



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, April 16, 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 16th day of April 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:

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 April 16, 2025

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 March 19, 2025 Zoning and Planning Commission Minutes
 - b. Report of previous ZAPCO cases acted on by the BOA/City Council
4. Land Use **201 Wildcat Hollow.:** Consider action to recommend approval with conditions for the 201 Wildcat Minor Plat, being 01.0 acres out of the Wilkinson Sparks Survey Abs No. 21 (Section 36.01.018 of the West Lake Hills Code of Ordinances).

Applicant: Bradley Lane, TRE & Associates, LLC

5. **Land Use 419 Ridgewood Rd.:** Consider action to make a recommendation for Lot 3R, a replat of portions of Lot 3 and 4 of Ridgewood Village Section 2 Subdivision, within the city limits (Section 36.01.018 of the West Lake Hills Code).

Applicant: Minnie Webb, Arterberry Cooke Architecture

6. **Public Hearing 4 North Peak Rd.:** Discuss and make a recommendation on a variance to allow for an encroachment of 10 feet into the 50-foot front setback for the construction of a new house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Kent Stromberg, Eppright Homes, LLC

7. **Public Hearing 1001 Madrone Rd.:** Discuss and make recommendations on the following variance requests for the construction of a new residential home:

1. To allow for an encroachment of approximately 5.2 feet into the 25-foot side setback for the construction of a new deck (Section 22.03.281 and 22.03.275)
2. Elimination of the maneuvering area for exiting without backing into a public street (Section 22.03.175 (d))
3. To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
4. To allow the driveway width exceeding the maximum 20 feet by 12.5 feet (Section 22.3.175(e) (2)).

Applicant: Edgar Prats, Property Owner

8. **Public Hearing 109 Stratford Reserve Pl.:** Discuss and make recommendations on the following variances for a fence:

1. Placement of a vehicle gate that causes stacking not on private property, but into the public street. (Section 22.03.173(d)(5))
2. Front yard fence 0% transparent (wall) at southwest corner and chain-link fence in front-yard fence setback (Section 22.03.173(d)(6)(A)(iv))
3. Front yard fence and gate encroaching 30 feet into the 30-foot front yard fence setback (Section 22.03.173(d)(6)(B)(ii))
4. Side yard fence (0% transparent wall and chain-link) encroaching approximately 21.5 feet into front-yard setback (Section 22.03.173(d)(7))
5. Solid wall (0% transparency) encroaching approximately 45 feet into front yard setback (Section 22.03.173(d)(8)(A) and (B))
6. Exceeding required 6 foot maximum by 10.5 feet (16.5 feet from existing grade) on west side of property and 2 feet (8 feet from existing grade) along front of property (Section 22.03.173(d)(9)).

Applicant: Tisha Ritta, Central Texas Permit Partners, LLC

9. **Adjournment.** Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the April 16, 2025 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 11, 2025 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).