

# City of West Lake Hills

## MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

### WORKSHOP MEETING

Friday, January 24, 2025 at 12:00pm

1. **Call to Order: Robert Meisel**

- a. Meeting begins at 12:02pm
- b. Roll Call
  - o Chair Robert Meisel: Present
  - o Vice-Chair Jim Pledger: Present
  - o Commissioner Julia Webber: Present
  - o Commissioner Karen Bartoletti: Present
  - o Commissioner Patrick Stewart: Present
  - o Commissioner Laurie Maccini: Present

2. **Citizen Communications:**

- o **None**

4. **Administration** Discussion and review of the Council Retreat Report, Proposed Strategic Plan and prioritization of goals, objectives, and initiatives.

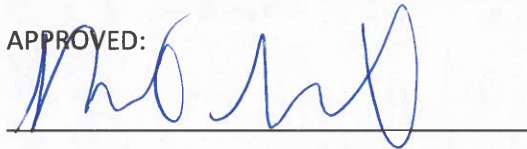
- a. Mayor Vaughan introduces draft plan
  - i. Goal for workshop is to go through the plan, provide updates, and get feedback from ZAPCO
- b. **Discussion Topics:** The commission discussed the following items:
  - i. Possible need for a wildlife corridor map
  - ii. Concern over brush-clearing contractors not always being selective in what they remove
  - iii. Balance between preservation of habitats and fire suppression, and the possible need for a certified city arborist
  - iv. Potential green belt opportunities
  - v. Potential future code requirement that subdivision restrictive covenants not conflict with the ordinances of West Lake Hills or the Master Plan.
  - vi. Potential adoption of landscape ordinance that goes beyond trees.
  - vii. Addressing violations of the outdoor lighting ordinance
  - viii. Balance between water conservation and preserving lawns, and the potential for allowing artificial turf
  - ix. The commission had extended discussions about leaf-blowers including:
    - 1. The noise created by the use of leaf blowers
    - 2. The stormwater discharge system (MS4) issues caused by leaves and trimmings being blown into the street

3. Whether or not leaf blowers should be banned
4. Whether gas-powered leaf blowers should be banned
  - a. Director Bills explained that the state legislature passed a bill restricting bans on equipment based on fuel source.
5. Whether an educational campaign be launched regarding the benefits of keeping trimmings on the lawn and around trees.
  - a. Potentially included as part of MS4 educational campaign
  - x. The potential formation of an architectural committee to discuss future development opportunities for 911 Westlake Drive
  - xi. Potential re-zoning of small-lot neighborhoods, as single-family zoning regulations are designed for large lots in the hills
  - xii. Potential private/public partnerships for mixed-use development
  - xiii. ADU regulations
  - xiv. Potential environmental impact fees for construction and development
  - xv. Construction and landscape maintenance parking options
  - xvi. Pattern of variance applications at multiple stages in project lifespan caused by incomplete plans at time of initial application
  - xvii. Commercial corridor requirements impact on new lots versus pre-1970 lots
  - xviii. Sign Ordinance impact on small businesses
  - xix. Traffic calming devices
  - xx. Potential to revisit sidewalks in Master Plan

5. **Adjournment** - Chair Robert Meisel

- a. Chair Mesel adjourns the meeting at 2:13pm

APPROVED:



Robert Meisel, Chair

ATTEST:



Joel Sherrouse, Development Coordinator

These minutes were approved on February 19, 2025.