

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, September 25, 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 25th day of September 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 September 11, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
 - b. Request to postpone to October 9, 2013: **Land Use:** Proposed preliminary replat for Lot 1, Stonehedge Estates Section K, and Tract A, Cybele's Grove Confirming Plat, with multiple variances (setback encroachments for undeveloped lot on Option 2, minimal encroachment of existing porch, cut/fill variance for joint use driveway, driveway retaining wall variance in the side setback, possible driveway variance in excess of 25% slope or finished grade in excess of 20% slope, variance to remove trees with a diameter of 14" or greater, variance to replat existing Lot 1 Stonehedge which is less than 1.0 acre (0.69 acre) into new lot of equal size, variance to repair existing screen wall within 25' setback after partial demolition for joint use driveway, and variance to allow joint use driveway serving two platted lots). Property known as 904 Terrace Mountain and 713 Lost Canyon. Representative Gordon Muir. (Sections 22.03.281, 22.03.210, and 22.03.304 of the West Lake Hills Code.)

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(Consent agenda items continued)

- c. Request to postpone to October 9, 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.) (Postponed on September 11, 2013.)
 - d. Request to postpone to October 9, 2013: Land Use: Discussion regarding staff recommendations for Bee Cave Road redevelopment guidelines. City Planner Davin Fillpot.
 - e. Administration: Approval of proposed FY2013-2014 City Holiday Schedule. City Administrator Robert Wood.
4. Utilities: (Wastewater)
- a. Wastewater Update. Chairman Steve Hudson.
 - b. Discussion/decision on Amendment 279 to Section 18.03.112 of the West Lake Hills Code regarding paperless billing and Section 18.04.068(g) to delete reference to LCRA.
 - 1) Staff Briefing.
 - 2) Public Hearing: All persons wishing to speak for or against shall be heard.
 - 3) Deliberation and action.
5. Land Use: After the fact variance to remove a 20" juniper tree at 1405 Wildcat Hollow. Applicant Dick Clark. (Section 22.03.304(a)(4) 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.
6. Land Use: Release of Utility Easement for American Bank located at 3520 Bee Cave Road. Representative Matthew Whitt. (Section 36.01.018 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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7. Public Safety: Sub-committee update and possible improvements discussion/possible decision regarding vehicle accident analysis report near Westlake Drive and Hull Circle. Sub-committee Members David Moore and Jim O-Connor.
8. Fire Safety & Land Use: Update from staff on temporary moratorium on certain permits in the City limits. City Attorney Alan Bojorquez.
9. Fire Safety: Update on efforts to improve fire safety, including Fire Wise, FireWatch, Travis County WCID 10, and cooperative efforts with Travis County ESD 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.
10. Financial: Budgets and Tax Rate:
 - a. Staff Briefing. City Administrator Robert Wood.
 - b. Public Hearing: Hearings on items (c) through (e). All persons wishing to speak for or against shall be heard.
 - c. Amendment #1 to Budget Ordinance 393, an ordinance amending Budget for Fiscal Year 2012-2013.
 - d. Budget Ordinance 403 for Fiscal Year 2013-2014: The proposed budget will raise more total property taxes than last year's budget by \$30,048 and of that amount \$6,071 is tax revenue to be raised from new property added to the roll this year. The tax rate that has been proposed by the West Lake Hills City Council is the same tax rate that was in effect last year. Since the appraised value of most homes in West Lake Hills has increased, the City property tax owed on most homes will be slightly higher than last year.
 - e. Ordinance 404 for proposed Ad Valorem Tax Rate for 2013 of \$.0534 per \$100.
 - f. Deliberation and Action.
11. Personnel:
 - a. Discussion/decision on confirmation of appointments to ZAPCO, staff volunteer and staff contract positions for Fiscal Year 2013-2014. City Administrator Robert Wood.
 - b. Discussion/decision on appointment of ZAPCO Chairperson. City Administrator Robert Wood.
12. Discussion/decision on nominations for the CAPCOG 2014 Executive Committee. City Administrator Robert Wood.

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13. 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.

14. 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.

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. 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 Dave Claunch.



DAVE CLAUNCH, MAYOR
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the September 25, 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, September 19, 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.