

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, January 8, 2025 at 7:00 PM

1. Call to Order

With a quorum present, Chair Vaughan called the meeting to order at 7:03 p.m.

BOARD MEMBERS PRESENT:

Chair James Vaughan
Gordon Bowman
Dana Harmon
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Jennifer Bills
Building Official Jordan Word
Chief of Police Scott Gerdes
City Attorney Josh Brockman-Weber

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 Vaughan opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Administration Discuss and consider approval of the December 11, 2024 Regular Meeting Minutes.

MOTION: Upon a motion made by Board Member Harmon and a second by Board Member South, the Board voted five (5) for and none (0) opposed with one (1) abstention to approve the minutes as presented. Board Member Bowman abstained. Motion carried.

4. Administration **716 Laurel Valley** - Discuss and consider action on an appeal of a decision made by the Building Official/City Inspector per Section 38.02.008 (3), Procedure for appeals to the board.
Applicant: Barry Schwartz

Building Official Word gave a brief summary and presentation to the Board. Applicant Barry Schwartz provided a history of the project to the Board. Since the project began, there have been two (2) ice storms that damaged trees on the property. He cited a letter mailed by the City to all residents directing them to remove dead/damaged trees or be fined up to

\$2,000 per day. Mr. Schwartz contacted a local arborist to provide a letter as requested by City staff, but the arborist was not certified, therefore, the letter could not be accepted. Mr. Schwartz stated that he does not have an issue with putting funds into replanting on the lot, but he refuses to pay a fine as well as replant. Suggestions for a favorable resolution to the issue included planting native trees as close to the replacement inches as possible. Applicant was asked to work with staff to develop an acceptable plan.

Chair Vaughan requested to meet in executive session under Section 551.071 of the Texas Government Code for a consultation with the attorney. The Board convened into Executive Session at 7:45 p.m.

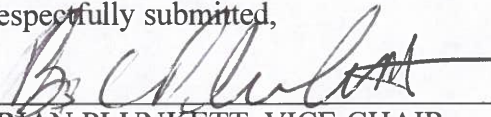
The Board reconvened into Open Session at 7:56 p.m.

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 stay the decision for lack of information to render a verdict and come back to it at the next meeting with a landscaping plan which may or may not, at staff discretion, include a driveway modification. Motion carried.

5. Adjournment

Mayor adjourned the meeting at 8:00 p.m.

Respectfully submitted,


BRIAN PLUNKETT, VICE-CHAIR

ATTEST:


Terry Blanchard, TRMC
City Secretary

These minutes were approved on February 12, 2025.

