



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, July 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 July 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 July 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 June 12, 2024 Regular Meeting Minutes.

4. Land Use **103 Yaupon Valley Road** - Discuss and consider action on the proposed variances:
 1. Excavation, grading or filling greater than 18" in setbacks (Section 22.03.170(f) of the West Lake Hills Code); and
 2. Closed cut of 11 feet for the house where maximum allowed is 10 feet (natural grade 25-35%) or 0 feet (natural grade >35%), and a closed fill of 3 feet where the

maximum is 0 feet for the driveway (7.4.1 of the Drainage and Erosion Control Manual).

Applicants: Erica & Ashton Weinberger, Property Owner.

5. Land Use **304 Yaupon Valley Road** - Discuss and consider action on a variance to the 30-foot front setback with an encroachment of up to 10 feet (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: James Bylander.
6. Land Use **1427 Redbud Trail** - Discuss and consider action on a variance request for a 38-foot encroachment into a 50-foot front setback for a new carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: Stacy Paulson.
7. Land Use **205 West Spring Drive** - Discuss and consider action on a variance request to encroach up to 10.25 feet into the required 15-foot side setback for the addition to an existing one-story non-conforming residential structure with a structure and eaves. (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: William McAshan, Property Owner.
8. Administration Discuss and consider action on an appeal to the variance expiration determination of an administrative official per Section 38.02.008(2) Appeals to the Board of Adjustment for 912 Calithea Road.
9. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the July 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, July 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).