



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, July 14, 2021 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 REMOTE Regular Meeting on the 14th day of July 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 City Council 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 867 1110 1593 Password: 725624

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 July 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 July 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 June 9, 2021 Regular Meeting Minutes
 - b. **701 S Capital of Texas Hwy Suite G700 (Lee's Kitchen and Cocktails):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site and Off-Site Consumption for Property Zoned B – 3 – Business 3 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). The applicant is Sara Lee.
 - c. **3638 Bee Cave Road Suit 104 (Austin Pizza):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site and Off-Site Consumption for Property Zoned B – 2 – Business 2 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). Applicant Eshea Cabrera.
4. **Land Use 313 Oakridge Drive:** Discuss and Consider Action on an application for a variance request to (West Lake Hills Code Sec. 22.03.281 & 22.03.003). Angelica Nobel agent for Todd and Katrina Ohlmeyer.
 - Section 22.03.281 – Encroachment into a building setback;
 - Section 22.03.281 - Increase in the maximum impervious coverage; and
 - Section 22.03.003 - Outdoor lighting in the minimum side-yard setback
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
5. **Land Use 110 Skyline Drive:** Discuss and Consider Action on an Application for a Variance Request to (West Lake Hills Code Sec. 22.03.281). James Legeai agent for James Saadi.
 - Section 22.03.281 – Encroachment in a building setback;
 - Section 22.03.170(f) – Cut and Fill/Grading in a building setback; and
 - Section 22.03.275 – Building structure in a front yard setback
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
6. **Land Use 1407 Wildcat Hollow:** Discuss and Consider Action on an Application for a Variance Request to (West Lake Hills Code Sec. 22.03.281 & 22.03.125)). Kristopher White agent for Andrew & Kaitlyn Coney.
 - Section 22.03.281 – Encroachment in a building setback; and
 - Section 22.03.125 – Excavating or grading
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
7. **Land Use 507 Konstanty Circle:** Discuss and Consider Action on a Variance Request for a Sport Court Encroaching the Front Setback (West Lake Hills Code Sec. 22.03.281). Applicant Hank Smith
 - Section 22.03.281 – Encroachment into the 50' front building setback
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
8. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the July 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, July 9 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. 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).