



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, May 21, 2025 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 21st day of May 2025 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>

Or via telephone: Dial (346) 248-7799

Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on May 21, 2025

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the April 16, 2025 Zoning and Planning Commission Minutes
 - b. Report of previous ZAPCO cases acted on by the BOA/City Council
4. Land Use 204 Westhaven Dr.: Consider action to make a recommendation for Lot 52R, a replat of 1.37 acres of Lot 52 of the Westlake Park Subdivision and 0.09 acres out of lot 32 of the Barton Springs Estates Subdivision, within the city limits (Section 36.01.018 of the West Lake Hills Code).

Applicant: Kyle Quick, Austin Civil Engineering

5. **Public Hearing 9 Rocky River Cove:** Discuss and make a recommendation on a variance to allow:
1. An encroachment of 20 feet into the 50-foot front setback for the addition of a 2nd story over the existing nonconforming first floor (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
 2. An encroachment of 20 feet into the 50-foot front setback for the conversion of a portion of the garage.
 3. An encroachment of 20 feet into the 50-foot front setback for the addition of 4 feet onto the front of the garage on the 1st and 2nd story.

Applicant: Tisha Ritta, Central Texas Permit Partners

6. **Public Hearing 1002 Old Stonehedge:** Discuss and make a recommendation on a variance to allow for an encroachment of 15 feet into the 50-foot front setback for the construction of a new house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Tisha Ritta, Central Texas Permit Partners

7. **Staff Briefing Staff Briefing:** Update on the development status of the Moore Estates Subdivision.
8. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the Wednesday, May 21, 2025 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 16, 2025 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Joel Sherrouse, Development Coordinator

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

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

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, April 16, 2025 at 6:30 PM

1. **Call to Order: Robert Meisel**

- a. Meeting begins at 6:30pm
- b. Roll Call
 - o Chair Robert Meisel: Present
 - o Vice-Chair Jim Pledger: Present
 - o Commissioner Julia Webber: Present
 - o Commissioner Karen Bartoletti: Present
 - o Commissioner Patrick Stewart: Present
 - o Commissioner Laurie Maccini: Present

2. **Citizen Communications:**

- a. None

3. **Consent Agenda:** The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.

- a. Approval of the March 19, 2025 Zoning and Planning Commission minutes
- b. Report of previous ZAPCO cases acted upon by the BOA/Council
- c. **Action:** Commissioner Bartoletti moves for approval of the Consent Agenda
 - i. Commissioner Pledger Seconds
 - ii. Motion carries unanimously 5 - 0

4. **Land Use: 201 Wildcat Hollow** – Consider action to recommend approval with conditions for the 201 Wildcat Minor Plat, being 01.0 acres out of the Wilkinson Sparks Survey Abs No. 21 (Section 36.01.018 of the West Lake Hills Code of Ordinances).

Applicant: Bradley Lane, TRE and Associates, LLC

a. **Staff Report:**

- i. Director Bills describes the minor plat and the conditions for approval
 - a. **Commissioner Bartoletti:** Can we proceed straight to a motion since it's a non-discretionary item?
 - b. **Commissioner Webber:** Can we approve an un-buildable lot?

1. Director Bills: It is not an unbuildable lot because if the existing structure were to be torn down, a new, conforming structure could be built on the newly proposed lot.

b. Public Comments:

- i. None

c. Discussion:

- i. None

d. Action:

- i. Commissioner Bartoletti moves that the minor plat be forwarded to City Council with a recommendation of approval with conditions based on staff conditions.
 1. Commissioner Pledger seconds
 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on April 23, 2025.

5. **Land Use: 419 Ridgewood Rd** – Consider action to make a recommendation for Lot 3R, a replat of portions of Lot 3 and 4 of Ridgewood Village Section 2 Subdivision, within the city limits (Section 36.01.018 of the West Lake Hills Code).

Applicant: Minnie Webb, Arterberry Cooke Architecture

a. Staff Report:

- i. Director Bills describes the re-plat and the conditions for approval.

b. Public Comments:

- i. Alice Arterberry: Arterberry Cooke Architecture (via Zoom)
 1. Wanting to follow steps to bring lot into conformance.

d. Discussion:

- i. None

e. Action:

- i. Commissioner Stewart moves that the minor plat be forwarded to City Council with a recommendation of approval with conditions based on staff conditions.
 1. Commissioner Bartoletti seconds
 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on April 23, 2025.

6. **Public Hearing: 4 N Peak Rd** – Discuss and make a recommendation on a variance to allow for an encroachment of 10 feet into the 50-foot front setback for the construction of a new house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Kent Stromberg, Eppright Homes, LLC

a. Staff Report:

- i. Director Bills explains the setback variance request
- ii. Commissioner Webber: How are setbacks determined?
 - 1. Director Bills: Based on size of lot

b. Public Comments:

- i. Wesley Parks – Architect
 - 1. Explains that existing house is not livable
 - 2. Expresses desire to save trees on site by using existing footprint

f. Discussion:

- i. Commissioner Stewart: Would be in favor of variance
- ii. Commissioner Webber: At what point does stacking of variances along a street become an issue? Austin has provisions allowing for variances if a certain percentage of existing properties in an area are non-conforming. Is that something West Lake Hills has considered?
 - 1. Chair Meisel: That is a question for Council
- iii. Commissioner Bartoletti: Is wanting to build a larger house on an existing lot a hardship? What is the hardship?
 - 1. Chair Meisel: Building on top of existing foundation minimizes impact on the environment.
- iv. Commissioner Maccini: New house footprint is much larger than existing house. This is a design driven.
- v. Commissioner Webber: If we want to shape our community in accordance with how the code is written going forward, we can't simply approve a variance for a new house just because the old house didn't conform.

g. Action:

- i. Commissioner Webber moves that the variance be forwarded to City Council with a recommendation of denial based on lack of hardship
 - 1. Commissioner Maccini seconds
 - 2. Motion carries (3-2)

- a. Pledger, Webber, and Maccini voting in favor of denial
- b. Bartoletti and Stewart opposed to denial

Recommendation will be forwarded to the Board of Adjustment for consideration on May 14, 2025.

7. **Public Hearing: 1001 Madrone Rd** – Discuss and make recommendations on the following variance requests for the construction of a new residential home:
- 1. To allow for an encroachment of approximately 5.2 feet into the 25-foot side setback for the construction of a new deck (Section 22.03.281 and 22.03.275)
 - 2. Elimination of the maneuvering area for exiting without backing into a public street (Section 22.03.175 (d))
 - 3. 3. To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
 - 4. 4. To allow the driveway width exceeding the maximum 20 feet by 12.5 feet (Section 22.3.175(e) (2)).

Applicant: Edgar Prats, Property Owner

a. Staff Report:

- i. Director Bills explained the variance requests for side setback encroachment, number of driveways, turnaround (maneuver) space, and driveway widths.
- ii. Commissioner Pledger: Requests clarification on maneuvering area
 - i. Director Bills: The previous variance allowing the garage to be moved closer to the street makes placement of the driveway turnaround behind the driveway setback impossible, so staff recommends approval of its relocation as is represented in the 2024 approved plans, but not its elimination in favor of a wider driveway as it was built.
- iii. Commissioner Webber: How is this house occupied with the current state of the site?
 - i. A Temporary Certificate of Occupancy was issued when the building finals were completed and the structure of the building itself deemed safe.
- iv. Commissioner Bartoletti: Are we guilty of having approved something that we are having to correct?

- i. Project was approved during development staff transition in mid-2023. The driveway maneuvering area setback was missed in initial reviews. The remaining variances are for items not built according to approved plans.
- v. Commissioner Stewart: What is the hardship?
 - i. Director Bills: It is already built
 - ii. Commissioner Stewart: We told the last applicant “no” when they asked permission ahead of time. What kind of precedent does it set to grant a variance after the fact?
- vi. Commissioner Pledger:
 - i. Asks for clarification on why deck would have to be built into setback for electrical panel’s location.
 - 1. Building Official Jordan Word explains building code requirements for clearance around electrical panels, necessitating that the deck be kept in its current location or that the electrical panel be moved.

b. Public Comments:

- i. Edgar Prats: homeowner – provided conceptual landscape plans to commission appended to minutes as Exhibit A
 - i. Believes that setback wouldn’t bother neighbor
 - ii. Expresses that existing driveway was thicker than expected and difficult to remove
 - iii. Explains that daughter has special needs, and the garage is being used as a gym instead of vehicle storage. The extra parking areas are required for family and workers visiting the house.

c. Discussion:

- i. Commissioner Webber:
 - 1. Does this meet impervious cover restrictions with all the extra driveways?
 - a. With the driveways, it is under the 25% maximum, but over the 20% threshold that requires a Type III drainage and water quality review, which is currently underway.
 - 2. Would be comfortable granting leniency on the deck, but not other items
 - 3. Is there a way that the drives could be reconfigured to connect the new driveway to one of the existing, making a two drive-circle driveway?
 - a. Bills – Hasn’t been considered.

- ii. Commissioner Stewart: Could drainage review trigger additional variances?
 - 1. 1st engineering comments were submitted to city staff today, and comments will be provided to applicant tomorrow.
- iii. Chair Meisel: Could item be postponed to next meeting?
 - 1. Staff is not sure how quickly the applicant's engineering team can respond to comments, and adding another month may cause issues with the Temporary Certificate of Occupancy's timeline.
- iv. Commissioner Maccini: I don't see how the driveway is a hardship, and the applicant turned in plans that meet most driveway requirements and didn't follow them.
- v. Commissioner Bartoletti: Can't see a hardship.
- d. **Action:**
 - i. Commissioner Webber moves that the variance be forwarded to City Council with a recommendation of approval for the deck encroachment into the side setback and staff-recommended maneuvering strip encroachment, but denial of the remaining variances related to the driveways.
 - 1. Commissioner Bartoletti seconds
 - 2. Motion carries (4-1)
 - a. Commissioner Stewart opposed

Recommendation will be forwarded to the Board of Adjustment for consideration on February May 14, 2025.

- 8. **Public Hearing: 109 Stratford Reserve PI** – Discuss and make recommendations on the following variances for a fence:
 - 1. Placement of a vehicle gate that causes stacking not on private property, but into the public street. (Section 22.03.173(d)(5))
 - 2. Front yard fence 0% transparent (wall) at southwest corner and chain-link fence in front-yard fence setback (Section 22.03.173(d)(6)(A)(iv))
 - 3. Front yard fence and gate encroaching 30 feet into the 30-foot front yard fence setback (Section 22.03.173(d)(6)(B)(ii))
 - 4. Side yard fence (0% transparent wall and chain-link) encroaching approximately 21.5 feet into front-yard setback (Section 22.03.173(d)(7))
 - 5. Solid wall (0% transparency) encroaching approximately 45 feet into front yard setback (Section 22.03.173(d)(8)(A) and (B))

6. Exceeding required 6 foot maximum by 10.5 feet (16.5 feet from existing grade) on west side of property and 2 feet (8 feet from existing grade) along front of property (Section 22.03.173(d)(9)).

Applicant: Tisha Ritta, Central Texas Permit Partners, LLC

c. Staff Report:

- i. Director Bills describes the security fence installed at the property and the requested variances.
- ii. Commissioner Webber: Was this house existing when the client bought it?
 - i. Yes, and the fence was built about 2.5 years ago
 1. Commissioner Webber: How was that done?
 - a. It was built without a permit on a cul-de-sac at the edge of City Limits that staff does not regularly drive by.
- iii. Commissioner Maccini: Requests clarification on front yard fence setback based on property line instead of distance.
 - i. Director Bills explains that fence setbacks are based on distance from pavement, not right-of-way, and that distance between property line and pavement edge varies on site.
- iv. Commissioner Webber: Is staff making these recommendations based on hardship?
 - i. Yes. Due to the slope, if the gate were moved back you could see right into the property, and gate cannot be screened with vegetation. Moving the entire fence would require removal of lots of existing vegetation that is grown into fence, and additional vegetation at 30-ft setback would need to be removed.
- v. Commissioner Webber: Is the need for privacy driven by the occupant and not the lot?
 - i. Yes
- vi. Commissioner Maccini: A neighbor's letter says it is not being used as a residential home.
 - i. Staff has no evidence the house is not being used as a residence. There is private security on the lot, but that is increasingly common in West Lake Hills.
- vii. Commissioner Maccini: Are there other options than a swinging gate?
 - i. Sliding would be difficult with the cross slope.

d. Public Comments:

- i. Tisha Ritta: Applicant
 - i. Fence was installed in 2022 as an oversight from the property owner to address immediate security issues
 - ii. There have been several incidents with the neighbor
 - iii. Chair Meisel: What are the unique conditions on the lot that create the hardship requiring these variances?
 - iv. Commissioner Webber:
 - 1. Why did the property owner purchase the property when it makes security and privacy so difficult?
 - v. Commissioner Bartoletti: Is it fair to say that the terrain only creates a hardship in light of the security situation?
 - 1. Yes
 - vi. Tisha Ritta: Fence does not create negative impact on any neighboring properties.
- ii. Paul Hemmer: Neighbor – provided letter to Commission – appended to minutes as Exhibit B
 - i. Oppose any and all variances for this lot
 - ii. House is being used as a 24/7 security and support office and services other properties in the area owned by the owner
 - iii. Nobody lives in the house
 - iv. Staff for other houses use this house as a parking area and are transported to other properties
 - v. We have been trying very hard to get a permit for a pool and gone out of our way to avoid requiring variances
- iii. Anne Yeakel: Neighbor
 - i. Against the variances

h. Discussion:

- i. Commissioner Webber:
 - 1. Process for variances are based on hardships linked to land and not occupants.
 - 2. Surprised staff is recommending approval.
 - 3. West Lake Hills may need to consider steeper consequences to prevent projects from moving forward without permits then asking for variances after installation, but that is a conversation for another time
- ii. Commissioner Pledger:
 - 1. There are other ways to provide security

2. Applicant chose to violate ordinances
3. Should not be approving extreme after-the-fact variances
- iii. Commissioner Bartoletti:
 1. Concurs with Commissioners Webber and Pledger.

i. Action:

- i. Commissioner Bartoletti moves that the variance be forwarded to City Council with a recommendation of denial based on lack of appropriate hardships
 1. Commissioner Pledger seconds
 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on February May 14, 2025.

9. Adjournment - Chair Robert Meisel

1. Chair Mesel adjourns the meeting at 8:05pm

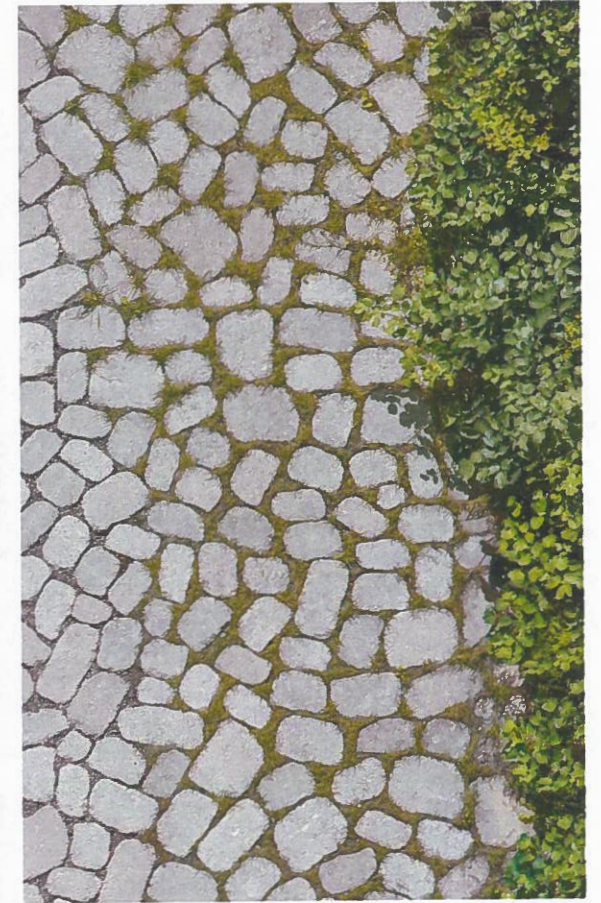
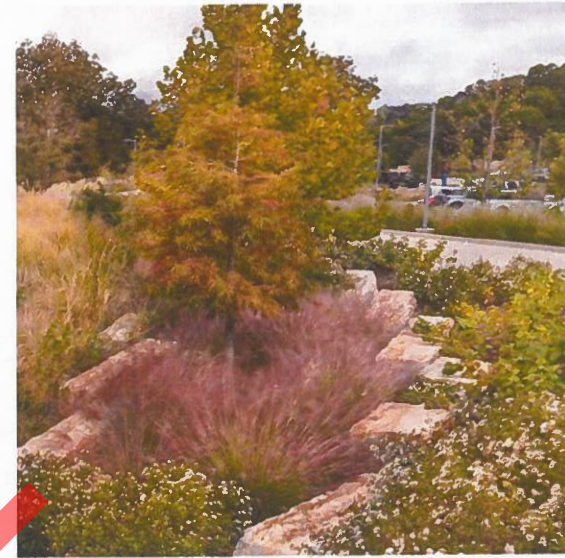
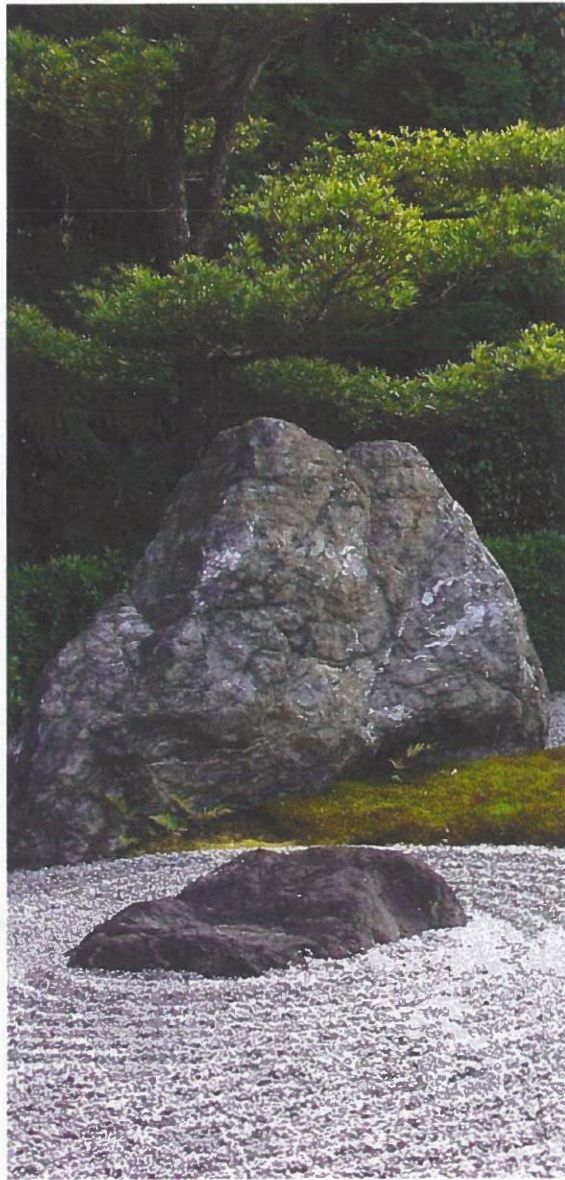
APPROVED:

Robert Meisel, Chair

ATTEST:

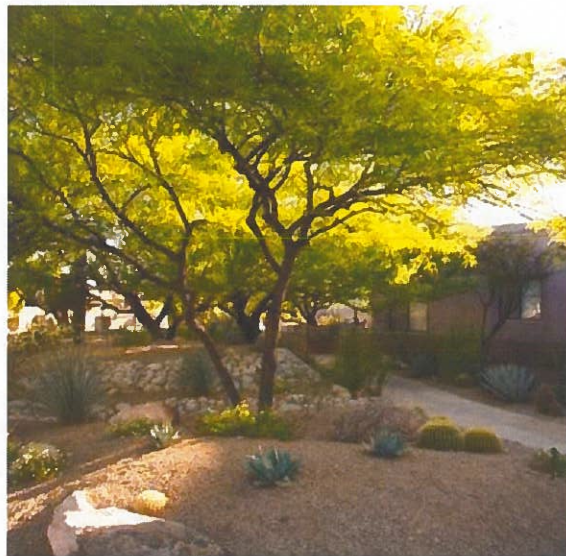
Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2025.









PALO VERDE



CHERRY LAUREL



CORAL BARK JAPANESE MAPLE



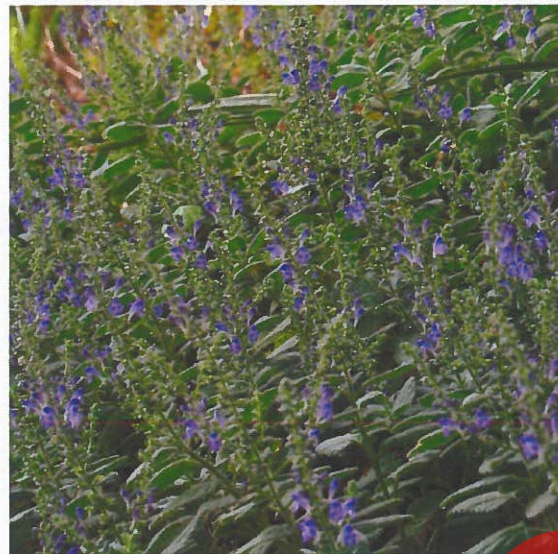
FRENCH MULBERRY



DWARF PALMETTO



MEXICAN BUSH SAGE



HEARTLEAF SKULLCAP



MEXICAN FEATHER GRASS



FORTNIGHT LILY



GIANT TURK'S CAP



GREY DESERT SPOON SOTOL



HORSETAIL



LITTLELEAF BOXWOOD



MONDO GRASS



FROG FRUIT

Exhibit B

From: [Paul Hemmer](#)
To: [Planner](#)
Cc: [Ted Lorenz](#); [Lesley Lorenz](#); [Chris Hester](#); [Arron Hester](#); [Jim Lewis](#)
Subject: ZAPCO Meeting; April 16, 2025 Item #8
Date: Wednesday, April 16, 2025 12:42:10 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

**To: Zoning & Planning Commission
West Lake Hills, Texas
Re: 109 Stratford Reserve Place Variance Requests
Item #8 on the agenda for April 16, 2025**

As neighbors to this property we oppose any and all variance requests to be granted. Our neighborhood consists of 4 single family residential homes. The lot in question isn't being used as a single family residence but actually as a 24/7/365 security office, and as an operation hub for other houses that the same owners own in the adjoining subdivisions. Granting these variances would do nothing but facilitate their bad behavior on our quiet little culdesac, which at times appears to be a parking lot with many employee cars parked every which way. Shift change happens 3 times a day, with cars coming and going, along with most of these employees ordering food deliveries all hours of the day and night. Transporting service employees to other houses leaving their cars on our quiet streets, hauling laundry to and fro to other houses has to stop.

I personally have been blocked by cars waiting to

Exhibit B

access through the vehicle gate while they use the call box and they wait for it to open. This isn't only in bad taste but it's dangerous for emergency vehicles. The very tall metal gate that is used as an employee entrance is not in keeping of the neighborhood. Actually it looks like it belongs at Ft. Knox. This same gate was built over the property line of the neighbors lot by 5 feet. The chain link fence that is super tall has fabric sheeting hanging down in need of repair.

I'm sure that the owners are going to say they need a fortress-like property for security reasons but they should have had their lawyers review these very ordinances before they purchased in our city. I believe that they need the fortress-like property to hide their behavior, since rarely does anyone stay at the residence besides security employees. These violations include the ignoring single family residences ordinance, construction workers working after hours and on weekends, remodeling garages to air conditioned spaces and septic/plumbing modifications without permits, etc....

Building codes and ordinances are for everyone in the city, not for one person!

Thank you for your time,

Exhibit B

Signed;

Paul Hemmer [REDACTED]

Jim Lewis
[REDACTED]

Chris Hester

Arron Hester
[REDACTED]

Ted Lorenz

Lesley Lorenz
[REDACTED]

DRAFT



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	May 21, 2025	Item Number:	3b
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	N/A	Source of Funds:	N/A

Subject

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

Discussion

Since the April 16, 2025 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

- a. **1001 Madrone:** Variances for encroachment on the side setback, number of driveways, driveway width, and maneuvering area elimination
 - i. At the May 14 BOA meeting, the following determinations were made:
 1. Encroachment on the side setback: approved
 2. Maneuvering area elimination: denied, but maneuvering area allowed within parking setbacks in alignment with prior plans
 3. Driveway width: denied
 4. Number of Driveways: approved with a reduction to 2 driveways instead of 3
- b. **4 N Peak:** Front setback variance for new house
 - i. The variance was approved at the May 14 BOA meeting

City Council

2. **1405 Wildcat Hollow:** Replat of the K&JP Subdivision
 - i. Replat approved at the May 14 City Council Meeting
3. **704 Rocky River Road:** Replat of Lot 1R White & Murdock Subdivision
 - i. Replat approved at the May 14 City Council Meeting
- b. **419 Ridgewood:** Replat of Lot 3R of the Ridgewood Village Subdivision
 - i. Replat approved at the May 14 City Council Meeting



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	May 21, 2025	Item Number:	4
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills, Director of Building & Development	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

204 Westhaven Dr.: Consider action to make a recommendation for Lot 52R, a replat of 1.37 acres of Lot 52 of the Westlake Park Subdivision and 0.09 acres out of lot 32 of the Barton Springs Estates Subdivision, within the city limits (Section 36.01.018 of the West Lake Hills Code).

Applicant: Kyle Quick, Austin Civil Engineering

Recommendation

Staff recommend approval with the conditions:

1. Change the plat title to Replat of Lot 52R, a replat of 1.37 acres of Lot 52 of the Westlake Park Subdivision and 0.09 acres out of lot 32 of the Barton Springs Estates Subdivision. Change in title and owners' dedication block. Plat detail 2.
2. Show city limits on vicinity sketch. Plat detail 14 & 15.
3. Provide any restrictive covenants, deed restrictions for the properties on file with the Travis County Clerk's Office. Application materials O, Plat detail 20.
4. Provide certification blocks for signature by applicant's/owner's professional:
No presence of Oak Wilt Plat Detail 24

OAK WILT CERTIFICATION

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

Name

Date

5. Remove plat note 4 (not relevant).
6. Add Standard Plat notes 1 and 30. Checklist Section 3 Standard Plat Notes

The approval with conditions will be forwarded to May 28, 2025 City Council meeting for review. Once conditions are cleared, the applicant must provide an 18" by 24" copy with signatures, along with hardcopies of certified tax certificates showing all taxes paid.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Timothy and Michelle Jamail

Legal Description: 1.37 acres of Lot 52 Westlake Park and 0.09AC Bareton Springs Estates Lot 32

Lot Size: 1.46 acres

Zoning: R-1 One Family

Wastewater: Public sewer

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

Background & Analysis:

The applicant has submitted a request to replat 1.37 acres of Lot 52 of the Westlake Park Subdivision and 0.09 acres out of lot 32 of the Barton Springs Estates Subdivision. The Barton Springs Estates Subdivision was recorded April 11, 1932. The Westlake Park Subdivision was recorded over portions of Lots 32, 33, 34, 35, 36 of Barton Springs Estates April 13, 1955. Westlake Terrace was recorded to the west of this property in 1956, leaving 0.09 acres of the Barton Springs Estates as a remnant tract. A residential lot can be replatted within a subdivision without vacation of the previous lot if the none of the covenants or restrictions of the previous plat are removed.

With this replat, no streets or infrastructure are required or proposed. The parcel has 265.07 feet of frontage along Westhaven Drive and a depth of 241.47 feet. The lot meets the dimensional standards for size and dimensions. The lot is already connected to city wastewater, so on-site sewage is not required.

Attachments:

Exhibit A – Proposed Plat

Attachment 1 – Project Description Letter

Attachment 2 – Barton Springs Estates Plat

Attachment 3 – Westlake Park Subdivision

Attachment 4 – Water Service

Attachment 5 – Fire Service Availability

Chapter 36 Subdivision**Section 36.01.004 Replat or resubdivision without vacation:**

A replat or plat vacation, as defined by chapter 212.014 (of the Texas Local Government Code), shall meet all of the informational and procedural requirements set forth for a final plat.

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

(1) is signed and acknowledged by only the owners of the property being replatted;

The owners of the property have requested the replat.

(2) is approved by the municipal authority responsible for approving plats; and

Under the West Lake Hills Code of Ordinances, the Zoning & Planning Commission provides a recommendation to the City Council. The City Council is the responsible authority for the approval of plats.

(3) does not attempt to amend or remove any covenants or restrictions.

The plat referenced restrictions filed in Volume 1595, Page 291-293. A condition of approval is adding a reference to Westlake Park and Barton Springs Estates plats.

Sec. 212.015. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS.

(a) In addition to compliance with Section [212.014](#), a replat without vacation of the preceding plat must conform to the requirements of this section if:

- (1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
- (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

The lot has a zoning classification of R-1 residential which is restricted to single-family.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

No subdivision variance is necessary for the replat of the lot.

(g) The notice of a replat approval required by Subsection (f) must include:

- (1) the zoning designation of the property after the replat; and
- (2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

Notice will be provided according to state law once approved by the City Council.

Compliance with Adopted Building Codes

The property and future construction will have to comply with all applicable City codes.

Subdivision

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

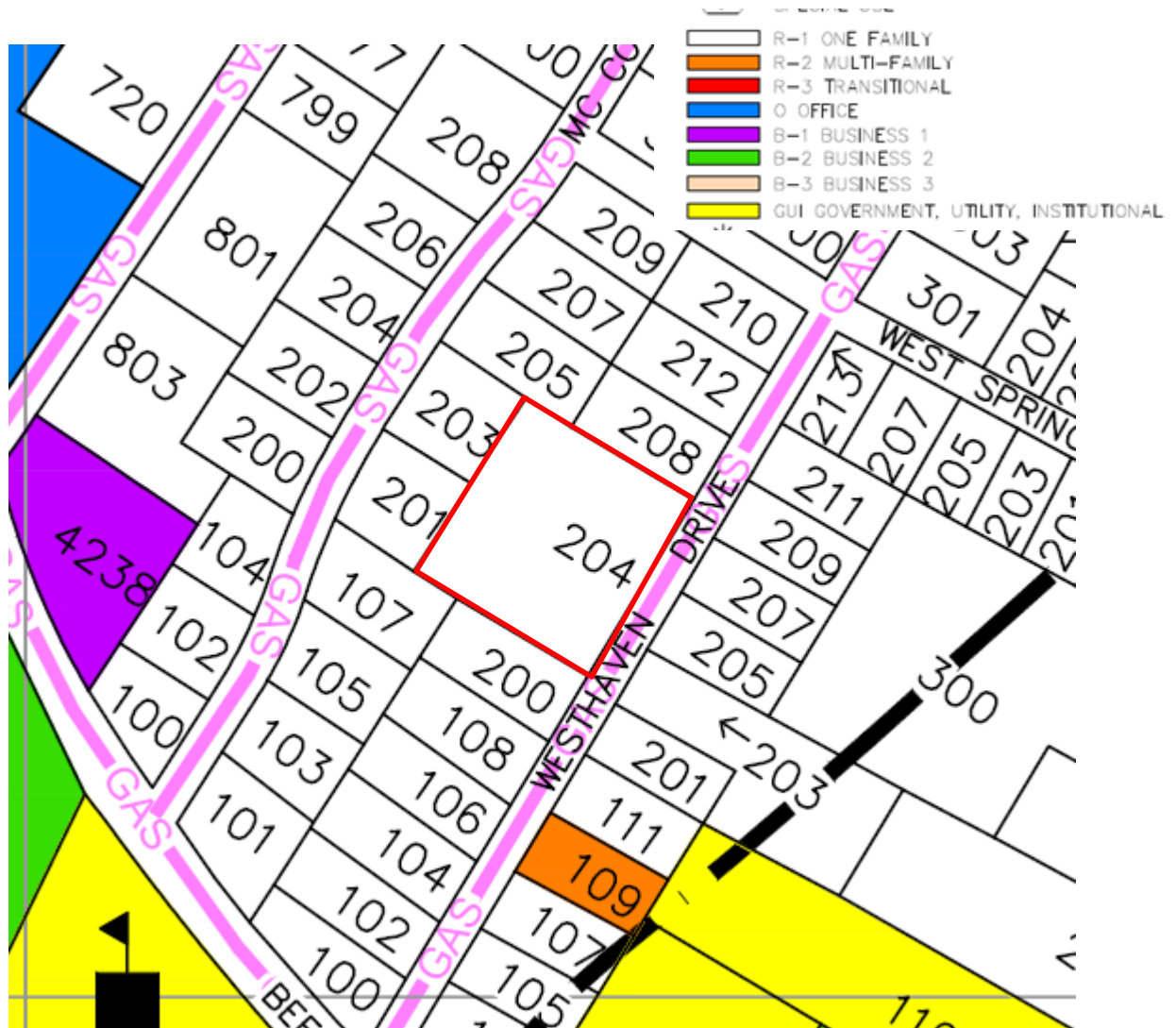
Comprehensive Planning Analysis

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

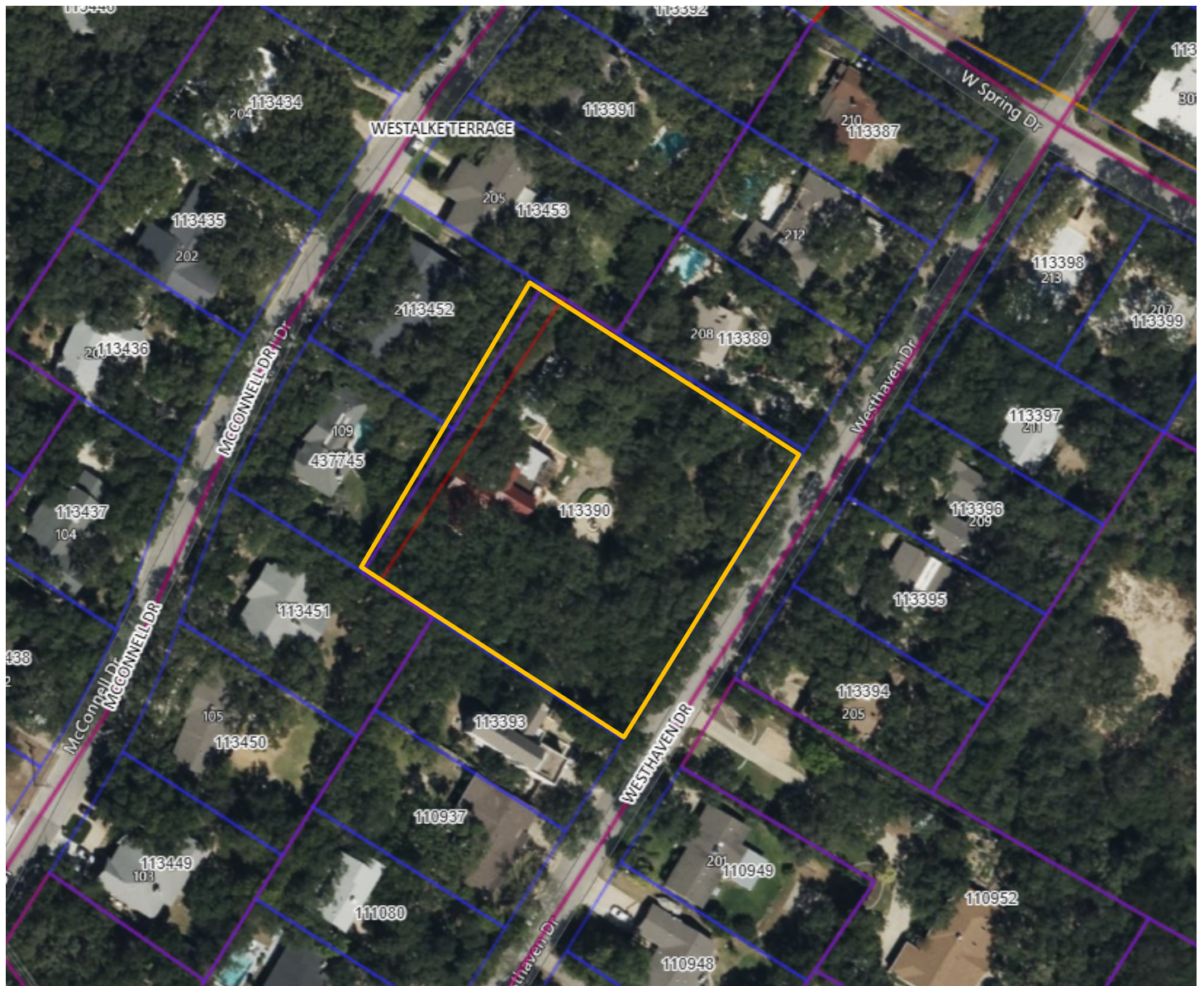
Links to Relevant Code:

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

Zoning:



Aerial:





Building and Development Services
911 Westlake Drive
West Lake Hills, TX 78746
Phone: 512-327-3628
Fax: 512-327-1863

ENGINEER'S SUMMARY LETTER FOR JAMAIL SUBDIVISION

Please accept this Replat Application on behalf of Austin Civil Engineering, Inc. for the Jamail Subdivision. The property is located at 204 Westhaven Drive, West Lake Hills, Texas 78746. The total site area for the proposed subdivision consists 0.09 acres from Lot 32, Barton Springs Estates (recorded in Plat Book 3, Page 192, Travis County, Texas) and 1.37 acres from Lot 52, Westlake Park Subdivision (recorded in Plat Book 7, Page 74, Travis County, Texas) for a total of 1.46 acres. The property is located within the full-purpose jurisdiction of West Lake Hills.

The lot is currently developed, featuring one residential house with a garage, greenhouse, and asphalt driveway, as indicated by the as-built survey. The proposed development will include:

- One new residential house
- Two accessory units for guests
- A cabana and pool
- A new driveway and roadway
- Connections to utilities for water and wastewater services

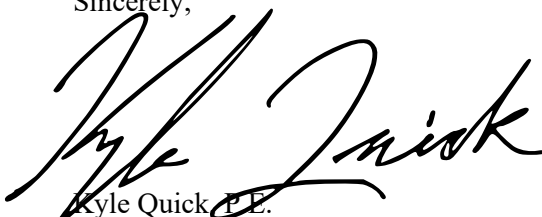
The property is zoned R-1 District (One Family). During the pre-application meeting on October 24th, the city confirmed that zoning regulations permit the construction of a separate building up to 800 square feet. Additionally, a second structure is allowed, provided it does not include an indoor kitchen. The proposed development adheres to environmental guidelines to minimize runoff and promote groundwater recharge.

The lot is situated within the Little Bee Creek Watershed and the Contribution Zone of the Edwards Aquifer. The property is outside the 1% Annual Chance Flood Hazard (100-year) zone according to the Flood Insurance Rate Map (FIRM) Number 48453C0445K, effective January 22, 2020.

Water service will be provided by the Travis County Water Control and Improvement District No. 10 (WCID #10) through the existing 6" waterline along Westhaven Drive. Wastewater service will be provided by West Lake Hills through the existing 6" gravity wastewater line along Westhaven Drive.

If you have any questions regarding this summary, please do not hesitate to contact our office. Thank you for your review of this project.

Sincerely,

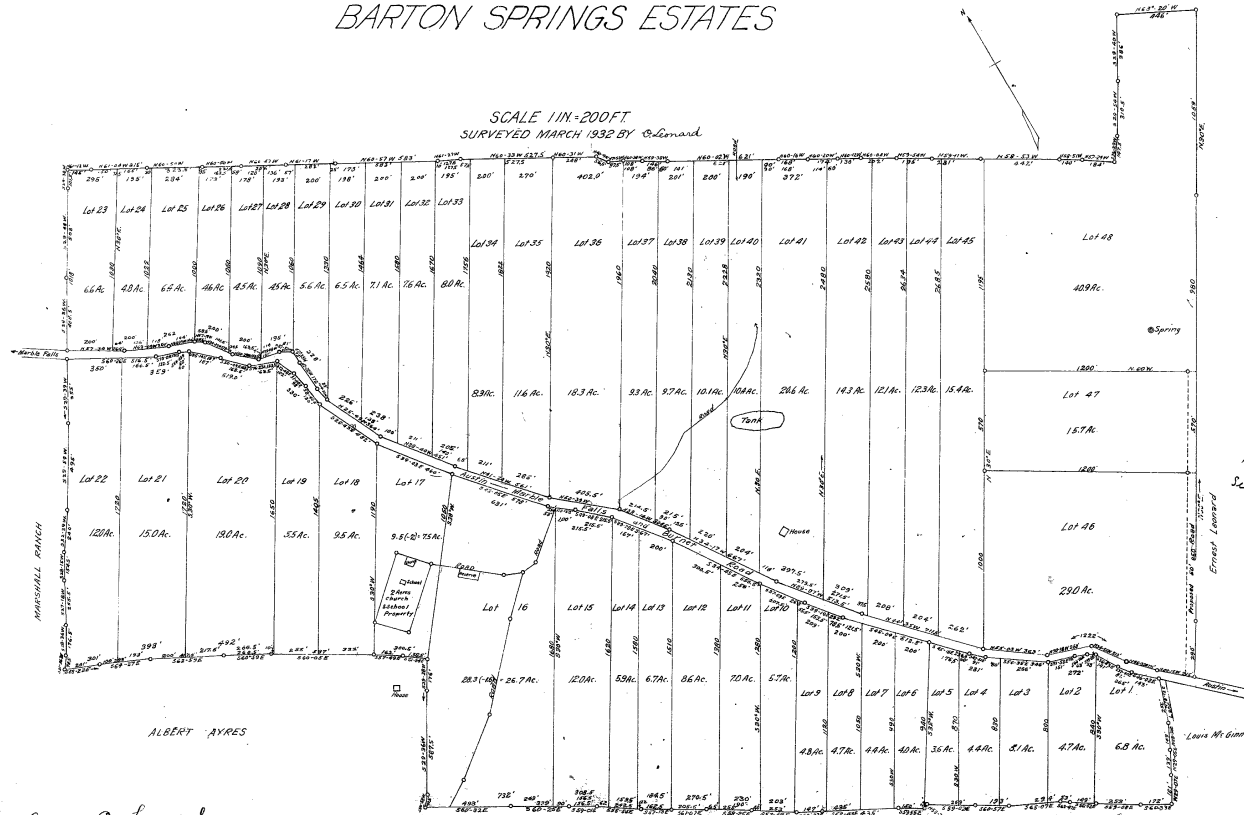

Kyle Quick, P.E.
Project Manager



4/16/25



BARTON SPRINGS ESTATES

SCALE 1/4"=200 FT.
SURVEYED MARCH 1932 BY O. Leonard

The State of Texas
County of Travis } I, Stark Washington, sole owner of
the land containing approximately five hundred (500) acres
of land being the Barton Springs Estate from A.C. Gray,
Administratrix (to me, dated November 2nd, 1931) according to
Volume 473, page 553, Travis County deed records, do
hereby subdivide the same into the following 48
lots, numbered from 1 to 48, as indicated, with the roads
and bounds shown on this plat.

Stark Washington

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

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

Notary Public in and for Travis County, Texas.

For App. of O. Leonard
see Red Book 786 pg. 538

Filed for Record April 8, 1932 - 2 PM
Recorded 4:00 PM April 11, 1932

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That Westlake Corporation, a corporation organized and existing under the laws of the State of Texas, acting herein by and through its president, Howard B. Claggett, owner of Lots 33 and 34 and portions of lots 32, 35 & 36 of Barton Springs Park, a subdivision of a portion of the Westlake Hills Addition, created by Travis Co. Texas, according to a plat of said Barton Springs Park of record in Book 3 of pg. 162 of the Records of Travis County, Texas, which Lots and portions of lots were conveyed to Westlake Corporation by two deeds of record in Vol. 1542, pg. 416 and Vol. 1542, pg. 420, Deed Records of Travis County, Texas, and F.C. McConnell, landholder, do hereby resolve to divide said lots 33 and 34 and portions of lots 32, 35 and 36 of Barton Springs Park, containing 19.79 acres, in accordance with the attached plat said subdivision to be known as WESTLAKE PARK, and do hereby dedicate to the public use the streets shown hereon.

WITNESS THE SEAL of said Corporation and the hand of its president, this the 3rd day of April AD 1955.

Howard B. Claggett
 President
Howard B. Claggett, Pres. Westlake Corp.

Attest: *L. Forrest Byrd*
 Secretary

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared F.C. McConnell and Howard B. Claggett, Pres. of Westlake Corporation, both known to me to be the persons whose names are subscribed to the foregoing instrument and the said F.C. McConnell acknowledged to me that he executed the same for the purposes and considerations therein expressed, and the said Howard B. Claggett, president of Westlake Corporation, acknowledged to me that he executed the same as the act and deed of said Corporation, for the purposes and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND and seal of office, this the 3rd day of April AD 1955.

Edward F. Byrd
 Notary Public in and for Travis Co. Texas

FILED FOR RECORD: on the 13 day of April AD 1955 at 11:00 o'clock A.M.
 Miss Emily Linberg, Clerk of Co. of Travis Co. Texas
 By: *Emily Linberg*
 Deputy

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emily Linberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 13 day of April AD 1955 at 11:30 o'clock A.M. and duly recorded on the 13 day of April AD 1955 at 11:45 o'clock A.M. in the Plat Records of said County in Book 3 of pg. 162.

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

Miss Emily Linberg, Clerk of the County of Travis Co. Texas
 By: *Emily Linberg* (SEAL)
 Deputy

Surveyed by *Edward F. Byrd* Date 4-1-55
 Check of Book in Licensed State Land Surveyor (SEAL)



Travis County WC&ID NO. 10

5324 Bee Cave Road Austin, TX 78746

Office (512) 327-2

Fax (512) 327-6

CustomerService@WaterDistrict10.

www.WaterDistrict10

April 1, 2025

Amador Rojas
arojas@austincivil.com
512-306-0018

Dear Amador:

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

1.37 AC OF LOT 52 WESTLAKE PARK LOT 32 * .09

Travis County Appraisal District, Property ID 113390

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

Additional Notes:

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

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

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

Sincerely,

Louise Winder

Travis County WC&ID#10



Travis County Emergency Services District No. 9
Westlake Fire Department

Emergency Prevention Division
P.O. Box 162170
Austin, TX 78716-2170

512-539-3491 www.westlakefd.org www.wfdpermits.com



Inspection Report

Inspection Date: **April 10, 2025**

Inspection Status: **Passed**

Inspection Type: **Hydrant Flow Test**

Inspection Scope: **Fire Hydrant Flow Test Analysis for New Proposed Project.**

Location: **204 Westhaven Drive, 204 WESTHAVEN DR, West Lake Hills, TX 78746**

Inspected By: **Chris Gill**

No violations found.

Notes

PLEASE NOTE: This report is only provided and intended to document the fire hydrant flow test results at the time of the test. The "PASSED" status is a default resolution in our database and does not include the fire flow analysis for the specific proposed project. The flow test results along with the proposed gross square footage will be evaluated in a separate document upon its completion.

DATE: 04/10/2025

TIME: 2:15 PM

FLOW TEST

COMMENTS:

RESIDUAL HYDRANT INFORMATION

STATIC PRESSURE (PSI): 130

RESIDUAL PRESSURE (PSI): 96

FLOW HYDRANT INFORMATION

STATIC PRESSURE (PSI OF FLOW HYDRANT): 128

FLOW PRESSURE (PSI OF FLOW HYDRANT): 68

FLOW OUTLET: 2 1/2 with Elbow

FLOW RATE (GPM): 1,153 GPM

FIRE FLOW RATE @ 20 PSI: 2,174 GPM

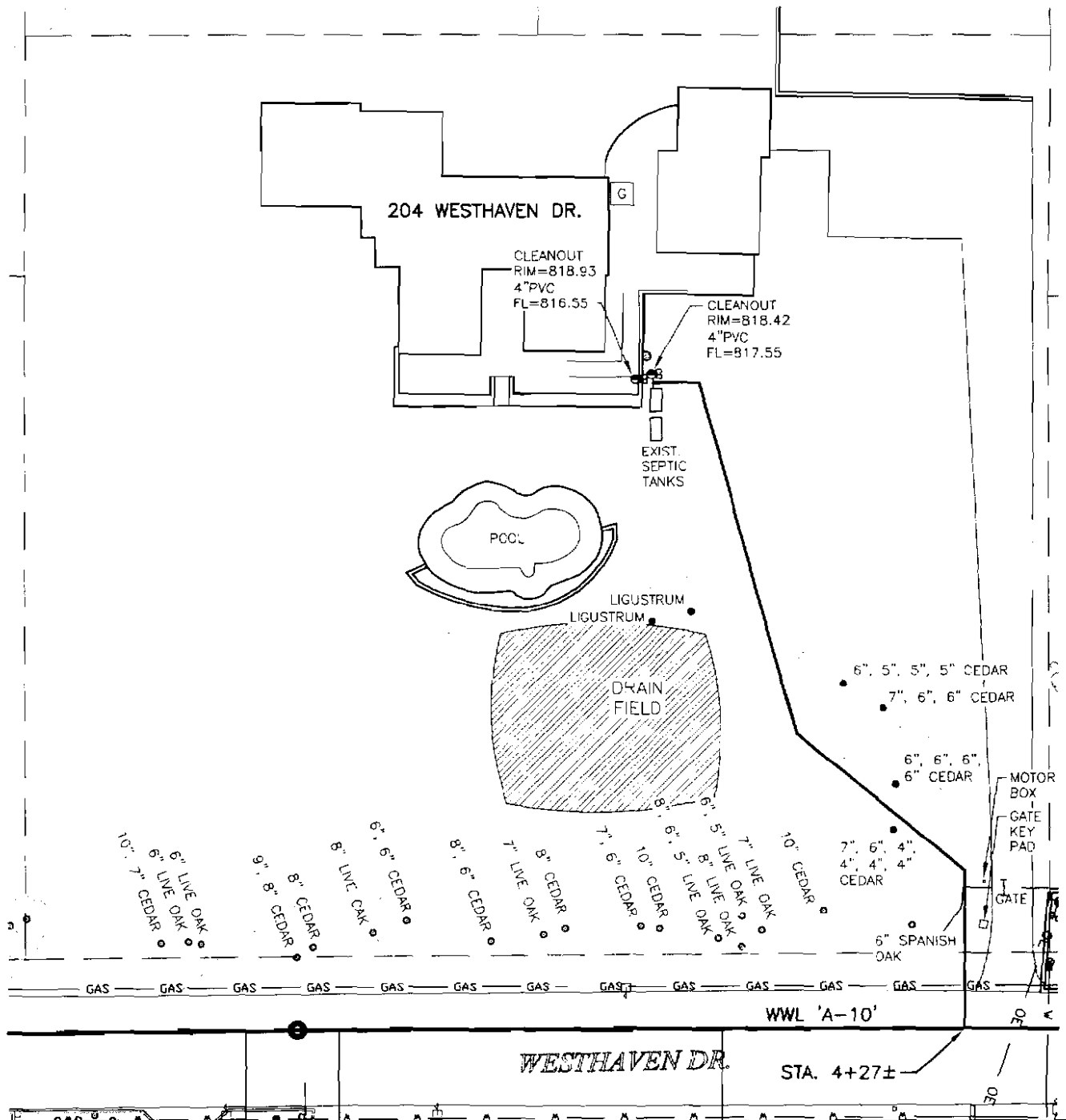
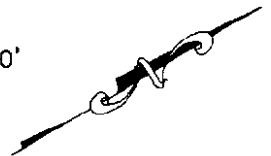
By Inspector Chris Gill on April 10, 2025



Proudly serving the City of West Lake Hills

GRAVITY
 2-1000 GAL SEPTIC TANK
 CAUTION GAS MAIN CROSSING
 CAUTION GAS SERVICE LINE
 CAUTION WATER SERVICE LINE
 IRRIGATION SYSTEM ON LOT
 ±195 LF 4" SERVICE LINE

SCALE: 1"=40'



K:\Projects\H1\441036\phase 3\phase3south\Exhibits\ WH3S-WH-02.DWG
 mult1
 Jun 06, 2003 - 4:47pm

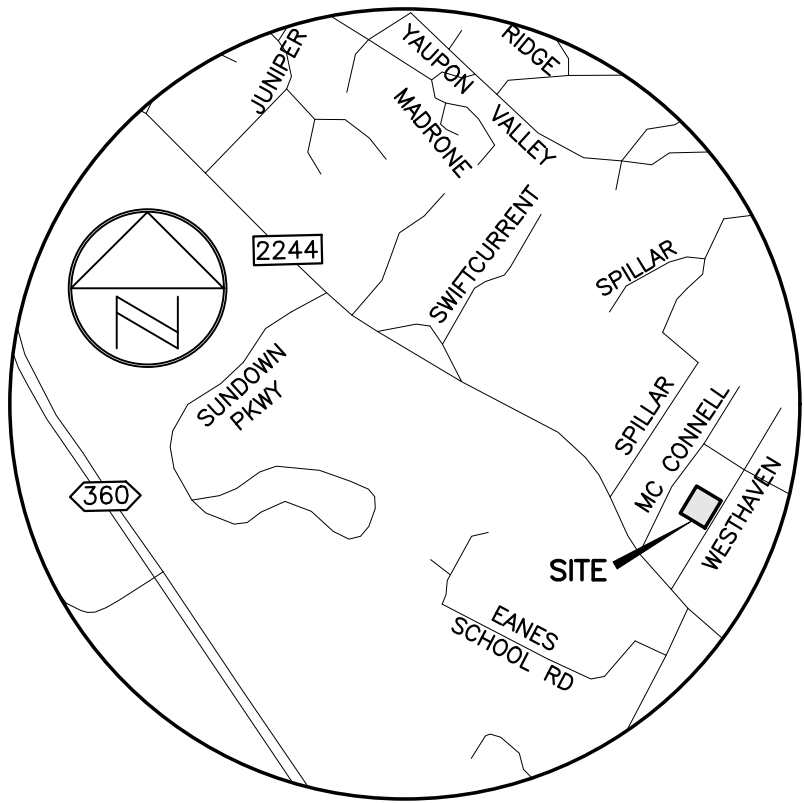
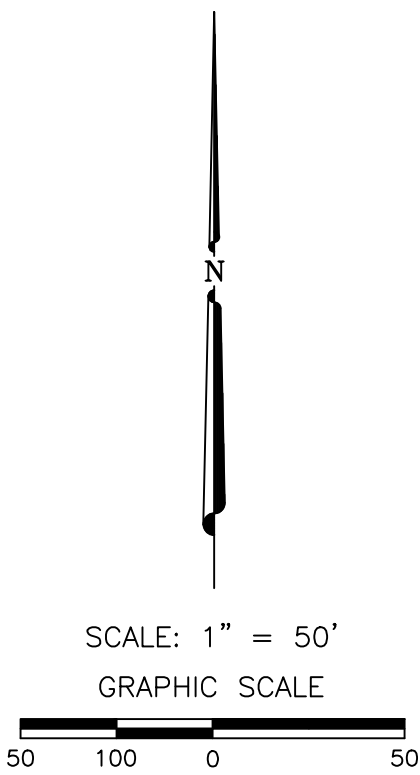


206 WILD BASIN ROAD STE. 300
 AUSTIN, TEXAS 78746 - (512) 327-6840

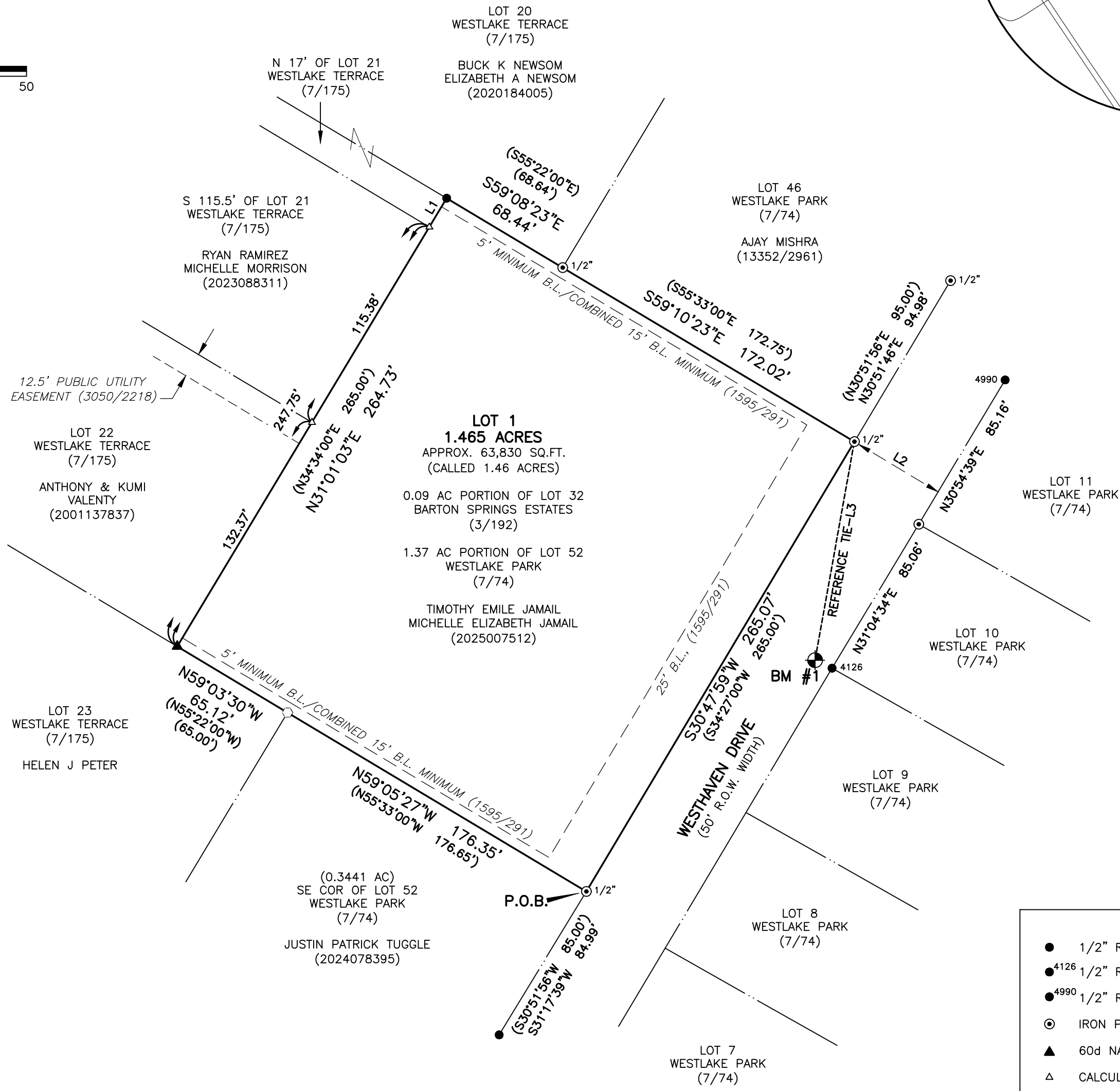
204 WESTHAVEN DR.

SITE PLAN
 Page 31 of 77

JAMAIL SUBDIVISION



LOCATION MAP
NOT TO SCALE



METES AND BOUNDS DESCRIPTION

1.465 ACRES
(APPROXIMATELY 63,830 SQUARE FEET)
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 1.465 ACRES OF LAND (APPROXIMATELY 63,830 SQ. FT.) IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, BEING A CALLED 0.09 ACRE PORTION OF LOT 32, BARTON SPRINGS ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 3, PAGE 192, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND BEING A CALLED 1.37 ACRE PORTION OF LOT 52, WESTLAKE PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 7, PAGE 74, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN CALLED 1.46 ACRES CONVEYED TO TIMOTHY EMILE JAMAIL AND MICHELLE ELIZABETH JAMAIL BY DEED, AS RECORDED IN DOCUMENT NO. 2025007512, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.465 ACRES OF LAND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron pipe found in the northwest right-of-way line of Westhaven Drive (50' right-of-way) at the eastern corner of that certain called 0.3441 acre tract, being a portion of Lot 52, Westlake Park, conveyed to Justin Patrick Tuggle by deed, as recorded in Document No. 2024078395, Official Public Records, Travis County, Texas, same being the south corner of the herein described tract, from which a 1/2" Rebar found at the south corner of said Tuggle tract bears South 31°17'39" West, a distance of 84.99 feet;

THENCE, North 59°05'27" West, leaving the northwest right-of-way line of Westhaven Drive, with the northeast line of the Tuggle tract, a distance of 176.35 feet to a fence post found for the north corner of the Tuggle tract, same being the east corner of Lot 23, Westlake Terrace, a subdivision in Travis County, Texas, according to the map or plat thereof, as recorded in Volume 7, Page 175, Plat Records, Travis County, Texas;

THENCE, North 59°03'30" West, with the northeast line of said Lot 23, a distance of 65.12 feet to a 60d nail found for the south corner of Lot 22, Westlake Terrace, same being that certain tract conveyed to Anthony and Kumi Valenty, by deed, as recorded in Document No. 2001137837, Official Public Records, Travis County, Texas, for the west corner of the herein described tract;

THENCE, North 34°34'00" East, with the southeast line of said Valenty tract, at a distance of 132.37 feet, passing a calculated point for the south corner of that certain tract conveyed to Ryan Ramirez and Michelle Morrison by deed, as recorded in Document No. 2023088311, Official Public Records, Travis County, Texas and at 247.75 feet, passing a calculated point for the south corner for the North 17' of Lot 21, Westlake Terrace, as conveyed to Buck K and Elizabeth A Newsom by deed, as recorded in Document No. 2020184005, Official Public Records, Travis County, Texas, for a total distance of 264.73 feet to a 1/2" Rebar found in the southwest line of Lot 20, Westlake Terrace, for an internal ell corner of said Newsom tract, same being the north corner of the herein described tract;

THENCE, South 59°08'23" East, with the southwest line of Lot 20, a distance of 68.44 feet to a 1/2" Iron pipe found for the south corner of Lot 20 and the south corner of the Newsom tract, same being the west corner of Lot 46, Westlake Park, same being that certain tract conveyed to Ajay Mishra by deed, as recorded in Volume 13352, Page 2961, Real Property Records, Travis County, Texas;

THENCE, South 59°10'23" East, with the southwest line of said Mishra tract, a distance of 172.02 feet to a 1/2" Iron pipe found in the northwest right-of-way line of Westhaven Drive, for the south corner of the Mishra tract, same being the east corner of the herein described tract, from which a 1/2" Iron pipe found for the east corner of the Mishra tract bears North 30°51'46" East, a distance of 94.98 feet;

THENCE, South 30°47'59" West, with the northwest right-of-way line of Westhaven Drive, a distance of 265.07 feet to the POINT OF BEGINNING, containing 1.465 acres (approximately 63,830 square feet) of land, more or less.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⁴¹²⁶ 1/2" REBAR FOUND WITH "RPLS 4126" CAP
- ⁴⁹⁹⁰ 1/2" REBAR FOUND WITH "STEARNS 4990" CAP
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60d NAIL FOUND
- △ CALCULATED POINT
- FENCE POST FOUND
- ⊕ BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

THIS IS A GRID DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN).

BENCHMARK INFORMATION:

BM #1: SQUARE CUT IN CONCRETE CURB ON THE SOUTHEAST SIDE OF WESTHAVEN DRIVE APPROXIMATELY 112' SOUTH OF THE EAST CORNER HEREOF.

ELEVATION = 796.80'
VERTICAL DATUM: NAVD 88 (GEOID 18)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31°01'03"E	16.98'
L2	S59°05'21"E	49.44'
L3	S10°12'18"W	112.41'



Professional Land Surveying, Inc.
Surveying and Mapping

5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
038-010

DRAWING NO.:
038-010-PL

PLOT DATE:
03/17/2025

PLOT SCALE:
1"=50'

DRAWN BY:
SCN

SHEET
01 OF 02

JAMAIL SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, TIMOTHY EMILE JAMAIL AND MICHELLE ELIZABETH JAMAIL, the owner(s) of 1.465 acres of land the City of West Lake Hills, Travis County, Texas, being a called 0.09 acre portion of Lot 32, Barton Springs Estates, as recorded in Volume 3, Page 192, Plat Records of Travis County, Texas and a called 1.37 acre portion of Lot 52, Westlake Park, as recorded in Volume 7, Page 74, Plat Records of Travis County, Texas, same being that certain called 1.46 acres conveyed to us by deed, as recorded in Document No. 2025007512, Official Public Records of Travis County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the JAMAIL SUBDIVISION of the City of West Lake Hills, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 1.465 acres of land to be known as the JAMAIL SUBDIVISION and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and consideration therein expressed.

WITNESS MY HAND this _____ day of _____, 20 _____.

TIMOTHY EMILE JAMAIL
204 WESTHAVEN DRIVE
WEST LAKE HILLS, TEXAS

MICHELLE ELIZABETH JAMAIL
204 WESTHAVEN DRIVE
WEST LAKE HILLS, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20 _____.

Notary Public in and for Travis County, Texas
My Commission expires:

This plat has been submitted to and considered by the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas.

ZAPCO Chairperson
City of West Lake Hills, Texas

Approved and authorized for record by the City Council of the City of West Lake Hills, Texas.
DATED this _____ day of _____, 20 _____.

Attest:

Mayor City of West Lake Hills, Texas

Attest:

City Secretary

I, the undersigned, City Administrator of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City for which my approval is required.

City Administrator Date
City of West Lake Hills, Texas

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

President of the Board Date
WCID No. 10

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That I, PAUL J. FLUGEL, in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.

PAUL J. FLUGEL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5096
TBPELS FIRM NO. 10124500
PaulF@Chapsurvey.com

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That I, KYLE C. QUICK, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of West Lake Hills, Texas and that the 100-year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

KYLE C. QUICK DATE
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 135951
KQ@austincivil.com

GENERAL NOTES

1. Water service is provided by the TRAVIS COUNTY WCID NO. 10.
2. Wastewater service is provided by WEST LAKE HILLS.
3. Electric service is provided by AUSTIN ENERGY.
4. This Plat conforms to the Preliminary Plat approved by the Zoning and Planning Commission on INSERT APPROVAL DATE.
5. All subdivision permits shall conform to the City of West Lake Hills Code of Ordinances, public improvement standards and generally accepted engineering practices.
6. Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of West Lake Hills prior to any construction within the subdivision.
7. The owner of this subdivision and his or her successors and/or assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of West Lake Hills. The owner understands and acknowledges that plat vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. By approving this plat, the City of West Lake Hills assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy.
9. Fiscal surety for subdivision construction, in a form acceptable to the City of West Lake Hills, shall be provided prior to plat approval by the City.
10. No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.
11. Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).
12. Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.

13. Flood Hazard: The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0445K, dated 01/22/2020, for TRAVIS County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

14. Site clearance, site disturbance and impervious cover note. Site clearance, site disturbance, or impervious cover: Every lot or unit in this subdivision is subject to the City of West Lake Hills' site clearance procedures. No site clearance, excavation, grading or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance.

15. Septic systems: Every lot within the City's municipal boundaries in this subdivision is subject to Chapter 18 of the West Lake Hills Code, as amended. No septic system or other private sewage facility may be constructed in the City until the City of West Lake Hills has issued a permit for its construction. No private sewage facility in the City limits may be used until the facility has been approved and licensed by the City. Lot size requirements for residential and commercial private sewage facilities shall conform to construction and development limitations in Chapter 18 of the West Lake Hills Code, as amended.

16. Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.

17. No building, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of West Lake Hills.

18. All easements on private property shall be maintained by the property owner or his or her assignees.

19. Erosion and sedimentation controls constructed in accordance with the Code of Ordinances of the City of West Lake Hills are required for all construction on each lot.

20. Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

21. For subdivisions within the city limits of the City of West Lake Hills: Streets, roads and other public thoroughfares shown on plat: The building of all streets, roads and other public thoroughfares shown on this plat, and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City Council of the City of West Lake Hills, Travis County, Texas, if said plat is within the City limits of the City of West Lake Hills, Texas. The City of West Lake Hills, Texas assumes no responsibility to build any of the streets, roads or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. All curb cuts, entrances and exits onto public streets or highways shall first be approved by the City of West Lake Hills, Texas.

22. Build-to lines shall be in accordance with the ordinances of the City of West Lake Hills.

23. All of the land depicted on this subdivision plat is located within the full purpose municipal boundaries of the City of West Lake Hills on this the _____ day of _____ 2025, A.D.

24. Restrictions or covenants filed as Volume 1595, Page 291-293, of the Travis County Deed Records.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, Clerk of the County Court of Travis County, Texas, hereby certify that the foregoing instrument with its Certification of Authentication was filed in my office at _____ o'clock ____ .m. this the _____ day of _____, 20 _____, and duly recorded at _____ o'clock ____ .m. on the _____ day of _____, 20 _____, in the Plat Records of Travis County, Texas, as Document No. _____.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS, this _____ day of _____, A.D. 20 _____.

DYANA LIMON-MERCADO
TRAVIS COUNTY CLERK

Deputy

STATE OF TEXAS
COUNTY OF TRAVIS
Filed for record this _____ day of _____, 20 _____, at _____ o'clock ____ .m.
Clerk of the County Court Travis County, Texas

Deputy

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
038-010

DRAWING NO.:
038-010-PL

PLOT DATE:
03/17/2025

PLOT SCALE:
1"=50'

DRAWN BY:
SCN

SHEET
02 OF 02



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	May 21, 2025	Item Number:	5
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills, Director of Building & Development	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

9 Rocky River Cv.: Discuss and make a recommendation on a variance to allow:

1. An encroachment of 20 feet into the 50-foot front setback for the addition of a 2nd story over the existing nonconforming first floor (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
2. An encroachment of 20 feet into the 50-foot front setback for the conversion of a portion of the garage.
3. An encroachment of 20 feet into the 50-foot front setback for the addition of 4 feet onto the front of the garage on the 1st and 2nd story.

Applicant: Tisha Ritta, Central Texas Permit Partners

Recommendation

Staff recommend approval of the variances as requested. The platted setbacks were used for the existing structure. The addition of a second story utilizes the existing footprint of the existing house rather than create new impervious cover for a horizontal addition.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Todd and Kendall Hasie

Legal Description: Rocky River Cove, Lot 9

Lot Size: 1.0859 acres

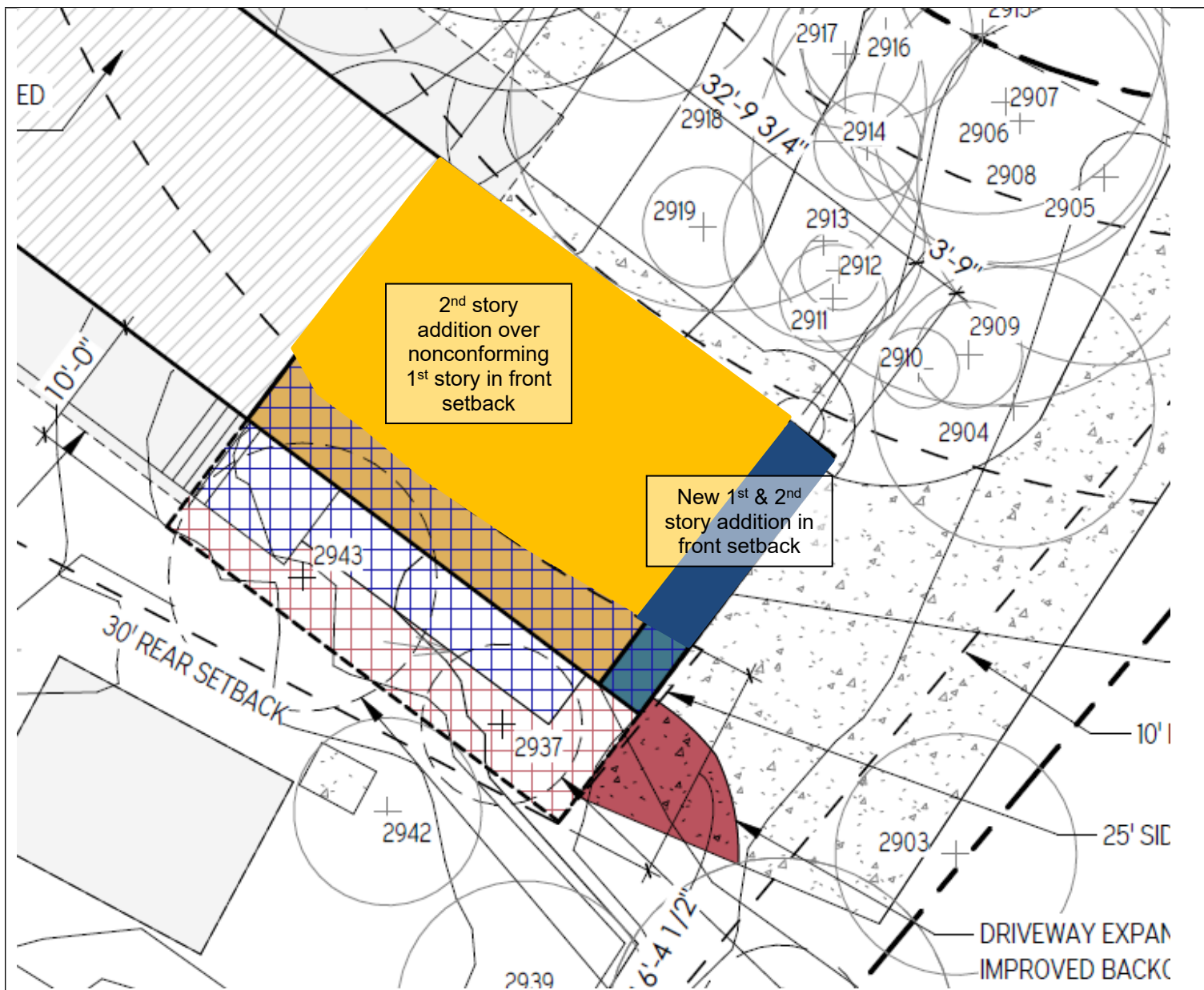
Zoning: R-1, One-Family Residential

Wastewater: Public Sewer

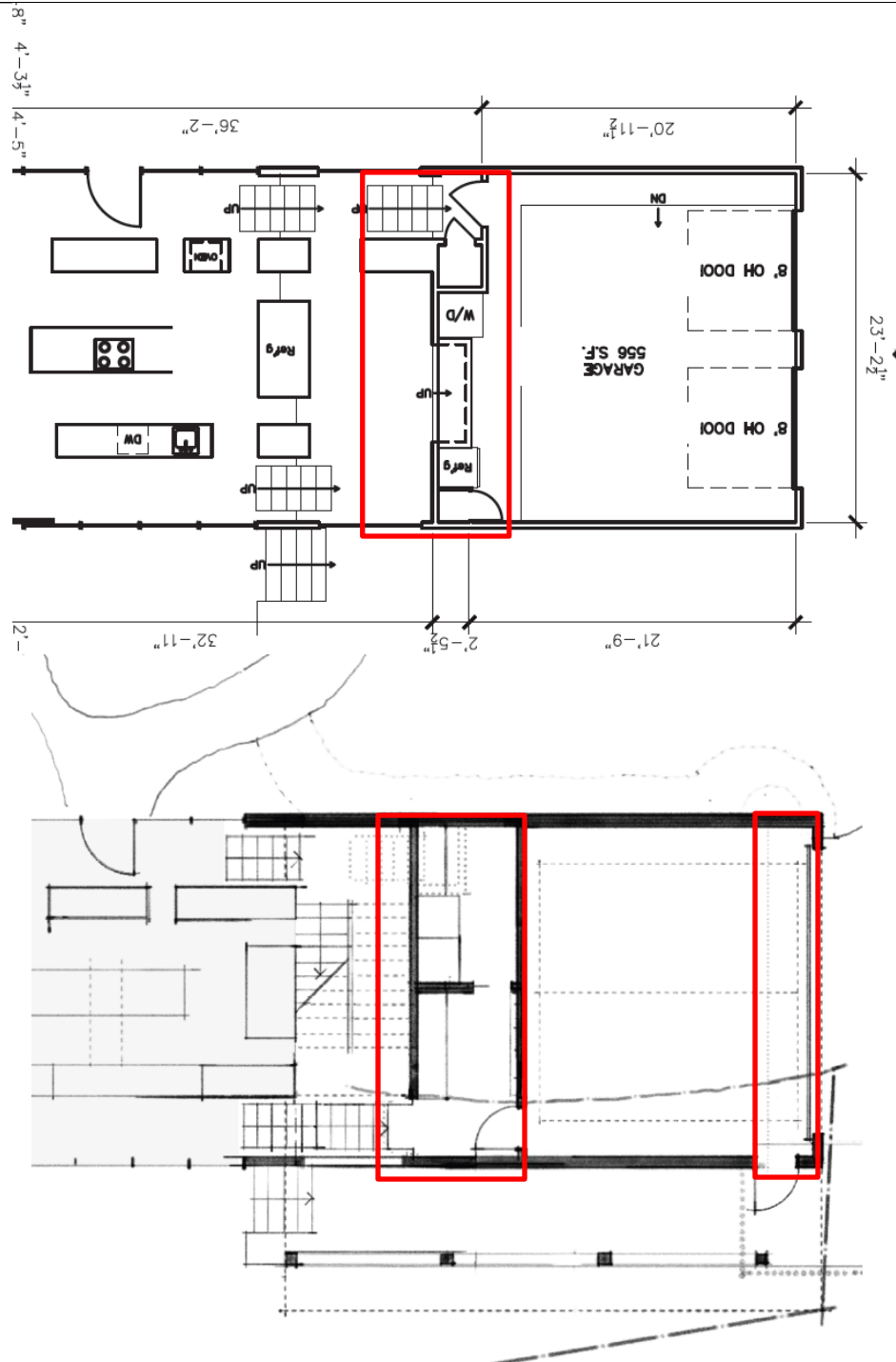
The properties surrounding the subject property are zoned R-1 One-Family Residential District.

Background & Analysis:

The applicant is proposing to convert a small portion of the existing garage into habitable space, add a second story over the nonconforming structure within the front setback, and construct a new two-story addition within the 50-foot front setback (Attachment 1). The existing structure was built in 1981 adhering to the 30-foot platted front setback (Attachment 2).



On the first floor, the applicant is proposing to convert a portion of the garage for the staircase to the second story, which leads to the request for the first-floor addition to maintain adequate parking spaces (Attachment 3).



Public Comments:

At the date of the report, two comments in support were received with the application (Attachment 4).

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

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

- Exhibit A - From the applicant
- Exhibit B - Staff recommendation

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

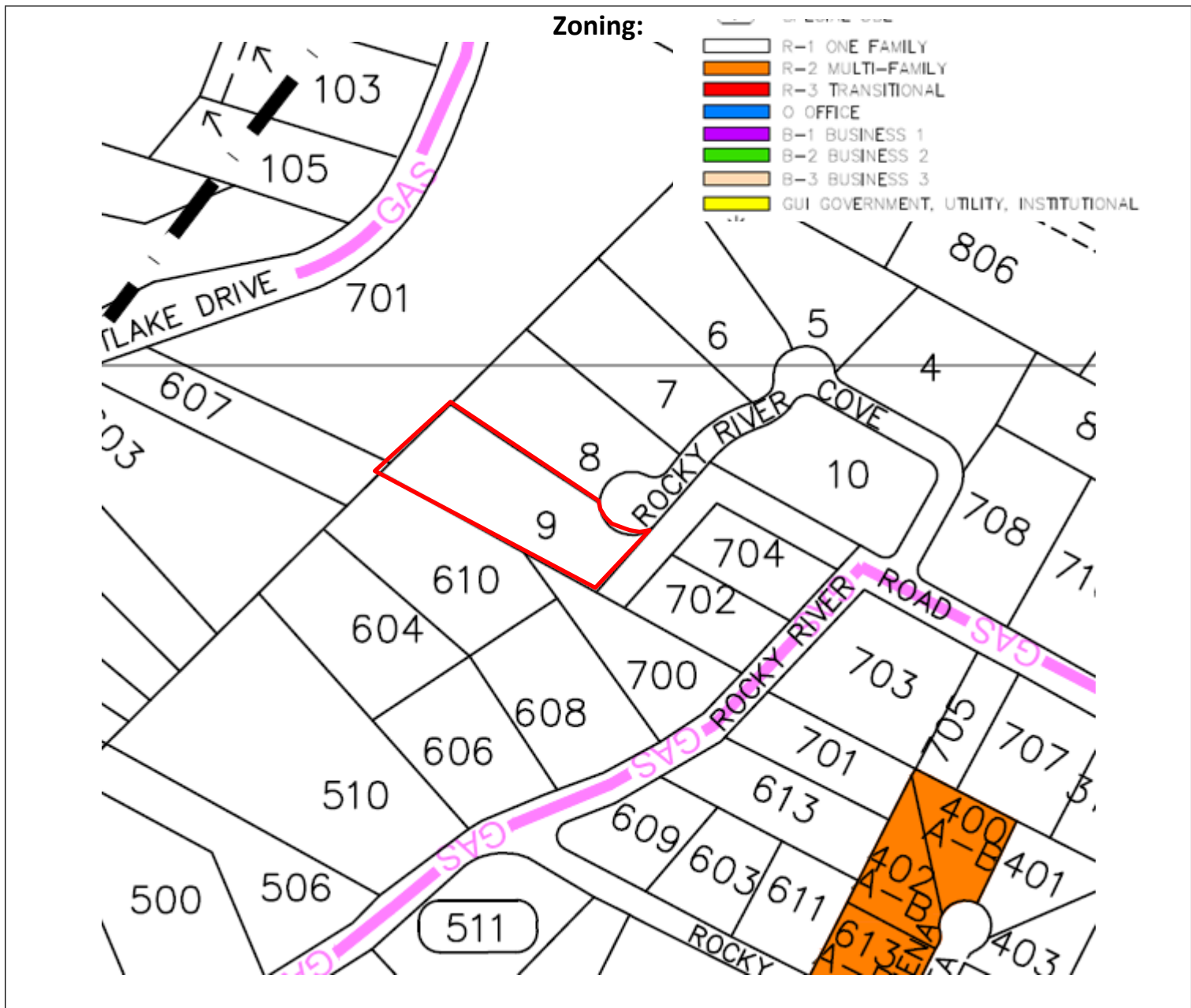
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

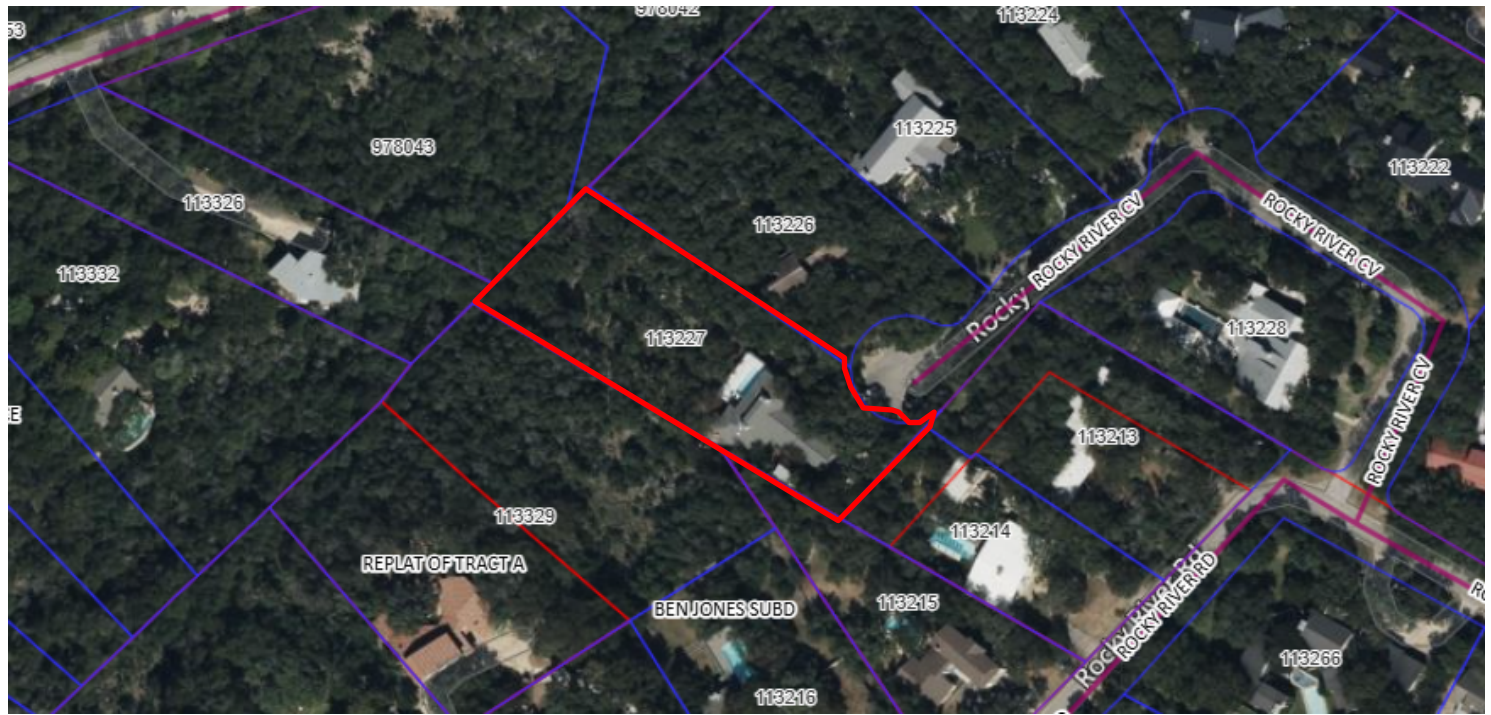
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:





CENTRAL TEXAS PERMIT PARTNERS
2880 Donnell Dr. | Suite 2802 | Round Rock, Texas 78664
Office: 512.937.0073
Tisha@permitpartnerstx.com

April 7, 2025

Zoning and Planning Commission
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Re: 9 Rocky River Cv Variance Request

Dear ZAPCO Members,

On behalf of the owners, Todd and Kendall Hasie, we submit this letter to provide an explanation for the variance request at the property located at 9 Rocky River Cove. The original home, built in 1981, predates the City of West Lake Hills Zoning Ordinances and was constructed with consideration of the 30-foot front building setback indicated on the plat. Under the current dimensional regulations for properties zoned R-1 and larger than 0.5 acres, a minimum building setback of 50 feet from the front lot line is required. As such, the existing home is considered a legal nonconforming structure.

Following our pre-planning meeting with city staff, we have determined that our initial request to reduce the minimum front building setback from 50 feet to 30 feet will not address the non-compliance issue, as the existing home also encroaches into the side and rear setbacks, as defined by the current zoning regulations of West Lake Hills. As a result, we are now requesting a variance for further encroachment into the 50-foot front yard setback to facilitate the addition and remodel of the existing non-conforming home, in accordance with Code section 22.03.275.

The proposed scope of work includes the following:

- A 91 sqft addition to the south of the existing garage.
- A 1,250 sqft second-floor addition above the existing garage and rear yard.
- A 169 sqft portion of the second floor extending into the rear of the property over existing impervious cover, along with a 196 sqft portion over existing pervious cover.
- An approximately 78 sqft driveway extension to improve vehicle maneuverability when exiting the garage.

The proposed height of the addition will be 28 feet, which complies with the 30-foot height limit. The addition will be located within the 25-foot side building setback. This proposed work results in a total increase of 274 sqft of impervious cover, well below the maximum allowed for the lot. Existing impervious cover is 6,221 sqft (13.32%), and the proposed impervious cover will be 6,495 sqft (13.90%). The total site disturbance for the project is limited to 274 square feet, as the majority of the work will take place on the existing foundation and within the current impervious cover area.



CENTRAL TEXAS PERMIT PARTNERS
2880 Donnell Dr. | Suite 2802 | Round Rock, Texas 78664
Office: 512.937.0073
Tisha@permitpartnerstx.com

We believe the variance requests are valid based on the following key considerations:

Non-conforming Status: The property includes a non-conforming status due to the existing home's placement. The 50-foot front building setback, which was not in effect when the home was originally built, now runs directly through the middle of the structure. As such, any changes to the conditioned space would require a variance to comply with the updated setback requirements.

Unique Site Conditions: The property is situated on a corner lot within a cul-de-sac, and the current setback requirements, including the 50-foot front yard setback, restrict the usable space on three of the lot's five sides. This results in a significant reduction of buildable area. The lot's depth is 96'-5", which falls short of the minimum 150' required for R-1 zoning. This leaves just 16'-5" of usable depth for any new construction.

Preservation of Flora: The property is home to several mature, protected trees. The homeowners have carefully designed the proposed addition to minimize any impact on the natural terrain and vegetation. Granting the variance for the proposed addition would help preserve the existing trees and overall flora, maintaining the property's natural beauty.

Topographical Constraints: The site's challenging topography severely limits the buildable area. Attempts to expand the home in other areas would require variances for necessary grading adjustments (cut and fill) and could negatively impact on-site drainage. Given these conditions, the proposed addition represents the most feasible solution while preserving the integrity of the property's topography.

This combination of unique property conditions, preservation goals, and practical site constraints makes the variance request both reasonable and necessary for the development of the property.

In conclusion, we respectfully request that the zoning board grant the variance to further encroachment into the 50-foot front yard setback to facilitate the addition and remodel of the existing non-conforming home. We are confident that this request is reasonable and justified based on the unique circumstances and considerations outlined above.

Thank you for considering our application. We are happy to provide any additional information or answer any questions you may have regarding this request.

Respectfully,

Tisha Ritta
Central Texas Permit Partners
Tisha@permitpartnerstx.com
512-937-0073



SCALE 1" = 30'

Legend

- ⊙ 1/2" Iron Rod Found
- ipf 1/2" Iron Pipe Found
- △ Small Nail Found
- ⊙ Water Meter
- x- Chain Link Fence
- // Wood Board Fence
- pole Overhead Utility Line
- guy wire (Record Bearing and Distance)

Doyle H. Moore and Colleen Bohn Moore
Trustees of the Moore Family Trust
Volume 13112 Page 289

Joe Moore and wife, Marie Moore
Volume 1342 Page 211
(1.0 acre)

TREE LIST

- 2901 4" Arizona Cypress
- 2902 7" Live Oak
- 2903 9" Cedar Elm
- 2904 10.5" Live Oak
- 2905 14" Live Oak
- 2906 11" Live Oak
- 2907 12" Live Oak
- 2908 17.5" Live Oak
- 2909 4" Yaupon
- 2910 3" Mountain Laurel
- 2911 4" Yaupon
- 2912 3" Persimmon
- 2913 7.5" Chinese Pistache
- 2914 4" Yaupon
- 2915 13" Live Oak
- 2916 two-3" and 3.5" Yaupon (6.5" total)
- 2917 two-2.5" and 3" Yaupon (5.5" total)
- 2918 15.5" Live Oak
- 2919 two-3" Mountain Laurel (4.5" total)
- 2920 11" Cedar Elm
- 2921 3.5" Cedar Elm
- 2922 9" Live Oak
- 2923 2" and 3" Yaupon (4" total)
- 2924 2" and 6" Yaupon (6" total)

TREE LIST

- 2925 11.5" and 13" Cedar (18.75" total)
- 2926 2" and three-3" Yaupon (7" total)
- 2927 4" Cedar Elm
- 2928 4" Cedar Elm
- 2929 3" Cedar Elm
- 2930 9" Cedar Elm
- 2931 9.5" Cedar Elm
- 2932 3" Mountain Laurel
- 2933 8" Tree Of Heaven
- 2934 4.5" Live Oak
- 2935 5" Cedar Elm
- 2936 8" Cedar
- 2937 two-4" Sumac
- 2938 13" Cedar Elm
- 2939 9.5" Spanish Oak
- 2940 10.5" Cedar Elm
- 2941 7" Cedar Elm
- 2942 7" Spanish Oak
- 2943 three-5" Crapemyrtle (10" total)
- 2944 11" Spanish Oak
- 2945 4.5" Persimmon
- 2946 3" and two-5" Cherry Laurel (9" total)
- 2947 8" Cedar Elm

LOT 9
ROCKY RIVER COVE
VOLUME 76 PAGE 307

Tract A
Ben Jones Subdivision
Volume 18 Page 72

0.8" South
of lot line

LOT 8

TREE LIST

- 8501 10" Cedar
- 8502 6" Cedar
- 8503 9" Cedar
- 8504 6" Cedar
- 8505 7" Cedar
- 8506 7" and 9" Cedar (12.5" total)
- 8507 4" Cedar
- 8508 5" and 8" Cedar Elm (10.5" total)
- 8509 4" Cedar
- 8510 3" Cedar Elm
- 8511 7", 8" and 10" Cedar (17.5" total)
- 8512 7" Cedar
- 8513 4" Cedar
- 8514 6" Cedar
- 8515 4" Cedar
- 8516 6" Cedar
- 8517 4" Cedar Elm
- 8518 5" Cedar
- 8519 7" Cedar
- 8520 6", 8" and 9" Cedar (16" total)
- 8521 6" Cedar
- 8522 6" Cedar Elm
- 8523 5" and 7" Cedar (9.5" total)
- 8524 7" Cedar Elm
- 8525 5" Cedar
- 8526 5" Cedar

TREE LIST

- 8527 6" Cedar
- 8528 5" Cedar
- 8529 10" Cedar
- 8530 4" Cedar Elm
- 8531 6" Cedar Elm
- 8532 7" Cedar Elm
- 8533 6" Cedar
- 8534 7" Cedar
- 8535 8" Cedar
- 8536 9" Live Oak
- 8537 5" Cedar
- 8538 4" Cedar Elm
- 8539 7" Cedar Elm
- 8540 7" and 8" Cedar (11.5" total)
- 8541 10" Live Oak
- 8542 6" Live Oak
- 8543 5" Cedar
- 8544 9" Cedar
- 8545 3" Cedar Elm
- 8546 7" and 11" Cedar (14.5" total)
- 8547 7" Cedar
- 8548 7" Cedar Elm
- 8549 11" Cedar Elm
- 8550 7" Cedar Elm
- 8551 10" Live Oak
- 8552 10" Cedar Elm

Jean White
Volume 2404 Page 234

BENCHMARK
Cotton gin spindle set in asphalt road.
Elevation = 711.83'

Jerri Kunz
Document No. 1999102212
(0.14 acre)

PREPARED: December 16th, 2020
Additional Topographic and Tree Location: December 20th, 2024

BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700



TOPOGRAPHIC SURVEY PLAT OF

A PORTION OF LOT 9, ROCKY RIVER COVE, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 76, PAGE 307 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 9 ROCKY RIVER COVE.

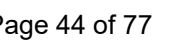
NOTES:

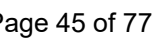
1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.
4. Orientation for this survey is based upon the State Plane Coordinate System (4203-Texas Central Zone)

A 703088

Rocky River Residence

VARIANCE APPLICATION







EXISTING AERIAL PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION



VIEW FROM FRONT CURB



VIEW FROM DRIVEWAY



VIEW FROM REAR YARD 1



VIEW FROM REAR YARD 2

EXISTING PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION

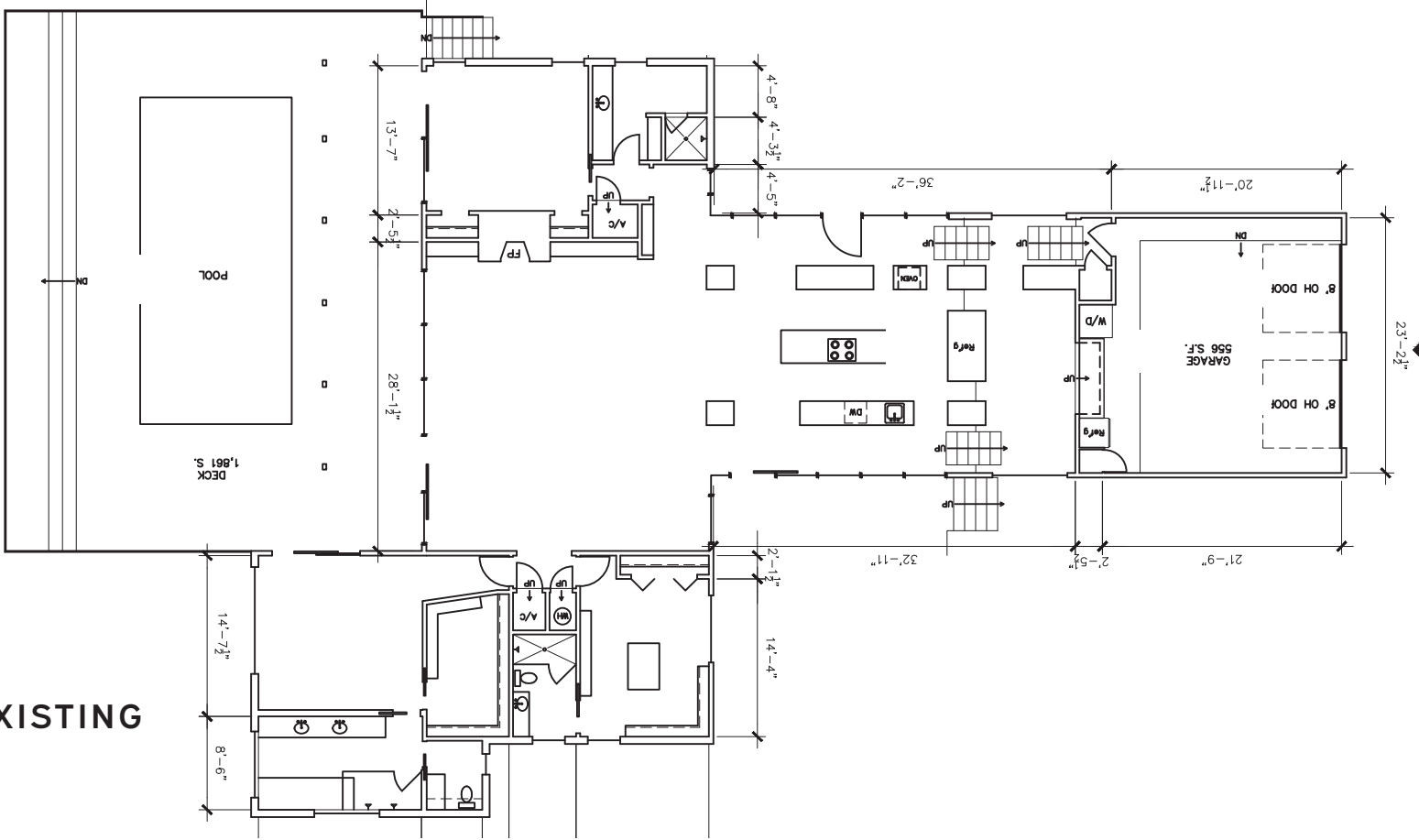
AREA CALCULATIONS

SITE AREA	46,718 sf
CONDITIONED TO REMAIN	2,668 sf
COVERED OUTDOOR TO REMAIN	1,156 sf
EXISTING GROUND FLOOR TO REMAIN	793 sf
PROPOSED GROUND FLOOR ADDITION	91 sf
PROPOSED SECOND FLOOR OVER EXISTING PERVIOUS	196 sf
PROPOSED SECOND FLOOR OVER EXISTING IMPPERVIOUS	169 sf
EXISTING DECK (50% I.C.)	426 sf
EXISTING POOL	411 sf
FLATWORK	507 sf
PROPOSED FLATWORK OVER EXISTING PERVIOUS	78 sf

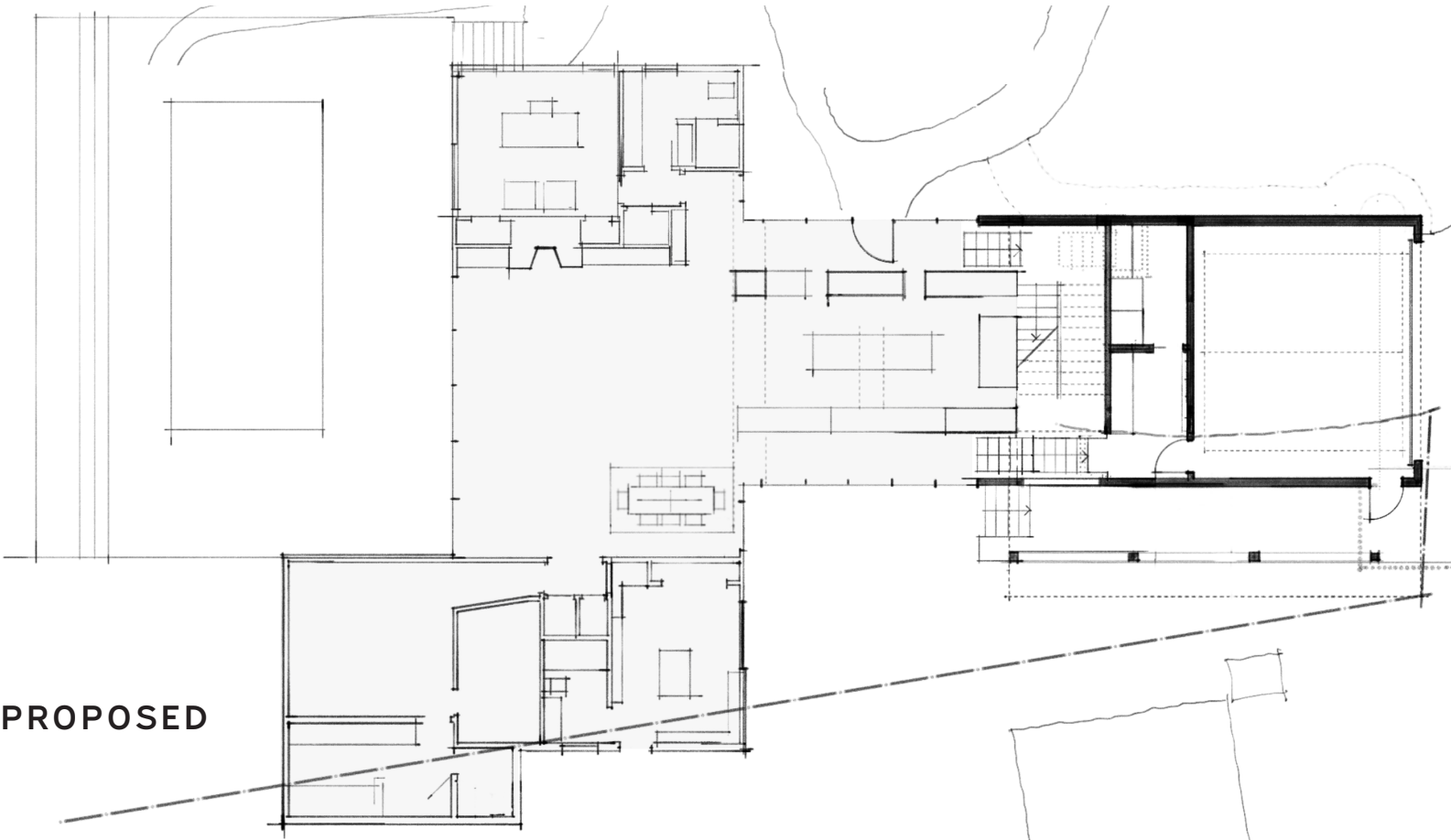
EXISTING I.C. 6,221 sf (13.32%)

PROPOSED I.C. 6,495 sf (13.90%)

FLOOR PLAN - EXISTING
1/16" = 1'

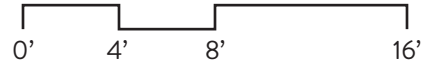


FLOOR PLAN - PROPOSED
1/16" = 1'



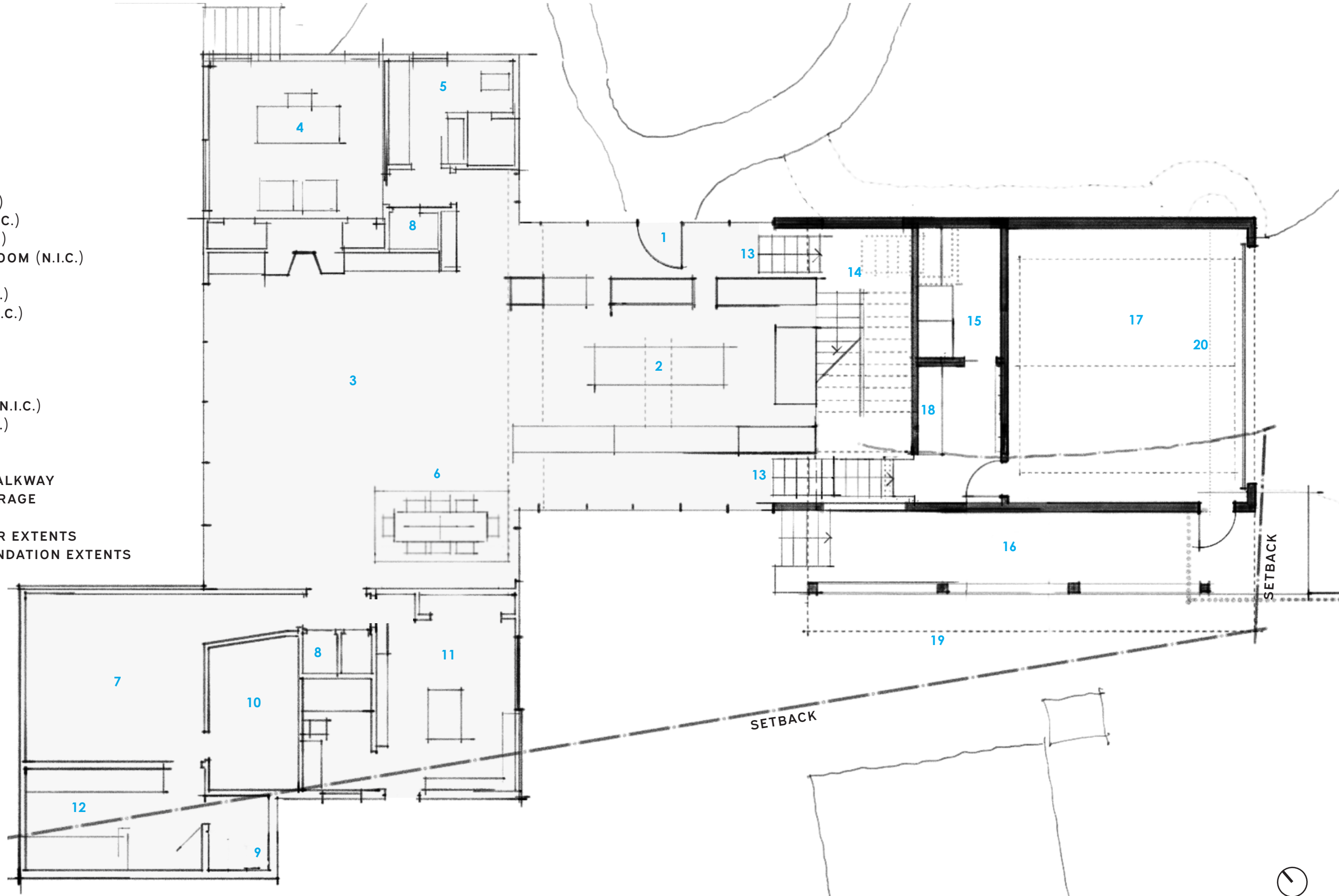
LEVEL 1 FLOOR PLAN

1/8" = 1'



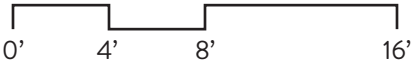
DRAWING LEGEND

- 1 EXISTING FOYER (N.I.C.)
- 2 EXISTING KITCHEN (N.I.C.)
- 3 EXISTING LIVING (N.I.C.)
- 4 EXISTING GUEST BEDROOM (N.I.C.)
- 5 EXISTING BATH (N.I.C.)
- 6 EXISTING DINING (N.I.C.)
- 7 EXISTING PRIMARY (N.I.C.)
- 8 EXISTING MECH (N.I.C.)
- 9 EXISTING WC (N.I.C.)
- 10 EXISTING HIS (N.I.C.)
- 11 EXISTING HERS (N.I.C.)
- 12 EXISTING PRIM. BATH (N.I.C.)
- 13 EXISTING STAIRS (N.I.C.)
- 14 STAIRWELL
- 15 UTILITY / LAUNDRY
- 16 COVERED OUTDOOR WALKWAY
- 17 23'W X 20' D 2 CAR GARAGE
- 18 MUD / KEY DROP
- 19 LINE OF SECOND FLOOR EXTENTS
- 20 LINE OF EXISTING FOUNDATION EXTENTS



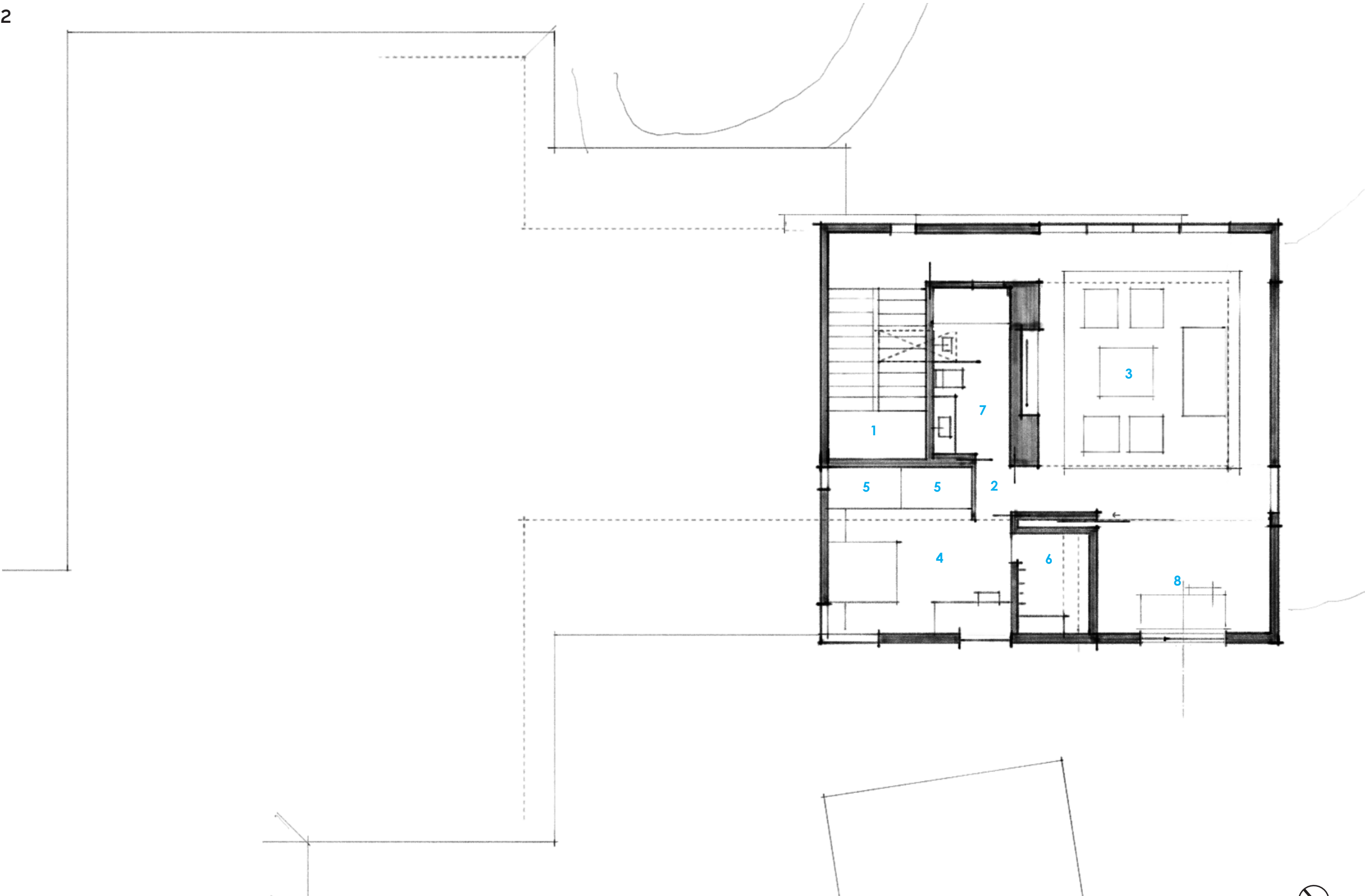
FLOOR PLAN - LEVEL 2

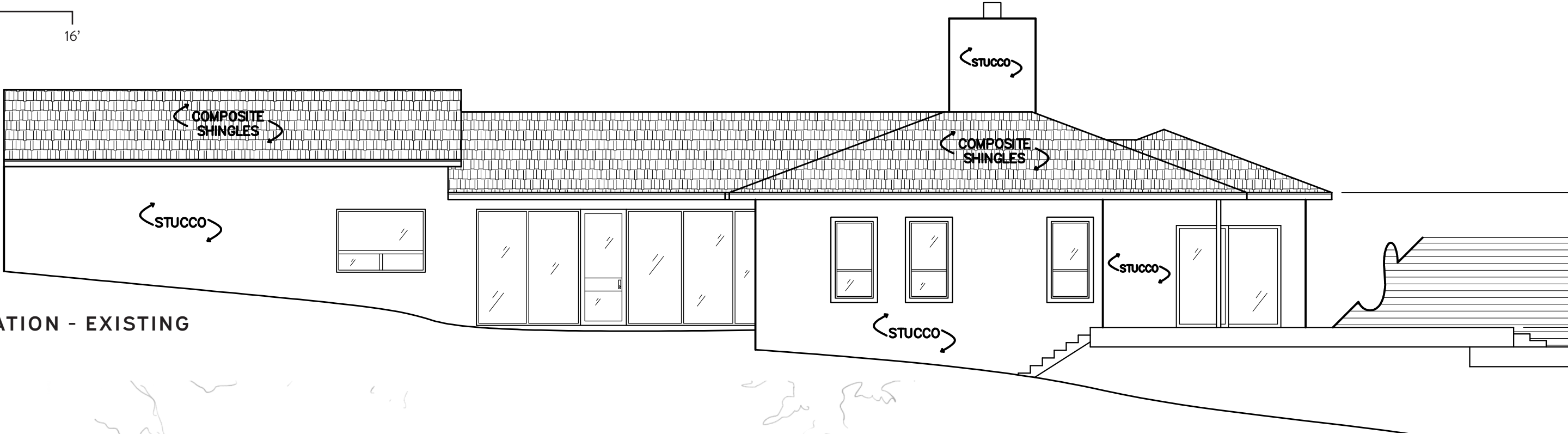
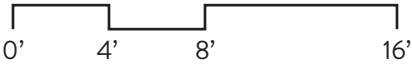
1/8" = 1'



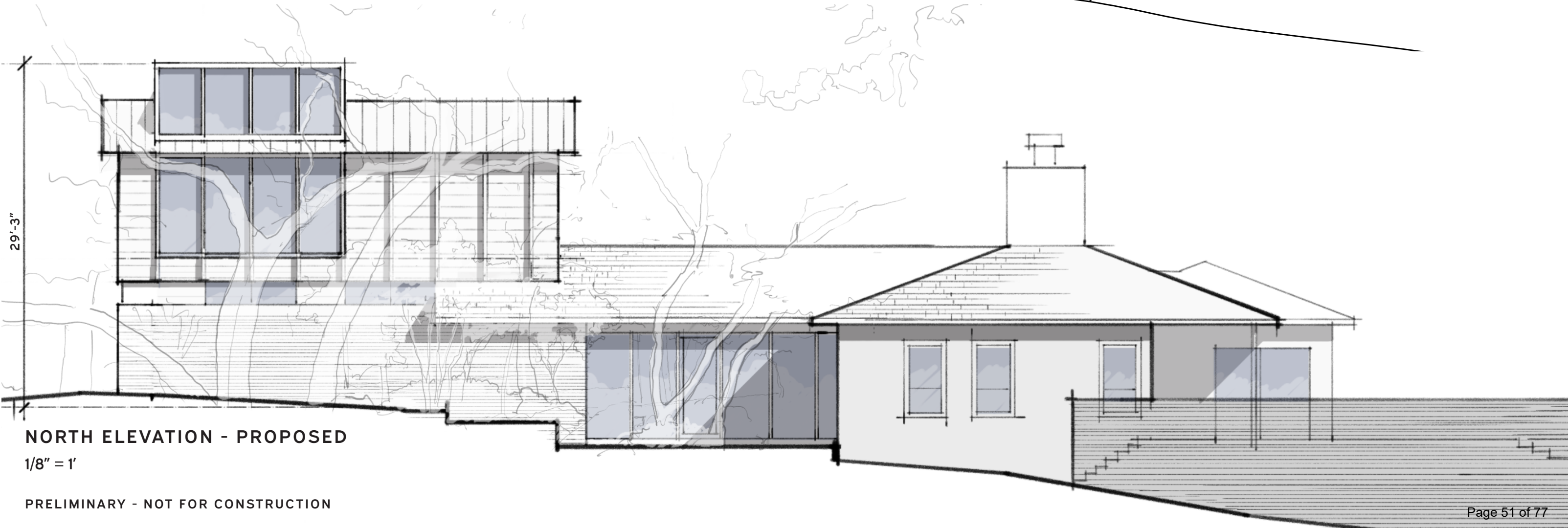
DRAWING LEGEND

- 1 STAIRWELL
- 2 MECH ATTIC HATCH
- 3 DEN
- 4 BEDROOM
- 5 BUNKS
- 6 WALK-IN CLOSET
- 7 BATHROOM
- 8 TERRACE

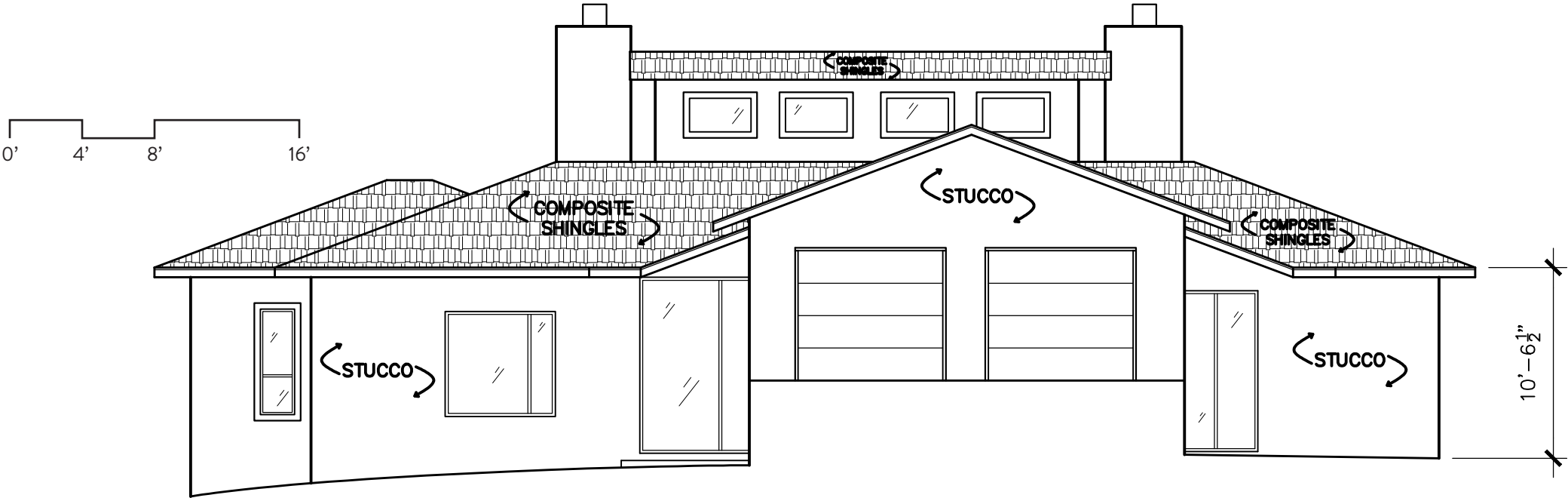




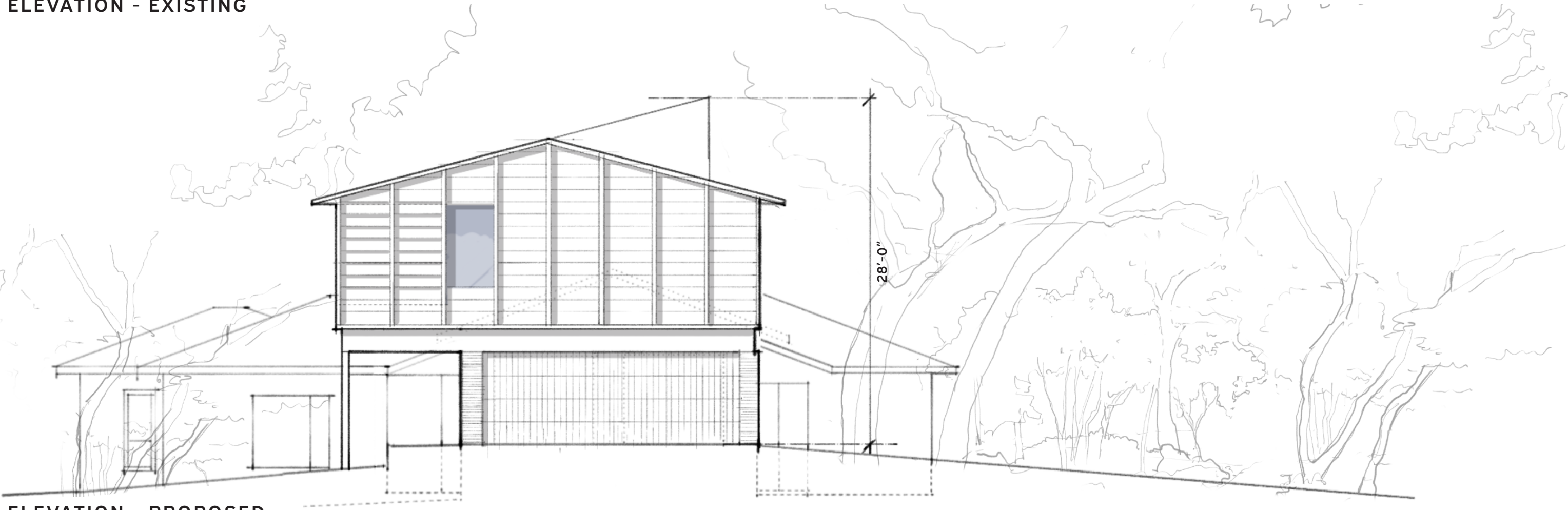
NORTH ELEVATION - EXISTING
1/8" = 1'



NORTH ELEVATION - PROPOSED
1/8" = 1'



EAST ELEVATION - EXISTING
1/8" = 1'



EAST ELEVATION - PROPOSED
1/8" = 1'

Kim & John Farr
4 Rocky River Cove
(512)914-5407

March 2, 2025

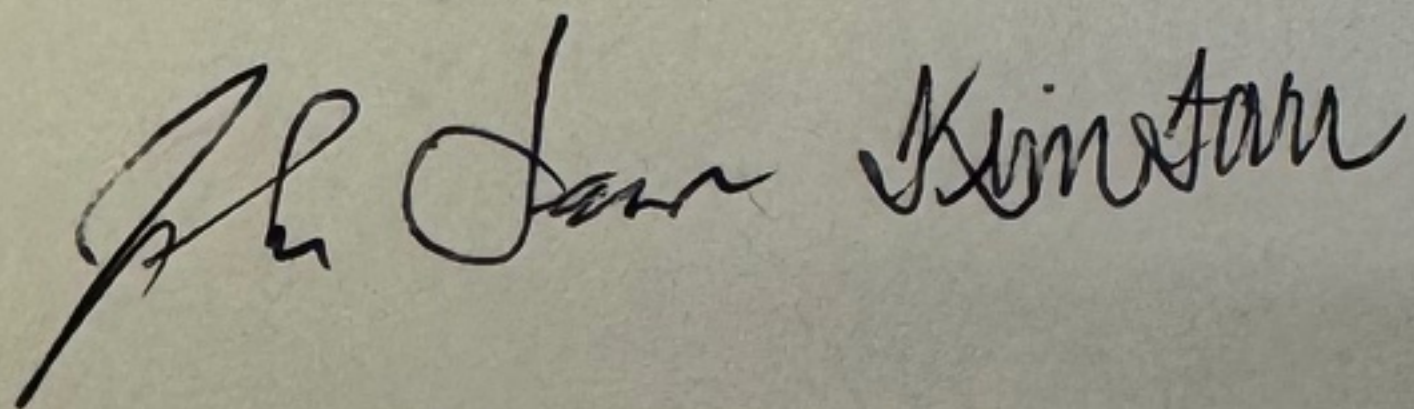
To The City of West Lake Hills,

We are writing in regards to Kendall & Todd Hasie's proposed construction project at 9 Rocky River Cove. We live down the street at 4 Rocky River Cove and have been here for over 30 years. We have seen many other renovations happen on our street and in the neighborhood.

Kendall & Todd have shared their preliminary drawings and we feel it will only add to the street appeal. Their house is at the very end of the cul-de-sac so is really not infringing on any other lot.

We support this renovation and only see it posing a positive impact on our street and their property.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim & John Farr", written in a cursive style.

Kim & John Farr

Jeff & Holly Townsend
704 Rocky River Road
West Lake Hills, TX 78746

Re: 9 Rocky River Cove Construction Variance

April 2, 2025

To The City of West Lake Hills,

Please find this letter pertaining to our neighbors, Kendall & Todd Hasie's proposed construction project. Our property backs up to Rocky River Cove and they have provided us with the preliminary renderings for their addition. We support the changes they have shared.

We feel the changes will add to the overall street and neighborhood value. The addition over the garage does not appear to be significantly changing the existing footprint or affecting any neighboring properties.

We look forward to improving the Rocky River Road/Cove block with our future home at 704 Rocky River Road and the Hasie's addition to their home.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Townsend', with a large, stylized loop at the end.

Jeff Townsend

9 Rocky River Cv – Front Setback & Non-Conforming Expansion Variance

Applicant's Findings of Fact

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

The special conditions referenced throughout this application and questionnaire relate to the existing non-conforming structure that is now built over the City's current more stringent setbacks. Any modifications to a nonconforming structure require a variance.

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

The proposed addition has been thoughtfully designed to minimize impact on the natural flora, particularly the protected trees surrounding the home. As most of the work involves building vertically above the existing non-conforming structure and foundation, approval of the requested variance would not cause significant disruption to the natural terrain or result in loss of existing vegetation.

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

There are no feasible alternatives to the proposed scope of work, as any modification to this nonconforming structure requires a variance under City Code. A significant portion of the existing footprint already encroaches into the front setback. The proposed solution, constructing a second story above the existing garage, avoids further site disturbance, grading, and drainage impacts that would necessitate additional variances. This approach minimizes disruption to the natural terrain while preserving trees and vegetation.

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

The variance requested are the absolute minimum required to alleviate the hardship which pertain to the current stringent setbacks that were not in place when the house was originally built.

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

The existing structure is non-conforming, and the proposed expansion of the habitable area will utilize the existing foundation. We believe this approach aligns with the intent of the Zoning Ordinances and the City's Comprehensive Plan, as the home was built prior to the implementation of the current, more stringent requirements. The proposed work largely stays within the existing footprint of the structure, in keeping with the City's goals and maintaining consistency with the established neighborhood character.

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

The requested variance is not anticipated to negatively impact neighboring properties, as the proposed addition will remain largely within the existing footprint of the home. This approach minimizes disruption to the surrounding natural landscape and preserves the spatial relationship with adjacent lots. Additionally, the design of the new habitable space is consistent with the architectural style of the existing structure, ensuring visual harmony and compatibility with the neighborhood. Notably, the proposed addition does not increase any encroachments into the side setback that borders the adjacent neighborhood, further alleviating potential concerns from neighboring property owners. Letters of support from neighbors have been provided to reinforce this.



City of West Lake Hills
Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	May 21, 2025	Item Number:	6
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills, Director of Building & Development	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1002 Old Stonehedge Rd.: Discuss and make a recommendation on a variance to allow for an encroachment of 15 feet into the 50-foot front setback for the construction of a new house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Tisha Ritta, Central Texas Permit Partners

Recommendation

Staff recommend denial of the variance request, on the following basis:

- The existing house only encroaches 10 feet for a small part of the front north corner.
- No evidence has been provided that shows the existing septic is adequate for a new house and that it cannot be moved to a different location. The front yard is down slope from the house, which would be a better location for the field.
- While the proposed footprint gets closer to protected trees in the rear, construction can be modified to avoid the ½ critical root zone of both trees. With the encroachment, a 10-inch tree would be impacted.

This item will be forwarded to the June 11, 2025 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Gagandeep & Randeep Billing

Legal Description: Old Stonehedge Lot 4

Lot Size: 0.6340 acres

Zoning: R-1, One-Family Residential

Wastewater: On-site Sewer Facility (Septic)

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

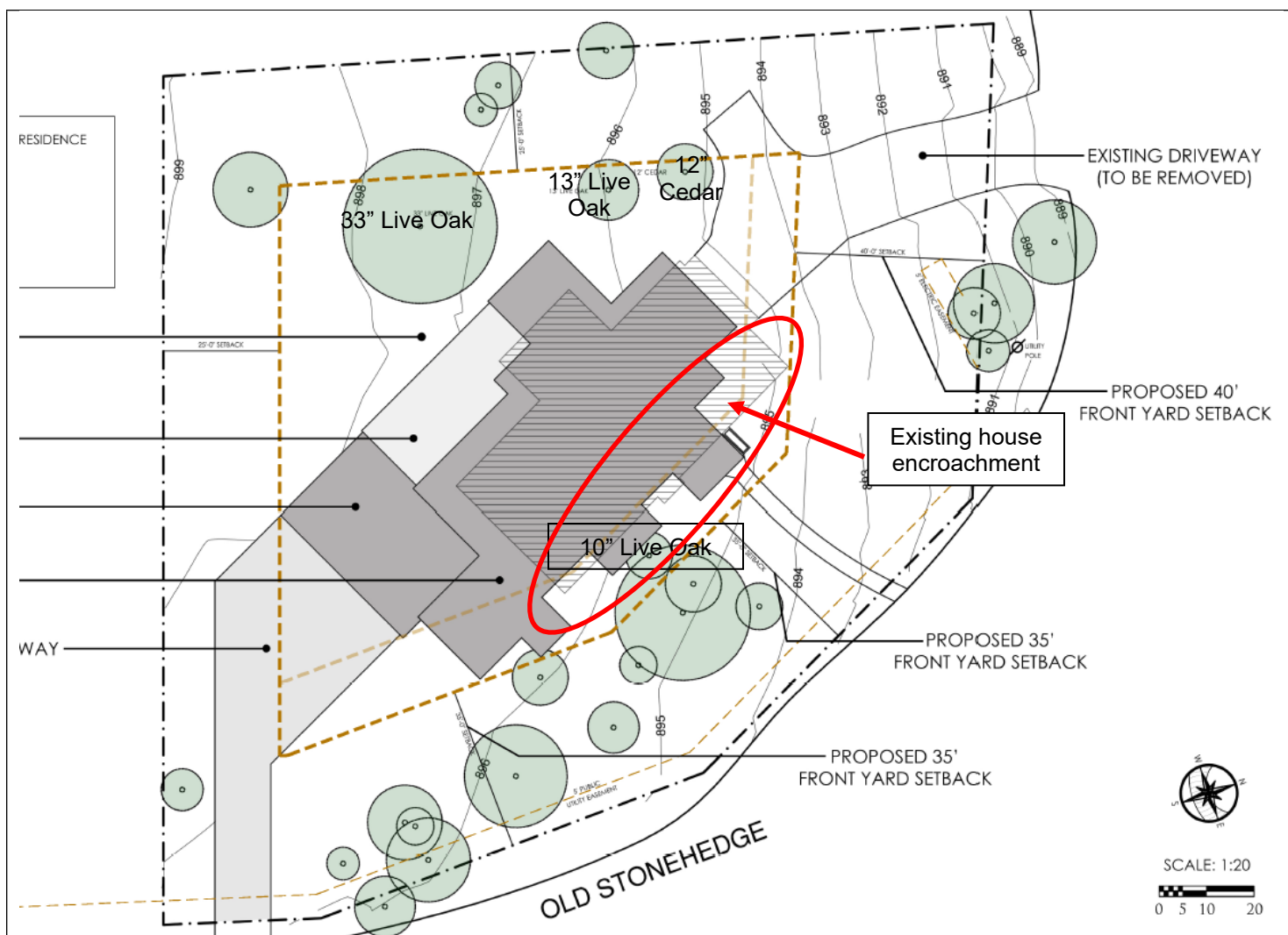
Background & Analysis:

The applicant is proposing to encroach 10 feet into the required 50-foot front setback for the demolition of the existing and construction of a new house (Attachment 1). The existing house is 1,936 square feet of conditioned space that was built in 1972. The existing structure currently encroaches into the front setback 10 feet at the northeast corner.

The applicant provided two site plans. The first shows a footprint for a new house that complies with all of the required setbacks. The stated hardship is that the existing septic field is in the rear of the house and the proposed footprint would be nearing three protected trees.



The second site plan shows moving the house forward, encroaching 15 feet into the required 50-foot setback parallel to the south and center property lines and 10 feet on the north front property line. By moving the house forward, the footprint will impact a 10-inch live oak at the front.



Public Comments:

As of the date of the report, one comment in support has been received (Attachment 4).

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
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The findings of fact as alleged by the applicant and city staff are attached in the following exhibits.

- Exhibit A - From the applicant
- Exhibit B - Staff recommendation

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

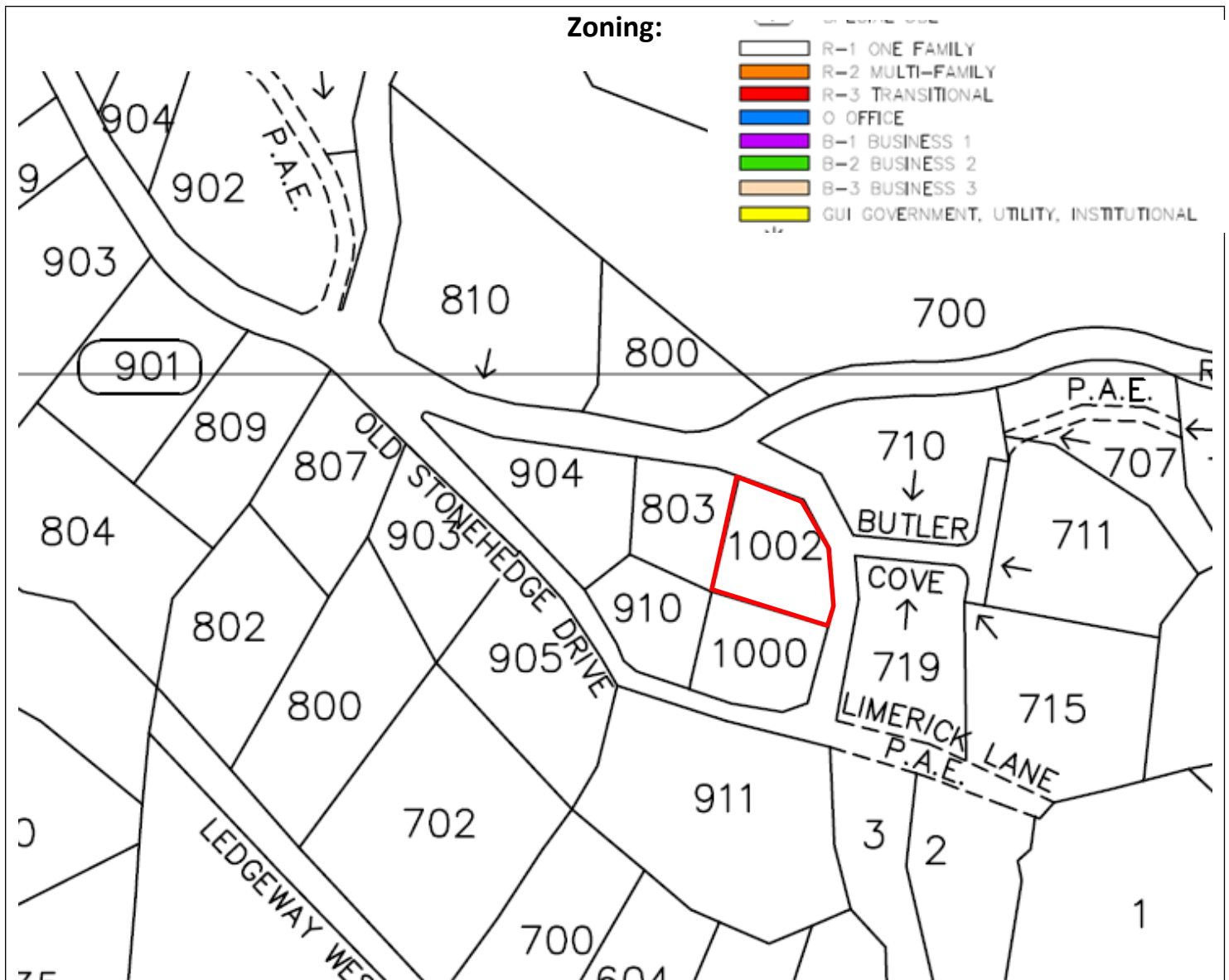
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

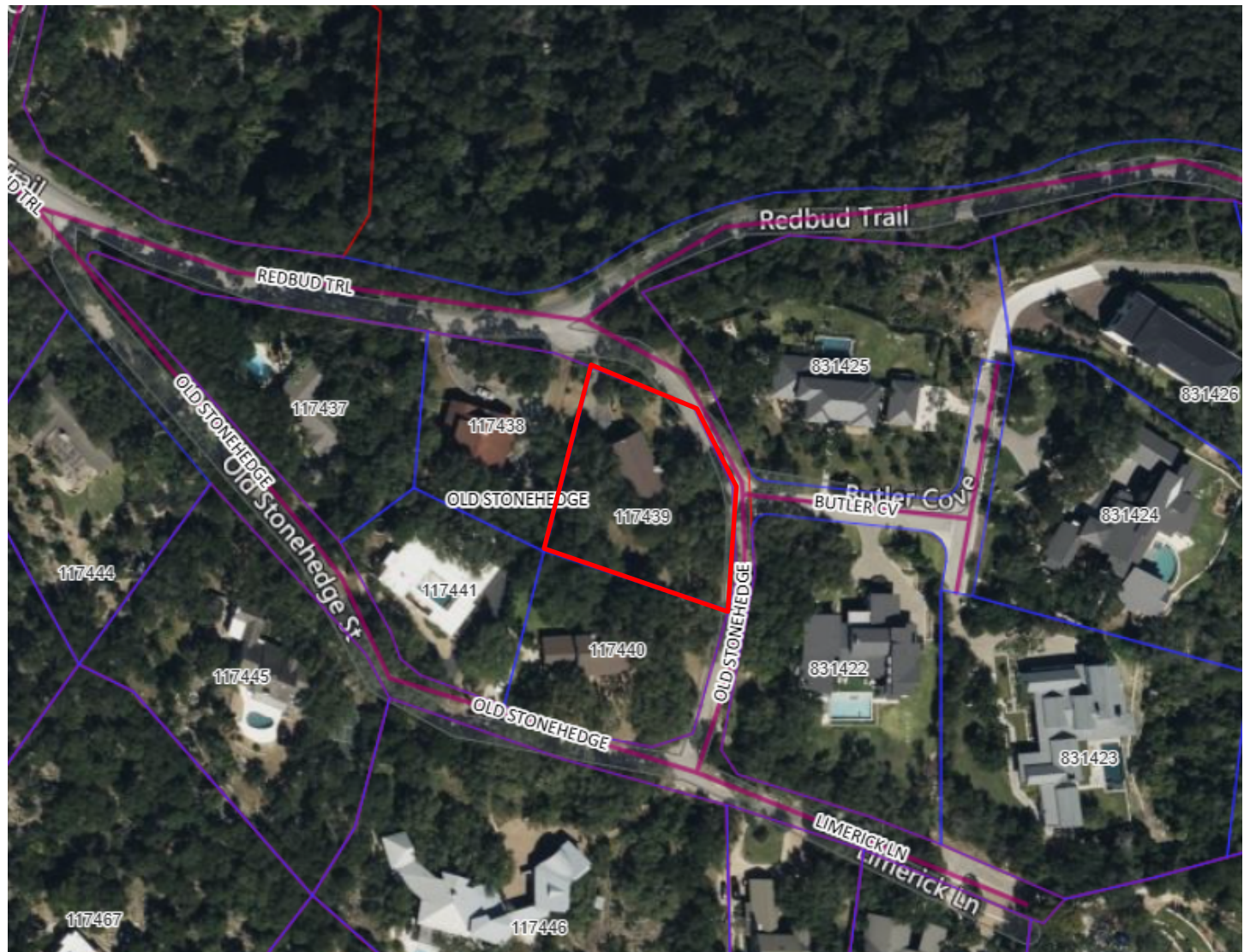
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Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:





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2880 Donnell Dr. | Suite 2802 | Round Rock, Texas 78664
Office: 512.937.0073
Tisha@permitpartnerstx.com

April 7, 2025

Zoning and Planning Commission
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Re: 1002 Old Stonehedge Variance Request

Dear ZAPCO Members,

On behalf of the property owners, Gagandeep and Randeep Billing, we respectfully submit this letter to request a variance to reduce the front yard setback from 50 feet to 40 feet on one lot line, and to 35 feet on two lot lines fronting Old Stonehedge, for the property located at 1002 Old Stonehedge.

The existing home, constructed in 1981, predates the City of West Lake Hills Zoning Ordinances. Under the current R-1 zoning requirements for lots over 0.5 acres, a 50-foot front setback is required. The existing 1,936-square-foot home encroaches into this setback and is considered a legal nonconforming structure. The owners are proposing to demolish the current home and construct a new, larger residence that meets the needs of their family while complying with all other applicable city regulations.

We believe the requested variances are justified based on the following key considerations:

Non-conforming Status: The existing home holds a legal non-conforming status due to its placement on the lot. The current 50-foot front building setback, established after the home was built, now encroaches on three sides of the structure. As a result, any modification to the conditioned space requires a variance to comply with current setback regulations.

Unique Site Conditions: The property is a corner lot uniquely situated at the intersection of Old Stonehedge, Redbud Trail, and Butler Cove. Its pie-shaped configuration results in frontage on three of the lot's five sides, significantly limiting the buildable area. Although the lot measures 0.63 acres, its irregular shape and substantial frontage constraints result in conditions more consistent with lots under 0.5-acre, which allow a 30-foot front setback.

Preservation of Flora: The proposed design has been thoughtfully planned to minimize impact on the site's natural features. Reducing the front setbacks would allow for construction to avoid protected trees at the rear of the property, as well as the existing septic system, helping preserve the lot's natural terrain and vegetation.



CENTRAL TEXAS PERMIT PARTNERS
2880 Donnell Dr. | Suite 2802 | Round Rock, Texas 78664
Office: 512.937.0073
Tisha@permitpartnerstx.com

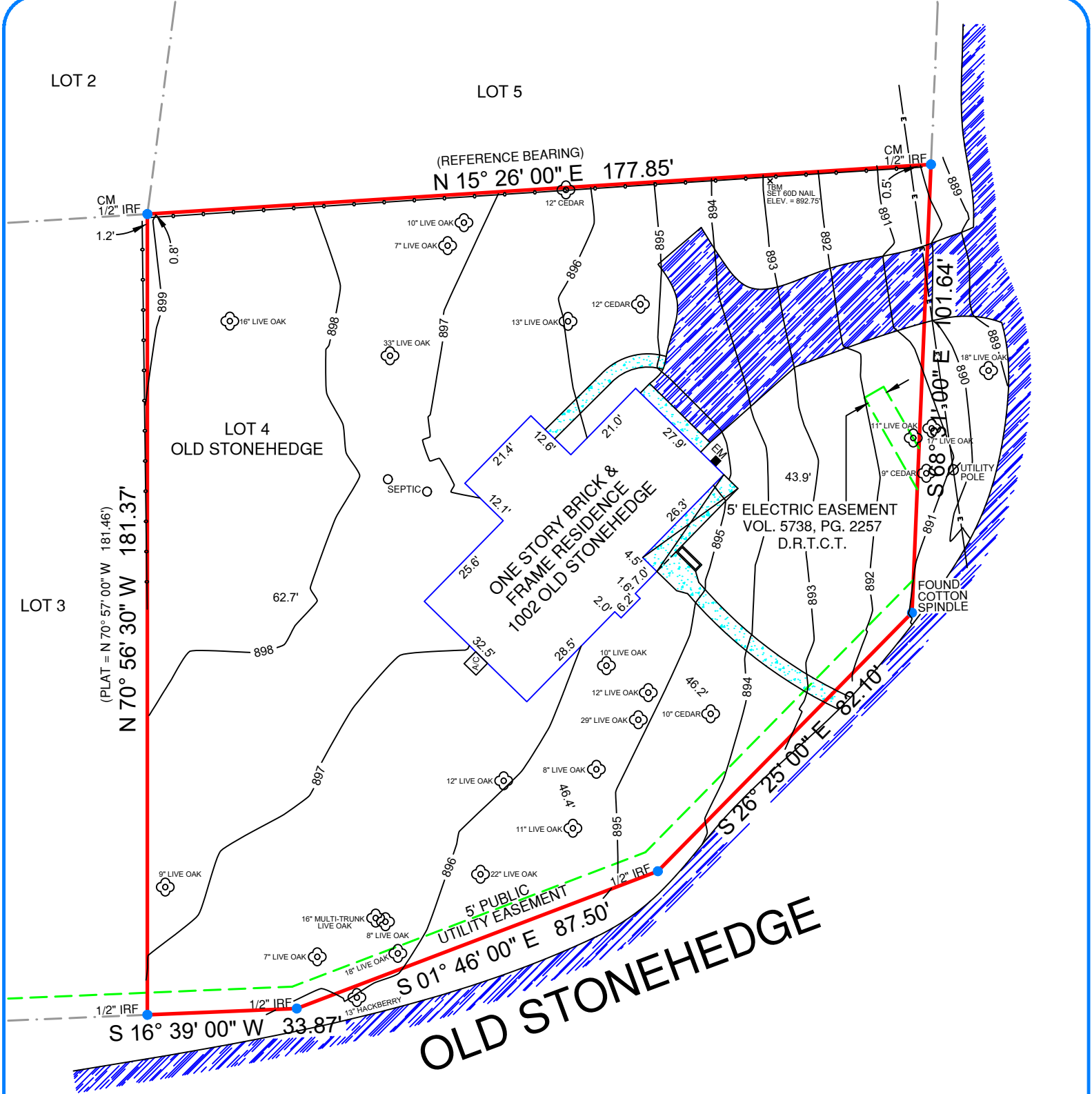
Included in this variance application packet are two conceptual site plans for your review. The first illustrates an option that retains the existing structure and adds within the allowable setback areas; however, this approach would impact the protected trees located behind the home and encroach upon the existing septic system. The second plan proposes new construction with front setback encroachments of 10 and 15 feet along Old Stonehedge, which allows the preservation of those trees and overall minimal disruption the site.

Thank you for considering our request. We are happy to provide any additional information or address any questions you may have regarding this application.

Respectfully,

Tisha Ritta
Central Texas Permit Partners
Tisha@permitpartnerstx.com

512-937-0073



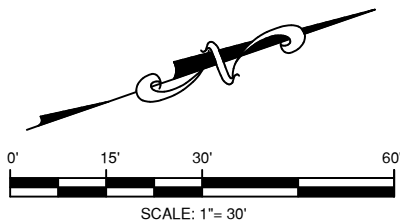
LEGEND:

—x—x— BARBWIRE FENCE	ASPHALT = [Pattern]
—o—o— CHAINLINK FENCE	CONCRETE = [Pattern]
—□—□— WROUGHT IRON FENCE	GRAVEL = [Pattern]
—//—//— WOOD FENCE	TILE = [Pattern]
—v—v— VINYL FENCE	WOOD = [Pattern]
—E—E— ELECTRIC LINE	BRICK = [Pattern]

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT

(WOOD) RAILROAD TIE = [Pattern]

NOTES:
TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
BEARINGS ARE BASED ON THE RECORDED PLAT.
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
BEING LOT 4, OLD STONEHEDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 34, PAGE 2, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH	MSP
FIELD	RC

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0445 K, DATED JANUARY 22, 2020.

DATE: 12/17/24 JOB NO.: 23-04274TOPOTS
FIELD: 12/16/24

1002 OLD STONEHEDGE, AUSTIN, TX 78746
LOT 4, OLD STONEHEDGE

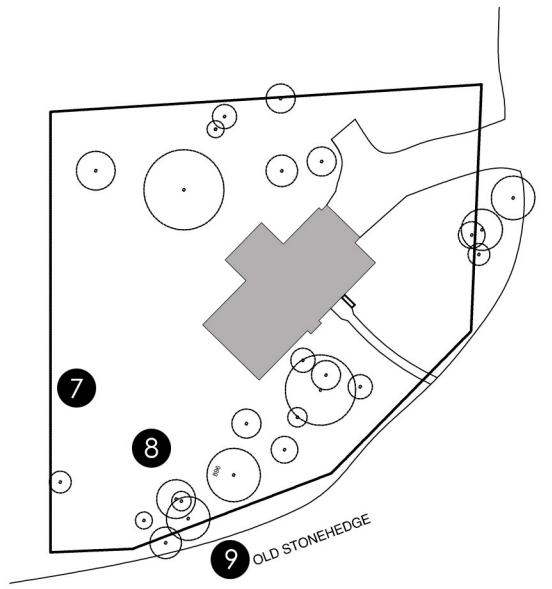
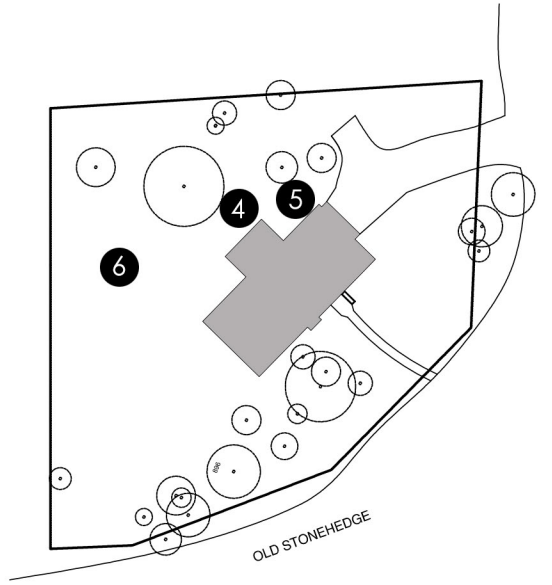
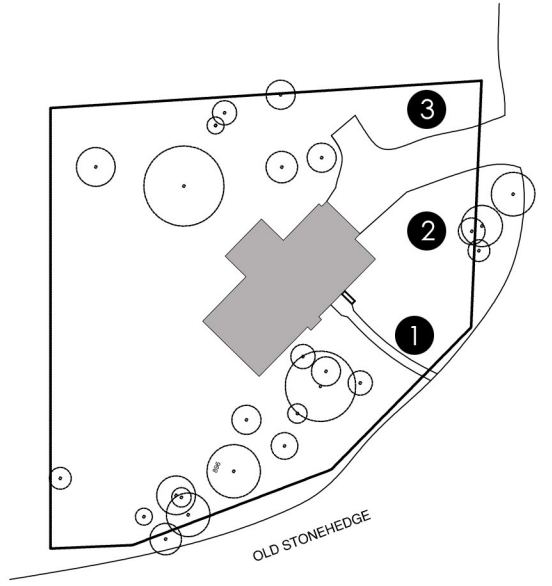


5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____
ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



EXTENT OF EXISTING RESIDENCE AND GARAGE

EXISTING TREES

PROPERTY LINE

SETBACK LINE

SEPTIC

OUTDOOR LIVING

3-CAR GARAGE

2-STORY DWELLING

NEW PROPOSED DRIVEWAY

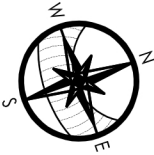
EXISTING DRIVEWAY
(TO BE REMOVED)

50' FRONT
YARD SETBACK

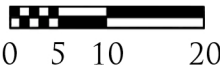
50' FRONT YARD SETBACK

50' FRONT YARD SETBACK

OLD STONEHEDGE



SCALE: 1:20



EXTENT OF EXISTING RESIDENCE
AND GARAGE

EXISTING TREES

PROPERTY LINE

SETBACK LINE

SEPTIC

OUTDOOR LIVING

3-CAR GARAGE

2-STORY DWELLING

NEW PROPOSED DRIVEWAY

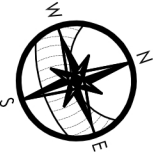
EXISTING DRIVEWAY
(TO BE REMOVED)

PROPOSED 40'
FRONT YARD SETBACK

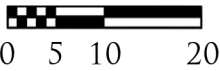
PROPOSED 35'
FRONT YARD SETBACK

PROPOSED 35'
FRONT YARD SETBACK

OLD STONEHEDGE



SCALE: 1:20



1002 OLD STONEHEDGE - PROPOSED SETBACK VARIANCE

Subject: Support for Variance Approval – 1002 Old Stonehedge

Dear Zoning and Planning Commission,

We are *Andrew Wicks & Bridgette Summers*, the next-door neighbors to 1002 Old Stonehedge, and we want to express our strong support for the approval of the requested variances for this property.

Gagan and Randee have been highly considerate of their property and its impact on the surrounding area as they plan the development of their home. We believe their request is reasonable and aligns well with the character of the neighborhood.

We encourage the Planning & Zoning Commission and Board of Adjustment to approve the setback encroachment variance for their property. Please feel free to reach out if you have any questions or need further information.

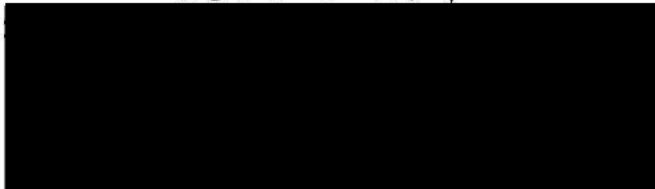
Best regards,

Names: *Andrew Wicks & Bridgette Summers*

Address: *803 Redbud Trail, West Lake Hills, TX*

Phone Number: *281-682-4054*

Emails



Two handwritten signatures in black ink, one above the other, corresponding to the names listed.

1002 Old Stonehedge – Front Setback Variance

Applicant's Findings of Fact

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

The special conditions described in this application relate to the existing nonconforming structure, which was built prior to the City's implementation of more restrictive setback requirements and now encroaches into those setbacks. Per City Code, any modifications to a nonconforming structure require a variance. Additionally, the lot's unique pie-shaped configuration, combined with right-of-way frontage on three sides, greatly limits the available buildable area under the current 50-foot front setback requirement. While the lot measures 0.63 acres, its irregular shape and substantial frontage result in conditions more consistent with lots under 0.5-acre, which typically permit a 30-foot front setback.

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

The proposed New Construction is designed to minimize disruption to the natural flora, particularly the existing protected trees in the rear. Granting the requested variances will not result in significant disturbance to the natural terrain or loss of existing vegetation.

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

Under City Code, any modification to this nonconforming structure requires a variance. Alternatives that involve expanding the existing structure would interfere with protected trees and encroach upon the existing septic system. The proposed variance offers a solution that minimizes disturbance to the natural terrain while preserving existing trees and vegetation.

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

The variance requested is the absolute minimum required to alleviate the hardship, which pertain to the current stringent setbacks that were not in place when the house was originally built.

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

The existing structure is legally non-conforming, and the proposed front setback encroachment is minimal. It more closely reflects the front setback requirements for lots under 0.5 acres, which typically allow for a 30-foot setback. We believe this request remains consistent with the intent of the Zoning Ordinances and aligns with the goals of the City's Comprehensive Plan.

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

The requested variance is not anticipated to negatively impact neighboring properties, as the proposed new construction will maintain its current spatial relationship with adjacent lots, and the street-facing setback encroachments are minimal. The new home will remain largely in the same location as the existing structure, ensuring visual consistency and compatibility with the surrounding neighborhood. Additionally, letters of support have been received from nearby neighbors.

Exhibit B
1002 Old Stonehedge Road
Staff Findings of Fact

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

The applicant has not provided adequate proof of an unnecessary hardship on the property. The first site plan appears to be able to sufficiently meet all code requirements.

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

With small modification, the proposed building footprint can be changed in order to provide minimal impact to the existing trees at the rear of the house.

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

The house can meet the required setbacks with modification of the design.

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

The encroachment of the existing structure is less than the requested encroachment.

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

The Zoning Ordinance and Comprehensive Plan require larger setbacks along streets to preserve the rural nature along the public rights-of-way for vegetation and wildlife.

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

No neighbors have alleged any adverse impact from the encroachment.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	May 21, 2025	Item Number:	7
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	Moore Estates Plat	Source of Funds:	N/A

Subject

Staff Briefing: Update on the development status of the Moore Estates Subdivision.

Recommendation

No action.

Discussion

Background & Analysis:

A plat for a six-lot subdivision was recorded for the Moore Estates on January 9, 2023 (Attachment 1). The property was previously 8.42-acre parcel with an existing single-family house. Prior to approving the plat, through pending litigation, a settlement agreement was entered into with the property owner that established specific development entitlements on the tract. All six lots have been purchased by a new owner who intends to develop the six lots.



5 pgs

202300003

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: MOORE ESTATES SUBDIVISION

OWNERS NAME: ROBIN MALLORY MOORE
DOYLE RANDALL MOORE
SHERRY MOORE WALDROP

ADDITIONAL RESTRICTIONS/ COMMENTS:

CERTIFICATE: 2023002105

RETURN:

STAYS IN FILE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

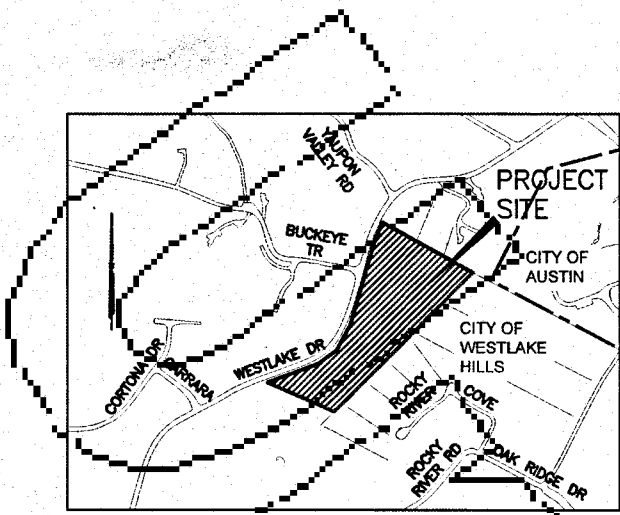
202300003

Jan 09, 2023 08:11 AM

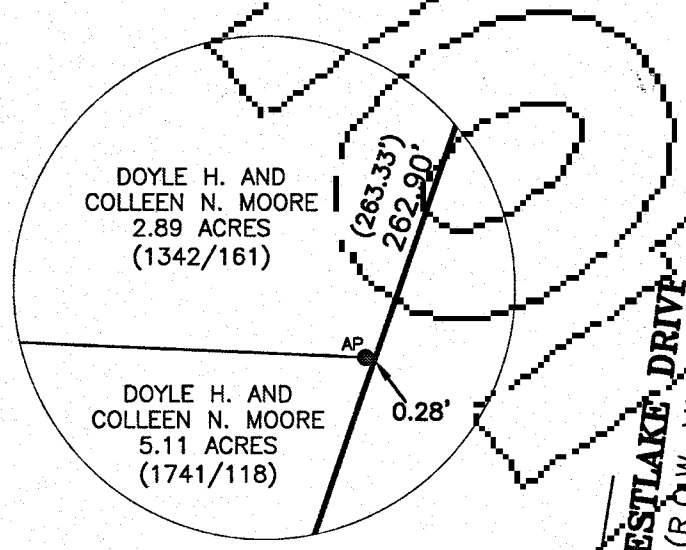
Fee: \$156.00

JOHNSOK11

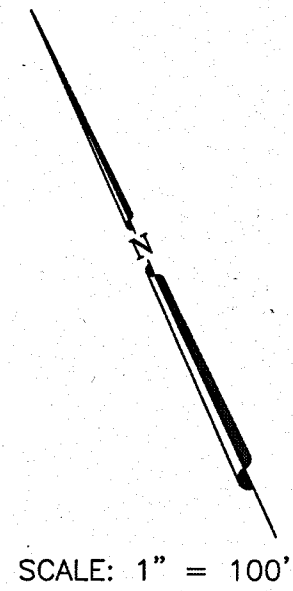
FINAL PLAT MOORE ESTATES SUBDIVISION TRAVIS COUNTY, TEXAS



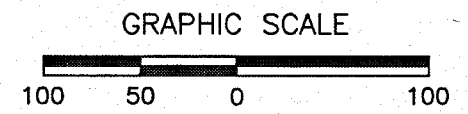
VICINITY MAP
N.T.S.



DETAIL



SCALE: 1" = 100'



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^{AP}	1/2" REBAR WITH "ALL POINTS" CAP FOUND
⊙	1/2" IRON PIPE FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊕	CONTROL POINT/BENCHMARK LOCATION
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PRIVATE UTILITY EASEMENT
J.U.A.E.	JOINT USE ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
R.O.W.	RIGHT-OF-WAY
()	RECORD INFORMATION
---	100-YEAR FLOODPLAIN
---	CREEK CENTERLINE

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT #2.

60D NAIL SET

SURFACE COORDINATES:
N 10079317.86
E 3095758.07

TEXAS STATE PLANE COORDINATES:
N 10078310.03
E 3095448.53

ELEVATION = 612.32'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 0°00'00"

BENCHMARK INFORMATION:

BM: 60D Nail set on the east side of Westlake Dr. at the end of Buckeye Trail +/- 5' from edge of asphalt.
OPUS POINT CHAPARRAL CONTROL POINT #2 (SEE NOTE ABOVE)

ELEVATION = 612.32'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

LOT SUMMARY TABLE

LOT	ACRES	FFE (MIN)
LOT 1	1.76	643
LOT 2	1.53	647
LOT 3	1.25	650
LOT 4	1.14	655
LOT 5	1.02	670
LOT 6	1.72	679
TOTAL	8.42	

LOT PROPERTY LINE TABLE

LINE TABLE			(RECORD LINE TABLE)		
LINE	BEARING	DISTANCE	LINE	(RECORD BEARING)	
L1	N67°54'53"E	75.81'	(L1)	(N70°22'59"E 75.8')	
L2	N50°02'50"E	105.11'	(L2)	(N52°38'59"E 105.0')	
L3	N31°35'25"E	145.82'	(L3)	(N34°13'59"E 145.7')	
L4	N19°50'11"E	129.90'	(L4)	(N22°16'59"E 129.8')	
L5	N17°24'34"E	172.52'	(L5)	(N19°15'42"E 172.3')	
L6	N26°02'52"E	82.79'	(L6)	(N28°31'59"E 83.2')	
L18	N22°05'07"W	69.14'			
L19	N58°24'35"W	69.70'			
L20	N70°09'49"W	66.35'			
L21	N61°37'48"W	66.13'			

WILKINSON SPARKS
SURVEY NO. 1
ABSTRACT NO. 21

DATE OF PREPARATION: February 22, 2021

Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.
1573-001

DRAWING NO.
1573-001-PLR6LT

PLOT DATE:
08/30/2022

PLOT SCALE:
1"=100'

DRAWN BY:
RGH/PAQ

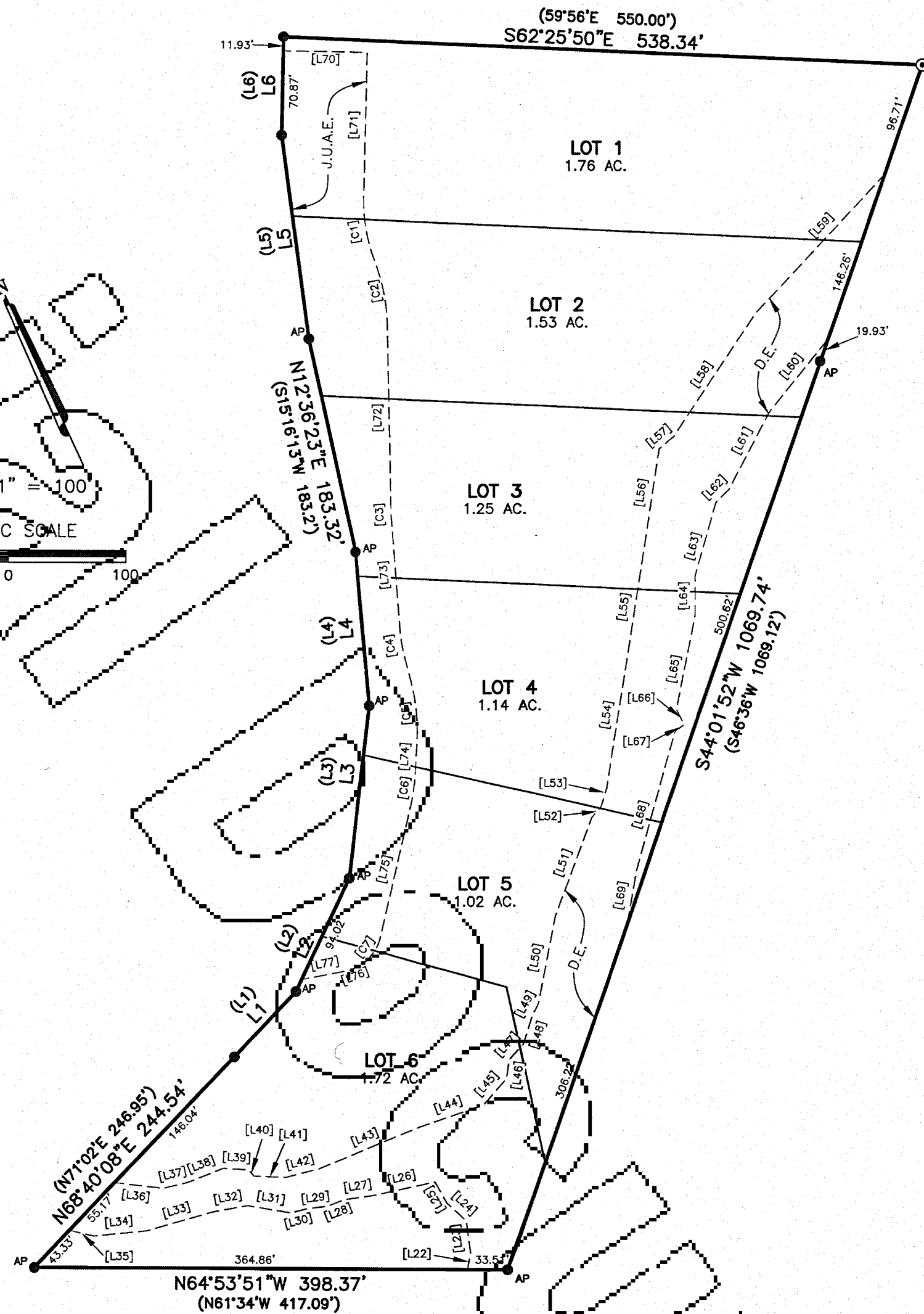
SHEET
01 OF 05

FINAL PLAT MOORE ESTATES SUBDIVISION TRAVIS COUNTY, TEXAS

J.U.A.E. & DRAINAGE EASEMENT DETAIL

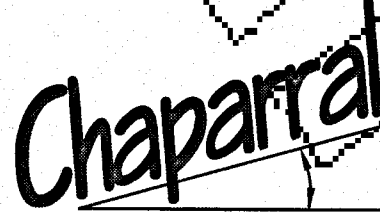
DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
[L22]	N35°16'40"E	14.62'
[L23]	N17°03'02"E	26.72'
[L24]	N22°27'12"W	22.41'
[L25]	N04°34'28"W	19.91'
[L26]	N77°23'43"W	52.62'
[L27]	N73°01'08"W	24.64'
[L28]	N85°51'51"W	15.88'
[L29]	N72°22'43"W	16.51'
[L30]	N79°31'00"W	14.31'
[L31]	N55°58'30"W	37.21'
[L32]	N75°36'46"W	29.52'
[L33]	N80°59'10"W	58.06'
[L34]	N70°34'00"W	44.94'
[L35]	N51°41'54"W	20.92'
[L36]	S58°26'55"E	41.04'
[L37]	S78°19'24"E	21.06'
[L38]	S86°32'37"E	32.88'
[L39]	S61°52'14"E	20.71'
[L40]	S18°58'25"E	7.21'
[L41]	S62°59'47"E	26.67'
[L42]	S79°32'54"E	28.29'
[L43]	S87°36'07"E	91.99'
[L44]	S84°22'33"E	57.27'
[L45]	N66°10'41"E	28.76'
[L46]	N31°59'39"E	15.87'
[L47]	N65°41'42"E	17.17'
[L48]	N42°16'04"E	26.05'
[L49]	N52°35'52"E	10.45'
[L50]	N35°52'53"E	75.20'
[L51]	N45°23'37"E	88.25'
[L52]	N65°45'01"E	12.02'
[L53]	N42°07'52"E	15.43'
[L54]	N34°01'28"E	123.31'
[L55]	N33°55'23"E	88.82'
[L56]	N33°41'48"E	77.26'
[L57]	N75°29'21"E	16.24'
[L58]	N58°42'05"E	125.56'
[L59]	N68°03'05"E	158.42'
[L60]	S63°56'52"W	77.67'
[L61]	S52°38'05"W	73.91'
[L62]	S69°59'01"W	15.92'
[L63]	S40°52'41"W	64.48'
[L64]	S24°44'04"W	32.54'
[L65]	S36°14'14"W	81.18'
[L66]	S03°00'54"E	14.34'
[L67]	S80°47'46"W	9.43'
[L68]	S40°44'12"W	120.99'
[L69]	S35°01'51"W	47.07'

SCALE: 1" = 100'
GRAPHIC SCALE



J.U.A.E. LINE TABLE		
LINE	BEARING	DISTANCE
[L70]	N63°57'08"W	70.50'
[L71]	N26°22'06"E	122.13'
[L72]	N23°49'48"E	153.89'
[L73]	N20°26'19"E	93.06'
[L74]	N28°06'08"E	26.66'
[L75]	N38°01'20"E	113.08'
[L76]	S86°05'23"E	8.99'
[L77]	S75°52'07"E	39.34'

J.U.A.E. CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
[C1]	137.25'	22°26'57"	53.78'	N15°10'05"E	53.43'
[C2]	162.75'	19°53'11"	56.49'	N13°53'13"E	56.21'
[C3]	137.25'	3°23'30"	8.12'	N22°08'04"E	8.12'
[C4]	137.25'	10°15'00"	24.55'	N15°18'49"E	24.52'
[C5]	162.75'	17°54'49"	50.88'	N19°08'44"E	50.68'
[C6]	162.75'	9°55'12"	28.18'	N33°03'44"E	28.14'
[C7]	37.75'	49°02'51"	32.32'	N62°32'46"E	31.34'



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1573-001

DRAWING NO.:
1573-001-PLR6LT

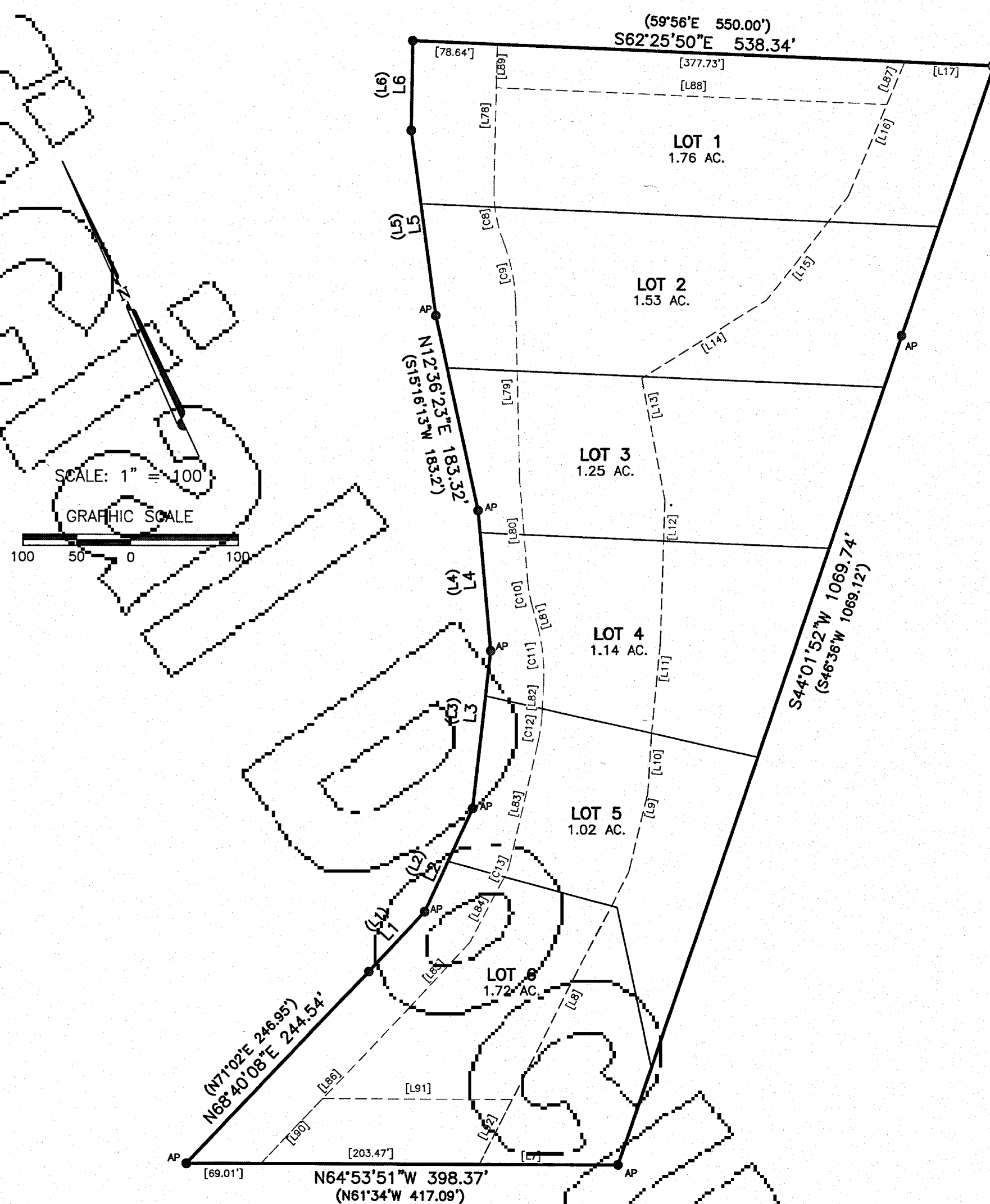
PLOT DATE:
08/30/2022

PLOT SCALE:
1"=100'

DRAWN BY:
RGH/PAQ

SHEET
02 OF 05

CONSERVATION EASEMENT DETAIL

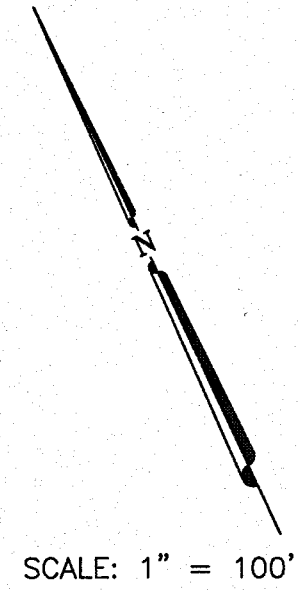


C.E. LINE TABLE		
LINE	BEARING	DISTANCE
[L78]	S26°23'34"W	132.01'
[L79]	S23°44'59"W	161.53'
[L80]	S20°26'19"W	93.06'
[L81]	S10°11'19"W	20.34'
[L82]	S28°06'08"W	26.66'
[L83]	S38°01'20"W	113.08'
[L84]	S52°43'24"W	62.99'
[L85]	S67°54'53"W	83.99'
[L86]	S68°40'08"W	197.32'
[L87]	S47°58'09"W	42.68'
[L88]	N62°25'50"W	360.97'
[L89]	S26°23'34"W	40.01'
[L90]	S68°40'08"W	82.81'
[L91]	N64°53'51"W	175.54'
[L92]	N51°51'51"E	67.20'

CONSERVATION EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C8	129.25'	22°26'57"	50.64'	S15°10'05"W	50.32'
C9	170.75'	19°53'11"	59.26'	S13°53'13"W	58.97'
C10	129.25'	10°15'00"	23.12'	S15°18'49"W	23.09'
C11	170.75'	17°54'49"	53.39'	S19°08'44"W	53.17'
C12	170.75'	9°55'12"	29.56'	S33°03'44"W	29.53'
C13	45.75'	22°29'52"	17.96'	S49°16'17"W	17.85'

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1873-001 DRAWING NO.: 1573-001-PLr6LT PLOT DATE: 08/30/2022 PLOT SCALE: 1"=100' DRAWN BY: RGH/PAQ
	SHEET 03 OF 05

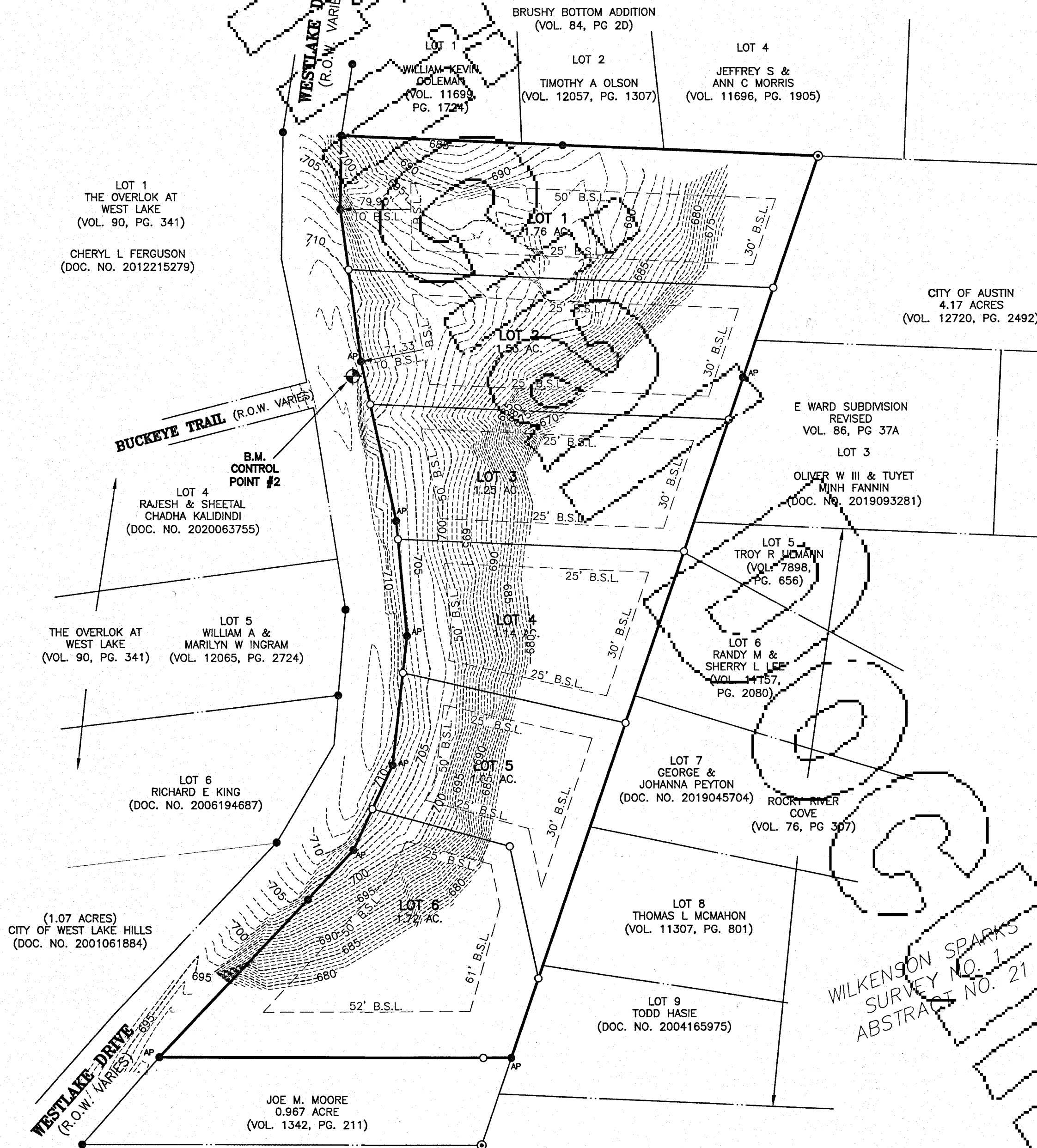
FINAL PLAT MOORE ESTATES SUBDIVISION TRAVIS COUNTY, TEXAS



SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100



FINAL PLAT MOORE ESTATES SUBDIVISION TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

WHEREAS, Robin Mallory Moore, Doyle Randall Moore, and Sherry Moore Waldrop, beneficiaries under Doyle H. Moore Family Trust, by virtue of a Warranty Deed recorded in Document No. Volume 13112, Page 289, need Records of Travis County, Texas are the owners of that certain 8.423 acre tract of land (called 7.875 acres) in the Wilkerson's Spark Survey No. 1 in Travis County, Texas; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the undersigned Trust beneficiaries, owners of the land shown on this plat, have described herein and named herein as the Moore Estates Subdivision, of the City of West Lake Hills, Travis County, Texas hereby subdivide said property and do hereby dedicate to the use of the Public, the drainage ways, the utility easements, and access easements for utility and emergency vehicle access as shown thereon for the purposes and considerations expressed.

WITNESS MY HAND this 12th day of December 2022.

Robin Mallory Moore

Doyle Randall Moore

Sherry Moore Waldrop

Sherry Moore Waldrop

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Robin Mallory Moore, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of December 2022.

Notary Public in and for Travis County, Texas

7-3-2026

Commission Expires

CHRISTINE COLUMBUS
Notary Public, State of Texas
Notary ID #13163032-3
My Commission Expires 07-03-2026

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Doyle Randall Moore, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of December 2022.

Notary Public in and for Travis County, Texas

2/19/2025

Commission Expires

JUDY YHU
Notary Public, State of Texas
Notary ID #1077368-3
My Commission Expires 02-19-2025

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sherry Moore Waldrop, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of December 2022.

Notary Public in and for Travis County, Texas

2/19/2025

Commission Expires

JUDY YHU
Notary Public, State of Texas
Notary ID #1077368-3
My Commission Expires 02-19-2025

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

DATED: 12-14-22

Paul C. Barker, P.E.

President of the Board WCID No. 10

I, the undersigned, City Administrator of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City, for which my approval is required.

DATED: 12/8/2022

City Administrator, City of West Lake Hills, Texas

I, the undersigned, City Arborist of the City of West Lake Hills, Texas, hereby certify that this subdivision conforms to all the oak wilt requirements of the City of West Lake Hills Code of Ordinances, for which my approval is required.

DATED: 12/15/2022

City Arborist, City of West Lake Hills, Texas

This plat has been submitted to and considered by the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas.

DATED: 12/09/2022

ZAPCO Chairperson, City of West Lake Hills, Texas

Approved and authorized for record by the City Council of the City of West Lake Hills, Texas.

DATED THIS 9th day of December 2022.

Mayor, City of West Lake Hills, Texas

ATTEST:

Serry Blanchard

City Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

I, Robert C. Thompson, P.E., am authorized under the State of Texas to practice engineering and hereby certify that a portion of this property is within a special flood hazard area as shown on the Federal Emergency Management Agency Map, Community Panel No. 48453 C0445K, dated January 22, 2020.

DATED: 12/02/2022

Robert C. Thompson, P.E. 69524
Thompson Land Engineering, LLC
904 N. Coahuila, Austin, Texas 78733

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.

DATED:

Paul J. Flugel 12-02-2022

Paul J. Flugel, R.P.L.S. 5096
Chaparral Professional Land Surveying, Inc.
Firm No. 10124500
3500 McCall Lane
Austin, Texas 78744
(512) 443-1724

PLAT NOTES:

1. ALL LOTS IN THIS SUBDIVISION ARE PLANNED TO BE CONNECTED TO THE CITY OF WESTLAKE HILLS PUBLIC SEWER SYSTEM.
2. ACCESS TO THESE LOTS IS ONLY TO BE FROM THE JOINT USE ACCESS EASEMENT AND LIMITED TO ONLY TWO LOCATIONS, THOSE LOCATIONS BEING APPROXIMATELY AT THE TWO LOCATIONS SHOWN ON THE FACE OF THE PLAT. THE PRIVATE DRIVE JOINT USE ACCESS EASEMENT (J.U.A.E.) AND WASTEWATER EASEMENT (W.W.E.) SHOWN ON THE PLAT SHALL BE A TWO WAY J.U.A.E. AND W.W.E. FOR THE BENEFIT OF EACH LOT OWNER AND SHALL BE MAINTAINED BY THE MOORE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, COVENANTS AND RESTRICTIONS THEREOF RECORDED IN DOCUMENT NO. 2022191872. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BUILDING OF SUCH PRIVATE DRIVE AND ALL OTHER UTILITY INFRASTRUCTURE SERVING THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS, ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE PRIVATE DRIVES, DRAINAGE OR OTHER UTILITY INFRASTRUCTURE SHOWN ON THIS PLAT. ALL CURB CUTS, ENTRANCES, AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.
3. ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, TEXAS.
4. DUE TO COMPROMISES ON EMERGENCY ACCESS AGREED UPON, LOTS 1 TO 6 SHALL BE PROTECTED THROUGHOUT BY A NATIONAL FIRE PROTECTION ASSOCIATION 13D-COMPLIANT RESIDENTIAL FIRE SPRINKLER SYSTEM. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION COMPANY OR AN ENDORSED PLUMBER. SPRINKLER PLANS SHALL BE SUBMITTED TO THE EMERGENCY SERVICES DISTRICT NO. 9 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. THE WATER SUPPLY INFRASTRUCTURE FOR THE SUBDIVISION SHALL PROVIDE ADEQUATE FIRE FLOW IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE APPENDIX B. FOR RESIDENTIAL STRUCTURES UP TO 3,600 SQUARE FEET, 1000 GALLONS PER MINUTE SHALL BE PROVIDED (SEE QUALIFICATIONS BELOW IN ITEM NO. 10).

6. ALL RESIDENTIAL STRUCTURES OVER 3,600 SQUARE FEET SHALL COMPLY WITH THE REQUIREMENTS OF TABLE B105.1 FROM THE INTERNATIONAL FIRE CODE. RESIDENTIAL STRUCTURES WITH AN APPROVED NATIONAL FIRE PROTECTION ASSOCIATION 13D RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL RECEIVE A 50% REDUCTION IN REQUIRED FIRE FLOW. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE. IF ADDITIONAL FIRE FLOW REDUCTIONS ARE NEEDED, THEY MUST BE OBTAINED THROUGH CONSULTATION WITH THE EMERGENCY SERVICES DISTRICT NO. 9, TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10, AND THE CITY OF WEST LAKE HILLS, TEXAS.

7. NO PARKING ON THE J.U.A.E. DRIVEWAY OR SHOULDER IS ALLOWED SO THAT IT MAY REMAIN OPEN FOR EMERGENCY VEHICLES. TO FACILITATE THIS REQUIREMENT THE ENTIRE J.U.A.E. DRIVEWAY SHALL BE PAINTED WITH RED FIRE LANE/TOW AWAY ZONE STRIPING AND SHALL HAVE NO PARKING SIGNAGE.

8. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO AND SHALL BE PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET OUT IN THE SETTLEMENT AGREEMENT AND RELEASE BY AND BETWEEN SHERRY WALDROP MOORE, DOYLE RANDALL MOORE, AND ROBIN MALLORY MOORE AS CO-TRUSTEES OF THE MOORE FAMILY TRUST, PLAINTIFFS V. CITY OF WEST LAKE HILLS, DEFENDANT IN THAT CERTAIN CAUSE NO. 0-1-GN-21-002632, IN THE 98TH JUDICIAL DISTRICT COURT OF TRAVIS COUNTY, TEXAS, INCLUDING THOSE SPECIAL TERMS CONDITIONS, AND COVENANTS RELATING TO TREE SURVEY, CLEARING, AND MITIGATION REQUIREMENTS, JOINT USE DRIVEWAY REQUIREMENT, AND MAXIMUM HEIGHT OF BUILDINGS REQUIREMENT AS PROVIDED THEREIN.

9. SITE CLEARANCE, SITE DISTURBANCE, AND IMPERVIOUS COVER. EVERY LOT OR UNIT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SAID WORK IN ACCORDANCE WITH THE PROVISION OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED MAXIMUM PERCENTAGE PERMITTED UNDER CITY CODE. IN THE EVENT OF CONFLICT BETWEEN THE CODE AND THESE PLAT NOTES, THE PLAT NOTES SHALL CONTROL.

10. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RULES CODIFIED IN 30 TAC CHAPTER 213, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE PERMITTING REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 213 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE WITH THE PERMITTING REQUIREMENTS OF THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY UNLESS THEY MEET THE <20% IC EXEMPTION WHERE THE TCEQ ISSUES NO REVIEW.

STATE OF TEXAS
COUNTY OF TRAVIS

I, Rebecca Guerrero, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 9th day of December 2022 A.D. the Commissioners Court of Travis County, Texas, passed an Order authorizing the filing for record of this plat, and that said Order has been entered into the Minutes of Said Court, as Document No. 202300003.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, this 9th day of December 2022.

Clerk of the County Court, Travis County, Texas

BY:

Deputy

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

Diana Limon-Mercado
I, Rebecca Guerrero, Clerk of the County Court of Travis County, Texas, do hereby certify that the foregoing instrument with its Certification of Authentication was filed in my office at 3:11 O'clock A.M. on the 9th day of December 2022 A.D., and duly recorded at 3:11 O'clock A.M. on the day of December 9th 2022 A.D. in the Plat Records of Travis County, Texas, as Document No. 202300003.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS, this the 9th day of December 2022, A.D.

Clerk of the County Court, Travis County, Texas

BY: Kimberly Johnson

Deputy

STATE OF TEXAS

COUNTY OF TRAVIS

Filed for record this 9th day of January 2023, A.D., at 3:11 O'clock

Clerk of the County Court, Travis County, Texas

BY: Kimberly Johnson

Deputy

Kimberly Johnson

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1573-001
DRAWING NO.: 1573-001-PL-BLT
PLOT DATE: 12/02/2022
PLOT SCALE: 1"=100'
DRAWN BY: RGH/PAQ
SHEET 05 OF 05