

NOTICE OF BOARD OF ADJUSTMENT
(BOA) REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, February 13, 2019
7:00 p.m.

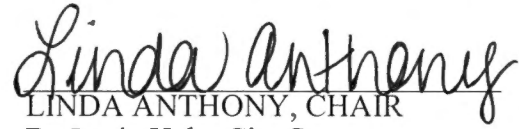
Notice is hereby given that the Board of Adjustment of the City of West Lake Hills, Texas will hold a Regular Meeting on the 13th day of February 2019, at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, 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 January 9, 2019 Regular Meeting Minutes. City Secretary Lacie Hale.
 - b. **Request to postpone by applicant.** Land Use: 111 Westlake Drive – Variance request for encroachment into a side setback and variance request to exceed allowed impervious cover (West Lake Hills Code Section 22.03.281 and Section 1.01.003). Applicant Gavin and Jennie Moreland.
3. Land Use: 717 ½ Yaupon Valley Road – Amended site plan with seven variances to install improvements including a building and generator for the McConnell Pump Station. Applicant James McDermott for Travis County Water District #10.
 - 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 minimum lot dimensions for lot zoned GUI, encroachment into a minimum side building setback, encroachment of accessory structure, overhangs and eaves in a building setback, grading and filling within a minimum side building setback, and retaining wall to exceed 6 feet. City Council action on removal of trees greater than 14-inches in diameter (Tree #5311 - 14” Cedar Tree) and install a new building within the Critical Root Zone (CRZ) of Tree #5289 - 34” Cottonwood.)
4. Land Use: 18 Nob Hill Circle – a Special Use Permit for 18 Nob Hill, zoned R-1 – One-Family Residential, to construct guest or domestic employee quarters. (Section 38.03.032(c)(1) of the West Lake Hills Code.) Applicant Mel Lawrence.
 - 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 special use permit for quest or domestic employee quarters and City Council action on the variance request to remove Tree # 905 – 16.5” Ashe Juniper.)

5. Adjournment. Chair Linda Anthony.


LINDA ANTHONY, CHAIR
By Lacie Hale, City Secretary

Certificate

I certify that the above Notice of the February 13, 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, February 8, 2019 at 4:00 pm.


LACIE HALE, 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.