



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 19, 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 19th day of August 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 August 19, 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 July 15, 2026 Zoning and Planning Commission minutes
 - b. Report of previous cases presented to ZAPCO acted on by BOA/City Council
4. Land Use 3311 Gentry Drive: Discuss and make a recommendation to City Council on a release of easement for a portion of a 18-foot-wide public utility and drainage easement established on a recorded plat (Section 36.01.017 of the West Lake Hills Code).

Applicant: Davin Fillpot, Architect

5. Public Hearing 19 Nob Hill Cir.: Discuss and make a recommendation to the Board of Adjustment on the following variances:
- a. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
 - b. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
 - c. To allow walls greater than 6 feet in height (Section 22.03.170(g))
 - d. To allow grading/retaining walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
 - e. 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. Public Hearing 441 Brady Lane: Discuss and make recommendations to Board of Adjustment on proposed variances:
- a. To allow the continuation of an existing non-conforming structure following demolition exceeding 50% of replacement cost of the structure (Section 38.04.061(8))
 - b. To increase the height of an existing structure in the front and side setback (Section 22.03.281)
 - c. To allow for the construction of a driveway without the required maneuvering area (Section 22.03.249(3))

Applicant: Cole Bland, Owner

7. Public Hearing 441 Brady Lane: Discuss and make recommendations to City Council on a proposed variance for encroachments of the critical root zone of a tree greater than 14 inches (#860- 19.5" Live Oak).

Applicant: Cole Bland, Owner

8. Adjournment. Chairman Robert Meisel.

Certificate

I certify that the above Notice of the August, 19 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, August 13 , 2026 at 5:00 pm. and will remain posted continuously

until said meeting is convened.

/s/ 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).