

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, February 13, 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 13th day of February 2013 at 7:05 p.m., or immediately following the 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 November 9, 2011 and January 23, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
 - b. **Contracts:**
 - 1) Approve Order authorizing execution of updated Texas Colorado River Floodplain Coalition Interlocal Agreement between the City of West Lake Hills and various cities, counties and other political subdivisions of the State of Texas, to facilitate floodplain management and emergency management program coordination. Mayor Dave Claunch.
 - 2) Discussion/decision regarding Resolution 2013-2-1, a resolution appointing members to the Executive and Technical Committees of the Texas Colorado River Floodplain Coalition. Mayor Dave Claunch.
 - c. **Administration and Personnel:** Accept resignation of Patrol Officer Margaret Egger. Chief of Police Cliff Spratlan.
 - d. **Administration and Personnel:** Discussion/decision on Ordinance 398, an ordinance of the City of West Lake Hills calling a General Election, establishing the procedure for the General Election for City Officers to be held on May 11, 2013 in the City of West Lake Hills, Texas, and providing matters relating to the election.

(Discusión/decisión de Ordenanza 398, una ordenanza de la Ciudad de West Lake Hills convocando una Elección General y estableciendo el procedimiento para la Elección General para Oficiales Municipales para ser celebrada el 11 de mayo, 2013 en la Ciudad de West Lake Hills, Texas, y proporcionando asuntos relacionados con la elección.)

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- e. Street Use: Approve Street Use Permit for Life is Good in the Wood 5K to be held on Friday, April 12, 2013 from 6:00 p.m. to 7:00 p.m. The street closures in West Lake Hills will be on Brady Lane, Gentry Drive, and Ridgewood Road. Applicant Melissa Morrow.
 - 1) Presentation by Applicant.
 - 2) Deliberation and Action.
 - f. Financial: Approval of the Investment Reports for Quarters Ended September 30, 2012 and December 31, 2012. City Administrator Robert Wood.
 - g. Request to postpone to March 13, 2013: Land Use: Review of final plat with variances for a subdivision proposal for a 15+ acre tract located at 1005 Old Stonehedge Drive to be known as the Overlook at Butler Cove. Applicant Buster McCall. (Chapter 36 of the West Lake Hills Code.) (Note: This item requires dual action. BOA action on the variances and Council action on the plat.)
 - h. Request to postpone to March 13, 2013: Land Use: Proposed request for a rezone from "R-1" One Family Residential District to "O" Professional and Business Office District at 5324 and 5420 Bee Cave Road with a variance request 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 variances and Council action on the plat.)
 - i. Request to postpone to March 13, 2013: Land Use: Variances to encroach into the 50' front setback for a retaining wall and primary structure and to remove trees with a diameter of 14" or greater at 1904 Yaupon Valley Road. Applicant Cherno Njie. (Section 22.03.281 and Section 22.03.304 of the West Lake Hills Code.) (Note: This item requires dual action. BOA action on the setback variances and Council action on the tree removal variance.)
- ~~4. Utilities: Wastewater Commission Chairman Steve Hudson.~~
- a. Update and possible action on wastewater system finances.
 - b. Discussion/decision on Wastewater Commission's recommendation on appointment of Heather Fenske to the Wastewater Commission to fill partial term through July 1, 2015.
5. Land Use: Assessment of the short-term and long-term comprehensive plans for the extraterritorial jurisdiction, evaluation of regulations for platting and site development in the extraterritorial jurisdiction including review and modification of the policy on the acceptance of applications for municipal permits for construction or development in the extraterritorial jurisdiction. City Administrator Robert Wood.
6. 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.

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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.
7. Land Use: Discussion/decision on amendment to PDD Master Plan and approved site plan for Belmont Village Senior Living center at 4310 Bee Cave Road to accommodate an adjustment to the cut and retaining wall in rear and sides of the project. Applicant Stephen Brollier.
- 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. Fire Safety: Subcommittee report and possible action on discussions with Fire Watch America regarding purchase of wildfire detection equipment. Mayor Dave Claunch.
9. Land Use: Sign permit applications for an exterior sign with variances for Frost Bank located at 5656 Bee Cave Road. Applicant Frost Bank and Katherine Moltz with Aetna Sign. (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.
10. Land Use: After the fact sign permit application for exterior sign with variances for Westlake Medical Center located at 5656 Bee Cave Road. Applicant Rip Miller. (Chaper 32 of the West Lake Hills.)
11. Legal and Public Safety: Consultation with City Attorney and Chief of Police regarding legal issues involving security matters, including Police Department personnel, training and equipment. Mayor Dave Claunch.
- a. Staff Briefing.
 - b. Executive Session per Section 551.071, 551.074, and 551.076 of the Texas Local Government Code for Consultation with Attorney.
 - c. Deliberation and Action.

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12. Personnel:
 - a. Accept resignation of ZAPCO Member Earl Nesbitt effective January 22, 2013.
 - b. Discussion/decision regarding ZAPCO appointment to fill vacancy by ZAPCO Member Nesbitt.

13. Public Works: Discussion/possible decision on update regarding Bee Cave Road ROW acquisition. Mayor Dave Claunch.

14. Land Use: Discussion/decision regarding vacation of Amended Plat of Lot 26, Westlake Terrace and the remaining portion of Lot 50, Westlake Park which may include the rescission of the plat vacation. Mayor Dave Claunch.
 - a. Staff Briefing.
 - b. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
 - c. Deliberation and Action.

15. Land Use: Discussion/decision regarding Development and Annexation Agreement with BWO Acquisition, LTD. and the Hills Medical Office, LTD. Council Member Spencer Stevens.
 - a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
 - b. Deliberation and Action.

16. 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.

17. 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.

18. Adjournment. Mayor Dave Claunch.

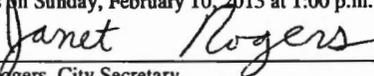
Dave Claunch

DAVE CLAUNCH, MAYOR
By Robert J. Wood, City Administrator

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Certificate

I certify that the above Notice of the February 13, 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 Sunday, February 10, 2013 at 1:00 p.m.



Janet Rogers, City Secretary
By Robert J. Wood, City Administrator

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.