

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
Wednesday, October 9, 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 9<sup>th</sup> day of October 2013 at 7:05 p.m., 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 September 25, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
  - b. **Land Use**: Amendment 280 to the West Lake Hills Code, to correct language in the City Code regarding approval process for Special Use permits. City Administrator Robert Wood.
    - 1) Staff Briefing.
    - 2) **Public Hearing**: All persons wishing to speak for or against shall be heard.
    - 3) Deliberation and action.
  - c. **Finance**: Amendment 1 to Ordinance 393, adopting an amendment to the budget for the Fiscal year 2012-2013. City Administrator Robert Wood.
    - 1) Staff Briefing.
    - 2) **Public Hearing**: All persons wishing to speak for or against shall be heard.
    - 3) Deliberation and action.
4. **Personnel**: Oath of Office for the appointment of Robert Martinez as Municipal Court Clerk. Mayor Dave Claunch.

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5. Discussion/decision on Westlake Chamber of Commerce plans for Christmas Event on December 8, 2013 including closure of Reveille Road near Bee Cave Road. Tim Coffey.
6. 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.) (Postponed on September 25, 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.

7. Land Use: Proposed preliminary replat for Lot 1, Stonehedge Estates Section K, and Tract A, Cybele's Grove Confirming Plat, with multiple variances:
  - Sec. 22.03.281 - Setbacks for Accessory Structure (Retaining Wall)
  - Sec. 22.03.399 - (e) Cut / Fill / Retaining Wall for a driveway exceeding 18" in height or depth
  - Sec. 22.03.399 - (e) Cut and Fill in the Setback
  - Sec. 22.03.304 - Removal of trees 14" or greater, requires City Council Approval
  - Sec. 22.03.175 - (e) (1) Driveway Slope greater than 20% Finish Grade
  - Sec. 22.03.175 - (e) (1) Driveway existing on a Natural Slope greater than 25%
  - Sec. 22.03.175 - (e) (1) Driveway existing on a Natural Slope greater than 25%
  - Sec. 22.03.281 - Minimum Lot size of 1 Acre
  - Sec. 22.03.175 - (a) (2) Driveway encroaching into the 10' driveway setback

Property is known as 904 Terrace Mountain and 713 Lost Canyon. Representative Gordon Muir. (Sections 22.03.281, 22.03.399, 22.03.175, 22.03.175, and 22.03.304 of the West Lake Hills Code.) (Postponed on September 25, 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 by BOA and City Council.

(Note: This item requires dual action. BOA action on all variances except for replat variances, tree removal variances and replat which will be by Council action.) (Postponed on September 25, 2013.)

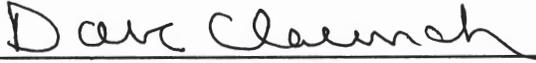
8. Land Use: Discussion/decision on proposed amendment for modifications to Article 24.03 Outdoor Lighting of the West Lake Hills Code for Outdoor Lighting. Council Subcommittee.
  - a. Staff/Council Subcommittee Briefing.
  - b. Public Hearing: All persons wishing to speak for or against shall be heard.
  - c. Deliberation and action.

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9. Water: Discussion/decision on the proposed creation of the Hill Country Priority Groundwater Management Area to include southwestern Travis County added to the Barton Springs/Edwards Aquifer Conservation District and western Comal County added to the Trinity Glen Rose Groundwater Conservation District. SOAH Docket No. 582-10-5643. City Attorney Alan Bojorquez.
  - a. Staff Briefing.
  - b. Deliberation and action.
10. Personnel: Discussion/decision on the hiring process for soon to be open positions of City Secretary and City Planner. City Administrator Robert Wood.
11. Contracts: Discussion/decision on agreement with ATS for building inspection and plan review services. City Administrator Robert Wood.
12. Fire Safety & Land Use: Update from staff on temporary moratorium on certain permits in the City limits. City Attorney Alan Bojorquez.
13. 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.
14. 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.
15. 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.

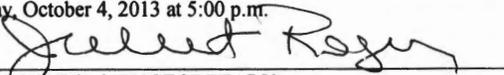
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16. Land Use and Litigation: Update on Cause No. D-1-GN-001858, City of West Lake Hills vs. Yaupon Partners, LLC and Ray McMackin. Legal Counsel.
- a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney.
  - b. Deliberation and action.
17. Adjournment. Mayor Dave Claunch.

  
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DAVE CLAUNCH, MAYOR  
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the October 9, 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, October 4, 2013 at 5:00 p.m.

  
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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.*