



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

June 15, 2015

PRESENT: Mayor Laura Wheat and Council Members, Alesa Belvedere, Carol Langdon, Rick Rennhack, and Wayne Stoltenberg. Michael Barrett arrived at 5:41 p.m.

ABSENT:

OTHERS PRESENT: Town Manager Thomas Brymer, Town Secretary Kelly Edwards, Town Attorney L. Stanton Lowry, Fire Chief Richard Whitten, Director of Facilities and Parks & Recreation Troy Meyer, Director of Public Works Jarrod Greenwood, Planning and Development Director Eddie Edwards, Communications & Community Affairs Director Ginger Awtry, and Susan McFarland, Communications Specialist.

Work Session

1. CALL TO ORDER

Mayor Wheat called the work session to order at 5:22 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 JUNE 15, 2015, TOWN COUNCIL REGULAR MEETING AGENDA.

Item 3c - Discussion ensued regarding the purchase of playground equipment for Westlake Academy and public use of the equipment.

Item 3e – Discussion ensued regarding the agreement, developer and TXDOT funding, streetscape design style and cost, communication to residents and corporate partners, and including funding in the CIP signalization at Dove Road and FM 1938 Davis Boulevard.

4. REPORTS

- a. Report regarding change in the status of the Drought Contingency Plan

Discussion ensued regarding the water per week schedule, contractual obligations, and conservation.

5. DISCUSSION ITEMS

- a. Discussion regarding a Contract with MESA Planning for Phase 1 Planning Consulting Services for Development of Certain Ordinances to Implement the Town's Recently Adopted New Comprehensive Plan.

Town Manager Brymer provided an overview of the proposed contact.

Discussion ensued regarding study and writing of ordinances to implement the updated Comprehensive Plan, transfer development rights and the adoption of public policies.

- b. Discussion regarding the Appointment and Reappointment of members to Various Affiliate Boards and the Planning & Zoning Commission.

Town Manager Brymer and Town Secretary Edwards provided an overview of the item and applications received for vacancies.

- c. Present Survey Data regarding the implementation of a Smoking ordinance.

Director Greenwood provided a presentation and overview of the survey.

Discussion ensued regarding the survey results, communities incentivize non-smoking retail, retail establishments that currently allow smoking, safety concerns for people smoking in the medians, Fidelity designation as a non-smoking campus, Entrada developer's position regarding smoking regulations, establishment's rights, and promoting a smoke free town.

Council direction: Staff to prepare an ordinance banning smoking including e-cigarettes in parks and along the trail system, discuss with Fidelity a workaround for employees to alleviate smoking in the medians, create a non-smoking distance of 25 feet from an entrance of any public building.

- d. **Standing Item:** Update and discussion regarding the Granada Development.

Mr. Moyaedi provided an update and overview of the project. He stated that landscaping would be completed by July 27, 2015.

Discussion ensued regarding the days of construction lost due to inclement weather and providing additional communication regarding any additional slow-downs.

- e. **Standing Item:** Update and discussion regarding the Entrada Development.

Mr. Moyaedi provided an update and overview of the project. He stated that the litigation with Trophy Club had been settled this week, construction to move the water line to the exterior of the property would begin in approximately 4 weeks, bore drilling results, and design of the walls which should begin within a couple of weeks.

Discussion ensued regarding development meetings, retail space, hiring additional engineering firms, review of the design standards, development occupants such as CVS Pharmacy, restaurants, a boutique hotel, EB5 monies, soil issues, and the amphitheater.

6. EXECUTIVE SESSION

The Council convened into executive session at 6:52 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 551.072 to deliberate the purchase, exchange, lease, or value of real property regarding possible fire station sites

7. RECONVENE MEETING

Mayor Wheat reconvened the meeting at 7:33 p.m.

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

No action taken as a result of executive session.

9. COUNCIL RECAP / STAFF DIRECTION

Prepare an ordinance banning smoking including e-cigarettes in parks and along the trail system, discuss with Fidelity a workaround for employees to alleviate smoking in the medians, create a non-smoking distance of 25 feet from an entrance.

Monitor the July 27, 2015, completion of exterior landscaping for the Granada subdivision.

10. ADJOURNMENT

Mayor Wheat adjourned the work session at 7:34 p.m.

Regular Session

1. CALL TO ORDER

Mayor called the regular session to order at 8:05 p.m.

2. CITIZEN PRESENTATIONS AND RECOGNITIONS

No one addressed the Council.

3. CONSENT AGENDA

- a. Consider approval of the minutes from the May 18, 2015, meeting.
- b. Consider approval of the minutes from the May 18, 2015, special meeting to Canvass the May 9th General Election.
- c. Consider approval of **Resolution 15-13**, Approving an Agreement for \$118,612.00 with Child's Play, Inc., to install new Playground Equipment at the Westlake Academy Campus and Authorize Town Manager to make funding changes not to exceed \$25,000.00 on this project.
- d. Consider approval of **Resolution 15-14**, Approving a Contract with MESA Planning for Phase 1 Planning Consulting Services for Development of Certain Ordinances to Implement the Town's Recently Adopted New Comprehensive Plan.
- e. Consider approval of **Resolution 15-15**, Authorizing the Town Manager to Execute an Advanced Funding Agreement with the Texas Department Of Transportation for Construction of a Traffic Signal at the FM1938 (Davis Boulevard) and Solana intersection.

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

4. DISCUSSION AND CONSIDERATION OF RESOLUTION 15-16, REAPPOINTING AND APPOINTING MEMBERS TO THE 4B ECONOMIC DEVELOPMENT BOARD; PLANNING AND ZONING COMMISSION; TEXAS STUDENT HOUSING AUTHORITY BOARD OF DIRECTORS; THE TEXAS STUDENT HOUSING AUTHORITY; THE TEXAS STUDENT HOUSING CORPORATION – DENTON PROJECT; AND THE WESTLAKE ACADEMY FOUNDATION; AND WESTLAKE HISTORICAL PRESERVATION SOCIETY.

MOTION: Council Member Stoltenberg made a motion to appoint Ryan Groce, Tim Brittan, and Ken Kraska to the Planning and Zoning Commission and all others to boards as requested. Council Member Langdon seconded the motion. The motion carried by a vote of 5-0.

5. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE, APPROVING A ZONING CHANGE FROM R 1 "ESTATE RESIDENTIAL" TO PD-6 "PLANNED DEVELOPMENT - SINGLE-FAMILY RESIDENTIAL DISTRICT KNOWN AS WESTLAKE MEADOWS." THE SUBJECT PROPERTY IS APPROXIMATELY 8.8 ACRES LOCATED EAST OF SAM SCHOOL ROAD AND NORTH OF THE TOWN LIMITS, FURTHER DESCRIBED AS TRACTS 7A1.7A1A1, 7A2, AND 7B OF THE RP ESTES SUBDIVISION, AND TRACTS 1A, AND 1A1 OF THE JAMES B MARTIN SURVEY.

Director Edwards provided an overview of the project and stated the reasons the applicant requested to table the item until additional discussions.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat asked for a motion to continue the public hearing until the August 24, 2015, meeting. Council Member Belvedere made the motion to continue seconded by Council Member Stoltenberg. Motion carried 5-0.

6. PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION TO APPROVE A PRELIMINARY PLAT FOR APPROXIMATELY 8.8 ACRES LOCATED EAST OF SAM SCHOOL ROAD AND NORTH OF THE TOWN LIMITS, FURTHER DESCRIBED AS TRACTS 7A1.7A1A1, 7A2, AND 7B OF THE RP ESTES SUBDIVISION, AND TRACTS 1A, AND 1A1 OF THE JAMES B MARTIN SURVEY.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat asked for a motion to continue the public hearing until the August 24, 2015, meeting. Council Member Langdon made the motion to continue seconded by Council Member Barrett. Motion carried 5-0.

7. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE 750, APPROVING A ZONING CHANGE AMENDING THE PLANNED DEVELOPMENT REGULATIONS PLANNING AREA 1 OF THE PD1 ZONING DISTRICT (PD1-1). THE PROPERTY IS LOCATED ON BOTH SIDES OF SOLANA PARKWAY AND WEST OF HWY 114, AND IS COMMONLY KNOWN AS THE SOLANA OFFICE PARK.

Director Edwards provided an overview of the zoning request.

Mr. Brad Blankenship, DTZ, and Mrs. Christine Robins-Elrod, 5G Studio, provided a presentation and overview of the proposed signage and renderings.

Discussion ensued regarding the size of signage, illumination, timing of the renovation, marketing for new tenants, signage metal material, feedback from potential tenants, and staff approval of the final signage.

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 750**. Council Member Langdon seconded the motion. The motion carried by a vote of 5-0.

8. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 751, AMENDING THE PLANNED DEVELOPMENT SITE PLAN FOR PLANNING AREA 1 OF THE PD1 ZONING DISTRICT (PD1-1). THE PROPERTY IS LOCATED ON BOTH SIDES OF SOLANA PARKWAY AND WEST OF HWY 114, AND IS COMMONLY KNOWN AS THE SOLANA OFFICE PARK.

Director Edwards provided a presentation and overview the proposed site plan amendment and landscaping.

Town Manager Brymer provided an overview of the 360 degree architecture as discussed with Planning and Zoning Commission and the application of the articulation requirements granted by individual structure.

Mr. Brad Blankenship, DTZ and Jay Reissig, Halff Associates, provided a presentation and overview of the proposed parking structures to be added to the Campus Circle property.

Discussion ensued regarding number of spaces in the proposed garages, total surface parking, and the proposed structures should be completed by the end of 2015.

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 751**. Council Member Belvedere seconded the motion. The motion carried by a vote of 5-0.

9. 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 551.072 to deliberate the purchase, exchange, lease, or value of real property regarding possible fire station sites

10. RECONVENE MEETING

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

12. FUTURE AGENDA ITEMS

13. COUNCIL CALENDAR

14. ADJOURNMENT

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

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

Mayor Wheat adjourned the meeting at 9:06 p.m.

APPROVED BY THE TOWN COUNCIL ON AUGUST 24, 2015.

ATTEST:



Laura Wheat, Mayor



Kelly Edwards, Town Secretary