

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, August 28, 2013
7:05 p.m.

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold Public Hearings and a Regular Meeting on the 28th day of August 2013 at 7:05 p.m., immediately following the Special Board of Adjustment Meeting, in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

1. Call to Order. Mayor Dave Claunch.
2. Citizens 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 Citizens Communication agenda item or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to matters not listed on the agenda until a future meeting. Speakers must sign up with the City Secretary before speaking. Speakers shall limit their comments to five (5) minutes each.
3. CONSENT AGENDA: The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council Meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or Citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Citizens requesting items be removed from the consent agenda must submit a written Speaker Card to the City Secretary before the meeting begins. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.
 - a. Approval of the August 14, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
 - b. Request to postpone to September 11, 2013: Land Use: After the fact variance to remove two trees with a diameter of 14" or greater at 5 North Peak. Applicant Mary Ann McMahon. (Section 22.03.304(a)(4) of the West Lake Hills Code.) (Postponed on August 14, 2013.)
 - c. Request to postpone to September 11, 2013: Land Use: Discussion/decision regarding request to allow a temporary construction driveway and amended plat pertaining to Lots 23 and 24 of the Cortona Subdivision. The purpose would be to remove a plat requirement that requires that the two lots share a driveway and to modify the property line between the two lots. Properties are locally known as 517 and 519 Buckeye Trail. Applicants Gary Sharpe and Ken Jones. (Section 22.03.281 of the West Lake Hills Code.) (Postponed on August 14, 2013.)
4. Utilities: (Wastewater)
 - a. Wastewater Update. Chairman Steve Hudson.

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5. Land Use: After the fact variance to remove a 16” juniper tree at 440 Spiller Lane. Applicants represented by Greg Dettman and Duke Garwood. (Section 22.03.304(a)(4) of the West Lake Hills Code.) (Postponed on August 14, 2013.)
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

6. Land Use: Request for extension of “B-2” zoning for non-conforming use (gas retail operation) for 7-Eleven at 3625 Bee Cave Road. Representative of 7-Eleven.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

7. Land Use: Sign permit application with multiple variances for 7-Eleven at 3625 Bee Cave Road. Evan Devoir of Harbinger Signs. (Section 32.03.007 of the West Lake Hills Code.)
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

8. Land Use: Proposed site plan amendment and PDD, Zoning Ordinance and Agreement for construction of athletic field for Trinity Episcopal School located at 3901 Bee Cave Road. Representative Bryan Denney. (Section 38.06.093 of the West Lake Hills Code.)
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

9. Land Use: Proposed site plan amendment for McDonald’s located at 3300 Bee Cave Road for the purposes of adding outdoor seating in the location of the former playground. Representative Mike Benton. (Section 28.03.098 of the West Lake Hills Code.)
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

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10. Land Use: Sign permit application with variances for temporary free standing commercial signage for Belmont Village Senior Living facility located at 4310 Bee Cave Road. Representative Jeff DeBevec. (Section 32.03.007 of the West Lake Hills Code.)
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

11. Public Safety: Discussion/decision regarding vehicle accident analysis report at Westlake Drive and Hull Circle. Mayor Dave Claunch.

12. Land Use: Discussion regarding staff recommendations for Bee Cave Road redevelopment guidelines. City Planner Davin Fillpot.
 - a. Staff Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and action.

13. Land Use: Discussion/decision on extending Ordinance 400, temporary moratorium on exterior lighting permits and installation of new exterior lighting. (Moratorium expires on September 6, 2013.) Mayor Dave Claunch.
 - a. Staff Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and action.

14. Land Use: Discussion/decision on proposed amendment for modifications to Article 24.03 Outdoor Lighting of the West Lake Hills Code for Outdoor Lighting. Council Subcommittee.
 - a. Staff/Council Subcommittee Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and action.

15. Public Safety: Discussion/decision on Amendment 278 to the West Lake Hills Code, to amend Chapter 12, regarding false reporting of name or residence to officials. City Attorney Alan Bojorquez.
 - a. Staff Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and action.

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16. Finance: Budgets and Tax Rate:
 - a. Staff Briefing. City Administrator Robert Wood.
 - b. Public Hearing: First of two hearings on items (c) through (e). All persons wishing to speak for or against shall be heard. (Second hearing to be held on September 11, 2013 at 7:05 p.m., immediately following the Board of Adjustment Meeting.)
 - c. Amended Budget for Fiscal Year 2012-2013.
 - d. Budget for Fiscal Year 2013-2014.
 - e. Proposed Ad Valorem Tax Rate for 2013 of \$0.0534 per \$100.

17. Finance: Discussion/decision on annual review of investment policy. City Administrator Robert Wood.

18. Fire Safety: Update on efforts to improve fire safety, including Fire Wise, FireWatch, Travis County WCID 10, and cooperative efforts with Travis County ESD 9. Mayor Dave Claunch.
 - a. Staff Briefing.
 - b. Executive Session per Section 551.071 of the Texas Local Government Code for Consultation with Attorney.
 - c. Deliberation and action.

19. Fire Safety & Land Use: Discussion/decision on proposed modification of regulatory process, procedures and standards in relation to Fire Safety and Fire Flow, including efforts with Travis County WCID 10 and Travis County ESD 9.
 - a. Staff Briefing on shortage of essential public facilities in the form of inadequate fire flow according to standards established by the International Fire Code and resulting imminent threat of the destruction of property and injury to persons.
 - b. Executive Session per Section 551.071 of the Texas Local Government Code for Consultation with Attorney.
 - c. Public Hearing: Justifications for limited temporary moratorium on certain building permits and approvals.
 - d. Deliberation and action.

20. Public Works: Discussion/possible decision on update regarding Bee Cave Road ROW acquisition. Mayor Dave Claunch.
 - a. Executive Session per Texas Government Code, Section 551.071 for Consultation with Attorney and 551.072 Deliberation Regarding Real Property.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and action.

21. Land Use: Discussion/decision on sign regulations and requirements (Chapter 32 of the West Lake Hills Code.) Council Member Taylor Holcomb.

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22. Code Enforcement: Discussion regarding court hearings for 507 Buckeye Trail. City Administrator Robert Wood.
23. Code Enforcement: Discussion regarding tree removal at 200 Las Lomas Drive. City Administrator Robert Wood.
24. Land Use: Staff briefing on future application for vacation of Amended Plat for Lot 26, Westlake Terrace, and the remaining portion of Lot 50, Westlake Park, also known as 102 Westhaven Drive. City Attorney Alan Bojorquez. (Chapter 36 of the West Lake Hills Code.
 - a. Staff Briefing.
 - b. Executive Session per Section 551.071 of the Texas Local Government Code for Consultation with Attorney.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.
25. Land Use and Litigation: Update on Cause No. D-1-GN-001858, City of West Lake Hills vs. Yaupon Partners, LLC and Ray McMackin. Legal Counsel.
 - a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
 - b. Deliberation and action.
26. Adjournment. Mayor Dave Claunch.



DAVE CLAUNCH, MAYOR
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the August 28, 2013 City Council Public Hearings and Regular City Council Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, August 23, 2013 at 5:00 p.m.



JANET ROGERS, CITY SECRETARY

All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at 512-327-3628 at least 48 hours in advance.