

NOTICE OF ZONING AND PLANNING COMMISSION  
PUBLIC HEARINGS AND REGULAR MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
May 15, 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 15<sup>th</sup> day of May 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 April 17, 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: 5000 Bee Cave Road**: Sign permit application for a freestanding monument sign (Sections 32.03.007 of the West Lake Hills Code). Owner Thomajan Squared, L.P. (Applicant Texas EcoGrow – Chad Geeslin).
  - 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: 1903 Yaupon Valley Road**: A variance request to remove six trees 14” or greater (Tree #350 – 15” Spanish Oak; Tree # 371 – 21.5” Spanish Oak; Tree # 384 – 25.5” Spanish Oak; Tree # 391 – 15” Spanish Oak; Tree # 394 – 14.5” Spanish Oak; and Tree # 399 – 17” Spanish Oak) for the construction of a new residence (Section 22.03.304 of the West Lake Hills Code). Applicants James and Danielle Hatchitt (Power of Attorney Mike Watson).
  - 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: 116 Reveille Road**: A variance request to remove one tree 14” or greater (a 16” Oak tree) for the construction of a new residence (Section 22.03.304 of the West Lake Hills Code). Applicant Owen Nalle – Nalle Custom Homes.
  - a. Staff Briefing.
  - b. Presentation by applicant.

NOTICE OF ZONING AND PLANNING COMMISSION  
PUBLIC HEARINGS AND REGULAR MEETING  
Page 2

- c. Public Hearing: All persons wishing to speak for or against shall be heard.
  - d. Deliberation and action.
  
7. Land Use: 1408 Redbud Trail: A variance request to encroach into the driveway setback for the construction of a new residence (Section 22.03.304 of the West Lake Hills Code). Applicant Seven Custom Homes, LLC.
  - 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: 3342 Bee Cave Road: Proposed Development Agreement Amendment at 3342 Bee Cave Road. (Development Agreement between the City of West Lake Hills and 3342 Bee Caves, LLC) 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.
  
9. Land Use: 3342 Bee Cave Road: Proposed commercial building permit for exterior improvements and site plan amendment at 3342 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.
  
10. Land Use: 3342 Bee Cave Road: Sign permit application for projecting signs, a freestanding monument sign, directional signs, and window signs. Owner Amegy Bank (Applicant Accent Sign and Awning – John Shepherd).
  - Projecting wall signs (Sec. 32.03.008 of the West Lake Hills Code)
  - Freestanding commercial signs (Sec. 32.03.007 of the West Lake Hills Code)
  - Traffic-control signs (Sec. 32.03.003 of the West Lake Hills Code)
  - Commercial signs in/on windows/doors (Sec. 32.03.010 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.
  
11. Land Use: 300 Laurel Valley: Proposed Final Subdivision Plat & Construction Plans for East Ledgeaway Subdivision, subdividing a 13.0-Acre Tract North of Laurel Valley Road into Seven (7) Single-Family Residential Lots (Legal Description: East Ledgeaway Subdivision, Resubdivision of Lot 1, Block A of the A.F. Deloney Subdivision – 13.0 Acres). (Chapter 36 of the West Lake Hills Code). Applicant Emmet P. McCall (Engineer Ric Thompson).

NOTICE OF ZONING AND PLANNING COMMISSION  
PUBLIC HEARINGS AND REGULAR MEETING  
Page 3

- 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.
12. 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.
13. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the May 15, 2019 Zoning and Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on May 10, 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).*