

MINUTES OF A BUILDING DESIGN COMMITTEE SPECIAL MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
Wednesday, March 7, 2018  
5:30 P.M.

PRESENT: BDC Chairman Darin Walker, BDC Members Bob Belanger and Laurie Maccini

ABSENT: None

1. Call to Order. Chairman Darin Walker.

**BDC Chairman Walker calls the meeting to Order at 5:30 p.m.**

2. Land Use: Proposed Monument Sign for Pearl Snap Cuisine at 4238 Bee Cave Road. (Section 32.03.008 of the West Lake Hills Code.) Applicant Alicia Lovell.

- a. Staff Briefing.

**City Planner Grundman: This sign is proposed to go where La Dolda was. They are going in that suite and are wanting a monument sign. The proposed sign, they have two options. I think it is more likely that council and ZAPCO and BDC are more likely to approve Option Two. It is 3'4" by 5'5". It complies with the size requirements. They both technically comply because of the size. I think it's more of Option One has more words on there so it's a little busy. She is fine with either one.**

- b. Presentation by applicant.

**Alicia: I'm fine with either one. My landlord recommended I submit both to you so that you possibly could get both approved and if it was too busy then we could get the other. So, we're fine with either one.**

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

**BDC Chairman Walker closes the Public Hearing.**

- d. Deliberation and action.

**BDC Chairman Walker: So, Pearl Snap Cuisine; wild game dinners. I like that. Are we talking antelope and elk?**

**Alicia: Yes. Alligator, python, antelope, deer.**

**BDC Chairman Walker: Is it chewy?**

**Alicia: It can be. We cook it really well. It's pretty good.**

**BDC Chairman Walker: We're reviewing their sign where La Dolda, and Royal Fig was? I personally can understand why maybe Option Two might be preferable, but I know you're promoting your business that does multiple things: Weddings, game dinners. From City Council prospective, we'll have to see. I'm actually okay with it.**

**BDC Member Maccini:** Of course, it's a lovely sign. Just from being able to read it, it's a funky corner, just from a consumer standpoint for me, the second one would be easier to read because you're heading towards it and you're having to worry about the children on one side and I'm not going to be able to see Pearl Snap Cuisine better than the smaller when it's really hard to see when you're going West. However, that might just be more visible for your customers. The other one is nice.

**BDC Member Belanger:** I concur. I think with the additional text would be fine just because of the size. If you could key in on the main item, Cuisine, I think kind of sets the main tone. I'll see what everybody else thinks.

**BDC Member Maccini:** Assuming all the colors conform, nothing stands out. That is the color scheme, correct?

**Alicia:** Yes.

**City Planner Grundman:** The only thing that may be a question is the logo but the code says that the bright colors can be used as accent colors.

**BDC Member Maccini:** They're nicely muted.

**BDC Chairman Walker:** It looks great.

**BDC Member Belanger:** Very clever.

**BDC Member Maccini:** No variances?

**City Planner Grundman:** No.

**BDC RECOMMENDS UNANIMOUSLY TO MOVE FORWARD TO ZAPCO.**

3. Land Use: After-the-fact commercial building permit with a variance for a paved parking area in the rear parking setback for Westlake Medical Center at 5656 Bee Cave Road. (Section 22.03.249 of the West Lake Hills Code.) Applicant John Conquest.

- a. Staff Briefing.

**No staff briefing.**

- b. Presentation by applicant.

**John:** It was an existing gravel parking lot, in that corner building, Building 4 was using it. As they were using it over the years they were dragging dirt and debris and gravel and going in the retention pond and getting captured in the road there. Mr. Miller wanted to go ahead and put down the same pavers used on the rest of the project. Of course, the city saw and now we've applied for the variance. The site is under the impervious cover requirements. The only issue is that we don't meet the setback requirements.

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

**BDC Chairman Walker closes the Public Hearing.**

d. Deliberation and action.

**BDC Chairman Walker: This on the left hand side of the gate?**

**John: Yes.**

**BDC Chairman Walker: You're saying the area that you've covered is within the impervious cover, but you're inside the rear setback? What is the rear setback on this property?**

**City Planner Grundman: Its 30 feet adjacent to residential.**

**BDC Chairman Walker: So, what you needed was an encroachment into the rear setback?**

**City Planner Grundman: That's what the variance request is for. This plan is 2.37' from the rear setback.**

**BDC Chairman Walker: So, I guess one of the questions you'll be asked is why didn't you bother asking for a permit? Maybe the rest of the property was under the impervious cover?**

**John: It was inside the impervious and honestly, I was brought in after-the-fact once the city discovered it. Mr. Miller's thought was it was being used as parking anyway. It was an improvement to the existing conditions.**

**Rip Miller: It didn't occur. We got complaints about dirt being dragged out. The retention pond is under repair and the pavers would take care of that problem. Not that I'm totally complaining about it, with such small projects that drives costs for folks. We've been using it regularly for employee parking to get them out of the majority of the spaces in the front.**

**BDC Chairman Walker: Was this the area that was originally planned at one point to build a parking garage?**

**City Planner Grundman: The parking garage was going to be at the front.**

**Rip: That's on the front. This is as about as far away as you can get. ARA employees park back there.**

**BDC Chairman Walker: It gets into a gray area as to how you proceed. They've done it, not finished, you may not have an answer?**

**City Planner Grundman: At this point, BOA and ZAPCO have the authority to make them tear everything out and comply code. It's totally at you all's discretion because of the variance request and nature.**

**BDC Chairman Walker: My advice from City Council perspective would be to really discuss how it happened; you've done a lot of development on that site. You understand permits are needed. It was after-the-fact. You might want to explain that maybe you thought that didn't require a permit. I can**

understand from the standpoint that it is really hidden. It's at the back of the property.

**Rip:** It's a large lot. The multi-family is also a large lot. I could see if you were baking up to a single lot that would be an issue. The only complaint is the fence but we fix that from time to time. Mr. Zavala had it first but the current owner is out of Houston.

**BDC Chairman Walker:** That is probably something you can discuss at ZAPCO.

**BDC Member Maccini:** I understand you use something for a long time and you say well we might as well just go ahead. There were permits that were necessary. I would also look into the trees. I noticed you've made room for them and their safety, but make sure the trees were considered when you did the paving, root zones, and all of those things, just to say we did that, we looked into it and won't damage anymore. That's what makes your site lovely. As a patient of a number of doctors in this area, parking is a bear. It's really awful. But, that's not what you're talking about but really discuss that. That's a big concern obviously that you will damage more trees on the lot. Nobody wants that especially since they keep the soil in place.

**Rip:** There is one Red Oak that we stayed away and won't get too close to them.

**BDC Member Maccini:** That's a danger of parking when there is no lot. It's tough when people want to be right under it for shade. Paving sometimes help a tree stay healthier and have an agreement with the property behind so the fence stays in place because it's so far in the setback so the residential wouldn't have to view it.

**Rip:** There is a buffer on the other side of the road.

**BDC Member Belanger:** I just think from the perspective for presentation purposes maybe some photos would be helpful to take a look at it. There may be a better way to visualize what's going on so they're not making decisions without seeing the conditions and the circumstances like the trees.

**BDC Chairman Walker:** I'm a patient too so I understand the need for more parking.

**BDC Member Maccini:** This is totally outside of this. Work out a deal with the folks across the street because our pediatricians out of your complex is moving across the street to the Seton. If they had parking to rent to employees across the street?

**Rip:** We give employees a \$50 gas card for parking. Ruth Johnson used to live on the corner and she came to me about the right turn lane. She's the reason the whole medical center is there in the first place. We're going to miss her. We're encouraging more people to park across. We have a shuttle that will come pick you up.

**BDC UNANIMOUSLY RECOMMENDED FORWARDING TO ZAPCO AND COUNCIL.**

4. Adjournment. Chairman Darin Walker.

**Meeting adjourns at 5:50 p.m.**