

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, June 14, 2023 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:04 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Gordon Bowman
James Vaughan
Brian Plunkett
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes
Assistant City Attorney Nicole Warren

2. Citizen Communications The Board of Adjustment (BOA) welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Board later in the meeting. The Board cannot respond to or discuss matters not listed on the agenda. The Board may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Chair Anthony opened the meeting for public comments. Joseph Lucas (100 Swiftcurrent Trail) spoke to the Board regarding access to his property and the ingress/egress easement agreement with the adjacent property owner at 98 Swiftcurrent Trail. Mr. Lucas asked the Board to review the administrative staff's decision regarding the construction plans and to withhold any approvals until a case study is completed. Hearing no further comments, the public communication section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
- a. Approval of the May 10, 2023 Regular Meeting Minutes.
 - b. Approval of the May 24, 2023 Special Meeting Minutes.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Bowman, the Board voted five (5) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

4. Land Use 604 Rocky River Road - Discuss and consider action on a variance request to allow an encroachment into the 25' side yard setback by 4' (four feet) for an A/C unit and generator for a new residence under construction (Section 22.03.275 (b) 3 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

Director Bills gave a brief summary. Comments were received from Mindy Vescovo.

MOTION: Upon a motion made by Board Member Vaughan and a second by Board Member Walker, the Board voted five (5) for and none (0) opposed to approve the variance request as presented. Motion carried.

5. Ordinance 701 South Capital of Texas Highway, Suite 500 - Discuss and consider action to adopt an ordinance for a Special Use Permit request to sell beer and wine for on-site consumption on a property Zoned B-3 Business 3 (West Lake Hills Code, Section 38.03.038(c)(3). Applicant Brian Borichevsky (ROK Golf ATX WL, LLC).

- a. Public Hearing: All persons wishing to speak for or against shall be heard.

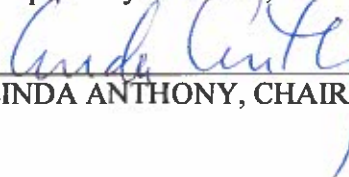
Public hearing was opened at 7:23 p.m. Director Bills gave a brief summary. Comments were received from Brian Borichevsky. With no further comments, the public hearing was closed at 7:33 p.m.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Plunkett, the Board voted five (5) for and none (0) opposed to approve the ordinance as presented. Motion carried.

6. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Vaughan, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 7:34 p.m. Motion carried.

Respectfully submitted,


LINDA ANTHONY, CHAIR

ATTEST:


Terry Blanchard, TRMC
City Secretary

These minutes were approved on July 26, 2023.

