

MINUTES OF CITY COUNCIL REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 9, 2019
7:05 p.m.

Present: Mayor Linda Anthony, Mayor Pro Tem Jim O'Connor, Councilmembers Rhonda McCollough, 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.

No one spoke.

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 December 12, 2018 Regular Meeting Minutes. City Secretary Lacie Hale.
 - b. **Request to postpone by applicant.** Land Use: Variance to remove trees for the construction of a new residence at 18 Nob Hill Circle. (Section 22.03.304 of the West Lake Hills Code.)
 - c. **Request to postpone.** Land Use: A proposed subdivision consisting of seven (7) single-family residential lots at 300 Laurel Valley Road. (Chapter 36 of the West Lake Hills Code.) Applicant Emmett P. McCall.

COUNCILMEMBER McCOLLOUGH MOTIONED TO APPROVE THE CONSENT AGENDA, WITH THE EDITS FOR THE DECEMBER 12, 2018 COUNCIL MEETING MINUTES. MAYOR PRO TEM O'CONNOR SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

4. Legislative: Overview of upcoming Legislative Session by Brandon Aghamalian of Focused Advocacy.

Item was postponed.

5. Public Works: Discussion/decision on authorizing Mayor Anthony to execute an interlocal agreement with Water District 10 regarding the paving of Buckeye and Yaupon Valley. Mayor Linda Anthony.
 - a. Staff Briefing. **Mayor Anthony shared that this is a cost sharing effort with Water District #10 for the paving on Buckeye and Yaupon Valley Road.**
 - b. Public Hearing: **No one spoke.**
 - c. Deliberation and action.

COUNCILMEMBER McCOLLOUGH MOTIONED TO AUTHORIZE THE MAYOR TO SIGN BOTH AGREEMENTS. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

6. Land Use and Administration: Discussion/decision regarding time period for building permits for new home construction. Mayor Linda Anthony.
 - a. Staff Briefing. **Mayor Anthony shared that staff created a list and memo with suggestions for better project management. Coordinator of Building Development Services Anjali Naini presented a high level protentional list of options to encourage applicants to finish their project in a timely manner and off set cost for staff time.**
 - b. Public Hearing:
Davin Fillpot of 404 Redbud Trail agrees with Council. Projects are getting so big, monetary penalties are not as effective. He believes the most effective penalty would be to stop the job.
 - c. Deliberation and action.

Council requested Councilmember Walker solicit feedback from local developers and discuss it at a future Council meeting.

No Council action was taken.

7. Administration: Update on City and other area infrastructure improvement projects including Bee Cave Road, drainage master plan, Water District 10, and replacement of water line on Westlake Drive, Camp Craft Road. City Administrator Robert Wood.
 - a. Staff Briefing. **City Administrator Robert Wood shared that TXDOT is now working further east on the Bee Cave Road Project. The protected left turn into Westbank has been removed to allow more cars through on**

Bee Cave Road. Mayor Anthony explained that the McConnell pump station for Water District #10 will be coming before Council in February.

- b. Public Hearing: No one spoke.
- c. Deliberation and action.

No Council action was taken.

8. Land Use: Discussion on possible amendment(s) to Sections 22.03.280 and 22.03.281 of the West Lake Hills Code regarding the size of single-family homes. Mayor Linda Anthony.
- a. **Staff Briefing. Mayor Anthony explained that over the last couple of years residents have shared that the character of their neighborhood is changing. She proposed overlay zones to approach this. Coordinator of Building Development Services Anjali Naini provided additional proposed strategies including floor to area ratio and amend setbacks based on the size of the home and establish square footage threshold.**
 - b. Public Hearing:
Davin Fillpot of 404 Redbud Trail shared that the greatest visual threat for the City is the larger structures on the hillside. He doesn't know what the answer is but suggests Council consider setback regulations as an option.
 - c. Deliberation and action.

Staff will forward more research and documentation to Council then revisit this discussion in February.

No Council action was taken.

9. Public Works: Consider approving and authorizing the execution of a second amendment to the Agreement for Gift of Real Property with Westlake Veterinary Properties, LLC. for the acquisition of certain property located at 3930 Bee Cave Road and which is required for the construction of the proposed improvements to Bee Cave Road/RM 2244, and take other appropriate action (TXDOT Parcel 23).
- a. Executive Session per Texas Government Code, Section 551.071 for Consultation with Attorney and 551.072 Deliberation Regarding Real Property.
 - b. Public Hearing: No one spoke.
 - c. Deliberation and action.

COUNCILMEMBER PLUNKETT MOTIONED TO APPROVE THE EXTENSION. COUNCILMEMBER McCOLLOUGH SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

10. **Adjourned by Mayor Linda Anthony at 8:16 pm.**

Certificate

Linda Anthony
LINDA ANTHONY, MAYOR

Attest:

Lacie Hale
LACIE HALE, CITY SECRETARY

