



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, September 11, 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 11th day of September 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 September 11, 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. **Administration** Discuss and consider approval of the August 14, 2024 Regular Meeting Minutes.
4. **Public Hearing 3663 Bee Cave Rd Suite 4-A** – Discuss and consider action to approve Ordinance 157-2024-D for a Special Use Permit request to allow the sale of beer and wine beverages in a restaurant for on-premise and off-premise consumption on a property Zoned B-2 Business 2 District (West Lake Hills Code, Section 38.04.031). Applicant: Westlake Swedish, LLC (Swedish Hill).
5. **Land Use 200 Wildcat Hollow**: Discuss and consider action to allow for 25-foot encroachment for the building and grading for structures into a 50-foot front setback adjacent

to Skyline Drive for the redevelopment of a single-family residential structure (Sections 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: Rachel Jones, McCollum Studio.

6. **Land Use 1501 Wildcat Hollow:** Discuss and consider action on the proposed variances:

1. Allow up to 6 feet of grading in the 50-foot Harbor View Drive front setback for the garage access/drive court where grading greater than 18" is not allowed (Section 22.03.170 (f));
2. Allow a retaining wall up to 6'7" in height above natural grade, where the maximum wall height anywhere on the site is 6 feet. (Section 22.03.170);
3. Allow an encroachment of 6 feet for a drive court and 8 feet for a side parking area, into the required 20-foot parking setback from Harbor View Drive. (Section 22.03.175);
4. Allow a 12-foot encroachment into the required 50-foot front setback at Harbor View Drive (Sections 22.03.275 and 22.03.281); and
5. Request to maintain the existing nonconforming circle drive with access on Wildcat Hollow and Harbor View Drive, where only one driveway is allowed per lot. (Section 22.03.175).

Applicant: Davin Fillpot, R&D Architecture

7. **Land Use 22 Hull Circle:** Discuss and consider action on a variance for an 8-foot encroachment into the 20-foot side setback for the replacement of a nonconforming deck (Sections 22.03.276 and 22.03.281 of the West Lake Hills Code). Applicant: James Odom, Archadeck of Austin.

8. **Land Use 102 West Spring Drive:** Discuss and consider action on the proposed variances:

1. To encroach 16'4" into the required 20-foot west side setback (Sections 22.03.275 and 22.03.281);
2. Encroach 8'4" into the required 20-foot east side setback (Sections 22.03.275 and 22.03.281); and
3. Maintain the existing impervious cover allowance of 44.1% (Sections 22.03.278 and 22.03.281 of the West Lake Hills Code).

Applicant: Michael Deere, Archadia Design.

9. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the September 11, 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, September 6, 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. The Board 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).