

MINUTES OF A BUILDING DESIGN COMMITTEE SPECIAL MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
Wednesday, May 4, 2016  
5:30 P.M.

PRESENT: BDC Chairman Darin Walker, BDC Members Bob Belanger and Robert Meisel

ABSENT: None

1. Call to Order. Chairman Darin Walker.

**Chairman Walker calls the meeting to Order at 5:31 p.m.**

2. Land Use: Proposed Rezoning of 402 Camp Craft Road to Planned Development District with a Governmental, Utility and Institutional base district in order to allow for a private school (Acton Academy West) to be developed on the property. (Chapter 38 of the West Lake Hills Code.) Applicant Roger Gordon.

- a. Staff Briefing.

**City Planner Grundman: This item came before ZAPCO as a discussion item. They are requesting a rezone with a base of GUI for a private school. It is the standards PDD with all the materials and lists the variances with the application.**

- b. Presentation by applicant.

**Roger Gordon is the applicant: What we are proposing is small private school which was zoned GUI. A brief history is given on the property's history. The school started in 1947 as the Country Day School and then a summer camp. It operated for 20 years. When the City incorporated it was GUI and toward the end of the school's life the re-subdivisions were sold off to other property owners. In 1988 we had the final re-sub of this property which included the current Armstrong School of Music. At the time the property was still GUI. It remained that as a non-residential lot. It received an extension as GUI. It was being used as a residence. IN 1990 it got its final extension. The City reached out to the owner, which was a bank at that time, but the extension required a GUI use. The City down-zoned the property in 1992. There have been two efforts to develop this property. A small law office failed as well as a small subdivision. We have office across the street, residential and schools around the property. My clients who operate a school in Southwest Austin is not a traditional school. It is a modern one room school house. The Acton Academy wants to remediate this property into a property school. The structures will be of different uses. They want to propose a significant amount of money to revive the property; it is currently a junk yard. The lot should be cleared in the next two weeks or so. It is a very small footprint for this area. We will be improving the existing driveways and refurbishing the homes, cleaning up the prop0erty and restoring a gem that used to be a part of the community. The Konstanty neighbors are feeling a bit snake bit due to the recent WACC project. We have had very positive results. We had neighbors that initially opposed the idea but have come around to support the idea. Traffic is the biggest problem on Camp Craft. We**

want to get feedback from the Committee, Commission and Police Department to get feedback to be minimally invasive as possible. Acton wants to be a part of West Lake Hills.

**BDC Chairman Walker:** The bank originally sold the property in 1992?

**Roger:** They acquired the property a few months ago. The former owner was able to convince our client that time was of the essence. I have a drone video that I would like to show you. We've got a proposal here that is consistent with the non-residential use. It is the last piece of property of Camp Craft to be able to be made into something special.

**BDC Chairman Walker:** What do the neighbors say?

**Roger:** Their position is support as long as we have a fence along the back and have different ideas and styles. I've never seen a back yard that is like 502 and 504 which is the remainder of the campgrounds. There is a creek that runs through it. It is something special. The Petit's and Lorenz's look forward to hearing our updates. We want to implement a full landscaping and putting a small iron fence on our side of the landscaping. With that proposal we have their support.

**City Planner Grundman:** The documents say you are not doing fencing.

**Roger:** They would like to know a fence is on the inside of the lot line.

**BDC Chairman Walker:** Their not against the fence on your side of the property?

**Roger:** The Konstanty neighbors we've met in person have provided their support. 501 is opposed to any development. We're not getting any feedback from her. The neighbors are looking at Laurent and will be a possible meeting tomorrow and have support by the ZAPCO meeting.

**BDC Member Belanger:** Them being in favor, they may suspect getting their nose under the tent in building a facility to this size and increase the traffic?

**Roger:** There are plans to expand in the future. That is the expansion of Camp Craft Road and acquiring wastewater. We have two options. The City doesn't want to see us go under the creek. The other option is tying into the high school and coming up. Both of those proposals have a cost. When the sewer comes down and allows us to build on the septic field will intend to expand.

**BDC Member Meisel:** I want to add to the background. The property is bracketed by two creeks. Since it is on the low water crossing. One of the things that occurred to me was that you could have that perfect storm in which the property would be inaccessible and have children in that situation is to my mind very uncomfortable. I suggested to try to find a relief access when the creek floods. The other thing I want to emphasize the City made a conscious decision to rezone this R-1. Allan Nutt was on the Commission when it was down-zoned at the time. The City and the folks on Konstanty they considered R-1 to be R-1. Thereafter a proposal

for town home residential. It would have four or five units on it. It went nowhere. The City as an entity that is our policy. With the addition of the horse ranch is additional residential use it is on the buffer. I don't feel comfortable with the whole going this way or the other way. The City has made a long term commitment to make it residential. It is going to require a lot more deliberation. The neighbors have been very giving of their opinions. The day is going to come when they are going to show up here. I'm not prepared until we have the neighbors here to say they like it and this is what we came up with. It's better for us to hear it from them.

**Roger:** On the bubble is a good way to describe this. In reviewing the 1990 and 1992 actions, he asked for a plan to continue and wasn't permitted. This is the plan is what the City wanted to see. The City has demonstrated the position to stay residential. If this was submitted in 1992 it would be school that would have their 25 anniversary. I'm going to go out on a limb here, if we don't get their support, we won't get the PDD. That's why we're meeting with them individually to see what they want to see. I believe that come May 18<sup>th</sup> at ZAPCO we're either going to have a letter or have them here in person showing their support. To your second point, on the flooding issue. I'm going to have to figure out a plan. You suggested me meeting with the Police Department to address the flood. My plan is to have a proposal that Chief signs off on of what we want to do. We want a measure of community on the decision on closing the lower water crossing. Keep the kids at home or keep them at school. Most concern is not small water concerns, correct me if I'm wrong, and are the big events. I don't think we're too worried being closed at 5:00 a.m. but at 11:00 a.m. and how we're going to get them out. The council deserves a plan. I want to get a meeting with the City and Chief. We need to address those concerns.

**BDC Member Meisel:** You might want to get Mike Lacey in there, too. It's as suggestion.

**Roger:** The low water crossing is just one condition of the traffic. This is a difficult road. Trinity has grown beyond its original demand. The immediate plan of the improvement would include a turn lane for Bee Cave which would open up the bottle neck. What can we do today? We want to allow all the absorption of 40 vehicles. A two-lane egress would support 40 vehicles. It doesn't matter what signs you put up, people will ignore them. We want traffic delineators. You see the long traffic delineators to prevent northbound to force right in and right out. Part of the discussions is what I think would address the issue and enforcement. That's something I'd love to get feedback on.

**BDC Member Meisel:** A physical barrier is the best thing to do. Until we open a second high school.

**Roger:** One of the issues brought up yesterday, the 40 cars don't reflect the vehicles that wouldn't be driving in this area. 12 of them are coming from Westlake area families that are taking their kids. With respect to start time we asked our engineer to identify the sweet spots. Trinity and Eanes start before the 8:00 hour. 8:30 would allow the traffic to dissipate

**BDC Member Meisel:** You need to also take account of the 2,800 high school students. 9:00 is their starting time. 8:30 would be a sweet spot for high schoolers.

**Roger:** Our start time is based on the engineer's recommendation.

**BDC Chairman Walker:** What about a full build out of the property ten years down the road, what would it look like and the traffic impact?

**Roger:** We had the numbers run for the second phase. We can't expand until we get wastewater. When those conditions exist we anticipate a single urban barn on that site. It would be a single room building with a larger profile than a one story building. These students are being educated in a pod. When we do get that expansion of the road and wastewater we see 80 students.

**City Planner Grundman:** This is the hackberry that is going to be removed?

**Roger:** The hammerhead is actually going to be where #127 is located because there is no other location to place it.

**City Planner Grundman:** Have you talked to EISD?

**Roger:** I don't believe I talked to right person about this piece of land.

**City Planner Grundman:** Floodplain issues?

**Roger:** Just over the driveway here. A portion of the lot is undevelopable. We don't want to expand any wider. There's nothing we can do back here. There is a basketball court back in the day that had bleachers. We're going to clean it up and I don't anticipate any courts being included. We don't have any sports programs. Right now we can't take it out. It is something that is part of the history of that space. It will be for outside activity.

**City Planner Grundman:** On your list of variances, the sign? Do you have a rendering?

**Roger:** The location is the variance. We're going to have an iron worker have that for us before ZAPCO. Christy has given us approval to remove the lagustrum. Our school's headmaster said we really don't need it; our students will know where we are.

**Tom Hatch** is the architect and explains his part.

**BDC Chairman Walker:** I do remember what it was like in the 1970's.

**BDC Member Belanger:** What are the scheduled improvements to Camp Craft?

**Roger:** I can't speak on that.

**City Planner Grundman:** The plan tentatively is to add a turn lane but part of that relies on TX Dots timing. We're waiting on them to get to that section of the road.

**BDC Chairman Walker:** The drainage masterplan is also undergoing changes.

**Roger:** A 40-person school will be in place for quite some time.

**BDC Member Meisel:** You're wanting to do this under GUI; if we rolled it back to O with a special use permit. That would give an opportunity that if you crept up to 50 or 60 students. It wouldn't be fair to ask you to make a choice. That is a solution I see as a possibility.

**Roger:** Does Office have the same limitations on impervious?

**City Planner Grundman:** Office has 30 and GUI has 35. A re-zone would require variances which is where the PDD comes from.

**BDC Member Meisel:** You've got a lot of problems with flood plains. Can this re-zone move off the bar.

**Roger:** Given the fact the new variance is a single tree being removed. More to your original point about the Office; that's interesting. I can see why the City would want a measure of control. We are catching a lot of the left overs from Trinity. We are aware of that. It has provided us an opportunity to come up with an appropriate plan. We think this is something the council will think it is a very viable alternative. Our client didn't get this property to flip it.

**BDC Chairman Walker:** You need to gain the support of the neighbors.

**BDC Member Meisel:** If Konstanty can sing your praises.

**Roger:** We are anticipating that people will be stating their opinions.

**BDC Chairman Walker:** We are aware of the issues.

**Roger:** Can I get assistance in getting a sit down with the Chief? We're trying to get something set up. I want to move forward. I'll reach out to Alan.

**BDC Chairman Walker:** Is there an issue with meeting with Alan?

**Roger:** This does not apply to the Police Department. If the city attorney wants to be there, if you check 402 it doesn't apply to meeting with the Chief.

**BDC Chairman Walker:** We'll reach out to Alan and make that request for you.

**City Planner Grundman:** Will you send an updated digital copy of PDD?

**Roger:** I've sent it to Alan.

- c. Public Hearing: All persons wishing to speak for or against shall be heard.

**BDC Chairman Walker closes the Public Hearing and reconvenes the meeting.**

3. Adjournment. Chairman Darin Walker.

**Meeting is adjourned at 6:20 p.m.**