

MINUTES OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, April 27, 2016
7:00 p.m.

Present: Mayor Linda Anthony, Mayor Pro Tern Stan Graham, Councilmembers Jim O'Connor, Brian Plunkett, Beth South, and Darin Walker.

Absent: None.

- 1. Called to Order by Mayor Linda Anthony at 7:05 PM.**
- 2. Citizens Communications:** The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Citizens Communication agenda item or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to matters not listed on the agenda until a future meeting. Speakers must sign up with the City Secretary before speaking. Speakers shall limit their comments to five (5) minutes each.

Carrie Peace of Westhaven Drive gave a brief background of lawsuit and explained exhibits that she passed out to each Councilmember. She also shared that he family has been suffering from a mistake made by the City Attorney.

Dave Claunch shared his opinion on the City appealing the Peace lawsuit based on statements made to the media by the Peace's Attorney. He then explained that the Peace's were wronged, but by Amy Hovis. Mr. Claunch concluded by giving a brief background that the City has tried to give the Peace's two lots on multiple occasions.

- 3. CONSENT AGENDA:** The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council Meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or Citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Citizens requesting items be removed from the consent agenda must submit a written Speaker Card to the City Secretary before the meeting begins. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.
 - Approval of the April 13, 2016 Regular Meeting Minutes. City Secretary Lacie Hale.
 - Approval of the Public Safety Report for March 2016. Chief Gerdes.

COUNCILMEMBER WALKER MOTIONED TO APPROVE THE CONSENT AGENDA WITH THE ADDITION OF APPROVING AGENDA ITEMS #5, 7, AND 8. MAYOR PRO TEM GRAHAM SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

4. Personnel: Recognize promotion of Officer Brooke Stewart to Detective. Chief of Police Scott Gerdes.

Chief Gerdes gave a brief explanation of the hiring process and promotion for Detective Brook Stewart. He also explained to Council what her new duties will consist of.

5. Land Use: Final Plat with variances at 301 Eanes School Road in the Old Oliver Ranch Subdivision. (Chapter 36 of the West Lake Hills Code.) Applicant Eran Montoya.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

Item moved to Consent Agenda for approval.

6. Zoning Amendment: Proposed amendment to Planned Development District #4 for the Westlake Athletic and Community Center located at 4300 Westbank Drive. (Chapter 38 of the West Lake Hills Code.) Applicant Jeff Buch.
 - a. Staff Briefing. **City Planner Ashby Grundman gave briefing that the applicant is asking for an increase in impervious cover and also change the fence material from cedar to chain link.**
 - b. Presentation by applicant. **Applicant Jeff Buck explained the reasons for the amendments. The fence material request was made at the request of the neighbors in the northwest corner and the amendments for additional impervious cover.**
 - c. Public Hearing: **No one spoke.**
 - d. Deliberation and action.

After deliberating with Council, Applicant Jeff Buch lowered the request for impervious cover by 800 square feet.

MAYOR PRO TEM GRAHAM MOTIONED TO APPROVE THE PROPOSED AMENDMENTS TO THE PDD FOR THE WESTLAKE ACTIVITY AND COMMUNITY CENTER WITH THE CLARIFICATION THAT THE 800 FOOT BUFFER BE REMOVED AND THE IMPERVIOUS COVER WILL INCLUDE THE RETAINING WALLS AND SIDEWALKS. IN ADDITION, THE CHANGE IN THE FENCE IS PERMITTED. COUNCILMEMBER O'CONNOR GRAHAM SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

MAYOR PRO TEM GRAHAM MOTIONED TO WAIVE THE VARIANCE FEES. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

7. Land Use: Proposed site plan amendment, building permit and commercial signage at 4238 Bee Cave Road (Royal Fig Catering). (Section 22.02.005 of the West Lake Hills Code.) Applicant James Schneider.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

Item moved to Consent Agenda for approval.

8. Zoning Amendment: Commercial Building Permit and site plan amendment for a parking lot addition at Belmont Village located at 4310 Bee Cave Road. (Chapter 38 of the West Lake Hills Code.) Applicant Stephen Brollier.
- Staff Briefing.
 - Presentation by applicant.
 - Public Hearing: All persons wishing to speak for or against shall be heard.
 - Deliberation and action.

Item moved to Consent Agenda for approval.

9. Land Use: Commercial Building Permit and site plan for a District Operations Building for Eanes ISD at 4300 Westbank Drive. (Section 22.02.005 and 28.03.098 of the West Lake Hills Code.) Applicant Don Sansom.
- Staff Briefing.
 - Presentation by applicant. **Applicant Don Sansom gave briefing that the same plan was presented when they had previously requested variances for tree removal. He explained that it is construction of additional buildings on the property, and nothing has changed from what Council has seen before.**
 - Public Hearing: **No one spoke.**
 - Deliberation and action.

Council shared their concerns of drainage and student foot traffic.

COUNCILMEMBER O'CONNOR MOTIONED TO APPROVE THE SITE PLAN. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 4-1 VOTE. MAYOR PRO TEM GRAHAM OPPOSED.

10. Land Use: Commercial Wall Hanging Sign for Westlake Market at 96 Redbud Trail. (Section 32.03.008 of the West Lake Hills Code.) Applicant Eva Villanueva.
- Staff Briefing.
 - Presentation by applicant.
 - Public Hearing: All persons wishing to speak for or against shall be heard.
 - Deliberation and action.

Item was not discussed.

11. Public Safety: Discussion/decision on Amendment 328, an amendment to Section 16.05.068 (b) of the West Lake Hills City Code regarding prohibition of parking on a portion of Reveille Road. Mayor Linda Anthony.
- Staff Briefing. City Administrator Robert Wood gave briefing that this was brought up during the no left turn discussion. Both the residences and businesses support it.
 - Public Hearing: No one spoke.
 - Deliberation and action.

Council felt like it was a reasonable request just needed to correct the editing in the ordinance.

COUNCILMEMBER PLUNKETT MOTIONED TO APPROVE THE AMENDMENT AS AMENDED AT THE DIAS. COUNCILMEMBER O'CONNOR SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

12. Administration: Update on improvements to policies and procedures including plan review, building inspections, information in Council meeting packets, and financial information available on city website. Mayor Linda Anthony.
- Staff Briefing. Mayor Anthony gave briefing that the Finance Officer Wendy Bates had applied for the Comptroller Star program. Adjustments have been made based on the changes that the comptroller has made.
 - Public Hearing: No one spoke.
 - Deliberation and action.

No Council action was taken.

13. Administration: Update on City and other area infrastructure improvement projects including Bee Cave Road, drainage master plan, and Camp Craft Road. City Administrator Robert Wood.
- Staff Briefing. Mayor Anthony gave briefing that the start time for the Bee Cave Road expansion project has been pushed back to late July. City Administrator Robert Wood added that Texas Department of Transportation is hiring someone to assist with keeping the public informed on this project. He also explained that they will be having a meeting regarding the trees on Bee Cave.
 - Public Hearing: No one spoke.
 - Deliberation and action.

Council asked about the final set of plans for this project and the estimated time frame for when it will be completed.

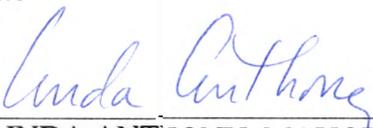
No Council action was taken.

14. Public Works: Discussion/decision on engineering proposal for Camp Craft Road Improvements. City Administrator Robert Wood.
- Staff Briefing. Mayor Anthony gave briefing that this project looks like it will take place in 2017. City Administrator Robert Wood added that the engineer shared that there should be plenty of time to line up the contractor and complete the project before school starts in 2017.
 - Public Hearing: No one spoke.
 - Deliberation and action.

MAYOR PRO TEM GRAHAM MOTIONED TO APPROVE THE ENGINEERING PROPOSAL FROM CH2MHILL. COUNCILMEMBER SOUTH SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

15. **Adjourned by Mayor Linda Anthony at 8:20 PM.**

Certificate



LINDA ANTHONY, MAYOR

ATTEST:

Lacie Hale

LACIE HALE, CITY SECRETARY

