

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, November 13, 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 13th day of November 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 October 23, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
 - b. Request to postpone to December 11, 2013: 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 October 9, 2013.)
4. Land Use: Proposed plat with variances to divide one lot (3.645 acres) into two residential lots to be known as Casa Ventanas, The Resubdivision of Lot 1, Krenek Estates, located at 600 Rocky Ledge Road. Applicant Jim Witliff. (Chapters 22 and 36 of the West Lake Hills Code.)

Variances Include:

Section 22.03.175(a)(2) – Driveway encroaching into 10' setback
Section 22.03.281 – Adjust a 50' Front Setback to be a 25' side setback

- 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.

(Note: This item requires dual action. BOA action on all variances and Council action on replat.)

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5. Land Use: Variances to build a new home to be located at 1113 Westlake Drive. Applicant Gintaras Woss represented by Jay Dupont.
Variances Include:
Section 322.03.210 (f) - Exceed 18" allowable cut/fill for a driveway
Section 22.03.170- Exceed maximum height for a retaining wall
Section 22.03.304 (a)(4) -Removal of a 17" Cedar tree
Section 22.03.175(e)(1) - Driveway on a natural slope of 25% or greater
 - 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.(Note: This item requires dual action. BOA action on cut/fill variance, retaining wall height variance, and driveway slope variance, and Council action on tree removal variance.)
6. Land Use: Discussion/decision on extension of variance approval to remove a tree with a diameter of 14" or greater at Westlake Medical Center located at 5858 Bee Cave Road. Applicant Jimmy Holland.
 - 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. Public Safety: Discussion/decision regarding request from residents to conduct efforts to control the coyote population in the Las Brisas Drive area. Mayor Dave Claunch.
8. Land Use: Discussion/decision on possible amendment(s) to Sections 22.03.280 and 22.03.281 of the West Lake Hills Code regarding the size of single-family homes. Council Member Linda Anthony.
9. Public Safety: Discussion/decision regarding enforcement of speed limits on West Lake Hills' streets, especially those involving cut through traffic such as Redbud Trail and Yaupon Valley. Council Member Stan Graham.
10. Land Use: Discussion/decision on proposed amendment for modifications to Article 24.03 Exterior 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.
11. Fire Safety & Land Use: Update from staff on temporary moratorium on certain permits in the City limits. City Attorney Alan Bojorquez.

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12. 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.

13. Legal: Discussion/decision on agreement with Focused Advocacy for assistance with acquiring funding for additional Bee Cave Road improvements. Mayor Dave Claunch.

14. Public Works: Discussion/decision on authorizing Mayor Claunch to execute a real estate contract with Westbank Bible Church for the acquisition of right-of-way or other property interests located at 4010 Bee Cave Road (TXDOT Parcel 21) required for the proposed RM 2244 construction (Bee Cave Road) project, and take other appropriate action.

15. Public Works: Discussion/decision on authorizing Mayor Claunch to execute a real estate contract with Kevin Michael McFarley for the acquisition of right-of-way or other property interests located at 3421 Bee Cave Road (TXDOT Parcel 46) required for the proposed RM 2244 construction (Bee Cave Road) project, and take other appropriate action.

16. 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.

17. 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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18. Land Use and Litigation: Update on Cause No. D-1-GN-001858, City of West Lake Hills vs. Yaupon Partners, LLC and Ray McMackin; Case No. 12-12734-tmd, In re: Raymond McMackin; and Adversary No. 13-01049-tmd, City of West Lake Hills v. Raymond McMackin. Legal Counsel.
- a. Executive Session per Section 551.071 of the Texas Government Code for Consultation with Attorney regarding status of above-listed litigation and related legal issues.
 - b. Deliberation and action.
19. Adjournment. Mayor Dave Claunch.



DAVE CLAUNCH, MAYOR
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the November 13, 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, November 8, 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.