

MINUTES OF CITY COUNCIL SPECIAL MEETING
CITY OF WEST LAKE HILLS, TEXAS
Monday, October 8, 2018
7:00 p.m.

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

Absent: Councilmember Rhonda McCollough

1. **Called to Order by Mayor Linda Anthony at 7:15 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 September 24, 2018 Special Meeting Minutes. City Secretary Lacie Hale.
 - b. ITEM POSTPONED BY APPLICANT: Land Use: Proposed Preliminary and Final Plat of Nob Hill Harbor View known as 18 Nob Hill Circle and 1412 Harbor View. (Chapter 36 of the West Lake Hills Code.) Applicant Russell Tomer.

COUNCILMEMBER PLUNKETT MOTIONED TO APPROVE THE CONSENT AGENDA. MAYOR PRO TEM O'CONNOR SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

4. Land Use: Proposed Monument Sign for Sway Restaurant at 3437 Bee Cave Road. (Section 32.03.007 of the West Lake Hills Code.) Applicant Patrick Jeffers.
 - a. Staff Briefing. **Coordinator of Building and Development Services, Anjali Naini, explained that the request is for a freestanding monument sign. ZAPCO voted unanimous approval of the sign. Staff recommends approval of the request. The proposed sign meets code requirements and does not require any variances.**
 - b. Presentation by applicant. **Applicant Patrick Jeffers shared that the location of the sign has not changed from the original site plan location. They are just presenting the materials of the sign and logo. The lighting will be tucked away in the cove and its down lit from above.**
 - c. Public Hearing: **No one spoke.**
 - d. Deliberation and action.

Council asked how far the sign will be off the road and considered the request simple and clean.

COUNCILMEMBER WALKER MOTIONED TO APPROVE THE MONUMENT SIGN. COUNCILMEMBER SOUTH SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

5. Land Use: Proposed Vacation of a Plat of Lots 1 and 2 of the Estates of Blackacre Phase One, known as 1110 Blackacre Trail. (Chapter 36 of the West Lake Hills Code,) Applicant Susan Jauregui.
 - a. Staff Briefing. **Coordinator of Building and Development Services, Anjali Naini, explained that this would return the lot to the original two lot configuration, before they were combined into one lot. The existing home on the lot, is on the property line between lot 1 and lot 2. The applicant would like to vacate the plat joining these two lots, tear down the existing house and build a new house on each lot. They also request the plat vacation be approved prior to demolishing the home. Additionally, the applicant requests the existing driveway and garage remain during construction, as an effort to keep construction vehicles and debris off the street. After construction, the driveway and garage will be demolished. Staff recommends approval and requests Council to delay code enforcement to allow the applicant to demolish and remove the home, within a period of 30-60 days. ZAPCO recommended approval unanimously and requested the onsite structures to remain for the demo of the home, within a certain period as the City sees fit.**
 - b. Presentation by applicant. **Applicant's Representative Claudio De la Vega shared that the lot is a 2.10 acres. They have received approval Blackacre HOA to vacate the plat to the original two lots. The reason they requested the plat before the demolition is to be mindful of the neighbors. No variances are being requested for the plate vacation.**
 - c. Public Hearing:

Dina Sherzer, 1453 Redbud Trail, shared that she was not informed about this. They have a fence line adjacent to the property line and would like great attention be given to the drainage.

Joel Sherzer, 1453 Redbud Trail, asked the applicant how the project will improve the neighborhood, and shared that the neighbors are very unhappy about it.

- d. Deliberation and action.

Council clarified where the staging area is on the property, how long the demo will take, and what the demo timeline is.

COUNCILMEMBER WALKER MOTIONED TO APPROVE THE PLAT VACATION, CONDITIONED THE EXISTING DRIVEWAY AND GARAGE WILL REMAIN IN PLACE DURING CONSTRUCTION, IN AN EFFORT TO KEEP THE VEHICLES AND CONSTRUCTION DEBRIS OFF THE STREET. MAYOR PRO TEM O'CONNOR SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

6. Land Use: Variance to remove of one tree with trunk diameter of 14 inches or greater (Tree #825 – 15” Live Oak) for the construction of a new residence at 701 Butler Cove. (Section 22.03.304 of the West Lake Hills Code.) Applicant David Burton.
- a. Staff Briefing. **Coordinator of Building and Development Services, Anjali Naini, explained that the applicant is requesting the removal of a 15 inch live oak tree for new residential construction. The original request was to remove 3 variance trees, but the applicant has revised the request. During the September ZAPCO meeting, the vote to remove tree #825 was 3 to 2. Staff recommends approval including the required 23-inch tree replacement.**
 - b. Presentation by applicant. **Applicant’s Representative, John Hathaway, explained that the site is surrounded by trees and heavily sloped areas. There is only one piece to build the house on site. There is a 50-foot conservation easement and a shared driveway. They have not received any complaints about the project.**
 - c. Public Hearing: **No one spoke.**
 - d. Deliberation and action.

Council appreciates their design efforts to save 2 out of the 3 trees, from the original request, and asked where the replacement inches will be planted on the lot.

COUNCILMEMBER PLUNKETT MOTIONED TO APPROVE THE VARIANCE AS REQUESTED. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

7. Administration: Update on City and other area infrastructure improvement projects including Bee Cave Road, drainage master plan, Water District 10, and Camp Craft Road. City Administrator Robert Wood.
 - a. Staff Briefing. **Mayor Anthony shared that there are no new updates from the last meeting.**
 - b. Public Hearing: **No one spoke.**
 - c. Deliberation and action.

No Council action was taken.

8. Public Works: Discussion/decision regarding the negotiation and purchase of a 0.119 acre tract located at 3939 Bee Cave Road and required for construction of the proposed Bee Cave Road/RM 2244 improvement project, and take other appropriate action. (Parcel 24)
 - 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.

COUNCIL HELD AN EXECUTIVE SESSION ON ITEM #8 FROM 8:05 PM TO 8:27 PM.

COUNCILMEMBER PLUNKETT MOTIONED TO AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT FOR ACQUISITION OF RIGHT OF WAY AT 3939 BEE CAVE ROAD FOR AN AMOUNT NOT TO EXCEED \$200,000 AND KEEPING THE CURRENT SET BACK LINE WHERE IT IS. MAYOR PRO TEM O'CONNOR SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

9. **Adjourned by Mayor Linda Anthony at 8:29 pm.**

Certificate

Linda Anthony

 LINDA ANTHONY, MAYOR

Attest:

Lacie Hale

 LACIE HALE, CITY SECRETARY

