

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

January 16, 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 16th day of January 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 November 15, 2018 Special Meeting Minutes.
 - b. Request to postpone by applicant. Land Use: 111 Westlake Drive – Variance request for encroachment into a side setback and variance request to exceed allowed impervious cover (West Lake Hills Code Section 22.03.281 and Section 1.01.003). Applicant Gavin and Jennie Moreland.
3. Land Use: 717 ½ Yaupon Valley Road – Zoning change from R-1 One-Family Residential to GUI Government, Utility and Institutional (West Lake Hills Code, Section 38.03.001 – Classification of districts and Section 38.05.092 – Procedure for changing zoning classification of particular parcels of land). Applicant James McDermott for Travis County Water District #10.
 - 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.
4. Land Use: 717 ½ Yaupon Valley Road – Amended site plan with seven variances to install improvements including a building and generator for the McConnell Pump Station. Applicant James McDermott for Travis County Water District #10.
 - Section 22.03.281 – Minimum lot dimensions for lot zoned GUI;
 - Section 22.03.275 and 22.03.281 – Encroachment into a minimum side building setback;
 - Section 22.03.276 - Encroachment of accessory structure, overhangs and eaves in a building setback;
 - Section 22.03.304(a)(4) – Removal of trees greater than 14-inches in diameter (Tree #5311 - 14” Cedar Tree);
 - Section 22.03.210 – Grading and filling within a minimum side building setback;
 - Section 22.03.399(f) – Retaining wall to exceed 6 feet; and
 - Section 22.03.304 and Section 3 – Tree and Natural Area Preservation, Sec. 3.5.2. of the City of Austin Environmental Criteria Manual - Install a new building within the Critical Root Zone (CRZ) of Tree #5289 - 34” Cottonwood.
 - a. Staff Briefing.
 - b. Presentation by applicant.

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- c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

5. Land Use: 300 Laurel Valley Road - A proposed subdivision consisting of seven (7) single-family residential lots described as Lot 1, Block A, Deloney A.F. Subdivision – 13.013 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Emmett P. McCall.
 - 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: 1110 Blackacre Trail – Variance request to remove two trees 14” or greater, and variance request to allow construction in ½ critical root zone (CRZ) of one tree 14” or greater. Applicant Claudia de la Vega
 - Variance to allow work in ½ CRZ - Tree #491 – 15.5” Cedar (Sections 22.03.304 and 22.03.305 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)
 - Variance to remove Tree# 480 – 17” Cedar (Section 22.03.304 – Tree and vegetation removal and replacement)
 - Variance to remove Tree #496 – 15.5” Live Oak (Section 22.03.304 – Tree and vegetation removal and replacement)
 - 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: 18 Nob Hill Circle - Variance request to remove four trees 14” or greater for the construction of a new residence at 18 Nob Hill Circle. Applicant Rene Campos (Power of Attorney Mel Lawrence and Dylan Stewart)
 - Variance to remove Tree # 905 – 16.5” Ashe Juniper (Section 22.03.304 – Tree and vegetation removal and replacement)
 - Variance to remove and relocate Tree #758 – 14.5” Ashe Juniper (Section 22.03.304 – Tree and vegetation removal and replacement)
 - Variance to remove and relocate Tree #759 – 17” Ashe Juniper (Section 22.03.304 – Tree and vegetation removal and replacement)
 - Variance to remove and relocate Tree #860 – 16.75” Ashe Juniper (Section 22.03.304 – Tree and vegetation removal and replacement)
 - 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 by Chairman Robert Meisel.



ROBERT MEISEL, CHAIRMAN
By Mark Littrell, ZAPCO Secretary

Certificate

I certify that the above Notice of the January 16, 2019 Zoning and Planning Commission Public Hearings and Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, January 11, 2019 at 5:00 p.m.



Mark Littrell, ZAPCO 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).