



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, January 15, 2025 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 15th day of January 2025 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

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 on to planner@westlakehills.gov by 1:00 P.M. on January 15, 2025

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the November 20, 2024 Zoning and Planning Commission meeting minutes
 - b. Approval of the January 13, 2025 Zoning and Planning Commission Workshop Minutes
 - c. Report of previous ZAPCO cases acted upon by the BOA/Council
4. Land Use **1405 Wildcat Hollow/1508 Westlake Dr.** - Consider action to make a

recommendation for the Replat of Lot 1, K & J P Subdivision, Lot 1 and all of a called 1.544 acre tract of land situated in the Wilson Sparks Survey, Abstract No. 21 (Section 36.01.018 of the West Lake Hills Code).

Applicant: Matt Boelsche, Dick Clark & Associates

5. Public Hearing 704 Rocky River Rd. – Discuss and make a recommendation on a variance to allow for the removal four trees: Tree Number 146 – a 14.5-inch oak, Tree Number 197 – a 16-inch elm, Tree Number 201 – a 17-inch oak, Tree Number 224 – a 14.5-inch elm, 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: Nina Falgout Sterrett, Arterberry Cooke Architecture

6. Public Hearing 9 Las Brisas Dr. - Discuss and make a recommendation on a variance for an up to 7-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Erin Armstrong, Property Owner

7. Public Hearing 414 Brady Ln. - Discuss and make a recommendation on a variance for a 10-foot encroachment into the 20-foot front-yard fence setback for a fence installed without a permit (Section 22.03.173 of the West Lake Hills Code).

Applicant: Paul Zubeldia, Nalle Custom Home

8. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the January 15, 2025 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on January 15, 2025 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Joel Sherrouse, Development Coordinator

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

All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

City of West Lake Hills

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. Approval of the 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 recommendation 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. **Chair Meisel:** Was there a pool in the old application?
 1. **Director Bills:** No, but the new pool is not related to this tree.

- iv. **Commissioner Webber:** Do applicants have to show where the replacement trees will be planted?
 - 1. **Director Bills:** Yes. Additionally, staff may explore future code amendments 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

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 a “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 _____, 2025.



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	January 15, 2025	Item Number:	3c
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	N/A	Source of Funds:	N/A

Subject

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

Discussion

Since the October 16, 2024 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

- a. **1625 Westlake** – Side setback encroachment for expansion of existing nonconforming structure
 1. Variance approved
- b. **804 Canyon Creek** – Side setback encroachment for installation of a septic tank
 1. Variance approved

City Council

- a. **402 Camp Craft** – Removal of a 27" crepe myrtle
 - a. Variance Approved
- b. **3300 Bee Cave** – Uniform Signage Agreement for Westbank Market
 - a. Uniform Signage Agreement approved
- c. **804 Canyon Creek** - 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
 - a. Replat Approved
- d. **Administration:** 2025 ZAPCO meeting schedule and submission calendars for Special Use, Zoning, Variance, and Subdivision cases
 - a. Schedule and calendars approved



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	January 15, 2025	Item Number:	4
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1405 Wildcat Hollow/1508 Westlake Dr.: Consider action to make a recommendation for the Replat of Lot 1, K & J P Subdivision, Lot 1 and all of a called 1.544 acre tract of land situated in the Wilson Sparks Survey, Abstract No. 21 (Section 36.01.018 of the West Lake Hills Code).

Applicant: Matt Boelsche, Dick Clark & Associates

Recommendation

Staff recommends denial with conditions of the proposed plat (Exhibit A) for the following basis listed in Exhibit B.

The applicant will correct the items prior to City Council review and approval. ZAPCO's recommendation for this item will be forwarded with the resubmittal.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Jaff Ventures (1405 Wildcat Hollow), 1508 Westlake LLC (1508 Westlake Dr.)

Legal Description: Lot 1, K & J P Subdivision, Lot 1 and all of a called 1.544 acre tract of land situated in the Wilson Sparks Survey, Abstract No. 21

Lot Size: 3.4019 acres

Zoning: R-1, One-Family Residential

Wastewater: On-site Sewage Facility (OSSF)(1405 Wildcat Hollow) Public City Sewer (1508 Westlake Dr.)

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

Background & Analysis:

The applicant is proposing to replat Lot 1 of the K&JP Subdivision, along with 1.544 acres of the Wilson Sparks Survey. Lot 1 in the existing plat (Attachment 2) is 1.831 acres. The applicant is proposing to take 0.544 acres from the surveyed tract for 1508 and increase the size of Lot 1 to 2.4019 acres. 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. Lot 1 has 323.9 feet of frontage along Wildcat Hollow and an average depth of 362 feet. Lot 2 has 119.98 feet of frontage along Westlake Drive and

an average depth of 257 feet. Lot must provide on-site sewage facility . One of the outstanding items includes the exhibit that shows a preliminary and alternative location for OSSF on a topographic survey (Plat Item 23). Lot 2 along Westlake Drive has reserved a sewer connection on the city sewer. A site plan has been submitted and is awaiting additional documents to enter full review.

Attachments:

Exhibit A – Proposed Plat

Exhibit B – Denial Conditions

Attachment 1 – Project Description Letter

Attachment 2 – K & J P Subdivision

Attachment 3 – Water Service Availability

Attachment 4 – Fire Service Availability

Attachment 5 – Drainage Plans

Attachment 6 – Drainage Engineering Report

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.

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.

Condition of approval is the addition of the reference to the previous plat for K & J P Subdivision and pending acknowledgement of other covenants or restrictions (Exhibit B)

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

For the reasons stated in the within this report, once the conditions are met the plat will meet requirements of Chapter 36.

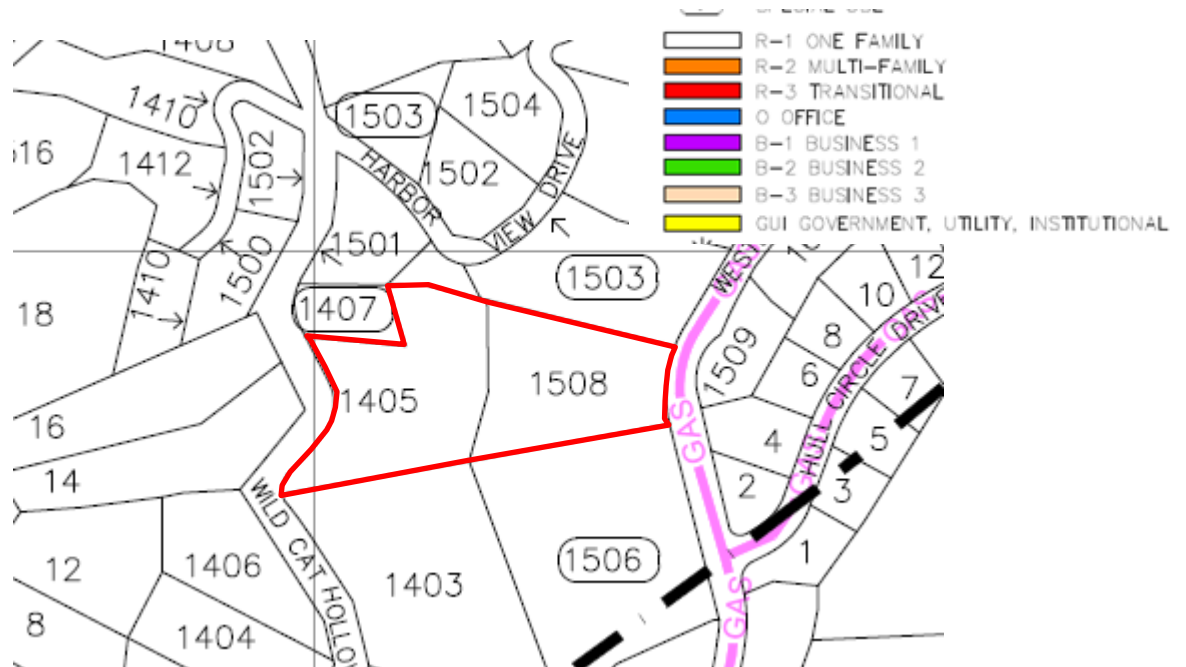
Comprehensive Planning Analysis

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

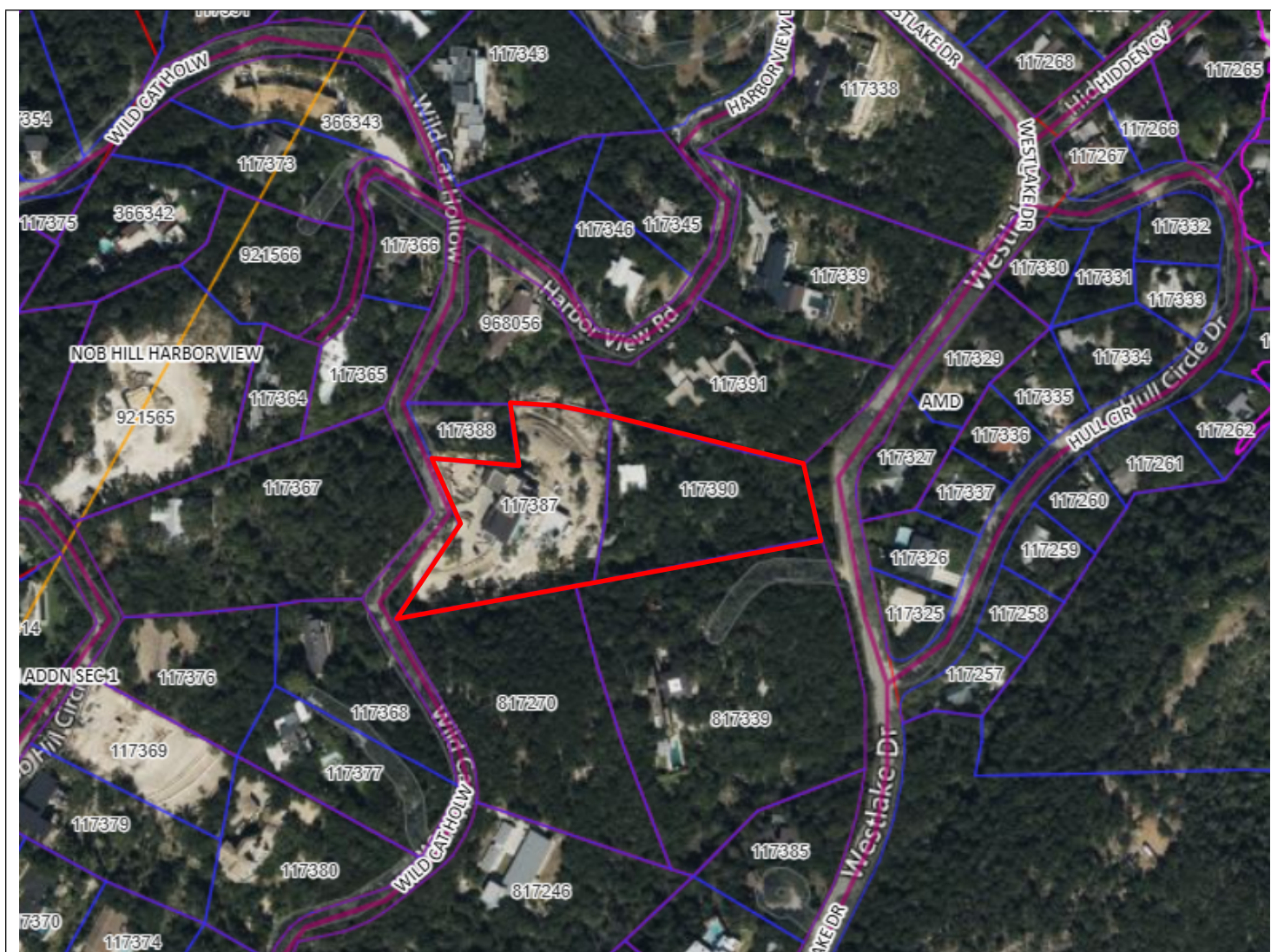
Links to Relevant Code:

- [Section 36.01.004 \(f\) Vacation of Plan or Plat, recording replat or resubdivision without vacation.](#)
- [Section 36.01.006: Preliminary and final plat filing procedure.](#)
- [Texas Local Government Code Chapter 212](#)

Zoning:



Aerial:





December 13, 2024

Ms. Jennifer C. Bills
City of Westlake Hills
Building & Development Services

RE: Subdivision Narrative

1405 Wild Cat Hollow & 1508 Westlake Dr Subdivision

Dear Ms. Bills,

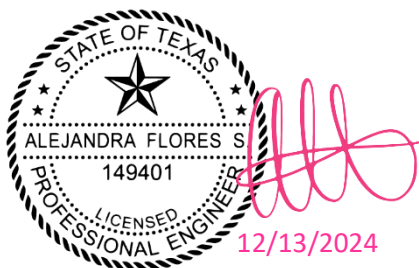
The subject subdivision is comprised of two parcels and is located at 1405 Wild Cat Hollow (Tract 1) and 1508 Westlake Hills Drive (Tract 2); located entirely within the limits of the City of West Lake Hills, in Travis County, Texas. The subject site is being re-subdivided to remain two lots, but to transfer site area from Tract 2 to Tract 1. Both lots are zoned residential, R-1.

The site is not within the FEMA floodplain per FEMA map no. 48453C0445K. The site not located within the Edwards Aquifer Contributing zone or the Recharge Zone.

No construction is proposed as part of this subdivision, and no variances are being requested.

If you have any questions, please do not hesitate to contact me at 830-513-9451.

Sincerely,



Alejandra Flores S., PE
Principal
Milian Engineering

STATE OF TEXAS)
COUNTY OF TRAVIS)

WHEREAS LESLIE W. PITTMAN AND SANDY K. PITTMAN, THE OWNERS OF ALL OF THAT CERTAIN 1.891 ACRE TRACT OF LAND OUT OF AND A PART OF THE WILKINSON SPARKS SURVEY, SITUATED IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY DEED OF RECORD IN VOLUME 10732, PAGE 1058 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE K & J P SUBDIVISION, OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 1.891 ACRES OF LAND TO BE KNOWN AS THE K & J P SUBDIVISION 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 15 DAY OF April, 1993.

LESLIE W. PITTMAN, RECORD OWNER
1800 HOLLY HILL DRIVE
AUSTIN, TEXAS 78746

STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESLIE W. PITTMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF April, 1993.

Nancy Parr
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES
MARCH 19, 1996

WITNESS MY HAND THIS 15 DAY OF April, 1993.

Sandy K. Pittman
SANDY K. PITTMAN, RECORD OWNER
1800 HOLLY HILL DRIVE
AUSTIN, TEXAS 78746

STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDY K. PITTMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF April, 1993.

Nancy Parr
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES
MARCH 19, 1996

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.

Cliff Drummond
CLIFF DRUMMOND
PRESIDENT OF THE BOARD WCID NO. 10
DATE 22 Jun 93

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

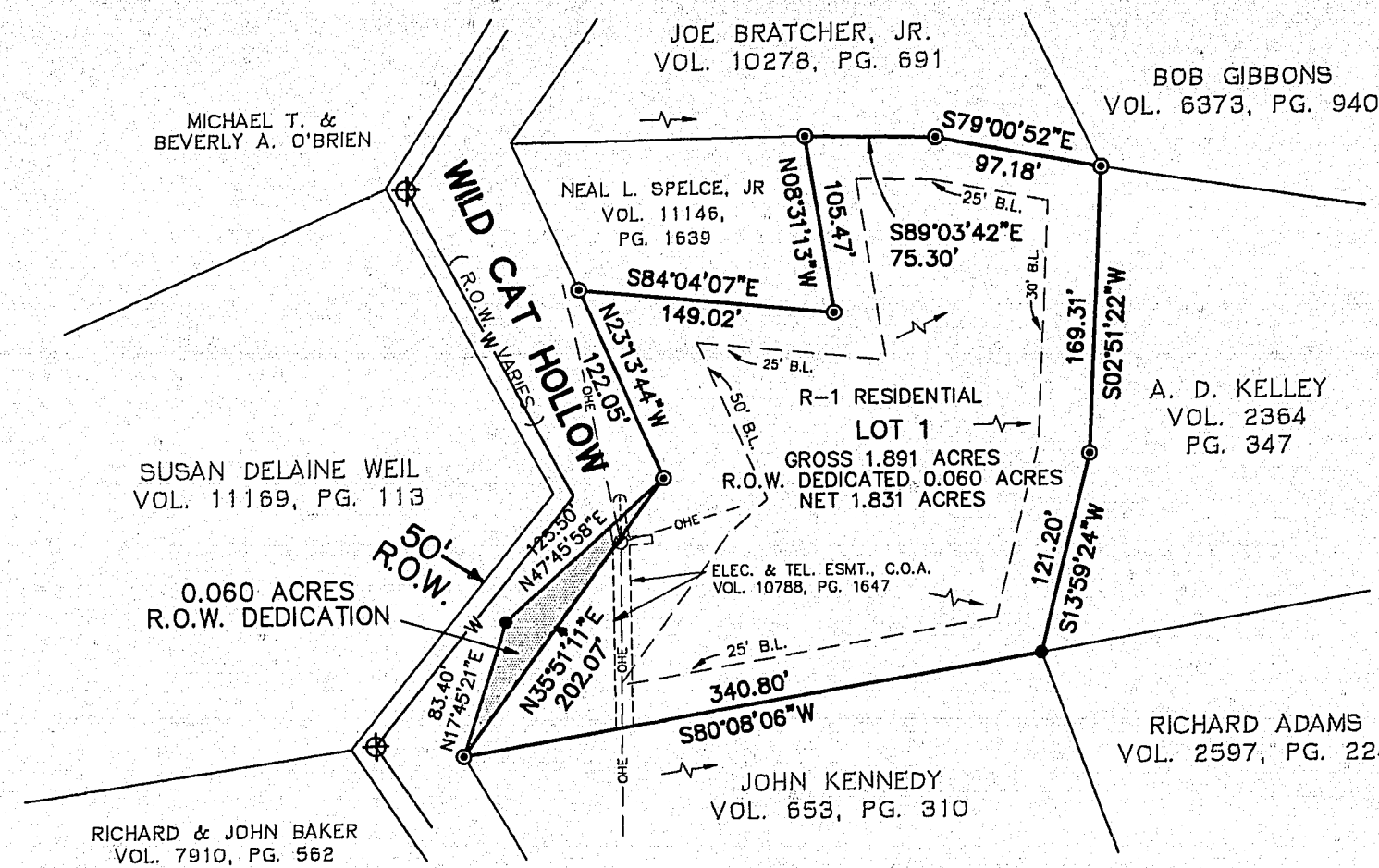
Richard Dan Sims
RICHARD DAN SIMS
CITY INSPECTOR/PLANNER
CITY OF WEST LAKE HILLS, TEXAS
DATE 5-27-93

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

DATED THIS 19th DAY OF MAY, 1993.
Richard W. Smith
RICHARD W. SMITH, CLERK

K & J P SUBDIVISION

LOT 1 1.831 ACRES
DEDICATED R.O.W. 0.060
TOTAL 1.891 ACRES



NOTES:

- SEPTIC SYSTEMS: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SANITATION ORDINANCE 108, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED ON ANY LOT UNTIL THE CITY OF WEST LAKE HILLS ISSUES A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY 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 THE CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN SANITATION ORDINANCE 108 AS AMENDED.
- SITE CLEARANCE, SITE DISTURBANCE AND IMPERVIOUS COVER NOTE: 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.
- 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. IF SAID PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEST LAKE HILLS, TEXAS, ALL STREETS, ROADS, PUBLIC THOROUGHFARES AND OTHER REQUIRED IMPROVEMENTS SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, AND NEITHER THE CITY OF WEST LAKE HILLS, TEXAS NOR THE COURT ASSUMES ANY RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. MOREOVER, THE ACCEPTANCE BY TRAVIS COUNTY FOR MAINTENANCE OF THE STREETS AND ROADS IN THIS SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION; HOWEVER, THE ERECTION OF TRAFFIC-CONTROL SIGNS, SUCH AS "SPEED LIMIT", "STOP" AND "YIELD" SIGNS, SHALL REMAIN THE RESPONSIBILITY OF TRAVIS COUNTY. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS, AND IN ADDITION, BY TRAVIS COUNTY.
- THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

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

DATED THIS 26 DAY OF May, 1993.

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

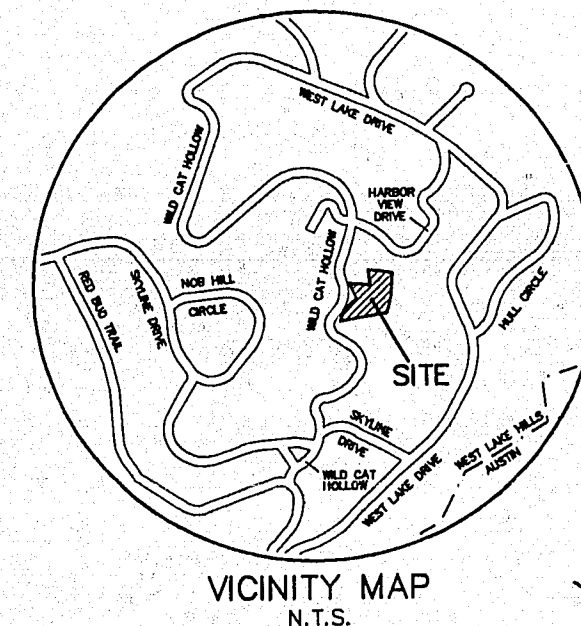
ATTEST:

Linda Winn
LINDA WINN, CITY SECRETARY

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE
- ⊕ FIRE HYDRANT
- ⊙ POWER POLE
- ⊖ DOWN GUY
- OVERHEAD ELEC. LINE
- > DRAINAGE ARROW

0 50 100 150 200
1"=100'



VICINITY MAP
N.T.S.

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF July, 1993, A.D. AT 11:00 O'CLOCK A.M. IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN PLAT BOOK 389 PAGES 389.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS, THIS DAY OF July, 1993, A.D.

DANA DEBEAUVOIR
CLERK OF THE COUNTY COURT
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS)
COUNTY OF TRAVIS)

FILED FOR RECORD AT July 11:00 O'CLOCK A.M. ON THE 2nd DAY OF July, 1993, A.D.

DANA DEBEAUVOIR
CLERK OF THE COUNTY COURT
TRAVIS COUNTY, TEXAS

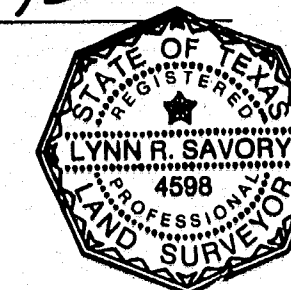
DEPUTY

FLOOD PLAIN NOTE: NO PART OF THIS TRACT IS WITHIN THE 100 YEAR PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON COMMUNITY PANEL NO. 481030-0005B, DATED AUGUST 1, 1984, FOR THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS.

Gregory S. Strmiska
GREGORY S. STRMISKA, P.E.
TEXAS REGISTRATION NO. 64412
BURY & PITTMAN, INC.
3345 BEE CAVES ROAD
AUSTIN, TEXAS 78746
DATE 4-16-93

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.

Lynn R. Savory
LYNN R. SAVORY, R.P.L.S.
TEXAS NO. 4598
BURY & PITTMAN, INC.
3345 BEE CAVES ROAD
AUSTIN, TEXAS 78746
DATE 4/15/93



Vol. 91 Page 389
PLAT RECORD, TRAVIS COUNTY, TEXAS

00009319856
HSE FILE CODE



Travis County WC&ID NO. 10

5324 Bee Cave Road Austin, TX 78746

Office (512) 327-22

Fax (512) 327-62

CustomerService@WaterDistrict10.c

www.WaterDistrict10.c

December 2, 2024

Alejandra Flores
Milian Consulting and Engineering
alejandra@milianengineering.com
830-513-9451

Dear Ms. Arguello:

The District is in receipt of your request for water service availability verification for the following property description:

LOT 1 K & J P SUBD
Travis County Appraisal District, Property ID 117387

The District office at this time can confirm that the above referenced parcel is within District boundaries and is eligible for water service.

Additional Notes:

Prior to receiving water service approval from the Water District, you will be required to:

- Grant all necessary easements
- Submit plans for review and approval

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer. All new homes must be protected by a fire suppression system approved by ESD 9. Plumbing inspections are required.

Sincerely,

Carla A. Orts
General Manager
Travis County WC&ID#10



Travis County WC&ID NO. 10

5324 Bee Cave Road Austin, TX 78746

Office (512) 327-22

Fax (512) 327-62

CustomerService@WaterDistrict10.o

www.WaterDistrict10.c

December 2, 2024

Alejandra Flores
Milian Consulting and Engineering
alejandra@milianengineering.com
830-513-9451

Dear Ms. Arguello:

The District is in receipt of your request for water service availability verification for the following property description:

ABS 21 SUR 1 SPARKS W ACR 1.544
Travis County Appraisal District, Property ID 117390

The District office at this time can confirm that the above referenced parcel is within District boundaries and is eligible for water service.

Additional Notes:

Prior to receiving water service approval from the Water District, you will be required to:

- Grant all necessary easements
- Submit plans for review and approval

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer. All new homes must be protected by a fire suppression system approved by ESD 9. Plumbing inspections are required.

Sincerely,

Carla A. Orts
General Manager
Travis County WC&ID#10



EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9
1301 S. Capital of Texas Highway, Suite B-123
West Lake Hills, TX 78746

Headquarters 512-539-3400
Facsimile 512-327-2780
P. O. Box 162170 Austin, TX 78716-2170

www.WestlakeFD.org

December 13th, 2024

Alejandra Flores, P.E.
alejandra@milianengineering.com
830-513-9451

Re: Replat of Wildcat Subdivision (1405 Wild Cat Hollow and 1508 Westlake Drive)

Dear Alejandra Flores,

I have reviewed the proposed plat changes you submitted to our office that impact the properties at 1405 Wild Cat Hollow and 1508 Westlake Drive.

Based on the information you provided, it is our understanding that the proposed plat changes are intended to increase the site area of 1405 Wild Cat Hollow and reduce the site area for 1508 Westlake Drive. It is also our understanding that any future development on the lots will be designed and submitted for review and approval and will comply with all applicable codes and standards including the following items:

- FIRE FLOW - The fire hydrant water supply shall meet the minimum standards of the jurisdiction as referenced in the 2015 International Fire Code, Appendix B.
 - A 50% reduction in required fire flow is granted when (NFPA 13D) residential fire sprinklers are installed throughout residential structures.

Please Note: This letter does not constitute a formal site development or building plan review and/or approval. Upon completion of such a review, plan review comments will be issued indicating the status of compliance with adopted codes and standards.

Based on the review of the proposed plat changes and an understanding that compliance with the fire code and the items noted above will be addressed during the site development and building plan review phase, **I recommend the approval of the proposed plat changes by the City of West Lake Hills.**

We look forward to working with you and your staff on the proposed project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

District Chief Chris Gill
Fire Marshal
Emergency Prevention Division
Travis County Emergency Services Districts No. 9

SUBDIVISION DRAINAGE MAPS
FOR
1405 WILD CAT HOLLOW & 1058 WESTLAKE DR
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS 78746

OWNER

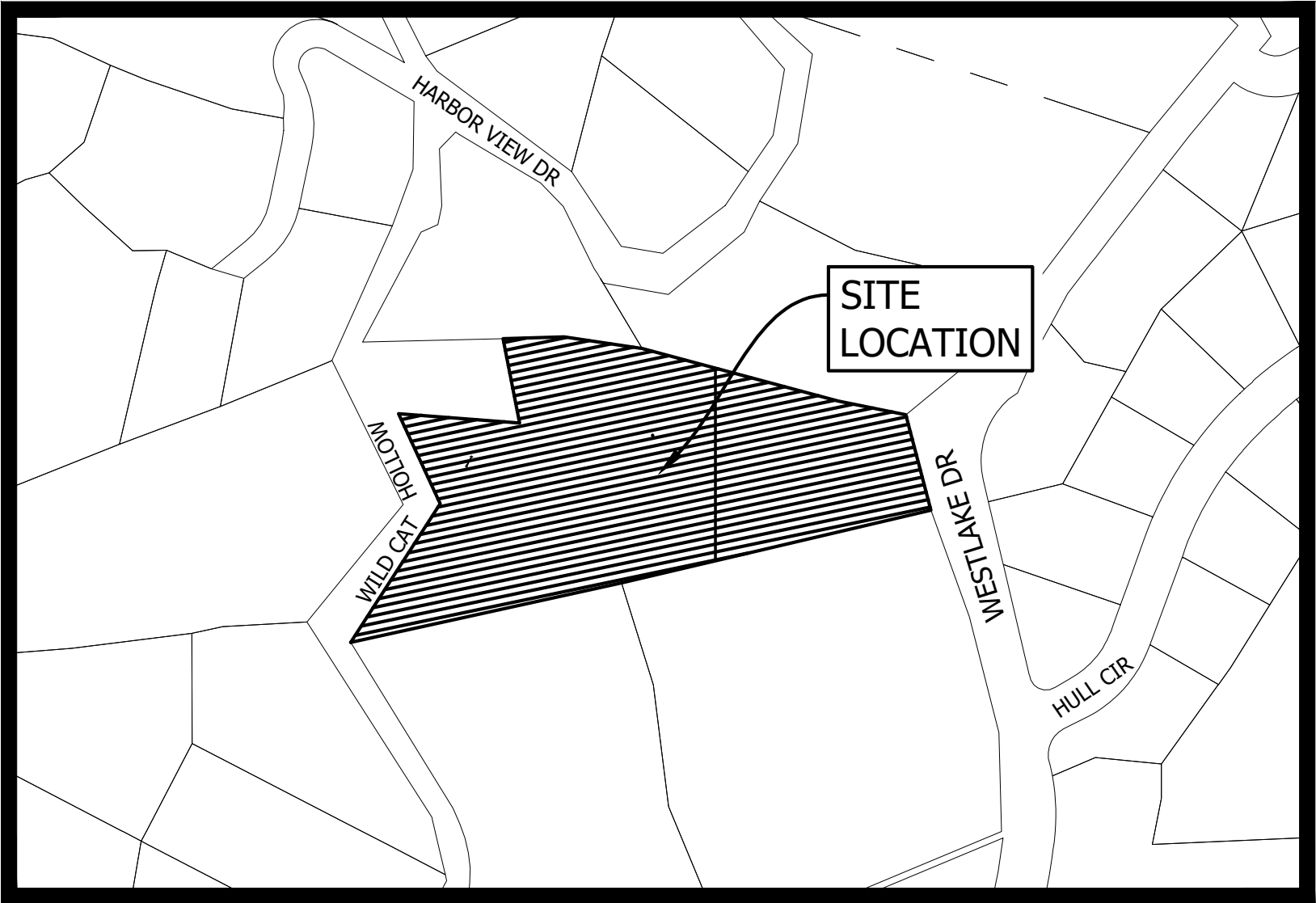
JAFF VENTURES LLC
500 W 5TH ST STE 1010
AUSTIN, TX 78701

CIVIL ENGINEER

MILIAN CONSULTING LLC
FIRM REG# F-22686
ALEJANDRA FLORES, P.E.
501 N IH 35 #209C
AUSTIN TEXAS 78702
830.513.9451

ARCHITECT

DICK CLARK + ASSOCIATES
2120 E 7TH ST STE 200
AUSTIN TEXAS 78702
512.472.4980



LOCATION MAP

NTS

ZONING

R-1 ONE FAMILY (EXISTING & PROPOSED)

SHEET INDEX

1. COVER SHEET
2. EX DRAINAGE AREA MAP
3. PR DRAINAGE AREA MAP

OWNERS CERTIFICATION

AS OWNER OF THIS PROPERTY, I INTEND TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN

NAME OF OWNER/TRUSTEE

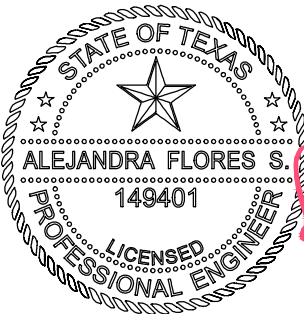
DATE

ENGINEERS CERTIFICATION

STATE OF TEXAS

COUNTY OF TRAVIS

I, (LICENSED PROFESSIONAL ENGINEER), DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, THE CITY MASTER PLAN AND CITY POLICY.



ALEJANDRA FLORES S., P.E.

12/12/2024

NAME OF PROFESSIONAL ENGINEER

DATE

CITY ACCEPTANCE BLOCK

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

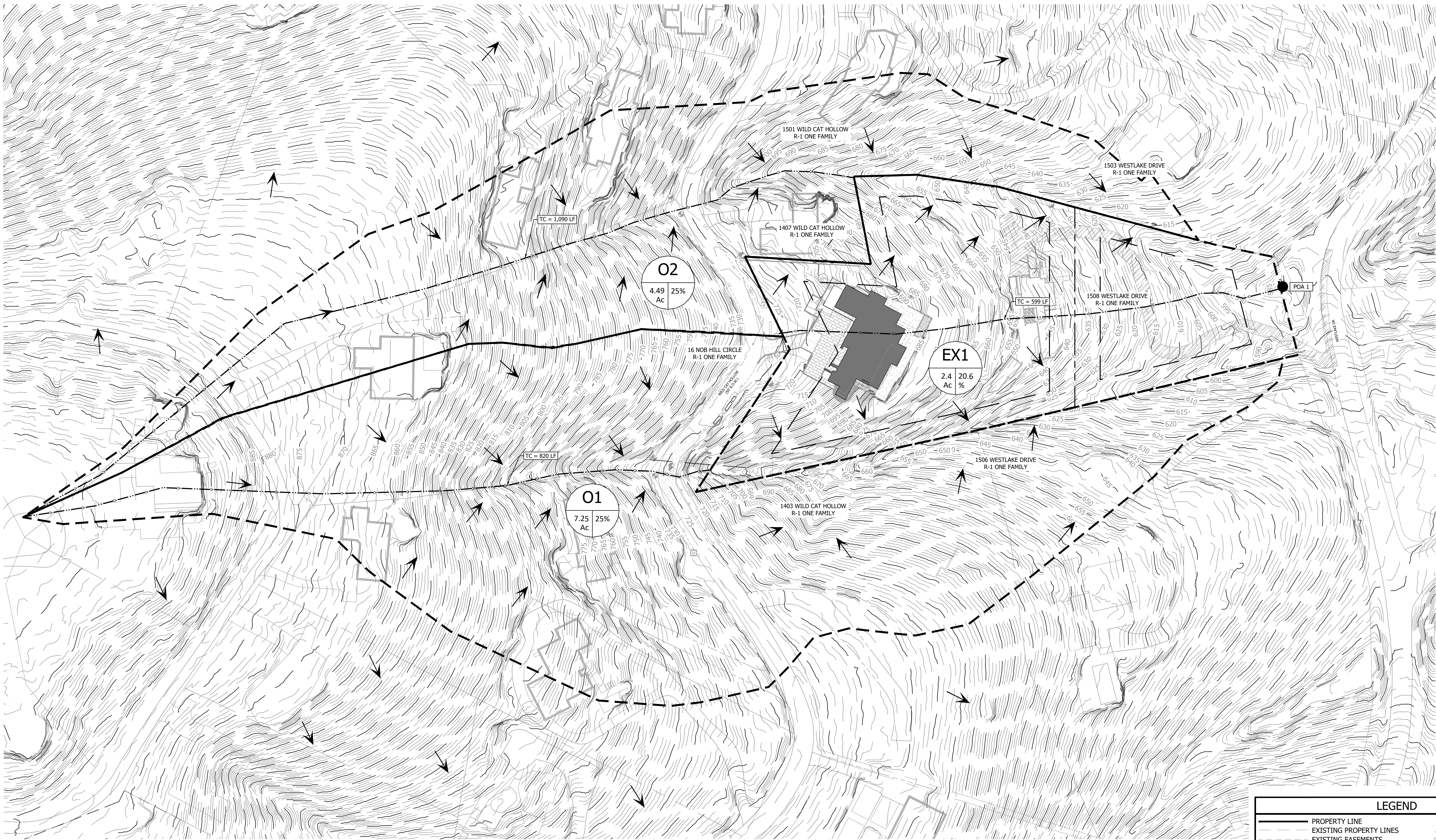
CITY ADMINISTRATOR

DATE

REVISIONS / CORRECTIONS						
NUMBER	DESCRIPTION	REVISE (R) DELETE(D) ADD (A) SHEET NO'S	TOTAL SHEETS	CHANGE IC (SF)	TOTAL IC (SF)	APPROVAL DATE

SHEET

01 OF 03



		Existing Conditions				HEC-HMS Output (CFS)			
Sub Basin	Point of Analysis	Area AC	SQMI	Impervious Cover SF	%	2YR	10YR	25YR	100YR
EX1	POA1	2.4	0.00375	21,583	20.64%	12.1	19.6	24.8	33.1
O1	POA1	7.25	0.011328	78,953	25%	37.2	59.6	75.4	100.2
O2	POA1	4.49	0.007016	48,896	25%	23	36.9	46.7	62.1
Point of Analysis 1						72.4	116.1	147.0	195.3

Curve Number Calculation				
	Impervious Cover	Soil Group	Impervious Cover CN	Composite CN
EX1	20.6%	C	98.0	88.5
O1	25.0%	C	98.0	89.0
O2	25.0%	C	98.0	89.0

LEGEND			
—	PROPERTY LINE	—	GUY ANCHOR
---	EXISTING PROPERTY LINES	—	MAILBOX
---	EXISTING EASEMENTS	—	WATER FAUCET
655	CONTOUR LINE	—	IRRIGATION CONTROL VALVE
---	STEEL PLATE WALL	—	SEPTIC TANK LID
---	WALL	—	
△	CALCULATED POINT	—	STONE
●	1/2" IRON ROD FOUND	—	CONCRETE
▲	60d NAIL FOUND	—	BUILDING
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)	—	BRICK
△	SURVEY CONTROL POINT	—	ASPHALT
⊙	BENCHMARK	—	
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	—	SURFACE FLOW DIRECTION ARROW
⊙	IRON ROD WITH "LANDMARK" CAP FOUND (UNLESS NOTED)	—	DRAINAGE SWALE FLOW LINE
⊙	BOLT FOUND AS NOTED	—	
▲	NAIL W/ MAG AS NOTED	—	
—OU—	OVERHEAD UTILITY	—	
—E—	EDGE OF ASPHALT	—	
—W—	WOOD FENCE	—	
—M—	METAL RETAINING WALL	—	
—SF—	SILT FENCE	—	
⊙	ELECTRIC JUNCTION BOX	—	
⊙	ELECTRIC METER	—	
⊙	WATER VALVE	—	
⊙	WATER METER	—	
⊙	DRAIN GRATE	—	
⊙	FIRE HYDRANT	—	
⊙	POWER/UTILITY POLE	—	

DESCRIPTION

DATE

NO.

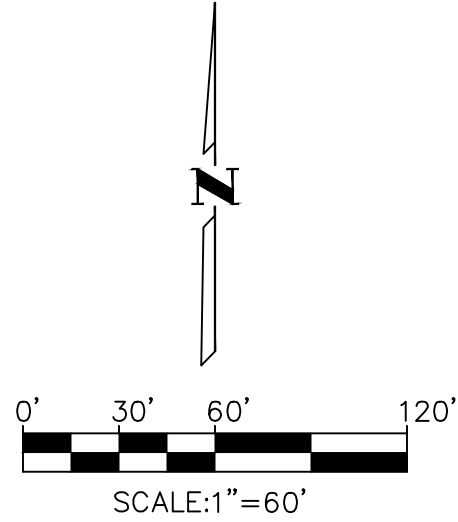
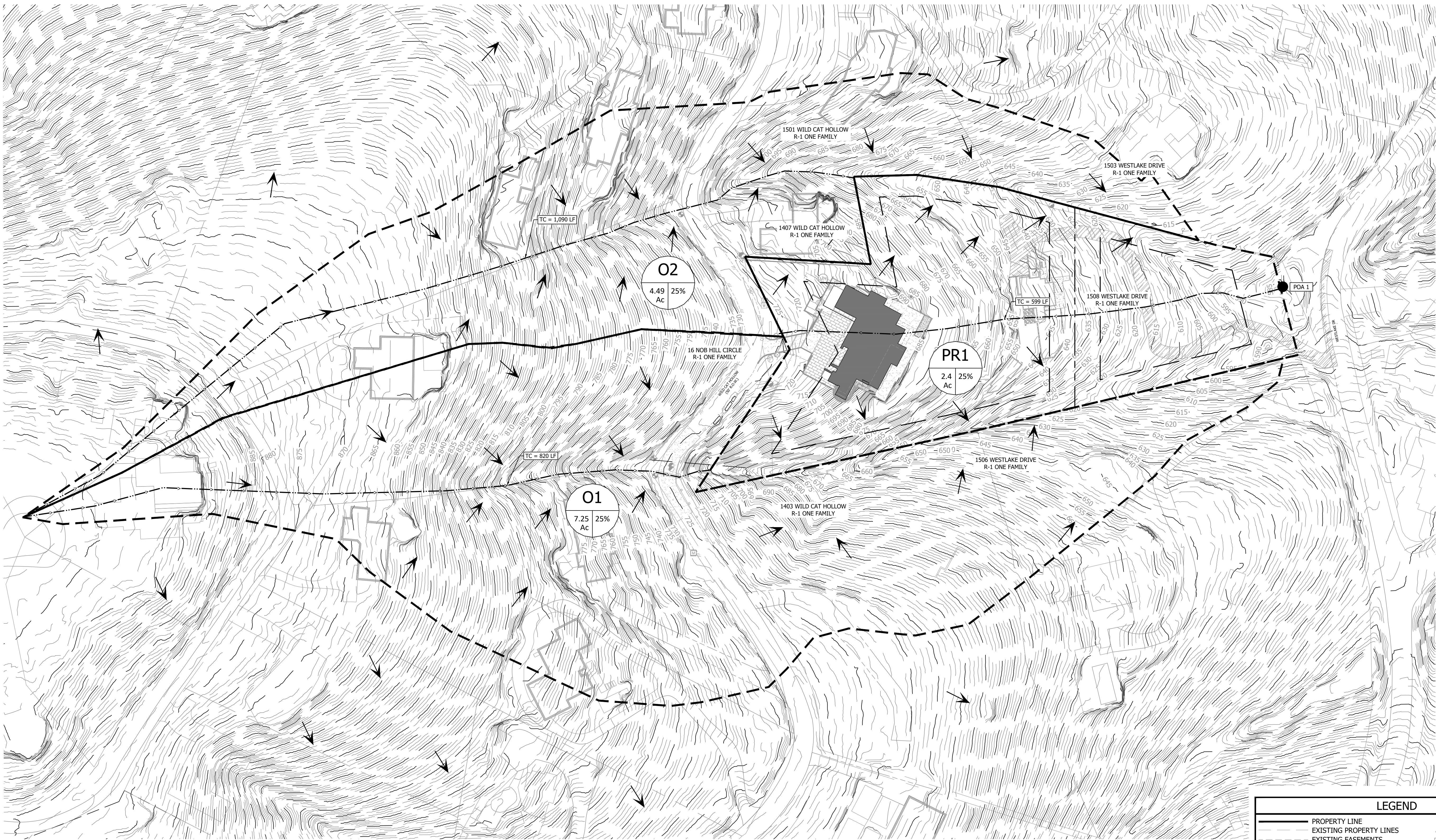
MILIAN

MAX@MILIANENGINEERING.COM
FIRM REG# F-22686
956.251.5146

RESIDENTIAL SUBDIVISION
1405 WILD CAT HOLLOW & 1508 WESTLAKE DR
AUSTIN, TRAVIS COUNTY, TEXAS 78746

EXISTING DRAINAGE AREA MAP

2 OF 03



NOTE:
IMPERVIOUS COVER IS PROPOSED TO STAY THE SAME UNDER THE SUBDIVISION APPLICATION. NO SUBDIVISION IMPROVEMENTS ARE PROPOSED.

ALL CONSTRUCTION AND DEMOLITION WILL BE PERMITTED THROUGH A TYPE III DEVELOPMENT PERMIT FOR 1405 WILD CAT HOLLOW (LOT 1).

		Proposed Conditions				HEC-HMS Output (CFS)			
Sub Basin	Point of Analysis	Area AC	Impervious Cover			2YR	10YR	25YR	100YR
			SQMI	SF	%				
PR1	POA1	2.4	0.00375	21,583	20.64%	12.1	19.6	24.8	33.1
O1	POA1	7.25	0.011328	78,953	25%	37.2	59.6	75.4	100.2
O2	POA1	4.49	0.007016	48,896	25%	23	36.9	46.7	62.1
Point of Analysis 1						72.4	116.1	147.0	195.3

Curve Number Calculation				
	Impervious Cover	Soil Group	Impervious Cover CN	Perious Cover CN
PR1	20.6%	C	98.0	86.0
O1	25.0%	C	98.0	86.0
O2	25.0%	C	98.0	86.0

LEGEND			
	PROPERTY LINE		GUY ANCHOR
	EXISTING PROPERTY LINES		MAILBOX
	EXISTING EASEMENTS		WATER FAUCET
	CONTOUR LINE		IRRIGATION CONTROL VALVE
	STEEL PLATE WALL		SEPTIC TANK LID
	WALL		STONE
	CALCULATED POINT		CONCRETE
	1/2" IRON ROD FOUND		BUILDING
	60d NAIL FOUND		BRICK
	1/2" IRON PIPE FOUND (UNLESS NOTED)		ASPHALT
	SURVEY CONTROL POINT		SURFACE FLOW DIRECTION ARROW
	BENCHMARK		DRAINAGE SWALE FLOW LINE
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET		
	IRON ROD WITH "LANDMARK" CAP FOUND (UNLESS NOTED)		
	BOLT FOUND AS NOTED		
	NAIL W/ MAG AS NOTED		
	OVERHEAD UTILITY		
	EDGE OF ASPHALT		
	WOOD FENCE		
	METAL RETAINING WALL		
	SILT FENCE		
	ELECTRIC JUNCTION BOX		
	ELECTRIC METER		
	WATER VALVE		
	WATER METER		
	DRAIN GRATE		
	FIRE HYDRANT		
	POWER/UTILITY POLE		

DESCRIPTION

DATE

NO.

MILIAN

MAX@MILIANENGINEERING.COM
FIRM REG# F-22686
956.251.5146

STATE OF TEXAS
ALEJANDRA FLORES S.
149401
LICENSED PROFESSIONAL ENGINEER
12/12/2024

RESIDENTIAL SUBDIVISION
1405 WILD CAT HOLLOW & 1508 WESTLAKE DR
AUSTIN, TRAVIS COUNTY, TEXAS 78746

PR DRAINAGE AREA MAP

03 of 03

ENGINEERING REPORT

FOR

Wild Cat Subdivision

Subdivision Engineering Report

1405 Wild Cat Hollow & 1508 Westlake Hills Dr
West Lake Hills, Travis County, Texas 78746

Prepared for:

JAFF VENTURES LLC
500 W 5th St. Suite 1010
Austin, TX 78701

Prepared BY:



501 N IH 35 #209C
Austin, Texas 78702
Texas Engineering Firm # F-22686




12/03/2024

INTRODUCTION

The subject subdivision is comprised of two parcels and is located at 1405 Wild Cat Hollow (Tract 1) and 1508 Westlake Hills Drive (Tract 2); located entirely within the limits of the City of West Lake Hills, in Travis County, Texas. The subject site is being re-subdivided to remain two lots, but to transfer site area from Tract 2 to Tract 1. Both lots are zoned residential, R-1.

SITE

The site is not within the FEMA floodplain per FEMA map no. 48453C0445K. The site not located within the Edwards Aquifer Contributing zone or the Recharge Zone. **Exhibits A and B** have been included in this report to show FEMA map and site proximity to the Edwards Aquifer Recharge Zone, respectively.

EXISTING & PROPOSED DRAINAGE PATTERNS

The site drains from west to east, having one point of analysis at Westlake Dr. 10.65-acres of offsite area being conveyed through the site under existing and proposed conditions.

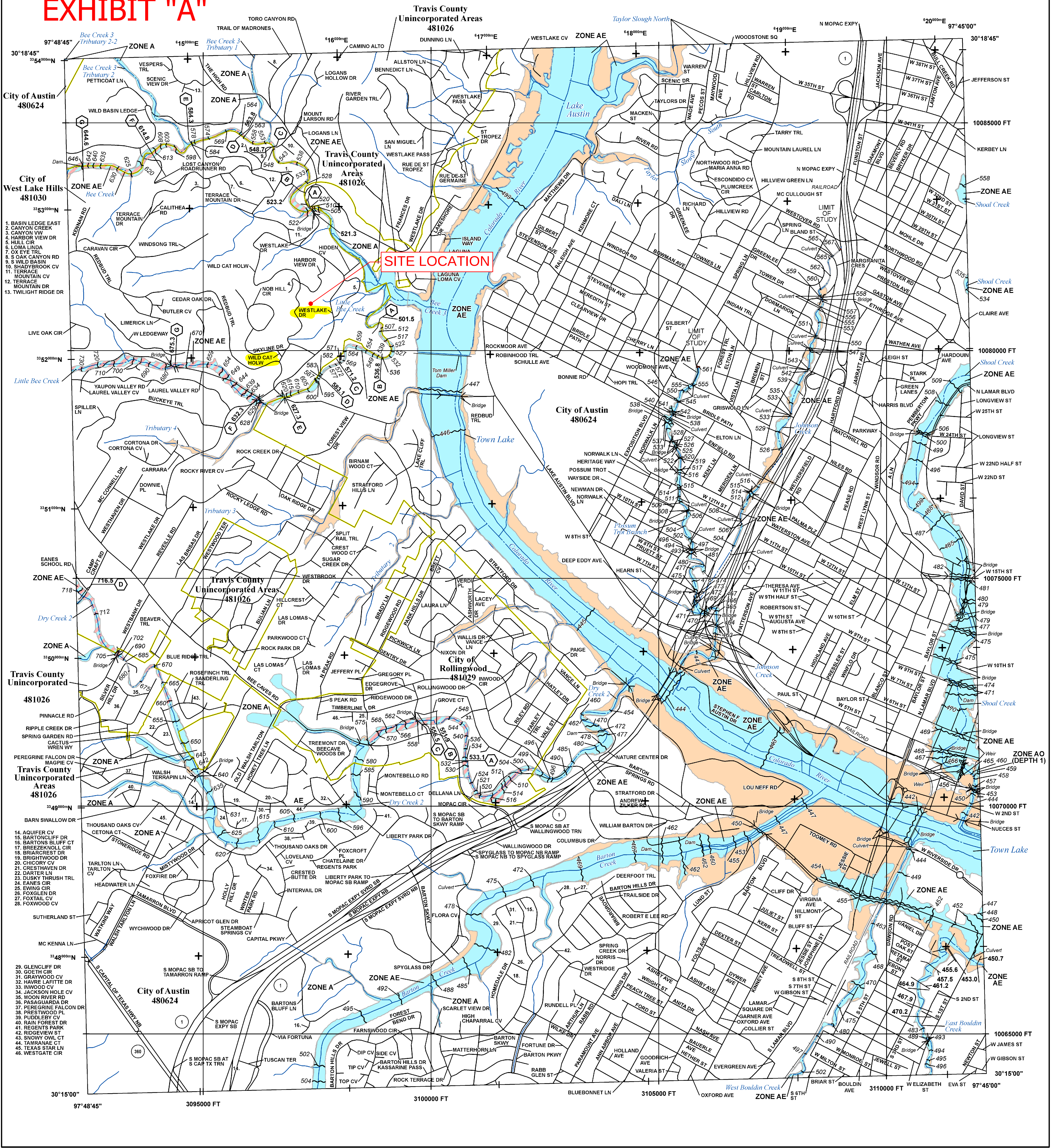
There are two ditches being conveyed through the property, one along the northern boundary and the other along the southern boundary. A Type III Residential Development permit has been submitted concurrently for this application to restore both ditches to their original configuration. Drainage maps have been included at the end of this report as **Exhibit C**.

UTILITIES

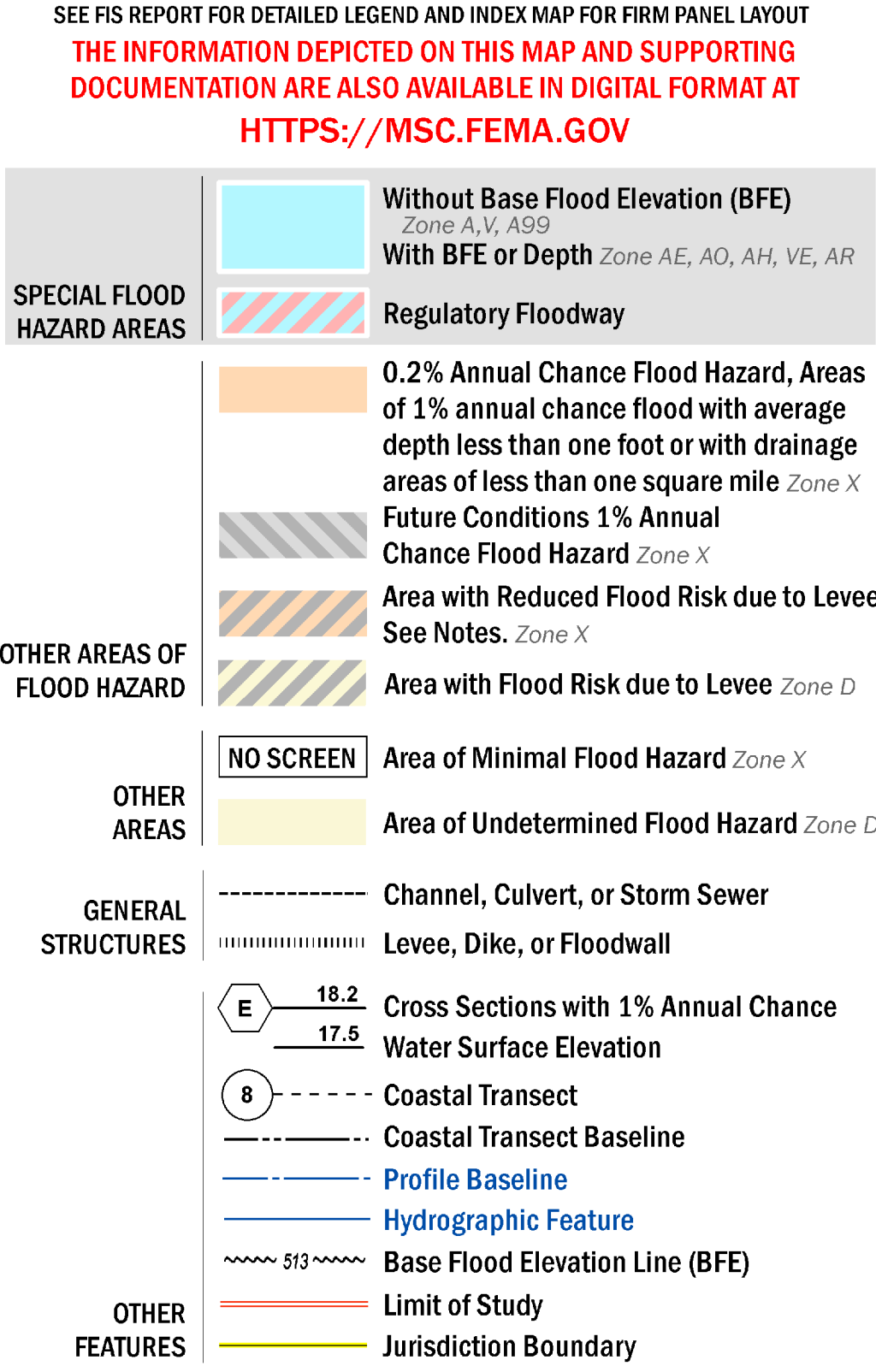
The site is being served by the following:

- Travis County Water District #10 for water service
- Travis County Water District #10 for Lot 2's sanitary sewer service
- Septic for Lot 1
- Westlake Hills for Emergency Services
- Austin Energy for electric Service
- Texas Gas Service for gas service

EXHIBIT "A"



FLOOD HAZARD INFORMATION



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-6627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

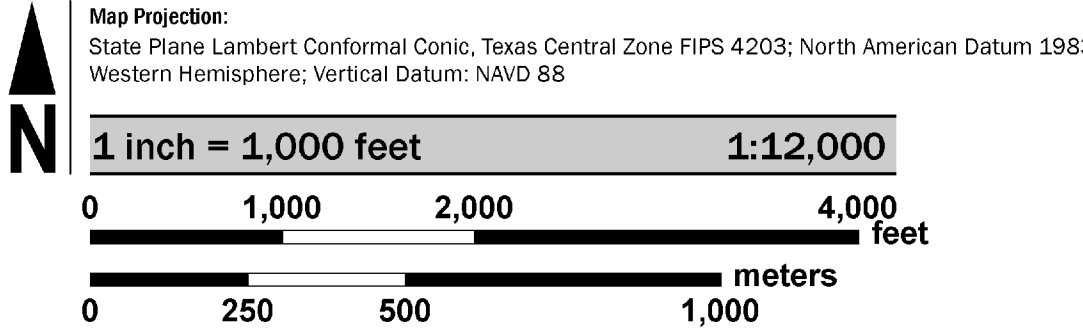
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

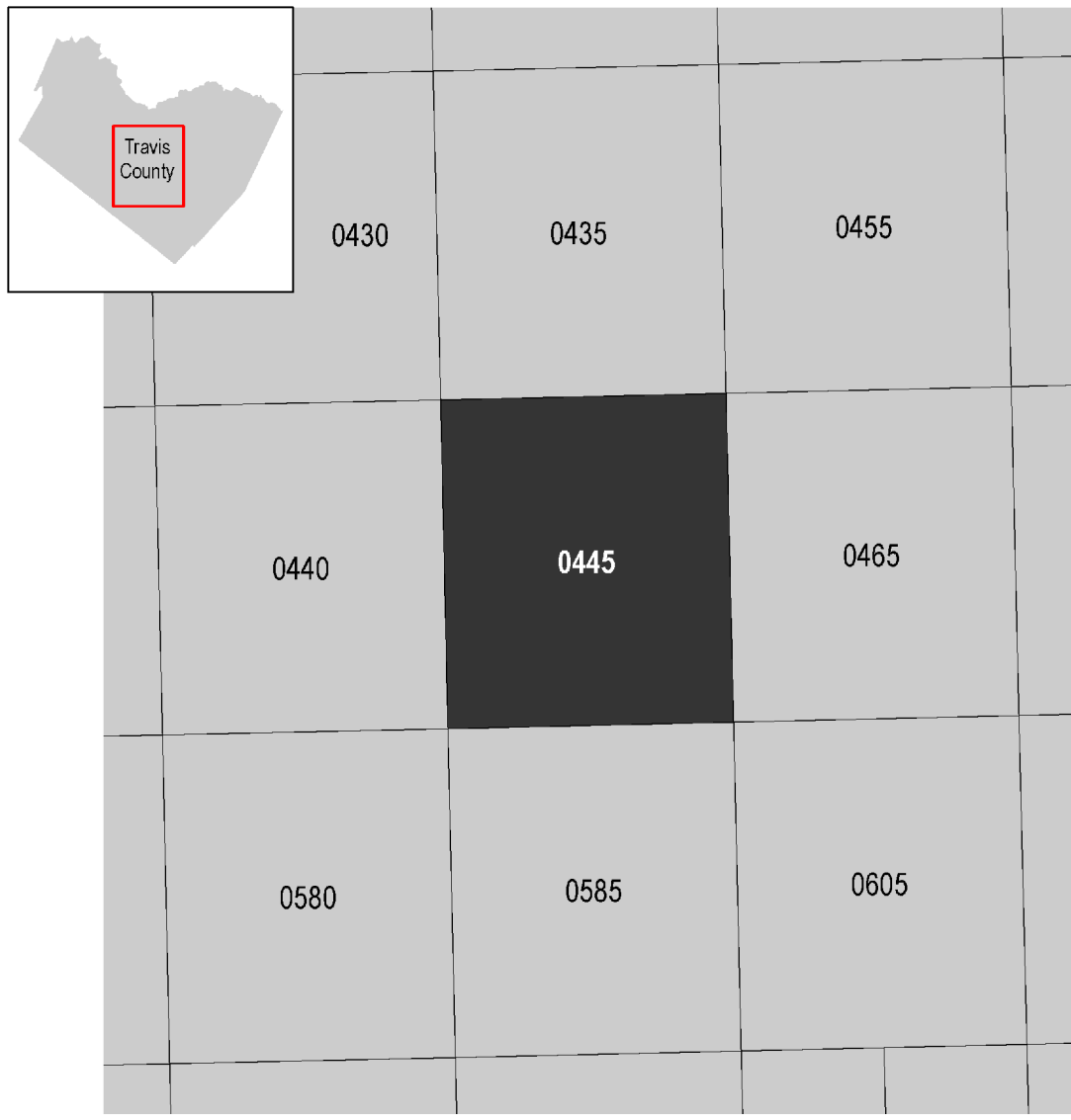
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-833-6620.

Base map information shown on this FIRM was derived from digital data obtained from City of Austin dated 2016, NFHL dated 2014, and CAPCOG dated 2014 and 2016.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

TRAVIS COUNTY, TEXAS
and Incorporated Areas
PANEL 445 OF 730

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN, CITY OF	480624	0445	K
ROLLINGWOOD, CITY OF	481029	0445	K
TRAVIS COUNTY	481026	0445	K
WEST LAKE HILLS, CITY OF	481030	0445	K

VERSION NUMBER
2.3.3.3

MAP NUMBER
48453C0445K

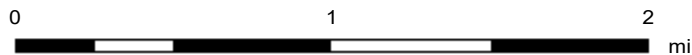
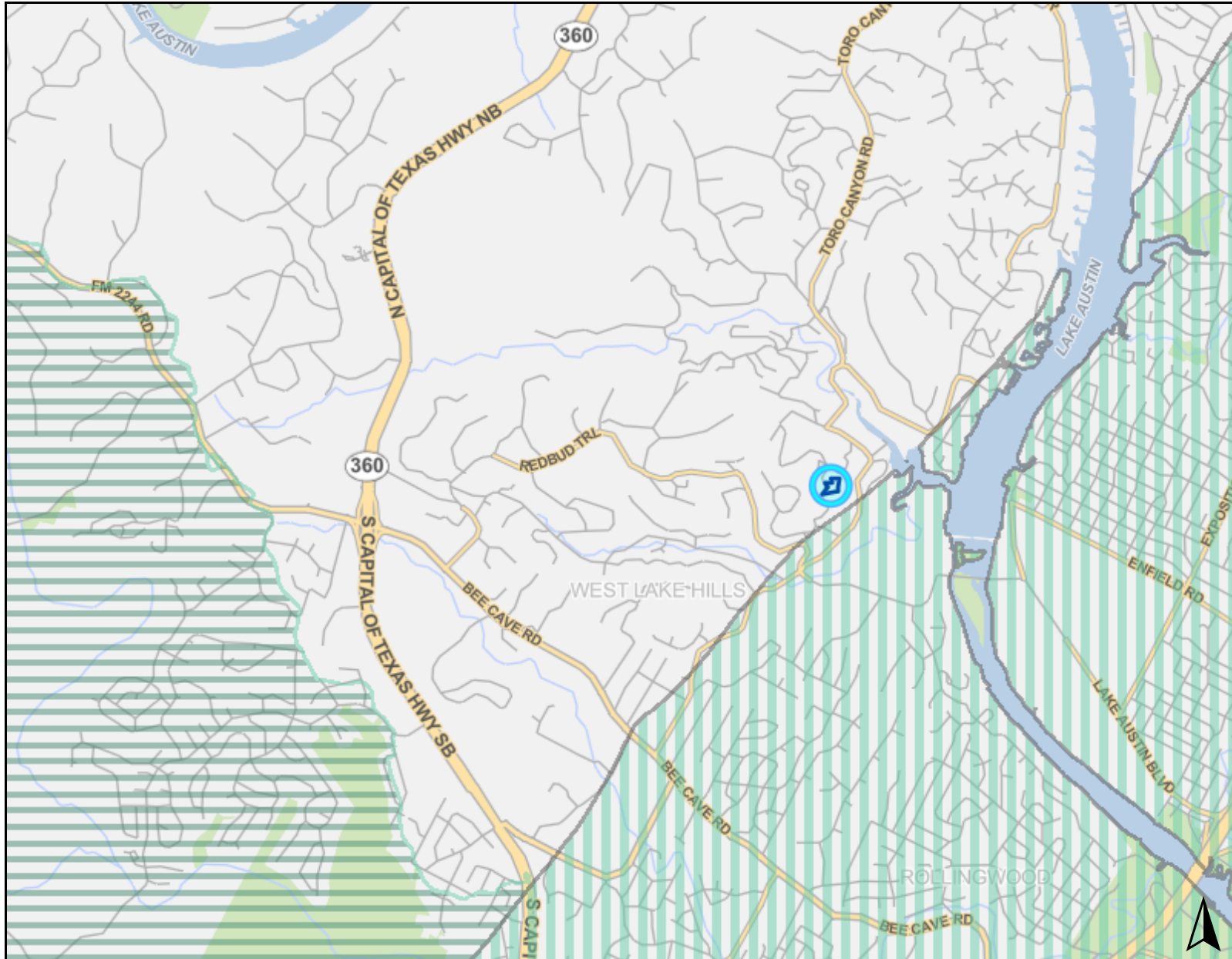
MAP REVISED
JANUARY 22, 2020



Property Profile

Edwards Aquifer Map

EXHIBIT "B"



9/30/2024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Legend

Environmental 3

Edwards Aquifer Recharge Zone



Edwards Aquifer Contributing Zone



Notes

1405 Wild Cat Hollow

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON DERIVED FROM GPS OBSERVATIONS COLLECTED DECEMBER 12, 2022.

BENCHMARK NOTE:

TBM #1- SQUARE CUT ON TOP OF CONCRETE HEADWALL, ON THE WEST SIDE OF WILDCAT HOLLOW. ±52' WEST FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT AND ±20' SOUTH FROM A FIRE HYDRANT
ELEVATION = 725.98'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE HEADWALL ON THE WEST SIDE OF WILDCAT HOLLOW ±90' NORTHWEST FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT AND ±25' SOUTHEAST FROM A POWER POLE.
ELEVATION = 725.67'.

LOT TABLE SUMMARY:

LOT 1 2.4019 ACRES (104,626 SQ. FT.)
LOT 2 1.0000 ACRES (43,560 SQ. FT.)
TOTAL 3.4019 ACRES (148,186 SQ. FT.)

ZONING DESIGNATION OF "R-1" - ONE FAMILY PER CITY OF WEST LAKE HILLS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N25°41'30"W	121.88'
L2	S86°34'47"E	149.09'
L3	N11°00'02"W	105.47'
L4	N88°24'32"E	75.19'
L5	S81°32'57"E	97.04'
L6	S78°18'00"E	65.84'
L7	S14°42'37"E	119.98'
L8	N25°46'40"W	100.30'
L9	S17°20'27"E	131.46'
L10	N28°04'00"W	117.53'
L11	N25°59'10"W	44.67'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N23°13'44"W	122.05'
(L2)	S84°04'07"E	149.02'
((L2))	S84°12'00"E	149.62'
(L3)	N08°31'13"W	105.47'
((L3))	N09°05'00"W	105.15'
(L4)	N89°03'42"E	75.30'
[L4]	N88°32'32"E	75.28'
(L5)	S79°00'52"E	97.18'
[L5]	S81°32'42"E	97.64'
{L6}	S75°29'35"E	65.62'
{L7}	S12°25'30"E	119.99'
((L8))	N23°31'00"W	100.22'
[(L9)]	S15°00'06"E	131.47'
[[L9]]	S14°49'18"E	131.55'
[L10]	N25°43'41"W	117.94'

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 3.4019 ACRES (148,186 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE WILKINSON SPARKS SURVEY, ABSTRACT NO. 21, IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF LOT 1 OF K&JP SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 91, PAGE 389 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO JAFF VENTURES, LLC IN DOCUMENT NO. 2017008915 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND ALL OF THAT 1.544 ACRE TRACT OF LAND CONVEYED TO 1508 WESTLAKE, LLC IN DOCUMENT NUMBER 2023107613 (O.P.R.T.C.T.); SAID 3.4019 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF WILD CAT HOLLOW (RIGHT-OF-WAY VARIES), BEING THE SOUTHWEST CORNER OF SAID LOT 1, K&JP SUBDIVISION AND THE NORTHWEST CORNER OF LOT 1 OF THE AMENDED PLAT OF BELA VISTA SUBDIVISION, RECORDED IN DOCUMENT NUMBER 200500107 (P.R.T.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID WILD CAT HOLLOW, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N33°22'44"E, A DISTANCE OF 202.02 FEET TO A MAG NAIL FOUND FOR AN ANGLE POINT IN SAID LINE; 2) N25°41'30"W, A DISTANCE OF 121.88 FEET TO A 1/2" IRON PIPE FOUND AT THE MOST WESTERLY COMMON CORNER OF SAID LOT 1, K&JP SUBDIVISION AND A CALLED 0.35 ACRE TRACT CONVEYED TO ANDREW AND KAITLYN CONEY, RECORDED IN DOCUMENT NUMBER 2020168402 (O.P.R.T.C.T.);

THENCE, ALONG AND WITH THE COMMON LINES OF SAID LOT 1, K&JP SUBDIVISION AND SAID 0.35 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S86°34'47"E, A DISTANCE OF 149.09 FEET TO A CALCULATED POINT FOR AN ANGLE POINT; 2) N11°00'02"W, A DISTANCE OF 105.47 FEET TO A CALCULATED POINT FOR THE COMMON CORNER OF SAID LOT 1, K&JP SUBDIVISION AND SAID 0.35 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 1 OF THE WILDCAT HARBOR CONFORMING PLAT RECORDED IN DOCUMENT NUMBER 202200177 (O.P.R.T.C.T.);

THENCE, ALONG AND WITH THE COMMON LINES OF SAID LOT 1, K&JP SUBDIVISION AND SAID LOT 1, WILDCAT HARBOR PLAT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N88°24'32"E, A DISTANCE OF 75.19 FEET TO A CALCULATED POINT FOR AN ANGLE POINT ON SAID LINE; 2) S81°32'57"E, A DISTANCE OF 97.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "4WARD BOUNDARY" SET ON THE NORTH LINE SAID LOT 1, K&JP SUBDIVISION AND THE COMMON CORNER OF SAID LOT 1, WILDCAT HARBOR PLAT AND LOT 1 OF GIBBINS-REED SUBDIVISION RECORDED IN VOLUME 99, PAGE 39 (P.R.T.C.T.);

THENCE, ALONG AND WITH THE NORTH LINES OF LOT 1, K&JP SUBDIVISION AND SAID 1.544 ACRE TRACT AND BEING THE SOUTH LINES OF SAID LOT 1, GIBBINS-REED SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

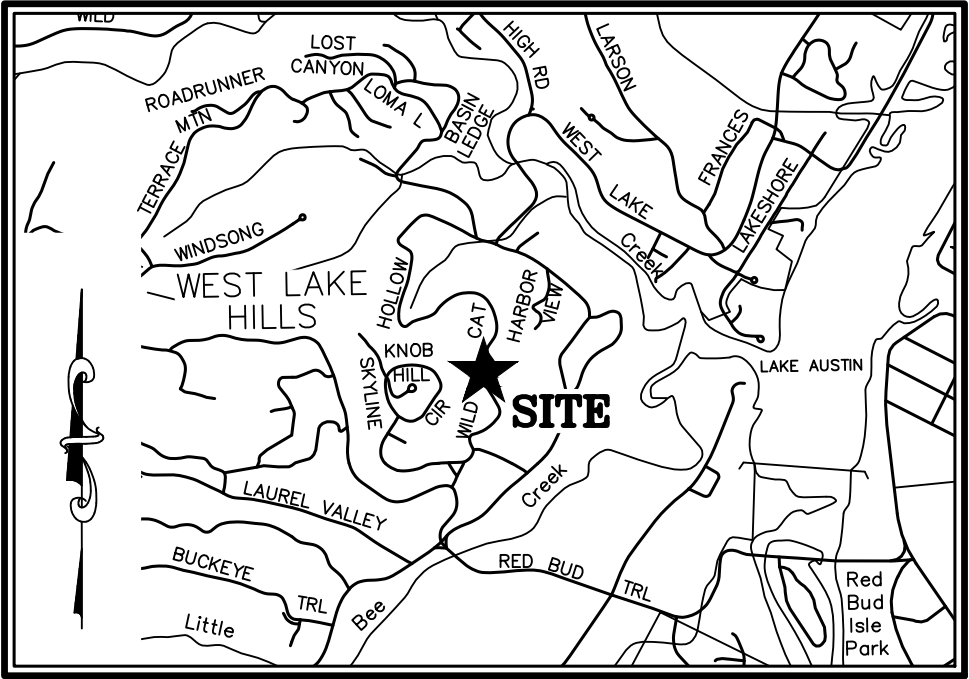
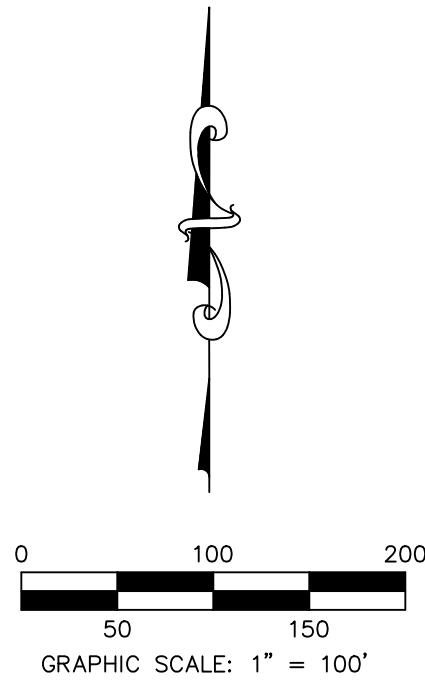
1) S75°02'03"E, A DISTANCE OF 268.29 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT ON SAID LINE; 2) S78°18'00"E, A DISTANCE OF 65.84 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF WESTLAKE DRIVE (RIGHT-OF-WAY VARIES) FOR THE COMMON CORNER OF 1.544 ACRE TRACT AND SAID LOT 1, GIBBINS-REED SUBDIVISION;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID WESTLAKE DRIVE AND THE EAST LINE OF SAID 1.544 ACRE TRACT, S14°42'37"E A DISTANCE OF 119.98 FEET TO A 1/2" IRON ROD FOUND FOR THE COMMON CORNER OF SAID 1.544 ACRE TRACT AND A 3.811 ACRE TRACT CONVEYED TO JOSEPH DRAKER, JR. RECORDED IN DOCUMENT NO. 2007063361 (O.P.R.T.C.T.);

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WESTLAKE DRIVE AND WITH THE SOUTH LINES OF SAID 1.544 ACRE TRACT AND SAID LOT 1, K & JP SUBDIVISION, S76°46'14"W A DISTANCE 389.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "4WARD BOUNDARY" SET AT THE COMMON CORNER OF SAID 3.811 ACRE TRACT AND SAID LOT 1, BELA VISTA SUBDIVISION;

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID LOT 1, K & JP SUBDIVISION, BEING THE NORTH LINE OF SAID LOT 1, BELA VISTA SUBDIVISION, S77°36'40"W, A DISTANCE OF 340.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.4019 ACRES (3,853 SQ. FT.) OF LAND MORE OR LESS.

WILDCAT SUBDIVISION
3.4019 ACRES
IN THE CITY OF
WESTLAKE HILLS, TEXAS

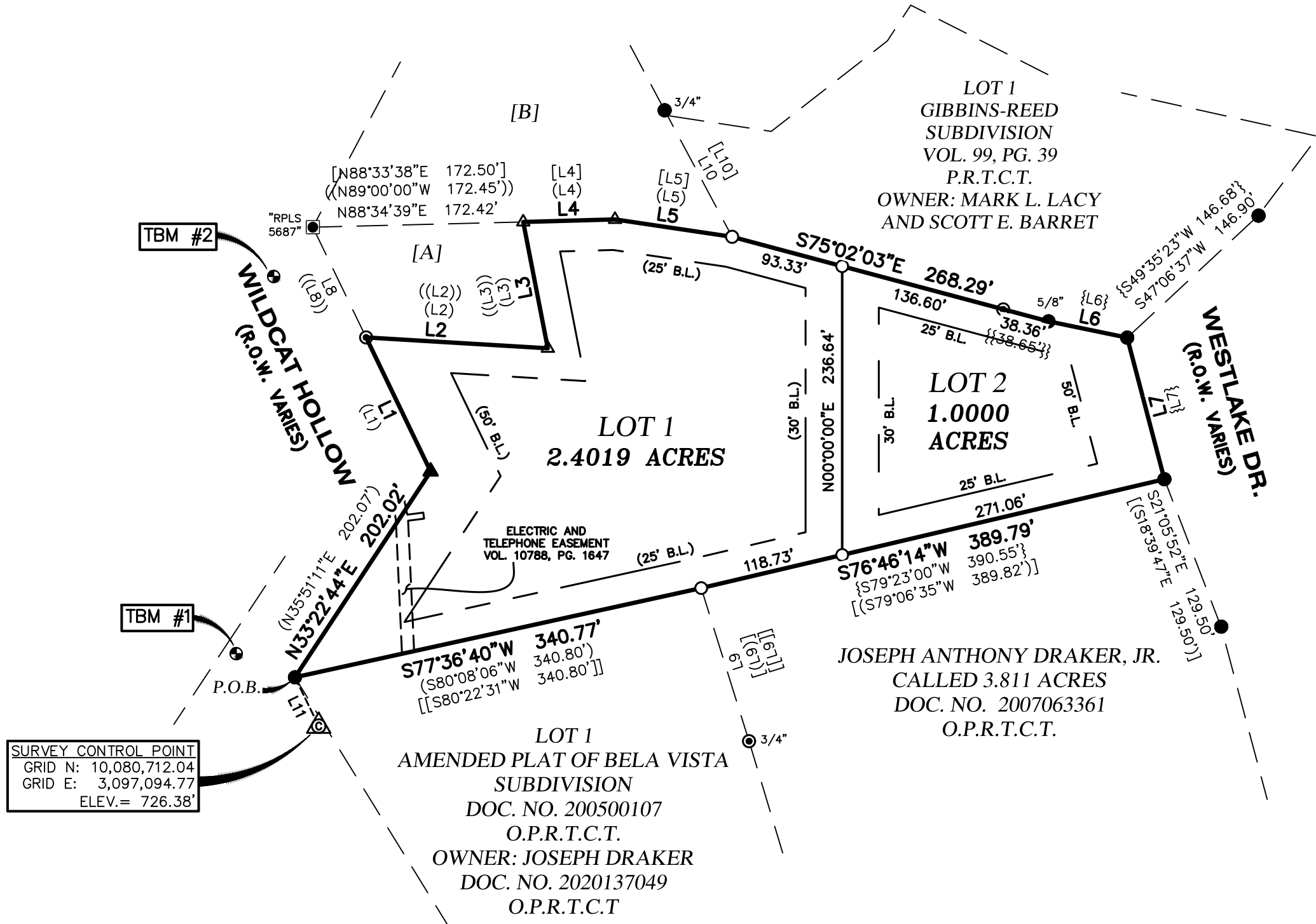


VICINITY MAP

SCALE: 1" = 2000'

[A]
ANDREW & KAITLYN CONEY
CALLED 0.35 ACRE
DOC. NO. 2020168402
O.P.R.T.C.T.

[B]
LOT 1
WILDCAT HARBOR CONFORMING PLAT
DOC. NO. 202200177
O.P.R.T.C.T.
OWNER: 1501 WILD CAT HOLLOW LLC



LEGEND

—	PROPERTY LINE
---	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
△	CALCULATED POINT
●	1/2" IRON ROD FOUND
▲	MAG NAIL FOUND
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	SURVEY CONTROL POINT
⊕	BENCHMARK
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
⊠	IRON ROD WITH "LANDMARK" CAP FOUND (UNLESS NOTED)
⊙	BOLT FOUND AS NOTED
DOC. NO.	DOCUMENT NUMBER
B.L.	BUILDING LINE
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 91, PG. 389
[.....]	RECORD INFORMATION PER DOC. # 202200177
((.....))	RECORD INFORMATION PER DOC. NO. 2020168402
[[.....]]	RECORD INFORMATION PER PLAT DOC. NO. 200500107
{.....}	RECORD INFORMATION PER DOC. NO. 2021173600
{{.....}}	RECORD INFORMATION PER PLAT VOL. 99, PG. 39
[[.....]]	RECORD INFORMATION PER DOC. NO. 2007063361

SHEET INDEX:

SHEET 1: MAP & LEGEND
SHEET 2: PLAT NOTES & SIGNATURE BLOCKS

DATE OF PREPARATION: 12/11/2024



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/11/2024
Project:	00144
Scale:	1" = 100'
Reviewer:	PG
Tech:	TR
Field Crew:	MW
Survey Date:	DEC. 2022
Sheet:	1 OF 2

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:
THAT, JAFF VENTURES, LLC, THE UNDERSIGNED OWNER OF LOT 1, K&J-P SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 91 PAGE 389 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017008915, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 1508 WESTLAKE, LLC OWNER OF A THAT 1.544 ACRE TRACT OF LAND DESCRIBED CONVEYED BY GENERAL WARRANTY DEED IN DOCUMENT NUMBER 2023107613, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DO HEREBY SUBDIVIDE 3.4019 ACRES, SAID RESUBDIVISION TO BE KNOWN AS

"WILD CAT SUBDIVISION"

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

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

DOUG JAFFE (OWNER)
JAFF VENTURES, LLC
500 W 5TH STREET, STE 1010
AUSTIN TX 78701

DOUG JAFFE (OWNER)
1508 WESTLAKE, LLC
1315 NUECES STREET
AUSTIN TX 78701

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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

NOTARY PUBLIC FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES:

ENGINEER'S CERTIFICATION:

I, ALEJANDRA FLORES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY HAT 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 IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ALEJANDRA FLORES S., P.E.
TEXAS REGISTRATION NO. 149401
MILIAN CONSULTING & ENGINEERING.
501 N IH 35 #209C
AUSTIN, TEXAS 78702
FIRM REG# F-22686

DATE

SURVEYOR'S CERTIFICATION:

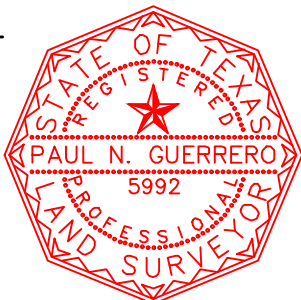
STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

I, PAUL N. GUERRERO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PAUL N. GUERRERO, R.P.L.S.
TEXAS REGISTRATION NO. 5992
4WARD LAND SURVEYING
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744

DATE



GENERAL NOTES:

1. THE BENCHMARKS USED ARE:
TBM #1- SQUARE CUT ON TOP OF CONCRETE HEADWALL, ON THE WEST SIDE OF WILDCAT HOLLOW. ±52' WEST FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT AND ±20 SOUTH FROM A FIRE HYDRANT ELEVATION = 725.98 FEET.
TBM #2- SQUARE CUT ON TOP OF CONCRETE HEADWALL ON THE WEST SIDE OF WILDCAT HOLLOW ±90' NORTHWEST FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT AND ±25' SOUTHEAST FROM A POWER POLE, ELEVATION = 725.67 FEET.

2. WATER SERVICE IS PROVIDED BY TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT # 10.

3. WASTEWATER SERVICE FOR LOT 2 WILL BE SERVED BY CITY OF WESTLAKE HILLS. LOT 1 WILL BE PRIVATE SEPTIC SERVICE.

4. ELECTRIC SERVICE IS PROVIDED BY AUSTIN ENEREGY.

5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE ZONING AND PLANNING COMMISSION ON _____

6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF WEST LAKE HILLS PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES 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.

9. 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

10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF WEST LAKE HILLS, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.

11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.

12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

14. FLOOD HAZARD: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NUMBER 48453C0445K, FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP REVISED JANUARY 22, 2020.

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

16. 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.

17. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.

18. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF WEST LAKE HILLS.

19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.

20. 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.

21. 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, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

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

23. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WEST LAKE HILLS.

24. ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS ON THIS THE 22ND DAY OF NOVEMBER 2024.

CERTIFICATION BY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10.

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

PRESIDENT OF THE BOARD
WCID NO. 10

DATE

CERTIFICATION BY THE CITY ADMINISTRATOR.

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

CITY ADMINISTRATOR
CITY OF WEST LAKE HILLS, TEXAS

DATE

ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY.

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

ZAPCO CHAIRPERSON
CITY OF WEST LAKE HILLS, TEXAS

DATE

CITY COUNCIL APPROVAL

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

DATED THIS _____ DAY OF _____, 20____.

APPROVED:

MAYOR
CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, _____, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED IN MY

OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M.,

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

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

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

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

DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

C8-2024-0000.OX

 A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	12/11/2024
	Project:	00144
	Scale:	N/A
	Reviewer:	PG
	Tech:	TR
	Field Crew:	MW
	Survey Date:	DEC. 2022
	Sheet:	2 OF 2

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.4019 ACRES (148,186 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE WILKENS ON SPARKS SURVEY, ABSTRACT NO. 21, IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF LOT 1 OF K&JP SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 91, PAGE 389 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO JAFF VENTURES, LLC IN DOCUMENT NO. 2017008915 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND ALL OF THAT 1.544 ACRE TRACT OF LAND CONVEYED TO 1508 WESTLAKE, LLC IN DOCUMENT NUMBER 2023107613 (O.P.R.T.C.T.); SAID 3.4019 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at an iron rod found on the east right-of-way line of Wild Cat Hollow (right-of-way varies), being the southwest corner of said Lot 1, K&JP Subdivision and the northwest corner of Lot 1 of the Amended Plat of Bela Vista Subdivision, recorded in Document Number 200500107 (P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, along and with the east right-of-way line of said Wild Cat Hollow, the following two (2) courses and distances:

- 1) **N33°22'44"E**, a distance of **202.02** feet to a mag nail found for an angle point in said line;
- 2) **N25°41'30"W**, a distance of **121.88** feet to a 1/2" iron pipe found at the most westerly common corner of said Lot 1, K&JP Subdivision and a called 0.35 acre tract conveyed to Andrew and Kaitlyn Coney, recorded in Document Number 2020168402 (O.P.R.T.C.T.);

THENCE, along and with the common lines of said Lot 1, K&JP Subdivision and said 0.35 acre tract, the following two (2) courses and distances:

- 1) **S86°34'47"E**, a distance of **149.09** feet to a calculated point for an angle point;
- 2) **N11°00'02"W**, a distance of **105.47** feet to a calculated point for the common corner of said Lot 1, K&JP Subdivision and said 0.35 acre tract, said point being on the south line of Lot 1 of the Wildcat Harbor Conforming Plat recorded in Document Number 202200177 (O.P.R.T.C.T.);

THENCE, along and with the common lines of said Lot 1, K&JP Subdivision and said Lot 1, Wildcat Harbor Plat, the following two (2) courses and distances:

- 1) **N88°24'32"E**, a distance of **75.19** feet to a calculated point for an angle point on said line;
- 2) **S81°32'57"E**, a distance of **97.04** feet to a 1/2" iron rod with cap stamped "4Ward Boundary" set on the north line said Lot 1, K&JP Subdivision and the common corner of said Lot 1, Wildcat Harbor Plat and Lot 1 of Gibbins-Reed Subdivision recorded in Volume 99, Page 39 (P.R.T.C.T.);

THENCE, along and with the north lines of Lot 1, K&JP Subdivision and said 1.544 acre tract and being the south lines of said Lot 1, Gibbins-Reed Subdivision, the following two (2) courses and distances:

- 1) **S75°02'03"E**, a distance of **268.29** feet to a 5/8" iron rod found for an angle point on said line;
- 2) **S78°18'00"E**, a distance of **65.84** feet to a 1/2" iron rod found on the west right-of-way line of Westlake Drive (right-of-way varies) for the common corner of 1.544 acre tract and said Lot 1, Gibbins-Reed Subdivision;

THENCE, along and with the west right-of-way line of said Westlake Drive and the east line of said 1.544 acre tract, **S14°42'37"E** a distance of 119.98 feet to a 1/2" iron rod found for the common corner of said 1.544 acre tract and a 3.811 acre tract conveyed to Joseph Draker, Jr. recorded in Document No. 2007063361 (O.P.R.T.C.T.);

THENCE, departing the west right-of-way line of said Westlake Drive and with the south lines of said 1.544 acre tract and said Lot 1, K & JP Subdivision, **S76°46'14"W** a distance **389.79** feet to a 1/2" iron rod with cap stamped "4Ward Boundary" set at the common corner of said 3.811 acre tract and said Lot 1, Bela Vista subdivision;

THENCE, continuing with the south line of said Lot 1, K & JP Subdivision, being the north line of said Lot 1, Bela Vista Subdivision, **S77°36'40"W**, a distance of **340.77** feet to the **POINT OF BEGINNING** and containing 3.4019 Acres (3,853 Sq. Ft.) of land more or less.

NOTES:

All bearings are based on Grid North of the State Plane Coordinate System – established for the Central Zone (4203). See attached plat (reference drawing: 00144_Wild Cat Subdivision.dwg)



12/11/2024

Paul Guerrero, RPLS #5992
4Ward Land Surveying, LLC





City of West Lake Hills

Exhibit B

Plat recommendation is for denial based on the comments provided below.

Planning Review – Jennifer C. Bills

1. The plat title is Replat of the K & J P Subdivision. Change in title and owners dedication block. Plat detail 2
2. Lot should be labeled 1R and 2R. Plat detail 13
3. Show the other side of the ROW for Wildcat Hollow and Westlake Dr. If the ROW for Wildcat is less than 46 feet, and Westlake less than 60 feet adjacent to the replat, show the dedication of the ½ of the right-of-way adjacent to the replat. Table 36-2 Street Design Standards
4. Remove building lines from the face of plat. (covered by note 23)
5. Provide any restrictive covenants, deed restrictions for the properties, or provide a letter that no such records were found on file with the Travis County Clerk's Office. (application materials O)
6. Provide exhibit showing the information required for the primary and alternative sewage disposal field areas. Plat Detail 23
7. Provide certification blocks for signature by applicants/owners for OSSF/sanitation and No presence of Oak Wilt Plat Detail 24
SANITATION CERTIFICATION
The lots shown on this replat are able to be developed with septic systems and these systems are to be constructed in accordance with Note 16 shown hereon.

Name

Date

OAK WILT CERTIFICATION

I, the undersigned, a certified arborist hereby certify that oak wilt was not found on the property.

Name

Date

8. Remove Plat Note 5 (not applicable)
9. Add plat notes 30.
10. Add plat note 32. If none are found add note "No deed restrictions or covenants were found in the records on file with the Travis County Clerk's Office."
11. A public drainage easement for natural or manmade drainage ways shall be dedicated at the time of site development. Section 36.01.009 (8)
12. Provide a tree survey depicting the proposed amount of tree clearing for proposed residential development (Plat detail 21)
13. The existing structure on what is currently 1508 Westlake Drive must demolished before the plat can be approved and recorded as it does not conform to the R-1 district for the newly created Lot 1.

Alejandra Flores S., PE
Milian Engineering LLS
501 N IH 35 #209C
Austin, TX 78702

RE: Permit No. 2024-1243– 1405 Wildcat Hollow Replat – Replat Review 1

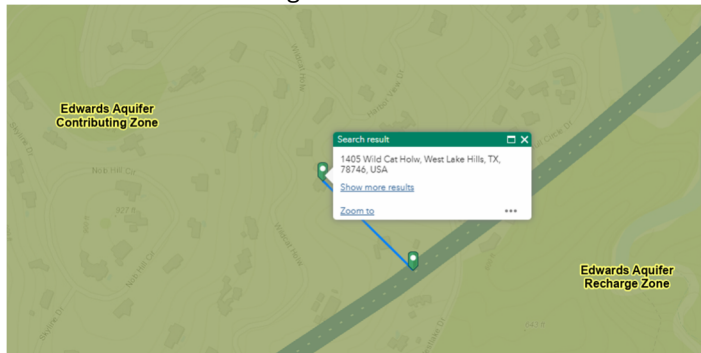
SUBDIVISION DRAINAGE REVIEW

We are providing the following comments based on a review of the submitted documents, additional comments may be generated upon re-submittal. Comments generated are based on city ordinances and the City of West Lake Hills Drainage and Erosion Control Design Manual (DECDM), the Subdivision Checklist, and the Code of Ordinances.

Please provide updated documents along with a comment response letter addressing all comments with each resubmittal. This submittal is **DENIED**. Approval is contingent upon completion of the remaining comments.

Subdivision Narrative

1. Site section indicates property is not located within Edwards Aquifer. Per TCEQ, the property is located within the Contributing Zone, approximately 0.11 miles west of the transition line into the defined Edwards Recharge Zone. Please review and revise the Edwards Aquifer statement.



2. **Revise variance statement to include that no “new” variances are requested and that variances were previously approved for this property.**

Plat

1. General Notes note 4 has a typo in Austin Energy.
2. General Notes note 6 has a new paragraph after ‘accepted’ or verbiage is missing.
3. General Notes note 9 has a new paragraph after ‘certain’ or verbiage is missing.
4. Engineer’s initial on signature block statement is missing the ‘S.’ in the name.
5. Provide a list of all restrictions and covenants in accordance with the title commitment or provide a statement that none exist for the subdivision.
6. Provide a letter from 911 addressing to confirm street name and update exhibits. Some exhibits show “Wildcat” whereas others show “Wild Cat”.

Drainage Plan

1. Existing drainage area map time of concentration travel path appears to be traveling uphill for basin ‘EX1’.

2. Provide calculations for the time of concentration for existing and proposed conditions.
3. The existing structure to the east appears to be located within Lot 2 in proposed conditions. Existing utilities serving this facility cannot cross property lines. Revise the demolition note to include utilities in addition to the structure.
4. In the proposed conditions map, the drive aisle from Westlake drive towards the west crosses from one property to another, this should be removed or provide a note that this is a visual item and that the owner of Lot 2 cannot enter Lot 1 without expressed permission.
5. Identify lot configuration for existing and proposed conditions and label Lots 1 and 2 in each plan.
6. Identify the existing channels on the north and southern property areas as part of your channel flow as this is the main method of conveyance of upstream stormwater runoff.

Existing Conditions:

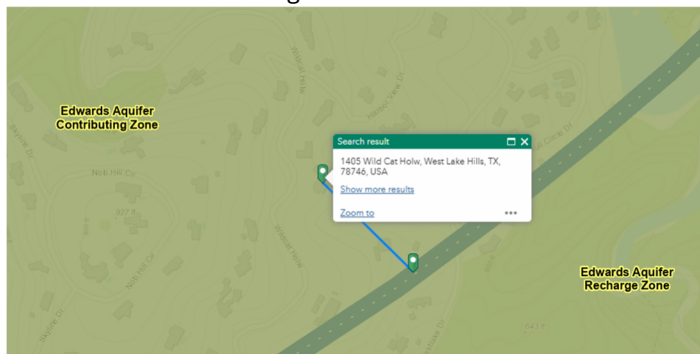
7. Existing house shown should be bold as it exists today.
8. The current property boundaries should be shown. The proposed boundary and setback is currently shown as the existing condition.
9. Per the plat, there is an electric easement that is not shown on the existing or proposed condition. Confirm if this easement is proposed to remain or be vacated and include linework on drainage plan.
10. Time of Concentration travel path appears to pass through the building. Please revise.

Proposed Conditions:

11. Provide a note that states water quality and detention are not proposed with this plan and are required prior to the development of any lot.
12. Provide a statement indicating there will not be adverse impact to the land and waterways of the (insert name) watershed.
13. Confirm the 25% impervious cover on the offsite basins includes impervious cover of the public infrastructure or if this is the max allowed impervious cover by zoning classification.
14. Time of Concentration travel path appears to pass through the building. Please revise.
15. Basin PR1 in the proposed conditions table is showing 20.64% impervious cover whereas the basin label on the plan view shows 25% impervious cover.
16. Turn the adjacent property boundaries bold as they are difficult to differentiate from the contours.
17. Make the roadway text for Westlake and Wildcat Hollow legible (too small).
18. Provide a note stating water quality and detention will be provided by each lot to mitigate for the increase in runoff identified on the drainage plan.

Engineering Report

1. Site section indicates property is not located within Edwards Aquifer. Per TCEQ, the property is located within the Contributing Zone, approximately 0.11 miles west of the transition line into the defined Edwards Recharge Zone. Please review and revise the Edwards Aquifer statement.



2. Exhibit C is not attached in the final report.
3. The existing ditches described to convey stormwater from west to east are not identified as part of the conveyance shown on the drainage plan exhibits.

If you have any questions or would like to set up a meeting, please request a meeting with Joel Sherrouse at JSherrouse@westlakehills.gov at your earliest convenience.



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	January 15, 2025	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

704 Rocky River Rd. – Discuss and make a recommendation on a variance to allow for the removal four trees , Tree Number 146 – a 14.5-inch oak, Tree Number 197 – a 16-inch elm, Tree Number 201 – a 17-inch oak, Tree Number 224 – a 14.5-inch elm, 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: Nina Falgout Sterrett, Arterberry Cooke Architecture

Recommendation

Staff recommend approval of the removal of :

- Tree Number 146 – a 14.5-inch oak;
- Tree Number 197 – a 16-inch elm;
- Tree Number 201 – a 17-inch oak

Given the findings of facts provided by the applicant (Exhibit A).

Recommend denial of Tree Number 224 – a 14.5-inch elm, and narrow or reconfigure the driveway to avoid the tree.

The variance recommendation will be forwarded to the February 12, 2025 City Council meeting for determination.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Jeff and Holly Townsend

Legal Description: White & Murdock Subdivision Lot 2 and 0.42 acres of the Sparks Survey Abstract 21 (previous ROW)

Lot Size: 0.9357 acres

Zoning: R-1 One Family

The site is surrounded by properties zoned R-1 – One Family.

Background & Analysis:

The applicant has submitted a request to remove four trees 14 inches or greater (Attachment 1). They are proposing to demolish the existing structures and build a new single-family house (Attachment 2). There are a significant number of trees on the existing site (Attachment 5).

Given the significant number of trees on the lot, the removal of the three trees in the proposed building footprint is reasonable. However, for tree number 224, the driveway could be reconfigured to allow the tree to remain. The proposed driveway width is shown at the maximum allowed width of 24 feet. The minimum driveway width is 12 feet.

A complete application for permitting has not been submitted or reviewed. Additional variances may be necessary for the applicant's full design, which has not been reviewed.

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
- Exhibit B – Staff Findings

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:

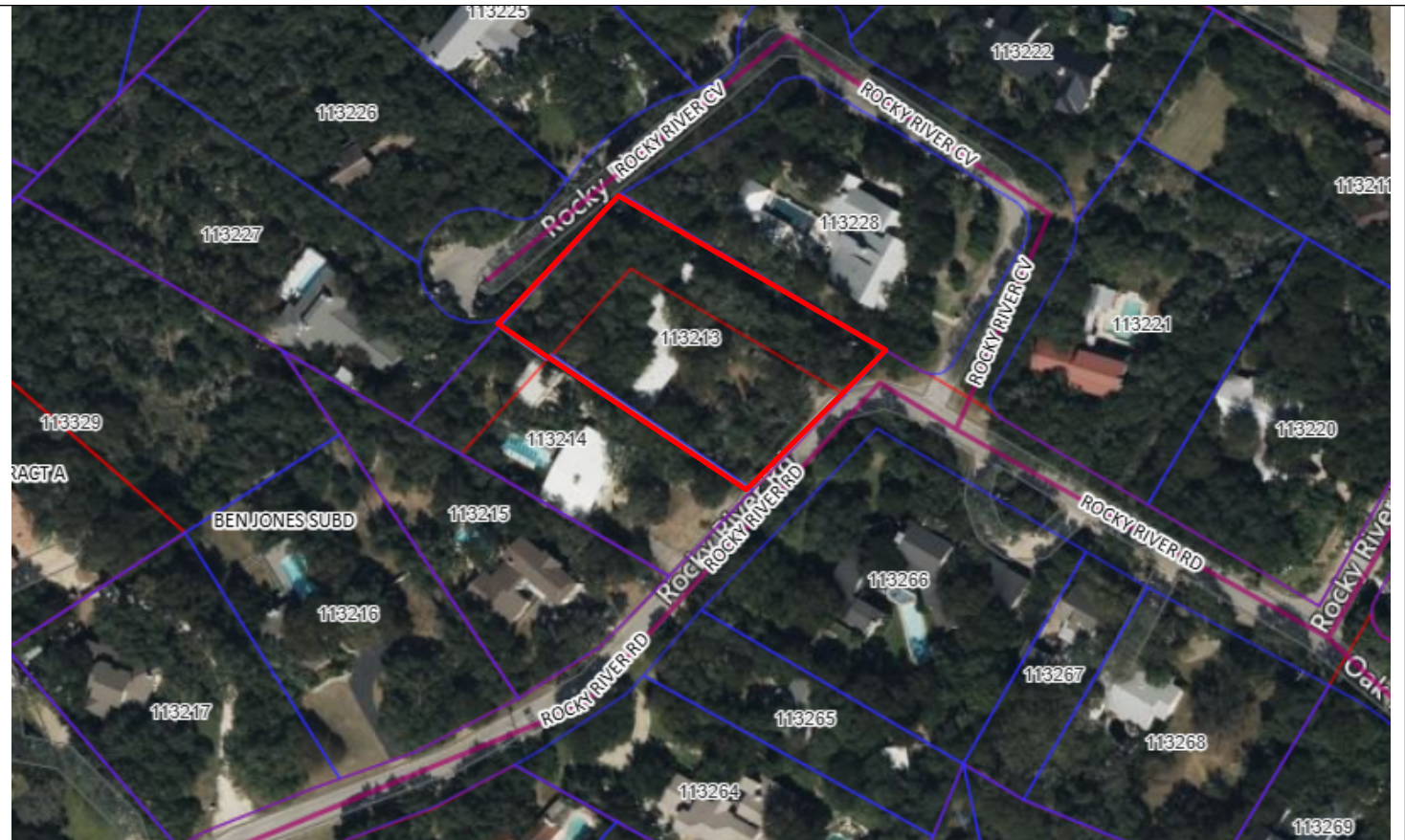
- [Section 22.03.034](#) [Tree and Vegetation Removal and Replacement](#)
- [Section 38.05.031](#) [Variances](#)

- [Section 22.03.514](#) [Criteria and process required for granting variance](#)

Zoning:



Aerial:



December 2, 2024

Re. Variance Request 704 Rocky River Road

Dear Chairman Meisel and Members of the Zoning and Planning Commission,

The letter accompanies our application for variance for the property at 704 Rocky River Road. We request your consideration to remove protected trees on behalf of our client, the Owners, Holly and Jeff Townsend.

The existing lot and residence at 704 Rocky River Rd is overgrown and in disrepair. The Owner's would like to demolish the existing, non-compliant home. The existing house's sagging roof, and outdated systems make remodeling and renovation impractical. The proposed house, built within the required setbacks, will preserve the trees that provide screening from the street, and the neighboring houses. They request variances to remove trees within the footprint of the proposed new residence.

As their architect's we considered several schemes which attempted to avoid the need for tree variances. At the current level of vegetation, the site is unbuildable.

Ultimately, we hope to the vast majority of the trees, and maintain their health with the removal of trees, that will be damaged by the demolition of the existing house, to create a practical building footprint and functional floor plan.

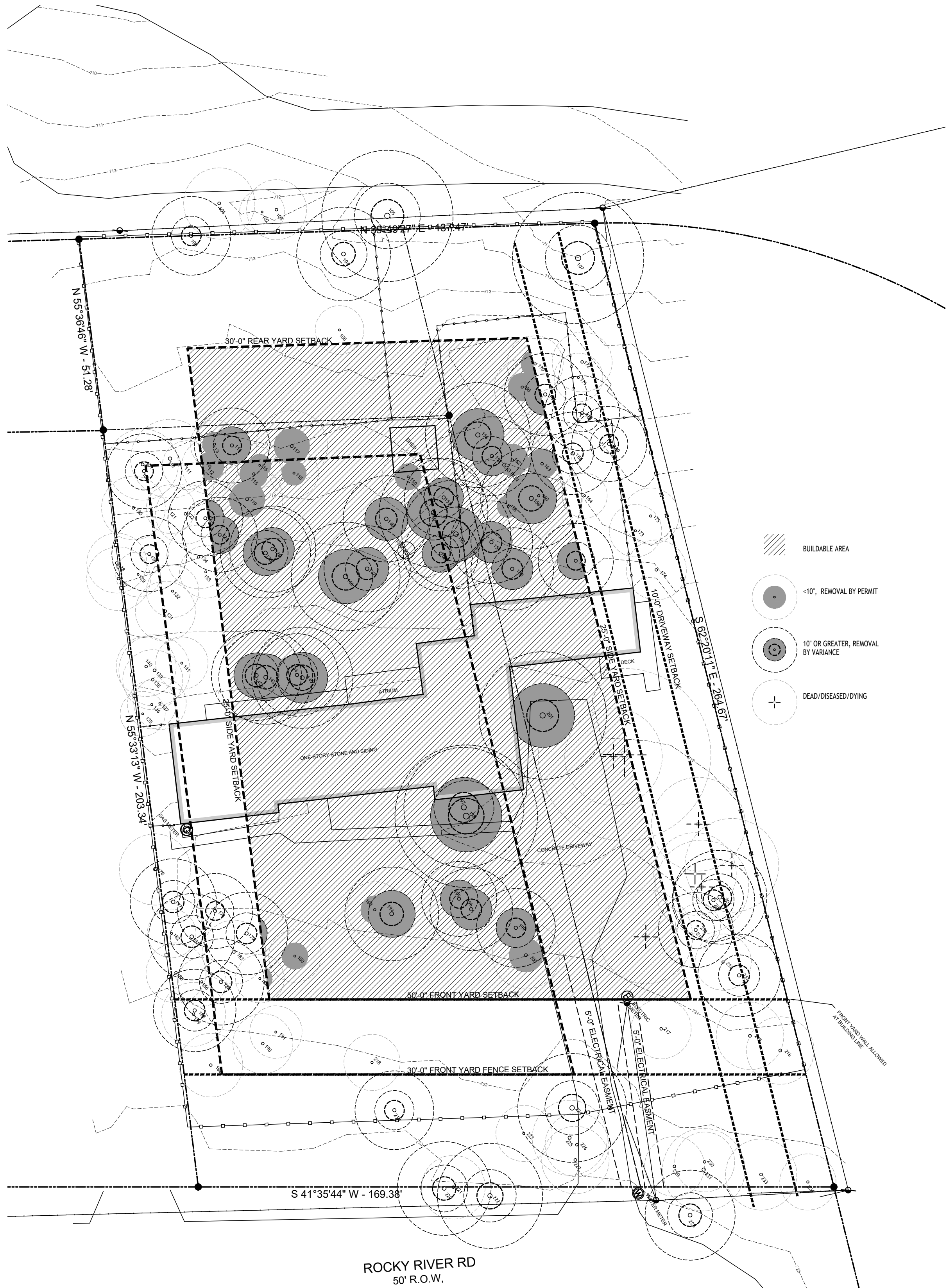
This site has over 130 trees with diameters of 6" or greater. The property has had decades of deferred maintenance with the house in disrepair and the site overgrown. The existing house is built within the side yard setbacks. Many of the trees we request variance to remove have been allowed to grow in close proximity to the existing house and its foundations. Removal of the house will necessitate removal of these trees as well, whose crowns and critical root zones will be impacted by removal of the non-compliant structure.

The site development proposed includes cleaning up the lot will benefit the neighbors and the City as a whole. It will decrease underbrush that is a fire hazard. It will allow the Owner's to minimize site impacts, and aid in the continuity of the site's rural character. We seek to alleviate the hardship represented by an abundance of trees, in poor health, within the site's buildable area. The variance request seeks to make the Owner's goals achievable, minimize overall impacts to the neighbors and community, and to maintain the character of the site that led them to buy in West Lake Hills.

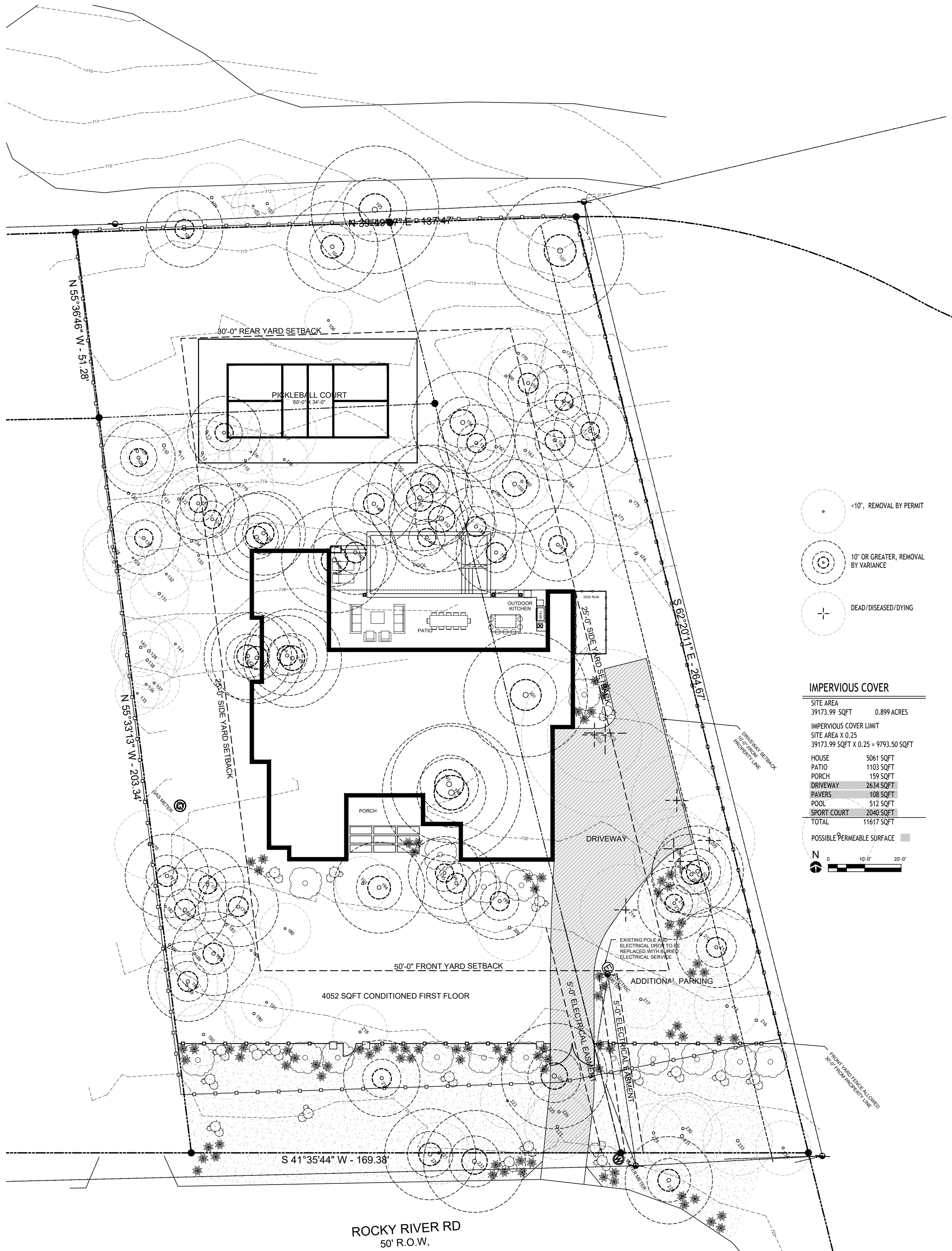
Sincerely



Alice Arterberry
Principal
Arterberry Cooke Architecture



TREE TAG NO.#	DIAMETER	FULL CRZ	DESCRIPTION	TREE TAG NO.#	DIAMETER	FULL CRZ	DESCRIPTION	TREE TAG NO.#	DIAMETER	FULL CRZ	DESCRIPTION	TREE TAG NO.#	DIAMETER	FULL CRZ	DESCRIPTION
100	10.5"	ELM	UNPROTECTED	129	10"	QAK	PROTECTED	158	10"	QAK	UNPROTECTED	187	7.5"	QAK	UNPROTECTED
101	9.5"	ELM	UNPROTECTED	130	11.5"	ELM	PROTECTED	159	14.5"	QAK	PROTECTED	170	8.5"	ELM	UNPROTECTED
102	8"	ELM	UNPROTECTED	131	8.5"	QAK	UNPROTECTED	160	10"	QAK	PROTECTED	171	11.5"	ELM	PROTECTED
103	8"	ELM	UNPROTECTED	132	8"	ELM	UNPROTECTED	161	10.5"	QAK	PROTECTED	172	10"	ELM	PROTECTED
104	10.5"	ELM	PROTECTED	133	11"	QAK	UNPROTECTED	162	10.5"	QAK	PROTECTED	173	10"	ELM	PROTECTED
105	17.5"	ELM	PROTECTED	134	10"	QAK	PROTECTED	163	11"	QAK	PROTECTED	174	10"	ELM	PROTECTED
106	6.5"	ELM	UNPROTECTED	135	8"	ELM	UNPROTECTED	164	10"	QAK	PROTECTED	175	11"	ELM	PROTECTED
107	17.5"	ELM	PROTECTED	136	10"	QAK	PROTECTED	165	10.5"	QAK	PROTECTED	176	11"	ELM	PROTECTED
108	10"	QAK	UNPROTECTED	137	7"	QAK	UNPROTECTED	166	8"	QAK	UNPROTECTED	177	11.5"	ELM	PROTECTED
109	9.5"	QAK	UNPROTECTED	138	8.5"	QAK	UNPROTECTED	167	8.5"	QAK	UNPROTECTED	178	11.5"	ELM	PROTECTED
110	8.5"	QAK	UNPROTECTED	139	8"	QAK	UNPROTECTED	168	7.5"	QAK	UNPROTECTED	179	8.5"	ELM	UNPROTECTED
111	6.5"	ELM	UNPROTECTED	140	8.5"	QAK	UNPROTECTED	169	10"	QAK	PROTECTED	180	8.5"	ELM	UNPROTECTED
112	2.5"	QAK	UNPROTECTED	141	7"	QAK	UNPROTECTED	170	7.5"	QAK	UNPROTECTED	181	8.5"	ELM	UNPROTECTED
113	8.5"	QAK	UNPROTECTED	142	8"	QAK	UNPROTECTED	171	8.5"	QAK	UNPROTECTED	182	8.5"	ELM	UNPROTECTED
114	10"	QAK	PROTECTED	143	8.5"	ELM	UNPROTECTED	172	8.5"	QAK	UNPROTECTED	183	8.5"	ELM	UNPROTECTED
115	2.5"	QAK	UNPROTECTED	144	7"	QAK	UNPROTECTED	173	8.5"	QAK	UNPROTECTED	184	8.5"	ELM	UNPROTECTED
116	6"	QAK	UNPROTECTED	145	7"	QAK	UNPROTECTED	174	7.5"	QAK	UNPROTECTED	185	8.5"	ELM	UNPROTECTED
117	9.5"	ELM	UNPROTECTED	146	11"	QAK	PROTECTED	175	11"	QAK	PROTECTED	186	8"	QAK	UNPROTECTED
118	8.5"	QAK	UNPROTECTED	147	11.5"	QAK	PROTECTED	176	7.5"	QAK	UNPROTECTED	187	11.5"	QAK	UNPROTECTED
119	9"	ELM	UNPROTECTED	148	11"	QAK	PROTECTED	177	7.5"	QAK	UNPROTECTED	188	11.5"	QAK	UNPROTECTED
120	8.5"	QAK	UNPROTECTED	149	11.5"	QAK	PROTECTED	178	7.5"	QAK	UNPROTECTED	189	11.5"	QAK	UNPROTECTED
121	6.5"	QAK	UNPROTECTED	150	14.5"	QAK	PROTECTED	179	6.5"	ELM	UNPROTECTED	190	10"	QAK	PROTECTED
122	8"	ELM	UNPROTECTED	151	11.5"	QAK	PROTECTED	180	11"	ELM	PROTECTED	191	10.5"	QAK	PROTECTED
123	10"	QAK	PROTECTED	152	11.5"	QAK	PROTECTED	181	10"	QAK	PROTECTED	192	10.5"	QAK	PROTECTED
124	10"	ELM	PROTECTED	153	10"	QAK	PROTECTED	182	8"	QAK	UNPROTECTED	193	10.5"	QAK	PROTECTED



TREE TAG NO.#	DIAMETER	FULL CRZ	DESCRIPTION	REMOVAL	REPLACE	TREE TAG NO.#	DIAMETER	FULL CRZ	DESCRIPTION	REMOVAL	REPLACE
113	2.5"	QAK	UNPROTECTED	PERMIT	75%	146	14.5"	QAK	PROTECTED	VARIANCE	100%
115	8.5"	QAK	UNPROTECTED	PERMIT	75%	147	11.5"	QAK	PROTECTED	VARIANCE	75% / 100%
116	8"	QAK	UNPROTECTED	PERMIT	75%	148	10"	QAK	PROTECTED	VARIANCE	75% / 100%
117	9.5"	ELM	UNPROTECTED	PERMIT	75%	149	10"	QAK	PROTECTED	VARIANCE	75% / 100%
118	8.5"	QAK	UNPROTECTED	PERMIT	75%	150	11"	QAK	PROTECTED	VARIANCE	75% / 100%
119	9"	ELM	UNPROTECTED	PERMIT	75%	151	11"	QAK	PROTECTED	VARIANCE	75% / 100%
120	7"	ELM	UNPROTECTED	PERMIT	75%	152	10"	QAK	PROTECTED	VARIANCE	75% / 100%
121	6.5"	QAK	UNPROTECTED	PERMIT	75%	153	10"	QAK	PROTECTED	VARIANCE	100%
122	8"	ELM	UNPROTECTED	PERMIT	75%	154	10"	QAK	PROTECTED	VARIANCE	100%
123	10"	QAK	PROTECTED	PERMIT	75%	155	10"	QAK	PROTECTED	VARIANCE	100%
124	10"	ELM	PROTECTED	PERMIT	75%	156	10"	QAK	PROTECTED	VARIANCE	100%
125	10"	ELM	PROTECTED	PERMIT	75%	157	10"	QAK	PROTECTED	VARIANCE	100%
126	10"	ELM	PROTECTED	PERMIT	75%	158	10"	QAK	PROTECTED	VARIANCE	100%
127	10"	ELM	PROTECTED	PERMIT	75%	159	10"	QAK	PROTECTED	VARIANCE	100%
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130	10"	ELM	PROTECTED	PERMIT	75%	162	10"	QAK	PROTECTED	VARIANCE	100%
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132	10"	ELM	PROTECTED	PERMIT	75%	164	10"	QAK	PROTECTED	VARIANCE	100%
133	10"	ELM	PROTECTED	PERMIT	75%	165	10"	QAK	PROTECTED	VARIANCE	100%
134	10"	ELM	PROTECTED	PERMIT	75%	166	10"	QAK	PROTECTED	VARIANCE	100%
135	10"	ELM	PROTECTED	PERMIT	75%	167	10"	QAK	PROTECTED	VARIANCE	100%
136	10"	ELM	PROTECTED	PERMIT	75%	168	10"	QAK	PROTECTED	VARIANCE	100%
137	10"	ELM	PROTECTED	PERMIT	75%	169	10"	QAK	PROTECTED	VARIANCE	100%
138	10"	ELM	PROTECTED	PERMIT	75%	170	10"	QAK	PROTECTED	VARIANCE	100%
139	10"	ELM	PROTECTED	PERMIT	75%	171	10"	QAK	PROTECTED	VARIANCE	100%
140	10"	ELM	PROTECTED	PERMIT	75%	172	10"	QAK	PROTECTED	VARIANCE	100%
141	10"	ELM	PROTECTED	PERMIT	75%	173	10"	QAK	PROTECTED	VARIANCE	100%
142	10"	ELM	PROTECTED	PERMIT	75%	174	10"	QAK	PROTECTED	VARIANCE	100%
143	10"	ELM	PROTECTED	PERMIT	75%	175	10"	QAK	PROTECTED	VARIANCE	100%
144	10"	ELM	PROTECTED	PERMIT	75%	176	10"	QAK	PROTECTED	VARIANCE	100%
145	10"	ELM	PROTECTED	PERMIT	75%	177	10"	QAK	PROTECTED	VARIANCE	100%

Revisions By

ARTERBERRY COOKE architecture

Architect:
Alice Arterberry
3411 Windsor Rd
Austin, TX 78703
alice@arterberrycooke.com
323.236.5182

Project Owner:
Holly and Jeff Townsend
3604 West Lake Drive

Project Address:
704 Rocky River Rd
West Lake Hills TX

Contractor:
Captex Construction

SITE PLANS

drawn by: NFS
checked by: AA
scale: 1/8" = 1'-0"
first issue:
plot date: 11.14.2024
SCHEMATIC DRAWING
- NOT FOR CONSTRUCTION -

A1.0

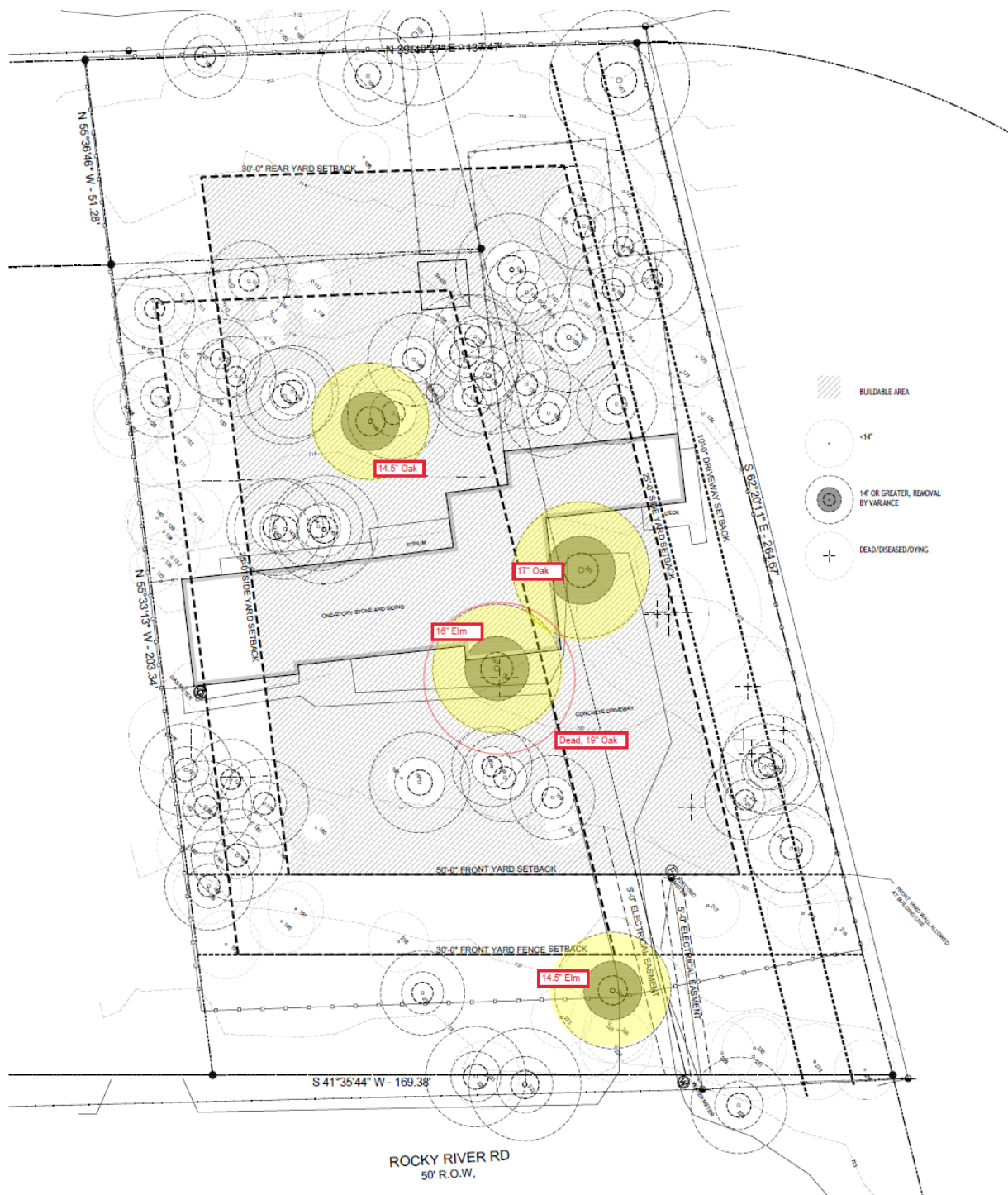
NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT OF ARTERBERRY COOKE ARCHITECTS.

Page 42 of 81

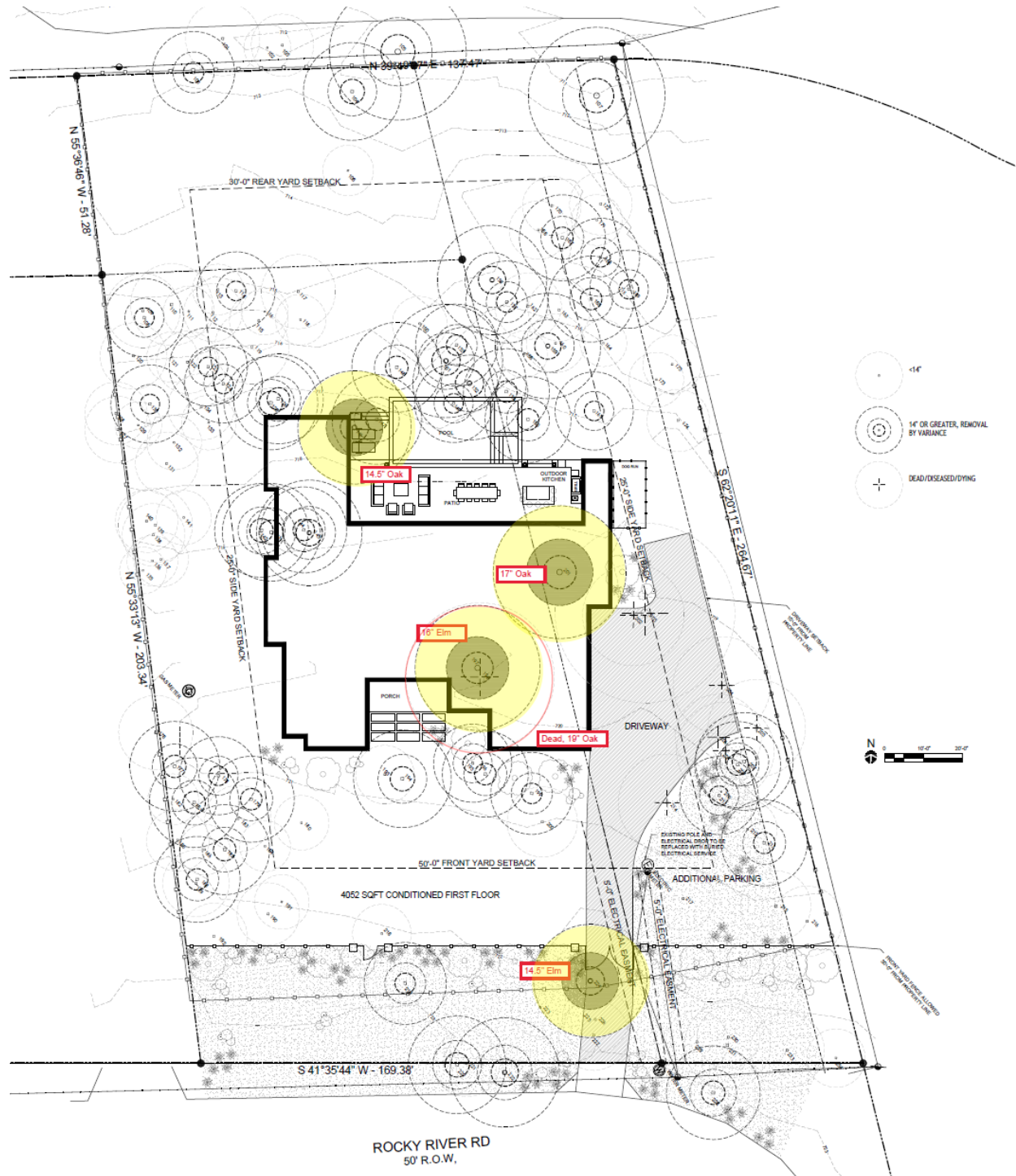
704 Rocky River Rd

Exhibits: Photos

Existing Site Plan, Trees Removal Requested by Variance Highlighted



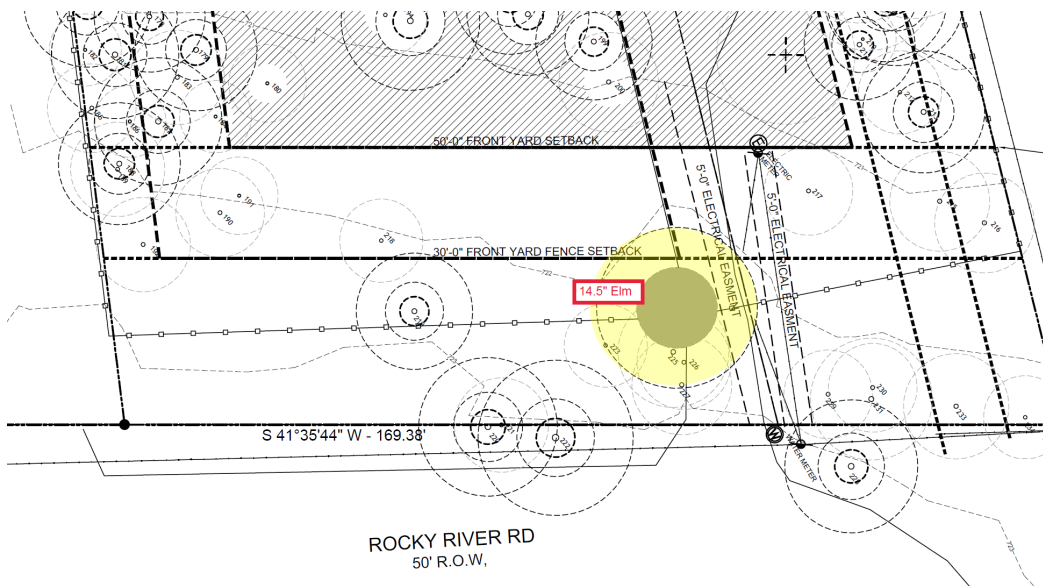
Proposed Site Plan, Trees Removal Requested by Variance Highlighted



Tree 224



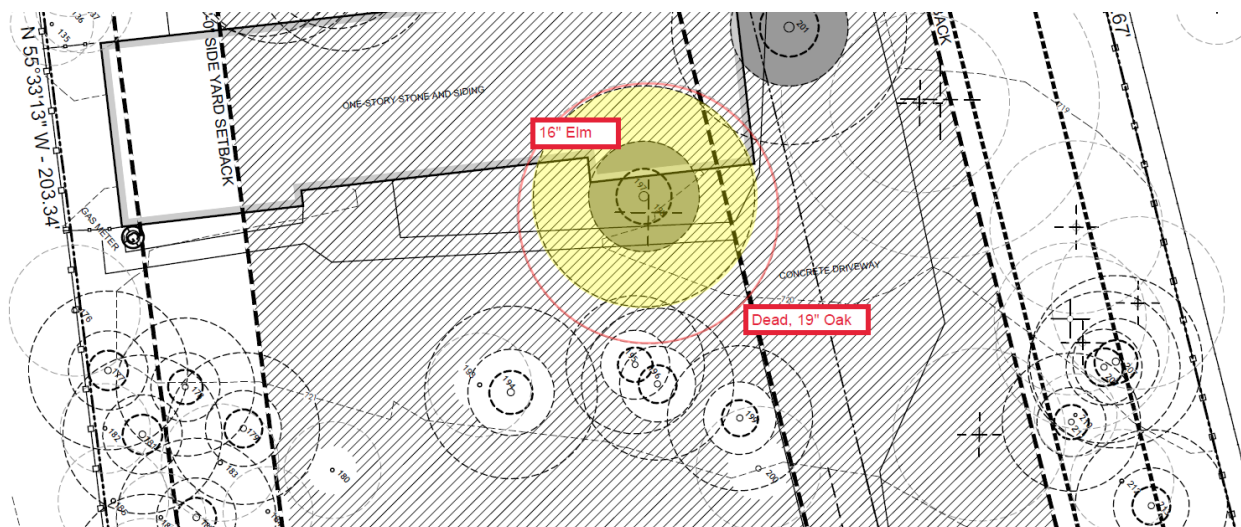
Removed for new
driveway/access



Tree 197



Within footprint of proposed home. Due to the proximity to the existing structure, and dead Tree 198, this tree will be damaged by its demolition. Expect impacts to the CRZs and canopy.



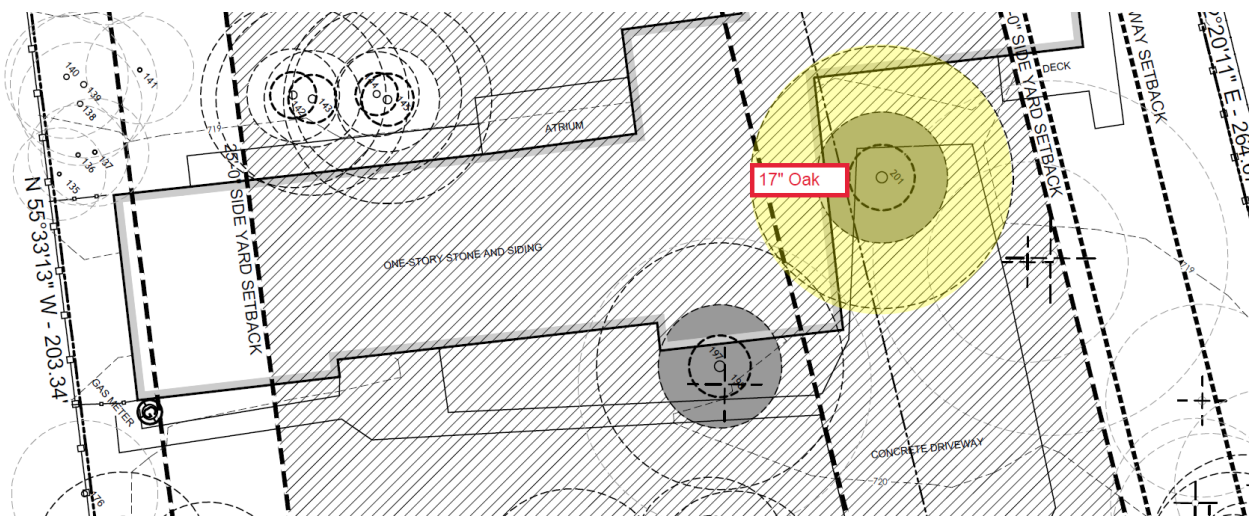
704 Rocky River Rd

Exhibits: Photos

Tree 201



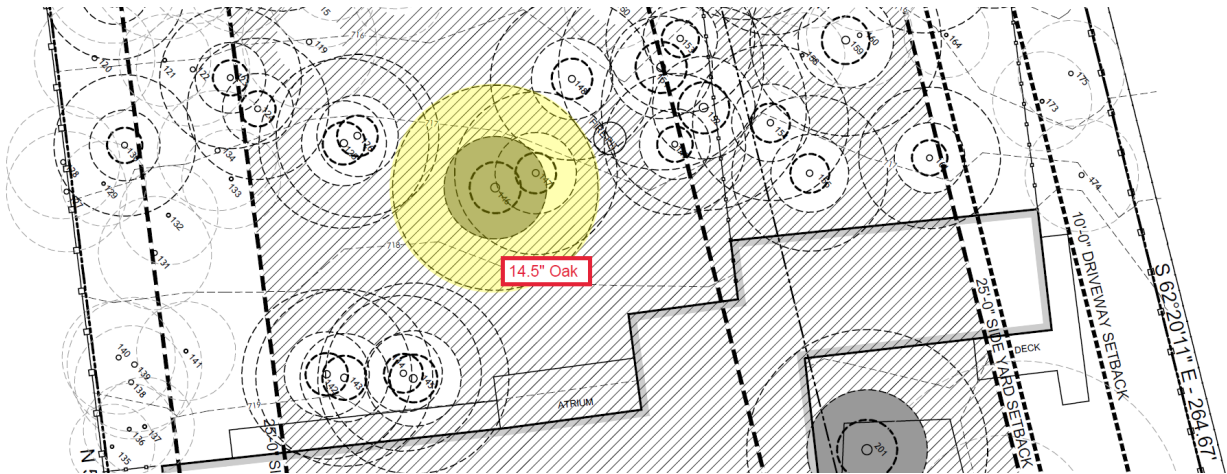
Within footprint of proposed home. Due to the proximity to the existing structure, this tree will be damaged by its demolition. Expect impacts to the CRZs and canopy.



Trees 146

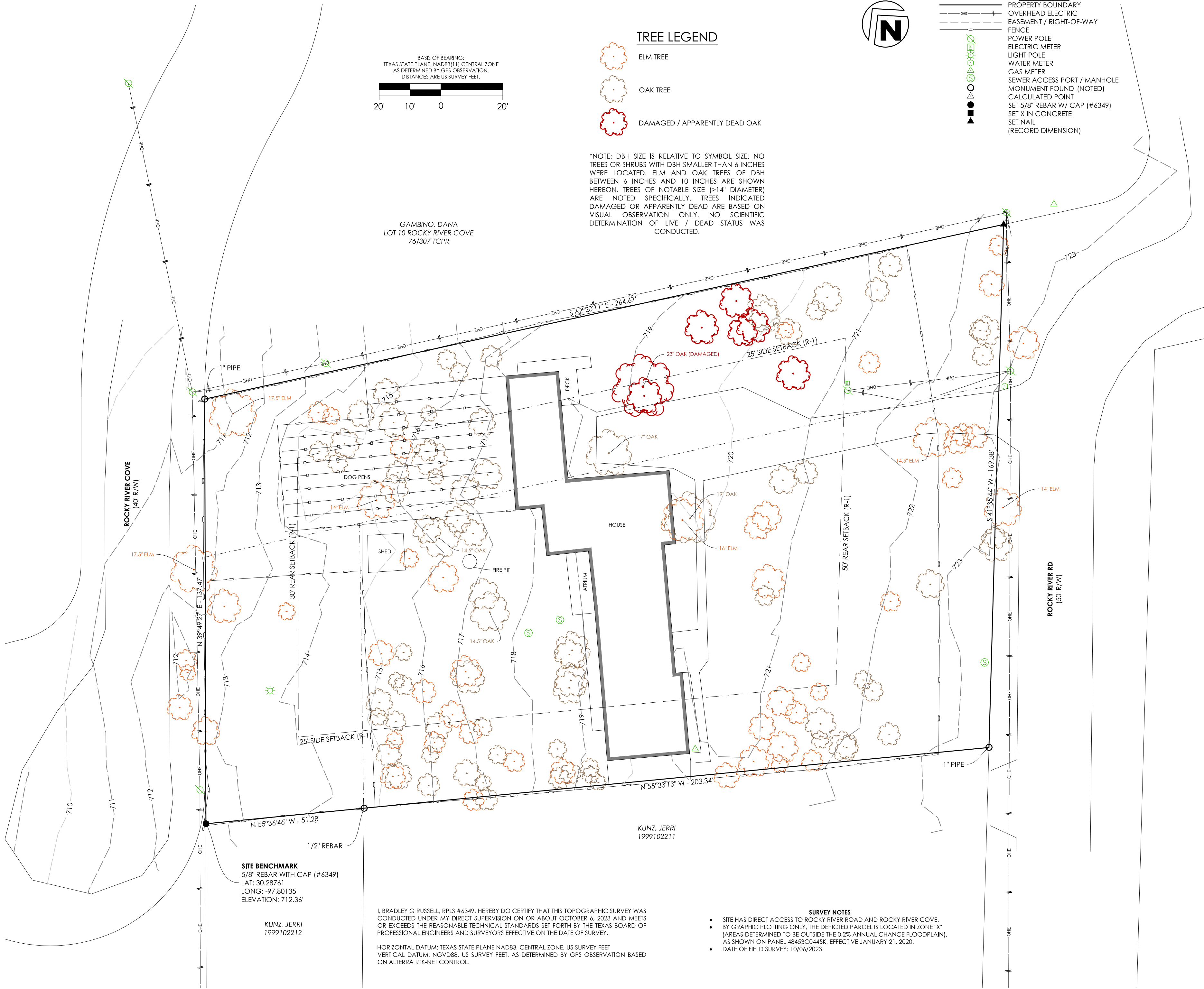


Within footprint
of proposed pool
and patio.



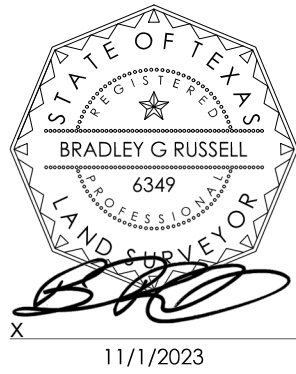
Tree Tag	Diameter In	Species	Description	Removal	Removed In	Mitigated In
146	14.5	Oak	Variance	Yes	14.5	21.75
197	16	Elm	Variance	Yes	16	24
201	17	Oak	Variance	Yes	17	25.5
224	14.5	Elm	Variance	Yes	14.5	21.75
Sum	62				62	93
				Proposed		
				Removed by Variance		62
				Replaced by Code		93

DRAWING: G:\23200330 - TX MALESA BRAUKMAN WEST LAKE HILLS 23200330 TOPO.DWG
LAYOUT: 85X14 TEXAS, LAST SAVED: 8/11/2023 9:10:35 AM
LAST PLOTTED BY: BRAD RUSSELL, 11/1/2023 9:10:44 AM [PLOTTED BY: VALID ON HARD COPY ONLY]



RECORD INFORMATION

SEAL



TOPOGRAPHIC SURVEY

704 ROCKY RIVER RD
WEST LAKE HILLS, TX

COUNTY PARCEL ID: 113213
GF #: 23-759313-GT

CLIENT:
MALESA BRAUKMAN

DATE: 11/1/2023
PROJECT NO: 23200330
CONTACT: B.RUSSELL



CERTIFICATE OF AUTHORIZATION:

CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgeview Dr.
Conway, AR 72034

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 1

Exhibit A

704 Rocky River 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.

This site has over 130 trees with diameters of 6" or greater. The property has been unkempt, with decades of deferred maintenance, the existing/original home is in disrepair and the site is severely overgrown. The existing home is built within both side yard setbacks and is not salvageable. Removing the proposed trees will allow the removal of the non-compliant home and the development of a new home that meets code requirements, including; impervious cover, drainage and building setbacks.

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

Our proposal of cleaning up the lot will benefit the neighbors and the City as a whole. It will decrease the existing significant underbrush that can be fire hazard. Removing these trees will allow a more compact, consolidated development, limiting site impact area. To develop the lot, without removal of the noted trees, spreads the building footprint over a larger area and effects a greater number of trees with impacts. The proposed development and removal of noted trees has less tree impact overall. Additionally, because it allows for a consolidated footprint, there is less disruption to existing flora.

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

As part of our preliminary feasibility/programming/design studies, we worked with the homeowner's on several floor plan options that would work around the critical root zones of the trees proposed for removal by variance. The solutions resulted in sprawling, inefficient floor plans, with poor function at increased cost of development and increased impervious cover. Additionally, these floor plan schemes impacted a greater number of trees. Finally, many of the trees we propose removing have severe impacts due to close proximity to the existing house, existing foundations, and existing paving. The demolition of the existing house will require removal of the trees due to significantly compromised root systems.

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

We seek to alleviate the hardship represented by an abundance of trees in poor health, within the site's buildable area. The variance seeks to minimize tree and existing flora impacts, bring the property/trees/landscape back to a healthy and safe state, minimize overall impacts to the neighbors and community, maintain the character of the beautiful site that led them to buy in West Lake Hills, allow for a building footprint that is architecturally appropriate and makes the Owner's goals achievable.

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

The intent of the city's ordinances and comprehensive plan are to maintain the character of West Lake Hills. The Owner's share this goal. The ordinance is not able to address the specifics and peculiarities of any given site. A variance will enable to Owner's to develop the site as the code intends into a single family residence, with large yards and healthy vegetation.

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

The trees we propose removing are at the lot's interior. They are currently screened from neighboring properties by trees in both the Owner's and neighbor's yards. Removing these trees will maintain the separation and screening between the existing homes. The proposed home will be farther from the lot lines, increasing privacy on the adjacent lots.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	January 15, 2025	Item Number:	6
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

9 Las Brisas Dr.: Discuss and make a recommendation on a variance for an up to 7-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Erin Armstrong, Property Owner

Recommendation

Staff recommend approval of the variance request, based on the staff findings of fact (Exhibit B).

This item will be forwarded to the February 12, 2025 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Zachary and Erin Armstrong

Legal Description: Las Brisas Lot 9

Lot Size: 1.01 acres

Zoning: R-1, One-family Residential

Wastewater: City Public Sewer

The properties surrounding the subject property are zoned R-1 One-Family Residential, and R-2 Two-Family.

Background & Analysis:

The applicant is requesting a variance for the rear wall for a maximum height of 7 feet (Attachment 1). The applicant received a permit for a six-foot-tall wall on May 31, 2024. When doing the final inspection, the city inspector noted that while the fence steps down to follow the grade per the submitted plans, the maximum height above grade varies from 5.5 to 7 feet (Attachment 3). The existing property slopes down approximately 20 feet from the side lot line on the south to the other side on the north to an existing creek.

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
- Exhibit B - Staff's recommendation

Public Comments:

At the time of the report, one letter of support was submitted with the application (Attachment 5).

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to 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

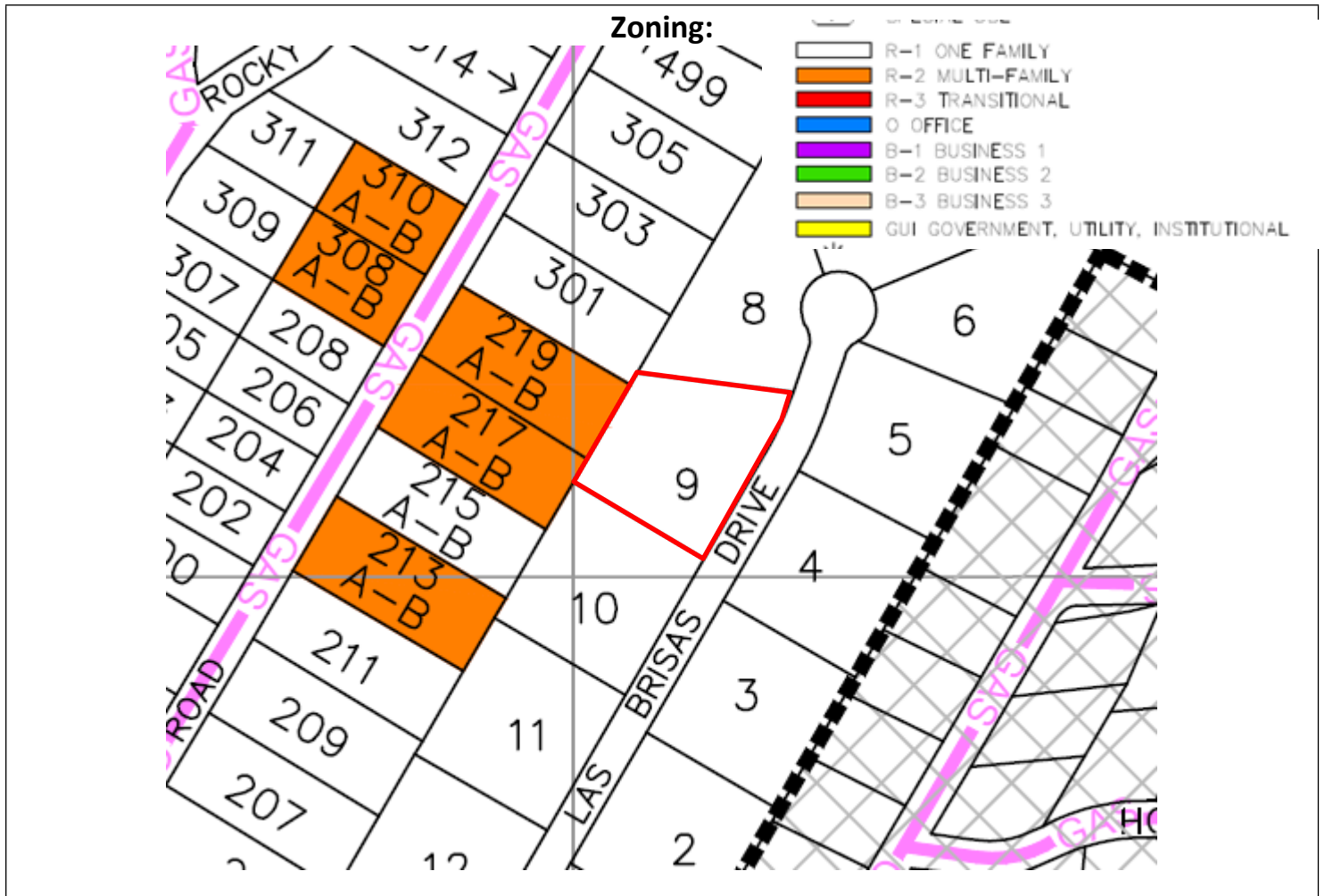
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

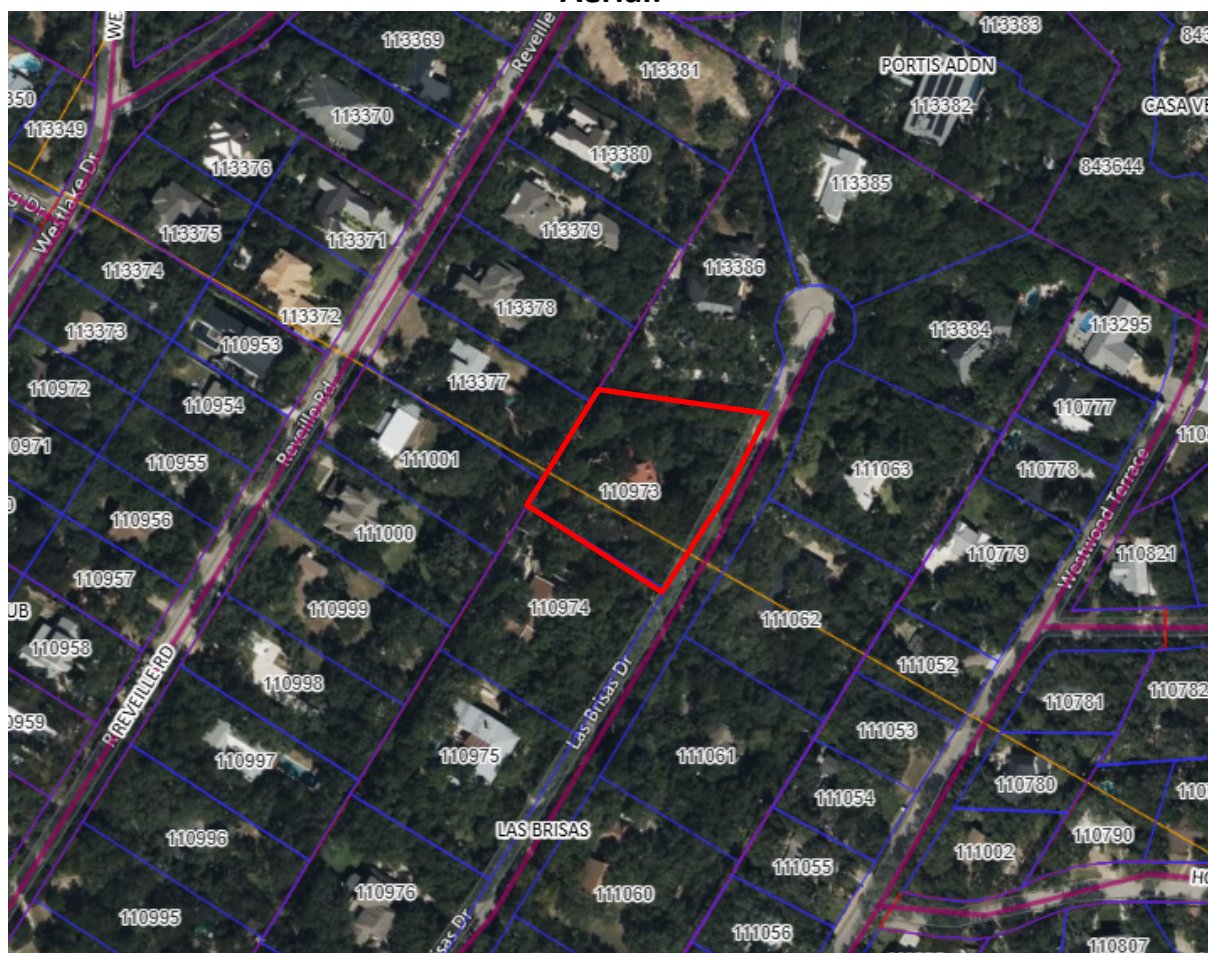
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.173: Fences \(Residential\)](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:



Dear Robert Meisel,

When we moved into our house, the neighbor that lives behind us, came to the back fence line and warned us that if our dogs ever got into their yard they would not be safe with their dog. Their dog is very aggressive when it comes down to the fence. He said that the previous owners were supposed to replace the fence, but ended up selling the house. The fence was falling down and rotting in many areas. Our next door neighbor told us that the large dog from the house behind us, has gotten out and in his yard multiple times. We patched it for a while, but it really needed to be replaced for the safety of our dogs.

We replaced the fence, following the existing fence. It slopes down towards the creek in sections. A few of the sections are a few inches higher than the maximum of 6ft. As you can see in the pictures, our house and the surrounding neighbors houses are much higher than the fence line, therefore it doesn't block any view. The neighbor's little girl frequently walks down to the fence and can easily peek her head over. We ask that you allow the fence height even though it is over 6ft in a few areas (only by inches). It blends into the landscape seamlessly and provides safety for our dogs.













12:50

56



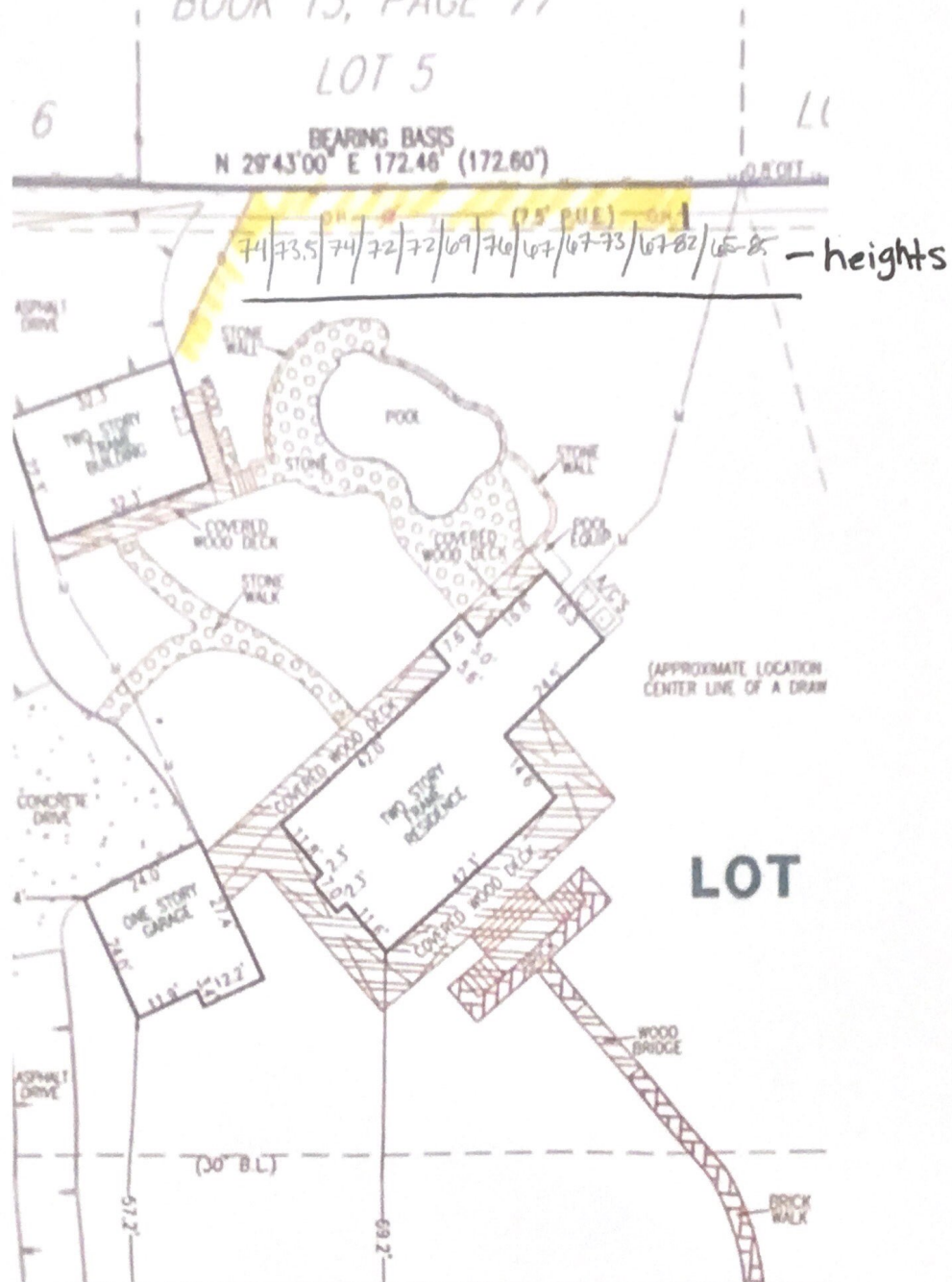
BOOK 13, PAGE 77

Done

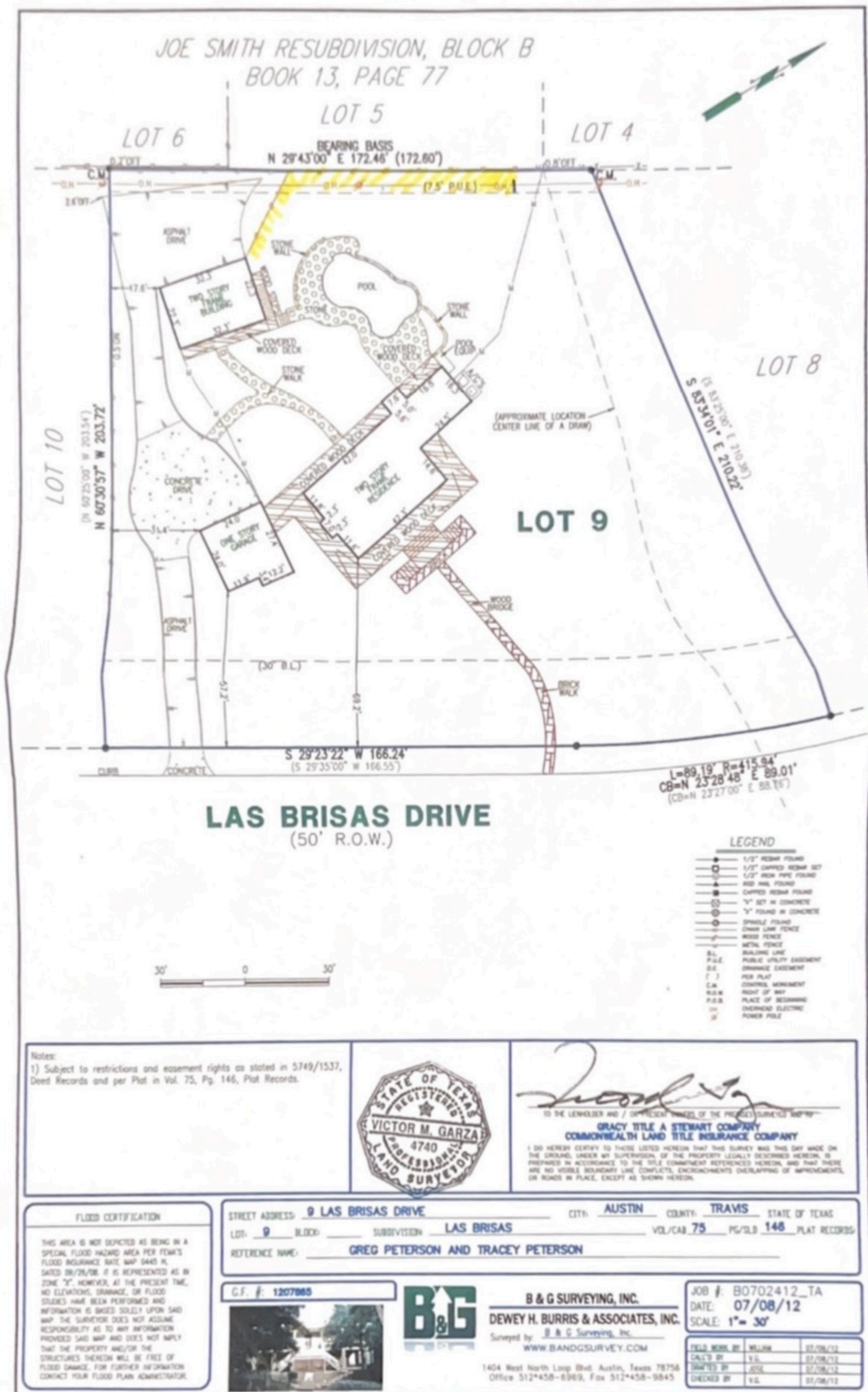
IOE SMITH RESUBDIVISION, BLOCK B
BOOK 13, PAGE 77

LOT 5

BEARING BASIS
N 29°43'00" E 172.46' (172.60')



wall



To whom it may concern;

We live in and own the house located at 13 Las Brisas Drive in West Lake Hills, just a few lots away from the Armstrongs (9 Las Brisas). We support a variance for their fence and its height since it is slightly higher than the City code.

Feel free to reach out to us if you have any questions or concerns.

Respectfully,
David and Linsey Bullock
13 Las Brisas Drive

Exhibit A

9 Las Brisas – Fence Variance

Applicant's 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.

Because of the slope of our yard, in some parts it we would not have very much privacy. The existing fence was over 6Ft in some areas as well.

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The fence followed the existing fence already in place, there is no disruption to the existing flora.

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The fence is already in place, it would be difficult to change the height. The land slopes downward to the creek, the fence follows the natural grade.

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The fence is just a few inches above 6 ft. in a few spots.

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The fence is in our backyard, it does not but up to any houses in the back. The neighbors in the back have houses that are set up much higher.

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
Our neighbor's house are upon a hill and are higher than the fenceline, it does not interfere with their views.

Exhibit B

807 Loma Linda – Fence Variance

Staff 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.

The existing topography of the natural grade changes 20 feet across the 172 foot long rear property line.

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

The fence was built in the same location as the previous fence.

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

For a solid wall, it is difficult to exactly chase the existing grade, without significantly shortening the wall on one side of the panel.

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

As the fence varies from shorter and taller than the maximum 6 foot allowance and the maximum does not exceed 7 feet.

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

This does not violate the intent of the Zoning Ordinance.

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

The neighbors to the rear have a similar height fence. This will not adversely affect the neighboring property.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	January 15, 2025	Item Number:	7
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

414 Brady Ln.: Discuss and make a recommendation on a variance for a 10-foot encroachment into the 20-foot front-yard fence setback for a fence installed without a permit (Section 22.03.173 of the West Lake Hills Code).

Applicant: Paul Zubeldia, Nalle Custom Home

Recommendation

Staff recommend denial of the variance request, based off the staff findings of fact in Exhibit B.

This item will be forwarded to the February 12, 2025 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Irene Epperson Living Trust

Legal Description: Ridgewood Village Section 2

Lot Size: 0.2875 acres

Zoning: R-1, One-family Residential

Wastewater: Public City Sewer

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

Background & Analysis:

The applicant is requesting a variance for the location of the current fence that was installed without a permit. The permit for the construction of a new single-family house and the supporting site work was issued on July 30, 2021. The construction was completed on March 8, 2023. The fence, gate, and keypad were all installed by the general contractor, but no plans were ever submitted or approved for the improvements. The code requires a front-yard fence on a lot less than 0.75 acres to be setback a minimum of 20 feet from the edge of pavement. In the current location the fence is approximately 10 feet from the street pavement. Only two other properties along Brady Lane within the city limits have front yard fenced (421 - nonconforming, 435 - meets the setback requirement). For gates and keypads, the code requires spacing so entering/exiting vehicles will be completely off the street when stopped to open the gate. The applicant has stated they will remove the keypad and gate.

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
- Exhibit B - Staff's recommendation

Public Comments:

At the time of the report, no written comments have been received in favor or in opposition of the request.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to 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

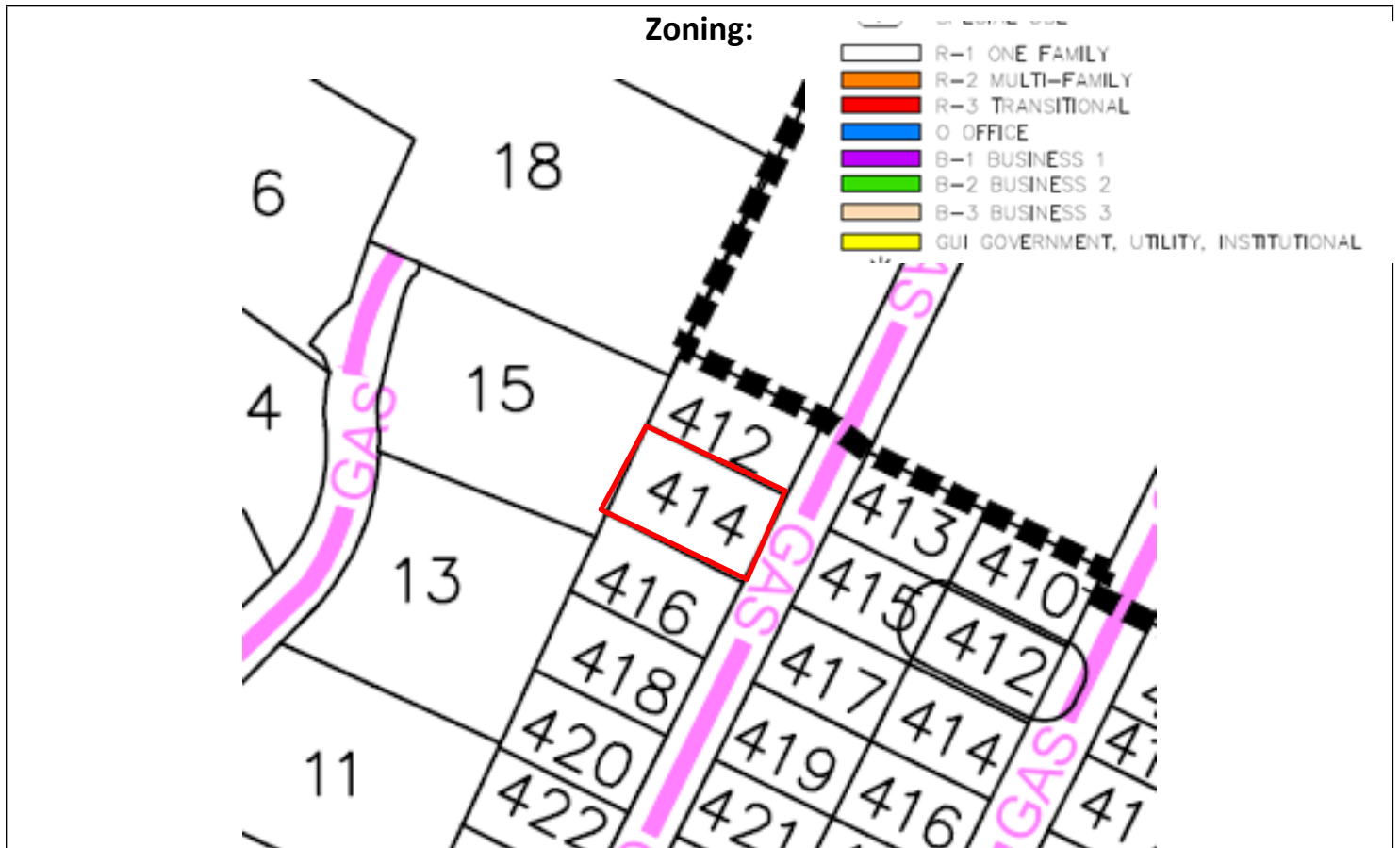
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

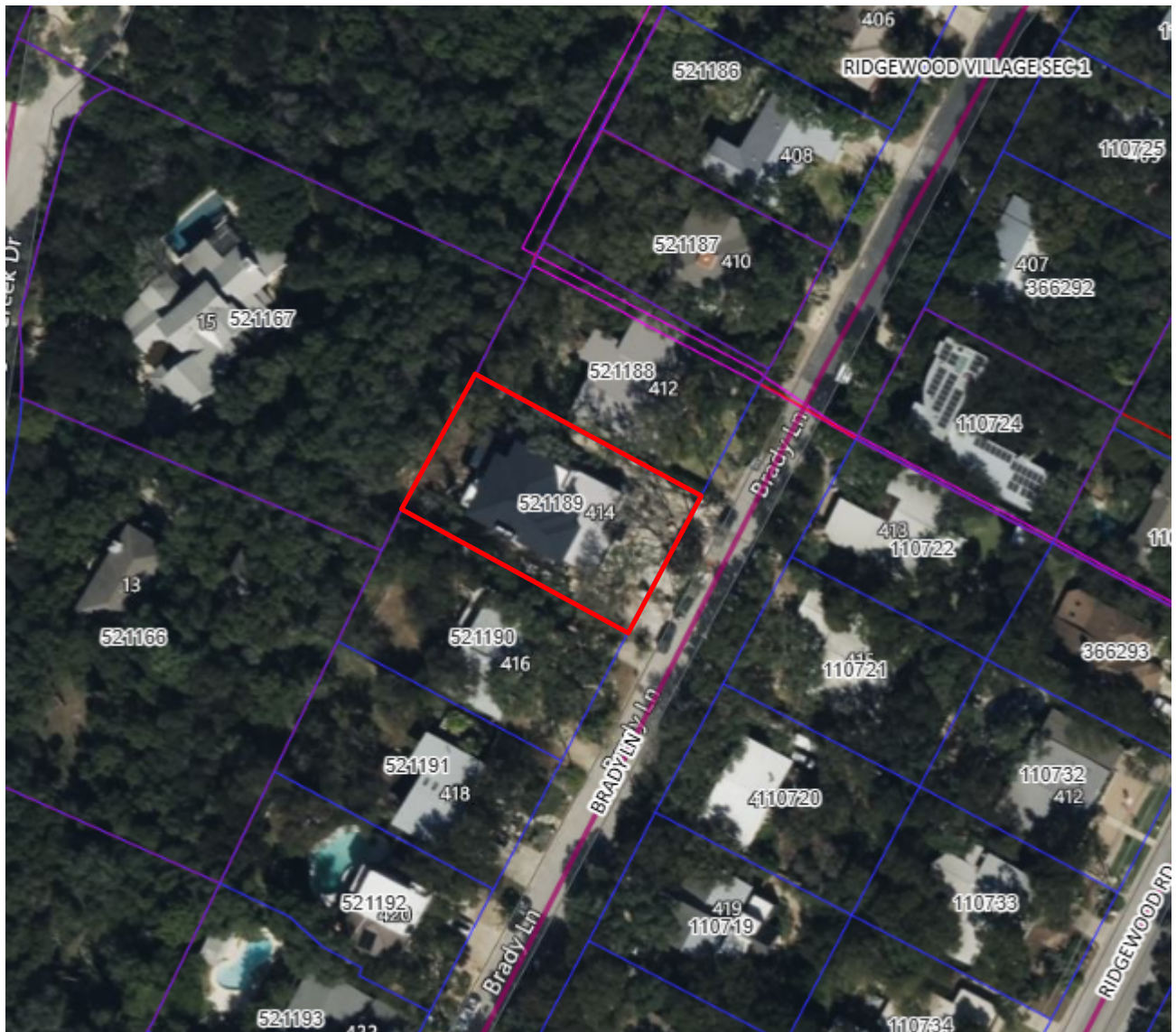
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.173: Fences \(Residential\)](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:





1000 Mopac Cir Austin, TX 78746 512.985.6825

Variance Request

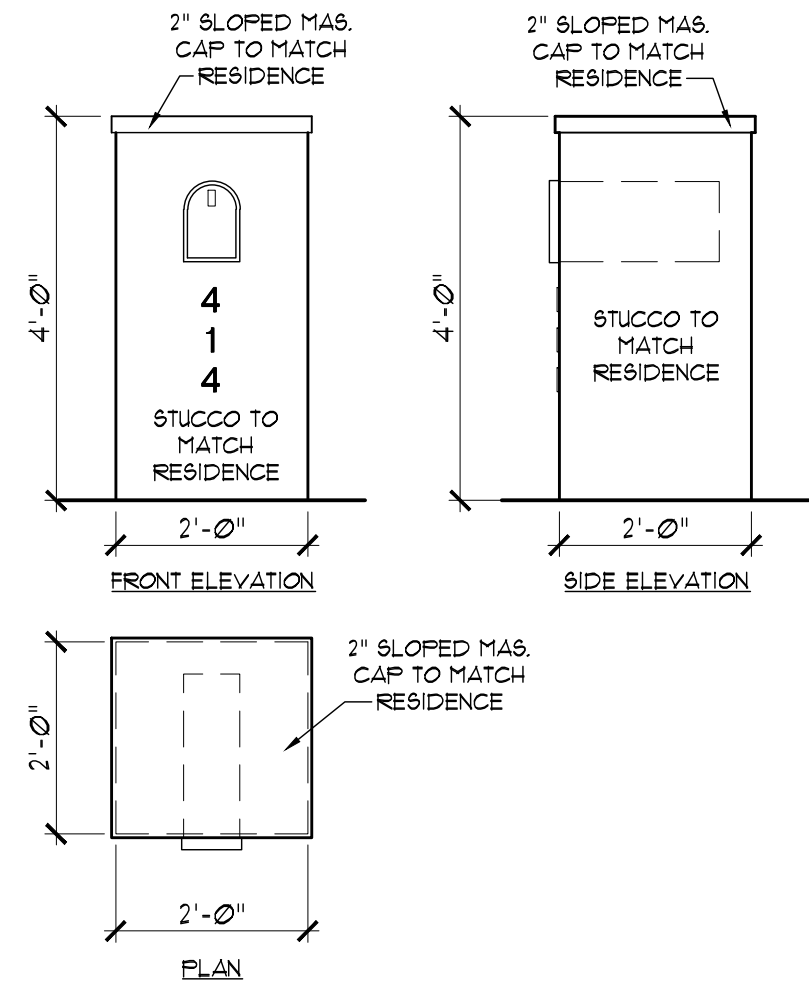
Nalle Custom Homes, Inc
414 Brady Lane
West Lake Hills, TX, 78746

At 414 Brady Lane we are requesting a variance for our front fence. The fence was installed without a permit. It does have a gate and keypad. We are proposing to keep the fence as is in its current location while removing the key pad and gate. We are seeking relief from Chapter 22 Article 22.03.173 which requires a 20' setback for the front fence.

Paul Zubeldia
Nalle Custom Homes

APPROVED
By PaceM at 5:47 am, Oct 27, 2020

ALL structures MUST maintain 7' 6" clearance from AE energized Distribution power lines (this includes eaves and overhangs).
Enforced by AE and NESC codes.
This review DOES NOT include Transmission lines.



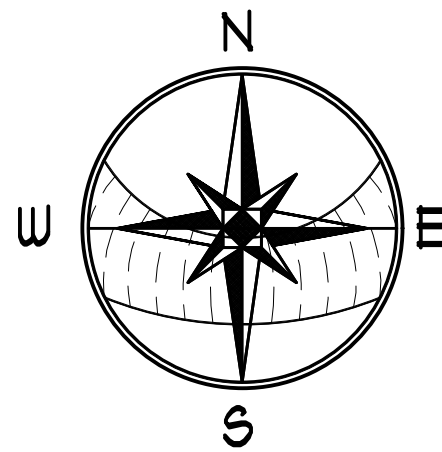
- GENERAL SITE NOTES:**
- BUILDER TO RESCULPTURE TOPOFINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
 - FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
 - EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS UNDERPIN ALL EXPOSED FOUNDATIONS.
 - THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
 - UTILITY LINE LOCATIONS ARE APPROXIMATE- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
 - VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONFIRM ALL DRIVEWAY, WALKWAY AND P/V LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
 - PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
 - GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
 - LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
 - LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
 - NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
 - ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

LEGAL DESCRIPTION:
414 BRADY LANE
LOT 39
RIDGWOOD VILLAGE, SECTION 2
WEST LAKE HILLS, TEXAS 78746
TRAVIS COUNTY

IMPERVIOUS COVER CALCULATIONS

RESIDENCE	3,685*
DRIVEWAY	416*
STONE WALK	25*
POOL	338*
A/C, POOL EQUIP. PAD	59*
IMPERVIOUS:	4,583* / 34.9%
PERVIOUS:	8,512' / 65.1%
TOTAL	13,155* / 100%
ALLOWABLE	4,583* / 34.9%

P = (.302 acres) (5)-5
P = .1515 = .349%
P = 34.9% allowable impervious cover for a .302 acre lot



SITE PLAN
SCALE 1/8" = 1'-0"

PERMIT DOCUMENTS

These plans have been reviewed by ATS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes, ordinances, State and Federal laws. Copy of plans bearing this stamp shall be available on the jobsite at all times.

**THIS SET TO
REMAIN
ON-SITE**

Point Table

Point #	Description
140	TRE 23 ELM TT 140
141	TRE 13 OAK TT 141
142	TRE 15 OAK TT 142
143	TRE 24 TWIN OAK 16' x 16' TT 143
144	TRE 11 OAK TT 144
146	TRE 26 ELM TT 146
219	TRE 1 OAK TT 219
220	TRE 11 CERRY TT 220
221	TRE 11 OAK TT 221
222	TRE 8 OAK TT 222
223	TRE 9 OAK TT 223
224	TRE 14 ELM TT 224
225	TRE 20 TWIN OAK 15' x 10' TT 225
226	TRE 1 ELM TT 226
227	TRE 10 OAK TT 227
229	TRE 13 ELM TT 229
230	TRE 9 OAK TT 230
241	TRE 20 TWIN OAK 20' x 16' TT 241
252	TRE 11 ELM TT 252
253	TRE 9 ELM TT 253

LOT 38

LOT 40

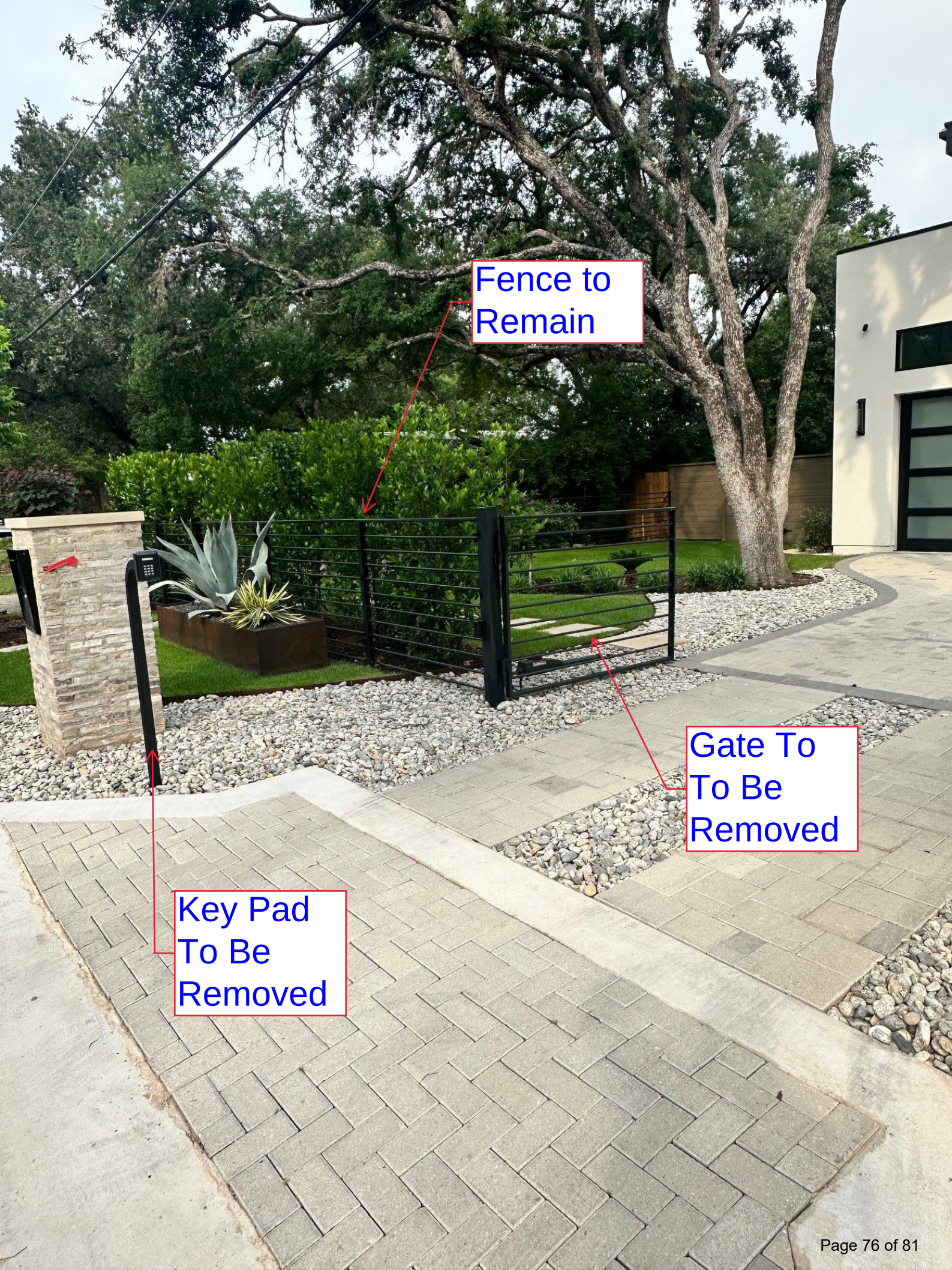
Existing fence to Remain

Existing fence to Remain

Gate To
To Be
Removed

Key Pad
To Be
Removed

Fence to
Remain

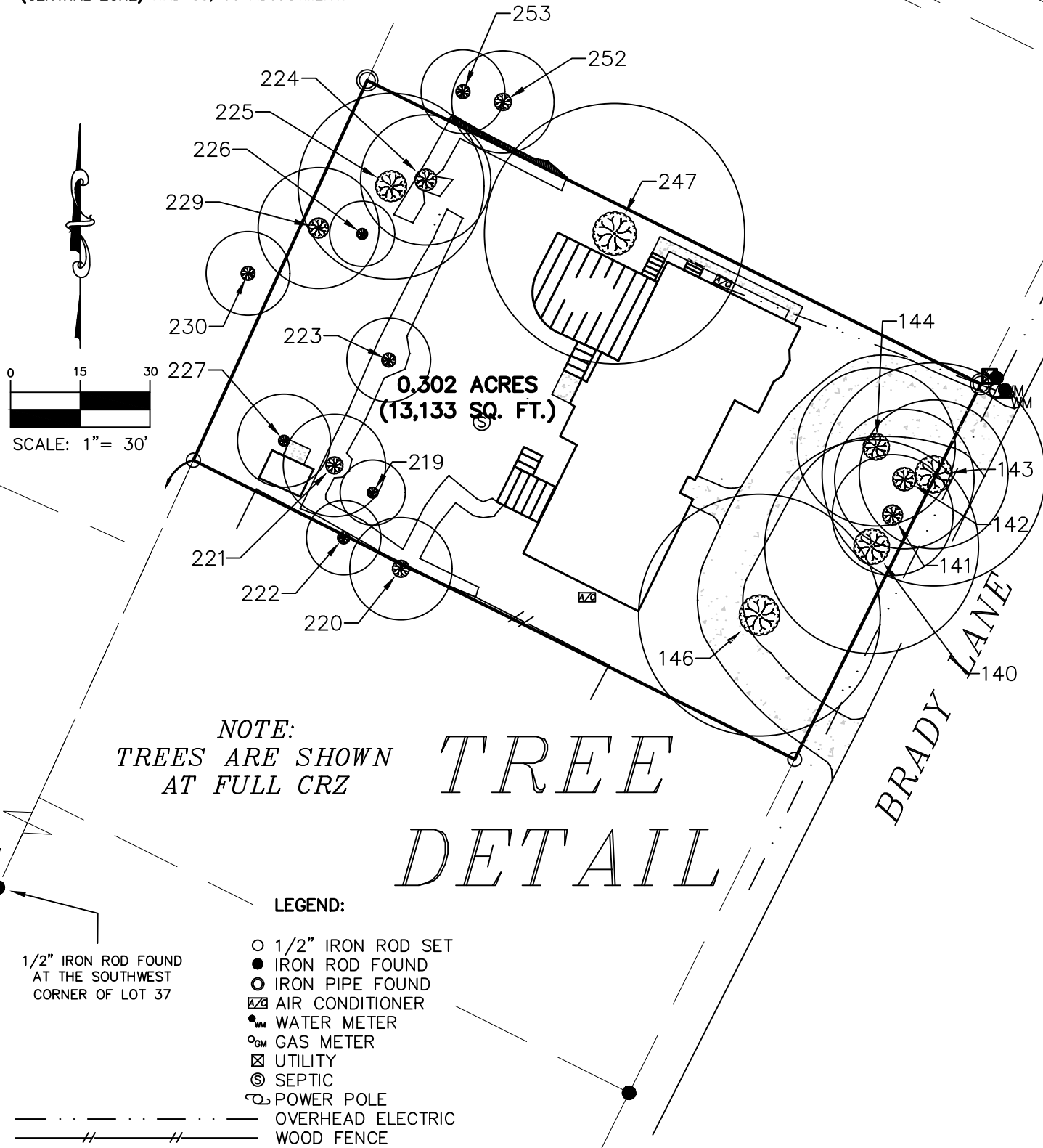


Fence to
Remain

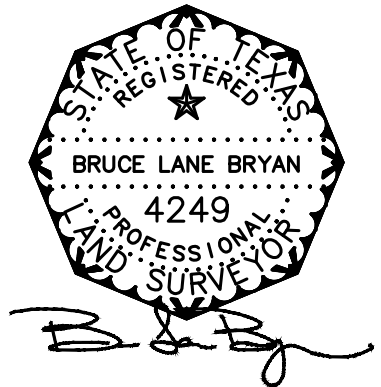
Gate To
To Be
Removed

Key Pad
To Be
Removed

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

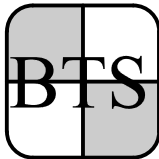


TO: NALLE CUSTOM HOMES
RE: 414 BRADY LANE, PROJ. NO. 19-183



SHEET 1 OF 2

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

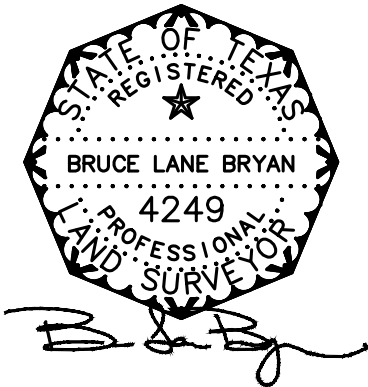
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
bryantechnicalservices.com

Point Table	
Point #	Description
140	TRE 23 ELM TT 140
141	TRE 13 OAK TT 141
142	TRE 15 OAK TT 142
143	TRE 24 TWIN OAK 16 & 16 TT 143
144	TRE 17 OAK TT 144
146	TRE 26 ELM TT 146
219	TRE 7 OAK TT 219
220	TRE 11 C.BERRY TT 220
221	TRE 11 OAK TT 221
222	TRE 8 OAK TT 222
223	TRE 9 OAK TT 223
224	TRE 14 ELM TT 224
225	TRE 20 TWIN OAK 15&10 TT 225
226	TRE 7 ELM TT 226
227	TRE 10 OAK TT 227
229	TRE 13 ELM TT 229
230	TRE 9 OAK TT 230
247	TRE 28 TWIN OAK 20&16 TT 247
252	TRE 11 ELM TT 252
253	TRE 9 ELM TT 253

TREE TABLE

TO: NALLE CUSTOM HOMES
RE: 414 BRADY LANE, PROJ. NO. 19-183



SHEET 2 OF 2

BRYAN TECHNICAL SERVICES, INC.

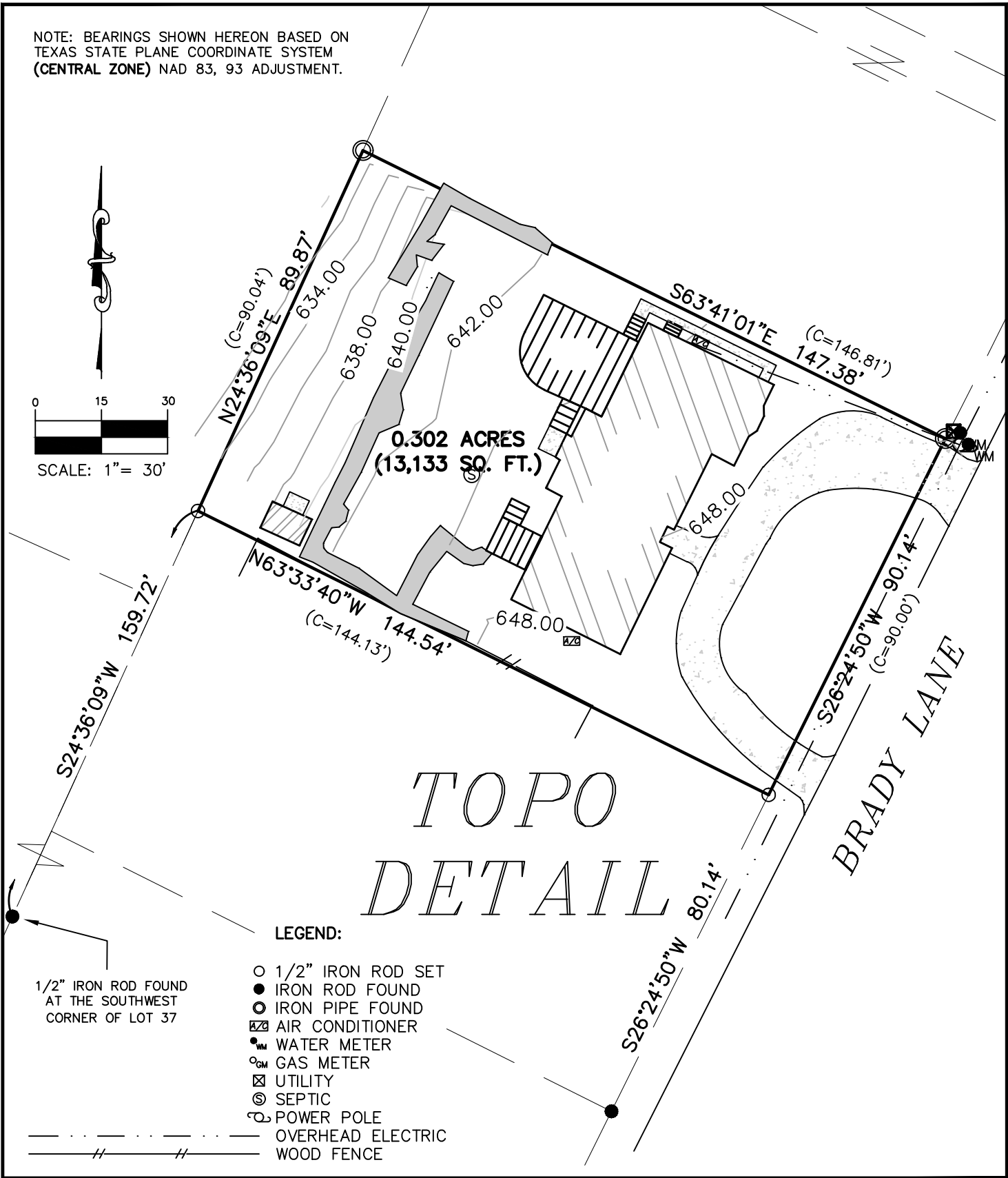


911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
bryantechnicalservices.com

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 414 BRADY LANE IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 39, RIDGEWOOD VILLAGE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48453C0445J EFFECTIVE 1-06-2016 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN VOL. 8, PAGE 26 PRTC.

TO: NALLE CUSTOM HOMES
RE: 414 BRADY LANE, PROJ. NO. 19-183

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: FEBRUARY 26, 2019

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
bryantechnicalservices.com

Exhibit A

414 Brady Lane – Fence Variance

Applicant's 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.

The fence, keypad, and electric gate are already installed. The small lot leaves very little room in the front for landscaping and a driveway. Removing the already installed fence, gate, and keypad would for the little landscaping installed to be removed and leaves very little room for alternative

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

This will not be disrupted as it is already installed and the flora/natural terrain is untouched. We are asking to remove the keypad and gate to avoid stacking but requesting to leave the front fence

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

There are no other options without destroying the aesthetics and flow of the property

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

The design of the fence is simplistic and provides a good sense of security and privacy needed to the homeowner

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

removing the keypad and gate alleviate the stacking concern on the street, while keeping the front fence as is, provides security and privacy to the homeowners

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

Keeping a simple front fence will not interfere with the enjoyment of the neighboring properties as it is simplistic in nature and is only affecting the property owners and those living at this address.

Exhibit B

414 Brady Lane – Fence Variance

Staff 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.

There is no requirement for a front yard fence. The new residential house plans did not contemplate a front yard fence with the placement of the newly constructed house.

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

The placement of the fence is within the ½ critical root zone of a 23-inch elm tree.

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

The property is similarly situated to the rest of the houses on the block, so this is not a unique hardship.

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

The fence is set at the front property line. The fence location could be moved closer to the 20 foot required fence setback.

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

The Master Plan states that driveway entrances should be laid as inconspicuously as possible in order to maintain a look of unbroken, undisturbed landscape along the right-of-way." Encroaching into the fence setback leaves little open space between the road and the house.

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

The fence creates an inconsistent streetscape along Brady Lane.