



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, June 16, 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 16th day of JUNE 2021 at 6:30 p.m., 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: 826 0198 4924, Password: 436216.**

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 June 16th) 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 June 16th.**

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 May 19, 2021 Regular Meeting Minutes**

3. Land Use **507 Konstanty Circle** in the City of West Lake Hills, Texas Tom **Hank and Brandon Brydson** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment into a 50' front building setback

Staff Briefing

Presentation by Applicant

Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Deliberation and Action

4. Land Use **3625 Bee Cave Road** in the City of West Lake Hills, Texas, Casey Britten and Yoshihiro Hatsuno have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances: Section 32.01.016(16) – Freestanding Commercial Signs – LED Signs

Re-facing an existing monument sign and retrofitting to LED lighting.

Staff Briefing

Presentation by applicant

Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Deliberation and Action

5. Land Use **4100 Westbank Drive** in the City of West Lake Hills, Texas Eanes ISD (Westlake High School Robotics Center) have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 32.03.009(2) – Projecting, wall and commercial hanging signs

Purpose: Allow sign to exceed allowable square footage to 59.5 sq. ft.

Staff Briefing

Presentation by Applicant

Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Deliberation and Action

6. Land Use **4100 Westbank Drive** in the City of West Lake Hills, Texas Eanes ISD (West Lake High School Aquatics Center) have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 32.03.009(2) – Projecting, wall and commercial hanging signs
Allow sign to exceed allowable square footage to 59.5 sq. ft.

Staff Briefing

Presentation by Applicant

Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Deliberation and Action

7. Land Use **313 Oak Ridge Drive** in the City of West Lake Hills, Texas **Angelica Norton, Todd and Katrina Ohlmeyer** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment into a building setback;
Section 22.03.281 - Increase in the maximum impervious coverage; and
Section 22.03.003 - Outdoor lighting in the minimum side-yard setback.

The request is so that the property owners may: Encroach 14' 11" into a 30' rear setback and encroach 9' 11" into a 20' side setback for the construction of decking around an existing non-conforming swimming pool.

Staff Briefing

Presentation by Applicant

Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Deliberation and Action

8. Land Use **110 Skyline Drive** in the City of West Lake Hills, Texas **James Saadi and Ashley Kroh** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment in a building setback;
Section 22.03.170(f) – Cut and Fill/Grading in a building setback; and
Section 22.03.275 – Building structure in a front yard setback.

Staff Briefing

Presentation by Applicant

Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Deliberation and Action

9. Land Use **1407 Wildcat Hollow** in the City of West Lake Hills, Texas **Andrew and Kaitlyn Comey** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment in a building setback;
Section 22.03.125 – Excavating or grading.

Remodeling an existing non-conforming house and driveway.

Staff Briefing

Presentation by Applicant

Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Deliberation and Action

10. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the JUNE, 16, 2021 Zoning & Planning Commission Remote Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on FRIDAY, JUNE 11, 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).