

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 23, 2013
7:00 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 23rd day of January 2013 at 7:00 p.m., 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 January 9, 2013 Regular Meeting Minutes.
 - b. Request to postpone to January 16, 2013 (ZAPCO) and February 13, 2013 (BOA/Council): Land Use: Proposed request for a zoning change with variance from R-1 One Family Residential District to O Professional and Office District at 5324 and 5420 Bee Cave Road. Variance is requested to Section 22.03.281 for minimum lot size. Applicant Mack Ray Hernandez. (Chapter 38 of the West Lake Hills Code.) (Note: This item requires dual action. BOA action on the variance and Council action on the zoning change.)
 - c. Request to postpone to January 23, 2013: Land Use: Proposed plat vacation of Lot 1B Wren Valley Section 1A. The property is 3.5 acres and is locally known as 1 Wren Valley Cove. Representative Theran Greer. (Chapter 36 of the West Lake Hills Code.) (Postponed on December 12, 2012.)
4. Utilities: Wastewater Commission Chairman Steve Hudson.
 - a. Wastewater Update.
 - b. Update and possible action on wastewater system finances.

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5. Land Use: Ordinance 397, an ordinance annexing territory to the City of West Lake Hills, Travis County, Texas, and extending the boundary limits of the city so as to include said hereinafter described property within the city limits, and granting to said territory and to all current/future inhabitants of said property all of the rights and privileges of other citizens and binding said current/future inhabitants by all of the acts and ordinances of the city and Annexation/Development Agreement. City Administrator Robert Wood.

Tracts proposed for annexation are:

- (1) 912 Beaver Trail - LOT 1 WESTWOOD PARK
 - (2) 913 Beaver Trail - LOT 10 WESTWOOD PARK
 - (3) 914 Beaver Trail - LOT 2 WESTWOOD PARK
 - (4) 915 Beaver Trail - LOT 9 WESTWOOD PARK
 - (5) 1000 Beaver Trail - LOT 3 WESTWOOD PARK
 - (6) 1001 Beaver Trail - LOT 8 WESTWOOD PARK
 - (7) 1002 Beaver Trail - LOT 4 WESTWOOD PARK
 - (8) 1003 Beaver Trail - LOT 7 WESTWOOD PARK
 - (9) 3607 Doe Trail - LOT 6 WESTWOOD PARK
 - (10) And the lot behind 3607 Doe Trail - LOT 11 WESTWOOD PARK
- a. Staff Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and Action.
6. Land Use: Discussion/decision on sign application for donor recognition signs at Eanes Elementary School at 4101 Bee Cave Road. Stephanie Kernaghan.
7. Land Use: Site Plan approval for Starbucks located at 701 Capital of Texas Highway, S Suite H750. Applicant Starbucks Coffee. (Chapter 32 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: After the fact sign permit applications for three exterior signs with variances for Westlake Medical Center located at 5656 Bee Cave Road. Applicant Rip Miller. (Chapter 32 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. Fire Safety: Subcommittee report and possible action on discussions with Fire Watch America regarding purchase of wildfire detection equipment and discussion regarding fire protection services. Mayor Dave Claunch.

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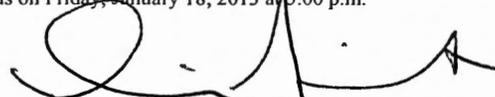
10. Public Works: Discussion/decision on paving of Ridgewood Road, Gentry Drive, North Peak Road, Brady Lane, and Sugar Creek Drive, after improvements to the Water District #10 Water System are completed. City Administrator Robert Wood.
11. Public Works: Discussion/possible decision on update regarding Bee Cave Road ROW acquisition. Mayor Dave Claunch.
12. Finance: Authorize Mayor Claunch to sign contract with Municipal Energy Consultants, LLC for review of federal fuel tax payments. City Administrator Robert Wood.
13. Land Use and Litigation: Update on Cause No. D-1-GN-001858, City of West Lake Hills vs. Yaupon Partners, LLC and Ray McMackin. City Administrator Robert Wood and Legal Counsel.
 - a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
 - b. Deliberation and Action.
14. Land Use and Litigation: Update on Cause No. D-1-GN-12-002699, Lindaura Dasilva vs. City of West Lake Hills. City Administrator Robert Wood and Legal Counsel.
 - a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
 - b. Deliberation and Action.
15. Adjournment. Mayor Dave Claunch.

DAVE CLAUNCH

DAVE CLAUNCH, MAYOR
By Davin Fillpot, City Planner

Certificate

I certify that the above Notice of the January 23, 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, January 18, 2013 at 5:00 p.m.



DAVIN FILLPOT, CITY PLANNER

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.