



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, April 8, 2026 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 8th day of April 2026 at 7:00 p.m., in the Council Chamber, Municipal Building, 4010 Bee Cave Road, 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 April 8, 2026.

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 March 11, 2026 Regular Meeting Minutes.
4. Public Hearing 3736 Bee Cave Rd, Suite 2: Discuss and consider action to approve Ordinance 157-2026-B for a Special Use Permit request to sell alcohol for on-premise consumption on a property zoned B-2 Business 2 (Section 38.03.037 of the West Lake Hills Code).

Applicant: Hughes Holland, Holland Architectural

5. **Public Hearing 701 S Capital of Texas Highway, Building J:** Discuss and consider action to approve Ordinance 157-2026-C for a Special Use Permit request to sell mixed beverages for on-premise consumption on a property zoned B-3 Business 3 (Section 38.03.037 of the West Lake Hills Code).

Applicant: Chris Watts, 1301 South Lamar, LLC

6. **Public Hearing 200 Wildcat Hollow:** Discuss and consider action to approve Ordinance 157-2026-D for a Special Use Permit request to allow a commercial coach.

Applicant: John Gioffre, Revent Builds

7. **Public Hearing 98 and 102 Swiftcurrent Trl:** Discuss and consider action on a recommendation from ZAPCO on a variance to allow a second driveway when a maximum of one is allowed (Section 22.03.175(e)(2) of the West Lake Hills Code).

Applicant: Catherine Wilkes, Property Owner of 98 Swiftcurrent and Francisco Rios, Property Owner of 102 Swiftcurrent

8. **Public Hearing 300 Block of Laurel Valley Rd:** Discuss and consider action on recommendations from ZAPCO on proposed variances:
 - a. Allow for a driveway height of 15 feet 10 inches above natural grade, where 6 feet above natural grade is the maximum (Section 22.03.175(e)(1) of the West Lake Hills Code).
 - b. Encroach 10 feet into both 20-foot side setbacks (Section 22.03.281 of the West Lake Hills Code).
 - c. Allow grading up to 18 inches on an area greater than 35% slope where none is allowed (Section 22.03.170(b) Drainage and Erosion Control Manual Section 7.4.1 – Cut/Fill Limits)

Applicant: Matt Garcia, Matt Garcia Design

9. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the April 8, 2026 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Wednesday, April 1, 2026 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Makayla Rodriguez, 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).