



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 21, 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 21st day of July, 2021 at 6:30 p.m. at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the Open Meetings Act update from the Office of the Texas Attorney General issued March 19, 2020, the Zoning and 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 (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 849 8940 9174, Password: 620780

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to pzsec@westlakehills.org by 1:00 P.M. on July 21, 2021

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing pzsec@westlakehills.org. Comments must be received by 1:00 P.M. on July 21, 2021

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 June 16, 2021 Regular Meeting Minutes
3. Land Use 110 Reveille Road: Public Hearing and Discussion/recommendation on an application for a variance request to remove a tree with a diameter of greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Zachary Mills.

A. Section 22.03.304 – Tree and Vegetation Removal and Replacement

4. Land Use 116 Skyline Drive: Public Hearing and Discussion/recommendation on an application for a variance request to encroach a front building setback (West Lake Hills Code Sec. 22.03.281 & 22.03.275). Kim Power agent for Brian Sharples.
 - A. Section 22.03.281 – Encroachment in a Building Setback
Section 22.03.275 – Building Setback Distances
5. Land Use 201 West Spring Drive: Public Hearing and Discussion/recommendation on an application for a variance request to (West Lake Hills Code Sec. 22.03.281). Rafael Acuna
 - A. Section 22.03.281 – Encroachment in a building setback
6. Land Use 613 Rock Park Drive: Public Hearing and Discussion/recommendation on an application for a variance request related to density, building setbacks and tree removal (West Lake Hills Code Sec. 38.03.034, 22.03.281 and 22.03.304). Brad Walters agent for Christopher Crane.
 - A. Section 38.03.034 – More than two (2) single-family dwelling units per acre;
Section 22.03.281 – Encroachment in a building setback;
Section 22.03.304 - Tree and vegetation removal and replacement
7. Land Use 708 Split Rail Trail: Public Hearing and Discussion/recommendation on an application for a variance request to remove two trees greater than 14 inches in diameter (West Lake Hills Code Sec. 22.03.304). Stephen Hawkins agent for Chris and Shanon Smith.
 - A. Section 22.03.304 – Tree and Vegetation Removal and Replacement
8. Land Use 3423 Bee Cave Road: Public Hearing and Discussion/recommendation on an application for a request for multiple variances to construct a new medical office building: 1) Removal of Six Trees 14 inches or greater (#5140, 15 Inch Live Oak, #5143, 14 Inch Live Oak, #5373, 14 Inch Cedar, #5374, 15 Inch Live Oak, #5385, 15 Inch Cedar and #5548, 15 Inch Cedar), 2) Building Height exceeds maximum permitted height, 3) Impervious Cover exceeds maximum permitted, 4) Cut and Fill exceeds maximum permitted; (West Lake Hills Code Sec. 22.03.170, 22.03.281, 22.03.249, 22.03.278 & 22.03.304). Peter Narvarte agent for KCBC LLC.
 - A. Section 22.03.170 – Site Disturbance (Excavation, Grading or Filling)
Section 22.03.281 – Schedule of Regulations. (Impervious Cover & Height)
Section 22.03.249 – Driveway, Parking and Loading Area Setbacks
Section 22.03.304 – Tree and Vegetation Removal and Replacement

9. Land Use 4101 Bee Cave Road: Public hearing and Discussion/recommendation on an application for a sign variance request (West Lake Hills Code Sec. 32.03.006, 32.01.016). Andrew Chapman agent for Eanes ISD.

A. Section 32.03.006 – Freestanding Commercial Signs
Section 32.01.016 – Prohibited Signs

10. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the July 21, 2021 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on July 16, 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).