

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, May 8, 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 8th day of May 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 April 24, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
 - b. Request to postpone to June 12, 2013: Land Use: Variance to remove a tree 14" or greater and a variance to encroach up to 24' 4" into the 50' front setback for the purpose of building a new home at 119 Redbud Trail. Applicant Raphael Acuna. (Sections 22.03.281 and 22.03.302 of the West Lake Hills Code.)
 - c. Request to postpone to June 12, 2013: Land Use: Multiple variances to locate a driveway and driveway easement at 904 Terrace Mountain Drive to gain access to a vacant lot at 713 Lost Canyon. Applicant Gordon Muir represented by Carolyn Aupperle.

Variations requested are:

- Sec. 22.03.281 Impervious cover for R-1= 25%.
- Sec. 22.03.281 Setbacks for accessory structure (retaining wall for a driveway).
- Sec. 22.03.399 (e) Cut and fill in the setback for a driveway.
- Sec. 22.03.175 Driveway encroaching 9' into the 10' driveway setback.
- Sec. 22.03.304 Removal of trees 14" or greater require City Council approval.
- Sec. 22.03.175 (e) (1) Driveway slope greater than 20% finished grade.
- Sec. 22.03.175 (e) (1) Driveway existing on a natural slope greater than 25%.
- Sec. 22.03.175 (e) (2) Only one driveway is allowed per lot.

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4. Utilities: Wastewater Commission Chairman Steve Hudson.
 - a. Wastewater Update.
 - b. Discussion/decision on Belmont Village Utility Facilities Construction and Conveyance Agreement and Buckeye Trail Project.
 - c. Discussion/decision on Amendment 276 to the West Lake Hills Code amending sections 18.03 subsections 091, 092, 105, 115 and Article A8.00 related to wastewater.
 - 1) Staff Briefing.
 - 2) Public Hearing: All persons wishing to speak for or against shall be heard.
 - 3) Deliberation and action by BOA and Council.

5. Land Use: Variances to remove a tree 14" or greater, exceed the maximum allowable impervious cover of 25%, and encroach up to 10' into the 30' front yard setback for the purpose of remodeling an existing home at 807 Loma Linda Drive. Applicant Chris Horne. (Sections 22.03.281 and 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 by BOA and Council.(Note: This item requires dual action. Tree removal variance requires Council action and the encroachment variance requires BOA action.)

6. 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.

7. Utilities: Discussion/decision on Texas Gas Service Ordinance, an ordinance implementing the February 11, 2013 Interim Rate Adjustment filing pursuant to the Texas Utilities Code §104.301 of Texas Gas Service Company. 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.

8. Municipal Court: Discussion/decision on Amendment 275 to the West Lake Hills Code, providing for the appointment of the Municipal Court Clerk by the City Administrator and providing for correction of clerical errors. 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.

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9. 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.

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

11. Land Use: Land Use and Public Works: Right-of-Way Acquisition for Bee Cave Road; reconsider plat vacation of Amended Plat for Lot 26, Westlake Terrace, and the remaining portion of Lot 50, Westlake Park (Chapter 36 of the West Lake Hills Code) (approved August 10, 2011). Council Member Spencer Stevens.
 - a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and Action.

12. Land Use: Discussion/decision on revisitation of Council's May 27, 2009 action relating to residential property at 15 Hull Circle regarding release of three easements (one drainage and two utility) and acceptance of an option for a new drainage easement. Council Member Spencer Stevens.
 - a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and Action.

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.

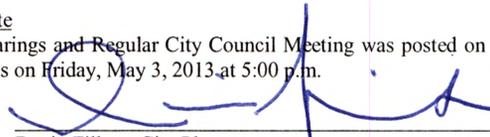
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14. Adjournment. Mayor Dave Claunch.

DAVE CLAUNCH
DAVE CLAUNCH, MAYOR
By Davin Fillpot, City Planner

Certificate

I certify that the above Notice of the May 8, 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, May 3, 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.