



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL , BOA AND ZAPCO JOINT SPECIAL MEETING
Wednesday, December 6, 2023 at 7:00 PM

Notice is hereby given that the City Council, the Board of Adjustment (BOA), and the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Joint Special Meeting on the 6th day of December 2023 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting:

<https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

If you wish to listen to the meeting 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/comment on to citysec@westlakehills.gov by 1:00 P.M. on December 6, 2023.

1. Call to Order

Having called the Zoning and Planning Commission, the City Council and Board of Adjustment into order, and verified the rolls for quorum, we will receive a comprehensive staff briefing including reports and recommendations for all four items to be considered this evening. At the conclusion of the Zoning and Planning Commission items, the Commission will adjourn, and the City Council/BOA will be seated at the dais.

2. Administration Receive a presentation and discuss actions necessary for the new municipal complex to be located at 4010 Bee Cave Road.

3. Land Use ZAPCO VARIANCE REQUEST NO. 1 - Discuss and consider action on a variance request for the removal of up to 50 trees with diameters of 14 inches or greater (Section 22.03.304(a)(4) of the West Lake Hills Code).

- a. Public Hearing - All persons wishing to speak for or against shall be heard.
- b. ZAPCO - Discussion and action regarding Variance Request No. 1.

4. Land Use ZAPCO VARIANCE REQUEST NO. 2 - Discuss and consider action on a

variance request to provide fewer replacement inches than required on-site or fee-in-lieu (Section 22.03.304(d)(4) of the West Lake Hills Code).

- a. Public Hearing - All persons wishing to speak for or against shall be heard.
- b. ZAPCO - Discussion and action regarding Variance Request No. 2.

5. Land Use ZAPCO VARIANCE REQUEST NO. 3 - Discuss and consider action on variance requests to allow an 8-foot-tall fence/wall (where 6-foot maximum is allowed) and to allow the fence to go to the front property line (where a 30-foot setback from the pavement edge is required) (Sections 22.03.216 and 22.03.173 of the West Lake Hills Code).

- a. Public Hearing - All persons wishing to speak for or against shall be heard.
- b. ZAPCO - Discussion and action regarding Variance Request No. 3.

6. Land Use ZAPCO VARIANCE REQUEST NO. 4 - Discuss and consider action on a variance request for site disturbance of greater than 18 inches of grading over the natural grade in the setback (Section 22.03.170 of the West Lake Hills Code).

- a. Public Hearing - All persons wishing to speak for or against shall be heard.
- b. ZAPCO - Discussion and action regarding Variance Request No. 4.

7. Adjournment of Zoning and Planning Commission meeting.

At this time, the City Council / Board of Adjustment will be seated at the dais to consider items and recommendations from the Zoning and Planning Commission.

8. Land Use CITY COUNCIL VARIANCE REQUEST NO. 1- Discuss and consider action on a variance request for the removal of up to 50 trees with diameters of 14 inches or greater (Section 22.03.304(a)(4) of the West Lake Hills Code).

- a. Public Hearing - All persons wishing to speak for or against shall be heard.
- b. City Council - Discussion and action regarding Variance Request No. 1.

9. Land Use CITY COUNCIL VARIANCE REQUEST NO. 2 - Discuss and consider action on a variance request to provide fewer replacement inches than required on-site or fee-in-lieu (Section 22.03.304(d)(4) of the West Lake Hills Code).

- a. Public Hearing - All persons wishing to speak for or against shall be heard.
- b. City Council - Discussion and action regarding Variance Request No. 2.

10. Land Use CITY COUNCIL VARIANCE REQUEST NO. 3 - Discuss and consider action on variance requests to allow an 8-foot-tall fence/wall (where 6-foot maximum is allowed) and to allow the fence to go to the front property line (where a 30-foot setback from the pavement edge is required) (Sections 22.03.216 and 22.03.173 of the West Lake Hills Code).

- a. Public Hearing - All persons wishing to speak for or against shall be heard.

- b. City Council - Discussion and action regarding Variance Request No. 3.
11. Land Use BOA VARIANCE REQUEST NO. 4 - Discuss and consider action on a variance request for site disturbance of greater than 18 inches of grading over the natural grade in the setback (Section 22.03.170 of the West Lake Hills Code).
- a. Public Hearing - All persons wishing to speak for or against shall be heard.
 - b. BOA - Discussion and action regarding Variance Request No. 4.
12. Adjournment of the City Council / Board of Adjustment meeting.

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the December 6, 2023 City Council, BOA and ZAPCO Joint Special Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, December 1, 2023 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, 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).