



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, April 10, 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 10th day of April 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 April 10, 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 March 13, 2024 Regular Meeting Minutes.
4. Land Use **702 Loma Linda** - Discuss and consider action on a variance to exceed the 30-foot building height maximum by 3 feet, 2 inches for a balcony roof (Section 22.03.279 of the West Lake Hills Code). Applicant: Jenna Montoya.

5. Land Use 902 Redbud Trail - Discuss and consider action on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code). Applicant: Samy Aboel-Nil, Property Owner.
6. Land Use 311 Westhaven Drive - Discuss and consider action on a variance for an encroachment of 5 feet into the 20-foot side setback for an addition to an existing non-conforming single-family house (Sections 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: Elizabeth Salaiz, Elizabeth Salaiz Architect, Inc.
7. Land Use 613 Rock Park - Discuss and consider action on two variances:
 - a. Allow one primary residential unit with an attached dwelling unit - More than 2 dwelling units per acre (Section 38.03.034 of the West Lake Hills Code).
 - b. Schedule of Regulations - Establishing Setbacks for R-3 Transitional smaller than 0.5 acres (Section 22.03.281 of the West Lake Hills Code).

Applicant: Alfredo Terrones, MMRY, LLC.

8. Adjournment

Approved by: Linda Anthony, Chair

Certificate

I certify that the above Notice of the April 10, 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, April 5, 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).