



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262



Town Council/Board of Trustees

Corrected Meeting Minutes

Monday, April 1, 2024

5:00 PM

Council Chamber

JOINT TOWN COUNCIL AND PLANNING & ZONING COMMISSION

Present Town Council: Mayor Sean Kilbride, Kim Greaves, David Quint, and Tim Shiner (*Anna White, Absent*)

Present Planning & Zoning Commission: Adam Coffey, Nizar Didarali, David Ricci, and Tammy Reeves

A. CALL TO ORDER (5:00 P.M.)

Mayor Kilbride and Planning and Zoning Chair Adam Coffey called the joint meeting to order at 5 p.m.

B. PLEDGE OF ALLEGIANCE

Mayor Kilbride led the Pledge of Allegiance and Pledge to the Texas Flag.

C. CITIZEN/PARENT COMMENTS:

There were no citizens that spoke regarding this item.

D. PROCLAMATION(S)

D.1. 24-057 Presentation of a Proclamation recognizing the HOC (House of Commons) for their services (Mayor Kilbride)

Mayor Kilbride provided the Speaker of House for the House of Commons (HOC) Ms. Dahlia Hassani Yasar with a proclamation recognizing the House of Commons.

D.2. 24-080 Presentation of a Proclamation recognizing the DAWGS (Dads Assisting Westlake's Great Students) for their services (Mayor Sean Kilbride)

Mayor Kilbride recognized the Dads Assisting Westlake's Great Students (DAWGS) for volunteering and provided a proclamation in appreciation.

E. PUBLIC HEARING(S):

E.1. ORD - 987 Conduct a public hearing and consider approving Ordinance 987 adopting an amendment to Ordinance 315, Article Two, Section One - Land Use Schedule, allowing the listed use of "Commercial Amusement (Inside)" as a permitted use within the "Retail" and

described and depicted in Ordinance 315; and take appropriate action (Ron Ruthven, Director Planning)

Planning Director Ron Ruthven briefed Town Council regarding this item.

The Town Council discussed the site development plan, and why this specific project (Pinstack entertainment) was chosen, hours of operation, and Police presence.

Mr. Robert Span, Hillwood Development Manager, spoke noting this is a good first step to trigger more opportunities for the area. He explained there are no immediate plans but expects a retail mixed-use plan for the future.

After discussion, a motion was made by Mayor Pro Tem Quint to approve Ordinance 987, as presented. Motion seconded by Council Member Greaves. Motion approved unanimously.

- E.2. ORD - 988 Conduct a public hearing and consider approving Ordinance 988 adopting a PD Site Plan of an approximately 5.5-acre portion of Planned Development District 3, Planning Area 9 (PD3-9), established by Ordinance 315. The PD Site Plan is for "Pin Stack" to be located along Parish Lane west of State Highway 170; and take appropriate action (Ron Ruthven, Director of Planning and Development)**

Motion made by Council Member Greaves to approve Ordinance 988, as presented. Motion seconded by Mayor Pro Tem Quint. Motion approved unanimously.

- E.3. ORD-993 Conduct a public hearing and consider approving Ordinance 993 approving amendments to Ordinance 769, as amended, approving a concept and development plan for a portion of the PD3-5A zoning district, located between State Highway 114/170 and Schwab Way; and take appropriate action (Ron Ruthven, Planning and Development Director)**

Mayor Kilbride noted this item would be discussed in conjunction with Agenda Item E.4, (Resolution 24-24).

- E.4. RES 24-24 Conduct a public hearing and consider approval of Resolution 24-24 approving a preliminary site evaluation for the Circle T Front 44 Phase One development, containing 16.38 acres, located between State Highway 114/170 and Schwab Way; and take appropriate action (Ron Ruthven, Planning and Development Director)**

Director of Planning Ron Ruthven suggested combining Item E.3 (Ordinance 993) and E.4 (Resolution 24-24) together.

Mr. Ruthven provided an update on both items.

The Town Council discussed the following items: percentage of land being developed in this phase (25-30%), zoning and future use, public access to the development, utilities, and infrastructure (Public Works), and next steps.

Commissioner Coffey opened the public hearing for Items E.3 (Ordinance 993) and E.4 (Resolution 24-24). There were no speakers present. Chairman Coffey closed the public hearings. A motion was made by Commissioner Ricci to approve Item E.3 (Ordinance 993), as presented. Motion seconded by Commissioner Reeves. Motion approved unanimously.

Motion was made by Commissioner Didarali to approve Agenda Item E.4 (Resolution 24-24), as presented. Motion seconded by Commissioner Ricci. Motion approved unanimously.

Motion made by Mayor Pro Tem Quint to approve Agenda Item E.3 (Ordinance 993), as presented. Motion seconded by Council Member Shiner. Motion approved unanimously.

Motion made by Mayor Pro Tem Quint to approve Agenda Item E.4 (Resolution 24-24), as presented. Motion seconded by Council Member Greaves. Motion approved unanimously.

E.5. ORD-994

Conduct a public hearing and consider approving Ordinance 994 approving amendments to Ordinance 959 conditions, and approving a development plan for a portion of Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One; and take appropriate action (Ron Ruthven, Planning and Development Director)

Director of Planning Ron Ruthven briefed Council regarding this item.

The Town Council discussed number of homes (51), The Knolls verses Entrada design guidelines, guarded/gated community, traffic flow and anti stacking device, road size at Entrada, the process, ...

The Planning and Zoning Commission discussed: reason for changing to Entrada design, zoning exhibit changes with entrance at Solana ensuring stacking, traffic flow, blending and perimeter fencing/barrier to Entrada, parking, road size and the use of solar.

Mr. Frank Bonilla spoke addressing Council regarding his requested changes.

Planning and Zoning Chairman Adam Coffey suggested not mixing the builds and suggested either constructing the Entrada design or to construct the Knolls design, but not both.

Mr. Bonilla expressed concerns with the bond.

Mayor suggested approving Section(s) ~~ABHKMS~~ ^{AGHKMS} remove the \$500k bond and to allow only the Knolls architecture designs.

Reeves requested clarification of separating from Entrada, options to develop Knolls or Entrada, buffer to Solana, depth of buffer, lot sizes, Entrada verses The Knolls design standards, and the neighborhood concept plan.

After discussion, Chairman Coffey opened the public hearing. No comments provided; Chairman Coffey closed the public hearing. A motion was made by Commissioner Didarali to approve the proposed plan as discussed by the Mayor's recommendation (Sections A, ~~B,G,H~~, K, M, S of the submitted guidelines with removal of the \$500k bond, and to authorize the Knolls design only.) Motion seconded by Commissioner Coffey.

Motion approved by the following vote:

In Favor: Didarali, Coffey

Opposed: Ricci

Abstained: Reeves

Commissioner Reeves asked for further discussion regarding the percentage of open space and the larger lot located on southeastern side.

After discussion, Commissioner Coffey asked for a revote. A motion was made by Commissioner Didarali to approve (Sections A, ~~B,G,H~~, K, M, S of the submitted guidelines with removal of the \$500k bond, and to authorize the Knolls design only.) Motion seconded by Commissioner Reeves. Motion approved by the following vote:

In Favor: Didarali, Coffey, Reeves

Opposed: Ricci

Motion passed by vote of 3-1.

Council Member Shiner made a motion to approve (Sections A, ~~B,G,H~~, K, M, S of the submitted guidelines with removal of the \$500k bond, and to authorize the Knolls design only.) Motion seconded by Council Member Greaves. Motion approved unanimously.

***Post approval correction: As stated in video recording of actual meeting,**

F. CONSENT AGENDA ITEM(S): Section G in Lieu of Section B. (Sections A,G,H,K,M and S) DKB 10/31/24

Motion to approve Consent Items F.1 and F.2, as presented was made by Council Member Greaves. Motion seconded by Mayor Pro Tem Quint. Motion approved unanimously.

F.1. 24-074 Receive a Racial Profiling Report from the Keller Police Department (Police Chief Brad Fortune)

F.2. 24-075 Consider approving Town Council Board of Trustees Meeting Minutes from the following meeting(s): February 5, 2024 (Regular Meeting) and March 21, 2024 (Special Meeting); and take appropriate action (Amy Piukana, Town Secretary)

F.3. RES 24-15 Consider approving Resolution 24-15 authorizing an interlocal agreement with City of Midlothian for Medical Supplies; and take appropriate action (Jon Ard, Fire Chief)

G. REGULAR AGENDA ITEM(S)

- G.1. 24-052** **Discuss and consider an amendment to an Economic Development agreement with Granada Residential Community for Park Maintenance and other agreements as necessary; and take appropriate action. (Sean Kilbride, Mayor)**

Mayor Kilbride reviewed this item with G.2, (Vaquero).

After discussion, Mayor Kilbride suggested asking Granada to deed the park land to the Town of Westlake and maintain 40% of the cost, with the Town paying for the remaining 60% and for the Town will pay for the median area.

Motion made by Mayor Pro Tem Quint that the Town Manager draft a contract for Granada to deed the park land to the Town of Westlake and Granada to maintain 40% of the cost, with the Town of Westlake paying for the remaining 60% of the cost. Motion seconded by Council Member Shiner. Motion approved unanimously.

- G.2. 24-066** **Discuss and consider the amendments to Economic Development Agreements between the Town of Westlake and Quail Hollow, Res 16-35 and 17-16, and the Economic Development Agreement between the Town of Westlake and Vaquero, Ordinance 360 and 444, accepting the responsibility and costs associated with median maintenance on Davis Boulevard adjacent to Vaquero and Quail Hollow and take appropriate action. (Sean Kilbride, Mayor)**

Planning Chair Adam Coffey spoke (as a resident) on behalf of the Vaquero's Homeowner's Association regarding this item noting this property is located in the middle of Davis Boulevard and is a city owned median.

The Town Council discussed the following items: costs to maintain city owned medians, complete analysis of public owned land and the impact to maintain, and quality of life to residents.

After discussion, a motion was made by Mayor Pro Tem Quint that the Town Manager draft a contract with Vaquero that the Town pay for the median maintenance at Vaquero and Quail Hollow, as discussed. Motion seconded by Council Member Shiner. Motion approved unanimously.

- G.3. 24-067** **Discuss and consider the addition of a streetlight at Davis Boulevard adjacent to Quail Hollow and Vaquero entrance and take appropriate action (Sean Kilbride, Mayor)**

Planning and Zoning Chairman Adam Coffey spoke regarding this item noting with increased traffic and the need for discussion of traffic patterns, explaining it's difficult to turn left on Davis Boulevard.

The Town Council discussed: the need for a traffic study, resident feedback from Vaquero residents in regard to adding a signal light at Quail Hallow and Vaquero entrance.

Motion made by Council Member Greaves to authorize the Town Manager to conduct a traffic warrant study for the Vaquero and Quail Hallow intersection. Motion seconded by Mayor Pro Tem Quint seconded. Motion approved unanimously. (Mayor Kilbride noted complete study with all options. Council Member Greaves requested a speed study be included.)

- G.4. 24-079 **Discuss and consider the sale of Town owned property within Entrada, specifically 0.646 acres 34 Cortez, Westlake Entrada - Cortez Block L Lot 6, through public auction by sealed bid as required by Local Government Code 253 and notice such auction as required in Local Government Code 272 and take appropriate action. (Sean Kilbride, Mayor)**

Mayor Kilbride briefed Council regarding this item.

The Town Council discussed: the appraisal (completed last year), sealed bid, newspaper publication (twice in newspaper, one week apart), PID annual payment, interests on the property.

Council Member Greaves made a motion to approve the sale of Town owned property within Entrada specifically 0.646 acres 34 Cortez, Westlake Entrada - Cortez Block L Lot 6, through public auction by sealed bid as required by Local Government Code 253. Motion seconded by Council Member Shiner. Motion approved unanimously.

H. **FUTURE AGENDA ITEMS:**

No future agenda items were discussed.

I. **CLOSED EXECUTIVE SESSION**

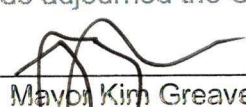
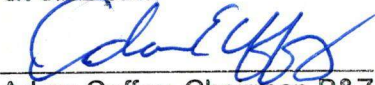
- I.1. 24-070 **The Town Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:**

(a)Section 551.076 Deliberation regarding WA Security Audit Report (Carolyn Anderson, Interim Head of School)

J. **ADJOURNMENT**

The Planning and Zoning Chairman Adam Coffey adjourned the Planning and Zoning portion of the meeting at 6:14 p.m.

Mayor Kilbride adjourned the Council meeting at 6:22 p.m.

Signed by:  Mayor Kim Greaves  Adam Coffey, Chairman P&Z

Attested by:  Dianna Buchanan, Interim Town Secretary



January 21, 2025

The foregoing corrected April 1, 2024 Joint Town Council and Planning and Zoning Commission Meeting minutes were approved by the Town of Westlake Town Council on the 21st day of January, 2025.

Mayor Kim Greaves

ATTEST:

Dianna Buchanan, Town Secretary