

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 1, 2021 at 3:00 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Vice-Chairman Jim Pledger called the meeting to order at 3:00 p.m.

Members in attendance were Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan. Chairman Robert Miesel and Commissioner Bill Harwell were absent.

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.

3. Land Use 0 Wildcat Hollow - A proposed subdivision to be known as Wildcat Hollow Subdivision, consisting of eight (8) single-family residential lots described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

Director Grundman: Staff report given. Staff Recommendation: Approval as presented.

Commissioner Bartoletti: I apologize in advance. When you look at what is proposed and what came before, they are really different. Is the staff confident that the variance granted by council is still a valid variance and the council will stand behind that?

Director Grundman: I can't speak for how the council will react to the changes. The access is the same and the location is the same. They just changed some of the lot configurations. The nature of the request hasn't changed.

Commissioner Bartoletti: Is there a code meaning to the terms open spaced lot?

Director Grundman: It can never be built on. The applicant may have more to elaborate on that.

Commissioner Bartoletti: Is that somewhere in the plat notes?

Director Grundman: We don't get a lot of subdivision plats. If you're concerned about the open space, ask for clarification.

Commissioner Bartoletti: As I went down Section 36.01.006 I found references to restrictions and conditions. In thinking about these open space lots, who has access, who cares for those lots, if you think about it, there should be a document that sets that out.

Director Grundman: My understanding the open space lots will be maintained by the HOA. I would let the applicant present that.

Commissioner Bartoletti: A preliminary plat requires designation of any easement?

Director Grundman: The city can't regulate or enforce deed restrictions. They will be submitted with the final plat.

Commissioner Maccini: I appreciate you bringing this up and being diligent.

4. Adjournment. Chairman Robert Meisel.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.