



CITY OF WEST LAKE HILLS, TEXAS  
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING  
Wednesday, August 12, 2020 at 7:00 PM

Notice is hereby given that the Board of Adjustment of the City of West Lake Hills, Texas, will hold a REMOTE Regular Meeting on the 12th day of August 2020 at 7:00 p.m., at which time the following items will be discussed, to-wit:

**REMOTE ACCESS ONLY:**

In accordance with the order of the Office of the Governor issued March 16, 2020, the Board of Adjustment of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 817 6553 3594, Password: 387042

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to [citysec@westlakehills.org](mailto:citysec@westlakehills.org) by 1:00 P.M. on August 12, 2020

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing [citysec@westlakehills.org](mailto:citysec@westlakehills.org). Comments must be received by 1:00 P.M. on August 12 2020

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 Matters Not Listed on the Agenda Until a Future Meeting. 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 Desired by a Council Member or Citizen

- a. Approval of the June 10, 2020 Regular Meeting Minutes
4. **Ordinance 98 Swiftcurrent Trail:** Discuss and Consider Action to Adopt an Ordinance for a Special Use Permit Request to Allow the Placement of a Temporary Commercial Coach to be Utilized as a Construction Management Office for the Duration of the Construction of a Home on a Property Zoned R – 1 (West Lake Hills Code Sec. 38.04.031 (b)). Owners/Applicants Catherine and David Wilkes
  - a. Public Hearing: All persons wishing to speak for or against shall be heard.
5. **Ordinance 509 Buckeye Trail:** Discuss and Consider Action to Adopt an Ordinance for a Special Use Permit Request to Allow the Placement of a Temporary Commercial Coach to be Utilized as a Construction Management Office for the Duration of the Construction of a Home on a Property Zoned R – 1 (West Lake Hills Code Sec. 38.04.031 (b)). Owner Lynn Carter/Applicant Catherine Wilkes with David Wilkes Builders.
  - a. Public Hearing: All persons wishing to speak for or against shall be heard.
6. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the August 12, 2020 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, August 7, 2020 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Stephanie Mills, City Secretary

*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. 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 BOARD OF ADJUSTMENT (BOA) REGULAR MEETING  
Wednesday, June 10, 2020 at 7:00 PM

1. Call to Order

**With a quorum present, Mayor Anthony called the meeting to order at 7:05 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Jim O'Connor, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South and Darin Walker.**

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 Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

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

3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen

- a. Approval of the April 8, 2020 Regular Meeting Minutes

**Motion for Approval of the Consent Agenda as presented with the addition of Item #7 made by Councilmember Walker with a second by Councilmember South  
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays**

4. Land Use **917 Calithea Road:** Discuss and Consider Action of Two (2) Variance Requests in order to Construct a Swimming Pool and Yard Area:  
1) Retaining Wall that Encroaches the Side Building Setback, West Lake Hills Code Sec. 22.03.281  
2) Retaining Wall Exceeds 6 feet in Height, West Lake Hills Code Sec. 22.03.170  
Owners/Applicants Cortney & Patrick Johnson.

- a. Public Hearing: All persons wishing to speak for or against shall be heard

**Motion for Approval made by Councilmember Walker with a second by Councilmember South  
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays**

5. **Land Use 301 Buckeye Trail:** Discuss and Consider Action for Variance Requests for the Construction of a New Garage.

- 1) Removal of Tree # 217 - 14" Cedar, West Lake Hills Code Sec. 22.03.304
- 2) Removal of Tree #218 - 16" Double Live Oak, West Lake Hills Code Sec. 22.03.304
- 3) Encroachment of a New Structure into Side and Rear Building Setbacks, West Lake Hills Code Sec. 22.03.281
- 4) Exceed Maximum Impervious Cover up to 30.5%, West Lake Hills Code Sec. 22.03.281

Owner: Ben Brieger / Applicant: Marc Madely

**(This requires dual BOA/City Council action: City Council for the tree variances and BOA for the setback encroachment and impervious cover variances)**

- a. **Public Hearing:** All persons wishing to speak for or against shall be heard

**Motion for Denial made by Councilmember Walker with a second by Councilmember McCollough**

**Motion for Denial carried unanimously by a vote of 5 ayes to 0 nays**

6. **Land Use 119 Redbud Trail:** Discuss and Consider Action of Four (4) Variance Requests for the Construction of a Second Driveway

- 1) Construct a Second Driveway Entrance/exit, West Lake Hills Code Sec. 22.03.175
- 2) Site Disturbance/excavation up to 24 inches for a Retaining Wall in a Setback, West Lake Hills Code Sec. 22.03.170
- 3) Removal of Tree # 35 - 18" Crepe Myrtle, West Lake Hills Code Sec. 22.03.304
- 4) Removal of Tree # 38 - 19" Crepe Myrtle, West Lake Hills Code Sec. 22.03.304

Owner Charles Holley/Applicant Scott Cassel.

**(This requires dual BOA/City Council action: City Council for tree variances and BOA for construction of second driveway entrance and site disturbance/retaining wall up to 24" in setback)**

- a. **Public Hearing:** All persons wishing to speak for or against shall be heard

**Motion for Approval made by Councilmember Walker with a second by Mayor Pro Tem O'Connor**

**Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays**

7. **Ordinance 701 South Capital of Texas Highway, Suite G700:** Discuss and Consider Action to Adopt an Ordinance for a Special Use Permit Application to Allow the Sale of Beer and Wine for On-Site Consumption at Biderman's Deli, Zoned B – 3. (West Lake Hills Code Sec. 38.03.037). Owner/Applicant Zachary Biderman

- a. **Public Hearing:** All persons wishing to speak for or against shall be heard.

**This item was moved to the Consent Agenda and approved as presented**

8. **Ordinance 903 Redbud Trail**: Discuss and Consider Action to Adopt an Ordinance for a Special Use Permit Application to Allow the Construction of a Guest Quarters on a Residential Property Zoned R – 1. (West Lake Hills Code Sec. 38.03.032 (c)(1)). Owners/Applicants Michael and Peggy Presley.

- a. **Public Hearing**: All persons wishing to speak for or against shall be heard.

**Motion for Approval made by Mayor Pro Tem O'Connor with a second by Councilmember McCollough**

**Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays**

9. Adjournment

**Mayor Anthony adjourned the Board of Adjustment Meeting at 8:00 p.m.**

Respectfully submitted,

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LINDA ANTHONY, MAYOR

ATTEST:

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Stephanie Mills, City Secretary

These minutes were approved on \_\_\_\_\_, 2020.



## **SPECIAL USE PERMIT (SUP) STAFF REPORT**

**AUGUST 12, 2020**

**Project Name:** 98 Swiftcurrent Trail – SUP for Temporary Commercial Coach/Construction Trailer

**Agenda Item: 98 Swiftcurrent Trail:** Discuss and consider action to adopt an ordinance for a Special Use Permit request to allow the placement of a temporary commercial coach to be utilized as a construction management office for the duration of the construction of a home on a property zoned R – 1 (West Lake Hills Code Sec. 38.04.031 (b)). Owners/Applicants Catherine and David Wilkes.

**Applicant Information:** Catherine and David Wilkes

**Hearing Dates:**

August 12, 2020      Board of Adjustment

**Requested Action:** Special Use Permit for a temporary commercial coach/construction trailer to be located on the property during the building construction process.

**Location:** The property is located north of Bee Cave Road; east of Bluff Park Circle; and west of Buckeye Trail.

**Zoning & Site Characteristics:** The subject property is zoned R – 1 – One-Family Residential. An adjacent property located at 4800 Bee Cave Road is zoned O – Office. The other adjacent properties are zoned R – 1. The subject property is approximately 1.2130 acres.

**Background & Analysis:** The property owners, Catherine and David Wilkes, have a building permit to construct a new house on the property. They are requesting a Special Use Permit to allow for the placement of a temporary commercial coach/construction trailer to be utilized as a construction office for the duration of the home construction. The Wilkes estimate that the project will take approximately 12 months to complete. The location of the proposed trailer is on the southern end of the property.

**SUP Criteria & Analysis:**

(1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;

- The proposed trailer will be located off the street on the property and will only be located temporarily for the remainder of construction. This proposed use is permitted by special use in all zoning districts.
- (2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development;
- The proposed structure is temporary and should not adversely impact the value of the surrounding properties.
- (3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business;
- The proposed use will not interfere with neighbors' enjoyment of their properties. The proposed trailer will be located on the subject property and will only be there temporarily.
- (4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and
- The proposed trailer should not impact traffic or parking or pose a safety hazard. It is not anticipated to disturb the peace and quiet of the neighborhood.
- (5) The proposed use shall comply with all other applicable ordinances and regulations.
- A building permit was issued for this property and all construction is subject to applicable codes and regulations.

#### **Traffic/Transportation**

No additional traffic is anticipated.

#### **Lighting**

Outdoor lighting is not applicable.

#### **Building Code**

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

#### **Subdivision**

This request will not change the subdivision.

#### **Comprehensive Planning Analysis**

The request is in compliance with the Master Plan based on current and future land use.

#### **Staff Recommendation:**

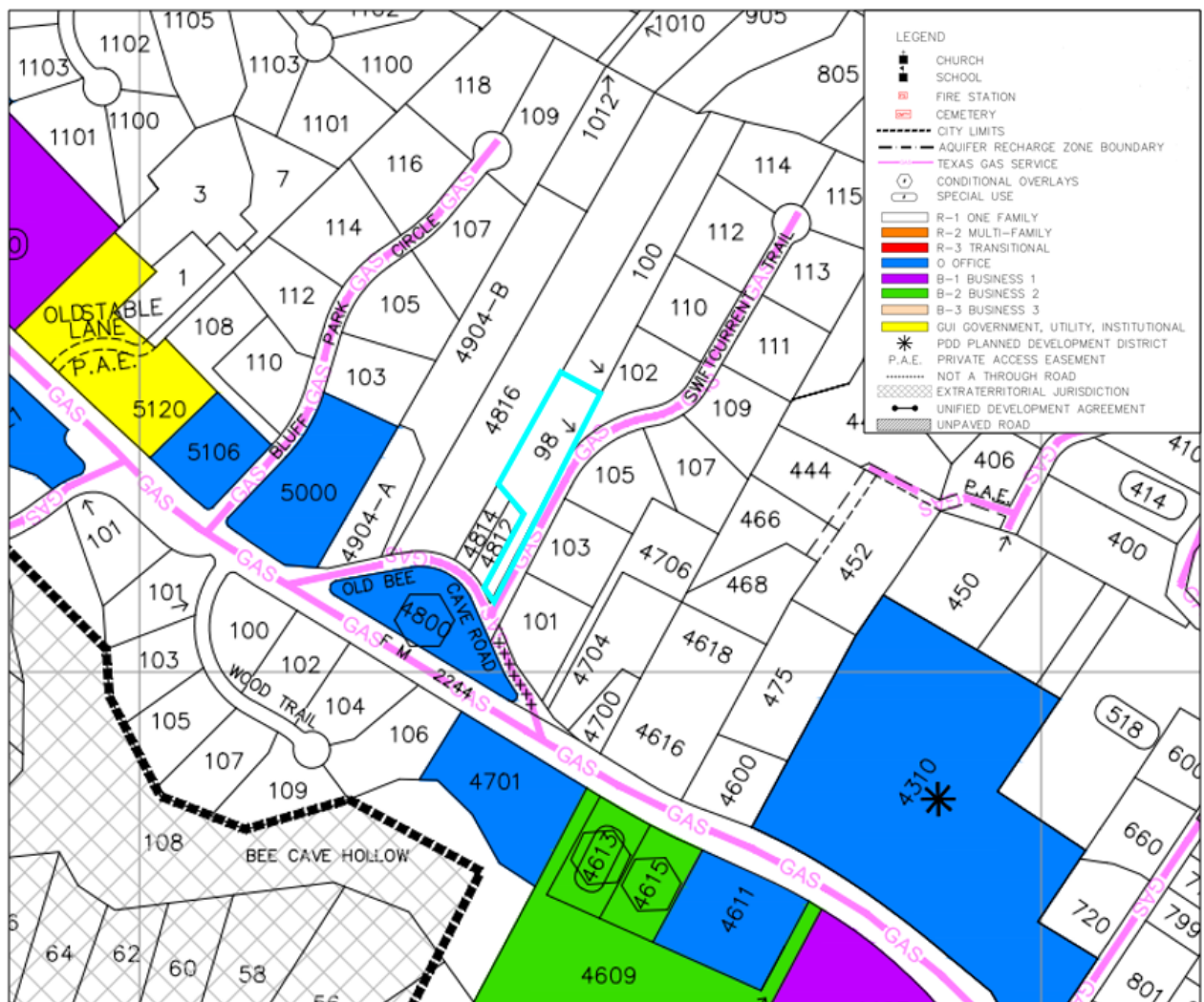
Staff recommends approval with the following conditions: 1) the trailer should be screened from view; and 2) limited to be utilized during construction hours 7am – 6pm, Monday – Saturday.

### Links to Relevant Code:

- [Sec. 38.04.031 Criteria for establishment of special use categories; uses allowed in specific districts](#)
- [Sec. 38.04.032 Special use permit](#)
- [Sec. 38.04.033 General criteria applicable to all special uses](#)
- [Sec. 38.04.035 General conditions for all special uses](#)

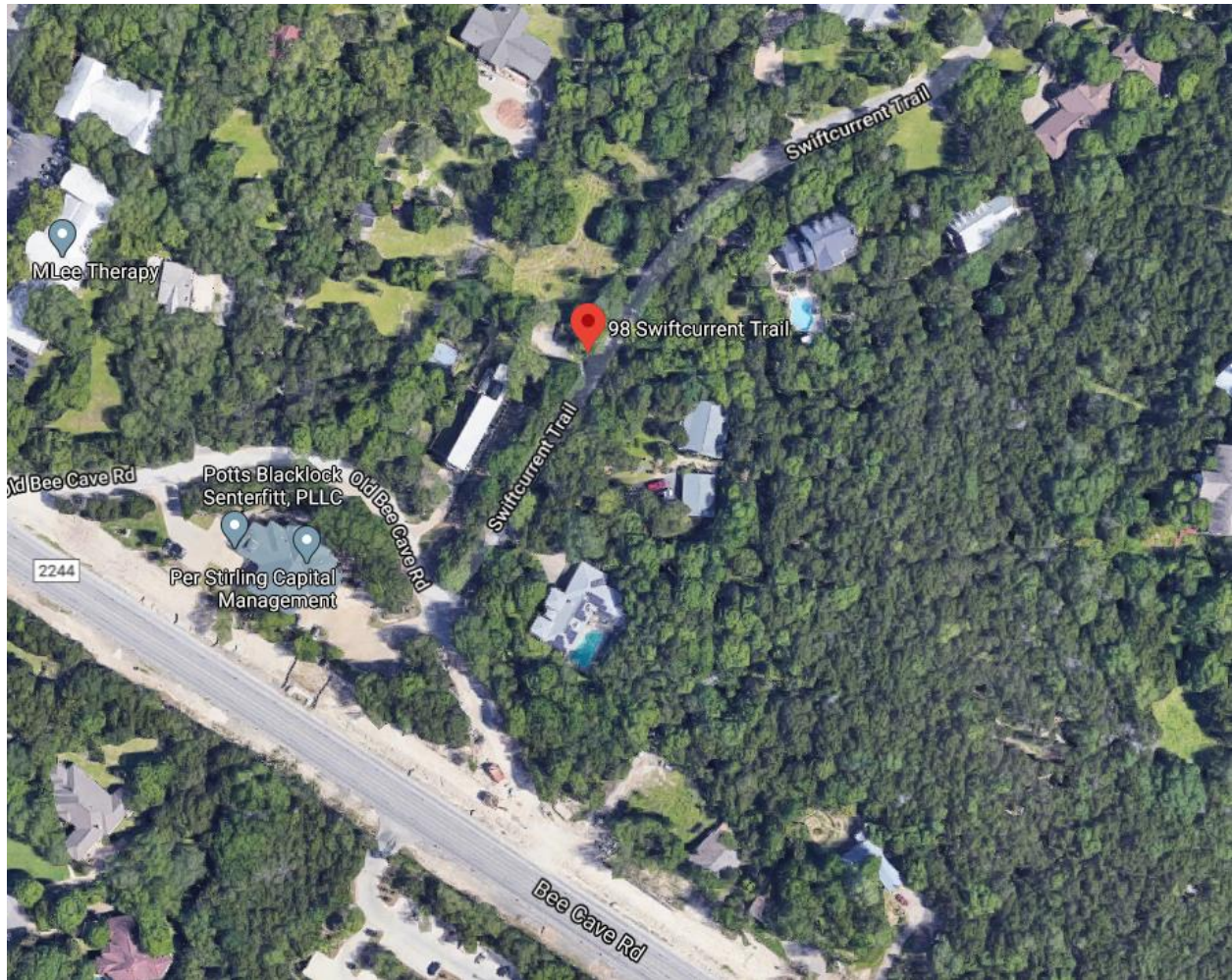
(Maps to follow)

### **Zoning:**





Aerial:



## SPECIAL USE PERMIT APPLICATION



|                              |                                      |
|------------------------------|--------------------------------------|
| Date Received: <u>7/6/20</u> | Received By: <u>[Signature]</u>      |
| Amount Due \$ <u>650.00</u>  | Date Payment Received: <u>7/6/20</u> |
| Admin Complete Date: _____   | Permit No: <u>15951</u>              |

**\*\*All applications and supporting documents should be submitted electronically to [pzsec@westlakehills.org](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto:planner@westlakehills.org)\*\***

### APPLICANT INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Catherine Wilkes Phone: 512.426.3851  
Email: catherine@wilkes.build  
Address: 98 Swiftcurrent City: Austin State: TX Zip: 78746  
Agent\*: N/A Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: 78746

*\*Please submit Power of Attorney form designating authorized agent.*

### PROJECT INFORMATION

Property Address: 98 Swiftcurrent  
Subdivision Name: Edwards Hill Subdivision  
Block: \_\_\_\_\_ Lot: 2-A Tax Parcel ID: 837061  
Current Zoning Classification: Residential Total Lot Area: 1.21 acres  
Proposed Special Use: Site Trailer Applying for Variance ☐ Yes ☐ No  
(if yes, please submit separate variance application)  
Name of Business (if applicable): David Wilkes Builders  
Hours of Operation: M-S 7-6 Duration of Use: 12 months  
Present Land Use: New home construction





## SPECIAL USE PERMIT APPLICATION

### Brief description of proposed project:

Requesting permission for a jobsite trailer for our project. This trailer will be used to facilitate on-site management of the project. We will hook up temporary electric and internet to the trailer.

### AUTHORIZATION & ACKNOWLEDGEMENT

*The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).*

Signature

9/2/20

Date

Catherine Wilkes

Printed Name

### APPLICATION CHECKLIST

#### Special Use Permit Application Checklist

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Traffic Impact Analysis, if applicable (*required for projects expected to generate 200 trips a day, refer to Chapter 38 of the Code*)
- ☐ Letter addressed to BOA Chairperson describing proposed Special Use
- ☐ Property survey/Site Plan
- ☐ Building elevations if available
- ☐ Pictures of property
- ☐ Payment of application fees by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*)
- ☐ Other applicable information as required by staff



## SPECIAL USE PERMIT APPLICATION

### SPECIAL USE PERMIT PROCESS & PROCEDURES

#### Public Hearings

SUP applications are considered by the Board of Adjustment, which meets the second (2<sup>nd</sup>) Wednesday of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 7:00pm and the agenda and meeting packet are posted on the City website the Friday before.

#### Public Notices

All public notices are handled by staff. Letters are sent to neighbors within 300' of the applicant's property at least ten (10) days before the BOA meeting; a notice in the newspaper is published at least fifteen (15) days prior to the meeting; and staff will provide the applicant with a notice sign to be placed on the property at least ten (10) days before the meeting.

#### Application Deadlines

Applications are due forty-five (45) days prior to the next BOA meeting. In some circumstances it may be possible to receive an extension by contacting [planner@westlakehills.org](mailto:planner@westlakehills.org)

#### SUP Review Criteria

Refer to the City's Zoning Ordinance, Chapter 38, Article 38.04, Division 2 for Special Use criteria applicable to all special uses and criteria applicable to individual special uses.

### STAFF NOTES

#### *For Completion by Staff Only*

Date public notification letters mailed: \_\_\_\_\_

Newspaper notice deadline: \_\_\_\_\_ Publication Date: \_\_\_\_\_

Date of Board of Adjustment Meeting: \_\_\_\_\_

Board of Adjustment Action: \_\_\_\_\_

Notes:

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Proof of Ownership

**Bruce Elfant**  
Tax Assessor - Collector  
P.O. BOX 149328  
Austin, TX 78714-9328  
(512) 854-9473 SE HABLA ESPAÑOL



**Travis County Tax Office**  
5501 Airport Blvd.  
Austin, TX 78751-1410  
Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)

## TRAVIS COUNTY TAX BILL

10/25/2019

Taxes for the current year (2019) are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees. Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:

|          |     |      |     |           |     |          |     |
|----------|-----|------|-----|-----------|-----|----------|-----|
| February | 7%  | May  | 13% | August    | 19% | November | 22% |
| March    | 9%  | June | 15% | September | 20% | December | 23% |
| April    | 11% | July | 18% | October   | 21% | January  | 24% |

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

### Electronic Payment Options



- Pay taxes and print bills at [www.traviscountytax.org](http://www.traviscountytax.org).
- Payments made via credit card or electronic check are subject to an additional fee.
- Visit [www.traviscountytax.org](http://www.traviscountytax.org) for details.



2019 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: **450,000**

EXEMPTIONS:



| 1 TAXES DUE TAXING UNIT                                                                                | 2 EXEMPTION AMOUNTS | 3 NET TAXABLE VALUE | 4 TAX RATE PER \$100 | 5 TAX AMOUNT | 6 BILLING NO |
|--------------------------------------------------------------------------------------------------------|---------------------|---------------------|----------------------|--------------|--------------|
| TRAVIS COUNTY                                                                                          |                     | 450,000             | .369293              | 1,661.82     | 894750       |
| EANES ISD                                                                                              |                     | 450,000             | 1.130000             | 5,085.00     |              |
| CITY OF WEST LAKE HILL                                                                                 |                     | 450,000             | .070000              | 315.00       | 7 PROPERTY   |
| WCID #10                                                                                               |                     | 450,000             | .086000              | 387.00       |              |
| TRAVIS CENTRAL HEALTH                                                                                  |                     | 450,000             | .105573              | 475.08       |              |
| TRAVIS COUNTY ESD #9                                                                                   |                     | 450,000             | .078100              | 351.45       |              |
| Due to the 1/2% additional sales tax imposed by the CWH your taxes for the CWH have been reduced by \$ |                     |                     | 217.35               |              |              |

8 PROPERTY DESCRIPTION  
98 SWIFTCURRENT TRL  
LOT 2-A EDWARDS HILL SUBD AMENDED PLAT 0  
F

ACRES: 1.2130

WILKES DAVID & CATHERINE WILKES  
6504 CARRINGTON DR  
AUSTIN TX 78749-5217

|                   |
|-------------------|
| 9 REF ID 2        |
| 01-1319-0607-0000 |
| 10 DUE DATE       |
| 1/31/2020         |
| 11 TOTAL DUE      |
| 8,275.35          |

DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

\*YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\*

WILKES DAVID & CATHERINE WILKES  
6504 CARRINGTON DR  
AUSTIN TX 78749-5217

Pay to: TRAVIS COUNTY TAX OFFICE  
P.O. BOX 149328  
Austin, TX 78714-9328

Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)



NEW ADDRESS

| 12 BILLING NO.                                                                                                   | 13 DUE DATE                                                         | 14 TOTAL DUE |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------|
| 894750                                                                                                           | 1/31/2020                                                           | 8,275.35     |
| PAY the TOTAL DUE by the above DUE DATE to avoid added penalty & interest charges. Checks MUST be in U.S. funds. |                                                                     |              |
| 15 AMOUNT ENCLOSED                                                                                               |                                                                     |              |
| 16 8,854.63                                                                                                      | IF PAYMENT IS NOT RECEIVED BY DUE DATE, PAY THIS AMOUNT BY FEB 2020 |              |



2019 894750 0000827535 5



TRAVIS COUNTY TAX OFFICE  
(512) 854-9473 www.traviscountytax.org  
Contact the Tax Office for questions about:  
• Tax Amounts • Tax Bills  
• Tax Rates • Due Dates

TRAVIS CENTRAL APPRAISAL DISTRICT  
(512) 834-9138 www.traviscad.org  
Contact the Appraisal District for questions about:  
• Address Corrections • Exemptions  
• Ownership • Property Value

#### LIABILITY

- By state law, failure to receive a tax bill does not relieve the property owner of the tax, penalty or interest liability.
- The Tax Office has no legal authority to waive penalty or interest.
- Taxes not paid in full by January 31 are charged penalty and interest by state law. Unpaid accounts run a high risk of legal action being taken.
- On REAL PROPERTY (land and buildings), the owner on January 1 of the tax year, and the current owner, can be held liable for any unpaid taxes on the property.
- On PERSONAL PROPERTY (business inventory, equipment, etc.), the person who owned the property on January 1 of the tax year is personally liable for the entire year's amount due, even if the property is sold.
- The assessment ratio for the taxing units on this tax bill is 100%.

#### FIVE YEAR TAX HISTORY Parcel ID: 01-1319-0607-0000

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House Bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

| Section 3: Tax on the Taxable Value of the Registered Property |                     |                     |                    |                    |               |                                       | Section 4: Tax on the Taxable Value of the Registered Property |                  |                       |               |          |             |                                       |         |
|----------------------------------------------------------------|---------------------|---------------------|--------------------|--------------------|---------------|---------------------------------------|----------------------------------------------------------------|------------------|-----------------------|---------------|----------|-------------|---------------------------------------|---------|
| Tax Year                                                       | Tax Unit            | Assessed Value      | Taxable Value      | Tax Rate           | Tax Imposed   | Tax Imposed Change From Previous Year | Tax Year                                                       | Tax Unit         | Assessed Value        | Taxable Value | Tax Rate | Tax Imposed | Tax Imposed Change From Previous Year |         |
| 2019                                                           | TCO                 | 450,000             | 450,000            | .349293            | 1,461.82      | 14.59-%                               | 2018                                                           | TCO              | 562,500               | 562,500       | .354208  | 1,992.38    | 27.04-%                               |         |
|                                                                | IEA                 | 450,000             | 450,000            | 1.130000           | 5,085.00      | 24.67-%                               |                                                                | IEA              | 562,500               | 562,500       | 1.208000 | 6,750.00    | 32.35-%                               |         |
|                                                                | CWH                 | 450,000             | 450,000            | .070000            | 315.00        | 28.00-%                               |                                                                | CWH              | 562,500               | 562,500       | .078000  | 393.75      | 42.53-%                               |         |
|                                                                | W10                 | 450,000             | 450,000            | .086000            | 387.00        | 23.56-%                               |                                                                | W10              | 562,500               | 562,500       | .098000  | 596.25      | 25.92-%                               |         |
|                                                                | THD                 | 450,000             | 450,000            | .105573            | 475.08        | 19.73-%                               |                                                                | THD              | 562,500               | 562,500       | .115221  | 591.87      | 29.69-%                               |         |
|                                                                | E09                 | 450,000             | 450,000            | .078100            | 351.45        | 28.00-%                               |                                                                | E09              | 562,500               | 562,500       | .078100  | 439.31      | 36.91-%                               |         |
| Total                                                          |                     |                     |                    |                    |               | 8,275.35                              | Total                                                          |                  |                       |               |          |             | 10,473.56                             | 31.39-% |
| 2017                                                           | TCO                 | 425,001             | 425,001            | .349000            | 1,568.25      | 3.86-%                                | 2016                                                           | TCO              | 425,001               | 425,001       | .383800  | 1,631.15    | 54.57-%                               |         |
|                                                                | IEA                 | 425,001             | 425,001            | 1.208000           | 5,100.01      | 1.03-%                                |                                                                | IEA              | 425,001               | 425,001       | 1.212500 | 5,153.14    | 67.90-%                               |         |
|                                                                | CWH                 | 425,001             | 425,001            | .065000            | 274.25        | 13.44-%                               |                                                                | CWH              | 425,001               | 425,001       | .057200  | 243.10      | 47.90-%                               |         |
|                                                                | W10                 | 425,001             | 425,001            | .094600            | 402.05        | 41.83-%                               |                                                                | W10              | 425,001               | 425,001       | .066700  | 283.48      | 280.92-%                              |         |
|                                                                | THD                 | 425,001             | 425,001            | .107385            | 456.39        | 2.85-%                                |                                                                | THD              | 425,001               | 425,001       | .110541  | 469.80      | 57.58-%                               |         |
|                                                                | E09                 | 425,001             | 425,001            | .075500            | 328.88        | 3.44-%                                |                                                                | E09              | 425,001               | 425,001       | .072990  | 310.21      | 65.25-%                               |         |
| Total                                                          |                     |                     |                    |                    |               | 8,123.83                              | Total                                                          |                  |                       |               |          |             | 8,090.88                              | 67.53-% |
| 2015                                                           | TCO                 | 253,125             | 253,125            | .416900            | 1,055.28      | 8.63-%                                | 2014                                                           | TCO              | 253,125               | 253,125       | .456300  | 1,155.01    |                                       |         |
|                                                                | IEA                 | 253,125             | 253,125            | 1.212500           | 3,069.14      | .00-%                                 |                                                                | IEA              | 253,125               | 253,125       | 1.212500 | 3,069.14    |                                       |         |
|                                                                | CWH                 | 253,125             | 253,125            | .057200            | 146.79        | 7.12-%                                |                                                                | CWH              | 253,125               | 253,125       | .033600  | 135.17      |                                       |         |
|                                                                | W10                 | 253,125             | 253,125            | .029400            | 74.42         | .33-%                                 |                                                                | W10              | 253,125               | 253,125       | .029500  | 74.67       |                                       |         |
|                                                                | THD                 | 253,125             | 253,125            | .117781            | 298.13        | 6.82-%                                |                                                                | THD              | 253,125               | 253,125       | .126400  | 319.95      |                                       |         |
|                                                                | E09                 | 253,125             | 253,125            | .076160            | 187.72        | 1.25-%                                |                                                                | E09              | 253,125               | 253,125       | .075100  | 190.10      |                                       |         |
| Total                                                          |                     |                     |                    |                    |               | 4,829.48                              | Total                                                          |                  |                       |               |          |             | 4,944.04                              |         |
| Tax Unit                                                       | 2019 Assessed Value | 2014 Assessed Value | 2019 Taxable Value | 2014 Taxable Value | 2019 Tax Rate | 2014 Tax Rate                         | 2019 Tax Imposed                                               | 2014 Tax Imposed | Five Year % of Change |               |          |             |                                       |         |
| TCO                                                            | 450,000             | 253,125             | 450,000            | 253,125            | .349293       | .456300                               | 1,461.82                                                       | 1,155.01         | 77.78-%               | 77.78-%       | 19.07-%  | 43.88-%     |                                       |         |
| IEA                                                            | 450,000             | 253,125             | 450,000            | 253,125            | 1.130000      | 1.212500                              | 5,085.00                                                       | 3,069.14         | 77.78-%               | 77.78-%       | 6.80-%   | 45.48-%     |                                       |         |
| CWH                                                            | 450,000             | 253,125             | 450,000            | 253,125            | .070000       | .053600                               | 315.00                                                         | 135.17           | 77.78-%               | 77.78-%       | 31.09-%  | 133.04-%    |                                       |         |
| W10                                                            | 450,000             | 253,125             | 450,000            | 253,125            | .086000       | .029500                               | 387.00                                                         | 74.67            | 77.78-%               | 77.78-%       | 191.53-% | 418.28-%    |                                       |         |
| THD                                                            | 450,000             | 253,125             | 450,000            | 253,125            | .105573       | .126400                               | 475.08                                                         | 319.95           | 77.78-%               | 77.78-%       | 16.48-%  | 68.49-%     |                                       |         |
| E09                                                            | 450,000             | 253,125             | 450,000            | 253,125            | .078100       | .075100                               | 351.45                                                         | 190.10           | 77.78-%               | 77.78-%       | 3.99-%   | 84.88-%     |                                       |         |
| Total                                                          |                     |                     |                    |                    |               |                                       |                                                                |                  | 8,275.35              | 6,944.04      | 67.53-%  |             |                                       |         |

Taxing Unit Code and Description:  
TCO - TRAVIS COUNTY W10 - WCID #10  
IEA - EAKES ISD THD - TRAVIS CENTRAL HEALTH  
CWH - CITY OF W LAKE HILLS E09 - TRAVIS COUNTY ESD #9

#### SCHOOL DISTRICT M&O/DEBT RATE INFORMATION

| TAXING UNIT | M&O 2019 | DEBT 2019 | M&O 2018 | DEBT 2018 |
|-------------|----------|-----------|----------|-----------|
| IEA         | .990000  | .140000   | 1.060000 | .140000   |

Make payments payable to TRAVIS COUNTY TAX OFFICE

The mailing address is P.O. BOX 149328, AUSTIN, TEXAS 78714-9328.

Payments mailed for current taxes showing a postmark on or before January 31 (or the next business day if January 31 falls on a weekend) will be considered timely payment upon receipt.

#### DO NOT MAIL CREDIT CARD PAYMENTS!

You may pay property taxes (current, delinquent, and partial payments) online at [www.traviscountytax.org](http://www.traviscountytax.org) with an American Express, Visa, MasterCard, or Discover credit card or by electronic check from your bank account. All payments made with cards, electronic checks, whether by phone, or in person will include an additional fee.

Call (512) 854-9473 if you have questions about paying property taxes. SE HABLA ESPAÑOL.

DAVID  
**WILKES**  
BUILDERS

Mayor Linda Anthony  
BOA Chairperson  
City of Westlake Hills

7.2.20

Dear Mayor Anthony,

We propose to have a jobsite trailer at 98 Swiftcurrent for the remainder of the project. This should be at the most 12 months.

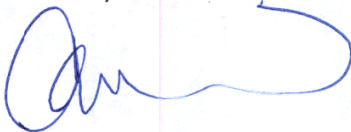
The trailer will be hooked up to temporary electric and internet. The proposed location is on the south west end of the lot.

We will ensure that the trailer looks nice and clean.

The purpose of the trailer will be on-site management of the construction activities.

Please let us know if you have any additional questions or concerns.

Thank you –

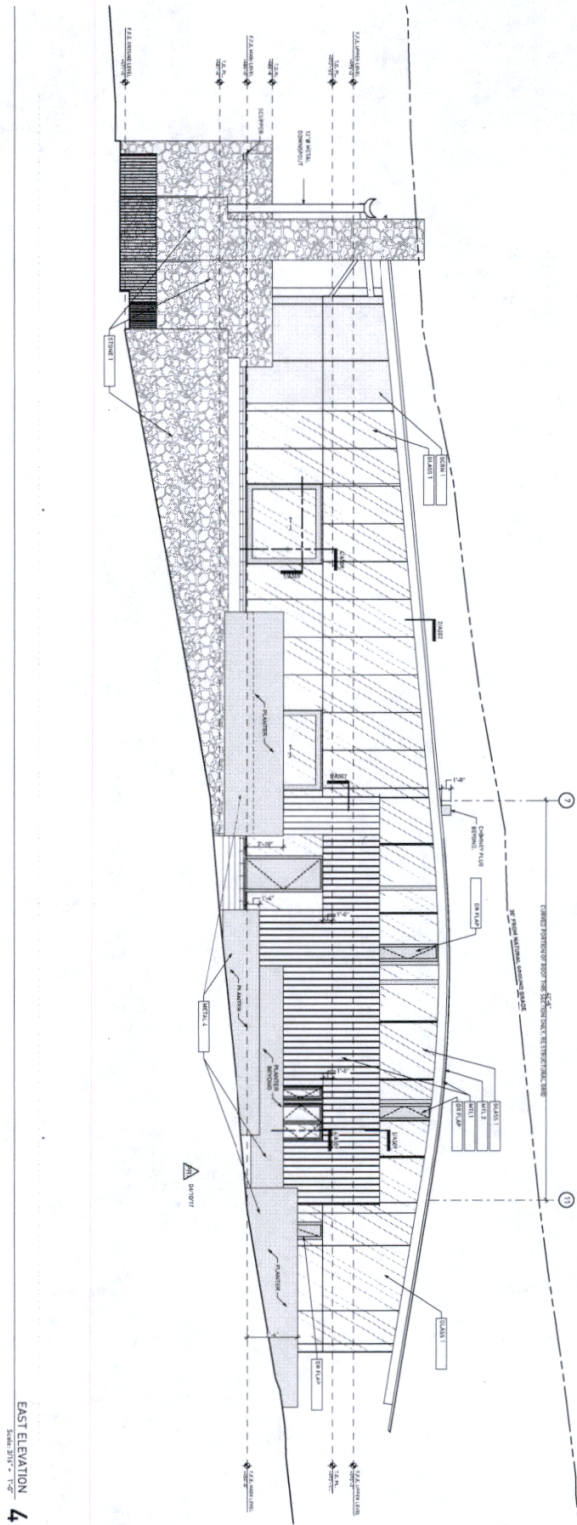


Catherine Wilkes

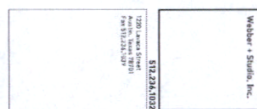
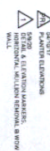
David Wilkes Builders

David Wilkes Builders  
5450 Bee Caves Road Suite 4B  
Austin, TX 78746  
512.328.9888

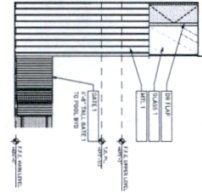




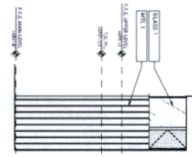
EAST ELEVATION  
Scale: 3/16" = 1'-0"



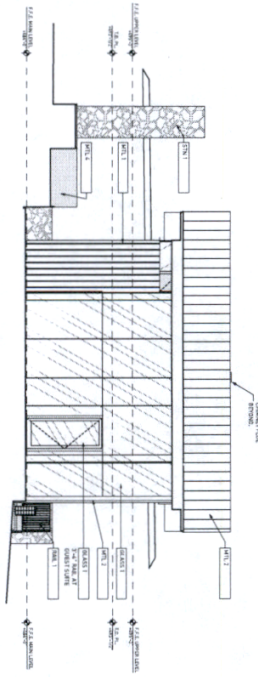
ENTRY BLOCK ELEVATION SOUTH  
Scale: 3/16" = 1'-0"



ENTRY BLOCK ELEVATION NORTH  
Scale: 3/16" = 1'-0"



NORTH ELEVATION  
Scale: 3/16" = 1'-0"



# SWIFTCURRENT

98 SWIFTCURRENT TRAIL WEST LAKE HILLS,  
TX 78746









Christian Bingham  
c 512.293.6520

**David Wilkes Builders**  
5450 Bee caves Rd., Suite 4B  
Austin, Texas 78746  
[512] 328.9888

[davidwilkesbuilders.com](http://davidwilkesbuilders.com)



SPECIAL USE PERMIT 157-2020-D

A PERMIT SETTING FORTH THE CONDITIONS UNDER WHICH A SPECIAL USE SHALL BE PERMITTED FOR PLACEMENT OF A COMMERCIAL TRAILER.

WHEREAS, David and Catherine Wilkes, the owner of the herein described parcel of land at 98 Swiftcurrent Trail, has requested a Special Use Permit for placement of a commercial trailer on the property for temporary use during the construction period of the new residence.

WHEREAS, the notice as required by Section 38.03.032, as amended, has been given to adjacent property owners; and

WHEREAS, a valid objection in the Public Hearings or a written protest has not been submitted against the proposed Special Use Permit; and

WHEREAS, the Board of Adjustment find that the application for Special Use Permit meets the requirements of Section 38.04.031(11)(b) as amended; and

WHEREAS, the Board of Adjustment at its Public Hearing finds that the Special Use Permit on the herein described parcel is not against the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ADJUSTMENT OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

Lot 2-A, Amended Plat of Hill Edwards Subdivision.

Article 2. The permit is granted under the following general terms and conditions:

1. The use shall not require change in the character or exterior appearance of the principal structure;
2. The Special Use shall not create a nuisance factor or otherwise interfere with neighbors' enjoyment of their property;
3. The Special Use shall not have an adverse effect on the value of surrounding properties nor impede their proper development;
4. No signs are permitted on the described tract, except as permitted under the provisions of Chapter 32, of the West Lake Hills Code of Ordinances as amended; and
5. All representations, whether oral or written, made by the owner, or his agent, in support of a Special Use Permit are conditions upon which this permit is granted.

Article 3. The permit is granted under the following specific terms and conditions:

1. No security personnel be allowed to use construction trailer.
2. Construction trailer size be 8' X 44' and placed off of the road.
3. Use of construction trailer will be limited to construction hours of 7:00 a.m. to 6:00 p.m., Monday thru Saturday.

4. Construction trailer shall be screened.

Article 4. The duration of this Special Use Permit shall be for two (2) years from the effective date of the building permit.

Article 5. This Special Use Permit may be renewed for a specific period at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant will obtain renewal approval from the Board of Adjustment.

Article 6. This Special Use Permit is for placement of a construction trailer on the property located at 98 Swiftcurrent Trail for temporary use during the construction period of the new residence.

Article 7. This Special Use Permit is not transferable to another person or another parcel of land.

Article 8. The Board of Adjustment after notice and Public Hearing may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations plans, terms, general or special conditions, and limitations applicable to this Special Use Permit;
2. A violation of any applicable ordinance or regulation;
3. A change in the nature of the use without prior approval of the City;
4. Operation or maintenance of the Special Use Permit in a manner that is detrimental to the public health or safety, or to constitute a nuisance.

Article 9. The application form entitled "Special Use Permit Form" along with any supporting correspondence and documents, and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 10. This Special Use Permit shall become effective on August 12, 2020.

PASSED AND APPROVED this 12<sup>th</sup> day of August, 2020.

---

Linda Anthony  
Board of Adjustment Chair

ATTEST:

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Stephanie Mills, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

---

Applicant's Signature

## Order Confirmation

**Ad Order Number**

0000584132

**Customer**

WEST LAKE HILLS, CITY OF

**Payor Customer**

WEST LAKE HILLS, CITY OF

**PO Number****Sales Rep.**

jrocha

**Customer Account**

30404

**Payor Account**

30404

**Ordered By**

Anjali Naini

**Order Taker**

jrocha

**Customer Address**911 WESTLAKE DR  
AUSTIN TX 787464509 USA**Payor Address**911 WESTLAKE DR  
AUSTIN TX 787464509 USA**Customer Fax****Order Source****Customer Phone**

5123273628

**Payor Phone**

5123273628

**Customer EMail****Special Pricing****Invoice Text****Ad Order Notes****Net Amount**

\$170.80

**Tax Amount**

\$0.00

**Total Amount**

\$170.80

**Payment Amount**

\$0.00

**Amount Due**

\$170.80

**Ad Number**

0000584132-01

**Ad Type**

Legal

**Production Method**

AdBooker

**Production Notes****External Ad Number****Ad Attributes****Ad Released**

No

**Pick Up****Ad Size**

1 X 35 li

**Color**

| <u>Run Date</u>            | <u>Product</u>      | <u>Placement</u> | <u>Sched Cst</u> | <u>Disc/Prem</u> | <u>Color</u> | <u>Pickup</u> | <u>Tax</u> | <u>Subtotal</u> |
|----------------------------|---------------------|------------------|------------------|------------------|--------------|---------------|------------|-----------------|
| 07/23/2020                 | S-Westlake Picyuane | Legals           | \$85.40          | \$0.00           | \$0.00       | \$0.00        | \$0.00     | \$85.40         |
| 07/23/2020                 | S-Lake Travis View  | Legals           | \$85.40          | \$0.00           | \$0.00       | \$0.00        | \$0.00     | \$85.40         |
| 07/23/2020 -<br>07/23/2020 | S-Web               | Legals           | \$0.00           | \$0.00           | \$0.00       | \$0.00        | \$0.00     | \$0.00          |

**Ad Content**



**CITY OF WEST LAKE HILLS  
PUBLIC NOTICE – SPECIAL USE PERMITS**

The City of West Lake Hills will hold remote public hearings on August 12, 2020, at 7:00 P.M. before the Board of Adjustment/City Council in the Council Chambers at City Hall, 911 Westlake Drive, West Lake Hills, Texas, 78746 giving all interested persons the right to be heard regarding the items below. Please see the agenda posted on August 7, 2020 for remote meeting participation instructions.

1. A request for a Special Use Permit for the placement of a temporary commercial coach (construction trailer) located at 98 Swiftcurrent Trail, West Lake Hills, TX 78746. The property is zoned R –1 (One-Family Residential).

2. A request for a Special Use Permit for the placement of a temporary commercial coach (construction trailer) located at 509 Buckeye Trail, West Lake Hills, TX 78746. The property is zoned R –1 (One-Family Residential).

For questions or to request a copy of the applications, please contact the Building & Development Services Department at 512-327-3628 or email [planner@westlakehills.org](mailto:planner@westlakehills.org).

7/23/20

0000584132-01



## **SPECIAL USE PERMIT (SUP) STAFF REPORT**

**AUGUST 12, 2020**

**Project Name:** 509 Buckeye Trail – SUP for Temporary Commercial Coach/Construction Trailer

**Agenda Item:** 509 Buckeye Trail: Discuss and consider action to adopt an ordinance for a Special Use Permit request to allow the placement of a temporary commercial coach to be utilized as a construction management office for the duration of the construction of a home on a property zoned R – 1 (West Lake Hills Code Sec. 38.04.031 (b)). Owner Lynn Carter/Applicant Catherine Wilkes with David Wilkes Builders.

**Applicant Information:** Owner Lynn Carter/Applicant Catherine Wilkes

**Hearing Dates:**

August 12, 2020      Board of Adjustment

**Requested Action:** Special Use Permit for a temporary commercial coach/construction trailer to be located on the property during the building construction process.

**Location:** The property is located north of Bee Cave Road; west of Westlake Drive; and south of Yaupon Valley Road.

**Zoning & Site Characteristics:** The subject property and surrounding neighborhood are zoned R – 1 – One-Family Residential. The subject property is approximately 0.75 acre.

**Background & Analysis:** A building permit application is currently under review with the City for the reconstruction of a home that was burned down. The applicant is requesting a Special Use Permit to allow for the placement of a temporary commercial coach/construction trailer to be utilized as a construction office for the duration of the home construction. The applicant estimates that the project will take approximately 18 months to complete.

**SUP Criteria & Analysis:**

- (1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;
  - The proposed trailer will be located off the street on the property and will only be located temporarily for the remainder of construction. This proposed use is permitted by special use in all zoning districts.

- (2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development;
- The proposed structure is temporary and should not adversely impact the value of the surrounding properties.
- (3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business;
- The proposed use will not interfere with neighbors' enjoyment of their properties. The proposed trailer will be located on the subject property and will only be there temporarily.
- (4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and
- The proposed trailer should not impact traffic or parking or pose a safety hazard. It is not anticipated to disturb the peace and quiet of the neighborhood.
- (5) The proposed use shall comply with all other applicable ordinances and regulations.
- A building permit was issued for this property and all construction is subject to applicable codes and regulations.

#### **Traffic/Transportation**

No additional traffic is anticipated.

#### **Lighting**

Outdoor lighting is not applicable.

#### **Building Code**

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

#### **Subdivision**

This request will not change the subdivision.

#### **Comprehensive Planning Analysis**

The request is in compliance with the Master Plan based on current and future land use.

#### **Staff Recommendation:**

Staff recommends approval with the following conditions: 1) the trailer should be screened from view; and 2) limited to be utilized during construction hours 7am – 6pm, Monday – Saturday.

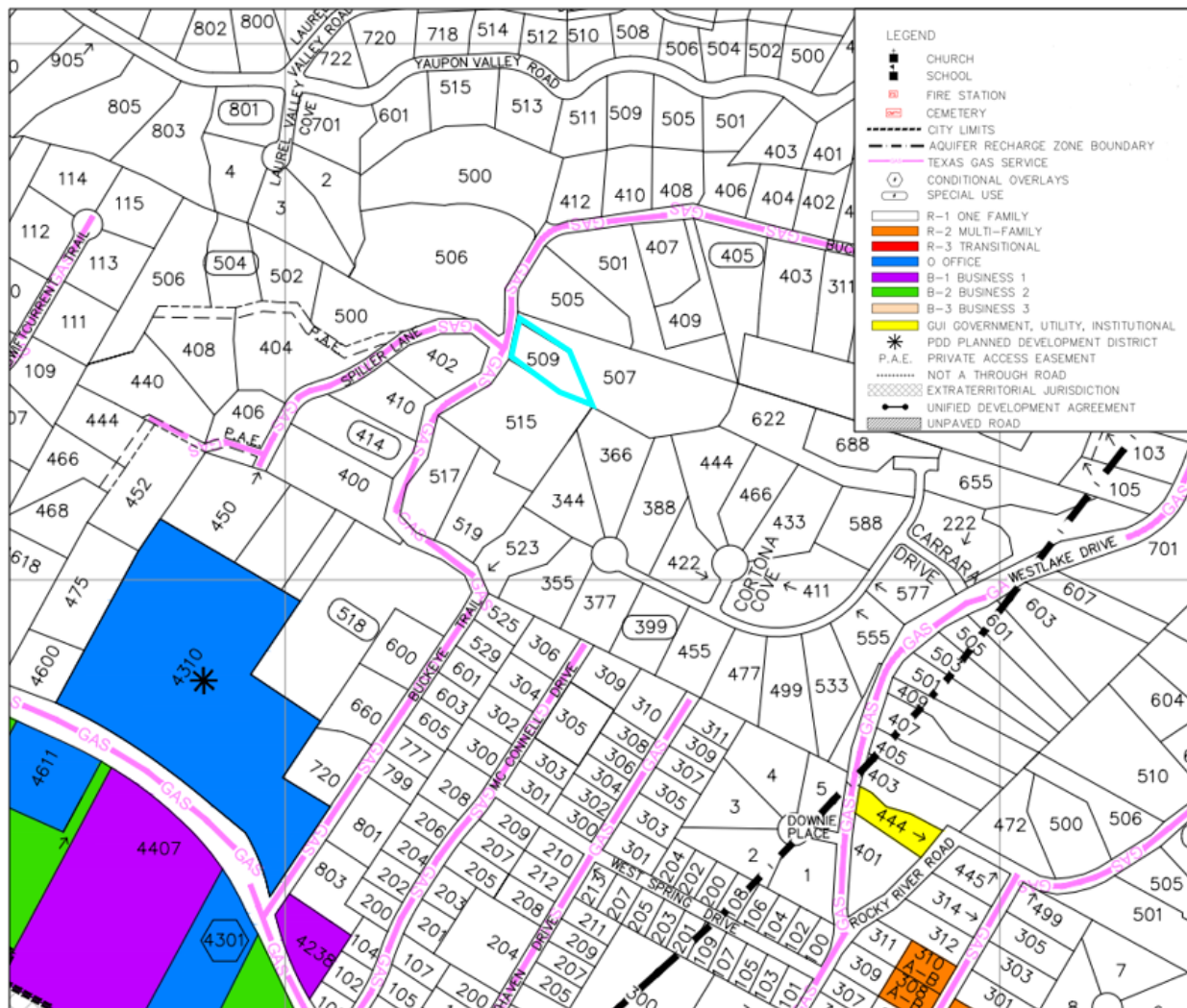


## Links to Relevant Code:

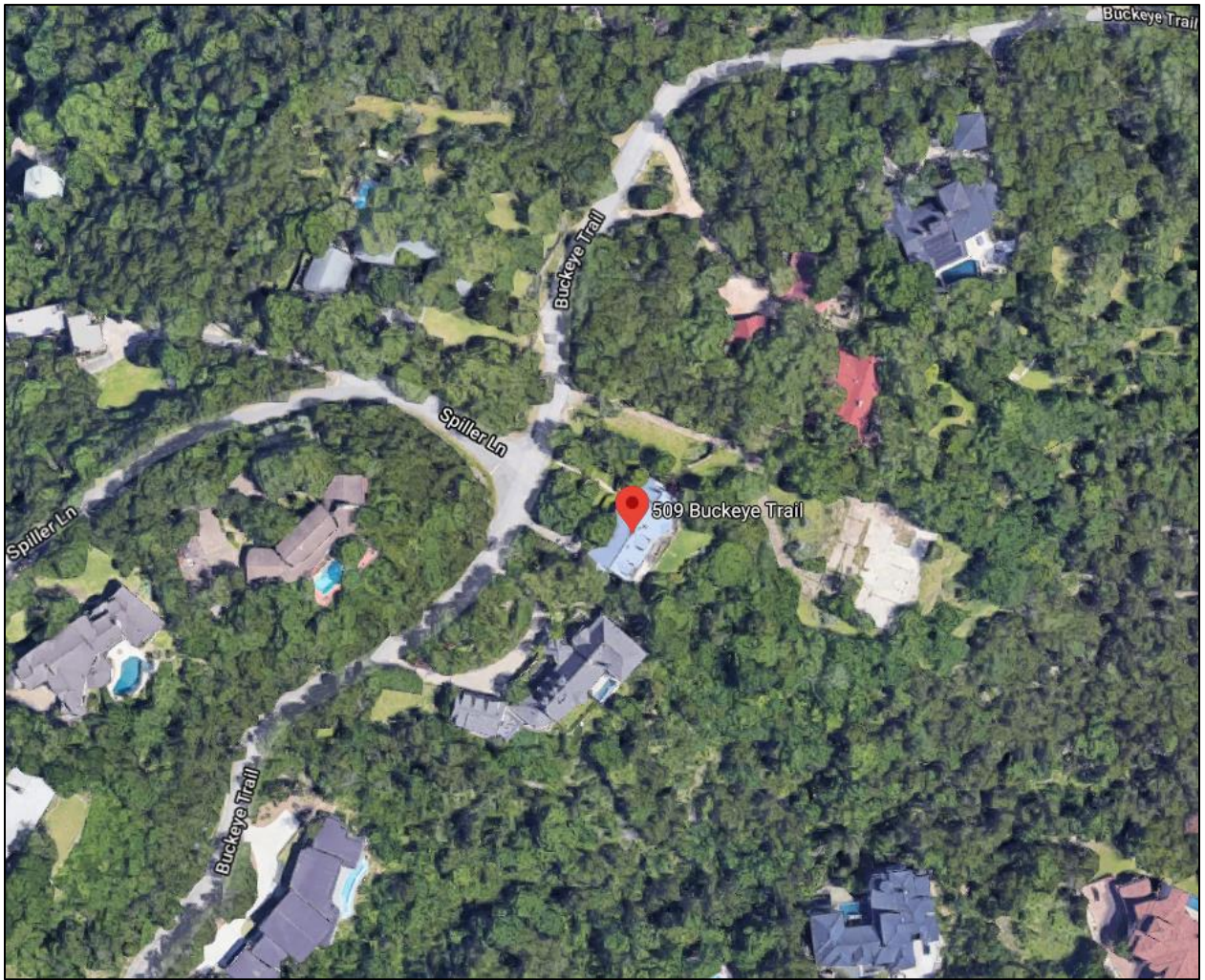
- [Sec. 38.04.031 Criteria for establishment of special use categories; uses allowed in specific districts](#)
- [Sec. 38.04.032 Special use permit](#)
- [Sec. 38.04.033 General criteria applicable to all special uses](#)
- [Sec. 38.04.035 General conditions for all special uses](#)

(Maps to follow)

## Zoning:



Aerial:





## SPECIAL USE PERMIT APPLICATION



Date Received: 7/6/20 Received By: [Signature]  
Amount Due \$ 650.00 Date Payment Received: 7/6/20  
Admin Complete Date: 06/27/21 Permit No: 15952

**\*\*All applications and supporting documents should be submitted electronically to  
pzsec@westlakehills.org and planner@westlakehills.org\*\***

### APPLICANT INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Lynn Carter Phone: 512.507.8264  
Email: [Redacted]  
Address: 509 Buckeye Trail City: Austin State: TX Zip: 78746  
Agent\*: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: 78746

*\*Please submit Power of Attorney form designating authorized agent.*

### PROJECT INFORMATION

Property Address: 509 Buckeye Trail, Austin 78746  
Subdivision Name: ABS 198 SUR 504 CHAMBERS T J ACR .750  
Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Tax Parcel ID: 115015  
Current Zoning Classification: Residential Total Lot Area: .75 acres  
Proposed Special Use: Site Trailer Applying for Variance ☐ Yes ☐ No  
(if yes, please submit separate variance application)  
Name of Business (if applicable): David Wilkes Builders  
Hours of Operation: M-S 7-6 Duration of Use: 18 months  
Present Land Use: Pre-construction site

157-2030-E  
8/12



## SPECIAL USE PERMIT APPLICATION

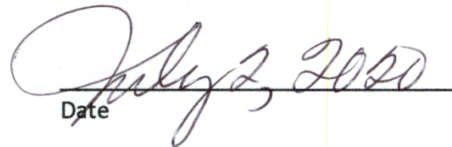
**Brief description of proposed project:**

Jobsite trailer to facilitate on site project management. Will be hooked up to temporary electric and internet.

**AUTHORIZATION & ACKNOWLEDGEMENT**

*The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney form).*

  
Signature

  
Date

Lynn Carter

Printed Name

**APPLICATION CHECKLIST**

**Special Use Permit Application Checklist**

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Traffic Impact Analysis, if applicable (*required for projects expected to generate 200 trips a day, refer to Chapter 38 of the Code*)
- ☐ Letter addressed to BOA Chairperson describing proposed Special Use
- ☐ Property survey/Site Plan
- ☐ Building elevations if available
- ☐ Pictures of property
- ☐ Payment of application fees by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*)
- ☐ Other applicable information as required by staff





## SPECIAL USE PERMIT APPLICATION

### SPECIAL USE PERMIT PROCESS & PROCEDURES

#### Public Hearings

SUP applications are considered by the Board of Adjustment, which meets the second (2<sup>nd</sup>) Wednesday of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 7:00pm and the agenda and meeting packet are posted on the City website the Friday before.

#### Public Notices

All public notices are handled by staff. Letters are sent to neighbors within 300' of the applicant's property at least ten (10) days before the BOA meeting; a notice in the newspaper is published at least fifteen (15) days prior to the meeting; and staff will provide the applicant with a notice sign to be placed on the property at least ten (10) days before the meeting.

#### Application Deadlines

Applications are due forty-five (45) days prior to the next BOA meeting. In some circumstances it may be possible to receive an extension by contacting [planner@westlakehills.org](mailto:planner@westlakehills.org)

#### SUP Review Criteria

Refer to the City's Zoning Ordinance, Chapter 38, Article 38.04, Division 2 for Special Use criteria applicable to all special uses and criteria applicable to individual special uses.

### STAFF NOTES

#### *For Completion by Staff Only*

Date public notification letters mailed: \_\_\_\_\_

Newspaper notice deadline: \_\_\_\_\_ Publication Date: \_\_\_\_\_

Date of Board of Adjustment Meeting: \_\_\_\_\_

Board of Adjustment Action: \_\_\_\_\_

Notes:

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DAVID  
**WILKES**  
BUILDERS

Mayor Linda Anthony  
BOA Chairperson  
City of Westlake Hills

7.2.20

Dear Mayor Anthony,

We propose to have a jobsite trailer at 509 Buckeye Trail for the term of the project. This should be around 18 months once we begin construction.

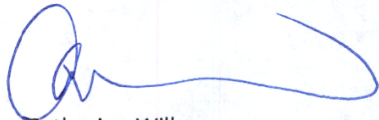
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Please let us know if you have any additional questions or concerns.

Thank you –



Catherine Wilkes

David Wilkes Builders

David Wilkes Builders  
5450 Bee Caves Road Suite 4B  
Austin, TX 78746  
512.328.9888



**Bruce Elfant**  
Tax Assessor - Collector  
P.O. BOX 149328  
Austin, TX 78714-9328  
(512) 854-9473 SE HABLA ESPAÑOL



**Travis County Tax Office**  
5501 Airport Blvd.  
Austin, TX 78751-1410  
Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)

## TRAVIS COUNTY TAX BILL

10/25/2019

Taxes for the current year (2019) are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees. Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:

|          |     |      |     |           |     |          |     |
|----------|-----|------|-----|-----------|-----|----------|-----|
| February | 7%  | May  | 13% | August    | 19% | November | 22% |
| March    | 9%  | June | 15% | September | 20% | December | 23% |
| April    | 11% | July | 18% | October   | 21% | January  | 24% |

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.



### Electronic Payment Options

- Pay taxes and print bills at [www.traviscountytax.org](http://www.traviscountytax.org).
- Payments made via credit card or electronic check are subject to an additional fee.
- Visit [www.traviscountytax.org](http://www.traviscountytax.org) for details.



2019 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS:

1,127,286

EXEMPTIONS: HOMESTEAD/SENIOR EXEMPTION



| 1 TAXES DUE TAXING UNIT                                                                                | 2 EXEMPTION AMOUNTS | 3 NET TAXABLE VALUE | 4 TAX RATE PER \$100 | 5 TAX AMOUNT | 6 BILLING NO |
|--------------------------------------------------------------------------------------------------------|---------------------|---------------------|----------------------|--------------|--------------|
| TRAVIS COUNTY                                                                                          | 310,957             | 816,329             | .369293              | 3,014.65     | 012601       |
| EANES ISD                                                                                              | 55,000              | 1,072,286           | 1.130000             | 9,602.35     |              |
| CITY OF WEST LAKE HILL                                                                                 | 4,000               | 1,123,286           | .070000              | 786.30       | 7 PROPERTY   |
| WCID #10                                                                                               | 4,000               | 1,123,286           | .086000              | 966.03       |              |
| TRAVIS CENTRAL HEALTH                                                                                  | 310,957             | 816,329             | .105573              | 861.82       | REAL PERS    |
| TRAVIS COUNTY ESD #9                                                                                   | 4,000               | 1,123,286           | .078100              | 877.29       |              |
| Due to the 1/2% additional sales tax imposed by the CWH your taxes for the CWH have been reduced by \$ |                     |                     |                      | 542.54       | X            |

### 8 PROPERTY DESCRIPTION

509 BUCKEYE TRL  
ABS 198 SUR 504 CHAMBERS T J ACR .750

ACRES: .7500

135  
CARTER LYNN M O CONNOR ET VIR  
BLDG C-100  
3939 BEE CAVE RD  
WEST LAKE HILLS TX 78746

|                   |           |              |
|-------------------|-----------|--------------|
| 9                 | REF ID 2  |              |
| 01-1515-0513-0000 |           |              |
| 10                | DUE DATE  | 11 TOTAL DUE |
|                   | 1/31/2020 | 16,108.44    |

DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

\*YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\*

CARTER LYNN M O CONNOR ET VIR  
BLDG C-100  
3939 BEE CAVE RD  
WEST LAKE HILLS TX 78746

Pay to: TRAVIS COUNTY TAX OFFICE  
P.O. BOX 149328  
Austin, TX 78714-9328

Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)



NEW ADDRESS

| 12 BILLING NO.                                                                                                   | 13 DUE DATE                                                         | 14 TOTAL DUE |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------|
| 012601                                                                                                           | 1/31/2020                                                           | 16,108.44    |
| PAY the TOTAL DUE by the above DUE DATE to avoid added penalty & interest charges. Checks MUST be in U.S. funds. |                                                                     |              |
| 15 AMOUNT ENCLOSED                                                                                               |                                                                     |              |
| 16 17,236.03                                                                                                     | IF PAYMENT IS NOT RECEIVED BY DUE DATE, PAY THIS AMOUNT BY FEB 2020 |              |



2019 012601 0001610844 2



TRAVIS COUNTY TAX OFFICE  
(512) 854-9473 www.traviscountytax.org  
Contact the Tax Office for questions about:  
• Tax Amounts • Tax Bills  
• Tax Rates • Due Dates

TRAVIS CENTRAL APPRAISAL DISTRICT  
(512) 834-9138 www.traviscentralappraisal.org  
Contact the Appraisal District for questions about:  
• Address Corrections • Exemptions  
• Ownership • Property Value

# LIABILITY

- By state law, failure to receive a tax bill does not relieve the property owner of the tax, penalty or interest liability.
- The Tax Office has no legal authority to waive penalty or interest.
- Taxes not paid in full by January 31 are charged penalty and interest by state law. Unpaid accounts run a high risk of legal action being taken.
- On REAL PROPERTY (land and buildings), the owner on January 1 of the tax year, and the current owner, can be held liable for any unpaid taxes on the property.
- On PERSONAL PROPERTY (business inventory, equipment, etc.), the person who owned the property on January 1 of the tax year is personally liable for the entire year's amount due, even if the property is sold.
- The assessment ratio for the taxing units on this tax bill is 100%.

## FIVE YEAR TAX HISTORY Parcel ID: 01-1515-0513-0000

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House Bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

| Tax Year | Tax Unit            | Assessed Value      | Taxable Value      | Tax Rate           | Tax Imposed   | Tax Imposed Change From Previous Year | Tax Year         | Tax Unit         | Assessed Value        | Taxable Value | Tax Rate | Tax Imposed | Tax Imposed Change From Previous Year |
|----------|---------------------|---------------------|--------------------|--------------------|---------------|---------------------------------------|------------------|------------------|-----------------------|---------------|----------|-------------|---------------------------------------|
| 2019     | TCO                 | 1,127,286           | 816,329            | .369293            | 3,014.65      | 15.90 %                               | 2018             | TCO              | 1,024,805             | 734,344       | .354208  | 2,601.05    | 5.95 %                                |
|          | IEA                 | 1,127,286           | 1,072,286          | 1.130000           | 9,402.35      | .00 %                                 |                  | IEA              | 1,024,805             | 969,805       | 1.200000 | 9,602.35    | .00 %                                 |
|          | CWN                 | 1,127,286           | 1,123,286          | .070000            | 786.30        | 10.04 %                               |                  | CWN              | 1,024,805             | 1,020,805     | .070000  | 716.56      | 18.51 %                               |
|          | W10                 | 1,127,286           | 1,123,286          | .086000            | 966.03        | 5.15 %                                |                  | W10              | 1,024,805             | 1,020,805     | .090000  | 918.72      | 4.69 %                                |
|          | THD                 | 1,127,286           | 816,329            | .105573            | 861.82        | 11.54 %                               |                  | THD              | 1,024,805             | 734,344       | .105221  | 772.68      | 8.15 %                                |
|          | E09                 | 1,127,286           | 1,123,286          | .078100            | 877.29        | 10.04 %                               |                  | E09              | 1,024,805             | 1,020,805     | .078100  | 797.25      | 13.83 %                               |
| Total    |                     |                     |                    |                    |               | 16,188.44 4.56 %                      | Total            |                  |                       |               |          |             | 15,406.61 3.04 %                      |
| 2017     | TCO                 | 951,641             | 645,313            | .369000            | 2,455.00      | 7.05 %                                | 2016             | TCO              | 846,946               | 597,557       | .383808  | 2,293.42    | 10.49 %                               |
|          | IEA                 | 951,641             | 876,641            | 1.200000           | 9,402.35      | .00 %                                 |                  | IEA              | 846,946               | 791,946       | 1.212500 | 9,402.35    | 4.31 %                                |
|          | CWN                 | 951,641             | 927,641            | .085000            | 602.97        | 25.05 %                               |                  | CWN              | 846,946               | 842,946       | .087200  | 602.17      | 9.48 %                                |
|          | W10                 | 951,641             | 927,641            | .094600            | 877.55        | 56.08 %                               |                  | W10              | 846,946               | 842,946       | .046700  | 562.24      | 148.37 %                              |
|          | THD                 | 951,641             | 645,313            | .107385            | 714.45        | 8.16 %                                |                  | THD              | 846,946               | 597,557       | .110541  | 660.55      | 8.95 %                                |
|          | E09                 | 951,641             | 927,641            | .075500            | 700.37        | 13.83 %                               |                  | E09              | 846,946               | 842,946       | .072900  | 615.27      | 7.75 %                                |
| Total    |                     |                     |                    |                    |               | 14,952.69 5.18 %                      | Total            |                  |                       |               |          |             | 14,216.00 4.81 %                      |
| 2015     | TCO                 | 769,951             | 615,961            | .416900            | 2,567.94      | .50 %                                 | 2014             | TCO              | 699,955               | 559,964       | .456300  | 2,555.12    |                                       |
|          | IEA                 | 769,951             | 744,951            | 1.212500           | 9,132.53      | 8.76 %                                |                  | IEA              | 699,955               | 684,955       | 1.212500 | 8,305.08    |                                       |
|          | CWN                 | 769,951             | 769,951            | .057200            | 440.41        | 17.83 %                               |                  | CWN              | 699,955               | 699,955       | .053400  | 373.78      |                                       |
|          | W10                 | 769,951             | 769,951            | .029400            | 226.37        | 9.63 %                                |                  | W10              | 699,955               | 699,955       | .029500  | 206.49      |                                       |
|          | THD                 | 769,951             | 615,961            | .117781            | 725.49        | 2.50 %                                |                  | THD              | 699,955               | 559,964       | .126400  | 707.79      |                                       |
|          | E09                 | 769,951             | 769,951            | .074100            | 571.00        | 8.62 %                                |                  | E09              | 699,955               | 699,955       | .075100  | 525.67      |                                       |
| Total    |                     |                     |                    |                    |               | 13,563.74 7.02 %                      | Total            |                  |                       |               |          |             | 12,673.93                             |
| Tax Unit | 2019 Assessed Value | 2014 Assessed Value | 2019 Taxable Value | 2014 Taxable Value | 2019 Tax Rate | 2014 Tax Rate                         | 2019 Tax Imposed | 2014 Tax Imposed | Five Year % of Change |               |          |             |                                       |
| TCO      | 1,127,286           | 699,955             | 816,329            | 559,964            | .369293       | .456300                               | 3,014.65         | 2,555.12         | 61.05 %               | 45.78 %       | 19.07 %  | 17.98 %     |                                       |
| IEA      | 1,127,286           | 699,955             | 1,072,286          | 684,955            | 1.130000      | 1.212500                              | 9,402.35         | 8,305.08         | 61.05 %               | 56.55 %       | 6.80 %   | 15.62 %     |                                       |
| CWN      | 1,127,286           | 699,955             | 1,123,286          | 699,955            | .070000       | .055400                               | 786.30           | 373.78           | 61.05 %               | 60.48 %       | 31.09 %  | 110.36 %    |                                       |
| W10      | 1,127,286           | 699,955             | 1,123,286          | 699,955            | .086000       | .029500                               | 966.03           | 206.49           | 61.05 %               | 60.48 %       | 191.53 % | 367.03 %    |                                       |
| THD      | 1,127,286           | 699,955             | 816,329            | 559,964            | .105573       | .126400                               | 861.82           | 707.79           | 61.05 %               | 45.78 %       | 16.48 %  | 21.74 %     |                                       |
| E09      | 1,127,286           | 699,955             | 1,123,286          | 699,955            | .078100       | .075100                               | 877.29           | 525.67           | 61.05 %               | 60.48 %       | 3.99 %   | 66.89 %     |                                       |
| Total    |                     |                     |                    |                    |               |                                       |                  |                  | 16,188.44             | 12,673.93     | 27.10 %  |             |                                       |

Taxing Unit Code and Description:  
TCO - TRAVIS COUNTY  
IEA - EAMES ISD  
CWN - CITY OF W LAKE HILLS  
W10 - WCID #10  
THD - TRAVIS CENTRAL HEALTH  
E09 - TRAVIS COUNTY ESD #9

### SCHOOL DISTRICT MAO/DEBT RATE INFORMATION

| TAXING UNIT | MAO     | DEBT    | MAO      | DEBT    |
|-------------|---------|---------|----------|---------|
| IEA         | .990000 | .140000 | 1.060000 | .140000 |

### Make payments payable to TRAVIS COUNTY TAX OFFICE

The mailing address is P.O. BOX 149328, AUSTIN, TEXAS 78714-9328.

Payments mailed for current taxes showing a postmark on or before January 31 (or the next business day if January 31 falls on a weekend) will be considered timely payment upon receipt.

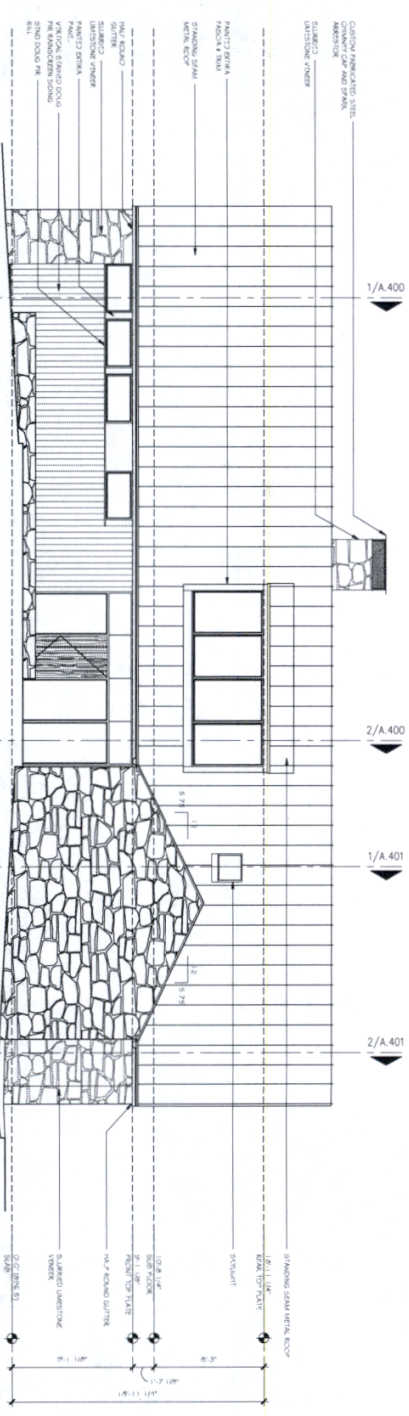
### DO NOT MAIL CREDIT CARD PAYMENTS!

You may pay property taxes (current, delinquent, and partial payments) online at [www.traviscountytax.org](http://www.traviscountytax.org) with an American Express, Visa, MasterCard, or Discover credit card or by electronic check from your bank account. All payments made with cards, electronic checks, whether by phone, or in person will include an additional fee.

Call (512) 854-9473 if you have questions about paying property taxes. SE HABLA ESPAÑOL.

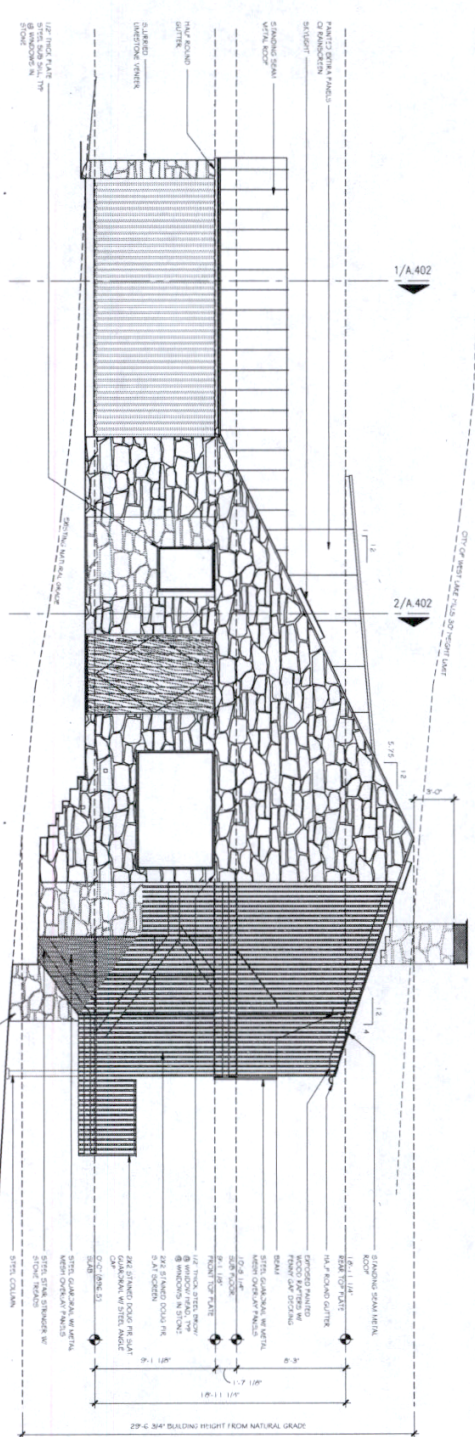






1 ELEVATION

SCALE 1/8" = 1'-0"



2 ELEVATION

SCALE 1/8" = 1'-0"

SHEET IS FORMATTED TO 22" x 34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED TO 11" x 17".

© 2019 CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA/IF 11404

|                                      |                                                                           |                                                                                                          |                                                       |                                                                                                     |
|--------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <p>ELEVATION</p> <p><b>A.300</b></p> | <p>ISSUE</p> <p>05.06.20</p> <p>06.02.20</p> <p>COORD</p> <p>PROGRESS</p> | <p>A NEW HOME FOR</p> <p>LYNN &amp; MASON CARTER</p> <p>509 BUCKEYE TRAIL</p> <p>WEST LAKE HILLS, TX</p> | <p>PRELIMINARY</p> <p>NOT FOR</p> <p>CONSTRUCTION</p> | <p><i>timcuppert</i></p> <p>architecture + interiors</p> <p>10240 S. 5300 CUPPETTARCHITECTS.COM</p> |
|--------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------|



## Sandy Sheffield

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**From:** Christian  
**Sent:** July 2, 2020 1:32 PM  
**To:** Sandy Sheffield  
**Subject:** Pictures

Here they are for Buckeye and swiftcurrent







SPECIAL USE PERMIT 157-2020-E

A PERMIT SETTING FORTH THE CONDITIONS UNDER WHICH A SPECIAL USE SHALL BE PERMITTED FOR PLACEMENT OF A COMMERCIAL TRAILER.

WHEREAS, Lynn Carter, the owner of the herein described parcel of land at 509 Buckeye Trail, has requested a Special Use Permit for placement of a commercial trailer on the property for temporary use during the construction period of the new residence.

WHEREAS, the notice as required by Section 38.03.032, as amended, has been given to adjacent property owners; and

WHEREAS, a valid objection in the Public Hearings or a written protest has not been submitted against the proposed Special Use Permit; and

WHEREAS, the Board of Adjustment find that the application for Special Use Permit meets the requirements of Section 38.04.031(11)(b) as amended; and

WHEREAS, the Board of Adjustment at its Public Hearing finds that the Special Use Permit on the herein described parcel is not against the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ADJUSTMENT OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

Abs. 198 Sur. 504 T J Chambers.

Article 2. The permit is granted under the following general terms and conditions:

1. The use shall not require change in the character or exterior appearance of the principal structure;
2. The Special Use shall not create a nuisance factor or otherwise interfere with neighbors' enjoyment of their property;
3. The Special Use shall not have an adverse effect on the value of surrounding properties nor impede their proper development;
4. No signs are permitted on the described tract, except as permitted under the provisions of Chapter 32, of the West Lake Hills Code of Ordinances as amended; and
5. All representations, whether oral or written, made by the owner, or his agent, in support of a Special Use Permit are conditions upon which this permit is granted.

Article 3. The permit is granted under the following specific terms and conditions:

1. No security personnel be allowed to use construction trailer.
2. Construction trailer size be 8' X 44' and placed off of the road.
3. Use of construction trailer will be limited to construction hours of 7:00 a.m. to 6:00 p.m., Monday thru Saturday.



4. Construction trailer shall be screened.

Article 4. The duration of this Special Use Permit shall be for two (2) years from the effective date of the building permit.

Article 5. This Special Use Permit may be renewed for a specific period at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant will obtain renewal approval from the Board of Adjustment.

Article 6. This Special Use Permit is for placement of a construction trailer on the property located at 509 Buckeye Trail for temporary use during the construction period of the new residence.

Article 7. This Special Use Permit is not transferable to another person or another parcel of land.

Article 8. The Board of Adjustment after notice and Public Hearing may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations plans, terms, general or special conditions, and limitations applicable to this Special Use Permit;
2. A violation of any applicable ordinance or regulation;
3. A change in the nature of the use without prior approval of the City;
4. Operation or maintenance of the Special Use Permit in a manner that is detrimental to the public health or safety, or to constitute a nuisance.

Article 9. The application form entitled "Special Use Permit Form" along with any supporting correspondence and documents, and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 10. This Special Use Permit shall become effective on August 12, 2020.

PASSED AND APPROVED this 12<sup>th</sup> day of August, 2020.

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Linda Anthony  
Board of Adjustment Chair

ATTEST:

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Stephanie Mills, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

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Applicant's Signature