



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, March 17, 2021 at 6:30 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 17th day of March 2021 at 6:30 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:

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: 898 1862 6176, Password: 523911**

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 March 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 March 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 310 Westhaven Drive**: Discussion/recommendation on a variance request to allow a driveway gate to open towards the street (City of West Lake Hills Code Sec. 22.03.173). Applicants/Owners Andrew Schwartz & Sylvia Arabian.
- 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 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

7. **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; 8) variance to permit nonresidential development on slopes exceeding 25%; and 9) 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
8. **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
9. **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

10. 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
11. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Anjali Naini, Director of Building &
Development Services

Certificate

I certify that the above Notice of the March 17, 2021 remote Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas by March 12, 2021 at 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 Sonnevile 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

MARCH 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 - <i>postponed</i>
February 17, 2021	ZAPCO – <i>meeting cancelled</i>
March 17, 2021	ZAPCO
April 14, 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. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

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

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

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

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

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.”

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

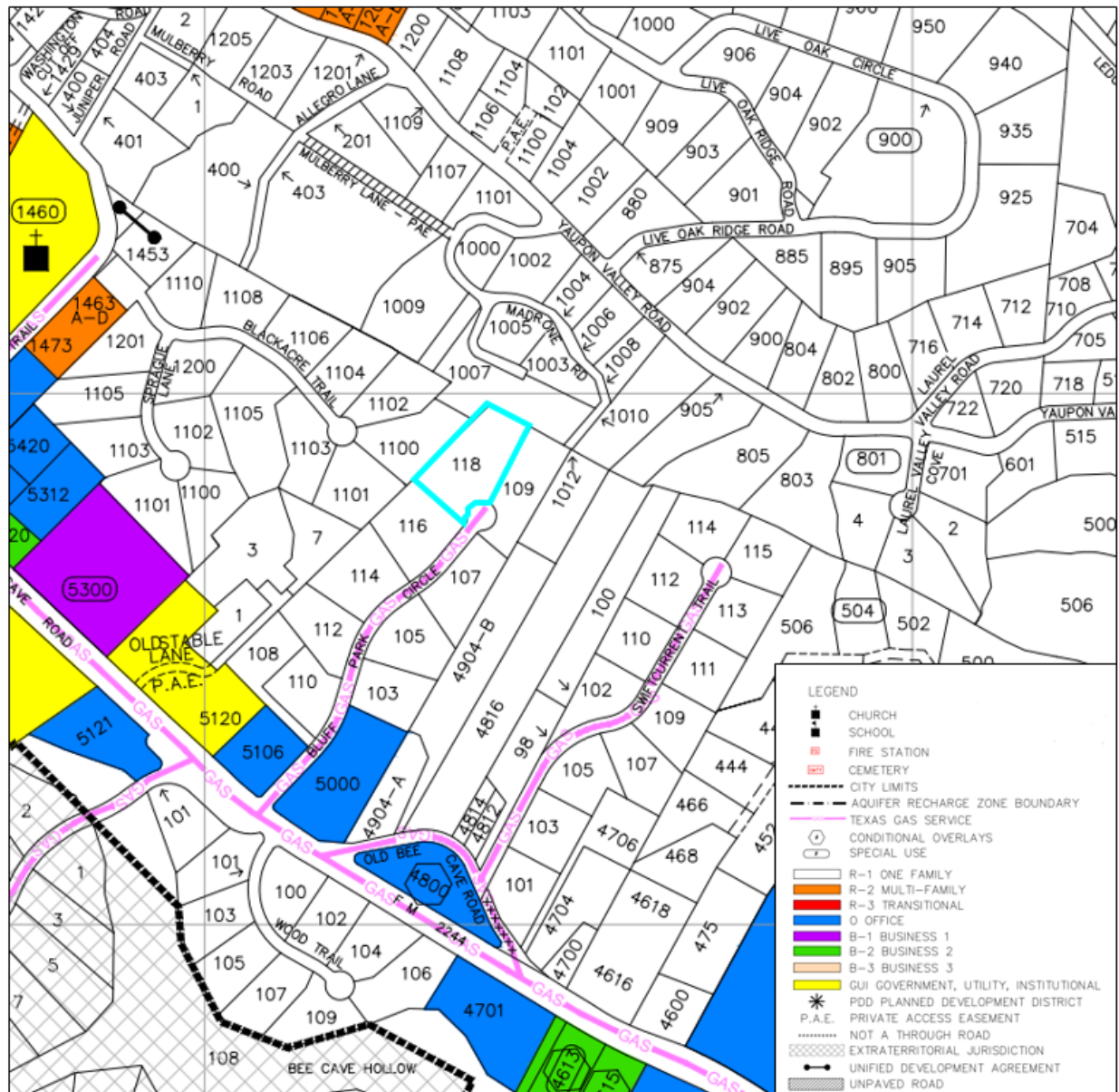
Staff recommends approval of the requested variances due to the site constraints including the location of the septic field and large trees.

Links to Relevant Code:

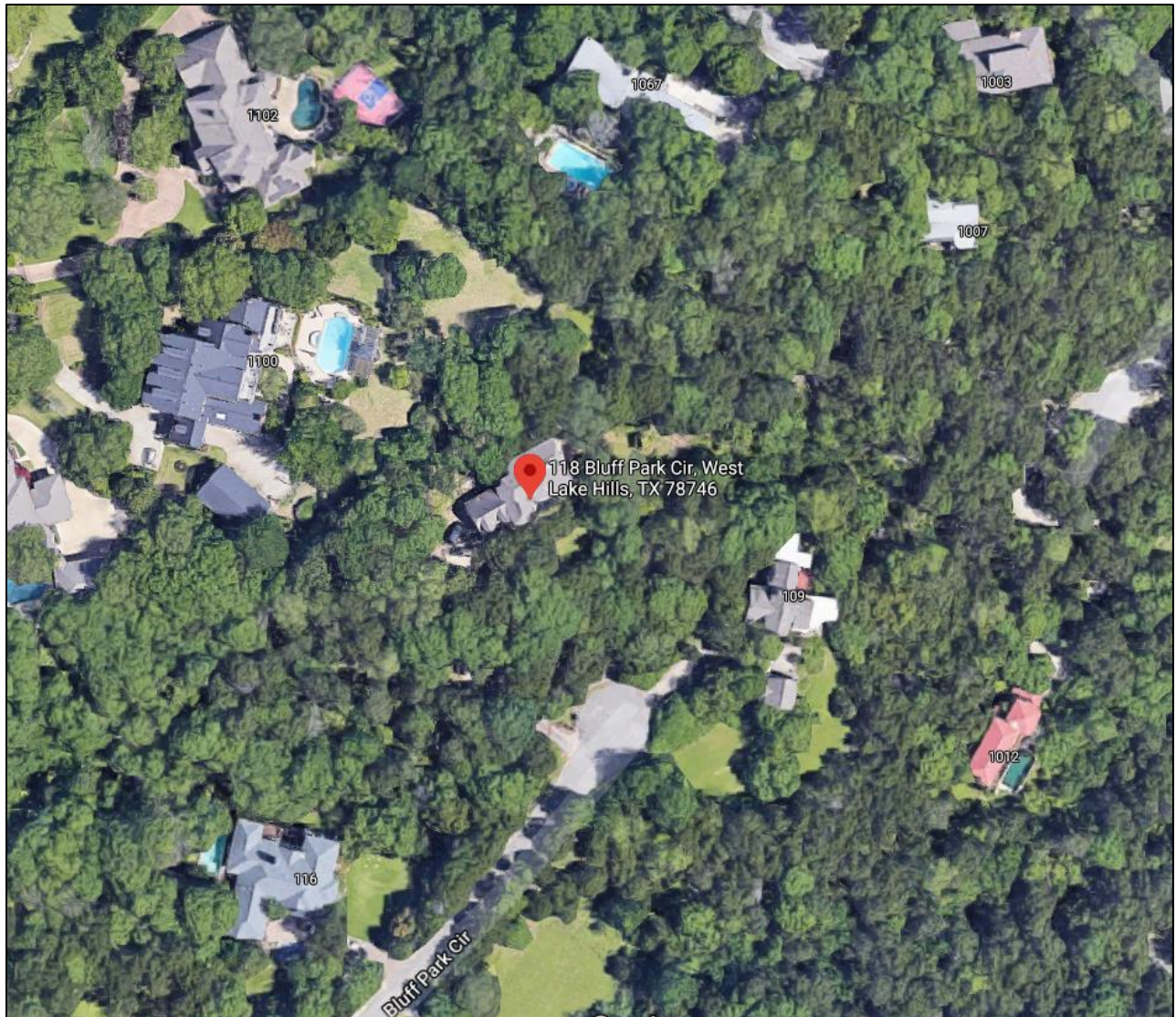
- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)

(Maps to follow)

Zoning:



Aerial:



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 brought 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 I 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: MARY & EMILY FRANKS
Designated Agent (if any, Power of Attorney Required):
Applicant Phone Number: 512-777-5480 Email Address: [REDACTED]
Date Application was Submitted: November 28, 2020
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 rebuild

- (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 & those a location is can always 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 30 ft. building line at the back of our home but there are no houses immediately along that fence line. The neighbors 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 others.

Property Address: 110 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 AND PATIOS WILL COMPLY WITH ALL RULES AND REGULATIONS

Pool (Gunit) 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:

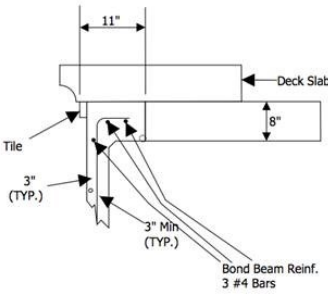
The barrier / fencing around the entire back yard is currently 6' tall.

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

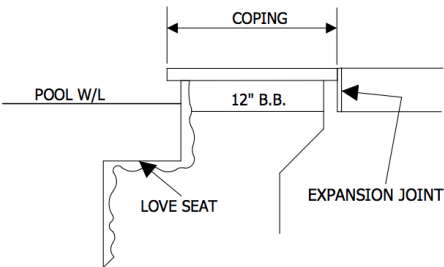
If rear door and or window alarms are required by jurisdiction TPP will NOT plaster pool until alarms have been properly installed and brought up to code.

BONDING & COPING DIAGRAM

Bond Beam Detail



Coping Detail



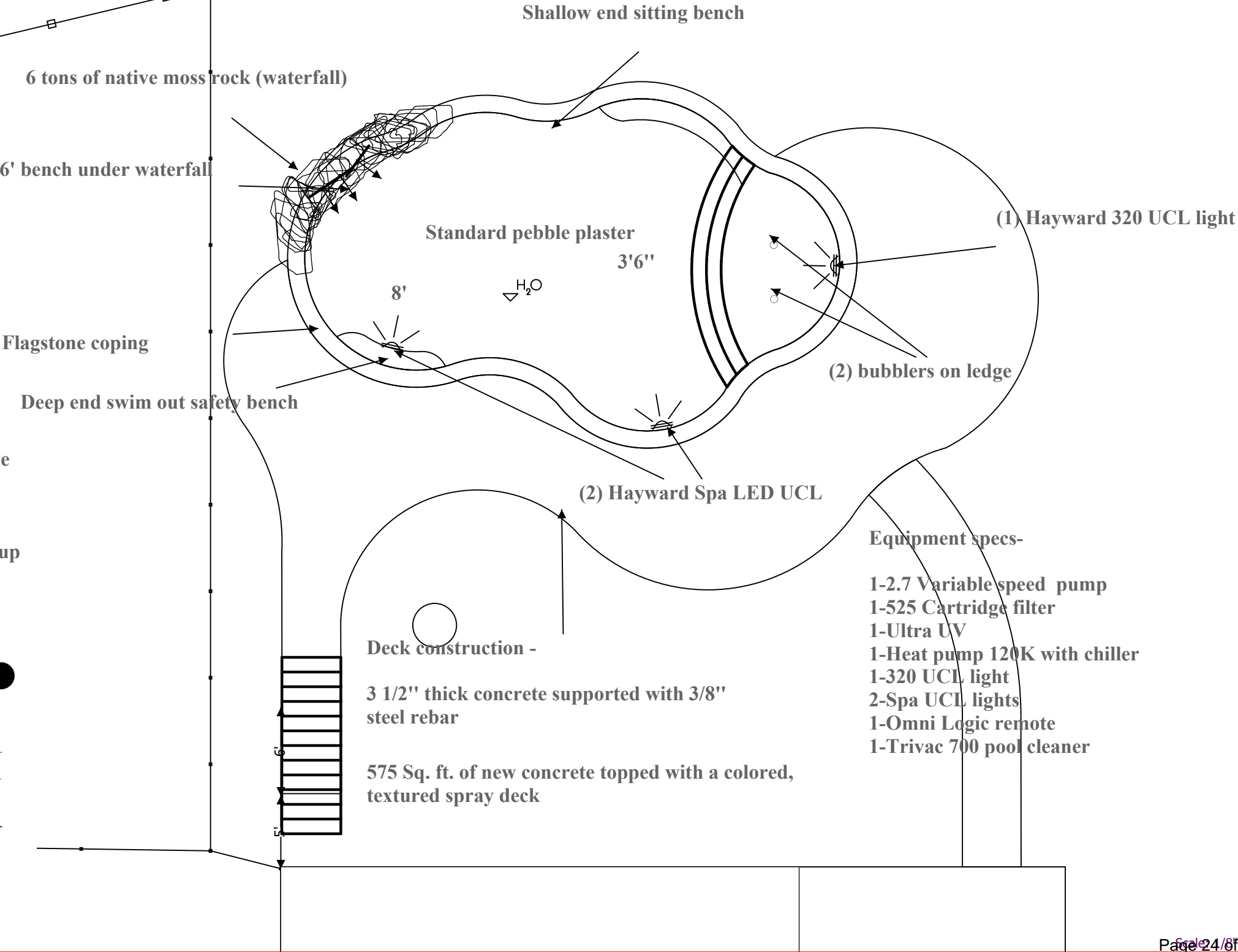
Pool specs-

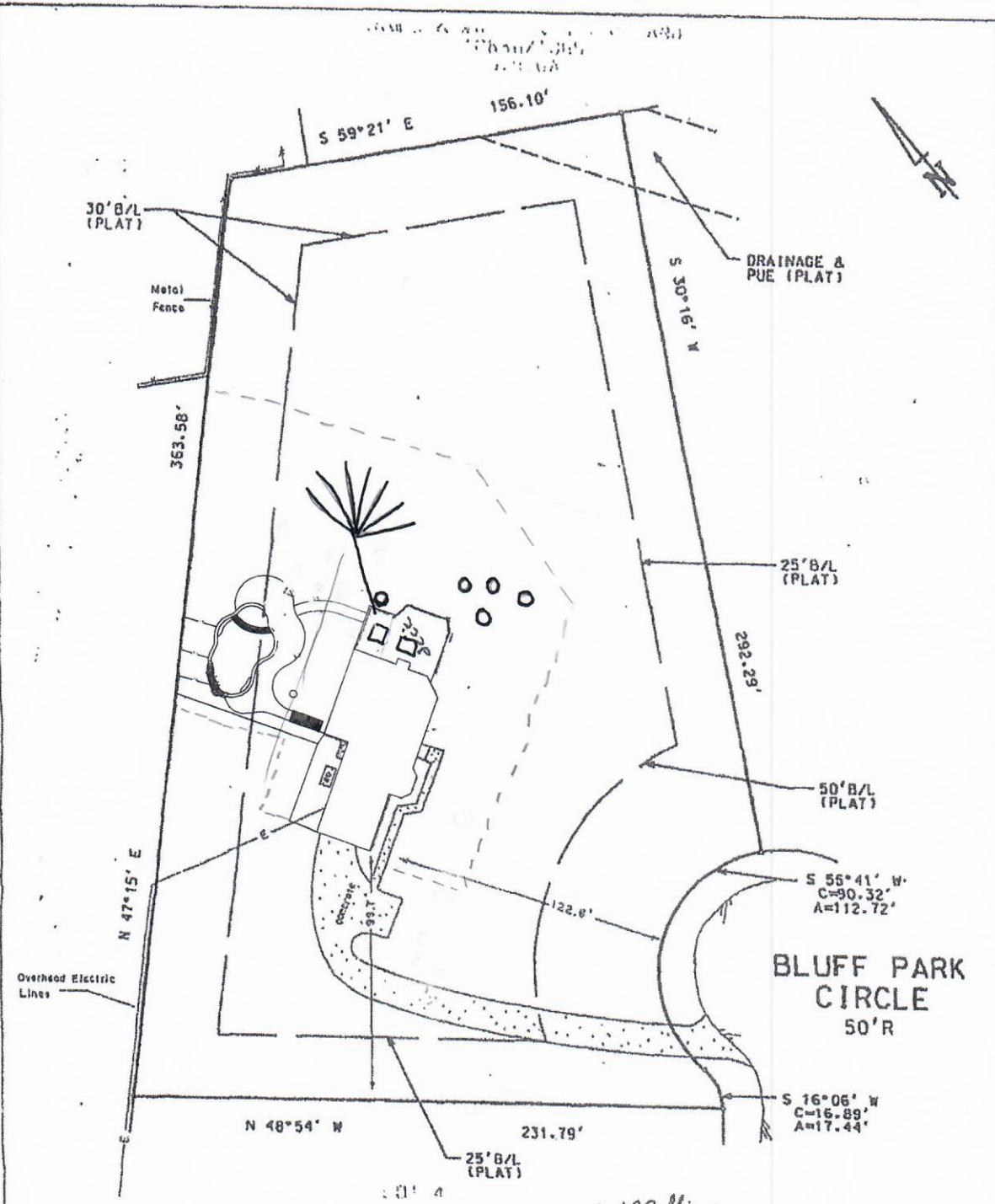
Perimeter: 94'
Max length: 36'
Max width: 22'6"
Area: 500
Depth: 3'6"-8'

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





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

MAP: 48453C0250 E
EFFECTIVE DATE: June 10, 1993

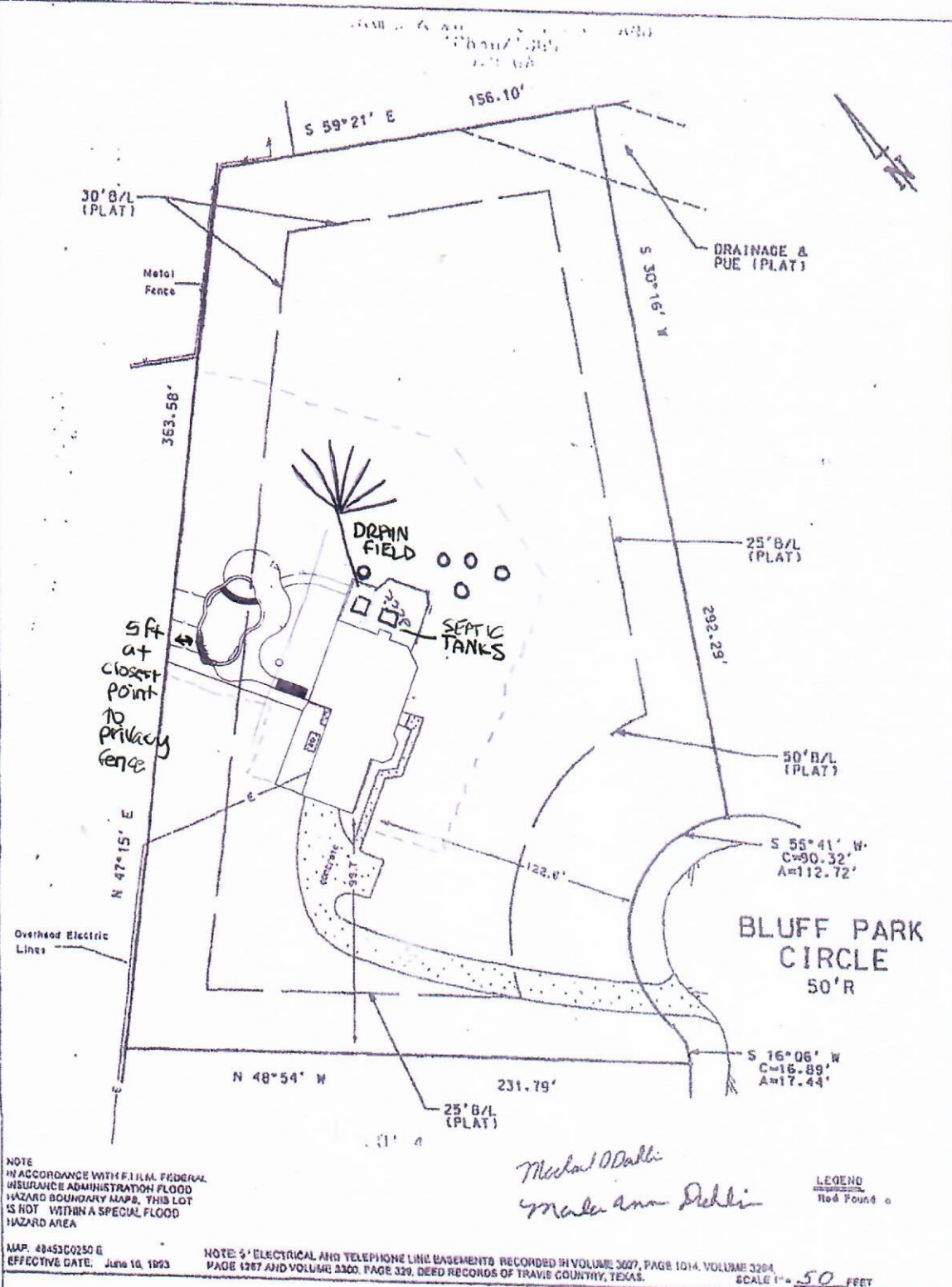
NOTE: 5' ELECTRICAL AND TELEPHONE LINE EASEMENTS RECORDED IN VOLUME 3027, PAGE 1014, VOLUME 3284, PAGE 1267 AND VOLUME 3300, PAGE 329, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND
Red Found 0

SCALE 1" = 50 FEET

LOT 5		W.O. # 96-11-3	
SUBDIVISION THE BLUFF ABOVE BEE CAVE		VOLUME 95, PAGE 658	
STREET 110 BLUFF PARK CIRCLE		CITY: COUNTY: TRAVIS	
REFERENCE DASHW G.F.# 962500-11B		SURVEY FOR: COMMERCIAL TITLE COMPANY	
STATE OF TEXAS COUNTY OF TRAVIS		THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES:	
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 BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING 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) 473-6800 FAX (512) 836-5871		<i>Weldon Klattenhoff</i> WELDON KLATTENHOFF REGISTERED PUBLIC SURVEYOR	

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



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

MAP: 48453C0250 E
EFFECTIVE DATE: June 10, 1993

NOTE: 5' ELECTRICAL AND TELEPHONE LINE EASEMENTS RECORDED IN VOLUME 3207, PAGE 1014, VOLUME 3204,
PAGE 1287 AND VOLUME 3300, PAGE 320, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
SCALE 1" = 50 FEET

Michael D. Delli
Maureen Delli

LEGEND
Not Found

LOT 5	W.O. # 86-11-3	
SUBDIVISION THE BLUFF ABOVE BEE CAVE	VOLUME 85, PAGE 658	
STREET 113 BLUFF PARK CIRCLE	CITY - COUNTY, TRAVIS	
REFERENCE DAILW Q.F.# 001300-FIL	SURVEY FOR COMMERCIAL TITLE COMPANY	
STATE OF TEXAS	THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES.	
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, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING 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) 838-5871

Weldon Klattenhoff
WELDON KLATTENHOFF
REGISTERED PUBLIC SURVEYOR

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



FENCE VARIANCE STAFF REPORT

MARCH 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 - <i>meeting cancelled</i>
March 17, 2021	ZAPCO
March 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

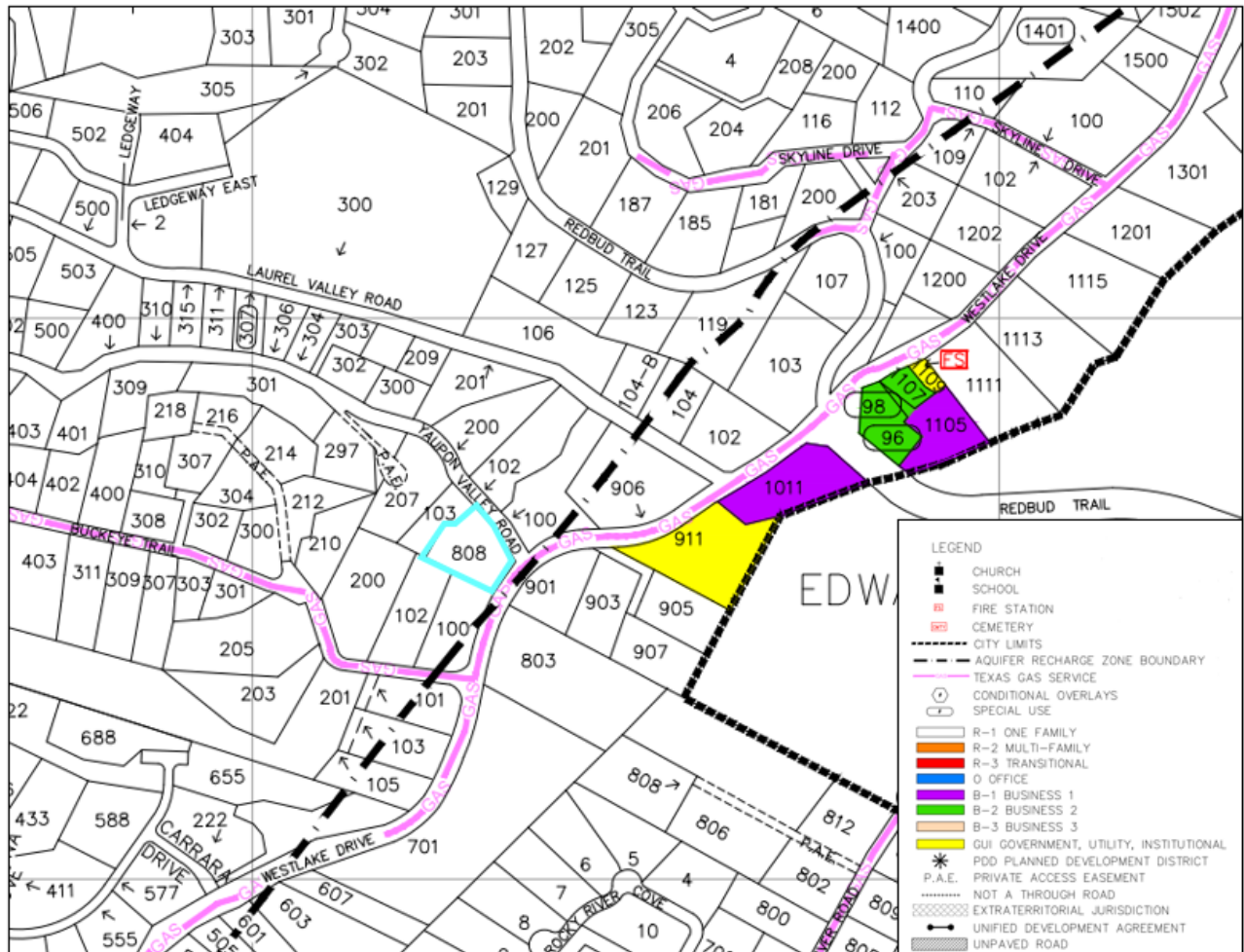
Staff recommends approval of the requested setback variances as the location of the proposed fence will be the same as the existing fence and also will avoid removing existing vegetation for its installation. Staff recommends disapproval for the solid front yard fence due to lack of hardship.

Links to Relevant Code:

- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.173 Fences](#)

(Maps to follow)

Zoning:



Aerial:



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 6 ft 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

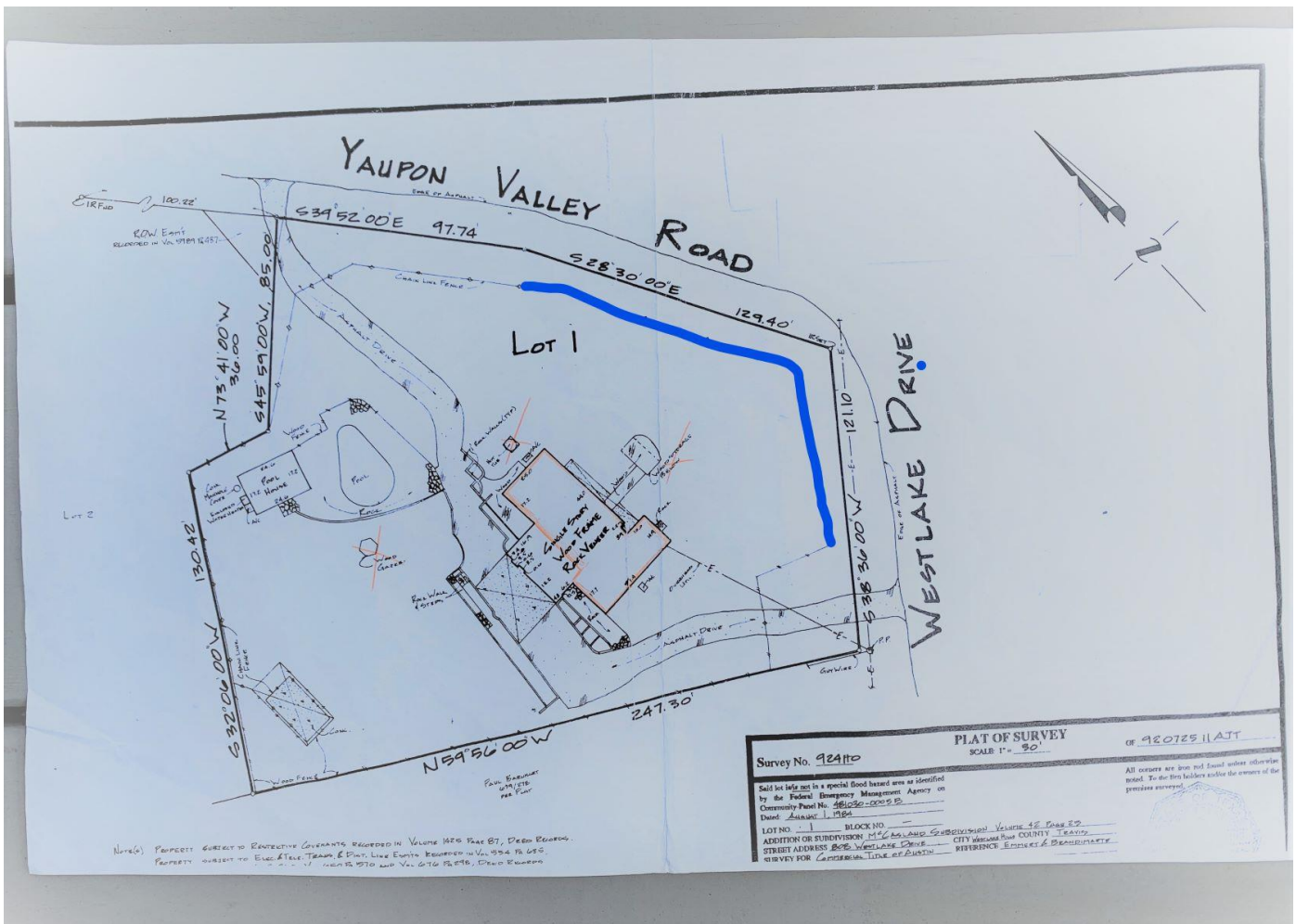
1. Graphic of proposed fence line
2. House plat with setbacks-arrows
3. House plat with landscape plan
4. Conjectural Landscape Image
5. Three years of growth 1 ft=1yr

Photographs

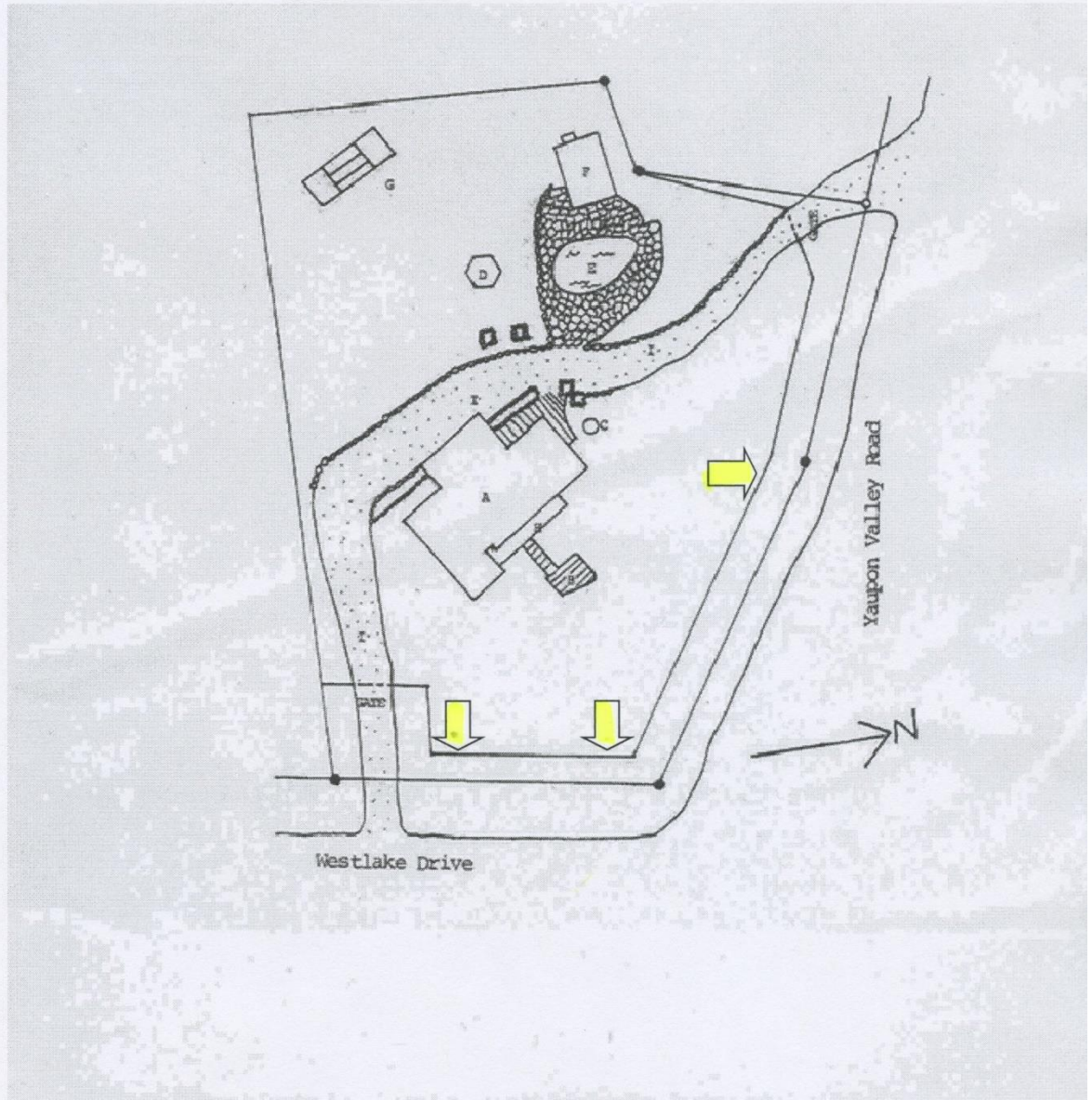
6. Traffic driving north on Westlake Dr.
7. Looking East-View of Westlake Dr. Sunday am.
8. Front of house west side
9. Current south fence
10. Proposed new fence
11. Wooden gate on Westlake Dr.-east side
12. Existing fence on Yaupon Valley Rd.-Sunday am.
13. Sunday am-Standing in setback at intersection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

Other Documentation

15. Ownership and Home Insurance



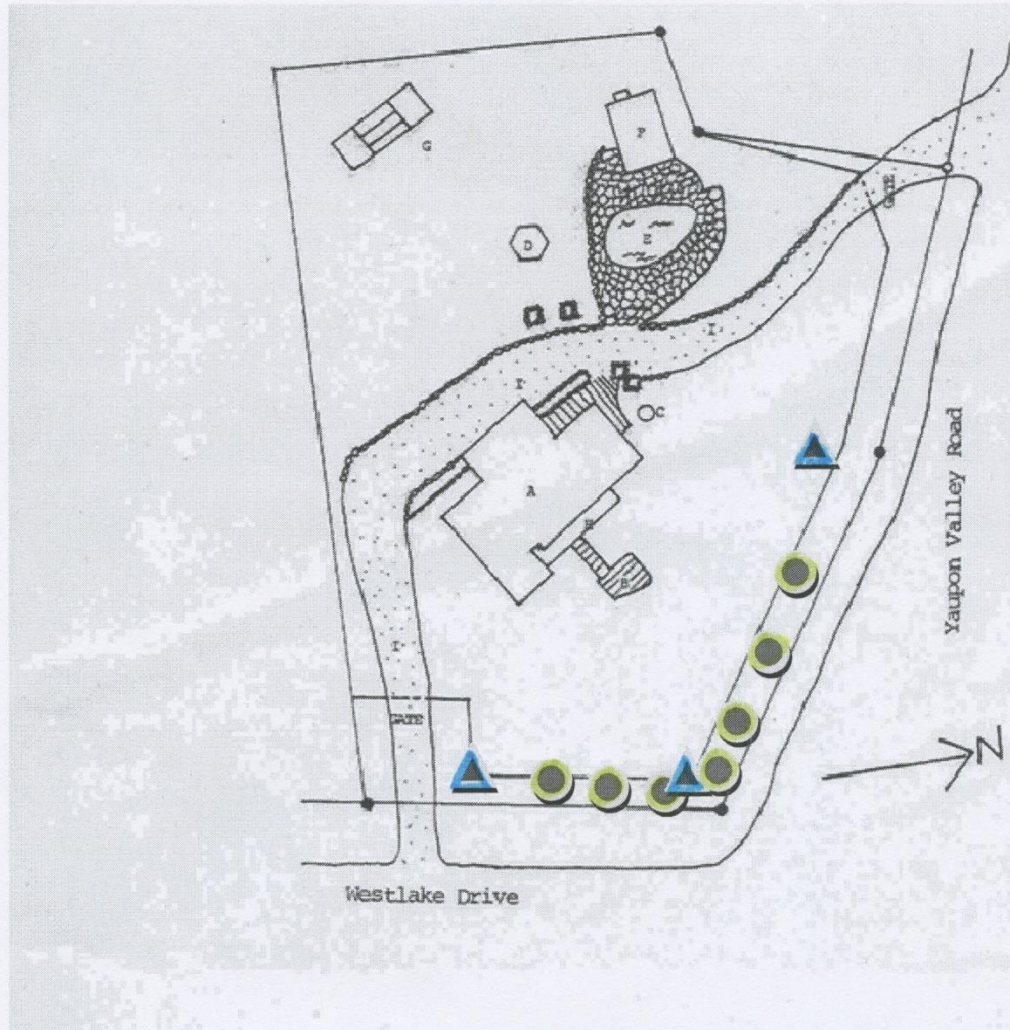
SETBACKS



Setbacks

See three arrows above (L to R).

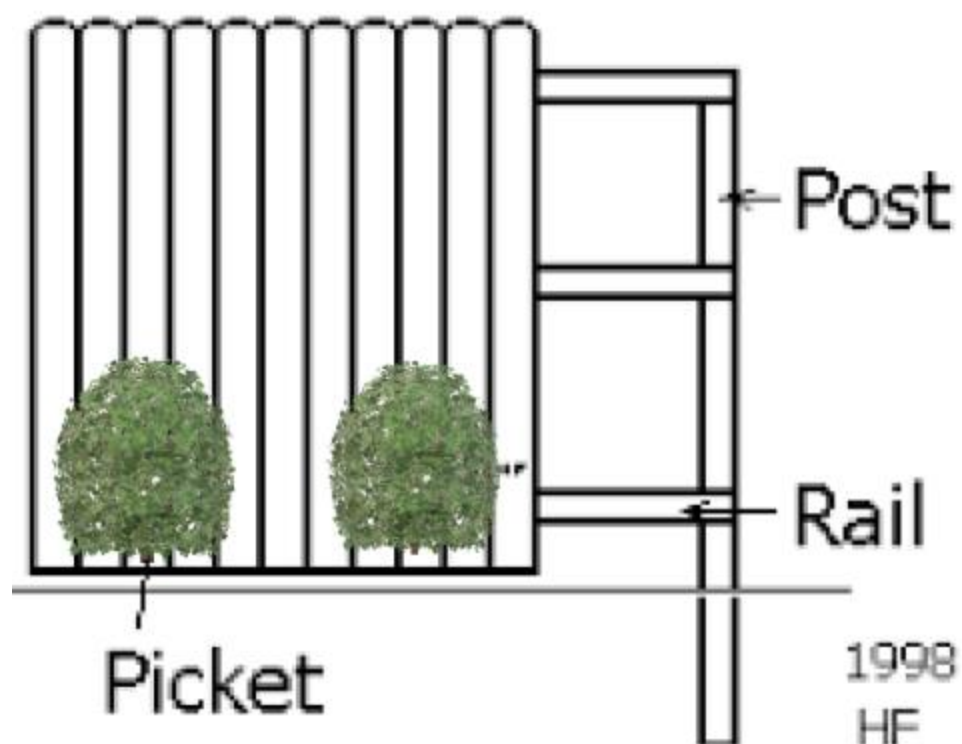
1. 24 ft. (Westlake Dr.)
2. 32 ft. (Westlake Dr.)
3. 25 ft. (Yaupon Valley Rd.)



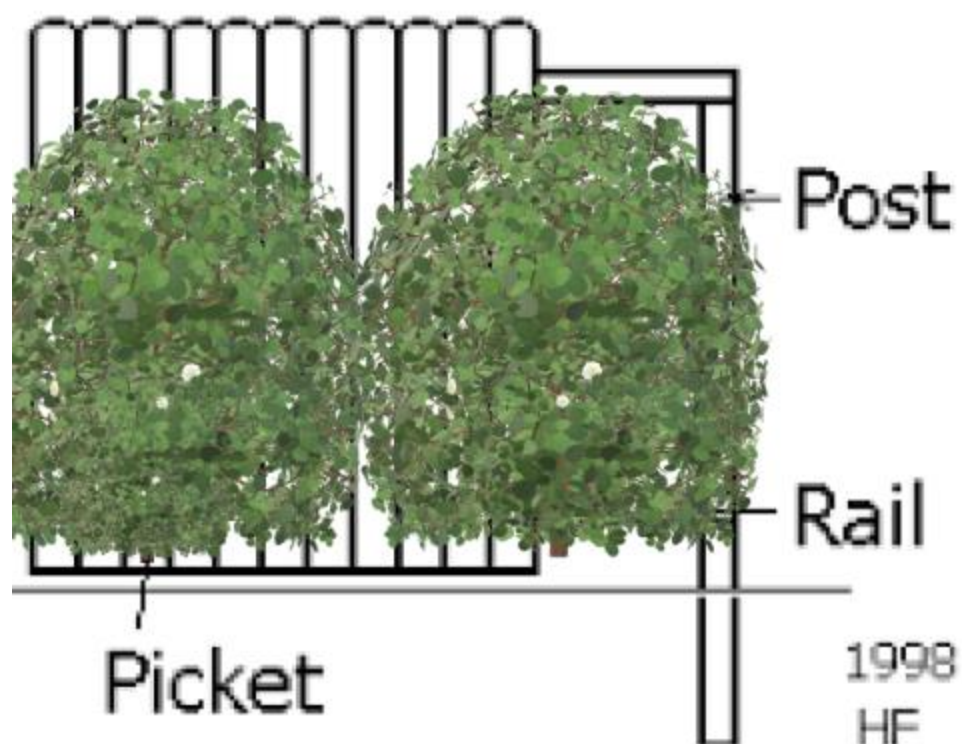
Plantings

- 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



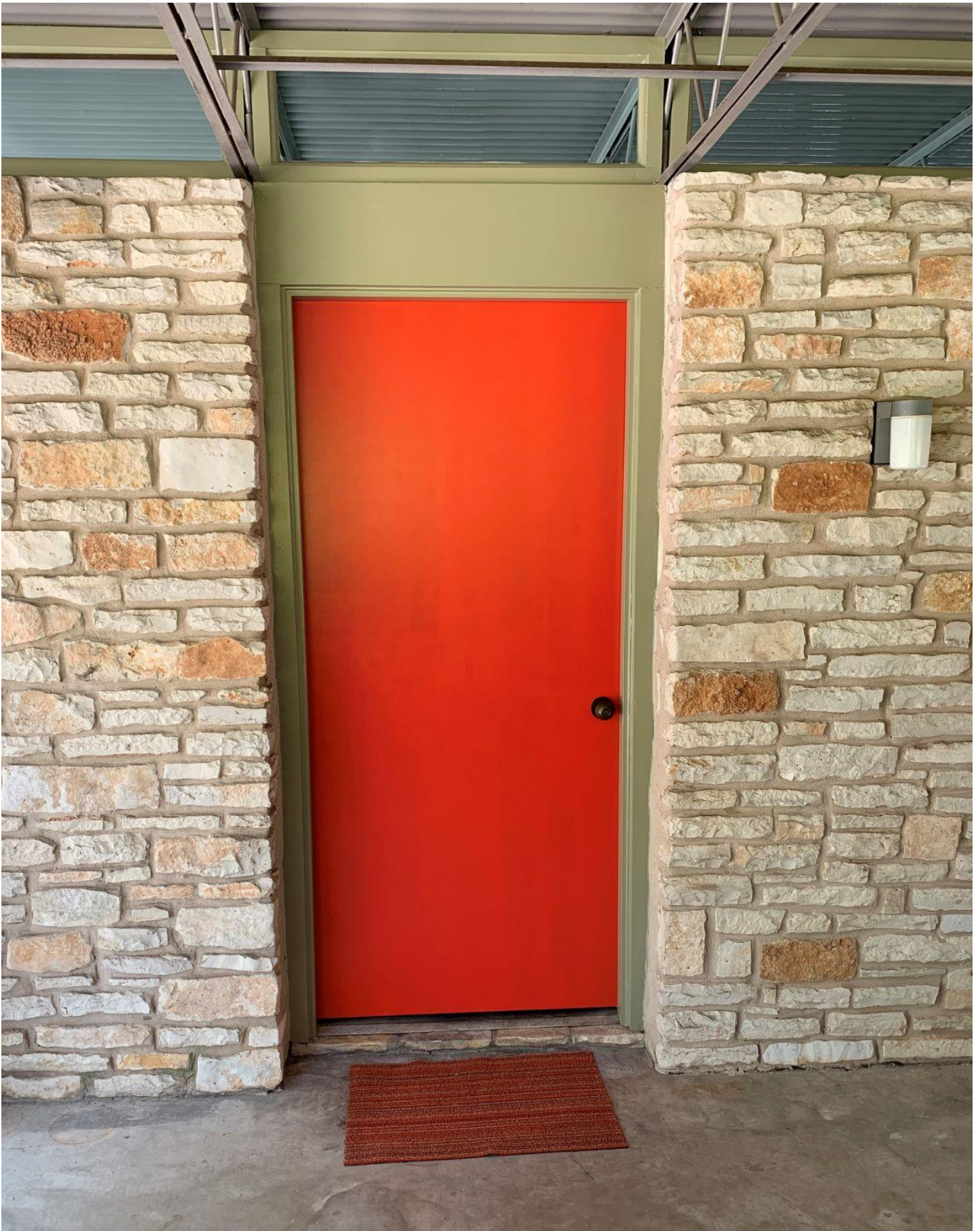
Solid or Spaced, Straight-Top, Dog-Ear Fence





Typical 4:45 pm traffic on Westlake Dr.



















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).

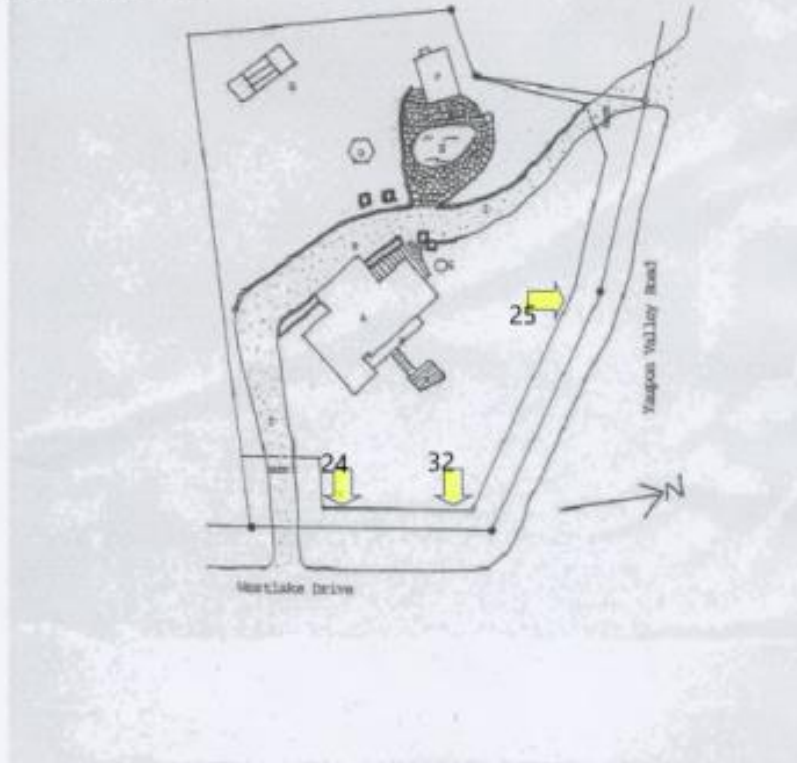
There are two oaks that would be damaged if the fence were set back 5 ft. Photo shows that one would fall without the support of the current placement of the fence and another is in the path of the currently established setback of 30 ft. In the same line as the two trees is the water main and a fence 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

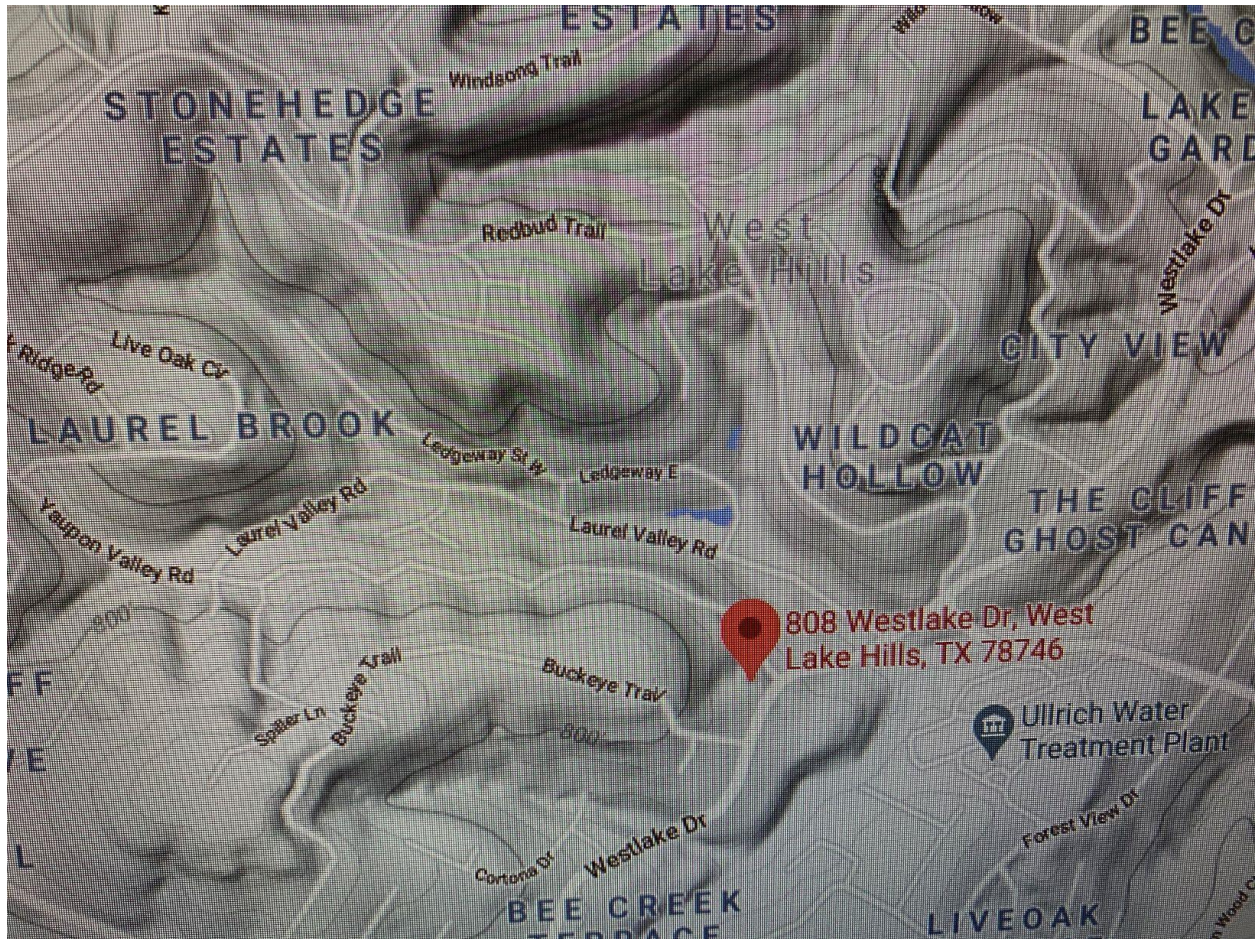
SETBACKS



Setbacks

See three arrows above (L to R).

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









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



DRIVEWAY GATE VARIANCE STAFF REPORT

MARCH 17, 2021

Project Address: 310 Westhaven Drive

Project Number: 16457

Agenda Item: Land Use: **310 Westhaven Drive**: Discussion/recommendation on a variance request to allow a driveway gate to open towards the street (City of West Lake Hills Code Sec. 22.03.173). Applicants/Owners Andrew Schwartz & Sylvia Arabian.

Applicant Information: Owners Sylvian Arabian and Andrew Schwartz

Hearing Dates:

March 17, 2021	ZAPCO
March 24, 2021	City Council

Location: The subject property is located north of Bee Cave Road, east of McConnell Drive, and west of Westlake Drive.

Zoning & Site Characteristics:

The subject property is zoned R-1 – One-Family Residential and is approximately 0.6910 acre.

Background & Analysis:

The homeowners are seeking a variance to install a driveway gate that swings outward towards the street (the City's Code requires gates to open inward, away from the street, or parallel). Due to the slope of the property and driveway, they are not able to install a gate that complies with the Code. The gate will be positioned approximately 60ft away from the street, and when open, will be approximately 50ft at the closest point to the street.

The property is located on a dead-end and the long driveway (130ft) is utilized by various delivery vehicles as a turnaround. Often, the trucks pull all the way up the driveway into the homeowners' property to turnaround. The proposed gate location will keep the trucks from pulling deeper into their property, but still allow enough room to turnaround. There will also be ample room for a car to get off the street and avoid blocking traffic while waiting for the gate to swing open.

Variances were previously approved for this property late last year to remodel an existing nonconforming accessory structure.

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 – “Property must be secured for pool. Driveway gate necessary for security and deer deter in backyard. As the turnaround for the neighborhood, we would like to preserve the turnaround while keeping our privacy and security.”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “If granted, no terrain changes will be necessary. If not granted, terrain changes will be necessary.”
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “Sliding gate has been considered, but that would require significant changes to the landscape.”
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – “The gate, though the opening toward the street, will still maintain a 50ft setback from the street when open.”
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – “Intent of the 50’ setback is to allow for cars, trucks, school buses, landscapers, FedEx, UPS, garbage, recycling, and USPS to pull completely out of the street to the gate. Open and closed, this setback will be preserved.”
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – “Neighbors and their employees, delivery trucks, EISD buses, etc. will still be able to use our driveway as a turnaround.”

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. A permit application will need to be submitted to install the driveway gate.

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Staff Recommendation

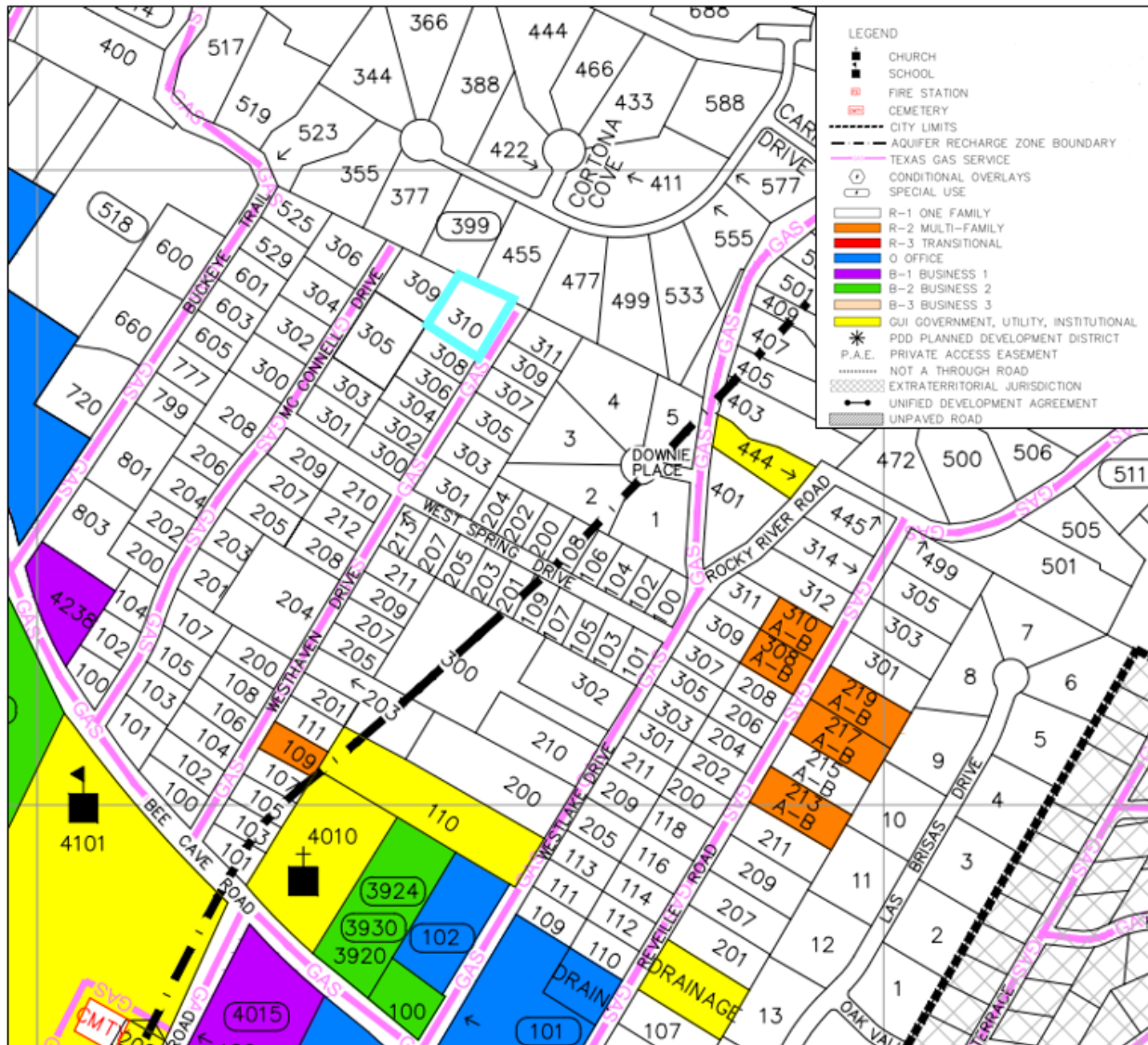
Staff recommends approval of the requested setback variance due to the slope. The proposed gate will meet front yard fence setback requirements and will not have a negative impact on traffic.

Links to Relevant Code:

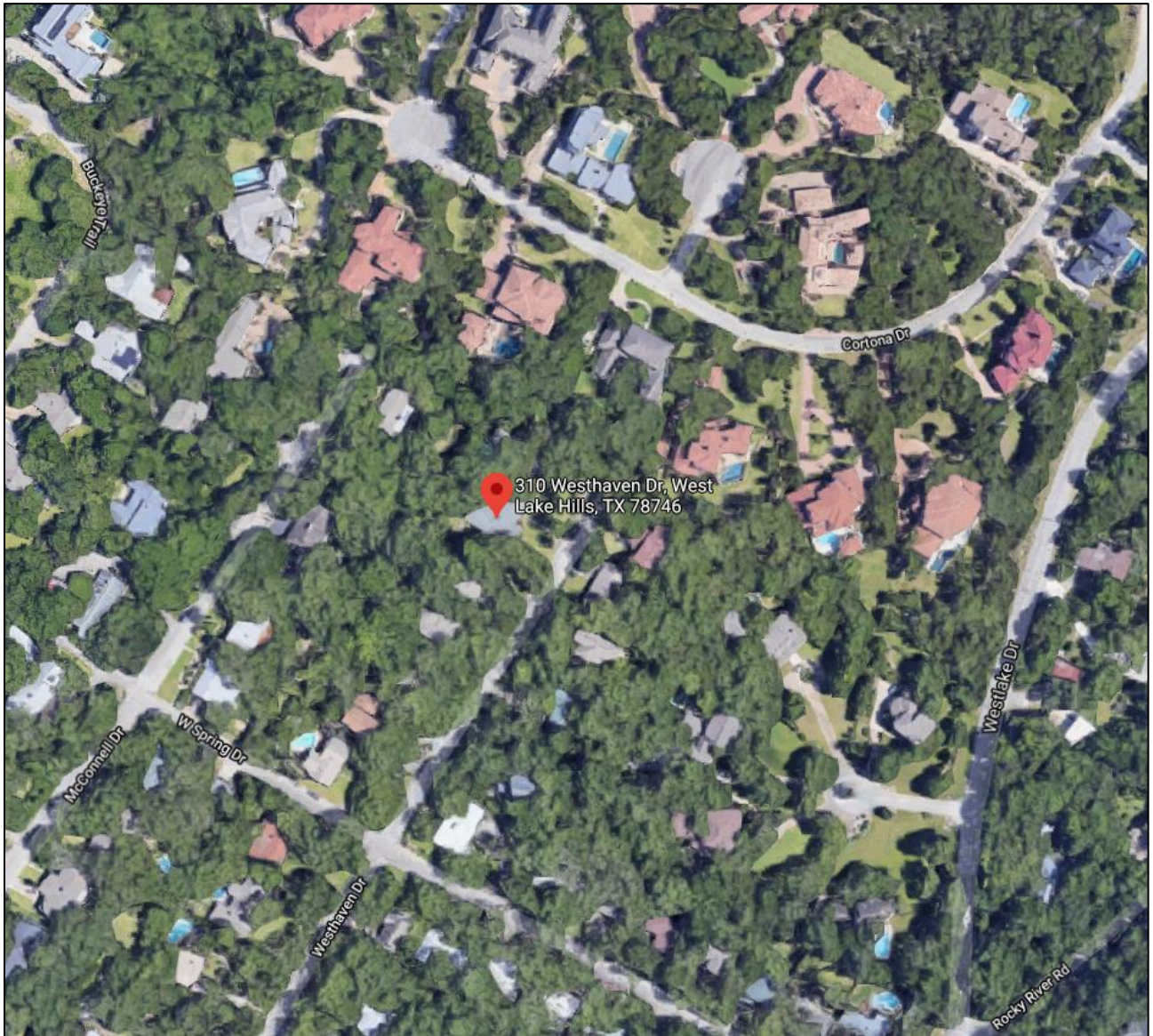
- [Sec. 22.03.173](#) [Fences](#) *(see Sec. 22.03.173 (d) (5) for gated driveway requirements; see Sec. 22.03.173 (d)(6)(B) for front yard fence setbacks)*

(Maps to follow)

Zoning:



Aerial:



VARIANCE APPLICATION



Date Received: 1-28-21 Received By: [Signature]
Amount Due \$ 650.00 Date Payment Received: _____
Admin Complete Date: _____ Permit No: 16457

****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: Andrew Schwartz
Sylvia Arakian Phone: 512-924-1202
Email: [Redacted]
Address: 310 Westhaven Dr City: West Lake Hills State: TX Zip: 78746
Agent*: _____ Phone: _____
Email: _____
Address: _____ City: _____ State: _____ Zip: _____
Property Address: _____ City: _____ State: _____ Zip: _____

Property Information

Subdivision Name: Westlake Park
Block: Westlake Terrace Lot: 37+38 TCAD Tax Parcel ID: 113338
BOOK 7 pg 176
Current Zoning Classification: Single family Total Lot Size (Acres): .65

*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) Driveway gate variance to open toward the street
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____

Brief Description of project/why variances are needed: Due to the slope of the land and driveway, to be secure, the gate needs to open toward the street.

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.

Property must be secured for pool. Driveway gate necessary for security + deer deter in back yard. As the turn around for the neighborhood, we would like to preserve the turn around while keeping our privacy + security.

- 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?

If granted, NO terrain changes will be necessary. If not granted, terrain changes will be necessary.

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

Sliding gate has been considered, but that would require significant changes to the landscape.

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

The gate, though opening toward the street, will still maintain a 50ft setback from the street when open.



VARIANCE APPLICATION

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?

Intent of 50' setback is to allow for cars, trucks, school buses, landscapers, FedEx, UPS, Garbage, recycling, & USPS to pull completely out of the street to the gate. Open & Closed, this 1' setback will be preserved.

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

Neighbors & their employees, delivery trucks, ESD Bus, etc. will still be able to use our driveway as a turn around.

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

Printed Name

Date



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☒ Proof of ownership of subject property
- ☒ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ Property survey
- ☒ 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.)
- ☒ 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.



VARIANCE APPLICATION

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:

Letter to ZAPCO Chairperson
1/21/2021

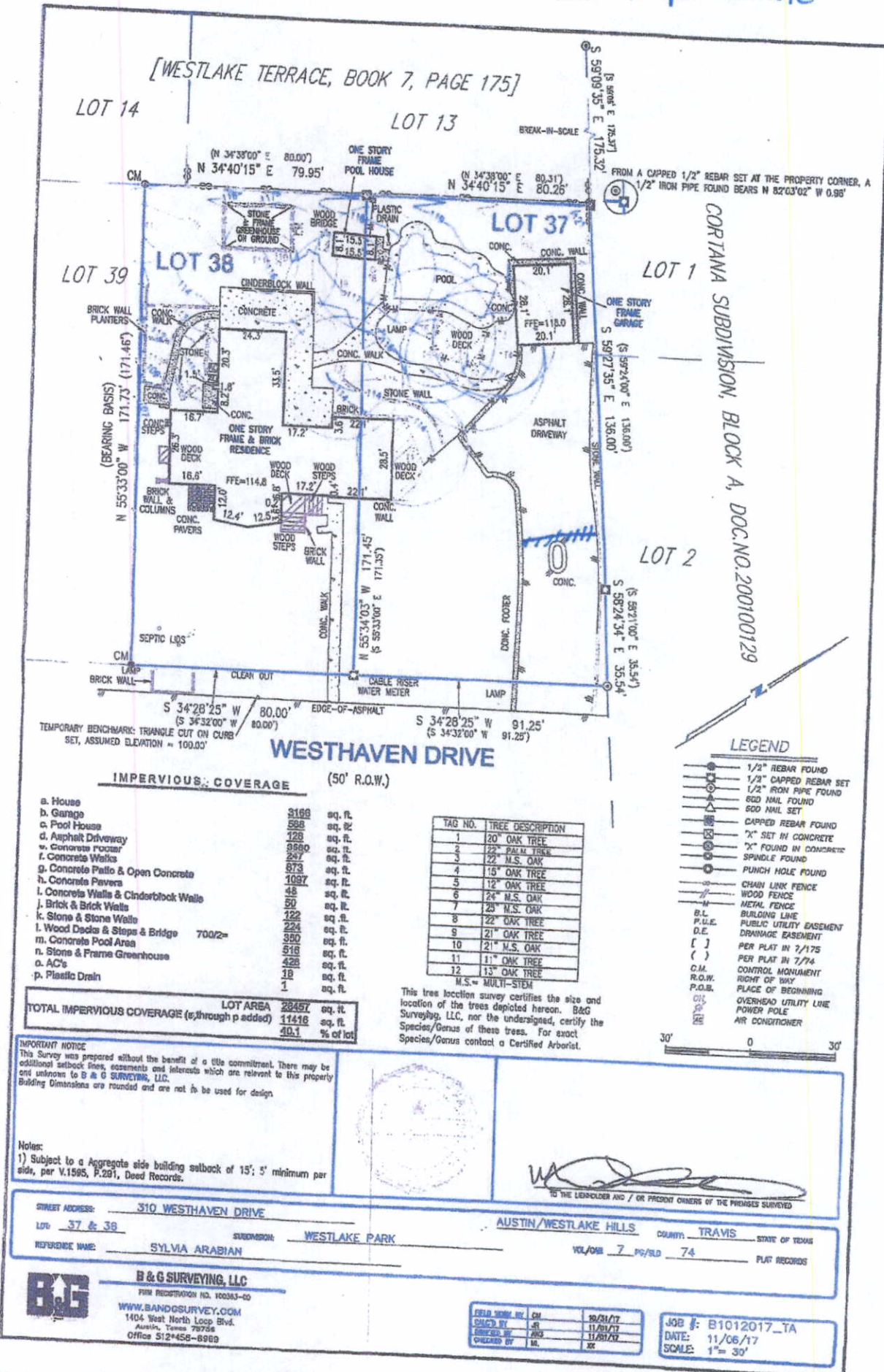
Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Dr.
West Lake Hills, TX 78746

Dear Mr. Chairman,

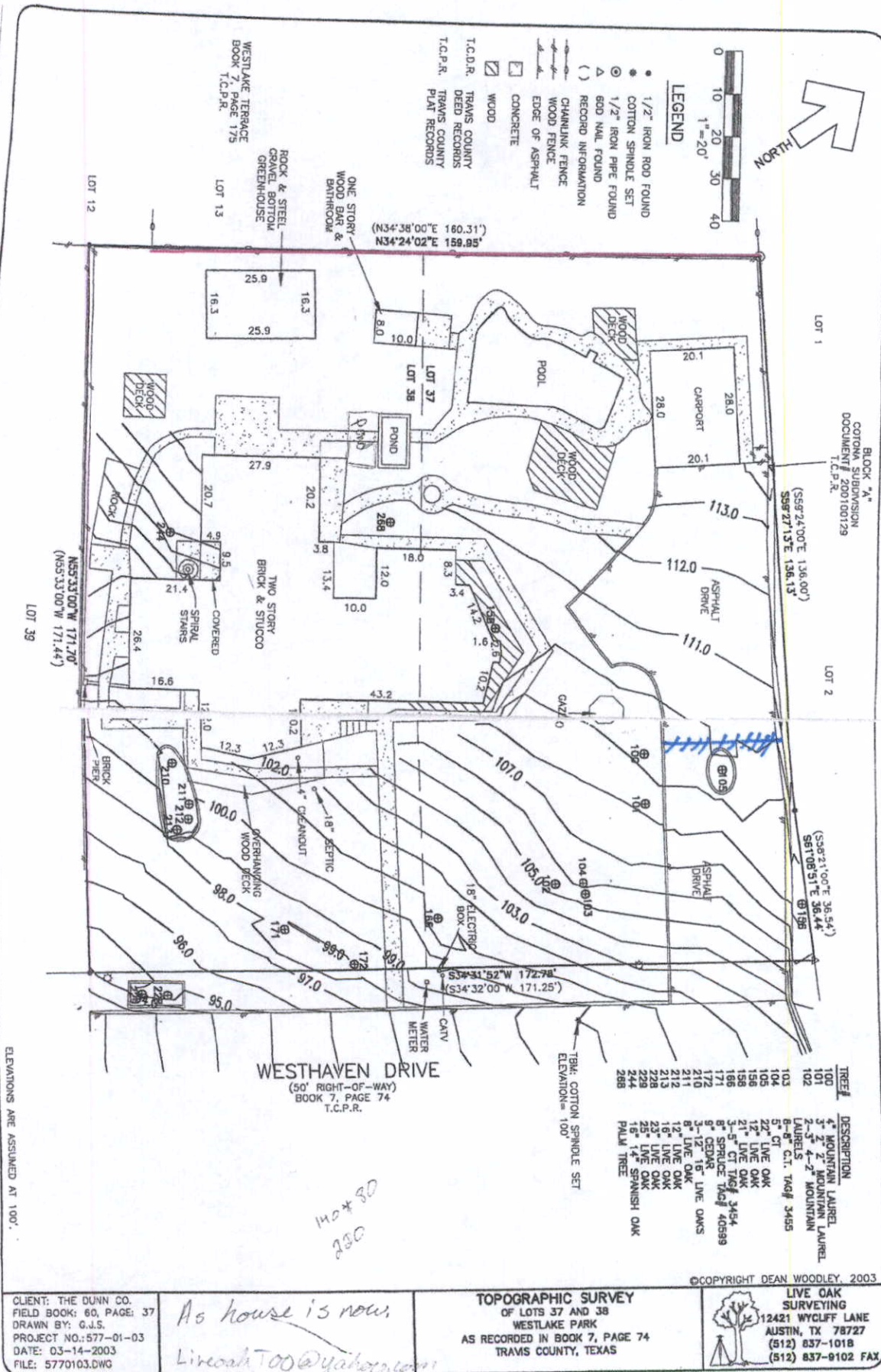
The home of Andrew Schwartz and Sylvia Arabian at 310 Westhaven Dr. 78746 has a driveway that is the turn around for the neighborhood (Westhaven Dr. is a dead end street, we are the last house on the left). It is approximately 130 feet long from the street to the garage (length of most of the north side of the property). Although we are happy to provide the turn around service to our neighbors, Eanes ISD bus, employees, small business owners (particularly construction and lawn services), USP, Fedex, Amazon, and USPS, we do not appreciate the trucks pulling up all 130 feet to the garage. For this reason and also to secure the back yard (we have a pool), we would like to put in a gate 60 feet up the driveway from the street. The land slopes toward the street (high point is the garage, low point is the street). For this reason, in order to have a gate that when closed is at ground level, it would need to open toward the street. By putting it 60 feet up the drive, when open, the gate would be at its closest, 50 feet from the street.

Sincerely,
Andrew Schwartz and Sylvia Arabian

Proposed Gate



Proposed gate

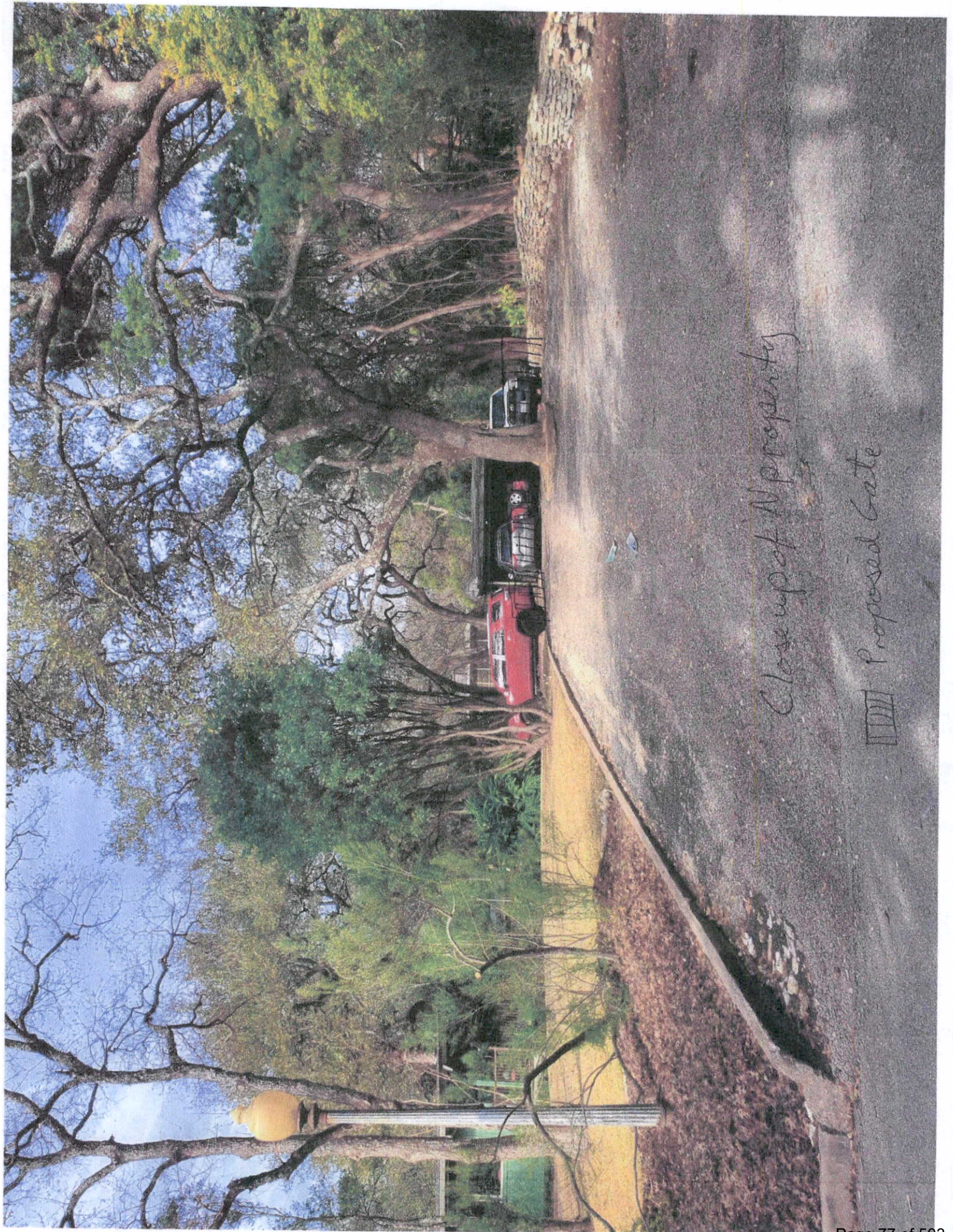


Proposed fence style.
6' with 4" centers





Front of 310 West Haven
Gate Walkway on N side of
Property (Right).





**TREES, HEIGHT, CUT/FILL, &
IMPERVIOUS COVER VARIANCES
STAFF REPORT**

MARCH 17, 2021

Project Address: 3423 Bee Cave Road

Project Number: 16337

Agenda Item: 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.

Applicant Information: Owner-Keller Group/Applicant Central Austin Management Group-Peter Narvarte

Hearing Dates:

January 20, 2021	ZAPCO - <i>postponed</i>
March 17, 2021	ZAPCO
April 14, 2021	Board of Adjustment/City Council

Location: The subject property is located east of Beaver Trail, west of Walsh Tarlton Lane, and is on the south side of Bee Cave Road.

Zoning & Site Characteristics:

The subject property is zoned B-1 – Business 1 District and is approximately 6.2 acres. The subject property is adjacent to properties zoned O-Office; GUI-Governmental, Utility, Institutional; and B-2 – Business 2 District. The rear property line is adjacent to the City of Austin.

Background & Analysis:

The applicant is requesting several variances in order to construct a new office building at this location. The propose building would become the permanent location of several medical and dental offices. The building is 30,000sf is two stories with a building footprint of 15,000sf and includes a ground level parking garage in addition to surface parking.

There are existing buildings and parking areas on the site that will remain, including the Primrose School and Acton Academy.

Variance Request Summary:

Below is a summary of each of the requested variances:

- Tree variances: requesting the removal of six trees that are 14" or greater (#5040 - 16" Cedar; #5046 - 14" Cedar; #5140 - 15" Live Oak; # 5143 - 14" Live Oak; #5324 - 18" Cedar; & # 5373 - 14" Cedar).
- Height of building: requesting height variances for the proposed building – up to 54' at the south elevation and 37' at the northwest corner. Maximum height allowed is 30' but up to 37' if incentives listed in the Code are met.
- Impervious cover: seeking variance/incentives approval to receive up to 39% impervious cover (base impervious cover allowance is 35% with up to 47% if incentives listed in Code are met)

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 are looking to develop approximately 30,000 sf. During the planning for a location, size, and height, we considered the zoning, which is B-1, the current use on site, the impervious cover, drainage, and trees. The B-1 zoning limits us to a singular 15,000 sf footprint per building. If we were to propose building two buildings we would far exceed impervious cover and remove more trees that we would like or would be acceptable."
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – "After consulting the West Lake Hills Drainage and Erosion Control Design Manual, Code of Ordinances Sec. 22.03.210, Sec. 22.03.170, and Article 22.03, we would propose building across a drainage valley and improving the capture and direction of the drainage. This will allow us opportunity to relocate/replant existing and new native landscaping elements with intentional irrigation that allow for the remaining and new flora to flourish."
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – "We have reviewed 4 options including the option we are presenting." (see application for details of the other three options)

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

The application states – “We have been thoughtful with our approach to this request...as local business owners and residents we are trying to keep the fabric of West Lake Hills intact and want to continue to operate our businesses in Westlake and become property owners.”

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

The application states – “We believe there to be a specific challenge with the topography of the site that works directly opposed to the intent of City criteria and 22.03.281 Schedule of Regulations. As shown in the attached section view and street view from Bee Caves Road we believe there is a specific challenge for development on this site due to the topography.”

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

The application states – “The building we are proposing will sit within the compatibility setbacks for our zoning and the zoning around us as required by the WLH Code of Ordinances. The height we are proposing will place the top of the building approximately 10 feet above the existing tree line.”

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

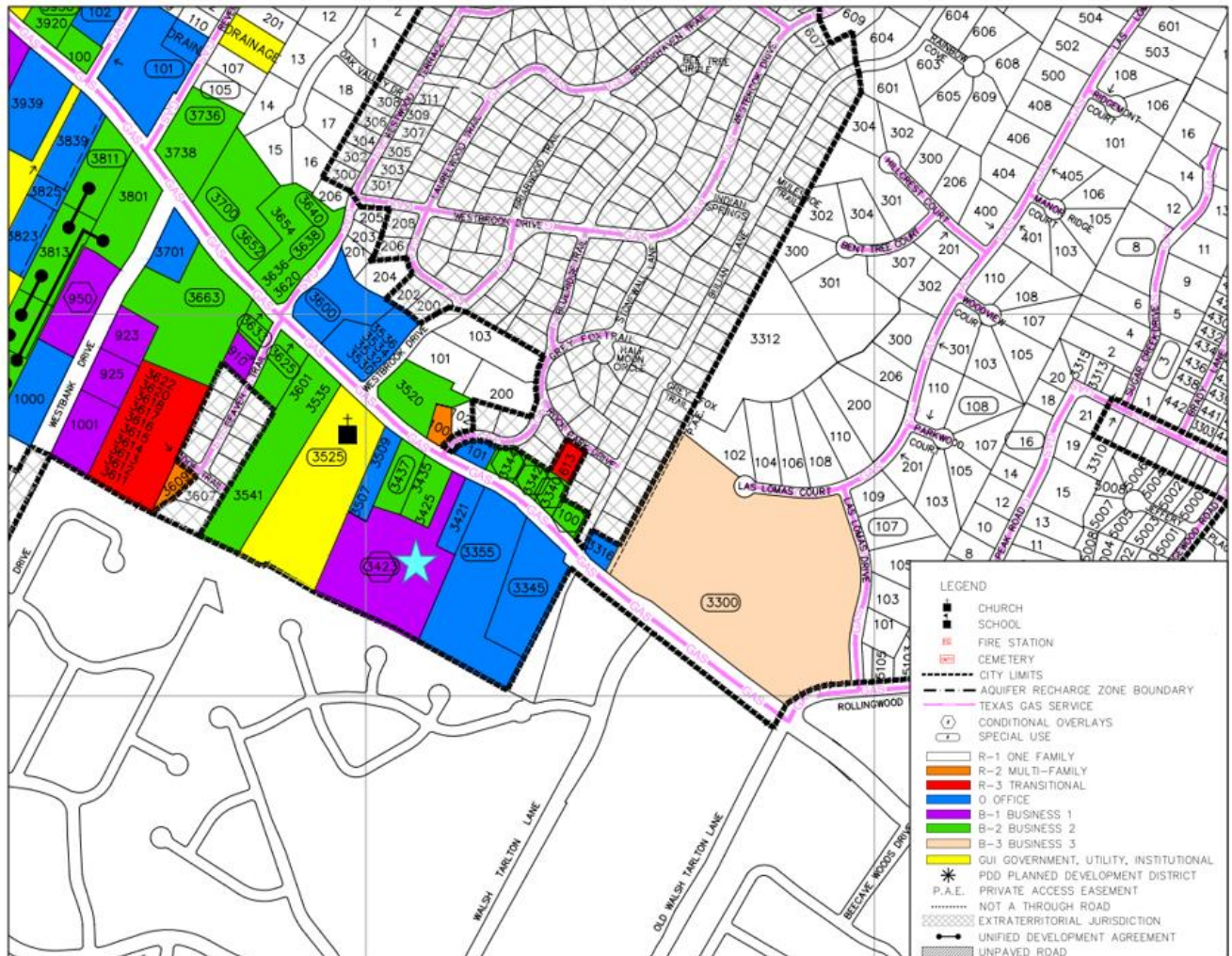
The Zoning and Planning Commissioners may 1) recommend approving the variance requests as submitted by the applicant; 2) recommend approving the requests subject to specified conditions; or 3) recommend disapproving the requests.

Links to Relevant Code:

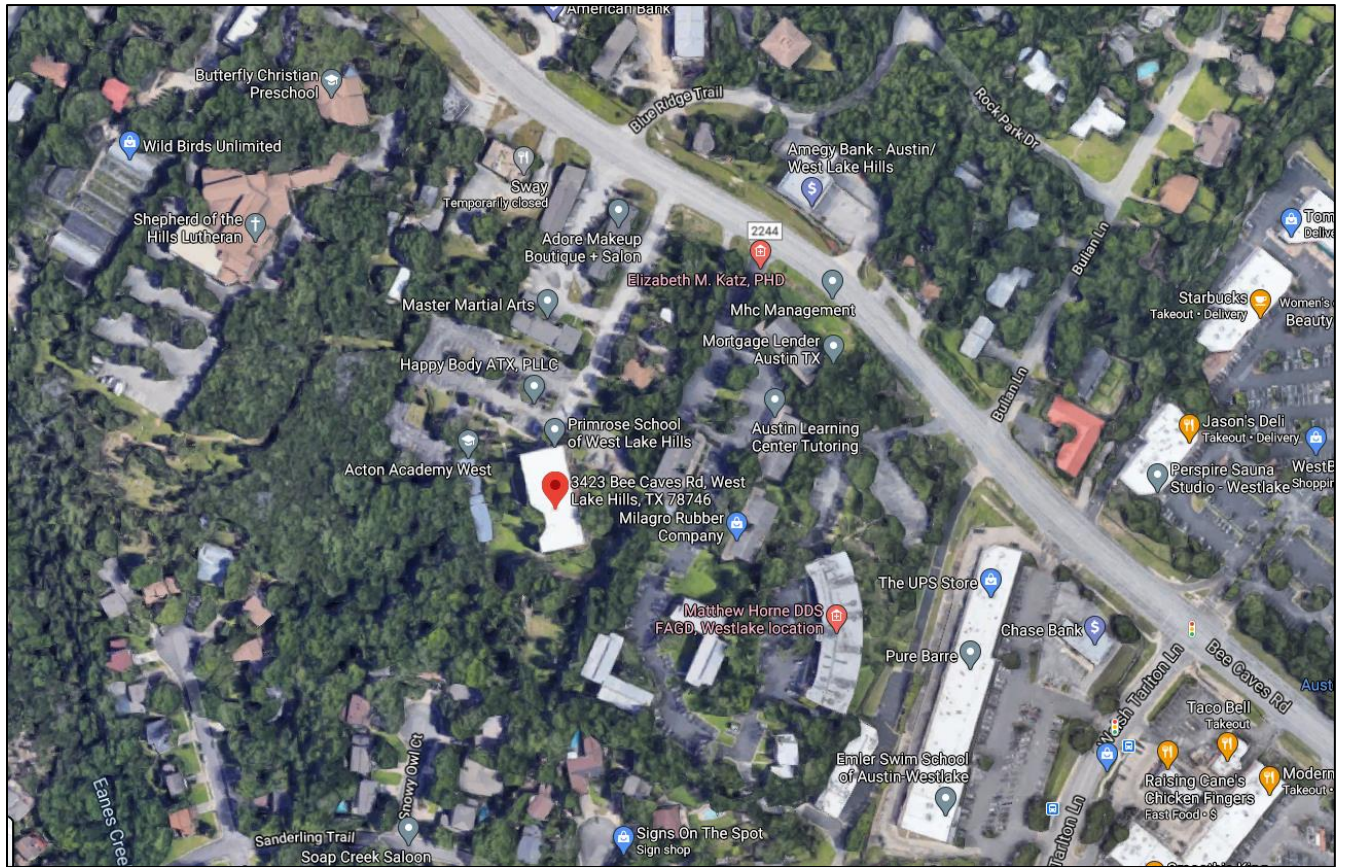
- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Sec. 22.03.304 Tree and vegetation removal and replacement](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)

(Maps to follow)

Zoning:



Aerial:



APPLICATION COVER SHEET

Property Address: 3423 Bee Caves Road
Applicant Name: Keller Group
Designated Agent (if any, Power of Attorney Required): Central Austin Management Group - Peter Narvarte
Applicant Phone Number: 512-563-6707 Email Address: [REDACTED]
Date Application was Submitted: _____
Variance(s) Requested: _____

Trees, Height, Impervious Cover, Cut and Fill

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: _____

LETTER TO ZAPCO CHAIRPERSON

DATE:

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

Dear Mr. Chairman:

[Please briefly provide an overview of your variance request, the need for variance, your efforts to minimize the requested variance, alternatives you considered and your reasons for deciding on the proposed course of action. Please limit this letter to one page in length.]

Sincerely,

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.

- (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?

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

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

- (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?

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

Property Address: _____



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Mitchell Johnson, KCBU
have made, constituted and appointed Peter Narvarte
to be my duly authorized representative in connection with an application dated 12/4/2020
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.

Mitchell Johnson
Property Owner/Applicant Name

Mitchell Johnson
Property Owner/Applicant Signature

Mailing:

1221 S. Mopac Expy.
Street Address

Austin
City

TX
State

78746
Zip Code

Property:

3423 Bee Cave Rd.

Austin

TX

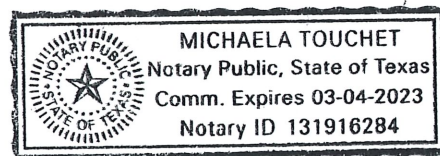
78746

512-439-8628

Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 3rd day of Dec, 20 20.

Michaela Touchet
Notary Public in and for the State of Texas



March 11, 2021 (Rev-02 Resubmittal)

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

Dear Mr. Chairman,

We represent a group of West Lake Hills physicians interested in purchasing and developing a permanent location in Westlake for their longstanding medical/dental practices. Drs. Vincent Cavaretta, Randy Kunik, Juan Vesga and David Yu have decades of experience serving the West Lake Hills community and will be partners in this project. Michael Hsu Office of Architecture would be designing the building to take advantage of its tucked-away location and tree-line views. These are established practices that do not require high visibility, but seek visual interest and a soothing environment for their patients. The doctors seek to develop an upscale professional building that provides the facilities and amenities that represent the care they have delivered to West Lake Hills over the last decade.

We are currently under Contract to purchase the property at 3423 Bee Cave Rd from KCBC Ltd and are requesting approval for variances for the construction of the proposed new medical office building that will be additive to the existing improvements on the property. Below are the variances requested.

- **Removal of Trees** [Sec. 22.03.303-305]
- **Height of Building** [Sec. 22.03.278-280]
- **Impervious Cover** [Sec. 22.03.281_III.(a)(i)]

The help provide some additional thought and clarity we have attached an exhibit that expands on each variance request and provides responses to West Lake Hills' 6 (six) Variance Approval Questions.

Thank you for taking the time to consider these requests.

Sincerely,

Peter Narvarte,
Vice President of Development
Central Austin Management Group
www.causmg.com // 512-563-6707

Encl:

- Variance Request Exhibit [*attached 8 pages*]
- Power of Attorney for representation of KCBC Ltd [*attached 1 page*]
- 3423 Bee Cave Feasibility Study Packet [*attached 17 pages*]
- 3423 Bee Cave Road Traffic Assessment 02-05-21 [*attached 52 pages*]

3423 Bee Cave Road – Variance Request Exhibit

Below is the list of 4 (four) requested variances:

1. **Removal of Trees** [Sec. 22.03.303-305]

In the attached packet you will see the tree survey with the proposed building overlay. We intend to keep as much existing vegetation and plants as possible. In accordance with the Ordinance we have identified approximately 321 trees on site over the 3-inch diameter at 54-inches from natural grade. Below is a list of the 6 trees above 14-inches that would require a variance to remove. The remainder of trees to be removed with a diameter below 10-inches can be found on the Tree Survey. If the variance is granted we would identify all of the trees that require removal and seek input from West Lake Hills to execute an optimal replacement plan or fee in lieu if that is deemed necessary.

- 5040 16" CEDAR 9-7-6
- 5046 14" CEDAR
- 5140 15" LIVE OAK 10-6-4
- 5143 14" LIVE OAK 12-4
- 5324 18" CEDAR 8-8-7-4
- 5373 14" CEDAR 11-6

2. **Height of Building** [Sec. 22.03.278-280]

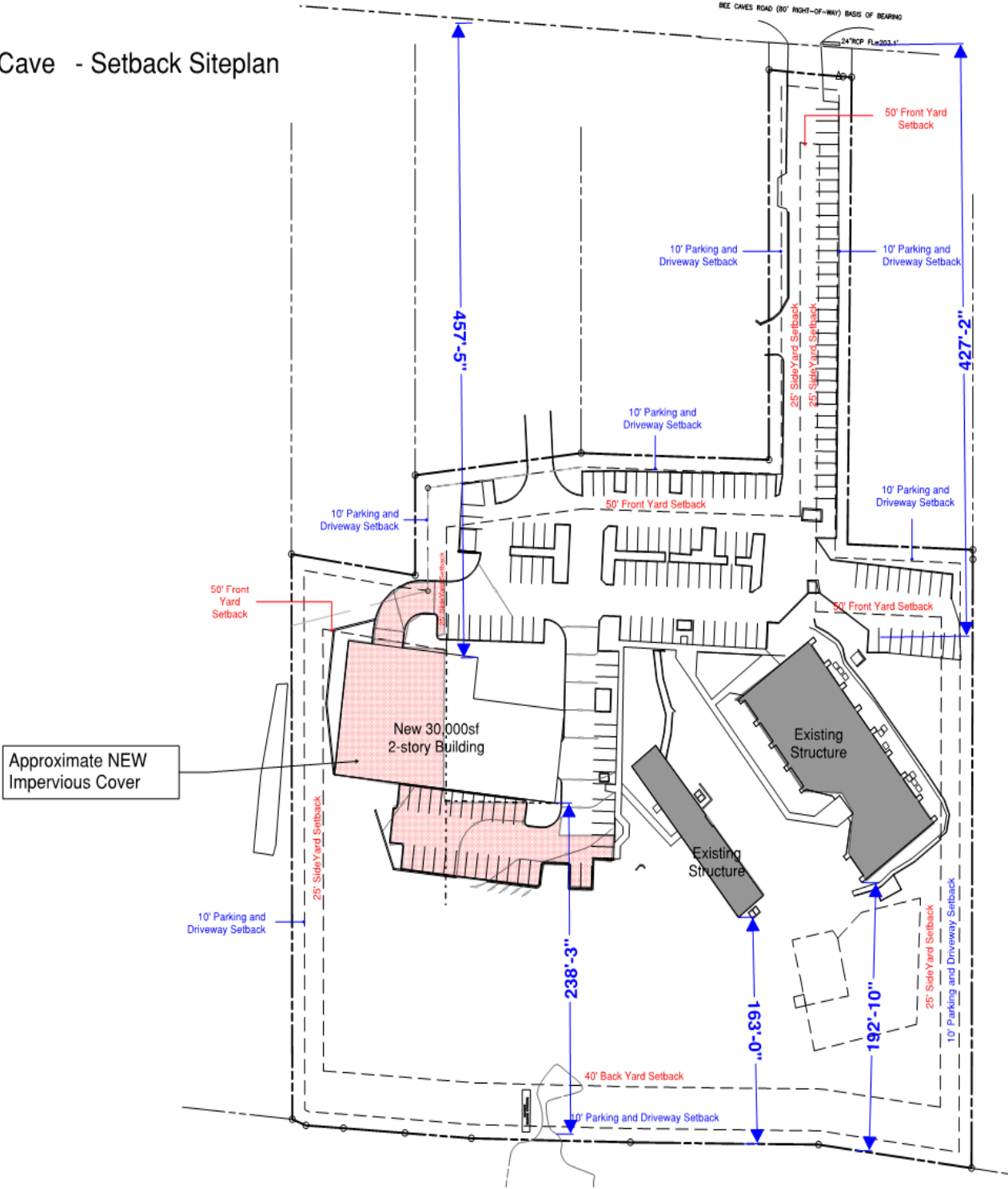
We request a variance for the height of the structure as required by 22.03.279 and 22.03.281. We intend to comply with items 1-5 of height adjustments listed in Section 22.03.281 VIII (a). The additional height we are seeking will allow us place some parking under the building which will in turn allow us to maintain the 4 per 1000 parking on site. Keeping the 4 per 1000 parking count will allow us to maintain the parking agreements with neighboring properties Sway, Synergy Dance Studio, and CDC Carpet. Placing the parking under the building will also allow us to keep a reasonable impervious cover percentage, maintain the visual appeal on site and keep the trail system to the south in place. This trail system is utilized by the community to the South, the schools and acts as an access point to the neighbor to the West, Sheppard of the Hill. Article 22.03.281 limits the height of the structure to 30'-0" above natural grade for our zoning and building type. The existing natural grade varies 17 feet across the width of the building which makes it difficult to request a variance for a specific value above 30'-0". We have included some imagery below, and in the attachment, to help add context for our request. The NW corner of the proposed building would have a height above natural grade of 37 feet, which means we would be asking for a variance of 7 feet at the corner closest to Bee Cave road. The south side at the center of the existing drainage area of the proposed building would have a height above natural grade of approximately 54 feet, which means we would be asking for a variance of 24 feet at this location only. The sections below and attached packet show that the 24 feet variance is because we are proposing the footprint over a drainage swale.

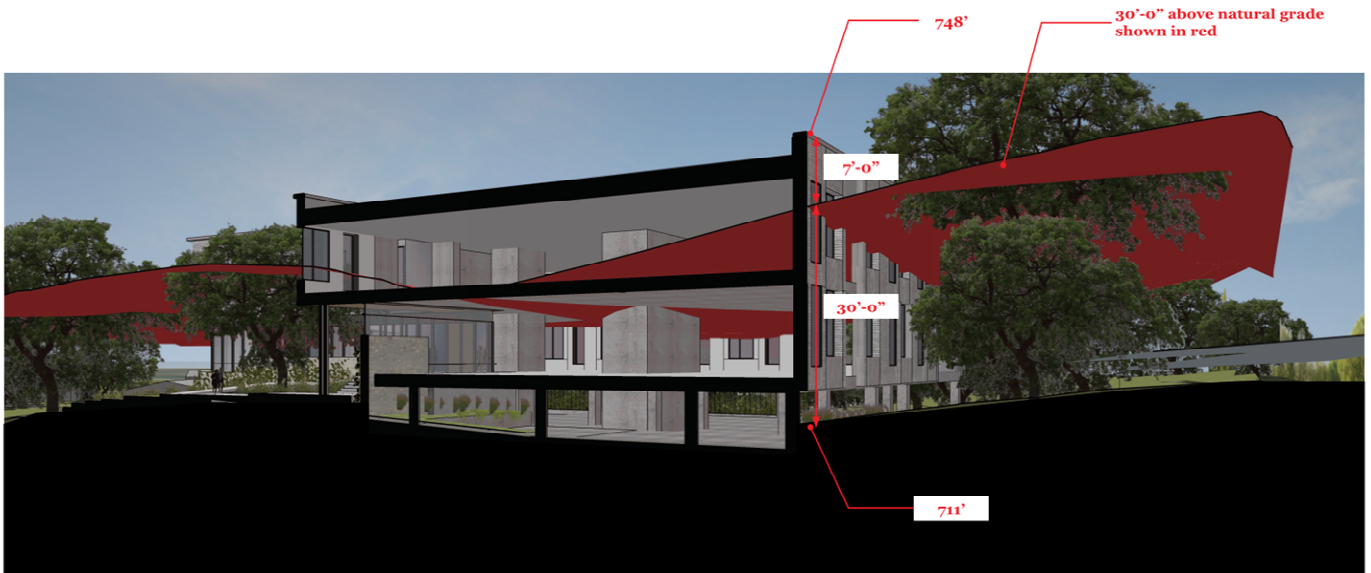
We believe granting this variance is compatible with the intent of the City of Westlake's character and zoning ordinances:

- o The scale of the building fits the site well due to the height as compared to the surrounding buildings, and it will be obscured from view by existing development along Bee Cave Road
- o The proposed building height would be approximately 5'-0" lower than the roof line of Sway, which separates our property from Bee Cave Rd.
- o The proposed location of the building is set back approximately 457-feet from Bee Cave Rd and approximately 250-feet from the residences to the South.
- o The building is surrounded by trees and would be only +/-10'-0" above the natural tree line.
- o The neighboring properties to the West, East, and North are B-2 or GO and the proposed layout of the building is within all compatibility setbacks established by the West Lake Hills Code

**see images below and in the attached packet*

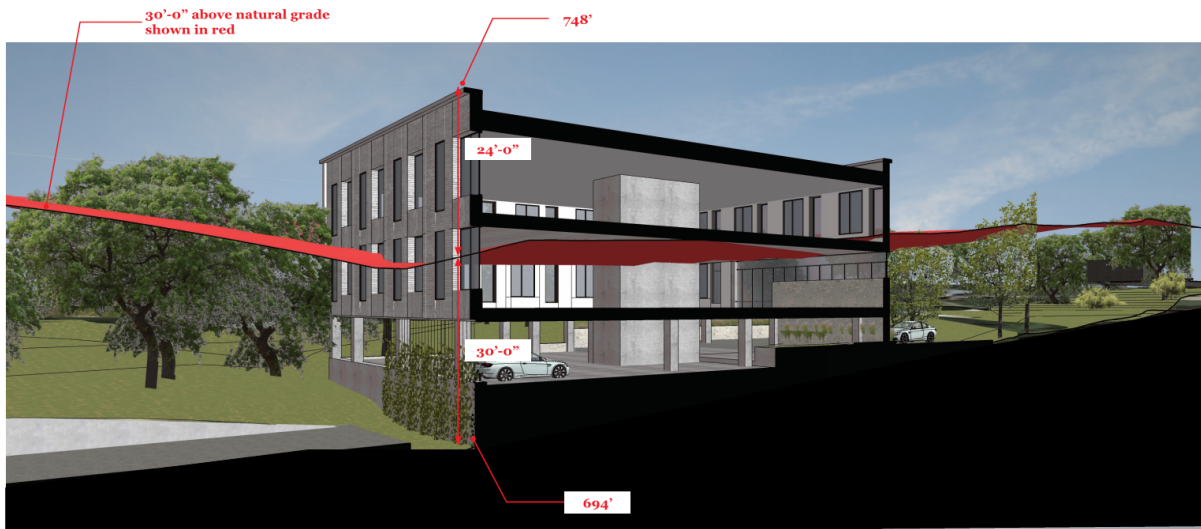
3423 Bee Cave - Setback Siteplan





Building Height Variance:
 Natural Grade 711'-0"
 Building Elevation: 748'-0"
 Height Required: 37'-0"
 Variance: 7'-0"

Height Variance Section at North West Corner



Building Height Variance:
 Natural Grade 694'-0"
 Building Elevation: 748'-0"
 Height Required: 54'-0"
 Variance: 24'-0"

Height Variance at South Elevation



Sec. 22.03.278 Lot coverage

The amount of ground covered by the principal and accessory structures and parking areas shall not exceed the maximum percentage of the total lot area shown on the schedule of regulations.

Sec. 22.03.279 Height of structures

- (a) Prohibition. No person shall build, construct or erect a structure at a height greater than that shown on the schedule of regulations contained in [section 22.03.281](#) as being permitted in the zoning district in which the structure is located.
- (b) Measuring height. No part of any principal structure shall rise more than the maximum height shown on the schedule of regulations contained in [section 22.03.281](#), above natural ground grade or original grade directly below. If the average natural slope in the area directly below the foundation of the principal structure is 25% or greater, then no part of any principal structure shall rise more than 32' above natural ground grade directly below.
- (c) Exposed foundations. Foundations with 4 vertical feet or more exposed must be concealed with dense, evergreen vegetative buffers if the exposed must be concealed with dense, evergreen vegetative buffers if the exposed foundation is readily visible from any street or property.
- (d) Roof appurtenances. All functional roof appurtenances and features such as electronic receiving devices, air-conditioning machinery, plumbing vents, and chimneys may exceed the maximum heights established in [section 22.03.281\(b\)](#) by no more than 6 feet. Chimneys may not have a horizontal component of more than 4 ft. If there is any dispute as to the "functionality" of a proposed roof appurtenance, the city administrator will make that decision subject to appeal to the city's board of adjustment.

Sec. 22.03.280 Minimum floor area for dwellings

- (a) No dwelling unit shall have an enclosed living area smaller than that shown on the schedule of regulations.
- (b) The minimum floor area shall be computed exclusive of breezeways, garages, open porches, carports, or accessory buildings not designed and used directly and specifically for dwelling purposes.

Mirrored glass. Is glass having a reflectivity factor of 20 percent or greater.

Mobile home. A structure designed or used for residential occupancy built upon or having a frame or chassis to which wheels may be attached by which it may be moved upon a highway, whether or not such structure actually has, at any given time, such wheels attached, or jacked up or skirted.

Natural grade or natural ground grade. The elevation of the natural, existing and undisturbed surface of the ground as indicated on a field topographical survey showing one foot contour lines as determined by a surveyor or engineer registered in this state.

Nonconforming structure. Any structure which does not conform to the provisions of this article but which was lawfully erected prior to December 9, 1992.

Nuisance. The following shall be defined as nuisances:

- (1) Any public nuisance known at common law or in equity.
- (2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building or upon an occupied lot. This includes, but is not limited to, any abandoned wells, shafts, cellars, basements or excavations, abandoned refrigerators and motor vehicles, or lumber, trash, fences, debris, or vegetation which may prove a hazard for inquisitive minors.

3. **Impervious Cover** [Sec. 22.03.281_III.(a)(i)]

The maximum allowable Impervious Cover is 35% for B-1 type zoning over 0.5 acres. According to WLH code, a maximum of up to 47% may be approved by City Council by selecting from the weighted incentives. **The layout and location of the proposed building and parking requires 39% impervious cover.** As we develop our proposed location and design for the property we believe we can ask for the following incentives to be considered to support the 39% impervious cover:

- a. **Item b** - We would consider item b for increased setbacks of the front and one side by more than 50% of the ordinance requirements which would allow 2% increase in impervious cover.
- b. **Item g** - We would incorporate item g, low water consumption plumbing fixtures into the buildings which would allow a 1% increase.
- c. **Item h** - We would consider item h for donation of ROW for a 2% increase to impervious cover
- d. **Item i** - We would like to have a charette with WLH to achieve as many points under item i as the city council would allow.
 - i. **Item 1** – We would be creating a third building on site which breaks up the architecture and balances the massing on site instead of proposing one single building on a much larger footprint.
 - ii. **Item 2** – The site already includes some sidewalks and walkable areas in the existing greenspace that connect to neighboring Properties. We would enhance those connection points and the connectivity on site.
 - iii. **Item 3** – We believe the site already does not impact street visibility due to the natural gradient and existing frontage buildings.
 - iv. **Item 4** – We have a small frontage but would endeavor to create a berm or an indigenous landscape feature that would minimize the view of parking area on the drive
 - v. **Item 5** – We will be within our setbacks on all sides and the parking area submerged below grade. There will be trees on 2 of the 4 sides to help with noise abatement.
 - vi. **Item 6** – The building would only be about 5 to 10 feet above the natural tree line due to design and construction efforts to submerge part of the parking area to lessen impact to surrounding properties. The properties to the East and West are Commercial and to the South is protected by foliage and trees. To the north are commercial buildings and Bee Cave.
 - vii. **Item 7** – We will create and revegetate open areas with indigenous landscaping.
 - viii. **Item 8** – We have a long-standing relationship with Michael Hsu Office of Architecture, and we have confidence in the ability of their office to provide a design that fits within the look and feel of West Lake Hills. We have shared a rough massing with a rendering of the most prominent sides and are happy to have a discussion/charette with council regarding design elements.

**end of variance support, see following WLH Variance Approval Criteria*

-----WEST LAKE HILLS 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 strictly or literally enforced.

RESPONSE:

- The dramatic **slope** of the natural terrain and **parking** on this property create a special condition.
 - o **Slope:** We are proposing to develop offices for the doctors that would require approximately 22,000sf. During the planning for a location on site we considered the Zoning, the current uses on site, the topography, the impervious cover, drainage, and trees.
 - The zoning is B-1 which limits us to a singular 15,000 sf footprint per building which would not be enough to accommodate the needs of the doctors planning to relocate their businesses. If we were to propose building two buildings, we would not need a height variance, but we would either be asking to remove more impervious cover and remove more trees or reducing the parking count.
 - Another option considered was to take over the buildings on site and repurpose them, but the doctors are business owners (and some residents) in West Lake Hills and would like to keep the existing tenants (Acton Academy, Primrose, and Sandbox) in place if they would like to stay.
 - As we analyzed the several different parameters/constraints we determined that the nature of the topography on site and location of major trees on site that the proposed location had the least impact to impervious cover, trees, height, and parking. Please see the proposed site plan with setbacks, easements, impervious cover, existing buildings, and existing trees identified and note that our proposed elevation would be approximately 5-feet below the roof of Sway.
 - o **Parking:** The current parking count is approximately 4 per 1,000sf. The current property owner also has 3 parking agreements in place with Sway, Synergy Dance Studio, and CDC Carpet. The scenario we have proposed keeps the parking count in place at 4 per 1,000sf by placing approximately 37 spaces underneath the proposed building (recommended by WLH Design Criteria) and approximately 25 spaces behind the building away from Bee Cave Rd (recommended by WLH Design Criteria). Keeping this parking count allows us to continue the parking agreements with the neighboring properties. If we were to remove the parking underneath and behind this would reduce our request for height and impervious cover, but it would not be a good solution and cause congestion for existing tenants, new doctors, and neighbor parking.

(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?

RESPONSE:

- After consulting the West Lake Hills Drainage and Erosion Control Design Manual, Code of Ordinances Sec. 22.03.210, Sec. 22.03.170, and Article 22.03, we would propose building across a drainage valley and improving the capture area and direction of the drainage. This will allow us opportunity to relocate/replant existing and new native landscaping elements with intentional irrigation that allow for the remaining and new flora to flourish. We understand this would be an administrative waiver during the building permitting process.

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

RESPONSE:

- We have reviewed 4 options including the option we are presenting. The other 3 options are briefly described below in no particular order:
 - o Option 2 – We explored an option to design the building around the southwest corner of the existing parking lot and excavate down to partially submerge the garage. This would have helped bring the proposed building down slightly but would have pushed us closer to setbacks on all sides, added impervious cover requests and required the removal of several more trees.

- Option 3 – We explored an option to design on top of the existing impervious cover over the current parking lot. With an option for parking under the building and an option with parking surrounding the building:
 - If we propose parking under the building, then we would be asking for a much larger height variance which would be seen from Bee Cave Rd.
 - If we park next to the building this would have required restructuring traffic patterns and islands on site and likely end up with approximately the same amount of impervious cover. The tree impact would have been slightly less, but we would have to remove some very prominent trees in the parking lot which our current scheme shows saving.
- Option 4 – The current property owner had shown a concept that showed a proposed building around the southmost edge of the parking area. This would still have a similar height and impervious cover variance request. The impact on trees would have been more extreme because it would impose on an area that is used as a natural area for current tenants. This scheme also would have suggested the removal of the smaller of the existing buildings on site and relocation of this tenant. This would have been better from a visual impact from Bee Cave but more impactful to the residents on the south border. We also believe this would have caused for some access issues for the fire department to get to the back of the building.

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

RESPONSE:

- We have been thoughtful with our approach to this request and believe this to be a modest development. Through this process we have tried multiple schemes and locations that give us the square footage the new business owners require and attempt to provide the best approach to addressing Scale, Materiality, Height, Impervious Cover, Run-off, Trees, neighboring properties, parking and existing Tenants.

(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?

RESPONSE:

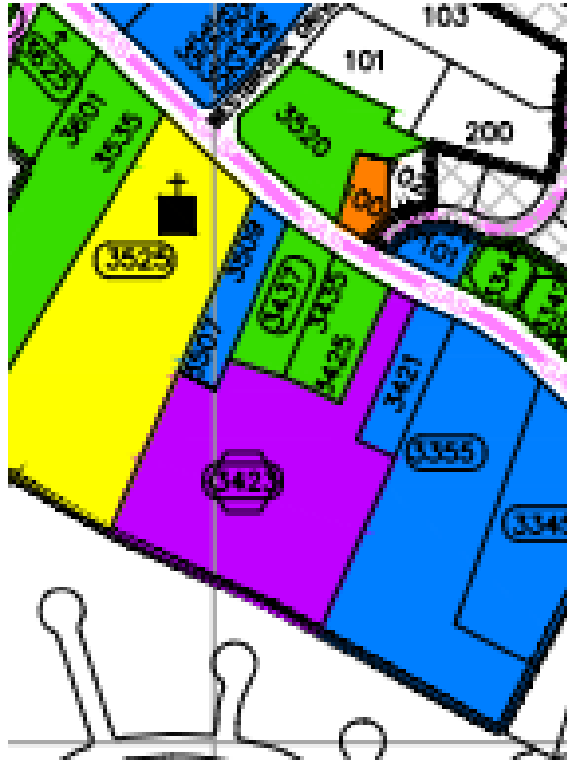
- Looking at 38.05.033. Interpretive criteria we are building within the zoning identified by the City. We believe there to be a specific challenge with the topography of the site that works directly opposed to the intent of City criteria and 22.03.281 Schedule of Regulations. As shown in the attached section view and street view from Bee Cave Road we believe there is a specific challenge for development on this site due to the topography. We have spent a number of hours on and off site reviewing options and this presentation reflects our concern and response to providing parking underneath and to the side or rear of the building, we are not adding any parking that is visible from an abutting street and all of the new parking is on slopes we would create that are 25 percent or less.
- City of Westlake zoning ordinances encourage obscuring parking lots underneath or behind development (For example: section 22.03.281 VIII). The development uses natural grade to conceal parking underneath the building. The building will not be seen from Bee Cave Rd due to the buildings in between this proposed location and Bee Cave Rd. When on site from the front side of the building the garage is not visible and the building appears to be two stories only (see attached rendering)

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

RESPONSE:

- The building we are proposing will sit within the compatibility setbacks for our Zoning and the zoning around us as required by WLH Code of Ordinances. The height we are proposing will place the

top of the building approximately 10 feet above the existing tree line. I've included a Zoning summary below of the surrounding properties.



- North Property Line – these properties are zoned as B-2 and O. We currently share parking with these property owners and plan to continue that agreement with them. Nothing else that we are proposing will impact these owners in a negative manner and believe that are intended use will be complimentary to the property owners to the north.
- East Property line – these properties are zoned O. There is already substantial vegetation and an established building on this site that would be a buffer between the proposed building and the owners on this property.
- West Property Line – this property is zoned GUI. There is substantial vegetation between our proposed building and the building on this site. There are currently trails that loosely connect this property with that property and we will work to maintain this connection.
- South Property Line – this is not zoned in Westlake but is a residential neighborhood. The properties are separated by dense vegetation and trees. There is also a drainage culvert/easement between our properties along this border. The residents may be able to see this building through the trees but it will not impact them negatively as traffic will be arriving and departing along Bee Cave Rd. The first floor of office will be within the trees canopy elevation and the second floor will be partially within the canopy and slightly above the canopy. The proposed location of our building is approximately 250-feet from the nearest resident which is further from the existing buildings on the site.

Thank you for taking the time to consider these requests.

Peter Narvarte 512-563-6707



3423 Bee Caves Feasibility Study

Michael Hsu
Office Of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

CAMG

Austin, Texas

Fall 2020

Cover



1/2" IRF (C.M.)

S57°11'00"W 99.97'

S72°49'30"E 133.44'

1/2" IRF S55° 10' 30"E
0.35' FROM PROP. COR.

S64°08'00"E 149.95'

5' ELEC. ESMT.
VOL. 4626, PG. 2261

INSTALL ELEVATED DRIVE
AISLE TO ACCOMMODATE
EXISTING SHALLOW
PUBLIC WASTEWATER
LINE

DUMPSTER
ENCLOSURE

BLDG. SETBACK LINE

4 SPACES

4 SPACES

9 SPACES

6 SPACES

SPACES/4 HC SPACES

3 SPACES

8 SPACES/2 HC SPACES

30,000 SF MEDICAL OFFICE
(15,000 FOOTPRINT; TWO
FLOORS); FFE 716.00

6 SPACES

3 SPACES

3 SPACES

11 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

3 SPACES

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED WALL
- 710 PROPOSED MAJOR CONTOURS
- 702 PROPOSED MINOR CONTOURS
- FIRE PROPOSED FIRE LANE
- PROPOSED BUILDING
- PROPOSED FRONT OF CURB
- PROPOSED BACK OF CURB
- ST PROPOSED STORM WATER PIPE
- SAN EXISTING WASTEWATER MAIN
- EXISTING WASTEWATER MANHOLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES

SITE DATA:
SITE AREA: 271,392 SF
EX. IC 83,495 SF (31%)
PR. IC 105,744 SF (39%)

PARKING SUMMARY:
EXISTING PARKING: 168
SITE NET REMOVED: 3
BLDG. ADDITIONAL: 37
PR. PARKING TOTAL: 202

TREE LIST

NO.	DESCRIPTION
4174	2" LIVE OAK
4176	5" CEDAR 3-3
4177	3" CEDAR 2-2
4178	2" CEDAR
4179	5" LIVE OAK
4180	3" CEDAR 4-4
4181	4" CEDAR
4200	3" HACKBERRY
5021	4" CEDAR
5022	6" CEDAR
5023	6" CEDAR
5024	2" CEDAR
5025	6" CEDAR
5026	7" CEDAR
5027	3" CEDAR
5028	4" CEDAR
5029	6" CEDAR
5030	9" HACKBERRY
5031	5" CEDAR
5032	3" CEDAR
5033	10" CRATE MYRTLE 4-3-3-2-2-2
5034	4" HACKBERRY
5035	4" HACKBERRY
5036	9" CEDAR
5037	9" CHINA BERRY
5038	7" CEDAR
5039	7" CEDAR
5040	13" CEDAR 9-7-6
5041	10" LIQUIDUM 4-4-4-2-2
5042	2" HACKBERRY
5043	2" LIVE OAK 11-10
5044	4" HACKBERRY
5045	3" HACKBERRY
5046	14" CEDAR
5047	3" HACKBERRY
5048	3" HACKBERRY
5049	6" CEDAR
5050	4" CEDAR
5051	LIQUIDUM
5052	2" CEDAR
5053	LIQUIDUM
5054	22" LIVE OAK
5055	16" LIVE OAK
5056	6" LIVE OAK
5057	9" CRATE MYRTLE 4-3-3-3-1
5058	9" CRATE MYRTLE 3-2-2-2-2
5059	33" LIVE OAK 17-17-14
5060	22" LIVE OAK
5113	5" LIVE OAK
5114	5" LIVE OAK
5115	5" LIVE OAK 7-4
5116	5" LIVE OAK
5117	5" CEDAR
5118	6" CEDAR
5119	3" HACKBERRY
5120	5" CEDAR
5121	5" CEDAR
5122	5" CEDAR
5123	6" CEDAR
5124	4" CEDAR
5125	5" LIVE OAK
5126	6" CEDAR
5127	7" CEDAR
5128	9" CEDAR
5129	7" CEDAR
5130	9" HACKBERRY
5131	5" CEDAR
5132	5" CEDAR
5133	10" LIVE OAK 7-6
5134	7" LIVE OAK 5-3
5135	3" LIVE OAK
5136	5" LIVE OAK
5137	6" LIVE OAK 4-3
5138	8" CEDAR
5139	13" CEDAR 7-6-6 MULTI
5140	15" LIVE OAK 10-6-4
5141	7" LIVE OAK
5142	2" CEDAR
5143	14" LIVE OAK 12-4
5144	13" LIVE OAK
5145	4" CEDAR
5146	6" CEDAR
5147	6" CEDAR
5148	9" CEDAR
5149	4" CEDAR
5150	9" CEDAR
5151	9" CEDAR
5152	7" CEDAR
5153	5" CEDAR
5154	5" CEDAR
5155	5" CEDAR
5156	5" CEDAR
5157	5" CEDAR
5158	5" CEDAR
5159	5" CEDAR
5160	5" CEDAR
5161	5" CEDAR
5162	5" CEDAR
5163	5" CEDAR
5164	5" CEDAR
5165	5" CEDAR
5166	5" CEDAR
5167	5" CEDAR
5168	5" CEDAR
5169	5" CEDAR
5170	5" CEDAR
5171	5" CEDAR
5172	12" CEDAR 7-5-5
5173	6" CEDAR
5174	5" CEDAR
5175	5" CEDAR
5176	6" CEDAR
5177	8" CEDAR
5178	8" CEDAR
5179	12" CEDAR 5-5-3-3-3
5180	4" CEDAR
5181	6" LIVE OAK
5182	6" LIVE OAK
5183	3" LIVE OAK
5184	3" LIVE OAK
5185	3" LIVE OAK
5186	4" LIVE OAK
5187	3" CEDAR
5188	3" CEDAR
5189	4" CEDAR
5190	4" CEDAR
5191	5" CEDAR
5192	5" CEDAR
5193	3" LIVE OAK
5194	5" CEDAR

TREE LIST

NO.	DESCRIPTION
5195	4" CEDAR
5196	5" CEDAR
5197	7" CEDAR
5198	8" CEDAR
5199	6" CEDAR
5200	5" LIVE OAK
5201	3" CEDAR
5202	10" CEDAR
5203	6" CEDAR
5204	7" CEDAR 5-3 MULTI
5205	12" CEDAR 9-3
5206	4" CEDAR
5207	3" CEDAR
5208	6" CEDAR
5209	6" CEDAR
5210	3" CEDAR
5211	7" CEDAR 5-3
5212	4" CEDAR
5213	3" LIVE OAK
5214	3" LIVE OAK
5215	3" CEDAR
5216	4" LIVE OAK
5217	4" CEDAR
5218	3" CEDAR
5219	8" CEDAR
5220	8" CEDAR
5221	13" CEDAR 8-6-4
5222	11" LIVE OAK 8-5
5223	4" CEDAR
5224	5" CEDAR
5225	9" LIVE OAK 6-5
5226	5" CEDAR
5227	4" LIVE OAK
5228	5" CEDAR
5229	5" CEDAR
5230	3" CEDAR
5231	3" CEDAR
5232	5" CEDAR
5233	3" CEDAR
5234	5" CEDAR
5235	3" CEDAR
5236	3" CEDAR
5237	6" CEDAR
5238	7" CEDAR 5-3
5239	4" CEDAR
5240	5" CEDAR
5241	4" CEDAR
5242	4" CEDAR
5243	4" CEDAR
5244	4" CEDAR
5245	4" LIQUIDUM
5246	3" CEDAR
5247	6" CEDAR
5248	5" CEDAR
5249	6" CEDAR
5250	5" CEDAR
5251	5" CEDAR
5252	5" CEDAR
5253	5" CEDAR
5254	5" CEDAR
5255	6" CEDAR
5256	3" LIVE OAK
5257	4" LIVE OAK
5258	5" LIVE OAK
5259	5" LIVE OAK
5260	7" CEDAR
5261	6" CEDAR
5262	11" CEDAR 7-4-3
5263	10" CEDAR 7-6
5264	8" HACKBERRY 5-3-3
5265	9" LIVE OAK 6-5
5266	13" LIVE OAK 7-5-5
5267	6" LIVE OAK
5268	7" LIVE OAK
5269	7" CEDAR
5270	6" CEDAR
5271	6" CEDAR
5272	6" CEDAR
5273	6" CEDAR
5274	6" CEDAR
5275	6" CEDAR
5276	6" CEDAR
5277	6" CEDAR
5278	6" CEDAR
5279	6" CEDAR
5280	6" CEDAR
5281	6" CEDAR
5282	6" CEDAR
5283	6" CEDAR
5284	6" CEDAR
5285	6" CEDAR
5286	6" CEDAR
5287	6" CEDAR
5288	6" CEDAR
5289	6" CEDAR
5290	6" CEDAR
5291	6" CEDAR
5292	9" LIVE OAK
5293	3" LIQUIDUM
5294	4" CEDAR
5295	13" CEDAR 5-3
5296	11" CEDAR
5297	13" CEDAR 4-3
5298	8" LIQUIDUM 6-3
5299	6" CEDAR
5300	6" CEDAR
5301	4" CEDAR
5302	3" CEDAR
5303	4" LIVE OAK
5304	5" LIVE OAK
5305	7" LIVE OAK
5306	7" LIVE OAK
5307	7" LIVE OAK 5-3
5308	5" LIVE OAK
5309	4" LIVE OAK
5310	6" CEDAR
5311	13" CEDAR 8-5-4-4
5312	12" CEDAR 4-3-3
5313	7" CEDAR 5-4
5314	8" CEDAR
5315	8" CEDAR
5316	8" CEDAR
5317	4" CEDAR
5318	8" CEDAR
5319	10" CEDAR
5320	12" CEDAR
5321	3" CEDAR
5322	12" CEDAR 10-4
5323	5" CEDAR
5324	5" CEDAR 8-8-7-4
5325	7" CEDAR
5326	5" CEDAR
5327	10" CEDAR
5328	11" LIQUIDUM 7-4-3
5329	9" CEDAR
5330	7" CEDAR
5331	7" CEDAR
5332	7" CEDAR

THIS DOCUMENT IS
RELEASED FOR
REVIEW ONLY AND IS
NOT INTENDED FOR
PERMITTING,
CONSTRUCTION, OR
ANY OTHER PURPOSE
JAMES C. MASSARO
P.E. 92530 (TEXAS)
December 2, 2020

SCALE IN FEET
0 20 40

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0966
www.cecinc.com

MEDICAL OFFICE BUILDING
3423 BEE CAVES ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS 78746

OPTION B-3

DATE:	12/2/2020	DRAWN BY:	AGT/JC	UCM
DWG SCALE:	1" = 20'	CHECKED BY:		
PROJECT NO:	304831.0001			
APPROVED BY:				

DRAWING NO.: **OP.B-3**
SHEET OP.B-2 OF 1

A:\300-2001\304-821-1\2020\Draws\1202-0001\MedicalOfficeBuilding\OP.B-3\1202-0001-0001.dwg - 12/2/2020 11:15 AM

REFERENCE
EXISTING TOPOGRAPHIC FEATURES FROM CADD FILE "SITE SURVEY - BeeCAVES update.modified20200817.dwg";
PREPARED BY OTHERS.
EXISTING TREES FROM CAD FILE DATED 12/2/2020 PROVIDED BY 4WARD LAND SURVEYING; PREPARED BY OTHERS.
EXISTING TOPOGRAPHIC CONTOUR LINES FROM 2012 CITY OF AUSTIN GIS; PREPARED BY OTHERS.

Sway

Shepherd of the
Hills Lutheran

Existing Parking Lot

Footprint of
proposed structure

New Surface Parking Lot

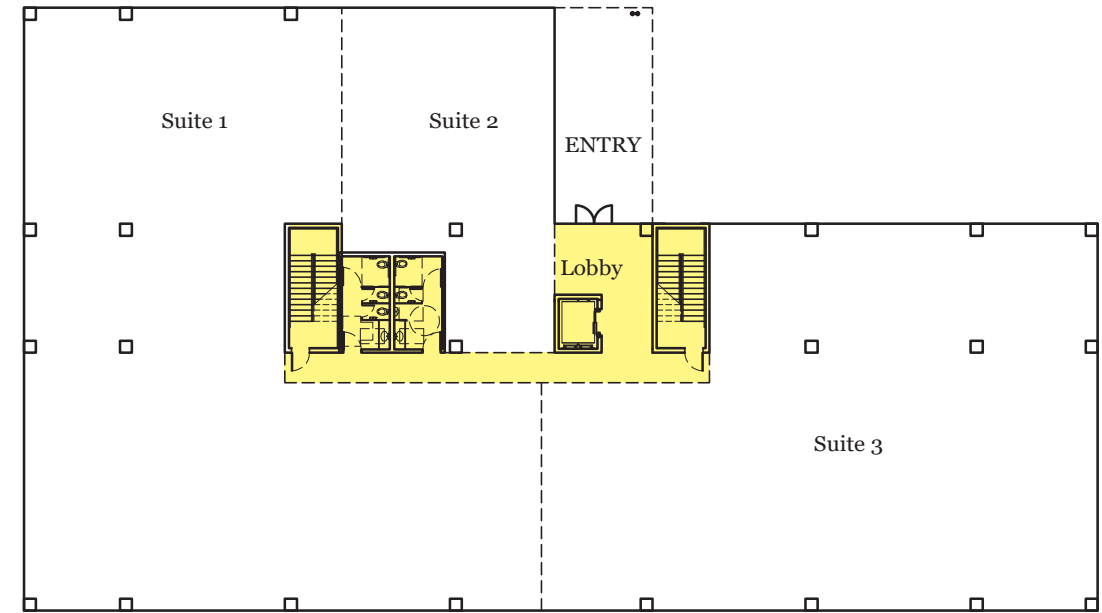
Existing
Structure

Existing
Structure





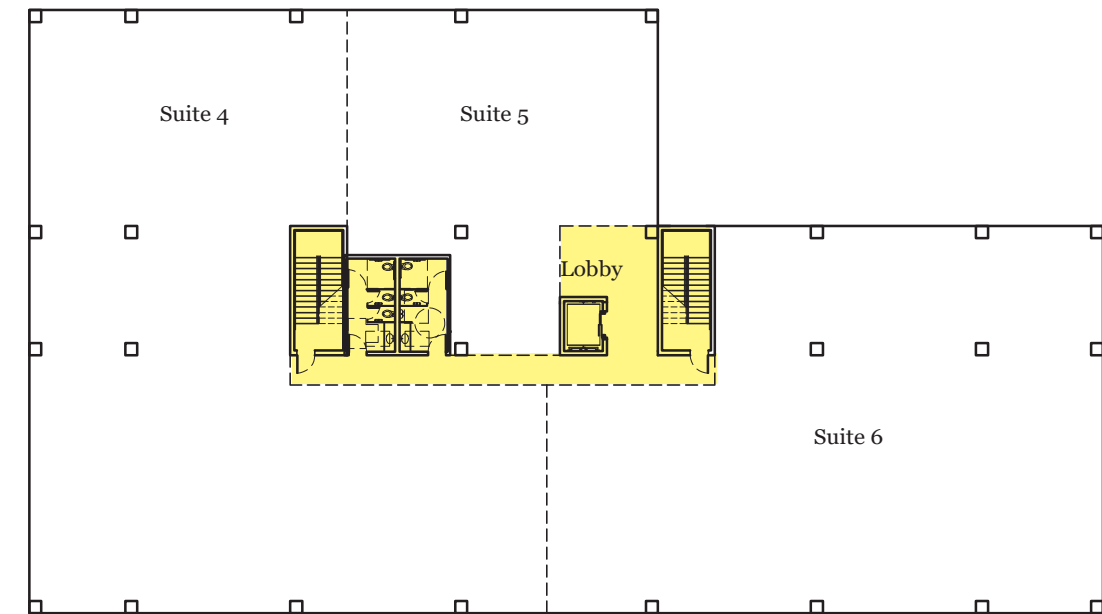
Garage Level 1 Floor Plan
1/32" = 1' 0"



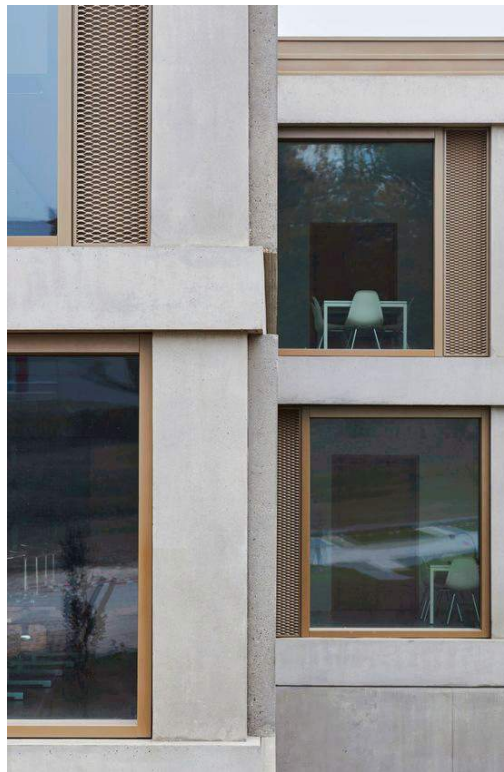
Level 1 Floor Plan
1/32" = 1' 0"

Building Calculations

Existing Site Parking:	168
Site Parking Removed:	40
Site Parking Added:	37
Parking Garage Spaces:	37
Total Parking:	202
Level P1 Common Area:	725 sf
Level 1 Common Area:	1,400 sf
Level 1 Suite Area:	13,600 sf
Level 1 Total Gross Area:	15,000 sf
Level 2 Common Area:	1,400 sf
Level 2 Suite Area:	13,600 sf
Level 2 Total Gross Area:	15,000 sf
Total Gross Area:	30,725 sf



Level 2 Floor Plan
1/32" = 1' 0"







Birdseye View



Birdseye View

- 
 753'-0"
 Sway Roof
- 
 748'-0"
 T.O. Roof
- 
 731'-0"
 Level 2
- 
 716'-0"
 Level 1
- 
 706'-0"
 Parking



Section View through Garage and Courtyard



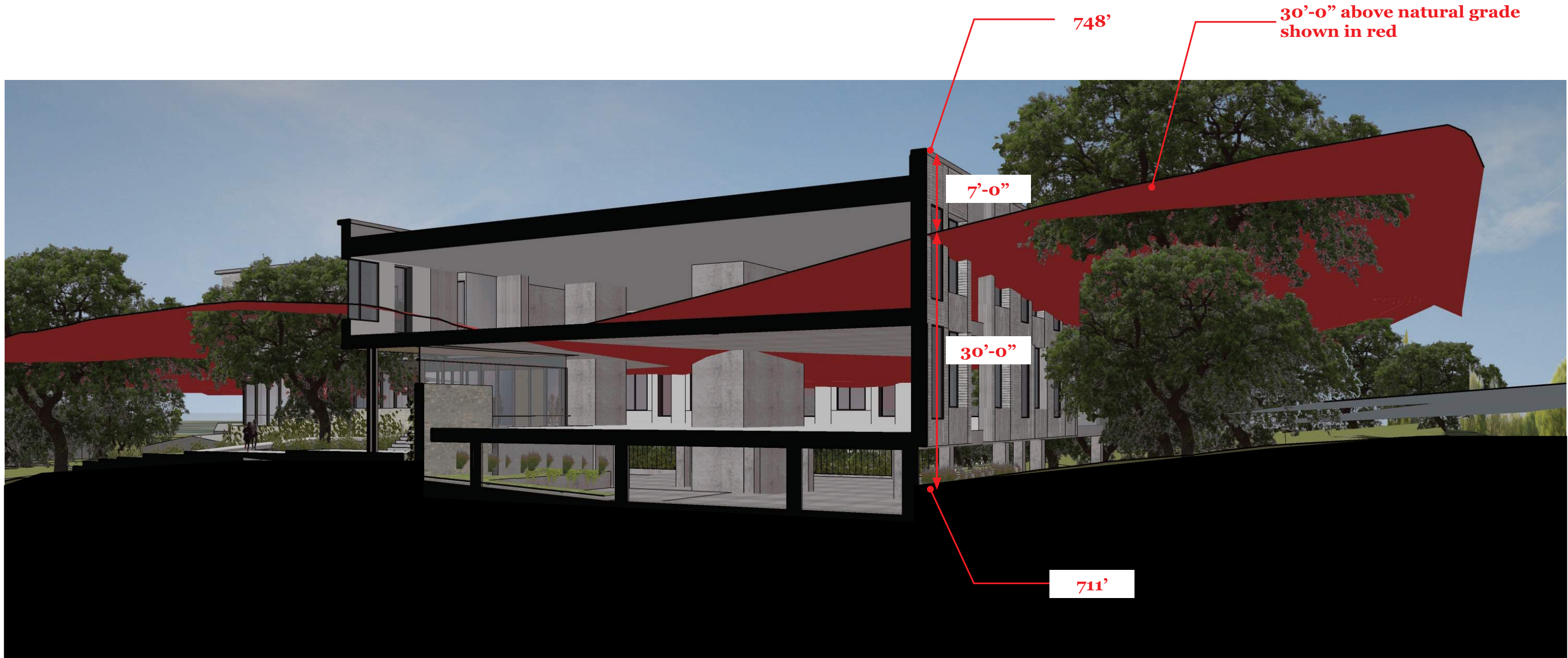
Site Section



Bee Caves Perspective

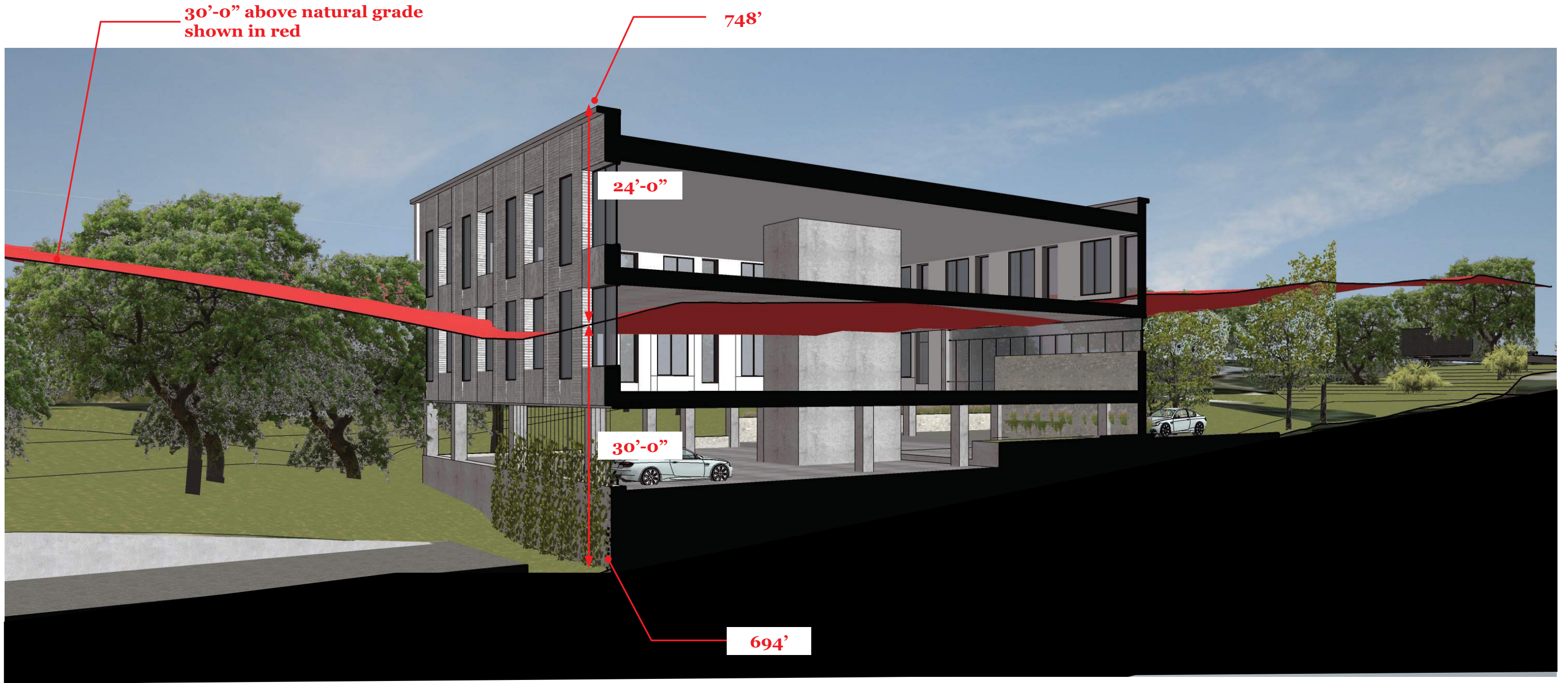


Birdseye View



Building Height Variance:
 Natural Grade 711'-0"
 Building Elevation: 748'-0"
 Height Required: 37'-0"
 Variance: 7'-0"

Height Variance Section at North West Corner



Building Height Variance:
Natural Grade 694'-0"
Building Elevation: 748'-0"
Height Required: 54'-0"
Variance: 24'-0"

Height Variance at South Elevation



North Elevation
1/16" = 1'-0"



East Elevation
1/16" = 1'-0"

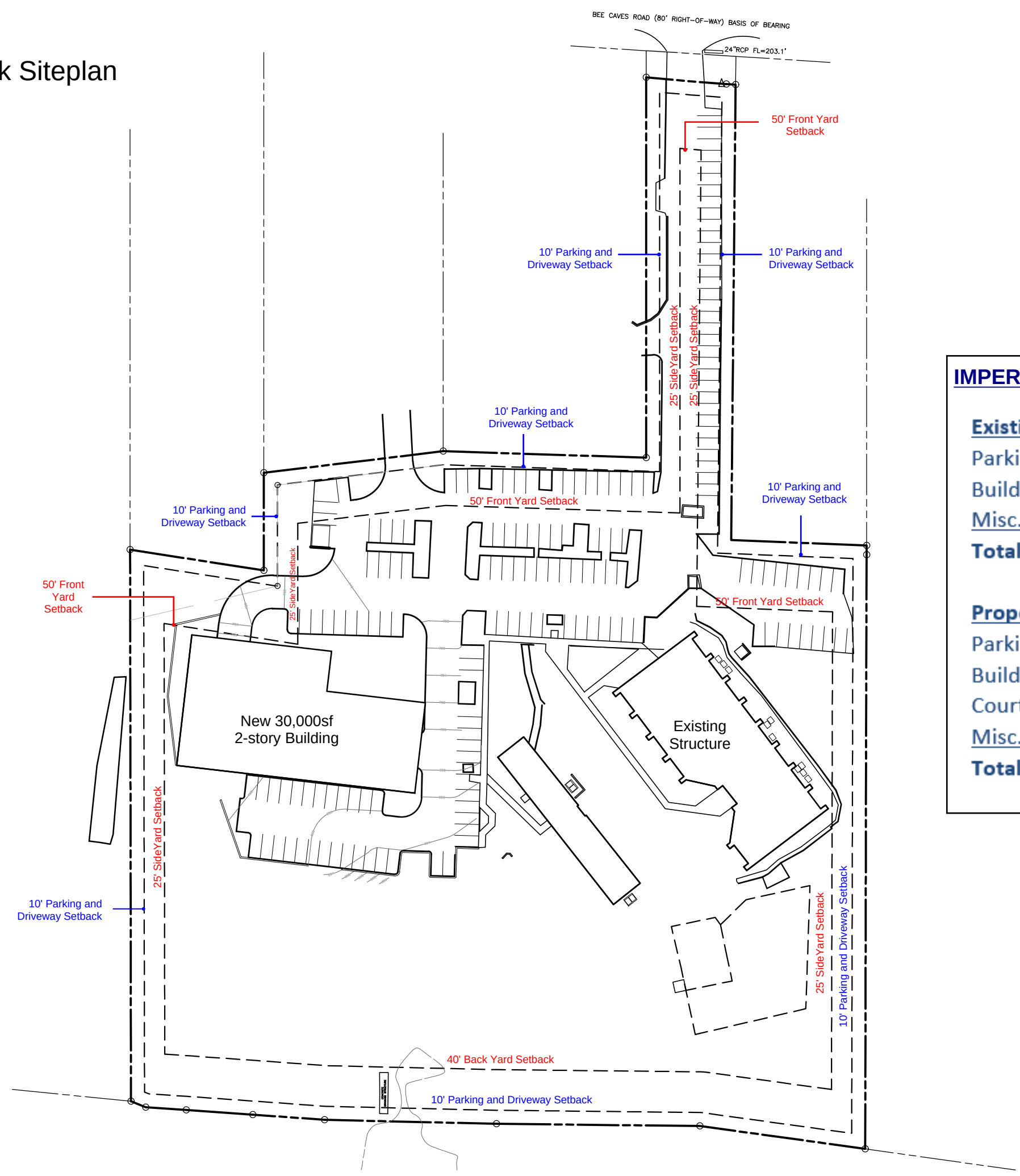


South Elevation
1/16" = 1'-0"



West Elevation
1/16" = 1'-0"

3423 Bee Caves - Setback Siteplan

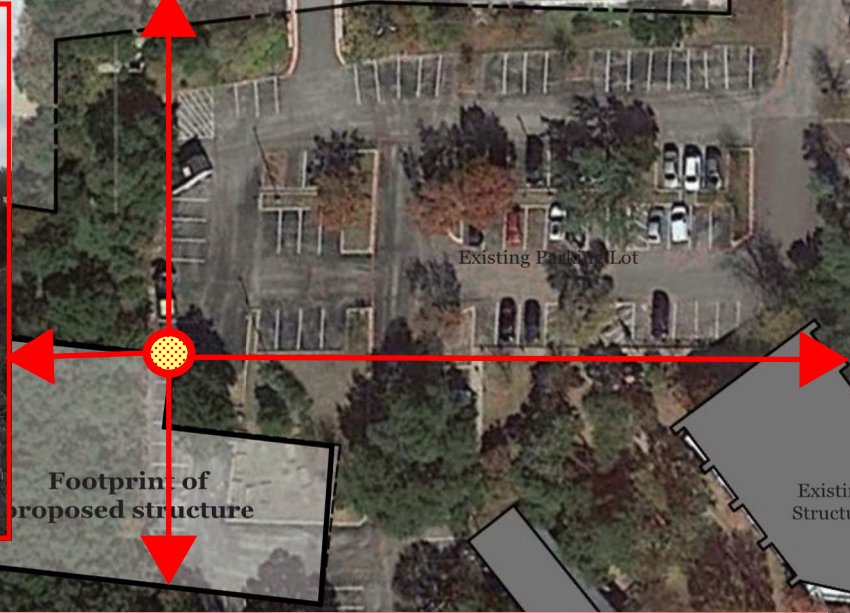


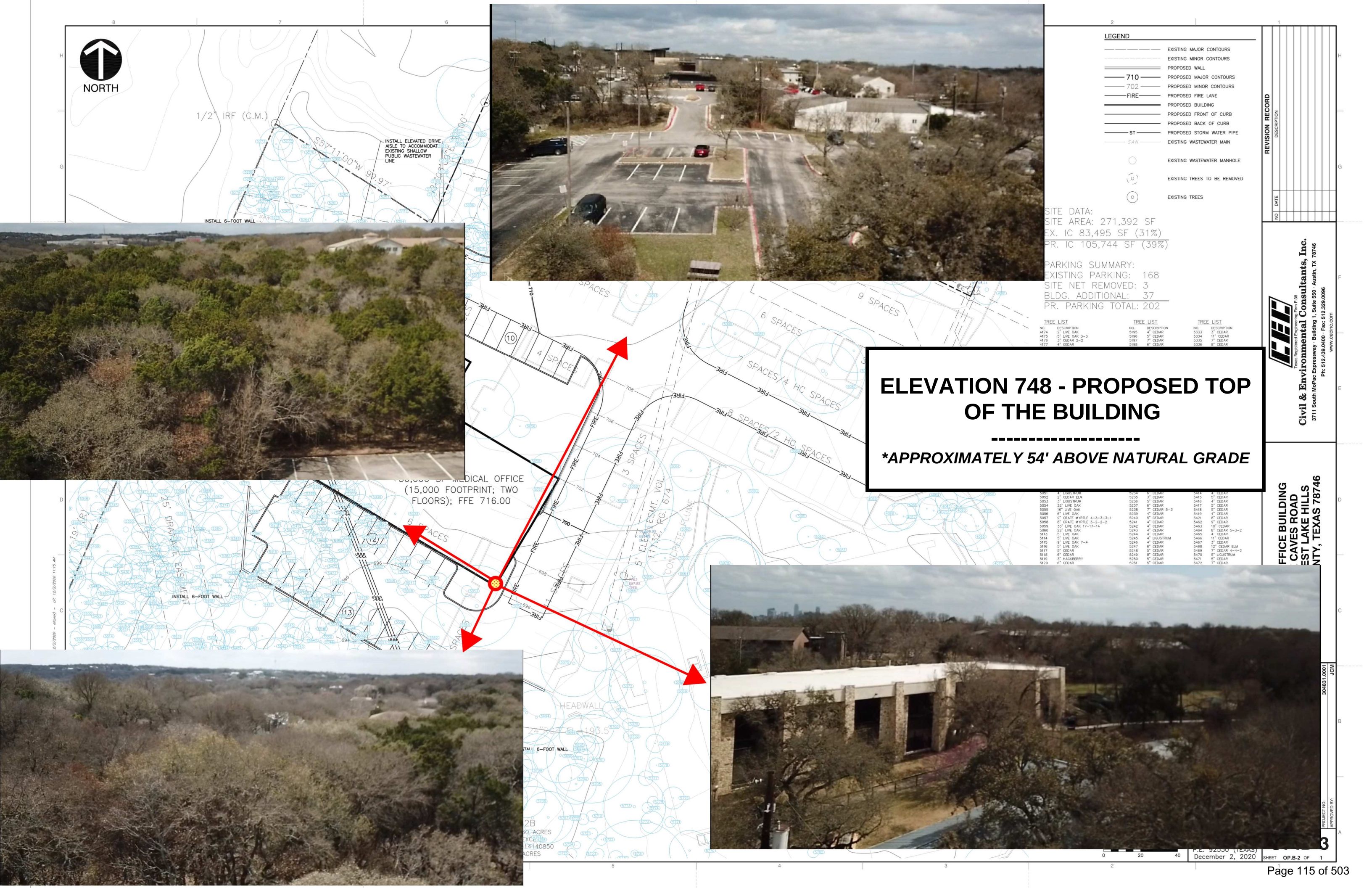
IMPERVIOUS COVER BREAKDOWN

Existing:	
Parking:	64,050 sf
Buildings:	14,350 sf
Misc.:	5,095sf
Total:	83,495 sf (31%)
Proposed:	
Parking:	66,200sf
Buildings:	29,350 sf
Courtyard:	4,250 sf
Misc.:	5,944 sf
Total:	105,744 sf (39%)

ELEVATION 748 - PROPOSED TOP
OF THE BUILDING

*APPROXIMATELY 41' ABOVE NATURAL GRADE





NORTH

1/2" IRF (C.M.)

INSTALL ELEVATED DRIVE AISLE TO ACCOMMODATE EXISTING SHALLOW PUBLIC WASTEWATER LINE

INSTALL 6-FOOT WALL

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED WALL
- 710 PROPOSED MAJOR CONTOURS
- 702 PROPOSED MINOR CONTOURS
- FIRE PROPOSED FIRE LANE
- PROPOSED BUILDING
- PROPOSED FRONT OF CURB
- PROPOSED BACK OF CURB
- ST PROPOSED STORM WATER PIPE
- SAN EXISTING WASTEWATER MAIN
- EXISTING WASTEWATER MANHOLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES

SITE DATA:
SITE AREA: 271,392 SF
EX. IC 83,495 SF (31%)
PR. IC 105,744 SF (39%)

PARKING SUMMARY:
EXISTING PARKING: 168
SITE NET REMOVED: 3
BLDG. ADDITIONAL: 37
PR. PARKING TOTAL: 202

TREE LIST

NO. DESCRIPTION
4174 2" LIVE OAK
4175 5" LIVE OAK 3-3
4176 3" CEDAR 2-2
4177 4" CEDAR

TREE LIST

NO. DESCRIPTION
5195 4" CEDAR
5196 5" CEDAR
5197 7" CEDAR
5198 6" CEDAR

TREE LIST

NO. DESCRIPTION
5333 3" CEDAR
5334 11" CEDAR
5335 7" CEDAR
5336 8" CEDAR

ELEVATION 748 - PROPOSED TOP OF THE BUILDING

*APPROXIMATELY 54' ABOVE NATURAL GRADE

15,000 SQ. FT. MEDICAL OFFICE (15,000 FOOTPRINT; TWO FLOORS); FFE 716.00

INSTALL 6-FOOT WALL

2B
60 ACRES
EXCISE
14140850
ACRES

Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
www.ccecinc.com

OFFICE BUILDING
CAVES ROAD
WEST LAKE HILLS
NTY, TEXAS 78746

PROJECT NO. 304831.0001
APPROVED BY: JCM

3

P.L. 92330 (TEXAS)
December 2, 2020

SHEET OP.B-2 OF 1

EXISTING VIEWS FROM BEE CAVE ROAD

****INTENDED TO SHOW HOW THE GRADE SLOPES UP AND THEN AWAY FROM BEE CAVE ROAD AND TO REPRESENT HOW THE BUILDING WILL BE HIDDEN FROM VIEW ALONG BEE CAVE ROAD***



VIEWS FROM THE SOUTH PROPERTY LINE

"Intended to show heavy foliage between the proposed building and the homes as well as the drainage easement"





February 5, 2021

Peter Navarte
Vice President of Development
Central Austin Management Group
701 South Lamar Boulevard, Suite C
Austin, TX 78704
(512) 563-6707
pnavarte@causmg.com

RE: 3423 Bee Caves Road Traffic Assessment

Dear Mr. Navarte,

This report presents an assessment of traffic conditions at and around the 3423 Bee Caves Road site (Project) in the City of West Lake Hills. This analysis considers current conditions and proposed conditions with the site plan modifications currently under consideration and was conducted to identify potentially significant impacts of the proposed Project on the surrounding transportation system and recommend mitigation measures, if necessary.

EXECUTIVE SUMMARY

The proposed addition of 30,000 square feet of medical office space in place of some existing surface parking would not change the access to the property, which is shared with other adjacent uses. This analysis assumed that all uses included on all three properties, which include a preschool, dance studio, and beauty/salon service, are active at the same time during the morning and afternoon peak hours, though that is unlikely to occur.

The applicant has stated that the school hours are from 7:00 AM to 4:00 PM and that the studios are more widely used in the evenings and on weekends. The future medical office space is intended as dental offices that will be appointment only and operating from 9:00 AM to 5:00 PM, typically outside of the peak hours of the surrounding roadways. All told, the analysis in this memorandum is conservative in its depiction of anticipated traffic volumes, including the manner in which 2020 data collected for the project were adjusted to account for the COVID-19 pandemic.

Within this analysis, the surrounding intersections along Bee Caves Road (FM 2244) are not expected to be impacted by the additional traffic to this location. This also assumes that these offices are not relocated from other locations within West Lake Hills, and that all traffic to these offices are new to Bee Caves Road (FM 2244). The eastern access driveway is anticipated to degrade to LOS F with a maximum queue of up to five vehicles during the PM peak hour. There are two potential improvements to this location: a) widen the outbound approach to provide a left-turn lane and right-turn lane to better serve outbound vehicles, or b) provide internal wayfinding signage directing those parking at the new building to use the western driveway to access Bee Caves Road (FM 2244). The wayfinding signage would help better use existing capacity. Because there are no anticipated impacts to the public right-of-way, it could be worthwhile to observe changes when the building is occupied to determine the appropriate course of action.



PROJECT DESCRIPTION

The site currently contains 24,508 square feet of office building per the Travis County Appraisal District. It sits behind two other properties that it shares access with:

- 3437 Bee Cave Road (Sway Thai Restaurant): 3,360 square feet
- 3425 Bee Cave Road (Bee Cave Center Offices): 14,215 square feet

In total, there are three access driveways, which provided shared access across the three properties. The eastern most driveway has signage that it is for the 3423 Bee Cave Road property. The building currently services a private pre-school.

The proposed Project would include construction of a two-story, 30,000-square foot building that would provide space for medical offices in place of some of the existing surface parking. No changes to the property access are proposed.

For the purposes of this assessment, data were collected at the two adjacent signalized intersections (Bee Caves Road (FM 2244) / Walsh Tarlton Lane / WestBank Market Driveway and Bee Caves Road (FM 2244) / Beaver Trail / Westwood Terrace) and the three driveway locations. Each were analyzed under the current conditions and re-assessed with the proposed changes as a result of the Project.

Attachment 1 shows the location of the Project site, the surrounding transportation network, and study intersections/locations. **Attachment 2** shows the Project site plan.



ANALYSIS METHODOLOGY

Operational traffic analyses focus on intersections rather than roadway segments, due to the capacity constraints typically at intersections. The operational performance of a roadway network is commonly described with the term Level of Service (LOS). LOS is a qualitative description of operating conditions, ranging from LOS A (free flow traffic conditions with little or no delay) to LOS F (oversaturated conditions where traffic flows exceed design capacity, resulting in long queues and delays). The LOS analysis methods outlined in the 6th Edition of the *Highway Capacity Manual* (Transportation Research Board, 2016) were used in this study. The *HCM* methods for calculating LOS for signalized and unsignalized intersections are described below.

SIGNALIZED INTERSECTIONS

Traffic operations at signalized intersections were evaluated using the LOS method described in Chapter 18 of the *Highway Capacity Manual*. The Synchro software package was used to model traffic conditions throughout the Project study area. Synchro is a macrosimulation tool that uses deterministic equations to evaluate operations at an intersection. A signalized intersection's LOS is based on the weighted average control delay measured in seconds per vehicle. Control delay includes initial deceleration delay, queue move-up time (if multiple cycles are needed to clear the intersection), stopped delay, and final acceleration.

Table 1 summarizes the relationship between the control delay and LOS for signalized intersections.

TABLE 1: SIGNALIZED INTERSECTION LEVEL OF SERVICE DEFINITIONS

Level of Service	Description	Average Control Delay (seconds)
A	Operations with very low delay occurring with good traffic signal progression and/or short cycle lengths.	< 10
B	Operations with low delay occurring with good progression and/or short cycle lengths.	> 10 to 20
C	Operations with average delays resulting from fair progression. Individual cycle failures begin to appear.	> 20 to 35
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	> 35 to 55
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	> 55 to 80
F	Operations with delays unacceptable to most drivers occurring due to over-saturation.	> 80

Source: *Highway Capacity Manual*, Transportation Research Board, 2016.



UNSIGNALIZED INTERSECTIONS

In Chapters 19 and 20 of the Transportation Research Board's 2016 *Highway Capacity Manual*, the LOS for unsignalized intersections (side-street or all-way stop controlled intersections) are also defined by the average control delay per vehicle (measured in seconds). The control delay incorporates delay associated with deceleration, acceleration, stopping, and moving up in the queue. For side-street stop-controlled intersections, delay is calculated for each stop-controlled movement and for the uncontrolled left turns, if any, from the main street.

The delay and LOS for the intersection as a whole and for the worst approach are reported for side-street stop intersections. **Table 2** summarizes the relationship between delay and LOS for unsignalized intersections. The delay ranges for unsignalized intersections are lower than for signalized intersections as drivers expect less delay at unsignalized intersections.

TABLE 2: UNSIGNALIZED INTERSECTION LEVEL OF SERVICE DEFINITIONS

Level of Service	Description	Average Control Delay Per Vehicle (Seconds)
A	Little or no delay.	≤ 10.0
B	Short traffic delays.	10.1 to 15.0
C	Average traffic delays.	15.1 to 25.0
D	Long traffic delays.	25.1 to 35.0
E	Very long traffic delays.	35.1 to 50.0
F	Extreme traffic delays with intersection capacity exceeded.	> 50.0

Source: *Highway Capacity Manual*, Transportation Research Board, 2016.

SIGNIFICANT IMPACT CRITERIA

The City of Westlake Hills considers LOS A through D to be acceptable and LOS E and F to be unacceptable. TxDOT also follows this standard for their facilities, and Bee Caves Road (FM 2244) is operated by TxDOT. The impacts of the Project were evaluated by comparing the results of the level of service calculations of the Build Conditions to the results of the Existing Conditions. If the Build LOS for an intersection is LOS A, B, C, or D, the threshold is a degradation to LOS E or LOS F. If the Build LOS for an intersection is LOS E or F, then the threshold is a one percent increase in delay or traffic volumes at the intersection.



STUDY AREA

Project impacts on the study area roadway facilities were determined by measuring the effect Project traffic would have on intersection operations during the morning (7:00 to 9:00 AM) and evening (4:00 to 6:00 PM) peak periods, when traffic volumes on the surrounding roadways are highest.

Two external intersections were selected as the study location, in addition to the three existing driveways. These intersections represent the locations most likely to experience traffic impacts associated with the Project. The study intersections are:

1. Bee Caves Road (FM 2244) / Walsh Tarlton Lane / WestBank Market Driveway
2. Bee Caves Road (FM 2244) / Eastern Driveway (3423 Bee Caves Road access)
3. Bee Caves Road (FM 2244) / Central Driveway (3425 Bee Caves Road access)
4. Bee Caves Road (FM 2244) / Western Driveway (3437 Bee Caves Road access)
5. Bee Caves Road (FM 2244) / Beaver Trail / Westwood Terrace

ANALYSIS SCENARIOS

The operations of the study intersections were evaluated during the weekday morning (AM) and weekday evening (PM) peak hours for the following two scenarios:

Scenario 1: Existing Conditions – Existing volumes obtained from counts collected in December of 2020

Scenario 2: Build Conditions – Scenario 1 volumes plus traffic generated by the proposed Project

EXISTING CONDITIONS

Regional vehicular access to the Project area is likely to be provided by TX-360 and TX-1, while local access is to be provided by Bee Caves Road (FM 2244) and adjacent streets local to the City of West Lake Hills.

Bee Caves Road (FM 2244) is a five-lane arterial connecting TX-1 in the east to TX-71 and the Hill Country Galleria in the west. Adjacent to the Project, Bee Caves Road (FM 2244) has a posted speed limit of 40 miles per hour (mph). The existing roadway provides sidewalks and narrow unmarked shoulders that could operate as Class II bicycle lanes; the shoulders range from three- to five-feet wide in the vicinity of the Project. The roadway has two travel lanes in each direction and a two-way left-turn lane with no median separation. It was recently improved to this condition after serving as a four-lane roadway with no sidewalks or shoulders.



EXISTING INTERSECTION VOLUMES AND LANE CONFIGURATIONS

Weekday morning (7:00 to 9:00 AM) and evening (4:00 to 6:00 PM) peak period intersection turning movement counts were conducted at the study locations. Counts were conducted in December of 2020.

Detailed count data are contained in **Attachment 3**. Overall, the hour with the highest traffic volumes at each intersection was identified as the peak hour for the purposes of a conservative analysis. All heavy vehicle, pedestrian, bicycle and peak hour factor data were updated with the chosen peak hours.

Traffic counts from 2017 at the intersection of (#1) Bee Caves Road (FM 2244) / Walsh Tarlton Lane / WestBank Market Driveway indicate that current counts are 17 percent lower in the AM peak hour and eight percent lower in the PM peak hour, likely as a result of the COVID-19 pandemic. Rather than adjust individual volumes, the results were checked by increasing all volumes in the public right-of-way by 20 percent; the same results and recommendations would be made with these volumes, and for the purposes of clarity the volumes collected in 2020 are shown throughout this document.

Existing lane configurations were obtained through data collection observations. The peak hour volumes are presented in **Attachment 4** with the existing lane configurations and traffic control devices (stops signs or traffic signals). Attachment 4 omits the Central Driveway intersection as the lowest volume driveway at the site.



EXISTING INTERSECTION LEVELS OF SERVICE

The results of the LOS analysis for Existing Conditions are presented in **Table 3. Attachment 5** contains the corresponding Synchro output sheets, which show the delay (and corresponding level of service), volume-to-capacity (v/c) ratio, and 95th percentile queue length for each movement. The results of the LOS calculations indicate that both study intersections operate acceptably during both peak hours.

TABLE 3: EXISTING INTERSECTION LEVELS OF SERVICE

	Intersection	Control	Peak Hour ¹	Existing Conditions	
				Delay ²	LOS ³
1	Bee Caves Road (FM 2244) / Walsh Tarlton Lane / WestBank Market Driveway	Signal	AM PM	21.7 21.8	C C
2	Bee Caves Road (FM 2244) / Eastern Driveway	SSSC	AM PM	0.4 (16.5) 1.0 (29.2)	A (C) A (D)
3	Bee Caves Road (FM 2244) / Central Driveway	SSSC	AM PM	0.0 (0.0) 0.1 (15.1)	A (A) A (C)
4	Bee Caves Road (FM 2244) / Western Driveway	SSSC	AM PM	0.1 (23.7) 0.2 (21.3)	A (C) A (C)
5	Bee Caves Road (FM 2244) / Beaver Trail / Westwood Terrace)	Signal	AM PM	5.6 5.5	A A

Notes:

1. AM = morning peak hour, PM = evening peak hour
2. Entire intersection weighted average control delay expressed in second per vehicle for signalized intersections and all-way stop-controlled intersections. Total control delay for the worst approach is also presented in parentheses for side-street stop-controlled intersections.
3. LOS = Level of Service. LOS calculations conducted using the Synchro level of service analysis software package, which applies the method described in the Highway Capacity Manual.

SSSC = Side-street stop-controlled intersections

Bold text indicates intersection operates at a deficient Level of Service.

Source: WGI, 2020.



TRIP GENERATION, DISTRIBUTION AND ASSIGNMENT

This section presents the method used to estimate the amount of traffic generated by the proposed development and how it will be distributed to the roadway system. The amount of traffic added to the roadway system is estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. The first step estimates the amount of traffic added to the roadway network. The second step estimates the directions of travel to and from the Project site. The new trips are then assigned to specific street segments and intersection turning movements during the third step. The results of the process are described as follows.

Currently-accepted methodologies, such as the rates provided by the 10th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, are primarily based on data collected at suburban, single-use, freestanding sites. Given the characteristics of the project and the surrounding transportation network and land uses, these rates are appropriate for this Project.

Table 4 summarizes the estimated trip generation for the proposed medical office building for a typical weekday. As shown in Table 5, the Project is estimated to generate 1,065 daily external vehicle trips, with 76 of those trips occurring during the AM peak hour and 104 trips during the PM peak hour.

TABLE 4: PROJECT TRIP GENERATION SUMMARY – NEW BUILDING

Description	Units	Daily	Weekday AM Peak			Weekday PM Peak		
		Total	In	Out	Total	In	Out	Total
Medical/Dental Office Building (ITE Code 720)	30,000 square feet	1,065	60	16	76	29	75	104

Notes:

1. Medical/Dental Office Building (Category 720) – General Urban/Suburban

Daily: $T = 38.42 * X - 87.62$

AM: $LN(T) = 0.89 * LN(X) + 1.31$; 78% In, 22% Out

PM: $T = 3.39 * X + 2.02$; 28% In, 72% Out

Where T = Number of Vehicle trips, X = Thousands of Square Feet (kSF)

Source: ITE *Trip Generation Manual* (10th Edition). WGI, 2020.



Table 5 summarizes the collected trip generation data for the three driveways. As shown in Table 5, the three driveways currently serve roughly 99 AM peak hour trips and 202 PM peak hour trips. Based on ITE *Trip Generation Manual* for office and restaurant uses, anticipated trip generation for the site would be 712 daily trips, 53 AM peak hour trips, and 77 PM peak hour trips. Some of the office space is currently leased by a preschool, dance studio, and beauty/salon services, which could generate more traffic than typical office space.

TABLE 5: PROJECT TRIP GENERATION SUMMARY – EXISTING

Description	Weekday AM Peak			Weekday PM Peak		
	In	Out	Total	In	Out	Total
<i>Existing Driveways (3423, 3425, 3437 Bee Caves Road)</i>						
<i>Eastern Driveway</i>	43	39	82	45	74	119
<i>Central Driveway</i>	1	0	1	38	1	39
<i>Western Driveway</i>	7	9	16	26	18	44
Total	51	48	99	109	93	202

Source: WGI, 2020.

TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution is defined as the directions of approach and departure that vehicles would use to arrive at and depart from the site. Existing counts collected at the intersections of Bee Caves Road (FM 2244) were used to help determine trip distribution percentages for the Project. The general directions of approach and departure for the AM and PM peak hours, are summarized below in **Table 6**. Overall, the majority of vehicles are anticipated to travel to/from Bee Caves Road (FM 2244) toward the regional freeways and the residential sections of West Lake Hills.

TABLE 6: TRIP DISTRIBUTION

Location (Gateway)	Trip Distribution
Bee Caves Road (FM 2244) (West)	35%
Bee Caves Road (FM 2244) (East)	60%
Walsh Tarlton Lane (South)	5%

Source: WGI, 2020.

The Project trips were assigned to the roadway system based on the directions of approach and departure discussed above. Attachment 4 shows the number of net new Project trips assigned to each turning movement at each study intersection. To provide a conservative analysis of driveway operations, all trips to/from the Project were assigned to the eastern driveway.



PROJECT IMPACT EVALUATION

This section presents the results of the level of service calculations under Build Conditions. Build Conditions are defined as Existing Conditions plus net new traffic generated by the proposed Project.

Net new site trips from the Project presented previously were added to Existing Conditions volumes to develop the traffic volumes for Build Conditions. The resulting volumes are shown on Attachment 4.

Attachment 6 contains the corresponding Synchro output reports generated for the Build Conditions scenario.

INTERSECTION AND ROADWAY IMPACTS

Intersections operations under Build Conditions for both Scenarios are summarized in **Table 7**. Based on the impact criteria cited earlier, no existing signalized intersection would be anticipated to be impacted by the Project.

The eastern Project driveway is anticipated to degrade to LOS F with a maximum queue of up to five vehicles during the PM peak hour. There are two potential improvements to this location: a) widen the outbound approach to provide a left-turn lane and right-turn lane to better serve outbound vehicles, or b) provide internal wayfinding signage directing those parking at the new building to use the western driveway to access Bee Caves Road (FM 2244).

The additional capacity would help keep queues down, and the wayfinding signage would help better use existing capacity between these uses. Additionally, there are no anticipated impacts to the public right-of-way, and it could be worthwhile to observe changes when the building is occupied to determine the appropriate course of action.



TABLE 7: BUILDOUT INTERSECTION LEVELS OF SERVICE

	Intersection	Control	Peak Hour ¹	Existing Conditions		Buildout Conditions	
				Delay ²	LOS ³	Delay ²	LOS ³
1	Bee Caves Road (FM 2244) / Walsh Tarlton Lane / WestBank Market Driveway	Signal	AM PM	21.7 21.8	C C	22.1 22.1	C C
2	Bee Caves Road (FM 2244) / Eastern Driveway	SSSC	AM PM	0.4 (16.5) 1.0 (29.2)	A (C) A (D)	0.8 (19.4) 1.0 (57.2)	A (C) A (F)
3	Bee Caves Road (FM 2244) / Central Driveway	SSSC	AM PM	0.0 (0.0) 0.1 (15.1)	A (A) A (C)	0.0 (0.0) 0.1 (15.1)	A (A) A (C)
4	Bee Caves Road (FM 2244) / Western Driveway	SSSC	AM PM	0.1 (23.7) 0.2 (21.3)	A (C) A (C)	0.1 (24.1) 0.2 (21.5)	A (C) A (C)
5	Bee Caves Road (FM 2244) / Beaver Trail / Westwood Terrace	Signal	AM PM	5.6 5.5	A A	5.6 5.5	A A

Notes:

1. AM = morning peak hour, PM = evening peak hour
2. Entire intersection weighted average control delay expressed in second per vehicle for signalized intersections and all-way stop-controlled intersections. Total control delay for the worst approach is also presented in parentheses for side-street stop-controlled intersections.
3. LOS = Level of Service. LOS calculations conducted using the Synchro level of service analysis software package, which applies the method described in the Highway Capacity Manual.

SSSC = Side-street stop-controlled intersections

Bold text indicates intersection operates at a deficient Level of Service.

Source: WGI, 2020.

If you have any questions, comments, or concerns regarding the analysis or recommendations, please contact Dan Hennessey at (512) 669-5560 or dan.hennessey@wginc.com.

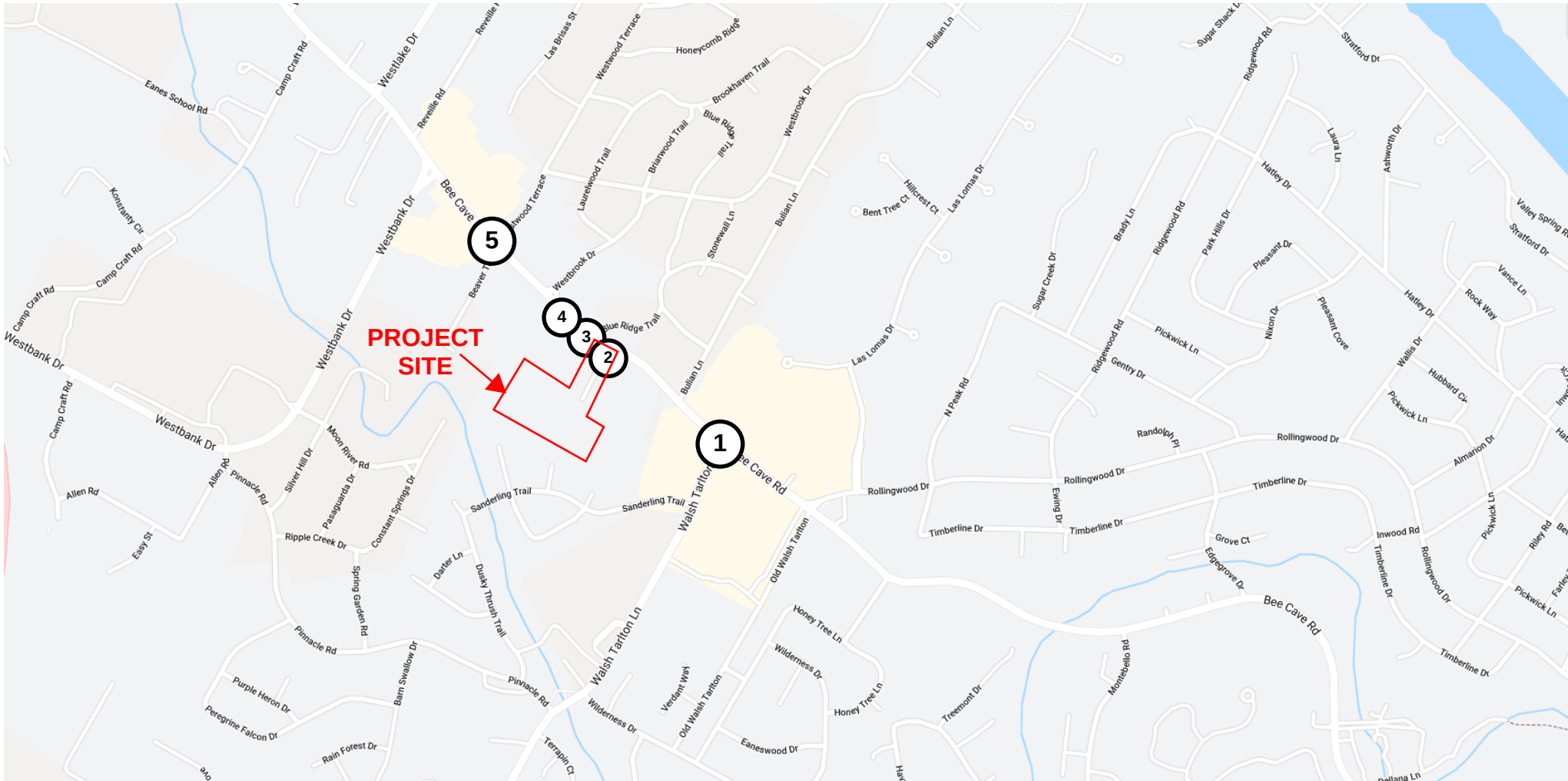
Sincerely,

WGI, Inc.

Dan Hennessey, P.E., PTOE
Director, Mobility

Attachments

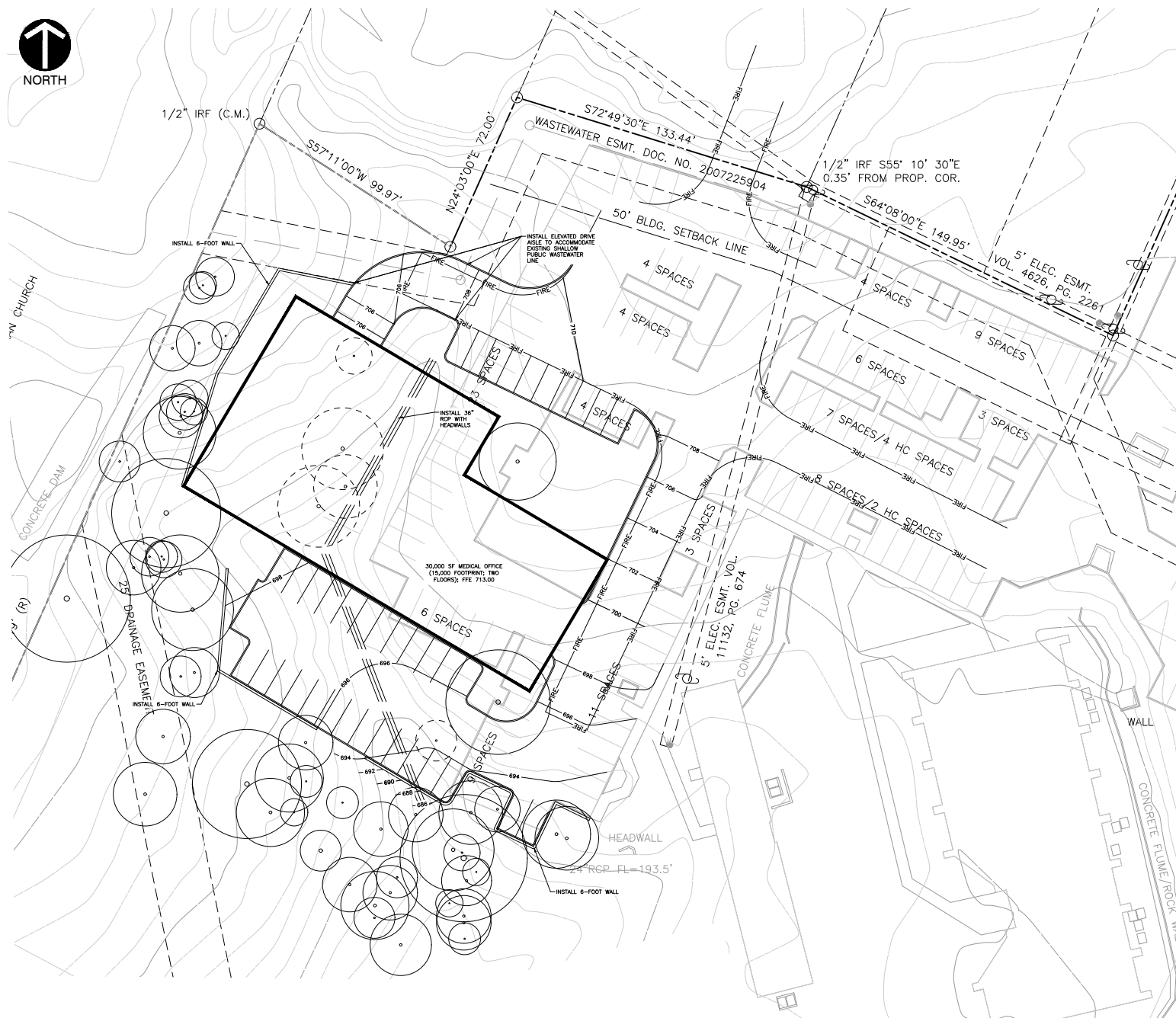
- Attachment 1 – Project Study Area and Intersections
- Attachment 2 – Project Site Plan
- Attachment 3 – Traffic Count Data
- Attachment 4 – Lane Configurations, Traffic Controls, and Peak Hour Traffic Volumes – Existing Conditions
Project Trip Assignment
Lane Configurations, Traffic Controls, and Peak Hour Traffic Volumes – Buildout Conditions
- Attachment 5 – Synchro Worksheets – Existing Conditions
- Attachment 6 – Synchro Worksheets – Buildout Conditions



① = STUDY INTERSECTION

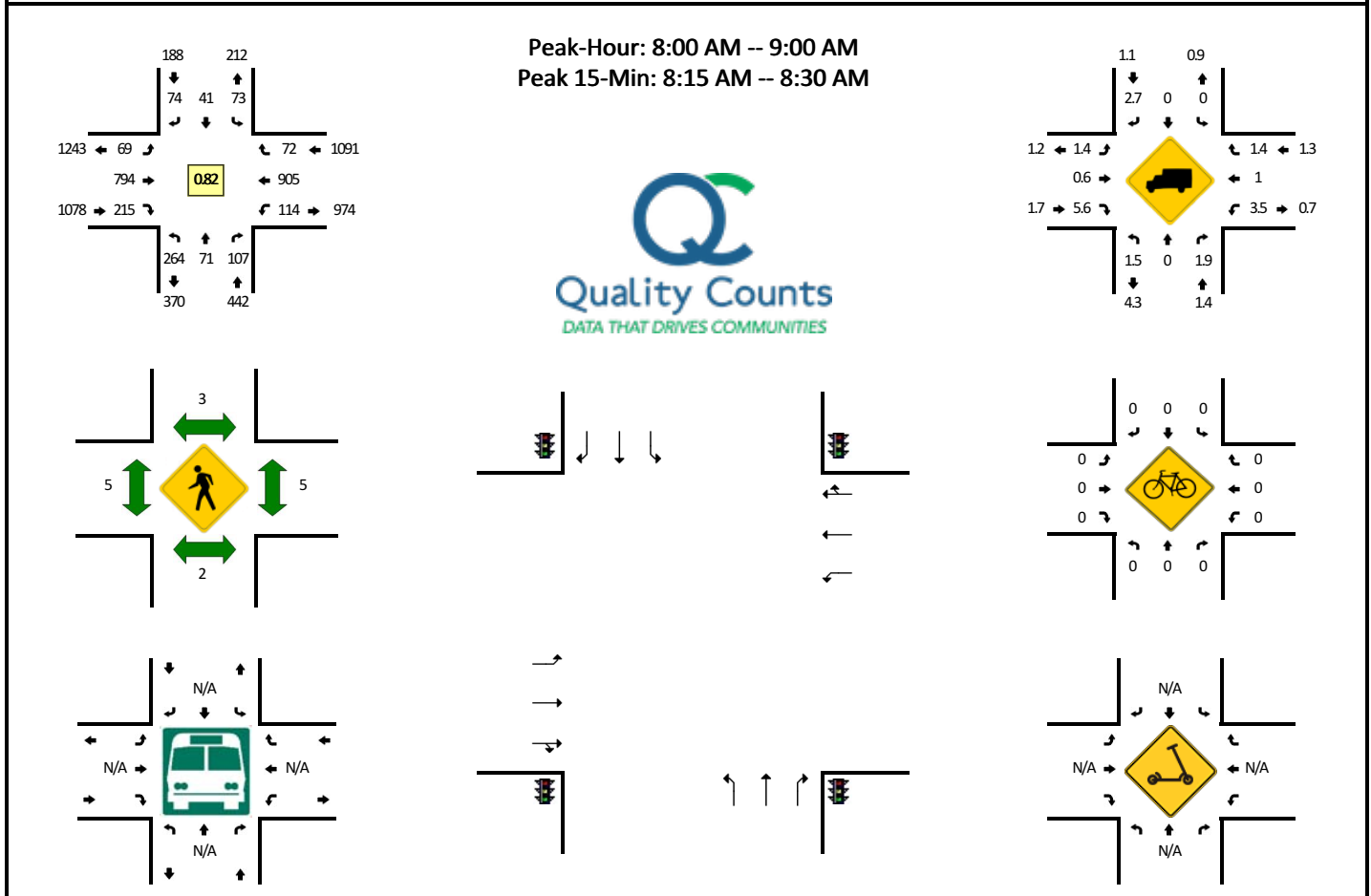


Attachment 1 Project Study Area and Intersections



LOCATION: Walsh Tarlton Ln -- Bee Caves Rd
CITY/STATE: Austin, TX

QC JOB #: 15327501
DATE: Wed, Dec 2 2020



15-Min Count Period Beginning At	Walsh Tarlton Ln (Northbound)				Walsh Tarlton Ln (Southbound)				Bee Caves Rd (Eastbound)				Bee Caves Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	24	10	7	0	3	3	8	0	4	95	11	0	12	94	4	0	275	
7:15 AM	41	6	25	0	5	5	6	0	15	106	26	0	27	160	11	0	433	
7:30 AM	54	16	32	0	7	2	20	0	7	160	12	0	26	187	17	0	540	
7:45 AM	69	9	33	0	7	7	9	0	9	164	17	0	31	234	14	0	603	1851
8:00 AM	52	14	11	0	14	8	12	0	15	185	53	0	27	231	18	0	640	2216
8:15 AM	73	24	34	0	17	11	18	0	17	229	106	0	56	259	14	0	858	2641
8:30 AM	80	22	39	0	16	12	24	0	20	205	23	0	17	216	19	0	693	2794
8:45 AM	59	11	23	0	26	10	20	0	17	175	33	0	14	199	21	0	608	2799
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	292	96	136	0	68	44	72	0	68	916	424	0	224	1036	56	0	3432	
Heavy Trucks	8	0	8		0	0	0		0	12	36		4	12	0		80	
Buses																		
Pedestrians		0				4				4				8			16	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

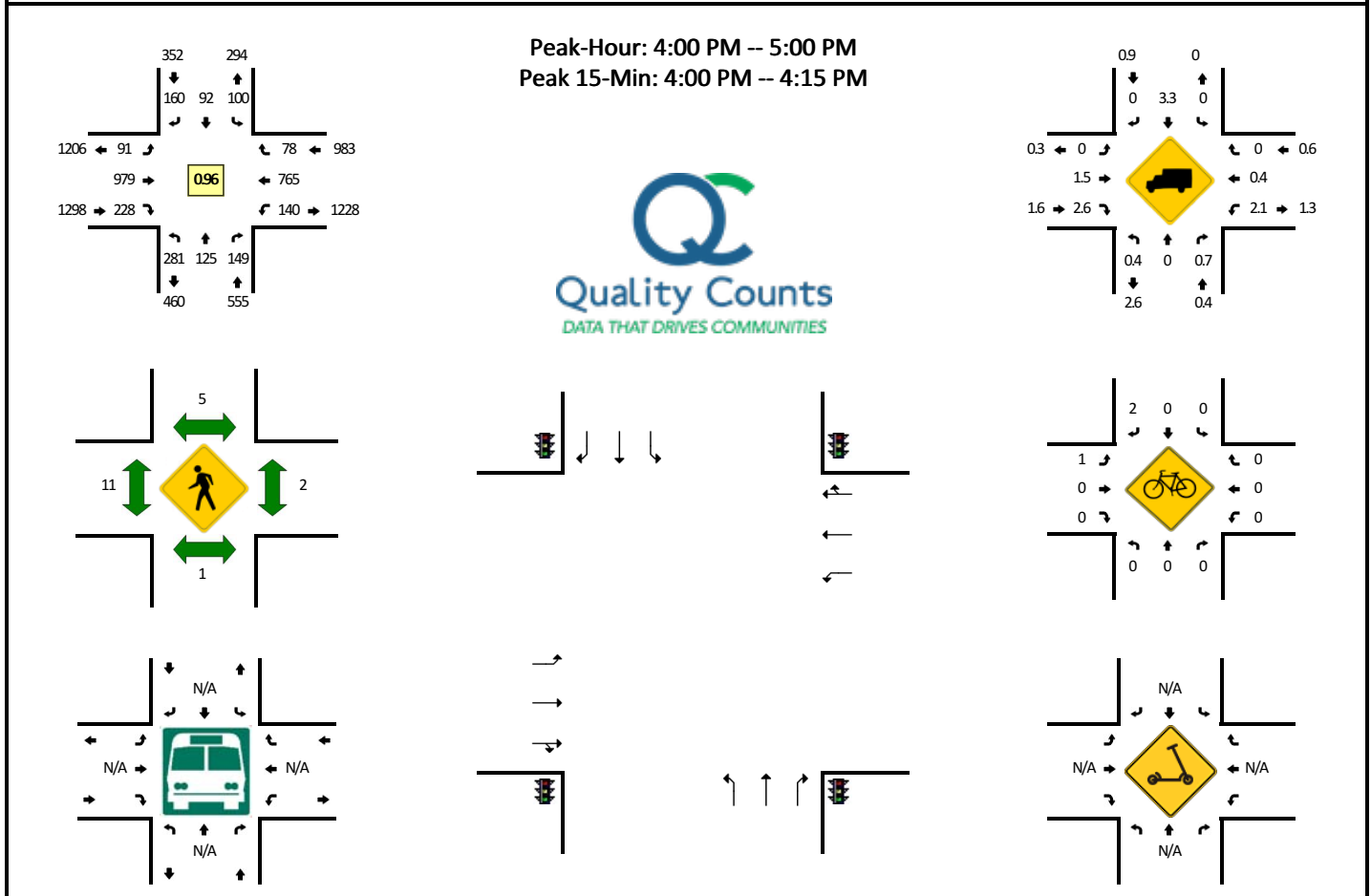
Comments:

Report generated on 12/8/2020 9:09 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Walsh Tarlton Ln -- Bee Caves Rd
CITY/STATE: Austin, TX

QC JOB #: 15327502
DATE: Wed, Dec 2 2020

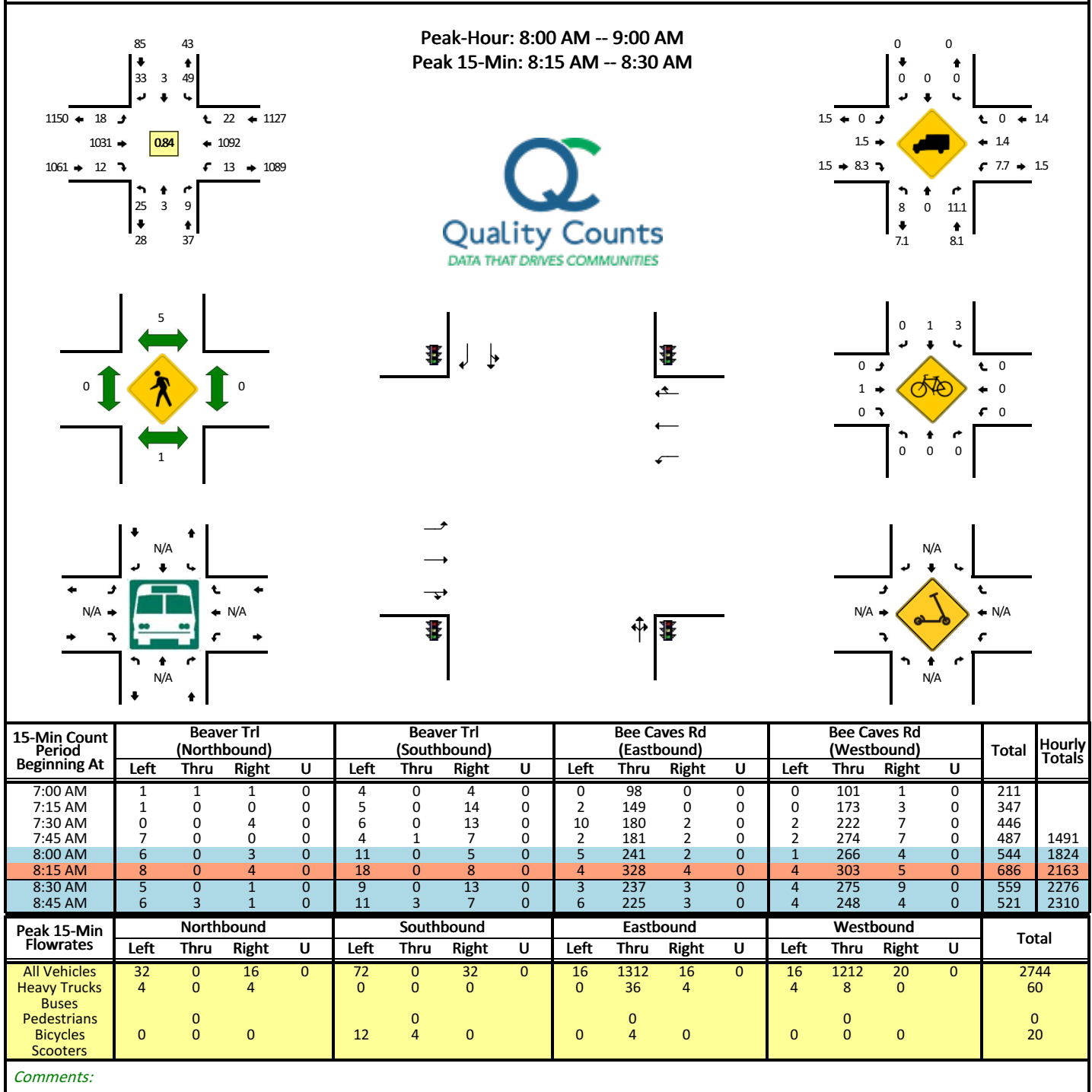


15-Min Count Period Beginning At	Walsh Tarlton Ln (Northbound)				Walsh Tarlton Ln (Southbound)				Bee Caves Rd (Eastbound)				Bee Caves Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	71	48	32	0	18	18	56	0	33	240	45	0	45	200	22	0	828	
4:15 PM	75	29	46	0	29	29	53	0	22	216	70	0	37	200	21	0	827	
4:30 PM	63	26	42	0	27	22	25	0	20	264	53	0	31	193	20	0	786	
4:45 PM	72	22	29	0	26	23	26	0	16	259	60	0	27	172	15	0	747	3188
5:00 PM	62	17	42	0	27	23	23	0	27	259	72	0	30	207	19	0	808	3168
5:15 PM	60	23	38	0	25	16	31	0	27	251	87	0	44	209	14	0	825	3166
5:30 PM	59	22	44	0	22	18	21	0	25	221	59	0	37	161	22	0	711	3091
5:45 PM	59	17	29	0	29	22	16	0	16	195	58	0	35	155	24	0	655	2999
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	284	192	128	0	72	72	224	0	132	960	180	0	180	800	88	0	3312	
Heavy Trucks	4	0	0	0	0	4	0	0	0	20	8	0	8	4	0	0	48	
Buses																		
Pedestrians		4				4				20				4			32	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scooters																		

Comments:

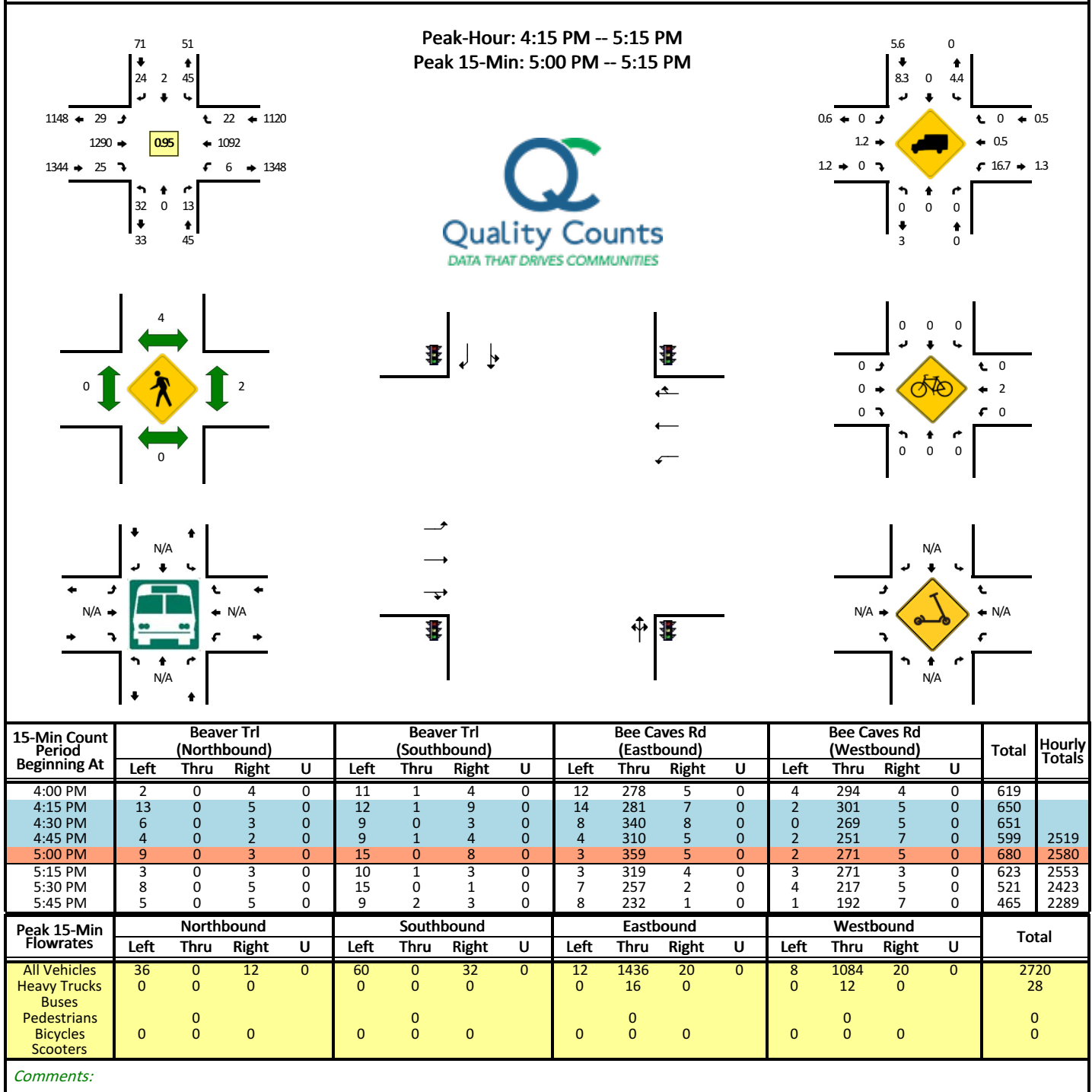
LOCATION: Beaver Trl -- Bee Caves Rd
CITY/STATE: West Lake Hills, TX

QC JOB #: 15327503
DATE: Wed, Dec 2 2020



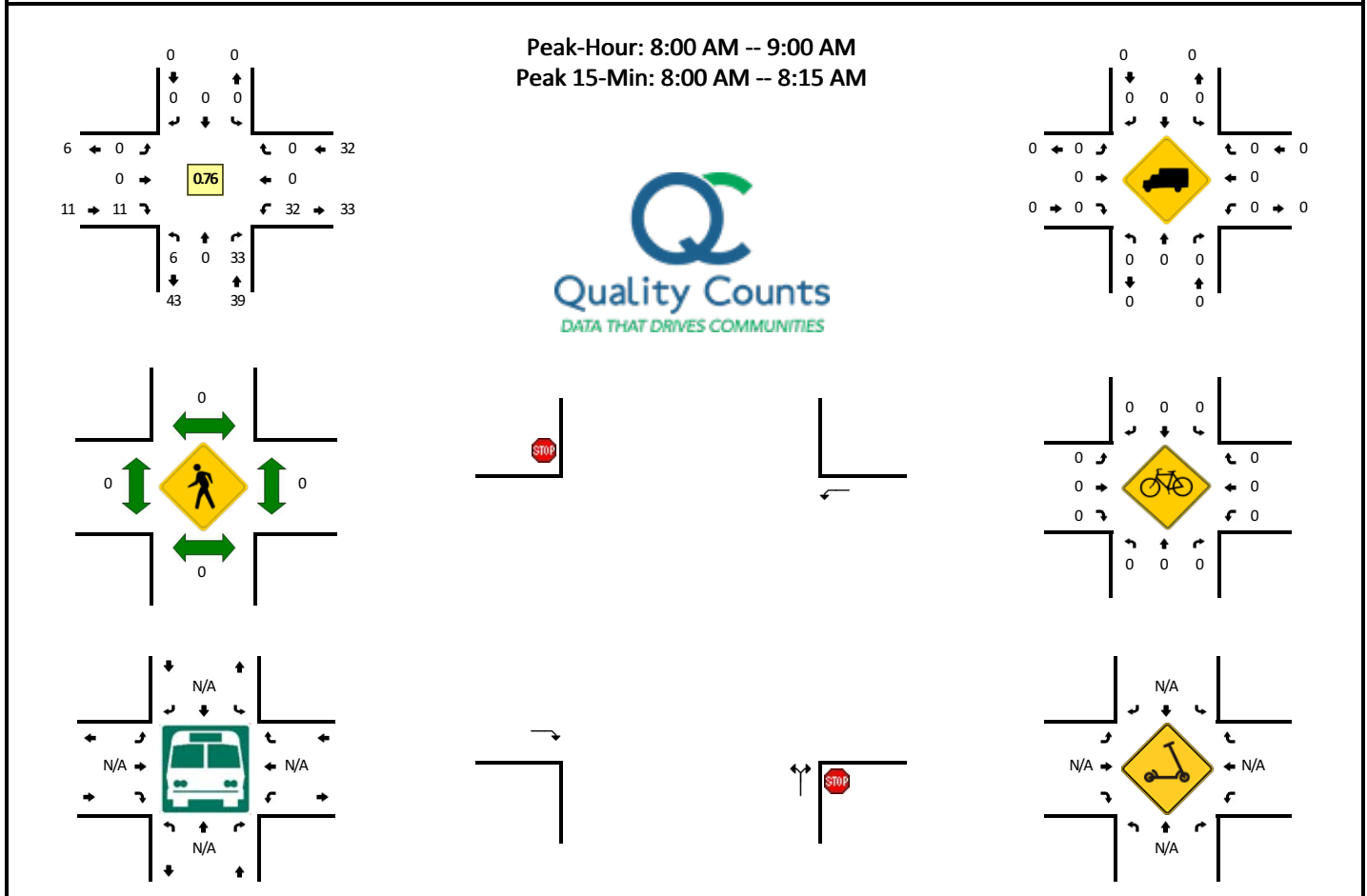
LOCATION: Beaver Trl -- Bee Caves Rd
CITY/STATE: West Lake Hills, TX

QC JOB #: 15327504
DATE: Wed, Dec 2 2020



LOCATION: East Dwy -- Bee Caves Rd
CITY/STATE: West Lake Hills, TX

QC JOB #: 15327505
DATE: Wed, Dec 2 2020



15-Min Count Period Beginning At	East Dwy (Northbound)				East Dwy (Southbound)				Bee Caves Rd (Eastbound)				Bee Caves Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	3	
7:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	3	0	0	0	4	
7:30 AM	0	0	2	0	0	0	0	0	0	0	1	0	8	0	0	0	11	
7:45 AM	1	0	2	0	0	0	0	0	0	0	2	0	8	0	0	0	13	31
8:00 AM	1	0	14	0	0	0	0	0	0	0	4	0	8	0	0	0	27	55
8:15 AM	3	0	8	0	0	0	0	0	0	0	3	0	13	0	0	0	27	78
8:30 AM	1	0	6	0	0	0	0	0	0	0	1	0	6	0	0	0	14	81
8:45 AM	1	0	5	0	0	0	0	0	0	0	3	0	5	0	0	0	14	82
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	4	0	56	0	0	0	0	0	0	0	16	0	32	0	0	0	108	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

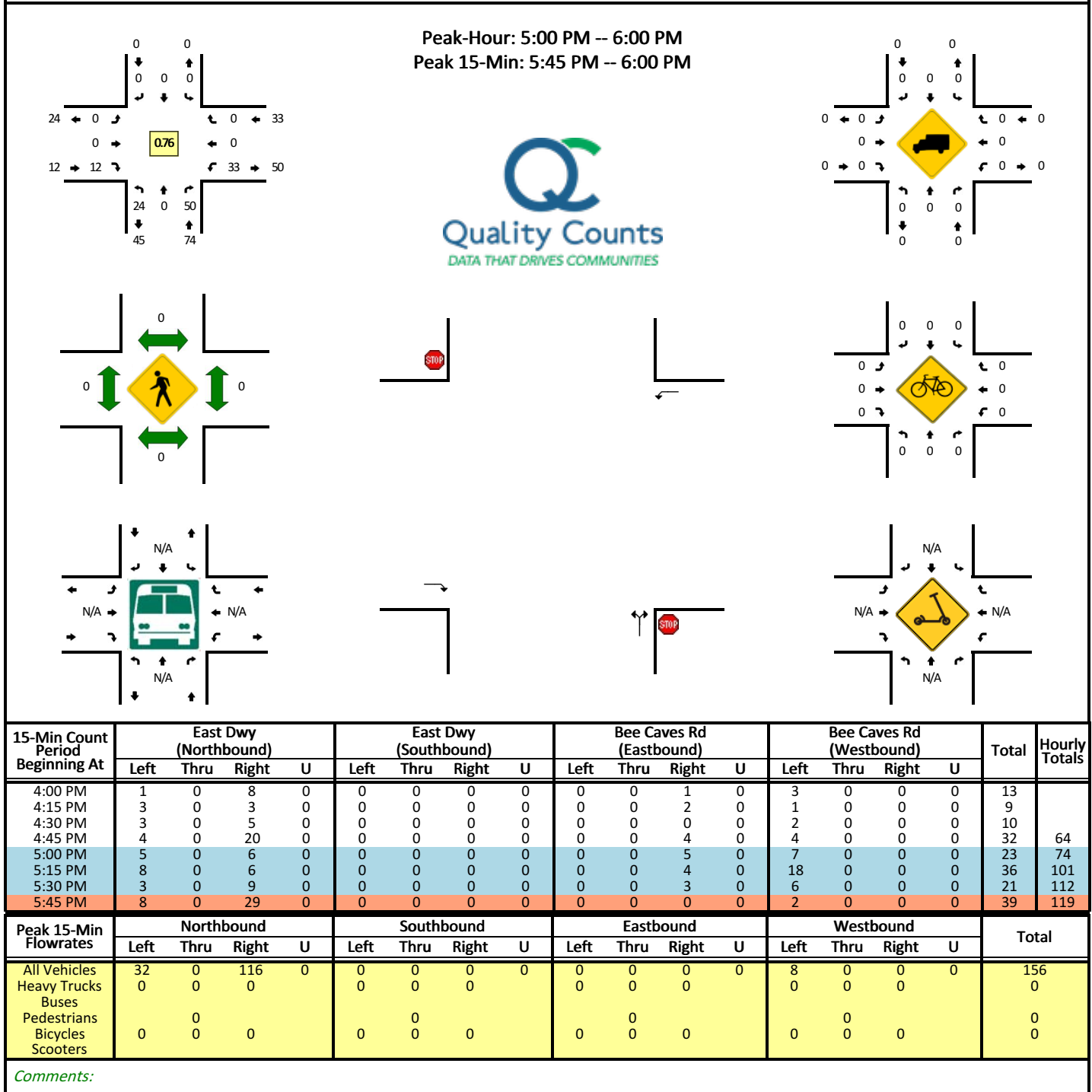
Comments:

Report generated on 12/8/2020 9:09 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: East Dwy -- Bee Caves Rd
CITY/STATE: West Lake Hills, TX

QC JOB #: 15327506
DATE: Wed, Dec 2 2020

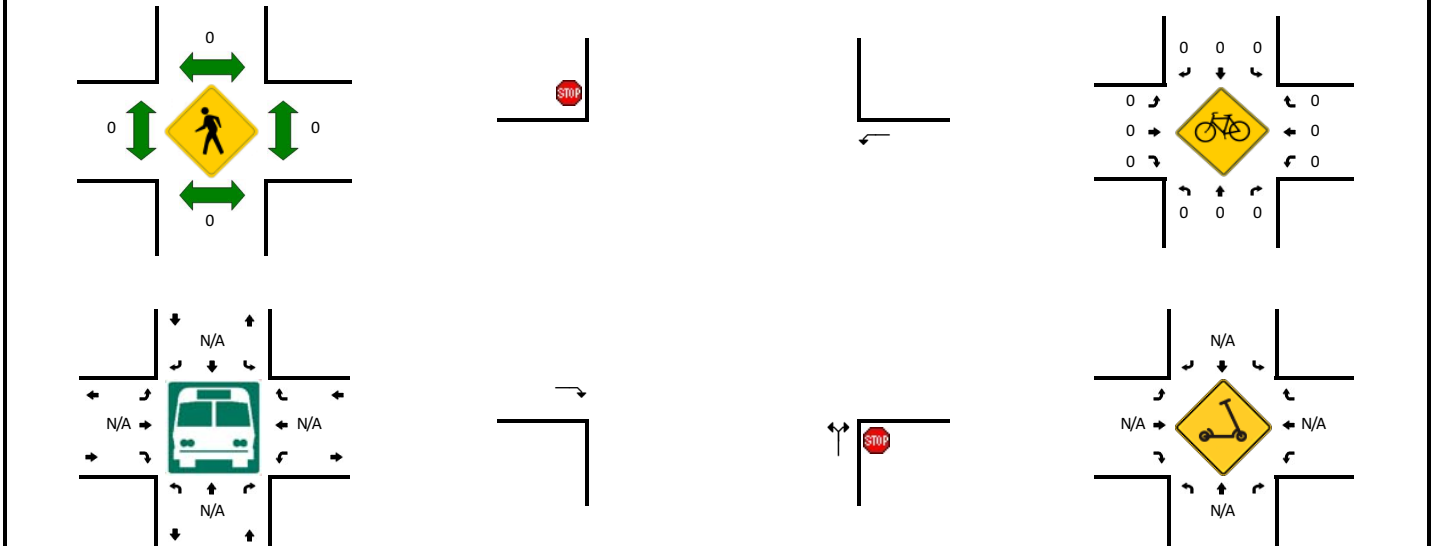


Report generated on 12/8/2020 9:09 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Middle Dwy -- Bee Caves Rd**CITY/STATE:** West Lake Hills, TX**QC JOB #:** 15327507**DATE:** Wed, Dec 2 2020

Peak-Hour: 8:00 AM -- 9:00 AM
 Peak 15-Min: 8:45 AM -- 9:00 AM



15-Min Count Period Beginning At	Middle Dwy (Northbound)				Middle Dwy (Southbound)				Bee Caves Rd (Eastbound)				Bee Caves Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scooters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

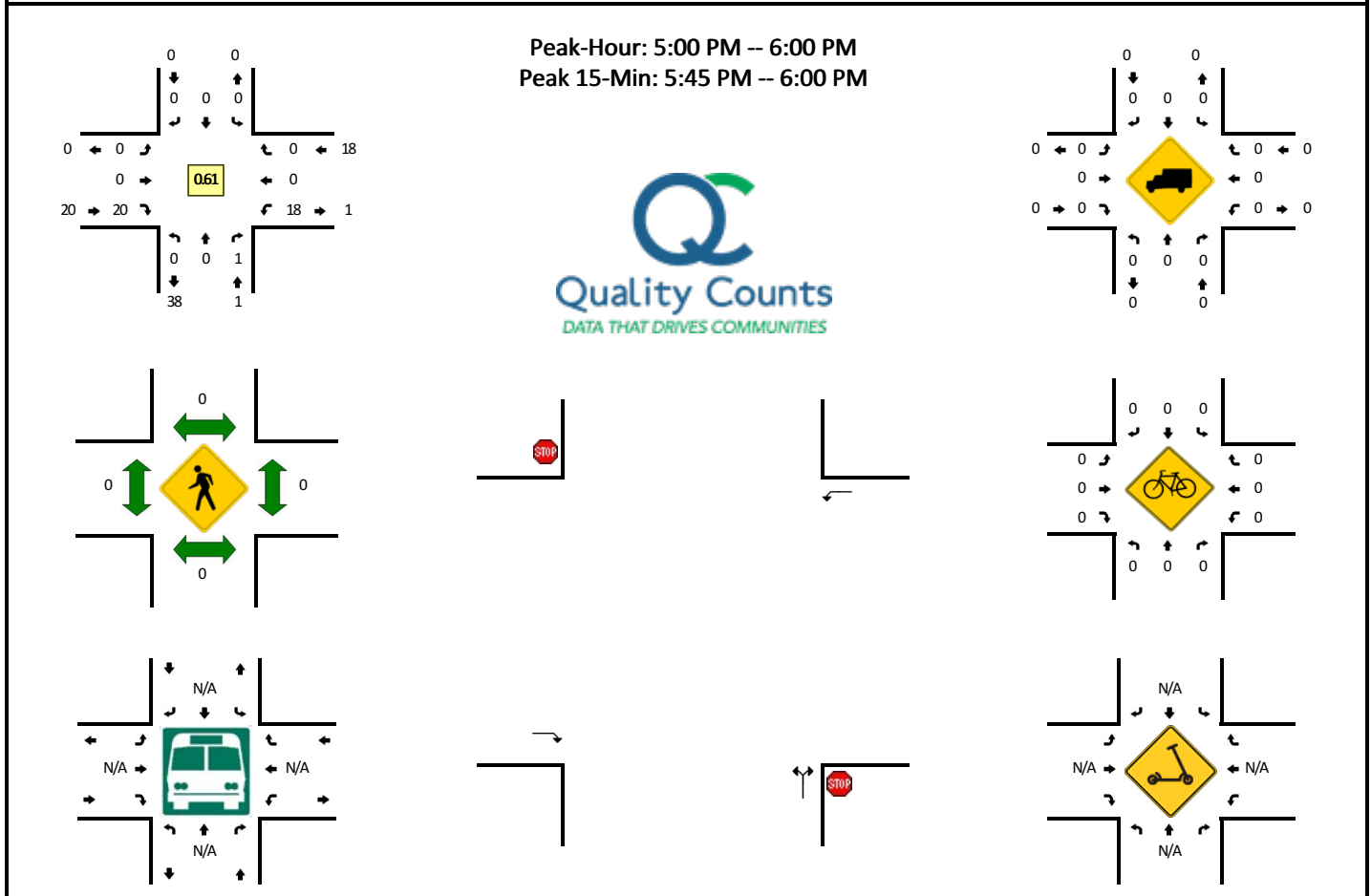
Comments:

Report generated on 12/8/2020 9:09 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Middle Dwy -- Bee Caves Rd
CITY/STATE: West Lake Hills, TX

QC JOB #: 15327508
DATE: Wed, Dec 2 2020

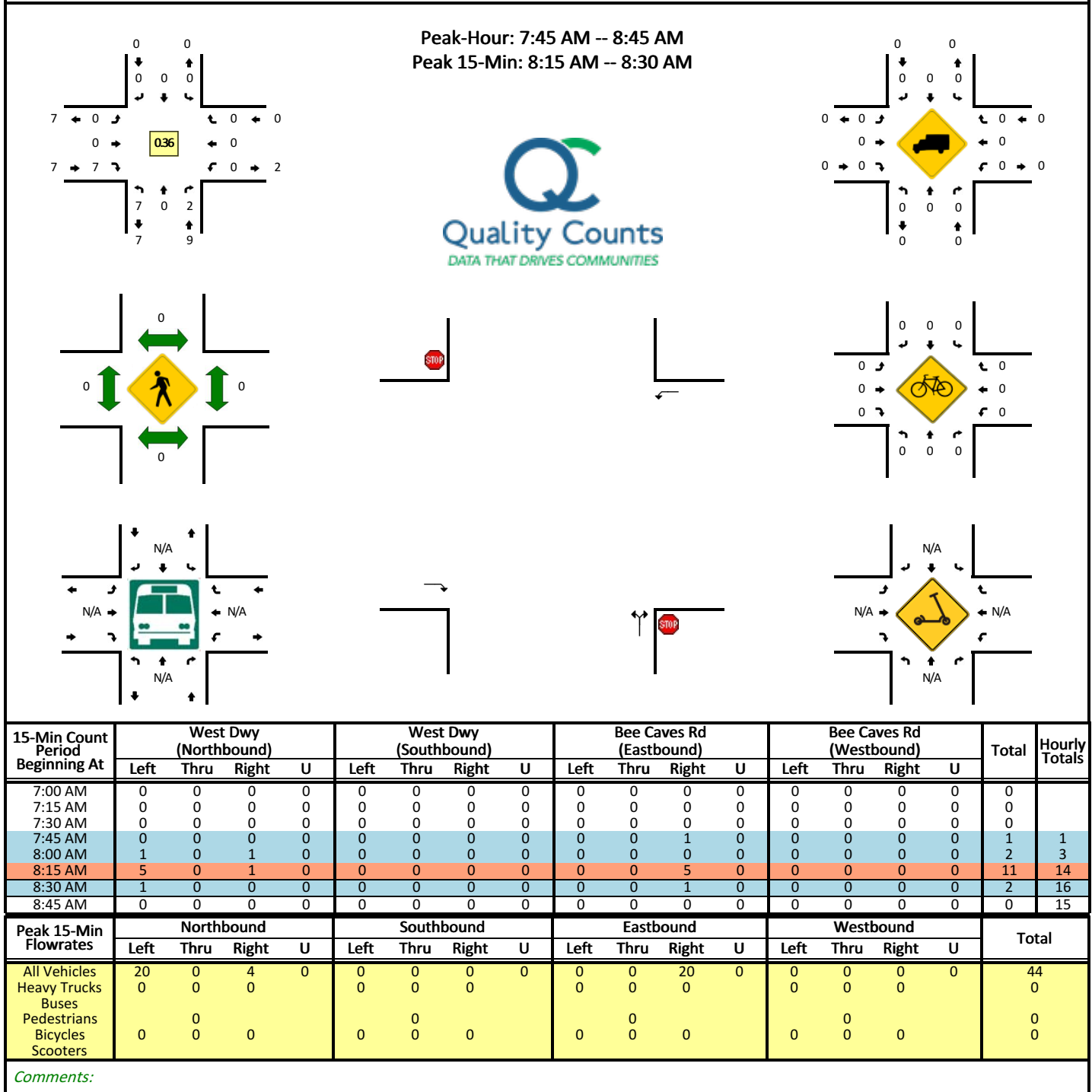


15-Min Count Period Beginning At	Middle Dwy (Northbound)				Middle Dwy (Southbound)				Bee Caves Rd (Eastbound)				Bee Caves Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	
4:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2	
4:30 PM	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	7	
4:45 PM	1	0	0	0	0	0	0	0	0	0	7	0	2	0	0	0	10	24
5:00 PM	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	4	23
5:15 PM	0	0	0	0	0	0	0	0	0	0	8	0	5	0	0	0	13	34
5:30 PM	0	0	1	0	0	0	0	0	0	0	2	0	3	0	0	0	6	33
5:45 PM	0	0	0	0	0	0	0	0	0	0	8	0	8	0	0	0	16	39
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	0	32	0	32	0	0	0	64	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters																		

Comments:

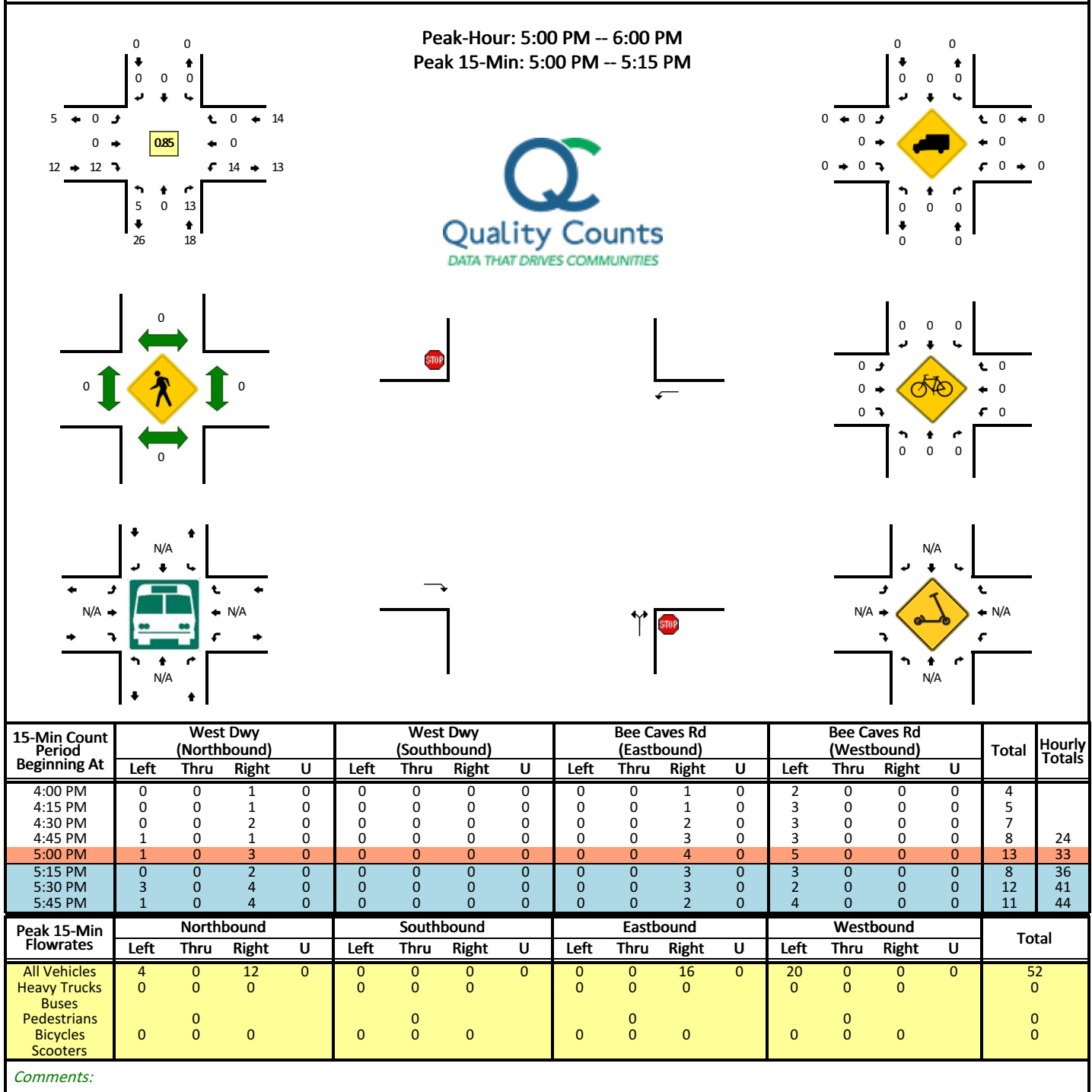
Report generated on 12/8/2020 9:09 AM

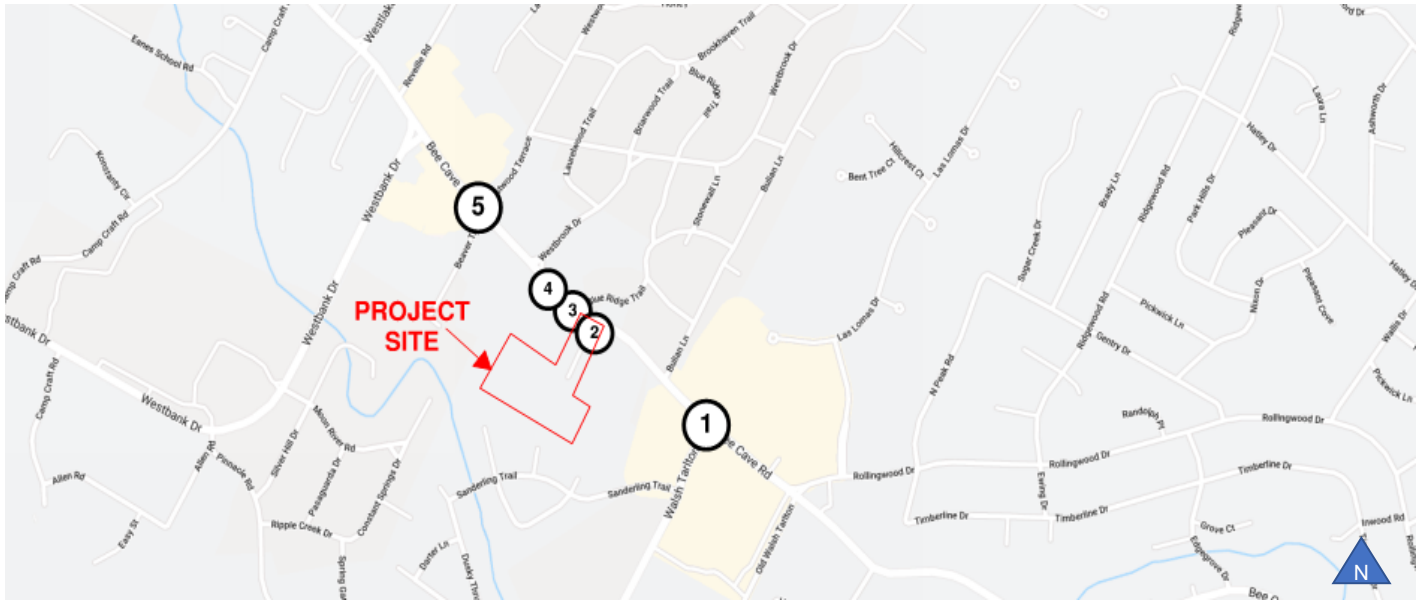
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: West Dwy -- Bee Caves Rd**QC JOB #:** 15327509**CITY/STATE:** West Lake Hills, TX**DATE:** Wed, Dec 2 2020

Report generated on 12/8/2020 9:09 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: West Dwy -- Bee Caves Rd**CITY/STATE:** West Lake Hills, TX**QC JOB #:** 15327510**DATE:** Wed, Dec 2 2020



1. Walsh Tarlton Lane/Bee Caves Road	2. Eastern Driveway/Bee Caves Road	4. Western Driveway/Bee Caves Road	5. Westwood Terrace/Beaver Trail/Bee Caves Road
Existing Conditions Northbound (Bee Caves Rd): 74 (160), 41 (92), 73 (100) Southbound (Bee Caves Rd): 69 (91), 794 (979), 215 (228) Eastbound (Walsh Tarlton Lane): 264 (281), 71 (125), 107 (149) Westbound (Walsh Tarlton Lane): 72 (78), 905 (765), 114 (140)	Existing Conditions Northbound (Bee Caves Rd): 1,243 (1,206), 32 (33) Southbound (Bee Caves Rd): 1,080 (1,330), 11 (12) Eastbound (Eastern Driveway): 6 (24), 33 (50)	Existing Conditions Northbound (Bee Caves Rd): 1,248 (1,198), 0 (14) Southbound (Bee Caves Rd): 1,089 (1,348), 7 (12) Eastbound (Western Driveway): 7 (5), 2 (13)	Existing Conditions Northbound (Bee Caves Rd): 33 (24), 3 (2), 49 (45) Southbound (Bee Caves Rd): 18 (29), 1,031 (1,290), 12 (25) Eastbound (Westwood Terrace): 22 (22), 1,092 (1,092), 13 (6) Westbound (Beaver Trail): 25 (32), 3 (0), 9 (13)
1. Walsh Tarlton Lane/Bee Caves Road	2. Eastern Driveway/Bee Caves Road	4. Western Driveway/Bee Caves Road	5. Westwood Terrace/Beaver Trail/Bee Caves Road
Buildout Conditions Northbound (Bee Caves Rd): 36 (17) Southbound (Bee Caves Rd): 9 (45), 1 (4) Eastbound (Walsh Tarlton Lane): 3 (2)	Buildout Conditions Northbound (Bee Caves Rd): 39 (19) Southbound (Bee Caves Rd): 21 (10) Eastbound (Eastern Driveway): 6 (26), 10 (49)	Buildout Conditions Northbound (Bee Caves Rd): 6 (26) Southbound (Bee Caves Rd): 21 (10)	Buildout Conditions Northbound (Bee Caves Rd): 6 (26) Southbound (Bee Caves Rd): 21 (10)
1. Walsh Tarlton Lane/Bee Caves Road	2. Eastern Driveway/Bee Caves Road	4. Western Driveway/Bee Caves Road	5. Westwood Terrace/Beaver Trail/Bee Caves Road
Existing Conditions Northbound (Bee Caves Rd): 74 (160), 41 (92), 73 (100) Southbound (Bee Caves Rd): 69 (91), 803 (1,024), 216 (232) Eastbound (Walsh Tarlton Lane): 267 (283), 71 (125), 107 (149) Westbound (Walsh Tarlton Lane): 72 (78), 941 (782), 114 (140)	Existing Conditions Northbound (Bee Caves Rd): 1,243 (1,206), 71 (52) Southbound (Bee Caves Rd): 1,080 (1,330), 32 (22) Eastbound (Eastern Driveway): 12 (50), 43 (99)	Existing Conditions Northbound (Bee Caves Rd): 1,254 (1,224), 0 (14) Southbound (Bee Caves Rd): 1,110 (1,358), 7 (12) Eastbound (Western Driveway): 7 (6), 2 (13)	Existing Conditions Northbound (Bee Caves Rd): 33 (24), 3 (2), 49 (45) Southbound (Bee Caves Rd): 18 (29), 1,052 (1,300), 12 (25) Eastbound (Westwood Terrace): 22 (22), 1,098 (1,118), 13 (6) Westbound (Beaver Trail): 25 (32), 3 (0), 9 (13)



Queues

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Existing Conditions AM Peak



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	84	1230	139	1192	322	87	130	89	50	90
v/c Ratio	0.34	0.76	0.55	0.66	0.88	0.28	0.34	0.44	0.37	0.30
Control Delay	13.2	25.7	21.4	25.0	63.7	45.9	7.1	40.7	60.1	2.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.2	25.7	21.4	25.0	63.7	45.9	7.1	40.7	60.1	2.5
Queue Length 50th (ft)	22	401	43	357	220	60	0	52	38	0
Queue Length 95th (ft)	37	356	77	419	#285	96	27	83	70	0
Internal Link Dist (ft)		1069		710		760			153	
Turn Bay Length (ft)	250		200		225					150
Base Capacity (vph)	300	1612	275	1812	367	435	471	206	261	391
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.76	0.51	0.66	0.88	0.20	0.28	0.43	0.19	0.23

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Existing Conditions AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		 			 								
Traffic Volume (veh/h)	69	794	215	114	905	72	264	71	107	73	41	74	
Future Volume (veh/h)	69	794	215	114	905	72	264	71	107	73	41	74	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.99		0.99	0.98		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1885	1885	1885	1841	1885	1885	1870	1900	1870	1900	1900	1856	
Adj Flow Rate, veh/h	84	968	262	139	1104	88	322	87	130	89	50	0	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	
Percent Heavy Veh, %	1	1	1	4	1	1	2	0	2	0	0	3	
Cap, veh/h	274	1442	389	386	1788	142	378	290	240	234	110		
Arrive On Green	0.08	1.00	1.00	0.05	0.53	0.53	0.15	0.15	0.15	0.06	0.06	0.00	
Sat Flow, veh/h	1795	2787	752	1753	3359	268	1781	1900	1569	1810	1900	1572	
Grp Volume(v), veh/h	84	621	609	139	588	604	322	87	130	89	50	0	
Grp Sat Flow(s),veh/h/ln	1795	1791	1748	1753	1791	1836	1781	1900	1569	1810	1900	1572	
Q Serve(g_s), s	2.6	0.0	0.0	4.4	27.5	27.5	18.5	4.9	9.2	5.5	3.1	0.0	
Cycle Q Clear(g_c), s	2.6	0.0	0.0	4.4	27.5	27.5	18.5	4.9	9.2	5.5	3.1	0.0	
Prop In Lane	1.00		0.43	1.00		0.15	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	274	926	904	386	953	977	378	290	240	234	110		
V/C Ratio(X)	0.31	0.67	0.67	0.36	0.62	0.62	0.85	0.30	0.54	0.38	0.46		
Avail Cap(c_a), veh/h	376	926	904	459	953	977	378	435	360	240	261		
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	15.1	0.0	0.0	12.0	19.5	19.6	44.2	45.1	47.0	49.2	54.7	0.0	
Incr Delay (d2), s/veh	0.6	3.9	4.0	0.6	3.0	2.9	16.8	0.6	1.9	1.0	2.9	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	1.0	1.0	1.0	1.7	11.5	11.8	10.7	2.4	3.7	2.5	1.6	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	15.7	3.9	4.0	12.5	22.5	22.5	61.1	45.7	48.9	50.2	57.6	0.0	
LnGrp LOS	B	A	A	B	C	C	E	D	D	D	E		
Approach Vol, veh/h	1314			1331			539			139			A
Approach Delay, s/veh	4.7			21.5			55.6			52.9			
Approach LOS	A			C			E			D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	13.0	68.6	25.0	13.4	11.2	70.4	13.6	24.8					
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5					
Max Green Setting (Gmax), s	11.5	47.5	18.5	16.5	11.5	47.5	7.5	27.5					
Max Q Clear Time (g_c+I1), s	6.4	2.0	20.5	5.1	4.6	29.5	7.5	11.2					
Green Ext Time (p_c), s	0.1	10.4	0.0	0.1	0.1	7.3	0.0	0.8					

Intersection Summary

HCM 6th Ctrl Delay	21.7
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
2: Eastern Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Existing Conditions AM Peak

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	
Traffic Vol, veh/h	1080	11	32	1243	6	33
Future Vol, veh/h	1080	11	32	1243	6	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1174	12	35	1351	7	36
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1186	0	1926	593
Stage 1	-	-	-	-	1180	-
Stage 2	-	-	-	-	746	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	585	-	58	449
Stage 1	-	-	-	-	254	-
Stage 2	-	-	-	-	430	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	585	-	55	449
Mov Cap-2 Maneuver	-	-	-	-	166	-
Stage 1	-	-	-	-	254	-
Stage 2	-	-	-	-	404	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.3		16.5	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	356	-	-	585	-	
HCM Lane V/C Ratio	0.119	-	-	0.059	-	
HCM Control Delay (s)	16.5	-	-	11.5	-	
HCM Lane LOS	C	-	-	B	-	
HCM 95th %tile Q(veh)	0.4	-	-	0.2	-	

HCM 6th TWSC
3: Central Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Existing Conditions AM Peak

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↱	↑↑	↲	
Traffic Vol, veh/h	1091	0	1	1248	0	0
Future Vol, veh/h	1091	0	1	1248	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1186	0	1	1357	0	0
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1186	0	1867	593
Stage 1	-	-	-	-	1186	-
Stage 2	-	-	-	-	681	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	585	-	64	449
Stage 1	-	-	-	-	252	-
Stage 2	-	-	-	-	464	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	585	-	64	449
Mov Cap-2 Maneuver	-	-	-	-	175	-
Stage 1	-	-	-	-	252	-
Stage 2	-	-	-	-	463	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		0	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	-	-	-	585	-	
HCM Lane V/C Ratio	-	-	-	0.002	-	
HCM Control Delay (s)	0	-	-	11.2	-	
HCM Lane LOS	A	-	-	B	-	
HCM 95th %tile Q(veh)	-	-	-	0	-	

HCM 6th TWSC
4: Western Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Existing Conditions AM Peak

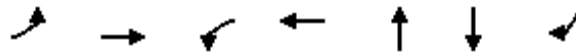
Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↑	↑↑	↑↑	
Traffic Vol, veh/h	1089	7	0	1248	7	2
Future Vol, veh/h	1089	7	0	1248	7	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1184	8	0	1357	8	2
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1192	0	1867	596
Stage 1	-	-	-	-	1188	-
Stage 2	-	-	-	-	679	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	581	-	64	447
Stage 1	-	-	-	-	252	-
Stage 2	-	-	-	-	465	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	581	-	64	447
Mov Cap-2 Maneuver	-	-	-	-	175	-
Stage 1	-	-	-	-	252	-
Stage 2	-	-	-	-	465	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		23.7	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	202	-	-	581	-	
HCM Lane V/C Ratio	0.048	-	-	-	-	
HCM Control Delay (s)	23.7	-	-	0	-	
HCM Lane LOS	C	-	-	A	-	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

Queues

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Existing Conditions AM Peak



Lane Group	EBL	EBT	WBL	WBT	NBT	SBT	SBR
Lane Group Flow (vph)	21	1241	15	1326	45	62	39
v/c Ratio	0.06	0.44	0.04	0.47	0.36	0.51	0.17
Control Delay	3.5	6.9	6.1	11.5	47.7	65.5	1.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.5	6.9	6.1	11.5	47.7	65.5	1.6
Queue Length 50th (ft)	3	125	3	190	25	47	0
Queue Length 95th (ft)	8	268	m6	430	56	83	0
Internal Link Dist (ft)		655		716	634	772	
Turn Bay Length (ft)	150		150				150
Base Capacity (vph)	413	2791	409	2817	262	263	384
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.44	0.04	0.47	0.17	0.24	0.10

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Existing Conditions AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	18	1031	12	13	1092	22	25	3	9	49	3	33
Future Volume (veh/h)	18	1031	12	13	1092	22	25	3	9	49	3	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1870	1870	1781	1885	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	21	1227	14	15	1300	26	30	4	11	58	4	0
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Percent Heavy Veh, %	0	2	2	8	1	1	0	0	0	0	0	0
Cap, veh/h	419	2764	32	365	2742	55	104	15	22	138	5	
Arrive On Green	0.02	0.77	0.77	0.03	1.00	1.00	0.05	0.05	0.05	0.05	0.05	0.00
Sat Flow, veh/h	1810	3598	41	1697	3591	72	1023	285	423	1507	104	1610
Grp Volume(v), veh/h	21	606	635	15	648	678	45	0	0	62	0	0
Grp Sat Flow(s),veh/h/ln	1810	1777	1862	1697	1791	1872	1732	0	0	1611	0	1610
Q Serve(g_s), s	0.3	14.4	14.4	0.2	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0
Cycle Q Clear(g_c), s	0.3	14.4	14.4	0.2	0.0	0.0	2.9	0.0	0.0	4.3	0.0	0.0
Prop In Lane	1.00		0.02	1.00		0.04	0.67		0.24	0.94		1.00
Lane Grp Cap(c), veh/h	419	1365	1430	365	1368	1429	142	0	0	143	0	
V/C Ratio(X)	0.05	0.44	0.44	0.04	0.47	0.47	0.32	0.00	0.00	0.43	0.00	
Avail Cap(c_a), veh/h	554	1365	1430	499	1368	1429	357	0	0	350	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.8	4.9	4.9	3.7	0.0	0.0	55.2	0.0	0.0	55.8	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.0	1.0	0.0	1.2	1.1	1.3	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	4.4	4.6	0.1	0.4	0.4	1.4	0.0	0.0	1.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	2.9	5.9	5.9	3.7	1.2	1.1	56.4	0.0	0.0	57.8	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	E	A	A	E	A	
Approach Vol, veh/h	1262				1341				45		62	
Approach Delay, s/veh	5.9				1.2				56.4		57.8	
Approach LOS	A				A				E		E	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.5	98.7		12.8	9.0	98.1		12.8				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	11.5	65.5		23.5	11.5	65.5		23.5				
Max Q Clear Time (g_c+I1), s	2.2	16.4		6.3	2.3	2.0		4.9				
Green Ext Time (p_c), s	0.0	10.4		0.2	0.0	11.9		0.1				

Intersection Summary

HCM 6th Ctrl Delay	5.6
HCM 6th LOS	A

Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Queues

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Existing Conditions PM Peak



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	95	1258	146	878	293	130	155	104	96	167
v/c Ratio	0.29	0.80	0.64	0.53	0.74	0.37	0.37	0.44	0.54	0.49
Control Delay	13.1	29.6	31.1	24.6	47.0	45.2	8.7	38.2	62.3	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.1	29.6	31.1	24.6	47.0	45.2	8.7	38.2	62.3	7.8
Queue Length 50th (ft)	25	438	48	245	188	89	0	59	72	0
Queue Length 95th (ft)	47	#616	123	342	263	143	54	99	124	32
Internal Link Dist (ft)		1069		710		760			153	
Turn Bay Length (ft)	250		200		225					150
Base Capacity (vph)	381	1563	253	1669	399	435	480	236	253	395
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.80	0.58	0.53	0.73	0.30	0.32	0.44	0.38	0.42

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Existing Conditions PM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	91	979	228	140	765	78	281	125	149	100	92	160	
Future Volume (veh/h)	91	979	228	140	765	78	281	125	149	100	92	160	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.99	0.98		0.98	0.98		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1900	1870	1870	1870	1900	1900	1900	1900	1885	1900	1856	1900	
Adj Flow Rate, veh/h	95	1020	238	146	797	81	293	130	155	104	96	0	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	
Percent Heavy Veh, %	0	2	2	2	0	0	0	0	1	0	3	0	
Cap, veh/h	353	1372	319	355	1643	167	391	345	285	270	167		
Arrive On Green	0.08	0.96	0.96	0.06	0.50	0.50	0.15	0.18	0.18	0.06	0.09	0.00	
Sat Flow, veh/h	1810	2852	663	1781	3307	336	1810	1900	1569	1810	1856	1610	
Grp Volume(v), veh/h	95	634	624	146	435	443	293	130	155	104	96	0	
Grp Sat Flow(s),veh/h/ln	1810	1777	1739	1781	1805	1838	1810	1900	1569	1810	1856	1610	
Q Serve(g_s), s	3.2	5.7	5.8	4.9	19.2	19.2	17.1	7.2	10.8	6.2	6.0	0.0	
Cycle Q Clear(g_c), s	3.2	5.7	5.8	4.9	19.2	19.2	17.1	7.2	10.8	6.2	6.0	0.0	
Prop In Lane	1.00		0.38	1.00		0.18	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	353	854	836	355	897	913	391	345	285	270	167		
V/C Ratio(X)	0.27	0.74	0.75	0.41	0.48	0.49	0.75	0.38	0.54	0.38	0.58		
Avail Cap(c_a), veh/h	450	854	836	421	897	913	391	435	359	270	255		
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	15.1	1.3	1.3	14.1	20.0	20.0	39.5	43.1	44.6	45.7	52.4	0.0	
Incr Delay (d2), s/veh	0.4	5.8	6.0	0.8	1.9	1.8	7.8	0.7	1.6	0.9	3.1	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	1.2	2.0	2.1	2.0	8.2	8.3	8.4	3.5	4.3	2.9	2.9	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	15.6	7.1	7.3	14.8	21.9	21.8	47.3	43.8	46.2	46.6	55.5	0.0	
LnGrp LOS	B	A	A	B	C	C	D	D	D	D	E		
Approach Vol, veh/h	1353			1024			578			200			A
Approach Delay, s/veh	7.8			20.9			46.2			50.9			
Approach LOS	A			C			D			D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	13.5	64.2	25.0	17.3	11.6	66.1	14.0	28.3					
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5					
Max Green Setting (Gmax), s	11.5	47.5	18.5	16.5	11.5	47.5	7.5	27.5					
Max Q Clear Time (g_c+I1), s	6.9	7.8	19.1	8.0	5.2	21.2	8.2	12.8					
Green Ext Time (p_c), s	0.1	10.6	0.0	0.2	0.1	5.6	0.0	1.0					

Intersection Summary

HCM 6th Ctrl Delay 21.8

HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

12/08/2020

DRH

Synchro 10 Report

Page 2

HCM 6th TWSC
2: Eastern Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Existing Conditions PM Peak

Intersection						
Int Delay, s/veh	1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↓	↑↑	↓	
Traffic Vol, veh/h	1330	12	33	1206	24	50
Future Vol, veh/h	1330	12	33	1206	24	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1446	13	36	1311	26	54
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1459	0	2181	730
Stage 1	-	-	-	-	1453	-
Stage 2	-	-	-	-	728	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	459	-	39	365
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	439	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	459	-	36	365
Mov Cap-2 Maneuver	-	-	-	-	128	-
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	405	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.4		29.2	
HCM LOS					D	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	228	-	-	459	-	
HCM Lane V/C Ratio	0.353	-	-	0.078	-	
HCM Control Delay (s)	29.2	-	-	13.5	-	
HCM Lane LOS	D	-	-	B	-	
HCM 95th %tile Q(veh)	1.5	-	-	0.3	-	

HCM 6th TWSC
3: Central Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Existing Conditions PM Peak

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	
Traffic Vol, veh/h	1341	20	18	1212	0	1
Future Vol, veh/h	1341	20	18	1212	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1458	22	20	1317	0	1
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1480	0	2168	740
Stage 1	-	-	-	-	1469	-
Stage 2	-	-	-	-	699	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	451	-	40	359
Stage 1	-	-	-	-	178	-
Stage 2	-	-	-	-	454	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	451	-	38	359
Mov Cap-2 Maneuver	-	-	-	-	129	-
Stage 1	-	-	-	-	178	-
Stage 2	-	-	-	-	434	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.2		15.1	
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	359	-	-	451	-	
HCM Lane V/C Ratio	0.003	-	-	0.043	-	
HCM Control Delay (s)	15.1	-	-	13.3	-	
HCM Lane LOS	C	-	-	B	-	
HCM 95th %tile Q(veh)	0	-	-	0.1	-	

HCM 6th TWSC
4: Western Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Existing Conditions PM Peak

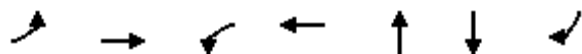
Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↱	↑↑	↲	
Traffic Vol, veh/h	1348	12	14	1198	5	13
Future Vol, veh/h	1348	12	14	1198	5	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1465	13	15	1302	5	14
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1478	0	2153	739
Stage 1	-	-	-	-	1472	-
Stage 2	-	-	-	-	681	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	452	-	41	360
Stage 1	-	-	-	-	177	-
Stage 2	-	-	-	-	464	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	452	-	40	360
Mov Cap-2 Maneuver	-	-	-	-	130	-
Stage 1	-	-	-	-	177	-
Stage 2	-	-	-	-	449	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.2		21.3	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	241	-	-	452	-	
HCM Lane V/C Ratio	0.081	-	-	0.034	-	
HCM Control Delay (s)	21.3	-	-	13.2	-	
HCM Lane LOS	C	-	-	B	-	
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-	

Queues

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Existing Conditions PM Peak



Lane Group	EBL	EBT	WBL	WBT	NBT	SBT	SBR
Lane Group Flow (vph)	31	1384	6	1172	48	49	25
v/c Ratio	0.08	0.47	0.02	0.42	0.24	0.44	0.12
Control Delay	3.2	5.6	5.8	9.9	4.1	63.6	1.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.2	5.6	5.8	9.9	4.1	63.6	1.2
Queue Length 50th (ft)	4	139	1	156	0	37	0
Queue Length 95th (ft)	11	336	m4	381	6	76	0
Internal Link Dist (ft)		655		716	634	772	
Turn Bay Length (ft)	150		150				150
Base Capacity (vph)	461	2920	350	2766	343	264	365
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.47	0.02	0.42	0.14	0.19	0.07

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Existing Conditions PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	1290	25	6	1092	22	32	0	13	45	2	24
Future Volume (veh/h)	29	1290	25	6	1092	22	32	0	13	45	2	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.98	0.99		0.99	0.99		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1885	1885	1648	1885	1885	1900	1900	1900	1900	1900	1781
Adj Flow Rate, veh/h	31	1358	26	6	1149	23	34	0	14	47	2	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	1	1	17	1	1	0	0	0	0	0	8
Cap, veh/h	478	2799	54	294	2726	55	107	4	25	138	3	
Arrive On Green	0.03	0.78	0.78	0.02	1.00	1.00	0.05	0.00	0.05	0.05	0.05	0.00
Sat Flow, veh/h	1810	3595	69	1570	3589	72	1083	88	482	1546	66	1510
Grp Volume(v), veh/h	31	676	708	6	573	599	48	0	0	49	0	0
Grp Sat Flow(s),veh/h/ln	1810	1791	1873	1570	1791	1870	1653	0	0	1612	0	1510
Q Serve(g_s), s	0.4	16.1	16.1	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
Cycle Q Clear(g_c), s	0.4	16.1	16.1	0.1	0.0	0.0	3.1	0.0	0.0	3.2	0.0	0.0
Prop In Lane	1.00		0.04	1.00		0.04	0.71		0.29	0.96		1.00
Lane Grp Cap(c), veh/h	478	1395	1458	294	1360	1420	136	0	0	141	0	
V/C Ratio(X)	0.06	0.48	0.49	0.02	0.42	0.42	0.35	0.00	0.00	0.35	0.00	
Avail Cap(c_a), veh/h	603	1395	1458	432	1360	1420	348	0	0	347	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.8	4.7	4.7	4.0	0.0	0.0	55.5	0.0	0.0	55.5	0.0	0.0
Incr Delay (d2), s/veh	0.1	1.2	1.2	0.0	1.0	0.9	1.6	0.0	0.0	1.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	4.8	5.1	0.0	0.4	0.4	1.5	0.0	0.0	1.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	2.8	5.9	5.9	4.1	1.0	0.9	57.0	0.0	0.0	57.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	E	A	A	E	A	
Approach Vol, veh/h	1415			1178			48			49		
Approach Delay, s/veh	5.8			1.0			57.0			57.0		
Approach LOS	A			A			E			E		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.4	99.9		12.6	9.7	97.6		12.6				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	11.5	65.5		23.5	11.5	65.5		23.5				
Max Q Clear Time (g_c+I1), s	2.1	18.1		5.2	2.4	2.0		5.1				
Green Ext Time (p_c), s	0.0	12.5		0.2	0.0	9.6		0.2				

Intersection Summary

HCM 6th Ctrl Delay	5.5
HCM 6th LOS	A

Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Queues

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Build Conditions AM Peak



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	84	1242	139	1236	326	87	130	89	50	90
v/c Ratio	0.36	0.77	0.56	0.68	0.89	0.28	0.34	0.44	0.37	0.30
Control Delay	14.9	26.0	22.5	25.7	64.9	45.9	7.1	40.7	60.1	2.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	14.9	26.0	22.5	25.7	64.9	45.9	7.1	40.7	60.1	2.5
Queue Length 50th (ft)	22	407	43	377	224	60	0	52	38	0
Queue Length 95th (ft)	37	361	81	441	#292	96	27	83	70	0
Internal Link Dist (ft)		1069		710		760			153	
Turn Bay Length (ft)	250		200		225					150
Base Capacity (vph)	287	1610	271	1811	368	435	471	206	261	391
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.77	0.51	0.68	0.89	0.20	0.28	0.43	0.19	0.23

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Build Conditions AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	69	803	216	114	941	72	267	71	107	73	41	74
Future Volume (veh/h)	69	803	216	114	941	72	267	71	107	73	41	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.99		0.99	0.98		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1841	1885	1885	1870	1900	1870	1900	1900	1856
Adj Flow Rate, veh/h	84	979	263	139	1148	88	326	87	130	89	50	0
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	1	1	1	4	1	1	2	0	2	0	0	3
Cap, veh/h	262	1444	387	383	1794	137	378	290	240	234	110	
Arrive On Green	0.08	1.00	1.00	0.05	0.53	0.53	0.15	0.15	0.15	0.06	0.06	0.00
Sat Flow, veh/h	1795	2792	748	1753	3371	258	1781	1900	1569	1810	1900	1572
Grp Volume(v), veh/h	84	627	615	139	609	627	326	87	130	89	50	0
Grp Sat Flow(s),veh/h/ln	1795	1791	1749	1753	1791	1838	1781	1900	1569	1810	1900	1572
Q Serve(g_s), s	2.6	0.0	0.0	4.4	29.0	29.0	18.5	4.9	9.2	5.5	3.1	0.0
Cycle Q Clear(g_c), s	2.6	0.0	0.0	4.4	29.0	29.0	18.5	4.9	9.2	5.5	3.1	0.0
Prop In Lane	1.00		0.43	1.00		0.14	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	262	926	905	383	953	978	378	290	240	234	110	
V/C Ratio(X)	0.32	0.68	0.68	0.36	0.64	0.64	0.86	0.30	0.54	0.38	0.46	
Avail Cap(c_a), veh/h	364	926	905	456	953	978	378	435	360	240	261	
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	15.5	0.0	0.0	12.0	19.9	19.9	44.4	45.1	47.0	49.2	54.7	0.0
Incr Delay (d2), s/veh	0.7	4.0	4.1	0.6	3.3	3.2	18.2	0.6	1.9	1.0	2.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	1.0	1.0	1.7	12.2	12.5	11.0	2.4	3.7	2.5	1.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.2	4.0	4.1	12.6	23.2	23.1	62.6	45.7	48.9	50.2	57.6	0.0
LnGrp LOS	B	A	A	B	C	C	E	D	D	D	E	
Approach Vol, veh/h		1326			1375			543			139	A
Approach Delay, s/veh		4.8			22.1			56.6			52.9	
Approach LOS		A			C			E			D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	13.0	68.6	25.0	13.4	11.2	70.4	13.6	24.8				
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5				
Max Green Setting (Gmax), s	11.5	47.5	18.5	16.5	11.5	47.5	7.5	27.5				
Max Q Clear Time (g_c+I1), s	6.4	2.0	20.5	5.1	4.6	31.0	7.5	11.2				
Green Ext Time (p_c), s	0.1	10.6	0.0	0.1	0.1	7.3	0.0	0.8				

Intersection Summary

HCM 6th Ctrl Delay 22.1

HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

12/08/2020

DRH

Synchro 10 Report

Page 2

HCM 6th TWSC
2: Eastern Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Build Conditions AM Peak

Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↑	↑↑	↑	
Traffic Vol, veh/h	1080	32	71	1243	12	43
Future Vol, veh/h	1080	32	71	1243	12	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1174	35	77	1351	13	47

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1209
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	573
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	573
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	19.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	310	-	-	573	-
HCM Lane V/C Ratio	0.193	-	-	0.135	-
HCM Control Delay (s)	19.4	-	-	12.3	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.7	-	-	0.5	-

HCM 6th TWSC
3: Central Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Build Conditions AM Peak

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↱	↑↑	↲	
Traffic Vol, veh/h	1112	0	1	1254	0	0
Future Vol, veh/h	1112	0	1	1254	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1209	0	1	1363	0	0
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1209	0	1893	605
Stage 1	-	-	-	-	1209	-
Stage 2	-	-	-	-	684	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	573	-	62	441
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	462	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	573	-	62	441
Mov Cap-2 Maneuver	-	-	-	-	171	-
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	461	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		0	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	-	-	-	573	-	
HCM Lane V/C Ratio	-	-	-	0.002	-	
HCM Control Delay (s)	0	-	-	11.3	-	
HCM Lane LOS	A	-	-	B	-	
HCM 95th %tile Q(veh)	-	-	-	0	-	

HCM 6th TWSC
4: Western Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Build Conditions AM Peak

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↑	↑↑	↑	
Traffic Vol, veh/h	1110	7	0	1254	7	2
Future Vol, veh/h	1110	7	0	1254	7	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1207	8	0	1363	8	2

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	1215	0	1893
Stage 1	-	-	-	-	1211
Stage 2	-	-	-	-	682
Critical Hdwy	-	-	4.14	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	-	-	2.22	-	3.52
Pot Cap-1 Maneuver	-	-	570	-	62
Stage 1	-	-	-	-	245
Stage 2	-	-	-	-	464
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	570	-	62
Mov Cap-2 Maneuver	-	-	-	-	171
Stage 1	-	-	-	-	245
Stage 2	-	-	-	-	464

Approach	EB	WB	NB
HCM Control Delay, s	0	0	24.1
HCM LOS			C

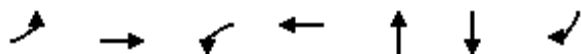
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	198	-	-	570	-
HCM Lane V/C Ratio	0.049	-	-	-	-
HCM Control Delay (s)	24.1	-	-	0	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Queues

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Build Conditions AM Peak



Lane Group	EBL	EBT	WBL	WBT	NBT	SBT	SBR
Lane Group Flow (vph)	21	1266	15	1333	45	62	39
v/c Ratio	0.06	0.45	0.05	0.47	0.36	0.51	0.17
Control Delay	3.5	7.0	6.1	11.8	47.7	65.5	1.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.5	7.0	6.1	11.8	47.7	65.5	1.6
Queue Length 50th (ft)	3	129	3	204	25	47	0
Queue Length 95th (ft)	8	277	m6	437	56	83	0
Internal Link Dist (ft)		655		716	634	772	
Turn Bay Length (ft)	150		150				150
Base Capacity (vph)	412	2791	401	2817	262	263	384
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.45	0.04	0.47	0.17	0.24	0.10

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Build Conditions AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	18	1052	12	13	1098	22	25	3	9	49	3	33
Future Volume (veh/h)	18	1052	12	13	1098	22	25	3	9	49	3	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1870	1870	1781	1885	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	21	1252	14	15	1307	26	30	4	11	58	4	0
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Percent Heavy Veh, %	0	2	2	8	1	1	0	0	0	0	0	0
Cap, veh/h	416	2764	31	357	2743	55	104	15	22	138	5	
Arrive On Green	0.02	0.77	0.77	0.03	1.00	1.00	0.05	0.05	0.05	0.05	0.05	0.00
Sat Flow, veh/h	1810	3599	40	1697	3592	71	1023	285	423	1507	104	1610
Grp Volume(v), veh/h	21	618	648	15	651	682	45	0	0	62	0	0
Grp Sat Flow(s),veh/h/ln	1810	1777	1862	1697	1791	1872	1732	0	0	1611	0	1610
Q Serve(g_s), s	0.3	14.8	14.8	0.2	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0
Cycle Q Clear(g_c), s	0.3	14.8	14.8	0.2	0.0	0.0	2.9	0.0	0.0	4.3	0.0	0.0
Prop In Lane	1.00		0.02	1.00		0.04	0.67		0.24	0.94		1.00
Lane Grp Cap(c), veh/h	416	1365	1430	357	1368	1430	142	0	0	143	0	
V/C Ratio(X)	0.05	0.45	0.45	0.04	0.48	0.48	0.32	0.00	0.00	0.43	0.00	
Avail Cap(c_a), veh/h	552	1365	1430	491	1368	1430	357	0	0	350	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.8	4.9	4.9	3.7	0.0	0.0	55.2	0.0	0.0	55.8	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.1	1.0	0.0	1.2	1.1	1.3	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	4.6	4.8	0.1	0.5	0.5	1.4	0.0	0.0	1.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	2.9	6.0	6.0	3.8	1.2	1.1	56.4	0.0	0.0	57.8	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	E	A	A	E	A	
Approach Vol, veh/h	1287				1348				45		62	
Approach Delay, s/veh	6.0				1.2				56.4		57.8	
Approach LOS	A				A				E		E	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.5	98.7		12.8	9.0	98.1		12.8				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	11.5	65.5		23.5	11.5	65.5		23.5				
Max Q Clear Time (g_c+I1), s	2.2	16.8		6.3	2.3	2.0		4.9				
Green Ext Time (p_c), s	0.0	10.7		0.2	0.0	12.1		0.1				

Intersection Summary

HCM 6th Ctrl Delay	5.6
HCM 6th LOS	A

Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Queues

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Build Conditions PM Peak



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	95	1309	146	896	295	130	155	104	96	167
v/c Ratio	0.29	0.84	0.67	0.54	0.75	0.37	0.37	0.44	0.54	0.49
Control Delay	13.2	31.5	37.5	24.8	47.4	45.2	8.7	38.2	62.3	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.2	31.5	37.5	24.8	47.4	45.2	8.7	38.2	62.3	7.8
Queue Length 50th (ft)	26	467	56	252	189	89	0	59	72	0
Queue Length 95th (ft)	48	#662	133	351	265	143	54	99	124	32
Internal Link Dist (ft)		1069		710		760			153	
Turn Bay Length (ft)	250		200		225					150
Base Capacity (vph)	374	1562	240	1669	399	435	480	236	253	395
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.84	0.61	0.54	0.74	0.30	0.32	0.44	0.38	0.42

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

1: Walsh Tarlton Lane & Bee Caves Road (FM 2244)

Build Conditions PM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	91	1024	232	140	782	78	283	125	149	100	92	160	
Future Volume (veh/h)	91	1024	232	140	782	78	283	125	149	100	92	160	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.99	0.98		0.98	0.98		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1900	1870	1870	1870	1900	1900	1900	1900	1885	1900	1856	1900	
Adj Flow Rate, veh/h	95	1067	242	146	815	81	295	130	155	104	96	0	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	
Percent Heavy Veh, %	0	2	2	2	0	0	0	0	1	0	3	0	
Cap, veh/h	347	1380	312	342	1647	164	391	345	285	270	167		
Arrive On Green	0.08	0.96	0.96	0.06	0.50	0.50	0.15	0.18	0.18	0.06	0.09	0.00	
Sat Flow, veh/h	1810	2871	648	1781	3314	329	1810	1900	1569	1810	1856	1610	
Grp Volume(v), veh/h	95	658	651	146	444	452	295	130	155	104	96	0	
Grp Sat Flow(s),veh/h/ln	1810	1777	1742	1781	1805	1839	1810	1900	1569	1810	1856	1610	
Q Serve(g_s), s	3.2	6.6	6.8	4.9	19.7	19.7	17.3	7.2	10.8	6.2	6.0	0.0	
Cycle Q Clear(g_c), s	3.2	6.6	6.8	4.9	19.7	19.7	17.3	7.2	10.8	6.2	6.0	0.0	
Prop In Lane	1.00		0.37	1.00		0.18	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	347	854	838	342	897	914	391	345	285	270	167		
V/C Ratio(X)	0.27	0.77	0.78	0.43	0.49	0.49	0.75	0.38	0.54	0.38	0.58		
Avail Cap(c_a), veh/h	444	854	838	409	897	914	391	435	359	270	255		
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	15.2	1.3	1.3	14.2	20.1	20.1	39.5	43.1	44.6	45.7	52.4	0.0	
Incr Delay (d2), s/veh	0.4	6.6	7.0	0.8	1.9	1.9	8.1	0.7	1.6	0.9	3.1	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	1.2	2.3	2.3	2.0	8.4	8.5	8.5	3.5	4.3	2.9	2.9	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	15.7	8.0	8.3	15.0	22.1	22.0	47.6	43.8	46.2	46.6	55.5	0.0	
LnGrp LOS	B	A	A	B	C	C	D	D	D	D	E		
Approach Vol, veh/h	1404			1042			580			200			A
Approach Delay, s/veh	8.6			21.1			46.4			50.9			
Approach LOS	A			C			D			D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	13.5	64.2	25.0	17.3	11.6	66.1	14.0	28.3					
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5					
Max Green Setting (Gmax), s	11.5	47.5	18.5	16.5	11.5	47.5	7.5	27.5					
Max Q Clear Time (g_c+I1), s	6.9	8.8	19.3	8.0	5.2	21.7	8.2	12.8					
Green Ext Time (p_c), s	0.1	11.2	0.0	0.2	0.1	5.8	0.0	1.0					

Intersection Summary

HCM 6th Ctrl Delay 22.1

HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

12/08/2020

DRH

Synchro 10 Report

Page 2

HCM 6th TWSC
2: Eastern Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Build Conditions PM Peak

Intersection						
Int Delay, s/veh	3.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↖	↑↑	↖	
Traffic Vol, veh/h	1330	22	52	1206	50	99
Future Vol, veh/h	1330	22	52	1206	50	99
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1446	24	57	1311	54	108
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1470	0	2228	735
Stage 1	-	-	-	-	1458	-
Stage 2	-	-	-	-	770	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	455	-	~ 36	362
Stage 1	-	-	-	-	180	-
Stage 2	-	-	-	-	417	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	455	-	~ 32	362
Mov Cap-2 Maneuver	-	-	-	-	123	-
Stage 1	-	-	-	-	180	-
Stage 2	-	-	-	-	365	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.6		57.2	
HCM LOS					F	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	219	-	-	455	-	
HCM Lane V/C Ratio	0.74	-	-	0.124	-	
HCM Control Delay (s)	57.2	-	-	14	-	
HCM Lane LOS	F	-	-	B	-	
HCM 95th %tile Q(veh)	5	-	-	0.4	-	
Notes						
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon

HCM 6th TWSC
3: Central Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Build Conditions PM Peak

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↱	↑↑	↲	
Traffic Vol, veh/h	1351	20	18	1238	0	1
Future Vol, veh/h	1351	20	18	1238	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1468	22	20	1346	0	1
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1490	0	2192	745
Stage 1	-	-	-	-	1479	-
Stage 2	-	-	-	-	713	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	447	-	39	357
Stage 1	-	-	-	-	176	-
Stage 2	-	-	-	-	447	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	447	-	37	357
Mov Cap-2 Maneuver	-	-	-	-	127	-
Stage 1	-	-	-	-	176	-
Stage 2	-	-	-	-	427	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.2		15.1	
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	357	-	-	447	-	
HCM Lane V/C Ratio	0.003	-	-	0.044	-	
HCM Control Delay (s)	15.1	-	-	13.4	-	
HCM Lane LOS	C	-	-	B	-	
HCM 95th %tile Q(veh)	0	-	-	0.1	-	

HCM 6th TWSC
4: Western Driveway & Bee Caves Road (FM 2244)

3423 Bee Caves Road Traffic Assessment
Build Conditions PM Peak

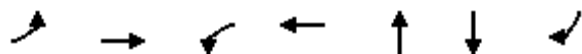
Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↱	↑↑	↲	
Traffic Vol, veh/h	1358	12	14	1224	5	13
Future Vol, veh/h	1358	12	14	1224	5	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1476	13	15	1330	5	14
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1489	0	2178	745
Stage 1	-	-	-	-	1483	-
Stage 2	-	-	-	-	695	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	447	-	39	357
Stage 1	-	-	-	-	175	-
Stage 2	-	-	-	-	456	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	447	-	38	357
Mov Cap-2 Maneuver	-	-	-	-	128	-
Stage 1	-	-	-	-	175	-
Stage 2	-	-	-	-	440	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.2		21.5	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	238	-	-	447	-	
HCM Lane V/C Ratio	0.082	-	-	0.034	-	
HCM Control Delay (s)	21.5	-	-	13.3	-	
HCM Lane LOS	C	-	-	B	-	
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-	

Queues

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Build Conditions PM Peak



Lane Group	EBL	EBT	WBL	WBT	NBT	SBT	SBR
Lane Group Flow (vph)	31	1394	6	1200	48	49	25
v/c Ratio	0.08	0.48	0.02	0.43	0.24	0.44	0.12
Control Delay	3.2	5.7	5.7	10.1	4.1	63.6	1.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.2	5.7	5.7	10.1	4.1	63.6	1.2
Queue Length 50th (ft)	4	141	1	165	0	37	0
Queue Length 95th (ft)	11	340	m4	393	6	76	0
Internal Link Dist (ft)		655		716	634	772	
Turn Bay Length (ft)	150		150				150
Base Capacity (vph)	451	2920	346	2766	343	264	365
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.48	0.02	0.43	0.14	0.19	0.07

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

HCM 6th Signalized Intersection Summary

3423 Bee Caves Road Traffic Assessment

5: Beaver Trail/Westwood Terrace & Bee Caves Road (FM 2244)

Build Conditions PM Peak

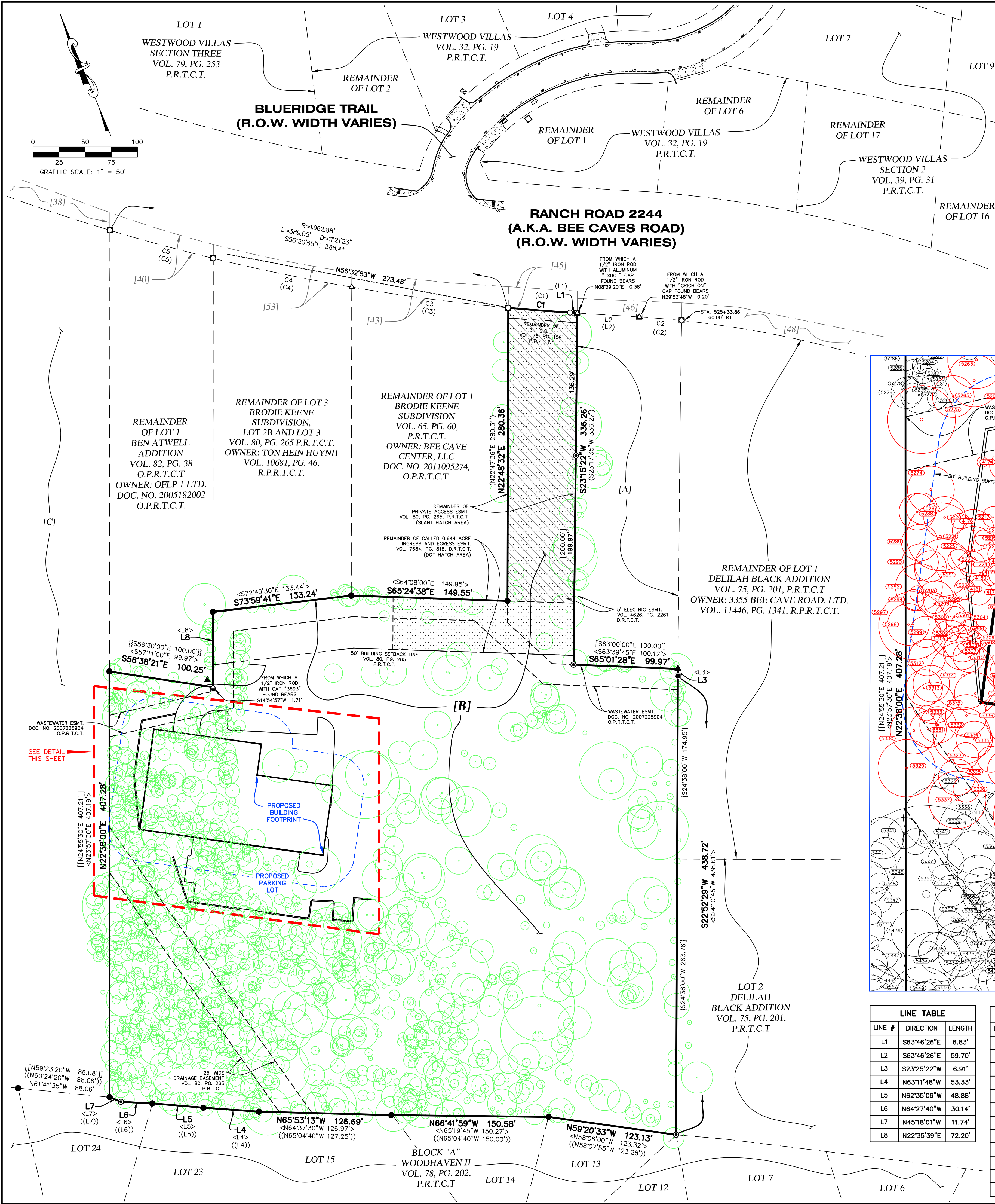
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	1300	25	6	1118	22	32	0	13	45	2	24
Future Volume (veh/h)	29	1300	25	6	1118	22	32	0	13	45	2	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.98	0.99		0.99	0.99		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1885	1885	1648	1885	1885	1900	1900	1900	1900	1900	1781
Adj Flow Rate, veh/h	31	1368	26	6	1177	23	34	0	14	47	2	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	1	1	17	1	1	0	0	0	0	0	8
Cap, veh/h	468	2800	53	291	2727	53	107	4	25	138	3	
Arrive On Green	0.03	0.78	0.78	0.02	1.00	1.00	0.05	0.00	0.05	0.05	0.05	0.00
Sat Flow, veh/h	1810	3595	68	1570	3591	70	1083	88	482	1546	66	1510
Grp Volume(v), veh/h	31	681	713	6	587	613	48	0	0	49	0	0
Grp Sat Flow(s),veh/h/ln	1810	1791	1873	1570	1791	1871	1653	0	0	1612	0	1510
Q Serve(g_s), s	0.4	16.3	16.3	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
Cycle Q Clear(g_c), s	0.4	16.3	16.3	0.1	0.0	0.0	3.1	0.0	0.0	3.2	0.0	0.0
Prop In Lane	1.00		0.04	1.00		0.04	0.71		0.29	0.96		1.00
Lane Grp Cap(c), veh/h	468	1395	1458	291	1360	1421	136	0	0	141	0	
V/C Ratio(X)	0.07	0.49	0.49	0.02	0.43	0.43	0.35	0.00	0.00	0.35	0.00	
Avail Cap(c_a), veh/h	593	1395	1458	430	1360	1421	348	0	0	347	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.8	4.7	4.7	4.1	0.0	0.0	55.5	0.0	0.0	55.5	0.0	0.0
Incr Delay (d2), s/veh	0.1	1.2	1.2	0.0	1.0	1.0	1.6	0.0	0.0	1.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	4.9	5.1	0.0	0.4	0.4	1.5	0.0	0.0	1.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	2.8	6.0	5.9	4.1	1.0	1.0	57.0	0.0	0.0	57.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	E	A	A	E	A	
Approach Vol, veh/h	1425			1206			48			49		
Approach Delay, s/veh	5.9			1.0			57.0			57.0		
Approach LOS	A			A			E			E		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.4	99.9		12.6	9.7	97.6		12.6				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	11.5	65.5		23.5	11.5	65.5		23.5				
Max Q Clear Time (g_c+I1), s	2.1	18.3		5.2	2.4	2.0		5.1				
Green Ext Time (p_c), s	0.0	12.6		0.2	0.0	10.0		0.2				

Intersection Summary

HCM 6th Ctrl Delay	5.5
HCM 6th LOS	A

Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.



LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
---	CONTOUR LINE
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	MAG WITH "4WARD BOUNDARY" WASHER SET
○	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
●	IRON ROD WITH "SURVEYOR" CAP FOUND (UNLESS NOTED)
▲	NAIL FOUND AS NOTED
□	TODOT TYPE III 5/8" ALUMINUM CAPPED FOUND
△	CALCULATED POINT
△	SURVEY CONTROL POINT
●	BENCHMARK
(.....)	TODOT R.O.W. PROJECT CS#1 NO. 2102-01-048
<----->	RECORD INFORMATION PER PLAT VOL. 80, PG. 265
[.....]	RECORD INFORMATION PER PLAT VOL. 76, PG. 158
[.....]	RECORD INFORMATION PER PLAT VOL. 75, PG. 201
[.....]	RECORD INFORMATION PER PLAT VOL. 78, PG. 202
[.....]	RECORD INFORMATION PER PLAT VOL. 77, PG. 93
[.....]	RECORD INFORMATION PER PLAT VOL. 82, PG. 38

LEGAL DESCRIPTION.
LOT 2B, BRODIE KEENE SUBDIVISION PHASE THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 80, PAGE(S) 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF WEST LAKE HILLS BY DEED RECORDED UNDER DOCUMENT NO. 2014140850 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000073716885.

SURVEY CONTROL:

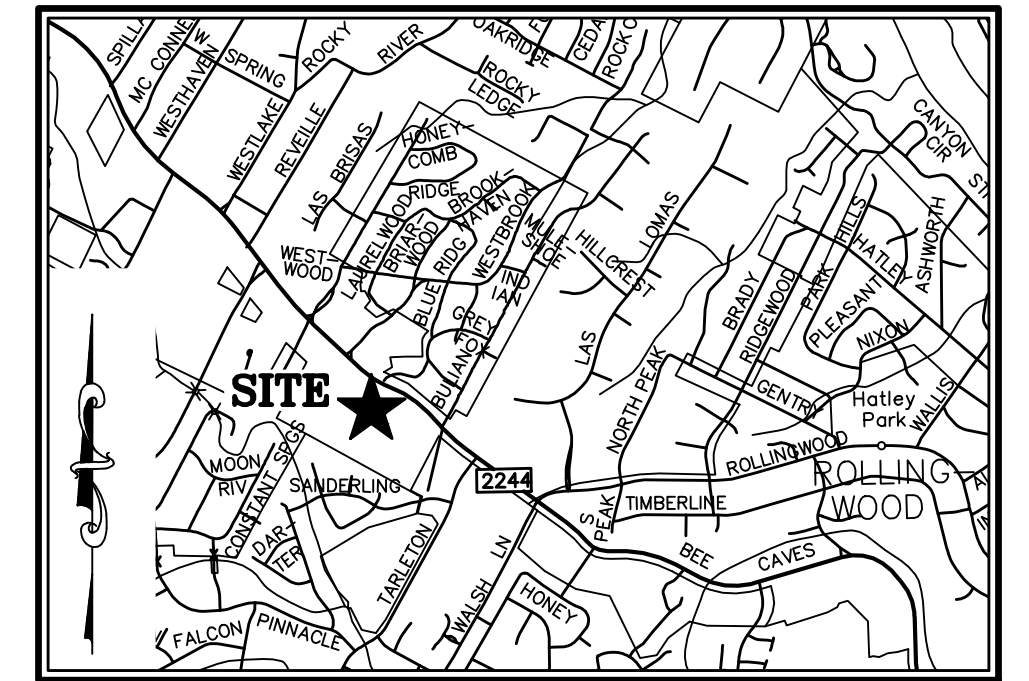
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED NOVEMBER 9, 2020.

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

- 1) PROPERTY ADDRESS: 3432 BEE CAVE ROAD, WEST LAKE HILLS, TEXAS 78746
- 2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 3) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES. ONLY TREES WITH TRUNKS LOCATED WITHIN PROVIDED BUILDING FOOTPRINT WERE INCLUDED IN THE TREE LIST BELOW.
- 4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.
- 5) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.



VICINITY MAP

SCALE: 1" = 2000'

[A]
REMAINDER OF LOT 2A
FIRST RESUBDIVISION OF LOT 2
BRODIE KEENE SUBDIVISION
VOL. 76, PG. 158, P.R.T.C.T.
OWNER: CLEAR TERRA GROUP, LLC
DOC. NO. 2016098169, O.P.R.T.C.T.

[B]
**REMAINDER OF LOT 2B
BRODIE KEENE
SUBDIVISION,
LOT 2B AND LOT 3
VOL. 80, PG. 265, P.R.T.C.T.
OWNER: KCBC, LTD.
DOC. NO. 2015079030
O.P.R.T.C.T.**

[C]
REMAINDER OF SHEPHERD
OF THE HILLS ADDITION
VOL. 77, PG. 93, P.R.T.C.T.
OWNER: SHEPHERD OF
THE HILLS LUTHERAN
CHURCH OF AUSTIN, TEXAS
VOL. 6558, PG. 615, D.R.T.C.T.

[38]
CITY OF WEST LAKE HILLS, TEXAS
CALLED 0.141 ACRE R.O.W. PARCEL
DOC. NO. 2014136626, O.P.R.T.C.T.

[40]
CITY OF WEST LAKE HILLS, TEXAS
CALLED 0.035 ACRE R.O.W. PARCEL
DOC. NO. 2014181912, O.P.R.T.C.T.

[43]
CITY OF WEST LAKE HILLS, TEXAS
CALLED 0.046 ACRE R.O.W. PARCEL
DOC. NO. 2014167076, O.P.R.T.C.T.

[45]
CITY OF WEST LAKE HILLS, TEXAS
CALLED 0.031 ACRE R.O.W. PARCEL
DOC. NO. 2014140850, O.P.R.T.C.T.

[46]
CITY OF WEST LAKE HILLS, TEXAS
CALLED 0.035 ACRE R.O.W. PARCEL
DOC. NO. 2014060599, O.P.R.T.C.T.

[48]
CITY OF WEST LAKE HILLS, TEXAS
CALLED 0.104 ACRE R.O.W. PARCEL
DOC. NO. 2014046370, O.P.R.T.C.T.

[53]
CITY OF WEST LAKE HILLS, TEXAS
CALLED 0.040 ACRE R.O.W. PARCEL
DOC. NO. 2014172964, O.P.R.T.C.T.

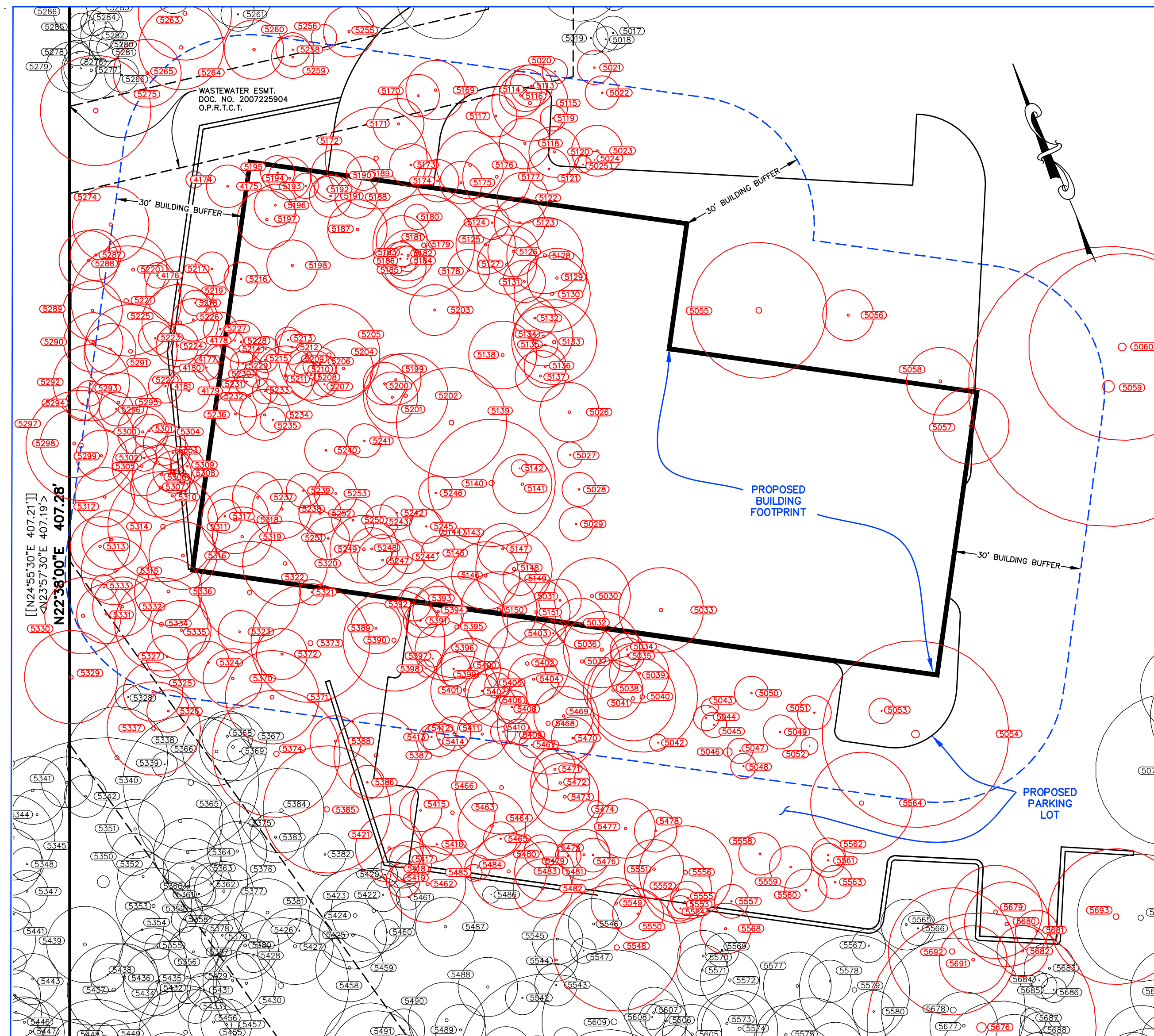
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**BOUNDARY &
PARTIAL TREE EXHIBIT
LOT 2B, BRODIE KEENE
SUBDIVISION PHASE
THREE
Westlake Hills,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDL.S.COM (512) 537-2384
TPELS FIRM #01174300

Date: 12/2/2020
Project: 01127
Scale: 1" = 50'
Reviewer: SD
Tech: AK
Field Crew: JO
Survey Date: NOV. 2020
Sheet: 1 OF 2



TREE DETAIL

SCALE: 1" = 20'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S63°46'26"E	6.83'
L2	S63°46'26"E	59.70'
L3	S23°25'22"W	6.91'
L4	N63°11'48"W	53.33'
L5	N62°35'06"W	48.88'
L6	N64°27'40"W	30.14'
L7	N45°18'01"W	11.74'
L8	N22°35'39"E	72.20'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S63°45'42"E	6.84'
(L2)	S63°45'33"E	59.58'
<L3>	S24°52'00"W	6.87'
<L4>	N61°46'45"W	53.13'
((L4))	N61°57'50"W	52.33'
<L5>	N61°54'30"W	49.28'
((L5))	N61°57'50"W	50.00'
<L6>	N62°07'30"W	30.00'
((L6))	N61°57'50"W	30.00'
<L7>	N43°54'00"W	11.73'
((L7))	N43°58'05"W	11.76'
<L8>	N24°03'00"E	72.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	1,962.88'	59.38'	1°44'00"	S62°53'37"E	59.38'
C2	989.87'	40.33'	2°20'04"	S62°35'34"E	40.33'
C3	1,962.88'	151.16'	4°24'44"	N59°49'14"W	151.12'
C4	1,962.88'	135.27'	3°56'55"	N55°38'25"W	135.25'
C5	1,962.88'	102.62'	2°59'43"	N52°10'06"W	102.60'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	1,962.88'	59.39'	1°44'00"	S62°53'32"E	59.38'
(C2)	989.87'	40.25'	2°19'47"	S62°35'40"E	40.27'
(C3)	1,962.88'	151.26'	4°24'55"	N59°49'05"W	151.23'
(C4)	1,962.88'	135.27'	3°56'55"	N55°38'10"W	135.25'
(C5)	1,962.88'	102.52'	2°59'33"	N52°09'56"W	102.51'

TREE LIST

NO.	DESCRIPTION
4174	2" LIVE OAK
4175	5" LIVE OAK 3-3
4176	3" CEDAR 2-2
4177	4" CEDAR
4178	2" CEDAR
4179	5" CEDAR 4-4
4180	3" CEDAR
4181	4" CEDAR
5020	3" HACKBERRY
5021	4" CEDAR
5022	4" CEDAR ELM
5023	6" CEDAR
5024	2" CEDAR
5025	6" CEDAR ELM
5026	7" CEDAR
5027	3" CEDAR
5028	4" CEDAR ELM
5029	4" CEDAR ELM
5030	9" HACKBERRY
5031	5" HACKBERRY
5032	6" CEDAR 4-2-2
5033	10" CRATE MYRTLE 4-3-3-2-2-2
5034	4" HACKBERRY
5035	4" HACKBERRY
5036	9" CEDAR
5037	9" CHINABERRY
5038	7" CEDAR
5039	7" CEDAR
5040	13" CEDAR 9-7-6
5041	10" LIGUSTRUM 4-4-4-2-2
5042	2" HACKBERRY
5043	2" LIVE OAK 11-10
5044	3" HACKBERRY
5045	3" HACKBERRY
5046	14" CEDAR
5047	3" HACKBERRY
5048	3" HACKBERRY
5049	4" CEDAR ELM
5050	4" CEDAR ELM
5051	4" LIGUSTRUM
5052	2" CEDAR ELM
5053	3" LIGUSTRUM
5054	22" LIVE OAK
5055	16" LIVE OAK
5056	6" LIVE OAK
5057	9" CRATE MYRTLE 4-3-3-3-1
5058	8" CRATE MYRTLE 3-2-2-2
5059	33" LIVE OAK 17-17-14
5060	22" LIVE OAK
5113	5" LIVE OAK
5114	5" LIVE OAK
5115	9" LIVE OAK 7-4
5116	5" LIVE OAK
5117	5" CEDAR
5118	6" CEDAR
5119	3" HACKBERRY
5120	6" CEDAR
5121	5" CEDAR
5122	6" CEDAR
5123	6" CEDAR
5124	4" CEDAR
5125	7" CEDAR
5126	6" CEDAR
5127	7" CEDAR
5128	9" CEDAR
5129	7" CEDAR
5130	9" HACKBERRY
5131	5" CEDAR
5132	5" CEDAR
5133	10" LIVE OAK 7-6
5134	7" LIVE OAK 5-3
5135	3" LIVE OAK
5136	5" LIVE OAK
5137	6" LIVE OAK 4-3
5138	8" CEDAR
5139	13" CEDAR 7-6-6 MULTI
5140	15" LIVE OAK 10-6-4
5141	7" LIVE OAK
5142	2" CEDAR
5143	14" LIVE OAK 12-4
5144	13" LIVE OAK
5145	4" CEDAR
5146	8" CEDAR
5147	6" CEDAR
5148	9" CEDAR
5149	4" CEDAR
5150	9" CEDAR
5151	8" CEDAR
5159	7" CEDAR
5170	5" CEDAR
5171	6" CEDAR
5172	12" CEDAR 7-5-5
5173	5" CEDAR
5174	5" CEDAR
5175	5" CEDAR
5176	8" CEDAR
5177	8" CEDAR
5178	5" CEDAR
5179	12" CEDAR 5-5-3-3-3
5180	3" LIVE OAK
5181	6" LIVE OAK
5182	6" LIVE OAK
5183	3" LIVE OAK
5184	3" LIVE OAK
5185	5" LIVE OAK
5186	4" LIVE OAK
5187	7" CEDAR
5188	5" CEDAR
5189	4" CEDAR
5190	6" CEDAR
5191	5" CEDAR
5192	3" LIVE OAK
5193	3" LIVE OAK
5194	5" CEDAR

TREE LIST

NO.	DESCRIPTION
5195	4" CEDAR
5196	5" CEDAR
5197	7" CEDAR
5198	6" CEDAR
5199	6" CEDAR
5200	5" LIVE OAK
5201	6" CEDAR
5202	10" CEDAR
5203	6" CEDAR
5204	7" CEDAR 5-3 MULTI
5205	12" CEDAR 9-3
5206	4" CEDAR
5207	3" CEDAR
5208	6" CEDAR
5209	3" CEDAR
5210	3" CEDAR
5211	7" CEDAR 5-3
5212	4" CEDAR
5213	3" LIVE OAK
5214	3" LIVE OAK
5215	3" CEDAR
5216	4" LIVE OAK
5217	4" CEDAR
5218	3" CEDAR
5219	8" CEDAR
5220	8" CEDAR
5221	13" CEDAR 8-6-4
5222	11" LIVE OAK 8-5
5223	4" CEDAR
5224	5" CEDAR
5225	9" LIVE OAK 6-5
5226	5" CEDAR
5227	4" LIVE OAK
5228	5" CEDAR
5229	3" CEDAR
5230	3" CEDAR
5231	3" CEDAR
5232	5" CEDAR
5233	3" CEDAR
5234	6" CEDAR
5235	3" CEDAR
5236	5" CEDAR
5237	6" CEDAR
5238	7" CEDAR 5-3
5239	4" CEDAR
5240	5" CEDAR
5241	4" CEDAR
5242	4" CEDAR
5243	4" CEDAR
5244	4" CEDAR
5245	4" LIGUSTRUM
5246	4" CEDAR
5247	6" CEDAR
5248	5" CEDAR
5249	8" CEDAR
5250	5" CEDAR
5251	5" CEDAR
5252	5" CEDAR
5253	5" CEDAR
5255	6" CEDAR
5256	3" LIVE OAK
5258	4" LIVE OAK
5259	5" LIVE OAK
5260	7" CEDAR
5263	11" CEDAR 7-4-3
5264	10" CEDAR 7-6
5265	8" HACKBERRY 5-3-3
5274	9" LIVE OAK 6-5
5275	13" LIVE OAK 7-5-5
5287	6" LIVE OAK
5288	7" LIVE OAK
5289	7" CEDAR
5290	7" CEDAR
5291	6" CEDAR
5292	9" LIVE OAK
5293	3" LIGUSTRUM
5294	4" CEDAR
5295	7" CEDAR 5-3
5296	4" CEDAR
5297	13" CEDAR 9-4-3
5298	8" LIGUSTRUM 6-3
5299	6" CEDAR
5300	6" CEDAR 4-3
5301	4" CEDAR
5302	3" CEDAR
5303	4" LIVE OAK
5304	5" LIVE OAK
5305	7" LIVE OAK
5306	7" LIVE OAK
5307	7" LIVE OAK 5-3
5308	5" LIVE OAK
5309	4" LIVE OAK
5310	6" CEDAR
5311	13" CEDAR 8-5-4-4
5312	7" CEDAR 4-3-3
5313	7" CEDAR
5314	7" CEDAR 5-4
5315	8" CEDAR
5316	8" CEDAR
5317	4" CEDAR
5318	8" CEDAR
5319	7" CEDAR
5320	10" CEDAR
5321	3" CEDAR
5322	12" CEDAR 10-4
5323	5" CEDAR
5324	5" CEDAR 8-8-7-4
5325	7" CEDAR
5326	5" CEDAR
5327	5" CEDAR
5329	11" LIGUSTRUM 7-4-3
5330	9" CEDAR ELM
5331	3" LIVE OAK
5332	7" CEDAR

TREE LIST

NO.	DESCRIPTION
5333	3" CEDAR
5334	11" CEDAR
5335	7" CEDAR
5336	8" CEDAR
5337	11" CEDAR 9-3
5370	7" CEDAR
5371	11" CEDAR 6-5-4
5372	6" CEDAR
5373	14" CEDAR 11-6
5374	15" LIVE OAK 10-9
5385	15" CEDAR 10-9
5386	4" CEDAR
5387	10" CEDAR 5-5-4
5388	6" CEDAR
5389	6" CEDAR
5390	12" CEDAR
5391	4" CEDAR
5392	4" CEDAR
5393	6" CEDAR
5394	6" CEDAR
5395	12" CEDAR 7-3-2
5396	7" CEDAR
5397	2" CEDAR
5398	2" CEDAR
5399	4" CEDAR
5400	7" CEDAR 5-3
5401	8" CEDAR
5402	10" CEDAR 8-3
5403	3" CEDAR
5404	8" CEDAR
5405	3" CEDAR
5406	7" CEDAR 4-3-2
5407	4" CEDAR
5408	4" CEDAR 5-3
5409	3" CEDAR
5410	3" CEDAR
5411	6" CEDAR
5412	4" CEDAR 3-2
5413	3" CEDAR
5414	4" CEDAR
5415	5" CEDAR
5416	4" CEDAR
5417	5" CEDAR
5418	5" CEDAR
5419	4" CEDAR
5421	8" CEDAR
5462	9" CEDAR
5463	10" CEDAR
5464	8" CEDAR 5-3-2
5465	4" CEDAR
5466	11" CEDAR
5467	3" CEDAR
5468	12" CEDAR ELM
5469	7" CEDAR 4-4-2
5470	5" LIGUSTRUM
5471	5" CEDAR
5472	7" CEDAR
5473	8" CEDAR
5474	2" HACKBERRY
5475	6" CEDAR
5476	4" CEDAR
5477	7" CEDAR
5478	5" HACKBERRY
5479	3" CEDAR
5480	4" CEDAR
5481	7" CEDAR
5482	7" CEDAR
5483	9" CEDAR
5484	3" CEDAR
5485	2" CEDAR
5548	15" CEDAR
5549	6" CEDAR ELM
5550	6" CEDAR
5551	7" CEDAR
5552	8" CEDAR
5553	3" CEDAR
5554	3" CEDAR ELM
5555	4" CEDAR
5556	11" CEDAR ELM
5557	4" CEDAR ELM
5558	5" HACKBERRY
5559	5" CEDAR ELM
5560	5" HACKBERRY
5561	4" CEDAR ELM
5562	4" LIVE OAK
5563	4" CEDAR ELM
5564	12" CHINABERRY
5568	6" CEDAR
5676	27" LIVE OAK
5679	11" CHINABERRY
5680	10" LIGUSTRUM 5-5-5
5681	5" HACKBERRY
5682	6" LIGUSTRUM 3-3-1-1
5691	8" LIGUSTRUM 5-3-1-1
5692	15" CEDAR ELM
5693	16" CEDAR ELM

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SUBDIVISION PHASE
THREE
Westlake Hills,
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PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174300

Date:	12/2/2020
Project:	01127
Scale:	1" = 50'
Reviewer:	SD
Tech:	AK
Field Crew:	JO
Survey Date:	NOV. 2020
Sheet:	2 OF 2

Peter Narvarte

From: Peter Narvarte
Sent: Monday, November 9, 2020 4:49 PM
To: Theresa Sanchez; Massaro, James
Cc: Taylor, Anne; Andrew Bell
Subject: RE: 3423 Bee Cave

Thanks very much!

Theresa, currently it looks like we would have a couple of months of approvals from Westlake Hills, which means we wouldn't be in a position to pay this until we have certainty that Westlake would approve our plans, which looks like mid to end of January. Assuming we are approved, is that when we would finalize this invoice and I would pay for this invoice to secure my place on the system?

Peter Narvarte
Vice President of Development

**Central Austin
Management Group**

512-563-6707 (mobile)
701 S. Lamar Blvd. Suite C, Austin TX 78704
causmg.com

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From: Theresa Sanchez <TSanchez@westlakehills.org>
Sent: Monday, November 9, 2020 4:30 PM
To: Massaro, James <[REDACTED]>; Peter Narvarte <[REDACTED]>
Cc: Taylor, Anne <[REDACTED]>; Andrew Bell <[REDACTED]>
Subject: RE: 3423 Bee Cave

[External Email]

Use caution before opening links or attachments.

- Helpdesk

Good Afternoon,
Please find Invoice attached for Connection.

Thank you and Best Regards,
Theresa Sanchez
Wastewater/ Accounting Manager
512-610-6837



From: Theresa Sanchez

Sent: Tuesday, October 20, 2020 12:35 PM

To: Massaro, James <[REDACTED]>; Peter Narvarte <[REDACTED]>

Cc: Taylor, Anne <[REDACTED]>; Andrew Bell <[REDACTED]>

Subject: Re: 3423 Bee Cave

Ok Great!

I will prepare the invoice and send to over within the next day or so.

Attached please find as built.

As of now that is all I needed. Will advise should we need anything further.

Thank you and Best Regards,
Theresa Sanchez
Wastewater/ Accounting Manager
512-327-3628



From: Massaro, James [REDACTED]

Sent: Tuesday, October 20, 2020 11:14 AM

To: Theresa Sanchez <TSanchez@westlakehills.org>; Peter Narvarte [REDACTED] >

Cc: Taylor, Anne [REDACTED]; Andrew Bell [REDACTED] >

Subject: RE: 3423 Bee Cave

Theresa,

Sorry, yes, we will be connecting tot eh line and would like to request a copy of the approved, as-built, drawings for that line so we can protect it during construction of the connection and to safely design the adjacent improvements.

Is there any additional specific information you need from our team?

James

James C. Massaro / Senior Project Manager
Civil & Environmental Consultants, Inc.
3711 South Mopac Expressway. · Building 1, Suite 550 · Austin, TX 78746
Toll-Free: (855) 365-2324 · Fax: (512) 329-0096
Mobile: (512) 541-0469 · <http://www.cecinc.com>
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From: Theresa Sanchez <TSanchez@westlakehills.org>

Sent: Thursday, October 15, 2020 1:28 PM

To: Peter Narvarte [REDACTED]; Massaro, James [REDACTED] >

Cc: Taylor, Anne [REDACTED]; Andrew Bell [REDACTED] >

Subject: Re: 3423 Bee Cave

Please advise if you will be tying into the existing gravity line on the property. I am trying to prepare your connection invoice to determine if you will need a grinder pump or not.

Thank you and Best Regards,
Theresa Sanchez
Wastewater/ Accounting Manager
512-327-3628



From: Peter Narvarte [REDACTED] >

Sent: Wednesday, September 23, 2020 5:12 PM

To: Theresa Sanchez <TSanchez@westlakehills.org>; Massaro, James [REDACTED] >

Cc: Taylor, Anne [REDACTED]; Andrew Bell [REDACTED] >

Subject: RE: 3423 Bee Cave

Great news! I guess this is the best we are going to get for now. Thanks James.

From: Theresa Sanchez <TSanchez@westlakehills.org>

Sent: Wednesday, September 23, 2020 5:09 PM

To: Massaro, James [REDACTED] >

Cc: Peter Narvarte [REDACTED]; Taylor, Anne [REDACTED]; Andrew Bell [REDACTED] >

Subject: Re: 3423 Bee Cave

James,

Please note response from our engineer:

"So, per the requested flows of each of the properties going to this City of Austin entry point, there is sufficient capacity for this office building."

Please advise should you need anything further.

Thank you and Best Regards,
Theresa Sanchez
Wastewater/ Accounting Manager
512-327-3628



From: Massaro, James [REDACTED]
Sent: Friday, September 18, 2020 3:39 PM
To: Theresa Sanchez <TSanchez@westlakehills.org>
Cc: Peter Narvarte [REDACTED]; Taylor, Anne [REDACTED]; Andrew Bell [REDACTED]
Subject: FW: 3423 Bee Cave

Theresa,

Do you have an update for the response from the engineer for the wastewater capacity request?

James

From: Anjali Naini <planner@westlakehills.org>
Sent: Friday, September 18, 2020 3:30 PM
To: Massaro, James [REDACTED]
Cc: Peter Narvarte [REDACTED]; Taylor, Anne [REDACTED]; Mark pzsec <pzsec@westlakehills.org>; Andrew Bell [REDACTED]; Maija Kreishman [REDACTED]
Subject: RE: 3423 Bee Cave

Hello, James,

I'm wondering if you were trying to get in touch with Angie, not me. I have not received any messages. Angie is our former utility coordinator who is temporarily helping us part-time. Our new wastewater/accounting manager Theresa Sanchez has already been contacted by your group and has put in a formal request through the City's wastewater engineer. Theresa let me know she sent in the request on 9/11 and is following-up with the wastewater engineer for a status update. Theresa can be reached at TSanchez@westlakehills.org. Please contact [Water District 10](#) directly for water service inquiries.

City Hall is closed to the public and we are not scheduling any in-person meetings. If you have questions on zoning/land use codes and general permitting process, you can direct those questions to me and set up a call if needed. For questions regarding tree/vegetation requirements, please contact City Arborist/Septic Inspector Russell Cain at russell@westlakehills.org. For fire safety, fire flow, and site access requirements, please contact Chief Michael Lacey with ESD 9 at mlacey@westlakefd.org. Anything else you're not sure about, please contact me.

Sincerely,
Anjali

Anjali Naini, AICP | *Director of Building & Development Services*



City of West Lake Hills | 911 Westlake Dr.
West Lake Hills, TX 78746
Tel: (512) 327-3628 | Fax: (512) 327-1863
www.westlakehills.org | planner@westlakehills.org

From: Massaro, James [REDACTED]
Sent: Friday, September 18, 2020 1:58 PM
To: Anjali Naini <planner@westlakehills.org>
Cc: Peter Narvarte [REDACTED]; Taylor, Anne [REDACTED]; Mark pzsec
<pzsec@westlakehills.org>; Andrew Bell [REDACTED]; Maija Kreishman [REDACTED]
Subject: 3423 Bee Cave

Anjali,

I hope you are doing well. Thank you for your help on this project so far. I have left a few messages for you to contact me in regard to the utility availability on 3423 Bee Cave Road. The fee is paid and my client would like to resolve the service availability issue for both water and wastewater at this site. What are the next steps so we may complete our concept planning and meet with your staff prior to formal submittal?

James

James C. Massaro / Senior Project Manager
Civil & Environmental Consultants, Inc.
3711 South Mopac Expressway. · Building 1, Suite 550 · Austin, TX 78746
Toll-Free: (855) 365-2324 · Fax: (512) 329-0096
Mobile: (512) 541-0469 · <http://www.cecinc.com>
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Anjali Naini

From: David Linton [REDACTED] >
Sent: Thursday, January 14, 2021 10:13 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Cc: Laura Linton; David Linton
Subject: 3423 Bee Cave Road Public Objection to Proposed Variance. Hearing: 1/20/21

Follow Up Flag: Follow up
Flag Status: Flagged

To the committee discussing tree, height, impervious cover, cut/fill variances for 3423 Bee Cave Road in the city of Westlake Hills,

This letter is being submitted on behalf of David and Laura Linton, residents of 1100 Snowy Owl Court. Our home is located immediately behind the Acton Academy West and Primrose School of West Lake Hills. By way of background, we selected to reside in the WoodHaven II neighborhood, specifically to live in close proximity to our children's school and community. We recently learned of a proposal to construct a three-story medical office building and parking garage adjacent to a pre-school (Primrose), therapy center for children with autism (Sandbox), Acton Academy (K-12), mental health counseling, and martial arts and dance studios. We think it would be a grave mistake to allow for this variance. For the sake of brevity, we will focus on only three reasons why this variance should be denied.

First, the granting of a variance to alter the zoning permissions would be a highly inappropriate use of a variance, as it would not address a documented hardship. The "special conditions" language of Texas state law, Section 211.009(a)(3) of the Code refers to the conditions that are unique to a property and might warrant a variance. This Code clearly states that variances are intended to be given only when the characteristics of a property present a unique hardship to the owner. Additionally, a variance is not authorized merely to accommodate the highest and best use of property. Given the breadth of the variance requests, it is clear that the proposed development is not well-suited for this location. Additionally, the proposal does not satisfy the "special conditions" criteria that would warrant a variance - the existing buildable terrain, privacy screen of existing vegetation, and surrounding single level height structures are not hardships. However, should the variance be granted, the variance *would* present a unique hardship to the surrounding schools and businesses that depend on the existing site organization to successfully operate.

Second, should the variance be granted, the construction of a medical office building would be highly damaging to the surrounding schools, businesses, and their beneficiaries. Specifically, these tenants provide vital services for the health, well-being, and education of our children. The proposed development would destroy the critical quiet and safe enclave of these nested buildings. The amount of disruption created by the 1-2 year construction on top of the change in the 'protected' landscape, would be incredibly damaging to the quiet and peaceful environment cultivated by these businesses required to support children in their learning and therapy. Additionally, because this construction would ultimately displace schools and harm families who rely on these services, moving forward would be both irrational and immoral.

Lastly, should a variance be granted, this decision would no doubt be challenged in court. Residents who will be affected by this proposal will no doubt fight it (remember the flamingos!). We have no interest in accepting a variance that will increase traffic, displace schools, potentially increase the opportunity for crime, damage community, disrupt our children's learning, and reduce our property values. After speaking with several of our neighbors, we can assure you there is both the willingness and ability among residents to aggressively challenge the allowance of a variance.

Please include this note into the official minutes, and please provide us the opportunity to speak during the council meeting.

Regards,

-David and Laura Linton

[REDACTED]

[REDACTED]

Anjali Naini

From: Olga Kobzar <[REDACTED]>
Sent: Wednesday, January 20, 2021 12:00 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Westlake Hills officials and Committee members,

My husband and I are owners of the property located at 1100 Snowy Owl Court, Austin, TX 78746, directly behind the property subject to today's meeting. A number of the neighbors (including our tenants David and Laura Linton) submitted letters of opposition to this project and I will not repeat their concerns here. However, I have an additional concern about the violations of due process of adjacent property owners in the way this matter came to be heard at today's meeting without giving us prior notice.

It is my understanding that notice of variance applications should be given to affected parties at least 30 days prior to the matter being discussed, so that they have an opportunity to review and protest. No such notice or description of proposed exceptions and variances, was provided to us, and from speaking to a few of our neighbors, they have not received it either. I did not learn about this until a few short days ago, and still do not have a copy of the proposed plans to determine the scope of the project, to consult with experts, and to formulate my opposition.

Accordingly, I would like to request that today's discussion is postponed until proper notice is given and we (and others similarly affected) have the opportunity to review the application. In the alternative, I ask that you register me to speak at today's meeting.

Respectfully,

Olga Kobzar


www.scottdoug.com

Olga Kobzar
Partner
303 Colorado Street, Suite 2400
Austin, Texas 78701
Phone: (512) 495-6354
Fax: (512) 495-6399
[REDACTED]

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Anjali Naini

From: Charlotte Howard <[REDACTED]>
Sent: Friday, January 15, 2021 4:57 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: 3423 Bee Cave Rd

Hi! I just heard that there is a plan to build a large office complex in the parking lot of my daughter's school. I heard that any objections need to be submitted today so you will have them for the public hearing next week, so I'm quickly writing to say that building something like that next to the school would make the school unusable because that is our drop off/pick up and play area. It would also be disruptive and I object to destroying the natural feeling of the area as well--cutting down trees that should be protected and keep the area beautiful. Thank you for considering my concern as a resident of West Lake (I live off Terrace Mountain) and please choose another location for this development. Thank you so much!
Charlotte

Anjali Naini

From: Rachel Coulter [REDACTED]
Sent: Friday, January 15, 2021 7:37 AM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: 3423 Bee Cave Road - Public Hearing next week - Jan 20

Good Morning City Council,

I am writing in regards to the proposed changes to 3423 Bee Cave Road by a potential new owner. My husband and I have kids that attend Acton Academy and have since its inception 6.5 years ago. As you may or may not know, Acton has kids from 3 years old all the way through high school. The outdoor space on this property is everything to the kids and the school as a whole. When the owners signed the lease at this property they were told this unique "sanctuary" was always going to be for educational purposes. Between Primrose (young children), Acton and Sandbox it is all space that is utilized by children.

Not only is an office building not appropriate for this location, but it will absolutely destroy the special tranquil nature of this entire property.

The construction process would be awful and then the extra cars and limited open space would be devastating and dangerous for all of the children.

We ask you to consider all of this when reviewing the proposed changes.

Thank you for your time,
Rachel Coulter

Anjali Naini

From: Mark D. Blake <[REDACTED]>
Sent: Monday, December 28, 2020 9:23 AM
To: Anjali Naini
Subject: 3423 Bee Cave Road Variance Request
Attachments: 102PDD.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Westlake Planning and Zoning,

I wanted to provide my PDD agreement at 100-102 Blue Ridge Trail for consideration when deciding whether to grant the proposed variance requests.

My project is across and down Bee Cave Road from 3423 Bee Cave Road.

First I was wondering why Keller Group isn't doing a PDD? It worked well for my deal and it sounds like they are requesting variances for everything.

My PDD gave a 58% impervious cover and 30' building height above natural grade. My property is multi family but it is zoned office. Mark Littrell says the Keller Group is requesting a 37' roof height. Not sure what the IC the Keller Group is requesting? I would think the zoning is office?

My architect inexplicably designed a 37' building and the building was red tagged during construction. I had to pay \$50000 to lower the height of the upstairs ceiling and roof to cap the building height at 30' as agreed. If any of the ZAPCO members would like to see a unit with a 30' building height, they are welcome to call me at 512-293-1041 and we can set it up.

Finally, the landscaping was kind of designed with a new template in mind. We attended a Council meeting with our landscape architect and he adapted his design to the ideas discussed at the meeting.

Overall I feel the building turned out well and I think the PDD approach taken worked out for everyone involved.

Thanks,

MDB

512-293-1041

Sent from my iPhone

Anjali Naini

From: CHARLES PENLAND <[REDACTED]>
Sent: Friday, January 15, 2021 1:28 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Cc: Christine Stellfox
Subject: 3423 Bee Cave Road Variances

1/15/2021

Charles Penland
Christine Stellfox
1101 Snowy Owl Court
Austin, TX 78746
(512)636-9138

Re: 3423 Bee Cave Road,
Tree, Height, Impervious cover, Cut/Fill Variances

Dear City of West Lake Hills,

We are writing to express our objection to the variance requests on the 3423 Bee Cave Road property project. As owners of adjoining property we have many concerns to allowing the property to be developed in a manner that requires variances in multiple areas. We know as city government you do careful diligence before passing ordinances and regulations for the protection of our community and the environment. We also understand the importance of allowing development. It's when the development is not respectful to the community that the community needs to speak up. We feel by requesting variances of this amount and level, the developers are being disrespectful to you and to the community. We question if allowing these variances is in keeping with the spirit of the ordinances you have worked meticulously to pass.

We are in opposition to allowing the variance for impervious cover. This will negatively affect the rainfall runoff onto the surrounding properties that may cause flooding and harmful erosion. It will forever change the creeks and drainage patterns in the neighboring area. It will also allow for harmful chemicals to run into our ground water that may contaminate water supplies.

We are in opposition to allowing the height variance. This will negatively affect the neighborhood by not allowing natural light to reach the many heritage hardwood trees that we treasure so dearly, causing the trees to become sick and weak. We are concerned that unnatural lighting from an over high building will impact the sleep patterns of our neighborhood children. We are concerned that allowing the height variance will bring development of an over large building that will burden the infrastructure of the neighborhood and the roadway capacity.

We are in opposition to allowing a variance to cut any trees that are considered heritage hardwood or and trees that add character to the community. These trees are a great value to the community and the health of the citizens. These trees cannot ever be replaced and the impact on the community can never fully be recaptured.

Thank you for your service to the community and for considering our objections to these multiple variances. Please consider not allowing these variances to be approved based on community wellbeing and the conscientiousness and thoroughness that you used when putting these regulations into effect.

Sincerely,

Charles Penland
Christine Stellfox

Anjali Naini

From: mayor@ mayor
Sent: Tuesday, January 19, 2021 4:44 PM
To: Don Sembera
Cc: Beth South; wlhcc2@ wlhcc2; wlhcc1@ wlhcc1; wlhcc4@ wlhcc4; wlhcc5@westlakehills.org; Robert Meisel; Anjali Naini; Travis Askey
Subject: Re: 3423 Bee Cave Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hi don and jeanette,
Thanks for your email - we'll forward it to zapco which will hear the proposal at their meeting tomorrow. Thanks for contacting us...linda

Sent from my iPad

On Jan 19, 2021, at 4:07 PM, Don Sembera [REDACTED] > wrote:

WLH Mayor and Councilmembers,

I am writing to voice our support for the construction of the office building at 3423 Bee Cave Road. This seems to me to be the exact kind of improvement we would want to see on this stretch of road, and the proposed use is something that is needed in a community with our demographics.

It's hard for us to imagine what any objections might be.

Sincerely,

Don Sembera
Jeanette Scott
406 Buckeye Trail

[Texas Real Estate Commission Information About Brokerage Services](#)

<image002.png>

Don Sembera

Broker Associate

c: 512.927.6881 | **o:** 512.480.0848 x 226

e: [REDACTED] | **w:** austinproperties.com

a: 3825 Lake Austin Blvd, Ste 501 | Austin, TX 78703

| <image004.png>

Anjali Naini

From: Andrew Weary <[REDACTED]>
Sent: Wednesday, January 20, 2021 9:38 AM
To: mayor@ mayor; Anjali Naini; Anjali Naini
Subject: 3423 Bee Caves Rd Variances

Dear Sirs/Madam

We are communicating our concerns regarding the Variances requested on the above address. We have lived just a few yards "Downhill": from the Bee Caves Road properties cited in the applications, etc.
Through the years we have seen increased damage from run off & flooding from even modest rainfall.
In addition as more commercial developments were made, their parking lots have been used as bases for repeated home break-ins & robberies in our area, the homes along the Cul de sacs adjacent to this property.

The City Of Westlake has long expressed prided and concern in preserving natural and "green spaces" but this addition of commercial properties would just destroy yet another area of green space that makes Westlake and West Austin more natural & unique, decreasing property values for all residents.

Increased flooding that comes from more and more development would subject "upstream" developers to lawsuits from poor planning or disregard of effects of "downstream" run off damage, decreased property values from line of sight eyesores, loss of privacy, noise, traffic, etc.

Please vote no on the requested variances for tree cutting, building height, impervious cover, and cut and fill, etc.

Yours truly

Andy and Becky Weary
3416 Rosefinch Trail
Austin Tx
78746

Anjali Naini

From: [REDACTED]
Sent: Friday, January 15, 2021 4:16 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4; [REDACTED]; Mberrier
Subject: 3423 Bee Caves Rd. (Jan. 20 hearing)

To whom it may concern:

It is our understanding that a plan is being proposed to develop a three story medical office building and parking garage among, or in place of the buildings and businesses at this address. We are very concerned about this because the proposed development is essentially in our backyard (our lot at 1102 Snowy Owl Ct. backs up to the property at 3423 Bee Caves Rd.) We believe the construction and operation of a commercial property (particularly a multi-story medical building with a parking garage) in what is basically a greenbelt adjoining our property would destroy the peace and quiet which we currently enjoy in our yard, and would damage the value of our property.

Further, it is our understanding that the proposed building(s) require a number of variances, including tree, height, impervious cover, and cut and fill. Regarding the tree variance, we assume that this means permission is being requested to cut down the trees in the greenbelt, which would obviously destroy the greenbelt and would make the building(s) a more obvious eyesore from our property. As to the height variance, we assume this is necessary to build a three-story monstrosity among the existing single-story buildings, which to some degree can blend into the landscape rather than towering over it. As to impervious cover, this leads us to believe that the buildings would cause more water runoff that would run directly through our yard and cause erosion and damage to our property. As to the cut and fill variance, the very nature of the variance indicates that the developer plans to destroy the natural terrain (which, again, we suspect would increase runoff and damage our property). For all of these reasons, we object to the construction of such buildings on this property, as well as any variances which would be necessary for such construction.

We also find it very distressing that the hearings on this matter have been scheduled, and will be conducted without providing any notice to the adjoining property owners, including ourselves and our neighbors. If we had not seen a posting by a parent of some of the students at the Acton Academy (which currently exists on the property on which the developer plans to build), we would not have even known of the developer's plan to build, virtually in our backyard. Even now (Friday, January 15 at 3:45), the city has posted no agenda for the January 20 hearing on this development. Honestly, we're disappointed. We always thought of West Lake Hills as a friendly place that was considerate of its neighbors, but it's looking like that was a bit naive.

Regards,

Mark and Kristi Berrier
1102 Snowy Owl Ct.
512-750-2206

Anjali Naini

From: Green, Amber [REDACTED]
Sent: Wednesday, January 20, 2021 11:51 AM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: 3423 Bee Caves Rd

To the planning commission for the City of West Lake Hills,

I implore you not to approve variances requested by the developer of at 3423 Bee Caves Road.

The zoning exists for a reason. I live across the street and trust me, the increased traffic would be detrimental to the already dangerous stretch of Bee Cave Road. We need to keep the trees that we have in this area, and not allow taller buildings because of the proximity to the residential neighborhood adjacent to the site.

Thank you for your consideration.

Amber Green
[REDACTED]

512-762-2772

Anjali Naini

From: Daniel Self <[REDACTED]>
Sent: Wednesday, January 20, 2021 10:58 AM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: 3423 Bee Caves Road request for variance.

To Whom it May Concern,

I'm writing to voice my concern about the variances requested for the property located at 3423 Bee Caves Road. I live on Sanderling Trail (neighborhood just behind said property) and feel that the variance requested should be turned down as it will likely cause detrimental affects to the surrounding neighborhood including possible flood hazard, traffic congestion and negatively affect the neighborhood's site/tree line. Variances should only be granted for truly necessities.

Thank you for your consideration,

Dan Self
3408 Sanderling Trail

Anjali Naini

From: MELISSA FONG [REDACTED]
Sent: Wednesday, January 20, 2021 11:03 AM
To: Anjali Naini
Subject: 3423 Bee Caves Road Variance Request

To: Westlake Planning Commission

I'm writing to express my objection to the variances requested for the construction of a new medical office building at 3423 Bee Cave Road. The entrance to this property on a highly trafficked portion of Bee Cave Road and additional cars turning in and out of this building will make this a dangerous intersection. Medical/dental practices receive a high volume of traffic in and out all day, so the school and day care facility as well as the dance studio and other small businesses in the immediate vicinity will be negatively impacted and the safety of the children who attend the schools will be at risk. Please do not approve the requested variances.

Thank you,
Melissa Fong
3115 Eanes Circle
Austin, TX 78746

Anjali Naini

From: Liz Plachta [REDACTED] >
Sent: Monday, January 18, 2021 9:47 AM
To: Anjali Naini
Subject: 3423 Bee Caves Road

Dear Zoning and Planning Commission and the Westlake Hills City Council-

My name is Liz Plachta. I am the Co-founder and executive director of Ruby's Rainbow. We are a non-profit 501(c)(3) organization that provides scholarships to those with Down syndrome in pursuit of higher education. I can attest to Dr. David Yu's generosity and commitment to the community. Over the last decade, he has supported our organization to provide scholarships to incredible young adults with Down syndrome so that they can pursue their dreams. Dr. Yu is known throughout the community as a benevolent professional by supporting numerous charitable organizations throughout the community. For Dr. Yu to be a part of the community, Westlake is, indeed, blessed. I support Dr. Yu's desire to create a Medical organization that will provide the community with high-quality medical care. He has the most genuine heart and I know will bring value to this community!

Please consider their request!

Sincerely,

Liz Plachta

Co-Founder, Executive Director

Proud mama to Ruby

[REDACTED]

512-879-7801

www.rubysrainbow.org

Follow us on



Anjali Naini

From: Melissa Munoz <[REDACTED]>
Sent: Wednesday, January 6, 2021 1:16 PM
To: Anjali Naini
Subject: affecting the lives of children

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

It was recently called to my attention that there are plans to build a 3 story office building complex with a parking garage where 3 schools for young children are located at 3423 Bee Cave Rd.

We all chose this space because it is safe and tucked away from traffic. Sandbox provides therapy services for young children with autism and we spend a lot of time outdoors.

If you are to allow this building, all traffic to and from will have to pass our schools, playgrounds and go directly through our parking lot. Not to mention all of the noise of the construction when our kids are sensitive to noise, Actons kids are in school trying to learn and Primrose kids have naps that are surely to be interrupted.

There is a public hearing on Jan 20, 2021 at 6:30pm of which we will all attend. I have attached the sign here that indicates this hearing is about trees vs a large office building going up at the back of our parking lot.

We are all trying to stay in business and survive in the midst of a pandemic and we all provide services to children. I'm sure there is a more fitting location for this office building.

Thanks for your consideration and for helping us find a solution that is best for all of the children we serve as this office building will affect the lives of hundreds of children and their families.

I appreciate your time,
Melissa



Melissa D. Munoz
Administrative Director
Sandbox ABA
3423 Bee Cave Rd Suite 200
Austin, Texas 78746
ph: (512) 524-1374
fx: (512) 524-1355

www.sandboxaba.com

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Corey and Misty Blahuta
1107 Snowy Owl Court
Austin, TX 78746

(512)426-5129

Re: 3423 Bee Cave Road,
Tree, Height, Impervious cover, Cut/Fill Variances

Dear City of West Lake Hills,

We are writing to object to the variance requests on the 3423 Bee Cave Road property project. As owners of property on 1107 Snowy Owl Court we have concerns as to allowing the property to be developed in a way that requires variances in multiple areas.

We are primarily opposed to the height variance. This will negatively affect our neighborhood by impeding natural light and spoiling the character of our neighborhood. We would be more in favor of a plan that is less concerned with the height variance impact as viewed from Bee Cave Road and more on a plan that is optimized to reduce the potential visual impact on adjacent the residential properties by retaining as much of the natural space between the proposed development and the residences as possible. If existing trees are removed as a result of the variance, we would strongly prefer the required landscape remediation or fees be incorporated into a comprehensive landscape plan focused on mitigating the impact of the development on the adjacent residential properties along the south side of the parcel.

We are also opposed to allowing a variance for impervious cover, especially a plan that not only increases cover but simultaneously eliminates some or all of the existing natural swale that help catches run off from the existing commercial development. Again, we would be more supportive of a development plan that minimizes additional impervious cover and focuses more of the proposed development closer to the existing commercial development on the property and closer to Bee Cave Road.

Thank you for consideration to our objections to these multiple variances.

Sincerely,

A handwritten signature in cursive script that reads "Corey Blahuta". The signature is written in black ink and includes a long horizontal flourish at the end.

Corey and Misty Blahuta

Anjali Naini

From: SandboxABA <[REDACTED]>
Sent: Friday, January 15, 2021 10:54 AM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: Building Project - 3423 Bee Cave Road
Attachments: PastedGraphic-4.pdf

To the Planning and Zoning Commission Members,

I am the Owner of Sandbox ABA, one of the number of businesses in the complex of businesses located at 3423 Bee Cave Rd., backing up to Snowy Owl Ct. and Rosefinch Tr.

Our Center provides therapeutic treatment to young children with autism. We strive to help our children maximize their potential to live enriched and joy filled lives. We teach language, play, social and adaptive skills, with the aim of helping these children be able to learn in typical school settings. Individuals with autism have a wide variety of symptomology; among them is hyper-sensitivity to sensory events, such as loud noises, crowded spaces, social anxiety. We strive to provide a treatment setting that helps them feel safe and secure.

When looking for a site for a treatment center, we specifically looked for a location that was away from noise, congestion, traffic, as a way to provide a peaceful setting for treatment, safe enough away from the dangers of traffic, and quiet enough to provide a modicum of peace and privacy even while they are able to play outside on a playground.

We are thrilled to be able to share this space with other providers of services for children! These other services include a pre-school (Primrose), Acton Academy (K-12), mental health counseling, and martial arts and dance studios. Being near these other providers brings a sense of normalcy to our children's perspective – that they are among other children, all learning in their own ways. Indeed, when we first were scouting this location, the landlord billed the area as a learning enclave for children.

There is a developer proposing to destroy the critical quiet and safe enclave of these nested businesses in order to impose a three story medical office building and parking garage in the middle of these smaller structures. The amount of disruption created by the 1-2 year construction on top of the change in the 'protected' landscape, would be incredibly damaging to the quiet and peaceful environment cultivated by our businesses required to support children in their learning and therapy.

In addition, the nature of a medical office building necessitates a constant flow of patients, deliveries, employees whose ongoing activity will not only destroy the children's learning environment, but will also require the removal of a number of trees/wildlife beyond what is allowed in the planning code.

Finally, construction of the building would eat up the parking available to our, and other tenants, clients. Per our rental contract, parking is *"provided on a basis of four (4) spaces per one thousand (1000) rentable square feet."* This new building / construction is likely to violate the terms of the rental contracts of the tenants.

Please consider the harmful impact this construction and building would do to our special learning enclave! The children of Westlake deserve to have such an amazing space for such enriching learning opportunities.

Thank you for your consideration.

Rebecca Ryan
Founder/Owner
Sandbox ABA

Rebecca M. Ryan, J.D., M.Ed., B.C.B.A., LBA

Behavioral Consulting

Sandbox ABA

3423 Bee Cave Rd

Suite 200

Austin, TX 78746

ph: (512) 524-1374

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www.sandboxaba.com

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Dear City Council and ZAPCO Members:

This past year has obviously been hard on small businesses and schools—at Acton Academy West Austin, we're both. We depend on tuition alone to keep the school running. As owners, my husband and I work in the school as head of school and teachers, and we are here every day with our four children, including after school, working long hours to keep the school running successfully during this trying time. We've worked so hard to keep our community happy and thriving through this pandemic. We are a year-round school, and this past year, we have been through five months of virtual learning and multiple reopening plans, spending thousands of dollars on expensive COVID-19 policies and safety plans, including adding 6 outdoor sinks and rearranging the entire space to accommodate separate recess spaces. I don't know that we can take another hit and make it through a massive building being built directly in front of our school, which would bring a constant stream of strangers and construction into our front yard, directly on top of our school garden and basketball court. We will certainly lose families in this process, and enrollment will be drastically affected by a mass construction project as we are trying to do tours or open houses.

We are extremely concerned about being in an unsafe setting where our school is exposed continuously to traffic, construction, and strangers. We made our home here in the community of Westlake Hills five years ago, with the promise of an academic and child-centered development leasing community. We have successfully provided excellent services to almost 50 families here in the Westlake community, to whom we have also extended this promise. Our dream for this property has come true, and we currently have a safe, private lot away from the street where the children are free to work in their community garden, do their work outside, play basketball, and walk through the woods to the neighboring gymnasium at Shepherd of the Hills Church. We absolutely love this space for our school and for the other tenants, Sandbox (who works with autistic children) and Primrose (a daycare). In the front of the property (under different ownership) there is Synergy Dance and the Martial Arts dojo that back up to our property. We have children from our school who walk to both of these programs after school through our safe parking lot. We also lease office space for our school in this front location. All of these child-centered programs back up to our space in the back, creating a community of child-centered services. We expanded our campus and lease space in both of the buildings on the property that are proposed for development, as well as in the one space in the front of the lot. We have invested interest in the outcome of any development of this property. We signed our lease with the understanding that the vision for this property was for it to be an academic, child-centered campus and that is how we would like to keep it for the Westlake community. We were also told that no one could build on this property, which gave us and the other tenants the peace of mind to choose this location to create a future for the children and families we serve.

As noted, safety is one of our primary concerns. The road leading into our parking lot is small, and with the current infrastructure, we could not safely handle all of the traffic that would be pouring into the lot throughout the day with a massive construction project. This will also add a considerable amount of traffic flow to the community of Westlake Hills and Bee Caves Rd. The traffic study that was conducted and presented by the property owner may say differently

because it was conducted during the stay-at-home orders when there were not many people on the road. We have two points when neighboring families drop their children off in the morning and pick them up in the afternoon. This proposed new building will draw in traffic throughout the day during peak traffic times. We also have families from nearby Westlake neighborhoods who walk and bike to school—this will no longer be a safe place for them to do that.

As mentioned, our students use the gym at Shepherd of the Hills church and walk the trail through the woods daily. They will not have access to this trail anymore once the construction starts and after the new building blocks the access, not to mention that there would be too many strangers around for the students to safely cross through. The proposed building will tower over our school's back playground, and its glass structure and large number of windows mean that our students would be under constant observation by employees/construction workers/patients/customers.

This development threatens our livelihood as a small business and as a school. We will lose current and future customers, and this building will eliminate the children's school garden—which is also where the children hold their annual children's business fair—the basketball area, our outdoor learning space (put into place to adhere to COVID-19 policies), and our school dropoff and pickup route (which goes around the school garden pulling up at the front of the school). This will affect the lives of all of the children and parents in our school. There is no other place for the parents to queue for dropoff and pickup.

The noise and distraction will also absolutely negatively affect the children's focus and education. Further, there will be strangers in our parking lot doing construction for over a year, and in the long term, the strangers/employees/customers using the building will create an unsafe environment for the children. All adults on this child-centered campus have had background checks and are cleared to be near and work with children. The same cannot be said of those who will be doing construction on the building or occupying/using it, which poses a significant safety concern.

There are multiple vacant properties on the market currently that match the desired proposal of this project. These properties can be found all throughout Westlake Hills, down Bee Cave Rd, Walsh Tarlton and 360. We know there are many other very similar options available in Westlake that would be a more suitable match for what is being proposed versus in the center of our school's parking lot.

Our number one priority is doing the right thing for our community, these kids have already been through a lot. Thank you for taking the time to read this and for understanding the stress and pressure that small businesses and schools are under during this time.

All the best,

Jayme and Joseph Bynum
Acton Academy West Austin

Head of School/Owner

Anjali Naini

From: Jennifer Stewart <[REDACTED]>
Sent: Friday, January 15, 2021 11:33 AM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: Development of 3423 Bee Cave Road

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Westlake Hills Zoning and Planning Commission-

Our names are Gary and Jennifer Stewart and we are 15-year residents of Westlake Hills.

It has come to my attention that there is a proposed three story medical office building at 3423 Bee Cave Road. If you have been to the location you'll notice a thriving community that has been carefully cultivated to support our children and local small businesses. My 12 year old son has been a student at Acton Academy West (located at 3425 Bee Cave Road) for 4 years and has thrived in the natural landscape and safe enclave of the school. Every week my son comes home to tell me about his adventures in the undeveloped natural area adjacent to his school which provides the backdrop for his growth, creativity and exploration. It would be a shame to approve any variance that would destroy the integrity of the natural landscape that our children thrive in. The current community consists of low-slung buildings that blend in the landscape, anything other than similar structures would be objectionable.

If the proposed medical office building were to be approved there would be a huge disruption to the delicate environment sheltering not only Acton Academy West, but Primrose School (a preschool), Sandbox ABA (a school for autistic children), Master Martial Arts (a taekwondo studio for children) and Synergy Dance Studio (dance classes for children). Increased traffic inherently caused by a large medical building would bring unwanted energy to an area that is meant to protect and surround the children in our community.

Our request is that you not approve any variances for this project. Thank you for your time and consideration.

Best Regards,
Gary & Jennifer Stewart
16 Las Brisas
Westlake Hills, TX 78746

Anjali Naini

From: Gustavo Gomez <[REDACTED]>
Sent: Tuesday, January 19, 2021 4:15 PM
To: Anjali Naini
Subject: FW: 3423 bee caves support letter

Dear City of Westlake Hills Zoning and Planning Commission

My name is Gustavo Gomez, I have been a resident of Westlake Hills for many years. The purpose of this email is to SUPPORT the proposed development at 3423 Bee Caves Rd. I believe that the Medical office building is going to be a GREAT value for our neighborhood.

I think that is an excellent opportunity to strength the Medical/Dental health of our neighbors . There is an increased demand for specialist doctors in our area, not only for our growing senior population but also for our children. This group of Drs have been offering a very high level of specialty care to our community for many years. This building will help them provide a more high end care by improving their facility.

This building It is going to impact on the community's economic health by providing long-term, high-paying jobs and vital services.

As a resident and as a family who can benefit of these valuable group of great doctors, WE SUPPORT the construction of this medical building, that's why we urged you to vote YES for the proposed development.

Thank you for your time and consideration.

Best Regards,

Anjali Naini

From: Sandy Rogge <[REDACTED]>
Sent: Monday, January 18, 2021 9:31 PM
To: Anjali Naini
Cc: Paul Rogge
Subject: Hill Country Oral Surgery is Great Westlake High and Eanes Schools' supporter.

Follow Up Flag: Follow up
Flag Status: Flagged

City Planners of Westlake Hills:

I understand that the Westlake City Council has a meeting set for Tuesday, January 19th. I know Hill Country Oral Surgery is in the process of building a dental specialty practice for the Westlake area with several other specialists. I wanted to let you know that Hill Country Oral Surgery is a huge supporter of Westlake High and other schools and a great supporter of our community. They even got a shout out at a Westlake Football game last year before Covid019. I, along with many other members of our community, are in favor of Hill Country Oral Surgery and other specialists building their practice locally.

I am a parent volunteer at Westlake High School and had 5 daughters in the district. This is my second year on the Westlake High School Hyline Parent Board, and I have been involved in community outreach and obtaining financial and other support from our local businesses. Hill Country Oral Surgery has been a large financial sponsor at one of the highest financial level we solicit for Westlake Hyline for at least the past 5 years. I was so grateful and impressed with their quick and enthusiastic response to our annual requests for donations of at least \$1,000 each year, and even during Covid 19 era Hill Country Oral Surgery has been willing to offer additional financial support. I have had the opportunity to solicit donations and support from many local businesses, and I was struck with the constant and quick willingness of Hill Country Oral Surgery to support Westlake High School.

On a personal note, I appreciate having high quality dental care close to my home in Westlake and close to my family home and our schools. It is super convenient for my daughters and the other families in Eanes. When I mentioned to my college daughter that Hill Country might build another practice location in Eanes she exclaimed, "Oh my gosh.. I loved them. They did such a great job taking out my wisdom teeth." I found Hill Country through other Eanes families, all of which have been impressed with their dental care, and we love having high quality care close to home.

If you have any questions or comments, please feel free to call or email me 512-917-7844 or [REDACTED]

Sandra Rogge
Westlake Mom and Westlake Hyline Parent Board Member
512-917-7844

3800 Hunterwood Point
Austin TX 78746

Anjali Naini

From: Todd Ohlmeyer [REDACTED]
Sent: Tuesday, January 19, 2021 2:15 PM
To: Anjali Naini; Mark pzsec; mayor@mayor
Subject: Item #10 on the meeting agenda for the ZAPCO Regular Meeting on 1/20/21

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor, members of the West Lake Hills City Council and members of the Zoning and Planning Commission,

This letter concerns item #10 on the meeting agenda for the ZAPCO Regular Meeting tomorrow 1/20/21, which is a request for several variances related to the construction of a 2-story medical office building with a parking garage at located at 3423 Bee Cave Rd, which is the parking lot behind Synergy Dance Studio and which also currently serves as a pickup and dropoff zone for Acton Academy West, a K-12 school.

As a resident of West Lake Hills whose two children attend Acton Academy West and whose daughter takes dance classes at Synergy Dance Studio, and a resident of the neighborhood directly across Bee Cave Rd from this property generally referred to as Westwood, I request you to not allow this development to move forward for the following reasons.

TRAFFIC If you have ever had to pull in or out of the parking lot at 3423 Bee Cave Rd at almost any time of day, but particularly at morning and evening rush hours, you know that it is a traffic nightmare. I have been stuck behind 2 or 3 cars for upwards of 10 minutes just trying to turn right onto Bee Cave Rd. Furthermore, students walking and biking to and from Hill Country Middle School utilize those sidewalks and I have seen multiple close calls with drivers seizing the long-awaited opportunity to pull onto Bee Cave Rd and at the last moment noticing a student on the sidewalk crossing their path. Adding a two story office building will only exacerbate these problems. Installing a traffic light won't help, as Bee Cave Rd is already so congested in that stretch that there would be nowhere for cars leaving that area to go.

SECURITY Current tenants in the area include not only the aforementioned Acton Academy West and Synergy Dance Studio, but also Primrose Day Care Center, a Tae Kwon Do studio, a school for children with developmental challenges, and others. This is an area intended for businesses focused on children. Adding a construction zone, and then a medical office building which will inherently involve large numbers of employees, patients, caregivers, medical sales personnel, maintenance personnel, etc, and all their vehicles, coming and going throughout all hours of the day, is extremely unsafe. It does not align with the nature of business of the other tenants of that property, and it's dangerous for the many children who frequent that area.

WESTWOOD NEIGHBORHOOD My family has lived in the Westwood neighborhood for 11 years. In that time, we have seen the traffic on Bee Cave Rd worsen and worsen. Despite the road widening project completed in recent years, it is nearly impossible to turn left onto Bee Cave Rd from our neighborhood without using the light at Westwood Terrace. Even turning right can take a considerable amount of time. During COVID, it's been slightly easier, but with EISD schools partially back in person, and more businesses opening, it is only going to get worse. This project will negatively affect every resident of that neighborhood.

For these reasons, I request that you do not allow this project to continue. Thank you for your consideration.

Todd Ohlmeyer
313 Oak Ridge Dr, June 2018 - present
503 Bulian Ln November 2009 - June 2018
512-638-0191

Anjali Naini

From: Kristi Berrier <[REDACTED]>
Sent: Friday, January 15, 2021 4:25 PM
To: Anjali Naini; Anjali Naini; Mark pzsec
Cc: Mark Berrier
Subject: January 20th Planning Commission Meeting

My husband and I live at 1102 Snowy Owl Court, directly behind 3423 Bee Cave Road. It is our understanding the owner of that property is requesting multiple variances from the City of Westlake in order to construct another multi-story office building on the existing lot. We are strongly opposed to all of the variances being requested and would appreciate the opportunity to speak to the Planning Commission on the matter. To that end, please put me on the agenda to speak at the upcoming meeting on January 20th.

Regards,

Kristi Berrier
512-431-1542

Anjali Naini

From: bijan bonakchi [REDACTED]
Sent: Monday, January 18, 2021 9:05 PM
To: Anjali Naini
Subject: Fwd: Letter of Support 3423 Bee Caves Rd

>
> Westlake Hills City and Mayor,
>
>
> Me and my family are residents of Westlake Hills and are writing this email in FULL SUPPORT to the new Medical/Dental specialists building that is being proposed for 3423 Bee Caves Rd.
> Being a patient of these Drs I know the project first hand, and believe that will be a great addition to the Westlake Hills community.
> The Drs involved in the proposed project have been serving the Westlake Hills community for many years and with this new building will continue to do so in a more modern facility, using the latest technologies for the benefit of patients in need of complex dental treatments.
> The proposed building in it self is a very clean and harmonious structure that will merge with the surrounding nature, residences and businesses. The impact of the construction to the neighboring residences is non-existent, there would be a 250 feet green area in between them. The existing buildings in the area will continue to have priceless green spaces, also circulation and parking will be improved.
> Bee Caves Traffic will not be altered due to that the Drs existing practices is less than one mile away from the proposed project.
> I am asking you to give green light to this project and help this valuable group of Drs improve our health by improving their facility, sincerely,
>
>
> Ali Bonakchi and family.

Anjali Naini

From: kevin irons <[REDACTED]>
Sent: Tuesday, January 19, 2021 5:11 PM
To: Anjali Naini
Subject: Medical Dental complex at 3423 Bee Caves Rd

Dear Westlake Hills City Council and Zoning/Planning Commission,

I am in favor of the requested construction of a Medical/Dental complex in 3423 Bee Caves Road. I have known each of these dental professionals for decades, and they are at the top of their medical profession. To have them as a continued part of the community is a true gift for the culture of excellence that is known within Westlake. As a retired periodontal surgeon and former Presiding Officer of the State Board of Dental Examiners, I can attest to their ethical standards and their love of this community.

As a business entrepreneur, I have numerous medical buildings and properties that I have constructed over the years. I have reviewed the variances cited in the reports. Those variances are reasonable and will have a nominal effect on the natural beauty of the area.

Having a complex such as this and the specialist involved will only serve to strengthen the reputation of Westlake Hills as a progressive, professional community.

Thank you for your service and consideration,

Dr. J. Kevin Irons, DMD
(512) 779-4181

Anjali Naini

From: Nancy Gerard <[REDACTED]>
Sent: Friday, January 15, 2021 5:36 PM
To: Anjali Naini
Cc: Nancy Gerard
Subject: Opposed to development at 3423 Bee Cave Rd

Follow Up Flag: Follow up
Flag Status: Flagged

I have lived at 1104 Snowy Owl Court for 27 years and oppose development at 3423 Bee Cave Rd especially because it could endanger numerous children going to Primrose preschool, a therapy center for children with autism, Action Academy for K-12, mental health counseling, and dance studios. It would also impact the woodsy, quiet and peaceful area with additional noise and exhaust. Not to mention bringing additional traffic to the already busy area.

Please do not approve permits for this new building and medical office building.

Nancy Gerard
1104 Snowy Owl Court
Austin, TX 78746

Anjali Naini

From: Katie Hastings <[REDACTED]>
Sent: Friday, January 15, 2021 4:15 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: Opposition to proposed development at 3423 Bee Caves Rd.

Hello West Lake Hills City Council and Mayor,

I am writing to voice my opposition to the proposed development at 3423 Bee Caves Rd.

My understanding is that a 3-story medical office building plus parking garage is proposed. This would be DEVASTATING to the safe, quiet environment that currently exists for many vital **kid-centric** businesses in this immediate area in 1-story buildings, including but not limited to:

- Primrose PreSchool
- Acton Academy (age 3-12)
- a school/therapy center for children with autism
- a center that provides mental health counseling
- Master Martial Arts studio
- Synergy Dance Studio

The amount of disruption of a 1-2 year construction project, and then the subsequent permanent increase in car traffic, pedestrian traffic, deliveries (and inevitable increase in crime) that come with the operation of a medical office building will be incredibly damaging to the peaceful learning environment cultivated by these businesses required to support children in their learning and therapy. In addition, my understanding is that this proposed development will also require the removal of a number of trees/wildlife beyond what is allowed in the planning code, which should not be permitted to happen and will further destroy the current nurturing environment there.

As a resident of the neighborhood directly across Bee Caves Road, and as a family with elementary aged children who have and will benefit from these businesses, I do NOT support this project and I urge you to oppose it as well. We do NOT need another medical office building, especially 3 stories tall, in this area and especially not at this specific location that will directly and negatively impact so many wonderful existing businesses providing critical services to our kids and community.

Respectfully,
Katie Hastings

Katie Hastings AIA
katiehastingsdesign.com
512.653.2214 cell

Anjali Naini

From: Sarah Donovan [REDACTED]
Sent: Friday, January 15, 2021 12:48 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4; Mark pzsec; zapco
Cc: [REDACTED]
Subject: Please Vote NO on requested variances at 3423 Bee Cave Rd.

Dear Mayor, members of the West Lake Hills City Council and members of the Zoning and Planning Commission,

I am a resident of West Lake Hills and my 2 children attend Acton Academy West, located at [3423 Bee Cave Rd.](#) I have just learned of plans to build a 2-story office building with a parking garage in the Acton parking lot, a common area Acton uses for pick-up and drop-off.

This proposed development is highly unsuitable for this property. I ask you to consider the kids who utilize this space for learning and development and NOT allow this development to move forward.

- **Children are playing Inside and out (not just Acton students pre k-12, but primrose as well)**
 - The decision to add an office building in this location at the expense of kids and schools appears incredibly tone deaf in our current climate. As children and schools bend over backwards to provide safe, clean and largely outdoor learning environments, and more and more offices are committing to permanent and semi-permanent work from home allowances, it seems like a huge miss to make such a bold decision at this time.
- **More car traffic directly on bee caves?** Please consider the community response to, after enduring a lengthy road expansion project, to then add an entire parking garage of vehicles at a critical portion of bee caves. Additionally, Eanes elementary has had to continuously reconfigure their pick up and drop off locations to manage around the bee caves traffic.
- **Please do not make the problems our city is already dealing with worse by granting exceptions to our laws.** I hear the proposed development is requesting variances for trees, drainage, and impervious cover. What is the purpose of these ordinances if they can all be waived for the exact type of development they are intended to prevent? As residents of West Lake Hills, the main draw is the abundance of trees and nature-like setting.

Thank you for your time and attention to this serious matter affecting our community and our children.

Sarah Donovan

Resident of West Lake Hills
619.895.0856

Sent from my iPad

Anjali Naini

From: mayor@ mayor
Sent: Wednesday, January 20, 2021 5:28 PM
To: Lou McCreary; Anjali Naini; Travis Askey; Kathy Wirt; Julie Wirt
Subject: Re: Proposed Three Story Commercial Building: 3423 Bee Cave Road

Follow Up Flag: Follow up
Flag Status: Flagged

Lou, thanks for writing - we are pulling the item from tonight's agenda because some people, who live in the city of Austin but in the buffer zone did not get notified...could you please help us get the word out...the earliest it will be heard by Zapco is in march...thanks again for writing to us

Sent from my iPad

On Jan 20, 2021, at 2:25 PM, Lou McCreary [REDACTED] wrote:

Mayor and Council-My wife and I live on Snowy Owl Court which is deed restricted to no more than two stories. I understand an application for variance has been filed to allow a three story commercial building at the address shown above. I am against the variance because it would be detrimental and unsightly. Please deny the application.

Lou McCreary
(512) 589-1496

Anjali Naini

From: PYOTR BELOV [REDACTED]
Sent: Friday, January 15, 2021 9:38 PM
To: Anjali Naini; Anjali Naini; Beth South; wlhcc2@ wlhcc2; wlhcc1@ wlhcc1; Jim O'Connor; wlhcc4@ wlhcc4; mayor@ mayor
Cc: PYOTR BELOV; Oksana Belov
Subject: Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Westlake Hills Officials,

We recently learned of plans to build a three-story office complex with a parking garage that will be adjacent to three schools, Acton Academy West, Primrose and Sandbox located at 3423 Bee Cave Rd. Part of our attraction to Acton Academy West was their ideal location, that is nicely located in natural setting allowing young minds to learn and thrive.

If you are to allow variance to build this building, it would dramatically affect the landscape, and the overall experience of students attending the three schools. I understand there is a public hearing on Jan 20, 2021 at 6:30pm of which we will all attend.

Acton Academy have been crucial during these challenging times. And any disruption would have major impact on the community. Do you really want to disrupt the natural landscape and the nurturing schools? Surely there is a better suited use of this space that does not require variance and disruption of the landscape.

Thanks for your consideration.

Sincerely,

Pyotr and Oksana Belov
1728 Ben Crenshaw Way
Austin, TX 78746
(512) 698-3801

Anjali Naini

From: Olga Kobzar <[REDACTED]>
Sent: Wednesday, January 20, 2021 4:03 PM
To: Anjali Naini
Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Dear Anjali, if it's not too much trouble, could you please forward the following photos to the Zoning & Planning Commission and include them in the City Council packet as part of their consideration?

The applicant's map submission, depicting the area as primarily commercial:



A current Google Maps excerpt of the proposed location, focused slightly more to the south, showing that the majority of this area is actually residential, with heavily-wooded, private lots:



Our backyard in current fall/winter conditions, with a mock-up of the new building's impact vs. existing structures (heights measured and approximated by our tenant, who is a trained architect):



I'm frankly surprised that respected area physicians (some of whom we've patronized personally, like Dr. Kunik) would support a process like this, that hides information from the City while planning to build practically in their customers' back yards, so I hope this is just a misunderstanding and the applicant withdraws the application, meets with the stakeholders, and develops a workable plan that does not deprive them of quiet enjoyment of their properties.

Many thanks,

Olga

From: Olga Kobzar
Sent: Wednesday, January 20, 2021 3:36 PM
To: 'Anjali Naini' <planner@westlakehills.org>

Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Hi Anjali, thank you very much for following up! Yes, I will be calling in and speaking today. The number I will call from is 512-589-1824.

In connection with that, below is an excerpt from the Variance Letter submitted by the developer that I will reference in my comments. It expressly shows that the applicant identified the residential neighborhood (south property line, as highlighted) where my home is located. The applicant also admitted the top floors of the structure will have a view of the affected properties, but omitted any discussion of the fact that several of the homes have pools, and the top floor of this proposed structure will have direct line of sight to people (including young children) swimming and quietly enjoying their residences. The fact that multiple patients, doctors, and staff, would violate the residents' expectation of privacy in their back yards (while in swimming gear, no less) on a daily basis controverts the applicant's statement that the proposed building height "will not affect them negatively."



Thank you again,

Olga Kobzar



Olga Kobzar
Partner
303 Colorado Street, Suite 2400
Austin, Texas 78701
Phone: (512) 495-6354
Fax: (512) 495-6399
[REDACTED]

From: Anjali Naini <planner@westlakehills.org>

Sent: Wednesday, January 20, 2021 3:05 PM

To: Olga Kobzar <[REDACTED]>

Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

EXTERNAL

Thank you for your comments, we will forward them to the Zoning & Planning Commission and include them in the City Council packet.

If you would like to speak or listen to the ZAPCO meeting tonight, you can find the call information on the first page of the agenda (you'll need to download the PDF) on the City's website here:
<https://www.westlakehills.org/281/Agendas-Minutes>

If you plan on speaking, please reply no later than 4:00pm with the phone number you will be calling from so we can ID you during the meeting.

Sincerely,
Anjali

Anjali Naini, AICP | *Director of Building & Development Services*



City of West Lake Hills | 911 Westlake Dr.
West Lake Hills, TX 78746
Tel: (512) 327-3628 | Fax: (512) 327-1863
www.westlakehills.org | planner@westlakehills.org

From: Olga Kobzar <[REDACTED]>
Sent: Wednesday, January 20, 2021 12:00 PM
To: Anjali Naini <planner@westlakehills.org>; Anjali Naini <planner@westlakehills.org>; mayor@ mayor <mayor@westlakehills.org>; Jim O'Connor <wlhcc5@westlakehills.org>; wlhcc1@ wlhcc1 <wlhcc1@westlakehills.org>; wlhcc2@ wlhcc2 <wlhcc2@westlakehills.org>; Beth South <wlhcc3@westlakehills.org>; wlhcc4@ wlhcc4 <wlhcc4@westlakehills.org>
Subject: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak
Importance: High

Dear City of Westlake Hills officials and Committee members,

My husband and I are owners of the property located at 1100 Snowy Owl Court, Austin, TX 78746, directly behind the property subject to today's meeting. A number of the neighbors (including our tenants David and Laura Linton) submitted letters of opposition to this project and I will not repeat their concerns here. However, I have an additional concern about the violations of due process of adjacent property owners in the way this matter came to be heard at today's meeting without giving us prior notice.

It is my understanding that notice of variance applications should be given to affected parties at least 30 days prior to the matter being discussed, so that they have an opportunity to review and protest. No such notice or description of proposed exceptions and variances, was provided to us, and from speaking to a few of our neighbors, they have not received it either. I did not learn about this until a few short days ago, and still do not have a copy of the proposed plans to determine the scope of the project, to consult with experts, and to formulate my opposition.

Accordingly, I would like to request that today's discussion is postponed until proper notice is given and we (and others similarly affected) have the opportunity to review the application. In the alternative, I ask that you register me to speak at today's meeting.

Respectfully,

Olga Kobzar


www.scottdoug.com

Olga Kobzar
Partner
303 Colorado Street, Suite 2400
Austin, Texas 78701
Phone: (512) 495-6354
Fax: (512) 495-6399
[REDACTED]

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Anjali Naini

From: CL [REDACTED] >
Sent: Friday, January 15, 2021 2:27 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: Re: Variance request for 3423 Bee Caves Rd

Follow Up Flag: Follow up
Flag Status: Flagged

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

We would like to add ours to the chorus of voices who are opposed to the variances being requested for 3423 Bee Caves Rd.

We understand that these variances are being sought at this location for the ultimate purpose of constructing a new office building and parking garage. We strongly believe that this location is not suitable for that.

From a practical standpoint, the increase in traffic that would result once the building is complete is extremely troubling. Although it's hard to remember given the 10 months of greatly reduced traffic we have experienced due to the pandemic, the number of cars going in and out of that location is already at the maximum number it can safely be. We encourage you to look closely at the existing density of that area and consider carefully just how dangerous it would be to increase that density as dramatically as is being proposed. The danger posed by this increased density would exist even if there were only adult-oriented businesses already in existence there; the fact that there are currently many children-oriented businesses such as a martial arts academy, dance studios, and THREE different schools (including one specifically for autistic kids) amplifies the danger dramatically. Please don't put our children's safety ahead of the desire for some developers to make a profit.

An additional concern we have involves drainage. Even if a drainage study were to indicate drainage could be managed with the additional impervious cover of a new building, parking garage, and associated roads and walkways, we strongly doubt that. We know people who live in that immediate area who have experienced significant drainage issues in times of heavy rain and that problem can only be made worse with so much new construction.

This area has become what the current owners of the property have said for years that it would be -- an academic complex. As such, it has become a very respected and valuable feather in the city's cap and is now one of West Lake Hills' "crown jewels". It would be a tremendous shame for that to be impacted so negatively by a new office building and parking garage.

We are not "no growth". But we are "smart growth" and we implore you to continue your tradition of being the same by denying these variance requests.

Sincerely,
Steve Marcie - 512-829-1025(c)

Anjali Naini

From: Dr. Scott Haydon [REDACTED] >
Sent: Monday, January 18, 2021 11:25 AM
To: Anjali Naini
Subject: Support for proposed building

I'm a proud member of the Westlake community with three children. Each has attended EISD schools from Bridgepoint, to Hill Country and then Westlake High School. Two have graduated and one is a junior at Westlake. I am also an alumnus of Westlake High School (1986). I have been a practicing plastic surgeon in Westlake since I returned in 2002 after my training. My wife and I live in Davenport.

Please find this email in full support of the professional building planned for the dental group of Drs. Kunik, Yu, Cavaretta and Vesga. This talented group will offer our community an extremely experienced multidisciplinary setting. I know several of these professionals and can attest to their character and professional work. Both Drs. Cavaretta and Yu have taken care of my immediate family. I also know that they are consistent supporters of the community, Westlake High School and EEF.

With regard to their proposed structure, it does not appear that they will obstruct the view of Sway. Since they have current Westlake practices, there should not be additional traffic concerns.

Please feel free to reach out to me if I can be of assistance. My cell is 512.913.2601

scott



M. Scott Haydon, MD
Board Certified Plastic Surgeon
Austin Plastic Surgery Institute

Phone: (512) 300-2600 | **Website:** www.drhaydon.com

Email: [REDACTED]

[Austin Plastic Surgery Institute](http://AustinPlasticSurgeryInstitute.com) | 4701 Bee Cave Rd., Ste. 202 Austin, TX 78746



Anjali Naini

From: Judy French <[REDACTED]>
Sent: Wednesday, January 20, 2021 7:34 AM
To: Anjali Naini; Mark pzsec
Cc: Dave French; Randy Kunik; Gina Smith
Subject: Support Letter for 3423 Bee Cave Road Building Project - French
Attachments: 3423 Bee Cave Road Building Project Support Letter.pages

Follow Up Flag: Follow up
Flag Status: Flagged

Ashby and Mark,

Please find attached our support letter for the proposed dental office building located at 3423 Bee Cave Road. Please ensure that it gets to Mayor Anthony, the City Council members and all members of the Planning & Zoning Committee.

Thanks very much,

Judy & Dave French
308 Buckeye Trail

West Lake Hills City Council and Mayor,

Good afternoon. As long-time West Lake Hills residents who plans on remaining in the community as empty-nesters, I am writing in support of the proposed development at **3423 Bee Caves Road**. While this project may have some vocal detractors, I believe that this building will be additive to the West Lake Hills community and harmonious with surrounding businesses, schools and residences.

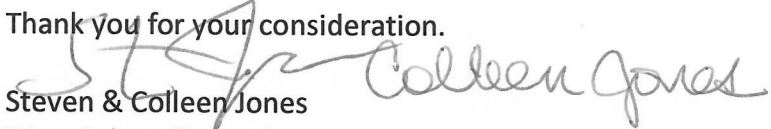
First of all, Drs. Randy Kunik, Vincent Cavaretta, Juan Vesga and David Yu have practiced oral medicine in West Lake for over 75 collective years. They have served our community as doctors, Eanes ISD parents and have supported Westlake organizations and schools through volunteering and charitable giving. They currently practice right down the street and seek to build and invest in a permanent home for their businesses. This project is being designed specifically for them and they will occupy the majority of the new building.

This is a group of established doctors, who do not require visibility, and the building is intentionally tucked away below the street to capture the tree line view from the site. There have been references to a three-story building, but one of those "stories" is covered parking, which allows them to maximize green space on the site and minimize surface parking. The new building will hardly be visible from Bee Caves, as the roof line will be below Sway's. The impact to nearby residence will be non-existent, as this building is set back almost 250 feet (versus an allowable minimum of 40 feet) from the property line and is buffered by dense existing trees.

As a group of dentists with many young clients (including Randy's orthodontic practice), they see the proximity to schools and youth-oriented businesses as beneficial to all. Acton, Primrose and Sandbox will continue to have access to enviable green space and circulation and parking on the site will be improved. Nearby Synergy Dance Studio and Master Martial Arts may benefit from increased awareness from patients. These practices are all appointment-based, which reduces traffic significantly in comparison with other potential occupants. Personally, my own family will continue to **benefit from these practices occupying a centralized location** – as we continue to juggle orthodontic and other oral appointments with our remaining children.

3423 Bee Caves is a rare 6+ acre site in desirable West Lake Hills. The proposed project, to be owned and occupied by this group of doctors, will preserve several acres of green space for decades to come. **They are invested in our community – and will continue to invest in our community. I support these local doctors to have a space to “call their own” in lieu of an outside developer.** Other developers would approach this property very differently: by looking to maximize rentable square footage rather than coexisting with the existing schools. **This project will be additive to its surroundings and has my full support.**

Thank you for your consideration.


Steven & Colleen Jones

West Lake Hills residents, 17+ years

Steven Jones – Owner & Coach of Lost Creek Aquatics

Colleen Jones – Former President/Trustee for Eanes ISD

Anjali Naini

From: Kimberly Klein [REDACTED]
Sent: Thursday, January 14, 2021 9:38 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: urgent concerns for next City Council meeting

Follow Up Flag: Follow up
Flag Status: Flagged

City Council and Zoning Board Members,

It has come to our attention that the property at 3423 Bee Cave Rd. is currently under contract to be purchased and that there is intent to build a multi-story commercial unit in the existing parking lot. This space is directly adjacent to Acton Academy West, where my two children go to school. I'm sure you can already assume the concerns that will be raised by a parent with students there, but please carefully consider the following:

1. A long-term construction project will be highly disruptive to the entire school day. Instruction will be difficult, if not impossible, to hear at times and our students' concentration will be severely impacted all day long. With construction equipment commonly reaching 80-100 decibels and the proximity of the project to the school, it is certain that the noise disruption will be an issue that cannot be mitigated.
2. In addition to the disruption from construction, we are also concerned about safety. We estimate the area proposed for construction is less than 40' from the entrance of our school. This is simply too close to be considered a safe area for children. Even if the proposed project proceeded and was completed, the increased traffic flow would not only impede the area where we pick up and drop off our children, it would not be as safe an entry into school.
3. Children should be able to enjoy their time outdoors at school. It is their reprieve from the hard work they are doing throughout their school day. Research shows this time is critical not only for their mental and physical health, but for retention purposes as well. These benefits will be taken from our children for the entire duration of construction.
I'm also sure most would agree that being a child in the middle of a construction site for this length of time would become stressful very quickly. This has its own set of consequences for our children.
4. It is important that Acton be able to successfully attract and retain students. This type of project would detract from their ability to do so. Due to the unique nature of the Acton model, every family at our school has a vested interest in the school's ability to attract incoming students.
5. All of the above concerns assume that we are not in the middle of a pandemic. The fact that we are exacerbates these issues in several ways. First, in order to try and keep everyone as safe as possible, the students are conducting as much of their day outdoors as possible. Also, students are able to switch to remote learning at any time, which is often necessary. These practices are keeping our community safe and our children at school. This project would most certainly drive them indoors and significantly detract from the school's COVID safety plan. Finally, construction noise could likely cause too much interference with the audio portion of lessons to make real-time remote learning possible.

Our family is deeply invested, both financially and emotionally, in Acton and the community it creates. While we very much respect the freedom of property owners to do what is legally within their rights, we do not think that they should be assisted in going outside of established guidelines to do things that are detrimental to our children.

We would very much like the opportunity to speak at your next City Council meeting to voice our concerns about why this project should not move forward.

Best regards,

Kimberly and Bill Klein

Anjali Naini

From: Julie Wirt [REDACTED]
Sent: Wednesday, January 20, 2021 11:29 AM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: Variance requests at 3423 Bee Caves Road

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

We are writing to express our strong opposition to the variance requests for the proposed development of 3423 Bees Cave Road.

The building code was developed to ensure the natural landscape and views of West Lake Hills are protected. It is hard to imagine that there is a hardship reason to ignore those codes (building height, cut & fill, trees) for this type of development. Given West Lake Hills already has a disproportionate amount of medical office space for a city our size, there is no reason to approve variances to build even more.

Furthermore, although these types of developments do increase property tax, they do not have the added benefit of increasing our sales tax revenue as other types of businesses would. As our financial resources within the city become more stretched as we respond to the broader area growth this should be an important consideration of the city council in approving future developments and variances.

Thank you,
Julie & Eric Kameda

Anjali Naini

From: Kathy Wirt [REDACTED] >
Sent: Wednesday, January 20, 2021 12:12 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4
Subject: Variance requests at 3423 Bee Caves Road

Good morning,

I am writing to express my strong opposition to the variance requests for the proposed development of 3423 Bees Cave Road.

The building code was developed to ensure the natural landscape and views of West Lake Hills are protected and these variances do not support that.

Additionally we should also be looking for ways as a city to expand our sales tax revenue. We have more than enough medical facilities within West Lake Hills. If we are going to allow variances to our city code then it should be in support of increasing our tax base.

Thank you,
Kathy Wirt

Anjali Naini

From: Jessica Blacklock [REDACTED]
Sent: Thursday, January 14, 2021 9:08 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4; Mark pzsec; zapco
Subject: VOTE NO to requested variances at 3423 Bee Cave Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor, members of the West Lake Hills City Council and members of the Zoning and Planning Commission,

I am both a resident of West Lake Hills and the owner of a business located in West Lake Hills. My three children attend Acton Academy West, located at 3423 Bee Cave Rd. I have just learned of plans to build a 2-story office building with a parking garage in the Acton parking lot, a common area Acton uses for pick-up and drop-off.

This proposed development is highly unsuitable for this property for the reasons listed below. I ask you to consider these reasons and to NOT allow this development to move forward.

- **It does not make sense and it would be dangerous to the community to allow an office complex right in the middle of any area where children are playing and going back and forth between the school and various after school activities.**
 - The tenants at and around 3423 Bee Cave Rd. are almost exclusively businesses focused on serving children, including three schools, a dance studio, and a karate studio. These businesses have long-term leases and are not going anywhere in the short term.
 - I understand that this property was intended for the purpose of serving schools and child-focused businesses and the current tenants have relied on these promises when deciding to rent.
 - The property backs up to a quiet neighborhood and adjoins the Shepherd of the Hills church, which runs a preschool and many after school activities for children from Acton, Eanes, and other nearby schools.
- **The property and Bee Cave Rd. cannot handle the cars that would be coming in and out during rush hour if the development moves forward.** Have you ever attempted to pull out of 3423 Bee Cave Rd. during Austin rush hour? Perhaps your child was leaving a dance class at Synergy, a karate class, or a tutoring session. If you have ever done this, waiting 20 minutes to pull out with only 5 cars in front of you, then you will understand why it would be absurd to allow an office complex in this same development (with a parking garage!!!) where entire offices of employees would all be leaving during the evening rush hour. It would be impossible, and it would have a material adverse effect on the existing adjoining businesses whose customers would no longer be able to get in and out. Adding a traffic light would be useless. As we West Lake Hills residents well know, the light would turn green and there would still be no way to pull out onto Bee Cave Rd. in front of the Randall's.

- **Please do not make our city's traffic worse on a section of Bee Cave Rd that is already overburdened.** Even if it were possible for drivers to leave the proposed development and pull out onto Bee Cave Rd., as mentioned above there will be nowhere to go. The proposed development will add an additional traffic burden to an already overburdened part of Bee Cave Rd. Residents of West Lake Hills do not want this.
- **Please do not make the problems our city is already dealing with worse by granting exceptions to our laws.** I hear the proposed development is requesting variances for trees, drainage, and impervious cover. What is the purpose of these ordinances if they can all be waived for the exact type of development they are intended to prevent? As residents of West Lake Hills, we love and cherish our beautiful trees and nature-like setting, and are already dealing as a community with flooding and drainage issues – especially on Bee Cave Rd. - caused by developments like the one being proposed.
- **There are legal concerns with the proposed development that could tie up this development if approved to move forward.** The development will essentially make the properties leased by Acton and its neighboring tenants unsuitable for use as a healthy, learning-focused environment and could eliminate essential parking, traffic flow and common areas provided under the tenants' leases.

Thank you for your time and attention to this serious matter affecting our community and our children.

Jessica Blacklock

Resident of West Lake Hills
 Owner of Potts Blacklock Senterfitt, PLLC
 cell: 512-653-5240

Anjali Naini

From: Kati Ohlmeyer <[REDACTED]>
Sent: Tuesday, January 19, 2021 12:55 PM
To: Anjali Naini; Mark pzsec; mayor@mayor
Subject: Written comments, re: 1/20/21 ZAPCO Regular Meeting, agenda item #10

Dear Mayor, members of the West Lake Hills City Council and members of the Zoning and Planning Commission,

This letter concerns item #10 on the meeting agenda for the ZAPCO Regular Meeting tomorrow 1/20/21, which is a request for several variances related to the construction of a 2-story medical office building with a parking garage at located at 3423 Bee Cave Rd, which is the parking lot behind Synergy Dance Studio and which also currently serves as a pickup and dropoff zone for Acton Academy West, a K-12 school.

As a resident of West Lake Hills whose two children attend Acton Academy West and whose daughter takes dance classes at Synergy Dance Studio, and a resident of the neighborhood directly across Bee Cave Rd from this property generally referred to as Westwood, I request you to not allow this development to move forward for the following reasons.

TRAFFIC If you have ever had to pull in or out of the parking lot at 3423 Bee Cave Rd at almost any time of day, but particularly at morning and evening rush hours, you know that it is a traffic nightmare. I have been stuck behind 2 or 3 cars for upwards of 10 minutes just trying to turn right onto Bee Cave Rd. Furthermore, students walking and biking to and from Hill Country Middle School utilize those sidewalks and I have seen multiple close calls with drivers seizing the long-awaited opportunity to pull onto Bee Cave Rd and at the last moment noticing a student on the sidewalk crossing their path. Adding a two story office building will only exacerbate these problems. Installing a traffic light won't help, as Bee Cave Rd is already so congested in that stretch that there would be nowhere for cars leaving that area to go.

SECURITY Current tenants in the area include not only the aforementioned Acton Academy West and Synergy Dance Studio, but also Primrose Day Care Center, a Tae Kwon Do studio, a school for children with developmental challenges, and others. This is an area intended for businesses focused on children. Adding a construction zone, and then a medical office building which will inherently involve large numbers of employees, patients, caregivers, medical sales personnel, maintenance personnel, etc, and all their vehicles, coming and going throughout all hours of the day, is extremely unsafe. It does not align with the nature of business of the other tenants of that property, and it's dangerous for the many children who frequent that area.

WESTWOOD NEIGHBORHOOD My family has lived in the Westwood neighborhood for 11 years. In that time, we have seen the traffic on Bee Cave Rd worsen and worsen. Despite the road widening project completed in recent years, it is nearly impossible to turn left onto Bee Cave Rd from our neighborhood without using the light at Westwood Terrace. Even turning right can take a considerable amount of time. During COVID, it's been slightly easier, but with EISD schools partially back in person, and more businesses opening, it is only going to get worse. This project will negatively affect every resident of that neighborhood.

For these reasons, I request that you do not allow this project to continue. Thank you for your consideration.

Kati Ohlmeyer
313 Oak Ridge Dr, June 2018 - present
503 Bulian Ln November 2009 - June 2018
512-568-2624

Anjali Naini

From: Katie Cowan [REDACTED] >
Sent: Tuesday, January 19, 2021 10:51 PM
To: Anjali Naini
Subject: Zoning & Planning Commission Meeting

I unable to attend the meeting, I am opposed to the developmental plan for the medical office. --
Katelynn M. Cowan

Anjali Naini

From: Andrew Weary <[REDACTED]>
Sent: Wednesday, March 10, 2021 9:01 PM
To: Anjali Naini
Subject: 3423 Bee Caves Rd Variances

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir /Madam:

We are again communicating our concerns and opposition to the variances requested and the development project in general that is proposed.

We have lived adjacent to the project area for almost 40 years and have never felt that our property has been this threatened before. The more we have learned about the project, the more we have become opposed.

Our main concerns are as follows.

First,
The size and extent of the project, with its huge increases in impervious cover. The enlarged parking lots and required cutting of huge amounts of trees will definitely increase run off damage. YOU CANNOT ENGINEER YOUR WAY OUT OF THIS ON THE GRADIENT OF THIS PROPERTY. Every development along Bee Cave Rd we have observed since 1981 has resulted in more run off and erosion and property damage. We DID live here during the 1981 "Memorial Day Floods" but it stands out less and less, as we have seen more routine rain systems since have resulted in demonstrably increased damage to our neighborhoods, corresponding to the increased density of construction "uphill from our neighborhoods, over the years. Resultant damage has included erosion of lawns and yards; deposition of trash and the spreading of invasive plant species; contamination with chemicals and pollutants into yards and residential streets. .

Second:
Reduced property values due to the reduced aesthetic of natural environments. The cutting of trees & clearing of vegetation (substituting office building walls & parking lots) violate the city's "Code Of Ordinances":
Chapter 98-VEGETATION; Article II- TREES; DIVISION 2-PRESERVATION; SEC 98-46 PURPOSE AND INTENT. Each of the paragraphs 1 - 5 under Purpose and Intent, ARE VIOLATED IN THE PROCESS OF OR IN THE RESULTING CONSTRUCTS IF THE VARIANCES WERE TO BE GRANTED. THOSE VIOLATIONS ARE OF THE FOLLOWING (ABBREVIATED) PARAGRAPHS: (1) PROHIBITION OF INDISCRIMATE CLEARING (2) PROTECTION OF THE VALUE OF RESIDENTIAL & COMMERCIAL PROPERTIES (3) MAINTENANCE AND ENHANCEMENT OF "A POSITIVE IMAGE"... "FOR THE ATTRACTION OF... NEW RESIDENTS" (4) PROTECT HEALTHY TREES AND...PROMOTE..ENVIRONMENTAL AND AESTHETIC QUALITIES (5) PRESERVE THE RURAL FORESTED CHARACTER OF THE TOWN.

No new office building is as pleasing to the eye or beneficial to the "view" as natural trees or growth. The City of Westlake is acknowledging that fact in its Code of Ordinances, Chapter 98. This development project does not honor that perspective. Within the context of the Westlake and Westbank aesthetic, such a development would be patently detrimental to property values. Whether the affected properties are in the Westlake city limits should not matter to an ethical planning commission and city council. The values and codes relate to all residents of the area.

Third:
Detriment to existing businesses.
Several private and public schools and churches and many small businesses are either adjacent to or nearby this project. Increased business traffic would just increase the congestion encountered by students and patrons to these schools, churches, and nearby small businesses. Children walking or playing in the area and patrons to the small businesses, would be subjected to the risks of increased traffic. Several of the businesses and schools have ALREADY expressed interest in LEAVING the area if this project goes through as requested. Some Children in our neighborhood attend these schools and their parents have expressed interest in attending school elsewhere, in a less congested and less dangerous environment. (Our family sometimes shops in Sunset Valley because the parking & store access is less

congested & "tight"; Altho we like Breed and Company, we sometimes go to the ACE on Hiway 71, towards Spicewood, same reason)

Fourth: Crime

As residents of this area for 40 years and as parents of a police officer and graduate of Austin's Citizen Police Academy we know that increased urban type development is associated with increases in certain types of criminal activity. More and larger parking lots--in this case away from the view of major streets-- more commercial buildings not occupied during nights, weekends and holidays, leads to more burglaries & staging areas for various crimes into nearby residential neighborhoods. We have witnessed this criminal activity increase p proportionately as the whole Westbank area has become more developed and we are opposed to similar development that would put our homes directly at increased risk.

FIFTH:

Noise pollution:

Both the construction and the traffic caused by this project--once completed-- would increase noise in our neighborhoods. Noisy construction and business traffic noise --and don't forget the 4-5 am banging of commercial-sized trash dumpsters, right next door--are not in alignment with Westlake's Code of Ordinances', "positive image" , or "forested character of the town", or that of a peaceful residential neighborhood.

Respectfully,

Andy Weary MD
Becky Weary
Rosefinch Trail
Austin Tx 78746

Anjali Naini

From: Olga Kobzar [REDACTED]
Sent: Thursday, March 11, 2021 12:07 PM
To: Anjali Naini
Subject: RE: 3423 Bee Cave Rd. Development - opposition and request for opportunity to speak

Hi Anjali, hope you've been doing well! As previously discussed, I'm putting all of my prior comments in opposition of the above-referenced variance application into one e-mail, so that it can be used in the packet for the upcoming Committee meeting on 3/17/21:

To summarize, the main problems I see with the application (as the property owner of 1100 Snowy Owl Court) is that the applicant made gross misrepresentations to the Committee about (1) whether nearby residents would be affected; and (2) the impact of the structure's increased impervious cover on the drainage in the area.

Not only will these requested variances greatly prejudice nearby landowners like me and many others, but they affect landowners who reside within City of Austin limits and should be protected under City of Austin ordinances. Accordingly, the variances should be reviewed not only under the City of Westlake regulations, but under those of the City of Austin as well. That's the correct way to fairly review the impact on the property rights of the adjacent City of Austin residents. Applicant failed to do that.

Accordingly, I would request that the Committee require the applicant to re-submit its application with (1) an honest and accurate assessment of the impact on the nearby residences that they've omitted **completely** from the original application packet, and (2) add a discussion of how/whether the requested variances comply with City of Austin zoning and variance regulations. Below is a summary of errors, omissions, and misrepresentations in what the applicant submitted to support the explanations I've made:

The applicant's map submission with the variance packet, depicting the surrounding area as primarily commercial:



An actual Google Maps snapshot of the proposed location, focused slightly more to the south, showing that the majority of this area is actually residential, with heavily-wooded, private family lots:



Our backyard at 1100 Snowy Owl, shown in fall/winter/early spring conditions, with a mock-up of the new building’s impact vs. existing structures (heights measured and approximated by our tenant, who is a trained architect):



As you can clearly see on the panoramic photo above, this proposed multi-tenant medical office building will be large, visible, and have a direct view into our back yard and the windows of our living room and our bedrooms. Anyone from the proposed offices' higher floors would see children in the swimming pool, on the swings, getting ready for bed inside, etc.

Yet the Variance Letter submitted by the developer boldly (and erroneously) states there will be no impact. On the image below, the variance letter shows that the applicant identified our residential neighborhood (south property line, as highlighted). The applicant also admitted the "residents" may see the top floors of the structure, but failed to mention that office workers and customers of their building will likewise have a view directly into the back yards and home windows of the affected properties. The letter also omitted any discussion of the fact that trees are bare in winter (thus, no "canopy" for at least half of the year, as you can clearly see on above photo), or that several of the homes have pools, and the top floor of this proposed structure will have direct line of sight to residents (including young children) swimming, walking in the yards and inside their homes where they should have a complete expectation of privacy and quiet enjoyment. The applicant also did not discuss that without the variance, that would not occur, choosing to focus on offset from the commercial structures.



- o North Property Line – these properties are zoned as B-2 and O. We currently share parking with these property owners and plan to continue that agreement with them. Nothing else that we are proposing will impact these owners in a negative manner and believe that are intended use will be complimentary to the property owners to the north.
- o East Property line – these properties are zoned O. There is already substantial vegetation and an established building on this site that would be a buffer between the proposed building and the owners on this property.
- o West Property Line – this property is zoned GUL. There is substantial vegetation between our proposed building and the building on this site. There are currently trails that loosely connect this property with that property and we will work to maintain this connection.
- o **South Property Line** – this is not zoned in Westlake but is a residential neighborhood. The properties are separated by dense vegetation and trees. There is also a drainage culvert/easement between our properties along this border. The residents may be able to see this building through the trees but it will not impact them negatively as all traffic will be arriving and departing along Bee Caves Rd. The first floor of office will be within the trees canopy elevation and the second floor will be partially within the canopy and slightly above the canopy.

It is clear to me – and I hope equally clear to the Committee and the City officials – that this variance proposal is, at best, incomplete. The developer and its architects should be required to **create a to-scale schematic** showing how the proposed building will look adjacent to the residential neighborhood, similar to the mock-up I attached above. They should perform a line-of sight study and provide a copy of the modeling to the residents and the Committee. Without that, it is impossible to truly understand the drastic impact the height variances are going to have on the area properties and our enjoyment of our land and houses.

The proposal should also do the same with a **drainage impact study** – just because our neighborhood is outside of the City of Westlake limits does not mean that the developer can avoid a duty to ensure we won't get affected by this building's increase in impervious cover in the area that already has drainage issues. In fact, because this development is going to affect a number of City of Austin properties, that study should be done by taking into account City of Austin regulations.

And finally, I'd like to re-iterate that I am very surprised and disheartened that a reputable local architectural firm and a group of respected area physicians (some of whom my family has patronized personally and extensively, like Dr. Kunik) would support a process like this, where the applicant has hidden information from the City and the local residents while planning to build in the back yards of area families – the very families who patronize their businesses and contribute to their success.

I'm even more disappointed that despite my January protest letter, the applicant has failed to reach out and meet with me to discuss my concerns or work out a development plan that does not deprive us of quiet enjoyment of our property. Not only that, but I've been informed by other area residents that certain representations have been made by the persons associated with this project recently about "area residents accepting this project as a good idea" – something that is factually incorrect. There is a reason others in the past have not proposed to build an oversized multi-office commercial building in the drainage zone next to family residences. And that is because it's inappropriate and dangerous. More work is needed to know the full impact, and it's clear this project's principals have not done that work. The variance request should be denied.

Please pass on these comments, and register me to speak at the upcoming March 17, 2021 meeting.

Best regards,

Olga Kobzar



www.scottdoug.com

Olga Kobzar
Partner
303 Colorado Street, Suite 2400
Austin, Texas 78701
Phone: (512) 495-6354
Fax: (512) 495-6399
[REDACTED]

From: Anjali Naini <planner@westlakehills.org>

Sent: Thursday, January 21, 2021 6:08 PM

To: Olga Kobzar [REDACTED]

Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

EXTERNAL

That would be much appreciated! Yes, we received comments from 40 people so I've been doing my best to keep track 😊 The meetings would be March 17th – ZAPCO and then April 14th – City Council/BOA.

Sincerely,
Anjali

Anjali Naini, AICP | *Director of Building & Development Services*



City of West Lake Hills | 911 Westlake Dr.
West Lake Hills, TX 78746
Tel: (512) 327-3628 | Fax: (512) 327-1863
www.westlakehills.org | planner@westlakehills.org

From: Olga Kobzar <[REDACTED]>
Sent: Wednesday, January 20, 2021 6:09 PM
To: Anjali Naini <planner@westlakehills.org>
Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Yes, absolutely – I will happily consolidate everything, because I'm sure it feels kind of like herding cats right now 😊. I will definitely send it in the Thursday before – what date is the meeting when this will be on the agenda?

Thanks again,

Olga

From: Anjali Naini <planner@westlakehills.org>
Sent: Wednesday, January 20, 2021 6:03 PM
To: Olga Kobzar <[REDACTED]>
Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

EXTERNAL

Yes, that's correct, it should be pulled from the agenda and I discussed it earlier with the ZAPCO Chairman. You are welcome to provide additional comments or consolidate what you have already sent before the next meeting. I'll try to reach out to everyone who contacted us ahead of time. My preference is to receive comments, if possible, the Thursday the week before the meeting so I can include them in the meeting packet.

Sincerely,
Anjali

Anjali Naini, AICP | *Director of Building & Development Services*



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West Lake Hills, TX 78746
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www.westlakehills.org | planner@westlakehills.org

From: Olga Kobzar <[REDACTED]>
Sent: Wednesday, January 20, 2021 5:52 PM
To: Anjali Naini <planner@westlakehills.org>
Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Thanks Anjali, I just heard from Linda that the item was pulled from tonight's agenda, so hopefully we can have this included for the next meeting? Now that I have more time, I'll do a formal letter of protest, and include everything in one place, too.

Thanks for all your help,

Olga

**SCOTT
DOUGLASS
McCONNICO**
www.scottdoug.com

Olga Kobzar
Partner
303 Colorado Street, Suite 2400
Austin, Texas 78701
Phone: (512) 495-6354
Fax: (512) 495-6399
[REDACTED]

From: Anjali Naini <planner@westlakehills.org>
Sent: Wednesday, January 20, 2021 5:46 PM
To: Olga Kobzar <[REDACTED]>
Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

EXTERNAL

Hi Olga,

I'm sorry but it is too late to forward this information to ZAPCO for the meeting tonight. If the item is postponed, it will be included sent to them before the next meeting and otherwise forwarded to the City Council.

Sincerely,
Anjali

Anjali Naini, AICP | *Director of Building & Development Services*



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West Lake Hills, TX 78746
Tel: (512) 327-3628 | Fax: (512) 327-1863
www.westlakehills.org | planner@westlakehills.org

From: Olga Kobzar <[REDACTED]>

Sent: Wednesday, January 20, 2021 4:03 PM

To: Anjali Naini <planner@westlakehills.org>

Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Dear Anjali, if it's not too much trouble, could you please forward the following photos to the Zoning & Planning Commission and include them in the City Council packet as part of their consideration?

The applicant's map submission, depicting the area as primarily commercial:



A current Google Maps excerpt of the proposed location, focused slightly more to the south, showing that the majority of this area is actually residential, with heavily-wooded, private lots:



Our backyard in current fall/winter conditions, with a mock-up of the new building's impact vs. existing structures (heights measured and approximated by our tenant, who is a trained architect):



I'm frankly surprised that respected area physicians (some of whom we've patronized personally, like Dr. Kunik) would support a process like this, that hides information from the City while planning to build practically in their customers' back yards, so I hope this is just a misunderstanding and the applicant withdraws the application, meets with the stakeholders, and develops a workable plan that does not deprive them of quiet enjoyment of their properties.

Many thanks,

Olga

From: Olga Kobzar

Sent: Wednesday, January 20, 2021 3:36 PM

To: 'Anjali Naini' <planner@westlakehills.org>

Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Hi Anjali, thank you very much for following up! Yes, I will be calling in and speaking today. The number I will call from is 512-589-1824.

In connection with that, below is an excerpt from the Variance Letter submitted by the developer that I will reference in my comments. It expressly shows that the applicant identified the residential neighborhood (south property line, as highlighted) where my home is located. The applicant also admitted the top floors of the structure will have a view of the affected properties, but omitted any discussion of the fact that several of the homes have pools, and the top floor of this proposed structure will have direct line of sight to people (including young children) swimming and quietly enjoying their residences. The fact that multiple patients, doctors, and staff, would violate the residents' expectation of privacy in their back yards (while in swimming gear, no less) on a daily basis controverts the applicant's statement that the proposed building height "will not affect them negatively."



- o North Property Line – these properties are zoned as B-2 and O. We currently share parking with these property owners and plan to continue that agreement with them. Nothing else that we are proposing will impact these owners in a negative manner and believe that are intended use will be complimentary to the property owners to the north.
- o East Property line – these properties are zoned O. There is already substantial vegetation and an established building on this site that would be a buffer between the proposed building and the owners on this property.
- o West Property Line – this property is zoned GUL. There is substantial vegetation between our proposed building and the building on this site. There are currently trails that loosely connect this property with that property and we will work to maintain this connection.
- o **South Property Line** – this is not zoned in Westlake but is a residential neighborhood. The properties are separated by dense vegetation and trees. There is also a drainage culvert/easement between our properties along this border. The residents may be able to see this building through the trees but it will not impact them negatively as all traffic will be arriving and departing along Bee Caves Rd. The first floor of office will be within the trees canopy elevation and the second floor will be partially within the canopy and slightly above the canopy.

Thank you again,

Olga Kobzar

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Olga Kobzar
Partner

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Austin, Texas 78701
Phone: (512) 495-6354
Fax: (512) 495-6399
[REDACTED]

From: Anjali Naini <planner@westlakehills.org>

Sent: Wednesday, January 20, 2021 3:05 PM

To: Olga Kobzar <[REDACTED]>

Subject: RE: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

EXTERNAL

Thank you for your comments, we will forward them to the Zoning & Planning Commission and include them in the City Council packet.

If you would like to speak or listen to the ZAPCO meeting tonight, you can find the call information on the first page of the agenda (you'll need to download the PDF) on the City's website here:

<https://www.westlakehills.org/281/Agendas-Minutes>

If you plan on speaking, please reply no later than 4:00pm with the phone number you will be calling from so we can ID you during the meeting.

Sincerely,
Anjali

Anjali Naini, AICP | *Director of Building & Development Services*



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West Lake Hills, TX 78746
Tel: (512) 327-3628 | Fax: (512) 327-1863
www.westlakehills.org | planner@westlakehills.org

From: Olga Kobzar <[REDACTED]>

Sent: Wednesday, January 20, 2021 12:00 PM

To: Anjali Naini <planner@westlakehills.org>; Anjali Naini <planner@westlakehills.org>; mayor@ mayor <mayor@westlakehills.org>; Jim O'Connor <wlhcc5@westlakehills.org>; wlhcc1@ wlhcc1 <wlhcc1@westlakehills.org>; wlhcc2@ wlhcc2 <wlhcc2@westlakehills.org>; Beth South <wlhcc3@westlakehills.org>; wlhcc4@ wlhcc4 <wlhcc4@westlakehills.org>

Subject: 3423 Bee Cave Rd. Development - request to postpone discussion due to lack of notice and request for opportunity to speak

Importance: High

Dear City of Westlake Hills officials and Committee members,

My husband and I are owners of the property located at 1100 Snowy Owl Court, Austin, TX 78746, directly behind the property subject to today's meeting. A number of the neighbors (including our tenants David and Laura Linton)

submitted letters of opposition to this project and I will not repeat their concerns here. However, I have an additional concern about the violations of due process of adjacent property owners in the way this matter came to be heard at today's meeting without giving us prior notice.

It is my understanding that notice of variance applications should be given to affected parties at least 30 days prior to the matter being discussed, so that they have an opportunity to review and protest. No such notice or description of proposed exceptions and variances, was provided to us, and from speaking to a few of our neighbors, they have not received it either. I did not learn about this until a few short days ago, and still do not have a copy of the proposed plans to determine the scope of the project, to consult with experts, and to formulate my opposition.

Accordingly, I would like to request that today's discussion is postponed until proper notice is given and we (and others similarly affected) have the opportunity to review the application. In the alternative, I ask that you register me to speak at today's meeting.

Respectfully,

Olga Kobzar



Olga Kobzar
Partner
303 Colorado Street, Suite 2400
Austin, Texas 78701
Phone: (512) 495-6354
Fax: (512) 495-6399
[REDACTED]

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ZONING AMENDMENT WITH VARIANCES STAFF REPORT

MARCH 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) 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; 8) variance to permit nonresidential development on slopes exceeding 25%; and 9) 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 - <i>postponed</i>
February 17, 2021	ZAPCO – meeting cancelled
March 17, 2021	ZAPCO
April 14, 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).
- Slope variance: requesting variance to permit nonresidential development on slopes exceeding 25%.
- 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. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

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

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

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

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

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

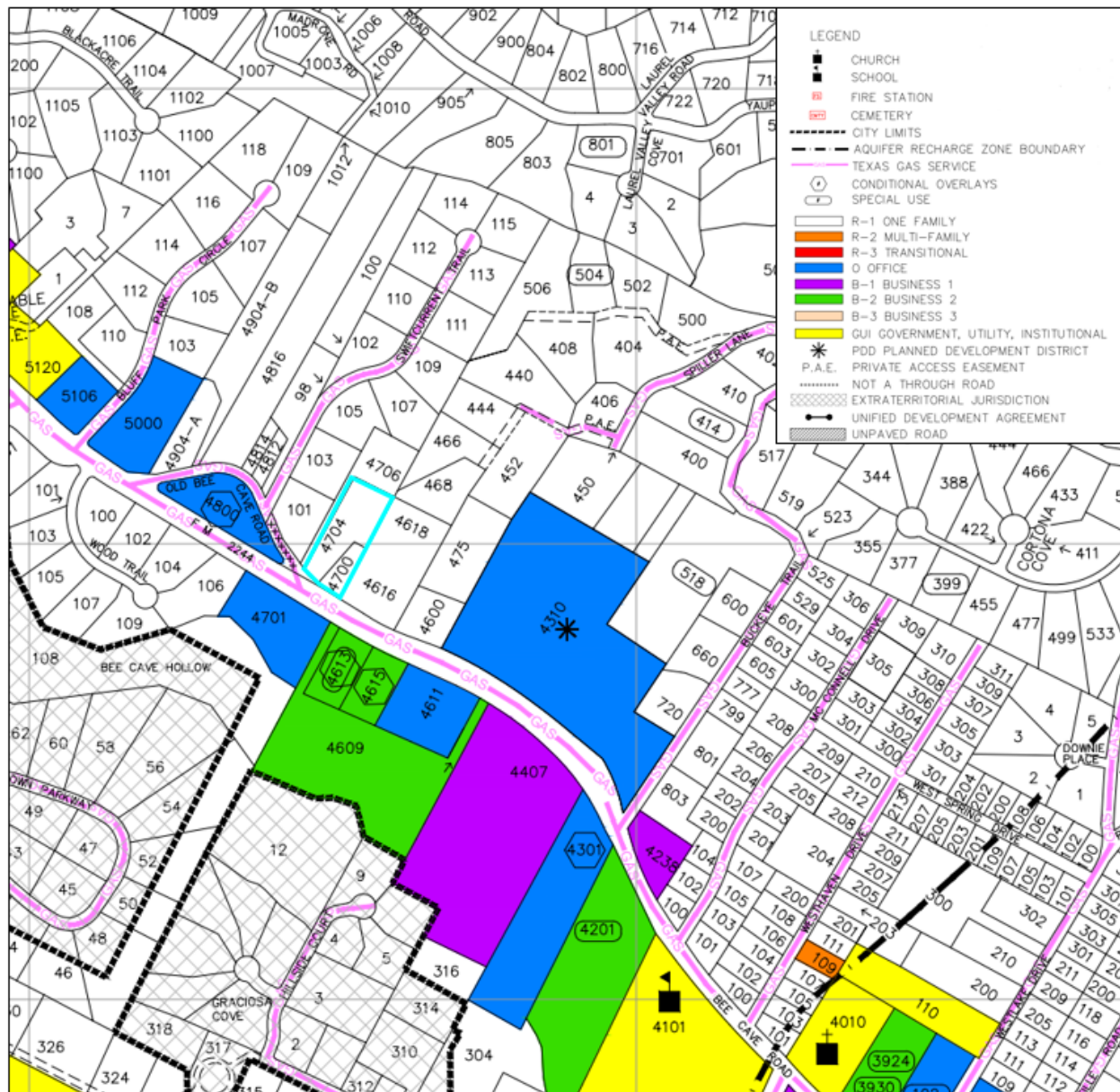
The Zoning and Planning Commissioners may 1) recommend approving the zoning amendment request with variances as submitted by the applicant; 2) recommend approving the request subject to specified conditions; or 3) recommend disapproving the request.

Links to Relevant Code:

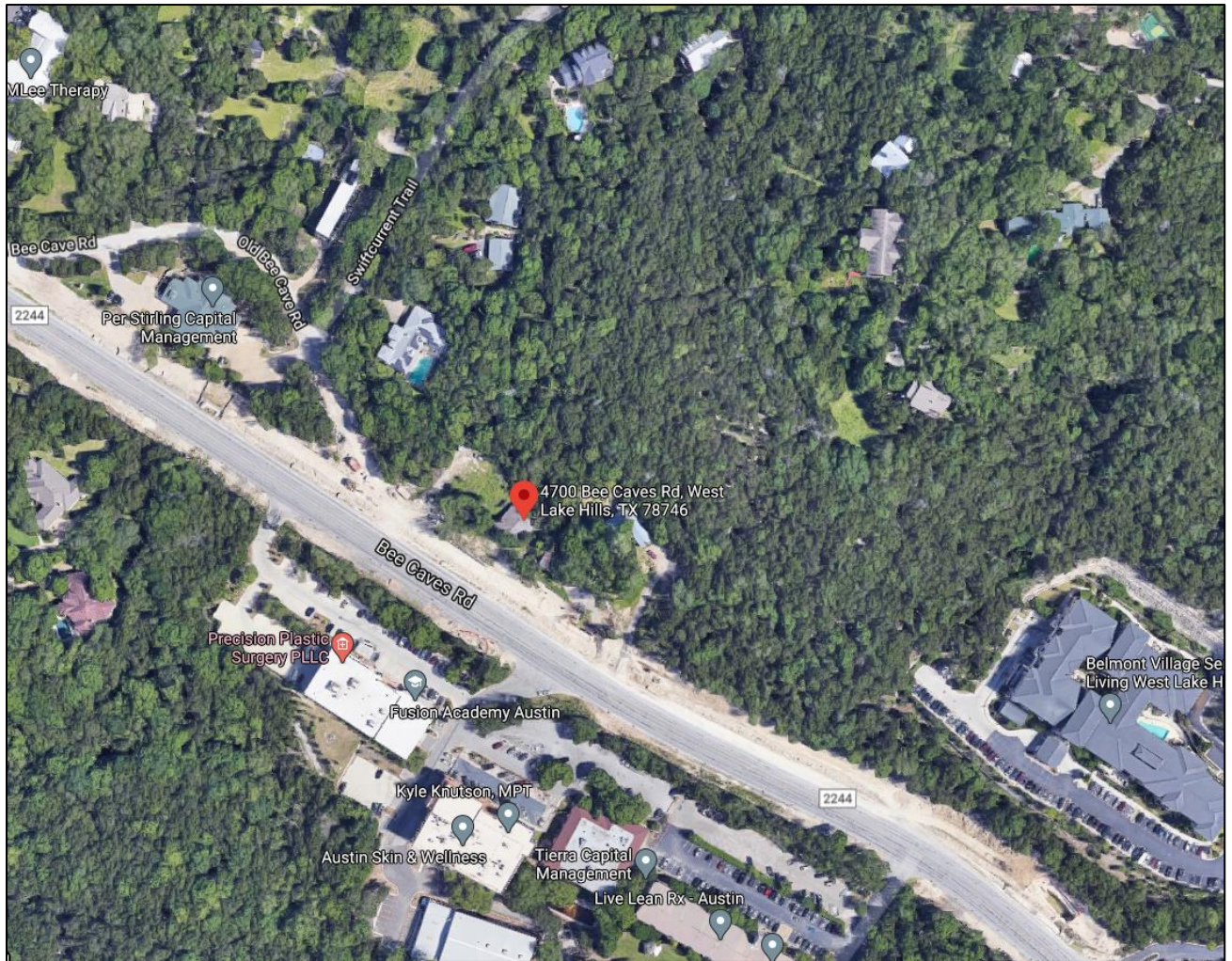
- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Sec. 22.03.304 Tree and vegetation removal and replacement](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)
- [Sec. 38.05.092 Procedure for changing 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:



Aerial:



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: _____

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: _____

February 26, 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(a), 22.03.281(b) and 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(a):**

- *To permit nonresidential development (i.e. the proposed school and corresponding infrastructure) where existing slopes exceed a gradient of 25 percent.*
- *Due to the nature of the existing terrain on-site, and much of the neighboring area along the Bee Caves Road corridor as well, slopes exceeding 25 percent are abundant. Past nonresidential developments in the area have been granted for construction on similar gradients, and this development will limit as much development as feasible on these steep slopes in order to preserve the natural properties presently on-site.*

5) **Variance to Section 22.03.281(b):** (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.

6) **Variance to Section 22.03.281(b):** (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.

7) **Variance to Section 22.03.281(b):** (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.

- 8) **Variance to Section 22.03.281(b) (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.
- 9) **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 STRICTLY 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: * 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) * 14 is the actual number of trees with at least one trunk >=14" (1 Live Oak, 1 Spanish Oak, 11 Cedar, 1 Chinaberry)
Cedar	35	73%	
Spanish Oak	8	17%	
Live Oak	2	4%	
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.



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EXISTING DRAINAGE AREA MAP

DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T _c (min.)	2-Yr.				10-Yr.				25-Yr.				100-Yr.			
					k ₂	C ₂	i ₂ (in/hr)	Q ₂ (cfs)	k ₁₀	C ₁₀	i ₁₀ (in/hr)	Q ₁₀ (cfs)	k ₂₅	C ₂₅	i ₂₅ (in/hr)	Q ₂₅ (cfs)	k ₁₀₀	C ₁₀₀	i ₁₀₀ (in/hr)	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

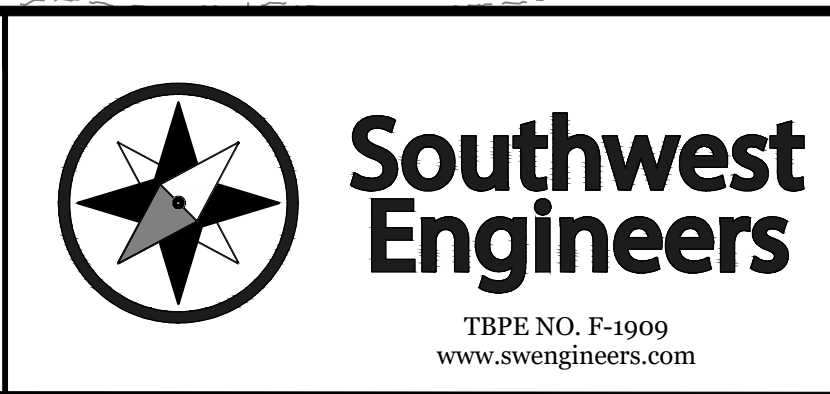
PROPOSED DRAINAGE AREA MAP



NO.	REVISION	DATE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUEL GONZALEZ, JR., # 95681 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



HEADQUARTERS 307 Saint Lawrence Street, Gonzales TX 78629 P: 830.672.7545 F: 830.672.2034	WARNING IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE
CENTRAL TEXAS 205 Cimarron Park Loop, Ste. B, Buda TX 78610 P: 512.312.4336	DRAWN BY: <u>LS</u>
	CHECKED BY: <u>GTH</u>

DRAINAGE EXHIBIT

YPW SPANISH IMMERSION SCHOOL
4700 & 4704 BEE CAVE RD, WEST LAKE HILLS, TX 78746

PROJECT NO. <u>0906-001</u>
DRAWING NO. <u> </u>
SHEET <u> </u> OF <u> </u>



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).

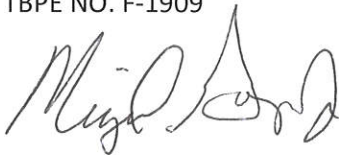
The project onsite post-development drainage area map again consists of three (3) drainage areas, PR-A, PR-B and PR-C. PR-A consists of less area than in existing conditions (EX-A), will remain undeveloped, and will bypass POA 1 and POA 2. Runoff for drainage area PR-B,

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 be 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,

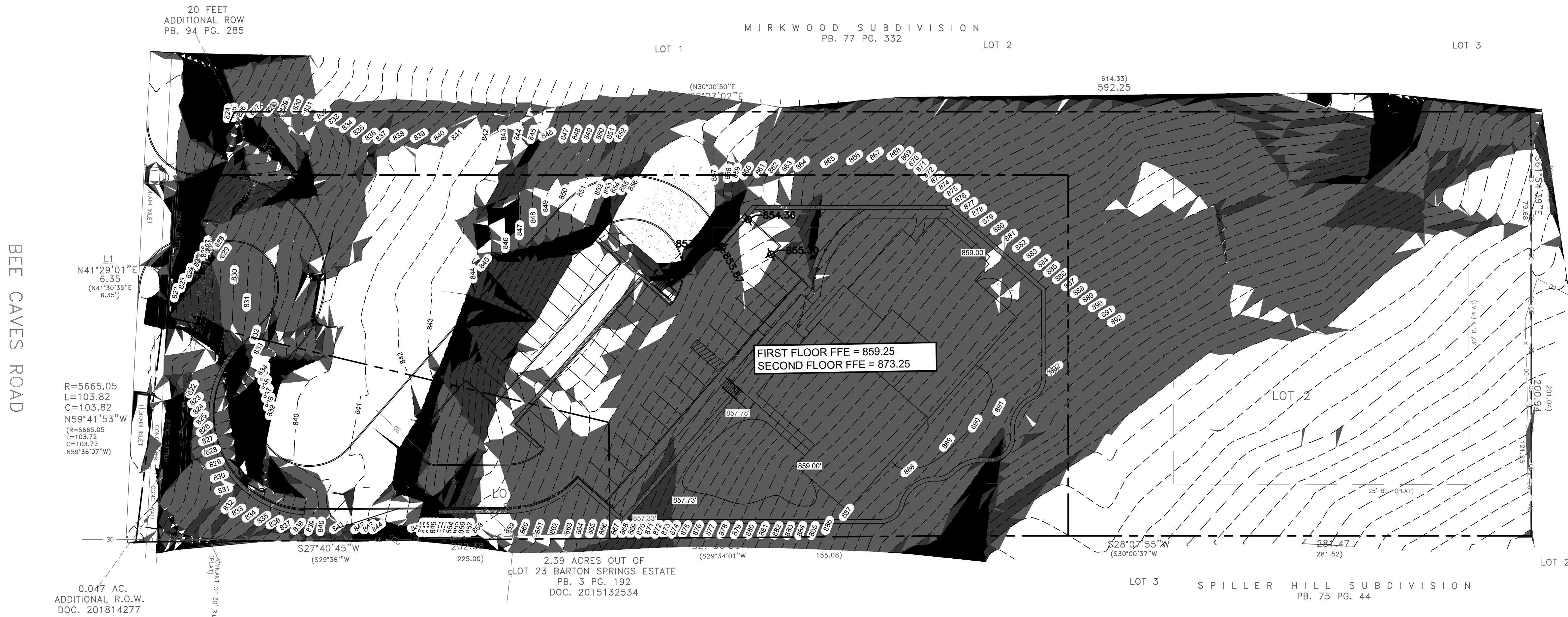
SOUTHWEST ENGINEERS, INC
TBPE NO. F-1909



Miguel Gonzales, Jr., PE
Engineering Manager
gth



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LEGEND
--- 700 --- EXISTING CONTOURS
--- (700) --- PROPOSED CONTOURS
700.00' o PROPOSED SPOT ELEVATION
--- - - - PROPERTY BOUNDARY

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	50952.90	
2	15.00%	25.00%	73481.96	
3	25.00%	35.00%	11016.48	
4	35.00%	50.3144.86%	10995.83	



TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS
REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM
AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS
WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE
CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE
DESIGN ENGINEER.

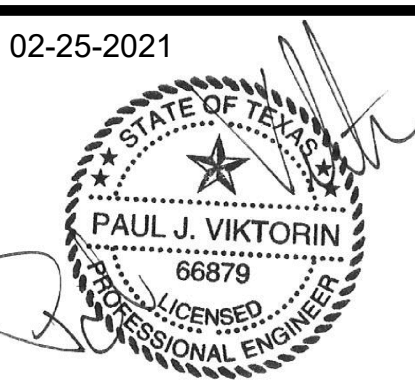
CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR
WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING
ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND
UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING
ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK
AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE
ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE
ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER
ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY
MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND
THE OWNER FROM ANY LIABILITY OF ANY NATURE.

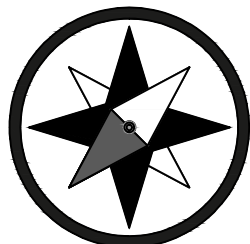
NOTE: APPROVAL OF THESE PLANS BY THE CITY OF WEST LAKE HILLS
INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY.
APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO
THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR
DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL
DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE
ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS,
ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE
APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.

NO.	REVISION	DATE



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
PAUL VIKTORIN, PE
66879 ON
THE DATE INDICATED. ANY
ALTERATIONS OF THIS SEALED
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NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS AN
OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.



**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: 512.312.4330

WARNING

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

DRAWN BY: LS

CHECKED BY: GTH

SLOPE MAP

YPW SPANISH IMMERSION SCHOOL

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

PROJECT NO. 0906-001

DRAWING NO.

SHEET 1 OF 1

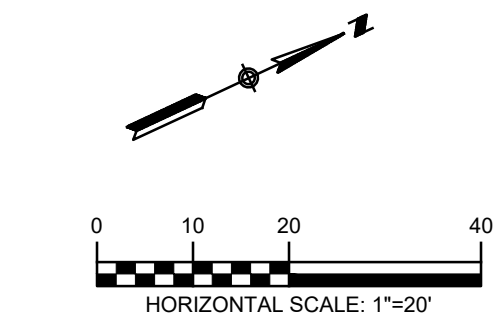
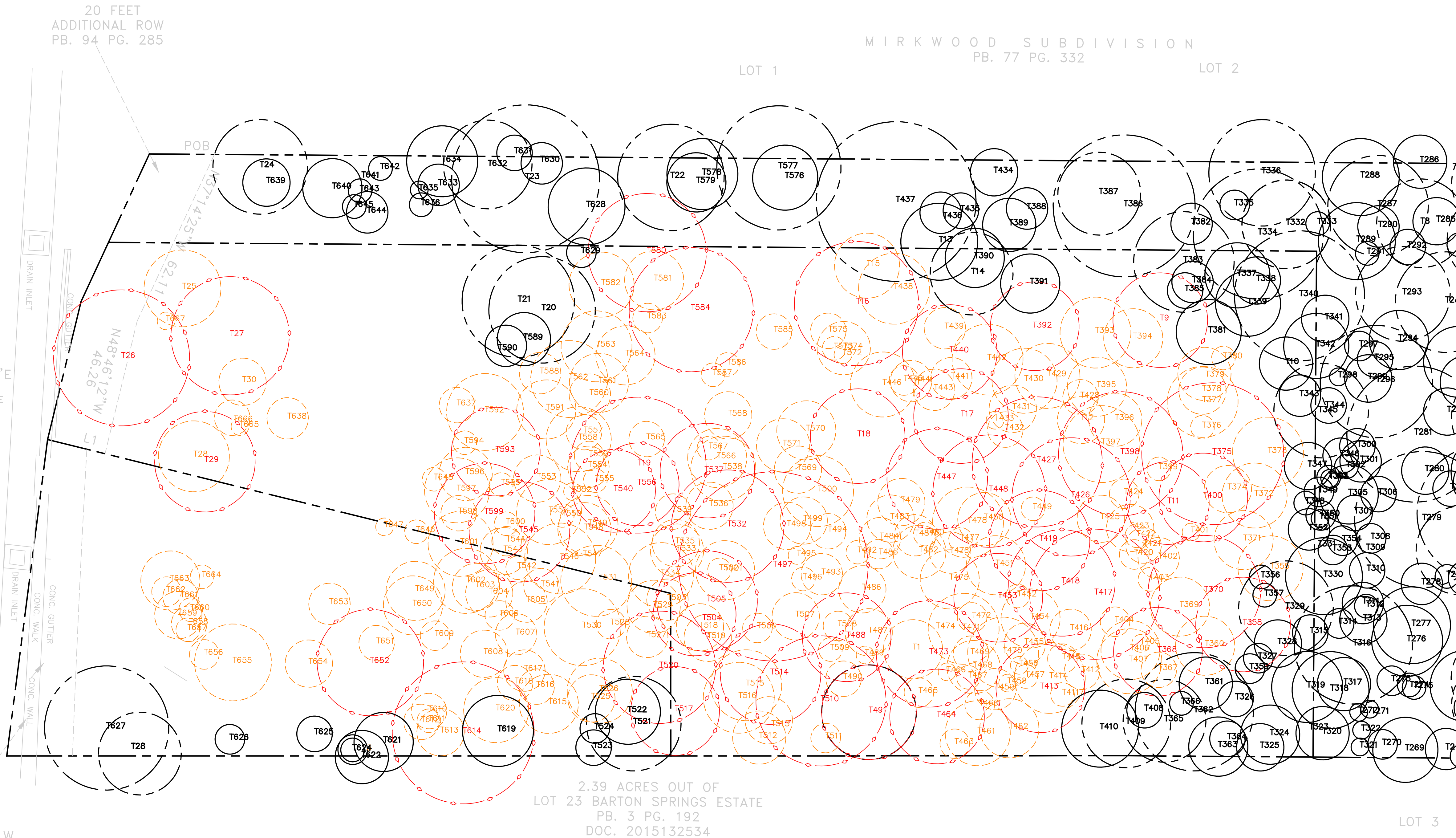
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BEE CAVES ROAD

20 FEET
ADDITIONAL ROW
PB. 94 PG. 285

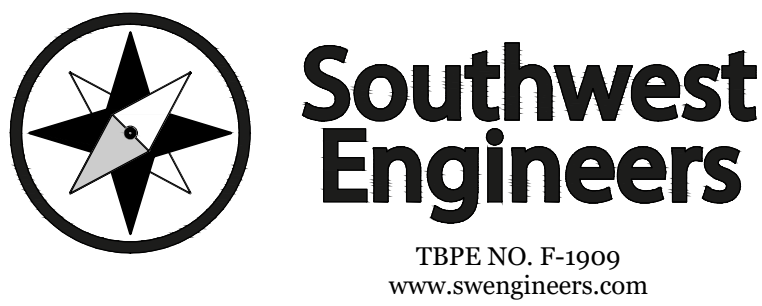
L1
N41°29'01"E
6.35
(N41°30'35"E
6.35')

0.047 AC.
ADDITIONAL R.O.W.
DOC. 201814277



- 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



HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7545 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: 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	(R)	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	(R)	T368	8" 7" 4" 3" Cedar	(R)	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	(R)	T369	8" 4" Cedar	(R)	T430	11" Cedar	(R)	T491	16" Cedar	(R)	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	(R)	T370	12" 7" 4" 4" Cedar	(R)	T431	8" Cedar	(R)	T492	4" Ash	(R)	T553	8" Ash	(R)	T614	14" 10" 9" 7" Cedar	(R)
T5	11" 7" Spanish Oak	(P)	T66	9" Cedar		T127	10" Cedar		T188	14" 10" Cedar	(P)	T249	3" Cedar		T310	6" Spanish Oak	(R)	T371	10" Cedar	(R)	T432	6" Cedar	(R)	T493	9" 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	(R)	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	(R)	T373	7" 6" 4" Cedar	(R)	T434	8" Cedar	(R)	T495	3" Spanish Oak	(R)	T556	11" 7" Cedar	(R)	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	(R)	T374	8" Cedar	(R)	T435	6" Cedar	(R)	T496	4" Ash	(R)	T557	6" Cedar	(R)	T618	6" Cedar	(R)
T9	11" 10" Spanish Oak	(R)	T70	11" Cedar		T131	6" Spanish Oak		T192	8" Cedar		T253	10" Cedar		T314	5" Cedar	(R)	T375	14" 8" 6" 5" Cedar	(R)	T436	7" Cedar	(R)	T497	12" 8" 6" 6" Cedar	(R)	T558	8" Cedar	(R)	T619	12" Hackberry	(R)
T10	9" Spanish Oak		T71	9" 6" 5" Cedar	(P)	T132	9" Cedar		T193	5" Live Oak		T254	6" Cedar		T315	6" Cedar	(R)	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)	T72	4" Spanish Oak		T133	12" Cedar		T194	6" 3" Cedar	(P)	T255	13" 10" 7" 4" Cedar	(P)	T316	10" 6" 5" Cedar	(P)	T377	12" Cedar	(R)	T438	12" Cedar	(R)	T499	9" Cedar	(R)	T560	7" Cedar	(R)	T621	10" Hackberry	(R)
T12	8" Spanish Oak	(R)	T73	6" Spanish Oak		T134	5" Cedar		T195	6" Cedar	(P)	T256	12" 6" Cedar	(P)	T317	6" 3" 4" Cedar	(R)	T378	8" Cedar	(R)	T439	5" 3" Cedar	(R)	T500	8" 8" Cedar	(R)	T561	10" Cedar	(R)	T622	9" Hackberry	(R)
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	(R)	T379	9" Cedar	(R)	T440	7" 7" 6" 5" Spanish Oak	(P)	T501	10" Cedar	(R)	T562	3" 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	(R)	T380	4" Cedar	(R)	T441	7" Cedar	(R)	T502	4" Cedar	(R)	T563	12" Cedar	(R)	T624	4" Chinaberry	(R)
T15	11" Spanish Oak	(R)	T76	7" Cedar		T137	4" Live Oak	(P)	T198	4" Live Oak		T259	4" 3" 3" 3" Cedar		T320	7" 5" Cedar	(R)	T381	11" Cedar	(R)	T442	12" Cedar	(R)	T503	7" Cedar	(R)	T564	10" Chinaberry	(R)	T625	6" Cedar	(R)
T16	12" 9" 9" Spanish Oak	(R)	T77	4" Cedar		T138	3" Cedar		T199	3" Live Oak		T260	3" Cedar		T321	3" Cedar	(R)	T382	7" Cedar	(R)	T443	7" Spanish Oak	(R)	T504	14" Cedar	(R)	T565	5" 3" Chinaberry	(R)	T626	5" Mulberry	(R)
T17	8" 8" 8" Spanish Oak	(R)	T78	7" Spanish Oak	(P)	T139	10" 9" Cedar	(P)	T200	4" Cedar	(P)	T261	5" Cedar		T322	3" Cedar	(R)	T383	17" Cedar	(P)	T444	7" Cedar	(R)	T505	13" 4" 3" Cedar	(R)	T566	8" 5" Chinaberry	(R)	T627	21" Hackberry	(P)
T18	16" Spanish Oak	(R)	T79	7" Spanish Oak	(P)	T140	16" 9" 5" Cedar	(P)	T201	4" Cedar	(P)	T262	4" Cedar		T323	11" Cedar	(R)	T384	7" Cedar	(R)	T445	5" Cedar	(R)	T506	5" Cedar	(R)	T567	4" Hackberry	(R)	T628	9" 9" Locust Tree	(R)
T19	13" 11" 9" Live Oak	(R)	T80	6" Spanish Oak	(P)	T141	8" 6" 6" Spanish Oak	(P)	T202	3" Cedar		T263	4" 4" Cedar		T324	11" Cedar	(R)	T385	6" Cedar	(R)	T446	11" Cedar	(R)	T507	8" Cedar	(R)	T568	8" Cedar	(R)	T629	5" 5" Locust Tree	(R)
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	(P)	T386	11" 9" 9" 8" Cedar	(P)	T447	14" 7" 6" Cedar	(R)	T508	5" Cedar	(R)	T569	8" Cedar	(R)	T630	7" Locust Tree	(R)
T21	13" 12" Spanish Oak	(P)	T82	10" Cedar		T143	3" Cedar	(P)	T204	10" 5" 4" 4" Cedar	(P)	T265	6" 5" 4" 4" 3" 3" Cedar	(P)	T326	6" Cedar	(P)	T387	14" Cedar	(R)	T448	12" 10" 4" Cedar	(R)	T509	3" 3" Cedar	(R)	T570	10" Cedar	(R)	T631	6" Cedar	(R)
T22	8" 8" 8" 7" Spanish Oak	(P)	T83	8" 6" 5" 5" Cedar	(P)	T144	5" Cedar		T205	6" Cedar		T266	9" 4" 4" Cedar		T327	5" Cedar	(R)	T388	7" Cedar	(R)	T449	4" Cedar	(R)	T510	10" 7" 7" 6" 4" Cedar	(P)	T571	9" Cedar	(R)	T632	15" Cedar	(P)
T23	14" 14" 9" 8" Spanish Oak	(P)	T84	8" Cedar		T145	7" Cedar		T206	4" Cedar		T267	4" Cedar		T328	8" Cedar	(R)	T389	9" Cedar	(R)	T450	9" Cedar	(R)	T511	5" Spanish Oak	(R)	T572	3" Cedar	(R)	T633	7" Chinaberry	(R)
T24	12" 9" Spanish Oak	(P)	T85	4" Cedar		T146	6" Cedar		T207	4" Cedar		T268	7" Cedar	(P)	T329	12" 9" Cedar	(P)	T451	8" Cedar	(R)	T451	8" Cedar	(R)	T512	5" Cedar	(R)	T573	4" Cedar	(R)	T634	8" 8" Cedar	(R)
T25	13" Spanish Oak	(R)	T86	5" 4" Cedar		T147	5" Spanish Oak		T208	4" Cedar		T269	11" Cedar		T330	11" 6" Cedar	(R)	T452	4" Live Oak	(R)	T452	4" Live Oak	(R)	T513	7" 3" Cedar	(R)	T574	9" Cedar	(R)	T635	3" Cedar	(R)
T26	23" Live Oak	(R)	T87	5" Spanish Oak	(P)	T148	10" 10" 9" 6" Cedar	(P)	T209	4" Cedar		T270	4" 3" Cedar		T331	3" Cedar	(R)	T453	15" Cedar	(R)	T453	15" Cedar	(R)	T514	13" 8 Cedar	(R)	T575	6" Cedar	(R)	T636	4" Cedar	(R)
T27	13" 13" Spanish Oak	(R)	T88	8" Cedar		T149	5" Cedar		T210	8" 7" 7" 6" Cedar	(P)	T271	3" Cedar	(P)	T332	15" Cedar	(P)	T454	7" 6" Cedar	(R)	T454	7" 6" Cedar	(R)	T515	12" Cedar	(R)	T576	11" Chinaberry	(R)	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	(R)	T455	5" 3" Cedar	(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)	T90	3" Cedar		T151	12" 7" 6" Cedar	(P)	T212	4" Cedar		T273	4" 3" Cedar	(P)	T334	14" 10" 9" 8" Cedar	(P)	T456	3" Cedar	(R)	T456	3" Cedar	(R)	T517	5" Cedar	(R)	T578	12" 8" Chinaberry		T639	8" Locust Tree	
T30	8" Spanish Oak	(R)	T91	8" 5" 4" Cedar		T152	7" Cedar	(P)	T213	6" 6" 5" 5" 3" Cedar	(P)	T274	4" Cedar		T335	5" Cedar	(R)	T457	4" Live Oak	(R)	T457	4" Live Oak	(R)	T518	8" Cedar	(R)	T579	10" Cedar	(R)	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	(P)	T336	18" Cedar	(P)	T458	3" Cedar	(R)	T458	3" Cedar	(R)	T519	8" Cedar	(R)	T580	13" 12" 8" Cedar	(R)	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		T337	11" Cedar	(R)	T459	6" 3" Cedar	(R)	T459	6" 3" Cedar	(R)	T520	11" 10" 6" Cedar	(R)	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	(R)	T460	5" Cedar	(R)	T460	5" Cedar	(R)	T521	9" 6" 5" 4" 4" Cedar	(P)	T582	5" 5" 4" 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	(P)	T461	8" 3" 3" Cedar	(R)	T461	8" 3" 3" Cedar	(R)	T522	9" 6" Cedar	(R)	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	(P)	T279	13" 8" 7" 5" Cedar	(P)	T340	11" 9" 9" 4" Cedar	(P)	T462	8" 7" Cedar	(R)	T462	8" 7" Cedar	(R)	T523	6" Cedar	(R)	T584	14" 13" Chinaberry	(R)	T645	4" Locust Tree	
T36	5" Spanish Oak		T97	7" Cedar		T158	5" Cedar		T219	6" 5" Cedar		T280	8" Cedar		T341	9" Cedar	(R)	T463	5" Cedar	(R)	T463	5" Cedar	(R)	T524	5" Hackberry	(R)	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	(R)	T464	8" 7" 5" 4" 3" Cedar	(R)	T464	8" 7" 5" 4" 3" Cedar	(R)	T525	8" Chinaberry	(R)	T586	4" Chinaberry	(R)	T647	3" Chinaberry	(R)
T38	4" Live Oak		T99	6" 4" Cedar		T160	4" Cedar		T221	5" 4" 3" 3" Cedar		T282	10" 4" Cedar	(P)	T343	7" Cedar	(R)	T465	5" Cedar	(R)	T465	5" Cedar	(R)	T526	6" 4" 4" 3" Cedar	(R)	T587	4" Cedar	(R)	T648	4" Locust Tree	(R)
T39	9" Cedar		T100	9" 5" Cedar		T161	6" 4" Cedar		T222	6" 5" 4" Cedar		T283	11" 8" 4" Cedar		T344	6" Cedar	(R)	T466	3" Spanish Oak	(R)	T466	3" Spanish Oak	(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)	T467	4" Cedar	(R)	T467	4" Cedar	(R)	T528	5" Chinaberry	(R)	T589	9" Cedar	(R)	T650	9" 3" Locust Tree	(R)
T41	5" Cedar		T102	6" Cedar		T163	7" 6" Cedar	(P)	T224	7" 5" 5" 4" 4" Cedar	(P)	T285	8" Cedar		T346	6" Cedar	(R)	T468	9" Cedar	(R)	T468	9" Cedar	(R)	T529	9" Chinaberry	(R)	T590	7" Chinaberry	(R)	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		T469	6" Cedar	(R)	T469	6" Cedar	(R)	T530	13" Cedar	(R)	T591	10" Cedar	(R)	T652	7" 7" 6" 5" 4" Locust Tree	(R)
T43	8" 6" 4" Cedar		T104	5" Cedar		T165	4" Cedar		T226	5" Cedar	(P)	T287	17" Cedar	(P)	T348	4" Cedar		T470	10" 5" 3" 3" Cedar	(P)	T470	10" 5" 3" 3" Cedar	(R)	T531	9" 6" Cedar	(R)	T592	11" 7" 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		T471	7" 6" 6" Cedar	(R)	T471	7" 6" 6" Cedar	(R)	T532	16" 6" Cedar	(R)	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		T472	5" 3" 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" 5" 5" 4" Cedar		T107	9" Cedar		T168	7" Cedar		T229	5" Cedar		T290	7" Cedar		T351	3" Cedar	(R)	T473	10" 9" 7" Cedar	(R)	T473	10" 9" 7" Cedar	(P)	T534	11" Cedar	(R)	T595	4" Hackberry	(R)</			

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: _____



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

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.

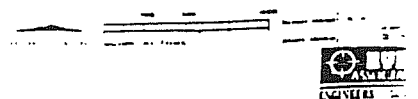
Respectfully submitted,
Ramon Aguirre
Ramon Aguirre, YPW Director of Operations

Tract Map

(Indicate location in general)

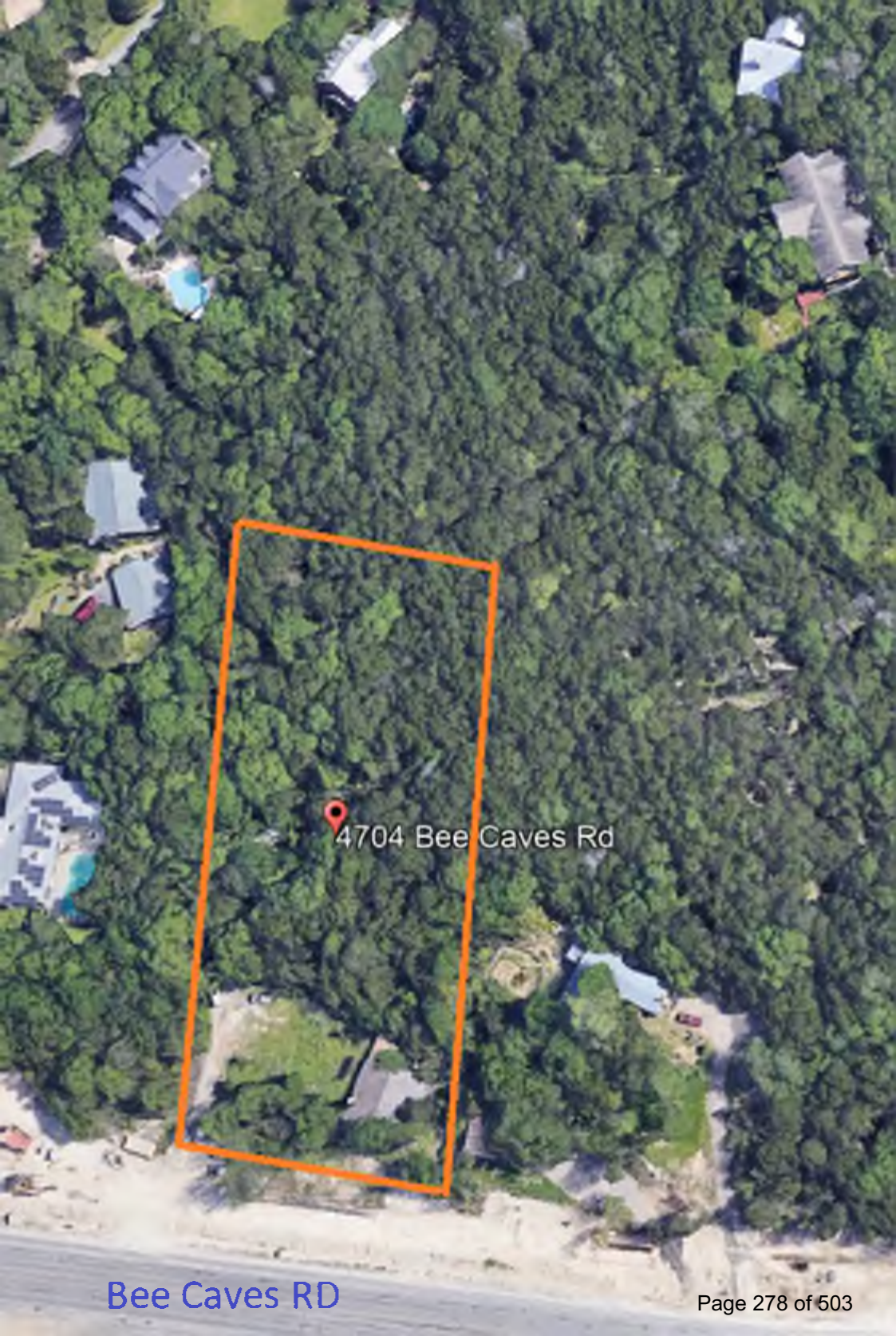


WEST LAKE HILLS





- 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



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 Jo Angeli Manalang



Sincerely yours,

A handwritten signature in dark ink, appearing to read "Ramon Aguirre", written over a horizontal line.

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 W AUSTIN TX

Street Address

City

State

78735

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.

Jo Angel Manalang

Notary Public in and for the State of Texas





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

Ramon Aguirre

Property Owner/Applicant Signature

3305 Hickory Creek W 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.

Jo Angeli Manalang

Notary Public in and for the State of Texas





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

Ramon Aguirre

Property Owner/Applicant Signature

3305 HICKORY CREEK CV AUSTIN TX 78735

Street Address

City

State

Zip Code

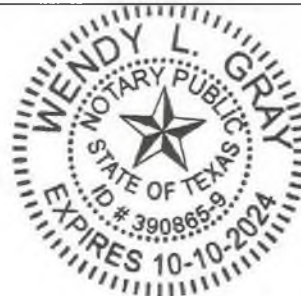
512-417.3494

Property Owner/Applicant Phone Number

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

Wendy Gray

Notary Public in and for the State of Texas



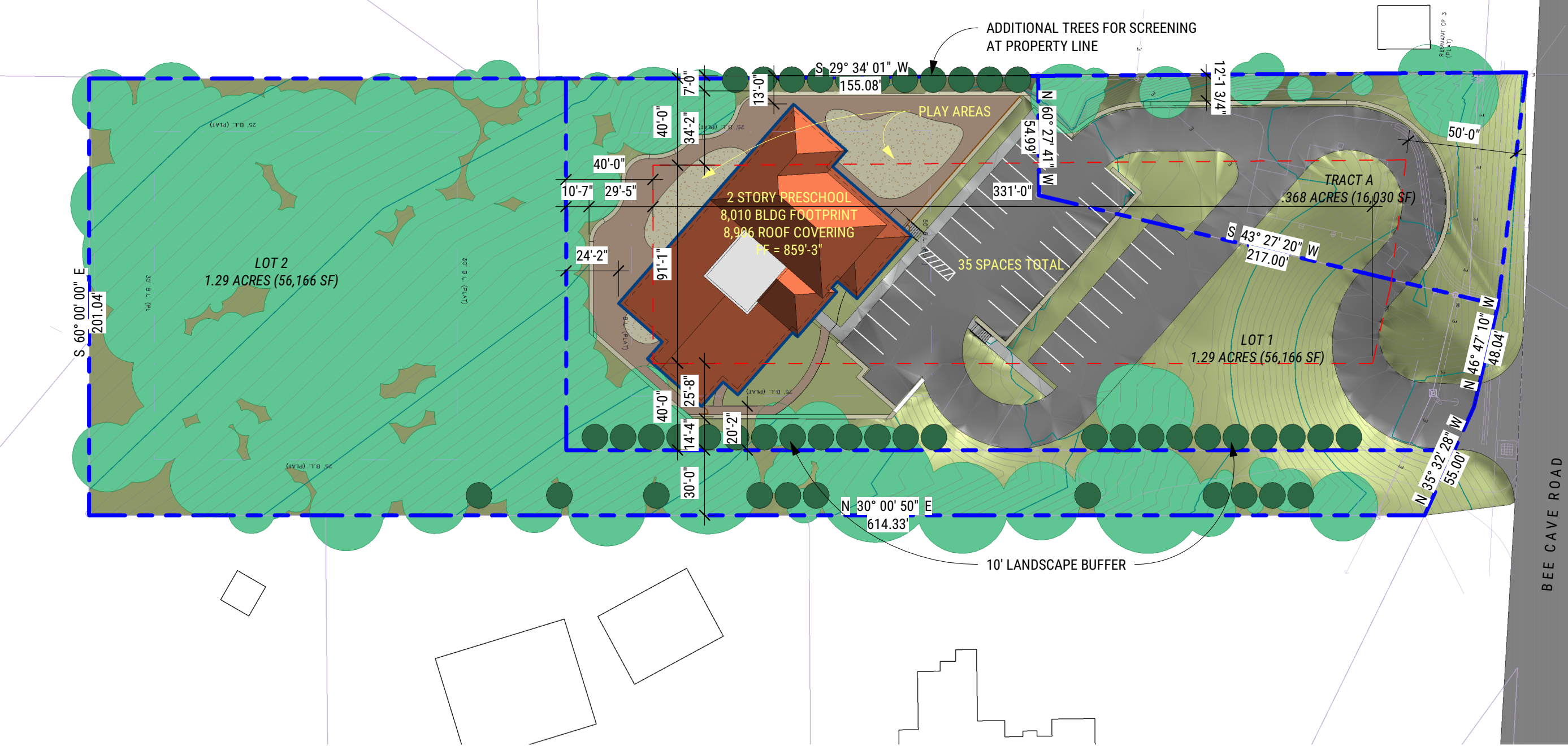
Project 3D simulation Video located at:

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

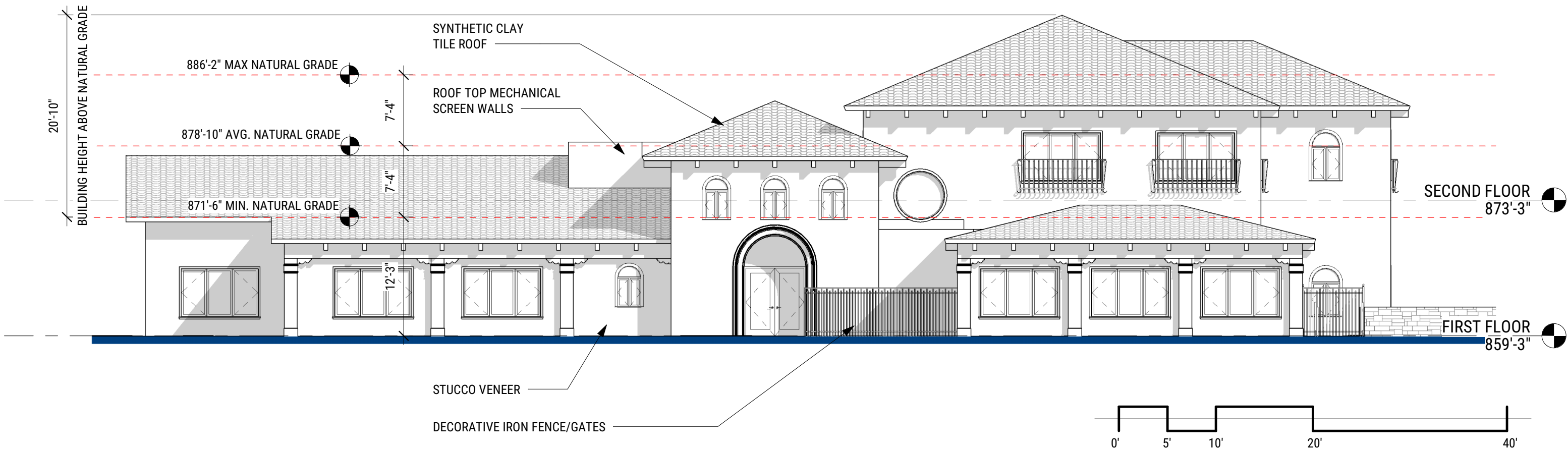
(Click the Play button to play back the simulation)

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"



1 PRELIMINARY SOUTHWEST ELEVATION

1" = 10'-0"

12/11/2020

For Review Only.

Not for regulatory approval, permit, or construction.

David Polkinghorn, Registered Architect

Texas Registration #23473



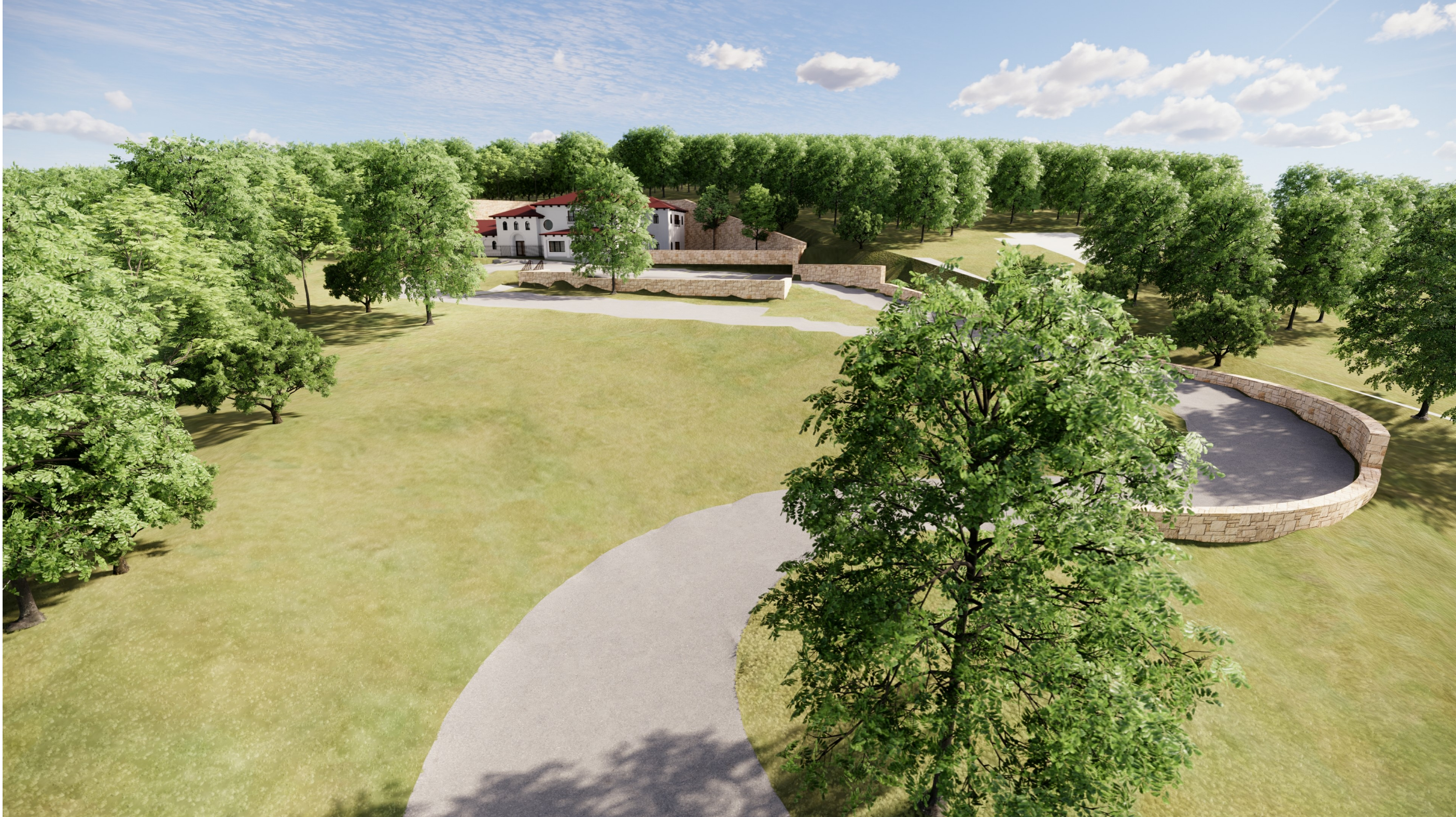
1 PRELIMINARY AERIAL VIEW
3" = 1'-0"



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



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



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



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
Page 290 of 503



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,

A handwritten signature in blue ink, appearing to read 'Tom Leonard'.

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



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 Speir



Elwyn Speir

15 Las Brisas St

West Lake Hills, TX 78746

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,

A handwritten signature in blue ink, appearing to read "Gary and Jennifer Stewart", with a long horizontal flourish extending to the left.

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

[REDACTED]

From: Monica Moreno <[REDACTED]>
Sent: Monday, March 8, 2021 8:53 PM
To: 'Ramon Aguirre'
Subject: FW: YPW Support Letter

From: Emily Stone Wheeler <[REDACTED]>
Sent: Monday, March 8, 2021 5:46 PM
To: [REDACTED]
Subject: YPW Support Letter

To Whom It May Concern,

My name is Emily Wheeler, and I am writing in support of Young Peoples Workshop (YPW). My children have been students of YPW on and off for the past ten years, and we have been grateful to YPW for giving them the opportunity to learn Spanish in a safe, fun and challenging environment.

In 2012, my daughter began attending YPW at age 1 and loved it. We quickly enrolled our son a few years later, and they both attended preschool there for 3-4 years each. YPW was wonderful, it meet our children's early education needs and also taught them Spanish.

Now our children are 8 and 10 years old and attend Eanes Elementary. Once a week, they attend YPW for after school Spanish tutoring to keep up their Spanish skills. They absolutely love it, and look forward to their weekly lessons! YPW has been an amazing resource for many families, and we value the education our children have been receiving from them for the past decade.

Sincerely,

Emily Wheeler
512-921-8387

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
PDD #1: Construction is permitted on slopes in excess of 25%, up to 1.5 acres.
2. Westlake Medical Center at 5656 Bee Caves Rd
Retaining wall up to 37 feet was allowed



© 2020 Google
SPOT IMAGE





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'

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 &
Tutoring

<image001.jpg>

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
<image001.jpg>
512.329.5611
www.YPWkids.com

<image002.jpg>

Like us and you'll love us

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
<image003.png>

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](tel: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 meet 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](tel:512.329.5611)
www.YPWkids.com

[<image003.jpg>](#)

Like us and you'll love us

[<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.

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

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 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

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

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

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

As the owners and residents of 107 Swiftcurrent Trail, in close proximity to 4700 and 4704 Bee Caves Road, we object to the application filed by Young People's Workshop (YPW) for rezoning with variances for development of these properties.

The purchase of our home 3.5 years ago was motivated by (among other factors) the natural surroundings, the tranquility, and the wildlife the area had to offer. All of which would be greatly compromised with the rezoning of the properties from residential to GUI.

Furthermore, by changing the residential status of these properties, the following will certainly increase: noise and light pollution as well as traffic to and from the proposed school and in the immediate area on Bee Caves Road.

Of additional concern is the unknown environmental impact the proposed development's footprint and scale will have on drainage and erosion. Based on the topography, water table and the historic issues the area has had with localized flooding, the prospect of this development poses too high a risk.

We support small businesses and want to invest in the responsible growth of West Lake Hills. However, Swiftcurrent Trail is a residential neighborhood established by the city of West Lake Hills. The prospect of GUI rezoning with the applied variances of this project will be detrimental to ours and the neighborhood's quality of life.

Due to these reasons, we ask that you reject the rezoning of 4700 and 4704 Bee Caves Road.

Sincerely,

Michael and Leslie Haberman
107 Swiftcurrent Trail,
West Lake Hills, TX 78746

Anjali Naini

From: Richard South [REDACTED] >
Sent: Monday, February 15, 2021 3:11 PM
To: Anjali Naini; Mark pzsec; zapco
Cc: Mac Jones; Ramesh; Mike Haberman; Edie Muehlberger Backyard Neighbor; Ramesh And Smita; [REDACTED] Beth South; Marsha Jones (105 Swiftcurrent Trail)
Subject: YPW rezoning request
Attachments: Diag 1.pdf; Untitled attachment 00012.html; Diag 2.pdf; Untitled attachment 00015.html
Follow Up Flag: Follow up
Flag Status: Flagged

I have attached two documents produced by YPW that have been interlineated to show the general flow of runoff from the YPW property to both 101 and 103 swiftcurrent and the relationship of 101 and 103 Swiftcurrent to the YPW properties.

On Jan 20, 2021, at 3:34 PM, Richard South <[REDACTED]> wrote:

<YPW-2020-10-27.pdf>

Richard South
(512) 796-5250

Export PDF

Adobe Export PDF
Convert PDF files to Word or Excel Online

Select PDF File
VPW-2020-10-27.pdf

Convert to
Microsoft Word (.docx)

Document Language:
English (US) | Change

Convert

Edit PDF

Create PDF

Comment

Combine Files

Organize Pages

Convert with our sign PDF
forms & agreements

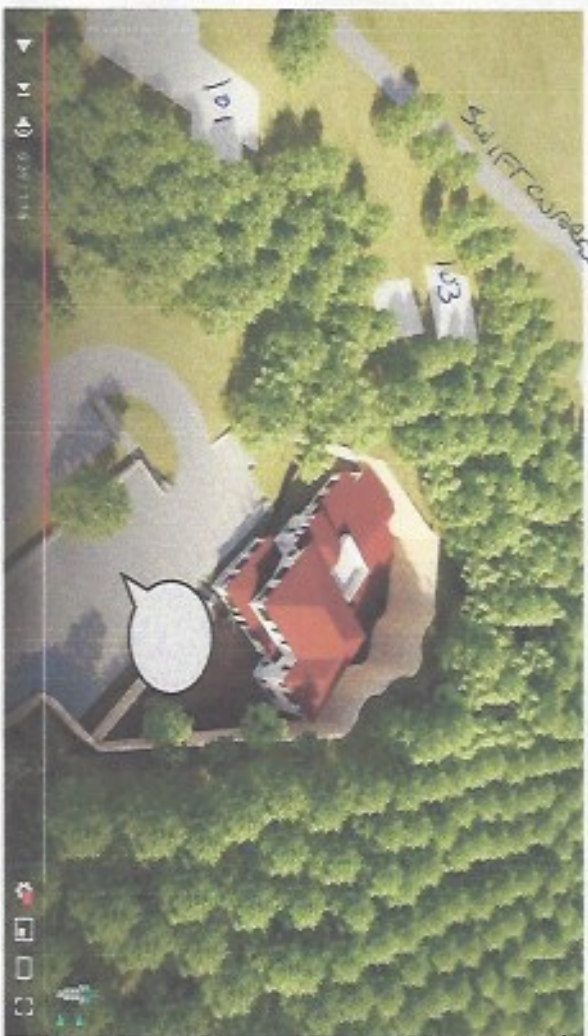
Start Your Sign

VPW Spanish Immersion School
4745 San Carlos Rd
Weslaco, TX 77680



1 PRELIMINARY SITE PLAN
1" = 40'

10/20/2020
To: Weslaco City
From: Weslaco City
Subject: Spanish Immersion School
Drawing: 10/20/2020



VPW Preliminary Site

as Unlocked

27 views · Oct 28, 2023



VARIANCES STAFF REPORT

MARCH 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 – *meeting cancelled*

March 17, 2021 ZAPCO

March 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

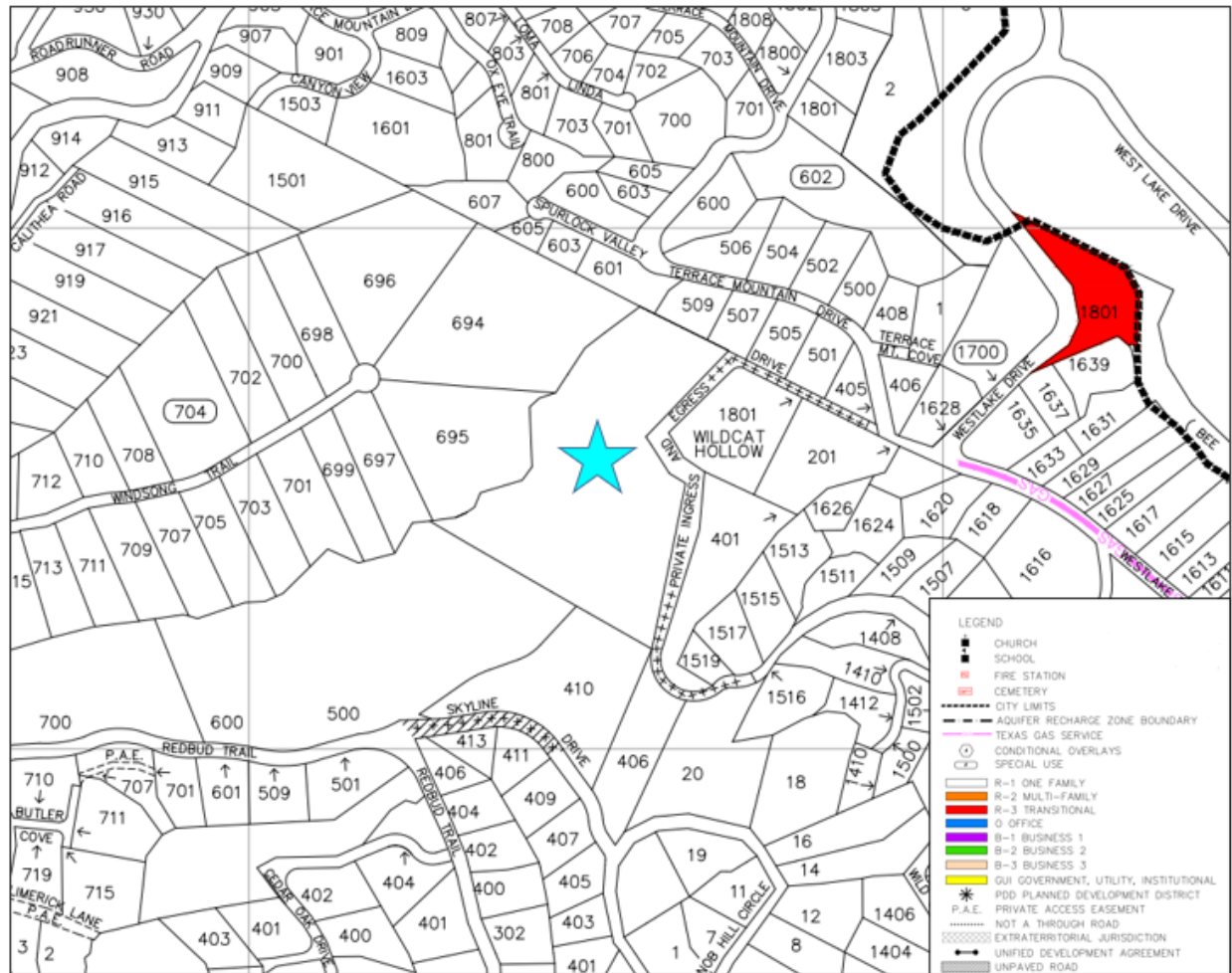
The staff recommendation is approval.

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:



Aerial:





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



VARIANCE APPLICATION

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 than 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).



VARIANCE APPLICATION

(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



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☒ Proof of ownership of subject property
- ☒ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ Property survey
- ☒ 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.)
- ☒ 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.



VARIANCE APPLICATION

- 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	Mapsc0:	
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:	100.00000000000%
		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: 100.00000000000%

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".

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 REPERT 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;

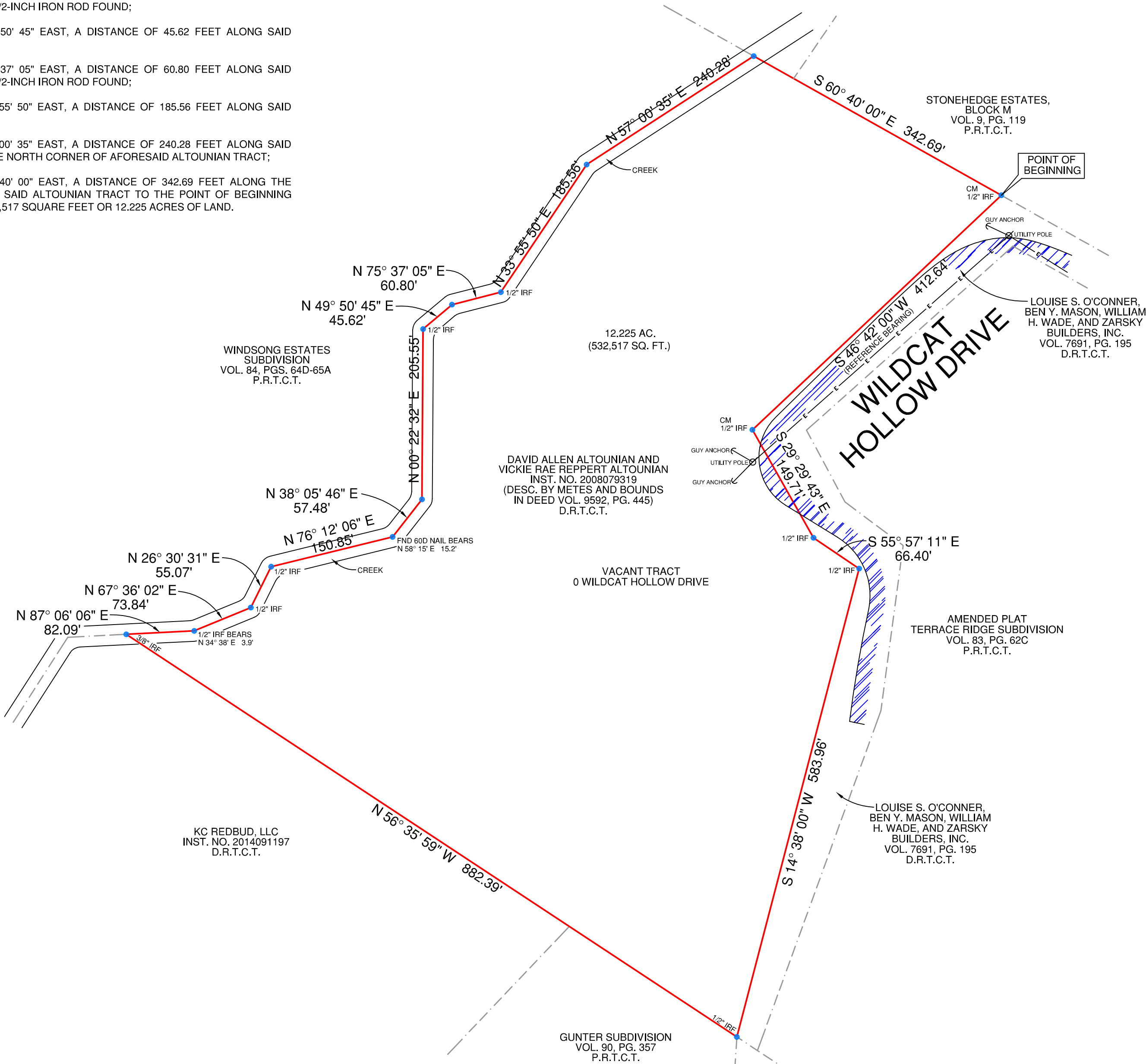
THENCE NORTH 49° 50' 45" EAST, A DISTANCE OF 45.62 FEET ALONG SAID COMMON LINE;

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 HEREO FWERE 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.

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

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST

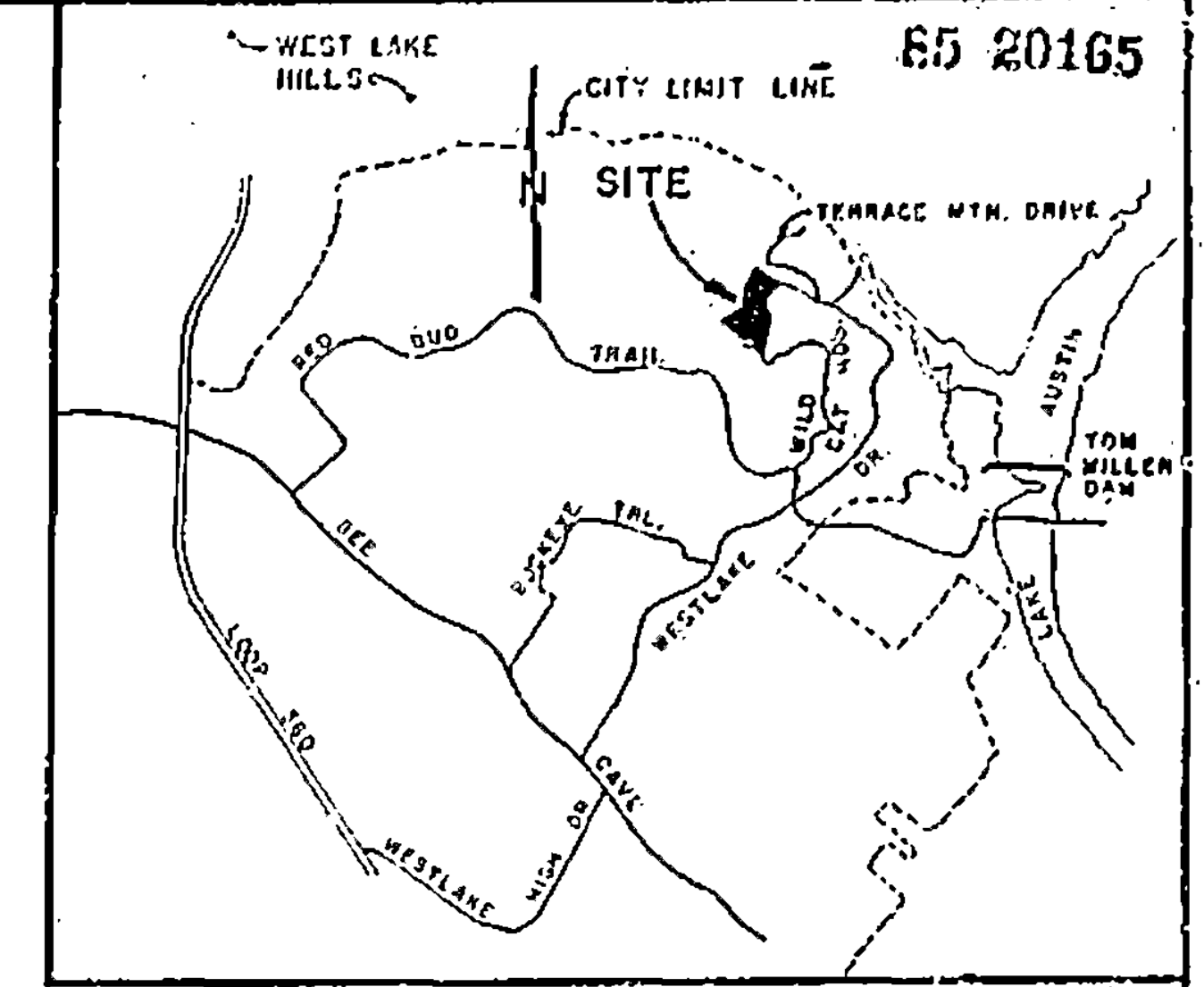
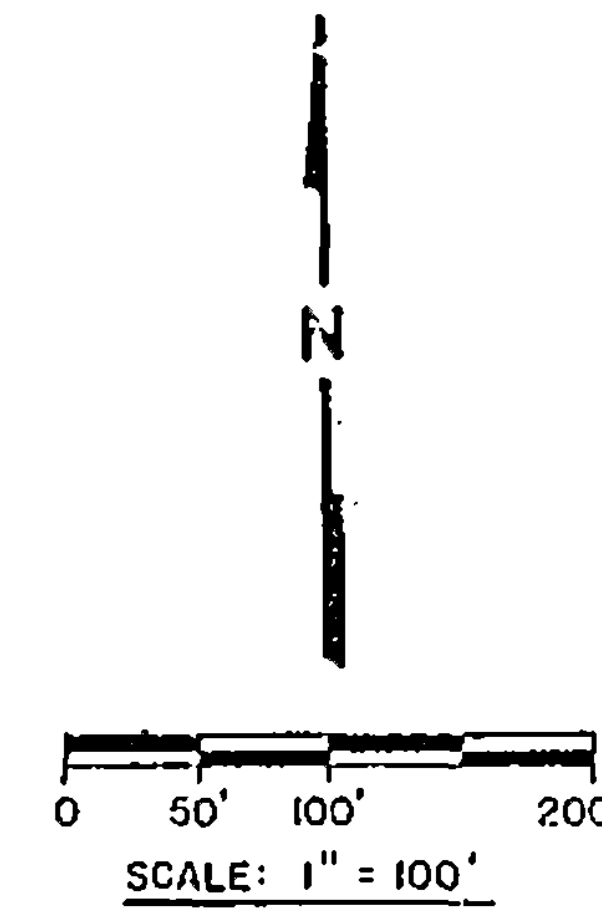
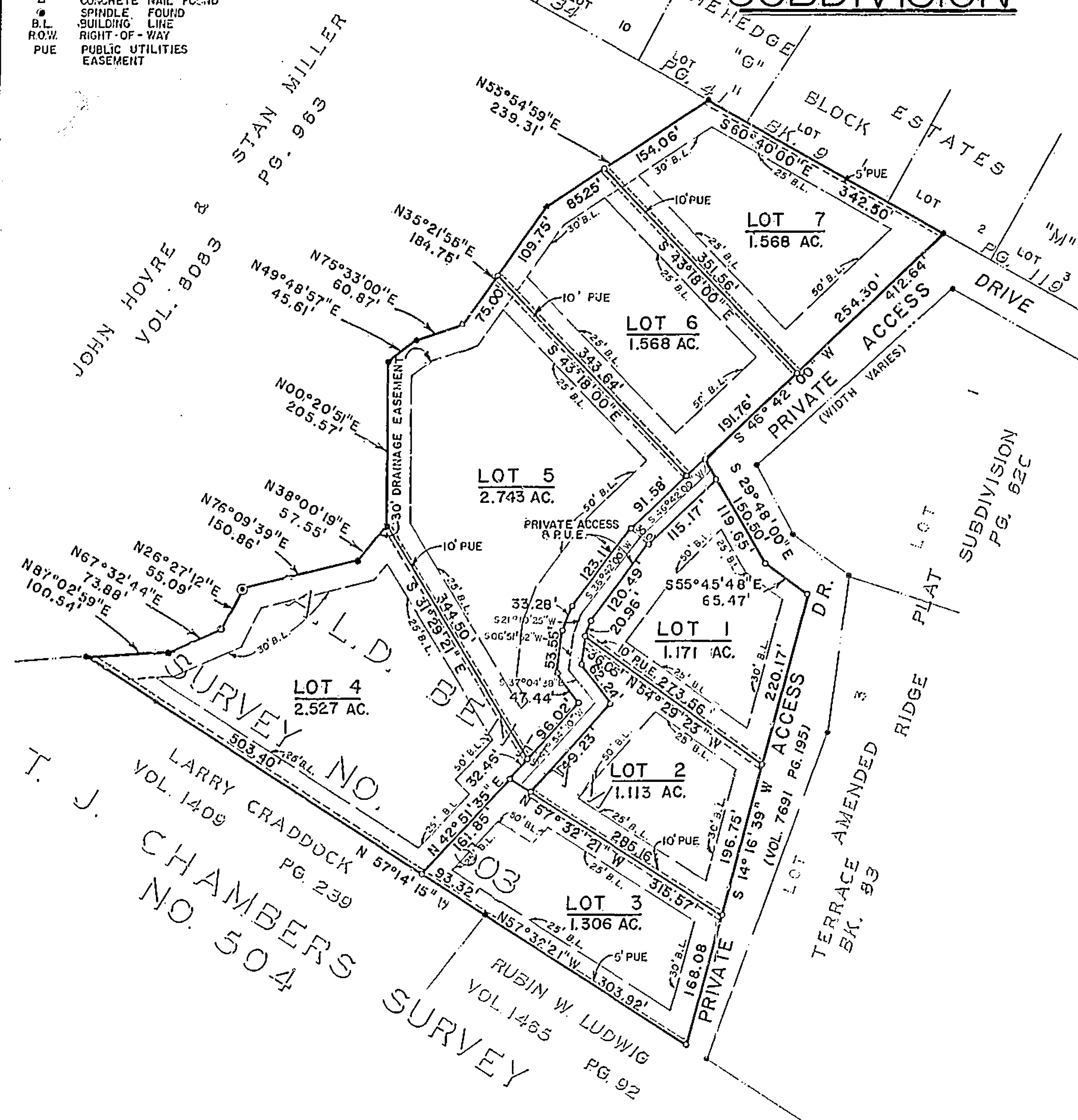
Premier
Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premierorders@premiersurveying.com
www.premiersurveying.com

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



BEN MASON SUBDIVISION

- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ▲ 60d NAIL FOUND
 - △ CONCRETE NAIL FOUND
 - ⊙ SPINDLE FOUND
 - BUILDING LINE
 - - - RIGHT-OF-WAY
 - 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:

Perry
Pittman, Inc.
Consulting Engineers • Surveyors

SHEET

OF 2

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



Wild Cat Hollow

Project Address

Client: Client Name

Project Status

Date 02/02/2021

Revisions

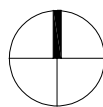
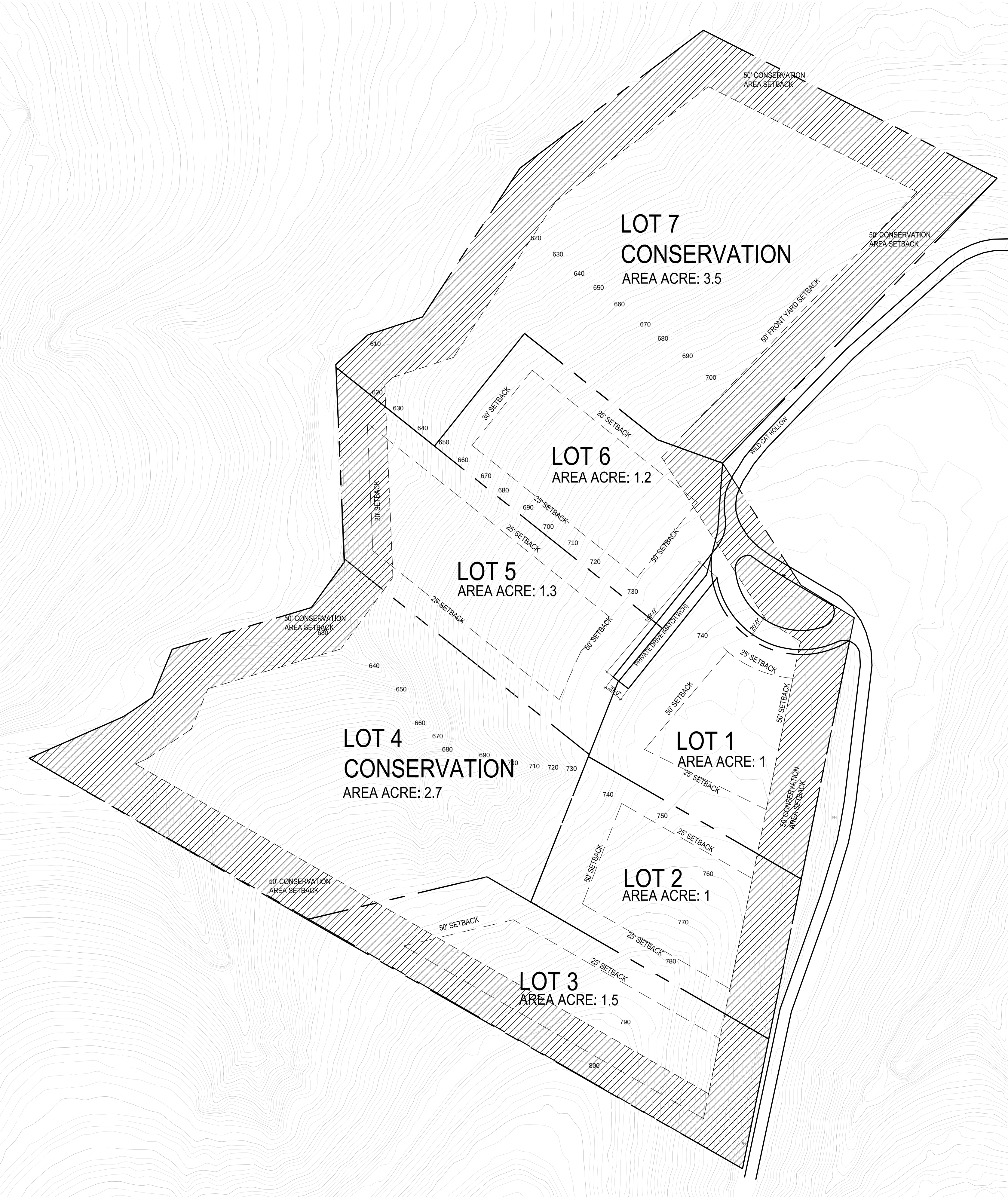
Drawn by

Checked by

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A001
PRELIMINARY
SITE PLAN



1

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



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.

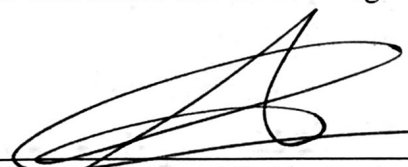
David ALTOUNIAN
Property Owner/Applicant Name

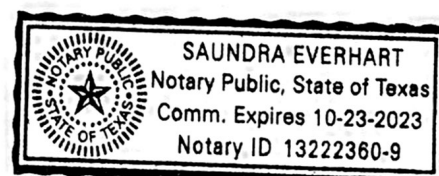

Property Owner/Applicant Signature

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



----- 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

 [301.412.1160](#)



VARIANCES STAFF REPORT

MARCH 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 – <i>meeting cancelled</i>
March 17, 2021	ZAPCO
April 14, 2021	City Council/Board of Adjustment

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

Zoning & Site Characteristics:

The subject properties and surrounding neighborhood are zoned R – 1 – One-Family Residential. The total acreage is approximately 7.58 acres.

Background & Analysis:

The applicant is requesting several variances in order to reconfigure/subdivide two tracts into a two-lot subdivision. The properties are 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 thought 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 slope 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 properties 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

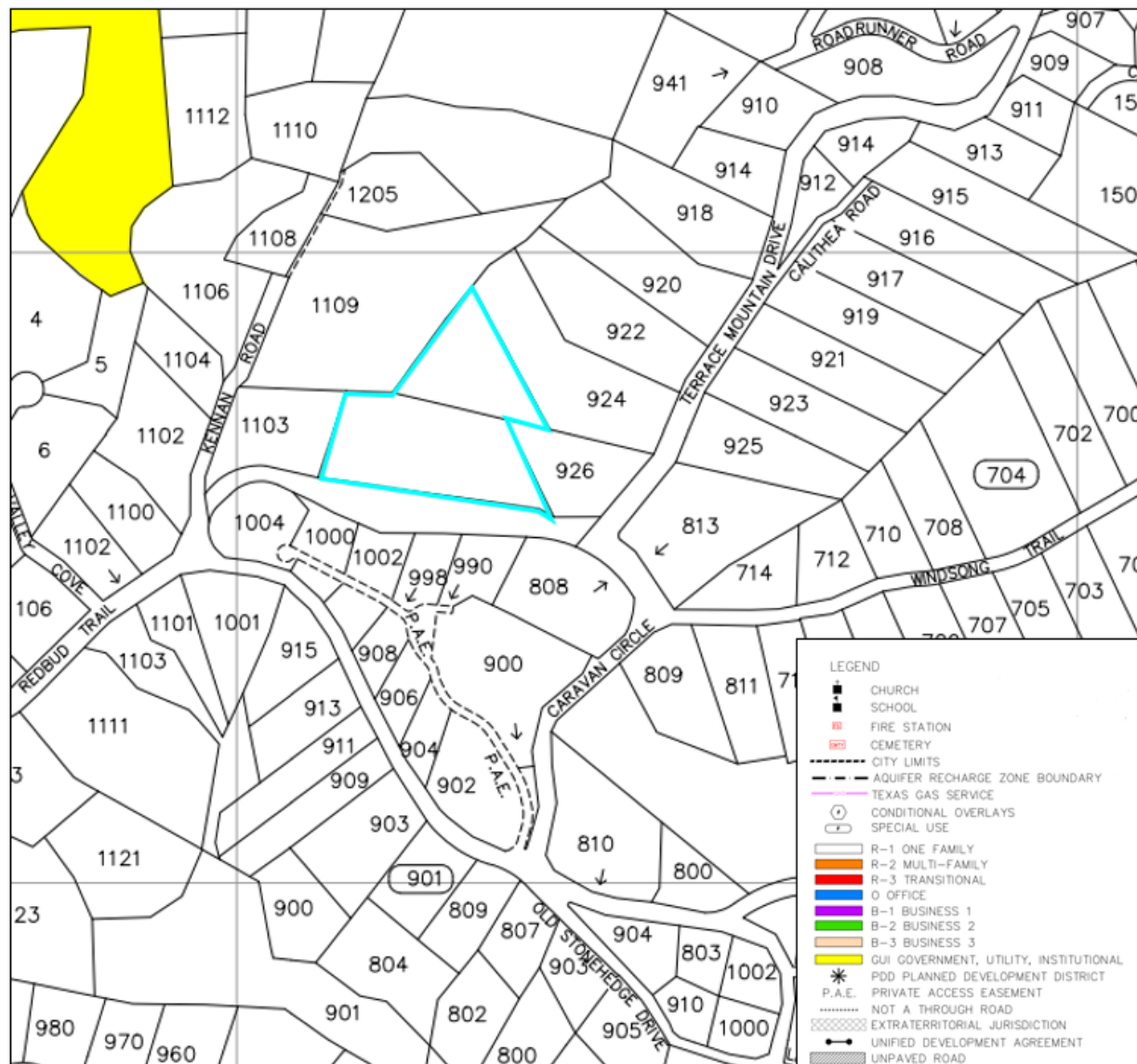
Due to the steep topography, the staff recommendation is approval.

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:



Aerial:





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 subdivision 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 require 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 property 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 drainfields 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
☒ 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: 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 variances 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: _____

This is intended to correct the existing application on file at the City for the Seven Point Seven Ranch.



VARIANCE APPLICATION

The name of the applicant is Jeffrey Dochen, Not Ranch Dubois. Jeffrey Dochen has an agreement to purchase the 6+ acres from Ranch Dubois & will combine this 6+ acres with the 1+ acres that Dochen owns.



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.

Applicant Name: Jeffrey Dochen Phone: 512-784-4115
Property Owner: [REDACTED]

Email: [REDACTED]

Address: 1011 Westlake Dr. City: W L H State: TX Zip: 78746

Agent*: Same Phone: ✓

Email: ✓

Address: ✓ City: ✓ State: ✓ Zip: ✓

Property Address: Kennan, Terrace mtn City: W L H State: TX Zip: 78746
Caravan Circle

Property Information

Subdivision Name: Seven Point Seven Ranch

Block: _____ Lot: _____ TCAD Tax Parcel ID: _____

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

*Please submit Power of Attorney form designating authorized agent.

Already on File

PROJECT INFORMATION

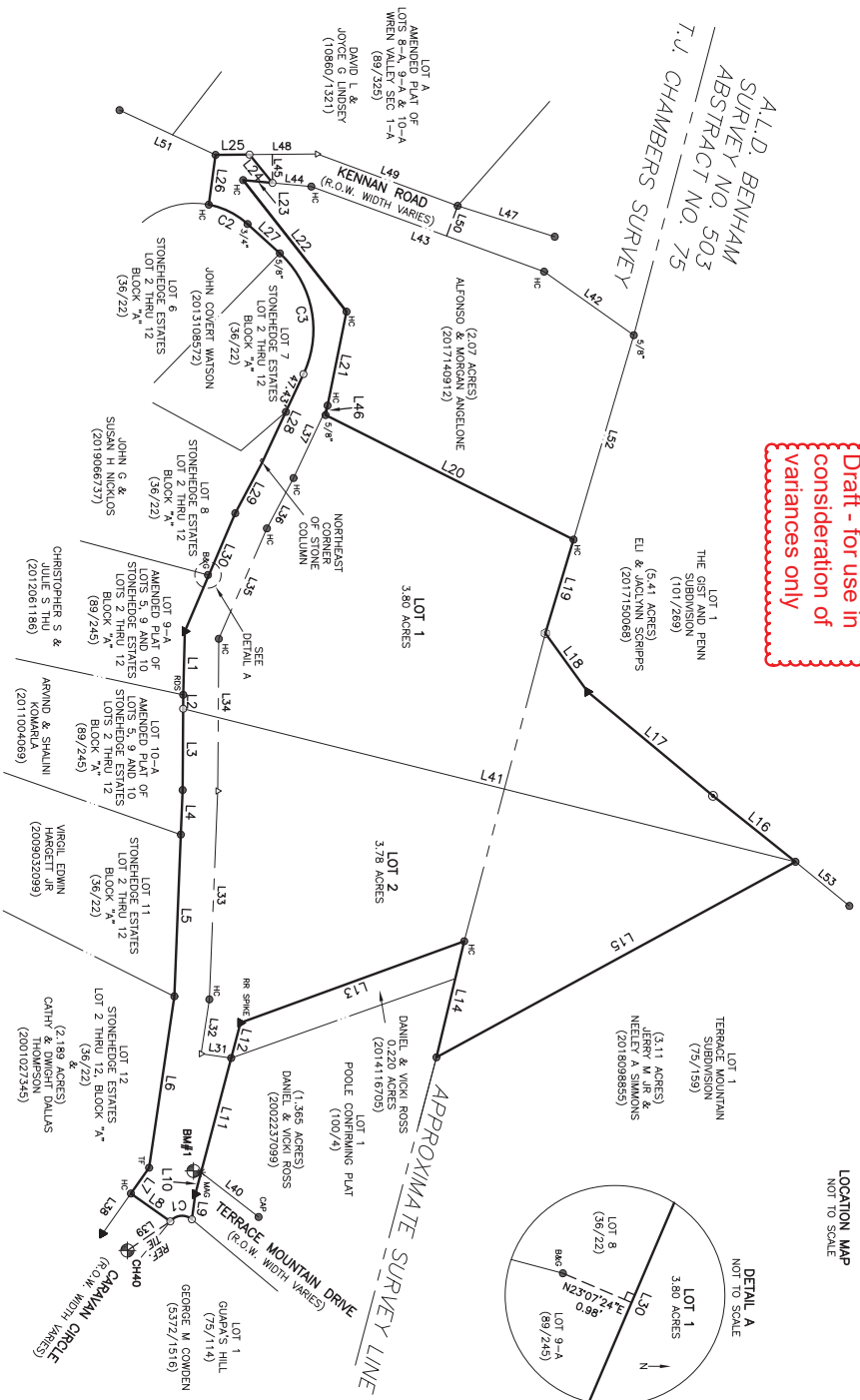
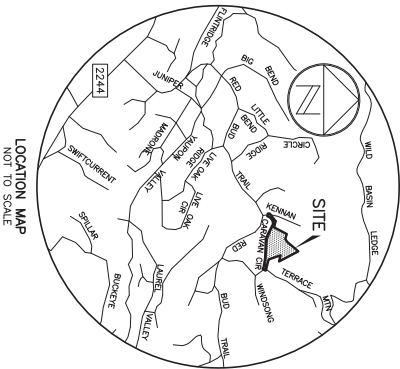
Please list all variances being applied for: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

Already on File.

FINAL PLAT OF
SEVEN POINT SEVEN RANCH
SUBDIVISION

BENCHMARK INFORMATION:
BM #1: MAG WITH WISHER SET IN NORTH EDGE OF ASPHALT ROAD AT INTERSECTION OF CARMAN CIRCLE AND NORTHWEST OF SOUTHWEST CORNER OF LOT 2. ELEVATION = 902.03
VERTICAL DATUM: NAVD 88 (GEOID 18)

Draft - for use in
consideration of
variances only



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "60S PPS 4094" CAP FOUND
- 1/2" REBAR WITH "60S PPS 4094" CAP FOUND
- 1/2" REBAR WITH "TERRAFIRMA" CAP FOUND
- 1/2" REBAR WITH "60T CARSON" CAP FOUND
- 1/2" REBAR WITH "60T CAP FOUND
- 1/2" IRON PIPE FOUND
- COTTON SPINDLE FOUND
- 600 YAL 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
C1	17.23	91°05'57"	27.40
C2	90.37	31°39'20"	49.93
C3	117.99	72°46'44"	149.87

LINE TABLE			
LINE	BEARING	DISTANCE	CHORD
L1	N88°33'37"W	72.25	
L2	N88°39'03"W	15.83	
L3	N89°39'03"W	92.57	
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	N35°12'05"W	54.95	
L9	S82°16'17"E	28.98	
L10	S7°05'17"E	28.52	
L11	S7°12'11"E	41.57	
L12	S7°14'14"E	134.62	
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	N07°30'13"W	38.66	
L26	N82°16'41"W	57.18	
L27	S42°11'23"W	49.65	

LINE TABLE			
LINE	BEARING	DISTANCE	CHORD
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	59.05	
L39	S34°08'27"E	82.79	
L40	N37°46'03"E	718.15	
L41	S14°02'10"W	125.08	
L42	S35°19'17"W	125.08	
L43	S20°05'20"W	282.01	
L44	S05°23'34"W	44.31	
L45	S88°29'47"W	32.42	
L46	S78°08'59"E	115.06	
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 DRAINING.
BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83). CENTRAL ZONE : US SURVEY FEET BASED ON GPS SOLUTIONS FOR CHAPARRAL CONTROL POINT CH40.
VERTICAL DATUM: NAVD 88 (GEOID 18)
COMBINED SCALE FACTOR = 0.999900010
INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0

1/2" REBAR WITH "RANDOM" CAP
SURFACE COORDINATES:
N 100833234.88
E 30693743.50
TEXAS STATE PLANE COORDINATES:
N 100822228.63
E 30693533.89

Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
Firm No. 10124500

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

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

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 Doehnen, 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.I. Chambers Survey, in Travis County, Texas, being a portion of the Seven Point Seven Ranch Subdivision of the City of West Lake Hills, Texas, and the T.I. Chambers Survey and the A.L.D. Benham Survey No. 503, Abstract No. 719, Page 1742, Deed Records of Travis County, Texas, and Ranch Dubs Holdings, by virtue of a Warranty Deed recorded in Document No. 2014121101, Official Public Record of Travis County, Texas, and the T.I. 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, Texas, do hereby certify and warrant that the plat and map hereon shown are a true and correct representation of the land and the same as the same of the Public, the drainage ways, the utility easements, and access easements for use utility and emergency vehicle access as shown thereon for the purposes and consideration expressed.

WITNESS BY HAND this _____ day of _____ 2020.

Jeffrey Doehnen
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.

Notary Public in and for Travis County, Texas

Commission Expires _____ day of _____ 2020.

WITNESS BY HAND this _____ day of _____ 2020

Jeffrey Doehnen

PLAT NOTES:

1. THE UNDERSIGNED, City Administrator of the City of West Lake Hills, Texas, hereby certify that the plat and map hereon shown are a true and correct representation of the land and the same as the same of the Public, the drainage ways, the utility easements, and access easements for use utility and emergency vehicle access as shown thereon for the purposes and consideration expressed.

2. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS, TEXAS, AND THE CITY OF WEST LAKE HILLS, TEXAS, 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 SHALL COMPLY WITH CITY TREE AND VEGETATION PROTECTION PROTECTION REGULATIONS.

3. LOT IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS NATURAL RESOURCES CODE CHAPTER 201, SUBCHAPTER C, ARTICLE 201.001, ADMINISTRATIVE CODE 20.142.213. PREVIOUS COVER SHALL NOT EXCEED 20% OF THE GROSS SITE AREA OF EACH LOT WITHOUT EXCEEDING THE CITY OF WEST LAKE HILLS, TEXAS, PERMITS TO EDWARDS AQUIFER RULES IN TAC CHAPTER 313.

4. THE REGULATION OF GORES, CORNERS, AND RESERVATIONS APPLICABLE TO DEVELOPMENT IN THIS SUBDIVISION IS FILED OF RECORD AS DOCUMENT NO. _____.

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 COMPLY WITH THE CITY OF WEST LAKE HILLS, TEXAS, INFRASTRUCTURE CODE FOR RESIDENTIAL STRUCTURES UP TO 3,600 SQUARE FEET, 1,000 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 TABEL BLOS FROM THE INTERNATIONAL FIRE PROTECTION ASSOCIATION 130 RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL RECEIVE A 50% REDUCTION IN MINUTE SHALL BE PROVIDED (SEE QUALIFICATIONS BELOW IN ITEM NO. 10).

8. PRIOR TO CONSTRUCTION ON THE LOTS IN THIS SUBDIVISION, DRAINAGE PLANS ARE TO BE SUBMITTED TO THE CITY OF WEST LAKE HILLS, TEXAS.

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 PONDING 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-SUBMITTED.

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 WARDPOINT OF THE ROOF GABLE.

12. FIRE FLOW THE FIRE HYDRANT WATER SUPPLY SHALL MEET THE REQUIREMENTS OF THE JUNCTIONS AS REFERENCED IN THE 2015 INTERNATIONAL FIRE CODE, ARTICLE 201.001.

13. A 50% REDUCTION IN REQUIRED FIRE FLOW IS GRANTED WHEN ADDITIONAL REDUCTIONS CAN BE OBTAINED FROM THE CITY OF WEST LAKE HILLS, TEXAS, PERMITS TO EDWARDS AQUIFER RULES IN TAC CHAPTER 313.

14. FIRE HYDRANTS-EXISTING FIRE HYDRANTS ALONG WESTLAKE DRIVE ARE PROPOSED TO BE PROVIDED FOR EMERGENCY USE.

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

1. Dono 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 this _____ day of _____ 2020, A.D., at _____ o'clock _____ M., and duly recorded on the day of _____ 2020, A.D., at _____ 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.

Dono 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.

WAKOR, CITY OF WEST LAKE HILLS, TEXAS _____

ATTEST: CITY SECRETARY _____

THE STATE OF TEXAS
COUNTY OF TRAVIS

1. 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. 49453 00440C, dated January 22, 2020.

Robert C. Thompson, P.E. 69824
3904 N. Quenecoe Austin, Texas 78733

STATE OF TEXAS
COUNTY OF TRAVIS

1. The undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and map hereon shown are a true and correct representation of the land and the same as the same of the Public, the drainage ways, the utility easements, and access easements for use utility and emergency vehicle access as shown thereon for the purposes and consideration expressed.

DATED: _____

PAUL FLUGEL, P.E., S. 5096
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
Austin, Texas 78744
(512) 443-1724

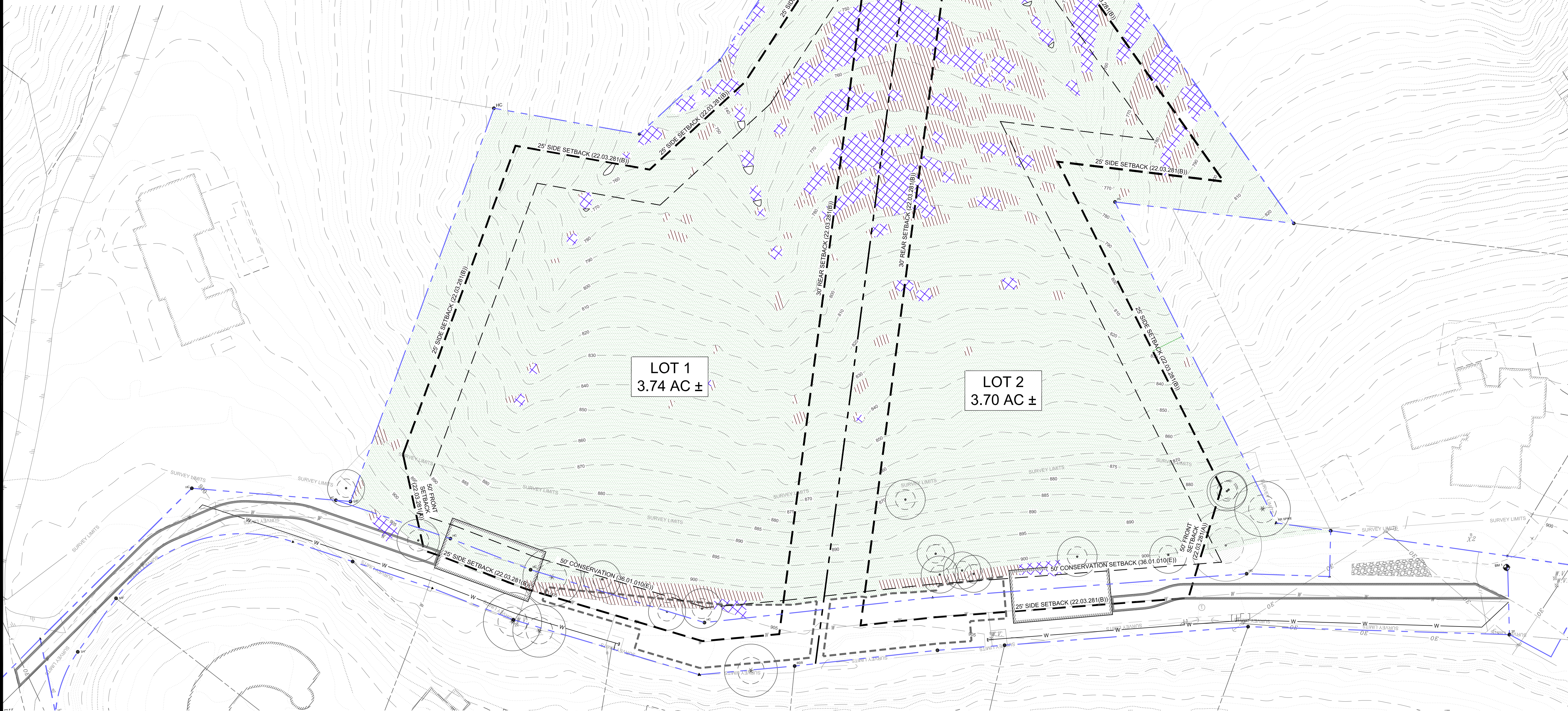
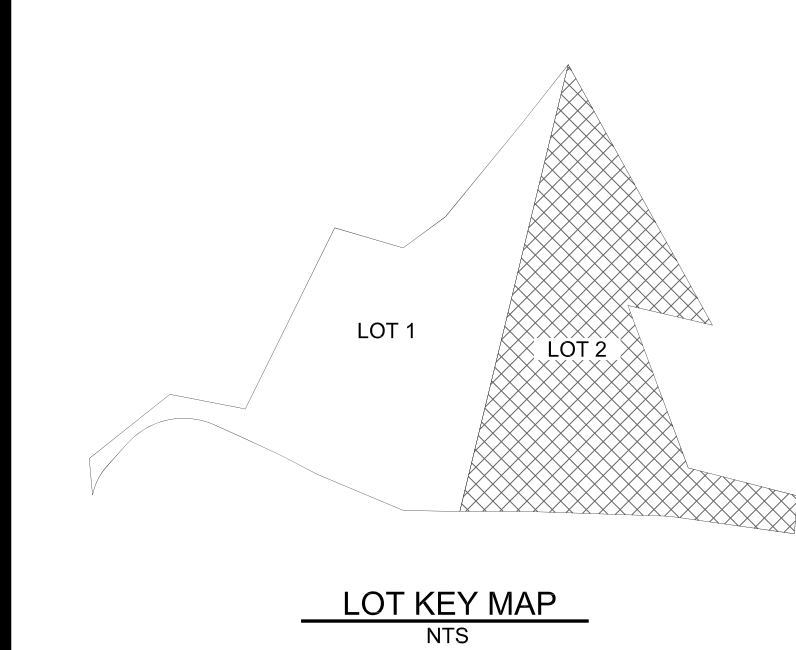
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
Firm No. 10124500

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

Chaparral
Professional Land Surveying, Inc.
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3500 McCall Lane
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Firm No. 10124500

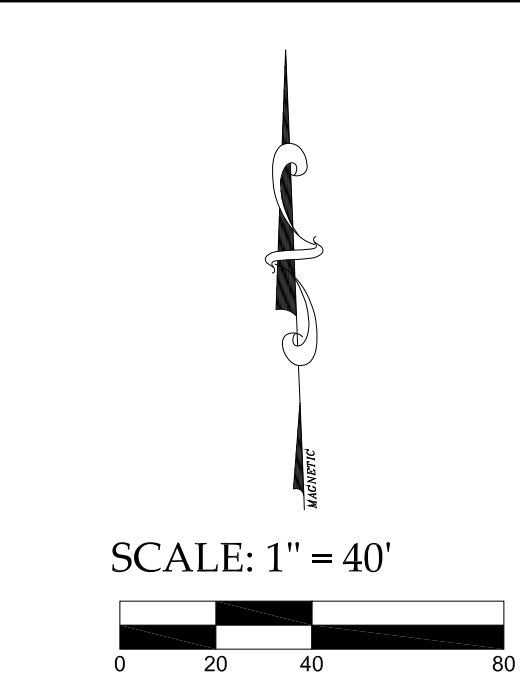
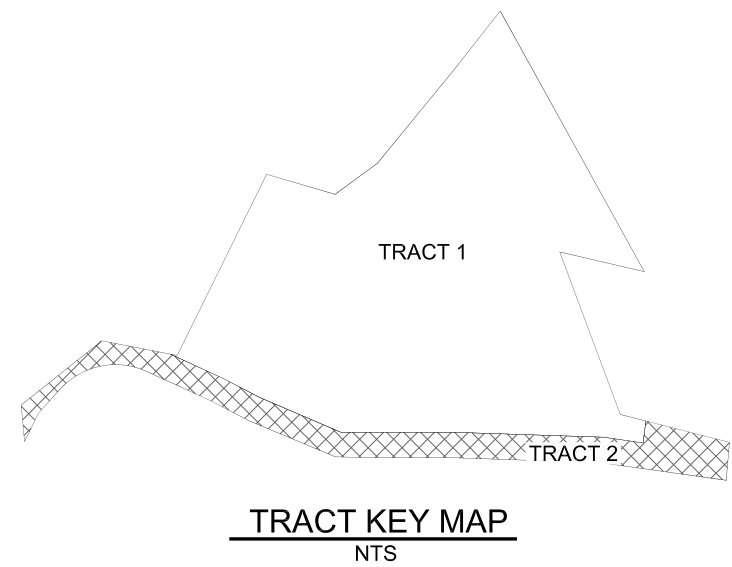
SHEET 02 OF 02

SLOPE ANALYSIS			
Lot 1	3.74 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	126859	2.91	78.0
25%-30% SLOPE	7136	0.16	4.4
15%-25% SLOPE	7700	0.18	4.7
0%-15% SLOPE	21045	0.48	12.9
TOTAL	162740	3.74	100.0
Lot 2	3.70 A.C.		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	110034	2.53	68.2
25%-30% SLOPE	11049	0.25	6.8
15%-25% SLOPE	9001	0.21	5.6
0%-15% SLOPE	31237	0.72	19.4
TOTAL	161321	3.70	100.0



1 SLOPE MAP
SCALE: 1" = 40'

SLOPE ANALYSIS			
TRACT 1	6.36 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	232308	5.33	83.8
25%-30% SLOPE	16238	0.37	5.9
15%-25% SLOPE	17493	0.40	6.3
0%-15% SLOPE	11084	0.25	4.0
TOTAL	277123	6.36	100.0
TRACT 2	1.08 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	1648	0.04	3.5
25%-30% SLOPE	715	0.02	1.5
15%-25% SLOPE	226	0.01	0.5
0%-15% SLOPE	44349	1.02	94.5
TOTAL	46938	1.08	100.0



LEGEND	
[White box]	0% - 15%
[Blue cross-hatch box]	15% - 25%
[Red diagonal hatch box]	25% - 30%
[Green diagonal hatch box]	> 30%

- VARIANCE LIST
- VARIANCE FOR MORE THAN 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)) PER LOT. SINCE MOST OF THE PROPERTY IS COMPRISED OF SLOPES > 30%, SHOWING 12,000 S.F. OF SEPTIC AREA (TWO 6,000 S.F. FIELDS) PER LOT IS NOT POSSIBLE. INSTEAD WE PROPOSE SHOWING A LARGE FIELD (4,000 TO 6,000 S.F.) PER LOT WHICH IS EXPECTED TO BE SUITABLE 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.

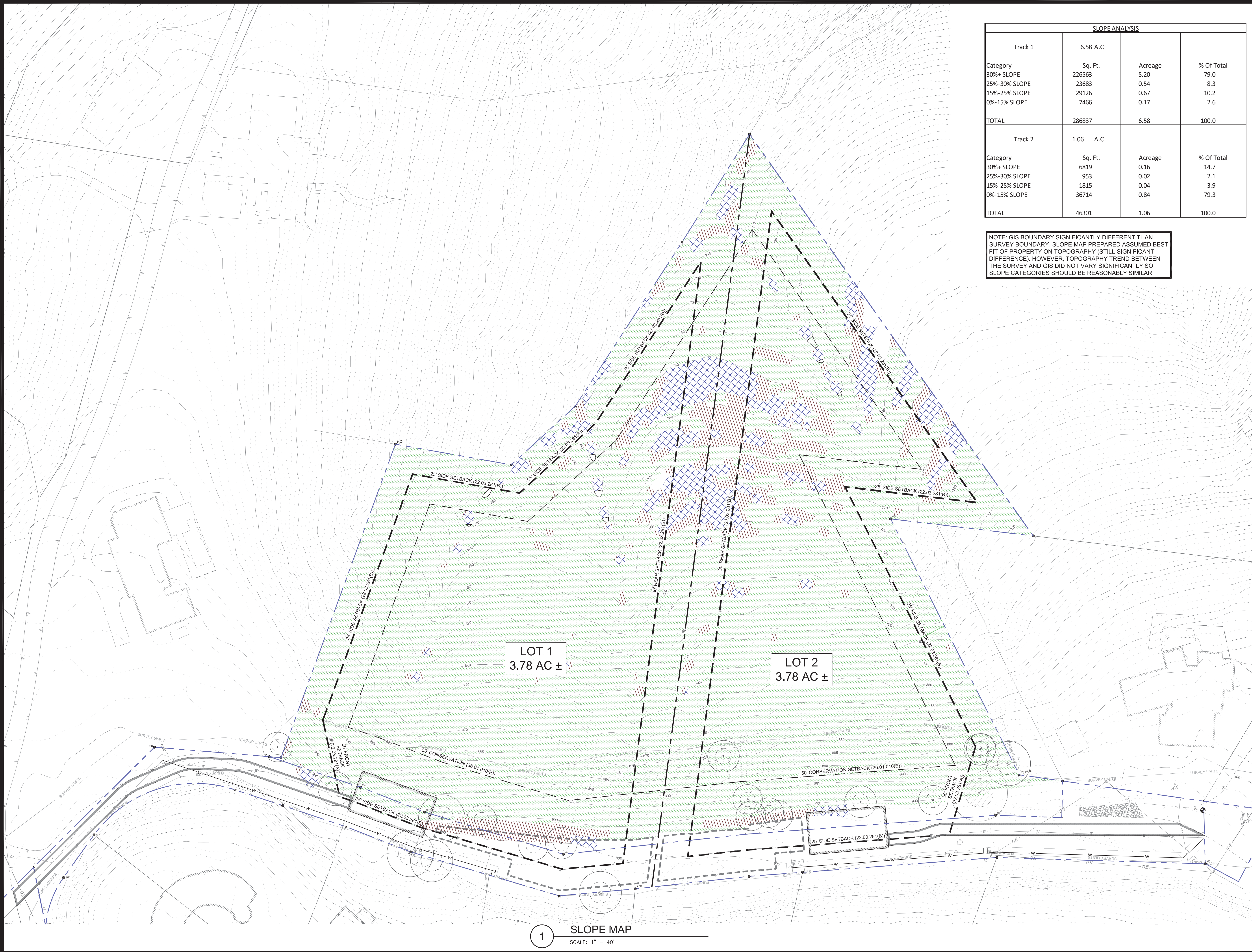
NOTE: GIS BOUNDARY SIGNIFICANTLY DIFFERENT THAN SURVEY BOUNDARY. SLOPE MAP PREPARED ASSUMED BEST FIT OF PROPERTY ON TOPOGRAPHY (STILL SIGNIFICANT DIFFERENCE). HOWEVER, TOPOGRAPHY TREND BETWEEN THE SURVEY AND GIS DID NOT VARY SIGNIFICANTLY SO SLOPE CATEGORIES SHOULD BE REASONABLY SIMILAR



THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rlc@tleng.net
www.tleng.net

DATE	
REVISION	
PROJECT	SEVEN POINT SEVEN RANCH CARAVAN CIRCLE, WEST LAKE HILLS, TX 78746
DATE ISSUED	March, 2021
DESIGNED BY	BYJ/H
DRAWN BY	BYJ/H
JOB NUMBER	1705
SHEET	1 OF 3

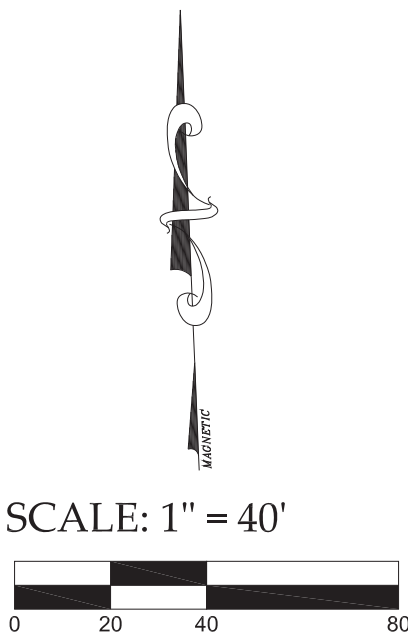
SLOPE MAP



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

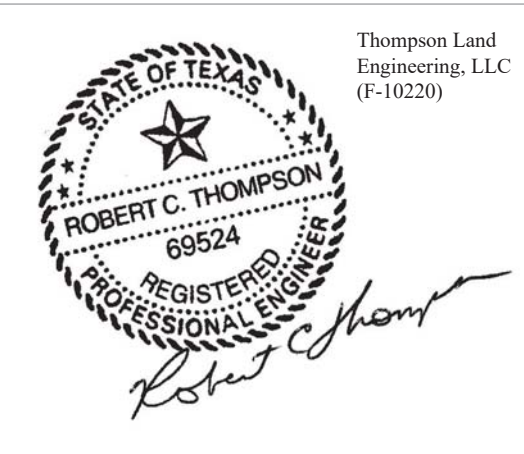
Track 2	1.06 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	6819	0.16	14.7
25%-30% SLOPE	953	0.02	2.1
15%-25% SLOPE	1815	0.04	3.9
0%-15% SLOPE	36714	0.84	79.3
TOTAL	46301	1.06	100.0

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



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

- VARIANCE LIST
- VARIANCE FOR MORE THAN 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 SUITABLE 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 HIGH 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



2/6/21

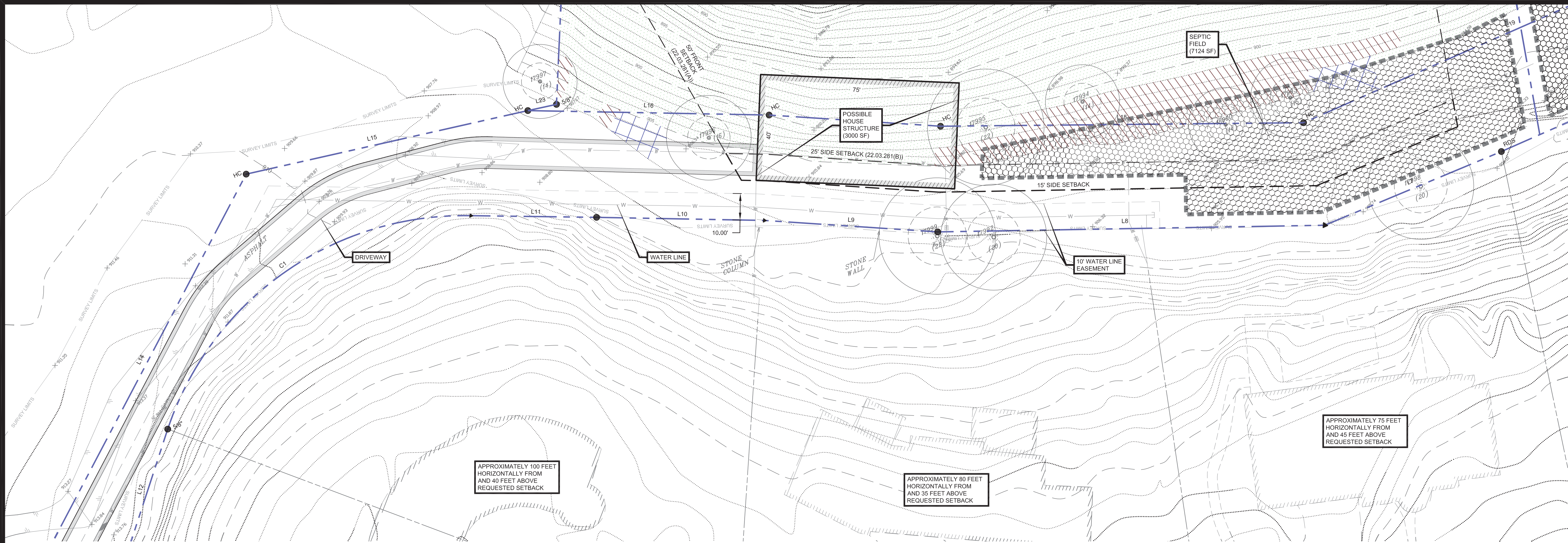
THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rct@tleng.net
www: tleng.net

DATE	REVISION

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

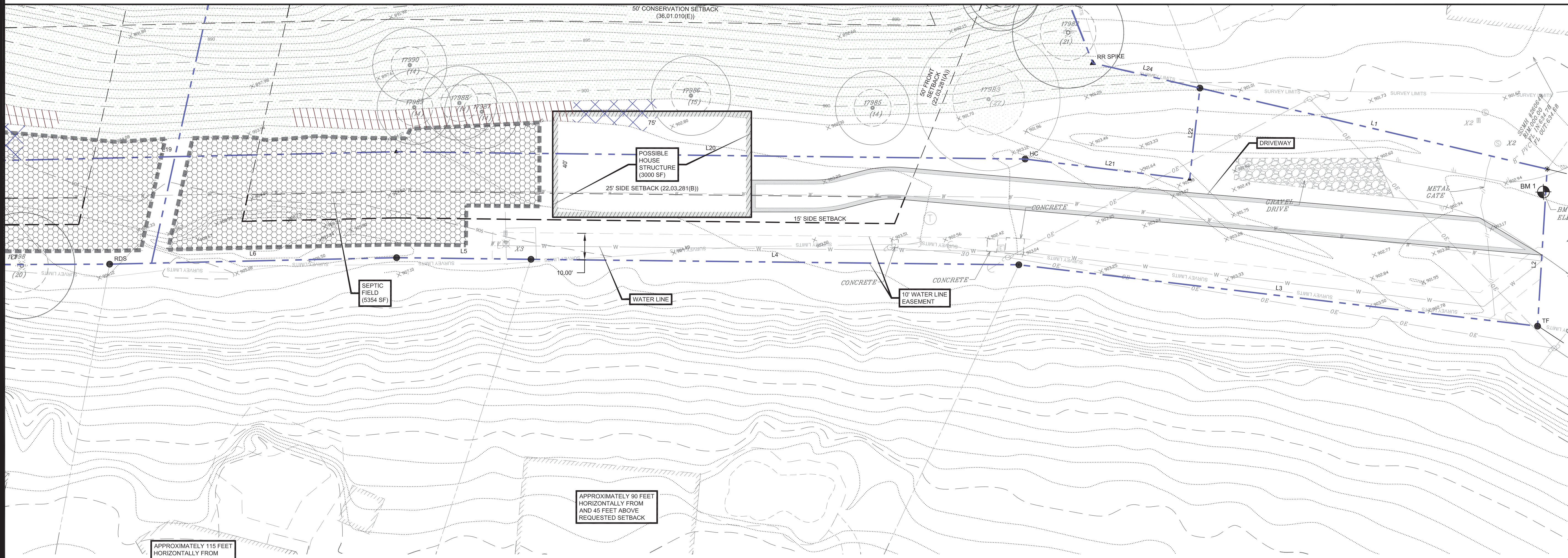
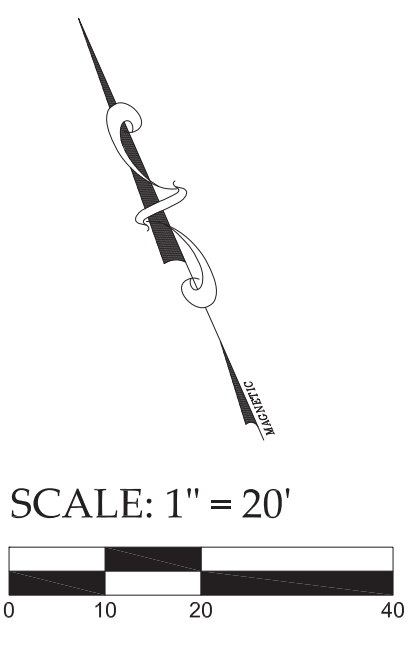
SLOPE MAP

PROJECT	DATE ISSUED
	February, 2021
DESIGNED BY	DRAWN BY
RCT	BLH/JH
JOB NUMBER	SHEET
1705	1 OF 3



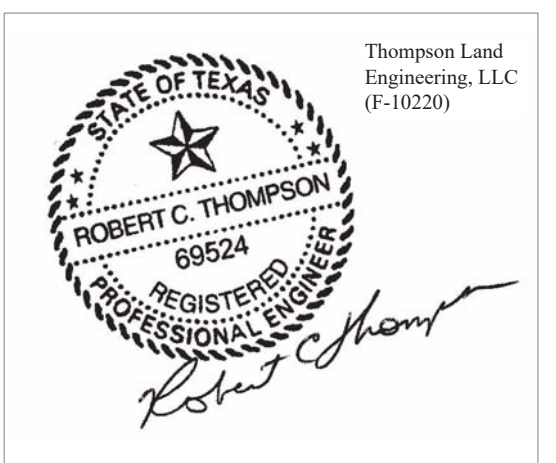
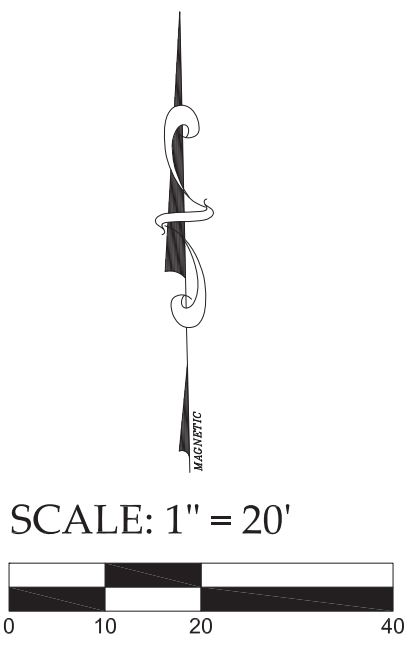
1 LOT 1 CONCEPT LAYOUT

SCALE: 1:20



2 LOT 2 CONCEPT LAYOUT

SCALE: 1:20



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DATE	REVISION

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

LOTS 1 AND 2 CONCEPT LAYOUTS

PROJECT	DATE ISSUED
	February, 2021
DESIGNED BY	DRAFTED BY
RCT	JEH
JOB NUMBER	
1705	
SHEET	
2 OF 3	

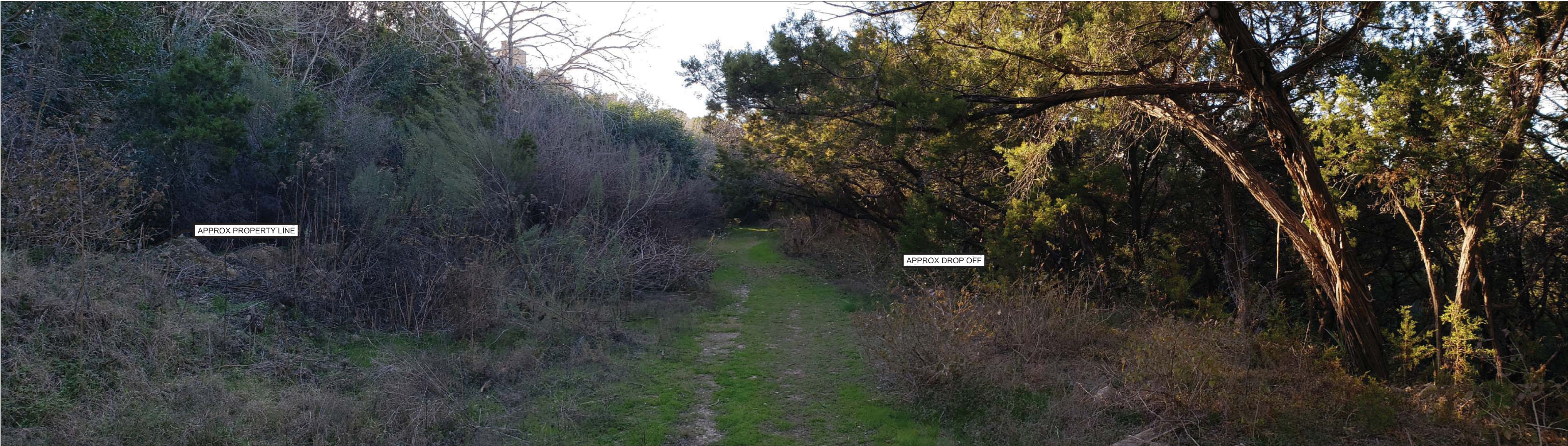
Page 357 of 503



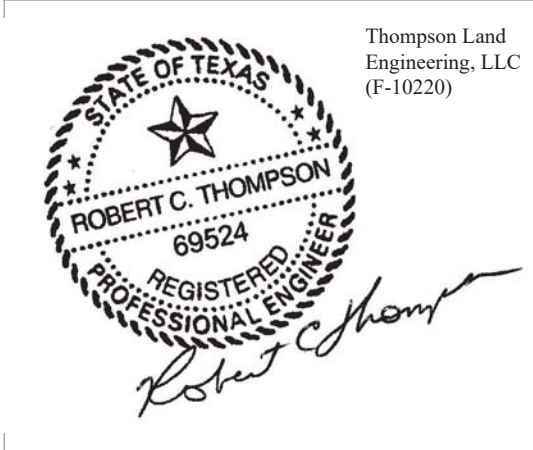
1 APPROXIMATE LOT 1 HOME & SEPTIC AREA
SCALE: NTS



2 APPROXIMATE LOT 1 & LOT 2 JOINT PROPERTY LINE
SCALE: NTS



3 APPROXIMATE LOT 2 HOME & SEPTIC AREA
SCALE: NTS

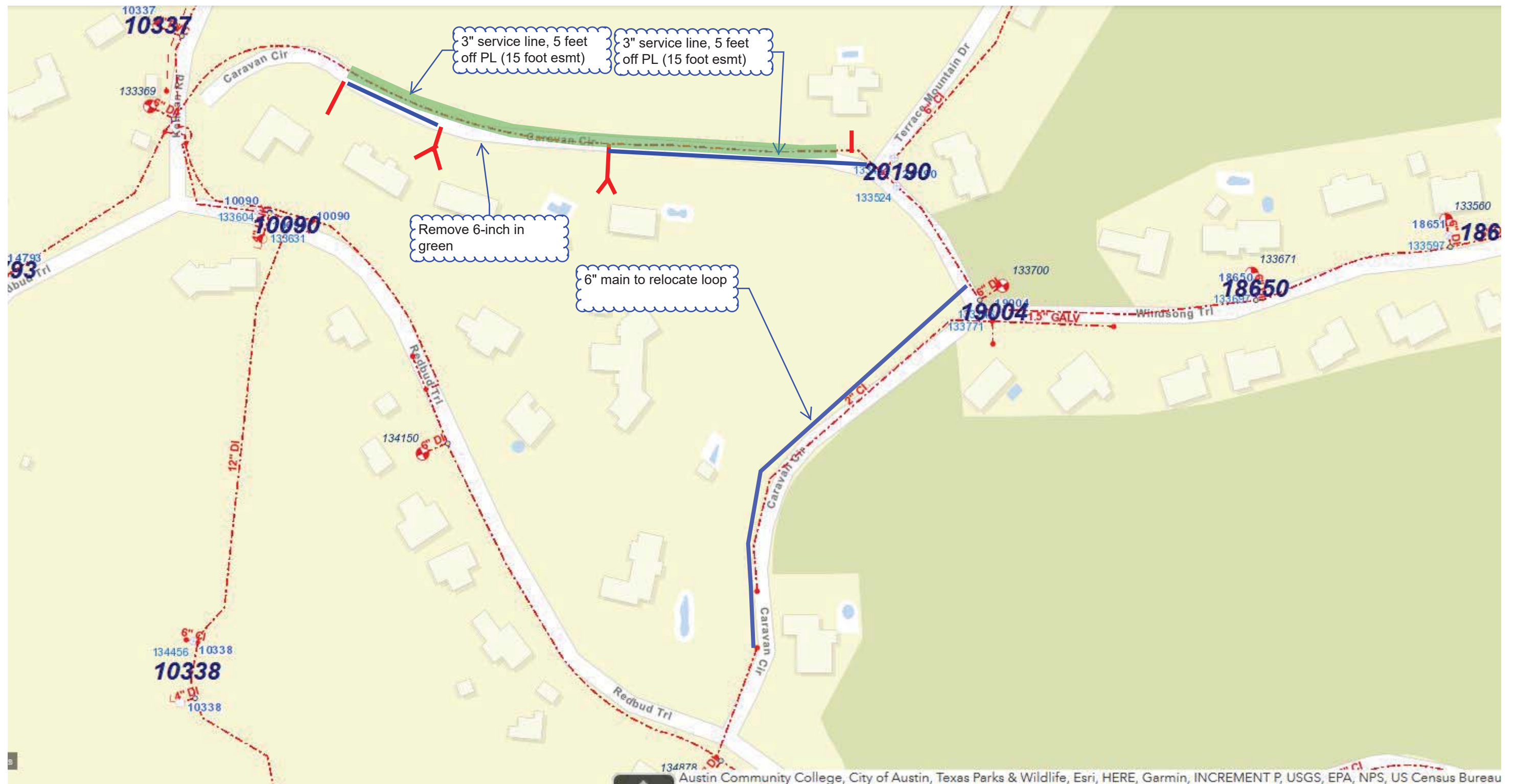


2/8/21

REVISION	DATE

SEVEN POINT SEVEN RANCH CARAVAN CIRCLE, WEST LAKE HILLS, TX 78746	PHOTOS OF SITE
PROJECT	SHEET NAME

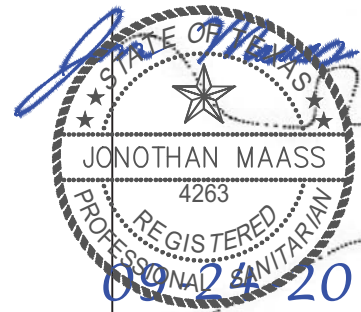
DATE ISSUED February, 2021	
DESIGNED BY RCT	DRAFTED BY JEH/RCT
JOB NUMBER 1705	
SHEET 3 OF 3	



SCALE: 1" : 40'

PAGE # 2

Caravan Circle Subdivision



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

Relocation of water main (8-inc)

Existing 6-inch water main

PH # 1

3600 SF
OSSF
ENVELOPE

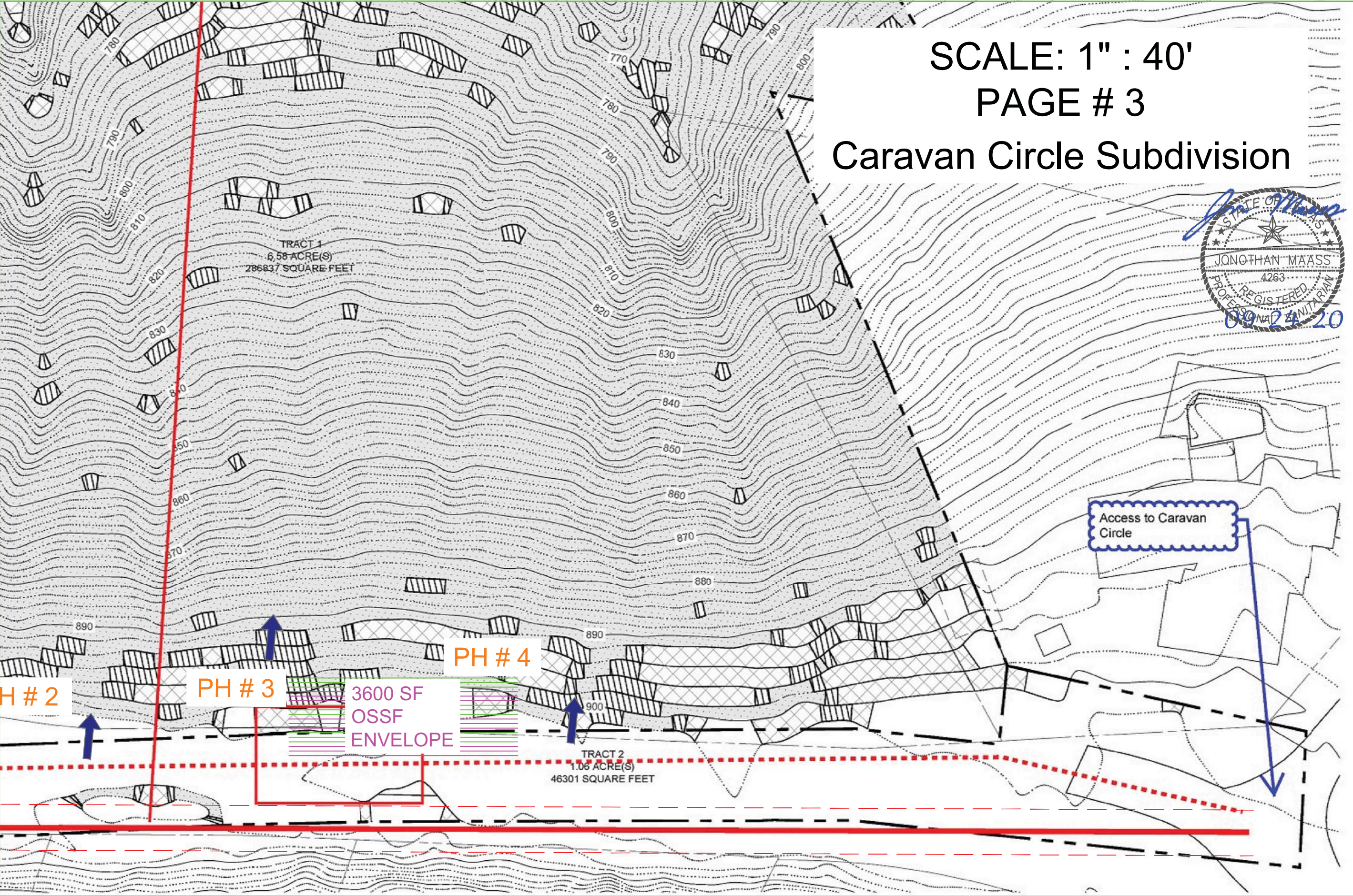
PH # 2

WATER LINE

10' SETBACK

10' SETBACK

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



On-Site Sewage Facility

Soil Evaluation Report Information

Date Soil Survey Performed: 09-24-2020

County: Bastrop

Name of Site Evaluator: Jon Maass

Proposed Excavation Depth: .NA

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

Presence of adjacent ponds, streams, water impoundments

Existing or proposed water well in nearby area

Organized sewage service available to lot or tract

Yes

Yes

Yes

Yes

No X

No X

No X

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

Signature of Site Evaluator

09-24-20

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

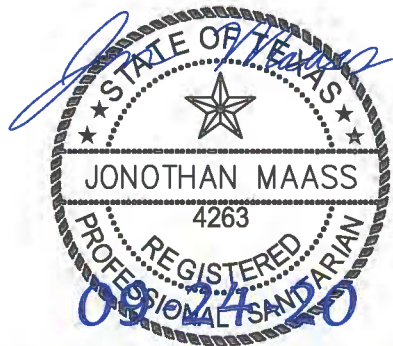
☐ OTHER

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.



JON MAASS, RS 4263 6513 THOMAS SPRINGS ROAD AUSTIN, TEXAS 78736 512-297-2346 jon@jmiossf.com	Proposed Caravan Circle Subdivision
SCALE NOT TO SCALE	
PAGE # 5	
PERMITTING AUTHORITY:	
City of West Lake Hills	Property ID #

Soil Map—Travis County, Texas



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/9/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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/cm ³)	Bulk densities that restrict root growth (g/cm ³)
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, Ros  n, 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			
UeE—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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Cambardella, C.A., and E.T. Elliott. 1993. Carbon and nitrogen distribution in aggregates from cultivated and native grassland soils. Soil Sci. Soc. Am. J. 57:1071-1076. doi: 10.2136/sssaj1993.03615995005700040032x

Denef, K., J. Six, H. Bossuyt, S.D. Frey, E.T. Elliott, R. Merckx, and K. Paustian. 2001. Influence of dry-wet cycles on the interrelationship between aggregate, particulate organic matter, and microbial community dynamics. Soil Biol. Biochem. 33:1599-1611. doi: 10.1016/s0038-0717(01)00076-1

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Gale, W.J., C.A. Cambardella, and T.B. Bailey. 2000a. Root-derived carbon and the formation and stabilization of aggregates. Soil Sci. Soc. Am. J. 64:201-207. doi: 10.2136/sssaj2000.641201x

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Tisdall, J.M., and J.M. Oades. 1982. Organic matter and water-stable aggregates in soil. J. Soil Sci. 33:141-163.

USDA-ARS. 1966. Aggregate stability of soils from western United States and Canada. Tech. Bull. No. 1355. Agricultural Research Service, United States Department of Agriculture in cooperation with Colorado Agricultural Experiment Station. U.S. Govn't Printing Office. Washington, D.C.

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						
	48	A	0-6	63	73	85
Brackett						
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

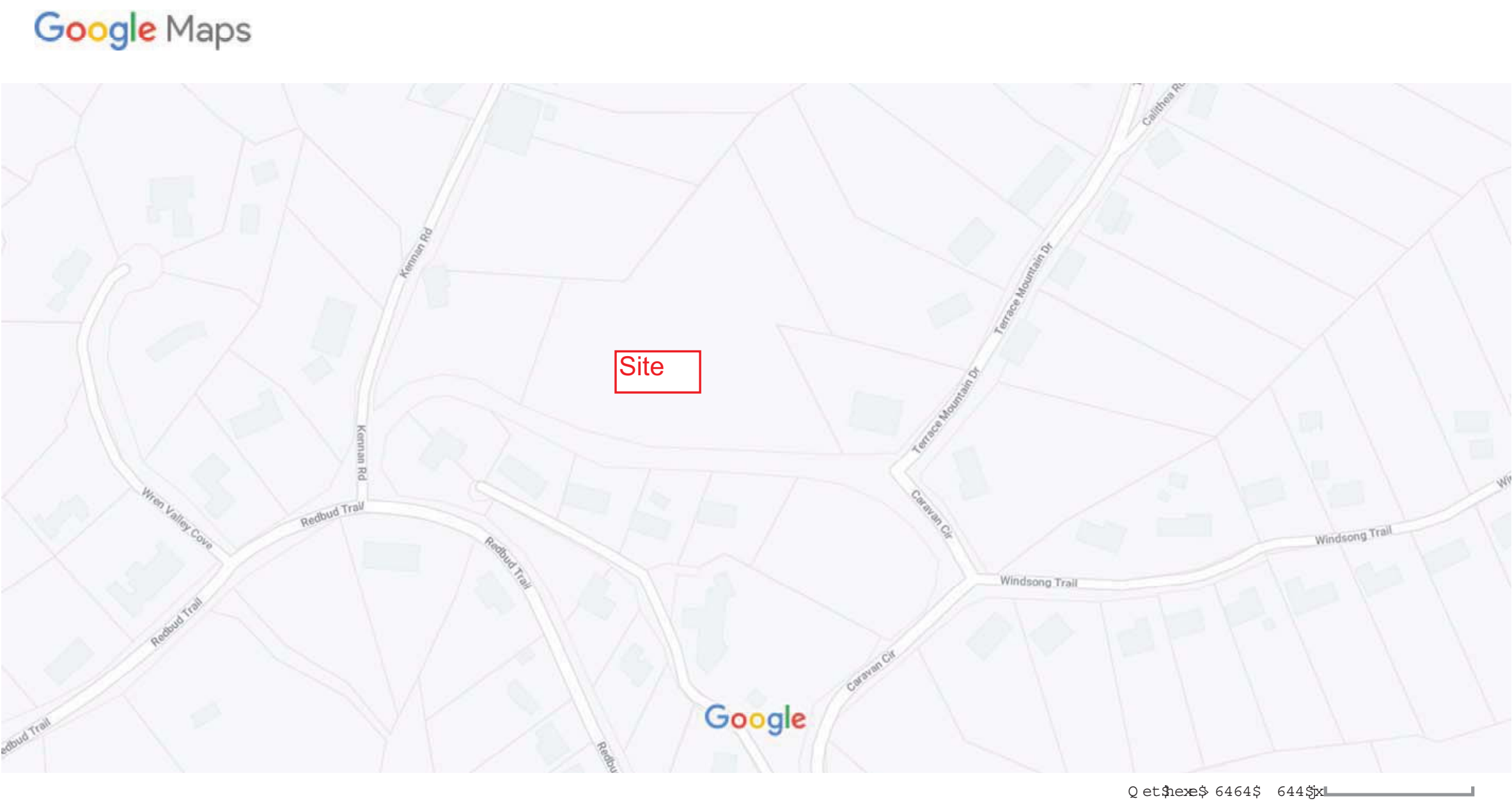
[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top limitations for 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 Susceptibility 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	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 Susceptibility to Compaction	
		Rating class and limiting features	Value	Rating class and limiting features	Value
UvE---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



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

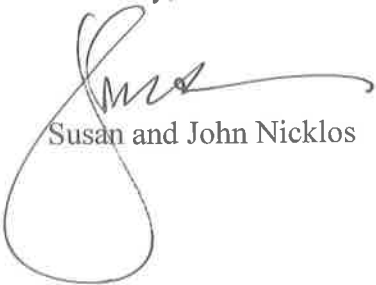
RE: Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road
and Terrace Mountain Drive

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



Travis County WC&ID NO. 10

5324 Bee Cave Road Austin, TX 78746

Office (512) 327-2230

Fax (512) 327-6218

CustomerService@WaterDistrict10.org

www.WaterDistrict10.org

January 19, 2021

Jeffrey Dochen
1011 Westlake Drive
Austin, TX 78746

Dear Mr. Dochen:

The District is in receipt of your request for water service availability verification for the following legal property description:

- Property 1: ABS 198 SUR 504 CHAMBERS T J ACR 1.13
Travis County Appraisal District, Property ID #: 422614
- Property 2: ABS 198 SUR 504 CHAMBERS T J & ABS 75 SUR 503 BENHAM A L D
ACR 6.36
Travis County Appraisal District, Property ID #: 852140

Property address: Kennan Road (Unassigned) & Caravan Circle (Unassigned)

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

Memorandum

DANNENBAUM

PROJECT: Travis Co WC&ID No 10 Reports
SUBJECT: Caravan Circle Water System Changes
CLIENT: Travis Co WC&ID No 10
DATE: August 25, 2020
DANNENBAUM NO.: 7010-32
ATTACHMENTS: Proposed System Changes

PREPARED BY: Rafael Beckmann, P.E.

BACKGROUND:

The attached Exhibit A is an annotated WCID 10 System Map showing proposed changes water system to allow for potential development on TCAD Property ID# 422614 described as Lot ABS 198 SUR 504 CHAMBERS T J ACR 1.13 development along Caravan Cr

In summary, the proposed changes include the abandonment and relocation of an existing 6" cast iron pipe ("WL-A"). The WL-A abandonment is proposed along the private segment of Caravan Circle from Keenan Rd to Terrance Mountain Dr. Currently, WL-A remains inside an easement encompassed by the old Caravan Circle right-of-way (approximately 1.1.3 acres). To supplement the abandonment of WL-A, the applicant is proposing a new 8" waterline from Red Bud Trail to Windsong Ave.

Dannenbaum Engineering has applied the proposed changes to the WCID 10 system models. Our results are as follow:

ASSUMPTIONS AND EXCLUSIONS:

- (A) Assumes, Dometic Demand will remain relatively constant.
- (B) Assumes new waterline minimum of 8" Diameter.
- (C) Exclude Fire Flow and Fixture Until Analysis
- (D) Exclude the potential for additional relocation of other utilities.
- (E) Excluded added LUE based on the proposed development.

Memorandum

DANNENBAUM

RESULTS

Exhibit B, shows the model pressure results based on the proposed water system changes. At a glance, it seems the water system change does not have a detrimental impact on the overall WCID 10 water system. The existing pressures during normal demand in this area is 60 PSI. With the proposed changes, the pressure remained equal.

DISCLAIMER

Please note that the water system in this area is deficient in fire flow. From the model runs, we were able to determine an unofficial fire flow of less than 750 gpm.

Recommend consulting with West Lake Fire Department. It is unclear if fire hydrants spacing is adequate.

This memo does not, by any means, indicate the likelihood for future approval. It is only meant to show that the proposed system changed without added demand will have little impact on the overall WCID 10 System.

EXHIBIT A





RE: 1705 review/approval of concept plat

1 message

Michael Lacey <mlacey@westlakefd.org>

Wed, Sep 2, 2020 at 9:41 AM

To: R T <ric@tleng.net>

Cc: TLE Office Manager <admin@tleng.net>, Carla Orts <generalmanager@waterdistrict10.org>, Anjali Naini <planner@westlakehills.org>, Kathy Roche <KRoche@westlakehills.org>, Jeffrey Dochen <dochen@texas.net>

Mr. Thompson,

Thanks for making us aware of the proposed future division of the subject properties.

When you get to the stage of “formalizing” the plat, we will need to ensure that you provide adequate fire department access to the subject properties, fire flow to the subject properties, compliant grading along the access roads to the subject properties, and sufficient plat notes that help ensure adequate fire flow is met during the future improvement stage of the vacant properties.

Based on the area proposed for future development, we don’t see immediate concerns where you would not be able design a plat and future civil drawings to meet code.

Since this is such a preliminary and early stage in the development process with nothing formalized other than providing us the image of the two TCAD designated lot boundaries being targeted for improvements, we do not intend to issue any formal letters, recommendations or comments at such an early stage in development.

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: R T [mailto:ric@tleng.net]

Sent: Friday, August 28, 2020 3:05 PM

To: Michael Lacey <mlacey@westlakefd.org>

Cc: TLE Office Manager <admin@tleng.net>; Carla Orts <generalmanager@waterdistrict10.org>; Anjali Naini <planner@westlakehills.org>; Kathy Roche <KRoche@westlakehills.org>; Jeffrey Dochen <dochen@texas.net>

Subject: Re: 1705 review/approval of concept plat

Thanks Mike. Valerie works for me so I thought I'd respond to this. See below for some answers. Let me know if these are not sufficient.

Robert C. (Ric) Thompson, PE

MS, CPESC, CFM

Thompson Land Engineering, LLC

904 N. Cuernavaca, Austin, Tx 78733

512-328-0002 (o) 512-585-4448 (c)

www.tleng.net

On Fri, Aug 28, 2020 at 2:27 PM Michael Lacey <mlacey@westlakefd.org> wrote:

Ms. Riels,

What are you needing from me on this one? **We just need to know what, if any, issues you see with the proposed division. With the way the new State law changed the platting process, we have to process variances first with Westlake and then the plat. During that exercise, we will need to be able to answer questions about "has the fire department seen this subdivision have they expressed a problem with it?" (Or something like that.) So just getting ready for that question.**

I don't see any easements for hydrants and water mains shown on the drawings. **Correct. Nothing is shown yet because we were waiting on the WCID for what approach they would like to take. In a nutshell, that right-of-way for Caravan Circle is privately owned; it is not and will not become a road. So the big idea is to combine it with the very large tract "down the hill" and create two lots, one fronting on each road at each end (two tracts now, two lots later).**

We've now heard from the Water District. I believe that I'm understanding that they are agreeable to my proposed solution to the existing line which is going through a private property right now with no easements. See the attached.

Is there an access easement proposed for a road to be created that connects Keenan Road to Caravan Circle? **No. It is private property already so the whole length will be abandoned as it regards any future as a roadway.**

Where will the future houses sit in the lots? **Somewhere along what is currently thought of as Caravan Circle. That is the only flat area. Because of setbacks they may hang off onto the steep slopes, but not**

really sure at this time and no specific homes are proposed.

What's being proposed officially? Do you have any proposed Plat notes? **Just the subdivision (two tracts into two lots) and the alignment water revision. No plat notes yet (not actual plat yet either) since we have to deal with variances first.**

Thanks,

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: TLE Office Manager [mailto:admin@tleng.net]

Sent: Monday, August 24, 2020 10:48 AM

To: Michael Lacey <mlacey@westlakefd.org>

Cc: R T <ric@tleng.net>

Subject: Re: 1705 review/approval of concept plat

Hi Mike,

The property doesn't have an official address, it is Caravan Circle between Keenan Road and Terrace Mountain Road, see attached screenshot of the property profile for reference. I have also attached the concept plat for review. I went to WFDPermits.com but did not see a good option to submit for review, please advise.

Thanks so much,

Valerie Riels

Office Manager

Thompson Land Engineering, LLC

904 N Cuernavaca

Austin, Texas 78733

O: 512-328-0002

Website: tleng.net

On Thu, Aug 20, 2020 at 8:47 AM Michael Lacey <mlacey@westlakefd.org> wrote:

What is the address for the project?

Please submit a request for review and all supporting documents to WFDPermits.com.

Thanks,

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: TLE Office Manager [mailto:admin@tleng.net]

Sent: Wednesday, August 19, 2020 5:24 PM

To: Michael Lacey <mlacey@westlakefd.org>

Subject: 1705 review/approval of concept plat

Hi Mike,

I have been asked to apply for review/approval of a concept plat. What is the process for getting this under review?

Thanks so much,

--

Valerie Riels

Office Manager

Thompson Land Engineering, LLC

904 N Cuernavaca

Austin, Texas 78733

O: 512-328-0002

Website: tleng.net

--

Valerie Riels

Office Manager

Thompson Land Engineering, LLC

904 N Cuernavaca

Austin, Texas 78733

O: 512-328-0002

Website: tleng.net

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

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

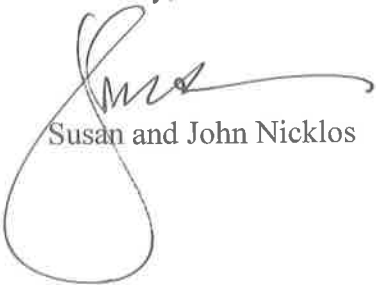
RE: Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road
and Terrace Mountain Drive

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

Anjali Naini

From: Sherry Smith [REDACTED]
Sent: Monday, February 15, 2021 12:28 PM
To: zapco
Cc: Anjali Naini; Mark pzsec
Subject: Objection to West Lake Hills Variances Requested by Jeffrey Dochen

Follow Up Flag: Follow up
Flag Status: Flagged

February 15, 2021

Zoning and Planning Commissioners

City of West Lake Hills

911 Westlake Drive

West Lake Hills, Texas 78746

RE: Variances Requested by Jeffrey Dochen / Seven Point Seven Ranch—Caravan Circle between Kennan Road and Terrace Mountain Drive / ZAPCO Hearing on February 17, 2021

Dear ZAPCO Members,

Longtime residents of West Lake Hills, we live near the proposed subdivision referenced above, and we object to the variances requested.

The natural, rugged environment drew us to buy a lot on Windsong Trail, off Caravan Circle, in 1990 and build our home in 1992. The front of our property rises more than 15 feet above the street and slopes all the way down to the bottom of the canyon. We knew of the building restrictions when we bought our lot, and we adhered to each one that applied to our homesite. As just one example of compliance with the codes, we had to place our septic system 150 feet down the hill, the only flat spot on the land. We also aligned our structures with the topography to reduce the amount of excavation required and to maintain the natural landscape as much as possible.

During the years since we became residents, we've seen larger and larger houses being built around our neighborhood and other areas of the city. We've also seen more and more variances requested and bestowed on both new construction and renovations. These days, it seems that building variances are granted more easily than approval to trim or cut down trees.

What happened to caveat emptor? Anyone who chooses to buy and build or renovate in West Lake Hills, especially in this hilly, heavily wooded area, should either plan their projects according to restrictions, or not buy or renovate.

In his January 4th letter to ZAPCO Chair Meisel, Jeffrey Dochen stated that the "main objective with our (variance) effort is to make two more easily code compliant properties out of two more difficult properties.... unless condemned, both will have to be allowed to be developed but both will require still greater variances than what are being requested

here.” That seems rather disingenuous. It suggests that if he fails to receive these objectionable variances, he will be able to obtain even more objectionable ones. Obviously, Mr. Dochen, who I hear has a contract on the property, knows the existing restrictions. Not only do those restrictions apply, so does caveat emptor. He said in his letter that his plan “is good for West Lake Hills.” To the contrary, what he is seeking goes against the spirit and the common good of the city.

We appreciate your attention and look forward to the hearing this week.

Regards,

Sherry Smith and Bill Allison

700 Windsong Trail

West Lake Hills, TX 78746

512.329.5954

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 [mailto: [REDACTED]]
Sent: Tuesday, February 9, 2021 2:01 PM
To: Mark pzsec <pzsec@westlakehills.org>
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]

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: Chris Thu [REDACTED]
Sent: Tuesday, February 16, 2021 6:00 PM
To: Anjali Naini; Mark pzsec; zapco
Cc: Rose Cardona
Subject: Convey Right to Speak to Rose Cardona (Item #7)

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

Regarding the ZAPCO meeting on Feb. 16, I would like to convey my right to speak to Rose Cardona regarding Item #7. She will be representing my position opposing the variances put forth in the development of Seven Point Seven Ranch Subdivision.

Thank you,

Chris

Anjali Naini

From: Julie Thu [REDACTED]
Sent: Tuesday, February 16, 2021 5:25 PM
To: Anjali Naini; pzsec@westlake.org; zapco
Cc: Rose Cardona
Subject: Convey Right to Speak to Rose Cardona (Item #7)

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

Regarding the ZAPCO meeting on Feb. 16, I would like to convey my right to speak to Rose Cardona regarding Item #7. She will be representing my position opposing the variances put forth in the development of Seven Point Seven Ranch Subdivision.

Thank you,
Julie Thu

Anjali Naini

From: jmscanlan [REDACTED]
Sent: Friday, February 19, 2021 8:59 AM
To: Mark pzsec; Anjali Naini; Rose Cardona
Subject: Re: Agenda Item No. 7 Seven Point Seven Ranch Seven Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Anjali Naini and Mark Pzsec;

I oppose the project and all variances.

I yield or donate my time to Rose Cardona Hargrave, Esq,

John Scanlan

Anjali Naini

From: Vicki Ross <[REDACTED]>
Sent: Friday, February 19, 2021 7:32 AM
To: Anjali Naini; Mark pzsec; Rose Cardona Hargrave
Subject: Request to donate time to Rose Cardona Hargrave

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to donate my speaking time to Rose Hargrave at today's ZAPCO meeting.

Vicki Ross

Vicki Ross

[REDACTED]
512-917-7115

Anjali Naini

From: Ed Hargett [REDACTED]
Sent: Tuesday, February 16, 2021 4:56 PM
To: Anjali Naini; pzsec@westlale.org; zapco; [REDACTED]
Subject: Rose Cardona

Follow Up Flag: Follow up
Flag Status: Flagged

Please allow Rose Cardona to speak for me concerning the variances that Jeffrey Dochen has sought in regards to the property on Caravan Circile. My address is 990 Redbud Trail. Thanks
Ed Hargett

Ed Hargett
4204 Medical Pkwy.
Austin, Texas 78756
512 454 6249 x111

Anjali Naini

From: Morgan Angelone <[REDACTED]>
Sent: Tuesday, February 16, 2021 4:07 PM
To: zapco; Anjali Naini; Mark pzsec
Cc: Rose Cardona
Subject: ZAPCO variance request hearing 2/17/2021

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern:

Re: Caravan Circle property between Kennan Road and Terrace Mountain Drive

We, the Angelone family residing on Kennan Road, will be attending the hearing phone call tomorrow where Jeffrey Dochen/Ranch Dubois Holdings will make a case for the variances they have applied for will be heard.

We strongly oppose these variances and wish for our perspective to be heard. However, we prefer to be represented by Rose Cardona Hargrave, and wish to grant our speaking time to her.

We hope you are all safe, well and warm.

With thanks,

Morgan Angelone

512-789-0858

Morgan D Angelone



SUBDIVISION STAFF REPORT

MARCH 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 – *meeting cancelled*

March 17, 2021 ZAPCO

March 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 per the previous agreement 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.

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

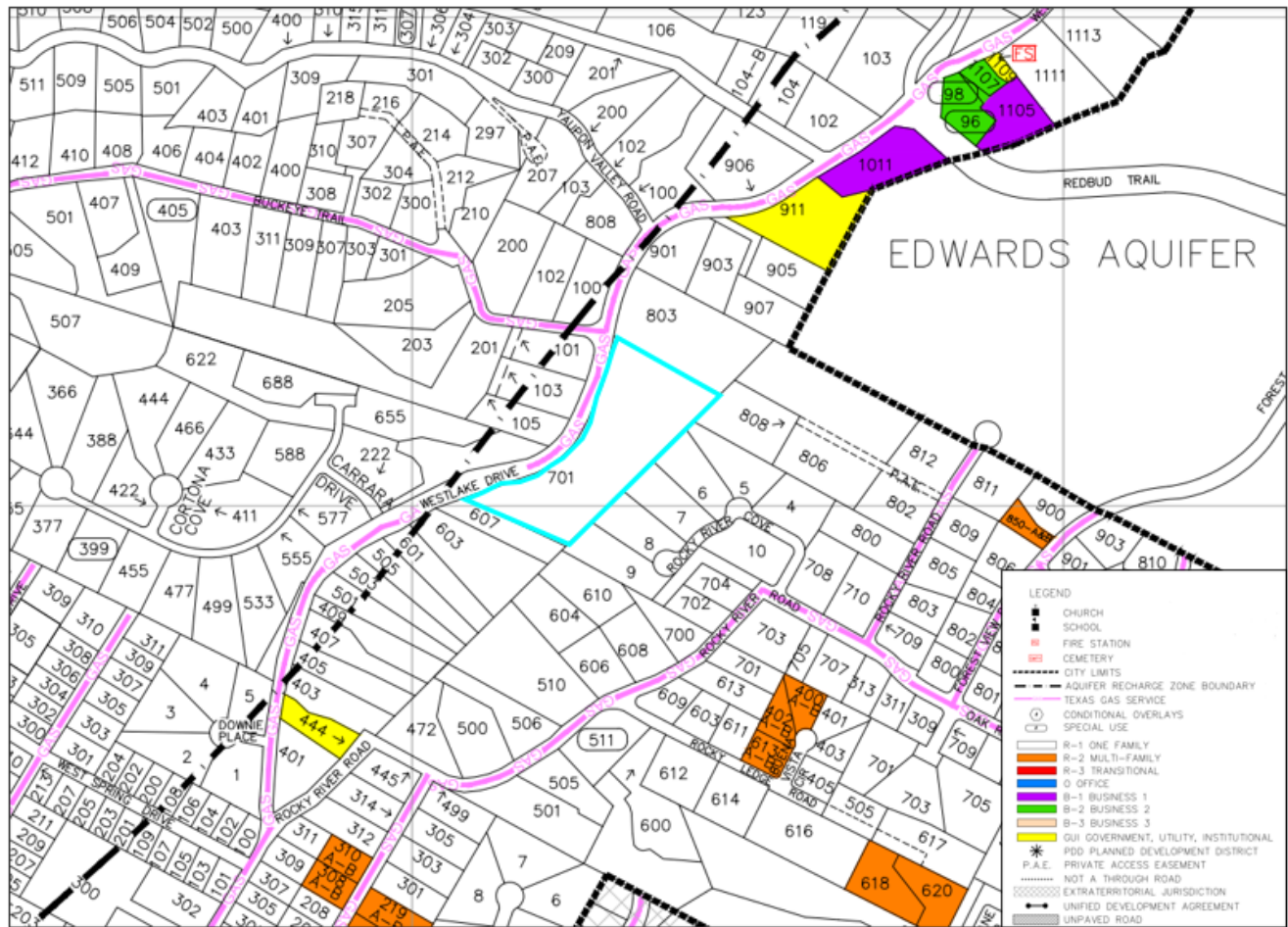
No recommendation.

Links to Relevant Code:

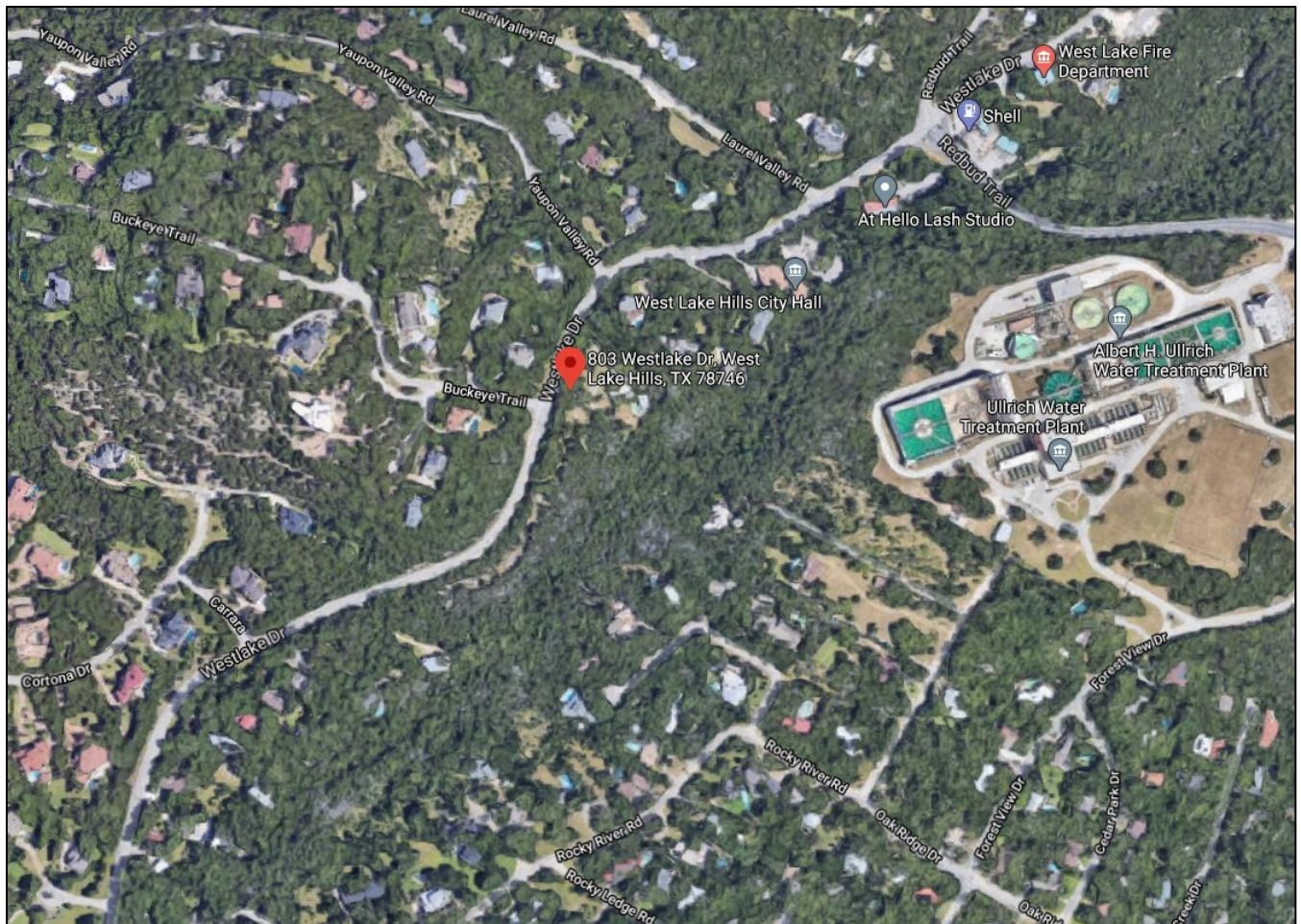
- [Sec. 22.03.281 Schedule of Regulations](#)
- [Chapter 36 Subdivisions](#)
- [Texas Local Government Code Chapter 212 Municipal Regulation of Subdivisions](#)

(Maps to follow)

Zoning:



Aerial:



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.

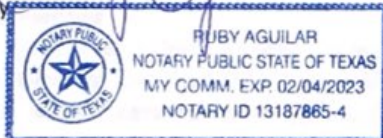
[Signature]
Signature

11-23-2020
Date

Robert M. Moore
Printed Name

[Signature]
Notary

11/23/20
Date





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,

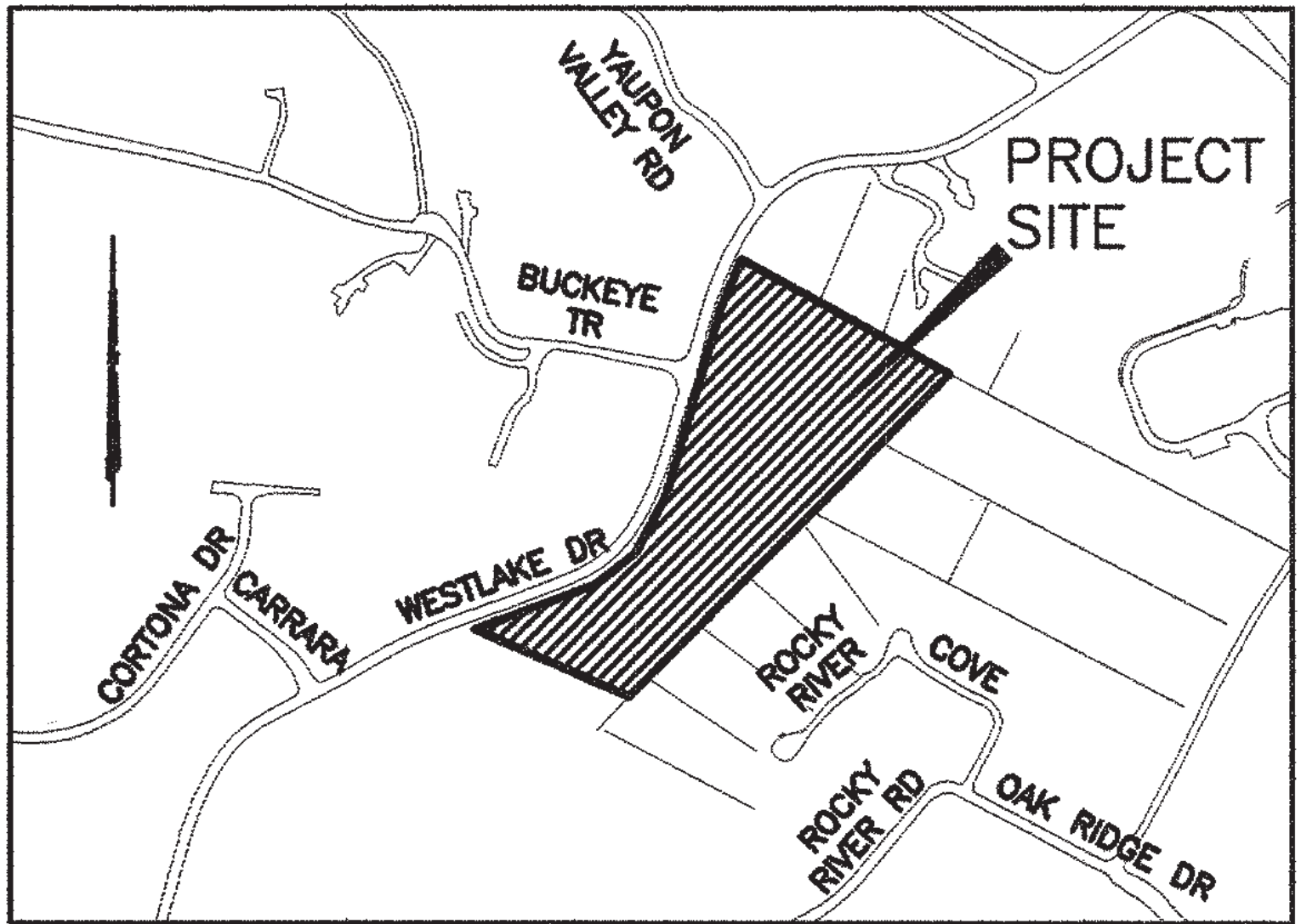
Robin Moore, Doyle More, and Sherry Waldrop, Applicant

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. The 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 JUA E 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 JUA E 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 JUA E or building site limits of construction, but mitigation at the City Ordinance rate will be provided.

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

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 Putnam
Mayor

ATTEST:

Alice A. Myers
City Secretary

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. Pittman
MAYOR, City of West Lake Hills

Alice 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) acres from the Party of the First Part for a period of time not less than ten (10) 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.

Doyle H. Moore
Doyle H. Moore, Party of the First Part

George W. 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

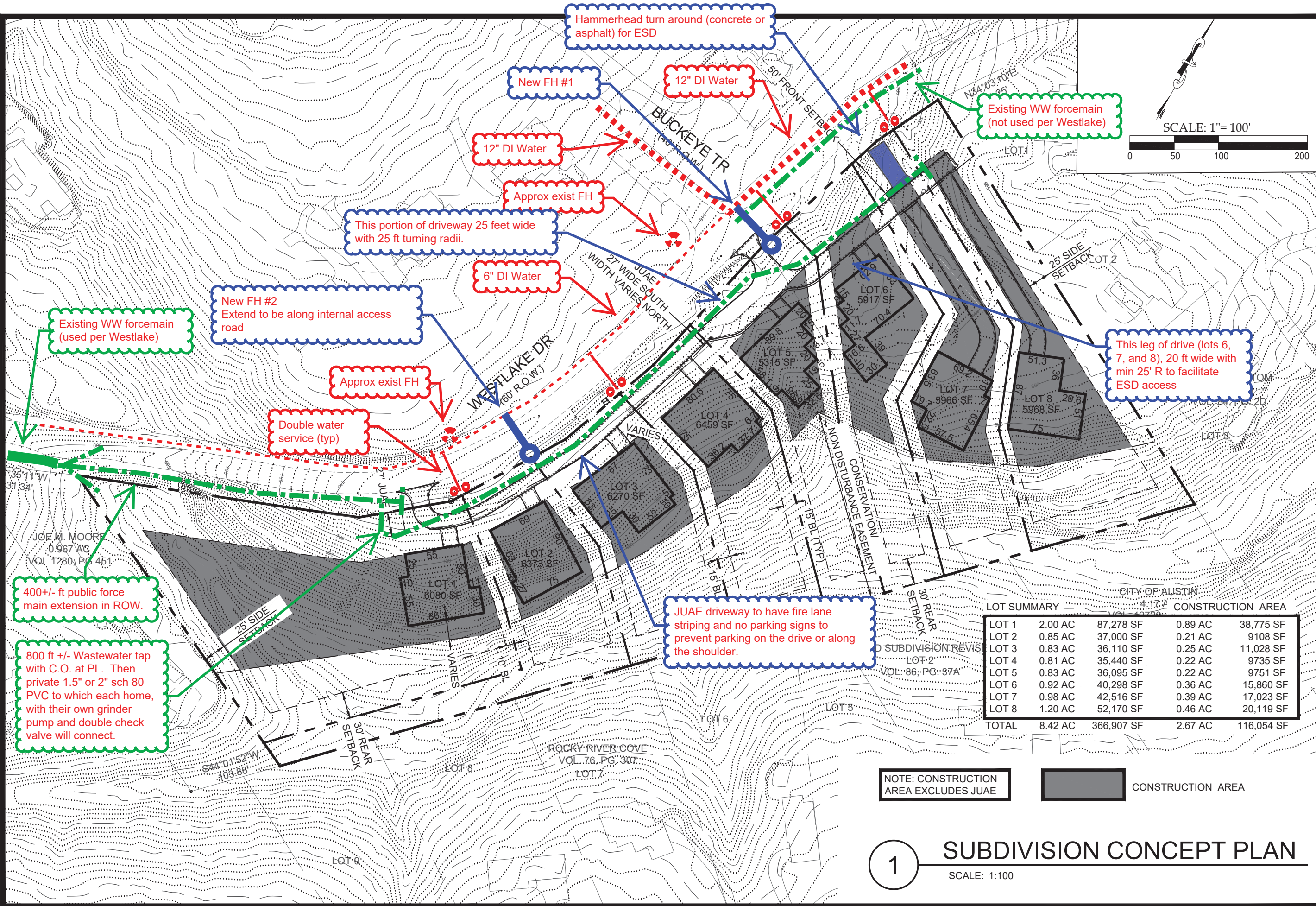
BEFORE ME, the undersigned authority, on this day personally appeared, George D. Putnam, Mayor, of the City of Westlake Hills, Travis County, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the 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: 12-73



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

NOTE: CONSTRUCTION
AREA EXCLUDES JUAE

CONSTRUCTION AREA

1 SUBDIVISION CONCEPT PLAN
SCALE: 1:100



EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9
1301 S. Capital of Texas Highway
West Lake Hills, TX 78746

Headquarters 512-539-3400
Facsimile 512-327-2780
P. O. Box 162170 Austin, TX 78716-2170

www.WestlakeFD.org

November 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:
 - o 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.
 - o 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 IMPROVEMENT DISTRICT NO. 10, AND THE CITY OF WEST LAKE HILLS.

- o NO PARKING ON THE JUAЕ DRIVEWAY OR SHOULDER IS ALLOWED SO THAT IT MAY REMAIN OPEN FOR EMERGENCY VEHICLES. TO FACILITATE THIS REQUIREMENT THE ENTIRE JUAЕ 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.
 - o A 50% reduction in required fire flow is granted when residential (NFPA 13D) residential fire sprinklers are installed throughout the homes.
 - o 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:

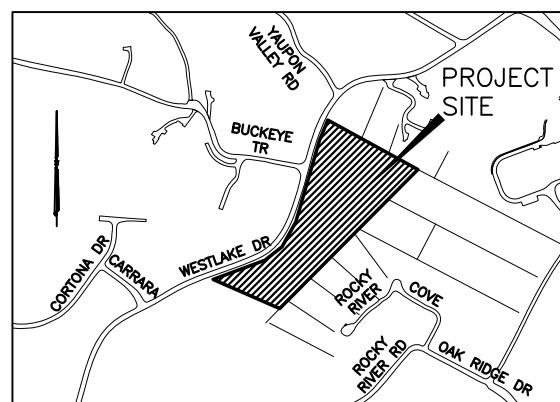
- Grant all necessary easements
- Submit construction plans for review and approval
- Please note that more comments may be generated during the review of construction plans and future updates.

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.

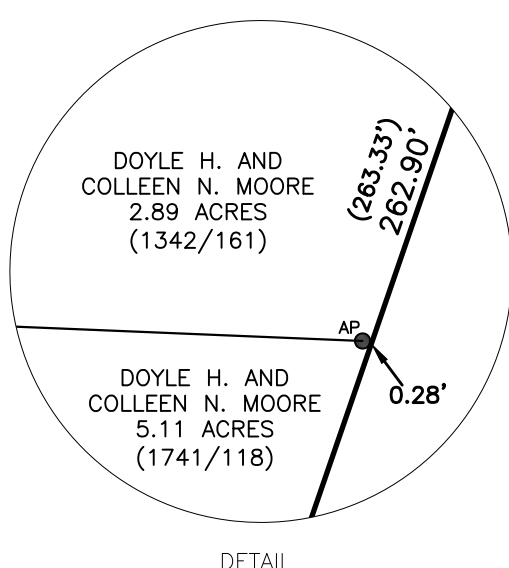
Sincerely,

Carla A. Orts
General Manager
Travis County WC&ID#10

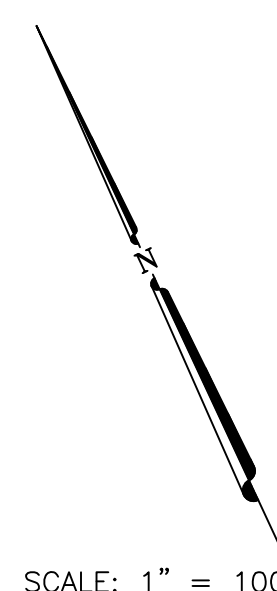
FINAL PLAT
MOORE ESTATES SUBDIVISION
TOTAL SITE ACREAGE 8.423 ACRES
TRAVIS COUNTY, TEXAS



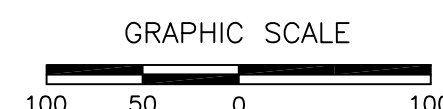
VICINITY MAP
N.T.S.



DETAIL



SCALE: 1" = 100'



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'		

WILKENS SPARKS
SURVEY NO. 1
ABSTRACT NO. 21

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

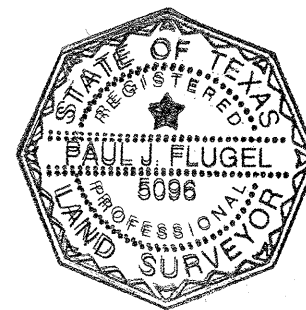
COUNTY OF TRAVIS

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



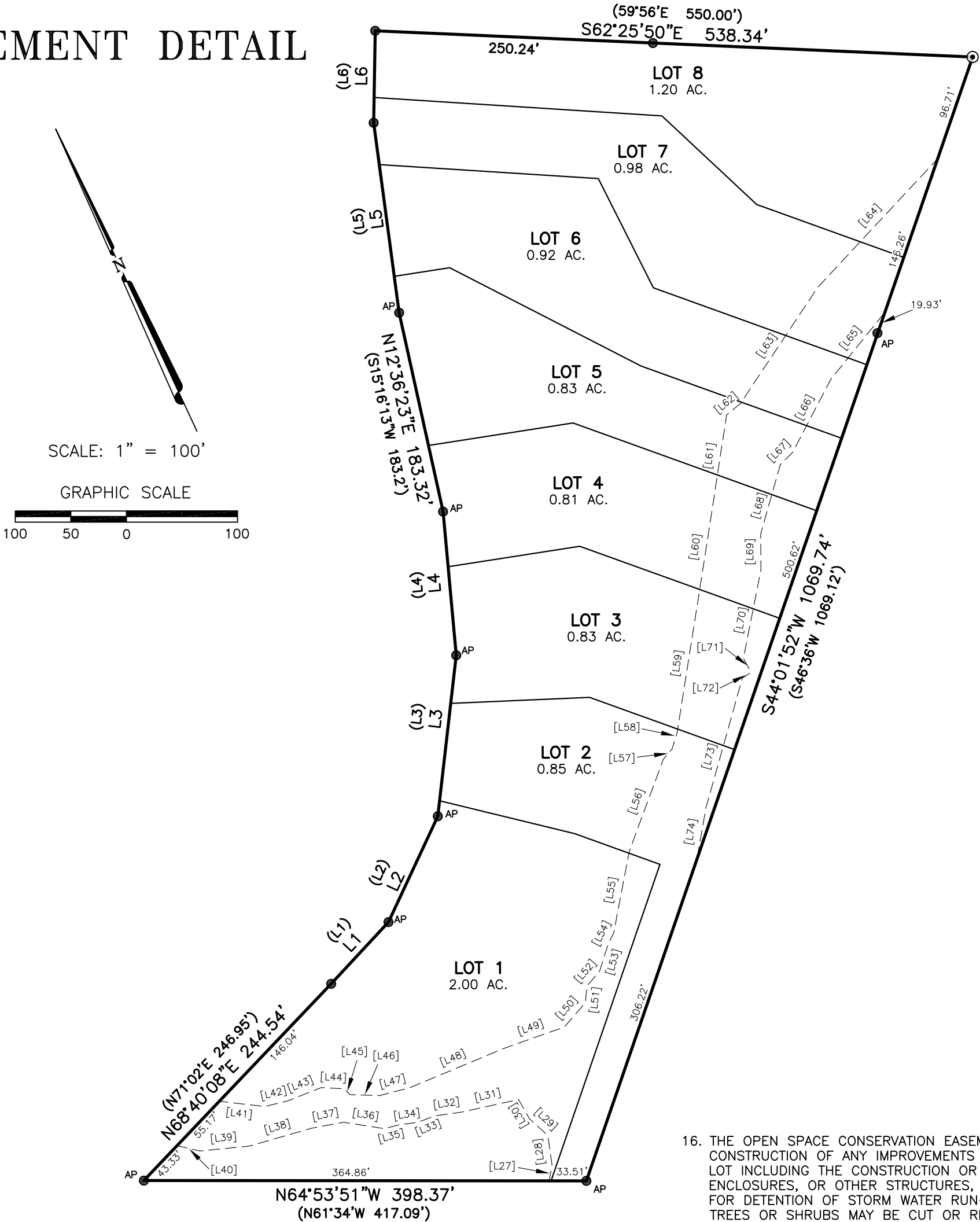
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

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:

- ALL LOTS IN THIS SUBDIVISION SHALL BE CONNECTED TO THE CITY OF WESTLAKE HILLS PUBLIC SEWER SYSTEM.
- 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.
- 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.
- 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 DRIVE 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 DRIVE 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 DRIVES, 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.
- 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.
 - 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.
 - 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.

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

- 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.
- 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.
- 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.
- THE LOT CLEARANCE ON EACH LOT 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.



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

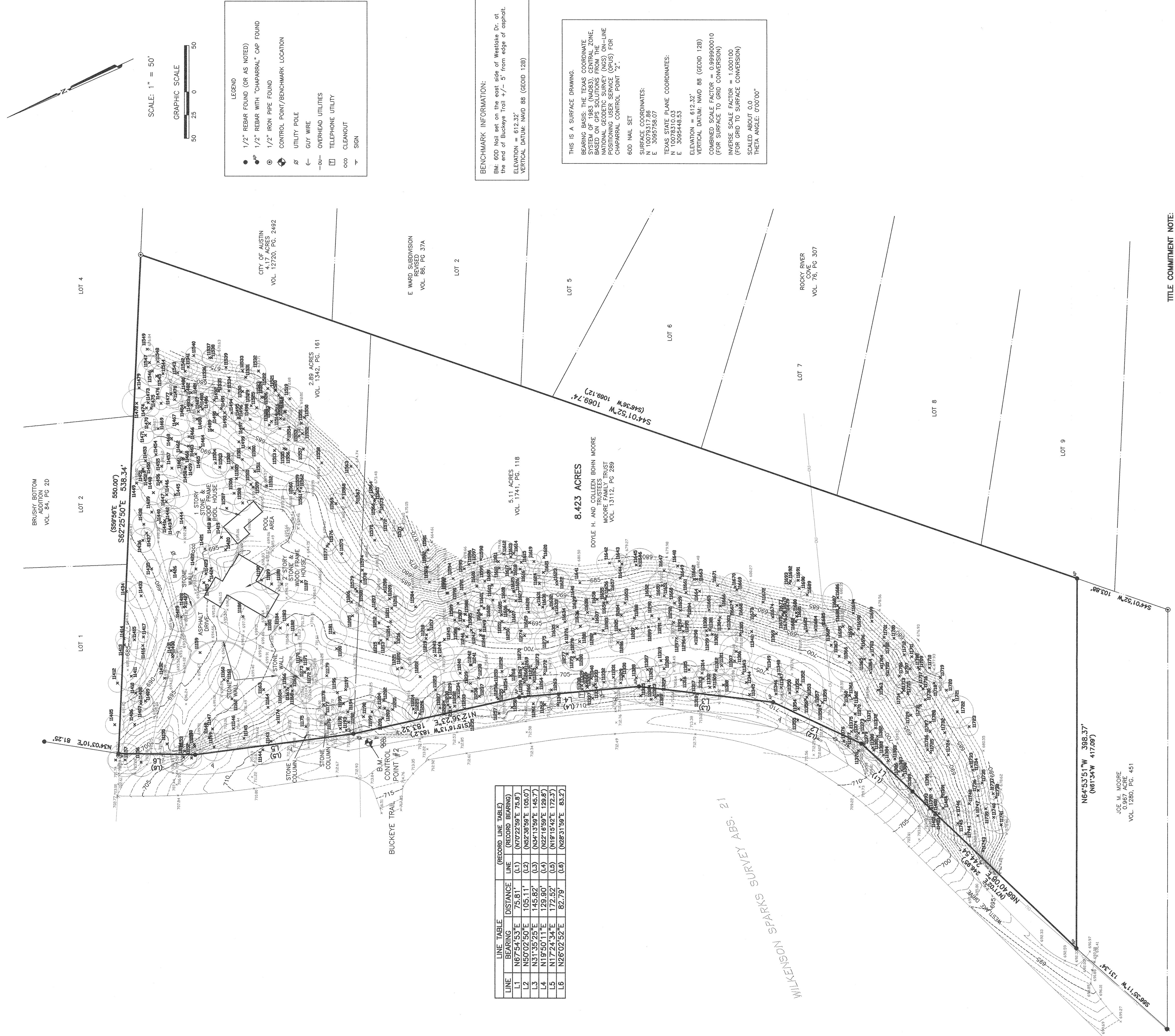
PLOT DATE:
02/09/2021

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	BEARING	DISTANCE	LINE	RECORD LINE TABLE
L1	N67°54'53"E	75.81'	(L1)	(N70°22'59"E 75.8')
L2	N50°02'50"E	105.11'	(L2)	(N52°35'59"E 105.0')
L3	N31°35'25"E	145.82'	(L3)	(N34°15'59"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')

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 and that the same was made in accordance with the standards and conditions set forth for a Category 6, Condition 1, Topographic Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Paul H. Flugel 12-4-2019
Paul Flugel
Registered Professional Land Surveyor
State of Texas No. 5096

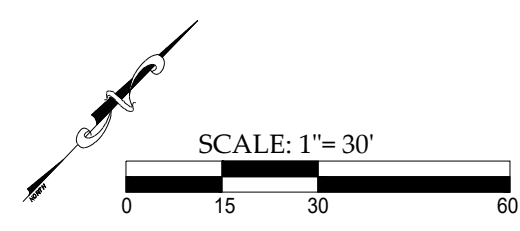
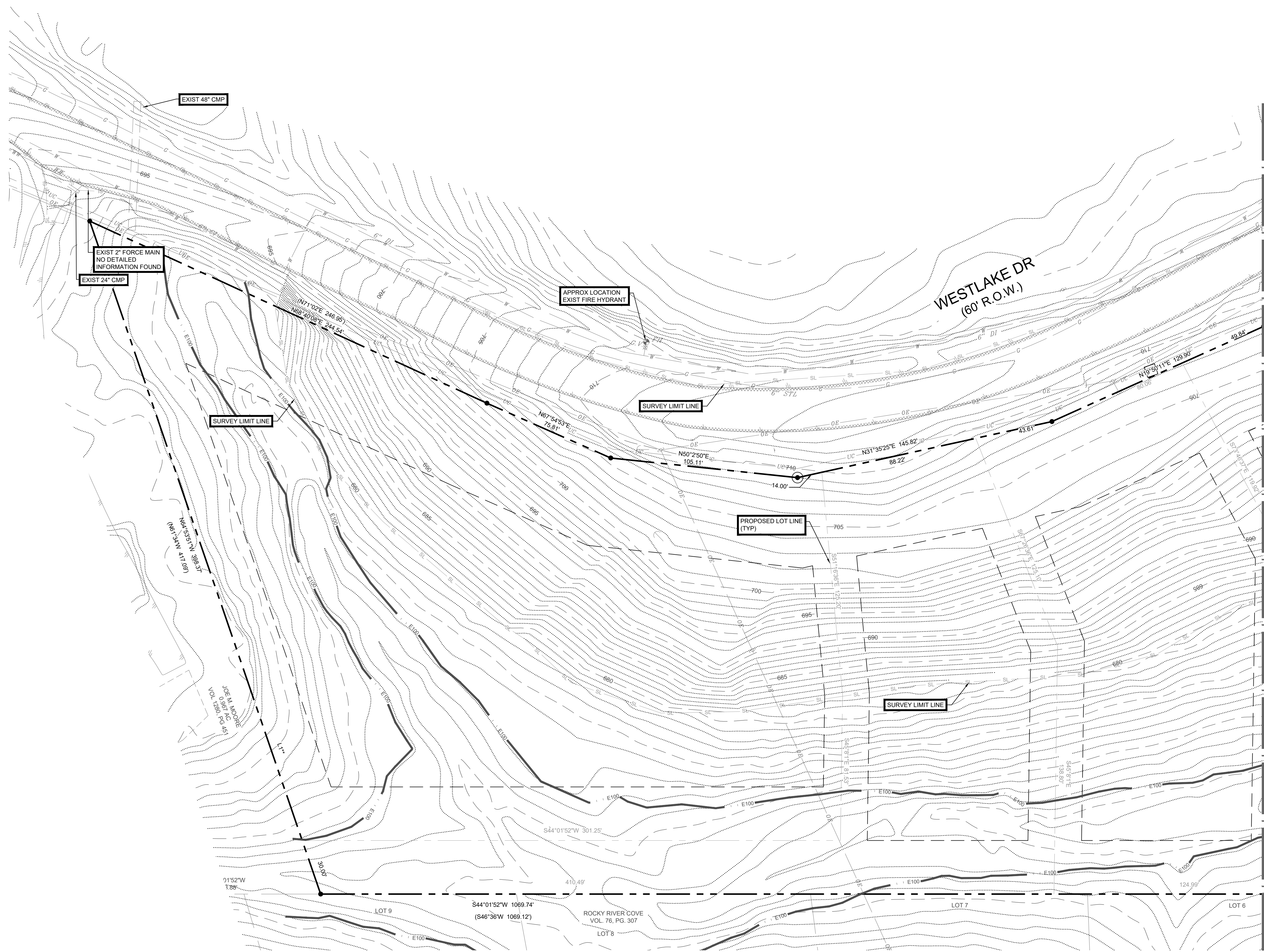
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
R.P.L.S. No. 5096
Paul Flugel

PROJECT NO.: 1573-001
DRAWING NO.: 1573-001-T
PLOT DATE: 12/04/19
PLOT SCALE: 1"=50'
DRAWN BY: RGH
SHEET 01 OF 02

TREE INDEX	
TAG NO. TYPE INDICATES MULTI TRUNK (N INCHES)	INDIVIDUAL TRUNK DIA. (N INCHES)
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES. HB - HACKBERRY CB - CHINA BERRY LO - LIVE OAK SO - SPANISH OAK AE - AMERICAN ELM UKT - UNKNOWN TREE THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW. NOT A CERTIFIED ARBORIST. OUR FINAL DETERMINATION OF SPECIES. 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 15 8 6
11146	UKT 8 3 2
11147	LO 7 6 6
11148	LO 12
11149	LO 9
11150	LO 12
11151	UKT 9
11152	LO 12
11153	HB 16
11154	LO 14
11155	LO 11 6
11156	LO 18
11157	LO 16
11158	AE 9
11159	AE 17
11160	OE 17
11161	LO 11
11162	LO 13
11163	SO 9
11164	OE 6
11165	LO 9
11166	LO 11
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 2 6
11176	CDR 11
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 11
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11186	LO 12
11187	LO 14 14
11188	LO 18 6 4
11189	UKT 6 6 4
11190	UKT 6 6 4
11191	CDR 17
11192	UKT 17 7
11193	CDR 11
11194	CDR 11
11195	CDR 7 4 6
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11198	CDR 12 12
11199	CDR 12
11200	CDR 6 6
11201	LO 12 10 9
11202	LO 7
11203	LO 10
11204	LO 10
11205	LO 9 9
11206	CDR 10 8
11207	CDR 10 8
11208	CDR 10
11209	LO 10 10
11210	LO 10
11211	CDR 13 8
11212	UKT 8 6 4
11213	LO 9
11214	LO 9
11215	LO 9 10
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11217	CDR 10
11218	CDR 9
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11220	CDR 10
11221	LO 8
11222	CDR 12 8 8 6
11223	CDR 9
11224	CDR 9 2
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11228	CDR 15
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11230	CDR 10 8 3 3
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11232	UKT 6 3 3
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11234	LO 12 11
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11236	CDR 8
11237	CDR 8
11238	CDR 12
11239	LO 8 10
11240	LO 8 10
11241	LO 10 8 8
11242	UKT 8
11243	LO 10 10
11244	UKT 10 10
11245	CDR 23
11246	CDR 6 6
11247	CDR 7
11248	CDR 7
11249	SO 8 6
11250	OE 15
11251	OE 10
11252	CDR 7
11253	CDR 12
11254	CDR 7
11255	CDR 15
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11257	CDR 9
11258	CDR 12 8
11259	CDR 10
11260	CDR 11 7
11261	CDR 7
11262	CDR 9
11263	CDR 9
11264	CDR 9
11265	UKT 9 5
11266	CDR 9
11267	CDR 9
11268	CDR 9
11269	UKT 7
11270	LO 7 8 7
11271	CDR 7
11272	CDR 13
11273	LO 6
11274	CDR 8
11275	CDR 14
11276	CDR 14
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11278	CDR 8
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11295	CDR 7 4
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11297	OE 6
11298	OE 6
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11303	CDR 6
11304	CDR 9 11
11305	CDR 9
11306	CDR 13 9
11307	CDR 9 7 4 4
11308	CDR 14
11309	CDR 14
11310	CDR 9
11311	CDR 9
11312	CDR 9
11313	CDR 10
11314	CDR 10
11315	CDR 10
11316	CDR 17
11317	LO 8 3 2
11318	LO 8 3 2
11319	CDR 7
11320	CDR 10
11321	CDR 10
11322	OE 6 2
11323	LO 6 6
11324	HB 9 3
11325	CDR 13
11326	CDR 13
11327	CDR 13
11328	CDR 7
11329	CDR 7
11330	CDR 11 8 9
11331	LO 7 3
11332	LO 7 3
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 6
11340	LO 6
11341	CDR 6
11342	CDR 6

TREE INDEX		INDIVIDUAL TRUNK DIA. (IN INCHES)
TAG NO.	TYPE INDICATES MULTI TRUNK	
514 10 17 14 11		
OPTIONAL: ROOT PAIR (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
HB = HACKBERRY CB = CHINA BERRY LO = LIVE OAK SO = SPANISH OAK AE = AMERICAN ELM UKT = UNKNOWN TREE		
THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW. NOT A CERTIFIED ARBORIST. OUR FINAL DETERMINATION OF SPECIES.		
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.		
11343	CDR 7	
11344	CDR 7	
11345	CDR 8 4 3	
11346	CDR 8	
11347	CDR 8	
11348	CDR 8	
11349	CDR 10	
11350	CDR 7	
11351	CDR 6	
11352	CDR 12	
11353	CDR 7 6 4 4 4	
11354	LO 12 3 3	
11355	CDR 10 6	
11356	CDR 8	
11357	CDR 8	
11358	CDR 8	
11359	CDR 8 6	
11360	CDR 8 6	
11361	CDR 7	
11362	CDR 11	
11363	LO 9 5	
11364	CDR 7	
11365	CDR 13 8 7	
11366	CDR 7	
11367	CDR 7	
11368	CDR 7 4 3 3	
11369	CDR 7 8 5 4 4	
11370	CDR 10 4	
11371	CDR 10 4	
11372	LO 7 6	
11373	LO 7 6	
11374	LO 7 6	
11375	LO 7 6	
11376	CDR 9	
11377	CDR 11	
11378	CDR 9	
11379	CDR 9	
11380	UKT 6 6 4	
11381	UKT 11	
11382	CDR 9	
11383	CDR 9	
11384	CDR 8 6 6	
11385	UKT 8	
11386	CDR 8	
11387	LO 7	
11388	LO 9 6 4 3	
11389	CDR 16	
11390	CDR 14	
11391	CDR 7	
11392	LO 10	
11393	LO 6 4	
11401	LO 6 4	
11402	CDR 9	
11403	CDR 9	
11404	CDR 12	
11405	CDR 10	
11406	CDR 10	
11407	CDR 14	
11408	HB 10	
11409	OE 8	
11410	CDR 16	
11411	UKT 16	
11412	CDR 10	
11413	CDR 9	
11414	OE 11	
11415	OE 11	
11416	OE 6	
11417	OE 6	
11418	CDR 8	
11419	CDR 11	
11420	CDR 11	
11421	LO 8 19	
11422	CDR 13	
11423	LO 11 8 4	
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11426	CDR 13	
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11428	CDR 8 7 4	
11429	CDR 10 8 4	
11430	LO 8	
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11432	CDR 9	
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11434	CDR 10	
11435	OE 11	
11436	CDR 13	
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11438	CDR 11	
11439	CDR 10	
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11543	CDR 7 7 4	
11544	LO 11	
11545	CDR 10	
11546	CDR 10 6 6	
11547	CDR 8	
11548	CDR 8	
11549	CDR 7	

TREE INDEX		INDIVIDUAL TRUNK DIA. (IN INCHES)
TAG NO.	TYPE INDICATES MULTI TRUNK	
		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
HB - HACKBERRY CB - CHINA BERRY LO - LIVE OAK SO - SPANISH OAK AE - AMERICAN ELM UKT - UNKNOWN TREE		
THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW. NOT A CERTIFIED ARBORIST. OUR FINAL DETERMINATION OF SPECIES.		
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.		
11550	CDR 7	
11551	CDR 7	
11552	CDR 10	
11553	CDR 7	
11554	CDR 6	
11555	CDR 6	
11556	CDR 10 8 7 7 6	
11557	CDR 10	
11558	CDR 14	
11559	CDR 8	
11560	LO 8	
11561	LO 7	
11562	CDR 6	
11563	CDR 10	
11564	LO 8	
11565	CDR 6	
11566	CDR 10	
11567	CDR 10	
11568	LO 11	
11569	CDR 7 6 5 4 4	
11570	CDR 7	
11571	CDR 7	
11572	LO 5	
11573	CDR 7	
11574	CDR 11	
11575	CDR 10	
11576	CDR 10	
11577	CDR 8	
11578	CDR 6	
11579	CDR 6	
11580	CDR 6	
11581	CDR 9	
11582	CDR 9	
11583	CDR 9	
11584	CDR 10	
11585	CDR 10 10	
11586	CDR 9	
11587	CDR 9	
11588	CDR 9 3 3	
11589	CDR 8	
11590	CDR 8	
11591	CDR 7	
11592	CDR 7 7	
11593	CDR 7	
11594	CDR 6 4	
11595	CDR 8	
11596	CDR 10	
11597	CDR 10	
11598	CDR 7	
11599	CDR 7	
11600	CDR 7	
11601	CDR 13	
11602	SO 7 5 3	
11603	CDR 8	
11604	CDR 8	
11605	CDR 9	
11606	CDR 6	
11607	CDR 6	
11608	CDR 10 6	
11609	CDR 10	
11610	CDR 8 6	
11611	CDR 8	
11612	LO 9 7 4	
11613	LO 7	
11614	CDR 6	
11615	CDR 6 3	
11616	CDR 10	
11617	CDR 8	
11618	LO 10 7 3	
11619	CDR 10	
11620	CDR 8	
11621	CDR 8	
11622	CDR 10 7	
11623	CDR 10	
11624	CDR 12	
11625	CDR 10	
11626	CDR 9	
11627	CDR 7	
11628	CDR 9 7	
11629	CDR 9 7 7	
11630	CDR 9 3 2 2	
11631	CDR 9	
11632	CDR 9	
11633	CDR 13	
11634	CDR 10	
11635	CDR 10	
11636	CDR 10	
11637	CDR 9	
11638	CDR 9	
11639	CDR 10 7	
11640	CDR 12	
11641	CDR 11	
11642	CDR 11	
11643	CDR 9	
11644	CDR 9	
11645	CDR 9	
11646	CDR 9	
11647	CDR 7	
11648	CDR 7 5	
11649	CDR 8	
11650	CDR 8 6 6	
11651	CDR 10 10	
11652	CDR 10	
11653	CDR 9	
11654	CDR 10	
11655	CDR 9	
11656	CDR 9	
11657	CDR 7	
11658	CDR 8 6 6 4	
11659	CDR 8 6 6 4	
11660	CDR 8 6 6 4	
11661	CDR 8 6 6 4	
11662	CDR 8 6 6 4	
11663	CDR 8 6 6 4	
11664	CDR 8 6 6 4	
11665	CDR 8 6 6 4	
11666	CDR 8 6 6 4	
11667	CDR 7 3 3 3	
11668	CDR 11	
11669	CDR 10	
11670	CDR 15	
11671	CDR 9	
11672	CDR 6 3 3	
11673	CDR 6 3 3	
11674	CDR 6	
11675	LO 7	
11676	CDR 6	
11677	LO 7	
11678	LO 8	
11679	LO 8	
11680	LO 9	
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11682	CDR 8 6 4 3 3	
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11701	CDR 8 6 4 3 3	
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11714	CDR 8 6 4 3 3	
11715	CDR 8 6 4 3 3	
11716	CDR 8 6 4 3 3	
11717	CDR 8 6 4 3 3	
11718	CDR 8 6 4 3 3	
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11723	CDR 8 6 4 3 3	
11724	CDR 8 6 4 3 3	
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11726	CDR 8 6 4 3 3	
11727	CDR 8 6 4 3 3	
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11745	CDR 8 6 4 3 3	
11746	CDR 8 6 4 3 3	
11747	CDR 8 6 4 3 3	
11748	CDR 8 6 4 3 3	



1 EXISTING CONDITIONS (1 OF 2)
SCALE: 1:50

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DATE

REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

EXISTING CONDITIONS (1 OF 2)

DATE ISSUED
February, 2021

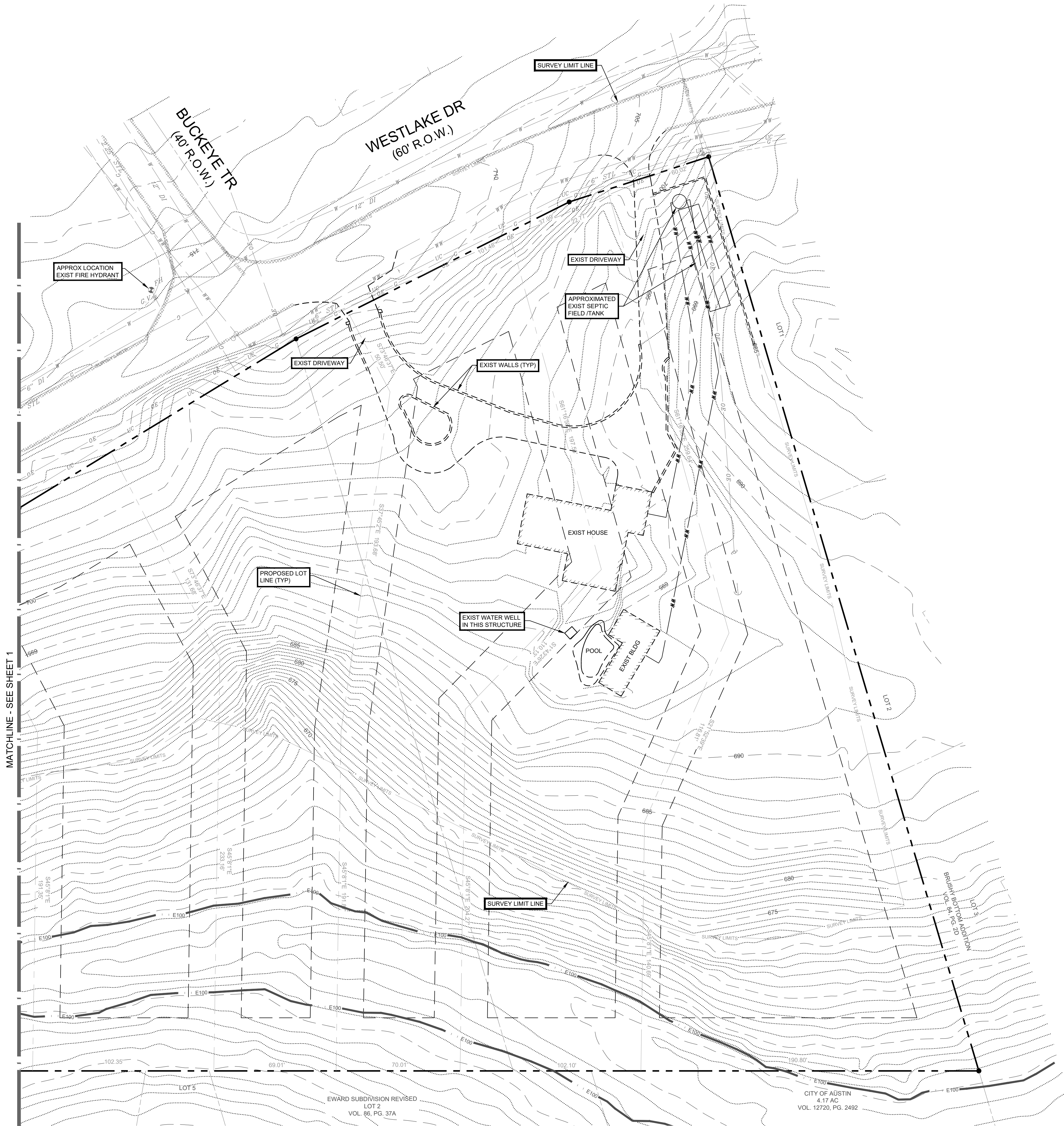
DESIGNED BY
RCT

DRAFTED BY
777

JOB NUMBER
1642

SHEET
1 OF 8

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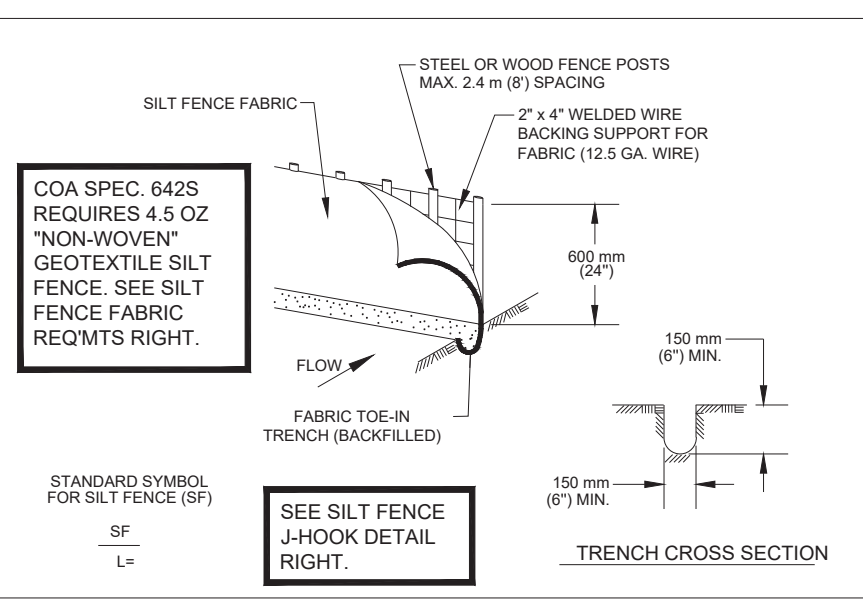
1 EXISTING CONDITIONS (2 OF 2)
SCALE: 1:30

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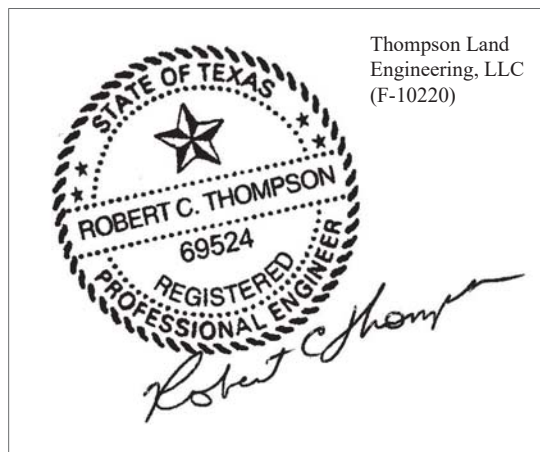
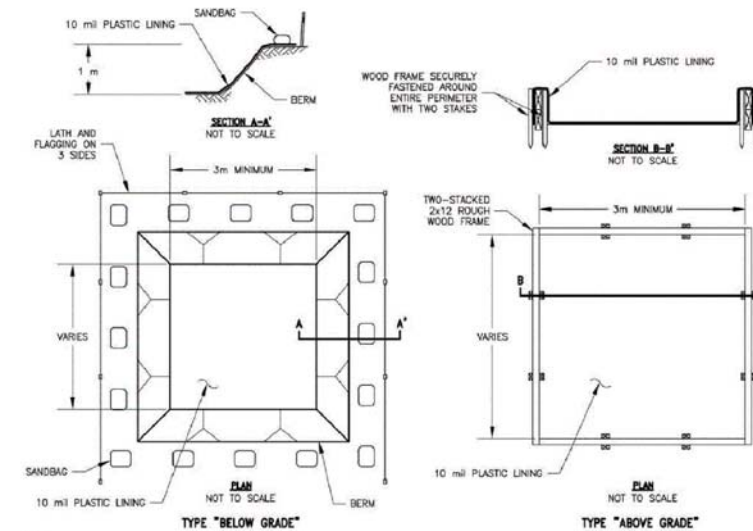
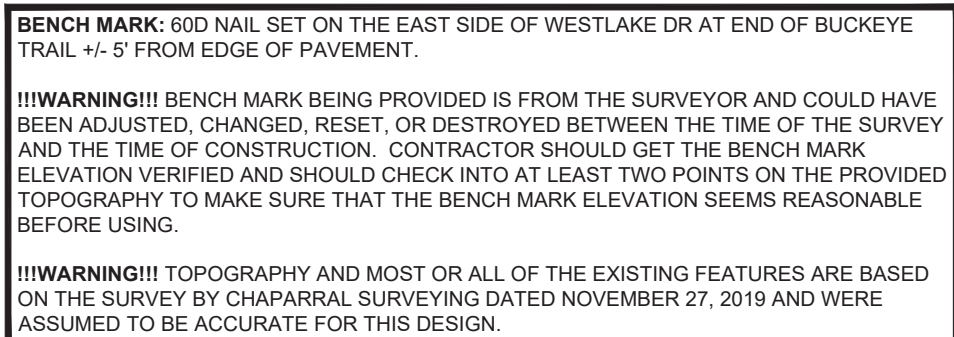
WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
EXISTING CONDITIONS (2 OF 2)

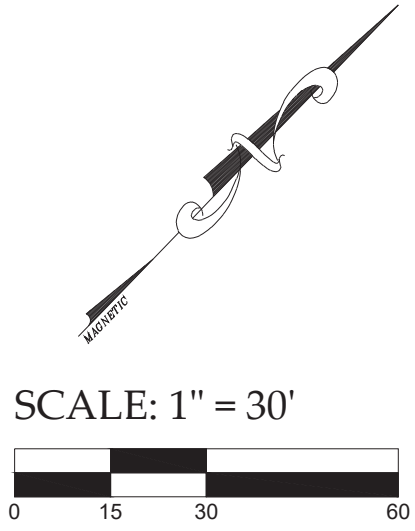
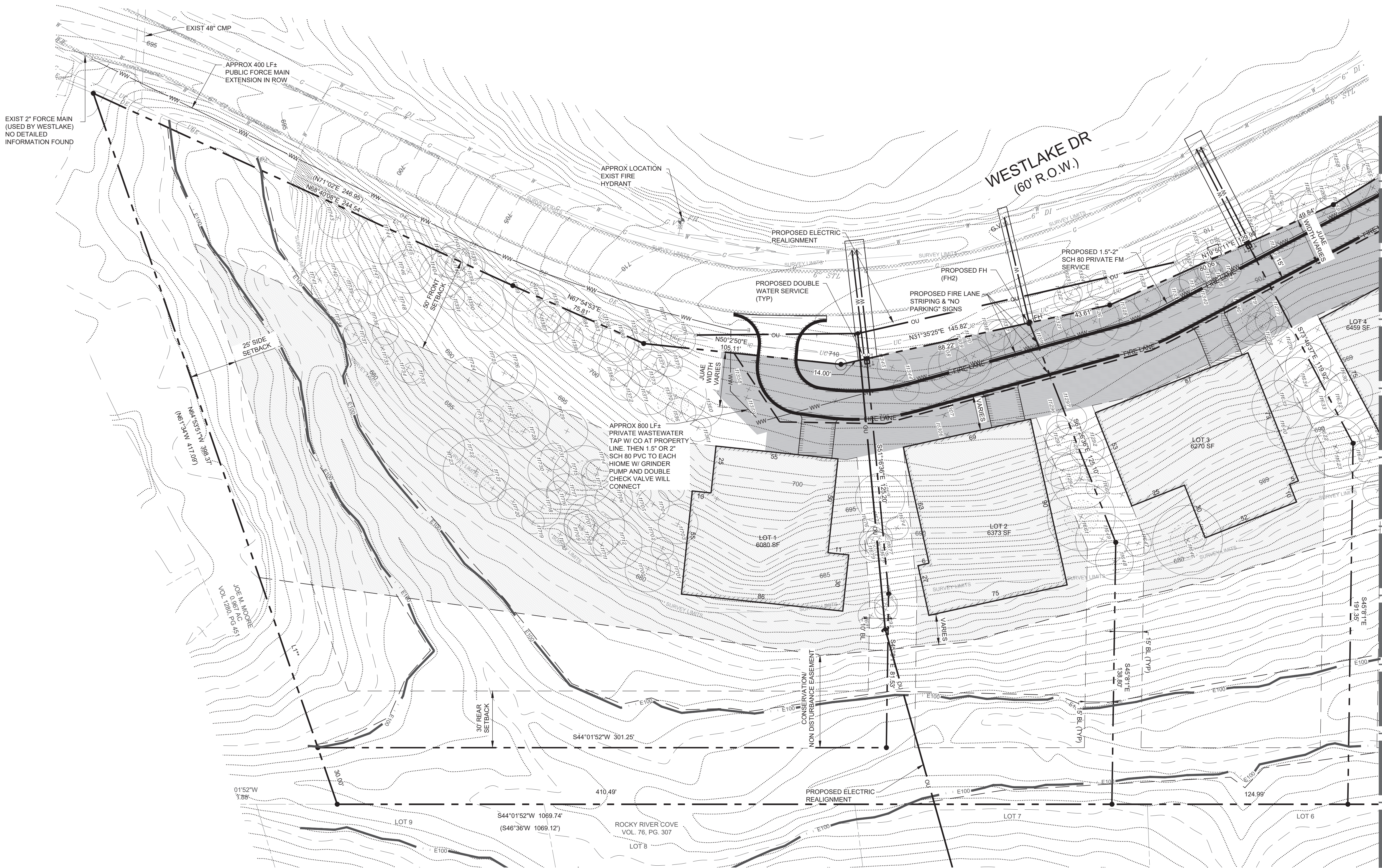
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JOB NUMBER	1642
SHEET	2 OF 8



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLOPE ANGLE OF 30 DEGREES OR MORE. THE MINIMUM SPACING BETWEEN POSTS SHALL BE 300 INCHES (25 FEET). IF WOOD POSTS CANNOT ACHIEVE 300 INCH (25 FEET) DEPTH, USE STEEL POSTS.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHEED WITH A SHARP 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 INCHES (12 FEET) DEEP AND 150 INCHES (12 FEET) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND PACKED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOODEN WIPES. THE FABRIC SHOULD BE STRETCHED TIGHTLY OVER THE TRENCH.
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 AND SO NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 INCHES (12 FEET). THE SILT SHALL BE REMOVED FROM THE SITE AND IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO THE EROSION OF THE SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE	STANDARD NO. 6428.1





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
LOT 2	0.85 AC	37,000 SF	0.21 AC
LOT 3	0.83 AC	36,110 SF	0.25 AC
LOT 4	0.81 AC	35,440 SF	0.22 AC
LOT 5	0.83 AC	36,095 SF	0.22 AC
LOT 6	0.82 AC	40,298 SF	0.38 AC
LOT 7	0.98 AC	42,516 SF	0.39 AC
LOT 8	1.20 AC	52,170 SF	0.46 AC
TOTAL	8.42 AC	366,907 SF	2.67 AC

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 8080 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.

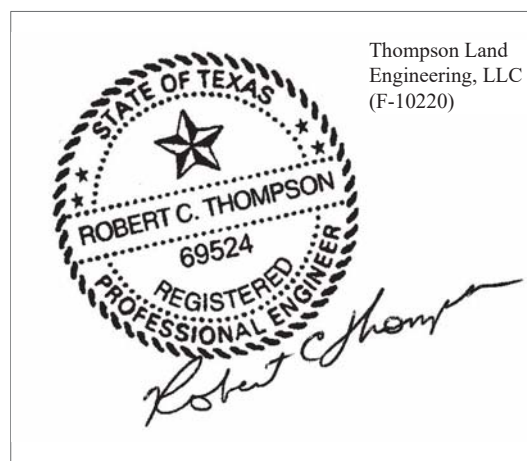
LOT 8 BLDG 5968 S.F.
LOT 8 DRIVE 3504 S.F.

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.

1 PROPOSED SUBDIVISION CONCEPT PLAN (1 OF 2)

SCALE: 1:30



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WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
PROPOSED CONCEPT PLAN (1 OF 2)

PROJECT	DATE ISSUED
DESIGNED BY	February, 2021
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JOB NUMBER	
1642	
SHEET	
5 OF 8	



SCALE: 1" = 50'

0

25

50

100

LEGEND

EXISTING WATER METER

EXISTING FIRE HYDRANT

EXISTING GATE VALVE

EXISTING POWER POLE

LIMITS OF CONSTRUCTION

100 YR FLOOD PLAIN

EXISTING MINOR CONTOURS

EXISTING MAJOR CONTOURS

EXISTING OVERHEAD ELECTRIC

EXISTING UNDERGROUND TELEPHONE

EXISTING UNDERGROUND GAS

EXISTING WATER LINE

EXISTING WASTEWATER LINE

Purpose of Study and Limitations
Purpose of Drainage Plan: to assess the approximate 100-year (Atlas 14) floodplain limits on 803 Westlake Drive.
Limitations of the Drainage Plan: Impervious cover could only be approximated and the floodplain delineation was using lidar topography, not on the ground topography. Both approaches, as applied, are believe to be conservative.
Assumptions: 25 percent impervious cover in the watershed.

Hydrologic Computations
Hydrologic computations method: Soil Conservation Service (SCS) per Technical Release-55
Modeling method: HEC-HMS version 4.7.1 (see model schematic in these plans)
Model components:
a) contributing drainage areas (see maps in these plans)
b) curve number (CN) (assumed to be 80, for D soils with good grass, which should be conservatively high)
c) time of concentration (Tc) (see table in these plans)
Drainage area contour sources: City of Austin lidar topography.
Determination of Lag: 0.6 * Tc as outlined in Technical Release-55
Minimum Tc: 5 minutes per Technical Release 55
Storms modeled: based on newly adopted Atlas 14 rainfall, the 2-yr, 10-yr, 25-yr, and 100-yr.
Precipitation source: City of Austin Drainage Criteria Manual

Hydraulic Computations
Large Creek Hydraulic Computations: HEC-RAS 5.0.7
Roughness coefficients: roughness can vary considerably due to the possibility of debris collecting in the channel. The values used are believe to be a reasonable approximation for typical, rocky bottom, hill country channels with debris causing small pools and thus becoming irrelevant as the bulk of the run-off passes over the top. Underbrush is assumed to not be significant in the channel area due to rock, heavy canopy cover (lack of light) and the scour from rain events.

1

FLOOD PLAIN DELINEATION

SCALE: 1:50

SUMMARY of the Hydrologic Computations (Using the SCS Method)						
Project: 803 Westlake Drive						
Hydrologic Element	Drain Area (MI2)	2-yr Peak	10-yr Peak	25-yr Peak	100-yr Peak	Notes
		Disch (CFS)	Disch (CFS)	Disch (CFS)	Disch (CFS)	
<u>Existing Discharges</u>						
E1	0.1115	135.85	262.54	360.31	544.75	
E2	0.1069	141.52	274.9	378.02	572.7	
E3	0.0499	53.98	104.51	143.55	217.24	
E4	0.0021	3.35	6.47	8.88	13.42	
E-POA1	0.2683	322.2	625.28	859.57	1301.89	
E-POA2	0.0021	3.35	6.47	8.88	13.42	
<u>Combined Discharges</u>						
E1+E2	0.2184	273.72	533.47	734.61	1114.57	
E1+2 to E3	0.2184	272.17	529.23	728.11	1103.66	

Profile Output Table - Standard Table 1													
File Options Std. Tables Locations Help													
HEC-RAS Plan: Exst Flood Plain River: channel Reach: 1													
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude #	Chl
1	2193	2-YR (Atlas)	136.00	662.00	664.68		664.96	0.015224	4.25	32.99	22.38	0.58	
1	2193	10-YR (Atlas)	263.00	662.00	665.34		665.86	0.018343	5.82	48.89	25.69	0.67	
1	2193	25-YR (Atlas)	360.00	662.00	665.68	665.25	666.40	0.021549	6.91	57.89	27.38	0.74	
1	2193	100-YR (Atlas)	545.00	662.00	666.42	665.95	667.38	0.021136	8.05	79.60	31.50	0.77	
1	1795	2-YR (Atlas)	272.00	649.00	652.44	652.44	653.38	0.044011	7.76	35.98	22.64	0.98	
1	1795	10-YR (Atlas)	525.00	649.00	653.53	653.53	654.82	0.034977	9.30	66.70	34.02	0.94	
1	1795	25-YR (Atlas)	720.00	649.00	654.24	654.24	655.68	0.030145	9.95	93.64	40.10	0.91	
1	1795	100-YR (Atlas)	1100.00	649.00	655.25	655.25	657.04	0.028716	11.38	136.15	44.61	0.92	
1	1408	2-YR (Atlas)	297.00	641.00	644.70		645.00	0.016719	4.41	68.76	33.52	0.51	
1	1408	10-YR (Atlas)	575.00	641.00	645.69	644.68	646.22	0.011881	5.89	105.41	40.00	0.57	
1	1408	25-YR (Atlas)	790.00	641.00	646.23	645.25	646.95	0.013348	6.90	127.73	43.14	0.62	
1	1408	100-YR (Atlas)	1200.00	641.00	646.87	646.18	648.05	0.018024	8.88	156.26	46.33	0.74	
1	1160	2-YR (Atlas)	322.00	637.00	639.27	639.27	639.93	0.047382	6.51	49.46	36.93	0.99	
1	1160	10-YR (Atlas)	625.00	637.00	640.05	640.05	640.96	0.043589	7.65	81.75	45.30	1.00	
1	1160	25-YR (Atlas)	860.00	637.00	640.53	640.49	641.60	0.037534	8.30	104.35	48.20	0.97	
1	1160	100-YR (Atlas)	1302.00	637.00	641.52	641.20	642.70	0.025866	8.74	154.81	54.12	0.85	
1	1000	2-YR (Atlas)	322.00	631.80	635.85	634.81	636.25	0.010001	5.25	77.49	39.25	0.52	
1	1000	10-YR (Atlas)	625.00	631.80	637.20	636.04	637.80	0.010009	6.64	137.47	48.80	0.55	
1	1000	25-YR (Atlas)	860.00	631.80	638.03	636.73	638.75	0.010010	7.42	180.02	54.18	0.56	
1	1000	100-YR (Atlas)	1302.00	631.80	639.31	637.79	640.23	0.010018	8.56	255.45	63.18	0.58	

2

HECHMS & HECRAS RESULTS

SCALE: N/A

DETERMINING THE TIME OF CONCENTRATION CALCULATIONS USING THE SOIL CONSERVATION SERVICE (SCS) METHOD

Project: 803 Westlake Drive

INPUT PARAMETERS

A) Rainfall Volumes - See US Weather Bureau Technical Paper 40 3.44 2-year, 24-hour Rainfall "P2" (inches)

B) Watershed Factors (excluding any upstream area as noted)

A Sheet Flow (flow depth to 0.1 ft per SCS TR-55, p.3-3 (June 1986))

	E1	E2	E3	E4		
Reach 1	0.15	0.15	0.150	0.15	(n1)	Manning's "n"
	100	100	100	100	(L1)	Length, ft
	0.030	0.140	0.020	0.110	(s1)	Slope, ft/ft
Reach 2	0.20	0.20	0.20	0.20	(n1)	Manning's "n"
	0	0	0	0	(L1)	Length, ft
	0.050	0.050	0.050	0.020	(s1)	Slope, ft/ft

B Shallow Concentrated Flow (R of 0.2 to 0.4 per SCS TR-55, Appendix F (June 1986))

	N	N	N	N		
Reach 1	561	603	820	184	(L2)	Paved? (Y or N)
	0.214	0.262	0.093	0.093	(s2)	Length, ft
Reach 2	Y	N	N	N	(L2)	Paved? (Y or N)
	0	0	0	0	(s2)	Length, ft
	0.050	0.050	0.050	0.050		Slope, ft/ft

C Channel Flow

	5.1	4.6	1.7	0.0	(V3)	Velocity (ft/s)
	0.068	0.057	0.008	0.033	(s3)	Slope, ft/ft
	2851	2501	1514	0	(L3)	Length, ft

14.6 min

Lag for E1 and E2

RESULTS

	E1	E2	E3	E4		
	8.0	4.3	9.4	4.8	min (Tc-1a)	
	0.0	0.0	0.0	0.0	min (Tc-1b)	
	7.5	8.3	4.9	4.9	V-2a (ft/s)	
	1.3	1.2	2.8	0.7	min (Tc-2a)	
	4.5	3.6	3.6	3.6	V-2b (ft/s)	
	0.0	0.0	0.0	0.0	min (Tc-2b)	
	9.4	9.0	14.6	0.0	min = Channel Tc (Tc-3)	
	18.7	14.6	26.9	5.4	Total (min)	
	18.7	14.6	26.9	5.4	Total Used (min)	
	11.2	8.8	16.1	3.3	Lag for HEC-HMS	
	3.2	2.5	4.7	0.9	Min Modeling Increment	

Equations:
Tc1 = 0.007 * (L1 * n1)^0.8 / (P2^0.5 * s1^0.4) in hours
Tc2 = L / V where, per Appendix F.V = 16.1345(s^0.5 (unpaved) or V = 20.3282(s^0.5 (paved)
Tc3 = L3 / (V3) where, V either assumed or = 1.2 * 16.1345(s^0.5 like Tc2 but w/ 20% increase for channel effie

Drainage Area (DA) Table:			
DA name	acres	sq mile	Impervious Cover (IC) acres %
E1	71.39	0.1115	17.85 25.0%
E2	68.42	0.1069	17.10 25.0%
E3	31.94	0.0499	7.98 25.0%
E4	1.35	0.0021	0.34 25.0%
Total Existing = 173.10 0.2705 43.27 25.0%			
*** Actual impervious cover appears to be more like 15% or 20%. Use of 25% is believed to be conservative.			

STATE OF TEXAS

ROBERT C. THOMPSON

69524

REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

DATE ISSUED

February, 2021

DESIGNED BY

RCCT

DRAWN BY

777

JOB NUMBER

1642

SHEET

7 OF 8

THOMPSON LAND ENGINEERING, LLC

Land Planning, Site Design, Subdivision Engineering

P.O. Box 160062, Austin, Texas 78716 (512-328-0002)

email: rice@tleng.net

www:tleng.net

DATE

REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN

803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

FLOOD PLAN DELINEATION

PROJECT

SHEET NAME

DATE ISSUED

February, 2021

DESIGNED BY

RCCT

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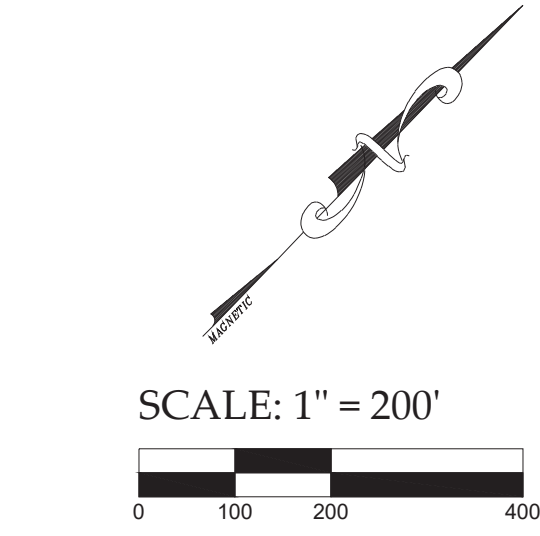
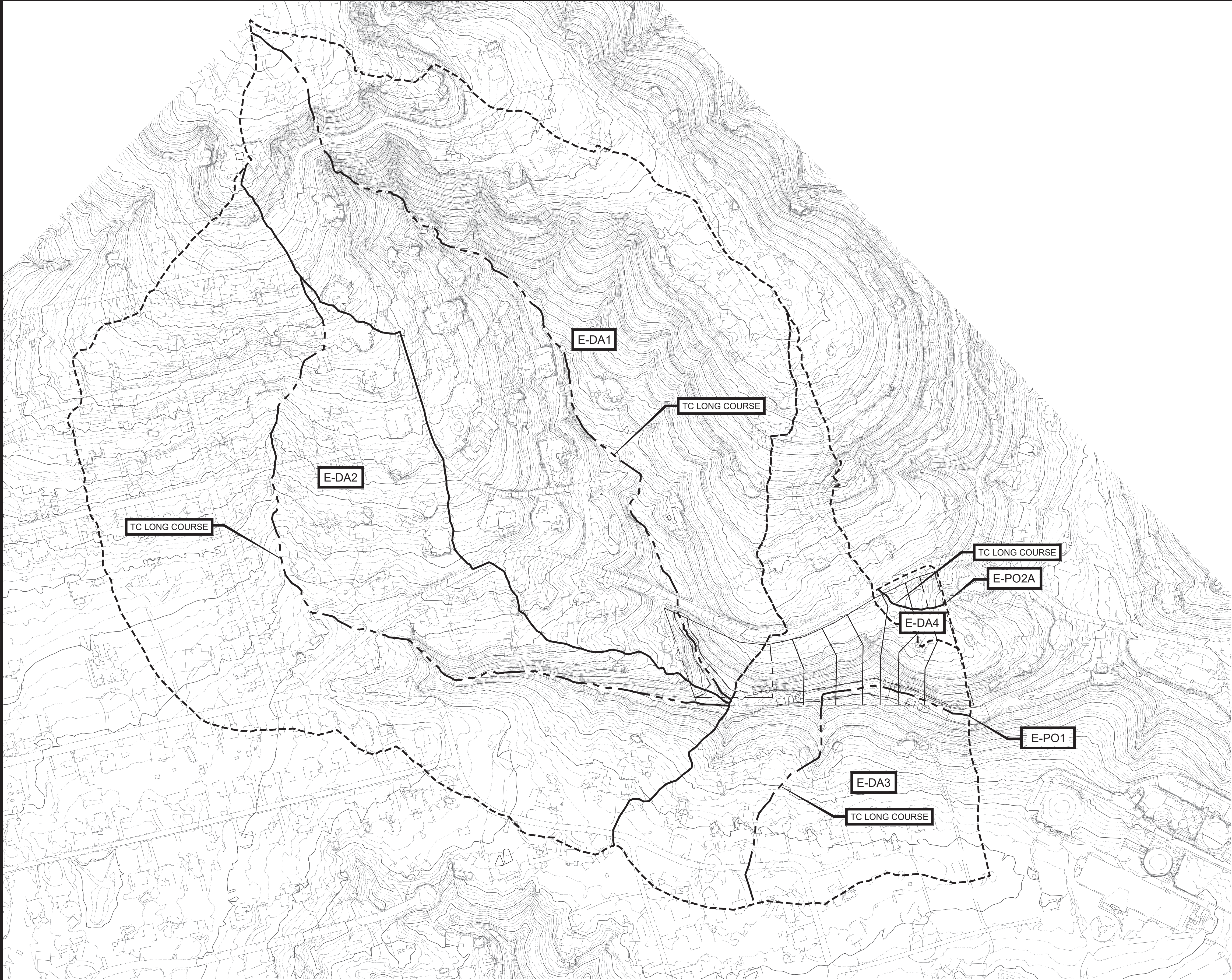
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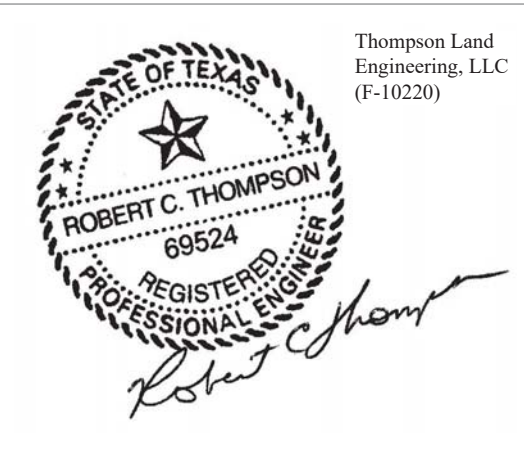
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7 OF 8



LEGEND	
	EXISTING DRAINAGE AREA
	LONG COURSE
	EXISTING DRAINAGE AREA

1 EXISTING & PROPOSED DRAINAGE AREA MAP
SCALE: 1:200



2/5/21

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DATE	REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
DRAINAGE AREA MAP

PROJECT	DATE ISSUED
	February, 2021
DESIGNED BY	DRAFTED BY
RCT	777
JOB NUMBER	SHEET
1642	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

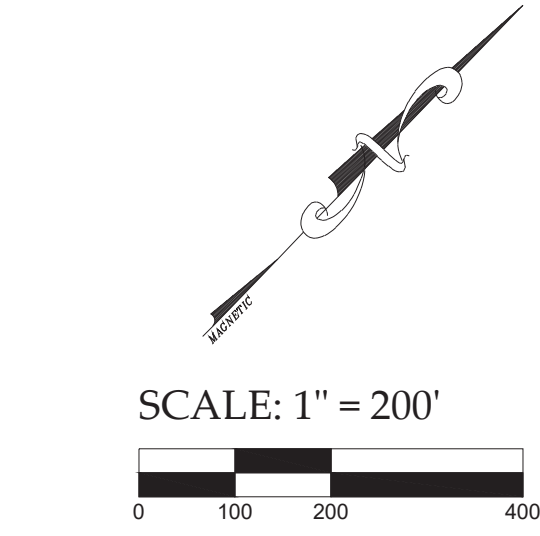
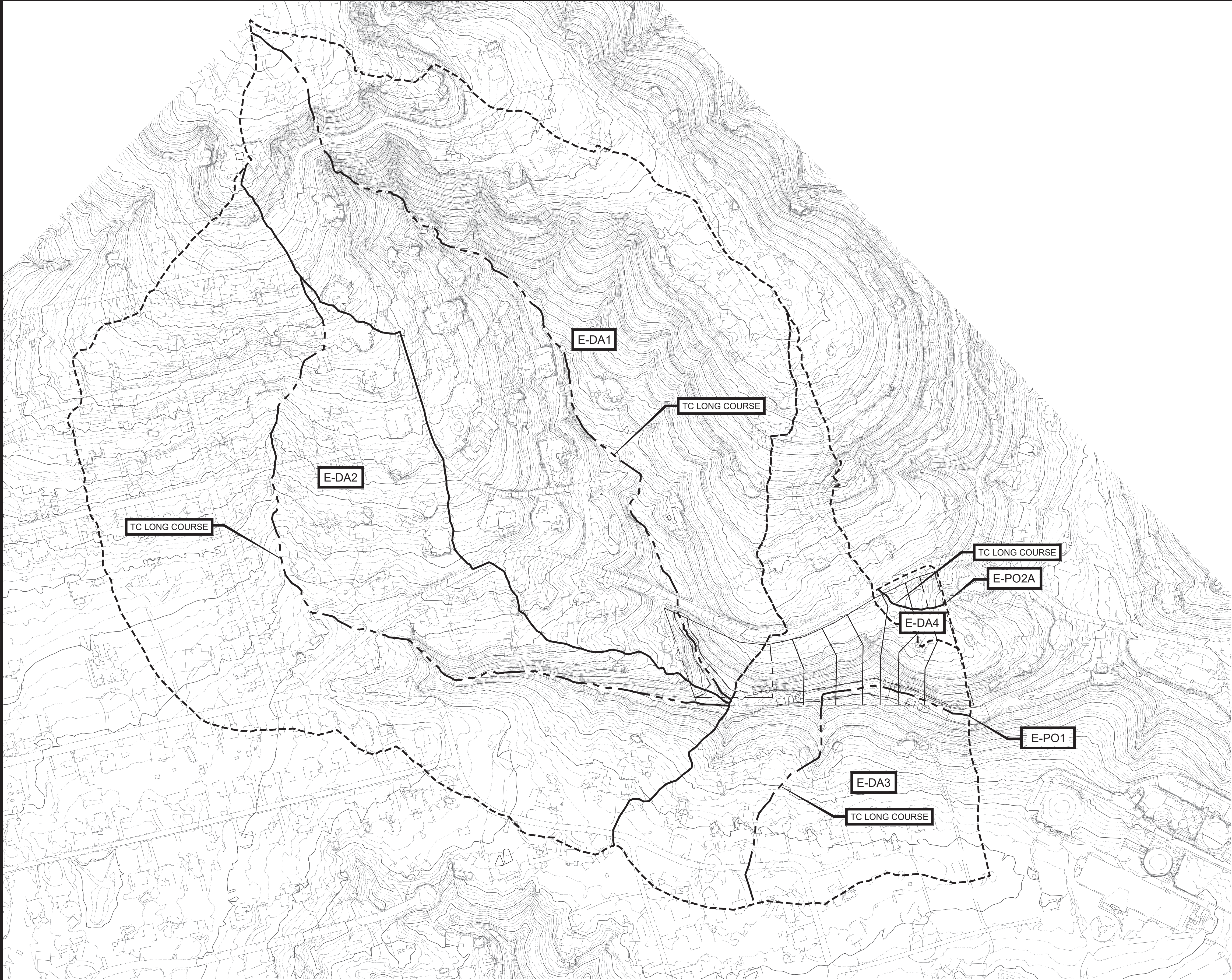
NOTES

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.

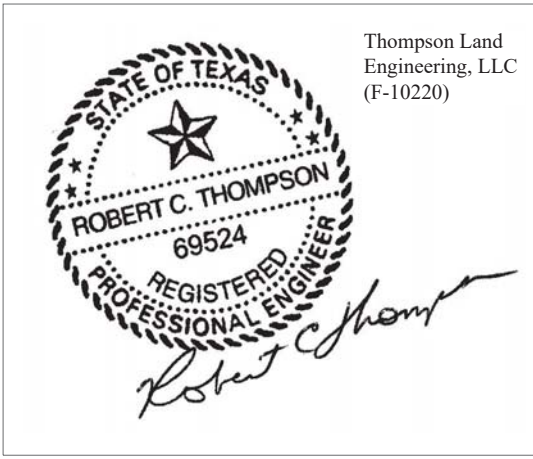
Report Filed By: Mark Ashby (ISA Cert ID TX-4597A)

Subtotal	\$250.00
Discount	
Sales Tax (8.25%)	\$20.63
Total PAID	\$270.63



LEGEND	
	EXISTING DRAINAGE AREA
	LONG COURSE
	EXISTING DRAINAGE AREA

1 EXISTING & PROPOSED DRAINAGE AREA MAP
SCALE: 1:200



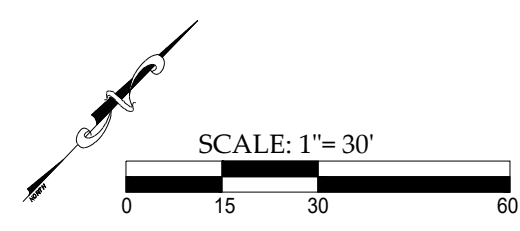
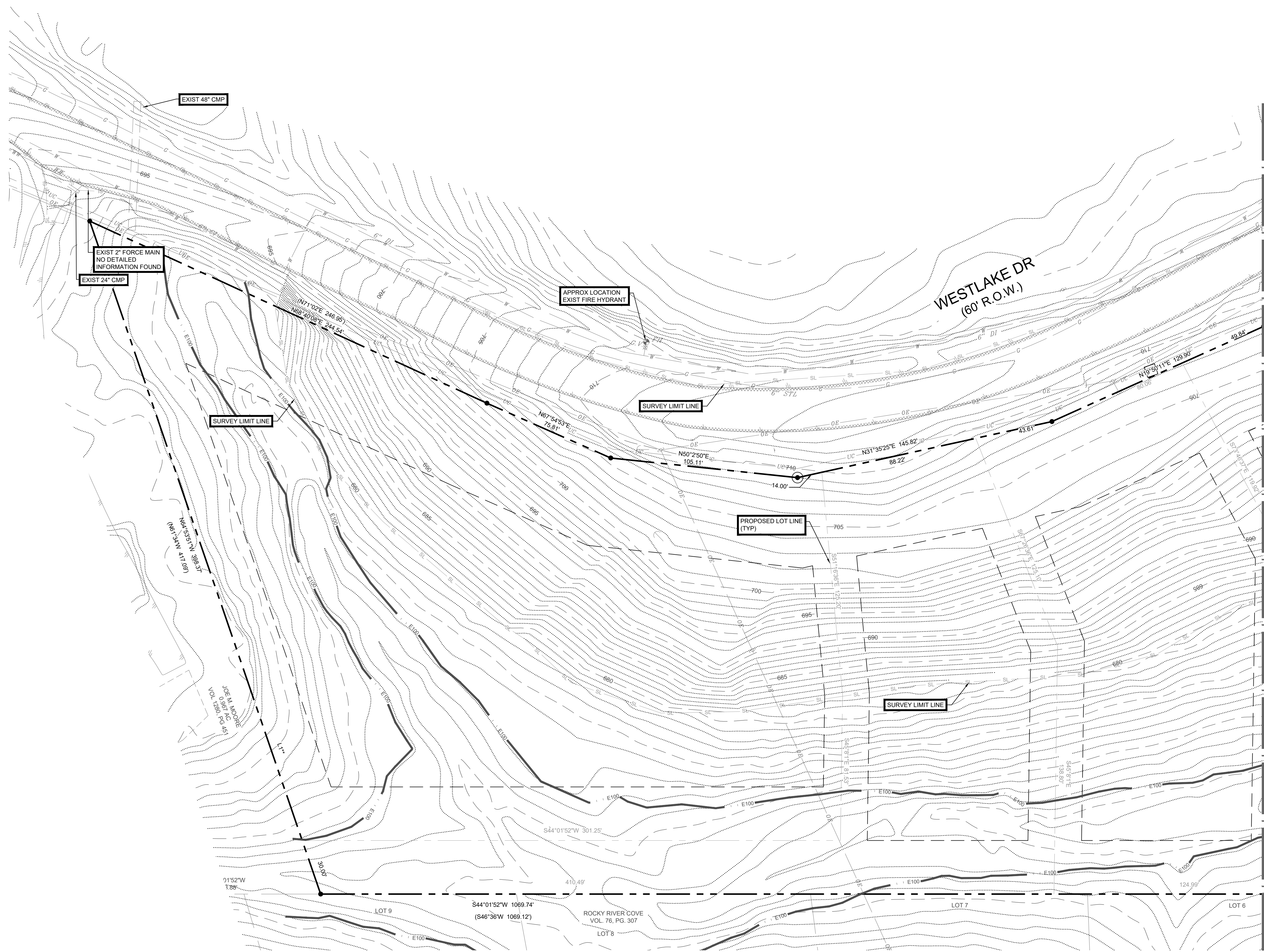
2/5/21

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DATE	REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
DRAINAGE AREA MAP

PROJECT	DATE ISSUED
	February, 2021
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1642	8 OF 8



1 EXISTING CONDITIONS (1 OF 2)
SCALE: 1:50

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DATE

REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

EXISTING CONDITIONS (1 OF 2)

DATE ISSUED
February, 2021

DESIGNED BY
RCT

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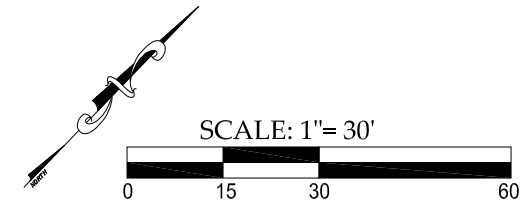
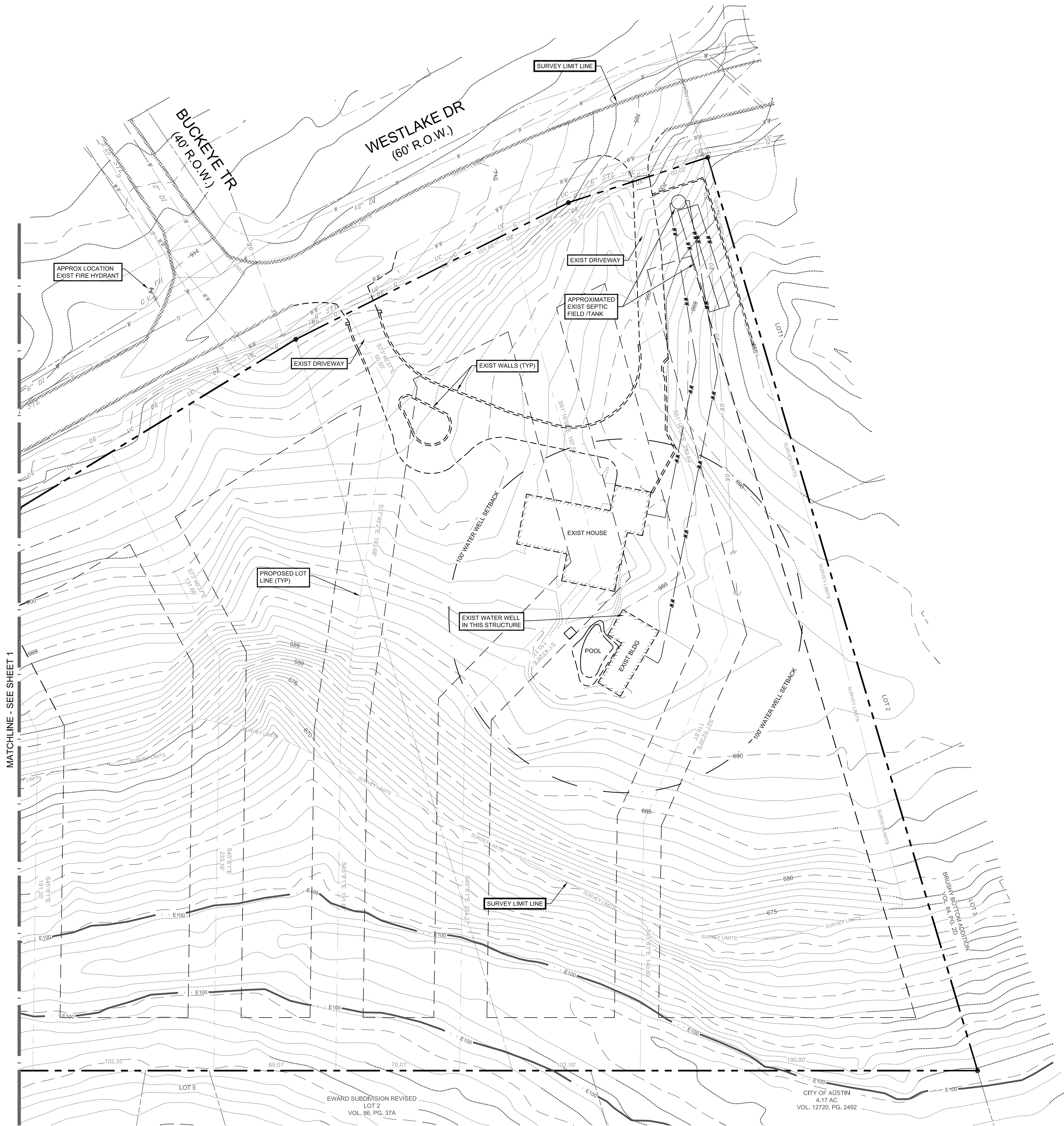
JOB NUMBER
1642

SHEET
1 OF 8

PROJECT

SHEET NAME

Page 451 of 503



MATCHLINE - SEE SHEET 1

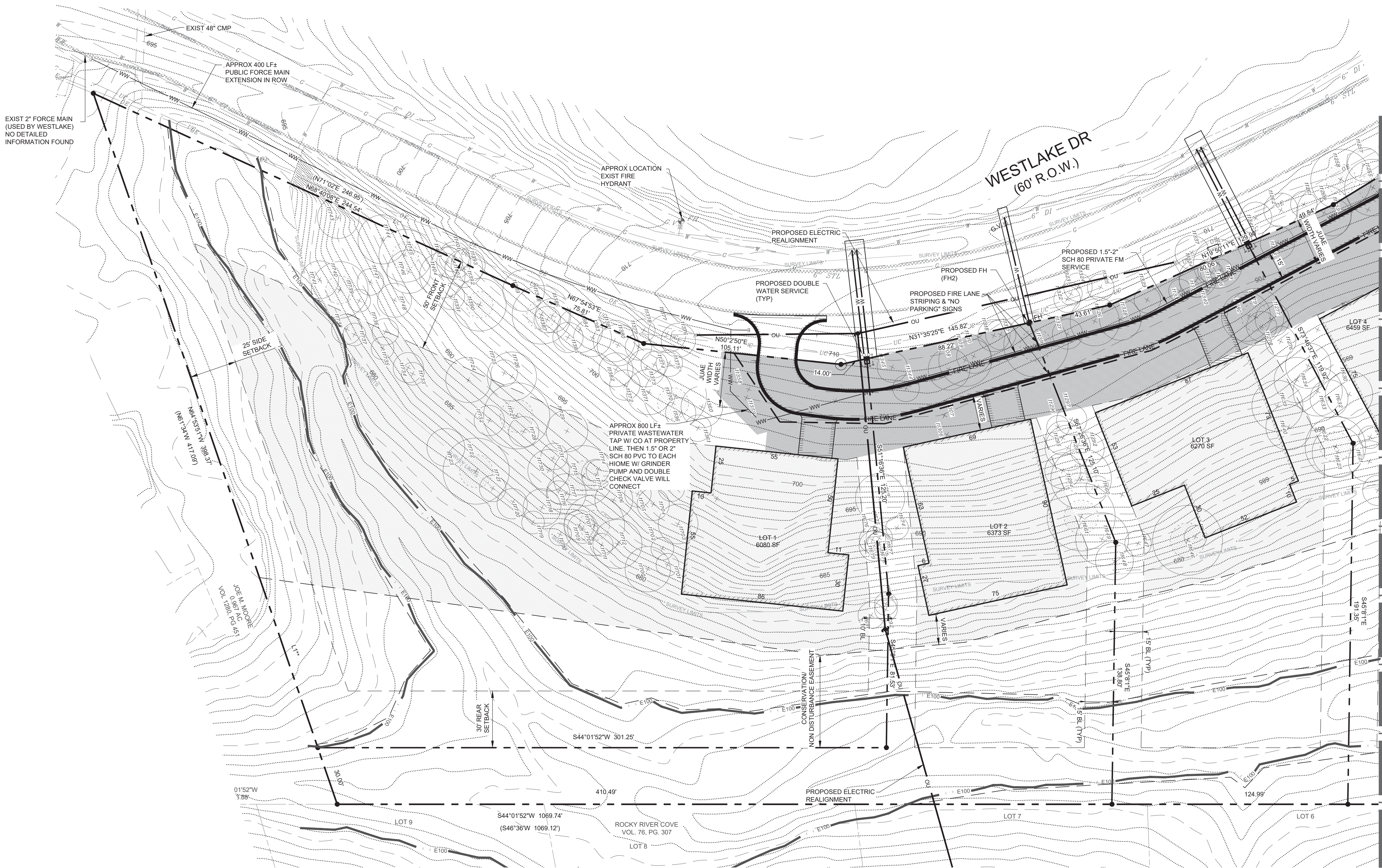
1 EXISTING CONDITIONS (2 OF 2)
SCALE: 1:30

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Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net
email: tic@tleng.net
DATE: 02/11/2021 © Copyright 2021

REVISION	DATE

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
EXISTING CONDITIONS (2 OF 2)

PROJECT	DATE ISSUED
	February, 2021
DESIGNED BY	DRAFTED BY
RCT	???
JOB NUMBER	SHEET NAME
1642	
SHEET	
2 OF 8	



EXIST 2" FORCE MAIN
(USED BY WESTLAKE)
NO DETAILED
INFORMATION FOUND

APPROX 400 LF±
PUBLIC FORCE MAIN
EXTENSION IN ROW

APPROX LOCATION
EXIST FIRE
HYDRANT

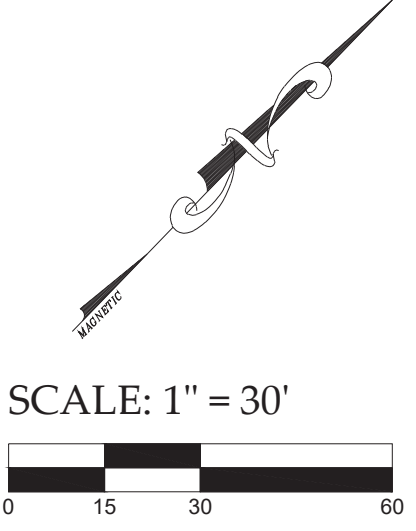
WESTLAKE DR
(60' R.O.W.)

APPROX 800 LF±
PRIVATE WASTEWATER
TAP W/ CO AT PROPERTY
LINE, THEN 1.5" OR 2"
SCH 80 PVC TO EACH
HOME W/ GRINDER
PUMP AND DOUBLE
CHECK VALVE WILL
CONNECT

NON DISTURBANCE EASEMENT
CONSERVATION

1 PROPOSED SUBDIVISION CONCEPT PLAN (1 OF 2)

SCALE: 1:30



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
LOT 2	0.85 AC	37,000 SF	0.21 AC
LOT 3	0.83 AC	36,110 SF	0.25 AC
LOT 4	0.81 AC	35,440 SF	0.22 AC
LOT 5	0.83 AC	36,095 SF	0.22 AC
LOT 6	0.82 AC	40,298 SF	0.38 AC
LOT 7	0.98 AC	42,516 SF	0.39 AC
LOT 8	1.20 AC	52,170 SF	0.46 AC
TOTAL	8.42 AC	366,907 SF	2.67 AC

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.

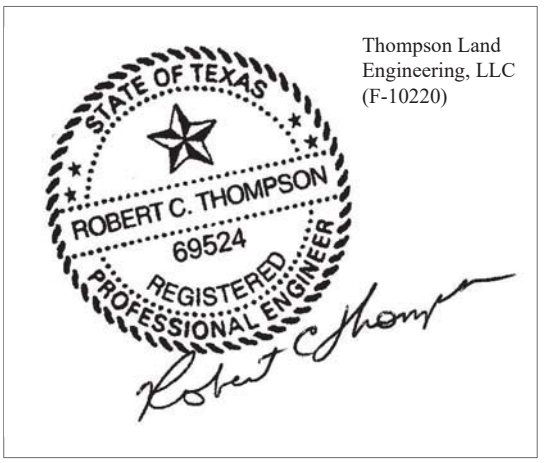
LOT 6 BLDG 4731 S.F.
LOT 6 DRIVE 812 S.F.

LOT 7 BLDG 5966 S.F.
LOT 7 DRIVE 3340 S.F.

LOT 8 BLDG 9968 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.
 - 5) THE INCREASE IN DISCHARGE MENTIONED IN NOTE 1 WILL INCLUDE ANY IMPERVIOUS COVER WITHIN THE JUAE ON THE LOT.
 - 6) BASED ON THE CALCULATIONS ABOVE, NO WATER QUALITY IS PLANNED TO BE REQUIRED SINCE THE TOTAL IMPERVIOUS COVER IN THE ENTIRE DEVELOPMENT WILL BE LESS THAN 20 PERCENT. IF FOR ANY REASON THAT CHANGES, WATER QUALITY WILL BE PROVIDED WITH THE DRAINAGE PLAN AS EACH LOT DEVELOPS.



2/5/21

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 16062, Austin, Texas 78716 (512-328-0002)
email: rct@tleng.net
www.tleng.net

DATE

REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX

PROPOSED CONCEPT PLAN (1 OF 2)

PROJECT

DATE ISSUED

DESIGNED BY

DRAFTED BY

JOB NUMBER

SHEET

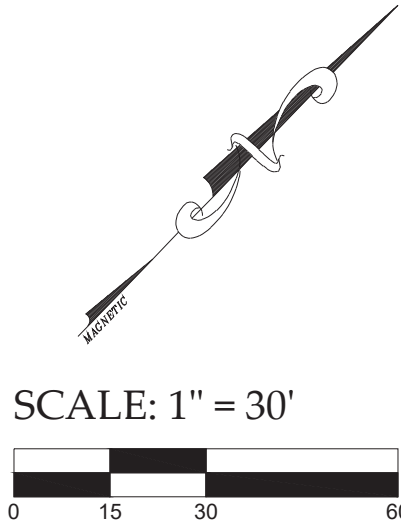
February, 2021

RCT

777

1642

5 OF 8



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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LOT 4 DRIVE 514 S.F.

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LOT 5 DRIVE 462 S.F.

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LOT 6 DRIVE 612 S.F.

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LOT 7 DRIVE 3340 S.F.

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DATE	REVISION

WESTLAKE SUBDIVISION CONCEPT PLAN
803 WESTLAKE HILLS DR, WESTLAKE HILLS, TX
PROPOSED CONCEPT PLAN (2 OF 2)

PROJECT	DATE ISSUED
	February, 2021
DESIGNED BY	DRAFTED BY
RCT	777
JOB NUMBER	SHEET
1642	6 OF 8

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

Section I:	Definitions
Section II:	General Restrictions
Section III:	Restrictions for Residential Use
Section IV:	Moore Estates Subdivision Homeowners Association, Inc.
Section V:	Architectural Control Committee
Section VI:	Funds, Assessments, Fees, Remedies and Liens
Section VII:	Grant of Easements and Rights Retained by Declarant
Section VIII:	Casualty Insurance, Casualty Damage & Repairs
Section IX:	General Provisions

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.

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 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, pickup 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 16, 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 Comments 1 to 4

Cleared

Engr Comment 5-C1)

Comment remains. Please provide additional information on how the increase flow from the impervious cover proposed in the JUAЕ will be mitigated and treated for water quality in compliance with TCEQ regulations.

Response 5-C1

The JUAЕ impervious cover is intended to be mitigated with the other impervious cover on the lot at the time of lot development. A note has been added to better clarify that intention; see note 5 added to the proposed concept sheets (bottom right). See also note 12 on the plat. No water quality treatment is expected to be required since the impervious cover is planned to be less than 20 percent but, should that not be the case, the treatment will likewise occur with lot development. A note to that affect has also been added to the concept plan; see note 6.

Engr Comments 6 to 9

Cleared.

Engr Comment 10-C1)

Comment remains. Please show how the increased runoff due to the driveway will be mitigated.

Response 10-C1

Please see the response to comment 5-C1 above.

Engr Comment – Review 2

Please remove the language allowing detention structures to be constructed in the conservation easement.

Response to Review 2 Comment

Please note that the conservation easement is a voluntary addition by the applicant to protect the steeper slopes on the property. It is not a requirement of any code. We have not removed the language given that the disturbance will be a one time, temporary event and we believe it will better allow for any detained run-off to maintain separation from any building foundation and will allow the wall to be more hidden, which we understand to be desired in Westlake. It is also not an unusual approach for Westlake; the same approach was taken in the Butler Cove subdivision (except that a single pond for all the lots was constructed in that case). Note that generally, any wall encroachment into the conservation easement is expected to only be on the order of 3 to 5 feet; further encroachment does not appear to be necessary with the single exception of Lot 5 where the topography shows a significant fold which is not aligned with the conservation easement boundary.

Building and Development Services Comments

BDS Comment 1

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.

Response 1

As noted in our email, the building lines were removed from the plat to prevent conflict with the appropriate application of the code setbacks in effect. Additionally, the 1970s rules on the site setback spoke of an averaging of the setback on each side, where each side could vary lot to lot so long as the total achieved the required total. As a result of these issues, we instead applied the approach now common on all plats in the City of Austin where we instead refer to the fact that building lines will be per the code, the only exception being the front and back lines added given the uncertainty as to where the lot met the required width. See note 15 on the plat.

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

We understand that “the comment remains” to just mean that, while the plat can go through hearings and be approved by the Commission and Council, it will just not be formally approved and recorded until the fee is paid. We believe this is also referenced in comment 5. Assuming that is correct, we understand and concur.

BDS Comment 3

Copy (of CCRs) received; however, CCRs cannot grant variances to City Code. For example, Sec. 2.2 is allowing 35ft height measured from average grade.

Response 3

(By Terry Irion) The applicable zoning provisions regulating height are the A residential district provisions, which predate the adoption of the R-1 district regulations. Section 2.2 of the CCR’s is not inconsistent with the applicable A residential district regulation which is applicable to the regulation of building size on this 1972 project initiation date.

BDS Comment 4, 5, and 6

Cleared

BDS Comment 7

Acreage corrected, but response to second part of comment not received.

Response 7-added comment

We apologize for failing to answer the second part. There is no meaningful way (if any way) to revise the acreages to all be over 1 acre. The reason is the steep slopes on the south side of the overall tract. The only building area (even then somewhat marginal) for Lot 1 is quite distant from the southern tract line. As a result, that first tract is over 2 acres, putting the balance under the 7 acres needed for each of the remaining to be over an acre. We already took a part of the lot out for Lot 2, adding a meaningless flag to Lot 2 that is down the creek. Maybe (unlikely but maybe) more flags could be added through the creek to “technically” get the areas to over an acre but it would have no meaning in real life. In summary, it is the fact that the developable areas are limited and weighted to the north side of the tract that drives the smaller lot area totals. We hope that this answers your question.

BDS Comment 8

Cleared

BDS Comment 9

Plat Notes & Certifications Comments:

- a. This is cleared but new comment based on new JUA language – please remove reference to private road (perhaps replace road with driveway) since Chapter 36 of the Code does not permit private streets.
- b. Cleared.
- c. Cleared.
- d. Cleared.
- e. 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.

Response 9

- a) (By Terry Irion) The JUAЕ is a private driveway (see Plat Note 11). Plat Note 4 will be corrected to refer to the JUAЕ a private driveway.
- b) Cleared
- c) Cleared
- d) Cleared
- e) Cleared
- f) (By Terry Irion) The property is zoned R-1 today, having been rezoned from A to R-1 so the note is correct. The statement that the project initiation date is October 24th, 1972 factually correct and needs to be on the plat.

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

Administrative Comment. We understand. Thank you.

Sanitarian Comments

Sanitarian Comment 1

Not clear. Please send revised copy of plat document for review.

Response 1

We apologize that you didn't get the plat. Another copy is attached.

Sanitarian Comment 2

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).

Response 2

(By Terry Irion) Any encroachment of the existing house, well, or septic system across a proposed lot line will be removed prior to recording of the approved plat

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. *Comment 2: Not Clear*

Response 3

(By Terry Irion) The current tree regulations do not apply to this project which was initiated in 1972. Applicant submitted a tree survey for the area outside of the voluntary conservation

Ms. Anjali Naini
Mr. Russell Cain, R.S.
City of Westlake Hills
February 16, 2021
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easement that is proposed to be dedicated by the plat. There is no point in surveying trees that by Plat dedicated easement will be in the conservation easement. The proffered survey is sufficient to determine the level of tree mitigation applicant agrees by plat note to make.

Sanitarian Comment 4

Please provide tree/topo survey with existing and proposed site improvements (shared driveway) with proposed lot lines and easements. *Comment 2: Not Clear. See #3.*

Response 4

(By Terry Irion) See response to Comment 3.

Sanitarian Comment 5

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 its 75% mitigation calculation along with total tree removal inches of trees 14 inches or larger along with Its 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 Council approval letter for all trees by tree number.

Response 5

(By Terry Irion) See response to Comment 3.

Sanitarian Comment 6, 7, and 8

Cleared.

Sanitarian Comment 9

Not clear. Please show appropriate well setbacks

Response 9

We trust that you got exhibit we emailed. But just in case it has been re-attached.

Sanitarian Comment 10 and 11

Cleared

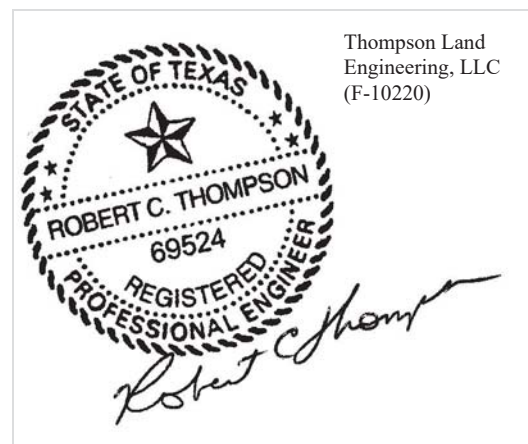
We hope that you find this information complete and sufficient. Please contact me at 512-328-0002, if you have any questions.

Sincerely,

THOMPSON LAND ENGINEERING, LLC



Robert C. (Ric) Thompson, P.E.
M.S., C.F.M., C.P.E.S.C.



February 16, 2021



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

TERRENCE L. IRION

(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 Chapparral 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.

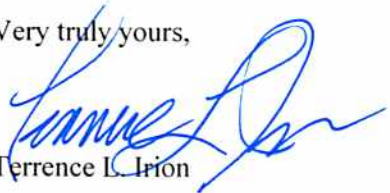
The Moores' are sensitive to the current value the Community as a whole and the City Council, in particular, place on preservation of trees. For this reason they have done the 2019 Tree Survey and will work with your office in identifying particular trees for which every effort should be made to protect.

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
Travis Askey
Ric Thompson

*Via email: planner@westlakehills.org
Via email: taskey@westlakehills.org
Via email: ric@tleng.net*

MEMO

Date: March 4, 2021

Robert C. Thompson, P.E.
Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, TX 78733



RE: Permit No. 16329 – 803 Westlake Drive Subdivision Application Review 3

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 JUAЕ easement/make the line more visible on the concept map showing the JUAЕ driveway contained within the easement.
3-R1) *We've attempted to make the JUAЕ 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 JUAЕ will be mitigated and treated for water quality in compliance with TCEQ regulations.
5-R2) *The JUAЕ impervious cover is intended to be mitigated with the other impervious cover on the lot at the time of lot development. A note has been added to better clarify that intention;*

see note 5 added to the proposed concept sheets (bottom right). See also note 12 on the plat. No water quality treatment is expected to be required since the impervious cover is planned to be less than 20 percent but, should that not be the case, the treatment will likewise occur with lot development. A note to that affect has also been added to the concept plan; see note 6.

5-C2) Comment remains. Accommodations for the increased runoff need to be provided for the impervious cover proposed in the JUAЕ easement. Please provide location for the mitigation infrastructure and any necessary easement etc. necessary to accommodate such improvements.

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.

10-R2) *Please see the response to comment 5-C1 above.*

10-C2) Comment remains. Accommodations for the increased runoff need to be provided for the impervious cover proposed in the JUAЕ easement. Please provide location for the mitigation infrastructure and any necessary easement etc. necessary to accommodate such improvements.

Review 2 Comments

1. Please remove the language allowing detention structures to be constructed in the conservation easement.

10-R3) *Please note that the conservation easement is a voluntary addition by the applicant to protect the steeper slopes on the property. It is not a requirement of any code. We have not removed the language given that the disturbance will be a one time, temporary event and we believe it will better allow for any detained run-off to maintain separation from any building foundation and will allow the wall to be more hidden, which we understand to be desired in Westlake. It is also not an unusual approach for Westlake; the same approach was taken in the Butler Cove subdivision (except that a single pond for all the lots was constructed in that case). Note that generally, any wall encroachment into the conservation easement is expected to only be on the order of 3 to 5 feet; further encroachment does not appear to be necessary with the single exception of Lot 5 where the topography shows a significant fold which is not aligned with the conservation easement boundary.*

1-C1) Comment remains. The conservation easement is required per code requirements, and does not allow disturbance for drainage features.

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.



803 Westlake Drive – Permit No. 16329
Moore Tract – Subdivision Application
Review Comments 3
3/5/2021

ZAPCO Hearing: March 17, 2021
City Council Hearing: March 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. | **The setbacks need to be platted on each lot to avoid issues later on. Otherwise each lot will individually need to go through a setback determination process as they get developed.**
- 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. | **Comment remains; fees must be paid prior to Council action.**
- 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. | **Comment remains.**
- 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. | **If comment 2 is not cleared, then this comment needs to be addressed.**
- 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. | **Cleared**
- 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 (JUAЕ) – 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 JUAЕ language – please remove reference to private road (perhaps replace road with driveway) since Chapter 36 of the Code does not permit private streets. | **Cleared**
- 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. | **Comment remains.**

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](#)) | **No action needed at this time**

11) **New Comment:** Please explain the intent of the flag lot for Lot 2 that has the “flagpole” portion behind Lot 1? Apologies for missing this earlier, we had thought it was part of the conservation easement.

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 v3

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 (now named as drainage easement detail sheet, Plat sheet #3). This agency has been renamed Texas Commission on Environmental Quality as of September 1, 2002. Please adjust text accordingly. Not clear. Please send revised copy of plat document for review. |Still not clear. Text not changed..
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. To retain this house, redraw lot lines to ensure building lines meet code of ordinances and do not encroach or cross proposed lot lines and septic system must meet new lot line setbacks or 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 on-site wastewater system, it may not be occupied until connected to the city sewer system (provide evidence of application, plan and fee payment). The alternative is to apply for a demolition permit to remove the house and have the demolition complete prior to my approval and clearing this comment. | Still not clear.
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. |Still not clear. Required survey not submitted..
4. Please provide tree/topo survey with existing and proposed site improvements (shared driveway) with proposed lot lines and easements. Not clear. See #3 . |Still not clear.

City of West Lake Hills

911 Westlake Drive

West Lake Hills, Texas 78746-4509



Linda Anthony, Mayor
City Councilmembers:
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Rhonda McCollough
Brian Plunkett
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Police Department (512) 327-1195

Fax: (512) 329-5517

Required survey not submitted.

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 Council approval letter for all trees by tree number. . |Still not clear. Required survey not submitted.
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. **Not 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 comment status.



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 safety 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	D Robitaille
Pammy M Lee	6 Rocky River Cv	512-619-3374	Pammy M. Lee
SHERY L Lee	6 Rocky River Cv	512-217-3374	Shermy Lee
Tom McMahon	8 Rocky River Cv.	512-924-9286	Tom McMahon
GEORGE Taylor	7 Rocky River Cv	512-691-6011	George Taylor

Name	Address	Phone #	Signature
Oliver Fanning	408 Rocky River	512-970-1537	Oliver Fanning
Tyler Fanning	"	"	Tyler Fanning

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

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


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.”

Austin's water watchdog since 1992

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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]