



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 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 July 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 July 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 June 17, 2026 Zoning and Planning Commission minutes
 - b. Report of previous cases presented to ZAPCO acted on by BOA/City Council

4. Public Hearing 704 Laurel Valley: Consider action to make a recommendation to City Council on a replat for Lot 1R, a replat of 1.212 acres of Block W, Site A of the Stonehedge Estates Subdivision, within the city limits (Section 36.01.004(f) of the West Lake Hills Code).

Applicant: Davin Filpot, Architect

5. Public Hearing 19 Nob Hill Cir.: Discuss and make a recommendation to the Board of Adjustment on the following variances:
 1. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
 2. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
 3. To allow walls greater than 6 feet in height (Section 22.03.170(g))
 4. To allow walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
 5. To fill over 6 feet, where only 6 feet is allowed (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Thad Decker, Applicant

6. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the July, 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, July 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).