



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, November 15, 2023 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 15th day of November 2023 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission 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 Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission 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 The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
4. Land Use 100 Redbud Trail - Discuss and make a recommendation on variances for a 17-foot encroachment into the 50-foot front yard setback to demolish and reconstruct a pool house (Section 22.03.275 of the West Lake Hills Code). Applicant James Hughes Holland
5. Land Use 434 Brady Lane - Discuss and make a recommendation on proposed variances for the removal of two (2) trees with trunk diameters of 14 inches or greater, a double trunk 14"/19" live oak and an 18" live oak (Section 22.03.304 of the West Lake Hills Code). Applicant: Monte Janssen, J5 Homes, LLC.
 - Tree # 323 - Double trunk 14"/19" Live Oak; and
 - Tree # 325 - 18" Live Oak.
6. Land Use 603 Spurlock Valley - Discuss and make recommendation on a variance to the

side setback for pool encroachment of 10 feet to the required 20-foot side setback (Section 22.03.275 and 22.03.281 of the West Lake Hills Code.) Applicant Tim Kirkendall

7. Land Use **499 Rocky River Road** - Discuss and make recommendations on variances to the front yard setbacks and to allow a second driveway (Section 22.03.275 and 22.03.175 of the West Lake Hills Code). Applicant Aaron McIntyre, Munir Group
8. Land Use **5001 Jeffery Place** - Discuss and make recommendations on variances for 1. A 13-foot encroachment for a fence in a 20-foot fence setback, 2. To allow 0% transparency, where 80% is required and 3. Encroachment of pool equipment 1.5 feet in the 20-foot side yard setback on a corner lot (Section 22.03.173 and Section 22.03.275 of the West Lake Hills Code). Applicants Huang Lung Wang (Victor) & Elisa Jiang, Property Owners
9. Ordinance **Ordinance:** Discuss and make a recommendation on the approval of an ordinance to adopt a Subdivision Checklist, as required by House Bill 3699, codified in the Texas Local Government Code Section 212.0081
10. Administration Update from staff on items forwarded to BOA and City Council from the previous meeting.
11. Adjournment. Chairman Robert Meisel.

By Jennifer C. Bills, Director of Building & Development Services

Certificate

I certify that the above Notice of the November 15, 2023 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, November 11, 2023 at 6:30 pm. and will remain posted continuously until said meeting is convened.

By Jennifer C. Bills, Director of Building & Development Services

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. ZAPCO 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).