



**MINUTES OF THE
TOWN OF WESTLAKE, TEXAS
TOWN COUNCIL MEETING**

December 14, 2015

PRESENT: Mayor Laura Wheat, Council Members, Michael Barrett, Alesa Belvedere, Carol Langdon, Rick Rennhack and Wayne Stoltenberg.

ABSENT:

OTHERS PRESENT: Town Manager Thomas Brymer, Town Secretary Kelly Edwards, Town Attorney Stan Lowry, Assistant Town Manager Amanda DeGan, Fire Chief Richard Whitten, Director of Public Works Jarrod Greenwood, Finance Director Debbie Piper, Planning and Development Director Eddie Edwards, Director of Human Resources & Administrative Services Todd Wood, Director of Facilities and Parks & Recreation Troy Meyer, Communications Specialist Susan McFarland and Intern Joel Enders.

Work Session

1. CALL TO ORDER

Mayor Wheat called the work session to order at 5:12 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Wheat led the pledge of allegiance to the United States and Texas flags.

3. REVIEW OF CONSENT AGENDA ITEMS FOR THE DECEMBER 14, 2015, TOWN COUNCIL REGULAR MEETING AGENDA.

No additional discussion.

4. EXECUTIVE SESSION

The Council convened into executive session at 5:13 p.m.

The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

- a. Section 551.087. Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). Maguire Partners-Solana Land, L.P., related to Centurion's development known as Entrada and Granada
- b. Section 551.087. Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). Hillwood Properties: Project Blizzard
- c. Section 551.072 to deliberate the purchase, exchange, lease of value of real property regarding Town Hall offices
- d. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property regarding possible fire station sites

5. RECONVENE MEETING

Mayor Wheat reconvened the meeting at 6:44 p.m.

6. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS.

The Council took no action on this item.

7. DISCUSSION ITEMS

- a. Presentation and Discussion regarding the status of developing a proposed Transfer of Development Rights Ordinance.

Town Manager Brymer moved this item to the January meeting.

- b. **Standing Item:** Update and discussion regarding the Granada Development, including items posted on the regular session agenda.

No additional discussion.

- c. **Standing Item:** Update and discussion regarding the Entrada Development, including items posted on the regular session agenda.

Mrs. Mary Petty, Petty & Associates, Inc., provided a presentation and overview of the SAP budget adjustments and updates for the 2016 budget.

Discussion ensued regarding the location of Wetlands, appropriate PID expenses and applying one line item savings to another line item.

8. COUNCIL RECAP / STAFF DIRECTION

No additional discussion.

9. ADJOURNMENT

Mayor Wheat adjourned the work session at 6:53 p.m.

Regular Session

1. CALL TO ORDER

Mayor called the regular session to order at 6:53 p.m.

2. ITEMS OF COMMUNITY INTEREST

No additional discussion.

3. CITIZEN COMMENTS

No one addressed the Council.

4. CONSENT AGENDA

- a. Consider approval of the minutes from the November 16, 2015, meeting.
- b. Consider approval of **Resolution 15-34**, Establishing Regular Meeting Dates and Procedures; Setting the 2016 Meeting Dates of the Town Council and Board of Trustees.
- c. Consider approval of **Ordinance 756**, Amending Ordinance 642 to provide a contract extension and rate increase for Republic Services Contract for Solid Waste and Recycling.
- d. Consider approval of **Ordinance 757**, Amending and Establishing a New Water and Wastewater Rate and Fee Schedule, and repealing Ordinance 740.

MOTION: Council Member Stoltenberg made a motion to approve the consent agenda. Council Member Barrett seconded the motion. The motion carried by a vote of 5-0.

5. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 758, ACCEPTING THE VOLUNTARY ANNEXATION OF PROPERTY LOCATED 2205 AND 2217 N. PEARSON LANE, A 5.28 ACRE TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT I AND TRACT II BEING OUT OF THE GREENBURY B. HENDRICKS SURVEY, ABSTRACT NO. 680, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE SAME TRACT OF LAND RECORDED IN VOLUME 2271, PAGE 36, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM SHERRY L. GRAY TO SHERRY L. GRAY, FARLEY G. HOUSTON AND JENNIFER HANCOCK COPELAND, TRUSTEES OF THE SHERRY L. GRAY LIVING TRUST RECORDED IN D213291713, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

Director Edwards provided a presentation and overview of the item and proposed property use.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat closed the public hearing.

MOTION: Council Member Rennhack made a motion to approve **Ordinance 758**. Council Member Langdon seconded the motion. The motion carried by a vote of 5-0.

6. EXECUTIVE SESSION

The Council did not convene into executive session.

The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

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- b. Section 551.087 Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). Hillwood Properties: Project Blizzard
- c. Section 551.072 to deliberate the purchase, exchange, lease of value of real property regarding Town Hall offices
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7. RECONVENE MEETING

8. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS.

MOTION: Council Member Belvedere made a motion to approve **Resolution 15-35**, Approving amendment one of one to the development agreement with Maguire Partners-Solana Land, L.P. related to their development known as Entrada. Council Member Langdon seconded the motion. The motion carried by a vote of 5-0.

9. **DISCUSSION AND CONSIDERATION FOR APPROVAL OF RESOLUTION 15-36, CONSENTING TO AND APPROVING THE PARTIAL ASSIGNMENT OF THE RIGHTS, COVENANTS, AND OBLIGATIONS OF THE PRIOR AGREEMENTS RELATED TO GRANADA PHASE II TO THE WILBOW-GRANADA DEVELOPMENT CORPORATION AND APPROVING A DEVELOPMENT AND SUBDIVISION IMPROVEMENT AGREEMENT WITH WILBOW-GRANADA DEVELOPMENT FOR GRANADA PHASE II.**

Town Manager Brymer provided a presentation and overview of the partial assignment.

Mr. Larry Corson provided an overview of the proposed assignment agreement and additional responsibilities.

Discussion ensued regarding the retention of Phase I custom home builders.

MOTION: Council Member Stoltenberg made a motion to approve **Resolution 15-36**. Council Member Rennhack seconded the motion. The motion carried by a vote of 5-0.

10. **DISCUSSION AND CONSIDERATION OF ORDINANCE 759, ADOPTING MASTER LANDSCAPE PLAN, PAVING PLAN, AND LIGHTING PLAN FOR THE DEVELOPMENT KNOWN AS ENTRADA (PD1-2) LOCATED AT STATE HIGHWAY 114 AND FARM TO MARKET 1938.**

Town Manager Brymer provided a presentation and overview of the master landscaping, paving, and lighting plans.

Discussion ensued regarding the landscaping configuration of the Solana-Davis corner in the development, public art opportunities, no funding for public art built into the SAP, and thoughts regarding the installation of authentic gas lamps.

MOTION: Council Member Barrett made a motion to approve **Ordinance 759**. Council Member Belvedere seconded the motion. The motion carried by a vote of 5-0.

11. **CONTINUE A PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 760, APPROVING A ZONING CHANGE AMENDING THE PD 1-2 ZONING DISTRICT REGULATIONS CONTAINED IN ORDINANCE 703 TO INCLUDE DETAILED DESIGN GUIDELINES FOR THE DEVELOPMENT KNOWN AS ENTRADA LOCATED AT STATE HIGHWAY 114 AND FARM TO MARKET 1938/DAVIS BOULEVARD.**

Town Manager Brymer thanked both Milton Anderson and Robin McCaffrey, provided a presentation and overview of the zoning change.

Mr. McCaffrey stated that the consistency with the archetype is important to the development providing continuity within the project.

Discussion ensued regarding Architect challenges throughout this process.

Mayor Wheat continued the public hearing.

No one addressed the Council.

Mayor Wheat closed the public hearing.

MOTION: Council Member Belvedere made a motion to approve **Ordinance 760**. Council Member Stoltenberg seconded the motion. The motion carried by a vote of 5-0.

- 12. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 761, APPROVING A FINAL PLAT OF THE PD 1-2 PLANNING AREA, SHOWN AS BLOCK A, LOTS 1-3X, BLOCK B, LOT 1, BLOCK M, LOTS 1-3, BLOCK N, LOTS 1-6X, AND BLOCK O, LOTS 1-3X, BEING A TOTAL OF 85.910 ACRES IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510, W. MEDLIN SURVEY, ABSTRACT NO. 1958, JOSEPH HENRY SURVEY, ABSTRACT NO. 742, AND WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246, TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS.**

Town Manager Brymer provided a presentation and overview of the Final Plat.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat closed the public hearing.

MOTION: Council Member Stoltenberg made a motion to approve **Ordinance 761**. Council Member Barrett seconded the motion. The motion carried by a vote of 5-0.

- 13. CONTINUE A PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 762, APPROVING A PLANNED DEVELOPMENT SITE PLAN, INCLUDING BUILDING ELEVATIONS FOR A CVS PHARMACY, FOR A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS AREA N, LOT 3 OF BLOCK N, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT) ON THE FINAL PLAT.**

Town Manger Brymer provided a presentation and overview of the Site Plan.

Discussion ensued regarding the installation of a dimmable signage and why islands were not installed in the parking areas for trees/landscaping.

Mayor Wheat continued the public hearing.

No one addressed the Council.

Mayor Wheat closed the public hearing.

MOTION: Council Member Belvedere made a motion to approve **Ordinance 762**. Council Member Stoltenberg seconded the motion. The motion carried by a vote of 5-0.

14. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 763, APPROVING A PLANNED DEVELOPMENT SITE PLAN, INCLUDING BUILDING ELEVATIONS FOR A PRIMROSE SCHOOL, FOR A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS BLOCK M, LOT 2 OF BLOCK M, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT ON THE FINAL PLAT.

Town Manager Brymer provided a presentation and overview of the site plan. Robin provided an overview of the building and public site lines

Discussion ensued regarding the how they attract business for the development.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat closed the public hearing.

MOTION: Council Member Langdon made a motion to approve **Ordinance 763**. Council Member Rennhack seconded the motion. The motion carried by a vote of 5-0.

15. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF A ZONING CHANGE REQUEST TO AMEND THE PD 3-5 ZONING DISTRICT LOCATED AT STATE HIGHWAY 170 AND STATE HIGHWAY 114 ON A TRACT THAT IS A PORTION OF WHAT IS GENERALLY KNOWN AS THE CIRCLE T RANCH, BY DIVIDING SAID DISTRICT INTO TWO (2) SEPARATE PLANNING AREAS, TO BE IDENTIFIED AS PD3-5A AND PD3-5B, AND ADDING 186,000 SQUARE FEET OF OFFICE CAMPUS USE IN THE NEW PD3-5B PLANNING AREA. – APPLICANT HAS WITHDRAWN

Mayor Wheat stated that the applicant had withdrawn their application.

The Council took no action on this item.

16. CONDUCT A PUBLIC HEARING AND CONSIDERATION A ZONING CHANGE REQUEST TO AMEND THE PD 3-3 ZONING DISTRICT LOCATED ALONG DOVE AND OTTINGER ROADS ON A TRACT THAT IS A PORTION OF WHAT IS GENERALLY KNOWN AS THE CIRCLE T RANCH, BY TRANSFERRING 186,000 SQUARE FEET OF OFFICE CAMPUS USE FROM PD3-3 TO THE NEW PD3-5B PLANNING AREA. – APPLICANT HAS WITHDRAWN

Mayor Wheat stated that the applicant had withdrawn their application.

The Council took no action on this item.

17. FUTURE AGENDA ITEMS

No future agenda items presented for discussion.

18. ADJOURNMENT

There being no further business before the Council, Mayor Wheat asked for a motion to adjourn the meeting.

MOTION: Council Member Rennhack made a motion to adjourn the meeting. Council Member Langdon seconded the motion. The motion carried by a vote of 5-0.

Mayor Wheat adjourned the meeting at 7:49 p.m.

APPROVED BY THE TOWN COUNCIL ON JANUARY 25, 2016.

ATTEST:



Kelly Edwards, Town Secretary



Laura Wheat, Mayor