

NOTICE OF BOARD OF ADJUSTMENT (BOA)
REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, February 8, 2017
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 8th day of February 2017, 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 11, 2017 Regular Meeting Minutes. City Secretary Lacie Hale.
3. **Land Use:** Proposed Rezone from (O) Office to (GUI), a Site Plan Amendment with multiple variances (two trees with trunk diameters greater than 14 inches (15 inch cedar and 18 inch cedar), cut/fill, hydropneumatic water tank, water tank size, driveway setback encroachment, septic tank setback, septic field distance from water tank), for Travis County Water Control and Improvement District #10 at 5324 Bee Cave Road. (Chapter 18 – Article 18.02 and Chapter 22 – Article 22.03 of the West Lake Hills Code.) Applicant Carla Glass.
 - 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.**
(Dual Action Required: Board of Adjustment on all variances except for the trees, City Council on the Rezone, site plan amendment and tree variances.)
4. **Land Use:** Proposed Amended Plat on Lots 1, 2, 13 and a portion of 14 of the Los Rincones Subdivision with a variance for a driveway setback at 1906 Yaupon Valley Road. (Chapter 36 and Section 22.03.281 of the West Lake Hills Code.) Applicant Rhett Hoestenbach.
 - 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.**
(Dual Action Required: Board of Adjustment for the driveway setback variance, City Council for the Plat).

5. Land Use: Request for multiple variances (encroachment into a front and a side building setback; height of a building over 32 feet; and removal of two Cedar trees larger in diameter than 14 inches (18 inch cedar and 14 (10 inch and 8 inch multi-trunk) inch cedar) for the construction of a new residence at 6 Nob Hill. (Sections 22.03.281, 22.03.279 and 22.03.304 of the West Lake Hills Code.) Applicants Jon Luce and Tom Kite.
 - 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.
(Dual Action Required: Board of Adjustment of the setback and height variances, City Council on the tree variances).

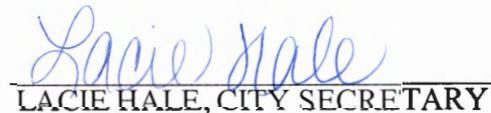
6. Land Use: Request for a variance reducing the fire flow requirement for 309 Buckeye Trail. (Chapter 8, Article 8.04 of the West Lake Hills Code.)
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

7. Adjournment. Chair Linda Anthony.


LINDA ANTHONY, CHAIR

Certificate

I certify that the above Notice of the February 8, 2017 Board of Adjustment Public Hearings and Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, February 3, 2017 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.