

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 20, 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, Commissioners James Vaughan, Karen Bartoletti and Laurie Maccini. Absent was Jim Pledger and Bill Harwell (resigned 10/19/21).

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 September 15, 2021 Regular Meeting Minutes.

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

b. Board of Adjustment and City Council Results

3. Land Use 402 Camp Craft Road: Discussion/recommendation on an application for a variance request the removal of a two trees 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 replacements.

Presentation **by** **Applicant**

Linda Sullivan is the applicant representative. After re-surveying they needed an additional tree to remove. They worked very hard to not remove any trees. Both trees are pushing on slabs and will be happy to do whatever is required.

Public **Hearing**

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

Deliberation **and** **Action**

Chairman Meisel: We did already approve a previous variance.

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

Commissioner Vaughan: How were these two trees not realized the first time?

Director Grundman: They may not have surveyed back there. I can't speak to the history there.

Linda: I was told by the architect the 14.5 tree and the 17 tree was an error on their part. They re-surveyed and made a mistake on that.

Commissioner Maccini: I recommend a variety of native trees for replacement.

Linda: That will be done.

4. Land Use 313 Oak Ridge Drive: Discussion/recommendation on an application for variances to exceed the maximum allowed impervious cover and to encroach in the rear and side setbacks for a deck extension (West Lake Hills Code Sec. 22.03.281). Todd and Kati Ohlmeyer.

Director Grundman: Staff Briefing given. Staff Recommendation: Approval based on the applicant's minimization effort.

Chairman Meisel: The supplemental material showed artificial turf?

Director Grundman: Our engineer has reviewed it and would count as 50% impervious due to drainage.

Presentation by Applicant

Todd and Kati are present. We bought this property in 2018. We hired a company to help. We are seeking guidance to bring this into compliance as possible. Thank you.

Davin Fillpot. I helped them do the impervious cover analysis as part of the landscape. I'm here if anybody has any questions and anything I can do for clarification.

Public Hearing

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

Deliberation and Action

Commissioner Vaughan: I think in the submittal it mentioned the lot is .5 acres and you thought you were .49 acres?

Director Grundman: If it is under half an acre and on sewer, there is a formula to give a better impervious cover total. Setbacks are effected.

Chairman Meisel: What is your professional opinion on this turf?

Davin Fillpot: It was provided by the applicant. It is an engineered system like Westlake High School. It's designed to drain through the turf surface and into the ground. There is a subgrade nren that has to be done in order to onerate nronerlv.

5. Land Use 703 Loma Linda: Discussion/recommendation on an application for variances requesting the removal of two trees with trunk diameters of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). Steven Johnson.

Director Grundman: Staff Briefing given. Staff Recommendation: Approval with required tree replacement.

Commissioner Maccini: Is this a remodel or an existing home?

Director Grundman: The owner will know more.

Presentation by Applicant

Steven Johnson is the property owner. We have two trees that are against the foundation. We have a foundation company that gave us readings. The integrity of the home and foundation are being effected. We started as a remodel but we're leaning toward a new construction. We have over 300 trees on our property.

Public Hearing

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

Deliberation and Action

Commissioner Bartoletti: That explanation and photos are sufficient.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL WITH THE REPLACEMENT REQUIREMENTS.

MOTION DIES WITH NO SECONDS.

Commissioner Vaughan: I remember in my first or second meeting, they wanted to do a remodel, I'm worried about, and this is a question for Ashby, we're seeing a sequence of protecting an old house for tenants but it looks like we're building a new home. In terms of procedure, do we have to assume that with the foundation as is if kept, it's a hardship. The applicant just stated they are building a new house. How do I consider this?

Chairman Meisel: The applicant has made this application as a potential remodel. If they scrape this off they're going to use this space anyhow. Beyond that he needs this variance now to protect

6. Land Use **Wildcat Club Subdivision** - 0 Wildcat Hollow - A proposed Final Plat of a subdivision to be known as Wildcat Club Subdivision, consisting of six (6) single-family residential lots and two (2) open space lots, described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

Director Grundman: Staff Briefing given. Staff Recommendation: Approval. They did add plat notes clarifying open space lots. 21 outlines the open space, lots 4 and 7 cannot be developed.

Chairman Meisel: As to the maintenance of the road, does the City have the power there?

Director Grundman: The City would have recourse.

Commissioner Vaughan: The plat notes were a major issue. Council has already approved the preliminary.

Commissioner Bartoletti: Is what we get in our packet basically the final plat application or excerpts? It is my impression the final that it had the plat notes that it had other things that are not in our packet. Is it a work in progress?

Director Grundman: This is the full plat application. They don't seal them until it is stamped and ready for recording.

Commissioner Bartoletti: Is this the final to be recorded?

Director Grundman: Yes. Their application and backup hasn't changed. They addressed some of the notes that we had concerns about.

Presentation by Applicant

Wes Wigginton is the applicant. I don't have a lot to add to what Ashby spoke about. We've gone through our final rounds of comments. I'm here to answer questions.

Public Hearing

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

Deliberation and Action

Commissioner Bartoletti: When I look at this subdivision, the

7. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting made at 7:56 p.m. by Chairman Meisel.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.