

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS

Wednesday, April 24, 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 24th day of April 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 April 10, 2013 Regular Meeting Minutes.
 - b. Request to postpone to May 8, 2013: 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 variance 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.)
4. Utilities: Wastewater Commission Chairman Steve Hudson.
 - a. Wastewater Update.
5. Land Use: Variance to remove 2 trees 14" or greater in diameter for the purpose of building a new home at 205 Buckeye Trail. Applicant represented by Nicholas Crowther. (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.

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6. Land Use: Proposed replat and rezone from "R-1" One Family Residential District to "O" Professional and Business Office District at 5324 and 5420 Bee Cave Road. Applicant Mack Ray Hernandez. (Chapter 38 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.

7. 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 Ricardo De Camps and Patrick Byrne. (Section 22.03.531-22.03.533 and Section 36.01.004 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 amendment to the Uniform Sign Agreement for the Westlake Medical Center at 5656 Bee Cave Road.
 - 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: Amendment to the Uniform Sign Agreement for West Lake Square (Five Star Center), located at 3636 Bee Cave Road.
 - 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 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.

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11. Land Use: Discussion/decision on proposed modifications to Article 24.03 Outdoor Lighting of the West Lake Hills Code and temporary moratorium on permits for Outdoor Lighting. 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.

12. Land Use: Discussion/decision on Amendment 273 to the West Lake Hills Code regarding cut and fill and retaining walls for driveways. 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 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.)

14. Legal: Discussion/decision on legislative efforts including to improve fire safety, vegetation removal regulations, and underground water districts. 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.

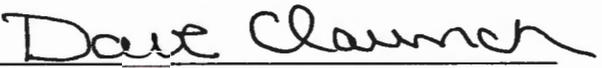
15. Public Works: Discussion/possible decision on update regarding Bee Cave Road ROW acquisition. Mayor Dave Claunch.

16. Public Works: Discussion/decision on donation of right-of-way for Bee Cave Road improvements at 3530, 3532, 3534, and 3536 Bee Cave Road. Mayor Dave Claunch.

17. 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.

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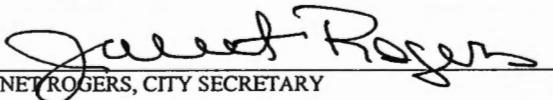
18. Adjournment. Mayor Dave Claunch.



DAVE CLAUNCH, MAYOR
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the April 24, 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 Thursday, April 18, 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.