CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT REGULAR MEETING
Wednesday, April 14, 2021 at 7:00 PM

Notice is hereby given that the Board of Adjustment of the City of West Lake Hills, Texas, will hold a REMOTE Regular Meeting on the 14th day of April 2021 at 7:00 p.m., at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:
In accordance with the Open Meetings Act update from the Office of the Texas Attorney General issued March 19, 2020, the Board of Adjustment of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 848 8629 2478, Password: 752511

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to citysec@westlakehills.org by 1:00 P.M. on April 14, 2021

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing citysec@westlakehills.org. Comments must be received by 1:00 P.M. on April 14, 2021

1. Call to Order

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

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 February 10, 2021 Regular Meeting Minutes

b. **701 S. Capital of Texas Highway #E-550 (Izumi Sushi):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site Consumption for a Property Zoned B – 3 – Business 3 District. (West Lake Hills Code Sec. 38.03.038 & Article 38.04). Applicant Yongbo Li

4. Land Use **118 Bluff Park Circle**: Discussion/recommendation on a variance request to construct a swimming pool encroaching a building setback (West Lake Hills Code Sec. 22.03.281). Owners/Applicants Emily & Matt Franke.
    a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

5. Land Use **3423 Bee Cave Road**: Discuss and Consider Action on a Request for Several Variances in Order to Construct a New Medical Office Building:
   1) removal of six trees 14" or greater (#5040 - 16" Cedar; #5046 - 14" Cedar; #5140 - 15" Live Oak; # 5143 - 14" Live Oak; #5324 - 18" Cedar; & # 5373 - 14" Cedar)
   2) building height exceeds maximum permitted height
   3) impervious cover exceeds maximum permitted
   (West Lake Hills Code Sec. 22.03.304 &Sec. 22.03.281)
   Owner the Keller Group/Applicant Central Austin Management Group-Peter Narvarte
   (Note this is a dual City Council/Board of Adjustment item; the tree variances should be considered by City Council and the building height and impervious cover variances should be considered by BOA)
    a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

6. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the April 14, 2021 Board of Adjustment Remote Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 9, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Stephanie Mills, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. The Board of Adjustment 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).