

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, August 9, 2023 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:01 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Gordon Bowman
James Vaughan
Brian Plunkett
Beth South

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes
City Attorney Patty Akers
Court Administrator Robert Martinez

2. Citizen Communications The Board 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. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the Board and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.

a. Approval of the July 26, 2023 Regular Meeting Minutes.

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

4. Land Use 1425 Redbud Trail - Discuss and consider action on a variance request for 28.2% impervious cover where the maximum impervious coverage allowed is 25% (Section 22.03.278 of the West Lake Hills Code). Applicant Nick Mehl, Element 5 Architecture.

Director Bills gave a brief summary. ZAPCO recommends approval. Staff recommends

approval with the following conditions: (1) Water Quality Controls compliant with Chapter 6 of the Drainage & Erosion Control Manual and Texas Commission on Environmental Quality (TCEQ) will be provided where required; and (2) the outfall of the existing drainpipe discharging to the Yaupon Valley Road right-of-way on the northeast property line will be improved to remediate any erosion.

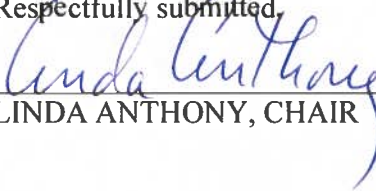
Andrew Reif (1425 Redbud Trail) – Spoke with the Council about plans for the property and was available to answer questions.

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

5. Adjournment

MOTION: Upon a motion made by Board Member South and a second by Board Member Vaughan, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 7:20 p.m. Motion carried.

Respectfully submitted,


LINDA ANTHONY, CHAIR

ATTEST:


Terry Blanchard, TRMC
City Secretary

These minutes were approved on September 13, 2023.

