



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, June 17, 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 17th day of June 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 June 17, 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.
 1. Approval of the May 20, 2026 Zoning and Planning Commission minutes
 2. Report of previous cases presented to ZAPCO acted on by BOA/City Council

4. **Public Hearing 300 Block of Laurel Valley Rd.:** Discuss and make recommendations to the Board of Adjustment on proposed variances:
 1. For the construction of a driveway 12 feet, 6 inches above natural grade where 6 feet is the maximum allowed by code (Section 22.03.175(e)(1)).
 2. To use the 30-foot zoning front setback along Yaupon Valley Road instead of the 50-foot platted front setback (Section 22.03.271)
 3. For grading of up to 5 feet, 6 inches on a grade of greater than 35% where no grading is allowed by code (Drainage and Erosion Control Design Manual Section 9.4.1).

Applicant: Matt Garcia, Matt Garcia Design

5. **Public Hearing 911 Westlake Drive:** Discuss and make a recommendation to City Council for the rezoning of Lot 1 of Village Green Sec 1 Resub from GUI, Governmental, Utility and Institutional to B-2, Business 2 District with a Conditional Overlay District (Section 38.05.092 of the West Lake Hills Code).

Applicant: Jennifer C. Bills, Interim City Administrator

6. **Public Hearing** Discuss and make recommendations to City Council for the adoption of proposed amendments, per Section 20.02.005 and Section 38.05.094, to the following Code of Ordinance sections:
 - a. General Provisions - Section 1.01.003
 - b. Administration and Personnel - Section 2.02.031
 - c. Administration - Chapter 20
 - d. Building Regulations - Article 22.03
 - e. Subdivision – Chapter 36
 - f. Zoning – Chapter 38

7. Adjournment. Chairman Robert Meisel.

By Jennifer C. Bills, Director of Building
and Development

Certificate

I certify that the above Notice of the June, 17 20226 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, June 11, 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).