

NOTICE OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
Tuesday, November 26, 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 26<sup>th</sup> day of November 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 November 13, 2013 Regular Meeting Minutes. City Secretary Janet Rogers.
  - b. Land Use: Approval of commercial sign permit application for Turnquist Partners Realtors located at 3700 Bee Cave Road, Suite 102. Applicant Michelle Turnquist. (Section 32.03.008) of the Code.)
  - c. 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.)
  - c. Request to postpone to December 11, 2013: Land Use: Plat Amendment for Lot 2 Nob Hill North Subdivision, locally known as 18 Nob Hill Circle. Applicant Gordon Muir.
  - e. Request to postpone to December 11, 2013: Land Use: Plat Amendment for Lot 4 of Wildcat Ridge Addition Subdivision, locally known as 1412 Harbor View Drive. Applicant Gordon Muir

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4. Utilities (Wastewater):
  - a. Discussion/decision on amendments to Sections 18.03.091 (b), 18.03.093 (c); 18.03.115 (a); and Section 18.03.116 (1) (D) (v), (vi), (vii), and (viii), (3), (7), (8), (9), (10), (11) and (12) regarding definitions, service area, new connection fees and conditions; and extension of wastewater service to developer or developer property.
    - 1) Briefing by Wastewater Chairman Steve Hudson.
    - 2) Public Hearing: All persons wishing to speak for or against shall be heard.
    - 3) Deliberation and action.
  - b. Update on Hull Circle Project. Wastewater Chairman Steve Hudson.
  
5. Land Use: Final plat with approved 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 approved on 11/13/13 are:

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.
  
6. Land Use: Proposed site plan amendment and building permit for Kerbey Lane Café restaurant to be located at 701 South Capital of Texas Highway, Suite M-600 (formerly Lion and Rose). (Chapter 22 of the Code.)

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  - 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: Commercial sign permit application for Kerbey Lane Café restaurant to be located at 701 South Capital of Texas Highway, Suite M-600 (formerly Lion and Rose). (Uniform Sign Agreement.)
  - 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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8. 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.
  
9. Land Use: Discussion/decision on extending Ordinance 400, temporary moratorium on exterior lighting permits and installation of new exterior lighting. (Moratorium expires on December 10, 2013.) Mayor Dave Claunch.
  - a. Staff Briefing.
  - b. Public Hearing: All persons wishing to speak for or against shall be heard.
  - c. Deliberation and action.
  
10. Community Relations: Discussion/decision on City sponsorship at a table at the Westlake Chamber of Commerce Awards Gala to be held on February 28, 2014. Mayor Dave Claunch.
  
11. Fire Safety & Land Use: Update from staff on temporary moratorium on certain permits in the City limits. City Attorney Alan Bojorquez.
  
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. 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.

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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. Personnel: Discussion regarding process for appointing a temporary replacement to fill vacancy by Council Member Jean Goehring, Place 4. No action will be taken at this meeting. Mayor Dave Claunch.
  
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; 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.
  
17. Adjournment. Mayor Dave Claunch.

  
DAVE CLAUNCH, MAYOR  
By Janet Rogers, City Secretary

Certificate

I certify that the above Notice of the November 26, 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 22, 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.*