CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, February 21, 2024 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 21st day of February 2024 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.

   REMOTE ACCESS: Any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing.

   Join Zoom Meeting: https://us02web.zoom.us/j/3499549035
   Meeting ID: 349 954 9035
   If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 349 954 9035.

   If you wish to speak during the meeting or provide written comments, please provide your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on February 21, 2024

2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannon respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

3. 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. Minutes from the January 17, 2024 regular Zoning & Planning Commission Meeting.
   b. Report of Previous ZAPCO cases acted on by the BOA/City Council.

4. Deliberation/Action **110 Westlake Dr:** Discuss and make recommendation on a vacation of the For By Grace Confirming plat (Section 36.01.004 of the West Lake Hills Code)

   Applicant: Landon McClellan, Malone Wheeler

5. Deliberation/Action **4010 Bee Cave Rd:** Discuss and make recommendation on a replat of Barton Springs Estates portions of Lots 35 and 36, to create one lot, 35A (Section 36.01.004 of the West Lake Hills Code).

   Applicant: Landon McClellan, Malone Wheeler

6. Staff Briefing Presentation on Updates to City Development Process.

7. Adjournment. Chairman Robert Meisel.

By Jennifer C. Bills, Director of Building & Development Services

Certificate

I certify that the above Notice of the February 21, 2024 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, February 16, 2024 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Joel Sherrouse, Development Coordinator

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).

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, January 17th, 2024 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.
With a quorum present, Chairman Meisel called the meeting to order at 6:31 p.m.

ZAPCO Members Present	**City Staff Present**
Chairman Robert Meisel	**Dir. of Building & Development Jennifer Bills**
Vice Chairman Jim Pledger	**Development Coordinator Joel Sherrouse**
Julia Webber	
Patrick Stewart	
Laurie Maccini	

2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannon respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
Vice-Chairman Pledger opened the meeting for public comments. Hearing none, the public comment section was closed.

3. 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. Minutes from the November 15th, 2023 regular Zoning and Planning Commission Meeting

Motion for Approval made by Vice-Chair Pledger with a Second by Commissioner Webber.
Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

4. Public Hearing **205 West Spring:** Discuss and make a recommendation on a variance to encroach up to 8.25 feet into the required 15-foot side setback for the addition to an existing one-story non-conforming residential structure. (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: William McAshan, Property Owner

Staff Briefing

Director Bills gives the staff briefing.

- **Commissioner Webber:** Would retaining wall in concept plans require a variance since it is in the setback?
  - **Director Bills:** Additional variance for wall would not be required unless the wall were greater than 18 inches.

- **Chairman Meisel:** Would future pool require variance?
  - **Director Bills:** Planned future pool does not encroach on any setbacks.

- **Commissioner Maccini:** The proposed future structures looks like they may impact the ½ critical-root-zone of the protected tree. Has staff considered this in its analysis?
  - **Director Bills:** The ½ and ¼ critical root zones of trees have different restrictions, and possible encroachment of the critical root zones would be addressed in the permitting phase of the project.

Staff Recommendation: Approval.

<u>Public Comments:</u>

William McAshan – Property Owner
- Since lot is only 80 feet wide, with a minimum lot width of 150 in the Code of Ordinances, any expansion to the house would require some level of variance. While the house could be demolished and replaced, the setbacks for the lot would require the new house to be placed in the center of the lot, which would require a variance for the removal of the tree.
- The two trees to the rear of the lot are showing signs of Oak Wilt, and an arborist is being brought in to examine the potential to keep the trees.
- Both neighbors are supportive of the project – especially since they are not planning to expand vertically.

Hearing no other comments, the public comment section was closed.

<u>Discussion/Recommendation</u>

Commissioner Webber expresses that this is the exact kind of situation variances are intended for.

Commissioner Stewart appreciates that the remodel is limited to 1 floor.

COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL. COMMISSIONER WEBBER SECONDS.

MOTION CARRIES WITH A VOTE OF 4-0

The variance will be forwarded to the Board of Adjustment on February 14th, 2024.

5. Public Hearing: 3421 Bee Cave Road: Discuss and make recommendations on the following variances from the West Lake Hills Code:

- Section 22.03.249(b)(2) Driveway, parking and loading area setback, 30 foot minimum

- Section 22.03.281(b): Schedule of regulations – Minimum side setback distance of 25 feet

- Section 22.03.304(a)(4) Tree and vegetation Removal - 4 trees 14 inches and greater (T246 T221, T868, T095);

- Section 22.03.241: Schedule of minimum number of (parking) spaces – 50 spaces required

- Section 22.03.281 IX Exceeding the Impervious Cover maximum for O – Office zoning of 38% with incentive bonuses

- Section 22.03.251 (d) Screening, trees and landscaping – 25-foot buffer along Bee Cave and 25% of the lot remaining in its natural state.

Applicant: Ramon Aguirre, Director of Operations for Clear Terra Group

Staff Briefing

Director Bills introduced the project and broadly describes the variances before describing each in detail.

- Commissioner Webber: What was the previously-approved, expired variance?
- Director Bills: Previous variance included setbacks, tree removal, impervious cover over maximum and detention pond at front of site (listed in staff report).

- Commissioner Webber: Is the fire department able to pull up on either side of the proposed building from neighboring properties?
- Director Bills: There are parking spaces located along the curb of the drive aisles on either side of the property. A permanent easement would have to be granted.

Variance 1: Driveway Setbacks
- Staff recommends DENIAL of the variance request

- **Chairman Meisel**: Why can't the turnaround be moved so that it is not causing a driveway encroachment on the setbacks?
- **Director Bills:** The site plan is still conceptual, and moving it may be possible.

- Commissioner Webber: What about the 100-foot driveway spacing requirements?
- Director Bills: Driveways along Bee Cave are approved by the Texas Department of Transportation, not the City of West Lake Hills.

- Commissioner Webber: Has the applicant explored shared driveways?

- Director Bills: Unknown

Variance 2: Side Setbacks
- Staff recommends DENIAL of the variance request

- Commissioner Webber: How is this different from the side setback variance we just recommended for approval?
- Director Bills: Previous variance was for expansion of an existing non-conforming structure - this variance includes demolition and an entirely new development.

Variance 3: Tree Removal
- Staff recommends DENIAL of the variance request

Variance 4: Parking Requirements
- Staff recommends CONDITIONAL APPROVAL of the variance request.

- Commissioner Pledger: What is the condition?
- Director Bills: The shared parking agreement.

- Commissioner Webber: What happens if Good Shepherd sells, and the new owner doesn't honor the agreement.
- Director Bills: The agreement would need to be written in a manner that it transfers with ownership.

- Commissioner Pledger: Agreement as written allows for Good Shepard to withdraw at any time as it is. Shouldn't parking be part of the SUP, and not a variance?
- Director Bills: Parking requirements are determined by use.

- Commissioner Maccini: Is parking part of the Transportation Impact Assessment
- Director Bills: No. TIA has to do with traffic during peak hours, and will be handled during Site Plan phase.

Variance 5: Impervious Cover
- Staff recommends DENIAL of the variance request

Variance 6: 25-foot buffer
- Staff recommends DENIAL of the variance request

- Commissioner Webber: Do they designate the play are on the preliminary site plan?
- Director Bills: Yes

Process Discussion:
- Director Bills explains the sequence of project approval including wastewater studies and site development and that applicant is seeking variances early in the process instead of spending time and resources on detailed engineering and design work for a project the city may not approve.

- Commissioner Webber: Does proposed plan meet building height restrictions
  - Director Bills: Yes

- Commissioner Webber: Can building go subgrade to reduce footprint?
  - Director Bills: Possibly. Safety and evacuation would need to be considered.

Public Hearing:

Ramon Aguirre:
- Previously-approved office development is no longer feasible in current market conditions; the relocation of the preschool seems to be a more appropriate use.

David Polkinghorn:
- Impervious cover and setback characteristics consistent with nearby properties.
  - Granting variances would be in keeping with nearby properties.
- Property is 330ft deep, but only 100-foot wide.
  - Only 35% of lot buildable under setback restrictions.
- Loop drives are essential for preschools.
- Proposed site design is narrowest possible for proposed use.
- Fire turnaround hammerhead could shift out of setback if one more parking space were removed.
- Proposal includes preserving a 32-foot rear buffer as a natural space.
- A great deal of the Impervious Cover on site is from the required fire lane.
- The plan is to restore 25-foot buffer to natural state.

Hearing no other comments, the public comment section was closed.

Discussion/Recommendation

- Commissioner Pledger: Why aren't you using your access easement?
  - Ramon Aguirre: We believe the easement has been released.
    - Commissioner Pledger: The release isn't showing up in the records. Have a real estate attorney investigate the deed.
      - Commissioner Webber: What would easement allow?
        - Commissioner Pledger: driveway access from property next door.

- Commissioner Pledger:
- Thank you for the application and all you do for the community
- This is a program that exceeds the natural capacity of the lot
- Not entirely opposed to Side setbacks

- Commissioner Pledger: Can there be creative applications to get more building height?
- **Director Bills:** Only 2 habitable floors are allowed
- **Commissioner Webber:** Can there be a rooftop play space?
- **Director Bills:** Yes

- Commissioner Pledger: Project needs more creative architectural solutions instead of so many variances.

- Commissioner Stewart: Are all variances being considered together or as individual items?
- **Director Bills:** Individual items

- Chairman Meisel:
- All the variances are design driven
- It would be difficult to fit this much project in a lot twice the size
- When you look at a lot for a purpose, you must consider what the lot allows
- Too much of the project is conceptual, and commission can't grant a conceptual variance
- Best recommendation to council would be "no" to everything

- Commissioner Webber:
- Variances have clearly been granted in the past that may have been factored in when deciding to develop the land.
- This is the kind of business we want in West Lake Hills
- Would appreciate the opportunity to go through variances one at a time

- **Chairman Meisel:** Business already exists in WLH and is very successful.
- **Ramon Aguirre:** Business is spread across 4 buildings, which is very challenging.

- Commissioner Maccini:
- Already big trees that have been cut down for building that was never built
- Approving tree variance when this development may not occur would allow trees to be removed now
- Many existing lots pre-date ordinances in place today
- These are large variances to grant conceptually - especially Impervious Cover
- Even with 2 children per family, there would be 97 families doing 2 trips per day
- Agreement with church isn't firm

- Commissioner Stewart: Too many loose ends on plan to go forward.

- Commissioner Pledger:
- Agree with everyone that we want pre-school to be part of community

- This is too much for this lot
- All variances should be denied

- Commissioner Maccini: Now in favor of grouping variances because plans are too conceptual to grant any variances

- Ramon Aguirre:
- Don't understand issues with conceptual plans
- The Site Plan is a later phase of the project.

- Commissioner Maccini:
- the proposed variances are for a specific use
- Knowing that the building is going to be specific to a daycare facility, more information is warranted for the health and safety of small children
- The existing preliminary site plan is not specific enough for that use

- Chairman Meisel:
- Applicant can request a postponement
- City has very clear, accessible guidelines that should be respected
    - **Commissioner Webber:** Zoning and Planning is there to revisit rules

- Commissioner Pledger:
- Variances are permanent, and we don't know what this project is or will be
- Premature to grant a permanent variance

- Commissioner Maccini:
- We don't grant variances on spec homes in the preliminary phase

- Commissioner Pledger: 20% IC variance is huge

Commissioner Pledger moves to recommend <u>denial</u> of all 6 variances due to a lack of information.

- **Commissioner Webber Seconds.**

MOTION CARRIES WITH A VOTE OF 4-0

Variances 1, 2, 4, 5, and 6 will be forwarded to the Board of Adjustment on February 14th, 2024.

Variance 3 will be forwarded to City Council on February 14th, 2024

6. <u>Update from staff on items forwarded to BOA and City Council from the previous meeting.</u>

- **Commissioner Pledger:** Please include this as an item in the staff report going forward.

7. Adjournment: Chairman Robert Meisel

Meeting adjourned at 7:51pm

Respectfully submitted,

_____
ROBERT MEISEL, CHAIRMAN

ATTEST:

_____
Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	February 21, 2024	**Item Number:**	3b
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

Report of Previous ZAPCO cases acted on by the BOA/City Council.

Discussion

Since the January 17, 2024 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

205 West Spring – **Approved**

Variance for an encroachment of up to 8.25 feet into the required 15-foot side setback for the addition to an existing one-story non-conforming residential structure. (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

3421 Bee Cave Road - **All Denied**

a. Variance to Section 22.03.249(b)(1) Driveway, parking and loading area setback, 30 foot minimum.
b. Variance to Section 22.03.281(b): Schedule of regulations – Minimum side setback distance of 25 feet.
c. Variance to Section 22.03.241: Schedule of minimum number of (parking) spaces – 50 spaces required;
d. Variance to Section 22.03.281 IX Exceeding the Impervious Cover maximum for O – Office zoning of 38% with incentive bonuses;
e. Variance to Section 22.03.251 (d) Screening, trees, and landscaping – 25-foot buffer along Bee Cave and 25% of the lot remaining in its natural state.

City Council

3421 Bee Cave Road – **Denied**

a. Section 22.03.304(a)(4) Tree and vegetation Removal - 3 trees 14 inches and greater (T246, T221, T868)

City *of* West Lake Hills
Zoning and Planning Commission
AGENDA REPORT

Meeting Date:	February 21, 2024	**Item Number:**	4
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

110 Westlake Dr: Discuss and make recommendation on a vacation of the For By Grace Confirming plat (Section 36.01.004 of the West Lake Hills Code).

Applicants: Landon McClellan, Malone Wheeler

Recommendation

Staff recommends approval of the vacation of the For By Grace Plat.

ZAPCO's recommendation for this item will be forwarded to the next available City Council meeting consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: City of West Lake Hills
Legal Description: For By Grace
Lot Size: 2.468 acres
Zoning: GUI – Governmental, Utility, and Institutional

The properties surrounding the subject property are zoned R-1 One-Family, R-2 Multi-Family, and B-2 Business 2.

Background & Analysis:
The applicant is proposing to vacate the For By Grace Plat (previous item) and replat portions Lots 35 and 36 of the Barton Springs Estates Subdivision into one lot. The For By Grace Confirming Plat was recorded September 23, 1994. With the vacation, any restrictions present on the plat (building lines) are then removed, so they will not encumber the new replat, combining with the lot at 4010 Bee Cave Road. The five-foot PUE on the south property line will be re-dedicated on the Barton Springs Estates, portions of 35 and 36 replat as the applicant has not gone through the process to remove the easement.

Attachments for review:
1. Attachment 1 – For By Grace Confirming Plat 1994
2. Attachment 2 – Vacation Instrument

Chapter 36 Subdivision
Section 36.01.004 Vacation of plan or plat; recording replat or resubdivision without vacation:
A replat or plat vacation, as defined by chapter 212.014 (of the Texas Local Government Code), shall meet all of the informational and procedural requirements set forth for a final plat.

Sec. 212.013. VACATING PLAT.

(a) The proprietors of the tract covered by a plat may vacate the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.
The lot has been sold to the City of West Lake Hills.

(b) If lots in the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat with approval obtained in the manner prescribed for the original plat.
The plat consists of one lot so it only requires the approval of the one owner. The previous approval process included ZAPCO and City Council review, which is the manner being followed for the vacation.

(c) The county clerk shall write legibly on the vacated plat the word "Vacated" and shall enter on the plat a reference to the volume and page at which the vacating instrument is recorded.
The vacating instrument will be submitted to the County Clerk's office once approved by City Council.

(d) On the execution and recording of the vacating instrument, the vacated plat has no effect.
Once vacated, the portions of Lots 35 and 36 of the Barton Springs Estates Subdivision will be replatted with a portion of Lot 35 to the south and that new plat will be in effect for future development.

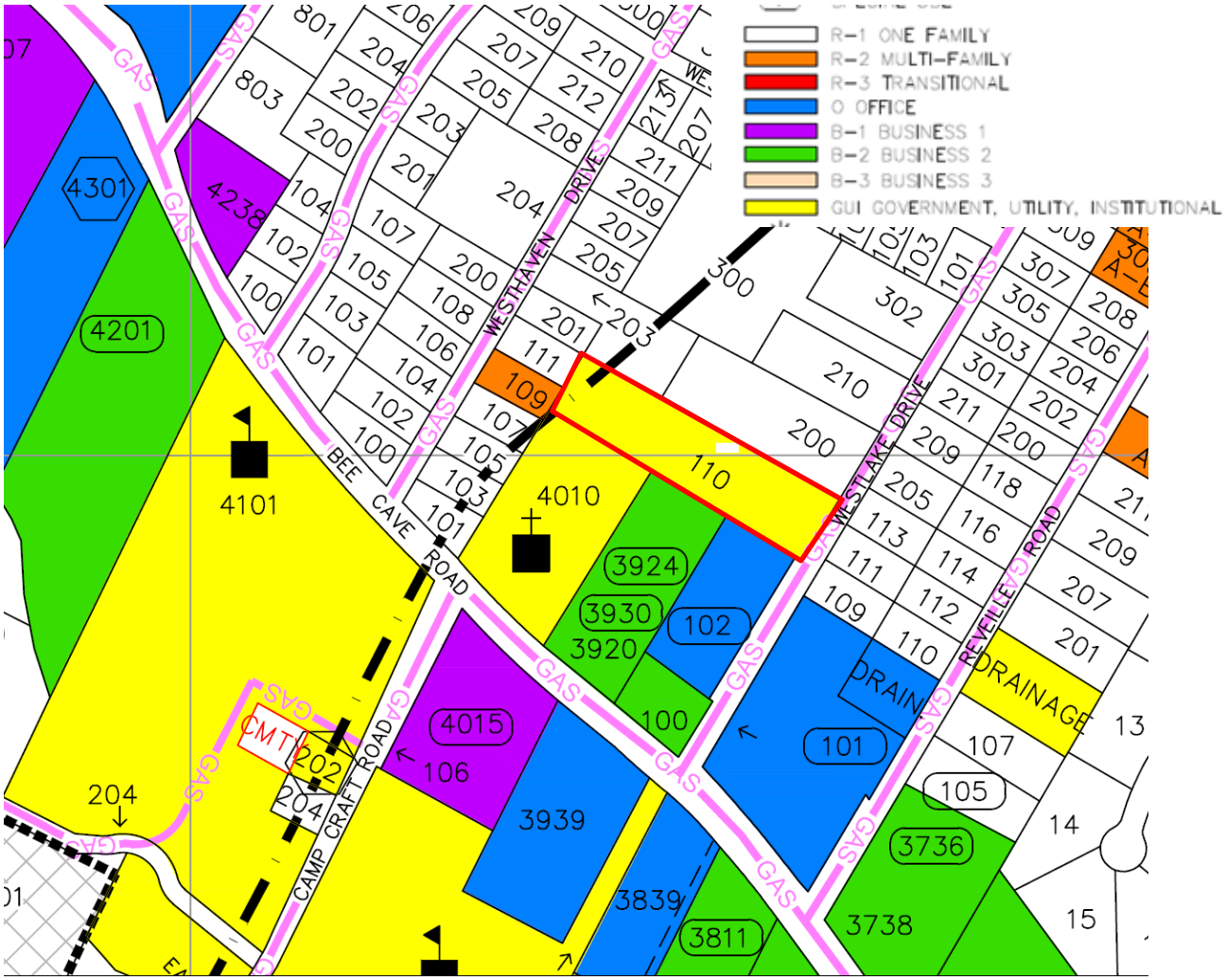
Compliance with Adopted Building Codes
The property and future construction will have to comply with all applicable City codes.
Subdivision
The vacation is in compliance with all requirements of Chapter 36 of the Code of Ordinance and Chapter 212 of the Local Government Code.

Comprehensive Planning Analysis
The request is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

Section 36.01.004(f): Vacation of plan or plat; recording replat or resubdivision without vacation.
Section 36.01.006: Preliminary and final plat filing procedure.
Local Government Code Section 212.03 Vacating Plat

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
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B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
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WESTHAVEN DRIVE
BEE CAVE ROAD
CAMP CRAFT ROAD
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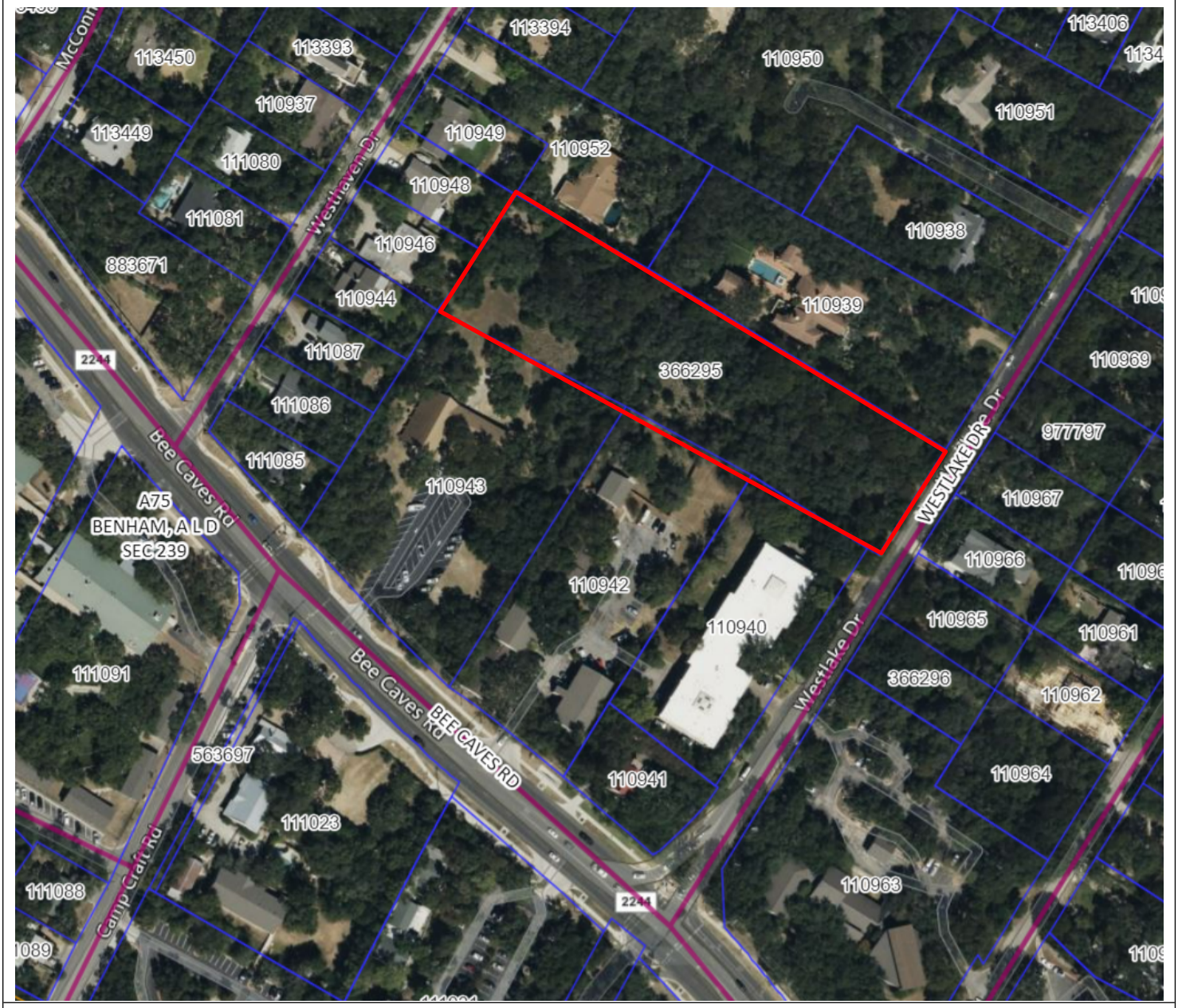
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Bee Caves Rd
BEE CAVES RD
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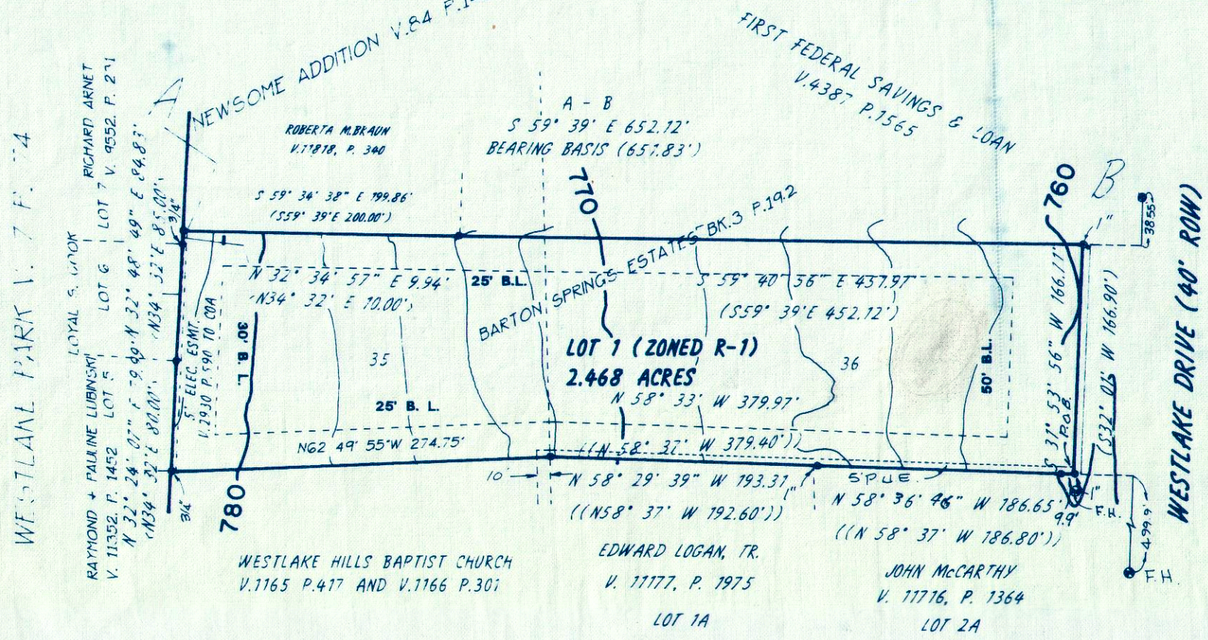
Westlake Dr
Westhaven Dr
Camp Craft Rd
2244

FOR BY GRACE ...

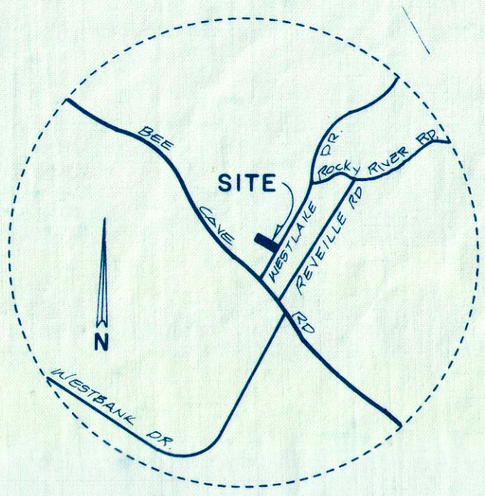
CONFIRMING PLAT

SCALE: 1" = 100'



LEGEND

- ● 1/2" REBAR FOUND
- ● IRON PIPE FOUND (AS NOTED)
- — — WOOD FENCE
- — — CHAIN-LINK FENCE
- — UTILITY LINE
- ⊖ UTILITY POLE
- RECORD PER:
- ( ) V. 1165 P.417 DEED RECORDS
- < > B.7, P.74 PLAT RECORDS
- (( )) V.82, P.252 PLAT RECORDS
- P.O.B. POINT OF BEGINING



VICINITY MAP
N.T.S.

STATE OF TEXAS }

COUNTY OF TRAVIS }

WHEREAS, GEORGE RUSSELL, RANKIN KENNEDY AND CLINTON WILLMAN, TRUSTEES FOR THE WESTLAKE HILLS BAPTIST CHURCH OF AUSTIN, TEXAS, THE OWNER OF 5.024 ACRES OF LAND OUT OF THE L.P. SUNDBERG SURVEY, NO. 71 AND THE A.L.D. BENHAM SURVEY NO. 239, IN TRAVIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS PORTIONS OF LOTS 35 AND 36, BARTON SPRINGS ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 3, PAGE 192 OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 2889, PAGE 447 OF THE TRAVIS COUNTY DEED RECORDS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WESTLAKE HILLS BAPTIST CHURCH, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, ACTING HEREIN, BY AND THROUGH KENNETH T. HARRELL, CHAIRMAN, BOARD OF DEACONS, AND DESIGNATED HEREIN AS THE "FOR BY GRACE..." SUBDIVISION OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES 2.468 ACRES OF LAND OUT OF SAID 5.024 ACRE TRACT OF LAND TO BE KNOWN AS THE "FOR BY GRACE..." SUBDIVISION AND IT DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS 15 DAY OF July, 1994.

KENNETH T. HARRELL
CHAIRMAN, BOARD OF DEACONS
WESTLAKE HILLS BAPTIST CHURCH
4010 BEE CAVES ROAD
AUSTIN, TEXAS 78746

STATE OF TEXAS }

COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH T. HARRELL, CHAIRMAN, BOARD OF DEACONS, WESTLAKE HILLS BAPTIST CHURCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF July, 1994.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES: 1-15-98

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 10 AND HAS WATER SERVICE AVAILABLE.

DATED: 14 Sep 94

CLIF DRUMMOND
PRESIDENT OF THE BOARD
WCID NO. 10

I THE UNDERSIGNED, CITY INSPECTOR/PLANNER OF THE CITY OF WEST LAKE HILLS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY FOR WHICH MY APPROVAL IS REQUIRED.

DATED: Aug 17, 1994

R. DAN SIMS
CITY INSPECTOR/PLANNER
CITY OF WEST LAKE HILLS, TEXAS

STATE OF TEXAS }

COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED: 7-15-94

JAMES M. GRANT, RPLS 1919
RALPH HARRIS SURVEYOR, INC.
1406 HETHER
AUSTIN, TEXAS 78704

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0205E DATED 06-16-93 FOR TRAVIS COUNTY, TEXAS, AND THE TRACT HAS A 0 TO 5% SLOPE.

I, H. W. CURINGTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

H. W. CURINGTON, P.E. 6575

DATE: 7/14/94
1406 HETHER
AUSTIN, TEXAS 78704

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY OF WEST LAKE HILLS, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATED THIS 17th DAY OF AUGUST, 1994.

RICHARD W. SCOTT
ZAPCO CHAIRPERSON

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS.

DATED THIS 24 DAY OF August, 1994.

TOM H. TAYLOR
MAYOR
CITY OF WEST LAKE HILLS, TEXAS

MELTON H. KUNZE, MAYOR PRO TEM

ATTEST:

LINDA WINN
CITY SECRETARY

NOTES:(1) "SEPTIC SYSTEMS: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SANITATION ORDINANCE 108, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED ON THOSE IN CITY LOTS UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR THEIR CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN THE SANITATION ORDINANCE 108, AS AMENDED."

(2) SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.

(3) STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT: THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.

(4) RECHARGE ZONE: LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION EDWARDS RULES 31, TEXAS ADMINISTRATIVE CODE (TAC) 313, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 313 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.

(5) RESTRICTIONS OR COVENANTS; NONE OF RECORD.

STATE OF TEXAS }

COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED IN MY OFFICE AT 9:00 O'CLOCK A.M. THIS THE 23rd DAY OF SEPT., 1994, AND DULY RECORDED AT 9:00 O'CLOCK A.M. ON THE 23rd DAY OF SEPT., 1994, IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN BOOK 93, AT PAGE 344 ~~THROUGH~~.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS THIS 23rd DAY OF SEPT., A.D. 1994.

CLERK OF THE COUNTY COURT
TRAVIS COUNTY, TEXAS

BY
DEPUTY
V. LEAL

STATE OF TEXAS }

COUNTY OF TRAVIS }

FILED FOR RECORD THIS 23rd DAY OF Sept., 1994
AT 9:00 O'CLOCK A .M.

CLERK OF THE COUNTY COURT
TRAVIS COUNTY, TEXAS.

BY
DEPUTY
V. LEAL

VACATION OF SUBDIVISION, TO WIT:
FOR BY GRACE CONFIRMING PLAT

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, The Westlake Hills Baptist Church of Austin, Texas, did heretofore subdivide the same into the subdivision designated *(legal description),* the plat of which is recorded in Cabinet 93, Slide 344 which is recorded in the Travis County Texas Plat Records; and

WHEREAS, the following said lots in said subdivision are now owned by the parties indicated, to wit:
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

WHEREAS, The City of West Lake Hills, who collectively constitutes the current owners of all original, intact lots in the For By Grace Confirming Plat, desires to vacate said subdivision plat in its entirety, said subdivision plat being For By Grace Confirming Plat (Cabinet 93 Slides 344) so as to destroy the force and effect of the recording of each particular lot within such subdivision plat insofar and only insofar as the same pertains to the following totaling : 2.468 acres in the Austin L.D. Benham Survey No 239 Abstract No. 75.

NOW, THEREFORE:

The City of West Lake Hills, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate the following subdivision plat: For By Grace Confirming Plat totaling 2.468 acres in the Austin L.D. Benham Survey No 239 Abstract No. 75.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE	OWNER'S SIGNATURE
_____	_____ Trey Fletcher 911 Westlake Drive West Lake Hills, TX 78746

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Trey Fletcher known to me to be the person whose name is subscribed to the foregoing instrument as owner of For By Grace Confirming Plat, totaling 2.468 acres in the Austin L.D. Benham Survey No 239 Abstract No. 75 on behalf of City of West Lake Hills, Texas, a municipal corporation, and they acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 2024 A.D.

_____

Printed name:_____
Notary Public in and for the State of Texas

My commission expires: _____

APPROVAL OF PLAT VACATION - ZAPCO

THE STATE OF TEXAS
COUNTY OF TRAVIS
BE IT KNOWN, that on the ___ day of ____, 2024, the Zoning & Planning Commission of the City of West Lake Hills, TX at its regular meeting, did recommend the vacation of For By Grace Confirming Plat, in conjunction with a (Lot 35 – Barton Springs Estates Replat of portions of Lots 35 and 36 of the Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 2024 A.D..

_____
Robert Meisel
Zoning & Planning Commission
City of West Lake Hills

Travis County, Texas

ATTEST:

_____
Joel Sherrouse, Recording Secretary

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert Meisel, known to be the person whose name is subscribed to the foregoing instrument as Chair of the ZAPCO of the City of West Lake Hills, Texas, a municipal corporation, and they acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024 A.D..

_____
Printed name:_____
Notary Public in and for the State of Texas

My commission expires: _____

APPROVAL OF PLAT VACATION – CITY COUNCIL

BE IT KNOWN, that on the ___ day of ____, 2024, the City Council of the City of West Lake Hills, TX at its regular meeting, did approve the vacation of For By Grace Confirming Plat, in conjunction with a (Lot 35 – Barton Springs Estates Replat of portions of Lots 35 and 36 of the Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 2024 A.D..

_____
Linda Anthony, Mayor
City Council
City of West Lake Hills
Travis County, Texas

ATTEST:

_____
Terry Blanchard, Recording Secretary

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Linda Anthony, known to be the person whose name is subscribed to the foregoing instrument as Mayor of the City of West Lake Hills, Texas, a municipal corporation, and they acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024 A.D..

_____
Printed name:_____
Notary Public in and for the State of Texas

My commission expires: _____

City *of* West Lake Hills
Zoning and Planning Commission
AGENDA REPORT

Meeting Date:	February 21, 2024	**Item Number:**	5
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

4010 Bee Cave Rd: Discuss and make recommendation on a replat of Barton Springs Estates portions of Lots 35 and 36, to create one lot, 35A (Section 36.01.004 of the West Lake Hills Code).

Applicant: Landon McClellan, Malone Wheeler

Recommendation

Staff recommends approval with conditions of the proposed plat for the following basis:

1. The 5-foot PUE on the south property line of the northern arm is being vacated with the For By Grace Plat. Remove the recording reference as the PUE will need to dedicated on this plat to restore it.
2. Reflect the new Austin Energy Electric easement on west property line.

ZAPCO's recommendation for this item will be forwarded to the next available City Council meeting consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: City of West Lake Hills
Legal Description: Barton Springs Estates, portions of Lots 35 and 36
Lot Size: 4.8945 acres
Zoning: GUI – Governmental, Utility, and Institutional

The properties surrounding the subject property are zoned R-1 One-Family, R-2 Multi-Family, and B-2 Business 2.

Background & Analysis:
The applicant is proposing to vacate the For By Grace Plat (previous item) and replat portions Lots 35 and 36 of the Barton Springs Estates Subdivision into one lot. The Barton Springs Estates plat was recorded April 11, 1932. No new public improvements (streets and drainage) are necessary to serve the additional lot. The required right-of-way width for Westlake Drive is 60 feet. The current ROW width adjacent to the property is 40 feet. Properties on either side of the ROW are required to dedicate half the remaining required width when platting, which in this case is 10 feet. The 10-foot dedication is shown on the plat.

Attachments for review:

1. Exhibit A – Proposed replat of Barton Springs Estates portions of Lots 35 and 36
2. Attachment 1 – Barton Springs Estates Subdivision 1932

Chapter 36 Subdivision
Section 36.01.004 Replat or resubdivision without vacation:
A replat or plat vacation, as defined by chapter 212.014 (of the Texas Local Government Code), shall meet all of the informational and procedural requirements set forth for a final plat.

Corrections required with Code reference.

1. *The 5-foot PUE on the south property line of the northern arm is being vacated with the For By Grace Plat. The recording reference needs to be removed (as it will be vacated prior to the recordation of this plat) and the PUE will need to dedicated on this plat to restore it (Section 36.01.007(f)(2)(F)(i)).*
2. *Reflect new Austin Energy Electric easement on west property line (Section 36.01.007(f)(2)(F)(i)).*

Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) is signed and acknowledged by only the owners of the property being replatted;
The owners of the property have requested the replat.

(2) is approved by the municipal authority responsible for approving plats; and
Under the West Lake Hills Code of Ordinances, the Zoning & Planning Commission provides a recommendation to the City Council. The City Council is the responsible authority for the approval of plats.

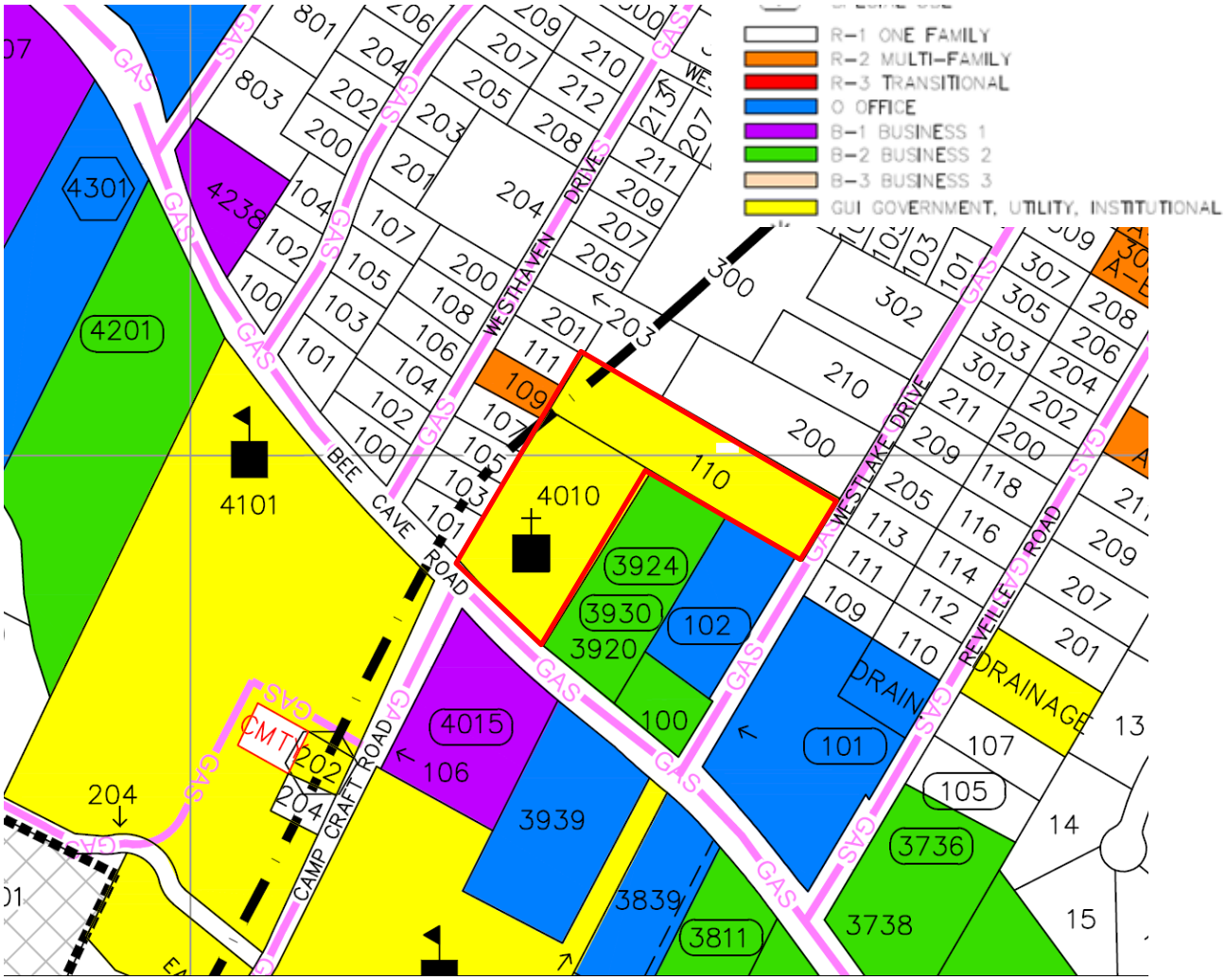
(3) does not attempt to amend or remove any covenants or restrictions.
Plat restrictions from the Barton Springs Estates are noted on the replat.

Compliance with Adopted Building Codes
The property and future construction will have to comply with all applicable City codes.
Subdivision
For the reasons stated in the within this report, once the conditions are met the plat will meet requirements of Chapter 36.
Comprehensive Planning Analysis
The request is in conformance with the City of West Lake Hills Master Plan.

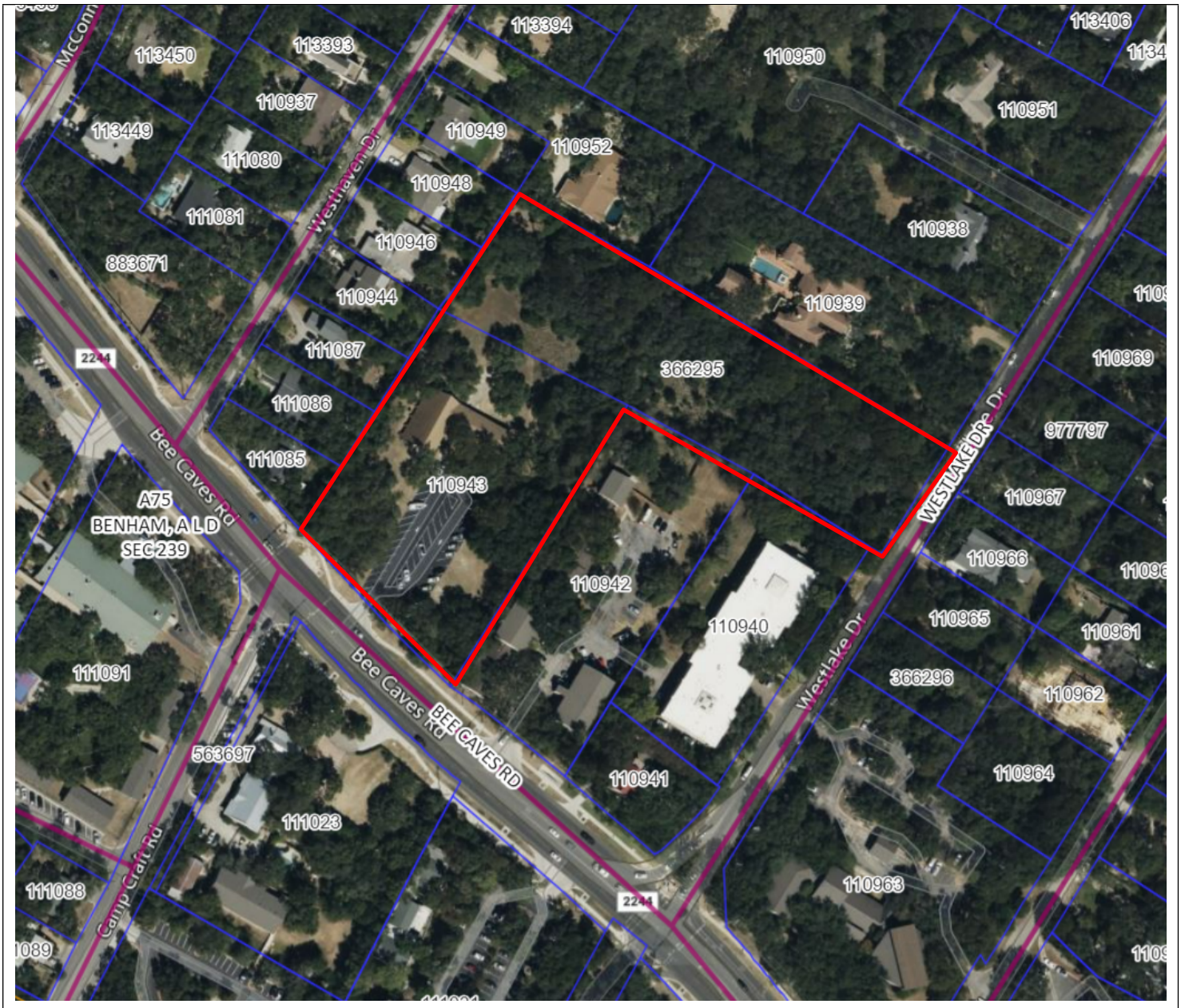
Links to Relevant Code:

Section 36.01.004(f): Vacation of plan or plat; recording replat or resubdivision without vacation.
Section 36.01.006: Preliminary and final plat filing procedure.

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
4301
4201
4238
4101
4010
4015
3924
3930
3920
3939
3839
3811
3736
3738
CMT
DRAIN
DRAINAGE
WESTHAVEN DRIVE
BEE CAVE ROAD
CAMP CRAFT ROAD
WESTLAKE DRIVE
REVEILLE ROAD
GAS

Aerial: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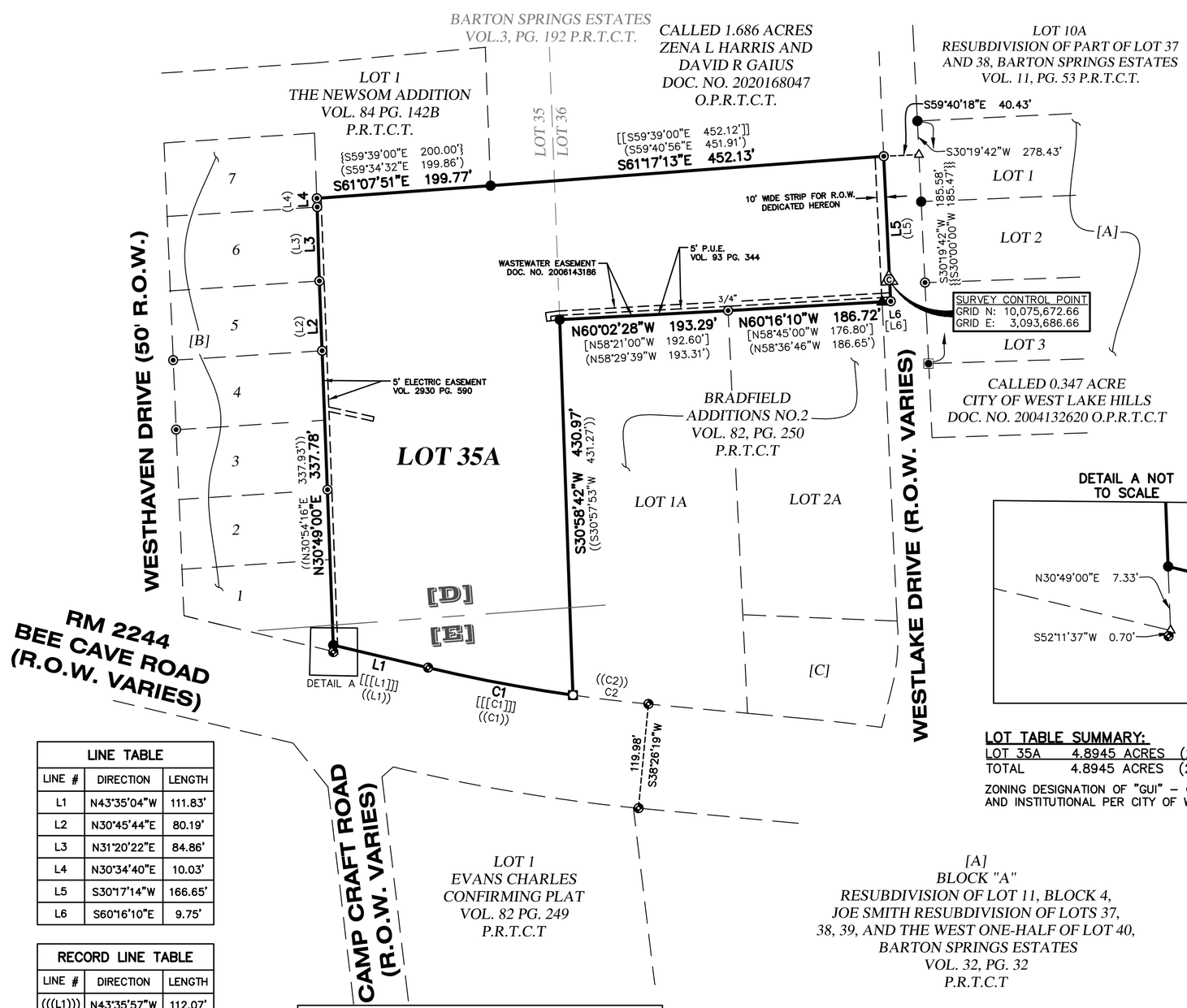
110946
883671
110944
110939
111087
366295
110969
111086
977797
111085
110943
110967
A75
BENHAM, A L D
SEC 239
110966
110942
110940
110965
110961
111091
366296
110962
563697
110941
110964
111023
111088
110963
Bee Caves Rd
BEE CAVES RD
WESTLAKE DR
Westlake Dr
Westhaven Dr
Camp Craft Rd
2244

LOT 35A - BARTON SPRINGS ESTATES
REPLAT OF PORTIONS OF LOTS 35 AND 36

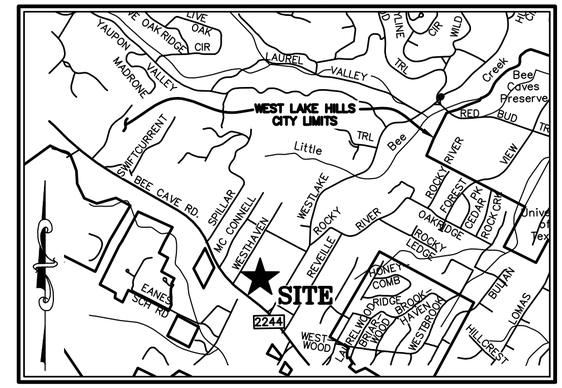
[D]
AUSTIN L.D. BENHAM SURVEY NO. 239
ABSTRACT NO. 75

[E]
LAWRENCE SUNDBERG SURVEY NO. 71
ABSTRACT NO. 723



VICINITY MAP

SCALE: 1" = 2000'



0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

LEGEND

	PROPERTY LINE	VOL./PG.	VOLUME, PAGE
	EXISTING PROPERTY LINES	R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	EXISTING EASEMENTS	P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
△	CALCULATED POINT	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
▲	NAIL FOUND AS NOTED	DOC. NO.	DOCUMENT NUMBER
●	1/2" IRON ROD FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER PLAT VOL. 93 PG. 344
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)	[.....]	RECORD INFORMATION PER PLAT VOL. 82 PG. 250
◉	IRON ROD WITH "SURVEYOR" CAP FOUND (UNLESS NOTED)	{.....}	RECORD INFORMATION PER PLAT VOL. 84 PG. 142B
■	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)	[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 2020168047
⊗	TXDOT TYPE II BRASS DISC FOUND (UNLESS NOTED)	((.....))	RECORD INFORMATION PER DEED DOC 2022092245
□	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND (UNLESS NOTED)	{{.....}}	RECORD INFORMATION PER PLAT VOL. 32 PG. 32
⊙	SURVEY CONTROL POINT	[[[.....]]]	RECORD INFORMATION PER DEED DOC 2013212249
P.U.E.	PUBLIC UTILITY EASEMENT		

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N43°35'04"W	111.83'
L2	N30°45'44"E	80.19'
L3	N31°20'22"E	84.86'
L4	N30°34'40"E	10.03'
L5	S30°17'14"W	166.65'
L6	S60°16'10"E	9.75'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
(((L1)))	N43°35'57"W	112.07'
[[[L1]]]	S43°38'51"E	111.94'
(L2)	N32°24'01"E	79.99'
((L2))	N34°30'00"E	80.00'
(L3)	N32°48'49"E	84.83'
((L3))	N34°32'00"E	85.00'
(L4)	N32°34'57"E	9.94'
((L4))	N34°32'00"E	10.00'
(L5)	S31°53'56"W	166.71'
{{L5}}	S30°00'00"W	185.47'
[L6]	S58°45'00"W	10.00'

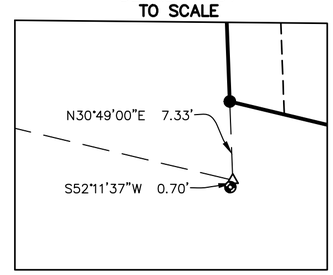
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	169.13'	1,856.87'	5°13'08"	N46°17'02"W	169.07'
C2	87.11'	1,842.88'	2°42'30"	S50°17'13"E	87.10'

RECORD CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(((C1)))	169.25'	1,842.88'	5°15'45"	N46°13'49"W	169.21'
[[[C1]]]	169.01'	1,842.88'	5°15'17"	S46°16'33"E	168.95'
(((C2)))	86.98'	1,842.88'	2°42'15"	S50°15'16"E	86.97'

DETAIL A NOT TO SCALE



LOT TABLE SUMMARY:

LOT 35A	4.8945 ACRES	(213,204 SQ. FT.)
TOTAL	4.8945 ACRES	(213,204 SQ. FT.)

ZONING DESIGNATION OF "GUI" – GOVERNMENTAL, UTILITY AND INSTITUTIONAL PER CITY OF WEST LAKE HILLS.

[A]
BLOCK "A"
RESUBDIVISION OF LOT 11, BLOCK 4,
JOE SMITH RESUBDIVISION OF LOTS 37,
38, 39, AND THE WEST ONE-HALF OF LOT 40,
BARTON SPRINGS ESTATES
VOL. 32, PG. 32
P.R.T.C.T

[B]
WESTLAKE PARK
VOL. 7, PG. 74
P.R.T.C.T.

[C]
COLCORD PROPERTIES, LTD.
DOC. NO. 2001019028
O.P.R.T.C.T.
LEE'S CORNER CONFIRMING PLAT
VOL. 80, PG. 289
P.R.T.C.T

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM (THE TEXAS COOPERATIVE NETWORK ON DATE 2017–05–08, GPS STATIC OBSERVATIONS ON MAY 10, 2017, STATIC DATA PROCESSED BY O.P.U.S.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000040221617713.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AS SHOWN ON F.I.R.M. PANEL NO. 48453C0445K, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	2/13/2024
Project:	00604
Scale:	1" = 100'
Reviewer:	PG
Tech:	DK
Field Crew:	MW/AC
Survey Date:	MAR. 2023
Sheet:	1 OF 2

P:\00604\Dwg\00604_PLAT.dwg

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THE CITY OF WEST LAKE HILLS, OWNER OF LOT 1, FOR BY GRACE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 93 PAGE 344 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2002140511, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A CALLED 2.427 ACRES OF LAND DESCRIBED IN DOCUMENT NUMBER 2022092245, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 35 BARTON SPRINGS ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3 PAGE 192, PLAT RECORDS TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 4.8945 ACRES, SAID RESUBDIVISION TO BE KNOWN AS

LOT 35A – BARTON SPRINGS ESTATES REPLAT OF PORTIONS OF LOTS 35 AND 36

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20___ A.D.

_____
CITY OF WEST LAKE HILLS
911 WESTLAKE DRIVE
WEST LAKE HILLS, TX 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ CITY OF WEST LAKE HILLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

_____
NOTARY PUBLIC FOR _____ COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20___ A.D.

_____

ENGINEER'S CERTIFICATION:

I, DANNY R. MARTIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
DANNY R. MARTIN, P.E. DATE
TEXAS REGISTRATION NO. _____
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, STE 260
AUSTIN, TEXAS 78735
TEXAS P.E. FIRM NO. F–786

SURVEYOR'S CERTIFICATION:

I, PAUL GUERRERO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

_____
PAUL GUERRERO, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5992

GENERAL NOTES:

1. SEPTIC SYSTEMS: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED IN THE CITY UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED.
2. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT OR UNIT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
3. FLOOD HAZARD: THE FEDERAL INSURANCE ADMINISTRATION MAP PANEL 48453C 0445K, FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS DEFINED BY SAID MAP DATED JANUARY 22, 2020.
4. STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT: THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.
5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES 31, TEXAS ADMINISTRATIVE CODE (TAC) 313, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 313 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
6. PRIOR TO CONSTRUCTION ON THE LOT IN THIS SUBDIVISION, DRAINAGE PLANS ARE TO BE SUBMITTED TO THE CITY OF WEST LAKE HILLS FOR REVIEW DEMONSTRATING THAT RAINFALL RUN–OFF AMOUNTS WILL BE HELD TO NO GREATER THAN THE AMOUNT EXISTING AT THE CURRENTLY DEVELOPED STATUS THROUGH THE USE OF PONDS OR OTHER APPROVED METHONDS.
7. EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS SANITATION ORDINANCE, AS AMENDED IN CHAPTER 86, ARTICLE III, DIVISION 2, OF THE CITY CODE. NO SEPTIC SYSTEM OR OTHER ON–SITE SEWAGE FACILITY MAY BE CONSTRUCTED ON THOSE CITY LOTS UNTILL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR THEIR CONSTRUCTION. NO ON–SITE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL ON–SITE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN THE SANITATION ORDINACE 108, AS AMENDED IN CHAPTER 86, ARTICLE III, DIVISION 2, OF THE CITY CODE.
8. A PORTION OF THE PROPERTY IS SUBJECT TO CERTAIN RESTRICTIONS RECORDED IN VOLUME 534, PAGES 440–441 FILED IN TRAVIS COUNTY DEED RECORDS.
9. ALL RESTRICTIONS FROM BARTON SPRINGS ESTATES, RECORDED IN VOLUME 3, PAGE 192 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS REMAIN IN EFFECT.
10. ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS ON THIS THE _____ DAY OF _____20_____, A.D.

CERTIFICATION BY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10.

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 10 AND HAS WATER SERVICE AVAILABLE.

_____
PRESIDENT OF THE BOARD DATE
WCID NO. 10

CERTIFICATION BY THE CITY ADMINISTRATOR.

I, THE UNDERSIGNED, CITY ADMINISTRATOR OF THE CITY OF WEST LAKE HILLS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY FOR WHICH MY APPROVAL IS REQUIRED.

_____
CITY ADMINISTRATOR DATE
CITY OF WEST LAKE HILLS, TEXAS

RECOMMENDATION BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY OF WEST LAKE HILLS, TEXAS.

_____
ZAPCO CHAIRPERSON DATE
CITY OF WEST LAKE HILLS, TEXAS

APPROVAL BY THE CITY COUNCIL.

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS.

DATED THIS _____DAY OF_____, 20___.

_____
MAYOR
CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

_____
CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §
THAT I, DYANA LIMON–MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS

FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF

_____ _____, 20___ A.D., AT _____ O'CLOCK ___ M.,

AND DULY RECORDED ON THE _____ DAY OF _____, 20___ A.D.,

AT _____ O'CLOCK ___ M., IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC

RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY,

THIS THE _____ DAY OF _____, 20___ A.D.

DYANA LIMON–MERCADO, CLERK OF TRAVIS COUNTY, TEXAS

_____
BY: DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

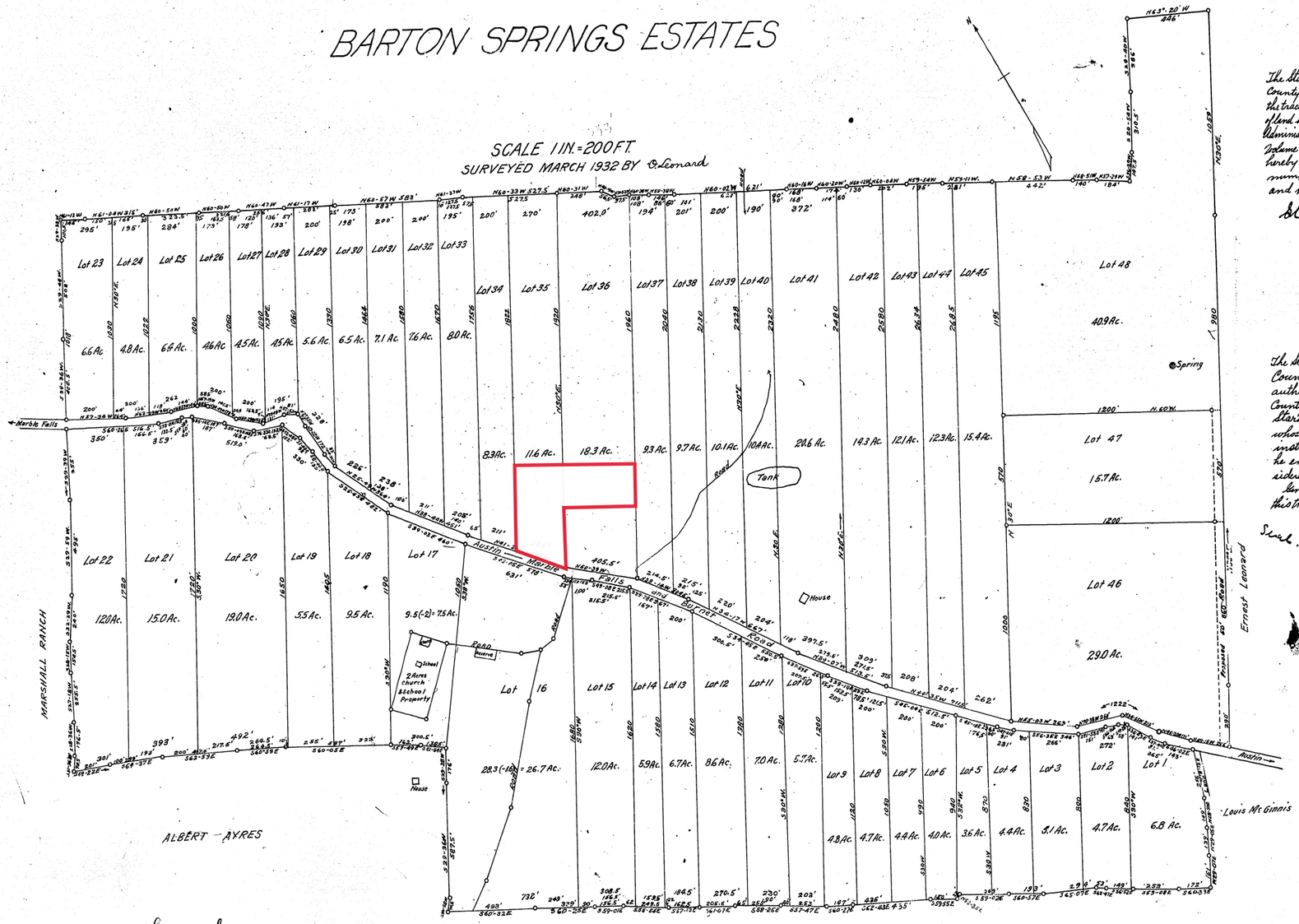
4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	2/13/2024
Project:	00604
Scale:	1" = 100'
Reviewer:	PG
Tech:	DK
Field Crew:	MW/AC
Survey Date:	MAR. 2023
Sheet:	2 OF 2

P:\00604\Dwg\00604_PLAT.dwg

BARTON SPRINGS ESTATES

SCALE 1 IN. = 200 FT.
SURVEYED MARCH 1932 BY O. Leonard



The State of Texas }
County of Travis } I, Stark Washington, sole owner of the tract containing approximately five hundred (500) acres of land being the land described in deed from R.E. Gary, Administrator, to me, dated December 2nd, 1931, recorded in Volume 475, page 563, Travis County Deed Records, do hereby subdivide the same into the following lots, numbered from 1 to 48, inclusive, with the meters and bounds shown on this plat.

Stark Washington

The State of Texas }
County of Travis } Before me, the undersigned authority a Notary Public in and for Travis County, Texas, on this day personally appeared Stark Washington, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 11 day of April, A.D. 1932.

Seal. Emilie Limberg

Notary Public in and for Travis County Texas.

Filed for Record April 8, 1932 - 2 P.M.
Recorded 4:00 P.M. April 11, 1932

For Aff. of O. Leonard see Deed Book 786 pg. 538.

City *of* West Lake Hills
Zoning & Planning Commission
AGENDA REPORT

Meeting Date:	February 21, 2024	**Item Number:**	6
Department:	Building & Development Services		
Prepared By:	Joel Sherrouse	**Cost / Budget:**	None
Exhibits:	None.	**Source of Funds:**	N/A

Subject

Presentation of recent and upcoming updates to the development process.

Recommendation

No action required.

Discussion

Background & Analysis:

In order to better and more consistently serve the citizens of the City of West Lake Hills, the Building and Development Services Department has been making changes to processes for acceptance, review, and inspection of projects. Staff are also working towards improving the quality and availability of online tools to streamline applications, reporting, registration, and code enforcement.

Links:

- Subdivision Checklist:
  - https://www.westlakehills.gov/DocumentCenter/View/3507/Subdivision-Checklist-20231213
- Online Contractor Registration
  - https://www.westlakehills.gov/FormCenter/Building-and-Development-10/Contractor-Registration-58
- Pre-Application Meeting Request:
  - https://www.westlakehills.gov/FormCenter/Building-and-Development-10/PreApplication-Meeting-Request-59

As further improvements are implemented, the Building and Development website below will be updated to reflect the new changes:

Building & Development | West Lake Hills, TX - Official Website