



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, June 19, 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 19th day of June 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 by 1:00 P.M. on June 19, 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 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.
 - a. Approval of the May 15, 2024 Zoning and Planning Commission Minutes
 - b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
4. Deliberation/Action **207 Yaupon Valley Dr.:** Consider action to recommend approval with conditions for the Osuri Subdivision Minor Plat, being 1.743 acres out of the Thomas J. Chambers Survey No. 504 (Section 36.01.018 of the West Lake Hills Code of Ordinance).

Applicant: Davin Fillpot, Agent

5. **Public Hearing 717 ½ Yaupon Valley Road:** Hold a public hearing and make a recommendation for the rezoning of 0.13 acres out of Lot 2A Ben Riske Subdivision Amended Plat of Lots 1 & 2 from R-1, One-Family Residential District to GUI, Governmental, Utility, and Institutional District (Section 38.05.092 of the West Lake Hills Code).
Applicant: James McDermott – DEC Central Texas LLC
6. **Public Hearing 103 Yaupon Valley Dr.:** Discuss and make recommendations on the proposed variances:
 1. Excavation, grading or filling greater than 18” in setbacks (Section 22.03.170 (f) of the West Lake Hills Code)
 2. Closed cut of 11 feet for the house where maximum allowed is 10 feet (natural grade 25-35%) or 0 feet (natural grade >35%), and a closed fill of 3 feet where the maximum is 0 feet for the driveway (7.4.1 of the Drainage and Erosion Control Manual).

Applicants: Erica & Ashton Weinberger, Property Owner

7. **Public Hearing 304 Yaupon Valley Rd.:** Discuss and make recommendation on a variance to the 30-foot front setback with an encroachment of up to 10 feet (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
Applicant: James Bylander
8. **Public Hearing 1427 Redbud Trl.:** Discuss and make recommendation on a 38-foot encroachment into a 50- foot front setback for a new carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
Applicant: Stacy Paulson
9. **Public Hearing 205 West Spring:** Discuss and make recommendation on two variances
 1. The removal of a tree 14 inches and greater for the removal of tree 1184 a 27.5” live oak (Section 22.03.304 (a) (4))
 2. To encroach up to 10.25 feet into the required 15-foot side setback for the addition to an existing one-story non-conforming residential structure with a structure and eaves. (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: William McAshan, Property Owner

10. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the Wednesday, June 19, 2024 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, June 14, 2024 at 5:00 pm. and will remain posted continuously until said meeting is convened.

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).