



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, March 17, 2021 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 Remote Regular Meeting on the 17th day of March 2021 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the Zoning & Planning Commission of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The public may participate in this meeting by dialing in to the following toll-free number **1-346-248-7799, Meeting ID: 898 1862 6176, Password: 523911**

If you wish to speak during the meeting, please submit your **name, phone number and the item #** you wish to speak on at least 6 hours prior to the meeting (12:30 p.m. on Wednesday March 17th) by emailing planner@westlakehills.org or pzsec@westlakehills.org.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing planner@westlakehills.org or pzsec@westlakehills.org. **Comments must be received by 12:30 P.M. on March 17th.**

1. Call to Order. Chairman Robert Meisel.
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 January 20, 2021 Regular Meeting Minutes.
3. Land Use 118 Bluff Park Circle: Discussion/recommendation on a variance request to construct a swimming pool encroaching a building setback (West Lake Hills Code Sec. 22.03.281). Owners/Applicants Emily & Matt Franke.

- a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
4. Land Use 808 Westlake Drive: Discussion/recommendation on three variance requests for the construction of a fence: 1) Encroachment into a front yard fence setback (Westlake Drive); 2) Encroachment into a front yard setback (Yaupon Valley); and 3) Construct a solid front yard fence. (West Lake Hills Code Sec. 22.03.173). Owner/Applicant Cynthia Brandimarte.
- a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
5. Land Use 310 Westhaven Drive: Discussion/recommendation on a variance request to allow a driveway gate to open towards the street (City of West Lake Hills Code Sec. 22.03.173). Applicants/Owners Andrew Schwartz & Sylvia Arabian.
- a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
6. Land Use 3423 Bee Cave Road: Discussion/recommendation on a request for several variances in order to construct a new medical office building: 1) removal of six trees 14" or greater (#5040 - 16" Cedar; #5046 - 14" Cedar; #5140 - 15" Live Oak; # 5143 - 14" Live Oak; #5324 - 18" Cedar; & # 5373 - 14" Cedar); 2) building height exceeds maximum permitted height; and 3) impervious cover exceeds maximum permitted (West Lake Hills Code Sec. 22.03.304 & Sec. 22.03.281). Owner the Keller Group/Applicant Central Austin Management Group-Peter Narvarte.
- a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action

7. **Land Use 4700 & 4704 Bee Cave Road:** Discussion/Consideration of a rezoning request from One-Family Residential District (R-1) to Government, Utility, & Institutional District (GUI) for two properties with the following variances: 1) cut/fill; 2) driveway and parking setback encroachments; 3) retaining walls encroaching a setback and exceeding maximum permitted height; 4) minimum lot size; 5) rear and side building setback encroachments; 6) consider incentives to have up to 46% impervious cover; 7) variance to minimum lot size required to consider impervious cover incentives; 8) variance to permit nonresidential development on slopes exceeding 25%; and 9) removal of 48 trees 14" or greater (West Lake Hills Code Sec. 38.05.092, Sec. 22.03.210, Sec. 22.03.249, Sec. 22.03.276, Sec. 22.03.281, & Sec. 22.03.304). Owner/Applicant Ramon Aguirre - Young Peoples Workshop.
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
8. **Land Use 0 Wild Cat Hollow (Wild Cat Estates):** Discussion/recommendation on a variance request to allow continuation of a private street in lieu of constructing a public street for a new proposed subdivision (West Lake Hills Code Sec. 36.01.009 (a)(3)). Owner David Altounian/Applicant Foursquare builders, LLC.
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
9. **Land Use Seven Point Seven Ranch:** Discussion/recommendation on an application for several variance requests for a proposed subdivision located at Caravan Circle between Kennan Road and Terrace Mountain: 1) Encroachment into a side building setback; 2) Proposed lots have slopes exceeding 30% for 50% or more of the lot; 3) No conservation easement on the south property line; 4) Provide only one location for a proposed on-site sewage facilities septic field smaller than 6,000sf on less than 30% slopes. (West Lake Hills Code Sec. 22.03.281, 36.01.009, 36.01.010, & 36.01.011). Owner Ranch Dubois Holdings/Applicant Jeffrey Dochen.
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action

10. Land Use 803 Westlake Drive: Discussion/recommendation on an application to subdivide a tract of land into an eight-lot single family subdivision for a property zoned R-1. (West Lake Hills Code Chapter 36). Owners Doyle & Colleen Moore/Power of Attorney Terry Irion.
- a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
11. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Anjali Naini, Director of Building &
Development Services

Certificate

I certify that the above Notice of the March 17, 2021 remote Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas by March 12, 2021 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Anjali Naini, Director of Building &
Development Services

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).