CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, December 11, 2024 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 11th day of December 2024 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at https://us02web.zoom.us/j/3499549035
Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on December 11, 2024.

1. Call to Order

2. Citizen Communications The City Council 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 Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council 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 All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.

    a. Approval of the November 13, 2024 Regular Meeting Minutes.
    b. Approval of the December 4, 2024 Workshop Minutes.
    c. Approval of the 2025 ZAPCO meeting schedule and adoption of submission calendars for Special Use, Zoning, Variance, and Subdivision applications for calendar year 2025.
    d. **804 Canyon Creek** - Approval of Lot 18R, Stonehedge Estates Block "P", a Replat of Lot 18, Stonehedge Estates, Block "P" and 0.104-acre tract of land

situated in the A.D.L. Benham Survey No. 503, Abstract No. 75 (Section 36.01.018 of the West Lake Hills Code). Applicant: Motoki Hiromatsu, Point B Design Group.

4. Public Hearing **402 Camp Craft Road** - Discuss and consider action on a variance to allow for the removal of a 27-inch crepe myrtle (tree #76), when trees 14-inches and greater require a variance for removal (Section 22.03.304(a)(4) of the West Lake Hills Code of Ordinances). Applicant: Eric Rauser, Rauser Construction.

5. Public Hearing **3300 Bee Cave Road** - Discuss and consider action to approve Ordinance 2024-019 for a Uniform Signage Agreement for Westbank Market (Section 32.02.003 of the West Lake Hills Code of Ordinances). Applicant: Robbie Keithley, Barshop and Oles Company.

6. Administration Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (street and drainage projects).

7. Administration Discuss and consider action to approve a letter of funding commitment in support of a Transportation Alternative Set-Aside (TASA) grant application for the City of West Lake Hills Trail Corridor Project along the Eanes Creek corridor and authorize the City Administrator to execute the same.

8. Administration Discussion and consider action to approve Change Order Number 4 for $192,754.25 with M.A. Smith Contracting Company, Inc. and authorize the City Administrator to execute the same.

9. Administration Discuss and consider action on a position regarding the MoPac South Expressway Plans in response to the Mobility Authority and TxDOT (Texas Department of Transportation) request for public comments.

10. Administration Discuss and consider action on the adoption of policy and process for the approval of traffic calming measures (speed humps, radar speed signs, etc).

11. Administration Discuss and consider action on policy regarding street edge treatment standards and applications.

12. Administration Discuss and consider action approving participation in the new Opioid Settlement with Kroger and authorizing the Mayor to execute the Subdivision Participation Form.

13. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:

    a. Section 551.071 - Consultation with the attorney regarding pending or contemplated

litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:

1. Jaffe - 1405 Wildcat Hollow; and
2. Alvarez - 1505 Wildcat Hollow.

14. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.

15. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the December 11, 2024 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, December 6, 2024 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council 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 CITY COUNCIL REGULAR MEETING
Wednesday, November 13, 2024 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Vaughan called the meeting to order at 7:01 p.m.

CITY COUNCIL PRESENT:	**CITY STAFF PRESENT:**
Mayor James Vaughan	City Administrator Trey Fletcher
Mayor Pro Tem Gordon Bowman	City Secretary Terry Blanchard
Dana Harmon	Director of BDS Jennifer Bills
Beth South	Chief of Police Scott Gerdes
	City Attorney Josh Brockman-Weber

The meeting was suspended at 7:02 p.m.

The meeting was reconvened at 8:04 p.m.

2. Citizen Communications The City Council 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 Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council 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.

Mayor Vaughan opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.

   a. Approval of the October 23, 2024 Regular Meeting Minutes.
   b. Approval of the October 30, 2024 Retreat Minutes.
   c. Approval of the November 6, 2024 Workshop Minutes.

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember South, the Council voted three (3) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

4. Administration Discuss and consider action on a resolution casting votes for individuals to the Board of Directors for the Travis Central Appraisal District.

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember Harmon, the Council voted three (3) for and none (0) opposed to approve the resolution for John Havenstrite to be awarded all five (5) votes. Motion carried.

5. Administration Discuss and consider action on second floor space allocation for the new municipal complex.

   Item tabled by Mayor Vaughan.

6. Administration Discuss and consider approval of a 3-year action plan in support of community-level Firewise efforts.

   City Administrator Fletcher gave a summary. Reviewed the previous plan and risk assessment. The Year-1 Plan for 2025 includes: Education & Outreach; Home Hardening; Fuel Reduction; and Evacuation Planning & Wildfire Preparedness. The new 3-year plan is due next week.

   MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Bowman, the Council voted three (3) for and none (0) opposed to adopt the 3-Year Action Plan in support of community-level Firewise efforts. Motion carried.

7. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:

   a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
      1. Jaffe - 1405 Wildcat Hollow; and
      2. Alvarez - 1505 Wildcat Hollow.
   b. Section 551.071 - Consultation with the attorney concerning legal rights and obligations of the City with regard to petitions to release property from the City's extraterritorial jurisdiction areas.

   Council convened into Executive Session at 8:21 p.m.

8. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.

   Council reconvened in Open Session at 8:39 p.m. No action was taken.

9. Administration Discussion and possible action to approve and authorize the execution of a

Trust Agreement in Lieu of Performance Bond between Jaff Ventures, LLC, International Bank of Commerce, and the City of West Lake Hills.

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Bowman, the Council voted three (3) for and none (0) opposed to approve and authorize te execution of a Trust Agreement in Lieu of Performance Bond between Jaff Ventures, LLC, International Bank of Commerce, and the City of West Lake Hills. Motion carried.

10. Adjournment

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember South, the Council voted three (3) for and none (0) opposed to adjourn the meeting at 8:40 p.m. Motion carried.

Respectfully submitted,

_____
JAMES VAUGHAN, MAYOR

ATTEST:

_____
Terry Blanchard, TRMC
City Secretary

These minutes were approved on December 11, 2024.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL WORKSHOP
Wednesday, December 4, 2024 at 12:00 PM

1. Call to Order
With a quorum present, Mayor Vaughan called the workshop to order at 12:07 p.m.

CITY COUNCIL PRESENT:	**CITY STAFF PRESENT:**
Mayor James Vaughan	City Administrator Trey Fletcher
Mayor Pro Tem Gordon Bowman	City Secretary Terry Blanchard
Dana Harmon	Finance Director Vonda Ragsdale
Beth South	Director of BDS Jennifer Bills
Darin Walker	Chief of Police Scott Gerdes
	Building Official Jordan Word

2. Citizen Communications The City Council 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 Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council 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.

Mayor Vaughan opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Administration Discussion and review of the Council Retreat Report, proposed Strategic Plan and prioritization of goals, objectives and initiatives.

Mayor Vaughan provided a summary and asked attendees to review and rank the Strategic Priority Areas.

The following items were discussed:

- *#2 Update tree preservation ordinances* - Lawyers need to assist with updating the tree ordinance
- *#5 Develop a comprehensive shaded, multi-use plan for walking, biking, and e- mobility along arterial roads* - Strike "arterial roads"
- *#10 Determine the best outcome for the community for city property at 911 Westlake Drive* - One of the top priorities; extremely visible
- Combine #11 and #12 - *Expand residential zoning options and evaluate impacts of development rules on aging in place/multi-generational housing*
- *#15 Incentivize traditional architecture and/or building practices which minimize environmental disruption* - Need definition of "traditional architecture"
- *#25 Work with TxDOT and Rollingwood to improve traffic flow along Bee Cave* - Checking with No Traffic for AI-compatible sensors

- *#28 Implement a robust fire evacuation plan, including public drills and communication improvements* - Top priority
- *#38 Proactively work with City of Austin to get more wastewater capacity* - Vital issue for City
- *#42 Support Eanes ISD with workforce housing efforts and to address funding gaps for security and student services* - Strike "funding gaps" and focus on housing efforts
- *#45 Work with Rollingwood, Western cities, and WLCC to advocate for adjustments to South MoPac Plan* - East/West access is being overlooked
- *#51 Expanding the tax base*

Council members were asked to rank their top 10 and provide the lists to the City Administrator. Once everything is received, a final list will be compiled for review and approval.

4. Administration Discussion and review of On-Site Sewage Facilities (OSSF) in the city of West Lake Hills.

   Jennifer Bills and Jordan Word provided a presentation to the Council. Areas were identified in Chapter 18 of the City Code that may need to be amended:

   - Update to current language and practices
   - Cluster system - revise to require city staff and design professional approval
   - Revise minimum of 1/4 acre per bedroom/per dwelling unit to be consistent with TCEQ requirements and require additional criteria to be met for existing lots that do not meet lot size (as of January 1, 1988)
   - Revise section pertaining to "hand excavation"
   - Revise section on permit denial, "Other relevant factors"
   - Revise section for 25% increase of drain field
   - Tree count - change to tree study that has been performed within the past year
   - Revise experimental septic requiring ZAPCO review

   The council asked staff to clean up areas identified. Next steps include meeting with the Designated Representative (SAFEbuilt), researching TCEQ requirements for removing amendments, and preparing the draft code amendments for review. A deeper dive into the Code will be performed as the drainage study is updated.

5. Adjournment – Mayor Vaughan adjourned the workshop at 2:03 p.m.

Respectfully submitted,

ATTEST:

_____

JAMES VAUGHAN, MAYOR

_____

Terry Blanchard, TRMC
City Secretary

These minutes were approved on December 11, 2024.

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

Meeting Date:	December 11, 2024	**Item Number:**	3c
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	2025 Schedules	**Source of Funds:**	N/A

Subject

Recommendation to council for the approval of the 2025 ZAPCO meeting schedule and adoption of submission calendar for Special Use, Zoning, Variance, and Subdivision applications for calendar year 2025.

Recommendation

Staff recommend approval of the 2025 schedules.

Discussion

Background & Analysis:

The Code of Ordinances and the State of Texas have required review and notification timelines that must be met. The attached schedules provide the application dates for ZAPCO and BOA/City Council meetings to ensure that those timelines can be met.

2025 Application Schedule
Subdivision Initial Submittal

Submittal Date	Submittal Check Date	Zoning & Planning Commission	City Council Meeting Date
Must be received by 5:00 pm CDT (Monday unless City holiday, then next business day)	All submissions must have all required items to enter review	Public Hearing (Wednesday)	Public Hearing (Wednesday)
12/16/2024	12/17/2024	**1/15/2025**	1/22/2025
*1/21/2025**	*1/22/2025*	**2/19/2025**	2/26/2025
2/17/2025	2/18/2025	**3/19/2025**	3/26/2025
3/17/2025	3/18/2025	**4/16/2025**	4/23/2025
4/21/2025	4/22/2025	**5/21/2025**	5/28/2025
5/19/2025	5/20/2025	**6/18/2025**	6/25/2025
6/16/2025	6/17/2025	**7/16/2025**	7/23/2025
7/21/2025	7/22/2025	**8/20/2025**	8/27/2025
8/18/2025	8/19/2025	**9/17/2025**	9/24/2025
9/15/2025	9/16/2025	**10/15/2025**	10/22/2025
10/20/2025	10/21/2025	**11/19/2025**	*11/25/2025**
	No December ZAPCO Meeting		
12/22/2025	12/23/2025	**1/21/2026**	1/28/2026

*Change due to holiday

2025 Application Schedule
Subdivision Resubmittal

Resubmittal Date	City Council Meeting Date
Must be received by 5:00 pm CDT (Monday unless City holiday, then next business day)	Public Hearing (Wednesday)
12/23/2024	1/8/2025
1/27/2025	2/12/2025
2/24/2025	3/12/2025
3/24/2025	4/9/2025
4/28/2025	5/14/2025
5/26/2025	6/11/2025
6/23/2025	7/9/2025
7/28/2025	8/13/2025
8/25/2025	9/10/2025
9/22/2025	10/8/2025
10/27/2025	11/12/2025
11/24/2025	12/10/2025
12/29/2025	1/14/2026

2025 Application Schedule
Variance/Zoning Change

Submittal Date	Submittal Check Date	Notification Posted (mailed & sign)	Zoning & Planning Commission Meeting Date	BOA/City Council Meeting Date**
Must be received by 5:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	30 days in advance of meeting	Public Hearing (Wednesday)	Public Hearing (Wednesday)
12/2/2024	12/3/2024	12/16/2024	**1/15/2025**	2/12/2025
1/6/2025	1/7/2025	1/20/2025	**2/19/2025**	3/12/2025
2/3/2025	2/4/2025	2/17/2025	**3/19/2025**	4/9/2025
3/3/2025	3/4/2025	3/17/2025	**4/16/2025**	5/14/2025
4/7/2025	4/8/2025	4/21/2025	**5/21/2025**	6/11/2025
5/5/2025	5/6/2025	5/19/2025	**6/18/2025**	7/9/2025
6/2/2025	6/3/2025	6/16/2025	**7/16/2025**	8/13/2025
7/7/2025	7/8/2025	7/21/2025	**8/20/2025**	9/10/2025
8/4/2025	8/5/2025	8/18/2025	**9/17/2025**	10/8/2025
*9/2/2025**	*9/3/2025**	9/15/2025	**10/15/2025**	11/12/2025
10/6/2025	10/7/2025	10/20/2025	**11/19/2025**	12/10/2025
No December ZAPCO				
12/8/2025	12/9/2025	12/22/2025	**1/21/2026**	2/11/2026

*Change due to holiday

Refer to **Section 38.05.036: Notice of public hearing before zoning and planning commission for approval process.

2025 Application Schedule
Special Use Permit

Submittal Date	Submittal Check Date	Notification Posted (mailed & sign)	BOA/City Council Meeting Date**
Must be received by 5:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	30 days in advance of meeting	Public Hearing (Wednesday)
11/25/2024	11/26/2024	12/9/2024	1/8/2025
12/30/2024	12/31/2024	1/13/2025	2/12/2025
1/27/2025	1/28/2025	2/10/2025	3/12/2025
2/24/2025	2/25/2025	3/10/2025	4/9/2025
3/31/2025	4/1/2025	4/14/2025	5/14/2025
4/28/2025	4/29/2025	5/12/2025	6/11/2025
*5/27/2025**	*5/28/2025*	6/9/2025	7/9/2025
6/30/2025	7/1/2025	7/14/2025	8/13/2025
7/28/2025	7/29/2025	8/11/2025	9/10/2025
8/25/2025	8/26/2025	9/8/2025	10/8/2025
9/29/2025	9/30/2025	10/13/2025	11/12/2025
10/27/2025	10/28/2025	11/10/2025	12/10/2025
12/1/2025	12/2/2025	12/15/2025	1/14/2026

*Change due to holiday

Refer to **Section 38.04.032 (e) (2): Notice of public hearing before board of adjustment for SUP approval process.

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	3d
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

804 Canyon Creek: Consider action to approve Lot 18R, Stonehedge Estates Block "P", a Replat of Lot 18, Stonehedge Estates, Block "P" and 0.104-acre tract of land situated in the A.D.L. Benham Survey No. 503, Abstract No. 75 (Section 36.01.018 of the West Lake Hills Code).

Applicant: Motoki Hiromatsu, Point B Design Group

Recommendation

Staff recommend approval of the proposed plat as attached in Exhibit A.

Once approved, the applicant must submit the final copy with signatures from the owner and preparers of the plat, with certified tax certificates showing all taxes paid. The city will circulate for city and Water District #10 signatures and take for recordation to the Travis County Clerk's office.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Jake Fellner
Legal Description: Stonehedge Estates, Block P, Lot 18 and 0.104 acres of the ALD Benham Survey 503, Abstract 75
Lot Size: 0.624 acres
Zoning: R-1, One-Family Residential
Wastewater: On-site Sewage Facility (OSSF)

The properties surrounding the subject property are zoned R-1 One-Family Residential District.

Background & Analysis:
The applicant is proposing to replat Lot 18, which is 0.54 acres in size, by adding 0.104 acres out of the ADL Benham Survey. The 0.104-acre tract at the rear has been conveyed by deed with Lot 18 since 1986. A residential lot can be replatted within a subdivision without vacation of the previous lot if the none of the covenants or restrictions of the previous plat are removed.

With this replat, no streets or infrastructure are required or proposed. The parcel has 129.18 feet of frontage along Canyon Creek Road and will have an average depth of 186.2 feet. The lot is less than the one acre minimum and the width of the lot is not 150 feet, however, Lot 18 is a legal nonconforming lot that was created

by plat in 1961. The addition of other parcel increases the size, bringing the lot closer to conformance. The lot must provide an on-site sewage facility and meet the minimum size of 0.50 acres for an OSSF in this area. Building and OSSF applications are concurrently under review with the plat and applicants have demonstrated the ability to be served by an OSSF.

Attachments:
Exhibit A **–** Lot 18R, Stonehedge Estates Block "P" Replat
Attachment 1 – Stonehedge Estate Block "P" recorded May 29, 1961
Attachment 2 – Existing Condition Survey

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.

The following conditions were required as part of the approval recommendation from ZAPCO on September 18, 2024, approved with conditions by a vote of 3-0.

1. Change title to Lot 18R, Stonehedge Estates Block P, a Replat of Lot 18, Stonehedge Estates, Block P and 0.104 acre tract of land situated in the A.D.L. Benham Survey No. 503, Abstract No. 75 (Section 36.01.018).
2. Add drainage easement over floodplain within the property Section 36.01.009(L)
3. Add the name and address of the engineer (Subdivision Checklist Section 2.1) and plat show the surveyed 100-year floodplain limits of the floodway and elevation data bearing the seal of an engineer. (Subdivision Checklist 2.9 and 2.28)
4. Add name of contiguous subdivisions (Subdivision Checklist 2.3)
5. Add the city limits to the face of the plat and to the location map (Subdivision Checklist 2.14 and 2.15).
6. Reduce the location (vicinity) map size to 1 square mile (Subdivision Checklist 2.15)
7. Submit all deed restrictions, and restrictive covenant. If none exist, please provide signed letter stating none were found (Subdivision Checklist 2.20)
8. Applicant will need to fill in and provide signatures for the following (Subdivision Checklist 2.24):
   iv. Sanitation certification
   v. Floodplain certification
   x. Certificate by engineer
   xi. Certification of oak wilt by certified arborist.
9. Complete legal description by metes and bounds (Subdivision Checklist 2.26)
10. Add the following plat notes 1, 2, 3, 4, 6, 8, 9, 11, 12, 14, 15 (add Zone to existing note), 18, 19, 20, 21, 22, 24, 30 and 32 (Subdivision Checklist, Section 3).

All conditions have been corrected in Exhibit A.

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.
No covenants or restrictions are on file with the Travis County Clerk's office.

Sec. 212.015. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS.

(a) In addition to compliance with Section 212.014, a replat without vacation of the preceding plat must conform to the requirements of this section if:
(1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
(2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.
The lot has a zoning classification of R-1 residential which is restricted to single-family.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).
No subdivision variance is necessary for the replat of the lot.

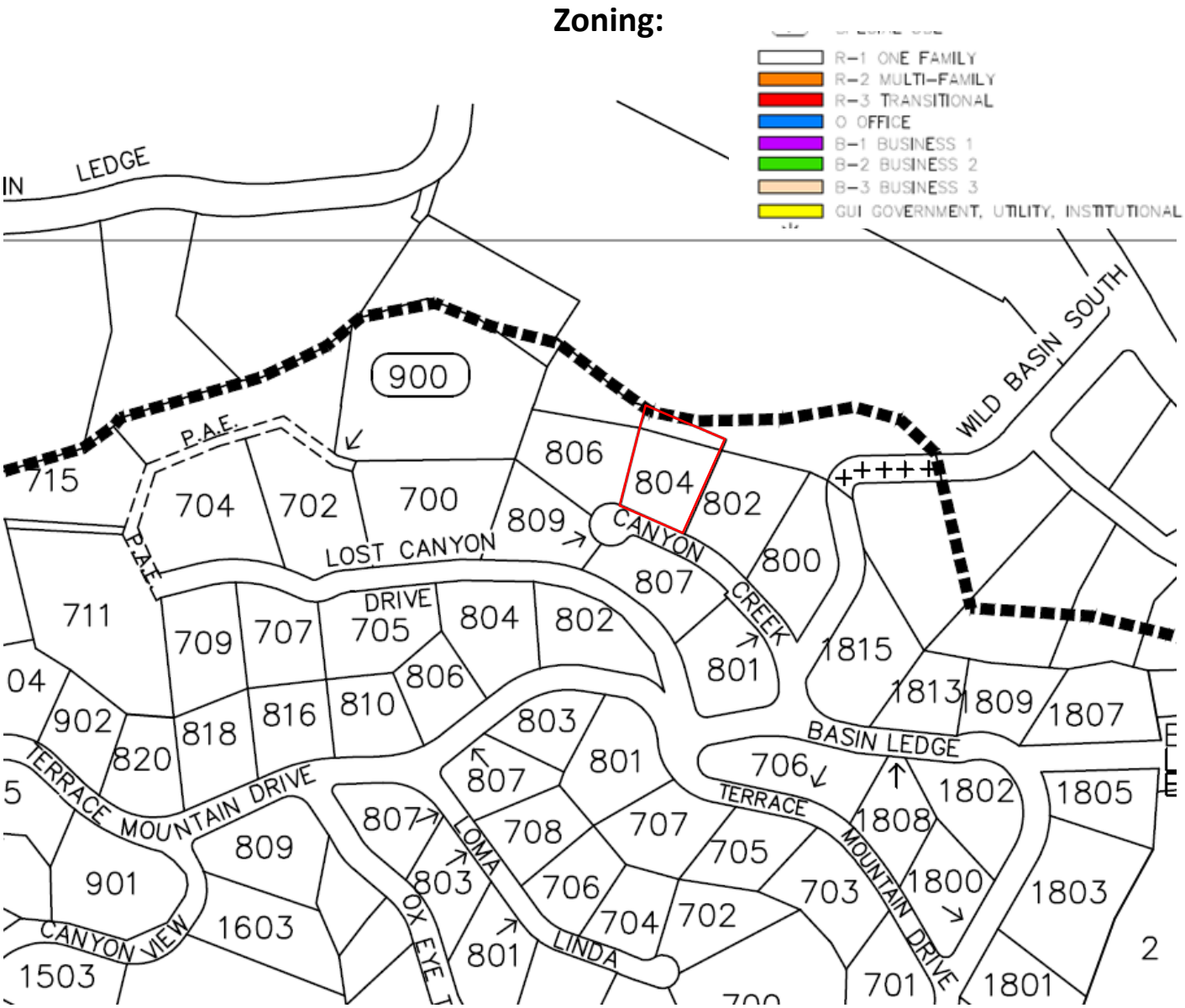
(g) The notice of a replat approval required by Subsection (f) must include:
(1) the zoning designation of the property after the replat; and
(2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.
Notice will be provided according to state law once approved by the City Council.

Compliance with Adopted Building Codes
The property and future construction will have to comply with all applicable City codes.
Subdivision
Conditions for approval have been met and the plat meets 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.**
- **Texas Local Government Code Chapter 212**

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
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BASIN LEDGE
TERRACE MOUNTAIN DRIVE
807
TERRACE
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809
705
MOUNTAIN DRIVE
901
803
706
703
1800
1803
CANYON VIEW
1603
704
702
OX EYE
801
LINDA
2
1503
701
1801

Aerial:

851497
121096
121095
121097
121094
121093
121098
119824
119820
119821
119822
119825
119844
473879
473878
121087
1598
1606
1806
1817
1400
Wild Basin St S
WILD BASIN
STONEHEDGE ESTATES BLK P
LOST CANYON
LOST CANYON
Lost Cyn
CANYON CREEK
TERRACE MOUNTAIN DR
Mountain
TERRACE MO
BASIN LEDGE
RESUB

14

CURVE DATA

1	2	3	4	5
I=119°59'	I=10°24'	I=37°29'	I=158°31'	I=84°24'
T=300.00'	T=72.47'	T=80.48'	T=173.07'	T=19.65'
R=17.33'	R=796.34'	R=237.21'	R=32.83'	R=21.67'
LC=300.02'	LC=144.34'	LC=152.44'	LC=64.50'	LC=29.12'
A=36.29'	A=144.55'	A=155.18'	A=90.83'	A=31.92'

6	7	8	9-S	9-N
I=38°13'	I=35°20'		I=22°24'	I=22°24'
T=77.32'	T=95.33'		T=56.13'	T=64.05'
R=223.19'	R=298.98'	R=40.00'	R=283.47'	R=323.47'
LC=146.04'	LC=181.46'		LC=110.12'	LC=125.66'
A=148.87'	A=184.38'		A=110.82'	A=126.46'

10-N	10-S	11	12	13
I=43°55'	I=43°55'	I=78°52'	I=23°26'	I=77°42'
T=97.58'	T=67.34'	T=26.61'	T=44.81'	T=59.18'
R=217.02'	R=167.02'	R=32.36'	R=216.09'	R=73.47'
LC=162.30'	LC=124.90'	LC=41.10'	LC=87.76'	LC=92.19'
A=166.34'	A=128.02'	A=44.54'	A=88.38'	A=99.63'

14-N	14-S	15-N	15-S	16-N
I=21°02'	I=21°02'	I=54°28'	I=54°28'	I=38°01'
T=49.00'	T=14.18'	T=61.74'	T=63.01'	T=49.90'
R=26.39'	R=76.39'	R=119.97'	R=69.97'	R=141.85'
LC=9.64'	LC=27.88'	LC=109.80'	LC=64.04'	LC=94.36'
A=9.69'	A=28.04'	A=114.05'	A=66.52'	A=96.11'

16-S	17-E	17-W	18-E	19-W
I=38°01'	I=44°03'	I=44°03'	I=29°50'	I=43°27'
T=32.67'	T=73.20'	T=52.97'	T=9.11'	T=30.00'
R=94.85'	R=180.95'	R=130.95'	R=34.20'	R=75.29'
LC=61.78'	LC=135.72'	LC=98.22'	LC=17.60'	LC=55.74'
A=62.93'	A=139.12'	A=100.68'	A=17.81'	A=57.10'

19-E	20-W	21
I=43°27'	I=95°26'	I=72°44'
T=49.92'	T=97.49'	T=12.42'
R=125.29'	R=88.66'	R=16.87'
LC=92.76'	LC=131.18'	LC=20.00'
A=95.01'	A=147.67'	A=21.42'

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 29 day of May A.D. 1960 at 2 o'clock P M, and duly recorded on the 29 day of May A.D. 1961 at 2:20 o'clock P M in the Plat Records of said County in book 13 at Page 28

WITNESS MY HAND AND SEAL of the Court of said County, the date last written above.

Miss Emilie Limberg, Clerk County Court
Travis County, Texas
By Edie Pruitt
Deputy

NOTE:
Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 29 day of May A.D. 1961, the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the Minutes of said Court in Book 3 at page 348.

WITNESS MY HAND AND SEAL OF THE County Court of said County, this the 29 of May A.D. 1961

Miss Emilie Limberg County Clerk
Travis County, Texas
By J. Cleere
Deputy

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads, or other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith.

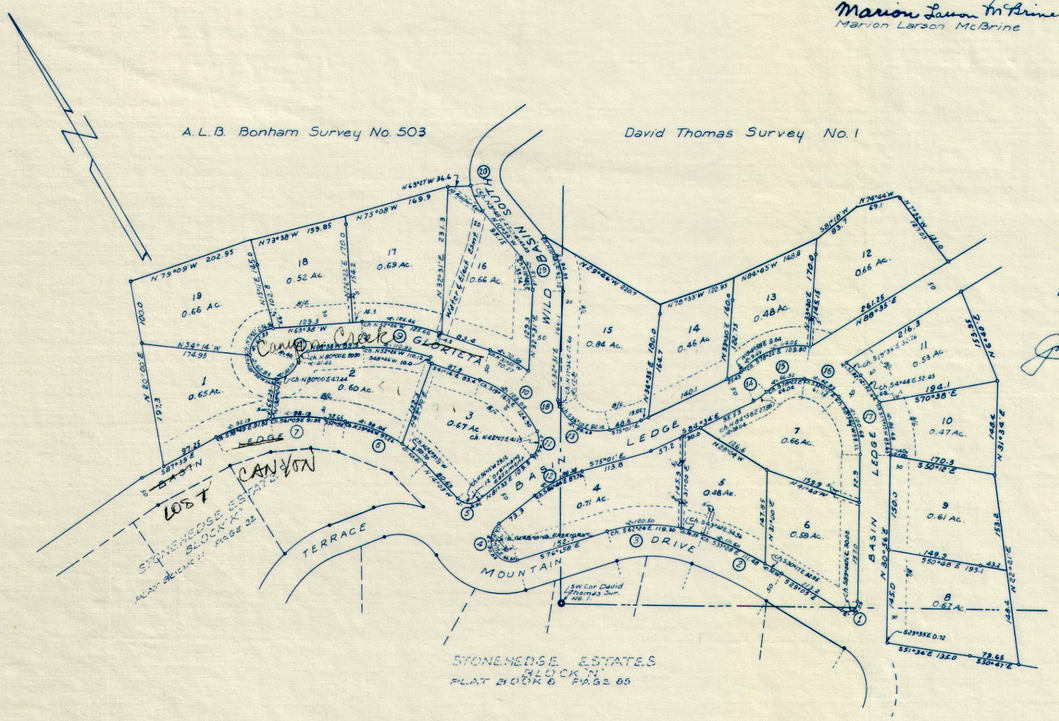
STATE OF TEXAS:
COUNTY OF TRAVIS: Know All Men By These Presents:

That we S. J. Treadaway and wife Mary Larson Treadaway; J. W. McBrine and wife Marion Larson McBrine; John W. Ledbetter and wife Frances Larson Ledbetter, heirs at law and legattees in the will of S. J. Larson Deceased owners of 556 acres in the A.L.B. Bonham Survey No. 503, and 850 acres in the David Thomas Survey No. 1, being a part of said surveys acquired by S. J. Larson by deed recorded in Vol. 437 pages 433-436 inclusive of the Deed Records of Travis County, Texas do hereby adopt this map or plat as our subdivision to be known as STONEHEDGE ESTATES - BLOCK P and we have dedicated and do hereby dedicate to the public all streets, roads or drives shown hereon as far as our interest may appear.

WITNESS OUR HANDS, this the 18 day of May A.D. 1961

S. J. Treadaway — Mary Larson Treadaway — J. W. McBrine
Marion Larson McBrine — John W. Ledbetter — Frances Larson Ledbetter

STONEHEDGE ESTATES
BLOCK "P"



NOTE:
No structure shall be built closer than 30' to front of lot or closer than 10' to side of lot.

ACCEPTED AND AUTHORIZED FOR RECORD
By the Board of Aldermen of the City of Westlake Hills, this the 19 day of May A.D. 1961

Mayor — Secretary

LEGEND:
- Iron Stake Set
- Iron Stake Found
- Deed Corner Found
- Guy Wire Easement

SCALE: 1" = 100'

Surveyed By: T. A. Jackson
Date Jan. 23, 1961
T.A. Jackson, Registered Public Surveyor

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me the undersigned authority on this day personally appeared S. J. Treadaway and wife Mary Larson Treadaway both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed and the said Mary Larson Treadaway, wife of the said S. J. Treadaway having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Mary Larson Treadaway acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL of office this the 18 day of May A.D. 1961

Notary Public in and for Travis Co. Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me the undersigned authority on this day personally appeared J. W. McBrine and Marion Larson McBrine his wife both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and considerations therein expressed and the said Marion Larson McBrine wife of said J. W. McBrine having been examined by me privily and apart from her husband and having the same fully explained to her, she the said Marion Larson McBrine acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL of office this the 18 day of May A.D. 1961

Notary Public in and for Travis Co. Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me the undersigned authority, on this day personally appeared John W. Ledbetter and Frances Larson Ledbetter his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed, and the said Frances Larson Ledbetter, wife of said John W. Ledbetter, having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Frances Larson Ledbetter, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL of office, this the 18 day of May A.D. 1961

Notary Public in and for Travis Co. Texas

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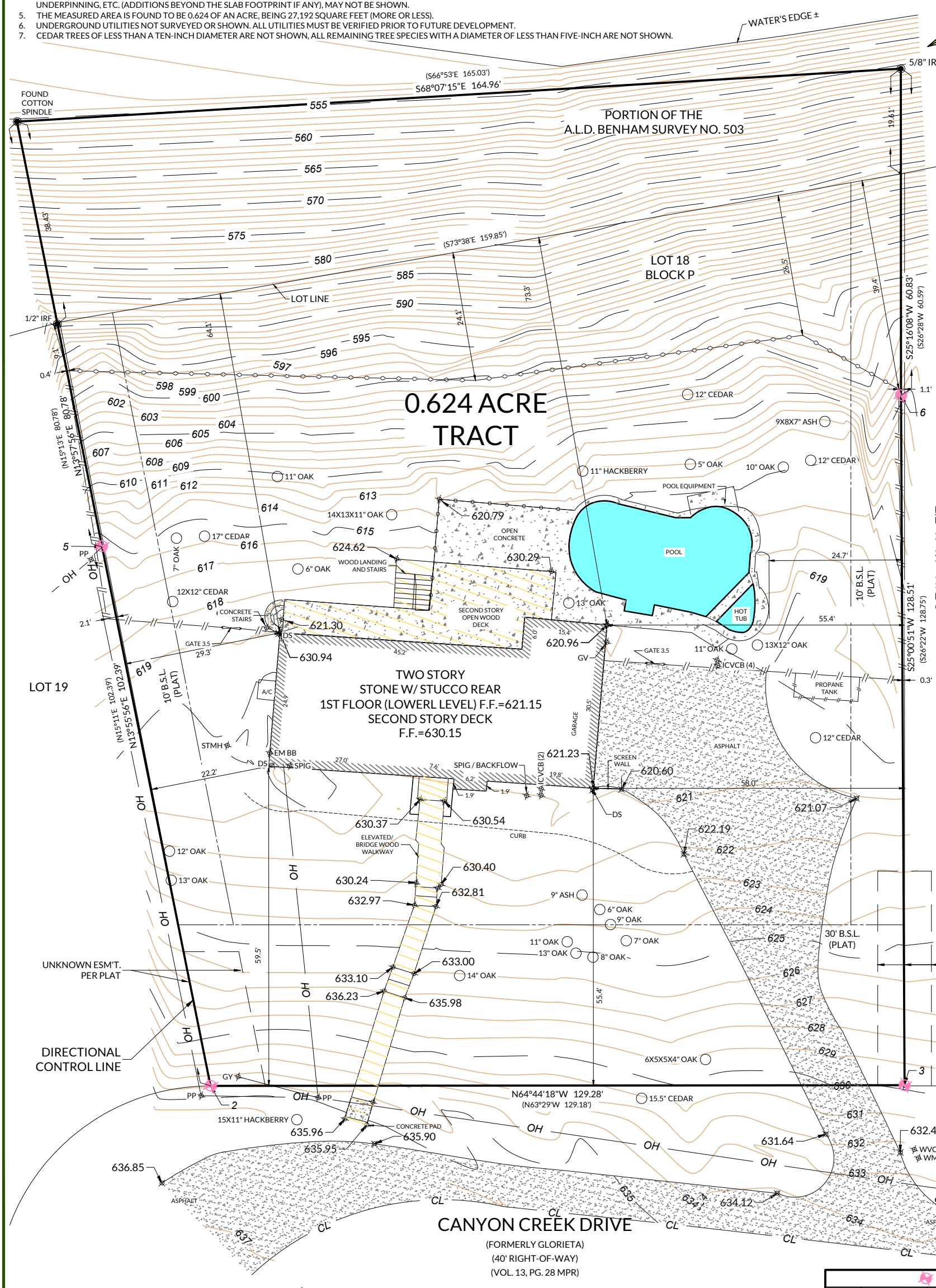
NOTES:

1. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, SETBACKS, EASEMENTS, AND RIGHTS OF WAY, NOT SHOWN HEREON.
2. RECORD BEARINGS AND DISTANCES BASED ON DEED RECORDED IN DOCUMENT NO. 2023060808, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. RECORD EASEMENTS AND SETBACK LINES SHOWN HEREON ARE BASED ON THE RECORD PLAT.
3. MEASURED BEARINGS AND DISTANCES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN 1983, NAD 83 (NA 2011), FROM THE TEXAS CENTRAL ZONE (4203), SCALED FROM GRID TO SURFACE USING A SCALE FACTOR OF 1.00007 FROM 0,0. NETWORK: RTK NETWORK.
4. DIMENSIONS SHOWN BETWEEN THE HOUSE AND PROPERTY LINE REFLECT THE DISTANCE BETWEEN THE FACE OF SLAB AND THE MEASURED PROPERTY LINE. ANY OVERHANGS, AWNINGS, TRIMS, MOLDINGS, UNDERPINNING, ETC. (ADDITIONS BEYOND THE SLAB FOOTPRINT IF ANY), MAY NOT BE SHOWN.
5. THE MEASURED AREA IS FOUND TO BE 0.624 OF AN ACRE, BEING 27,192 SQUARE FEET (MORE OR LESS).
6. UNDERGROUND UTILITIES NOT SURVEYED OR SHOWN. ALL UTILITIES MUST BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
7. CEDAR TREES OF LESS THAN A TEN-INCH DIAMETER ARE NOT SHOWN, ALL REMAINING TREE SPECIES WITH A DIAMETER OF LESS THAN FIVE-INCH ARE NOT SHOWN.



ABBREVIATION LEGEND

AIR CONDITIONING	A/C
BUILDING SETBACK LINE	B.S.L.
DOWNSPOUT	DS
EASEMENT	ESM'T
FINISHED FLOOR	FF
GAS VALVE	GV
IRRIGATION CONTROL VALVE W/ CIRCLE BOX	ICVCB
POWER POLE	PP
WATER SPIGOT	SPIG
SEPTIC TANK MANHOLE COVER	STMH
WATER METER COVER	WMC
WATER VALVE COVER	WVC

SYMBOL LEGEND

3/4" IRON REBAR FOUND	◉
60D NAIL FOUND	T
GATE	
IRON REBAR FOUND	◉
60D NAIL FOUND	T

LINE LEGEND

// //	WOOD FENCE
	CHAIN LINK FENCE
	FLOWER BED
OH	OVERHEAD ELECTRIC
CL	CENTERLINE
	SAFETY RAIL

LEGAL DESCRIPTION:
LOT 18, BLOCK P, STONEHEDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 13, PAGE 28, OF THE MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THE A.L.D. BENHAM SURVEY NO. 503 ACCORDING TO THE DEED RECORDED IN DOC. 2023060808, OPR.

BENCHMARKS				
Point #	Northing	Easting	Elevation	Raw Description
1	10085063.2200	3096161.7140	637.230	MAG NAIL SET
2	10085105.4800	3096167.6300	634.635	IRF 3/4
3	10085050.3100	3096284.5460	630.230	IRF 3/4
4	10085044.0700	3096297.4830	630.009	IRF 3/4
5	10085204.9000	3096192.2650	615.409	IRF 1/2
6	10085166.7700	3096338.8870	612.760	IRF 3/4

CONCRETE
ASPHALT
BUILDING EXTERIOR
WOOD/DECK/STAIRS/WALK

REVISED: 3/22/24

0 20 40 Feet

SCALE: 1"=20' SHEET: 11" X 17"

DEED REFERENCE:
UNTO: JAKE FELLNER
DOC. 2023060808 OPR
JUNE 1, 2023

BOUNDARY & TOPOGRAPHIC SURVEY OF:

804 CANYON CREEK DRIVE

STONEHEDGE ESTATES BLOCK "P"

LOT 18 AND A PORTION OF THE A.L.D. BENHAM SURVEY NO. 503 TRAVIS COUNTY, TEXAS

JOB NO.: 23-5082
RECORD OWNER: JAKE FELLNER
DATE: 7/31/23 DRN.: BA CKD.: JWO

HILL COUNTRY SURVEY CEN CO. TEX
464 Rodeo Dr., Spring Branch, TX 78070
(830)-438-3305
TBPELS FIRM NO. 10194731
Partnered with:
Maverick Land Surveying Co.
1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
TBPELS FIRM No. 10132700

STATE OF TEXAS REGISTERED JACOB W. ODER 5846 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HERE BY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION BY HILL COUNTRY SURVEY COMPANY ON MARCH 6, 2024 AND MARCH 22, 2024, THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN OR NOTED HEREON.

JACOB W. ODER
RPLS NO. 5846
MAVERICK LAND SURVEYING CO.
JOB NO. 2403.0017

LOT 18R, STONEHEDGE ESTATES, BLOCK "P", A REPLAT OF LOT 18, STONEHEDGE ESTATES, BLOCK "P" AND 0.104 ACRE TRACT OF LAND SITUATED IN THE A.D.L. BENHAM SURVEY NO. 503, ABSTRACT NO. 75, TRAVIS COUNTY, TEXAS AND RECORDED AS A 0.624 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023060808, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

FLOOD PLAIN NOTE

*ANY DEPICTION OR NOTE ON THIS SURVEY OR ANY STATEMENT CONTAINED ON THIS SURVEY CONCERNING SPECIAL FLOOD HAZARD AREAS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE SURVEYOR THAT THE PROPERTY AND/OR STRUCTURES LOCATED ABOVE SPECIAL FLOOD HAZARD AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR THAT FLOODING DOES NOT OCCUR ABOVE SPECIAL FLOOD HAZARD AREAS. SPECIAL FLOOD HAZARD AREAS ARE SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) IS FOR USE IN ADMINISTERING THE NFIP; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (MAP NUMBER 48453C0445K, MAP EFFECTIVE/REVISED DATE OF JANUARY 22, 2020). FLOOD PLAINS SHOWN HEREON WERE SCALED, ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.

PLAT 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 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: A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL#48453C0445K FOR TRAVIS COUNTY, EFFECTIVE JANUARY 22, 2020, 481030 COMMUNITY NUMBER, AND IS ON ZONE AE.
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 CUTES, 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 CONTRIBUTING ZONE AND SUBJECT TO THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION EDWARDS RULES, TEXAS ADMINISTRATIVE CODE 30 TAC 213. 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.
6) LOT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE RECORDS OF THE TRAVIS COUNTY CLERK.
7) ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL

PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, TEXAS ON THIS THE

___ DAY OF _____, 20__, A.D.

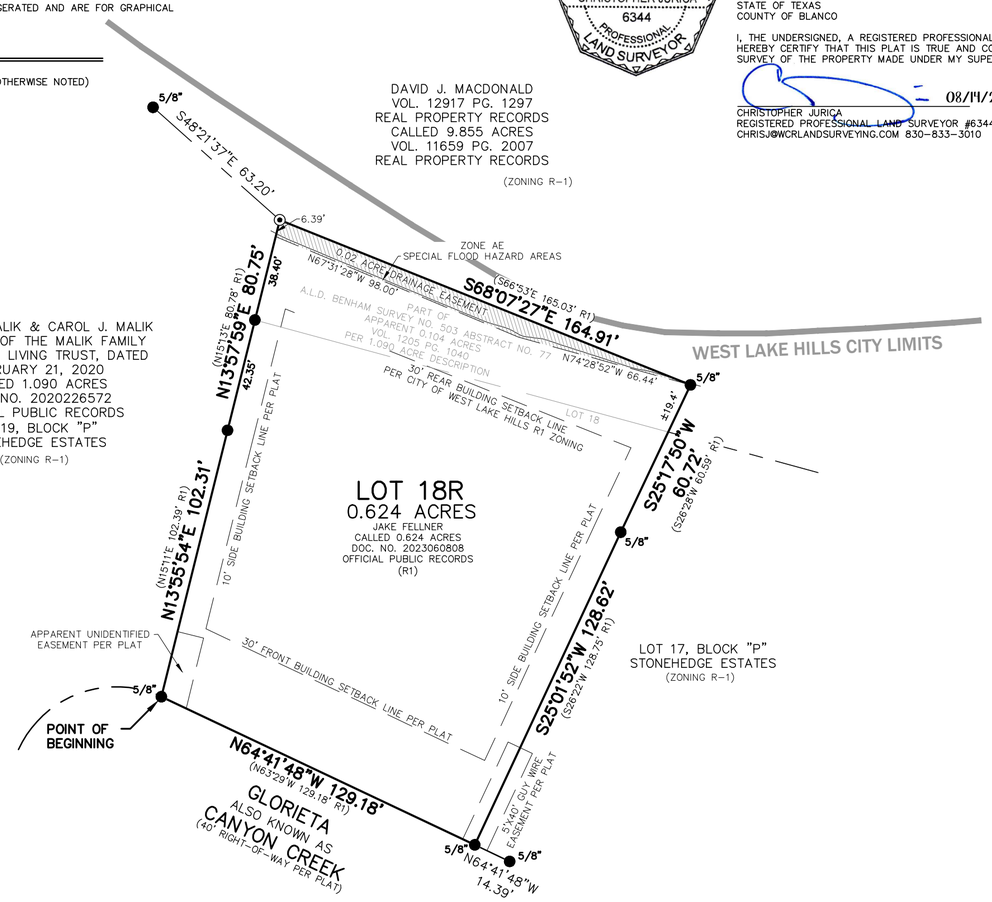
8) BASED ON THE CURRENT DESIGN OF THE WCID 10 INFRASTRUCTURE, ALL ONE- AND TWO-FAMILY DWELLINGS THAT EXCEED 3,600 SQUARE FEET WITHIN THE SUBDIVISION SHALL BE PROTECTED THROUGHOUT BY A NATIONAL FIRE PROTECTION ASSOCIATION 13D-COMPLIANT RESIDENTIAL FIRE SPRINKLER SYSTEM. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION COMPANY OR AN ENDORSED PLUMBER. SPRINKLER PLANS SHALL BE SUBMITTED TO THE EMERGENCY SERVICES DISTRICT NO. 9 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
9) THE WATER SUPPLY INFRASTRUCTURE FOR THE SUBDIVISION SHALL PROVIDE ADEQUATE FIRE FLOW IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE APPENDIX B. FOR RESIDENTIAL STRUCTURES UP TO 3,600 SQUARE FEET, 1000 GALLONS PER MINUTE SHALL BE PROVIDED (SEE QUALIFICATIONS BELOW IN ITEM NO. 10).
10) ALL RESIDENTIAL STRUCTURES OVER 3,600 SQUARE FEET SHALL COMPLY WITH THE REQUIREMENTS OF TABLE B105.1 FROM THE INTERNATIONAL FIRE CODE. RESIDENTIAL STRUCTURES WITH AN APPROVED NATIONAL FIRE PROTECTION ASSOCIATION 13D RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL RECIEVE A 50% REDUCTION IN REQUIRED FIRE FLOW. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE, UNLESS AN EXEMPTION IS AGREED TO BY THE EMERGENCY SERVICE DISTRICT NO.9 AND BY TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10.
11) PRIOR TO CONSTRUCTION ON THE LOTS 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 METHODS.
12) AL ADJACENT LOTS ARE ZONED R-1-ONE-FAMILY RESIDENTIAL.
13) ALL LOTS WITHIN THIS SUBDIVISION ARE ZONED R-1-ONE-FAMILY RESIDENTIAL.
14) ALL PRIVATE DRIVEWAY ACCESS MUST BE APPROVED BY THE EMERGENCY SERVICE DISTRICT NO. 9 FOR EMERGENCY APPARATUS REQUIREMENTS.
15) THE RESULTANT PLAT IS FINAL AND CANNOT BE SUBDIVIDED.
16) WATER SERVICE IS PROVIDED BY TRAVIS COUNTY WATER DISTRICT 10.
17) WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITIES.
18) ELECTRIC SERVICE IS PROVIDED BY AUSTIN ENERGY.
19) ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, PUBLIC IMPROVEMENTS STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
19) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF WEST LAKE HILLS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS
20) BY APPROVING THIS PLAT, THE CITY OF WEST LAKE HILLS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
21) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
22) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
23) DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
24) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
25) NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF WEST LAKE HILLS.
26) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
27) EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF WEST LAKE HILLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
28) PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, NOT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
29) BUILD-TO LINES SHALL BE IN ACCORDANCE WITH ORDINANCES OF THE CITY OF WEST LAKE HILLS.
30) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, STONEHEDGE ESTATES BLOCK "P", RECORDED IN VOLUME 13, PAGE 28, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
31) NO RESTRICTIONS OR COVENANTS WERE FOUND IN THE TRAVIS COUNTY DEED RECORDS.

PLAT NOTES

32) HORIZONTAL DATUM: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
33) VERTICAL DATUM/BENCHMARK DATA: NAVD88(GEOID18)
34) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
35) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
36) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
37) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.

LEGEND

( )	RECORD CALL PER PLAT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⦿	FOUND COTTON SPINDLE



STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, JAKE FELLNER, OWNER OF ALL OF LOT 18, STONEHEDGE ESTATES, BLOCK "P", A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME 13, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A CALLED 0.624 ACRE TRACT OF LAND AS CONVEYED TO ME BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2023060808 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF STONEHEDGE ESTATES BLOCK "P", LOT 18R OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS,
AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY REPLAT SAID LOT 18 AND CALLED 0.624 ACRE TRACT TO BE KNOWN AS REPLAT OF STONEHEDGE ESTATES BLOCK "P", LOT 18R AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____
JAKE FELLNER
804 CANYON CREEK
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAKE FELLNER, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF

NOTARY PUBLIC THIS _____ DAY OF _____, A.D., 20__

NOTARY PUBLIC _____

PRINT NAME _____

STATE OF TEXAS

MY COMMISSION EXPIRES: _____

METES AND BOUNDS DESCRIPTION

BEING A 0.624 ACRE TRACT OF LAND SITUATED IN THE A.D.L. BENHAM SURVEY NO. 503, ABSTRACT NO. 75, TRAVIS COUNTY, TEXAS AND BEING ALL OF LOT 18, STONEHEDGE ESTATES BLOCK "P" RECORDED IN VOLUME 13, PAGE 28, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND ALL OF A CALLED 0.624 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023060808, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.624 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF GLORIETA (ALSO KNOWN AS CANYON CREEK), FOR THE SOUTHEAST CORNER OF LOT 19 OF SAID STONEHEDGE ESTATES BLOCK "P", A CALLED 1.090 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020226572, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE SOUTHWEST CORNER OF THE ABOVE REFERENCED LOT 18, 0.624 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE EAST LINE OF SAID 1.090 ACRE TRACT AND WEST LINE OF SAID LOT 18 AND 0.624 ACRE TRACT, N 13° 55' 54" E, A DISTANCE OF 102.31' TO A 1/2" IRON ROD FOUND;

AND N 13° 57' 59" E, AT 42.35' A 1/2'IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 19 AND THE NORTHWEST CORNER OF SAID LOT 18 AND CONTINUING A TOTAL DISTANCE OF 80.75' TO A COTTON SPINDLE FOUND IN A SOUTHERLY LINE OF A CALLED 9.855 ARE TRACT OF LAND RECORDED IN VOLUME 12917, PAGE 1297, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND DESCRIBED IN VOLUME 11659, PAGE 2007, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 1.090 ACRE TRACT, THE NORTHWEST CORNER OF SAID 0.624 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH A SOUTHERLY LINE OF SAID 9.855 ACRE TRACT AND THE NORTHERLY LINE OF SAID 0.624 ACRE TRACT, S 68° 07' 27" E, A DISTANCE OF 164.91' TO A 5/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 9.855 ACRE TRACT, THE NORTHEAST CORNER OF SAID 0.624 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH A WESTERLY LINE OF SAID 9.855 ACRE TRACT AND AN EASTERLY LINE OF SAID 0.624 ACRE TRACT, S 25° 17' 50" W, AT APPROXIMATELY 19.4' PASSING THE NORTHWEST CORNER OF LOT 17 OF SAID STONEHEDGE ESTATES BLOCK "P", THE NORTHEAST CORNER OF SAID LOT 18 AND CONTINUING WITH THE WESTERLY LINE OF SAID LOT 17 A TOTAL DISTANCE OF 60.72' TO A 5/8" IRON ROD FOUND;

THENCE WITH A WESTERLY LINE OF SAID LOT 18, AN EASTERLY LINE OF SAID LOT 17 AND 0.624 ACRE TRACT, S 25° 01' 52" W, A DISTANCE OF 128.62' TO A 5/8" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF GLORIETA, FOR THE SOUTHWEST CORNER OF SAID LOT 17, THE SOUTHEAST CORNER OF SAID LOT 18, 0.624 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GLORIETA AND SOUTHERLY LINE OF SAID LOT 18 AND 0.624 ACRE TRACT, N 64° 41' 48" W, A DISTANCE OF 129.18' TO THE POINT OF BEGINNING CONTAINING 0.624 ACRES OF LAND.

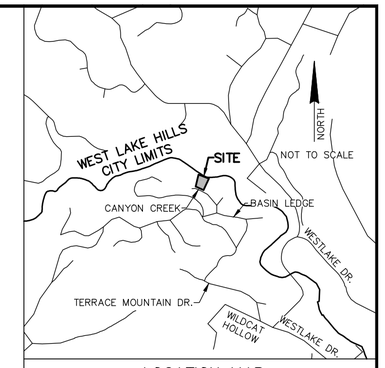
STATE OF TEXAS
REGISTERED
CHRISTOPHER JURICA
6344
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BLANCO

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

08/14/2024

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010



LOCATION MAP

N
W E
S
1" = 40'
40' 20' 0 40'

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HERBY 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 AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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

DATED: _____, 20____

_____
ZAPCO CHAIRPERSON CITY OF WEST LAKE HILLS, TEXAS

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

DATED: _____, 20____

_____
MAYOR CITY OF WEST LAKE HILLS, TEXAS

_____
ATTEST CITY SECRETARY

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: _____, 20____

_____
PAUL BARKER, PRESIDENT OF THE BOARD WCID NO. 10

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.

DATED: _____, 20____

_____
CITY ADMINISTRATOR CITY OF WEST LAKE HILLS, TEXAS

SANITATION CERTIFICATION:
THE LOT SHOWN ON THIS PRELIMINARY SUBDIVISION PLAT ARE ABLE TO BE DEVELOPED WITH SEPTIC SYSTEMS, AND THESE SYSTEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH NOTE 1 SHOWN HEREON.

_____ _____
JIM BETTRIDGE, REGISTERED PROFESSIONAL SANITARIAN RS #3516 DATE
BETTRIDGE SYSTEM, LLC

I, THE UNDERSIGNED (A CERTIFIED ARBORIST IN TEXAS) HEREBY CERTIFY THAT OAK WILT WAS NOT FOUND ON THE PROPERTY.

_____ _____
KEITH BROWN, ISA BOARD CERTIFIED MASTER ARBORIST TX-0985B DATE
AUSTIN TREE EXPERTS

STATE OF TEXAS
COUNTY OF TRAVIS

I, KARL BRECKON, P.E. DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF WEST LAKE HILLS, TEXAS AND THAT THE 100-YEAR FLOOD PLAIN (NAVD88) IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN

_____
KARL BRECKON, P.E. #73425
DUNAWAY FIRM #F-1114
3200 WILCREST DRIVE SUITE 440
HOUSTON, TEXAS 77042

KARL JOHN BRECKON
73425
REGISTERED
PROFESSIONAL ENGINEER
11/15/2024

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TBPE&LS FIRM #10194135

JOB NO.: 2449-24	
DRAWN BY: EJF	
CHECKED BY: CJJ	
SHEET: 1 OF 1	

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	4
Department:	Building and Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

402 Camp Craft Rd. – Discuss and consider action on a variance to allow for the removal a 27-inch crepe myrtle (tree #76), when trees 14-inches and greater require a variance for removal (Section 22.03.304(a)(4) of the West Lake Hills Code of Ordinances).

Applicant: Eric Rauser, Agent with Rauser Construction

Recommendation

Staff recommend approval of the removal. Per the code, replacement will be 40.5 caliper inches of single-trunk trees a minimum of 2-inches in size at planting

The item was reviewed at the November 20, 2024, Zoning & Planning Commission meeting and recommended approval by a vote of 4-0.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Ryan and Kimberly Pitylak
Legal Description: Lot 2 of the Resubdivision of Oak Hollow Confirming Plat
Lot Size: 2.65 acres
Zoning: R-1 One Family

The site is surrounded GUI - Government, Utility, and Institutional, O – Office, R-1 – One Family and ETJ – Extraterritorial Jurisdiction (Travis County).

Background & Analysis:
The applicant has submitted a revision to the approved plans to add a pool and related flatwork to the north of the house. They are proposing to remove a 27-inch crepe myrtle with these improvements.

The property owners received previous variance for setbacks and tree removal. The applicant previously received four tree variances, one of which was for a 27-inch crepe myrtle at the rear of the property (#75). This is a different tree at the front of the house.

- October 21, 2020 – Variances Approved by City Council

- Background - https://westlakehillstx.portal.civicclerk.com/event/13/files/agenda/193

- October 27, 2021 – #2021-1003 Variances approved by City Council and BOA
  - Background https://westlakehillstx.portal.civicclerk.com/event/140/files/agenda/502

  The permits for the renovation and addition to the primary single-family structure and outbuildings were issued last year and is currently under construction.

- March 17, 2023 – 2021-10157 House Remodel and addition Issued
  - Roof removed under demo permit, no remodel work or inspections performed.

Public Comments:
As of the date of the staff report, no written comments have been received.

Variance Criteria Review:
No variance shall be granted unless the following conditions are fulfilled:

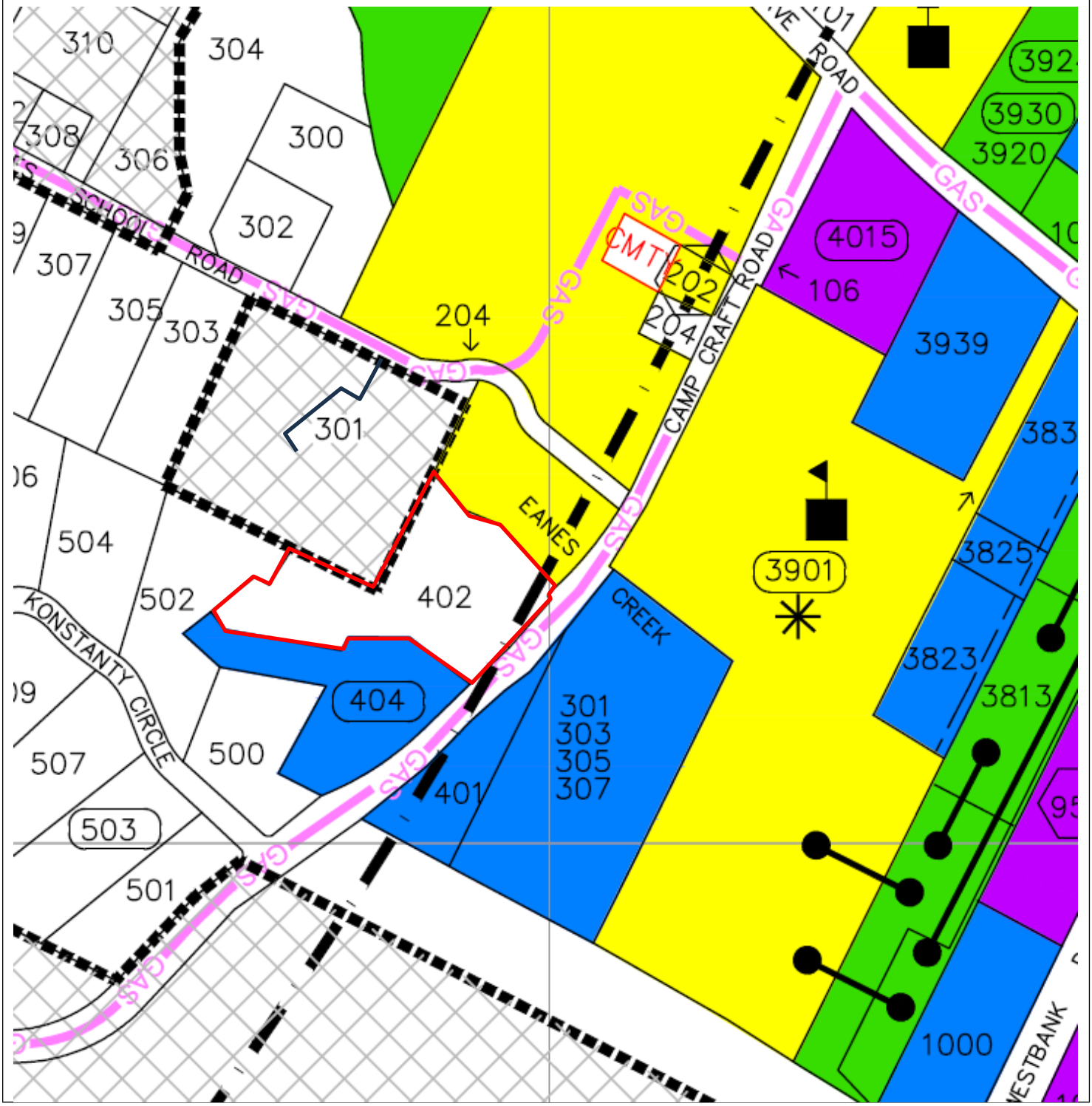
1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The findings of fact as alleged by the applicant and city staff are attached in the following exhibits.
- Exhibit A - From the applicant

Outdoor Lighting
Any outdoor lighting will comply with the City's Code.
Compliance with Adopted International Building Code
The property and future construction will have to comply with all applicable City codes.
Subdivision
No changes are proposed to the subdivision.
Comprehensive Planning Analysis
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:
- **Section 22.03.034 Tree and Vegetation Removal and Replacement**
- **Section 38.05.031 Variances**
- **Section 22.03.514 Criteria and process required for granting variance**

Zoning: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304
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CAMP CRAFT ROAD
ROAD
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4015
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3939
3930
3920
3901
3825
3823
3813
383
504
502
402
404
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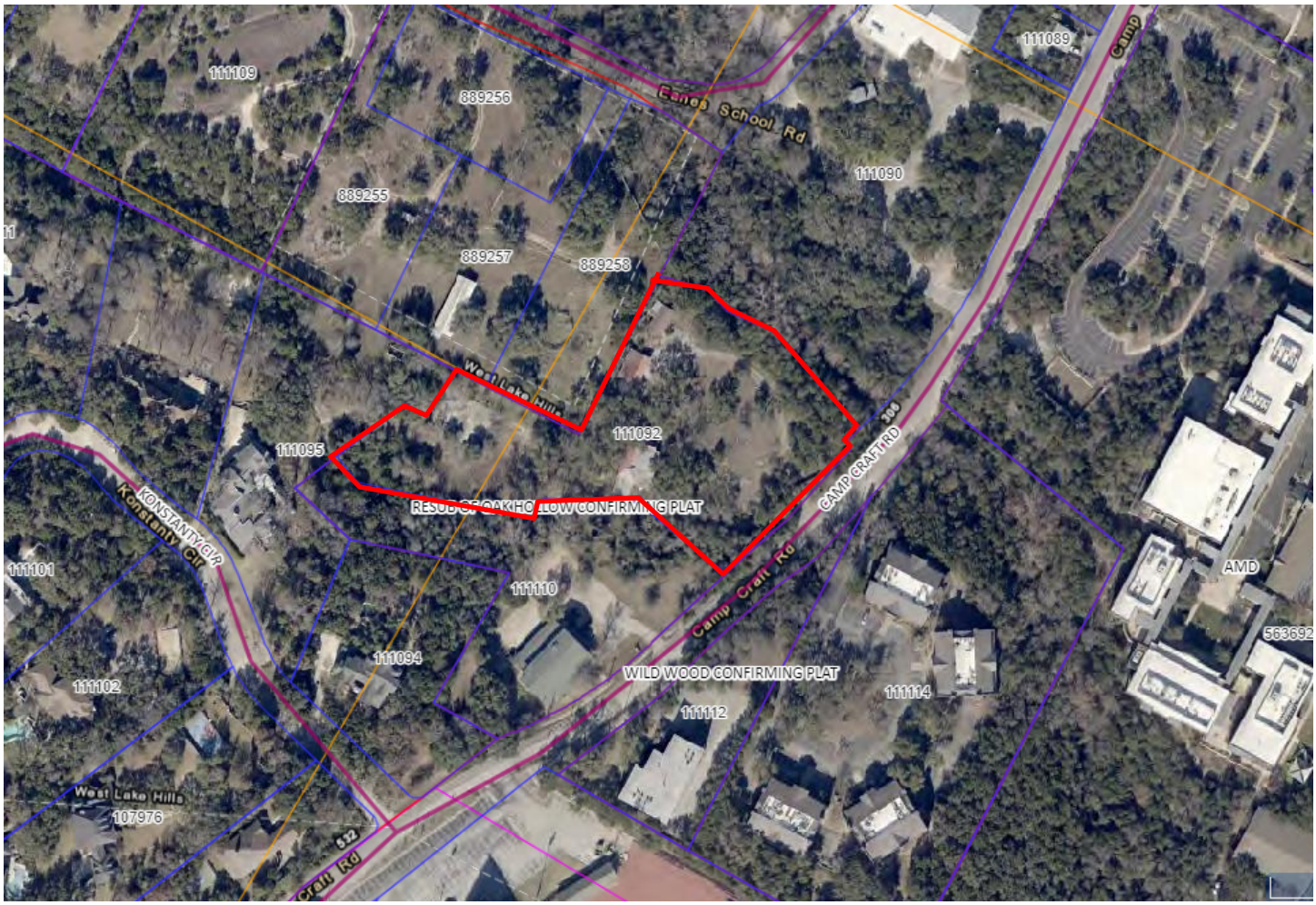
503
501
KONSTANTY CIRCLE
EANES
CREEK
301
303
305
307
401
1000
WESTBANK

Aerial:


111109
889256
Canea School Rd
111089
Camp
111090
889255
889257
889258
West Lake Hills
111092
111095
RESUB OF OAKHOLLOW CONFIRMING PLAT
CAMP CRAFT RD
KONSTANTY CIR
Konstanty Cir
111101
111110
Camp Craft Rd
AMD
563692
111094
WILD WOOD CONFIRMING PLAT
111102
111114
111112
West Lake Hills
107976
Craft Rd

SITE NOTES

PROJECT PROPERTY ADDRESS: 402 CAMP CRAFT RD, AUSTIN TX 78746
JURISDICTION: CITY OF WEST LAKE HILLS
ZONING: R-1
PROPERTY ID: 111092
GEOGRAPHIC ID: 0111190406
LOT SIZE: 115,140 SQUARE FEET

IMPERVIOUS COVER CALCULATIONS

SITE INFORMATION:
LOT SIZE: 115,140 SQ FT
MAX ALLOWED IMPERVIOUS COVER (25%): 28,785 SQ FT

IMPERVIOUS COVER:
MAIN HOUSE: 4,906 SQ FT
DRIVEWAY: 4,546 SQ FT
EXISTING DRIVEWAY: 5,877 SQ FT
A/C PADS AND OTHER CONCRETE FLATWORK: 1,036 SQ FT
ART HOUSE: 620 SQ FT
WORKSHOP SLAB: 4,400 SQ FT
OTHER(RETAINING WALL, OUTBUILDING): 1,491 SQ FT
TOTAL: 22,876 SQ FT

LANDSCAPE PATHS: 1,373 SQ FT
POOL COPING: 165 SQ FT
POOL PATIO: 611 SQ FT
OTHER FLATWORK: 519 SQ FT
TOTAL: 2,612 SQ FT

TOTAL IMPERVIOUS COVER: 25,544 SQ FT
PERCENTAGE OF LOT SIZE: 22.18%

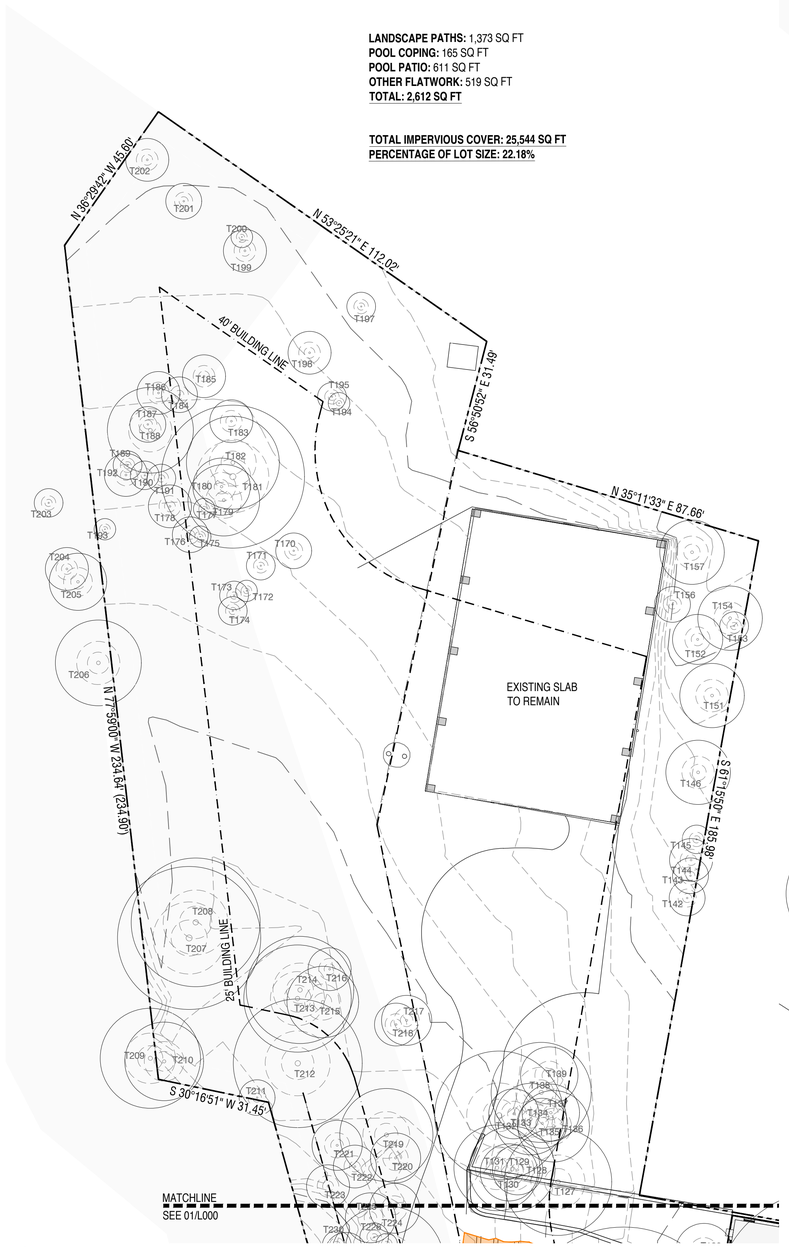
LANDSCAPE SCOPE ADDITION TO APPROVED PERMIT
PROJECT TITLE: 402 CAMP CRAFT REMODEL/ADDITION
PROJECT PROJECT NO.: 2021-10157

IMP. COVER LEGEND

SYMBOL	ITEM
	NEW IMPERVIOUS COVER

SYMBOLS LEGEND

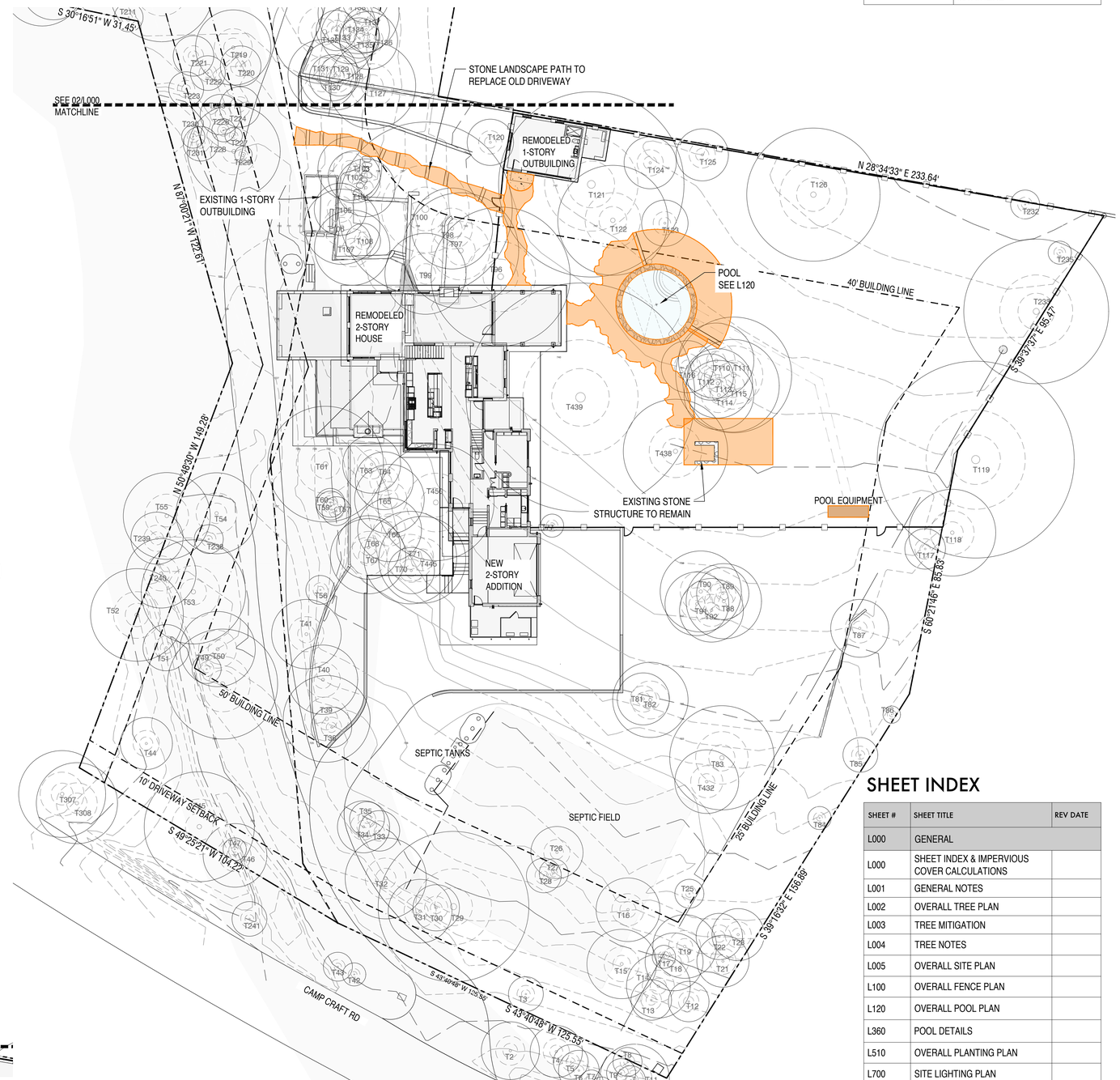
SYMBOL	ITEM
	PROPERTY LINE
	EXISTING CONTOUR
	SETBACK
	MATCHLINE



NORTH

0' 10' 20' 40' 80'

IMPERVIOUS COVER PLAN 2
1" = 20'-0"



SHEET INDEX

SHEET #	SHEET TITLE	REV DATE
L000	GENERAL	
L000	SHEET INDEX & IMPERVIOUS COVER CALCULATIONS	
L001	GENERAL NOTES	
L002	OVERALL TREE PLAN	
L003	TREE MITIGATION	
L004	TREE NOTES	
L005	OVERALL SITE PLAN	
L100	OVERALL FENCE PLAN	
L120	OVERALL POOL PLAN	
L360	POOL DETAILS	
L510	OVERALL PLANTING PLAN	
L700	SITE LIGHTING PLAN	

IMPERVIOUS COVER PLAN 1
1" = 20'-0"

SHADEMAKER
STUDIO

1406 BRANDT DR,
AUSTIN, TX 78742
512.962.3297
INFO@SHADEMAKERSTUDIO.COM
WWW.SHADEMAKERSTUDIO.COM

PROJECT
PITYLAK RESIDENCE

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

CLIENT
KIM PITYLAK
RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: SHEET INDEX & IMPERVIOUS COVER CALCULATIONS

L000

GENERAL NOTES

THE DRAWINGS, SPECIFICATIONS, AND ADDENDA DESCRIBING WORK FOR LANDSCAPE, HARDSCAPE, AND IRRIGATION PORTIONS OF THE PROJECT SHALL BE REFERRED TO AS THE LANDSCAPE CONSTRUCTION DOCUMENTS.

1. COMPLIANCES

A. WORK UNDER THESE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION UNLESS SPECIFIED OTHERWISE IN THE LANDSCAPE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE FAMILIAR WITH THESE STANDARD SPECIFICATIONS, DETAILS, AND SUPPLEMENTS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS.

B. WORK UNDER THESE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL AND HEALTH DEPARTMENTS).

C. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY TREE PROTECTIVE FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED, OPERATED OR MAINTAINED WITHIN THE FENCED AREA. FENCES SHALL COMPLY WITH WLH GUIDELINES AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO CLEANING OF EQUIPMENT TRUCKS WILL BE ALLOWED IN THESE AREAS.

D. ALL AREAS OF NATIVE VEGETATION BEYOND THE LIMITS OF CONSTRUCTION SHALL BE LEFT UNDISTURBED.

2. GENERAL CONTRACTOR RESPONSIBILITIES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS PRIOR TO SUBMITTING A BID.

B. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY PERMITS REQUIRED BY THE GOVERNING JURISDICTION TO COMPLETE ANY WORK COVERED BY THE LANDSCAPE CONSTRUCTION DOCUMENTS.

C. THE CONTRACTOR SHALL REVIEW THIS PROJECT AND PROPOSED CONSTRUCTION SEQUENCE MILESTONE DATES WITH THE LANDSCAPE ARCHITECT PRIOR TO STARTING ANY WORK.

D. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

E. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, COORDINATION, & SEQUENCING OF THE WORK.

F. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, UTILITIES, ETC. DAMAGED ELEMENTS SHALL BE REPLACED OR REPAIRED AT CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THAT OF OTHER TRADES ON THE SITE AS NECESSARY TO ENSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.

H. CONSULT PROJECT SPECIFICATIONS FOR WARRANTY REQUIREMENTS.

I. THE EXISTING QUANTITIES AND EXISTING SITE CONDITIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS.

3. UTILITIES

C. REFERENCE ARCHITECTURAL PLANS FOR UTILITY LAYOUT AND UTILITY CONNECTIONS.

D. CONTRACTOR TO FIELD VERIFY ALL UTILITIES (EXISTING AND PROPOSED) PRIOR TO STARTING ANY CONSTRUCTION AND PROTECT FROM DAMAGE DURING CONSTRUCTION. ANY DISCREPANCIES BETWEEN SURVEY AND/OR PLANS AND EXISTING UTILITIES SHOULD BE CONVEYED TO THE LANDSCAPE ARCHITECT AS SOON AS POSSIBLE.

E. THE CONTRACTOR SHALL CALL THE TEXAS ONE CALL NOTIFICATION SYSTEM (1-800-245-4545) PRIOR TO ANY EXCAVATION. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS OR WITHOUT THE WRITTEN APPROVAL OF LANDSCAPE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THE CONSTRUCTION OPERATIONS.

5. EROSION CONTROL

A. EROSION CONTROL FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROCESS. CONTRACTOR SHALL INSTALL EROSION CONTROL FENCING AT PROPERTY LOT LINES TO PREVENT SEDIMENT MOVEMENT. SILT FENCE EROSION CONTROL MEASURES TO MEET CITY OF WEST LAKE HILLS AND/OR TRAVIS COUNTY CRITERIA.

B. EROSION CONTROL, CONCRETE WASHOUT AREAS, CONSTRUCTION AND TREE PROTECTION FENCING TO BE IN PLACE BEFORE ANY EARTHWORK OR CONSTRUCTION COMMENCES.

6. GRADING

A. ROUGH GRADED AREAS SHOULD BE WITHIN 6" OF FINAL FINISH GRADE AT LAWN AREAS AND 12" OF FINAL FINISH GRADE AT PLANTED AREAS UNLESS OTHERWISE NOTED.

B. FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.

C. ALL GENERAL SITE GRADING TO WITHIN +/- 0.10 FOOT, INCLUDING ALL BERMS, SWALES AND RETENTION AREAS WILL BE CONSTRUCTED AS PER THE GRADING AND DRAINAGE PLANS. LANDSCAPE AREAS SHALL NOT EXCEED 4:1 MAXIMUM SLOPE (EXCEPT WHERE INDICATED ON GRADING PLANS) AND TURF AREAS SHALL NOT EXCEED 5:1 MAXIMUM SLOPE. THE LANDSCAPE AND IRRIGATION CONTRACTOR SHALL VERIFY AND ACCEPT THESE ROUGH GRADES PRIOR TO STARTING ANY LANDSCAPE AND IRRIGATION WORK. ALL DRAINAGE FLOWS SHALL BE PROTECTED AND MAINTAINED THROUGHOUT LANDSCAPE AND IRRIGATION CONSTRUCTION.

D. SITE BENCHMARKS OTHER THAN THOSE LISTED ON PLANS AND SURVEYS SHALL BE GIVEN AN ELEVATION RELATIVE TO HOUSE FINISH FLOOR AND EXISTING TOPOGRAPHY.

7. SUBGRADE: PREPARE SUBGRADE PER GEOTECHNICAL STUDY (I.E. 'PREPARED SUBGRADE)

8. QUALITY: WORK & MATERIALS AS PART OF THIS PROJECT SHALL BE OF A GRADE & QUALITY CONSISTENT WITH THE INTENDED USE AS APPROVED BY THE LANDSCAPE ARCHITECT. WORK & MATERIALS NOT IN CONFORMANCE WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS, OR THEIR INTENDED USE, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

9. COMPLETE & FUNCTIONING WORK: EQUIPMENT & MATERIALS NOT SPECIFICALLY IDENTIFIED IN THE LANDSCAPE CONSTRUCTION DOCUMENTS (BUT THAT ARE REQUIRED FOR A COMPLETE & FUNCTIONING INSTALLATION) SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS PART OF THIS CONTRACT WORK WITHOUT ADDITIONAL COST TO THE OWNER.

10. CLEAN UP: SITE TO BE KEPT CLEAN AT ALL TIMES. PROVIDE TRASH BINS. AT THE COMPLETION OF THE CONSTRUCTION, THE PROJECT SHALL BE CLEANED OF ANY DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION. SITE SHALL BE TURNED OVER TO THE OWNER IN BROOM OR RAKED CLEAN CONDITION.

11. QUESTIONS, DISCREPANCIES, MODIFICATIONS

A. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THE LANDSCAPE CONSTRUCTION DOCUMENTS, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED FOR CLARIFICATION BEFORE PROCEEDING FURTHER WITH THE WORK.

B. ANY DISCREPANCIES BETWEEN THE PLANS AND ANY SITE CONDITIONS SHALL BE REPORTED IN WRITING IMMEDIATELY TO LANDSCAPE ARCHITECT.

C. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

EXISTING VEGETATION NOTES

1. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY LANDSCAPE ARCHITECT. NOTIFY OWNER AND LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
2. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH NEW MATERIAL OF THE SAME SIZE AND VARIETY AT CONTRACTOR'S EXPENSE AND AT NO COST TO THE OWNER.
3. DO NOT DISTURB, COMPACT, OR ADD SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL AND SUPERVISION OF THE LANDSCAPE ARCHITECT.
4. MULCH AREAS AT TREE PROTECTION FENCING TO BE INSTALLED BY PROJECT ARBORIST. TREE PROTECTION FENCING TO BE INSTALLED BY GENERAL CONTRACTOR AND SHOULD COMPLY WITH CITY OF WEST LAKE HILLS STANDARD DETAIL 610S-1 & 610S-2 FOR ALL TREES 19" AND GREATER.
5. CONSULT PROJECT ARBORIST FOR ALL ROOT AND LIMB PRUNING. DUE TO OAK WILT, OAK TREE LIMBS AND ROOTS ARE NOT TO BE PRUNED FROM FEBRUARY - JULY UNLESS BY ARBORIST OR UNDER ARBORIST SUPERVISION. NO ROOTS GREATER THAN 1.5" TO BE PRUNED OTHER THAN BY PROJECT ARBORIST.
6. EXCAVATION IN THE VICINITY OF PROTECTED TREES SHALL BE DONE UNDER THE SUPERVISION OF PROJECT ARBORIST.
7. TREES TO BE REMOVED PENDING CITY OF WEST LAKE HILLS REVIEW AND APPROVALS.
8. ALL DISTURBED AREAS NOT PROGRAMMED FOR RESIDENCE, HARDSCAPE OR PLANTING BEDS SHALL BE HYDROSEEDED WITH NATIVE TURF GRASSES AND TEMPORARILY IRRIGATED TO RESTORE DISTURBED AREAS.

LAYOUT NOTES

1. THE LANDSCAPE ARCHITECT HAS RELIED UPON THE SURVEY PROVIDED BY THE OWNER FOR LOCATIONS OF ALL EXISTING BUILDINGS,HARDSCAPE ELEMENTS, AND TREES, AS WELL AS GRADES. THIS SURVEY DOES NOT REFLECT CHANGES TO GRADE AND DRAINAGE PATTERNS RESULTING FROM SUBSEQUENT SITE DEVELOPMENT. NO AS-BUILT SURVEY WAS PROVIDED. IN THE EVENT THAT LAYOUT BASED ON THIS SURVEY AND THE CAD FILES PROVIDED DOES NOT MATCH CONDITIONS IN THE FIELD, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST FURTHER DIRECTION TO RECTIFY THE DISCREPANCY. THIS DIRECTIVE INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION THAT WOULD IMPACT EXISTING TREES AND ALIGNMENTS WITH EXISTING ELEMENTS THAT ARE IN CONFLICT.
2. ALL PROPERTY LINE PINES, EASEMENTS AND SETBACK TO BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR TO FIELD STAKE ALL HARDSCAPE LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO ALL SITE VISITS TO OBSERVE LAYOUT.
5. ANY CONFLICTS OR ADJUSTMENTS IN LAYOUT INFORMATION SHALL BE GRAPHICALLY PRESENTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR TO TAG FOR APPROVAL BY LANDSCAPE ARCHITECT ALL VEGETATION PROPOSED TO BE REMOVED TO MAKE WAY FOR NEW CONSTRUCTION.
7. CONTRACTOR TO FIELD STAKE PROPOSED LIMITS OF CONSTRUCTION FOR TREE AND NATURAL AREA PROTECTION FOR APPROVAL BY LANDSCAPE ARCHITECT. (SEE TREE PROTECTION PLAN & DETAILS FOR TREE AND NATURAL AREA PROTECTION)
8. CONTRACTOR TO FIELD STAKE BUILDING BEFORE CONSTRUCTION COMMENCES; FIELD STAKE THE CENTER LINE OF ALL PATHS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO SETTING FORMS.
9. NEW PATHS AND PAVING TO MATCH EXISTING GRADES WHERE TIED IN TO EXISTING SURFACES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NEW SURFACES SLOPE TO PROVIDE ADEQUATE DRAINAGE AND ALSO MEET ADA REQUIREMENTS FOR MAXIMUM SLOPE AND CROSS-SLOPE PER DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NEW WORK DOES NOT RESULT IN PONDING OR EROSION DUE TO CHANGES IN DRAINAGE PATTERNS. ROUTE DRAINAGE FLOWS AROUND OR UNDER NEW WORK AS REQUIRED. NOTIFY LANDSCAPE ARCHITECT OF CONDITIONS AND CIRCUMSTANCES IN THE FIELD WHERE DRAINAGE ISSUES MAY IMPACT LAYOUT.

HARDSCAPE NOTES

1. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF CONCRETE OPERATIONS. ALLOW LANDSCAPE ARCHITECT TO OBSERVE EXCAVATIONS, FORMWORK, AND REINFORCING PRIOR TO CONCRETE PLACEMENT.
2. PROVIDE ELECTRICAL AND IRRIGATION SLEEVES UNDER PAVING AND THROUGH WALLS TO ALL PLANTING AREAS. NO EXCAVATION UNDER FOOTINGS SHALL BE PERMITTED. ALL SLEEVES TO RUN THROUGH THE STEM WALL BELOW GRADE.
3. CONTRACTOR TO LOCATE ANY EXISTING IRRIGATION SLEEVES THAT NEED TO BE REPLACED FOLLOWING DEMOLITION AND PROPOSE ANY NECESSARY NEW SLEEVE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT. NEW AND REPLACEMENT
4. FOUNDATIONS FOR LANDSCAPE ELEMENTS: EXCAVATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE. PLACE FOUNDATION CONCRETE ONLY ON CLEAN, FIRM, INSPECTED BEARING MATERIAL. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL. BEAR FOOTINGS AT DEPTHS INDICATED ON PLANS BUT AT DEPTHS NO SHALLOWER THAN 18" BELOW THE GRADE WITHIN 5 FEET OF THE FOUNDATION.
5. VERIFY HEIGHTS, SLOPES, EDGE THICKNESS, AND TURNDOWNS BEFORE POURING FOOTINGS AND SLABS.
6. CONCRETE FORMWORK FOR EXPOSED CONCRETE SHALL BE INSPECTED BY LANDSCAPE ARCHITECT AND APPROVED PRIOR TO CONCRETE POURS. CURVED FORMWORK SHALL BE CONTINUOUS THROUGHOUT THE CURVE, WITHOUT BREAKS OR FOLDS.
7. CONCRETE FLAT WORK SHALL BE INSTALLED WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL HARDSCAPE SHALL SLOPE AWAY FROM BUILDINGS AT MINIMUM 1/8:12 (1%) SLOPE [MAXIMUM 1:20 (5%) SLOPE] AND MEET ADA REQUIREMENTS.
8. CONTROL JOINTS IN PAVING SHALL BE SAW CUT (UNLESS SPECIFICALLY NOTED OTHERWISE), STRAIGHT AND TRUE. REFER TO THE DRAWINGS FOR PATTERNS.
9. CONCRETE JOINTING FOR WALLS AND FLAT WORK IS SCHEMATIC IN NATURE AND CONVEYS THE MINIMUM DESIGN INTENT.ADDITIONAL CONTRACTION, CONSTRUCTION AND EXPANSION JOINTS MAY BE REQUIRED. THE CONTRACTOR SHALL REVIEW ALL JOINTS SHOWN ON PLANS AND DESCRIBED IN THE SPECIFICATIONS PRIOR TO CONSTRUCTION. ALL REQUESTS FOR CHANGES TO JOINTING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION. IF ADDITIONAL JOINTS ARE NECESSARY TO ALLEVIATE CRACKING OR FACILITATE CONSTRUCTION, THEY SHALL BE PROVIDED AT NO ADDITIONAL COST. ADDITIONAL JOINTS REQUESTED BY THE OWNER, ENGINEER OR LANDSCAPE ARCHITECT FOR AESTHETIC PURPOSES SHALL BE CONSIDERED ADDITIONAL TO THE BASE CONTRACT.
10. DRIVEWAY TO MEET CITY OF WEST LAKE HILLS REGULATIONS. DRIVEWAY WIDTH NOT TO EXCEED 12'-0" UNLESS OTHERWISE NOTED.

SEPTIC NOTES

1. REFERENCE SEPTIC DESIGNER PLANS FOR SEPTIC DRAINFIELD DETAILS. EXTENTS OF SEPTIC DRAINFIELD SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY.
2. HYDROSEEDING WITH NATIVE TURF GRASSES PLANNED FOR ALL SEPTIC DRAINFIELD EXTENTS.

3. SETBACK REQUIREMENTS

A. INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FOR BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE DECEMBER 2012, AN ANY ADDITIONAL LOCAL REQUIREMENTS.

B. MINIMUM SEPARATION FROM TANK:
- 5 FEET TO FOUNDATIONS
- SWIMMING POOLS AND PROPERTY LINES
- 1 FOOT TO EASEMENTS
- 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS
- 10 FEET TO WATER LINES
- 50 FEET TO EXSITING OR PROPOSED WATER WELLS

C. MINIMUM SEPARATION FROM DRAINFIELD
- 1 FOOT TO FOUNDATIONS, EASEMENTS, AND SWIMMING POOLS
- 5 FEET TO PROPERTY LINES
- 25 FEET TO GRADEBREAKS
- 10 FEET TO WATER LINES
- 100 FEET TO EXISTING OR PROPOSED WATER WELLS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AC	ACRES
ADD	ADDENDUM
ADJ	ADJUSTABLE
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AD	AREA DRAIN
ASPH	ASPHALT
B&B	BALLED AND BURLAPPED
BM	BENCH MARK
BIT	BITUMINOUS
BLK	BLOCK
BTM	BOTTOM
BC	BOTTOM OF CURB
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
BRK	BRICK
BLDG	BUILDING
CAL	CALIPER
CK	CALK(ING) CAULK(ING)
CI	CAST IRON
CIPC	CAST-IN-PLACE CONCRETE
CB	CATCH BASIN
CEM	CEMENT
CL	CENTERLINE
CM	CENTIMETER(S)
CHAM	CHAMFER
CLF	CHAIN-LINK FENCE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CLR	CLEAR(ANCE)
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTAINER
CLL	CONTRACT LIMIT LINE
CJ	CONTRACTION JOIN
CMP	CORRUGATED METAL PIPE
CORR	CORRUGATED
CSK	COUNTERSINK
CRS	COURSE(S)
CS	CROSS-SLOPE
CF	CUBIC FOOT
CY	CUBIC YARD
DMP	DAMPPROOFING
DP	DEEP, DEPTH
D	DEGREE OF CURVATURE
DEMO	DEMOLISH, DEMOLITION
DEP	DEPRESSED
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DBH	DIAMETER BREAST HEIGHT
DIM	DIMENSION
DIV	DIVISION
DS	DOWNSPOUT
DT	DRAIN TILE
DWG	DRAWING
DF	DRINKING FOUNTAIN
EW	EACH WAY
E	EAST
ELEC	ELECTRIC(AL)
EL	ELEVATION
ENCL	ENCLOSURE(URE)
ENG	ENGINEER
ENLGMT	ENLARGEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FIN	FINISH(ED)
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FLG	FLASHING
FLX	FLEXIBLE
FH	FIRE HYDRANT
FL	FLOOR
FT	FOOT, FEET
FTG	FOOTING
FND	FOUNDATION
FUT	FUTURE
GA	GAGE, GAUGE
GALV	GALVANIZED
GV	GAS VALUE
GC	GENERAL CONTRACT(OR)
GD	GRADE, GRADING
GVL	GRAVEL
G	GUTTER
HDW	HARDWARE
HWD	HARDWOOD
HDR	HEADER
HD	HEAVY DUTY
HT	HEIGHT
HP	HIGH POINT
HOR	HORIZONTAL
HB	HOSE BIBB
INC	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT
IJ	ISOLATION JOINT
JT	JOINT
L	LENGTH (OF CURVE)
LA	LANDSCAPE ARCHITECT
LT	LIGHT
LOC	LIMIT OF CONTRACT
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MFR	MANUFACTURE(ER)
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC(AL)
MED	MEDIUM
MTL	METAL
M	METER(S)
MM	MILLIMETER(S)
MOD	MODULAR
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER(S)
OCEW	ON CENTER EACH WAY
OPP	OPPOSITE
OH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
PTD	PAINT(ED)
PVG	PAVE(ING)
PVMT	PAVEMENT
PERF	PERFORATE(D)
PL	PLATE
PWD	PLYWOOD
PT	POINT
PVC	POLYVINYL CHLORIDE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
POB	POINT OF BEGINNING
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
PL	PROPERTY LINE
R	RADIUS
RL	RAIL(ING)
RWC	RAINWATER CONDUCTOR
REF	REFERENCE
REBAR	REINFORCEMENT BAR
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REV	REVISION(S), REVISED
RE	RIM ELEVATION
REQ	REQUIRED
ROW	RIGHT-OF-WAY
RIS	RISER
RD	ROAD
SAN	SANITARY
SCH	SCHEDULE
SC	SCORE LINE
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SLV	SLEEVE
SL	SLOPE
S	SOUTH
SP(S)	SPACE(S)
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STA	STATION
STL	STEEL
SD	STORM DRAIN
ST	STREET
STRL	STRUCTURAL
T	TOP
TAN	TANGENT
TB	TOP OF BRIDGE
TC	TOP OF CURB
TEL	TELEPHONE
TFF	TOP OF FIRE FEATURE
TH	THICK(NESS)
TOL	TOLERANCE
TC	TOP OF CURB
TS	TOP OF STEPS
TSL	TOP OF SLAB
TST	TOP OF STEEL EDGE
TW	TOP OF WALL
TWF	TOP OF WATER FEATURE
TRD	TREAD
TYP	TYPICAL
TP	TOP OF PAVING
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
VIF	VERIFY IN FIELD
VFY	VERIFY
VERT	VERTICAL
VC	VERTICAL CURVE
W	WEST
WHS	WHEEL STOP
W	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
WD	WOOD
WWM	WOVEN WIRE MESH
WWF	WELDED WIRE FABRIC

SYMBOLS

	ALIGN
@	AT
'	FEET, MINUTES
"	INCHES, SECONDS
°	DEGREES
℄	CENTERLINE
Δ	CENTRAL / DEFLECTION ANGLE
Ø	DIAMETER
#	POUND, NUMBER

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PROJECT
PITYLAK RESIDENCE

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

CLIENT
KIM PITYLAK
RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2880

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: NOTES

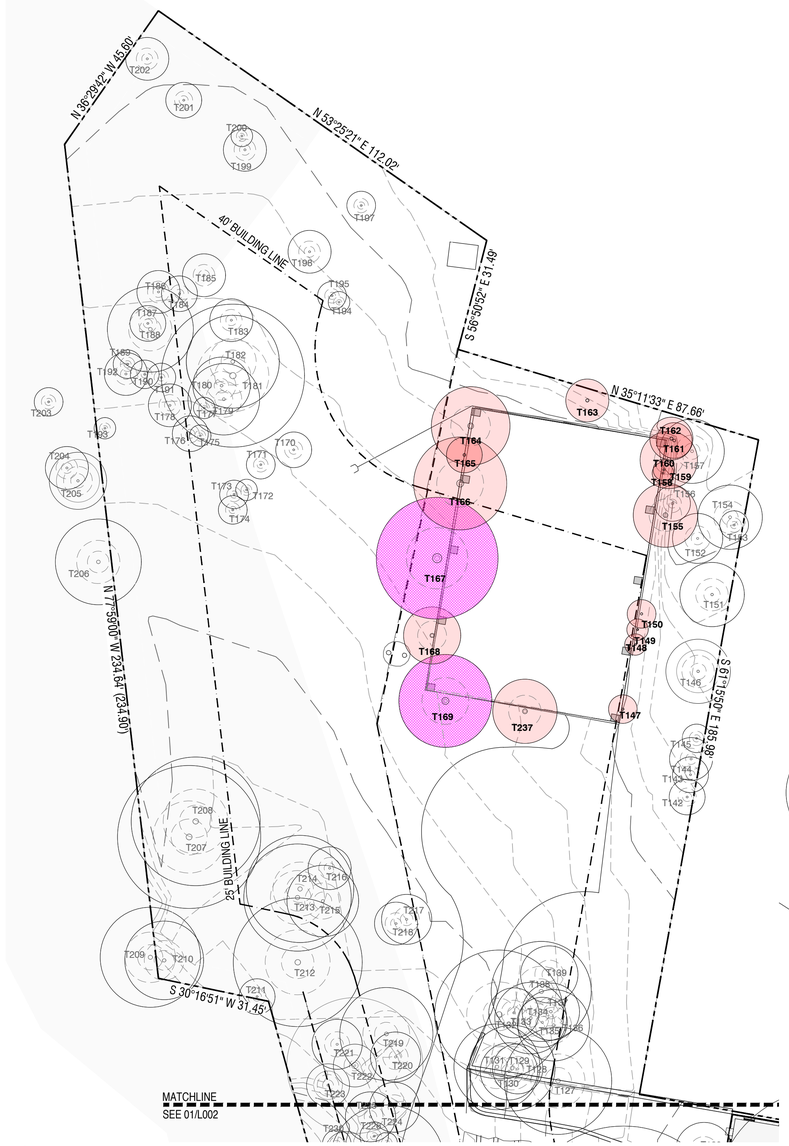
L001

SYMBOLS LEGEND

SYMBOL	ITEM
	PROPERTY LINE
	EXISTING CONTOUR
	SETBACK
	MATCHLINE

NOTES

SHEET L002 OVERALL TREE PLAN SUPERSEEDS PERMIT
SHEET G1.5 TREE INFORMATION



NORTH

0' 10' 20' 40' 80'

OVERALL TREE PLAN 2
1" = 20'-0"

TREE PLAN LEGEND

SYMBOL	ITEM
	TREE TO REMAIN FULL CRZ 1/2 CRZ, TYP. 1/4 CRZ, TYP.
	TREE >14" CAL. TO BE REMOVED W/ VARIANCE & MITIGATION FULL CRZ 1/2 CRZ, TYP.
	TREE 6"-14" CAL. TO BE REMOVED WITH MITIGATION FULL CRZ 1/2 CRZ, TYP.
	TREE < 6" CAL. TO BE REMOVED NO REPLACEMENT

OVERALL TREE PLAN 1
1" = 20'-0"

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LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: OVERALL TREE PLAN

L002

LEGEND

SYMBOL	ITEM
(grey)	TREES TO BE REMOVED IN ORIGINAL PERMIT
(red)	ADDITIONAL TREES TO BE REMOVED

PYTILAK RESIDENCE								
TREE MITIGATION CALCULATIONS								
TREE INVENTORY								MITIGATION NOTES
Total Caliper Inches Surveyed 3" and above Sec. 22.03.304(d):					Other Tree Type Categories			
Tag #	Species	Caliper in Inch	Caliper Total	HG/P	<6" no replacement	6"-14" 75% replacement	>14" 150% replacement (variance required)	
1	ELM	4	4					
2	ELM	10	10					
3	ELM	6	6					
4	ELM	9	9					
5	HACKBERRY	6	6					
6	OAK	7	7					
7	ELM	4	4					
8	OAK	5	5					
9	OAK	5	5					
10	M.S. OAK	5	5					
11	CEDAR	12	12					
12	CEDAR	7	7					
13	CEDAR	7	7					
14	CEDAR	11	11					
15	CEDAR	12	12					
16	CEDAR	11	11					
17	CEDAR	4	4					
18	CEDAR	10	10					
19	CEDAR	11	11					
20	**CEDAR**	**6**	**6**		**6**			**To Remove**
21	CEDAR	9	9					
22	M.S. CEDAR	8	8					
23	CEDAR	9	9					
25	OAK	5	5					
26	PERSIMON	9	9					
27	OAK	3	3					
28	M.S OAK	6	6					
29	M.S OAK	26	26					
30	OAK	8	8					
31	OAK	11	11					
32	CEDAR	14	14					
33	OAK	7	7					
34	OAK	7	7					
35	HACKBERRY	6	6					
38	ELM	7	7					
39	ELM	15	15					
40	ELM	12	12					
41	PERSIMON	12	12					
42	CEDAR	4	4					
43	ELM	5	5					
44	PECAN	9	9					
45	ELM	19	19					
46	OAK	11	11					
47	HACKBERRY	4	4					
48	PECAN (DEAD)	19	19					
49	TALLOW	5	5					
50	TALLOW	13	13					
51	TALLOW	8	8					
52	ELM	16	16					
53	M.S. TALLOW	17	17					
54	PECAN	14	14					
55	CHINABERRY	15	15					
56	ELM	5	5					
57	HACKBERRY	8	8					
59	HACKBERRY	5	5					
60	OAK	12	12					
61	ELM	20	20					
62	**TALLOW**	**13**	**13**			**13**		**To Remove**
63	OAK	10	10					
64	OAK	10	10					
65	OAK	12	12					
66	OAK	11	11					
67	OAK	13	13					
68	OAK	11	11					
69	OAK	12	12			12		To Remove
70	OAK	8	8					
71	M.S. OAK	16	16					
72	OAK	12	12			12		**To Remove**
73	OAK	9	9			9		**To Remove**
74	OAK	13	13			13		To Remove
75	CREPE MYRTLE	27	27				27	Variance approved. See arch
76	CREPE MYRTLE	27	27				27	**To Remove**
77	HACKBERRY	4	4					
78	HACKBERRY	6	6		6			To Remove
79	ELM	9	9			9		To Remove
80	HACKBERRY	4	4		4			To Remove
81	HACKBERRY (DEAD)	9	9					
82	M.S. ELM	13	13					
83	ELM	18	18					
84	ELM	4	4					
85	ELM	6	6					
86	ELM	3	3					
87	M.S. PERSIMON	10	10					
88	OAK	13	13					
89	OAK	9	9					
90	OAK	14	14					
91	OAK	11	11					
92	OAK	11	11					
93	HACKBERRY	12	12			12		To Remove
94	OAK	15	15				15	Variance approved. See arch
95	OAK	10	10			10		To Remove
96	M.S. OAK	24	24					
97	OAK	20	20					
98	M.S. OAK	14	14					
99	M.S. OAK	14	14					
100	OAK	30	30					
101	OAK	10	10					
102	OAK	9	9					
103	OAK	11	11					
104	HACKBERRY	7	7			7		**To Remove**
105	OAK	9	9					
106	OAK	13	13					

PYTILAK RESIDENCE								
TREE MITIGATION CALCULATIONS								
TREE INVENTORY								MITIGATION NOTES
Total Caliper Inches Surveyed 3" and above Sec. 22.03.304(d):					Other Tree Type Categories			
Tag #	Species	Caliper in Inch	Caliper Total	HG/P	<6" no replacement	6"-14" 75% replacement	>14" 150% replacement (variance required)	
107	OAK	13	13					
108	OAK	6	6					
109	PECAN	6	6		6			**To Remove**
110	OAK	13	13					
111	M.S. OAK	20	20					
112	OAK	8	8					
113	OAK	12	12					
114	OAK	12	12					
115	OAK	16	16					
116	OAK	9	9					
117	ELM	7	7					
118	CEDAR	15	15					
119	M.S. OAK	34	34					
120	HACKBERRY	8	8					
121	M.S. OAK	32	32					
122	OAK	19	19					
123	PECAN	8	8					
124	HACKBERRY	9	9					
125	M.S. MOUNTAIN LAUREL	9	9					
126	LIGUSTRUM	23	23					
127	HACKBERRY	15	15					
128	HACKBERRY	7	7					
129	OAK	12	12					
130	OAK	8	8					
131	OAK	12	12					
132	OAK	18	18					
133	OAK	7	7					
134	OAK	10	10					
135	OAK	7	7					
136	OAK	10	10					
137	OAK	8	8					
138	OAK	14	14					
139	OAK	8	8					
142	HACKBERRY	5	5					
143	HACKBERRY	5	5					
144	HACKBERRY	5	5					
145	HACKBERRY	4	4					
146	M.S. HACKBERRY	6	6					
147	HACKBERRY	4	4		4			To Remove
148	HACKBERRY	3	3		3			To Remove
149	HACKBERRY	3	3		3			To Remove
150	HACKBERRY	4	4		4			To Remove
151	HACKBERRY	4	4					
152	CEDAR	7	7					
153	HACKBERRY	4	4					
154	M.S. HACKBERRY	8	8					
155	HACKBERRY	9	9			9		To Remove
156	HACKBERRY	5	5					
157	CEDAR	9	9					
158	HACKBERRY	3	3		3			To Remove
159	HACKBERRY	3	3		3			To Remove
160	ELM	8	8			8		To Remove
161	HACKBERRY	5	5		5			To Remove
162	HACKBERRY	6	6		6			To Remove
163	CEDAR	6	6		6			To Remove
164	OAK	11	11			11		To Remove
165	HACKBERRY	5	5		5			To Remove
166	HACKBERRY	13	13			13		To Remove
167	HACKBERRY	17	17				17	Variance approved. See arch
168	HACKBERRY	8	8			8		To Remove
169	M.S. HACKBERRY	14.5	14.5				14.5	Variance approved. See arch
170	CEDAR	5	5					
171	TALLOW	4	4					
172	TALLOW	3	3					
173	TALLOW	4	4					
174	TALLOW	4	4					
175	CEDAR	3	3					
176	CEDAR	5	5					
177	CEDAR	3	3					
178	CEDAR	6	6					
179	TALLOW	10	10					
180	TALLOW	8	8					
181	M.S. TALLOW	20	20					
182	TALLOW	13	13					
183	CEDAR	6	6					
184	M.S. YAUPON	6	6					
185	CEDAR	6	6					
186	CEDAR	6	6					
187	CEDAR	5	5					
188	CEDAR	12	12					
189	CEDAR	4	4					
190	CEDAR	4	4					
191	CEDAR	4	4					
192	CEDAR	6	6					
193	CEDAR	3	3					
194	OAK	3	3					
195	M.S. OAK	4	4					
197	OAK	4	4					
198	CEDAR	6	6					
199	CEDAR	6	6					
200	CEDAR	3	3					
201	CEDAR	5	5					
202	M.S. HACKBERRY	6	6					
203	TALLOW	4	4					
204	TALLOW	6	6					
205	TALLOW	6	6					
206	TALLOW	12	12					
207	M.S. TALLOW	20	20					
208	M.S. TALLOW	20	20					
209	PECAN	14	14					
210	PECAN	11	11					
211	MULBERRY	5	5					

PYTILAK RESIDENCE								
TREE MITIGATION CALCULATIONS								
TREE INVENTORY								MITIGATION NOTES
Total Caliper Inches Surveyed 3" and above Sec. 22.03.304(d):					Other Tree Type Categories			
Tag #	Species	Caliper in Inch	Caliper Total	HG/P	<6" no replacement	6"-14" 75% replacement	>14" 150% replacement (variance required)	
212	PECAN	18	18					
213	M.S. TALLOW	15	15					
214	TALLOW	15	15					
215	TALLOW	10	10					
216	TALLOW	6	6					
217	PECAN	7	7					
218	ELM	6	6					
219	PECAN	13	13					
220	TALLOW	7	7					
221	PECAN	7	7					
222	TALLOW	19	19					
223	TALLOW	4	4					
224	TALLOW	7	7					
225	TALLOW	4	4					
226	TALLOW	4	4					
227	TALLOW	3	3					
228	M.S. TALLOW	17	17					
229	TALLOW	3	3					
230	TALLOW	4	4					
231	MULBERRY	3	3					
232	HACKBERRY	5	5					
233	M.S. CEDAR	25	25					
235	ELM	4	4					
237	M.S. HACKBERRY	9	9			9		To Remove
238	TALLOW	5	5					
239	TALLOW	6	6					
240	TALLOW	12	12					
241	PECAN	6	6					
307	CEDAR	15	15					
308	CEDAR	14	14					
431	PERSIMON	11	11			11		To Remove
432	ELM	11	11					
438	ELM	18	18					
439	M.S. OAK	34	34					
440	OAK	12	12			12		To Remove
445	M.S. OAK	15	15					
450	OAK	20	20					
					64	178	100.5	
				Total Inches to be Removed:	342.50			
					<6" no replacement	6"-14" 75% replacement	>14" 150% replacement (variance required)	
				MITIGATION - Tree Replacement				
				City of West Lake Mitigation Rates **Division 22.03.304 (d)(4)**:	0%	75%	150%	
				Replacement Caliper Inches Required by Category:	0	133.5	150.75	
				Total Replacement Inches Required:	**284.25**			

TREE MITIGATION PROVIDED						
Caliper	Species	Qty	Non-Mitigation Inches Planted	Mitigation Inches Planted	Mitigation Inches Planted On Site	Private Inches Owed to UFRF
10	QUERCUS POLYMORPHA	2		20	20	
10	QUERCUS VIRGINIANA	2		20	20	
4	QUERCUS POLYMORPHA	14		56	56	
4	QUERCUS VIRGINIANA	14		56	56	
4	DIOSPYROS TEXANA	9		36	36	
2	CERCIS CANADENSIS VAR. MEXICANA	12		24	24	
2	CHILOPSIS LINEARIS	10		20	20	
2	PRUNUS MEXICANA	12		24	24	
2	UNGNADIA SPECIOSA	15		30	30	
			Total Replacement Inches Planted:	286	286	

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RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
2880
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: TREE MITIGATION CALCULATIONS

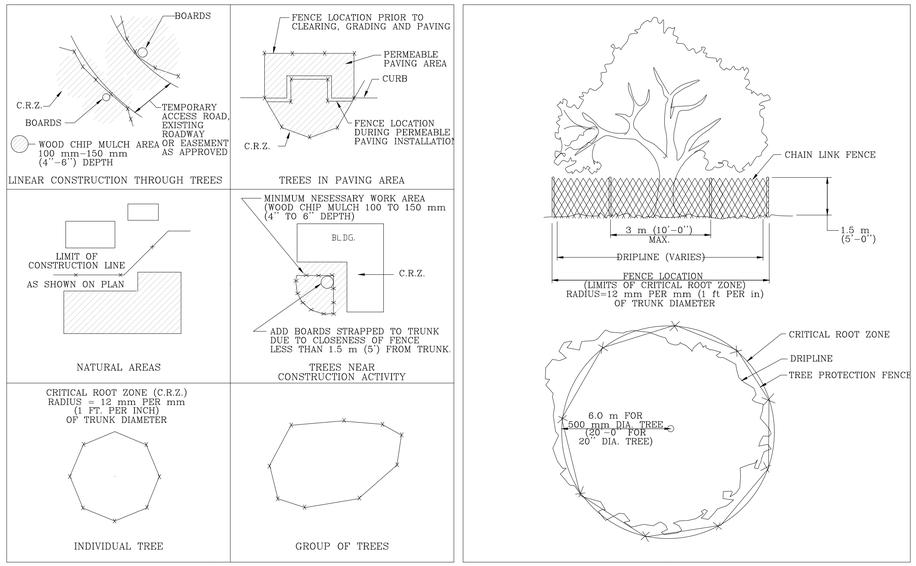
L003

ADDITIONAL TREE PROTECTION NOTES

1. REFER TO ARBORIST'S PLAN AND/OR SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, REFER TO ARBORIST'S PLAN AND/OR SPECIFICATION SHEETS FOR WATERING SCHEDULE AND STRATEGY.
3. NO PRUNING OF ROOTS OR LIMBS GREATER THAN 1.5" SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
5. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
6. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
7. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
8. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
9. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
10. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
11. WHERE FENCING DOES NOT FULLY ENCLOSE THE FULL CRZ OF PROTECTED TREES PER TREE PROTECTION PLAN, CONTRACTOR TO INCLUDE 2X6 PLANKS UNDER $\frac{3}{4}$" PLYWOOD OR CONSTRUCTION MATS FOR ACCESS WITHIN THE $\frac{1}{2}$ CRZ.
12. FOR UTILITY WORK IN VICINITY OF PROTECTED TREES, AREA SHALL BE AIRSPADED FIRST, VERIFY IN FIELD.
13. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING. CONFIRM LAYOUT OF FENCING WITH LANDSCAPE ARCHITECT ON SITE. GOAL IS TO ACHIEVE MIN. 50% OF THE TOTAL CANOPY (100% CRZ) WITHIN FENCING. MULCH WITHIN TREE PROTECTION FENCING: 3" MIN. MULCH OUTSIDE OF TREE PROTECTION FENCING UP TO FULL CRZ OF PROTECTED TREES: 8".
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
15. NO WORK SHALL OCCUR DURING OAK WILT SEASON UNLESS UNDER DIRECTION OF LICENSED ARBORIST.

STANDARD TREE PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF WEST LAKE HILLS STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. EXTEND ALL TREE PROTECTION FENCING TO THE FULL EXTENT OF THE CRITICAL ROOT ZONE (CRZ) WHERE POSSIBLE.
6. IF FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE THE FENCING AT THE $\frac{1}{2}$ CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE $\frac{1}{2}$ CRZ TO THE FULL CRZ. IF FENCING CANNOT BE INSTALLED AROUND THE $\frac{1}{2}$ CRZ, 2X4X6 OR GREATER SIZE LUMBER SHALL BE STRAPPED VERTICALLY TO THE TREE AND 8" OF HARDWOOD MULCH SHALL BE APPLIED WITHIN THE FULL CRZ.
7. TREE PROTECTION FENCING OR USE OF LUMBER STRAPPED TO TREES APPLIES TO ROW TREES.
8. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   - C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   - D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
9. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   - A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   - B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
   - C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   - D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.
10. ANY LIMB PRUNING OF PROTECTED TREES SHALL NOT EXCEED 25% AND SHALL BE REVIEWED IN ADVANCE BY CITY ARBORIST. CITY ARBORIST MAY REQUEST A 3RD PARTY ARBORIST REPORT SHOWING PROPOSED PRUNING.
11. NO PROTECTED TREES IMPACTED MORE THAN 50% AS PER TREE PRESERVATION CRITERIA LISTED IN E.C.M. 3.5.2



CWLH TREE PROTECTION DETAILS 1

NTS

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RYAN PITYLAK

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SHADEMAKER STUDIO

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PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: TREE NOTES

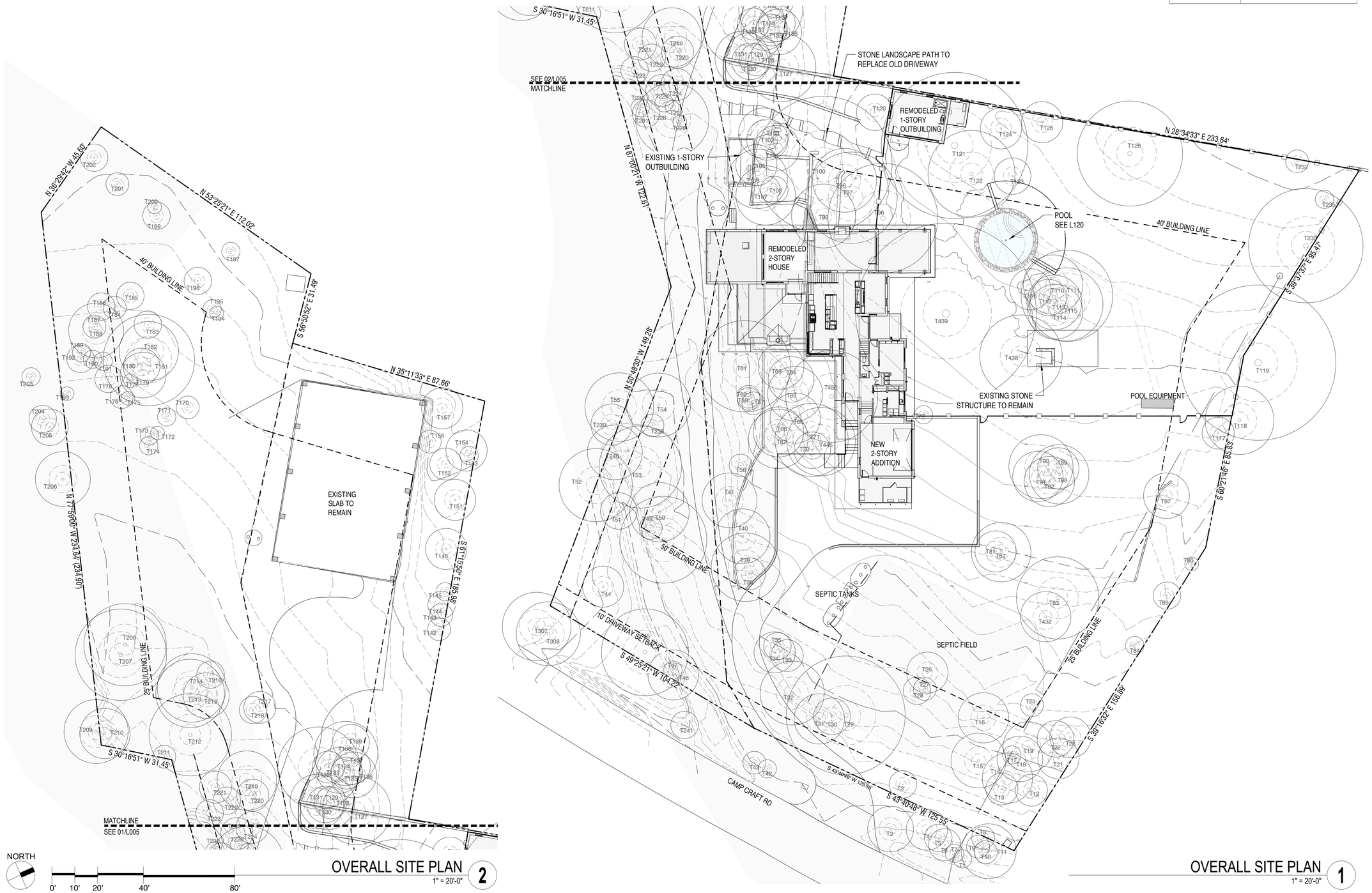
L004

NOTES

1. **SITE**
SEE SURVEY FOR ADDITIONAL SITE INFORMATION.
2. **CIVIL**
REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

SYMBOLS LEGEND

SYMBOL	ITEM
	PROPERTY LINE
	EXISTING CONTOUR
	SETBACK
	MATCHLINE



OVERALL SITE PLAN 2
1" = 20'-0"

OVERALL SITE PLAN 1
1" = 20'-0"

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CLEVE ANTHONY SHADEMAKER
2880
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: OVERALL SITE PLAN

L005

FENCE DETAILS

- HEIGHT: 48 INCHES
- COLOR: BLACK
- VERTICAL PICKETS WITH FLAT TOP
- MANUFACTURER: AUSTIN BROTHERS FENCE COMPANY

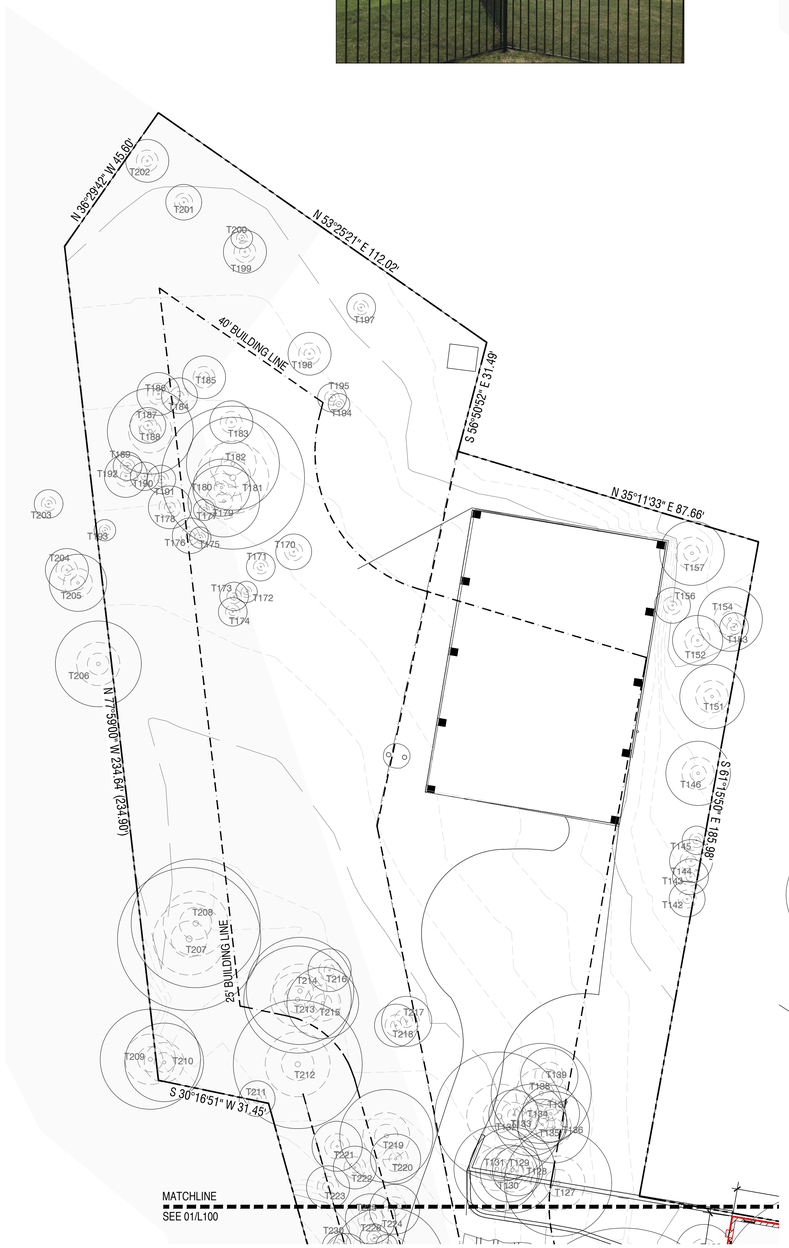
REFENCE IMAGE

NOTES

1. ALL GATES AND FENCES ON SITE TO ADHERE TO LOCAL AND STATE POOL CODE. ALL GATES TO SWING AWAY FROM THE POOL AND HAVE SELF-LATCHING, SELF-CLOSING HARDWARE.

SYMBOLS LEGEND

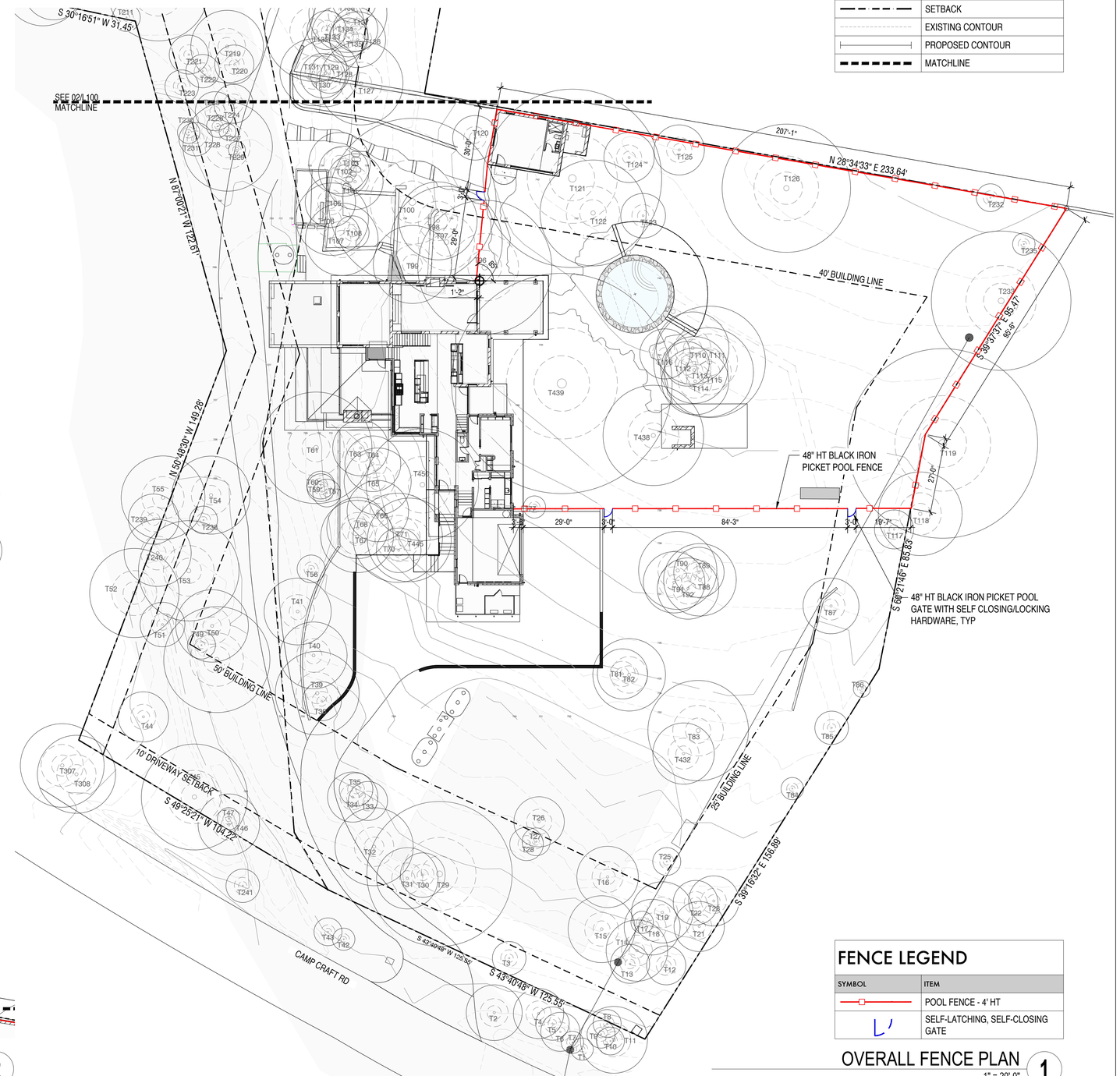
SYMBOL	ITEM
	EXISTING TREE TO PROTECT
	PROPERTY LINE
	SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	MATCHLINE



NORTH

0' 10' 20' 40' 80'

OVERALL FENCE PLAN 2
1" = 20'-0"



FENCE LEGEND

SYMBOL	ITEM
	POOL FENCE - 4' HT
L'	SELF-LATCHING, SELF-CLOSING GATE

OVERALL FENCE PLAN 1
1" = 20'-0"

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STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
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ISSUANCES:

REVISIONS:

SHEET: OVERALL FENCE PLAN

L100

POOL NOTES

1. SURVEY PROPERTY LINE PINS, SETBACKS, AND EASEMENTS TO BE FIELD VERIFIED BEFORE POOL CONSTRUCTION COMMENCES.
2. ANY DISCREPANCIES IN THE POOL PLANS AND ON SITE CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PERMIT SUBMITTALS.
3. TREE PROTECTION FENCING AND TREE BOARDING REQUIRED AT ALL PROTECTED TREES AS PER CWLH TREE ORDINANCE.
4. POOL TO BE FIELD STAKED AT PROPOSED ELEVATION FOR APPROVAL BEFORE CONSTRUCTION COMMENCES.
5. ALL GATES AND FENCES ON SITE TO ADHERE TO LOCAL AND STATE POOL CODE. ALL GATES TO SWING AWAY FROM THE POOL AND HAVE SELF-LATCHING, SELF-CLOSING HARDWARE.

POOL COPING NOTES

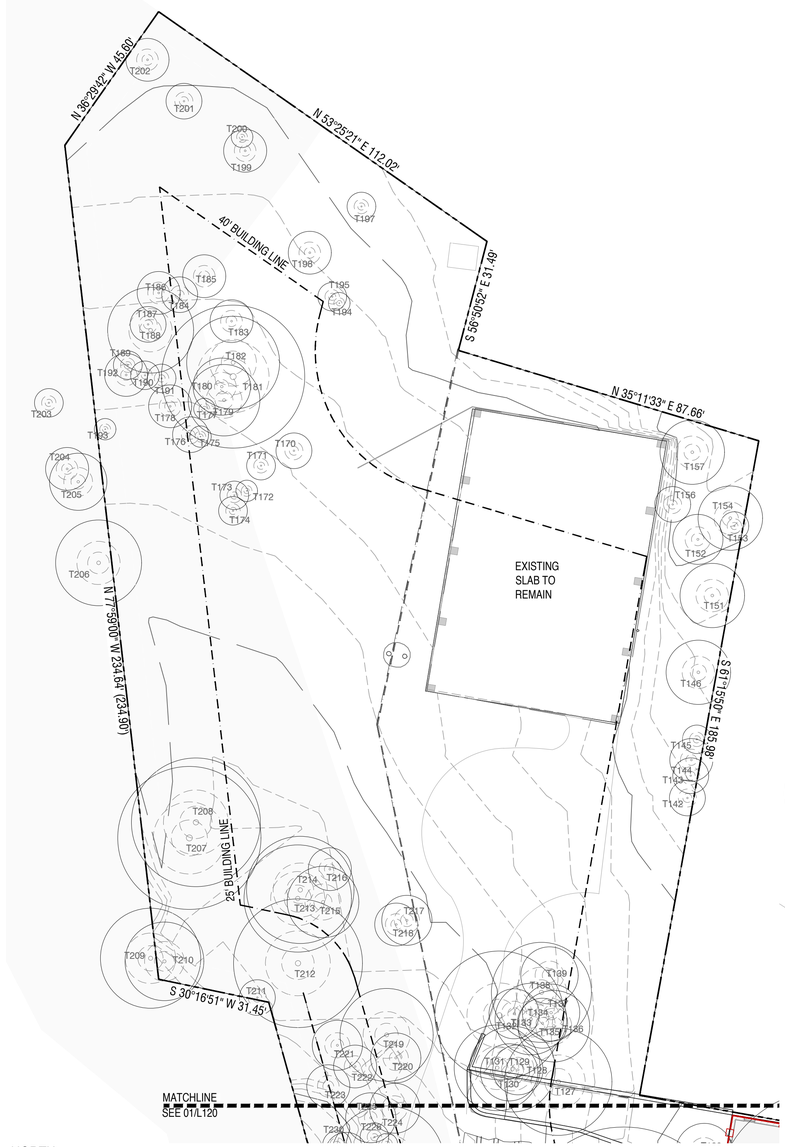
1. COPING SAMPLES TO BE APPROVED BY CLIENT BEFORE CONSTRUCTION COMMENCES.
2. COPING TO BE CUT IN THE FIELD AS PER FIELD MEASUREMENTS AND CONDITIONS.

LAYOUT NOTES

1. CONTRACTOR SHALL USE THE CORNER OF THE BUILDING AS A BENCHMARK FOR BASELINE DIMENSIONING
2. ⊕ SYMBOL REPRESENTS THE BENCHMARK DESCRIBED ABOVE.

SYMBOLS LEGEND

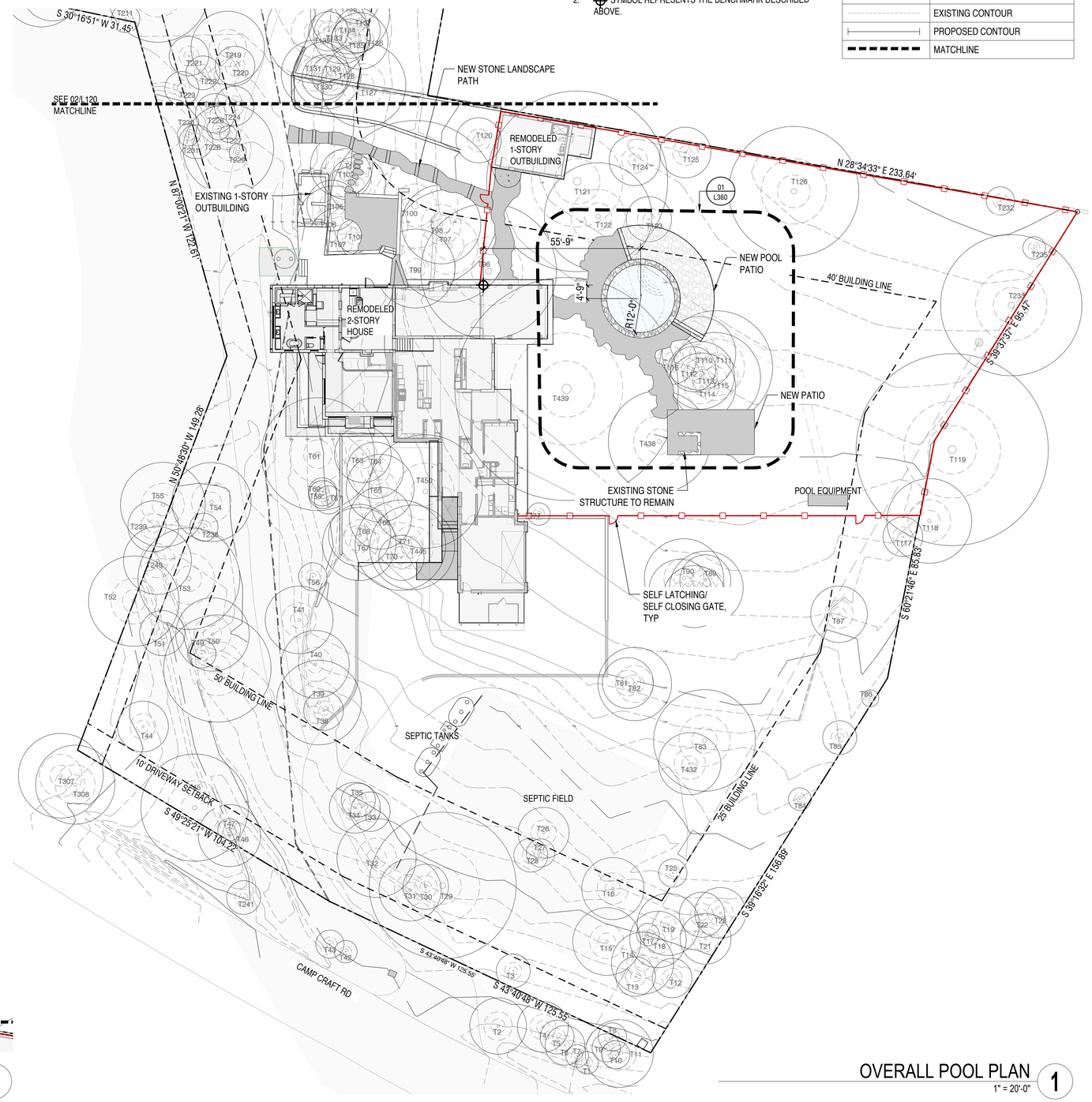
SYMBOL	ITEM
	EXISTING TREE TO PROTECT
	PROPERTY LINE
	SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	MATCHLINE



NORTH

0' 10' 20' 40' 80'

OVERALL POOL PLAN 2
1" = 20'-0"



OVERALL POOL PLAN 1
1" = 20'-0"

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STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
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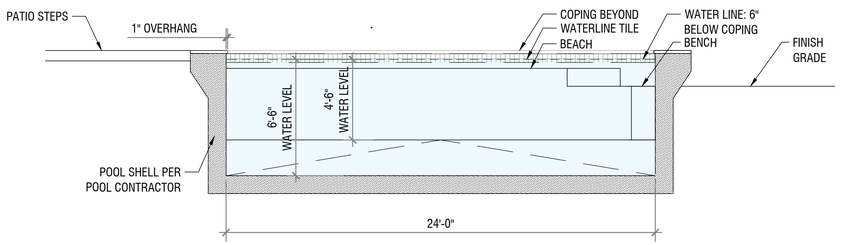
ISSUANCES:

REVISIONS:

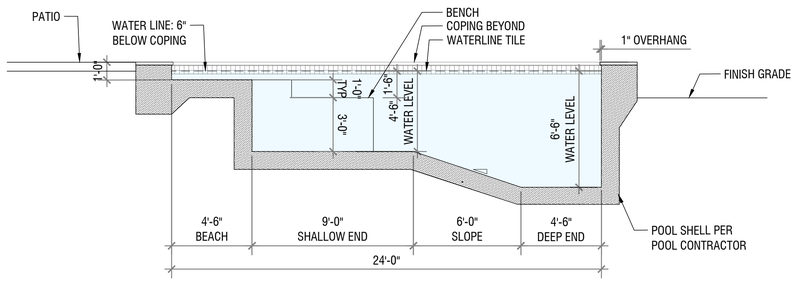
SHEET: OVERALL POOL PLAN

L120

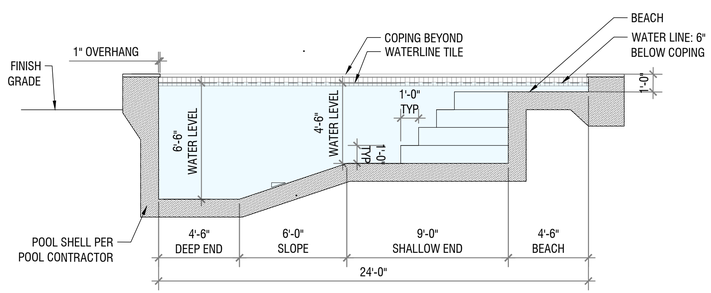
DRAWN BY: SC, CM



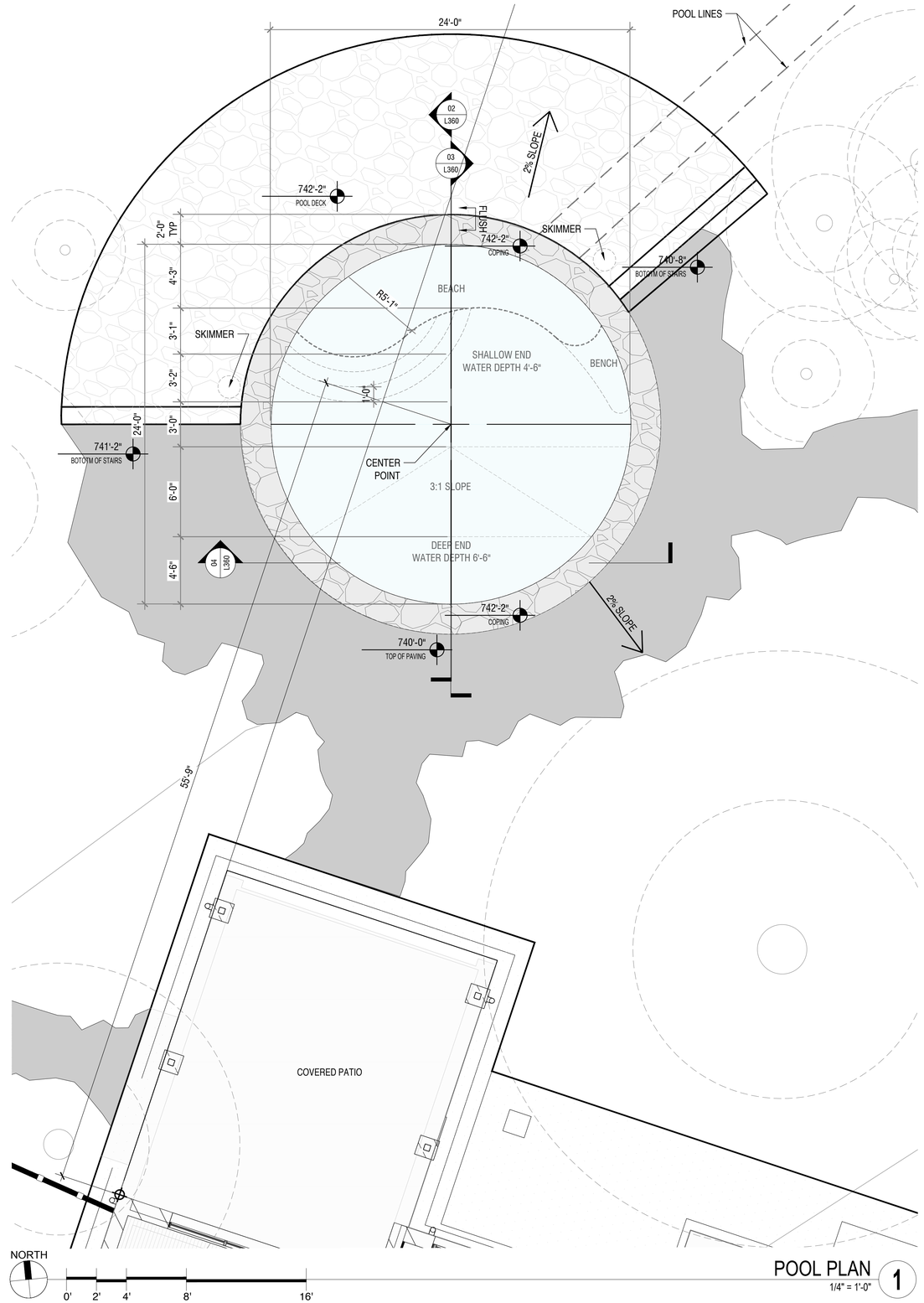
CROSS SECTION 4
1/4" = 1'-0"



LONGITUDINAL SECTION 3
1/4" = 1'-0"



LONGITUDINAL SECTION 2
1/4" = 1'-0"



POOL PLAN 1
1/4" = 1'-0"

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SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
STEVE CLEMENTS
2883
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: POOL DETAILS

L360

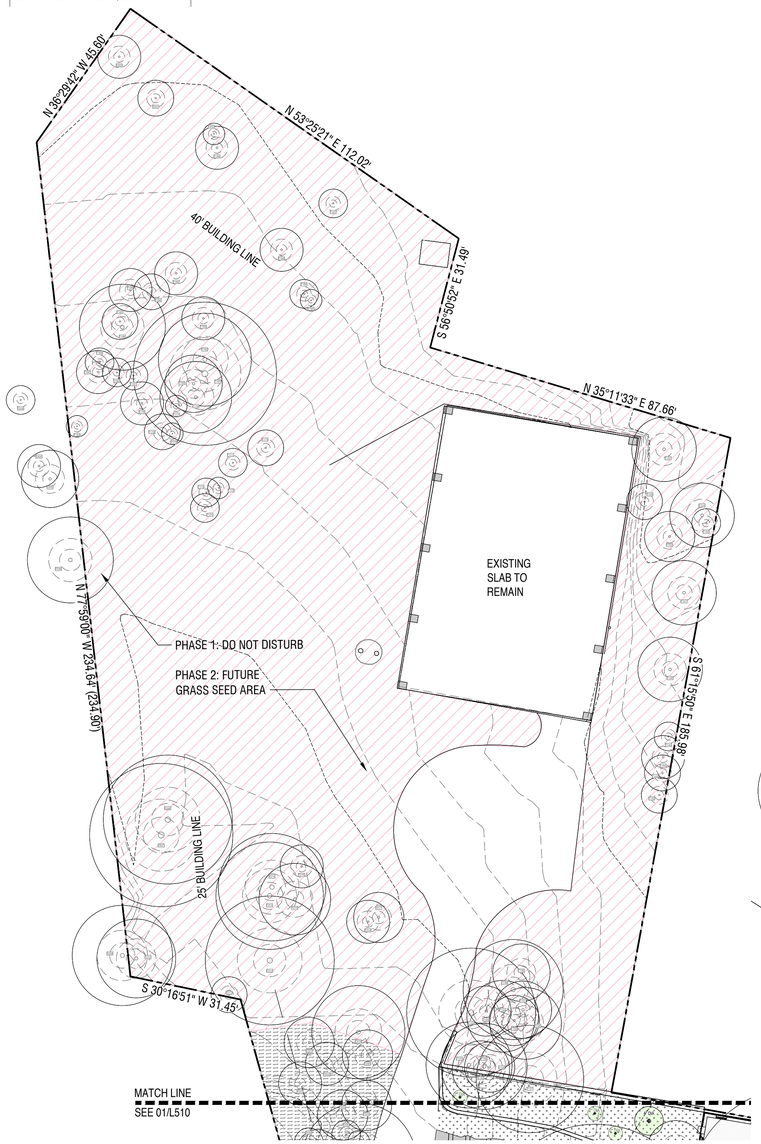
DRAWN BY: SC, CM

PLANT SCHEDULE

SYMBOL	ITEM	SPECIFICATIONS
	TREE TO REMAIN (FULL CRZ, 1/2 CRZ. TYP., 1/4 CRZ. TYP.)	
	MITIGATION TREE: 90 NEW TREES (MIX OF 2", 4", 10" CAL.) TO MEET REQUIRED 284.25"	SEE MITIGATION TABLE FOR TREE TYPE, SIZE & QTY.
	SEPTIC SEED MIX: 8450 S.F.	THUNDER TURF, PRODUCT NUMBER ITEM:#2863. BY NATIVE AMERICAN SEEDS.
	NATIVE SEED MIX: 31, 875 S.F.	CALICHE MIX, ITEM:#2860; INDIAN BLANKET, ITEM:#1005; MEXICAN HAT, ITEM:#1004. BY NATIVE AMERICAN SEEDS
	ORNAMENTAL PLANTER MIX: 570 S.F.	**- ORNAMENTAL GRASSES:** MUHLENBERGIA CAPILLARIS 'WHITE CLOUD - 3 GAL. @ 30" OC & PHYLA NODIFLORA - 4" POTS AT 18" O.C. **- SUN ACCENTS:** GAURA LINDHEIMERI, MELAMPODIUM LEUCANTHUM, DATURA INOXIA, LANTANA MONTEVIDENSIS 'ALBA' **- SHADE ACCENTS:** SABAL MINOR, CYRTOMIUM FALCATUM, DIETES BICOLOR
	FRONT GARDEN MIX: 1,320 S.F.	ZOYSIA JAPONICA 'EL TORO" - UNMOWN
	NATIVE SEDGE MIX: 6,566 S.F.	33.3% CAREX PERDENTATA 'WEBBERVILLE', 33.3% CAREX DIVULSA, 33.3% CAREX TEXENSIS - 1 GAL. @ 24" OC
	RIPARIAN MIX: 11,570 S.F.	RIPARIAN RECOVERY MIX, PRODUCT NUMBER ITEM:#4506. BY NATIVE AMERICAN SEEDS.
	DO NOT DISTURB: 30,826 S.F.	

PLANTING NOTES

1. REFERENCE PLANT SCHEDULE FOR ALL QUANTITIES, SPACING, AND NOTES. REFERENCE PLANTING DETAILS.
2. WHEN PLANTING WITHIN A CRZ OF A PROTECTED TREE, OR NEAR ANY EXISTING MT. LAUREL, CONTRACTOR SHALL AIR SPADE IN THE ¾ CRZ TO EXPOSE ROOT SYSTEM. FIELD ADJUST PROPOSED PANT MATERIAL TO AVOID ANY ROOTS OVER 2" IN DIAMETER. ALL ROOTS MUST BE CUT CLEAN, WITH A CLEAN SAW, AND PAINTED IMMEDIATELY.
3. ALL EXISTING TREES SHALL REMAIN UNLESS TAGGED FOR REMOVAL BY LANDSCAPE ARCHITECT AND OWNER. SEE SPEC FOR TREE DEMO INFORMATION.
4. FIELD VERIFY ALL TREE LOCATIONS WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO FINAL PLANTING.
5. LANDSCAPE ARCHITECT SHALL FIELD ADJUST SMALLER TREES AND GROUPINGS PRIOR TO INSTALLATION.
6. LANDSCAPE ARCHITECT SHALL OVERSEE FIELD LOCATION OF ALL VINES.
7. EMPLOY EROSION CONTROL BLANKETS AND EROSION CONTROL FIBER MESH WHERE REQUIRED AT 3:1 SLOPES OR GREATER.



OVERALL PLANTING PLAN 2
1" = 20'-0"

OVERALL PLANTING PLAN 1
1" = 20'-0"

SHADEMAKER STUDIO

1406 BRANDT DR,
AUSTIN, TX 78742
512.962.3297
INFO@SHADEMAKERSTUDIO.COM
WWW.SHADEMAKERSTUDIO.COM

PROJECT
PITYLAK RESIDENCE

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

CLIENT
KIM PITYLAK
RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
CLEVE RABB
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: OVERALL PLANTING PLAN

L510

DRAWN BY: SC, CM

LIGHTING NOTES

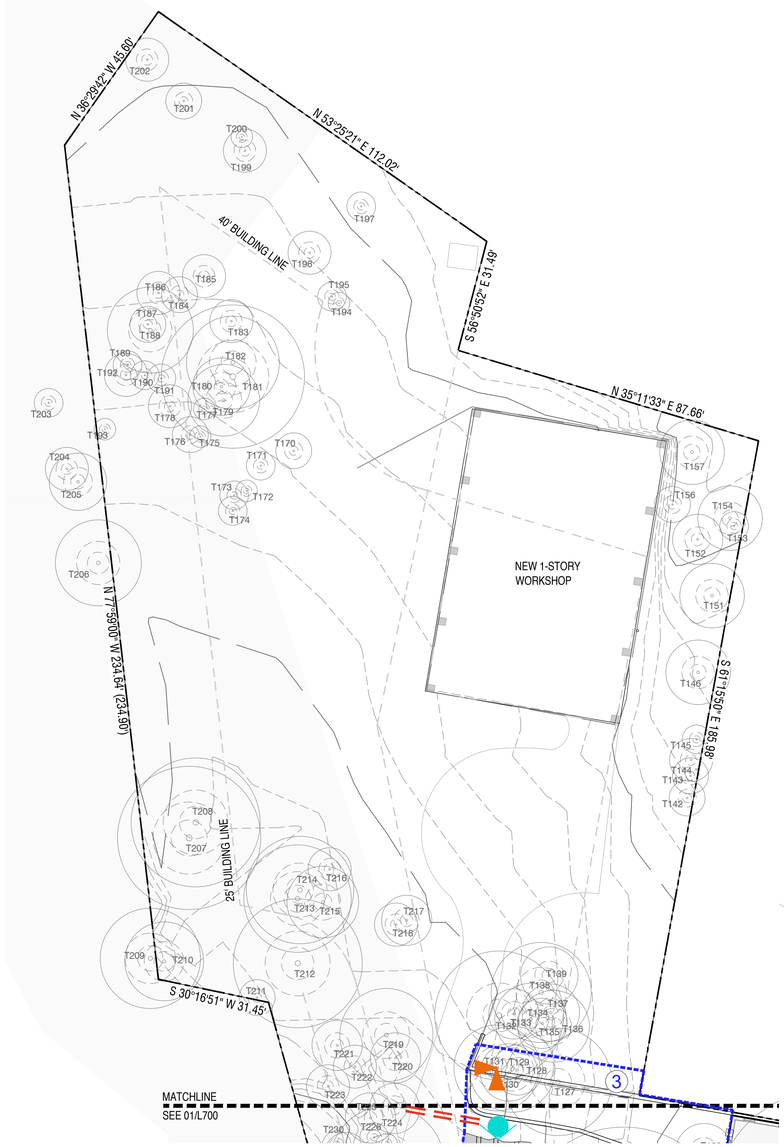
1. REFERENCE SPECIFICATIONS FOR LIGHTING INFORMATION AND SUBMITTALS.
2. GENERAL CONTRACTOR TO COORDINATE ALL TRANSFORMER LOCATIONS WITH DESIGN TEAM; IN THE FIELD, SUBJECT TO APPROVAL
3. FINISHES AS NOTED ON SPEC SHEETS.
4. CONTRACTOR TO PROVIDE FIXTURE SAMPLES AND COLOR SUBMITTALS FOR FINAL APPROVALS BEFORE MAKING PURCHASE.
5. CONTRACTOR TO VERIFY MECHANICAL ROOM SWEEPS FOR CONDUIT CONNECTION; LOCATION TO BE COORDINATED BETWEEN OWNER AND LIGHTING CONTRACTOR.
6. CONTRACTOR TO PROVIDE SWEEP 90 CONNECTIONS AT ALL PULL BOXES AND TERMINAL POINTS.
7. CONTRACTOR SHALL NOT TRENCH WITHIN THE $\frac{2}{3}$ CRZ OF ANY EXISTING TREE DRIP LINES AND SHALL AVOID WHERE POSSIBLE TRENCHING WITHIN FULL CRZ DRIP LINES.
8. ALL LIGHTS WITH THE EXCEPTION OF TASK LIGHTS TO BE OPERATED BY SOLAR PHOTOCELL.
9. ALL TASK LIGHTS TO BE HARDWIRE.
10. CONTRACTOR TO STAKE OUT ALL LOCATIONS FOR FINAL APPROVAL BEFORE INSTALLATION COMMENCES.

LOW VOLTAGE LANDSCAPE LIGHTING NOTES:

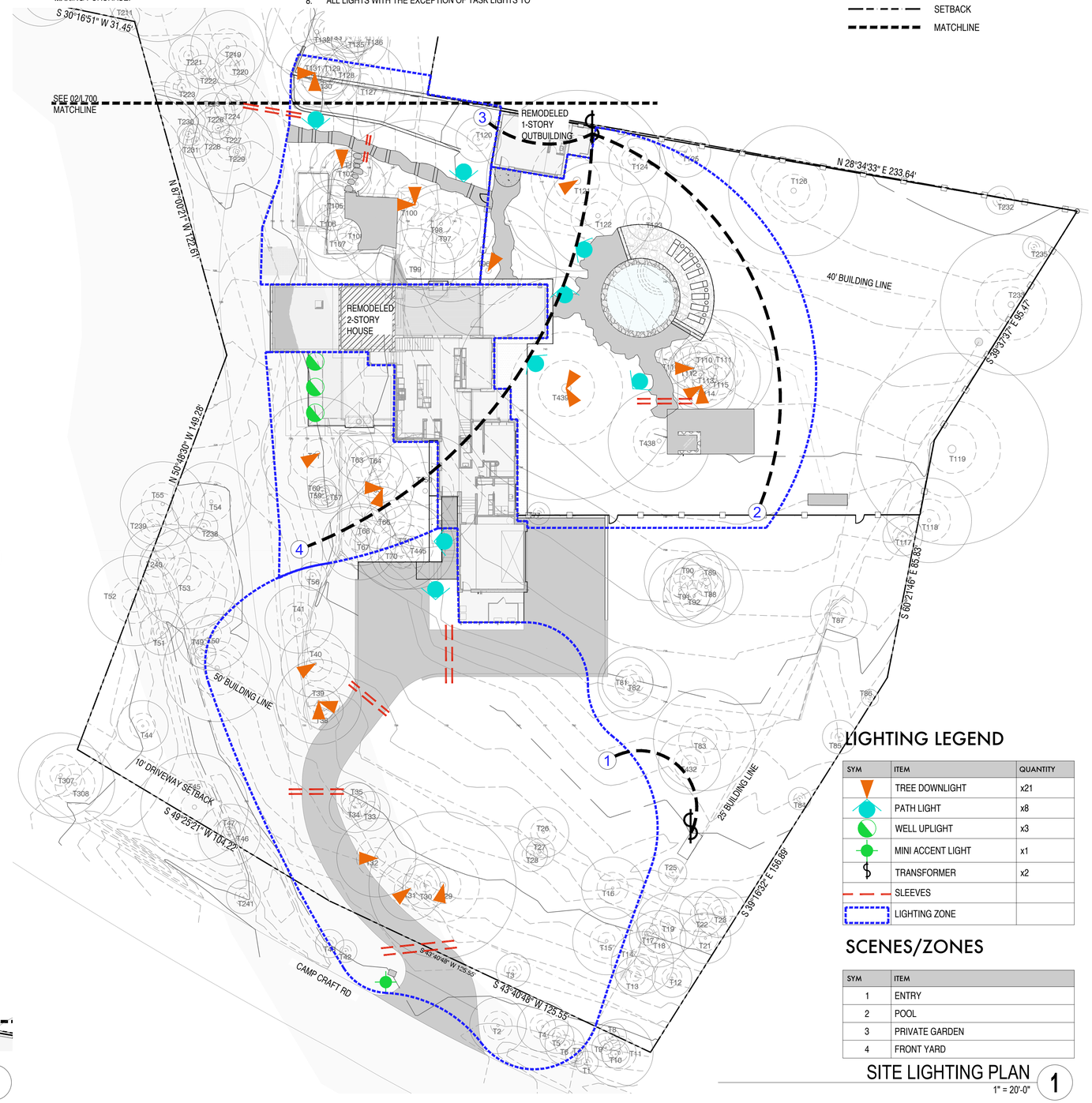
1. 1. PROVIDE 3" DIA. SLEEVING UNDER NEW PAVEMENT
2. 2. LOW VOLTAGE LIGHTING SHALL BE 3" BELOW GRADE, MIN.

SYMBOLS LEGEND

SYMBOL	ITEM
	EXISTING TREE TO PROTECT
	PROPERTY LINE
	SETBACK
	MATCHLINE



SITE LIGHTING PLAN 2
1" = 20'-0"



LIGHTING LEGEND

SYM	ITEM	QUANTITY
	TREE DOWNLIGHT	x21
	PATH LIGHT	x8
	WELL UPLIGHT	x3
	MINI ACCENT LIGHT	x1
$	TRANSFORMER	x2
	SLEEVES	
	LIGHTING ZONE	

SCENES/ZONES

SYM	ITEM
1	ENTRY
2	POOL
3	PRIVATE GARDEN
4	FRONT YARD

SITE LIGHTING PLAN 1
1" = 20'-0"

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FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
CLEVE ALLEN JR.
2880
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: SITE LIGHTING PLAN

L700

DRAWN BY: SC, CM

12V Integrated LED Accent Light
16150-16158

PROJECT:	ORDERING:
TYPE:	COMMENTS:

Kichler's 12V integrated LED accent light has the durability you expect with an enhanced modern look, improved performance and superior light quality.

This updated LED accent uses almost 60% less energy and provides even more light output versus the prior design. Less energy consumption allows more fixtures to be placed on a run while providing the home-owner a system that costs less to operate.

FEATURES
- High lumen output in small body
- Custom optics for superb center-to-the edge uniformity
- Available beam angle: 10°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection
- IP66 rated

PERFORMANCE

	200 Lumen	300 Lumen	500 Lumen
Input Voltage	9-15V	9-15V	9-15V
VA Total @ 15VAC	3.5	5.25	10
Wattage	2.5	3.5	7
Efficacy (Lm/W)	80	86	71
Halogen Replacement	20W	35W	50W

SPECIFICATIONS

Fixture	
Light Source	Integrated LED
Number of LEDs	3 or 6
Kelvin Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	10°, 35°, 60°

Input

Lumens	Input Current	Efficiency	Power Factor
200	.484A@9VAC	88.40%	0.653
300	.578A@9VAC	86.03%	0.706
500	1.1A@9VAC	86.90%	0.738

Output	Lumens
High	500
Mid	300
Low	200

Environmental	
Environmental Protection Rating	Wet
Operation Ambient Temperature	-25°C - +40°C
Storage Temperature	-40° C - +80°C
Expected Life Time	50K Hours > 75°C Tc Max

Mechanical & Housing Specification	
Length	3.5" / 89 mm
Width	3.25" / 83 mm
Height	4.5" / 114 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	Black/Brown/CBR
Weight	Alum 1.05lb/ 0.5Kg, Brass 2.3lb/ 1.1Kg

FIXTURE

Glass Window
Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

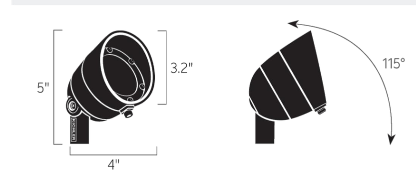
Body
A380 Aluminum, C360 Brass casting

Wire
18 AWG, SPT-1W, 105°C, 300V, 48" length

Optics
Polycarbonate TIR lens provides superior fixture beam angle. Available in 10°, 35° and 60°.

Accessories
Includes gel-filled wirenuts and stake

Dimensions



AVAILABLE FINISHES

AZT Architectural Bronze
BKT Black
CBR Centennial Brass

KICHLER

TREE DOWN-LIGHT
NTS

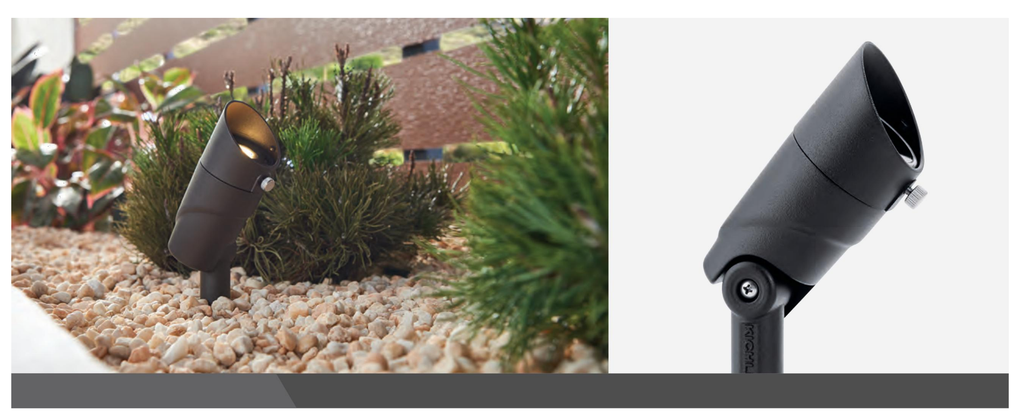
CITY OF WEST LAKE LUMEN ALLOWANCE CALCULATION
CODE SECTION REFERECNED: 24.06.005 (a)

EXTERIOR LIGHTING FIXTURE LIST

TYPE	DESCRIPTION	LUMEN OUTPUT	QUANTITY	TOTAL LUMENS	MOUNTING HEIGHT	FIXTURE
F.1	NICHE MOUNTED LED SHIELDED STEPLIGHT - DARK SKY COMPLIANT	43	5	215	12" ABOVE FINISHED FLOO/GROUND	
F.1	NICHE MOUNTED LED SHIELDED STEPLIGHT - DARK SKY COMPLIANT	150	3	450	12" ABOVE FINISHED FLOO/GROUND	
P	STRUCTURE MOUNTED LED SHIELDED DOWNLIGHT	399	4	1596	9'-0" ABOVE FINISHED FLOO/GROUND	
P.1	STRUCTURE MOUNTED LED SHIELDED DOWNLIGHT	399	4	1596	7'-0" ABOVE FINISHED FLOO/GROUND	
R	BUILDING MOUNTED LED DOWNLIGHT OVER EXTERIOR DOORS - DARK SKY COMPIANT	572	7	4004	9'-0" ABOVE FINISHED FLOO/GROUND	
T	STRUCTURE MOUNTED DOWNLIGHT - LOCATED IN COVERED OUTDOOR PATIO - DARK SKY COMPLIANT	572	6	3432	6'-6" ABOVE FINISHED FLOO/GROUND	
DF.1	DECORATIVE PENDANT - LOCATED UNDERNEATH ENTRY OVERHANG	210 LUMENS PEF	1	840	NOT APPLICABLE	
DF.27	DECORATIVE WALL SCONCE FLANKING GARAGE DOOR - DARK SKY COMPLIANT	572	2	1144	6'-0" ABOVE FINISHED FLOO/GROUND	
DF.28	DECORATIVE FLUSH MOUNT	480	4	1920	NOT APPLICABLE	
DF.29	DEOCRATIVE WALL SCONCE AT EXTERIOR DOORS - DARK SKY COMPLIANT	572	3	1716	6'-0" ABOVE FINISHED FLOO/GROUND	
DL200	TREE MOUNTED SHIELDED DOWNLIGHTS	300	22	6600	10' TO 20' ABOVE GRADE	Kichler 16154
			TOTAL LUMENS	**23513**	**TOTAL SITE ACREAGE: 2.64** **TOTAL SQFT: 115,140**	
	BASE ALLOWANCE		12000			
	DOOR ALLOWANCE - 800 LUMENS PER EXTERIOR DOOR RE TO (SEC 24.03.005 (a)-2	13 DOORS	10400			
	10 LUMEN ALLOWANCE FOR EACH FOOT OR PERIMETER AROUDN EACH PERMANENT STRUCTURE. RE TO (SEC 24.03.005 (a)-3	785'-0"	7850			
			TOTAL LUMENS ALLOWED	**30250**		
NOTES	1. Type R, T, DF.27 and DF.29: FROM THE MANUFACTURER- TO ADDRESS THE DESIRED MAX OUTPUT OF OUR FIXTURES, WE WILL CUSTOM PROGRAM THE INTEGRAL RP1 ELV/TRIAC DRIVER TO A LOWER DRIVE CURRENT. THE STANDARD OPERATING CURRENT IS 350mA. WE WILL REDUCE THE MAX OUTPUT OF THE DRIVER TO 250mA which when combined with the 40 dgree optic will result in 572 delivered lumens noted in above calculations.					

FIXTURE LD200 HAS BEEN UPDATED FROM THE ORIGINAL EXTERIOR LUMEN ALLOWANCE CALCULATION TABLE

EXTERIOR LUMEN ALLOWANCE CALCULATION
NTS



VLO 12V LED Small Accent

One light, three lumen levels.

Our VLO Accent fixture is equipped with the Lumen Effects System, which allows you to easily switch between three lumen outputs: 100, 200, or 300, with the use of the Magnetic Key. Its field configurable design allows for customization based on the needs of the application.

Variable Lumen Output (VLO) Adjustment		Lumens
Level 1	Flashes one time	100 lm
Level 2*	Flashes two times	200 lm
Level 3	Flashes three times	300 lm

*Factory setting

VLO 12V LED Small Accent with Lumen Effects System makes designing and modifying landscape lighting easier.

Lumen Effects System eliminates the need to mechanically adjust or open the fixture, supporting product longevity.

Flexible Lumen Levels allows you to set and adjust the lumen levels as the landscape needs change.

Sealed and fully encapsulated to safeguard from water ingression and the outdoor elements – helping to extend the life of the product.

Versatile IP66 rated design provides a dust and water tight housing that can protect against strong jets of water that can occur in coastal areas with strong storms or applications close to sprinklers.

6,000-volt system surge protection protects against power surges and irregularities when paired with one of our transformers.

KICHLER

MINI ACCENT LIGHT
NTS

Accent Light In-Ground I 12 V 15495CBR

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SPECIFICATIONS

Certifications/Qualifications	
ADA Compliant	No
Prop65	Yes
Dark Sky Compliant	No
Location Rating	Wet kichler.com/warranty

Dimensions	
Height	5"
Weight	1.575 LBS

Electrical	
Input Voltage	12 V

Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	7 W
Lamp Type	MR16
Socket Type	BIPI

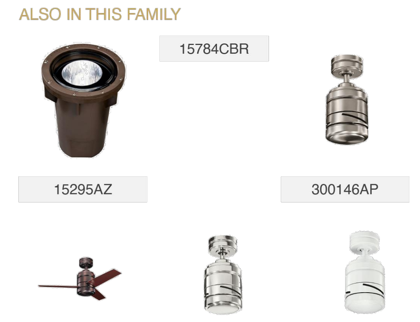
Mounting/Installation	
Interior/Exterior	Exterior Product
Mountable On Wall Or Ceiling	No
Mounting Weight	1.58 LBS
Modular	No
Lead Wire Length	48
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass	
Primary Material	Brass
Diffuser Description	Lens
Shade Included	No

Product/Ordering Information	
Sku	15495CBR
Finish	Centennial Brass
UPC	783927540650

ALSO IN THIS FAMILY



15784CBR
15295AZ
300146AP
300146OBB
300146PN
300146WH

Kichler.com KICHLER 1

WELL UP-LIGHT
NTS

2" INGROUND SINGLE APERTURE
2091

WAC
LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape 2" recessed inground luminaire washes walkways with a shadow-free smooth illumination.

FEATURES
- Factory sealed water tight fixtures
- Cold Weather Start: -40℃ to 50℃
- Solid stainless steel construction
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included

SPECIFICATIONS
Input: 9 - 15VAC (Transformer is required)
Power: 4.1W / 6.6VA
Brightness: 5 lm
Color Temp: 3000K
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

	Color Temp	Finish
2091	27 2700K 30 3000K	BS Bronzed Stainless Steel SS Stainless Steel

2091-30____

Example: **2091-30SS**

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. NOVEMBER 27, 2017 2:51 PM

PATH LIGHT
NTS

LIGHTING LEGEND

SYM	ITEM	QUANTITY
	TREE DOWNLIGHT	x21
	PATH LIGHT	x8
	WELL UPLIGHT	x3
	MINI ACCENT LIGHT	x1
	TRANSFORMER	x2
	SLEEVES	
	LIGHTING ZONE	

SCENES/ZONES

SYM	ITEM
1	ENTRY
2	POOL
3	PRIVATE GARDEN
4	FRONT YARD

SHADEMAKER STUDIO

1406 BRANDT DR,
AUSTIN, TX 78742
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PROJECT
PITYLAK RESIDENCE

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

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PROJECT DESIGNER
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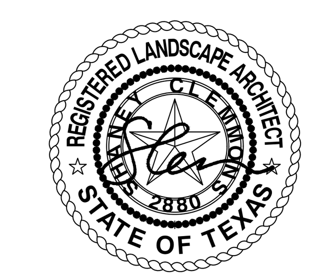

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: SITE LIGHTING PLAN

L710

DRAWN BY: SC, CM

LIFETIME

LIFETIME

Exhibit A

402 Camp Craft Rd. – Setback Variance

Applicant Findings of Fact

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

   Tree #76 is within 8' of the building and conflicts with where the water main must enter the house. In addition, this corner of the house is a low area where water can collect and potentially infiltrate the foundation. Installing sufficient drainage piping conflicts with the tree.

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

   Removal of the tree impacts a small area directly adjacent to the foundation where grading is designed to prevent standing water and manage runoff on site.

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

   Keeping the tree is detrimental in 2 ways: it impedes running the water main line efficiently, also making it susceptible to damage from growing roots. It also impedes the ability to properly grade around the house for drainage and runoff management.

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

   Only tree #76 will need to be removed to allow for an efficient and proper instillation of the water main line and make room for proper grading to handle drainage and runoff within the property.

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.

   Tree #76 is a non-native crepe myrtle shrub, differing from the native healthy and mature oaks and cedars that give the property value with its forested rural quality.

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

Tree #76 is towards the center of the property and does not physically impact any adjacent properties. It is visually masked by the larger mature native oaks that are present throughout the property.

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
REGULAR MEETING

Wednesday, November 20, 2024 at 6:30 PM

1. **Call to Order: Robert Meisel**
    a. Meeting begins at 6:30pm
        i. Brief recess is called to address technical issues with Zoom meeting
            1. Meeting resumes 6:31pm
    b. Roll Call
        - Chair Robert Meisel: Present
        - Vice-Chair Jim Pledger: Present
        - Commissioner Julia Webber: Present
        - Commissioner Karen Bartoletti: Present
        - Commissioner Patrick Stewart: Present
        - Commissioner Laurie Maccini: Absent (Excused)

2. Citizen Communications:
    a. None

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 items unless a Commission Member or citizen so requests.

    a. October 16, 2024 Zoning and Planning Commission minutes
    b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
    c. Submission Calendar
    d. **Action:** Commissioner Webber moves for approval of the Consent Agenda
        i. Commissioner Bartoletti Seconds
        ii. Motion carries 3:0 – with 1 abstention
            - Commissioner Pledger abstains

4. Public Hearing **1625 Westlake** - Discuss and make a recommendations on a variance to encroach approximately 15 feet into the required 25-foot southeast side setback for the expansion of an existing nonconforming structure that is built approximately 17 feet into the 25-foot side setback (Sections 22.03.275 and 22.03.281 of the West Lake Hills Code of Ordinances)

Applicant: Lucy Begg, Thoughtbarn LLC

a. **Staff Report:**
   i. Director Bills presents staff briefing on the existing nonconforming structure and the requested variance to build within existing building footprint.

b. **Public Comments:**
   ii. **Lucy Begg** – applicant
      1. Presents variance request to the commission

c. **Discussion:**
   a. None

d. **Action:** Commissioner Pledger moves that the variance request be forwarded to the Board of Adjustment with a recommendation of approval
   i. Commissioner Webber Seconds
   ii. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment for consideration on December 11, 2024.

5. Public Hearing **402 Camp Craft** - Discuss and make a recommendation on a variance request to allow for the removal a 27-inch crepe myrtle (tree #76), when trees 14-inches and greater require a variance for removal (Section 22.03.304(a)(4) of the West Lake Hills Code of Ordinances).

Applicant: Eric Rauser, Rauser Construction

a. **Staff Report:**
   i. **Director Bills** presents staff briefing on the 27" crepe myrtle applicant is requesting to remove next to new home construction.
   ii. **Commissioner Bartoletti:** Are crepe myrtles considered invasive
      1. **Director Bills:** No, but they are not an approved replacement tree
   iii. **Commissioner Meisel:** Was there a pool in the old application
      1. **Director Bills:** No, but the pool is not related to this tree

iv. **Commissioner Webber:** Do applicants have to show where the replacement trees will be planted?
    1. **Bills:** Yes. Additionally, staff is looking at examining code to see if full on-site replacement is always the correct mitigation
v. **Commissioner Stewart:** Are the plans we're seeing the current submittal?
    1. **Director Bills:** Yes

b. Public Comments:

vi. **Eric Rauser** – applicant
    1. Makes presentation on variance request, including required drainage features and differences between initial tree survey and actual on-ground location of tree

c. Discussion:

a. None

d. Action: Commissioner Bartoletti moves that the variance request be forwarded to the City Council with a recommendation of approval

iii. Commissioner Pledger Seconds
iv. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to City Council for consideration on December 11, 2024.

6. Public Hearing **804 Canyon Creek** - Discuss and make a recommendation on a variance for an encroachment 18.5 feet into the 25-foot side setback for the placement of a septic tank (Section 22.03.276 and 22.03.281 of the West Lake Hills Code).

Applicant: Motoki Hiromatsu, Point B Design Group

a. Staff Report:

i. **Director Bills** presents staff briefing on the proposed septic tank encroachment
ii. **Commissioner Webber:** Do we know if the applicant has explored rotating the tank?
    1. **Director Bills:** Staff does not know.

iii. **Commissioner Bartoletti:** Is there any harm in allowing the tank to be closer?
    1. **Director Bills:** State requires septic systems be at least 5 feet from property lines

b. Public Comments:

iv. **None**

c. Discussion:

a. Commissioner Webber: Compelled to approve given the topography of the site and the expense of relocating trenches.

b. Commissioner Stewart: Looking at site, difficult to determine where else it could go

d. Action: Commissioner Webber moves that the variance request be forwarded to the Board of Adjustment with a recommendation of approval

v. Commissioner Bartoletti Seconds

vi. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment for consideration on December 11, 2024.

7. Public Hearing **3300 Bee Cave Road:** Discuss and make a recommendation on a Uniform Signage Agreement for Westbank Market (Section 32.02.003 of the West Lake Hills Code).

Applicant: Robbie Keithley, Barshop and Oles Company

a. Staff Report:

i. **Director Bills** presents staff briefing on the new Uniform Sign Agreement

ii. **Commissioner Webber:** Does this apply only to this property?
    1. **Director Bills:** Yes

iii. **Chair Meisel:** Are we still regulating earth tones?
    1. **Director Bills:** That has been the most-common source of amendments and variances that have been historically approved, so the new agreement allows for brand colors

iv. **Commissioner Webber:** Are there font requirements?
    1. **Director Bills:** No

v. **Chair Meisel:** What about sign size?
    1. **Director Bills:** Size is regulated in the agreement

b. Public Comments:

vi. **Wade McGinnis – Barshop and Oles**
    1. Makes presentation on proposed Uniform Sign Agreement and general plans for Westbank Market visual refresh

c. Discussion:

a. Commissioner Webber: Is the entrance signage going to be updated?
    i. **McGinnis:** Yes

b. Commissioner Meisel: Since the 80s, handicapped parking rules have changed. Will this be addressed?
    i. **McGinnis:** Plan will exceed TDLR accessibility standards

c. Chair Meisel: Will pedestrian accessibility be addressed?
    i. **McGinnis:** Some of the sidewalks are past property line, but would be supportive of expanding access

d. Action: Commissioner Pledger moves that the Uniform Sign Agreement be forwarded to City Council with a recommendation of approval

vii. Commissioner Stewart Seconds

viii. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to City Council for consideration on December 11, 2024.

8. Staff Briefing: Discussion and consider a recommendation regarding street edge treatment standards and applications.

a. Staff Report:

i. **Director Bills** presents staff briefing on Proposition B, Streets Maintenance, and different approaches to street edge treatment, including ribbon curbs.

b. Discussion:

a. Chair Meisel: concerned about grade level driveways making "bandit driveways" easier versus curb and gutter. Also concerned with people treating ribbon curbs as a sidewalk, and delivery and landscaping

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company vehicles being able to more easily park on the side of the road and block fire truck access.

   i. Ribbon curbs installed in areas where existing road already at grade to prevent street edge deterioration.
   ii. **Director Bills:** Right-of-way management policy is being looked at to address these issues and homeowner-installed parking pads in right-of-way

b. **Chai Meisel:** Could roads be adjusted to e "V-shaped" with drainage down the middle instead of sides
   i. **Director Bills:** Valley gutters are being considered in certain areas, but many utility lines are located under road instead of alongside road, making valley gutters more difficult.
c. **Commissioner Bartoletti:** Has the concern that brought this report to the commission more of a functional consideration or aesthetic?
   i. **Director Bills:** Many of the concerns we've heard have been aesthetic
   ii. **Commissioner Bartoletti:** I am unconcerned with the aesthetics of ribbon curbs
d. **Commissioner Bartoletti:** Asphalt edging deteriorates, and large chunks of asphalt are created every time mailman pulls to side of road
e. **Commissioner Webber:** Ribbon curbs create a firmer edge that requires less maintenance overall
f. **Commissioner Pledger:** Ribbon curbs will cost less in long run.
g. **Director Bills:** Staff is looking for feedback on the appropriateness of ribbon curbs for West Lake Hills given the appropriate context.
   i. **Commissioner Pledger:** In the appropriate context, yes
   ii. **Bartoletti:** We should enthusiastically endorse ribbon curbs
h. **Chair Meisel:** we need to ensure that we are checking against the drainage plan when planning curbs.
   i. **Director Bills:** Part of the goal of the street maintenance plan is not to change the existing flow unless it is also part of a drainage project.
i. **Chair Meisel: "**Buzz strips" should be installed alongside ribbon curbs to keep inattentive drivers from driving on curbs.
   i. **Director Bills:** We can give that recommendation to engineers and get their feedback. Strips may not function on slower-speed roads.

ii. **Chair Meisel:** Would like to have some kind of physical or audible notice that vehicle is wandering.

c. **Action:** No action taken

9. Adjournment. Chair Robert Meisel
   a. Chair Mesel adjourns the meeting at 7:47pm

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2024.

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City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
REGULAR MEETING

Wednesday, November 20, 2024 at 6:30 PM

1. **Call to Order: Robert Meisel**
    a. Meeting begins at 6:30pm
        i. Brief recess is called to address technical issues with Zoom meeting
            1. Meeting resumes 6:31pm
    b. Roll Call
        - Chair Robert Meisel: Present
        - Vice-Chair Jim Pledger: Present
        - Commissioner Julia Webber: Present
        - Commissioner Karen Bartoletti: Present
        - Commissioner Patrick Stewart: Present
        - Commissioner Laurie Maccini: Absent (Excused)

2. Citizen Communications:
    a. None

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 items unless a Commission Member or citizen so requests.

    a. October 16, 2024 Zoning and Planning Commission minutes
    b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
    c. Submission Calendar
    d. **Action:** Commissioner Webber moves for approval of the Consent Agenda
        i. Commissioner Bartoletti Seconds
        ii. Motion carries 3:0 – with 1 abstention
            - Commissioner Pledger abstains

4. Public Hearing **1625 Westlake** - Discuss and make a recommendations on a variance to encroach approximately 15 feet into the required 25-foot southeast side setback for the expansion of an existing nonconforming structure that is built approximately 17 feet into the 25-foot side setback (Sections 22.03.275 and 22.03.281 of the West Lake Hills Code of Ordinances)

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Applicant: Lucy Begg, Thoughtbarn LLC

a. **Staff Report:**
   i. Director Bills presents staff briefing on the existing nonconforming structure and the requested variance to build within existing building footprint.

b. **Public Comments:**
   ii. **Lucy Begg** – applicant
      1. Presents variance request to the commission

c. **Discussion:**
   a. None

d. **Action:** Commissioner Pledger moves that the variance request be forwarded to the Board of Adjustment with a recommendation of approval
   i. Commissioner Webber Seconds
   ii. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment for consideration on December 11, 2024.

5. Public Hearing **402 Camp Craft** - Discuss and make a recommendation on a variance request to allow for the removal a 27-inch crepe myrtle (tree #76), when trees 14-inches and greater require a variance for removal (Section 22.03.304(a)(4) of the West Lake Hills Code of Ordinances).

Applicant: Eric Rauser, Rauser Construction

a. **Staff Report:**
   i. **Director Bills** presents staff briefing on the 27" crepe myrtle applicant is requesting to remove next to new home construction.
   ii. **Commissioner Bartoletti:** Are crepe myrtles considered invasive
      1. **Director Bills:** No, but they are not an approved replacement tree
   iii. **Commissioner Meisel:** Was there a pool in the old application
      1. **Director Bills:** No, but the pool is not related to this tree

iv. **Commissioner Webber:** Do applicants have to show where the replacement trees will be planted?
    1. **Bills:** Yes. Additionally, staff is looking at examining code to see if full on-site replacement is always the correct mitigation
v. **Commissioner Stewart:** Are the plans we're seeing the current submittal?
    1. **Director Bills:** Yes

b. Public Comments:

vi. **Eric Rauser** – applicant
    1. Makes presentation on variance request, including required drainage features and differences between initial tree survey and actual on-ground location of tree

c. Discussion:

a. None

d. Action: Commissioner Bartoletti moves that the variance request be forwarded to the City Council with a recommendation of approval

iii. Commissioner Pledger Seconds
iv. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to City Council for consideration on December 11, 2024.

6. Public Hearing **804 Canyon Creek** - Discuss and make a recommendation on a variance for an encroachment 18.5 feet into the 25-foot side setback for the placement of a septic tank (Section 22.03.276 and 22.03.281 of the West Lake Hills Code).

Applicant: Motoki Hiromatsu, Point B Design Group

a. Staff Report:

i. **Director Bills** presents staff briefing on the proposed septic tank encroachment
ii. **Commissioner Webber:** Do we know if the applicant has explored rotating the tank?
    1. **Director Bills:** Staff does not know.

iii. **Commissioner Bartoletti:** Is there any harm in allowing the tank to be closer?
    1. **Director Bills:** State requires septic systems be at least 5 feet from property lines

b. Public Comments:

iv. **None**

c. Discussion:

a. Commissioner Webber: Compelled to approve given the topography of the site and the expense of relocating trenches.

b. Commissioner Stewart: Looking at site, difficult to determine where else it could go

d. Action: Commissioner Webber moves that the variance request be forwarded to the Board of Adjustment with a recommendation of approval

v. Commissioner Bartoletti Seconds

vi. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment for consideration on December 11, 2024.

7. Public Hearing **3300 Bee Cave Road:** Discuss and make a recommendation on a Uniform Signage Agreement for Westbank Market (Section 32.02.003 of the West Lake Hills Code).

Applicant: Robbie Keithley, Barshop and Oles Company

a. Staff Report:

i. **Director Bills** presents staff briefing on the new Uniform Sign Agreement

ii. **Commissioner Webber:** Does this apply only to this property?
    1. **Director Bills:** Yes

iii. **Chair Meisel:** Are we still regulating earth tones?
    1. **Director Bills:** That has been the most-common source of amendments and variances that have been historically approved, so the new agreement allows for brand colors

iv. **Commissioner Webber:** Are there font requirements?
    1. **Director Bills:** No

v. **Chair Meisel:** What about sign size?
    1. **Director Bills:** Size is regulated in the agreement

b. Public Comments:

vi. **Wade McGinnis – Barshop and Oles**
    1. Makes presentation on proposed Uniform Sign Agreement and general plans for Westbank Market visual refresh

c. Discussion:

a. Commissioner Webber: Is the entrance signage going to be updated?
    i. **McGinnis:** Yes

b. Commissioner Meisel: Since the 80s, handicapped parking rules have changed. Will this be addressed?
    i. **McGinnis:** Plan will exceed TDLR accessibility standards

c. Chair Meisel: Will pedestrian accessibility be addressed?
    i. **McGinnis:** Some of the sidewalks are past property line, but would be supportive of expanding access

d. Action: Commissioner Pledger moves that the Uniform Sign Agreement be forwarded to City Council with a recommendation of approval

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APPROVED:

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Robert Meisel, Chair

ATTEST:

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2024.

DRAFT

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	5
Department:	Building and Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

3300 Bee Cave Rd – Discuss and consider action to approve Ordinance 2024-019 for a Uniform Signage Agreement for Westbank Market (Section 32.02.003 of the West Lake Hills Code of Ordinances).

Applicant: Robbie Keithley/Wade McGinnis, Barshop and Oles Company

Recommendation

Staff recommend approval of Ordinance 2024-019 and the new Westbank Market Uniform Signage Agreement (Exhibit A).

This item was reviewed at the November 20, 2024 ZAPCO meeting. The Commission recommended approval by a vote of 4-0.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Westbank Market LP
Legal Description: Westbank Market Subdivision, Lot 1
Lot Size: 20.584 acres
Zoning: B-3 – Business 3

The properties surrounding the subject property are zoned O, Office; R-1, One-Family, and ETJ, Extraterritorial Jurisdiction.

Background & Analysis:
The applicant is requesting a new Uniform Sign Agreement to replace the existing USA for the entire shopping center. The original USA for Westbank Market was approved on December 12, 2007.

A Uniform Sign Agreement (USA) is a document that establishes standards (number, color, size, lighting) that apply to the entire site. The USA for Westbank Market also includes storefront standards. By having specific standards for the center, it creates a cohesive plan for the site and allows for easier reviews for city staff. There have been interim “amendments” for specific tenant signs, but this new USA will allow a clean starting point for the shopping center. The center is also anticipating a building façade/site “refresh” to update the facades/canopies and make more interactive outdoor spaces for pedestrians and diners.

The USA includes the following sign types with associated standards:

- General – Approved by Landlord and City
  - Wall Sign
- Secondary – Approved by landlord unless deviates from standards
  - Blade signs
  - Sandwich/easel
  - Window signs
  - Address
  - Grand Opening

The new USA has updated design and material criteria to reflect current methods. The list below are the significant changes:

Item	Current Standard	New Standard
Primary sign colors	Green, Rustic Brown, Blue, and Red	Tenant Brand colors, Black, White, and current standards
Lighting	Neon – 6500 K color	LED – 6500 K color
Secondary Signs	No secondary wall signs No sandwich/easel signs Window signs per city code	Blade signs allowed Sandwich/easel signs allowed Window signs allowed (10% of window) allowed
Storefronts	Wood – limited colors	Aluminum – colors that relate to business, or previous colors
Temporary window screening	None allowed.	Full window covering (solid or advertisement) while under remodel/renovation Full window covering for vacant storefront installed by the landlord. Cannot have covering once the storefront is occupied and open for business.

Attachments

- Attachment 1 – Project Letter
- Attachment 2 - 2011 Original USA with proposed revisions (V1)
- Ordinance 2024-19
- Exhibit A – Westbank Market Uniform Signage Agreement 2024

Outdoor Lighting

Outdoor lighting will comply with the Uniform Sign Agreement and City codes.

Compliance with Adopted International Building Code

The property and future construction must comply with all applicable City codes.

Subdivision

There is no change to the subdivision proposed with this application.

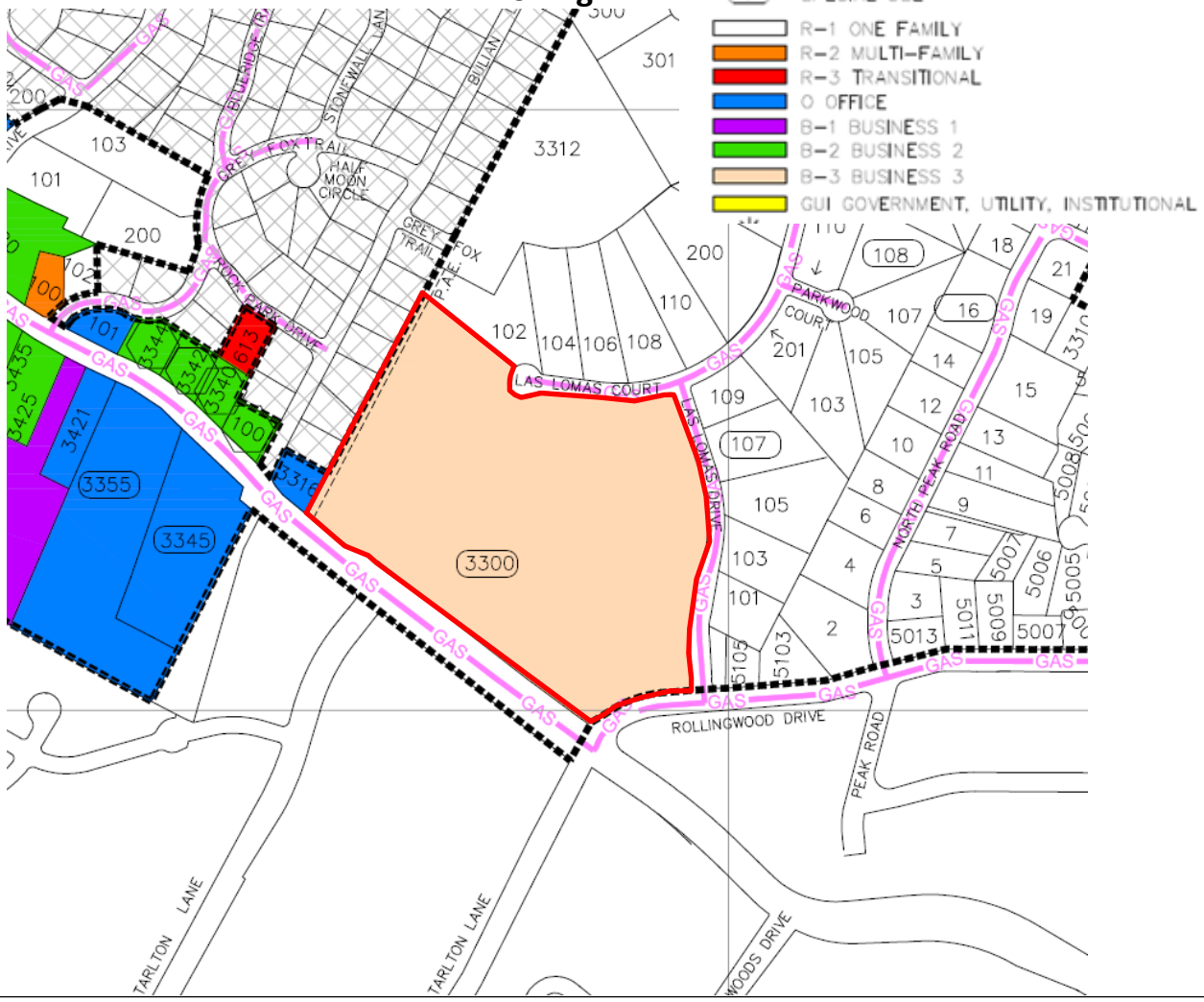
Comprehensive Planning Analysis

The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- **Section 32.02.003: Sign permit application procedure for uniform signage agreements**

Zoning:



Aerial:

LAS LOMAS CT
LAS LOMAS DR
BEE CAVES RD
ROLLINGWOOD DR
PARKWOOD CT
WOODVIEW CT
N Peak Rd
TIMBERLINE DR
OLD TARTON II
OLD TARTON CENTER
Michaels
Stein Mart
Post Office-Westlake
Taco Bell
Bee Caves Rd
Sandering Trl
Bluerdge Trl
Rock Park Dr
Grey Fox Trl

BARSHOP&OLES
COMPANY

October 10, 2024

City of West Lake Hills
911 Westlake Dr.
West Lake Hills, TX 78746

Re: Westbank Market – Uniform Sign Agreement Amendment
Westbank Market
West Lake Hills, Texas

Project Description Letter

Westbank Market a commercial retail center located at 3300 Bee Caves Rd. West Lake Hills, TX has an established Uniform Sign Agreement with the City of West Lake Hills.

The intent of this project is to modify the existing Uniform Sign Agreement for the Westbank Market center to accommodate minor signage changes to the overall center that can be implemented in an overall center exterior remodel.

Sincerely,

Robbie Keithley

Robbie Keithley

UNIFORM SIGN AND STOREFRONT AGREEMENT

'ESTBANK MARKET
300 BEE CAVE ROAD
pdated and Approved ~~2011~~2024 (*"Proposed"*)

SIGNS - GENERAL

A. Each tenant in Westbank Market ("Tenant" or "Tenants") shall be required to identify ~~tenant's~~its demised premises by signage. ~~Tenant~~Tenants shall furnish and install all signs at ~~his~~their sole cost and expense. Each ~~tenant~~Tenant will be allowed one (1) sign. ~~Corner tenants~~Tenants with their demised premises at a corner or end-cap position in Westbank Market ("Shopping Center") may have two (2) signs, but only if they have two perpendicular sign bands, if approved by the owner of Westbank Market ("Landlord"), and if permitted by the City of West Lake Hills. ("City of WLH"). All proposed sign drawings and signs to be installed are subject to ~~landlord's~~Landlord's prior written approval.

B. ~~———~~If ~~tenant~~a Tenant installs any sign without ~~landlord's~~Landlord's prior written approval, ~~tenant~~Tenant shall remove such sign within five (5) days from ~~the~~ receipt of Landlord's written notice ~~from landlord~~ demanding removal ~~of such sign.~~. In the event ~~tenant~~Tenant fails to remove ~~any~~ such sign within ~~a five (~~said 5~~)~~ -day period, ~~landlord may~~ Landlord shall automatically be authorized to remove such sign without further notice to ~~tenant~~Tenant, and ~~tenant~~Tenant shall immediately reimburse ~~landlord~~Landlord the amount of expenses incurred ~~by landlord~~ in removing such ~~signs~~sign.

C. ~~———~~Each ~~tenant~~Tenant is responsible for its sign conforming to the criteria set forth herein, and the ordinances and codes of the City of ~~West Lake Hills.~~WLH. Each ~~tenant~~Tenant shall be responsible for obtaining all required governmental permits and approvals for its sign prior to the commencement of installation.

D. The advertising of informative content of all exterior signs shall be limited to letters designating the store trade name. The use of a crest, shield, logo or other established incorporate insignia, which ~~has been~~may be customarily displayed or associated with the store trade name, shall not be used without the prior written consent of ~~landlord~~Landlord. In no case shall a crest, shield or logo, if permitted, exceed 18" in height.

E. ~~———~~No exposed ballast boxes, sign cabinets, ~~or~~ electrical transformers, or wires shall be permitted. Sign company names or stamps shall be concealed. Internal sign illumination shall **not** be permitted.

F. Tenant shall submit for ~~landlord's~~ Landlord's review and approval ~~two (2) copies of~~ legible, color shop drawings in PDF for ~~tenant's~~Tenant's proposed sign ~~which shall~~. The drawings must include an elevation view of Tenant's demised premises using digital photography or from an AutoCAD drawing (storefront and sign band) drawn to accurate scale with dimensions of letter height and sign length indicated in detail. The drawings must also indicate sign color and show a cross section of the sign and mounting detail along with appropriate fabrication and electrical detail. The drawings must show (a) complete sign layout at a scale not less than 1~~-1/2"=~~-½"=1'; (b) typical cross sections of letters ~~at a scale of 3"=1'; (c)~~and mounting ~~details~~detail at a scale of 3"=1'; and (~~d~~c) all dimensions, materials ~~and~~, colors, and other relevant specifications.

~~G.~~ Any deviations from ~~this Sign and Storefront Agreement~~the criteria set forth herein are subject to prior written approval ~~by the landlord.~~of Landlord. Upon receipt of written consent from the City~~, landlord~~ of WLH, Landlord has the right to change or waive any provisions ~~listed herein.~~set forth herein in a single instance or in multiple instances. Waiver in

G. a single instance shall not necessarily constitute a waiver to any other ~~store.~~Tenant or its sign. Tenants requesting a *Consent for Waiver* from the City of ~~West Lake Hills~~WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the ~~City's~~City of WLH's Code of Ordinances.

H. Tenant is to provide access from ~~lease space~~its demised premises to the soffit attic for sign repair, such access to be either through removable ceiling tiles or access door to be approved by ~~landlord~~Landlord.

SIGNS - DESIGN

A. General Requirements:

1. Exterior signs shall be limited to individual metal, back-illuminated letters ~~as indicated on the attached drawing~~. All faces of letters shall be metal fabricated with welded and finished seams and shall be painted with an enamel as specified herein.

2. The internal sign framework shall be adequate to support the weight of the sign.

3. The vertical height of all signs shall be a maximum of 18" on one horizontal line of lettering. If necessary to use two horizontal lines of lettering, ~~tenant's~~Tenant's signs shall not exceed 24" in height inclusive of lettering and spacing. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of WLH. Note: Consideration may be provided for larger, anchor tenants.

4. The maximum overall length of signs shall not exceed 75% ~~if~~of the storefront width~~:~~ of Tenant's demised premises. In no case shall any sign or portion of any sign extend beyond the ~~tenant's~~ lease line of Tenant's demised premises, unless approved in writing by ~~landlord~~Landlord. Where allotted fascia length is less than the storefront width (~~as~~for example, at ~~corners~~corners or end-caps), the sign shall be no longer than 90% of the allotted space or 75% of the storefront width, whichever is less. The maximum area of the sign is limited to 24 square feet. The method for calculating the area and length of the rectangular "block" is measured from the outside edge of the letters both horizontally and vertically. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of WLH. Note: Consideration may be provided for larger, anchor tenants.

5. Each ~~tenant~~Tenant is encouraged to use individualized style of lettering. Any strokes which exceed the height limitations as set forth in ~~Item #~~sub-paragraph II.A.3. above ~~shall~~must be approved in writing by ~~landlord~~Landlord and the City of WLH.

Sign finishes in all instances shall be as follows: All signs must be made of non-corrosive materials throughout.

~~Sign Faces and Sides:~~

Sign Faces and Sides: Signs are encouraged to be colors that reinforce the Tenant's brand identity or that are in the standard colors listed below. Contrast (for example, signs in colors of white or black) is encouraged for greater legibility.

Signs in colors that match the Shopping Center's previous standard colors (as stated below) are permitted but will be re-evaluated at the Tenant's lease renewal.

Previous standard colors for the Shopping Center:
Paint to match Pantone PMS color formula:

- *Green 330C*
- *Rustic Brown 477*
- *Blue 540 C*
- *Red 180 C*

~~Back illumination of lettering~~

6. Letters to be halo illuminated and mounted 1-½" off the sign band surface. Letters shall be ~~limited to clear white~~ LED with color temperature of 6500 degrees ~~neon~~. No deviation from these colors will be allowed and color intensity shall be indicated on all sign drawings~~.~~ submitted for Landlord review and approval. All building mounted signs are expected to be illuminated for cohesiveness and visibility across the Shopping Center.

7. Signage depth shall be ~~3-1/2"~~a maximum of 5", not including mounting brackets.

8. ~~Sign letters are~~Signage mounting criteria is as follows:

a. Attachment methods for pin-mounted signage must be anchored back to ~~be~~ the existing mortar joints of the building or, if the signage is attached to ~~masonry surfaces as shown on attached mounting detail A.~~ a secondary material / panel, the second material / panel must securely anchor back to the mortar joints to provide a suitable and stable substrate for the signage attachment.

~~8.~~b. All efforts to conceal or screen signage electrical connections must be made as indicated in sign drawing submission details. Under no circumstances will electrical

connections be exposed to public view. No mounting brackets from pin mounted signage or secondary signage substrate will be allowed to penetrate the brick surfaces~~. Flexibility of the design as shown allows all letters, no matter what style, to be mounted with anchor bolts in mortar joints~~ , only~~:~~ the mortar.

9. Removable transformers behind wall are required. All writing, ballasts, lighting and reinforcing shall be in a remote transformer located in the building~~ as shown on attached drawing A~~. No signage should have fastening bolts or exposed fasteners which are visible from bottom, or sides of letter enclosures. Only with written permission of ~~landlord~~Landlord should transformers be built concealed in letters.

B. Construction:

1. All signs shall be in the form of individual face channel letters, back wall illuminated with ~~neon~~LED tubing of colors as specified above. All signs shall fully comply with the City of ~~West Lake Hills~~WLH sign ordinance and Tenant's sign installer shall be ~~on the~~licensed and approved ~~list of sign manufacturers as maintained~~ by ~~the landlord~~Landlord.

2. Materials of construction:

a. Metal portions of letters shall be ~~of baked enamel~~painted with industry standard sign paint, painted or pre-finished with color as specified above (e.g., primed and then painted in 2 coats of automotive quality enamel.

b. Letter faces and enclosures are to be constructed so that seams are not visible and shall either be butt jointed with adhesive or welded and ground smooth before receiving finish coat.

c. ~~Neon~~LED tubing to be 6500 degrees.

~~3.~~ All sign ~~support~~supports shall be painted to match brick.

3. ~~a.~~ or existing sign substrate (may be painted brick or other material). Sign support brackets and anchor bolts shall all be galvanized to prevent rusting and rust staining on brick surfaces.

SIGNS - MOUNTING

A. All signs are to be ~~electrified using tenant's power~~connected to Tenant's electrical service, but must be wired to switch on/ / off concurrently with ~~landlord's~~Landlord's sign/ / soffit light circuit. This ensures that all ~~tenant~~Tenant signs will become illuminated at the same time.

B. All signs and connections shall be soundly constructed, securely attached, and be weather tight. All signs should be mounted with good quality.

Workmanship - ~~landlord~~Landlord reserves the right to be the sole judge of whether quality workmanship has been achieved. Sign mounting must comply with the City of ~~West Lake Hills~~WLH sign ordinance.

C. All fasteners, screws, bolts, etc., used in the fabrication and mounting of ~~the~~Tenant's sign shall be rustproof.

D. Any damage done to any part of the building within which Tenant's demised premises are located during the mounting process or upon removal of ~~signs~~Tenant's sign shall be promptly ~~repairs~~repaired to "like new condition" by ~~the tenant~~Tenant at ~~tenant's~~its sole cost and expense. Repairs shall include, without limitation, patch and fill of existing surfaces before installing new sign.

/. SECONDARY SIGNS

~~A: No secondary signs are to be placed on building wall elevations. Landlord will allow letters not to exceed 5" to be placed on the rear door for identification purposes. Color to be black.~~

~~B: No "sandwich" or easel/portable signs are allowed.~~

~~WESTBANK MARKET~~

Uniform Sign Agreement
WESTBANK MARKET

~~C. No window signs are permitted without the prior written approval of the landlord and the City of West Lake Hills.~~

A. Professionally manufactured blade signs are permitted as a secondary sign (one (1) per Tenant), provided drawings for such signs are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. The mounting location depends on the location within the Shopping Center. If Tenant's demised premises is located under a covered walkway, their blade sign shall be mounted to center of existing ceiling soffit (to existing structure) at minimum of 9' AFF. If Tenant has a freestanding canopy (and is not under a covered walkway), a blade sign is permitted to be mounted to center of brick pilaster at mortar joints only on either side of the entry door at 9'AFF. Size of blade sign must not exceed 18" long and 9" tall.

B. Professionally manufactured sandwich / easel signs are permitted as a secondary sign (one (1) per Tenant), provided drawings for such signs are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. Sandwich / easel type signs must be professionally made signs featuring quality construction, only permanent white chalk, and should be simple in design. No color chalk is permitted. Text or graphics must be cleanly designed and executed. Use of a graphic designer / artist is encouraged. Signs should be brought indoors when business is closed. They must not impede pedestrian circulation.

C. Professionally made and installed window vinyl graphic / signage is permitted provided drawings for such signage are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. Such signage must be applied on the interior face of glass and must be white (no colors permitted). Window display signage must be minimal (i.e., less than 10% of the storefront glass of Tenant's demised premises), attractive, and not appear disruptive or cluttered. Such signage must be maintained and updated as necessary. "Open" signs are strictly prohibited.

D. Standard address numerals for postal identification of ~~premise~~Tenant's demises premises will be permitted. Numeral height shall be 4". Color to be white.

E. ~~"~~Professionally made and installed "Grand Opening" signs in moderation and good taste shall be permitted at the ~~landlord's~~Landlord's discretion and with Landlord's prior written approval. Such signs will be permitted for a period of not more than ten (10) ~~working~~calendar days only~~.~~ commencing after Tenant

initially opens its business in the demised premises to the public. Such signs must be located so as not to obstruct access either visually or physically to any other ~~tenant~~Tenant space or common area. Tenant must obtain written approval prior to erecting any such sign from both ~~landlord~~Landlord and the City of ~~West Lake Hills.~~WLH. No building penetrations are permitted for Grand Opening signs.

F. Mounting~~:~~ of Secondary Signs ~~are to be mounted as shown on attached sign detail.~~: In no case are any mounting elements, including bolts~~.~~, shields, grommets, or brackets to be constructed of any materials that are not rustproof.

G. Design Approval: All ~~signs~~Secondary Signs shall be approved as to design ~~and~~, construction type, and installation by ~~landlord~~Landlord in its sole discretion.

V. STOREFRONTS

~~A. In cases of wood storefronts, all storefront paint colors to match DeVoe paint color formula:~~

A. Landlord maintains control of storefront colors across the Shopping Center and over time the existing wood storefronts may get replaced with aluminum in a standard color; however, Landlord may allow Tenants to select their own storefront color for the existing wood storefronts to align with their brand for greater visibility. Storefront colors are encouraged to be neutral / natural color tones; however, color approval is at Landlord's sole discretion. Grandfathered storefronts of existing Tenants that match the Shopping Center's previously stated standard colors are acceptable; however, they may be reevaluated at Tenant's lease renewal.

The previous development standard colors are stated below for reference (to match DeVoe paint color formula):

- *Stitchery 2D56C*
- *Congo Red 2D50C*
- *Ambert 2D43C*
- *Reed Green 1D59C*
- *October Storm 1D53C*

~~Storefront color for each lease space to be designated by landlord and to be one of the above-referenced colors.~~

In cases of non-wood storefronts, storefront design to be subject to the prior written approval of ~~landlord~~Landlord and the City of ~~West Lake Hills~~WLH.

B. No murals or other applications to a storefront shall be permitted without the prior written approval of ~~the landlord~~Landlord and the City of ~~West Lake Hills.~~W L H . Tenants requesting approval for murals from the City of ~~West Lake Hills~~WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the ~~City's~~City of WLH's Code of Ordinances.

ORDINANCE NO. 2024-019

AN ORDINANCE APPROVING THE WESTBANK MARKET UNIFORM SIGNAGE AGREEMENT, AS ATTACHED IN EXHIBIT A, AND AMENDING SECTION 32.03.016 UNIFORM SIGNAGE AGREEMENT OF THE WEST LAKE HILLS CODE OF ORDINANCES; PROVIDING FOR FINDINGS OF FACT; AMENDMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of West Lake Hills ("City Council") seeks to provide for the public health, safety, and welfare of its citizens; and

WHEREAS, the City Council seeks to promote orderly and safe use of property within the City of West Lake Hills, Texas ("City"); and

WHEREAS, the City Council desires to update the uniform signage agreement for West Bank Market to meet the changing conditions in the City and at the location; and

WHEREAS, uncontrolled placement of signs has a negative impact on the health, safety, and welfare of local residents; and

WHEREAS, regulation of signs through uniform signage agreements in the City will substantially promote the City's interest in preserving the aesthetic beauty of the City; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an Ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 216 of the Texas Local Government Code, the City has the authority to regulate signs within the City Limits and the extraterritorial jurisdiction (ETJ)**;** and

WHEREAS, pursuant to Chapter 216 of the Texas Local Government Code, the City has the authority to regulate signs within the City Limits and the extraterritorial jurisdiction (ETJ)**;** and

WHEREAS, a Uniform Signage Agreement was originally approved for Westbank Market on December 12, 2007; and;

WHEREAS, the Zoning and Planning Commission (ZAPCO) reviewed and recommended approval a new Uniform Signage Agreement at their regular meeting on November 20, 2024; and

WHEREAS, the City Council finds that the amendment proposed is reasonable, necessary, and proper for the good government of the City of West Lake Hills.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Lake Hills, Texas:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. AMENDMENT

Westbank Market Uniform Signage Agreement as listed in Section 32.03.016 is hereby amended to read"

"Section 32.03.016. Uniform signage agreements.
The ensuing buildings are subject to uniform signage agreements:

Property	Adoption Date
West Lake Court, 3663 Bee Cave Road	April 26, 1995
Village at Westlake, 701 South Capital of Texas Highway	April 30, 1996
The Hills Medical, 4615 Bee Cave Road	October 25, 2006
Westlake Medical, 5656 Bee Cave Road	July 28, 2004
Westbank Market, 3300 Bee Cave Road	~~December 12, 2007~~ December 11, 2024
Five Star Center, 3636 Bee Cave Road	September 20, 1995
Five Star Center, 3620 Bee Cave Road	September 16, 1998

"

in accordance with *Exhibit A*, which is attached hereto and incorporated into this Ordinance for all intents and purposes. *Exhibit A* shall be on file with the City Secretary's Office for reference.

3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. EFFECTIVE DATE

This Ordinance shall be effective immediately after passage.

6. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ AND ADOPTED this, the 11th day of December 2024, by the City Council of the West Lake Hills, Texas.

CITY OF WEST LAKE HILLS:

_____
James Vaughan, Mayor

ATTEST:

_____
Terry Blanchard, TRMC
City Secretary

Uniform Sign Agreement
WESTBANK MARKET

UNIFORM SIGN AND STOREFRONT AGREEMENT

WESTBANK MARKET
3300 BEE CAVE ROAD
Updated and Approved 2024 (*"Proposed"*)

I. EXTERIOR FAÇADE SIGNS – GENERAL CONDITIONS

A. Each tenant in Westbank Market ("Tenant" or "Tenants") shall be required to identify its demised premises by signage. Tenants shall furnish and install all signs at their sole cost and expense. Each Tenant will be allowed one (1) sign. Tenants with their demised premises at a corner or end-cap position in Westbank Market ("Shopping Center") may have two (2) signs, but only if they have two perpendicular sign bands, if approved by the owner of Westbank Market ("Landlord"), and if permitted by the City of West Lake Hills ("City of WLH"). All proposed sign drawings and signs to be installed are subject to Landlord's prior written approval.

B. If a Tenant installs any sign without Landlord's prior written approval, Tenant shall remove such sign within five (5) days from receipt of Landlord's written notice demanding removal. In the event Tenant fails to remove such sign within said 5-day period, Landlord shall automatically be authorized to remove such sign without further notice to Tenant, and Tenant shall immediately reimburse Landlord the amount of expenses incurred in removing such sign.

C. Each Tenant is responsible for its sign conforming to the criteria set forth herein, and the ordinances and codes of the City of WLH. Each Tenant shall be responsible for obtaining all required governmental permits and approvals for its sign prior to the commencement of installation.

D. The advertising of informative content of all exterior signs shall be limited to letters designating the store trade name. The use of a crest, shield, logo or other established incorporate insignia, which may be customarily displayed or associated with the store trade name, shall not be used without the prior written consent of Landlord. In no case shall a crest, shield or logo, if permitted, exceed 18" in height.

E. No exposed ballast boxes, sign cabinets, electrical transformers, or wires shall be permitted. Sign company names or stamps shall be concealed. Internal sign illumination shall **not** be permitted.

Uniform Sign Agreement
WESTBANK MARKET

F. Tenant shall submit for Landlord's review and approval legible, color shop drawings in PDF for Tenant's proposed sign. The drawings must include an elevation view of Tenant's demised premises using digital photography or from an AutoCAD drawing (storefront and sign band) drawn to accurate scale with dimensions of letter height and sign length indicated in detail. The drawings must also indicate sign color and show a cross section of the sign and mounting detail along with appropriate fabrication and electrical detail. The drawings must show (a) complete sign layout at a scale not less than 1-½"=1'; (b) typical cross sections of letters and mounting detail at a scale of 3"=1'; and (c) all dimensions, materials, colors, and other relevant specifications.

G. Any deviations from the criteria set forth herein are subject to prior written approval of Landlord. Landlord has the right to change or waive any provisions set forth herein in a single instance or in multiple instances. Waiver in a single instance shall not necessarily constitute a waiver to any other Tenant or its sign.

H. Note: Written approval of Tenant's proposed sign by Landlord is required first; subsequently, Tenant must submit a Sign Permit Application to the City of WLH, receive written consent from the City of WLH and a permit to install the proposed sign. Tenants requesting a *Consent for Waiver* from the City of WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the City of WLH's Code of Ordinances.

I. Tenant is to provide access from its demised premises to the soffit attic for sign repair, such access to be either through removable ceiling tiles or access door to be approved by Landlord.

II. SIGNS - DESIGN

A. General Requirements:

1. Exterior signs shall be limited to individual metal, back-illuminated letters. All faces of letters shall be metal fabricated with welded and finished seams and shall be painted with an enamel as specified herein.

2. The internal sign framework shall be adequate to support the weight of the sign.

3. The vertical height of all signs shall be a maximum of 18" on one horizontal line of lettering. If necessary to use two horizontal lines of lettering, Tenant's signs shall not exceed 24" in height inclusive of lettering and spacing. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of

WLH.
Note: Consideration may be provided for larger, anchor tenants.

4. The maximum overall length of signs shall not exceed 75% of the storefront width of Tenant's demised premises. In no case shall any sign or portion of any sign extend beyond the lease line of Tenant's demised premises, unless approved in writing by Landlord. Where allotted fascia length is less than the storefront width (for example, at corners or end-caps), the sign shall be no longer than 90% of the allotted space or 75% of the storefront width, whichever is less. The maximum area of the sign is limited to 24 square feet. The method for calculating the area and length of the rectangular "block" is measured from the outside edge of the letters both horizontally and vertically. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of WLH.
Note: Consideration may be provided for larger, anchor tenants.

5. Each Tenant is encouraged to use individualized style of lettering. Any strokes which exceed the height limitations as set forth in sub-paragraph II.A.3. above must be approved in writing by Landlord and the City of WLH.

Sign finishes in all instances shall be as follows: All signs must be made of non-corrosive materials throughout.

Sign Faces and Sides: Signs are encouraged to be colors that reinforce the Tenant's brand identity (i.e., trademarked corporate colors) or that are in the standard colors listed below. Contrast (for example, signs in colors of white or black) is encouraged for greater legibility.

Signs in colors that match the Shopping Center's previous standard colors (as stated below) are permitted but will be re-evaluated at the Tenant's lease renewal.

Previous standard colors for the Shopping Center:
Paint to match Pantone PMS color formula:

- *Green 330C*
- *Rustic Brown 477*
- *Blue 540 C*
- *Red 180 C*

6. Letters to be halo illuminated and mounted 1-½" off the sign band surface.

Letters shall be LED with color temperature of 6500 degrees. No deviation from these colors will be allowed and color intensity shall be indicated on all sign drawings submitted for Landlord review and approval. All building mounted signs are expected to be illuminated for cohesiveness and visibility across the Shopping Center.

7. Signage depth shall be a maximum of 5", not including mounting brackets / spacers of a maximum of 2.5".

8. Signage mounting criteria is as follows:

   a. Attachment methods for pin-mounted signage must be anchored back to the existing mortar joints of the building or, if the signage is attached to a secondary material / panel, the second material / panel must securely anchor back to the mortar joints to provide a suitable and stable substrate for the signage attachment.

   b. All efforts to conceal or screen signage electrical connections must be made as indicated in sign drawing submission details. Under no circumstances will electrical connections be exposed to public view. No mounting brackets from pin mounted signage or secondary signage substrate will be allowed to penetrate the brick surfaces, only the mortar.

9. Removable transformers behind wall are required. All writing, ballasts, lighting and reinforcing shall be in a remote transformer located in the building. No signage should have fastening bolts or exposed fasteners which are visible from bottom, or sides of letter enclosures. Only with written permission of Landlord should transformers be built concealed in letters.

B. Construction:

1. All signs shall be in the form of individual face channel letters, back wall illuminated with LED tubing of colors as specified above. All signs shall fully comply with the City of WLH sign ordinance and Tenant's sign installer shall be licensed and approved by Landlord.

2. Materials of construction:

   a. Metal portions of letters shall be painted with industry standard sign paint, painted or pre-finished with color as specified above (e.g., primed and then painted in 2 coats of automotive quality enamel.

b. Letter faces and enclosures are to be constructed so that seams are not visible and shall either be butt jointed with adhesive or welded and ground smooth before receiving finish coat.

c. LED tubing to be 6500 degrees.

3. All sign supports shall be painted to match brick or existing sign substrate (may be painted brick or other material). Sign support brackets and anchor bolts shall all be galvanized to prevent rusting and rust staining on brick surfaces.

III. SIGNS - MOUNTING

A. All signs are to be connected to Tenant's electrical service, but must be wired to switch on / off concurrently with Landlord's sign / soffit light circuit. This ensures that all Tenant signs will become illuminated at the same time.

B. All signs and connections shall be soundly constructed, securely attached, and be weather tight. All signs should be mounted with good quality.

Workmanship - Landlord reserves the right to be the sole judge of whether quality workmanship has been achieved. Sign mounting must comply with the City of WLH sign ordinance.

C. All fasteners, screws, bolts, etc., used in the fabrication and mounting of Tenant's sign shall be rustproof.

D. Any damage done to any part of the building within which Tenant's demised premises are located during the mounting process or upon removal of Tenant's sign shall be promptly repaired to "like new condition" by Tenant at its sole cost and expense. Repairs shall include, without limitation, patch and fill of existing surfaces before installing new sign.

IV. SECONDARY SIGNS

A. Professionally manufactured blade signs are permitted as a secondary sign (one (1) per Tenant), provided drawings for such signs are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. The mounting location depends on the location within the Shopping Center. If Tenant's demised premises is located under a covered walkway, their blade sign shall be mounted to center of existing ceiling soffit (to existing structure) at minimum of 9' AFF. If Tenant has a freestanding canopy (and is not under a covered walkway), a

blade sign is permitted to be mounted to center of brick pilaster at mortar joints only on either side of the entry door at 9'AFF. Size of blade sign must not exceed 18" long and 9" tall.

B. Professionally manufactured sandwich / easel signs are permitted as a secondary sign (one (1) per Tenant), provided (i) drawings for such signs are prepared and submitted to Landlord for review, (ii) Landlord approves said drawings in writing, (iii) such sandwich / easel signs are located within the boundaries of Tenant's demised premises, but never more than ten feet (10') from the primary storefront entrance door(s) to Tenant's demised premises, and (iv) such sandwich / easel signs are brought and stored inside Tenant's demised premises when Tenant is not open for business to the public or during periods of high winds or inclement weather. Sandwich / easel type signs must be professionally made signs featuring quality construction, only permanent white chalk, and should be simple in design. No color chalk is permitted. Text or graphics must be cleanly designed and executed. Use of a graphic designer / artist is encouraged. Signs should be brought indoors when business is closed. They must not impede pedestrian circulation.

C. Professionally made and installed window vinyl graphic / signage is permitted provided drawings for such signage are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. Such signage must be applied on the interior face of glass and must be white (no colors permitted). Window display signage must be minimal (i.e., less than 10% of the storefront glass of Tenant's demised premises), attractive, and not appear disruptive or cluttered. Such signage must be maintained and updated as necessary. "Open" signs are strictly prohibited.

D. Standard address numerals for postal identification of Tenant's demises premises will be permitted. Numeral height shall be 6". Color to be contrasting (either white or black, as appropriate).

E. Professionally made and installed "Grand Opening" signs in moderation and good taste shall be permitted at the Landlord's discretion and with Landlord's prior written approval. Such signs will be permitted for a period of not more than ten (10) calendar days only commencing after Tenant initially opens its business in the demised premises to the public. Such signs must be located so as not to obstruct access either visually or physically to any other Tenant space or common area. Tenant must obtain written approval prior to erecting any such sign from both Landlord and the City of WLH. No building penetrations are permitted for Grand Opening signs.

F. Mounting of Secondary Signs: In no case are any mounting elements, including bolts, shields, grommets, or brackets to be constructed of any materials that are

not rustproof.

G. Design Approval: All Secondary Signs shall be approved as to design, construction type, and installation by Landlord in its sole discretion; provided, however, any deviations from the standards set forth herein must be approved in writing by the City of WLH.

V. STOREFRONTS

A. Landlord maintains control of storefront colors across the Shopping Center and over time the existing wood storefronts may get replaced with aluminum in a standard color; however, Landlord may allow Tenants to select their own storefront color for the existing wood storefronts to align with their brand for greater visibility. Storefront colors are encouraged to be neutral / natural color tones; however, color approval is at Landlord's sole discretion. Grandfathered storefronts of existing Tenants that match the Shopping Center's previously stated standard colors are acceptable; however, they may be reevaluated at Tenant's lease renewal.

The previous development standard colors are stated below for reference (to match DeVoe paint color formula):

- *Stitchery 2D56C*
- *Congo Red 2D50C*
- *Ambert 2D43C*
- *Reed Green 1D59C*
- *October Storm 1D53C*

In cases of non-wood storefronts, storefront design to be subject to the prior written approval of Landlord and the City of WLH.

B. No murals or other applications to a storefront shall be permitted without the prior written approval of Landlord and the City of W L H . Tenants requesting approval for murals from the City of WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the City of WLH's Code of Ordinances.

C. Regarding a demised premises that is leased, but the Tenant is under-construction:

Tenant shall be permitted to cover the storefront windows with a solid screen and/or coming soon advertisement applied to the interior of the glass of its demised

Uniform Sign Agreement
WESTBANK MARKET

premises, subject to Landlord's written approval prior to installation. The screening must be removed prior to occupancy/opening/operation by Tenant.

D. Regarding a demised premises that is vacant and not leased (until such time that a demised premises is leased and the new tenant commences construction):

Landlord shall be allowed to install professionally manufactured and installed clings applied to the interior of the glass of such demised premises. Such clings shall be similar in theme and quality to the following examples and may include contact information for Landlord's leasing representative:

3300 Bee Cave Rd.

5. Discuss and make recommendation on a Unified Signage Agreement for Westbank Market (Section 32.02.003 of the West Lake Hills Code).

Applicant: Robbie Keithley/Wade McGinnis, Barshop and Oles Company

3300 Bee Cave Rd.

The applicant is proposing a new Unified Sign Agreement to replace the one approved December 12, 2007.

There have been additional amendments for individual tenants over the years.

This update will establish updated standards (number, color, size, lighting) for signs that apply to the entire site.

The site is undergoing a façade update, in which signage is a factor.

3300 Bee Cave Rd.

The USA includes the following sign types with associated standards:

- General – Approved by Landlord and City
  - Wall Sign
- Secondary – Approved by landlord unless deviates from standards within the agreement
  - Blade signs
  - Sandwich/easel
  - Window signs
  - Address
  - Grand Opening
  - Temporary Window Screens

3300 Bee Cave Rd.

Significant changes:

Item	Current Standard	New Standard
Primary sign colors	Green, Rustic Brown, Blue, and Red	Tenant Brand colors, Black, White, and current standards
Lighting	Neon – 6500 K color	LED – 6500 K color
Secondary Signs	No secondary wall signs No sandwich/easel signs Window signs per city code	Blade signs allowed Sandwich/easel signs allowed Window signs allowed (10% of window) allowed
Storefronts	Wood – limited colors	Aluminum – colors that relate to business, or previous colors
Temporary window screening	None allowed.	Full window covering (solid or advertisement) while under remodel/renovation Full window covering for vacant storefront installed by the landlord. Cannot have covering once the storefront is occupied and open for business.

3300 Bee Cave Rd.

Staff recommend approval Ordinance 2024-019 and the Westbank Market Uniform Signage Agreement.

This item was reviewed at the November 20, 2024 ZAPCO meeting. The Commission recommended approval by a vote of 4-0.

Invesco

Westbank Market

Westlake Hills (Austin MSA), TX

Barshop & Oles / Invesco

Westbank Market, West Lake Hills, TX (Austin MSA)

Orange Theory

Current State

Proposed Renderings

Westbank Market, West Lake Hills, TX (Austin MSA)

Randall's

Current State

Proposed Renderings

Westbank Market, West Lake Hills, TX (Austin MSA)

Churchills

Current State

Proposed Renderings

FedEx Greenery

Current State

Proposed Renderings

Westbank Market, West Lake Hills, TX (Austin MSA)

Full Façade View

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	6
Department:	Administration		
Prepared By:	Jennifer Bills	**Cost / Budget:**	See Discussion section below
Exhibits:	Presentations	**Source of Funds:**	2022 Bond Funds / COs

Subject

Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (street and drainage projects).

Recommendation

Receive the report and provide direction as appropriate.

Discussion

The purpose of this item is to provide the City Council with an update regarding both bond project initiatives regarding project scope and development status, schedule and budget and costs.

Prop A authorized $13.2 million and due to land acquisition and cost escalation considerations; City Council authorized an additional $9.5 million in certificates of obligation which closed in September. Following the acceptance of the Design Development Plans, the 100% Site Civil plans have been completed and submitted to the City and others for regulatory review. Generally, since the last update was provided to the City Council on October 23, the following has transpired:

- All utility lines have been installed.
- Most internal wall supports have been installed and internal wall board installation started.
- Most exterior wall sheathing has been installed and waterproofed.
- Most of the concrete pours for the detention pond are complete.
- The installation of the roof is partially complete.
- Rough in of HVAC, plumbing, and electrical started.
- Weekly BIM meetings with the contractor, subcontractors, architect and owner and owner's representative are underway to review and make necessary adjustments for conflicts among project components.

Looking ahead:

- The foundation for the support building will be poured in the next two months.
- The detention pond walls will be completed by the end of the year.
- The project team has selected a vendor to work with and staff will be reviewing and selecting furniture, fixtures, and equipment (FFE) for the building.

Prop B authorized $11.8 million for the completion of various street and drainage improvements. Plans were amended per City Council direction to remove drainage improvements on Laurel Valley and remove the improvements to Terrace Mountain. All other easements required to move forward have been acquired. Since the last update on October 23:

- Bi-weekly meetings between staff, engineering and the contractor are being held to coordinate project mobilization and scheduling.
- Ground restoration along all streets is completed and watered so vegetation will establish.
- Westlake Drive (mill/overlay, micro-mill texture, and striping) have been completed.
- Mill and overlay was completed on Laurel Valley Road and Yaupon Valley Road.
- Mill and overlay was started on Redbud Trail.
- Culverts and headwalls have been installed on Eanes School Road.

Looking ahead:

- The remainder of the mill and overlay for Redbud Trail will be completed in early January, as work has been refocused on mill and overlay for Westlake that is being done as part of the Street Maintenance Program.
- Once all roads are paved, striping and speed hump replacement will be done on Laurel Valley Road, Yaupon Valley Road and Redbud Trail (mid- to late January).
- Eanes School Road will be completed by the end of January.
- The city will host a Community Open House on Thursday, January 9, from 6:00 to 8:00 PM at Westlake High School. The event will cover details of the Camp Craft Road closure, as well as updates on completed and upcoming street maintenance and drainage projects.
- Camp Craft staging will start in mid-January, ahead of the full closure on February 1.

WEST LAKE HILLS MUNICIPAL COMPLEX
PROJECT UPDATE 12/11/2024

SCHEDULE

West Lake Hills - Municipal Complex		331	141	01-Mar-24 A	19-Jun-25	30-Jul-25
Milestones		104	104	23-Jan-25	19-Jun-25	30-Jul-25
A1050	Permanent Power	0	0		23-Jan-25	04-Apr-25
A1060	Conditioned Air	0	0		23-Jan-25	04-Apr-25
A1030	Dry In Complete	0	0		25-Feb-25	04-Apr-25
A2440	Elevator Final Inspection Complete	0	0		16-Apr-25	30-Jun-25
A1170	MEP Final Inspections Complete	0	0		30-Apr-25	30-Jun-25
A2430	Security Final Inspection Complete	0	0		06-May-25	30-Jun-25
A1140	Fire Marshall Inspection Complete/Building TCO	0	0		21-May-25	01-Jul-25
A1150	Substantial Completion	0	0		21-May-25	01-Jul-25
A1160	Final Completion	0	0		19-Jun-25	30-Jul-25

JOB SITE ENTRANCE

SOUTH ELEVATION MAIN ENTRANCE

SOUTH ELEVATION

SOUTH ELEVATION WATERPROOFING

EAST SHEATHING AND FRAMING

EAST ELEVATION

EXTERIOR SHEATHING NORTH ELEVATION

WATERPROOFING NORTH ELEVATION

HVAC ROUGH IN

HVAC ROUGH IN

ROUGH IN

FIRST FLOOR ROOF

FIRST FLOOR ROOF TPO SYSTEM

ROOF WOOD DECKING

DECORATIVE WOOD AT ENTRANCE

DETENTION POND FOOTERS

DETENTION POND WALLS

DETENTION POND WALLS

PROJECT CONTINGENCIES

CTR #	Description	Owner Contingency	Construction Manager's Contingency	SpawGlass Final GMP
	Beginning Balance	**$210,000**	**$571,296**	**$16,902,447**
001	Berdoll Wood Harvesting	$13,525.12		
002	Structural Steel Modifications from 50% CDs		$87,833.00	
003	Site Utility Modification from 50% CDs		$21,116.00	
005	Cost for Additional SWPPP Measures		$9,334.57	
007	Sanitary Elevation Change	VOIDED		
008	Gas Line Upsize and Additional Rebar		$18,624.98	
014	Second floor wall, doors and glass changes. Also, additional bullet resistant doors on first floor	$42,248.67		
015	Storefronts to be properly sealed to stone veneer		$5,014.55	
017	Additional structural redesign work on the detention pond.		$69,335.96	
019	Moisture resistant drywall though out building		$16,085.97	
020	Additional R-value at entire roof		$31,747.54	
025	Credit for deletion of bullet resistant doors 1055 A&B	($19,745.00)		
	Remaining Balance	**$173,971.21**	**$312,203.43**	

WEST LAKE HILLS MUNICIPAL COMPLEX

Agenda Item - Roadway Bond Project Update

West Lake Hills City Council
December 11, 2024

Accomplishments

- Westlake Drive
  - Sleeve installation completed
  - Paving, micro-milling, striping completed
- Yaupon Valley/Laurel Valley Road
  - Grading, restoration, and paving completed
- Eanes School Road
  - Retaining wall and culvert work continues

Current Activities

- Eanes School Road
  - Phased culvert crossing installation to maintain single-lane traffic
  - Final completion by mid-January
- Redbud Trail
  - Finish paving work in early-mid January
  - Striping and speed hump replacement – mid January
- Camp Craft Road
  - Begin work outside of roadway mid-January (under traffic)
  - Road closure February 1 – August 1, 2025

Upcoming Activities

- Public Meeting – Camp Craft Road Construction
  - Date: January 9th, 6:00 – 8:00 pm
  - Location: Westlake High School
  - Open house format
  - Staff present to answer questions

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	7
Department:	Administration		
Prepared By:	Trey Fletcher City Administrator	**Cost / Budget:**	$100,000 (20% match)
Exhibits:	Map and Conceptual Project Budget	**Source of Funds:**	Fund Balance

Subject

Discuss and consider action to approve a letter of funding commitment in support of a Transportation Alternative Set-Aside (TASA) grant application for the City of West Lake Hills Trail Corridor Project along the Eanes Creek corridor and authorize the city administrator to execute the same.

Recommendation

Staff recommend approval.

Discussion

The city of West Lake Hills recently engaged The Goodman Corporation to prepare a grant application on the City's behalf to be submitted to the Capital Area Metropolitan Planning Organization (CAMPO) by December 20. The grant application is in pursuit of funds to ultimately construct a multi-use path along Eanes Creek between Loop 360 and MoPAC if sufficient regional partnerships can be secured. This competitive project solicitation will select projects for federal transportation funding through the Transportation Alternative Set-Aside (TASA) program.

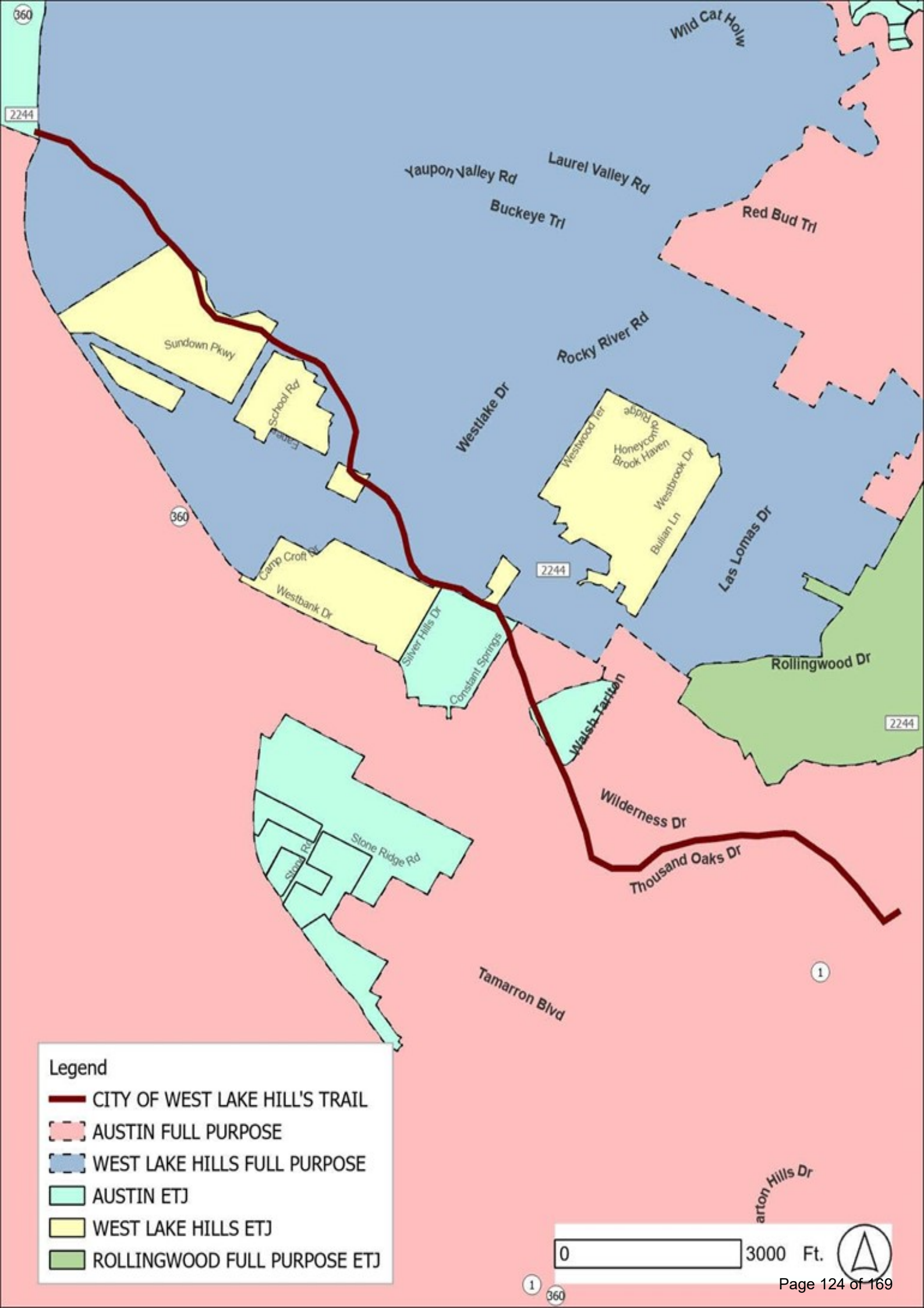
The City of West Lake Hills would serve as the project sponsor for the 2024 CAMPO Call for Projects for the City of West Lake Hills' Trail Corridor Project. This application will provide funding for a feasibility study including community engagement to develop a cohesive plan to improve the mobility of the community via active transportation to walk and bike in the City. The corridor stretches from TX-360 Loop in West Lake Hills to TX-1 Loop (MoPAC) in Austin. The Project will incorporate stakeholder alignment and how best to tie into Austin's trails system just south of TX- 1 Loop (MoPAC).

The total project cost is $500,000. As the project sponsor, the City of West Lake Hills would provide a 20% ($100,000) match for the project and undertake the roles, responsibilities, and acceptance of funds if CAMPO selects the project for the award. Through CAMPO Project Call, the City of West Lake Hills requests 80% ($400,000) of project costs.

The Project will provide the best options for a trail corridor to link the community from TX-360 Loop to TX-1 Loop.

Grant Timeline:

- Grant application due Date: December 20, 2024
- Anticipated Award Announcement: June 2025
- TxDOT NTP Date: October 2025
- Project Start Date: January 2026
- Stakeholder Meeting 1: March 2026
- Draft Alternative Analysis: July 2026
- Stakeholder Meeting 2: August 2026
- Final Report: November 2026
- Project End Date: December 2026
- Closeout: March 2027


Wild Cat Hollw
Yaupon Valley Rd
Laurel Valley Rd
Buckeye Trl
Red Bud Trl
Sundown Pkwy
School Rd
Rocky River Rd
Westlake Dr
Westwood Ter
Ridge
Honeycomb
Brook Haven
Westbrook Dr
Bullian Ln
Las Lomas Dr
Camp Croft Rd
Westbank Dr
Silver Hills Dr
Constant Springs
Walsh-Tarlton
Rollingwood Dr
Wilderness Dr
Thousand Oaks Dr
Stone Ridge Rd
Stroud Rd
Tamarron Blvd
arton Hills Dr
2244
360
1
Legend
CITY OF WEST LAKE HILL'S TRAIL
AUSTIN FULL PURPOSE
WEST LAKE HILLS FULL PURPOSE
AUSTIN ETJ
WEST LAKE HILLS ETJ
ROLLINGWOOD FULL PURPOSE ETJ
0
3000 Ft.

Task #	Task Description	Budget
1	Project Management	$ 20,000.00
2	Existing Conditions and Data Collection	$ 75,000.00
3	Needs Assessment	$ 20,000.00
4	Public Involvement	$ 60,000.00
5	Environmental Survey	$ 30,000.00
6	Project Alternatives Analysis and Concept Development	$ 220,000.00
7	Implementation Strategy	$ 50,000.00
8	Report Documentation	$ 25,000.00
	TOTAL	**$ 500,000.00**

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	8
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	$192,754.25 increase / $8,368,428.88 total
Exhibits:	Presentation	**Source of Funds:**	N/A

Subject

Discussion and consider action to approve Change Order Number 4 for $192,754.25 with M.A. Smith Contracting Company, Inc. and authorize the City Administrator to execute the same.

Recommendation

Staff recommend approving change order number 3 for an increase to the contract of $192,754.25 for a total contract price of $8,368,428.88 authorize the City Administrator to execute.

Discussion

Background:

Prop B authorized $11.8 million for the completion of various street and drainage improvements. Plans were amended per City Council direction to remove drainage improvements on Laurel Valley and remove the improvements to Terrace Mountain.

The project was awarded to Smith Contracting Co. Inc. at the February 14, 2024, City Council meeting for the base amount of $7,934,736.39 (bond) and $8,806.00 (Alternative 1 – Juniper Rd Pavement). The approved contract included timeline requirements for the completion of the Camp Craft and Eanes School Road improvements.

Change Order No. 1

The first change order was approved on July 24, 2024 for design revisions due to field adjustments necessary due to existing conflicts. With the changes, change order 1 reduced the total amount of the contract by $230,533.11. This change order also reflected a change in the project delivery schedule.

Change Order No. 2

The second change order was approved on August 14, 2024 to make pavement material change from crack fill/seal coat to mill and overlay within the project. This increased the contract cost by $316,008.50.

Change Order No. 3

Additional "high friction" micro-milling process was included for specific areas Westlake Drive for additional safety.CO No. 3 also includes additional cost to Eanes Creek Road Crossing and Yaupon/Redbud storm sewer due to design revisions needed due to water line conflicts. This increased the contract cost by $155,140.73.

Change Order No. 4

This change order addresses the utility relocations and redesign necessary for Eanes School Road and Camp Craft Road that have been discussed in previous meetings. This CO also includes a minor redesign of a drainage berm on Redbud Trail, the replacement of damaged speed cushions, and reconciliation of actual quantities of materials used to date. Water District #10 has previously agreed to share 50% of the water line relocation expense. The utility sleeve installation is not part of the bond funding and was previously approved by City Council in the agreement with private property owners that provided funds for the installation. The metal beam guardrail is not part of the bond program, but the replacement of a damaged guard rail on Wildcat Hollow that the contractor was able to repair, which is funded by the General Fund.

Eanes and Camp Craft	$228,675.25
Redbud Tr. Asphalt Berm	$19,852.00
Speed Cushions	$29,700.00
Quantity reconciliation	($131,036.00)
Sleeve Installation	$38,183.00
Metal Beam Guardrail	$7,380.00
Total Change Order #4	$192,754.25

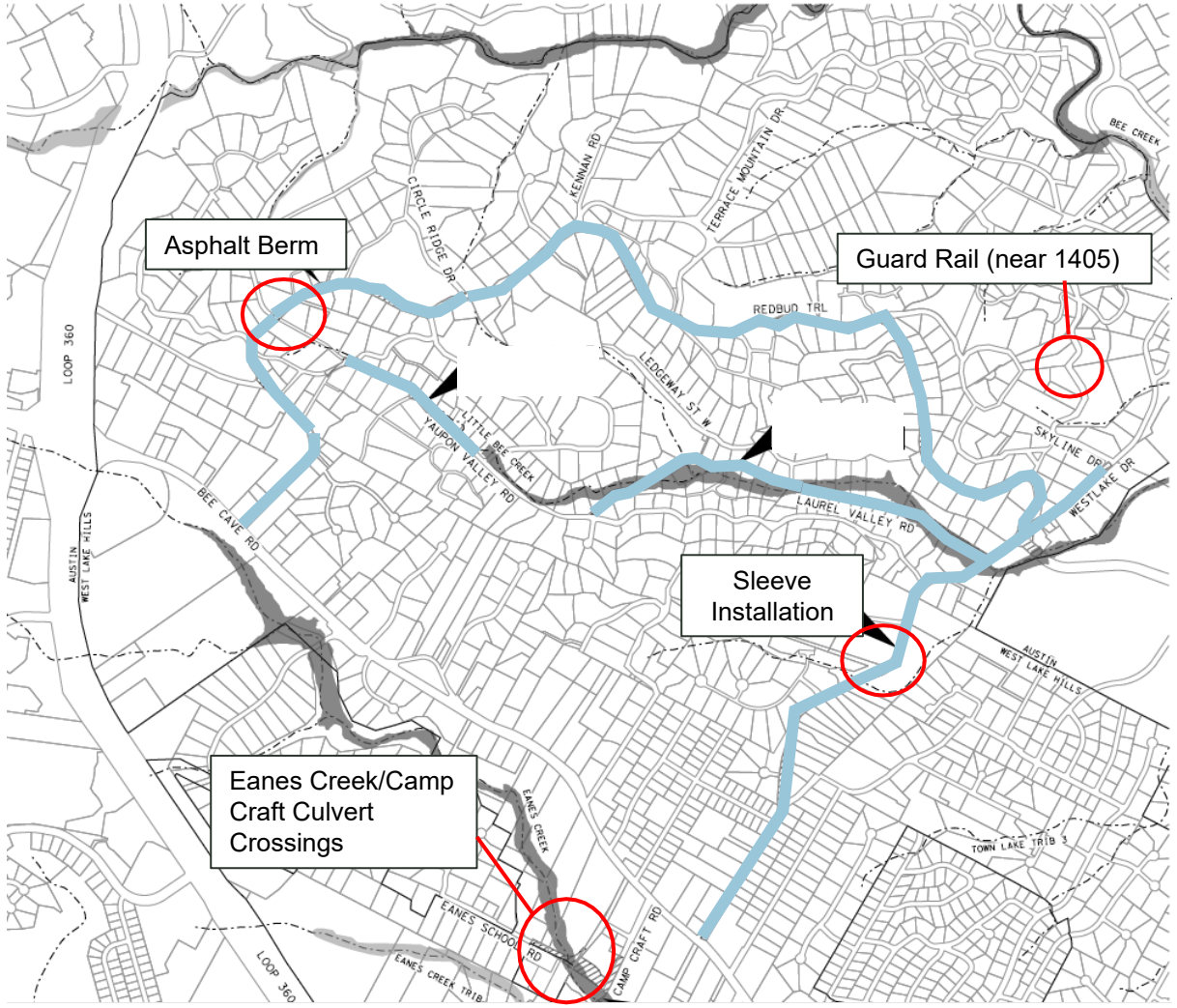
This amount will be covered in part by non-bond funds of $150,504. After Change Order No. 4, the contingency will decrease to $104,302.75.

Agenda Item -
Roadway Bond Project Change Order #4

West Lake Hills City Council
December 11, 2024

Change Order #4

- Relocate waterline and redesign culverts to address conflicts – Eanes and Camp Craft
  - Cost sharing with WD #10
- Asphalt berm to control drainage and minimize tree impacts
- Speed cushion replacements
- Quantity reconciliation – project wide
- Non-bond funded items
  - Westlake Dr sleeve installation – property owner funded
  - Metal beam guard rail at Wildcat Hollow – General Fund



Change Order #4

- Financial Implications

Eanes and Camp Craft	$228,675.25
Redbud Tr. Asphalt Berm	$19,852.00
Speed Cushions	$29,700.00
Quantity reconciliation	($131,036.00)
Sleeve Installation	$38,183.00
Metal Beam Guardrail	$7,380.00
Total Change Order #4	**$192,754.25**

Change Order #4 Funding

Item	Cost	Bond Prop B	City fund	WD #10	Private
Eanes/Camp Craft	$228,675.25	$123,734.25		$104,941.00	
Berm/Speed Cushions	$49,552.00	$49,552.00			
Qty. Reconciliation	(131,036.00)	($131,036.00)			
Sleeve Installation	$38,183.00				$38,183
Guard Rail	$7,380.00		$7,380.00		
Total	$192,754.25	**$42,250.25**	$7,380.00	$104,941.00	$38,183.00

Program Budget Summary

	Current Contract	Change Order #4
Construction Contract	$8,175,675	$8,368,428.88
Non-bond funded items		($150,504)
Engr, R/W, Owners Rep	$2,362,090	$2,362,090
Contingency	$146,553	($42,250.25)
Remaining Contingency		$104,302.75
Total	**$10,684,317**	**$10,684,317**

- Recommended Action
  - City Council consider approval of Change Order #4
  - Net increase in contract amount: $192,754.25

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	9
Department:	Administration		
Prepared By:	Trey Fletcher City Administrator	**Cost / Budget:**	n/a
Exhibits:	none	**Source of Funds:**	n/a

Subject

Discuss and consider action on a position regarding the MoPac South Expressway Plans in response to the Mobility Authority and TxDOT (Texas Department of Transportation) request for public comments.

Recommendation

Discuss and take appropriate action.

Discussion

Improvements are being contemplated for Loop 1 or Mopac Expressway and an environmental study is currently underway. The project is referred to as "MoPac South," and according to the project website, mopacsouth.com, "the facility south of Cesar Chavez Street provides a critical link to downtown Austin and other major highways such as US 290 and Loop 360. With the northern section of roadway consistently ranked as one of Texas' 100 most congested roadways (Texas A&M Transportation Institute, 2023), it attracts nearly 200,000 vehicles per day. Expanding population in the region, as well as residential, retail and commercial development have led to increased traffic congestion.

In 2013, the Mobility Authority and TxDOT initiated an Environmental Study to identify a solution that improves safety and mobility for drivers, transit riders, bicyclists and pedestrians in a manner that promotes environmental stewardship and sustainability.

The Express Lane(s) Alternative has been identified as the Reasonable Build Alternative because it best meets the project's Purpose and Need. The express lane on MoPac from Cesar Chavez Street to Parmer Lane has proven effective. Since opening in 2017, it has reduced travel times, increased use of transit, and created an option for more reliable travel on the north MoPac corridor."

The city of West Lake Hills has been coordinating with the city of Rollingwood to better understand the potential impacts and benefits of the proposed project and concerns have been identified. Among them:

- The proposed improvements may function better for north/south mobility but to the detriment of east/west movements

- Entry point to the northbound MoPac Express Lane is proposed to be removed requiring drivers to use longer routes

An open house was held on November 12 at Austin High School. It was complemented by a virtual open house that is open until December 29, 2024. The official comment period for the Open House begins on Tues., Nov. 12, 2024 and lasts until Sun. Dec. 29, 2024.

Interested parties may keep up with project activities here.

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	10
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

Discuss and consider action on the adoption of policy and process for the approval of traffic calming measures (speed humps, radar speed signs, etc.).

Recommendation

Provide policy direction to staff and/or take action to approve the traffic calming measures.

Discussion

There are various traffic calming methods that can be used on public streets to address various traffic behaviors. In the past, City Council has accepted petition requests from residents, had staff and the city engineer conduct research into the issue, entertain recommendations, and then direct staff to install the appropriate infrastructure. Past installations have included speed cushions/humps and radar speed signs, but can also include signage, striping and narrowing of traffic lanes. The engineering study required to determine recommendations, staff time for research, and the installation or removal of improvements all have cost implications that are part of the consideration. Any expenditures would be directed by City Council.

Staff have created a checklist to provide to residents that would like to make a request to add or remove traffic calming measures on their street (Attachment 1).

Traffic Calming Measures Request

Street and Address Range:

_____

New traffic calming measures, or removal of existing measures (speed hump/cushions, radar speed signs, etc.) for local streets can be submitted for City Council consideration upon request by a majority of residents on a city street. The traffic study and various traffic calming measures can cost a minimum of $35,000 - $50,000, so it is up to City Council instruct staff to budget funds for the study and resulting installations/removal.

☐Submit petition signed by neighbors stating observed issue and the street range for desired traffic calming consideration along with application contact information in MGOConnect online (https://www.mgoconnect.org/cp?JID=253)

☐Request is scheduled for consideration by City Council

☐If approved by City Council, an engineering speed study is commissioned to consider the following:

- Traffic volumes
- Current traffic speeds
- Traffic calming options (additional signage, radar speed signs, lane narrowing, speed humps)

☐Study is provided to the residents to be affected for comment

☐Study and resident comments presented to City Council for determination.

Applicant Name: _____

Signature: _____

Date:_____

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	11
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

Discussion and consider action on policy regarding street edge treatment standards and applications.

Recommendation

Receive presentation and take action, if necessary, to develop appropriate policies for implementing edge treatment standards and applications that extend the life and quality of the city's street infrastructure.

Discussion

The city is currently in process with the voter approved 2021 Road Bond Program for improving drainage and repaving Redbud Trail, Westlake Drive, Yaupon Valley Road, Laurel Valley Road, Eanes School Road and Camp Craft Road.

Also underway is the first year of street improvements as part of the Street Maintenance Sales Tax Program that was approved in 2021.

The design and materials scope for streets within the two programs are specific to the type of street, how it is used and the existing conditions and context. For example, the maintenance program per staff and city engineer recommendation ribbon curbs were proposed on the narrowest streets slated for improvement, including:

- Allegro Ln
- Basin Ledge East
- "upper" Harbor View Dr

The benefits of implementing this type of edge treatment are to extend the life of the pavement by reducing unraveling of the pavement along the edges and resisting erosive forces of surface drainage and providing contrasting material along the edge yielding a margin of safety in otherwise dark areas.

For the Road Bond Program, the streets are primary thoroughfares classified as arterial and collector streets (Chapter 36 Subdivisions - Table 36.2). These streets tend to have around 22-30 feet of pavement width, bar ditches along the sides, and convey larger volumes of traffic. For the Street Maintenance Program, the streets are neighborhood streets classified as minor streets. These streets tend to have 14-20 feet of pavement width, no shoulders/ditches and serve a smaller volume of traffic. The summary of street design standards table in the subdivision code includes references to curb and gutter or without any edge treatment but in many cases throughout the city, many different edge treatment applications exist.

Master Plan and Code of Ordinances

The Master Plan recommends that generally curbs and gutters are not necessary for most streets within the city. However, it does acknowledge that it is necessary in areas where they are already installed or where required for safety or drainage control.

> (3) Collector and Minor Streets: The remaining dedicated streets within the City should be constructed so as to assure safe all-weather access to all residences. The width and surfacing of these collector and minor streets should be consistent with the environmental goals of the Master Plan and in conformance with standards established by the City Council. Curbs and gutters would be unnecessary for this type of street in most sections of the City but might be maintained in those areas where they are already the established pattern or where required for purposes of safety or drainage control.

Chapter 36: Subdivisions has the right-of-way and street width standards for the different types of thoroughfares. The standards include requirements for ROWs and streets with curb and gutter, and those without. The width requirements for the right-of-way is greater for streets without curb and gutter, as the standard cross section includes ditches on both sides of the pavement. The existing ROWs are opposite this requirement, as the streets without curb and gutter have less ROW than those that do.

TABLE 36-2 SUMMARY OF STREET DESIGN STANDARDS					
SUBJECT	**MAJOR THOROUGHFARES**				
	Arterial [Example: Redbud west of Westlake Dr]	**Collector [Example: Yaupon Valley Rd]**	**Minor Streets. Private Streets, & Access Easements [Subdivision Streets]**	**Bee Cave Road (Texas RM 2244)**	**Westlake Drive, Westbank Drive, & Redbud Trail**
1. Right-of-way widths with curb & gutter					
A. Maximum width with curb & gutter (feet)	50	40	34		
B. Minimum width with curb & gutter (feet)			30	120	70[2]

2. Right-of-way width without curb & gutter					
A. Maximum width without curb & gutter (feet)	60	50	46	120	
B. Minimum width without curb & gutter (feet)			42		
3. Pavement width					
A. Maximum (feet)	30	20	18	To be determined	70[2]
B. Minimum (feet)			14		

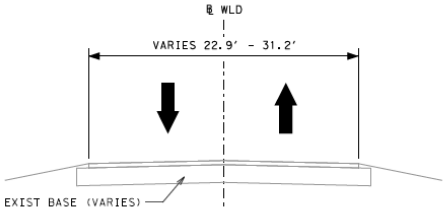
Design Standards – Edge Treatments

The design of the edges of streets has a great impact on both the function of the street and the future sustainability of the pavement. Streets are designed to convey traffic as well as drainage within the right-of-way. There are several types of improvements to consider:

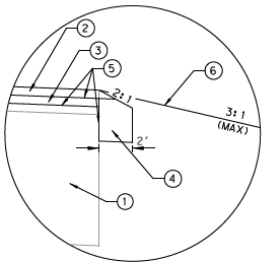
- No edge –the pavement surface is flush or slightly above the adjacent ground
  - Drivers can pull off the road at any point. Water runs along the edge or on top of pavement.

- Tapered edge – the pavement tapers down from the road surface to the adjacent ground

- Provides a smoother transition for car tires that leave the pavement (on purpose or inadvertently)

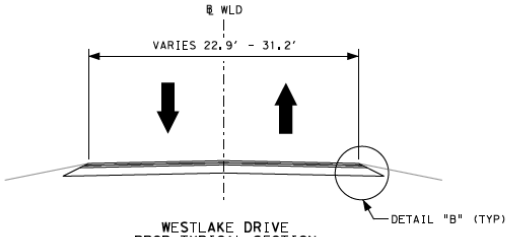


WESTLAKE DRIVE
EXIST TYPICAL SECTION
STA 2+10.00 TO STA 67+81.35

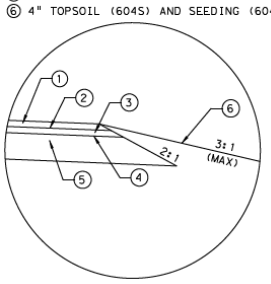


DETAIL "A"
N.T.S.

① EXIST PAVEMENT
② 1.5" HMAC TYPE D (340S)
③ 2" HMAC TYPE D (340S)
④ 4" HMAC TYPE D (340S)
⑤ TACK COAT (307S)
⑥ 4" TOPSOIL (604S) AND SEEDING (604S)



WESTLAKE DRIVE
PROP TYPICAL SECTION
(FULL DEPTH RECONSTRUCTION)
CULVERT LOCATIONS



DETAIL "B"
N.T.S.

① 1.5" HMAC TYPE D (340S)
② TACK COAT (307S)
③ 2" HMAC TYPE D (340S)
④ PRIME COAT (306S)
⑤ 10" FLEXIBLE BASE
⑥ 4" TOPSOIL (604S) AND SEEDING (604S)

- Bar ditch/earthen gutter –an unpaved depression that slopes down into a swale adjacent to the road pavement
    - Water runs in the ditch, away from the pavement.

- Concrete gutter only – a paved depression gutter adjacent to the road pavement
    - Water runs in the gutter, not along the asphalt. Concrete is less prone to erosion over time.

- Ribbon/laydown curb – 18-inch concrete strip that is flush with the pavement and ground.

- Provides stability for the edge of the asphalt when cars drive on the edge or pull off to the side. Water runs along the edge of the concrete rather than the asphalt which reduces edge infiltration of moisture. Provides a visual edge to the road where lighting is limited.

- Curb and gutter – concrete curb that is 4-6” above the surface of the pavement with a concrete gutter

- Channels the water away from the pavement. Does not allow cars to pull into the side of the streets/front yards.

Links to additional Information:

- Proposition B: Roads and Drainage Improvements
- Street Maintenance Sales Tax Program
- Section 36.01.009 General Rules and Regulations - Streets
- Section 36.01009 – Table 36-2 Summary Street Design Standards

Street Edge Treatments

8. Discussion and consider action regarding street edge treatment standards and applications.

Street Edge Treatments

2021 Road Bond Program – Voter approved for drainage and repaving

- Redbud Trail, Westlake Drive, Yaupon Valley Road, Laurel Valley Road, Eanes School Road and Camp Craft Road.
- Arterial and collector streets – typically **22-30** feet of pavement

2021 Street Maintenance Sales Tax Program – Voter approved for 4 years

- Repair and maintenance of local neighborhood streets
- Minor streets – are typically **14-20 feet** of pavement.

Street Edge Treatments

Design and scope are specific to:

- Type of street
- How it is used
- Existing conditions and context

In the Street Maintenance Program, three streets are being improved with "ribbon" curbs.

- Allegro Ln
- Basin Ledge East
- "upper" Harbor View

Master Plan

Types of Streets:

(3) Collector and Minor Streets: The remaining dedicated streets within the City should be constructed so as to assure safe all-weather access to all residences. The width and surfacing of these collector and minor streets should be consistent with the environmental goals of the Master Plan and in conformance with standards established by the City Council. Curbs and gutters would be unnecessary for this type of street in most sections of the City but might be maintained in those areas where they are already the established pattern or where required for purposes of safety or drainage control.

Street Edge Treatments

Subdivision Code Requirements:

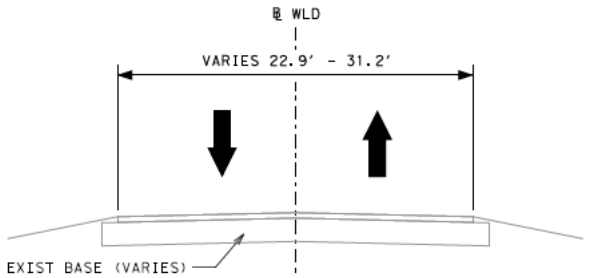
TABLE 36-2 SUMMARY OF STREET DESIGN STANDARDS					
SUBJECT	MAJOR THOROUGHFARES				
	Arterial [Example: Redbud to west of Westlake Dr]	Collector [Example: Yaupon Valley Rd]	Minor Streets. Private Streets, & Access Easements [Subdivision Streets]	Bee Cave Road (Texas RM 2244)	Westlake Drive, Westbank Drive, & Redbud Trail
1. Right-of-way widths with curb & gutter					
A. Maximum width with curb & gutter (feet)	50	40	34		
B. Minimum width with curb & gutter (feet)			30	120	70[2]
2. Right-of-way width without curb & gutter					
A. Maximum width without curb & gutter (feet)	60	50	46	120	
B. Minimum width without curb & gutter (feet)			42		
3. Pavement width					
A. Maximum (feet)	30	20	18	To be determined	70[2]
B. Minimum (feet)			14		

Types of Street Edge Treatments

No edge – pavement is flush or slightly above adjacent ground

Types of Street Edge Treatments

Tapered edge – pavement tapers down from road surface to adjacent ground



WESTLAKE DRIVE
EXIST TYPICAL SECTION
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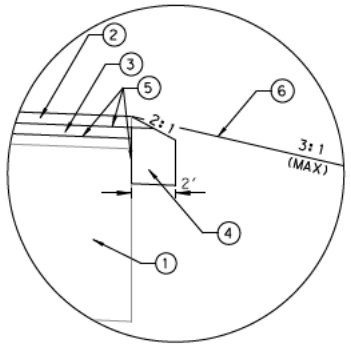

DETAIL "A"
N. T. S.

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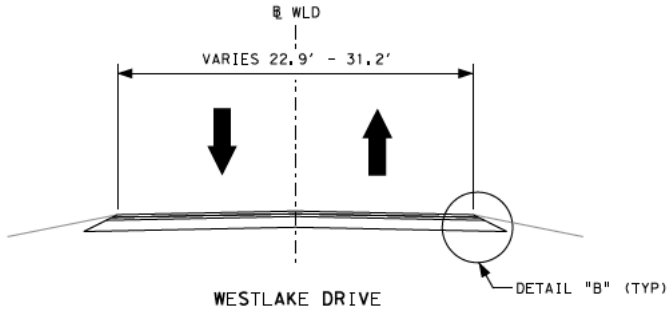

WESTLAKE DRIVE
PROP TYPICAL SECTION
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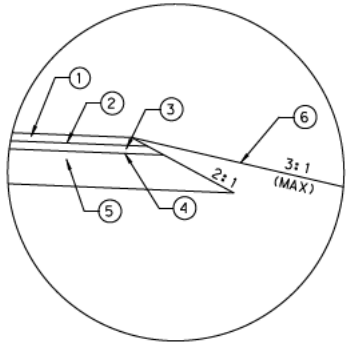
CULVERT LOCATIONS



DETAIL "B"
N. T. S.

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③ 2" HMAC TYPE D (340S)
④ PRIME COAT (306S)
⑤ 10" FLEXIBLE BASE
⑥ 4" TOPSOIL (604S) AND SEEDING (604S)

Types of Street Edge Treatments

Bar ditch/earthen gutter – an unpaved depression that slopes down into a swale adjacent to the road pavement

Types of Street Edge Treatments

Concrete gutter only – a paved depression gutter adjacent to the road pavement

Types of Street Edge Treatments

Ribbon/laydown Curb - 18-inch concrete strip that is flush with the pavement and ground

After ribbon curb

Types of Street Edge Treatments

Before ribbon curb

Types of Street Edge Treatments

- Curb and gutter – concrete curb that is 4-6” above the surface of the pavement with a concrete gutter

Street Edge Treatments

The ZAPCO reviewed the information at their November 20, 2024 meeting and provided the following feedback:

- Asphalt edging deteriorates over time
- Appropriate in the correct context
- Provide a firmer edge that requires less maintenance
- Need to make sure they comply with the drainage manual
- Concern for at grade streets or curbs that create “bandit” driveways
- Should have “buzz strips” for inattentive drivers (referenced Reveille Road)

Street Edge Treatments

Receive presentation and take action if necessary to develop appropriate policies for implementing edge treatment standards and applications that extend the life and quality of the city's street infrastructure.

City *of* West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	December 11, 2024	**Item Number:**	11
Department:	Police		
Prepared By:	Chief Gerdes	**Cost / Budget:**	$0
Exhibits:	Kroger Opioid Settlement	**Source of Funds:**	

Subject

Discuss and consider action approving participation in the new Opioid Settlement with Kroger and authorizing the Mayor to execute and submit the Subdivision Participation Form.

Recommendation

Staff recommends approval.

Discussion

The Attorney General's office notified multiple subdivision regarding a new Opioid Settlement with Kroger. The proposed Settlement requires Kroger to pay $83 million to Texas and its subdivisions to remediate and abate the impacts of the opioid crisis. Subdivisions within Texas are entitled to decide whether they wish to participate in the settlement. Any subdivision that does not participate cannot directly share in any of the settlement funds.

Previously, the City opted to participate in several opioid settlement agreements with various companies through the Texas Attorney General's office. Those distributors were Janssen/J&J, Endo, Teva, Allergan, Walmart, Walgreens, CVS, and Mallinckrodt.

To participate in the Kroger settlement, our City would need to complete the Subdivision Participation Form and submit it to the AG's office before the December 29, 2024 deadline. The City has already signed and adopted the Texas Term Sheet with resolution 2023-03-02, so it is not necessary to sign again.

Upon approval, the completed document will be submitted to the AG's office for participation in the settlement.

Exhibit A

TEXAS SETTLEMENT SUBDIVISION PARTICIPATION AND RELEASE FORM

Political Subdivision:	City of West Lake Hills	Texas
Authorized Official:	Mayor James Vaughan	
Address 1:	911 Westlake Drive	
Address 2:		
City, State, Zip:	West Lake Hills, TX 78746	
Phone:	512-327-3628	
Email:	mayor@westlakehills.gov	

The governmental entity identified above ("Texas Political Subdivision"), in order to obtain and in consideration for the benefits provided to the Texas Political Subdivision pursuant to the Kroger Texas Settlement Agreement and Full Release of All Claims dated October 30, 2024 ("Kroger Texas Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Kroger Texas Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Texas Political Subdivision above is aware of and has reviewed the Kroger Settlement Agreement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Texas Political Subdivision elects to participate in the Kroger Texas Settlement and become a Participating Texas Political Subdivision as provided therein.

2. The Texas Political Subdivision shall immediately cease any and all litigation activities as to the Released Entities and Released Claims and, within 14 days of executing this Participation and Release Form, its counsel shall work with Kroger's counsel to dismiss with prejudice any Released Claims that it has filed.

3. The Texas Political Subdivision agrees to the terms of the Kroger Texas Settlement pertaining to Texas Political Subdivisions as provided therein.

4. By agreeing to the terms of the Kroger Texas Settlement and becoming a Releasor, the Texas Political Subdivision is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date of the Release.

5. The Texas Political Subdivision agrees to use any monies it received through the Kroger Texas Settlement solely for the purposes provided therein.

6. The Texas Political Subdivision submits to the exclusive jurisdiction and authority of the Texas Consolidated Litigation Court as defined in the Kroger Texas Settlement. For the avoidance of doubt, nothing contained in this Participation and Release Form, or the Kroger Texas Settlement, constitutes consent to jurisdiction, express or implied, over the Texas Political Subdivision or its selected counsel to the jurisdiction of any other court (including without limitation MDL 2804, the MDL 2804 Fee Panel, the MDL 2804 Enforcement Committee, or the Court in which any Texas Consent Judgment is filed) for any purpose whatsoever.

7. The Texas Political Subdivision, as a Participating Texas Subdivision, has the right to enforce the Kroger Texas Settlement in the Texas Consolidated Litigation Court as provided therein.

8. The Texas Political Subdivision, as a Participating Texas Subdivision, hereby becomes a Releasor for all purposes in the Kroger Texas Settlement, including but not limited to all provisions of Section V (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Texas Political Subdivision hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entities in any forum whatsoever. The releases provided for in the Kroger Texas Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entity the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Texas Political Subdivision to release claims. The Kroger Texas Settlement shall be a complete bar to any Released Claim.

9. The Texas Political Subdivision hereby takes on all rights and obligations of a Participating Texas Subdivision as set forth in the Kroger Texas Settlement.

10. In connection with the releases provided for in the Kroger Texas Settlement, each Texas Political Subdivision expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Texas Political Subdivision hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Kroger Texas Settlement.

11. The Texas Political Subdivision acknowledges, agrees, and understands that the Maximum Texas Settlement Amount to be paid under the Kroger Texas Settlement for the benefit of the Participating Texas Political Subdivision, is less than or equal to the amount, in the aggregate, of the Alleged Harms allegedly suffered by the governmental entity, constitutes restitution and remediation for damage or harm allegedly caused by Kroger in order to restore, in whole or part, the governmental entity to the same position or condition that it would be in had it not suffered the Alleged Harms; and constitutes restitution and remediation for damage or harm allegedly caused by the potential violation of a law and/or is an amount paid to come into compliance with the law.

12. Nothing herein is intended to modify in any way the terms of the Kroger Texas Settlement Agreement, to which the Texas Political Subdivision hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Kroger Texas Settlement, the Kroger Texas Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Texas Political Subdivision.

Signature: _____
Name: James Vaughan
Title: Mayor, City of West Lake Hills
Date: _____

CITY OF WEST LAKE HILLS, TEXAS

RESOLUTION NO. 2023-03-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE THE TEXAS SUBDIVISION PARTICIPATION FORMS ATTACHED HERETO AS EXHIBIT A IN ACCORDANCE WITH THE PREVIOUSLY ADOPTED TEXAS TERM SHEET; AUTHORIZING THE MAYOR TO EXECUTE ANY FUTURE RELEASE FORMS AS PART OF THE GLOBAL OPIOID SETTLEMENT LED BY THE TEXAS ATTORNEY GENERAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of West Lake Hills, Texas (the "City") obtained information indicating that certain drug companies and their corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (collectively, "Defendants") have engaged in fraudulent and/or reckless marketing and/ordistribution of opioids that have resulted in addictions and overdoses; and

WHEREAS, these actions, conduct and misconduct have resulted in significant financial costs to the City; and

WHEREAS, on May 13, 2020, the State of Texas, through the Office of the Attorney General, and a negotiation group for Texas political subdivisions entered into an Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (hereafter, the "Texas Term Sheet") approving the allocation of any and all opioid settlement funds within the State of Texas (the "Global Opioid Settlement"); and

WHEREAS, on December 8, 2021, the City Council of the City of West Lake Hills (the "City Council") adopted and approved the Texas Term Sheet in its entirety; and

WHEREAS, the City Council now intends to execute those certain Settlement Participation Forms, attached hereto as **Exhibit A** and incorporated herein, adding entities Allergan, CVS, Walgreens, and Walmart as Defendants in the Global Opioid Settlement pursuant to the Texas Term Sheet, and releasing such entities from claims outside of the Global Opioid Settlement; and

WHEREAS, the City intends to authorize the Mayor to execute any further similar forms for the Global Opioid Settlement, with funds distributed according to the Texas Term Sheet.

NOW, THEREFORE, BE IT RESOLVED that we, the City Council of the City of West Lake Hills:

1. Find that there is a substantial need for repayment of opioid-related expenditures and payment to abate opioid-related harms in and about the City; and

2. Authorize the Mayor to complete and submit the necessary Settlement Participation Forms, attached hereto as **Exhibit A**, for settlements with Allergan, CVS, Walgreens, and Walmart, as part of the Global Opioid Settlement conducted by the Texas Attorney General's office, and pursuant to the Texas Term Sheet; and

3. Hereby authorize the Mayor to execute and submit any future related Global Opioid Settlement release forms for further Defendants, and subject to the Texas Term Sheet.

DULY PASSED AND APPROVED by the City Council of the City of West Lake Hills on this the 22nd day of March, 2023.

Linda Anthony, Mayor
City of West Lake Hills

ATTEST:

Terry Blanchard, City Secretary

CITY OF WEST LAKE HILLS CORPORATE SEAL TEXAS

APPROVED AS TO FORM:

Patty Akers, City Attorney

Scott Gerdes

From: Opioids <opioids@oag.texas.gov>
Sent: Thursday, November 14, 2024 4:10 PM
To: Opioids
Subject: RE: NOTICE: KROGER OPIOID SETTLEMENT
Attachments: Kroger Subdivision Participation Form 10.30.24.pdf

Our apologies—the participation form for the Kroger settlement is now attached.

From: Opioids
Sent: Thursday, November 14, 2024 4:06 PM
To: Opioids <opioids@oag.texas.gov>
Subject: NOTICE: KROGER OPIOID SETTLEMENT
Importance: High

TO LOCAL POLITICAL SUBDIVISIONS:
IMPORTANT INFORMATION ABOUT NEW OPIOID SETTLEMENT WITH KROGER.
SUBDIVISIONS MUST SUBMIT SIGNED DOCUMENTATION TO PARTICIPATE.
THE DEADLINE FOR PARTICIPATION IS DECEMBER 29, 2024.

This letter is part of the formal notice required by the Settlement.

If your subdivision is represented by an attorney with respect to opioid claims, please immediately contact them.

Please note that this settlement is a NEW opioid settlement; your subdivision may have previously submitted documents for the Distributors, Janssen/J&J, Endo, Teva, Allergan, Walmart, Walgreens, CVS, and Mallinckrodt settlements.

To participate in the Kroger settlement, you will need to submit new documentation.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

You are receiving this letter because Texas settled with Kroger, and your subdivision may participate in this Settlement. This notice is being sent directly to subdivisions who are not litigating against Kroger. If you are represented by an attorney with respect to opioid claims, please immediately contact them. Please note that there is no need for subdivisions to be represented by an attorney or to have filed a lawsuit to participate in the Settlement.

Your subdivision may have already signed on to other opioid settlements and adopted the Texas Term Sheet. **If so, do not disregard this notice. This is a new settlement with Kroger.** If you have already signed on to the Kroger Settlement, you may disregard this notice.

HOW DO YOU PARTICIPATE IN THE SETTLEMENTS?

All required documentation must be executed and submitted to the email address: opioids@oag.texas.gov. Your subdivision will need to submit the **Subdivision Participation Form** for the Kroger settlement to opioids@oag.texas.gov. Please also be sure to include in the Form the identity and email address of the individual who is authorized to sign formal and binding documents on behalf of your subdivision.

SETTLEMENT OVERVIEW

The proposed Settlement requires Kroger to pay $83 million (the "Settlement Amount") to Texas and its political subdivisions. Of the Settlement Amount, the vast majority is earmarked for use by Texas and its subdivisions to remediate and abate the impacts of the opioid crisis. The Settlement also contains injunctive relief provisions governing the opioid marketing as well as the sale and dispensing practices at the heart of the opioid claims in the lawsuits.

The subdivisions within Texas are entitled to decide whether they wish to participate in the settlement. Any subdivision that does not participate cannot directly share in any of the settlement funds.

WHERE CAN YOU FIND MORE INFORMATION?

This email is intended to provide a brief overview of the Settlement. Detailed information about the Settlement may be found at the website set up by Office of the Attorney General of Texas: https://www.texasattorneygeneral.gov/globalopioidsettlement.

WHY YOU SHOULD PARTICIPATE

Texas and the Litigating Political Subdivisions in Texas support of this settlement.

Subdivision participation is strongly encouraged, for the following reasons:

First, the amounts to be paid under the Settlement, while insufficient to abate the epidemic fully, will contribute to allowing Texas and its local governments to commence with meaningful change designed to curb opioid addiction, overdose, and death, following on the Distributors and Johnson & Johnson/Janssen settlements from 2021, the Teva and Endo settlements from 2022, the Mallinckrodt bankruptcy settlement in 2023, and the Allergan, CVS, Walmart, and Walgreens settlements from 2023;

Second, time is of the essence. The opioid epidemic continues to devastate communities around the country, and it is critical that the funds begin to flow to allow governments to address the epidemic in their communities ***as soon as possible***; and

Third, you know first-hand the effects of the opioid epidemic on your community. Funds from this settlement will be used to commence abatement of the crisis and provide relief to your citizens while litigation and settlement discussions proceed against numerous other defendants in the opioid industry.

HOW WILL SETTLEMENT FUNDS BE ALLOCATED IN TEXAS?

The Texas Term Sheet, which sets the allocation between subdivisions and the State, can be found on the Texas Attorney General's website. Any questions concerning the status or terms of the Texas Term Sheet and allocations in Texas can be directed to the Texas Attorney General's Office.

You may be contacted by the Texas Attorney General's Office with additional information regarding the allocation of settlement funds in Texas. Subdivisions with representation can expect information from their attorneys. We encourage you to review all materials and to follow up with any questions. The terms of these settlements are complex, and we want to be sure you have all the information you need to make your decision.

As with the other opioid settlements, the Texas Comptroller of Public Accounts and the Texas Opioid Council will disburse funds to participating political subdivisions in Texas.

NEXT STEPS

This settlement requires that you take affirmative steps to 'opt in' to the settlement. If you do not act, you will not receive any settlement funds.

First, have your authorizing person(s) or body begin to review the materials on the website concerning the settlement agreement terms and the Texas Term Sheet. Develop a list of questions for your counsel or the Texas Attorney General's Office. Your subdivision will need to begin the process of deciding whether to participate in the proposed settlement, and subdivisions are encouraged to work through this process well before the **December 29, 2024,** deadline. Again, the Texas Attorney General's Office, your counsel, and other contacts within the state are available to discuss the specifics of the settlements within your state and we encourage you to discuss the terms and benefits of the settlements with them.

Second, should you decide to proceed with participating, your subdivision will need to submit your signed Subdivision Participation Form to opioids@oag.texas.gov.

NOTE: If your subdivision has not already done so, your subdivision will need to adopt the Texas Term Sheet and its intrastate allocation schedule. If your subdivision has previously signed on to the Distributors, J&J/Janssen, Endo, Teva, Allergan, CVS, Walmart, and Walgreens settlements, you will have already adopted the Texas Term Sheet. There is no need to readopt the Texas Term Sheet. If you have NOT adopted the Texas Term Sheet, please contact opioids@oag.texas.gov.

We urge you to view the Texas Attorney General's website at your earliest convenience. Information and documents regarding the settlement can be found on the settlement website at: https://www.texasattorneygeneral.gov/globalopioidsettlement

Questions regarding the opioid settlements can be directed to: opioids@oag.texas.gov.

FREQUENTLY ASKED QUESTIONS

1. **My subdivision already signed up for opioid settlements, is that good enough for these new settlements?**

No, you will need to submit a new **Subdivision Participation Form** for the Kroger Settlement; opting into the other settlements does not sign you up for this one.

2. **Does my subdivision need to pass a resolution to sign up for this settlement?**

This depends on the specifics of what your county or city is required to do to release legal claims. If your city manager, for example, is authorized to generally enter into opioid settlements, you may not need a resolution. Consult your legal counsel for advice.

If your subdivision has already adopted the Texas Term Sheet to sign on to a previous opioid settlement, you do NOT need to adopt an additional resolution to readopt the Texas Term Sheet.

3. **When will my subdivision receive funds from this settlement and/or the other settlements?**

Funds for the Distributors, J&J/Janssen, Endo, Teva, Allergan, CVS, Walmart, and Walgreens, and Mallinckrodt settlements have been paid to the Texas Comptroller of Public Accounts and the Texas Opioid Council, and those funds continue to be distributed to participating subdivisions.

4. **How much will my subdivision receive from the Kroger Settlement?**

If you have questions about your subdivision's individual allocation amount, please contact opioids@oag.texas.gov.

5. **What are all the different Texas opioid settlements?**

Here is a summary of all the opioid settlements between Texas and its political subdivisions and the various manufacturers, distributors, and retail pharmacies:

Date Announced	Company	Amount
February 2021	McKinsey	$38.4 million
July 2021	AmerisourceBergan, Cardinal Health, and McKesson	$1.271 billion
July 2021	Janssen	$296.9 million
December 2021	Endo	$63 million
February 2021	Teva	$150 million plus $75 million in product plus $57 million from MFN
June 2021	Mallinckrodt	$26.6 million
December 2022	Allergan	$135.7 million
December 2022	Walmart	$170 million
December 2022	CVS	$300.3 million
December 2022	Walgreens	$326.6 million
February 2024	Publicis	$21.5 million
October 2024	Kroger	$83 million
Total	**13 companies**	**$3.016 billion**