

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, May 19, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:34 p.m.

Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan.

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.

Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Maccini.

Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

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

Interim Director Noah Cullis: Staff Briefing is given. Staff Recommendation: Denial due to no special conditions.

Commissioner Bartoletti: Should the applicant be asking for two signs instead of one?

Noah Cullis: They are asking for two monument signs and increasing the square footage.

Presentation by applicant

Katherine Moltz: Since TxDOT widened Bee Cave, we're coming up there is a ravine between the building and apartment complex. We want to be able to be identified at a busy intersection. We just want the limestone face increased.

John Greenwood is the Austin President of American Bank. I want to echo Katherine's comments. It's very difficult to see. The hardship is being able to identify the building.

Katherine. There is an architect that is leased out on the bottom floor.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Commissioner Maccini: I'm a fan of seeing signs easier on the Bee Cave corridor. I'm not sure we need to the two signs. I do understand the need for a sign there. My concern is, will somebody going to come in wanting to add more names?

John: We have spent the past year renovating the space. The only other tenant will not be renewing. By the end of the year

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

Noah Cullis gives the staff briefing. Staff Recommendation: Approval based on topography and will not effect neighboring properties.

Commissioner Maccini: Does the court involve fencing around it?

Noah Cullis: That maybe a question for the applicant.

Presentation by Applicant

Hank Smith states there is a fence around the sport court. The back topography is not adequate for a location.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Vice-Chairman Pledger: I have a question for the applicant. There are no trees proposed except in the location where you want to put it? Just from a presentation stand point, you're making it hard.

Hank: We only surveyed in the front, not the back because it's too dense with trees.

Commissioner Bartoletti: The application didn't make this simple. The back wasn't explained at all. I know the issue of lighting is not before us, it shows light poles and it is so close to the street, it is bothering me.

Hank: It will be down lighting and only during use.

Vice-Chairman Pledger: We need some kind of presentation on the back.

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

**Noah Cullis gives the staff briefing. Staff recommendation:
Approval due to limited space.**

Presentation by applicant

Dan Doman is the applicant. Staff has been great dealing with all my questions. This is a reduction in impervious cover. The previous owner had gotten a detached garage. The lot size is just over the half acre. We abut the neighbor's side yard. We've gone to all our neighbors and have gotten support from them. There are no trees in play here.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Commissioner Maccini: This is a design driven request. The house has just been remodeled.

Dan: The remodel didn't adjust the square footage; all interior.

Vice-Chairman Pledger: I'm looking at the history here on previous variances. There is no hardship. Buying a small lot doesn't given you a hardship because the lot is small. Clarify the reduction in impervious coverage.

Dan: Several deck areas have been removed and pads in the backyard.

Vice-Chairman Pledger: I would include it in your visual and the detail of the impervious cover.

Dan: A spreadsheet was provided with the application. 2007 numbers given with the approved previous variance. 532 square

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

Noah Cullis gives the staff briefing: Staff recommendation: Approval based on topography of the property and will not effect neighboring properties.

Commissioner Maccini: The neighbor at 1503 Wild Cat Hollow, how close are they to their setback?

Noah Cullis: I don't have that information with me.

Presentation by applicant

Kim Power explains the need for the variances. Due to the topography it is cut into the front and slopes from front to back. There is no additional space for adding to the residence. We pushed it down as far as we could and minimized the driveway. We looked at the bottom of the lot but it is full of trees.

Due to topography we couldn't build a concrete driveway. It's almost two acres. It's about getting the additional space for the family and getting the cars off the street for safety. No negative feedback was received.

Sergio is the property owner: My wife and I are looking forward to making this our forever home.

David Karr lives at 1503 Wild Cat Hollow. Sergio, I just saw the plans and frankly, I was kind of shocked and not in a good way. Your addition really disturbs me. That driveway is going to be

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

Noah Cullis gives the staff briefing. Staff Recommendation: Approval based on topography and preservation of many large trees.

Commissioner Maccini: We did get more letters correct?

Noah Cullis: Yes.

Presentation by applicant

Rhett Hoestenbach is the property owner. This lot has never been developed. There were over 100 trees on the lot. My main concern was to avoid asking for variances but with the number of trees it was impossible. Based on the nature site position the most impacted are Cedar trees. The hardship, you have 100 feet in drop and an irregular lot. I have visited with neighbors and have submitted letters from them. I have pledged to them that I will implement additional screening on the sides.

Rabya Gillani lives at 1904 Yaupon Valley. We did purchase our home from Rhett. Privacy is the main concern for me and the size of the home.

Richard Schwartz live at 2002 Yaupon on the other side. I did submit a letter of support with conditions. None of us can see each other. Planting be done to preserve the seclusion on that side of the property. The second request is a drip septic. With those concerns I did offer conditional support.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

8. Adjournment. Chairman Robert Meisel.

MEETING IS ADJOURNED AT 8:42 P.M.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.