

MINUTES OF BOARD OF ADJUSTMENT (BOA)  
PUBLIC HEARINGS AND REGULAR MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
Wednesday, February 10, 2016  
7:00 p.m.

**PRESENT: BOA Chairman Linda Anthony, BOA Members Stan Graham, Jim O'Connor, Brian Plunkett, Beth South, and Darin Walker.**

**ABSENT: None.**

1. **Called to Order by Chair Linda Anthony at 7:17 PM suspended at 7:38 pm then reconvened at 7:40 PM.**
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 13, 2016 Regular Meeting Minutes. City Secretary Lacie Hale.

**BOA MEMBER PLUNKETT MOTIONED TO APPROVE THE CONSENT AGENDA. BOA MEMBER O'CONNOR SECONDED THE MOTION AND IT PASSED BY 6-0 VOTE.**

3. **Land Use:** Multiple variances (retaining wall in side building setback, cut/fill over 18" in side setback and 4 trees over 14") for a new residence at 1113 Westlake Drive. (Sections 22.03.175(1), 22.03.276 and 22.03.170(f) of the West Lake Hills Code.) Applicant Kim Power.
  - a. **Staff Briefing. City Planner Ashby Grundman gave briefing that the applicant wants to build a new residence on this vacant lot, with a retaining wall in the south side setback. He also gave the reasons for the tree removal and cut and fill.**
  - b. **Presentation by applicant. Applicant's Representative Dick Clark gave the presentation for the multiple variances.**
  - c. **Public Hearing: No one spoke.**
  - d. **Deliberation and action.**  
(Note: This item requires dual action. BOA action on the retaining wall in side building setback, and cut/fill over 18" in side setback variances. Council action on the tree variance.)

**BOA Members asked the applicant about the driveway location, cut/fill, the possibility of rotating the garage, the trees and the tree replacement plan.**

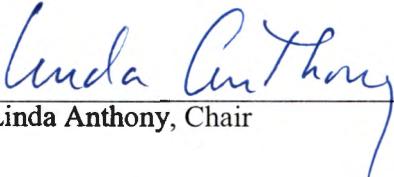
**BOA MEMBER WALKER MOTIONED TO APPROVE THE FOR THE RETAINING WALL IN THE BUILDING SET BACK AND THE CUT AND FILL OVER 18". BOA MEMBER O'CONNOR SECONDED THE MOTION AND IT PASSED BY 6-0 VOTE.**

4. Land Use: After-the-fact variance for a cut in a side building setback at 5 Wren Valley Cove. (Section 22.03.281 of the West Lake Hills Code.) Applicant Edward Gordon.
- a. Staff Briefing. City Planner Ashby Grundman gave briefing. City Administrator Robert Wood also confirmed if Council was aware of the cuts that the applicant is referring to. He also made the Board of Adjustment members aware of the septic plan issues and a rock pile in the building setback. This project currently has a stop work order until these issues are resolved.
  - b. Presentation by applicant. Applicant's Representative Winn Whitman gave a brief explanation that the large cut was made for the motor court. The additional cut in the setback is what was not allowed. He also presented the proposed vegetation that would be planted in the two cuts.
  - c. Public Hearing:  
David Lindsey is an adjacent property owner. He shared his concerns and the first landscaping meeting with the builder. He does not buy that this was just a mistake. He lost 15 feet of wood because of this and now he has a view of the two-story house. The landscaping does not benefit him because he does not see it. Unless they plant 15 foot tall trees. He registered his discontent and disbelief that this was an accident.
  - d. Deliberation and action.  
BOA Members asked about what vegetation species have been selected and the planting plan to remedy this issue. They would like to see a complete tree replacement plan, landscaping plan, and a lighting plan for the entire site.

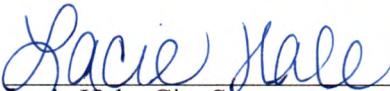
**BOA MEMBER WALKER MOTIONED TO POSTPONE UNTIL BOA HAS SEEN AN ENTIRE LANDSCAPING PLAN, AND TREE REPLACEMENT PLAN. ALSO, REMEDY THE ROCK PILE AND UPDATE THE SEPTIC SYSTEM. BOA MEMBER O'CONNOR SECONDED THE MOTION AND IT PASSED BY 6-0 VOTE.**

5. Adjourned by Chair Linda Anthony at 8:10 PM.

Certificate

  
Linda Anthony, Chair

ATTEST:

  
Lacie Hale, City Secretary

