



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, October 28, 2020 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a REMOTE Regular Meeting on the 28th day of October 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 City Council 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 836 6582 3197, 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 by 1:00 P.M. on October 28, 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. Comments must be received by 1:00 P.M. on October 28, 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 October 14, 2020 Regular Meeting Minutes
 - b. Quarterly Building & Development Services Update
 - c. Q3 Public Safety Report
4. Administration Discuss and consider action on the Travis County Coronavirus Relief Fund Award application including consideration for Regional Collaboration to include a request from Eanes ISD for funds to cover expenses related to COVID-19
 - a. Citizens Communications: All persons wishing to speak on this matter shall be heard
 5. Land Use 2 Downie Place: Discuss and Consider Action of a request to partially release a drainage easement in order to construct a storage area (West Lake Hills Code Sec. 36.01.017). Owner/Applicant William Wiese.
 - a. Public Hearing: All persons wishing to speak for or against shall be heard.
 6. Land Use 301 A Cedar Oak Drive: Discuss and Consider Action on a variance application for the removal of five (5) trees equal to or greater than 14" in diameter in order to construct a new residence: 1) Tree # 1000 - 15" Cedar; 2) Tree # 1081 - 15" Cedar; 3) Tree # 1087 - 14" Cedar; 4) Tree # 1127 - 19" Cedar; and 5) Tree # 1187 - 16" Cedar (West Lake Hills Code Sec. 22.03.304). Applicant Greg Reynolds.
 - a. Public Hearing: All persons wishing to speak for or against shall be heard.
 7. Land Use 5300 Bee Cave Road: Discuss and Consider Action on a sign permit for a new wall/projecting sign at Amarillo Bank (West Lake Hills Code Sec. 32.03.009). Applicant Darrell Steffek – G & D Displays.
 - a. Public Hearing: All persons wishing to speak for or against shall be heard.
 8. Land Use 1801 Westlake Drive: Discuss and Consider Action on an ordinance and zoning map amendment to rezone 1801 Westlake Drive from Transitional Residential District (R-3) to a Planned Development District (PDD) with a base zoning district of R-3 in order to construct residential condominiums (West Lake Hills Code Sec. 38.05.092 and Sec. 38.06). Applicants 1801 Westlake Drive Venture, LLC & BV Austin Apartments, LLC.
 - a. Public Hearing: All persons wishing to speak for or against shall be heard.
 9. Administration Discuss and Consider Action on the Appointment/Reappointment of members of the Zoning and Planning Commission
 - a. Citizens Communications: All persons wishing to speak on this matter shall be heard
 10. Administration Discuss and Consider Action on the Cancellation or Rescheduling of the November 25, 2020 and December 23, 2020 City Council Meetings

- a. Citizens Communications: All persons wishing to speak on this matter shall be heard

11. Executive Session An Executive Session may be held in accordance with the authority contained in Texas Government Code, Section 551 for:

- a. Consultation with City Attorney Regarding Pending Litigation in Cause No. 2019032801; City of West Lake Hills, Plaintiff, v. Jaffe Ventures, LLC; Douglas Jaffe III, and 1405 Wild Cat Hollow, West Lake Hills, Texas, Defendants and Cause No. D1GN19007546: City of West Lake Hills, Plaintiff v. Jaffe Ventures, LLC and Douglas Jaffe III (Texas Government Code Section 551.071)
- b. Consultation with City Attorney Regarding City Property Located at 110 Westlake Drive

12. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the October 28, 2020 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on October 23, 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 CITY COUNCIL REGULAR MEETING
Wednesday, October 14, 2020 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:26 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 September 23, 2020 Regular Meeting Minutes
 - b. Interlocal Agreement with Austin Regional Intelligence Center (ARIC)

Motion for Approval of the Consent agenda made by Councilmember South with a second by Mayor Pro Tim O'Connor
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

4. Land Use **402 Camp Craft Road:** Discuss and Consider Action on a variance application for six (6) variances in order to remodel the existing non-conforming home and accessory structures:
- 1) Refurbish and allow an existing non-conforming main structure to remain in a side setback;
 - 2) Refurbish and allow an existing non-conforming accessory structure to remain in a rear setback;
 - 3) Enclose/refurbish an existing non-conforming structure (sport court) in a rear and side setback;
 - 4) Allow an existing driveway to be rehabilitated and remain in a side setback;
 - 5) Removal of a 27" Crepe Myrtle Tree;
 - 6) Removal of a 15" Oak Tree

(West Lake Hills Code Sections 22.03.281, 22.03.175, 22.03.304(4)). Owners Robert and Tanja Lee/Applicant CleanTag Permits - Linda Sullivan.

Dual item requiring BOA and City Council action: Variances 1 – 4 require BOA action and Variances 5 & 6 require City Council action

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

Motion for Approval of Items 4.5 & 4.6 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

5. Administration Discuss and Consider Action to Disband and Dissolve the Wastewater Commission

- a. Citizens Communications: All persons wishing to speak on this matter shall be heard

Motion for Approval to disband and dissolve the Wastewater Commission made by Councilmember Plunkett with a second by Councilmember W

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

6. Administration Discuss and Consider Action to Disband and Dissolve the Building Design Committee

- a. Citizens Communications: All persons wishing to speak on this matter shall be heard

Motion for Approval to disband and dissolve the Building Design Committee made by Councilmember Walker with a second by Councilmember Plunkett

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

7. Executive Session An Executive Session may be held in accordance with the authority contained in Texas Government Code, Section 551 for:

- a. Consultation with City Attorney Regarding Pending Litigation in Cause No. 2019032801; City of West Lake Hills, Plaintiff, v. Jaffe Ventures, LLC; Douglas Jaffe III, and 1405 Wild Cat Hollow, West Lake Hills, Texas, Defendants and Cause No. D1GN19007546: City of West Lake Hills, Plaintiff v. Jaffe Ventures, LLC and Douglas Jaffe III (Texas Government Code Section 551.071)
- b. Consultation with City Attorney Regarding City Property Located at 110 Westlake Drive

Council went into Executive Session at 7:50 p.m. and reconvened in Open Session at 8:15 p.m.

8. Adjournment

Motion to adjourn the meeting made at 8:17 p.m. by Councilmember Walker with a second by Councilmember McCollough

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2020.



BUILDING & DEVELOPMENT DEPARTMENT QUARTERLY REPORT – Q3

OCTOBER 28, 2020

Agenda Item: Consent Agenda: (b) Building & Development Services Department, 3RD Quarter

Requested Action: No action required.

Background & Purpose:

Q3 2020 report from the Building & Development Department on permit application activity and status. This report includes applications submitted for the period July 1st thru September 30th, 2020 and includes a status of applications and additional project notes where applicable.

The purpose of the report is to provide City Council regular updates on the activity of the Building & Development Department including permit activity that does not require Council consideration or approval. The Q4 report will also include a summary of the entire year.

<u>Applications Requiring BOA/Council Review*</u>	Approved	Denied	Withdrawn	Under Review
Variance Applications	3	0	0	4
Zoning Change Requests	0	0	0	1
Special Use Permits	3	0	0	1
Easement Release Requests	1	0	0	1
TOTAL	7	0	0	7

**Applications reflect those under consideration during Q3. Some of the applications may have been turned in during the previous quarter*

<u>Building Permit Activity*</u>	Issued	Accepted	Under Admin Completeness Review	Under Technical Review
Residential Remodel	11	9	1	6
New Residential Construction	4	4	0	4
Commercial Remodel	5	4	0	1
New Commercial Construction	0	0	0	0
Fence	7	5		1
Site Plan	2	0	0	1
Swimming Pools	4	5	2	5
Signs	6	9	NA	0

Other (i.e. outdoor lighting, shed/accessory structure, sport court)	11	7	2	2
TOTAL	50	43	5	20
<i>*Permits issued between July 1 and Sept 30 may include permits submitted in previous quarters. Permits under review only reflect permits submitted July 1 through Sept 30.</i>				

<u>Permits Closed-Out Q3*</u>	23
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**Includes same permit types as shown in Building Permit Activity table above*

Should Councilmembers have any questions or feedback on the report, please contact the Director of Building & Development Services.



West Lake Hills Police Department West Lake Hills, TX



Public Safety Report 3rd Quarter (July – Sep.), 2020

Statistical Highlights

During the 3rd quarter (July – Sept.) 2020, there were 20 reported UCR part 1 offenses, compared with 19 for the 2nd quarter of 2020 and 24 during the same period last year. Officers made 15 in-custody or field release arrests in Q3 compared to 24 in Q2.

Officers responded to 22 Traffic Crashes in Q3, compared to 12 in Q2. This resulted in 12 crash reports being completed. Most of our crashes happen on Bee Cave Road.

In Q3, our officers made 172 traffic stops, resulting in 49 violations (28.5%), and 72 warnings (41.9%). Of the 49 violations, 33 were for speeding and 7 were for speeding in a school zone. These numbers reflect an increase in traffic enforcement starting in mid-August.

During Q3, West Lake Hills Police Officers responded to 612 calls for service, compared to 534 calls for service in Q2. During the quarter, 96 reports were generated. Officers also conducted 210 close patrol checks for residents who were out of town, compared to 58 for Q2.

Investigations

During this quarter, Detectives Stewart and David were assigned 35 new cases. Detectives Stewart and David currently have 16 open cases that they are investigating.

Training

Officers completed 274 hours of training during this quarter, compared to 203 during Q2. Many of the classes taken this quarter were online. Classes taken included Taser recertification, Firearms training, Crisis Intervention Training, Basic Instructor, TCIC/TLETS Mobile Operator Course, and classes dealing with online security training.

COVID-19

Due to the spread of the COVID-19 virus and our attempt to reduce face-to-face contacts, we made some changes to our procedures on March 14th. We reduced traffic enforcement and arrests, per the guidelines provided by Travis County Sheriff's Office. On August 19th, we increased our enforcement of hazardous traffic citations in an effort to reduce unsafe driving and accidents since the COVID-19 numbers had come down in the Austin MSA.



EASEMENT RELEASE REQUEST STAFF REPORT

OCTOBER 28, 2020

Project Address: 2 Downie Place

Project Number: 16003

Agenda Item: 2 Downie Place: Discussion/recommendation of a request to partially release a drainage easement in order to construct a storage area (West Lake Hills Code Sec. 36.01.017). Owner/Applicant William Wiese.

Applicant Information: Owner/Applicant William Wiese

Hearing Dates:

August 19, 2020 ZAPCO – *postponed*

October 21, 2020 ZAPCO

October 28, 2020 City Council

Requested Action: Release a portion of a drainage easement in order to construct a storage area behind the garage.

Location:

The subject property is located west of Westlake Drive; north of West Spring Drive; and east of Westhaven Drive.

Zoning & Site Characteristics:

The subject property and surrounding neighborhood are zoned R-1 – One-Family Residential. The property is approximately 1.0 acre. There is currently an existing house on the property.

Background & Analysis:

A building permit application was received by the City for construction of a small storage area behind the existing garage. The location of the storage area is within a platted drainage easement. The City of West Lake Hills' Drainage & Erosion Control Manual prohibits construction within drainage easements, so the building permit has been on hold until the partial easement release request was filed and considered.

The portion of the easement being considered for release is 253sf. Its location is identified in the survey provided in the application.

A partial drainage easement release (0.0224 acre or 975.744 sf) was previously approved by the City in 2014 for this property. It is included in the packet for reference.

Drainage Analysis (from City Engineer):

After the application was postponed at ZAPCO during the August 19, 2020 meeting, the applicant worked to address the drainage concerns expressed by the Commissioners. The drainage plans were not ready in time for the September ZAPCO meeting, but all drainage comments have since been cleared by the City Engineer and staff re-sent public notification for the October ZAPCO and City Council meetings. The approved drainage plan is included in the packet. The City Engineer's findings are below:

The 100-year storm event is contained within the easement and they are showing no adverse impacts with the proposed partial release of the easement. However, per Section 2.3.4 of the West Lake Hills Drainage Criteria Manual: Channel and Creek Improvements are required to be designed for the 25-year with a freeboard of 0.5 feet. The current channel geometry does not provide the full 0.5 foot of freeboard for the 25-year storm event, nor does the proposed condition. They are showing no rise in flow elevation between existing and proposed conditions. The design is consistent with existing conditions so we would recommend the partial vacation of the easement.

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

If approved, the subject easement will be released/vacated from the plat. After City Council approval, the easement release document will need to be filed with the Travis County Clerk's Office.

Comprehensive Planning Analysis

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

Zoning & Planning Commission Recommendation

During the October 21, 2020 meeting, the Commissioners unanimously recommended forwarding approval by a vote of 4 – 0 (Commissioner Harwell absent).

Staff Recommendation:

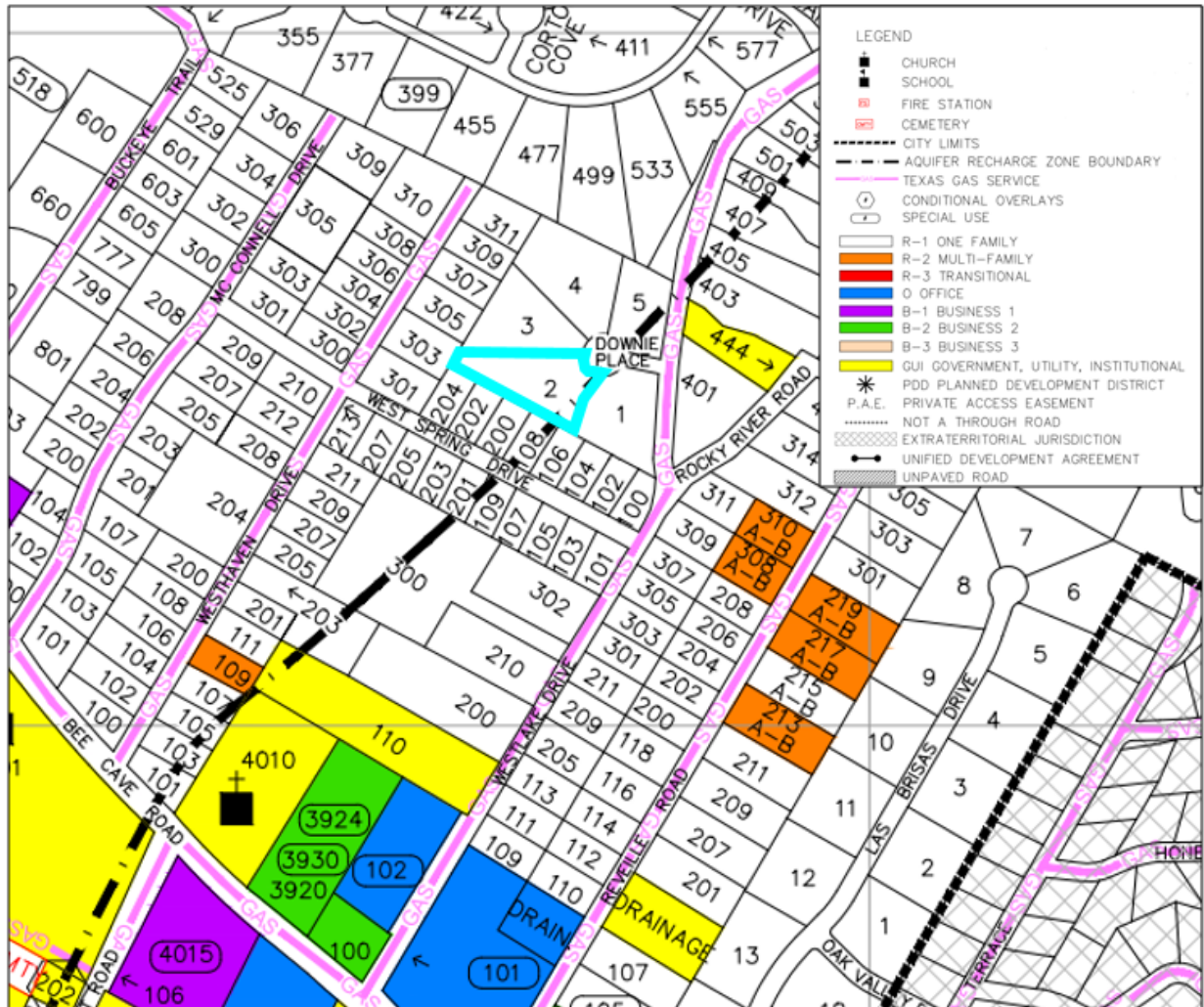
Staff recommends approval as all drainage comments have been cleared and the City Engineer also recommends approval of the requested partial easement release.

Links to Relevant Code:

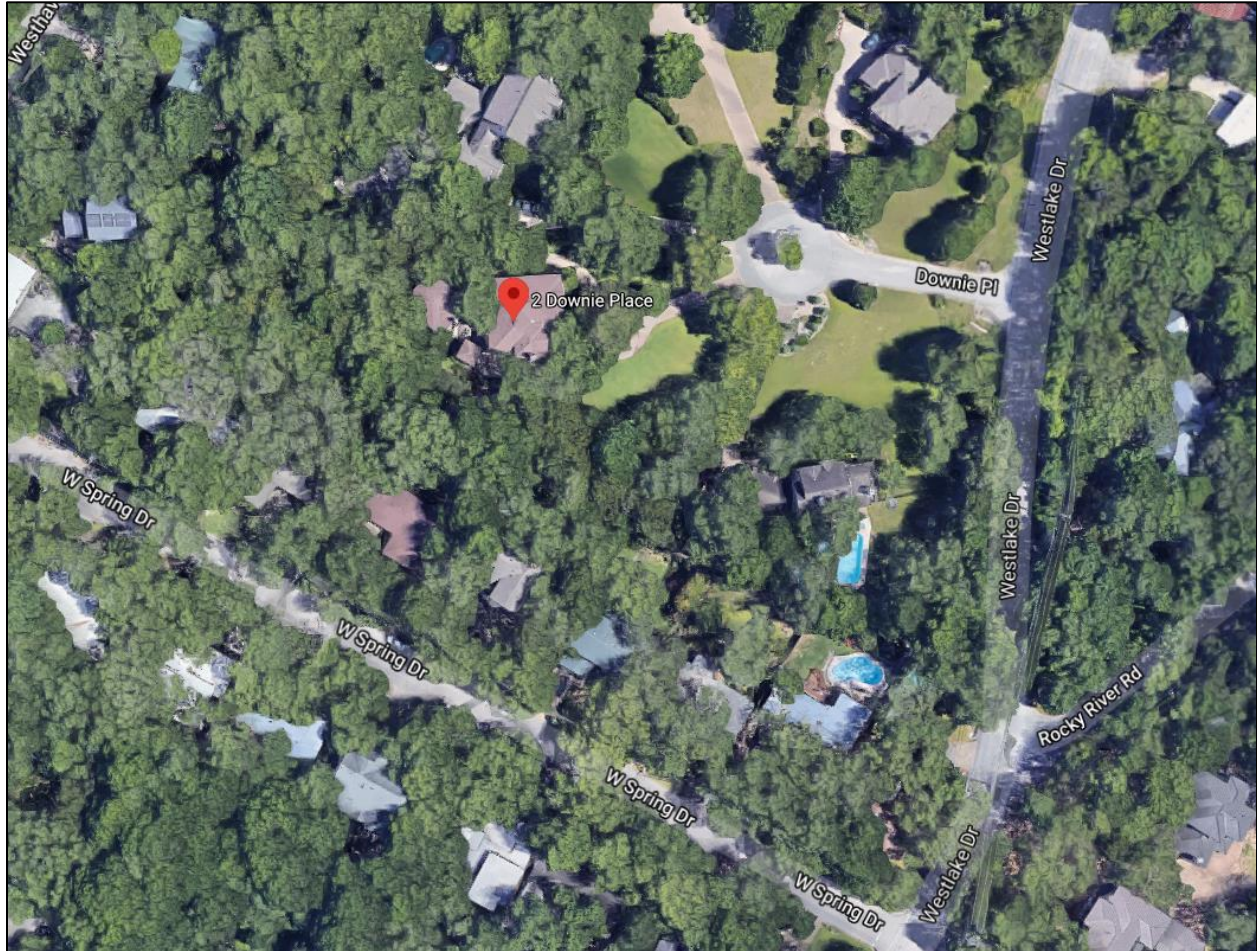
- [Sec. 36.01.017 Release of easement](#)

(Maps to follow)

Zoning:



Aerial:



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CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 21, 2020 at 6:30 PM



1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6: p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, James Vaughan and Bill Vandersteel. Jim Harwell is absent.

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

- a. Approval of the September 16, 2020 Regular Meeting Minutes.

VICE-CHAIRMAN PLEDGER MOVES TO APPROVE THE MINUTES. COMMISSIONER MACCINI SECONDS. UNANIMOUS (4-0) APPROVAL.

3. Land Use 2 Downie Place: Discussion/recommendation of a request to partially release a drainage easement in order to construct a storage area (West Lake Hills Code Sec. 36.01.017). Owner/Applicant William Wiese.

- a. Staff Briefing

City Planner Naini gives her staff briefing. Staff Recommendation: Approval.

- b. Presentation by applicant

Bill and Channing Wiese are present and the property owners. Tracy Bratton is the engineer and discusses the drainage and impact and provided requested information from the city engineer.

Bill Vandersteel: Thank you for a thorough report.

Chairman: Excellent Report.

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

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

- d. Deliberation and Action

COMMISSIONER VANDERSTEEL MOVES TO RECOMMEND APPROVAL. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) APPROVAL.

- 4. Land Use 409 Ledgeway Ridge: Discussion/recommendation on a variance application with five (5) variance requests in order to construct a new residence: 1) roof overhang setback encroachment on east side of house; 2) roof overhang setback encroachment on west side of house; 3) & 4) two (2) retaining walls encroaching into the setbacks; and 5) landscape arbor encroaching the front setback (West Lake Hills Code Sec. 22.03.170). Owners Jim and Laura McBride/Applicant Kyle McCollum.

- a. Staff Briefing

City Planner Naini gives her staff briefing. Staff Recommendation: Denial due to the building could be re-designed to conform to Code.

- b. Presentation by applicant

Kyle McCollum is the applicant. Because of the drainage easement we have a limited buildable area. The variances in the front are for drainage.

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

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

- d. Deliberation and Action

Commissioner Vandersteel: It's a beautiful house. I have issues with the front retaining walls and arbor.

Chairman Meisel: Why the retaining walls are the size they are?

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Planner Naini: Our code allows 18" but these are up to 6'.

Chairman Meisel: It's a design driven issue.

Commissioner Vandersteel: It looks like a huge amount of fill?

Kyle: No, sir. We want to deflect the water on each side. We can bring that down. We're wanting to keep the water away from the house.

Commissioner Vandersteel: That is much too large a structure in the front. If you want privacy use plantings and not structures.

Commissioner Maccini: During the subdivision process we talked about the drainage. This is design driven.

Chairman Meisel: It's not our place to suggest alternatives.

COMMISSIONER MACCINI MOVES TO RECOMMEND DENIAL ON ALL VARIANCES. VICE-CHAIRMAN PLEDGER SECONDS. (4-0) DENIAL.

5. **Land Use 301 A Cedar Oak Drive:** Discussion/recommendation on a variance application for the removal of five (5) trees equal to or greater than 14" in diameter in order to construct a new residence: 1) Tree # 1000 - 15" Cedar; 2) Tree # 1081 - 15" Cedar; 3) Tree # 1087 - 14" Cedar; 4) Tree # 1127 - 19" Cedar; and 5) Tree # 1187 - 16" Cedar (West Lake Hills Code Sec. 22.03.304). Applicant Greg Reynolds.

a. Staff Briefing

City Planner Naini gives her staff briefing. Staff

Recommendation: Approval. Consider each of the variance trees.

Commissioner Maccini: This is a 2-story house, bi-level?

Planner Naini: Yes.

Vice-Chairman Pledger: Any considerable amount of space left for the tree will support it?

Planner Naini: Yes. It is out of the Critical Root Zone.

Commissioner Maccini: We're only talking about the trees.

b. Presentation by applicant

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Greg Reynolds is the applicant and owner. It is 1.1 acre. Only 1/3 of the area is usable. Number one priority was to preserve this tree. I met with the owners of other properties and they are supportive.

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

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

- d. Deliberation and Action

Commissioner Vaughan: This seems reasonable.

Chairman Meisel: He does have to put in a lot of replacement trees. This is a win-win.

Commissioner Maccini: Mature Cedars do have a place in the ecosystem. Tree #1000 is a 15" Cedar, the other ones are outdoor areas. We do have ordinances for a reason.

Commissioner Vandersteel: They are saving the best tree possible. They did a nice job with this one.

Chairman Meisel: I don't see grounds to deny the variances requested.

COMMISSIONER VANDERSTEEL MOVES TO RECOMMEND APPROVAL AS CITED. COMMISSIONER VAUGHAN SECONDS. APPROVED (3-1) COMMISSIONER MACCINI OPPOSES.

- 6. Land Use 416 Ridgewood Road: Discussion/recommendation on a variance request to encroach a setback in order to construct an accessory building to serve as a home office or school room (West Lake Hills Code Sec. 22.03.001) Applicant Victoria Keith.

- a. Staff Briefing

City Planner Naini gives her staff briefing. Staff Recommendation: Denial due to no hardship.

Commissioner Vandersteel: I have a discrepancy with the location.

Commissioner Vaughan: The house is in the setback?

Planner Naini: Yes on both sides.

- b. Presentation by applicant

Application is not present.

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

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

- d. Deliberation and Action

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL FOR LACK OF HARDSHIP. MOTION DIES WITH NO SECOND.

Commissioner Vandersteel: This was built before the current setbacks.

Chairman Meisel: Variances are forever. A temporary structure has a different set of rules.

Commissioner Vaughan: I have a hard time voting on it without the applicant not being here.

Commissioner Maccini: If the structure does encroach more than the house.

Vice-Chairman Pledger: I don't see any kind of hardship.

Commissioner Vandersteel: I'm worried about setting a precedent with these small buildings.

COMMISSIONER VAUGHAN MOVES TO TABLE. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) TO TABLE.

7. Land Use 1801 Westlake Drive: Discussion/recommendation of an ordinance and zoning map amendment to rezone 1801 Westlake Drive from Transitional Residential District (R-3) to a Planned Development District (PDD) with a base zoning district of R-3 in order to construct residential condominiums (West Lake Hills Code Sec. 38.05.092 and Sec. 38.06). Applicants 1801 Westlake Drive Venture, LLC & BV Austin Apartments, LLC.

- a. Staff Briefing

City Planner Naini gives her staff briefing.

This is 1.94 acres with 26 units. Steep topo, located on Bee Creek. 20 units are proposed. 2 separate buildings.

Building 1 is a 3-story and Building 2 is a 4-story unit. Height is 35' on Building 1 and 46' for Building 2; 34.01% impervious cover. Code deviations are gone over.

Staff Recommendation: Options

Vice-Chairman Pledger: When we look at the solutions, does that preclude modifications like height and setback?

Planner Naini: You can make separate recommendations.

Commissioner Maccini: If we go for the PDD, that doesn't allow all the variances?

Planner Naini: Variances are part of the PDD.

Commissioner Maccini: They are currently apartments and they will be condos? Is that allowable?

Planner Naini: It's a similar use.

Chairman Meisel: There is no grandfathering of the use if the apartments are removed.

Commissioner Vandersteel: There is no non-residential around this site. It goes against the R-3 zoning.

b. Presentation by applicant

Terry Irion is speaking for the applicant. We are not asking for a grandfathering. It's an old structure. We are trying to stay within the R-3 zoning requirements. No increase in impervious cover. Current 26 units will be replaced with 20. All parking will be under the building.

David Shiflet is the architect. The VanDeMark's built this in 1962. We thought it would be very low impact.

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

Chairman Meisel opened the meeting for public comments.

Josh Mabry asks if the Fire Department has ladder trucks that would reach the building?

Josephine Whitley: Thank you for the opportunity. I'm the southern neighbor of this property. I've been here since 1981. I'm concerned about it being torn down. Why should it be allowed to remain 5' from my property? The number of units is decreasing but the parking will increase. I got news about this through the notice but no specific plan was being discussed. The neighbors need to have a need to see this and its effects.

Dan Brown is the engineer on the project has no comments.

The Public Hearing is closed.

d. Deliberation and Action

Commissioner Vandersteel: I have two problems with the setback and height. That is a very deep valley. I'm having a hard time with the 5' setback.

Mark Richardson is the architect: Building 1 does have 3 units on the ground level.

Vice-Chairman Pledger: Height and setback should be met if torn down. The last one to diminish is next to R-1 zoning.

Commissioner Vaughan: This is a unique situation. I think the council needs to decide what to do with R-3. I'm inclined to kick it to council since you've already talked to them.

Commissioner Vandersteel: R-3 needs to be re-thought.

Commissioner Vaughan: The zoning doesn't make sense.

Commissioner Vandersteel: The building is so deep it won't be that noticeable.

Vice-Chairman Pledger: I keep hearing about the height of the building is shielded from the road, the southside there are houses and I don't know how 45' building would look from those houses.

Commissioner Maccini: I have issues with height, impervious cover, setbacks and trees. Too much on a small property.

Chairman Meisel: The council needs a recommendation.

Vice-Chairman Pledger: I'm not opposed to using a PDD but I think the variances ought to be compliant.

Commissioner Vaughan: I think council needs to decide what they want with these R-3 tracts.

COMMISSIONER MACCINI MOVES TO RECOMMEND DENIAL OF PDD BASED ON THE VARIANCES AS PRESENTED. MOTION DIES WITH NO SECOND.

Commissioner Vandersteel: There is no communication between ZAPCO and council.

DRAFT

Commissioner Vaughan suggests going one by one. Page 171, impervious cover.

Commissioner Vandersteel: What is proposed is smaller than what is there.

Chairman Meisel: What's appropriate for this property?

Commissioner Maccini: Let's start with one.

Commissioner Vaughan: All in favor of going one by one?

- #1: 32.51% (3-1) Commissioner Maccini Opposed**
- #2 mute; council should deal with this one**
- #3 5.5' setback (4--0) DENIAL conditional over 25'; 40' front**
- #4 '40 front (4-0) APPROVAL**
- #5 '40 rear (4-0) APPROVAL**
- #6 BLDG. 1 HEIGHT (3-2) existing rule**
- #7 BLDG. 2 46' (denial) existing rule**
- #8 Number of units (impervious cover and height met, then a reasonable number should be considered)**
- #9 Firetruck turnaround (approved)**
- #10 tree removal (no recommendation)**
- #11 tree (no recommendation)**
- #12 water quality (no recommendation)**
- #13 pool and drainage (approved)**
- #14 erosion control (compliance)**
- #15 Cut and fill (more development impervious cover and height)**

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND APPROVAL WITH THE ABOVE CONDITIONS. COMMISSIONER MACCINI SECONDS. UNANIMOUS (4-0) APPROVAL.

8. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting at 8:47 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

DRAFT

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.

DRAFT

EASEMENT RELEASE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

*****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: William D. Wiese Phone: 512-680-0544

Email: _____

Address: 2 Downie Place City: Austin State: TX Zip: 78746

Agent*: N/A Phone: _____

Email: _____

Address: _____ City: _____ State: _____ Zip: _____

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

EASEMENT INFORMATION

Description of Area to be Released:

Property Address: 2 Downie Place, Austin Texas 78746

Subdivision Name: Vista de la Cima

Block: N/A Lot: 2 Tax Parcel ID: 113364

Recorded in: Volume #: 87 Page #: 19B Instrument #: N/A

Current Zoning Classification: Res Total Lot Area: 1.0 acres

Total area of easement release: 253 sq. ft.

Is this a full easement release or partial release? Partial

Type of easement to be released: Drainage

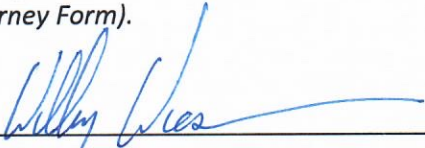


EASEMENT RELEASE APPLICATION

Briefly describe purpose of release:
To construct a storage area behind existing garage.

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
William Wiese
Printed Name

July 24, 2020
Date

APPLICATION CHECKLIST

- Application Requirements (refer to City Code Sec. 36.01.017):**
- ☒ Completed, signed application
 - ☐ Power of Attorney form, if applicable
 - ☒ A copy of the instrument granting the easement (either the plat showing the easement, or a separate document recorded in the official records of Travis County)
 - ☒ Proof of ownership of subject property
 - ☒ Letter addressed to the chair of the Zoning & Planning Commission
 - ☒ Metes and bounds description and sketch of the easement or portion of the easement to be released, prepared by a registered surveyor (the portion to be released should be cross-hatched)
 - ☒ An explanation of the purpose of the release requested
 - ☐ Signatures/approvals by each of the applicable entities authorized to use the easement agreeing to the requested easement release
 - ☒ Payment of application fees (including public notification fees) by check or credit card (refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees). Call 512-327-3628 to pay by credit card or mail or drop off a check
 - ☐ Other applicable information as required by staff



EASEMENT RELEASE APPLICATION

APPROVAL PROCESS & PROCEDURES

Public Hearings

Easement release applications are considered by the Zoning and Planning Commission (ZAPCO), which meets on the third (3rd) Wednesday of the month and the City Council, which meets the second (2nd) and fourth (4th) Wednesdays of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 6:30pm (ZAPCO) and 7:00pm (City Council). The agendas and meeting packets are posted on the City website the Friday before the meeting.

Public Notices

All public notices are handled by staff. Letters are sent to neighbors within 200’ of the subject property for residential projects and within 300’ of the property for commercial projects no later than ten (10) days before the ZAPCO meeting.

Application Deadlines

Applications are due thirty (30) days prior to the next ZAPCO meeting. In some circumstances it may be possible to receive an extension by contacting planner@westlakehills.org

Complete Application

An application must be considered complete by staff before the easement request will be scheduled for hearings and prior to sending public notices. Information required in the Application Checklist per Sec. 36.01.017 of the City of West Lake Hills Code of Ordinances must be submitted in addition to the required fees for the application to be considered complete.

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Hearing: _____

ZAPCO Recommendation: _____

Date of City Council Hearing: _____

City Council Action: _____

Notes:

WILLIAM D. WIESE
2 Downie Place
West Lake Hills, Texas 78746

July 24, 2020

City of West Lake Hills
Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, TX 78746
Attn: Robert Meisel, Chair

Dear Chairman Meisel:

I am submitting with this letter a Easement Release Request in which I am requesting the release of a 253 sq. ft. area of land from a drainage easement that runs along the rear of my property. I am building a small storage area behind the existing garage and the drainage easement release is necessary to accommodate the storage area.

In support of this request, I have enclosed the following documents:

1. A completed, signed Easement Release Application;
2. A copy of the Plat on which the drainage easement was originally granted;
3. A copy of the Special Warranty Deed as evidence of my ownership of the property at 2 Downie Place;
4. A Metes and Bounds description of the portion of the easement to be released along with a corresponding survey;
5. A brief explanation of the reason I am requesting that the area be released from the drainage easement; and
6. The applicable fee.

For your convenience, I am also enclosing a copy of the Small Project Application which has been submitted to the City for review and which includes additional details regarding my project.

If there is other information that I can provide or if you have any questions regarding any of the information included with this letter, I encourage you to contact me at any time, either by phone at (512) 680-0544 or email at .

Sincerely,



William D. Wiese
(512) 680-0544

3222847.1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

15/ITC/PAA/806687-BCP
WARRANTY DEED WITH VENDOR'S LIEN

DATE: April 13, 2018 Effective Date April 16, 2018

GRANTOR (whether one or more): DASTAN AITZHANOV and spouse,
ZHAZIRA AITZHANOVA

GRANTOR'S MAILING ADDRESS:

GRANTEE (whether one or more): WILLIAM D. WIESE

GRANTEE'S MAILING ADDRESS:
2 Downie Place
Westlake Hills, Texas 78746

CONSIDERATION:

TEN DOLLARS (\$10.00) and a note of even date that is in the principal amount of ONE MILLION SIXTEEN THOUSAND AND NO/100 DOLLARS (\$1,016,000.00), and is executed by Grantee, payable to the order of CORNERSTONE HOME LENDING, INC. The note is secured by a vendor's lien retained in this deed in favor of CORNERSTONE HOME LENDING, INC., and by a deed of trust of even date from Grantee to SCOTT R. VALBY, Trustee.

PROPERTY (including any improvements):

Lot 2, VISTA DE LA CIMA SUBDIVISION, according to the map or plat thereof, recorded in Volume 87, Pages 19B-19C, Plat Records, Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; ad valorem taxes for 2018; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the property to Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

CORNERSTONE HOME LENDING, INC., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note. The vendor's lien and superior title retained in this deed secure payment of the note, and they are transferred to CORNERSTONE HOME LENDING, INC. without recourse on Grantor.



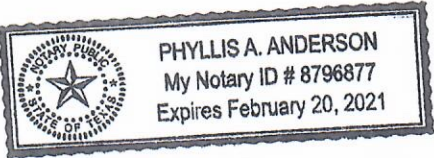
DASTAN AITZHANOV

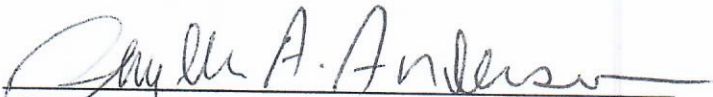


ZHAZIRA AITZHANOVA

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 13 day of April, 2018, by DASTAN AITZHANOV.

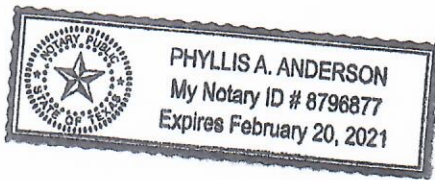




NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 13 day of April, 2018, by ZHAZIRA AITZHANOVA.



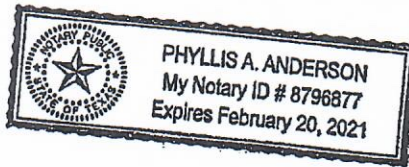
Phyllis A. Anderson

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 13 day of April, 2018, by
ZHAZIRA AITZHANOVA.



Phyllis A. Anderson
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

3



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 18 2018 04:01 PM

FEE: \$ 34.00 2018059026

FILE#
EXHIBIT " A "

253 SQUARE FOOT
PARTIAL RELEASE OF DRAINAGE EASEMENT

BEING 253 SQUARE FEET OF LAND OUT OF LOT 2, VISTA DE LA CIMA SUBDIVISION RECORDED IN VOLUME 87, PAGE 19B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A DRAINAGE EASEMENT AS DEDICATED BY SAID PLAT, SAME BEING THAT CERTAIN WILLIAM D. WIESE TRACT RECORDED IN DOCUMENT NUMBER 2018059026, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 253 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING in the southerly line of said Lot 2, from which a mag nail found at the southwest corner of said Lot 2 bears, North 58 degrees 47 minutes 28 seconds West, 120.24 feet and from same commencing point an iron rod found at the southeast corner of said Lot 2 bears, South 58 degrees 47 minutes 28 seconds East, 233.21 feet;

THENCE North 31 degrees 12 minutes 32 seconds East, through said Lot 2, 43.67 feet for the POINT OF BEGINNING and the southwest corner hereof;

THENCE through said Lot 2, the following 4 calls,

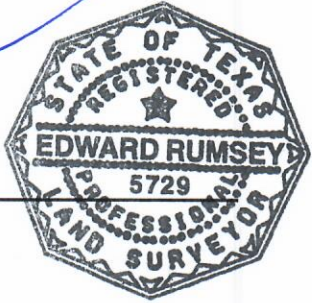
1. North 47 degrees 17 minutes 18 seconds East, 6.41 feet for the northwest corner hereof,
2. South 58 degrees 48 minutes 12 seconds East, 28.23 feet for the northeast corner hereof,
3. South 43 degrees 13 minutes 37 seconds West, 11.92 feet for the southeast corner hereof,
4. North 47 degrees 33 minutes 01 seconds West, 27.50 feet to the POINT OF BEGINNING.

WITNESS MY HAND THIS (PARTIAL RELEASE OF DRAINAGE EASEMENT)

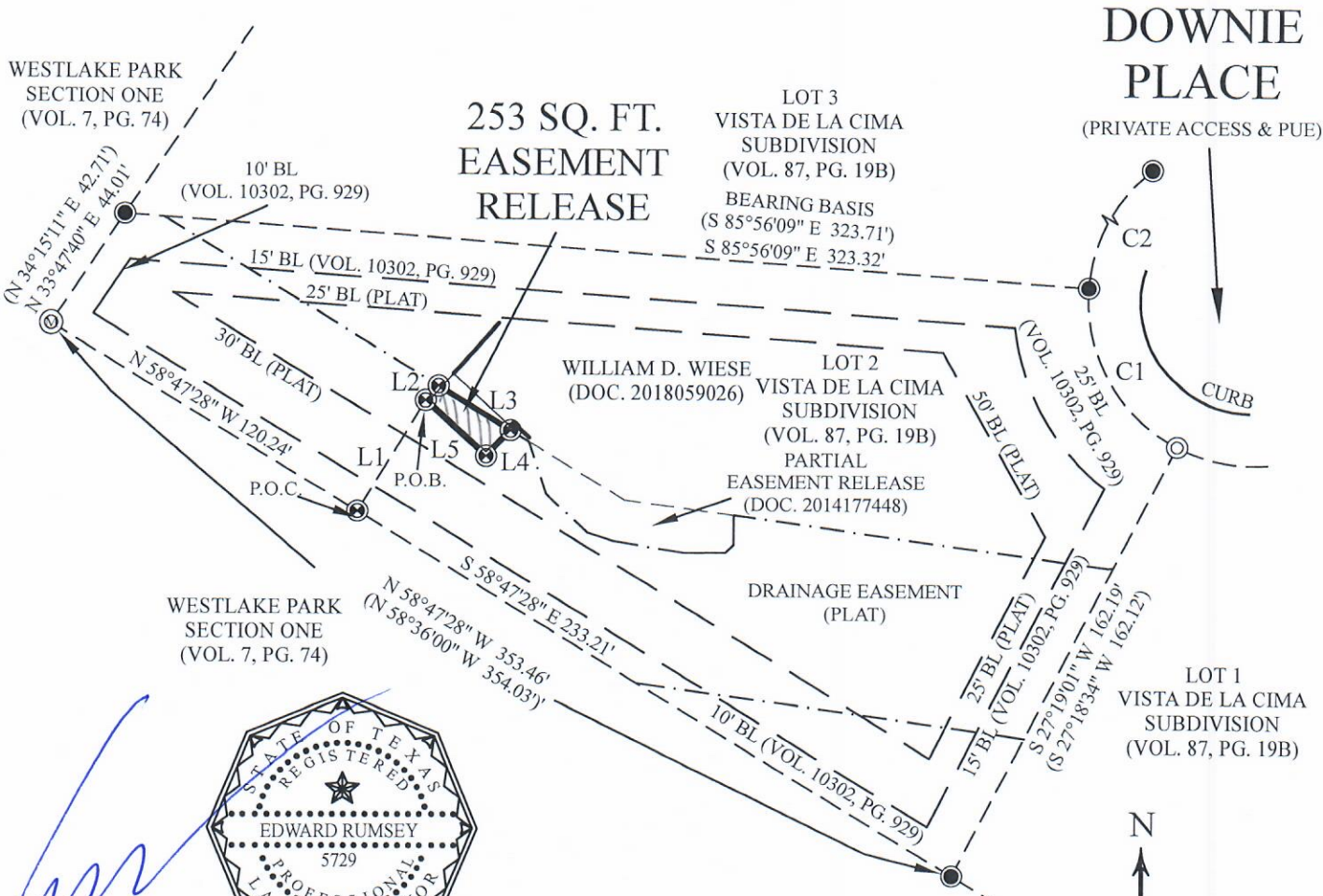
I, Edward Rumsey, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey.

Witness my hand and seal this, 23rd day of June 2020.

EDWARD C. RUMSEY, TX RPLS #5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
PROP. I.D.# 113364
JOB # A0606620
PAGE 1 OF 2



253 SQ. FT. EASEMENT RELEASE

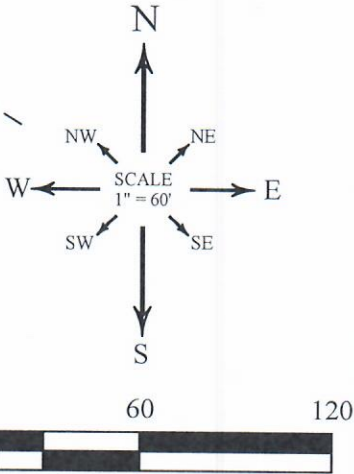


LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- MAG NAIL FOUND
- BL BUILDING LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 31°12'32" E	43.67'
L2	N 47°17'18" E	6.41'
L3	S 58°48'12" E	28.23'
L4	S 43°13'37" W	11.92'
L5	N 47°33'01" W	27.50'

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	55.00'	64.09'	S 29°26'43"E	60.52'
(C1)	(55.00')	(64.08')	(S 29°18'48"E)	(60.52')
C2	55.00'	96.23'	S 54°03'23"W	84.42'
(C2)	(55.00')	(96.17')	N 54°09'20" E	(84.37')



SURVEY DATE	JUNE 23, 2020	
JOB NO.	A0606620	
FIELD BY:	JONATHAN MOHR	06/18/2020
CALC. BY:	SEAN SUTTON	06/23/2020
DRAWN BY:	SEAN SUTTON	06/23/2020
RPLS CHECK	EDWARD RUMSEY	06/23/2020



9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

LEGAL DESCRIPTION

BEING 253 SQUARE FEET OF LAND OUT OF LOT 2, VISTA DE LA CIMA SUBDIVISION RECORDED IN VOLUME 87, PAGE 19B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A DRAINAGE EASEMENT AS DEDICATED BY SAID PLAT, SAME BEING THAT CERTAIN WILLIAM D. WIESE TRACT RECORDED IN DOCUMENT NUMBER 2018059026, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 253 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

2 Downie Place

Brief Description of Proposed Project

The balcony extending from the second story apartment above our garage was rotting and unsafe. Photographs of the rotted deck along with site surveys showing the location of the project at the back of our lot are attached.

We are removing and replacing the rotted deck and adding a storage area underneath. The storage area will be approximately 12' wide x 25' long.

The floor will be concrete reinforced with #5 rebar. Photographs of the reinforcing and the finished slab are attached.

Framing was started before we received notice that a permit was required and a Stop Work order issued.

3178829.1



SMALL PROJECT APPLICATION

Date Application Received: _____ Received By: _____
Amount Due: \$ _____ Amount Recd \$ _____ Date: _____
Permit No: _____ Admin Complete Date: _____

APPLICATION TYPE

This permit application is only for small projects that can be quickly approved. For projects involving remodels, additions, new construction, drainage, swimming pools, sport courts, additional impervious cover, etc. the Residential or Commercial Building Permit Application must be completed.

Please check the applicable boxes for your application submittal:

Residential ☒ or Commercial ☐

☐ Roof ☐ Driveway ☐ HVAC ☐ Plumbing ☐ Electrical ☐ Water Heater

☐ Window Replacement ☐ Irrigation ☐ Solar Panels ☒ Other: Storage area

PROJECT INFORMATION

Project Name: Storage

Property Address: 2 Downie Place, Austin Texas 78746

Block: Vista de la Cima Lot: 2 Tax Parcel ID: 113364

Zoning Classification: Res Total Lot Area: 1.0 acres

City Limits: ☒ Yes ☐ No

Brief description of proposed project:
See attached

Please complete the following section if any site/flat work is proposed:

Additional Impervious Cover: 300 sf Total Impervious Cover: _____ %

Edwards Aquifer: ☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

FEMA Floodplain: ☐ Yes ☒ No



SMALL PROJECT APPLICATION

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.

Billing Contact (please check one): Owner ☒ Agent ☐ General Contractor ☐

Property Owner: William Wiese Phone: 512-680-0544

Email: Address: 2 Downie Place City: Austin State: TX Zip: 78746

Agent: N/A Phone:

Email: Address: City: State: Zip:

Engineer/Surveyor/Architect: Martin & Wallin Phone: 512-368-4088

Email: pmartin@martinandwallin.com Address: PO Box 202043 City: Austin State: TX Zip: 78720

Contractor: Hector's Painting & Remo Phone: (512) 704-5491

Email: bclavasquin94@gmail.com Address: 3219 Barton Drive City: Austin State: TX Zip: 78735

*For projects valued at \$25,000 or greater, General Contractor registration is required and subject to City of West Lake Hills Code, Section 22.03.130. A separate Contractor Registration Form must be completed unless the contractor already has one on file.

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 signed applicant of said property, the signature of the property owner must be included below or consent must be attached.

Signature

5/22/2020

Date

William Wiese

Printed Name

2 Downie Place

Brief Description of Proposed Project

The balcony extending from the second story apartment above our garage was rotting and unsafe. Photographs of the rotted deck along with site surveys showing the location of the project at the back of our lot are attached.

We are removing and replacing the rotted deck and adding a storage area underneath. The storage area will be approximately 12' wide x 25' long. A rough sketch of the layout of the storage area is attached.

The floor will be concrete reinforced with #5 rebar. Photographs of the reinforcing and the finished slab are attached.

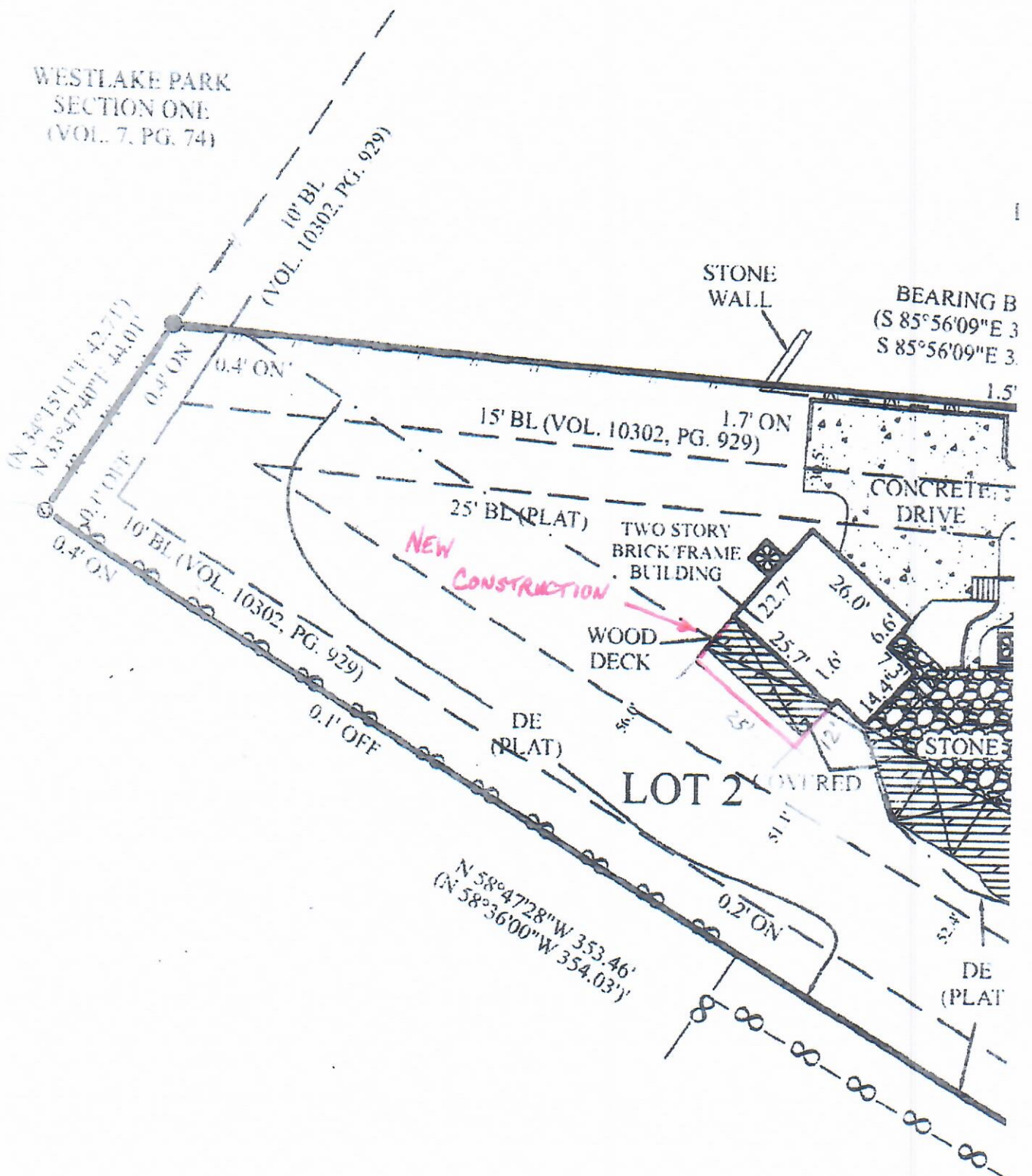
Framing was started before we received notice that a permit was required and a Stop Work order issued. Photographs showing the initial framing and the current state of the project are attached.

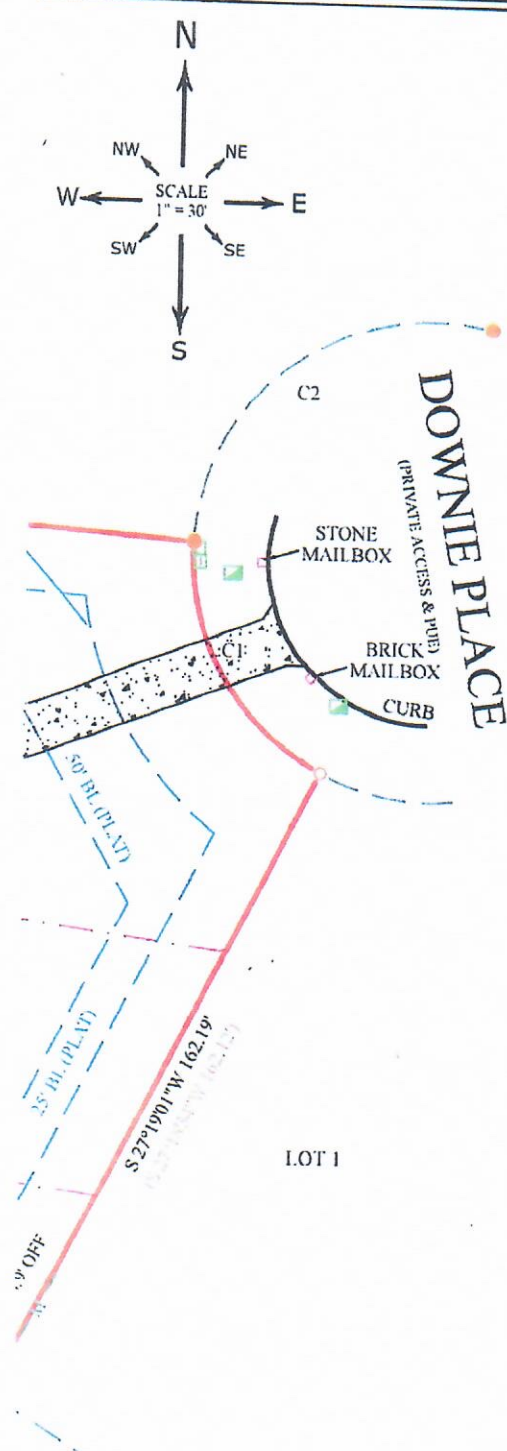
We have retained Martin and Wallin Engineers to provide engineering support and documentation for the permitting process.

The following documentation follows:

1. Site plans
 - a. Site plan showing entire property
 - b. Expanded site plan showing specific location of project
2. Photographs of rotted deck (2)
3. Rough layout of new storage area
4. Photographs of rebar layout in concrete (3)
5. Photographs of the current status of the project (2)
6. Written report from Martin and Wallin Engineers
- 7.

WESTLAKE PARK
SECTION ONE
(VOL. 7, PG. 74)





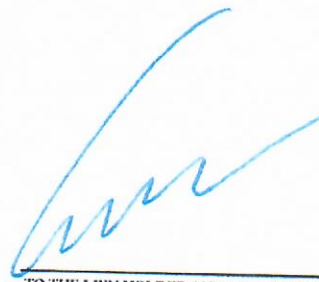
RESTRICTIONS

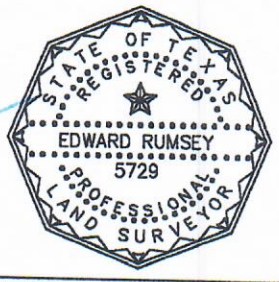
SUBJECT TO RESTRICTIONS IN VOL. 1061, PG. 481, VOL. 1643, PG. 433, VOL. 10302, PG. 929 AND AS PER PLAT IN VOL. 87, PG. 19B - 19C.
SUBJECT TO EASEMENTS AND BUILDING LINES AS PER PLAT IN VOL. 87, PG. 19B - 19C.
SUBJECT TO PARTIAL EASEMENT RELEASE IN DOC. NO. 2014177448.
SUBJECT TO EASEMENTS AND BUILDING LINES IN VOL. 10302, PG. 929.

LEGAL DESCRIPTION

LOT 2, VISTA DE LA CIMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 87, PAGES 19B - 19C, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	55.00'	64.09'	S 29°26'43"E	60.52'
(C1)	(55.00')	(64.09')	(S 29°26'43"E)	(60.52')
C2	55.00'	96.23'	S 54°03'23"W	84.42'
(C2)	(55.00')	(96.23')	(S 54°03'23"W)	(84.42')





TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

INDEPENDENCE TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ALLSTAR
land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBP L3 FIRM NO. 1015566

F.I.R.M. MAP INFORMATION

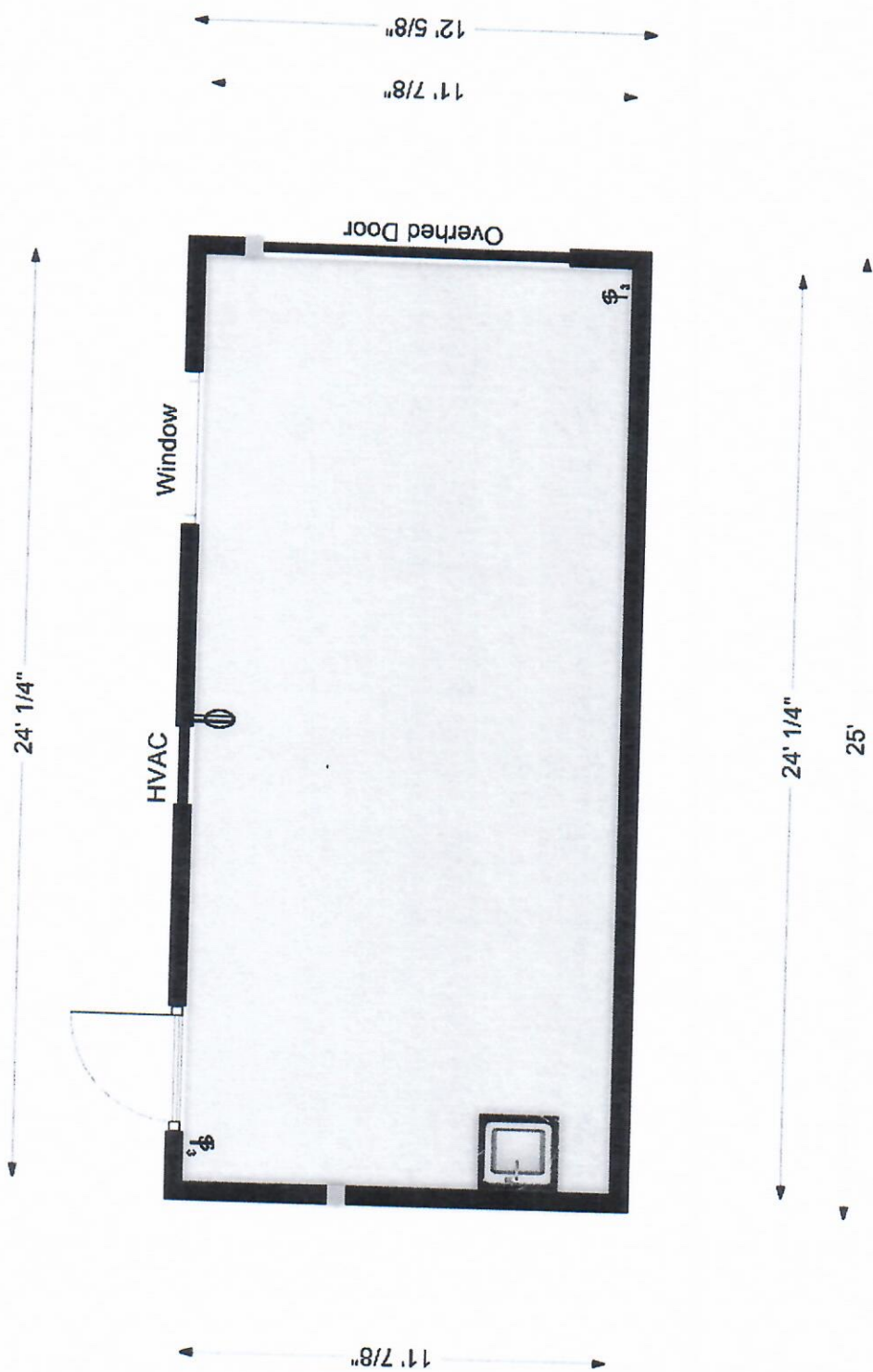
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F I R M MAP NO 48453C0445J PANEL: 480445J DATED: 01/06/2016 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT

ADDRESS				
WILLIAM WIESE 2 DOWNIE PLACE WESTLAKE HILLS, TRAVIS COUNTY, TEXAS				
SURVEY DATE:	APRIL 10, 2018	FIELD BY:	JONATHAN MOHR	04/09/2018
TITLE CO.:	INDEPENDENCE TITLE	CALC BY:	EDWARD RUMSEY	04/10/2018
G.F. NO.:	1806687-BCP	DRAWN BY:	ADRIEL LOPEZ	04/10/2018
JOB NO.:	A0402518	RPLS CHECK:	EDWARD RUMSEY	04/10/2018



BEFORE 2









REBAR 2

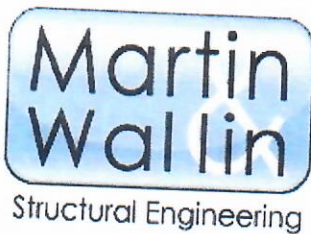


REBAR 3





CURRENT 2



Martin & Wallin, LLC
PO Box 202043
Austin, Texas 78750
512-368-4088 (office)

May 22, 2020

Bill Wiese
Wiese Family
2 Downie Place
Austin, TX

Re: Wiese Assessment – Structural Narrative
2 Downie Place
Westlake Hills, TX

The purpose of this letter is to confirm that the Storage Area and deck renovation as shown on the attached diagram is acceptable provided the following structural modifications are made:

- Install 3 new 2-1.75x14 LVL (2.0E) multi-ply beams (max 12'-0"). Beams shall be oriented in the east west direction at the existing 6x6 posts at each end. Each beam shall be attached to post with a Simpson ECCQ post cap installed per the manufacturer's recommendations.
- Install 2 new 2-1.75x14 LVL (2.0E) multi-ply beams (max 12'-0"). Beams shall be oriented in the north south direction along existing floor truss ends and be attached to Item 1 beams above with a Simpson HGUS face hanger at each end. Existing floor trusses shall be attached with Simpson HTU face hanger.
- Install ½" Structural rated sheathing to all exterior walls and roof deck with 8d nails at 6" o.c. at perimeter and 12" o.c. field.
- We also recommend that a licensed roofing consultant or architect review the deck drainage system and flashing details to prevent premature deterioration of the wood structure.

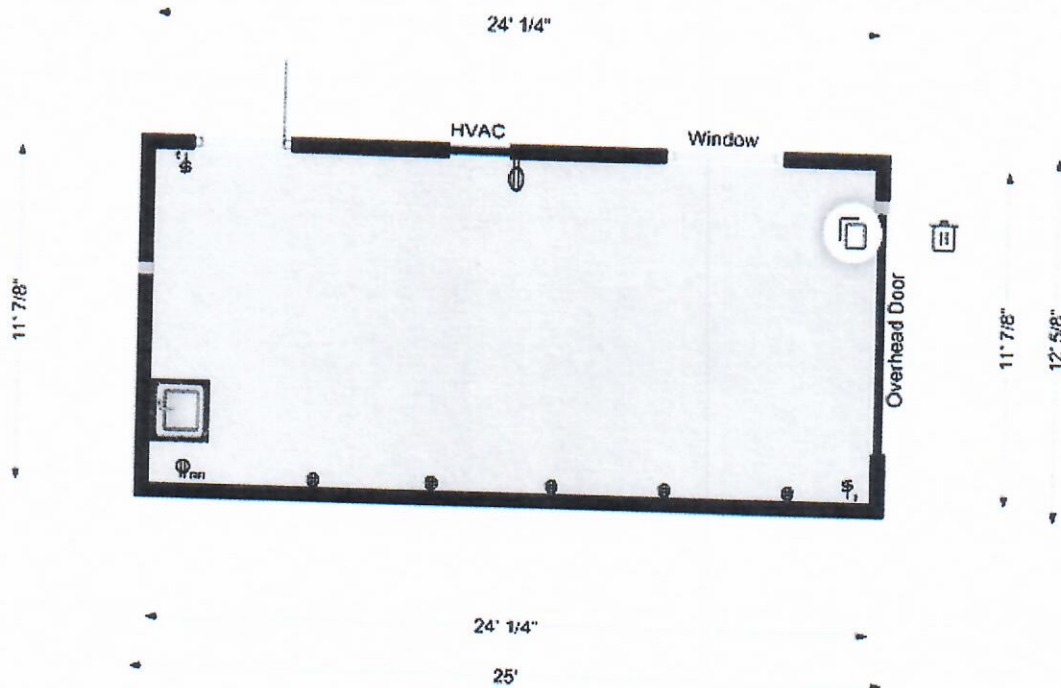
Information used in this analysis was compiled during a site visit on Thursday May 14, 2020. We reviewed this information and our recommendations are based on standard structural engineering practice including limiting deflections to 1" and not more than the beam length L/360 for transient load or L/240 for total load.

Please contact this office if there are further questions regarding this matter.

Sincerely,


Paul H. Martin, P.E.
Principal





ADJACENT PROPERTY OWNERS

1. DONNA B. HUDSON
100 WESTSPRING DR.
AUSTIN, TEXAS 78746
2. DONALD A. RADEMACHER
102 WESTSPRING DR.
AUSTIN, TEXAS 78746
3. PETER R. WILSON
104 WESTSPRING DR.
AUSTIN, TEXAS 78746
4. PAUL M. & MARY ELLIOTT
106 WESTSPRING DR.
AUSTIN, TEXAS 78746
5. DARLENE & RALPH COWDEN
P.O. BOX 19112
AUSTIN, TEXAS 78746
6. STUART K. CHAPMAN
200 WESTSPRING DR.
AUSTIN, TEXAS 78746
7. NANCY L. ENGMAN
2305 CAMINO ALTO
AUSTIN, TEXAS 78746
8. MAHMOUD G. AKMAL
204 WESTSPRING DR.
AUSTIN, TEXAS 78746
9. RICHARD S. & JANET BOBROW
301 WESTHAVEN DR.
AUSTIN, TEXAS 78746
10. HERBERT BELCHER
303 WESTHAVEN DR.
AUSTIN, TEXAS 78746
11. DEBORAH RUFFMAN COTTON
305 WESTHAVEN DR.
AUSTIN, TEXAS 78746
12. MARVIN H. KIMBRO
309 WESTHAVEN DR.
AUSTIN, TEXAS 78746
13. MARVIN H. KIMBRO
309 WESTHAVEN DR.
AUSTIN, TEXAS 78746
14. GARY D. & KATHY M. MCINTOSH
311 WESTHAVEN DR.
AUSTIN, TEXAS 78746
15. HORACE C. BARNHART et. al.
707 RIO GRANDE
AUSTIN, TEXAS 78701

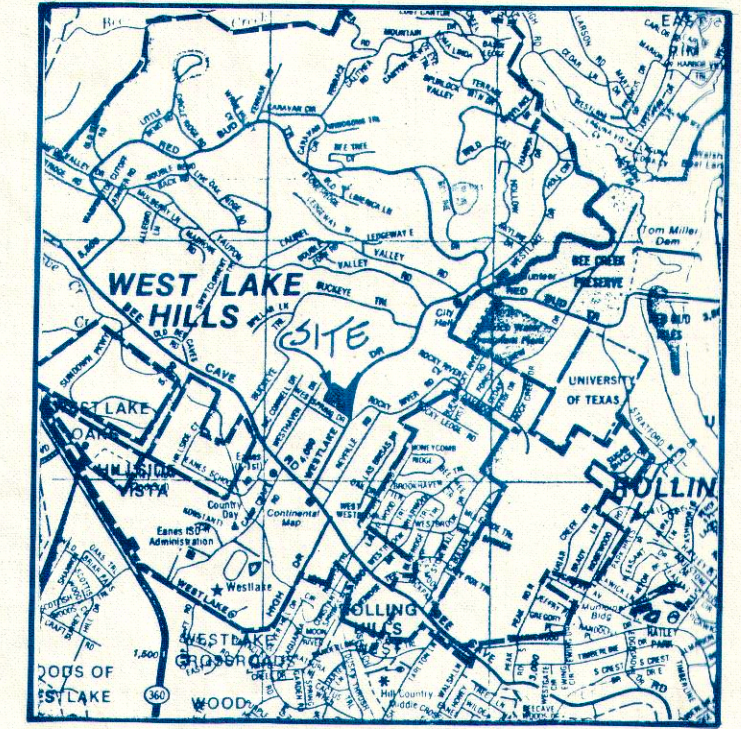
VISTA DE LA CIMA SUBDIVISION

Vol. 87 Page 19B
CONDOMINIUM PLAT RECORD, TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

LOT NUMBER	ACRES	ZONING
1	1.0	R-1
2	1.0	R-1
*3	1.31	R-1
4	1.0	R-1
5	1.02	R-1
TOTAL	5.33	

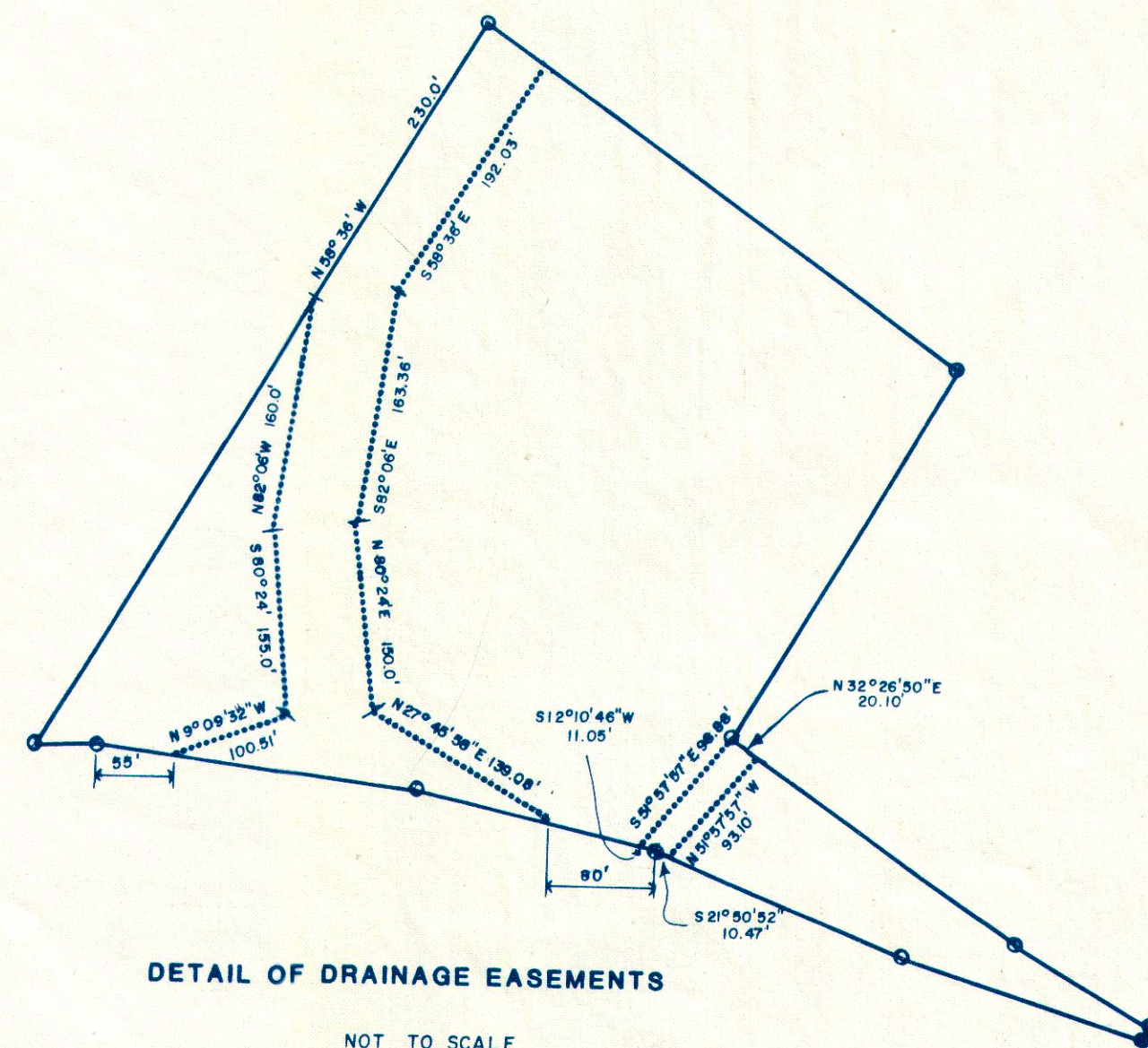
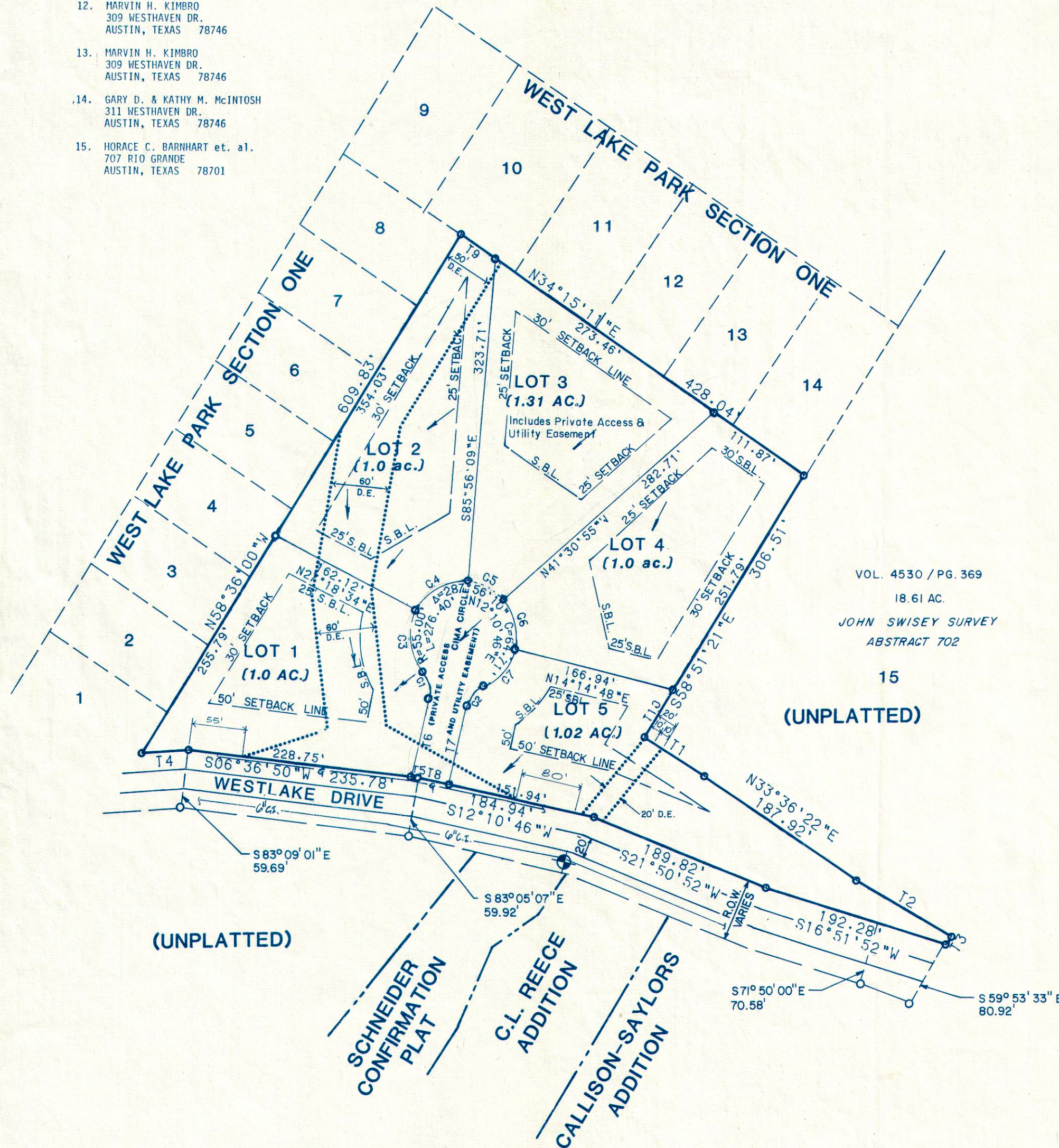
* Includes Private Access and
Utility Easement



LOCATION MAP

LEGEND

- PROPERTY LINES
- LOT LINES
- S.B.L. BUILDING SETBACK LINES
- FIRE HYDRANT
- D.E. DRAINAGE EASEMENT



ADDITIONAL COURSES

REF. NO.	BEARING	DISTANCE
1	N32°26'50"E	72.98
2	N29°36'23"E	112.00
3	S56°23'37"E	8.70
4	S03°50'55"E	48.00
5	S06°36'50"W	7.03
6	N77°49'14"W	80.68
7	S77°49'14"E	80.00
8	S12°10'46"W	33.00
9	N34°15'11"E	42.71
10	S58°51'21"E	54.72

ADDITIONAL CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TAN	CH-BEARING
1	53°58' 5"	30.00	28.26	27.22	15.28	S 75°11'43"W
2	53°58' 5"	30.00	28.26	27.22	15.28	S 50°50'11"E
3	69° 5'53"	55.00	66.33	62.38	37.87	N 82°45'37"E
4	66°45'17"	55.00	64.08	60.52	36.23	S 29°18'48"E
5	44°25'14"	55.00	42.64	41.58	22.46	S 26°16'28"W
6	55°45'43"	55.00	53.53	51.44	29.10	S 76°21'56"W
7	51°54' 3"	55.00	49.82	48.14	26.77	N 49°48'10"W

VACATION OF EASEMENT

WHEREAS, JASON C. WATKINS and LORIN A. WATKINS are the owners of all lots, tracts and parcels of land which consist and comprise that certain property known and designated as Lot 2, of VISTA DE LA CIMA SUBD, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 87, Pages 19B-19C, Plat Records, Travis County, Texas, also known as 2 Downie Place, Austin, TX 78746 ("Property"); and

WHEREAS, the Property is subject to a Drainage Easement of varying width of 50 feet to 60 feet along the southern side of the Property, established by the plat recorded in Volume 87, Pages 19B-19C, Plat Records, Travis County, Texas, and by document recorded in Volume 10302, Page 929, Real Property Records, Travis County, Texas; and

WHEREAS, the City now desires to vacate that portion of the Drainage Easement depicted in Exhibit "A"; and

WHEREAS, such vacation is authorized by Sec. 36.01.018 of the West Lake Hills Code of Ordinances; and

WHEREAS, the City of West Lake Hills City Council voted on March 24, 2010, to vacate that portion of the Drainage Easement depicted in Exhibit "A"; and

NOW THEREFORE, the City Council of West Lake Hills, Travis County, Texas, does by these presents declare the portion of the Drainage Easement as depicted in Exhibit "A" and recorded in Volume 87, Pages 19B-19C, Plat Records, Travis County, Texas, and recorded in Volume 10302, Page 929, Real Property Records, Travis County, Texas, to be vacated.

①
5

EXECUTED this 4th day of November, 2014.



Dave Claunch, Mayor
City of West Lake Hills

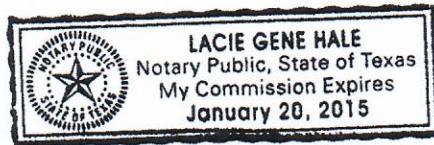
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on November 4th, 2014, by Dave Claunch, the Mayor of the City of Westlake Hills, on behalf of the City.



Notary Public, State of Texas



Notary's Name Printed:

Lacie Gene Hale

My commission expires: 1-20-2015

EXHIBIT "A" to Vacation of Easement

EXHIBIT "B"
J12496DE

CITY OF AUSTIN
TO
JASON C. WATKINS

PARTIAL DRAINAGE EASEMENT RELEASE

FIELD NOTES

0.0224 ACRE, MORE OR LESS, PARTIAL DRAINAGE EASEMENT RELEASE OUT OF AND PART OF LOT 2, VISTA DEL LA CIMA SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87, PAGE 19B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found on the curving south R.O.W. of Downie Place, a private street, at the N.E. corner of Lot 2, VISTA DEL LA CIMA SUBDIVISION;

THENCE S27°27'49"W along the east line of Lot 2 for a distance of 46.08 feet to a point on the north line of an existing drainage easement as called for in VISTA DEL LA CIMA SUBDIVISION PLAT;

THENCE N82°05'59"W, crossing into Lot 2 along the north line of said drainage for a distance of 127.84 feet to a point for the N.E. corner of the partial drainage easement release and **POINT OF BEGINNING** hereof;

THENCE the following seven (7) courses and distances crossing into said drainage easement:

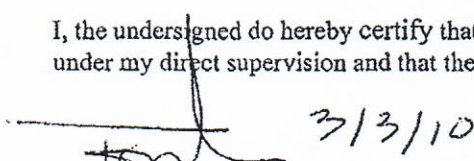
1. S00°01'12"W for a distance of 9.84 feet to an angle point;
2. S46°01'30"W for a distance of 3.92 feet to an angle point;
3. S89°56'10"W for a distance of 13.87 feet to an angle point;
4. N80°30'45"W for a distance of 24.04 feet to an angle point;
5. N72°11'07"W for a distance of 8.86 feet to an angle point;
6. N47°09'34"W for a distance of 19.00 feet to an angle point;
7. N18°10'26"W for a distance of 18.21 feet to a point on the north line of said drainage easement for the N.W. corner hereof;

THENCE the following two (2) courses and distances along the north line of said drainage easement:

1. S58°35'59"E for a distance of 36.78 feet to an angle point;
2. S82°05'59"E for a distance of 37.41 feet to the **POINT OF BEGINNING** of this 0.0224 acre partial drainage easement release.

BEARING BASE: VISTA DEL LA CIMA SUBDIVISION PLAT

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

 3/3/10
Thomas P. Dixon R.P.L.S. 4324



REFERENCES

TCAD Parcel No. 01-1315
AUSTIN GRID F-24

EXHIBIT "A" to Vacation of Easement

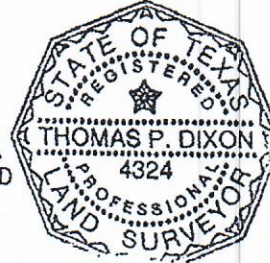
lot 10 SKETCH TO ACCOMPANY FIELD NOTES
(N 34°15'11" E 42.71') 0.0224 ACRE OUT OF LOT 2
(N 34°03'56" E 42.71')

J12496DE

ADDRESS:
2 DOWNIE PLACE
OWNER:
JASON C. WATKINS

LEGAL DESCRIPTION:

0.0224 ACRE OUT OF --
LOT 2, VISTA DE LA CIMA SUBDIVISION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 87, PAGE 19B OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



THOMAS DIXON RPLS 4324
WATERLOO SURVEYORS INC.
625 INDUSTRIAL BOULEVARD
AUSTIN, TEXAS 78745
Phone: 512-481-9602

0.0224 ACRE COURSE
AND DISTANCE CALLS

LINE	DIRECTION	DISTANCE
L1	S 00°01'12" W	9.84'
L2	S 46°01'30" W	3.92'
L3	S 89°56'10" W	13.87'
L4	N 80°30'45" W	24.04'
L5	N 72°11'07" W	8.86'
L6	N 47°09'34" W	19.00'
L7	N 18°10'26" W	18.21'
L8	S 58°35'59" E	36.78'
L9	S 82°05'59" E	37.41'

LEGEND

RECORD CALL ()
Set Back Line SBL

WEST LAKE PARK SECTION ONE

lot 10
(N 34°15'11" E 42.71')
N 34°03'59" E 42.90'

Set PK Nail
lot 8

Found 1 1/2" Iron Pipe

79.66°

N 58°36'00" W 353.58'

(N 58°36'00" W 354.03')

Found 1/2
Iron Rod

7/74

9201

Found 1/2
Iron Pipe

lot 5

und 1/2" on Pipe

4
101

0.0224 acres

30' SBL 87/19B

Found 1/2"
Iron Rod

S 27°27'49" W 162.25'
(S 27°18'34" W 162.12')

LOT 1

Found 1 1/2"
Iron Rod
BEGINNING FOR
REFERENCE

SCALE
 $1'' = 40'$

DOWNIE PLACE

PRIVATE STREET/ACCESS
AND UTILITY EASEMENT
87/19B

Iron Rod
/ (S 29°18'48" E)
S 29°15'28" E
CHORD = 60.43' (60.08')
ARC = 60.43' (60.52')
RADIUS = 55.00'

+1.64' (41.58')

Found 1/2"
Iron Rod

E
43' (60.08')
43' (60.52')
00'

✓ Return:

CITY OF WEST LAKE HILLS
ATTN: LACIE HALE
911 WESTLAKE DR
WEST LAKE HILLS TX 78746

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Nov 26, 2014 12:08 PM

2014177448

BARTHOLOMEWD: \$42.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

October 7, 2020

City of West Lake Hills Planning Department
911 Westlake Dr
West Lake Hills, TX 78746
Phone: (512) 327-3628
E-Mail: planner@westlakehills.org

RE: 2 Downie Easement Vacation Comments Review 2
Doucet Project No. 2186-001

Doucet & Associates, Inc. (Doucet), is pleased to submit this response letter to our September 29, 2020 engineering drainage report documenting the analysis of a partial easement release located at 2 Downie Place in West Lake Hills, Texas. Our response to Comments 3-8 are as follows in blue text.

Drainage

3. Please verify Easement overtopping elevations as they appear to be inconsistent with the survey provided.

3-R1) Easement overtopping elevations have been verified and updated to reflect survey.

3-C1) Please show property line, existing, and proposed easement line in the cross section to verify overtopping elevations.

Response: Easement lines and property boundary has been added to cross sections.

4. Please verify freeboard requirements are in compliance with Section 2.3.4 of the West Lake Hills Drainage Criteria Manual.

4-R1) A column was added to Table 3 Summary of Computed Water Surface Elevations of the Drainage Report showing the required depth for the easement to contain the 100-yr or the 25-yr plus 0.5 ft. In all cases for this easement, the higher elevation is the 25-yr plus 0.5 ft.

4-C1) Please verify channel slopes and manning roughness used in the model. The survey information does not show a consistent slope in the channel.

Response: Channel slopes have been adjusted. New slopes can be seen in Table 3.

5. According to cross section XS2 and XS3 the 2, 10, 25 and 100-year WSE will inundate the proposed structure and hinder safe passage of the storm events based on the contours provided in Exhibit 3.

5-R1) Exhibit 3 has been updated to better represent the 100-year floodplain through the easement. Exhibit 4 has been updated to better depict the location/finished floor height of the structure.

As can be seen Exhibit 4 the structure intrusion into the predeveloped stream flow area is minimal (less than 1% of the cross-sectional area). And per the modeled results, does not hinder the design storm events or change the water surface elevation.

5-C1) Please verify slopes and manning roughness coefficients used to determine the time of concentration.

Response: Channel flow was split into street and easement channel flow; manning's n and slopes reflect this update. See Table 1. Manning's n determined from Google Satellite/Street view and slope was determined using TNRIS 2017 LiDAR.

6. Per West Lake Hills Drainage and Erosion Control Design Manual Sec 2.1.4.1, the planning and design of drainage systems should ensure that problems are not transferred from one location to another. Demonstrate the existing conveyance system downstream of the proposed improvements has sufficient capacity for the development.

6-R1) The section referenced above is the Type III development. The section states "A Type III Development is for use with large-scale residential and standard non-residential improvements." This project does not meet this definition; therefore, the requirement of 2.1.4.1 does not apply.

However, our analysis has shown no measurable impact at the project location. Having no impact at the project location (to water surface elevation, flow rate, or velocity) it is not possible for the project to have impacts upstream or downstream of the Wiese property.

6-C1) Please verify slopes and manning roughness coefficients used to determine the time of concentration and verify channel flows.

Response: Channel flow was split into street and easement channel flow; manning's n and slopes reflect this update. See Table 1. Manning's n determined from Google Satellite/Street view and slope was determined using TNRIS 2017 LiDAR.

7. Please provide the model used to analyze the drainage easement.

7-R1) They Hydraulic Toolbox model has been included with response letter.

7-C1) Please show property line, existing easement line, and proposed easement line in the cross sections.

Response: Easement lines and property boundary has been added to cross sections.

8. Please provide a grading plan for proposed improvements.

Response: Grading plan provided

Please contact me if you have any questions or would like to discuss our modeling process or results.

Sincerely,

7-Oct-2020

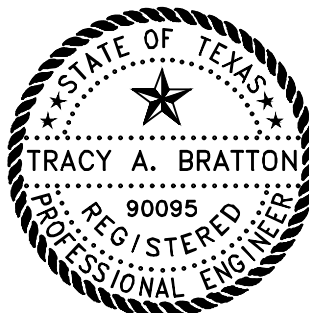
Tracy A. Bratton, P.E.

Tracy A. Bratton, P.E.

Division Manager

O: 512-583-2680

Email: tbratton@doucetengineers.com





DOUCET
& ASSOCIATES

TBPE Firm #3937

State of Texas Surveying Firm Certification #10105800

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

TECHNICAL MEMORANDUM

**2 Downie Place
West Lake, Texas**

Date: October 7, 2020

Prepared For: City of West Lake Hills

Prepared By: Tracy A. Bratton, P.E.

PROJECT DESCRIPTION

The project site located on a single-family residential property in the City of West Lake Hills, Texas. There is a platted drainage easement that ranges in width from 50-ft to 60-ft along the rear and side of the property (see Exhibit 1 for the subdivision plat). A portion of the drainage easement has previously been released (in 2014) for the construction of a deck. The property owner wishes to construct a storage area where an elevated balcony previously existed. This storage area will intrude into an existing drainage easement. The objective of this technical memo is to determine if construction of this storage area (and partial release of the drainage easement) can be accomplished without impacts to other portions of the drainage easement or to other properties.

The aforementioned storage area consists of a 25'x12' storage building and has a finished floor elevation of 766.25' and encroaches, at its maximum, 11-ft into the existing easement. Exhibit 3 shows a survey of the property, the proposed easement release area, and footprint of the proposed storage building. A hydrologic and hydraulic assessment of the easement contained below was performed following the City of West Lake Hills drainage manual.

SOURCE DATA AND METHODOLOGY

In preparing our analysis, I have relied on the following source data and information:

- Topographic Data: TNRIS LiDAR (2017)
- Site and topographic survey by All Star Land Surveying; April 2018 and updated September 2020
- Rainfall intensity duration frequency data: The City of West Lake Hills Drainage and Erosion Control Manual Table 3-1: Intensity Duration Frequency Parameters
- Runoff Coefficient: The City of West Lake Hills Drainage and Erosion Control Manual Table 3-4: Runoff Coefficient (c)

HYDROLOGIC ANALYSIS

To determine the correct discharge for Atlas 14 stormwater flow to the easement Doucet prepared a hydrologic analysis of the site. The drainage area was delineated using 2017 LiDAR data obtained from TNRIS and verified by field inspections by Tracy A. Bratton, P.E. on June 30, 2020. The drainage basin discharging to the easement was determined to be 18.6 acres, shown in Exhibit 2.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

TECHNICAL MEMORANDUM
2 Downie Place

The rational method was used for the hydrologic analysis due to the size of the drainage area. In accordance with the City of West Lake Hills Drainage and Erosion Control Manual rational method procedure was used for the analysis. The City of West Lake Hills has adopted the NOAA Atlas 14 rainfall study, which was used to determine rainfall intensity for the 2-, 10-, 25-, and 100-year rainfall events.

Time of concentration flow path is shown on Exhibit 2 and Table 1 provides a summary of the time of concentration parameters and calculations.

Table 1. Time of Concentration Calculations

Sheet Flow					Shallow Concentrated Flow 1 (Unpaved)					Channel Flow (Paved)						Channel Flow (Unpaved)						Tc
Length (ft)	n	ΔElev (ft)	Slope (ft/ft)	Sub Tc	Length (ft)	N	ΔElev (ft)	Slope (ft/ft)	Sub Tc	Length (ft)	n	ΔElev (ft)	R (ft)	V (ft/s)	Sub Tc	Length (ft)	Roughness	ΔElev (ft)	R (ft)	V (ft/s)	Sub Tc	(min)
98	0.4	16.29	0.166	7.96	1091	0.24	151.66	0.139	11.70	249	0.015	17.96	0.5	16.81	0.25	440	0.05	30.90	1.8	11.69	0.63	20.54

The runoff coefficients were determined based on Google Earth aerial data and calculated using runoff coefficient (c) values from the West Lake Hills Drainage Manual Table 3-4. Impervious cover, such as roads and houses were interpreted to be categorized as concrete and pervious cover as forest/woodlands with steep, >7% slope based on aerial and street view imagery. Summary of peak flows are shown in Table 2.

Table 2. Peak Flow Summary Table

Area	T _c	I ₂	I ₁₀	I ₂₅	I ₁₀₀	C	K ₂	K ₁₀	K ₂₅	K ₁₀₀	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
Acres	min										cfs	cfs	cfs	cfs
18.6	20.54	3.66	5.53	6.81	8.92	0.49	1.00	1.00	1.10	1.25	33.42	50.49	68.37	101.75

HYDRAULIC ANALYSIS

To model the easement capacity and perform the construction impact analysis, Hydraulic Toolbox was used due to of the small size of the project area.

Four cross sections were created to model the easement path using the survey data of the property that was performed by All Star Survey. Cross sections 2 and 3 includes the pre-construction and post-construction of the concrete pad to assess for any possible impacts to the water surface elevation of the easement. Locations of cross sections can be seen in Exhibit 3, cross sections are shown in Exhibit 5. The proposed grading improvements to the site can be seen in Exhibit 6.

The manning's n value used for the cross sections were determined from Table 4-3 of the West Lake Hills Drainage Manual. Manning's n value within the easement channel selected was 0.04. Results are shown on Table 3.

Table 3. Summary of Computed Water Surface Elevations

Cross Section		Overtopping Easement Elevation (ft)	2-yr WSE (ft)	10-yr WSE (ft)	25-yr WSE (ft)	100-yr WSE (ft)	100-yr Depth (ft)	100-yr Velocity (fps)	Channel Manning's n	Minimum Easement Elevation (ft)	Slope (ft/ft)
1		766.9	766.0	766.2	766.3	766.4	1.04	5.02	0.04	766.8	0.045
2	Pre-Dev	765.7	765.1	765.2	765.3	765.4	0.78	5.00	0.04	765.8	0.037
	Post-Dev	765.7	765.1	765.2	765.3	765.4	0.78	4.90	0.04	765.8	0.037
3	Pre-Dev	764.7	764.2	764.3	764.4	764.5	1.03	5.33	0.04	764.9	0.060
	Post-Dev	764.7	764.2	764.3	764.4	764.5	1.03	5.33	0.04	764.9	0.060
4		761.9	761.5	761.6	761.7	761.9	1.42	5.18	0.04	762.2	0.061

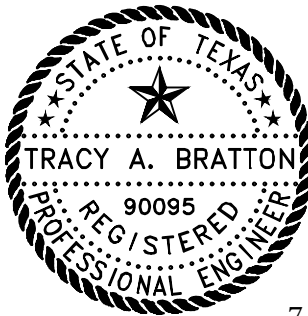
CONCLUSION

The construction of this storage shed does not cause a change in depth of water (as measured to the one hundredth of a foot in the hydraulic model). Therefore, the construction will not cause any impacts to the water surface elevation at the structure, upstream, or downstream of the study area. This analysis has determined that a partial release of the easement at 2 Downie Place can occur and the stormwater be contained within the remaining easement per applicable City of West Lake ordinances. Furthermore, the proposed modification to this drainage easement will not have any negative impacts to other portions of the drainage easement or other properties upstream or downstream.

The opinions expressed are for the Wiese Property as of October 7, 2020 based upon my professional experience, knowledge of the subject property and the surrounding area, and the materials supplied to me to review.

Regards,

Tracy A. Bratton, P.E.
Tracy A. Bratton, P.E.
Doucet & Associates

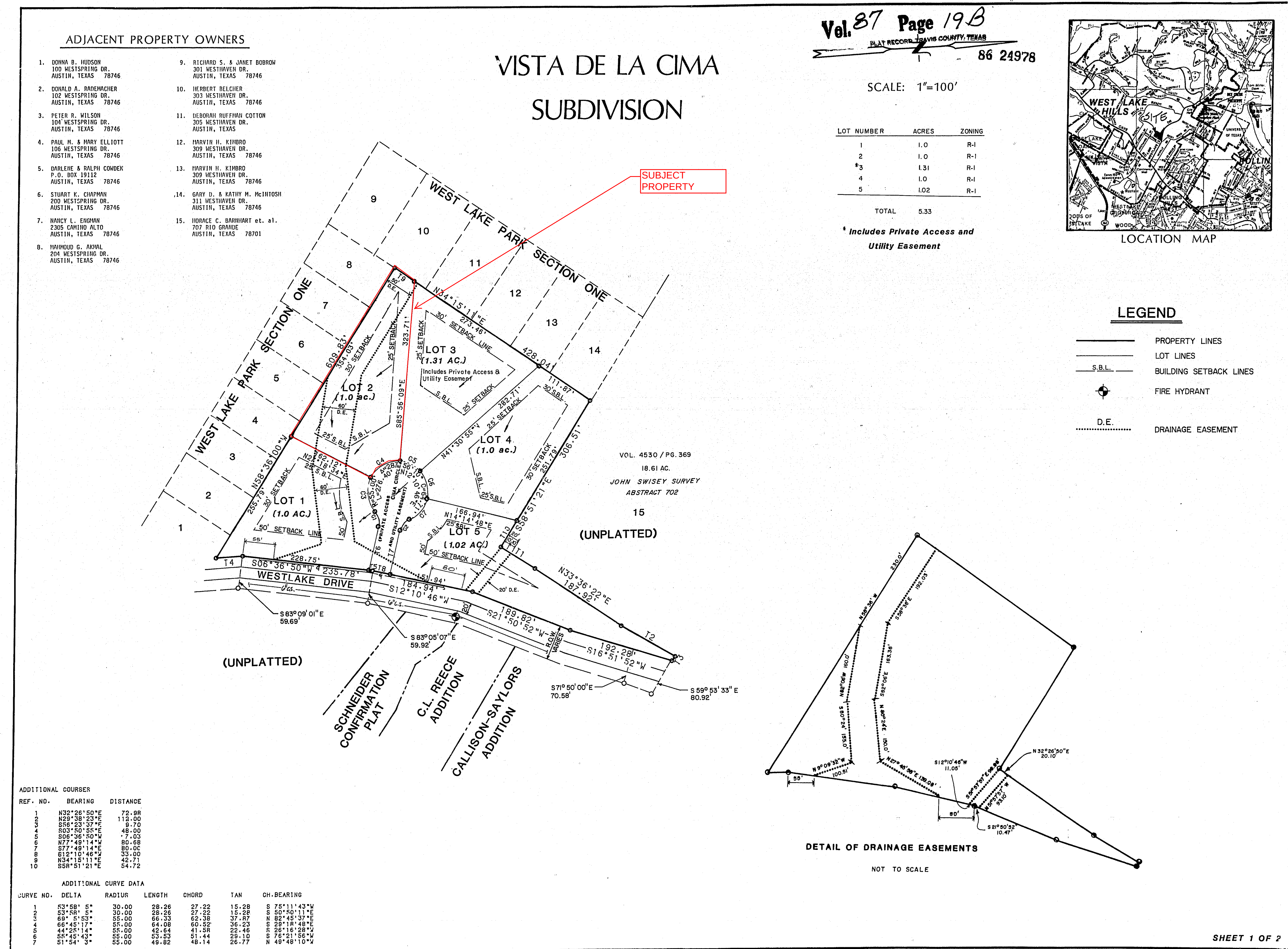


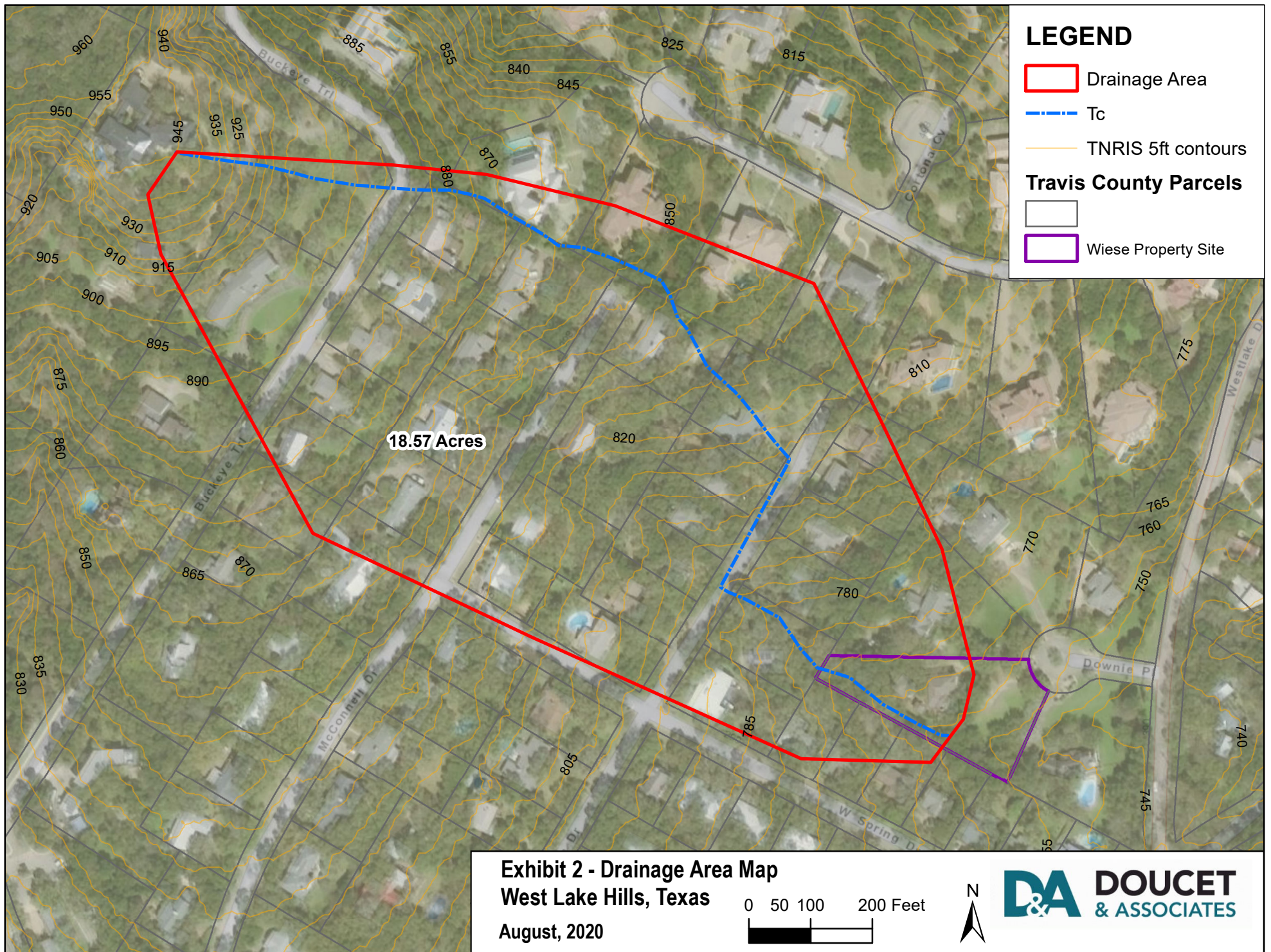
7-Oct-2020

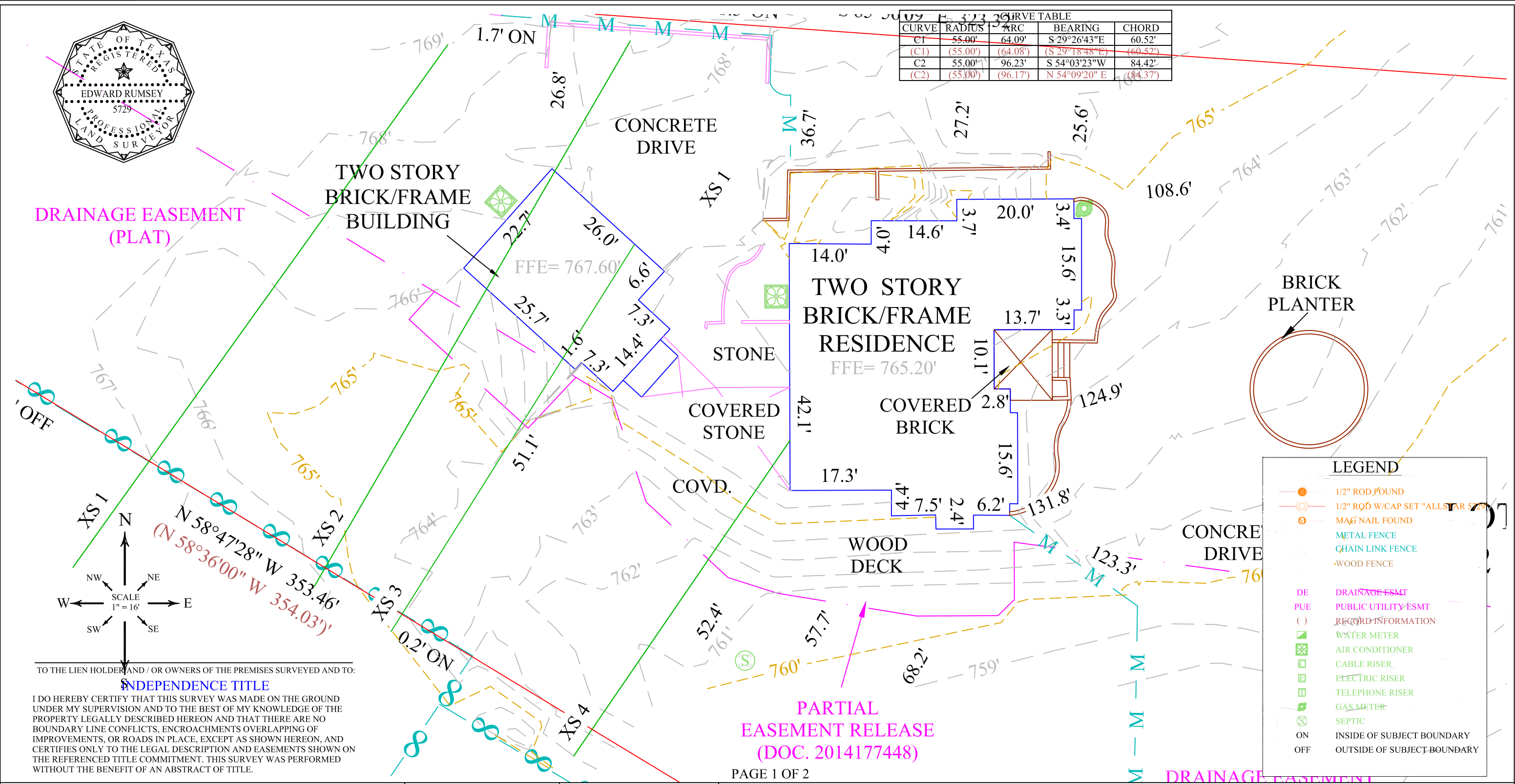
Attachments:

- Exhibit 1 – Plat with Drainage Easement
- Exhibit 2 – Drainage Area Map
- Exhibit 3 – Survey XS Location
- Exhibit 4 – Proposed Easement Results
- Exhibit 5 – Hydraulic Toolbox Cross Sections
- Exhibit 6 – Proposed Grading Plan

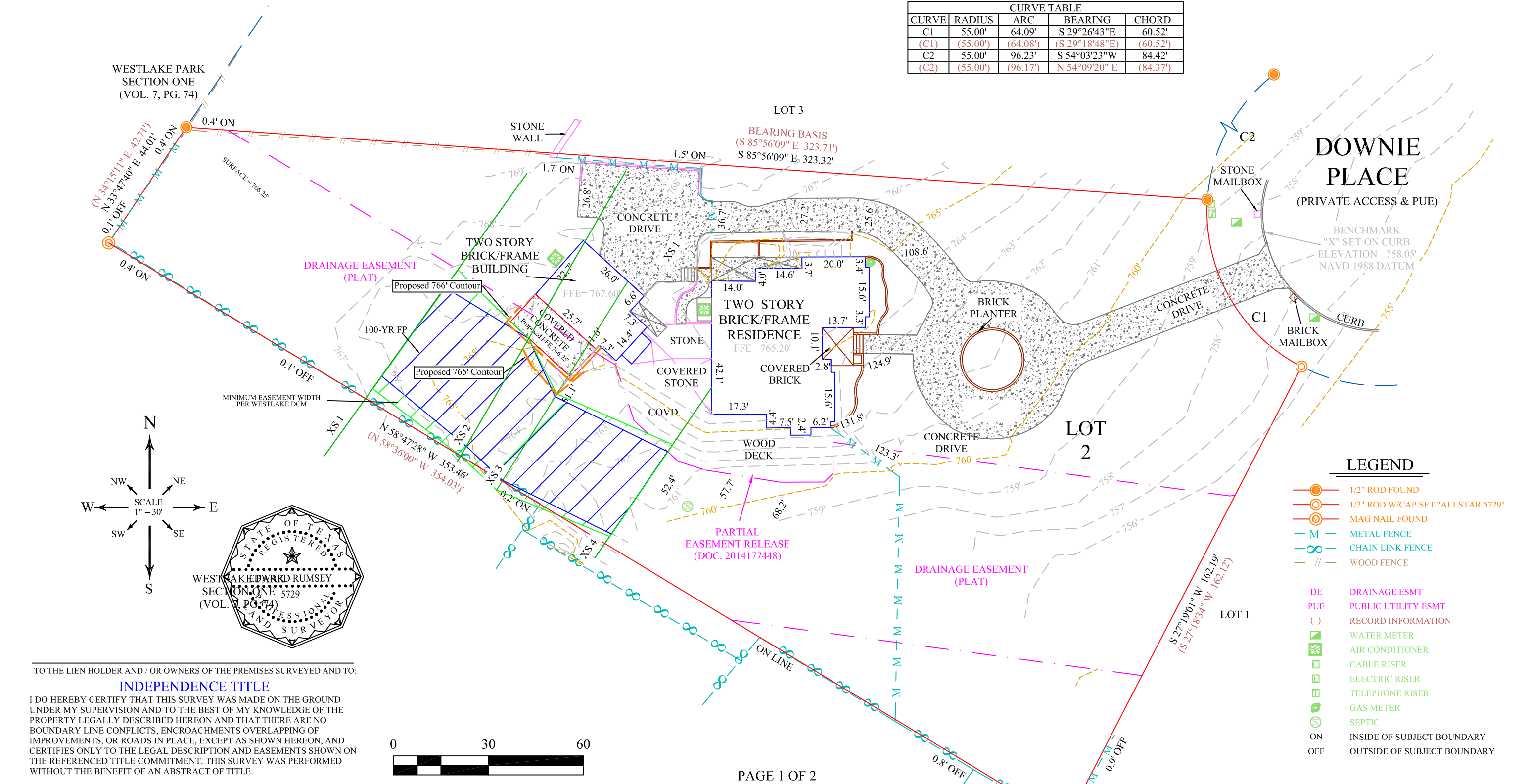
EXHIBIT 1







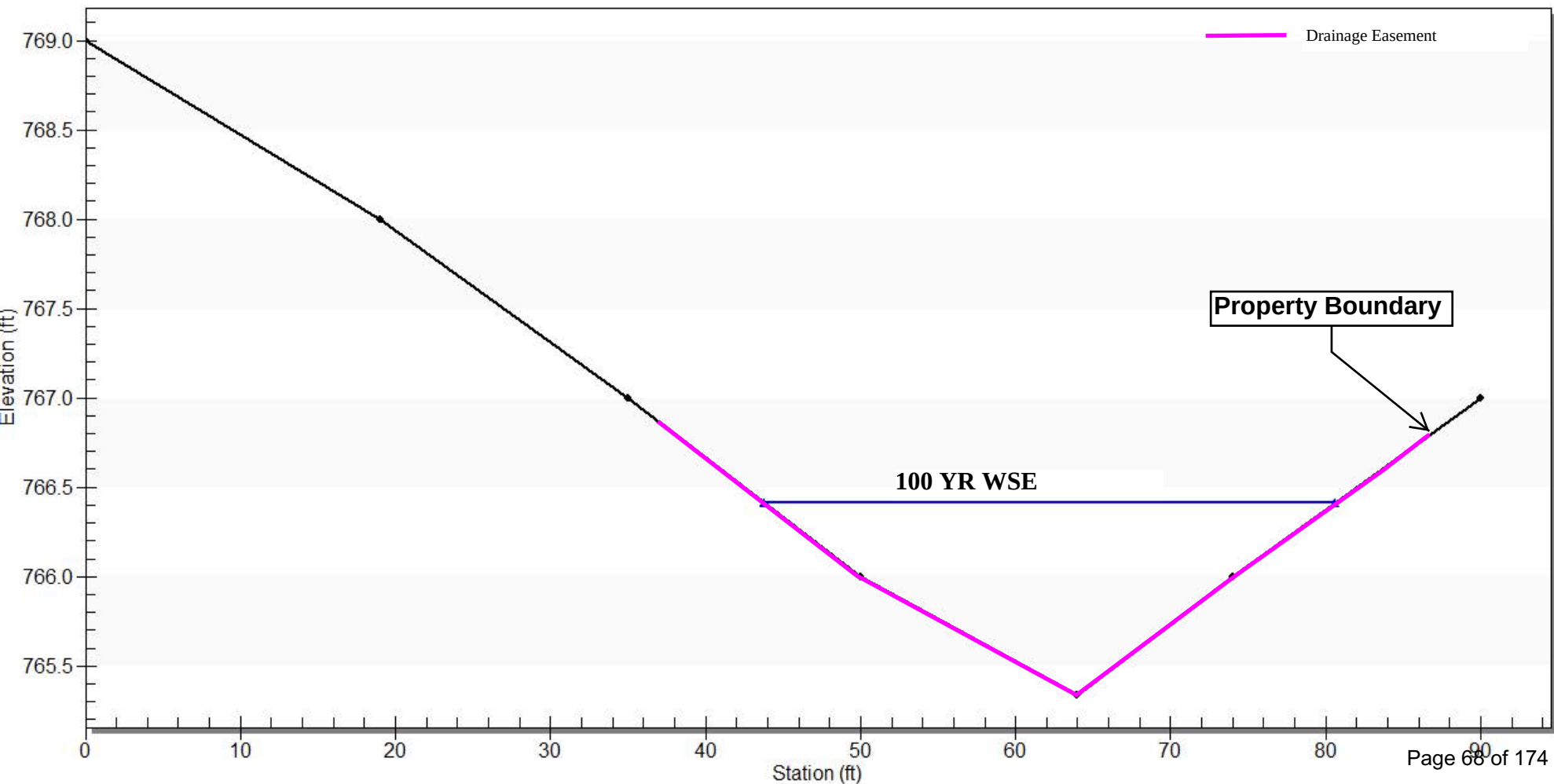
ADDRESS					F.I.R.M. MAP INFORMATION					RESTRICTIONS				
WILLIAM D. WIESE 2 DOWNIE PLACE WESTLAKE HILLS, TRAVIS COUNTY, TEXAS					THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0445K PANEL: 0445K DATED: 01/22/2020 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.					SUBJECT TO RESTRICTIONS IN VOL. 1061, PG. 481, VOL. 1643, PG. 433, VOL. 10302, PG. 929 AND AS PER PLAT IN VOL. 87, PG. 19B -19C. SUBJECT TO EASEMENTS AND BUILDNG LINES AS PER PLAT IN VOL. 87, PG. 19B - 19C. SUBJECT TO PARTIAL EASEMENT RELEASE IN DOC. NO. 2014177448. SUBJECT TO EASEMENTS AND BUILDING LINES IN VOL. 10302, PG. 929.				
LEGAL DESCRIPTION					9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000					LOT 2, VISTA DE LA CIMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 87, PAGES 19B - 19C, PLAT RECORDS, TRAVIS COUNTY, TEXAS.				
SURVEY DATE:	JUNE 19, 2020	FIELDED BY:	JONATHAN MOHR	06/18/2020	ALLSTAR Land surveying									
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	EDWARD RUMSEY	06/19/2020										
G.F. NO.:	1806687-BCP	DRAWN BY:	ADRIEL LOPEZ	04/10/2018										
JOB NO.:	A0606620 - A0402518	UPDATE BY:	SEAN SUTTON	06/19/2020										
		RPLS CHECK:	EDWARD RUMSEY	06/19/2020										



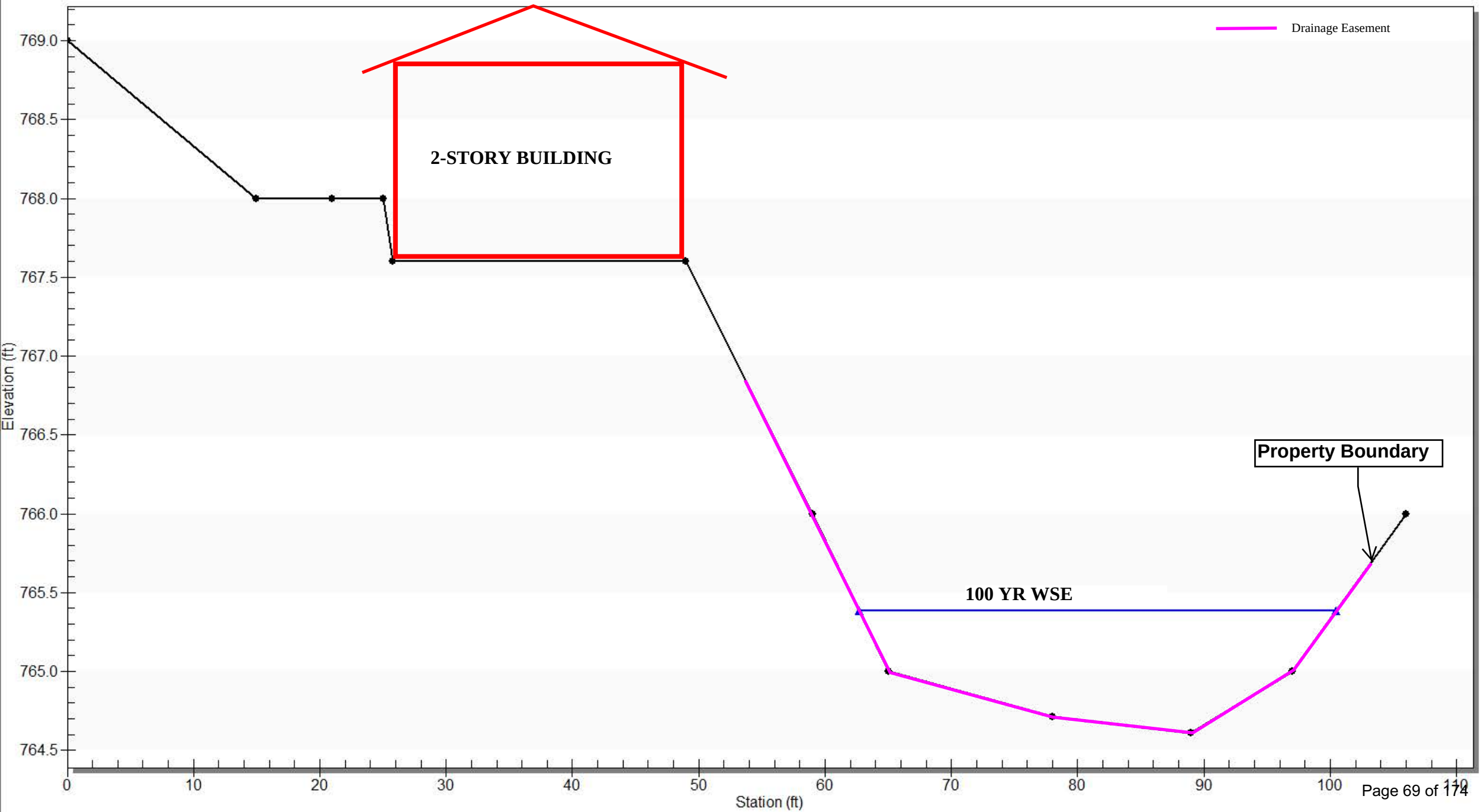
ADDRESS					F.I.R.M. MAP INFORMATION	RESTRICTIONS	
WILLIAM D. WIESE 2 DOWNIE PLACE WESTLAKE HILLS, TRAVIS COUNTY, TEXAS					THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0445K PANEL: 0445K DATED: 01/22/2020 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.	ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000	SUBJECT TO RESTRICTIONS IN VOL. 1061, PG. 481, VOL. 1643, PG. 433, VOL. 10302, PG. 929 AND AS PER PLAT IN VOL. 87, PG. 19B -19C.
							SUBJECT TO EASEMENTS AND BUILDNG LINES AS PER PLAT IN VOL. 87, PG. 19B - 19C.
							SUBJECT TO PARTIAL EASEMENT RELEASE IN DOC. NO. 2014177448.
							SUBJECT TO EASEMENTS AND BUILDING LINES IN VOL. 10302, PG. 929.
							LEGAL DESCRIPTION
LOT 2, VISTA DE LA CIMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 87, PAGES 19B - 19C, PLAT RECORDS, TRAVIS COUNTY, TEXAS.							

SURVEY DATE:	JUNE 19, 2020	FIELDED BY:	JONATHAN MOHR	06/18/2020
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	EDWARD RUMSEY	06/19/2020
G.F. NO.:	1806687-BCP	DRAWN BY:	ADRIEL LOPEZ	04/10/2018
JOB NO.:	A0606620 - A0402518	UPDATE BY:	SEAN SUTTON	06/19/2020
		RPLS CHECK:	EDWARD RUMSEY	06/19/2020

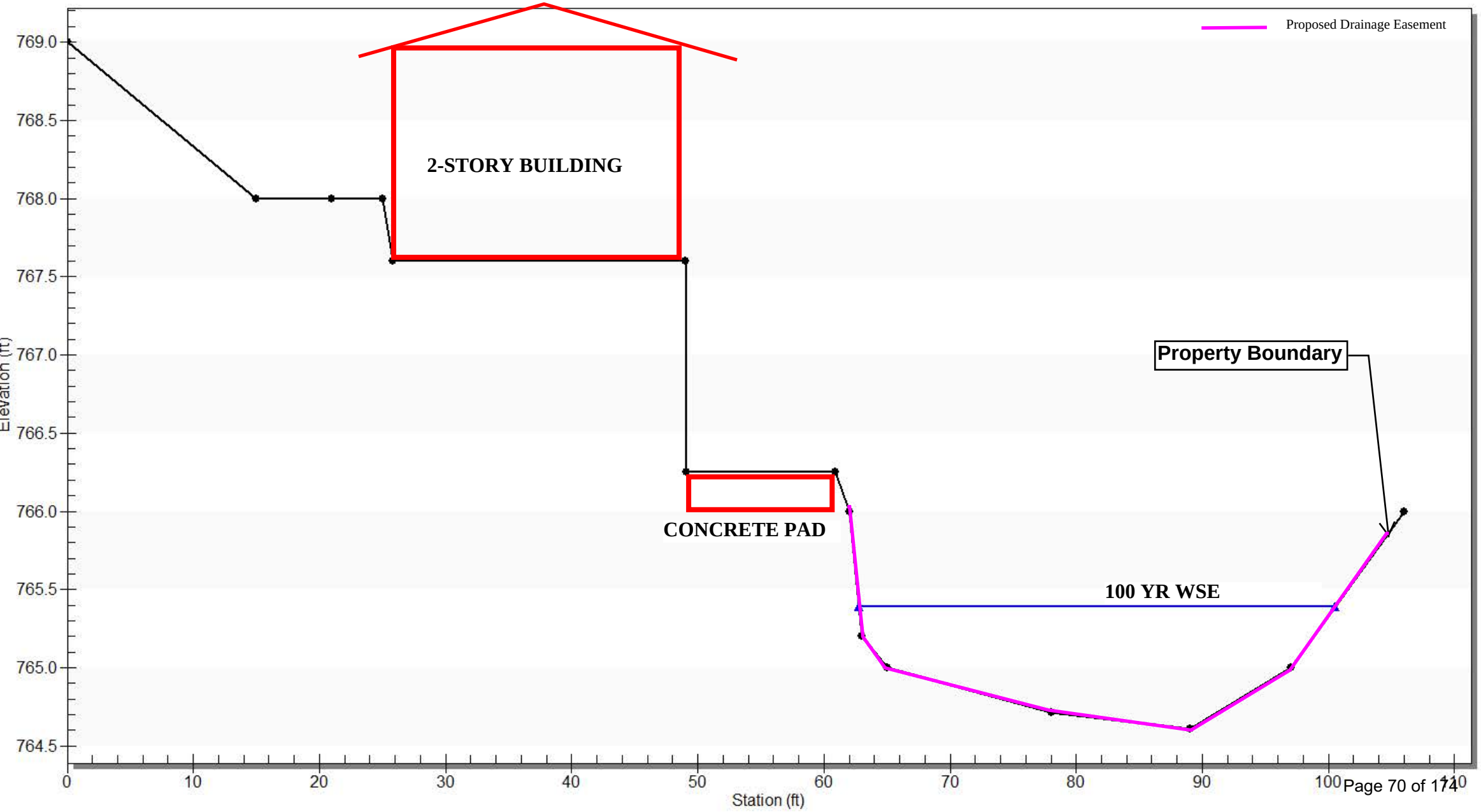
Cross Section 1

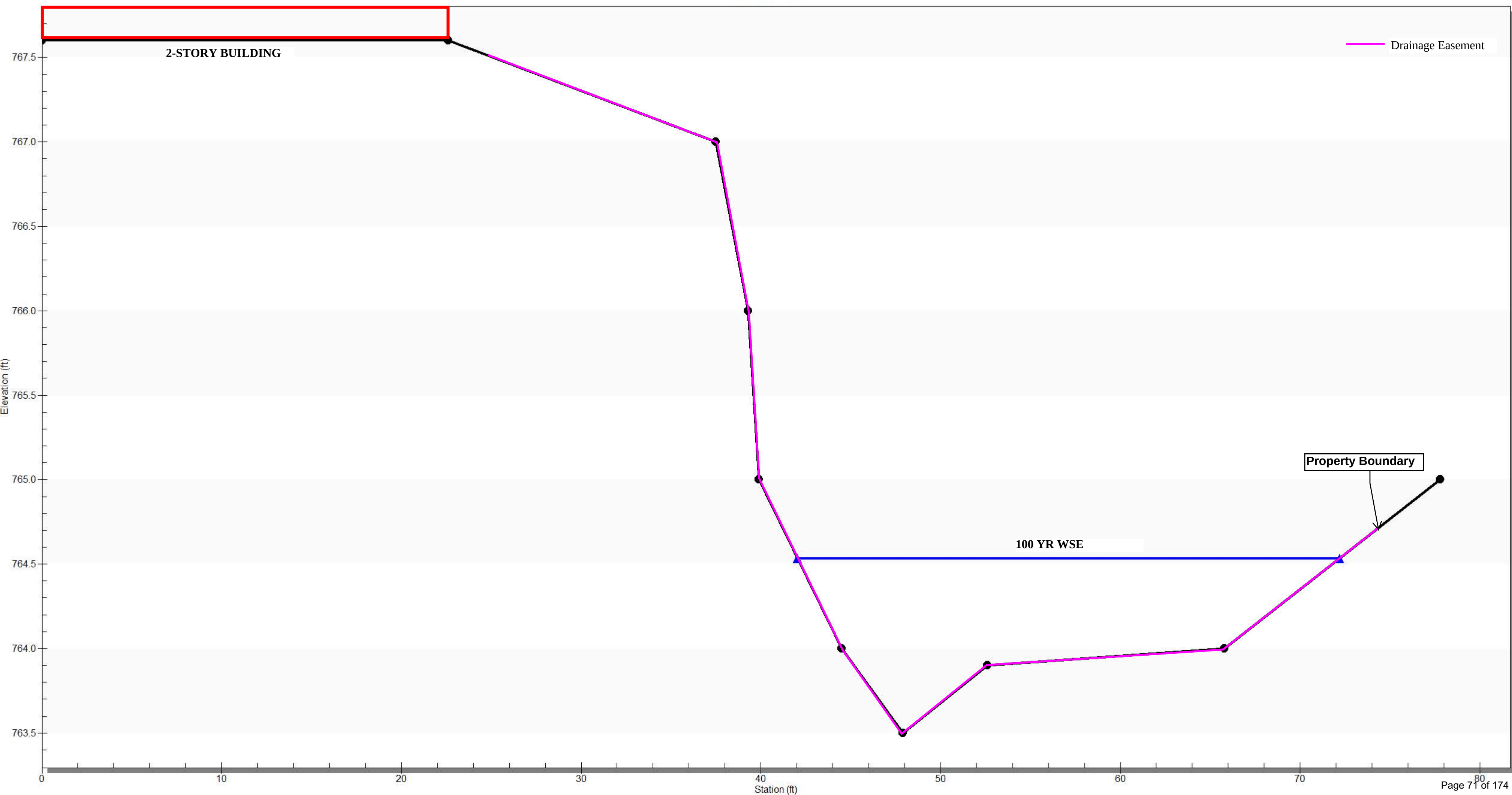


Cross Section 2 (PRE DEVELOPED)

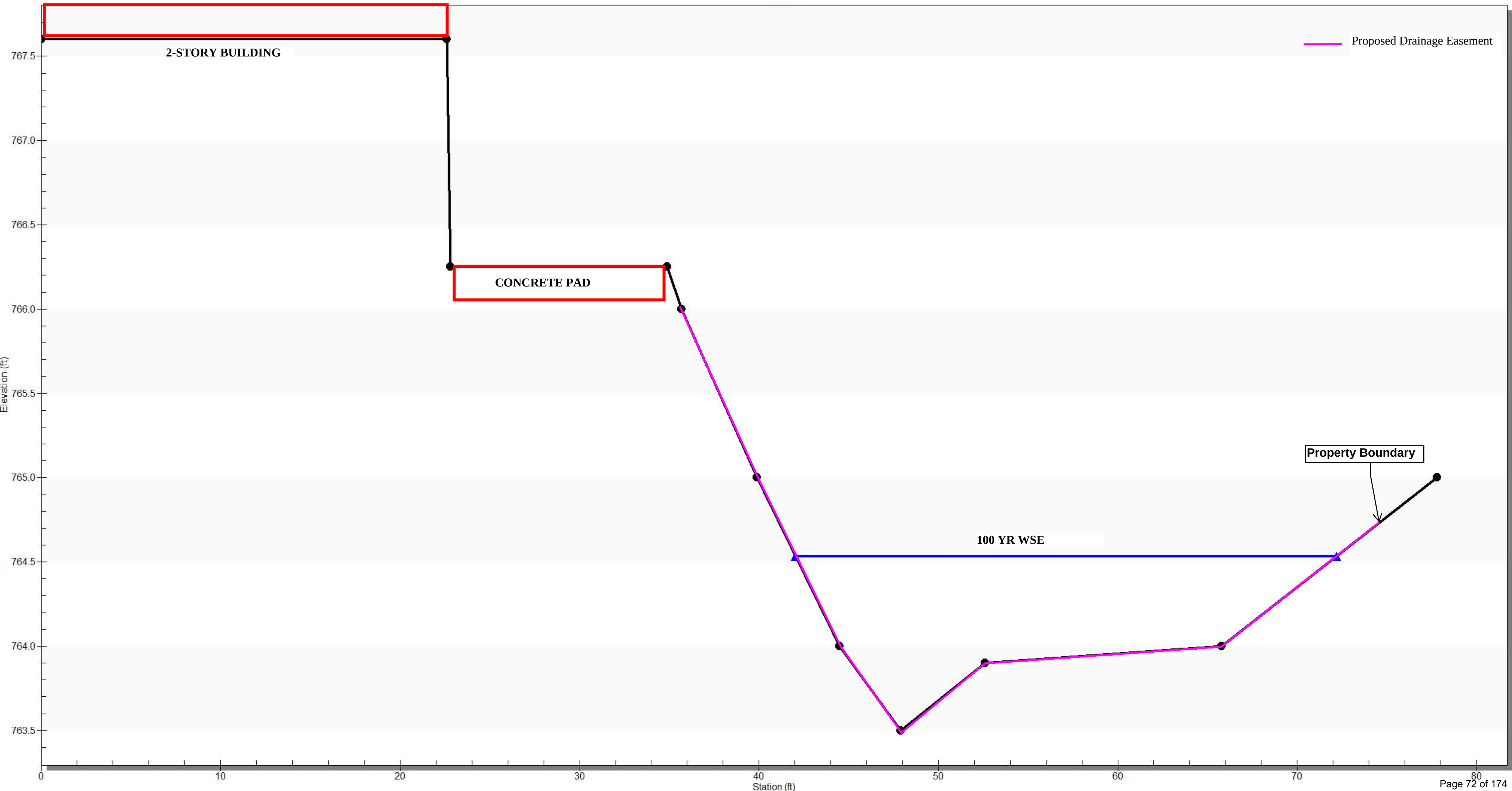


Cross Section 2 (DEVELOPED)

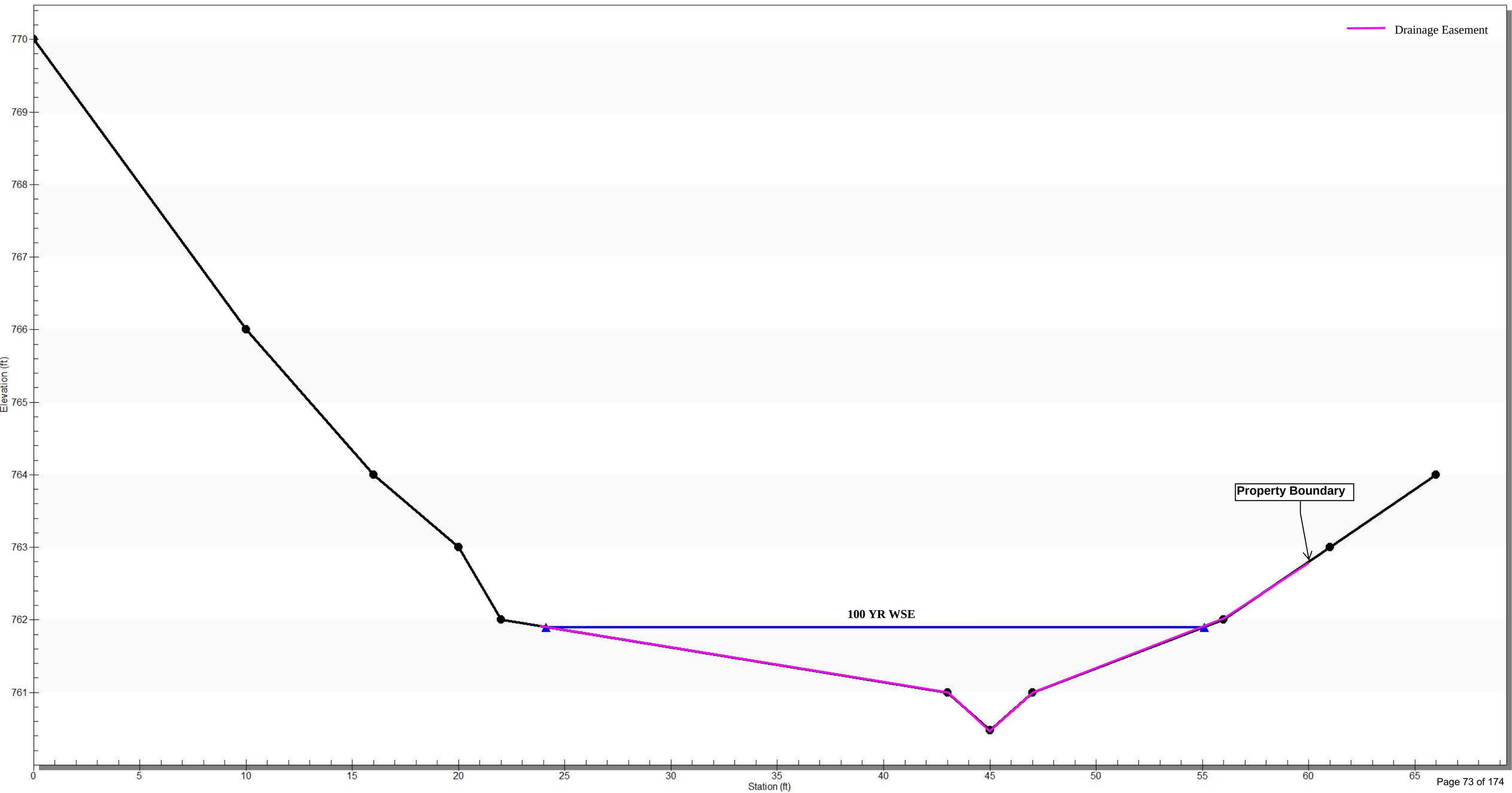


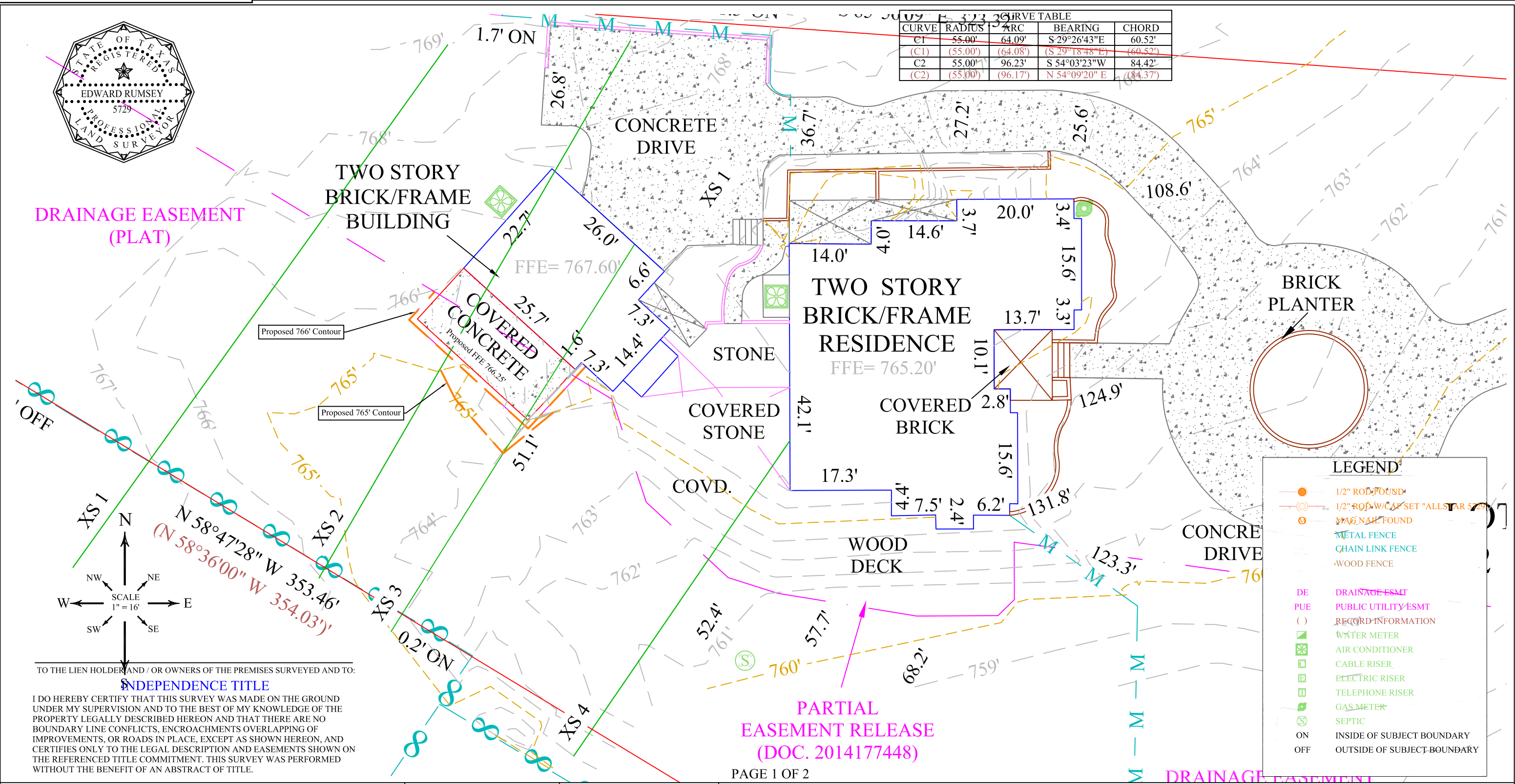


Cross Section 3 (DEVELOPED)



Cross Section 4





ADDRESS					F.I.R.M. MAP INFORMATION					RESTRICTIONS				
WILLIAM D. WIESE 2 DOWNIE PLACE WESTLAKE HILLS, TRAVIS COUNTY, TEXAS					THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0445K PANEL: 0445K DATED: 01/22/2020					SUBJECT TO RESTRICTIONS IN VOL. 1061, PG. 481, VOL. 1643, PG. 433, VOL. 10302, PG. 929 AND AS PER PLAT IN VOL. 87, PG. 19B -19C. SUBJECT TO EASEMENTS AND BUILDNG LINES AS PER PLAT IN VOL. 87, PG. 19B - 19C. SUBJECT TO PARTIAL EASEMENT RELEASE IN DOC. NO. 2014177448. SUBJECT TO EASEMENTS AND BUILDING LINES IN VOL. 10302, PG. 929.				
										LEGAL DESCRIPTION				
										LOT 2, VISTA DE LA CIMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 87, PAGES 19B - 19C, PLAT RECORDS, TRAVIS COUNTY, TEXAS.				
SURVEY DATE:	JUNE 19, 2020	FIELDED BY:	JONATHAN MOHR	06/18/2020	THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.									
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	EDWARD RUMSEY	06/19/2020										
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		RPLS CHECK:	EDWARD RUMSEY	06/19/2020										



TREE VARIANCES STAFF REPORT

OCTOBER 28, 2020

Project Address: 301A Cedar Oak Drive

Project Number: 16126

Agenda Item: Land Use: 301 A Cedar Oak Drive: Discussion/recommendation on a variance application for the removal of five (5) trees equal to or greater than 14" in diameter in order to construct a new residence: 1) Tree # 1000 - 15" Cedar; 2) Tree # 1081 - 15" Cedar; 3) Tree # 1087 - 14" Cedar; 4) Tree # 1127 - 19" Cedar; and 5) Tree # 1187 - 16" Cedar (West Lake Hills Code Sec. 22.03.304). Applicant Greg Reynolds.

Applicant Information: Applicant Greg Reynolds | Reynolds Custom Homes, Inc.

Hearing Dates:

October 21, 2020 ZAPCO

October 28, 2020 City Council

Location: The subject property is located at the end of the Cedar Oak Drive cul-de-sac, north of Laurel Valley Road, west and south of Redbud Trail, and north of Ledgeway Ridge. The property is located in the East Ledgeway Subdivision.

Zoning & Site Characteristics:

The subject property is zoned R-1 – One-Family Residential and is approximately 1.12 acres. It is Lot 2 of the East Ledgeway Subdivision and is undeveloped. The property has steep topography and the buildable area is limited by conservation easements.

Background & Analysis:

The applicant is requesting variances for the removal of five cedar trees that are 14" or greater. The property is undeveloped and applicant is planning to construct a new home. The applicant wishes to preserve a 20" oak tree in the center of the property, and has designed the home around it. Additionally, the property has a limited buildable area due to conservation easements and numerous trees. The applicant does not think that the removal of the requested variance trees will have negative visual impact on the surrounding properties or the street, and the required mitigation would be utilized to enhance the vegetative buffer.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

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

The application states – “While the total area of this site is over an acre, only 35% is buildable. The building setback lines on the site are very restrictive. Further, there is a beautiful 20” live oak tree (#1001) in the center of the buildable area. We have designed a house to preserve and feature this tree, but it does require removal of several 14” + cedar trees.”

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

The application states – “The proposed variance trees are all cedar trees which are not proximate to the perimeter of the site. The site is heavily wooded and many other trees will buffer visibility of the trees from the street or other adjacent properties.”

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

The application states – “We considered requesting removal of the 20” specimen live oak tree to allow for a more compact design, but believe that the preservation of this tree will dramatically improve the aesthetics of the property for both the owners and the neighbors.”

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

The application states – “While we could potentially tweak the design to keep one of the cedar trees (#1081), the tree would hang over the swimming pool and would be so close to the pool that its survival would be unlikely.”

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

The application states – “We understand that it is the City’s intent to preserve the natural environment that makes West Lake Hills such a desirable place to live. Since the property is at the end of a cul-de-sac and is heavily wooded, we do not feel that the proposed removal of these trees will have any visual impact from the street or the adjacent properties. There are many other trees on the site which obscure the view of the trees which are proposed for removal. Further, we plan to use our mitigation trees to advance the privacy of the home from the street and from the neighbors.”

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

The application states – “As stated in the previous response, we do not believe that the neighboring properties would be negatively impacted by the removal of these

trees. We would be pleased to work with the neighbors to locate mitigation trees to ensure that this is the case.”

Lighting

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

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 existing and future land use comply with the Master Plan.

Zoning & Planning Commission Recommendation

During the October 21, 2020 meeting, the Commissioners recommended forwarding approval by a vote of 3 – 1 (Commissioner Maccini against; Commissioner Harwell absent).

Staff Recommendation

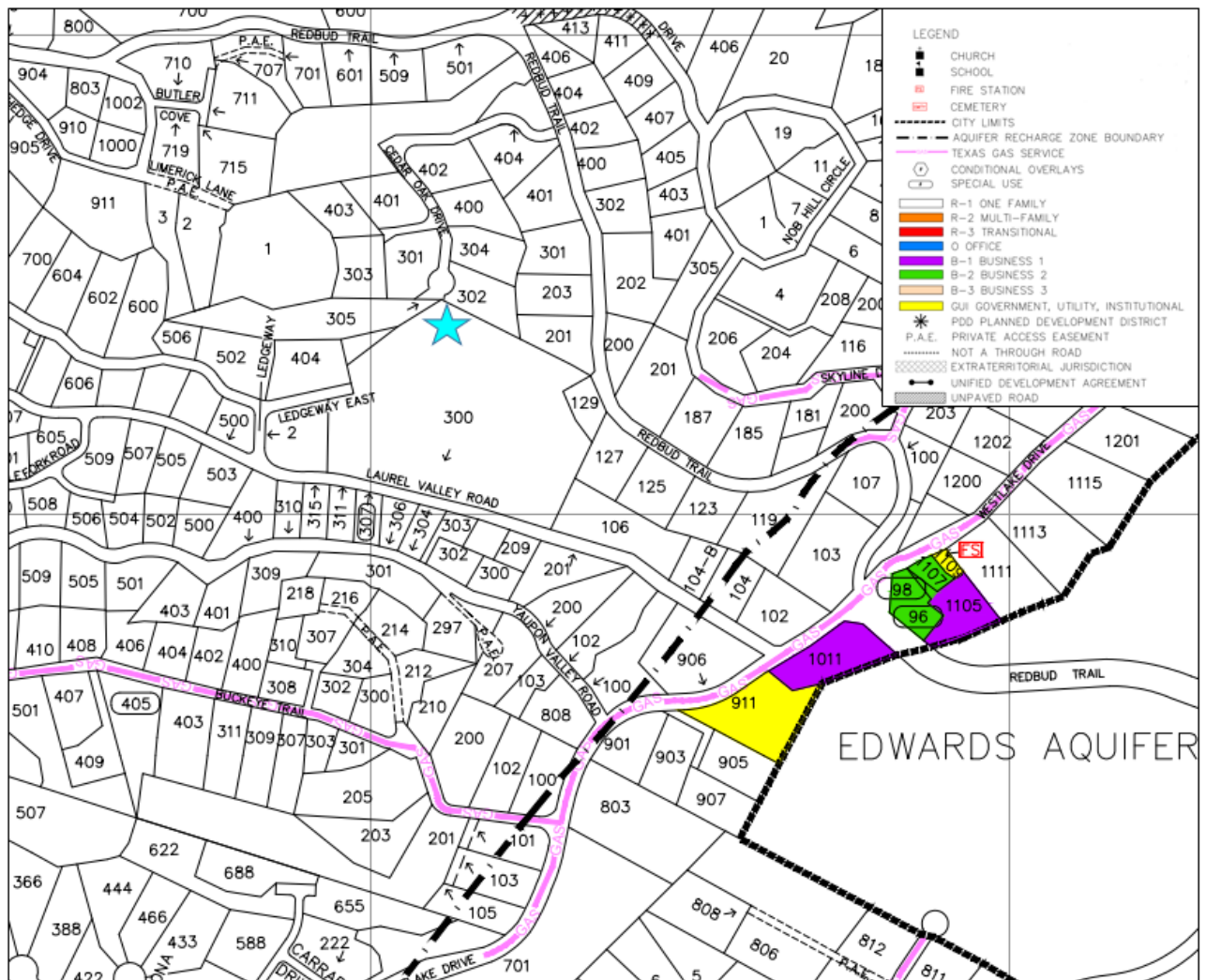
The staff recommendation is approval due to the unique characteristics and limitations on the buildable area. However, the Commissioners may want to consider each tree variance request individually.

Links to Relevant Code:

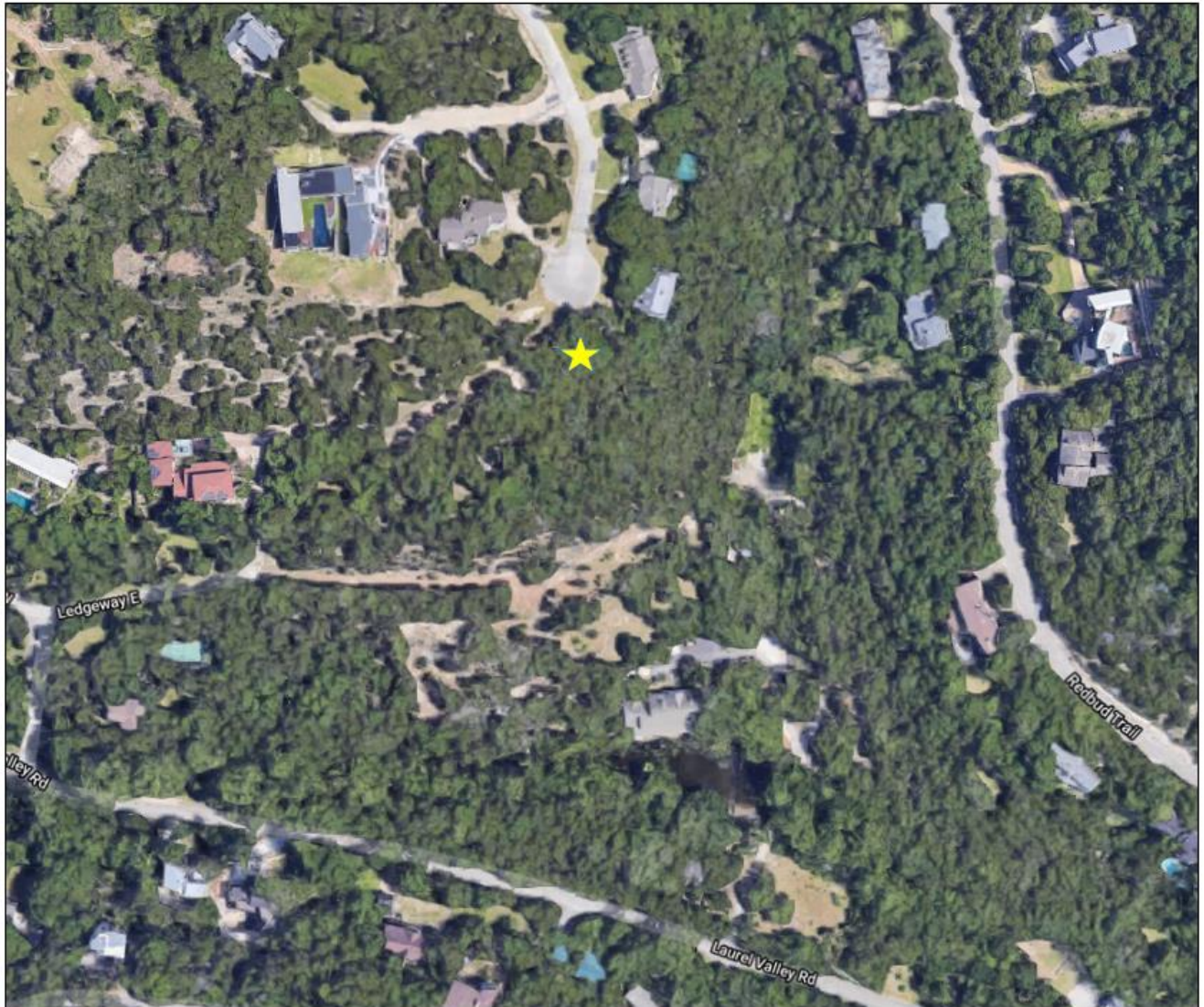
- [Sec. 22.03.304 Tree and vegetation removal and replacement](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)

(Maps to follow)

Zoning:



Aerial:



APPLICATION COVER SHEET

Property Address: 301 A Cedar Cove
Applicant Name: Greg Reynolds - Reynolds Custom Homes
Designated Agent (if any, Power of Attorney Required):
Applicant Phone Number: 512-658-9018 Email Address: [REDACTED]
Date Application was Submitted: _____

Variance(s) Requested: Tree Variance to remove:
① #1000 15" Cedar ③ #1087 14" Cedar ⑤ #1187 16" Cedar
② #1081 15" Cedar ④ #1127 19" Cedar

Applicant completes above section; City Staff completes the section below:

Variance File Number: _____ [A sequential identifier based on application date and noted in a Variance Application Log maintained by staff. Examples: 20110903A, 20110903B, 20111021A, etc.]

Application Fees Due: \$ _____ ☐ Fees Received on _____ by _____

DRAFT APPLICATION PACKET MATERIALS

Draft Application Packet Received on _____ by _____
☒ Letter to ZAPCO Chairperson ☒ Variance Approval Criteria Answers
☐ Site Plan Coversheet ☒ Site Plan Drawings
☒ Elevation Views and Floor Plans (new structures only)
☒ Septic Assessment (new structures only)
☒ Additional Support Materials (if any): Full tree survey graphic
☐ Power of Attorney (if any) – Designated Representative: _____
Staff Analysis completed on _____ by _____
Staff Analysis sent to Applicant on _____ by _____

FINAL APPLICATION PACKET

Final Application Packet Reviewed and Approved on _____ by _____
Notice to Proceed Letter sent to Applicant on _____ by _____
• Notification Letter must be postmarked by _____ ☐ Confirmed by _____
• Sign must be posted by _____ ☐ Confirmed by _____
15 Copies of Final Packet received on _____ ☐ Confirmed by _____

ZAPCO

Scheduled for ZAPCO Hearing on: _____
ZAPCO Action Letter sent on _____ by _____
ZAPCO Recommendation: _____
Conditions/Comments (if any): _____
Modified application and materials (if any) received on _____ by _____

BOA/CITY COUNCIL

Scheduled for BOA/Council Hearing on: _____
BOA/Council Action: _____
Conditions/Comments (if any): _____
BOA/Council Action Letter sent on _____ by _____

FOLLOW-UP

Follow-up dates (vegetative screening installed, survival verification, etc.): _____
• Notifications added to Incode on _____ by _____

Postponement History (if any): _____
Notes: _____

September 10, 2020

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Re: Tree Variance Request

Dear Mr. Chairman:

We request your consideration of the attached application for a Tree Variance for 301A Cedar Cove. The lot is in the newly developed Ledgeway East subdivision.

While the 1.12 acre site appears to be spacious, the building setbacks significantly limit the buildable area. The site features a specimen (20") live oak tree in the center of the building envelope. The proposed home was designed with the priority of saving and featuring this beautiful tree. The house design effectively surrounds the tree – while also allowing enough space around it so that it can thrive.

To accommodate this tree, we do require the removal of five cedar trees which are 14-19" in diameter. None of these cedar trees are proximate to the perimeter of the lot and there are many other trees to buffer the adjacent properties which will be retained. We hope you will agree that the removal of these five trees would not have a negative impact on the view from the street or from the neighboring properties. Further, we propose to use our mitigation trees to further enhance the buffering of the house from the perimeter.

Please review this application and let me know if we can provide any additional information which would be helpful in your evaluation. We have built several other homes in West Lake Hills in recent years and are confident that we can work cooperatively with your team to build another high-quality and City-compliant home on this property.

Sincerely,



Greg Reynolds
Reynolds Custom Homes, Inc.
1010 Land Creek Cove #250
Austin, Texas 78746
Cell 512-658-9018

CITY OF WESTLAKE HILLS

ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

1. Describe in detail any special conditions you believe will result in unnecessary hardship to you if terms of this ordinance are strictly enforced.

While the total area of this site is over an acre, only 35% of the area is buildable. The building setback lines on the site are very restrictive. Further, there is a beautiful 20" live oak tree (#1001) in the center of the buildable area. We have designed a house to preserve and feature this tree, but it does require removal of several 14"+ cedar trees. Removal of these trees would also be beneficial in creating a fire break between the house and the surrounding tree canopies.

2. Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

The proposed variance trees are all cedar trees which are not proximate to the perimeter of the site. The site is heavily wooded and many other trees will buffer visibility of the trees from the street or other adjacent properties.

3. What other reasonable alternatives have you considered? Why won't these other options alleviate the difficulty or hardship that you think exist?

We considered requesting removal of the 20" specimen live oak tree to allow for a more compact design, but believe that the preservation of this tree will dramatically improve the aesthetics of the property for both the owner and the neighbors.

4. Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exist?

While we could potentially tweak the design to keep one of the cedar trees (#1081), the tree would hang over the swimming pool and would be so close to the pool that its survival would be unlikely. This tree would also create a fire hazard as it would be proximate to the house.

5. Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

We understand that it is the City's intent to preserve the natural environment that makes Westlake Hills such a desirable place to live. Since the property is at the end of a cul-de-sac and is heavily wooded, we do not feel that the proposed removal of these trees will have any visual impact from the street or the adjacent properties. There are many other trees on the site which obscure the view of the trees which

are proposed for removal. Further, we plan to use our mitigation trees to advance the privacy of the home from the street and from the neighbors.

6. Why do you believe your variance will not adversely affect the neighboring properties or interfere with the enjoyment of these properties by their owners?

As stated in the previous response, we do not believe that the neighboring properties would be negatively impacted by the removal of these trees. We would be pleased to work with the neighbors to locate mitigation trees to ensure that this is the case.

SETBACK REQUIREMENTS:

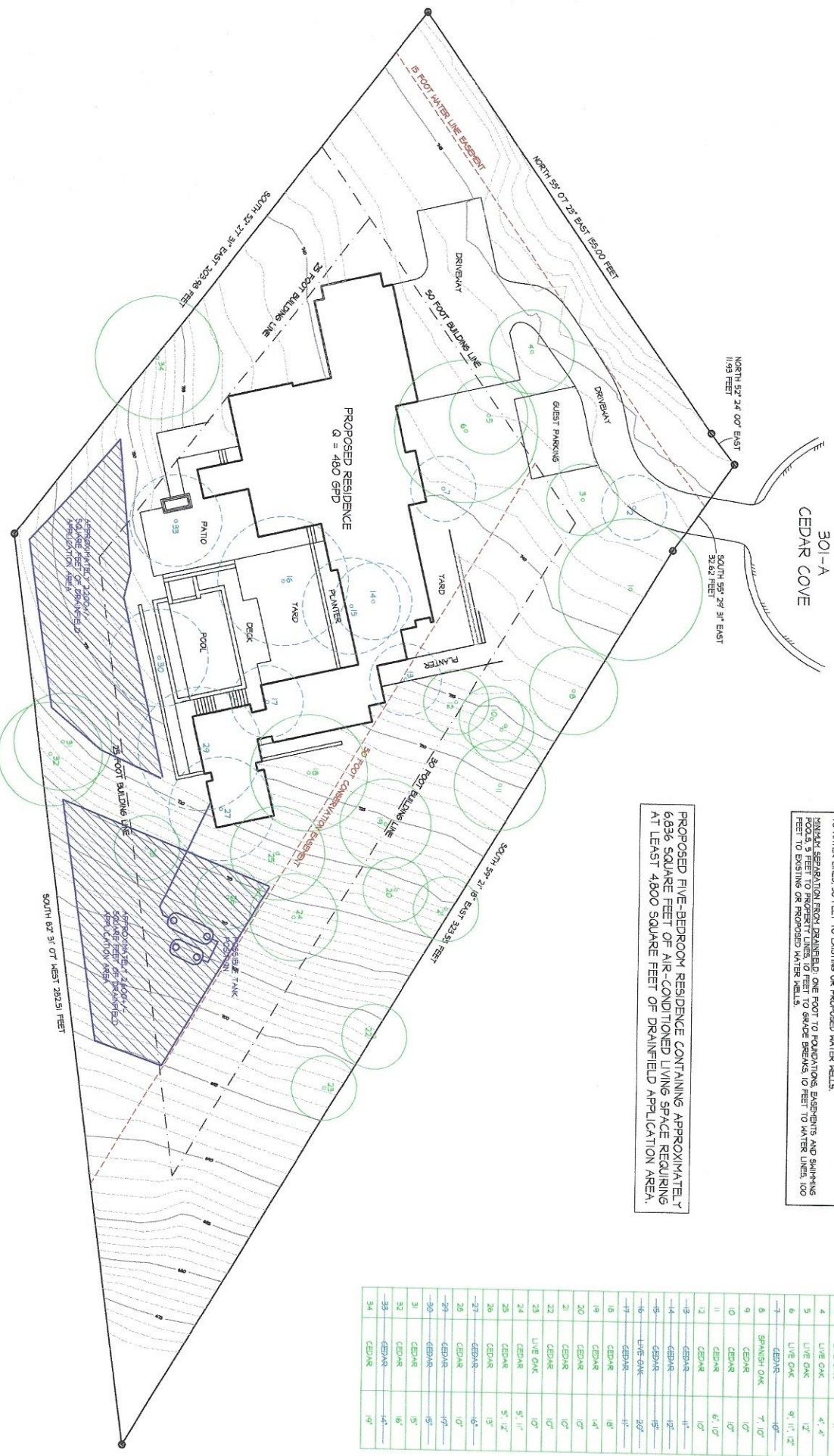
INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC, CHAPTER 285, EFFECTIVE DECEMBER 2012, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

MINIMUM SEPARATION FROM TANK: 5 FEET TO FOUNDATIONS, SWIMMING POOLS, AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET TO WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.

MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT TO FOUNDATIONS, EASEMENTS, AND SWIMMING POOLS, 5 FEET TO PROPERTY LINES, 10 FEET TO GRADE BREAKS, 10 FEET TO WATER LINES, 100 FEET TO EXISTING OR PROPOSED WATER WELLS.

PROPOSED FIVE-BEDROOM RESIDENCE CONTAINING APPROXIMATELY 6,836 SQUARE FEET OF AIR-CONDITIONED LIVING SPACE REQUIRING AT LEAST 4,800 SQUARE FEET OF DRAINFIELD APPLICATION AREA.

TREE LIST	
TREE #	TREE TYPE SIZE
1	LIVE OAK 8" DB, 9' H
2	CEDEAR 10"
3	LIVE OAK 11"
4	LIVE OAK 4" x 4'
5	LIVE OAK 10"
6	LIVE OAK 9" DB, 11' H
7	CEDEAR 10"
8	SPANISH OAK 7' H
9	CEDEAR 10"
10	CEDEAR 10"
11	CEDEAR 6' H
12	CEDEAR 10"
13	CEDEAR 11"
14	CEDEAR 12"
15	CEDEAR 15"
16	LIVE OAK 20"
17	CEDEAR 10"
18	CEDEAR 10"
19	CEDEAR 14"
20	CEDEAR 10"
21	CEDEAR 10"
22	CEDEAR 10"
23	LIVE OAK 10"
24	CEDEAR 5' H
25	CEDEAR 5' H
26	CEDEAR 13"
27	CEDEAR 14"
28	CEDEAR 17"
29	CEDEAR 15"
30	CEDEAR 15"
31	CEDEAR 15"
32	CEDEAR 16"
33	CEDEAR 14"
34	CEDEAR 14"



PRELIMINARY SEPTIC SITE PLAN

DELCON
ENVIRONMENTAL SYSTEMS, L.L.C.
12713 MALESTIC OAKS DRIVE
AUSTIN, TEXAS 78732
(512) 593-1997

CLIENT: BRUNO DE GUSTON YOUNG
STREET: 301-A CEDAR COVE WEST LAKE HILLS
LOT, SUBDIVISION: LOT 2, BE-SB, OF LOT 1, BLOCK A,
PERMIT AUTHORITY: CITY OF WEST LAKE HILLS
DRAWN BY: D.E. LOHMEYER, R.S.
DATE: 09/08/2020
SCALE: 1" = 20'

SHEET 1 - SITE PLAN

(30' R.O.W.)

McCaill, Robert
E. P. McCaill
P. O. Box 15
Austin, Texas

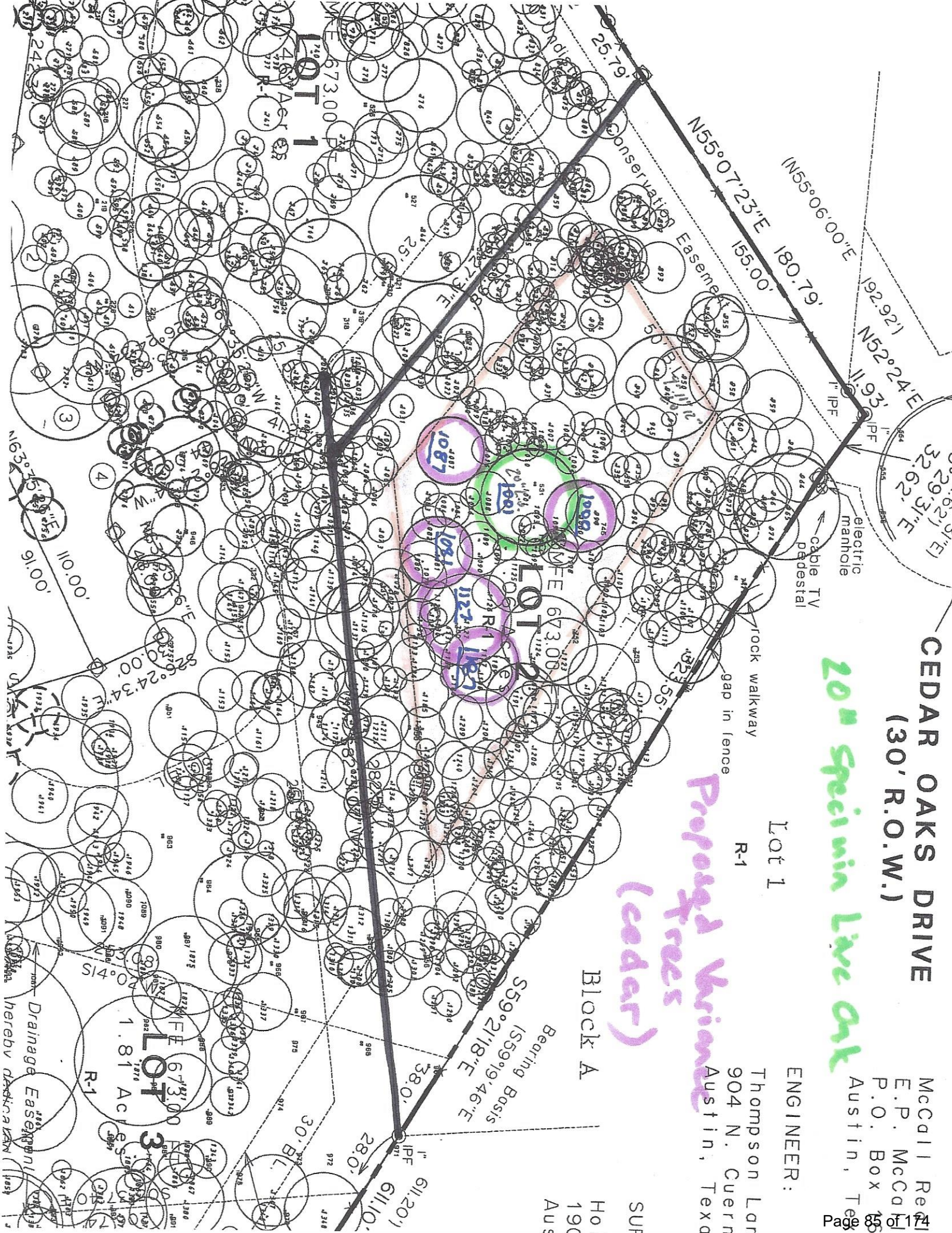
Page 84

R-1

Austin, Texas

(cedar)

SUF
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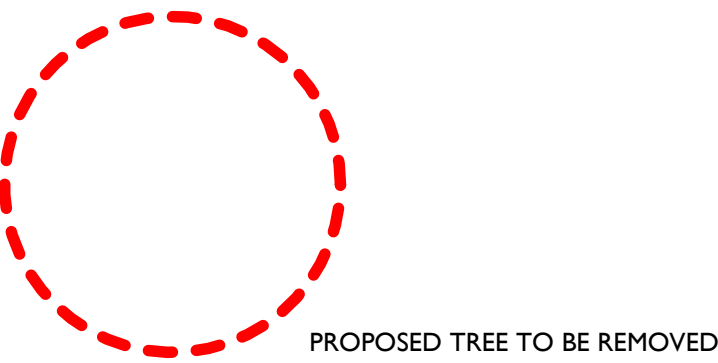




LEGAL DESCRIPTION	
LOT 2 BLOCK A	
A.F. DELONEY SUBDIVISION	
GENERAL NOTES	
1. BUILDER TO VERIFY METES AND BOUNDS, BUILDING LINES AND EASEMENTS PRIOR TO PERFORMING ANY LOT IMPROVEMENTS.	
IMPERVIOUS COVERAGE CHART	
AREAS	COVERAGE (SF)
AREA OF SLAB	-
AREA OF WALKS & DRIVES	-
AREA OF PADS, WALLS, ETC.	-
TOTAL IMPERVIOUS COVERAGE	-
AREA OF LOT	- ACRES
PERCENTAGE OF IMPERVIOUS COVERAGE	- %
APPROX. AREA OF TURF OR LANDSCAPE	
-	

PROTECTED TREES TO BE REMOVED (+14")*	
TAG NO.	DESCRIPTION
1000	15" CEDAR
1081	15" CEDAR
1087	14" CEDAR
1127	19" CEDAR
1187	16" CEDAR

*VARIANCE REQUESTED FOR REMOVAL



PROPOSED TREE TO BE REMOVED

I SITE PLAN

0' 10' 20' 60' 100'

Copyright 2020, James D. LaRue Architecture Design, Inc.
Drawn By: FBM

JAMES D. LARUE ARCHITECTS
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Bldg 6, Ste 110
AUSTIN, TX 78746
512.347.1688
www.larue-architects.com

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JAMES D. LARUE
ARCHITECTS

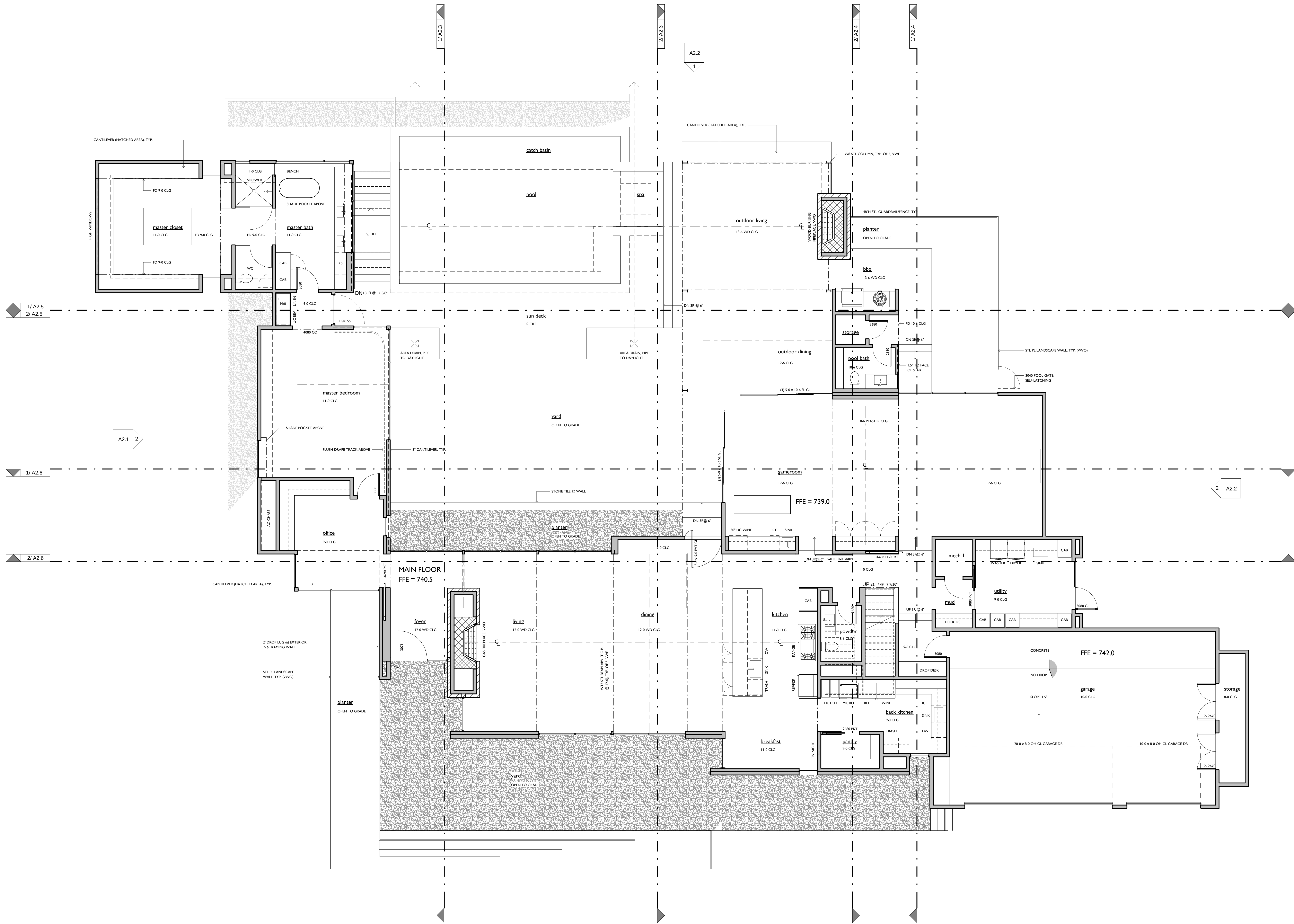
CEDAR COVE
WEST LAKE HILLS, TX

Revision Schedule	
Revision Number	Revision Date

SEP 9, 2020

SITE PLAN

ASP-3



- 1. GENERAL NOTES**
1. PLANS THAT ARE NOT SIGNED AND SEALED BY JAMES D. LARUE, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.
2. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL GOVERNMENT CODES AND SHALL CONFORM TO THE APPLICABLE BUILDING AND PERFORMANCE STANDARDS PROTECTED BY THE DECEPTIVE TRADE PRACTICES ACT OF TEXAS, THE RESIDENTIAL CONSTRUCTION LIABILITY ACT OF TEXAS, OR ANY SUCCESSOR THERETO.
3. HVAC ZONE 1: XXXX
HVAC ZONE 2: XXXX
HVAC ZONE 3: XXXX
4. WH ZONE 1: XXXX
WH ZONE 2: REMAINDER OF HOUSE
5. REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME OR TO PROVIDE ENGINEERED TRUSSES.

- 2. ABBREVIATIONS**
- WINDOWS**
- GL - GLASS
TEMP - TEMPERED GLASS
DOORS
FG - FIBERGLASS
SDL - SIMULATED DIVIDED LITE
SL - SINGLE LITE
SC - SOLID CORE
MECHANICAL
RAG - RETURN AIR GRILL
FLOORING
CONC - CONCRETE
CRPT - CARPET
HWDW - HARDWOOD
S TILE - STONE TILE
- MISC.**
- CLG - CEILING
CO - CASED OPENING
COL - COLUMN
FD - FURR DOWN
HB - HOSE BIB
MAS - MASONRY
MCTFL - MANUFACTURER
MTL - METAL
OPT - OPTIONAL
SRD - SHEET ROCK OPENING
VWA - VERIFY WITH ARCHITECT
VWB - VERIFY WITH BUILDER
VWE - VERIFY WITH ENGINEER (STRUCTURAL)
VVID - VERIFY WITH INTERIOR DESIGNER
VWLA - VERIFY WITH LANDSCAPE ARCHITECT
VWLD - VERIFY WITH LIGHTING DESIGNER
VWME - VERIFY WITH MECHANICAL ENGINEER
VWVO - VERIFY WITH OWNER

3. LEGEND

	2 X FRAMING WALL
	MASONRY VENEER OR WALL

4. AREA CHART

	SQ. FT.
LOWER FLOOR	856
MAIN FLOOR	4,410
UPPER FLOOR	1,570
TOTAL HEATED	6,836
GARAGES	976
COVERED PORCHES	951
MECHANICAL & STORAGE	150
TOTAL UNHEATED/COVERED	2,077
TOTAL COVERED	8,913

MAIN FLOOR NOTES PLAN

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Drawn By: PBM

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LARUE
a r c h i t e c t s

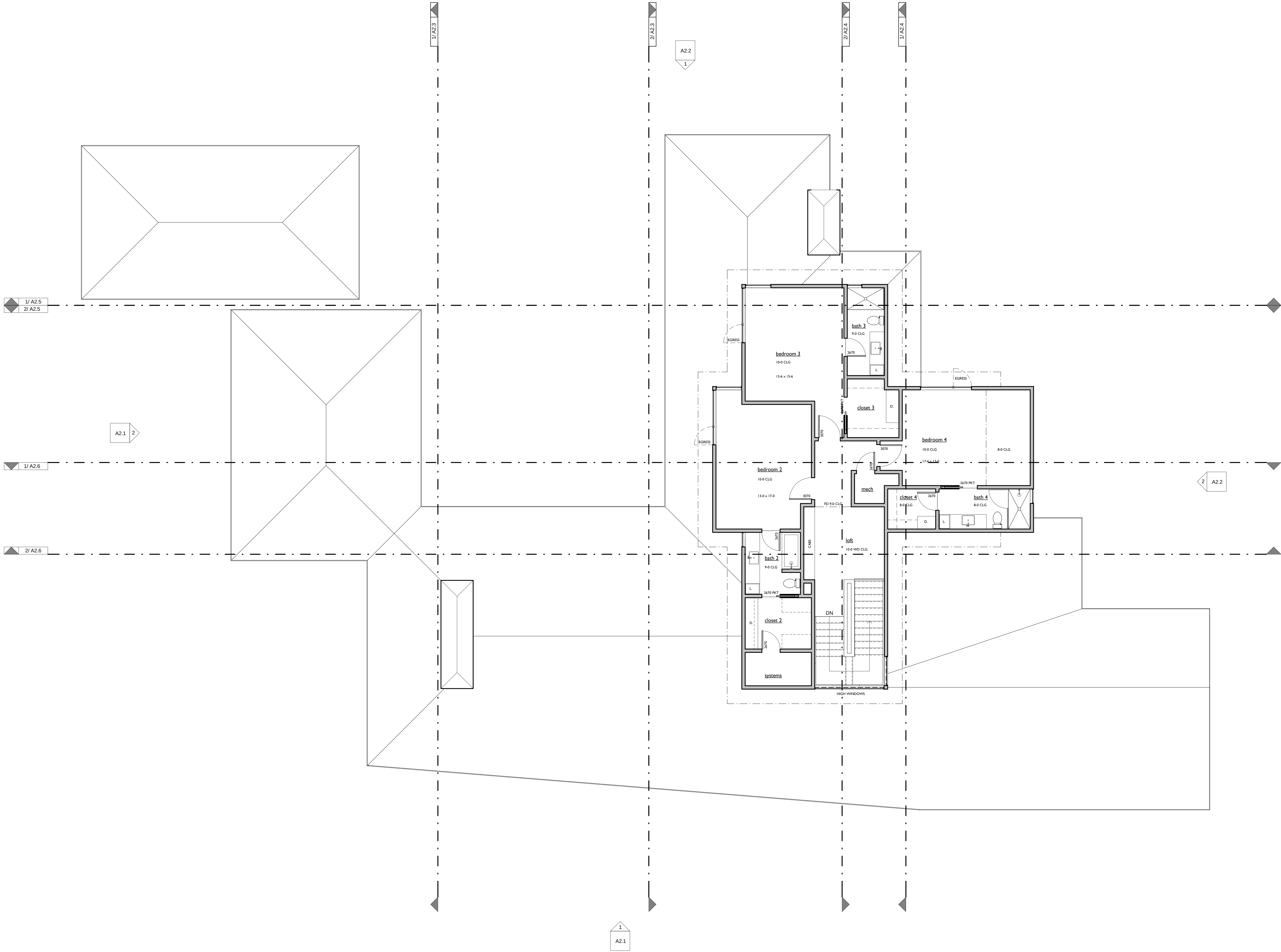
CEDAR COVE
WEST LAKE HILLS, TX

Revision Schedule
Revision Number
Revision Date

SEP 9, 2020

MAIN FLOOR NOTES
PLAN

AI.IN



I UPPER FLOOR NOTES PLAN

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Drawn By: PBM

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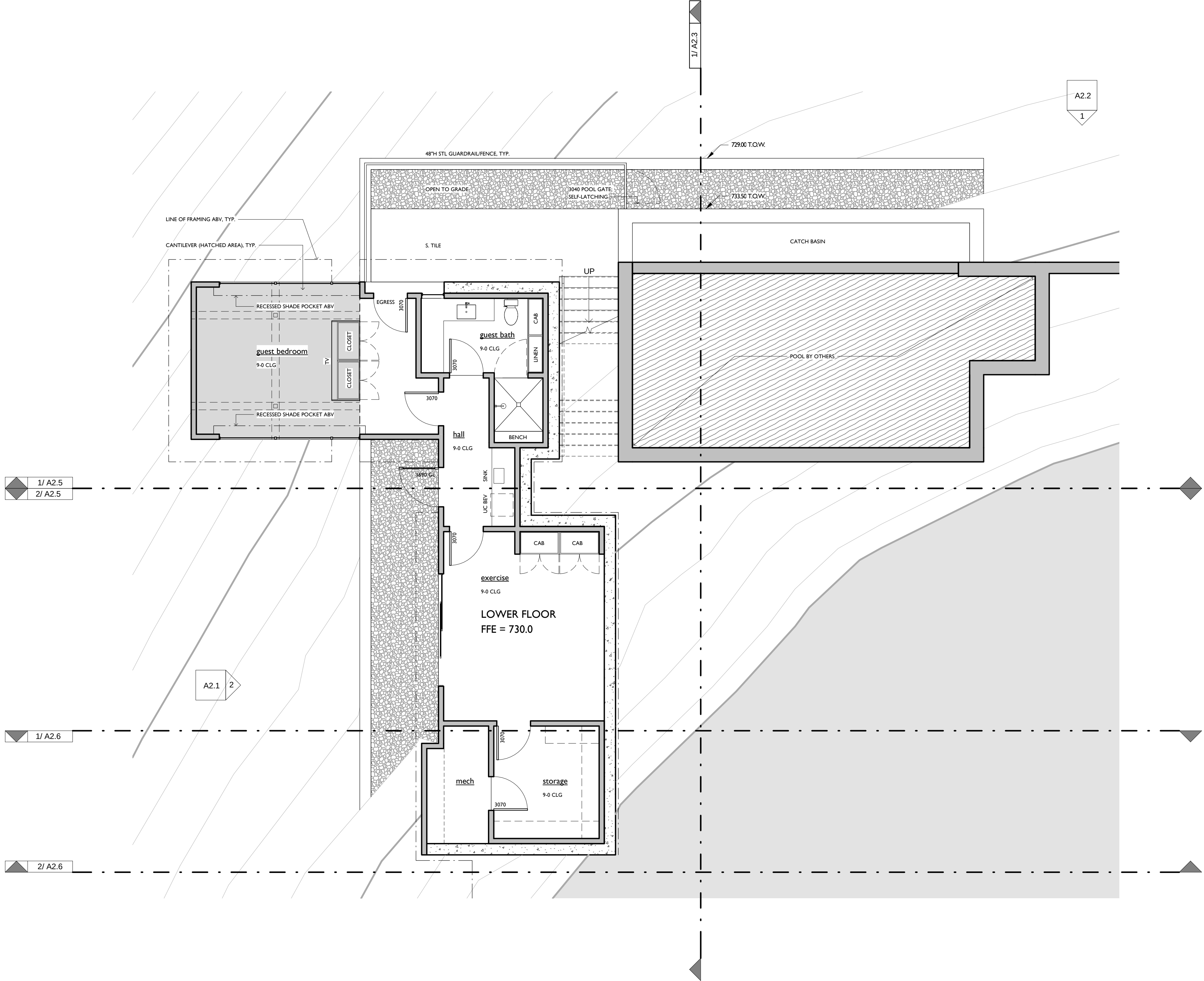
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500 N. CAPITAL OF TEXAS HWY.
AUSTIN, TX 78746
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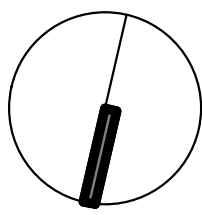
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I LOWER FLOOR NOTES PLAN

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Drawn By: PBM



SEP 9, 2020
LOWER FLOOR
NOTES PLAN

A1.3N

CEDAR COVE
WEST LAKE HILLS, TX

J D LARUE
a r c h i t e c t s

james d. larue architects
500 n. capital of tx hwy.
big d, ste 110
austin, tx 78746
512.347.1688
www.larue-architects.com

Revision Schedule	
Revision Number	Revision Date

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P. 03/20/2020

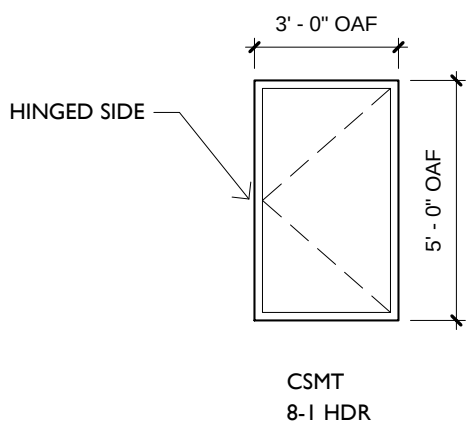


1 NORTH ELEVATION 3/16" = 1'-0"



2 EAST ELEVATION 3/16" = 1'-0"

- 1. GENERAL NOTES**
1. WINDOW SIZES: 3'X5' = 3'-0" OVERALL FRAME X 5'-0" OVERALL FRAME, VWM
8'-1" HDR = BOTTOM OF HEADER @ 8'-1"
2. EX. OPERABLE CASEMENT WINDOW OR AWNING WINDOW:



- 2. ABBREVIATIONS**
- MISC**
- | | |
|--|---|
| AF - ABOVE FINISHED FLOOR | MAS - MASONRY |
| AMC - ALUMINUM MULL COVER (BY WINDOW MANUFACTURER) | MECTR - MANUFACTURER |
| AWN - AWNING | MTL - METAL |
| CL - CENTERLINE | OPT - OPTIONAL |
| CLG - CEILING | PG - PAINT GRADE |
| COL - COLUMN | SDL - SIMULATED DIVIDED LITE |
| CONC - CONCRETE | TEMP - TEMPERED GLASS |
| CSMT - CASEMENT | TS - TUBE STEEL |
| DH - DOUBLE HUNG | VWA - VERIFY WITH ARCHITECT |
| DS - DOWNSPOUT | VWB - VERIFY WITH BUILDER |
| FD - FLURR DOWN | VWE - VERIFY WITH ENGINEER (STRUCTURAL) |
| FXD - FIXED | VWID - VERIFY WITH INTERIOR DESIGNER |
| GW - GYPSUM WALL BOARD | VWLD - VERIFY WITH LIGHTING DESIGNER |
| HDR - HEADER | VWME - VERIFY WITH MECHANICAL ENGINEER |
| HW - HARDWOOD | VWO - VERIFY WITH OWNER |
| | VWV - WINDOW |
| | WD - WOOD |

- 3. LEGEND**
- | | |
|-------------------------|--------------------------|
| PLATE | STONE VENEER |
| HEADER | STONE TILE |
| FINISHED FLOOR | STUCCO VENEER |
| BRICK LINE | METAL ROOF AND/OR SIDING |
| EXISTING GRADE (GROUND) | CONCRETE |
| FINISHED GRADE (GROUND) | |

exterior elevations 3/16" = 1'-0"

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Drawn By: PBM

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512.347.1688
www.larue-architects.com

LARUE
a r c h i t e c t s

CEDAR COVE
WEST LAKE HILLS, TX

Revision Schedule
Revision Number Revision Date

SEP 9, 2020

EXTERIOR
ELEVATIONS

A2.1













301A Cedar Oak - Neighboring Properties



Legend

Municipal Jurisdictions (Full Pl

- [illegible]

Notes

Enter notes here!

1: 2,257

0.1 Miles

0.04

O.

0.1

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© Latitude Geographics Group Ltd., Travis County, TX 2013

October 14, 2020

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Re: 301A Cedar Oak Cove -Tree Variance Application

Dear Mr. Chairman:

We have been made aware of the Tree Variance application that has been filed for 301A Cedar Oak Cove and have met with Greg Reynolds, owner of the property, at the site. He showed us the 20" oak tree that he plans to build around, along with the five (5) protected cedar trees that he proposes for removal.

Having gathered the facts, we have no objection to Greg's request to remove the five (5) cedar trees, as proposed in the Variance Application.

Please feel free to contact me if you require further clarification.

Sincerely,



Steve Brown
Brown Family Revocable Trust
Owner of 300 Cedar Oak Drive
Owner of Lot 1, Ledgeway East Subdivision
West Lake Hills, Texas 78746
[REDACTED]

October 14, 2020

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Re: 301A Cedar Oak Cove -Tree Variance Application

Dear Mr. Chairman:

We have been made aware of the Tree Variance application that has been filed for 301A Cedar Oak Cove and have met with Greg Reynolds, owner of the property, at the site. He showed us the 20" oak tree that he plans to build around, along with the five (5) protected cedar trees that he proposes for removal.

Having gathered the facts, we have no objection to Greg's request to remove the five (5) cedar trees, as proposed in the Variance Application.

Please feel free to contact me if you require further clarification.

Sincerely,

A handwritten signature in blue ink that reads "E.P. McCall, Jr." with a stylized, cursive script.

E.P. McCall, Jr.
Owner of Lot 3, Ledgeway East Subdivision
West Lake Hills, TX 78746
[REDACTED]

October 14, 2020

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Re: 301A Cedar Oak Tree Variance Application

Dear Mr. Chairman:

We have been made aware of the Tree Variance application that has been filed for 301A Cedar Oak Cove and have met with Greg Reynolds, owner of the property, at the site. He showed us the 20" oak tree that he plans to build around, along with the five (5) protected cedar trees that he proposes for removal.

Having gathered the facts, we have no objection to Greg's request to remove the five (5) cedar trees, as proposed in the Variance Application.

Please feel free to contact me if you require further clarification.

Sincerely,



Danny LeBourgeois
302 Cedar Oak
West Lake Hills, TX 78746
[REDACTED]



SIGN APPLICATION STAFF REPORT

OCTOBER 28, 2020

Project Address: 5300 Bee Cave Road

Project Number: 16170

Agenda Item: Land Use: **5300 Bee Cave Road:** Discuss and Consider Action on a sign permit for a new wall/projecting sign at Amarillo Bank (West Lake Hills Code Sec. 32.03.009). Applicant Darrell Steffek – G & D Displays.

Applicant Information: Darrell Steffek – G & D Displays

Location: The property is located east of Redbud Trail and west of Bluff Park Circle on the north side of Bee Cave Road.

Zoning & Site Characteristics:

The property is zoned B – 1 – Business 1 District. The entire property is approximately 1.3373 acres.

Hearing Dates:

October 28, 2020

City Council

Background/Analysis:

The Applicant is applying for a wall sign that will replace the existing sign and is smaller than the existing sign. Amarillo National Bank is taking over the Commerce Bank location. The proposed sign does not include lighting and complies with the Sign Ordinance.

Sign Code Analysis (Reviewed under Chapter 32, Sec. 32.03.008 – Projecting, wall and hanging commercial signs)

- 1) Purpose. *To identify a business or organization which has its own separate exterior public entrance within a multitenant building.* | **Complies**
- 2) Size. *Four square feet for each five front linear feet of the individual business for an organization having its own exterior public entrance in a multitenant building, with a maximum length of ten feet and area of 12 square feet. A minimum area of six square feet will be allowed if a business has insufficient frontage.* | **The proposed sign is 11.66sf. Complies.**

- 3) Height. *Minimum clearance of eight feet to bottom of sign above pedestrian walkways.* | **Complies**
- 4) Number. *One sign per pedestrian way on which the building abuts, as determined by the administrator with a maximum of two signs, subject to review by the zoning and planning commission.* | **Only one sign proposed; complies.**
- 5) Location. *Perpendicular to, hung from, or attached to a projecting structural element of the exterior wall of the individual business or organization, adjacent to the street, parking lot or major pedestrian walkway which the building abuts.* | **Location complies**
- 6) Design. *The sign shall contain only the name of the business, its address and logo or nature of business, and, if desired, hours of operation.* | **Complies**
- 7) Lighting. *Indirect.* | **No lighting proposed**

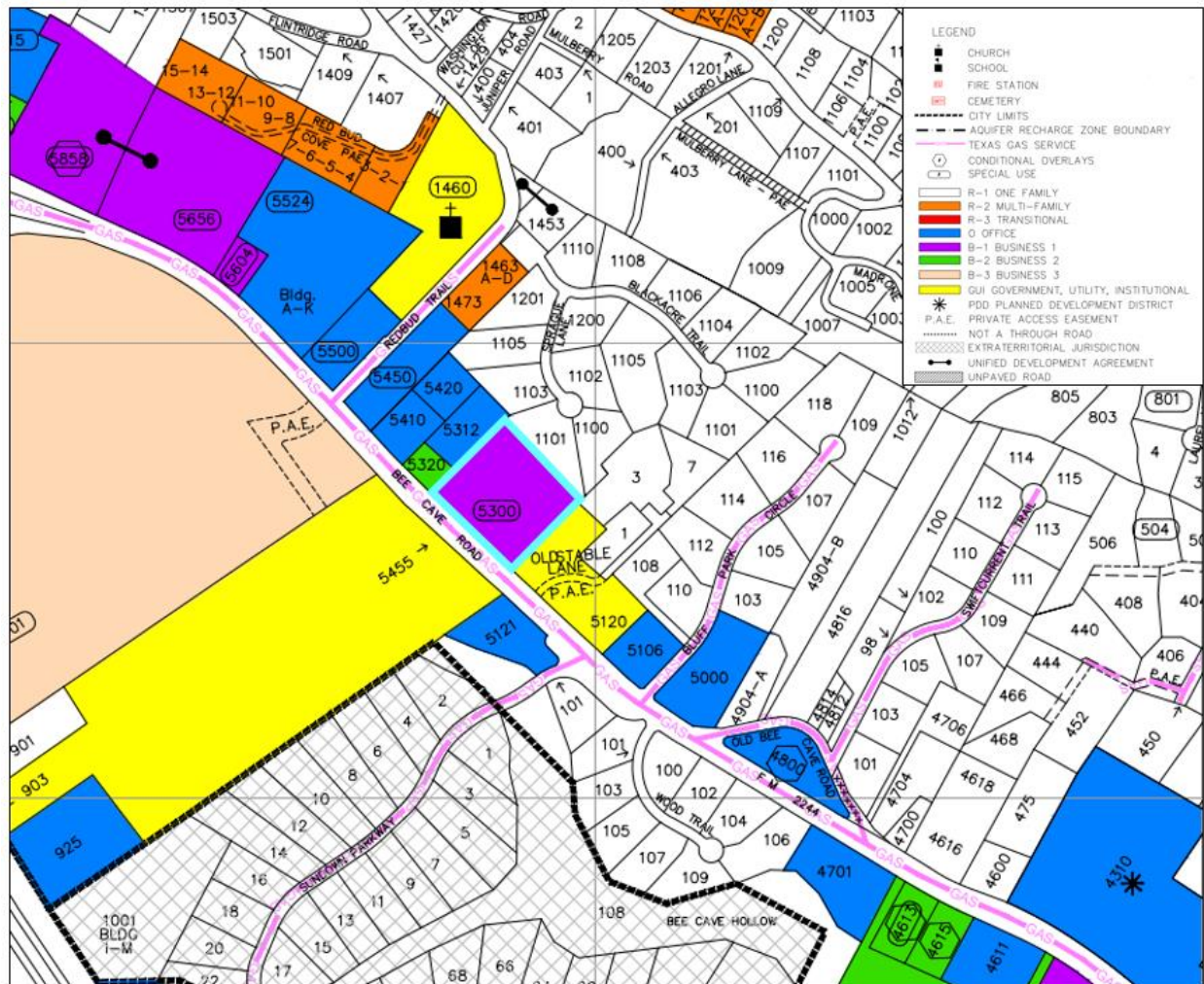
Staff Recommendation

Staff recommends approval of the sign application.

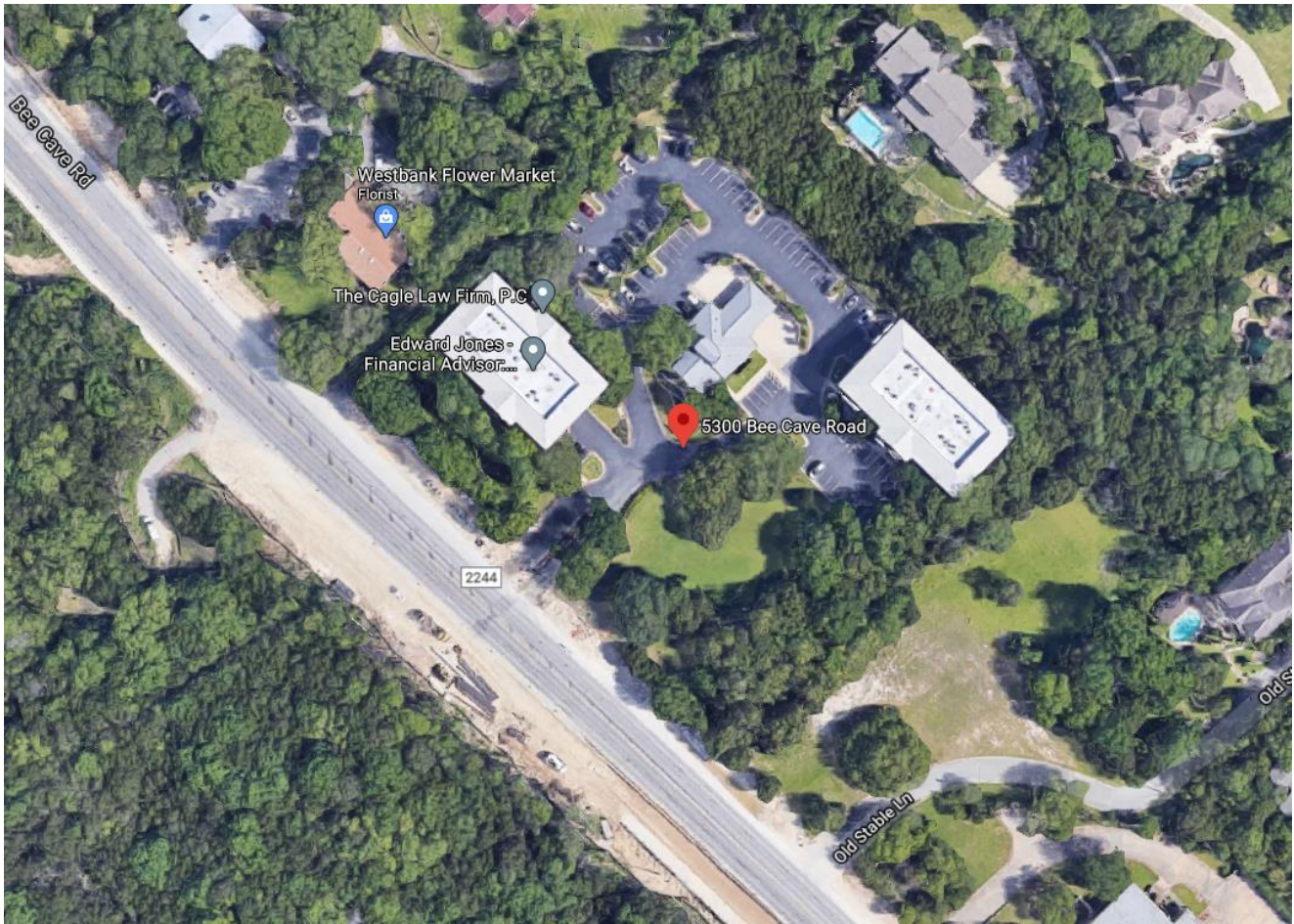
Relevant Code Links:

- [Article 32.02 – Permits and Inspections](#)
- [Section 32.01.013 – Design review guidelines](#)
- [Section 32.03.009 – Projecting, wall and hanging commercial signs](#)

Zoning:



Aerial:



SIGN PERMIT APPLICATION



Date of Receipt: _____ Permit Fees: _____
Collected By: _____ Date Permit Issued: _____

APPLICANT INFORMATION

Property Address: UNIT 2
5300 BEE CAVE RD. WESTLAKE HILLS TEXAS 78746
Street City State Zip

Block: _____ Lot: _____ Tax Parcel ID: _____ Zoning District: _____

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: AMARILLO NATIONAL BANK Phone: 806-349-9765 Email: _____

Address: P.O. BOX 1 City: AMARILLO State: TEXAS Zip: 79105

Agent (with written approval from Owner):

Name: DARRELL STEFFEK Phone: 512-750-0508 Email: _____

Address: P.O. BOX 5 City: BURNET State: TEXAS Zip: 78611

Signature: _____ Date: 9-23-2020

Sign Contractor: G&D DISPLAYS Phone: 512-750-0508 Email: _____

Address: P.O. BOX 5 City: BURNET State: TEXAS Zip: 78611

SIGN SPECIFICATIONS*

Check one option below:
☒ Permanent Sign ☐ Temporary Sign ☐ Uniform Sign Agreement Amendment

Sign Category (refer to Code, Sec. 32.03): 3 / WALL SIGN SINGLE BUSINESS

Is the property subject to a Uniform Sign Agreement? ☐ Y ☒ N

Dimensions: 2.25' x 6.83' Total Square Feet: 15.34 # of Signs Proposed: 1

Type of Material: 3/8" THICK ACRYLIC Sign Colors: BAKED ENAMEL to MATCH PAINT on Building
PANTONE 7475

Method of Attachment: STUD BOLT

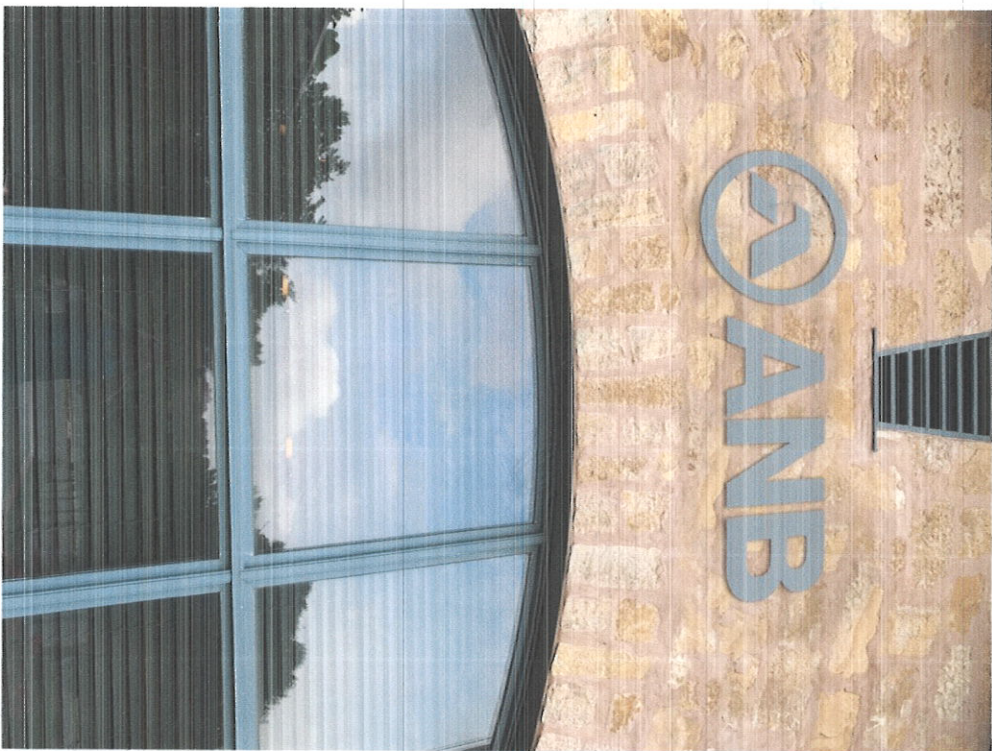
Type of Sign Lighting (if applicable): NONE

Width of Storefront: 45' Linear Frontage of Business: 70'

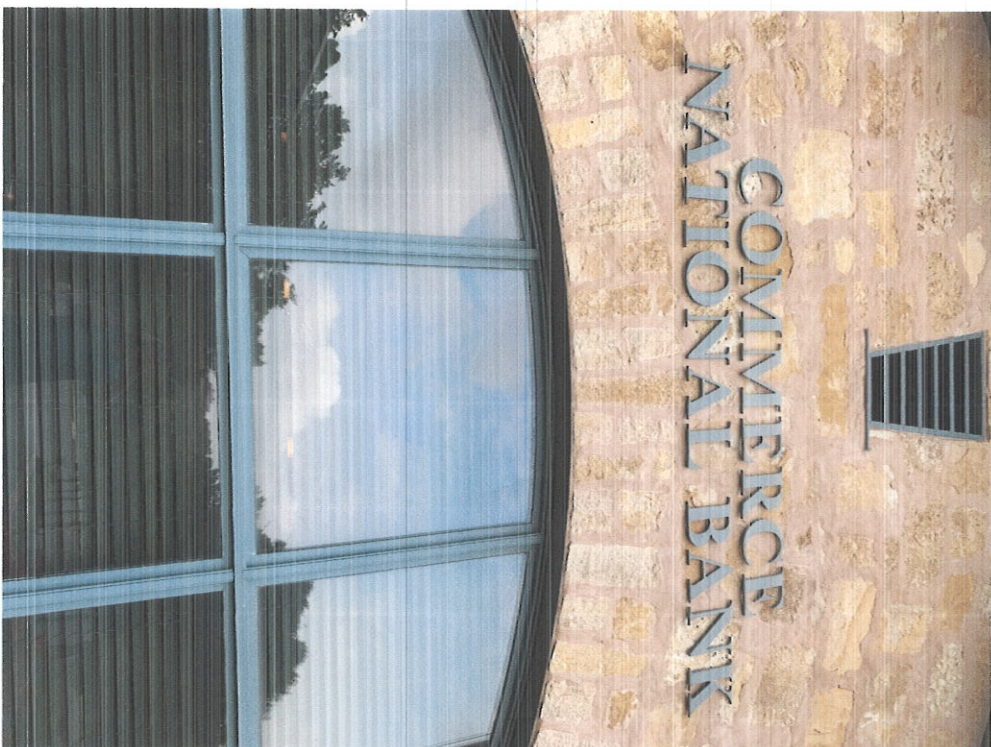
Sign Message: ANB

NOTE: WE ARE REPLACING EXISTING LETTERS
CONSTRUCTED OF SAME MATERIAL & MORE SQ FOOTAGE

Temporary Signs Only:



New Signage to replace existing, 3/8" thick laser cut acrylic letters to match paint trim



Existing Letters

Account: Amarillo National Bank

5300 Bee Cave Road, Unit 2
Westlake Hills, Texas

This Drawing is the property of
G & D Displays & Advertising
and should not be used for
any purpose, or by anyone other than
G & D Displays & Advertising without
prior and written approval.

Landlord Approval: _____

Client Approval: _____

Representative: _____

www.gdisplays.com

**G&D DISPLAYS
& ADVERTISING**

512.750.0508



Amarillo National Bank

September 23, 2020
City of Westlake Hills

Re: Owner Approval
5300 Bee Cave Road Unit 2

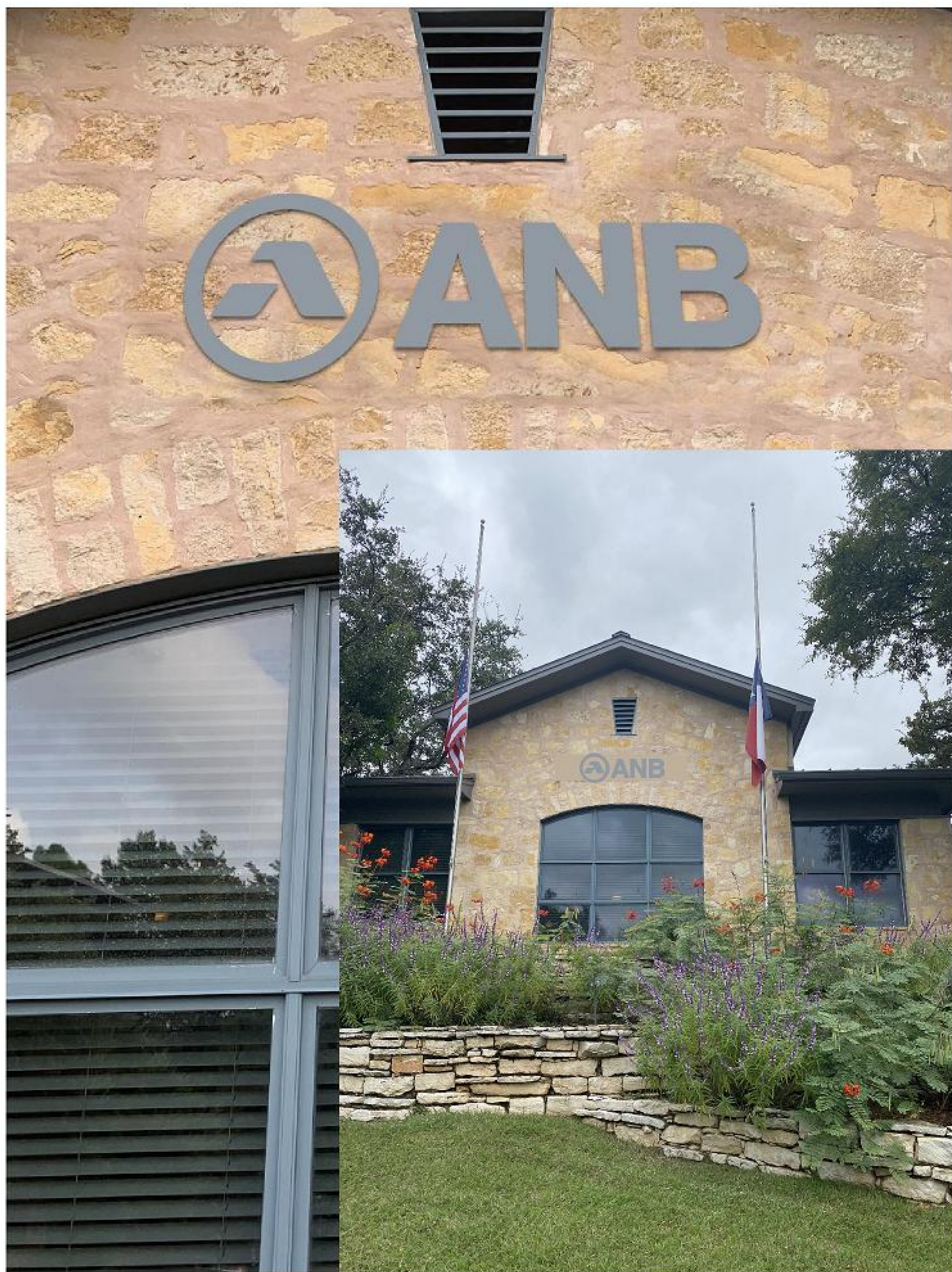
To whom it may concern,

Amarillo National Bank plans to replace the signage on the building at the address listed above and has engaged Darrell Steffek with G&D Displays to act as our agent and perform this scope of work. Amarillo National Bank is the owner of the building and we approve of this sign change. We also have received approval to change the signage on the shared monument sign that we share with our neighbors from our property manager.

If you have any additional questions, please feel free to contact me directly at sean.fuqua@anb.com or 806-680-7820.

Thank you,

Sean Fuqua, AIA
Project Manager



New Signage to replace existing, 3/8" thick laser cut acrylic letters to match paint trim



Existing Letters

Account: Amarillo National Bank
5300 Bee Cave Road, Unit 2
Westlake Hills, Texas

This Drawing is the property of G & D Displays & Advertising and should not be used for any purpose, or by anyone other than G & D Displays & Advertising without prior and written approval.

Landlord Approval: _____
Client Approval: _____
Representative: _____

**G&D DISPLAYS
& ADVERTISING**

darrellsteffek@gmail.com

www.gdisplays.com

512.750.0508



**PLANNED DEVELOPMENT DISTRICT
STAFF REPORT**

OCTOBER 28, 2020

Project Address: 1801 Westlake Drive (Lago Vista)

Project Number: 15871

Agenda Item: Land Use: Discussion/recommendation of an ordinance and zoning map amendment to rezone 1801 Westlake Drive from Transitional Residential District (R-3) to a Planned Development District (PDD) with a base zoning district of R-3 in order to construct residential condominiums (West Lake Hills Code Sec. 38.05.092 and Sec. 38.06). Applicants 1801 Westlake Drive Venture, LLC & BV Austin Apartments, LLC.

Applicant Information: 1801 Westlake Drive Venture, LLC & BV Austin Apartments, LLC

Hearing Dates:

October 21, 2020	Zoning and Planning Commission
October 28, 2020	City Council

Requested Action: Approval of a zoning change from R – 3 to PDD with a base zoning district of R – 3.

Location: The subject property is located on Westlake Drive, east of Terrace Mountain Drive, and bordering Bee Creek and the West Lake Hills city limits at the rear of the property.

Zoning & Site Characteristics:

The property is zoned R – 3 – Transitional Residential District. It is approximately 1.948 acres. The property includes an existing apartment complex (Boca Chica) totaling 26 units. The surrounding adjacent properties are zoned R-1 – One-Family Residential, and the property borders Bee Creek along the rear property line. The site has several challenges and unique characteristics, including steep topography, drainage easement and floodplain.

Project Summary and Background:

The owners are applying for a PDD in order to demolish the existing apartments and redevelop the property into residential condominiums totaling 20 units (a reduction of 6 units compared to the existing apartments). The PDD contemplates two separate buildings (current apartment complex is one building). Building 1 is a 3-story building containing 12 2-bedroom units, and Building 2 is a 4-story building containing 2 2-bedroom units and 6 3-bedroom units. The

proposed height is 35ft for Building 1 and 46ft for Building 2, and the maximum proposed impervious cover is 34.01%.

Current Zoning:

The current zoning is R – 3 – Transitional Residential District. The purpose of this district is to provide a transitional zone between nonresidential districts and R-1 one-family districts where structures may be clustered together to better utilize property topography and provide a buffer between thoroughfares and adjacent residential districts. The R – 3 District permits apartments, but only those that are preexisting when annexed into the city limits.

Proposed Zoning:

The proposed zoning is PDD, maintaining the existing R – 3 zoning as the base district. The PDD modifies several code provisions as described in the Variance & Code Deviations Chart and in the PDD Ordinance. Unless otherwise stated in the Variance & Code Deviations Chart or PDD Ordinance, the project is otherwise subject to applicable City Codes and regulations.

The following is a brief summary of the proposed Code deviations:

- Maximum impervious cover (existing 34.01%, will be slightly reduced/maximum allowed is 25%)
- Minimum lot size (2 acres for R-3/combined, the two tracts are 2.3352 acres and exceed this requirement)
- Building setbacks (minimum 50ft required from property line; applicant is proposing 5.5ft from southern side property line, 40ft from northern side property line, 40ft from eastern rear property line)
- Height (maximum allowed is 30ft, or 32ft if slopes exceed 25% - proposed to be 35ft for Building 1 and 46ft for Building 2)
- Cut and fill (maximum limit is 6ft, but fire truck turnaround area will exceed 20ft cut/fill for a few lineal feet)
- Tree removal (10 trees 14" or greater are proposed to be removed)
- Structure in a drainage easement (proposed pool location is in a drainage easement; however, the PDD does not waive the process for drainage easement modifications/releases, it is acknowledging that this is an additional approval that will be required at a separate time)
- Erosion (it is possible that at a later time the City will need to administratively consider waiver requests to the Drainage and Erosion Control Manual after a full engineering analysis has been completed)

Traffic/Transportation

It is not anticipated for the proposed project to generate additional traffic. The property currently has an apartment building with 26 units, and the proposed project will have 20 units.

Lighting: This site must comply with the Outdoor Lighting Ordinance.

Building Code: All new proposed construction will be required to comply with all applicable building codes unless otherwise stated in the PDD Ordinance or Code Deviation chart.

Subdivision: The subdivision will not be affected, unless the property owner decides to replat the two lots to combine them into one lot in the future.

Comprehensive Planning Analysis: This request is compatible with the Master Plan based on existing and future use.

Zoning & Planning Commission Recommendation

During the October 21, 2020 meeting, the Commissioners recommended forwarding approval of the PDD unanimously by a vote of 4 – 0 with the following notes and conditions on the requested code deviations:

- 1) Impervious cover – in favor by 3 – 1 (Commissioner Maccini opposed)
- 2) Lot size - No recommendation; Council should handle this one
- 3) 5.5' setback (4--0) DENIAL – recommend minimum 25ft – 40ft setback
- 4) 40ft front setback (4-0) APPROVAL
- 5) 40ft rear setback (4-0) APPROVAL
- 6) BLDG. 1 HEIGHT (3-2) existing rule
- 7) BLDG. 2 46' (denial) existing rule
- 8) Number of units (impervious cover and height met, then a reasonable number should be considered)
- 9) Firetruck turnaround (approved)
- 10) Tree removal (no recommendation)
- 11) Tree (no recommendation)
- 12) Water quality (no recommendation)
- 13) Pool and drainage (there are two #13s, both approved)
- 14) Erosion control (compliance)
- 15) Cut and fill (more development impervious cover and height)

Recommended City Council Action:

The City Council has the following options:

- a) Approve the PDD.
- b) Approve with the modifications recommended by ZAPCO.
- c) Postpone to the next regular City Council meeting.
- d) Deny the PDD.

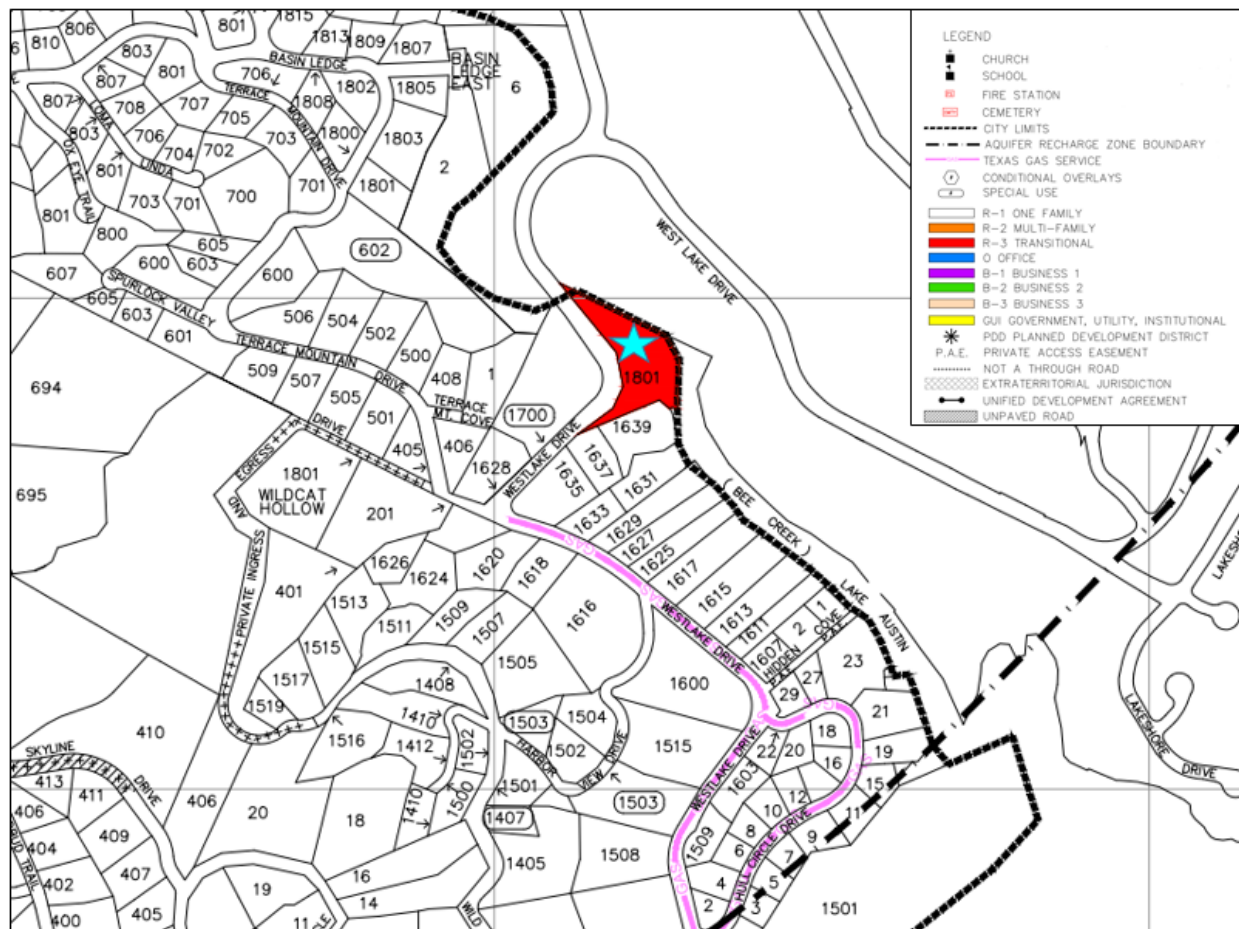
Links to Relevant City Code:

- [Section 22.03.174 Use restrictions in R-3 districts](#)
- [Article 22.03, Division 8 Dimensional Regulations](#)
- [Section 22.03.304 Tree and vegetation removal and replacement](#)
- [Article 38.06 Planned Development Districts](#)
- [Article 38.03 Zoning Districts](#)

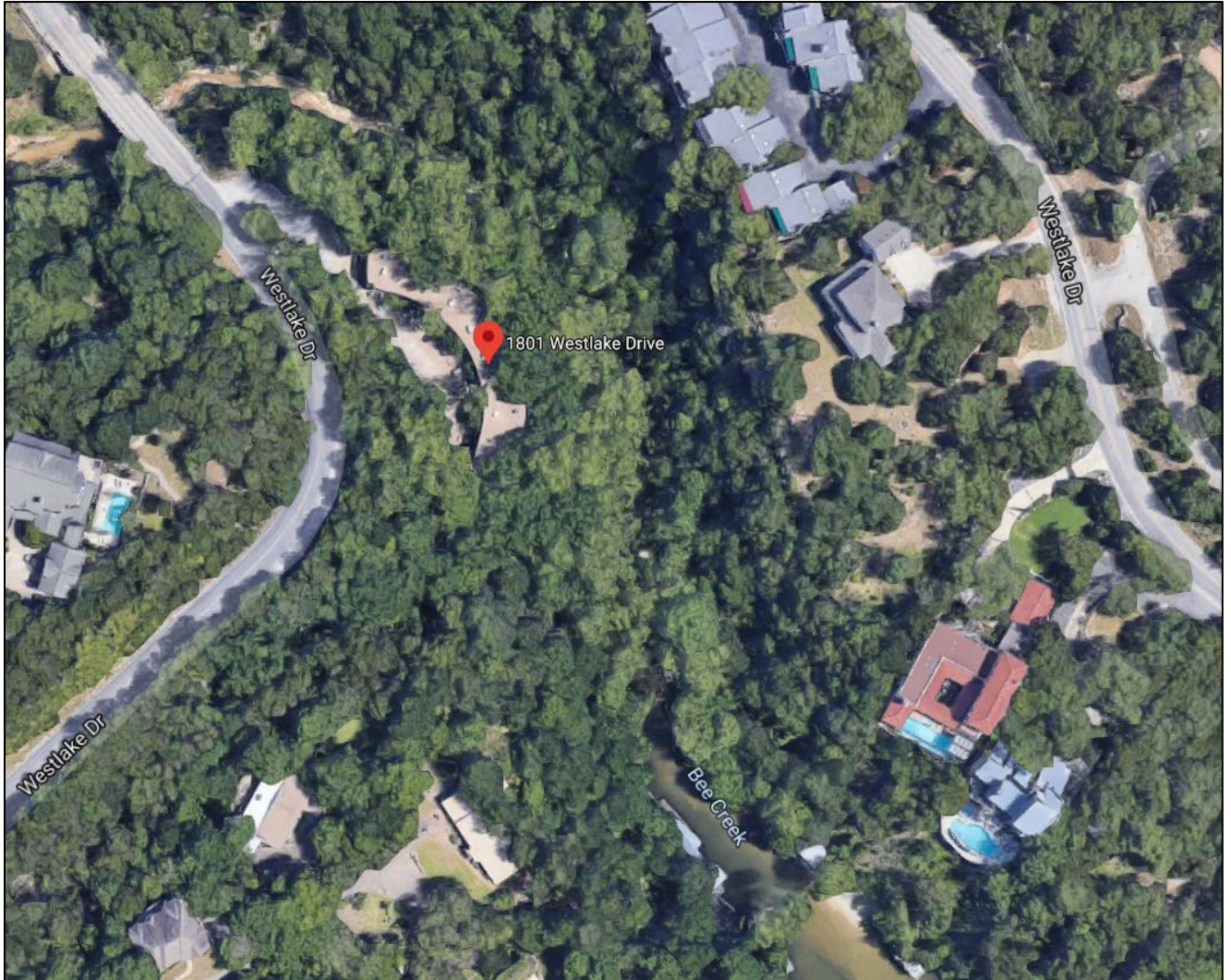
(maps to follow)

Maps

Zoning:



Aerial:



Anjali Naini

From: Josie Whitley [REDACTED] >
Sent: Tuesday, October 20, 2020 8:51 PM
To: Mark pzsec; Anjali Naini
Subject: 1801 Westlake Dr Zoning Change Request

Hello,

My name is Josephine Whitley. I own the property at 1637 Westlake Dr. My husband (Eric Broline, P.E.) and I own the property at 1631 Westlake Dr. These are the two immediately adjacent properties to 1801 Westlake Dr. the owner of which is requesting permission to convert the current apartments to condominiums.

I have a number of concerns:

- 1) A 45 ft. height is wholly inconsistent with the character of Westlake Hills. "The citizens, along with their elected and appointed officials, are dedicated to preserving the rural environment and maintaining the natural beauty of the area." This quote is from the city website.
- 2) The proposed 46 ft height is 2.5 times the current height of 18 feet.
- 3) The proposed height will likely make the higher of the two buildings visible from my bedroom. To grant this variance in the city code will be to grant the request of a property owner to increase the profitability of his land at the expense of the city codes, the expressed character of Westlake Hills, and at the expense of a long time resident who has valued the seclusion and privacy of the area.
- 4) Given that the current structures are to be demolished the southern building should not be allowed to violate current boundary setbacks. If I read the plans correctly the southern edge of a structure is 5.5 feet away from my boundary. "Setbacks. Setbacks of 50 feet along the entire lot perimeter in which nothing can be built and no site clearing (e.g., private sewage facility not prohibited)."
- 5) The number of parking spaces represents an increase from the current 32 to 46.
- 6) Increasing petroleum runoff at the beginning of Bee Creek could adversely affect all property owners in Westlake Hills whose properties are on the creek as well as those who reside in the Austin ETJ.
- 7) The removal of a number of very large trees is a concern and will increase runoff into Bee Creek.
- 8) While it is entirely appropriate for the owner of 1801 Westlake Dr. to desire a plan that could increase the profitability of the property, the responsibility of the Zoning & Planning Commission is to represent the community as a whole.
- 9) When I purchased my property in 1981, I was told that the "Boca Chica" property would only retain its multi-family zoning until 1999. Obviously, that has been modified.
- 10) I have had apartment renters gather wood from my property, use my property to "dock" or store watercraft, and otherwise use my property without my permission and without any concern for property boundaries.
- 11) I have a very clear memory of the flooding that occurred on Bee Creek in the 1981 flood. Obviously, the Bee Creek Bridge is a great improvement to Westlake Dr.; however, the property still sits in a relatively low area and I believe may be subject to flood risk.

For these reasons, I strongly oppose the requested variance. I will attend the meeting (virtually) and request permission to speak.

Sincerely,

Josephine Whitley
1637 Westlake Dr.
Westlake Hills, TX 78746
(512) 934-0399



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

TERRENCE L. IRION

(512) 615-6653

June 5, 2020

Travis Askey
City of West Lake Hills

TAskey@westlakehills.org

Re: Planned Development District Application at 1801 Westlake Drive

Dear Mr. Askey:

We are submitting the draft of our Planned Development District Application electronically due to the current covid situation. You will find attached the following documents:

1. Zoning Change Application applying for Planned Development District, signed by Terrence L. Irion as attorney;
2. Special Power of Attorney Forms for 1801 Westlake Drive Venture, LLC and BV Austin Apartments, LLC to be signed and notarized;
3. Draft of the PDD Ordinance;
4. Survey of the property;
5. PD Master Plan; and
6. Deeds showing proof of ownership.

We are working on having our clients execute and return the original Powers of Attorney and will forward those to you shortly. We will need to discuss the drainage plan per the City's Drainage and Erosion Control Manual with your engineer and the applicant's engineer, Dan Brown with Malone Wheeler. Please advise if you require a hard copy to be mailed to your office along with the \$2,500.00 application fee. Please note that we have not included the calculations for variances in the fee which may change. Please contact our office if you have any questions or need any additional information.

Sincerely,



Terrence L. Irion

cc: Craig Van De Mark
Brian Van De Mark
Judy Yhu

[Redacted]

ZONING CHANGE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

****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.

1801 Westlake Drive
Venture, LLC and BV Austin
Apartments, LLC
Property Owner: _____ Phone: 512-615-6650

Email: _____
Address: 1801 Westlake Drive City: Austin State: TX Zip: 78746

Agent*: Terrence L. Irion Phone: 512-615-6650

Email: _____
Address: 805 Las Cimas Parkway, Bldg. III, Suite 350 City: Austin State: TX Zip: 78746

*Please submit Power of Attorney form designating authorized agent.

PROJECT INFORMATION

Property Address: 1801 Westlake Drive, Austin, TX 78746

Subdivision Name: Westlake Cove Addition

Block: _____ Lot: 1 Tax Parcel ID: 0119130707

Current Zoning Classification: LA Total Lot Area: 1.948 acres

Proposed Zoning Classification: _____ Applying for Variance ☐ Yes ☐ No
(if yes, please submit separate variance application)

Applying for a Planned Development District (PDD)? ☒ Yes ☐ No

If yes, what is the proposed base zoning classification? R-3

Present Land Use: Apartments

Present land use of adjacent properties: Single Family Residential



ZONING CHANGE APPLICATION

Types and location of existing structures on subject property: The Property currently has one 2-story building
with 26 residential units that has 19,415.50 sq. ft. of living area and occupying 34,460 sq. ft. of impervious cover.

Brief description of proposed project including proposed land use:

The proposed project will be a 2-building condominium, a 3-story and a 4-story building, consisting of 20 new units and
occupying 33,545 sq. ft. of impervious cover. The new project will stay within the existing setbacks; will not increase
impervious cover from existing; will increase parking, and provide a firetruck access lane and turnaround.

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

6/15/2020
Date

Terrence L. Drion
Printed Name

APPLICATION CHECKLIST

Zoning Change 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 ZAPCO Chairperson explaining zoning change request and proposed use
- ☐ Property survey
- ☐ Proposed site plan and 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*)



ZONING CHANGE APPLICATION

PDD Request Checklist

(Refer to Article 38.06 of the City Code)

- ☐ 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*). Requirement can be waived by Council.
- ☐ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☐ Property survey
- ☐ Pictures of property
- ☐ Elevations, renderings, perspectives of proposed development
- ☐ Drainage plan per City's Drainage and Erosion Control Design Manual
- ☐ PD Master Plan (*includes site plan identifying existing site conditions, tree survey, proposed layout of building locations, proposed land uses and densities, open space boundaries, access points to streets and internal streets, proposed sidewalks/trails, and any other information as required by the City*)
- ☐ PD Informational Statement
- ☐ Draft PDD Ordinance including development standards, code deviations, and exhibits including information described in this checklist. Contact staff for example PDD Ordinance.
- ☐ Adequate utilities such a water, wastewater, electricity (*applicant will need to coordinate with the appropriate entities for utilities*)
- ☐ Payment of application fees by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*)

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Newspaper notice deadline: _____ Publication Date: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council Meeting: _____

City Council Action: _____

Notes:



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Brian Van De Mark, Manager
have made, constituted and appointed Terrence L. Irion
to be my duly authorized representative in connection with an application dated June 5, 2020,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.
BV Austin Apartments, LLC

By: Brian Van De Mark, Manager
Property Owner/Applicant Name

Brian Van De Mark
Property Owner/Applicant Signature

<u>1801 Westlake Drive</u>	<u>Austin</u>	<u>TX</u>	<u>78746</u>
Street Address	City	State	Zip Code

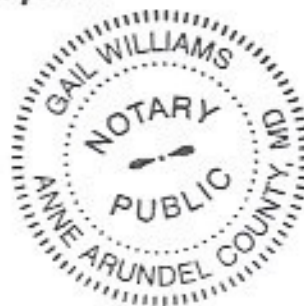
410-212-4555
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 6 day of June, 20 20.

A handwritten signature in black ink, appearing to be "Gail Williams", written over a horizontal line.

Notary Public in and for the State of ~~Texas~~ Maryland

My Commission Expires 4.24.2021





SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Craig M. Van De Mark, Manager
have made, constituted and appointed Terrence L. Irion
to be my duly authorized representative in connection with an application dated June 5, 2020,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.
1801 Westlake Drive Venture, LLC

By: Craig M. Van De Mark, Manager
Property Owner/Applicant Name

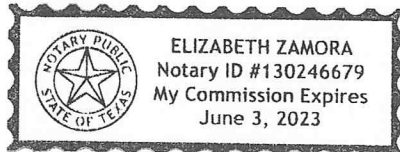
Craig M. Van De Mark, Manager
Property Owner/Applicant Signature

<u>1801 Westlake Drive</u>	<u>Austin</u>	<u>TX</u>	<u>78746</u>
Street Address	City	State	Zip Code

713-320-5164
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 9 day of June, 20 20.

Elizabeth Zamora
Notary Public in and for the State of Texas





SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: January 4, 2012

GRANTOR: Nueces Capital Partners, Ltd., a Texas limited partnership (as to an undivided 1/3 interest); Craig M. Van De Mark (as to an undivided 1/3 interest); and Brian Van De Mark (as to an undivided 1/3 interest)

GRANTOR'S MAILING ADDRESS:

Craig M. Van De Mark and Nueces Capital Partners, Ltd.
3865 Chevy Chase Drive, Houston, TX 77009

Brian Van De Mark
46E Queen Anne Way, Chester, MD 21619

GRANTEE: 1801 Westlake Drive Venture LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS: 3865 Chevy Chase Drive, Houston, TX 77019

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the items listed on Exhibit "B" attached hereto and made a part hereof to the extent that they are valid, existing, properly of record and affect the property; and, subject, further, to taxes for the year 2012 and subsequent years.

SPECIAL WARRANTY DEED

Page 13

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Nueces Capital Partners, Ltd., a Texas limited partnership

By: Nueces Capital Partners Management, Company, LLC, a Texas limited liability company, its General Partner

By: Craig M. L.

Name: Craig M. Van De Mark

Title: Manager

Craig M. L.

Craig M. Van De Mark also known as
Craig Van De Mark

Brian Van De Mark

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Nueces Capital Partners, Ltd., a Texas limited partnership

By: Nueces Capital Partners Management, Company, LLC, a Texas limited liability its company, its General Partner

By: _____

Name: Craig M. Van De Mark

Title: Manager

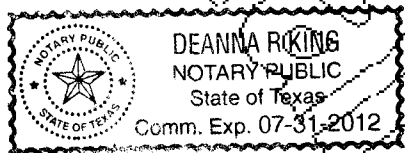
Craig M. Van De Mark

Brian Van De Mark
Brian Van De Mark

Acknowledgment

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 4th day of January, 2012, by Craig M. Van De Mark, Manager of Nueces Capital Partners Management Company, LLC, a Texas limited liability company, General Partner of Nueces Capital Partners, Ltd., a Texas limited partnership, on behalf of said limited partnership.

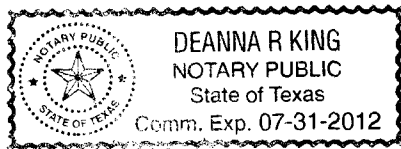


[Signature]
Notary Public, State of Texas

Acknowledgment

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 4th day of January, 2012, by Craig M. Van De Mark.



[Signature]
Notary Public, State of Texas

SPECIAL WARRANTY DEED

Page 3

Acknowledgment

STATE OF Maryland
COUNTY OF Queen Anne's

This instrument was acknowledged before me on the 4th day of
January, 2012, by Brian Van De Mark.

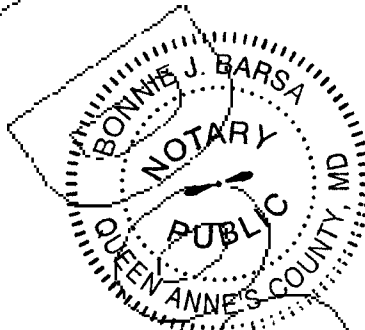
My Commission Expires 10/6/15

Bonnie J. Barsa
Notary Public, State of Maryland

After Recording Return To:

1801 Westlake Drive Venture LLC
3865 Chevy Chase Drive
Houston, TX 77019

Dj2266-sw



SPECIAL WARRANTY DEED

Page 4

EXHIBIT "A"

TRACT 1: Lot 1 of WESTLAKE COVE ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 82, Page 41 of the Plat Records of Travis County, Texas. Said plat corrected as to surveyor's notes by instrument recorded in Volume 13020, Page 284 of the Real Property Records of Travis County, Texas.

TRACT 2: Being all of that certain 0.4 acre tract of land, more or less, out of the Wilkenson Sparks Survey No. 4 situated in Travis County, Texas, being the same tract of land described by metes and bounds under "Second Tract" in deed dated July 24, 2002, to Robert E. Price, Trustee of the Westlake Cove Apartments Trust recorded under Document No. 2002152483 of the Official Public Records of Travis County, Texas.

EXHIBIT B

Volume 82, Page 41 of the Plat Records and Volume 651, Page 68 and Volume 847, Page 77 of the Deed Records, all of Travis County, Texas. (TRACT 1)

Volume 818, Page 568 of the Deed Records of Travis County, Texas. (TRACT 2)

1. **Perpetual easement and right to the use and control of inundation submerge and overflow granted to the City of Austin by instrument dated February 2, 1939, recorded in Volume 608, Page 196 of the Deed Records of Travis County, Texas. (TRACT 2)**
2. **Electric transmission and/or distribution line easement granted to the City of Austin by instrument dated October 15, 1940, recorded in Volume 659, Page 558 of the Deed Records of Travis County, Texas. (TRACT 2)**
3. **Reverter rights for violation of restrictions set forth in deeds dated (i) May 19, 1940, recorded in Volume 651, Page 68 and (ii) March 10, 1947, recorded in Volume 847, Page 77 of the Deed Records of Travis County, Texas. (TRACT 1)**
4. **An undivided One-Half (1/2) interest in and to all of the oil, gas and other minerals, together with all rights related thereto, expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, reserved in deeds dated (i) May 19, 1940, recorded in Volume 651, Page 68 and (ii) March 10, 1947, recorded in Volume 847, Page 77 of the Deed Records of Travis County, Texas. Said mineral estate not traced further herein. (TRACT 1)**
5. **An undivided One-Half (1/2) interest in and to all of the oil, gas and other minerals, together with all rights related thereto, expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, reserved in deeds dated June 10, 1944, recorded in Volume 818, Page 568 of the Deed Records of Travis County, Texas. Said mineral estate not traced further herein. (TRACT 2)**
6. **An undivided One-Half (1/2) interest in and to all of the oil, gas and other minerals, together with all rights related thereto, expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, reserved in deeds dated April 15, 1938, recorded in Volume 589, Page 44 of the Deed Records of Travis County, Texas. Said mineral estate not traced further herein. (TRACT 2)**
7. **Building setback lines of varied distances located along the perimeters of the property as shown on the plat recorded in Volume 82, Page 41 of the Plat Records of Travis County, Texas. (TRACT 1)**
8. **Drainage easement of varied width located along the northerly, easterly and southerly property lines as shown on the plat recorded in Volume 82, Page 41 of the Plat Records of Travis County, Texas. (TRACT 1)**
9. **Right-of-way easement for the purpose of maintaining and connecting a wastewater line retained in deed dated August 1, 1978, recorded in Volume 6270, Page 2156 of**

the Deed Records of Travis County, Texas. (TRACT 2)

10. Intentionally Deleted
11. Terms, conditions and stipulations contained in that certain Service and Easement Agreement dated January 29, 1998, by and between Scott Vandermark and Time Warner Entertainment - Advance/Newhouse Partnership d/b/a Time Warner Cable, evidenced by that certain Easement and Memorandum recorded in Volume 13123, Page 231 of the Real Property Records of Travis County, Texas. (TRACT 1)
12. Terms, conditions and stipulations contained in that certain Cable Television Installation Agreement dated May 1, 1984, by and between Lou Williams and American Television and Communications Corporation dba Austin Cablevision evidenced by that certain Easement and Memorandum recorded in Volume 8863, Page 84 of the Real Property Records of Travis County, Texas. (TRACT 1)
13. Changes in area or boundary resulting from erosion, accretion or avulsion caused by Colorado River (Lake Austin), which forms a boundary of the subject property. (TRACT 2)
14. Any and all leases, recorded or unrecorded, with rights of tenants in possession.
15. Intentionally Deleted
16. Intentionally Deleted
17. Encroaching of building into 10 foot wide drainage easement as shown on survey dated November 3, 2011, prepared by Thomas P. Dixon, Registered Professional Land Surveyor No. 4324 ("the Survey").
18. Location of electric line and anchor wire as shown on the Survey
19. Encroachment of wood deck, concrete walk and pool into drainage easement as shown on the Survey.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 06, 2012 03:55 PM 2012002571
BENAVIDESV: \$44.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 23, 2019 09:30 AM Fee: \$42.00

2019201354

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

§

§

THAT **1801 WESTLAKE DRIVE VENTURE LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **BRIAN S. VAN DE MARK**, an individual residing in Chester, Maryland ("Grantee"), whose mailing address is 1622 Bayside Drive, Chester, Maryland 21619, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee an undivided 33.33 percent interest in those two (2) certain tracts or parcels of land, with Tract 1 containing approximately 1.98 acres and Tract 2 containing approximately 0.40 acres, both lying and being situated in the State of Texas and County of Travis, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (collectively, the "Property"), together with (a) all improvements thereon, (b) all rights and appurtenances belonging or pertaining thereto, (c) all right, title and interest of Grantor in and to all strips, gores, easements, leases, rights of ingress or egress, streets, alleys and other rights-of-way abutting, adjoining or benefiting such land or improvements, and (d) all right, title and interest of Grantor in and to all applications, permits, plats, plans, governmental approvals, soils and engineering reports, reimbursements for costs or fees paid relating to such land, development fees, development fee waivers or credits or other entitlements.

from any applicable governmental authority relating to such land, utility service commitments or allocations, and all other rights and benefits relating to the development of such land.

THIS CONVEYANCE is made and accepted subject to any and all matters, restrictions, covenants, conditions, ordinances, rights of way, easements, shortages in area, matters shown on surveys, maps or plats, maintenance charges and the lien securing said charges, and all outstanding mineral and royalty interests, if any, affecting the Property, filed of public record in the office of the County Clerk of Travis County, Texas to the extent, but only to the extent, the same are now in force and effect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT and FOREVER DEFEND** all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

AD VALOREM TAXES with respect to the Property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

EXECUTED effective as of the 2nd day of December, 2019

1801 WESTLAKE DRIVE VENTURE LLC
a Texas limited liability company

By: Craig M. Van De Mark, Manager
Craig M. Van De Mark, Manager

By: Brian S. Van De Mark, Manager
Brian S. Van De Mark, Manager

THE STATE OF TEXAS

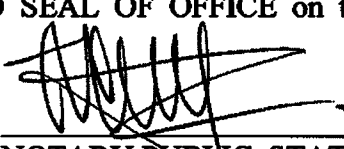
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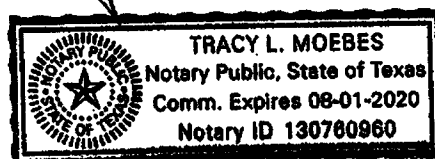
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Craig M. Van De Mark, Manager of 1801 Westlake Drive Venture LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of December, 2019.

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:


NOTARY PUBLIC, STATE OF TEXAS



THE STATE OF MARYLAND

§

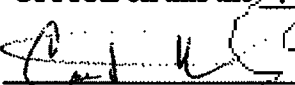
COUNTY OF QUEEN ANNE'S

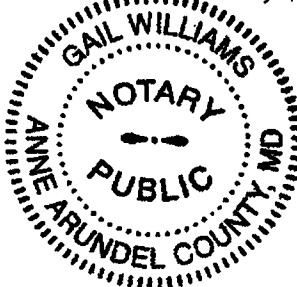
§

BEFORE ME, the undersigned authority, on this day personally appeared Brian S. Van De Mark, Manager of 1801 Westlake Drive Venture LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of December, 2019.

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW: 4.24.2021


NOTARY PUBLIC, STATE OF Maryland



AFTER RECORDING RETURN TO:

Craig M. Van De Mark
3865 Chevy Chase Drive
Houston, Texas 77019

EXHIBIT "A"**Legal Description of the Property**

TRACT 1: Lot 1 of WESTLAKE COVE ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 82, Page 41 of the Plat Records of Travis County, Texas. Said Plat corrected as to surveyor's notes by instrument recorded in Volume 13020, page 284 of the Real Property Records of Travis County, Texas.

TRACT 2: Being all of that certain 0.4 acre tract of land, more or less, out of the Wilkenson Sparks Survey No. 4 situated in Travis County, Texas, being the same tract of land described by metes and bounds under "Second Tract" in deed dated July 24, 2002, to Robert E. Price, Trustee of the Westlake Cove Apartments Trust recorded under Document No. 2002152483 of the Official Public Records of Travis County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 23, 2019 09:30 AM Fee: \$42.00

2019201355

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF TRAVIS §

THAT **BRIAN S. VAN DE MARK**, an individual residing in Chester, Maryland ("Grantor") whose mailing address is 1622 Bayside Drive, Chester, Maryland 21619, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **BV AUSTIN APARTMENTS, LLC**, a Texas limited liability company ("Grantee"), the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has GRANTED, SOLD, AND CONVEYED and by these presents does GRANT, SELL, AND CONVEY unto Grantee an undivided 33.33 percent interest in those two (2) certain tracts or parcels of land, with Tract 1 containing approximately 1.98 acres and Tract 2 containing approximately 0.40 acres, both lying and being situated in the State of Texas and County of Travis, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (collectively, the "**Property**"), together with (a) all improvements thereon, (b) all rights and appurtenances belonging or pertaining thereto, (c) all right, title and interest of Grantor in and to all strips, gores, easements, leases, rights of ingress or egress, streets, alleys and other rights-of-way abutting, adjoining or benefiting such land or improvements, and (d) all right, title and interest of Grantor in and to all applications, permits, plats, plans, governmental approvals, soils and engineering reports, reimbursements for costs or fees paid relating to such land, development fees, development fee waivers or credits or other entitlements from any applicable governmental authority

relating to such land, utility service commitments or allocations, and all other rights and benefits relating to the development of such land.

THIS CONVEYANCE is made and accepted subject to any and all matters, restrictions, covenants, conditions, ordinances, rights of way, easements, shortages in area, matters shown on surveys, maps or plats, maintenance charges and the lien securing said charges, and all outstanding mineral and royalty interests, if any, affecting the Property, filed of public record in the office of the County Clerk of Travis County, Texas to the extent, but only to the extent, the same are now in force and effect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT and FOREVER DEFEND** all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

AD VALOREM TAXES with respect to the Property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

EXECUTED effective as of the 3rd day of December, 2019.

Brian S. Van De Mark

Brian S. Van De Mark

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of December, 2019.

NOTARY PUBLIC, STATE OF MARYLAND

AFTER RECORDING RETURN TO:

Craig M. Van De Mark
3865 Chevy Chase Drive
Houston, Texas 77019

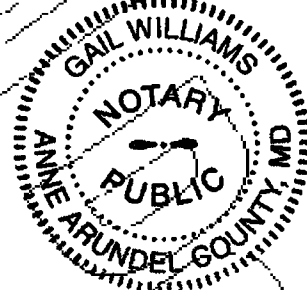


EXHIBIT "A"**Legal Description of the Property**

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Informational Statement

1. The proposed PD District is compatible with the City's Comprehensive Plan in that it retains the current base zoning district classification of R-3 and maintains the use as a low-density multi-family project, without increasing impervious cover or reducing building setbacks. This is accomplished while providing for private covered parking for each unit, designated visitor parking, and code compliant fire department emergency access and turnaround capability.
2. The total acreage of the proposed PD District is 1.948 acres.
3. The development will consist of one 3-story residential building and one 4-story residential building which will be built out in its entirety in one phase.
4. An aerial photograph with the boundaries of the PD Master Plan is attached hereto.

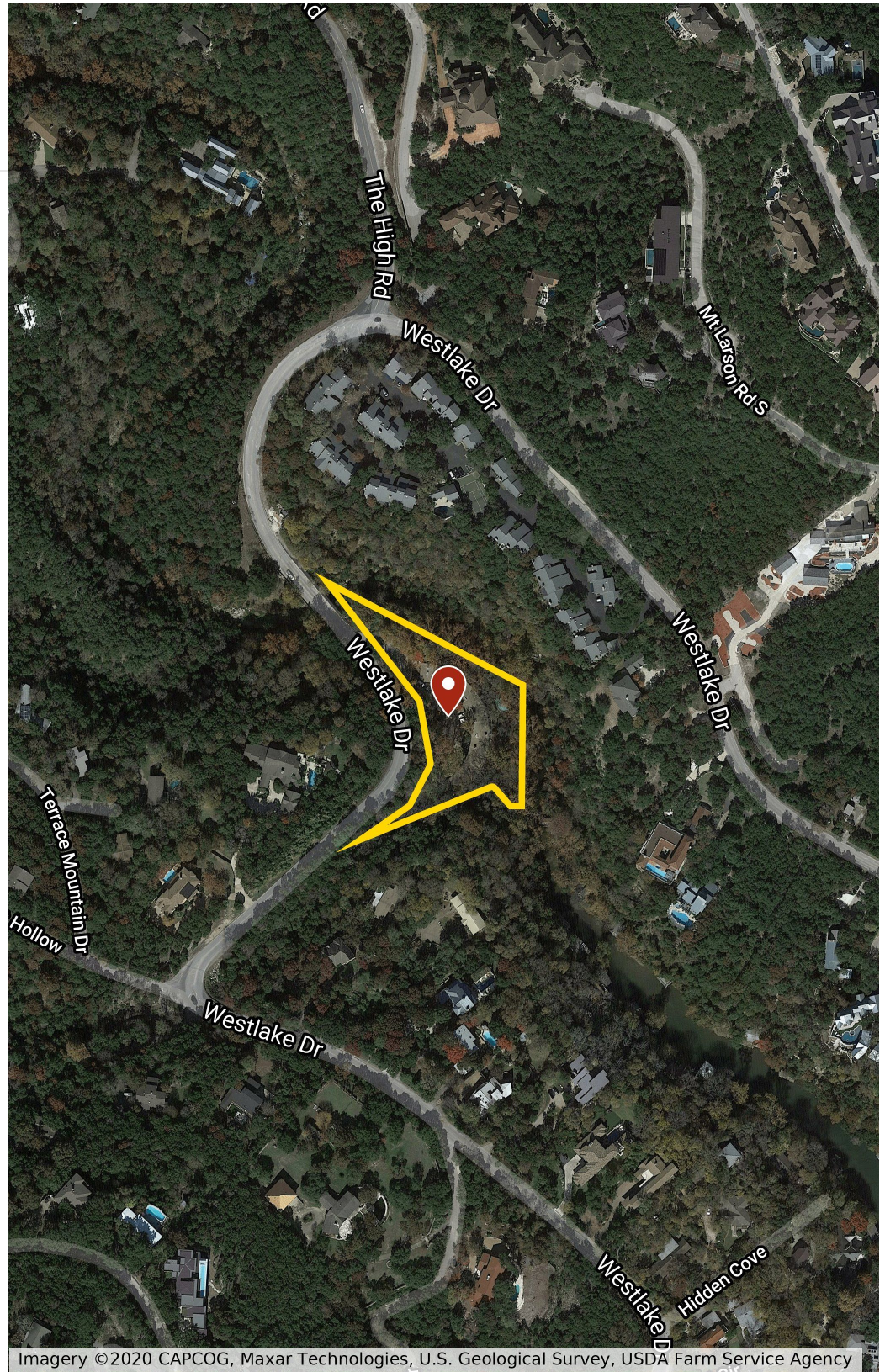
1801 Westlake Drive Aerial Map

Untitled layer

 1801 Westlake Drive

 1801 Westlake Dr

Aerial View with Boundaries



ORDINANCE NO _____

PLANNED DEVELOPMENT DISTRICT #6:

Lago Creek

AN ORDINANCE ENACTING CHAPTER 38, ARTICLE 38.03, DIVISION 2, SECTION 38.03.47 OF THE WEST LAKE HILLS CODE OF ORDINANCES; ESTABLISHING PLANNED DEVELOPMENT DISTRICT NUMBER 6; DESIGNATING THE ZONING OF SUCH PROPERTY AS A PLANNED DEVELOPMENT DISTRICT; APPROVING A PD MASTER PLAN; APPROVING DEVELOPMENT STANDARDS AND CONTAINING OTHER PROVISIONS RELATING TO THE PLANNED DEVELOPMENT DISTRICT; PROVIDING A REPEALER AND SAVINGS CLAUSE, SEVERABILITY CLAUSE; AND PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of West Lake Hills (the "City") previously adopted Article 38.06 of the City Code, the City's Planned Development District Ordinance (the "PD District Ordinance"), which provides standards and procedures for the legislative creation of specialized zoning districts crafted specifically for certain land endeavors (each, a "PD District"); and

WHEREAS, 1801 Westlake Drive Venture, LLC and BV Austin Apartments, LLC (the "Property Owner") has applied to the City for the creation of a PD District over the 2.3352 acres consisting of two (2) tracts of land at 1801 Westlake Drive, West Lake Hills, Texas, Travis County, described as follows:

Tract 1: Lot 1 of WESTLAKE COVE ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 82, Page 41 of the Plat Records of Travis County, Texas. Said Plat corrected as to surveyor's notes by instrument recorded in Volume 13020, Page 284 of the Real Property Records of Travis County, Texas.

Tract 2: Being all of that certain 0.4 acre tract of land, more or less, out of the Wilkenson Sparks Survey No. 4 situated in Travis County, Texas, being the same tract of land described by metes and bounds under "Second Tract" in deed dated July 24, 2002, to Robert E. Price, Trustee of the Westlake Cove Apartments Trust recorded under Document No. 2002152483, of the Official Public Records of Travis County, Texas.

(See *Exhibit "A"* to *Attachment "A"* to this Ordinance) (the "Property"); and

WHEREAS, in support of its application for the development of a condominium on the Property (the "Project"), the Property Owner has submitted to the City the proposed PD

Master Plan attached as *Exhibit "B"* to *Attachment "A"* to this ordinance (the "PD Master Plan"), an information statement, the proposed PD district development standards, and other information required by the City's PD District Ordinance; and

WHEREAS, the proposed changes were reviewed by City staff, including the City's Land Planner, with the consensus being that the proposed changes are reasonable under the circumstances and consistent with Article 38.06 and the PD Master Plan; and

WHEREAS, the City's Building Design Committee reviewed proposal in its early stages; and

WHEREAS, after public notice as required by law, a public hearing was held before the Zoning and Planning Commission (ZAPCO) on _____, at which public testimony was received and information was considered for and against proposed changes in certain zoning classifications; and

WHEREAS, after public notice and public hearing on the proposal, ZAPCO recommended approval of the proposed changes; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

WHEREAS, the City Council now desires to enact an ordinance approving the PD zoning, PD Development Standards, PD Master Plan, and landscape plan for the Property.

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

1. DEFINITIONS

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Terms not defined in this section shall have the meaning customarily assigned to them.

- A. *City.* The City of West Lake Hills, an incorporated municipality located in Travis County, Texas.
- B. *City's Code of Ordinances (Code of Ordinances).* Shall mean the City of West Lake Hills, Texas, adopted Code of Ordinances as adopted or may be amended.
- C. *Development Approvals.* Applications for permits for the Project, including but not limited to building permits, site plan, plats, tree removal permits, which are submitted in conformance with the PD Master Plan, Code of Ordinances, and this Planned Development District.
- D. *Drainage Easement.* Zone reserved for unobstructed drainage flow purposes that may be amended from time to time upon recommendation of the City engineer and approval by the

Zoning & Planning Commission and City Council, provided the area remaining reserved for such purpose is adequate to contain the stormwater runoff.

- E. *Effective Date*. The date upon which this Ordinance is approved by City Council.
- F. *Condominium Owners Association*. A homeowners' or property owners' association established by condominium declarant, as a permanent entity to support long term property maintenance interests of the site. Among these interests will be management of assessments, maintenance over general common areas, and review and approval of all repairs or remodeling to any units.
- G. *PD Master Plan*. A development plan that serves as the basis for the enactment of a planned development district. The plan may be for one or more lots. The plan depicts the existing and proposed conditions of the lot, including: water features; landscaping and open spaces; walkways, means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; screening devices; and any other information required by the City's Code of Ordinances. A PD Master Plan is not required to have an engineer's seal.
- H. *Property Owner*. Any part owner, joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety of the whole or part of a structure, building or land.

2. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

3. ENACTMENT

- A. **Codification**. Chapter 38, Article 38.03, Division 2, Section 38.03.47 of the City of West Lake Hills Code of Ordinances is hereby established to read in accordance with *Attachment "A"*, which is attached and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be inserted into the Code and any struck-through text shall be deleted from the Code, as stated on *Attachment "A"*.
- B. **Zoning Map**. The official zoning map established under Section 38.03.003 of the City's Code of Ordinances is amended to reflect the zoning designations established in *Attachment "A"*.
- C. **Development Plan**: This Ordinance, together with the Attachments and related exhibits, constitutes the development plan for the PD District for the Property created by this Ordinance. All land use and development within the PD District for the Property must conform to the limitations and conditions set forth in this Ordinance, the Attachments, and related exhibits.
- D. **PD Master Plan**. The PD Master Plan attached as *Exhibit "B"* to *Attachment "A"* is hereby approved. Permits for the Project will be issued by the City upon request for construction activities in conformance with this Ordinance, the PD Master Plan, and

Applicable regulations.

- E. Application Regulations.** Except as otherwise specifically provided by this Ordinance, the Attachments, and related exhibits, the Project is subject to all provisions of the City's Code of Ordinances in effect on the date of the City's receipt of a complete application for a permit required by the Code of Ordinances. To the extent any provision of this Ordinance or the Attachments and related exhibits conflict with any provision of the Code of Ordinances or any related regulations, the provisions of this Ordinance, the Attachments, and related exhibits will control.
- F. Variances.** To the extent specific, enumerated provisions of this Ordinance vary from particular provisions of the Code of Ordinances, the approval of this Ordinance, the Attachments, and the related exhibits will be deemed to constitute the approval of variances from those conflicting provisions of the Code of Ordinances.
- G. Attachments and Exhibits.** The following Attachments and their related exhibits are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment A: Chapter 38, Article 38.03, Division 2, Section 38.03.47, Code of Ordinances, with the following exhibits:

Exhibit A: Survey

Exhibit B: PD Master Plan

Exhibit C: Variance and Code Deviations Chart

4. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed as applied to this Project, to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

5. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

8. ENFORCEMENT

The provisions of this Ordinance may be enforced through civil and criminal means in accordance with the Code of Ordinances and state law.

9. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose said meeting was given as required by the Open Meetings Act, chapter 551 of the Texas Government Code. Notice was also provided as required by chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the _____ day of _____, 2020, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of West Lake Hills, Texas.

CITY OF WEST LAKE HILLS:

By: _____
Linda Anthony, Mayor

By: _____
Stephanie Mills, City Secretary

Attachment "A"

City of West Lake Hills
Code of Ordinances
CHAPTER 38: ZONING
ARTICLE 38.03: ZONING DISTRICTS
DIVISION 1. GENERALLY
Sec. 38.03.001 Classification of districts

The city is hereby divided into the following zoning districts:

<u>Abbreviated</u>	<u>Zoning District Designation</u>
R-1	One-Family Residential
R-2	Two-Family Residential
R-3	Transitional Residential
O	Professional and Business Office
B-1	Business 1
B-2	Business 2
B-3	Business 3
GUI	Government, Utility and Institutional
MU1	Mixed Use 1
CO	Conditional Overlay
PDD #1	Planned Development District Number 1
PDD #2	Planned Development District Number 2
PDD #3	Planned Development District Number 3
PDD #4	Planned Development District Number 4
PDD #5	Planned Development District Number 5
<u>PDD #6</u>	<u>Planned Development District Number 6</u>

DIVISION 2. USE REGULATIONS

Sec.38.03.047 PDD #6 Planned Development District Number

(a) Applicability. This section shall apply solely to the following tracts, which shall herein be referred to collectively as the Property:

Tract 1: Lot 1 of WESTLAKE COVE ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 82, Page 41 of the Plat Records of Travis County, Texas. Said Plat corrected as to surveyor's notes by instrument recorded in Volume 13020, Page 284 of the Real Property Records of Travis County, Texas.

Tract 2: Being all of that certain 0.4 acre tract of land, more or less, out of the Wilkenson Sparks Survey No. 4 situated in Travis County, Texas, being the same tract of land described by metes and bounds under "Second Tract" in deed dated July 24, 2002, to Robert E. Price, Trustee of the Westlake Cove Apartments Trust recorded under Document No. 2002152483, of the Official Public Records of Travis County, Texas.

(b) Development Approvals. Applications for permits for the Project (including but not limited to Building Permits, Site Plan, Plats) shall be submitted in conformance with the Code of Ordinances, and this section (PDD #6). If there is a conflict between this section and any other rule or regulation of the city, and the conflicting rules or regulations cannot be harmonized so that both be given effect, the provisions of this section shall govern.

(c) Base Zoning District. The Property is hereby zoned PDD #6, Base District Transitional Residential (R-3), and shall hereafter be governed by the rules applying in that zoning district, as may be modified by this section.

(d) Development Standards for Property. The development regulations for Property will be consistent with those applicable to the base districts (See Sec. 38.03.047(c) above), except as otherwise provided in these development standards.

(1) Land Use. The approved use of the Property is a new 20-unit condominium project described as follows:

- (i) Building 1:** A 3-story building with 12 x 2-bedroom units. Each 2 bedroom unit will not exceed 2,100 square feet of floor area.
- (ii) Building 2:** A 4-story building with 2 x 2-bedroom and 6 x 3-bedroom units. Each 2-bedroom unit will not exceed a floor area of 2,100 square feet and each 3-bedroom unit will not exceed a floor area of 2,500 square feet.

- (2) **Height.** The maximum roof height of Building 1 will be 35 feet, and the maximum roof height of Building 2 will be 46 feet.
- (3) **Density.** The maximum number of units will be 20 units: 12 units in Building 1 and 8 units in Building 2.
- (4) **Mass.** The entire project will have a ground footprint of 19,611 square feet: 12,004 square feet in Building 1 and 7,607 square feet in Building 2.
- (5) **Parking and Access.** Access shall include a firetruck access lane and turnaround; 24 covered parking spaces for residents in Building 1 (2 spaces per unit); 16 covered parking spaces in Building 2 (2 spaces per unit); and 6 uncovered parking spaces for guests which will include 2 handicap parking spaces, one of which will be van accessible.
- (6) **Impervious Cover.** The maximum impervious cover will be 34,599 square feet (34.01%).
- (7) **Setbacks.** The footprint of the two buildings will have the following setback lines: Front street setback is 50 feet; rear setback is 40 feet along the creek; 5.5 feet on the south side; and 50 feet on the north side Property Line.
- (8) **Building Design and Construction.** All building construction will conform to the applicable technical and construction codes as adopted by the City, including the most current adopted versions of the International Building Code, Residential Code, Plumbing Code, Mechanical Code, Fuel Gas Code, Energy Conservation Code, Fire Code, and National Electric Code. The Building will likely be steel or concrete structures with primarily glass curtain walls. Both buildings will have a flat roof with a gravel or turf finish.
- (9) **Condominium Management.** A condominium declaration will be recorded; a condominium owners association will be formed; and the association's board will manage assessments, maintenance over general common areas, and review and approval of all repairs or remodeling to any units. A copy of the declaration will be made available for final approval by the City Council.

**ATTACHMENT
TO
PD MASTER PLAN**

Development Standards for Property. The development regulations for Property will be consistent with those applicable to the base districts (See Sec. 38.03.047(c)), except as otherwise provided in these development standards.

- (1) Land Use.** The approved use of the Property is a new 20-unit condominium project described as follows:

 - (i) **Building 1:** A 3-story building with 12 x 2-bedroom units. Each 2 bedroom unit will not exceed 2,100 square feet of floor area.
 - (ii) **Building 2:** A 4-story building with 2 x 2-bedroom and 6 x 3-bedroom units. Each 2-bedroom unit will not exceed a floor area of 2,100 square feet and each 3-bedroom unit will not exceed a floor area of 2,500 square feet.
- (2) Height.** The maximum height roof of Building 1 will be 35 feet, and the maximum roof height of Building 2 will be 46 feet.
- (3) Density.** The maximum number of units will be 20 units: 12 units in Building 1 and 8 units in Building 2.
- (4) Mass.** The entire project will have a ground footprint of 19,611 square feet: 12,004 square feet in Building 1 and 7,607 square feet in Building 2.
- (5) Parking and Access.** Access shall include a firetruck access lane and turnaround; 24 covered parking spaces for residents in Building 1 (2 spaces per unit); 16 covered parking spaces in Building 2 (2 spaces per unit); and 6 uncovered parking spaces for guests which will include 2 handicap parking spaces, one of which will be van accessible.
- (6) Impervious Cover.** The maximum impervious cover will be 34,599 square feet (34.01%).
- (7) Setbacks.** The footprint of the two buildings will have the following setback lines: Front street setback is 50 feet; rear setback is 40 feet along the creek; 5.5 feet on the south side; and 50 feet on the north side Property Line.

(8) Building Design and Construction. All building construction will conform to the applicable technical and construction codes as adopted by the City, including the most current adopted versions of the International Building Code, Residential Code, Plumbing Code, Mechanical Code, Fuel Gas Code, Energy Conservation Code, Fire Code, and National Electric Code. The Building will likely be steel or concrete structures with primarily glass curtain walls. Both buildings will have a flat roof with a gravel or turf finish.

(9) Condominium Management. A condominium declaration will be recorded; a condominium owners association will be formed; and the association's board will manage assessments, maintenance over general common areas, and review and approval of all repairs or remodeling to any units. A copy of the declaration will be made available for final approval by the City Council.

Waterloo Surveyors Inc.
SURVEY PLAT

EXHIBIT "A"

J13032A

TREE NOTE:

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

TREE, DRIPLINE & NUMBER

TREES TO BE REMOVED *(#, TYPE, SIZE)*
FLAGGED TREES +(#, TYPE, SIZE)+

TREE LIST:
TYPE SIZE

21, LIVE OAK 16"
22, LIVE OAK 10"
69, SYCAMORE 17"
70, SYCAMORE 20"
71, SYCAMORE 8"
75, HACKBERRY 19" 18"
76, CHINABERRY 8"
77, ELM 9"
78, ELM 8"
79, SYCAMORE 18"
80, SYCAMORE 12"
81, SYCAMORE 14"
82, SYCAMORE 8"
83, HACKBERRY 9"
84, HACKBERRY 11"
85, HACKBERRY 11"
86, HACKBERRY 11"
87, SYCAMORE 17"
88, SYCAMORE 10"
89, ELM 16"
90, SYCAMORE 8"
104, HACKBERRY 11"
105, SYCAMORE 16"
106, ELM 8" 5"
107, ELM 9"
108, JUNIPER 9"
109, SYCAMORE 9"
110, JUNIPER 11"
111, SYCAMORE 10"
114, CHINABERRY 8"
116, SYCAMORE 9"
117, JUNIPER 9"
118, CHINABERRY 8"
152, SYCAMORE 9" 5"
157, SYCAMORE 11"
164, SYCAMORE 9"
168, ELM 12" 7"
+190, ELM 17" 16" 13" +
+197, ELM 25" 22" +*
217, HACKBERRY 8"
219, SYCAMORE 24"
220, SYCAMORE 13"
221, ELM 11"
222, SYCAMORE 11"
223, HACKBERRY 9"
224, SYCAMORE 18"
225, SYCAMORE 20"
226, ELM 13"
227, ELM 11" 8"
228, SYCAMORE 14"
229, SYCAMORE 12"
230, HACKBERRY 10"
232, CYPRESS 17"
233, SYCAMORE 9"
234, SYCAMORE 26"
235, SYCAMORE 19"

TREE LIST: (cont.)
TYPE SIZE

236, SYCAMORE 11"
237, ELM 10"
238, SYCAMORE 12"
240, SYCAMORE 17"
242, SYCAMORE 8"
251, SYCAMORE 13"
252, SYCAMORE 17"
+*278, ELM 20" 15" +*
+*285, ELM 24" +*
306, SYCAMORE 16"
313, ELM 15"
315, ELM 13"
321, SYCAMORE 17"
+357, ELM 8" 8" 7" 5" 9" +
+358, ELM 20" +
359, SYCAMORE 17"
360, SYCAMORE 13" 10"
361, HACKBERRY 10"
362, SYCAMORE 32"
363, HACKBERRY 10"
364, SYCAMORE 12"
365, SYCAMORE 25"
373, SYCAMORE 12"
374, SYCAMORE 14"
375, ELM 8"
384, SYCAMORE 10"
385, SYCAMORE 9"
388, ELM 25"
389, ELM 11"
+404, ELM 27" +
406, LIGUSTRUM 9"
407, ELM 18"
408, ELM 12"
409, ELM 10"
410, ELM 12"
412, SYCAMORE 18"
413, LIGUSTRUM 9" 7"
414, ELM 13"
415, SYCAMORE 29"
422, SYCAMORE 14"
425, SYCAMORE 20"
+430, SYCAMORE 24" +
439, SYCAMORE 21"
441, SYCAMORE 19"
452, SPANISH OAK 14"
454, JUNIPER 13"
455, JUNIPER 13"
+*457, ELM 22" 17" +*
460, HACKBERRY 21"
463, HACKBERRY 8"
466, JUNIPER 8"
467, ELM 8"
468, ELM 8" 7"
469, JUNIPER 11"
471, LIGUSTRUM 8" 4"
473, ELM 25"

TREE LIST: (cont.)
TYPE SIZE

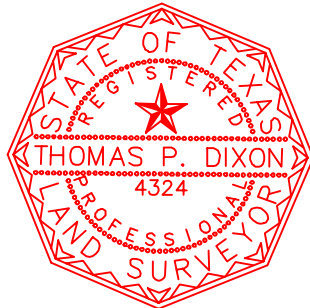
476, ELM 17"
477, LIGUSTRUM 10"
+490, CHINABERRY 16" *
+491, CHINABERRY 17" 6" 5" +
504, ELM 10"
505, ELM 20"
507, ELM 11"
509, ELM 11"
512, ELM 19"
513, HACKBERRY 14"
514, HACKBERRY 8" 7"
515, ELM 11"
+*564, ELM 19" +*
565, ELM 8"
566, SYCAMORE 9"
567, SYCAMORE 12"
568, ELM 8"
569, ELM 8"
570, SYCAMORE 16"
571, SYCAMORE 17"
575, ELM 18"
576, ELM 15"
577, ELM 8"
578, SYCAMORE 9"
579, SYCAMORE 8"
580, ELM 17"
+*583, SPANISH OAK 8" *
590, LIGUSTRUM 8"
592, HACKBERRY 8"
593, SYCAMORE 16"
596, SYCAMORE 16"
597, SYCAMORE 8"
598, ELM 9"
602, JUNIPER 8"
604, JUNIPER 8"
608, SPANISH OAK 9"
610, SPANISH OAK 8" 7"
611, JUNIPER 10"
613, JUNIPER 11"
634, JUNIPER 10" 6" 5"
635, JUNIPER 10"
642, LIGUSTRUM 9" 5"
643, LIGUSTRUM 9" 7" 4"
644, ASH 9"
646, ELM 19"

TREE LIST: (cont.)
TYPE SIZE

655, HACKBERRY 11
656, CREPE MYRTLE 8 6
657, CREPE MYRTLE 12
658, SYCAMORE 7
659, JUNIPER 6
660, CHINABERRY 4
661, HACKBERRY 4
662,dead SYCAMORE 4
663, CHINABERRY 6
664, ELM 5
665, ELM 4
666, CHINABERRY 4
667, CREPE MYRTLE 6
668,tree 3 3 3 2
669, SYCAMORE 14
670, RED OAK 8
671, PALM 6 4
672,dead SYCAMORE 4
673, SYCAMORE 14
674, LIGUSTRUM 3 3 2 2 2 2
675, LOQUAT 6
676, CREPE MYRTLE 2 2 2
677, LOQUAT 5
678, JUNIPER 6
679, HACKBERRY 6
680, JUNIPER 6
681, SPANISH OAK 8
682, LOQUAT 5 4
683, JUNIPER 7 3
684, SPANISH OAK 4
685, JUNIPER 5
686, JUNIPER 8
687, HACKBERRY 5
689, LIGUSTRUM 7
690, SYCAMORE 20 5
691, SYCAMORE 20

SCALE
1" = 40'

LEGEND
FOUND 1/2" IRON ROD FIR
FOUND "X" FNDX
FOUND 1/2" IRON ROD W/CAP FNDX
WOOD FENCE ————
WROUGHT IRON FENCE —X—X—
GUARD RAIL —X—X—
WATER METER (W)
UTILITY POLE & e
ELECTRIC LINE e
CLEANOUT (C) e
(RECORD)



State of Texas:
County of Travis:

Thomas P. Dixon R.P.L.S. 4324
FIRM #10124400

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 5 6 Conditions II Survey.

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445J, Zone: A & AE, Dated: 1/6/216.

Dated this the 3rd day of NOVEMBER, 2011.
Tree & topography added this the 4th day of JUNE, 2018.
Trees updated this the 5th day of AUGUST, 2020.

OWNER:
1801 WESTLAKE DRIVE VENTURE, LLC

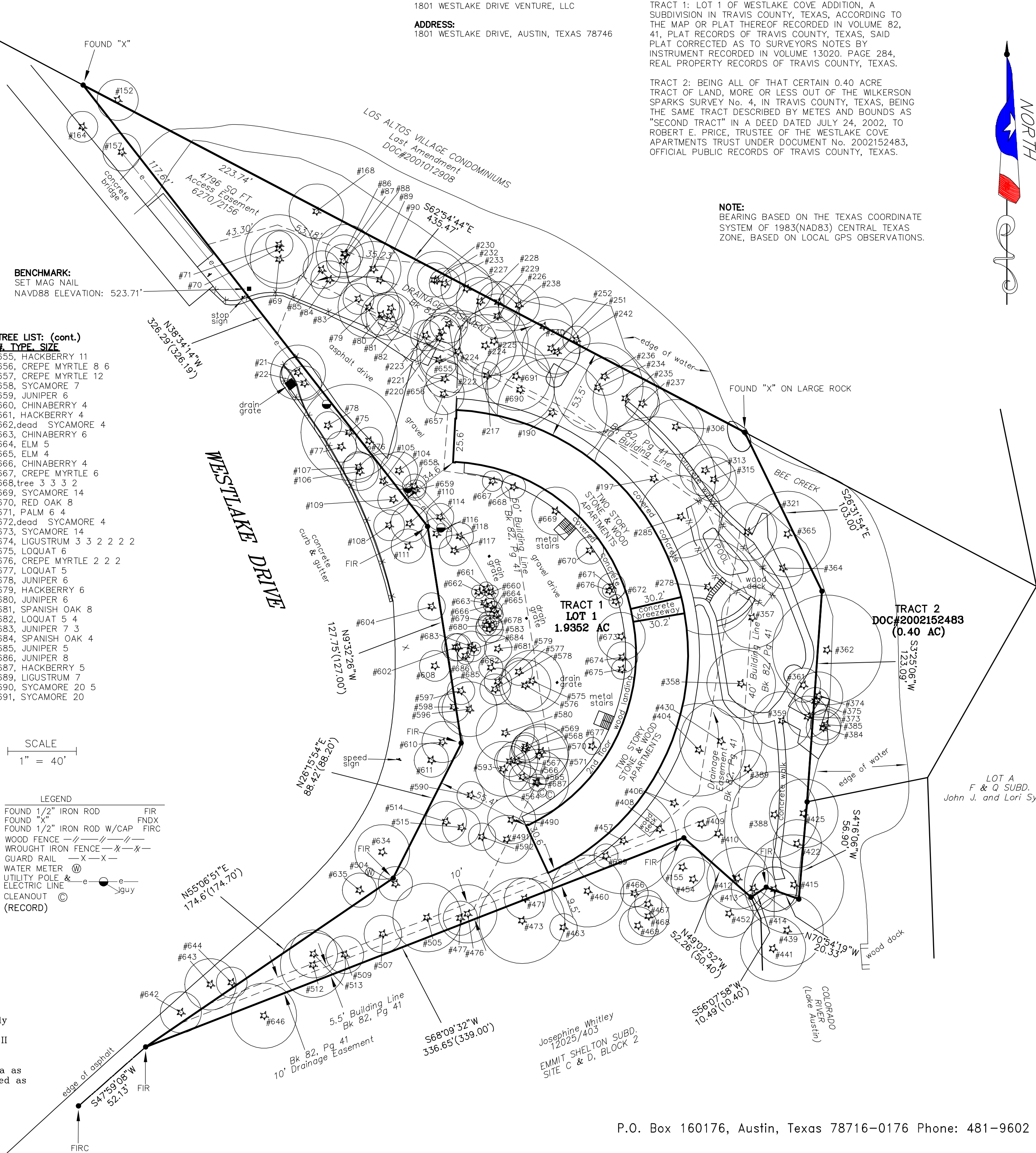
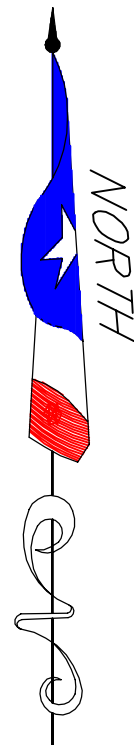
ADDRESS:
1801 WESTLAKE DRIVE, AUSTIN, TEXAS 78746

LEGAL DESCRIPTION:

TRACT 1: LOT 1 OF WESTLAKE COVE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82, 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PLAT CORRECTED AS TO SURVEYORS NOTES BY INSTRUMENT RECORDED IN VOLUME 13020. PAGE 284, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN 0.40 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE WILKERSON SPARKS SURVEY No. 4, IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS AS "SECOND TRACT" IN A DEED DATED JULY 24, 2002, TO ROBERT E. PRICE, TRUSTEE OF THE WESTLAKE COVE APARTMENTS TRUST UNDER DOCUMENT No. 2002152483, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

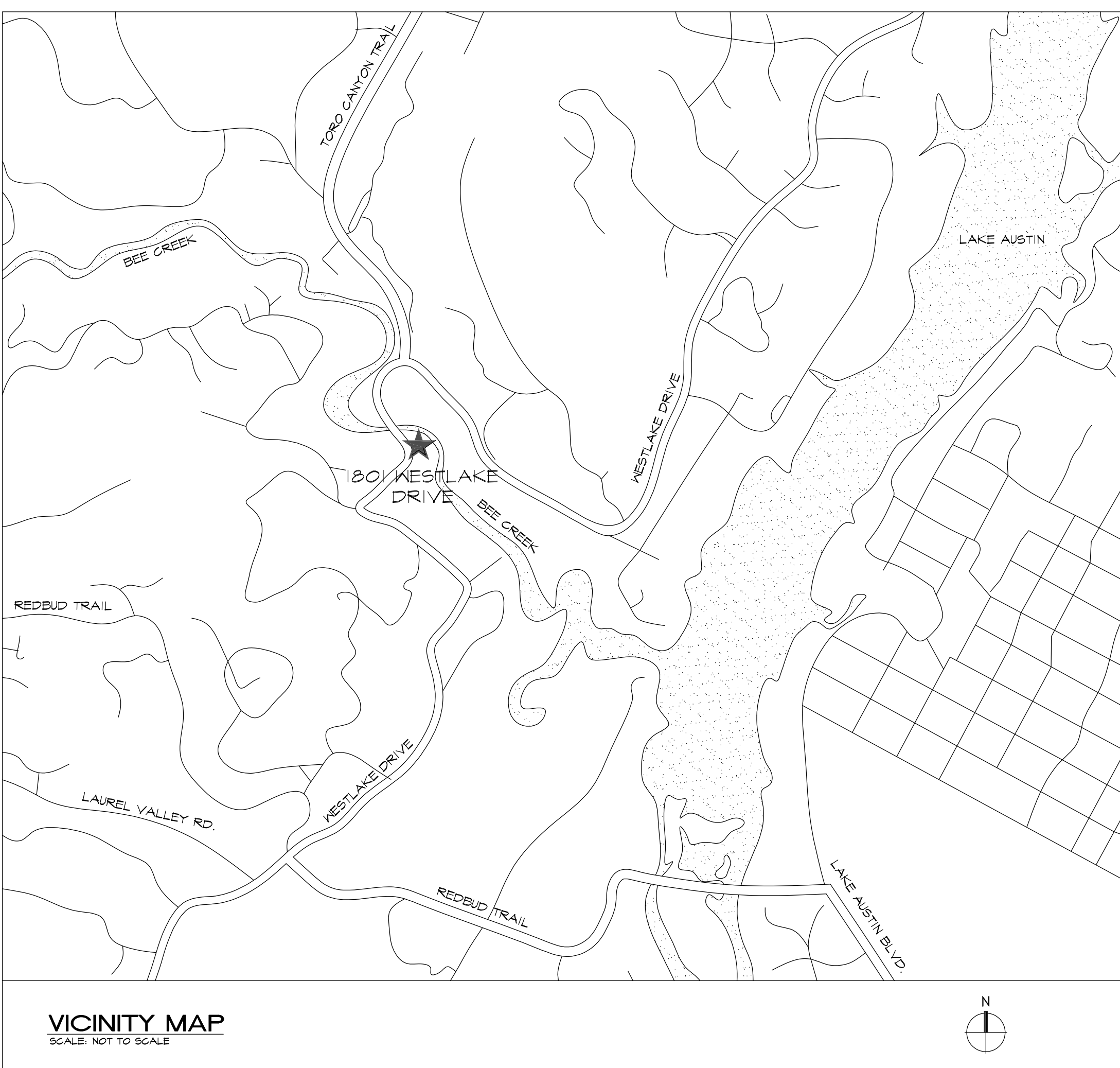
NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.



P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

Copyright 2020

TREE LIST							
#	TYPE	SIZE		#	TYPE	SIZE	
21	LIVE OAK	16"		236	SYCAMORE	11"	
22	LIVE OAK	10"		237	ELM	10"	
69	SYCAMORE	17"		238	SYCAMORE	12"	
70	SYCAMORE	20"		240	SYCAMORE	17"	
71	SYCAMORE	8"		242	SYCAMORE	8"	
75	HACKBERRY	18"18"		251	SYCAMORE	13"	
76	HACKBERRY	8"		252	SYCAMORE	17"	
77	ELM	9"		278	ELM	20"15"	
78	ELM	8"		285	ELM	24"	
79	SYCAMORE	18"		306	SYCAMORE	16"	
80	SYCAMORE	12"		313	ELM	15"	
81	SYCAMORE	14"		315	ELM	13"	
82	SYCAMORE	8"		321	SYCAMORE	17"	
83	HACKBERRY	9"		357	ELM	8"8"7"5"9"	
84	HACKBERRY	11"		358	ELM	20"	
85	HACKBERRY	11"		359	SYCAMORE	17"	
86	HACKBERRY	11"		360	SYCAMORE	13"10"	
87	SYCAMORE	17"		361	HACKBERRY	10"	
88	SYCAMORE	10"		362	SYCAMORE	32"	
89	ELM	16"		363	HACKBERRY	10"	
90	SYCAMORE	8"		364	SYCAMORE	12"	
104	HACKBERRY	11"		365	SYCAMORE	25"	
105	SYCAMORE	16"		373	SYCAMORE	12"	
106	ELM	8"5"		374	SYCAMORE	14"	
107	ELM	9"		375	ELM	8"	
108	JUNIPER	9"		384	SYCAMORE	10"	
109	JUNIPER	9"		385	SYCAMORE	9"	
110	JUNIPER	11"		388	ELM	25"	
111	SYCAMORE	10"		389	ELM	11"	
114	SYCAMORE	9"		404	ELM	27"	
116	SYCAMORE	9"		406	LIGUSTRUM	9"	
117	JUNIPER	9"		407	ELM	12"	
118	CHINABERRY	9"		408	ELM	12"	
152	SYCAMORE	9"5"		409	ELM	10"	
157	SYCAMORE	11"		410	ELM	12"	
164	SYCAMORE	9"		412	SYCAMORE	18"	
168	ELM	12"7"		413	LIGUSTRUM	9"7"	
190	ELM	17"16"13"		414	ELM	13"	
191	ELM	25"22"		415	SYCAMORE	29"	
217	HACKBERRY	8"		422	SYCAMORE	14"	
218	SYCAMORE	24"		423	SYCAMORE	20"	
220	SYCAMORE	13"		430	SYCAMORE	24"	
221	ELM	11"		431	SYCAMORE	21"	
222	SYCAMORE	11"		441	SYCAMORE	19"	
223	HACKBERRY	9"		452	SPANISH OAK	14"	
224	SYCAMORE	18"		454	JUNIPER	13"	
225	SYCAMORE	20"		455	JUNIPER	13"	
226	ELM	13"		457	ELM	22"17"	
227	ELM	11"8"		460	HACKBERRY	21"	
228	SYCAMORE	14"		463	HACKBERRY	8"	
229	SYCAMORE	12"		465	JUNIPER	8"	
230	HACKBERRY	10"		467	ELM	8"	
232	CYPRESS	17"		468	ELM	8"7"	
233	SYCAMORE	9"		469	JUNIPER	11"	
234	SYCAMORE	26"		471	LIGUSTRUM	8"4"	
235	SYCAMORE	19"		473	ELM	25"	
476	ELM	17"		666	CHINABERRY	4"	
477	LIGUSTRUM	10"		667	CREPE MYRTLE	6"	
480	CHINABERRY	14"		668	tree	3"3"3"2"	
481	CHINABERRY	14"		669	SYCAMORE	8"	
504	ELM	10"		670	RED OAK	8"	
505	ELM	20"		671	PALE	6"4"	
507	ELM	11"		672	SYCAMORE (DEAD)	4"	
508	ELM	11"		673	SYCAMORE	14"	
512	ELM	19"		674	LIGUSTRUM	3"2"2"2"	
513	HACKBERRY	14"		675	LOQUAT	6"	
514	HACKBERRY	8"7"		676	CREPE MYRTLE	2"2"2"	
515	ELM	11"		677	LOQUAT	5"	
564	ELM	19"		678	JUNIPER	6"	
565	ELM	8"		679	HACKBERRY	6"	
566	ELM	9"		680	JUNIPER	6"	
567	SYCAMORE	12"		681	SPANISH OAK	6"	
568	ELM	8"		682	LOQUAT	5"4"	
569	ELM	8"		683	JUNIPER	7"3"	
570	SYCAMORE	17"		684	SPANISH OAK	4"	
571	SYCAMORE	17"		685	JUNIPER	5"	
575	ELM	18"		686	JUNIPER	5"	
576	ELM	13"		687	HACKBERRY	5"	
577	ELM	8"		688	LIGUSTRUM	7"	
578	SYCAMORE	9"		689	SYCAMORE	20"5"	
579	SYCAMORE	8"		691	SYCAMORE	20"	
580	ELM	17"					
583	SPANISH OAK	8"					
590	LIGUSTRUM	8"					
592	HACKBERRY	8"					
593	SYCAMORE	16"					
596	SYCAMORE	16"					
597	SYCAMORE	8"					
598	ELM	9"					
602	JUNIPER	8"					
604	JUNIPER	8"					
605	SPANISH OAK	8"7"					
610	SPANISH OAK	10"7"					
611	JUNIPER	10"7"					
613	JUNIPER	11"					
634	JUNIPER	10"6"5"					
635	JUNIPER	10"					
642	LIGUSTRUM	9"5"					
643	LIGUSTRUM	9"7"4"					
644	ASH	9"					
646	ELM	19"					
655	HACKBERRY	11"					
656	CREPE MYRTLE	8"6"					
657	CREPE MYRTLE	12"					
658	SYCAMORE	7"					
659	JUNIPER	6"					
660	CHINABERRY	4"					
661	HACKBERRY	4"					
662	SYCAMORE (DEAD)	4"					
663	CHINABERRY	6"					
664	ELM	5"					
665	ELM	4"					



ZONING/USE

ZONING: R-3, TRANSITIONAL
CURRENT USE: TRANSITIONAL HOUSING,
MULTI-FAMILY RESIDENTIAL
PROPOSED USE: TRANSITIONAL HOUSING,
MULTI-FAMILY RESIDENTIAL

TREE NOTES

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

LEGEND

FOUND 1/2" IRON ROD
FOUND "X"
FOUND 1/2" IRON ROD W/ CAP
WATER METER
UTILITY POLE & ELECTRIC LINE
CLEANOUT (RECORD)
BUILDING SETBACK
DRAINAGE EASEMENT
FLOODPLAIN

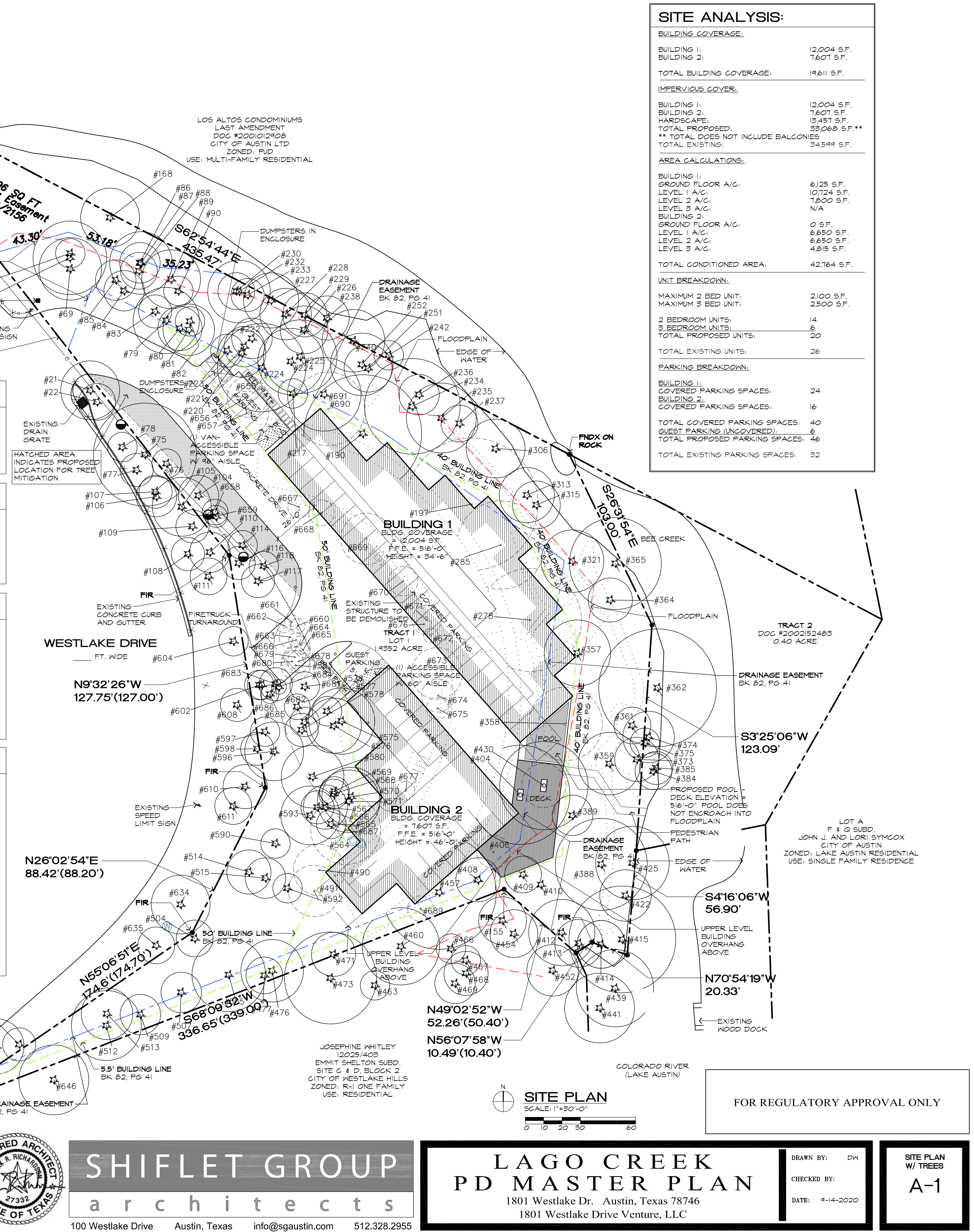
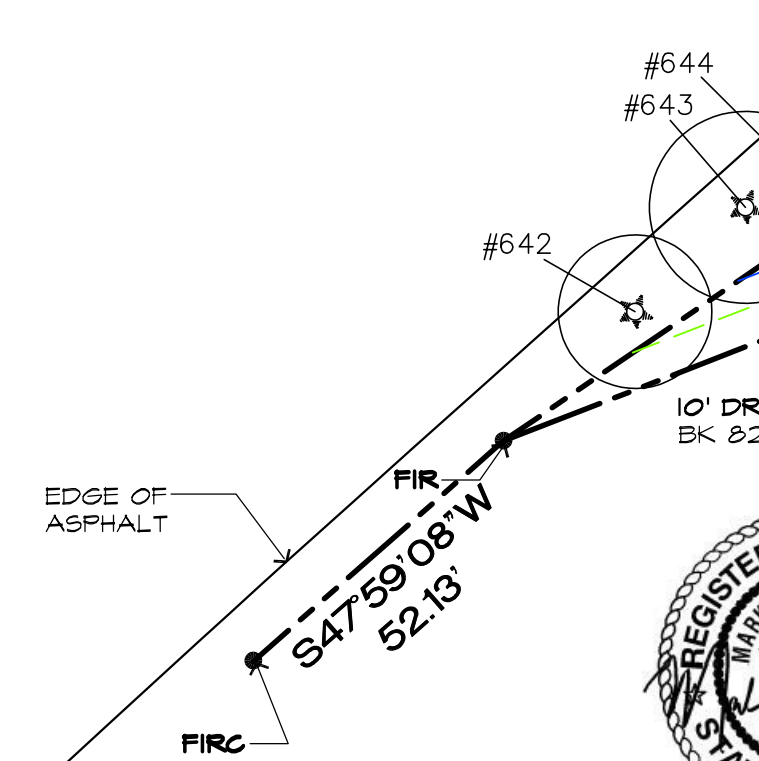
FIR
FNDX
FIRC

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
TRACT 1, LOT 1 OF WESTLAKE COVE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82, 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PLAT CORRECTED AS TO SURVEYORS NOTES BY INSTRUMENT RECORDED IN VOLUME 15020, PAGE 284, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2, BEING ALL OF THAT CERTAIN 0.40 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE WILKERSON SPARKS SURVEY NO. 4, IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS AS "SECOND TRACT" IN A DEED DATED JULY 24, 2002, TO ROBERT E. PRICE, TRUSTEE OF THE WESTLAKE COVE APARTMENTS TRUST UNDER DOCUMENT NO. 2002152483, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.



SITE ANALYSIS:	
BUILDING COVERAGE:	
BUILDING 1:	12,004 S.F.
BUILDING 2:	7,607 S.F.
TOTAL BUILDING COVERAGE:	19,611 S.F.
IMPERVIOUS COVER:	
BUILDING 1:	12,004 S.F.
BUILDING 2:	7,607 S.F.
HARDSCAPE:	10,724 S.F.
TOTAL PROPOSED:	33,068 S.F.
TOTAL EXISTING:	34,599 S.F.
AREA CALCULATIONS:	
BUILDING 1:	12,004 S.F.
BUILDING 2:	7,607 S.F.
GROUND FLOOR A/C:	6,125 S.F.
LEVEL 1 A/C:	10,724 S.F.
LEVEL 2 A/C:	7,607 S.F.
LEVEL 3 A/C:	N/A
BUILDING 2:	7,607 S.F.
GROUND FLOOR A/C:	0 S.F.
LEVEL 1 A/C:	6,650 S.F.
LEVEL 2 A/C:	6,650 S.F.
LEVEL 3 A/C:	4,815 S.F.
TOTAL CONDITIONED AREA:	42,764 S.F.
UNIT BREAKDOWN:	
MAXIMUM 2 BED UNIT:	2,100 S.F.
MAXIMUM 3 BED UNIT:	2,500 S.F.
2 BEDROOM UNITS:	14
3 BEDROOM UNITS:	6
TOTAL PROPOSED UNITS:	20
TOTAL EXISTING UNITS:	26
PARKING BREAKDOWN:	
BUILDING 1:	24
BUILDING 2:	16
COVERED PARKING SPACES:	40
GUEST PARKING (UNCOVERED):	6
TOTAL PROPOSED PARKING SPACES:	46
TOTAL EXISTING PARKING SPACES:	32

SHIFLET GROUP
architects
100 Westlake Drive Austin, Texas info@sgaustin.com 512.328.2955

LAGO CREEK PD MASTER PLAN
1801 Westlake Dr. Austin, Texas 78746
1801 Westlake Drive Venture, LLC

DRAWN BY: DW
CHECKED BY:
DATE: 9-14-2020

SITE PLAN W/ TREES
A-1

TREE LIST			
#	TYPE	SIZE	#
21	LIVE OAK	16"	236
22	LIVE OAK	10"	237
69	SYCAMORE	17"	238
70	SYCAMORE	20"	240
71	SYCAMORE	8"	242
75	HACKBERRY	18"18"	251
76	HACKBERRY	8"	252
77	ELM	9"	278
78	ELM	8"	285
79	SYCAMORE	18"	306
80	SYCAMORE	12"	313
81	SYCAMORE	14"	315
82	SYCAMORE	8"	321
83	HACKBERRY	9"	357
84	HACKBERRY	11"	358
85	HACKBERRY	11"	359
86	HACKBERRY	11"	360
87	SYCAMORE	17"	361
88	SYCAMORE	10"	362
89	ELM	16"	363
90	SYCAMORE	8"	364
104	HACKBERRY	11"	365
105	SYCAMORE	16"	373
106	ELM	8"5"	374
107	ELM	9"	375
108	JUNIPER	9"	384
109	JUNIPER	9"	385
110	JUNIPER	11"	388
111	SYCAMORE	10"	389
114	CHINABERRY	8"	404
116	SYCAMORE	9"	406
117	JUNIPER	9"	407
118	CHINABERRY	9"	408
152	SYCAMORE	9"5"	409
157	SYCAMORE	11"	410
164	SYCAMORE	9"	412
168	ELM	12"7"	413
190	ELM	17"16"13"	414
191	ELM	25"22"	415
217	HACKBERRY	8"	422
218	SYCAMORE	24"	423
220	SYCAMORE	13"	425
221	ELM	11"	439
222	SYCAMORE	11"	441
223	HACKBERRY	9"	452
224	SYCAMORE	18"	454
225	SYCAMORE	20"	455
226	ELM	13"	457
227	ELM	11"8"	460
228	SYCAMORE	12"	463
229	SYCAMORE	14"	466
230	HACKBERRY	10"	467
232	CYPRESS	17"	468
233	SYCAMORE	9"	469
234	SYCAMORE	26"	471
235	SYCAMORE	19"	473
#	TYPE	SIZE	#
236	SYCAMORE	11"	476
237	ELM	10"	477
238	SYCAMORE	12"	480
240	SYCAMORE	17"	481
251	SYCAMORE	8"	504
252	SYCAMORE	13"	505
252	SYCAMORE	17"	507
278	ELM	20"15"	509
285	ELM	24"	512
306	SYCAMORE	16"	513
313	ELM	15"	514
315	ELM	13"	515
321	SYCAMORE	17"	564
357	ELM	8"8"7"5"9"	565
358	ELM	20"	566
359	SYCAMORE	17"	567
360	SYCAMORE	13"10"	568
361	HACKBERRY	10"	569
362	SYCAMORE	32"	570
363	HACKBERRY	10"	571
364	SYCAMORE	12"	575
365	SYCAMORE	25"	576
373	SYCAMORE	12"	577
374	SYCAMORE	14"	578
375	ELM	8"	579
384	SYCAMORE	10"	580
385	SYCAMORE	9"	582
388	ELM	25"	590
389	ELM	11"	592
404	ELM	27"	593
406	LIGUSTRUM	9"	596
407	ELM	12"	597
408	ELM	12"	598
409	ELM	10"	602
410	ELM	12"	604
412	SYCAMORE	18"	608
413	LIGUSTRUM	9"7"	610
414	ELM	13"	611
415	SYCAMORE	29"	613
422	SYCAMORE	14"	634
423	SYCAMORE	20"	635
425	SYCAMORE	24"	642
439	SYCAMORE	21"	643
441	SYCAMORE	19"	644
452	SPANISH OAK	14"	646
454	JUNIPER	11"	655
455	JUNIPER	13"	656
457	ELM	22"17"	657
460	HACKBERRY	21"	658
463	HACKBERRY	8"	659
466	JUNIPER	8"	660
467	ELM	8"	661
468	ELM	8"7"	662
469	JUNIPER	11"	663
471	LIGUSTRUM	8"4"	664
473	ELM	25"	665
#	TYPE	SIZE	#
476	ELM	17"	666
477	LIGUSTRUM	10"	667
480	CHINABERRY	14"	668
481	CHINABERRY	10"	669
504	ELM	10"	670
505	ELM	20"	671
507	ELM	11"	672
509	ELM	11"	673
512	ELM	19"	674
513	HACKBERRY	14"	675
514	HACKBERRY	8"7"	676
515	ELM	11"	677
564	ELM	19"	678
565	ELM	8"	679
566	SYCAMORE	9"	680
567	SYCAMORE	12"	681
568	ELM	8"	682
569	ELM	7"3"	683
570	SYCAMORE	16"	684
571	SYCAMORE	17"	685
575	ELM	18"	686
576	ELM	13"	687
577	ELM	8"	688
578	SYCAMORE	9"	689
579	SYCAMORE	8"	690
580	ELM	17"	691
582	SPANISH OAK	8"	692
590	LIGUSTRUM	8"	693
592	HACKBERRY	8"	694
593	SYCAMORE	16"	695
596	SYCAMORE	16"	696
597	SYCAMORE	8"	697
598	ELM	9"	698
602	JUNIPER	8"	699
604	JUNIPER	8"	700
608	SPANISH OAK	8"7"	701
610	SPANISH OAK	8"7"	702
611	JUNIPER	10"	703
613	JUNIPER	11"	704
634	JUNIPER	10"6"5"	705
635	JUNIPER	10"	706
642	LIGUSTRUM	9"5"	707
643	LIGUSTRUM	9"7"4"	708
644	ASH	9"	709
646	ELM	19"	710
655	HACKBERRY	11"	711
656	CREPE MYRTLE	8"6"	712
657	CREPE MYRTLE	12"	713
658	SYCAMORE	7"	714
659	JUNIPER	6"	715
660	CHINABERRY	4"	716
661	HACKBERRY	4"	717
662	SYCAMORE (DEAD)	4"	718
663	CHINABERRY	6"	719
664	ELM	5"	720
665	ELM	4"	721

ZONING/USE

ZONING: R-3, TRANSITIONAL
CURRENT USE: TRANSITIONAL HOUSING,
MULTI-FAMILY RESIDENTIAL
PROPOSED USE: TRANSITIONAL HOUSING,
MULTI-FAMILY RESIDENTIAL

TREE NOTES

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

LEGEND

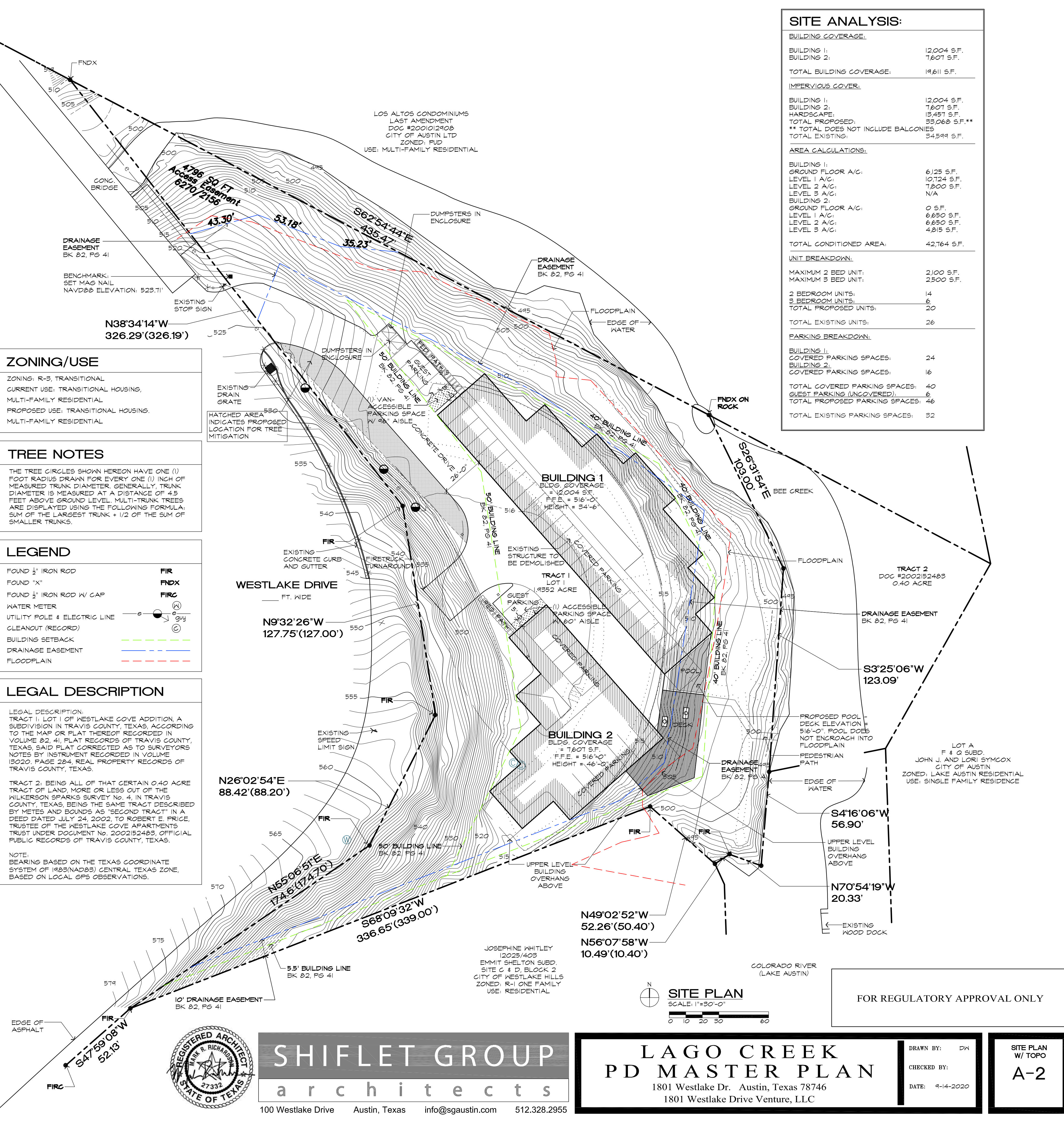
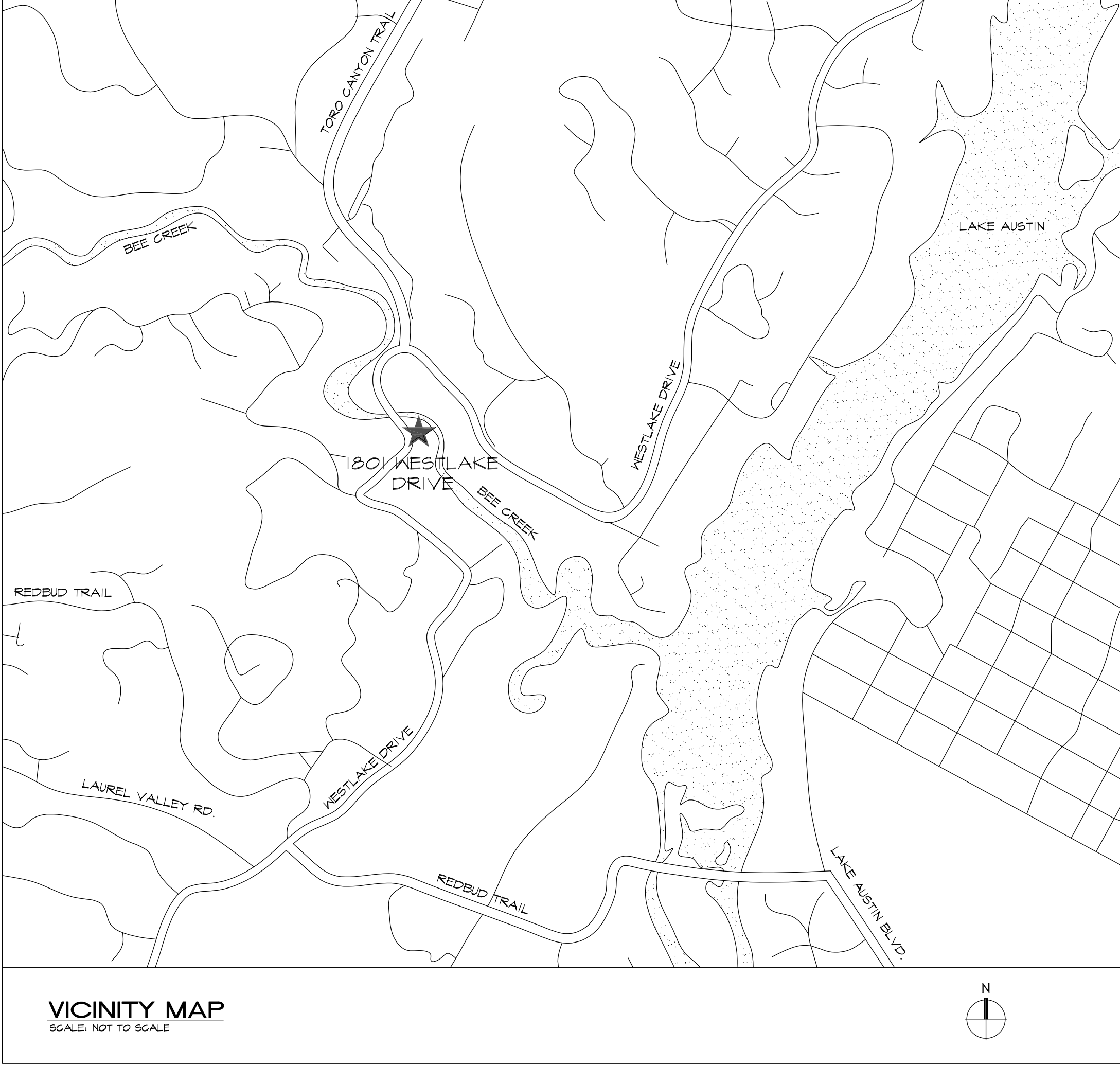
- FOUND 1/2" IRON ROD
- FOUND "X"
- FOUND 1/2" IRON ROD W/ CAP
- WATER METER
- UTILITY POLE & ELECTRIC LINE
- CLEANOUT (RECORD)
- BUILDING SETBACK
- DRAINAGE EASEMENT
- FLOODPLAIN

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
TRACT 1, LOT 1 OF WESTLAKE COVE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82, 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PLAT CORRECTED AS TO SURVEYORS NOTES BY INSTRUMENT RECORDED IN VOLUME 13020, PAGE 284, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2, BEING ALL OF THAT CERTAIN 0.40 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE WILKERSON SPARKS SURVEY NO. 4, IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS AS "SECOND TRACT" IN A DEED DATED JULY 24, 2002, TO ROBERT E. PRICE, TRUSTEE OF THE WESTLAKE COVE APARTMENTS TRUST UNDER DOCUMENT NO. 2002152483, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.



SITE ANALYSIS:	
BUILDING COVERAGE:	
BUILDING 1:	12,004 S.F.
BUILDING 2:	7,607 S.F.
TOTAL BUILDING COVERAGE:	19,611 S.F.
IMPERVIOUS COVER:	
BUILDING 1:	12,004 S.F.
BUILDING 2:	7,607 S.F.
HARDSCAPE:	13,451 S.F.
TOTAL PROPOSED:	33,062 S.F.
TOTAL EXISTING:	34,599 S.F.
AREA CALCULATIONS:	
BUILDING 1:	12,004 S.F.
LEVEL 1 A/C:	10,724 S.F.
LEVEL 2 A/C:	7,800 S.F.
LEVEL 3 A/C:	N/A
BUILDING 2:	7,607 S.F.
LEVEL 1 A/C:	6,650 S.F.
LEVEL 2 A/C:	6,650 S.F.
LEVEL 3 A/C:	4,815 S.F.
TOTAL CONDITIONED AREA:	42,764 S.F.
UNIT BREAKDOWN:	
MAXIMUM 2 BED UNIT:	2,100 S.F.
MAXIMUM 3 BED UNIT:	2,500 S.F.
2 BEDROOM UNITS:	14
3 BEDROOM UNITS:	6
TOTAL PROPOSED UNITS:	20
TOTAL EXISTING UNITS:	26
PARKING BREAKDOWN:	
BUILDING 1:	24
BUILDING 2:	16
COVERED PARKING SPACES:	40
GUEST PARKING (UNCOVERED):	6
TOTAL PROPOSED PARKING SPACES:	46
TOTAL EXISTING PARKING SPACES:	32

SHIFLET GROUP
architects
100 Westlake Drive Austin, Texas info@sgaustin.com 512.328.2955

LAGO CREEK
PD MASTER PLAN
1801 Westlake Dr. Austin, Texas 78746
1801 Westlake Drive Venture, LLC

DRAWN BY: DW
CHECKED BY:
DATE: 9-14-2020

SITE PLAN
W/ TOPO
A-2

EXHIBIT “C”

VARIANCES AND CODE DEVIATIONS CHART

VariANCES. The following specific, enumerated provisions (“variances”) set forth in this exhibit vary from the requirements for the R-3 base zoning district. These variances have been approved by all required City Boards and Commissions and the City Council and are granted by the City with respect to the development of the project. This exhibit shall serve as guidance for the review and approval of any additional waivers, variances, exceptions, or other municipal authorizations not specifically included in this section.

CODE DEVIATIONS CHART					
	CODE DEVIATIONS	CODE REQUIREMENTS	CODE SECTION	PROPERTY LOCATION	EXPLANATION
1	Impervious Cover (IC): Proposed 33,068 SF (32.51%) (existing impervious cover is 34,599 SF (34.01%))	Maximum Impervious Cover 25%	22.03.281	Overall	Existing IC on Tract 1 is 34,599 sf (34.01%). In order for the Applicant to build a replacement residential structure meeting health and safety code, fire code, and in a financially viable manner within the existing setback lines, Applicant cannot reduce the proposed IC all the way down to current code but will not increase above existing IC.
2	Total Lot Size: 2.3352 acre Tract 1: 1.9352 acre Tract 2: .40 acre	Minimum 2 Acres for R-3	22.03.281	Overall	The two tracts combined exceed the code minimum acreage requirement in the R-3 District. The site is code compliant to the acreage requirement.
3	Building Setback: Existing 5.5 Feet from Southern (Side) Property Line	Minimum 50 feet from property line	22.03.174; 22.03.281	Southern Side	The existing site development is legal non-conforming to the setback requirement. Applicant is improving safety related requirements and redeveloping property that has exceeded its useful life without increasing the degree of non-conformity with respect to required setbacks
4	Building Setback: Existing 40 Feet from Northern (Side) Property Line	Minimum 50 feet from property line	22.03.174; 22.03.281	Northern Side	The existing site development is legal non-conforming to the setback requirement. Applicant is improving safety related requirements and redeveloping property that has exceeded its useful life without increasing the degree of non-conformity with respect to required setbacks
5	Building Setback: Existing 40 Feet from Eastern (Rear) Property Line	Minimum 50 feet from property line	22.03.174; 22.03.281	Eastern Side	The existing site development is legal non-conforming to the setback requirement. Applicant is improving safety related requirements and redeveloping property that has exceeded its useful life without increasing the degree of non-conformity with respect to required setbacks
6	Building 1 Height: Proposed not to exceed 35 feet from front elevation of its building	Maximum height is 30 feet; if slope exceeds 25%, maximum height is 32 feet	22.03.279; 22.03.281	Building 1	Because of the sloping grade and the ordinance requirement that building height be measured from the lowest grade rather than the average grade, the measured height from the rear of the building will exceed the 35 foot height at the front of the building. The increase in measured height from the rear of the building has no negative impact on surrounding property owners or from the front view from the street

CODE DEVIATIONS CHART

	CODE DEVIATIONS	CODE REQUIREMENTS	CODE SECTION	PROPERTY LOCATION	EXPLANATION
					because of its location in a hollow with steep canyon walls facing the building rear. Building Height is limited to three stories on Building 1. Building 1 is the only building visible from the driveway at the street view corridor. The four story Building 2 is hidden behind the hill fronting Westlake Drive and the canyon wall to the rear of Building 2 as was discussed with Council Members at the concept plan hearing. Roofline/eaves will overhang the two building foundations over certain façade areas. Applicant has stated that it will honor the current building setbacks and final architectural plans will incorporate this design constraint into the construction plans.
7	Building 2 Height: Proposed not to exceed 46 feet	Maximum height is 30 feet; if slope exceeds 25%, maximum height is 32 feet	22.03.279; 22.03.281	Building 2	At the 46' front elevation height, the roof of this building is almost completely screened along the road frontage by existing trees and the hillside. Because of the sloping grade and the ordinance requirement that building height be measured from the lowest grade rather than the average grade, the measured height from the rear of the building will exceed the 46 foot height measurement at the front of the building. The increase in measured height from the rear of the building has no negative impact on surrounding property owners or from the front view from the street because of its location in a hollow with steep canyon walls facing the building rear. Roofline/eaves will overhang the two building foundations over certain façade areas. Applicant has stated that it will honor the current building setbacks and final architectural plans will incorporate this design constraint into the construction plans.
8	Total Number of Dwelling Units: 20	Maximum number of dwelling units not to exceed an average of 2 single-family dwelling units per acre Transitional Residential 10 to 30 Units	22.03.174; 38.03.034	Overall	Section 38.03.034 provides that in an R-3 Transitional Residential District, apartment dwelling units between 10 and 30 units are permitted if on central sewage system in recognition of the preexisting use of the property. Because the subject property is on a central sewage system, the 20-unit plan is code compliant as an R-3 Transitional Residential District.

CODE DEVIATIONS CHART

	CODE DEVIATIONS	CODE REQUIREMENTS	CODE SECTION	PROPERTY LOCATION	EXPLANATION
9	Fire Truck Turnaround	Maximum Cut & Fill limit is 6 feet	City's Drainage & Erosion Control Manual under Section 7.4.1 and Table 7-1	Overall	Cut and fill for the fire truck turnaround could exceed 20 feet for a few lineal feet. Currently there is no code compliant emergency vehicle access to this property. The turnaround is absolutely necessary to allow fire trucks to enter and fight a fire from the access drive, and to do so, they need a turnaround.
10	Tree Removal: #197, #278, #285, #358, #490, #491, #564, #669, #673, #690 Note: species and caliper inches of each tree is identified in the Exhibit A Survey	Variance is required for removal of trees in excess of 14" caliper or greater	22.03.304	Overall	The tree survey lists over 190 trees, 3" or larger. Only 36 of those trees are proposed to be removed. The described ten trees 14" caliper inches or larger include five large Elm trees ranging from 19" to 25" caliper, two 14" China Berries, and three Sycamores ranging from 14" to 20.5" caliper inches. A number of the Elm trees to be removed currently have major limbs which overhang the existing building and present a potential safety hazard from storm related falling limbs or a brush fire which could engulf trees and spread to the occupied structure under their canopy. Applicant proposes mitigation for the trees removed in accordance with the City's mitigation formula.
11	Tree Removal: #406, #583, #655, #656, #657, #660, #661, #662, #663, #664, #665, #666, #667, #668, #670, #671, #672, #674, #675, #676, #677, #678, #679, #680, #687, #689 Note: species and caliper inches of each tree is identified in the Exhibit A Survey	Code Compliant	22.03.304	Overall	19 of the 26 trees are 6" or smaller, including three Hackberries, four Crepe Myrtles, three China Berries, and two dead Sycamores. Eleven of these 26 trees that are proposed to be removed are to allow a code compliant, safe emergency turnaround for fire trucks which the existing project does not currently have. Applicant proposes mitigation for the trees removed in accordance with the City's mitigation formula. Applicant will propose to remove all 3" and 4" non-native invasive species to make room for replacement with approved under story plants.
12	Water Quality No water quality ponds required.	City Code 22.03.059	City's Drainage & Erosion Control Manual Chapter 2.6	Overall	No variance is required. Westlake Hills Code defers to TCEQ for the determination of water quality pond requirements since no increase in existing impervious cover is proposed, it is anticipated that no water quality pond is required either by City ordinance or TCEQ regulation.
13	Proposed Pool in Drainage Easement	City Code 22.03.059	22.02.095	Southern Side; Pool	In response to staff review comments, the pool is being relocated to the south end of Building 1. It will be approximately 10' of elevation above the existing pool. It will still be in the drainage easement. It has been relocated

CODE DEVIATIONS CHART

	CODE DEVIATIONS	CODE REQUIREMENTS	CODE SECTION	PROPERTY LOCATION	EXPLANATION
					outside of the 100-yr floodplain and is within the existing building setback. It will only be built if a waiver from the drainage criteria requirements of the City is approved by the City Administrator or Council as appropriate with City Engineer concurrence after a full engineering analysis during the building permit drainage review stage of the process. A partial vacation/modification of the existing drainage easement will be requested by separate action of the Council after engineering analysis of the drainage requirements of the project to be constructed. The proposed decking around the swimming pool will be built on piers more than two feet above the floodplain elevation.
13	Erosion	Streambank Erosion Hazard Setback is 50 feet	City's Drainage & Erosion Control Manual under Chapter 7.4.2; 2.3.1 and Table 2-3	Overall	Applicant's engineer is not aware of any streambank erosion in the area of the proposed site development. By the code, the streambank erosion hazard setback of 50 feet from the center line of the stream which has not been precisely determined. It is anticipated that a small portion of Building 1 encroaches into the erosion hazard setback area and may be approved administratively after engineering analysis at time of approval of final construction plans subject to any mitigation requirements conditioning such waiver as approved by the City Administrator and/or City Council.
14	Cut & Fill	Maximum Cut and Fill Limit is 6 feet	City's Drainage & Erosion Control Manual under Section 7.4.1 and Table 7-1	Overall	Besides the cut and fill addressed in Item 9 above for the fire truck turnaround, it is not anticipated that any variance will be required for cut and fill outside of the building footprint. Applicant has not determined if the foundation on the sloped property for Building 1 will be slab on grade under fill or pier and beam or a combination of the two. It is not however anticipated that any cut and fill outside of the building foundations or as previously noted for fire truck turnaround will require a variance.



BEFORE

LAGO CREEK
1801 WESTLAKE DRIVE
SHIFLET GROUP
a r c h i t e c t s



AFTER

LAGO CREEK
1801 WESTLAKE DRIVE

SHIFLET GROUP
a r c h i t e c t s

BEFORE



LAGO CREEK
1801 WESTLAKE DRIVE

SHIFLET GROUP
architects

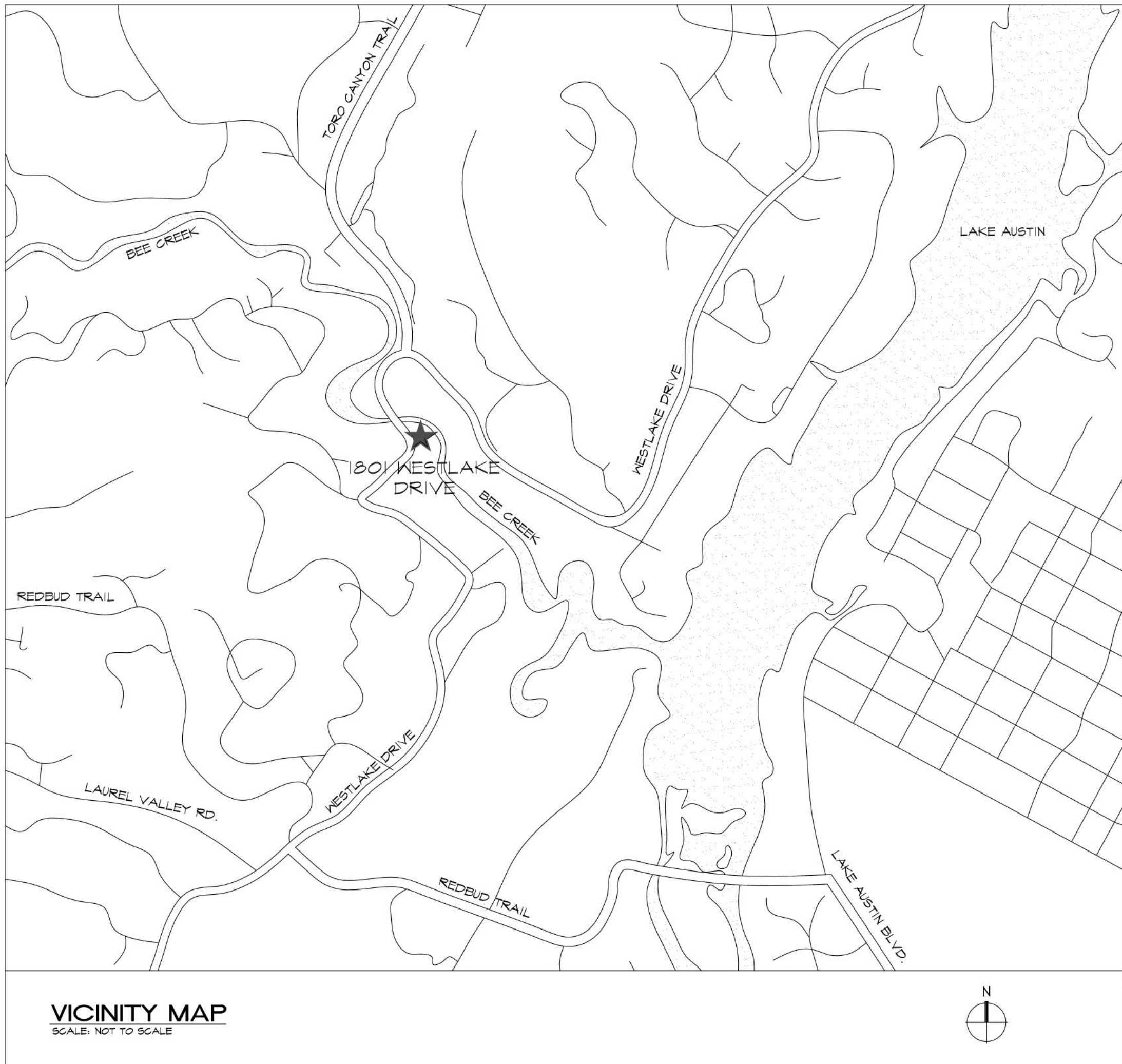
AFTER



LAGO CREEK
1801 WESTLAKE DRIVE

SHIFLET GROUP
a r c h i t e c t s

TREE LIST											
#	TYPE	SIZE		#	TYPE	SIZE		#	TYPE	SIZE	
21	LIVE OAK	16"		236	SYCAMORE	11"		476	ELM	17"	
22	LIVE OAK	10"		237	ELM	10"		477	LIGUSTRUM	10"	
69	SYCAMORE	17"		238	SYCAMORE	12"		478	CHINABERRY	14"	
70	SYCAMORE	20"		240	SYCAMORE	17"		480	CHINABERRY	14"	
71	SYCAMORE	8"		242	SYCAMORE	8"		504	ELM	10"	
75	HACKBERRY	19", 18"		251	SYCAMORE	13"		505	ELM	20"	
76	HACKBERRY	8"		252	SYCAMORE	17"		507	ELM	11"	
77	ELM	9"		278	ELM	20", 15"		509	ELM	11"	
78	ELM	8"		285	ELM	24"		512	ELM	19"	
79	SYCAMORE	18"		306	SYCAMORE	16"		513	HACKBERRY	14"	
80	SYCAMORE	12"		313	ELM	15"		514	HACKBERRY	8", 7"	
81	SYCAMORE	14"		315	ELM	13"		515	ELM	11"	
82	SYCAMORE	8"		321	SYCAMORE	10"		516	ELM	19"	
83	HACKBERRY	9"		357	ELM	8", 8", 7", 5", 9"		565	ELM	8"	
84	HACKBERRY	11"		358	ELM	20"		566	SYCAMORE	9"	
85	HACKBERRY	11"		364	SYCAMORE	17"		567	SYCAMORE	12"	
86	HACKBERRY	11"		360	HACKBERRY	13", 10"		568	ELM	8"	
87	SYCAMORE	17"		361	SYCAMORE	10"		569	ELM	8"	
88	SYCAMORE	10"		362	SYCAMORE	32"		570	SYCAMORE	16"	
89	ELM	16"		363	HACKBERRY	10"		571	SYCAMORE	17"	
90	SYCAMORE	8"		364	SYCAMORE	12"		575	ELM	18"	
104	HACKBERRY	11"		365	SYCAMORE	25"		576	ELM	15"	
105	SYCAMORE	16"		373	SYCAMORE	12"		577	ELM	8"	
106	ELM	8", 5"		374	SYCAMORE	14"		578	SYCAMORE	9"	
107	ELM	9"		375	ELM	8"		579	SYCAMORE	8"	
108	JUNIFER	9"		384	SYCAMORE	10"		580	ELM	17"	
109	SYCAMORE	9"		385	SYCAMORE	9"		583	SPANISH OAK	8"	
110	JUNIFER	11"		388	ELM	25"		590	LIGUSTRUM	8"	
111	SYCAMORE	10"		389	ELM	11"		592	HACKBERRY	8"	
114	CHINABERRY	8"		404	ELM	27"		593	SYCAMORE	16"	
116	SYCAMORE	9"		406	LIGUSTRUM	9"		596	SYCAMORE	16"	
117	JUNIFER	9"		407	ELM	18"		597	SYCAMORE	8"	
118	CHINABERRY	8"		408	ELM	12"		598	ELM	9"	
152	SYCAMORE	9", 5"		409	ELM	10"		602	JUNIFER	8"	
157	SYCAMORE	11"		410	ELM	12"		604	JUNIFER	8"	
164	SYCAMORE	9"		412	ELM	18"		608	SPANISH OAK	9"	
168	ELM	12", 7"		413	LIGUSTRUM	9", 7"		610	SPANISH OAK	8", 7"	
190	ELM	17", 16", 13"		414	ELM	13"		611	JUNIFER	10"	
197	ELM	25", 22"		415	SYCAMORE	29"		613	JUNIFER	11"	
217	HACKBERRY	8"		422	SYCAMORE	14"		634	JUNIFER	10", 6", 5"	
219	SYCAMORE	24"		425	SYCAMORE	20"		635	JUNIFER	10"	
220	SYCAMORE	13"		430	SYCAMORE	24"		642	LIGUSTRUM	9", 5"	
221	ELM	11"		439	SYCAMORE	21"		643	LIGUSTRUM	9", 7", 4"	
222	SYCAMORE	11"		441	SYCAMORE	21"		644	ASH	9"	
223	HACKBERRY	9"		442	ELM	14"		646	ELM	19"	
224	SYCAMORE	18"		454	JUNIFER	13"		655	HACKBERRY	11"	
225	SYCAMORE	20"		455	JUNIFER	13"		656	CREPE MYRTLE	8", 6"	
226	ELM	13"		457	ELM	22", 17"		657	CREPE MYRTLE	12"	
227	ELM	11", 8"		460	HACKBERRY	8"		658	SYCAMORE	7"	
228	SYCAMORE	14"		463	HACKBERRY	8"		659	JUNIFER	6"	
229	SYCAMORE	12"		466	JUNIFER	8"		660	CHINABERRY	4"	
230	HACKBERRY	10"		467	ELM	8"		661	HACKBERRY	4"	
232	CYPRESS	17"		468	ELM	8", 7"		662	SYCAMORE (DEAD)	4"	
233	SYCAMORE	9"		469	JUNIFER	11"		663	CHINABERRY	6"	
234	SYCAMORE	26"		471	LIGUSTRUM	8", 4"		664	ELM	5"	
235	SYCAMORE	19"		473	ELM	25"		665	ELM	4"	



ZONING/USE

ZONING: R-3, TRANSITIONAL
CURRENT USE: TRANSITIONAL HOUSING,
MULTI-FAMILY RESIDENTIAL
PROPOSED USE: TRANSITIONAL HOUSING,
MULTI-FAMILY RESIDENTIAL

LEGEND

FOUND 1/2" IRON ROD
FOUND "X"
FOUND 1/2" IRON ROD W/ CAP
WATER METER
UTILITY POLE & ELECTRIC LINE
CLEANOUT (RECORD)
BUILDING SETBACK
DRAINAGE EASEMENT
FLOODPLAIN

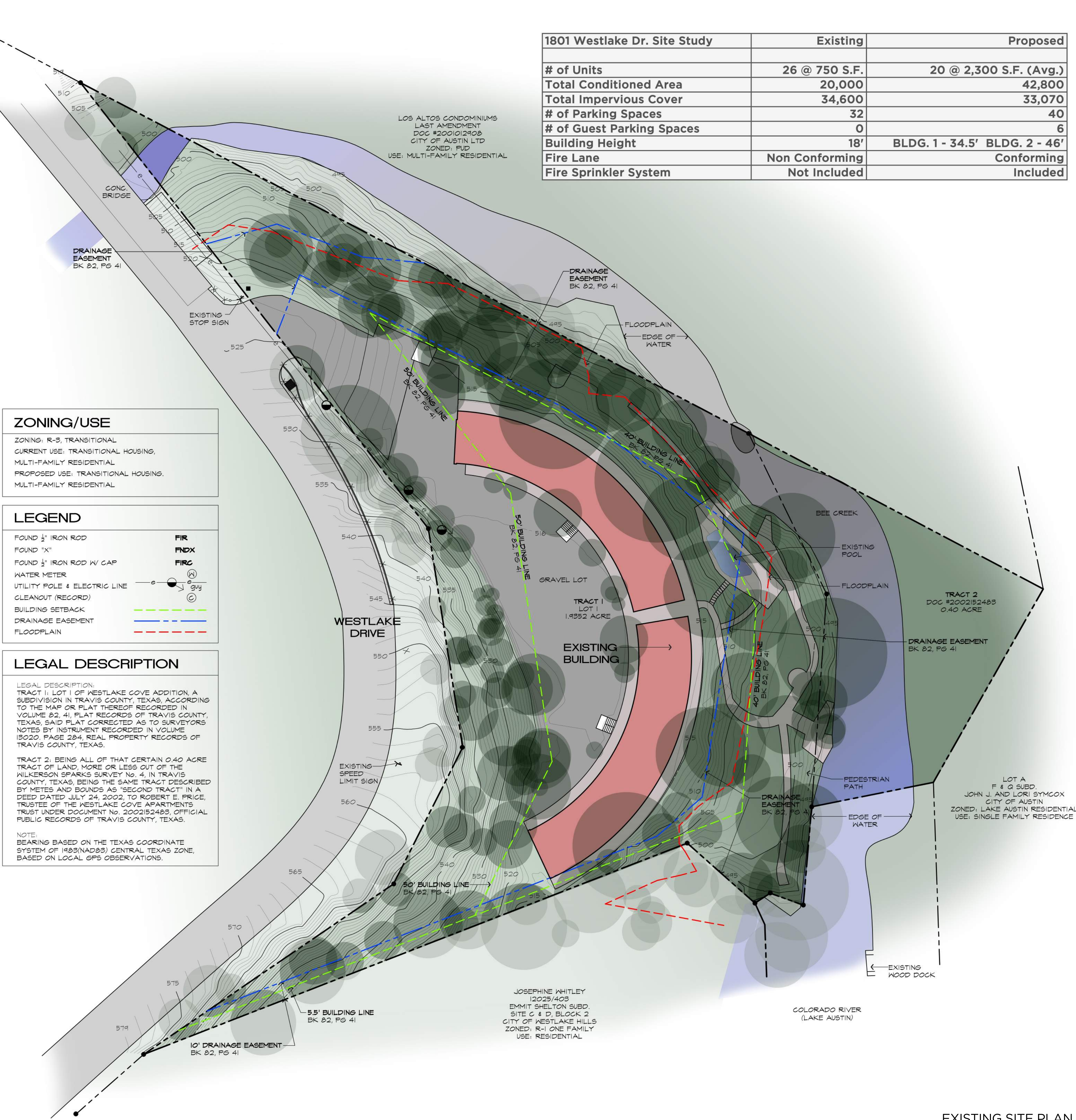
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FIRX
FIRC
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9/4

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
TRACT 1: LOT 1 OF WESTLAKE COVE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82, 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PLAT CORRECTED AS TO SURVEYORS NOTES BY INSTRUMENT RECORDED IN VOLUME 13020, PAGE 284, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN 0.40 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE WILKERSON SPARKS SURVEY NO. 4, IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS AS "SECOND TRACT" IN A DEED DATED JULY 24, 2002, TO ROBERT E. FRICE, TRUSTEE OF THE WESTLAKE COVE APARTMENTS TRUST UNDER DOCUMENT NO. 2002152483, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE: BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF (883/NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

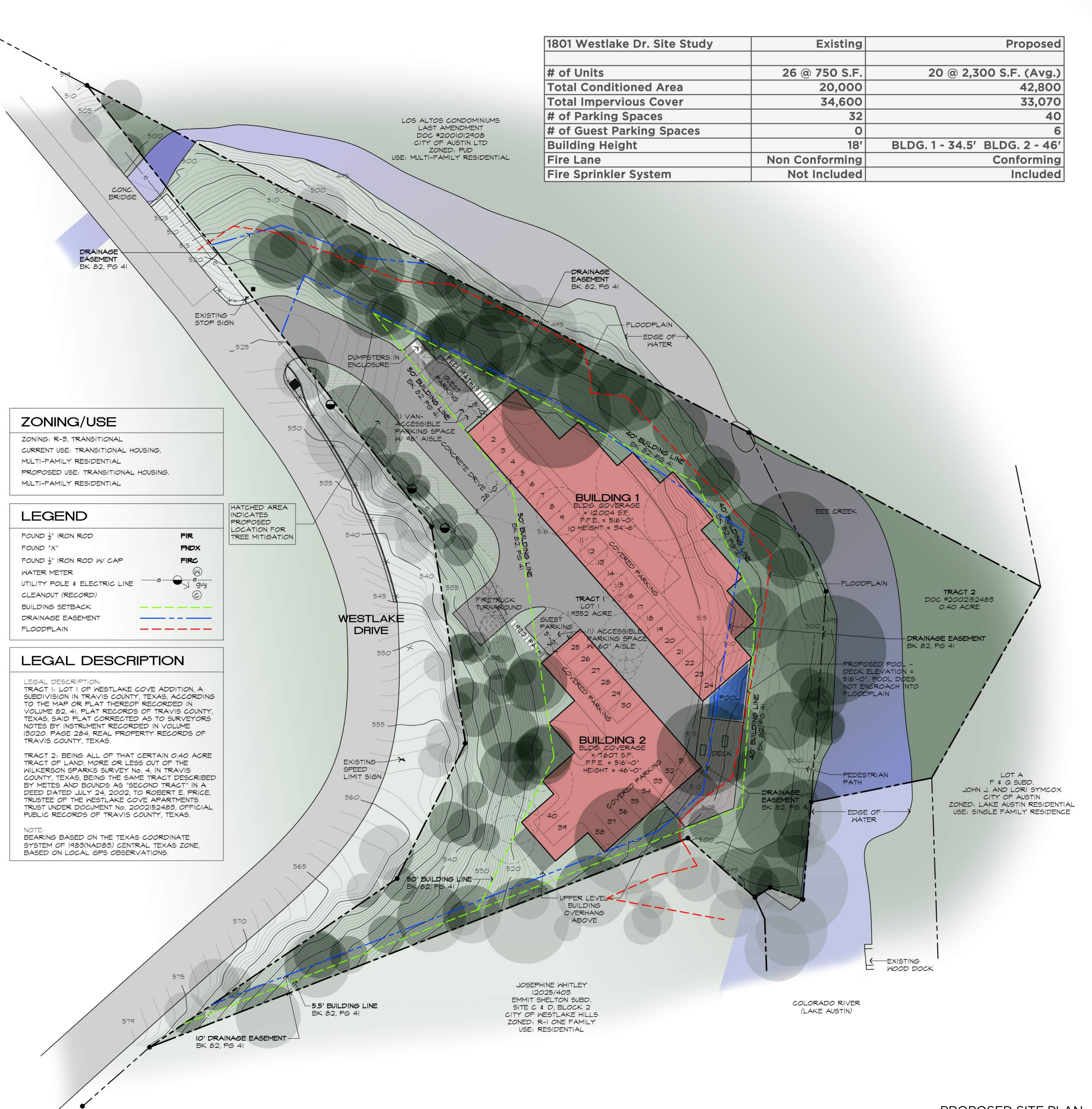
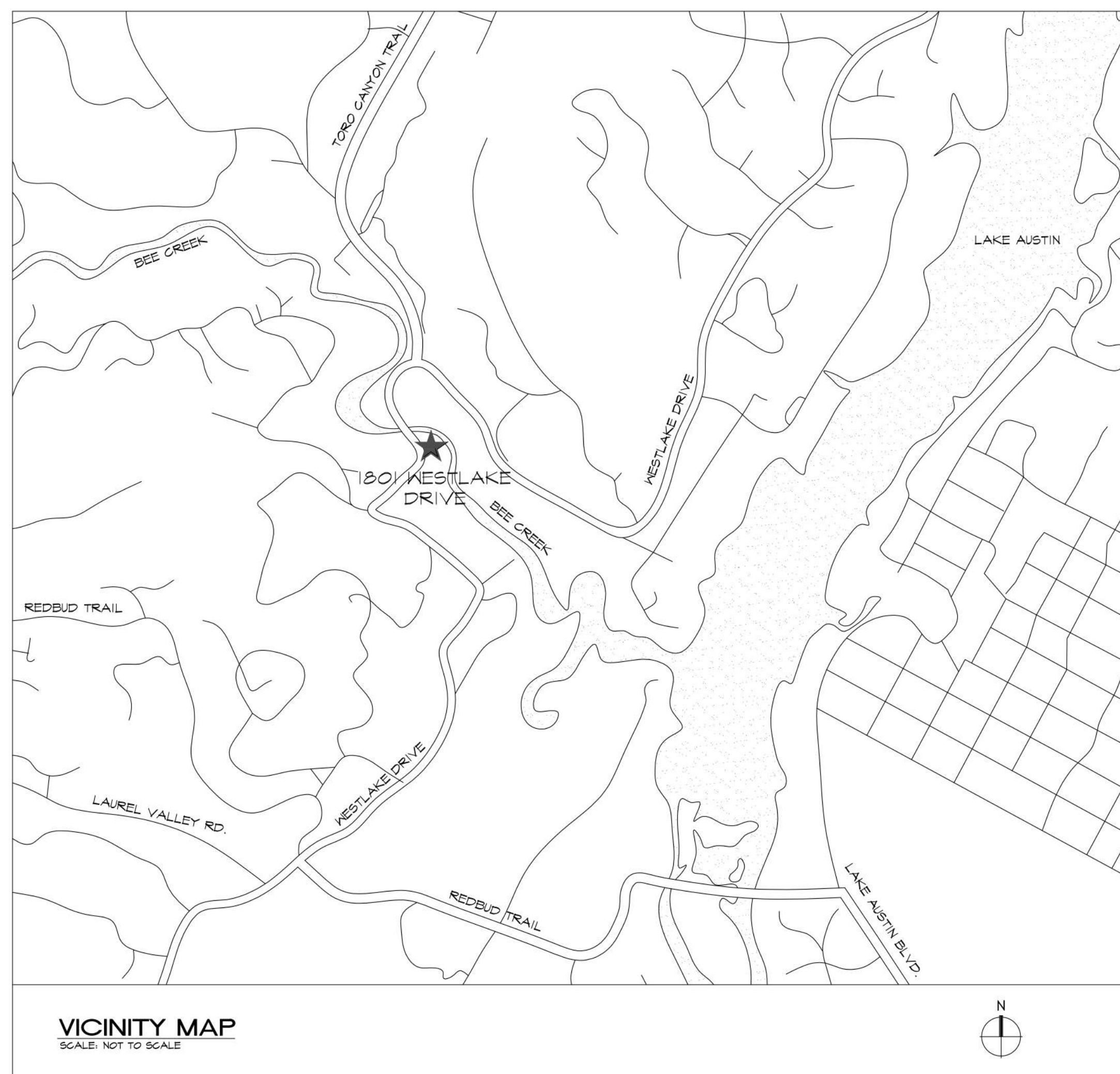


1801 Westlake Dr. Site Study	Existing	Proposed
# of Units	26 @ 750 S.F.	20 @ 2,300 S.F. (Avg.)
Total Conditioned Area	20,000	42,800
Total Impervious Cover	34,600	33,070
# of Parking Spaces	32	40
# of Guest Parking Spaces	0	6
Building Height	18'	BLDG. 1 - 34.5' BLDG. 2 - 46'
Fire Lane	Non Conforming	Conforming
Fire Sprinkler System	Not Included	Included

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Fire Lane	Non Conforming	Conforming
Fire Sprinkler System	Not Included	Included

TREE LIST											
#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE
21	LIVE OAK	16"	236	SYCAMORE	11"	476	ELM	17"	666	CHINABERRY	4"
22	LIVE OAK	10"	237	ELM	10"	477	LIGUSTRUM	10"	667	CREPE MYRTLE	6"
64	SYCAMORE	17"	238	SYCAMORE	12"	480	CHINABERRY	14"	668	tree	5'3"3/2"
70	SYCAMORE	20"	240	SYCAMORE	8"	501	CHINABERRY	14"	669	tree	14"
71	SYCAMORE	8"	242	SYCAMORE	8"	504	ELM	10"	670	RED OAK	8"
75	HACKBERRY	19'13"	251	SYCAMORE	13"	505	ELM	20"	671	PALM	6'4"
76	HACKBERRY	8"	252	SYCAMORE	17"	507	ELM	11"	672	SYCAMORE (DEAD)	4"
77	ELM	11"	253	ELM	12'15"	508	ELM	11"	673	SYCAMORE	14"
78	ELM	8"	255	ELM	24"	512	ELM	19"	674	LIGUSTRUM	3'2'2'2"
79	SYCAMORE	18"	306	SYCAMORE	16"	513	HACKBERRY	14"	675	LOQUAT	6"
80	SYCAMORE	12"	313	ELM	15"	514	HACKBERRY	8'17"	676	CREPE MYRTLE	2'2'2"
81	SYCAMORE	14"	315	ELM	13"	515	ELM	11"	677	LOQUAT	5'4"
82	SYCAMORE	11"	321	SYCAMORE	15"	516	ELM	14'4"	678	JUNIPER	6"
83	HACKBERRY	9"	357	ELM	8'2'17'5'1"	565	ELM	8"	679	HACKBERRY	6"
84	HACKBERRY	11"	358	ELM	20"	566	SYCAMORE	9"	680	JUNIPER	6"
85	HACKBERRY	11"	359	SYCAMORE	17"	567	SYCAMORE	12"	681	SPANISH OAK	8"
86	SYCAMORE	11"	360	SYCAMORE	13'10"	568	ELM	8"	682	LOQUAT	5'4"
87	SYCAMORE	17"	361	HACKBERRY	10"	569	ELM	8'8"	683	JUNIPER	7'3"
88	SYCAMORE	10"	362	SYCAMORE	32"	570	SYCAMORE	16"	684	SPANISH OAK	4"
89	ELM	16"	363	HACKBERRY	10"	571	SYCAMORE	17"	685	JUNIPER	5"
90	SYCAMORE	8"	364	SYCAMORE	12"	573	ELM	13"	686	JUNIPER	8"
104	HACKBERRY	11"	365	SYCAMORE	25"	576	ELM	15"	687	HACKBERRY	5"
105	SYCAMORE	16"	373	SYCAMORE	12"	577	ELM	5"	689	LIGUSTRUM	7"
106	ELM	8'5"	374	SYCAMORE	14"	578	SYCAMORE	9"	690	SYCAMORE	20'5"
107	ELM	9"	375	ELM	8"	579	ELM	11"	691	SYCAMORE	20"
108	JUNIPER	9"	384	SYCAMORE	10"	580	ELM	11"			
109	SYCAMORE	4"	385	SYCAMORE	1"	580	SPANISH OAK	3"			
110	JUNIPER	11"	388	ELM	25"	583	LIGUSTRUM	8"			
111	SYCAMORE	10"	389	ELM	11"	582	HACKBERRY	8"			
114	CHINABERRY	8"	404	ELM	27"	583	SYCAMORE	16"			
116	SYCAMORE	8"	406	LIGUSTRUM	9"	586	SYCAMORE	16"			
117	JUNIPER	9"	407	ELM	18"	587	SYCAMORE	8"			
118	CHINABERRY	8"	408	ELM	12"	588	ELM	9"			
152	SYCAMORE	9'5"	409	ELM	10"	602	JUNIPER	8"			
157	SYCAMORE	11"	410	ELM	12"	604	JUNIPER	8"			
164	SYCAMORE	9"	412	SYCAMORE	8"	608	SPANISH OAK	9"			
168	ELM	12'7"	413	LIGUSTRUM	9'7"	610	SPANISH OAK	8'17"			
190	ELM	17'16'13"	414	ELM	13"	611	JUNIPER	10"			
197	ELM	25'22"	415	SYCAMORE	29"	613	JUNIPER	11"			
217	HACKBERRY	24"	422	ELM	14"	634	JUNIPER	10'6'5"			
219	SYCAMORE	24"	425	SYCAMORE	20"	635	JUNIPER	10"			
220	SYCAMORE	13"	430	SYCAMORE	24"	642	LIGUSTRUM	9'5"			
221	ELM	11"	434	SYCAMORE	21"	643	LIGUSTRUM	9'7'4"			
222	SYCAMORE	11"	441	SYCAMORE	18"	644	ASH	9"			
223	HACKBERRY	9"	452	SPANISH OAK	14"	646	ELM	9"			
224	SYCAMORE	18"	454	JUNIPER	13"	655	HACKBERRY	11"			
225	SYCAMORE	20"	455	JUNIPER	13"	656	CREPE MYRTLE	8'6"			
226	ELM	13"	457	ELM	22'17"	657	CREPE MYRTLE	12"			
227	ELM	46'8"	460	HACKBERRY	8"	658	SYCAMORE	7"			
228	SYCAMORE	14"	465	HACKBERRY	8"	659	JUNIPER	6"			
229	SYCAMORE	12"	466	JUNIPER	8"	660	CHINABERRY	4"			
230	HACKBERRY	10"	467	ELM	8"	661	HACKBERRY	4"			
232	CYPRESS	17"	468	ELM	8'7"	662	SYCAMORE (DEAD)	4"			
233	SYCAMORE	11"	469	JUNIPER	11"	663	CHINABERRY	6"			
234	SYCAMORE	26"	471	LIGUSTRUM	8'4"	664	ELM	5"			
235	SYCAMORE	19"	473	ELM	25"	665	ELM	4"			

INDICATES TREE TO BE REMOVED



BEFORE



AFTER



LAGO CREEK
1801 WESTLAKE DRIVE

SHIFLET GROUP

architects

A
4

Page

BEFORE



AFTER

LAGO CREEK
1801 WESTLAKE DRIVE

SHIFLET GROUP
architects

A
6

Page



CITY VOLUNTEER SERVICE APPLICATION

Please check the group(s) for which you wish to be considered.

☒ Wastewater Commission ☒ Zoning and Planning Commission

Other: _____

Thank you for your interest in volunteering to serve your community. Your application will be reviewed by the City and filed for up to two years for future consideration if no suitable openings are immediately available. Regardless, your application will be forwarded to the leadership of the group(s) selected above so that they may be aware of your interest.

FIRST NAME: Marcy MIDDLE INITIAL: I LAST NAME: Comer

HOME ADDRESS: 424 Brady Lane PHONE: [REDACTED]

RESIDENT OF WEST LAKE HILLS SINCE: May '20 EMAIL: [REDACTED]

FAMILY INFORMATION (SPOUSE & CHILDRENS' NAMES, IF APPLICABLE):
Patrick Comer (husband), Patrick & Genevieve (children)

WORK ADDRESS: _____ PHONE: _____

OCCUPATION & EMPLOYER: Self-employed, Fractional CMO

EDUCATION & RELEVANT EXPERIENCE: I've worked in business my entire career.
Responsible for annual budgets up to \$100M, my focus has been on
using dollars to drive maximum result. I've raised \$96M in VC funds.
Bachelor's of Science from Syracuse University.

ORGANIZATION MEMBERSHIPS: EEPTO, VP Student Enrichment

HONORS & APPOINTMENTS: Nominated for a 2020 Greater Austin Business Award

SIGNATURE: Marcy Comer

DATE SUBMITTED: 8/21/20

Please return this form to:

FOR CITY USE ONLY:

City of West Lake Hills
911 West Lake Drive
West Lake Hills, TX 78746
512-327-3628 / Fax: 512-327-1863
cityhall@westlakehills.org

FORWARDED TO: _____

APPOINTED TO: _____

APPOINTED ON: _____



City of West Lake Hills

Application for Planning & Zoning Commission

Additional Supplemental Application Form Required

We strongly encourage that a brief resume be submitted along with the application.

Name: Karen Bartoletti
E-mail: KJBartol@gmail.com
Address: 504 Terrace Mountain Dr 78746
Phone (Home): [REDACTED]
(Work): NA

Registered Voter? ☒ Yes ☐ No

Resident of West Lake Hills Since: 1989

Occupation, Experience/Degrees Held? BA, MA, JD Retired attorney.

Why do you want to serve on this group? I've never contributed anything to The West Lake Community and I'd like to.

Do you have any potential conflicts of interest? No

Do you have any related experience? I have good basic business knowledge & some conservation expertise (I serve on the Travis Audubon board) but no specific zoning or planning experience.

What do you feel you have to offer this group? Common sense, good problem solving skills, and I've lived in West Lake for a long time.

TEXAS OPEN RECORDS ACT

Notice to Applicants: Once submitted, information contained in and included with this application is considered public record and must be released if a request is made. According to Government Code Section 552.024 each employee or official of a governmental body and each former employee and official of a governmental body shall choose whether to allow public access to the information in the custody of the governmental body that relates to the person's home address, home telephone number, and e-mail address. Each employee and official and each former employee and official shall state their choice to the City Secretary's office. Please indicate your decisions.

ALLOW PUBLIC ACCESS (check one)

Home Address	☒ Yes	☐ No
Home Phone Number	☐ Yes	☒ No
E-mail Address	☒ Yes	☐ No
Family Member Information	☐ Yes	☒ No

Official Signature: K Bartoletti

Official Name (Please Print): Karen Bartoletti

Planning and Zoning Commission Supplemental Application

Once submitted, the information contained in this application is considered public record and must be released to the public if request is made.

Name: Karen Bartoletti

Please fill out the following supplemental application and return to the City Secretary, along with the Committee Application.

In order to understand and contribute to issues faced by the Planning and Zoning Commission, members must have background knowledge of the governing City Ordinances and some corollary experience. The following questions are designed to help us identify skills that will be of benefit to the Commission. Please note proficiency in all the areas is not required.

1) Please rank your proficiency in the following areas by placing a check mark in the column that best describes your experience level:

	No Experience	Some Experience	Proficient	Moderate Proficiency	Very Proficient	Proficiency Expert
Familiarity with the City						
Ordinances:						
Comprehensive Zoning Ordinance						
Comprehensive Land Use Plan						
Subdivision Regulations						
Sign Ordinance						
Fence Ordinance						
Pathway Study						
Parkland Dedication						
Residential & Commercial						
Planning						
Map & Plat Interpretation						
Architectural Drawing						
Interpretation						
Project Evaluation						
Ordinance Development (Writing & Content)						
Ordinance Interpretation (Writing & Content)						
Planned Development						
Ordinance Interpretation (Writing & Content)						

Please tell us about your other community programs or committees that you have been involved with. Nothing in Westlake. I've been involved in various Austin nonprofits for years. I am on The Travis Audubon board & in that connection have dealt with some Sanctuary and
 Please tell us about applicable experience or certifications you have relevant to Planning & Zoning. None. BCP 155405

Once submitted, the information contained in this application is considered public record and must be released to the public if request is made.



GRAVES DOUGHERTY HEARON & MOODY



Karen J. Bartoletti

Shareholder

Commercial Transactions
Corporate & Securities
Mergers & Acquisitions
Tax Exempt/Non-Profit Organizations

Direct Phone: [REDACTED]
Direct Fax: [REDACTED]
E-mail: kbartoletti@gdhm.com

Karen Bartoletti represents individual and institutional clients in a broad range of business transactions and regularly counsels clients with respect to ongoing business, corporate and securities matters. She has served as head of Graves Dougherty's Corporate Section and as a member of the firm's Board of Directors. Karen was honored to be named Corporate/Securities winner in the *Austin Business Journal's* 2005 "Best of Business Attorneys and Corporate Counsel." The Travis County Women Lawyers' Association selected Karen as the recipient of its Outstanding Transactional Attorney Award for 2008.

Representative Experience

- Has represented sellers, purchasers and principal shareholders in over 200 merger, acquisition and restructure transactions, ranging in size from small transactions to those in excess of \$100 million – businesses acquired or sold include magazine publishers, manufacturing concerns, wireless cable television operations, car dealerships, hospitals, professional practices, insurance agencies, and businesses in the aviation, plastics, software development, electronics and furniture industries.
- Has represented a publicly-owned REIT in connection with issuance of over \$200 million of equity and over \$300 million of loan and sale/leaseback transactions.
- Has represented public companies in initial and follow-on equity and debt offerings (including rounds of common and preferred equity, subordinated debt, various securitized offerings, and registrations involving employee benefit plans).
- Has supervised public company compliance with periodic reporting requirements under the 1934 Act (reports on Forms 10-K, 10-Q, and proxy filings).
- Has advised officers and directors of publicly-reporting companies regarding disclosure matters, stock sales issues (including Section 16(b), Rule 10b-5 and Rule 144 matters) and securities matters generally.
- Has represented private companies and investors in a range of private placements, venture capital financings, and other capital raising transactions.
- Has represented a variety of professionals, including physicians, accountants and lawyers, in entity formation and dissolution, partnership negotiations, negotiation of compensation and severance arrangements, resolution of practice management issues and various other matters.
- Has represented small and mid-sized companies (corporations, partnerships, LLCs and other entities) in connection with formation and ongoing operation – including entity selection, structuring and drafting of employment agreements, option plans and other equity incentive programs, buy-sell agreements, and other agreements associated with start-up businesses.

- Has represented companies and majority and minority constituencies in connection with "freeze-out" transactions, minority shareholder rights and disputes among shareholders.
- Has represented companies and shareholders in structuring and documenting various corporate and partnership "divorces," including taxable distributions and stock redemptions and tax-free spin-offs.
- Has served as special counsel to boards of directors in connection with various merger and acquisition, fiduciary and state and federal securities compliance matters.
- Has represented local universities and other large and small tax-exempt entities with respect to a range of business and non-profit issues.
- Has represented tax-exempt and other entities in connection with the formation of profit/not-for-profit joint ventures
- Has represented franchisors in establishing franchise operations and complying with franchise regulations and franchisees in assessing franchise opportunities, negotiating agreements and resolving disputes.
- Has been retained on several occasions to serve as expert witness in complex litigation involving Texas corporate law and legal malpractice issues.

Professional Qualifications

Admitted to bar: 1977, Texas

Education: Wilson College and Temple University (B.A., with high honors, 1971); University of Texas (M.A., English language and linguistics, 1974; J.D., 1977); Note and Comment Editor, Texas Law Review, 1976.

Professional Affiliations

- American Bar Association (Business Law Section)
- State Bar of Texas
- Austin Bar Association
- Fellow, Texas Bar Foundation
- Past President of the Board of Directors, Texas Law Review Association
- Former member of the Boards of Directors of the Travis County Bar Association and of the University of Texas School of Law Alumni Association

Awards and Honors

- Listed in *The Best Lawyers in America*®, Corporate Law, 1987–2012, published by Woodward/White, Inc.
- AV® Preeminent™ Peer Review Rating, Martindale.com
- Was honored as 2008 "Outstanding Transactional Attorney" by the Travis County Women's Lawyer's Association
- Was honored as a "Woman of Distinction" at the Girl Scouts - Lone Star Council 2006 Women of Distinction awards
- Corporate/Securities winner in *Austin Business Journal's* 2005 "Best of Business Attorneys and Corporate Counsel"
- Super Lawyer®, Corporate Finance, named by Law and Politics Media, Inc. and published in *Texas Monthly*, 2003, 2004

Community

- Current member and Chair of the Board of Directors of SafePlace
- Former member and officer of the Board of Directors of a number of Austin non-profit organizations (Health Alliance for Austin Musicians ("HAAM"), Animal Trustees of Austin, University YMCA, Women and their Work, Trinity Center, Trinity Episcopal School)