

MINUTES OF ZONING AND PLANNING COMMISSION  
PUBLIC HEARINGS AND REGULAR MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
January 18, 2017  
6:30 P.M.

PRESENT: ZAPCO Chairman Robert Meisel, Vice-Chairman Les Gage, Commissioners Kathy Tullos, Rhett Hoestenbach, Bill Vandersteel, Sarah Swanson and Beth South

ABSENT: None

1. Call to Order. Chairman Robert Meisel.

**Chairman Meisel calls the meeting to Order at 6:30 p.m.**

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 Regular Meeting Minutes.

**COMMISSIONER HOESTENBACH MOVES TO APPROVE. VICDE-CHAIRMAN GAGE SECONDS. UNANIMOUS (6-0) APPROVAL.**

3. Land Use: Proposed final plat at 1 Limerick Lane in the Limerick Fork Subdivision. (Chapter 36 of the West Lake Hills Code.) Applicant Eran Montoya.

- a. Staff Briefing.

**City Planner Grundman: Back in November this came through with variances. They have both been approved by Board of Adjustment and Council. This is coming through for final approval for recording.**

- b. Presentation by applicant.

**Eran Montoya is with Ryan Street and Associates. We did the subdivision. As Ashby mentioned, you recommended approval with variances for a shared common driveway and a wall cut and fill in the front setback. BOA/Council approved so we are moving to final plat and we are submitting drawings to the City and the engineer related to drainage which is one of the requirements by council. As a response our engineer is in the designing of the walls for the two lots. The primary lot will have a wall on this side; the other on the other side. I do have a printout that I can distribute. Any questions?**

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

**Nobody spoke. Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

- d. Deliberation and action.

**Commissioner Vandersteel:** There isn't a whole lot to discuss.

**Commissioner Swanson:** Is there anything new to be added? You had no off street parking.

**COMMISSIONER SWANSON MOVES TO RECOMMEND APPROVAL. COMMISSIONER VANDERSTEEL SECONDS. UNANIMOUS (6-0) APPROVAL.**

4. Land Use: Proposed Amended Plat on Lots 1, 2, 13 and a portion of 14 of the Los Rincones Subdivision with a variance for a driveway setback at 1906 Yaupon Valley Road. (Chapter 36 and Section 22.03.281 of the West Lake Hills Code.) Applicant Rhett Hoestenbach.

**Commissioner Hoestenbach steps away from dais for the duration of this item.**

- a. Staff Briefing.

**City Planner Grundman:** The dirt will be given to Lot 2A for access. There is a gate strip on the north side that will be taken over by the property owners. There is as variance due to access easement. A driveway setback for 2A associated with this request. The original owner wanted a gate but it was never built. He sold it to the prospective property owners.

- b. Presentation by applicant.

**Rhett Hoestenbach:** This is the original plat of the subdivision in 1993. There are 14 lots. The 14<sup>th</sup> is the street right here which is private. You have a notch here and this larger notch that was out of Lot 1, which I own with Lot 2. Pat controls Lot 14 through the HOA. What we are requesting is that this strip here now be made part of Lot 13 and this portion be part of Lot 1. All of the owners of each of these lots lives at their homes. There are two being built. Every single lot owner has been a resolution concerning this re-plat and each has signed off on it. Everybody knows about and approve it. The other part of this a driveway easement the problem is there was no legal language that actually determined who was the owner of the easement. When Lot 2 was being sold it became a title issue and once we discovered it it was determined best to clean it up. The only way to get in is through this little driveway. We have actually divided out this easement now Lot 1 gets a portion and Lot 2 gets a portion. You can see it better now. The original dedication only provided 30' of that easement. To put a 12' with setbacks you can't do it. It is a pre-existing non-conforming driveway. It's a bout 28 1/2'. Where the tree is it is about 15' to the border of Lot 3. The narrowest is 12' and it opens up on Lot 2. There is an Oak grove. If made wider those trees would have to be cut. Then you run into the problem of where to run the driveway. The best solution for this is that the driveway easement come in right here. There will be 10' in between the driveway for lot 1 and 2 and there will be plantings done to make a nice separation between the lots. This is a picture as you enter the driveway. This part with the re-plat, you go back and where the trees are is where Lot 2 is. If this were to widen you would get into the trees. We

want to protect these trees. This is just another view. This is the tree grove and if you widen you'll get into the trees. You can see how close you are to the other lot. On this side over here is all wooded and you can see it from the other picture. There is a good distance between the driveway and lot 3. This is the landscape plan here. The 10' area is shown. This is the plantings that are being proposed. The idea is to go in and put plantings and a good separate between the two. This is the resolution that was signed by all of the lot owners. Amanda is getting the little strip, Lot 13. These are all the signatures.

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

**Nobody Spoke. Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

- d. Deliberation and action.

**Commissioner Swanson: He has hardship with the tree and makes sense to reallocate the strip of land. To me everything they are asking for makes sense.**

**Commissioner Tullos: Is there room at the narrowing for emergency vehicles?**

**Commissioner Hoestenbach: Every driveway opens up. Right now it's not an issue. It might become an issue when Lot 2 is built and will be addressed at that time.**

**Vice-Chairman Gage: To be sure, is that 12' enough room for emergency?**

**Commissioner Hoestenbach: Yes. It's a standard driveway size.**

**Chairman Meisel: Lot 2 is currently vacant and it will remain that way?**

**Commissioner Hoestenbach: For now, honestly we don't know what we're going to do.**

**Chairman Meisel: Is it level enough?**

**Commissioner Hoestenbach: Yes. It's pretty level at that point.**

**Chairman Meisel: That house that is under construction, that's Lot 1?**

**Commissioner Hoestenbach: That's my new home.**

**Commissioner Vandersteel: That is obeying the setbacks?**

**Commissioner Hoestenbach: Yes; I got a variance for the main strip in the front.**

**Commissioner Vandersteel: I'm glad you went to the effort to fix the problem.**

**Chairman Meisel: Lot 3 was not interested in adding sq. footage to widen?**

**Commissioner Hoestenbach: You're correct. That inquiry was made.**

**COMMISSIONER VANDERSTEEL MOVES TO RECOMMEND APPROVAL WITH HARDSHIP BEING THE TREE AND ACCESS TO THE LOT. COMMISSIONER SWANSON SECONDS. APPROVED (5-0).**

**Commissioner Hoestenbach returns to the dais.**

5. Land Use: Request for a variance reducing the fire flow requirement for 309 Buckeye Trail. (Chapter 8, Article 8.04 of the West Lake Hills Code.)

- a. Staff Briefing.

**City Planner Grundman: This is a request for the fire flow. Currently 4,400 sq. ft. going to 5,800. Available is 789 gallons; code requires 2,500 per minute. There is allowance by installing sprinklers and doing various things.**

**Chairman Meisel: Water District 10 is upgrading the system?**

**City Planner Grundman: Yes.**

- b. Presentation by applicant.

**Travis Young is the representative. The owner asked me to do a remodel. Upon that work. Ashby has done a good job of laying the results of that. Mike Lacey with the Fire Department met with us to get their support. We came up with several measures. We talked about retrofitting with a sprinkler system and construction of the structure. Lastly a measure that is not in the code which is monitoring the system which would let the Fire Department know immediately of an event. It would not only make it safe from fire risk but it will be the safest to fire risk. I feel fairly confident our effort our fire hydrant at the site is slightly insufficient by 3.5% that we are going to produce a safer home. I'll conclude with that.**

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

**Nobody spoke. Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

- d. Deliberation and action.

**Commissioner Vandersteel: The stucco walls, the roof is metal?**

**Travis: The walls are all stucco. The contributing factors, including outdoor decks and garage, all the sq. ft. is contributing to the fire flow. We have some overhanging new decks as part of the work and all will have one-hour sheathing conditions for all the areas that are additions. All the new construction will be fire rated.**

**Commissioner Vandersteel: Then you are going to enclose with fire rated?**

**Travis:** We didn't consider galvanized framing. We also have lower decks that were open decks and all those are going concrete.

**Commissioner Vandersteel:** I do recall we're trying to improve the fire flow. If one was to build a house it would be a very small house. It's odd the hydrant would be the factor on that site. It would be the responsibility of the water district to provide adequate water? Is that going to be improved?

**City Planner Grundman:** Yes. I don't know the timeline. They passed a bond and redoing lines throughout the city. We had the variance come through for the same thing. It should be one of the things addressed. It will improve. Just so you are aware, there is a letter of support from Mike Lacey.

**Commissioner Swanson:** The wording is hedging.

**Commissioner Hoestenbach:** One thing, we are talking about a remodel here. As it sits is in danger because of the hydrant issue. Now, with the application that is being made is safer with the fire rating construction and safer than other houses on that street. It's not the homeowner's fault dealing with hardship. The home is going to be safer. There is a hardship.

**Commissioner Tullos:** Has there been any feedback from the neighbors?

**Travis:** Just one because they didn't understand what it meant. Anyone doing additions on their home will have to deal with it.

**Commissioner Tullos:** How is that commitment recorded when the homeowner decides to downsize that it rolls over with the next home?

**Travis:** Contingent with Mr. Lacey that they were met with the measures. We note of those in the building application. Urban fire fuel restrictions, the position of limbs in relation to the house, would be part of the requirements. It would be part of this work.

**Commissioner Tullos:** To my knowledge we don't have anyone looking at trimming issues.

**City Planner Grundman:** We don't have the manpower for that.

**Chairman Meisel:** The process by which a neighbor could complain about a stack of brush is not something that is going to be fixed in a week. When we start talking about fire flow I get very nervous. There is an ultimate problem that it is not adequate but it will become adequate in the future. We have a pre-existing non-conforming structure. If we do nothing we have a matchbox house that is not well protected. We're still sitting here under flow. I don't know what to do.

**Commissioner Vandersteel:** The proposed situation is safer than the current situation. I think that the owner as being reasonable. The bottom line is it created a situation which is an improvement by the owner. Here we have a situation where someone is willing to do it. We have had various individuals say trim your trees.

**COMMISSIONER VANDERSTEEL MOVES TO RECOMMEND APPROVAL. COMMISSIONER SWANSON SECONDS. UNANIMOUS (6-0) APPROVAL.**

6. Land Use: Request for multiple variances (encroachment into a front and a side building setback; height of a building over 32 feet; and removal of two Cedar trees larger in diameter than 14 inches) for the construction of a new residence at 6 Nob Hill. (Sections 22.03.281, 22.03.279 and 22.03.304 of the West Lake Hills Code.) Applicants Jon Luce and Tom Kite.

- a. Staff Briefing.

**City Planner Grundman:** There are 5, 2 are trees. The other are encroachments and height variance. In your packets there are letters of support from neighbors.

- b. Presentation by applicant.

**Jon Luce is the applicant.** We are asking you for variances for a new residence. I want to thank you for making the trip out to the site to see how special the lot is. The variances (1) two trees to be removed, 18" Cedar and 14" Cedar and will be replaced; (2) height. The current places a tent above the existing ground unless the slope is 25% or greater. It is 8'6" for total of 40' 6". Only a very small portion exceeds that height due to slope. (3) Encroachment into the front and side for a two-car garage. There are hardships are due to the slope and begins at the 50' setback. There is an additional 115' of drop. The ravine is heavily treed. It is our purpose to preserve the natural beauty of the site. It actually bridges the site with a pier and beam. The building that we are proposing shows minimization to size. The overall size has been kept to a minimum. 2,750 conditioned space. The one story portion is 11 ½' above the finished floor. The two story portion contains two bedrooms and low pitch. 700 sq. ft. on the second floor. We were able to minimize the height by placing a bedroom under the master bedroom. This lower level is minimal. The only that it protrudes the underground goes away. The green shading exceeds the height tent; the brown shading shows the rear of the garage that encroaches that setback. We've met with the neighbors all of who are neighbors who have given their support. Ms. Dozier said she would contact the Mayor to voice her support. We are keeping the house as small and low impact; it is not imposing and natural movement of wildlife and water flow. I think everybody here knows how I feel about that.

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

**Tom Walters owns the adjoining lot and I've reviewed all them and am in support of them.** This lot was created as a portion of a larger partial by Henrietta Jacobson. I had discussions with hear bout this lot and this is a hardship lot. She had imagines of Frank Lloyd Wright. The owner and developer have built a home that is consistent that Henrietta requested when she wrote the original incorporation of this city. I hope that you

**approve it. It allows this small one story home to fit on a very difficult lot.**

**Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

d. Deliberation and action.

**Commissioner Hoestenbach: You laid out the hardship very well. We get the steep drop and the two trees that need to be cut. Can you talk about the need for the variance on the side setback?**

**Jon: I've been through this process enough to know not to pass out things at the dais. Pages are being passed out. If you will turn to the second page of that. There is a floor plan and the width of this house is a two-car garage, a single room which kitchen/dining/living and stairway is a single master suite. That is all that is on that first floor. We pulled the house up as far as we could get it. A 22x22 garage because that lot angles in. It is adjacent to Mr. Walters' lot. It is a setback variance request that is minimal. We have a two-car garage, not three. This will not be remodeled in the next 50 years. It will be an iconic piece of architecture. The front setback is an eave. It faces due west. That is something that you can't see it. Aaron and Elizabeth Stanley are to the right.**

**Commissioner Vandersteel: The issue I have, we deal with situations that are much more challenging than this. However, as I look at this, I'm looking at a situation where the envelope, the setback encroachments to the side, to me, I have a hard time, we have not allowed variances like this in other situations. We're trying to maintain to be consistent. I'm having a hard time justifying it. I went out to the lot. I feel a very talented architect is working on this but why can't it fit in the envelope?**

**Jon: Here is what happens on this site. There is going to be a house there. Everything that is not close gets higher. Any building that I push back it makes a height issue. My good friend Stan Graham are going to bump heads over the height. We want to make it as minimal as possible. IF falling water had excavated down, it wouldn't be famous today. It happens on the project that goes out. Every study has been done to minimize. I've been here a long time. I know about the process. Robert has taught me so well. This is a particular site, it is for a fellow I've built three houses for.**

**Chairman Meisel: You still have a garage that sticks into a setback. The first car stall is setback from the first. You need to notch it back. I think you've got a better argument for your height. You're going to be more above the ground level. It's a self-created hardship. I'm not seeing any reason to go into the setback.**

**Commissioner Swanson:** I was going to say the same thing. The fact that you're in the setbacks on the design.

**Commissioner Hoestenbach:** The master plan for the city definitely encourages builders to try to develop with the terrain and minimize being able to view the home and I think with the small size of the structure, it's commendable that they have made that effort. The terrain is unique. There is a hardship there. I hear what everyone is saying about this. You're about 2' on the overhang?

**Jon:** The building is 2' behind the setback; the overhang is 7'. 5' over.

**Commissioner Hoestenbach:** If this doesn't get built we might see something else that does not look as well. If you're looking out you would see over the house. It's not an imposing structure.

**Commissioner Swanson:** The structure is much smaller and so nobody is going to see it. They done a good job.

**Commissioner Hoestenbach:** That would be my hesitation in voting against because it is a difficult lot. All the neighbors are in support of it, too. They are looking potentially of building something else bigger.

**Chairman Meisel:** The lot was difficult when God made it. We've got other lots in prior years were consider unbuildable. This is probably one of them. Each year land values go up, new technology is made available and those lots one by one have gotten built on. This may be the last one. If we say no today, that lot dimension was there when it was presented to the architect. It is self-created. I'm uncomfortable with an architect saying, "Setbacks". You see what I'm saying?

**Commissioner Vandersteel:** Being an architect myself, there is a tradeoff. They are self-imposed and planning. It's nice as it is. It is something I have a hard time with lines that were pre-existing. A little tweaking.

**Chairman Meisel:** Even on the front, the terrain is a factor. IF we push you back down the ravine, then there is a driveway variance. I'm only looking at the side setback.

**Commissioner Swanson:** There is a validity to that. The side setbacks, if it is an overhang. I'm sorry, on the front.

**Chairman Meisel:** Mr. Luce has been very patient.

**VICE-CHAIRMAN GAGE MOVES TO RECOMMEND APPROVAL ON THE ENTIRE APPLICATION DUE TO ITS UNIQUE DESIGN AND LOT.**

**COMMISSIONER HOESTENBACH SECONDS. IN FAVOR 4 (OPPOSED ARE COMMISSIONERS VANDERSTEEL AND SOUTH). (4-2) APPROVAL.**

7. Land Use: Proposed Rezone from (O) Office to (GUI) and a Site Plan Amendment for Travis County Water Control and Improvement District #10 at 5324 Bee Cave Road. (Chapter 18 – Article 18.02 and Chapter 22 – Article 22.03 of the West Lake Hills Code.) Applicant Carla Glass.

- a. Staff Briefing.

**Commissioner Swanson: I drove the property three times, I didn't see the public notice sign.**

**City Planner Grundman: The requirements are it stay up through the process. I do have a photo of it.**

**Commissioner Swanson: I drop my judgement.**

**Chairman Meisel: I will accept that our notice was regular and correct.**

**City Planner Grundman: This is a request for zoning from office to GUI and site plan amendment with variances. Removal of two Cedar trees, tank over 2,000 gallons, ground storage in the setback, septic in the setback, driveway and cut and fill in a setback.**

- b. Presentation by applicant.

**Tom is with TCWD10. This first slide is an aerial view. The district has bought this lot and we need to build a new lift station. We've got an existing house that we remodeling to meet ADA. We've got a driveway coming in and parking on top. We are saving a 54" multi-trunk oak. Two Cedars will be removed. We are rebuilding the driveway to get to the house. The new pump building will be over here. We've got a storage tank to meet code and FD requirements. We set it here to minimize the impact to trees. That's about the only clear spot. We have a setback issue here. This goes up steeply. You have a distance from a drain field to a tank. This will be at least a foot off the ground. This tank 2000 limit will be serving 200 connections. We're at 6000 which is oversized but there will be connections in the future. We've got many streets on the design. This is the map showing it feeds all the way back to Wild Cat Hollow. A drone video is shown. We have to put a safety rail. We're looking toward Bee. We've got two houses that will have a view of the top of the tank. The biggest viewer is this office building over here. The tree replacement on the east side and the north side where we can do replacement. That will be the biggest issue. Coming around you can see the church and back of HEB. That gives you an idea of where we are at. We won't get close to the large Oak tree.**

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

**Daniel Bates owns a portion of 5320 Bee Cave. We are not against what is going on in the back. In the presentation a discussion of the driveway.**

It is actually an easement that goes between our properties. 2004 and 2012 that when the economic life of the property ran out we could have the ability to shape the two into one and we would have to address the easement. The scenario here is that the driveway going right up the middle, when we purchased this it was residential. It fit with the traffic for both buildings and changing the traffic load, the type of traffic will increase and we have a tenant which is the Westbank Flower Market. This easement goes right up the center. I'm explaining a lot of hardship. We're have a curb-cut and a driveway to the east of the building at 5320 Bee Cave. We've made a call to the WD but has only been preliminary. We want the chance to grow and not have economic hardships ourselves but consider the driveway on the side of the property and let us develop the property if the economics change in the area when our two buildings are out of place. IF this is approved, at least get approved conditionally if one day we need to change the easement it can be done so to accommodate everybody and be happy with that.

Dick Schmidt is also a homeowner with Glenview LLC and Redbud Development LLC that owns the two properties. I'm also a homeowner on Nob Hill. I'm very interested in the project. We're not here to argue against the project. I'm concerned with the amount of traffic that is going to be incurred through our office with approximately 10 employees and the flower market. If we have a lot of traffic going through, traffic for the office space behind us, right through our properties, I'm concerned about that. We want an alternative to be considered. Access could work just fine for WD10's project and there wouldn't be interference with us. We should have gone forward with this previous to now. That's what I'd like to point out.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

d. Deliberation and action.

**Vice-Chairman Gage:** How big is the easement?

**Tom:** 15' that was existing when we bought the place.

**Commissioner Vandersteel:** I'm looking at the drawing provided, the driveway is currently over that easement?

**Tom:** This is the one we're concerned with this right here. We own the red. There is another easement on this side.

**Mr. Schmidt.** The easement goes up the middle of it. There is also a driveway on the side that we are trying to suggest and they use that. There is a curb-cut on Bee Cave, the easement is on Lot 1, and the driveway is on 5320 Bee Cave. Behind the Flower Market.

**Commissioner Vandersteel:** Can you get some idea of traffic?

**Tom:** During construction quite a bit. People will come by and pay their bills.

**Commissioner Swanson:** Can you give us an idea of how many?

**Tom:** I don't know how many drop off payments. When I've been there, I've seen one or two come by in an hour. Board meeting nights, depends on how many people are there. That's why we have the extra spaces. That's more for board meetings once a month.

**Commissioner Vandersteel:** What has been presented can still be negotiated.

**Chairman Meisel:** The discussion of the disposition or realignment of the driveway is not on our agenda. We're here with a GUI as shown on our documentation. The WD that they have simple rights to a strip. Those rights are decided. If they want to make another deal regarding access, it's outside.

**Vice-Chairman Gage:** I think you're right.

**Chairman Meisel:** There is a substantial interest in moving forward with this project. That's my two cents.

**Commissioner Vandersteel:** How tall?

**Tom:** About 12'. A peak roof.

**Commissioner Swanson:** Noise generation?

**Tom:** He has done all the background noise study. Most will be coming from BCR. Our target is 50; all equipment will be in the building. WE will be venting will be baffled. The overhead door will be insulated. We are really going to not be increasing the noise.

**Commissioner Swanson:** It won't affect the neighbors?

**Tom:** He's pretty good.

**Commissioner Swanson:** My other concern is the neighbors who will see this. Will you work with the neighbors surrounding the neighbors concerning materials, etc. so they are satisfied that it blends into the environment?

**Tom:** Yes.

**Chairman Meisel:** This is strictly mechanical, no chemicals?

**Tom:** Yes. We will have emergency generator on site. It will only run 30 minutes a week to make sure it runs. If the power goes out it will be running during the day between 8:00 and 5:00. It will be natural gas.

**Commissioner Swanson:** You'll choose a time that will be chosen with the residential property in the area?

**Tom:** Yes.

**Commissioner Vandersteel: Do you require additional lighting for security?**

**Tom: Downward facing at the door.**

**Commissioner Vandersteel: Not above normal use?**

**Tom: No.**

**Commissioner Swanson: What about security?**

**Tom: 6' fence.**

**Commissioner Tullos: Chain-link with wire on top.**

**Tom: We have to secure that facility.**

**Commissioner Hoestenbach: I saw it on the letter but I didn't see it on the City letter regarding the septic field.**

**Chairman Meisel: The reality is to prevent it leaking into the water supply. If you want, it's not my decision if they want a variance for that, fine.**

**COMMISSIONER VANDERSTEEL MOVES TO RECOMMEND APPROVAL CONDITIONED ON WORKING WITH NEIGHBORS, NOISE CONCERNS, BUILDING MATERIALS, COLOR AND THE TIMING OF MANDATORY RUNNING OF A GENERATOR DOESN'T INTERFERE WITH THE NEIGHBORS. COMMISSIONER SOUTH SECONDS. UNANIMOUS (6-0) APPROVAL.**

8. Land Use: Proposed site plan amendment and building permit for St. John Neumann Catholic Church at 5455 Bee Cave Road. (Section 32.03.008 of the West Lake Hills Code.) Applicant Don Sansom.

a. Staff Briefing.

**City Planner Grundman: This is adding 2500 sq. ft. plaza. 31.4% impervious which is allowed and no variances.**

b. Presentation by applicant.

**Don Sansom is representing the Church. We are asking for your support for a small revision to the site plan. It is currently under construction. Upon the placement of a new bridge that will link the buildings to the parking lot there is a spot is a natural gathering spot. I handed out photos of the spot. It is already cleared and no trees impacted. It is covering the surface to make it a hard surface. ADA access is important. It needs to be a hard surface. This little red dot is the new plaza. I've highlighted the sidewalks are shown which have been approved. It's a simple amendment to the site plan.**

b. Public Hearing: All persons wishing to speak for or against shall be heard.

**Nobody spoke. Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

- c. Deliberation and action.

VICE-CHAIRMAN GAGE MOVES TO RECOMMEND APPROVAL.  
COMMISSIONER TULLOS SECONDS. UNANIMOUS (6-0) APPROVAL.

- 9. Land Use: Commercial Wall Hanging Sign for Jackson Galloway Architects at 3520 Bee Cave Road, Suite 150. (Section 32.03.008 of the West Lake Hills Code.) Applicant Bob Galloway.

- a. Staff Briefing.

**This a commercial wall sign. They are replacing an existing sign. No variances are being requested.**

- b. Presentation by applicant.

**Daryl is the sign company. It is replacing an existing sign.**

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

**Nobody Spoke. Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

- d. Deliberation and action.

**COMMISSIONER TULLOS MOVES TO RECOMMEND APPROVAL.  
COMMISSIONER VANDERSTEEL SECONDS. UNANIMOUS (6-0)  
APPROVAL.**

- 10. Land Use: Commercial Monument Sign and Wall Hanging Signs with a variance for 7-Eleven at 3625 Bee Cave Road. (Section 32.03.007 and 32.03.008 of the West Lake Hills Code.) Applicant Carrie Barry.

- a. Staff Briefing.

**Commissioner Swanson: There was no sign posted.**

**City Planner Grundman: I don't have a record of it.**

**Chairman Meisel: There has been no sign. Public Notice was not performed.**

**City Planner Grundman: I apologize for the oversight.**

**Assistant City Attorney Mueller: It's in the ordinance.**

- b. Presentation by applicant.

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

- d. Deliberation and action.

**NO ACTION TAKEN DUE TO NO POSTING.**

11. Adjournment by Chairman Robert Meisel.

**Chairman Meisel adjourns the Meeting at 8:20 p.m.**

DRAFT