

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, November 16, 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 Patrick Stewart.

**Zoning and Planning Commission goes into Executive Session at 6:31.
Returns from Executive Session at 6:37 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 October 19, 2022 Regular Zoning and Planning Commission Meeting Minutes.
- b. Report on Board of Adjustment and City Council Responses.

Motion for Approval made and seconded.

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

3. Land Use 803 Westlake Drive - Discussion/Recommendation on a proposed 6-lot single family subdivision for a tract of land totaling 8.42 acres (Chapter 36 of the West Lake Hills Code). Applicants Doyle and Colleen Moore.

Staff Briefing

Director Grundman gives the staff briefing.

The lawsuit has been settled. The application complies with ordinances and is a matter of right. Non-compliance is taking part of the settlement agreement.

Presentation by Applicant

None given

Public Hearing

Mindy Vescovo lives at 604 Rocky River Road represents neighbors and addresses the various trees.

Debra Stewart of 100 Yaupon Valley spoke. Two cuts will make it worse because it is a dangerous intersection. The city told her she could never get a driveway on Yaupon Drive when she built her home.

Cynthia Brandimarte lives at 808 Westlake Drive and spoke.

Chairman Meisel closes the Public Hearing.

Discussion/Recommendation

Chairman Meisel: Streets are an issue. Support rests at the city council meeting.

MOTION TO RECOMMEND APPROVAL SUBJECT TO TERMS OF THE AGREEMENT. COMMISSIONER BARTOLETTI MOVES TO AMEND THE MOTION. APPROVED (3-1). COMMISSIONER MACCINI ABSTAINS.

4. **Land Use 902 Live Oak Circle** - Discussion/Recommendation on a request for an amended plat, Amended Plat of Lot 20 and Lot 34, Mayo Addition, 900 Live Oak Ridge Road, and 902 Live Oak Circle, combining two lots into a single lot (Chapter 36 of the West Lake Hills Code). Applicants Jason and Jessica Karp.

Staff Briefing

Director Grundman: Staff report was given. Staff Recommendation: Approval.

Presentation by Applicant

Nobody present.

Public Hearing

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

Deliberation/Recommendation

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

5. **Land Use 1000 Live Oak Circle** - Discussion/Recommendation for a variance to allow a fence to encroach in the front yard fence setback (Section 22.03.173 of the West Lake Hills Code). Applicant Alexis Viator.

Staff Briefing

Director Grundman: Staff report given. Staff Recommendation: Approval 21 feet from the edge of pavement and fencing to go around the trees.

Presentation by Applicant

Alexa is representing the application. The fence will be moved to not interfere with the trees and 21 feet from the property line.

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.
SECONDED BY COMMISSIONER BARTOLETTI. UNANIMOUS (4-0)
APPROVAL.**

6. **Land Use 103 Yaupon Valley** - Discussion/Recommendation on variances to remove 5 trees with diameters larger than 14 inches and three encroachments into building setbacks for the construction of a new single family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicants Ashton and Erica Weinberger.

Staff Briefing

Director Grundman: Staff report is given. We received two e-mails opposing. Staff Recommendation: Reduction in setbacks. Three is too many. All trees are within the footprint of the house.

Presentation by Applicant

Jay is representing the owners. We need setbacks or more trees will need to be removed. We are not maxing out the lot.

Public Hearing

Glen Stotts lives at 102 Yaupon Valley which is across the street. Significant amounts of trees were taken off the lot. Feels like that should be included. Three driveways on that part of Yaupon Valley, another is dangerous. I am concerned about drainage issues.

Debra Stewart lives at 200 Yaupon Valley. The lot was cleared. Follow the rules. There needs to be a drainage study.

Cynthia Brandemarte lives at 808 Westlake Drive. Designers need to understand the

restrictions of a section of land.

Chairman Meisel closes the Public Hearing.

Deliberation/Recommendation

Commissioner Bartoletti: If the setbacks were met, how much square footage is lost?

No answer.

Commissioner Maccini: I'm frustrated with the packet. Refers to page 78 and 79. The house is design driven; driveway, trees and setbacks.

Chairman Meisel recommends postponing and redoing the project.

Applicant requests to postpone to January meeting.

7. **Land Use 309 Westhaven Drive** - Discussion/Recommendation on variances to remove a tree with a diameter larger than 14 inches and two side setback encroachments for a remodel/addition to an existing single family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicant Michael Crockett.

Staff Briefing

Director Grundman: Staff report given. Staff Recommendation: Approval.

Presentation by Applicant

Michael Crockett is the owner and applicant. He has letters of support. No issues.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: I can't understand taking out a 26" tree. I'm okay with the setbacks.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. NO SECOND.

FURTHER DISCUSSION.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
APPROVED (3-2). COMMISSIONERS MACCINI AND STEWART OPPOSED.**

8. Land Use 1425 Redbud Trail - Discussion/Recommendation on a variance to encroach on a non-conforming front building setback to add a second story (Section 22.03.281 of the West Lake Hills Code). Applicant Nick Mehl.

Staff Briefing

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

Presentation by Applicant

Nick Mehl is the applicant and makes his statement.

Public Hearing

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

Deliberation/Recommendation

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
SECONDED BY COMMISSIONER STEWART.**

Commissioner Maccini: I'm concerned about the trees.

UNANIMOUS (4-0) APPROVAL.

9. Land Use 1635 Westlake Drive - Discussion/Recommendation on a variance to remove two trees with diameters larger than 14 inches for the construction of a new single family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Daniel Cherian.

Staff Briefing

Director Grundman: Staff report is given. Staff Recommendation: Approval with required replacements.

Presentation by Applicant

Jason Hubar is speaking on behalf of the owner. Makes himself available for questions.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: I have concerns about trees.

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

10. Adjournment. Chairman Robert Meisel.
MEETING IS ADJOURNED AT 8:08 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.