



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, December 13, 2023 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 13th day of December 2023 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting: <https://us02web.zoom.us/j/3499549035>
Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on December 13, 2023.

1. Call to Order
2. Citizen 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 Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
 - a. Approval of the November 21, 2023 Regular Meeting Minutes.
 - b. Approval of the December 6, 2023 Joint Special Meeting Minutes.
 - c. Approval of the 2024 ZAPCO meeting schedule and timelines for the application process.
 - d. Approval of an Interlocal Agreement with Travis County Emergency Services District (ESD) No. 9 and the City of West Lake Hills for enforcement of the City of West Lake Hills, Texas fire code.

4. Land Use 434 Brady Lane - Discuss and consider action on proposed variances for the removal of two (2) trees with trunk diameters of 14 inches or greater, a double trunk 14"/19" live oak and an 18" live oak (Section 22.03.304 of the West Lake Hills Code). Applicant Monte Janssen, J5 Homes, LLC.
 - Tree # 323 - Double trunk 14" / 19" Live Oak; and
 - Tree # 325 - 18" Live Oak.
5. Land Use 5001 Jeffery Place - Discuss and consider action on variances for 1. A 7-foot encroachment for a fence in a 20-foot fence setback, and 2. To allow 0% transparency, where 80% is required on a corner lot (Section 22.03.173 and Section 22.03.275 of the West Lake Hills Code). Applicants: Huang Lung Wang (Victor) & Elisa Jiang, Property Owners
6. Ordinance Discuss and consider action on the approval of Ordinance 2023-013 to adopt a Subdivision Checklist, as required by House Bill 3699, codified in Texas Local Government Code Section 212.0081.
 - a. Public Hearing - All persons wishing to speak for or against shall be heard.
7. Administration Discuss and consider action to approve a Guaranteed Maximum Price (GMP) with SpawGlass for the construction of the new municipal offices to be located at 4010 Bee Cave Road, and authorization for the City Administrator to execute any change orders up to the contingency amount.
8. Administration Discussion and update on bond items regarding Proposition B (street and drainage projects).
9. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess in Executive Session (closed meeting) to discuss the following:
 - a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 1. Jaffe - 1405 Wildcat Hollow;
 2. Alvarez - 1505 Wildcat Hollow;
 3. Lambert - 1600 Westlake Drive; and
 4. 1836 Real Estate, LLC - 707 Butler Cove.
 - b. Section 551.071 - Consultation with the attorney regarding the tree ordinance.
10. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.
11. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the December 13, 2023 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, December 8, 2023 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. 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).