

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

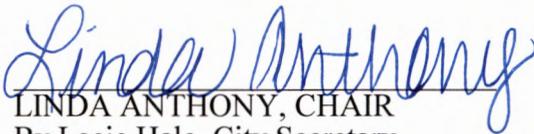
Notice is hereby given that the Board of Adjustment of the City of West Lake Hills, Texas will hold a Regular Meeting on the 9th day of November 2016, at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, 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 October 12, 2016 Regular Meeting Minutes. City Secretary Lacie Hale.
 - b. Approval of the October 26, 2016 Special Meeting Minutes. City Secretary Lacie Hale.
3. **Land Use:** Proposed variance for an encroachment in to the front driveway setback for construction of a new residence at 308 Reveille Road. (Sections 22.03.249 of the West Lake Hills Code.) Applicant Steven Johnson.
 - 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:** After-the-fact variance to request an encroachment to a building setback for an A/C pad and pool equipment at 438 Brady Lane. (Section 22.03.281 of the West Lake Hills Code.) Applicant Bradley Wilson.
 - 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:** After-the-fact variance to request an encroachment to a building setback for a courtyard wall at 405 Skyline Drive. (Section 22.03.281 of the West Lake Hills Code.) Applicant Randall Broesche.
 - 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.**
6. **Land Use:** Request for a Special Use Permit for a bank 3813 Bee Cave Road. (Section 38.04.032 of the West Lake Hills Code). Applicant Lisa Lehmann.
 - 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: Request for a Special Use Permit to sell on-premises beer and wine beverages at 3625 Bee Cave Road (711 Convenient Store). (Section 38.04.032 of the West Lake Hills Code). Applicant Marcus Schwartz.
 - 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.

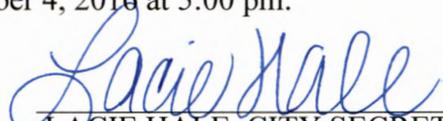
8. Land Use: Request for eleven variances (encroachment into two driveway setbacks; and removal of nine Ash Juniper trees, Tree #7321 multi-stem Cedar (9", 5.5", 4" and 4"), Tree #7440 (15.5"), Tree #7586 (10", 6", 6"), Tree #7589 (16"), Tree #7663 (11.5", 8.5"), Tree #7684 (9", 7", 7", 6", 5.5"), Tree #7685 (7.5", 5.5", 3.5", 3.5", 3"), Tree #7690 (13", 8.5", 4"), Tree #7712 (13", 10", 9", 9", 6") at 622 Cortona Drive. (Sections 22.03.175(a)(2) and 22.03.304 of the West Lake Hills Code.) Applicant Eran Montoya.
 - 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 for the driveway setback variances and City Council for the tree variances).

9. Adjournment. Chair Linda Anthony.


LINDA ANTHONY, CHAIR
By Lacie Hale, City Secretary

Certificate

I certify that the above Notice of the November 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, November 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.