



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, June 10, 2026 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 10th day of June 2026 at 7:00 p.m., in the Council Chambers, Municipal Building, 4010 Bee Cave Road, 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 June 10, 2026.

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 12, 2026 Special Meeting Minutes.
 - b. Approval of the May 13, 2026 Regular Meeting Minutes.
 - c. Approval of the Chamber of Commerce to display signs in the right-of-way during the 4th of July parade.
 - d. Approval of a resolution to update the investment pool authorized representatives.
4. Administration Discuss pursuing a Bird City Texas designation through the program run by

Texas Parks and Wildlife and the Audubon Society.

5. Public Hearing

406 Redbud Trl: Discuss and consider action on a fee-in-lieu request (greater than 10%) for the replacement of trees to provide 285 inches of replacement as fee-in-lieu per Section 22.03.304(f) of the Code of Ordinances.

Applicant: Bhavani Singal, Workshop No 5

6. Administration Discuss and consider action to appoint alternates to the Board of Adjustment.

7. Administration Review and consider an update of the City's Strategic Plan.

8. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the June 10, 2026 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, June 4, 2026 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Makayla Rodriguez, 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
CITY COUNCIL SPECIAL MEETING MINUTES
Tuesday, May 12, 2026 at 3:30 PM

1. Call to Order

Mayor James Vaughan called the meeting to order at 3:31 p.m.

CITY COUNCIL PRESENT: Mayor James Vaughan, Mayor Pro Tem Gordon Bowman, Councilmember Dana Harmon, Councilmember Brian Plunkett, Councilmember Beth South, and Councilmember Darin Walker.

CITY STAFF PRESENT: City Administrator Trey Fletcher, City Secretary Makayla Rodriguez, Director of Building and Development Services Jennifer Bills, Finance Director Vonda Ragsdale, Public Works Director Evan Groeschel, Police Chief Scott Gerdes, and City Attorney Charles Zech.

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

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

3. Administration Discuss and consider a severance agreement with the City Administrator.

The City Council went into Executive Session at 3:32 p.m.

Mayor James Vaughan reconvened the meeting at 3:48 p.m.

Mayor James Vaughan stated that no action was taken. He continued to thank City Administrator Trey Fletcher for his service to the City and gave an overview of accomplishments.

MOTION: Upon a motion made by Mayor Pro Tem Gordon Bowman and seconded by Councilmember Darin Walker, the City Council voted 5-0 to authorize the Mayor to execute a comprehensive severance and release agreement.

4. Administration Discuss and consider the appointment of an interim City Administrator.

Mayor James Vaughan spoke in support of Director of Building and Development Services Jennifer Bills as the Interim City Administrator.

MOTION: Upon a motion made by Mayor Pro Tem Gordon Bowman and seconded by Councilmember Darin Walker, the City Council voted 5-0 to appoint Jennifer Bills as the Interim City Administrator.

5. Adjournment

Mayor James Vaughan adjourned the meeting at 3:51 p.m.

Respectfully submitted:

James Vaughan, Mayor

ATTEST:

City Secretary, Makayla Rodriguez

The minutes were approved on the 10th day of June, 2026.



CITY OF WEST LAKE HILLS, TEXAS
CITY COUNCIL REGULAR MINUTES
Wednesday, May 13, 2026 at 7:00 PM

1. Call to Order

Mayor James Vaughan called the meeting to order at 7:50 p.m.

CITY COUNCIL PRESENT: Mayor James Vaughan, Mayor Pro Tem Gordon Bowman, Councilmember Dana Harmon, and Councilmember Beth South.

CITY STAFF PRESENT: Interim City Administrator Jennifer Bills, City Secretary Makayla Rodriguez, Public Works Director Evan Groeschel, Police Chief Scott Gerdes, and City Attorney Charles Zech.

2. Ordinance Discuss and consider action to approve an ordinance for the final canvass of the May 2, 2026 General Election and declare the candidates elected for Mayor, City Council Member Place 2, and City Council Member Place 4.

MOTION: Upon a motion made by Mayor Pro Tem Gordon Bowman and seconded by Councilmember Dana Harmon, the City Council voted 3-0 to approve an ordinance for the final canvass of the May 2, 2026 General Election and declare the candidates elected for Mayor, Council Member Place 2, and Council Member Place 4.

3. Administration Presentation of Certificates of Election and Oath of Office for the positions of Mayor, City Council Member Place 2, and City Council Member Place 4.

Judge Henry administered the Oath of Office and presented Certificates of Election to Mayor James Vaughan and Councilmember Julia Webber. Mayor James Vaughan stated that Councilmember Margaret Moore would be sworn in at a later time.

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 James Vaughan opened the meeting for public comment. 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 22, 2026 Regular Meeting Minutes.
 - b. Approval of the May 6, 2026 Workshop Minutes.

MOTION: Upon a motion made by Councilmember Dana Harmon and seconded by Councilmember Beth South, the City Council voted 4-0 to approve the Consent Agenda.

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

MOTION: Upon a motion made by Councilmember Dana Harmon and seconded by Councilmember Julia Webber, the City Council voted 4-0 to approve Councilmember Gordon Bowman as Mayor Pro Tem.

7. Public Hearing 1111 Redbud Trail: Discuss and consider action on a recommendation from ZAPCO on proposed variances for the removal of the following trees with a trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code).
 - a. Tree #729 (15” Cedar)
 - b. Tree #698 (15” Live Oak)

Applicant: James Mustillo, Miro Riveria Architects

Interim City Administrator Jennifer Bills briefed City Council on the variance request to remove tress and stated that the Live Oak tree was diseased and required removal, noting that the variance request would be for a Cedar Tree only.

James Mustillo discussed the proposed building plans and provided details regarding the variance request.

Councilmember Julia Webber discussed the variance request in detail and stated that the plans were well developed.

MOTION: Upon a motion made by Councilmember Julia Webber and seconded by Councilmember Dana Harmon, the City Council voted 4-0 to approve the variance request to remove one tree.

8. Public Hearing 507 Konstanty Circle: Discuss and consider action on a recommendation from ZAPCO on proposed variances for the removal of the following trees with a trunk diameter of 14 inches or greater, (Section 22.03.304 of the West Lake Hills Code).

- a. Tree #503 (16.1” Elm)
- b. Tree #652 (14.1” Oak)

Applicant: Mark Lakins, Dahlin Group

Interim City Administrator Jennifer Bills briefed City Council on the variance request and noted that the Zoning and Planning Commission recommended approval to remove the Cedar Elm Tree but to deny removal of the Live Oak Tree.

Michael Padavic shared details of the request, proposed plans, and hardship.

There was discussion related to the property, identifying hardship, and tree removal.

MOTION: Upon a motion made by Councilmember Mayor Pro Tem Gordon Bowman and seconded by Councilmember Julia Webber, the City Council voted 4-0 to grant the variance removal of tree 503.

MOTION: Upon a motion made by Mayor Pro Tem Gordon Bowman and seconded by Councilmember Beth South, the City Council voted 2-3 (Harmon, Webber, and Vaughan) to deny the variance request for the removal of tree 652.

- 9. Administration Discuss and consider direction to rezone 911 Westlake Drive from GUI-Government Utility Institution district.

Mayor James Vaughan recessed the meeting at 8:37 p.m.

Mayor James Vaughan reconvened the meeting at 8:39 p.m.

Interim City Administrator Jennifer Bills discussed the need to rezone 911 Westlake Drive. Mayor James Vaughan continued discussion on the request for proposal (RFP) released for a ground lease at 911 Westlake Drive.

Interim City Administrator Jennifer Bills stated that staff follow the zoning process for the property.

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

Interim City Administrator Jennifer Bills shared construction updates for the property.

11. Administration Discuss and consider action on providing an increase in pay to Director of Building and Development Services.

Mayor James Vaughan recommended increasing the salary for Director of Building and Development Services Jennifer Bills to \$170,000.

MOTION: Upon a motion made by Mayor Pro Tem Gordon Bowman and seconded by Councilmember Dana Harmon, the City Council voted 4-0 to approving the increase in pay to the Director of Building and Development Services to \$170,000.

12. Executive Session Executive Session pursuant to Texas Government Code Section 551.072 regarding the cell tower lease at 911 Westlake Drive.

The City Council went into Executive Session at 8:59 p.m.

Mayor James Vaughan called the meeting back to order at 9:11p.m.

Mayor James Vaughan stated that no action was taken during Executive Session.

13. Adjournment

Mayor James Vaughan adjourned the meeting at 9:11 p.m.

Respectfully submitted:

James Vaughan, Mayor

ATTEST:

City Secretary, Makayla Rodriguez

The minutes were approved on the 11th day of June, 2026.



City of West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	<u>June 10, 2026</u>	Item Number:	<u>3c</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Jennifer C. Bills</u>	Cost / Budget:	<u>None</u>
Exhibits:	<u>N/A</u>	Source of Funds:	<u>N/A</u>

Subject

Approval of the Chamber of Commerce to display signs in the right-of-way during the 4th of July parade.

Recommendation

Approval.

Discussion

Approving this resolution authorizes the Westlake Chamber of Commerce to place temporary signs within the City's public rights-of-way for special events. These events bring neighbors together and help build community spirit during the annual Fourth of July Parade and Westlake Wonderfest. No city resources are used to place or remove the proposed signs.



City of West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	<u>June 10, 2026</u>	Item Number:	<u>3d</u>
Department:	<u>Admin/Finance</u>		
Prepared By:	<u>Vonda Ragsdale</u>	Cost / Budget:	<u>n/a</u>
Exhibits:	<u>Resolution 2026-06-01</u>	Source of Funds:	<u></u>

Subject

Approving changes to the Investment Accounts authorized signers.

Recommendation

Approval

Discussion

This change is necessary to have two authorized signers, that are Public Funds Investment Act (PFIA) trained, on the Investment Accounts at LOGIC & LoneStar.

Delete: Trey Fletcher as an authorized signer

Add: Theresa Sanchez, Accounting Manager, as an authorized signer – PFIA certified
Jennifer Bills as an authorizer user (she can't sign yet because she must do the PFIA training)

RESOLUTION NO. 2026-06-01

A RESOLUTION OF THE CITY OF WEST LAKE HILLS, TEXAS, AMENDING RESOLUTION 2022-05-01 APPROVING AND AUTHORIZING EXECUTION OF A PARTICIPATION AGREEMENT AND TRUST INSTRUMENT FOR PARTICIPATION IN A PUBLIC FUNDS INVESTMENT POOL, DESIGNATING THE BOARD OF TRUSTEES OF THE POOL AS AN AGENCY AND INSTRUMENTALITY TO SUPERVISE THE POOL, APPROVING INVESTMENT POLICIES OF THE POOL, APPOINTING AUTHORIZED REPRESENTATIVES AND DESIGNATING INVESTMENT OFFICERS.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended (the “Interlocal Act”), permits any “local government” to contract with one or more other “local governments” to perform “governmental functions and services,” including investment of public funds (as such phrases are defined in the Interlocal Act);; and

WHEREAS, the Interlocal Act authorizes the contracting parties to any interlocal agreement to contract with agencies of the State of Texas, within the meaning of Chapter 771 of the Government Code, and

WHEREAS, the Act permits the contracting parties to any interlocal agreement to create an administrative agency to supervise the performance of such interlocal agreement and to employ personnel and engage in other administrative activities and provide other administrative services necessary to execute the terms of such interlocal agreement; and

WHEREAS, the Public Funds Investment Act, Chapter 2256 of the Texas Government Code, as amended (the “PFIA”), authorizes the entities described in Subsection (a) of the PFIA to invest their funds in an eligible public funds investment pool, and the Local Government Investment Cooperative (LOGIC) intends to become and remain an eligible public funds investment pool, under the terms and conditions set forth in PFIA; and

WHEREAS, the City of West Lake Hills desires to enter into that certain Participation Agreement and Trust Instrument (the “Agreement”), a copy of which is presented with this Resolution and is incorporated herein by reference, and to become a participant in a public funds investment pool created under the PFIA, to be known as Local Government Investment Cooperative (LOGIC) (the “Pool”); and

WHEREAS, the City of West Lake Hills is a Government Entity as defined in the Agreement; and

WHEREAS, the City of West Lake Hills desires to cause administration of the Pool to be performed by a board of trustees (the “Board”), which shall be an advisory board

under the PFIA, an administrative agency created under the Interlocal Act, and trustee of the funds in the Pool; and

WHEREAS, the City of West Lake Hills desires to designate the Board as its agency and instrumentality with authority to supervise performance of the agreement, employ personnel and engage in other administrative activities and provide other administrative services necessary to execute the terms of the Agreement; and

WHEREAS, each capitalized term used in this Resolution and not otherwise defined has the same meaning assigned to it in the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Lake Hills, Texas, that:

SECTION 1

The Agreement is hereby approved and adopted and, upon execution thereof by an Authorized Representative (defined below) and receipt of the Government Entity's application to join the Pool by the Administrator, the Government Entity shall become a Participant in the Pool for the purpose of investing its available funds in the Pool from time to time in accordance with the terms of the Agreement.

SECTION 2

The Board is hereby designated as an agency and instrumentality of the Government Entity, and the Board shall have the authority to supervise performance of the Agreement and the Pool, employ personnel and engage in other administrative activities and provide other administrative services necessary to execute the terms of the Agreement. The Government Entity agrees that all moneys it transfers to the Pool shall be held and managed in trust by the Board for the benefit of the Government Entity.

SECTION 3

The investment policies of the Pool, as set forth in the document entitled Investment Policies, as summarized in the Information Statement, and as may be amended from time to time by the Board, are hereby adopted as investment policies of the Government Entity with respect to money invested in the Pool, and any existing investment policies of the Government Entity in conflict therewith shall not apply to investments in the Pool. official records.

SECTION 4

The following officers, officials or employees of the Government Entity are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to: execute the Agreement, an application to join the Pool and any other documents required to become a Participant; deposit money to and withdraw money from the Government Entity's Pool account from time to time in accordance with the Agreement and the Information Statement; to agree to the terms for use of the website for online transactions and take all other actions deemed necessary or appropriate for the investment of funds of the Government Entity:

Changes to be made to this Resolution:

Delete Signers: Marvin (Trey) H. Fletcher III, City Administrator

Add Signer: Theresa Sanchez, Accounting Manager

Add Inquiry Only Representative: Jennifer Bills, Interim City Administrator/Director of Building & Development Services

1. Name: Vonda Ragsdale Title: Finance Director Phone: 512-610-6848
Signature: _____ Email: vragdale@westlakehills.gov

2. Name: Theresa Sanchez Title: Accounting Manager Phone: 512-610-6837
Signature: _____ Email: tsanchez@westlakehills.gov

In accordance with the Pool’s procedures, an Authorized Representative shall promptly notify the Pool in writing of any changes in who is serving as Authorized Representatives.

SECTION 5

List the name of the Authorized Representative listed above that will be designated as the Primary Contact and will receive all LOGIC & LoneStar correspondence including transaction confirmations and monthly statements

Name: Vonda Ragsdale

SECTION 6

In addition, the following additional Participant representative (not listed above) is designated as an Inquiry Only Representative authorized to obtain account information: (Optional)

Name: Jennifer Bills Title: Interim City Administrator/Director of Building & Development Services
Phone: 512-610-6838 Email: jbills@westlakehills.gov
Signature: _____

Applicant may designate other authorized representatives by written instrument signed by an existing Applicant Authorized Representative or Applicant’s chief executive officer.

SECTION 7

Taxpayer Identification Number.

Applicant’s taxpayer identification number is 74-1670452

SECTION 8

Contact Information.

Applicant primary mailing address:
4010 Bee Cave Road, West Lake Hills, TX 78746

Applicant physical address (if different):

Applicant main phone number:

512-327-3628

Applicants main fax number:

512-327-1863

In addition to the foregoing Authorized Representatives, each Investment Officer of the Pool appointed by the Board from time to time is hereby designated as an investment officer of the Government Entity and, as such, shall have responsibility for investing the share of Pool assets representing funds of the Government Entity. Each depository and custodian appointed by the Board from time to time are hereby designated as a depository and custodian of the Government Entity for purposes of holding the share of Pool assets representing funds of the Government Entity.

PASSED & APPROVED, this the 10th day of June 2026,

CITY OF WEST LAKE HILLS:

James Vaughan, Mayor

ATTEST:

Makayla Rodriguez, City Secretary



City of West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	June 10, 2026	Item Number:	4
Department:	Administration James Vaughn/Jennifer C.		
Prepared By:	Bills	Cost / Budget:	None
Exhibits:	N/A	Source of Funds:	N/A

Subject

Discuss pursuing a Bird City Texas designation through the program run by Texas Parks and Wildlife and the Audubon Society.

Recommendation

Approval.

Discussion

Bird City Texas is a community-based certification program administered by Audubon Texas in partnership with the Texas Parks and Wildlife Department. The program recognizes communities that demonstrate a commitment to bird conservation through habitat protection, public education, native landscaping, and the reduction of threats to birds and wildlife. Established in 2018, Bird City Texas encourages local governments, organizations, businesses, and residents to work together to create healthier environments for both birds and people.

To achieve certification, communities must complete a series of required actions that promote bird-friendly practices, including celebrating World Migratory Bird Day, maintaining native habitat demonstration sites, promoting native plants, educating the public about responsible pet ownership and bird-safe building practices, reducing light pollution, and supporting invasive species management. Communities may also pursue higher levels of recognition through additional conservation initiatives.

Participation in the Bird City Texas program provides recognition for a community's environmental stewardship efforts while supporting biodiversity, enhancing green spaces, increasing wildlife viewing and ecotourism opportunities, and improving overall community resilience. Research cited by the program indicates that bird-friendly habitats can increase property values, help control insect populations, and contribute to local economies through nature-based tourism. Certified communities receive statewide recognition and become part of a network of bird-friendly communities working to conserve Texas' natural resources for future generations.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS, ESTABLISHING THE WEST LAKE HILLS BIRD CITY TEAM; DECLARING THE SECOND SATURDAY IN OCTOBER AS BIRD CITY DAY; COMMITTING THE CITY TO PARTICIPATION IN THE BIRD CITY TEXAS CERTIFICATION PROGRAM; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Bird City Texas is a community-focused certification program jointly sponsored by the Texas Parks and Wildlife Department and Audubon Texas that recognizes and encourages effective native bird conservation in Texas communities; and

WHEREAS, the City of West Lake Hills is situated within the Central Texas flyway and is home to diverse native bird species and significant natural habitat, including the Wild Basin Wilderness Preserve and surrounding greenbelts; and

WHEREAS, the Bird City Texas program requires participating communities to form a collaborative body to support application development and manage enrollment over a three-year certification period; and

WHEREAS, the Bird City Texas program requires participating communities to adopt a resolution recognizing World Migratory Bird Day on a recurring basis and to hold an annual event celebrating the occasion; and

WHEREAS, World Migratory Bird Day is observed internationally on the second Saturday in May and the second Saturday in October each year, and the October date coincides with the fall migration period through Central Texas; and

WHEREAS, Wild Basin Wilderness Preserve, operated by St. Edward's University and located within the city, is a valuable partner for bird conservation education and community engagement; and

WHEREAS, the City Council finds that pursuit of Bird City Texas certification advances the goals of the West Lake Hills Master Plan by promoting environmental stewardship, preserving the community's natural character, and enhancing quality of life for residents;

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

Section 1. Establishment of the Bird City Team.

The City Council hereby establishes the West Lake Hills Bird City Team as a volunteer working group to coordinate the City's application for Bird City Texas certification and to manage the City's enrollment and compliance with program requirements over the three-year certification period.

The following individuals are appointed as the initial members of the Bird City Team:

- Linda Anthony
- James Vaughan
- Julia Webber
- Mitch Wright

The Bird City Team shall report to the City Council at least annually on the status of the City’s certification efforts and may recommend additional actions or policy changes necessary to meet or maintain program requirements. The Mayor may appoint additional members to the Bird City Team as needed.

Section 2. Declaration of Bird City Day.

The City Council hereby declares the second Saturday in October of each year as **Bird City Day** in the City of West Lake Hills. The City encourages residents, businesses, and community organizations to observe Bird City Day through activities that promote awareness of native bird species, bird-friendly practices, and the conservation of natural habitat within the community.

Section 3. Coordination with Wild Basin Wilderness Preserve.

The City Council requests that the Bird City Team coordinate with the leadership of Wild Basin Wilderness Preserve to plan and host a joint West Lake Hills – Wild Basin Bird City Day event annually, to be held on or near Bird City Day. The event should serve as the City’s annual World Migratory Bird Day celebration for purposes of the Bird City Texas program.

Section 4. Program Commitment.

The City Council affirms the City’s commitment to pursuing Bird City Texas certification and to accomplishing the actions required by the program over the applicable three-year enrollment period.

Section 5. Effective Date.

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED on this ____ day of _____, 2026.

James Vaughan, Mayor
City of West Lake Hills, Texas

ATTEST:

City Secretary

City of West Lake Hills, Texas

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS, DIRECTING THE BIRD CITY TEAM TO ADVANCE INITIATIVES IN SUPPORT OF BIRD CITY TEXAS CERTIFICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council established the West Lake Hills Bird City Team by Resolution No. ____ and committed the City to participation in the Bird City Texas certification program; and

WHEREAS, the Bird City Texas program requires certified communities to accomplish specific actions across four areas: Required Actions, Community Engagement, Habitat Enhancement and Protection, and Creating Safer Spaces for Birds; and

WHEREAS, the City Council desires to identify and authorize the specific initiatives the Bird City Team shall advance during the certification enrollment period;

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

Section 1. Direction to the Bird City Team.

The City Council directs the Bird City Team to advance the following initiatives in support of Bird City Texas certification:

A. Required Actions

(R3) Create and maintain a demonstration bird-friendly native landscape on at least one highly visible community property.

(R4) Include information on the City website about local birding sites, lists of native birds, tips for landscaping for birds, local educational resources, birding events, bird-related citizen science projects, and bird clubs.

(R5) Promote the American Bird Conservancy's Cats Indoors program through education and outreach to residents.

(R6) Continue education and outreach to residents and businesses about dark sky lighting solutions, consistent with the City's existing dark sky certification and lighting ordinances.

(R7) Provide residents and businesses with education and outreach about reducing bird collisions with buildings.

(R8) Promote the use of native plants in landscaping through the City website, newsletters, public events, and the National Audubon Society's Plants for Birds program.

(R9) Provide and promote information on the importance of controlling invasive species, both plant and animal.

B. Community Engagement

- (1a)** Initiate community participation in at least one community science program annually, such as the Great Backyard Bird Count, Christmas Bird Count, or other recognized programs.
- (1c)** Implement an annual communications campaign about issues and actions related to Bird City Texas and bird-friendly community practices.
- (1j)** Include a recurring native bird education section, at minimum quarterly, in a City newsletter or social media platform.
- (1k)** Conduct a speaker or workshop series, minimum three events per year, on topics relating to birds, wildlife, habitat, and environmental stewardship.
- (1n)** Educate the public about the responsibilities and best practices of providing food and water for birds and the benefits of natural food sources.

C. Habitat Enhancement and Protection

- (2a)** Develop and implement a bird-centric wildlife or habitat management plan for all lands owned or managed by the City.
- (2e)** Incentivize resident, business, and community group participation in local habitat enhancement and restoration programs.
- (2h)** Develop and adopt a community-approved list of native tree and shrub species recommended for use by all new developments.
- (2i)** Reduce municipal water use for landscaping by implementing a permanent landscape watering schedule and/or native landscape incentive program.
- (2j)** Implement an active invasive plant species removal program on public lands.
- (2o)** Manage natural areas in public parks to encourage the growth of native plants that provide important wildlife habitat, including managed no-mow areas for native grasses and plants.
- (2p)** Sponsor at least five habitat restoration projects of at least one acre in size over the three-year enrollment period to improve bird habitat in the community.
- (2r)** Conduct an inventory of City lands using iNaturalist or a comparable platform to document plant and animal species present and assess habitat quality.

D. Creating Safer Spaces for Birds

- (3c)** Participate in the National Lights Out Program during spring and fall migration periods.
- (3i)** Prohibit the feeding of ducks on community-managed properties to decrease domestic disease transfer to migrating waterfowl.
- (3j)** Maintain a community stormwater management plan that implements actions from the National Menu of Best Management Practices for Stormwater.

(31) Actively prohibit the formation, maintenance, or support of outdoor cat colonies inside or adjacent to parks and natural areas.

Section 2. Implementation.

The Bird City Team shall develop a work plan and timeline for accomplishing the initiatives identified in Section 1 and shall present the work plan to the City Council within 90 days of the adoption of this Resolution. The Bird City Team may coordinate with City staff, community volunteers, and partner organizations as necessary to carry out these initiatives.

Section 3. Ordinance Recommendations.

To the extent that any initiative identified in Section 1 requires adoption of an ordinance or amendment to the City's Code of Ordinances, the Bird City Team shall prepare a recommendation for City Council consideration. Nothing in this Resolution shall be construed as adopting or amending any ordinance.

Section 4. Effective Date.

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED on this ____ day of _____, 2026.

James Vaughan, Mayor
City of West Lake Hills, Texas

ATTEST:

Makayla Rodriguez, City Secretary
City of West Lake Hills, Texas

Bird City Texas — Full Criteria List

Items marked with ✓ are selected for the West Lake Hills application.

Required Actions (all 9, mandatory for every community)

- **R1.** ✓ Community forms/maintains a collaborative body that supports the application development and management of their Bird City enrollment
 - **R2.** ✓ Community creates one resolution (proclamations are not accepted) that recognizes World Migratory Bird Day (WMBD) on a recurring basis. Community holds an event each year to celebrate WMBD
 - **R3.** ✓ Create and maintain a demonstration bird-friendly native landscape on at least one highly visible community property
 - **R4.** ✓ Include noticeable information on municipal tourism and/or Chamber of Commerce website about local birding sites, lists of native birds, tips for landscaping for birds, local educational resources, birding events, bird-related citizen science projects, and bird clubs
 - **R5.** ✓ Promote the American Bird Conservancy's Cats Indoors program through education/outreach to residents
 - **R6.** ✓ Provide businesses and residents with education/outreach and/or a communications campaign about dark sky lighting solutions
 - **R7.** ✓ Provide businesses and residents with education/outreach and/or a communications campaign about reducing bird collisions with buildings
 - **R8.** ✓ Promote the use of native plants in landscaping through community website, newsletters, public events, and through use of the National Audubon Society's Plants for Birds program
 - **R9.** ✓ Provide and promote information on the importance of controlling invasive species (both plant and animal)
-

Category 1 — Community Engagement (minimum 5 required)

- **1a.** ✓ Initiate community participation in at least one community science program annually: Audubon Climate Watch, Christmas Bird Count, D-Bird, Globe at Night, Great Backyard Bird Count, Hummingbirds at Home, Invaders of Texas, Swifts Night Out, Texas Nature Trackers
- **1b.** Engage community and partners in long-term (greater than 5 years) local bird monitoring programs that incorporate eBird and/or iNaturalist
- **1c.** ✓ Implement an annual communications campaign about issues and actions related to Bird City Texas, creating Bird Friendly Communities, and the criteria that the community adopts

- **1d.** Create and install demonstration displays in public areas that educate the public about the benefits of dark sky compliant lighting, window modifications that improve glass visibility and reduce glass reflectivity
- **1e.** Install bird watching amenities in public parks, such as bird blinds, observation decks, interpretive signs, binocular loan out programs, and birding/trail guides
- **1f.** Host at least one native plant sale with high emphasis on native plants (at least 75% native plants available)
- **1g.** Host 3 community volunteer planting events per year featuring native plants on public properties, community centers, libraries, or other sites where the plantings would be labeled and visible to the public
- **1h.** Engage the public park system and/or local museums to offer environmental education opportunities for the public that support the objectives of the Bird City program
- **1i.** Public park system has interpretive/educational signage in natural areas that are open to the public that prioritizes bird identification and native bird ecology in their message
- **1j.** ✓ Include a recurring (at minimum quarterly) native bird education themed section in a community newsletter, social media platform (i.e., Facebook, NextDoor, etc.)
- **1k.** ✓ Conduct a speaker or workshop series (minimum 3 events per year) with topics focusing on issues relating to birds, wildlife, habitat, environmental stewardship, etc.
- **1l.** Sponsor an annual bird festival that promotes community stewardship and appreciation of native birds and their habitats
- **1m.** Work with traditionally underserved communities to increase engagement with parks, ecological education, and birding resources
- **1n.** ✓ Educate the public about the responsibilities and best practices of providing food and water for birds and discern the benefits of natural food sources from supplemental feeding

Category 2 — Habitat Enhancement and Protection (minimum 8 required)

- **2a.** ✓ Develop and implement a bird-centric wildlife or habitat management plan for all lands owned or managed by the community
- **2b.** Acquire, through purchase or easement, long-term habitat for birds, wildlife, and native plant communities representative of the local ecosystem (wildscapes and demonstration gardens will not qualify)
- **2c.** On existing protected properties, actively manage or improve existing habitat for birds, wildlife, and native plant communities representative of the local ecosystem
- **2d.** Create and conserve corridors and connectivity between habitat areas to promote movement and migration of birds, wildlife, and native plant communities

- **2e.** ✓ Incentivize residents, businesses, and community group participation in local habitat enhancement/restoration programs
- **2f.** Implement wetland habitat restorations or installations to mitigate flooding rather than stream channelization
- **2g.** Where public safety allows, implement a policy and training that ensures dead trees are left standing in parks/natural areas to provide foraging and nesting habitat
- **2h.** ✓ Develop and adopt a community-approved list of only native tree and shrub species recommended for use by all new developments (business and subdivision developers)
- **2i.** ✓ Reduce municipal water use for landscaping by implementing permanent once/week landscape watering with irrigation system/sprinkler schedules citywide and/or native landscape incentive programs
- **2j.** ✓ Implement an active invasive plant species removal program on public lands
- **2k.** Under the guidance of a Wildlife Management Plan, community actively uses prescribed fire that benefits birds and native ecosystems
- **2l.** Create overlays and other zoning and land use restrictions so that nature preserves are buffered against negative impacts of development
- **2m.** Enact and enforce more stringent city ordinances protecting existing bird habitat
- **2n.** Implement seasonal management practices (such as mowing, pruning) that protect nesting birds
- **2o.** ✓ Manage natural areas in public parks to encourage the growth of native plants that provide important wildlife habitat including managed "No Mow" areas for native grasses and plants
- **2p.** ✓ Sponsor at least 5 habitat restoration projects of at least 1 acre in size in the community to improve bird habitat over the 3-year period
- **2q.** Manage a municipal or public golf course for the benefit of native birds
- **2r.** ✓ Conduct an inventory of city lands (using iNaturalist or comparable platform) to document plant and animal species present and assess habitat quality
- **2s.** Review all properties slated for municipal development to avoid impacting quality bird habitat where possible, including adjusting siting of buildings to avoid habitat

Category 3 — Creating Safer Spaces for Birds (minimum 4 required)

- **3a.** Educate building owners/architecture community about Bird-Friendly Buildings best design practices and the conservation value of reducing collisions

- **3b.** Provide best design guidelines about reducing bird collisions and impacts to businesses applying for new building permits
- **3c.** ✓ Participate in National Lights Out Program during spring and fall migration periods
- **3d.** Conduct a sustained educational campaign focused on the impacts of pesticides and herbicides on bird populations and include practical information on proven Integrated Pest Management options
- **3e.** Implement Integrated Pest Management strategies to minimize use of pesticides and herbicides on city-managed property
- **3f.** At least one municipal or major public building receives LEED certification that includes the Credit for Bird Collision Deterrence (during review period)
- **3g.** Provide alternative transportation throughout the community (e.g. hike and bike trails, rideshare programs, bike lanes)
- **3h.** Reduce light pollution by using dark-skies compliant shielded lighting throughout community and does not install or use blue wavelength lights (4000 Kelvin) in all outdoor publicly owned fixtures with a target of approximately 2700 Kelvin
- **3i.** ✓ Prohibit feeding of ducks on community-managed properties to decrease domestic disease transfer to migrating waterfowl
- **3j.** ✓ Community stormwater management plan implements actions from the National Menu of Best Management Practices for Stormwater
- **3k.** Active program to remove invasive or harmful animal species, including harmful or invasive bird species, deer, and/or wild pigs
- **3l.** ✓ Actively prohibit the formation, maintenance, or support of outdoor cat colonies inside or adjacent to parks/natural areas
- **3m.** Monitor and limit the release of native wildlife and prohibit the release of domestic animals within parks/natural areas to prevent unhealthy over-concentration of native species or introduction of non-native species that would be destructive to birds



AGENDA REPORT

Meeting Date:	June 10, 2026	Item Number:	5
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

406 Redbud Trl: Discuss and consider action on a fee-in-lieu request (greater than 10%) for the replacement of trees to provide 285 inches of replacement as fee-in-lieu per Section 22.03.304(f) of the Code of Ordinances.

Applicant: Bhavani Singal, Workshop No 5

Recommendation

Discuss and consider action on a request for fee-in-lieu of planting greater than 10% of the total required mitigation; 22.03.304 (f)(2) & (4).

Discussion

Property Information, Zoning & Site Characteristics:

Owner: 406 Redbud LLC
Legal Description: Lot 8b Skyline Terrace Sec 1 Resub Lots 8, 8a & 9
Lot Size: 1.0006 acres
Zoning: R-1
Wastewater: On Site Sewage Facility

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

Current Request:

The applicant has been working on various options for development on the lot (detailed below). The current request (Attachment 1):

- Approval to pay a fee in lieu of planting approximately 285 caliper inches of replacement trees due to the rocky nature of the site. The associated trees have previously been approved for removal through a 2024 variance or may be removed by right. The applicant plans to landscape where they can and plant some trees, but do not have a final landscaping plan.
- The applicant appeared before ZAPCO to request approval for the removal of a 17-inch cedar and a 14-inch live oak, in addition to the eight trees that had previously been approved by variance. The applicant withdrew the request after the ZAPCO meeting.

The applicant is requesting authorization to satisfy 100% of the required tree mitigation through payment into the City's Landscape Fund. The request involves 285 required caliper inches of replacement trees, which would result in a fee-in-lieu payment of approximately \$78,600.

In a related case before City Council:

- 3 closed cut locations on 35% or greater sloped areas:
 - Portion of driveway will require 4 feet of excavation in the 35% or greater slope (126.54 sf)
 - Pool will require max of 6 feet of closed cut in 35% or greater slope (42.85 sf)
 - Living room will require a maximum of 6 feet of closed cut in slopes of 35% or greater (17.85 sf).

The request that was reviewed at ZAPCO:

- To reduce the 50-foot front building setback along Skyline Drive to use the previously platted 35-foot building line (Section 22.03.275 and Section 22.03.281)
- To allow grading up to 6 feet on slopes of greater than 35%, where no grading is allowed (Drainage and Erosion Control Design Manual Section 7.4.1).
- To allow the removal of a 17-inch cedar and 14-inch live oak (Section 22.03.304(a)(4)).

Background & Analysis:

The applicant is proposing to build a new residential house on an undeveloped lot. Because the lot has never been developed, it contains significant tree cover and undisturbed hillside terrain. The property was granted three variances at the June 12, 2024, City Council/BOA meeting: 1) to allow the driveway to exceed the 6-foot height limit to 10 feet, 2) to exceed the closed fill to 10 feet where 6 is the maximum and 3) to remove 8 trees 14 inches or greater.

A tree mitigation plan was approved alongside the June 12, 2024, variances which permitted the removal of eight protected trees (144 caliper inches) and 264 inches of mitigation. Additionally, the applicant applied to remove 92 caliper inches of trees 10"-14", resulting in another 69 caliper inches required to be mitigated. The total mitigation required was 285 caliper inches.

In the tree mitigation plan under review, the applicants proposed 300 caliper inches of mitigation with city approved tree species.

Today: Requested Variance Improved Tree Mitigation Plan

TREE TABLE

TREES GREATER THAN 14" = 34 EXISTING ON THE SITE

- # TO BE REMOVED = 8
- 23" DOUBLE OAK (FAIR CONDITION PER ARBORIST)
- 16" DOUBLE CEDAR
- 22" QUADRUPLE CEDAR
- 16" QUADRUPLE CEDAR
- 17" QUADRUPLE CEDAR
- 18" QUADRUPLE CEDAR
- 16" TRIPLE CEDAR
- 16" TRIPLE CEDAR

TOTAL OF 144 CALIPER INCHES TO BE REMOVED
 PROPOSED MITIGATION OF 264 CALIPER INCHES (144 x 1.5 = 216)
 REPLACEMENT TREES MUST BE > 2" TRUNK DIAMETER

TOTAL # OAKS BETWEEN 6 AND 14 INCHES AND CEDARS BETWEEN 12 AND 14 INCHES + 30 EXISTING ON THE SITE

- # TO BE REMOVED = 7
- 12" OAK
- 13" DOUBLE CEDAR
- 8" OAK
- 11" OAK
- 13" DOUBLE CEDAR
- 13" TRIPLE CEDAR
- 12" TRIPLE CEDAR
- 10" OAK

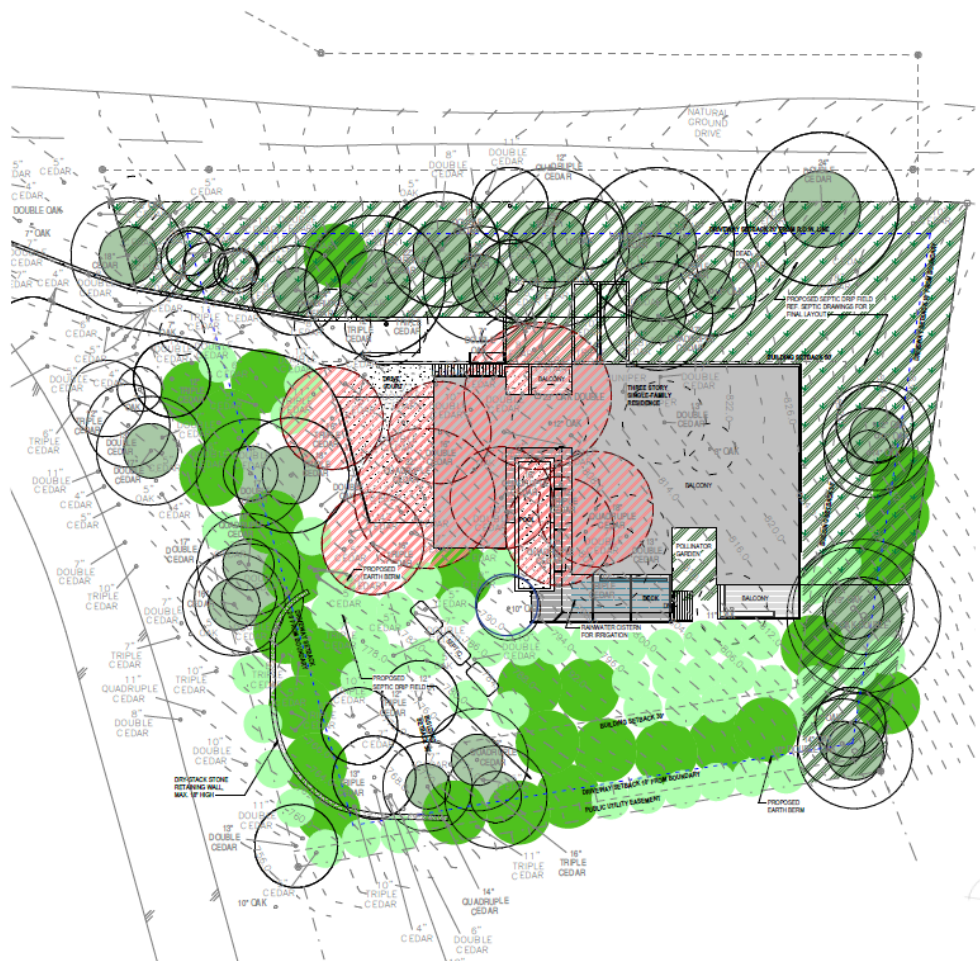
TOTAL OF 92 CALIPER INCHES TO BE REMOVED
 PROPOSED MITIGATION OF 80 CALIPER INCHES (92 x .75 = 69)
 REPLACEMENT TREES MUST BE > 2" TRUNK DIAMETER

TOTAL MITIGATION REQUIRED = 285 CALIPER INCHES

PROPOSED MITIGATION per 22.03.305 exhibit a
 ELIGIBLE SPECIES FOR TREE REPLACEMENT

- 10 X 20 GALLON Anacacho Orchid-tree (*Bauhinia congesta*)
- 10 X 20 GALLON Prairie Flameleaf Sumac (*Rhus lanceolata*)
- 10 X 20 GALLON Desert-Willow (*Chilopsis linearis*)
- 10 X 20 GALLON Yaupon Holly (*Ilex vomitoria*)
- 10 X 20 GALLON Texas Mountain-Laurel (*Sophora secundiflora*)
- 10 X 20 GALLON Torrey Yucca (*Yucca torreyi*)
- 8 X 3" Texas Redbud (*Cercis canadensis* var. *texensis*)
- 8 X 3" Escarpment Black Cherry (*Prunus serotina* var. *eximia*)
- 8 X 3" Cedar Elm (*Ulmus crassifolia*)
- 8 X 3" Texas Ash (*Fraxinus texensis*)
- 8 X 3" Western Soapberry (*Sapindus drummondii*)

300 CALIPER INCHES PROPOSED MITIGATION



(Attachment 2 Site)

In May 2026, the applicant requested a variance to remove two protected trees (17" cedar and 14" live oak). However, after the May 20, ZAPCO meeting, the applicant decided to no longer move forward with the request to remove the protected trees after altering the footprint of the house and instead request approval to satisfy 100% of the tree mitigation requirement through a fee in lieu payment.

Request:

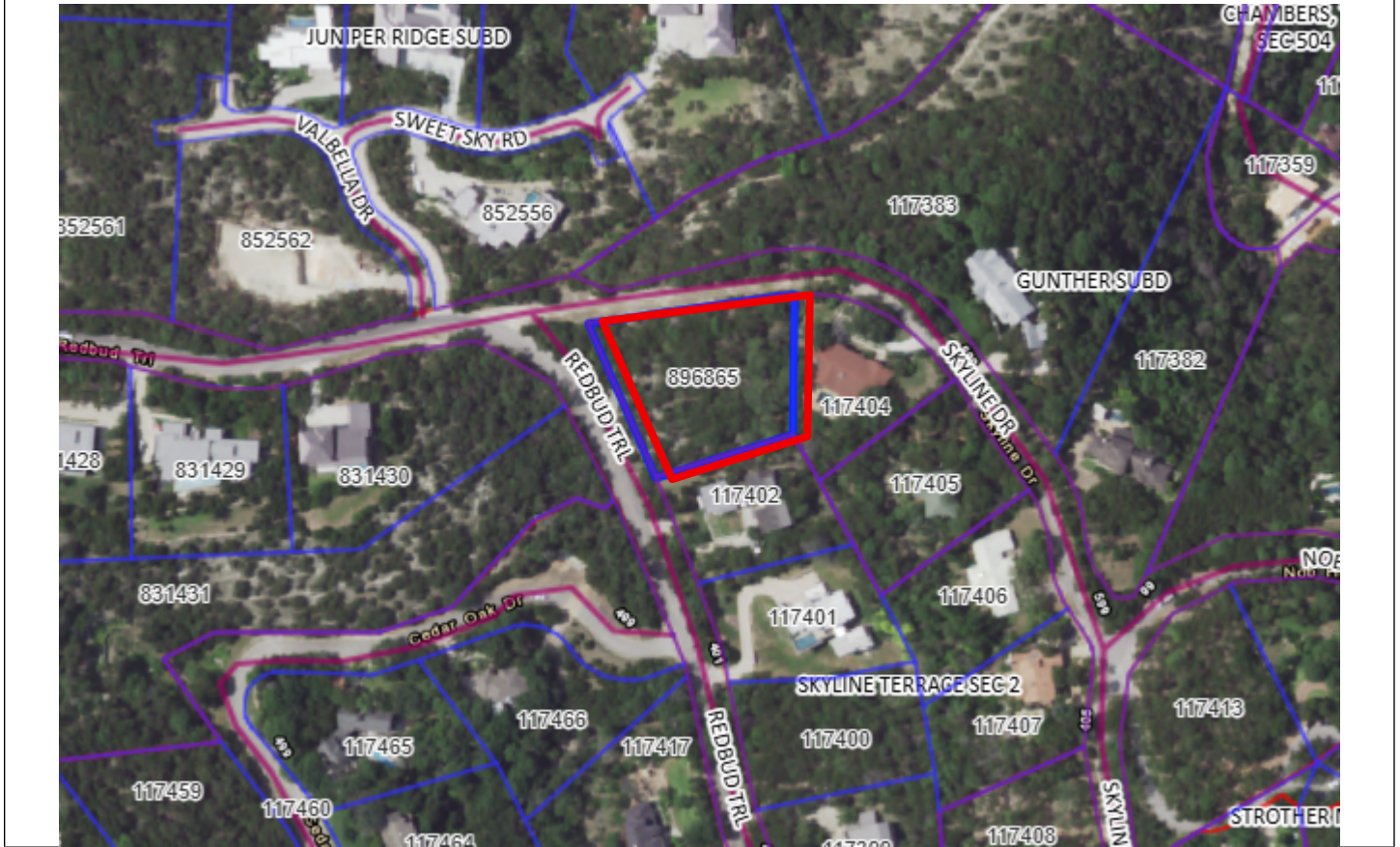
- To pay a fee in lieu of all 285 caliper inches.

Tree Type	Tree Size	Mitigation Inches	Permitted Removal - 10-14 in -\$200/in, 14 or greater - \$300/in
Double Oak	23	34.5	\$ 10,350
Double Cedar	16	24	\$ 7,200
Quadruple Cedar	22	33	\$ 9,900
Quadruple Cedar	16	24	\$ 7,200
Quadruple Cedar	17	25.5	\$ 7,650
Quadruple Cedar	18	27	\$ 8,100
Triple Cedar	16	24	\$ 7,200
Triple Cedar	16	24	\$ 7,200
Oak	12	9	\$ 1,800
Double Cedar	13	9.75	\$ 1,950
Oak	8	6	\$ 1,200
Oak	11	8.25	\$ 1,650
Double Cedar	13	9.75	\$ 1,950
Triple Cedar	13	9.75	\$ 1,950
Triple Cedar	12	9	\$ 1,800
Oak	10	7.5	\$ 1,500
Total	225	285	\$ 78,600

Code Requirement:**(f) Landscape fund.**

- (1) There is hereby created a landscape fund for the city.
- (2) To qualify for the exceptions enumerated under this subsection (f), an applicant must provide a tree replacement site plan that accommodates at least 90% of the tree replacement inches otherwise required under this section. An applicant who has demonstrated the ability to replace this minimum threshold has qualified as “substantially complete.”

Aerial:



06/02/2026

Re: 406 Red Bud Trail
Variance Request

ATTN: Robert Meisel, ZAPCO Chair
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Good afternoon,
On behalf of the owner's, we are respectfully submitting a request for variances for the property on 406 Redbud Trail.

We have met with Jennifer Bills and the City of West Lake Hills Development staff on multiple occasions to ensure the proposed residence aligns with the intent and spirit of the City's zoning ordinances.

Starting design in September of 2023. Scheduled our first call with the city of Westlake in Jan of 2024 once we had a design direction we wanted to pursue. Quickly soon after we realized we needed a variance in effort to build on the site. The topography was proving challenging after numerous variations and design directions were explored. Our first variance request was submitted in March of 2024 with our site approach from Skyline into our property. After our first meeting we requested for postponement after many neighbors were in opposition of skyline being developed into a road. We came back with a new design proposing driveway access of Red Bud removing the request of license to encroach.

Our improved variance request was to allow driveway up to 10' above natural grade where 6' is the maximum and closed fill of 10' where 6' is max. second request was removal 8 trees 14" or greater. Significant reduction of tree removal request. We proposed a exciting tree mitigation plan that was well received. We were granted the variance on June 12. 2024.

As we continued through our permitting process were realized a slope map was essential to the review process and once received this brought more items to light. We submitted a second variance request on 09/12/2025. In which we requested significant areas of 35% or greater slope to be built upon with closed fill. During the meeting we explored several alternatives—including setback adjustments, pier-and-beam construction, and a reduced building footprint—and have incorporated all three strategies into a revised design that minimizes impact on steep slopes.

Which brings us to our current variance request.

We are requesting the following variances:

3 closed cut locations on 35% or greater sloped areas:

- Portion of driveway will require 4' excavation in the 35% or greater slope (126.54 sf)
- Pool will require max of 6' closed cut in 35% or greater slope (42.85 sf)
- Living Room will require max of 6' of closed cut in 35% or greater slope (17.85).

We also seek approval to pay fee in lieu of – to mitigate for approx. 285" caliper inches due to rocky nature of the site. (The trees have previously approved for removal.) While we aim to landscape where we can and plant some trees it is hard to confirm at this point how many trees will be planted.

The proposed single-family residence has been thoughtfully designed to harmonize with the site's natural topography and the surrounding community. The current plan reflects careful revisions to meet City development standards while minimizing environmental impact.

The existing slope constraints effectively bisect the buildable area of the lot, creating a practical hardship that limits reasonable development without variance relief. This request is therefore not one of convenience, but of necessity to enable appropriate use of the property. Multiple site configurations were evaluated. The proposed solution was selected as it minimizes variance requests, reduces site disturbance, and balances compliance with functional design.

These measures are consistent with the intent of the City's Drainage and Erosion Control Manual.

For these reasons, we respectfully request approval of the proposed variances to allow development of a residence that is both contextually appropriate and sensitive to the natural character of the site.

Sincerely,

Bhavani Singal

Principal Architect
Workshop No.5

Redbud Trail Variance Timeline

March - May, 2024: Variance Requests Presented

June 12, 2024: Approved Variance Requests

September 12, 2025: Variance Requests Presented

Today: Current Requests



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Redbud Trail Variance Timeline

March - May, 2024: Variance Requests Presented

1. Per Request Letter March 4, 2024:
 - License to Encroach
2. Per ZAPCO meeting, April 17, 2024
 - a. The removal of nine (9) trees with trunk diameters of 14 inches or greater (Section 22.03.304)
 - b. Excavation, grading or filling greater than 18” in setbacks (Section 22.03.170 (f))
 - c. Closed cut of 21 feet where maximum allowed is 15 feet (7.4.1 of the Drainage and Erosion Control Manual)



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Redbud Trail Variance Timeline

June 12, 2024: Approved Variance Requests

Per Board of Adjustments Regular Meeting June 12, 2024

1. The removal of eight (8) trees with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
2. Closed fill of 10 feet, where the maximum allowed is 6 feet (7.4.1 of the Drainage and Erosion Control Manual)
3. Driveway with an elevation change of greater than 6 feet from natural grade (Section 22.03.175(e)(1))



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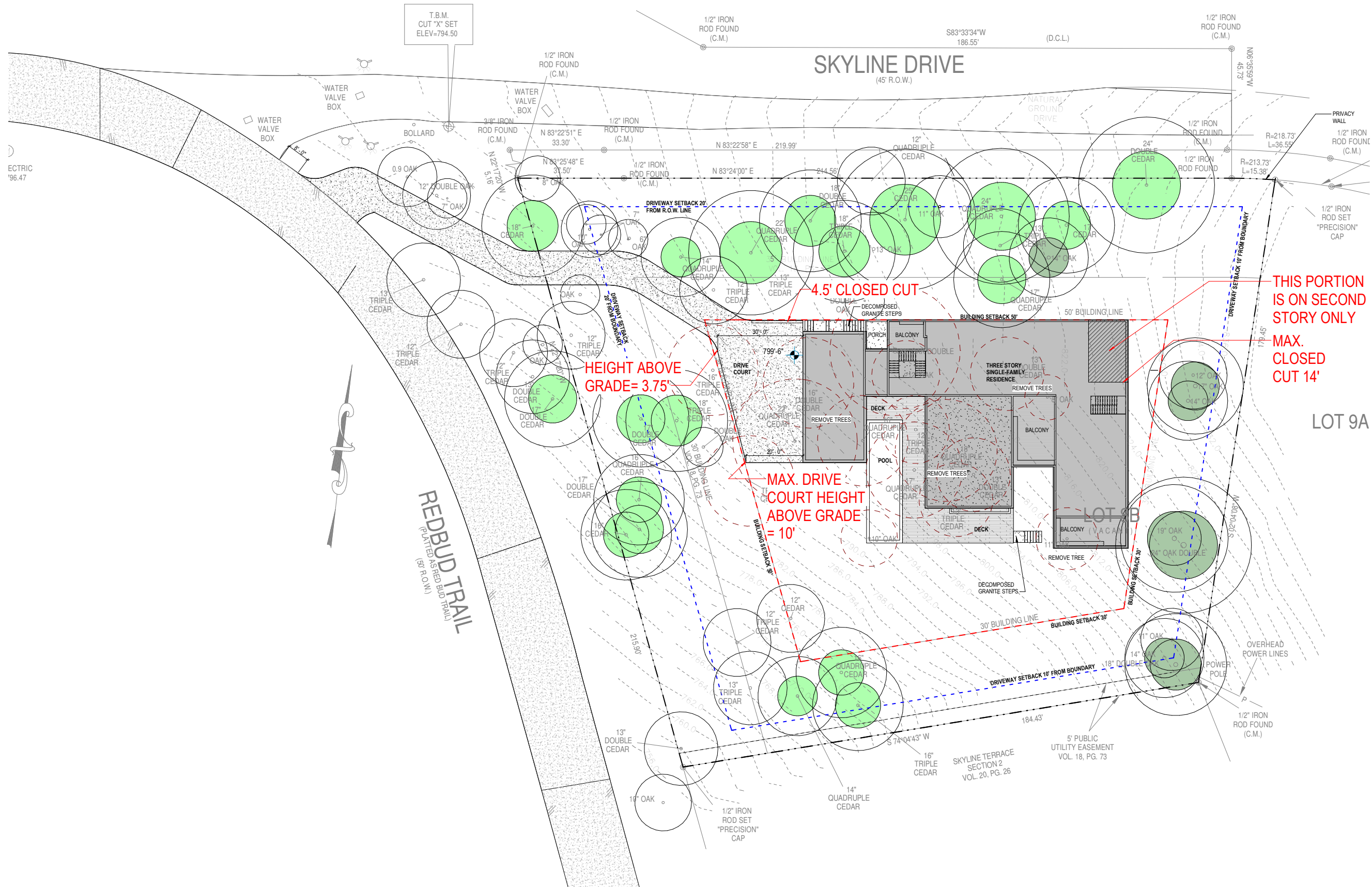
June 12, 2024: Approved Cut and Fill Variances

2. Closed fill of 10 feet, where the maximum allowed is 6 feet (7.4.1 of the Drainage and Erosion Control Manual)

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026



THIS PORTION IS ON SECOND STORY ONLY
MAX. CLOSED CUT 14'

HEIGHT ABOVE GRADE = 3.75'

MAX. DRIVE COURT HEIGHT ABOVE GRADE = 10'



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Redbud Trail Variance Timeline

September 12, 2025: Variance Requests Presented

Per Board of Adjustments Regular Meeting September 12, 2025

1. Increased cut and fill allowances, at the respective slopes:

a) 25-35%: 15' of cut and 10' of fill

b) >35%: 10' of cut and 10' of fill.

(7.4.1 of the Drainage and Erosion Control Manual)



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Today: Current Requests

3 closed cut locations on 35% or greater sloped areas:

- Portion of driveway will require 4' excavation in the 35% or greater slope (126.54 sf)
- Pool will require max of 6' closed cut in 35% or greater slope (42.85 sf)
- Living Room will require max of 6' of closed cut in 35% or greater slope (17.85)



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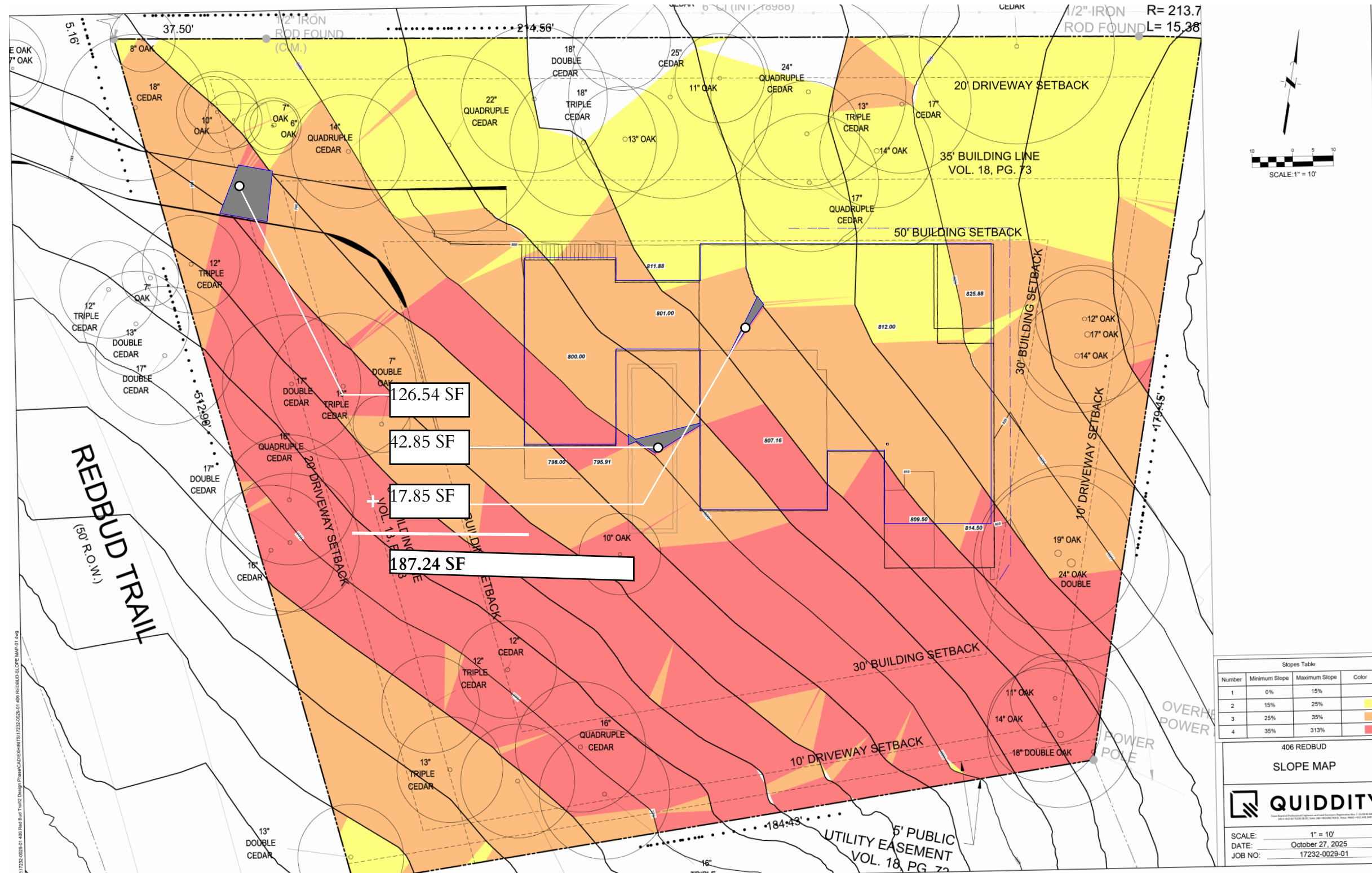
Cut and Fill Variances Requested

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026

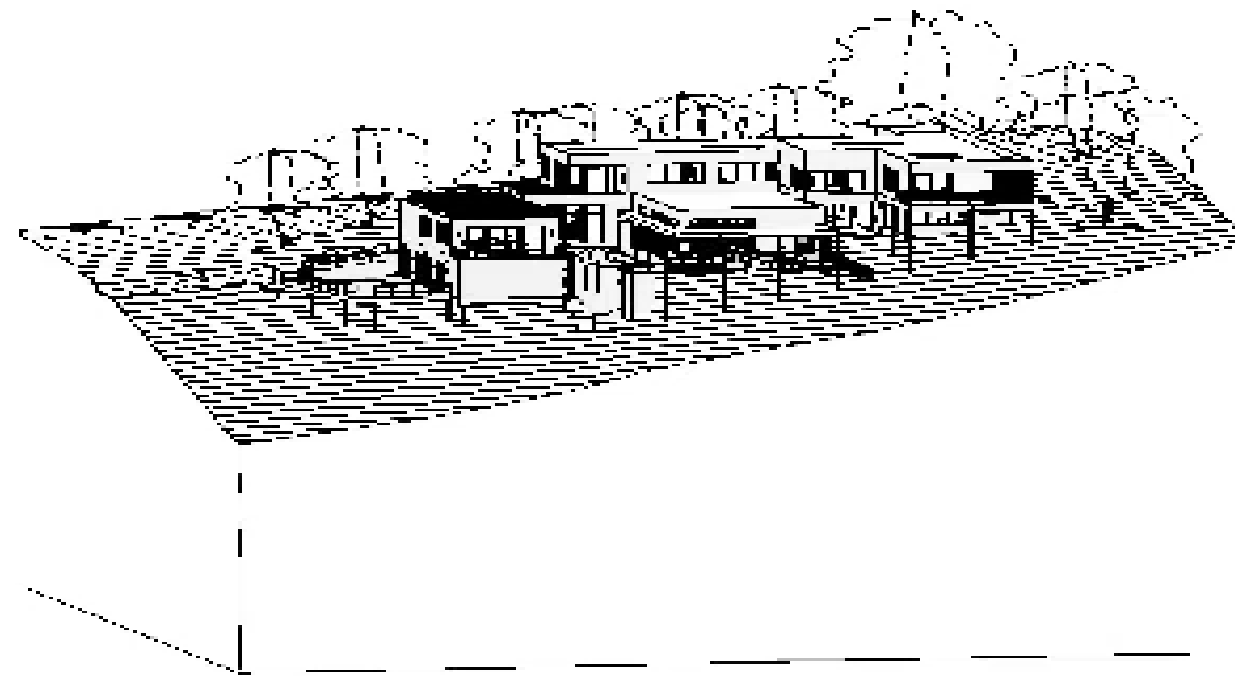
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Site Comparison

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

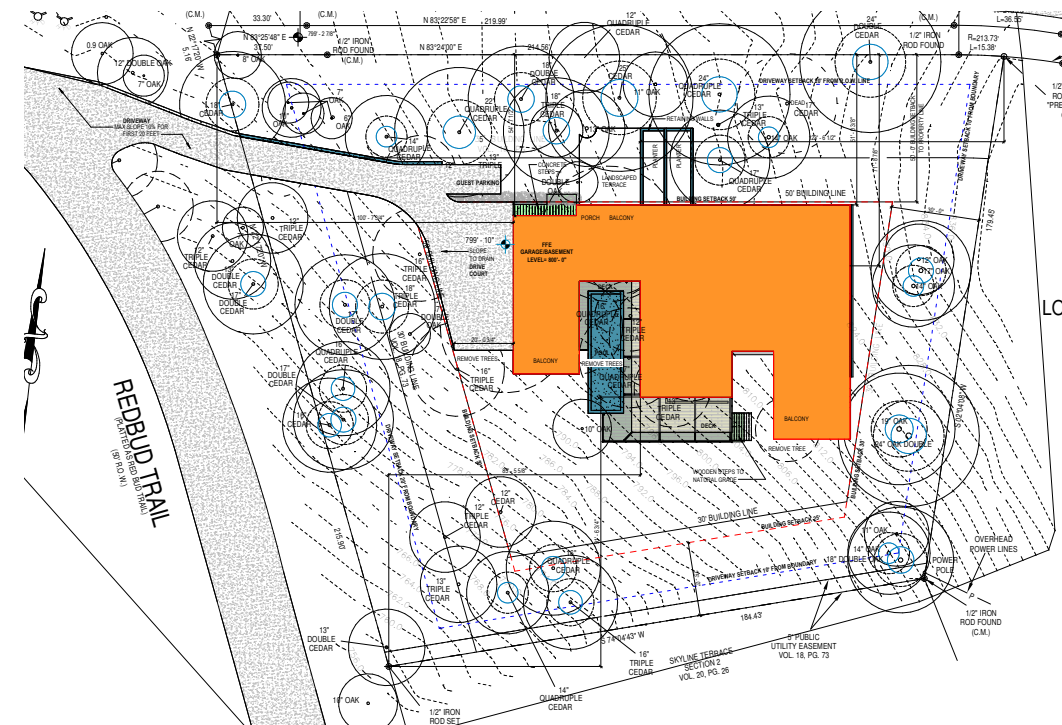
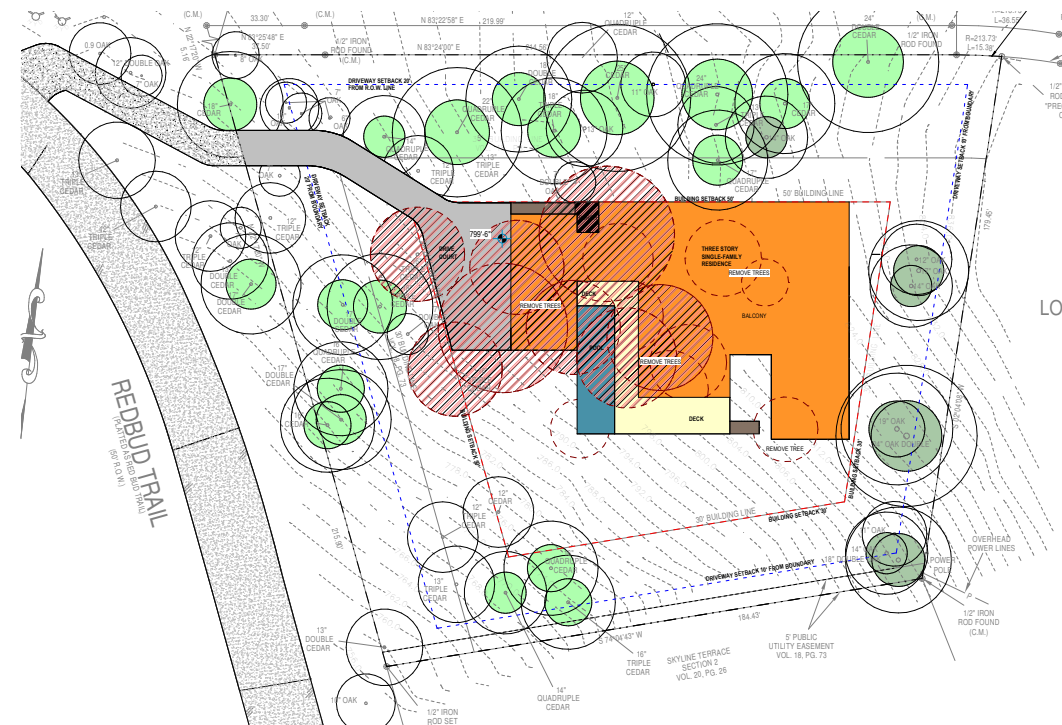
06.02.2026

Previous Site Information

SPACES	AREAS
BUILDING FOOTPRINT	6470 SF
COVERED PORCH	80 SF
COVERED DECK	906 SF
DRIVEWAY	2133 SF
DECOMPOSED GRANITE STEPS COUNTED AT 50%	126* .5= 63 SF
POOL	553 SF
TOTAL IMPERVIOUS COVERAGE	10,205 SF
LOT SIZE	43,584 SF
IMPERVIOUS COVERAGE %	23.41%
TOTAL CONDITIONED AREA	9,626 SF

Proposed Site Information

SPACES	AREAS
BUILDING FOOTPRINT	6562 SF
COVERED PORCH	194 SF
COVERED DECK	524 SF
DRIVEWAY	2133 SF
STEPS	118 SF
POOL	497 SF
TOTAL IMPERVIOUS COVERAGE	10,028 SF
LOT SIZE	43,584 SF
IMPERVIOUS COVERAGE %	23.0%
TOTAL CONDITIONED AREA	9,074 SF



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June 12, 2024: Approved Tree Mitigation Plan.

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026

-  PROTECTED TREES TO REMAIN
-  PROTECTED TREES TO BE REMOVED
-  1/2 CRZ OF TREES > 14" DIAMETER
-  PROPOSED NEW 3" TREES FOR MITIGATION
-  PROPOSED UNDERSTORY NATIVE 20 GALLON SHRUB PLANTINGS
-  RAIN HARVESTING

TREE TABLE

TREES GREATER THAN 14" = 34 EXISTING ON THE SITE

- # TO BE REMOVED = 8
- 23" DOUBLE OAK (FAIR CONDITION PER ARBORIST)
 - 16" DOUBLE CEDAR
 - 22" QUADRUPLE CEDAR
 - 16" QUADRUPLE CEDAR
 - 17" QUADRUPLE CEDAR
 - 18" QUADRUPLE CEDAR
 - 16" TRIPLE CEDAR
 - 16" TRIPLE CEDAR

TOTAL OF 144 CALIPER INCHES TO BE REMOVED
PROPOSED MITIGATION OF 264 CALIPER INCHES (144 x 1.5= 216)
REPLACEMENT TREES MUST BE > 2" TRUNK DIAMETER

TOTAL # OAKS BETWEEN 6 AND 14 INCHES AND CEDARS BETWEEN 12 AND 14 INCHES= 30 EXISTING ON THE SITE

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 - 13" DOUBLE CEDAR
 - 8" OAK
 - 11" OAK
 - 13" DOUBLE CEDAR
 - 13" TRIPLE CEDAR
 - 12" TRIPLE CEDAR
 - 10" OAK

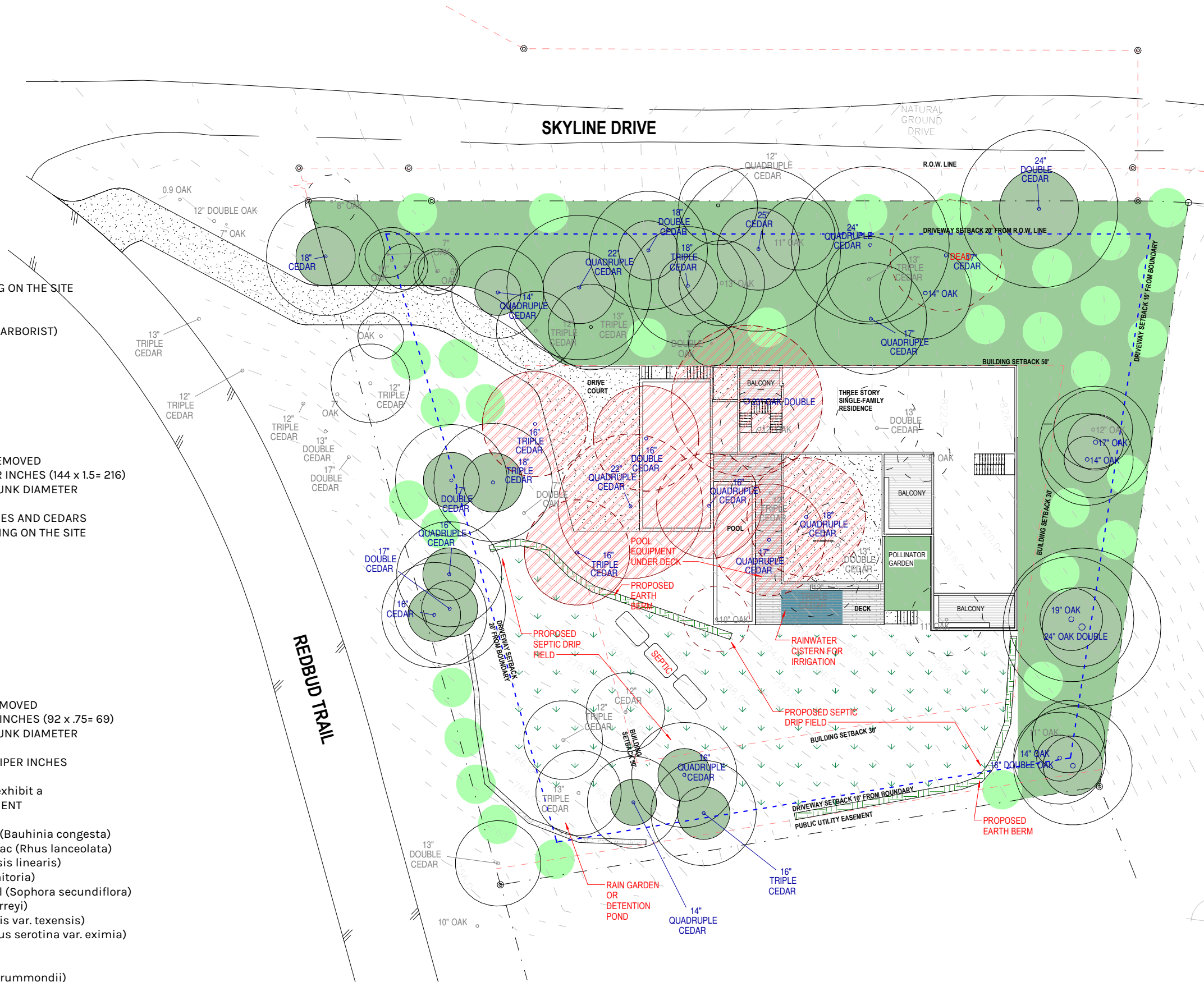
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TOTAL MITIGATION REQUIRED= 285 CALIPER INCHES

PROPOSED MITIGATION per 22.03.305 exhibit a
ELIGIBLE SPECIES FOR TREE REPLACEMENT

- 10 X 20 GALLON Anacacho Orchid-tree (*Bauhinia congesta*)
- 10 X 20 GALLON Prairie Flameleaf Sumac (*Rhus lanceolata*)
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- 10 X 20 GALLON Texas Mountain-Laurel (*Sophora secundiflora*)
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- 8 X 3" Escarpment Black Cherry (*Prunus serotina* var. *eximia*)
- 8 X 3" Cedar Elm (*Ulmus crassifolia*)
- 8 X 3" Texas Ash (*Fraxinus texensis*)
- 8 X 3" Western Soapberry (*Sapindus drummondii*)

300 CALIPER INCHES PROPOSED MITIGATION



PROPOSED MITIGATION
AND NATIVE
LANDSCAPING



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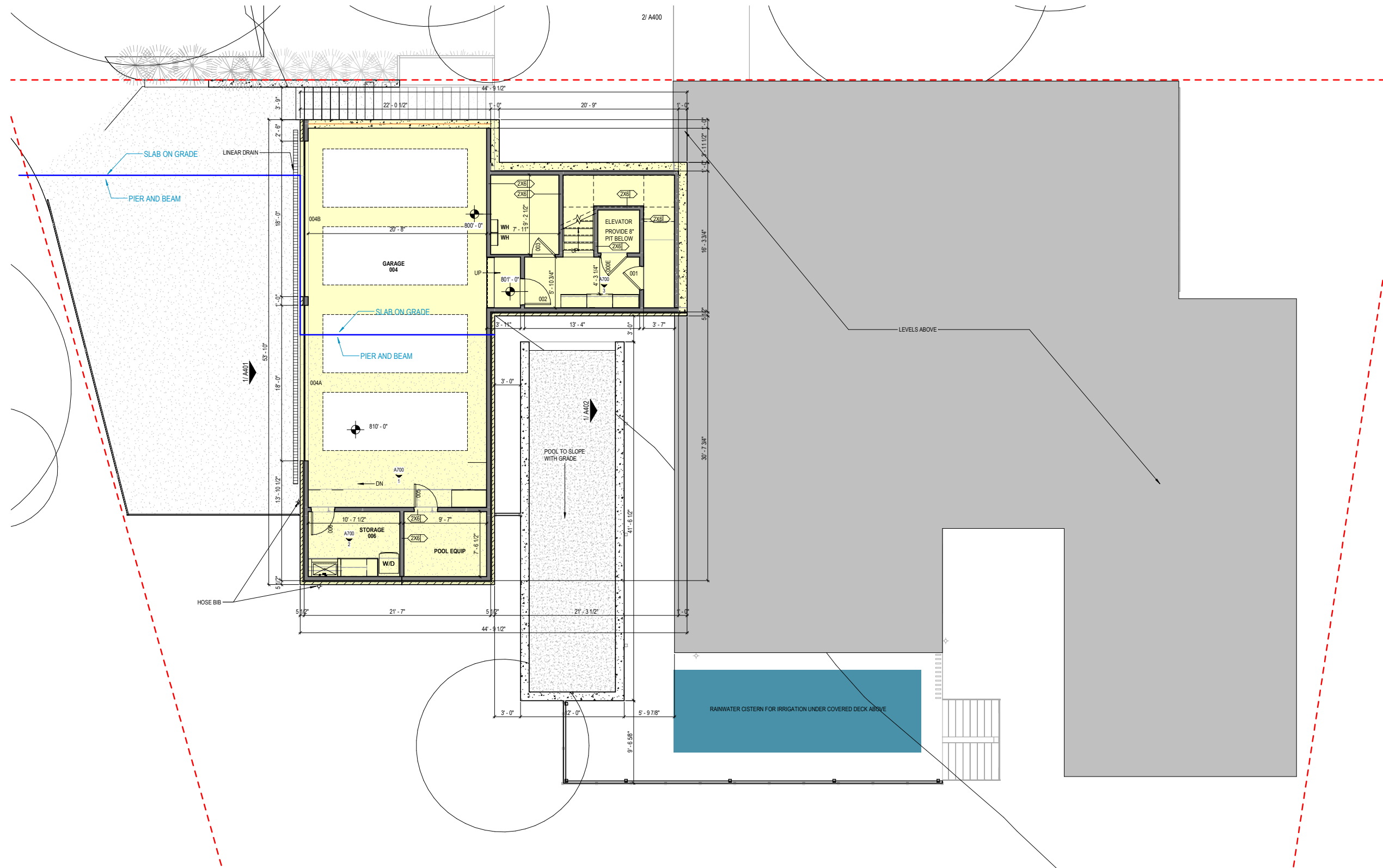
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Proposed Design Drawings

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026



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Proposed Design Drawings

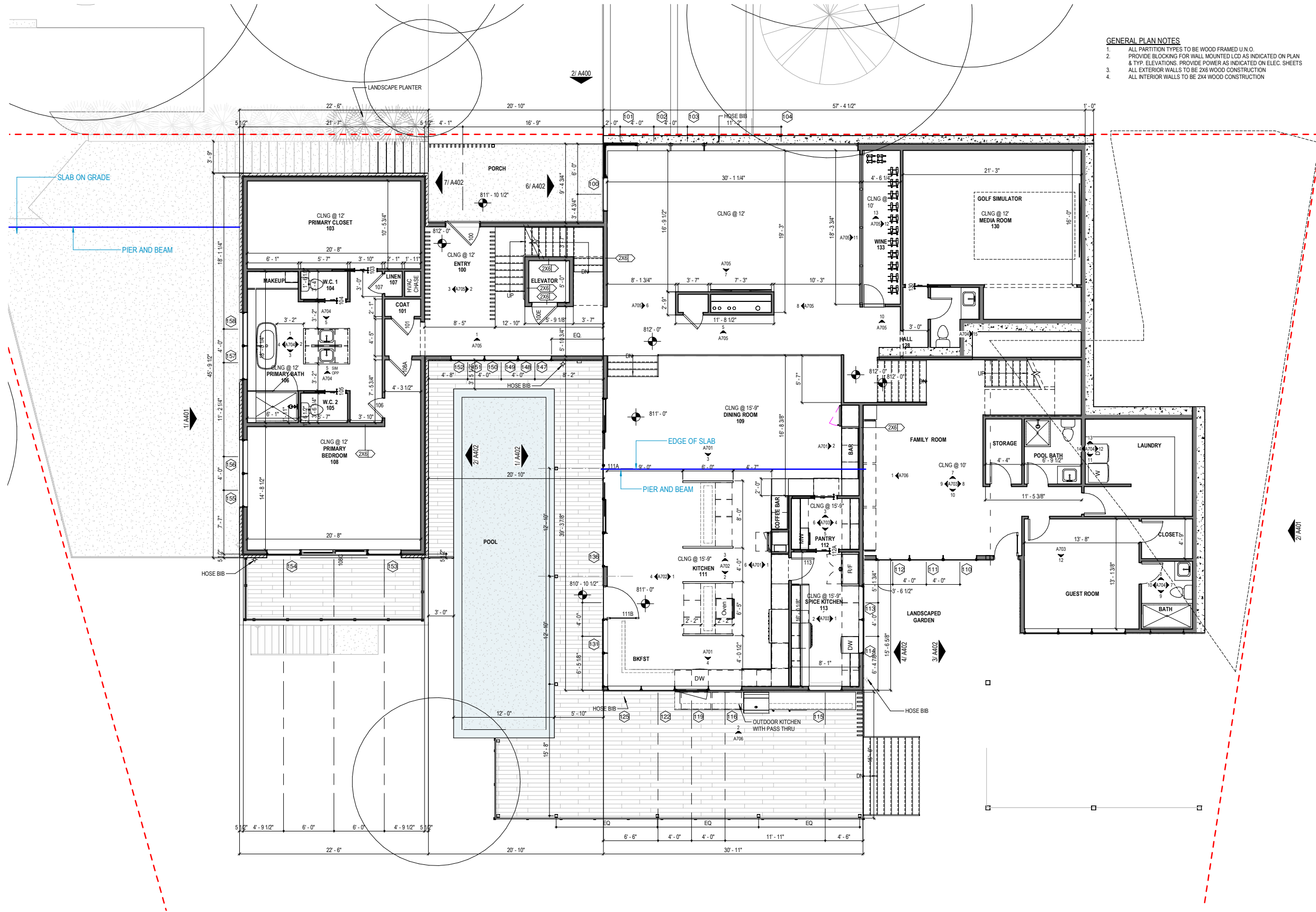
406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026

GENERAL PLAN NOTES

1. ALL PARTITION TYPES TO BE WOOD FRAMED U.N.O.
2. PROVIDE BLOCKING FOR WALL MOUNTED LCD AS INDICATED ON PLAN & TYP. ELEVATIONS. PROVIDE POWER AS INDICATED ON ELEC. SHEETS
3. ALL EXTERIOR WALLS TO BE 2X6 WOOD CONSTRUCTION
4. ALL INTERIOR WALLS TO BE 2X4 WOOD CONSTRUCTION



WORKSHOP NO. 5
ARCHITECTURE & INTERIORS
5409 WOODROW AVE UNIT C
AUSTIN, TEXAS 78756

512.710.9705

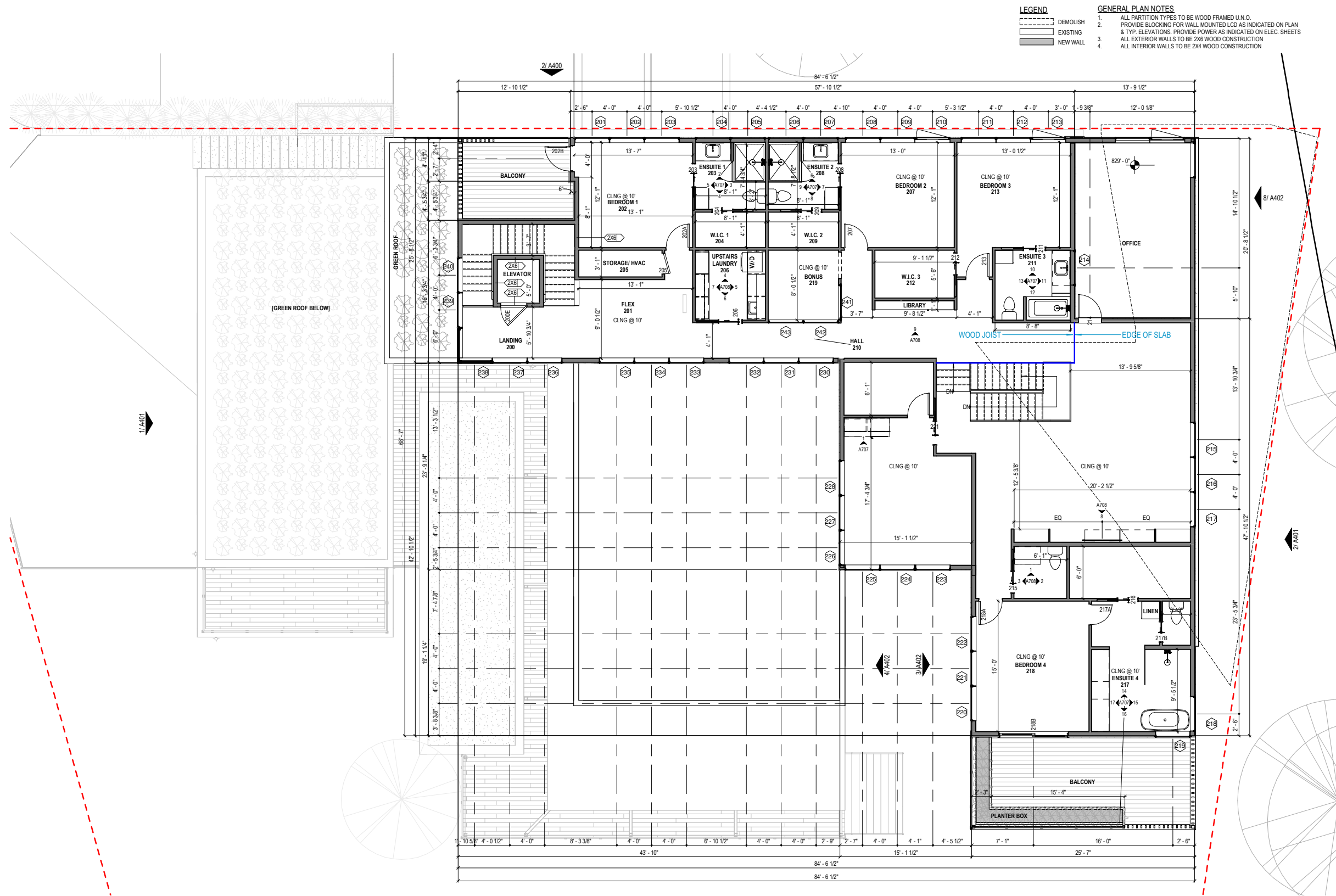
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Proposed Design Drawings

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026



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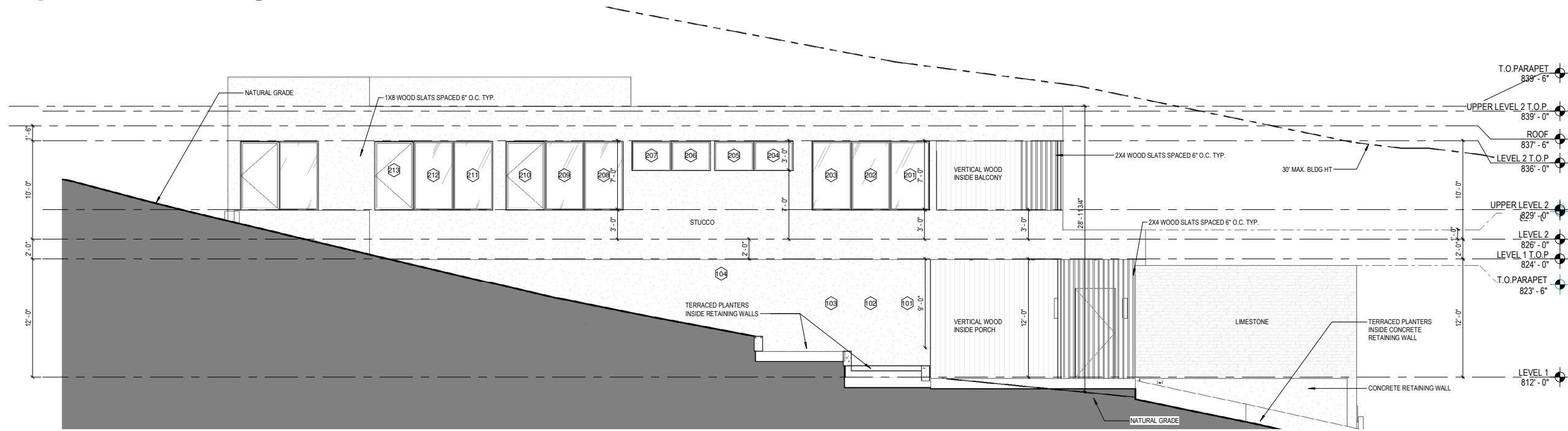
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Proposed Building Elevations

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026

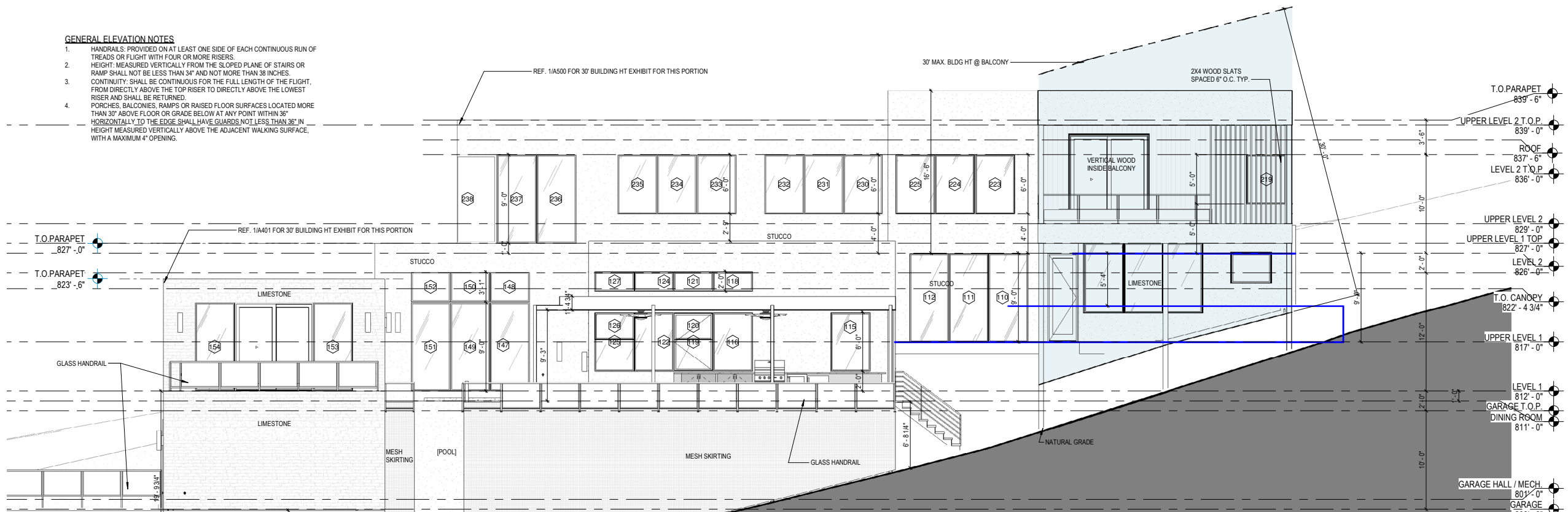


NORTH ELEVATION

**ELEVATIONS OF
RESIDENCE-
PROPOSED DESIGN**

GENERAL ELEVATION NOTES

1. HANDRAILS: PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
2. HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE OF STAIRS OR RAMP SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" INCHES.
3. CONTINUITY: SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM DIRECTLY ABOVE THE TOP RISER TO DIRECTLY ABOVE THE LOWEST RISER AND SHALL BE RETURNED.
4. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, WITH A MAXIMUM 4" OPENING.



SOUTH ELEVATION



WORKSHOP NO. 5
ARCHITECTURE & INTERIORS
5409 WOODROW AVE UNIT C
AUSTIN, TEXAS 78756

512.710.9705

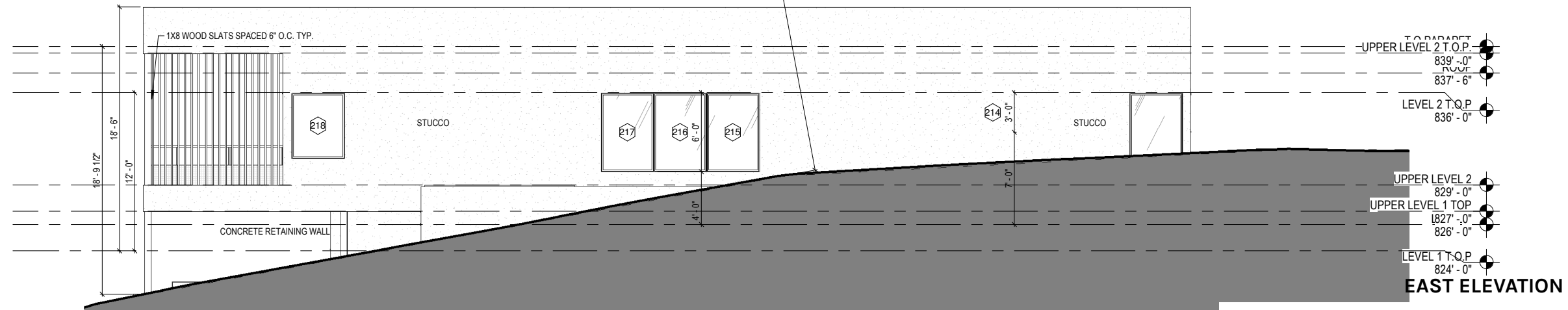
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Proposed Building Elevations

406 REDBUD TRAIL
#2023-14

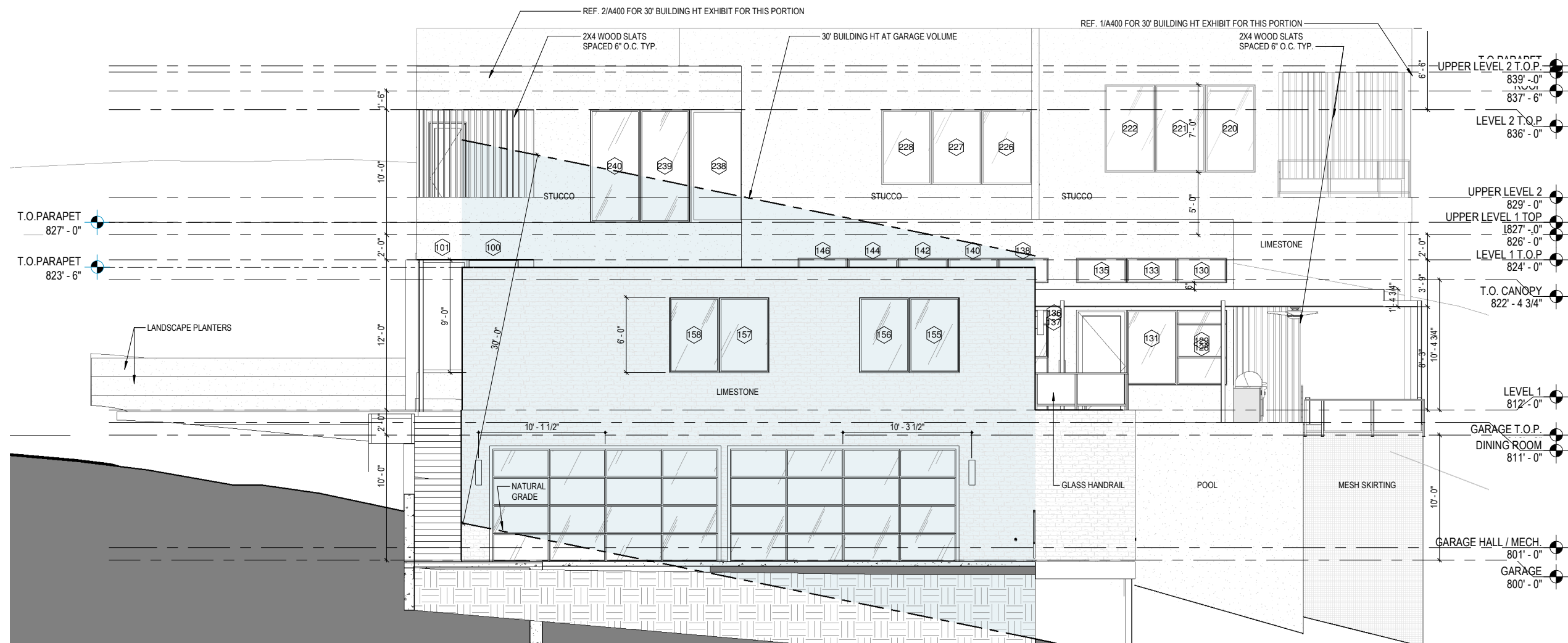
VARIANCE
PRESENTATION

06.02.2026



EAST ELEVATION

**ELEVATIONS OF
RESIDENCE-
PROPOSED DESIGN**



WEST ELEVATION



WORKSHOP NO. 5
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AUSTIN, TEXAS 78756

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Proposed Building 3d Views

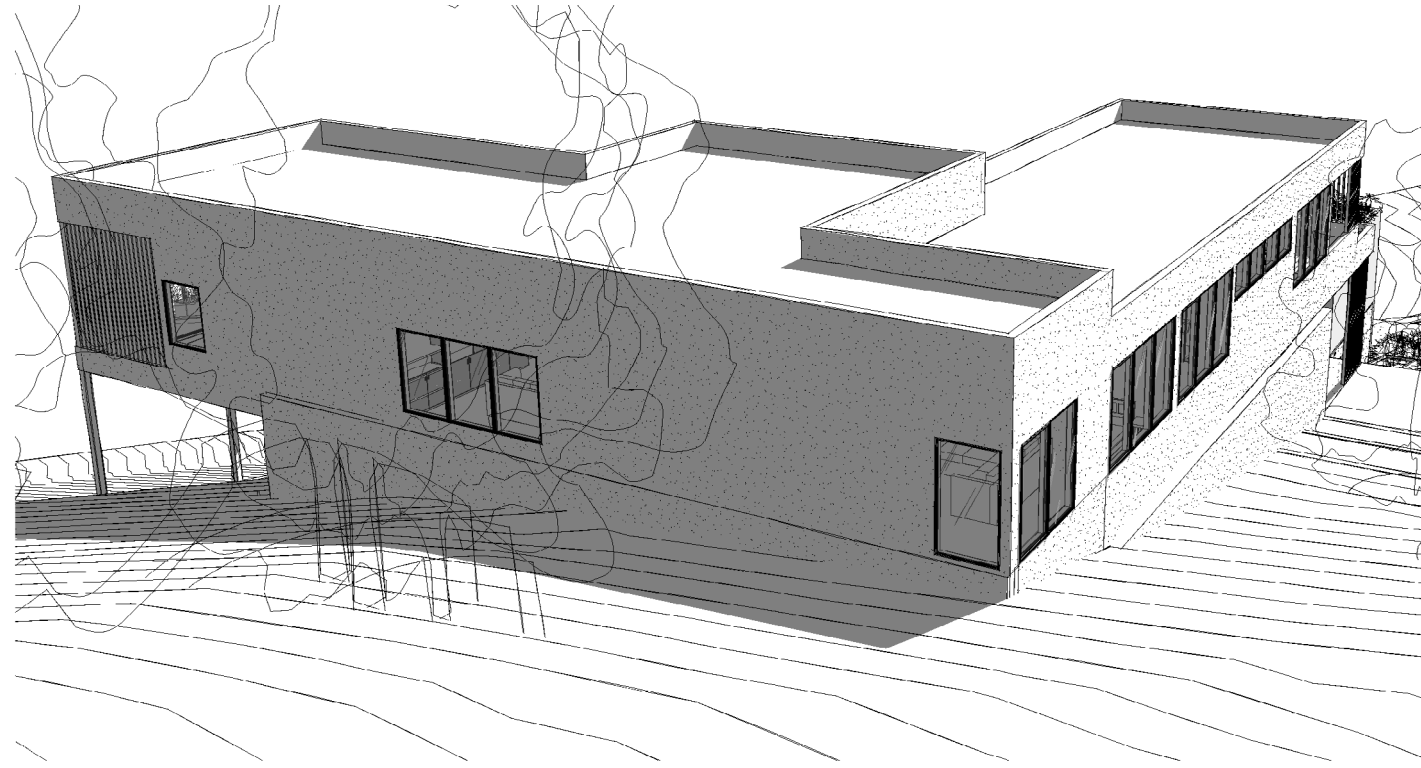
406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

06.02.2026

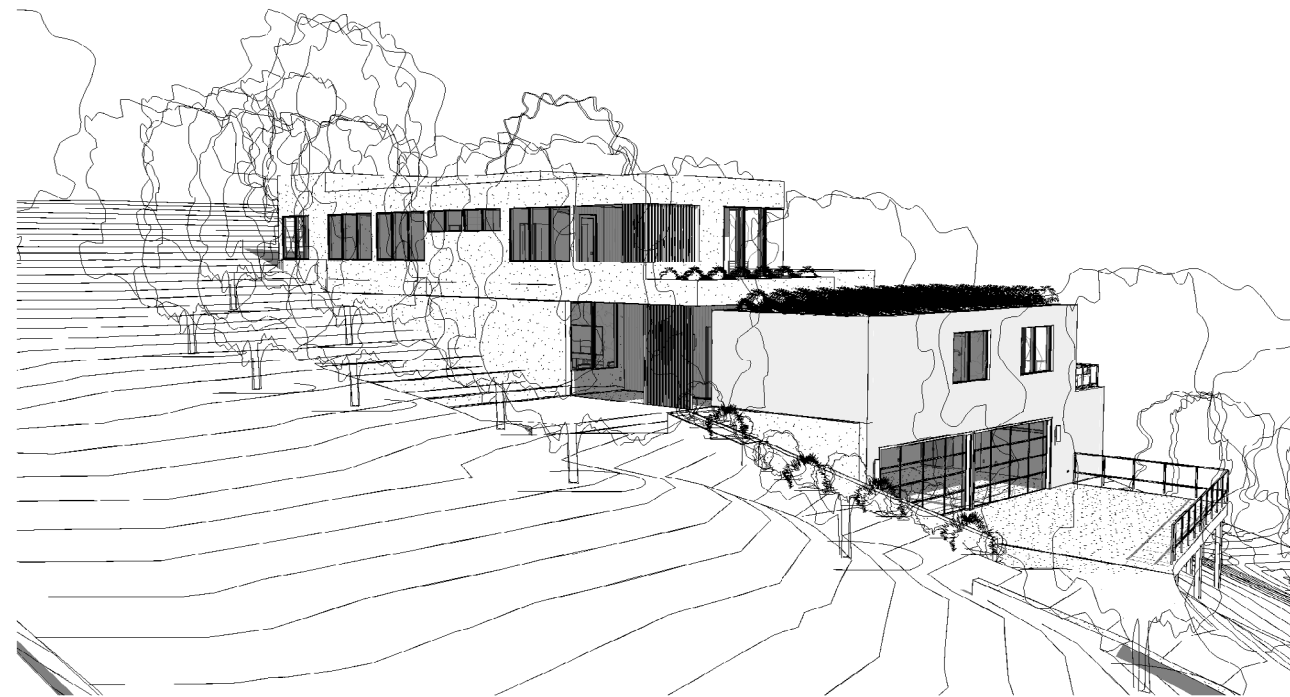


VIEW FROM SOUTH PROPERTY LINE



BIRDSEYE VIEW

**EXTERIOR 3D VIEWS OF
PROPOSED DESIGN**



VIEW FROM DRIVEWAY



VIEW FROM REDBUD



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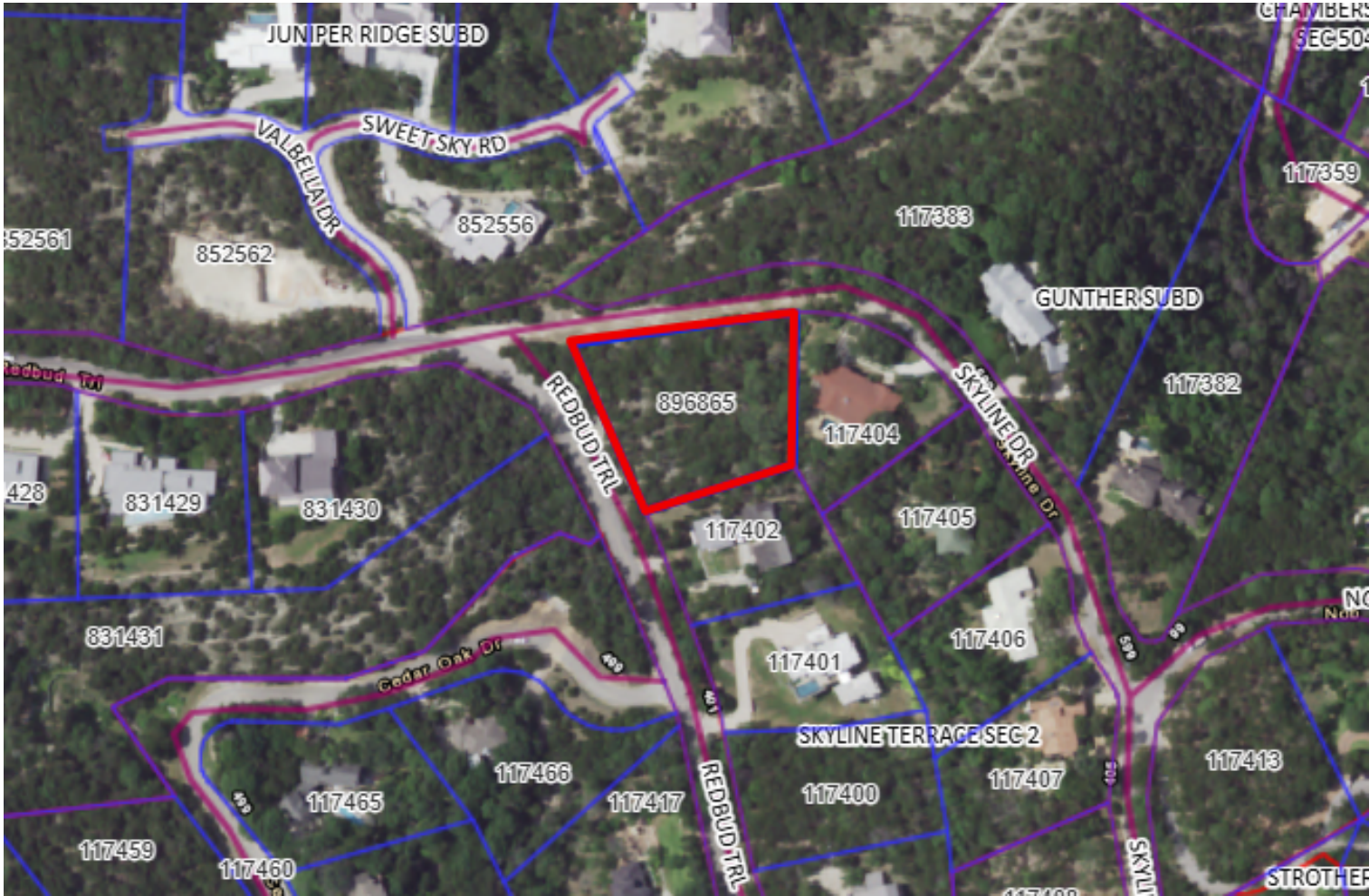
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406 Redbud Trail

Discuss and consider action on a fee-in-lieu request (greater than 10%) for the replacement of trees to provide 285 inches of replacement as fee-in-lieu per Section 22.03.304(f) of the Code of Ordinances.

Applicant: Bhavani Singal, Workshop No 5

406 Redbud Trail



406 Redbud Trail

- The applicant is proposing to build a new residential house on an undeveloped lot.
- The property was granted three variances at the June 12, 2024, City Council/BOA meeting:
 - 1) to allow the driveway to exceed the 6-foot height limit to 10 feet,
 - 2) to exceed the closed fill to 10 feet where 6 is the maximum, and
 - 3) to remove 8 trees 14 inches or greater.

406 Redbud Trail

- Tree removal was approved by variance to allow removal of eight protected trees (144 caliper inches) resulting in 264 caliper inches of mitigation.
- During review, 92 caliper inches of trees 10 -14 inches are indicated for removal, resulting in mitigation of 69 caliper inches.
- Total mitigation required: **285 caliper inches.**

406 Redbud Trail

Today: Requested Variance Improved Tree Mitigation Plan

TREE TABLE

TREES GREATER THAN 14" = 34 EXISTING ON THE SITE

- # TO BE REMOVED = 8
- 23" DOUBLE OAK (FAIR CONDITION PER ARBORIST)
- 16" DOUBLE CEDAR
- 22" QUADRUPLE CEDAR
- 16" QUADRUPLE CEDAR
- 17" QUADRUPLE CEDAR
- 18" QUADRUPLE CEDAR
- 16" TRIPLE CEDAR
- 16" TRIPLE CEDAR

TOTAL OF 144 CALIPER INCHES TO BE REMOVED
 PROPOSED MITIGATION OF 264 CALIPER INCHES (144 x 1.5= 216)
 REPLACEMENT TREES MUST BE > 2" TRUNK DIAMETER

TOTAL # OAKS BETWEEN 6 AND 14 INCHES AND CEDARS BETWEEN 12 AND 14 INCHES= 30 EXISTING ON THE SITE

- # TO BE REMOVED= 7
- 12" OAK
- 13" DOUBLE CEDAR
- 8" OAK
- 11" OAK
- 13" DOUBLE CEDAR
- 13" TRIPLE CEDAR
- 12" TRIPLE CEDAR
- 10" OAK

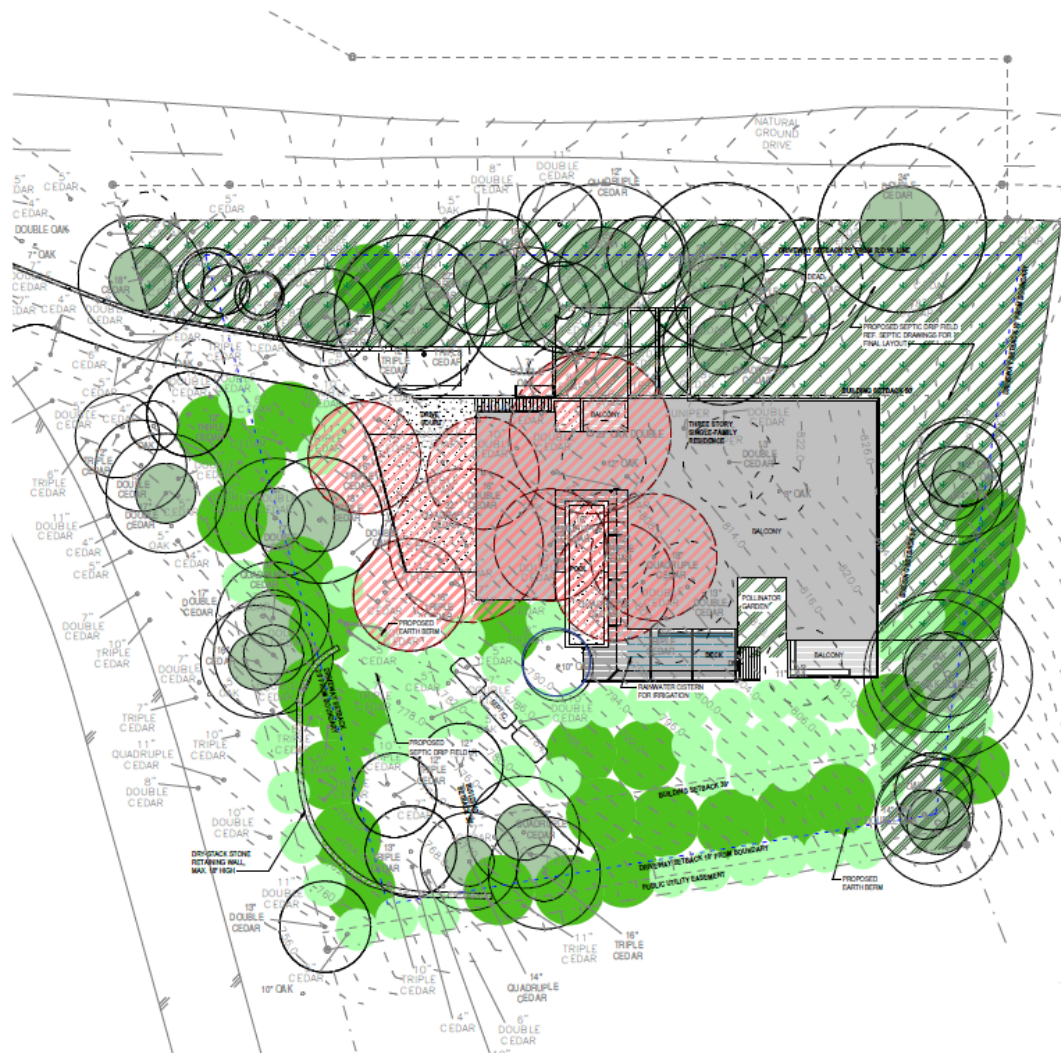
TOTAL OF 92 CALIPER INCHES TO BE REMOVED
 PROPOSED MITIGATION OF 80 CALIPER INCHES (92 x .75= 69)
 REPLACEMENT TREES MUST BE > 2" TRUNK DIAMETER

TOTAL MITIGATION REQUIRED= 285 CALIPER INCHES

PROPOSED MITIGATION per 22.03.305 exhibit a
 ELIGIBLE SPECIES FOR TREE REPLACEMENT

- 10 X 20 GALLON Anacacho Orchid-tree (*Bauhinia congesta*)
- 10 X 20 GALLON Prairie Flameleaf Sumac (*Rhus lanceolata*)
- 10 X 20 GALLON Desert-Willow (*Chilopsis linearis*)
- 10 X 20 GALLON Yaupon Holly (*Ilex vomitoria*)
- 10 X 20 GALLON Texas Mountain-Laurel (*Sophora secundiflora*)
- 10 X 20 GALLON Torrey Yucca (*Yucca torreyi*)
- 8 X 3" Texas Redbud (*Cercis canadensis var. texensis*)
- 8 X 3" Escarpment Black Cherry (*Prunus serotina var. eximia*)
- 8 X 3" Cedar Elm (*Ulmus crassifolia*)
- 8 X 3" Texas Ash (*Fraxinus texensis*)
- 8 X 3" Western Soapberry (*Sapindus drummondii*)

300 CALIPER INCHES PROPOSED MITIGATION



Approved site

406 Redbud Trail

Code Requirement:

Landscape fund.

There is hereby created a landscape fund for the city.

To qualify for the exceptions enumerated under this subsection (f), an applicant must provide a tree replacement site plan that accommodates at least 90% of the tree replacement inches otherwise required under this section. An applicant who has demonstrated the ability to replace this minimum threshold has qualified as “substantially complete.”

When the city administrator determines that tree replacement requirements of this section cannot be reasonably satisfied on site, and the applicant has met the threshold of substantially complete, the remaining required replacement inches for trees greater than ten (10) inches (as measured at a point fifty-four (54) inches above the ground) may be satisfied by the payment in the amount as provided in appendix A to this code to the city and placed in the city’s landscape fund in lieu of planting additional required replacement trees. In making the discretionary determination, the city administrator shall consider the topography, existing and proposed structures, and condition of remaining vegetation.

In the event the applicant’s replacement plan is not substantially complete (i.e., it cannot meet the 90% threshold set forth above), the city council will have the sole authority to determine what, if any, monetary funds may be accepted in lieu of tree replacement. The city council reserves the right to require the applicant to comply with all tree replacement requirements under this section.

Proceeds accumulated in the landscape fund shall be expended solely on tree preservation or landscaping projects on public property throughout the city.



406 Redbud Trail

Request:

- To pay a fee in lieu of all 285 caliper inches

Tree Type	Tree Size	Mitigation Inches	Permitted Removal - 10-14 in - \$200/in, 14 or greater - \$300/in
Double Oak	23	34.5	\$ 10,350
Double Cedar	16	24	\$ 7,200
Quadruple Cedar	22	33	\$ 9,900
Quadruple Cedar	16	24	\$ 7,200
Quadruple Cedar	17	25.5	\$ 7,650
Quadruple Cedar	18	27	\$ 8,100
Triple Cedar	16	24	\$ 7,200
Triple Cedar	16	24	\$ 7,200
Oak	12	9	\$ 1,800
Double Cedar	13	9.75	\$ 1,950
Oak	8	6	\$ 1,200
Oak	11	8.25	\$ 1,650
Double Cedar	13	9.75	\$ 1,950
Triple Cedar	13	9.75	\$ 1,950
Triple Cedar	12	9	\$ 1,800
Oak	10	7.5	\$ 1,500
Total	225	285	\$ 78,600



City of West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	<u>June 10, 2026</u>	Item Number:	<u>6</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Makayla Rodriguez</u>	Cost / Budget:	<u>n/a</u>
Exhibits:	<u>None</u>	Source of Funds:	<u>n/a</u>

Subject

Discuss and consider action to appoint alternates to the Board of Adjustment.

Recommendation

Discuss and take action as appropriate on the appointment of Brian Plunkett and Darin Walker as Board of Adjustment Alternates.

Discussion

In accordance with State Law (LGC 211.008), the City Council acts as the city's Board of Adjustment (BOA) as established by Section 38.02.001 of the city's code of ordinances.

Subsection c provides that "There shall be alternate members of the board of adjustment. Alternate board of adjustment members shall be appointed by the governing body. The city administrator may designate alternate board of adjustment members to participate in a particular board of adjustment meeting in the absence of members of the board of adjustment. Alternate board of adjustment members shall count toward the establishment of a quorum, and have full voting rights during the meeting for which the alternate is designated."



AGENDA REPORT

Meeting Date:	June 10, 2026	Item Number:	7
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	Strategic Plan	Source of Funds:	N/A

Subject

Review and consider an update of the City's Strategic Plan.

Recommendation

Review adopted Strategic Plan and recommend possible revisions to Initiatives.

Discussion

The City Council developed the Strategic Plan through work sessions in 2024, and it was adopted in February 2025. The development of a formal Strategic Plan reflects the City Council's recognition that proactive, structured planning strengthens the City's ability to respond to changing community needs, manage fiscal resources responsibly, and communicate organizational priorities to residents and staff.

The Strategic Plan serves several foundational functions for the City:

- Establishes a shared vision and mission that unify City Council, staff, and residents around common long-term goals.
- Identifies priority focus areas that reflect community values and the City's unique character as a small, predominantly residential municipality.
- Provides an actionable framework with defined objectives and strategies to guide day-to-day operations and capital investments.
- Creates accountability by establishing measurable outcomes against which progress can be assessed during regular reporting cycles.
- Aligns the annual budget process with strategic priorities, ensuring that appropriations reflect Council's stated goals.
- Guides staff in exercising discretion when addressing situations not specifically addressed by ordinance or policy.

The plan is intended to serve as a living document, subject to periodic review and update by the City Council as circumstances change, new community needs emerge, or goals are achieved. Council reviewed the plan at March 4, 2026 Workshop. The document is formatted with seven strategic priority areas, with objectives and initiatives to implement those objectives.

RESOLUTION NO. 2025-02-04

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

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

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

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

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

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

1. Adoption of the Strategic Plan

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


2. Effective Date

This resolution shall take effect immediately upon its adoption.

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

CITY OF WEST LAKE HILLS:

ATTEST:



Terry Blanchard, TRMC
City Secretary





James Vaughan, Mayor

Executive Summary

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

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

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

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

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

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

The plan is presented with cascading elements starting with vision.

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

City of West Lake Hills Strategic Plan, 2025-2027

Adopted: February 26, 2025

Vision

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

Mission Statement

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

Core Values

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

Strategic Priority Areas

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

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

• **Initiatives:**

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

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

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

Objective Residential: Support development that respects individual neighborhood character.

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

• **Initiatives:**

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

3. Protect and improve our residents' quality of life

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

- **Initiatives:**

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

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

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

- **Initiatives:**

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

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

Objective: Provide high-quality services aligned with residents’ expectations, resources, and priorities.

- **Initiatives:**

- Maintain exceptional service levels while adapting to the diverse communication needs of a multi-generational community.

- Connect residents to regional resources that assist with aging in place.
- Adopt technology to increase efficiency, incorporating AI assistance in administrative tasks.
- Develop a new Comprehensive Plan by March 2026 that incorporates any desired adjustments to land use pursuant to the goals outlined above and deliver it to the City of Austin so their Water Department can plan and provide for future wastewater needs.
- Develop a user-friendly online portal for permits with processes described in a crystal-clear way to minimize confusion over requirements.
- Pursue grants and charitable donations to fund city initiatives without increasing taxes.

6. Strengthen regional partnerships and collaboration

Objective: Foster cooperation with surrounding jurisdictions for our mutual benefit.

- **Initiatives:**

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

7. Maintain our low property tax rates

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

- **Initiatives:**

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