

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 21, 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, Commissioners Patrick Stewart, James Vaughan, Karen Bartoletti 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 17, 2022 Regular Zoning and Planning Meeting minutes.
Commissioner Maccini: Correction to 211 Reveille Item comment. Delete "a huge wall was built".

Motion for Approval made by Commissioner Karen Bartoletti with a Second by Commissioner James Vaughan.

Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

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

3. Land Use 912 Calithea - Discussion/Recommendation on variance requests to encroach a front and side building setback for a second story addition over an existing driveway. (Section 22.03.281 of the West Lake Hills Code). Applicants George and Charlotte Howard.

Staff Briefing

Director Grundman: Staff briefing is given. Staff Recommendation: Denial due to the large deck and swimming pool.

Presentation by Applicant

Ross Smith is the representative. The house is a 7' encroachment in the front, 13' in the back. We would be closer to the neighbor on the right. Adding on the right would effect trees and folage. All we are doing is adding above an existing caport for a second story. Safety is a concern for older family members. The turnaround will not effect trees.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public

comment section was closed.

Deliberation/Recommendation

Commissioner Bartoletti: It would be helpful for someone to explain the existing and what is proposed?

Ross: There is a deck where the pool is on Page 15.

Director Grundman: Look at Page 13 for existing and Page 15 is proposed.

Commissioner Stewart: It is non-conforming today?

Director Grundman: Yes.

Commissioner Maccini: The pool and deck would be a larger encroachment. I'm grateful for saving trees but it will disturb the foliage.

Chairman Meisel: Is there a square footage change?

Ross: Yes, by 500 square feet. We are building on an existing driveway.

Commissioner Stewart: Impervious cover?

Ross: The addition doesn't add impervious cover because of the driveway. Only the pool and deck.

Commissioner Bartoletti: 50 foot setbacks on both sides. I'm probably going to vote to grant.

Commissioner Vaughan: Everything looks pretty minimal.

Chairman Meisel: Flatwork does not effect setbacks.

Commissioner Maccini: I'm fine building over a carport. There is no hardship for the pool and deck.

Commissioner Bartoletti: The hardship is the terrain and the shape of the lot.

Chairman Meisel: A pool is expected in some neighborhoods. The problem is the 8' retaining wall.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL ON THE DECK AND POOL WITHOUT PARKING TURNAROUND. COMMISSIONER BARTOLETTI SECONDS. (3-1) APPROVAL. COMMISSIONER MACCINI OBJECTS.

4. Land Use 2 Laurel Valley Cove - Discussion/Recommendation on a variance for cut and fill to obtain access to an undeveloped lot (Section 22.03.170(f) of the West Lake Hills Code and Section 7.4.1 (Cut and Fill) of the Drainage and Erosion Control Manual). Applicant Davin Fillpot.

Staff Briefing

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

Presentation by Applicant

Mark Coutin is the owner and applicant. The easement was dedicated to Travis County WD-10 and are in support of the application. We have reached out the neighbors. Safety is our hardship. The easement is less steep of a slope.

Davin Fillpot is the architect. The house design is from the access easement. No variances are needed except the access. Everything else is in compliance. Cut and fill is to go from the paved easement to the property.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: Water District 10 can't change their minds?

Chairman Meisel: That is a legal issue.

**COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL.
SECONDED BY COMMISSIONER BARTOLETTI. (4-0) APPROVAL.**

5. Land Use 10 North Peak - Discussion/Recommendation on variances to encroach a front building setback and removal of three trees with diameters larger than 14 inches (Sections 22.03.281 and 22.03.304 of the West Lake Hills Code). Applicants David and Jennifer Kaufman.

Staff Briefing

Director Grundman: Staff briefing given. Staff recommendation: Approval on the trees; denial on the encroachment.

Commissioner Bartoletti: Why denial?

Director Grundman: Page 45, you can see the pool at the back of the house pushes

the house forward.

Presentation by Applicant

Wesley Parks is the architect. This is their dream home. The typography of the back of the lot is very steep, Exhibit A, Page 45. Both neighbors encroach the front. The larger trees propose a hardship. The encroachment is single story. There are 80 trees on the lot. We are keeping as many as we can.

Daniel Kaufman is the owner. We cut into the hill but we don't want to bother the trees. We go up and then it drops in the back.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: I'm okay with the setbacks. I hope what is being planted will be native. This is a large home.

Commissioner Bartoletti: I agree. The applicant worked hard to comply. I support the request.

Commissioner Stewart: The request is consistent with the street.

**COMMISSIONER STEWART MOVES TO RECOMMEND APPROVAL.
COMMISSIONER VAUGHAN SECONDS. (4-0) APPROVAL.**

6. Land Use 1419 Redbud Trail - Discussion/Recommendation on a variance to minimum setback distances for an accessory structure to replace/improve an existing swimming pool and deck (Section 22.03.276 of the West Lake Hills Code). Applicant Tim Franke.

Staff Briefing

Director Grundman: Staff briefing is given. This is an existing non-conforming.
Staff Recommendation: Approval.

Presentation by Applicant

Tim Franke is the architect and explains the application and how erosion is being addressed. This is a 1970 era construction. This is only repairs and replacements.

Public Hearing

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

Deliberation/Recommendation

**COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL.
COMMISSIONER BARTOLETTI SECONDS. (4-0) APPROVAL.**

7. Land Use 309 Laurel Valley Road - Discussion/Recommendation on variances to remove four trees with diameters larger than 14 inches for the demolition and rebuild of a single family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Graham Schmergel.

ITEM REMOVED FROM THE AGENDA.

8. Land Use 1101 Yaupon Valley Road - Discussion/Recommendation on a variance to encroach a building setback to remodel an existing single family residence (Section 22.03.281 of the West Lake Hills Code). Applicant Edgar Prats.

Staff Briefing

Director Grundman: Staff briefing given. Staff Recommendation: Approval due to the applicant's effort to minimize.

Presentation by Applicant

Edgar Prats is the owner and reads a letter with the property history. I am building a house for my family. I designed within the guidelines to comply.

Public Hearing

Bill Vandersteel lives at 1003 Madrone. There is no way to build on this lot without variances. I support the application.

Douglas Danforth has lived at 1003 Madrone for 41 years. Our concerns are minimization. I do not believe it needs to be that close to the street. The size and length is extreme. What is the impervious cover?

Riley Gerber lives at 505 Yaupon Valley. The address is on Yaupon Valley and not Madrone. This will be a welcomed addition.

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

Deliberation/Recommendation

Commissioner Vaughan: What is the impervious cover?

Director Grundman: 17.4%

Commissioner Vaughan: I'm inclined to approve. They saved a lot of trees.

Commissioner Maccini: The driveway is on Madrone. The sign was on Madrone. It needs to be entirely fenced?

Director Grundman: It's not in this request.

Chairman Meisel: Two front setbacks are hardships.

Commissioner Bartoletti. References a letter in the packet.

Commissioner Maccini: The tree in the deck area by the pool is one of my concerns.

Chairman Meisel: I recommend you get an arborist's opinion before going to the Board of Adjustment.

**COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL.
COMMISSIONER STEWART SECONDS. (4-0) APPROVAL.**

9. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:46 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.