

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, June 10, 2020 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:05 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Jim O'Connor, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South and Darin Walker.

2. Citizen Communications The City Council 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 Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

Mayor 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 City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen

- a. Approval of the April 8, 2020 Regular Meeting Minutes

**Motion for Approval of the Consent Agenda as presented with the addition of Item #7 made by Councilmember Walker with a second by Councilmember South
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays**

4. Land Use 917 Calitheia Road: Discuss and Consider Action of Two (2) Variance Requests in order to Construct a Swimming Pool and Yard Area:
1) Retaining Wall that Encroaches the Side Building Setback, West Lake Hills Code Sec. 22.03.281
2) Retaining Wall Exceeds 6 feet in Height, West Lake Hills Code Sec.22.03.170
Owners/Applicants Cortney & Patrick Johnson.

- a. Public Hearing: All persons wishing to speak for or against shall be heard

**Motion for Approval made by Councilmember Walker with a second by Councilmember South
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays**

5. **Land Use 301 Buckeye Trail:** Discuss and Consider Action for Variance Requests for the Construction of a New Garage.

- 1) Removal of Tree # 217 - 14" Cedar, West Lake Hills Code Sec. 22.03.304
- 2) Removal of Tree #218 - 16" Double Live Oak, West Lake Hills Code Sec. 22.03.304
- 3) Encroachment of a New Structure into Side and Rear Building Setbacks, West Lake Hills Code Sec. 22.03.281
- 4) Exceed Maximum Impervious Cover up to 30.5%, West Lake Hills Code Sec. 22.03.281

Owner: Ben Brieger / Applicant: Marc Madely

(This requires dual BOA/City Council action: City Council for the tree variances and BOA for the setback encroachment and impervious cover variances)

- a. **Public Hearing:** All persons wishing to speak for or against shall be heard

Motion for Denial made by Councilmember Walker with a second by Councilmember McCollough

Motion for Denial carried unanimously by a vote of 5 ayes to 0 nays

6. **Land Use 119 Redbud Trail:** Discuss and Consider Action of Four (4) Variance Requests for the Construction of a Second Driveway

- 1) Construct a Second Driveway Entrance/exit, West Lake Hills Code Sec. 22.03.175
 - 2) Site Disturbance/excavation up to 24 inches for a Retaining Wall in a Setback, West Lake Hills Code Sec. 22.03.170
 - 3) Removal of Tree # 35 - 18" Crepe Myrtle, West Lake Hills Code Sec. 22.03.304
 - 4) Removal of Tree # 38 - 19" Crepe Myrtle, West Lake Hills Code Sec. 22.03.304
- Owner Charles Holley/Applicant Scott Cassel.

(This requires dual BOA/City Council action: City Council for tree variances and BOA for construction of second driveway entrance and site disturbance/retaining wall up to 24" in setback)

- a. **Public Hearing:** All persons wishing to speak for or against shall be heard

Motion for Approval made by Councilmember Walker with a second by Mayor Pro Tem O'Connor

Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

7. **Ordinance 701 South Capital of Texas Highway, Suite G700:** Discuss and Consider Action to Adopt an Ordinance for a Special Use Permit Application to Allow the Sale of Beer and Wine for On-Site Consumption at Biderman's Deli, Zoned B – 3. (West Lake Hills Code Sec. 38.03.037). Owner/Applicant Zachary Biderman

- a. **Public Hearing:** All persons wishing to speak for or against shall be heard.

This item was moved to the Consent Agenda and approved as presented

8. **Ordinance 903 Redbud Trail:** Discuss and Consider Action to Adopt an Ordinance for a Special Use Permit Application to Allow the Construction of a Guest Quarters on a Residential Property Zoned R – 1. (West Lake Hills Code Sec. 38.03.032 (c)(1)). Owners/Applicants Michael and Peggy Presley.

a. Public Hearing: All persons wishing to speak for or against shall be heard.

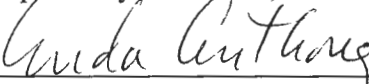
Motion for Approval made by Mayor Pro Tem O'Connor with a second by Councilmember McCollough

Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

9. Adjournment

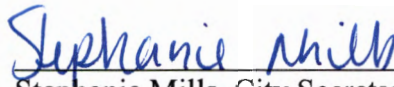
Mayor Anthony adjourned the Board of Adjustment Meeting at 8:00 p.m.

Respectfully submitted,



LINDA ANTHONY, MAYOR

ATTEST:



Stephanie Mills, City Secretary

These minutes were approved on August 12, 2020.

