



CITY OF WEST LAKE HILLS, TEXAS  
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING  
Wednesday, May 14, 2025 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 14<sup>th</sup> day of May 2025 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](mailto:citysec@westlakehills.gov) by 1:00 P.M. on May 14, 2025.

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 action on approval of the April 9, 2025 Regular Meeting Minutes.
4. Ordinance 5100 Bee Cave Road - Discuss and consider action on Special Use Permit 157-2025-B request to allow for a private school on a property zoned O – Professional and Business Office District. (West Lake Hills Code, Section 38.03.035 (c)(7)). Applicant: Will Gunnell, Husch Blackwell.
5. Ordinance 3421 Bee Cave Road – Discuss and consider action to approve Ordinance 157-2025-C for a Special Use Permit request to allow for individual and group tutoring, and after school classes for no more than 30 clients at a time, on a property Zoned O – Professional and Business Office (West Lake Hills Code, Section 38.04.031). Applicant: Ramon Aguirre, Director of Operation for Clear Terra Group.

6. **Land Use 4 North Peak Road** - Discuss and consider action on a recommendation from ZAPCO for a variance to allow for an encroachment of 10 feet into the 50-foot front setback for the construction of a new house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: Kent Stromberg, Eppright Homes, LLC.
  
7. **Land Use 1001 Madrone Road** - Discuss and consider action on a recommendation from ZAPCO regarding the following variance requests for the construction of a new residential home:
  1. To allow for an encroachment of approximately 5.2 feet into the 25-foot side setback for the construction of a new deck (Section 22.03.281 and 22.03.275)
  2. Elimination of the maneuvering area for exiting without backing into a public street (Section 22.03.175 (d))
  3. To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
  4. To allow the driveway width exceeding the maximum 20 feet by 12.5 feet (Section 22.03.175 (e)(2)).Applicant: Edgar Prats, Property Owner.

8. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the May 14, 2025 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 9, 2025 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).*