



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, May 19, 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 Regular Meeting on the 19th day of May 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: 825 1327 4641, Password: 410962**

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 May 19th) by emailing NCullis@westlakehills.gov or pzsec@westlakehills.gov.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing NCullis@westlakehills.gov or pzsec@westlakehills.gov. **Comments must be received by 12:30 P.M. on May 19th.**

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.

Approval of the April 21, 2021 Regular Meeting Minutes.

3. Land Use **3520 Bee Cave Road**, American Bank: Discussion/consideration of a variance request for an increase in the maximum square footage allowed for a free-standing sign and a secondary sign. (West Lake Hills Code Sec.32.01.001). Applicant is Chandler Signs 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
4. Land Use **507 Konstanty Circle**: Discussion/consideration of a variance request for a sport court encroaching the front setback (West Lake Hills Code Sec. 22.03.281). Applicant Hank Smith
 - 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 **603 Rocky Ledge**: Discussion / consideration of a variance request to build a pool increasing the maximum impermeable coverage. (West Lake Hills Code Sec. 22.03.281) Applicant is Daniel and Aysha Doman
 - 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 1505 Wildcat Hollow: Discussion/consideration of a variance request for

- Section 22.03.170(f) – Cut and Fill/Grading in a setback;
- Section 22.03.175 – Off-street parking in residential areas;
- Section 38.03.032 – Guest quarters to exceed 800 sq. ft.; and
- Section 38.03.032 – Guest quarters to have more than one bedroom.

Applicant is Kim Power of Dick Clark and Associates.

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 1906 Yaupon Valley Road: Discussion/consideration of a variance request for a new home that will require the removal of 5 trees 14" or greater. (Cedar Tree #2729 15", Cedar Tree #2737 15", Cedar Tree #2745 multi-trunk 7", 7" 5", 4" and 3" and Cedar Tree #2752 multi-trunk 10", 9" and 7". Spanish Oak Tree #2721 multi-trunk 13", 9" and 7") (West Lake Hills Code Sec. 22.03.304) Applicant is Rhett Hoestenbach

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. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Mark Littrell, Zoning & Planning
Secretary

Certificate

I certify that the above Notice of the May 19, 2021 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 14, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

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).