CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 17, 2022 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 Laurie Maccini, Karen Bartoletti and new Commissioner Patrick Stewart. James Vaughan was not in attendance.

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 items unless a Commission Member or citizen so requests.
   Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Bartoletti.
   Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

   a. Approval of the July 20, 2022 Regular Zoning and Planning Commission Meeting Minutes.

   b. Report on Board of Adjustment and City Council Results.

   c. **POSTPONE 803 Westlake Drive:** Discussion/Recommendation on a proposed subdivision to be known as the Moore Subdivision. (Chapter 36 of the West Lake Hills Code). Applicants Doyle and Colleen Moore.

3. Land Use **902 Yaupon Valley -** Discussion/Recommendation on the removal of three trees with trunk diameters of 14" or greater and a driveway setback encroachment. (Sections 22.03.304 and 22.03.175 of the West Lake Hills Code). Applicant Jerry Hooker, Yaupon Valley 902, LLC.
   Staff Briefing

   Director Grundman: Staff Briefing was given. Staff Recommendation: Denial for tree variances; Approval of the driveway.

   Vice-Chairman Pledger: Has there been an evaluation on the impervious cover?

   Director Grundman: Page 19 shows is complies with Code.

   Vice-Chairman Pledger: Is there a height variance? It's such a large house.

Director Grundman: It's not part of the packet.

Presentation by Applicant

Jerry Hooker is the architect for this application. We want to retain the driveway. We are saving 80% of the trees on the site. We will replace what is needed.

Public Hearing

Jon Loehman lives at 900 Yaupon Valley. I don't have a problem with the house being taken down. It's going to be a very large house being 9,000 sq. ft. I'm amazed it meets the impervious cover. I'm not arguing, just raising concern.

Erika Nelsen lives at 904 Yaupon Valley. I spoke at the last meeting. It is going to be a giant brick next to me. We want to live in a forest and I have a problem with that.

Chairman Meisel closes the Public Hearing.

Deliberation and Recommendation

Commissioner Maccini: I'm good with the driveway; not with the trees. There is no hardship.

Vice-Chairman Pledger: I agree with Commissioner Maccini. No hardship.

Commissioner Bartoletti: The applicant doesn't articulate a hardship.

Commissioner Stewart: I have no issue with the driveway. The application is lacking a hardship.

Chairman Meisel: 50 years from now that tree will still be there.

Commissioner Bartoletti: A house this size, I wish the city would look at height and impervious cover.

Director Grundman: It is at 24% impervious cover that meets Code.

Commissioner Maccini: Would excavation affect that creek?

Director Grundman: We met on site.

COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL FOR THE DRIVEWAY AND DENIAL ON ALL THREE TREES. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (4-0).

4. Land Use **211 Reveille Road -** Discussion/Recommendation on a variance request to encroach of a driveway setback. (Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd., LLC.

Staff Briefing

Director Grundman: Staff Briefing is given. This was previously approved in 2017 but was never initiated so it was considered dormant. Staff Recommendation: Approval.

Commissioner Maccini: I live across the street. References letter from one of the neighbors.

Director Grundman: This is a driveway setback request.

Commissioner Maccini: They are showing a split driveway. I didn't see that addressed?

Presentation by Applicant

Nathan Quiring is the architect for this application. We are not trying to keep the extra driveway cut. We want to stay away from the 21" Live Oak. The pandemic put the project on hold. We are doing driveway runners.

Public Hearing

Andrew Holck lives at 200 Reveille Road. The existing driveway is no longer allowed? References Page 105 of the packet. The letter talks about a second driveway entrance. There appears to be a parking pad.

Chairman Meisel: No grandfathering is allowed.

Director Grundman: The driveway setback is the only request.

Andrew: This could change going to permitting? Thanks for clearing the confusion.

Chairman Meisel: It must meet Code.

Connie from Dallas: What is the hardship?

Director Grundman: The trees.

Chairman Meisel closes the Public Hearing.

Deliberation and Recommendation

Commissioner Stewart: What is the driveway material?

Nathan: I'm not sure on that. Concrete. I'll get that done before permitting.

Commissioner Maccini: This is a wonky application. Parking is a problem on Reveille. This is an incomplete packet.

Commissioner Bartoletti: I'm in favor but the applicant should be more concise.

Vice-Chairman Pledger: Is a plan approved already?

Director Grundman: It went dormant.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND APPROVAL AS REQUESTED. SECONDED BY COMMISSIONER BARTOLETTI. UNANIMOUS (4-0) APPROVAL.

5. Land Use **604 Rocky River Road -** Discussion/Recommendation on a variance to encroach a side building setback (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

Commissioner Maccini steps away from the dais.

Staff Briefing

Director Grundman: Staff briefing is given. Staff Recommendation: Approval.

Vice-Chairman Pledger: Did the city not identify this during permitting?

Director Grundman: It's not shown on the plans.

Commissioner Stewart: All or part of the roof?

Director Grundman: About 3'9" and is at an angle.

Presentation by Applicant

Mindy Vescovo is the applicant. The second story eave will encroach. It is currently under construction. We requested no variances and designed around the trees. The neighbors have no issues. It will safeguard the wall.

Public Hearing

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

Deliberation and Recommendation

Commissioner Stewart: I appreciate the proposal. With no impact it makes sense.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (3-0) APPROVAL. HARDSHIP IS HEALTH AND SAFETY.

6. Adjournment. Chairman Robert Meisel.
   Chairman Meisel adjourns the meeting at 7:37 p.m.

Respectfully submitted,

_____
ROBERT MEISEL, CHAIRMAN

ATTEST:

_____
ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.