

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, September 14, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:17 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Rhonda McCollough
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

Director of BDS Ashby Grundman
City Secretary Terry Blanchard
Chief of Police Scott Gerdes
City Attorney Patty Akers

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.

Chair 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 requested by a Council Member.
- a. Approval of the August 10, 2022 Regular Meeting Minutes.

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member McCollough, the Board voted five (5) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

4. Land Use 707 Butler Cove: Discuss and consider action on the removal of fifteen trees with trunk diameters of fourteen inches or greater, accessory structure in a side building setback and cut and fill in a setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code.) Applicant Justin Zucarelli.

DUAL ACTION ITEM

Item was withdrawn. Requestor rescinded the variance requests.

5. **Land Use 902 Yaupon Valley:** Discuss and consider action on a variance request for the removal of three trees with trunk diameters of 14" or greater and a driveway setback encroachment. (Sections 22.03.304 and 22.03.175 of the West Lake Hills Code). Applicant Jerry Hooker, Yaupon Valley 902, LLC.

DUAL ACTION ITEM

Brief summary by Ashby Grundman. ZAPCO and staff recommend approval of the driveway setback encroachment and denial of the variance for the removal of trees.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member McCollough, the Board voted five (5) for and none (0) opposed to approve the variance for the driveway setback encroachment. Motion carried.

The Board recessed at 7:25 p.m.

The Board reconvened at 7:26 p.m.

6. **Land Use 211 Reveille Road:** Discuss and consider action on a variance request to encroach in a driveway setback.(Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd., LLC.

Brief summary by Ashby Grundman. A previous variance was granted in 2017, but expired due to lack of activity. ZAPCO and staff recommend approval of the variance request to encroach in a driveway setback.

MOTION: Upon a motion made by Chair Anthony and a second by Board Member Walker, the Board voted five (5) for and none (0) opposed to approve the driveway encroachment request contingent upon the requestor filing for a building permit within 60 days (from 9/14/22) and replacing the current screening around the area so that a continuous barrier is in place at the above address. Motion carried.

7. **Land Use 604 Rocky River Road:** Discuss and consider action on a variance to encroach a side building setback (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

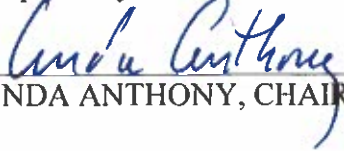
Brief summary by Ashby Grundman. ZAPCO and staff recommend approval. Mindy Vescovo addressed the Board. She brought a visual to show the size of the variance being requested.

MOTION: Upon a motion made by Chair Anthony and a second by Board Member McCollough, the Board voted five (5) for and none (0) opposed to approve the variance request to encroach a side building setback. Motion carried.

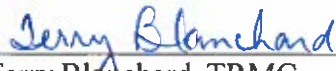
8. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 7:47 p.m. Motion carried.

Respectfully submitted,


LINDA ANTHONY, CHAIR

ATTEST:


Terry Blanchard, TRMC
City Secretary

These minutes were approved on October 12, 2022.

