



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, March 26, 2025 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 26th day of March 2025 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 at <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 March 26, 2025.

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 February 26, 2025 Regular Meeting Minutes.
 - b. **704 Rocky River Road** - Consider action to approve with conditions a Replat of Lot 1R, a replat of portions of Lot 1 and 2 of the White & Murdock Subdivision and 0.40 acres of the Wilkinson Sparks Survey Number 4, Abstract Number 21, within the city limits (Section 36.01.018 of the West Lake Hills Code).
 - c. **1502 Harbor View Drive** - Consider action to approve a license to encroach agreement for irrigation, landscape and driveway improvements in the Harbor View Drive right-of-way (Section 34.01.001 Streets, Sidewalks, and Other Public Ways; Authority).

4. Finance Discuss and consider acceptance of the FY 2023-24 Financial Audit.
5. Land Use **717 1/2 Yaupon Valley Road** - Discuss and consider action on a recommendation from ZAPCO on following variances:

1. Encroachment into all setbacks where 100 feet is required (Section 18.02.033(a): Dimensional Standards for Water Storage Tanks).
2. Tank height of 60 feet where 30 feet is the maximum (Section 18.02.034: Design and construction of potable water tanks).
3. Removal of three ash juniper (cedar) trees; #103 - 14 inch, #106 - 20 inch, #121 - 15 inch; 14 inches or greater (Section 22.03.304(a)(4): Removal of trees 14" or greater);

for the installation of a water storage tank for Travis County Water Control and Improvement District 10. Applicant: James McDermott, Dannenbaum Engineering - Austin LLC.

6. Land Use **413 Ledgeway Ridge**- Discuss and consider action on a recommendation from ZAPCO on proposed variances for the removal of six (6) trees:

- #339 - a 19-inch double trunk live oak
- #342 - a 17-inch double trunk ash juniper (cedar)
- #346 - a 23-inch double trunk ash juniper (cedar)
- #2407 - a 25-inch double trunk ash juniper (cedar)
- #2420 - a 17-inch triple trunk ash juniper (cedar)
- #2437 - an 18-inch live oak

with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code). Applicant: Emily Haydon, LaRue Architects.

7. Land Use **502 Spiller Lane** - Discuss and consider action on a drainage waiver to allow a Type I submittal instead of the required Type III submittal (Section 22.03.511(d) of the Code of Ordinances).
8. Administration Discuss and consider approving a quote from McCoy Rockford for the purchase of furniture, fixtures and equipment for the new municipal complex.
9. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into 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. Jaffe - 1405 Wildcat Hollow; and
 - b. Section 551.071 - Consultation with attorney regarding pending litigation for property located at 1414 Circle Ridge.

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: James Vaughan, Mayor

Certificate

I certify that the above Notice of the March 26, 2025 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, March 21, 2025 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).