CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Friday, February 19, 2021 at 4:00 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Remote Regular Meeting on the 19th day of February 2021 at 4:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

Notice of Postponement of the February 17 Remote Regular Meeting of the Zoning and Planning Commission of the City of West Lake Hills.

A winter storm emergency that meets the requirements of Texas Government Code Section 551.0411(b) interfered physically with the ability of the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills to conduct the open meeting that was posted previously for February 17, 2021, at 6:30 p.m.

Therefore, pursuant to Section 551.0411 of the Texas Government Code, notice is hereby given that the Remote Regular Meeting of the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills that was previously scheduled and properly noticed under Chapter 551 of the Government Code for Wednesday February 17, 2021 at 6:30 p.m., will be postponed to and convened on Friday February 19, 2021 at 4:00 p.m. The public may participate in this meeting by dialing in to the following toll-free number 1- 346-248-7799, Meeting ID: 832 7307 6695, Password: 650322.

REMOTE ACCESS ONLY:
In accordance with the order of the Office of the Governor issued March 16, 2020, the Zoning & Planning Commission 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 (COVID-19).

The public may participate in this meeting by dialing in to the following toll-free number **1-346-248-7799, Meeting ID: 832 7307 6695, Password: 650322**

If you wish to speak during the meeting, please submit your **name, phone number and the item #** you wish to speak on at least 6 hours prior to the meeting (12:30 p.m. on Wednesday February 17th) by emailing planner@westlakehills.org or pzsec@westlakehills.org.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing planner@westlakehills.org or pzsec@westlakehills.org. **Comments must be received by 12:30 P.M. on February 17th**.

1. Call to Order. Chairman Robert Meisel.

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 January 20, 2021 Regular Meeting Minutes.

3. Land Use **118 Bluff Park Circle**: Discussion/recommendation on a variance request to construct a swimming pool encroaching a building setback (West Lake Hills Code Sec. 22.03.281). Owners/Applicants Emily & Matt Franke.

    a. Staff Briefing

    b. Presentation by applicant

    c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

    d. Deliberation and Action

4. Land Use **808 Westlake Drive:** Discussion/recommendation on three variance requests for the construction of a fence: 1) Encroachment into a front yard fence setback (Westlake Drive); 2) Encroachment into a front yard setback (Yaupon Valley); and 3) Construct a solid front yard fence. (West Lake Hills Code Sec. 22.03.173). Owner/Applicant Cynthia Brandimarte.

    a. Staff Briefing

    b. Presentation by applicant

    c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

    d. Deliberation and Action

5. Land Use **4700 & 4704 Bee Cave Road**: Discussion/Consideration of a rezoning request from One-Family Residential District (R-1) to Government, Utility, & Institutional District (GUI) for two properties with the following variances: 1) cut/fill; 2) driveway and parking setback encroachments; 3) retaining walls encroaching a setback and exceeding maximum permitted height; 4) minimum lot size; 5) rear and side building setback encroachments; 6) consider incentives to have up to 46% impervious cover; 7) variance to minimum lot size required to consider impervious cover incentives; and 8) removal of 48 trees 14" or greater (West Lake Hills Code Sec. 38.05.092, Sec. 22.03.210, Sec.

22.03.249, Sec. 22.03.276, Sec. 22.03.281, & Sec. 22.03.304). Owner/Applicant Ramon Aguirre - Young Peoples Workshop.

a. Staff Briefing

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

6. Land Use **0 Wild Cat Hollow (Wild Cat Estates):** Discussion/recommendation on a variance request to allow continuation of a private street in lieu of constructing a public street for a new proposed subdivision (West Lake Hills Code Sec. 36.01.009 (a)(3)). Owner David Altounian/Applicant Foursquare builders, LLC.

a. Staff Briefing

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

7. Land Use **Seven Point Seven Ranch:** Discussion/recommendation on an application for several variance requests for a proposed subdivision located at Caravan Circle between Kennan Road and Terrace Mountain: 1) Encroachment into a side building setback; 2) Proposed lots have slopes exceeding 30% for 50% or more of the lot; 3) No conservation easement on the south property line; 4) Provide only one location for a proposed on-site sewage facilities septic field smaller than 6,000sf on less than 30% slopes. (West Lake Hills Code Sec. 22.03.281, 36.01.009, 36.01.010, & 36.01.011). Owner Ranch Dubois Holdings/Applicant Jeffrey Dochen.

a. Staff Briefing

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

8. Land Use **803 Westlake Drive:** Discussion/recommendation on an application to subdivide a tract of land into an eight-lot single family subdivision for a property zoned R-1. (West Lake Hills Code Chapter 36). Owners Doyle & Colleen Moore/Power of Attorney Terry Irion.

a. Staff Briefing

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

9. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman

By Anjali Naini, Director of
Building & Development Services

Certificate

I certify that the above Notice of the REMOTE February 17, 2021 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, February 12, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

By Anjali Naini, Director of
Building & Development
Services

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, January 20, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m. Members in attendance were Commissioners Jim Pledger, Bill Harwell, Laurie Maccini, Karen Bartoletti and James Vaughn

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 October 21, 2020 Regular Meeting Minutes.

    b. Approval of the November 18, 2020 Regular Meeting Minutes.

Motion for Approval made by Commissioner Harwell with a Second by Commissioner Pledger
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

3. Land Use **118 Bluff Park Circle**: Discussion/recommendation on a variance request to construct a swimming pool encroaching a building setback (West Lake Hills Code Sec. 22.03.281). Owners/Applicants Emily & Matt Franke.

    a. Staff Briefing

    b. Presentation by applicant

Applicant Emily Franke spoke

    c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the public hearing
A neighbor spoke in opposition to this item
Chairman Meisel closed the public hearing

    d. Deliberation and Action

This item was postponed by the applicant to the February 18, 2021 meeting

4. Land Use **1001 Live Oak Ridge**: Discussion/recommendation on a variance request to remove three trees 14" or greater in order to construct a new home: 1) Tree # 5037 -

15.25" Cedar; 2) Tree # 5051 - 16.75" Live Oak; and 3) Tree # 5057 - 29" Cedar (West Lake Hills Code Sec. 22.03.304). Owner/Applicant Ricardo Lyra.

a. Staff Briefing

b. Presentation by applicant

Applicant Ricardo Lyra spoke

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the public hearing, hearing no one, Chairman Meisel closed the public hearing

d. Deliberation and Action

Motion for Approval, with the removal of #3 Tree # 5057 from consideration, made by Commissioner Vaughn with a Second by Commissioner Pledger
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

5. Land Use **4611 Bee Cave Road (Eagle Center)**: Discussion/recommendation on a variance request to construct a new monument sign that exceeds the maximum allowed height, sign base height, and area. (West Lake Hills Code Sec. 32.03.006). Applicant David Alsmeyer.

a. Staff Briefing

b. Presentation by applicant

Applicants David Alsmeyer and Paul DiBernadini spoke

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the public hearing, hearing no one, Chairman Meisel closed the public hearing

d. Deliberation and Action

Motion for Approval made by Commissioner Vaughn with a Second by Commissioner Bartoletti
Motion for Approval carried by a vote of 3 ayes to 2 nays

6. Land Use **618 Rocky Ledge**: Discussion/recommendation on a variance request to construct a fence and driveway gates encroaching the front yard setback (West Lake Hills Code Sec. 22.03.173(d)(6)(a)). Owner Chris Birchby/Applicant Austin Nelson.

a. Staff Briefing

b. Presentation by applicant

Applicants Austin Nelson and Chris Birchby spoke

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the public hearing, hearing no one, Chairman Meisel closed the public hearing

d. Deliberation and Action

Motion for Approval made by Commissioner Vaughn, after receiving no Second motion, motion failed

Motion for Denial, with suggestions for changes to the setback to be made before presented again by Commissioner Pledger with a Second by Commissioner Harwell
Motion for Denial carried unanimously by a vote of 5 ayes to 0 nays

7. Land Use **201 Redbud Trail**: Discussion/recommendation on a variance request to remove four trees 14" or greater in order to construct a new residence: 1) Tree # 5710 - 16" Cedar; 2) Tree # 5620 - 14.5" Cedar; 3) Tree # 5696 - 16.5" Multi-Trunk Spanish Oak; and 4) Tree # 5686 - 17.5" Multi-Trunk Spanish Oak (West Lake Hills Code Sec. 22.03.304). Owner Mark Hutchinson.

   a. Staff Briefing

   b. Presentation by applicant

   Applicants Mark Hutchinson and Colter Sonneville spoke

   c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

   Chairman Meisel opened the public hearing, hearing no one, Chairman Meisel closed the public hearing

   d. Deliberation and Action

   Motion for Approval made by Commissioner Bartoletti with a Second by Commissioner Pledger
   Motion for Approval carried by a vote of 5 ayes to 0 nays

8. Land Use **200 Blue Ridge Trail**: Discussion/recommendation on a variance request to construct a new garage encroaching the side building setback (West Lake Hills Code Sec. 22.03.281). Owners/Applicants Stephanie & Jonathan Mandle.

   a. Staff Briefing

b. Presentation by applicant

Applicants Stephanie and Jonathan Mandle spoke

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the public hearing, hearing no one, Chairman Meisel closed the public hearing

d. Deliberation and Action

Motion for Approval made by Commissioner Pledger with a Second by Commissioner Bartoletti
Motion for Approval carried by a vote of 4 ayes to 0 nays, with Commissioner Vaughn recusing

9. Land Use **1407 Wildcat Hollow**: Discussion/consideration of a variance request to alter the roofline and remodel exterior walls of an existing non-conforming home that encroaches the side building setback (West Lake Hills Code Sec. 22.03.281). Owners Andrew & Kaitlyn Coney/Applicant Kristopher White - Dick Clark & Associates.

a. Staff Briefing

b. Presentation by applicant

Applicant Kristopher White spoke

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the public hearing, hearing no one, Chairman Meisel closed the public hearing

d. Deliberation and Action

Motion for Approval made by Commissioner Harwell with a Second by Commissioner Pledger
Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

10. Land Use **3423 Bee Cave Road**: Discussion/recommendation on a request for several variances in order to construct a new medical office building: 1) removal of six trees 14" or greater (#5040 - 16" Cedar; #5046 - 14" Cedar; #5140 - 15" Live Oak; # 5143 - 14" Live Oak; #5324 - 18" Cedar; & # 5373 - 14" Cedar); 2) building height exceeds maximum permitted height; and 3) impervious cover exceeds maximum permitted (West Lake Hills Code Sec. 22.03.304 &Sec. 22.03.281). Owner the Keller Group/Applicant Central Austin Management Group-Peter Narvarte.

a. Staff Briefing

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

This item was postponed by Chairman Meisel until the March 18, 2021 meeting

11. Land Use **4700 & 4704 Bee Cave Road**: Discussion/Consideration of a rezoning request from One-Family Residential District (R-1) to Government, Utility, & Institutional District (GUI) with the following variances: 1) cut/fill; 2) driveway and parking setback encroachments; 3) retaining walls encroaching a setback and exceeding maximum permitted height; 4) minimum lot size; 5) rear and side building setback encroachments; 6) consider incentives to have up to 45.2% impervious cover; and 7) removal of 48 trees 14" or greater (West Lake Hills Code Sec. 38.05.092, Sec. 22.03.210, Sec. 22.03.249, Sec. 22.03.276, Sec. 22.03.281, & Sec. 22.03.304). Owner/Applicant Ramon Aguirre - Young Peoples Workshop.

    a. Staff Briefing

    b. Presentation by applicant

    c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

    d. Deliberation and Action

    This item was postponed by Chairman Meisel until the February 18, 2021 meeting

12. Adjournment. Chairman Robert Meisel.

    Chairman Meisel adjourned the meeting at 8:32 pm

Respectfully submitted,

_____

ROBERT MEISEL, CHAIRMAN

ATTEST:

_____

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2021.

DRAFT

SETBACK VARIANCE
STAFF REPORT **FEBRUARY 17, 2021**

Project Address: 118 Bluff Park Circle

Project Number: 16339

Agenda Item: Land Use: **118 Bluff Park Circle:** Discussion/recommendation on a variance request to construct a swimming pool encroaching a building setback (West Lake Hills Code Sec. 22.03.281). Owners/Applicants Emily & Matt Franke.

Applicant Information: Owners/Applicants Emily & Matt Franke

Hearing Dates:

January 20, 2021	ZAPCO - *postponed*
February 17, 2021	ZAPCO
March 10, 2021	Board of Adjustment

Location: The subject property is located north of Bee Cave Road, south of Yaupon Valley Road, and west of Swiftcurrent Trail.

Zoning & Site Characteristics:
The subject property is zoned R-1 – One-Family Residential and is approximately 1.72 acres. There is an existing home on the property.

Background & Analysis:
The homeowners are requesting a setback variance to construct a swimming pool located approximately five feet from the side fence line. The location was chosen to avoid the removal of large trees and to also avoid the need to construct large retaining walls. Additionally, the location of the septic drain field in the backyard limits the placement of the pool.

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 – "We have a special needs son who cannot visit public places. The pandemic in particular has made this much harder on him and he cannot

participate in regular therapies and activities. He needs an outdoor activity that is safe and on our property which we can monitor."

2. <u>There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.</u>
   The application states – "The location we have selected for the pool is the only one which requires no tree removal or massive concrete structure to be built. We love how natural the neighborhood keeps everything and want to keep it this way."

3. <u>There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.</u>
   The application states – "Another location would mean it would encroach on the septic or require tree removal (or require a massive concrete wall to be build, which takes away from the nature aspect of the neighborhood so much). We also have a special needs son and chose a location we can always see him which is very important."

4. <u>The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.</u>
   The application states – "It is the lease invasive location for nature, it gives us the safest option for our special needs son as well."

5. <u>The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.</u>
   The application states – "It is within the 30ft building line at the back of our home but there are no houses immediately along that fence line. The neighbor we share that fence with has a house set very far back and it would not be a disturbance."

6. <u>The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.</u>
   The application states – "It is the least visible spot on our property to have one, we are at the end of a cul de sac and very secluded. It will be along a fence at the back of our home, not anywhere near others."

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

<u>Building Code</u>
The property and future construction will have to comply with all applicable City codes.

<u>Subdivision</u>
This request will not change the subdivision.

Comprehensive Planning Analysis
The existing and future land use comply with the Master Plan.

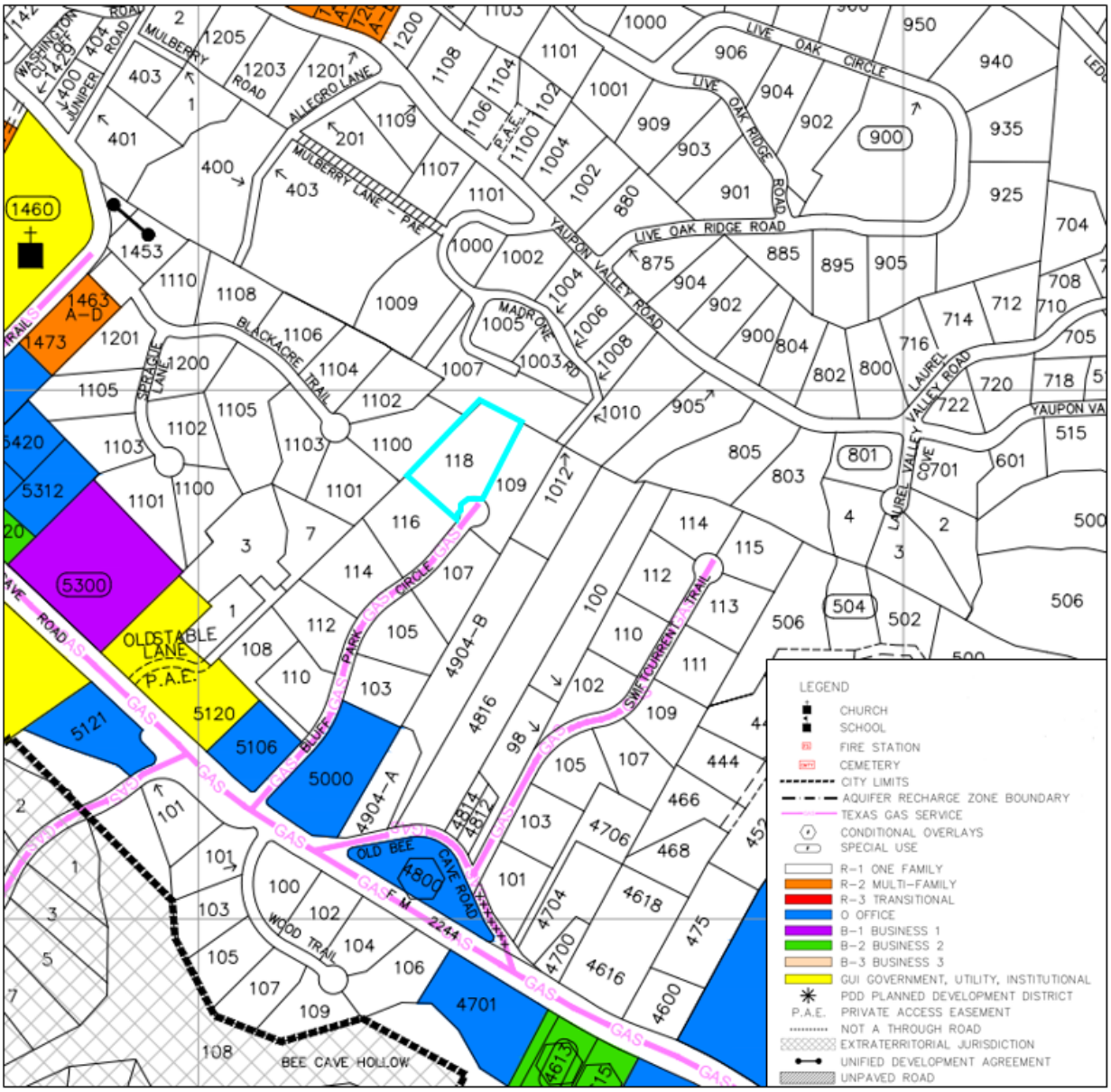
Staff Recommendation
Staff recommends approval of the requested variances due to the site constraints including the location of the septic field and large trees.

Links to Relevant Code:

- **Sec. 22.03.281 Schedule of Regulations**
- **Sec. 22.03.514 Criteria and process required for granting variance**

***
(Maps to follow)

Zoning:


LIVE OAK CIRCLE
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LAUREL VALLEY COVE
ALLEGRO LANE
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MULBERRY ROAD
BLACKACRE TRAIL
SPRAGUE LANE
MADRONE RD
OLDSTABLE LANE
P.A.E.
BLUFF CIRCLE
PARK CIRCLE
SWIFTCURRENT TRAIL
OLD BEE CAVE ROAD
WOOD TRAIL
BEE CAVE HOLLOW
F M 2244
GAS
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LEGEND
CHURCH
SCHOOL
FIRE STATION
CEMETERY
CITY LIMITS
AQUIFER RECHARGE ZONE BOUNDARY
TEXAS GAS SERVICE
CONDITIONAL OVERLAYS
SPECIAL USE
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
PDD PLANNED DEVELOPMENT DISTRICT
P.A.E. PRIVATE ACCESS EASEMENT
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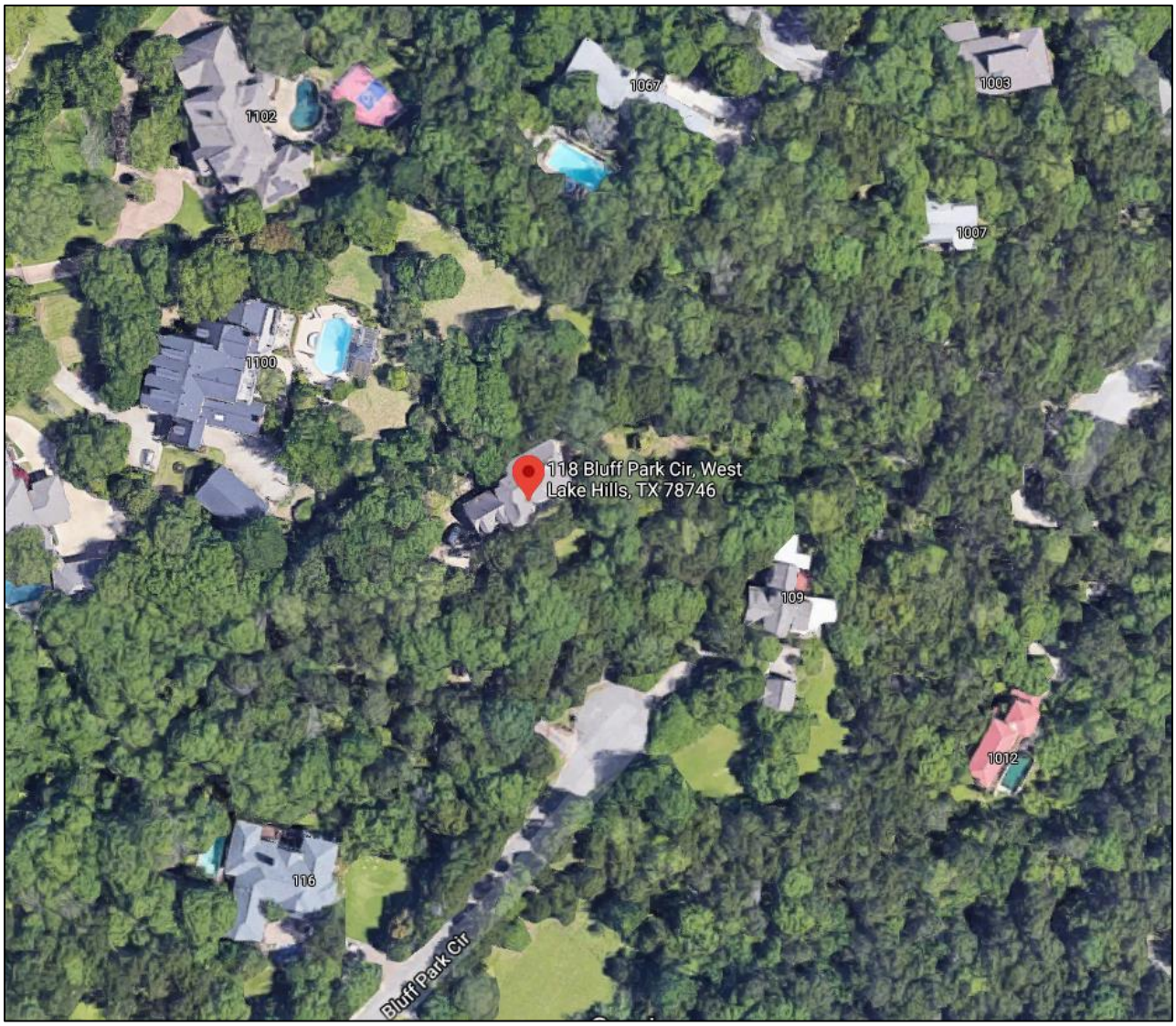
Aerial: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November 28, 2020

Chairman Robert Meisel

West Lake Hills Zoning & Planning Commission

911 Westlake Drive

West Lake Hills, Texas 78746

Dear Mr. Chairman,

We have two children, one of whom has special needs, and the recent pandemic has brough on challenges even we could have never anticipated. Pre-COVID19, we had difficulties finding activities our family could do together as Tyler is not able to do things like go to restaurants or parks which are heavily populated – it is just too much for him to handle. Since the onset of this pandemic it is virtually impossible as he does not take the same precautions most do as far as safety for washing hands and not putting things in his mouth. It is very difficult to constantly ensure he is doing what is necessary to stay safe. Therefore, we have found ourselves in a position where we are basically home bound because it is the only safe place for him.

My husband and decided this past summer to go under contract with Texas Pools & Patios to design a swimming pool for our backyard to create a safe place where he can do one of the only things he does enjoy and that is to play in water. We carefully selected the most advantageous spot available. There will be no large retaining walls needed and the ground in this area is extremely structurally sound as it is mostly rock. Additionally, there are no trees in this area so there will be no removal necessary as we had hoped to not disrupt any of the nature we so enjoy on our property which is one of the things we are so protective of and thankful for about living in West Lake Hills.

Unfortunately, we found out during the laying out phase that the swimming pool design has encroached into the property's build line along the back of our property at our privacy fence. We share this fence with a back neighbor; however, their home is quite far from the privacy fence. In between the privacy fence they have quite a bit of usable yard, a deck which is built up, a large pool and then their home. These neighbors are home for a few weeks out of the year and I would be more than happy to discuss this with them in further detail about our hopes for a pool near this shared fence line if it would make the board feel more comfortable to have the neighbor with whom I share this fence sign a variance stating they are ok with our having one there. They are very aware of our sons special needs and extremely supportive of our desire to help him in every way.

I understand that traditionally the Build Line's are created by Planning and Zoning for the development of communities to determine lot size, building & or home elevations & setbacks from front street, adjoining structures and home-additions in the backyard that exceed 8'in height. Our pool will not be above the ground at all and will not be seen above the fence whatsoever. There are no homes built immediately behind our property. As you understand, we are up against other setbacks that we must comply with such as large established trees we desperately hope to keep in place, septic, drain fields and slopes that would require large engineered concrete walls. Please let me know what possible efforts on our part that can help resolve this issue. We greatly appreciate your time and assistance.

Warm regards,

Emily Franke

APPLICATION COVER SHEET

Property Address: 118 Bluff Park Circle
Applicant Name: Matt & Emily Franke
Designated Agent (if any, Power of Attorney Required):
Applicant Phone Number: 512.797.5480 Email Address: [redacted]
Date Application was Submitted: November 28, 2023
Variance(s) Requested:
To build within setback at back of property.

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): _____
☐ 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: _____

ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

West Lake Hills City Code requires applicants to answer each of the following questions. The ZAPCO Commissioners, Board of Adjustment and City Council Members consider your answers to these questions when evaluating your application. *(Feel free to respond to these questions on a separate page or document.)*

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

We have a special needs son who cannot visit public places. The pandemic in particular has made this much harder on him & he cannot participate in regular therapies & activities. He needs an outdoor activity that is safe & on our property which we can monitor. He loves water & we cannot afford to rebuy in this neighborhood.

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

The location we have selected for the pool is the only one which requires no tree removal or massive concrete structure to be built. We love how natural the neighborhood keeps everything & want to keep it this way.

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

Another location would mean it would encroach on the septic or require tree removal. (or require a massive concrete wall to be built, which takes away from the nature aspect of the neighborhood so much.) We also have a special needs son & chose a location he can utilize, see him which is very important

(4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

It is the least invasive location for nature, it gives us the safest option for our special needs son as well.

(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?

It is within the 30ft. building line at the back of our home but there are no houses immediately along that fence line. The neighbor we share that fence with has a house set very far back & it would NOT be a disturbance.

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

It is the least visible spot on our property to have one, we are at the end of a cul-de-sac & very secluded. It will be along a fence at the back of our home, not anywhere near anothers.

Property Address: 1110 Bluff Park Circle

Photo of the front yard / driveway which Russell asked us to have tree surveyed in preperation of the pool. Tree protection plan has been made to ensure safety of the trees during construction and we have clear access points for all equipent without intruding on any septic fields as well.

Oak grove, a 4ft oak tree by the front door and giant cedar trees along our foundation carry over onto the other side of the septic drain field to the front yard. We desperately do not want to remove these trees, so this was not even a location we wanted to consider.

This is the beginning of the septic drain field coming off our porch (the tanks are under the wooden porch) so not a feasible location either).

This location was contemplated in order to keep the pool further from the fence line, however it is directly to the side of the septic drain field (literally just a couple of feet away) and the same proximity from the tanks which are located under the wooden deck. This location would also require removal of several large trees, some of which are very close to the foundation. Per our contractor and in discussions with Russell about how close in proximity we would have to be to the septic drain field, we decided this was also not an ideal location.

Making this location the most ideal one for our property. The pool would go directly where the open space is. No trees will be removed, the small orange tree which we planted, we will be relocating. You can see my neighbors' chimney in the very far left side by the trampoline – their house is SO far from us. We are building a very modest size pool in the best possible location on our property.

TEXAS POOLS & PATIOS

TEXAS POOLS AND PATIOS WILL COMPLY WITH ALL RULES AND REGULATIONS

Pool (Gunite) Shell -

8"-10" thick gunite walls sprayed and supported with 1/2" steel rebar tied every 9"-10" on center. Any portion of the shell out of the ground will be 12" thick gunite.

Pool construction access will not encroach on any neighboring property or property not owned by the customer. See survey for pool construction access.

Note- Pool equipment will be on the back side of the residence and within code/compliance of all windows etc.

Note- Pool and pool equipment complies with 2015 IECC code including pool and spa covers.

See survey for equipment location.

Homeowners responsibilities:

The barrier / fencing around the entire back yard is currently 6' tall.

Gates must be self closing and latches must be a minimum of 54" from the ground.

If rear door and or window alarms are required by jurisdiction TPP will NOT plaster pool until alarms have been properly installed and brought up to code.

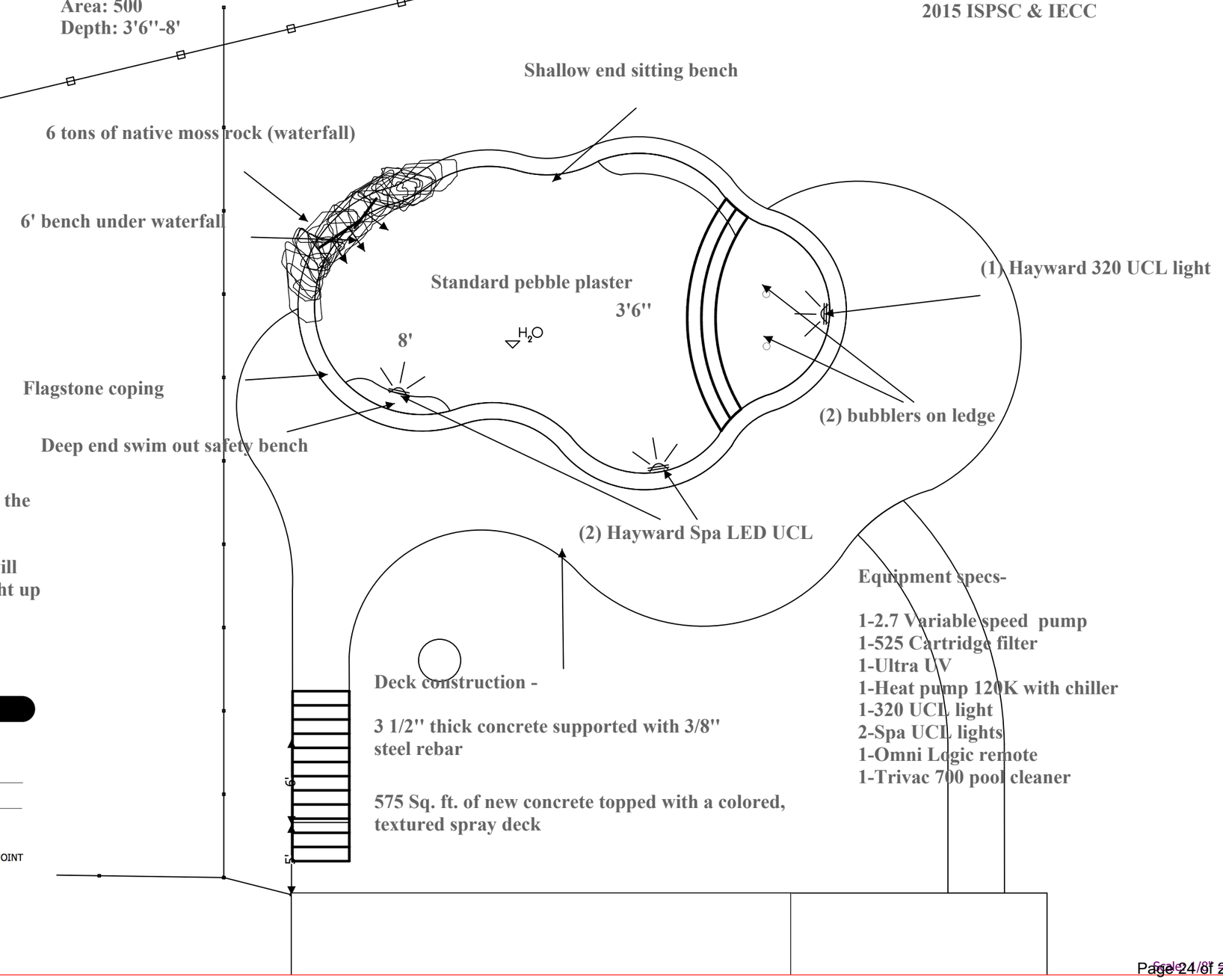
Pool specs-

Perimeter: 94'
Max length: 36'
Max width: 22'6"
Area: 500
Depth: 3'6"-8'

NO AUTO FILL OR GAS HEATER TO POOL

Bonding #8 copper wire around pool

WILL COMPLY
2017 NEC
2015 IBC
2015 IRC
2015 ISPSC & IECC



Deck construction -

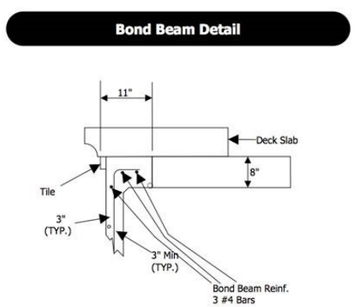
3 1/2" thick concrete supported with 3/8" steel rebar

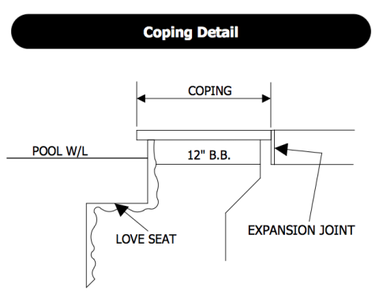
575 Sq. ft. of new concrete topped with a colored, textured spray deck

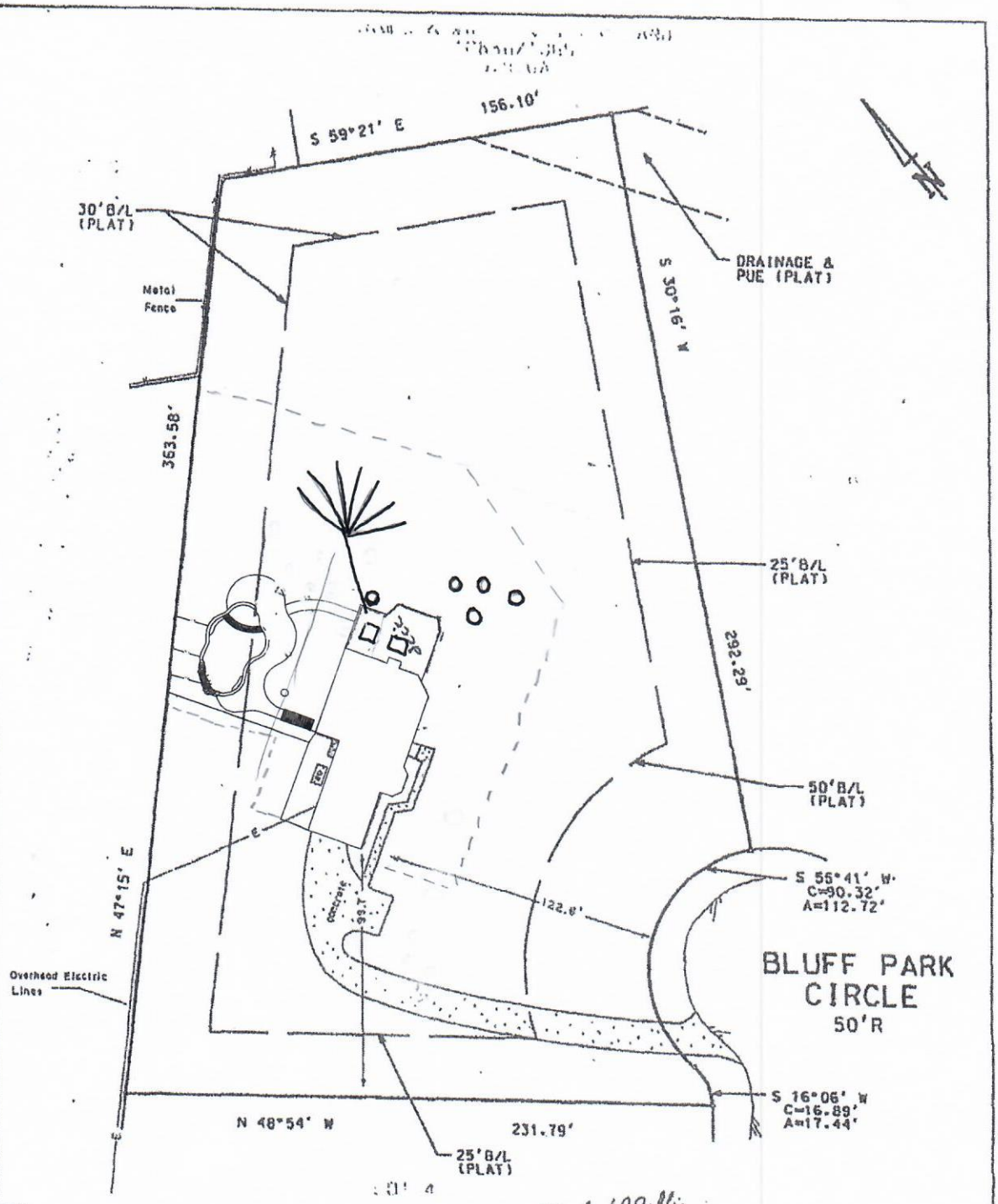
Equipment specs-

1-2.7 Variable speed pump
1-525 Cartridge filter
1-Ultra UV
1-Heat pump 120K with chiller
1-320 UCL light
2-Spa UCL lights
1-Omni Logic remote
1-Trivac 700 pool cleaner

BONDING & COPING DIAGRAM







NOTE
IN ACCORDANCE WITH F.I.R.M. FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

MAP: 48453C0250 E
EFFECTIVE DATE: June 16, 1993

Michael O'Dell
Marla Ann Dell

LEGEND
Rod Found o

NOTE: 5' ELECTRICAL AND TELEPHONE LINE EASEMENTS RECORDED IN VOLUME 3027, PAGE 1014, VOLUME 3284, PAGE 1267 AND VOLUME 3300, PAGE 329, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE 1" = 50 FEET

LOT 5

W.O. # 96-11-3

SUBDIVISION THE BLUFF ABOVE BEE CAVE

VOLUME 85, PAGE 68B

STREET 118 BLUFF PARK CIRCLE

CITY: ~ COUNTY: TRAVIS

REFERENCE DAHLW G.F.# 962500-RLD

SURVEY FOR: COMMERCIAL TITLE COMPANY
THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES:

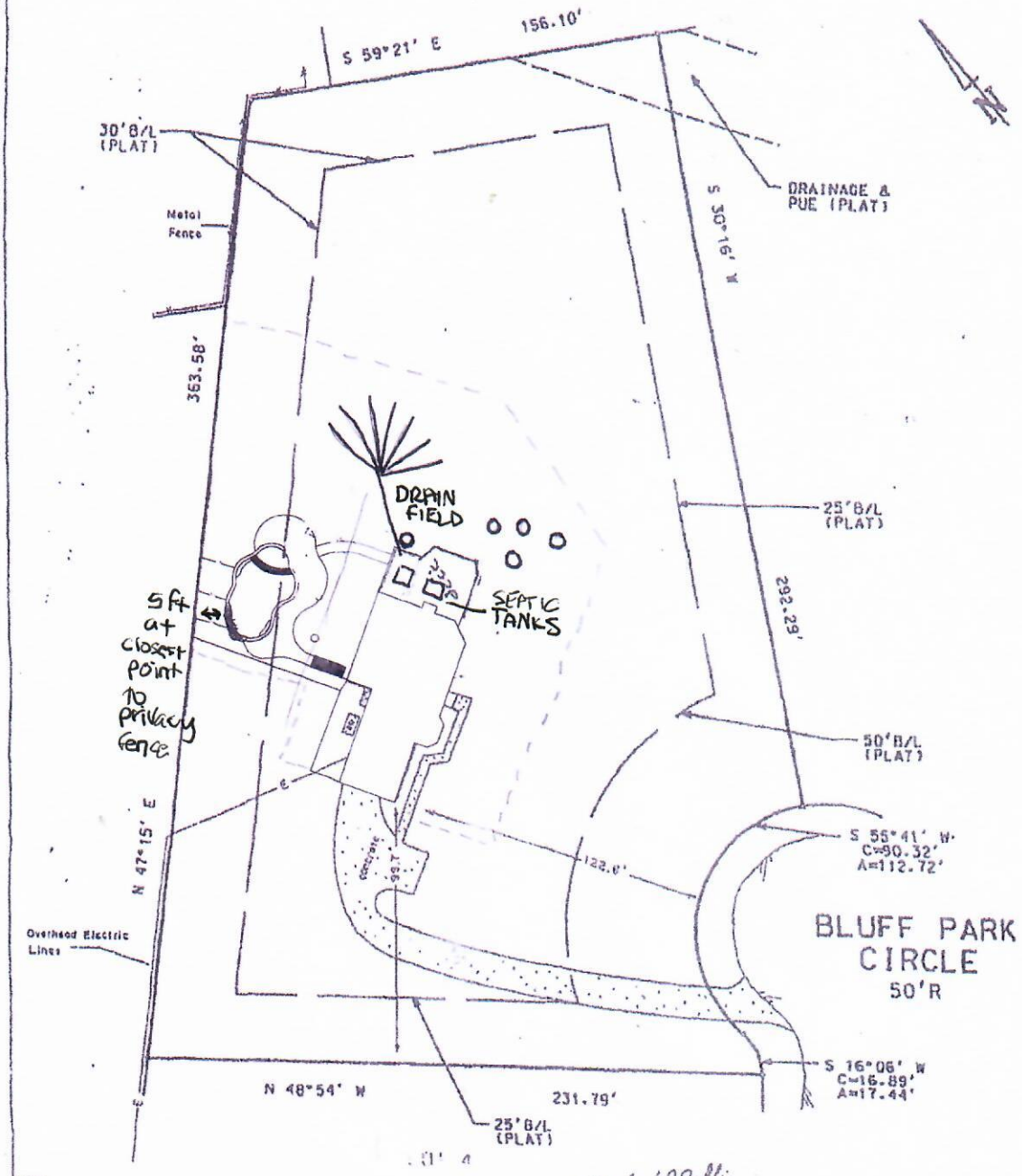
STATE OF TEXAS COUNTY OF TRAVIS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDRY LINE CONFLICTS, ENCROACHMENTS, OVER LAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

C E N - T E X
CEN-TEX SURVEYING COMPANY
LAND SURVEYING/LAND PLANNING
313 E. Rundberg Ln., #205, Austin, Texas 78753
(512) 473-8800 FAX (512) 836-5871

Weldon Klattenhoff
WELDON KLATTENHOFF
REGISTERED PUBLIC SURVEYOR

Nov. 13, 1996 W.O. # 96-11-3



NOTE
IN ACCORDANCE WITH F.I.R.M. FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

MAP: 48453C0250 G
EFFECTIVE DATE: June 16, 1993

NOTE: 5' ELECTRICAL AND TELEPHONE LINE EASEMENTS RECORDED IN VOLUME 3027, PAGE 1014, VOLUME 3284, PAGE 1267 AND VOLUME 3300, PAGE 329, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

Michael O'Dell
Marla Ann Dell

LEGEND
Rod Found ○

SCALE 1" = 50 FEET

LOT 5

W.O. # 96-11-3

SUBDIVISION THE BLUFF ABOVE BEE CAVE

VOLUME 85, PAGE 68B

STREET 113 BLUFF PARK CIRCLE

CITY: - COUNTY TRAVIS

REFERENCE DAB/LW G.F.# 962500-RLD

SURVEY FOR: COMMERCIAL TITLE COMPANY
THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES.

STATE OF TEXAS COUNTY OF TRAVIS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDRY LINE CONFLICTS, ENCROACHMENTS, OVER LAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

CEN-TEX

CEN-TEX SURVEYING COMPANY
LAND SURVEYING/LAND PLANNING
313 E. Rundberg Ln., #205, Austin, Texas 78753
(512) 473-8600 FAX (512) 836-5671

Weldon Klattenhoff
WELDON KLATTENHOFF
REGISTERED PUBLIC SURVEYOR

Nov. 13, 1996 W.O. # 96-11-3

FENCE VARIANCE
STAFF REPORT **FEBRUARY 17, 2021**

Project Address: 808 Westlake Drive

Project Number: 16338

Agenda Item: Land Use: **808 Westlake Drive:** Discussion/recommendation on three variance requests for the construction of a fence: 1) Encroachment into a front yard fence setback (Westlake Drive); 2) Encroachment into a front yard setback (Yaupon Valley); and 3) Construct a solid front yard fence. (West Lake Hills Code Sec. 22.03.173). Owner/Applicant Cynthia Brandimarte.

Applicant Information: Owner/Applicant Cynthia Brandimarte

Hearing Dates:
February 17, 2021 ZAPCO
February 24, 2021 City Council

Location: The subject property is located on the southern corner of Westlake Drive and Yaupon Valley Road, south of Laurel Valley Road.

Zoning & Site Characteristics:
The subject property and surrounding neighborhood are zoned R – 1 – One-Family Residential and is approximately 0.9470 acre.

Background & Analysis:
The homeowner is seeking variances to the front yard setback for two sides of her property that are considered front yards. The front yard fence setback for properties 0.75 acre and larger is 30ft. The homeowner is requesting to maintain a 24ft setback on Westlake Drive and 25ft setback on Yaupon Valley Road. She plans to replace a portion of her existing chain link fence with a solid wooden fence. A variance is also needed for the solid fence, as the Code requires front yard fences to be 80% visible, and to be 80% screened by vegetation. The purpose of the fence is to help reduce noise and pollution. Due to the location of existing trees and limestone on the property, the homeowner has determined the proposed location is the most suitable.

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 – "Increased noise and fumes; the house sits above an extremely busy intersection."

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
   The application states – "Sincere there is already a chain-link fence in place, the proposed wooden fence would not further interrupt the path of deer and small animals, nor impact water resources, nor in any way deter the movement of birds and insects."

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
   The application states –
   -"Berms are not only costly and generally built not to exceed several feet in height, but a linear mound would not withstand erosion that takes place on the lot's slope.
   -Stone retaining wall as currently designed would conflict with my 1952 house aesthetic and would be prohibitively expensive.
   -Noise walls/acoustic fences and gabion walls would be more effective to block pollutants and noise; they do not have a place at this point in the residential setting."

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
   The application states – "Although it lacks the density of more permanent barriers identified in my response to Question # 3, a wooden fence is considered a noise barrier and may disperse fumes."

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
   The application states –
   -"A wooden fence is not unsightly as are other options to reduce/remedy the hardships.
   -The vegetative screen will retain the look of the neighborhood and mitigate view of the wooden fence.
   -The prevailing breezes from the northwest and southeast are unlikely to be affected, as prevailing breezes do not generally originate or stir at the low elevation of the east side of the property."

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
   The application states – "It would not reduce their light and air, nor diminish their scenic views, nor increase noise on their property. Two neighbors – at 901 Westlake

Dr. and at 100 Yaupon Valley Rd. currently have a limited view of my property because of the existing vegetative screens and those that I will plant in the future as shown in the landscape plan."

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.

Staff Recommendation

Staff recommends approval of the requested setback variances as the location of the proposed fence will be the same as the existing fence and also will avoid removing existing vegetation for its installation. Staff recommends disapproval for the solid front yard fence due to lack of hardship.

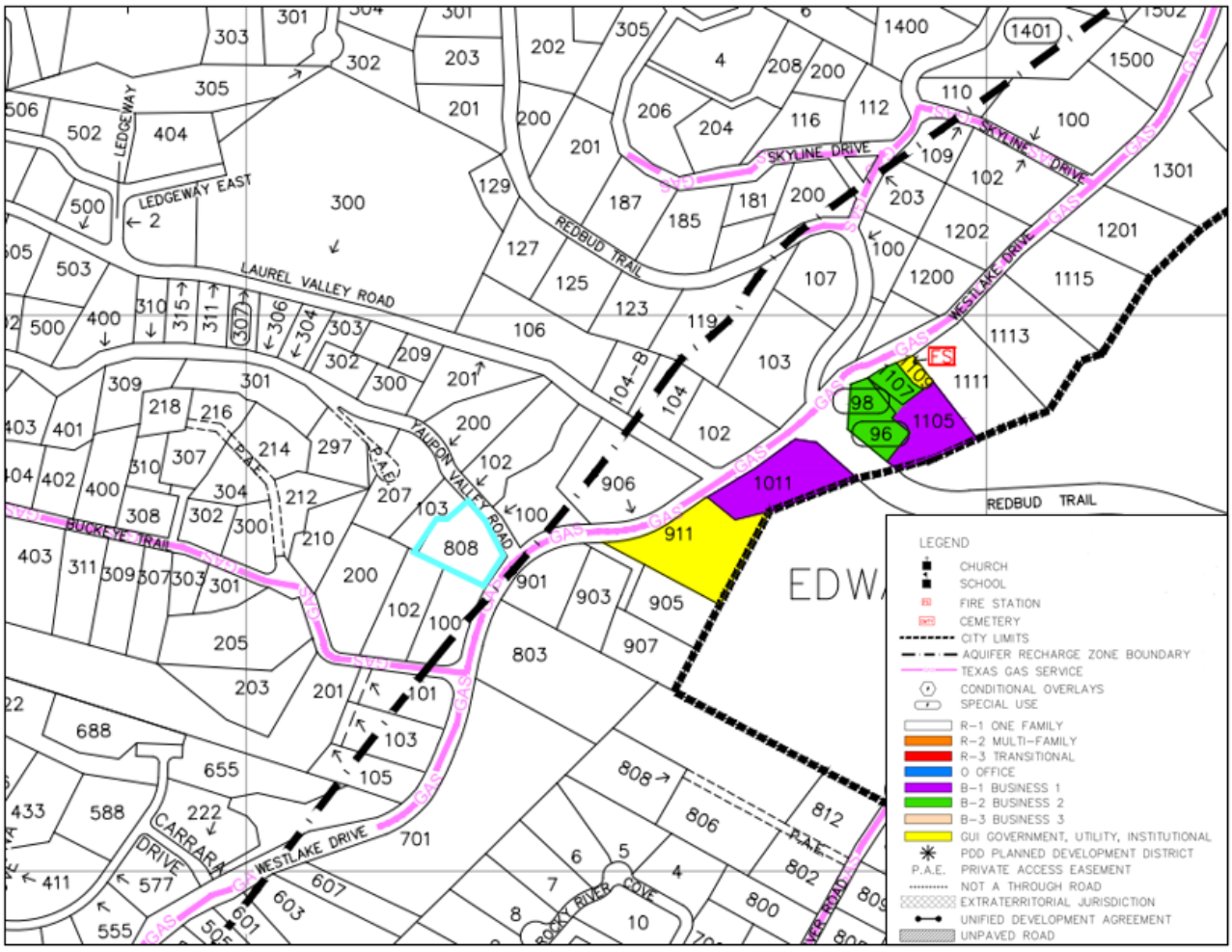
Links to Relevant Code:

- **Sec. 22.03.281 Schedule of Regulations**
- **Sec. 22.03.173 Fences**

***

(Maps to follow)

Zoning:


LEDGEWAY
LEDGEWAY EAST
LAUREL VALLEY ROAD
SKYLINE DRIVE
REDBUD TRAIL
WESTLAKE DRIVE
YAUPON VALLEY ROAD
BUCKEYE TRAIL
CARRARA DRIVE
ROCKY RIVER COVE
P.A.E.
GAS
ES
REDBUD TRAIL
LEGEND
CHURCH
SCHOOL
FIRE STATION
CEMETERY
CITY LIMITS
AQUIFER RECHARGE ZONE BOUNDARY
TEXAS GAS SERVICE
CONDITIONAL OVERLAYS
SPECIAL USE
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
PDD PLANNED DEVELOPMENT DISTRICT
P.A.E. PRIVATE ACCESS EASEMENT
NOT A THROUGH ROAD
EXTRATERRITORIAL JURISDICTION
UNIFIED DEVELOPMENT AGREEMENT
UNPAVED ROAD

Aerial:

808 Westlake Dr, West Lake Hills, TX 78746
Yaupon Valley Rd
Westlake Dr
Westlake Dr
Westlake Dr
West Lake Hills City Hall
Enviro Air & Water
Buckeye Trail

December 30, 2020

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

Dear Mr. Chairman:

I am hoping to reclaim some of the features that first attracted me to Westlake, namely the spacious and quiet wooded setting.

My house is at the intersection of TWO increasingly busy roads—Westlake Dr. and Yaupon Valley Rd. Recent road construction, especially on Bee Caves Rd., has patterned drivers to use Yaupon Valley Rd., which is now also beset with the problems of a thoroughfare. I have witnessed the traffic get progressively worse over the past decades as the number of vehicles has increased—heavy construction vehicles, cars, trucks, motorcycles, and the like. With the increase in numbers, so goes the increase in noise and visual intrusions; moreover, the gasoline fumes and other pollutants make it unhealthy to be in the back yard since there is nothing solid to buffer their rise from the streets.

Therefore, I am seeking a variance for one setback on Westlake Dr. (24 ft. vs. 30 ft.) and one on Yaupon Valley Rd. (25 ft. vs. 30 ft.) in order to replace a section of a chain-link fence with a wooden fence.

I have considered a berm with vegetation, but one could not be built to withstand the erosion that takes place on the lot; a retaining wall would be prohibitively expensive and not in keeping with the 1952 house style; and noise walls/acoustic fences are unsightly in this setting.

My lot already includes a privacy wooden gate made of the same pickets that I propose for a fence. Thus, the effect will be more aesthetically pleasing. Over time, the wood turns the color of trees and blends with the Westlake setting, as at 906 Westlake Dr.; 101 Buckeye Tr. West; and 802 Yaupon Valley Rd.

Although the mailbox and disposal service are on Westlake Dr., it is not the front of the lot: the west side of the house allows entry.

Thank you for considering my application for a variance.

Sincerely,

Cynthia Brandimarte
808 Westlake Dr.

APPLICATION COVER SHEET

Property Address: 808 Westlake Dr.
Applicant Name: Cynthia Brandimarte
Designated Agent (if any, Power of Attorney Required): na
Applicant Phone Number: 512-329-5509 Email Address: cindy.brandimarte@gmail.com
Date Application was Submitted: Dec. 30, 2020
Variance(s) Requested: Variance for wooden fence to replace a section of an existing 6ft chain link fence and setback.

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): _____
☐ 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: _____

Variance Questions

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

Increased noise and fumes; the house sits above an extremely busy intersection. See https://www.ncbi.nlm.nih.gov/books/NBK361807/.

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

Since there is already a chain-link fence in place, the proposed wooden fence would not further interrupt the path of deer and small animals, nor impact water resources, nor in any way deter the movement of birds and insects.

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

- Berms are not only costly and generally built not to exceed several feet in height, but a linear mound would not withstand erosion that takes place on the lot's slope.
- Stone retaining wall as currently designed would conflict with my 1952 house aesthetic and would be prohibitively expensive.
- Noise walls/acoustic fences and gabion walls would be more effective to block pollutants and noise; they do not have a place at this point in the residential setting.

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

Although it lacks the density of more permanent barriers identified in my response to Question #3, a wooden fence is considered a noise barrier and may disperse fumes.

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?

- A wooden fence is not unsightly as are other options to reduce/remedy the hardships.
- The vegetative screen will retain look of the neighborhood and mitigate view of wooden fence.
- The prevailing breezes from the northwest and southeast are unlikely to be affected, as prevailing breezes do not generally originate or stir at the low elevation of the east side of the property.

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

It would not reduce their light and air, nor diminish their scenic views, nor increase noise on their property, nor increase pollution on their property. Two neighbors—at 901 Westlake Dr. and at 100 Yaupon Valley Rd. currently have a limited view of my property because of the existing vegetation screens and those that I will plant in the future as shown in landscape plan.*

*803 Westlake Dr. has been a long-term rental property.

Detailed Narrative of Work

Project Narrative:

I live at the intersection of TWO busy roads—Westlake Dr. and Yaupon Valley. I have witnessed the traffic get progressively worse over the past decades as the number of vehicles has increased—heavy construction vehicles, cars, trucks, motorcycles, and the like. With the increase in numbers, so goes the increase in noise and visual intrusions; moreover, the gasoline fumes and other pollutants make it unhealthy to be in the east yard since there is nothing solid to interrupt their rise from the streets. The problems--cacophony, viewshed, and pollution—are not confined to Westlake Dr., but spill onto Yaupon Valley Rd., where the volume of cut-through traffic is notorious and very loud as recent road construction around Austin and Westlake Hills, especially on Bee Caves Rd., has patterned drivers to use Yaupon Valley Rd.

I am, therefore, applying for a fence permit (with variance) to replace a section of my existing chain link with a 6-ft. wooden fence of 6-in. dogeared pickets with steel posts at 8-ft. intervals. I propose 78 ft. in length along Westlake Dr. plus 94 ft. in length along Yaupon Valley. The 150 ft. of existing 6-ft. chain-link fence on Yaupon Valley remains as is.

My lot already includes a privacy wooden gate made of the same pickets that I propose here. Thus, the effect will be more aesthetically pleasing along Westlake Dr. There are already several 6-ft. high wooden fences of 6-in. dogeared pickets nearby: 906 Westlake Dr.; 101 Buckeye Tr. West; and 802 Yaupon Valley Rd.

The current chain-link fence is largely shielded from drivers by vegetation as shown on Google map's most recent street-view capture of the property (see Jan. 2020); aerials show no trace of a fence. (I have recently removed dead vegetation debris and planted within the chain-link fence Texas red cedar, Mountain Laurel, and Viburnum.)

The attached plat marks the setbacks from the asphalt; an attached landscape plan identifies the location of native Mountain Laurel bushes facing Westlake Dr. and Yaupon Valley Rd., plus a conjectural drawing of the appearance of the 5-gal. bushes at planting and then after three years of growth (rate of growth=1 ft. per yr.).

Additional Information:

Since November 2020, when I first undertook a fence application, I have been notified of a Subdivision Application at 803 Westlake Dr. proposing 8 lots for single-family houses. This location is directly across from my house. In light of the proposed new construction and the increased noise and fumes that will occur over years, there is some urgency to my variance application for 172 ft. of wooden fence.

Although the address is 808 Westlake Dr., only the mailbox and disposal service are on that thoroughfare: it is the back of the lot. People enter and exit at the chain-link gate on Yaupon Valley rather than via the wooden gate on Westlake Dr. The house faces west.

Austin Brothers Fence Company and Viking Fence Company have been contacted as possible contractors for the work.

Summary:

I am seeking a variance for one setback on Westlake Dr. (24 ft. instead of 30 ft.) and one on Yaupon Valley Rd. (25 ft. instead of 30 ft.) in order to replace a section of an existing chain-link fence with a 6-ft. high wooden fence of dogeared 6-in. pickets 78 ft. in length on the east side of my property along Westlake Dr. and 94 ft. in length along Yaupon Valley Rd.

Cynthia Brandimarte
808 Westlake Dr.

ATTACHMENTS

Plats and Graphics

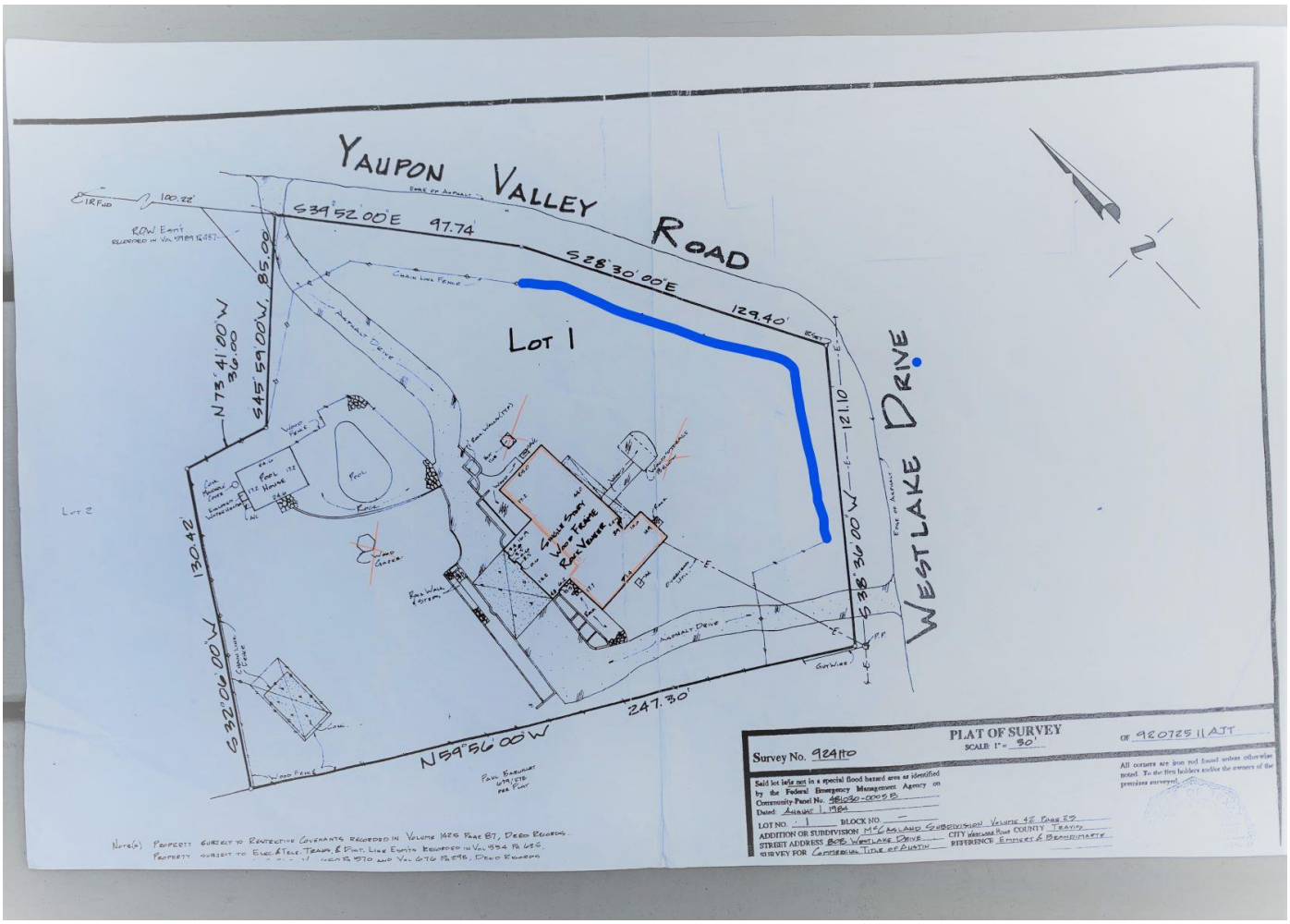
1. Graphic of proposed fence line
2. House plat with setbacks-arrows
3. House plat with landscape plan
4. Conjectural Landscape Image
5. Three years of growth 1 ft=1yr

Photographs

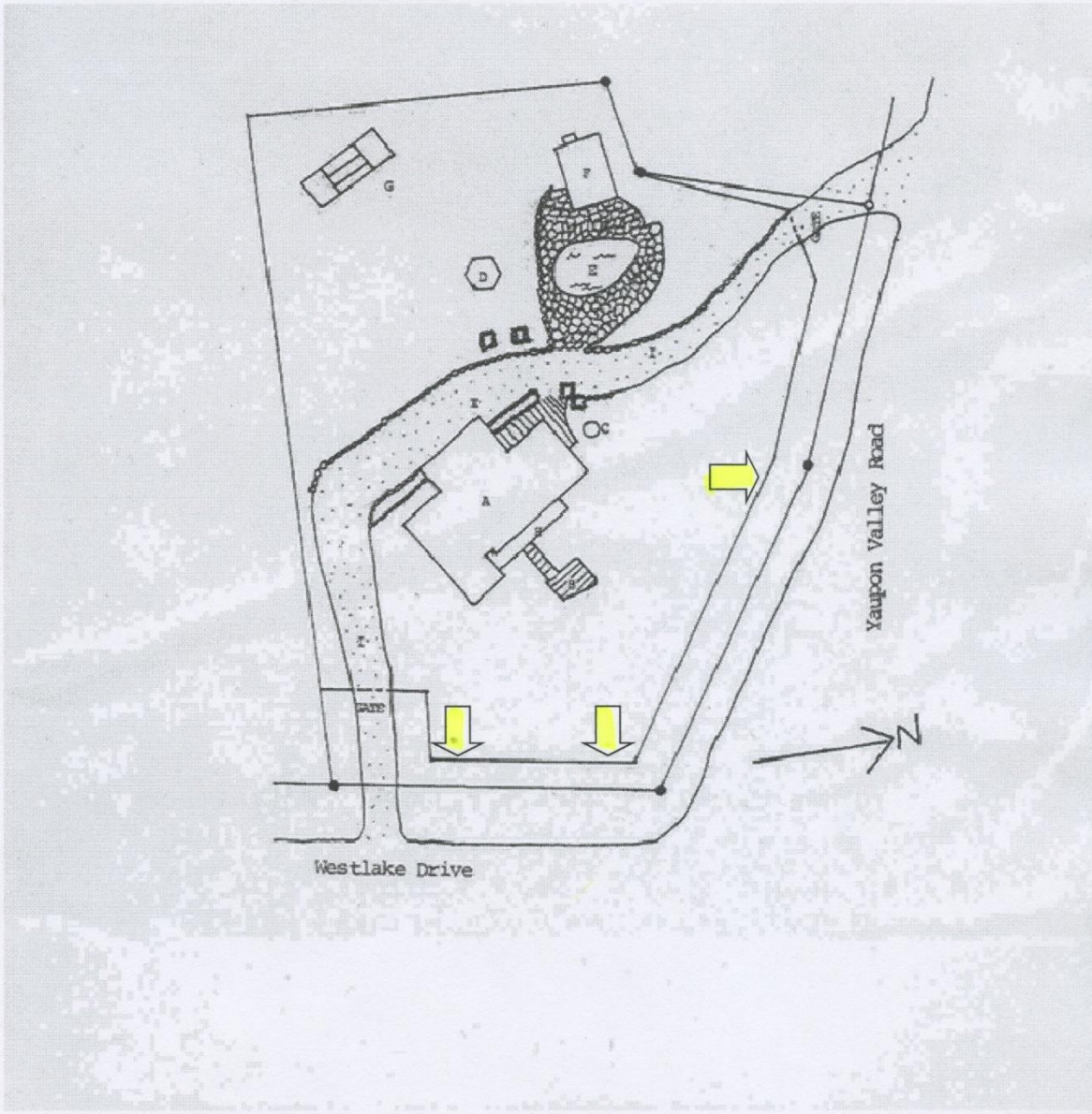
6. Traffic driving north on Westlake Dr.
7. Looking East-View of Westlake Dr. Sunday am.
8. Front of house west side
9. Current south fence
10. Proposed new fence
11. Wooden gate on Westlake Dr.-east side
12. Existing fence on Yaupon Valley Rd.-Sunday am.
13. Sunday am-Standing in setback at intersection
14. Sunday am-View from east side of Westlake Dr.

Other Documentation

15. Ownership and Home Insurance

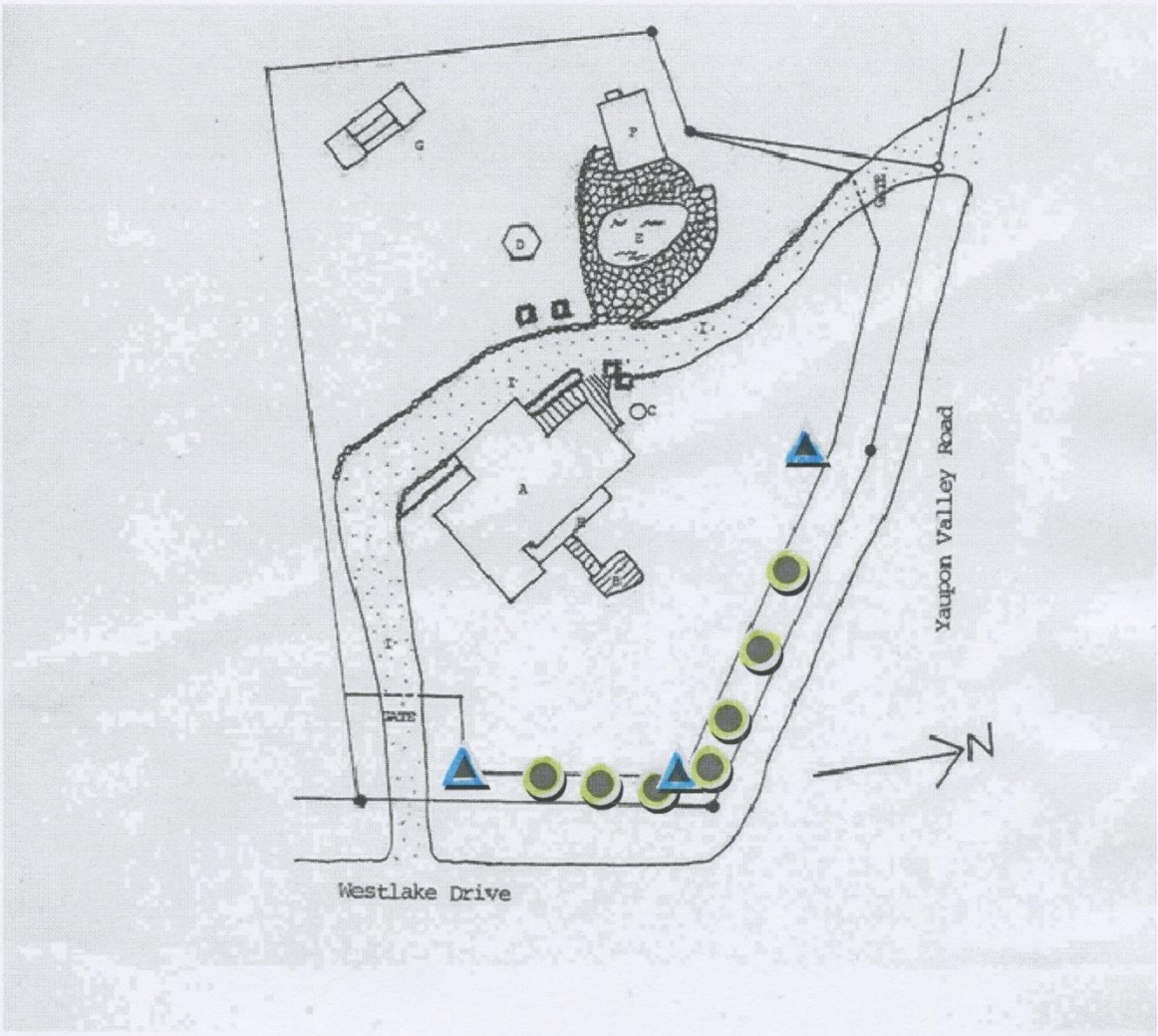

YAUPON VALLEY ROAD
WESTLAKE DRIVE
LOT 1
LOT 2
S34°52'00"E 97.74'
S28°30'00"E 129.40'
S38°36'00"W 121.10'
N59°56'00"W 247.30'
S32°04'00"W 130.42'
S45°59'00"W 85.00'
N73°41'00"W 36.00'
100.22'
IRF/FND
ROW East
Recorded in Vol 9789 P 457
Asphalt Drive
Chain Link Fence
Wood Fence
Pool
Pool Heater
Gas Meter
Electric Meter
Wood Deck
Rock Wall (Typ)
Gravel
Concrete
Gate
Gas Line
Water Line
Electric Line
Overhead Utility
Fire Hydrant
Gas Valve
Water Valve
Sprinkler Control
Cable TV Box
Telephone Box
Electric Box
Gas Meter
Water Meter
Gate Valve
Fire Hydrant

SETBACKS



Setbacks
See three arrows above (L to R).

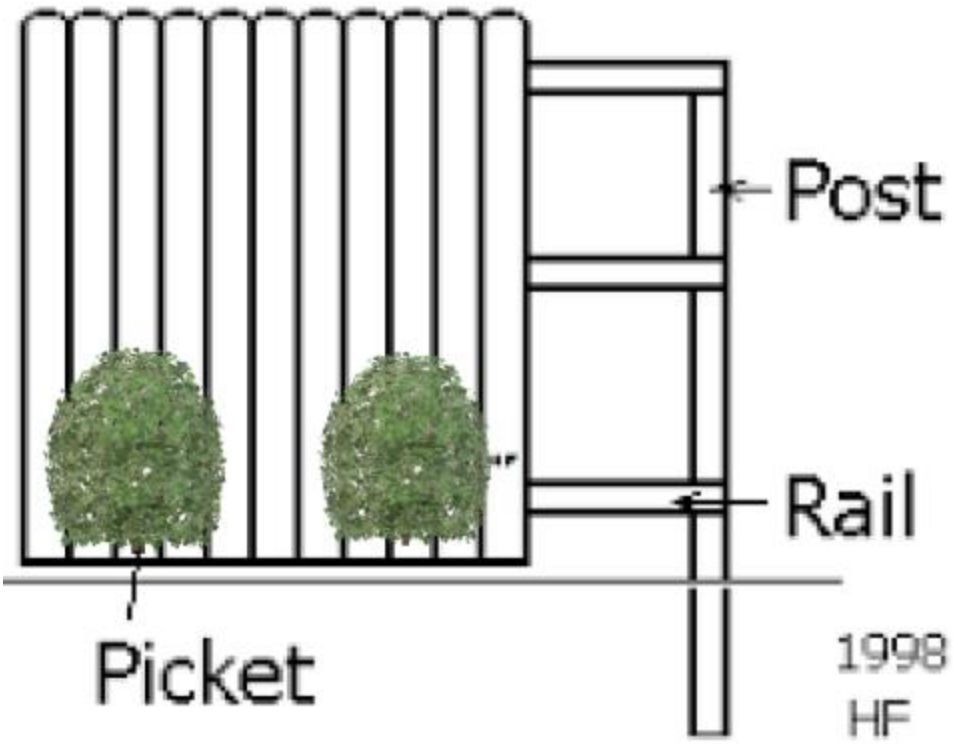
1. 24 ft. (Westlake Dr.)
2. 32 ft. (Westlake Dr.)
3. 25 ft. (Yaupon Valley Rd.)



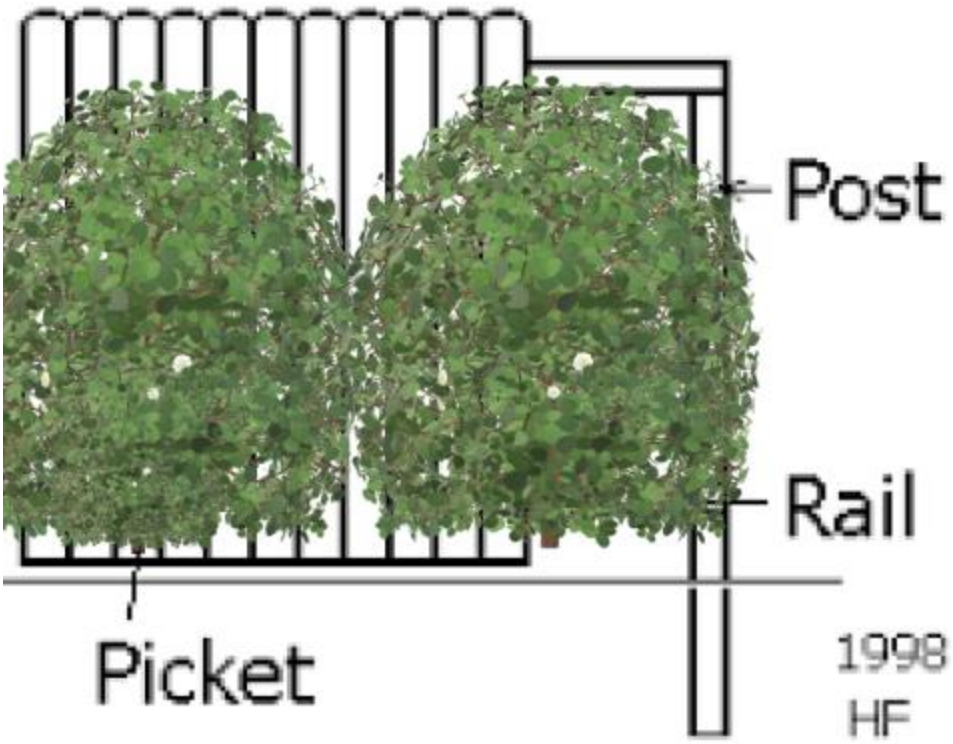
Plantings

- **First blue triangle (L to R) = Beginning of proposed fence**
- **On Westlake Dr., three plantings of Mountain Laurels from first blue triangle: @ 28 ft., @ 40 ft., and @ 60 ft. (placed between existing cedar trees and bushes).**
- **On Yaupon Valley Rd., four plantings of Mountain Laurels from second blue triangle spaced @ 10 ft. from corner, @ 18 ft., @ 40 Ft., and at 55 ft.**
- **Third blue triangle (L to R) = End of proposed fence**

Solid or Spaced, Straight-Top, Dog-Ear Fence



Solid or Spaced, Straight-Top, Dog-Ear Fence



Typical 4:45 pm traffic on Westlake Dr.

WESTLAKE
DR
RD

General Responses

#2 The issue may be that it is a sketch, and I speculate that the place where the street asphalt actually begins may vary a few feet from the sketch. (I can confirm that my housemate and I carefully used a heavy-duty tape measure to take the measurements early one Sunday morning in December.)

#3 Yes, I am proposing a wooden fence to replace the current chain-link fence. Please see Photos 9 and 10 in original application packet.

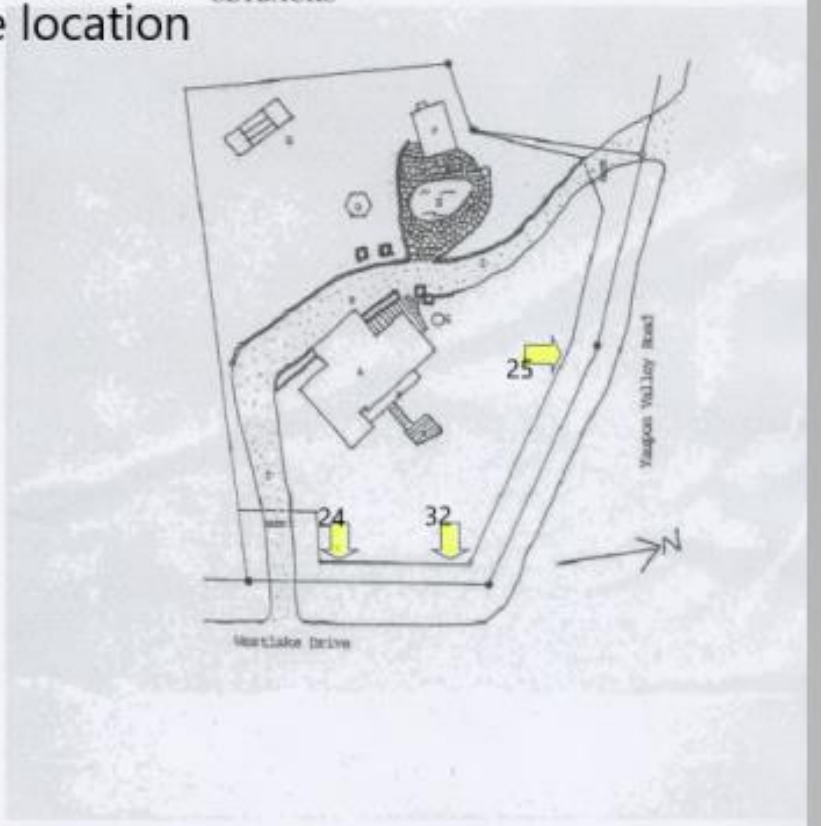
#4 There is an outcropping set back some 5 ft. from the current chain link fence. It runs north about 30 feet (and parallels Westlake Dr.). This is the likely reason that the chain link fence was not built there (and setbacks in 1952 were likely different than currently established). There are two oaks that would be damaged if the fence were set back 5 ft. Photo shows that one would fall without the support of the current placement of the fence and another is in the path of the currently established setback of 30 ft. In the same line as the two trees is the water main and a fence traversing this cover would prevent it being opened in case water to the property needed to be turned off.

#5 I have taken currently available contour maps from TCAD and Google maps that indicate topographical features. I have no USGS topographic survey nor tree survey. I can tell you that the property sustains 3 mature live oak trees and at least a dozen red oaks at various stages of growth and that many mature cedar trees.

Cindy Brandimarte

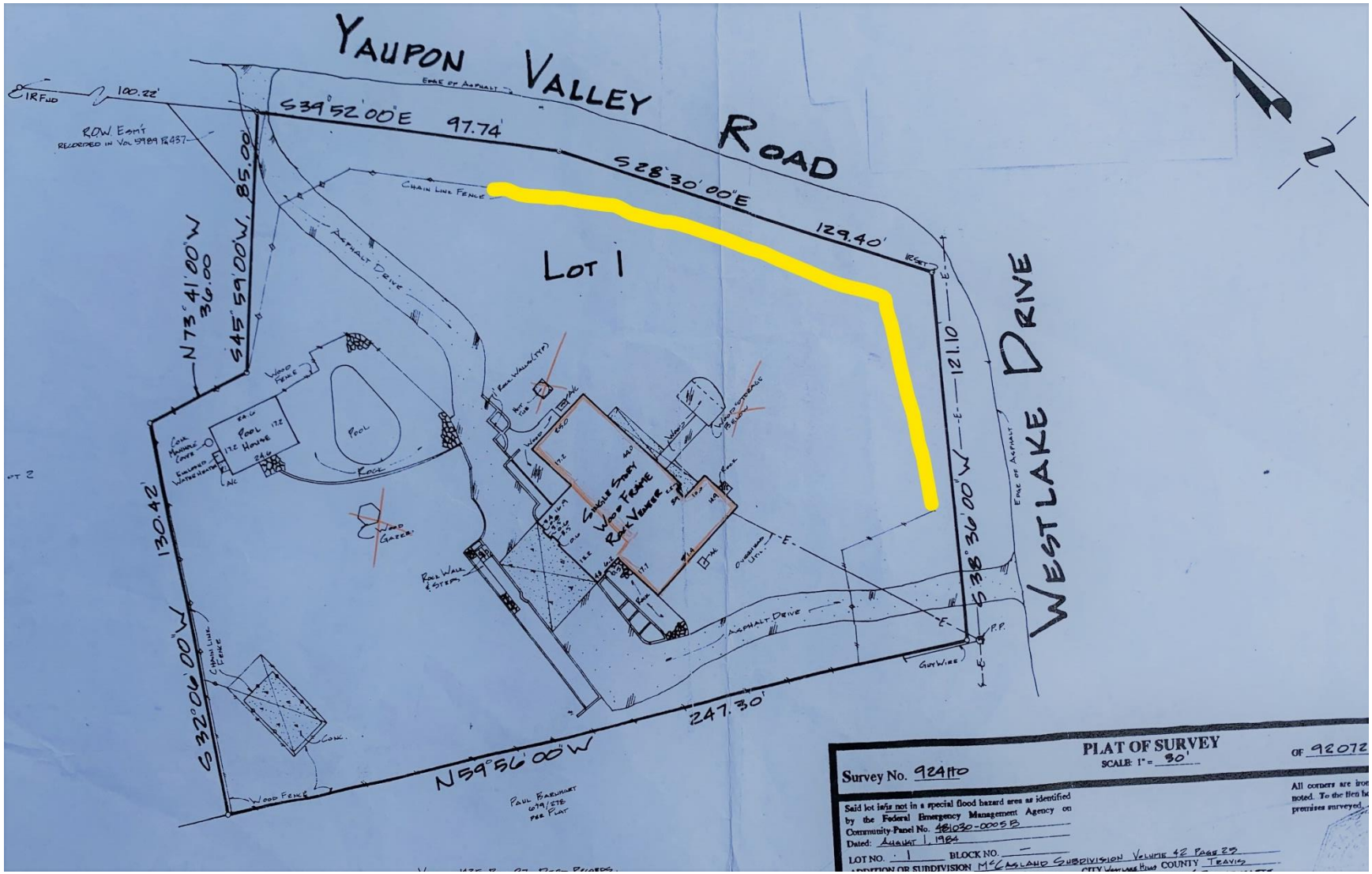
Replace chain-link fence with wooden fence in same location

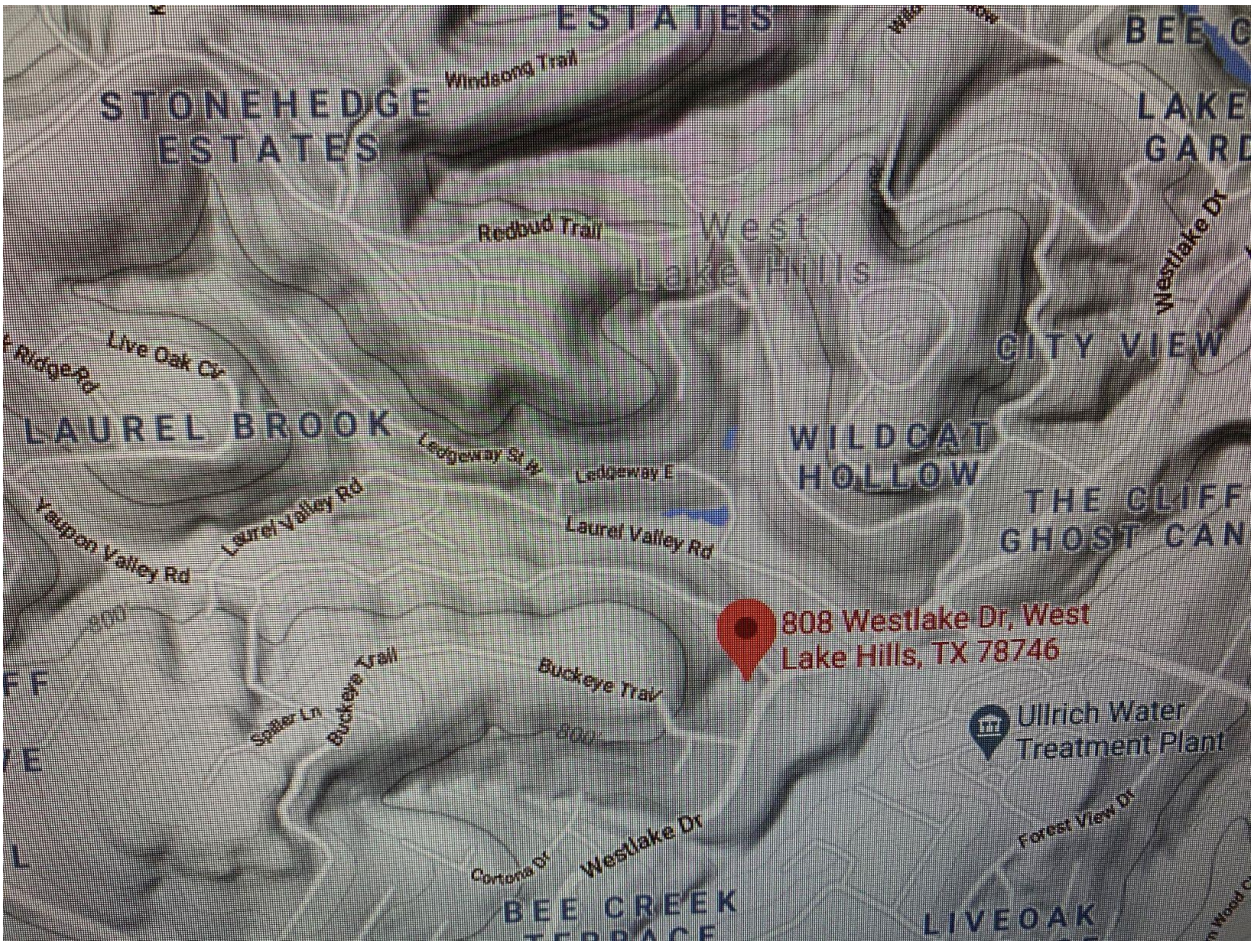
SETBACKS



Setbacks
See three arrows above (L to R).

1. 24 ft. (Westlake Dr.)
2. 32 ft. (Westlake Dr.)
3. 25 ft. (Yaupon Valley Rd.)


YAUPON VALLEY ROAD
WESTLAKE DRIVE
LOT 1
S39°52'00"E 97.74'
S28°30'00"E 129.40'
S38°36'00"W 121.10'
N59°56'00"W 247.30'
S32°06'00"W 130.42'
S45°59'00"W 85.00'
N73°41'00"W 36.00'
IRF
100.22'
ROW Esmt RECORDED IN VOL 5989 PG 437
CHAIN LINK FENCE
ASPHALT DRIVE
EDGE OF ASPHALT
WOOD FENCE
POOL
POOL HOUSE
SINGLE STORY WOOD FRAME & STUCCO RAK VENEER
ROCK WALL & STEPS
WOOD GAZEBO
CONC.
GUY WIRE
P.P.
PAUL BARNHART 609/178 PLAT
PLAT OF SURVEY
SCALE: 1" = 30'
Survey No. 92410
OF 92072
Said lot is/is not in a special flood hazard area as identified by the Federal Emergency Management Agency on Community Panel No. 481030-0005B
Dated: AUGUST 1, 1984
LOT NO. 1 BLOCK NO. —
ADDITION OR SUBDIVISION McCANSLAND SUBDIVISION VOLUME 42 PAGE 25
CITY WESTLAKE HILLS COUNTY TRAVIS
All corners are iron noted. To the firm he premises surveyed.


ESTATES
STONEHEDGE ESTATES
Windsong Trail
Redbud Trail
West Lake Hills
Westlake Dr
CITY VIEW
Live Oak Cv
LAUREL BROOK
Ledgeway St
Ledgeway E
WILDCAT HOLLOW
THE CLIFF
GHOST CAN
Laurel Valley Rd
Yaupon Valley Rd
808 Westlake Dr, West Lake Hills, TX 78746
Buckeye Trail
Spiller Ln
Ullrich Water Treatment Plant
Forest View Dr
Cortona Dr
Westlake Dr
BEE CREEK
LIVEOAK

Anjali Naini

From: Tim Olson [redacted]
Sent: Tuesday, February 9, 2021 11:35 AM
To: Anjali Naini
Cc: [redacted]
Subject: Comments Re: 808 Westlake Dr. Fence Application

Hi, Anjali:

I received a letter from Cindy Brandimarte regarding a proposed fence project at 808 Westlake Drive; she asked for neighbors to comment on the proposal.

I have no issues with the proposed fence project, and will support proceeding with it.

Sincerely,

Tim Olson

903 Westlake Drive

ZONING AMENDMENT WITH VARIANCES
STAFF REPORT FEBRUARY 17, 2021

Project Address: 4700 & 4704 Bee Cave Road

Project Number: 16171

Agenda Item: Land Use: **4700 & 4704 Bee Cave Road**: Discussion/Consideration of a rezoning request from One-Family Residential District (R-1) to Government, Utility, & Institutional District (GUI) with the following variances: 1) cut/fill; 2) driveway and parking setback encroachments; 3) retaining walls encroaching a setback and exceeding maximum permitted height; 4) minimum lot size; 5) rear and side building setback encroachments; 6) consider incentives to have up to 45.2% impervious cover; and 7) removal of 48 trees 14" or greater (West Lake Hills Code Sec. 38.05.092, Sec. 22.03.210, Sec. 22.03.249, Sec. 22.03.276, Sec. 22.03.281, & Sec. 22.03.304). Owner/Applicant Ramon Aguirre - Young Peoples Workshop.

Applicant Information: Owner/Applicant Ramon Aguirre – Young Peoples Workshop

Hearing Dates:

January 20, 2021	ZAPCO - *postponed*
February 17, 2021	ZAPCO
March 10, 2021	City Council & Board of Adjustment

Location: The subject property is located east of Swiftcurrent Trail, west of Buckeye Trail, and south of Yaupon Valley Road.

Zoning & Site Characteristics:
The subject properties are zoned R-1 – One-Family Residential. The neighboring properties adjacent to the subject properties along the eastern, western, and northern borders are zoned R-1. Properties directly across the street are zoned O – Office and B-2 – Business 2 District. A property to the east that is close to the southeastern corner of 4704 Bee Cave Road (4800 Bee Cave Road) is zoned O – Office.

The subject tracts combined are approximately 2.948 acres. There is an existing home on one of the properties that the owner plans to demolish in order to construct a new school.

Background & Analysis:
The applicant is requesting a zoning change request with several variances in order to construct a YPW Spanish Immersion School, which is relocating from its existing location on Bee Cave

Road. The school is currently located at several campuses on Bee Cave Road, and the proposed project intends to consolidate the school into one location.

The property is currently zoned R – 1 – One-Family Residential and the applicant is requesting a zoning classification change to GUI – Governmental, Utility and Institutional District. The project involves two tracts of land located at 4700 and 4704 Bee Cave Road. The applicant also owns 4706 Bee Cave Road, which will retain its R-1 zoning and serve as a buffer to the adjacent residential neighbors.

The school is licensed to have a maximum of 155 students and the hours of operation are Monday – Friday 7am to 6pm, and closed during holidays and winter break.

Zoning Amendment Request
When evaluating zoning amendment requests, the commission may recommend enactment of such zoning change or amendment if it finds that the change or amendment is in the public interest, conforms to the provisions of this chapter and the comprehensive plan, and is designed to:
(A) Lessen congestion in the streets; | *The proposed project will replace/consolidate the several YPW campuses in West Lake Hills into one.*
(B) Secure safety from fire, panic, and other dangers; | *The project is designed in a way to be accessible by emergency services and must meet current building codes and safety standards.*
(C) Promote health and the general welfare; | *The proposed project will not have a negative impact on health and general welfare.*
(D) Provide adequate light and air; | *The proposed structure will provide adequate light and air at this location and surrounding properties.*
(E) Prevent the overcrowding of land;| *The proposed school will be relocated from an existing location on Bee Cave Road to a larger tract of land with less crowding.*
(F) Avoid undue concentration of population; | *The proposed project is a school-no housing component is proposed and will not have an undue concentration of population.*
(G) Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. |*The proposed project will consist of a new YPW Spanish Immersion School, which works closely with Eanes ISD.*

***

Variance Requests
Below is a summary of each of the requested variances:

- Excavation variance request: requesting up 40 feet of cut and 15 feet of fill including a retaining wall of up to 40 feet tall to adequately develop the site due to the steep slope

- Driveway and parking setback: requesting a setback variance for the parking and driveway setbacks for the properties zoned R-1 to the east and west of the subject tracts in order to minimize excavation and utilize a winding driveway.

- Retaining wall setback encroachment: requesting a variance to construct a retaining wall/cut/fill in excess of 18" in the building setbacks adjacent to R-1 zoned properties.

- Side building setback encroachments: requesting a variance from side lot lines for the proposed school building. The side building setbacks for GUI is either the sum of 50 feet with neither side less than 25 feet, except a minimum of 40 feet for any side adjoining a residential district for properties .5 acre and larger; or sum of 40 feet with neither side less than ten feet except a minimum of 25 feet for any side adjoining a residential district for properties less than .5 acre, but greater than or equal to .375 acre. The proposed building footprint encroaches the side and rear building setbacks adjacent to properties zoned R-1.

- Rear building setback encroachment: requesting a variance from the rear lot line for the proposed school building. The rear building setback for properties zoned GUI is 40ft.

- Minimum lot size: a) requesting a variance to the 2-acre minimum lot size for properties zoned GUI. The combined area of development is approximately 1.658 acres; b) variance to minimum lot size to be considered for impervious cover incentives for GUI zoned properties.

- Tree variances: requesting variances to remove 48 trees 14" or greater in order to provide adequate area for development. (35 Cedar trees; 8 Spanish Oaks; 2 Live Oaks; 2 Locust trees; 1 Chinaberry).

- Impervious cover incentives: the base impervious cover for the GUI zoning district is 35%. The applicant is seeking approval of incentives to receive up to 46% impervious cover. The incentives applied for include the following:

    - Provide off-site public sewage disposal system: 8%
    - Provide ten feet or greater landscaped separations between parking aisles: 2%
    - Use of low water consumption plumbing fixtures: 1%

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 – "The hardship results from the specific topographic conditions on this site. The base of the lots (at Bee Caves Rd) is at 820 feet of elevation. The steepness of the terrain gradually increases to 890 feet at the rear setback, rising 70 feet over a horizontal distance of 392 feet – equal to an average grade across the site of 17.8%. The challenge is the minimize the excavation of the

site, both for preservation of the natural environment and also to minimize project cost."

2. <u>There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.</u>
   The application states – "Any development of this site will require liberal vegetation removal due to the abundance of trees onsite, in order to provide adequate access and placement of proposed facilities. The plan for development is to maintain the natural state of the property to the greatest extent possible while providing improvements to sufficiently meet the economical and physical needs of the proposed development."

3. <u>There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.</u>
   The application states – "This project had several iterations. Each of them had a challenging time providing adequate and safe access within impervious cover limitations and side yard setback requirements. At the early stages we had a large amount of cut and fill and extensive amount of retaining walls. This approach was abandoned in favor of reducing the amount of cut by designing the driveway as a windings one."

4. <u>The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.</u>
   The application states – "The need for the variances is a result of the unique characteristics of these lots. Unfortunately, the property cannot reasonably be developed in a manner consistent with the existing zoning. We believe the use of retaining walls within the setback area is the most sensitive way to solve the physical challenges this site presents, in order to effectively provide access to the proposed facilities."

5. <u>The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.</u>
   The application states – "The City Master Plan has defined the Bee Cave Road corrido as the commercial development corridor for the city. Therefore, we believe the proposed preschool is an appropriate use."

6. <u>The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.</u>
   The application states – "We plan on leaving 4706 Bee Cave Rd (1.29 ac lot) zoned R-1 (one-family residence) to serve as a buffer to the nearby properties (101, 103, 105, 107 Swiftcurrent Trail, 466 and 468 Spiller Ln).

Our building will be tucked under the perimeter of retaining walls on three sides, and because of the higher elevation, sight lines to the building will be extremely limited and covered by the surrounding trees.

Our hours of operation are 7am to 6pm. We are closed weekends, holidays and during the Christmas and New Year's break."

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 goal of the master plan for nonresidential areas is to permit continued growth and development in a manner consistent with the needs of the residents of the City of West Lake Hills and in a manner complementary with the city's rural character. Land in this area may be used for church, appropriate residential, commercial, office, school or public purposes.

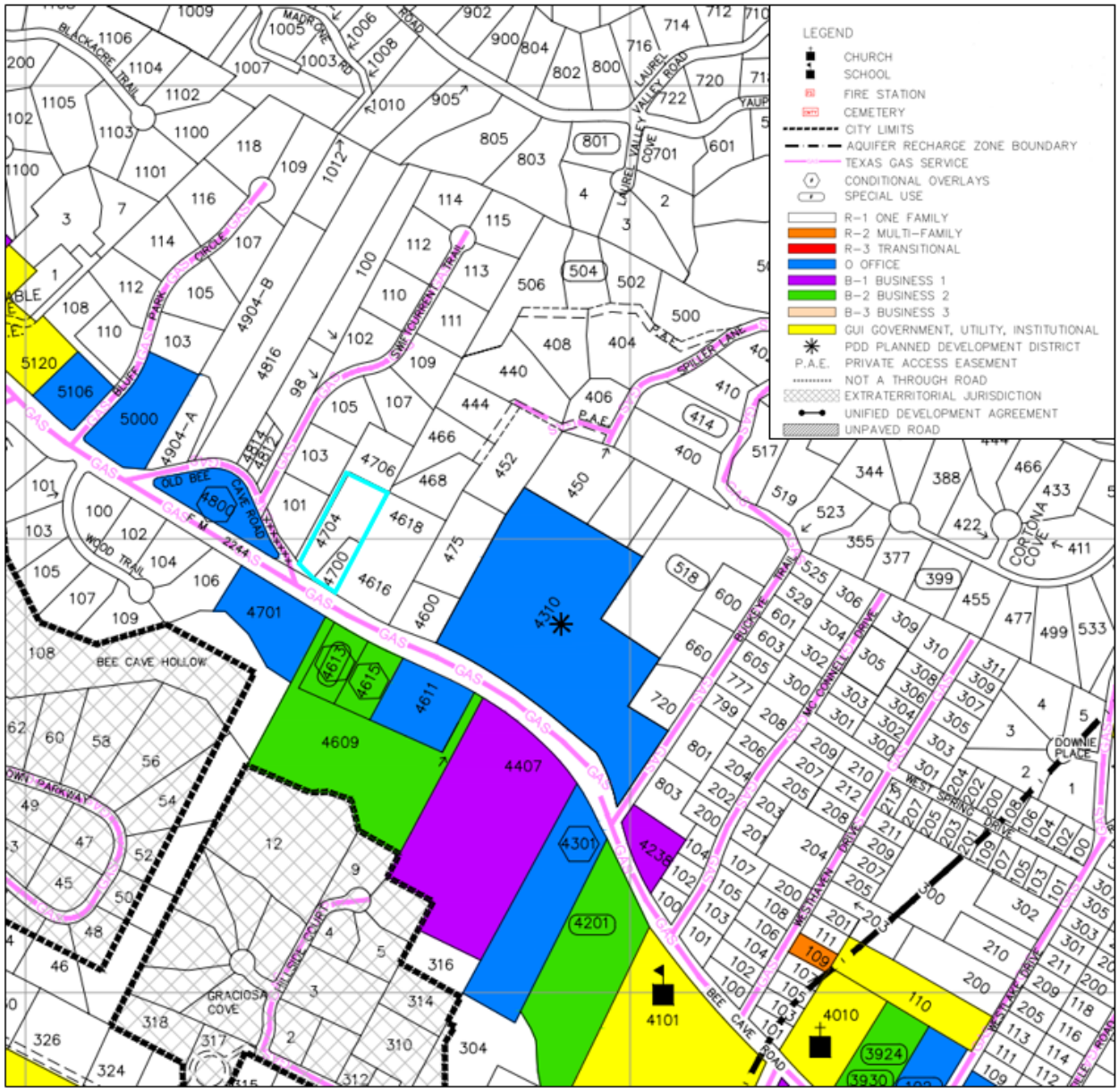
Staff Recommendation
The Zoning and Planning Commissioners may 1) recommend approving the zoning amendment request with variances as submitted by the applicant; 2) recommend approving the request subject to specified conditions; or 3) recommend disapproving the request.

Links to Relevant Code:

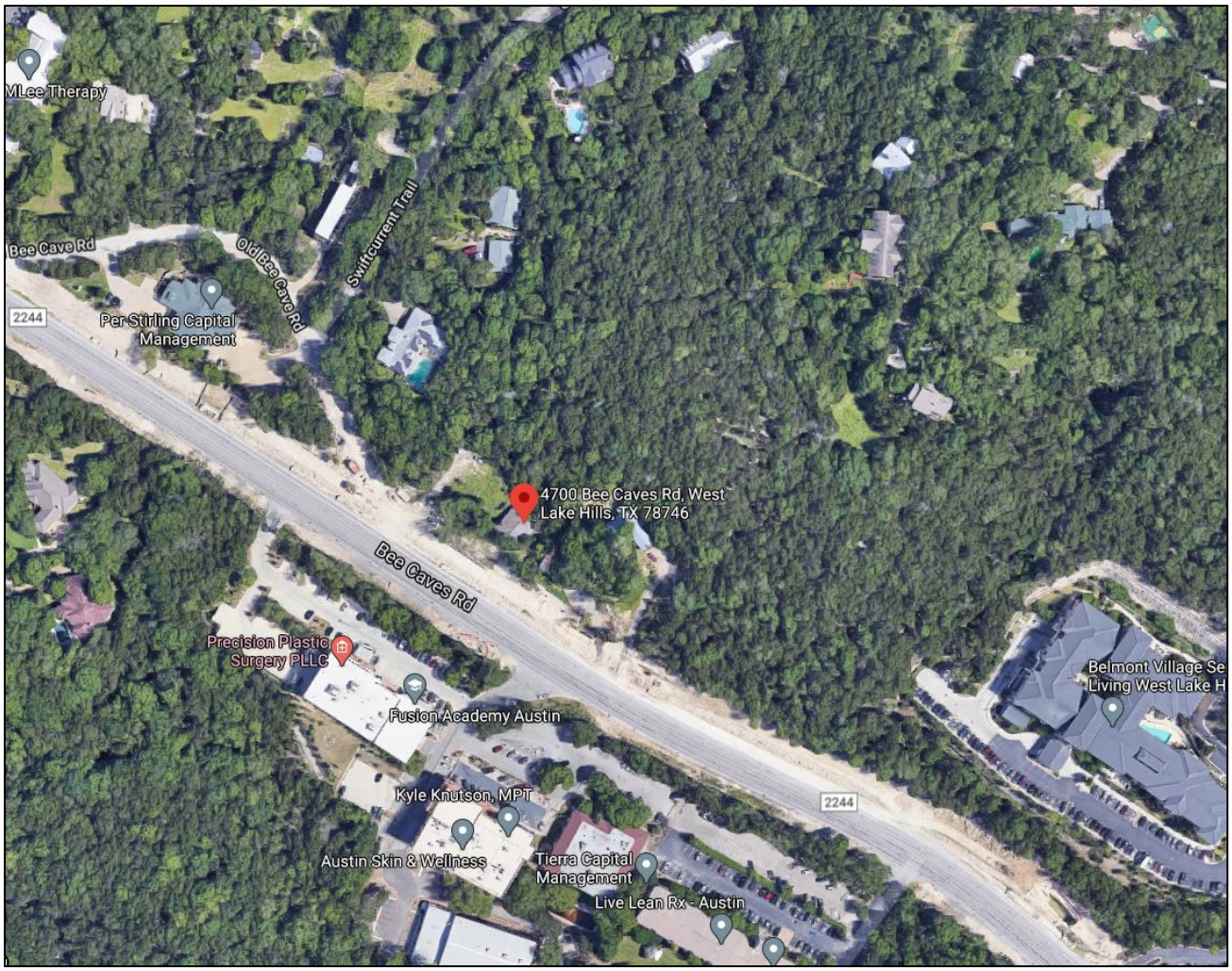
- **Sec. 22.03.281 Schedule of Regulations**
- **Sec. 22.03.170 Site disturbance (excavation, grading or filling)**
- **Sec. 22.03.304 Tree and vegetation removal and replacement**
- **Sec. 22.03.514 Criteria and process required for granting variance**
- **Sec. 38.05.092 Procedure for changing zoning classification of particular parcels of land**
- **Sec. 38.05.094 Report and recommendation from zoning and planning commission**
- **Article 28.02 Comprehensive Plan**

***
(Maps to follow)

Zoning:


LEGEND
CHURCH
SCHOOL
FIRE STATION
CEMETERY
CITY LIMITS
AQUIFER RECHARGE ZONE BOUNDARY
TEXAS GAS SERVICE
CONDITIONAL OVERLAYS
SPECIAL USE
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
PDD PLANNED DEVELOPMENT DISTRICT
P.A.E. PRIVATE ACCESS EASEMENT
NOT A THROUGH ROAD
EXTRATERRITORIAL JURISDICTION
UNIFIED DEVELOPMENT AGREEMENT
UNPAVED ROAD
BEE CAVE HOLLOW
GRACIOSA COVE
CORTONA COVE
DOWNIE PLACE
WESTLAKE DRIVE
WEST SPRING DRIVE
MC CONNELL DRIVE
BUCKEYE TRAIL
BEE CAVE ROAD
OLD BEE CAVE ROAD
WOOD TRAIL
SWIFT CURRENT TRAIL
SPILLER LANE
LAUREL VALLEY ROAD
BLACKACRE TRAIL
BLUFF PARK CIRCLE
4310
4407
4609
4611
4613
4615
4701
4301
4201
4238
4101
4010
3924
3930

Aerial:


MLee Therapy
Bee Cave Rd
Old Bee Cave Rd
Swiftcurrent Trail
2244
Per Stirling Capital Management
4700 Bee Caves Rd, West Lake Hills, TX 78746
Bee Caves Rd
Precision Plastic Surgery PLLC
Fusion Academy Austin
Kyle Knutson, MPT
Austin Skin & Wellness
Tierra Capital Management
Live Lean Rx - Austin
2244
Belmont Village Se
Living West Lake H

CITY OF WEST LAKE HILLS

ZONING CHANGE APPLICATION

DATE: 12/4/2020 SUBMISSION DEADLINE DATE: 12/04/2020

NAME: Ramon Aguirre HOME PHONE: BUS PHONE: (512) 329-5611

ADDRESS: 4700 & 4704 Bee Caves Road CITY: West Lake Hills, TX ZIP: 78746

BUSINESS NAME: Young Peoples Workshops BUSINESS ADDRESS: 3640 Bee Caves Rd, Austin TX 78746

TYPE & LOCATION OF STRUCTURES ON APPLICANT'S PARCEL & ADJOINING LAND:

Single Family residence with associated driveways

PRESENT ZONING & USE ON APPLICANT'S PARCEL & ADJOINING LAND: One Family (R-1)

REQUESTED ZONING & PROPOSED USE: Government, Utility and Institutional (GUI)

SITE PLAN ATTACHED: PUBLIC HEARINGS DATES, ZAPCO: COUNCIL:

**ATTACH LIST OF NAMES AND ADDRESSES OF ADJACENT PROPERTY LANDOWNERS WITHIN 200 FEET WHO HAVE BEEN NOTIFIED OF THE PUBLIC HEARING, 15 DAYS PRIOR TO DATE OF PUBLIC HEARING. AFFIDAVIT OF PROOF OF NOTIFICATION:

PICKED UP PUBLIC HEARING SIGN: FEES PD: RECVD BY:

MASTER PLAN CONFORMITY:

STAFF FINDINGS:

ZAPCO RECOMMENDATION:

COUNCIL ACTION:

COMMENTS FOR THE RECORD:

Southwest Engineers
www.swengineers.com | TBPE No. F-1909

Civil | Enviromental | Land Development

HEADQUARTERS
307 St. Lawerence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

October 2, 2020

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

Re: Zoning Change Request
YPW Spanish Immersion School
4700, 4704 Bee Caves Road
West Lake Hills, TX 78746
SWE Project#: 0906-001-20

Dear Mr. Meisel:

The properties located at 4700 and 4704 Bee Caves Road are currently zoned as One Family (R-1). The property owner plans to demolish the existing residence and corresponding driveway, and build a school known as the YPW Spanish Immersion School. Given the property's current zoning designation, a zoning change to Government, Utility and Institutional (GUI) is requested in order to represent the proposed site improvements.

We trust that you will find this letter and accompanying materials acceptable for the intended purpose of approving the requested zoning change to the specified properties. Please do not hesitate to contact our office should you have any questions or require additional information.

Respectfully submitted,

SOUTHWEST ENGINEERS, INC
TBPE NO. F-1909

Luke Stewart
Project Engineer

Young Peoples Workshops
YPW
SPANISH IMMERSION SCHOOL

3640 Bee Caves Rd, Austin TX 78746 512.329.5611 fax: 512-366-9333 www.YPWkids.com

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
9111 Westlake Drive
West Lake Hills, TX 78746

10/2/2020

Dear Mr. Meisel:

This letter is to provide information about YPW Spanish Immersion School. We are applying for a re-zoning and a group of variances needed for the development of a preschool at 4700 and 4704 Bee Caves Rd.
We are a preschool currently operating as a fractured campus at several addresses: 3636 Bee Caves Rd #108 and #109, 3640 Bee Caves Rd, 3838 Bee Caves Rd #101 and 3654 Bee Caves Rd #D.

We would like to consolidate and relocate our operations to 4700 and 4704 Bee Caves Rd. For this to happen we need to apply for re-zoning of these lots from R-1 residential to GUI: school zoning designation along with the variances that make the construction project a viability.

The Master Plan of the City of West Lake Hills has defined the Bee Cave Road Corridor as the commercial development corridor for the city. 4700 and 4704 Bee Caves Rd are lots adjacent to Bee Caves Rd.
We plan on leaving 4706 Bee Caves Rd zoned R-1 (residential) to serve as a buffer for the benefit of adjacent residential neighbors.

YPW Spanish Immersion school has been a member of the Westlake community for more than 15 years.

We are partners with the EANES school district with our Preschool and After-School programs. Our Spanish Immersion preschool feeds the EANES “Futuro” Spanish Immersion K-5 program as many of our graduates continue to this Spanish immersion education program. (Please see letter of support from Dr. Tom Leonard, Superintendent of the EANES Independent School District). We pick students up from EANES Elementary, Cedar Creek Elementary, Valley View Elementary, Forest Trail Elementary and Trinity Episcopal School for our After-School program.

YPW Spanish Immersion school’s community involvement includes and has included:

- EANES school’s science and technology fairs workshops with our YPW Camps offerings
- Westlake library – Spanish Workshops
- Partnership with Child Care Aware of America to provide Military families tuition assistance
- Partnership with Texas Workforce commission to provide tuition assistance to families in need
- UNICEF fall festival fund raising – We host 2 fundraisers every year for the benefit of UNICEF
- University of Texas At Austin: Introduce a girl to Engineering day – YPW Camps has been an active participant for the last 10 years with our “Can you handle the pressure” hydraulics science and technology workshops
- Austin Children’s museum – Spanish Workshops
- Support for multiple local fundraisers

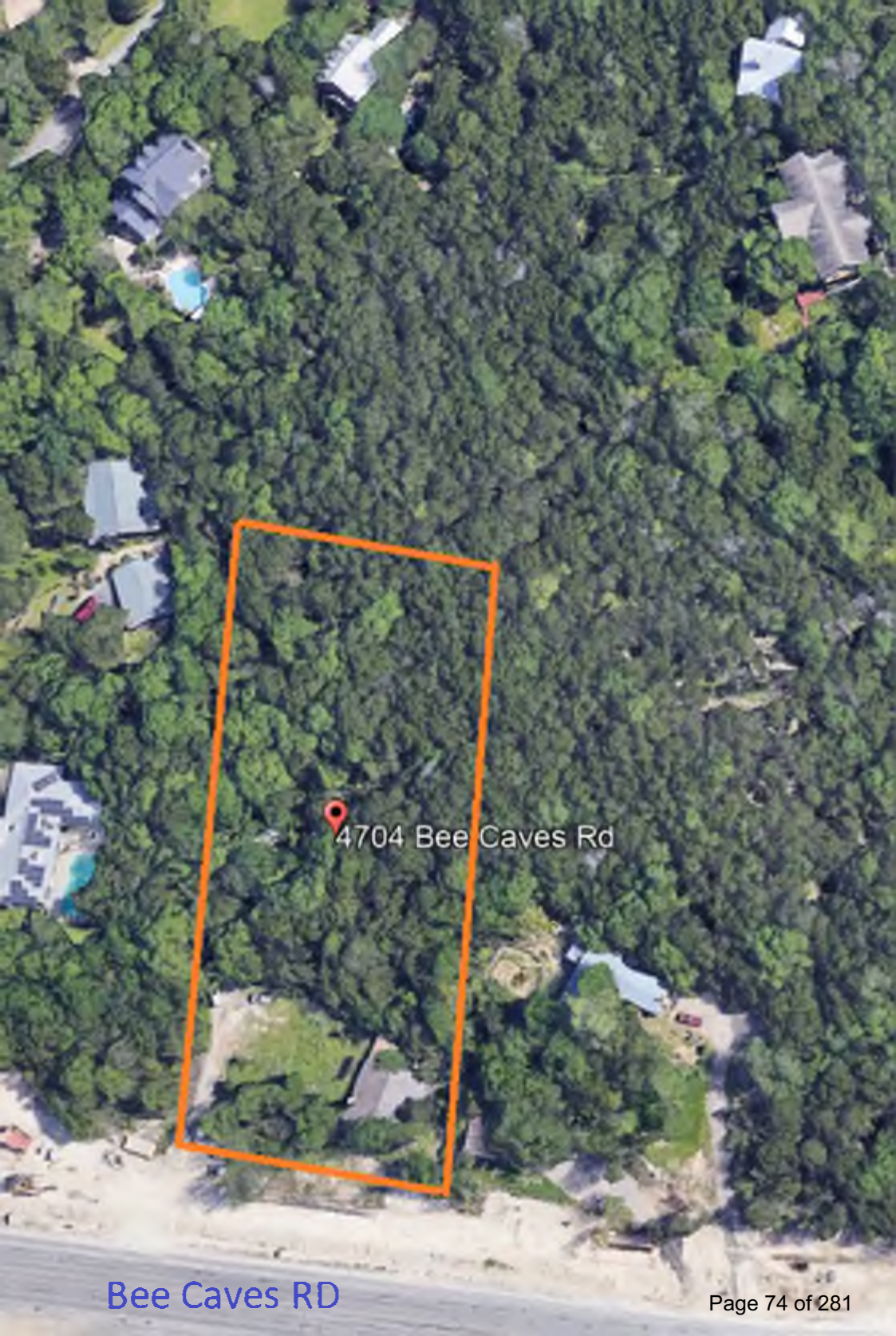
We believe our preschool relocation to 4700 and 4704 Bee Caves Rd is an appropriate use within the Master Plan and that our school is an asset to the community of West Lake Hills. We thank in advance for considering our application.

Respectfully submitted,
Ramon Aguirre
Ramon Aguirre, YPW Director of Operations

Tract Map

(Indicate location in general)

SITE LOCATION
4700, 4704 BEE CAVE RD
LEGAL DESC.
TRT A *(0.368 ACR) LINDSEY SUBD
LOT 1 LINDSEY SUBD RESUB OF TRT B
OLD BEE CAVE ROAD
GAS
4704
4700
4706
4616
4618
4600
4701
4609
4611
4613
4615
4310
4407
4800
4816
4904-A
4904-B
4814
4812
5000
112
105
103
102
104
106
101
107
110
111
109
98
408
440
506
468
475
450
406
09
56
PARK
BLUFF
TRAIL
SWIFTCURRENT
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL


4704 Bee Caves Rd
Bee Caves RD

CLEAR TERRA GROUP

PO BOX 160775
Austin TX 78716-0775

10/2/2020

To Whom It May Concern:

RE: 4700 and 4704 Bee Caves Rd. Authorization for YPW Spanish Immersion School to apply for rezoning / Variances for these lots.

This is to verify that we have authorized our tenant YPW Spanish Immersion School to proceed with applications to develop a preschool at 4700 and 4704 Bee Caves Rd and to represent us for the application of rezoning to GUI:school and respective variances with the city of West Lake Hills, TX.

Do not hesitate to contact me at 512-417-3494 should you require additional information.

State of Texas
County of Travis
This instrument was acknowledged before me on SEPTEMBER 30, 2020
By RAMON AGUIRRE
NOTARY J. Angeli Manalang

JO ANGELI MANALANG
Notary ID #131000414
My Commission Expires
February 9, 2021

Sincerely yours,

Ramon Aguirre
President

SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, RAMON AGUIRRE have made, constituted and appointed DAVID POLKINGHORN to be my duly authorized representative in connection with an application dated 10-2-2020 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.

RAMON AGUIRRE
Property Owner/Applicant Name

Ramon Aguirre
Property Owner/Applicant Signature

3305 HICKORY CREEK CV AUSTIN TX 78735
Street Address City State Zip Code

512-417.3494
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 30th day of SEPTEMBER, 20 20.

Notary Public in and for the State of Texas

JO ANGELI MANALANG
Notary ID #131000414
My Commission Expires
February 9, 2021

SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, RAMON AGUIRRE have made, constituted and appointed GABRIEL T. HOVDEY to be my duly authorized representative in connection with an application dated 10-2-2020 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.

RAMON AGUIRRE
Property Owner/Applicant Name

Property Owner/Applicant Signature

3305 Hickory Creek Cv Austin TX 78735
Street Address City State Zip Code

512-217-3494
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 30th day of SEPTEMBER 20 20.

Notary Public in and for the State of Texas

JO ANGELI MANALANG
Notary ID #131000414
My Commission Expires
February 9, 2021

SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, RAMON AGUIRRE have made, constituted and appointed LUKE STEWART to be my duly authorized representative in connection with an application dated _____, 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.

RAMON AGUIRRE
Property Owner/Applicant Name

Property Owner/Applicant Signature

3305 HICKORY CREEK CV AUSTIN TX 78735
Street Address City State Zip Code

512-417.3494
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 5th day of February, 2021.

Notary Public in and for the State of Texas

WENDY L. GRAY NOTARY PUBLIC STATE OF TEXAS ID # 390865-9 EXPIRES 10-10-2024

Project 3D simulation Video located at:

https://www.youtube.com/watch?v=DBoyxt6Q3JI

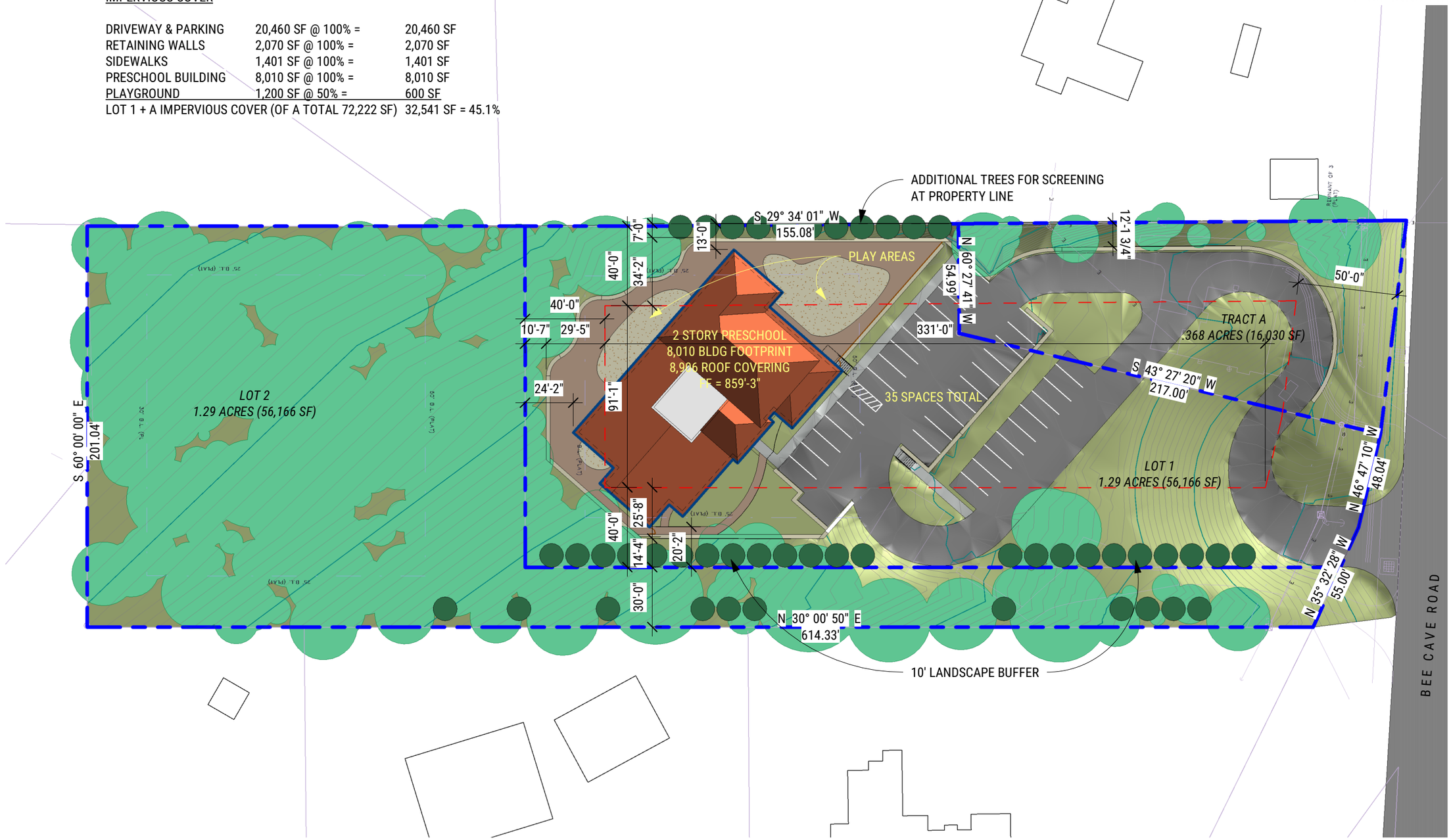
(Click the Play button to play back the simulation)

YPW Spanish Immersion School

4704 Bee Caves Rd
Westlake Hills, TX 78746

IMPERVIOUS COVER

DRIVEWAY & PARKING	20,460 SF @ 100% =	20,460 SF
RETAINING WALLS	2,070 SF @ 100% =	2,070 SF
SIDEWALKS	1,401 SF @ 100% =	1,401 SF
PRESCHOOL BUILDING	8,010 SF @ 100% =	8,010 SF
PLAYGROUND	1,200 SF @ 50% =	600 SF
LOT 1 + A IMPERVIOUS COVER (OF A TOTAL 72,222 SF)		32,541 SF = 45.1%



1 PRELIMINARY SITE PLAN

1" = 50'-0"

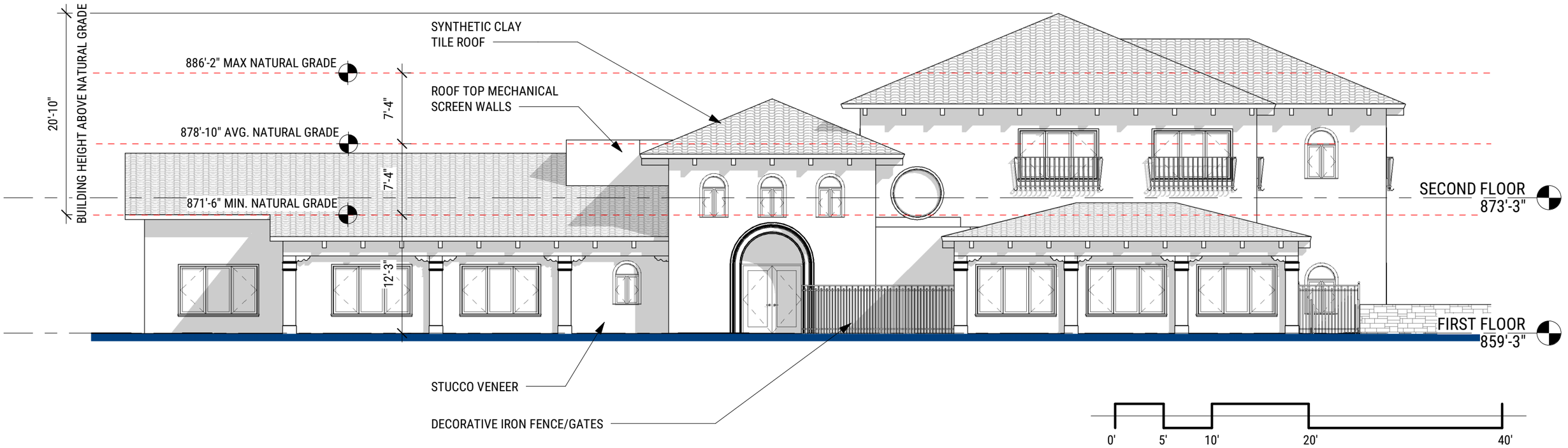
2/4/2021

For Review Only.
Not for regulatory approval, permit, or construction.
David Polkinghorn, Registered Architect
Texas Registration #23473

2/4/2021 9:25:57 PM

YPW Spanish Immersion School

4704 Bee Caves Rd
Westlake Hills, TX 78746



1 PRELIMINARY SOUTHWEST ELEVATION

1" = 10'-0"

1/15/2021 12:16:24 PM

12/11/2020

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David Polkinghorn, Registered Architect
Texas Registration #23473

YPW Spanish Immersion School

4704 Bee Caves Rd
Westlake Hills, TX 78746

1 PRELIMINARY AERIAL VIEW
3" = 1'-0"

10/27/2020
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David Polkinghorn, Registered Architect
Texas Registration #23473

10/27/2020 11:26:10 PM

YPW Spanish Immersion School
4704 Bee Caves Rd
Westlake Hills, TX 78746

1 PRELIMINARY AERIAL VIEW
3" = 1'-0"

10/27/2020 11:26:11 PM

10/27/2020
For Review Only.
Not for regulatory approval, permit, or construction.
David Polkinghorn, Registered Architect
Texas Registration #23473

YPW Spanish Immersion School
4704 Bee Caves Rd
Westlake Hills, TX 78746

1 PRELIMINARY AERIAL VIEW
3" = 1'-0"

10/27/2020 11:26:12 PM

10/27/2020
For Review Only.
Not for regulatory approval, permit, or construction.
David Polkinghorn, Registered Architect
Texas Registration #23473

1 PRELIMINARY AERIAL VIEW
3" = 1'-0"

10/27/2020

For Review Only.
Not for regulatory approval, permit, or construction.
David Polkinghorn, Registered Architect
Texas Registration #23473

10/27/2020 11:26:13 PM

YPW Spanish Immersion School

4704 Bee Caves Rd
Westlake Hills, TX 78746

1 PRELIMINARY AERIAL VIEW

3" = 1'-0"

10/27/2020

For Review Only.
Not for regulatory approval, permit, or construction.
David Polkinghorn, Registered Architect
Texas Registration #23473

10/27/2020 11:26:15 PM

SURVEY OF 2.8949 ACRES OUT OF THE JOHN SWESEY SURVEY NO. 506 IN TRAVIS COUNTY, TEXAS BEING ALL OF:

TRACT 1: LOT A, LINDSEY SUBDIVISON, A SUBDIVISON RECORDED IN VOLUME 37, PAGE 22, PLAT RECORDS, TRAVIS COUNTY, TEXAS SAVE AND EXCEPT A 0.047 ACRE TRACT OF LAND CONVEYED TO TRAVIS COUNTY FOR ADDITIONAL ROW RECORDED IN DOCUMENT NUMBER 2018142777 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND

TRACT 2: LOTS 1 AND 2, THE RESUBDIVISION OF TRACT "B" OF LINDSEY SUBDIVISON, A SUBDIVISON RECORDED IN VOLUME 94, PAGE 285, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 20 FEET DEDICATED FOR ADDITIONAL ROW BY SAID PLAT, SAID 2.8949 ACRE TRACT BEING MORE PARTICULALRY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTES:

1) BEARING BASIS = STATE PLANE COORDINATES (NAD 83) CENTRAL TEXAS ZONE (4203)

2) FOR THE PURPOSES OF THIS SURVEY, ONLY 8" AND ABOVE HARDWOOD TREES WERE LOCATED.

3) SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 37, PAGE 22, PLAT RECORDS, TRAVIS COUNTY, TEXAS (TRACT 1)

& VOLUME 94, PAGE 285, PLAT RECORDS, TRAVIS COUNTY, TEXAS. (TRACT 2)

4) SUBJECT TO: TERMS, CONDITIONS AND RESERVATIONS IN THE AGREED JUDGMENT RECORDED IN DOCUMENT NO. 2018142777, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (TRACTS 1 & 2)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REF: AGUIRRE LIVINGS TRUST U/A
G.F. NUMBER: 2004794-ARB
DATED: JANUARY 24, 2020

To: Independence Title Company and Title Resources Guaranty Company & Aguirre Living Trust, U/A exclusively.

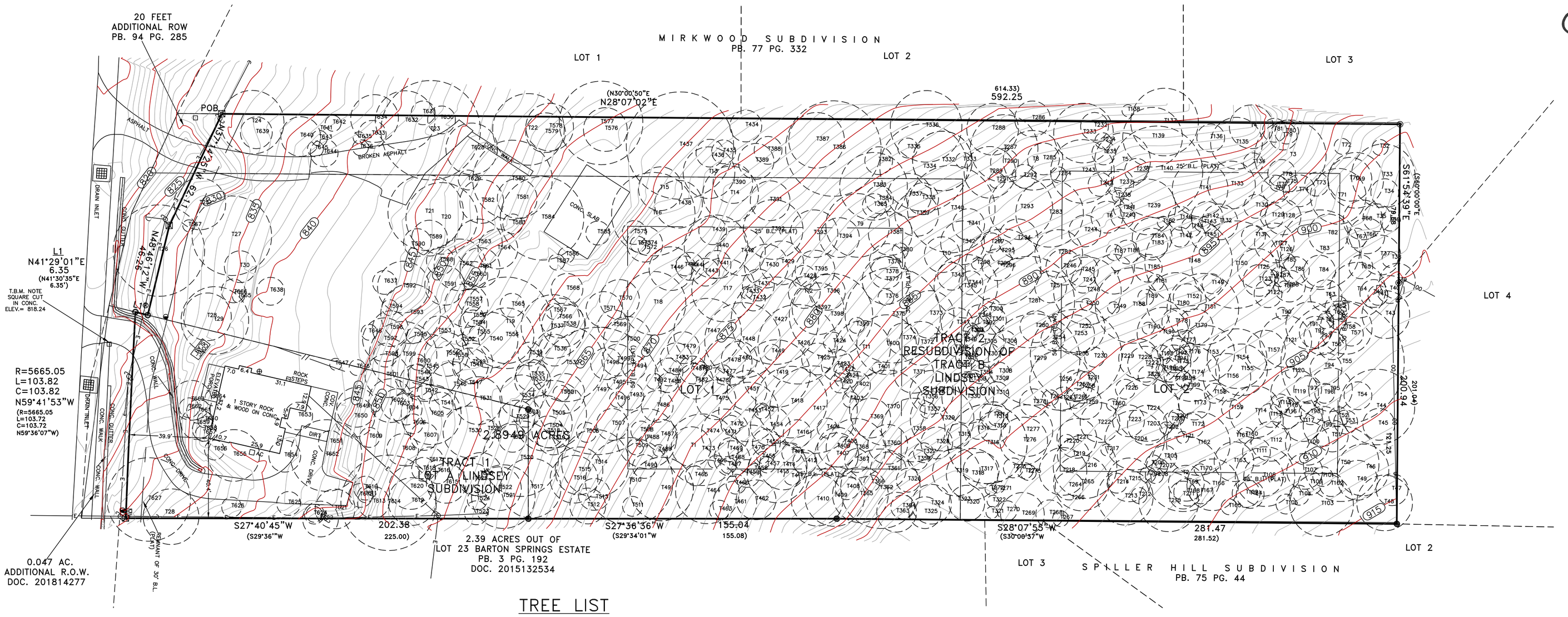
The undersigned does hereby certify that the plat shown represents the results of a survey made on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visable utility easements, except as shown and the property has access to and from a dedicated roadway

The property shown hereon is located in Zone "X" area outside the 500 year flood plain as shown on Community Panel Number 48453C0440J of the FLOOD INSURANCE RATE MAP prepared for City of Austin by the Federal Insurance Administration Department, H.U.D. Effective Date: Jan 22, 2020

20-114

This survey is copyright 2020 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

STATE OF TEXAS
REGISTERED
HERMAN CRICHTON
4046
PROFESSIONAL
LAND SURVEYOR



TREE LIST

TAG NO.	DESCRIPTION
T1	8" Spanish Oak
T2	10" 9" 9" Live Oak
T3	12" 11" 8" Spanish Oak
T4	11" Spanish Oak
T5	11" 7" Spanish Oak
T6	8" Spanish Oak
T7	8" 7" Spanish Oak
T8	9" 11" Spanish Oak
T9	11" 10" Spanish Oak
T10	9" Spanish Oak
T11	10" 9" Spanish Oak
T12	8" Spanish Oak
T13	13" Spanish Oak
T14	10" 8" Spanish Oak
T15	11" Spanish Oak
T16	12" 9" 9" Spanish Oak
T17	8" 8" 8" Spanish Oak
T18	16" Spanish Oak
T19	13" 11" 9" Live Oak
T20	10" 10" 7" Spanish Oak
T21	13" 12" Spanish Oak
T22	8" 8" 8" 7" Spanish Oak
T23	14" 14" 8" 8" Spanish Oak
T24	12" 9" Spanish Oak
T25	13" Spanish Oak
T26	23" Live Oak
T27	13" 13" Spanish Oak
T28	12" Spanish Oak
T29	9" 9" 7" Spanish Oak
T30	8" Spanish Oak
T31	14" Live Oak
T32	4" Cedar
T33	16" Cedar
T34	7" Cedar
T35	7" Cedar
T36	5" Spanish Oak
T37	10" Cedar
T38	4" Live Oak
T39	9" Cedar
T40	7" Cedar
T41	5" Cedar
T42	7" Cedar
T43	8" 6" 4" Cedar
T44	9" 8" 7" 5" Cedar
T45	8" Cedar
T46	6" 6" 5" 5" 4" Cedar
T47	8" Cedar
T48	6" 6" 6" 5" 5" Cedar
T49	5" 5" 4" 3" Cedar
T50	11" 6" 5" 5" 4" Cedar
T51	8" Cedar
T52	5" Cedar
T53	6" Cedar
T54	7" Cedar
T55	13" 11" 7" 6" 6" Cedar
T56	5" 4" Cedar
T57	5" 3" Cedar
T58	8" 6" 5" Cedar
T59	3" 3" Cedar
T60	4" Cedar
T61	4" Cedar
T62	6" Cedar
T63	8" Cedar
T64	8" 5" 4" 4" Cedar
T65	6" Cedar
T66	5" Cedar
T67	5" Cedar
T68	7" 4" 3" Cedar
T69	14" Cedar
T70	11" Cedar
T71	9" 6" 5" Cedar
T72	4" Spanish Oak
T73	6" Spanish Oak
T74	8" Cedar
T75	5" Cedar
T76	7" Cedar
T77	4" Cedar
T78	7" Spanish Oak
T79	7" Spanish Oak
T80	6" Spanish Oak
T81	6" Cedar
T82	10" Cedar
T83	8" 8" 6" 5" 5" Cedar
T84	8" Cedar
T85	4" Cedar
T86	5" 4" Cedar
T87	5" Spanish Oak
T88	8" Cedar
T89	3" Cedar
T90	3" Cedar
T91	8" 5" 4" Cedar
T92	6" 5" Cedar
T93	9" Cedar
T94	6" 4" Cedar
T95	11" Cedar
T96	5" Cedar
T97	7" Cedar
T98	6" Cedar
T99	6" 4" 4" Cedar
T100	9" 5" Cedar
T101	5" Cedar
T102	6" Cedar
T103	8" 6" 6" 4" Cedar
T104	5" Cedar
T105	4" 3" Cedar
T106	10" 6" Cedar
T107	9" Cedar
T108	10" Cedar
T109	7" Cedar
T110	7" 6" 5" 5" 4" Cedar
T111	7" Cedar
T112	7" 7" Cedar
T113	6" Cedar
T114	13" Cedar
T115	4" 3" Cedar
T116	8" Cedar
T117	6" 5" 3" Cedar
T118	4" Cedar
T119	7" 5" 4" 3" Cedar
T120	3" Cedar
T121	8" 5" 5" 4" Cedar
T122	5" 5" Cedar
T123	8" Cedar
T124	4" Cedar
T125	8" 5" Cedar
T126	5" Cedar
T127	10" Cedar
T128	9" Cedar
T129	6" Cedar
T130	6" Cedar
T131	6" Spanish Oak
T132	9" Cedar
T133	12" Cedar
T134	5" Cedar
T135	10" 7" Cedar
T136	5" 5" Spanish Oak
T137	17" Cedar
T138	3" Cedar
T139	10" 9" Cedar
T140	16" 9" 5" Cedar
T141	8" 8" 6" Spanish Oak
T142	8" Cedar
T143	3" Cedar
T144	5" Cedar
T145	7" Cedar
T146	6" Cedar
T147	5" Spanish Oak
T148	10" 10" 8" 6" Cedar
T149	5" Cedar
T150	10" 8" 7" 6" 4" Cedar
T151	12" 7" 6" Cedar
T152	7" Cedar
T153	7" 6" 5" 3" Cedar
T154	7" 6" 5" 5" Cedar
T155	6" 6" 5" 3" Cedar
T156	7" 6" 4" Cedar
T157	6" 5" 4" Cedar
T158	5" Cedar
T159	5" Cedar
T160	4" Cedar
T161	6" 4" Cedar
T162	9" 6" 5" 4" Cedar
T163	7" 6" Cedar
T164	7" Cedar
T165	4" Cedar
T166	10" 7" Cedar
T167	6" Cedar
T168	7" Cedar
T169	7" 5" Cedar
T170	3" Cedar
T171	3" Cedar
T172	6" Cedar
T173	8" Cedar
T174	8" 6" 6" 5" Cedar
T175	7" Cedar
T176	5" Cedar
T177	5" 3" Cedar
T178	7" Cedar
T179	6" 6" 3" Cedar
T180	9" 6" 5" Cedar
T181	4" Cedar
T182	3" Cedar
T183	8" Cedar
T184	10" Cedar
T185	7" Cedar
T186	6" Cedar
T187	4" Cedar
T188	14" 10" Cedar
T189	4" Cedar
T190	3" Cedar
T191	10" 4" 3" Cedar
T192	8" Cedar
T193	5" Live Oak
T194	6" 3" Cedar
T195	6" Cedar
T196	6" Cedar
T197	5" Live Oak
T198	4" Live Oak
T199	3" Live Oak
T200	4" Cedar
T201	4" Cedar
T202	12" Cedar
T203	5" 5" 4" 3" Cedar
T204	10" 5" 4" 4" Cedar
T205	6" Cedar
T206	4" Cedar
T207	4" Cedar
T208	4" Cedar
T209	4" Cedar
T210	8" 7" 7" 6" Cedar
T211	7" Cedar
T212	4" Cedar
T213	6" 6" 5" 5" 3" Cedar
T214	5" Cedar
T215	9" 4" Cedar
T216	9" 8" 6" Cedar
T217	3" Cedar
T218	5" 5" 5" 4" 4" Cedar
T219	6" 5" Cedar
T220	4" Cedar
T221	5" 4" 3" 3" Cedar
T222	6" 5" 4" Cedar
T223	5" 4" 4" Cedar
T224	7" 5" 5" 4" 4" Cedar
T225	5" Cedar
T226	5" Cedar
T227	9" Cedar
T228	7" 6" Cedar
T229	5" Cedar
T230	5" Cedar
T231	4" Cedar
T232	5" 4" Cedar
T233	15" Cedar
T234	4" Cedar
T235	6" Cedar
T236	6" Spanish Oak
T237	7" Cedar
T238	3" Cedar
T239	11" 6" Cedar
T240	6" Cedar
T241	5" Cedar
T242	6" Cedar
T243	16" Cedar
T244	8" Cedar
T245	8" Cedar
T246	9" Cedar
T247	6" Cedar
T248	10" 9" 5" 5" Cedar
T249	3" Cedar
T250	3" Cedar
T251	8" Cedar
T252	13" Cedar
T253	10" Cedar
T254	6" Cedar
T255	13" 10" 7" 4" Cedar
T256	6" 5" 3" Cedar
T257	5" 3" 3" 3" Cedar
T258	6" 4" Cedar
T259	4" 3" 3" Cedar
T260	3" Cedar
T261	5" Cedar
T262	4" Cedar
T263	4" 4" Cedar
T264	6" 3" Cedar
T265	6" 5" 4" 3" 3" Cedar
T266	9" 4" 4" Cedar
T267	4" Cedar
T268	4" Cedar
T269	11" Cedar
T270	4" 3" Cedar
T271	3" Cedar
T272	3" Cedar
T273	4" 3" Cedar
T274	4" Cedar
T275	5" Cedar
T276	12" Cedar
T277	13" Cedar
T278	5" 4" 4" 4" Cedar
T279	13" 8" 7" 5" Cedar
T280	8" Cedar
T281	14" 11" 7" Cedar
T282	10" 4" Cedar
T283	11" 8" 4" Cedar
T284	4" Cedar
T285	8" Cedar
T286	9" Cedar
T287	17" Cedar
T288	10" 7" Cedar
T289	13" Cedar
T290	7" Cedar
T291	4" Cedar
T292	3" Cedar
T293	14" 5" Cedar
T294	7" 7" Cedar
T295	6" Cedar
T296	14" 10" Cedar
T297	5" Cedar
T298	3" Cedar
T299	6" 4" Cedar
T300	6" Cedar
T301	3" Cedar
T302	4" Cedar
T303	4" Cedar
T304	3" Cedar
T305	10" Cedar
T306	6" Cedar
T307	6" Cedar
T308	4" 3" Cedar
T309	5" 3" Cedar
T310	6" Spanish Oak
T311	6" Cedar
T312	8" Cedar
T313	8" Cedar
T314	6" Cedar
T315	6" Cedar
T316	10" 6" 5" Cedar
T317	6" 3" 3" Cedar
T318	9" 4" 4" Cedar
T319	10" 5" Cedar
T320	7" 5" Cedar
T321	3" Cedar
T322	3" Cedar
T323	11" Cedar
T324	8" 4" Cedar
T325	8" Cedar
T326	6" Cedar
T327	5" Cedar
T328	8" Cedar
T329	12" 9" Cedar
T330	11" 6" Cedar
T331	3" Cedar
T332	15" Cedar
T333	4" Cedar
T334	14" 10" 9" 8" Cedar
T335	10" Cedar
T336	18" Cedar
T337	11" Cedar
T338	8" Cedar
T339	11" Cedar
T340	11" 9" 9" 4" Cedar
T341	8" Cedar
T342	8" 7" Cedar
T343	7" Cedar
T344	6" Cedar
T345	10" 7" 6" Cedar
T346	6" Cedar
T347	6" Cedar
T348	4" Cedar
T349	5" Cedar
T350	5" Cedar
T351	3" Cedar
T352	7" Cedar
T353	6" Cedar
T354	5" Cedar
T355	5" 5" 4" 4" Cedar
T356	4" Cedar
T357	4" Spanish Oak
T358	8" 7" 5" 5" 3" Cedar
T359	5" Cedar
T360	10" Cedar
T361	9" Cedar
T362	8" 7" 6" 5" Cedar
T363	10" Cedar
T364	6" Cedar
T365	9" 6" 4" Cedar
T366	4" Cedar
T367	6" Cedar
T368	8" 7" 4" 3" Cedar
T369	8" 4" Cedar
T370	12" 7" 4" 4" Cedar
T371	10" Cedar
T372	9" 6" Cedar
T373	7" 6" 4" Cedar
T374	9" 6" Cedar
T375	14" 8" 6" 5" Cedar
T376	4" Cedar
T377	12" Cedar
T378	8" Cedar
T379	9" Cedar
T380	4" Cedar
T381	11" Cedar
T382	7" Cedar
T383	17" Cedar
T384	7" Cedar
T385	6" Cedar
T386	11" 9" 8" Cedar
T387	14" Cedar
T388	7" Cedar
T389	9" Cedar
T390	10" 6" Cedar
T391	10" 4" Cedar
T392	15" Cedar
T393	7" 6" 5" 4" Ash
T394	10" Spanish Oak
T395	10" Cedar
T396	9" Cedar
T397	6" 5" 5" 4" Spanish Oak
T398	10" 8" 8" 6" Cedar
T399	4" Cedar
T400	7" 5" 5" 4" 3" Cedar
T401	3" Cedar
T402	7" Cedar
T403	4" Cedar
T404	5" Cedar
T405	3" Spanish Oak
T406	10" Cedar
T407	7" 4" 3" Cedar
T408	6" Cedar
T409	10" 5" 3" 3" Cedar
T410	7" 6" 5" Cedar
T411	4" Cedar
T412	6" Cedar
T413	7" 7" 4" Cedar
T414	8" 4" 3" Cedar
T415	5" Cedar
T416	7" Live Oak
T417	8" 7" 7" 6" 4" Cedar
T418	8" 5" 4" 4" 3" 3" Cedar
T419	7" 6" 5" 5" 5" Cedar
T420	5" Cedar
T421	6" Cedar
T422	4" Cedar
T423	6" 4" Cedar
T424	5" Cedar
T425	8" Cedar
T426	12" 10" 6" Cedar
T427	10" 10" 8" 6" Cedar
T428	6" Cedar
T429	11" Cedar
T430	11" Cedar
T431	8" Cedar
T432	6" Cedar
T433	3" Cedar
T434	8" Cedar
T435	6" Cedar
T436	7" Cedar
T437	12" 11" 10" 8" Cedar
T438	12" Cedar
T439	5" 3" Cedar
T440	7" 7" 6" 5" Spanish Oak
T441	7" Cedar
T442	12" Cedar
T443	7" Spanish Oak
T444	7" Cedar
T445	5" Cedar
T446	11" Cedar
T447	14" 7" 6" Cedar
T448	12" 10" 4" Cedar
T449	4" Cedar
T450	9" Cedar
T451	8" 4" Cedar
T452	4" Live Oak
T453	15" Cedar
T454	7" 6" Cedar
T455	5" 3" Cedar
T456	3" Cedar
T457	4" Live Oak
T458	3" Cedar
T459	6" 3" Cedar
T460	5" Cedar
T461	8" 3" 3" Cedar
T462	8" 7" Cedar
T463	5" Cedar
T464	8" 7" 5" 4" 3" Cedar
T465	5" Cedar
T466	3" Cedar
T467	4" Cedar
T468	9" Cedar
T469	6" Cedar
T470	8" 7" 3" Cedar
T471	7" 5" 4" Cedar
T472	5" 3" Cedar
T473	10" 9" 7" Cedar
T474	7" 4" Cedar
T475	9" 3" Cedar
T476	7" Cedar
T477	4" Cedar
T478	7" 5" 5" 4" Cedar
T479	8" Spanish Oak
T480	4" Cedar
T481	5" 5" Cedar
T482	7" 4" Cedar
T483	8" Cedar
T484	7" Cedar
T485	5" Cedar
T486	8" Cedar
T487	8" Cedar
T488	12" 6" Cedar
T489	3" Cedar
T490	6" Cedar
T491	16" Cedar
T492	4" Cedar
T493	7" Cedar
T494	6" Cedar
T495	3" Spanish Oak
T496	4" Ash
T497	22" 8" 6" 6" Cedar
T498	8" Cedar
T499	8" Cedar
T500	8" 8" Cedar
T501	10" Cedar
T502	4" Cedar
T503	7" Cedar
T504	14" Cedar
T505	13" 4" 3" Cedar
T506	5" Cedar
T507	8" Cedar
T508	5" Cedar
T509	3" 3" Cedar
T510	10" 7" 7" 6" 4" Cedar
T511	5" Spanish Oak
T512	7" 5" Cedar
T513	7" 3" Cedar
T514	13" 8" Cedar
T515	12" Cedar
T516	12" Cedar
T517	15" Cedar
T518	8" Cedar
T519	8" Cedar
T520	11" 10" 6" Cedar
T521	9" 6" 5" 4" 4" Cedar
T522	9" 6" Cedar
T523	6" Cedar
T524	5" Hackberry
T525	8" Chinaberry
T526	6" 4" 4" 3" Cedar
T527	7" Cedar
T528	5" Chinaberry
T529	9" Cedar
T530	13" Cedar
T531	9" 6" Cedar
T532	16" 6" Cedar
T533	9" Cedar
T534	11" Cedar
T535	8" Cedar
T536	6" 4" Cedar
T537	11" 5" 5" Cedar
T538	11" Cedar
T539	6" Hackberry
T540	14" Cedar
T541	6" Chinaberry
T542	4" Cedar
T543	8" Cedar
T544	5" Cedar
T545	13" 7" 4" Locust Tree
T546	8" 5" 3" Cedar
T547	8" Cedar
T548	9" Cedar
T549	8" 7" Cedar
T550	8" Ash
T551	9" 4" Cedar
T552	3" Cedar
T553	8" Ash
T554	7" Cedar
T555	4" Hackberry
T556	11" 7" Cedar
T557	6" Cedar
T558	8" 6" Cedar
T559	5" Locust Tree
T560	7" Cedar
T561	10" Cedar
T562	13" Cedar
T563	12" Cedar
T564	10" Chinaberry
T565	5" 3" Chinaberry
T566	8" 5" Chinaberry
T567	4" Hackberry
T568	8" Cedar
T569	8" Cedar
T570	10" Cedar
T571	9" Cedar
T572	3" Cedar
T573	4" Cedar
T574	3" Cedar
T575	6" Cedar
T576	11" Chinaberry
T577	21" Cedar
T578	12" 8" Chinaberry
T579	10" Cedar
T580	13" 12" 8" Cedar
T581	10" Locust Tree
T582	5" 5" 4" 4" Cedar
T583	5" Locust Tree
T584	14" 13" Chinaberry
T585	6" Chinaberry
T586	4" Chinaberry
T587	4" Cedar
T588	7" Cedar
T589	9" Cedar
T590	7" Chinaberry
T591	10" Cedar
T592	13" Cedar
T593	11" 9" Cedar
T594	4" Hackberry
T595	4" Hackberry
T596	6" 7" Cedar
T597	9" 5" Locust Tree
T598	6" Spanish Oak
T599	13" 5" 4" Cedar
T600	4" Cedar
T601	9" 4" Cedar
T602	8" Cedar
T603	8" Cedar
T604	8" Cedar
T605	7" Cedar
T606	5" Cedar
T607	7" Cedar
T608	8" Cedar
T609	5" Hackberry
T610	5" 3" Cedar
T611	4" Cedar
T612	6" Hackberry
T613	8" Hackberry
T614	14" 10" 9" 7" Cedar
T615	10" Cedar
T616	6" Cedar
T617	6" Cedar
T618	6" Cedar
T619	12" Hackberry
T620	11" Cedar
T621	10" Hackberry
T622	9" Hackberry
T623	9" Hackberry
T624	4" Chinaberry
T625	6" Cedar
T626	5" Mulberry
T627	21" Hackberry
T628	9" 9" Locust Tree
T629	5" 5" Locust Tree
T630	7" Locust Tree
T631	6" Cedar
T632	15" Cedar
T633	7" Chinaberry
T634	8" 8" Cedar
T635	9" Cedar
T636	4" Cedar
T637	6" Cedar
T638	5" Hackberry
T639	8" Locust Tree
T640	5" 5" 4" Locust Tree
T641	8" 3" Locust Tree
T642	4" Chinaberry
T643	4" Locust Tree
T644	5" Locust Tree
T645	4" Locust Tree
T646	4" Hackberry
T647	4" Chinaberry
T648	4" Locust Tree
T649	10" Chinaberry
T650	9" 3" Locust Tree
T651	6" Cedar
T652	7" 7" 6" 5" 4" Locust Tree
T653	7" Type "B" (Unknown Species)
T654	4" 4" 3" Locust Tree
T655	5" 4" 4" 4" 4" Locust Tree
T656	5" Locust Tree
T657	4" Chinaberry
T658	4" 4" Chinaberry
T659	6" 5" Chinaberry
T660	4" Chinaberry
T661	6" Chinaberry
T662	3" Chinaberry
T663	10" Chinaberry
T664	4" Chinaberry
T665	5" Hackberry
T666	6" Cedar
T667	3" Locust Tree

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- NAIL FOUND
- IRON PIPE FOUND
- SPINDLE FOUND
- CALCULATED POINT
- TXDOT MONUMENT FOUND
- RECORD INFORMATION
- POWER POLE
- HIGH VOLTAGE POWER POLE
- GUY WIRE
- OVERHEAD ELECT. LINE
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CONC. PAD WITH ELEC.
- ELECTRIC BOX
- METAL FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- UG WATER LINE
- UG WASTEWATER LINE
- UG UTILITY WARNING SIGN
- UTILITY PEDESTAL
- GAS METER
- GAS VALVE
- WATER MANHOLE
- WATER WELL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- PVC RISER
- STREET SIGN
- FLAG POLE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC LID
- STORM SEWER MANHOLE
- UTILITY VAULT
- DRAIN GRATE
- LIGHT POLE
- C.C. CONCRETE CURB
- U.G. UNDERGROUND
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00
6448 East Highway 290
Suite B105
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com

4700 & 4704 BEE CAVES ROAD
AUSTIN, TEXAS

REV: APRIL 6, 2020-ADDED 3" AND ABOVE TREES

DATE: MARCH 6, 2020	JOB NO. 20_114
SCALE: 1" = 30'	DWG NO. 20_114

September 24, 2020

City Council of the City of West Lake Hills, TX
911 Westlake Dr.
West Lake Hills, TX 78746

To Whom It May Concern:

We would like to express our support for the approval of a Planned Development District (PDD) for Young Peoples Workshop (YPW) Spanish Immersion School, so they can build and relocate to a new school campus at 4704 Bee Caves Rd. in West Lake Hills, TX. We consider YPW Spanish Immersion School an asset to the Eanes community because of their Spanish Immersion curriculum.

It is a fact that many of YPW's graduating students feed our "Futuro" dual language program; this synergy has the potential to grow once YPW relocates to an expanded campus that can accommodate a larger after school offering.

We are excited for YPW Spanish Immersion School's future plans and the opportunity to partner with their programs for the benefit of the students in our District.

Respectfully submitted,

Tom Leonard, Ed.D.

601 CAMP CRAFT RD.
AUSTIN, TEXAS 78746

PHONE: (512) 732.9000
FAX: (512) 732.9019

WEB: WWW.EANESISD.NET
EMAIL: INFO@EANESISD.NET

WESTLAKE
CHAMBER OF COMMERCE

City Council of the City of West Lake Hills, TX 911
Westlake Dr.
West Lake Hills, TX 78746

To Whom It May Concern:

We would like to express our support for the approval of the site development plan for Young Peoples Workshops (YPW) Spanish Immersion School, so they can build and relocate to a new school campus at 4704 Bee Caves Rd. in West Lake Hills, TX.

YPW Spanish Immersion School is a member of the Westlake Chamber of Commerce and has been a member of the Westlake Hills community since 2005 providing preschool services to residents and families who work in Westlake.

We are excited for the building of a new preschool campus in our community and hope their development plans meet with your approval.

Sincerely,

Cathy Hoover
Executive Director,
Westlake Chamber of Commerce

February 5, 2021

Dear West Lake Hills City Council, Board of Adjustment, and Zoning & Planning Commission:

My husband and I live at 15 Las Brisas St, directly behind the playground of YPW Spanish Immersion School at 3640 Bee Cave Road.

For the past 10+ years YPW has been a good neighbor and we have never had any objections whatsoever to any of their operations, including children playing at their playground.

We just learned that they would like to build a new preschool at 4704 Bee Caves Rd and would like to offer our support for their project for the benefit of the families of Westlake Hills.

YPW Spanish Immersion School has provided and provides a valuable service to our community.

Sincerely,

Anna Marie Sspeir

Anna Marie Sspeir

15 Las Brisas St

West Lake Hills, TX 78746

Elwyn Speir

Elwyn Speir

February 5, 2021

Dear West Lake Hills City Council, Board of Adjustment, and Zoning & Planning Commission:

My wife and I live at 16 Las Brisas St, directly behind the playground of YPW Spanish Immersion School at 3640 Bee Cave Road.

For the past few years YPW has been a good neighbor and we have never had any objections whatsoever to any of their operations, including children playing at their playground.

We just learned that they would like to build a new preschool at 4704 Bee Caves Rd and would like to offer our support for their project for the benefit of the families of Westlake Hills.

YPW Spanish Immersion School has provided and provides a valuable service to our community.

Sincerely,

Gary and Jennifer Stewart
16 Las Brisas St
West Lake Hills, TX 78746

Comparables for Cut and Fill / Retaining Wall heights in Westlake Hills Bee Caves Corridor

1. Belmont Village at 4310 Bee Caves Rd
   PDD #1 permits up to 50 feet of Cut and 25 ft of Fill

2. Westlake Medical Center at 5656 Bee Caves Rd
   Retaining wall up to 37 feet was allowed

81 ft
© 2020 Google
© SPOT IMAGE
Google Earth

Westlake Medical Center Phase II (Water Fall)

Project Name: Westlake Medical Center II
Construction Date: 2003

Retaining Wall Type: Rock Anchor Retaining Wall
Maximum Wall Height = 37.0'

APPLICATION COVER SHEET

Property Address: 4700 & 4704 Bee Caves Road, West Lake Hills, TX 78746 Ramon Aguirre
Applicant Name: _____
Designated Agent (if any, Power of Attorney Required): N/A
Applicant Phone Number: (512) 329-5611 Email Address: [redacted]
Date Application was Submitted: 12/04/2020
Variance(s) Requested:
Variances to City of West Lake Hills Code Sections 22.03.210, 22.03.249(b)(2), 22.03.276, 22.03.281, 22.03.304(a)(4)
(See attached letter for complete details)

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): _____
☐ 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: _____

Southwest Engineers
Civil | Environmental | Land Development

February 3, 2021

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

Re: Variance Request
YPW Spanish Immersion School
4704, 4706 Bee Cave Road
West Lake Hills, TX 78746
SWE Project#: 0906-001-20

Dear Mr. Meisel:

A variance to sections 22.03.210, 22.03.249(b)(2), 22.03.276, 22.03.281, 22.03.304(a)(4) of the West Lake Hills Code of Ordinances is hereby requested in conjunction with the proposed YPW Spanish Immersion School development located at 4704 and 4706 Bee Caves Road. An overview and efforts to minimize requested variances are as followed:

1) **Variance to Section 22.03.210** (subsequent sections ***22.03.170(b)***; ***22.03.170(f)***; ***22.03.170(g)***; ***Drainage and Erosion Criteria Manual Section 7.4.1***):
   - *To allow for the practical excavation activities (up to 40-feet of cut and 15-feet of fill) and retaining wall height (up to 40-feet) required to adequately develop the site, in accordance to its desired use (school).*
   - Any development of this nature on this property is likely to encounter excavation complications due to the naturally steep slope of the site.
   - The proposed development will utilize natural slope patterns and winding driveway in order to minimize the amount of cut present onsite.
   - Finished grades will use 3:1 slopes where practical in order to tie back into natural grade to lessen the presence of onsite retaining walls.

2) **Variance to Section 22.03.249(b)(2)**:
   - *To allow for the proposed driveway and parking areas to encroach within the 30-foot driveway/parking setbacks for R-1 zoned properties located to the East and West of the development.*
   - In order to utilize a winding driveway (for minimizing excavation), the driveway needs to extend within this setback area.

3) **Variance to Section 22.03.276**:
   - *To allow for the placement of accessory structures (retaining walls) within the 40-foot building setback area adjacent to R-1 properties.*
   - Site constraints (excessive steep slopes) yield the need for retaining walls to be present within this setback area, in order to effectively provide access to the proposed facilities.

4) **Variance to Section 22.03.281**: (minimum lot size for GUI zoned properties):
   - *To allow for the rezoning of the site to GUI, in order for the proposed site use (school) to comply with zoning specifications.*
   - The combined area of both lots equals ±1.70 acres, which is under the 2-acre minimum that is required for GUI zoned properties.

5) **Variance to Section 22.03.281**: (minimum building setbacks from side lot lines for GUI zoned properties):
   - *To allow for the proposed school building, to encroach within the limits of the building setback from side lot lines.*
   - In order to provide adequate building space for school operations, in tandem with minimizing as much on-site excavation as feasible for parking and driveway approaches, the proposed school building must encroach within the 40-foot minimum side setback that is required for GUI zoned properties that are located adjacent to R-1 zoned properties.

6) **Variance to Section 22.03.281**: (minimum building setbacks from rear lot lines for GUI zoned properties):
   - *To allow for the proposed school building, to encroach within the limits of the building setback from rear lot lines.*
   - In order to provide adequate building space for school operations, in tandem with minimizing as much on-site excavation as feasible for parking and driveway approaches, the proposed school building must encroach within the 40-foot minimum rear setback that is required for GUI zoned properties.

7) **Variance to Section 22.03.281 (Footnote III)**: (minimum lot size to be considered for impervious coverage incentives for GUI zoned properties):
   - *To allow for the proposed development to utilize the impervious coverage incentive items set in place for B-1, B-2, or GUI zoned properties, in order to comply with the impervious cover limitations for GUI zoned properties.*
   - The combined area of both lots equals ±1.70 acres, which is under the 2-acre minimum that is required for GUI zoned properties.

Southwest Engineers
Civil | Environmental | Land Development

8) **Variance to Section 22.03.304(a)(4)**:
   - *To allow for the removal of multiple trees greater than or equal to 14 inches located onsite (removal of 48 trees greater than or equal to 14").*
   - Any development of this nature will require liberal vegetation removal due to the abundance of trees onsite in order to provide adequate access and placement of proposed facilities. The plan for development is to maintain the natural state of the property to the greatest extent possible while providing improvements to sufficiently meet the economical and physical needs of the proposed development.

We trust that you will find this letter and accompanying materials acceptable for the intended purpose of approving the requested variances for the proposed project. Please do not hesitate to contact our office should you have any questions or require additional information.

Respectfully submitted,

SOUTHWEST ENGINEERS, INC
TBPE NO. F-1909

Luke Stewart
Project Engineer

ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

1. DESCRIBE IN DETAIL ANY SPECIAL CONDITIONS YOU BELIEVE WILL RESULT IN UNNECESSARY HARDSHIP TO YOU IF THE TERMS OF THIS ORDINANCE ARE STRICLY OF LITERALLY ENFORCED.

The hardship results from the specific topographic conditions on this site. The base of the lots (at Bee Caves Rd) is at 820 feet of elevation. The steepness of the terrain gradually increases to 890 feet at the rear setback, rising 70 feet over a horizontal distance of 392 feet – equal to an average grade across the site of 17.8%. The challenge is to minimize the excavation of the site, both for preservation of the natural environment and also to minimize project cost. A winding driveway was devised to reduce the steep building approach to a safe grade of approximately 10%. This presents a hardship for maintaining the required side setbacks. We are faced with the option of increasing the excavation or increasing the driveway grade past the amount which is both practically safe for the public and navigable by emergency vehicles.

Having studied numerous site development concepts, if the terms of the ordinance are strictly enforced the level of site manipulation and excavation quickly become disproportionate costs to the total development of the project. Our opinion is that best and most reasonable development relies on the requested variances in order to achieve the features that have been designed – a looping entry driveway with a winding access and a significant amount of undisturbed natural grades.

2. WHY DO YOU THINK THE NATURAL TERRAIN AND EXISTING FLORA WILL NOT BE UNREASONABLE DISRUPTED OR DESTROYED IF THE VARIANCE YOU ARE REQUESTING IS GRANTED?

Any development of this site will require liberal vegetation removal due to the abundance of trees onsite, in order to provide adequate access and placement of proposed facilities. The plan for development is to maintain the natural state of the property to the greatest extent possible while providing improvements to sufficiently meet the economical and physical needs of the proposed development. The proposed development includes a winding driveway nestled into the natural sloping terrain in order to minimize the amount of cut present onsite.

The design team will provide a tree mitigation plan to remedy the removal of these trees.

3. WHAT OTHER REASONABLE ALTERNATIVES HAVE YOU CONSIDERED? WHY WON'T THESE OTHER OPTIONS ALLEVIATE THE DIFFICULTY OR HARSHIP THAT YOU THINK EXISTS?

This project has had several iterations. Each of them had a challenging time providing adequate and safe access within impervious cover limitations and side yard setback requirements. At the early stages we

had a large amount of cut and fill and extensive amount of retaining walls. This approach was abandoned in favor of reducing the amount of cut by designing the driveway as a winding one.

4. WHY DO YOU BELIEVE THE VARIANCE YOU ARE REQUESTING IS THE MINIMUM REQUIRED TO ALLEVIATE THE DIFFICULTY OR HARSHIP YOU THINK EXISTS?

The need for the variances is a result of the unique characteristics of these lots. Unfortunately, the property cannot reasonably be developed in a manner consistent with the existing zoning. We believe the use of retaining walls within the setback area is the most sensitive way to solve the physical challenges this site presents, in order to effectively provide access to the proposed facilities.

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?

The City Master Plan has defined the Bee Cave Road Corridor as the commercial development corridor for the city. Therefore, we believe the proposed daycare/preschool is an appropriate use and our services are in the public interest of the community of Westlake Hills. Also, proposed development is on the low side of all retaining walls which fall within the setbacks, meaning new facilities are visually screened from neighboring properties better than if we were able to build at natural grade.

6. WHY DO YOU BELIEVE YOUR VARIANCE WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES OR INTERFERE WITH THE ENJOYMENT OF THESE PROPERTIES BY THEIR OWNERS?

We plan on leaving 4706 Bee Cave Rd (1.29 ac lot) zoned R-1 (one-family residence) to serve as a buffer to the nearby properties (101, 103, 105, 107 Swift current Trail, 466 and 468 Spiller Ln).

Our building will be tucked under the perimeter of retaining walls on three sides, and because of the higher elevation, sight lines to the building will be extremely limited and covered by the surrounding trees.

Our hours of operation are 7 am to 6 PM. We are closed weekends, holidays and during the Christmas and New Year’s break.

As required, we will comply with the drainage and erosion code ordinances and the Preliminary Drainage Plan is being submitted with this rezoning application (Please see attached Drainage Analysis.)

We intend to comply with the dark-sky guidelines on outdoor lighting, controlling direction and height of the light fixtures to mitigate light pollution. Fixtures will also point downwards.

ADDRESSING POTENTIAL NEIGHBOR'S CONCERNS:

NOISE:

Picking up or dropping little kids at our main door does not make significant noise. The main entrance is more than 90 feet from the back boundary of Swiftcurrent trail.

TRAFFIC:

We are relocating from our current campus (3640 bee caves Rd) which is less than a mile away from this site. No additional traffic will be introduced to Bee Caves Rd.

There will not be "buses" lining up at the front of the school.

The after-school kids are being picked by our own minibus (14 seats) and a van (10 seats). There are only 2 vehicles involved in the pickup of the after-school kids from the Eanes local schools.

PLAYGROUND NOISE:

The playground areas are surrounded by tall retaining walls, which will help contain the noise of little children playing.

There is more than 100 feet separating the back boundary of 103 Swiftcurrent Trail from the closest playground.

There is at least 140 feet separating the back boundary of 101 Swiftcurrent Trail from the closest playground.

We currently operate at 3640 Bee Caves Rd. Our playground backs the backyards of 15 and 16 Las Brisas St. Both families have given us letters of support where they vouch that we have been good neighbors and that they have no objections to any of our operations, including children playing at the playground (please see Exhibit E – Letters of Support).

OPERATING ON WEEKENDS:

The preschool never operates on weekends.

PRIVACY:

Along the boundaries of neighbors at 101, 103 Swiftcurrent Trail there is at least a 30 feet buffer of natural vegetation. In addition, we plan on adding a 10 feet landscaped buffer strip along our property boundary.

If the City of Westlake Hills allows, we could install a wooden privacy fence along the property boundaries of these addresses.

Impervious Cover Discussion [Sec. 22.03.281 III]

The maximum allowable Impervious Cover is 35% for GUI type zoning over 0.5 acres. We will seek to obtain the following incentives to increase the allowable amount:

a. Provide off-site public sewage disposal system: 8% increase in impervious cover.
We will apply to connect to the off-site public sewage.
d. Provide primarily ten feet or greater landscaped separations between parking aisles: 2% increase in impervious cover.
For this landscaping we will use primarily native plants and grasses.
g. Use of low water consumption plumbing fixture: 1% increase in impervious cover.
We will comply with this regulation.

35% base impervious cover + 11% of the above incentives = 46% total allowable impervious cover.

We currently are conducting a study to determine the viability of pervious parking.

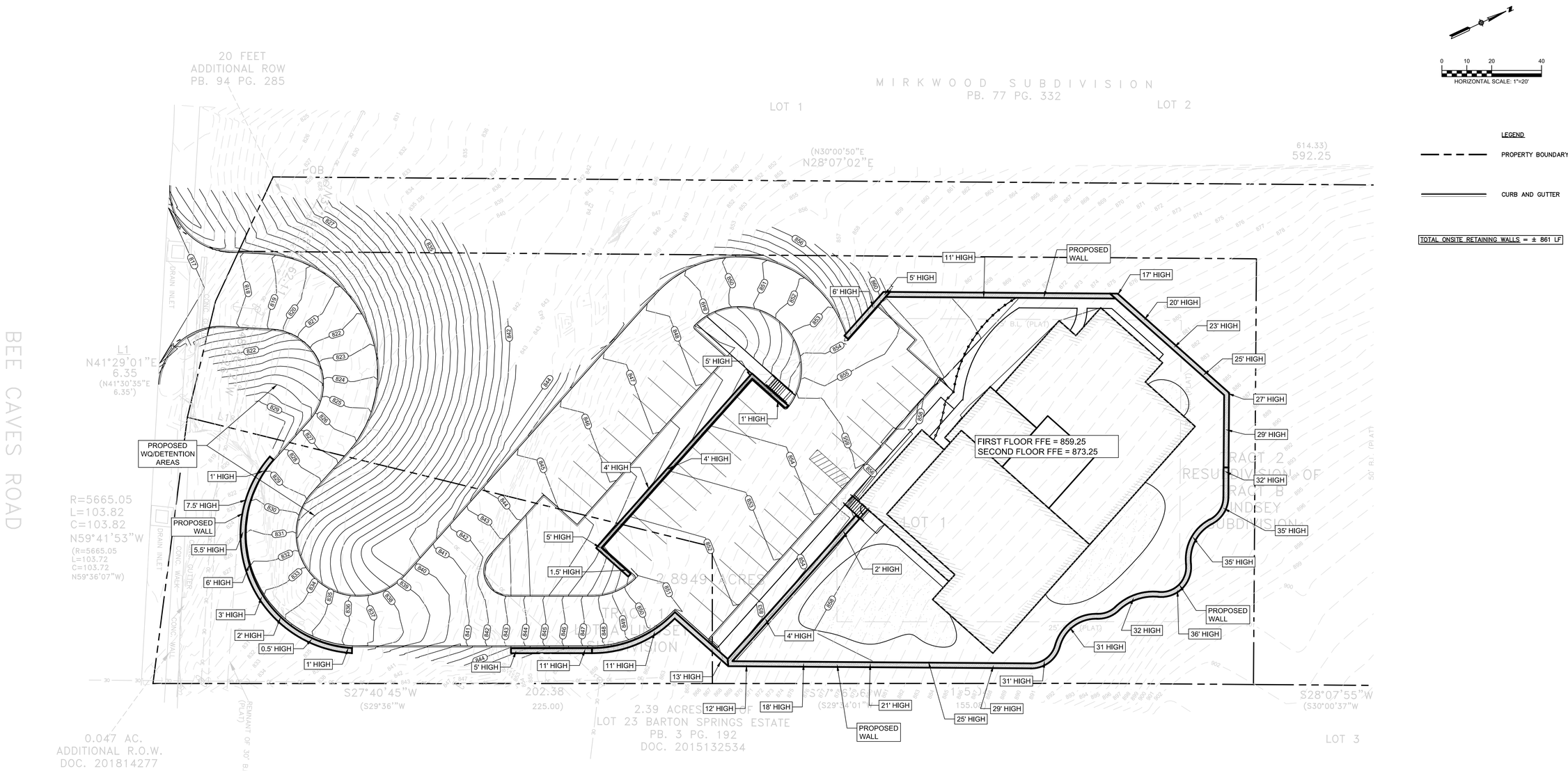
Protected trees Discussion [Sec. 22.03.303-305]

Exhibit B – Variance Submission Package – Tree Exhibit shows the table listing the 48 protected trees requiring a variance for removal. The following table shows the break-down by tree type:

Type of Tree	Number of Trees	% of the # trees >=14"	Tree Statistics:
Cedar	35	73%	* **Out of the 48 trees there are 34 multitrunked trees where each individual trunk is less than 14" (24 Cedar, 7 Spanish Oak, 1 Live Oak, 2 Locus Tree)**
Spanish Oak	8	17%	
Live Oak	2	4%	* **14 is the actual number of trees with at least one trunk >=14" (1 Live Oak, 1 Spanish Oak, 11 Cedar, 1 Chinaberry)**
Locust Tree	2	4%	
Chinaberry	1	2%	
TOTAL	**48**		

We will develop a tree replacement plan and/or fee to the tree fund with the guidance of the City of Westlake Hills.

Existing driveway
4704 Bee Caves RD.



0 10 20 40

HORIZONTAL SCALE: 1"=20'

LEGEND

PROPERTY BOUNDARY

CURB AND GUTTER

TOTAL ONSITE RETAINING WALLS = ± 861 LF

C:\Company Data\Clients\0906 - Young Peoples Workshops\001-20_YPW Preliminary Engineering\CAD\Sheets\Exhibits\0906-001_Exhibit_grading_POLKINGHORN.dwg ~ Layout: "Layout1" ~ Fri, Oct 30, 2020, 3:38pm, By: C1038_LukeS

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: DED

CHECKED BY: GTH

WALL EXHIBIT

YPW SPANISH IMMERSION SCHOOL

4700 & 4704 BEE CAVE RD, WEST LAKE HILLS, TX 78746

PROJECT NO. 0906-001

DRAWING NO. _____

SHEET ____ OF ____

EXISTING DRAINAGE AREA MAP

PROPOSED DRAINAGE AREA MAP

DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	2-Yr. k_2	2-Yr. C_2	2-Yr. i_2 (in/hr)	2-Yr. Q_2 (cfs)	10-Yr. k_{10}	10-Yr. C_{10}	10-Yr. i_{10} (in/hr)	10-Yr. Q_{10} (cfs)	25-Yr. k_{25}	25-Yr. C_{25}	25-Yr. i_{25} (in/hr)	25-Yr. Q_{25} (cfs)	100-Yr. k_{100}	100-Yr. C_{100}	100-Yr. i_{100} (in/hr)	100-Yr. Q_{100} (cfs)
EX-A	2.292 ac	0.08 ac	3%	10.0 min.	1.00	0.42	5.05 in/hr	4.9 cfs	1.00	0.42	7.66 in/hr	7.4 cfs	1.10	0.42	9.40 in/hr	10.0 cfs	1.25	0.42	12.25 in/hr	14.9 cfs
EX-B	0.452 ac	0.04 ac	9%	10.0 min.	1.00	0.45	5.05 in/hr	1.0 cfs	1.00	0.45	7.66 in/hr	1.5 cfs	1.10	0.45	9.40 in/hr	2.1 cfs	1.25	0.45	12.25 in/hr	3.1 cfs
EX-C	0.246 ac	0.09 ac	36%	10.0 min.	1.00	0.55	5.05 in/hr	0.7 cfs	1.00	0.55	7.66 in/hr	1.0 cfs	1.10	0.55	9.40 in/hr	1.4 cfs	1.25	0.55	12.25 in/hr	2.1 cfs
PR-A	1.407 ac	0.00 ac	0%	10.0 min.	1.00	0.35	5.05 in/hr	2.5 cfs	1.00	0.35	7.66 in/hr	3.8 cfs	1.10	0.35	9.40 in/hr	5.1 cfs	1.25	0.35	12.25 in/hr	7.5 cfs
PR-B	0.987 ac	0.69 ac	70%	10.0 min.	1.00	0.69	5.05 in/hr	3.5 cfs	1.00	0.69	7.66 in/hr	5.2 cfs	1.10	0.69	9.40 in/hr	7.1 cfs	1.25	0.69	12.25 in/hr	10.5 cfs
PR-C	0.596 ac	0.11 ac	19%	10.0 min.	1.00	0.48	5.05 in/hr	1.4 cfs	1.00	0.48	7.66 in/hr	2.2 cfs	1.10	0.48	9.40 in/hr	2.9 cfs	1.25	0.48	12.25 in/hr	4.4 cfs
EX OS-A	2.143 ac	0.28 ac	13%	15.4 min.	1.00	0.46	4.21 in/hr	4.2 cfs	1.00	0.46	6.37 in/hr	6.3 cfs	1.10	0.46	7.82 in/hr	8.5 cfs	1.25	0.46	10.22 in/hr	12.7 cfs
PR OS-A	1.996 ac	0.28 ac	14%	15.4 min.	1.00	0.47	4.21 in/hr	3.9 cfs	1.00	0.47	6.37 in/hr	5.9 cfs	1.10	0.47	7.82 in/hr	8.0 cfs	1.25	0.47	10.22 in/hr	11.9 cfs
EX OS-B	0.303 ac	0.00 ac	0%	10.0 min.	1.00	0.41	5.05 in/hr	0.6 cfs	1.00	0.41	7.66 in/hr	1.0 cfs	1.10	0.41	9.40 in/hr	1.3 cfs	1.25	0.41	12.25 in/hr	1.9 cfs
PR OS-B	1.230 ac	0.06 ac	5%	10.0 min.	1.00	0.43	5.05 in/hr	2.7 cfs	1.00	0.43	7.66 in/hr	4.0 cfs	1.10	0.43	9.40 in/hr	5.5 cfs	1.25	0.43	12.25 in/hr	8.1 cfs
EX OS-C	0.781 ac	0.06 ac	7%	10.0 min.	1.00	0.44	5.05 in/hr	1.7 cfs	1.00	0.44	7.66 in/hr	2.6 cfs	1.10	0.44	9.40 in/hr	3.6 cfs	1.25	0.44	12.25 in/hr	5.3 cfs

EX OS–A
EX OS–B
EX OS–C
EX–A
EX–B
EX–C
PR OS–A
PR OS–B
PR–A
PR–B
PR–C
PROPOSED DRAINAGE INLET
PROPOSED UNDERGROUND COLLECTION SYSTEM
PROPOSED WQ/DETENTION AREA
POINT OF ANALYSIS (POA) #1
POINT OF ANALYSIS (POA) #2
EXISTING AREA INLETS IN R.O.W.
BEE CAVES ROAD
Tc
HORIZONTAL SCALE: 1"=60'

LEGEND
DRAINAGE AREA BOUNDARY
Tc — TIME OF CONCENTRATION
DRAINAGE FLOW ARROW

NO.	REVISION	DATE

STATE OF TEXAS · MIGUEL GONZALES, JR. · 95681 · REGISTERED PROFESSIONAL ENGINEER · 01/05/2021

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Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

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P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: LS

CHECKED BY: GTH

DRAINAGE EXHIBIT

YPW SPANISH IMMERSION SCHOOL

4700 & 4704 BEE CAVE RD, WEST LAKE HILLS, TX 78746

PROJECT NO. 0906-001

DRAWING NO. _____

SHEET _____ OF _____

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Southwest Engineers
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Civil | Enviromental | Land Development

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Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

January 6, 2020

Re: Drainage Analysis Letter
YPW Spanish Immersion School
4700, 4704 Bee Caves Road
West Lake Hills, TX 78746
SWE Project#: 0906-001-20

This letter demonstrates the necessary drainage analysis being requested for the proposed development for the properties located at 4700 and 4704 Bee Caves Road, in the City of West Lake Hills (COWLH). The property owner plans to build a school known as the YPW Spanish Immersion School. The proposed development will comply with the regulations set in place by the COWLH in regards to storm water management per the proposed drainage plan and design. As required by the COWLH, runoff will be collected, detained, and then released in a manner that is equal to or less than what is currently considered existing conditions. Additionally, any runoff generated by the proposed improvements will first be treated by water quality control measures according to the Texas Commission on Environmental Quality (TCEQ) requirements before being detained.

STORMWATER DETENTION AND WATER QUALITY

Existing conditions associated with the properties consist of a single story single-family building and covered parking area with corresponding utilities and a private driveway that accesses Bee Caves Road (FM2244). The proposed conditions consist of a new two-story school, sidewalks, driveway, and parking lot with associated storm water improvements including an expected underground collection system, water quality treatment facility, and above ground detention pond. Runoff currently drains by overland sheet flow generally from the northeast corner of the properties to southwest corner of the properties closest to Bee Caves Road.

The project onsite pre-development drainage area map consists of three (3) drainage areas, EX-A, EX-B and EX-C. Drainage area EX-A bypasses the two (2) Points of Analysis (POA), which are existing inlets located along the frontage of the properties within the Right of Way (ROW) of Bee Caves Road. Runoff for drainage area EX-B is collected by the more northern inlet (POA 1) while runoff for drainage area EX-C is collected by the more southern inlet (POA 2).

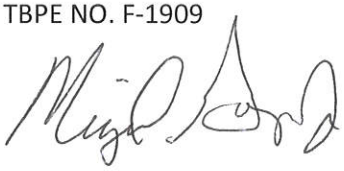
The project onsite post-development drainage area map again consists of three (3) drainage areas, PR-A, PR-B and PR-C. PR-A consists of less area than in existing conditions (EX-A), will remain undeveloped, and will bypass POA 1 and POA 2. Runoff for drainage area PR-B,

consisting of the majority of the site development improvements, will be routed to the required onsite water quality and detention facility by a series of onsite inlets and storm sewer pipes. After treatment and detention, runoff will released directed into Bee Caves Road at POA 1. Runoff for drainage area PR-C will sheet flow, uncontrolled, directly into Bee Caves Road in the same manner as in existing conditions to POA 2. All runoff for offsite flows will remain unchanged from existing conditions after the site related proposed improvements. The use and design of temporary and possible permanent erosion control measures, in accordance with the COWLH Drainage and Erosion Control Design Manual (DECDM), will achieve sheet flow conditions for any bypassing offsite flows.

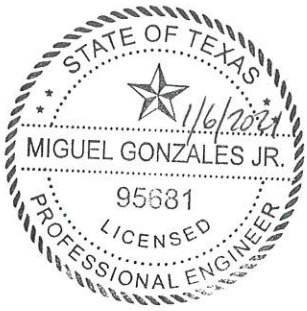
Pre and post development runoff calculations, based on peak flow rates equal to the 2-yr, 10-yr, 25-yr, and 100-yr, 24-hour duration storm events (based on NOAA Atlas 14 rainfall data published in 2018), and defined by the COWLH DECDM, are shown on the drainage exhibit. A final detention pond design, using the SCS/NRCS Routing Methodology, will be completed at the time of full site plan application submission. Detention pond designs are required to show all release flow rates for proposed conditions to be less than flows in existing conditions.

Respectfully submitted,

SOUTHWEST ENGINEERS, INC
TBPE NO. F-1909



Miguel Gonzales, Jr., *PE*
Engineering Manager
gth



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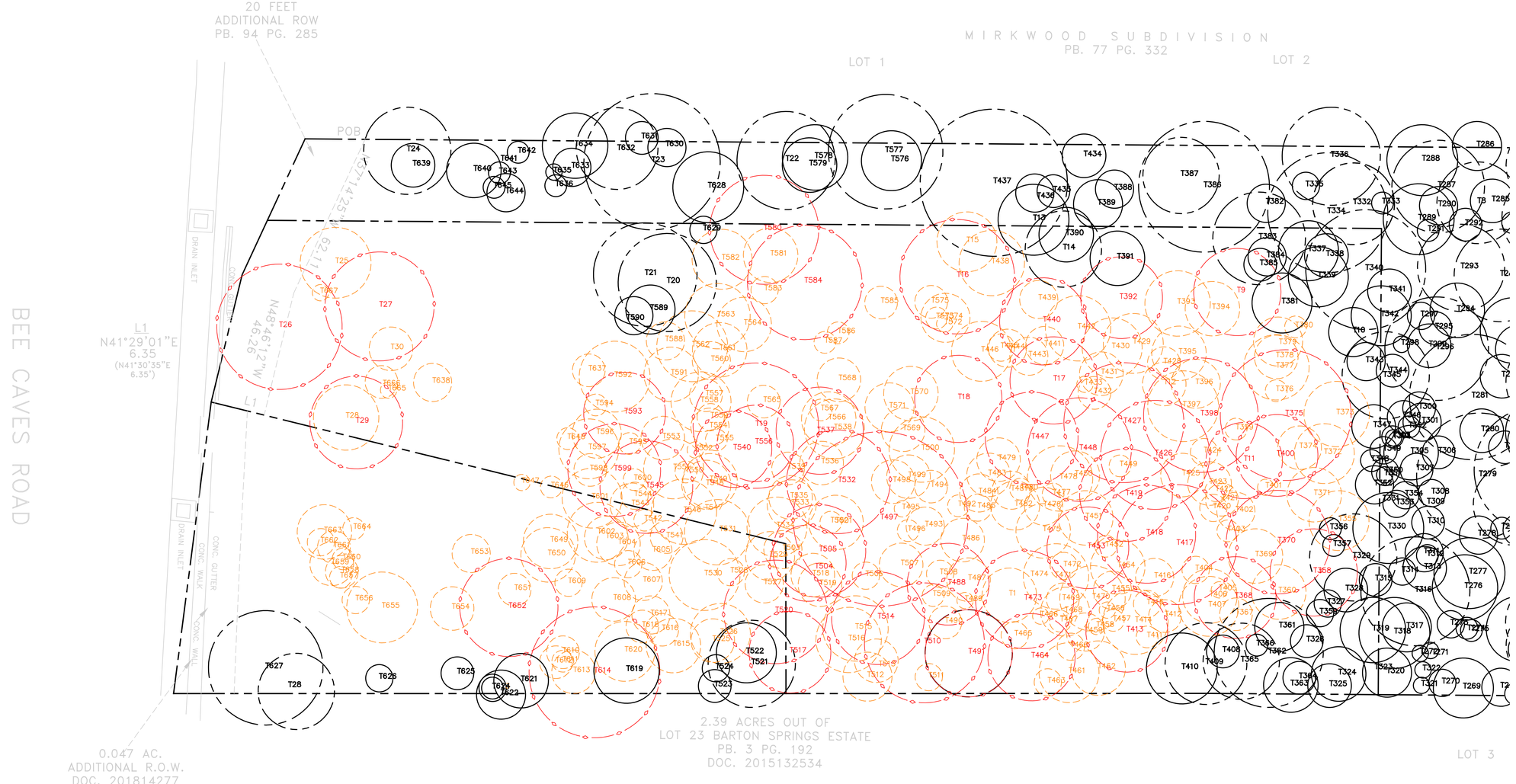

0 10 20 40
HORIZONTAL SCALE: 1"=20'

LEGEND

PROPERTY BOUNDARY

T000 EXISTING TREE < 14" (TO REMAIN)

T000 EXISTING TREE >= 14" (TO REMAIN)

T000 EXISTING TREE < 14" (TO BE REMOVED)

T000 EXISTING TREE >= 14" (TO BE REMOVED)

* REFER TO TREE LIST FOR ADDITIONAL INFORMATION *

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
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WARNING
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DRAWN BY: LAS

CHECKED BY: GTH

TREE EXHIBIT

YPW SPANISH IMMERSION SCHOOL

4700 & 4704 BEE CAVE RD, WEST LAKE HILLS, TX 78746

PROJECT NO. 0906-001

DRAWING NO. _____

SHEET ____ OF ____

TREE LIST

T1	8" Spanish Oak	(R)	T62	6" Cedar		T123	8" Cedar		T184	10" Cedar		T245	8" Cedar		T306	6" Cedar		T367	6" Cedar	(R)	T428	6" Cedar	(R)	T489	3" Cedar	(R)	T550	4" Cedar	(R)	T611	4" Cedar	(R)
T2	10" 9" 9" Live Oak	(P)	T63	8" Cedar		T124	4" Cedar		T185	7" Cedar		T246	9" Cedar		T307	6" Cedar		T368	8" 7" 4" 3" Cedar	(R) (P)	T429	11" Cedar	(R)	T490	6" Cedar	(R)	T551	9" 4" Cedar	(R)	T612	6" Hackberry	(R)
T3	12" 11" 8" Spanish Oak	(P)	T64	8" 5" 4" 4" Cedar	(P)	T125	8" 5" Cedar		T186	6" Cedar		T247	6" Cedar		T308	4" 3" Cedar		T369	8" 4" Cedar	(R)	T430	11" Cedar	(R)	T491	16" Cedar	(R) (P)	T552	3" Cedar	(R)	T613	8" Hackberry	(R)
T4	11" Spanish Oak		T65	6" Cedar		T126	5" Cedar		T187	4" Cedar		T248	10" 9" 5" 5" Cedar	(P)	T309	5" 3" Cedar		T370	12" 7" 4" 4" Cedar	(R) (P)	T431	8" Cedar	(R)	T492	4" Cedar	(R)	T553	8" Ash	(R)	T614	14" 10" 9" 7" Cedar	(R) (P)
T5	11" 7" Spanish Oak	(P)	T66	9" Cedar		T127	10" Cedar		T188	14" 10" Cedar	(P)	T249	3" Cedar		T310	6" Spanish Oak		T371	10" Cedar	(R)	T432	6" Cedar	(R)	T493	7" Cedar	(R)	T554	7" Cedar	(R)	T615	10" Cedar	(R)
T6	8" Spanish Oak		T67	5" Cedar		T128	9" Cedar		T189	4" Cedar		T250	3" Cedar		T311	7" Cedar		T372	9" 6" Cedar	(R)	T433	3" Cedar	(R)	T494	6" Cedar	(R)	T555	4" Hackberry	(R)	T616	6" Cedar	(R)
T7	8" 7" Spanish Oak		T68	7" 4" 3" Cedar		T129	6" Cedar		T190	3" Cedar		T251	8" Cedar		T312	8" Cedar		T373	7" 6" 4" Cedar	(R)	T434	8" Cedar		T495	3" Spanish Oak	(R)	T556	11" 7" Cedar	(R) (P)	T617	7" Cedar	(R)
T8	9" 11" Spanish Oak	(P)	T69	14" Cedar	(P)	T130	6" Cedar		T191	10" 4" 3" Cedar		T252	13" Cedar		T313	8" Cedar		T374	8" Cedar	(R)	T435	6" Cedar		T496	4" Ash	(R)	T557	6" Cedar	(R)	T618	6" Cedar	(R)
T9	11" 10" Spanish Oak	(R) (P)	T70	11" Cedar		T131	6" Spanish Oak		T192	8" Cedar		T253	10" Cedar		T314	5" Cedar		T375	14" 8" 6" 5" Cedar	(R) (P)	T436	7" Cedar		T497	22" 8" 6" 6" Cedar	(R) (P)	T558	8" 6" Cedar	(R)	T619	12" Hackberry	
T10	9" Spanish Oak		T71	9" 6" 5" Cedar	(P)	T132	9" Cedar		T193	5" Live Oak		T254	6" Cedar		T315	6" Cedar		T376	4" Cedar	(R)	T437	12" 11" 10" 8" Cedar	(P)	T498	8" Cedar	(R)	T559	5" Locust Tree	(R)	T620	11" Cedar	(R)
T11	10" 8" Spanish Oak	(R) (P)	T72	4" Spanish Oak		T133	12" Cedar		T194	6" 3" Cedar		T255	13" 10" 7" 4" Cedar	(P)	T316	10" 6" 5" Cedar	(P)	T377	12" Cedar	(R)	T438	12" Cedar	(R)	T499	8" Cedar	(R)	T560	7" Cedar	(R)	T621	10" Hackberry	
T12	8" Spanish Oak	(R)	T73	6" Spanish Oak		T134	5" Cedar		T195	6" Cedar		T256	12" 6" Cedar	(P)	T317	6" 3" 3" Cedar		T378	8" Cedar	(R)	T439	5" 3" Cedar	(R)	T500	8" 8" Cedar	(R)	T561	10" Cedar	(R)	T622	9" Hackberry	
T13	13" Spanish Oak		T74	8" Cedar		T135	10" 6" Cedar		T196	6" Cedar		T257	5" 3" 3" 3" Cedar		T318	9" 4" 4" Cedar		T379	9" Cedar	(R)	T440	7" 7" 6" 5" Spanish Oak	(R) (P)	T501	10" Cedar	(R)	T562	13" Cedar	(R)	T623	5" Hackberry	(R)
T14	10" 8" Spanish Oak	(P)	T75	5" Cedar		T136	5" 5" Spanish Oak		T197	5" Live Oak		T258	6" 4" Cedar		T319	10" 5" Cedar		T380	4" Cedar	(R)	T441	7" Cedar		T502	4" Cedar	(R)	T563	12" Cedar	(R)	T624	4" Chinaberry	
T15	11" Spanish Oak	(R)	T76	7" Cedar		T137	17" Cedar	(P)	T198	4" Live Oak		T259	4" 3" 3" 3" Cedar		T320	7" 5" Cedar		T381	11" Cedar		T442	12" Cedar	(R)	T503	7" Cedar	(R)	T564	10" Chinaberry	(R)	T625	6" Cedar	
T16	12" 9" 9" Spanish Oak	(R) (P)	T77	4" Cedar		T138	3" Cedar		T199	3" Live Oak		T260	3" Cedar		T321	3" Cedar		T382	7" Cedar		T443	7" Spanish Oak	(R)	T504	14" Cedar	(R) (P)	T565	5" 3" Chinaberry	(R)	T626	5" Mulberry	
T17	8" 8" 8" Spanish Oak	(R) (P)	T78	7" Spanish Oak		T139	10" 9" Cedar	(P)	T200	4" Cedar		T261	5" Cedar		T322	3" Cedar		T383	17" Cedar	(P)	T444	7" Cedar	(R)	T505	13" 4" 3" Cedar	(R) (P)	T566	8" 5" Chinaberry	(R)	T627	21" Hackberry	(P)
T18	16" Spanish Oak	(R) (P)	T79	7" Spanish Oak		T140	16" 9" 5" Cedar	(P)	T201	4" Cedar		T262	4" Cedar		T323	11" Cedar		T384	7" Cedar		T445	5" Cedar	(R)	T506	5" Cedar	(R)	T567	4" Hackberry	(R)	T628	9" 9" Locust Tree	
T19	13" 11" 9" Live Oak	(R) (P)	T80	6" Spanish Oak		T141	8" 6" 6" Spanish Oak	(P)	T202	3" Cedar		T263	4" 4" Cedar		T324	8" 4" Cedar		T385	6" Cedar		T446	11" Cedar	(R)	T507	8" Cedar	(R)	T568	8" Cedar	(R)	T629	5" 5" Locust Tree	
T20	10" 10" 7" Spanish Oak	(P)	T81	6" Cedar		T142	8" Cedar		T203	5" 5" 4" 3" Cedar		T264	6" 3" Cedar		T325	8" Cedar		T386	11" 9" 9" 8" Cedar	(P)	T447	14" 7" 6 Cedar	(R) (P)	T508	5" Cedar	(R)	T569	8" Cedar	(R)	T630	7" Locust Tree	
T21	13" 12" Spanish Oak	(P)	T82	10" Cedar		T143	3" Cedar		T204	10" 5" 4" 4" Cedar	(P)	T265	6" 5" 4" 4" 3" 3" Cedar	(P)	T326	6" Cedar		T387	14" Cedar	(P)	T448	12" 10" 4" Cedar	(R) (P)	T509	3" 3" Cedar	(R)	T570	10" Cedar	(R)	T631	6" Cedar	
T22	8" 8" 8" 7" Spanish Oak	(P)	T83	8" 8" 6" 5" 5" Cedar	(P)	T144	5" Cedar		T205	6" Cedar		T266	9" 4" 4" Cedar		T327	5" Cedar		T388	7" Cedar		T449	4" Cedar	(R)	T510	10" 7" 7" 6" 4" Cedar	(R) (P)	T571	9" Cedar	(P)	T632	15" Cedar	
T23	14" 14" 9" 8" Spanish Oak	(P)	T84	8" Cedar		T145	7" Cedar		T206	4" Cedar		T267	4" Cedar		T328	8" Cedar		T389	9" Cedar		T450	9" Cedar	(R)	T511	5" Spanish Oak	(R)	T572	3" Cedar	(R)	T633	7" Chinaberry	
T24	12" 9" Spanish Oak	(P)	T85	4" Cedar		T146	6" Cedar		T207	4" Cedar		T268	7" Cedar		T329	12" 9" Cedar	(P)	T390	10" 6" Cedar		T451	8" 4" Cedar	(R)	T512	7" 5" Cedar	(R)	T573	4" Cedar	(R)	T634	8" 8" Cedar	
T25	13" Spanish Oak	(R)	T86	5" 4" Cedar		T147	5" Spanish Oak		T208	4" Cedar		T269	11" Cedar		T330	11" 6 Cedar		T391	10" 4" Cedar		T452	4" Live Oak	(R)	T513	7" 3" Cedar	(R)	T574	9" Cedar	(R)	T635	3" Cedar	
T26	23" Live Oak	(R) (P)	T87	5" Spanish Oak		T148	10" 10" 9" 6" Cedar	(P)	T209	4" Cedar		T270	4" 3" Cedar		T331	3" Cedar		T392	15" Cedar	(R) (P)	T453	15" Cedar	(R) (P)	T514	13" 8" 6" Cedar	(R)	T575	6" Cedar	(R)	T636	4" Cedar	
T27	13" 13" Spanish Oak	(R) (P)	T88	8" Cedar		T149	5" Cedar		T210	8" 7" 7" 6" Cedar	(P)	T271	3" Cedar		T332	15" Cedar	(P)	T393	7" 6" 5" 4" Ash	(R)	T454	7" 6" Cedar	(R)	T515	12" Cedar	(R)	T576	11" Chinaberry		T637	6" Cedar	(R)
T28	12" Spanish Oak	(R)	T89	3" Cedar		T150	10" 8" 7" 6" 4" Cedar	(P)	T211	7" Cedar		T272	3" Cedar		T333	4" Cedar		T394	10" Spanish Oak	(R)	T455	5" 3" Cedar	(R)	T516	12" Cedar	(R)	T577	21" Cedar	(P)	T638	7" Hackberry	(R)
T29	9" 9" 7" Spanish Oak	(R) (P)	T90	3" Cedar		T151	12" 7" 6" Cedar	(P)	T212	4" Cedar		T273	4" 3" Cedar		T334	14" 10" 9" 8" Cedar	(P)	T395	10" Cedar	(R)	T456	3" Cedar	(R)	T517	15" Cedar	(R) (P)	T578	12" 8" Chinaberry		T639	8" Locust Tree	
T30	8" Spanish Oak	(R)	T91	8" 5" 4" Cedar		T152	7" Cedar		T213	6" 6" 5" 5" 3" Cedar	(P)	T274	4" Cedar		T335	5" Cedar		T396	9" Cedar	(R)	T457	4" Live Oak	(R)	T518	8" Cedar	(R)	T579	10" Cedar		T640	5" 5" 4" Locust Tree	
T31	14" Live Oak		T92	6" 5" Cedar		T153	7" 6" 6" 3" Cedar	(P)	T214	5" Cedar		T275	5" Cedar		T336	18" Cedar	(P)	T397	6" 5" 5" 4" Spanish Oak	(R)	T458	3" Cedar	(R)	T519	8" Cedar	(R)	T580	13" 12" 8" Cedar	(R) (P)	T641	6" 3" 3" Locust Tree	
T32	4" Cedar		T93	9" Cedar		T154	7" 6" 5" 5" Cedar	(P)	T215	9" 4" Cedar		T276	12" Cedar	(P)	T337	11" Cedar		T398	10" 8" 8" 6" Cedar	(R) (P)	T459	6" 5" Cedar	(R)	T520	11" 10" 6" Cedar	(R) (P)	T581	10" Locust Tree	(R)	T642	4" Chinaberry	
T33	16" Cedar	(P)	T94	6" 4" Cedar		T155	6" 6" 5" 3" Cedar		T216	9" 8" 6" Cedar	(P)	T277	13" Cedar		T338	8" Cedar		T399	4" Cedar		T460	5" Cedar	(R)	T521	9" 6" 5" 4" 4" Cedar	(P)	T582	5" 5" 4" Cedar	(R)	T643	4" Locust Tree	
T34	7" Cedar		T95	11" Cedar		T156	7" 6" 4" Cedar		T217	3" Cedar		T278	5" 4" Cedar		T339	11" Cedar		T400	7" 5" 5" 4" 3" Cedar	(R) (P)	T461	8" 3" 3" Cedar	(R)	T522	9" 6" Cedar		T583	5" Locust Tree	(R)	T644	7" Locust Tree	
T35	7" Cedar		T96	5" Cedar		T157	6" 5" 4" Cedar		T218	5" 5" 5" 4" 4" Cedar		T279	13" 8" 7" 5" Cedar	(P)	T340	11" 9" 9" 4" Cedar	(P)	T401	3" 3" Cedar	(R)	T462	8" 7" Cedar	(R)	T523	6" Cedar		T584	14" 13" Chinaberry	(R) (P)	T645	4" Locust Tree	
T36	5" Spanish Oak		T97	7" Cedar		T158	5" Cedar		T219	6" 5" Cedar		T280	8" Cedar		T341	9" Cedar		T402	7" Cedar	(R)	T463	5" Cedar	(R)	T524	5" Hackberry		T585	6" Chinaberry	(R)	T646	4" Hackberry	(R)
T37	10" Cedar		T98	6" Cedar		T159	5" Cedar		T220	4" Cedar		T281	14" 11" 7" Cedar	(P)	T342	8" 7" Cedar		T403	4" Cedar	(R)	T464	8" 7" 5" 4" 3" Cedar	(R) (P)	T525	8" Chinaberry	(R)	T586	4" Chinaberry	(R)	T647	3" Chinaberry	(R)
T38	4" Live Oak		T99	6" 4" 4" Cedar		T160	4" Cedar		T221	5" 4" 3" 3" Cedar		T282	10" 4" Cedar		T343	7" Cedar		T404	5" Cedar	(R)	T465	5" Cedar	(R)	T526	6" 4" 4" 3" Cedar	(R)	T587	4" Cedar	(R)	T648	4" Locust Tree	
T39	9" Cedar		T100	9" 5" Cedar		T161	6" 4" Cedar		T222	6" 5" 4" Cedar		T283	11" 8" 4" Cedar	(P)	T344	6" Cedar		T405	3" Spanish Oak	(R)	T466	3" Cedar	(R)	T527	7" Cedar	(R)	T588	7" Cedar	(R)	T649	10" Chinaberry	(R)
T40	7" Cedar		T101	5" Cedar		T162	9" 6" 5" 4" Cedar	(P)	T223	5" 4" 3" Cedar		T284	4" Cedar		T345	10" 7" 6" Cedar	(P)	T406	10" Cedar	(R)	T467	4" Cedar	(R)	T528	5" Chinaberry	(R)	T589	9" Cedar		T650	9" 3" Locust Tree	(R)
T41	5" Cedar		T102	6" Cedar		T163	7" 6" Cedar		T224	7" 5" 5" 4" 4" Cedar	(P)	T285	8" Cedar		T346	6" Cedar		T407	7" 4" 3" Cedar	(R)	T468	9" Cedar	(R)	T529	9" Cedar	(R)	T590	7" Chinaberry		T651	6" Cedar	(R)
T42	7" Cedar		T103	8" 6" 6" 4" Cedar	(P)	T164	7" Cedar		T225	5" Cedar		T286	9" Cedar		T347	8" Cedar		T408	6" Cedar		T469	6" Cedar	(R)	T530	13" Cedar	(R)	T591	10" Cedar	(R)	T652	7" 7" 6" 5" 4" Locust Tree	(R) (P)
T43	8" 6" 4" Cedar		T104	5" Cedar		T165	4" Cedar		T226	5" Cedar		T287	17" Cedar	(P)	T348	4" Cedar		T409	10" 5" 3" 3" Cedar	(P)	T470	8" 7" 3" Cedar	(R)	T531	9" 6" Cedar	(R)	T592	13" Cedar	(R)	T653	7" Type "B" (Unknown Species)	(R)
T44	9" 8" 7" 5" 5" Cedar	(P)	T105	4" 3" Cedar		T166	10" 7" Cedar		T227	9" Cedar		T288	10" 7" Cedar		T349	5" Cedar		T410	7" 6" 6" Cedar		T471	7" 5" 4" Cedar	(R)	T532	16" 6" Cedar	(R) (P)	T593	11" 9" Cedar	(R)	T654	4" 4" 3" Locust Tree	(R)
T45	8" Cedar		T106	10" 6" Cedar		T167	6" Cedar		T228	7" 6" Cedar		T289	13" Cedar		T350	5" Cedar		T411	4" Cedar	(R)	T472	5" 3" Cedar	(R)	T533	9" Cedar	(R)	T594	4" Hackberry	(R)	T655	5" 4" 4" 4" 4" Locust Tree	(R)
T46	6" 6" 6" 5" 5" Cedar	(P)	T107	9" Cedar		T168	7" Cedar		T229	5" Cedar		T290	7" Cedar		T351	3" Cedar		T412	6" Cedar	(R)	T473	10" 9" 7" Cedar	(R) (P)	T534	11" Cedar	(R)	T595	4" Hackberry	(R)	T656	5" Locust Tree	(R)
T47	8" Cedar		T108	10" Cedar	(P)	T169	7" 5" Cedar		T230	5" Cedar		T291	4" Cedar		T352	7" Cedar		T413	10" 7" 4" Cedar	(R) (P)	T474	7" 4" Cedar	(R)	T535	8" Cedar	(R)	T596	6" 7" Cedar	(R)	T657	4" Chinaberry	(R)
T48	6" 6" 6" 5" 5" Cedar	(P)	T109	7" Cedar		T170	3" Cedar		T231	4" Cedar		T292	6" Cedar		T353	5" Cedar		T414	8" 4" 3" Cedar	(R)	T475	9" 3" Cedar	(R)	T536	6" 4" Cedar	(R)	T597	9" 5" Locust Tree	(R)	T658	4" 4" Chinaberry	(R)
T49	5" 5" 4" 3" Cedar		T110	7" 6" 5" 5" 4" Cedar		T171	3" Cedar		T232	5" 4" Cedar		T293	14" 5" Cedar	(P)	T354	5" Cedar		T415	5" Cedar	(R)	T476	7" Cedar	(R)	T537	11" 5" 5" Cedar	(R) (P)	T598	6" Spanish Oak	(R)	T659	6" 5" Chinaberry	(R)
T50	11" 6" 5" 5" 4" Cedar	(P)	T111	7" Cedar		T172	6" Cedar		T233	15" Cedar	(P)	T294	7" 7" Cedar		T355	5" 5" 4" 4" Cedar	(R)	T416	7" Live Oak	(R)	T477	4" Cedar	(R)	T538	11" Cedar	(R)	T599	13" 5" 4" Cedar	(R) (P)	T660	4" Chinaberry	(R)
T51	8" Cedar		T112	7" 7" Cedar		T173	8" Cedar		T234	4" Cedar		T295	6" Cedar		T356	4" Cedar		T417	8" 7" 7" 6" 4" 4" Cedar	(R) (P)	T478	7" 5" 5" 4" Cedar	(R)	T539	6" Hackberry	(R)	T600	4" Cedar	(R)	T661	6" Chinaberry	(R)
T52	5" Cedar		T113	6" Cedar		T174	8" 6" 5" 5" Cedar	(P)	T235	6" Cedar		T296	14" 10" Cedar	(P)	T357	4" Spanish Oak		T418	8" 5" 4" 4" 3" 3" Cedar	(R) (P)	T479	8" Spanish Oak	(R)	T540	14" Cedar	(R) (P)	T601	9" 4" Cedar	(R)	T662	5" Chinaberry	(R)
T53	6" Cedar		T114	13" Cedar		T175	7" Cedar		T236	6" Spanish Oak		T297	5" Cedar		T358	8" 7" 5" 5" 3" Cedar	(R) (P)	T419	7" 6" 5" 5" 5" Cedar	(R) (P)	T480	4" Cedar	(R)	T541	6" Chinaberry	(R)	T602	8" Cedar	(R)	T663	10" Chinaberry	(R)
T54	7" Cedar		T115	4" 3" Cedar		T176	5" Cedar		T237	7" Cedar		T298	3" Cedar		T359	5" Cedar		T420	5" Cedar	(R)	T481	5" 5" Cedar	(R)	T542	4" Cedar	(R)	T603	8" Cedar	(R)	T664	4" Chinaberry	(R)
T55	13" 11" 7" 6" 6" Cedar	(P)	T116	8" Cedar		T177	5" 3" Cedar		T238	3" Cedar		T299	6" 4" Cedar		T360	10" Cedar	(R)	T421	6" Cedar	(R)	T482	7" 4" Cedar	(R)	T543	8" Cedar	(R)	T604	8" Cedar	(R)	T665	3" Hackberry	(R)
T56	5" 4" Cedar		T117	6" 5" 3" Cedar		T178	7" Cedar		T239	11" 6" Cedar	(P)	T300	6" Cedar		T361	9" Cedar		T422	4" Cedar	(R)	T483	8" Cedar	(R)	T544	5" Cedar	(R)	T605	7" Cedar	(R)	T666	6" Cedar	(R)
T57	5" 3" Cedar		T118	4" Cedar		T179	6" 6" 3" Cedar		T240	6" Cedar		T301	7" Cedar		T362	8" 7" 6" 6" 5" Cedar	(P)	T423	6" 4" Cedar	(R)	T484	7" Cedar	(R)	T545	13" 7" 4" Locust Tree	(R) (P)	T606	5" Cedar	(R)	T667	3" Locust Tree	(R)
T58	8" 6" 5" Cedar		T119	7" 5" 4" 3" Cedar		T180	9" 6" 5" Cedar	(P)	T241	5" Cedar		T302	4" Cedar		T363	10" Cedar		T424	5" Cedar	(R)	T485	5" Cedar	(R)	T546	8" 5" 3" Cedar	(R)	T607	7" Cedar	(R)			
T59	3" 3" Cedar		T120	3" Cedar		T181	4" Cedar		T242	6" Cedar		T303	4" Cedar		T364	6" Cedar		T425	8" Cedar	(R)	T486	8" Cedar	(R)	T547	8" Cedar	(R)	T608	8" Cedar	(R)			
T60	4" Cedar		T121	8" 5" 5" 4" Cedar		T182	3" Cedar		T243	16" Cedar	(P)	T304	3" Cedar		T365	9" 6" 4" Cedar	(P)	T426	12" 10" 6" Cedar	(R) (P)	T487	8" Cedar	(R)	T548	9" Cedar	(R)	T609	5" Hackberry	(R)			
T61	4" Cedar		T122	5" 5" Cedar		T183	8" Cedar		T244	8" Cedar		T305	10" Cedar		T366	4" Cedar		T427	10" 10" 8" 6" Cedar	(R) (P)	T488	12" 6" Cedar	(R) (P)	T549	8" 7" Cedar	(R)	T610	5" 3" Cedar	(R)			

Removed (R)
Protected (P) ***(14 inches or greater)***

TREE MITIGATION TABLE

TYPE	SIZE CLASS	CALIPER INCHES SURVEYED	CALIPER INCHES REMOVED	REPLACEMENT REQUIRED	REPLACEMENT INCHES REQUIRED
NATIVE	x < 6"	702	245	-	-
	6"≤ x < 14"	3084	1273.5	75%	955.125
	x ≥ 14"	2198	871.5	150%	1307.25
	SUBTOTAL	**5984**	**2390**	**-**	**2262.375"**
INVASIVE	-	**186**	**137**	-	-
TOTAL		**6170**	**2527**	**-**	**2262.375"**

TOTAL NO. OF TREES 14" OR GREATER REMOVED = 48

PROTECTED TREE REMOVAL TABLE

TREE TAG	SIZE, TYPE
T11	10" 8" Spanish Oak
T16	12" 9" 9" Spanish Oak
T17	8" 8" 8" Spanish Oak
T18	16" Spanish Oak
T19	13" 11" 9" Live Oak
T26	23" Live Oak
T27	13" 13" Spanish Oak
T29	9" 9" 7" Spanish Oak
T358	8" 7" 5" 5" 3" Cedar
T368	8" 7" 4" 3" Cedar
T370	12" 7" 4" 4" Cedar
T375	14" 8" 6" 5" Cedar
T392	15" Cedar
T398	10" 8" 8" 6" Cedar
T400	7" 5" 5" 4" 3" Cedar
T413	10" 7" 4" Cedar
T417	8" 7" 7" 6" 4" 4" Cedar
T418	8" 5" 4" 4" 3" 3" Cedar
T419	7" 6" 5" 5" 5" Cedar
T426	12" 10" 6" Cedar
T427	10" 10" 8" 6" Cedar
T440	7" 7" 6" 5" Spanish Oak
T447	14" 7" 6 Cedar
T448	12" 10" 4" Cedar
T453	15" Cedar
T464	8" 7" 5" 4" 3" Cedar
T473	10" 9" 7" Cedar
T488	12" 6" Cedar
T491	16" Cedar
T497	22" 8" 6" 6" Cedar
T504	14" Cedar
T505	13" 4" 3" Cedar
T510	10" 7" 7" 6" 4" Cedar
T514	13" 8 Cedar
T517	15" Cedar
T520	11" 10" 6" Cedar
T532	16" 6" Cedar
T537	11" 5" 5" Cedar
T540	14" Cedar
T545	13" 7" 4" Locust Tree
T556	11" 7" Cedar
T580	13" 12" 8" Cedar
T584	14" 13" Chinaberry
T593	11" 9" Cedar
T599	13" 5" 4" Cedar
T614	14" 10" 9" 7" Cedar
T652	7" 7" 6" 5" 4" Locust Tree
T9	11" 10" Spanish Oak

Anjali Naini

From: Richard South [redacted]
Sent: Friday, December 11, 2020 8:13 AM
To: Ramon Aguirre; Monica Moreno
Cc: Mac Jones; Ramesh; Mike Haberman; Edie Muehlberger Backyard Neighbor; Irvingc@sbcglobal.net; Beth South; Ramesh And Smita
Subject: Re: Drainage Analysis and zoom meeting Update - 4700/4704/4706 Bee Caves Rd.

Ramon and Monica- we all have busy schedules. It may be best to give us more than a couple of days notice of a meeting. Let me start by saying that Beth and I appreciate your willingness to discuss your plans and allow us to review the work you have done. Let me be clear however, that from day one, I have asked that you retain a hydrologist, not just an engineer, to determine the impact of your project on downstream properties. This type of study results in a report, not just numbers out of a Farmer's Almanac. I have also specifically asked, as part of this report, for the hydrologist to comment on water diversion caused by raised retaining walls and his opinions concerning addressing the effect of that. This also need to be addressed, in a report, by your engineer. I will certainly ask the City of Westlake Hills, as part of your application, that you be required to provide the information above. It is my intention to try and work with you, but I am unaccustomed to relying on the City of Westlake Hills, or any branch of government, to "take care of the problem".

I advised you in our first call that your original plan MAY be viable if you were to ask to rezone, combine and re-plat all of your lots and maintain lot 2, 4706 Bee Caves, in its natural state in perpetuity as a condition of the rezoning approval. I understand this was not how you intended for this to go but, Beth and I will never be on board for the rezoning unless you modify your plan, address the neighbors concern about noise, light and security and get the hydrological study and report we have been requesting from the start.

Richard South
512 796-5250

On Dec 10, 2020, at 9:01 PM, [redacted] wrote:

Hi Richard,
We do not have any additional report on the effect to the downstream properties. As you know the city of Westlake Hills will require us to control the flows on the new site plan and make sure they are not worst that they are now. To that effect, water detention areas are being added to the site plan.

During last meeting we were asked to provided drainage analysis for both site plans that we have presented. That was the intention of these reports.
I wanted to learn from the other neighbors their feed back to our 2 site plans.
Thank you for letting me know your position I respect it, but I am also hoping to get the feedback from the other 5 neighbors.

We can develop the original plan but unfortunately cannot agree on leaving Lot 2 (4706 Bee Caves Rd) undeveloped as it is not financially feasible for our project. We can commit to maintaining that lot as R-1 (single family home) and not any other zoning.

I'm going to schedule a 12pm meeting tomorrow 12/11 hoping to get feedback from the other neighbors. I hope you all can make it.

Thank you,

Ramon Aguirre
Director of
Operations Workshops, Camps &
<image001.jpg> **Tutoring**
[redacted]
512.329.5611
www.YPWkids.com

<image002.jpg>
Like us and you'll love us

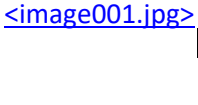
From: Richard South [redacted]
Sent: Thursday, December 10, 2020 6:42 PM
To: Ramon Aguirre [redacted]>
Cc: Mac Jones [redacted]>; Ramesh [redacted]>; Mike Haberman [redacted]; Edie Muehlberger Backyard Neighbor [redacted]; Beth South [redacted]>; Ramesh And Smita [redacted]>; Monica Moreno [redacted]>
Subject: Re: Drainage Analysis and zoom meeting Update - 4700/4704/4706 Bee Caves Rd.

Ramon- i also expected a report as to the effect of the new construction on the downstream properties. That is not contained in the drainage plans. Do you have that?

Sent from my iPhone

> On Dec 10, 2020, at 6:11 PM, Richard South [redacted] wrote:
>
> Ramon- i am unclear on your intentions. You have two drainage maps - one based on your original plan and one based on the new plan. As i have indicated to you before, if you stick to the original plan and seek gui designation on all your lots and can work out the lighting, security and noise issues, and you dedicate the remaining lot to also be designated gui to be maintained in its natural
> state as a condition to our non-objection to the zoning change, we have something to talk about. Otherwise, beth and i object to your zoning change request in its entirety. We absolutely object to your second site plan.
>
> I have meetings tomorrow at 11 and 3. I am out of town on saturday and sunday.
>
> Sent from my iPhone
>
> > On Dec 10, 2020, at 5:27 PM, Ramon Aguirre [redacted]> wrote:
> >
> > Hi Richard,
> > Do you have any availability tomorrow? We have a Monday deadline to submit the application.
> > Thank you,

Ramon Aguirre
Director of Operations Workshops, Camps & Tutoring
[redacted]
512.329.5611
www.YPWkids.com



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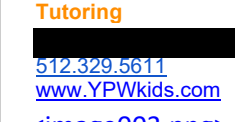
From: Mac Jones <[redacted]
Sent: Thursday, December 10, 2020 5:18 PM
To: Ramesh <[redacted]
Cc: Ramon Aguirre [redacted]>; Mike Haberman [redacted]>; Richard South [redacted]>; Edie Muehlberger Backyard Neighbor [redacted]; Beth South [redacted]>; Ramesh And Smita [redacted]>; Monica Moreno [redacted]
Subject: Re: Drainage Analysis and zoom meeting Update - 4700/4704/4706 Bee Caves Rd.

I agree-wait for Richard

Mac Jones
Cell-512-413-5353

On Thu, Dec 10, 2020 at 4:40 PM Ramesh [redacted]> wrote:

> We have been relying on each other's input during these calls.
>
> I would prefer waiting for a slot when Mr. South is available.
>
> On Thu, Dec 10, 2020, 4:05 PM Ramon Aguirre [redacted]> wrote:
>
> > I'd like to keep then the Saturday at 11am meeting for the neighbors who can make and will schedule a separate one with the ones who cannot make it.
> > Please accept the invite the ones who can make it on Saturday at 11am
> >
> > Thanks,
> >
> > **Ramon Aguirre**
> > **Director of Operations** Workshops, Camps & Tutoring
> > [redacted]
> > 512.329.5611
> > www.YPWkids.com
> >
> > 

Like us and you'll love us

From: Mike Haberman <[redacted]
Sent: Thursday, December 10, 2020 4:03 PM
To: Ramon Aguirre [redacted]
Cc: Richard South [redacted]>; Edie Muehlberger Backyard Neighbor [redacted]; Ramesh [redacted]; Mac Jones [redacted]>; Beth South [redacted]>; Ramesh And Smita [redacted]>; Monica Moreno [redacted]
Subject: Re: Drainage Analysis and zoom meeting Update - 4700/4704/4706 Bee Caves Rd.

I'm afraid I can't make a Friday evening meeting.

On Thu, Dec 10, 2020 at 3:26 PM Ramon Aguirre [redacted]> wrote:

> Could you all meet tomorrow Friday 7pm?
>
> **Ramon Aguirre**
> **Director of Operations** Workshops, Camps & Tutoring
> [redacted]
> 512.329.5611
> www.YPWkids.com
> <image003.png>
>
> Like us and you'll love us

From: Richard South [redacted]
Sent: Thursday, December 10, 2020 1:36 PM
To: Ramon Aguirre <[redacted]; Ramesh [redacted]; Mac Jones [redacted] Beth South [redacted]>; Ramesh And Smita [redacted]>; Monica Moreno [redacted]
Subject: Re: Drainage Analysis and zoom meeting Update - 4700/4704/4706 Bee Caves Rd.

I cannot mert saturday or sunday this week

Sent from my iPhone

> On Dec 10, 2020, at 11:54 AM, Ramon Aguirre [redacted]> wrote:

Good morning All,

As we discussed in our previous zoom meeting we are emailing the 2 drainage analysis for our 2 site plan options.
These plans show the current flows and the proposed water detention areas.

I'm also attaching the site plans for your reference.

We'd like to schedule a zoom meeting this Saturday at 11am to discuss these. I'll send a zoom invite shortly.

Thank you all,

Ramon Aguirre
Director of Operations **Workshops, Camps & Tutoring**
[redacted]
512.329.5611
www.YPWkids.com

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<Plan A Drainage Analysis.pdf>
<Plan B Drainage Analysis.pdf>
<Site Plan A.pdf>
<Site Plan B.pdf>

Richard W. South

Summary of Richard South remarks:

Comprehensive Plan Excerpts applicable to agenda item 11:

GOALS

> *The master plan of West Lake Hills is designed to achieve the following general goals:*
>
> *Provide for the health, safety, and public welfare of our citizens;*
>
> *Preserve the natural, wooded, rural character of West Lake Hills and its wildlife;*
>
> *Protect the unique environment and quality of life enjoyed by its residents;*
>
> *Permit reasonable and appropriate development consistent with these goals;*
>
> *Provide the services of a city in our circumstances;*
>
> *Promote cooperation with other political subdivisions in this area; and*
>
> *Promulgate the need for cleanliness of our street rights-of-way and beautification throughout the area.*

Area 3 (Nonresidential).

The goal of the master plan for this area is to permit continued growth and development in a manner consistent with the needs of the residents of the City of West Lake Hills and in a manner complementary with the city's rural character. Land in this area may be used for church, appropriate residential, commercial, office, school or public purposes. In adopting building or zoning ordinances for this area the city should consider the following:

(2) There should be careful site planning for each project in this area. Trees should be removed only where they conflict directly with use of land for building and parking purposes. Where possible, trees that have been removed should be replaced with new foliage indigenous to the region…..

(6) Construction on slopes of more than 20 percent presents special problems, such as erosion and excessive runoff, and should not be permitted unless the city council is satisfied that no unnecessary environmental damage will be caused….

(11) Development should observe the following environmental criteria:

(c) Use should not generate more vehicular traffic than existing thoroughfares can handle.

(e) Use should not create noise problems for adjacent owners.

(12) No use should be permitted in this area which the city council determines inappropriate or detrimental to the quality of life or character of the City of West Lake Hills or which creates special problems for adjacent property within this area or adjacent areas.

The rezoning request is contrary to the above provisions of the Comprehensive Code. This project is undertaken on a slope in excess of 20%, will result in massive tree removal, will increase traffic of 150 + cars twice a day in an area not controlled by traffic signals and will be detrimental to the surrounding R-1 neighbors.

Variance requests:

YPW asks for several critical variances:

Excavation- YPW requests 40 feet of cut and 15 feet of fill and a 40 ft retaining wall- YPW engineers average the slope to be 17.8% across the entire site but the comprehensive plan does not allow that distinction- it prohibits construction on slopes of 20% unless the city council is satisfied that no unnecessary environmental damage will be caused.

Also, the **City of Westlake Hills Drainage and Erosion Control Design Manual** states as follows:

In order to reduce stormwater runoff, resulting in erosion…. the layout of the lots and building sites shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 7-1.

Table 7-1: Maximum Cut and Fill Limits Slope	*Open Cuts and Fills*	*Closed Cuts*	*Closed Fill*
0 - 15%	*3 feet*	*20 feet*	*6 feet*
15 - 25%	*1 foot*	*15 feet*	*6 feet*
25% - 35%	*0 feet*	*10 feet*	*6 feet*
> 35%	*0 feet*	*0 feet*	*0 feet*

There is also a retaining wall/cut /fill limit of 18" in building setbacks adjacent to R-1 properties.

Sec. 22.03.170 Site disturbance (excavation, grading or filling)

(a) Excavating, grading or filling shall minimize the negative impacts of development on natural slopes and interfere as little as possible with the natural landscape by minimizing the alteration of the natural terrain.

(b) The minimum site disturbance standards for earth cuts and fills are included in the drainage and erosion control design manual.

(c) Finished open cuts of an excavation shall not exceed the 1.5H:1V ratio in undisturbed earth, 2H:1V ratio in earth fill.

(d) Excavation shall not interfere with public or private utility systems and shall not create or aggravate any condition detrimental to the public health and safety.

(e) Excavation and removal of excavated material, and filling shall be permitted without a permit provided such operation is clearly incidental to improvement of the property, consists of less than six cubic yards of material and the area is graded and covered by revegetation or other suitable means to prevent erosion.

(f) No excavation, grading or filling shall be permitted in setbacks except for up to 18 inches in height or depth.

(g) Any wall shall not exceed six (6) feet in height above natural grade.

(h) Walls shall either incorporate the use of native materials or be earth-tone colors to match native soils.

(i) All walls of three (3) feet or more shall require shrubbery and/or vines of healthy stock and of a minimum of two (2) feet in height immediately after planting in front of the retaining wall. All shrubbery and/or vines shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will grow to the same height or more of the retaining wall.

YPW asks for a variance that is 3-10 times the maximum allowed under the city's design criteria.

As far as satisfying the requirement of no unnecessary environmental damage, all surrounding homeowners asked YPW, during discussions in November and December of 2020, to provide a written report from a hydrologist, not just an engineer, to determine

the impact of the project on downstream properties. We also specifically asked, as part of this report, for the hydrologist to comment on water diversion caused by raised retaining walls and his, and their engineer's, opinions concerning addressing the effect of the wall/cut/fill.

YPW has refused to provide this study and report.

I copied ZAPCO on that correspondence with YPW on Dec 11.

Minimum lot size-

Requests variance of 2 acre minimum for GUI sec. 22.03.281
Requests variance of setback requirement of 40 ft sec. 22.03.281

It should be noted that there are 3 lots in involved. See attached image titled YPW-2020-10-27. 4706 Bee Caves is directly north of the two lots involved here and is joined to the properties by an easement that exits down to Bee Caves road.

When this plan was first presented to the adjacent homeowners. It was suggested to YPW that since they owned all three lots, that their proposed plan would be something we could work with, subject to hydrologic and engineers reports in addition to noise, light and intrusion concerns, if YPW would ask to rezone, combine and re-plat all of their lots and maintain lot 2, 4706 Bee Caves, in its natural state in perpetuity as a condition of the rezoning approval.

YPW refused this suggestion advising that they intend to build a house on lot 2, 4706 Bee Caves.

The impervious cover, drainage and diversion associated with all of these changes combined would dramatically affect the downhill runoff burden to at least 2 and possibly 4 of the adjacent property owners.

This is just one more reason for the hydrological study and report requested.

We ask that the re-zoning and variance requests be denied for all of the above reasons.

To: Zoning and Planning Commission members, City of Westlake Hills
Re: Rezoning application for 4700 and 4704 Bee Cave Road

We are the property owners of 101 Swiftcurrent Trail and 103 Swiftcurrent Trail. Our homes are adjacent to 4700 and 4704 Bee Cave Road. We oppose the application filed by the owners of YPW for rezoning the property and granting variances for development of the property.

Like other owners of homes along Swiftcurrent Trail, we have many concerns regarding the rezoning of 4700 and 4704 Bee Cave Road and its impact on our home and neighborhood. These concerns include the following:

- The potential for a significant increase in the stormwater runoff from the Bee Cave Road property to our property because of the impervious cover that will be constructed on that property according to the site plan submitted by YPW.
- The significant noise and traffic in our backyard resulting from the pickup and drop off of the students and staff for the school and the after school participants at YPW
- The increased traffic congestion along Bee Cave Road east of Swiftcurrent Trail and the decreased visibility of traffic along Bee Cave Road looking east from Swiftcurrent Trail due to cars and buses lined up at the front of the school YPW plans to construct on its property. Those cars and buses will add to the congestion on Bee Caves immediately next to our residence three times a day; at the beginning of the day session when students are dropped off for classes, at the end of the day session when students are picked up and other students are dropped off for the after school session, and at the end of the after school session when students are picked up.
- The increased noise from activities throughout the daily sessions at the school, particularly when students are on the playground.
- The lighting on the school property at night which will end up illuminating our backyard. This is of particular concern because the elevation of the YPW property is higher than the elevation of our property. Since two of our bedrooms and our living areas face the backyard, this has the potential to significantly impact our quality of life and sleep.
- The privacy of our backyard and pool would be impacted by the clearing of many trees and vegetation, leaving much of our backyard exposed to YPW school and its visitors.

The rezoning requested by YPW is intended to allow a development that will replace most of the trees, shrubs, and wildflowers from its property with huge parking lots and adversely impact our privacy by opening views into our property and creating views from our property that are far from rural or residential. Because the YPW tract is undersized for GUI zoning, granting YPW's activities will bring nonresidential uses and activities right up to the boundary between our property and the YPW property. The noise generated by the proposed use of the YPW property will be constant throughout each long school day and likely during weekends too, further undermining our quality of life.

The rezoning of the YPW property will not achieve the general goals of the City's comprehensive plan to provide for the health, safety, and public welfare of the City's citizens (as a result of increased traffic congestion, excessive noise, and excessive stormwater runoff), preserve the natural, wooded, rural character of a residential area of West Lake Hills (by clearing trees, constructing nonresidential buildings, and constructing pavement and other impermeable cover on large portions of the YPW property), and protect the unique environment and quality of life enjoyed by the City's residents (by allowing a use of the YPW property that is incompatible and inconsistent with the residential character of the Swiftcurrent Trail neighborhood).

Maintaining the current residential zoning of the YPW property is essential to protecting and preserving the rural and residential character of the Swiftcurrent Trail neighborhood. Approving the rezoning application and granting the variances requested by YPW will erode the rural character of the Swiftcurrent Trail neighborhood and will materially and adversely affect the quality of life of the homeowners in the Swiftcurrent Trail neighborhood. Nonresidential uses and development will be brought closer to our neighborhood than currently permitted and, because of the variances requested, even closer than permitted for GUI zoning. The proposed development of the YPW property is likely to increase erosion due to excessive cut and fill. Granting YPW's application will benefit YPW's property at the expense of a long established residential neighborhood of the City that deserves to be protected and preserved.

The City's comprehensive plan states that no nonresidential use should be permitted which is inappropriate or detrimental to the quality of life or the character of the City or which creates special problems for adjacent property. For the reasons discussed above, the rezoning requested for the YPW property is inappropriate and detrimental to the quality of life of the owners of the Swiftcurrent Trail properties adjacent to or near the YPW property and will create special problems within the Swiftcurrent Trail properties. We ask that the commission deny the YPW application.

Ramesh Jandhyala and Smita Rao
101 Swiftcurrent Trail

Richard South
103 Swiftcurrent Trail

To: Zoning and Planning Commission members, City of Westlake Hills
Re: Rezoning application for 4700 and 4704 Bee Cave Road

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- The potential for a significant increase in the stormwater runoff from the Bee Cave Road property to our property because of the impervious cover that will be constructed on that property according to the site plan submitted by YPW.
- The significant noise and traffic in our backyard resulting from the pickup and drop off of the students and staff for the school and the after school participants at YPW
- The increased traffic congestion along Bee Cave Road east of Swiftcurrent Trail and the decreased visibility of traffic along Bee Cave Road looking east from Swiftcurrent Trail due to cars and buses lined up at the front of the school YPW plans to construct on its property. Those cars and buses will add to the congestion on Bee Caves immediately next to our residence three times a day; at the beginning of the day session when students are dropped off for classes, at the end of the day session when students are picked up and other students are dropped off for the after school session, and at the end of the after school session when students are picked up.
- The increased noise from activities throughout the daily sessions at the school, particularly when students are on the playground.
- The lighting on the school property at night which will end up illuminating our backyard. This is of particular concern because the elevation of the YPW property is higher than the elevation of our property. Since two of our bedrooms and our living areas face the backyard, this has the potential to significantly impact our quality of life and sleep.
- The privacy of our backyard and pool would be impacted by the clearing of many trees and vegetation, leaving much of our backyard exposed to YPW school and its visitors.

The rezoning requested by YPW is intended to allow a development that will replace most of the trees, shrubs, and wildflowers from its property with huge parking lots and adversely impact our privacy by opening views into our property and creating views from our property that are far from rural or residential. Because the YPW tract is undersized for GUI zoning, granting YPW's activities will bring nonresidential uses and activities right up to the boundary between our property and the YPW property. The noise generated by the proposed use of the YPW property will be constant throughout each long school day and likely during weekends too, further undermining our quality of life.

The rezoning of the YPW property will not achieve the general goals of the City's comprehensive plan to provide for the health, safety, and public welfare of the City's citizens (as a result of increased traffic congestion, excessive noise, and excessive stormwater runoff), preserve the natural, wooded, rural character of a residential area of West Lake Hills (by clearing trees, constructing nonresidential buildings, and constructing pavement and other impermeable cover on large portions of the YPW property), and protect the unique environment and quality of life enjoyed by the City's residents (by allowing a use of the YPW property that is incompatible and inconsistent with the residential character of the Swiftcurrent Trail neighborhood).

Maintaining the current residential zoning of the YPW property is essential to protecting and preserving the rural and residential character of the Swiftcurrent Trail neighborhood. Approving the rezoning application and granting the variances requested by YPW will erode the rural character of the Swiftcurrent Trail neighborhood and will materially and adversely affect the quality of life of the homeowners in the Swiftcurrent Trail neighborhood. Nonresidential uses and development will be brought closer to our neighborhood than currently permitted and, because of the variances requested, even closer than permitted for GUI zoning. The proposed development of the YPW property is likely to increase erosion due to excessive cut and fill. Granting YPW's application will benefit YPW's property at the expense of a long established residential neighborhood of the City that deserves to be protected and preserved.

The City's comprehensive plan states that no nonresidential use should be permitted which is inappropriate or detrimental to the quality of life or the character of the City or which creates special problems for adjacent property. For the reasons discussed above, the rezoning requested for the YPW property is inappropriate and detrimental to the quality of life of the owners of the Swiftcurrent Trail properties adjacent to or near the YPW property and will create special problems within the Swiftcurrent Trail properties. We ask that the commission deny the YPW application.

Ramesh Jandhyala and Smita Rao
101 Swiftcurrent Trail

Richard South
103 Swiftcurrent Trail

Anjali Naini

From: Mac Jones <[redacted]
Sent: Tuesday, January 19, 2021 5:08 PM
To: zapco
Subject: Re-Zoning
Attachments: Zapco letter -2.docx

Marsha and Mac Jones reside at 105 Swift Current Trail. We wish to mirror and concur with the concerns regarding rezoning efforts by YPW with those of the residents of 101 and 103 Swift Current Trail. We strongly believe that the rezoning would definitely have a negative impact on our neighborhood. We request that the rezoning of lots 4700 and 4704 Bee Cave Road be denied.

Mac And Marsha Jones
105 Swiftcurrent Trail
512-413-5353

VARIANCES
STAFF REPORT **FEBRUARY 17, 2021**

Project Address: 0 Wild Cat Hollow

Project Number: 16408

Agenda Item: Land Use: **0 Wild Cat Hollow (Wild Cat Estates):** Discussion/recommendation on a variance request to allow continuation of a private street in lieu of constructing a public street for a new proposed subdivision (West Lake Hills Code Sec. 36.01.009 (a)(3)). Owner David Altounian/Applicant Foursquare builders, LLC.

Applicant Information: David Altounian/Applicant Foursquare Builders, LLC

Hearing Dates:
February 17, 2021 ZAPCO
February 24, 2021 City Council

Location: The subject property is located east of Caravan Circle, west of Westlake Drive, north of Redbud Trail, and south of Terrace Mountain Drive.

Zoning & Site Characteristics:
The subject property and surrounding neighborhood are zoned R – 1 – One-Family Residential. The subject tract is vacant and is approximately 12.225 acres.

Background & Analysis:
The applicant is requesting a variance in order to subdivide the property into a proposed seven-lot subdivision (including two lots that will remain conservation easements). The applicant is seeking a variance to the Code requirement to construct an internal public street for the subdivision. The property is accessed by private access extending from Wild Cat Hollow, and the applicant wishes to extend the private access into the subdivision. The private access drive will meet emergency access requirements.

The applicant applied for a variance requiring a tree survey for the entire property (requesting to limit survey to developable areas only); however, this type of request is processed administratively per the Code and does not require consideration by ZAPCO or City Council.

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 – "In zoning discussion it has become clear that the practical approach for this property would be an internal private drive as we are accessing the property off an existing Private Drive Access Easement. A public street, as required by code, would have impact to site and aesthetic impact as well as tree removal."

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
   The application states – "The variance request will result in less impact to the natural terrain and existing flora as we will be able to construct a smaller drive than the public drive regulations would allow."

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
   The application states – "We have considered a public drive on this property, but the extents of construction would negatively impact the site as it would require increased tree removal as well and more cut/fill to the existing terrain. It would also result in a drive that does not match the existing conditions of the surrounding area (relationship to Wild Cat Hollow).

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
   The application states – "We believe the proposed private drive is the minimum required as it is a continuation of the currently existing Private Drive Access Easement, Wild Cat Hollow."

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
   The application states – "The intent of the zoning code for the public street requirement is for properties > 10 acres. This property only has approximately 6 acres of developable area, so we feel that we are not violating the intent as we will only be performing work on an area less than the code threshold."

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
   The application states – "Providing a private drive would lower the impact on the environment (tree removal reduction, minimizing cut/fill required), smaller construction scope requiring less construction traffic on Wild Cat Hollow, and minimized visual impact as it would be a continuation of the existing Wild Cat Hollow aesthetic."

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
It is required to file any necessary variance requests prior to filing a subdivision application. After the variance is considered, the applicant intends to submit a subdivision application.

Comprehensive Planning Analysis
The proposed current and future land use complies with the City's Comprehensive Plan.

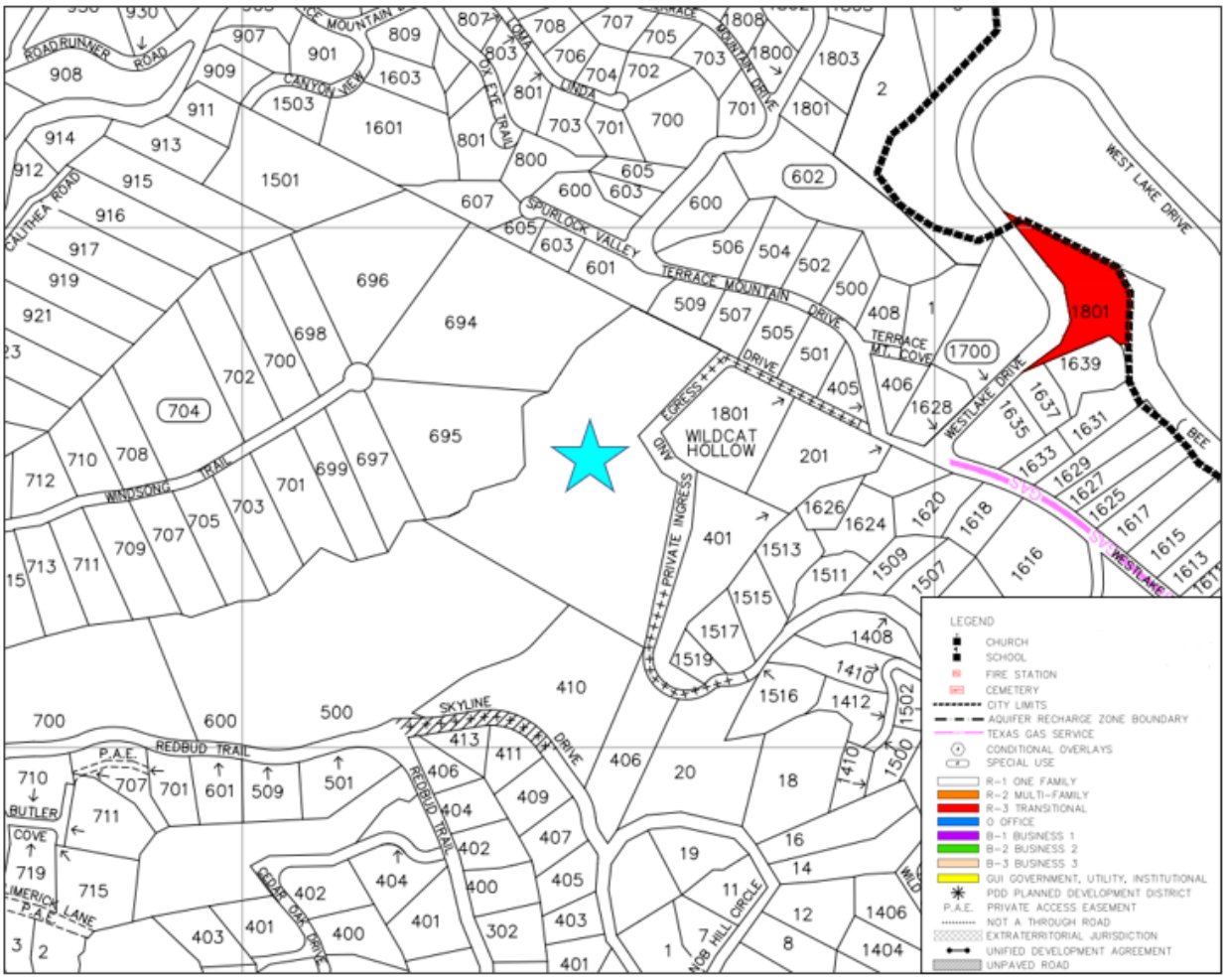
Staff Recommendation
The staff recommendation is approval.

Links to Relevant Code:

- **Sec. 22.03.281 Schedule of Regulations**
- **Sec. 22.03.514 Criteria and process required for granting variance**
- **Sec. 36.01.009 General rules and regulations**
-

***
(Maps to follow)

Zoning:


WILDCAT HOLLOW
WEST LAKE DRIVE
TERRACE MOUNTAIN DRIVE
SPURLOCK VALLEY
WINDSONG TRAIL
REDBUD TRAIL
SKYLINE DRIVE
PRIVATE INGRESS AND EGRESS
LEGEND
CHURCH
SCHOOL
FIRE STATION
CEMETERY
CITY LIMITS
AQUIFER RECHARGE ZONE BOUNDARY
TEXAS GAS SERVICE
CONDITIONAL OVERLAYS
SPECIAL USE
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
PDD PLANNED DEVELOPMENT DISTRICT
P.A.E. PRIVATE ACCESS EASEMENT
NOT A THROUGH ROAD
EXTRATERRITORIAL JURISDICTION
UNIFIED DEVELOPMENT AGREEMENT
UNPAVED ROAD

Aerial:

Terrace Mountain Dr
Terrace Mountain Dr
Wildcat Hollow
Westlake Dr
Harbor View Dr
Wildcat Hollow
Skyline Dr
Cedar Oak Dr
Redbud Trail

FOURSQUARE
BUILDERS

January 8, 2021

Robert Meisel
ZAPCO Chairperson
911 Westlake Drive
Westlake Hills, TX 78746
p. 512.327.3628
f. 512/327/1863

Project: Wild Cat Estates – ABS 75 SUR 503 BONHAM A L D

Mr. Meisel,

We are reaching out to begin the process for a variance request for the property on Wild Cat Hollow under the ownership of David Altounian. We are applying for 2 variances to current Westlake Hills zoning code:

(1) **36.01.009(A)(3) – Lots greater than 10 acres are required to provide an internal public street**: Our property is accessed off a Private Drive Access Easement, therefore we would like to have the variance to continue the private drive onto our property in lieu of a public street. In addition to current access, our property also only has approximately 6 acres of developable area with the remainder being greater than 30% slope, leaving the developable area well under the 10 acre zoning code requirement. By continuing the private drive on this property to the home sites we will be minimizing site disturbance and save many trees. The private road will be also more aesthetically pleasing to the two neighboring property owners and look desired in West Lake Hills

(2) **22.03.304(B)(1) – All new construction on an undeveloped lot without existing structures, the property owner must provide the city inspector with a tree survey of the entire property**: We are requesting that we be able to limit the required survey to the developable areas. The environmental buffer, as well as 2 undevelopable lots, have slopes greater than 30% and are minimally accessible. They will remain undisturbed and undeveloped. To limit the difficult access and impact to these areas we would like to exclude them from the required survey.

Thank you in advance for your assistance in this process. If there is any additional information we can provide please let us know.

Sincerely,

Foursquare Builders LLC

VARIANCE 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 & PROPERTY 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: David Altounian Phone: 512.627.3399

Email: [redacted]

Address: 401 Terrace Mountain Drive City: West Lake Hills State: TX Zip: 78746

Agent*: Foursquare Builders LLC Phone: 512.944.4520

Email: [redacted]

Address: 507 Walsh St City: Austin State: TX Zip: 78703

Property Address: 0 Wild Cat Hollow City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Wild Cat Estates

Block: ABS 75 SUR 503 BONHAM A L D ~~Lot:~~ _____ TCAD Tax Parcel ID: 117378

Current Zoning Classification: _____ Total Lot Size (Acres): 12.345 Acres

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

PROJECT INFORMATION

Please list all variances being applied for: (*Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.*)

1) We are requesting a variance from the 36.01.009 (A)(3) zoning code requirement that lots >10acres provide an interior public street to be able to provide a private interior drive as we are accessing our property off of an existing Private Drive Access Easement, Wild Cat Hollow.
2) We are requesting a variance from the 22.03.301 (B)(1) zoning code requirement of a full property tree survey for tree removal to be able to limit the survey to the developable lot areas. There will be 2 lots

that will be HOA owned, which are undevelopable per zoning code item 36.01.009(A)(2)(E) of lot requirements of 50% of lot being 30% slope or less, and will remain greenspace.

3) _____
4) _____
5) _____
6) _____
7) _____
8) _____
9) _____
10) _____

Brief Description of project/why variances are needed:

1) What is different about this property is it is accessed off a private 15 ft drive that provides entry to two other existing home sites. By continuing the private drive on this property to the home sites (vs a public street) we will be minimizing site disturbance and save many trees. The private road will be also more aesthetically pleasing to the two neighboring property owners and look desired in West Lake Hills

2) We are requesting the tree survey requirement variance as these areas are very steep terrain, all greater that 30% slope, and minimally accessible. These lots will also remain undisturbed and undeveloped, making the need to access solely for the survey.

Variance Questionnaire (*Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.)*

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

(1) In zoning discussion it has become clear that the practical approach for this property would be an internal private drive as we are accessing the property off of an existing Private Drive Access Easement. A public street, as required by code, would have impact to site & aesthetic impact as well as tree removal.

(2) There are significant portions of the property that will not have any development, tree removal or landscaping and are minimally accessible. With access being extremely difficult due to the high slopes, surveying these would be an unnecessary endeavor as no work will be performed in this area.

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?

(1) The variance request will result in less impact to the natural terrain and existing flora as we will be able to construct a smaller drive than the public drive regulations would allow.

(2) The variance we are requesting will assist in less impact in these areas as no surveyors will require access.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

(1) We have considered a public drive on this property, but the extents of construction would negatively impact the site as it would require increased tree removal as well and more cut/fill to the existing terrain. It would also result in a drive that does not match the existing conditions of the surrounding area (relationship to Wild Cat Hollow).

(2) We have explored the impacts of a full property survey, but the difficulty to perform the survey due to the extreme slopes and density of the vegetation would be more than we feel is reasonable as the areas will remain undeveloped and undisturbed.

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

(1) We believe the proposed private drive is the minimum required as it is a continuation of the currently existing Private Drive Access Easement, Wild Cat Hollow.

(2) We believe this is the minimum requirement as it allows, for both us and the neighboring properties, these areas to remain completely undisturbed.

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?

(1) The intent of the zoning code for the public street requirement is for properties >10 acres. This property only has approximately 6 acres of developable area, so we feel that we are not violating the intent as we will only be performing work on an area less than the code threshold. We also feel that the public road requirement is for application on properties off of public streets, of which this property is not. We would be matching the internal drive to the drive that currently provides access to the property.

(2) The intent of the code looks to be striving to reduce the impact and removal of trees due to development. We are looking to leave area undisturbed which we feel is achieving beyond the intent. As such we are looking to not survey these undevelopable areas.

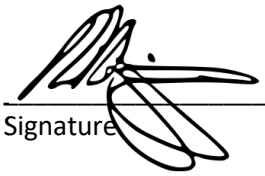
6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

(1) Providing a private drive would lower the impact on the environment (tree removal reduction, minimizing cut/fill required), smaller construction scope requiring less construction traffic on Wild Cat Hollow, and minimized visual impact as it would be a continuation of the existing Wild Cat Hollow aesthetic.

(2) We are looking to leave the environmental buffer and approximately 6 acres of the property undisturbed. In keeping in line with the rural and ecological balance of the master plan of the city the best thing you can do for the ecological health of an area is to limit human effect, limiting the survey and designating the areas as undisturbed would help achieve that.

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

01.08.2021
Date

Wes Wigginton
Printed Name

APPLICATION CHECKLIST

Zoning Change Application Checklist

X Completed, signed application
X Power of Attorney form, if applicable
X Proof of ownership of subject property
X Completed Variance Hardship Questionnaire
X Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
X Property survey
X Proposed site plan with building setbacks clearly labeled
☐ ~~Building elevations, if applicable~~
☐ ~~Tree and topo survey, if applicable~~
☐ ~~Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)~~
X Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
☐ Letters/emails of support from neighbors, if able to obtain
☐ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

● City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
● If you want to see example variance applications, please see the Agenda page on the City website at https://www.westlakehills.org/ to view the latest ZAPCO, Council and BOA packets
● All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
● Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
● Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.

● Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
● If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
● If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed:_____

Date of ZAPCO Meeting:_____

ZAPCO Recommendation:_____

Date of City Council/BOA Meeting: _____

City Council/BOA
Action:_____

Notes:
_____
_____
_____

Travis CAD

Property Search Results > 117378 ALTOUNIAN DAVID ALLEN & for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	117378	Legal Description:	ABS 75 SUR 503 BONHAM A L D ACR 12.345
Geographic ID:	0117130222	Zoning:	
Type:	Real	Agent Code:	1528196
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	WILD CAT HOLLOW DR TX 78746	Mapsco:	
Neighborhood:	CORE	Map ID:	011818
Neighborhood CD:	M5700		

Owner

Name:	ALTOUNIAN DAVID ALLEN &	Owner ID:	1416343
Mailing Address:	VICKI RAE REPPERT ALTOUNIAN 401 TERRACE MOUNTAIN DR WEST LAKE HILLS , TX 78746-3637	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A

(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		

(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: ALTOUNIAN DAVID ALLEN &

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
08	EANES ISD	N/A	N/A	N/A	N/A
09	CITY OF WEST LAKE HILLS	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
10	TRAVIS CO WCID NO 10	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
39	TRAVIS CO ESD NO 9	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	12.3450	537748.20	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$0	$1,957,500	0	1,957,500	$359,310	$1,598,190
2019	$0	$1,957,500	0	1,957,500	$504,600	$1,452,900
2018	$0	$1,800,000	0	1,800,000	$479,182	$1,320,818
2017	$0	$1,742,500	0	1,742,500	$541,756	$1,200,744
2016	$0	$1,742,500	0	1,742,500	$650,915	$1,091,585

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2020							
2	3/13/2015	L	LISTING INFORMATION					
3	12/1/2007	SW	SPECIAL WARRANTY DEED	ADP VENTURES LTD	ALTOUNIAN DAVID ALLEN &			2008079319TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.30 Database last updated on: 1/6/2021 1:06 AM © N. Harris Computer Corporation

OWNER'S REPRESENTATIVE AGREEMENT

THIS AGREEMENT FOR SERVICE (this "Agreement") dated December 8, 2020.

BETWEEN
DAVID ALLEN ALTOUNIAN of 401 TERRACE MOUNTAIN DR. Austin, TX 78746 (hereinafter referred as the "Client" **- AND - Foursquare Builders, LLC** of 507 Walsh St. Austin, TX 78703 (hereinafter referred as the "Service Provider")

CONCERNING:
A certain 12.345 acre tract, Property ID: 117378, Legal Description: ABS 75 SUR 503 BONHAM A L D

And
A certain 1.83 Acres tract, Property ID: 119915, Legal Description: 1/3 UND INT ABS 75 SUR 503 BONHAM A L D (PT OF WILDCAT HOLLOW, DRIVE),

IN CONSIDERATION OF the matters described below and of the mutual benefits and obligations set forth in this Agreement, the parties to this Agreement agree as follows:

Owner's Representative Role

Pursuit and design of the subdivision for benefit of Service Provider. Authority to meet with City Staff, Engineers, and Consultants to help them develop the set of drawings, to include topography, site plan, platting of lots, and detail sections.

Term of Agreement

The term of this Agreement will begin on the date of this Agreement and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Agreement, with the said term being extended by mutual written agreement of the parties. It is anticipated that the Design/Specification Scope of work will take 90-180 days.

Performance

The parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

Confidentiality

The Parties agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any confidential information with respect to the data collected, which the Service Provider has obtained, except as necessary or desirable to further the business of the Service Provider. This obligation will survive indefinitely upon termination of this Agreement.

Ownership of Materials

All materials developed, produced, or in the process of being so under this Agreement, will be the property of the Service Provider.

The Service Provider may retain use of the said materials and will not be responsible for damages resulting from their use for work other than services contracted for in this Agreement.

Assignment

The Service Provider may voluntarily or by operation of law assign or otherwise transfer its rights under this Agreement without the prior written consent of the Client.

Capacity/Independent Contractor

It is expressly agreed that the Service Provider is acting as an independent contractor and not as an employee in providing the Services under this Agreement. The Service Provider and the Client acknowledge that this Agreement does not create a partnership or joint venture between them.

IN WITNESS WHEREOF the parties have duly executed this Service Agreement this date Dec. 8, 2020

David Altounian

Wes Wigginton
Managing Member
Foursquare Builders, LLC

PROPERTY DESCRIPTION:

BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID ALTOUNIAN TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LOUISE S. O'CONNER, BEN Y. MASON, WILLIAM H. WADE, AND ZARSKY BUILDERS, INC., AS RECORDED IN VOLUME 7691, PAGE 195, SAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF STONEHEDGE ESTATES, BLOCK M, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 119, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ON THE NORTHWEST LINE OF WILDCAT HOLLOW DRIVE;

THENCE SOUTH 46° 42' 00" WEST, A DISTANCE OF 412.64 FEET ALONG THE COMMON LINE OF SAID ALTOUNIAN AND O'CONNER/MASON/WADE/ZARSKY BUILDERS TRACTS TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 29° 29' 43" EAST, A DISTANCE OF 149.71 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 55° 57' 11" EAST, A DISTANCE OF 66.40 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 14° 38' 00" WEST, A DISTANCE OF 583.96 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF AFORESAID ALTOUNIAN TRACT, AFORESAID O'CONNER/MASON/WADE/ZARSKY BUILDERS TRACT, AND GUNTER SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90, PAGE 357, AFORESAID PLAT RECORDS;

THENCE NORTH 56° 35' 59" WEST, A DISTANCE OF 882.39 FEET ALONG THE SOUTHWEST LINE OF SAID ALTOUNIAN TRACT TO A 3/8-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID ALTOUNIAN TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KC REDBUD, LLC, AS RECORDED IN INSTRUMENT NO. 2014091197, AFORESAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF WINDSONG ESTATES SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84, PAGES 64D-65A, SAID PLAT RECORDS;

THENCE NORTH 87° 06' 06" EAST, A DISTANCE OF 82.09 FEET ALONG THE COMMON LINE OF SAID ALTOUNIAN TRACT AND SAID WINDSONG ESTATES SUBDIVISION TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 34° 38' EAST - 3.9 FEET;

THENCE NORTH 67° 36' 02" EAST, A DISTANCE OF 73.84 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 26° 30' 31" EAST, A DISTANCE OF 55.07 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 76° 12' 06" EAST, A DISTANCE OF 150.85 FEET ALONG SAID COMMON LINE TO A POINT FROM WHICH A FOUND 60D NAIL BEARS NORTH 58° 15' EAST - 15.2 FEET;

THENCE NORTH 38° 05' 46" EAST, A DISTANCE OF 57.48 FEET ALONG SAID COMMON LINE;

THENCE NORTH 00° 22' 32" EAST, A DISTANCE OF 205.55 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

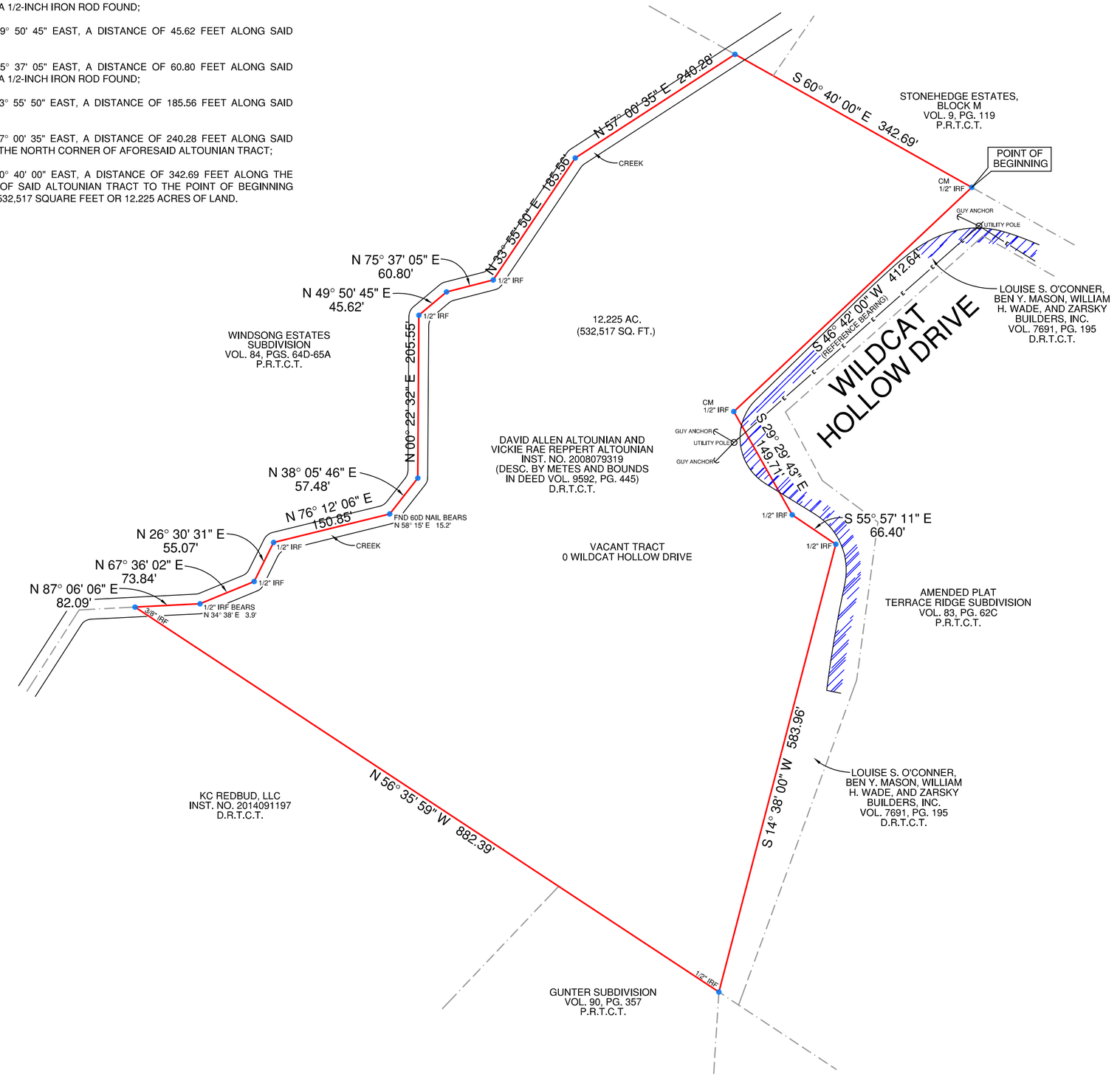
THENCE NORTH 49° 50' 45" EAST, A DISTANCE OF 45.62 FEET ALONG SAID COMMON LINE;

THENCE NORTH 75° 37' 05" EAST, A DISTANCE OF 60.80 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 33° 55' 50" EAST, A DISTANCE OF 185.56 FEET ALONG SAID COMMON LINE;

THENCE NORTH 57° 00' 35" EAST, A DISTANCE OF 240.28 FEET ALONG SAID COMMON LINE TO THE NORTH CORNER OF AFORESAID ALTOUNIAN TRACT;

THENCE SOUTH 60° 40' 00" EAST, A DISTANCE OF 342.69 FEET ALONG THE NORTHEAST LINE OF SAID ALTOUNIAN TRACT TO THE POINT OF BEGINNING AND CONTAINING 532,517 SQUARE FEET OR 12.225 ACRES OF LAND.



FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0445 H, DATED SEPTEMBER 26, 2008.

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

GENERAL NOTES

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 9592, PG. 445, D.R.T.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

TITLE SURVEY

O WILDCAT HOLLOW DRIVE
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

PREMIER JOB #: 14-05593	
TECH: MSP	DATE: 12/16/14
FIELD: JM	FIELD DATE: 12/10/14

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premierorders@premiersurveying.com
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

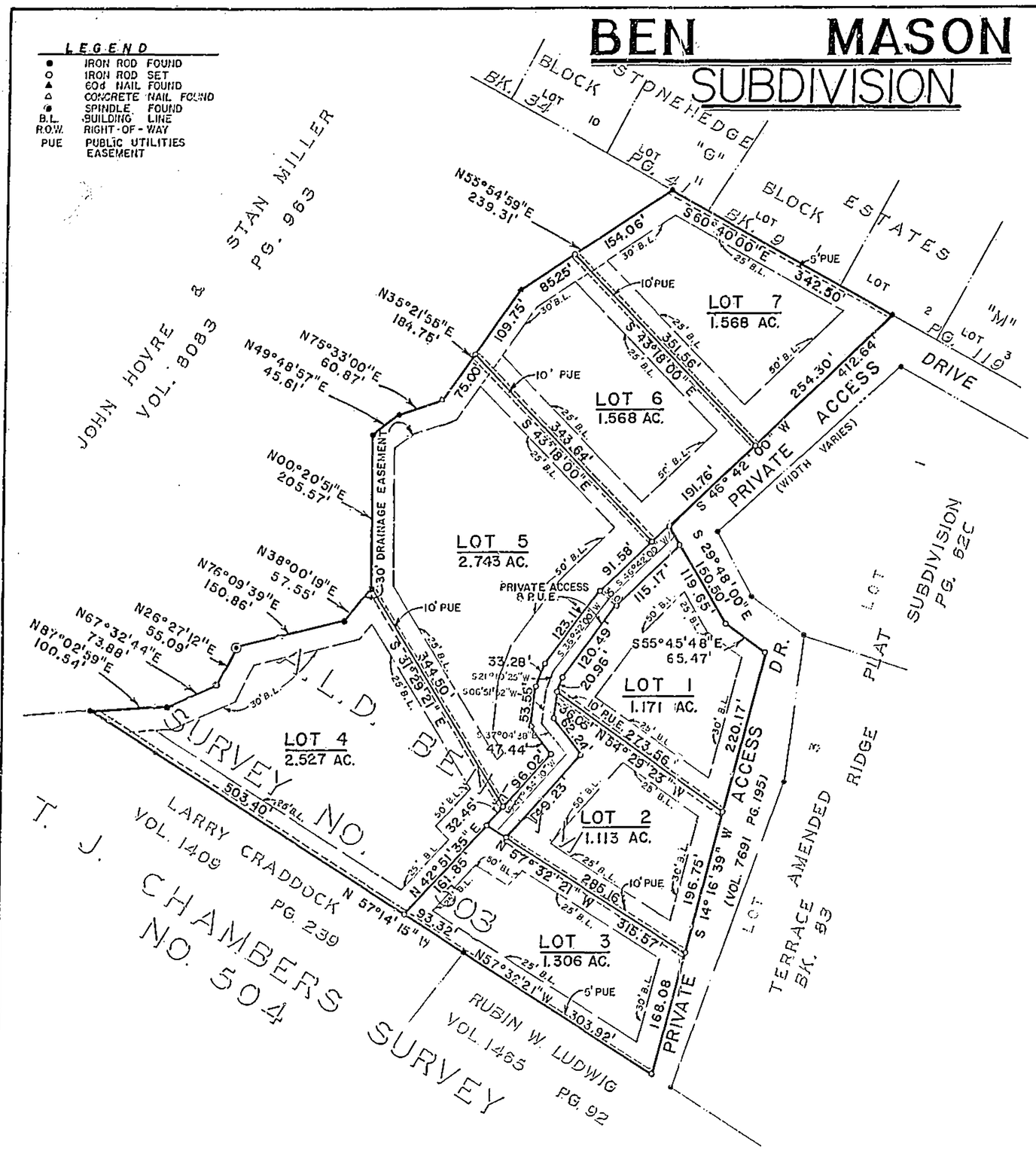
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
RAUL DOMINGUEZ REYES
5390
Raul D Reyes
REGISTERED PROFESSIONAL LAND SURVEYOR

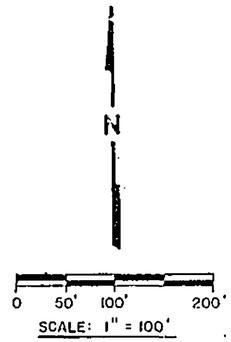
TRAVIS COUNTY PLAT VOLUME 86 PAGE 25D

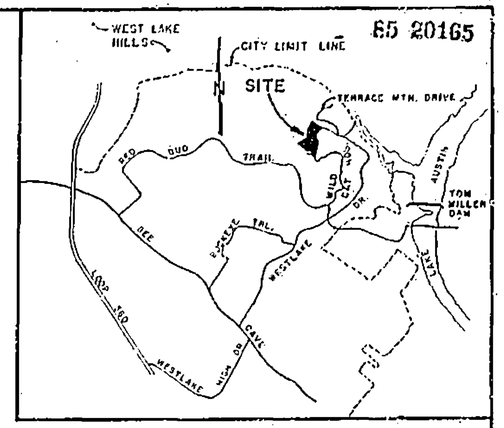
BEN MASON SUBDIVISION

85 20165

LEGEND
- ● IRON ROD FOUND
- ○ IRON ROD SET
- ▲ 60d NAIL FOUND
- △ CONCRETE NAIL FOUND
- ⊕ SPINDLE FOUND
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- PUE PUBLIC UTILITIES EASEMENT







VICINITY MAP
N.T.S.

NOTES:
1. All Lots are zoned R-1 One Family Residential.
2. Lot Acreage = 11.996 Ac.
   Access Easement = 0.349 Ac.
   TOTAL ACREAGE = 12.345 Ac.
3. Lot 1 1.171 Ac. 5 2.743 Ac.
   2 1.113 Ac. 6 1.568 Ac.
   3 1.306 Ac. 7 1.568 Ac.
   4 2.527 Ac.
4. Five (5) foot utility easement on both sides of interior lot lines.
5. Flood plan contained within drainage easements as shown.
6. The existing private access drive shall be widened to 16 foot roadway plus 3 foot shoulders from Terrace Mountain Drive to the beginning of the private access easement dedicated by this plat.
7. Lots 2,3,4 & 5 to be served with underground utilities.

DATE: MAY, 1985
PREPARED BY:

Pury Pittman, inc.
Consulting Engineers · Surveyors

SHEET 1 OF 2

1 PRELIMINARY SITE PLAN – PRIVATE DRIVE
1:60 ON 22x34 SHEET SIZE (1:120 ON 1/2 SHEETS SIZE)

MICHAEL + WES
DESIGN • BUILD • CONSULT

507 Walsh Street Austin, TX 78703

Wild Cat Hollow

Project Address

Client: Client Name

Project Status	
Date	09 DECEMBER, 2020
Revisions	

Drawn by

Checked by

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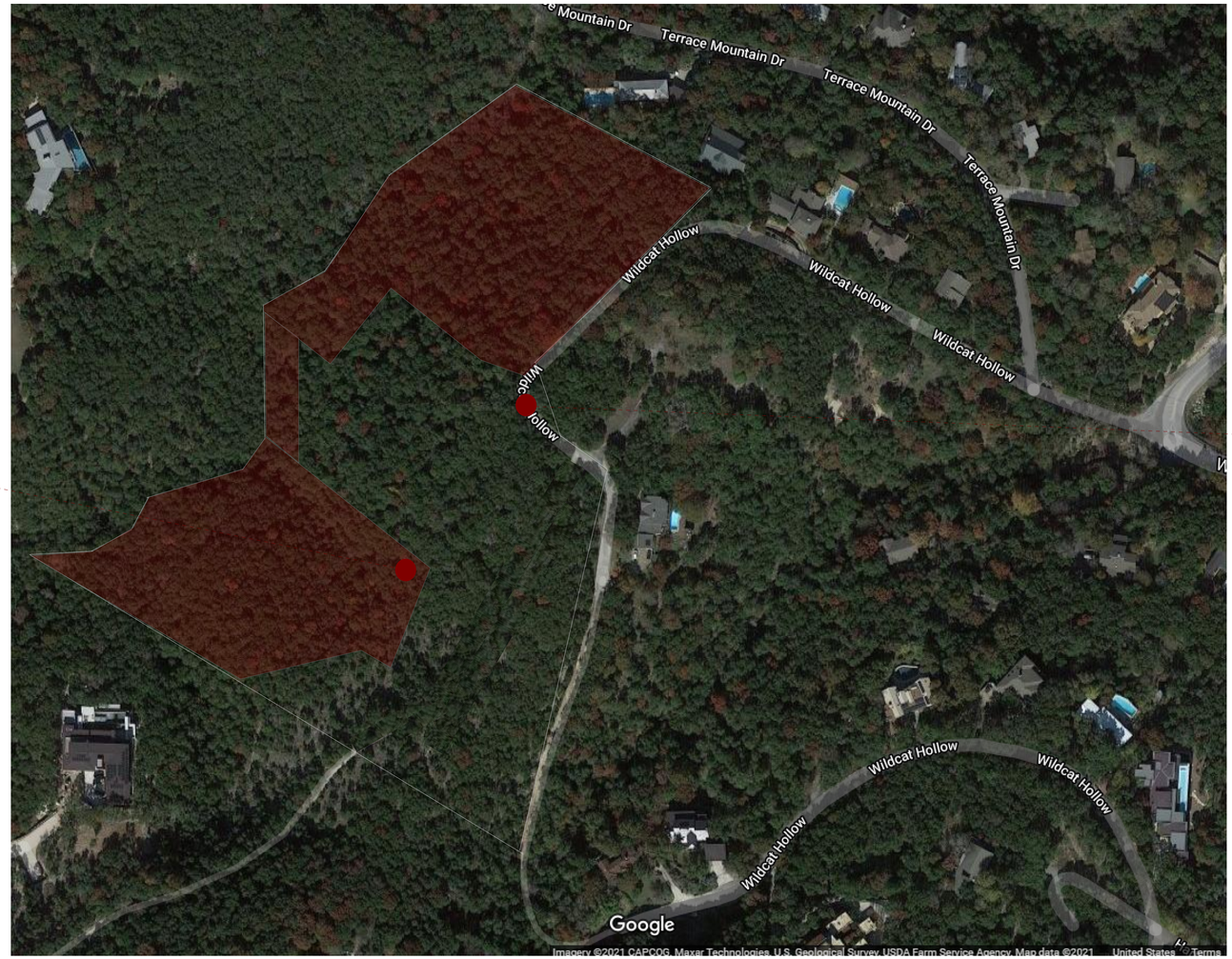
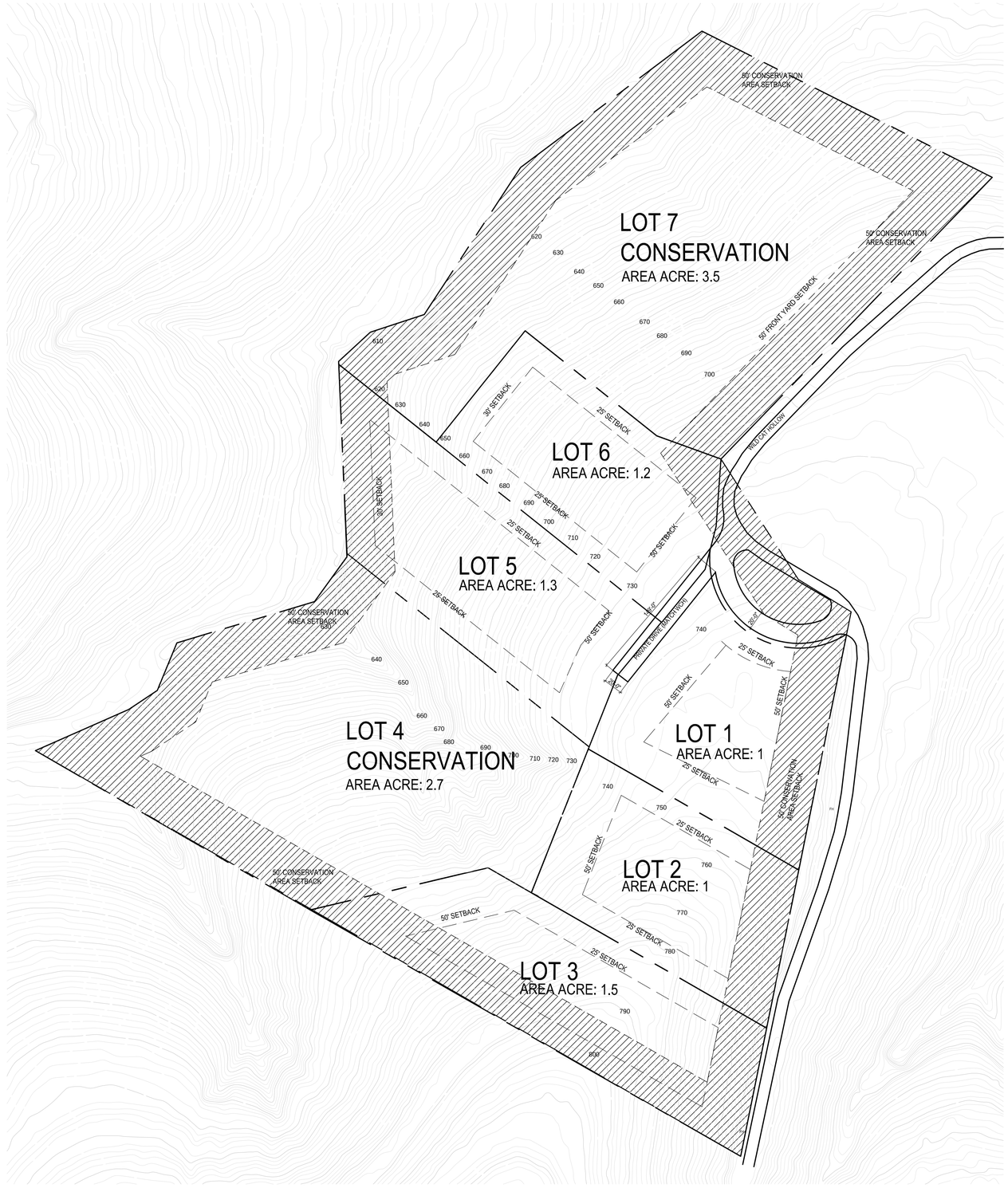
A001
PRELIMINARY
SITE PLAN

SOUTHWEST CORNER
GRADE >30%



EXISTING PRIVATE ACCESS EASEMENT
WILD CAT HOLLOW



1 PRELIMINARY SITE PLAN – PRIVATE DRIVE
1:60 ON 22x34 SHEET SIZE (1:120 ON 1/2 SHEETS SIZE)

MICHAEL + WES
DESIGN • BUILD • CONSULT

507 Walsh Street Austin, TX 78703

Wild Cat Hollow

Project Address

Client: Client Name

Project Status

Date 02/02/2021

Revisions

Drawn by

Checked by

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A001
PRELIMINARY
SITE PLAN

SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, David Altounian have made, constituted and appointed Foursquare Builders LLC to be my duly authorized representative in connection with an application dated Jan 8, 2021, 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.

David Altounian
Property Owner/Applicant Name

Property Owner/Applicant Signature

401 Terrace Mountain Dr. West Lake Hills, TX 78746
Street Address City State Zip Code

512-627-3399
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 8th day of Jan, 20 21.

Notary Public in and for the State of Texas

SAUNDRA EVERHART
Notary Public, State of Texas
Comm. Expires 10-23-2023
Notary ID 13222360-9

---------- Forwarded message ---------
From: **Michael Lacey** <mlacey@westlakefd.org>
Date: Mon, Jan 11, 2021 at 9:16 AM
Subject: RE: Foursquare Builders - Wild Cat Hollow Questions
To: Jessica McCarty <[redacted]
Cc: Wes Wigginton <[redacted]

Ms. McCarty,

Yes, the internal access drive serving the homes needs to be 20' wide per IFC. Driveways off of the internal drive to individual homes can reduce to 12 feet.

The turning radius into the subdivision should be an inside 25 foot turning radius with an outside 50 foot turning radius.

That is correct, if the length of the interior access road serving all the homes is less than a 150 foot dead end, an emergency turn around will not be required. However, you would want to ensure the entrance meets the turning radius above so that the emergency vehicles can quickly turn around at the entrance of the subdivision instead of having to all back out down Wildcat onto Westlake Drive.

Yes, we don't ask for the existing private access drive to be widened with these types of projects. That normally is a joint effort of several residents that assist in funding endeavors like that. You would want to ensure there are no low hanging trees (less than 14 feet from ground to tree limb across the width of the drive that would obstruct the access of emergency vehicles. We of course would support existing private drive improvements if it's the desire of the residents at the time of this project.

For use to analyze the fire flow, please provide me the total gross square footage of the largest possible home in the subdivision. This would need to be all square footage under the roof and not just the HVAC areas. It will need to include the garage, covered patios and porches, and each level of the home. We then apply the fire code fire flow table to what is proposed and the code will offer a 50% reduction in fire flow for the basic homes and the City will offer a total of 65% fire flow reductions for additional fire protection measures in addition to fire sprinklers. The fire flow demand for basic fire sprinkler systems is typically 26 GPM.

Hydrants are normally provide where one is within 300 feet to the most remote home as measure along the primary access drive and the next one is within 500 feet.

Please let me know if you have any other questions or concerns.

Sincerely,

District Chief Michael Lacey

Fire Marshal

Travis County Emergency Services District No. 9

P.O. Box 162170

Austin, TX 78716

Office – 512-539-3491

From: Jessica McCarty [mailto[redacted]
Sent: Thursday, January 07, 2021 7:05 PM
To: Michael Lacey <mlacey@westlakefd.org>
Cc: Wes Wigginton <[redacted]
Subject: Foursquare Builders - Wild Cat Hollow Questions

Mr. Lacey,

Thank you for talking with us today, it was extremely helpful in understanding what will be expected from us in the next steps. We did want to confirm a couple items from the call to ensure we understood correctly:

-The new internal access (private or public) needs to be 20' wide per IFC code requirements
-Corner radius at entry must meet IFC code requirement a (can you re-confirm the radius for us?)
-Under 150' length of road will not require a turnaround
-Existing private access will remain as built
-We will need to confirm hydrant pressure of current hydrants as well as load and pressure requirements for home sprinklers and additional fire hydrant that will need to added into subdivision

Thank you again for your time. We would greatly appreciate if you could send a note confirming the above for us.

Have a great evening!

Jessica McCarty

Senior Project Designer

[redacted] 301.412.1160

VARIANCES
STAFF REPORT **FEBRUARY 17, 2021**

Project Address: Caravan Circle

Project Number: 16407

Agenda Item: Land Use: **Seven Point Seven Ranch:** Discussion/recommendation on an application for several variance requests for a proposed subdivision located at Caravan Circle between Kennan Road and Terrace Mountain: 1) Encroachment into a side building setback; 2) Proposed lots have slopes exceeding 30% for 50% or more of the lot; 3) No conservation easement on the south property line; 4) Not provide two locations for proposed on-site sewage facilities on less than 30% slope. (West Lake Hills Code Sec. 22.03.281, 36.01.009, 36.01.010, & 36.01.011). Owner Ranch Dubois Holdings/Applicant Jeffrey Dochen.

Applicant Information: Jeffrey Dochen

Hearing Dates:
February 17, 2021 ZAPCO
March 10, 2021 City Council & Board of Adjustment

Location: The subject property is located east of Kennan Road, west of Terrace Mountain Drive, north of Redbud Trail.

Zoning & Site Characteristics:
The subject property and surrounding neighborhood are zoned R – 1 – One-Family Residential. The subject tract is approximately 7.58 acres.

Background & Analysis:
The applicant is requesting several variances in order to subdivide the property into a two-lot subdivision. The property is steeply sloped, with the majority of it being on slopes 30% or greater.

Variance Requests
Below is a summary of each of the requested variances:

- Building setback: requesting a reduction in the side building setbacks from 25ft to 15ft to allow for construction in flattest portions of lots.

- Proposed lots having slopes exceeding 30% for 50% or more of lot: the Subdivision Ordinance requires at least 50% of the area of all lots to be situated on land having natural slopes of less than 30%.

- Conservation easement: requesting a variance to required conservation easement along south property line due to slopes to allow for construction on flattest areas of lots.

- Septic field location: requesting a variance for showing two locations for 6,000sf on-site septic drain field on natural slopes less than 30%. Applicant is proposing instead to show one septic field between 4,000sf-6,000sf in size due to the topography.

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 – "The two properties are currently legally divided but cannot be developed without variances due to irregular and narrow shapes as well as they being comprised of mostly steep slopes."

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
   The application states – "Granting of the variances is to allow any work to be up on the more flat slopes and the more open areas (less trees). Not granting the variances will push development over onto the steep slope and into the trees."

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
   The application states – "We could think of none. These variances, simply put, are to allow work to be done in the more open and more level areas."

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
   The application states – "Because actually, great deviations are arguably required. We did what we could to back away from what we though should really be requested with the intention to put the remaining struggle for compliance, in the hands of the home designer."

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
   The application states – "Because we understand the code to focus on getting work onto the more flat slopes and with less tree disturbance, which this does. The Code does also seek separation between developments through the use of setbacks, but

in this case, the work is adjacent to a real lot line of lots with homes well up a steep slop thus well above this area."

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
   The application states – "See the answer to number 5. And also we believe that without the variances, the loss of additional vegetation and the greater extension of a home (or homes) over the steep slopes to result in greater visibility (impact) from development."

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
It is required to file any necessary variance requests prior to filing a subdivision application. After the variances are considered, the applicant intends to submit a subdivision application.

Comprehensive Planning Analysis
The proposed current and future land use complies with the City's Comprehensive Plan.

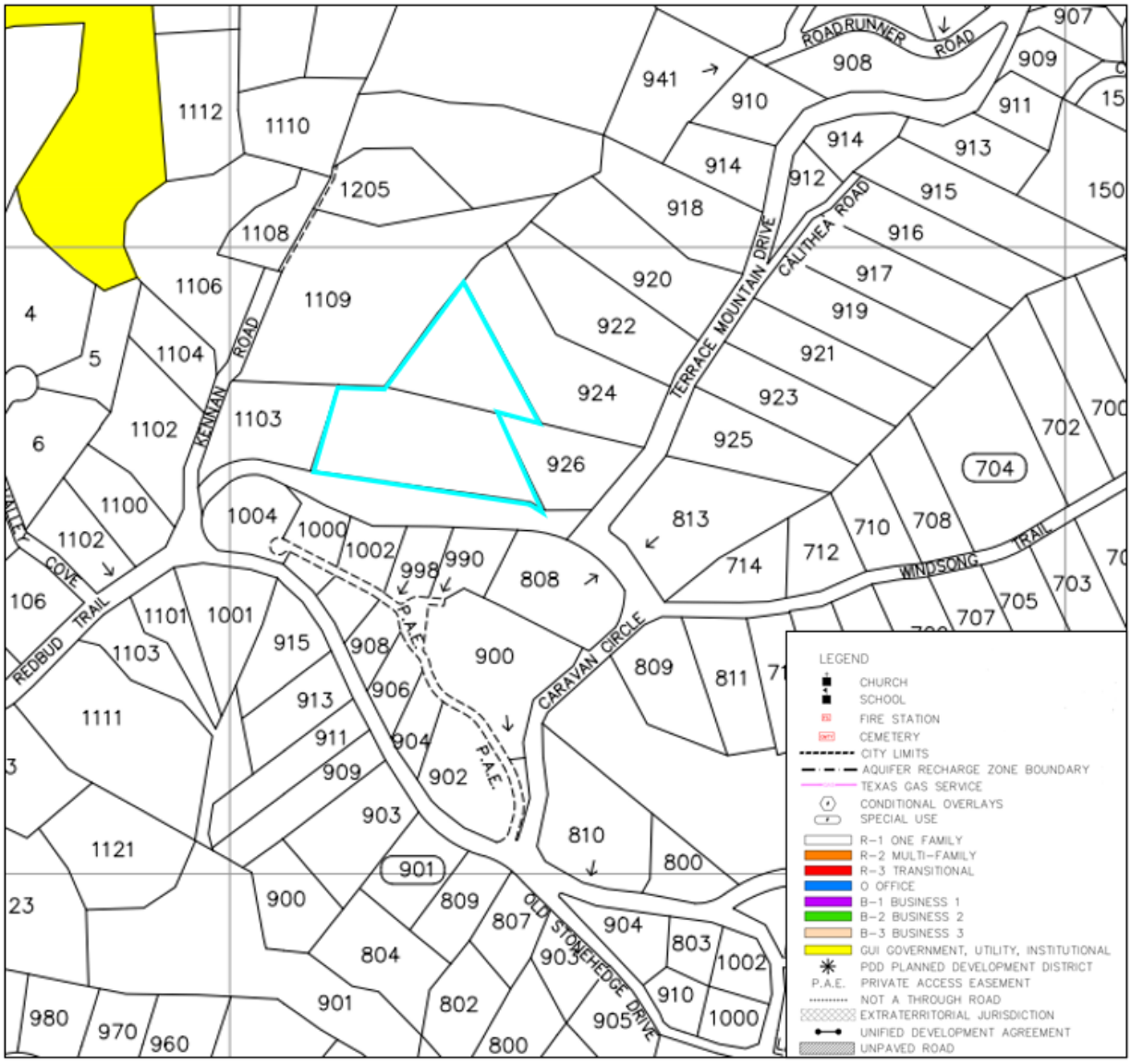
Staff Recommendation
Due to the steep topography, the staff recommendation is approval.

Links to Relevant Code:

- **Sec. 22.03.281 Schedule of Regulations**
- **Sec. 22.03.514 Criteria and process required for granting variance**
- **Sec. 36.01.011 Private sewage facilities**
- **Sec. 36.01.009 General rules and regulations**

***
(Maps to follow)

Zoning:


ROADRUNNER ROAD
TERRACE MOUNTAIN DRIVE
CALITHEA ROAD
KENNAN ROAD
CARAVAN CIRCLE
WINDSONG TRAIL
REDBUD TRAIL
OLD STONEHEDGE DRIVE
P.A.E.
704
901
LEGEND
CHURCH
SCHOOL
FIRE STATION
CEMETERY
CITY LIMITS
AQUIFER RECHARGE ZONE BOUNDARY
TEXAS GAS SERVICE
CONDITIONAL OVERLAYS
SPECIAL USE
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
PDD PLANNED DEVELOPMENT DISTRICT
PRIVATE ACCESS EASEMENT
NOT A THROUGH ROAD
EXTRATERRITORIAL JURISDICTION
UNIFIED DEVELOPMENT AGREEMENT
UNPAVED ROAD

Aerial:

Terrace Mountain Dr
Calinthea Rd
Terrace Mountain Dr
Kennan Rd
Redbud Trail
Windsong Trail
Caravan Cir

EST. 1929
The Original Developers
of West Lake Hills

January 4, 2021

Dear Chairman Meisel,

Seven Point Seven Ranch

I want to personally thank you for the work that you do for our community in general and for myself in particular.

We are proposing a two lot subdivision to better configure two existing tracts so that each can be developed in more conformity with the City's rules. With the new State Law (the limitation of plat consideration to only 30 days), variances required for a subdivison must be considered and approved before the subdivision plat can be considered. Therefore, this letter is to outline the variances needed to be approved for the proposed subdivision.

The main objective with our effort is to make two more easily code compliant properties out of two more difficult properties. These are separate ownership's. As is, both properties will be very difficult for West Lake in that, unless condemned, both will have to be allowed to be developed but both will requre still greater variances than what are being requested here. So this is good for West Lake Hills, for our community.

One property is long and skinny, a little over an acre, 40 feet wide and almost all in the 0-15% slope category. The second property is a large 6+ acres and almost all in the over 25% slope category.

We are simply adjusting the dividing line between the two properties from an east-west to a north-south line.
Leaving these two properties in their current configurations will require much shoe-horning to yield two homesites: One on the 40 foot wide property (more narrow than the side setbacks added together) and another on the severely steep slopes (with more tree removal and construction on steep slopes).

Of course another alternative is to leave both properties as they are, but as noted, either additional variances will be required or the propety condemned.

Our fire department has approved the concept. No new roads are required as each of the two new lots already front on existing public roads, Kennan on the west and Caravan on the east.

Jeffrey Dochen, Broker
cell: 512-784-4115 · office: 512.328.2500 · [redacted]
1011 Westlake Drive · West Lake Hills, TX 78746

A new waterline will be installed at my expense along the southern property line. The Water District engineer has reviewed this plan and has noted that the proposed water changes either preserves the current condition or improves it (including the water pressure for the homes this line will serve). Water District 10 has approved the concept.

No 14-inch and greater sized trees will be impacted by this line, just the small ones that have grown since I was a kid. There may be some large cedars affected by where the city chooses to locate the side set back along the north property lines with the neighbors to the south of Seven Point Seven Ranch.

City code asks for a 25' setback, I believe that the needed setback to keep work off slopes and out of trees is 15'. The further to the north the home-site is required to be located, the further into the greater slopes and the more trees, large and small, will need to be removed to place each home.

The property doesn't have enough road frontage to avoid the panhandles.
The property doesn't have enough area to reflect two 6,000 square foot areas for septic drain-fields on each lot, just enough to display one drainfield on each lot, but only one is required in any event.

A 50' subdivision perimeter conservation area is certainly workable along the northern property lines, but along the southern line, a 50' setback would push the homesites far into the steep, treed, un-buildable areas.

Approval of a 15' setback along the southern property line allows for the two homes to be built more on the level areas, but if the city is agreeable to the homes to be pushed onto the sloped areas, that choice by our city, our community, is fine too of course.

Over all, the property **does** have a lot of green space, about 6+ acres.

The existing boundaries include the ROW of Kennan and Caravan, all of it. The approval of a plat resolves this.
We are creating two more easily code compliant properties out of two more difficult properties by adjusting the location of the dividing line, minimizing tree removal and construction on slopes, putting in a new water line, resolving ROW issues, improving the tax base.

Approval of this plan is good for West Lake Hills!

I sure appreciate your time but I am sure you have questions and hopefully some suggestions. I am open to any and all ideas on how to make this a better plan. Please let me know your thoughts and once again, thank you for the work that you do for all of us.

Sincerely,
Jeffrey Dochen
512-784-4115

APPLICATION COVER SHEET

Property Address: Caravan Circle between Keenan Rd and Terrace Mountain Rd
Applicant Name: Mr. Jeffrey Dochen
Designated Agent (if any, Power of Attorney Required): _____
Applicant Phone Number: (512) 328-2500 Email Address: [redacted]
Date Application was Submitted: _____
Variance(s) Requested: see attached variance request letter

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
N/A Site Plan Coversheet ☐ Site Plan Drawings
N/A Elevation Views and Floor Plans (new structures only)
☑ Septic Assessment (new structures only)
☐ Additional Support Materials (if any): _____
☑ Power of Attorney (if any) – Designated Representative: Mr. Jeffrey Dochen
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: _____

ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

West Lake Hills City Code requires applicants to answer each of the following questions. The ZAPCO Commissioners, Board of Adjustment and City Council Members consider your answers to these questions when evaluating your application. *(Feel free to respond to these questions on a separate page or document.)*

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

The two properites are currently legally divided but can not be developed without variances due to irregular and narrow shapes as well as they being comprised of mostly steep slopes. The varianes have been reduced by associating this request with a subdivision plat which will seek to relocate the joint line to lessen the impact.

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

Granting of the variances is to allow any work to be up on the more flat slopes and the more open areas (less trees). Not granting the variances will push development over onto the steep slopes and into the trees.

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

We could think of none. These varainces, simply put, are to allow work to be in the more open and more level areas. That is all.

(4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

Because actually, great deviations are arguably required. We did what we could to back away from what we thought should really be requested with the intention to put the remaining struggle for compliance, in the hands of the home designer.

(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?

Because we understand the code to focus on getting work onto the more flat slopes and with less tree disturbance, which this does. The Code does also seek separation between developments through the use of setbacks, but in this case, the work is adjacent to a real lot line of lots with homes well up a steep slope thus well above this area. Therefore we are expecting the impact to be minimal and don't expect the loss of 10 feet of setback to be material in the end.

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

See the answer to number 5. And also we believe that without the variances, the loss of additional vegetation and the greater extension of a home (or homes) over the steep slopes to result in greater visibility (impact) from development.

Property Address: _____

SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Roseana Auten owner of Ranch Dubois Holdings have made, constituted and appointed Jeffrey Dochen to be my duly authorized representative in connection with an application ~~dated~~ See Below*, 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.

Roseana Auten
Property Owner/Applicant Name

Roseana Auten
Property Owner/Applicant Signature

1507 Yaupon Valley Rd | West Lake Hills | Texas | 78746
Street Address | City | State | Zip Code

512-784-6314
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 29th day of July, 20 20.

Vicki H. Harrison
Notary Public in and for the State of Texas

VICKI H. HARRISON
Notary Public, State of Texas
Comm. Expires 08-11-2023
Notary ID 773070-7

*The application referenced above is for the development and subdivision platting of a 6.36 acre+/- tract along with an adjacent tract into two lots. The legal description for the 6.36 acre tract is shown on Exhibit "A" attached hereto.

FINAL PLAT OF SEVEN POINT SEVEN RANCH SUBDIVISION

SCALE: 1" = 100'

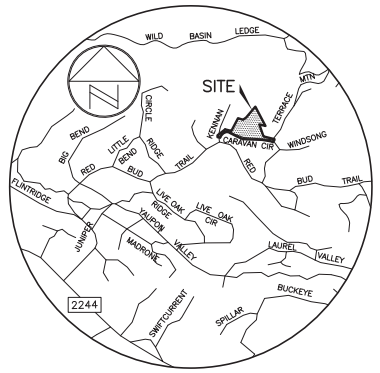
GRAPHIC SCALE

100 50 0 100

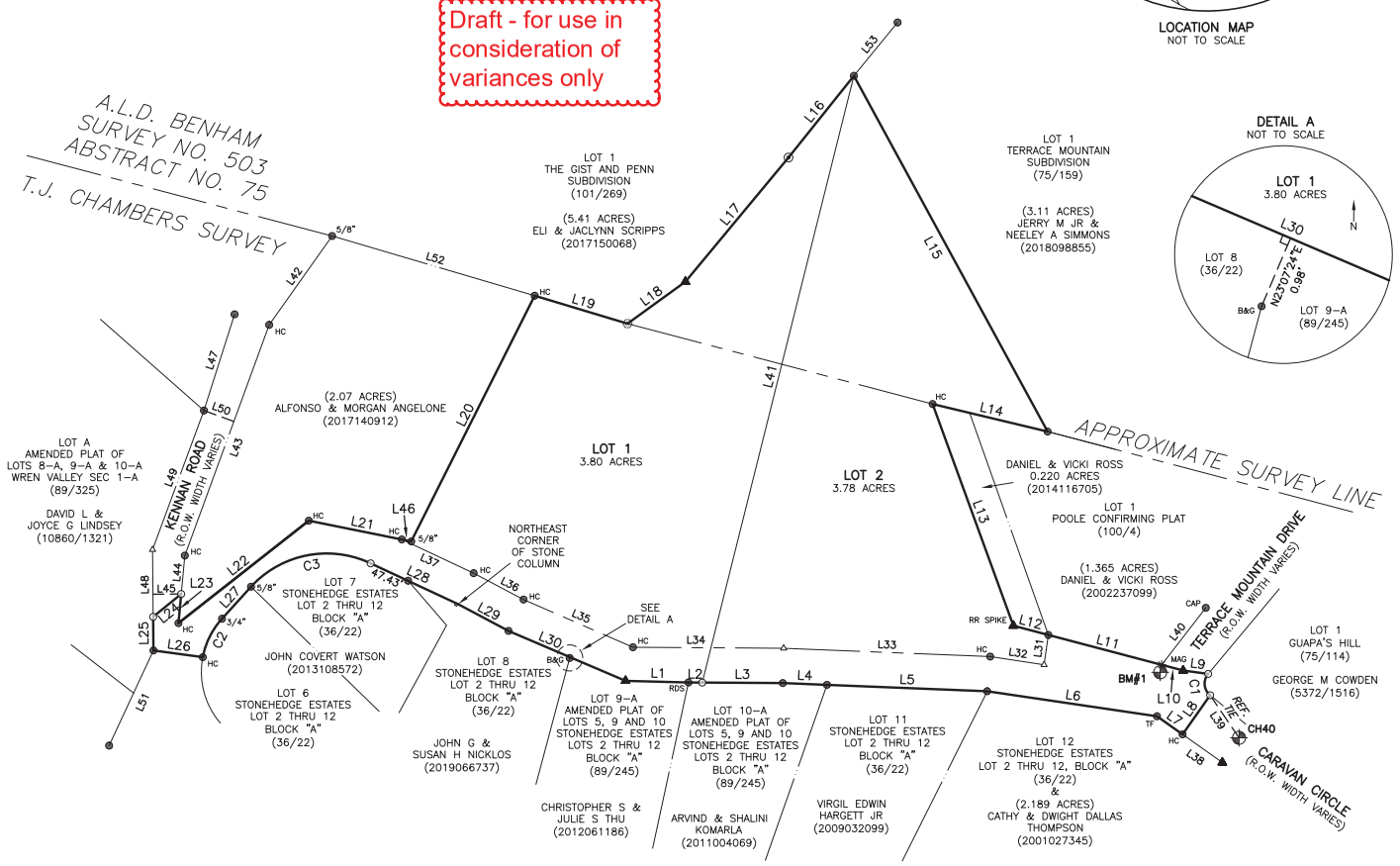
BENCHMARK INFORMATION:

BM #1: MAG WITH WASHER SET IN NORTH EDGE OF ASPHALT ROAD AT INTERSECTION OF CARAVAN CIRCLE AND TERRACE MOUNTAIN ROAD, APPROXIMATELY 76 FEET NORTHWEST OF SOUTHEAST CORNER OF LOT 2.
ELEVATION = 903.03'
VERTICAL DATUM: NAVD 88 (GEOID 18)

Draft - for use in consideration of variances only



LOCATION MAP
NOT TO SCALE



DETAIL A
NOT TO SCALE

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ●CAP 1/2" REBAR WITH PLASTIC CAP FOUND
- ●RDS 1/2" REBAR WITH "RDS RPLS 4094" CAP FOUND
- ●TF 1/2" REBAR WITH "TERRAFIRMA" CAP FOUND
- ●HC 1/2" REBAR WITH "HOLT CARSON" CAP FOUND
- ●B&G 1/2" REBAR WITH "B&G" CAP FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ✳ COTTON SPINDLE FOUND
- ▲ 60D NAIL FOUND (OR AS NOTED)
- ◎ PUNCH HOLE
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ( ) RECORD INFORMATION

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	17.23'	91°05'57"	27.40'	S05°26'32"E	24.60'
C2	90.37'	31°39'20"	49.93'	S26°32'01"W	49.30'
C3	117.99'	72°46'44"	149.87'	S78°57'09"W	140.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°33'37"W	72.25'
L2	N89°39'03"W	15.83'
L3	N89°39'03"W	92.51'
L4	N87°39'43"W	50.76'
L5	N87°42'42"W	184.19'
L6	N81°36'56"W	197.18'
L7	N54°46'24"W	35.94'
L8	S35°12'05"W	54.95'
L9	S82°16'17"E	28.98'
L10	S75°05'17"E	25.52'
L11	S75°14'14"E	134.62'
L12	S75°12'11"E	41.51'
L13	S20°01'27"E	270.90'
L14	N76°32'06"W	135.78'
L15	S28°34'25"E	465.17'
L16	N38°39'12"E	120.16'
L17	N39°42'07"E	185.33'
L18	N54°05'30"E	82.10'
L19	S73°16'24"E	111.39'
L20	N26°40'30"E	315.74'
L21	S78°36'35"E	109.01'
L22	N51°50'22"E	190.39'
L23	S05°23'34"W	33.64'
L24	N50°50'33"E	41.52'
L25	N00°30'13"W	38.66'
L26	N82°16'41"W	57.18'
L27	S42°11'23"W	49.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N64°57'41"W	110.83'
L29	N62°06'28"W	65.56'
L30	N66°52'36"W	146.15'
L31	S08°04'33"W	34.59'
L32	N81°22'28"W	62.58'
L33	N87°41'42"W	237.43'
L34	N89°36'55"W	173.11'
L35	N66°26'47"W	137.05'
L36	N62°09'20"W	64.85'
L37	N64°50'03"W	91.10'
L38	S54°44'24"E	55.90'
L39	S34°08'27"E	59.05'
L40	N37°46'03"E	82.79'
L41	S14°02'10"W	718.15'
L42	S35°19'17"W	125.08'
L43	S20°05'20"W	282.01'
L44	S05°23'34"W	44.31'
L45	S89°29'47"W	32.42'
L46	S78°08'59"E	11.06'
L47	S17°39'00"W	115.89'
L48	N00°30'13"W	77.10'
L49	N20°16'16"E	170.31'
L50	S69°54'40"E	36.56'
L51	N25°00'15"E	120.55'
L52	N73°34'57"W	242.52'
L53	N39°20'27"E	79.19'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE ; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "CH40".

1/2" REBAR WITH "RANDOM" CAP

SURFACE COORDINATES:
N 10083234.86
E 3093743.30

TEXAS STATE PLANE COORDINATES:
N 10082226.63
E 3093433.96

ELEVATION = 902.54'
VERTICAL DATUM: NAVD 88 (GEOID 18)

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

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

SCALED ABOUT 0,0

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

PROJECT NO.: 1702-001
DRAWING NO.: 1702-001-PL
PLOT DATE: 11/24/20
PLOT SCALE: 1"=100'
DRAWN BY: PAQ

SHEET 01 OF 02

FINAL PLAT OF SEVEN POINT SEVEN RANCH SUBDIVISION

Draft - for use in consideration of variances only

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, Jeffrey Dochen, by virtue of a Warranty Deed recorded in Volume 12880 Page 1166, Real Property Records of Travis County, Texas, is the owner of that certain 1.22 acre tract of land in the T.J. Chambers Survey in Travis County, Texas, being a called 2.402 acre tract, less and except a called 1.272 acre tract, as recorded in Volume 7119, Page 1742, Deed Records of Travis County, Texas, and Ranch Dubois Holdings, by virtue of a Warranty Deed recorded in Document No. 2014121101, Official Public Records of Travis County, Texas, is the owner of that certain 6.36 acre tract of land in the T.J Chambers Survey and the A.L.D. Benham Survey No. 503, Abstract No. 75 in Travis County, Texas; and

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

WITNESS BY HAND this _____ day of _____ 2020.

_____
Jeffrey Dochen
1011 Westlake Drive
Austin, Texas 78746

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

_____
Notary Public in and for Travis County, Texas

_____
Commission Expires

WITNESS BY HAND this _____ day of _____ 2020

_____
Jeffrey Dochen

PLAT NOTES:

2. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES.

   CONSTRUCTION WILL COMPLY WITH CITY'S TREE AND VEGETATION CONSTRUCTION PROTECTION REGULATIONS.

3. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION EDWARDS RULES, TEXAS ADMINISTRATIVE CODE 30 TAC 213. IMPERVIOUS COVER SHALL NOT EXCEED 20% OF THE GROSS SITE AREA OF EACH LOT WITHOUT PROVIDING STRUCTURAL WATER QUALITY CONTROLS PURSUANT TO EDWARDS AQUIFER RULES IN TAC CHAPTER 313.

4. THE DECLARATION OF CODES, COVENANTS, AND RESTRICTIONS APPLICABLE TO DEVELOPMENT IN THIS SUBDIVISION IS FILED OF RECORD AS DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5. ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, TEXAS.

6. THE WATER SUPPLY INFRASTRUCTURE FOR THE SUBDIVISION SHALL PROVIDE ADEQUATE FIRE FLOW IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE APPENDIX B. FOR RESIDENTIAL STRUCTURES UP TO 3,600 SQUARE FEET, 1000 GALLONS PER MINUTE SHALL BE PROVIDED (SEE QUALIFICATIONS BELOW IN ITEM NO. 10).

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

8. PRIOR TO CONSTRUCTION ON THE LOTS IN THIS SUBDIVISION, DRAINAGE PLANS ARE TO BE SUBMITTED TO THE CITY OF WEST LAKE HILLS FOR REVIEW, DEMONSTRATING THAT RAINFALL RUN-OFF AMOUNTS WILL BE HELD TO NO GREATER THAN THE AMOUNT EXISTING AT THE CURRENT CONDITIONS THROUGH THE USE OF PONDS OR OTHER APPROVED METHODS.

9. ALL LOTS WITHIN THIS SUBDIVISION ARE ZONED R-1-ONE FAMILY RESIDENTIAL.

10. THE RESULTANT PLAT IS FINAL AND MAY NOT BE RE-SUBDIVIDED.

11. NO RESIDENTIAL BUILDING STRUCTURE ON ANY LOT SHALL EXCEED 30 FEET IN HEIGHT AS MEASURED FROM THE AVERAGE FINISHED GRADE NEXT TO THE BUILDING SURROUNDING THE FOUNDATION TO THE MIDPOINT OF THE ROOF GABLE.

12. FIRE FLOW-THE FIRE HYDRANT WATER SUPPLY SHALL MEET THE MINIMUM STANDARDS OF THE JURISDICTION AS REFERENCED IN THE 2015 INTERNATIONAL FIRE CODE, APPENDIX B.
   - A 50% REDUCTION IN REQUIRED FIRE FLOW IS GRANTED WHEN RESIDENTIAL (NFPA 13D) RESIDENTIAL FIRE SPRINKLERS ARE INSTALLED THROUGHOUT THE HOMES.
   - ADDITIONAL REDUCTIONS CAN BE OBTAINED FROM THE CITY OF WEST LAKE HILLS WHEN ADDITIONAL FIRE PROTECTION MEASURES ARE PROPOSED.

13. FIRE HYDRANTS-EXISTING FIRE HYDRANTS ALONG WESTLAKE DRIVE AND TWO NEW PROPOSED FIRE HYDRANTS WITHIN THE SUBDIVISION ARE PROPOSED TO BE PROVIDED FOR EMERGENCY USE.

14. EMERGENCY TURN AROUND-A FULLY COMPLIANT EMERGENCY THREE POINT TURNAROUND (DIMENSIONS AND WIDTH) IS PROPOSED THAT WILL BE CONSTRUCTED USING CONCRETE OR ASPHALT.

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the _____ day of _____ 2020, A.D., at _____ O'clock ___.M. and duly recorded on the day of _____, 2020 A.D.

Witness my hand and seal of office of the County Clerk of said county this the _____ day of _____ 2020, A.D.

Dana Debeauvoir, County Clerk Travis County, Texas

BY: _____
Deputy

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

DATED:_____

_____
ZAPCO Chairperson, City of West Lake Hills, Texas

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF WEST LAKE HILLS, TEXAS.

DATED THIS _____ DAY OF _____ 2020.

_____
MAYOR, CITY OF WEST LAKE HILLS, TEXAS

_____
ATTEST CITY SECRETARY

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

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

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

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

DATED: _____

_____
President of the Board WCID No. 10

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

DATED:_____

_____
City Administrator City of West Lake Hills, Texas

STATE OF TEXAS

COUNTY OF TRAVIS

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

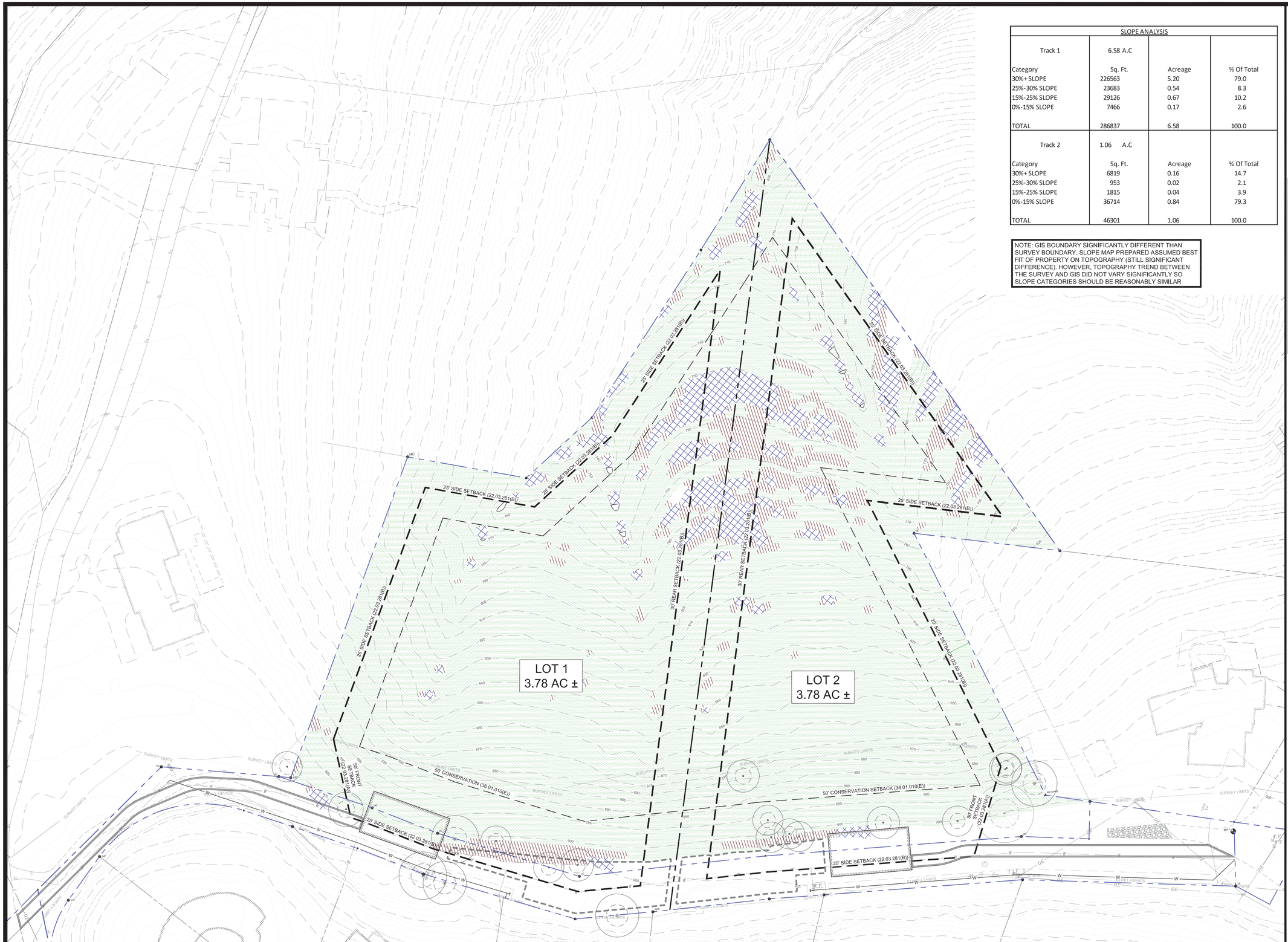
DATED: _____

_____
PAUL FLUGEL, R.P.L.S. 5096
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
FIRM No. 10124500
3500 McCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

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

PROJECT NO.: 1702-001
DRAWING NO.: 1702-001-PL
PLOT DATE: 11/24/20
PLOT SCALE: 1"=100'
DRAWN BY: PAQ

SHEET 02 OF 02



1 SLOPE MAP
SCALE: 1" = 40'

SLOPE ANALYSIS

Track 1	6.58 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	226563	5.20	79.0
25%-30% SLOPE	23683	0.54	8.3
15%-25% SLOPE	29126	0.67	10.2
0%-15% SLOPE	7466	0.17	2.6
TOTAL	286837	6.58	100.0

Track 2	1.06 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	6819	0.16	14.7
25%-30% SLOPE	953	0.02	2.1
15%-25% SLOPE	1815	0.04	3.9
0%-15% SLOPE	36714	0.84	79.3
TOTAL	46301	1.06	100.0

NOTE: GIS BOUNDARY SIGNIFICANTLY DIFFERENT THAN SURVEY BOUNDARY. SLOPE MAP PREPARED ASSUMED BEST FIT OF PROPERTY ON TOPOGRAPHY (STILL SIGNIFICANT DIFFERENCE). HOWEVER, TOPOGRAPHY TREND BETWEEN THE SURVEY AND GIS DID NOT VARY SIGNIFICANTLY SO SLOPE CATEGORIES SHOULD BE REASONABLY SIMILAR

SCALE: 1" = 40'
0 20 40 80

LEGEND

- 0% - 15%
- 15% - 25%
- 25% - 30%
- > 30%

VARIANCE LIST

- VARIANCE FOR MORE THAT 50% OF LOT WITH SLOPE > 30% (36.01.009 (A)(2)(E)). MOST OF THE PROPERTY IS COMPRISED OF SLOPES > 30%
- VARIANCE TO SHOWING TWO 6,000 S.F. OF SEPTIC DRAIN FIELDS ON A < 30% (36.01.011(E)). SINCE MOST OF THE PROPERTY IS COMPRISED OF SLOPES > 30%, SHOWING 12,000 S.F. OF SEPTIC AREA (TWO 6,000 S.F. FIELDS) IS NOT POSSIBLE. INSTEAD WE PROPOSE SHOWING A LARGE FIELD (4,000 TO 6,000 S.F.) WHICH IS EXPECTED TO BE SUTIABLE FOR A TYPICAL WESTLAKE HOME.
- VARIANCE TO THE SIDE SETBACK (22.03.281(B)). VIRTUALLY ALL OF THE LEVEL SLOPES ARE WITHIN 50 FEET OF THE SOUTH PROPERTY LINE. THEREFORE, TO NOT CAUSE THERE TO BE MORE CONSTRUCTION ON SLOPES > 30 PERCENT, AND TO HOPEFULLY AVOID THE NEED FOR A HIGHT VARIANCE, WE WOULD LIKE TO REDUCE THE SIDE SETBACK FROM 25 FEET TO 15 FEET TO THEN ALLOW THERE TO BE MORE CONSTRUCTION ON THE FLATTEST SLOPES.
- VARIANCE FROM HAVING A CONSERVATION EASEMENT ON THE SOUTH PROPERTY LINE FOR THE SAME REASON AS THE SIDE SETBACK (36.01.010 (E)). THIS VARIANCE IS NEEDED FOR THE SAME REASON AS THE REQUEST FOR A REDUCTION IN THE SIDE SETBACK VARIANCE.
- VARIANCE FROM HAVING A HOME ON A SLOPE> 25% (22.03.281(A)). WE EXPECT THAT THE VARIANCE FROM THE SIDE SETBACK WILL RESOLVE MOST OF THE NEED FOR THIS VARIANCE. HOWEVER, THE REMAINING AREA WILL ONLY BE ON THE ORDER OF 35 FEET. THEREFORE WE WOULD LIKE TO REQUEST A VARIANCE TO ALLOW ENCROACHMENT OF 15 FEET ONTO THE SLOPES GREATER THAN 25%. OR PERHAPS THE VARIANCE CAN BE FOR THE ALLOWANCE OF A BUILDING ON THE AREA BETWEEN 15 AND 65 FEET FROM THE SOUTH PROPERTY LINE, REGARDLESS OF THE SLOPE ENCOUNTERED

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

2/6/21

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
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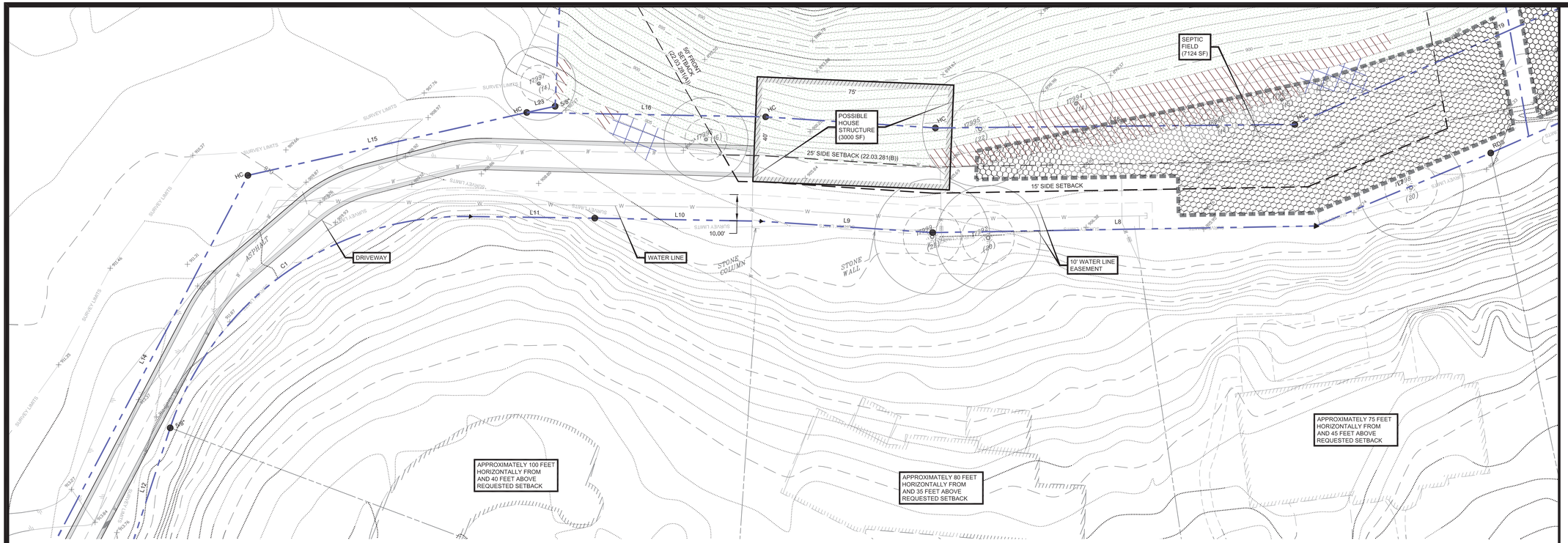
www.tleng.net
TBPE Reg. No.: F-10220 © Copyright 2012

DATE
REVISION

PROJECT: SEVEN POINT SEVEN RANCH
CARAVAN CIRCLE, WEST LAKE HILLS, TX 78746

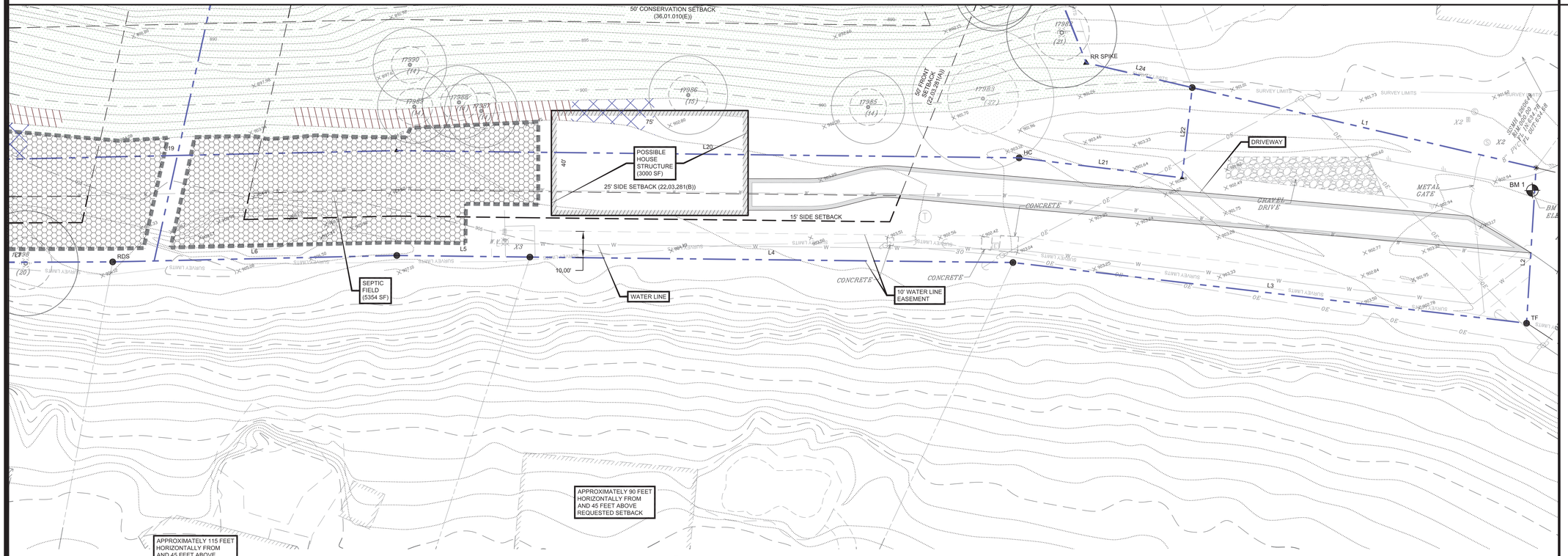
SHEETNAME: SLOPE MAP

DATE ISSUED: February, 2021
DESIGNED BY: RCT
DRAFTED BY: BH/JH
JOB NUMBER: 1705
SHEET: 1 OF 3



1 LOT 1 CONCEPT LAYOUT

SCALE: 1:20



2 LOT 2 CONCEPT LAYOUT

SCALE: 1:20

SCALE: 1" = 20'

0 10 20 40

SCALE: 1" = 20'

0 10 20 40

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DATE

REVISION

SEVEN POINT SEVEN RANCH
CARAVAN CIRCLE, WEST LAKE HILLS, TX 78746
PROJECT

LOTS 1 AND 2 CONCEPT LAYOUTS
SHEET NAME

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

2/6/21

DATE ISSUED
February, 2021

DESIGNED BY	DRAFTED BY
RCT	JEH

JOB NUMBER
1705

SHEET
2 OF 3

1 APPROXIMATE LOT 1 HOME & SEPTIC AREA

SCALE: NTS

2 APPROXIMATE LOT 1 & LOT 2 JOINT PROPERTY LINE

SCALE: NTS

3 APPROXIMATE LOT 2 HOME & SEPTIC AREA

SCALE: NTS

Thompson Land Engineering, LLC (F-10220)

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2/8/21

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DATE

REVISION

PROJECT
SEVEN POINT SEVEN RANCH
CARAVAN CIRCLE, WEST LAKE HILLS, TX 78746

SHEET NAME
PHOTOS OF SITE

DATE ISSUED
February, 2021

DESIGNED BY: RCT
DRAFTED BY: JEH/RCT

JOB NUMBER
1705

SHEET
3 OF 3

SEVEN POINT SEVEN RANCH SUBDIVISION

SLOPE ANALYSIS

LOT 1	3.78 AC		
SLOPE	SQ. FT.	ACERAGE	% OF TOTAL
0% - 15% 15%	22,932	0.53	14.0
- 25%	7475	0.16	4.2
25% - 30%	7180	0.17	4.5
30%+	127,012	2.92	77.3
TOTAL	164,556	3.78	100

LOT 2	3.78 AC		
SLOPE	SQ. FT.	ACERAGE	% OF TOTAL
0% - 15% 15%	34,380	0.79	20.9
- 25%	9001	0.21	5.6
25% - 30%	11,049	0.25	6.6
30%+	110,035	2.53	66.9
TOTAL	164,465	3.78	100

LEGEND

- 0% - 15%
- 15% - 25%
- 25% - 30%
- > 30%

VARIANCES NEEDED:

.

1) ALLOWANCE OF MORE THAN 50% OF THE LOT TO HAVE SOPES > 30% IN SLOPE
(SEC 36.01.009(2)(E))

.

2) REDUCTION OF SIDE SETBACK ON SOUTH PROPERTY LINE TO BE 15 feet (FROM 25 feet)
(SEC 22.03.281)

.

3) ALLOWANCE FOR THE PLANNING MAP TO NOT SHOW TWO 6,000 S.F. AREAS WITH A SLOPE OF < 30% FOR SEPTIC.
(SEC 36.01.011(e))

DRWN BY RCT/RH | DATE: 12/14/2020 | JOB NO.: 1705

7.7 RANCH SLOPE MAP
CARAVAN CIRCLE
WESTLAKE HILLS, TEXAS 78746

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)
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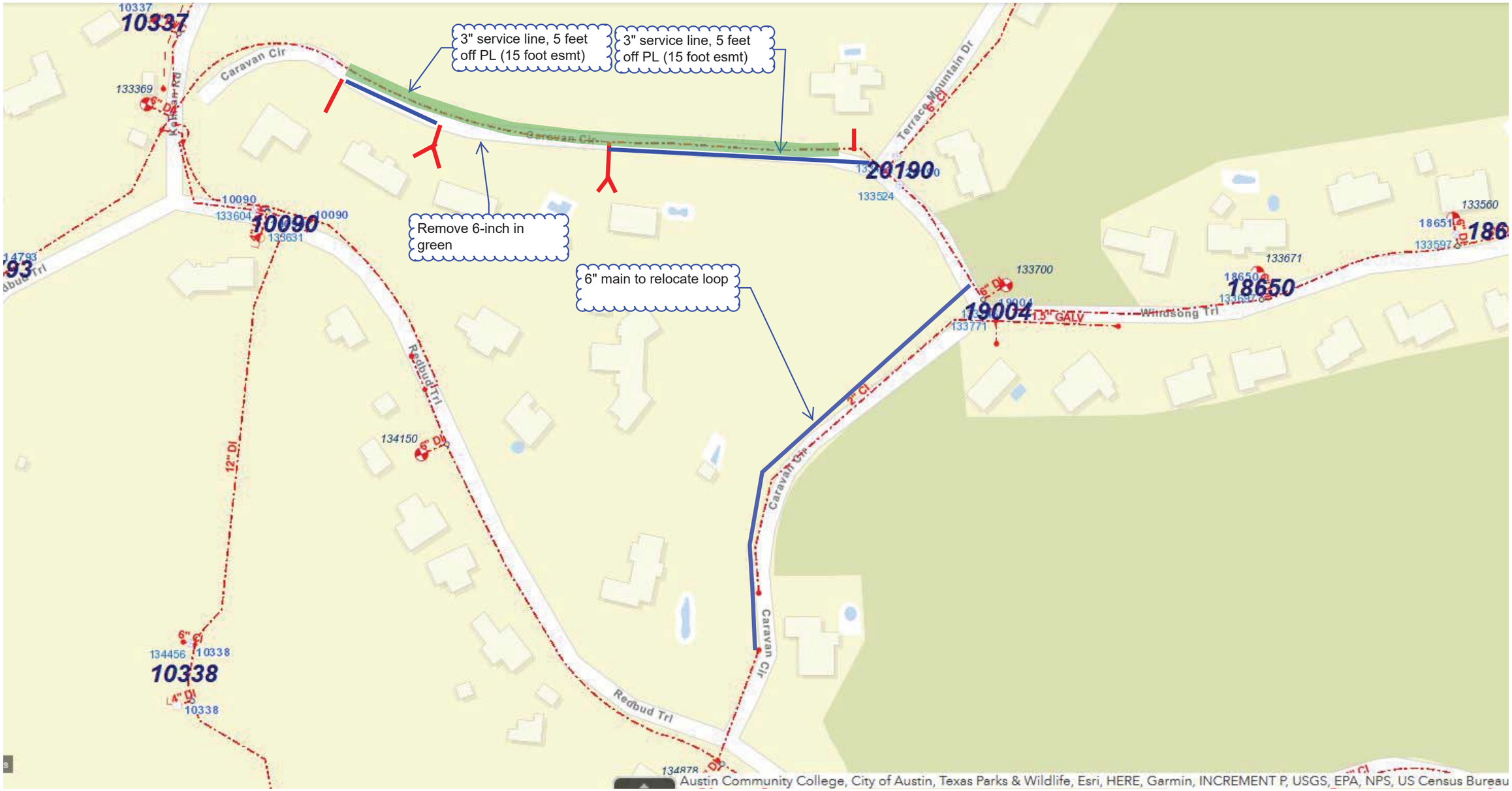
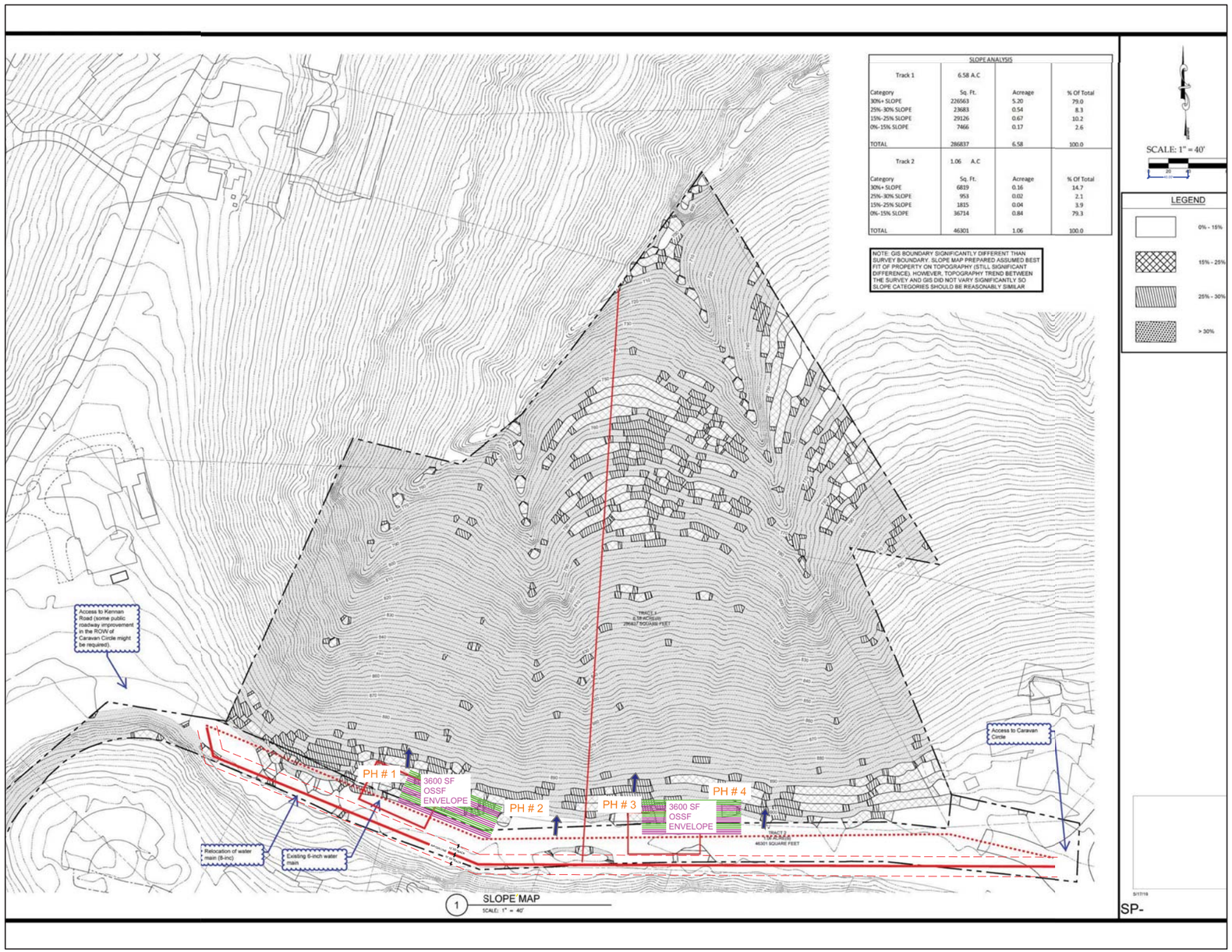

3" service line, 5 feet off PL (15 foot esmt)
3" service line, 5 feet off PL (15 foot esmt)
Remove 6-inch in green
6" main to relocate loop
10337
133369
Caravan Cir
Kyle Pass Rd
10090
133604
133631
Redbud Trl
134150
12" DI
6" DI
134456
10338
4" DI
Terrace Mountain Dr
6" CI
20190
133524
133700
19004
133771
15" GALV
Whirlsong Trl
133671
18650
133560
18651
133597
2" CI
Austin Community College, City of Austin, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau

DRAINAGE DIRECTION →

Any potable water line must maintain 10" separation to any ossf component.



Location of Installation:

Caravan Circle
Subdivision

PAGE # 1

Drawn BY:

JON MAASS, RS 4263
6513 THOMAS SPRINGS ROAD
AUSTIN, TEXAS 78736
512-297-2346

SCALE: 1" : 40'

PAGE # 2

Caravan Circle Subdivision

STATE OF MAINE
JONOTHAN MAASS
4263
REGISTERED
PROFESSIONAL SANITARIAN
09 24 20

Access to Kennan Road (some public roadway improvement in the ROW of Caravan Circle might be required).

780
790
800
810
820
830
840
850
860
870
880
890

PH # 1

3600 SF OSSF ENVELOPE

PH # 2

Relocation of water main (8-inc)

Existing 6-inch water main

WATER LINE

10' SETBACK

10' SETBACK

SCALE: 1" : 40'
PAGE # 3
Caravan Circle Subdivision

TRACT 1
6.58 ACRE(S)
286837 SQUARE FEET

PH # 2

PH # 3

3600 SF
OSSF
ENVELOPE

PH # 4

TRACT 2
1.06 ACRE(S)
46301 SQUARE FEET

Access to Caravan Circle

STATE OF TEXAS
JONOTHAN MAASS
4263
REGISTERED
PROFESSIONAL SANITARIAN

09-24-20

On-Site Sewage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 09-24-2020
County: Bastrop **Proposed Excavation Depth:** .NA
Name of Site Evaluator: Jon Maass **Registration Number:** SE 0028165

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Soil boring locations or dug pits must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon. Identify any restrictive features and indicate depths where features appear

Soil Boring Number .

Depth (Feet)		Texture Class	Soil Texture	Structure (For Class III blocky,platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	0" to 18"	III	Silty Clay Loam	Blocky			Gravel < 30%
1					No evidence of groundwater.	19" Rock	
2							
3							
4							
5							

Soil Boring Number .

Depth (Feet)		Texture Class	Soil Texture	Structure (For Class III blocky,platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	0" to 21"	IV	Clay	Massive			Gravel < 30%
1					No evidence of groundwater.	22" Rock	
2							
3							
4							
5							

Features of Site Area

Presence of 100 year flood zone	Yes	No X
Presence of adjacent ponds, streams, water impoundments	Yes	No X
Existing or proposed water well in nearby area	Yes	No X
Organized sewage service available to lot or tract	Yes	No X

I certify that the findings of this report are based on my field observations and are accurate to The best of my ability.

Jon Maass — 09-24-20
Signature of Site Evaluator **Date**

Drainage Statement

Site has slope ranging from 2% to 45% that conveys shete flow drainage over the majority of the property including possible OSSF areas, positive drainage should be able to be provided around any OSSF by berming or swales. Groundwater would be expected to be found at a depth of 300' in this area, there is suitable soil expected to provide adequate treatment of secondary treated effluent to protect groundwater.

Based on this site evaluation, the following systems may be utilized , these types of OSSFs will be compatible with area-wide drainage on the created lots.

- ☐ CONVENTIONAL
- ☒ DRIP
- ☐ ET
- ☐ GRAVELESS
- ☐ SURFACE IRRIGATION
- ☐ LEACHING CHAMBER
- ☐ LPD AEROBIC
- ☐ MOUND
- ☐ SOIL SUBSTITUTION
- ☐ OTHER

POSITIVE DRAINAGE MUST BE PROVIDED FOR ANY TYPE OSSF TANKS & FIELD
2' MINIMUM SEPARATION MUST BE PROVIDED BETWEEN CONFIRMED SURFACE GROUNDWATER & BOTTOM OF EXCAVATION

Site has slope ranging from 2% to 45%, drainage features are present, minimum drainage requirements should be able to be provided.

STATE OF TEXAS
JONOTHAN MAASS
4263
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09-24-20

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512-297-2346

jon@jmiossf.com

SCALE NOT TO SCALE
PAGE # 5
PERMITTING AUTHORITY:
City of West Lake Hills

Proposed
Caravan Circle Subdivision

Property ID #

Soil Map—Travis County, Texas

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2018—Nov 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrF	Brackett soils and Urban land, 12 to 30 percent slopes	10.4	88.7%
UuE	Urban land and Brackett soils, 1 to 12 percent slopes	1.3	11.3%
Totals for Area of Interest		**11.8**	**100.0%**

Soil Health - Bulk Density and Texture

Bulk density is a physical soil property measured by the ratio of dry weight of soil to its volume.

Significance

Bulk density is one of several soil properties frequently used as a measure of soil health (Volchko, et al., 2014) and is an indicator for soil compaction and root restriction. Even though bulk density varies with soil texture, it is a dynamic soil property that changes based on soil management with different soil cover, amount of organic matter, soil structure, and porosity (USDA, 2008). It influences water movement in the soil, root growth and penetration and seed germination. Some of the practices that can improve bulk density include increasing organic matter content, reducing soil disturbance when the soil is wet, and maintaining soil surface protection with a cover crop, especially multi-species that can provide a wide range of root penetration.

Bulk density influences plant growth and engineering applications. Within a family level particle-size class, bulk density is an indicator of how well plant roots are able to extend into the soil. Bulk density is used to calculate porosity. Bulk density at a water tension of 1/3 bar (33 kPa) is used for soil classification in the required characteristics for andic soil properties and in the criteria for Andic, Aquandic, and Vitrandic subgroups.

Factors Affecting Bulk Density

Inherent - Bulk density is dependent on soil texture and the densities of soil mineral (sand, silt, and clay) and organic matter particles, as well as their packing arrangement. Generally, loose, porous soils and those rich in organic matter have lower bulk density. Sandy soils have relatively high bulk density since total pore space in sands is less than that of silt or clay soils. Finer-textured soils that have good structure, such as silt loams and clay loams, have higher pore space and lower bulk density compared to sandy soils.

General relationship of soil bulk density to root growth based on soil texture

Soil Texture	Ideal bulk densities for plant growth (g/cm3)	Bulk densities that restrict root growth (g/cm3)
Sandy	Less than 1.60	More than 1.80
Loamy	Less than 1.40	More than 1.65
Clayey	Less than 1.10	More than 1.47

Dynamic - Bulk density is changed by crop and land management practices that affect soil cover, organic matter, soil structure, and/or porosity. Cultivation can result in compacted soil layers with increased bulk density. Livestock as well as the use of agricultural and construction equipment exert pressure that compacts the soil and reduces porosity, especially on wet soils. Freeze-thaw action in the soil can lead to lowered bulk density.

Database Entries

Methods: In general, there are two broad groupings of bulk density methods. One group is for soil materials coherent enough that a field sample can be removed, and the other group is for soils that are too fragile to remove a sample and therefore an excavation operation must be performed. In the former group, there are clod methods in which the sample has an undefined volume and is coated and then the volume is determined by submergence. Also under the former there are various methods in which a cylinder of known volume is obtained of soil sufficiently coherent that it remains in the cylinder. The detailed procedures are outlined in Soil Survey Investigations Report No. 42, Soil Survey Laboratory Methods Manual, Version 5.0, November 2014, USDA, NRCS.

Bulk density, one-third bar is the oven-dried weight of the less than 2 millimeter soil material per unit volume of soil at a water tension of 1/3 bar (33 kPa). The bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material. Three columns represent the low, representative value (RV), and high values expected in the soil horizon.

Bulk density is used to convert the results of other soil measurements from a weight to a volume basis.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly." The representative texture of each horizon is displayed.

References:

Soil Survey Staff. 2014. Kellogg Soil Survey Laboratory Methods Manual. Soil Survey Investigations Report No. 42, Version 5.0. R. Burt and Soil Survey Staff (ed.). U.S. Department of Agriculture, Natural Resources Conservation Service.

United State Department of Agriculture, Natural Resources Conservation Service. 2008. Soil Quality Indicators – Bulk Density.

Volchko Y, Norrman J, Rosèn, and Norberg T. 2014. A minimum data set for evaluation the ecological soil functions in remediation projects. J Soils Sediments 14:1850-1860.

Report—Soil Health - Bulk Density and Texture

Soil Health - Bulk Density and Texture–Travis County, Texas							
Map symbol and soil name	**Pct. of map unit**	**Horizon name**	**Depth (inches)**	**USDA texture - RV**	**Bulk density 1/3 bar low (g/cm3)**	**Bulk density 1/3 bar RV (g/cm3)**	**Bulk density 1/3 bar high (g/cm3)**
BrF—Brackett soils and Urban land, 12 to 30 percent slopes							
Brackett	48	A	0-6	Gravelly clay loam	1.30	1.40	1.50
		Bw	6-18	Clay loam	1.30	1.43	1.55
		Cr	18-60	Bedrock			
Urban land	20	M	0-10	Material			
UuE—Urban land and Brackett soils, 1 to 12 percent slopes							
Urban land	40	M	0-10	Cemented material			
Brackett	35	A	0-6	Gravelly clay loam	1.30	1.40	1.50
		Bw	6-18	Clay loam	1.30	1.43	1.55
		Cr	18-60	Bedrock			

Data Source Information

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Soil Health - Aggregate Stability (West US)

Definition of What is Estimated

Aggregate stability is defined as the stability of macroaggregates (1-2 mm in size) against flowing water and is expressed as percent stable aggregates of the less than 2mm fraction. It is estimated from the organic matter content, total clay, and sodium adsorption ratio. Aggregate stability values are provided for horizons within the upper 6 inches, but not for sandy and organic surface layers.

Significance

Soil aggregate stability is an important soil property affecting soil health and crop production. It is important for stabilizing soil structure, increasing water infiltration, and reducing erosion.

Soil aggregates are the smallest unit of soil structure. They are composed of decaying particulate organic matter, clay particles, microbial products, and fine roots. Aggregates are generally divided into macroaggregates (greater than 250 µm) and microaggregates (less than 250 µm). The size, strength, and stability of aggregates depend upon the stabilizing agents involved. They can be classified as temporary, transient, or persistent. Improved aggregate stability leads to increased water infiltration and storage in the profile, reduced erosion, and soil structure that is resistant to compaction. Increases in soil organic carbon improves aggregation and aggregate stability, which protect carbon compounds enmeshed in the aggregates from decomposition, leading to carbon sequestration.

Factors Affecting Soil Aggregation and Aggregate Stability

Inherent Factors - Microaggregation is generally considered to be an inherent property of the soil. Persistent binding agents include highly decomposed, high molecular weight organic materials (e.g., humic compounds), polymers, and polyvalent cations (e.g., calcium, aluminum, iron) that have a heterogeneous, non-specific structure. These agents are associated with microaggregation as well as soil organic carbon (SOC) sequestration. These persistent compounds are found in the interior of aggregates, forming organo-mineral complexes via the polyvalent cations. These agents are long-lasting, and the degree of aggregation formed by them is considered part of the inherent soil properties. Generally, management does not impact soil microaggregation. Soils naturally high in clay and polyvalent cations are likely to form more microaggregates.

Dynamic Factors - Transient binding agents consist mainly of complex carbohydrates, or polysaccharides, and organic mucilages. As plant residues and compounds extruded by plant roots decompose, bacteria release mucilages that are complex carbon-rich carbohydrates. These carbohydrates serve as binding agents, or “glues,” to which clay particles can be adsorbed and bound together. The polysaccharides are non-humic compounds of high molecular weight and comprise about 20 to 25% of the soil humus. They are critical for binding microaggregates together, via polymer and polyvalent cation bridges, to form larger macroaggregates. Although binding with clay particles does provide some protection against decomposition, these binding agents generally decompose within a few weeks and need to be continually renewed through actively growing plants, decaying residues, or organic amendments.

Temporary binding agents consist of plant roots, especially fine roots and root hairs, fungal hyphae, and bacterial and algal cells. These agents develop along with plant roots, forming a network that entangles mineral particles, through adsorption, to form macroaggregates. As roots cease to grow, the amount of these temporary agents is reduced. Planting cover crops or perennial plants maintains living roots longer in the soil, thus maintaining and strengthening the aggregates. Tillage reduces the amount of roots and the microbial biomass, especially in the surface horizon.

Consequences of Weak Aggregates

The first step in erosion is the breakdown of surface aggregates. Aggregates at the soil surface are weakened if the binding agents degrade at rates exceeding replenishment rates. These aggregates can be broken apart by outside forces, of which raindrops, wind, and tillage are among the most important. Changes in soil chemistry, such as increased sodicity of the soil, can also contribute to aggregate breakdown. As aggregates are broken down, the component particles clog the surface pores and surface sealing and crusting follow. This process results in reduced water infiltration, ponding, increased runoff and erosion, and sediment transport on and off site. Its occurrence can be minimized by strengthening aggregates.

Additionally, reducing the size and strength of the aggregates throughout the profile weakens soil structure so that it is more easily compacted by field operations, especially if the soil is too wet. Poor structure can lead to ponding after rainstorms, which can result in increased evaporation and less water in the profile that might otherwise have been available for crop growth.

Maintaining and increasing aggregation and aggregate strength can be accomplished through the implementation of soil health management systems. These systems may include reduced tillage operations (or preferably no tillage operations) and the incorporation of cover crops or a cash crop (such as winter wheat) into the rotation. Having crops and cover crops with varied rooting structures improves soil structure, as does maintaining living roots in the soil as long as possible. Studies have shown that plants will push into the rhizosphere, via the root system, about 20% of the carbon dioxide is fixed through photosynthesis. Those carbon compounds can support the soil microbial population, which is critical to soil structure, water infiltration, and nutrient cycling. Any management system that leads to increased soil organic carbon is likely to improve aggregate stability.

Measuring Aggregate Stability

Aggregate stability is determined by a wet sieving technique preceded by vacuum saturation of the 1-2 mm size aggregates as described in USDA-ARS (1966). Stable aggregates are corrected for sand greater than 0.25 mm as follows: Aggregate stability (%) = ((wt. of stable aggregates and sand) – (wt. of sand))/((wt. of sample) – (wt. of sand)).

References

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Report—Soil Health - Aggregate Stability (West US)

Soil Health - Aggregate Stability (West US)–Travis County, Texas						
Map symbol and soil name	**Pct. of map unit**	**Horizon Name**	**Depth (Inches)**	**Aggregate Stability low (Pct)**	**Aggregate Stability RV (Pct)**	**Aggregate Stability high (Pct)**
BrF—Brackett soils and Urban land, 12 to 30 percent slopes						
Brackett	48	A	0-6	63	73	85
Urban land	20	M	0-10	0	0	0
UuE—Urban land and Brackett soils, 1 to 12 percent slopes						
Urban land	40	M	0-10	0	0	0
Brackett	35	A	0-6	63	73	85

Data Source Information

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Soil Health - Compaction, Surface Sealing

Soil health is primarily influenced by human management, which is not captured in soil survey data at this time. These interpretations provide information on inherent soil properties that influence our ability to build healthy soils through management.

The ratings are both verbal and numerical. Numerical ratings indicate the propensity of individual soil properties to influence specific aspects of soil health management. The ratings are shown in decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest ability to enhance soil health (1.00) and the point at which the soil feature becomes least likely to enhance soil health (0.00).

The ratings for*soil susceptibility to compaction* are based on soil properties in the upper 12 inches of soil. Factors considered are soil texture, soil organic matter content, soil structure, rock fragment content, and the existing bulk density. Each of these factors contributes to the soil’s ability to resist compaction. Rating class terms indicate the potential for soil compaction. "Low" indicates that the potential for compaction is insignificant. Soils with a low rating can support standard equipment with minimal compaction. These soils are moisture insensitive, exhibiting only small changes in density with changing moisture content. "Medium" indicates that the potential for compaction is significant. The growth rate of seedlings may be reduced following compaction. After the initial compaction (i.e., the first pass of equipment), soils with a medium rating are able to support standard equipment with only minimal increases in soil density. These soils are intermediate between moisture insensitive and moisture sensitive. "High" indicates that the potential for compaction is significant. The growth rate of seedlings will be reduced following compaction. After initial compaction, soils with a high rating are still able to support standard equipment but will continue to compact with each subsequent pass. These soils are moisture sensitive, exhibiting large changes in density with changing moisture content.

The ratings for*soil susceptibility to surface sealing* are based on soil properties at the soil surface. They are applicable to conditions or times when the soil surface, or any portion of it, is exposed to the impact of raindrops and there is significant rain or sprinkler irrigation. Soil surfaces that are void of vegetative, canopy, residue, litter, or duff cover are the most vulnerable to surface sealing. Factors considered are exchangeable sodium, a silt/crusting index, water dispersible clay, and organic matter. Rating class terms indicate the soil's inherent potential to form a surface seal. "Low" indicates that the soil has a low inherent susceptibility to form a surface seal. These soils are not likely to form a surface seal. "Moderate" indicates that the soil has a moderate inherent susceptibility to form a surface seal. The potential to form a surface seal is significant. "High" indicates that the soil has a high susceptibility to form a surface seal. The inherent soil properties are highly conducive to forming a surface seal. Management that protects the soil from raindrop impact and minimizes soil disturbance helps prevent surface sealing. Plant and mulch cover can shield the soil from raindrop impact and so reduce sealing in otherwise susceptible soils. Soil management practices that increase organic matter content combined with the use of plant or residue cover for protection help prevent the formation of surface seals in most soils. Because tillage disrupts soil structure and aggregates, it accelerates the formation of seals. Management that minimizes soil disturbances and protects the soil from raindrop impact greatly increases infiltration and reduces runoff.

Report—Soil Health - Compaction, Surface Sealing

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top limitations for any given soil. The soil may have additional limitations]

Soil Health - Compaction, Surface Sealing–Travis County, Texas					
Map symbol and soil name	**Pct. of map unit**	**Soil Susceptibility to Surface Sealing**		**Soil Susceptibilty to Compaction**	
		Rating class and limiting features	**Value**	**Rating class and limiting features**	**Value**
BrF—Brackett soils and Urban land, 12 to 30 percent slopes					
Brackett	48	Moderate		Medium	
		Moderate organic matter relative to clay	0.20	Soil texture, 0-12 inches	1.00
		Moderate water dispersible clay	0.20	Rock fragments, 0-12 inches	1.00
		Moderate silt/crusting potential	0.09	Soil structure grade, 0-12 inches	1.00
				Subaerial	1.00
				Organic matter content, 0-30 cm	0.97
Urban land	20	Not rated		Not rated	

Soil Health - Compaction, Surface Sealing–Travis County, Texas					
Map symbol and soil name	**Pct. of map unit**	**Soil Susceptibility to Surface Sealing**		**Soil Susceptibilty to Compaction**	
		Rating class and limiting features	**Value**	**Rating class and limiting features**	**Value**
UuE—Urban land and Brackett soils, 1 to 12 percent slopes					
Urban land	40	Not rated		Not rated	
Brackett	35	Moderate		Medium	
		Moderate organic matter relative to clay	0.30	Soil texture, 0-12 inches	1.00
		Moderate water dispersible clay	0.30	Rock fragments, 0-12 inches	1.00
		Moderate silt/crusting potential	0.13	Soil structure grade, 0-12 inches	1.00
				Subaerial	1.00
				Organic matter content, 0-30 cm	0.97

Data Source Information

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Site
Kennan Rd
Kennan Rd
Terrace Mountain Dr
Terrace Mountain Dr
Calithea Rd
Wren Valley Cove
Redbud Trail
Redbud Trail
Redbud Trail
Redbud Trail
Caravan Cir
Caravan Cir
Windsong Trail
Windsong Trail
Google

Anjali Naini

From: Morgan Angelone [redacted] >
Sent: Thursday, January 21, 2021 12:40 PM
To: Anjali Naini
Subject: Opposition to Notice Sent

To Whom it May Concern:

I am writing to express my family's opposition to variance requests submitted by Ranch Dubois Holdings for the property located at "Caravan Circle between Kennan Road and Terrace Mountain Drive" in the City of West Lake Hills. We reside at 1103 Kennan Road. (Morgan, Alfonso and Vito Angelone)

We can be reached via email or phone if needed.

Thank you for your time and consideration,

Morgan Angelone
512-789-0858

Morgan Angelone
New School of Traditional Cookery
512-789-0858

Dai Due Butcher Shop & Supper Club
512-524-0688

Anjali Naini

From: Ed Hargett [redacted] >
Sent: Thursday, January 21, 2021 3:03 PM
To: Anjali Naini
Subject: Variance

RE: Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road and Terrace Mountain Drive

To Mr. Littrell,I am the property owner of 990redbud Trail.My property is next to the above mentioned property.I am opposed to the varinces.My cell is 512 917 6323 if you need to contact me.Thanks Ed Hargett

Ed Hargett
4204 Medical Pkwy.
Austin,Texas 78756
512 454 6249 x111

Anjali Naini

From: Julie Thu [redacted] >
Sent: Wednesday, January 20, 2021 9:21 PM
To: Anjali Naini
Subject: Opposition to Variance Request

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of West Lake Hills,

We are responding to a variance request initiated by Ranch Dubois Holdings for the property located at Caravan Circle between Kennan Rd and Terrace Mountain. Our house is continuous to the property.

We are opposed to the granting of the variances proposed for the tract/subdivision.

Thank you,

Julie & Chris Thu
1002 Redbud Trail

Anjali Naini

From: Mark pzsec
Sent: Tuesday, February 9, 2021 2:16 PM
To: Anjali Naini
Subject: FW: Ranch Dubois Holding Variance Requests

FYI

From: Janet Balser [redacted]
Sent: Tuesday, February 9, 2021 2:01 PM
To: Mark pzsec [redacted]
Subject: Ranch Dubois Holding Variance Requests

pzsec@westlakehills.org
Mark Littrell, Zoning & Planning Secretary
City of West Lake Hills, Texas
pzsec@westlakehills.org

Dear Mr. Littrell,

Regarding the variance requests by Ranch Dubois Holding, for the property located at Caravan Circle between Kennan Road and Terrace Mountain Drive:
As a 30 year resident of 925 Terrace Mountain Drive, I am opposed to these variances.

Regards,
Janet Balser
925 Terrace Mountain Drive
512-784-4813
[redacted]

City of West Lake Hills
Received
JAN 27 2021

John Covert Watson
1004 Redbud Trail
West Lake Hills, Texas 78746

City of West Lake Hills
Zoning & Planning Commission
Attn: Mark Littrell, Secretary
911 Westlake Drive
West Lake Hills, Texas 78746

RE: "Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road and Terrace Mountain Drive

Dear Mr. Littrell,

As a landowner and resident of a property sharing the southern boundary line of the above referenced property for over 50 years, I have significant concerns about the requested variances to the City's Code of Ordinances.

As a result, please note that I am opposed to these changes.

Sincerely,

John Covert Watson

City of West Lake Hills
Received
JAN 25 2021

John G. & Susan H. Nicklos
1000 Redbud Trail
West Lake Hills, Texas 78746
(512) 924-2937

City of West Lake Hills
Zoning & Planning Commission
Attn: Mark Littrell, Secretary
911 Westlake Drive
West Lake Hills, Texas 78746

RE: Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road and Terrace Mountain Drive

Dear Mr. Littrell,

Thank you for your above referenced notification.

Please note that as property owners that share a common boundary line to the south of the Subject Property, we are opposed to the requested variances as listed in the above mentioned Notice.

Sincerely,

Susan and John Nicklos

SUBDIVISION
STAFF REPORT **FEBRUARY 17, 2021**

Project Address: 803 Westlake Drive

Project Number: 16329

Agenda Item: Land Use: **803 Westlake Drive:** Discussion/recommendation on an application to subdivide a tract of land into an eight-lot single family subdivision for a property zoned R-1. (West Lake Hills Code Chapter 36). Owners Doyle & Colleen Moore/Power of Attorney Terry Irion.

Applicant Information: Owners Doyle & Colleen Moore/Power of Attorney Terry Irion

Hearing Dates:
February 17, 2021 ZAPCO
February 24, 2021 City Council

Location: The subject property is located on Westlake Drive, between Buckeye Trail and Carrara Drive.

Zoning & Site Characteristics:
The subject tract and adjacent properties are zoned R – 1 – One-Family Residential.
The subject is approximately 8.423 acres.

Background & Analysis:
The applicant submitted an application to subdivide a tract of land into an eight-lot residential subdivision. The tract is unique in that an agreement was executed in 1972 (and a variance was approved) allowing the property to be subdivided into eight lots at any point in the future after right-of-way was conveyed to the City. An amendment to the Subdivision regulations was subsequently approved, allowing for the lots to be one acre minus any area conveyed to the City for right-of-way.

Several outstanding comments remain for this subdivision, which are included in the packet.

Subdivision Regulations:
This plat is following 1972 regulations for lot size, dimensions and density. Those regulations are included in the packet. Otherwise, the plat follows the current subdivision regulations in Chapter 36 of the Code for informational and procedural requirements.

Per State law (Local Government Code Chapter 212), cities must act on a plat within 30 days of being considered a complete application. This application was considered administratively complete on December 21, 2020. In mid-January 2021, the applicant requested a 30-day extension as permitted under LGC 212, which was granted by the City.

Lighting
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
The application is proposing an eight-lot residential subdivision.

Comprehensive Planning Analysis
The proposed current and future land use complies with the City's Comprehensive Plan.

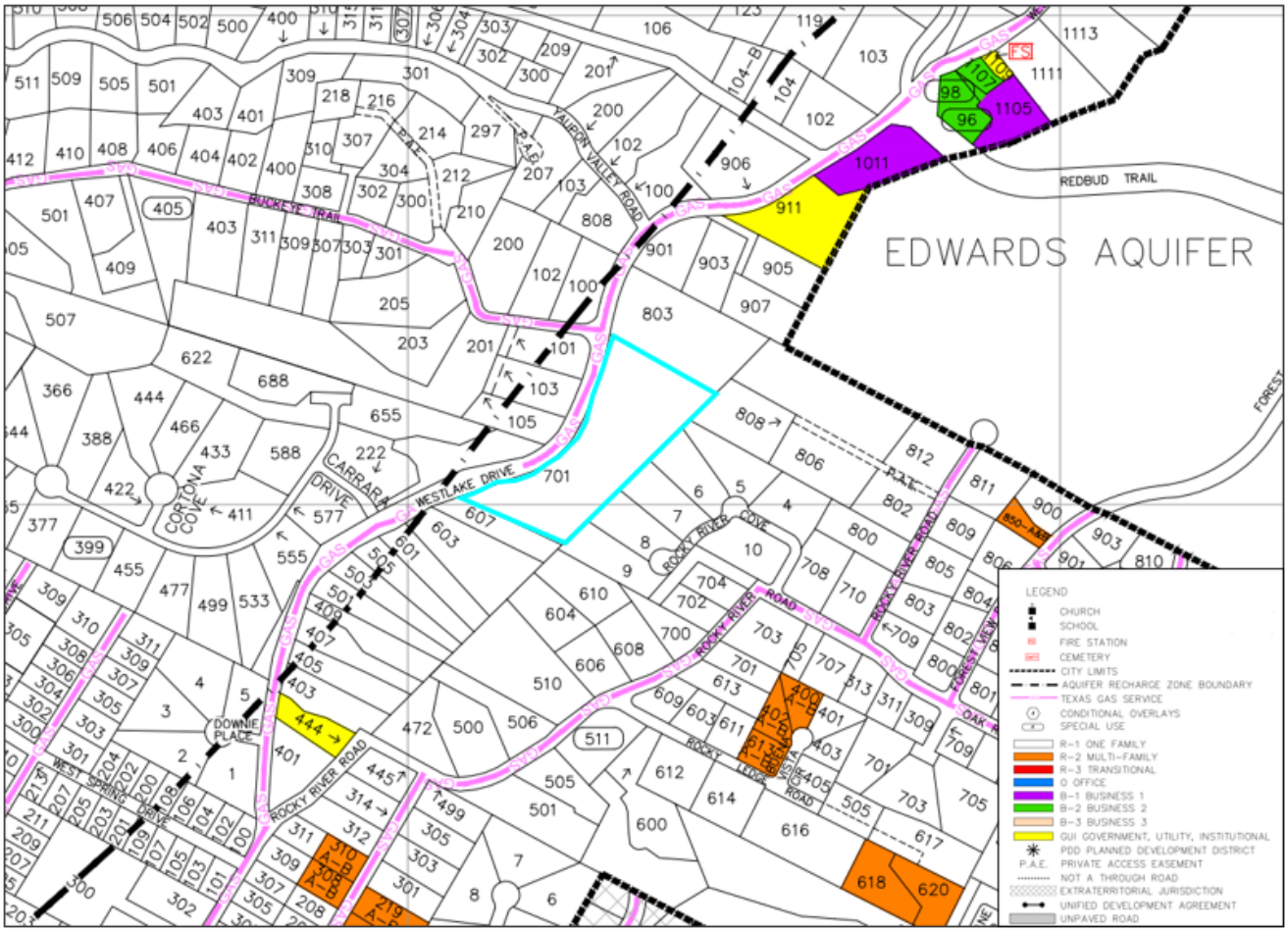
Staff Recommendation
The staff recommendation is denial (due to outstanding comments that need to be addressed). Alternatively, ZAPCO may consider approval conditioned upon all remaining comments being addressed prior to plat recordation.

Links to Relevant Code:

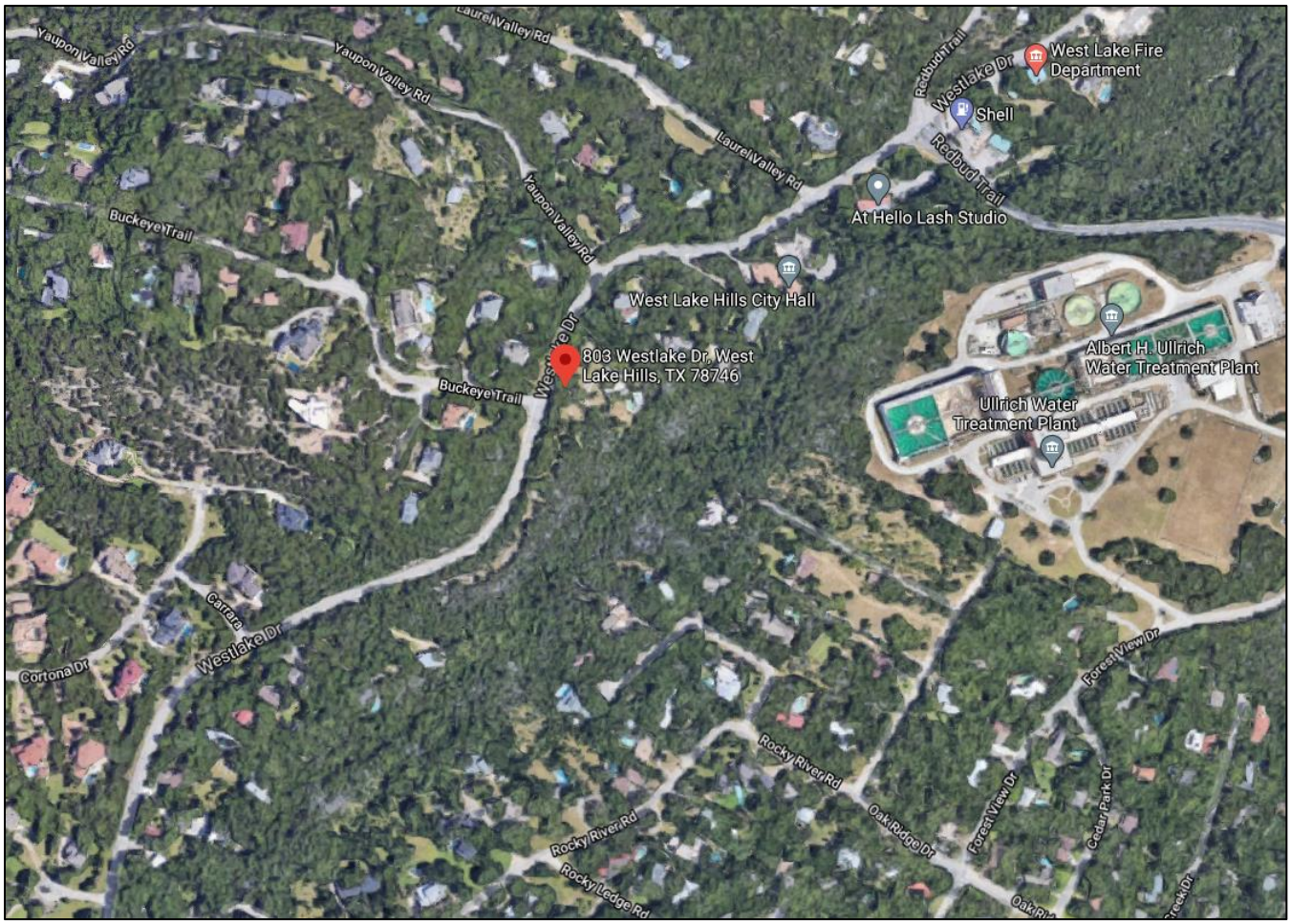
- **Sec. 22.03.281 Schedule of Regulations**
- **Chapter 36 Subdivisions**
- **Texas Local Government Code Chapter 212 Municipal Regulation of Subdivisions**

***
(Maps to follow)

Zoning:


EDWARDS AQUIFER
REDBUD TRAIL
WESTLAKE DRIVE
ROCKY RIVER ROAD
ROCKY RIVER COVE
CARRARA DRIVE
CORTONA COVE
DOWNIE PLACE
WEST SPRING DRIVE
YAUPON VALLEY ROAD
BUCKEYE TRAIL
FOREST VIEW
OAK RIDGE
LEGEND
CHURCH
SCHOOL
FIRE STATION
CEMETERY
CITY LIMITS
AQUIFER RECHARGE ZONE BOUNDARY
TEXAS GAS SERVICE
CONDITIONAL OVERLAYS
SPECIAL USE
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
PDD PLANNED DEVELOPMENT DISTRICT
P.A.E. PRIVATE ACCESS EASEMENT
NOT A THROUGH ROAD
EXTRATERRITORIAL JURISDICTION
UNIFIED DEVELOPMENT AGREEMENT
UNPAVED ROAD

Aerial:


Yaupon Valley Rd
Laurel Valley Rd
Redbud Trail
Westlake Dr
West Lake Fire Department
Shell
At Hello Lash Studio
Buckeye Trail
West Lake Hills City Hall
803 Westlake Dr, West Lake Hills, TX 78746
Albert H. Ullrich Water Treatment Plant
Ullrich Water Treatment Plant
Carrara
Cortona Dr
Forest View Dr
Rocky River Rd
Oak Ridge Dr
Cedar Park Dr
Rocky Ledge Rd

SUBDIVISION APPLICATION

Date Received: _____ Received By: _____

Amount Due $_____ Date Payment Received: _____

Admin Complete Date: _____ Permit

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: Doyle & Colleen Moore Phone: (512)328-0002

Email: [redacted]

Address: 8105 Danforth Cv City: Austin State: TX Zip: 78746

Agent*: Terry Irion Phone: _____

Email: _____

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

Please submit Power of Attorney form designating authorized agent.

SUBDIVISION INFORMATION

Property Address: 803 Westlake Drive

Subdivision Name: Westlake Drive Subdivision

Tax Parcel ID: 114925 Total Acreage: 7.8290

Type of Plat: Replat ☐ Amending Plat ☐ Minor Plat ☑ Preliminary Plat ☐ Major Plat ☐

Final Plat ☐ Plat Vacation ☐

Proposed number of lots: 8 Will project be connecting to central sewer? Y ☑ N ☐

Current Zoning Classification: R1 Proposed Land Use: Single Family

Does subdivision require variances? Y ☐ N ☑

If the subject area is already subdivided, please complete below:

SUBDIVISION APPLICATION

Recorded in: Volume #:_____ Page #:_____ Instrument #:_____

Briefly describe purpose of project:
To divide the property into 8 lots per the agreement with council

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described herein is owned by me and all others as assigned below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form). If said property is owned by a corporation, please list title and name of corporation.

Robin M. Moore — 11-23-2020
Signature — Date

Robin M. Moore
Printed Name

Ruby Aguilar — 11/23/20
Notary — Date

RUBY AGUILAR
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/04/2023
NOTARY ID 13187865-4

SUBDIVISION APPLICATION

APPLICATION CHECKLIST

Application Requirements *(refer to City Code Chapter 36)*

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Tax certification
- ☐ Plat Document (must include required approval/signature blocks and other contents as required, depending on type of plat. Refer to Code Chapter 36 for all requirements)
- ☐ Proof of ownership of subject property
- ☐ Letter addressed to the chair of the Zoning & Planning Commission (if plat requires ZAPCO/City Council approval)
- ☐ Plat document prepared by surveyor/engineer, including all required signature blocks and plat notes
- ☐ Variance approval letter, if applicable
- ☐ Approvals from all other applicable entities (Water District 10, ESD 9, TxDOT, TCEQ, Austin Energy, OSSF/Sewer verification, etc.)
- ☐ Existing or proposed covenants and restrictions
- ☐ Construction Plans, if applicable
- ☐ 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
- ☐ Traffic Impact Analysis, if applicable
- ☐ Other applicable information as required by staff and City Code

APPROVAL PROCESS & PROCEDURES

Public Hearings

Some types of subdivision applications require action by the Zoning and Planning Commission (ZAPCO), which meets on the third (3rd) Wednesday of the month (does not meet in December) 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.

Pre-Application Meeting

Subdivision pre-application meetings are required before filing an application. Please schedule a meeting by contacting planner@westlakehills.org. A concept plan needs to be prepared prior to scheduling a pre-application meeting.

Complete Application

An application must be considered complete by staff (official filing date) in order to be routed for technical review or be placed on an agenda for consideration. The filing date is the tenth (10th) business day after a submission has been submitted to the City if the City Administrator or designee has not yet acted on the submission.

SUBDIVISION APPLICATION

STAFF NOTES

For Completion by Staff Only

Official Filing Date (Administratively Complete):_____

Date of ZAPCO Hearing: _____

ZAPCO Recommendation: _____

Date of City Council Hearing: _____

City Council Action:_____

Notes:

_____

_____

_____

SUBDIVISION APPLICATION LETTER

11/09/2020
Date

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

Dear Chairperson,

We hereby submit a Proposed Plat to be known as Fianl Plat Moore Estates Subdivision
Name

for your review on _____ and recommendation to the City Council for
Date

approval. The following is requested:_____

_____

_____

Favorable consideration of our Subdivision is requested.

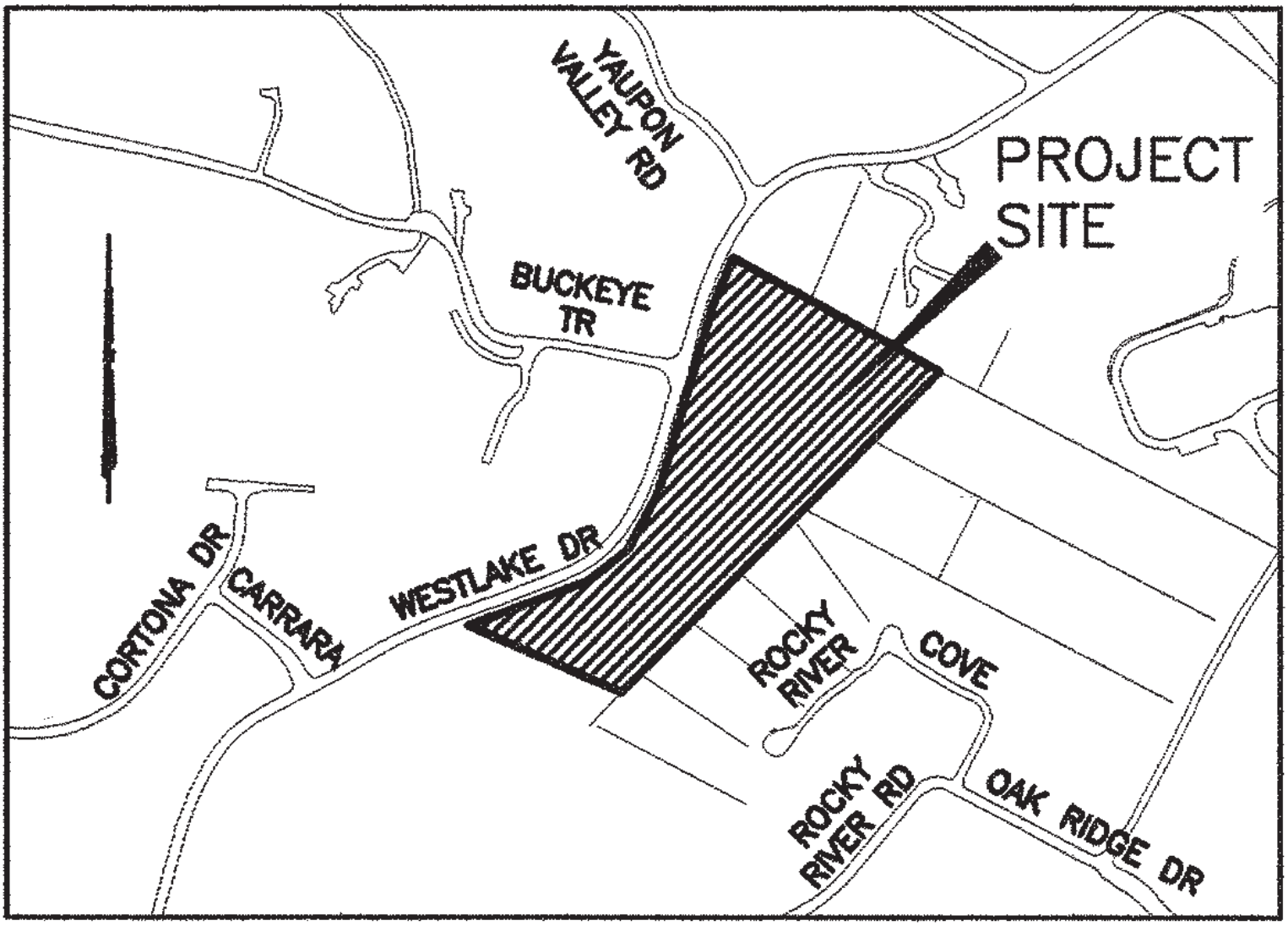
Sincerely,

Robin Moore, Doyle More, and Sherry Waldrop, Applicant
Name

_____
Address

_____
City State Zip

_____
Phone Number



VICINITY MAP

N.T.S.

SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

TERRENCE L. IRION
[redacted]
(512) 615-6653

November 17, 2020

Travis Askey, City Administrator
Anjalie Naini, City Planning Director
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Via email: taskey@westlakehills.org
Via email: anaini@westlakehills.org

Re: 801 West Lake Drive; Moore Estates Subdivision

Dear Travis and Anjalie,

Enclosed please find the Moore Family Trust Subdivision application package which is being submitted by the project engineer through the formal subdivision submittal process.

What makes this application unique is that the City Council, by ordinance, established separate subdivision standards for this particular subdivision in 1972. Those standards are still in effect. The standards are not consistent with current code and, as a result, supersede the current subdivision and zoning code standards where the latter are in conflict. This was discussed with both of you in the Chapter 245 Local Government Code Determination process.

The Moore Family is respectful of the fact that the community development values have evolved in the fifty years since the City Council approved the specific development standards for this property pursuant to a contract for which valuable consideration was paid. As a result, the family is offering development restrictions that go beyond the requirements established in Ordinance 55B in the form of Plat Note Restrictions that accommodate the current community values. For example; the family is willing to offer the following restrictions on its development:

1. There will be a conservation/no disturbance easement of varying width as shown on the Plat at the back of each lot which will leave the canyon as the dense woods that it is today.

2. There will be limit of construction footprint established at the time the Plat construction site plan is approved that will limit site disturbance to the approved limits of construction.

3. A joint-use driveway will be built to reduce the number of access points to Westlake Drive from eight individual private driveways to two.

4. They applicant will mitigate for trees removed during construction of the Joint Use Access Easement and eight building pad sites by planting of trees and shrubs between the JUAE and the Westlake Drive right-of-way, spaced to provide the maximum density for healthy screening at maturity. Invasive species will be removed to make way for such new plantings. Any additional mitigation not satisfied by plantings between the Westlake Drive right-of-way and JUAE may be satisfied by payment of a fee in lieu payable at the time of the engineer's concurrence letter on subdivision infrastructure construction. This fee in lieu will supplement the required mitigation not satisfied by the planting of trees and shrubs along the Westlake Drive street frontage and will be capped at $40,000.00. No variance will be required to remove a tree within the JUAE or building site limits of construction, but mitigation at the City Ordinance rate will be provide.

Applicant looks forward to a prompt review and processing of this subdivision application which has been in informal review since the spring. Thank you for your attention to this matter.

Very truly yours,

Terrence L. Irion

TLI:kc

Encl.

cc: Ric Thompson
Steve Gardner
Frosty Moore
Robin Moore
Sherry Waldrop

AN ORDINANCE

AN ORDINANCE ESTABLISHING SUBDIVIDING REQUIREMENTS FOR BUILDING SITES AND STREETS IN WEST LAKE HILLS, PROVIDING FOR REVIEW BY THE ZONING AND PLANNING COMMISSION, A FILING FEE, FILING PERIOD, RECORDING OF PLAT, MINIMUM LOT DIMENSIONS, STREET SPECIFICATIONS, WATER AND SEWAGE APPROVALS, DRAINAGE, EXCEPTIONS AND APPEALS, REPEAL OF EARLIER ORDINANCE, AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED $100.00 FOR EACH DAY OF VIOLATION AND PROVIDING FOR SEVERABILITY.

WHEREAS the City Council of the City of West Lake Hills has found that it is necessary to revise the present Ordinance concerning subdivision of property within the boundaries of the City of West Lake Hills and within one half mile of its boundaries in order to continue the development of the City area in keeping with its present standards, to protect property from flooding, maintain control of traffic, and to provide for the adequate assimilation of sewage by the soil:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS:

SECTION 1. The City Council requires that subdivision of any lot, tract or parcel of land into two or more lots or sites for the purpose of sale or of building development, whether immediate or future, and the resubdivision of land or lots, shall be subject to the prior approval of the City Council in accordance with the terms of this Ordinance and applicable State Law.

SECTION 2. A preliminary plan of any proposed subdivision shall be submitted to the West Lake Hills Zoning and Planning Commission for approval and subsequent recommendation to the City Council. The preliminary plan shall consist of a drawing on tracing paper drawn to a scale of one inch equals 100 feet or less and shall show the following information:

(a) The date, scale, north direction, a key plan showing location of the tract, the title under which the plat is to be recorded, and the name of the owner, engineer, or surveyor.

(b) The existing boundary lines and acreage of the land to be subdivided, and the property lines and names of owners of adjacent properties.

(c) The location of the center line of existing watercourses and other similar drainage and transportation features, and the location and sizes of existing streets, alleys, easements, lots and public areas on or adjoining any part of the land.

(d) The location, size, and flow line of all existing drainage structures on the land being subdivided and on adjoining tracts.

(e) The names, locations, widths and dimensions of proposed streets, alleys, easements, parks and other public spaces, sites for all private uses, lot lines and building lines.

(f) A copy of all deed restrictions applicable to the land shall accompany each such plat for information of the Commission and City Council.

Subdivision Ord. No. 55

SECTION 3. When the subdivision is a portion of a tract later to be subdivided in its entirety, a general development plan of the entire subdivision, showing a schematic layout of the entire tract, shall be submitted with the preliminary plan of the portion first to be subdivided.

SECTION 4. The preliminary plan shall be accompanied by a minimum filing fee of $10.00 or $1.00 per lot, whichever is greater.

SECTION 5. Plats shall be delivered to the Chairman of the Zoning and Planning Commission for checking, verifying, and preparing the recommendations of the Commission to the City Council. The Commission shall act on any application that is submitted in proper form on or before the 20th day of any given month so that recommendations can be given to the City Council at its regular meeting on the first Tuesday of the following month. Approval of a preliminary plan shall not constitute final approval of the subdivision. When a preliminary plan has been approved by the Commission, the plat shall be submitted within six months thereafter; otherwise, approval of the preliminary plan shall terminate unless the time for filing of the plat is extended by the City at the request of the subdivider.

If the preliminary plan meets the requirements set forth for a plat, the Commission may, on request of the subdivider, consider such preliminary plan as a plat and approve or disapprove the same as such; provided, that such action is taken within thirty days from the date of its filing. The plat shall be drawn in black ink upon permanent tracing material to a scale of one inch equals 100 feet or less and shall show the following information:

(a) Date, subdivision title, scale and north direction indicator.

(b) The names of the adjoining subdivisions or the names of the adjoining property owners, together with the respective plat or deed references.

(c) The lines and dimensions of all lots, the lines and names of all proposed streets or other ways or easements, including a statement of the purpose for which such easements are dedicated, and also the lines and names of other open spaces to be dedicated for public use or granted for use of the inhabitants of the subdivision.

(d) Restrictive covenants imposed on the land.

(e) A statement signed and acknowledged by the owner dedicating all streets, alleys, easements, parks, and other open spaces to public use.

(f) The signature of the Zoning and Planning Commission Chairman attesting approval of the plat.

(g) A statement concerning septic system tank and drainage field as approved by the City-County Health Officer.

(h) A certificate bearing the signature and seal of the engineer or surveyor who made the survey that the requirements of this Ordinance have been complied with.

SECTION 6. After a plat has been approved by the City Council, the owner or subdivider shall cause such plat to be recorded in the plat records of Travis County within sixty days or the City's approval shall be null and void. The owner or subdivider shall furnish an 18" x 24" cloth copy of the plat to the City Building Inspector.

SECTION 7. The minimum dimensions for interior residential lots shall be not less than 100 feet at the building line and not less than 140 feet deep and shall contain a minimum of 18,000 (eighteen thousand) square feet. The minimum width of residential corner lots shall be not less than 120 feet. Sideyard setbacks shall be a total of thirty feet, with a minimum of ten feet from either side line and a minimum setback of 30 feet from the front and from the back of the lot to the structure built thereon or any portion thereof. Each lot shall have access to a dedicated public street. Sideyard setbacks on corner lots facing on public streets shall be a minimum of thirty feet.

The 18,000 square feet minimum lot size shall apply to A-Residential Districts and B-Public Buildings and Small Businesses in the Home Districts. Minimum lot sizes of multiples of 15,000 (fifteen thousand) square feet for each family unit in C-Duplex Only and C-Apartment and Apartment Hotel Only Districts must be provided before a building permit will be issued.

This Ordinance shall not be construed to govern the rights to building permits on subdivisions heretofore approved as to lot sizes, provided that all other provisions of this and related Ordinances are complied with.

SECTION 8. All dedicated streets within a new subdivision shall consist of a base with an asphaltic surface or of an unreinforced concrete pavement. Streets consisting of a base and an asphaltic surface shall have a base of one of the following types or an approved equal:

(a) Flexible Base. The Flexible Base shall be a compacted flexible base with a plasticity index of not more than ten, a linear shrinkage of not more than seven and a Proctor density of not less than ninety-five, with a minimum depth of eight inches. Exceptions may be made to this requirement where the subgrade soil constants are such that the required stability may be met with a lesser depth.

(b) Stabilized Base. The stabilized base shall be a compacted stabilized soil-cement base with a Proctor density of not less than ninety-five and a minimum depth of six inches.

(c) Asphaltic Surface Types. Either of the above-mentioned completed bases shall be surfaced with one of the following types of pavement, or an approved equal, which shall be constructed of:

(1) One and one-half inch depth of hot-mixed asphaltic concrete surface.

(2) One and one-half inch depth of hot-mix cold-laid asphaltic concrete surface, such as "Serv-Tex."

(3) One and one-half inch depth of rock asphalt surface.

(4) Quadruple asphalt surface treatment.

(d) Unreinforced Portland Cement concrete pavement of six inches depth, containing a minimum of five sacks of cement per cubic yard and shall attain a minimum compressive strength of 3500 pounds per square inch in 28 days.

Street paving widths shall be as follows: a street with a 60 foot right-of-way shall have paving of approximately 40 feet including curb and gutter; a street with a 50 foot right-of-way shall have paving of approximately 30 feet including curb and gutter; a street with a 40 foot right-of-way shall have paving of approximately 20 feet including curb and gutter.

All dedicated streets shall be at least 50 feet wide, including utility easements, and shall be graded in such manner so as to drain properly and for the orderly flow of traffic. Streets of new subdivisions shall be in line with existing streets in adjoining property except where in the opinion of the Commission, the topography, requirements of traffic circulation, or other consideration make it desirable to depart from such alignment. Where topographical conditions, drainage channels, limited proposed development, or other conditions warrant a street of less than fifty feet in width, a lesser width may be approved.

Where the land proposed to be subdivided is partially or totally bounded on one or more sides by an existing street having a width less than the specified minimum, the Commission may require dedication of sufficient land to provide adequate street width.

New streets shall be named so as to provide continuity of name with existing streets and so as to prevent conflict with identical or similar names in other parts of the City and shall not be named after individuals.

Acute angles between streets at their intersection shall be avoided. Where such angles are necessary, property lines shall be rounded at the intersection in the small angle.

Street signs shall be erected in accordance with applicable City Ordinances.

Curbs and gutters shall be installed on all streets within the subdivision along lines and grades approved by the Commission. Curbs and gutters shall be required on boundary streets only on the side of such boundary street adjacent to the subdivision.

Where dead-end streets are included in a subdivision, the street shall terminate in a cul-de-sac with a minimum right-of-way radius of fifty feet.

On any existing street traversing, bordering or abutting a proposed subdivision, the City may require paving by assessment or by other appropriate procedure. No street shall be surfaced until the underground utilities which are to be installed in the portion of the street intended for vehicular traffic have been so installed. Each property owner shall install enclosed culverts of a permanent design approved by the Building Inspector at the intersection of a driveway with a public street, unless the street is constructed with curb and gutter.

Design for bridges shall bear the seal of a registered structural engineer.

SECTION 9. Plans shall be submitted for water lines to be installed to serve each lot in all subdivisions, or if the lots are not served by a central water district, the subdivider shall be required to furnish satisfactory evidence that water satisfactory for human consumption may be obtained from subsurface sources on the land or lake water.

SECTION 10. Lots in any proposed subdivision subject to flooding by rainfall will not be approved until drainage facilities adequate to carry off such rainfall have been installed or necessary arrangements made for such installation as required and approved by the Building Inspector.

SECTION 11. Waivers may be considered by the Council on the provisions of this Ordinance, with the exception of the minimum square footage lot size specifications. The latter requirements shall be changed only after other owners of all adjacent and contiguous property have been notified of any application for an exception to the minimum lot sizes, and after a public hearing has been held by the Zoning and Planning Commission to consider any objections from such owners. All burdens of notification shall be borne by the Applicant for the waiver. Any appeal from decisions of the Zoning and Planning Commission shall be filed with the City Council within thirty days of such finding or action, and not thereafter.

SECTION 12. Ordinance No. 14, Subdivision Ordinance, covering subdividing requirements for streets and building sites, approved by the City Council on August 7, 1957, is hereby repealed.

SECTION 13. If any Section, Subsection, sentence, clause, phrase, words or word of this Ordinance, or the application thereof, shall for any reason be held to be invalid, such invalidity shall not affect the remainder of the Ordinance, and to this end the City Council declares that the provisions hereto are severable.

SECTION 14. Any person violating any provision of this Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined in any sum not to exceed $100.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED THIS THE 4th DAY OF APRIL, 1967.

APPROVED: Henrietta Jacobsen
MAYOR

ATTEST: Elizabeth McBrayer
CITY SECRETARY

Ord. 55A.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF ORDINANCE NO. 55, FOR SETBACKS FROM FRONT AND SIDELINES; FOR MINIMUM LOT DIMENSIONS AND FOR MINIMUM LOT SIZES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS, THAT ORDINANCE NO. 55 IS TO BE AMENDED AND IS TO READ AS FOLLOWS:

Section 7. The minimum dimensions for interior residential lots shall be not less than 100 feet at the building line and not less than 140 feet deep and shall contain a minimum of one acre. The minimum width of residential corner lots shall be not less than 120 feet. Sideyard setbacks shall be a total of 30 feet, with a minimum of 10 feet from sideline and a minimum setback of 30 feet from the front and from the back of the lot to the structure built thereon or any portion thereon. Each lot shall have access to a dedicated public street. Sideyard setbacks on corner lots facing on public streets shall be a minimum of 30 feet.

The one acre minimum lot size shall apply to A-residential districts and B-public buildings and small businesses in the home district. Minimum lot size of multiples of 15,000 square feet for each family unit in C-duplexes only and C-apartment and apartment hotels only. Districts must be provided before a building permit will be issued.

This Ordinance shall not be construed to govern the rights to building permits on subdivision heretofore approved as to lot size, provided that all other provisions and related ordinances are complied with.

PASSED AND APPROVED this the 5th day of May A.D. 1970.

APPROVED:

George Dutton
Mayor

ATTEST:

Alice A. Myers
City Secretary

Ordinance No. 55B

AN ORDINANCE AMENDING ORDINANCE NO. 55, SECTION ONE, TO DEFINE THE TERMS SUBDIVISION AND RESUBDIVISION, AND AMENDING ORDINANCE NO. 55, SECTION SEVEN, AS PREVIOUSLY AMENDED BY ORDINANCE NO. 55A, DEFINING THE STATUS OF LOTS, TRACTS, OR PARCELS OF LAND REDUCED TO LESS THAN THE ONE ACRE MINIMUM LOT SIZE BY CERTAIN DEDICATIONS OR CONDEMNATIONS OF A PORTION OF SUCH LOTS, TRACTS, OR PARCELS FOR WIDENING EXISTING PUBLIC STREETS OR HIGHWAYS; AND PROVIDING FOR PUBLICATION OF A DESCRIPTIVE CAPTION OF THIS ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS:

Section 1. Section 1 of Ordinance 55 of the City of West Lake Hills is hereby amended and shall read as follows:

"The City Council requires that subdivisions of any lot, tract or parcel of land into two or more lots or sites, for the purpose of sale or of building development, whether immediate or future, and the resubdivision of land or lots, shall be subject to the prior approval of the City Council in accordance with the terms of this Ordinance and applicable State Law. The terms "subdivision" and "resubdivision" shall not include the condemnation by, or the conveyance or dedication to, any governmental entity subsequent to April 4, 1967, of a portion of any lot, tract or parcel of land for additional right of way for any existing public street or highway, provided such condemnation conveyance or dedication does (or did) not divide so much of the lot as was (or is) not so condemned, conveyed or dedicated into two or more lots, tracts, or parcels, and provided in case of conveyance or dedication that same be (or have been) accepted by the grantee governmental entity and be (or have been) by metes and bounds description and not by plat and not be (or have been) pursuant to or in connection with any division or redivision of the whole or any part of so much of said lot as is not so conveyed, dedicated or condemned."

Section 2. Section 7 of Ordinance 55 of the City of West Lake Hills, as previously amended by Ordinance 55A of the City of West Lake Hills, is hereby amended and shall read as follows:

"Section 7. The minimum dimensions for interior residential lots shall be not less than 100 feet at the building line and not less than 140 feet deep. The minimum width of residential corner lots shall be not less than 120 feet. Interior residential lots and corner residential lots shall contain a minimum of one (1) acre; provided, however, that a lot containing at least 35,000 square feet and which would otherwise meet the one acre minimum specified by this Ordinance shall not be deemed in violation of such one acre minimum requirement if said lot would in all things meet said one acre minimum requirement but for a condemnation by, or a conveyance or dedication to, any governmental entity of a part of said lot for additional right of way for any existing public street or highway, provided such condemnation, conveyance or dedication occurred or occurs subsequent to April 4, 1967, and did (or does) not divide so much of the lot as was not so condemned, conveyed or dedicated into two or more lots, tracts, or parcels, and provided in case of conveyance or dedication that the same be (or have been) accepted by the grantee

governmental entity and be (or have been) by metes and bounds description and not by plat and not be (or have been) pursuant to or in connection with any subdivision or resubdivision of said lot or any part thereof. Sideyard setbacks shall be a total of 30 feet, with a minimum of 10 feet from sideline and a minimum setback of 30 feet from the front and from the back of the lot to the structure built thereon or any portion thereof. Each lot shall have access to a dedicated public street. Sideyard setbacks on corner lots facing on public streets shall be a minimum of 30 feet.

The one acre minimum lot size shall apply to A-Residential districts and B-public buildings and small businesses in the home districts. Minimum lot size of multiples of 15,000 square feet for each family unit in C-duplexes only and C-apartment and apartment hotels only districts must be provided before a building permit will be issued.

This Ordinance shall not be construed to govern the rights to building permits on subdivisions heretofore approved as to lot size, provided that all other provisions and related ordinances are complied with."

Section 3. Publication of caption. A descriptive caption of this ordinance stating in summary the purposes of the ordinance shall as soon as reasonably practicable be published, as provided by law, in the newspaper known as THE AUSTIN AMERICAN (said newspaper's holiday, Saturday, and Sunday editions being known as THE AUSTIN AMERICAN-STATESMAN, but this shall not be construed to require, limit or forbid such publication to such editions, except as otherwise may be required by law), said newspaper being the official paper of the City; said publication and said descriptive caption to read as, or substantially as, follows, viz:

Notice

The City of West Lake Hills hereby gives notice that there was passed by the City Council of the City of West Lake Hills, Texas, at its regular session, Nov 7th 1972, and thereafter on such date approved by the Mayor of said City, an ordinance, descriptive caption of which ordinance, stating in summary the purposes of the ordinance, is as follows:

An Ordinance amending Ordinance No. 55 Section One, to define the terms subdivision and resubdivision, and amending ordinance No. 55, Section Seven, as previously amended by Ordinance No. 55A, defining the status of lots, tracts, or parcels of land reduced to less than the one acre minimum lot size by certain dedications or condemnations of a portion of such lots, tracts, or parcels for widening existing public streets or highways; and providing for publication of a descriptive caption of this Ordinance.

Section 4. Authorization of publication. The Mayor and City Secretary are hereby authorized and directed to cause, or see to the causing of, the publication directed by Section 3 of this ordinance.

PASSED and APPROVED, this 7th day of November, 1972.

ATTEST:

George D. Pickett
MAYOR, City of West Lake Hills

Anne A. Myers
CITY SECRETARY, City of West Lake Hills

THE STATE OF TEXAS X
X
COUNTY OF TRAVIS X

CONTRACT TO CONVEY RIGHT-OF-WAY DEEDS

This Agreement is entered into by and between Doyle H. Moore, hereinafter called Party of the First Part, and the City of Westlake Hills, Texas, hereinafter called Party of the Second Part, and the Parties hereto have hereby entered into this CONTRACT TO CONVEY RIGHT-OF-WAY DEEDS from the Party of the First Part to the Party of the Second Part, subject to the following terms and conditions:

RECITALS

WHEREAS, the Party of the First Part is the owner in fee of Two (2) contiguous tracts consisting of Eight (8) acres of land located in the City of Westlake Hills, Travis County, Texas and more particularly described in Volume 1280, Page 451 of the Travis County Deed Records which said description consists of 5.11 acres, and in Volume 1342, Page 161 of the Travis County Deed Records which said description consists of 2.89 acres thereby making the total of Eight (8) acres; and

WHEREAS, the Party of the First Part has heretofore staked off the aforesaid Eight (8) acre tract in Eight (8) separate One (1) acre tracts of land for the purpose of eventually selling each of the Eight (8) One (1) acre tracts, as homesites; and

WHEREAS, the Party of the Second Part has heretofore requested that the Party of the First Part give them additional land out of the aforesaid Eight (8) acre tract in order that the Party of the Second Part can widen the street on which the aforesaid Eight (8) acre tract fronts. The exact amount of land which the Party of the Second Part wishes to receive from the Party of the First Part is more particularly described in those certain Right-of-Way Deeds which are attached hereto and expressly made a part hereof and marked as Exhibit "A" and Exhibit "B"; and

WHEREAS, the Party of the Second Part has an existing Ordinance requiring a minimum of a One (1) acre tract of land for each homesite built within the City Limits of Westlake Hills, Texas; and

WHEREAS, both Parties to this agreement hereby recognize that in the event the Party of the First Part gives the additional land to the Party of the Second Part for the widening of the road on which the aforesaid Eight (8) acre tract fronts and which said property is more particularly described in Exhibits "A" and "B" attached hereto and expressly made a part hereof, that the Party of the First Part will need a Variance from the City of Westlake Hills, Texas, the Party of the Second Part, in order that the Party of the First Part will still have Eight (8) separate tracts of land with which to be able to sell prospective home builders; and

WHEREAS, the Parties hereto have heretofore orally agreed that upon execution of the Right-of-Way Deeds attached hereto and expressly made a part hereof and marked as Exhibits "A" and "B" by the Party of the First Part, that the Party of the Second Part will grant a Variance to the Party of the First Part in order that the Party of the First Party will be able to still offer for sale, at any time in the future, the above described Eight (8) acre tract of land in Eight (8) separate tracts; and

WHEREAS, the Parties hereto desire to reduce the said oral agreement to writing, the Parties do hereby bind themselves, their heirs and assigns to this agreement.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions as hereinabove and hereinafter expressed, the Parties hereto do hereby agree as follows:

I.

The Party of the First Part will deliver to the Party of the Second Part the aforesaid Right-Of-Way Deeds which are attached hereto and

expressly made a part hereof and marked as Exhibits "A" and "B" if, as and when, the Party of the Second Part delivers to the Party of the First Part a written Variance from the restriction of building a house on less than One (1) acre with the Variance to include authorization to the Party of the First Part to build homes on each of the aforesaid Eight (8) One (1) acre tracts less the amount of land which is being given to the Party of the Second Part by the delivery of the aforesaid Right-of-Way Deeds attached hereto.

~~The Party of the Second Part hereby further agrees that it will not seek to obtain any additional property out of the aforesaid Eight (8) acre tracts from the Party of the First Part for a period of time not to be less than fifty (50) years from the date of execution of this contract.~~

Upon the delivery to the Party of the First Part, of the aforesaid written variance as provided for above, the Right-of-Way Deeds which are attached hereto and expressly made a part hereof and marked as Exhibits "A" and "B" shall be considered delivered to the Party of the Second Part from the Party of the First Part and shall, at that time, convey ownership of the property which is described in said Exhibits "A" and "B" to the Party of the Second Part. In the event that such written Variance from the Party of the Second Part to the Party of the First Part, as above defined, is not delivered in writing to the Party of the First Part, then and in that event, this contract is hereby declared null and void and the Right-of-Way Deeds attached hereto and marked as Exhibits "A" and "B" are declared null and void and of no force nor effect whatever.

WITNESS OUR HANDS THIS 24th DAY OF October, 1972, 1972.

Doyle H. Moore

Doyle H. Moore, Party of the First Part

George D. Putnam (Mayor)

The City of Westlake Hills, Travis County, Texas
Party of the Second Part

THE STATE OF TEXAS X
X
COUNTY OF TRAVIS X

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of October, 1972.

Dorothy O'Brien
Notary Public in and for Travis County, Texas

(SEAL)

My commission expires: June 1973

THE STATE OF TEXAS X
X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared, George D. Putnam, Mayor, of the City of Westlake Hills, Travis County, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated as the act and deed of the City of Westlake Hills, Travis County, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of October, 1972.

Dorothy O'Brien
Notary Public in and for Travis County, Texas

(SEAL)

My commission expires: 6-73

Hammerhead turn around (concrete or asphalt) for ESD

New FH #1

12" DI Water

12" DI Water

Approx exist FH

This portion of driveway 25 feet wide with 25 ft turning radii.

6" DI Water

New FH #2
Extend to be along internal access road

Existing WW forcemain (used per Westlake)

Approx exist FH

Double water service (typ)

Existing WW forcemain (not used per Westlake)

This leg of drive (lots 6, 7, and 8), 20 ft wide with min 25' R to facilitate ESD access

400+/- ft public force main extension in ROW.

800 ft +/- Wastewater tap with C.O. at PL. Then private 1.5" or 2" sch 80 PVC to which each home, with their own grinder pump and double check valve will connect.

JUAE driveway to have fire lane striping and no parking signs to prevent parking on the drive or along the shoulder.

BUCKEYE TR (60' R.O.W.)

WESTLAKE DR (60' R.O.W.)

50' FRONT SETBACK

25' SIDE SETBACK

30' REAR SETBACK

15' BL (TYP)

10' BL

27' WIDE SOUTH WIDTH VARIES NORTH JUAE

VARIES

NON DISTURBANCE CONSERVATION EASEMENT

LOT 1 6080 SF

LOT 2 6373 SF

LOT 3 6270 SF

LOT 4 6459 SF

LOT 5 5315 SF

LOT 6 5917 SF

LOT 7 5966 SF

LOT 8 5968 SF

LOT 1

LOT 2

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

JOE M. MOORE 0.967 AC VOL. 1280, PG. 451

ROCKY RIVER COVE VOL. 76, PG. 307

SCALE: 1"= 100'

0 50 100 200

LOT SUMMARY			CONSTRUCTION AREA	
LOT 1	2.00 AC	87,278 SF	0.89 AC	38,775 SF
LOT 2	0.85 AC	37,000 SF	0.21 AC	9108 SF
LOT 3	0.83 AC	36,110 SF	0.25 AC	11,028 SF
LOT 4	0.81 AC	35,440 SF	0.22 AC	9735 SF
LOT 5	0.83 AC	36,095 SF	0.22 AC	9751 SF
LOT 6	0.92 AC	40,298 SF	0.36 AC	15,860 SF
LOT 7	0.98 AC	42,516 SF	0.39 AC	17,023 SF
LOT 8	1.20 AC	52,170 SF	0.46 AC	20,119 SF
TOTAL	8.42 AC	366,907 SF	2.67 AC	116,054 SF

NOTE: CONSTRUCTION AREA EXCLUDES JUAE

CONSTRUCTION AREA

1 SUBDIVISION CONCEPT PLAN

SCALE: 1:100

DRAWN BY RCT/BH | DATE: 8/6/20 | JOB NO.: 1642

803 WESTLAKE DRIVE
SUBDIVISION CONCEPT
WESTLAKE HILLS, TEXAS

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)
TBPE Reg. No. F-10220 © Copyright 2012

EMERGENCY PREVENTION DIVISION
Travis County Emergency Services District No. 9 Headquarters 512-539-3400
1301 S. Capital of Texas Highway Facsimile 512-327-2780
West Lake Hills, TX 78746 P. O. Box 162170 Austin, TX 78716-2170
www.WestlakeFD.org

Novermber 6th, 2020

Robert C. (Ric) Thompson, PE
Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, TX 78733

Re: 803 Westlake Drive Subdivision Concept and Final Plat Notes

Authority: Texas Health and Safety Code § 775.036, 2015 International Fire Code, and the National Fire Protection Association Life Safety 101 Code 2015.

Dear Mr. Thompson,

I have reviewed the proposed "Subdivision Concept" plan and Final Plat Notes you submitted to us for the 803 Westlake Drive subdivision project.

As we discussed during previous correspondence, the following items are being proposed to be incorporated into the future plat notes, site development and building plans:

- FINAL PLAT NOTES that state the following:
    - DUE TO COMPROMISES ON EMERGENCY ACCESS AGREED UPON, LOTS 1 TO 8 SHALL BE PROTECTED THROUGHOUT BY A NATIONAL FIRE PROTECTION ASSOCIATION 13D-COMPLIANT RESIDENTIAL FIRE SPRINKLER SYSTEM. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION COMPANY OR AN ENDORSED PLUMBER. SPRINKLER PLANS SHALL BE SUBMITTED TO THE EMERGENCY SERVICES DISTRICT NO. 9 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
    - ALL RESIDENTIAL STRUCTURES OVER 3,600 SQUARE FEET SHALL COMPLY WITH THE REQUIREMENTS OF TABLE B105.1 FROM THE INTERNATIONAL FIRE CODE. RESIDENTIAL STRUCTURES WITH AN APPROVED NATIONAL FIRE PROTECTION ASSOCIATION 13D RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL RECEIVE A 50% REDUCTION IN REQUIRED FIRE FLOW. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE. IF ADDITIONAL FIRE FLOW REDUCTIONS ARE NEEDED, THEY MIGHT BE OBTAINED THROUGH CONSULTATION WITH THE EMERGENCY SERVICES DISTRICT NO. 9, TRAVIS COUNTY WATER CONTROL AND IMPOVEMENT DISTRICT NO. 10, AND THE CITY OF WEST LAKE HILLS.

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

- FIRE FLOW - The fire hydrant water supply shall meet the minimum standards of the jurisdiction as referenced in the 2015 International Fire Code, Appendix B.

    - A 50% reduction in required fire flow is granted when residential (NFPA 13D) residential fire sprinklers are installed throughout the homes.
    - Additional reductions can be obtained from the City of West Lake Hills when additional fire protection measures are proposed.

- FIRE HYDRANTS – Existing fire hydrants along Westlake Drive AND two new proposed fire hydrants within the subdivision are proposed to be provided for emergency use.

- EMERGENCY TURN AROUND – A fully compliant emergency three point turnaround (dimensions and width) is proposed that will be constructed using concrete or asphalt.

Please Note: This letter does not constitute a formal site development or building plan review and/or approval. Upon completion of such a review, plan review comments will be issued when the project is determined to be in compliance with adopted codes and standards.

Based on the aforementioned review of the subdivision concept plan and final plat notes only and an understanding that the construction plans will address the code compliance items noted above during the site development and building plan review phase, **I recommend the approval of the proposed subdivision concept and final plat notes by the City of West Lake Hills.**

We look forward to working with you and your staff on the proposed project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

District Chief Michael Lacey
Fire Marshal
Emergency Prevention Division
Travis County Emergency Services Districts No. 9

cc: File

October 30, 2020

Ric Thompson
904 N. Cuernavaca
Austin, TX 78733

Dear Mr. Thompson:

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

ABS 21 SUR 1 SPARKS W ACR 7.829
Travis County Appraisal District, Property ID #: 114925

Property address: 803 Westlake Drive

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

Additional Notes:
This letter only addresses availability verification, prior to receiving water service approval from the Water District, you will be required to:

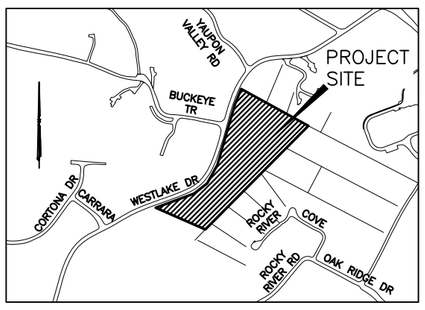
- Grant all necessary easements
- Submit construction plans for review and approval
- Please note that more comments may be generated during the review of construction plans and future updates.

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer.

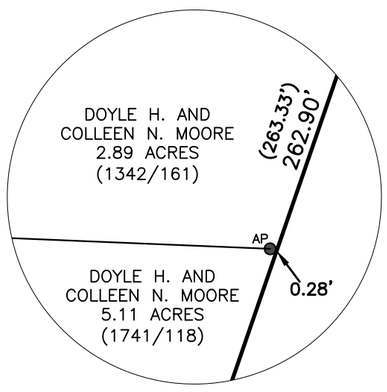
Sincerely,

Carla A. Orts
General Manager
Travis County WC&ID#10

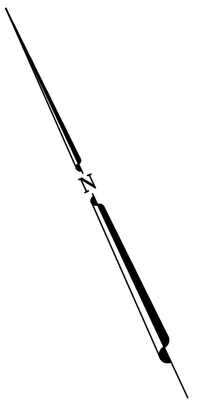
FINAL PLAT
MOORE ESTATES SUBDIVISION
TOTAL SITE ACREAGE 8.423 ACRES
TRAVIS COUNTY, TEXAS



VICINITY MAP
N.T.S.



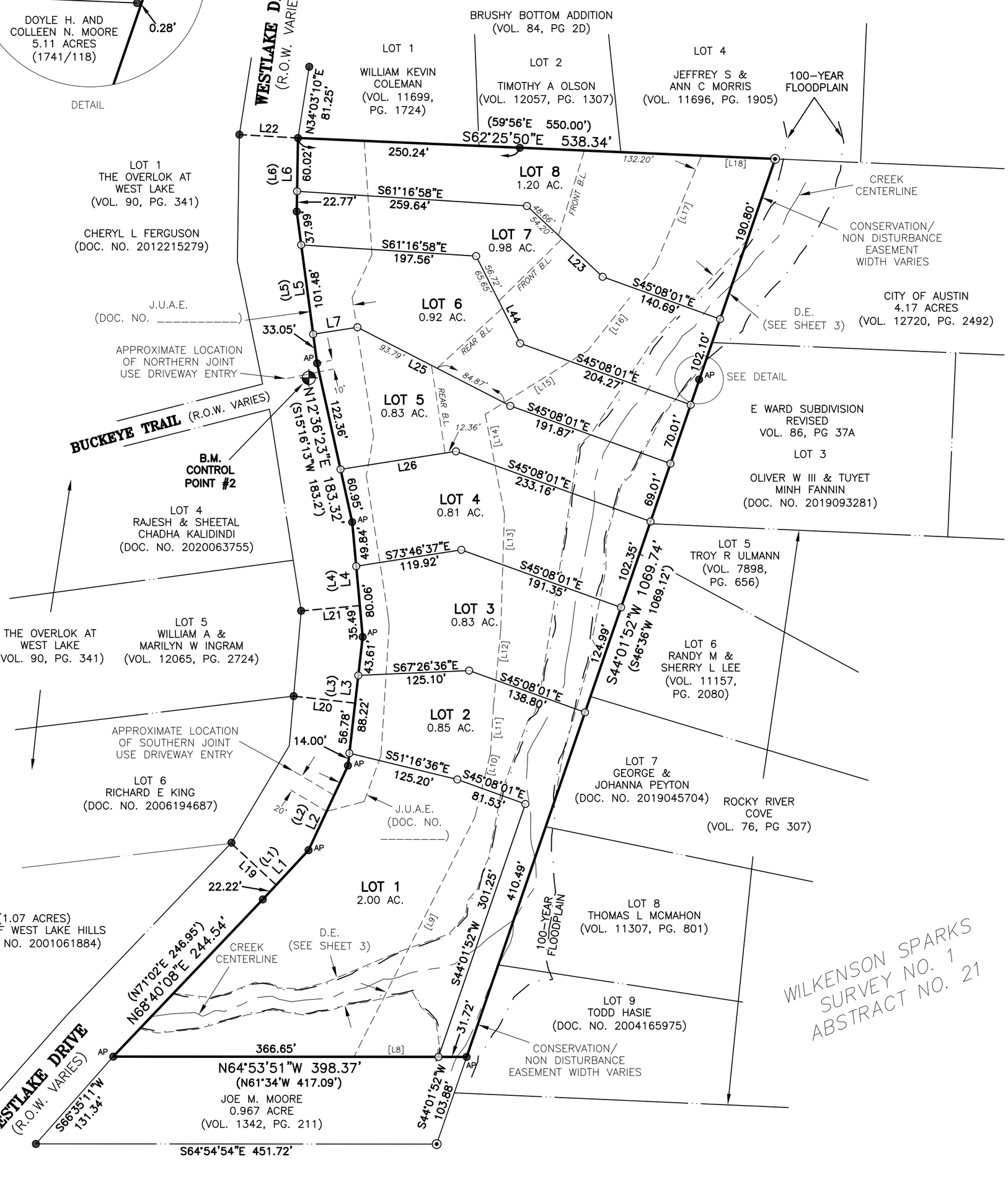
DETAIL



SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100



LEGEND

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

THIS IS A SURFACE DRAWING.

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

60D NAIL SET

SURFACE COORDINATES:
N 10079317.86
E 3095758.07

TEXAS STATE PLANE COORDINATES:
N 10078310.03
E 3095448.53

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

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

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

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

BENCHMARK INFORMATION:

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

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

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
[L8]	N64°53'51"W	95.30'
[L9]	N51°51'51"E	302.41'
[L10]	N38°43'24"E	74.49'
[L11]	N28°39'13"E	52.15'
[L12]	N30°31'09"E	87.01'
[L13]	N26°51'11"E	130.90'
[L14]	N14°08'21"E	114.03'
[L15]	N83°09'45"E	136.55'
[L16]	N63°24'00"E	122.01'
[L17]	N47°58'09"E	134.14'
[L18]	S62°25'50"E	83.03'

LOT PROPERTY LINE TABLE

LINE TABLE			(RECORD LINE TABLE)	
LINE	BEARING	DISTANCE	LINE	(RECORD BEARING)
L1	N67°54'53"E	75.81'	(L1)	(N70°22'59"E 75.8')
L2	N50°02'50"E	105.11'	(L2)	(N52°38'59"E 105.0')
L3	N31°35'25"E	145.82'	(L3)	(N34°13'59"E 145.7')
L4	N19°50'11"E	129.90'	(L4)	(N22°16'59"E 129.8')
L5	N17°24'34"E	172.52'	(L5)	(N19°15'42"E 172.3')
L6	N26°02'52"E	82.79'	(L6)	(N28°31'59"E 83.2')
L7	S73°46'37"E	50.50'		
L19	N22°05'07"W	69.14'		
L20	N58°24'35"W	69.70'		
L21	N70°09'49"W	66.35'		
L22	N61°37'48"W	66.13'		
L23	S21°52'39"E	116.81'		
L24	S01°43'26"E	110.13'		
L25	S37°45'02"E	193.68'		
L26	S73°46'37"E	131.68'		

DATE OF PREPARATION: February 9, 2021

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

PROJECT NO.: 1573-001

DRAWING NO.: 1573-001-PL

PLOT DATE: 02/09/2021

PLOT SCALE: 1"=100'

DRAWN BY: RGH/PAQ

SHEET 01 OF 03

FINAL PLAT
MOORE ESTATES SUBDIVISION
TOTAL SITE ACREAGE 8.423 ACRES
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, Robin Mallory Moore, Doyle Randall Moore and Sherry Moore Waldrop, beneficiaries under Doyle H. Moore Family Trust, by virtue of a Warranty Deed recorded in Document No. Volume 13112 Page 0289, Deed Records of Travis County, Texas are the owners of that certain 8.423 acre tract of land (called 7.875 acres) in the Wilkerson's Spark Survey No. 1 in Travis County, Texas; and

WHEREAS, in consideration of the conveyance of certain right–of–way deeds to the City of West Lake Hills for the widening and improvement of Westlake Drive, the City of West Lake Hills, City Council passed and adopted Ordinance No. 55B approving the division of said Property containing 8.423 acres of land more or less after the conveyance of said right–of–way deeds into eight single family residential lot s with variances to build a single family home on each lot in accordance with the then applicable building and zoning regulations;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, the undersigned Trust beneficiaries, owners of the land shown on this plat and described herein and named herein as the Moore Estates Subdivision of the City of West Lake Hills, Travis County, Texas hereby subdivide said property in accordance with the requirements of Ordinance 55B of the City of West Lake Hills, Travis County, Texas and do hereby dedicate to the use of the Public, the drainage ways, the utility easements, and access easements for utility and emergency vehicle access as shown thereon for the purposes and consideration expressed.

WITNESS BY HAND this _____ day of _____ 2021.

_____
Robin Mallory Moore

_____
Doyle Randall Moore

_____
Sherry Moore Waldrop
9101 (Lot 11)
Dripping Spring, TX 78620

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____
Notary Public in and for Travis County, Texas

_____
Commission Expires

WITNESS BY HAND this _____ day of _____ 2021

_____
Robin Mallory Moore

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____
Notary Public in and for Travis County, Texas

_____
Commission Expires

WITNESS BY HAND this _____ day of _____ 2021

_____
Doyle Randall Moore

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____
Notary Public in and for Travis County, Texas

_____
Commission Expires

WITNESS BY HAND this _____ day of _____ 2021

_____
Sherry Moore Waldrop

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

DATED: _____

_____
President of the Board WCID No. 10

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

DATED:_____

_____
City Administrator, City of West Lake Hills, Texas

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

DATED:_____

_____
City Arborist, City of West Lake Hills, Texas

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

DATED:_____

_____
City Sanitarian, City of West Lake Hills, Texas

STATE OF TEXAS

COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the _____ day of _____, 2021 A.D., the Commissioners Court of Travis County, Texas, passed an Order authorizing the filing for record of this plat, and that said Order has been entered into the Minutes of Said Court, as Document No. _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, this _____ day of _____, A.D. 2021.

Clerk of the County Court, Travis County, Texas

BY: _____
Deputy

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that the foregoing instrument with its Certification of Authentication was filed in my office at _____ O'clock ___.M on the _____ day of _____ 2021, A.D., and duly recorded at _____ O'clock ___.M on the day of _____, 2021 A.D. in the Plat Records of Travis County, Texas, as Document No. _____.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS, this the _____ day of _____ 2021, A.D.

Clerk of the County Court, Travis County, Texas

BY: _____
Deputy

STATE OF TEXAS

COUNTY OF TRAVIS

Filed for record this _____ day of _____, 2021, A.D., at _____ O'clock ___.M.

Clerk of the County Court, Travis County, Texas

BY: _____
Deputy

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

DATED:_____

_____
ZAPCO Chairperson, City of West Lake Hills, Texas

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

DATED THIS _____ DAY OF _____ 2021.

_____
MAYOR, CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

_____
CITY SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

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

DATED: _____

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

STATE OF TEXAS

COUNTY OF TRAVIS

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

DATED: _____

Paul J. Flugel 2-10-2021
Paul J. Flugel, R.P.L.S. 5096
Chaparral Professional Land Surveying, Inc.
Firm No. 10124500
3500 McCall Lane
Austin, Texas 78744
(512) 443–1724

STATE OF TEXAS REGISTERED PAUL J. FLUGEL 5096 PROFESSIONAL LAND SURVEYOR

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

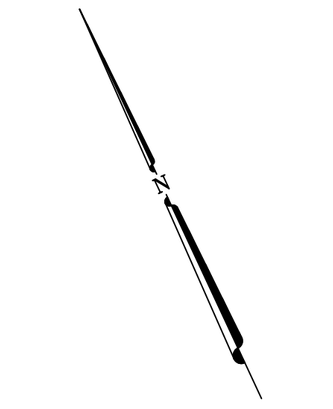
PROJECT NO.: 1573–001
DRAWING NO.: 1573–001–PL
PLOT DATE: 02/09/2021
PLOT SCALE: 1"=100'
DRAWN BY: RGH/PAQ

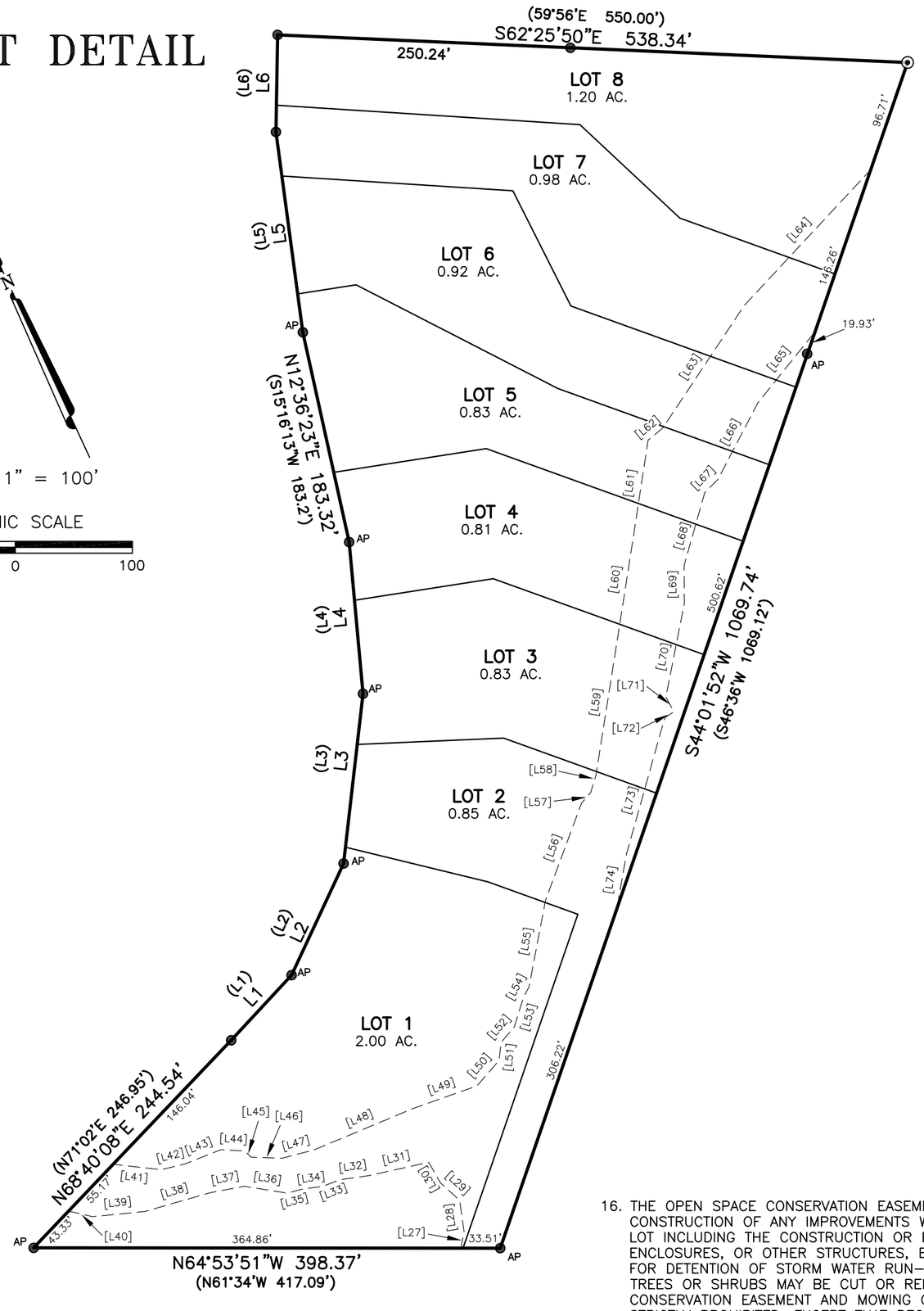
SHEET 02 OF 03

FINAL PLAT
MOORE ESTATES SUBDIVISION
TOTAL SITE ACREAGE 8.423 ACRES
TRAVIS COUNTY, TEXAS

DRAINAGE EASEMENT DETAIL

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
[L27]	N35°16'40"E	14.52'
[L28]	N17°03'02"E	26.72'
[L29]	N22°27'12"W	22.41'
[L30]	N04°34'28"W	19.91'
[L31]	N77°23'43"W	52.62'
[L32]	N73°01'08"W	24.64'
[L33]	N85°51'51"W	15.88'
[L34]	N72°22'43"W	16.51'
[L35]	N79°31'00"W	14.31'
[L36]	N55°58'30"W	37.21'
[L37]	N75°36'46"W	29.52'
[L38]	N80°59'10"W	58.06'
[L39]	N70°34'00"W	44.94'
[L40]	N51°41'54"W	20.92'
[L41]	S58°26'55"E	41.04'
[L42]	S78°19'24"E	21.06'
[L43]	S86°32'37"E	32.88'
[L44]	S61°52'14"E	20.71'
[L45]	S18°58'25"E	7.21'
[L46]	S62°59'47"E	26.67'
[L47]	S79°32'54"E	28.29'
[L48]	S87°36'07"E	91.99'
[L49]	S84°22'33"E	57.27'
[L50]	N66°10'41"E	28.76'
[L51]	N31°59'39"E	15.87'
[L52]	N65°41'42"E	17.17'
[L53]	N42°16'04"E	26.05'
[L54]	N52°35'52"E	10.45'
[L55]	N35°52'53"E	75.20'
[L56]	N45°23'37"E	88.25'
[L57]	N65°45'01"E	12.02'
[L58]	N42°07'52"E	15.43'
[L59]	N34°01'28"E	123.31'
[L60]	N33°55'23"E	88.82'
[L61]	N33°41'48"E	77.26'
[L62]	N75°29'21"E	16.24'
[L63]	N58°42'05"E	125.56'
[L64]	N68°03'05"E	158.42'
[L65]	S63°56'52"W	77.67'
[L66]	S52°38'05"W	73.91'
[L67]	S69°59'01"W	15.92'
[L68]	S40°52'41"W	64.48'
[L69]	S24°44'04"W	32.54'
[L70]	S36°14'14"W	81.18'
[L71]	S03°00'54"E	14.34'
[L72]	S80°47'46"W	9.43'
[L73]	S40°44'12"W	120.99'
[L74]	S35°01'51"W	47.07'





PLAT NOTES:

1. ALL LOTS IN THIS SUBDIVISION SHALL BE CONNECTED TO THE CITY OF WESTLAKE HILLS PUBLIC SEWER SYSTEM.

2. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES.

   CONSTRUCTION WILL COMPLY WITH CITY'S TREE AND VEGETATION CONSTRUCTION PROTECTION REGULATIONS.

3. FLOOD HAZARD: THE FEDERAL INSURANCE ADMINISTRATION MAP PANEL 48453C0445K, FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY SAID MAPS DATED JANUARY 22, 2020.

4. ACCESS TO THESE LOTS IS ONLY TO BE FROM THE JOINT USE ACCESS EASEMENT AND LIMITED TO ONLY TWO LOCATIONS, THOSE LOCATIONS BEING APPROXIMATELY AT THE TWO LOCATIONS SHOWN ON THE FACE OF THE PLAT.

   THE PRIVATE ROAD JOINT USE ACCESS EASEMENT (J.U.A.E.) AND WASTEWATER EASEMENT (W.W.E.) SHOWN ON THE PLAT SHALL BE A TWO WAY J.U.A.E. AND W.W.E. FOR THE BENEFIT OF EACH LOT OWNER AND SHALL BE MAINTAINED BY THE MOORE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF CODES, COVENANTS AND RESTRICTIONS THEREOF RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BUILDING OF SUCH PRIVATE ROAD AND ALL OTHER UTILITY INFRASTRUCTURE SERVING THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS, ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE PRIVATE STREETS, DRAINAGE OR OTHER UTILITY INFRASTRUCTURE SHOWN ON THIS PLAT. ALL CURB CUTS, ENTRANCES, AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.

5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION EDWARDS RULES, TEXAS ADMINISTRATIVE CODE 30 TAC 213. IMPERVIOUS COVER SHALL NOT EXCEED 20% OF THE GROSS SITE AREA OF EACH LOT WITHOUT PROVIDING STRUCTURAL WATER QUALITY CONTROLS PURSUANT TO EDWARDS AQUIFER RULES IN TAC CHAPTER 313.

6. THE DECLARATION OF CODES, COVENANTS, AND RESTRICTIONS APPLICABLE TO DEVELOPMENT IN THIS SUBDIVISION IS FILED OF RECORD AS DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

7. ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, TEXAS.

8. DUE TO COMPROMISES ON EMERGENCY ACCESS AGREED UPON, LOTS 1 TO 8 SHALL BE PROTECTED THROUGHOUT BY A NATIONAL FIRE PROTECTION ASSOCIATION 13D–COMPLIANT RESIDENTIAL FIRE SPRINKLER SYSTEM. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION COMPANY OR AN ENDORSED PLUMBER. SPRINKLER PLANS SHALL BE SUBMITTED TO THE EMERGENCY SERVICES DISTRICT NO. 9 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

9. THE WATER SUPPLY INFRASTRUCTURE FOR THE SUBDIVISION SHALL PROVIDE ADEQUATE FIRE FLOW IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE APPENDIX B. FOR RESIDENTIAL STRUCTURES UP TO 3,600 SQUARE FEET, 1000 GALLONS PER MINUTE SHALL BE PROVIDED (SEE QUALIFICATIONS BELOW IN ITEM NO. 10).

10. ALL RESIDENTIAL STRUCTURES OVER 3,600 SQUARE FEET SHALL COMPLY WITH THE REQUIREMENTS OF TABLE BI05.1 FROM THE INTERNATIONAL FIRE CODE. RESIDENTIAL STRUCTURES WITH AN APPROVED NATIONAL FIRE PROTECTION ASSOCIATION 13D RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL RECEIVE A 50% REDUCTION IN REQUIRED FIRE FLOW. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE. IF ADDITIONAL FIRE FLOW REDUCTIONS ARE NEEDED, THEY MIGHT BE OBTAINED THROUGH CONSULTATION WITH THE EMERGENCY SERVICE DISTRICT NO. 9, TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10, AND THE CITY OF WEST LAKE HILLS.

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

12. PRIOR TO CONSTRUCTION ON THE LOTS IN THIS SUBDIVISION, DRAINAGE PLANS ARE TO BE SUBMITTED TO THE CITY OF WEST LAKE HILLS FOR REVIEW, DEMONSTRATING THAT RAINFALL RUN–OFF AMOUNTS WILL BE HELD TO NO GREATER THAN THE AMOUNT EXISTING AT THE CURRENT CONDITIONS THROUGH THE USE OF PONDS OR OTHER APPROVED METHODS.

13. ALL LOTS IN THIS SUBDIVISION HAVE BEEN REZONED FROM "A" RESIDENTIAL TO "R–1" RESIDENTIAL. THE PROJECT INITIATION DATE FOR DEVELOPMENT ON THESE LOTS IS OCTOBER 24, 1972.

14. THE RESULTANT PLAT IS FINAL AND MAY NOT BE RE–SUBDIVIDED.

15. PURSUANT TO ORDINANCE 55B OF THE CITY OF WEST LAKE HILLS, NO LOT IN THE SUBDIVISION SHALL BE LESS THAN 35,000 SQUARE FEET OF GROSS SITE AREA. THE MINIMUM DIMENSION OF RESIDENTIAL LOTS 1 THROUGH 8 SHALL NOT BE LESS THAN 100 FEET WIDE, MEASURED AT THE BUILDING LINE AND NOT LESS THAN 140 FEET IN TOTAL DEPTH. SIDE YARD SETBACKS SHALL BE A TOTAL OF 30 FEET, WITH A MINIMUM OF 10 FEET ON EACH SIDE LOT LINE. PLEASE NOTE BY ORDINANCE 55B THE MINIMUM SIDE YARD SETBACK MAY BE AS NARROW AS 10 FEET PROVIDED THE COMBINED SETBACK ON EACH SIDE TOTALS 30 FEET.

    THE REAR LOT LINE SETBACK SHALL BE A MINIMUM OF 30 FEET FROM THE BACK OF EACH LOT TO THE STRUCTURE BUILT ON THE LOT.

    NOTWITHSTANDING THE MINIMUM FRONT YARD SETBACK OF 30 FEET PER ORDINANCE 55B ALL LOTS SHALL BE REQUIRED TO HAVE A MINIMUM OF 50 FEET FROM THE STREET SETBACK.

16. THE OPEN SPACE CONSERVATION EASEMENT SHALL PROHIBIT THE CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE EASEMENT ON EACH LOT INCLUDING THE CONSTRUCTION OR PLACEMENT OF FENCES, PET ENCLOSURES, OR OTHER STRUCTURES, EXCEPT THAT A LANDSCAPE WALL FOR DETENTION OF STORM WATER RUN–OFF MAY BE INCLUDED. NO TREES OR SHRUBS MAY BE CUT OR REMOVED WITHIN THE OPEN SPACE CONSERVATION EASEMENT AND MOWING OF SAID EASEMENT SHALL BE STRICTLY PROHIBITED, EXCEPT THAT REQUIRED TO CONSTRUCT A LANDSCAPE WALL FOR STORM WATER RUN–OFF DETENTION. DEAD OR DECAYED MATERIAL MAY BE REMOVED FROM TIME TO TIME BY WRITTEN APPROVAL OF BOTH THE BOARD OF DIRECTORS OF THE MOORE ESTATE HOMEOWNERS ASSOCIATION AND THE CITY OF WEST LAKE HILLS.

17. MITIGATION OF TREES REMOVED DURING CONSTRUCTION OF THE J.U.A.E. PRIVATE ROAD AND HOME CONSTRUCTION ON EACH LOT MAY BE SATISFIED BY PLANTING OF REPLACEMENT TREES AND SHRUBS BETWEEN THE WEST LAKE DRIVE RIGHT–OF–WAY AND THE PRIVATE ROAD J.U.A.E. AND BETWEEN THE PRIVATE ROAD J.U.A.E. AND THE BUILDING LINE OF EACH LOT. MITIGATION TREES AND SHRUBS BETWEEN THE RIGHT–OF–WAY AND THE PRIVATE ROAD J.U.A.E. SHALL BE SPACED TO PROVIDE THE MAXIMUM POSSIBLE DENSITY FOR HEALTHY SCREENING AT MATURITY AS APPROVED BY THE CITY ARBORIST AT TIME OF BUILDING CONSTRUCTION ON EACH LOT.

18. FIRE FLOW–THE FIRE HYDRANT WATER SUPPLY SHALL MEET THE MINIMUM STANDARDS OF THE JURISDICTION AS REFERENCED IN THE 2015 INTERNATIONAL FIRE CODE, APPENDIX B.

    - A 50% REDUCTION IN REQUIRED FIRE FLOW IS GRANTED WHEN RESIDENTIAL (NFPA 13D) RESIDENTIAL FIRE SPRINKLERS ARE INSTALLED THROUGHOUT THE HOMES.
    - ADDITIONAL REDUCTIONS CAN BE OBTAINED FROM THE CITY OF WEST LAKE HILLS WHEN ADDITIONAL FIRE PROTECTION MEASURES ARE PROPOSED.

20. FIRE HYDRANTS–EXISTING FIRE HYDRANTS ALONG WESTLAKE DRIVE AND TWO NEW PROPOSED FIRE HYDRANTS WITHIN THE SUBDIVISION ARE PROPOSED TO BE PROVIDED FOR EMERGENCY USE.

21. EMERGENCY TURN AROUND–A FULLY COMPLIANT EMERGENCY THREE POINT TURNAROUND (DIMENSIONS AND WIDTH) IS PROPOSED THAT WILL BE CONSTRUCTED USING CONCRETE OR ASPHALT.

22. THE LOT CLEARANCE ON EACH LIST IS PLANNED TO EXTEND FROM THE WESTERN SIDE OF THE JOINT USE ACCESS EASEMENT TO THE REAR BUILDING LINE AND BETWEEN EACH SIDE LOT LINE. GIVEN THE SMALL AREA AVAILABLE FOR DEVELOPMENT, ALL THE TREES ARE EXPECTED TO BE REMOVED FROM THESE AREAS AND THE AREA IS EXPECTED TO BE FULLY DEVELOPED. TREES 14–INCHES AND LARGER WILL BE ATTEMPTED TO BE SAVED, BUT THE FINAL DISPOSITION WILL BE DETERMINED WHEN AN ACTUAL HOME IS DESIGNED. WARNING FENCING IS PLANNED FOR THE CONSERVATION EASEMENT TO PROTECT THAT AREA FROM ENCROACHMENT.

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

PROJECT NO.: 1573–001

DRAWING NO.: 1573–001–PL

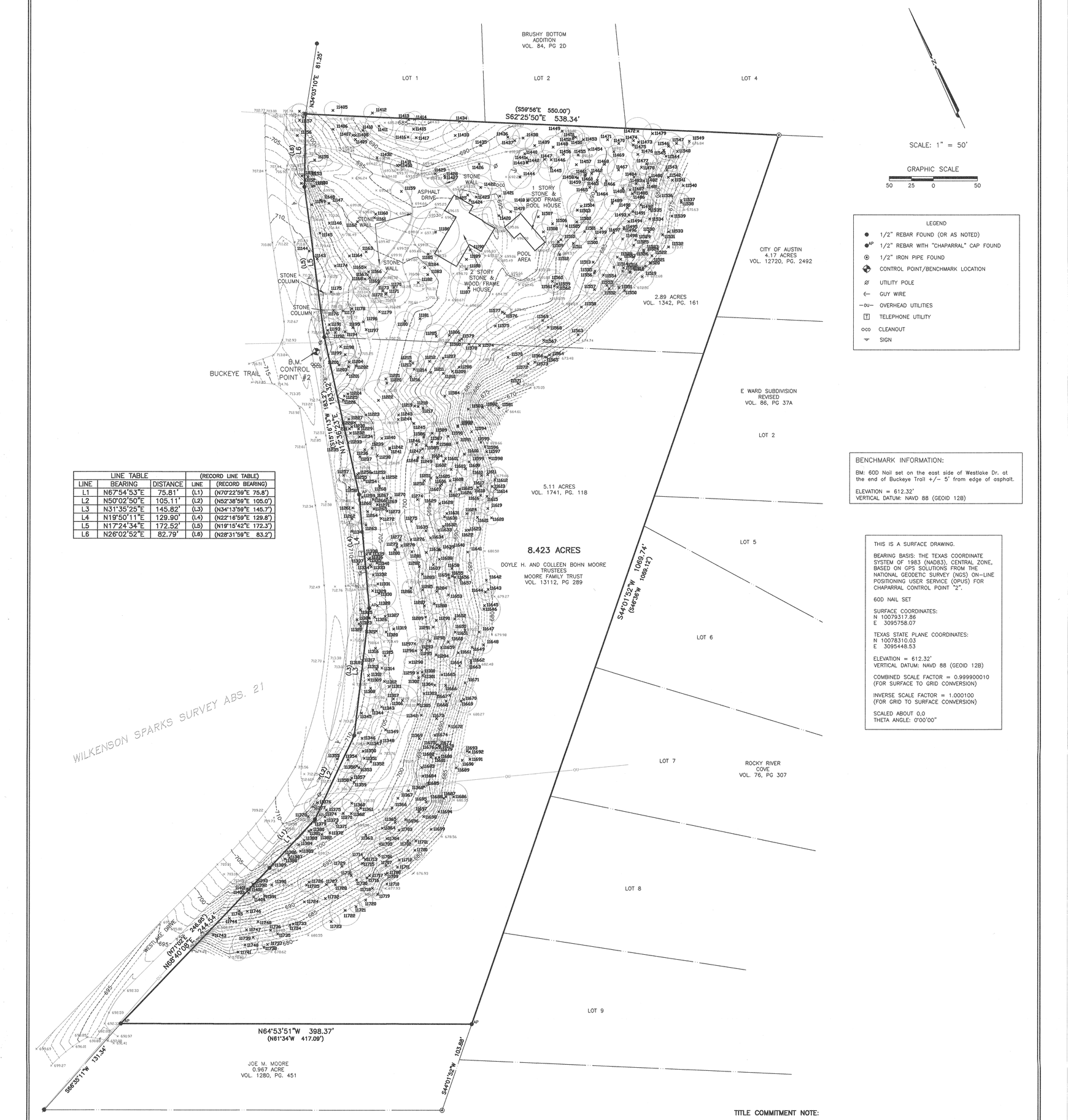
PLOT DATE: 02/09/2021

PLOT SCALE: 1"=100'

DRAWN BY: RGH/PAQ

SHEET 03 OF 03

A TOPOGRAPHIC AND TREE SURVEY OF 8.432 ACRES BEING ALL OF A CALLED 2.89 ACRE TRACT OF LAND, AS SET OUT IN DEED TO DOYLE H. MOORE AND WIFE COLLEEN N. MOORE RECORDED IN VOLUME 1342, PAGE 161, TRAVIS COUNTY DEED RECORDS, AND A CALLED 5.11 ACRE TRACT OF LAND, AS SET OUT IN DEED TO DOYLE H. MOORE RECORDED IN VOLUME 1741, PAGE 118, TRAVIS DEED RECORDS, LESS A CALLED 0.058 ACRE TRACT OF LAND CONVEYED TO THE CITY OF WEST LAKE HILLS, TEXAS BY RIGHT-OF-WAY DEED, RECORDED IN VOLUME 4434. PAGE 1113, AND A CALLED 0.021 ACRE TRACT OF LAND CONVEYED TO THE CITY OF WEST LAKE HILLS, TEXAS BY RIGHT-OF-WAY DEED, RECORDED IN VOLUME 4434. PAGE 1111, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, GRANTED TO DOYLE H. MOORE AND COLLEEN BOHN MOORE, TRUSTEES OF THE MOORE FAMILY TRUST, RECORDED IN VOLUME 13112, PAGE 289 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



LINE TABLE			(RECORD LINE TABLE)	
LINE	BEARING	DISTANCE	LINE	(RECORD BEARING)
L1	N67°54'53"E	75.81'	(L1)	(N70°22'59"E 75.8')
L2	N50°02'50"E	105.11'	(L2)	(N52°38'59"E 105.0')
L3	N31°35'25"E	145.82'	(L3)	(N34°13'59"E 145.7')
L4	N19°50'11"E	129.90'	(L4)	(N22°18'59"E 129.8')
L5	N17°24'34"E	172.52'	(L5)	(N19°15'42"E 172.3')
L6	N26°02'52"E	82.79'	(L6)	(N28°31'59"E 83.2')

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" IRON PIPE FOUND
- CONTROL POINT/BENCHMARK LOCATION
- UTILITY POLE
- GUY WIRE
- OU OVERHEAD UTILITIES
- T TELEPHONE UTILITY
- CLEANOUT
- SIGN

BENCHMARK INFORMATION:

BM: 60D Nail set on the east side of Westlake Dr. at the end of Buckeye Trail +/- 5' from edge of asphalt.

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

THIS IS A SURFACE DRAWING.

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

60D NAIL SET

SURFACE COORDINATES:
N 10079317.86
E 3095758.07

TEXAS STATE PLANE COORDINATES:
N 10078310.03
E 3095448.53

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

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

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

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

TITLE COMMITMENT NOTE:

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown hereon. No additional easement research was done for the purpose of this survey.

SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: November 27, 2019

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown. This survey was made substantially in accordance with the standards and conditions set forth for a Category 6, Condition I, Topographic Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

12-4-2019

Paul Flugel — Date
Registered Professional Land Surveyor
State of Texas No. 5096

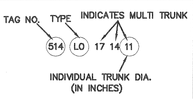
STATE OF TEXAS — PAUL J. FLUGEL — 5096 — REGISTERED PROFESSIONAL LAND SURVEYOR

Paul Flugel
R.P.L.S. No. 5096

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

PROJECT NO.: 1573-001
DRAWING NO.: 1573-001-TI
PLOT DATE: 12/04/19
PLOT SCALE: 1"=50'
DRAWN BY: RGH
SHEET 01 OF 02

TREE INDEX



CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

HB – HACKBERRY
CB – CHINABERRY
CDR – CEDAR
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NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

11143	LO 12
11144	CDR 16
11145	LO 6
11146	LO 15 8 6
11147	UKT 8 3 2
11148	LO 7
11149	LO 9 6 6
11150	LO 12
11151	UKT 9
11152	LO 11
11153	HB 16
11154	LO14
11155	CB 11 6
11156	LO 11 9
11157	LO 18
11158	AE 8
11159	LO 12
11160	CE 17
11161	LO 11
11162	LO 13
11163	SO 9
11164	CE 8
11165	LO 7
11166	LO 9
11167	LO 11
11168	LO 9
11169	LO 10
11170	LO 12
11171	LO 10
11172	LO 11
11173	LO 11
11174	LO 8 6
11175	SO 21 8
11176	CDR 10
11177	CDR 11
11178	CDR 11 8 8
11179	LO 11
11180	LO 11
11181	CDR 14
11182	LO 10
11183	LO 11
11184	LO 7
11185	LO 12
11186	LO 18 18
11187	LO 14 14
11188	LO 18
11189	UKT 6 6 4
11190	UKT 6 6 4
11191	CDR 17
11192	CDR 12
11193	UKT 7 7 7
11194	CDR 11
11195	CDR 7 4
11196	CDR 10 8
11197	LO 10
11198	CDR 12 12
11199	LO 12
11200	CDR 8 6
11201	LO 12 10 9
11202	LO 10
11203	LO 7
11204	LO 10
11205	LO 9 9
11206	CDR 8 8
11207	CDR 10 8
11208	CDR 10
11209	LO 10 10
11210	LO 10 10
11211	CDR 13 8
11212	UKT 8 6 4
11213	LO 13
11214	LO 9
11215	LO 9
11216	CDR 10
11217	CB 14
11218	CB 9
11219	CB 10
11220	LO 11
11221	LO 8
11222	CDR 12 8 8 6
11223	CDR 9
11224	CDR 12
11225	CDR 8 6
11226	CB 12
11227	CDR 9
11228	UKT 12
11229	CDR 15
11230	UKT 7 3 3 3
11231	CDR 10 8
11232	UKT 6 3 3
11233	LO 9
11234	LO 12 11
11235	CDR 8
11236	LO 9
11237	CDR 8
11238	CDR 12
11239	LO 8
11240	CDR 10
11241	LO 10 8 8
11242	UKT 8
11243	SO 8
11244	UKT 10 10
11245	CDR 23
11246	CDR 8 6
11247	CDR 6
11248	CDR 7
11249	SO 8 6
11250	CE 15
11251	CE 10
11252	CDR 7
11253	CDR 12
11254	CDR 7
11255	CB 15
11256	UKT 7 6
11257	CDR 9
11258	CB 12 8
11259	CDR 10
11260	CDR 11 7
11261	CB 7
11262	CB 9
11263	CDR 9
11264	CDR 7 5
11265	UKT 9
11266	CDR 9
11267	CDR 7
11268	CDR 9
11269	UKT 7
11270	LO 7
11271	CDR 7
11272	CDR 13
11273	LO 6
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11277	CDR 9
11278	CDR 8
11279	LO 15
11280	LO 13
11281	CDR 9
11282	CDR 8
11283	CDR 6
11284	CDR 15
11285	CDR 10
11286	CDR 10
11287	CDR 9
11288	LO 12
11289	CDR 8
11290	CDR 8
11291	CDR 7 5
11292	CDR 6 6
11293	CDR 12
11294	CDR 8 3
11295	CDR 7 4
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11297	CE 8
11298	CE 7
11299	CE 6
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11301	CDR 6
11302	CDR 6 3
11303	CDR 8
11304	LO 11 11
11305	CDR 9
11306	CDR 13 9
11307	CDR 9 7 4 4
11308	CDR 11
11309	CDR 14
11310	CDR 9
11311	CDR 9
11312	CDR 9
11313	CDR 10
11314	CDR 6
11315	CDR 10
11316	CDR 17
11317	LO 8
11318	LO 6 3 2
11319	CDR 7
11320	CDR 10
11321	HB 7 2
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11325	HB 7
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11327	CDR 13
11328	CDR 11
11329	CDR 7
11330	CDR 11 8 9
11331	CDR 7
11332	LO 6
11333	LO 7 3
11334	UKT 6 5 3
11335	CDR 6
11336	CDR 6
11337	CDR 7 4
11338	CDR 13
11339	LO 6
11340	LO 6
11341	CDR 7 3
11342	CDR 6

TREE INDEX

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11343	CDR 7
11344	CDR 7
11345	CDR 8
11346	CDR 8 4 3
11347	CDR 8
11348	CDR 8
11349	CDR 16
11350	CDR 7
11351	CDR 8
11352	CDR 12 6 6 4 4 4
11353	CDR 7
11354	LO 12 3 3
11355	CDR 10 6
11356	CDR 8
11357	CDR 8
11358	CDR 8
11359	CDR 8
11360	CDR 8 6
11361	CDR 7
11362	CDR 8
11363	LO 9 5
11364	CDR 7
11365	CDR 13
11366	LO 10 8 8 7
11367	CDR 7
11368	CDR 7
11369	CDR 8 4 3 3
11370	CDR 7 6 5 4 4
11371	CDR 10 4
11372	CDR 6 4
11373	LO 7 6
11374	LO 7
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11377	CDR 6 4 4
11378	CB 6
11379	LO 7
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11382	CDR 9
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11386	CDR 9
11387	LO 7
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11389	CDR 6 6
11390	CDR 14
11391	CDR 7
11392	LO 10
11393	LO 9
11401	LO 6 4
11402	CDR 9
11403	CDR 8
11404	CDR 12
11405	CDR 10
11406	CDR 12
11407	CDR 14
11408	HB 10
11409	CE 8
11410	CE 9
11411	UKT 16
11412	CDR 10
11413	CDR 8
11414	CDR 9
11415	CE 11
11416	CE 15
11417	CE 6
11418	CDR 8
11419	CDR 11
11420	CDR 19
11421	LO 6
11422	CDR 13
11423	LO 11 8 4
11424	LO 12
11425	LO 12
11426	CDR 13
11427	CB 10
11428	CB 8 7 4
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11431	LO 8
11432	CB 9
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11543	CDR 7 7 4
11544	LO 11
11545	UKT 13
11546	CDR 10 6 6
11547	CDR 8
11548	CDR 8
11549	CDR 7

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11550	CDR 7
11551	CDR 7
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11565	LO 6
11566	LO 9
11567	CDR 10
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11574	CDR 11
11575	CDR 10
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11625	CDR 10
11626	CDR 9
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11743	CDR 11
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11745	CDR 9 4 2 2 2
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11748	CDR 9

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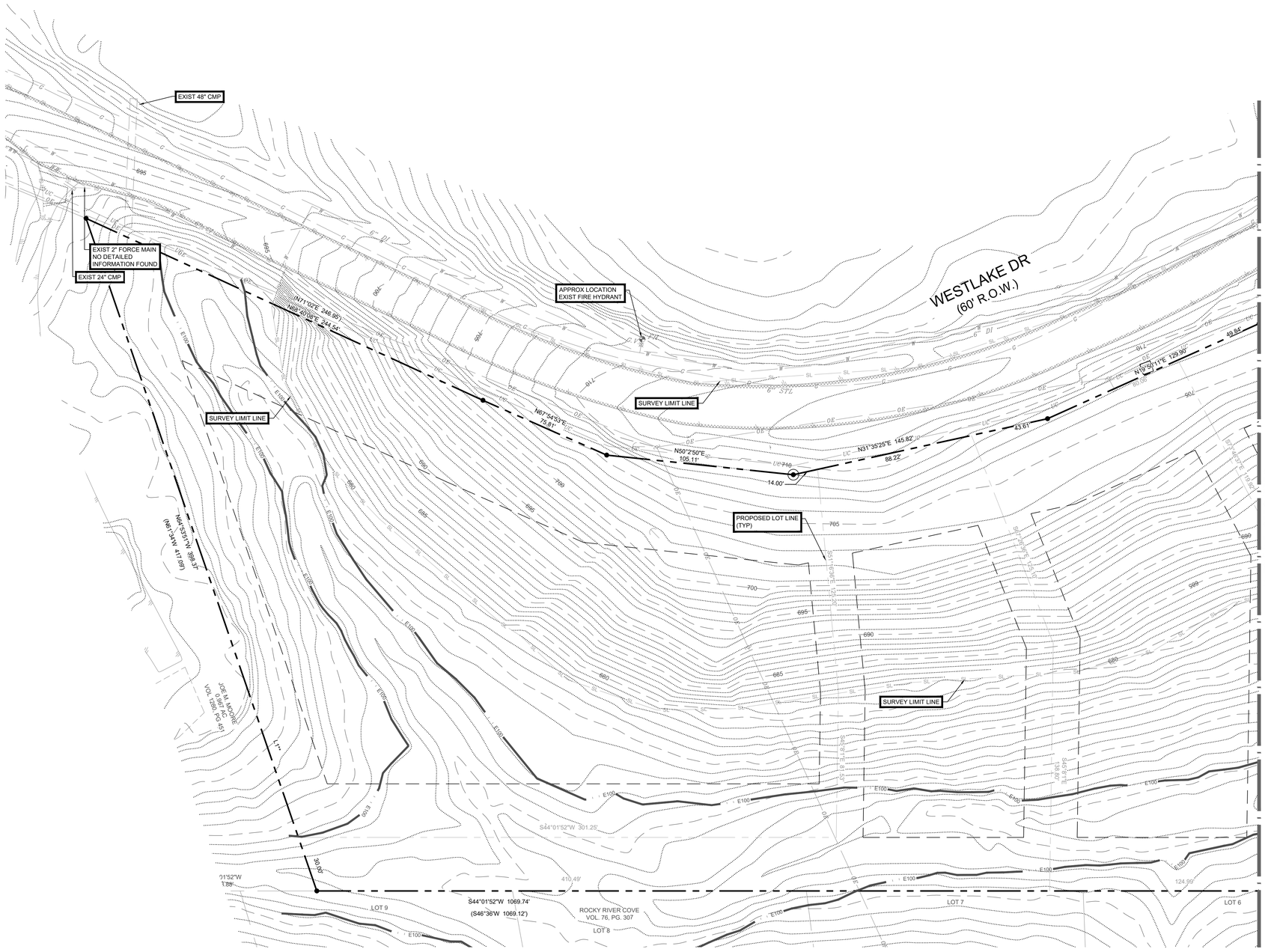
SHEET 02 OF 02



1 EXISTING CONDITIONS (1 OF 2)

SCALE: 1:50

SCALE: 1"= 30'

0 15 30 60

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: ric@tleng.net
TBPE Reg. No. F-11025 © Copyright 2012

DATE

REVISION

PROJECT
WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

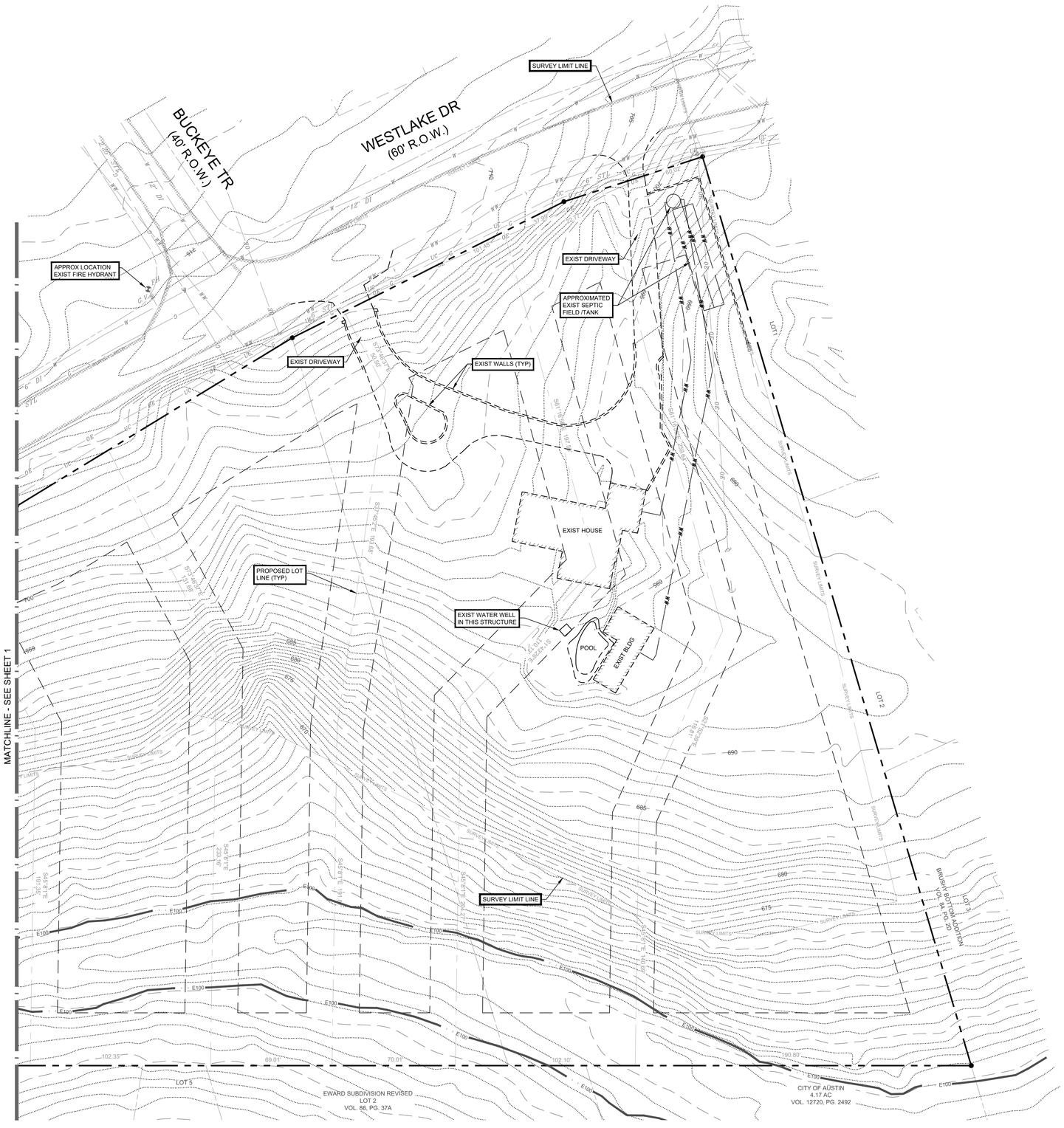
SHEET NAME
EXISTING CONDITIONS (1 OF 2)

DATE ISSUED
February, 2021

DESIGNED BY	DRAFTED BY
RCT	???

JOB NUMBER
1642

SHEET
1 OF 8



1 EXISTING CONDITIONS (2 OF 2)

SCALE: 1:30

SCALE: 1"= 30'

0 15 30 60

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Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: ric@tleng.net
www.tleng.net
TBPE Reg. No. F-11028
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REVISION | DATE

PROJECT: WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

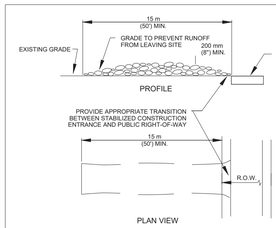
SHEET NAME: EXISTING CONDITIONS (2 OF 2)

DATE ISSUED: February, 2021

DESIGNED BY	DRAFTED BY
RCT	???

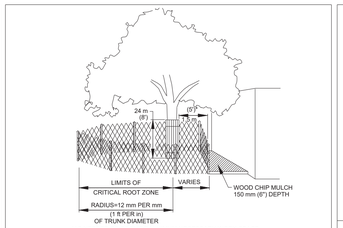
JOB NUMBER: 1642

SHEET: 2 OF 8



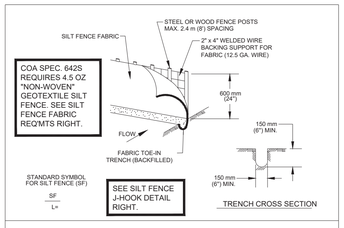
NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4



COA SPEC. 642S REQUIRES 4.5 OZ. "NON-WOVEN" GEOTEXTILE SILT FENCE. SEE SILT FENCE FABRIC REQ'MTS RIGHT.

SEE SILT FENCE J-HOOK DETAIL RIGHT.

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

SCALE: 1"= 30'
0 15 30 60

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- PROTECTED TREE
- HERITAGE TREE
- TREE PROTECTION
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- WV EXISTING GATE VALVE
- PP EXISTING POWER POLE
- HATCHED ITEMS TO BE DEMOLISHED AND REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AND TEMP. SPOILS AREA
- LOC LIMITS OF CONSTRUCTION
- SF EROSION CONTROL SILT FENCE
- MS EROSION CONTROL MULCH SOCK
- TFD TRIANGULAR FILTER DIKE
- RB ROCK BERM
- IP STORM INLET PROTECTION
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED CONTOURS
- OE EXISTING OVERHEAD ELECTRIC
- UT EXISTING UNDERGROUND TELEPHONE
- G EXISTING UNDERGROUND GAS
- W EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE

STABILIZED CONSTRUCTION ENTRANCE AS PER DETAIL 641S-1 ON SHEET .

CONCRETE WASHOUT AREA. VINYL-CON WASHOUT SYSTEM (RTC SUPPLY, OR EQUAL (530-589-2007)). 34± LF SILT FENCE PER COA STD. DETAIL 642S-1 ON SHEET .

871.3 LF SILT FENCE AS PER DETAIL SHEET. SILT FENCE = LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION (LOC) EQUAL PROPERTY LINE, TYP. IT IS SHOWN OUTSIDE OF PROPERTY LINE FOR CLARITY, TYP.

LIMITS OF CONSTRUCTION (LOC) EQUAL EASEMENT LINE, TYP. IT IS SHOWN OUTSIDE OF EASEMENT LINE FOR CLARITY, TYP.

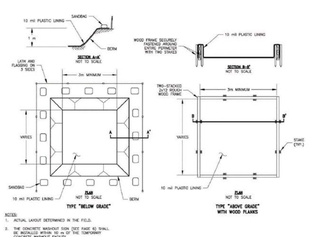
!!CAUTION!! OVERHEAD UTILITIES IN THE AREA

BENCH MARK: 60D NAIL SET ON THE EAST SIDE OF WESTLAKE DR AT END OF BUCKEYE TRAIL +/- 5' FROM EDGE OF PAVEMENT.

!!!WARNING!!! BENCH MARK BEING PROVIDED IS FROM THE SURVEYOR AND COULD HAVE BEEN ADJUSTED, CHANGED, RESET, OR DESTROYED BETWEEN THE TIME OF THE SURVEY AND THE TIME OF CONSTRUCTION. CONTRACTOR SHOULD GET THE BENCH MARK ELEVATION VERIFIED AND SHOULD CHECK INTO AT LEAST TWO POINTS ON THE PROVIDED TOPOGRAPHY TO MAKE SURE THAT THE BENCH MARK ELEVATION SEEMS REASONABLE BEFORE USING.

!!!WARNING!!! TOPOGRAPHY AND MOST OR ALL OF THE EXISTING FEATURES ARE BASED ON THE SURVEY BY CHAPARRAL SURVEYING DATED NOVEMBER 27, 2019 AND WERE ASSUMED TO BE ACCURATE FOR THIS DESIGN.

1 SITE PREP & ESC PLAN
SCALE: 1:30



CONCRETE WASHOUT DETAILS

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

2/5/21

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: rc@tleng.net
TBPE Reg. No. F-10220
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REVISION | DATE

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
PROJECT

SITE PREP & ESC PLAN
SHEET NAME

DATE ISSUED: February, 2021
DESIGNED BY: RCT | DRAFTED BY: ???
JOB NUMBER: 1642
SHEET: 3 OF 8

TREE LIST

	TREE NO.	<14"	>OR = 14"	INCHES REMOVED	DESCRIPTION	INCHES OF CEDAR TO BE REMOVED	INCHES OF OAK TO BE REMOVED
	11143	12			LO 12"		
*	*11144*		*16*		*CDR 16"*		
	11145	6			LO 6"		
*M	*11146*		*22*		*LO 15", 8", 6"*		
M	11147	10.5			UKN 8", 3", 2"		
	11148	7			LO 7"		
*M	*11149*		*15*		*LO 9", 6", 6"*		
	11150	12			LO 12"		
	11151	9			UKN 9"		
	11152	11			LO 11"		
	11153		16		HB 16"		
*	*11154*		*14*		*LO 14"*		
M	11155		14		CB 11", 6"		
*M	*11156*		*15.5*		*LO 11", 9"*		
*	*11157*		*18*		*LO 18"*		
	11158	9			AE 9"		
**	**11159**	**12**		**12**	**LO 12"**	**12**	
**	***11160***	**17**		**17**	***CE 17"***	17	
**	**11161**	**11**		**11**	**LO 11"**		11
**	**11162**	**13**		**13**	**LO 13"**		13
**	**11163**	**9**		**9**	**SO 9"**		9
**	**11164**	**8**		**8**	**CE 8"**	8	
**	**11165**	**7**		**7**	**LO 7"**		7
**	**11166**	**9**		**9**	**LO 9"**		9
**	**11167**	**11**		**11**	**LO 11"**		11
**	**11168**	**9**		**9**	**LO 9"**		9
**	**11169**	**10**		**10**	**LO 10"**		10
**	**11170**	**12**		**12**	**LO 12"**		12
**	**11171**	**10**		**10**	**LO 10"**		10
**	**11172**	**11**		**11**	**LO 11"**		11
**	**11173**	**11**		**11**	**LO 11"**		11
M	11174	11			LO 8",6"		
*M	*11175*		25		*SO 21", 8"*		
	11176	10			CDR 10"		
	11177	11			CDR 11"		
*M	*11178*		*19*		*CDR 11", 8", 8"*		
**	**11179**	**11**		**11**	**LO 11"**		11
	11180	11			LO 11"		
*	*11181*		*14*		*CDR 14"*		
**	**11182**	**10**		**10**	**LO 10"**		10
**	**11183**	**11**		**11**	**LO 11"**		11
**	**11184**	**7**		**7**	**LO 7"**		7
**	**11185**	**12**		**12**	**LO 12"**		12
*M	*11186*		*27*		*LO 18", 18"*		
*M	*11187*		*21*		*LO 14", 14"*		
	11188		*18*		*LO 18"*		
*M	11189	11			UKN 6", 6", 4"		
*M	11190	11			UKN 6", 6", 4"		
*	*11191*		*17*		*CDR 17"*		
	11192	12			CDR 12"		
M	11193		14		UKN 7", 7", 7"		
	11194	11			CDR 11"		
M	11195	9			CDR 7", 4"		
**	***11196***		***14***	**14**	***CDR 10", 8"***	14	
**	**11197**	**10**		**10**	**LO 10"**		10
**	***11198***		***18***	**18**	***CDR 12", 12"***	18	
**	**11199**	**12**		**12**	**LO 12"**		12
M	11200	11			CDR 8", 6"		
*M	*11201*		*21.5*		*LO 12", 10", 9"*		
	11202	10			LO 10"		
	11203	7			LO 7"		
	11204	10			LO 10"		
M	11205	13.5			LO 9", 9"		
M	11206	12			CDR 8", 8"		
**	***11207***		***14***	**14**	***CDR 10", 8"***	14	
**	**11208**	**10**		**10**	**CDR 10"**	10	
**	***11209***		***15***	**15**	***LO 10", 10"***		15
**	***11210***		***15***	**15**	***LO 10", 10"***		15
**	***11211***		***17***	**17**	***CDR 11", 8"***	17	
**	**11212**	**13**		**13**	**UKN 8", 6", 4"**		
**	**11213**	**13**		**13**	**LO 13"**		13
**	**11214**	**9**		**9**	**LO 9"**		9
**	**11215**	**9**		**9**	**LO 9"**		9
**	**11216**	**10**		**10**	**CDR 10"**	10	
**	**11217**	**14**		**14**	**CB 14"**		
**	**11218**	**9**		**9**	**CB 9"**		
**	**11219**	**10**		**10**	**CB 10"**		
**	**11220**	**11**		**11**	**LO 11"**		11
**	**11221**	**8**		**8**	**LO 8"**		8
**	***11222***		***23***	**23**	***CDR 12", 8", 8", 6"***	23	
**	**11223**	**9**		**9**	**CDR 9"**	9	
	11224	12			CDR 12"		
M	11225	11			CDR 8", 6"		
	11226	12			CB 12",		
	11227	9			CDR 9"		
	11228	12			UKN 12"		
**	***11229***		***15***	***15***	***CDR 15"***	15	
**	**11230**	**11.5**		**11.5**	**UKN 7", 3", 3", 3"**		
*M	*11231*		*14*		*CDR 10", 8"*		
M	11232	9			UKN 6", 3", 3"		
	11233	9			LO 9"		
**	***11234***		***17.5***	**17.5**	***LO 12", 11"***		17.5
M	11235	8			CDR 8"		
**	**11236**	**9**		**9**	**LO 9"**	9	
**	**11237**	**8**		**8**	**CDR 8"**	8	
**	**11238**	**12**		**12**	**CDR 12"**	12	
**	**11239**	**8**		**8**	**LO 8"**		8
	11240	10			CDR 10"		
*M	*11241*		*18*		*LO 10", 8", 8"*		
	11242	8			UKN 8"		
	11243	8			SO 8"		
M	11244		15		UKN 10", 10"		
*	*11245*		*23*		*CDR 23"*		
M	11246	11			CDR 8", 6"		
**	**11247**	**6**		**6**	**CDR 6"**	6	
**	**11248**	**7**		**7**	**CDR 7"**	7	
**	**11249**	**11**		**11**	**SO 8", 6"**		11
**	***11250***		***15***	**15**	***CE 15"***		
**	**11251**	**10**		**10**	**CE 10"**		
**	**11252**	**7**		**7**	**CDR 7"**	7	
**	**11253**	**12**		**12**	**CDR 12"**	12	
**	**11254**	**7**		**7**	**CDR 7"**	7	
	11255	15			CB 15"		
**	**11256**	**10**		**10**	**UKN 7", 6"**		
	11257	9			CDR 9"		
M	11258		16		CB 12", 8"		
	11259	10			CDR 10"		
*M	*11260*		*14.5*		*CDR 11", 7"*		
	11261	7			CB 7"		
	11262	9			CB 9"		
	11263	9			CDR 9"		
**	**11264**	**9.5**		**9.5**	**CDR 7", 5"**	9.5	
**	**11265**	**9**		**9**	**UKN 9"**		
**	**11266**	**9**		**9**	**CDR 9"**	9	
**	**11267**	**7**		**7**	**CDR 7"**	7	
**	**11268**	**9**		**9**	**CDR 9"**	9	
**	**11269**	**7**		**7**	**UKN 7"**		
**	**11270**	**7**		**7**	**LO 7"**		7
**	**11271**	**7**		**7**	**CDR 7"**	7	
**	**11272**	**13**		**13**	**CDR 13"**	13	
**	**11273**	**6**		**6**	**LO 6"**		6
**	**11274**	**8**		**8**	**CDR 8"**	8	
*	*11275*		*14*		*CDR 14"*		
	11276	8			CDR 8"		
	11277	9			CDR 9"		
	11278	8			CDR 8"		
*	*11279*		*15*		*LO 15"*		
**	**11280**	**13**		**13**	**LO 13"**		13
**	**11281**	**9**		**9**	**CDR 9"**	9	
**	**11282**	**8**		**8**	**CDR 8"**	8	
**	**11283**	**6**		**6**	**CDR 6"**	6	
**	***11284***		***15***	**15**	***CDR 15"***	15	
**	**11285**	**10**		**10**	**CDR 10"**	10	
**	**11286**	**10**		**10**	**CDR 10"**	10	
**	**11287**	**9**		**9**	**CDR 9"**	9	
**	**11288**	**12**		**12**	**LO 12"**		12
**	**11289**	**8**		**8**	**CDR 8"**	8	
**	**11290**	**8**		**8**	**CDR 8"**	8	
	11291	9.5			CDR 7", 5"		
M	11292	9			CDR 6", 6"		
	11293	12			CDR 12"		
M	11294	9.5			CDR 8", 3"		
M	11295	9			CDR 7", 4"		
	11296	6			CE 6"		
	11297	8			CE 8"		
**	**11298**	**7**		**7**	**CE 7"**		
**	**11299**	**6**		**6**	**CE 6"**		
**	**11300**	**6**		**6**	**CDR 6"**	6	
**	**11301**	**6**		**6**	**CDR 6"**	6	
**	**11302**	**7.5**		**7.5**	**CDR 6", 3"**	7.5	
**	**11303**	**8**		**8**	**CDR 8"**	8	
**	***11304***		***16.5***	**16.5**	***LO 11", 11"***		16.5
**	**11305**	**9**		**9**	**CDR 9"**	9	
**	**11306**		***17.5***	**17.5**	***CDR 12", 9"***	17.5	
**	***11307***		***16.5***	**16.5**	***CDR 9", 7", 4", 4"***	16.5	
	11308	11			CDR 11"		
	11309		14		CDR 14"		
	11310	9			CDR 9"		

TREE LIST

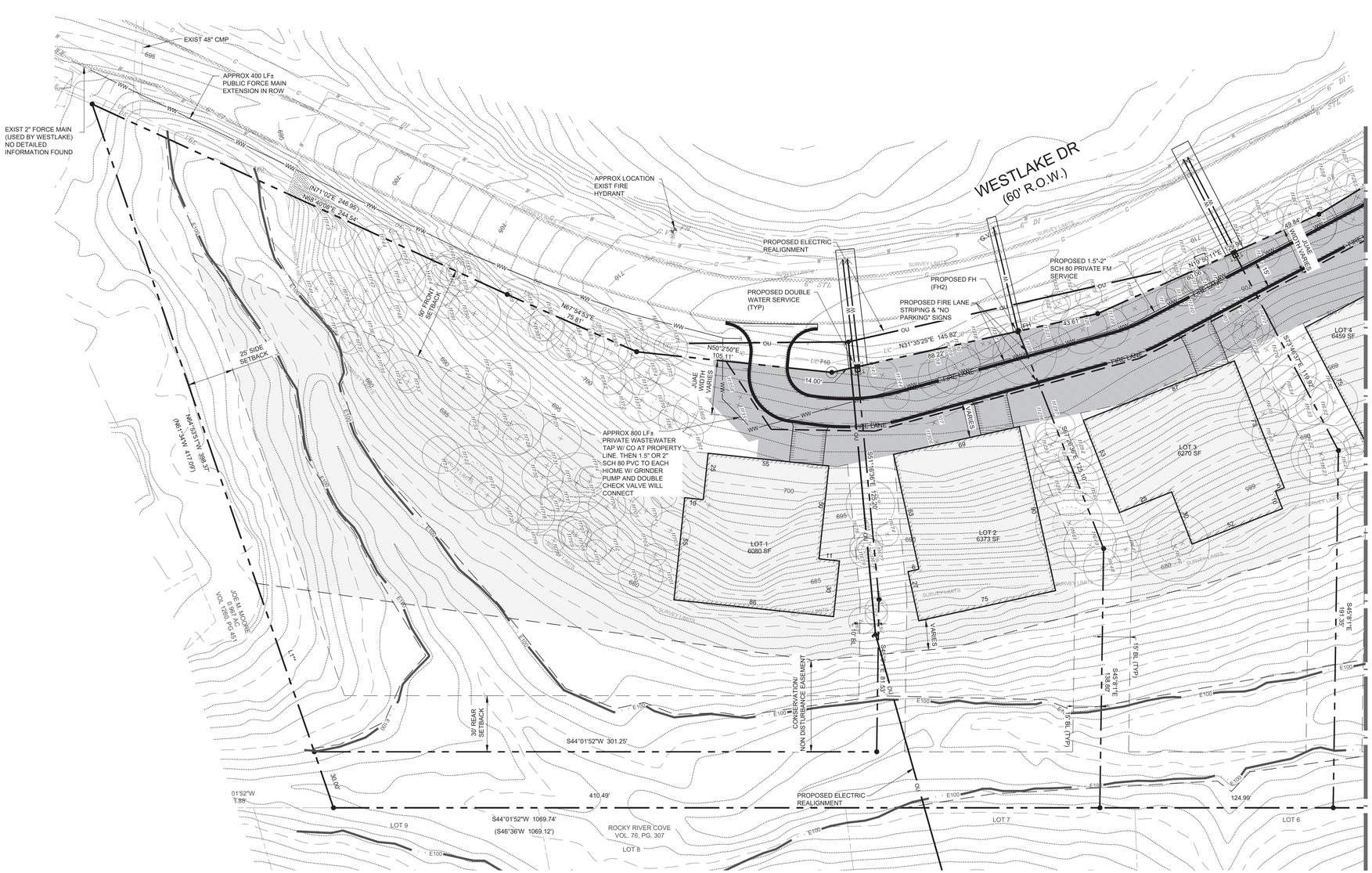
	TREE NO.	<14"	>OR = 14"	INCHES REMOVED	DESCRIPTION	INCHES OF CEDAR TO BE REMOVED	INCHES OF OAK TO BE REMOVED
**	**11311**	**9**		**9**	**CDR 9"**	9	
**	**11312**	**9**		**9**	**CDR 9"**	9	
**	**11313**	**10**		**10**	**CDR 10"**	10	
**	**11314**	**6**		**6**	**CDR 6"**	6	
**	**11315**	**10**		**10**	**CDR 10"**	10	
*	*11316*		*17*		*CDR 17"*		
	11317	8			LO 8"		
M	11318	8.5			LO 8", 3", 2"		
**	**11319**	**7**		**7**	**CDR 7"**	7	
**	**11320**	**10**		**10**	**CDR 10"**	10	
*M	11321	8			HB 7", 2"		
M	11322	7			CE 6", 2"		
	11323	6			LO 6"		
M	11324	7.5			LO 6", 3"		
	11325	7			HB 7"		
	11326	13			CDR 13"		
**	**11327**	**13**		**13**	**CDR 13"**	13	
	11328	11			CDR 11"		
	11329	7			CDR 7"		
**M	***11330***		***19.5***	**19.5**	***CDR 11", 8", 9"***	19.5	
**	**11331**	**7**		**7**	**CDR 7"**	7	
	11332	6			LO 6"		
	11333	8.5			LO 7", 3"		
M	11334	10			UKK 6", 5", 3"		
	11335	6			CDR 6"		
	11336	6			CDR 6"		
M	11337	9			CDR 7", 4"		
	11338	13			CDR 13"		
	11339	6			LO 6"		
	11340	6			LO 6"		
M	11341	8.5			CDR 8", 3"		
**	**11342**	**6**		**6**	**CDR 6"**	6	
**	**11343**	**7**		**7**	**CDR 7"**	7	
	11344	7			CDR 7"		
	11345	8			CDR 8"		
M	11346	11.5			CDR 8", 4", 3"		
	11347	8			CDR 8"		
**	**11348**	**8**		**8**	**CDR 8"**	8	
**	***11349***		***16***	**16**	***CDR 16"***	16	
**	**11350**	**7**		**7**	**CDR 7"**	7	
**	**11351**	**8**		**8**	**CDR 8"**	8	
**M	***11352***		***24***	**24**	***CDR 12", 6", 6", 4", 4", 4"***	24	
**	**11353**	**7**		**7**	**CDR 7"**	7	
**M	***11354***		***15***	**15**	***LO 12", 3", 3"***		15
**M	**11355**	**13**		**13**	**CDR 10", 6"**	13	
**	**11356**	**6**		**6**	**CDR 6"**	6	
**	**11357**	**6**		**6**	**CDR 6"**	6	
	11358	8			CDR 8"		
	11359	8			CDR 8"		
M	11360	11			CDR 8", 6"		
	11361	7			CDR 7"		
	11362	8			CDR 8"		
M	11363	11.5			LO 9", 5"		
	11364	7			CDR 7"		
	11365	13			CDR 13"		
*M	*11366*		*21.5*		*LO 10", 8", 8", 7"*		
**	**11367**	**7**		**7**	**CDR 7"**	7	
**	**11368**	**7**		**7**	**CDR 7"**	7	
M	11369	13			CDR 8", 4", 3", 3"		
*M	*11370*		*16.5*		*CDR 7", 6", 5", 4", 4"*		
M	11371	12			CDR 10", 4"		
M	11372	8			CDR 6", 4"		
M	11373	10			LO 7", 6"		
	11374	7			LO 7"		
	11375	7			LO 7"		
	11376	9			CDR 9"		
M	11377	10			CDR 6", 4", 4"		
	11378	6			CB 6"		
	11379	7			LO 7"		
M	11380	11			UKN 6", 6", 4"		
	11381	11			UKN 11"		
	11382	9			CDR 10"		
	11383	10			UKN 10"		
M	11384	12			CDR 6", 6", 6"		
	11385	8			UKN 8"		
	11386	9			CDR 9"		
	11387	7			LO 7"		
*M	*11388*		*15.5*		*LO 9", 6", 4", 3"*		
M	11389	11			CDR 8", 6"		
*	*11390*		*14*		*CDR 14"*		
	11391	7			CDR 7"		
	11392	10			LO 10"		
	11393	9			LO 9"		
	11401	8			LO 6", 4"		
	11402	9			CDR 9"		
	11403	8			CDR 8"		
	11404	12			CDR 12"		
	11405	10			CDR 10"		
	11406	12			CDR 12"		
**	***11407***		***14***	**14**	***CDR 14"***	14	
**	**11408**	**10**		**10**	**HB 10"**		
**	**11409**	**8**		**8**	**CE 8"**		
**	**11410**	**9**		**9**	**CE 9"**		
	11411		16		UKN 16"		
	11412	10			CDR 10"		
	11413	8			CDR 8"		
	11414	9			CDR 9"		
	11415	11			CE 11"		
	11416		*15*		*CE 15"*		
	11417	6			CE 6"		
	11418	8		8	**CDR 8"**	8	
**	**11419**	**11**		**11**	**CDR 11"**	11	
	11420		*19*		*CDR 19"*		
**	**11421**	**6**		**6**	**LO 6"**		6
**	**11422**	**13**		**13**	**CDR 13"**	13	
**M	***11423***		***17***	**17**	***LO 12", 8", 4"***		17
**	**11424**	**12**		**12**	**LO 12"**		12
**	**11425**	**12**		**12**	**LO 12"**		12
**	**11426**	**13**		**13**	**CDR 13"**	13	
	11427	10			CB 10"		
	11428	13.5			CB 8", 7", 4"		
M	11429		16		CB 10", 8", 4"		
*	*11430*		*20*		*LO 20"*		
	11431	8			LO 8"		
**	**11432**	**9**		**9**	**CB 9"**		7
	11433		*14*		*CE 14"*		
	11434	11			CE 11"		
**	**11435**	**10**		**10**	**CDR 10"**	10	
	11436	13			CDR 13"		
	11437	6			CE 6"		
	11438	12			CDR 12"		
**	**11439**	**11**		**11**	**CDR 11"**	11	
**	**11440**	**7**		**7**	**CE 7"**		
**	**11441**	**10**		**10**	**CE 10"**		
**	**11442**	**9**		**9**	**LO 9"**		9
**	***11443***		***16***	**16**	***CDR 16"***	16	
**	**11444**	**13**		**13**	**CDR 13"**	13	
**	***11445***		***15***	**15**	***CDR 15"***	15	
**	**11446**	**9**		**9**	**LO 9"**		9
**	**11447**	**10**		**10**	**LO 10"**		10
	11448	13			CDR 13"		
	11449	7			CDR 7"		
	11450	8			LO 8"		
	11451	13			LO 13"		
	11452	8			LO 8"		
	11453	7			LO 7"		
	11454	9			LO 9"		
**	**11455**	**6**		**6**	**CDR 6"**	6	
**	**11456**	**8**		**8**	**LO 8"**		8
**	**11457**	**11**		**11**	**CDR 11"**	11	
**	**11458**	**10**		**10**	**CDR 10"**	10	
**	**11459**	**9**		**9**	**CDR 9"**	9	
**	**11460**	**8**		**8**	**CDR 8"**	8	
**	**11461**	**6**		**6**	**CDR 6"**	6	
**	**11462**	**9**		**9**	**CDR 9"**	9	
**	**11463**	**10**		**10**	**LO 10"**		10
**	**11464**	**12**		**12**	**LO 12"**		12
**	**11465**	**8**		**8**	**CDR 8"**	8	
**	**11466**	**6**		**6**	**CDR 6"**	6	
**	**11467**	**13**		**13**	**CDR 13"**	13	
**M	***11468***	**11.5**		**11.5**	**CDR 8", 7"**	11.5	
	11469	7			LO 7"		
	11470	9			CDR 9"		
	11471	9			HB 9"		
M	11472		15.5		UKT 12", 7"		
	11473	8			CDR 8"		
	11474	6			CDR 6"		
	11475	9			CDR 9"		
	11476	7			CDR 7"		
**	**11477**	**12**		**12**	**CDR 12"**	12	
**	**11478**	**9**		**9**	**CDR 9"**	9	
M	11479	11			CDR 8", 6"		
**M	**11480**		**15**	**15**	**UKN 8", 6", 4", 4"**		
**	**11481**	**7**		**7**	**CDR 7"**	7	
**M	**11482**	**8.5**		**8.5**	**HB 7", 3"**		
**M	**11483**	**8**		**8**	**CDR 6", 4"**	8	
**	**11484**	**7**		**7**	**CDR 7"**	7	
**	**11485**	**10**		**10**	**CDR 10"**	10	

TREE LIST

	TREE NO.	<14"	>OR = 14"	INCHES REMOVED	DESCRIPTION	INCHES OF CEDAR TO BE REMOVED	INCHES OF OAK TO BE REMOVED
**	**11486**	**8**		**8**	**CDR 8"**	8	
**	**11487**	**8**		**8**	**CDR 8"**	8	
**M	**11488**	**11**		**11**	**CDR 6", 6", 4"**	11	
**	**11489**	**9**		**9**	**CDR 9"**	9	
**	**11490**	**10**		**10**	**CDR 10"**	10	
**	**11491**	**9**		**9**	**CDR 9"**	9	
*M	*11492*		*14.5*		*CDR 9", 6", 5"*		
**	**11493**	**7**		**7**	**CDR 7"**	7	
	11494	9			CDR 9"		
	11495	7			LO 7"		
	11496	7			CDR 7"		
	11497	9			CE 9"		
	11498	12			CDR 12"		
	11499	11			CE 11"		
	11500	11			HB 7"		
	11501	12			CE 12"		
	11502	13			CE 13"		
	11503	8			CDR 8"		
*	*11504*		*16*		*CDR 16"*		
**	**11505**	**12**		**12**	**CDR 12"**	12	
**	**11506**	**12**		**12**	**CDR 12"**	12	
**	**11507**	**7**		**7**	**LO 7"**		7
**M	**11508**	**9**		**9**	**LO 6", 6"**	9	
**	**11509**	**8**		**8**	**CE 8"**		
**M	***11510***		***17***	**17**	***CDR 9", 8", 8"***	17	
**	**11511**	**7**		**7**	**LO 7"**		7
**	**11512**	**6**		**6**	**LO 6"**		6
	11513	7			CDR 13"		
*	*11514*		*17*		*CDR 9", 9", 7"*		
	11515	6			CDR 6"		
	11516	8			CDR 8", 3"		
M	11517	8			CDR 6", 4"		
	11518	6			CDR 6"		
M	11519	11			CDR 8", 6", 4"		
	11520	6			CDR 6"		
	11521	6			CDR 6"		
	11522	8			CDR 8"		
	11523	6			CDR 6"		
	11524	6			CDR 6"		
	11525	10			CDR 10"		
	11526	7			CDR 7"		
	11527	8			CDR 8"		
	11528	10			CDR 10"		
M	11529	9			CDR 6", 6"		
M	11530	12.5			CDR 9", 7"		
	11531	10			CDR 10"		
	11532	8			CDR 8"		
M	11533	7.5			CDR 6", 3"		
	11534	8			CDR 8"		
M	11535	11			CDR 8", 3", 3"		
	11536	9			CDR 9"		
	11537	8			CDR 8"		
M	11538	10			CDR 7", 6"		
	11539	7			CDR 7"		
	11540	9			CDR 9"		
	11541	10			CDR 10"		
	11542	8			LO 8"		
M	11543	12.5			CDR 7", 7", 4"		
	11544	11			LO 11"		
	11545	13			UKN 13"		
*M	*11546*		*16*		*CDR 10", 6", 6"*		
	11547	8			CDR 8"		
	11548	8			CDR 8"		
	11549	7			CDR 7"		
	11550	7			CDR 7"		
	11551	7			CDR 9"		
	11552	10			CDR 10"		
	11553	7			CDR 7"		
	11554	6			CDR 6"		
	11555	6			CDR 6"		
*M	*11556*		*24*		*LO 10", 8", 7", 7", 6"*		
	11557	10			CDR 10"		
*	*11558*		*14*		*CDR 14"*		
**M	**11559**	**12**		**12**	**LO 8", 8"**		12
**M	**11560**	**13**		**13**	**LO 9", 8"**		13
**	**11561**	**7**		**7**	**LO 7"**		7
**	**11562**	**8.5**		**8.5**	**HB 7", 3"**		
	11563	10			CE 10"		
	11564	8			LO 8"		
	11565	6			LO 6"		
	11566	9			LO 9"		
	11567	10			CDR 10"		
	11568	11			LO 11"		
	11569	11			CDR 11"		
*M	*11570*		*16.5*		*CDR 7", 6", 5", 4", 4"*		
	11571	7			CDR 7"		
M	11572	9.5			LO 7", 5"		
	11573	9			LO 9"		
	11574	11			CDR 11"		
**	**11575**	**10**		**10**	**CDR 10"**	10	
	11576	8			CDR 8"		
**	**11577**	**10**			CDR 10"		
	11578	8			CDR 8"		
	11579	6			CDR 6"		
	11580	6			CDR 6"		
	11581	9			CDR 9"		
	11582	9			CDR 9"		
M	11583	10.5			LO 9", 3"		
**	**11584**	**9**		**9**	**CDR 9"**	9	
**M	***11585***		***15***	**15**	***CDR 10", 10"***	15	
	11586	8			CDR 8"		
	11587	7			CDR 7"		
**M	**11588**	**12**		**12**	**CDR 9", 3", 3"**	12	
	11589	8			CDR 8"		
	11590	11			CDR 11"		
**	**11591**	**7**		**7**	**CDR 7"**	7	
M	11592	10.5			CDR 7", 7"		
	11593	9			HB 9"		
M	11594	11			CDR 6", 6", 4"		
	11595	8			CDR 8"		
	11596	10			CDR 10"		
	11597	7			CDR 7"		
	11598	7			CDR 7"		
M	11599	10.5			CDR 7", 7"		
**	**11600**	**7**		**7**	**LO 7"**		7
**	**11601**	**13**		**13**	**CDR 13"**	13	
**M	**11602**	**11**		**11**	**SO 7", 5", 3"**		11
**	**11603**	**8**		**8**	**CDR 8"**	8	
**	**11604**	**9**		**9**	**CDR 9"**	9	
**	**11605**	**9**		**9**	**CDR 9"**	9	
**	**11606**	**6**		**6**	**CDR 6"**	6	
**M	***11607***		***14***	**14**	***CDR 10", 8"***	14	
**M	***11608***		***14***	**14**	***CDR 10", 8"***	14	
**M	**11609**	**9**		**9**	**CDR 6", 6"**	9	
M	11610	11			CDR 8", 6"		
	11611	10			CDR 10"		
*M	*11612*		*14.5*		*LO 9", 7", 4"*		
	11613	7			LO 7"		
	11614	9			LO 9"		
M	11615	7.5			CDR 6", 3"		
	11616	10			CDR 10"		
	11617	8			CDR 8"		
*M	*11618*		*15*		*CDR 10", 7", 3"*		
	11619	8			LO 8"		
	11620	8			CDR 8"		
M	11621	11			CDR 8", 6"		
*	*11622*		*16*		*CDR 16"*		
M	11623	13.5			CDR 10", 7"		
	11624	6			CDR 6"		
**	**11625**	**10**		**10**	**CDR 10"**	10	
**	**11626**	**9**		**9**	**CDR 9"**	9	
**	**11627**	**7**		**7**	**CDR 7"**	7	
**	**11628**	**10**		**10**	**CDR 10"**	10	
**M	**11629**	**12.5**		**12.5**	**CDR 9", 7"**	12.5	
M	11630	12.5			CDR 9", 3", 2", 2"		
**	**11631**	**8**		**8**	**CDR 8"**	8	
	11632	10			CDR 10"		
	11633	13			CDR 13"		
	11634	12			CDR 12"		
	11635	12			CDR 12"		
	11636	10			CDR 10"		
	11637	9			CDR 9"		
M	11638	9.5			CDR 7", 5"		
M	11639	13.5			CDR 10", 7"		
	11640	12			CDR 12"		
	11641	11			CDR 11"		
**	***11642***		***14***	**14**	***CDR 14"***	14	
**	**11643**	**8**		**8**	**CDR 8"**	8	
**	**11644**	**9**		**9**	**CDR 9"**	9	
	11645	6			CDR 6"		

TREE LIST

	TREE NO.	<14"	>OR = 14"	INCHES REMOVED	DESCRIPTION	INCHES OF CEDAR TO BE REMOVED	INCHES OF OAK TO BE REMOVED
*M	*11646*		*18.5*		*CDR 10", 8", 3", 3", 3"*		
	11647	7			CDR 7"		
M	11648	10			CDR 7", 6"		
*M	*11649*		*14*		*CDR 9", 5", 5"*		
*M	*11650*		*15*		*CDR 8", 8", 6"*		
M	*11651*		*15*		*CDR 10", 10"*		
**M	**11652**	**12**		**12**	**CDR 6", 6", 6"**	12	
**	**11653**	**9**		**9**	**CDR 9"**	9	
**	**11654**	**10**		**10**	**CDR 10"**	10	
**	**11655**	**6**		**6**	**CDR 6"**	6	
**	**11656**	**7**		**7**	**CDR 7"**	7	
**	**11657**	**7**		**7**	**CDR 7"**	7	
**	**11658**	**8**		**8**	**CDR 8"**	8	
*M	*11659*		*16*		*CDR 6", 6", 6", 4", 4"*		
	11660	6			CDR 6"		
*M	*11661*		*18*		*CDR 8", 6", 6", 4", 4"*		
**	**11662**	**7**		**7**	**CDR 7"**	7	
**	**11663**	**7**		**7**	**CDR 7"**	7	
**M	**11664**	**11**		**11**	**CDR 9", 4"**	11	
**M	**11665**	**11**		**11**	**CDR 7", 4", 4"**	11	
**M	**11666**	**8**		**8**	**CDR 6", 4"**	8	
**M	**11667**	**11.5**		**11.5**	**CDR 7", 3", 3", 3"**	11.5	
**	**11668**	**11**		**11**	**CDR 11"**	11	
**	**11669**	**7**		**7**	**CDR 7"**	7	
**	**11670**		***15***	**15**	***CDR 15"***	15	
**	**11671**	**9**		**9**	**CDR 9"**	9	
	11672	10			CDR 6", 5", 3"		
**M	**11673**	**8**		**8**	**CDR 7", 2"**	8	
	11674	6			CDR 6"		
	11675	7			LO 7"		
	11676	7			LO 7"		
	11677	6			CDR 6"		
	11678	7			LO 7"		
	11679	8			LO 8"		
**	**11680**	**8**		**8**	**LO 8"**		8
**	**11681**	**9**		**9**	**LO 9"**		9
**M	***11682***		***16***	**16**	***CDR 8", 6", 4", 3", 3"***	16	
**	**11683**	**10**		**10**	**LO 10"**		10
**	**11684**	**9**		**9**	**CDR 9"**	9	
**M	**11685**	**13**		**13**	**CDR 6", 6", 4", 4"**	13	
**	***11686***		***16***	**16**	***



1 PROPOSED SUBDIVISION CONCEPT PLAN (1 OF 2)

SCALE: 1:30

SCALE: 1" = 30'

0 15 30 60

LEGEND

- PROPOSED PHASE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- NEW WATER METERS

LOT SUMMARY			CONSTRUCTION AREA	
LOT 1	2.00 AC	87,278 SF	0.89 AC	38,775 SF
LOT 2	0.85 AC	37,000 SF	0.21 AC	9108 SF
LOT 3	0.83 AC	36,110 SF	0.25 AC	11,028 SF
LOT 4	0.81 AC	35,440 SF	0.22 AC	9735 SF
LOT 5	0.83 AC	36,095 SF	0.22 AC	9751 SF
LOT 6	0.92 AC	40,298 SF	0.36 AC	15,860 SF
LOT 7	0.98 AC	42,516 SF	0.39 AC	17,023 SF
LOT 8	1.20 AC	52,170 SF	0.46 AC	20,119 SF
TOTAL	8.42 AC	366,907 SF	2.67 AC	116,054 SF

NOTE: CONSTRUCTION AREA EXCLUDES JUAE

CONSTRUCTION AREA

JUAE EASEMENT AREA

PROPOSED IMPERVIOUS COVER
(INITIAL CONCEPT)
TRACT AREA 366,906.63 S.F. (8.423 ACRES)
JUAE PAVEMENT 16,391 S.F.

LOT 1 BLDG 6080 S.F.
LOT 1 DRIVE 387 S.F.

LOT 2 BLDG 6373 S.F.
LOT 2 DRIVE 356 S.F.

LOT 3 BLDG 6270 S.F.
LOT 3 DRIVE 458 S.F.

LOT 4 BLDG 6459 S.F.
LOT 4 DRIVE 514 S.F.

LOT 5 BLDG 4516 S.F.
LOT 5 DRIVE 462 S.F.

LOT 6 BLDG 4731 S.F.
LOT 6 DRIVE 812 S.F.

LOT 7 BLDG 5966 S.F.
LOT 7 DRIVE 3340 S.F.

LOT 8 BLDG 5968 S.F.
LOT 8 DRIVE 3504 S.F.

TOTAL IMPERVIOUS COVER 72,487 S.F.
PERCENT IMPERVIOUS COVER 19.8%

NOTE:
1) DRAINAGE PLANS, INCLUDING MITIGATION FOR INCREASES IN PEAK DISCHARGE, WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT FOR WORK ON EACH LOT.

2) WATER SERVICE WILL BE PROVIDED BY EXTENDING SERVICES FROM EXISTING WCID 10 WATER LINES IN WESTLAKE DR.

3) WASTEWATER SERVICE WILL BE PROVIDED BY EXTENDING A JOINT USE, ON-SITE FORCE MAIN FROM THE CITY'S FORCE MAIN IN WESTLAKE DRIVE. EACH HOME WILL HAVE ITS OWN GRINDER PUMP(WITH CHECK VALVES) TO MOVE THE WASTEWATER FROM THAT HOUSE TO THE CITY'S FORCE MAIN.

4) DRY UTILITIES (GAS, ELECTRIC, TELEPHONE) WILL BE EXTENDED FROM THE EXISTING LINES IN WESTLAKE DRIVE.

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

2/5/21

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: rc@tleng.net
TBPE Reg. No. F-10220

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DATE

REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
PROJECT

PROPOSED CONCEPT PLAN (1 OF 2)
SHEET NAME

DATE ISSUED
February, 2021

DESIGNED BY: RCT
DRAFTED BY: ???

JOB NUMBER
1642

SHEET
5 OF 8

1 EXISTING CONDITIONS (2 OF 2)

SCALE: 1:30

SCALE: 1" = 30'

0 15 30 60

LEGEND

- PROPOSED PHASE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- NEW WATER METERS

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CONSTRUCTION AREA

JUAE EASEMENT AREA

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LOT 3 DRIVE 458 S.F.

LOT 4 BLDG 6459 S.F.
LOT 4 DRIVE 514 S.F.

LOT 5 BLDG 4516 S.F.
LOT 5 DRIVE 462 S.F.

LOT 6 BLDG 4731 S.F.
LOT 6 DRIVE 812 S.F.

LOT 7 BLDG 5966 S.F.
LOT 7 DRIVE 3340 S.F.

LOT 8 BLDG 5968 S.F.
LOT 8 DRIVE 3504 S.F.

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STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC
(F-10220)

2/5/21

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
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TBPE Reg. No. F-10220

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DATE

REVISION

PROJECT: WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

SHEET NAME: PROPOSED CONCEPT PLAN (2 OF 2)

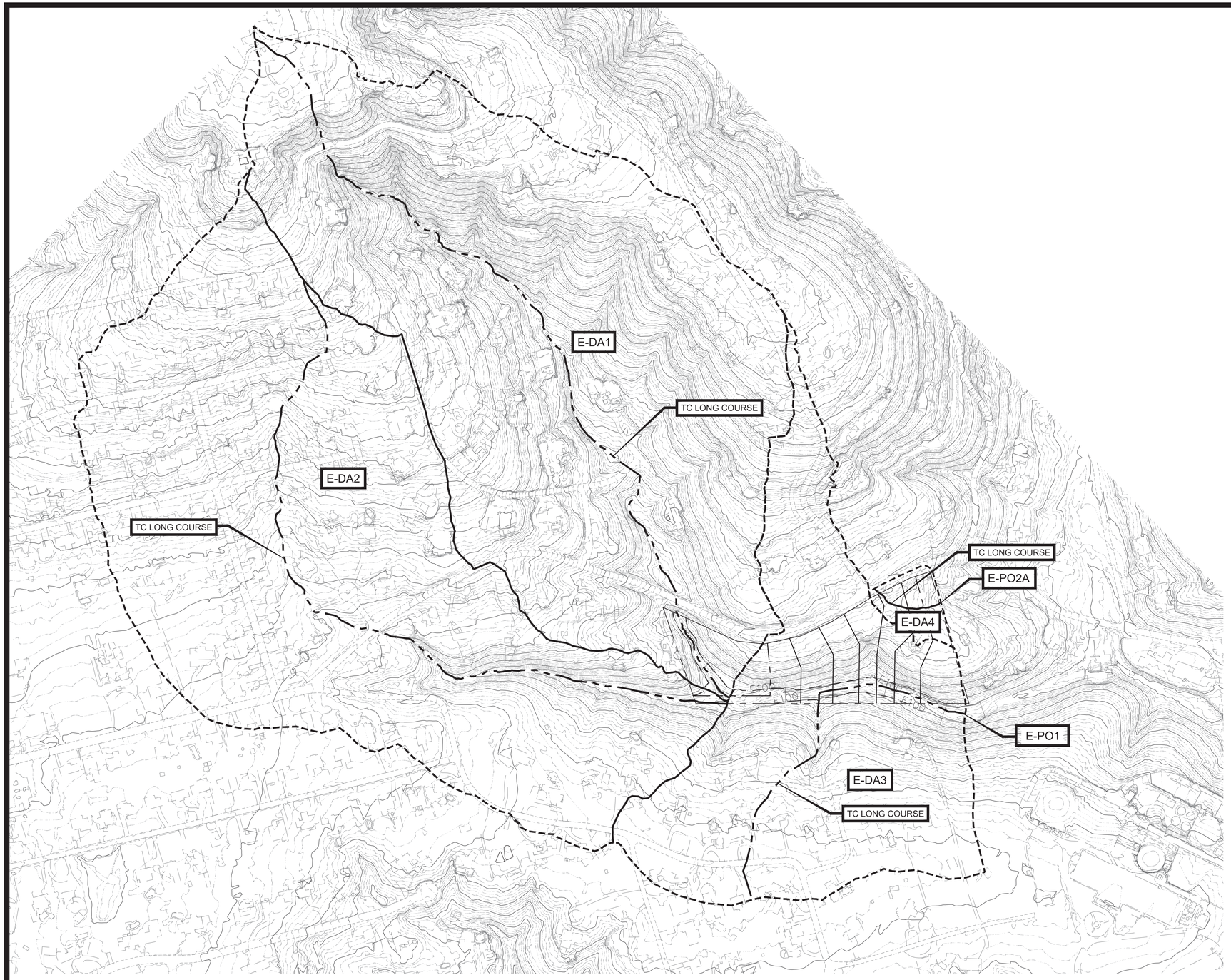
DATE ISSUED: February, 2021

DESIGNED BY: RCT | DRAFTED BY: ???

JOB NUMBER: 1642

SHEET 6 OF 8

WESTLAKE DR
(60' R.O.W.)
BUCKEYE TR
(40' R.O.W.)
WESTLAKE DR
(60' R.O.W.)
SECTION 2193
SECTION 1795
SECTION 1408
SECTION 1160
SECTION 1000
IRONBY BOTTOM ADDITION
VOL. 14, PG. 20
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
EWARD SUBDIVISION REVISED
LOT 2
VOL. 86, PG. 37A
CITY OF AUSTIN
1.57 AC
VOL. 12720, PG. 2492
ROCKY RIVER COVE
VOL. 76, PG. 307
LOT 8
SEE METES & BOUNDS
0.40 AC
VOL. 7280, PG. 451
S44°01'52"W
103.68'
S44°01'52"W 1069.74'
(S46°36'W 1069.12')
N17°24'34"E 175.52'
N20°23'22"E
82.79'
N34°03'10"E
81.25'
N12°36'25"E 183.32'
(S15°45'13"W 181.21')
122.96'
33.05'
N18°10'02"E 246.99'
(N19°49'58"W 244.27')
N87°04'53"E
43.61'
N50°25'0"E
105.11'
N31°35'25"E 145.82'
56.22'
(14.00')
N18°20'11"E 152.29'
49.84'
60.85'
(S69°30'E 500.00')
S62°29'50"E 508.94'
(N61°53'51"W 508.37')
(N61°53'W 417.09')
30.00'
E100
E100
E100



1 EXISTING & PROPOSED DRAINAGE AREA MAP

SCALE: 1:200

NORTH

SCALE: 1" = 200'

0 100 200 400

LEGEND

- EXISTING DRAINAGE AREA -LONG COURSE
- EXISTING DRAINAGE AREA

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

2/5/21

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REVISION

DATE

PROJECT
WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

SHEET NAME
DRAINAGE AREA MAP

DATE ISSUED
February, 2021

DESIGNED BY	DRAFTED BY
RCT	???

JOB NUMBER
1642

SHEET
8 OF 8

Property Inspection Report

Dripping Springs, TX 78620
Phone: (512) 253-8080
Email: service@oakwiltpros.com

Proposal Date/Time:
01/19/2021 @ 3:00pm

Conditions Wind/Temp:
5mph / 50°F

803 Westlake Dr. Lakeway Hills TX, 78746

CONCERNS WITH OAKS ON INSPECTED PROPERTY

No foliar symptoms or mortality patterns indicating the presence of oak wilt were observed on the property at the time of inspection. Red Oaks and Shin Oaks observed on the property exhibited normal seasonal defoliation. Some stressed/drought affected Live Oaks were observed but again, no signs of oak wilt were present.

CONCERNS DUE TO NEIGHBORING PROPERTIES

Not applicable. Inspection was specific to the property being developed.

TREATMENT & PREVENTION SERVICES RECOMMENDED

No treatment or preventative services are required as no oak wilt was found to be on the property at the time of inspection

NOTES

Continue to prune and clear accordingly, painting any wounds to help prevent the spread of oak wilt in the future.

Oak Wilt Pros provides a thorough walk-through and report to help identify oak wilt threats to properties under offer or under consideration of purchase. This report is performed to the best of our ability and cannot be fully guaranteed due to the nature of the oak wilt pathogen. This inspection provides information to help detect any direct or indirect oak wilt threats and provides our recommendations in regards to possible treatment and prevention services that may help stop the spread of oak wilt. We diagnose through symptom identification and do not run lab tests as testing can be delayed and often inaccurate. Oak Wilt Pros does not provide any guidance in regards to property acquisitions or negotiations.

Report Filed By: Mark Ashby (ISA Cert ID TX-4597A)	
Subtotal	$250.00
Discount	
Sales Tax (8.25%)	$20.63
~~Total~~ PAID	$270.63

DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR
MOORE ESTATES SUBDIVISION

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

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THE GRANT, RESERVATIONS & RECITALS

This Declaration of Covenants, Conditions and Restrictions of Moore Estates Subdivision is made on February ____, 2021, by Robin Mallory Moore, Doyle Randall Moore, and Sherry Moore Waldrup, collectively the "Declarant", whose mailing address is 9101 Lot 11, Dripping Springs, Texas 78620.

RECITALS

Declarant is the owner of all of the real property, including the land; all improvements and structures on the property; and all easements, rights, and appurtenances belonging to the property that is located in Travis County, State of Texas, more particularly described in Exhibit "A" (the "Property"), which is attached hereto and incorporated by reference herein.

Declarant desires that the Property be developed as a single-family residential subdivision.

Declarant declares that the Property is to be held, sold, and conveyed subject to certain easements, restrictions, covenants, conditions, assessments and liens as set forth herein or shown on the Survey for the overall benefit of future owners of the Property.

The Moore Estates Subdivision consists of eight (8) single family residential lots, as described below (the "Project").

In consideration of the foregoing premises, Declarant declares that the Project is held and shall be held, conveyed, encumbered, leased, rented, used, occupied, and improved subject to the following covenants, conditions, and restrictions, all of which are declared and agreed to be in furtherance of a plan for the improvement of the Property, and the division of the Property into Lots, and all of which are established and agreed on for the purpose of enhancing and perfecting the value, desirability, and attractiveness of the Project and every part of the Project. All of the covenants, conditions, and restrictions shall run with the Property and shall be binding on all parties having or acquiring any right, title, or interest in any part of the Property and shall be for the benefit of each Owner of the Project or any interest in the Project and shall inure to the benefit of and be binding on each successor in interest of the Owners.

SECTION I
DEFINITIONS

Except as otherwise set forth herein, or unless the context otherwise specifies or requires, the following words and terms when used in this **Declaration** shall have the following meanings:

1.1 Architectural Control Committee or ACC. Subject to Section 5, the "Architectural Control Committee" or "ACC" shall initially mean the Declarant during the Control Period, and thereafter mean either the Board or a separate committee appointed by the Board in accordance with Section 5. The committee may consist of one person if so directed by the Board.

1.2 Assessment. "Assessment" or "Assessments" shall mean such charges, costs, or fees as may be levied by the Association to the Owners under the terms and provisions of this Declaration.

1.3 Association. "Association" shall mean Moore Estates Subdivision Homeowners Association, Inc., a Texas non-profit corporation, its successors and assigns.

1.4 Board. "Board" shall mean the Board of Directors or governing body of the **Association**.

1.5 Bylaws. "Bylaws" shall mean the Bylaws of the Association to be adopted by the **Board**, and as amended from time to time.

1.6 Certificate. "Certificate" shall mean the Certificate of Formation of the Moore Estates Subdivision Homeowners Association, Inc., as amended from time to time, which shall be filed in the office of the Secretary of State of the State of Texas.

1.7 Common Properties. "Common Properties" shall mean any properties now or hereafter acquired by the Association for the purpose and benefit of the Members of the Association.

1.8 Control Period. "Control Period" shall mean the period until Declarant executes a deed conveying title at least seventy-five percent (75%) of the Lots to a third party.

1.9 Declarant. "Declarant" shall mean collectively Robin Mallory Moore, Doyle Randall Moore, and Sherry Moore Waldrup or any successor or assigns.

1.10 Declaration. "Declaration" shall mean this instrument, and any amendments or modifications to this Declaration filed in the Official Public Records of Travis County, Texas.

1.11 Design Guidelines. "Design Guidelines" shall mean any rules or guidelines that are established from time to time by the ACC to provide governance to Owners and builders regarding construction, repair, or replacement of Improvements on the Property as more fully set forth in Section 5.

The ACC may establish determinations on a situation-by-situation or ad hoc basis, but is encouraged, but not required, to reduce its determinations, approvals and disapprovals to writing and to preserve such written records.

1.12 Director. "Director" or "Directors" shall mean each individual serving on the Board.

1.13 Home Occupation. "Home Occupation" shall mean a commercial enterprise conducted within the Residence on a Lot. A Home Occupation is allowed if conducted pursuant to Section 3.

1.14 Improvement. "Improvement" or "Improvements" shall mean all structures, improvements and fixtures located on the Property, plus all equipment traditionally considered a trade fixture located on the Property. Such term shall include but not be limited to Residence, buildings, fences, landscaping, poles, signs, exterior air conditioning, pipes, lines, meters, antennas, and towers.

1.15 Lot. "Lot" or "Lots" means each Lot (each a "Lot" and collectively "Lots) shown on the Subdivision Plat and improvements located on the Lots.

1.16 Manager. "Manager" shall have the meaning ascribed to such term in Section 4 hereof.

1.17 Member. "Member" means any Owner of a Lot. For voting purposes, there shall only be one (1) Member per Lot.

1.18 Mortgage. "Mortgage" shall mean any mortgage, deed of trust or vendor's lien covering a **Lot** given to secure the payment of a debt, which debt is purchase money for the Lot. Such term shall also include any deed of trust or vendor's lien by the Declarant on any Property owned by the Declarant, whether for purchase money or not.

1.19 Mortgagee. "Mortgagee" or "Mortgagees" shall mean the holder or holders of any Mortgage or Mortgages.

1.20 Owner. "Owner" or "Owners" shall mean each Person who is a record owner of a fee simple interest in any Lot, but excluding Declarant and any Mortgagee

1.21 Person. "Person" or "Persons" shall mean any individual, individuals, entity or entities having the legal right to hold title to real property.

1.22 Plans and Specifications. "Plans and Specifications" shall mean any and all documents designed to guide or control the construction or erection of any Improvement.

1.23 Residence. "Residence" means a one single-family house.

1.24 Rules. "Rules" shall mean such rules including but not limited to traffic rules, parking rules, rules governing excessive noise or other offensive conduct, and any scheduled fines and penalties for violations established and promulgated by the Association acting through its Board from time to time. Except to the extent that a rule would be prohibited by law, by this Declaration or by organizational documents of the Association, or except to the extent that a rule requires the approval of the membership, the Board shall have the power to adopt such rules as the Board in its discretion shall deem appropriate from time to time, except that no rule shall take effect until 30 days after the Board gives notice to the Owners of such rule, except in the event that the Board deems that an emergency requires the implementation and enforcement of a rule prior to 30 days after notice to the Owners.

1.25 Subdivision. "Subdivision" shall mean and refer to the Property that has been subdivided and approved by the West Lake Hills City Council as the Moore Estates Subdivision whether now or in the future.

SECTION II
GENERAL RESTRICTIONS

All of the Property shall be owned, held, leased, used, occupied and enjoyed subject to the following limitations and restrictions. No Owner shall allow any of the following prohibited matters to occur or exist on the Owner's Lot, and no Owner shall, nor shall the Owner allow any of his invitees, representatives, agents or contractors to do any of the prohibited matters described in this Declaration. Each Owner is strictly responsible for his own Lot, and invitees, representatives, agents or contractors on any part of the Property affecting any part of the Property. Additionally, this Section 2 contains positive covenants running with the land, and easements that are binding upon the Owners of each Lot.

Part 1: Construction Procedures

2.1 Utilities. All utilities must be installed underground except as approved by the ACC.

2.2 Building Height. No Residence on a lot may be higher than 35 feet from average finish grade of property to mid-line of any gabled roof.

2.3 Building Materials. All structures on a Lot must be constructed on the Building Site except as approved by the ACC. No building material of any kind or character may be placed or stored upon a Lot until the commencement of construction of improvements. During construction, materials must be placed only within the Building Site of, or the area to be landscaped on, the Lot upon which the improvements are to be erected unless otherwise agreed to by Declarant. Construction and use of materials must progress without undue delay.

2.4 Completion of Residence. Construction of a Residence must be completed within twelve (12) months from the date construction is commenced unless extended by the ACC.

2.5 Garage and Parking Requirements. Each Residence must have at least a two (2) car garage. The garage must conform in design and materials with the main structure of the Residence.

2.6 Exterior Walls. Exterior cladding associated with the architectural style of the home must be used. The ACC shall establish Rules regarding the architectural style of each Residence.

2.7 HVAC Systems. All heating, ventilation, and air conditioning systems ("HVAC Systems") on the ground must be screened with the same material used on the exterior walls of the Residence so the HVAC Systems are not visible from other Residences. The screen for the HVAC Systems must be constructed with material and in a size, height, and design approved by the ACC. HVAC Systems may not be installed on the ground in front of a Residence. HVAC Systems may not be installed on the roof of a Residence unless approved by the ACC. No window air-conditioning apparatus or evaporative cooler may be attached to any Residence or Accessory Building or at any other location.

2.8 Fences. All fences must be constructed of either iron, cedar or masonry in a size, height, and design approved by the ACC, except those locations designated by the Declarant or ACC that will have iron fences. A fence enclosing or partially enclosing a Building Site may not be constructed before the construction of the Residence on the Lot.

2.9 Setback Restrictions. All Residences and accessory dwellings must be constructed so they comply with the setback provisions called out on the Subdivision Plat.

2.10 Roof Materials. The roof materials associated with the architectural style of the home must be used. The ACC shall establish Rules regarding the architectural style of each Residence.

2.11 Irrigation System. Before a Residence may be occupied or used, the Owner must install an automatic underground irrigation system with a rain sensor in the Landscaped Area of the Lot so it is adequately irrigated.

2.12 Portable Sanitary Systems. During construction on any Lot, the builder must provide a portable sanitary system for use by contractors, subcontractors, and their employees, located at least 12.5' behind the curb or 20' from any occupied lot, until the construction is completed.

2.13 Construction Debris. During construction on a Lot, the builder must put all construction trash that is susceptible to being blown from the construction site in the Approved Containers furnished by the builder to prevent trash from blowing off the construction site. The Approved Containers must be emptied periodically, at the builder's expense, so there is always room for the trash. Builders must prevent construction trash from blowing out of the Approved Containers and off the construction site. The Association may impose a fine on the builder or Owner for each violation of this provision. The fine for the first violation will be $100. The fine for each subsequent violation will be $500. The Association may hire a third party to collect and dispose of the trash and the builder or Owner shall pay the costs for this service. Builder or Owner shall pay all fines and costs upon demand.

2.14 Building Code. The construction of all Residences and Accessory Buildings must comply with all applicable building codes in force from time to time in West Lake Hills, Travis County, Texas.

Part 2: Aesthetics

2.15 Antennas. No exterior antennas, aerials, satellite dishes, or other apparatus for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Property, including any Lot, which is visible from any Road or other Lot unless it is impossible to receive signals from another location that complies with these requirements. In that event, the receiving device may be placed in a visible location as approved by the ACC. The ACC may require as much screening as possible while not substantially interfering with reception. The Declarant and/or the Association shall have the right, without obligation, to erect or install an aerial, satellite dish, master antenna, cable system, or other apparatus for the transmission of television, radio, satellite, or other signals for the benefit of all or a portion of the Property. No satellite dishes shall be permitted which are larger than one meter in diameter and cannot be installed on the front elevation or within 5' of any side elevation from the front of the Improvements. No Lot may have more than one (1) satellite dish. No broadcast antenna may exceed the height of the center ridge of the roofline. No MMDS antenna mast may exceed the height of the center ridge of the roofline. No exterior antennas, aerials, satellite dishes, or other apparatus which transmit television, radio, satellite, or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Property.

2.16 Solar Energy Device and Energy Efficiency Roofing. A "Solar Energy Device" means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power. "Energy Efficiency Roofing" means shingles that are designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by

customary composite shingles; or (iii) provide solar generation capabilities. Approval by the Architectural Control Committee is required prior to installing a Solar Energy Device or Energy Efficient Roofing once a Unit has been constructed

2.17 Automobiles and Other Vehicles and Equipment. No automobile, van, pickup truck, truck, or similar vehicle or equipment may be parked for storage in the front of any Residence, nor may any such vehicle or equipment be parked for storage in the side or rear yard of any Residence unless said vehicle is out of view from any other Residence. No boat, trailer, marine craft, recreational vehicle, camper, pick-up camper, travel trailer, motor home, camper body, tractor, or similar vehicle or equipment may be parked for storage that may be seen from any other Residence. No such vehicle or equipment may be used as a Residence or office temporarily or permanently. This restriction does not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, maintenance, or repair of a Residence.

2.18 Clothes Drying/Yard Equipment. The drying of clothes in public view is prohibited. A drying yard or other suitable enclosure must be constructed to screen from public view any clothes drying equipment, yard equipment, and storage areas.

2.19 Dogs and Cats. No pets may be kept that interfere with the health or safety of the Property. No more than a total of four (4) dogs or cats (or a combination of four (4) dogs and cats), will be permitted on a Lot. Dogs and cats must be restrained by a leash or confined in the Building Site or the Landscaped Area inside a fenced area or within the Residence unless accompanied by and under the control of a person in designated dog run areas. Pet owners are required to promptly remove and sanitarily dispose of their pet's waste on the Common Properties. Pet owners that are cited for three (3) pet waste violations may be fined by the Association. It is the pet Owner's responsibility to keep the Lot clean and free of pet debris. All pets must be properly tagged for identification and vaccinated against rabies. Owners of dogs must keep the dogs from barking so as not to be a nuisance.

2.20 Hazardous Materials. No vehicles of any size that transport flammable, explosive, or hazardous cargo may be kept on the Property at any time.

2.21 Insurance Rates. Nothing shall be done or kept on the Property that would increase the rates of insurance or cause the cancellation of insurance on any Lot or any of the improvements located upon any Lot, or the roads within the Property, without the prior written approval of the Association.

2.22 Junk/Trash. No portion of the Property may be used as a dumping ground for junk, dead tree limbs, rubbish, or any other material, or as a site for the accumulation of unsightly materials of any kind, including, without limitation, broken or rusty equipment, disassembled or inoperative vehicles, and discarded appliances and furniture. Trash, garbage, waste, and other debris may not be kept on any Lot except in Approved Containers. All trash, garbage, waste, and other debris must be placed in plastic garbage bags before being placed into Approved Containers. Approved Containers may be located on the Lot during construction of improvements on the Lot but must be removed upon completion of the construction. Declarant will provide Approved Containers at various locations on the Property. If trash, garbage, waste, or debris will not fit into Approved Containers, it must be completely removed from the Property and not stored on any portion of the Property at any time. All junk equipment, inoperative motor vehicles, and other similar junk must be removed from the Property at Owners expense.

2.23 Mailboxes. Names on the outside of mailboxes are not allowed and may be removed by the Board without prior notice because publicly identifying names with a particular Lot increases the risk of crime for Owners of the Lot. As originally built, the Property will be equipped with cluster mailboxes. The Association is not responsible for any mailbox keys and does not keep a copy of the keys to the

mailboxes. The Association will be responsible for the maintenance, repair, and replacement of the mailboxes, as needed.

2.24 No Fires. Except within fireplaces in the Residence, outdoor fireplaces, and outdoor cooking in grills, no burning of anything is permitted on the Property.

2.25 No Firearms. No firearms may be used or discharged on the Property.

2.26 No Hunting. No hunting or trapping is allowed on the Property.

2.27 No Prefabricated Structures. No prefabricated structure or other type of building may be moved onto a Lot unless approved by the ACC.

2.28 Outdoor Lighting and Outdoor Speakers. No bright outdoor lighting or loud outdoor speakers will be permitted on any Lot. All permanent outdoor lighting components must be dark sky compliant and outdoor speakers must be approved, in advance, by the ACC.

2.29 Prohibited Activities. No Lot or improvement may be used for commercial, wholesale, retail, or manufacturing purposes of any kind. No noxious or offensive activity may be undertaken on the Property, and nothing may be done which is or may become an annoyance or nuisance to any other Owner. Nothing in this Paragraph 2.29 prohibits an Owner's use of a Residence for quiet, inoffensive activities, such as home office, tutoring, or giving music or art lessons as long as these activities do not (a) materially increase the number of cars parked on the Lot or Roads or interfere with adjoining Owners' use and enjoyment of Roads, their Residences, or yards, or (b) violate any current Travis County ordinances.

2.30 Prohibited Animals. No animals, livestock, or poultry of any kind may be raised, bred, or kept on the Property, except horses, dogs, cats, and other household pets approved by the ACC. There shall be no commercial breeding of any animal on the Property. No pet may be kept on a Lot that interferes with the quietude, health, or safety of the community. Any and all West Lake Hills ordinances regarding animals must be adhered to.

2.31 Sanitary Waste Treatment System. No individual sanitary waste treatment system shall be permitted on any Lot.

2.32 Signs. The ACC has the right to approve or reject any sign placed on the Property. No sign of any kind may be displayed to the public view on any Lot except (a) one sign of not more than six square feet advertising the Property for rent or sale, (b) signs used by a builder during construction and sales periods, (c) signs used by Declarant to advertise the Property during development, and (d) political signs no more than 30 days before a national, state, or local election day, which must be removed within two days after such election. The ACC has the right to remove any sign, billboard, or other advertising structure that does not comply with this Paragraph 2.32 and in so doing will not be subject to any liability for trespass or any other liability in connection with the removal.

2.33 Windows. Window jambs and mullions shall be fabricated of anodized aluminum, vinyl, or wood. All aluminum or anodized metal windows on any front elevation of a Residence shall have baked-on painted aluminum divided light windows (no mill finish), unless otherwise approved by the ACC.

2.34 Application. For the avoidance of doubt, the provisions of Section 2 shall not apply to the Declarant.

2.35 Holiday Decorations. Decorations for secular or religious holidays must be taken down within 2 weeks after the end of the holiday. Holiday decorations may be put up no more than 20 days prior to the beginning of the holiday.

SECTION III
RESTRICTIONS FOR RESIDENTIAL USE

3.1 General. Except for other uses of the Property by, through or under Declarant during the Control Period, the Property shall be improved and used only for single-family residential use and for all other expressly permitted uses.

3.2 Residential Uses. Except for other uses of the Property by, through or under Declarant during the Control Period, all Lots shall be used exclusively for residential purposes. No more than one family or entity may own an interest in a Lot and may share their use of the Lot and Residence located thereon. No more than six (6) individuals may occupy one Residence at any one time unless they are all members of one (1) family in which case such limitations shall not apply; however, a single family may consist of as many as three generations. Except as provided below, no business or business activity shall be carried on, in or upon any Lot at any time except with the written approval of the Board. No deliveries of merchandise for sale or distribution, no traffic of customers or clients to or from a Lot, and no storage of inventory or products are permitted on any Lot. Garage sales or yard sales (or any similar vending of merchandise) conducted on any Lot shall be considered a business activity and is therefore prohibited, unless previously sanctioned by the Association acting through its Board of Directors.

Notwithstanding the foregoing, a Lot may be used for a "Home Occupation," meaning a commercial enterprise conducted within the Residence on a Lot which is incidental to the principal residential use of the Lot, provided that:

(i) no person other than a resident of the Lot shall be engaged or employed in the Home Occupation at the site;

(ii) there shall be no visible storage or display of inventory, occupational materials or products;

(iii) there shall be no exterior evidence of the conduct of a Home Occupation such as a sign and no Home Occupation shall be conducted outside of the Residence on the Lot;

(iv) members of the public, customers, clients, patients and other business invitees shall not be on the premises; thus, this exclusion is limited to situations where the individual performing the occupation is able to conduct the business alone on the premises and any external communication is conducted by telephone and other electronic means; and

(v) no additional parking shall be provided for the Home Occupation and no material amount of additional vehicular traffic shall be generated to or from the Lot as a result of the Home Occupation.

3.3 Restrictions on Leasing Residences; Leasing Permitted. Nothing in the Declaration shall prevent the rental of any Residence by the Owner thereof; provided, however, any such rentals shall be accomplished only by bona fide written leases with terms of at least six (6) months, and the rental of any Residence for less than six (6) months is prohibited. Residences may be rented or leased only by written leases and subject to the restriction that the tenant shall be subject to the terms and conditions of this Declaration and the rules and regulations promulgated by the Association as though such tenant were an

Owner. Each Owner agrees to cause his lessee or the persons living with such Owner to comply with this Declaration and the rules and regulations promulgated pursuant hereto, and is responsible and liable for all violations and losses caused by such tenants or occupants, to the extent the tenants or occupants do not fully satisfy their liability for any such violation. All provisions of this Declaration and of any rules and regulations promulgated pursuant hereto that govern the conduct of Owners and that provide for sanctions against Owners shall also apply to all occupants of any Residences. Within thirty (30) days after leasing Residence, the Owner of the Residence must give written notice to the Association of the name of the tenant and the present address of the Owner, and deliver a copy of the lease to the Association. A tenant must agree to the provisions of this Declaration and if the tenant is in breach of or in violation of this Declaration the tenant shall be liable to the Association for any fines as a result of such breach or violation.

SECTION IV
MOORE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

4.1 Organization. Declarant shall cause the formation and incorporation of the Association as a non-profit corporation under the laws of the State of Texas. The Association shall be created for the purposes, charged with the duties, governed by the provisions and vested with the powers prescribed by law or set forth in its Certificate and Bylaws or in this Declaration as hereinafter set forth. Neither the Certificate nor Bylaws shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

4.2 Membership. The Owners shall constitute the Association. Each Owner, including Declarant, shall automatically be a member of the Association. Association membership shall be appurtenant to ownership of a Lot. Ownership of a Lot is the sole criterion for membership in the Association.

4.3 Membership Voting and Meetings. Each Owner shall have one vote for each Lot owned by that Owner. There shall be at least one meeting of the membership of the Association each year. At that meeting, the Owners shall vote on any matters the Board chooses to place before the membership, and discuss any matter of Association business that the Board or any Owner wishes to bring before the entire membership. The number of members of the Board may be changed by the affirmative vote of at least 75% of the Owners.

4.4 Powers and Authority of the Association. The Association acting through its Board shall have all of the powers of a Texas non-profit corporation allowed by law, subject only to such limitations upon the exercise of such power as are expressly set forth in this Declaration. It shall further have the power to do and perform any and all acts that may be necessary or proper for or incidental to the exercise of any of the express powers granted to it by the laws of the State of Texas or as expressly set forth herein. The principal purposes of the Association are the collection, expenditure, and management of the maintenance funds, enforcement of the restrictions contained herein and providing for the maintenance and preservation of any Common Properties or facilities of the Association. The Association, and the Board acting on behalf of the Association, shall have the power and authority at all times as follows:

A. **Rules and Bylaws.** To make, establish and promulgate, and in its discretion to amend or repeal and re-enact, Rules, including but not limited to traffic rules, parking rules and a schedule of fines for violations, and the Bylaws, not in conflict with this Declaration, as it deems proper covering any and all aspects of its functions.

B. **Insurance**. To obtain and maintain in effect policies of insurance which, in the opinion of the Board, are reasonably necessary or appropriate to carry out the functions of the Association.

C. **Records.** To keep books and records of the Association's business and affairs.

D. **Assessments.** To levy Assessments as provided or allowed by this Declaration**.** Assessments may be levied for that sum as set forth below in order to raise the total amount for which the levy in question is being made. Such amount may include assessments to establish a reserve for the purposes of major items of improvement or repairs.

E. **Right of Entry and Enforcement.** To enter at any time in an emergency (or in the case of a non-emergency, after ten (10) days' written notice), without being liable to any Owner, upon any Lot for the purpose of enforcing this Declaration or the Rules, or for the purpose of maintaining or repairing any area, Improvement or other facility to conform to this Declaration or the Rules, and the expense incurred by the Association in connection with the entry upon any Lot and the maintenance and repair work conducted thereon shall be a personal liability of the Owner of the Lot entered upon, shall be a lien upon the Lot entered upon and upon the Improvements thereon, and shall be enforced in the same manner and to the same extent as provided in Section 6 hereof for regular and special Assessments. The Association may from time to time, in its own name and on its own behalf, or in the name of and on behalf of any Owner who consents thereto, to commence and maintain actions and suits to enforce, by mandatory injunction or otherwise, or to restrain and enjoin, any breach or threatened breach of this Declaration or the Rules. The Association may also settle claims, enforce liens and take all such action as it may deem necessary or expedient to enforce this Declaration or the Rules; provided, however, that the Board shall never be authorized to expend any Association funds for the purpose of bringing suit against Declarant, its successors or assigns.

F. **Legal and Accounting Services.** To retain and pay for legal and accounting services necessary or proper in the operation of the Association.

G. **Manager**. To retain and pay for the services of a person or firm to manage and operate the Association, including its Property ("Manager"), to the extent determined to be the person or firm who manages or operates the Association and its Property is the appropriate or advisable by the Board. Additional personnel may be employed directly by the Association or may be furnished by the Manager. To the extent permitted by law, the Association and the Board may delegate any other duties, powers and functions to the Manager. The Members of the Association release the Association and the Directors from liability for any omission or improper exercise by the Manager or any party engaged by the Manager of any such duty, power or function so delegated.

H. **Other Services and Properties**. To obtain and pay for any other property and services, and to pay any other taxes or fees that the Association or the Board is required to pay ancillary to its fulfillment of its powers and duties according to this Declaration and according to law, or pursuant to applicable law, the terms of this Declaration, or the Certificate or Bylaws of the Association.

I. **Contracts.** To enter into contracts with Declarant and other persons on such terms and provisions as the Board shall determine to provide any service or perform any function on behalf of Declarant or any other party.

J. **Loans.** To borrow funds from any source to pay any costs of operation that may be secured by such assets of the Association as deemed appropriate by the Board.

4.5 Maintenance Authority. The Association shall be authorized to maintain and repair any areas of the Property, as appropriate, pursuant to the terms of this Declaration.

4.6 Rules of the Board of Directors. All Members, occupants and their families and guests shall abide by any reasonable rules and regulations adopted by the Board. The Board shall have the power to enforce compliance with said rules and regulations by all appropriate legal and equitable remedies and fines as allowed by law. As used herein the term fine is not intended to be a penalty, but to be a fine as permitted under the Texas Property Code and an administrative charge to offset of costs for the Association and its Board having to deal with the violation.

4.7 Indemnification. The Association shall indemnify every officer, director, and committee member against all damages and expenses including counsel fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement or any suit or proceeding, if approved by the then Board) to which he or she may be a party by reason of being or having been an officer, director, or committee member, except that such obligation to indemnify shall be limited to those actions for which liability is limited under Texas law.

SECTION V
ARCHITECTURAL CONTROL COMMITTEE

5.1 Initial Architectural Control Committee. Initially, the ACC shall be the Declarant until such time as the Declarant resigns or until such time as the Control Period ends, whichever occurs first. Once the Declarant is no longer serving as the ACC then the ACC shall be the Board and each Member of the Board shall serve as a Member of the ACC. By majority vote of the Board, a separate ACC may be formed, in which case each Member of the Board shall have the right to designate one (1) Member of the ACC pursuant to Section 5.2 below, unless the Board votes unanimously to create an ACC with its number of Members being a different number than the number of the Members of the Board, in which case the Members of the ACC will be elected by a vote of the Board.

5.2 Membership of Architectural Control Committee. If the Board decides to appoint a separate ACC then the ACC shall consist of one representative appointed by each Director. A Director may appoint himself to the ACC. Members of the ACC, shall not serve terms, but shall serve at the will of the Board member who appointed them. Therefore, a Director may remove and replace the Member it appointed at any time by written notice to the other Directors, the Association and notice to all representatives of the ACC. To the extent any provision of this document conflicts with this Section 5.2, this Section 5.2 shall control. However, as stated elsewhere, if the Board votes for the ACC to consist of a number of individuals being different in number than the number of Board Members (for example a Board of 3 Directors may vote to appoint an ACC of one individual) then the representatives who shall comprise the ACC shall be elected by the Board. Alternatively, by unanimous vote, the Director may elect instead one person to serve as the sole ACC.

5.3 Approval of Plans and Specifications. No Improvement shall be commenced, erected, or constructed upon any Lot or Residence on the Project, nor shall any exterior addition to or change or alteration therein (including outside painting, roof repair or addition to a Residence) be made until the Plans and Specifications therefor shall have been submitted to and approved by the ACC in accordance herewith. Any Owner may remodel, paint or redecorate the interior of such Owner's Improvements without such approval. However, modifications to Improvements visible from outside the structure shall be subject to such prior approval.

5.4 Actions of the Architectural Control Committee. The ACC may, by resolution, unanimously adopted in writing, designate one or more of its members or an agent acting on its behalf to

take any action or perform any duties for and on behalf of the ACC. In the absence of such designation, the vote or written directive of a majority of all of the members of the ACC taken without a meeting shall constitute an act of the ACC.

5.5 Adoption of Rules and Design Guidelines. The ACC may adopt such procedural and substantive rules, not in conflict with this Declaration, as it may determine to be necessary or proper for the performance of its duties. Specifically, the ACC may prepare Design Guidelines that are intended to provide guidance to Owners and builders regarding matters of particular concern to the ACC in reviewing Plans and Specifications. The Design Guidelines are not the exclusive basis for decisions of the ACC, and compliance with the Design Guidelines does not guarantee approval of any application for approval. The ACC shall have full authority to amend or grant variances to its Design Guidelines, but any amendments to the Design Guidelines shall be prospective only and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to the Design Guidelines, and such amendments may remove requirements previously imposed or otherwise make the Design Guidelines less restrictive. The ACC shall make their respective Design Guidelines available to Owners and builders who seek to engage in development or construction within the Property.

5.6 Review of Proposed Construction. Whenever in this Declaration the approval of the ACC is required, it shall consider all of the Plans and Specifications for the Improvement or proposal in question and all other facts and information that, in its sole discretion, it considers relevant, and may require an Owner to provide such other or additional information as it deems relevant. Except as otherwise specifically provided herein, prior to the commencement of any construction of any Improvement on the Property or any portion thereof, the Plans and Specifications therefor shall be submitted to the ACC, and construction thereof may not commence unless and until the ACC has approved such Plans and Specifications in writing. Such application or submission to the ACC shall include Plans and Specifications showing the site layout, structural design, exterior elevations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, and other features of proposed construction, as applicable. The ACC may postpone review of the Plans and Specifications until such time as the Architectural Review Committee has received all information requested by it. The ACC shall specify reasons for objections may, but is not required to, offer suggestions for curing any objections. No approval, whether expressly granted or deemed to be granted pursuant to the foregoing, shall be inconsistent with this Declaration or the applicable Design Guidelines unless a variance has been granted pursuant to this Declaration. The ACC shall consider and act upon any and all Plans and Specifications submitted for its approval pursuant to this Declaration and perform such other duties assigned to it by this Declaration or as from time to time shall be assigned to it by the Board, including the inspection of construction in progress to assure its conformance with Plans and Specifications approved by the ACC. The ACC shall not be responsible for reviewing any proposed Improvement, nor shall its approval of any Plans or Specifications be deemed approval thereof from the standpoint of structural safety, engineering soundness, or conformance with building or other codes of governmental regulatory authorities. In reviewing each submission, the ACC may consider any factors it deems relevant, including, without limitation, harmony of external design with surrounding structures, environment, and location within the community. Decisions may be based on purely aesthetic considerations. The determinations as to such matters are purely subjective and opinions may vary as to the desirability and attractiveness of particular Improvements.

5.7 Variances. The ACC may grant variances from compliance with any of the provisions of this Declaration or the Design Guidelines, when, in the opinion of the ACC, in its sole and absolute discretion, such variance will not impair or detract from the high quality development of the Property, and such variance is justified due to unusual or aesthetic considerations, unusual circumstances, undue hardship in a particular instance, or for other reasons as shall be determined in good faith by the ACC. All variances must be evidenced by a written instrument, and must be signed by a majority of the voting members of the

ACC. The granting of such variance shall not operate to waive or amend any of the terms and provisions of this Declaration applicable to the Lots for any purpose except as to the particular Property and in the particular instance covered by the variance, and such variance shall not be considered to establish a precedent for future waiver, modification or amendment of the terms and provisions hereof or to estop the denial of a variance in other circumstances. Notwithstanding the foregoing, such variances shall not vary any local governmental ordinance unless a variance or special exception has been first granted by the respective local governmental authority.

5.8 No Waiver of Future Approvals. The approval or consent of the ACC to any Plans and Specifications for any work done or proposed or in connection with any other matter requiring the approval or consent of the ACC shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any Plans and Specifications, or other matter whatever, subsequently or additionally submitted for approval or consent by the same or a different person.

5.9 Work in Progress. The ACC, at its option, may inspect and is granted the right to inspect all work in progress to ensure compliance with approved Plans and Specifications.

5.10 Address. Plans and Specifications shall be submitted to the ACC at such address as may be designated by the Board or by Declarant, its successors and assigns, from time to time.

5.11 Fees. The ACC shall have the right to require a reasonable submission fee as established by the Board or the Declarant from time to time for each set of Plans and Specifications submitted for its review and may require payment of same in full prior to review of any application or submission.

5.12 Certificate of Compliance. Upon completion of any Improvement approved by the ACC and upon written request by the Owner of any Lot, the ACC may issue a certificate of Compliance certifying that there are no known violations of this Declaration or the Design Guidelines. The certificate shall not be construed to certify the acceptability, sufficiency or approval by the Architectural Review Committee of the actual construction of the Improvements or of the workmanship or material thereof. The Owner is hereby notified that the certificate in no way warrants, except as set forth above, the sufficiency, acceptability or approval by the ACC of the construction workmanship, materials or equipment of the Improvements. Preparation and recordation of such a certificate shall be at the expense of the Owner of the Lot. Issuance of such a certificate shall estop the ACC and the Association from taking enforcement action with respect to any condition as to which the ACC and the Association had notice as of the date of such certificate.

5.13 Commencement Obligation. If construction does not commence on the work for which Plans and Specifications have been approved within six (6) months after the date of approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply for approval before commencing the proposed work. Once construction is commenced, it shall be diligently pursued to completion. If approved work is not diligently pursued to completion, it shall be considered nonconforming and shall be subject to enforcement action by the Association, the Declarant or any aggrieved Owner.

5.14 Limitation of Liability. The standards and procedures established by this Section are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Property. Review and approval of any application pursuant to this Section is made on the basis of aesthetic considerations only and the ACC or other reviewer shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all Improvements are of comparable quality, value or size or of similar design. The ACC, the Declarant, the Association, the Board, any other committee, and any member of any of the foregoing may not be held liable for soil conditions, drainage or other general

site work, or for any defects in plans reviewed or approved hereunder, or for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any structure. In all matters, the ACC and all persons comprising the ACC shall be defended and indemnified by the Association as provided in this Declaration.

5.15 Control Period. During the Control Period the Declarant is exempt from compliance with this Section 5.

SECTION VI
FUNDS, ASSESSMENTS, FEES, REMEDIES AND LIENS

6.1 Creation of the Lien and Personal Obligation for Assessments. Each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be expressed in any such deed or other conveyance, covenants and agrees to pay to the Association: (a) annual assessments or charges for maintenance, taxes and insurance, (b) special assessments for capital improvements, and (c) individual special assessments levied against individual Owners to reimburse the Association for (i) amounts owed by the Owner to the Association, or (ii) the extra cost for maintenance and repairs caused by the willful or negligent acts of the individual Owner. Such assessments (collectively, the "Assessments") are to be fixed, established and collected as provided herein. Assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the Lot and shall be secured by a continuing lien which is hereby created and impressed for the benefit of the Association upon the Lot against which each such Assessment is made. Each such Assessment, together with such interest costs and reasonable attorney's fees shall also constitute a personal obligation of the person or entity who was the record Owner of such Lot at the time of such Assessment. The personal obligation for delinquent Assessments shall not pass to successors in title unless expressly assumed by such successors; however, the lien upon the Lot shall continue until paid.

6.2 Purpose of Assessments. The Assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the Owners of the Lots, the improvement and maintenance of the Common Properties, if any, and any other property designated by the Association, and for the performance and exercise of the rights and obligations of the Association arising hereunder. Assessments shall include, but shall not be limited to, funds to cover actual Association costs for all taxes, insurance, repair, replacement, maintenance of common areas and facilities including the joint use access driveway and other activities as may from time to time be authorized by the Board; legal and accounting fees, and any fees for management services; expenses incurred in complying with any laws, ordinances or governmental requirements applicable to the Association or the Property; reasonable replacement reserves and the cost of maintaining other facilities, including, but not limited to, mowing grass, grounds care, sprinkler system, landscaping, and other charges required or contemplated by this Declaration or that which the Board shall determine to be necessary to meet the primary purpose of the Association, including the establishment of a reserve for repair, maintenance, and other charges as specified herein.

6.3 Basis and Maximum of Quarterly Assessments.

(a) The initial regular quarterly Assessment shall be $400 per Lot. Owners shall have the right to prepay quarterly Assessments for the year.

(b) On an annual basis, the maximum regular annual Assessment may be increased by an amount up to ten percent (10%) over the preceding year's maximum matter annual Assessment solely by the Board. Any increase over and above ten percent (10%) of the previous year's maximum regular annual

Assessment shall be done only by the prior written approval of sixty-six and two-thirds percent (66 2/3%) of the outstanding votes held by the Members at a meeting at which a quorum is present.

6.4 Special Assessments. In addition to the regular annual Assessment authorized above, the Association may levy, in any assessment year, a special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the costs incurred by the Association pursuant to the provisions of this Declaration, provided that any such special Assessment shall have the prior written approval of sixty-six and two-thirds percent (66 2/3%) of the outstanding votes (determined pursuant to Section 4.3 hereof) held by the Members at a meeting at which a quorum is present. Any special Assessment shall be prorated based on the period of time the Owner owns the Lot during such year.

6.5 Notice and Quorum for any Action Authorized Under Sections 6.3 and 6.4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 6.3 and 6.4 hereunder shall be given to all Members not less than ten (10) days nor more than twenty (20) days in advance of such meeting. At such meeting, the presence of Members or of proxies entitled to cast sixty percent (60%) of all the votes entitled to be cast by the Members of the Association shall constitute a quorum.

6.6 Uniform Rate of Assessment. Both the regular annual and any special assessments shall be assessed at a uniform rate for all Lots, and shall commence and be due in accordance with the provisions of Section 6 hereof. Each Owner shall pay one hundred percent (100%) of the established Assessment for each Lot owned. Declarant and those builders who purchase Lots directly from Declarant for construction of single-family residences shall not pay Assessments for Lots Declarant owns.

6.7 Initial Capital Contributions and Transfer Fees. All purchasers, excluding builders who purchase Lots directly from Declarant for construction of single-family residences, shall pay a transfer fee and an initial capital contribution to establish a reserve fund for repairs and maintenance upon the closing of each Lot. Transfer fees and initial capital contributions shall be set by the Board of Directors as directed by the management company, if any.

6.8 Date of Commencement of Annual Assessments; Due Dates.

(a) The obligation to pay regular annual Assessments provided for herein shall commence on Declarant's conveyance of a Lot to an Owner. The Assessments shall be due on such payment dates as may be established by the Association. Assessments shall be due and payable on a quarterly basis unless otherwise designated by the Association.

(b) Except for the first Assessment year, the Association shall fix the amount of the annual Assessment at least thirty (30) days in advance of each Assessment year, which shall be on a calendar year basis; provided, however, that the Association shall have the right to adjust the regular annual Assessment upon thirty (30) days written notice given to each Owner, as long as any such adjustment does not exceed the maximum permitted pursuant to Section 6.1 hereof. Written notice of the regular annual Assessment shall be given as soon as is practicable to every Owner subject thereto. The Association shall, upon demand at any time, furnish a certificate in writing signed either by the President, Vice President or the Treasurer of the Association setting forth whether the annual and special Assessments on a specified Lot have been paid and the amount of any delinquency. A reasonable charge may be made by the Association for the issuance of these certificates. Such certificates shall be conclusive evidence of payment or delinquency of any Assessment therein stated.

(c) No Owner may exempt himself from liability for Assessments by waiver of the use or enjoyment of any portion of the Fence Easements or by abandonment of such Owner's Residence.

6.9 Effect of Non-Payment of Assessments; Remedies of the Association.

(a) All payments of Assessments shall be made to the Association at its principal place of business in Travis County, Texas, or at such other place as the Association may otherwise direct or permit. Payment shall be made in full regardless of whether any Owner has any dispute with Declarant, the Association, any other Owner or any other person or entity regarding any matter to which this Declaration relates or pertains. Payment of the Assessments shall be both a continuing affirmative covenant personal to the Owner and a continuing covenant running with the Property. All Assessments together with late charges, service charges and interest thereon, shall be a continuing debt secured by and there is hereby impressed a lien against each of the Lots to secure repayment of the Assessments and such other sums.

(b) Any Assessment provided for in this Declaration, which is not paid when due, shall be delinquent. If any such Assessment is not paid within fifteen (15) days after the due date of such Assessment, the Assessment shall bear interest from the date of delinquency, until paid, at the maximum rate per annum allowed by law or eighteen percent (18%) per annum, whichever is less, and in addition thereto, a late charge maybe assessed by the Board against the non-paying Owner for each month that any portion of any Assessment remains unpaid. The initial late charge shall be $25. Such amount may be adjusted from time to time by the Board. The Board may also assess a service charge in the amount of $50 for each check that is returned because of insufficient funds, which amount shall also be subject to adjustment from time to time by the Board. The Association may, at its option, bring an action at law against the Owner personally obligated to pay the same; or, upon compliance with the notice provisions hereof, foreclose the lien against the Lot as provided in Paragraph 6.9(d) hereof. There shall be added to the amount of such Assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include accrued interest and reasonable attorney's fee, together with the costs of such action. Each Owner vests in the Association or its assigns, the right and power to bring all actions at law or in equity foreclosing such lien against an Owner, and the expenses incurred in connection therewith, including interest, costs and reasonable attorney's fees shall be chargeable to the Owner in default. Under no circumstances, however, shall Declarant or the Association be liable to any Owner or to any other person or entity for failure or inability to enforce or attempt to enforce the collection of any Assessment.

(c) No action shall be brought to foreclose said Assessment lien or to proceed under the power of sale herein provided in less than thirty (30) days after the date a notice of claim of lien is deposited with the postal authority, certified or registered, Postage Prepaid, to the Owner of said Lot, and a copy thereof is recorded by the Association in the Office of the County Clerk of the county or counties in which such Lots are located. Said notice of claim must recite a good and sufficient legal description of the Lot, the record Owner or reputed Owner thereof, the amount claimed (which may, at the Association's option, include interest on the unpaid Assessment at the maximum legal rate, plus reasonable attorney's fees and expenses of collection in connection with the debt secured by said lien), and the name and address of the Association.

(d) Any such sale provided for above is to be conducted in accordance with the provisions applicable for the exercise of powers of sale in mortgages and deeds of trusts, as set forth in Section 51.002 of the Property Code of the State of Texas, or in any other manner permitted by law. Each Owner, by accepting a deed to a Lot, expressly grants to the Association a power of sale as set forth in said Section 51.002 of the Property Code, in connection with the Assessment lien. The Association, through duly authorized agents, shall have the power to bid on the Lot at foreclosure sale and, upon successful bid at such sale, acquire and hold, lease, mortgage and convey the same.

(e) Upon the timely curing of any default for which a notice of claim of lien was filed by the Association, the officers of the Association are hereby authorized to file or record, as the case may be, an appropriate release of such notice, upon payment by the defaulting Owner of a reasonable fee, to be determined by the Association for the preparation and recording the lien and the release.

(f) The Assessment lien and the right to foreclosure sale hereunder shall be in addition to and not in substitution of all other rights and remedies which the Association and its successors or assigns may have hereunder and by law, including the right of suit to recover a money judgment for unpaid Assessments, as above provided.

6.10 Subordination of the Lien to First Mortgages. The lien securing the Assessments and other charges provided for herein shall be subordinate to the lien of any first lien mortgage. The sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot, pursuant to a decree of foreclosure or a non-judicial foreclosure under such first lien mortgage or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such Assessments as to payments thereof which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessment thereafter becoming due, in accordance with the terms herein provided.

SECTION VII
GRANT OF EASEMENTS & RIGHTS RETAINED BY DECLARANT

7.1 Reserved Easements. All grants and dedications of easements, rights-of-way, restrictions and related rights affecting the Property and made by Declarant prior to the Property becoming subject to this Declaration, are incorporated herein by reference and made a part of this Declaration for all purposes, as if fully set forth herein, and they, together with all easements, reservations, and provisions contained in this instrument shall be construed as being adopted and incorporated in each and every contract, deed or conveyance executed or to be executed by or on behalf of Declarant conveying any part of or interest in the Property. Further, the Association shall have the right to grant utility easements and rights-of-way across any portion of the Property for the purpose of more efficiently and economically providing any, existing or future, utility to any portion of the Project so long as any easement granted across any lot does not unreasonably interfere with an Owner's use and enjoyment of their lot or Residence. Additionally, Declarant reserves the right, without the necessity of the joinder of any Owner or other person or entity, to grant, dedicate, reserve or otherwise create, at any time or from time to time, non-exclusive rights-of-way and easements for access, ingress, egress and utility purposes (including, without limitation, gas, water, sanitary sewer, cable television, fiber optic cable, electricity, telephone and drainage). These rights of Declarant may also be exercised by the Association after the Control Period.

7.2 Installation and Maintenance. There is hereby created a non-exclusive easement upon, across, over and under all portions of the Property, as are reasonably necessary in connection with installing, replacing, repairing, maintaining and extending all utilities, including, but not limited to, water, sewer, gas, drainage, cable television, fiber optic cable, telephones, electricity and appurtenances thereto. By virtue of this easement, it shall be expressly permissible for Declarant, the Association or utility companies and other entities supplying service to install and maintain pipes, wires, conduits, service lines or other utility facilities or appurtenances thereto, on, across and under the Property, within the utility easements from time to time existing and from service lines situated within such easements to the point of service on or in any Improvement.

SECTION VIII
CASUALTY INSURANCE, CASUALTY DAMAGE & REPAIRS

8.1 Ordinary Repair and Maintenance. Each Owner of a Lot must:

(a) maintain the exterior of the Residence, the Accessory Buildings, fences, walls, and other improvements on the Owner's Lot in good condition and repair;

(b) replace worn and rotten parts;

(c) regularly repaint or re-stain all painted and stained surfaces; and,

(d) not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, sidewalks, driveways, parking areas, or other exterior portions of the improvements to deteriorate.

8.2 Failure to Repair. In the event of a fire, wind damage or other casualty loss, and each Owner agrees to use the proceeds from such insurance for the repair and replacement of the improvements including an entire Residence, and the Owner shall promptly repair the damage and return the Residence to its original condition, in accordance with the requirements of this Declaration. If an Owner fails or refuses to promptly complete the replacement or repair as required by this Declaration, then the Association may, but is not obligated to, make the repairs at the cost of the Owner and all costs and expenses in making that repair, plus a fifteen percent (15%) overhead factor, shall become a debt due to the Association which shall be payable upon demand. If any amounts required by this paragraph are not paid upon demand, then the same shall bear interest at eighteen percent (18%) or the highest rate of interest allowed by law, whichever is less.

SECTION IX
GENERAL PROVISIONS

9.1 Term. This Declaration, as it may be amended in accordance with the provisions hereof, shall run with and bind the Property and shall be and remain in effect for a period of forty (40) years after the date this Declaration is recorded, after which time it shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by Members with at least sixty seven percent (67%) of the total votes in the Association agreeing to terminate this Declaration has been recorded within the year immediately preceding the beginning of a ten (10) year renewal period, in which case this Declaration shall terminate at the end of its original term or the applicable extension period. Every purchaser or grantee of any interest in any real property subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that this Declaration may be extended and renewed as provided in this Section.

9.2 Nonliability of Board and Architectural Control Committee Members. Neither Declarant, the ACC, nor any member thereof, nor the Board nor any member thereof, shall be liable to the Association or to any Owner or to any other person for any loss, damage or injury arising out of their being in any way connected with the performance of Declarant's, the ACC's or the Board's respective duties under this Declaration, unless due to the willful misconduct or bad faith of Declarant, the ACC or its members or the Board or its members, as the case may be.

9.3 Amendment. This Declaration may be amended by the recording in the real property records of Travis County, Texas an instrument executed and acknowledged by the Declarant during the Control Period, which shall have the sole right to amend the Declaration during the Control Period; or after the Control Period, by at least sixty-seven percent (67%) of all Members of the Association and by at least

a majority of all of the Directors then serving on the Board, setting forth the amendment and certifying that such amendment has been approved by the Members entitled to cast at least sixty-seven percent (67%) of the Members. The instrument shall identify all Members of the Association and be executed by those Members agreeing to the Amendment. Any amendment to this Declaration must be recorded in the real property records of Travis County, Texas to be effective.

9.4 Notices. Any notice permitted or required to be given by this Declaration shall be in writing and may be delivered as follows. (a) If the party receiving the notice has provided the party giving the notice with their email address or facsimile number, then one notice shall be given either by facsimile transfer or by email at the number or address previously provided as applicable (nothing in this provision shall require a party giving notice to have a duty to inquire about a facsimile number or an email address); and (b) in any case, the party giving notice shall send written notice to the party receiving notice in one of the following methods:

a. hand delivery to the Residence;
b. overnight courier; or
c. depositing the notice by U.S. Mail in a properly addressed and properly stamped to the recipient's last known address (if notice is given by certified or registered mail, notice must also be given by regular U.S. Mail to avoid delays in delivery).

If notice is actually received, the failure to give notice according to this provision shall be excused. Notice shall be deemed given on the earliest of the following dates:

i. when written notice is actually received by the recipient;
ii. the first business day after a notice is transmitted, properly addressed and sent, either by overnight courier or by facsimile transfer;
iii five (5) business days after deposit with the U.S. Mail.

9.5 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate the purposes of creating a plan for the development and operation of the Property and of promoting and effectuating the welfare of all of the Owners and the fundamental concepts of the Property set forth in this Declaration. This Declaration shall be construed and governed under the laws of the State of Texas.

9.6 Exemption of Declarant. During the Control Period, and notwithstanding anything herein contained to the contrary, Declarant shall not be subject to the jurisdiction or control of the ACC or the Association, and it shall be expressly permissible for Declarant to use its property and to maintain and carry on, upon such portion of its property as Declarant may deem necessary, such facilities and activities as in the sole opinion of Declarant may be required, convenient, or incidental to Declarant's sales activities related to its property, including, but without limitation: the right of access, ingress and egress for vehicular and pedestrian traffic over, under, on or in the Common Properties; the right to carry on sales and promotional activities on its property which is a part of the Project; the right to operate information and sales offices on its property; and the right to use its property as set forth in Section 2 hereof. During the Control Period, the Declarant shall not be subject to the provisions of Section 2 or 3 of this Declaration.

9.7 Assignment by Declarant. Notwithstanding any provision in this Declaration to the contrary, Declarant may assign in writing, all of its privileges, exemptions, rights and duties under this Declaration together with portions of the Property that it owns to any other person or entity and upon such assignment, said assignee shall become the Declarant which will permit the participation, in whole or in part, by such other person or entity in any of its privileges, exemptions, rights and duties hereunder.

9.8 Enforcement and Nonwaiver.

A. **Right of Enforcement.** Except as otherwise provided herein, (i) any Owner at his own expense, (ii) Declarant, and/or (iii) the Board shall each have the right to enforce all of the provisions of this Declaration and the rules and regulations. The Board may impose fines or other sanctions, which shall be collected as provided herein for the collection of Assessments. Failure to comply with this Declaration or the rules and regulations shall be grounds for an action to recover sums due for damages, injunctive relief, or any other remedy available at law or in equity, maintainable by the Board, on behalf of the Association, or by any Owner of a portion of the Property. The Association shall also have the right to enforce, by any proceeding at law or in equity, any other restrictions, conditions, covenants and liens imposed upon any portion of the Property, which by the terms of the instrument creating same grant the Association the power to enforce same, and failure of the Association to enforce such provisions shall in no event be deemed a waiver of the right to do so thereafter. No fine shall be unreasonable or excessive, but a fine may be sufficient to cover anticipated costs to the Association together with inconvenience to the other Owners. Any fines or damages, and any resulting attorney's fees or court costs, resulting from any violation pertaining to a Lot, shall become a lien, pursuant to the terms of this Declaration against said Lot and enforceable against said Lot pursuant to the terms of this Declaration.

B. **Nonwaiver.** The failure to enforce any provision of this Declaration or the rules and regulations at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provision of said restrictions.

9.9 Construction.

A. **Severability.** The provisions of this Declaration or the rules and regulations shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision or portion thereof.

B. **Gender and Grammar.** Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine and neuter.

C. **Captions.** All captions and titles used in this Declaration are intended solely for convenience of reference and shall not enlarge, limit or otherwise affect that which is set forth in any of the paragraphs or sections hereof.

9.10 Notice of Sale or Transfer of Title. In the event that an Owner sells or otherwise transfers title to his or her Lot (or any interest in said Lot), such Owner and the New Owner shall provide the Association with a copy of the executed instrument of conveyance and give the Association written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board may reasonably require. Until such written notice is received by the Association, the transferor shall continue to be jointly and severally responsible for all obligations of the Owner of the Lot hereunder, including payment of Assessments, notwithstanding the transfer of title to the Lot.

9.11 Notices of Delinquency to Mortgagees. Upon written request to the Association by a Mortgagee (such request to state the name and address of the applicable Owner and the description of the applicable property), the Association will provide a written statement as to whether or not such Owner is delinquent in the payment of Assessments or charges to the Association with respect to the property subject to the Mortgage of such Mortgagee.

9.12 No Partition. No party acquiring an interest in the Property or any part thereof shall seek or be entitled to a partition of the Common Properties.

9.13 Disclaimer by Declarant. EXCEPT AS SPECIFICALLY STATED HEREIN, DECLARANT HAS NOT MADE, DOES NOT MAKE AND DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS, TO, OR CONCERNING (I) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING BUT NOT BY WAY OF LIMITATION, THE WATER, SOIL, GEOLOGY AND THE SUITABILITY THEREOF, AND OF THE PROPERTY, FOR ANY AND ALL ACTIVITIES AND USES WHICH OWNER MAY ELECT TO CONDUCT THEREON OR ANY IMPROVEMENTS ANY OWNER MAY ELECT TO CONSTRUCT THEREON, EXPENSES TO BE INCURRED WITH RESPECT THERETO, OR ANY OBLIGATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE SAME; (II) THE MANNER OF CONSTRUCTION AND CONDITION OF ANY OF THE IMPROVEMENTS ON COMMON PROPERTIES CONSTRUCTED BY DECLARANT; (III) THE ABILITY TO DEVELOP A LOT FOR SINGLE FAMILY RESIDENTIAL PURPOSES; AND (IV) THE DESIGNATION OR LOCATION OF COMMON PROPERTIES OR THE TYPE OR NATURE OF ANY AMENITIES OR IMPROVEMENTS THAT COULD BE CONSTRUCTED ON ANY PORTION OF THE PROPERTY OTHER THAN ANY AMENITIES OR IMPROVEMENTS SHOWN ON ANY APPROVED SURVEY OR THE TIMING OF THE CONSTRUCTION OF THE SAME.

9.14 Mediation.

Any controversy or claim arising from or related to this Declaration or the breach thereof and/or any Property subject to this Declaration must first be submitted for mediation by a certified attorney mediator before any lawsuit is filed. The parties covenant that the mediation proceeding shall be conducted in Travis County, Texas. The parties agree to use the most expedited procedures available.

9.15 Invitee's Compliance. shall constitute a person's agreement to abide by these rules. All Owners shall be responsible for each invitee or guest to their Residence to insure compliance by the guest or invitee with this Declaration and any rules and regulations adopted by the Board.

[Signature Page Follows]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of this _____ day of February, 2021.

DECLARANTS

_____
Robin Mallory Moore

_____
Doyle Randall Moore

_____
Sherry Moore Waldrup

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of February, 2021, by Robin Mallory Moore, Declarant.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of February, 2021, by Doyle Randall Moore, Declarant.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of February, 2021, by Sherry Moore Waldrup, Declarant.

_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:
Sprouse Shrader Smith
Attn: Courtney Mogonye-McWhorter
805 Las Cimas Pkwy, Bldg. Iii, Suite 350
Austin, Texas 78746

EXHIBIT "A"

Legal Description of Property

February 8, 2021
(Rev: February 10, 2021)

Ms. Anjali Naini
City of Westlake Hills
Building & Development Services
911 Westlake Drive
Westlake Hills, Texas 78746

Mr. Russell Cain, R.S.
City Environmental Inspector
911 Westlake Drive
Westlake Hills, Texas 78746

RE: Response to Comments
01-05-2021 BDS, 01-08-2021 Engr., and 01-13-2021 Sanitarian Comments
803 Westlake Drive Subdivision Application Review 1 (Permit No. 16329)
TLE Job No. 1709

Dear Ms. Naini and Mr. Cain,

Below are responses to your Building and Development Services (BDS), Engineering, and Sanitarian comments issued on the dates noted above.

Engineer's Comments

Engr Comment 1
Per Ordinance 55, Section 2(c) and Sec. 36.01.007(F)(iv), please show the centerline of existing watercourses and other similar drainage features as well as the 100-year floodplain limits.

Response 1
The centerline and the 100-year floodplain limits have been added to the plat.

Engr Comment 2
Per Ordinance 55, Section 5(b), please provide adjoining subdivisions or the names of owners of adjacent properties with the respective plat or deed reference including additional information for the properties across Westlake Drive.

Response 2
The adjoining subdivision names and owner names with deed reference have been added for the surrounding properties.

Engr Comment 3
Please show the proposed JUAE easement/make the line more visible on the concept map showing the JUAE driveway contained within the easement

Response 3
We've attempted to make the JUAE more clearly on the concept plan, including enlarging the scale. We hope that you find it sufficiently clear.

Engr Comment 4
Per Code Sect 36.01.007(F)(vi), please provide the date of preparation.

Response 4
The date of preparation has been added to the plat. Please see the bottom right of the first page

Engr Comment 5
Per Code Sec 36.01.007(F)(x), please provide a general drainage plan and ultimate destination of storm sewer, water, gas, electric and sanitary sewer connections.

Response 5
We've embellished the concept plan to attempt to show the items requested. But also, please see the notes on the right side of both sheets of the proposed plan. Hopefully those notes clarify the plan. Note that gas, electric, telephone and cable are designed by the provider so we have no control of the location of those facilities.

Engr Comment 6
Per Code Sec 36.01.007(F)(xiv), please include a statement as to the degree of lot or unit clearing planned and methods for maximum preservation of trees and vegetation including percent of impervious cover anticipated.

Response 6
We believe that the requested note has been added. Please see note 22. The percentage of impervious cover is included on the proposed condition concept plans; please see the far right.

Engr Comment 7
Per Code Sec 36.01.007(F)(xvii), please provide a tree survey and topographic survey for the entire tract of land.

Response 7
Please see the attached letter from Terry Irion as notes 16, 17, and 22 on the plat.

Engr Comment 8
Per Code Sec 36.01.007(G), please include all applicable certifications.

Response 8
We believe all the require certifications are now on the plat.

Engr Comment 9
Per Code Sec 36.01.008, please provide all required information on the construction plans including, but not limited to drainage easements and associated detention ponds.

Response 9
As discussed, we do not understand any construction plans to be required for this subdivision. All of the work will be private onside construction or basic taps and driveway connections,

typical of home construction. We've improved the concept plans to better show the proposed improvements (including services) but are understanding that the construction plans will be provided with the building permits (for the first house or subsequent homes, depending on the needs of the homebuilder).

Engr Comment 10
Per Section 2.1.1 of the City of West Lake Hills Drainage and Erosion Control Design Manual, a preliminary drainage plan is required with preliminary and final plats.
Response 10
A drainage plan reflecting the computations for the floodplain are included. Each lot will provide its own drainage plan to mitigate for whatever impervious cover is added. A note to this affect has been added to the concept plan. Please see the right side of the proposed concept plan sheets.

Building and Development Services Comments
BDS Comment 1
Per Ordinance 55A and 55B, Section 7. "The minimum dimensions for interior residential lots shall be not less than 100 feet at the building line and not less than 145 feet deep…" | It appears that Lots 7 and 8 do not meet the minimum width at the front building line and Lots 5 and 6 do not meet the minimum width at the rear building line.
Response 1
A building line has been added to Lots 5 to 8 where the lot meets these requirements.

BDS Comment 2
If subdivision is intended to connect to the City's wastewater system, please provide proof of wastewater availability. Otherwise, please provide proof of septic permit/ability to install septic systems. Refer to Code Sec. 36.01.006 (a). Please note email provided verifying capacity does not reserve the LUEs needed for this project. Connection fees invoiced from Wastewater Accounting Manager Theresa Sanchez will need to be paid prior to City taking action on plat to reserve capacity.
Response 2
The owner wishes to pay the fee for reservation of the LUEs concurrently with the recordation of the plat given the amount of money involved. Therefore, once Council approves the plat, arrangements will be made to get the fee paid and proof of payment provided prior to the plat getting recorded.

BDS Comment 3
Please provide copy of draft covenants and restrictions. Refer to Code Sec. 36.01.007 and Ord. 55, Section 2 (f).
Response 3
A copy of the draft covenants is attached.

BDS Comment 4
City Code Sec. 36.01.008 requires construction plans to be submitted prior to approval of the final plat. Please provide timeframe of construction plans submittal.

Response 4
As discussed with the City Planner, no construction plans are needed for this subdivision. The lots front on a public road with public utilities at and/or in front of the lots. The only improvements needed are the typical "home construction" driveway connections and service taps. Please see the response to BDS comment 9 above.

BDS Comment 5
City Code Sec. 36.01.015 requires filing of a surety bond prior to final plat being recorded.
Response 5
We understand that since no subdivision improvements are needed, no surety bond is required. Please let us know if we are misunderstanding.

BDS Comment 6
Joint Use Access Easement – please clearly indicate on the plat where the two points of access to Westlake Drive are located.
Response 6
We've attempted to show the points of connection. We hope we showed that which you were requesting.

BDS Comment 7
Total acreage is not adding up – the total calculated acreage of all 8 lots is adding up to 8.42 acres, and the plat total site acreage in the title states it is 7.875 acres. If total area is truly over 8 acres, is it possible to reconfigure the lots to each be a minimum of 1 acre?
Response 7
We apologize for the error. We believe the areas have been corrected.

BDS Comment 8
Please include names of owners of adjacent subdivisions/parcels. See Code Sec. 36.01.007 (f)(2)(C) and Ord. 55 Section 2 (b).
Response 8
We believe that we've added the missing information.

BDS Comment 9
Plat Notes & Certifications Comments:
a. # 4 (JUAE) – this note mentions covenants and restrictions including a volume and page number. Please confirm if these restrictions have already been filed or if the volume and page number were copied over mistakenly.
b. # 19 (height) –Height should be measured per current Code requirements or please provide City regulations applicable in 1972 showing height being measured from average finished grade to midpoint of roof gable. Otherwise, this note should be removed since it does not pertain to subdivision. If variance needed, that would be filed prior to construction of individual homes.
c. Please include note prohibiting additional direct driveways onto Westlake Drive – only the two points of access via the Joint Access Easement are permitted.
d. ZAPCO Certification – remove language stating "of the City Council".
e. Please update approval year throughout the certifications to 2021.

Response 9

a) We've corrected the volume and page reference to be blank pending the recordation of the JUAE.
b) We've removed the height note all together given the difficulty finding the required information. The future home builder can resolve finding the proper 1972 height limitation.
c) The requested note has been added.
d) We believe that the language has been corrected.
e) We believe that the year has been corrected.

BDS Comment 10

After plat goes through technical review, a minimum of 2 mylar copies will need to be submitted to City for signature and recordation, and will need to be signed by property owners and signed/sealed by engineer and notarized (City needs this prior to signature after any comments are addressed – refer to Sec. 36.01.007)

Response 10

We understand. Thank you.

Sanitarian Comments

Sanitarian Comment 1

On Page 2 of plat document, Item #5 refers to Texas Natural Resource Conservation Commission. This agency has been renamed Texas Commission on Environmental Quality. Please adjust text accordingly.

Response 1

We apologize for the oversight. We believe that the reference has been corrected.

Sanitarian Comment 2

Please show location of existing residence at 803 Westlake drive with septic tank and drainfield approximate locations to confirm within proposed building and setback lines. Also, please confirm disposition of existing residence and septic system.

Response 2

The existing structures and other improvements have been shown, to the best of our ability for underground or hidden features, on the existing conditions plans. The structure is said to be currently vacant. Concurrently with the recordation of the plat, any use of the structure and septic system will be abandoned. The well is proposed to remain in place should the buyer of that lot wish to use the well for some purpose such as irrigation.

Sanitarian Comment 3

Please include Tree/topo survey signed, dated and sealed by Registered Professional Surveyor within the last 3 years with all trees 3" or larger with submittal response. Submitted tree/topo survey did not include entire area of subdivision. Submitted survey did not appear to include trees 3-6 inches.

Response 3

The tree survey, sealed by an RPLS is attached. Please see the attached letter from Terry Irion regarding the extent provided.

Sanitarian Comment 4
Please provide tree/topo survey with existing and proposed site improvements (shared driveway) with proposed lot lines and easements.
Response 4
The concept plan has been enlarged and embellished to show, we believe, that which you are requesting.

Sanitarian Comment 5
Please provide tree removal list and mitigation plan for planned shared driveway.
Response 5
The tree list has been embellished to show the trees removed and the total inches. The plan for mitigation is to place as many as possible between the JUAE driveway and Westlake Drive. We are not aware of any 1972 rules requiring tree mitigation so no additional mitigation is planned beyond what can be located in the JUAE area.

Sanitarian Comment 6
Please provide tree protection plan for shared driveway.
Response 6
We've attempted to include the requested information on the proposed conditions concept plan that is attached.

Sanitarian Comment 7
Please provide erosion control plan for shared driveway.
Response 7
We've attempted to include the requested information on the proposed conditions concept plan that is attached.

Sanitarian Comment 8
Please provide independent Arborist's evaluation and report regarding oak trees on this property as to their condition regarding Oak Wilt.
Response 8
The requested evaluation is attached.

Sanitarian Comment 9
Does property have water well? Please show on site plan and detail any plan for disposition.
Response 9
The property does have a water well. It is shown on the attached "existing conditions" plan. The final disposition for the well is use as an irrigation well, unless the future lot owner on which the well is located decides to cap it and abandon it.

Sanitarian Comment 10
Add signature block for city Sanitarian as:
Sanitation Certification:

The lots shown on this preliminary subdivision plat are to be connected to the city sewer system in accordance with Note 1 shown hereon.

_____ _____

Registered Sanitarian Date.

Response 10

The signature block has been updated.

Sanitarian Comment 11

Please provide signature block for City Arborist.

Response 11

The requested signature block has been added.

We hope that you find this information complete and sufficient. Please contact me at 512-328-0002, if you have any questions.

Sincerely,

THOMPSON LAND ENGINEERING, LLC

Robert C. (Ric) Thompson, P.E.
M.S., C.F.M., C.P.E.S.C.

Thompson Land Engineering, LLC (F-10220)

February 10, 2021

SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

TERRENCE L. IRION
[redacted]
(512) 615-6653

January 14, 2021

Russell Cain, R. S.
City Environmental Inspector
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Via email: russell@westlakehills.org

Re: 803 Westlake Drive, Project No. 16102 and 16329, Residential Subdivision Final Plat

Dear Mr. Cain,

The following is a detailed response to your Subdivision Review Comment No. 3 of 11 which you issued on January 13, 2021. Ric Thompson, the design engineer for the Subdivision, will be responding to the other 10 comments. I wanted to take this opportunity to explain why the Applicant is only offering the tree survey proposed by Paul Flugel of Chapparal Professional Land Surveying, Inc., dated December 4, 2019 in response to your review comment. You comment that the survey does not include the steep slopes at the rear of the proposed lots, nor does it include trees that are 3–6 inches. The reason that the smaller trees and the trees on the steep slopes in the back were not surveyed is because of the density of the tree cover on this property which identifies over 4,500 trees and because the area of the steep slopes not surveyed in the rear of the proposed lots is being proposed for dedication as a no-disturbance/conservation easement.

This plat project was initiated in 1972 by contract authorization of the City Council dated October 24, 1972 and affirmed by Ordinance 55B adopted on November 7, 1972. The adopted City Zoning Ordinance at that time was Ordinance 54 adopted on May 4, 1954, designating the subject property as being in the "A" Residential Zone District. The "A" Zoning District did not have any adopted tree regulations. In 1972, the City Council approved the creation of an eight residential lot project on the subject property containing less than eight acres in consideration of the dedication and conveyance of a right-of-way deed for the widening of Westlake Drive at no cost to the City. The Contract or authorization to approve eight residential lots on a net site area less than eight acres was approved by the City Council without regard to its impact on trees which would need to be removed because there were no tree regulations at that time.

We understand that since the adoption of Chapter 38 of the City Zoning Code, regulation of trees has become an important value in the City with respect to plat development and residential building permits. For this reason, the Applicant has voluntarily done the tree survey of those portions of the property where subdivision development will impact trees on the site. This is the Applicant's good faith effort to accommodate the current value placed on trees in the community, while still giving effect to the original intent of the 1972 City Council of approving eight residential lots meeting "A" Zoning District requirements on the site.

Chapter 245 of the Local Government Code provides that all permits to initiate, continue or complete a project will be subject to only those rules, regulations, ordinances and requirements in effect when the project is initiated with the original request or permit application. The original request was for the City to approve eight residential lot development on the eight plus acre Moore Estate that would be reduced to less than eight acres by a Gift Deed to the City for the Westlake Drive widening. At the time the Contract with Doyle Moore was signed on October 24, 1972, the "A" Residential Zone District did not regulate tree protection, removal or mitigation on a residential subdivision or building permit project. The Contract between Mr. Moore and the City does meet the definition of a permit under Section 245.001 of the Local Government Code.

While amendments to zoning regulations are generally exempt from the vested rights protections of Chapter 245, zoning regulations which affect landscaping, tree preservation, open space, park dedication, lot size, lot dimensions, lot coverage or building size are protected from changes in the regulations which were applicable when the project was initiated.

The Moores' are sensitive to the current value the Community as a whole and the City Council, in particular, place on preservation of trees. For this reason they have done the 2019 Tree Survey and will work with your office in identifying particular trees for which every effort should be made to protect.

The Applicants will also remove all invasive species approved by your office along the Westlake Drive right-of-way and replace with as dense a planting of trees and understory shrubs as will allow for healthy growth between or even within the right-of-way (with City permission) and the JUAE, as well as between the JUAE and the front building line of each of the new homes built. See proposed Plat Note 18 describing the Applicants' Tree Mitigation Plan.

Likewise, as described in Plat Note 17, the Applicants' offer to dedicate a no-disturbance/ conservation easement along the steep slopes in the rear of each lot where no use or tree removal will be allowed. This is the area that was not surveyed under the Tree Survey tendered with this application.

Should you have additional questions with respect to this Comment Response, please feel free to contact me.

Very truly yours,

Terrence L. Irion

TLI:kc

Enclosures

cc: Anjali Naini — *Via email: planner@westlakehills.org*
Travis Askey — *Via email: taskey@westlakehills.org*
Ric Thompson — *Via email: ric@tleng.net*

803 Westlake Drive – Permit No. 16329
Moore Tract – Subdivision Application
Review Comments 2
2/11/2021

Official Filing Date: December 21, 2020
30-Day Extension Approved
ZAPCO Hearing: February 17, 2021
City Council Hearing: February 24, 2021

Anjali Naini, AICP | Director of Building & Development Services

Please email response letter and any required documentation to pzsec@westlakehills.org and planner@westlakehills.org

1) Per Ordinance 55A and 55B, Section 7. "*The minimum dimensions for interior residential lots shall be not less than 100 feet at the building line and not less than 145 feet deep…"* | It appears that Lots 7 and 8 do not meet the minimum width at the front building line and Lots 5 and 6 do not meet the minimum width at the rear building line. | **The building setback lines have been dropped from the rest of the lots. Additionally, only either the front or rear setback lines are shown on the lots in question. Please revise. Please label lot widths at the building lines in question.**
2) If subdivision is intended to connect to the City's wastewater system, please provide proof of wastewater availability. Otherwise, please provide proof of septic permit/ability to install septic systems. Refer to Code Sec. 36.01.006 (a). Please note email provided verifying capacity does not reserve the LUEs needed for this project. Connection fees invoiced from Wastewater Accounting Manager Theresa Sanchez will need to be paid prior to City taking action on plat to reserve capacity. | **Comment remains.**
3) Please provide copy of draft covenants and restrictions. Refer to Code Sec. 36.01.007 and Ord. 55, Section 2 (f). | **Copy received; however, CCRs cannot grant variances to City Code. For example, Sec. 2.2 is allowing 35ft height measured from average grade.**
4) City Code Sec. 36.01.008 requires construction plans to be submitted prior to approval of the final plat. Please provide timeframe of construction plans submittal. | **Cleared**
5) City Code Sec. 36.01.015 requires filing of a surety bond prior to final plat being recorded. | **Cleared, provided that all fees are paid for wastewater improvements per Comment 2 above.**
6) Joint Use Access Easement – please clearly indicate on the plat where the two points of access to Westlake Drive are located. | **Cleared**
7) Total acreage is not adding up – the total calculated acreage of all 8 lots is adding up to 8.42 acres, and the plat total site acreage in the title states it is 7.875 acres. If total area is truly over 8 acres, is it possible to reconfigure the lots to each be a minimum of 1 acre? | **Acreage corrected, but response to second part of comment not received.**
8) Please include names of owners of adjacent subdivisions/parcels. See Code Sec. 36.01.007 (f)(2)(C) and Ord. 55 Section 2 (b). | **Cleared**
9) Plat Notes & Certifications Comments:

a. # 4 (JUAE) – this note mentions covenants and restrictions including a volume and page number. Please confirm if these restrictions have already been filed or if the volume and page number were copied over mistakenly. | **This is cleared but new comment based on new JUAE language – please remove reference to private road (perhaps replace road with driveway) since Chapter 36 of the Code does not permit private streets.**
b. # 19 (height) –Height should be measured per current Code requirements or please provide City regulations applicable in 1972 showing height being measured from average finished grade to midpoint of roof gable. Otherwise, this note should be removed since it does not pertain to subdivision. If variance needed, that would be filed prior to construction of individual homes. | **Cleared**
c. Please include note prohibiting additional direct driveways onto Westlake Drive – only the two points of access via the Joint Access Easement are permitted. | **Cleared**
d. ZAPCO Certification – remove language stating "of the City Council". | **Cleared**
e. Please update approval year throughout the certifications to 2021.| **Cleared**
f. **New Comment: Plat Note # 13 – Please revert back to original comment stating all lots are zoned R-1, and strike second sentence regarding project initiation date.**

10) After plat goes through technical review, a minimum of 2 mylar copies will need to be submitted to City for signature and recordation, and will need to be signed by property owners and signed/sealed by engineer and notarized (City needs this prior to signature after any comments are addressed – refer to Sec. 36.01.007)

City *of* West Lake Hills

911 Westlake Drive
West Lake Hills, Texas 78746-4509

Linda Anthony, Mayor
City Councilmembers:
Jim O'Connor, Mayor Pro Tem
Rhonda McCollough
Brian Plunkett
Beth South
Darin Walker

Travis Askey, City Administrator
City Hall: (512) 327-3628
Fax: (512) 327-1863
www.westlakehills.org
cityhall@westlakehills.org
Police Department (512) 327-1195
Fax: (512) 329-5517

803 WESTLAKE DR. - PROJECT#16102 AND 16329
RESIDENTIAL SUBDIVISION FINAL PLAT
Review Comments v2

Russell Cain, R.S. | City Environmental Inspector

***Please note that responses to staff comments shall be provided within 60 days of receipt to avoid application dormancy/expiration.**
****Please provide a comment response letter addressing the comments below with the resubmittal***
*****Please provide full set of PDF'S with revisions, not just revised pages.**

1. On Page 2 of plat document, Item #5 refers to Texas Natural Resource Conservation Commission. This agency has been renamed Texas Commission on Environmental Quality. Please adjust text accordingly. Not clear. Please send revised copy of plat document for review.
2. Please show location of existing residence at 803 Westlake drive with septic tank and drainfield approximate locations to confirm within proposed building and setback lines. Also, please confirm disposition of existing residence and septic system. Not clear. House and septic system appear to cross 3 property lines. Either remove house and septic system or redraw lot lines to preserve. Septic system must be abandoned according to TCEQ rules and regulations prior to subdivision approval to meet plat note number 1. Please submit an application for septic system modification with appropriate fee (tank abandonment) to begin this activity. While this house will no longer have an onsite wastewater system, it may not be occupied until connected to the city sewer system (provide evidence of application, plan and fee payment).
3. Please include Tree/topo survey signed, dated and sealed by Registered Professional Surveyor within the last 3 years with all trees 3" or larger with submittal response. Submitted tree/topo survey did not include entire area of subdivision. Submitted survey did not appear to include trees 3-6 inches. Not clear..
4. Please provide tree/topo survey with existing and proposed site improvements (shared driveway) with proposed lot lines and easements. Not clear. See #3.
5. Please provide tree removal list and mitigation plan for planned shared driveway. Not clear. Please revise tree removal totals to show total tree removal inches of trees 6 inches or more and less than 14 inches along with it's 75% mitigation calculation along with total tree removal inches of trees 14 inches or larger along with It's 150 % mitigation total and then the combined total for inches to be replaced. Trees 14 inches or larger may be removed by City Council variance. Please provide copy of City

City *of* West Lake Hills

911 Westlake Drive
West *Lake Hills, Texas 78746-4509*

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Travis Askey, City Administrator
City Hall: (512) 327-3628
Fax: (512) 327-1863
www.westlakehills.org
cityhall@westlakehills.org
Police Department (512) 327-1195
Fax: (512) 329-5517

Council approval letter for all trees by tree number.

6. Please provide tree protection plan for shared driveway. Clear.
7. Please provide erosion control plan for shared driveway. Clear.
8. Please provide independent Arborist's evaluation and report regarding oak trees on this property as to their condition regarding Oak Wilt. Clear.
9. Does property have water well? Please show on site plan and detail any plan for disposition. Not clear. Please show appropriate well setbacks. .
10. Add signature block for city Sanitarian as:

    Sanitation Certification:

    The lots shown on this preliminary subdivision plat are to be connected to the city sewer system in accordance with Note 1 shown hereon.

_____ _____

Registered Sanitarian Date. *Clear...*

11. Please provide signature block for City Arborist. Clear.

This is a cursory review of above referenced project. Additional comments may be the result of responses received. Comments in red indicate current status.

MEMO

Date: February 12, 2021

Robert C. Thompson, P.E.
Thompson Land Engineering, LLLC
904 N. Cuernavaca
Austin, TX 78733

RE: Permit No. 16329 – 803 Westlake Drive Subdivision Application Review 2

The above-referenced plat was reviewed by the City. We are providing the following comments based on a cursory review of the submittal, additional comments may be generated upon the re-submittal:

1. Per Ordinance 55, Section 2(c) and Sec. 36.01.007(F)(iv), please show the centerline of existing watercourses and other similar drainage features as well as the 100-year floodplain limits.

1-R1) *The centerline and the 100-year floodplain limits have been added to the plat.*

1-C1) **Cleared.**

2. Per Ordinance 55, Section 5(b), please provide adjoining subdivisions or the names of owners of adjacent properties with the respective plat or deed reference including additional information for the properties across Westlake Drive.

2-R1) *The adjoining subdivision names and owners names with deed reference have been added for the surrounding properties.*

2-C1) **Cleared.**

3. Please show the proposed JUAE easement/make the line more visible on the concept map showing the JUAE driveway contained within the easement.

3-R1) *We've attempted to make the JUAE more clearly on the concept plan, including enlarging the scale. We hope that you find it sufficiently clear.*

3-C1) **Cleared.**

4. Per Code Sect 36.01.007(F)(vi), please provide the date of preparation.

4-R1) *The date of preparation has been added to the plat. Please see the bottom right of the first page.*

4-C1) **Cleared.**

5. Per Code Sec 36.01.007(F)(x), please provide a general drainage plan and ultimate destination of storm sewer, water, gas, electric and sanitary sewer connections.

5-R1) *We've embellished the concept plan to attempt to show the items request. But also, please see notes on the right side of both sheets of the proposed plan. Hopefully those notes clarify the plan. Note the gas, electric, telephone and cable are designed by the provider so we have no control of the location of those facilities.*

5-C1) **Comment remains. Please provide additional information on how the increase flow from the impervious cover proposed in the JUAE will be mitigated and treated for water quality in compliance with TCEQ regulations.**

6. Per Code Sec 36.01.007(F)(xiv), please include a statement as to the degree of lot or unit clearing planned and methods for maximum preservation of trees and vegetation including percent of impervious cover anticipated.

6-R1) *We believe the requested note has been added. Please see note 22. The percentage of impervious cover is included on the proposed conditions concept plans; please see the far right.*

6-C1) **Cleared.**

7. Per Code Sec 36.01.007(F)(xvii), please provide a tree survey and topographic survey for the entire tract of land.

7-R1) *Please see the attached letter from Terry Irion as notes 16, 17, and 22 on the plat.*

7-C1) **Cleared.**

8. Per Code Sec 36.01.007(G), please include all applicable certifications.

8-R1) *We believe all the required certifications are now on the plat.*

8-C1) **Cleared.**

9. Per Code Sec 36.01.008, please provide all required information on the construction plans including, but not limited to drainage easements and associated detention ponds.

9-R1) *As discussed, we do not understand any construction plans to be required for this subdivision. All of the work will be private onside construction or basic taps and driveway connections, typical of home construction. We've improved the concept plans to better show the proposed improvements (including services) but are understanding that the construction plans will be provided with the building permits (for the first house or subsequent homes, depending on the needs of the home builder).*

9-C1) **Cleared.**

10. Per Section 2.1.1 of the City of West Lake Hills Drainage and Erosion Control Design Manual, a preliminary drainage plan is required with preliminary and final plats.

10-R1) *A drainage plan reflecting the computations for the floodplain are included. Each lot will provide its own drainage plan to mitigate for whatever imperious cover is added. A note to this affect has been added to the concept plan. Please see the right side of the proposed concept plan sheets.*

10-C1) **Comment remains. Please show how the increased runoff due to the driveway will be mitigated.**

Review 2 Comments

1. Please remove the language allowing detention structures to be constructed in the conservation easement.

Should you have any questions, please contact Director of Building & Development Services Anjali Naini at planner@westlakehills.org or by calling 512-327-3628. Please submit response letter and any revisions to planner@westlakehills.org.

To: Mayor and Council, Zoning and Planning Commission, City of West Lake Hills. Texas

From: Randy and Sherry Lee, #6 Rocky River Cove

Re: Consideration and Adoption Subdivision Application for 803 Westlake Drive, aka Moore Estates

Date: February 6, 2021

My wife Sherry and I are 30 year residents of West Lake Hills at 6 Rocky River Cove. We completely, thoughtfully and thoroughly object to the Proposed 7.785 acre subdivision application for an 8-lot single family subdivision under consideration by the City of West Lake Hills.

We and many of our neighbors are first concerned the approving of this subdivision plat will have an immediate and negative effect on the value of my property. The applicants assert they are grandfathered. See Mr. Irion's letter of November 17, 2020 where he states "The standards (established in 1972) are not consistent with current code and, as a result, supersede current subdivision and zoning standards where the latter are in conflict. This was discussed with both of you in the Chapter 245 Local Government Code determination process".

Has the City accepted the applicant's argument that the review and approval of the subdivision plat is grandfathered to the 1972 WLH subdivision regulations? Well this is only one attorney's opinion. I strongly object to his assertion. It needs to be proven in an open meeting and to us.

Is the applicant relying on the Contract, a "variance," or Ordinance Amendment 55B to claim grandfathering rights? Assuming the Contract to Convey Right of Way Deeds ("Contract") between the City and Doyle was legally enforceable in 1972, the City should narrowly construe the Contract to what the City actually agreed to-waiver of the one acre minimum lot size if right of way is dedicated to the City. I do not see any language in the Contract stating the 1972 subdivision regulations will be the only applicable regulations when reviewing a subdivision plat.

Also, I have not seen a "variance" document unique to the subject property. I have seen Ordinance 55B which amended the subdivision regulations for the entire city. It appears the City did not grant a variance but changed the general rule regarding the minimum lot size in the R-1 zoning district. All Mr. Moore bargained for was relieve from the one acre minimum lot size. Otherwise, all current zoning and subdivision regulations should be applied to the subdivision plat application.

In the early 1980's, a neighbor had a personal experience with the city denying and disregarding a "grandfather clause" when he built his house. So there is precedent with the city in denying grandfathers in practice.

Second, there is entirely too much density on lots like these, which are very steep and difficult to build on. Look on the topographic maps, and proof of this is found in answering the question: Why hasn't this property been developed sooner? Its been for sale for a very long period of time.

The second concern should be safety. There would be eight or (even four) new houses with 2 new driveways in less than a quarter mile on the busiest road in Westlake under the city's control and that is a main departure road for many fire trucks trips seems dangerous. I know this as each time a fire truck leaves and drives south at high speed down Westlake Drive, I hear them. Several times a day.

This is a policy decision the City needs to address, despite legal maximums for development for any parcel along that stretch of road.

Yes, there was an agreement and an ordinance adopted 48 years ago to possibly allow this to go forward at any time in the future, but given the facts of today's environment and density, allowing it to stand is wrong. Building and construction codes have changed, and as time goes by, circumstances have changed.

I know, as I sat on ZAPCO for a few years under Mayor Tom Taylor. We heard many applications for variances and one of the most sacred was adhering to the minimum lot size of one acre in the City. We denied many applications on this issue. One of the most ferocious and ardent hearings was the less than one acre building sites proposal at the Village of Westlake. It was denied and the developer resubmitted the site plan we all enjoy today.

In 1972, the initial owner gave several right of way deeds to the city in return for adoption of an indeterminate development lot size variance ordinance. Has the City ever even used these ROW grants? Or was this just a paper ploy to maximize value with smaller lots? And illegally bind future city councils?

Has anyone examined this property for its environment values and sensitivity? Or checked in with the Edwards Aquifer Recharge Authority? The Balcones Conservation (BCP) folks, Save Our Springs etc.?

I have and I've asked David Braun, a well-known and respected conservation attorney and scientist to provide you with his initial analysis. Letter attached February 10, 2021, David Braun to Randy Lee.

So to recap and conclude:
We, as residents of Westlake Hills Texas live here for a reason. We have invested in our community here because of its natural beauty; its quiet, natural & serene environment. (Well except for those of us living near the now expanded and loud Austin water treatment plant). We strongly object to the proposed subdivision approval at 803 Westlake Drive known as Moore Estates. Despite uncertain general agreements made over 48 years ago, allowing creation of 8 lots, 6 of which are less than one acre; this act would be a violation of the general city ordinance requiring lots to be a minimum of one acre. The expected value of our homes & property would be placed diminished. Hundreds of trees and green cover would be permanently removed. Noise and light pollution would be a result. The safety of the busiest street in Westlake would be in jeopardy with the addition of new driveways and many new trips per day entering Westlake drive. We petition and plead with city decision makers to not approve the application and study alternatives to this property's use. For example, If the petitioners donated the property to the city as a conservation wildlife protection area, they would enjoy a sizable tax benefit. And the future quality of life in our small city would be enhanced and preserved forever with this, one of the few, remaining greenbelt areas!

February 11, 2021 Since I originally drafted my comments, several things have occurred of significance to resolve the negative consequences of this project. Since I am always one to try and extract a win-win for everyone affected, I have enlisted Andy Sansom a resident of WLH up and off

Buckeye Trail, and he has agreed to find conservation dollars for purchasing property like this for conservation. Not a park, but property which will remain undeveloped and preserve the sensitive ecology and habitat. Andy has the highest credentials in the conservation world, being the former Executive Director of the Texas Parks and Wildlife and the Texas Nature Conservancy.

We have had a brief meeting with the applicants and without speaking for Dr. Moore, he seemed open to the idea of working together in creating the Doyle and Colleen Moore Memorial Conservation Area. What we need is time to begin the application process for funding through the Texas Parks and Wildlife Department and obtain funding from the Great American Outdoors Act recently passed by Congress and is now current law. We just need some time to make this a real possibility.

A Petition to:

Mayor, City Council and Zoning and Planning Commission
Westlake Hills Texas

Please Do not approve Subdivision Application & Find alternative 803 Westlake Dr!

We are residents of Westlake Hills Texas. We live here and have invested in our community here because of its natural beauty; its quiet, natural & serene environment. We strongly object to the proposed subdivision approval at 803 Westlake Drive known as Moore Estates. Despite uncertain general agreements made over 48 years ago, allowing creation of 8 lots, 6 of which are less than one acre; this act would be a violation of the city ordinance requiring lots to be a minimum of one acre. The expected value of our homes & property would be placed in jeopardy. Hundreds of trees and green cover would be permanently removed. Noise and light pollution would be a result. The safely of the busiest street in Westlake would be in jeopardy with the addition of many driveways. We petition and plead with city decision makers to not approve the application and study alternatives to this property's use. For example, If the petitioners donated the property to the city as a conservation wildlife protection area, they would enjoy a sizable tax benefit. And the future quality of life in our small city would be enhanced and preserved forever with this, one of few, remaining greenbelt areas!

Name	Address	Phone #	Signature
Doris Robitaille	806 Rocky River Rd.	512-413-1903	
Randy M Lee	6 Rocky River Cv	512 6193374	
Sherry L Lee	6 Rocky River Cv	512 2173374	
Tom McMahon	8 Rocky River Cv.	512-924-9286	
George Peyton	7 Rocky R. Rev Cv	512 691 6011	

Name	Address	Phone #	Signature
Oliver Fannin	4804 Rocky River	512-970-1537	Also signed online
Inyo Fannin	"	"	

BRAUN & GRESHAM
ATTORNEYS AT LAW

February 10, 2021

Mr. Randy Lee
6 Rocky River Cove
Austin, TX 78746

Dear Randy,

As you know my career has largely been built around creating and assessing conservation projects in Texas as an attorney and conservation scientist. I have worked for Texas Parks and Wildlife Department, lead The Nature Conservancy of Texas for seven years, co-founded and still manage Plateau Land & Wildlife after 23 years, and practiced conservation law for private landowners for the last 20 years. My comments below are my quick assessment of the 7.885-acre tract at 803 Westlake Drive, City of Westlake Hills, Texas aka "Moore Estates" as preserved natural area.

The watershed of Little Bee Creek is a critical water quality zone for Lake Austin. The majority of the watershed is known to be karst geologic formations which means that the local aquifers are likely being recharged by the creek. The undeveloped areas of the watershed are also identified as Golden-cheek Warbler (GCWA) habitat by the Balcones Canyonlands Habitat Plan (BCP). A fact that I have tentatively confirmed by inspection of aerial maps. Additional inspection on the ground between March and June could confirm the actual use of the property by the GCWA, and likely identify other sensitive environmental features. The Moore Estates tract is covered with a beautiful example of very old Hill Country woodlands, which is increasingly rare and very scenic.

BCP acquisition land already extends up the watershed from Lake Austin as far as Red Bud Trail. Adding the Moore Estate, and possibly other undeveloped land in the upper watershed to the already preserved BCP land, could prevent dense development on steep slopes of the watershed, and benefit the community with cleaner water, more wildlife and scenic views adding to the quality of life for the citizens of West Lake Hills.

I believe it may be possible to acquire the Moore Estates tract as a habitat preserve using Texas Parks and Wildlife grant money recently made available from the federal Great American Outdoors Act. Securing this grant, while providing the community with additional open space, wildlife habitat, and watershed protection, would have the added benefit of buffering the City of Westlake Hills water treatment plant from future residential uses on the south end of the property.

I encourage you to pursue this worthy project and would be happy to advise the neighborhood, the City of Westlake Hills, Travis County and other potential partners if you decide to move forward.

Sincerely,

David Braun
Attorney & Counselor

P.O. Box 1148, Dripping Springs, Tx 78620 TEL 512.894.5426 FAX 512.894.3405 www.BraunGresham.com

George & Johanna Peyton

7 Rocky River Cove
West Lake Hills, TX 78746
817-691-6011

Anjali Naini, City Planner Director
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

February 11th, 2021
RE: 801 Westlake Drive; Moore Estates Subdivision

Dear Ms. Naini,

We are writing you to express our concern regarding, and arguments against, the proposed subdivision of the property at 801 Westlake Drive, known as the Moore Estates Subdivision. The proposed subdivision is situated directly behind our property and home. Our property will arguably be one of the most negatively impacted should the subdivision move forward.

Below are our arguments against the proposal:

1) While we have been residents of Austin since 2009, we moved to West Lake Hills and recently bought our current house in early 2019 precisely because of the beauty, privacy and natural greenspace behind it. West Lake Hills had already undergone tremendous growth, and we were confident that the City would adequately enforce building codes preserving the natural settings. In fact, we paid a premium to surrounding property sales in order to enjoy the privacy and natural beauty of this area, much of which is largely due to lack of development adjacent to our property. The windows from every room in our house look directly onto the proposed subdivision.

2) Due to the nature of the subdivision, the loss of natural views from our property, and the additional 4+ neighboring large houses directly viewable from our home, the property value of our house will be negatively impacted. The defining attribute of our home is its natural setting. Such a setting is why our property had multiple purchase offers when it was for sale, and is why we paid a premium to purchase the home. If the proposed subdivision and subsequent construction are allowed to proceed, that setting will change materially, and our property value will certainly decline relative to its worth currently.

3) The proposed subdivision and construction on the new lots will lead to years of burdensome noise and unsightly destruction of trees and hillsides. With the addition of 7+ lots behind our house, we and our neighbors will be exposed to incessant building sights and noises potentially for the next decade. I cannot imagine any member of the City Council electing to endure a similar experience on their own property.

4) The terrain is so steep and unsuitable for construction that the engineering work would lead to homes on stilts that stick out of the hillside, not homes that blend gently into the rolling landscape of West Lake Hills. Furthermore, there will undoubtedly be water drainage issues and environmental damages that cannot be rectified through the current city codes.

5) Traffic on Westlake Drive has increased considerably over the years. The addition of multiple new homes will lead to even more congestion on Westlake Drive, and will inevitably cause accidents as drivers are forced to slow down to allow entrance and egress from the proposed subdivision lots. We have three children, all of whom will be driving on Westlake Drive in a few short years.

6) Finally, there are viable alternatives that would conserve and protect the property for future generations. Greenspace is becoming increasingly important as the area becomes more fully developed. To that end, the City and several private foundations have funds in reserve for precisely these types of situations; causes that our family has generously supported over the years. As this property has been for sale in years past, I would suggest the applicant seek to divest it to a group whose interests are more aligned with those of greater West Lake Hills, rather than seek to monetarily exploit the natural environment that has led to the enjoyment and prosperity of so many local property owners.

We greatly appreciate the service performed by the City Planners and Council, and because of you we are thankful to call West Lake Hills home. Thank you for your consideration.

Regards,

George and Johanna Peyton

George and Johanna Peyton

[redacted]
Cell: 817-691-6011

Anjali Naini

From: Doris Robitaille [redacted] >
Sent: Saturday, January 9, 2021 7:44 AM
To: Anjali Naini
Subject: Concern Re: 803 Westlake Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Anjali,

I'm Doris Robitaille at 806 Rocky River Road. I have lived here since March 1995.

The 803 West Lake Dr. Subdivision will be in my backyard. I wondered if you could share any information you know about the project. It looks like the request is for the one lot to be subdivided into nine lots some less than an acre. Of course if this is approved then those of us with multiple acres could also try subdividing for less than an acre since this would set a precedent.

I do have concerns about the clearance of trees, the increased traffic noise from Westlake Drive due to the removal of trees. Being in a canyon means echoing and amplification of sound.

I'm concerned about the rooftop sites and lights. This is an infringement of my right of peaceful habitation. My privacy will be affected if their rooftops or lights are seen from my home. You know we used to have dark skies before those newer houses were built and light pollution was allowed here in the canyon. You can say that you tell people to have light covers but it is very terraced back in the canyon. So if you are below a home then the light is casting down upon you all night long. Surely it is concerning to have eight or nine more homes creating traffic problems on West Lake Drive being that is a narrow road and pull outs can be tricky with Buckeye and surrounding streets.

You may be aware that I also share a fence with the City Of Austin Ullrich Water Treatment Plant. I have endured many problems neighboring them that the City of Westlake Hills is well aware of for decades. Currently their five year construction projects with seven variances have all been approved. I understand that the City of Westlake Hills would like to help its own residents but over the years has been inept at doing so in regards to COA Ullrich WTP. Since this Westlake Subdivision is within the jurisdiction of the City of Westlake Hills, I feel confident that you will be able to protect me and other residents within our city from this concerning project. Perhaps you could weigh in with your city residents and see if they would rather have that be a green space that the residents can enjoy and not

jeopardize traffic safety and peaceful living that those of us that moved out here almost 30 plus years came to enjoy. I'm sure you know the Balconylands Sanctuary abuts this creek area.
I can only imagine the McMansions that will be built with many variance requests to come. There needs to be a decision about whether we are heading to Code Next in WLH.

Thank you for your consideration,
Doris Robitaille
806 Rocky River Rd

February 3, 2021
Via Electronic Communication

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

RE: Proposed Subdivision of 801 West Lake Drive

Dear Commissioners,

The Save Our Springs Alliance was recently contacted with concerns about the proposed subdivision of 801 West Lake Drive. The location of this project raises several environmental concerns. This is a heavily wooded lot with steep slopes, located along the banks of Bee Creek and within the Edwards Aquifer Recharge Zone. And, the area includes known habitat and breeding grounds for threatened and endangered species. What is built on this site and how the lots are configured could have a determinantal impact on some of our region's most sensitive environmental resources.

Based on prior cases that we have reviewed in this area, we are aware of several caves and other karst features in the immediate vicinity, so it is highly likely that this site, too, would have several critical environmental features located thereon that would merit permanent protection and/or enhanced treatment measures.

As you may be aware, the protection of karst features is important for both water quantity and water quality purposes. Providing buffer zones around the karst features helps filter out pollutants that result from urban development, and it also ensures a healthy flow of water to maintain critical water levels for the aquifer. Given the environmental sensitivity of this site, we encourage you to use your authority under West Lake City Code § 24.02.006 to request an environmental resource inventory prior to the approval of this subdivision, which would help determine the location of any critical environmental features and might help further guide where lot lines should be drawn. Under this section of the code, the Zoning and Platting Commission may:

> "require the submission of a statement from an independent authority qualified in addressing a specific type of environmental concern indicating that the proposed structure and/or use will not constitute a detriment to the community with respect to that particular environmental concern."

We also urge you to consider reducing the number of lots that would be approved on this site. As mentioned above, this is a heavily wooded site with extremely steep slopes. Based on the configuration of the lots, aerials of the site, and how the lots relate to the topographic map submitted with this application, these lots are ill-suited for substantial development. Any development of these lots would require substantial amounts of cut & fill and a significant loss of tree canopy.

The maintenance of the tree canopy on this site is not only important for the species that depend on them, but they help discourage streambank erosion and help filter out contaminants in stormwater. By limiting the number of lots on this site, you could help reduce the economic pressures that will be placed on this site to remove these trees.

We also understand that the applicant is asserting vested rights in connection with a 1972 contract related to the dedication of certain city right of way. We strongly question the validity of that contract, as Texas law disfavors contract zoning and unlawful delegations of legislative authority. While we intend to continue to investigate this matter further, we encourage the City of West Lake Hills's legal counsel to advise the commissioners about the exercise of their discretionary legislative authority.

Feel free to give me a call should you have any questions concerning the above.

Many thanks,

Bobby Levinski
Attorney,
Save Our Springs Alliance
512-636-7649 (mobile)
[redacted]