

CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA)
REGULAR MEETING


Wednesday, July 10, 2019 at 7:00 p.m.

Notice is hereby given that the Board of Adjustment of the City of West Lake Hills, Texas will hold a Regular Meeting on the 12th day of June 2019, 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. Chair Linda Anthony.
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 June 12, 2019 Regular Meeting Minutes. City Secretary Debbie Loesch.
3. **Land Use: 110 Skyline Drive:** Variance requests for removal of a tree 14" or greater; encroachment into a front building setback; construction in the ½ critical root zone of two trees 14" or greater; and cut and fill in a setback for a residential remodel. Applicant James Saadi and Ashley Kroh (Power of Attorney Kim Power, Dick Clark & Associates).
 - Variance for removal of a tree 14" or greater – Tree # 268, 22" Chinaberry (Section 22.03.303 of the West Lake Hills Code)
 - Variance for construction encroachment into the ½ critical root zone of a tree 14" or greater – Tree # 262, 16" Cedar (Section 22.03.303 of the West Lake Hills Code)
 - Variance for construction encroachment into the ½ critical root zone of a tree 14" or greater – Tree # 273, 16.5" Cedar (Section 22.03.303 of the West Lake Hills Code)
 - Variance for building additions to encroach into a front building setback (Sections 22.03.275 & 22.03.281 of the West Lake Hills Code)
 - Variance for cut and fill in a setback (Section 22.03.170(f) of the West Lake Hills Code)
 - 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 the variances for building additions to encroach into a front building setback, and variance for cut and fill in a setback. City Council action for variance for removal of trees 14" or greater – Tree #268, 22" Chinaberry, and variances for encroachment into the ½ Critical Root Zone of two trees 14" or greater – Tree #262, 16" Cedar, and Tree # 273, 16.5" Cedar)

4. **Withdrawn from Consideration by Applicant:** Land Use: 1405 Wildcat Hollow – After-the-fact variance requests for a fence to exceed height allowance and to encroach in the setback and a retaining wall to exceed height allowance and encroach in the setback. Applicant Douglas Jaffe, III; Power of Attorney Jan Sotelo.
- Variance for fence height and setback encroachment (Section 22.03.173 of the West Lake Hills Code)
 - Variance for retaining wall height and setback encroachment (Sections 22.03.170 and 22.03.281 of the West Lake Hills Code)
5. Adjournment. Chair Linda Anthony.


LINDA ANTHONY, CHAIR
By Debbie Loesch, City Secretary

Certificate

I certify that the above Notice of the July 10, 2019 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, July 5, 2019 at 3:00 p.m. and will remain posted continuously until said meeting is convened.


Debbie Loesch, City Secretary

All items on the agenda are for discussion and/or action. The Board of Adjustment 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.