



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, April 15, 2026 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 15th day of April 2026 at 6:30 p.m. in the Council Chamber, Municipal Building, 4010 Bee Cave Road, 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 15, 2026.

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 18, 2026 Zoning and Planning Commission minutes
 - b. Report of previous cases ZAPCO acted on by BOA/City Council.
4. Public Hearing 1111 Redbud Trail: Discuss and make a recommendation to City Council on proposed variances for the removal of the following trees with a trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code).

- a. Tree #729 (15” Cedar)
- b. Tree #698 (15” Live Oak)

Applicant: James Mustillo, Miro Riveria Architects

- 5. **Public Works 507 Konstanty Circle:** Discuss and make a recommendation to City Council on proposed variances for the removal of the following trees with a trunk diameter of 14 inches or greater, (Section 22.03.304 of the West Lake Hills Code).
 - a. Tree #503 (16.1” Elm)
 - b. Tree #652 (14.1” Oak)

Applicant: Mark Lakins, Dahlin Group

- 6. **Public Hearing 1906 Yaupon Valley Rd.:** Discuss and make a recommendation to Board of Adjustment on the following variances:
 - a. Allow grading greater than 18 inches in the building setbacks (Section 22.03.170 (f))
 - b. Allow construction of retaining walls greater than 6 feet in height above natural grade (Section 22.03.170(g))
 - c. Allow construction of retaining walls greater than 3 feet in height without vegetative screening (Section 22.03.170(i))
 - d. Allow for fill of over 6 feet on a slope of less than 35% (Drainage and Erosion Control Design Manual Section 7.4.1)

Applicant: Linda Sullivan, CleanTag Permits

- 7. **Public Hearing** Discuss and consider action make a recommendation to City Council on amendments to the following Code of Ordinance sections:
 - 1. General Provisions - Section 1.01.003
 - 2. Administration and Personnel - Section 2.02.031
 - 3. Administration - Section 20.02.055
 - 4. Building Regulations - Article 22.03
 - 5. Subdivision - Sections 36.01.003-004, 36.01.007, 36.01.009, 36.01.012-013.
 - 6. Zoning – Sections 38.03.032-038, 38.04.031-032, 38.04.034-035, 38.05.032-037, 38.05.098.

- 8. Adjournment. Chairman Robert Meisel.

/s Jennifer C. Bills

Jennifer C. Bills, Director of Building &

Development Services

Certificate

I certify that the above Notice of the April 15 2026 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, April 9, 2026 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).