

NOTICE OF ZONING AND PLANNING COMMISSION  
PUBLIC HEARINGS AND REGULAR MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
January 15, 2020  
6:30 P.M.

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas will hold Public Hearings and a Regular Meeting on the 15<sup>th</sup> day of January 2020, at 6:30 P.M. in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

1. Call to Order. Chairman Robert Meisel.
2. Appointment of a ZAPCO Vice-Chairperson. Chairman Robert Meisel.
3. 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 20, 2019 Meeting Minutes.
4. Land Use: 801 Cedar Park Drive: Discussion/recommendation of variance requests for a building to encroach into a setback; existing impervious cover to exceed the maximum allowable impervious cover; and encroachment into a setback for an existing swimming pool in order to reconstruct a non-conforming residence destroyed by fire. Owners/Applicants William and Lois Thomson.
  - Variance for a building to encroach into a side setback (Sec. 22.03.281 of the West Lake Hills Code).
  - Variance to keep existing impervious cover over maximum allowed (Sec. 22.03.281 of the West Lake Hills Code).
  - Variance for existing swimming pool to encroach into rear setback (Sec. 22.03.281).
  - a. Staff Briefing.
  - b. Presentation by applicant.
  - c. Public Hearing: All persons wishing to speak for or against shall be heard.
  - d. Deliberation and action.
5. Land Use: 707 Bulian Lane: Discussion/recommendation of a variance request for existing and new aerobic septic tanks to encroach into the front building setback. (Sec. 22.03.281 of the West Lake Hills Code). Applicants/Owners Ronald & Sheila Paynter (Power of Attorney Derrick Lormand).
  - a. Staff Briefing.
  - b. Presentation by applicant.
  - c. Public Hearing: All persons wishing to speak for or against shall be heard.
  - d. Deliberation and action.
6. Land Use: 1 Hidden Cove: Discussion/recommendation of a variance request for the construction of a new carport that encroaches into the front setback (Sec. 22.03.276 and Sec. 22.03.281 of the West Lake Hills Code). Applicants/Owners Criss Cloudt and Brian Plunkett.
  - a. Staff Briefing.

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- b. Presentation by applicant.
  - c. Public Hearing: All persons wishing to speak for or against shall be heard.
  - d. Deliberation and action.
7. Land Use: 1801 Yaupon Valley Road: Discussion/recommendation of variance requests for the construction of a swimming pool, patio, and concrete/stone wall within the rear setback. (Sec. 22.03.276 and Sec. 22.03.281 of the West Lake Hills Code). Owners/Applicants Mike and Luniece Schless (Power of Attorney Blake Moran).
- a. Staff Briefing.
  - b. Presentation by applicant.
  - c. Public Hearing: All persons wishing to speak for or against shall be heard.
  - d. Deliberation and action.
8. Land Use: 110 Westlake Drive: Discussion/recommendation of an ordinance and zoning map amendment to rezone 110 Westlake Drive, a City-owned property under an Agreement for Sale, from Government, Utility, Institution – GUI, to Planned Development District with a based zoning district of One-Family Residential – R-1. Applicant Legacy DCS (Representative Paul Shepherd).
- a. Staff Briefing.
  - b. Presentation by applicant.
  - c. Public Hearing: All persons wishing to speak for or against shall be heard.
  - d. Deliberation and action.
9. Land Use: 3520 Bee Cave Road (American Bank): Discussion/recommendation of a commercial building permit application for an exterior remodel to construct a new terrace. (Article 22.03 of the West Lake Hills Code). Applicant Jonathan Perlstein, Aus-Tex Building Consultants.
- a. Staff Briefing.
  - b. Presentation by applicant.
  - c. Public Hearing: All persons wishing to speak for or against shall be heard.
  - d. Deliberation and action.
10. Administration: Discussion on the implementation of CivicClerk (agenda management program) and date to begin use of iPads for Zoning & Planning Commission, Building Design Committee, City Council and Board of Adjustment.
- a. Staff Briefing.
  - b. Public Hearing: All persons wishing to speak for or against shall be heard.
11. Adjournment. Chairman Robert Meisel.

  
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Robert Meisel, Chairman  
By Anjali Naini, Director of  
Building & Development Services

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Certificate

I certify that the above Notice of the January 15, 2020 Zoning and Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on January 10, 2020 at 5:00 P.M.

  
Anjali Naini, Director of Building &  
Development Services

*The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.*

*All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).*