

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL WORKSHOP
Wednesday, December 4, 2024 at 12:00 PM

1. Call to Order

With a quorum present, Mayor Vaughan called the workshop to order at 12:07 p.m.

CITY COUNCIL PRESENT:

Mayor James Vaughan
Mayor Pro Tem Gordon Bowman
Dana Harmon
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes
Building Official Jordan Word

2. Citizen 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 Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Mayor Vaughan opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Administration Discussion and review of the Council Retreat Report, proposed Strategic Plan and prioritization of goals, objectives and initiatives.

Mayor Vaughan provided a summary and asked attendees to review and rank the Strategic Priority Areas.

The following items were discussed:

- *#2 Update tree preservation ordinances* - Lawyers need to assist with updating the tree ordinance
- *#5 Develop a comprehensive shaded, multi-use plan for walking, biking, and e- mobility along arterial roads* - Strike "arterial roads"
- *#10 Determine the best outcome for the community for city property at 911 Westlake Drive* - One of the top priorities; extremely visible
- *Combine #11 and #12 - Expand residential zoning options and evaluate impacts of development rules on aging in place/multi-generational housing*
- *#15 Incentivize traditional architecture and/or building practices which minimize environmental disruption* - Need definition of "traditional architecture"
- *#25 Work with TxDOT and Rollingwood to improve traffic flow along Bee Cave* - Checking with No Traffic for AI-compatible sensors

- *#28 Implement a robust fire evacuation plan, including public drills and communication improvements - Top priority*
- *#38 Proactively work with City of Austin to get more wastewater capacity - Vital issue for City*
- *#42 Support Eanes ISD with workforce housing efforts and to address funding gaps for security and student services - Strike "funding gaps" and focus on housing efforts*
- *#45 Work with Rollingwood, Western cities, and WLCC to advocate for adjustments to South MoPac Plan - East/West access is being overlooked*
- *#51 Expanding the tax base*

Council members were asked to rank their top 10 and provide the lists to the City Administrator. Once everything is received, a final list will be compiled for review and approval.

4. Administration Discussion and review of On-Site Sewage Facilities (OSSF) in the city of West Lake Hills.

Jennifer Bills and Jordan Word provided a presentation to the Council. Areas were identified in Chapter 18 of the City Code that may need to be amended:

- Update to current language and practices
- Cluster system - revise to require city staff and design professional approval
- Revise minimum of 1/4 acre per bedroom/per dwelling unit to be consistent with TCEQ requirements and require additional criteria to be met for existing lots that do not meet lot size (as of January 1, 1988)
- Revise section pertaining to "hand excavation"
- Revise section on permit denial, "Other relevant factors"
- Revise section for 25% increase of drain field
- Tree count - change to tree study that has been performed within the past year
- Revise experimental septic requiring ZAPCO review

The council asked staff to clean up areas identified. Next steps include meeting with the Designated Representative (SAFEbuilt), researching TCEQ requirements for removing amendments, and preparing the draft code amendments for review. A deeper dive into the Code will be performed as the drainage study is updated.

5. Adjournment – Mayor Vaughan adjourned the workshop at 2:03 p.m.

ATTEST:


Terry Blanchard, TRMC
City Secretary

Respectfully submitted,


JAMES VAUGHAN, MAYOR

These minutes were approved on December 11, 2014

MINUTES OF A CITY COUNCIL
WORKSHOP

