

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


June 19, 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 19th day of June 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. Vice – Chairman Les Gage.
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. Approval of the May 15, 2019 Meeting Minutes.
 - c. Request to postpone by applicant: 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).
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: **403 Buena Vista**: A variance request to allow a fence to exceed 6’ in height for the construction of a side yard fence (Section 22.03.173 of the West Lake Hills Code). Applicants James Dooner and Leslie Wilson (Power of Attorney Ryan Callahan, The Garden Design Studio).
 - 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: **110 Skyline Drive**: Variance requests for removal of a tree 14” or greater; encroachment into a front building setback; construction in the ½ critical root zone of two trees 14” or greater; and cut and fill in a setback for a residential remodel. Applicant James Saadi and Ashley Kroh (Power of Attorney Kim Power, Dick Clark & Associates).
 - Variance for removal of a tree 14” or greater – Tree # 268, 22” Chinaberry (Section 22.03.303 of the West Lake Hills Code)
 - Variance for construction encroachment into the ½ critical root zone of a tree 14” or greater – Tree # 262, 16” Cedar (Section 22.03.303 of the West Lake Hills Code)

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- Variance for construction encroachment into the ½ critical root zone of a tree 14” or greater – Tree # 273, 16.5” Cedar (Section 22.03.303 of the West Lake Hills Code)
 - Variance for building additions to encroach into a front building setback (Sections 22.03.275 & 22.03.281 of the West Lake Hills Code)
 - Variance for cut and fill in a setback (Section 22.03.170(f) 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.
6. **Land Use: 300 Laurel Valley**: Proposed Final Subdivision Plat & Construction Plans for East Ledgeway Subdivision, subdividing a 13.0-Acre Tract North of Laurel Valley Road into Seven (7) Single-Family Residential Lots (Legal Description: East Ledgeway 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).
- 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.
7. **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.
8. Adjournment. Vice – Chairman Les Gage.



Les Gage, Vice – Chairman
By Mark Littrell, Zoning & Planning
Secretary

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Certificate

I certify that the above Notice of the June 19, 2019 Zoning and Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on June 14, 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).