

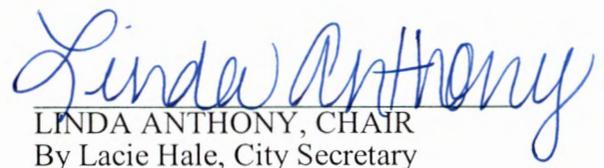
NOTICE OF BOARD OF ADJUSTMENT (BOA)
PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, March 9, 2016
7:00 p.m.

Notice is hereby given that the Board of Adjustment of the City of West Lake Hills, Texas will hold Public Hearings and a Regular Meeting on the 9th day of February 2016, 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 February 10, 2016 Regular Meeting Minutes. City Secretary Lacie Hale.
3. **Land Use:** Multiple variances for a new driveway at 103 Crestwood Court. (Section 22.03.281 of the West Lake Hills Code.) Applicant Justin Jacobs.
 - 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.
4. **Land Use:** Variance to request for a retaining wall in a building setback at 5103 Rollingwood Drive. (Section 22.03.281 of the West Lake Hills Code.) Applicant Charles Martin.
 - 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.
5. **Land Use:** Variances to remove trees greater than 14 inches in trunk diameter, cut and fill and retaining walls in a building setback at 2 Sweet Sky. (Section 22.03.304 of the West Lake Hills Code.) Applicant David Smith.
 - 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 building setback variances. Council action on the tree variances.)
6. **Land Use:** Request for a Special Use Permit for a construction trailer at 501 Rocky River Road. (Section 38.04.032 of the West Lake Hills Code.) Applicant Joe Pinelli.
 - 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. Land Use: Variance to exceed allowed impervious cover at 515 South Capital of Texas Highway. (Section 22.03.281 of the West Lake Hills Code.) Applicant David Zedeck.
- 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.
8. Land Use: Variances to encroach into one building setback and one driveway setback at 5105 Rollingwood Drive. (Section 22.03.281 of the West Lake Hills Code). Applicant Brad Hoskins.
- 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.
9. Land Use: Variance request to encroach a driveway setback for a new driveway at 311 Westlake Drive. (Section 22.03.281 of the West Lake Hills Code.) Applicant Liana Davis.
- 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.
10. Land Use: 1801 Wildcat Hollow Variance Extension for Three variances; (1) Add an emergency vehicle access driveway (second driveway entrance/exit); (2) Build a driveway on a slope greater than 25%; and (3) Removal of 3 Juniper trees with a trunk greater than 14” at 1801 Wildcat Hollow. (Sections 22.03.175 and 22.03.304 of the West Lake Hills Code.) Applicant John Masek.
- 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 driveway variances. Council action on the tree variances.)
11. Land Use: After-the-fact variance for a cut in a side setback at 5 Wren Valley Cove. (Section 22.03.281 of the West Lake Hills Code.) Applicant Edward Gordon.
- 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.

12. Adjournment. Chair Linda Anthony.


LINDA ANTHONY, CHAIR
By Lacie Hale, City Secretary

Certificate

I certify that the above Notice of the March 9, 2016 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, March 4, 2016 at 5:00 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.