



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, May 28, 2025 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 28th day of May 2025 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on May 28, 2025.

1. Call to Order
2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
 - a. Approval of the May 14, 2025 Regular Meeting Minutes.
 - b. Approval of the May 14, 2025 Special Meeting Minutes.
 - c. **204 Westhaven Drive** - Approval of recommendation from ZAPCO 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.

4. Finance Discussion and possible action on a Revenue Forecast and preliminary tax rate for fiscal year 2025-26.
5. Administration Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (street and drainage projects).
6. Administration Receive an update and consider possible action regarding City of West Lake Hills v. Jaffe - 1405 Wildcat Hollow.
7. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the May 28, 2025 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 23, 2025 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, May 14, 2025 at 7:00 PM

1. Call to Order

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

CITY COUNCIL PRESENT:

Mayor James Vaughan
Mayor Pro Tem Gordon Bowman
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes

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

The meeting was reconvened at 9:24 p.m.

2. Administration Presentation of Certificates of Election and Oath of Office for the positions of City Council Member Place 1, City Council Member Place 3, and City Council Member Place 5.

Mayor Vaughan administered the Oath of Office and presented Certificates of Election to Beth South, Council Member Place 3 and Gordon Bowman, Council Member Place 5.

3. Administration Discuss and consider action on the selection of a Mayor Pro Tem.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Walker, the Council voted four (4) for and none (0) opposed to approve Gordon Bowman as Mayor Pro Tem. Motion carried.

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

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

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

- a. Approval of the April 23, 2025 Regular Meeting Minutes.
- b. Approval of the May 7, 2025 Workshop Minutes.
- c. 1405 Wildcat Hollow/1508 Westlake Dr.: Approve a Replat, Lot 1, K & J P Subdivision, Lot 1 and all of a called 1.544-acre tract of land situated in the Wilson Sparks Survey, Abstract No. 21 (Section 36.01.018 of the West Lake Hills Code).
- d. 704 Rocky River Rd.: Approve a Replat, Lot 1R, a replat of portions of Lot 1 and 2 of the White & Murdock Subdivision and 0.40 acres of the Wilkinson Sparks Survey Number 4, Abstract Number 21, within the city limits (Section 36.01.018 of the West Lake Hills Code).
- e. 419 Ridgewood Rd.: Approve a Replat, 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).
- f. Approving the purchase of a public works vehicle in the amount of \$50,720.50 and authorizing the City Administrator to execute related documents.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Walker, the Council voted four (4) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

- 6. Proclamation Mayor to proclaim the week of May 18-24, 2025 as Public Works Week in the City of West Lake Hills, Texas.

Mayor Vaughan presented the proclamation to Public Works Utility Superintendent Manny Ghiselline and thanked him for a job well done.

Superintendent Ghiselline gave a presentation to the Council on the Public Works projects.

- 7. Ordinance Discuss and consider action on Ordinance No. 2025-004 to amend Section 26.02.061 Designation of floodplain administrator.

Director Bills gave a brief summary.

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember Plunkett, the Council voted four (4) for and none (0) opposed to approve Ordinance 2025-004 as presented. Motion carried.

- 8. Administration Discuss and consider action on a resolution approving the appointment of the law firm Denton Navarro Rodriguez Bernal Santee & Zech, P.C. to provide legal services as City Attorney.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember South, the Council voted four (4) for and none (0) opposed to approve/ratify the resolution as presented. Motion carried.

- 9. Administration Discussion and possible action regarding site lighting considerations related to the new municipal complex at 4010 Bee Cave Road.

City Administrator Fletcher gave a presentation to the Council. No further action was taken.

10. Administration Discuss and consider approving change order number 5 for the Proposition B Street & Drainage Projects with Smith Consulting in the amount of \$137,658.73 for changes due to utility relocation, contract quantities, and Redbud Trail, and authorize the City Administrator to execute the same.

Jay Kennedy gave a presentation to the Council.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Walker, the Council voted four (4) for and none (0) opposed to approve Change Order #5 as presented. Motion carried.

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

Mayor Vaughan skipped items #11 and #12 on the agenda.

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

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted four (4) for and none (0) opposed to adjourn the meeting at 10:05 p.m. Motion carried.

Respectfully submitted,

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on May 28, 2025.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL SPECIAL MEETING
Wednesday, May 14, 2025 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Vaughan called the meeting to order at 7:00 p.m.

CITY COUNCIL PRESENT:

Mayor James Vaughan
Mayor Pro Tem Gordon Bowman
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes

2. Ordinance Discuss and consider action to approve an ordinance for the final canvass of the May 3, 2025 General election and declare the candidates elected for City Council Member Place 1, City Council Member Place 3, and City Council Member Place 5.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted four (4) for and none (0) opposed to approve the ordinance as presented. Motion carried.

3. Adjournment

Mayor Vaughan adjourned the meeting at 7:02 p.m.

Respectfully submitted,

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on May 28, 2025.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	May 28, 2025	Item Number:	3c
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.: Approval of recommendation from ZAPCO 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 Zoning and Planning Commission reviewed the application their regular meeting on May 21, 2025 and approval with conditions listed. The applicant can submit for final City Council review with all conditions corrected per the subdivision resubmittal schedule. 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.

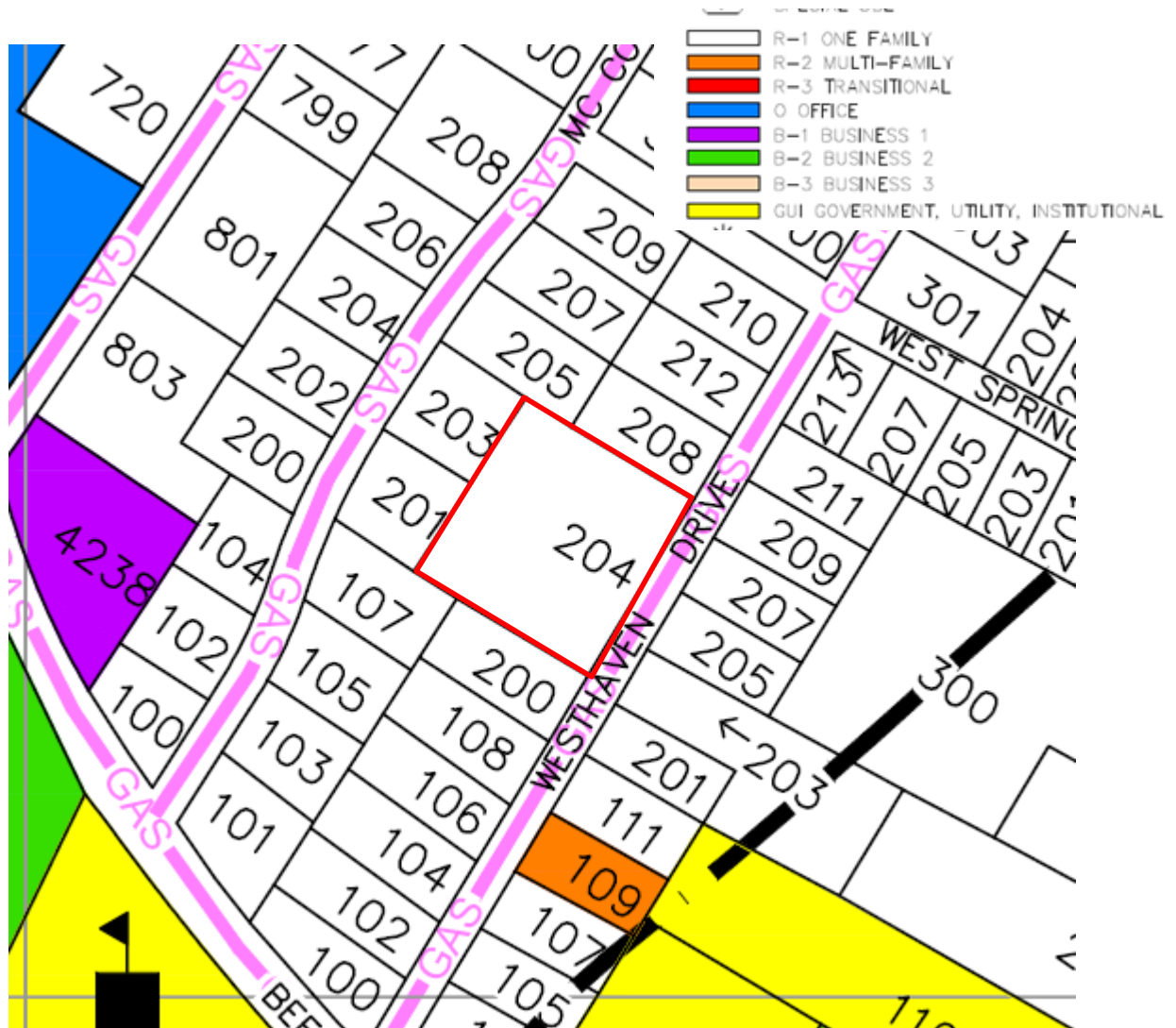
Comprehensive Planning Analysis

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:

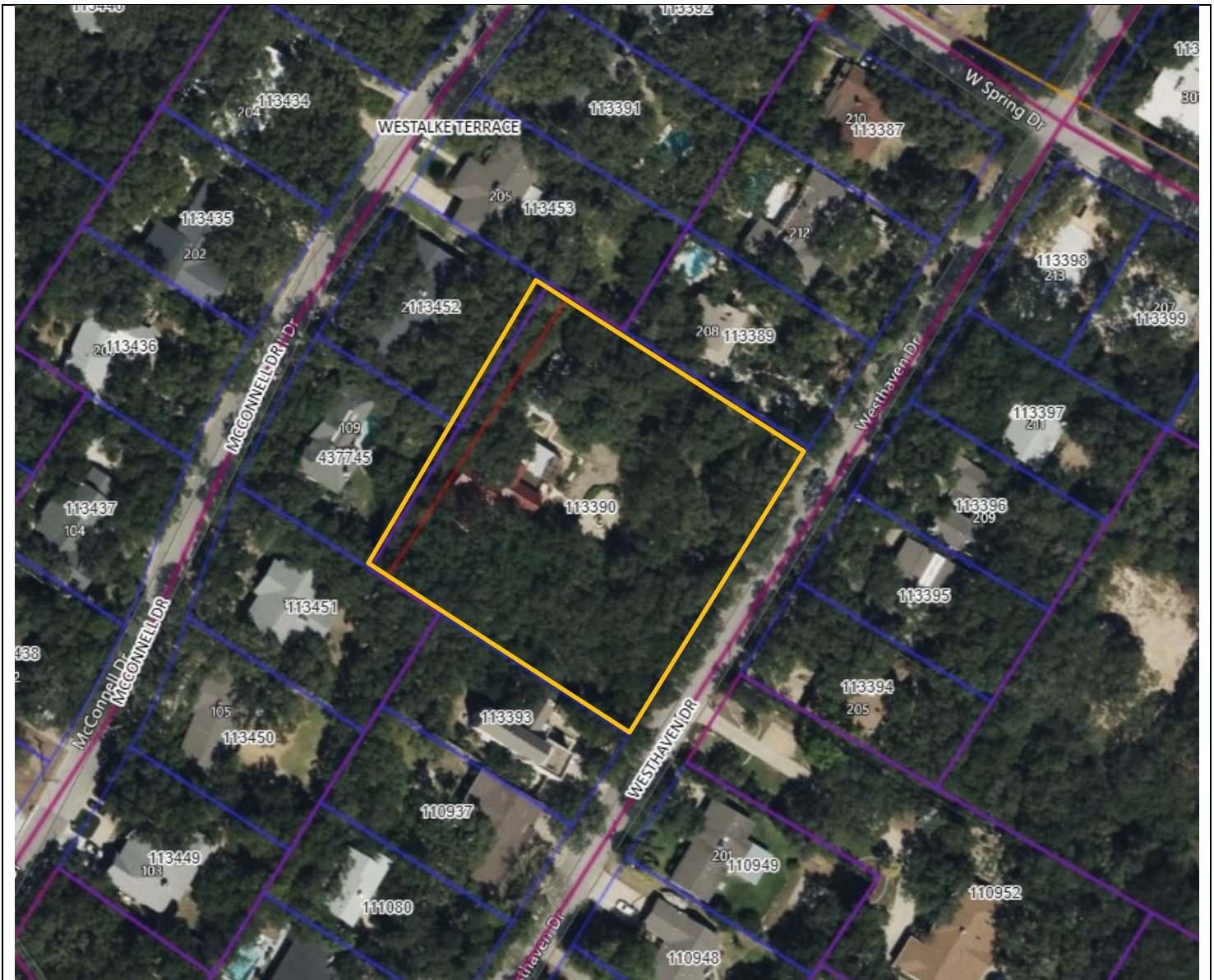
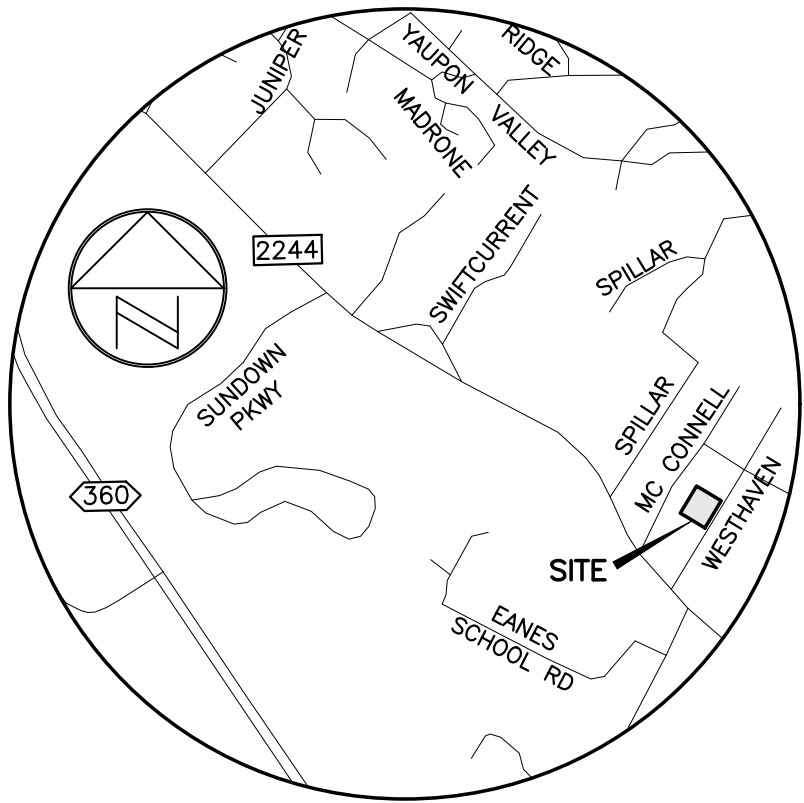
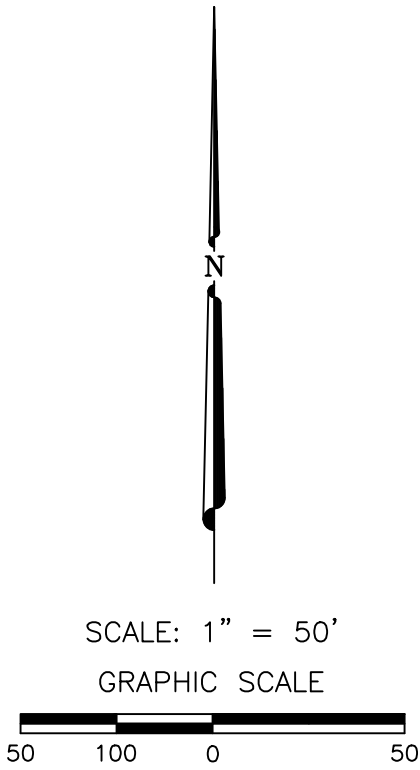
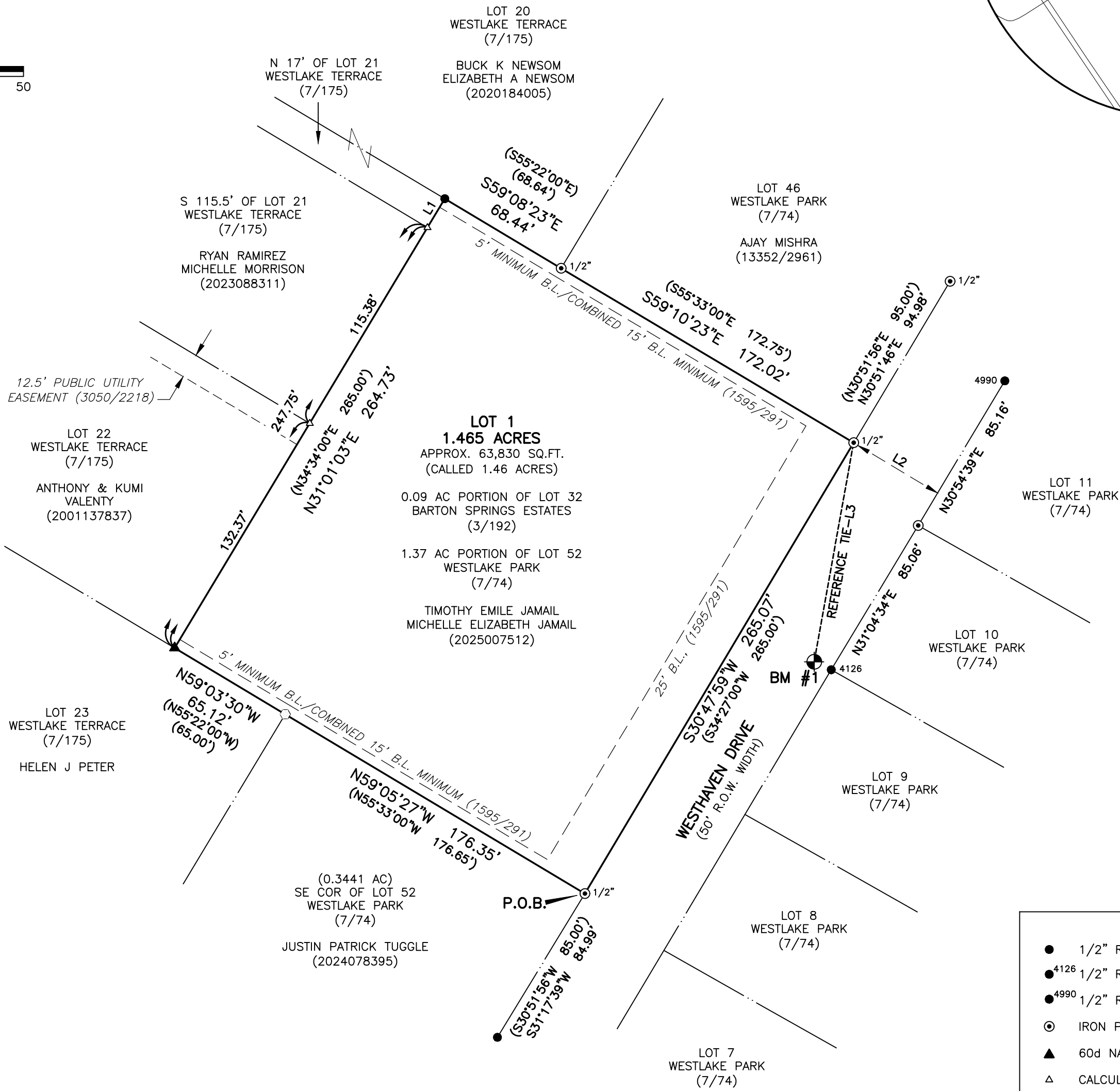


Exhibit A
JAMAIL SUBDIVISION



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'

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
01 OF 02**

C8-XX-XXXXXXX

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



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

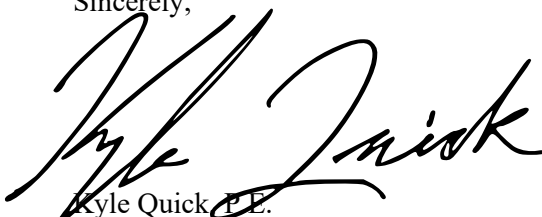
The property is zoned R-1 District (One Family). During the pre-application meeting on October 24th, the city confirmed that zoning regulations permit the construction of a separate building up to 800 square feet. Additionally, a second structure is allowed, provided it does not include an indoor kitchen.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

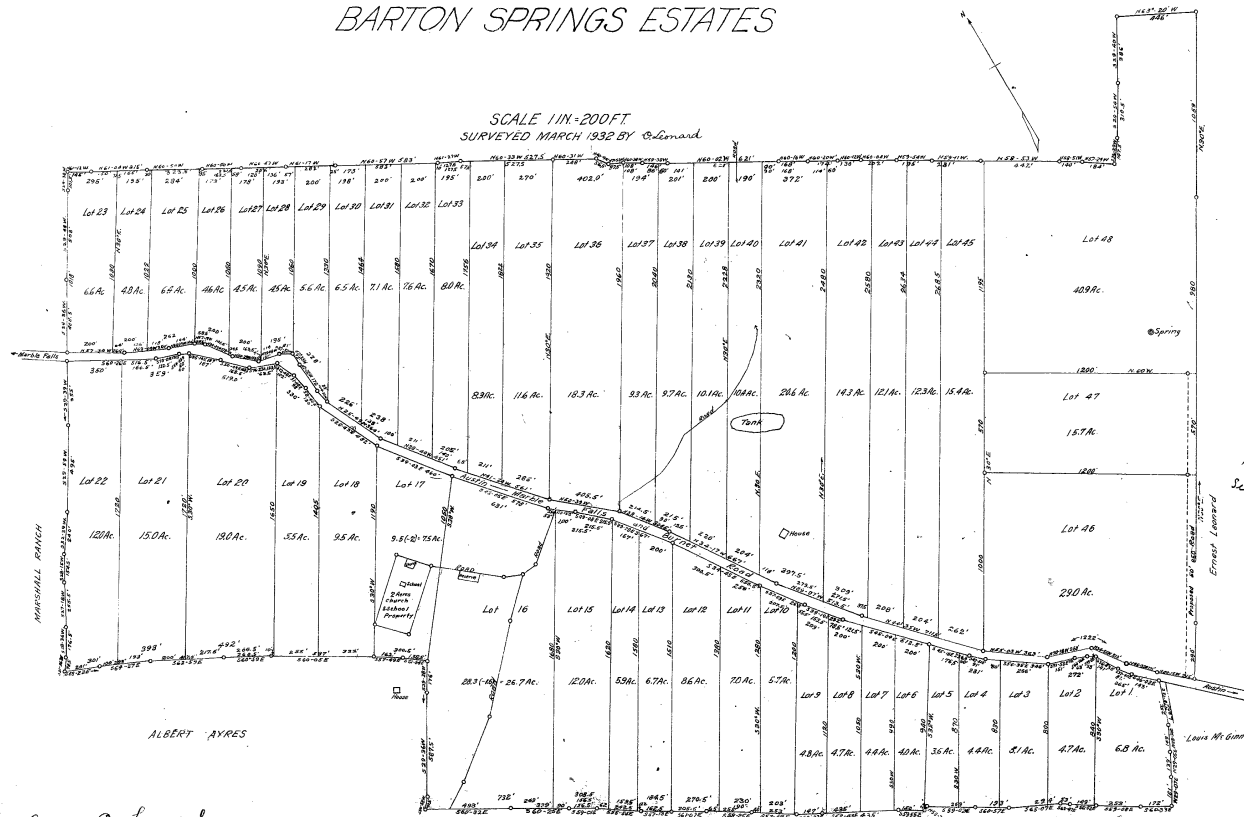


4/16/25



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. King,
Administratrix (to wit, dated November 2nd, 1931, recorded in
Volume 473, page 553, Travis County deed records, do
hereby authorize the same with the following A.C.
numbered from 1 to 48, as indicated, with its roads,
and boundary 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 and 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.

Seal.

Emilie Lumburg
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 so 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. 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 & 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

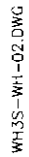
FIRE FLOW RATE @ 20 PSI: 2,174 GPM

By Inspector Chris Gill on April 10, 2025



Proudly serving the City of West Lake Hills

SCALE: 1"=40'





City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>May 28, 2025</u>	Item Number:	<u>4</u>
Department:	<u>Finance</u>		
Prepared By:	<u>Vonda Ragsdale</u>	Cost / Budget:	<u>n/a</u>
	<u>Revenue Forecast & Preliminary Tax Rate for FY2025-26</u>	Source of Funds:	<u>n/a</u>

Subject

Discussion and possible action on a Revenue Forecast and preliminary tax rate for fiscal year 2025-26.

Recommendation

No Recommendation just informational purposes.

Discussion

FY2025-26 REVENUE FORECAST:

- PROPERTY TAX – This is based on the No New Revenue Rate of \$0.17783; that is \$0.00077 less than last years rate of \$0.1786. This will give us no additional revenue from property tax.
- SALES TAX – This is based on the same amount of Revenue we are projected to receive this current fiscal year.
- BUILDING PERMITS – This fiscal year is projected to end at \$450k, significantly higher than last year. The Revenue Forecast is \$400k – being a little conservative just in case the building slows down.
- Most all other revenue is forecast to remain closely consistent with this fiscal year end projections.

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: MAY 31ST, 2025

01 -GENERAL FUND

	2021-2022	2022-2023	2023-2024	(----- 2024-2025 -----)	(----- 2025-2026 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
TAXES								
01-40100 PROPERTY TAXES	2,027,107	3,235,995	3,833,969	3,920,000	3,798,389	3,920,000	3,920,000	
01-40200 SALES TAX	3,814,133	2,700,666	2,720,127	2,650,000	1,462,917	2,820,000	2,820,000	
01-40250 MIXED BEVERAGE TAX	40,815	45,940	43,094	48,000	21,284	43,000	43,000	
TOTAL TAXES	5,882,055	5,982,602	6,597,190	6,618,000	5,282,591	6,783,000	6,783,000	
PERMITS								
01-41000 BUILDING PERMITS	393,337	344,291	330,662	330,000	249,711	450,000	400,000	
01-41010 TECHNOLOGY FEE - PLANNING	1,395	2,783	2,465	2,000	675	2,000	2,000	
TOTAL PERMITS	394,732	347,073	333,127	332,000	250,386	452,000	402,000	
FEES								
01-42000 SUBDIVISION PLATS	468	0	0	0	0	0	0	
01-42010 STREET MAINT FEES	31,461	7,263	0	0	424	424	0	
01-42020 ZONING FEES	96,373	47,255	48,075	40,000	21,717	43,000	45,000	
01-42025 INSPECTION FEES	41,285	54,010	37,090	45,000	26,225	45,000	45,000	
01-42030 PLANNING ADMINISTRATIVE FEES	10,767	12,437	13,205	13,000	11,280	20,000	15,000	
01-42040 TELECOM FRANCHISE/ROW FEES	61,817	51,255	42,116	55,000	20,852	42,000	40,000	
01-42043 NATURAL GAS FRANCHISE FEES	48,783	52,262	41,576	40,000	19,334	40,000	40,000	
01-42045 ELECTRIC FRANCHISE FEES	245,517	275,005	318,427	325,000	244,793	325,000	325,000	
01-42050 CABLE FRANCHISE FEES	48,724	48,447	45,045	50,000	31,152	42,000	40,000	
TOTAL FEES	585,194	547,935	545,534	568,000	375,775	557,424	550,000	
FINES & WARRANTS								
01-44000 FINES	141,280	166,746	129,128	140,000	79,369	140,000	140,000	
01-44100 WARRANT FEES	1,600	650	1,850	2,000	450	2,000	2,000	
01-44150 COURT ADMINISTRATIVE FEES	16,956	16,817	6,510	10,000	3,355	6,500	6,500	
TOTAL FINES & WARRANTS	159,836	184,213	137,488	152,000	83,174	148,500	148,500	
INTEREST & MISC.								
01-45000 INTEREST INCOME	81,257	565,851	789,070	550,000	368,796	550,000	500,000	
01-45005 PROPERTY TAX P & I	10,005	26,882	34,759	25,000	25,112	30,000	30,000	
01-45007 LEASES	76,177	77,900	79,662	81,885	74,194	81,885	83,500	
01-45008 LEASE-PARKING LOT	0	4,524	5,700	0	0	0	0	
01-45010 MISCELLANEOUS INCOME	146,523	17,365	14,872	167,921	363,300	370,000	15,000	
01-45012 POLICE GRANT REVENUE	0	50,598	0	0	0	0	0	
01-45018 CLRF GRANT (ARPA)	56,811	82,730	0	0	0	0	0	
01-45019 OPIOID SETTLEMENT	0	5,354	2,422	0	0	0	0	
01-45040 SALE OF ASSETS	8,500	27,949	20,638	59,988	60,438	60,438	0	
TOTAL INTEREST & MISC.	379,274	859,152	947,123	884,794	891,839	1,092,323	628,500	
TOTAL REVENUES	7,401,091	7,920,975	8,560,462	8,554,794	6,883,766	9,033,247	8,512,000	

Property Tax Calculations

	2020	2021	2022	2023	2024	2025				Change 2024 to 2025
NET CERTIFIED VALUE TOTAL TAXABLE-July 25th	\$1,270,829,805	\$2,423,598,391	\$3,006,022,292	\$3,242,120,186	\$3,256,808,122	\$3,665,108,081				12.54%
VALUE UNDER PROTEST-July 25th	\$1,060,387,402	\$163,338,320	\$69,970,954	\$230,317,162	\$68,878,260	\$329,859,727				
TOTAL TAXABLE (at year end)	\$2,389,494,401	\$ 2,593,827,801	\$ 3,075,120,968	\$3,264,590,194	\$3,320,832,669	\$3,335,248,354				0.43%
TOTAL NEW PROPERTY	\$34,359,586	\$27,109,456	\$18,465,628	\$35,497,901	\$54,399,099	\$40,726,851				
APPRaised VALUE	\$2,663,870,394	\$ 2,993,334,812	\$4,244,779,564	\$4,306,492,637	\$3,808,018,943	\$4,477,991,358				17.59%
AVERAGE APPRAISED RESIDENCE	\$1,362,306	\$1,639,087	\$2,584,484	\$2,604,792	\$2,230,849	\$2,721,558				22.00%
AVERAGE TAXABLE RESIDENCE	\$1,329,391	\$1,467,444	\$1,698,274	\$1,856,906	\$1,993,778	\$2,178,084				9.24%
VOTER-APPROVAL RATE	0.0786	0.0767	0.1504	0.1667	0.1808	0.1841				1.80%
ADOPTED TAX RATE	0.0786	0.0786	0.1504	0.1786	0.1786	0.17783	Proposed Rate			
TOTAL TAX LEVY	\$ 1,878,142.60	\$ 2,038,748.65	\$ 4,624,981.94	\$5,830,558.09	\$5,931,007.15	\$5,931,007.15				
COLLECTION RATE	99%	99%	99%	99%	99%	99%				
	Rate	Maintenance & Operations Rate	Debt Rate	Average \$ Increase/Decrease (actual rate)	Average \$ Increase (No New Revenue Rate)	Tax on Average Residence	Total Estimated Tax Levy	M&O Tax Levy	Debt Tax Levy	Increase Over Last Years Tax Levy
No New Revenue Rate	0.17783	0.1191	0.0587	-\$16.81	-\$135.56	\$3,873.24	\$5,931,007	\$3,971,788	\$1,959,219	\$0
Voter-Approval Rate	0.18405	0.1253	0.0587	\$118.75	\$135.56	\$4,008.81	\$6,138,592	\$4,179,374	\$1,959,219	\$207,585
Current Rate	0.17860	0.1199	0.0587	\$0.00	\$16.81	\$3,890.06	\$5,956,754	\$3,997,535	\$1,959,219	\$25,746
De Minimis Rate*	0.19282	0.1341	0.0587	\$309.71	\$326.53	\$4,199.77	\$6,431,007	\$4,471,788	\$1,959,219	\$500,000



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>May 28, 2025</u>	Item Number:	<u>5</u>
Department:	<u>Administration</u>		
	<u>Trey Fletcher</u>		
Prepared By:	<u>City Administrator</u>	Cost / Budget:	<u>See below</u>
Exhibits:	<u>Prop A Presentation</u>	Source of Funds:	<u>Debt Issuances</u>

Subject

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

Recommendation

Receive report.

Discussion

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

Prop A authorized \$13.2 million and due to land acquisition and cost escalation considerations City Council authorized an additional \$9.5 million in certificates of obligation. Construction began in May 2024 and is scheduled for substantial completion on July 14, 2025. Generally, since the last update was provided to the City Council on April 23, the following has transpired:

- Interior work continues, components above the ceiling have been approved.
- Curtain wall installation is complete
- Parking lot paving is complete

Looking ahead:

- Completion of interior finishes
- Elevator Installation and Final Inspection
- Landscape Installation
- Security Final Inspection
- Fire Marshal Inspection
- Substantial Completion
- Final Completion

Prop B authorized \$11.8 million for the completion of various street and drainage improvements. Since the last update on April 23:

- Last day of school for Eanes ISD was May 23, 2025
- Change Order No. 5 was approved by City Council on May 14.
- All of the buried components (storm sewer and culvert installation) are completed.
- Phase I subgrade (north end of the project) has been completed.

Looking ahead:

- Certificate of substantial completion for Eanes School Road and review of the project is pending.
- Punch list items remaining on Yaupon Valley (June 5th) and leveling of water valves scheduled in June.
- Progress continues on Camp Craft Road low water crossing working Monday through Saturday. Project remains on schedule with the road closure ending 7/31.
- Phase II subgrade (south end of the project)
- Additional curbing and reconstruction of the Camp Craft / Eanes School Road intersection – anticipate full intersection closure to complete and coordinating with Eanes ISD.

Camp Craft Progress Photos – May 21, 2025:



Figure 1: Phase 1 Segment (north end) looking south



Figure 2: Phase 1 Segment (north end) looking south



Figure 3: Phase 1 Segment (north end) looking north from private driveway



Figure 4: Phase II Segment (south end) looking north



Figure 5: Phase II Segment (south end) looking south

WEST LAKE HILLS MUNICIPAL COMPLEX PROJECT UPDATE 5/28/2025



JOB SITE ENTRANCE



WESTLAKE DR. ENTRANCE



SCHEDULE

Milestones		56	56	27-May-25	14-Aug-25	14-Aug-25
A1030	Dry In Complete	0	0		27-May-25	05-Jun-25
A2430	Security Final Inspection Complete	0	0		26-Jun-25	11-Jul-25
A1170	MEP Final Inspections Complete	0	0		01-Jul-25	11-Jul-25
A2440	Elevator Final Inspection Complete	0	0		11-Jul-25	11-Jul-25
A1140	Fire Marshall Inspection Complete/Building TC	0	0		14-Jul-25	14-Jul-25
A1150	Substantial Completion	0	0		14-Jul-25*	14-Jul-25
A1160	Final Completion	0	0		14-Aug-25	14-Aug-25

SOUTH ELEVATION



FRONT ENTRANCE FLATWORK



SOUTH ELEVATION FLATWORK



NORTH ELEVATION



EAST ELEVATION



LOBBY



LOBBY



COUNCIL CHAMBERS



ENTRANCE TO COUNCIL



POLICE CORRIDOR



WORKOUT FACILITY



INTERIOR FINISHES



INTERIOR FINISHES



EXTERIOR ELEVATOR TILE



BATHROOM TILE



BATHROOM TILE



ASSET BUILDING SOUTH ELEVATION



ASSET BUILDING INTERIOR WALLS



AVADEK AT SALLY PORT



AVADEK AT SALLY PORT



PROJECT CONTINGENCIES

CTR #	Description	Owner Contingency	Construction Manager's Contingency	SpawGlass Final GMP (12.07.23)
	Beginning Balance	\$210,000.00	\$571,296.00	\$16,902,447
001	Berdoll Wood Harvesting	\$13,525.12		
002	Structural Steel Modifications from 50%		\$87,833.00	
003	Site Utility Modifications from 50% CD's		\$21,116.00	
005	Additional Erosion Controls from 50% to 100%		\$9,334.57	
008	Upsize gas line service and concrete per Addendum #2		\$18,624.98	
0014	Second floor wall, doors and glass changes. Also additional bullet resistant doors on first floor	\$42,248.67		
0015	Storefronts to be properly sealed to stone		\$5,014.55	
0017	Additional concrete and rebar for detention pond		\$69,355.96	
0019	Moisture resistant drywall throughout building		\$16,085.97	
0020	Increase of roofing R-value from 25 to 30		\$31,747.54	
0021	Credit for deletion of 1055 A and B BR resistant aluminum storefront. Captured in BTR-0046	(\$19,745.00)		
21Rev.	Duplicate credit for deletion of 1055 A and B. This was a mistake and is corrected in CTR 0025. Tile in police corridor and framing where doors where deleted and second story storage. Fire Marshall had SG add and area of refuge.	\$14,720.00		
0025	This corrects the double credit from CTR's 021 and 021Rev. SG gave the \$19,745 in error this CTR corrects that mistake.	\$19,745.00		
0026	Fund remaining PCI design change items (lightwave panels)		\$6,704.37	
0027	Revision to structural and architectural drawing. Added material for structural at curtain walls.	\$47,079.45		
0028	Doors, walls, glass and glazing from ASI #6		\$48,429.45	
029	Framing Glass and glazing for Curtain walls	\$66,481.99		
030	MEP, Concrete, Waterproofing, Drywall, Framing and Signage		\$47,321.57	
031	Concrete, Millwork, Fire Sprinkler, Flooring		\$46,872.23	
	Remaining Balance	\$25,944.77	\$162,855.81	

WEST LAKE HILLS MUNICIPAL COMPLEX





City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	May 28, 2025	Item Number:	6
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	N/A	Source of Funds:	N/A

Subject

Receive an update and consider possible action regarding City of West Lake Hills v. Jaffe – 1405 Wildcat Hollow.

Discussion

The demolition of the property at 1508 Westlake Drive was substantially complete on May 14, 2025. The replat of the property to incorporate part of 1508 Westlake Drive into 1405 Wildcat was subsequently approved on May 16, 2025, as all comments were addressed.

Staff have reviewed the second submittal and returned comments to the agent for the property owner. Some outstanding concerns relate to the improvements at the front of the property that encroach into the right-of-way, tree replacement, securing off-site easements, coordination of this project with the existing improvements and submitting related applications (license to encroach, OSSF, additional variances).

Staff and the applicant's agent are having regular Thursday meetings (as needed) to discuss outstanding issues.