

MINUTES OF CITY COUNCIL REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, May 11, 2016
7:05 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 7:46 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 102 Westhaven Drive gave a brief presentation of the lawsuit and explained key points from a recorded conversation with former Mayor Claunch made in 2013. She concluded that at the next meeting she is going to go over options that the City had.

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.
 - a. Approval of the April 27, 2016 Regular Meeting Minutes. City Secretary Lacie Hale.
 - b. Public Safety: Discussion/decision on amending the resolution to accept the Body Worn Camera Grant from the Criminal Justice Division of the Governor's Office. Chief Scott Gerdes.
 - c. Approval of the Public Safety Report for March 2016. Chief Gerdes.

COUNCILMEMBER O'CONNOR MOTIONED TO APPROVE THE CONSENT AGENDA. MAYOR PRO TEM GRAHAM SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

4. Public Safety: Discussion/decision on request for traffic calming measures on Ridgewood Road. Mayor Linda Anthony.

a. Staff Briefing. Mayor Anthony gave briefing that a few years ago, residents on Ridgewood asked for traffic calming measures and reaching out to the City of Austin regarding a four way stop sign.

b. Public Hearing:

John Ott shared that it was approximately 2-3 years ago when this was brought before Council. Ridgewood is used as a heavy commuter street. He explained that it is a nice stretch of road and many cars travel it at high speed during rush hour. He also shared the safety concern for his children and the others that live on that street. Felt that adding a four way stop at Hatley would be a good start. Mr. Ott then summarized how his neighbors may feel about certain traffic calming measures and suggested to add lights on the street.

Gibbons Burke of 309 Yaupon Valley Road stated that he is faced with similar traffic issues. He shared that when he first moved here, he was told to not speed because the police will get you. Now there is no talk of the option of dealing with speeding issues of enforcing the law. He wants to know why the speed limits are not being enforced.

c. Deliberation and action.

Council decided to appoint Councilmember Plunkett to serve on a subcommittee that will address the traffic issues on Ridgewood.

No Council action was taken.

5. Land Use: Multiple variances for construction of a new residence at 1905 Yaupon Valley Road. (Section 22.03.281 of the West Lake Hills Code.) Applicant Kevin Cutsinger.

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.

(Note: This item requires dual action. BOA action on the non-tree variances. Council action on the tree variances.)

Item was postponed.

6. 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.

a. Staff Briefing.

b. Presentation by applicant.

Hector explained that he was applying for the sign permit for Westlake Market. He changed the fonts on the sign to make them the same.

c. Public Hearing: No one spoke.

d. Deliberation and action.

Council shared that they were good with the proposed sign.

MAYOR PRO TEM GRAHAM MOTIONED TO APPROVE THE REVISED SIGN DESIGN. COUNCILMEMBER O'CONNOR SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

7. Land Use: Discussion/decision on results of Short Term Rental survey and how to proceed. Mayor Pro Tem Stan Graham and Councilmember Darin Walker.
- a. Staff Briefing. Mayor Anthony gave briefing that an informal survey was online for residents to share their thoughts on short-term rentals. She thanked everyone who participated and shared that she was surprised by the results. Mayor Pro Tem Graham explained the results of the survey, 109 surveys in favor of short-term rentals, 106 surveys for prohibiting short-term rentals, and 89 surveys for short-term rentals with regulations.
 - b. Public Hearing:
Scott Griffin of Wildcat Hollow does not think that some regulation is wrong but feels that there may be ways to effectively regulate without mentioning short-term rentals. The concerns are noise and disturbing the neighbors, regardless of who the occupant is in the home. He hopes that the Council will look for the minimal set of regulations that seem to make sense, see how they play out, and then go from there.

Gibbons Burke of 309 Yaupon Valley Road thinks that this is an important change in the city, if short-term rentals are allowed. He explained the expectation of residents when they move into a zoned single-family residential area and the impact of the residents in the neighborhood that commercially exploit their property. It is converting private residential homes into commerce. He felt that this represents a complete change from the master plan and how it was set up. He asked Council to proceed cautiously and protect what has made this city great.

Charles Kreitler of 8 North Peak concurred with the previous speaker. He then compared the impact of the businesses that are restricted in West Lake Hills to Short Term Rentals on a resident's privacy. He feels that Council is opening the potential for saying the zoning R-1 is no longer R-1.

Angela Hovis on Madrone Road shared that she would not want to live next door to someone that used their home for short term rentals, unless it was for a couple of weeks out of the years. Her vote would change to a no vote if the rentals were for anything beyond a couple of weeks out of the years. She would be devastated to feel that she did not have real neighbors all of the time and knows how short term rentals can impact your quality of life. She returned to the podium after Mr. Castano spoke and asked if there were going to be issues about relatives staying in the home if short-term rentals were allowed.

David Castano of 941 Roadrunner Road shared that a few things that were mentioned by previous speakers may not be correct compared to what the law says. He explained that single family residential zoning has nothing to do with renting a home and short term rentals are like running a seven eleven business. Zoning is about the construction, not who lives there, whether you can live there, or rent out the house. Renting a home is not commercial activity but having a garage, seven eleven or a dog kennel next to your home is. He explained that the issue is how to deal with the party homes and

occasions that get out of hand. He concluded with the point of how there are laws in books that work to deal with the party house and that renting a single family home for a night is not a hotel.

- c. Deliberation and action.

Council asked the subcommittee to review how other cities are regulating short-term rentals and then return to Council with proposed regulations based on their research. They did not feel that a town hall meeting was necessary.

Councilmember Plunkett recused himself from the dais.

- 8. 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.
 - a. Staff Briefing. **Mayor Anthony briefed Council that we are still waiting to hear from the Comptroller regarding their Star Program. City Administrator Robert Wood added that the City is now on Nextdoor.**
 - b. Public Hearing: No one spoke.
 - c. Deliberation and action.

No Council action was taken.

- 9. 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.
 - a. Staff Briefing. **City Administrator Robert Wood gave an update Bee Cave Road expansion project. They are anticipating a late June or early July start. He also shared that resident's on Reveille are asking that the timing for the lights be changed to give cars more time to turn into the parking lot on Bee Cave Road. Texas Department of Transportation is currently hosting a study to see if altering the traffic lights would affect the car movement during the construction. Regarding Camp Craft Road, we are working on getting a surveyor to start the project. Then he explained that the City of Austin has selected an engineer for the Redbud Trail Bridge project. They would like to schedule a meeting with representatives from West Lake Hills to layout a schedule for how they are going to construct the project. Mayor Anthony gave Council a brief update on Water District #10. They are a bit behind schedule but they are going to sell the bonds next week. They are also trying to shift projects to save money and unsure if they will be able to do the trenching on Westwood. It was no included in the approved 19 project bond package. The next step is to sit with the City's engineer determine what costs can be shared to do this. City Administrator Robert Wood also shared that the Oak Wilt signs have been installed. Mayor Anthony then briefed Council on a petition that is circulating regarding the advertisement signs on 360 and Bee Cave Road.**
 - b. Public Hearing: No one spoke.

c. Deliberation and action.

No Council action was taken.

10. Adjourned by Mayor Linda Anthony at 9:16 PM.

Certificate


LINDA ANTHONY, MAYOR

Attest:


LACIE HALE, CITY SECRETARY

