

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, January 19, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:32 p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan.

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 November 17, 2021 Regular Meeting Minutes.

Commissioner Vaughan moves to approve the minutes. Seconded by Vice-Chairman Pledger.

3. Land Use 107 Reveille Road: PUBLIC HEARING ONLY on an application for variances to exceed the maximum allowed height and removal of seven trees with trunk diameters of greater than 14 inches (West Lake Hills Code Section 22.03.279 and 22.03.304). Applicant William Rodriguez.

Applicant requests this item to be postponed to the February 16, 2022 meeting.

4. Land Use 499 Rocky River Road: Discussion/recommendation on an application for variances to encroach in a front setback, rear setback and side setback and removal of three trees with trunk diameters of greater than 14 inches (West Lake Hills Code Section 22.03.281 and 22.03.304). Applicant Alice Arterberry.

Applicant requests this item be postponed to the February 16, 2022 meeting.

5. Land Use 1205 Kennan Road: Discussion/recommendation on an application for variances to exceed the maximum cut/fill in a setback, exceed the maximum allowable height of a retaining wall, and removal of eight trees with trunk diameters of greater than 14 inches (West Lake Hills Code Section 22.03.170 and 22.03.304). Applicant John Fitzpatrick.

Director Grundman: Staff Recommendation: DENIAL of the requested variances. Some of the tree variances can be supported, but the basis for the cut/fill and retaining wall is tied to the elevation needed for the house. While emergency vehicle

access is important, there are less impactful options that need to be explored.

Presentation by Applicant

John Fitzpatrick is the architect. There are 42 protected trees on this lot and only 8 are variances.

Tim Hill is with Risinger Builders and is also present to answer questions.

Public Hearing

Rose Hargrave is an attorney representing neighbors. She states concerns regarding septic concerns due to the proposed house having 10 restrooms.

Chairman Meisel closes the Public Hearing.

Deliberation and Action

Commissioner Maccini: This request is design drive and has no hardship.

Commissioner Bartoletti: I have a process concern. We can't make a decision with no facts presented. We need more firmly fixed information.

Commissioner Vaughan: I agree with Commissioner Maccini.

Vice-Chairman Pledger: We have no information on the septic. This will change down the line.

**COMMISSIONER MACCINI MOVES TO RECOMMEND DENIAL.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (4-0) DENIAL.**

6. **Land Use 1603 Canyon View:** Discussion/recommendation on an application for a variance to encroach into a front setback.(West Lake Hills Code Sec. 22.03.281). Applicant Denisse Hudock.

Director Grundman: Staff recommends APPROVAL based on the efforts at minimization and topography of the site.

Presentation by Applicant

Ian Lee is speaking on behalf of the homeowner and describing the request.

Public Hearing

Garheng Kong lives across the street from the applicant and has concerns about the new home blocking his downtown view.

Chairman Meisel closes the Public Hearing.

Deliberation and Action

Commissioner Vaughan: We do look at reduction in encroachments and the height is still possible. They are maximizing.

Commissioner Maccini: This is design driven and shows no hardship.

Vice-Chairman Pledger: We're talking about a limited space. I'm torn but it is design driven.

Chairman Meisel: Clearly mark on the documents the trees that are being removed.

COMMISSIONER MACCINI MOVES TO RECOMMEND DENIAL. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) DENIAL.

7. **Land Use 1109 Yaupon Valley Road:** Discussion/recommendation on an application for an After-the-Fact variance to encroach into a side setback for a shed. (West Lake Hills Code Section 22.03.281). Applicant Jeffrey Taylor.

Director Grundman: Staff recommends DENIAL of the variance as requested. There is no hardship for the location of the to be in the setback.

Presentation by Applicant

Jeffrey Taylor is the homeowner and applicant. He explains where and why the shed is placed where it is to help with privacy and states other properties have sheds in the same fashion.

Public Hearing

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

Deliberation and Action

Commissioner Bartoletti: There is minimal encroachment.

Commissioner Maccini: I support the request.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL
CONDITIONED ON GETTING AN AGREEMENT WITH THE NEIGHBOR.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (4-0) APPROVAL.**

8. Adjournment. Chairman Robert Meisel.
Chairman Meisel adjourns the meeting at 7:34 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.