



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

February 22, 2016

PRESENT: Mayor Laura Wheat, Council Members, Alesa Belvedere, Carol Langdon, and Wayne Stoltenberg. Rick Rennhack arrived at 5:13 p.m.

ABSENT: Michael Barrett

OTHERS PRESENT: Town Manager Thomas Brymer, Town Secretary Kelly Edwards, Town Attorneys Stan Lowry and Cathy Cunningham, Fire Chief Richard Whitten, Police Chief Mike Wilson, 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, Director of Information Technology Jason Power, and Intern Joel Enders.

Work Session

1. CALL TO ORDER

Mayor Wheat called the work session to order at 5:09 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 TOWN COUNCIL REGULAR MEETING AGENDA.

Town Secretary Edwards stated that a correction was made to Mr. Driesse's comments in the minutes to stating he spoke in opposition.

Town Manager Brymer provided an overview of the proposed Interlocal Agreement for streets in Stagecoach and the Water Quality improvements as set out by new requirements.

4. REPORTS

- a. Annual reports from the Keller Police Department relative to police services and Racial Profiling.

Discussion ensued regarding the cost of the Services Contract, revenue per capita for traffic citations in Westlake, and Animal Control Services.

5. DISCUSSION ITEMS

- a. Presentation and Discussion of the annual Comprehensive Annual Financial Report (CAFR) presented by Weaver and Tidwell, L.L.P., for the fiscal year ended September 30, 2015.

Mr. John DeBurro, Weaver and Tidwell, L.L.P., provided a presentation and overview of the audit.

The Mayor moved to item e of the work session.

- b. Presentation and update regarding upcoming construction on State Highway 114 and State Highway 170.

Director Greenwood provided a presentation and overview of the item.

Discussion ensued regarding funding for the project, begin in May and take approximately two years, benefits of the additional lanes, streetscape enhancements, seeking Roanoke and Trophy Club for a partnership for landscaping along Highway 170, eastbound traffic on Highway 170, and the item would be included in the Capital Improvement budget.

- c. Discussion of items to be placed on future agendas, updates on development trends and progress of past development projects.

Mr. Brian Elliott and Mr. Michael Lorant provided a presentation regarding a proposed development for the Arthur property named Quail Hollow Estates.

Discussion ensued regarding irrigation and maintaining trees on the property, development regulations in the HOA documents, the existing home, and builder's that will be invited to build.

- d. **Standing Item:** Update and discussion regarding the Granada Development, including items posted on the regular session agenda and the Covenants Conditions Restrictions (CCR's) and Design Standards.

Town Manager Brymer provided an overview of the zoning requirements, the town's position on the architectural design board, Phase I, Phase II infrastructure, and modern architecture.

Mr. Robin McCaffrey provided an overview of modern home architecture proposed in the Granada subdivision and creating a predictable development for future buyers.

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

Town Manager Brymer provided a presentation and overview of the proposed locations for public art opportunities within Entrada.

Mr. Mehrdad Moayed and Mr. Michael Beaty provided an update regarding the issues with UDF financial issues do not affect Entrada or Granada developments.

Discussion ensued regarding uniqueness of the Entrada development, completion of the water ways, gas well pad site, amphitheater, basements of homes, and additional details regarding the public art opportunities within the development.

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:

- a. Sec. 551.071 Consultation with Attorney (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Ordinance 767
- 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). Maguire

- Partners-Solana Land, L.P., related to Centurion's development known as Entrada and Granada
- c. 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
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 - f. Section 551.072 to deliberate the purchase, exchange, lease of value of real property regarding Town Hall offices
 - g. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property regarding possible fire station sites

7. RECONVENE MEETING

8. COUNCIL RECAP / STAFF DIRECTION

Requested Director Greenwood to ask TxDOT how the project will reduce congestion along Highways 170 and 114.

9. ADJOURNMENT

Mayor Wheat adjourned the work session at 6:44 p.m.

Regular Session

1. CALL TO ORDER

Mayor called the regular session to order at 6:44 p.m.

2. ITEMS OF COMMUNITY INTEREST

Town Manager Brymer provided an overview of the upcoming events.

3. CITIZEN COMMENTS

No one addressed the Council.

4. CONSENT AGENDA

- a. Consider approval of the minutes from the January 25, 2016, meeting.
- b. Consider approval of **Resolution 16-03**, to enter into an Interlocal Agreement with the City of North Richland Hills for cooperative purchasing.
- c. Consider approval of **Resolution 16-04**, Authorizing the Town Manager to execute a contract with Intermountain Slurry Seal, Inc. in the amount of \$56,267.65 for Stagecoach Hills Pavement resurface.
- d. Consider approval of **Resolution 16-05**, Accepting the Annual Comprehensive Annual Financial Report (CAFR) presented by Weaver and Tidwell, L.L.P., for the fiscal year ended September 30, 2015.
- e. Consider approval of **Resolution 16-06**, Budget amendment and an agreement with Hardin & Associates Consulting, LLC (HAC) for TCEQ Regulatory Compliance Consultation in the amount of approximately \$44,060, and authorizing the Town Manager to execute the agreement.

MOTION: Council Member Rennhack made a motion to approve the consent agenda with the correction to the minutes as noted. Council Member Belvedere seconded the motion. The motion carried by a vote of 4-0.

5. EXECUTIVE SESSION

Mayor Wheat stated that Council would convene twice in the interest of those waiting to speak. The Council convened into executive session at 6:45 p.m.

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

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- f. Section 551.072 to deliberate the purchase, exchange, lease of value of real property regarding Town Hall offices
- g. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property regarding possible fire station sites

6. RECONVENE MEETING

Mayor Wheat reconvened the meeting at 7:40 p.m.

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

No action taken.

8. CONTINUE THE PUBLIC HEARING AND CONSIDERATION ORDINANCE 774, APPROVING AN AMENDMENT OF ORDINANCE 691, AMENDING THE DEVELOPMENT REGULATIONS APPLICABLE TO THE PD 1 ZONING DISTRICT, PLANNING AREA 1 (PD 1-1), PROVIDING FOR A 500 FOOT SETBACK IN THE AREA ADJACENT TO A RESIDENTIAL SUBDIVISION IN PD1-3 (GRANADA).

Town Manager Brymer and Staff recommend the Council continue the public hearing to the March 28, 2016, meeting.

Mayor Wheat continued the public hearing.

Pat Cockrum, 1825 Broken Bend Drive, spoke in opposition but supports a continuance.

Mayor Wheat asked for a motion to continue the public hearing.

MOTION: Council Member Rennhack made a motion to continue the public hearing to March 28, 2016. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

9. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

Town Manager Brymer and Director Edwards provided a presentation and overview of the items.

Town Manager Brymer provided an overview regarding the traffic analysis that is required to be conducted prior to any development.

Mayor Wheat opened the public hearing.

Russell Laughlin, Hillwood Development, Fort Worth, spoke in favor of items 9 A through C.

Colin Stevenson, 1823 Broken Bend Drive, spoke but there is no selection of for or against indicated on speaker form.

Mayor Wheat closed the public hearing.

A. ORDINANCE 768, AMENDING PLANNED DEVELOPMENT ORDINANCE SUPPLEMENT 1, CHAPTER 3, SECTION 3-61 "DENSITY," PROVIDING FOR INTERPRETATION, ESTABLISHING DEVELOPMENT REGULATIONS,

PERMITTED USES, AND ALLOWABLE DENSITIES FOR BOTH PLANNING AREAS. ADDITIONALLY, 336,000 SQUARE FEET OF ALLOWED DENSITY IS PROPOSED TO BE TRANSFERRED FROM PD 3-3 TO THE PD 3-5 PLANNING AREA. PD 3-3 IS GENERALLY LOCATED NORTH OF DOVE ROAD AND EAST AND WEST OF OTTINGER ROAD.

MOTION: Council Member Stoltenberg made a motion to approve **Ordinance 768**. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

B. ORDINANCE 769, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND AMENDING "PLANNING AREA 5," A PORTION OF PLANNED DEVELOPMENT DISTRICT 3 (PD 3-5), BY CREATING AND DEFINING THE PD 3-5A PLANNING AREA, SETTING ITS BOUNDARIES, ESTABLISHING DEVELOPMENT REGULATIONS, PERMITTED USES, AND ALLOWABLE DENSITIES FOR PD3-5A. THE SUBJECT TRACT IS GENERALLY LOCATED SOUTH OF THE INTERSECTION OF STATE HIGHWAY 170 AND STATE HIGHWAY 114.

MOTION: Council Member Belvedere made a motion to approve **Ordinance 769**. Council Member Rennhack seconded the motion. The motion carried by a vote of 4-0.

C. ORDINANCE 770, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND AMENDING "PLANNING AREA 5," A PORTION OF PLANNED DEVELOPMENT DISTRICT 3 (PD 3-5), BY CREATING AND DEFINING THE PD 3-5B PLANNING AREA, SETTING ITS BOUNDARIES, ESTABLISHING DEVELOPMENT REGULATIONS, PERMITTED USES, AND ALLOWABLE DENSITIES FOR PD3-5B. THE SUBJECT TRACT IS GENERALLY LOCATED SOUTH OF THE INTERSECTION OF STATE HIGHWAY 170 AND STATE HIGHWAY 114.

MOTION: Council Member Langdon made a motion to approve **Ordinance 770**. Council Member Stoltenberg seconded the motion. The motion carried by a vote of 4-0.

10. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 771, APPROVING A PLANNED DEVELOPMENT ZONING DISTRICT (PD) SITE PLAN FOR THE "PLANNING AREA 2" PORTION OF PLANNED DEVELOPMENT DISTRICT 1 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD AND NORTH OF SOLANA BOULEVARD.

Management Intern Enders provided a presentation and overview of the item.

Mayor Wheat opened the public hearing.

Michael Beaty, 1800 Valley View Lane, spoke in favor of the item.

Mayor Wheat closed the public hearing.

MOTION: Council Member Langdon made a motion to approve **Ordinance 771**. Council Member Rennhack seconded the motion. The motion carried by a vote of 4-0.

11. DISCUSSION AND CONSIDERATION OF ORDINANCE 772, AMENDING CHAPTER 26 "COMMUNITY DEVELOPMENT," OF THE CODE OF ORDINANCES OF THE TOWN OF WESTLAKE, TEXAS BY AMENDING CHAPTER 26, SECTION 26-67(B)(6) CONCERNING THE POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION BY PROVIDING FOR THE SELECTION OF A CHAIR, VICE-CHAIR AND PRESIDING MEMBER .

Management Enders provided a presentation and overview of the item.

MOTION: Council Member Stoltenberg made a motion to approve **Ordinance 772**. Council Member Rennhack seconded the motion. The motion carried by a vote of 4-0.

12. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 773, AMENDING CHAPTER 102 "ZONING," OF THE CODE OF ORDINANCES OF THE TOWN OF WESTLAKE, TEXAS BY AMENDING CHAPTER 102, SECTION 102-31(A) "ZONING MAP" ; PROVIDING FOR INTERPRETATION, PURPOSE AND CONFLICT.

Town Manager Brymer provided a presentation and overview of the item.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat closed the public hearing.

MOTION: Council Member Belvedere made a motion to approve **Ordinance 771**. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

13. FUTURE AGENDA ITEMS

No future agenda items.

The Council reconvened into executive session at 8:26 p.m.

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

- a. Sec. 551.071 Consultation with Attorney (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Ordinance 767
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- g. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property regarding possible fire station sites

Mayor Wheat reconvened the meeting at 9:29 p.m.

MOTION: Council Member Stoltenberg made a motion that Mayor Wheat respond to the Glenwyck Farms HOA letter received by the Town dated February 15, 2016. Council Member Rennhack seconded the motion. The motion carried by a vote of 4-0

14. ADJOURNMENT

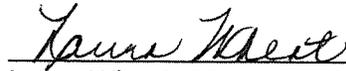
There being no further business before the Council, Mayor Wheat asked for a motion to adjourn the meeting.

MOTION: Council Member Rennhack made a motion to adjourn the meeting. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

Mayor Wheat adjourned the meeting at 9:30 p.m.

APPROVED BY THE TOWN COUNCIL ON MARCH 28, 2016.

ATTEST:



Laura Wheat, Mayor



Kelly Edwards, Town Secretary