



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 16, 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 16th day of October 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 October 16, 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 items unless a Commission Member or citizen so requests.
 - a. Approval of the September 18, 2024 Zoning and Planning Commission Minutes
 - b. Report of previous ZAPCO cases acted on by the BOA/City Council
4. Public Hearing 3638 Bee Cave Rd Suite 104 – Discuss and make a recommendation on a variance request to:
 1. Section 24.03.006 (a) Maximum lumen limit – exceeding 6,000 lumen limit per luminaire; and

2. Section 22.03.006 (a) Maximum lumen limit – exceeding 2.5 lumens per square foot; and
3. Section 24.03.006 (b) General Parking and pedestrian areas – exceeding the limit of zero up-lighting for a non-shielded luminaire; and
4. Section 24.006 (d) Maximum Color Temperature – exceeding color temperature rating of 3500 K.
5. Section 24.03.004 (a) Shielding – not providing shielding of the luminaires.

for the installation of an Outdoor Digital Display. (West Lake Hills Code, Section 24.03.004 Standards for all districts and 24.03.006 Standards for O, GUI, B-1 and B-2 districts).

Applicant: AP ATX Restaurant Holding, LLC, (Austin’s Pizza Westlake)

5. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the October 16, 2024 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, October 11, 2024 at 5:00 p.m. 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).