

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, April 10, 2024 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:02 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Gordon Bowman
Jim O'Connor
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

Director of BDS Jennifer Bills
City Secretary Terry Blanchard
Chief of Police Scott Gerdes
City Attorney Josh Brockman-Weber

Chair Anthony suspended the BOA meeting at 7:03 p.m.

Chair Anthony reconvened the BOA meeting at 7:04 p.m.

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 March 13, 2024 Regular Meeting Minutes.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted six (6) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

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.

Director Bills gave a brief summary. The following individuals spoke regarding the variance request:

- Jenna Montoya (property owner) - Neighbors have no objections to the request.
- Brian McLaury (Cornerstone Architects) - Distributed updated exhibit showing the correct grade calculations. The request is for a 1'4" height variance.
- James Vaughan - Asked about the percentage of impervious coverage. He considers the excessive slope and safety issues to be a hardship. He encouraged the Council to be kind and compassionate when considering these types of issues.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member O'Connor, the Board voted five (5) for and one (1) opposed to approve the height variance request due to safety issues and excessive slope. Board Member Plunkett voted in opposition. Motion carried.

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.

Director Bills gave a brief summary.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member O'Connor, the Board voted six (6) for and none (0) opposed to approve the variance as requested. Motion carried.

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.

Director Bills gave a brief summary.

Jon and Katie Hibler (property owners) stated that they did not want to disturb the trees on their lot. The design they chose would allow them to reconfigure the home to meet the needs of their growing family.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Plunkett, the Board voted six (6) for and none (0) opposed to approve the variance as requested. Motion carried.

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, MMRV, LLC.

Director Bills gave a brief summary. The property was annexed in 2011 with a Development Agreement that allowed for the maximization of density, given that the impervious cover of 50% is not exceeded.

Alfredo Terrones (architect) stated that the septic limits the space available on the lot. He clarified that the second unit would be connected to the main house by a hallway.

MOTION: Upon a motion made by Board Member Bowman and a second by Board Member Plunkett, the Board voted six (6) for and none (0) opposed to approve the variance as requested. Motion carried.

8. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted six (6) for and none (0) opposed to adjourn the meeting at 7:45 p.m. Motion carried.

Respectfully submitted,



LINDA ANTHONY, CHAIR

ATTEST:



Terry Blanchard, TRMC
City Secretary

These minutes were approved on May 8, 2024.

