

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 15, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m.

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

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 August 18, 2021 Regular Meeting Minutes.
 - B. Approval of the September 1, 2021 Special Meeting Minutes.

Commissioner Vaughan: Ashby, could you include the council decisions?

Director Grundman: I can include council results.

Commissioner Bartoletti: It would be helpful to know issues that had come before us.

**COMMISSIONER BARTOLETTI MOVES TO APPROVE.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (3-0)
APPROVAL.**

3. Land Use Land Use: **622 Cortona Drive**: Discussion/recommendation on an application for a variance request to remove three trees with a trunk diameter of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). David Bratton, agent for Steve and Cari Henry.

Director Grundman: Staff Briefing is given. Staff Recommendation: Denial due to lack of hardship. Previous variances were approved.

Presentation by Applicant

David Bratton is the builder and explains the application. The drainage is critical. The tree left of the garage isn't going to survive. That's the deal on that one. On the turnaround, it's not big enough. That grade gets cut down 2 feet. I don't think that tree will survive. We'd rather replace the trees so they can grow.

Cari Henry is the owner. We're keeping 350 trees. These are on the edges and don't seem to work as well. We have 90% cedars.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation and Action

Vice-Chairman Pledger: I agree with staff the hardship is hard to find. I support the staff recommendation.

Commissioner Bartoletti: It is clearly design driven. The long range solution is some change to the code but not a variance. I'm having a hard time finding a hardship.

Commissioner Vaughan: There were variances approved and the pool required the original variances. It's been approved and it's design driven. We've done the best we can and say, pretty much a no.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL DUE TO LACK OF HARDSHIP. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (3-0) DENIAL.

4. Land Use Land Use: **402 Camp Craft Road**: Discussion/recommendation on an application for a variance request the removal of a tree with a trunk diameter of greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Robert and Tanja Lee.

Director Grundman: Staff Briefing is given. Staff Recommendation: Approval conditioned with replacement.

Applicant is not present.

Item is postponed to the next meeting (October 20th).

5. Land Use Land Use: **910 Beaver Trail**: Discussion/recommendation on an application for a variance request to encroach a rear building setback (West Lake Hills Code Sec. 22.03.281& 22.03.275). Dunaway and Associates, agent for Scott Carr.

Director Grundman: Staff Briefing given. Staff Recommendation: Denial for lack of hardship.

Vice-Chairman Pledger: The site map showed a 30' setback.

Director Grundman: It is zoned B-1. Setback should be 40' per the Code.

Presentation by Applicant

John Noell is the engineer. The lot is less than a 1/2 acre. The special condition is two adjoining lots are a retail center and office complex. The intent is to integrate the two projects to share parking. It poses an unnecessary burden. Request is from 30' to 10'. You can reasonably grant the variance.

Public Hearing

Gloria Moore owns 3 properties on Beaver Trail. Is there going to be a driveway?

John: An existing drive will be used.

Gloria: Will it have a drive through to the current parking lot?

John: You'll have to walk a trail.

Gloria: Is this a 3-story building?

John: The parking is underneath the building.

Gloria: This is the only convenient store in Westlake. It is up and down Beaver Trail. We own 1003 Beaver Trail and they use it as as turnaround. How many people are going to be parking there?

John: There will be off-street parking provided.

Gloria: There is a lot of parking right now in front of that lot.

Chairman Meisel: Beaver Trail is Travis County jurisdiction so any problems you have there regarding parking, you need to take up with the County Commissioner.

Gloria: Thank you.

6. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting made at 7:22 p.m. by Chairman Meisel.

7. Land Use Land Use: **622 Cortona Drive**: Discussion/recommendation on an application for a variance request to remove three trees with a trunk diameter of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). David Bratton, agent for Steve and Cari Henry.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.