

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, February 19, 2020 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

Chairman Meisel calls the meeting to Order at 6:30 p.m.

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 January 15, 2020 Meeting Minutes.

Commissioner Vaughan moves to approve the minutes.
Commissioner Maccini seconds.

3. Land Use 101 Double Fork Road: Discussion/recommendation of a variance request for a building encroachment into a front setback in order to construct a second floor addition on top of an existing structure that encroaches into the front setback. (Section 22.03.281 of the West Lake Hills Code of Ordinances). Owners/Applicants Denise & Anthony Burke.

- a. Staff Briefing

City Planner Anjali Naini reads her Staff Report in detail. Staff Recommendation: Approval.

- b. Presentation by applicant

Denise Burke is the property owner and is present. We can't build out because of the flood zone. We can only build over the garage because of the slope. This is our only option to stay here.

- c. Public Hearing: All persons wishing to speak for or against shall be heard.

Colleen Galvan lives at 504 Yaupon Valley Road. Some of the lots are non-conforming. They could probably move it back a little bit. I don't think it's the best look. I'm against them pushing further into the front setback.

Ghislaine DeRegge lives at 510 Yaupon Valley. My lot faces Double Fork Road. I'm concerned it would affect our view. What are the limitations or expectations?

City Planner Naini: Height is measured from natural ground grade and 30' is the maximum.

Chairman Meisel: The measurement is from the ground.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Commissioner Vandersteel: The house was built in 1974?

Colleen: The setbacks have been the same for the past 25 years.

Chairman Meisel moves to recommend approval with conditions.
Vice-Chairman Pledger seconds.

- d. Deliberation and Action

4. Adjournment. Chairman Robert Meisel.

Chairman Meisel moves to adjourn the meeting at 6:55 p.m.

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2020.