



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, February 26, 2025 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 26th day of February 2025 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on February 26, 2025.

1. Call to Order
2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Ceremonial Confirmation and Oath of Office for the appointment of Kristina Rojas-Stompel as Associate Municipal Court Judge.
4. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
 - a. Approval of the February 12, 2025 Regular Meeting Minutes.
 - b. **1 Valbella Drive** – Approval of a license to encroach agreement for irrigation and landscape improvements in the Valbella Dr. and Sweet Sky Rd. rights-of-way (Section 34.01.001 Streets, Sidewalks, and Other Public Ways; Authority).

5. Administration Discuss and consider action on a resolution establishing a Public Art Advisory Subcommittee in support of programming public art displays at the new municipal complex.
6. Administration Discuss and consider action on a resolution suspending the April 12, 2025 effective date of the proposal by Texas Gas Service Company, a division of One Gas, Inc. - Central-Gulf Service Area, to implement interim GRIP rate adjustments for Gas Utility Investment in 2024 and requiring delivery of this resolution to the Company and legal counsel.
7. Land Use **910 Beaver Trail:** Discuss and consider action to approve a roof line modification on the site development plan for a flat roof on a new commercial office building (Section 22.03.281 Footnote VIII (a)(6) of the West Lake Hills Code). Applicant: Jeffery Bathalon, Market Square Architects.
8. Administration Discuss and consider approving a resolution regarding proposed Strategic Plan.
9. Administration Receive an update and consider action for the new comprehensive plan.
10. Administration Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (street and drainage projects).
11. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 1. Jaffe - 1405 Wildcat Hollow; and
 2. Alleged code violations at 4301 Bee Cave Road.
 - b. Texas Government Code 551.071(2) - Consultation with attorney on a matter in which the duty of the attorney under the Texas Disciplinary Rules of Professional Conduct conflict with Texas Government Code Sec. 551: Legal advice concerning election for and use of dedicated sales tax funds approved by voters.
12. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.
13. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the February 26, 2025 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, February 21, 2025 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, February 12, 2025 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Pro Tem Bowman called the meeting to order at 7:02 p.m.

CITY COUNCIL PRESENT:

Mayor Pro Tem Gordon Bowman
Dana Harmon
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale (Remote)
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes
City Attorney Josh Brockman-Weber

The meeting was suspended at 7:03 p.m.

The meeting was reconvened at 7:10 p.m.

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

Mayor Pro Tem Bowman opened the meeting for public comments.

- Darin Walker made an announcement regarding the Police Benevolence Foundation fundraiser on March 6, 2025. Fliers were available for those in attendance.
- Copies of a letter written by David Kaufman were distributed to the City Council and acknowledged as received.

Hearing no further comments, the Citizens Communication section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
- a. Approval of the January 22, 2025 Regular Meeting Minutes.
 - b. Approval of the February 5, 2025 Workshop Minutes.
 - c. Approval of the Annual Texas Racial Profiling report.

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Plunkett, the Council voted five (5) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

4. Administration Discuss and consider action to approve a resolution amending the appointment of a data custodian for the City's participation in the State of Texas Emergency Assistance Registry (STEAR) Program administered by the Texas Division of Emergency Management (TDEM).

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Walker, the Council voted five (5) for and none (0) opposed to approve the resolution as presented. Motion carried.

5. Administration Discuss and consider action to approve contracts with Travis County for an Election Services Agreement and a Joint Election Agreement for the May 3, 2025 General Election.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Bowman, the Council voted five (5) for and none (0) opposed to approve the contracts with Travis County for an Election Services Agreement and a Joint Election Agreement for the May 3, 2025 General Election. Motion carried.

6. Land Use **1405 Wildcat Hollow/1508 Westlake Drive** - Discuss and consider action on a recommendation from ZAPCO 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.

Director Bills gave a summary. If approved, the two platted lots would become Lot 1R (1405 Wildcat Hollow) - 2.4019 acres on OSSF and Lot 2R (1508 Westlake Drive) - 1.00 acres with one connection reserved to city sewer. ZAPCO and staff recommend denial with conditions as follows:

1. Show the other side of the ROW for Wildcat Hollow and Westlake Drive. 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 1/2 of the right-of-way adjacent to the replat. Table 36-2 Street Design Standards.
2. Provide exhibit showing the information required for the primary and alternative sewage disposal field areas. Plat Detail 23.
3. Add note: A public drainage easement for natural or manmade drainage ways shall be dedicated at the time of site development. Section 36.01.009(8).
4. Provide a tree survey depicting the proposed amount of tree clearing for proposed residential development. Plat Detail 21.
5. The existing structure on what is currently 1508 Westlake Drive must be demolished before the plat can be approved and recorded as it does not conform to the R-1 district for the newly created Lot.

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember South, the Council voted five (5) for and none (0) opposed to deny with conditions as discussed in the meeting. Motion carried.

7. Land Use 9 Las Brisas Drive - Discuss and consider action on a recommendation from ZAPCO 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.

Director Bills gave a summary. ZAPCO and staff recommend approval.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Harmon, the Council voted five (5) for and none (0) opposed to approve variance as requested. Motion carried.

8. Land Use 414 Brady Lane - Discuss and consider action on a recommendation from ZAPCO 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.

Director Bills gave a summary. Resident would like to keep the fence and remove the gate and keypad. ZAPCO and staff recommend denial due to lack of hardship and consistency of neighborhood. Theresa Jones spoke on behalf of the property owner.

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember Plunkett, the Council voted four (4) for and one (1) opposed to deny the variance request due to lack of hardship. Voting against was Councilmember Walker. Motion carried.

9. Administration 205 West Spring Drive - Discuss and consider action on a drainage waiver to allow a Type I submittal instead of the required Type III submittal (Section 22.03.511 (d) of the Code of Ordinances).

Director Bills gave a brief summary.

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember Walker, the Council voted five (5) for and none (0) opposed to deny the request and require a Type III submittal. Motion carried.

10. Administration Discuss and consider action on a recommendation from the Municipal Court subcommittee regarding the appointment of a part-time Associate Municipal Court Judge.

City Administrator Fletcher gave a brief summary.

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember Plunkett, the Council voted five (5) for and none (0) opposed to approve the appointment of Kristina Rojas-Stompel as a part-time Associate Municipal Court Judge. Motion carried.

11. Administration Discuss and consider the scope of work and a procurement schedule for a new comprehensive plan.

City Administrator Fletcher gave a summary. The following preliminary schedule was reviewed with the Council:

- February 12, 2025 - City Council presentation
- February 27, 2025 - Issue Request for Qualifications (RFQ)
- March 27, 2025 - Deadline to receive Statements of Qualification (SOQ)
 - Review, evaluate, and interview firm(s) as necessary
- April 23, 2025 - Recommendation to City Council for selection and authorize negotiations
- May 2025 - Notice to Proceed
 - Scope of Work Schedule to be provided by consultant team that includes public input opportunities
- March 2026 - Deadline to provide estimated wastewater flows to the City of Austin (Spring 2026 - Plan Adoption)

Some elements of the Plan may include: Goals & Objectives; Demographic Profile and Projections; Land Use; Streets & Thoroughfares; Public Facilities; Housing; Bee Cave Road Corridor; Water, Wastewater and Drainage; Wildfire Prevention and Environmental Considerations; Capital Improvement Program; and Codes, Ordinances and Policies.

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember Harmon, the Council voted five (5) for and none (0) opposed to approve the scope of work and preliminary schedule as discussed. Motion carried.

12. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:
- a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. Jaffe - 1405 Wildcat Hollow; and
 - b. Section 551.071 – Consultation with attorney regarding potential settlement agreement relating to alleged code violations at 4301 Bee Cave Road.

Council convened into Executive Session at 8:28 p.m.

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

Council reconvened in Open Session at 9:10 p.m. No action was taken.

14. Adjournment

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted five (5) for and none (0) opposed to adjourn the meeting at 9:11 p.m. Motion carried.

Respectfully submitted,

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on February 26, 2025.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	February 26, 2025	Item Number:	4b
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1 Valbella Drive: Approval of a license to encroach agreement for irrigation and landscape improvements in the Valbella Dr. and Sweet Sky Rd. rights-of-way (Section 34.01.001 Streets, Sidewalks, and Other Public Ways; Authority).

Applicant: Stephen Barron, Property Owner Trustee

Recommendation

Staff recommends approval of the license to encroach.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Barron Living Trust

Legal Description: Juniper Ridge Subdivision Lot 5

Lot Size: 1.2790 acres

Zoning: R-1 (One-Family)

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

Background & Analysis:

The applicant is seeking approval to install irrigation and landscaping in the right-of-way of Valbella Dr. and Sweet Sky Rd. (Attachment 1). The area is between the property lines of 1 Valbella and the edge of street pavement (Exhibit A). The license to encroach agreement contains a survey of the area and type of improvements installed by the adjacent owner, which will be recorded at the County Clerk's office. This creates a record for future owners of obligations to maintain improvements and other utility and telecom contractors to locate improvements with a survey prior to installation of new infrastructure.

License to Encroach Requirement:

Texas Transportation Code, Section 311.002 and 311.08

Valbella Drive and Sweet Sky Road are public rights-of-way subject to the exclusive control of City, and the authority includes the right to control, regulate, improve, close, vacate, remove encroachments or obstructions from, or to otherwise regulate the streets.

Section 34.01.004 Streets, Sidewalks and Other Public Ways

Municipal Authorization is required for an entity to place, reconstruct or alter facilities in, on, or over the public rights-of-way, and said authority must be obtained by separate instrument in accordance with this section or by operation of other laws.

If approved, a license to encroach agreement will be executed and recorded with the Travis County Clerk (Attachment 2). The licensee will be required to submit permits and meet code requirements for all improvements constructed within the right-of-way.

Public Comments:

As of the date of the report, no comments have been received.

Attachments:

Attachment 1 – Letter to City Council

Attachment 2 – License to Encroach Agreement

Exhibit A – Surveyed metes and bounds and sketch

Exhibit B – Example of proposed improvements

Outdoor Lighting

Outdoor lighting is not proposed with this request and will not be allowed within the right-of-way.

Compliance with Adopted Development Code

The property and future construction will have to comply with all applicable City codes for the construction of the improvements.

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:

- West Lake Hills Code of Ordinances
 - [Section 34.01.004 Streets Sidewalks, and Other Public Ways; Municipal Authorization](#)
- Texas Transportation Code
 - [Section 311.02 and 311.08](#)

Aerial:



January 14, 2025

Attention: City Mayor of Westlake Hills

The request for construction in a street right away is driven by the need for irrigation located along Skyline drive and Skyline Drive turnaround area for the 1 Valbella Drive property plants and grasses, and another tract of irrigation down the East side of Valbella Drive under the guard rails, for a drip irrigation line, and as well planting of grasses to soften the entrance of the Juniper Ridge subdivision. I am the lead volunteer for the Juniper Ridge HOA and have approval by property owners to install this drip line as we all have interest in improving the look of our subdivision. My home being adjacent makes the most sense to supply the line with water.

The Skyline Drive frontage area of my house 1 Valbella is needed due to limited space for placement of irrigation to water the frontage area, and improve the turnaround areas with plants, trees, and grasses.

I take pride in my home, the HOA and the City of Westlake Hills to look tip top for all to enjoy. I hope you will have a positive outlook for this request. The construction will be minimal, add no structures, and quick to completion.

Best,

Stephen D Barron

1 Vabella Drive

West Lake Hills TX 78746

713-906-2204

LICENSE TO ENCROACH AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This is a license agreement for the use of certain right-of-way (Exhibit A) located adjacent to 1 Valbella Drive (Lot 5 of the Juniper Ridge Subdivision), for the use of landscaping and irrigation encroachments “Improvements” (Exhibit B) between the City of West Lake Hills, acting by and through its Mayor (hereinafter “City”) and the property owner, Barron Living Trust, acting by and through its trustees, Stephen D. Barron and Michelle Peterson Barron (hereinafter “Licensee”). Collectively, City and Licensee will be referred to as the “Parties.”

RECITALS

The Parties acknowledge and agree on the following:

1. City is the owner of the public right-of-way as described on Exhibit A (“the Property”).
2. Valbella Drive and Sweet Sky Road are public right of way subject to the exclusive control of City, as provided by Sections 311.002 and 311.008, Texas Transportation Code, which authority includes the right to control, regulate, improve, close, vacate, remove encroachments or obstructions from, or to otherwise regulate the streets.
3. City has considered the requirements of Chapter 316, Texas Transportation Code, and does hereby make the findings required by Sections 316.003 and 316.007.
4. The encroachment is located adjacent to the parcel on which Licensee conducts activities.
5. The City finds that the improvements within the encroachment from this Agreement will have negligible negative impacts on the public’s use of the right-of-way.
6. This Agreement is supported by full and adequate consideration.

GRANT OF LICENSE AND AGREEMENT

In consideration of the foregoing recitals, the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree to the following terms:

ARTICLE 1 **PREMISES AND PRIVILEGES**

For and in consideration of the terms, conditions, and covenants of this Agreement to be performed by Licensee, all of which Licensee accepts, City authorizes and permits Licensee to have the non-exclusive use of the right-of-way for the encroachment as shown in Exhibit B (“Licensed Premises”). The herein described privileges are transferable with the approval of the City and shall convey with the sale of the property for the term of the agreement described in Article 2. Licensee accepts the condition of the Property as is, where is, in its condition as of the effective date of this Agreement with no expectation that City will incur any expense in connection with the Property.

ARTICLE 2

TERM AND COMPENSATION

1. The term of this Agreement shall be for a period of one year, beginning on the effective date of this Agreement. Unless and until the Agreement is terminated, this Agreement will renew itself automatically on each anniversary of the Agreement for an additional one-year term.
 - A. The City may terminate this agreement without cause.
2. Compensation. Consideration for this Agreement shall be the improved conditions to and from Licensee’s Project. No annual fee is required. As further consideration, Licensee agrees to hold City harmless and indemnify City as described in Paragraph 7.

ARTICLE 3

OBLIGATIONS OF LICENSEE

In addition to any other obligations imposed by this Agreement, Licensee accepts and will perform the following obligations:

1. Licensee shall not deny access to utility or tele-communication providers.
2. Wherein construction on the Licensed Premises would interfere with traffic on Valbella Drive or Sweet Sky Road, Licensee shall be required to obtain from the City an approved traffic management plan to minimize to the maximum extent practical adverse traffic impacts and delays created by construction within the Licensed Premises. The traffic management plan can be administratively approved by the City Administrator and upon approval shall be included in this Agreement as a condition of this Agreement.
3. In case of emergency as determined by the City, City may enter the Licensed Premises without giving notice and without incurring any obligation to Licensee, to take whatever action is necessary by virtue of the emergency. In addition, City shall be authorized to enter the Licensed Premises for the purpose of (a) observing or inspecting the Improvements; (b) exercising City’s rights or duties with respect to the Licensed Premises; (c) protecting persons or property; or (d) for the public health or safety.

4. Licensee shall neither construct nor permit any buildings, structures or improvements other than those listed in this agreement without approval of the City of West Lake Hills in writing.
5. Licensee shall bear all costs of installing, maintaining, and repairing any public or private improvements which may be damaged or removed by the construction of the Improvements, and shall be responsible for overseeing the construction process and obtaining and supervising all contractors used to install the same or to construct any related improvements, whether such improvements or features are temporary or permanent.
6. Licensee shall comply with all applicable federal, state, and local laws, including all City ordinances, codes, and regulations in the design and construction of the Improvements and failure to obtain any necessary approval of City prior to construction or failure to comply with all applicable federal, state and local law including all City ordinances, codes, and regulations, shall constitute a material breach of this Agreement. In addition, Licensee shall obtain all permits, approvals and inspections required by City's Code of Ordinances and any other permits or approvals issued by the City, as applicable to the Improvements or activities and matters licensed by this Agreement. Nothing in this Agreement is intended to amend, waive or diminish the requirements of such ordinances or approvals.
7. **LICENSEE HEREBY AGREES TO INDEMNIFY, SAVE, AND HOLD HARMLESS CITY, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES (COLLECTIVELY CALLED "INDEMNITEES") AGAINST ANY AND ALL LIABILITY, DAMAGE, LOSS, CLAIMS, CAUSES OF ACTION, EXPENSES OR DEMANDS (COLLECTIVELY "COSTS") OF ANY NATURE WHATSOEVER, SAVE AND EXCEPT IN THE EVENT OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY INDEMNITEES, ON ACCOUNT OF PERSONAL INJURY (INCLUDING WITHOUT LIMITATION, WORKERS' COMPENSATION AND DEATH CLAIMS), OR PROPERTY LOSS OR DAMAGE OF ANY KIND WHATSOEVER, WHICH ARISES, OR IS CLAIMED TO ARISE, OUT OF OR IS, OR IS CLAIMED TO BE, IN ANY MANNER CONNECTED WITH, PLACEMENT, CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REPAIR, OF THE IMPROVEMENTS OR PURSUANT TO THIS AGREEMENT. LICENSEE SHALL, AT ITS OWN EXPENSE, INVESTIGATE ALL THOSE CLAIMS AND DEMANDS, ATTEND TO THEIR SETTLEMENT OR OTHER DISPOSITION, DEFEND ALL ACTIONS BASED THEREON AND PAY ALL OTHER COSTS AND EXPENSES OF ANY KIND ARISING FROM ANY OF THE AFORESAID CLAIMS, DEMANDS OR CAUSES OF ACTION.**
8. Licensee shall maintain the Property that is encroaching or remove if not maintained.

9. Licensee agrees all future work within the right-of-way will require a request through the permit process, and approval by the City Administrator.
10. Licensee acknowledges that City may desire to repair, repave or otherwise improve the right-of-way. In this event, Licensee shall allow the City access for such period of time as is necessary. The City also retains the right to access the property for all other rights incidental to and necessary in connection with any utility lines or facilities which may be located on or under the Property.

ARTICLE 4

NOT A CONVEYANCE OF REAL PROPERTY INTEREST

The Parties agree and acknowledge that this Agreement is not a conveyance or transfer of any tenancy, leasehold, or ownership interest of any kind in the Right-of-Way.

ARTICLE 5

NO LIABILITY FOR CITY

The Parties agree that City shall have no liability for any losses or damages, direct or consequential, resulting from the loss of any things on the Property, real or personal, whether by theft, vandalism, negligence, act of God, or other event or occurrence.

ARTICLE 6

NO ASSIGNMENT

Licensee shall not assign this Agreement without the prior written consent of the City. Licensee shall provide City with a copy of any such proposed assignment or transfer of any of Licensee's rights in this Agreement, which must include the name, address, and contact person of the assignee, along with the proposed date of assignment or transfer.

ARTICLE 7

TERMINATION

This Agreement shall terminate upon the occurrence of any of the following:

1. If Licensee fails to construct, remedy or correct any material deficiency in the work contemplated by this Agreement, abandons the work contemplated by this Agreement, changes the design or construction requirements without approval of the City, fails to pay when due all costs and expenses associated with design and construction of the Improvements or fails to successfully complete the Improvements, City shall provide written notice to Licensee specifying the construction needed, maintenance or repair work needed or the deficiency or default of a term or condition of this Agreement. If the City Administrator receives no substantive response within ten (10) business days following such Notification to Licensee (the "Notification"), then City may at Licensee's cost to

remove, repair, replace, correct, maintain or otherwise remedy the default or failure associated with the Improvements or the failure or default by Licensee with regard to one or more terms or conditions of the Agreement.

2. Upon termination of this Agreement by either party, Licensee shall remove all things placed within the right-of-way by Licensee or its agents, servants, or employees. Licensee shall restore the Property as nearly as practical to its condition prior to the initial execution of this Agreement. If the Licensee fails to restore the Property to its condition as stated herein, the City may, at Licensee's sole cost, restore the Property to its initial condition prior to the execution of this Agreement.
3. Either the City or the Licensee may terminate this Agreement without cause by submitting 30 (thirty) days written notice of such to the other Party.

The failure of City to declare this Agreement in default shall not operate to bar or waive the right of City to terminate this Agreement because of any subsequent violation of the Agreement.

ARTICLE 8

MISCELLANEOUS GENERAL PROVISIONS

1. Attorney's Fees. In any action brought for the enforcement of the obligations in this Agreement, the prevailing party shall be entitled to recover interest and reasonable attorney's fees.
2. Misrepresentation. All terms and conditions with respect to this Agreement are expressly contained in this document. Licensee agrees that no representative or agent of the City has made any representation or promise with respect to this Agreement not expressly contained in the Agreement.
3. Findings. Pursuant to Ch. 316, Texas Transportation Code, City finds that the rights granted to Licensee under this Agreement, including the placement of the Improvements, will not create a hazardous condition or obstruction of public travel on the streets; and that the design and location of the Improvements includes all reasonable planning to minimize potential injury or interference to the public in the use of the municipal street or Licensed Premise. Any encroachment within the right of way and effect on vehicular or pedestrian traffic, as contained in this Agreement, is found by City to be allowed pursuant to Sec. 316.007(b), Transportation Code.
4. Paragraph Headings. The paragraph headings are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.
5. Notices. Notices that are sent pursuant to any provision of this Agreement, at a minimum, shall be sent to the following:

City:

The City of West Lake Hills
ATTN: City Secretary
911 Westlake Drive
West Lake Hills, TX 78746

Licensee:

Stephen D. Barron, Trustee
Barron Living Trust
1 Valbella Drive
West Lake Hills, Texas 78746

6. Choice of Law and Venue. This Agreement is made and entered into by the Parties in West Lake Hills, Travis County, Texas, and is intended to be performed in West Lake Hills. This Agreement shall be construed in accordance with the laws of the State of Texas and the venue of any suits arising from this Agreement shall be Travis County, Texas.
7. Entire Agreement Amendment. This Agreement including all exhibits constitutes the full and entire understanding and agreement between the Parties and supersedes any prior or contemporaneous written or oral agreements between the Parties. This Agreement may not be amended except by a written instrument signed by both Parties.
8. Waiver of Default. Either party may waive any default of the other at any time, without affecting or impairing any right arising from any subsequent or other default.
9. Rights and Remedies Cumulative: The rights and remedies provided by this Agreement are cumulative; and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. The rights and remedies provided in this Agreement are given in addition to any other rights the Parties may have by law, statute, ordinance, or otherwise.
10. Agreement Approval: Each Party represents and warrants that all necessary approvals for this Agreement have been obtained, and the persons whose signatures appear below have the authority necessary to execute this Agreement on behalf of the Parties indicated.
11. Originals: This Agreement may be executed in multiple or duplicate originals. A duplicate original or copy of this Agreement is as fully enforceable as an Original, whether the document is "hard copy" or electronic. This Agreement may be signed, and a pdf copy of the document transmitted electronically which shall then constitute an original signature on the document.
12. Effective Date: The effective date of this Agreement shall be on the date last signed by a Party.

{SIGNATURE PAGE TO FOLLOW}

AGREED:

City of West Lake Hills, Texas

By: _____ Date: _____
James Vaughan, Mayor

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2025, by _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires: _____

AGREED:

By: _____ Date: _____
Stephen D. Barron, Trustee

By: _____ Date: _____
Michelle Peterson Barron, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____, 2025, by
_____ and _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____,
2023.

Notary Public, State of Texas

My Commission Expires: _____

JANUARY 14, 2025 JOB NO. 1750-13 FIELD NOTE NO. 1750-01
PROJECT: 1 VALBELLA DRIVE
LICENSE AGREEMENT TRACTS 1 & 2

FIELD NOTES

A DESCRIPTION OF 0.0652 ACRE (2,840 SQUARE FEET) OF LAND, SITUATED IN THE THOMAS J. CHAMBERS SURVEY NO. 504, ABSTRACT NO. 198, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE RIGHTS-OF-WAY OF VALBELLA DRIVE AND SWEET SKY ROAD, 30 FOOT WIDE PUBLIC STREETS, RECORDED IN THE JUNIPER RIDGE SUBDIVISION, RECORDED IN DOCUMENT NO. 201400305 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0652 ACRE CONSISTS OF TRACT 1, 0.0346 ACRE (1,506 SQUARE FEET) AND TRACT 2, 0.0306 ACRE (1,334 SQUARE FEET) AS SHOWN ON ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Tract 1:

BEGINNING, at a 5/8 inch rod with cap marked "RL Surveying" set on the southerly right-of-way (R.O.W.) line of said Sweet Sky Road, for a common corner of Lot 5 and Lot 6 of said The Juniper Ridge Subdivision, from which, a 5/8 inch iron rod with cap marked "Spot on Surveying" found on the north line of Lot 2, Gunter Subdivision, recorded in Volume 90, Page 357 of the Plat Records of Travis County, Texas, for a common corner of said Lot 5 and said Lot 6, bears, S28°39'15"E, 135.33 feet;

THENCE, along the said southerly R.O.W. line of Sweet Sky Road, same being the northerly line of said Lot 5, the following nine (9) courses:

1. a distance of 14.12 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 40°26'29" and a chord that bears, S08°26'01"E, 13.83 feet to a 5/8 inch iron rod with cap marked "RL Surveying" set,
2. S28°39'15"E, 30.64 feet to a cotton gin spindle found for an angle point,
3. S61°20'45"W, 30.00 feet to a cotton gin spindle found for an angle point,
4. N28°39'15"W, 31.73 feet to a 5/8 inch iron rod with cap marked "RL Surveying" set,

5. a distance of 28.39 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of $81^{\circ}20'41''$ and a chord that bears, $N69^{\circ}19'36''W$, 26.07 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found,
6. $S70^{\circ}00'04''W$, 52.93 feet to a 1/2 inch iron rod found,
7. a distance of 104.53 feet along the arc of a curve to the right, having a radius of 165.00 feet, a central angle of $36^{\circ}17'56''$ and a chord that bears, $S88^{\circ}09'02''W$, 102.79 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found,
8. $N73^{\circ}42'00''W$, 48.44 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found, and
9. a distance of 10.79 feet along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of $07^{\circ}16'19''$ and a chord that bears, $N77^{\circ}20'10''W$, 10.78 feet to a calculated point on the back of curb at an entrance drive to 1 Valbella Drive;

THENCE, departing the said southerly R.O.W. line of Sweet Sky Road, same being the said northerly line of Lot 5, and crossing a portion of the Sweet Sky Road R.O.W. along the back of the southerly curblin, the following ten (10) courses:

1. a distance of 8.21 feet along the arc of a curve to the right, having a radius of 5.94 feet, a central angle of $79^{\circ}08'55''$ and a chord that bears, $N63^{\circ}53'53''E$, 7.57 feet to a calculated point,
2. $S76^{\circ}37'39''E$, 5.28 feet to a calculated point,
3. $S73^{\circ}20'58''E$, 48.83 feet to a calculated point,
4. a distance of 106.30 feet along the arc of a curve to the left, having a radius of 164.55 feet, a central angle of $37^{\circ}00'48''$ and a chord that bears, $N87^{\circ}28'34''E$, 104.46 feet to a calculated point,
5. $N68^{\circ}43'43''E$, 47.66 feet to a calculated point,
6. a distance of 38.68 feet along the arc of a curve to the right, having a radius of 24.72 feet, a central

angle of $89^{\circ}38'42''$ and a chord that bears, $S65^{\circ}05'29''E$, 34.86 feet to a calculated point,

7. $S29^{\circ}11'48''E$, 25.64 feet to a calculated point,
8. $N61^{\circ}45'53''E$, 20.88 feet to a calculated point,
9. $N29^{\circ}08'43''W$, 25.81 feet to a calculated point, and
10. a distance of 24.42 feet along the arc of a curve to the right, having a radius of 29.30 feet, a central angle of $47^{\circ}44'47''$ and a chord that bears, $N04^{\circ}24'27''W$, 23.72 feet to a calculated point on the back of curb at the extended common line of said Lot 5 and said Lot 6,

Thence, departing the back of curb of the said southerly curblin, continuing to cross a portion of said Sweet Sky Road R.O.W., along the said extended common line of Lot 5 and Lot 6, $S28^{\circ}39'15''E$, 6.45 feet to the POINT OF BEGINNING of the herein described Tract 1 and containing 0.0346 of an acre (1,506 square feet) of land more or less.

Tract 2

COMMENCING, at a $5/8$ inch rod with cap marked "RL Surveying" found for the beginning of a curve to the left on the said southerly R.O.W. line of Sweet Sky Road, same being the said northerly line of Lot 5, from which, a $5/8$ inch rod with cap marked "RL Surveying" found on the said southerly R.O.W. line of Sweet Sky Road, same being the said northerly line of Lot 5, bears, $S73^{\circ}42'00''E$, 48.44 feet;

THENCE, along the said southerly R.O.W. line of Sweet Sky Road, same being the said northerly line of Lot 5, a distance of 10.79 feet along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of $07^{\circ}16'19''$ and a chord that bears, $N77^{\circ}20'10''W$, 10.78 feet to a calculated point on the back of curb at an entrance drive to 1 Valbella Drive;

THENCE, continuing along the said southerly R.O.W. line of Sweet Sky Road, same being the said northerly line of Lot 5, crossing the said entrance drive, a distance of 18.04 feet along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of $12^{\circ}09'41''$ and a chord that bears, $N87^{\circ}03'10''W$, 18.01 feet to a calculated point on the back of curb at an entrance to

1 Valbella Drive, for the POINT OF BEGINNING of the herein described 0.0306 acre Tract 2;

THENCE, continuing along the said southerly R.O.W. line of Sweet Sky Road, same being the said northerly line of said Lot 5, the following two (2) courses:

1. a distance of 44.37 feet along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of $29^{\circ}54'25''$ and a chord that bears, $S71^{\circ}54'47''W$, 43.87 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found for the most northerly northwest corner of said Lot 5, and
2. a distance of 28.01 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of $80^{\circ}15'23''$ and a chord that bears, $S16^{\circ}49'53''W$, 25.78 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found on the easterly R.O.W. line of said Valbella Drive for the most westerly northwest corner of said Lot 5;

THENCE, along the said easterly R.O.W. line of Valbella Drive, same being the westerly line of said Lot 5, the following four (4) courses:

1. $S23^{\circ}17'48''E$, 43.45 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found,
2. a distance of 55.20 feet along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of $37^{\circ}12'26''$ and a chord that bears, $S41^{\circ}54'01''E$, 54.23 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found,
3. a distance of 124.34 feet along the arc of a curve to the right, having a radius of 115.00 feet, a central angle of $61^{\circ}56'49''$ and a chord that bears, $S29^{\circ}31'50''E$, 118.37 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found, and
4. $S01^{\circ}26'35''W$, 2.91 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found at the intersection with the northerly R.O.W. line of Red Bud Trail, R.O.W. varies, for the southwest corner of said Lot 5, from which, a 1/2 inch iron rod found at an angle point on the said northerly R.O.W. of Red Bud Trail, for the most westerly corner of said Lot 2, Gunter Subdivision, bears, $N73^{\circ}33'39''E$, 180.90 feet;

THENCE, along the common line of the said Red Bud Trail R.O.W. and the said Valbella Drive R.O.W., along the extended southerly line of said Lot 5 and the northerly R.O.W. line of said Red Bud Trail, S73°33'39"W, 1.86 feet to a calculated point on the back of curb;

THENCE, crossing a portion of the said Valbella Drive R.O.W. along the back of the easterly curblin, the following seven (7) courses:

1. a distance of 17.09 feet along the arc of a curve to the right, having a radius of 30.94 feet, a central angle of 31°38'55" and a chord that bears, N11°26'54"W, 16.88 feet to a calculated point,
2. a distance of 99.91 feet along the arc of a curve to the left, having a radius of 112.08 feet, a central angle of 51°04'41" and a chord that bears, N31°03'10"W, 96.64 feet to a calculated point,
3. N54°59'46"W, 22.11 feet to a calculated point,
4. a distance of 38.24 feet along the arc of a curve to the right, having a radius of 73.14 feet, a central angle of 29°57'15" and a chord that bears, N39°38'57"W, 37.80 feet to a calculated point,
5. N23°03'15"W, 40.52 feet to a calculated point,
6. N18°37'54"W, 14.83 feet to a calculated point, and
7. a distance of 23.77 feet along the arc of a curve to the right, having a radius of 22.46 feet, a central angle of 60°38'05" and a chord that bears, N23°17'45"E, 22.68 feet to a calculated point on the southerly curblin of said Sweet Sky Road,

THENCE, crossing a portion of the Sweet Sky Road R.O.W., along the back of the southerly curblin, the following two (2) courses:

1. a distance of 45.67 feet along the arc of a curve to the right, having a radius of 120.22 feet, a central angle of 21°45'48" and a chord that bears, N69°24'04"E, 45.39 feet to a calculated point, and
2. a distance of 5.84 feet along the arc of a curve to the right, having a radius of 9.16 feet, a central

angle of 36°31'25" and a chord that bears, S42°07'05"E, 5.74 feet to the POINT OF BEGINNING of the herein described Tract 2, containing 0.0306 of an acre (1,334 square feet) of land more or less, together with the herein described Tract 1, containing 0.0346 of an acre (1,506 square feet) of land more or less, for a total of 0.0652 of an acre (2,840 square feet) of land more or less.

Bearing Basis

Bearings are based on the Texas State Plane Coordinate System,
Central Zone 4203, NAD83

Reference

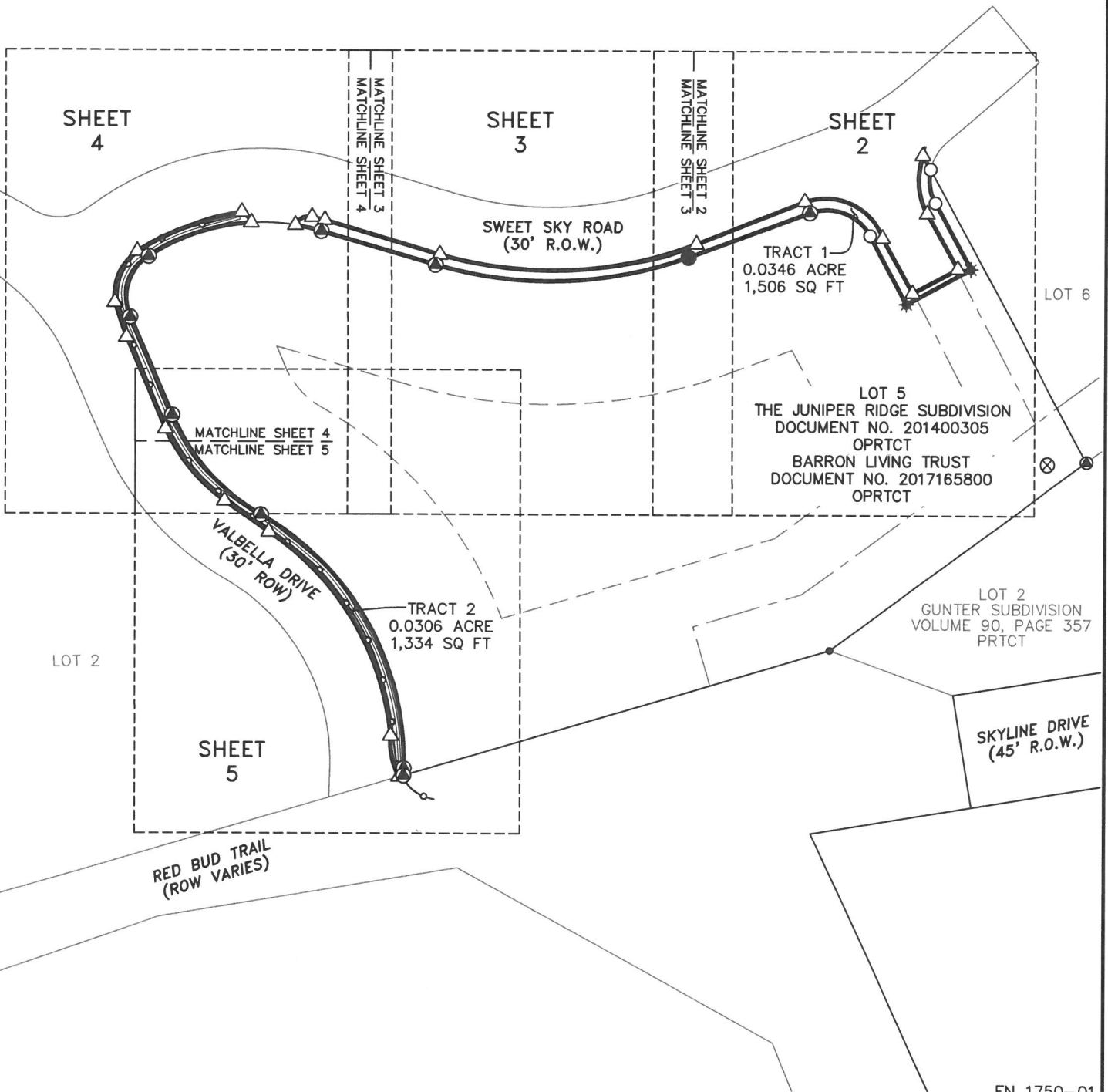
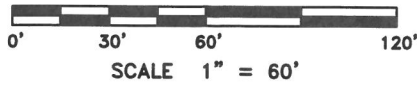
TCAD Geographic ID # 0117130239
1 Valbella Drive

I hereby certify that this metes and bounds legal description and sketch were based on an on the ground survey prepared by Ramsey Land Surveying.



Clifton Seward 01/14/2025

Clifton Seward RPLS No.4337
Ramsey Land Surveying
TBPLS Firm License No.10033200
9433 Bee Caves Rd., Ste 3-102
Austin, Texas 78733
512.301.9398



FN 1750-01

DRAWING PATH: P:\Projects\1750 OVERVIEW

R

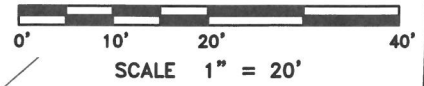
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SURVEY OF
TRACT 1-0.0346 & TRACT 2-0.0306 ACRE
OUT OF SWEET SKY ROAD & VALBELLA DRIVE
THE JUNIPER RIDGE SUBDIVISION
DOCUMENT NO. 201400305
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

JOB NO. 1750

Page 27 of 101

MATCHLINE SHEET 2
MATCHLINE SHEET 3



SWEET SKY ROAD
(30' ROW)

TRACT 1
BOUNDARY
ALONG
BACK OF
CURB

POB
TRACT 1

LOT 5
THE JUNIPER RIDGE
SUBDIVISION
DOCUMENT NO. 201400305
OPRTCT

BARRON LIVING TRUST
DOCUMENT NO. 2017165800
OPRTCT

TRACT 1
0.0346 ACRE
1,506 SQ FT

LOT 6
MJB 2020
FAMILY TRUST
DOC NO.
2023033595
OPRTCT

LOT 2
GUNTER SUBDIVISION
VOLUME 90, PAGE 357
PRCT

50' BL (PER PLAT)

50' BL (PER PLAT)

"SPOT ON
SURVEYING"

20' W.C.I.D.
EASEMENT
(PER PLAT)

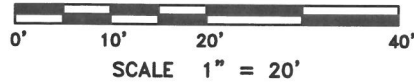
FN 1750-01

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THE JUNIPER RIDGE SUBDIVISION
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OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
JOB NO. 1750
SHEET NO. 2 OF 5

MATCHLINE SHEET 3
MATCHLINE SHEET 4

MATCHLINE SHEET 2
MATCHLINE SHEET 3



THOMAS J. CHAMBERS
SURVEY NO. 504
ABSTRACT NO. 198

SWEET SKY ROAD
(30' R.O.W.)

S73°20'58"E
48.83'

N73°42'00"W
48.44'
(S73°38'58"E)
(48.11')

BOC

L=106.30'
Δ=37°00'48"
R=164.55'
CB=N87°28'34"E
CH=104.46'

TRACT 1
0.0346 ACRE
1,506 SQ FT

L=104.53'
Δ=36°17'56"
R=165.00'
CB=S88°09'02"W
CH=102.79'
(L=104.53')
(Δ=36°17'56")
(R=165.00')

LOT 5
THE JUNIPER RIDGE
SUBDIVISION
DOCUMENT NO. 201400305
OPRTCT

BARRON LIVING TRUST
DOCUMENT NO. 2017165800
OPRTCT

50' BL
(PER PLAT)

FN 1750-01



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JOB NO. 1750

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TRACT 1-0.0346 & TRACT 2-0.0306 ACRE
OUT OF SWEET SKY ROAD & VALBELLA DRIVE
THE JUNIPER RIDGE SUBDIVISION
DOCUMENT NO. 201400305
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

SHEET NO. 3 OF 5
Page 29 of 101



SWEET SKY ROAD
(30' R.O.W.) $\Delta=$

TRACT 2
BOUNDARY
ALONG
BACK OF
CURB

$L = 45.67'$
 $\Delta = 21^\circ 45' 48''$
 $R = 120.22'$
 $CB = N69^\circ 24' 04'' E$
 $CH = 45.39'$

$L = 44.37'$
 $\Delta = 29^\circ 54' 25''$
 $R = 85.00'$
 $CB = S71^\circ 54' 47'' W$
 $CH = 43.87'$

$L=28.01'$
 $\Delta=80^\circ 15' 23''$
 $-R=20.00'$
 $CB=S16^\circ 49' 53'' W$
 $CH=25.78'$
 $(L=28.01')$
 $(\Delta=80^\circ 15' 23'')$
 $(R=20.00')$

—TRACT 2
0.0306 ACRE
1,334 SQ FT

TOTAL
L=73.20'
 $\Delta=49^{\circ}20'25''$
-R=85.00'
CB=S81°37'47"W
CH=70.96'
(L=73.20')
($\Delta=49^{\circ}20'25''$)
(R=85.00')

POB
TRACT 2

$L = 18.04'$
 $\Delta = 12^\circ 09' 41''$
 $R = 85.00'$
 $CB = N87^\circ 03' 10'' W$
 $CH = 18.01'$

L=8.21'
Δ=79°08'55"
R=5.94'
CB=N63°53'53"E
CH=7.57'

S76°37'39"E
5.28'

S73°20'58"E
48.83'

N73°42'00"W
48.44'
(S73°38'58"E)
(48.11')

POC
TRACT 2

L=10.79'
Δ=7°16'19"
-R=85.00'
CB=N77°20'10"W
CH=10.78'

VALBELLA DRIVE
(30' R.O.W.)

LOT 5
THE JUNIPER RIDGE
SUBDIVISION
DOCUMENT NO. 201400305
OPRTCT
BARRON LIVING TRUST
DOCUMENT NO. 2017165800
TE OPRTCT

CONCRETE
- RETAINING
WALL

MATCHLINE SHEET 4
MATCHLINE SHEET 5

$L=55.20'$
 $\Delta=37^{\circ}12'26''$
 $R=85.00'$
 $CB=S41^{\circ}54'01''E$
 $CH=54.23'$
 $(L=55.20')$
 $(\Delta=37^{\circ}12'26'')$
 $(R=85.00')$

50' BL
(PER PLAT)

50' BL
(PER PLAT)

FN 1750-01

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SURVEY OF
TRACT 1-0.0346 & TRACT 2-0.0306 ACRE
OUT OF SWEET SKY ROAD & VALBELLA DRIVE
THE JUNIPER RIDGE SUBDIVISION
DOCUMENT NO. 201400305
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

JOB NO. 1750

SHEET NO. 4 OF 5

Page 30 of 101

DRAWING PATH: P:\Projects\1750

LOT 5
THE JUNIPER RIDGE
SUBDIVISION
DOCUMENT NO. 201400305
OPRTCT
BARRON LIVING TRUST
DOCUMENT NO. 2017165800
OPRTCT

CONCRETE
RETAINING
WALL

MATCHLINE SHEET 4
MATCHLINE SHEET 5

L=55.20'
Δ=37°12'26"
R=85.00'
CB=S41°54'01"E
CH=54.23'
(L=55.20')
(Δ=37°12'26")
(R=85.00')

L=38.24'
Δ=29°57'15"
R=73.14'
CB=N39°38'57"W
CH=37.80'

VALBELLA DRIVE
(30' ROW)

0' 10' 20' 40'
SCALE 1" = 20'

LEGEND

- 5/8" IRON ROD WITH CAP
MARKED "RL SURVEYING" FOUND
UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH CAP
MARKED "RL SURVEYING" SET
- ☼ COTTON GIN SPINDLE FOUND
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- BOC BACK OF CURB
- BL BUILDING SETBACK LINE
- GUARD RAIL
- OPRTCT OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
- PRTCT PLAT RECORDS OF TRAVIS
COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS
- W.C.I.D. WATER CONTROL AND
IMPROVEMENT DISTRICT EASEMENT
(PER PLAT)
- () RECORD INFORMATION
(DOCUMENT NO. 201400305)
- [] RECORD INFORMATION
[VOLUME 90, PAGE 357]

LOT 2

TRACT 2
BOUNDARY
ALONG
BACK OF
CURB

TRACT 2
0.0306 ACRE
1,334 SQ FT

LOT 2
GUNTER SUBDIVISION
VOLUME 90, PAGE 357
PRTCT

L=17.09'
Δ=31°38'55"
R=30.94'
CB=N11°26'54"W
CH=16.88'

(S01°29'37"W)
(2.91')
S01°26'35"W
2.91'

N73°33'39"E
180.90'
(S73°36'41"W)
(180.89')

S73°33'39"W
1.86'

RED BUD TRAIL
(ROW VARIES)

EDGE OF
ASPHALT

DIRT AND BROKEN
ASPHALT SURFACE
DRIVE

FN 1750-01



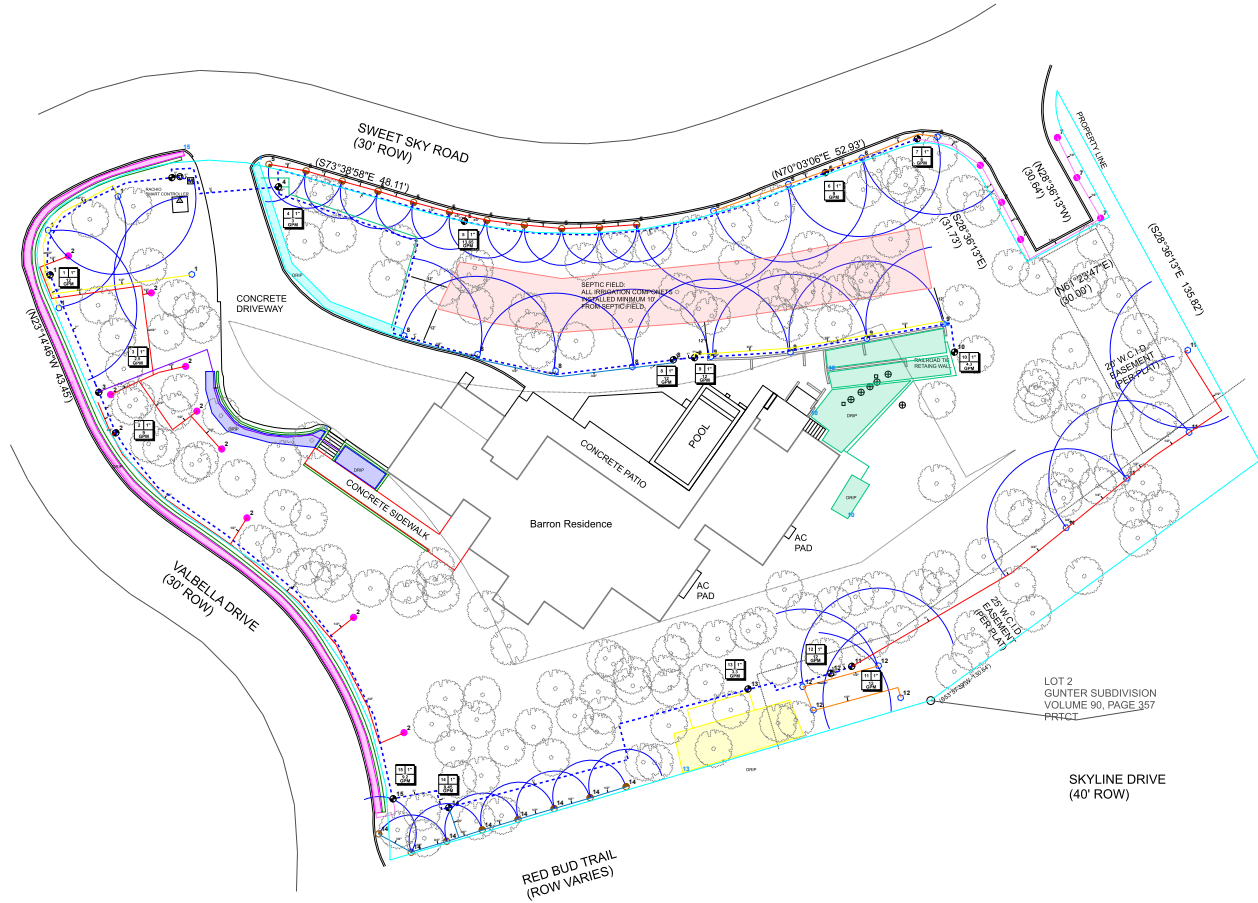
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DOCUMENT NO. 201400305
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

JOB NO. 1750

SHEET NO. 5 OF 5



Irrigation

Quantity	Symbol	Description	Part Number	Pressure	Flow	Radius
Sprinklers						
2	○	Hunter PGP Ultra 25-1.5 SR - PGP-ADJ	Ultra-1.5 SR	150 psi	1.5 gpm	25 ft
23	○	Hunter PGP Ultra 25-3.0 SR - PGP-ADJ	Ultra-3.0 SR	150 psi	3 gpm	25 ft
4	○	Rain Bird 12" VAN 90 - 1804	12" VAN	30 psi	0.85 gpm	12 ft
16	○	Rain Bird 1404	1404	30 psi	1 gpm	0 ft
15	○	Rain Bird U-12H - 1804	U-12H	30 psi	1.3 gpm	12 ft

Meters/Pumps

1	○	5/8 inch meter	
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Backflow Assemblies

1	○	Febco 860 - 2 1/2"	860 - 2 1/2"
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Control Valves

11	○	Hunter ICV-101G-FS	ICV-101G-FS
1	○	Hunter PGV-101G-S	PGV-101G-S
4	○	Rain Bird XGZ-100-PRF	XGZ-100-PRF

Lateral Line Pipe

1006 ft	Class 315 1/2"	
167 ft	Class 200 3/4"	
106 ft	Class 200 1"	

Mainline Pipe

985 ft	Class 200 1"	0
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Station Descriptions / Recommended Run Times

Zone #	Type	Total Flow	Precip Rate	Run Time
1	Rotors	12 gpm	0.6 in/hr	20-30mins
2	Bubblers	N/A	10-15mins	
3	Drip	2.5 gpm	0.64 in/hr	30-45mins
4	Drip	3 gpm	0.64 in/hr	30-45mins
5	Sprays	13 gpm	0.86 in/hr	10-15mins
6	Rotors	9 gpm	0.34 in/hr	20-30mins
7	Bubblers	6 gpm	N/A	10-15mins
8	Rotors	8 gpm	0.52 in/hr	20-30mins
9	Rotors	12 gpm	0.5 in/hr	20-30mins
10	Drip	4.3 gpm	0.64 in/hr	30-45mins
11	Rotors	12 gpm	0.47 in/hr	20-30mins
12	Rotors	12 gpm	0.68 in/hr	20-30mins
13	Drip	3.3 gpm	0.64 in/hr	30-45mins
14	Sprays	9 gpm	0.75 in/hr	10-15mins
15	Drip	9.2 gpm	0.61 in/hr	30-45mins

Run Set: 5

Water Source #1	
Type	Static Pressure
Static Pressure	80 psi
Service Line	0.043 psi
Meter Loss	6.95 psi

Mainline Components	
Backflow Loss	10.211 psi
Mainline Valve Loss	1.681 psi
Filter Loss	0 psi

Zone 5 @ 13.65 gpm	
Mainline Loss	2.73 psi
Valve Loss	3 psi
Lateral Loss	1.613 psi
Fittings Loss	0.434 psi
Elevation Loss	0 psi
Sprinkler Requirement	30 psi
Total Design Pressure	56.664 psi
Residual Pressure	23.336 psi

IRRIGATION NOTES

GENERAL REQUIREMENTS:

COMPLIANCE:

ALL IRRIGATION INSTALLATIONS SHALL COMPLY WITH WESTLAKE HILLS, TEXAS, IRRIGATION ORDINANCES, AS WELL AS THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) STANDARDS, SPECIFICALLY CHAPTER 344 FOR LANDSCAPE IRRIGATION AND CHAPTER 210 FOR RECLAIMED WATER USE.

PERMITS & INSPECTIONS:

OBTAIN ALL NECESSARY PERMITS BEFORE BEGINNING WORK, INCLUDING THOSE REQUIRED BY THE CITY OF LAKEWAY AND THE TCEQ. THE SYSTEM SHALL BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES AND MUST PASS A CROSS-CONNECTION TEST BEFORE FINAL ACCEPTANCE.

SYSTEM PRESSURE:

INSTALL PRESSURE REGULATION DEVICES IF NECESSARY TO ENSURE SYSTEM PRESSURE DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS FOR ALL IRRIGATION COMPONENTS.

SEPTIC FIELD

ALL IRRIGATION COMPONENTS WILL BE INSTALLED 10' OUTSIDE OF SEPTIC FIELD

IRRIGATION CONTROLLER:

INSTALL AN IRRIGATION CONTROLLER WITH A WEATHER-BASED SENSOR THAT ADJUSTS WATERING SCHEDULES BASED ON LOCAL WEATHER CONDITIONS TO COMPLY WITH WATER CONSERVATION REQUIREMENTS OUTLINED BY WESTLAKE HILLS AND TCEQ CHAPTER 344. CONTROLLERS MUST BE CAPABLE OF OPERATING MULTIPLE PROGRAMS AND CYCLES TO ACCOMMODATE SITE-SPECIFIC WATERING NEEDS.

MAINTENANCE SCHEDULE:

ESTABLISH A MAINTENANCE SCHEDULE THAT INCLUDES ROUTINE INSPECTIONS OF THE BACKFLOW PREVENTER, CLEANING OF FILTERS, ADJUSTMENT OF SPRINKLERS, AND MONITORING FOR LEAKS. COMPLIANCE WITH TCEQ'S MAINTENANCE STANDARDS IS MANDATORY.

FINAL INSPECTION & DOCUMENTATION:

AS-BUILT DRAWINGS:

PROVIDE AS-BUILT DRAWINGS TO THE PROPERTY OWNER AND LOCAL AUTHORITIES UPON COMPLETION. THESE DRAWINGS SHOULD ACCURATELY DEPICT THE LOCATIONS OF ALL MAINLINES, VALVES, HEADS, CONTROLLERS, AND OTHER IRRIGATION COMPONENTS, AS REQUIRED BY TCEQ CHAPTER 344 AND WESTLAKE HILLS STANDARDS.

SYSTEM DEMONSTRATION:

UPON PROJECT COMPLETION, PROVIDE A SYSTEM DEMONSTRATION TO THE PROPERTY OWNER OR MANAGER. THIS DEMONSTRATION SHOULD INCLUDE PROGRAMMING THE CONTROLLER, MANUAL OPERATION INSTRUCTIONS, AND A REVIEW OF THE MAINTENANCE SCHEDULE.

FINAL APPROVAL:

OBTAIN A FINAL INSPECTION AND APPROVAL FROM WESTLAKE HILLS AND ENSURE COMPLIANCE WITH ALL TCEQ STANDARDS. THE SYSTEM SHALL NOT BE PUT INTO REGULAR OPERATION UNTIL FINAL APPROVAL IS GRANTED.

CITY IRRIGATION NOTES: (IN ADDITION TO DESIGNER'S NOTES)

1. ALL MATERIALS AND INSTALLATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE CITY'S ORDINANCES, LOCAL PLUMBING CODE AND THE STATE OF TEXAS.

2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE PERSON WHO PREPARED THEM. IN ACCEPTING THESE PLANS, WESTLAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGNER.

HEARTLAND SPRINKLERS
PO BOX 9442
AUSTIN, TX 78766
512-202-2858

**HEARTLAND
SPRINKLERS**

SHEET DESCRIPTION:
IRRIGATION PLAN

PROJECT:
Stephen Barron
1 Valbella Drive
West Lake Hills, Texas 78746

Brian Stewart

DRAWN BY:
BRIAN STEWART

DATE:
1/1/08

SCALE:
1" = 10'

SHEET:
1 of 1



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>February 26, 2025</u>	Item Number:	<u>5</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Trey Fletcher</u>	Cost / Budget:	<u>none</u>
Exhibits:	<u>Resolution</u>	Source of Funds:	<u>n/a</u>

Subject

Discuss and consider action on a resolution establishing a Public Art Advisory Subcommittee in support of programming public art displays at the new municipal complex.

Recommendation

Approval.

Discussion

Approving this resolution establishes a Public Art Advisory Subcommittee to support the selection, installation, and maintenance of public art displays at the new municipal complex whose purpose and responsibilities are advising the City Administrator on public art initiatives, recommending policies and procedures for selecting and maintaining public art, engaging the community in the selection process, ensuring art installations reflect the character and natural beauty of West Lake Hills and fostering collaboration among local and regional artists and stakeholders.

The subcommittee will consist of three to five members appointed by the City Administrator with City Council approval, in which members will serve two-year terms with no term limits and may be reappointed. Representation will include individuals from the arts community, design professionals, and community leaders.

Primary opportunities for the installation of public art on a rotating basis are in the new city hall lobby and multi-purpose room as well as publicly accessible areas of the property.

RESOLUTION NO. 2025-02-02

A RESOLUTION OF THE CITY OF WEST LAKE HILLS, TEXAS, ESTABLISHING A PUBLIC ART ADVISORY SUBCOMMITTEE IN SUPPORT OF PROGRAMMING PUBLIC ART DISPLAYS AT THE NEW MUNICIPAL COMPLEX; PROVIDING FOR THE SECTION, INSTALLATION, AND MAINTENANCE OF PUBLIC ART; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of West Lake Hills recognizes the importance of public art in enhancing the community's cultural identity, natural beauty, and sense of place; and

WHEREAS, the City seeks to create opportunities for public art displays that reflect the unique topography, scenic beauty, and Hill Country context of West Lake Hills; and

WHEREAS, the new municipal complex provides a significant opportunity to incorporate public art in designated areas of the building and its surrounding grounds, enriching the experience of residents, visitors, and employees; and

WHEREAS, the establishment of a Public Art Advisory Subcommittee will help ensure that public art programming aligns with the City's values, aesthetic standards, and community engagement goals.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS:

SECTION 1. ESTABLISHMENT OF THE PUBLIC ART ADVISORY SUBCOMMITTEE

There is hereby established a Public Art Advisory Subcommittee (the "Subcommittee") to guide and oversee the selection, installation, and maintenance of public art displays at the new municipal complex.

SECTION 2. PURPOSE AND RESPONSIBILITIES

The Subcommittee shall:

1. Advise the City Administrator on matters related to public art programming at the municipal complex.
2. Recommend policies and procedures for selecting and maintaining public art displays.
3. Encourage community engagement and input in the selection of public art.
4. Ensure that public art installations prioritize the representation of the West Lake Hills community, its beauty, unique topography, and Hill Country setting.
5. Identify appropriate locations for public art installations within the municipal complex and its grounds.

6. Collaborate with local and regional artists, arts organizations, and stakeholders to promote high-quality public art.

SECTION 3. COMPOSITION AND APPOINTMENT

1. The Subcommittee shall be composed of three to five members appointed by the City Administrator with City Council approval.
2. Members shall serve two-year terms with no term limits and may be reappointed by the City Administrator with City Council approval.
3. The Subcommittee shall include representatives from the local arts community, design professionals, community leaders, and other interested stakeholders.

SECTION 4. MEETINGS AND PROCEDURES

1. The Subcommittee shall meet regularly as needed to fulfill its responsibilities.
2. The Subcommittee shall comply with the rules and procedures set forth by the City Administration.

SECTION 5. EFFECTIVE DATE

This Resolution shall be effective immediately upon passage.

PASSED & APPROVED this, the 26th day of February 2025.

CITY OF WEST LAKE HILLS:

ATTEST:

James Vaughan, Mayor

Terry Blanchard, TRMC
City Secretary

City Council Agenda

5. Resolution. Discuss and consider action on a resolution establishing a Public Art Advisory Subcommittee in support of programming public art displays at the new municipal complex.



Public Art Subcommittee



COURT ENTRY FACING DAIS

- **Purpose and Responsibilities**
 - Advising the City Administrator on public art initiatives.
 - Recommending policies and procedures for selecting and maintaining public art.
 - Engaging the community in the selection process.
 - Ensuring art installations reflect the character and natural beauty of West Lake Hills.
 - Collaborating with local and regional artists and stakeholders.

Public Art Subcommittee

- **Composition and Appointment**
 - The subcommittee will consist of **three to five members** appointed by the City Administrator with City Council approval.
 - Members will serve **two-year terms** with no term limits and may be reappointed.
 - Representation will include individuals from the **arts community, design professionals, and community leaders**



MAIN ENTRY FACING COURT LOBBY



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>February 26, 2025</u>	Item Number:	<u>6</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Trey Fletcher</u>	Cost / Budget:	<u>none</u>
	<u>TGS Transmittal Letter</u>		
	<u>Customer Notice of IRA</u>		
Exhibits:	<u>Resolution</u>	Source of Funds:	<u>n/a</u>

Subject

Discuss and consider action on a resolution suspending the April 12, 2025 effective date of the proposal by Texas Gas Service Company, a division of One Gas, Inc. - Central-Gulf Service Area, to implement interim GRIP rate adjustments for Gas Utility Investment in 2024 and requiring delivery of this resolution to the Company and legal counsel.

Recommendation

Approval.

Discussion

Approving this resolution enables the City Council to address a proposed interim rate adjustment by Texas Gas Service (TGS), which was filed on February 11, 2025. This adjustment, known as the GRIP (Gas Reliability Infrastructure Program) rate increase, would impact all customers in the Central-Gulf Service Area starting April 12, 2025.

Specifically, the Resolution provides

- Suspension of the proposed rate increase for the maximum period allowed by law which is 45 days.
- A formal notice of this suspension will be sent to TGS and the City's legal counsel.

This action ensures that customers' interests are considered before any rate changes take effect.

A copy of the Customer Notice of the Interim Rate Adjustment is attached to this item.

RESOLUTION NO. 2025-02-03

A RESOLUTION BY THE CITY OF WEST LAKE HILLS, TEXAS SUSPENDING THE APRIL 12, 2025 EFFECTIVE DATE OF THE PROPOSAL BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC. – CENTRAL-GULF SERVICE AREA, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of West Lake Hills, Texas (“City”) is a gas utility customer of Texas Gas Service Company, a Division of ONE Gas, Inc. – Central-Gulf Service Area, (“TGS” or “the Company”) and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, TGS made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 11, 2025, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by TGS, effective April 12, 2025; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE WEST LAKE HILLS, TEXAS, THAT:

1. The April 12, 2025 effective date of the GRIP Rate Increases proposed by TGS is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to TGS, care of Judy Hitchye at 1301 S. Mopac, Suite 400, Austin, Texas 78746, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this 26th day of February 2025.

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard, City Secretary



**Texas
Gas Service™**
A Division of ONE Gas

Judy J. Hitchye
1301 S. Mopac, Suite 400
Austin, TX 78746
Office: 512-370-8229
Judy.Hitchye@onegas.com

February 11, 2025

Honorable Mayors and Members of the City Councils of the following Texas cities:

Austin, Bayou Vista, Beaumont, Bee Cave, Buda, Cedar Park, Cuero, Dripping Springs, Galveston, Georgetown, Gonzales, Groves, Hutto, Jamaica Beach, Kyle, Lakeway, Lockhart, Luling, Marble Falls, Mustang Ridge, Nederland, Nixon, Pflugerville, Port Arthur, Port Neches, Rollingwood, Shiner, Sunset Valley, West Lake Hills, and Yoakum, Texas.

Re: Texas Gas Service Company, a Division of ONE Gas, Inc.'s Test Year 2024 Gas Reliability Infrastructure Program Interim Rate Adjustment for the Incorporated Areas of the Central-Gulf Service Area

Dear Mayors and Members of the City Councils:

Texas Gas Service Company ("TGS" or the "Company"), a Division of ONE Gas, Inc., hereby files the attached tariffs to implement an Interim Rate Adjustment applicable to gas utility service provided to customers within the incorporated areas of the Central-Gulf Service Area ("CGSA") which includes the cities of: Austin, Bayou Vista, Beaumont, Bee Cave, Buda, Cedar Park, Cuero, Dripping Springs, Galveston, Georgetown, Gonzales, Groves, Hutto, Jamaica Beach, Kyle, Lakeway, Lockhart, Luling, Marble Falls, Mustang Ridge, Nederland, Nixon, Pflugerville, Port Arthur, Port Neches, Rollingwood, Shiner, Sunset Valley, West Lake Hills, and Yoakum, Texas (collectively, the "Cities"), which together with their environs and the environs of Bastrop, Texas comprise the Company's CGSA.

This filing is made pursuant to Section 104.301 of the Texas Utilities Code (Interim Adjustment for Changes in Investment) and is the Company's first Interim Rate Adjustment filing with the Cities following its rate case filed in 2024. TGS proposes that the tariffs (Rate Schedules 10, 15, 20, 25, 30, 40, C-1, CNG-1 and T-1) become effective in sixty (60) days and be applied to meters read on and after April 12, 2025.

For reference, Section 104.301 establishes the state's Gas Reliability Infrastructure Program and is commonly referred to as the "GRIP" statute. The stated purposes of the GRIP statute are to encourage the timely investment in needed system improvements and to reduce the frequency of traditional rate cases by providing a streamlined process for utilities to recover the cost of those investments on an interim basis between rate cases. The GRIP statute complements the traditional ratemaking and regulatory process by allowing for an annual interim adjustment of rates to reflect changes in the value of capital invested each year. The Cities have an initial period of not more than sixty (60) days to review the proposed Interim Rate Adjustment, and may act to suspend the implementation of the Interim Rate Adjustment for an additional forty-five (45) days, as provided by Section 104.301(a) of the Texas Utilities Code.

GRIP adjustments are not intended to eliminate the need for a full and complete rate review in a rate case. All interim rate adjustments are subject to refund and a complete review in the same manner as other changes to the utility's invested capital that have occurred since the last rate case. The complete review of the underlying investments will occur in the Company's next rate case.

In this filing, the Company has determined the net increase in capital invested in the entire CGSA from January 1, 2024, through December 31, 2024 to be \$117,718,719. The Interim Rate Adjustment necessary to recover this incremental investment is \$15,412,580 on a system-wide basis, of which, \$13,909,766 is attributable to customers in the CGSA incorporated areas. The Interim Rate Adjustment will increase the average residential bill by \$3.36 per month excluding taxes.

In accordance with the Texas Utilities Code, the proposed Interim Rate Adjustment is allocated among the various customer classes in the same manner as the cost of service allocation that was approved in TGS's last CGSA rate case, Case No. 17471, as decided on November 19, 2024. The GRIP rates will be recovered through an increase in the monthly customer charge applicable to each customer class.

Exhibit 1, attached hereto, shows the impact the Interim Rate Adjustment will have on the average bill for each class of customers served in the CGSA. The Interim Rate Adjustment is detailed on Rate Schedules 10, 15, 20, 25, 30, 40, C-1, CNG-1, and T-1, filed herewith.

The Company will provide notice of the proposed Interim Rate Adjustment to all affected customers, by bill insert or direct mail, not later than the 45th day after the date of this filing, as required by Section 104.301(a) of the Texas Utilities Code.

The Company is available to discuss or answer any questions you may have about this filing. TGS appreciates your consideration of the proposed IRA filing.

Respectfully Submitted,

Judy Hitchye
Signer ID: AP7PK5LQ10

Judy J. Hitchye
Managing Attorney
Texas Gas Service Company
Barton Skyway IV
1301 S. Mopac, Suite 400
Austin, Texas 78746
(512) 370-8229
Judy.Hitchye@onegas.com

Exhibit 1

Customer Class	Current Customer Charge	Proposed Customer Charge	Current Average Bill*	Proposed Average Bill*	Change in Average Bill*	% Change in Average Bill*
Gas Sales						
Residential - Small (Rate Sch. 10) Average Usage of @ 1.7 Mcf*	\$18.00	\$21.36	\$41.37	\$44.73	\$3.36	8.12%
Residential - Large (Rate Sch. 15) Average Usage of @ 4.3 Mcf*	\$30.00	\$33.36	\$71.51	\$74.87	\$3.36	4.70%
Commercial - Small (Rate Sch. 20) Average Usage of 6.2 Mcf*	\$60.00	\$72.88	\$108.20	\$121.07	\$12.88	11.90%
Commercial - Large (Rate Sch. 25) Average Usage of 96.6 Mcf*	\$75.00	\$87.88	\$123.20	\$136.07	\$12.88	10.45%
Industrial (Rate Sch. 30) Average Usage of 208.5 Mcf*	\$571.38	\$1,033.21	\$1,913.67	\$2,375.50	\$461.83	24.13%
Public Authority (Rate Sch. 40) Average Usage of 188.0 Mcf*	\$155.97	\$181.93	\$1,351.22	\$1,377.18	\$25.96	1.92%
Electrical Cogeneration (Rate Sch. C-1)	\$175.68	\$201.64	No Customers			
Compressed Natural Gas (Rate Sch. CNG-1) Average Usage of 0 Mcf*	\$594.55	\$746.15	\$594.55	\$746.15	\$151.60	25.50%
Standard Transportation (Rate Sch. T-1)						
Commercial Average Usage of 441.4 Mcf*	\$308.08	\$320.96	\$867.73	\$880.61	\$12.88	1.48%
Industrial Average Usage of 3,732.5 Mcf*	\$771.38	\$1,233.21	\$6,209.26	\$6,671.09	\$461.83	7.44%
Public Authority Average Usage of 253.8 Mcf*	\$178.97	\$204.93	\$528.40	\$554.36	\$25.96	4.91%
Electrical Generation Average Usage of 33,755.8Mcf*	\$175.68	\$201.64	\$15,821.71	\$15,847.67	\$25.96	0.16%
Compressed Natural Gas Average Usage of 2,364.7 Mcf*	\$619.55	\$771.15	\$2,468.04	\$2,619.64	\$151.60	6.14%

*Average bill usage per Case No. 17471. Average bills exclude revenue-related taxes and include cost of gas (except transportation). The 2024 cost of gas 12-month average is \$4.98 per Mcf.

**CUSTOMER NOTICE OF INTERIM RATE ADJUSTMENT
CGSA INCORPORATED AND ENVIRONS IRA FILED FEBRUARY 11, 2025**

Pursuant to Texas Utilities Code Section 104.301, Texas Gas Service Company, a Division of ONE Gas, Inc., (the "Company"), filed an application for an Interim Rate Adjustment with the Railroad Commission of Texas and municipal regulatory authorities on February 11, 2025. This proposed Interim Rate Adjustment applies to the Central-Gulf Service Area ("CGSA") incorporated and environs areas of Austin, Bayou Vista, Beaumont, Bee Cave, Buda, Cedar Park, Cuero, Dripping Springs, Galveston, Georgetown, Gonzales, Groves, Hutto, Jamaica Beach, Kyle, Lakeway, Lockhart, Luling, Marble Falls, Mustang Ridge, Nederland, Nixon, Pflugerville, Port Arthur, Port Neches, Rollingwood, Shiner, Sunset Valley, West Lake Hills, and Yoakum, Texas and the environs of Bastrop, Texas, and provides for the recovery of additional capital investment incurred from January 1, 2024 through December 31, 2024. The request is for capital investment not included in any previous rate case or rates for service and is subject to refund.

The Company proposes to increase the customer charge used to calculate the customer's monthly bill by the amount listed below. The proposed Interim Rate Adjustment effective date is April 12, 2025.

TABLE 1

Rate Schedule	Current Customer Charge	Proposed 2024 Interim Rate Adjustment	Proposed Monthly Customer Charge
Residential - Small	\$18.00	\$3.36	\$21.36
Residential - Large	\$30.00	\$3.36	\$33.36
Commercial - Small	\$60.00	\$12.88	\$72.88
Commercial - Large	\$75.00	\$12.88	\$87.88
Industrial	\$571.38	\$461.83	\$1,033.21
Public Authority	\$155.97	\$25.96	\$181.93
Electrical Generation	\$175.68	\$25.96	\$201.64
Compressed Natural Gas	\$594.55	\$151.60	\$746.15
Transportation - Commercial	\$308.08	\$12.88	\$320.96
Transportation - Industrial	\$771.38	\$461.83	\$1,233.21
Transportation - Public Authority	\$178.97	\$25.96	\$204.93
Transportation - Compressed Natural Gas	\$619.55	\$151.60	\$771.15
Transportation - Electrical Generation	\$175.68	\$25.96	\$201.64

*Average bill usage per Case No. 17471 filing. Average bills exclude revenue-related taxes and include cost of gas (except transportation). The 2024 cost of gas 12-month average is \$4.98 per Mcf.

Persons with questions or who want more information about this filing may contact Texas Gas Service at 1-800-700-2443. A copy of the filing will be available for inspection during normal business hours at Texas Gas Service's offices at 1301 South MoPac, Ste. 400, Austin, Texas 78746; 402 33rd St., Galveston, Texas 77550; 4201 39th Street, Port Arthur, Texas 77642; and 225 Commerce Ct., Gonzales, Texas 78629 or on Texas Gas Service's website at <https://www.texasgasservice.com/rate-information/central-gulf>.

Any affected person within the environs may file written comments or a protest concerning this proposed Interim Rate Adjustment with Gas Services, Market Oversight Section, Railroad Commission of Texas, PO Box 12967, Austin, Texas 78711-2967. Please reference Case No. 00020233 in your written comment or protest. Any affected person within an incorporated area may contact his or her city council.

Las personas que tengan preguntas o que deseen más información sobre esta presentación pueden comunicarse con Texas Gas Service al 1-800-700-2443. Una copia de la presentación estará disponible para inspección durante las horas normales de oficina en la oficina de Texas Gas Service en 1301 South MoPac, Ste. 400, Austin, Texas 78746; 402 33rd St., Galveston, Texas 77550; 4201 39th Street, Port Arthur, Texas 77642; y 225 Commerce Ct., Gonzales, Texas 78629 o en el sitio web de Texas Gas Service en <https://www.texasgasservice.com/rate-information/central-gulf>.

Cualquier persona afectada dentro de los alrededores puede presentar comentarios por escrito o una protesta relacionada con esta propuesta de Ajuste de tarifa provisional con servicio de gas, Sección de Supervisión del Mercado, Comisión de Ferrocarriles de Texas, PO Box 12967, Austin, Texas 78711-2967. Ingrese el número del caso. 00020233 en su comentario o protesta por escrito. Cualquier persona afectada dentro de un área incorporada puede ponerse en contacto con su concejo municipal.



City of West Lake Hills

City Council

AGENDA REPORT

Meeting Date:	February 26, 2025	Item Number:	7
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
	Attachment 1 – Request		
	Letter		
Exhibits:	Presentation	Source of Funds:	N/A

Subject

910 Beaver Trail: Discuss and consider action to approve a roof line modification on the site development plan for a flat roof on a new commercial office building (Section 22.03.281 Footnote VIII (a)(6) of the West Lake Hills Code).

Applicant: Jeffery Bathalon, Market Square Architects

Recommendation

Staff recommend approval of the modification request.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: West Lake Court Ltd.
Legal Description: Beard Addition, Lot A
Lot Size: 0.48 acres
Zoning: B-1 Business 1

The properties surrounding the subject property are zoned B-2, Business 2 and Extraterritorial Jurisdiction (ETJ – Travis County).

Background & Analysis:

The applicant is proposing has plans in review to demolish the existing duplex at 910 Beaver Trl. and build a new office building with parking on the first story and two habitable stories above. Per Section 22.03.281 Schedule of Regulations, the applicant is eligible for an additional 7 feet of building height if the following conditions are met:

- (VIII) Height adjustments.
 - (a) An increase of seven feet in the height limitation of buildings in zoning district O, B-1, B-2, B-3 and GUI may be granted when all of the following conditions are met:

1. Fifty percent or more of the required vehicle parking is provided underneath and/or to the side or rear of the building.
2. The parking provided in subsection (a)1. of this subsection is not visible from an abutting street.
3. All required parking is on slopes of 25 percent or less.
4. The building does not exceed a maximum of two stories, excluding the vehicle parking level.
5. Impervious cover does not exceed the requirement of this article.
6. The roof line is a pitch, shed or modification thereof as approved by the city council.

The applicant's plans meet the requirements of item 1-5. They are requesting that the City Council approve the roof line modification to allow a flat roof, instead of a pitch or shed roof line (Attachment 1).

Previously, all new commercial building permits had to be approved by City Council. Any roofline modifications would have been approved with complete building permit review.

The site development plan for 910 Beaver Trl. is under review with the existing shopping center at 3663 Bee Cave. With the new building, the applicant is also requesting to decommission the existing OSSF system, connect to city sewer, add a parking lot to the rear of 3663 Bee Cave and build underground stormwater detention for both properties.

Outdoor Lighting

Outdoor lighting is not proposed with this request. 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

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

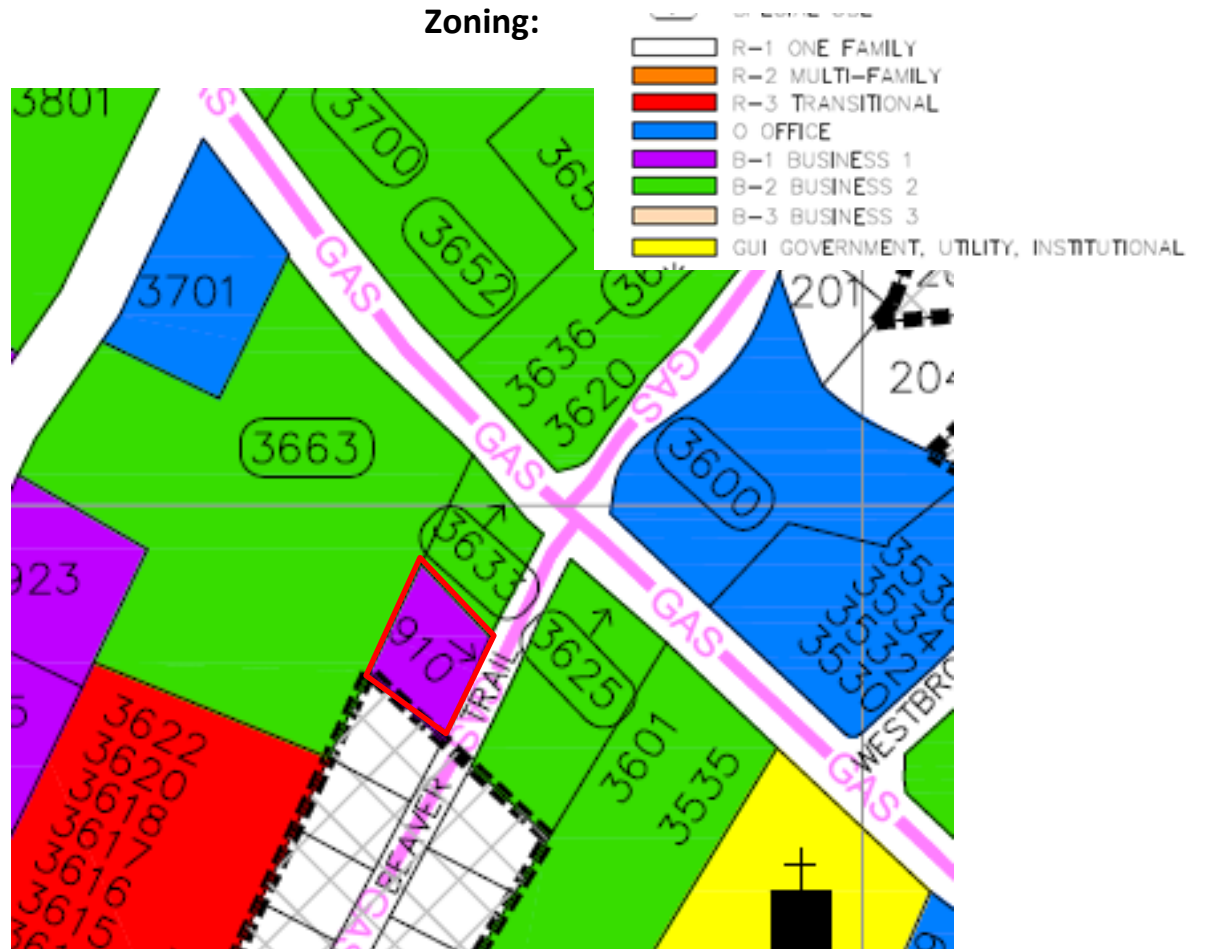
Comprehensive Planning Analysis

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

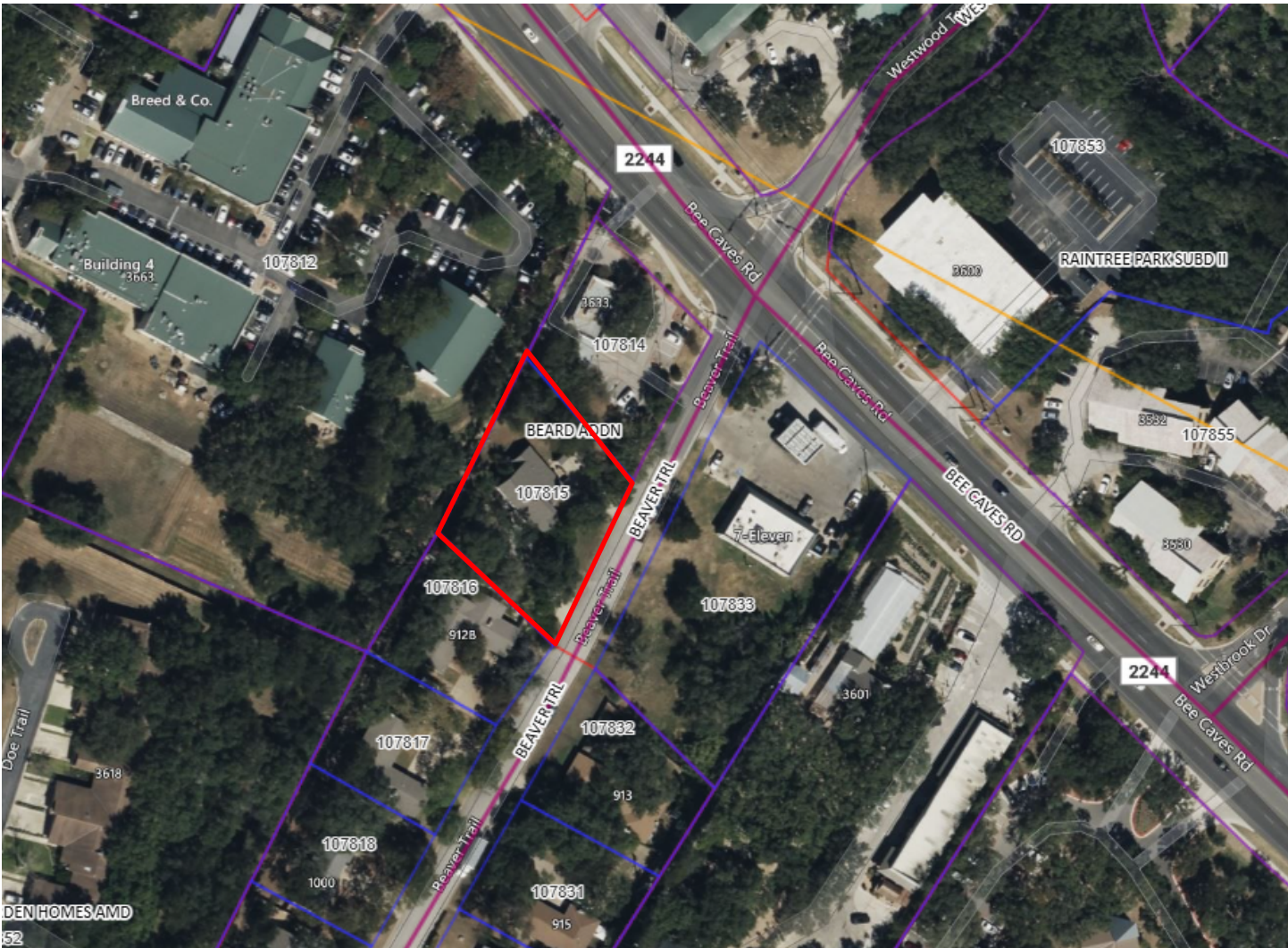
Links to Relevant Code:

- [Section 22.03.281 Schedule of Regulations](#)

Zoning:



Aerial:





Jennifer Bills ACIP, LEEP AP, Director of Building and Development Services
City of West Lake Hills
911 West Lake Drive
West Lake Hills, TX. 78746
512-327-3628

RE: West Lake Court and Beaver Trail Site Development
910 Beaver Trail
West Lake Hills, Texas 78746

Permit #: 2022-10886

Date: January 17, 2025

The following is a request letter in response to a planning review comment for this project.

Planning Review Comment – Section 22.03.281 VIII
--

We are writing this official request letter for a review of our project, which is currently under evaluation by the building department. During the initial design phase, MSA consulted with Assistant City Manager Ashby Grundman (on 12/08/2022) regarding the compliance of our low-sloped roof building with Section 22.03.281 VIII, specifically concerning height limitations.

For your review, please see the attached:

- Building Elevations (reference only, under review from the city).
- MSA's written response provided information that the proposed building meets requirements of 22.03.281 VIII with the original correspondence with Assistant City Manager Ashby Grundman (on 12/08/2022).

We kindly request your approval to proceed with the project.

Sincerely,

Jeffrey Bathalon, AIA, NCARB
Project Architect
o. 603.368.0097

104 Congress Street, Suite 203, Portsmouth, NH 03801
5121 Bee Cave Road, Suite 106, Austin, TX 78746
1 Music Circle North, Suite 311, Nashville, TN 37203
(603) 501-0202



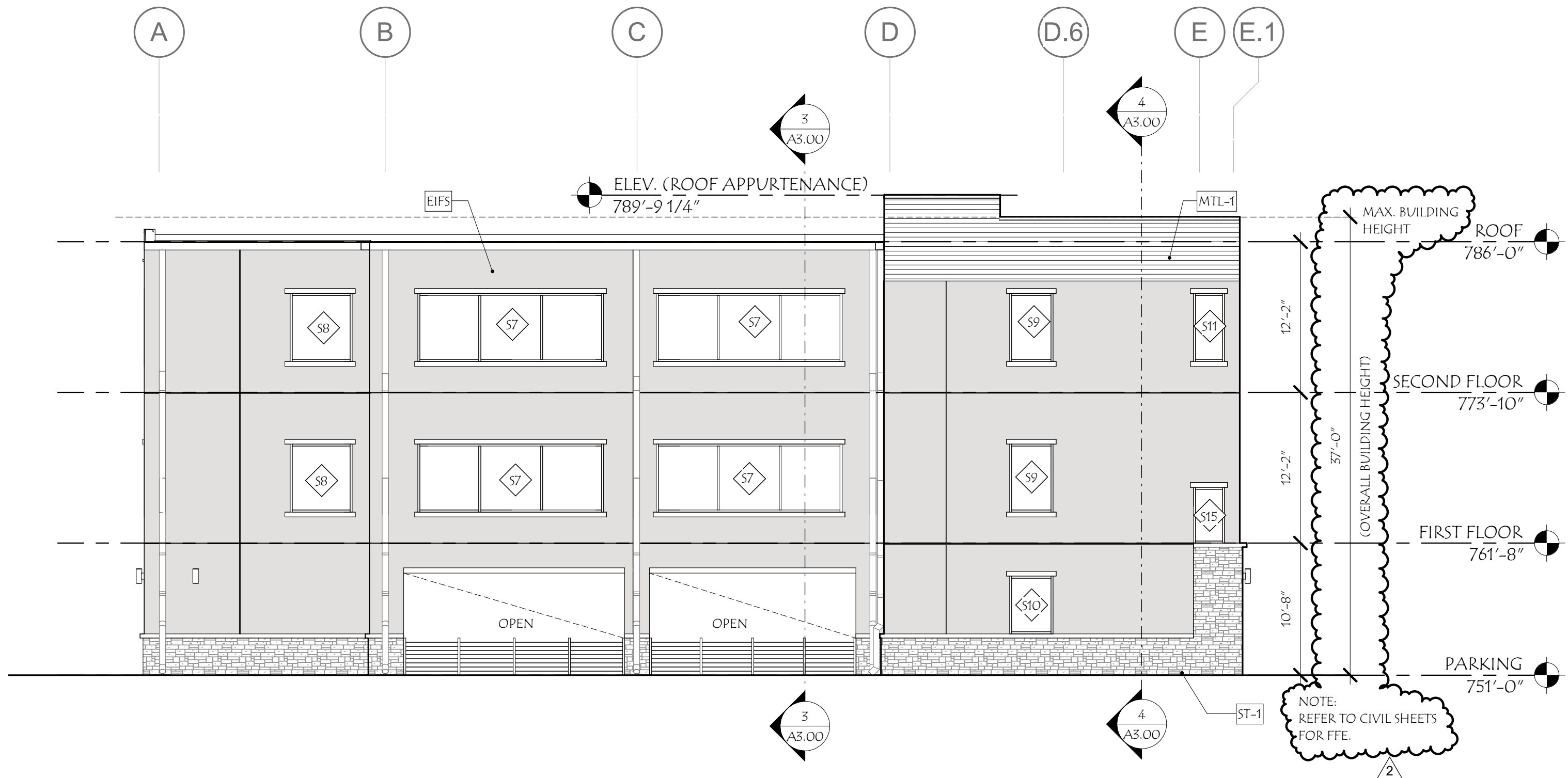
ELEVATION FINISH KEY:		
TAG	TYPE	PRODUCT SPECIFICATION INFO
ST-1	STONE VENEER	
MTL-1	METAL PANEL	
EIFS	EIFS	

ELEVATION NOTES:
ELEVATIONS ARE CONCEPTUAL ONLY. FINAL DESIGN SUBJECT TO MODIFICATIONS DURING FINAL DESIGN PROCESS.

EXTERIOR FINISH CONSISTS OF THE FOLLOWING:
- METAL LOUVER PANELS
- STONE VENEER
- STORE FRONT WINDOWS
- EIFS

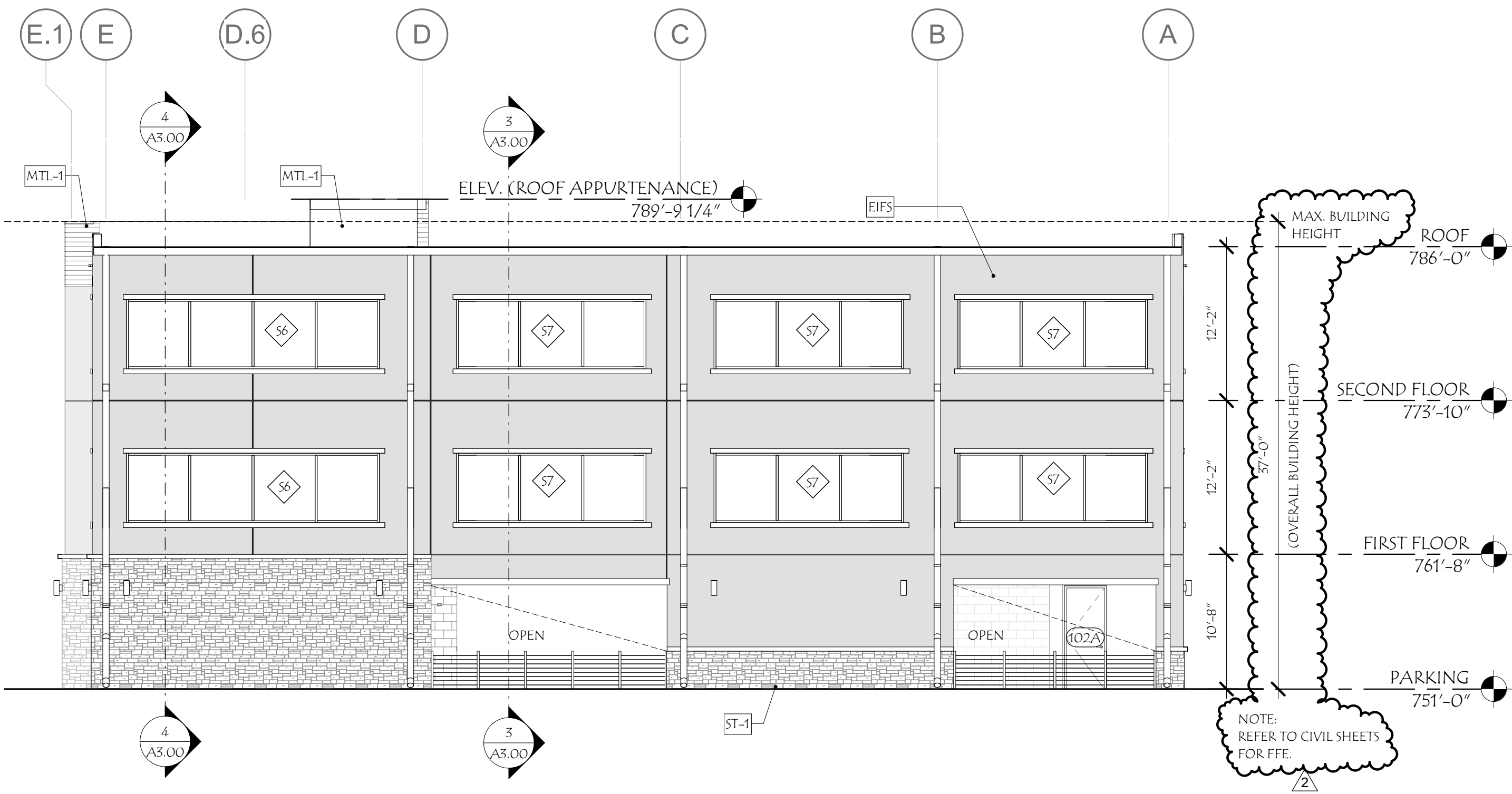
GLASS CANNOT HAVE A REFLECTIVITY FACTOR OF 20% OR GREATER. ANY METAL EXTERIOR MATERIALS CANNOT BE REFLECTIVE.

SAMPLE OF METALLIC, REFLECTIVE, OR SHINY EXTERIOR BUILDING MATERIALS SHALL BE PROVIDED TO THE CITY INSPECTOR BEFORE INSTALLATION AND SUCH MATERIALS SHALL NOT BE INSTALLED IF THE CITY INSPECTOR JUDGES THESE MATERIALS TO BE IN VIOLATION OF THIS SECTION OF THE CODE. SECTION 22.03.013



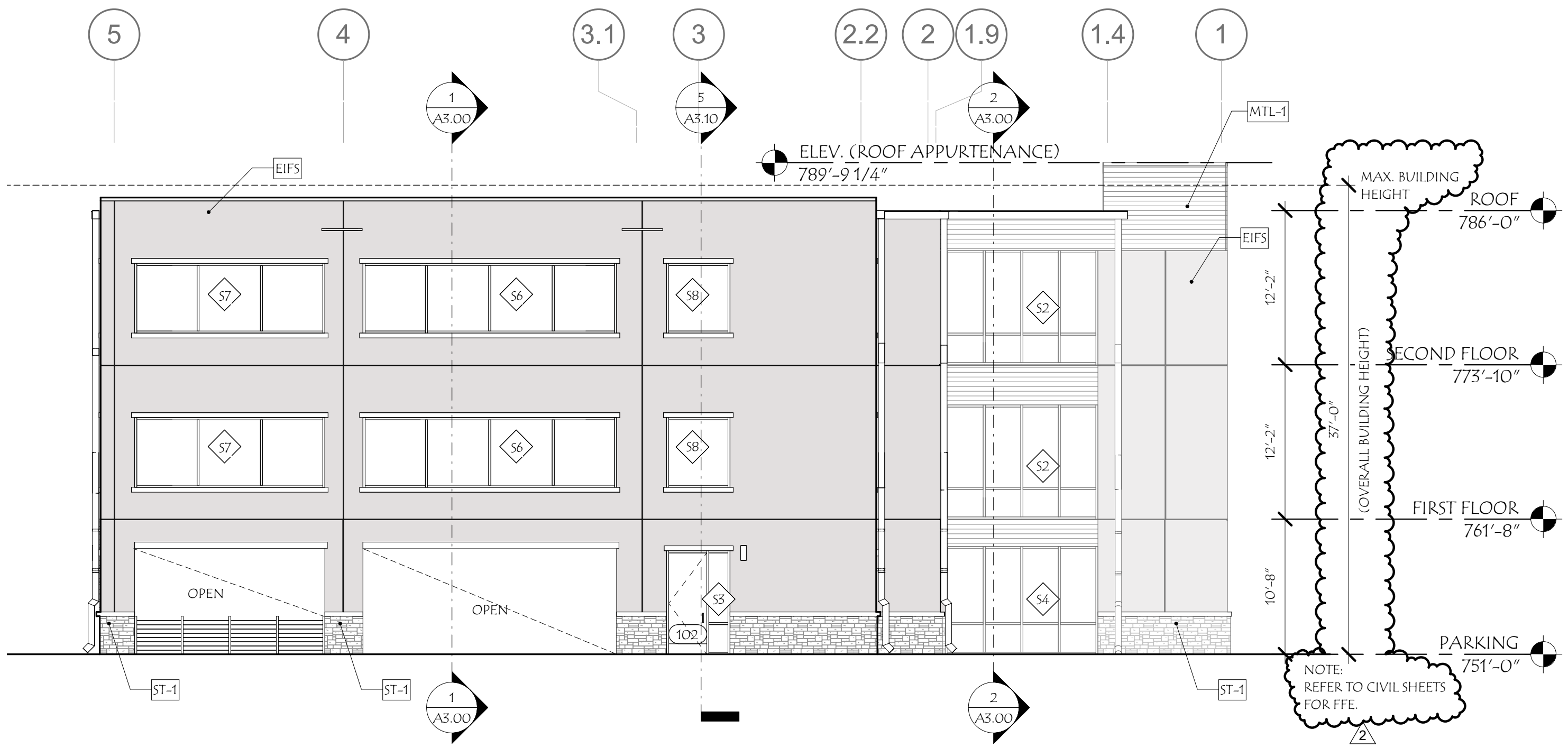
4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



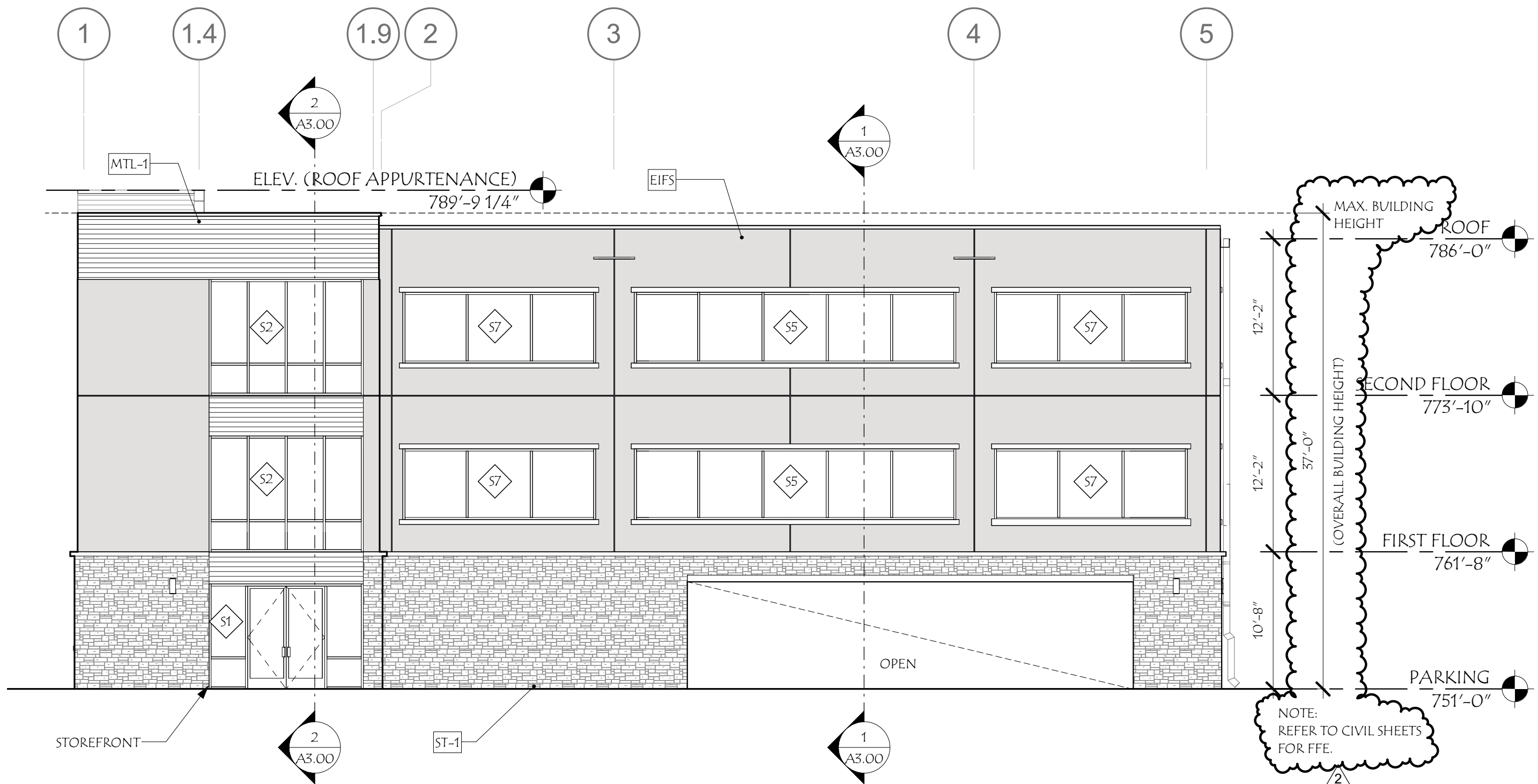
2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

WEST LAKE COURT BUSINESS CENTER

910 BEAVER TRAIL
WEST LAKE HILLS, TX 78746

Revisions:	#	Description	Date	
			LS, MP	TG, JL, RH
As indicated	1	City comments	4.03.24	01.17.25
	2	City comments	01.17.25	
Scale:	Drawn By:		Project No.:	
	Checked By:		Date:	
Title:	EXTERIOR ELEVATIONS		A2.00	
			1/17/2025 9:08:11 AM	



Jennifer C. Bills, AICP, LEED AP, Director of Building and Development Services
City of West Lake Hills
911 Westlake Drive
West Lake Hills, Texas 78746

RE: West Lake Court and Beaver Trail Site Development

Permit #: 2022-10886

Date: June 18, 2024

The following are written responses to the planning review comments for this project.

Planning Review

Additional Comments:

iii. Building is 35 feet with appurtenances that are 38' 9.25" in height. Provide information that building meets requirements of 22.03.281 VIII.

- (a) An increase of seven feet in the height limitation of buildings in zoning district O, B-1, B-2, B-3 and GUI may be granted when all of the following conditions are met.
 - a. Fifty percent or more of the required vehicle parking is provided underneath and/or to the side or rear of the building.

42 required parking spaces. 14 parking spaces are provided under the building while 32 spaces are provided at the rear of the building.
 - b. The parking provided in subsection (a)1. Of this subsection is not visible from an abutting street.

As parking is under and to the rear of the building parking will not be visible from abutting street.
 - c. All required parking is on slopes of 25 percent or less.

All required parking is on slopes less than 25 percent.
 - d. The building does not exceed a maximum of two stories, excluding the vehicle parking level.

Building consists of two stories of office above parking garage.

Market Square Architects PLLC
5121 Bee Cave Rd. | Suite 106 | Austin, TX. 78746
(512) 330-0330



- e. Impervious cover does not exceed the requirement of this article.
Lot SF* 40% = 35% Max Lot Coverage + (3% increase from >40% Natural Site Retained) + (2% increase for 75% or more of parking underneath or to the side or rear of building)
21,078 SF 40% = 8,431.2 SF Max.
8,081.81 SF Proposed
- f. The roof line is a pitch, shed or modification thereof as approved by the city council.
Please refer to the attached email from Ashby Grundman.

Best,

A handwritten signature in black ink, appearing to read "Todd Gibb". The signature is fluid and cursive, with a long horizontal stroke at the end.

Todd Gibb
Senior Project Manager
Market Square Architects, PLLC.

Todd Gibb

From: Ashby Grundman <AGrundman@westlakehills.gov>
Sent: Thursday, December 8, 2022 3:04 PM
To: Todd Gibb
Subject: RE: West Lake Court Business Center

Hi Todd,

I looked at the plans and it appears on a cursory review that it complies with the information below allowing for the additional 7 feet of height.

(VIII) Height adjustments.

(a) An increase of seven feet in the height limitation of buildings in zoning district O, B-1, B-2, B-3 and GUI may be granted when all of the following conditions are met:

1. Fifty percent or more of the required vehicle parking is provided underneath and/or to the side or rear of the building.
2. The parking provided in subsection (a)1. of this subsection is not visible from an abutting street.
3. All required parking is on slopes of 25 percent or less.
4. The building does not exceed a maximum of two stories, excluding the vehicle parking level.
5. Impervious cover does not exceed the requirement of this article.
6. The roof line is a pitch, shed or modification thereof as approved by the city council.

Let me know if you have any other questions.

Thank you.

Ashby Grundman, AICP

Assistant City Administrator/Director of Building and Development Services

City of West Lake Hills

grundman@westlakehills.gov

O: (512) 327-3628

From: Todd Gibb <tgibb@marketsquarearchitects.com>
Sent: Tuesday, December 6, 2022 8:53 AM
To: Ashby Grundman <AGrundman@westlakehills.gov>
Subject: RE: West Lake Court Business Center

Good morning, Ashby.

Hope this email finds you well. I was wondering if you have had a chance to look at the plans I sent you for the project stated above. Please give me a call if you have any questions.

Best,

Todd R. Gibb
Market Square Architects, PLLC
Senior Project Manager
O: (512) 330.0330
C: (512) 638.6205
tgibb@marketsquarearchitects.com
www.marketsquarearchitects.com

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From: Todd Gibb
Sent: Monday, November 21, 2022 10:52 AM
To: Ashby Grundman <AGrundman@westlakehills.gov>
Cc: Robert Harbeson <rharpeson@marketsquarearchitects.com>
Subject: West Lake Court Business Center

Hi Ashby,
Hope you had a great weekend. Thank you for taking my call last week in regards to roof top units.
As requested, I have attached or design plans for the project stated above. This includes the overall site plan, floor plans, elevations and sections. We believe we meet all the criteria for this design and would like to use roof top units to hide them from public view. Please review and let me know if you have any questions.

Best,

Todd R. Gibb
Market Square Architects, PLLC
Senior Project Manager
O: (512) 330.0330
C: (512) 638.6205
tgibb@marketsquarearchitects.com
www.marketsquarearchitects.com



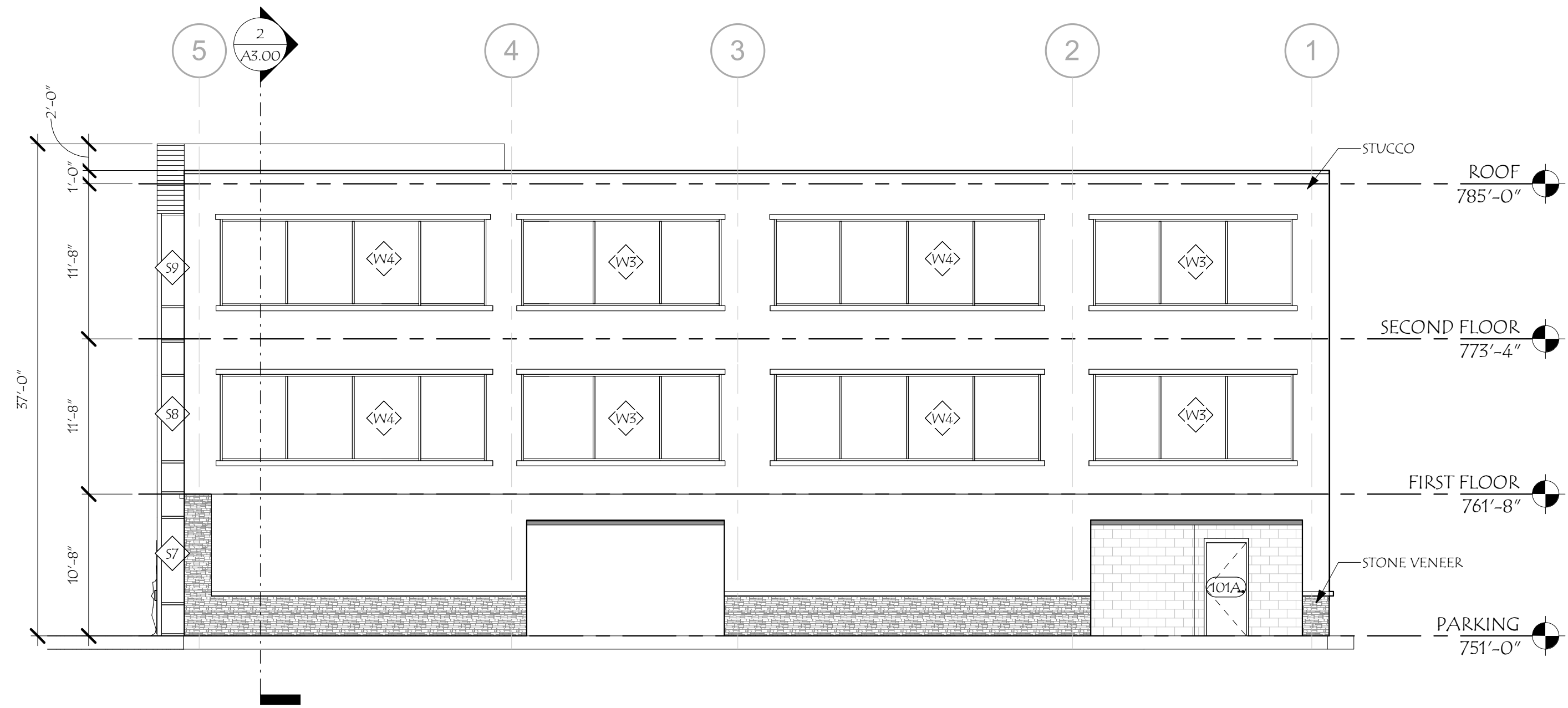
104 Congress Street
Suite 203
Portsmouth, NH 03801



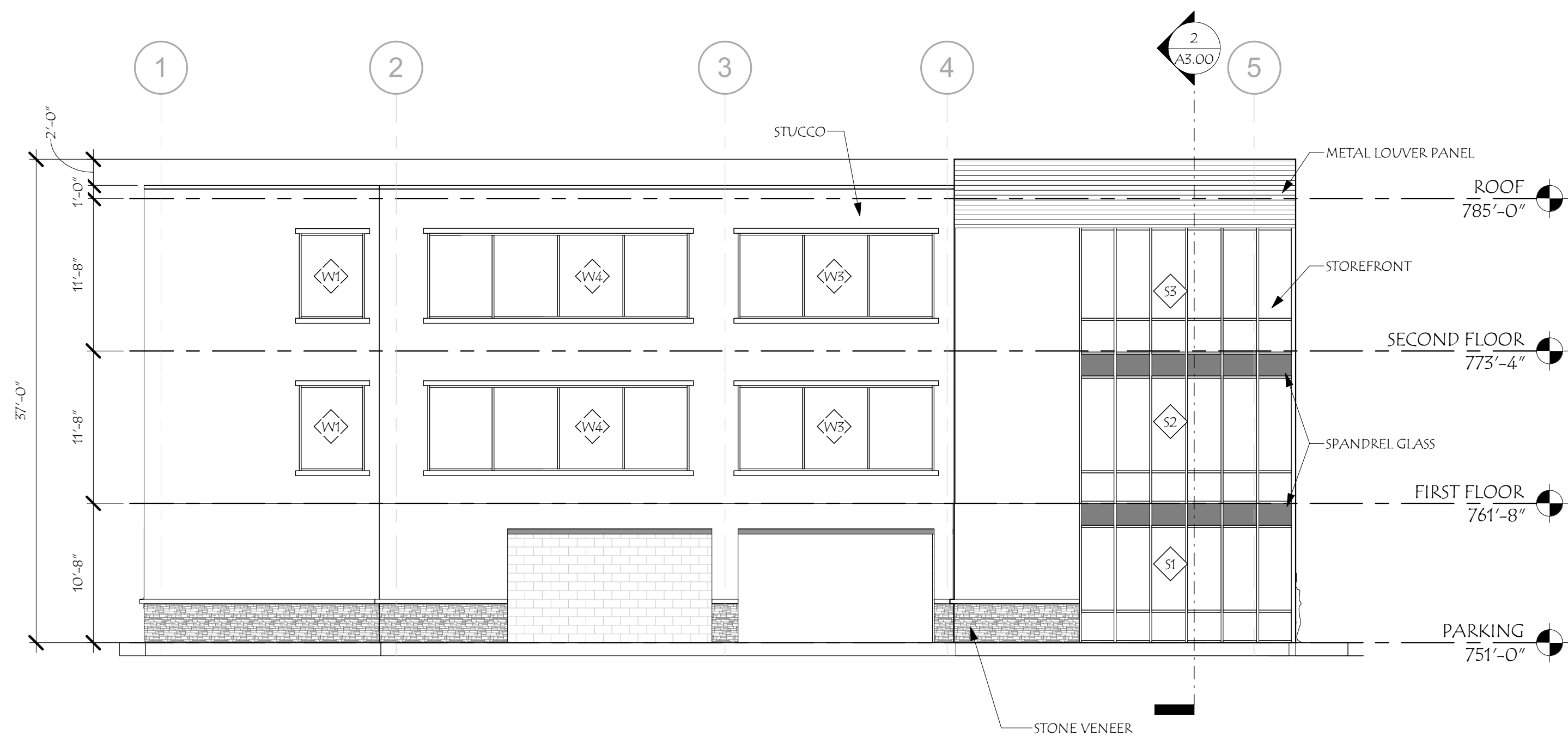
5121 Bee Cave Road
Suite 106
Austin, TX 78746



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2 NORTH ELEVATION B&W
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION B&W
SCALE: 1/8" = 1'-0"

* 2022 Market Square Architects 11/21/2022 9:33:56 AM

NOT FOR
CONSTRUCTION

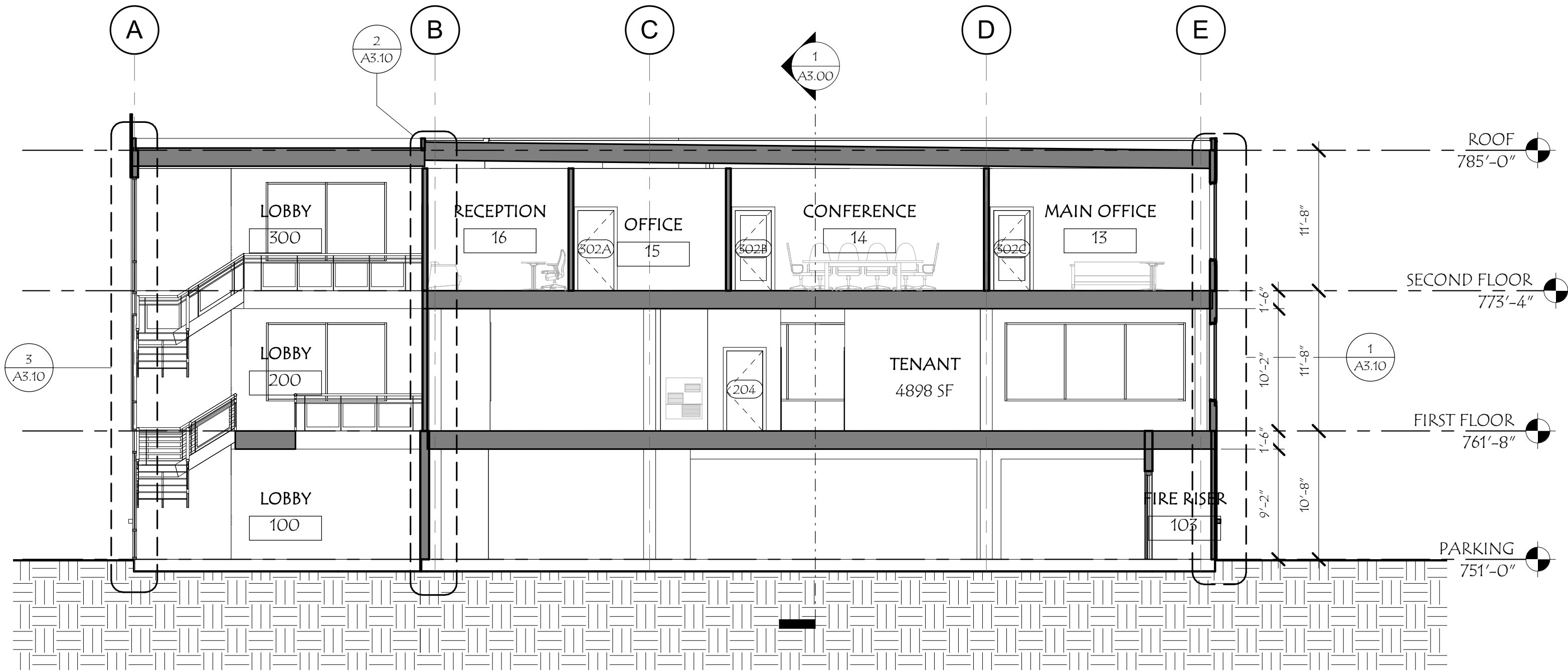
WEST LAKE COURT BUSINESS CENTER

910 BEAVER TRAIL
WEST LAKE HILLS, TX 78746

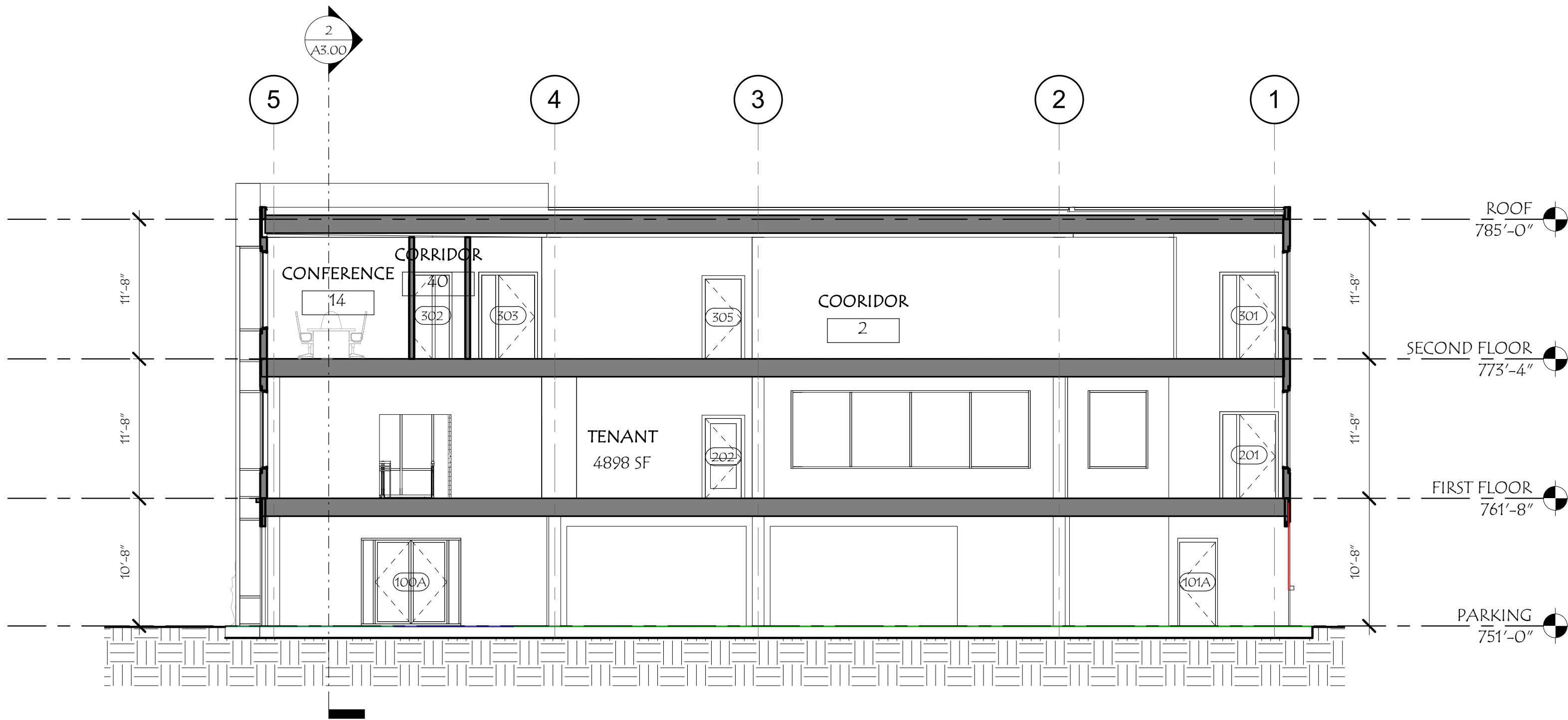
Revisions:	Date
#	Description

As Indicated	LAS	TG	2022007	5/21/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

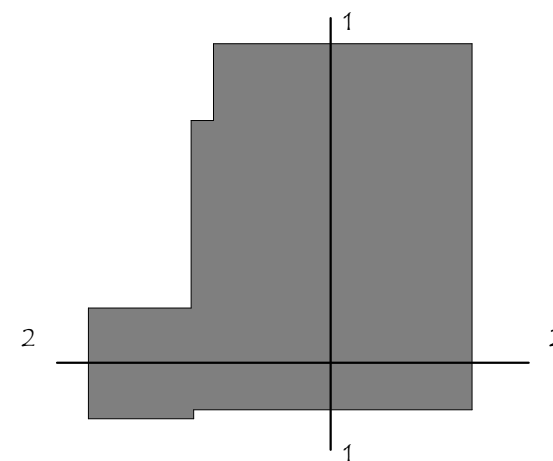
Title: BUILDING SECTIONS	A3.00
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2 BUILDING SECTION - LATITUDINAL
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION - LONGITUDINAL
SCALE: 1/8" = 1'-0"

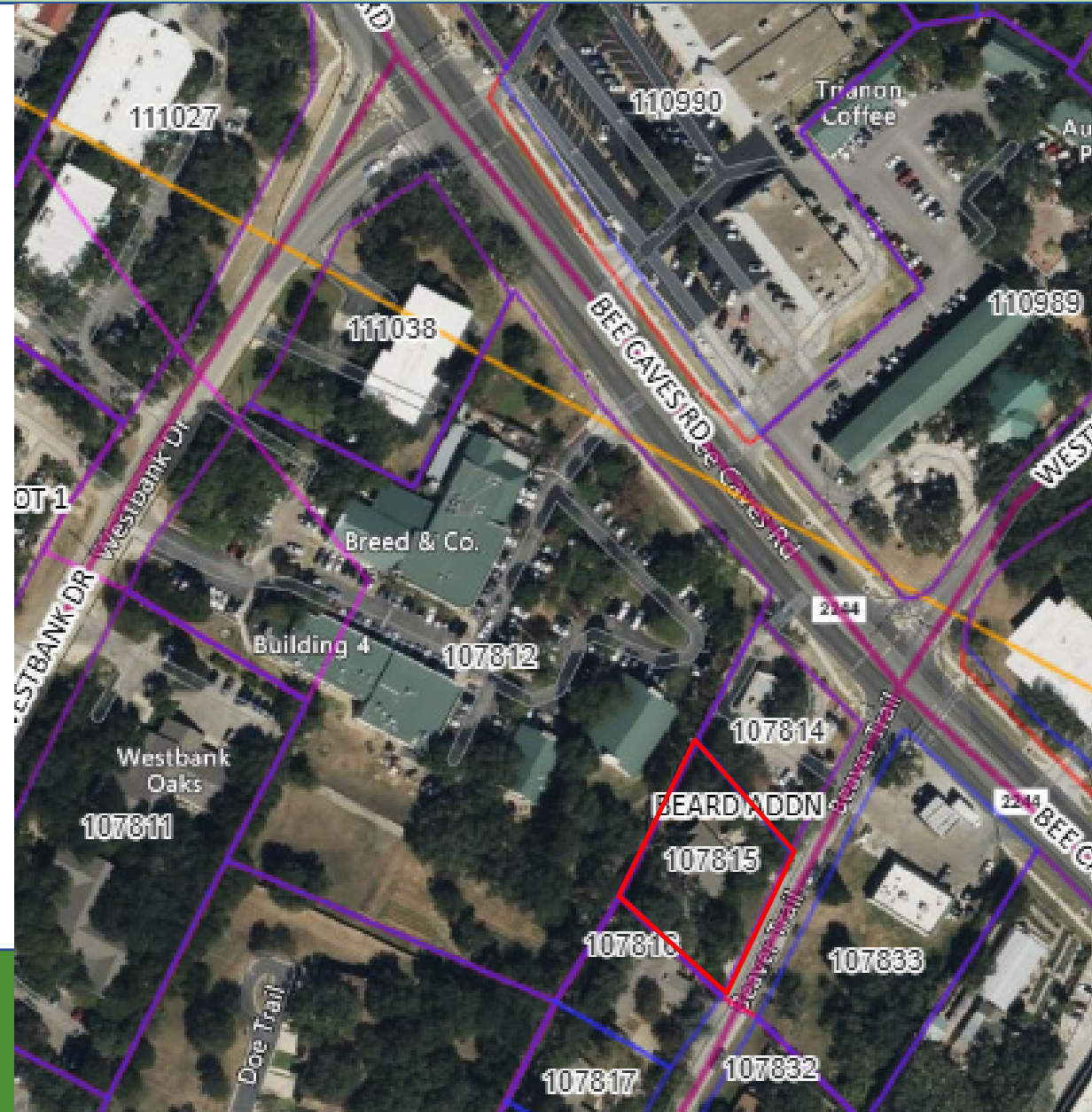


910 Beaver Trl.

4. Discuss and consider action to approve a roof line modification on the site development plan for a flat roof on a new commercial office building (Section 22.03.281 Footnote VIII (a)(6) of the West Lake Hills Code).

Applicant: Jeffery Bathalon, Market Square Architects

910 Beaver Trl.



910 Beaver Trl.

The applicant has plans under review to demolish the existing duplex and build a new office building.

This is site planned with 3663 Bee Cave for shared driveways and drainage.

Section 22.03.281 Foot note(VIII) Height Adjustments

- (a) An increase of seven feet in the height limitation of buildings in zoning district O, B-1, B-2, B-3 and GUI may be granted when all of the following conditions are met:
1. Fifty percent or more of the required vehicle parking is provided underneath and/or to the side or rear of the building.
 2. The parking provided in subsection (a)1. of this subsection is not visible from an abutting street.
 3. All required parking is on slopes of 25 percent or less.
 4. The building does not exceed a maximum of two stories, excluding the vehicle parking level.
 5. Impervious cover does not exceed the requirement of this article.
 6. The roof line is a pitch, shed or modification thereof as approved by the city council.

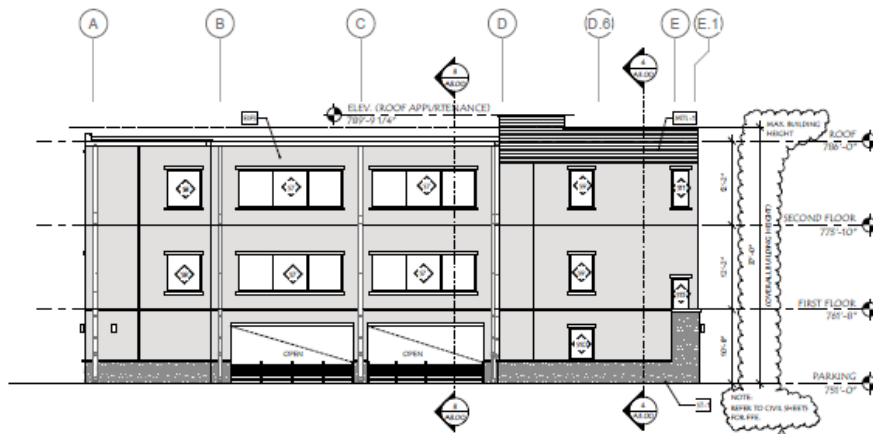
910 Beaver Trl.

Attachment #1

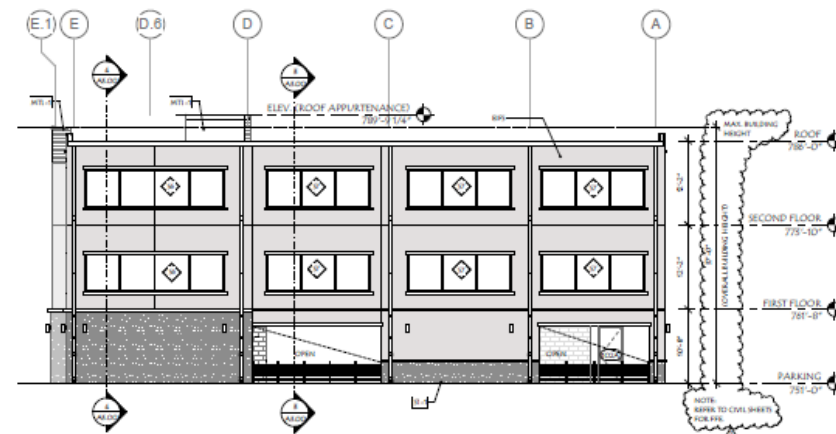


ELEVATION FINISHES		
SIG.	TYPE	PRODUCT SPECIFICATION INFO
STL	STONE VENEER	
MET-L	METAL PANEL	
EPS	EPS	

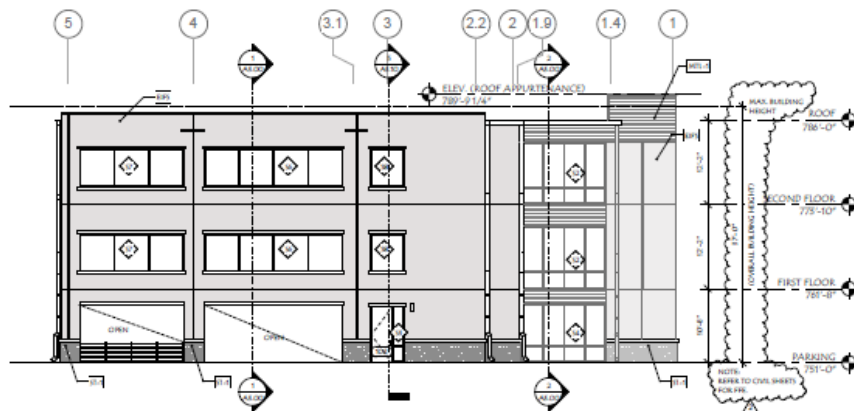
ELEVATION NOTES:
 ELEVATIONS ARE CONCEPTUAL ONLY. FINAL DESIGN SUBJECT TO MODIFICATIONS DURING FINAL DESIGN PHASE.
 EXTERIOR FINISH CONSISTS OF THE FOLLOWING:
 - METAL SIDING PANELS
 - STONE VENEER
 - STONE POINT WINDOWS
 EPS
 GLASS CANNOT HAVE A REFLECTIVITY FACTOR OF 20% OR GREATER. ANY METAL EXTERIOR MATERIALS CANNOT BE REFLECTIVE.
 SAMPLES OF METALLIC, REFLECTIVE, OR SHINY EXTERIOR BUILDING MATERIALS SHALL BE PROVIDED TO THE CITY INSPECTOR BEFORE INSTALLATION AND EACH MATERIAL SHALL NOT BE INSTALLED IF THE CITY INSPECTOR ALLOWS THESE MATERIALS TO BE IN VIOLATION OF THIS SECTION OF THE CODE, SECTION 22.02.05.



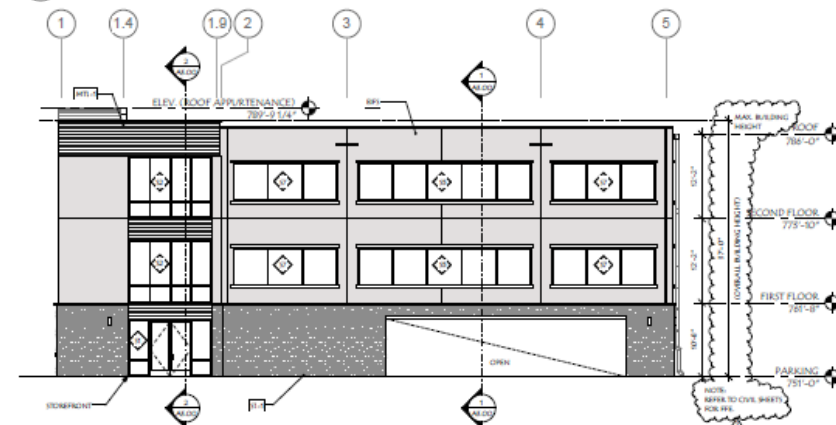
4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

910 Beaver Trl.

When all new commercial permits came to City Council for approval, this would get approved then.

The applicant meets the other 5 criteria for the height adjustment.

Staff recommend approval of the height adjustment.





City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>February 26, 2025</u>	Item Number:	<u>8</u>
Department:	<u>Administration</u>		
	<u>Trey Fletcher,</u>		
Prepared By:	<u>City Administrator</u>	Cost / Budget:	<u>\$12,307.19</u>
	<u>Resolution</u>		
Exhibits:	<u>Strategic Plan Final Draft</u>	Source of Funds:	<u>FY 25 General Fund</u>

Subject

Discuss and consider approving a Resolution to approve the Strategic Plan.

Recommendation

Approval.

Discussion

The City Council of West Lake Hills, Texas, held a retreat on Wednesday, October 30, to establish the Council's strategic priorities and goals. The retreat was attended by the Mayor, members of the Council as well as the City Administrator and executive staff. The retreat was facilitated by Hilary Shine of SGR.

The City Council met on December 4 to review a draft of the 3-year strategic plan. The draft plan was the referred to the Zoning & Planning Commission (ZAPCO) for additional input. A workshop was held on January 24.

Approving this resolution approves the strategic plan and directs the City Administrator to implement the plan and establish tools to communicate progress as well as opportunities and challenges that may be encountered along the way. The plan will serve as a significant basis for the development of annual budgets in support of implementation of these initiatives.

RESOLUTION NO. 2025-02-04

**A RESOLUTION OF THE CITY OF WEST LAKE HILLS, TEXAS,
ADOPTING THE MULTI-YEAR STRATEGIC PLAN WITH
PRIORITIZED GOALS FOR THE CITY OF WEST LAKE HILLS,
TEXAS.**

WHEREAS, the Mayor, City Council, and executive staff attended a Retreat in October 2024 facilitated by Hilary Shine with SGR to discuss and establish goal setting and strategic planning as an essential component of the annual budget process; and

WHEREAS, the facilitator conducted interviews prior to development of the Strategic Plan enabling input from Eanes ISD, the Westlake Fire Department, and Water District 10 to be incorporated into the Plan; and

WHEREAS, the Zoning and Planning Commission reviewed the Strategic Plan in January 2025 and provided recommendations to the City Council; and

WHEREAS, the City Council recognizes the importance of the three-year Strategic Plan in establishing a vision, mission statement, and core values to be used in communicating the goals of the City and the actions necessary to achieve those goals;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS:

1. Adoption of the Strategic Plan

The City Council hereby adopts the Strategic Plan. Approval of the strategic plan directs the City Administrator to implement the plan and establish tools to communicate progress as well as opportunities and challenges that may be encountered along the way. The plan will serve as a significant basis for the development of annual budgets in support of implementation of these initiatives.

2. Effective Date

This resolution shall take effect immediately upon its adoption.

PASSED & APPROVED this, the 26th day of February 2025.

CITY OF WEST LAKE HILLS:

ATTEST:

James Vaughan, Mayor

Terry Blanchard, TRMC
City Secretary

Executive Summary

The preparation of the city's first strategic plan was commissioned in the fall of 2024. The City of West Lake Hills turns 75 in 2028, and this strategic plan is envisioned to offer a policy and operational roadmap to establish priorities for the next three (3) years.

Development of the plan was supported through a City Council workshop or "retreat" facilitated by SGR, led by Hilary Shine, on October 30, 2024. The Council Retreat Report dated November 7, 2025, documents the preparation, discussion and outcomes of the retreat and is included as an appendix to this strategic plan.

Following the workshop, the City Council held a follow-up meeting where the resulting draft was refined and received unanimous, albeit informal, support to move forward. While in "draft" mode, additional input was solicited in a subsequent workshop on January 24 with the city's Zoning & Planning Commission (ZAPCO). With additional discussion of the various goals and associated initiatives, the ZAPCO demonstrated support for the plans adoption and implementation.

Complete with the input of the City Council and the Zoning & Planning Commission the Strategic Plan was expanded to include this summary and other considerations.

Combined, these elements and the formal adoption of the Plan by the City Council, not only provide direction to the City's administration and staff, but also the community as whole. The Vision and Mission of the City have established, supported by shared core values, a signal to the community of its future state in 2028. Attainment of this future state assures West Lake Hills' stakeholders of the commitment expressed by this plan to the future based on this solid foundation.

Operationalizing this Plan will often rely heavily on community input to further refine and define the desired outcomes of various initiatives. It is our expectation that in your review of the plan stakeholders from various perspectives will identify and further engage with us to fulfill our collective potential emboldened here.

The plan is presented with cascading elements starting with vision.

- Vision –
 - Mission –
 - Core Values –
 - Strategic Priority Areas
 - Goals
 - Objectives
 - Initiatives / Actions

DRAFT City of West Lake Hills Strategic Plan, 2025-2027

Adopted: _____

Vision

West Lake Hills is a sanctuary of natural beauty, privacy, and safety for our residents. We recognize the heterogeneity of our neighborhoods and the importance of individual neighborhood character. We carefully manage commercial growth to provide amenities that delight our residents, support our hundreds of local businesses, and deliver a charming small-town downtown.

Mission Statement

We strive to preserve and improve the quality of life of our residents through responsive government, responsible regulations, and long-term planning.

Core Values

1. **Preservation** – Preserve the city’s natural, wooded environment, and residents’ pleasant quality of life.
 2. **Safety** – Support our police, prepare for emergencies, prioritize fire prevention, and maintain our streets.
 3. **Transparency** – Prioritize open, proactive communications with the community explaining the problems or opportunities the city is addressing, the process for input, and the rationale behind actions taken. Empower staff to take timely and effective action to address community needs.
 4. **Financial Responsibility** – Engage in long term budget planning which balances city priorities with respect for our low property tax rate and maintains our fiscal health.
 5. **Collaboration** – Recognize that our quality of life depends on the strength of the wider Westlake community. Partner with residents, businesses, and regional stakeholders to achieve shared goals.
 6. **Innovation** – Embrace creative, data-driven, and forward-thinking solutions to meet evolving challenges. Utilize our blessedly deep, talented pool of community experts to achieve the best outcomes.
-

Strategic Priority Areas

1. Preserve our natural beauty, enhance residents’ access to nature.

Objective: Maintain the city’s natural landscapes, green spaces, and sylvan aesthetic.

• **Initiatives:**

- Update tree preservation ordinances prioritizing: native, drought, heat, freeze resistant species; survival of replacement trees; heterogeneous wildlife habitat; fire risk reduction; compatibility with state law.

- Update and improve enforcement of the rules requiring survival of replacement trees and vegetative screening.
- Adopt a right of way management plan and policy that minimizes disruption of residents' landscaping and, when disruption is required for health, safety, or infrastructure, restores the area with native species that meet the requirements listed above.
- Develop a native landscaping plan for accessible public properties to showcase native species that meet the requirements listed above.
- Develop a comprehensive shaded, multi-use trail plan for walking, biking, and e-mobility.
- Update dark sky ordinances to ensure engineering terminology compatibility with modern lighting technology and International Dark Sky Association guidelines.
- Commission commercial corridor streetscape master plan.

2. Permit reasonable and appropriate development consistent with other goals in each area of the city.

Objective Residential: Support development that respects individual neighborhood character.

Objective Commercial: Encourage and expedite development that improves resident quality of life and serves our broader community needs.

• **Initiatives:**

- In collaboration with neighbors, determine the best outcome for the community for city property at 911 Westlake drive.
- Expand residential zoning options, with ample input from our residents throughout the city, so that the applicable code better matches existing design and individual neighborhood desires.
- Evaluate impacts of development rules on aging in place / multi-generational housing.
- Revise commercial development guidelines to enable context-sensitive growth, support redevelopment that results in a charming commercial corridor.
- Update the Master Plan should such a need arise, to account for changes listed above.
- Streamline permitting processes to incorporate administrative discretion for projects that align with objectives listed above.
- Incentivize architecture and/or building practices which minimize environmental disruption and/or improve local flora and fauna.

3. Protect and improve our residents' quality of life

Objective: Ensure safety, accessibility, and enjoyment for all residents.

- **Initiatives:**

- Improve community engagement, communication, and education.
- Develop a user-friendly online portal for community updates, and feedback.
- Improve code compliance process and outcomes.
- Maintain roads, prioritizing long-lasting solutions that may be more disruptive or costly in the short term but require less maintenance and disruption in the long term.
- Complete codification efforts. Modernize language and adopt best practices in historically neglected sections – i.e. noise, peddler, parking, alarm, and arson ordinances.
- Develop a strategy to deal with construction parking congestion.
- Inventory, review and evaluate city's right of way needs in the context of the city's Master Plan as amended and right of way management policies.
- Collaborate with TXDOT and Rollingwood to improve traffic flow along Bee Cave Road.

4. Secure the city from fire, panic, and other dangers.

Objective: Ensure safety from day-to-day crime or common calamities as well as natural disasters.

- **Initiatives:**

- Implement a robust fire evacuation plan, including public drills, communication improvements, and integration with regional efforts.
- Enhance emergency response systems through the STEAR program and neighborhood liaison teams.
- Increase city assistance for residents' fire mitigation efforts.
- Sustain law enforcements community focused, personal level of service.
- Adopt new law enforcement technologies, review their efficacy annually.

5. Efficiently deliver city services appropriately to a city in our circumstances.

Objective: Provide high-quality services that align with residents' expectations, resources, and priorities.

- **Initiatives:**

- Maintain exceptional service levels while adapting to the diverse communication needs of a multi-generational community.
- Connect residents to regional resources which assist with aging in place.
- Adopt technology to increase efficiency, such as AI for administrative efficiency and call summarization.
- Proactively work with the City of Austin to get more wastewater capacity so our residents can transition from septic.
- Develop a user-friendly online portal for permits with processes described in a crystal-clear way to minimize confusion over requirements.
- Pursue grants and charitable donations to fund city initiatives without increasing taxes.

6. Strengthen regional partnerships and collaboration Promote cooperation with other political subdivisions in this area

Objective: Foster cooperation with surrounding jurisdictions for shared benefits.

- **Initiatives:**

- Support Eanes ISD with workforce housing efforts.
- Collaborate with neighboring cities and Travis County for fire safety and environmental efforts.
- Explore opportunities for joint ventures on mobility and infrastructure projects.
- Work with surrounding communities to advocate for adjustments to South Mopac Expressway plan

7. Maintain our low property tax rates

Objective: Implement a long-term budgeting process to maintain our fiscal health, without relying on property tax increases.

- **Initiatives:**

- Establish a transparent year-round budget process reflected in the budget calendar
- Develop and implement pro forma showing three to five budget year projections
- Evaluate and implement best practices for aligning the strategic plan with the budget
- Forecast and evaluate the revenues associated with larger infrastructure mentioned above initiatives.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>February 26, 2025</u>	Item Number:	<u>9</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Trey Fletcher</u>	Cost / Budget:	<u>TBD</u>
			<u>General Fund and</u>
	<u>Plan Elements and</u>		<u>General Land Office</u>
Exhibits:	<u>Procurement Calendar</u>	Source of Funds:	<u>(GLO grant)</u>

Subject

Discuss and consider the scope of work and a procurement schedule for a new comprehensive plan.

Recommendation

Confirm scope of work and procurement schedule for the comprehensive plan.

Discussion

This item was presented February 12. City Council voted to move forward on this premise. Staff continues to draft the detailed scope of work that would companion the comprehensive plan solicitation and will be presented in conjunction with this agenda item.

Through the establishment of the City Council Focus Areas last year and the drafting and development a strategic plan for the city, the necessity of reviewing the city's master plan, also referred as a comprehensive plan, has come into focus. The basis of the plan originates in the early 1970s in which a Comprehensive Development Plan for the City of West Lake Hills, Texas was prepared. After extensive input, this plan evolved to become the Master Plan for the City of West Lake Hills in 1978. Some amendments have come forward over the interceding years, but significant changes are occurring in and around the community precipitating the need to take a fresh look at the plan.

In 2028, the City will celebrate its 75th birthday and the master planning documents are nearly 50 years old. Moving the City forward, significant elements need to be addressed including but not limited to the following:

- Housing composition: Redevelopment of housing is common throughout the city as well as interest in housing types with in appropriate locations but not currently allowed
- Economic sustainability of the Bee Cave Road corridor
- Wastewater: The city of Austin / Austin Water is reevaluating the provision of wastewater collection capacities that impact our community. Central to revising the Master Plan will be identifying and if justified through community input, the future wastewater needs of the city. These projections require the community to review the plans and evaluate and consider changes to the Bee Cave Road corridor that support consideration of additional wastewater capacity.

- Wildfire prevention: These concepts, important as they are, should be specifically included in this plan along with other environmental considerations
- Implementation efforts would work in parallel to the development of the plan, evaluating development codes and policies that help or hinder implementation and proposing recommended changes.

Elements of the Master Plan (Draft)

1974	1978	Proposed
History and Physical Characteristics	Goals	Goals and Objectives
Economic Considerations	Land Use Standards	Demographic Profile and Projections
Goals and Objectives	Roadways and Transportation	Land Use
Population	Water, Wastewater, and Storm Runoff	Streets and Thoroughfares
Land Use	Public Facilities	Public Facilities
Streets and Thoroughfares	Future Planning	Housing
Public Facilities		Bee Cave Road Corridor
Housing		Water, Wastewater, and Drainage
Commercial Facilities Study		Wildfire Prevention and Environmental Considerations
Waster, Sewerage, and Drainage		Capital Improvement Program
Environmental Consideration		Codes, Ordinances and Policies
Capital Improvement Program		
Codes, Ordinances and Policies		

Preliminary Schedule (Draft)

February 12, 2025 – City Council presentation

February 27, 2025 – Issue Request for Qualification (RFQ)

March 27, 2025 – Deadline to receive Statements of Qualification (SOQ)

Review, evaluate, and interview firm(s) as necessary

April 23, 2025 – Recommendation to City Council for selection and authorize negotiations

May, 2025 – Notice to Proceed

Scope of Work Schedule to be provided by consultant team that includes public input opportunities

March, 2026 – Deadline to provide estimated wastewater flows to the City of Austin

Spring 2026 – Plan Adoption



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>February 26, 2025</u>	Item Number:	<u>10</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Trey Fletcher</u>	Cost / Budget:	<u>See discussion section below</u>
Exhibits:	<u>Presentations</u>	Source of Funds:	<u>2022 Bond Funds / COs</u>

Subject

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

Recommendation

Receive the report and provide direction as appropriate.

Discussion

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

Prop A authorized \$13.2 million and due to land acquisition and cost escalation considerations; City Council authorized an additional \$9.5 million in certificates of obligation which closed in September. Construction began in May 2024 and is scheduled for completion in July 2025. Generally, since the last update was provided to the City Council on January 22, the following has transpired:

- Interior work continues.
- Design issues regarding the curtain walls have been overcome and glass has been ordered.
- The foundation for the support building was poured and structural steel was erected.
- The pedestrian crosswalk poles were installed on both sides of the driveway.

Looking ahead:

- Windows/curtain walls in the lobby area will be installed by the end of March.
- The building should be “dried in” over the next month, so weather delays will be less of a concern.
- The project team has selected a vendor to work with and staff will be reviewing and selecting furniture, fixtures, and equipment (FFE) for the building.
- The new traffic light arm over Camp Craft will be installed, avoiding school drop-off/pickup times.
- Permanent power to the site will be installed in early March.
- The elevator installation will take place in early March.
- Parking lot/site work will begin in March, starting with the installation of parking lot light infrastructure.

Prop B authorized \$11.8 million for the completion of various street and drainage improvements. Since the last update on December 11:

- The Camp Craft Road closure at Eanes Creek began on February 1. Counts and observations were completed the week prior and after the closure began to consider impacts and warrants for signal adjustments. This information has been provided to the agencies that control the streets and signals affected for their consideration.
- Speed hump replacements have been completed on Laurel Valley Rd, and Yaupon Valley Rd.
- Final walk through on Westlake Dr, Laurel Valley Rd, Yaupon Valley Rd, and Redbud Trl, was conducted on February 13 and a punch list was created.
- The certificate of substantial completion with the punch list was issued on February 18.

Looking ahead:

- Incorrect parts were shipped for the speed cushions. The remaining speed cushions on Redbud Trl. will be installed the last week of February.
- Complete the remaining punch list items.
- Paving of Eanes School Road remains to be completed as of this report, delayed due to cold weather, and will be completed by the end of February.
- Continued coordination with Eanes ISD, TxDOT and Travis County for traffic related to closure.

WEST LAKE HILLS MUNICIPAL COMPLEX PROJECT UPDATE 2/26/2025



JOB SITE ENTRANCE



SCHEDULE

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Late Finish
West Lake Hills - Municipal Complex		342	99	01-Mar-24 A	07-Jul-25	30-Jul-25
Milestones		85	85	06-Mar-25	07-Jul-25	30-Jul-25
A1050	Permanent Power	0	0		06-Mar-25	15-Apr-25
A1060	Conditioned Air	0	0		11-Mar-25	18-Apr-25
A2630	Temporary Dry In Complete	0	0		17-Mar-25	18-Apr-25
A1030	Dry In Complete	0	0		14-Apr-25	16-May-25
A2430	Security Final Inspection Complete	0	0		30-Apr-25	30-Jun-25
A1170	MEP Final Inspections Complete	0	0		05-May-25	30-Jun-25
A2440	Elevator Final Inspection Complete	0	0		07-May-25	30-Jun-25
A1140	Fire Marshall Inspection Complete/Building TCO	0	0		28-May-25	01-Jul-25
A1150	Substantial Completion	0	0		06-Jun-25	01-Jul-25
A1160	Final Completion	0	0		07-Jul-25	30-Jul-25

SOUTH ELEVATION MASONRY WASHDOWN



NORTH ELEVATION MASONRY HAS STARTED



WEST ELEVATION METAL PANELS



WEST ELEVATION METAL PANELS AND MASONRY



EAST ELEVATION STORM WATER DOWN SPOUTS



ASSET BUILDING PRE-POUR



ASSET BUILDING BEING POURED



ASSET BUILDING BEING POURED



ASSET BUILDING EAST ELEVATION



ASSET BUILDING SOUTH ELEVATION



ASSET BUILDING SW ELEVATION



SALLYPORT WALLS



NORTH ELEVATION



RTU'S ARE SET



RTU SCREENS BEING INSTALLED



RTU SCREENS BEING INSTALLED



PROJECT CONTINGENCIES

CTR #	Description	Owner Contingency	Construction Manager's Contingency	SpawGlass Final GMP (12.07.23)
	Beginning Balance	\$210,000.00	\$571,296.00	\$16,902,447
001	Berdoll Wood Harvesting	\$13,525.12		
002	Structural Steel Modifications from 50%		\$87,833.00	
003	Site Utility Modifications from 50% CD's		\$21,116.00	
005	Additional Erosion Controls from 50% to 100%		\$9,334.57	
008	Upsize gas line service and concrete per Addendum #2		\$18,624.98	
0014	Second floor wall, doors and glass changes. Also additional bullet resistant doors on first floor	\$42,248.67		
0015	Storefronts to be properly sealed to stone		\$5,014.55	
0017	Additional concrete and rebar for detention pond		\$69,355.96	
0019	Moisture resistant drywall throughout building		\$16,085.97	
0020	Increase of roofing R-value from 25 to 30		\$31,747.54	
0021	Credit for deletion of 1055 A and B BR resistant aluminum storefront. Captured in BTR-0046	(\$19,745.00)		
21Rev.	Duplicate credit for deletion of 1055 A and B. This was a mistake and is corrected in CTR 0025. Tile in police corridor and framing where doors were deleted and second story storage. Fire Marshall had SG add and area of refuge.	\$14,720.00		
0025	This corrects the double credit from CTR's 021 and 021Rev. SG gave the \$19,745 in error so this CTR corrects that mistake.	\$19,745.00		
0026	Fund remaining PCI design change items (lightwave panels)		\$6,704.37	
0027	Revision to structural and architectural drawing. Added material for structural at curtain walls.	\$47,079.45		
0028	Doors, walls, glass and glazing from ASI #6		\$48,429.45	
029	Framing Glass and glazing for Curtain walls	\$66,481.99		
	Remaining Balance	\$25,944.77	\$257,049.61	

WEST LAKE HILLS MUNICIPAL COMPLEX





Agenda Item - Roadway Bond Project Update

West Lake Hills City Council
February 26, 2025

Accomplishments

- Westlake Drive/Redbud Tr/Yaupon Valley/Laurel

Valley Road

- Walk-through on February 13, 2025 - punch list developed
- Substantial completion as of February 19, 2025
- Punch list activities ongoing

- Eanes School Road

- Majority of work completed
- Paving scheduled for February 25, 2025



Current Activities

- Camp Craft Road
 - Full roadway closure began on February 1, 2025
 - Crews currently completing water line adjustments and culvert installation
 - Coordination with Austin Energy ongoing
 - Traffic monitoring
 - Traffic counts at key intersections before and after the roadway closure
 - Collaboration with Austin ISD
 - Traffic data shared with TxDOT – potential temporary signal timing adjustments

