

MINUTES OF BOARD OF ADJUSTMENT (BOA)
REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, April 11, 2018
7:00 p.m.

PRESENT: BOA Chair Linda Anthony, BOA Members Rhonda McCollough, Beth South, and Darin Walker. BOA Alternates Mike Dewey and Stan Graham.

ABSENT: BOA Members Jim O'Connor and Brian Plunkett.

1. **Called to Order by Chair Linda Anthony at 7:00 pm.**
2. **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 BOA Meetings, it is intended that these items will be acted upon by the BOA with a single motion because no public hearing or determination is necessary. However, a BOA 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 BOA 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 BOA may add additional items that are listed elsewhere on the same agenda.
 - a. Approval of the March 28, 2017 Special Meeting Minutes. City Secretary Lacie Hale.

BOA MEMBER WALKER MOTIONED TO APPROVE THE CONSENT AGENDA. BOA ALTERNATE DEWEY SECONDED THE MOTION AND IT PASSED BY 6-0 VOTE.

3. **Land Use:** After-the-fact commercial building permit with a variance for off-street parking in the rear parking setback for Westlake Medical Center at 5656 Bee Cave Road. (Section 22.03.249 of the West Lake Hills Code.) Applicant John Conquest.
 - a. Staff Briefing. **City Planner Ashby Grunman explained that this request for an after the fact variance, for a rear setback encroachment. The property owner was constructing pavement parking in the back. It is two feet from the property line and the requirement is 30 feet. The applicant has applied for a permit, twice, for a parking garage in 2014 and 2015. Both permits were issued but the applicant did not construct it. This proposal has 13 parking spaces, it is about 1500 square feet of pavers, and in the critical root zone of 10 trees. ZAPCO recommended approval unanimously with the condition the applicant does not do this again.**
 - b. Presentation by applicant. **Applicant John Conquest explained that they are under the impervious cover. It was an existing gravel lot that had been used by some the tenants for a few years. Consessions have been made by renting parking spaces across the street, to help alleviate some of the parking demand. Part of the reason why the spot is away from the building is to allow patrons, for those facilities in the one building, to have the most desirable spots. It will allow the employees to park away from the building. The parking garage is on the far opposite corner of the site. The cost for**

construction of this was very expensive per space, so that is why it has never been pushed forward. Rip Miller further explained that the pavers were installed four months ago for drainage reasons. During the rainy season, and tire traffic, the gravel would wash down to the drainage pond. He didn't know that the first parking lot was approved. It was financially astronomical to get the parking garage built so they rent spaces in the HEB parking lot.

- c. Public Hearing: No one spoke.
- d. Deliberation and action.

BOA Members asked about the impervious cover, the timing for when the additional parking was put in, when the facilities were originally built, how many parking spots are in this area, and the number of parking spaces in the permitted proposed garage.

BOA Members asked staff to explain why they recommended denial. City Planner Ashby Grundman explained that a financial aspect is driving this proposal and that is not a hardship. BOA continued by asking if there were any other configurations for parking, how would the proposed parking garage impact the impervious cover, and more information about the drainage. Also, they asked when the gravel parking lot was built.

BOA MEMBER WALKER MOTIONED TO APPROVE AN AFTER THE FACT VARIANCE FOR A PARKING LOT BUILT IN THE REAR SETBACK, CONDITIONED UPON STAFF AND/OR THE CITY ENGINEER REVIEW THE PLANS FOR ANY ASSOCIATED DRAINAGE ISSUES. BOA ALTERNATE MIKE DEWEY SECONDED THE MOTION AND IT FAILED BY 3-3 VOTE. BOA MEMBERS SOUTH, McCOLLOUGH AND BOA ALTERNATE GRAHAM MOTIONED TO DENY.

4. Adjourned by Chair Linda Anthony at 7:35 pm.

Certificate

Linda Anthony
LINDA ANTHONY, CHAIR

ATTEST:

Lacie Hale
LACIE HALE, CITY SECRETARY

