CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, February 19, 2025 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 February 2025 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.
    a. Approval of the January 15, 2025 Zoning and Planning Commission meeting minutes
    b. Approval of the January 24, 2025 Zoning and Planning Commission workshop minutes
    c. Report of previous ZAPCO cases acted upon by the BOA/Council

4. Public Hearing **704 Rocky River Rd. –** Discuss and make a recommendation on a variance to allow for the removal four trees: Tree Number 146 – a 14.5-inch oak, Tree Number 197 – a 16-inch elm, Tree Number 201 – a 17-inch oak, Tree Number 224 – a 14.5-inch elm, when trees 14-inches and greater require a variance for removal (Section 22.03.304(a)(4) of the West Lake Hills Code of Ordinances).

    Applicant: Nina Falgout Sterrett, Arterberry Cooke Architecture

5. Public Hearing **1501 Wildcat Hollow -** Discuss and make a recommendation on the following variance request to the Section 7.4.1 Cut/Fill Limits of the Drainage and Erosion Control Design Manual (Section 22.03.059 of the West Lake Hills Code of Ordinances):
    1. To allow for closed cut of up to 13 feet on a slope between 25% and 35% grade where the maximum closed cut allowed is 10 feet.
    2. To allow for closed cut of up to 7 feet on a slope with a grade greater than 35% where no cut or fill is allowed.
    3. To allow for closed fill of up to 5 feet on a slope with a grade greater than 35% where no cut or fill is allowed.

    Applicant: Davin Fillpot, Agent

6. Public Hearing **717 1/2 Yaupon Valley Road. -** Discuss and make a recommendation on the following variances:
    1. Encroachment into all setbacks where 100 feet is required. (Section 18.02.033(a): Dimensional Standards for Water Storage Tanks)
    2. Tank height of 60 feet where 30 feet is the maximum (Section 18.02.034: Design and construction of potable water tanks)
    3. Encroachment into the side setbacks for GUI (Section 22.03.281 Dimensional Standards for Zoning Districts)
    4. Grading greater than 18 inches with the east side setback (Section 22.03.281: Site Disturbance (excavation, filling, or grading))
    5. Removal of three ash juniper (cedar) trees; #103 – 14 inch, #106 – 20 inch, #121 – 15 inch; 14 inches or greater (Section 22.03.304(a)(4): Removal of trees 14" or greater);

    for the installation of a water storage tank for Travis County Water Control and Improvement District 10.

    Applicant: James McDermott, Dannenbaum Engineering - Austin LLC

7. Public Hearing **502 Spiller Lane -** Discuss and make a recommendation on two variances:

    1. To allow for encroachment of up to 13 feet into the 30-foot rear setback for a residential addition (Section 22.03.275 and 22.03.281 of the West Lake Hills Code); and
    2. To allow for the increase of impervious cover from 25.9% to 28.7% where the maximum allowed by code is 25%. (Section 22.03.281 of the West Lake Hills Code.)

    Applicant: Davin Fillpot, Architect

8. Public Hearing **413 Ledgeway Ridge. –** Discuss and make recommendation on proposed variances for the removal of six (6) trees:

    - #339 - 19-inch double trunk live oak

- #342 - 17-inch double trunk ash juniper (cedar)
- #346 - 23-inch double trunk ash juniper (cedar)
- #2407 - 25-inch double trunk ash juniper (cedar)
- #2420 - 17-inch triple trunk ash juniper (cedar)
- #2437 - 18-inch live oak

with trunk diameters of 14 inches or greater, (Section 22.03.304 of the West Lake Hills Code).

Applicant: Emily Haydon, LaRue Architects

9. Public Hearing **1420 Redbud Drive -** Discuss and make a recommendation on a variance for an encroachment into the required 50 foot front setback (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

   Applicant: Renee Salazar, Property Owner

10. 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 February, 19 2025 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, February 14, 2025 at 5:00 pm. and will remain posted continuously until said meeting is convened.

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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).