

MINUTES OF BOARD OF ADJUSTMENT (BOA)
REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 10, 2018
7:00 p.m.

PRESENT: BOA Chair Linda Anthony, BOA Members Rhonda McCollough, Jim O'Connor, Brian Plunkett, Beth South, and Darin Walker.

ABSENT: None.

1. **Called to Order by Chair Linda Anthony at 7:03 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 December 13, 2017 Regular Meeting Minutes. City Secretary Lacie Hale.

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

3. **Land Use:** Variance request for multiple variances (cut/fill over 18 inches in three setbacks, structure in a setback, and sign variance) for Shepherd of the Hills Lutheran Church at 3525 Bee Cave Road. (Sections 22.03.210, 22.03.281 and 32.03.007 of the West Lake Hills Code.) Applicant Bill Dawson.
 - a. Staff Briefing. **City Planner Ashby Grundman explained that the first three variances are for cut and fill in the setbacks, the second three are for the structures in the setbacks. They are also requesting a sign variance for 36 square feet. Code allows 24 square feet for zoned GUI properties. The final variance is for boulders in the setbacks. ZAPCO recommended approval of the cut and fill variances. They recommended denial for all of the other variances, for lack of hardship.**
 - b. Presentation by applicant. **Applicant Bill Dawson introduced the architect of the project, Ben Heimsath. Mr. Heimsath explained how the visibility issues with Bee Cave Road and TXDOT construction are the hardships. He also elaborated on the proposed layout.**
 - c. **Public Hearing: No one spoke.**
 - d. Deliberation and action.
(Note: This item requires dual action. BOA action on the cut/fill variances and structure in the setback variances and City Council action on the sign variance.)

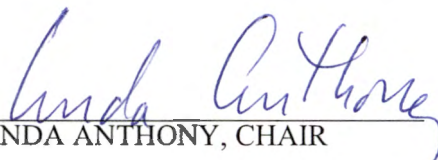
BOA members asked about the size of the boulders, what type of vegetation will be planted on the berms, what is the anticipated use for the gathering

space in the front, if there were other things from keeping someone from hitting the boulder, They appreciated how they have reduced the requested variances and recognize the hardship to be Bee Cave Road.

BOA MEMBER WALKER MOTIONED TO APPROVE THE VARIANCES FOR THE CUT AND FILL, THE STRUCTURES AND BOULDERS IN THE FRONT AND SIDE SETBACKS. BOA MEMBER McCOLLOUGH SECONDED THE MOTION AND IT PASSED BY 6-0 VOTE.

4. Adjourned by Chair Linda Anthony at 7:43 pm.

Certificate


LINDA ANTHONY, CHAIR

ATTEST:


LACIE HALE, CITY SECRETARY

