

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, August 14, 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 14th day of August 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 July 24, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
 - b. Finance: Approval of Investment Reports for First and Second Quarters of 2013. City Administrator Robert Wood.
 - c. Request to postpone to August 28, 2013: Land Use: After the fact variance to remove two trees with a diameter of 14" or greater at 5 North Peak. Applicant Mary Ann McMahon. (Section 22.03.304(a)(4) of the West Lake Hills Code.) (Postponed on July 24, 2013.)
 - d. Request to postpone to August 28, 2013: Land Use: Discussion/decision regarding request to allow a temporary construction driveway and amended plat pertaining to Lots 23 and 24 of the Cortona Subdivision. The purpose would be to remove a plat requirement that requires that the two lots share a driveway and to modify the property line between the two lots. Properties are locally known as 517 and 519 Buckeye Trail. Applicants Gary Sharpe and Ken Jones. (Section 22.03.281 of the West Lake Hills Code.)

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- e. Request to postpone to August 28, 2013: Land Use: After the fact variance to remove a 16" juniper tree at 440 Spiller Lane. Applicants represented by Greg Dettman and Duke Garwood. (Section 22.03.304(a)(4) of the West Lake Hills Code.) (Postponed on July 24, 2013.)
4. Finance: Discussion/decision on Annual Financial Report for the Year Ended September 30, 2012 and Independent Auditor's Report. Representative from Belt Harris Pechacek, LLLP.
5. Land Use: Discussion/decision on modifications to drainage plans for Butler Cove Subdivision (also known as: 509 Redbud Trail, 601 Redbud Trail, 701 Butler Cove, 707 Butler Cove, 707 Butler Cove, 711 Butler Cove, 715 Butler Cove, 719 Butler Cove, 710 Butler Cove, and Lot 10 of the subdivision. Applicant Buster McCall.
 - 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.
6. Land Use: Special Use Permit for pool cabana/guest quarters at 800 Double Bend Back Road. Applicants David and Celina Richardson.
 - 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: Discussion/decision on request for feedback on amended site plan with potential zoning change at 102 Blue Ridge Trail. Representative Mark Blake. (Postponed on July 24, 2013.)
 - 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: Discussion/decision on proposed amendment for modifications to Article 24.03 Outdoor Lighting of the West Lake Hills Code for Outdoor Lighting. Council Subcommittee.
 - a. Staff/Council Subcommittee Briefing.
 - b. Public Hearing: All persons wishing to speak for or against shall be heard.
 - c. Deliberation and action.

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9. Public Safety: Discussion/decision on Amendment 278 to the West Lake Hills Code, to amend Chapter 12, regarding false reporting of name or residence to officials. 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.

10. Finance: Budget for FY2013-14:
 - a. First discussion of budget with Council.
 - b. Take record vote on proposed property tax rate and budget calendar.
 - c. Schedule two public hearings.

11. Fire Safety: Update on efforts to improve fire safety, including Fire Wise, FireWatch, WCID 10, and cooperative efforts with Emergency Services District 9. 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.

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

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. Land Use: Discussion/decision on sign regulations and requirements (Chapter 32 of the West Lake Hills Code.) Council Member Taylor Holcomb.

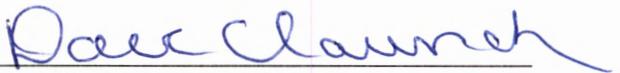
15. Community: Discussion/decision on a 60th Anniversary celebration. Mayor Dave Claunch.

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16. Land Use: Staff briefing on future application for vacation of Amended Plat for Lot 26, Westlake Terrace, and the remaining portion of Lot 50, Westlake Park, also known as 102 Westhaven Drive. City Attorney Alan Bojorquez. (Chapter 36 of the West Lake Hills Code.
 - a. Staff Briefing.
 - b. Executive Session per Section 551.071 of the Texas Local Government Code for Consultation with Attorney.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

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. 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, MAYOR
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the August 14, 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, August 9, 2013 at 5:00 noon.



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.