

NOTICE OF ZONING AND PLANNING COMMISSION
PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS

April 17, 2019
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 17th day of April 2019, 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. 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 March 20, 2019 Meeting Minutes.
 - b. Request to postpone by applicant: Land Use: 102 Westlake Drive – Proposed site plan amendment with a parking setback variance, impervious cover variance, and tree variances to increase parking and provide emergency access at 102 Westlake Drive. Applicant Dr. Bill Ramsdell (Power of Attorney Travis Wilson)
3. Executive Session: Consultation with Legal Counsel on legal issues related to variance procedures for Planning and Zoning Commission recommendations. (Consultation with Legal Counsel, Texas Government Code Section 551.071).
4. Land Use: 1405 Wildcat Hollow – After-the-fact variance requests for a fence to exceed height allowance and to encroach in the setback and a retaining wall to exceed height allowance and encroach in the setback. Applicant Douglas Jaffe, III; Power of Attorney Jan Sotelo.
 - Variance for fence height and setback encroachment (Section 22.03.173 of the West Lake Hills Code)
 - Variance for retaining wall height and setback encroachment (Sections 22.03.170 and 22.03.281 of the West Lake Hills Code)
 - 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: 4201 Bee Cave Road: Application for a proposed monument sign at The Schoolyard located at 4201 Bee Cave Road. (Section 32.03.007 of the West Lake Hills Code) Applicant (Power of Attorney Damon Landry, Signs Express).
 - 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: 3342 Bee Cave Road: Proposed Development Agreement Amendment at 3423 Bee Cave Road. (Development Agreement between the City of West Lake Hills

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- and 3342 Bee Caves, LLC) Applicant Mac Ragsdale, Triangle Building Company (Power of Attorney Benjamin Green, Kimley-Horn).
- c. Staff Briefing.
 - d. Presentation by applicant.
 - e. Public Hearing: All persons wishing to speak for or against shall be heard.
 - f. Deliberation and action.
7. Land Use: 3342 Bee Cave Road: Proposed commercial building permit for exterior improvements and site plan amendment at 3423 Bee Cave Road. (Sections 22.02.005 and 22.03.302 of the West Lake Hills Code.) Applicant Mac Ragsdale, Triangle Building Company (Power of Attorney Benjamin Green, Kimley-Horn).
- 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: 187 Skyline Drive: Variance request to encroach in the ½ Critical Root Zone of a tree 14” or greater (Tree # 548 – 20” Live Oak) to construct a new driveway (Section 22.03.304 of the West Lake Hills Code and Section 3 – Tree and Natural Area Preservation, Sec. 3.5.2 of the City of Austin Environmental Criteria Manual). Applicants Maile Roberts-Loring and Brian Loring (Power of Attorney Sam Burch, Architect).
- 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: 1005 Madrone: Variance request to remove two trees 14” or greater for new residential construction (Section 22.03.304 of the West Lake Hills Code). Applicant Kip Amstutz (Power of Attorney Kai Geschke, Architect).
- Tree # T47 – 16” Hackberry (Section 22.03.304 of the West Lake Hills Code)
 - Tree # T87 – 22” Split Oak (Section 22.03.304 of the West Lake Hills Code)
- e. Staff Briefing.
 - f. Presentation by applicant.
 - g. Public Hearing: All persons wishing to speak for or against shall be heard.
 - h. Deliberation and action.
10. Adjournment. Chairman Robert Meisel.



Robert Meisel, Chairman
By Mark Littrell, Zoning & Planning
Secretary

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Certificate

I certify that the above Notice of the March 20, 2019 Zoning and Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on April 12, 2019 at 5:00 P.M.



Mark Littrell, Zoning & Planning
Secretary

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).