



CITY OF WEST LAKE HILLS, TEXAS  
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING  
Wednesday, April 17, 2024 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 17th day of April 2024 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:

**REMOTE ACCESS** - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>

Or 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 on to [planner@westlakehills.gov](mailto:planner@westlakehills.gov) by 1:00 P.M. on April 17, 2024.

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 Board later in the meeting. The Board cannot respond to or discuss matters not listed on the agenda. The Board 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.
  - a. Approval of the March 20, 2024 Zoning and Planning Commission Minutes
  - b. Report of Previous ZAPCO cases acted on by the BOA/City Council
4. Public Hearing 803 Rock Creek Dr.: Discuss and make a recommendation on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code).

Applicant: Eric Krause, Property Owner

5. Public Hearing 1511 Wildcat Hollow: Discuss and make recommendation on the proposed variances:

1. The removal of one tree (17.7 Cedar) with trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
2. Increase impervious cover to 30% where 25% is the maximum (Section 22.03.281 (b) of the West Lake Hills Code)
3. Allow for 30 feet encroachment of the building and grading into a 50-foot front setback (22.03.281 (b) of the West Lake Hills Code).

Applicant: Matt Sener, Michael Hsu Office of Architecture

6. Public Hearing 406 Redbud Trl: Discuss and make recommendations on the proposed variances:

1. The removal of nine (9) trees with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
2. Excavation, grading or filling greater than 18” in setbacks (Section 22.03.170 (f) of the West Lake Hills Code)
3. Closed cut of 21 feet where maximum allowed is 15 feet (7.4.1 of the Drainage and Erosion Control Manual)
4. Driveway with an elevation change of greater than 6 feet from natural grade (Section 22.03.249 (b) (4))

Applicant: Bhavani Singal, Workshop No.5 LLC

7. Public Works Discuss and review street maintenance plans for fiscal year 2025.
8. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the April 17, 2024, Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 12, 2024 at 5:00 pm, and will remain posted continuously until said meeting is ended.

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By Joel Sherrouse, Development Coordinator

*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).*