



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, February 14, 2024 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 14th day of February 2024 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:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035> Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on February 14, 2024.

1. Call to Order
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.
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 January 10, 2024 Regular Meeting Minutes.
4. Ordinance 3421 Bee Cave Road- Discuss and consider action to approve Ordinance 157-2024-A for a Special Use Permit request to allow for a day care, preschool and summer camp on a property Zoned O - Professional and Business Office (West Lake Hills Code, Section 38.04.031). Applicant: Young Peoples Workshops Spanish Immersion Preschool.
 - a. Public Hearing: All persons wishing to speak for or against shall be heard.

5. **Land Use 3421 Bee Cave Road**- Discuss and consider action on variance requests from the West Lake Hills Code:

- a. Section 22.03.249(b)(2) - Driveway, parking and loading area setback, 30 foot minimum;
- b. Section 22.03.281(b) - Schedule of regulations - Minimum side setback distance of 25 feet;
- c. Section 22.03.241 - Schedule of minimum number of (parking) spaces - 50 spaces required;
- d. Section 22.03.281 IX - Exceeding the Impervious Cover maximum for O - Office zoning of 38% with incentive bonuses; and
- e. Section 22.03.251(d) - Screening, trees and landscaping - 25-foot buffer along Bee Cave and 25% of the lot remaining in its natural state.

Applicant: Ramon Aguirre, Director of Operations for Clear Terra Group.

6. **Land Use 205 West Spring Drive** - Discuss and consider action on a variance request to encroach up to 8.25 feet into the required 15-foot side setback for the addition to an existing one-story non-conforming residential structure (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: William McAshan, property owner.

7. Adjournment

Approved by: Linda Anthony, Chair

Certificate

I certify that the above Notice of the February 14, 2024 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, February 9, 2024 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council 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).