

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, May 22, 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 22nd day of May 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 Pro Tem Stan Graham.
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 May 8, 2013 Regular Meeting Minutes and the May 14, 2013 Special Meeting Minutes.
 - 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. Annual selection of a Mayor Pro Tem. City Council.
5. Utilities: Wastewater Commission Chairman Steve Hudson.
 - a. Wastewater Update.
 - b. Discussion/decision on Amendment 276 to the West Lake Hills Code amending Articles 18.03 Sewers, 18.04 Wastewater Collections and Transportation Facilities, and A8.00 Utility Fees. (Postponed on May 8, 2013.)
 - 1) Staff Briefing.
 - 2) Public Hearing: All persons wishing to speak for or against shall be heard.
 - 3) Deliberation and Action.
6. Land Use: Variance to remove a tree with a diameter of 14" or greater at 810 Terrace Mountain Drive. Applicant Chad Durham. (Section 22.03.304 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: Amendment to an approved site plan for changing the exterior façade, drive-through access, and eliminating the existing playground at McDonald's located at 3300 Bee Cave Road, Suite 800. Applicant Alex Fazzino. (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.
8. Land Use: Sign permit application for McDonald's located at 3300 Bee Cave Road, Suite 800. Applicant Alex Fazzino. (Chapter 32.03.007 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: Guidance to staff regarding site plan, parking, and allowed uses for 5902 and 5904 Bee Cave Road (Hat Creek Burgers). Applicant Drew Gressett.
 - 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: Update on proposed modifications to Article 24.03 Outdoor Lighting of the West Lake Hills Code for Outdoor Lighting. City Administrator Robert Wood.

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11. Fire Safety: Update on legislative efforts to improve fire safety. City Administrator Robert Wood.
 - a. Staff Briefing.
 - b. Executive Session per Section 551.071 of the Texas Local Government Code for Consultation with Attorney.
 - c. Deliberation and Action.

12. Public Works: Resolution 2013-5-1, a resolution authorizing the City Administrator to accept a warranty deed for right-of-way for a TxDOT project from Michael A. Corey, for 3530, 3532, 3534, and 3536 Bee Cave Road; authorizing Mayor Claunch to sign the deed and transfer said right-of-way to TxDOT.
 - 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: Discussion/decision on plan to market 110 Westlake Drive (property currently owned by the City of West Lake Hills.) City Administrator Robert Wood.
 - a. Executive Session per Texas Government Code, Section 551.071 for Consultation with Attorney and 551.072 Deliberation Regarding Real Property.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and Action.

14. Public Works: Discussion/possible decision on update regarding Bee Cave Road ROW acquisition. City Administrator Robert Wood.

15. 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.

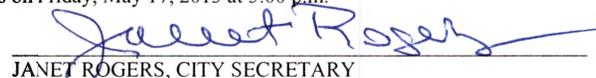
16. Adjournment. Mayor Pro Tem Stan Graham.



STAN GRAHAM, MAYOR PRO TEM
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the May 22, 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 17, 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.