

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 15, 2020 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:33 p.m.

Commission members in attendance were Jim Pledger, Bill Harwell, Bill Vandersteel and Laurie Maccini. James Vaughan was absent.

2. 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 20, 2020 Regular Meeting Minutes.

Commissioner Harwell moves to approve. Commissioner Maccini seconds. Unanimous (5-0) Approval.

- b. Approval of the June 17, 2020 Regular Meeting Minutes.

Commissioner Harwell moves to approve. Commissioner Maccini seconds. Unanimous (5-0) approval.

3. Land Use 437 Brady Lane: Discussion/recommendation of a variance application for three (3) variances in order to construct an outdoor patio/landscaping project: 1) Increase impervious cover from 40% to 43%; 2) Building and roof eave encroachment into the side setback; 3) Tree and vegetation removal for the encroachment into the 1/2 critical root zone of Tree # 975 - 17" Live Oak (West Lake Hills Code Sections 22.03.281 and 22.03.304). Applicants/Owners Allyson & Michael Marshall.

- a. Staff Briefing

Planner Naini: Staff Report is given to the Commissioners.

Staff Recommendation: Denial due to lack of hardship.

b. Presentation by applicant

Mike and Allyson Marshall are present. They are wanting an outdoor living space. The hardship is a small lot and the trees are in the middle of the building zone. Impervious cover increase from 40% to 42.3%.

c. Public Hearing: All persons wishing to speak for or against shall be heard.

**Chairman Meisel opened the meeting for public comments.
Hearing none, the public comment section was closed.**

d. Deliberation and Action

Commissioner Vandersteel: The request seems to be a little excessive and design driven. Suggestions are made.

Commissioner Harwell: Points out impervious cover is over already.

Chairman Meisel: What triggered the original variance?

Mike Marshall: A remodel was done with an addition.

Chairman Meisel: I cannot personally support a variance of this size.

Commissioner Vandersteel: Questions the calculation of the impervious cover regarding decks. The request is excessive and recommends re-working it.

Commissioner Maccini: I have a problem with the side setback. We have the setbacks for safety issues.

Mike Marshall: We are not planning on removing any trees.

Commissioner Harwell: Recommends revising the material of the side patio.

Commissioner Pledger: When going to Council state you will revise the plan if recommended.

Mike Marshall: Requests to postpone to August 19, 2020.

4. Land Use 2 Hull Circle: Discussion/consideration of a variance application for four (4) variances in order to remodel an existing residence: 1) building encroachment into the front setback - carport; 2) building encroachment into a setback - building addition; 3) excavation greater than 18" in a setback; 4) construct a new residential driveway less than the 12ft required minimum width (West Lake Hills Code Sections 22.03.281, 22.03.170, and 22.03.175). Owners/Applicants Katherine & Michael Alexander.

- a. Staff Briefing

Planner Naini: Staff Report is given.

Staff Recommendation: Denial.

- b. Presentation by applicant

Michael Alexander: We love the house and the neighborhood. We are wanting additional square footage for a growing family. The house is currently 1,700 sq. ft. The parking situation is our main issue. I'm in the nursery business and love the natural beauty and don't want to damage the large Heritage Oaks. We want to convert the garage space into a livable area.

- c. Public Hearing: All persons wishing to speak for or against shall be heard.

**Chairman Meisel opened the meeting for public comments.
Hearing none, the public comment section was closed.**

d. Deliberation and Action

Commissioner Vandersteel: I think it could be better layed out.

Commissioner Pledger: Questions staff about the curb cut being moved?

Planner Naini: Visibility issues relating to Westlake Drive.

Michael Alexander: We have looked at every option.

Commissioner Pledger: I'm troubled by the amount of encroachment to the setback.

Commissioner Maccini: Has a second floor been considered?

Michael Alexander: We wanted to avoid tree variances.

Chairman Meisel: The lot creates a hardship.

Commissioner Maccini: It creates a need for a creative solution.

Michal Alexander: Requests to postpone to August 19, 2020 meeting.

5. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting at 7:43 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.