

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, March 27, 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 27th day of March 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 February 27, 2013 Regular Meeting Minutes.
 - b. Approval of the March 13, 2013 Regular Meeting Minutes.
 - c. Approval of the amended October 24, 2012 Regular Meeting Minutes.
 - d. Request to postpone to April 10, 2013: Land Use: Proposed replat and rezone from "R-1" One-family Residential District to "O" Professional and Office District at 5324 and 5420 Bee Cave Road. Applicant Mack Ray Hernandez. (Chapter 38 of the West Lake Hills Code.)
 - e. Request to postpone to April 10, 2013: Land Use: Preliminary replat of Lot 1 of the Bee Caves Corners Subdivision and amended Unified Development Agreement for 3801 Bee Cave Road. The proposed replat consists of Lot 1 of the Bee Cave Corners Subdivision (Volume 90, Page 264 of the Plat Records of Travis County, Texas) ~~being subdivided into Lot 1A (2.219 acres) and Lot 1B (0.900 acres).~~ The sole purpose of this replat is to allow Trinity Episcopal School to acquire Lot 1B as a legal lot. Applicant Ricardc De Camps and Patrick Byrne. (Section 22.03.531-22.03.533 and Section 36.01.004 of the West Lake Hills Code.)
 - f. Request to postpone to April 13, 2013 (BOA/Council Meeting): Land Use: Variances to encroach 45' into the 50' front setback for the primary structure, cut and fill and retaining wall to encroach into the side setback for a driveway and to remove trees with diameters of 14" or greater at 1904 Yaupon Valley Road. Applicant Cherno Njie. (Section 22.03.281 and 22.03.302 of the West Lake Hills Code.)

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
MARCH 27, 2013
PAGE TWO

4. Confirmation and Oath of Office for new Patrol Officer Scott Campos, effective March 29, 2013. Council/Mayor Dave Claunch.
5. Oaths of Office for newly appointed ZAPCO Members Kevin Leahy and Jim O'Connor. Mayor Dave Claunch.
6. Public Works: Discussion/decision regarding request for traffic calming measures on Redbud Trail and Yaupon Valley Road due to the proposed center turn lane on Bee Cave Road. Mayor Dave Claunch.
7. Utilities: Wastewater Commission Chairman Steve Hudson.
 - a. Wastewater Update.
8. Land Use: Variance to remove a tree 14" or greater for the purpose of building an addition onto an existing home at 801 Canyon Creek Drive. Applicants Blake and Andrea Soyars. (Section 22.03.302 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: Review of final plat 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.)
 - 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: 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.

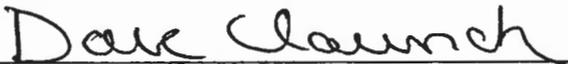
11. Land Use: Commercial building permit approval for The Hills – Professional Office building at 4701 Bee Cave Road. (Chapter 22 of the West Lake Hills Code.)
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and Action.

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
MARCH 27, 2013
PAGE THREE

12. Land Use: Discussion/decision on impervious cover requirements in the West Lake Hills Code. Council Member Taylor Holcomb. (Sections 1.01.003 and Section 22.03.281 of the West Lake Hills Code.)
 13. Land Use: Discussion/decision on possible changes to the City Code and/or enforcement policies regarding overnight parking on certain streets in the City. Mayor Claunch. (Section 16.05.068 of the West Lake Hills Code.)
 14. Land Use: Discussion/decision on Amendment 267 to the West Lake Hills Code regarding signs. (Chapter 32 of the West Lake Hills Code.) Council Member Spencer Stevens.
 - a. Staff Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and Action.
 15. Land Use: Discussion/decision on Amendment 268 to the West Lake Hills Code regarding subdivisions of five acres or greater. (Section 36.01.009 of the West Lake Hills Code.) City Administrator Robert Wood.
 - a. Staff Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and Action.
 16. Land Use: Discussion/decision on Amendment 269 to the West Lake Hills Code regarding unsafe buildings. (Section 22.03.331 to 22.03.348 of the West Lake Hills Code.) 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.
 17. Land Use: Discussion/decision on Amendment 270 to the West Lake Hills Code regarding adoption of updated technical codes and standards. (Section 22.03.091 to 22.03.098 of the West Lake Hills Code.) City Administrator Robert Wood.
 - a. Staff Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and Action.
-
18. Fire Safety: Discussion/decision on legislative efforts to improve fire safety. 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.

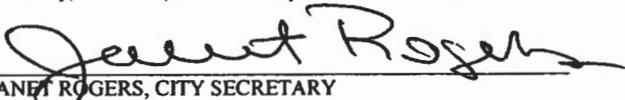
NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
MARCH 27, 2013
PAGE FOUR

19. Utilities: Discussion/decision regarding 2013 CPI (Consumer Price Index) adjustment to municipal telecommunications right-of-way access line rates by Public Utility Commission of Texas. City Administrator Robert Wood.
20. Public Safety: Presentation of Racial Profiling Statistics 2012 Report. Chief of Police Cliff Spratlan.
21. 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.
22. Public Works: Discussion/possible decision on update regarding Bee Cave Road ROW acquisition. Mayor Dave Claunch.
23. 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.
24. 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.
25. Adjournment. Mayor Dave Claunch.


DAVE CLAUNCH, MAYOR
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the March 27, 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, March 22, 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.