



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT REGULAR MEETING
Wednesday, April 14, 2021 at 7:00 PM

Notice is hereby given that the Board of Adjustment of the City of West Lake Hills, Texas, will hold a REMOTE Regular Meeting on the 14th day of April 2021 at 7:00 p.m., at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the Open Meetings Act update from the Office of the Texas Attorney General issued March 19, 2020, the Board of Adjustment of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 848 8629 2478, Password: 752511

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to citysec@westlakehills.org by 1:00 P.M. on April 14, 2021

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing citysec@westlakehills.org. Comments must be received by 1:00 P.M. on April 14, 2021

1. Call to Order
2. Citizen Communications The City Council Welcomes Public Comments at this Point on any Issue. If the Issue is Listed on the Agenda, the Speaker May Choose to Comment During the Public Comment Period or When the Specific Agenda item is Taken Up by the Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each
3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen
 - a. Approval of the February 10, 2021 Regular Meeting Minutes

- b. **701 S. Capital of Texas Highway #E-550 (Izumi Sushi):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site Consumption for a Property Zoned B – 3 – Business 3 District. (West Lake Hills Code Sec. 38.03.038 & Article 38.04). Applicant Yongbo Li
- 4. **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. **Public Hearing:** All Persons Wishing to Speak for or Against Shall be Heard.
- 5. **Land Use 3423 Bee Cave Road:** Discuss and Consider Action 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
 - 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
(Note this is a dual City Council/Board of Adjustment item; the tree variances should be considered by City Council and the building height and impervious cover variances should be considered by BOA)
 - a. **Public Hearing:** All Persons Wishing to Speak for or Against Shall be Heard.
- 6. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the April 14, 2021 Board of Adjustment Remote Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 9, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Stephanie Mills, City Secretary

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

All items on the agenda are for discussion and/or action. The Board of Adjustment reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071

(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, February 10, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:09 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Jim O'Connor, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South and Darin Walker.

2. Citizen Communications The City Council Welcomes Public Comments at this Point on any Issue. If the Issue is Listed on the Agenda, the Speaker May Choose to Comment During the Public Comment Period or When the Specific Agenda item is Taken Up by the Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

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

3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen
- a. Approval of the January 13, 2021 Regular Meeting Minutes
 - b. **3663 Bee Cave Rd # 4D (Resign Wine):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site and Off-Site Consumption for Property Zoned B – 2 – Business 2 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). Applicant Tiffany Resig.
 - c. **900 Live Oak Circle:** Adopt an Ordinance for a Special Use Permit Request to Allow the Construction of an Accessory Home Office/Home-Based Business for a Property Zoned R – 1 – One-Family Residential (West Lake Hills Code Sec. 38.04.032(c)(2) and Sec. 38.04.034). Applicant R. Burton Baldrige/Owners Jason & Jessica Karp.
 - d. **613 Rocky River Road:** Approve a Request for a Special Use Permit to Allow for a Home to be Utilized as a Short-Term Rental for a Property Zoned R – 1 – One-Family Residential (West Lake Hills Code Sec. 38.04.032(c)(2) and Sec. 38.04.034). Applicant Kristin Armstrong.

**Motion for Approval of the Consent Agenda with the Removal of Item D made by Councilmember Walker with a Second by Councilmember McCollough
Motion for Approval as Amended carried unanimously by a vote of 5 ayes to 0 nays**

Item D 613 Rocky River Road was taken as a stand alone item. The Board recessed into Executive Session for this item at 7:43 p.m. and reconvened in Open Session at 8:11 p.m.

Public Comments were made by the Applicant Kristin Armstrong and by Robert Douthit, Duke Kimbrough, Harry Kierns, Margaret Conna, Nate Nickerson, Pat Epstein, and Greg Dunham

Motion for Approval of Item D was made by Councilmember Walker with a Second by Mayor Pro Tem O'Connor

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

4. **Land Use 200 Blue Ridge Trail**: Discuss and Consider Action 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.

Motion for Approval made by Councilmember Plunkett with a Second by Mayor Pro Tem O'Connor

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

5. **Land Use 1407 Wildcat Hollow**: Discuss and Consider Action on 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.

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

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

6. Adjournment

Motion to adjourn the meeting made at 8:23 p.m. by Councilmember Walker with a Second by Councilmember South

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

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2021.



SPECIAL USE PERMIT (SUP) STAFF REPORT

APRIL 14, 2021

Permit Number: 16343

Agenda Item: 701 S. Capital of Texas Highway #E-550 (Izumi Sushi): Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site Consumption for Property Zoned B – 3 – Business 3 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). Applicant Yongbo Li.

Applicant Information: Yongbo Li (owner); Kristin McLeroy (applicant-Accountable Alcohol Licensing & Permitting)

Hearing Dates:

April 14, 2021 Board of Adjustment

Requested Action: Special Use Permit for sale of alcoholic beverages for on-site consumption in a restaurant

Location: The property is located east of South Capital of Texas Highway/360 and south and west of Bee Cave Road.

Zoning & Site Characteristics: The subject property is a shopping center (Village at Westlake) zoned B – 3 Business 3 District. The surrounding adjacent properties are zoned GUI, R – 1, O, B – 1 and B – 2.

Background & Analysis: Izumi Sushi is under new ownership. The restaurant will remain as-is and would like to continue serving alcoholic beverages for on-premises consumption. Special Use Permits do not transfer ownership, so the new owner has applied to continue serving alcohol. The hours of operation are 11:00am to 9:00pm, Sunday through Saturday.

It is the Owner's responsibility to obtain any licenses required by the TABC.

SUP Criteria & Analysis:

A proposal to sell alcoholic beverages in a restaurant for on- or off-premises consumption must comply with the following specific criteria and conditions, as well as the general criteria in section 38.04.033 (refer to Code section of staff report below for additional requirements for alcohol SUPs and criteria applicable to all SUPs):

- (1) The restaurant where the alcoholic beverage is proposed to be sold shall not be located within 300 feet of a church or school as measured by state law;
 - The location complies with TABC requirements regarding distance to churches.
- (2) The restaurant where the alcoholic beverage is proposed to be sold shall not be located on property, two or more sides of which abut property in a residential zoning district;
 - Refer to the zoning map included at the end of this report. There is one property zoned R-1 – One-Family Residential abutting 701 South Capital of Texas Highway.
- (3) The gross receipts derived from the sale of alcoholic beverages shall not exceed the gross receipts derived from the sale of food;
 - The primary business of this restaurant is the sale of food.
- (4) The permit shall be reviewed annually by the city administrator and, if reissued, reissued at the end of the calendar year; and
 - City staff will review annually and keep track of when the SUP needs to be reissued.
- (5) Additional fees are to be collected after three years' operation in accordance with the alcoholic beverage commission permit rules.
 - City staff will review and ensure all applicable fees are collected in accordance with TABC rules.

Traffic/Transportation

No impact expected.

Lighting

Outdoor lighting is not proposed with this application.

Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Staff Recommendation:

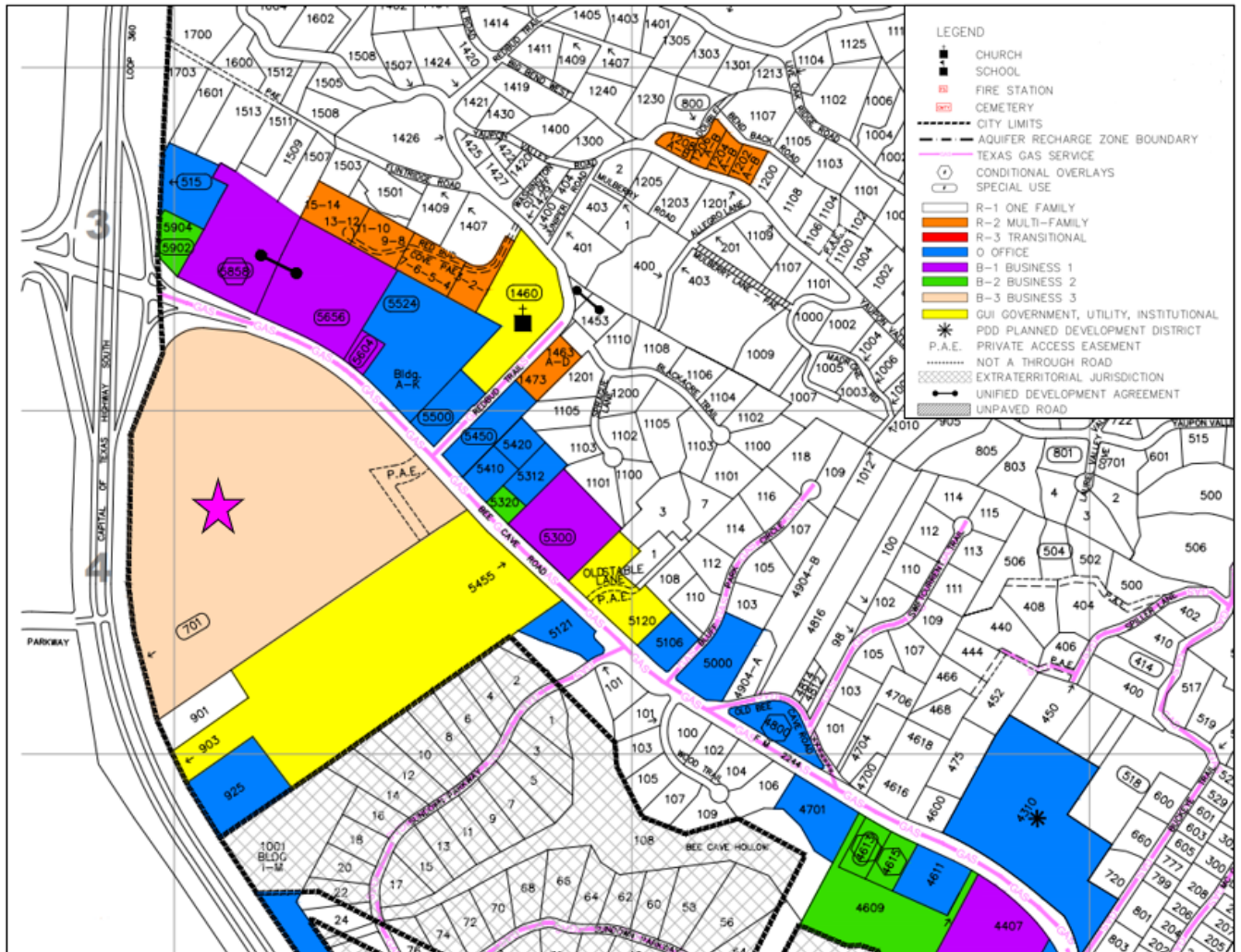
Staff recommends approval. The application as presented meets City Code requirements.

Links to Code:

- [Sec. 38.03.038 B-3 business 3 district](#)
- [Article 38.04 Supplementary Regulations, Division 2. Special Uses](#)

(Maps to follow)

Zoning:



Aerial:



SPECIAL USE PERMIT APPLICATION



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

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

APPLICANT INFORMATION

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

Property Owner: Yonabo Li Phone: 917-349-5988
Email: [REDACTED]
Address: 1809 Vercellina View City: Leander State: TX Zip: 78641
Agent*: Kristin McLeroy Phone: 936-539-4959
Email: [REDACTED]
Address: 702 N Thompson Ste 130 City: Conroe State: TX Zip: 77301

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

PROJECT INFORMATION

Property Address: 701 S Capital of Texas Hwy Ste E550 West Lake Hills TX 78746
Subdivision Name: Neighborhood: 42 Southwest
48.0955 A of
Block: _____ Lot: 1 Loop 360 Tax Parcel ID: _____
Current Zoning Classification: B3 Total Lot Area: 48.0955 acres
Proposed Special Use: Restaurant Applying for Variance ☐ Yes ☒ No
(if yes, please submit separate variance application)
Name of Business (if applicable): Izumi Sushi (Suite E550 only)
Hours of Operation: 11:00AM - 9:00 PM Duration of Use: Sunday - Saturday
Present Land Use: Restaurant



SPECIAL USE PERMIT APPLICATION

Brief description of proposed project:

Going to remain as a restaurant - only thing changing is new owners
of the restaurant

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).

x Yongbo Li

Signature

12-8-2020

Date

Yongbo Li

Printed Name

APPLICATION CHECKLIST

Special Use Permit Application Checklist

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



SPECIAL USE PERMIT APPLICATION

SPECIAL USE PERMIT PROCESS & PROCEDURES

Public Hearings

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

Public Notices

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

Application Deadlines

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

SUP Review Criteria

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

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Newspaper notice deadline: _____ Publication Date: _____

Date of Board of Adjustment Meeting: _____

Board of Adjustment Action: _____

Notes:



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Yongbo Li
have made, constituted and appointed Kristin McLeroy
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.

Yongbo Li
Property Owner/Applicant Name

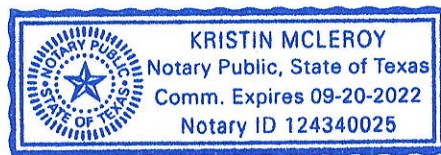
x yong bo li
Property Owner/Applicant Signature

1809 Vercellina View Leander TX 78641
Street Address City State Zip Code

Yongbo Li 917-349-5988
Property Owner/Applicant Phone Number

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

Kristin McLeroy
Notary Public in and for the State of Texas



Property

Account

Property ID:	813896	Legal Description:	48.0955 A OF LOT 1 LOOP 360/RM 2244 CENTER
Geographic ID:	0115230502	Zoning:	B3
Type:	Real	Agent Code:	1556593
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	701 S CAPITAL OF TX HY TX 78746	Mapsc:	
Neighborhood:	42 SOUTHWEST	Map ID:	011027
Neighborhood CD:	42SWE		

Owner

Name:	WESTLAKE RETAIL LP	Owner ID:	113237
Mailing Address:	C/O ENDEAVOR REAL ESTATE GRP 500 W 5TH ST STE 700 AUSTIN , TX 78701-3833	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$38,099,220	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$41,900,780	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$80,000,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$80,000,000	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$80,000,000	

Taxing Jurisdiction

Owner: WESTLAKE RETAIL LP
% Ownership: 100.0000000000%
Total Value: \$80,000,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	0.374359	\$80,000,000	\$80,000,000	\$299,487.20
08	EANES ISD	1.116400	\$80,000,000	\$80,000,000	\$893,120.00
09	CITY OF WEST LAKE HILLS	0.078600	\$80,000,000	\$80,000,000	\$62,880.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$80,000,000	\$80,000,000	\$0.00
10	TRAVIS CO WCID NO 10	0.084000	\$80,000,000	\$80,000,000	\$67,200.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$80,000,000	\$80,000,000	\$88,244.80
39	TRAVIS CO ESD NO 9	0.081400	\$80,000,000	\$80,000,000	\$65,120.00
Total Tax Rate:		1.845065			
				Taxes w/Current Exemptions:	\$1,476,052.00
				Taxes w/o Exemptions:	\$1,476,052.00

Improvement / Building

Improvement #1:	GROCERY STORE	State Code:	F1 Living Area:	65576.0 sqft	Value: \$10,186,222
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1995	65576.0
491	SPRINKLER HEADS	* - *		1995	65576.0
501	CANOPY	S - *		1995	3306.0
611	TERRACE	CA - *		1995	3306.0
482	LIGHT POLES	* - *		1995	14.0
551	PAVED AREA	CS - *		1995	13350.0
551	PAVED AREA	AS - *		1995	82800.0
409	SOLAR/WIND DEVICES COMM	* - *		2015	1.0

Improvement #2:	NGHBOR SHOP CTR	State Code:	F1 Living Area:	11170.0 sqft	Value: \$1,768,766
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1995	11170.0
491	SPRINKLER HEADS	* - *		1995	11170.0
501	CANOPY	S - *		1995	258.0
501	CANOPY	S - *		1995	258.0
501	CANOPY	A - *		1995	678.0
611	TERRACE	CA - *		1995	258.0
611	TERRACE	CA - *		1995	258.0
611	TERRACE	CA - *		1995	678.0
482	LIGHT POLES	* - *		1995	3.0
551	PAVED AREA	AS - *		1995	18600.0

Improvement #3:	NGHBOR SHOP CTR	State Code:	F1 Living Area:	30680.0 sqft	Value: \$4,676,036
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1995	30680.0
491	SPRINKLER HEADS	* - *		1995	30680.0
501	CANOPY	A - *		1995	408.0
501	CANOPY	A - *		1995	664.0
501	CANOPY	S - *		1995	1524.0
501	CANOPY	S - *		1995	1408.0

611	TERRACE	CA - *	1995	4004.0
482	LIGHT POLES	* - *	1995	8.0
551	PAVED AREA	CS - *	1995	9000.0
551	PAVED AREA	AS - *	1995	14670.0

Improvement #4:	NGHBOR SHOP CTR	State Code:	F1 Living Area:	43861.0 sqft	Value: \$6,163,053
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1995	43861.0
491	SPRINKLER HEADS	* - *		1995	43861.0
501	CANOPY	S - *		1995	252.0
501	CANOPY	A - *		1995	365.0
611	TERRACE	CA - *		1995	252.0
611	TERRACE	CA - *		1995	365.0
482	LIGHT POLES	* - *		1995	16.0
551	PAVED AREA	AS - *		1995	63850.0

Improvement #5:	NGHBOR SHOP CTR	State Code:	F1 Living Area:	32091.5 sqft	Value: \$4,786,614
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1995	32091.5
491	SPRINKLER HEADS	* - *		1995	32092.0
501	CANOPY	A - *		1995	391.5
501	CANOPY	S - *		1995	624.0
501	CANOPY	A - *		1995	630.0
501	CANOPY	S - *		1995	970.0
611	TERRACE	CA - *		1995	2615.5
482	LIGHT POLES	* - *		1995	6.0
551	PAVED AREA	CS - *		1995	11000.0
551	PAVED AREA	AS - *		1995	36000.0

Improvement #6:	RESTAURANT	State Code:	F1 Living Area:	4124.0 sqft	Value: \$1,095,107
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1996	4124.0
491	SPRINKLER HEADS	* - *		1996	4400.0
501	CANOPY	A - *		1996	1016.0
611	TERRACE	CA - *		1996	1332.0
482	LIGHT POLES	* - *		1996	5.0
551	PAVED AREA	AS - *		1996	13000.0
511	DECK	WA - *		2016	462.0
611	TERRACE	CA - *		1996	336.0

Improvement #7:	BANK DRIVE THRU	State Code:	F1 Living Area:	3328.0 sqft	Value: \$2,042,774
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1996	3328.0
491	SPRINKLER HEADS	* - *		1996	3328.0
501	CANOPY	A - *		1996	75.0

501	CANOPY	A - *	1996	75.0
501	CANOPY	S - *	1996	2640.0
482	LIGHT POLES	* - *	1996	7.0
551	PAVED AREA	AS - *	1996	30720.0

Improvement #8:	RESTAURANT	State Code:	F1	Living Area:	7254.0 sqft	Value: \$1,696,872
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1996	7254.0
491	SPRINKLER HEADS	* - *		1996	7254.0
482	LIGHT POLES	* - *		1996	7.0
551	PAVED AREA	AS - *		1996	26000.0

Improvement #9:	RESTAURANT	State Code:	F1	Living Area:	3914.0 sqft	Value: \$1,389,249
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1996	3914.0
482	LIGHT POLES	* - *		1996	6.0
491	SPRINKLER HEADS	* - *		1996	3914.0
551	PAVED AREA	AS - *		1996	20000.0

Improvement #10:	RESTAURANT	State Code:	F1	Living Area:	5066.0 sqft	Value: \$1,311,242
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1999	5066.0
491	SPRINKLER HEADS	* - *		1999	5066.0
501	CANOPY	G - *		1999	418.0
611	TERRACE	CS - *		1999	325.0
611	TERRACE	CA - *		1999	418.0
511	DECK	WA - *		2009	1367.0
482	LIGHT POLES	* - *		1999	6.0
551	PAVED AREA	AS - *		1999	20000.0

Improvement #11:	SPECIAL (NODEPR)	State Code:	F1	Living Area:	sqft	Value: \$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	* - *		1996	1.0
SO	Sketch Only	SO - *			15119.0
SO	Sketch Only	SO - *			12040.0
SO	Sketch Only	SO - *			5814.0
SO	Sketch Only	SO - *			10888.0
SO	Sketch Only	SO - *			4400.0
SO	Sketch Only	SO - *			6206.5
SO	Sketch Only	SO - *			4125.0
SO	Sketch Only	SO - *			7254.0
SO	Sketch Only	SO - *			5360.0
SO	Sketch Only	SO - *			5404.0
SO	Sketch Only	SO - *			30000.0
SO	Sketch Only	SO - *			6375.0

SO	Sketch Only	SO - *	11170.0
SO	Sketch Only	SO - *	60956.0
SO	Sketch Only	SO - *	20184.0
SO	Sketch Only	SO - *	10000.0

Improvement #12:	BANK BRANCH OFF	State Code:	F1 Living Area:	4121.0 sqft	Value: \$1,462,545
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		2005	4121.0
503	CANOPY - BANK	A - *		2005	1696.0
501	CANOPY	A - *		2005	679.0
551	PAVED AREA	AA - *		2005	7500.0

Improvement #13:	NGHBOR SHOP CTR	State Code:	F1 Living Area:	10088.0 sqft	Value: \$1,520,740
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1995	10088.0
491	SPRINKLER HEADS	* - *		1995	10088.0
511	DECK	WA - *		1995	5508.5

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	Commercial Land	48.0955	2095039.00	0.00	0.00	\$41,900,780	\$0

Roll Value History

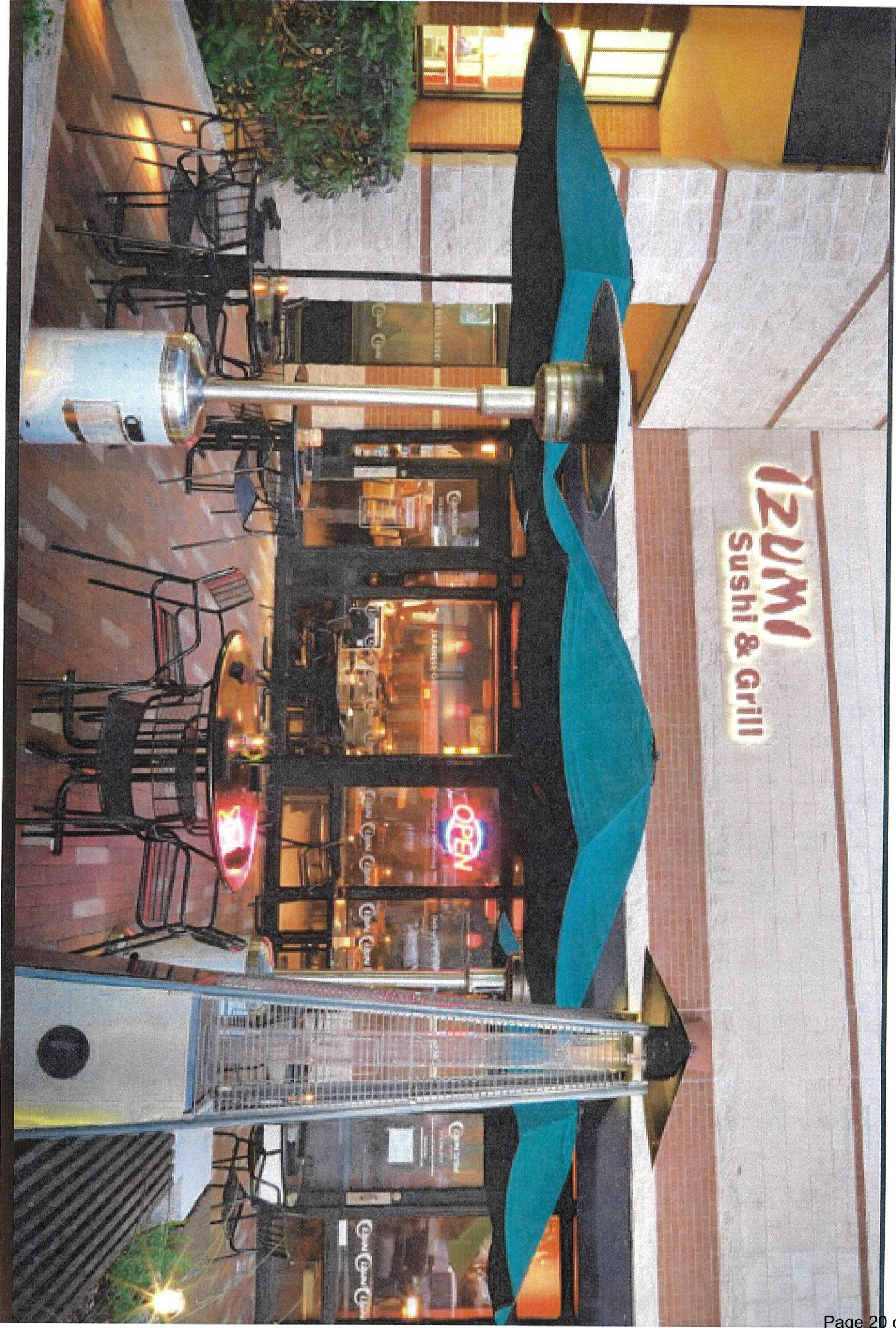
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$38,099,220	\$41,900,780	0	80,000,000	\$0	\$80,000,000
2019	\$41,011,307	\$41,900,780	0	82,912,087	\$0	\$82,912,087
2018	\$40,286,347	\$41,900,780	0	82,187,127	\$0	\$82,187,127
2017	\$38,049,220	\$41,900,780	0	79,950,000	\$0	\$79,950,000
2016	\$30,099,220	\$41,900,780	0	72,000,000	\$0	\$72,000,000

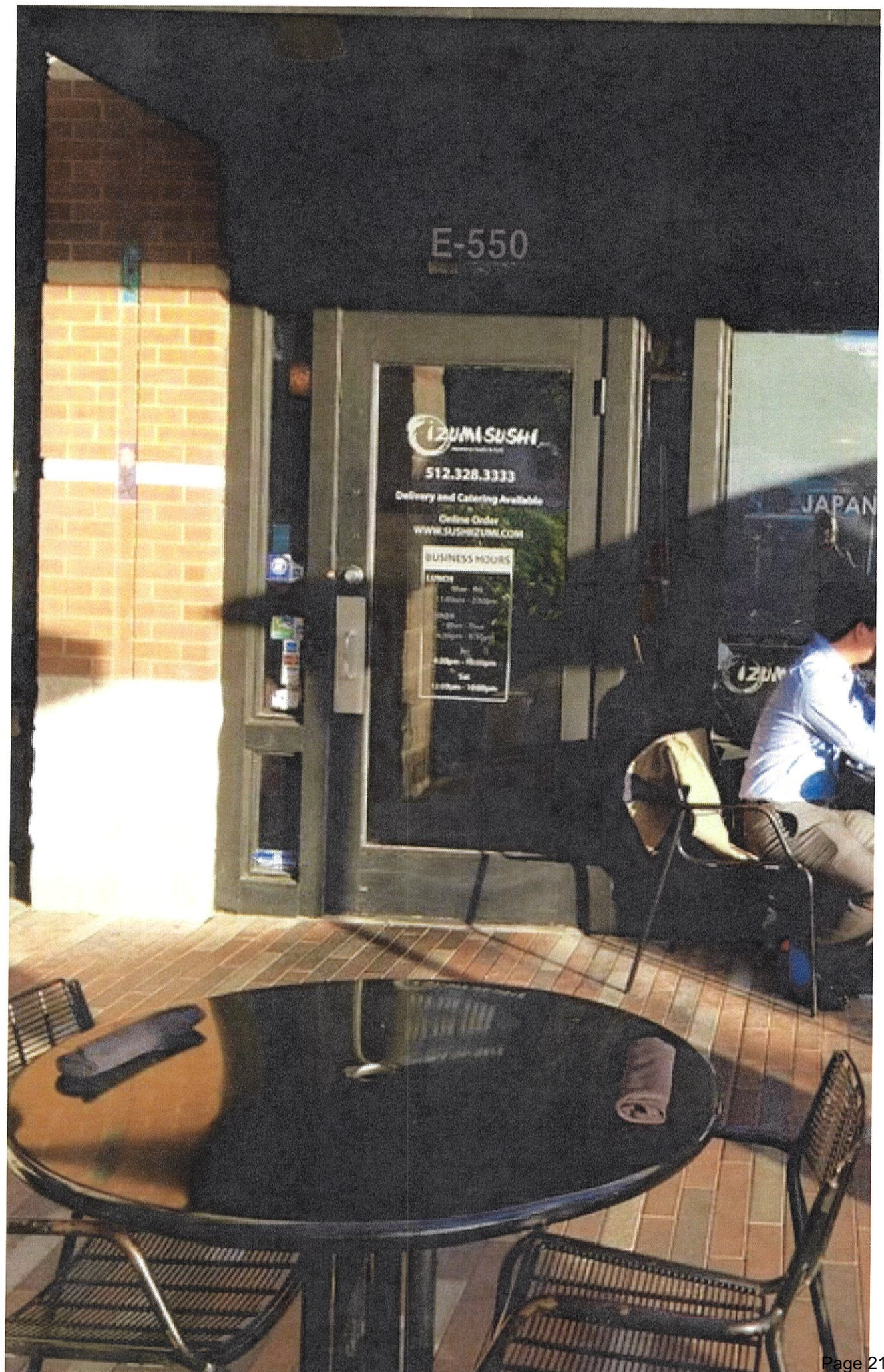
Deed History - (Last 3 Deed Transactions)

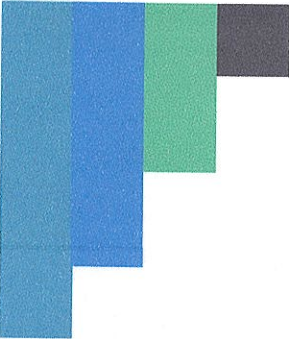
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/3/1999	CD	CORRECTION DEED	WL VILLAGE LTD	WESTLAKE RETAIL LP			2000044866TR
2	11/15/1996	SW	SPECIAL WARRANTY DEED	WESTLAKE RETAIL LP	WL VILLAGE LTD	12818	00700	
3	12/3/1999	SW	SPECIAL WARRANTY DEED	S & D #1 LOOP 360 LTD	WESTLAKE RETAIL LP	00000	00000	1999149272TR

Questions Please Call (512) 834-9317

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12-08-2020

West Lake Hills City Hall – Special Use Permit
911 Westlake Drive, West Lake Hills, TX 78746

Dear Board of Adjustmet ,

My company, Andy & Jason Inc consisting of myself Yongbo Li (Director) and Mingmin Lin (Director) are in the process of buying the restaurant named Izumi Sushi. Izumi Sushi is located at 701 S Capital of Texas Hwy, Suite E550, in West Lake Hills, TX.

We are applying for our own TABC alcohol permits at this time which requires us to also apply for your Special Use Permit. Izumi Sushi is currently a restaurant and we will continue to operate it under the same Trade Name and also keep it running as a restaurant.

Warm regards,


Yongbo Li

Director, Andy & Jason Inc

SPECIAL USE PERMIT 157-2020-J

A PERMIT SETTING FORTH THE CONDITIONS UNDER WHICH ALCOHOLIC BEVERAGES MAY BE SOLD FOR ON-PREMISE CONSUMPTION, AND AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY.

WHEREAS, Yongbo Li has requested a Special Use Permit (SUP) for Izumi Sushi Restaurant at 701 Capital of Texas Highway, Suite E550, West Lake Hills, Texas, the herein described parcel of land; and

WHEREAS, the notice as required by Section 94-127(e), of the West Lake Hills Code has been given to adjacent property owners; and

WHEREAS, Public Hearings have been held the Board of Adjustment (BOA) as required by law; and

WHEREAS, any and all protests submitted against the proposed SUP have been considered by BOA; and

WHEREAS, BOA find that the application for Special Use Permit meets the requirements of Sections 94-128 and 94-129(e) of the West Lake Hills Code; and

WHEREAS, alcoholic beverages will be sold and consumed on the premises, and the premises will be used as a restaurant; and

WHEREAS, the public interest dictates that special conditions be set forth regulating the sale of alcoholic beverages under the Special Use Permit provisions of the West Lake Hills Code; and

WHEREAS, the applicant has agreed to the special conditions regulating the sale of alcoholic beverages contained herein; and

WHEREAS, BOA at its Public Hearing finds that the Special Use Permit on the herein described parcel is not contrary to the public interest;

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

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

Lot 1, Loop 360/RM 2244 Center, a subdivision in Travis County according to the map or plat of record in Volume 88, Pages 322-324. The address for said parcel of land is 701 Capital of Texas Highway, West Lake Hills, Texas.

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

1. Alcoholic beverages may be sold on the premises under the following conditions:
 - (a) Alcoholic beverages may be sold only during the hours set by the Texas Alcoholic Beverage Commission (TABC).
 - (b) Hours of Operation for the restaurant are:
11:00 a.m. to 9:00 p.m. Sunday through Saturday.
 - (c) Alcoholic beverages shall be sold for on-premise consumption only.
 - (d) The permitted use shall not create nuisance factors which interfere with adjoining property owners' enjoyment of their property or operation of business.
 - (e) The permit shall expire upon any change in the ownership of the business, Izumi Sushi.
2. Applicant must comply with all applicable federal, state and local statutes, rules, regulations and ordinances.

Article 3. This Special Use Permit is not transferable to another person/business or another parcel of land.

Article 4. The Board of Adjustment after notice and public hearing, may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations, plans, terms, general, or special conditions and limitations applicable to this Special Use Permit.
2. A violation of any laws, ordinances or regulations.
3. A change in the nature of the use of Izumi Sushi.
4. Operation or maintenance of the Special Use Permit in a manner that is detrimental to the public health or safety, or so as to constitute a nuisance.

Article 5. If this Special Use Permit is discontinued for more than sixty (60) consecutive days, it shall be deemed abandoned.

Article 6. The duration of this Special Use Permit shall be for two (2) years from the effective date hereon.

Article 7. This Special Use Permit may be renewed for two (2) year periods at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant will obtain renewal approval from the Board of Adjustment.

Article 8. The application form entitled "Special Use Permit Form" along with any supporting correspondence and documents and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 9. The City Administrator is hereby authorized and shall promptly note the change on the Official Zoning Map of the City of West Lake Hills, Texas. The zoning map shall indicate that there is a Special Use Permit for the premises.

Article 10. This Special Use Permit shall become effective on the 13th day of January, 2021.

PASSED AND APPROVED this 14th day of April, 2021.

LINDA ANTHONY, BOA CHAIR

ATTEST:

Stephanie Mills, City Secretary

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

Applicant's Signature



SETBACK VARIANCE STAFF REPORT

APRIL 14, 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.

Zoning and Planning Commission Recommendation

During the March 17, 2021 ZAPCO meeting, the Commissioners recommended approval of the requested variance by a vote of 3 (ayes) – 1 (nay).

Staff Recommendation

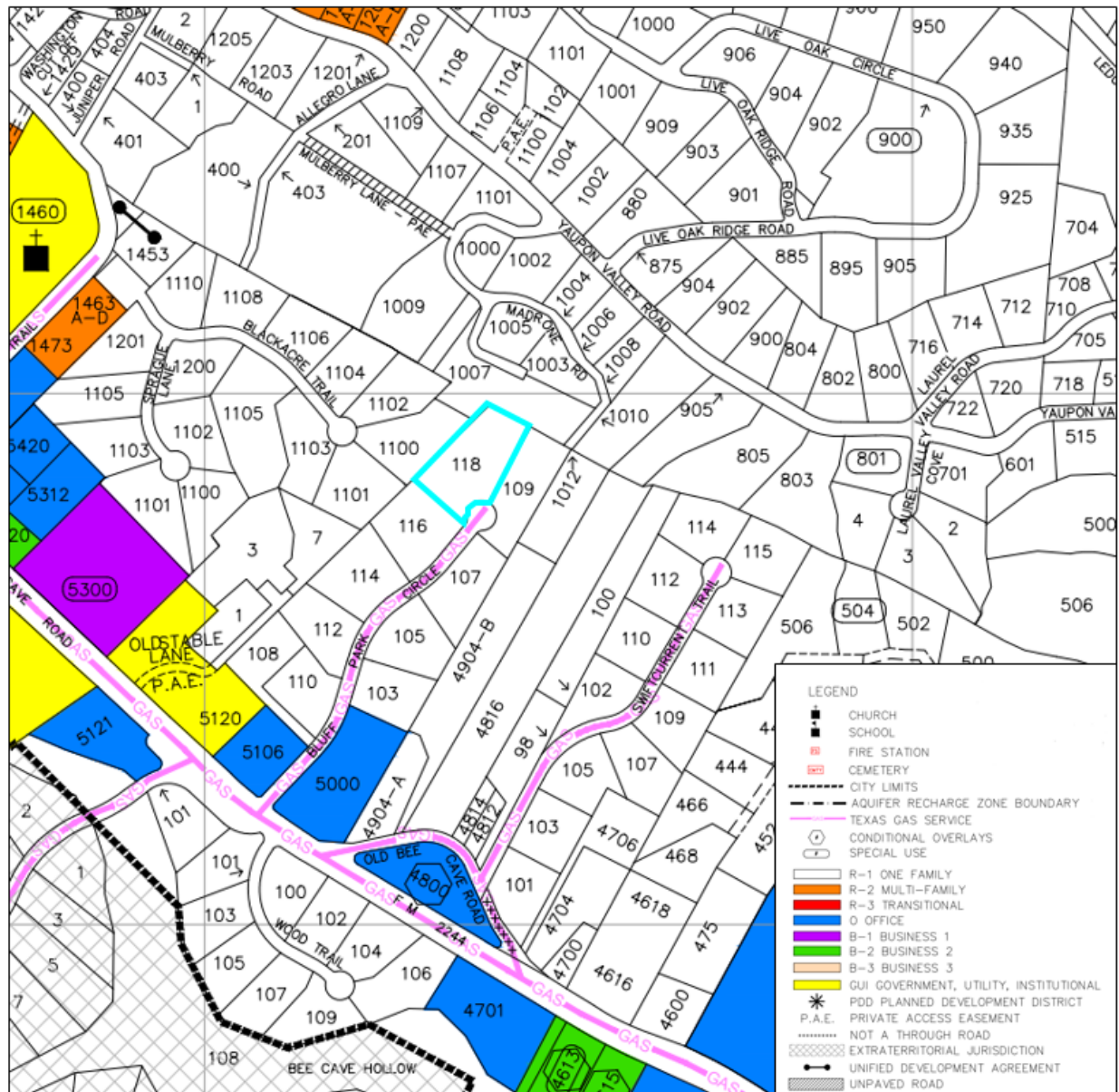
Staff recommends approval of the requested variances due to the site constraints including the location of the septic field and large trees.

Links to Relevant Code:

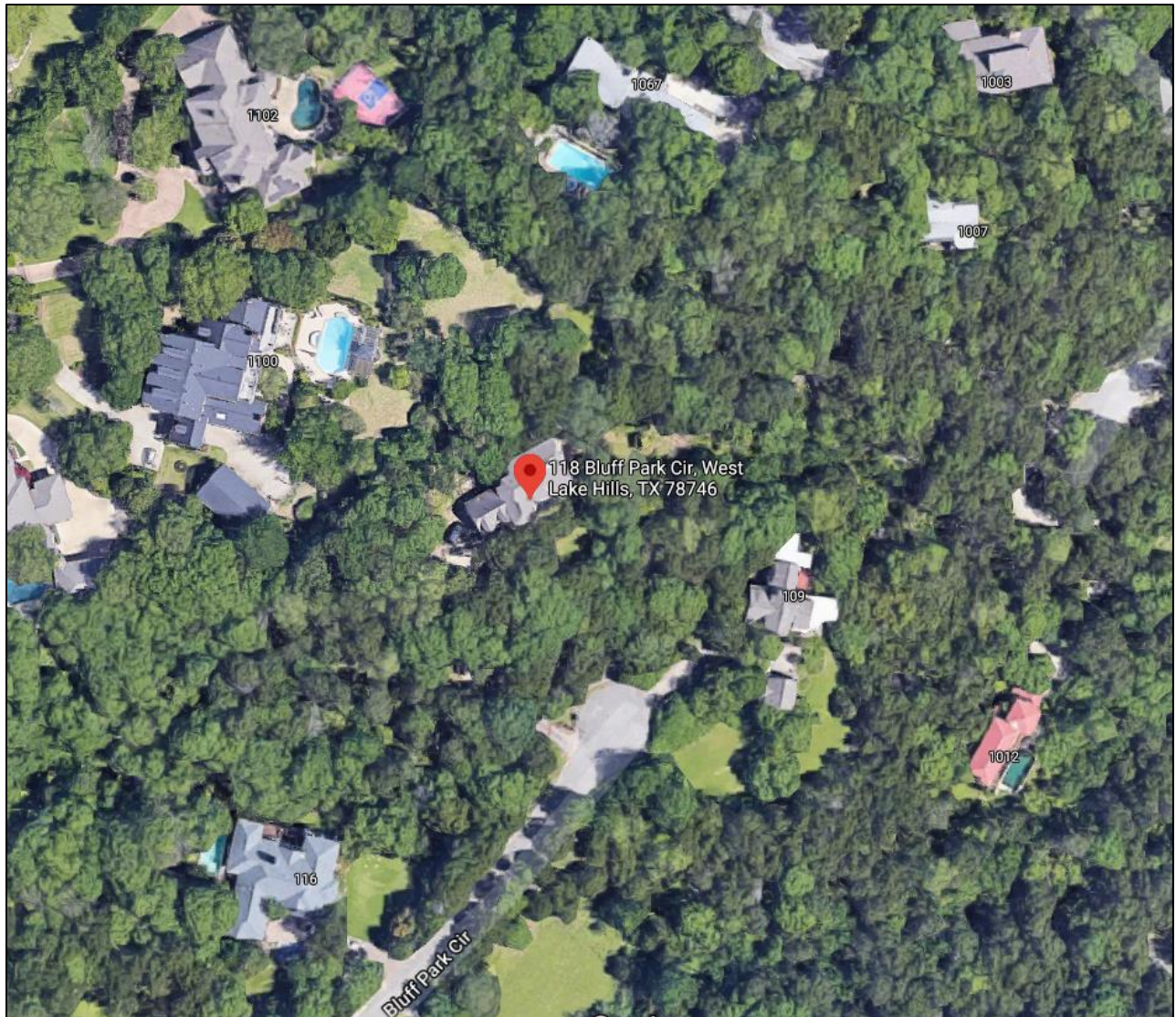
- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)

(Maps to follow)

Zoning:



Aerial:



CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, March 17, 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 Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan. Commissioner Bill Harwell is absent.

Chairman Meisel announces that Item 9 is postponing.

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.

VICE-CHAIRMAN PLEDGER MOVES TO APPROVE. SECONDED BY COMMISSIONER BARTOLETTI. UNANIMOUS (4-0) APPROVAL.

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

Planner Naini gives the Staff Report. Staff Recommendation: Approval.

- b. Presentation by applicant

Matt and Emily Franke are present and explain why they are requesting the variance.

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

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

- d. Deliberation and Action

Commissioner Maccini: My only concern is the pool size and decking in the encroachment.

Emily Franke: We were concerned about the distance from the drain field. The deck is shallow.

Chairman Meisel: The hardship is terrain and trees which would be effected if not an encroachment.

VICE-CHAIRMAN PLEDGERS MOVES TO RECOMMEND APPROVAL BASED ON THE HARDSHIPS MENTIONED. COMMISSIONER VAUGHAN SECONDS. COMMISSIONER BARTOLETTI OPPOSES. (3-1) APPROVAL.

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

Planner Naini gives the Staff Briefing. Staff Recommendation: Approval due to being in the same location and no removal of vegetation. Disapproval for solid fence.

Commissioner Maccini: How tall is the fence?

Planner Naini: 6'.

- b. Presentation by applicant

Cynthia Brandimarte is the application. I've waited six months to prepare for this hearing. An attractive wood fence will provide a barrier from noise and pollution.

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

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

- d. Deliberation and Action

Commissioner Bartoletti: The degree of noise and traffic does present a hardship.

Chairman Meisel: We can all agree that conditions on Westlake Drive are getting worse.

Commissioner Maccini: I live on Reveille and I understand the traffic. She should be able to enjoy her lot.

Vice-Chairman Pledger. The location of the fence is set back and a fair amount of plants already.

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

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

Planner Naini gives the Staff Briefing. Staff Recommendation: Approval.

b. Presentation by applicant

Andrew Schwartz is the property owner. Right in the middle of our driveway is a huge tree and the fence will wrap around that.

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

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

d. Deliberation and Action

Vice-Chairman Pledger. Given the location, I don't think there is a major issue.

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

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

Planner Naini gives the Staff Briefing: Staff Recommendation: Commissioner's approval as submitted or subject to conditions.

- b. Presentation by applicant

Peter Narvarte is representing the group.

Randy Kunik: I've had my practice in the Schoolyard for 25 years and live on Buckeye. West Lake Hills is a part of all our homes. The location is perfect for patients and future patients. Our goal is to be sensitive to our neighbors.

Peter: There are a lot of details in the application. It will be lower than Sway Restaurant and heavy vegetation. There is a parking agreement in place.

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

Kristi Berrier lives directly behind the property. There is a drainage structure behind our yard. We have concerns on what effect it will have on our property. We do request we be taken into account.

Olga Kobzar lives on Snowy Owl. The key to me is doing it appropriately. Making sure it is the right size and doesn't create any safety concerns. This application looks incomplete. The proposal is the minimum necessary. There is no traffic study provided.

Kimberly Klein: My two children go to Acton School. We needed to express our concerns about the impact during construction process on the students. The increase in traffic is also a concern.

Jessica Blacklock: I'm opposed to this project. A variance should show a hardship. This development will cause hardship to the neighbors. The entrance to the parking garage is close to the entrance to the school.

David and Laura Linton: We live behind the property. I'm not a lawyer but I know the law. It can only be granted as a hardship.

Mark Barrier: You heard from my wife earlier. We are on the downhill side of the property. Tree removal is a concern. Height of the building is also a concern. This is going to have a huge negative impact on our property. We've been ignored.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Vice-Chairman Pledger: This is not a zoning issue, am I correct?

Planner Naini: No, just variances.

Vice-Chairman Pledger: I'm not sure when a hydrologist report is needed, with the impervious cover involved has that been done?

Peter: We do have an engineer and drainage easement that we are allowed to impact. We will do a Type III drainage. We do have opportunity to improve that runoff.

Vice-Chairman Pledger: Has there been flooding?

Peter: I don't know that. We would go through that in the engineering.

Vice-Chairman Pledger: One concern is, and you're looking at the building during the year, it looks like the building would look into the windows of neighbors.

Peter: We've taken drone photos from every direction. Shepherd of the Hills and others are larger buildings.

Chairman Meisel: The applicant hasn't shown a hardship. Given the building is not buildable by our code.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND DENIAL. VICE-CHAIRMAN PLEDGER SECONDS.

Commissioner Maccini: I am hopeful the council hasn't already made up their minds. I appreciate what Ms. Blacklock said.

Vice-Chairman Pledger: I have to say I think this building has a lot of positive aspects. There may be some reasonable modifications to the building. There is a possible for design issues to improve the privacy question. Some work needs to be done. Solve the issues and the needs and address the neighbor's issues.

Commissioner Maccini: There needs to be mitigation on the design.

UNANIMOUS (4-0) DENIAL.

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

Planner Naini gives the Staff Briefing: Staff Recommendation: Approval by the Commission or approval with conditions.

b. Presentation by applicant

Ramon Aguirre is joined with the architect and engineers. A background is given. We want to be a continued asset to the community.

David Polkinghorn is the architect and explains the application and the requests for each variance.

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

Richard South lives at 103 Swiftcurrent and has for 30 years. We've had 3 rain events that have affected our property. He did approach us to discuss the project. Most concerning is the 40' retaining wall. This is a zoning issue. We're entitled to have reports and studies done that haven't been.

Mike Haberman lives at 107 Swiftcurrent and has for 3 1/2 years. We love the natural surroundings. This will negatively impact all of that. Why haven't the studies been done? This is a residential neighborhood.

Ramesh Jandhyala lives at 101 Swiftcurrent: I am a new member of this community for the past 3 to 4 years. My concern was addressed in a letter.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Commissioner Vaughan: The neighbors have a right to have concerns.

Commissioner Maccini: I understand the desire to rezone, what they want to build doesn't match the property. Variances are above and beyond. Square peg round hole.

Vice-Chairman Pledger: 40' cuts I don't understand. I believe the impervious cover is

excessive. I'm going to recommend denial on all requests.

Chairman Meisel: GUI zoning requires a 2-acre lot and this is not. This is a non-starter.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND DENIAL ENTIRELY. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) DENIAL.

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

Planner Naini gives the Staff Briefing: Staff Recommendation: Approval.

Commissioner Bartoletti: The existing private road, how far does it go to the paved part of Wildcat Hollow? Is that dirt portion a private road?

David Altounian: That is a private road.

Commissioner Bartoletti: How will access be accomplished?

David: The plan is an extension off a private road.

Vice-Chairman Pledger: In the future can you number e-mails sent?

Wes Wigginton: 20' private access.

- b. Presentation by applicant

Wes Wigginton is the representative. Five of the lots are developable. It is not a public road. The Fire Department recommends a 20' wide road for emergency access. We want to save more trees on the properties.

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

Chris Gunter lives at 410 Skyline which is directly up the hill. We are opposed to the private street. The applicant has not shown a hardship. Our biggest concern is

adequate fire department access. Lots 2 and 3 don't have access by the private street.

Steve Margolin lives next door and have the same concerns with fire department access.

David Altounian: We've owned this property since 1999. We have excellent water pressure now.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Commissioner Maccini: This is considered a development or just a road?

Wes Wigginton: This is only addressing accessing the property.

Commissioner Maccini: Are you considering this as a construction road?

Wes: It will be addressed under the building permits.

Chairman Meisel: You have lot 4 and 7 is a disaster waiting to happen. The whole project seems inappropriate and design driven. No hardship has been shown.

Wes: Many parts of the city are a hazard. It's all handled by the HOA.

Commissioner Maccini: You're lacking a hardship in this case.

Wes: A public road would take more trees.

Commissioner Bartoletti: The proposed private drive, explain how access to lots 2 and 3 is accomplished?

Wes: Ultimately all will be off the private access.

Vice-Chairman Pledger: You're going to need to give us more information here.

Commissioner Vaughan: We have to assume the applicant wants to build a private drive. We don't have a visual. For me that's something I'd like to see.

Vice-Chairman Pledger: I live on a private access road. I don't understand what we're being asked to approve.

Chris Gunter: The original site plan showed the road going much further with a turnaround. The fire department has no access to lot 2 and 3.

COMMISSIONER MACCINI MOVES TO RECOMMEND DISAPPROVAL FOR

**LACK OF HARDSHIP. VICE-CHAIRMAN PLEDGER SECONDS. (3-1)
COMMISSIONER VAUGHAN ABSTAINS.**

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

THIS ITEM WAS POSTPONED.

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

Zoning and Planning Commission went into Executive Session at 9:19 p.m. and reconvened in Open Session at 9:35 p.m.

Planner Naini: No staff recommendation.

b. Presentation by applicant

Terry Irion represents the applicants. Ric Thompson is the engineer. Terry explains the history of the property.

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

Bobby Levinski is with SOS and is opposed to the application. This is a very important environmental property and has caves on this property.

Robert Kleeman: I don't see any variances and referenced his letter submitted

earlier.

Randy Lee lives at 6 Rocky River Cove which is right across the valley and objects to this application and references his letter submitted.

George Peyton lives at 7 Rocky River Cove and also submitted a letter of objection. Any development would be directly in our back yards.

Doris Robitaille lives at 806 Rocky River Road which is across the creek. I'm concerned about the environment and tree removal. It's difficult to be built on. I would love to see it being preserved.

Karen Downing is concern about the lots under an acre and traffic on Westlake Drive.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL DUE TO NON-COMPLIANCE WITH CITY CODE. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0). DENIAL.

11. Adjournment. Chairman Robert Meisel.

**Motion to adjourn the meeting made at 10:07 p.m. by Chairman Meisel.
Motion to Adjourn carried unanimously by a vote of 4 ayes to 0 nays.**

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2021.

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 Frank
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 & chose a location we 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:

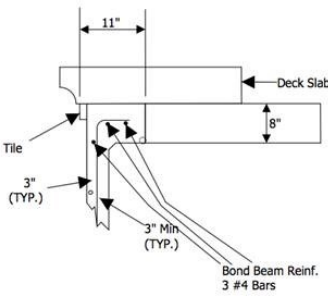
The barrier / fencing around the entire back yard is currently 6' tall.

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

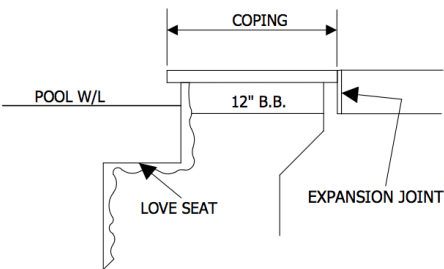
If rear door and or window alarms are required by jurisdiction TPP will NOT plaster pool until alarms have been properly installed and brought up to code.

BONDING & COPING DIAGRAM

Bond Beam Detail



Coping Detail



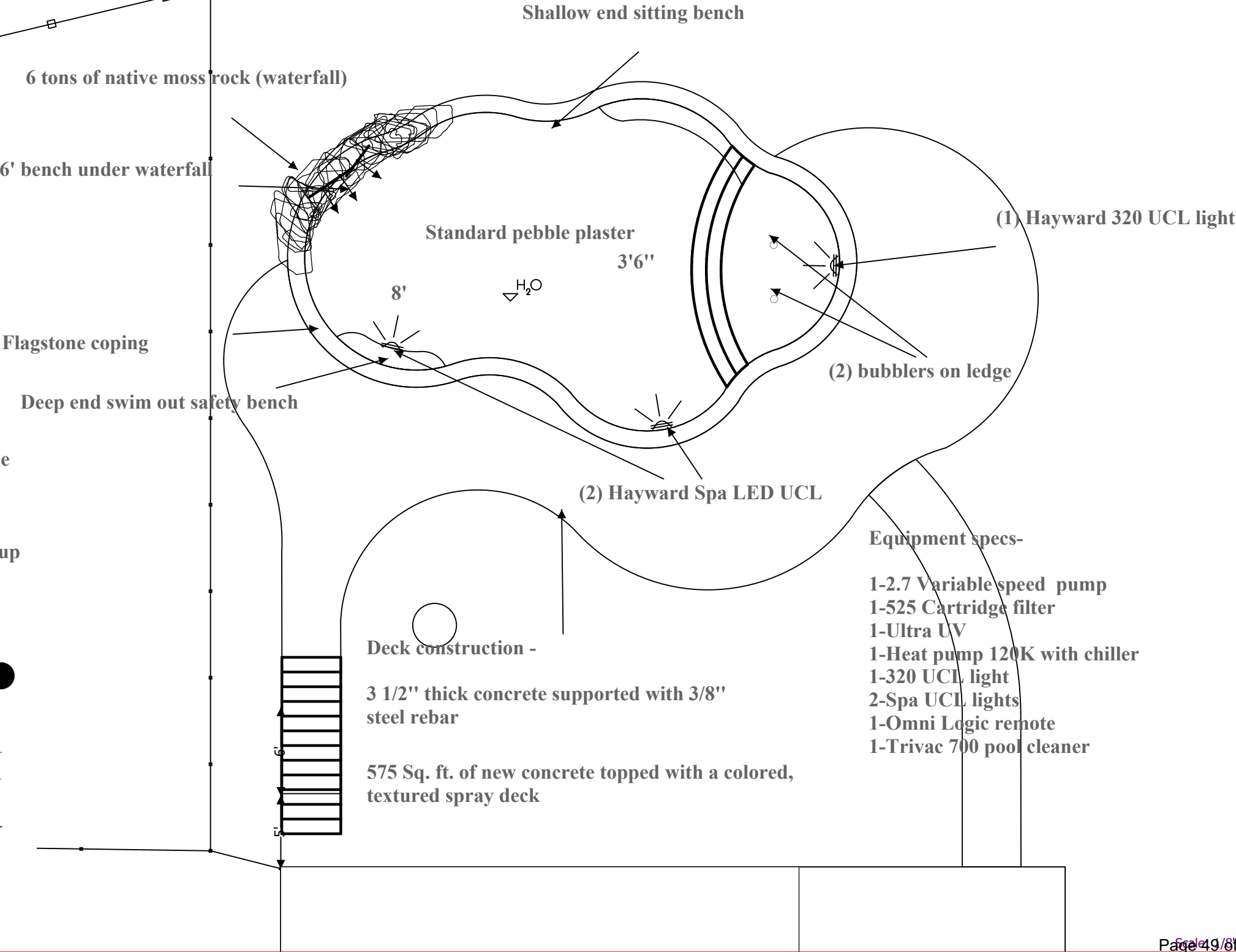
Pool specs-

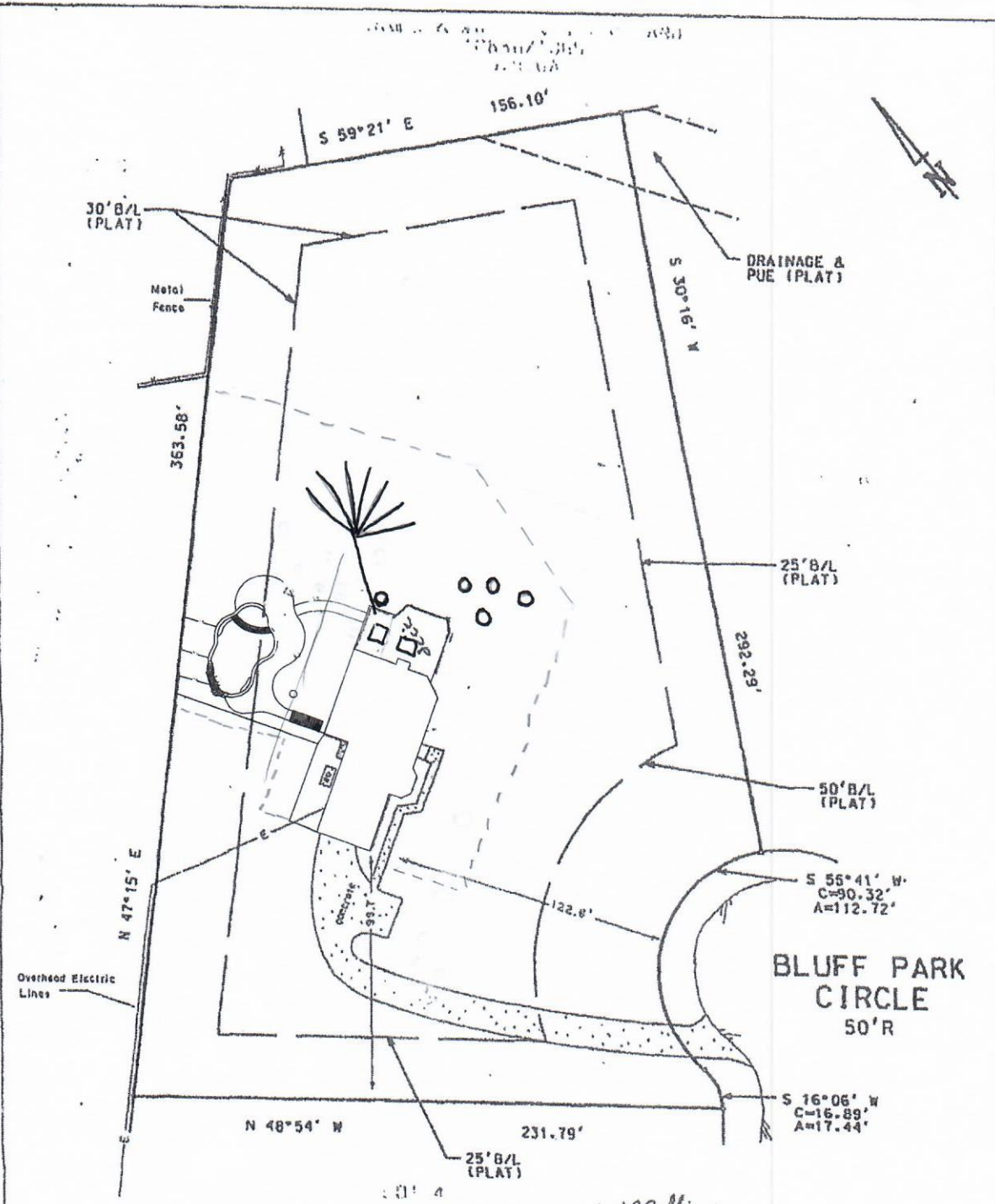
Perimeter: 94'
Max length: 36'
Max width: 22'6"
Area: 500
Depth: 3'6"-8'

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 o

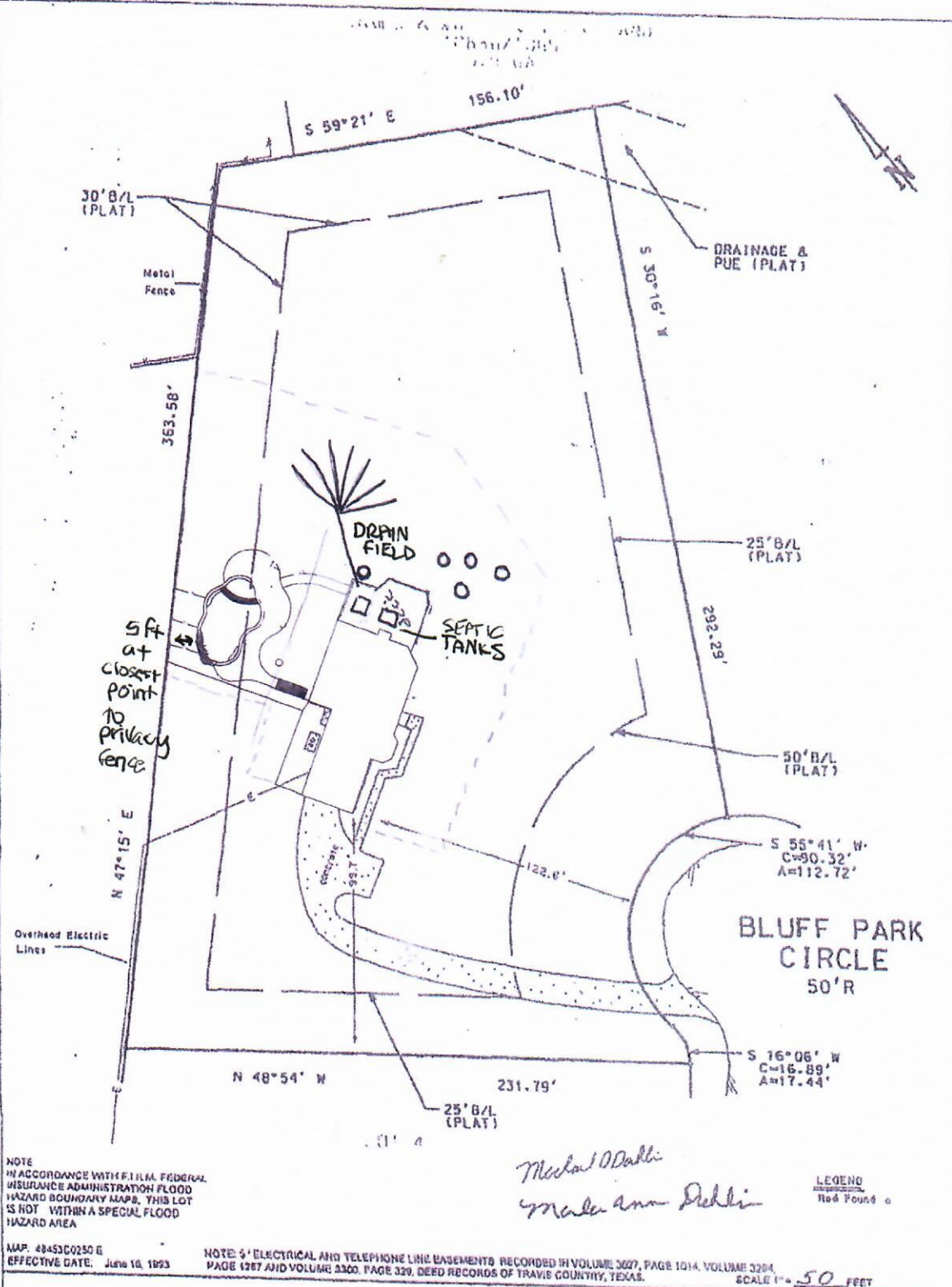
SCALE 1" = 50 FEET

LOT 5
SUBDIVISION THE BLUFF ABOVE BEE CAVE
STREET 110 BLUFF PARK CIRCLE
REFERENCE DAHLW G.F.# 982500-11B
STATE OF TEXAS COUNTY OF TRAVIS
VOLUME 85, PAGE 65B
CITY: COUNTY: TRAVIS
SURVEY FOR: COMMERCIAL TITLE COMPANY
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) 473-8800 FAX (512) 838-5871

Weldon Klattenhoff
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. Dalki
Maureen Dalki

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.

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Weldon Klattenhoff
WELDON KLATTENHOFF
REGISTERED PUBLIC SURVEYOR

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



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

APRIL 14, 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.”

Other Non-Residential Height Variances Approved by the City

- In 2008, a height variance was approved for 5656 Bee Cave Road – Building L (Westlake Medical Center)
- In 2019, height variances were approved for Eanes ISD – 4300 Westbank Drive – for the new Aquatics Center. The approved heights are 52ft at elevation 860 and 38ft at the higher elevation of the site.

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.

Zoning and Planning Commission Recommendation

During the March 17, 2021 ZAPCO meeting, the Commissioners unanimously recommended denial of the variance requests by a vote of 4 – 0.

Staff Recommendation

The City Council/Board of Adjustment 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:

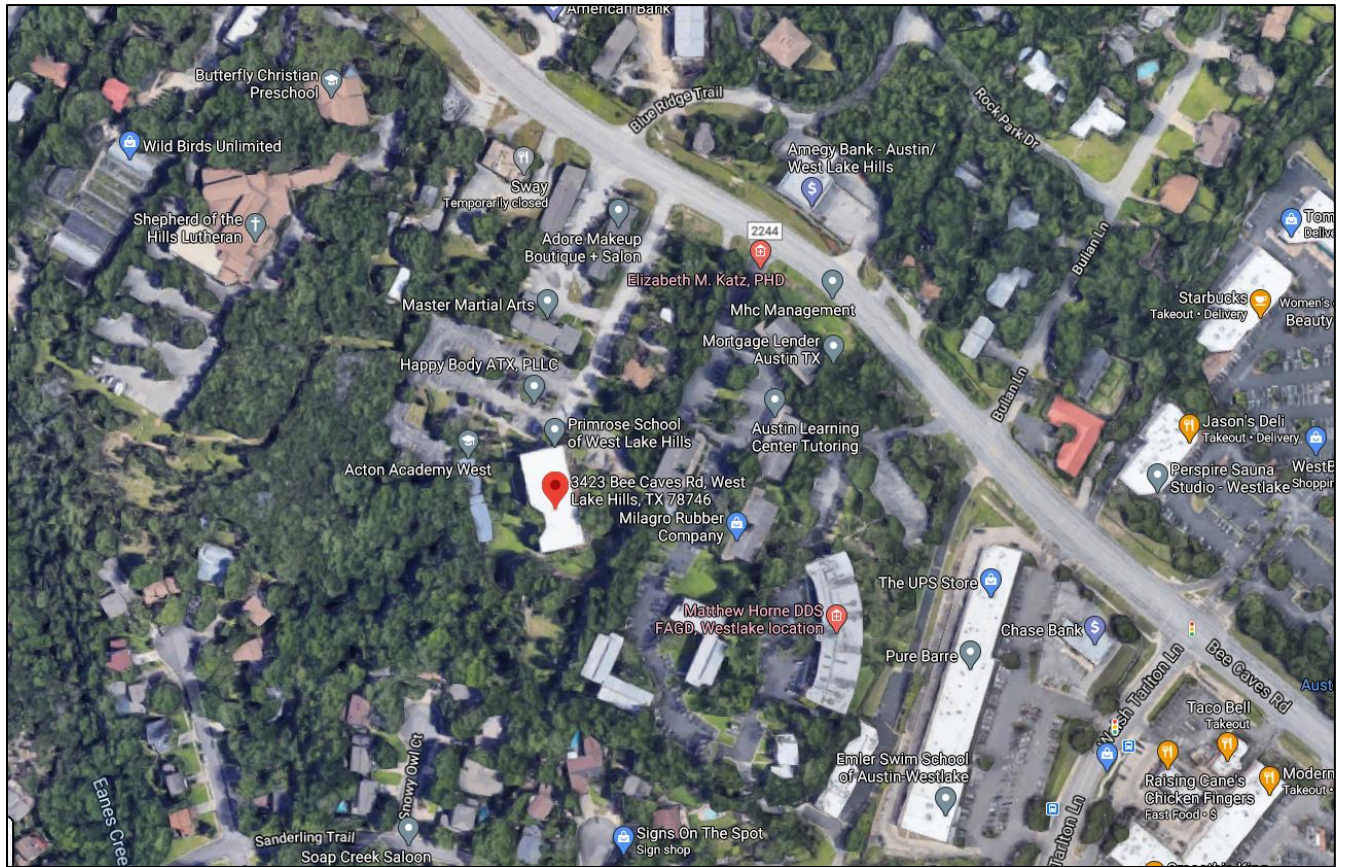
- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Sec. 22.03.304 Tree and vegetation removal and replacement](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)

(Maps to follow)

LEGEND

- CHURCH
- SCHOOL
- FIRE STATION
- CEMETERY
- CITY LIMITS
- AQUIFER RECHARGE ZONE BOUNDARY
- TEXAS GAS SERVICE
- CONDITIONAL OVERLAYS
- SPECIAL USE
- R-1 ONE FAMILY
- R-2 MULTI-FAMILY
- R-3 TRANSITIONAL
- O OFFICE
- B-1 BUSINESS 1
- B-2 BUSINESS 2
- B-3 BUSINESS 3
- GUI GOVERNMENT, UTILITY, INSTITUTIONAL
- PDD PLANNED DEVELOPMENT DISTRICT
- PRIVATE ACCESS EASEMENT
- NOT A THROUGH ROAD
- EXTRATERRITORIAL JURISDICTION
- UNIFIED DEVELOPMENT AGREEMENT
- UNPAVED ROAD

Aerial:



CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, March 17, 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 Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan. Commissioner Bill Harwell is absent.

Chairman Meisel announces that Item 9 is postponing.

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.

VICE-CHAIRMAN PLEDGER MOVES TO APPROVE. SECONDED BY COMMISSIONER BARTOLETTI. UNANIMOUS (4-0) APPROVAL.

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

Planner Naini gives the Staff Report. Staff Recommendation: Approval.

- b. Presentation by applicant

Matt and Emily Franke are present and explain why they are requesting the variance.

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

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

- d. Deliberation and Action

Commissioner Maccini: My only concern is the pool size and decking in the encroachment.

Emily Franke: We were concerned about the distance from the drain field. The deck is shallow.

Chairman Meisel: The hardship is terrain and trees which would be effected if not an encroachment.

VICE-CHAIRMAN PLEDGERS MOVES TO RECOMMEND APPROVAL BASED ON THE HARDSHIPS MENTIONED. COMMISSIONER VAUGHAN SECONDS. COMMISSIONER BARTOLETTI OPPOSES. (3-1) APPROVAL.

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

Planner Naini gives the Staff Briefing. Staff Recommendation: Approval due to being in the same location and no removal of vegetation. Disapproval for solid fence.

Commissioner Maccini: How tall is the fence?

Planner Naini: 6'.

- b. Presentation by applicant

Cynthia Brandimarte is the application. I've waited six months to prepare for this hearing. An attractive wood fence will provide a barrier from noise and pollution.

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

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

- d. Deliberation and Action

Commissioner Bartoletti: The degree of noise and traffic does present a hardship.

Chairman Meisel: We can all agree that conditions on Westlake Drive are getting worse.

Commissioner Maccini: I live on Reveille and I understand the traffic. She should be able to enjoy her lot.

Vice-Chairman Pledger. The location of the fence is set back and a fair amount of plants already.

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

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

Planner Naini gives the Staff Briefing. Staff Recommendation: Approval.

b. Presentation by applicant

Andrew Schwartz is the property owner. Right in the middle of our driveway is a huge tree and the fence will wrap around that.

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

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

d. Deliberation and Action

Vice-Chairman Pledger. Given the location, I don't think there is a major issue.

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

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

Planner Naini gives the Staff Briefing: Staff Recommendation: Commissioner's approval as submitted or subject to conditions.

- b. Presentation by applicant

Peter Narvarte is representing the group.

Randy Kunik: I've had my practice in the Schoolyard for 25 years and live on Buckeye. West Lake Hills is a part of all our homes. The location is perfect for patients and future patients. Our goal is to be sensitive to our neighbors.

Peter: There are a lot of details in the application. It will be lower than Sway Restaurant and heavy vegetation. There is a parking agreement in place.

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

Kristi Berrier lives directly behind the property. There is a drainage structure behind our yard. We have concerns on what effect it will have on our property. We do request we be taken into account.

Olga Kobzar lives on Snowy Owl. The key to me is doing it appropriately. Making sure it is the right size and doesn't create any safety concerns. This application looks incomplete. The proposal is the minimum necessary. There is no traffic study provided.

Kimberly Klein: My two children go to Acton School. We needed to express our concerns about the impact during construction process on the students. The increase in traffic is also a concern.

Jessica Blacklock: I'm opposed to this project. A variance should show a hardship. This development will cause hardship to the neighbors. The entrance to the parking garage is close to the entrance to the school.

David and Laura Linton: We live behind the property. I'm not a lawyer but I know the law. It can only be granted as a hardship.

Mark Barrier: You heard from my wife earlier. We are on the downhill side of the property. Tree removal is a concern. Height of the building is also a concern. This is going to have a huge negative impact on our property. We've been ignored.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Vice-Chairman Pledger: This is not a zoning issue, am I correct?

Planner Naini: No, just variances.

Vice-Chairman Pledger: I'm not sure when a hydrologist report is needed, with the impervious cover involved has that been done?

Peter: We do have an engineer and drainage easement that we are allowed to impact. We will do a Type III drainage. We do have opportunity to improve that runoff.

Vice-Chairman Pledger: Has there been flooding?

Peter: I don't know that. We would go through that in the engineering.

Vice-Chairman Pledger: One concern is, and you're looking at the building during the year, it looks like the building would look into the windows of neighbors.

Peter: We've taken drone photos from every direction. Shepherd of the Hills and others are larger buildings.

Chairman Meisel: The applicant hasn't shown a hardship. Given the building is not buildable by our code.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND DENIAL. VICE-CHAIRMAN PLEDGER SECONDS.

Commissioner Maccini: I am hopeful the council hasn't already made up their minds. I appreciate what Ms. Blacklock said.

Vice-Chairman Pledger: I have to say I think this building has a lot of positive aspects. There may be some reasonable modifications to the building. There is a possible for design issues to improve the privacy question. Some work needs to be done. Solve the issues and the needs and address the neighbor's issues.

Commissioner Maccini: There needs to be mitigation on the design.

UNANIMOUS (4-0) DENIAL.

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

Planner Naini gives the Staff Briefing: Staff Recommendation: Approval by the Commission or approval with conditions.

b. Presentation by applicant

Ramon Aguirre is joined with the architect and engineers. A background is given. We want to be a continued asset to the community.

David Polkinghorn is the architect and explains the application and the requests for each variance.

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

Richard South lives at 103 Swiftcurrent and has for 30 years. We've had 3 rain events that have affected our property. He did approach us to discuss the project. Most concerning is the 40' retaining wall. This is a zoning issue. We're entitled to have reports and studies done that haven't been.

Mike Haberman lives at 107 Swiftcurrent and has for 3 1/2 years. We love the natural surroundings. This will negatively impact all of that. Why haven't the studies been done? This is a residential neighborhood.

Ramesh Jandhyala lives at 101 Swiftcurrent: I am a new member of this community for the past 3 to 4 years. My concern was addressed in a letter.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Commissioner Vaughan: The neighbors have a right to have concerns.

Commissioner Maccini: I understand the desire to rezone, what they want to build doesn't match the property. Variances are above and beyond. Square peg round hole.

Vice-Chairman Pledger: 40' cuts I don't understand. I believe the impervious cover is

excessive. I'm going to recommend denial on all requests.

Chairman Meisel: GUI zoning requires a 2-acre lot and this is not. This is a non-starter.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND DENIAL ENTIRELY. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) DENIAL.

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

Planner Naini gives the Staff Briefing: Staff Recommendation: Approval.

Commissioner Bartoletti: The existing private road, how far does it go to the paved part of Wildcat Hollow? Is that dirt portion a private road?

David Altounian: That is a private road.

Commissioner Bartoletti: How will access be accomplished?

David: The plan is an extension off a private road.

Vice-Chairman Pledger: In the future can you number e-mails sent?

Wes Wigginton: 20' private access.

- b. Presentation by applicant

Wes Wigginton is the representative. Five of the lots are developable. It is not a public road. The Fire Department recommends a 20' wide road for emergency access. We want to save more trees on the properties.

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

Chris Gunter lives at 410 Skyline which is directly up the hill. We are opposed to the private street. The applicant has not shown a hardship. Our biggest concern is

adequate fire department access. Lots 2 and 3 don't have access by the private street.

Steve Margolin lives next door and have the same concerns with fire department access.

David Altounian: We've owned this property since 1999. We have excellent water pressure now.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Commissioner Maccini: This is considered a development or just a road?

Wes Wigginton: This is only addressing accessing the property.

Commissioner Maccini: Are you considering this as a construction road?

Wes: It will be addressed under the building permits.

Chairman Meisel: You have lot 4 and 7 is a disaster waiting to happen. The whole project seems inappropriate and design driven. No hardship has been shown.

Wes: Many parts of the city are a hazard. It's all handled by the HOA.

Commissioner Maccini: You're lacking a hardship in this case.

Wes: A public road would take more trees.

Commissioner Bartoletti: The proposed private drive, explain how access to lots 2 and 3 is accomplished?

Wes: Ultimately all will be off the private access.

Vice-Chairman Pledger: You're going to need to give us more information here.

Commissioner Vaughan: We have to assume the applicant wants to build a private drive. We don't have a visual. For me that's something I'd like to see.

Vice-Chairman Pledger: I live on a private access road. I don't understand what we're being asked to approve.

Chris Gunter: The original site plan showed the road going much further with a turnaround. The fire department has no access to lot 2 and 3.

COMMISSIONER MACCINI MOVES TO RECOMMEND DISAPPROVAL FOR

**LACK OF HARDSHIP. VICE-CHAIRMAN PLEDGER SECONDS. (3-1)
COMMISSIONER VAUGHAN ABSTAINS.**

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

THIS ITEM WAS POSTPONED.

- 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

Zoning and Planning Commission went into Executive Session at 9:19 p.m. and reconvened in Open Session at 9:35 p.m.

Planner Naini: No staff recommendation.

- b. Presentation by applicant

Terry Irion represents the applicants. Ric Thompson is the engineer. Terry explains the history of the property.

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

Bobby Levinski is with SOS and is opposed to the application. This is a very important environmental property and has caves on this property.

Robert Kleeman: I don't see any variances and referenced his letter submitted

earlier.

Randy Lee lives at 6 Rocky River Cove which is right across the valley and objects to this application and references his letter submitted.

George Peyton lives at 7 Rocky River Cove and also submitted a letter of objection. Any development would be directly in our back yards.

Doris Robitaille lives at 806 Rocky River Road which is across the creek. I'm concerned about the environment and tree removal. It's difficult to be built on. I would love to see it being preserved.

Karen Downing is concern about the lots under an acre and traffic on Westlake Drive.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL DUE TO NON-COMPLIANCE WITH CITY CODE. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0). DENIAL.

11. Adjournment. Chairman Robert Meisel.

**Motion to adjourn the meeting made at 10:07 p.m. by Chairman Meisel.
Motion to Adjourn carried unanimously by a vote of 4 ayes to 0 nays.**

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2021.

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

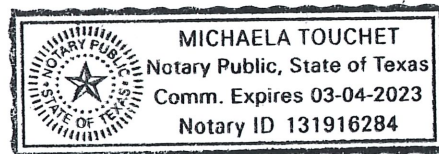
78746

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]

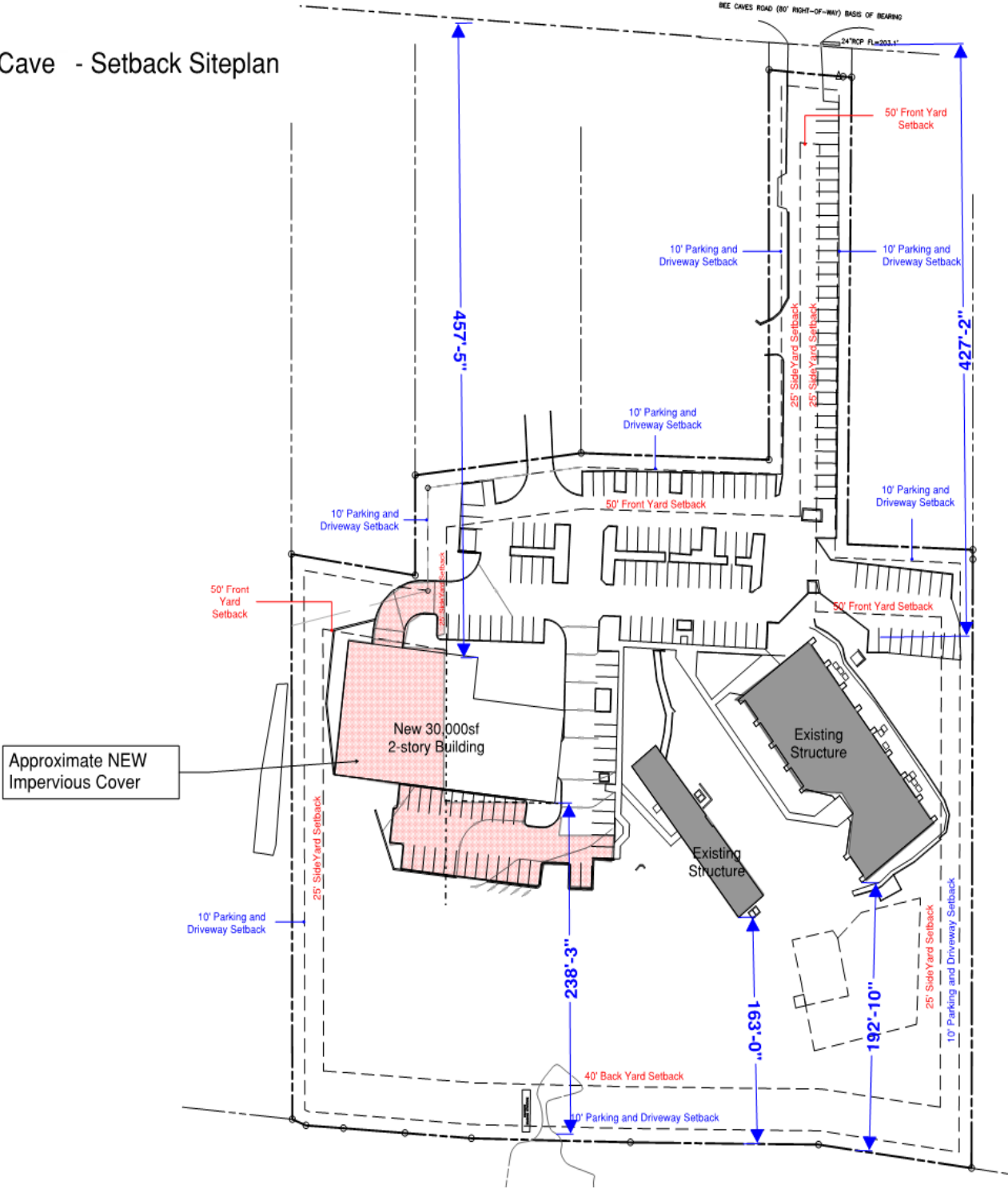
We request a variance for the height of the structure as required by 22.03.279 and 22.03.281. We intend to comply with items 1-5 of height adjustments listed in Section 22.03.281 VIII (a). The additional height we are seeking will allow us place some parking under the building which will in turn allow 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.

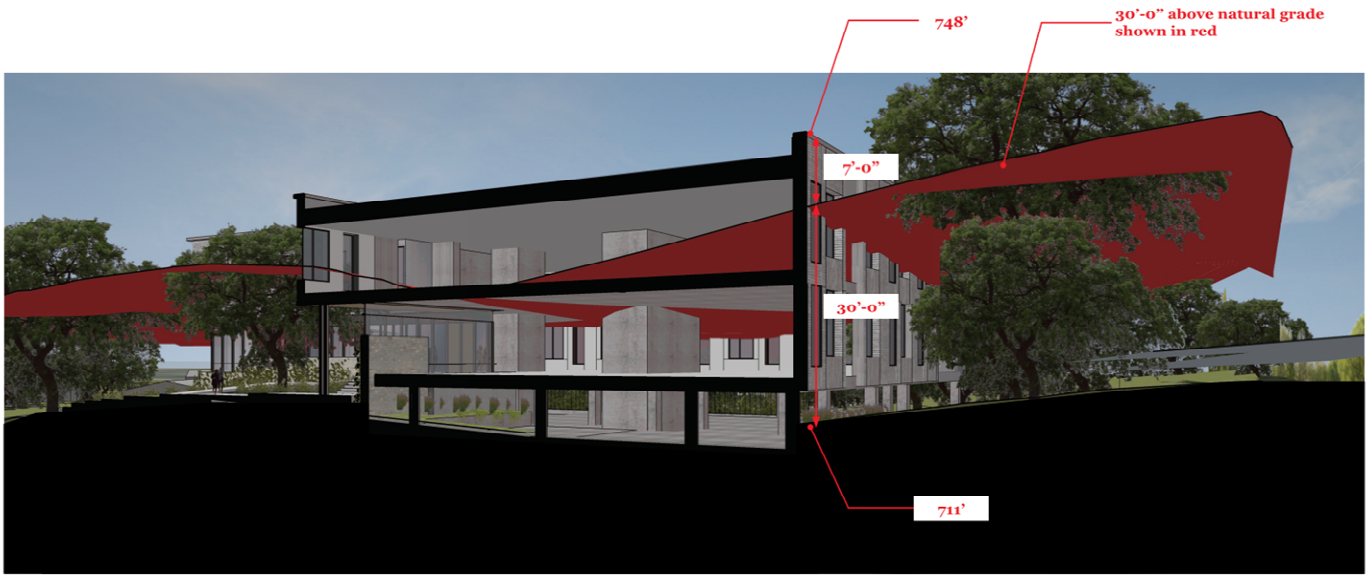
We believe granting this variance is compatible with the intent of the City of Westlake's character and zoning ordinances:

- 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*

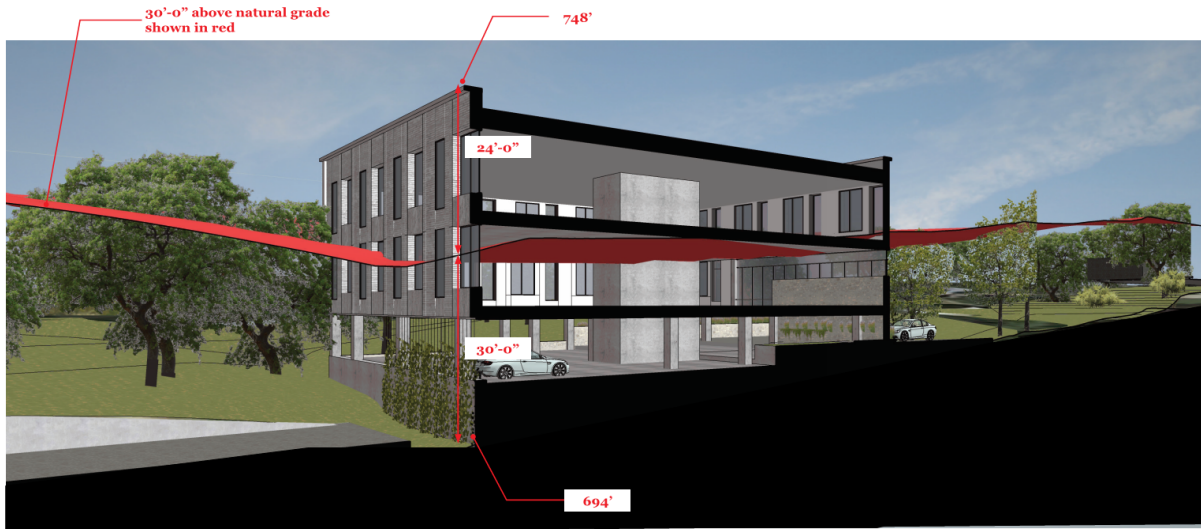
3423 Bee Cave - Setback Siteplan





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:

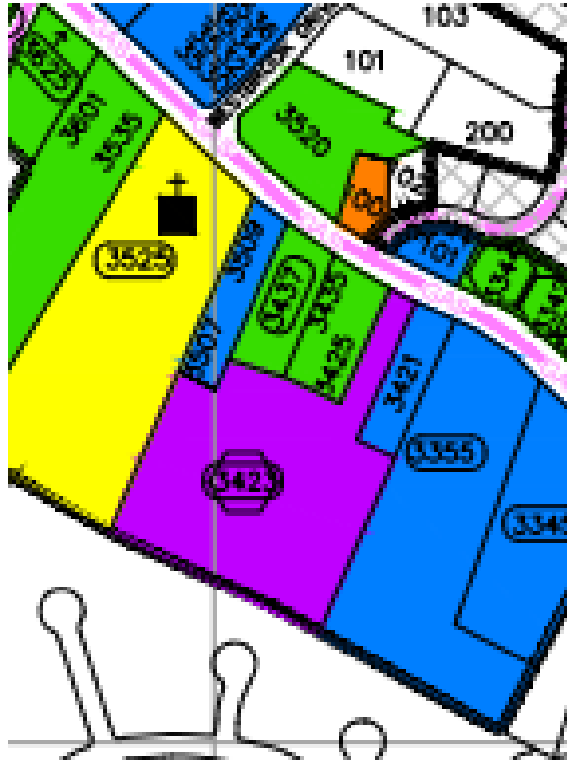
- Looking at 38.05.033. Interpretive criteria we are building within the zoning identified by the City. We believe there to be a specific challenge with the topography of the site that works directly opposed to the intent of City criteria and 22.03.281 Schedule of Regulations. As shown in the attached 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

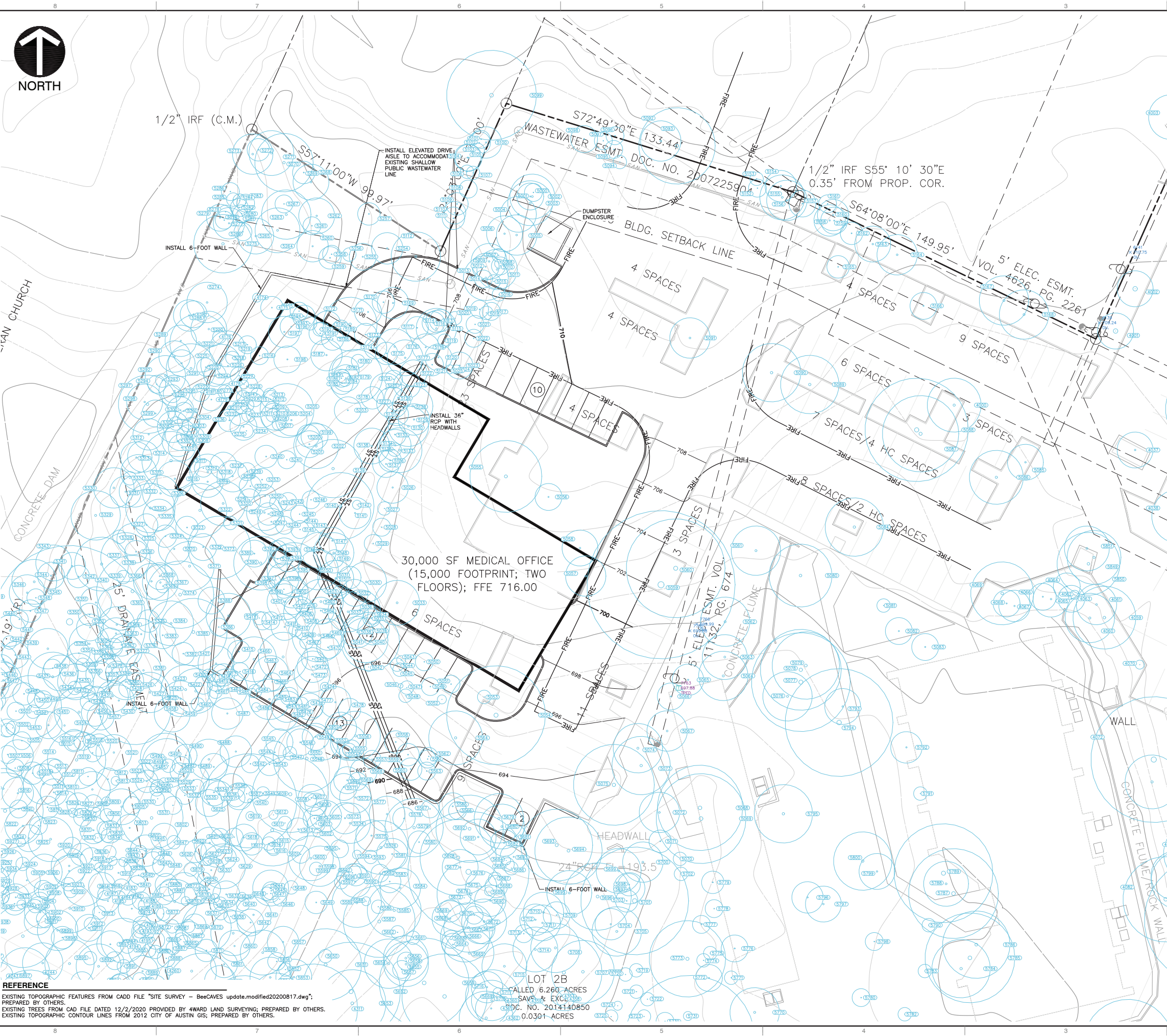
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

CAMG

Austin, Texas

Fall 2020

Cover



LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED WALL
	710 PROPOSED MAJOR CONTOURS
	702 PROPOSED MINOR CONTOURS
	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		TREE LIST		TREE LIST	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
4174	2" LIVE OAK	5195	4" CEDAR	5333	3" CEDAR
4176	5" LIVE OAK 3-3	5196	5" CEDAR	5334	11" CEDAR
4177	3" CEDAR 2-2	5197	7" CEDAR	5335	7" CEDAR
4178	2" CEDAR	5198	8" CEDAR	5336	8" CEDAR
4179	5" LIVE OAK	5199	6" CEDAR	5337	11" CEDAR 9-3
4180	3" CEDAR	5200	6" CEDAR	5338	12" CEDAR 6-5-4
4181	4" CEDAR	5201	10" CEDAR	5339	14" CEDAR 11-6
4182	5" CEDAR	5202	10" CEDAR	5340	15" LIVE OAK 10-9
4183	5" CEDAR	5203	6" CEDAR	5341	15" CEDAR 10-9
4184	5" CEDAR	5204	7" CEDAR 5-3 MULTI	5342	10" CEDAR 8-3
4185	5" CEDAR	5205	12" CEDAR 9-3	5343	10" CEDAR 8-3
4186	5" CEDAR	5206	4" CEDAR	5344	10" CEDAR 8-3
4187	5" CEDAR	5207	3" CEDAR	5345	10" CEDAR 8-3
4188	5" CEDAR	5208	6" CEDAR	5346	10" CEDAR 8-3
4189	5" CEDAR	5209	6" CEDAR	5347	10" CEDAR 8-3
4190	5" CEDAR	5210	3" CEDAR	5348	10" CEDAR 8-3
4191	5" CEDAR	5211	7" CEDAR 5-3	5349	10" CEDAR 8-3
4192	5" CEDAR	5212	3" LIVE OAK	5350	10" CEDAR 8-3
4193	5" CEDAR	5213	3" LIVE OAK	5351	10" CEDAR 8-3
4194	5" CEDAR	5214	3" LIVE OAK	5352	10" CEDAR 8-3
4195	5" CEDAR	5215	3" LIVE OAK	5353	10" CEDAR 8-3
4196	5" CEDAR	5216	3" LIVE OAK	5354	10" CEDAR 8-3
4197	5" CEDAR	5217	3" LIVE OAK	5355	10" CEDAR 8-3
4198	5" CEDAR	5218	3" CEDAR	5356	10" CEDAR 8-3
4199	5" CEDAR	5219	8" CEDAR	5357	10" CEDAR 8-3
4200	5" CEDAR	5220	8" CEDAR	5358	10" CEDAR 8-3
4201	5" CEDAR	5221	13" CEDAR 8-4	5359	10" CEDAR 8-3
4202	5" CEDAR	5222	11" LIVE OAK 8-5	5360	10" CEDAR 8-3
4203	5" CEDAR	5223	3" CEDAR	5361	10" CEDAR 8-3
4204	5" CEDAR	5224	5" CEDAR	5362	10" CEDAR 8-3
4205	5" CEDAR	5225	9" LIVE OAK 6-5	5363	10" CEDAR 8-3
4206	5" CEDAR	5226	5" CEDAR	5364	10" CEDAR 8-3
4207	5" CEDAR	5227	4" LIVE OAK	5365	10" CEDAR 8-3
4208	5" CEDAR	5228	5" CEDAR	5366	10" CEDAR 8-3
4209	5" CEDAR	5229	5" CEDAR	5367	10" CEDAR 8-3
4210	5" CEDAR	5230	3" CEDAR	5368	10" CEDAR 8-3
4211	5" CEDAR	5231	3" CEDAR	5369	10" CEDAR 8-3
4212	5" CEDAR	5232	3" CEDAR	5370	10" CEDAR 8-3
4213	5" CEDAR	5233	3" CEDAR	5371	10" CEDAR 8-3
4214	5" CEDAR	5234	3" CEDAR	5372	10" CEDAR 8-3
4215	5" CEDAR	5235	3" CEDAR	5373	10" CEDAR 8-3
4216	5" CEDAR	5236	3" CEDAR	5374	10" CEDAR 8-3
4217	5" CEDAR	5237	3" CEDAR	5375	10" CEDAR 8-3
4218	5" CEDAR	5238	3" CEDAR	5376	10" CEDAR 8-3
4219	5" CEDAR	5239	3" CEDAR	5377	10" CEDAR 8-3
4220	5" CEDAR	5240	3" CEDAR	5378	10" CEDAR 8-3
4221	5" CEDAR	5241	3" CEDAR	5379	10" CEDAR 8-3
4222	5" CEDAR	5242	3" CEDAR	5380	10" CEDAR 8-3
4223	5" CEDAR	5243	3" CEDAR	5381	10" CEDAR 8-3
4224	5" CEDAR	5244	3" CEDAR	5382	10" CEDAR 8-3
4225	5" CEDAR	5245	3" CEDAR	5383	10" CEDAR 8-3
4226	5" CEDAR	5246	3" CEDAR	5384	10" CEDAR 8-3
4227	5" CEDAR	5247	3" CEDAR	5385	10" CEDAR 8-3
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4229	5" CEDAR	5249	3" CEDAR	5387	10" CEDAR 8-3
4230	5" CEDAR	5250	3" CEDAR	5388	10" CEDAR 8-3
4231	5" CEDAR	5251	3" CEDAR	5389	10" CEDAR 8-3
4232	5" CEDAR	5252	3" CEDAR	5390	10" CEDAR 8-3
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4234	5" CEDAR	5254	3" CEDAR	5392	10" CEDAR 8-3
4235	5" CEDAR	5255	3" CEDAR	5393	10" CEDAR 8-3
4236	5" CEDAR	5256	3" CEDAR	5394	10" CEDAR 8-3
4237	5" CEDAR	5257	3" CEDAR	5395	10" CEDAR 8-3
4238	5" CEDAR	5258	3" CEDAR	5396	10" CEDAR 8-3
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4241	5" CEDAR	5261	3" CEDAR	5399	10" CEDAR 8-3
4242	5" CEDAR	5262	3" CEDAR	5400	10" CEDAR 8-3
4243	5" CEDAR	5263	3" CEDAR	5401	10" CEDAR 8-3
4244	5" CEDAR	5264	3" CEDAR	5402	10" CEDAR 8-3
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4343	5" CEDAR	5363	3" CEDAR	5501	10" CEDAR 8-3
4344	5" CEDAR	5364	3" CEDAR	5502	10" CEDAR 8-3
4345	5" CEDAR	5365	3" CEDAR	5503	10" CEDAR 8-3
4346	5" CEDAR	5366	3" CEDAR	5504	10" CEDAR 8-3
4347	5" CEDAR	5367	3" CEDAR	5505	10" CEDAR 8-3
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4349	5" CEDAR	5369	3" CEDAR	5507	10" CEDAR 8-3
4350	5" CEDAR	5370	3" CEDAR	5508	10" CEDAR 8-3
4351	5" CEDAR	5371	3" CEDAR	5509	10" CEDAR 8-3
4352	5" CEDAR	5372	3" CEDAR	5510	10" CEDAR 8-3
4353	5" CEDAR	5373	3" CEDAR	5511	10" CEDAR 8-3
4354	5" CEDAR	5374	3" CEDAR	5512	10" CEDAR 8-3
4355	5" CEDAR	5375	3" CEDAR	5513	10" CEDAR 8-3
4356	5" CEDAR	5376	3" CEDAR	5514	10" CEDAR 8-3

Sway

Shepherd of the
Hills Lutheran

Existing Parking Lot

Footprint of
proposed structure

New Surface Parking Lot

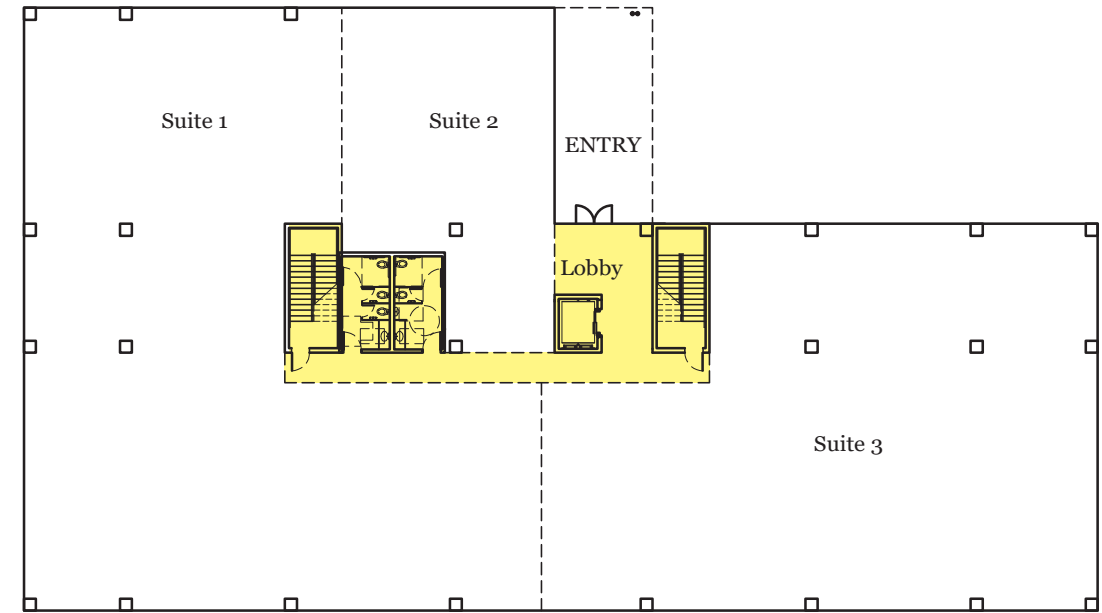
Existing
Structure

Existing
Structure





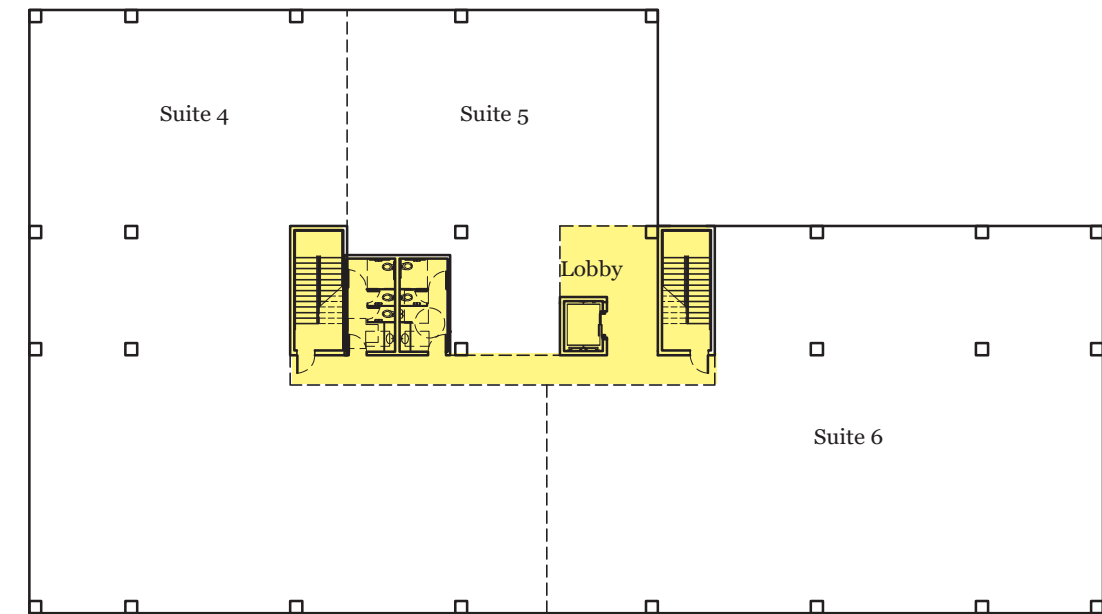
Garage Level 1 Floor Plan
1/32" = 1' 0"



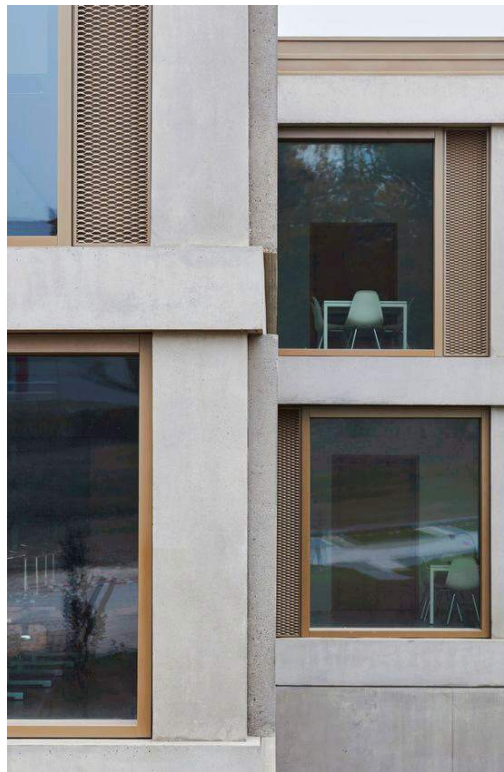
Level 1 Floor Plan
1/32" = 1' 0"

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



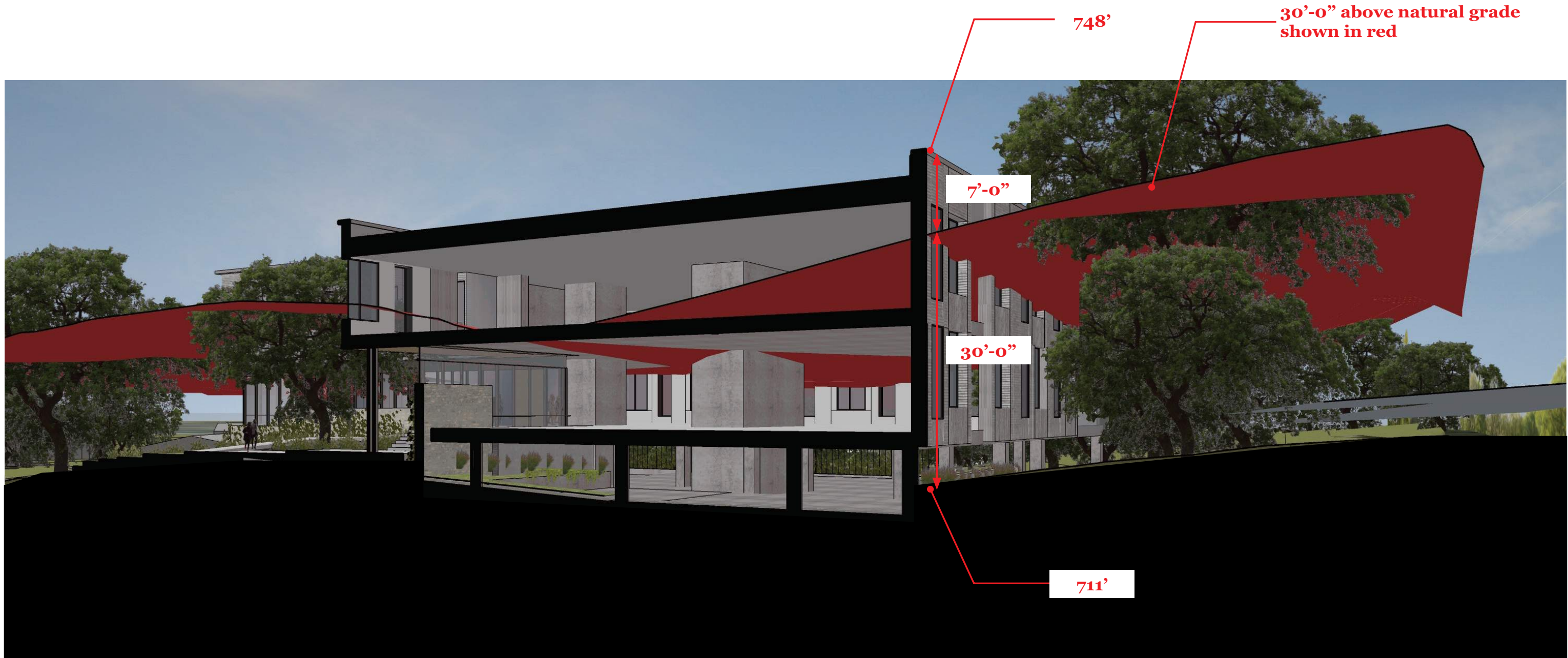
Site Section



Bee Caves Perspective

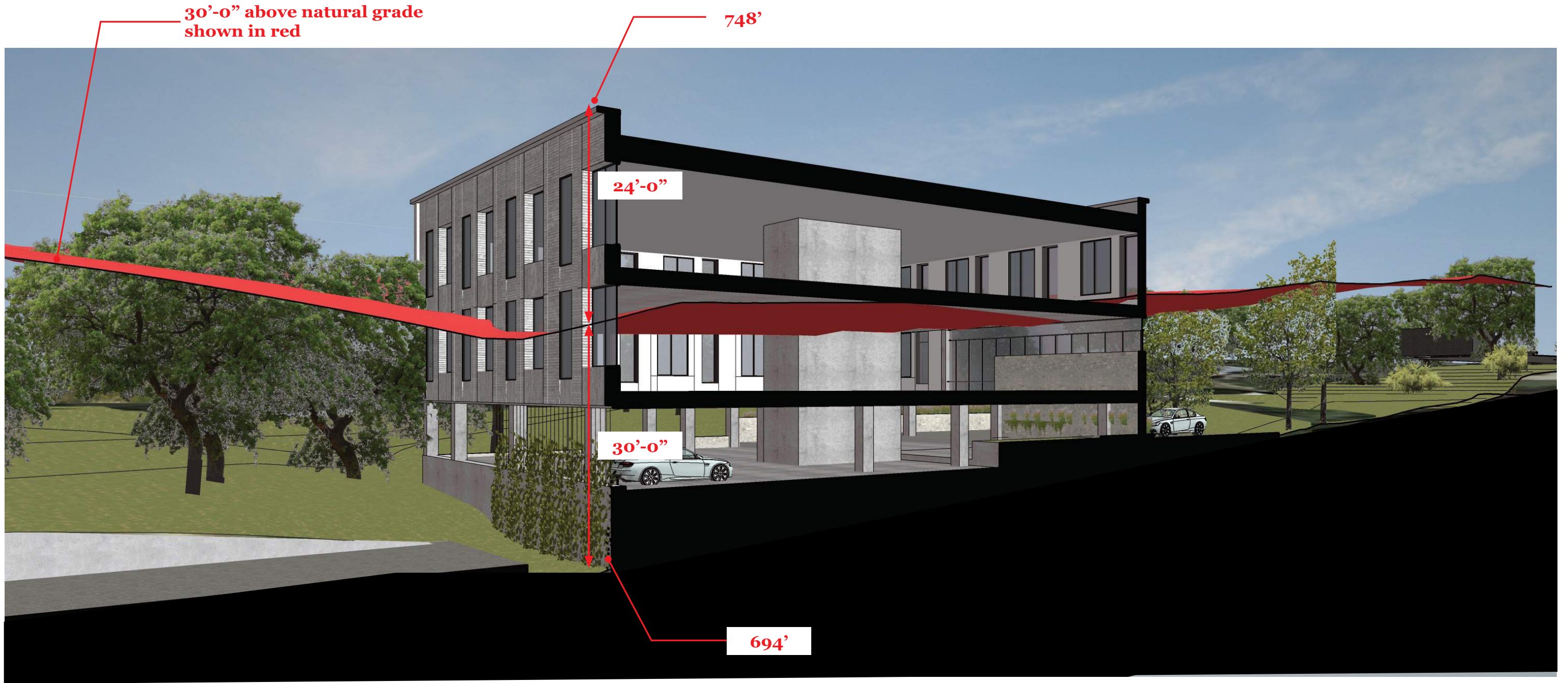


Birdseye View



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"

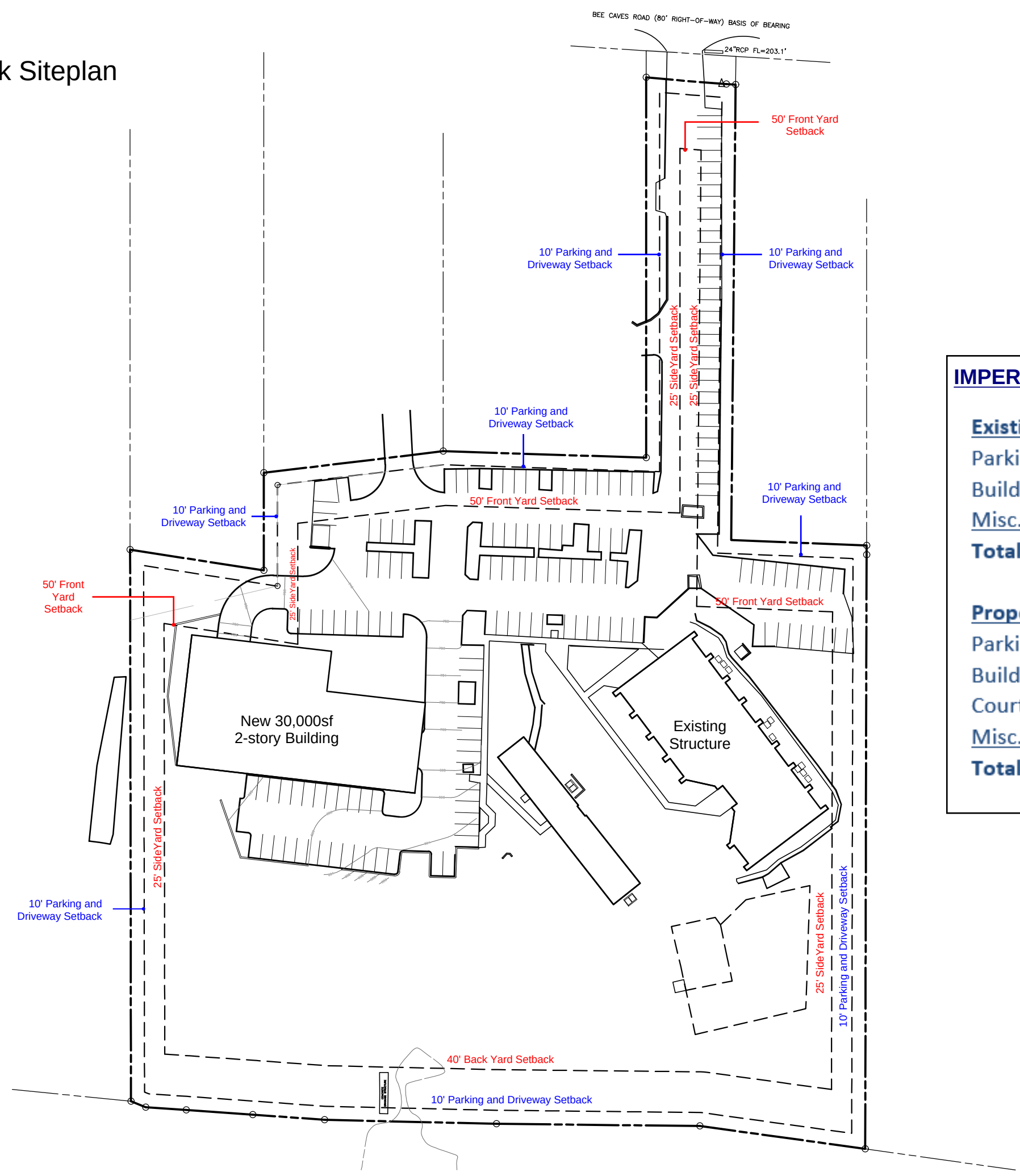


South Elevation
1/16" = 1'-0"



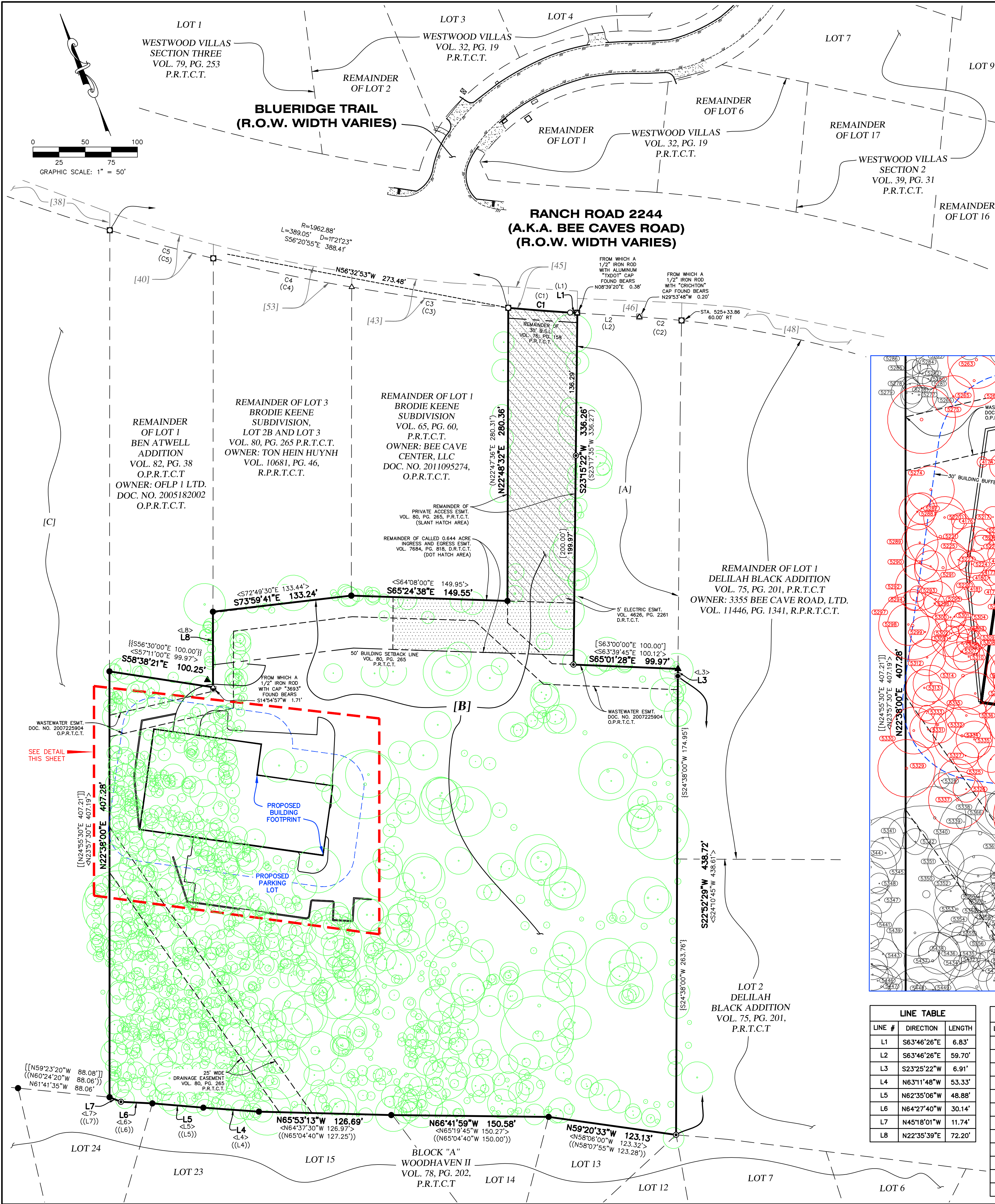
West Elevation
1/16" = 1'-0"

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%)



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

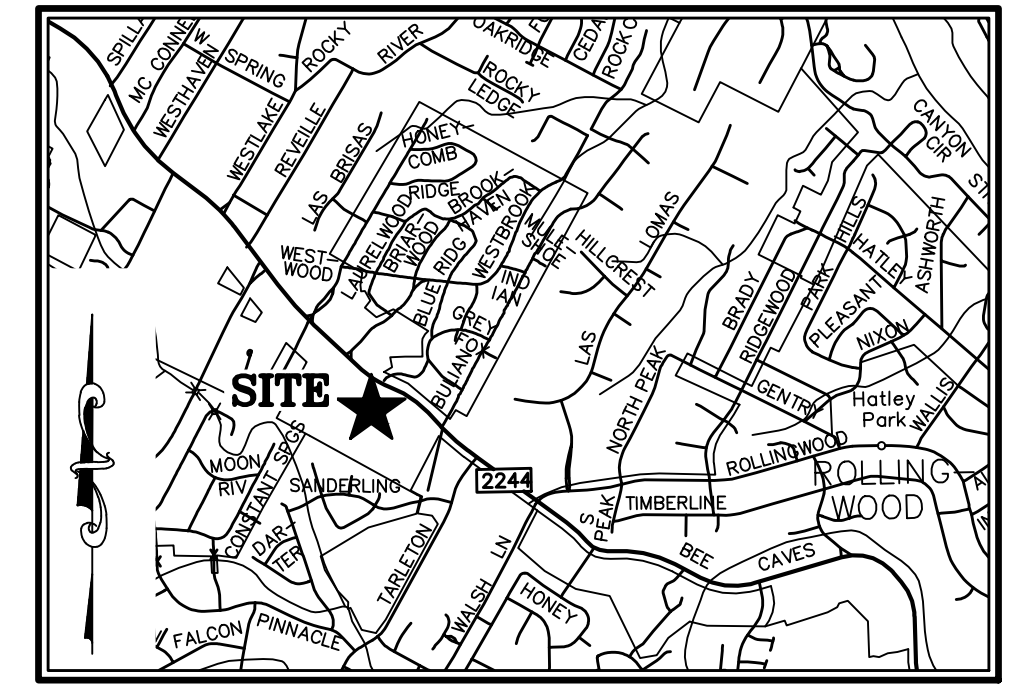
LEGAL DESCRIPTION.
LOT 2B, BRODIE KEENE SUBDIVISION PHASE THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 80, PAGE(S) 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF WEST LAKE HILLS BY DEED RECORDED 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.

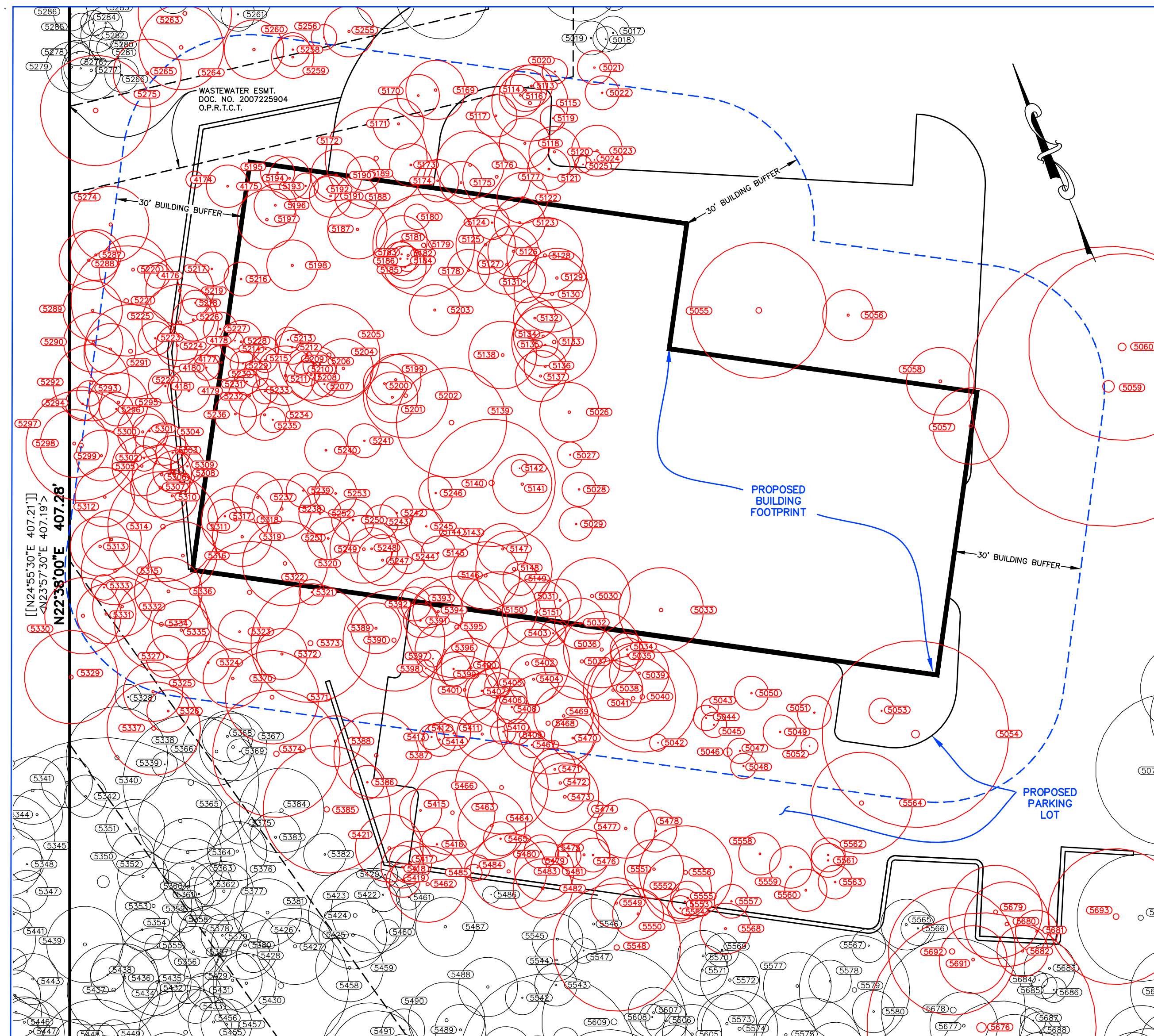
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FOR REVIEW PURPOSES ONLY.

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



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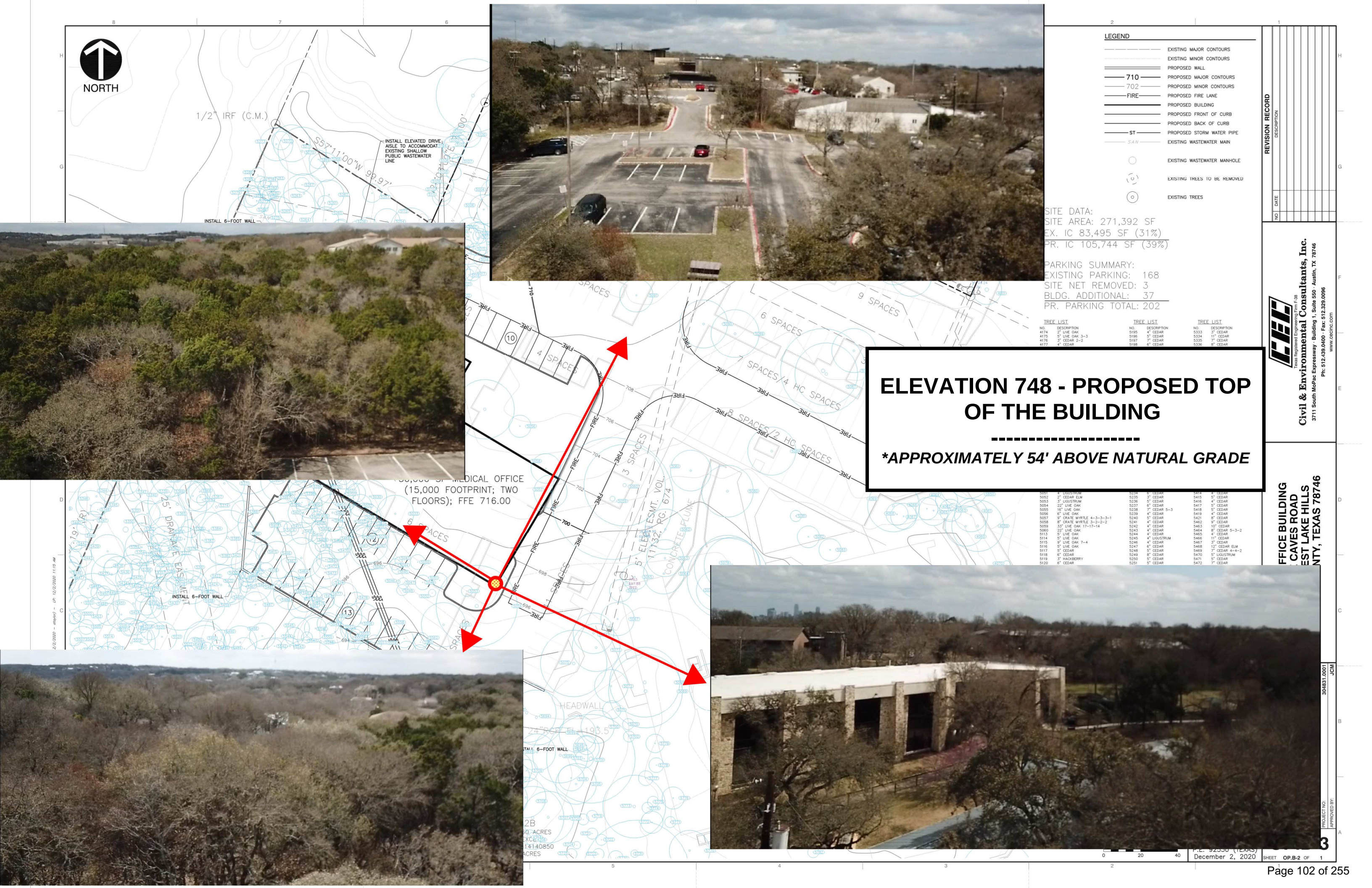
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174300

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

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

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		TREE LIST		TREE LIST	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
4174	2" LIVE OAK	5195	4" CEDAR	5333	5" CEDAR
4175	5" LIVE OAK 3-3	5196	5" CEDAR	5334	11" CEDAR
4176	3" CEDAR 2-2	5197	7" CEDAR	5335	7" CEDAR
4177	4" CEDAR	5198	6" CEDAR	5336	8" CEDAR

ELEVATION 748 - PROPOSED TOP OF THE BUILDING

***APPROXIMATELY 54' ABOVE NATURAL GRADE**

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: 512.329.0096
www.cenico.com

**OFFICE BUILDING
CAVES ROAD
WEST LAKE HILLS
NTY, TEXAS 78746**

PROJECT NO: 304831.0001
APPROVED BY: JCM

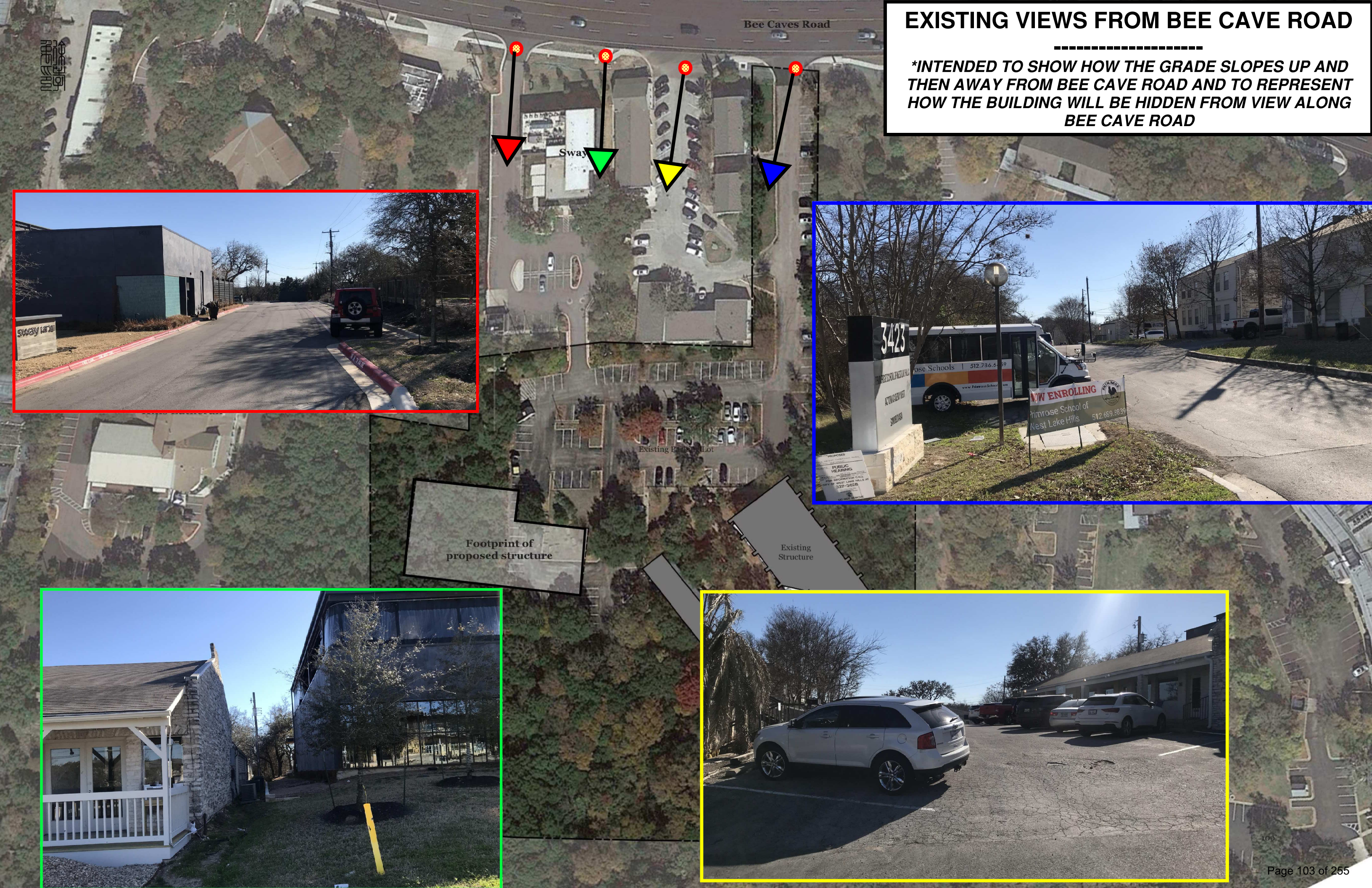
3

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

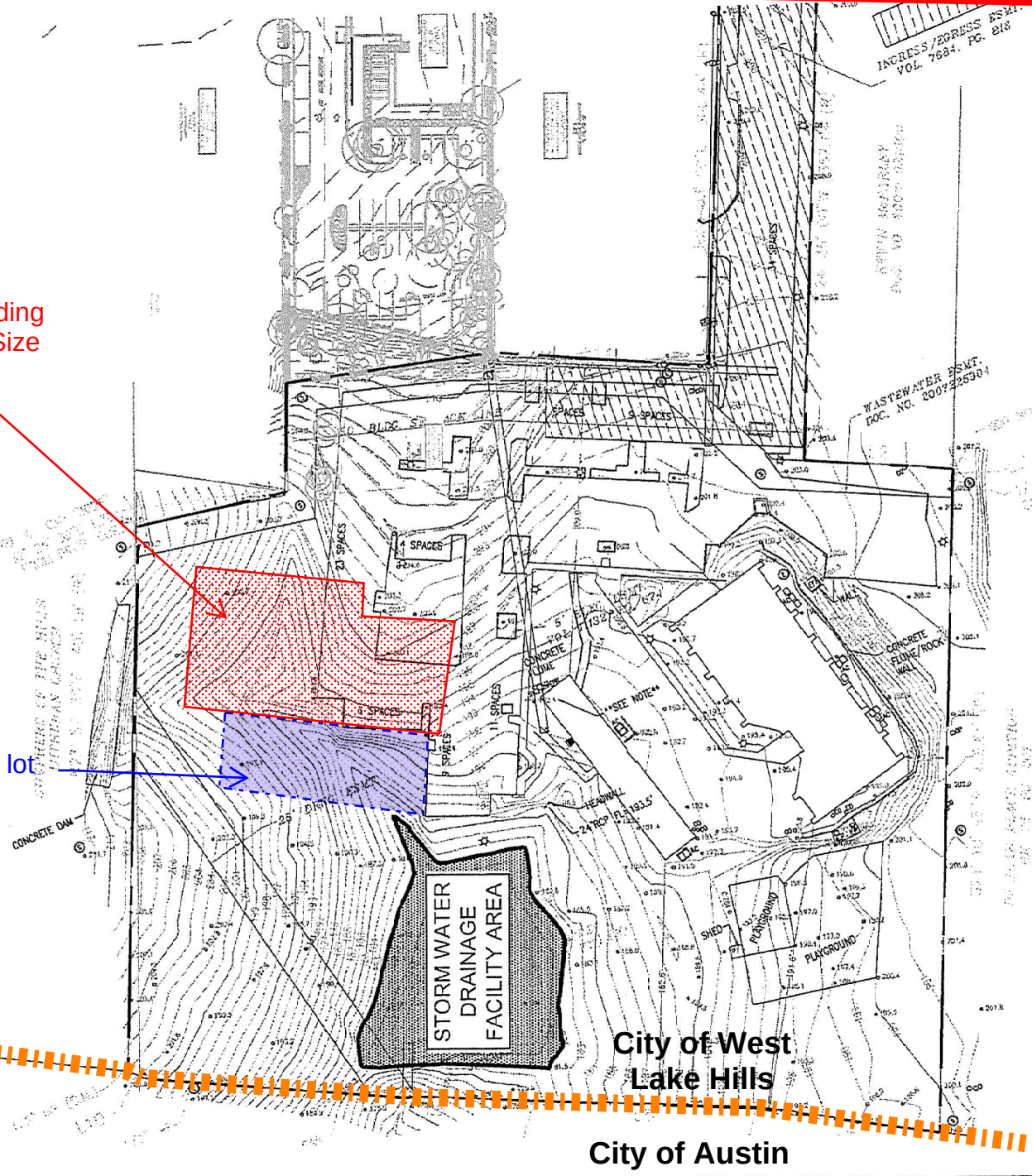
"Intended to show heavy foliage between the proposed building and the homes as well as the drainage easement"



EXHIBIT C

Proposed Building
Location and Size

Proposed Parking lot



**Southwest Engineers
Inc.**



142 Cimarron Park Ln
Buda, Texas 78610
(512) 312-4336

TBPE No.: 1909
www.swengineers.com

EXHIBIT C

STORM WATER DRAINAGE FACILITY

Date: 09/20/2016
File: Exhibit
Scale: 1:100
Tech: DED
Project No.: 0562-002-15

3423 Bee Cave Rd - Structure Map



	Proposed Building location and orientation		verbal/email support
	Businesses in the City of West Lake Hills		verbal/email opposition
	Residences in the City of Austin		



3423 Bee Cave - Feasibility Study

Michael Hsu
Office Of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

CAUSMG

Austin, Texas

Spring 2021

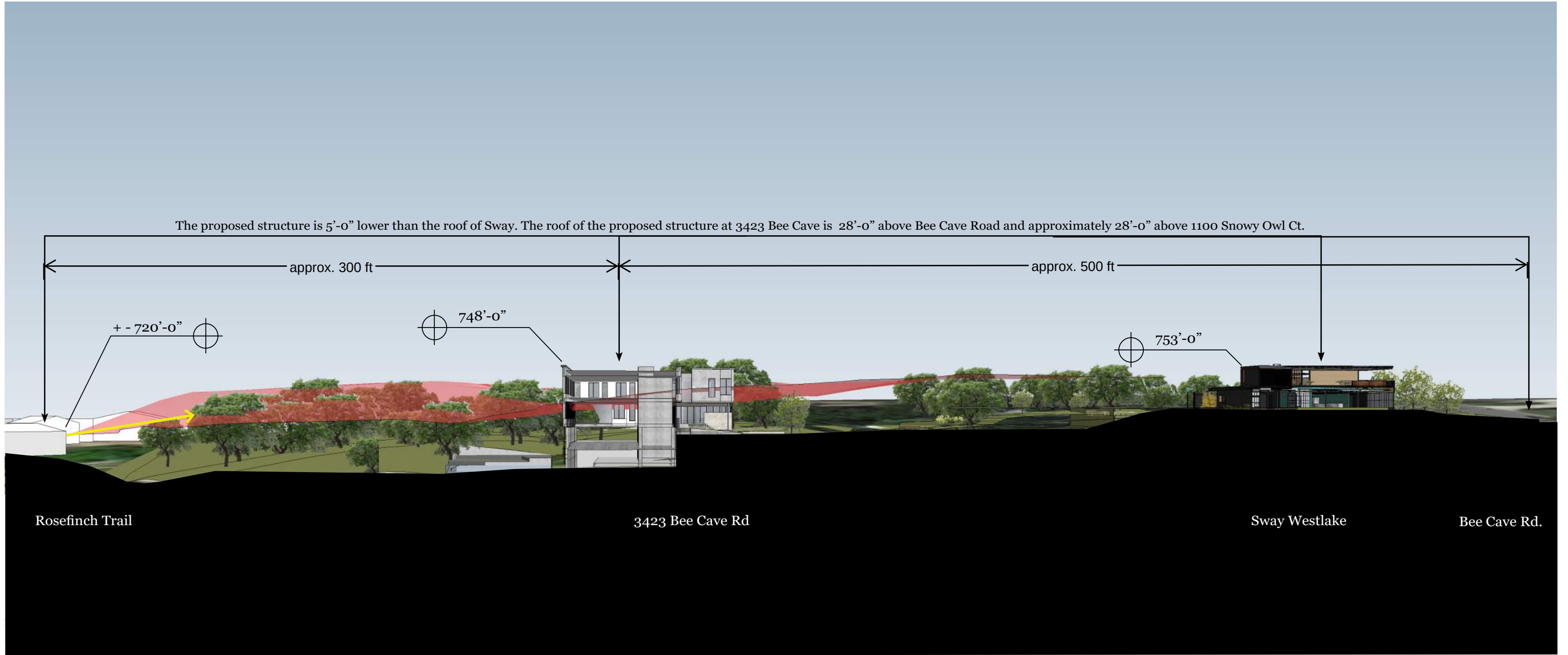
Cover



1100 Snowy Owl Court- B5 (With Parking)



Proposed
Building



Site Section - Opt B5



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.

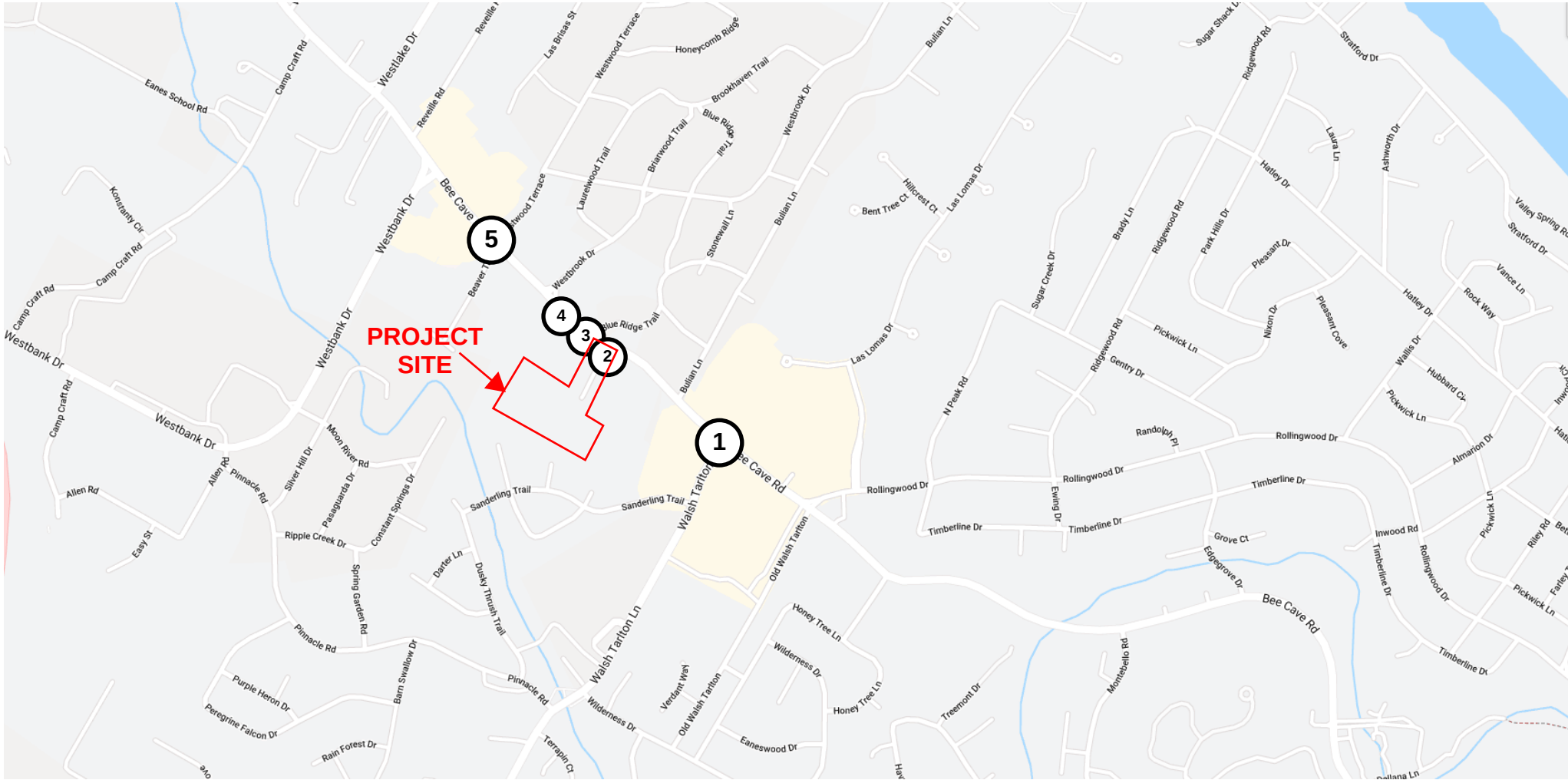
Sincerely,

WGI, Inc.

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

Attachments

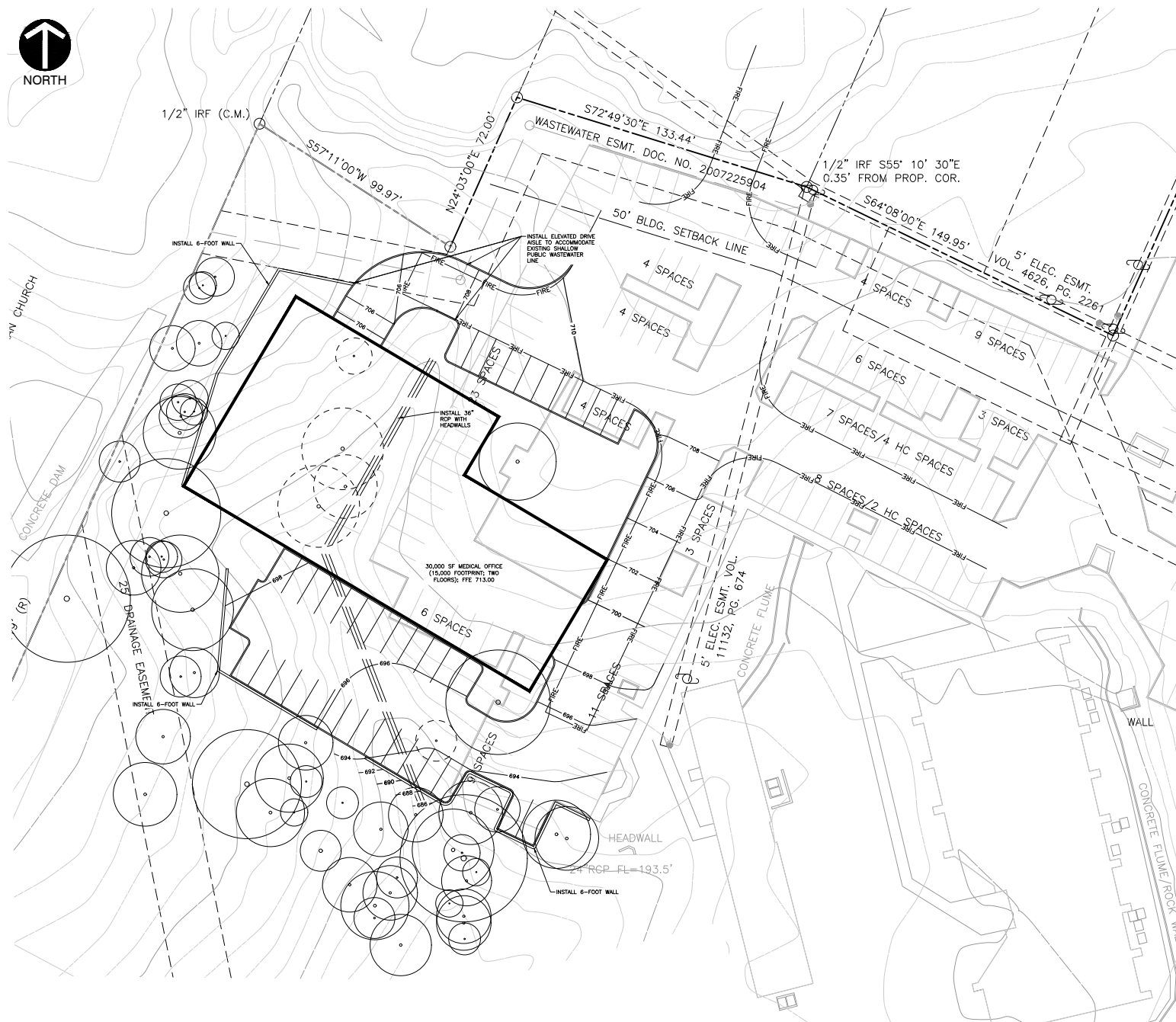
- Attachment 1 – Project Study Area and Intersections
- Attachment 2 – Project Site Plan
- Attachment 3 – Traffic Count Data
- Attachment 4 – Lane Configurations, Traffic Controls, and Peak Hour Traffic Volumes – Existing Conditions
Project Trip Assignment
Lane Configurations, Traffic Controls, and Peak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



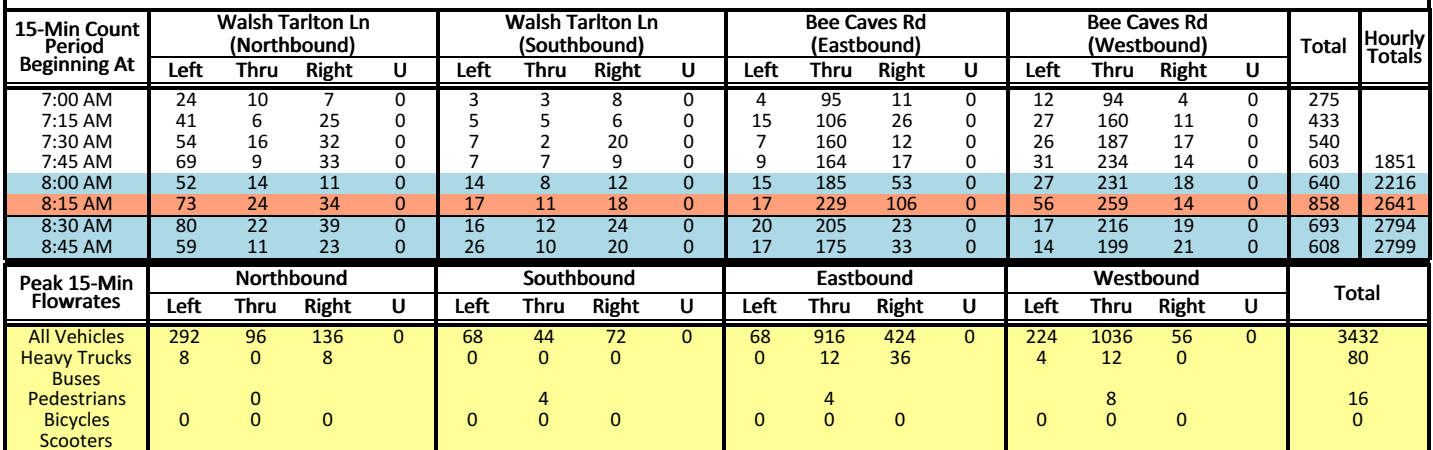
① = STUDY INTERSECTION



Attachment 1 Project Study Area and Intersections



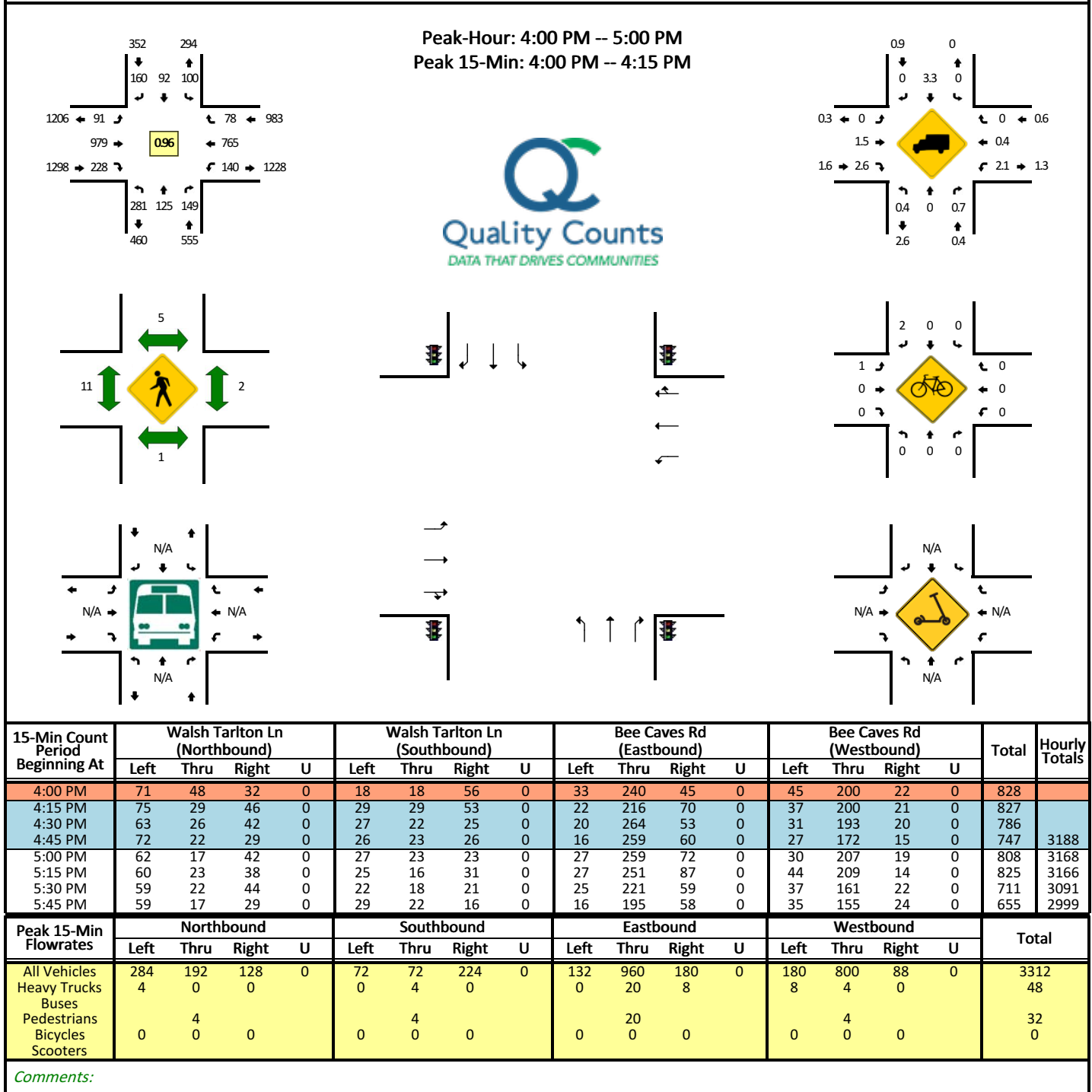
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SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

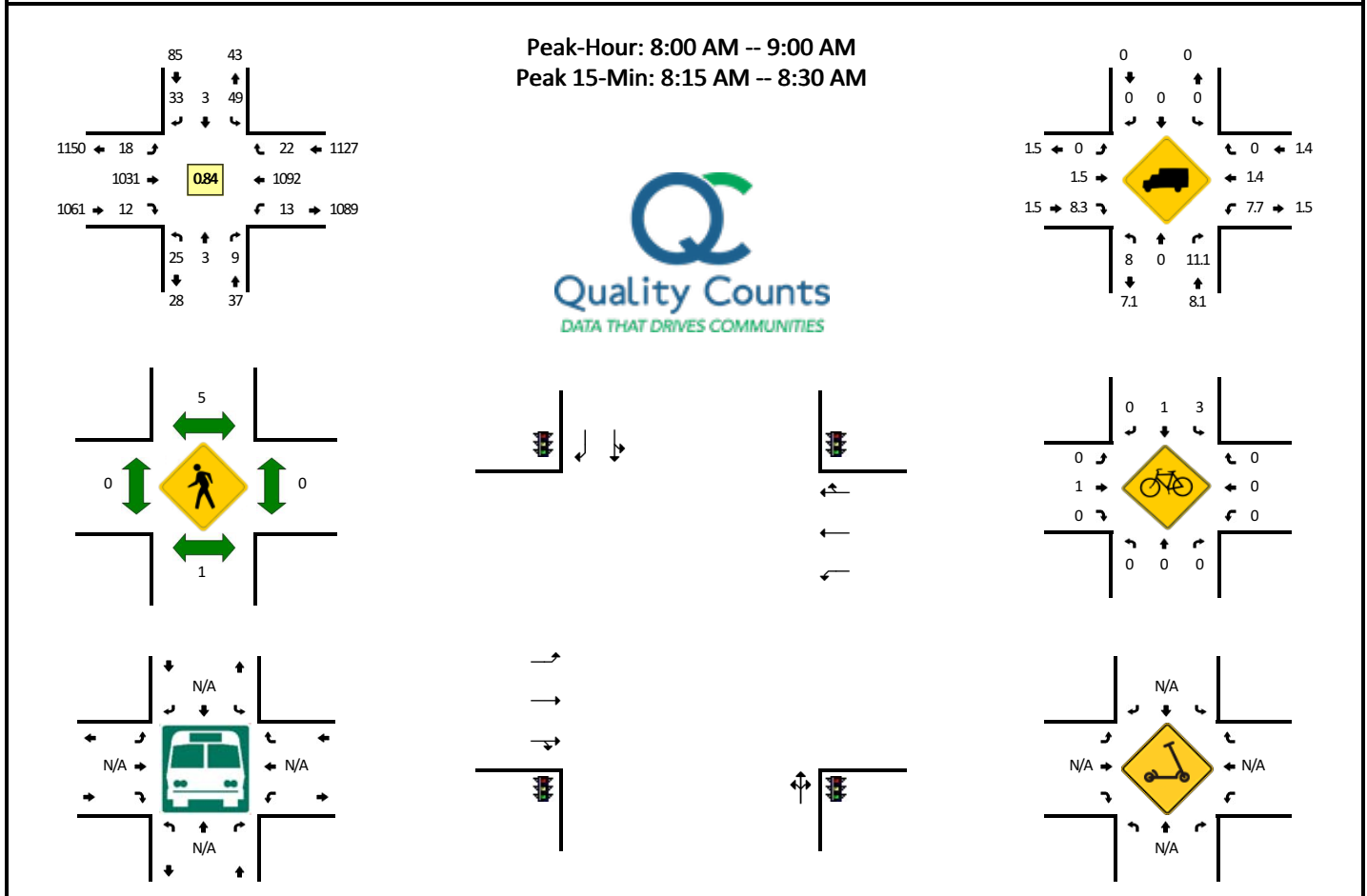
LOCATION: Walsh Tarlton Ln -- Bee Caves Rd
CITY/STATE: Austin, TX

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



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

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



15-Min Count Period Beginning At	Beaver Trl (Northbound)				Beaver Trl (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	1	1	1	0	4	0	4	0	0	98	0	0	0	101	1	0	211	
7:15 AM	1	0	0	0	5	0	14	0	2	149	0	0	0	173	3	0	347	
7:30 AM	0	0	4	0	6	0	13	0	10	180	2	0	2	222	7	0	446	
7:45 AM	7	0	0	0	4	1	7	0	2	181	2	0	2	274	7	0	487	1491
8:00 AM	6	0	3	0	11	0	5	0	5	241	2	0	1	266	4	0	544	1824
8:15 AM	8	0	4	0	18	0	8	0	4	328	4	0	4	303	5	0	686	2163
8:30 AM	5	0	1	0	9	0	13	0	3	237	3	0	4	275	9	0	559	2276
8:45 AM	6	3	1	0	11	3	7	0	6	225	3	0	4	248	4	0	521	2310
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	32	0	16	0	72	0	32	0	16	1312	16	0	16	1212	20	0	2744	
Heavy Trucks	4	0	4	0	0	0	0	0	0	36	4	0	4	8	0	0	60	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		12	4	0		0	4	0		0	0	0		20	
Scoters																		

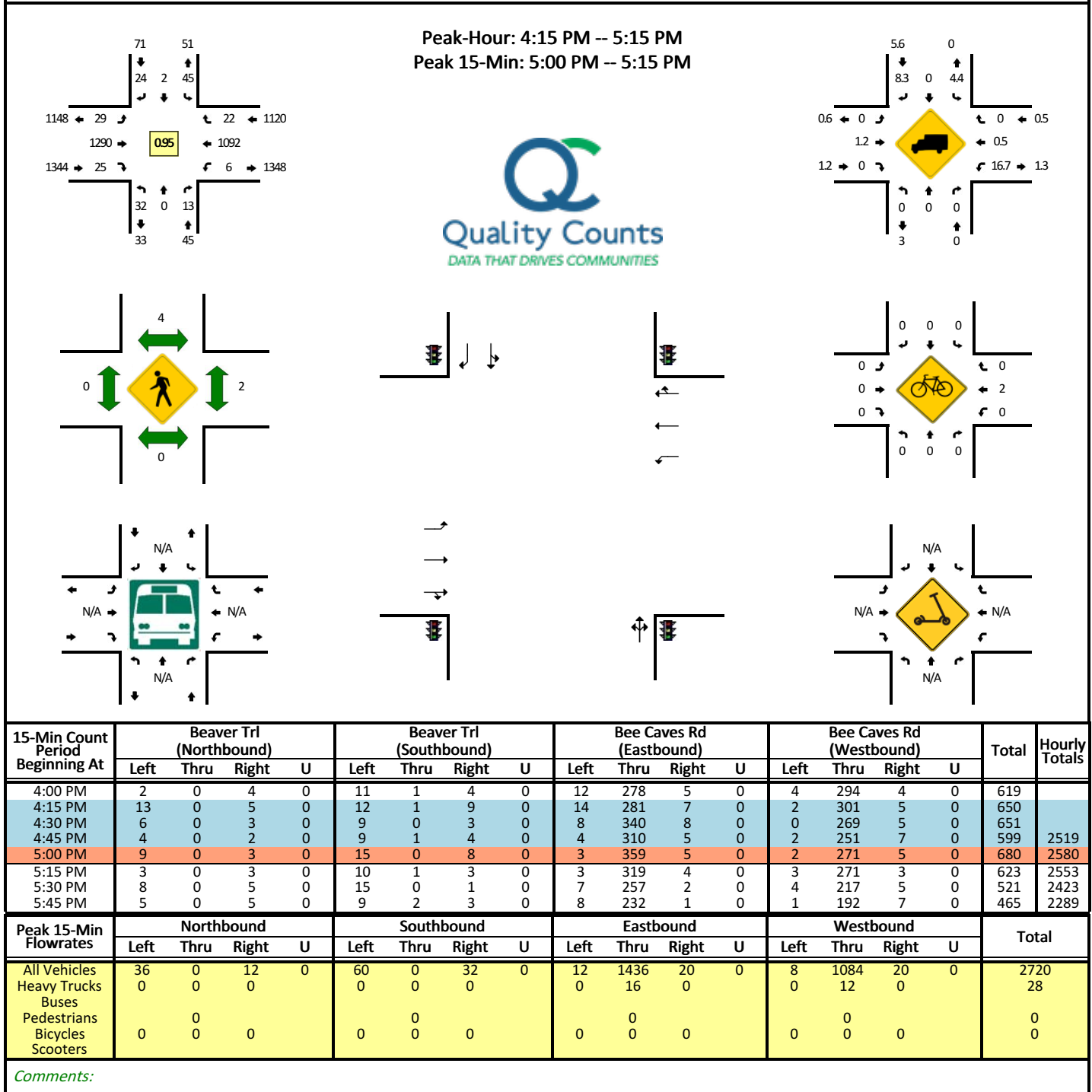
Comments:

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

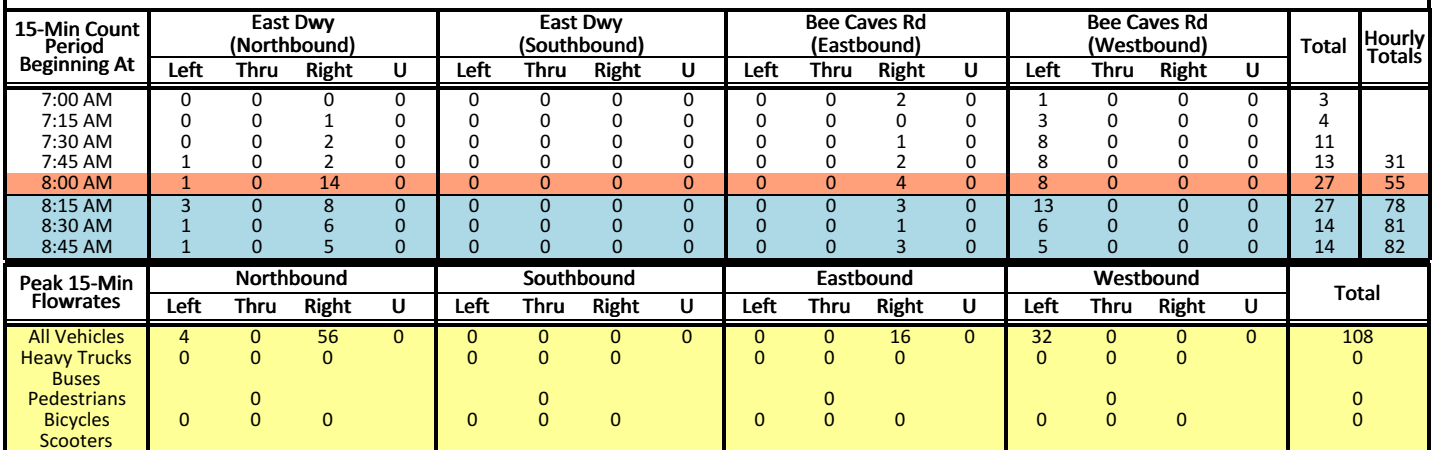
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

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

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



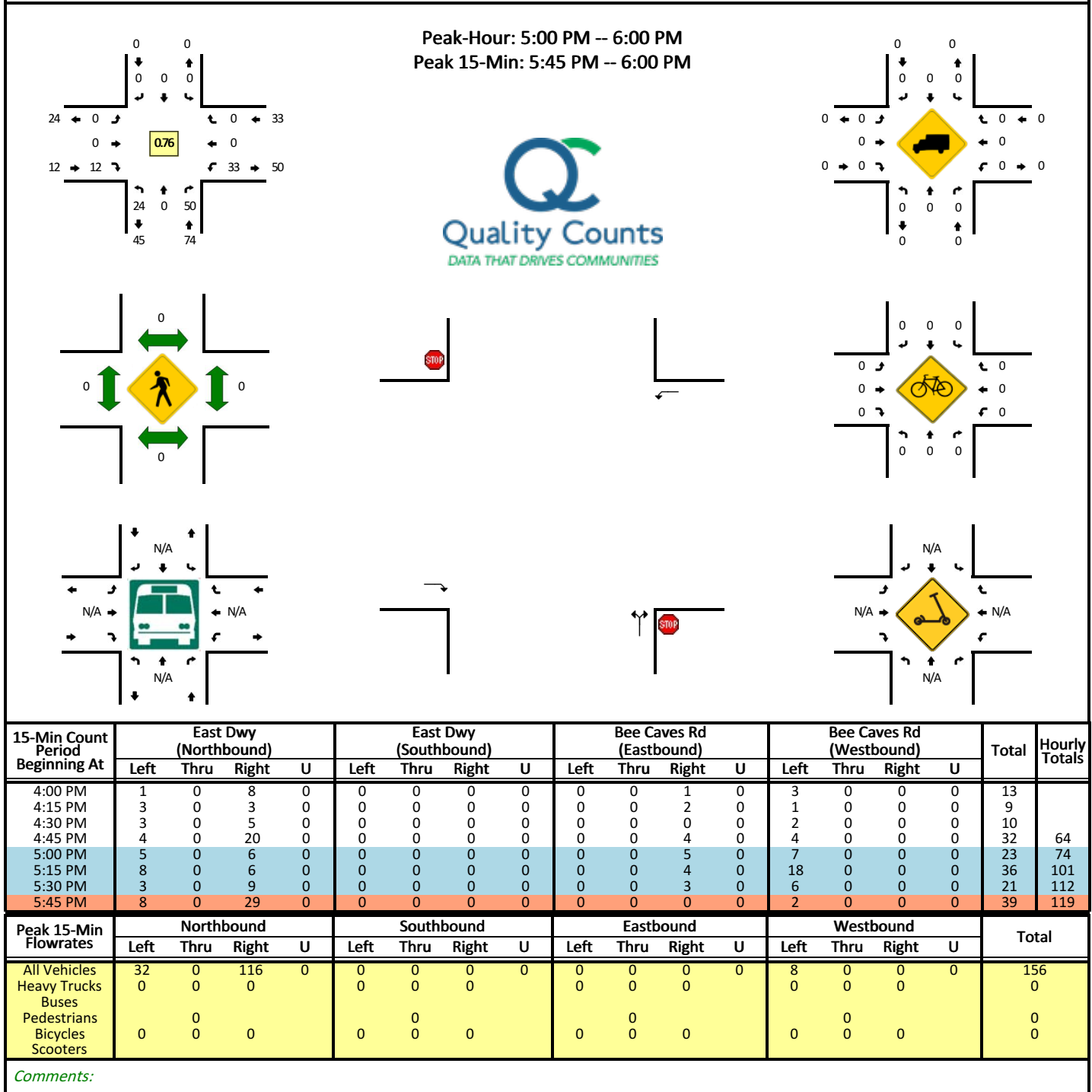
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DATE: Wed, Dec 2 2020



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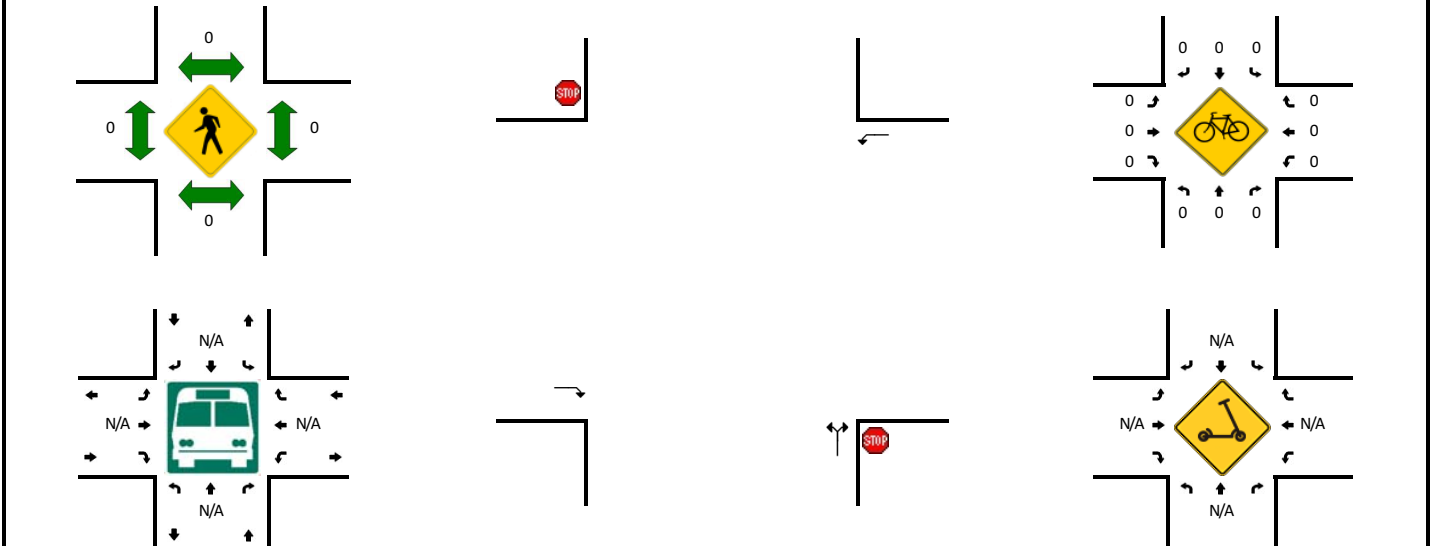
LOCATION: East Dwy -- Bee Caves Rd
CITY/STATE: West Lake Hills, TX

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



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	

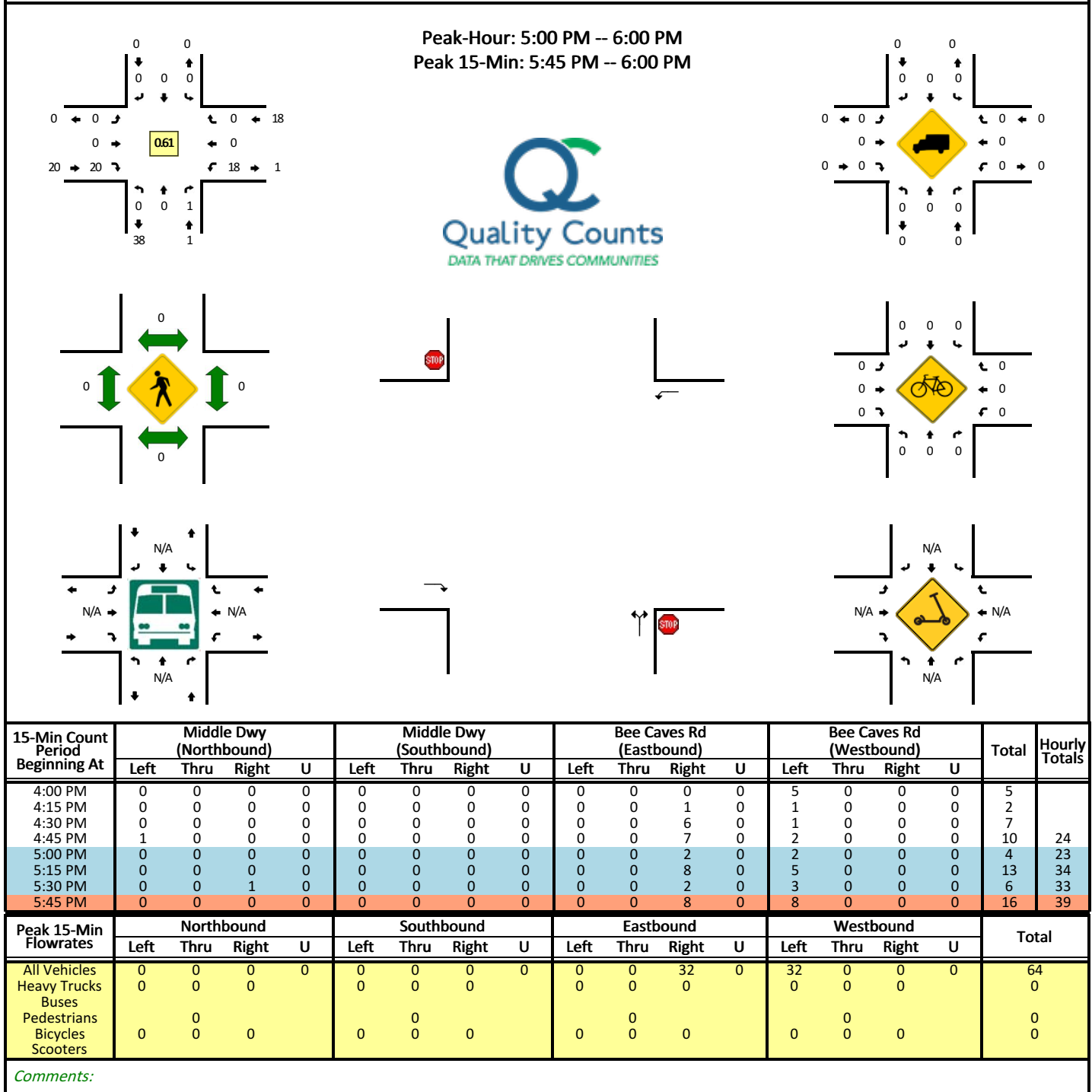
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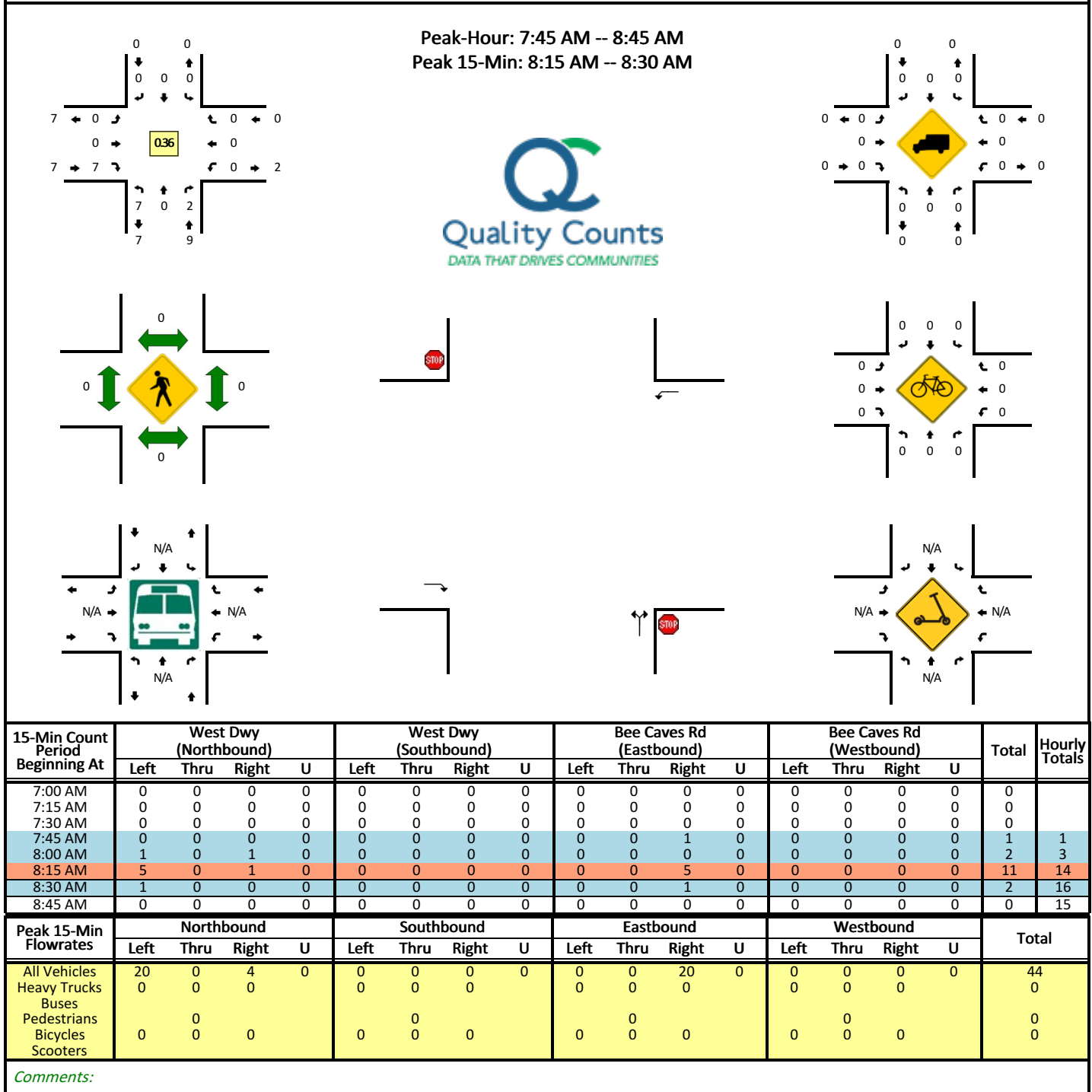
Report generated on 12/8/2020 9:09 AM

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

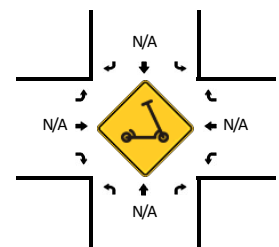
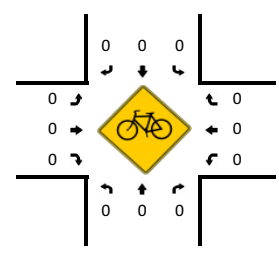
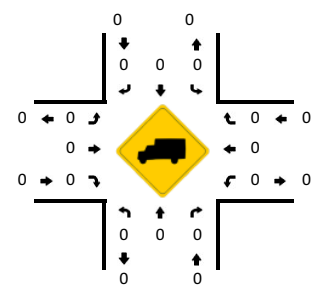


LOCATION: West Dwy -- Bee Caves Rd**QC JOB #:** 15327509**CITY/STATE:** West Lake Hills, TX**DATE:** Wed, Dec 2 2020

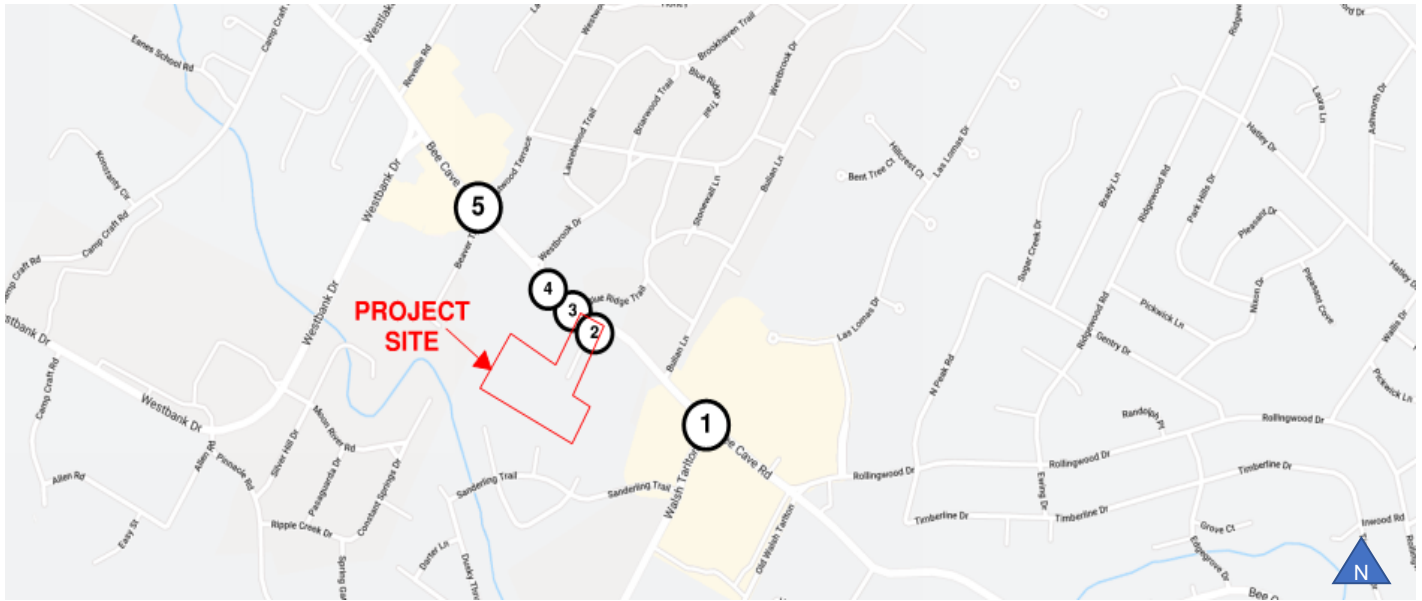
Report generated on 12/8/2020 9:09 AM

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

QC JOB #: 15327510
DATE: Wed, Dec 2 2020



Comments:



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
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
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



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			
Approach Delay, s/veh	4.7				21.5				55.6			
Approach LOS	A				C				E			
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

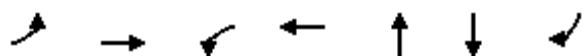
Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↱	↑↑	↲	
Traffic Vol, veh/h	1089	7	0	1248	7	2
Future Vol, veh/h	1089	7	0	1248	7	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage 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.

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

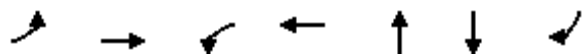
Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↱	↑↑	↲	
Traffic Vol, veh/h	1348	12	14	1198	5	13
Future Vol, veh/h	1348	12	14	1198	5	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
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	A
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

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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

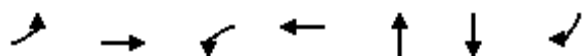
Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↖	↑↑	↖	
Traffic Vol, veh/h	1110	7	0	1254	7	2
Future Vol, veh/h	1110	7	0	1254	7	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage 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	608
Stage 1	-	-	-	-	1211	-
Stage 2	-	-	-	-	682	-
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	-	-	570	-	62	439
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	464	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	570	-	62	439
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

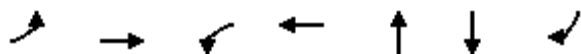
Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	
Traffic Vol, veh/h	1358	12	14	1224	5	13
Future Vol, veh/h	1358	12	14	1224	5	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
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	A
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.

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
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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; whlcc5@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 horizontal line extending from the end of the name.

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

fx: (512) 524-1355



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]

IMPORTANT - SCOTT DOUGLASS & McCONNICO DISCLAIMER: This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are

hereby notified that any dissemination or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone at (512) 495-6300 and/or email and delete the original message. Thank you.

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.

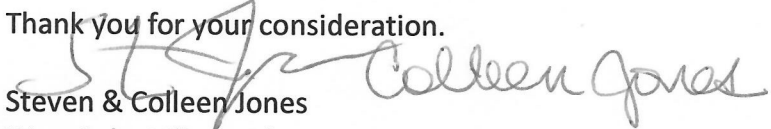
First of all, Drs. Randy Kunik, Vincent Cavaretta, Juan Vesga and David Yu have practiced oral medicine in West Lake for over 75 collective years. They have served our community as doctors, Eanes ISD parents and have supported Westlake organizations and schools through volunteering and charitable giving. 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*



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 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*



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 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

SCOTT
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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



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: Nancy Gerard [REDACTED]
Sent: Wednesday, March 17, 2021 8:26 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; Beth South; wlhcc4@ wlhcc4; Jim O'Connor
Cc: Nancy Gerard
Subject: 3423 Bee Cave Rd City of Westlake Variance Hearing

I live at 1104 Snowy Owl Court behind the proposed new building for medical offices at the above address. I have lived here for 27 years. I emailed you January 15, 2021, objecting to the development at that address because it could endanger many children using businesses adjacent to the proposed new building and also cause more noise and car pollution in our neighborhood.

I am writing this email requesting that you delay the variance hearing regarding this project so a drainage study can be conducted to determine the impact the development will have on our properties. There is a large concrete drainage structure on their lot that channels their runoff straight into the arroyo behind my yard and into a City of Austin culvert. In addition, the developer and Dr. Kunik have met with all the Westlake City Council members and we nearby homeowners would also like the opportunity to meet with you too.

In addition to drainage issues, clearing brush and small trees will leave a clear view of the new building, both at the ground level and as it comes up above the tree line. I will lose the visual coverage and lose the sound barrier from Bee Cave Rd. This Woodhaven subdivision is 40 years old and I enjoy the woodsy view from my backyard.

I appreciate your consideration.

Thank you.

Nancy Gerard
1104 Snowy Owl Court
Austin 78746
512-413-6128

Anjali Naini

From: Bill Dawson [REDACTED]
Sent: Wednesday, March 17, 2021 5:12 PM
To: Anjali Naini
Subject: 3/17/2021 ZAPCO Meeting Agenda Item 6 - 3423 Bee Cave Road

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Anjali,

Unfortunately, I cannot participate in the subject meeting tonight and Shepherd of the Hills Lutheran Church has not established a position as it is still under further review but we have identified concerns regarding the variance requests as follows:

1. Tree Variances - The proposed structure is only 30 feet beyond Tree # 5274 and that particular area has the least tree coverage around the proposed structure. We recommend that any tree remediation required and granted as part of any possible tree variance be performed in the area from #5288 up to and including #5264 with sufficient reasonable density and height to obscure the building from our location on the other side of that wastewater easement between our properties;
2. Height of Building – It appears the height of the proposed structure, particularly at the northwest corner would be materially visible from our sacred memorial garden area located across the proposed structure northwest corner. As stated above, we hope this impact can be minimized with the above remediation. Thank you.

Prayerfully yours,

Bill Dawson
Executive Director
Shepherd of the Hills Lutheran Church
3525 Bee Caves Road
Austin TX 78746
Ph – 512-327-3370 ext. 306
Email – [REDACTED]
Web – www.shephills.org

Anjali Naini

From: Cathy Durr [REDACTED] >
Sent: Tuesday, March 16, 2021 11:11 AM
To: Anjali Naini
Subject: 3423 Bee Caves Road

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Cathy Lott Durr, and I live at 3422 Rosefinch Trail. My house is directly behind Shepherd of the Hills Lutheran Church. I have lived in this home for over 40 years. I'm writing to express strong opposition to the project proposed for the property at 3423 Bee Caves Road.

More impervious cover is not a good idea. We have drainage issues out here; it's my understanding that this area is on a limestone shelf. My property slopes downward from north to south, and my breakfast nook actually flooded once. The developers may have a plan to mitigate problems of drainage and erosion, but I seriously doubt that plan would be successful. There would be more oil and grease run-off as well.

The height of the proposed building is a real problem. Residents here don't want a large office building looming over their properties. I don't want to see the building through the trees or above the tree canopy. This would decrease my property value. So I disagree that the structure would not impact us negatively. I have a large, private back yard with a natural area. If I can see the building, then the people inside the building can see me.

Greenbelts between properties don't always stay the same. People clear brush to lessen the fire hazard. Sometimes we have draughts or lose plants for other reasons. The developers say there would be a dense green area between them and the homeowners, but this would vary.

It seems that the Keller Group has total disregard for the homeowners to the south of their proposed site. They want nice views and a tranquil environment for their patients during their short office visits. But these are our homes we are trying to protect. Westlake has guidelines for a reason. Our subdivision is called Woodhaven for a reason. The developers say the topography of the property is a challenge. This office building would be better suited in a different location.

Anjali Naini

From: Ashley de Jong [REDACTED]
Sent: Friday, March 26, 2021 3:03 PM
To: zsec@westlakehills.gov; Stephanie Mills; Stephanie Mills; Stephanie Mills; mayor@ mayor; mayor@ mayor; wlhcc1@ wlhcc1; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; wlhcc2@ wlhcc2; Beth South; Beth South; wlhcc4@ wlhcc4; wlhcc4@ wlhcc4; Jim O'Connor; Jim O'Connor; Anjali Naini
Cc: Frank de Jong
Subject: Proposed development at 3423 Bee Caves Road

We are 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.

Drs. Randy Kunik, Vincent Cavaretta, Juan Vesga and David Yu have practiced oral medicine in West Lake Hills for over 75 collective years. They have served our community as doctors, Eanes ISD parents and have supported West Lake Hills 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.

Frank and I have known Randy as a friend (and orthodontist) for more than a decade. We trust that anything he is a part of would protect our natural environment, be beautiful and operate efficiently.

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 treeline 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 Cave Rd, as the roof line will be below Sway's. The proposed location of the building is set back from the residences in the City of Austin by +250 feet (versus an allowable minimum of 40 feet by WLH code) from the property line and is buffered by dense existing trees that would remain in tact.

As a group of dentists with a range of ages for clients, they see the proximity to restaurants, the schools and youth-oriented businesses as beneficial to all. The current Tenants in Acton, Primrose and Sandbox will continue to have access to enviable green space and circulation and parking on the site will be improved. The adjacent businesses (including Sway, 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.

3423 Bee Caves is a rare 6+ acre site in desirable Westlake 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. 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!

Frank & Ashley de Jong

Anjali Naini

From: Cathy Durr [REDACTED] >
Sent: Wednesday, March 17, 2021 3:15 AM
To: Anjali Naini
Cc: Anjali Naini
Subject: Fwd: Austin residents & 3423 Bee Caves Road project - Zoning & Planning hearing set for TODAY, March 17, 2021

Begin forwarded message:

From: Cathy Durr [REDACTED] >
Subject: Austin residents & 3423 Bee Caves Road project - Zoning & Planning hearing set for TODAY, March 17, 2021
Date: March 17, 2021 at 3:09:49 AM CDT
To: mayor@westlakehills.org

I am concerned that the 3423 Bee Caves Road project will negatively impact my property and decrease the value of my home.

I am writing to request a delay in the Zoning & Planning hearing set for today, March 17, 2021, re the project proposed for 3423 Bee Caves Road for one or both of the following reasons:

Drainage Study to determine the impact of this project on our properties.

Opportunity for us, the homeowners, to meet with Westlake Hills City Council members as it is my understanding that the developer and Dr. Kunik have met with all members.

My property is directly behind Shepherd of the Hills Church. I have been in this home since 1980. I wasn't aware of the above-referenced project until I received Notice dated February 12, 2021. I do not know how many feet I am from the lotline. I now know that the original hearing was scheduled for January.

Cathy Lott Durr
3422 Rosefinch Trail
Austin, Texas 78746

Anjali Naini

From: Tracey Fisher [REDACTED]
Sent: Friday, March 12, 2021 3:17 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor
Cc: Mathew Fisher
Subject: 3423 Bee Cave Road

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

It is my understanding that a plan is being proposed to develop a three story medical building directly behind our backyard. We live at 3418 Rosefinch Trail. We purchased this home in May of 2019, specifically for the privacy and tranquility the greenbelt provides for this home. We have three young boys, all of whom play in the wooded area behind our home every day. Our boys attend Butterfly Christian Preschool at Shepherd of the Hills church, to which we have the enjoyment of getting to walk through the woods to get to school every day. The peace, fun, and privacy the wooded area offers the value of our home and the overall enjoyment to our family is of high value and importance to us.

The developer of the project met with my husband, Matt Fisher, which we really appreciated. From what I understand, he assured my husband that the development would not impose on our home's view of the greenbelt or privacy or our families enjoyment of exploring in the greenbelt in the future. However, I find this hard to believe. While I understand this is a great business opportunity for many people, this is not an ideal situation for our family or the overall value of the large investment we have made on our home.

Thank you,
Tracey Fisher

Anjali Naini

From: [REDACTED]
Sent: Wednesday, April 7, 2021 3:39 PM
To: Anjali Naini; Mark pzsec; mayor@ mayor; mayor@ mayor; Stephanie Mills; Stephanie Mills; Stephanie Mills; wlhcc1@ wlhcc1; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; wlhcc2@ wlhcc2
Subject: Letter of Support

Dear Westlake Leaders:

As a longtime resident of Westlake, (my husband first moved here in the late 1970's) I am writing to support the proposed development at **3423 Bee Caves Road**. At this time we are so fortunate to have local Texans that want to develop this project rather than the rest of California that seems to be pouring here. I am all for this project and realize that all vacant land will eventually need to be developed (otherwise the taxes are too expensive) and how Texan of us to let some local doctors do this now, rather than eventually some very deep pockets from out of state will come here and fight us on this.

Traffic seems to be never ending and to be able to drive only a mile or two for quality doctors is a plus for Westlake. Yes, they are already in our neighborhood and I would think it beneficial to keep it "local" and Texan rather than eventually letting some out-of-state conglomerate buy it and develop it. They will have Green Space for the many neighbors that walk over there (I do too). One of the doctors in this local group is Dr. Randy Kunik, whom I have known for over 22 years. Our children were in kindergarten together (as well as Boy Scouts) and this doting father would walk over to Eanes Elementary several days a week to have lunch with his children every single week of the school year. So not only is he a good father, but a good businessman as well.

Probably not of importance to you, but my husband first moved out to Westlake before Mopac was even finished and Safeway was where Stein Mart once was. He too has seen changes and we do appreciate when new businesses and stores pop-up nearby because right now if I have to get on Mopac to go North to other businesses and doctors appointments, I try to do it between 10-11 and 1:30-2:30 due to traffic. Years ago when my children were small and I would have multiple errands to do in a day, I remember writing in my old fashioned Day Timer (that I still use today) that I had 10 places to go to and I could do all of those things in less than 2 hrs. Yes, traffic is up, but more traffic means growth. When my father-in-law had to fight the city to build Mopac as Mayor (can you imagine if we just had IH-35) people did not want growth or a highway near them. But Mopac has made it bearable for us to go North at a pace faster than a covered wagon. And having this quorum of excellent doctors and surgeons here on this spot at 3423 Bee Caves Road will be so beneficial to us.

I ask if you can help our local doctors grow and continue to serve our thriving community, I believe that it will benefit Westlake residents for years to come. Having them closer and walking distance for some of the students that will go there, will slow down our carbon footprint of having to drive to other Medical buildings outside of our home area.

Thank you for reading my long email. I appreciate it.

Sincerely,
Renee' Peel Butler
301 Hillcrest Court

Anjali Naini

From: Brian Rodgers [REDACTED]
Sent: Wednesday, April 7, 2021 6:50 AM
To: mayor@ mayor; mayor@ mayor; wlhcc1@ wlhcc1; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; wlhcc2@ wlhcc2; Beth South; Beth South; wlhcc4@ wlhcc4; wlhcc4@ wlhcc4; Jim O'Connor; Jim O'Connor
Cc: Anjali Naini; Mark pzsec; Stephanie Mills; Stephanie Mills
Subject: New Dental Office Project at 3421 Bee Caves Road

Dear Mayor and City Council,

Thirty years ago I purchased the Bee Cave Center at 3425 Bee Caves Road with my business partner, Kevin Reichle. The Bee Cave Center would be the most affected from the proposed dental practice building, and we fully support the project on the six acres behind us.

We believe in supporting local businesses and local owners. Over the years we have had three exemplary and considerate neighbors, from The Westlake Bible Church to Matt Mathias to the Keller group. We hope that this will continue with the addition of the dental and oral surgery building, whose responsible doctors have helped thousands of our friends and neighbors over the years, including Kevin's own two sons, now grown men.

New project opposition usually turns to complaints about traffic. I can tell you that we are very happy and relieved that a substantial amount of additional parking will be included. Our concerns have been that a developer would build an office building and use every existing space to meet parking criteria which would fully congest the drive lanes with both cars and pedestrians. With the proposed project, the layout offers a continuation of the relaxed campus feel, only achieved by allowing the height variance. If this project is voted down, we could fully expect a jammed and crammed operator given the increasing price of land, and the potential loss of the educational facilities from market rent pressure. With the proposed project, the tenant status is maintained and the acres of greenbelt protected.

We met with the principals of the project and know that any traffic safety concerns will be met with an assortment of traffic calming measures. It is not an issue for us. Our tenants will benefit from the additional customer base.

This project has our full support. We hope you vote in its favor and welcome them and their project.

Thank you,

Brian Rodgers
Logan Reichle
Landon Reichle

Owners, Bee Cave Center

Anjali Naini

From: Mike Seestadt [REDACTED]
Sent: Monday, March 15, 2021 10:04 AM
To: Anjali Naini; Stephanie Mills
Subject: Support for 3423 Bee Cave Rd

Dear West Lake Hills City Council and Mayor,

I am writing in support of the dental professional project at 3423 Bee Cave Rd. Drs. David Yu, Vincent Cavaretta, Juan Vesga, and Randy Kunik have been supportive members and provided their services to the West Lake community for decades. They are looking to create a new facility just down the road from their current practices to improve their quality of care.

They have shared with me their variance package and I believe they have done their best to work within the allotted space, and maintaining the West Lake community feel. They obviously care about the community and want to maintain their good standing and reputations, and have reached out to the adjoining neighbors to discuss minimizing the impact of the building.

I hope that the planning commission, city council members, and mayor seriously consider this project as a positive addition to our neighborhood.

Sincerely,

Michael K. Seestadt
1802 Groveton Cove,
Austin, TX 78746

Anjali Naini

From: Jenny Seestadt [REDACTED]
Sent: Monday, March 15, 2021 9:31 AM
To: Anjali Naini
Subject: Support for 3423 Bee Cave Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Westlake Hills City Council and Mayor,

As a West Lake Hills resident, I am writing in support of the proposed development at 3423 Bee Cave Road. This project provides a unique opportunity to create updated medical/dental facilities by doctors who are part of our own community, and not just developers seeking to cash in on West Lake's prosperous community.

My family and I have had personal experience in the practices of both Drs. Randy Kunik and Vincent Cavaretta. They have provided excellent treatment for us over the years, and they are an asset to the West Lake community. They have provided charitable donations to local sports and organizations as well as donating their own time and services.

They have sent me a packet of the proposed project. They have been considerate of height and adjoining neighbors by tucking the building into the corner of the lot, 250 feet from the adjoining neighbors' setback. In order to minimize impervious cover, they have placed the parking under the building, but have remained conscientious of the building height by placing the top of the building lower than Sway's. They are seeking to update the adjoining greenspaces to provide a nicer atmosphere for the adjoining schools as well.

These are a thoughtful group of doctors that are trying to stay in the West Lake community, while developing state-of-the-art facilities that West Lake deserves. It is a win-win for our community, and I support this project fully.

Thank you for your consideration,

Jenny Marie Seestadt

Anjali Naini

From: Ira Lown MD [REDACTED]
Sent: Wednesday, March 31, 2021 9:51 AM
To: mayor@ mayor; wlhcc1@ wlhcc1; wlhcc4@ wlhcc4
Cc: wlhcc2@ wlhcc2; Beth South; Jim O'Connor; Anjali Naini; Mark pzsec; Stephanie Mills
Subject: SUPPORT for 3423 Bee Caves Rd - Proposed Medical Development

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.

Drs. Randy Kunik, Vincent Cavaretta, Juan Vesga and David Yu have practiced oral medicine in West Lake Hills for over 75 collective years. They have served our community as doctors, Eanes ISD parents and have supported West Lake Hills 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 treeline 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 Cave Rd, as the roof line will be below Sway's. The proposed location of the building is set back from the residences in the City of Austin by +250 feet (versus an allowable minimum of 40 feet by WLH code) from the property line and is buffered by dense existing trees that would remain in tact.

As a group of dentists with a range of ages for clients, they see the proximity to restaurants, the schools and youth-oriented businesses as beneficial to all. The current Tenants in Acton, Primrose and Sandbox will continue to have access to enviable green space and circulation and parking on the site will be improved. The adjacent businesses (including Sway, 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.

*3423 Bee Caves is a rare 6+ acre site in desirable Westlake 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. 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

Ira Lown, MD
Austin Hand Group
3345 Bee Cave Rd. Ste 101
Austin, Texas 78746
P: 512-327-4263
F: 512-327-4265

Anjali Naini

From: Michael Lyssy [REDACTED]
Sent: Wednesday, March 24, 2021 11:47 AM
To: mayor@ mayor; mayor@ mayor; wlhcc1@ wlhcc1; wlhcc1@ wlhcc1; wlhcc2@ wlhcc2; wlhcc2@ wlhcc2; Beth South; Beth South; wlhcc4@ wlhcc4; wlhcc4@ wlhcc4; Jim O'Connor; Jim O'Connor
Cc: Anjali Naini; Mark pzsec; Stephanie Mills; Stephanie Mills
Subject: SUPPORT for 3423 Bee Caves Rd - Proposed Medical Development

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.

Drs. Randy Kunik, Vincent Cavaretta, Juan Vesga and David Yu have practiced oral medicine in West Lake Hills for over 75 collective years. They have served our community as doctors, Eanes ISD parents and have supported West Lake Hills 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.

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Thank you

Michael Lyssy

Anjali Naini

From: Regan Tran [REDACTED]
Sent: Tuesday, March 16, 2021 6:55 PM
To: Anjali Naini; mayor@ mayor; Anjali Naini
Subject: 3423 Bee Cave Road

To whom it may concern,

Our home on Rosefinch Trail is near the back lot line for [3423 Bee Cave Road](#) and we did not receive any type of notice from the City of Westlake or the developer about the variances being requested. We are worried about the impact these variances will have on our home and request that you delay the hearing so that we can review and comment appropriately.

This is a major concern to us, particularly given that we are new homeowners to this area, we were not aware of this development when we made the purchase.

Thank you,

Regan and Michael Tran
3414 Rosefinch Trl

Anjali Naini

From: Andrew Weary [REDACTED]
Sent: Tuesday, March 16, 2021 9:17 PM
To: Anjali Naini; Anjali Naini; mayor@ mayor; Jim O'Connor; wlhcc4@ wlhcc4
Cc: wlhcc4@ wlhcc4; Beth South; wlhcc2@ wlhcc2; wlhcc1@ wlhcc1
Subject: 3423 Bee Cave Rd project: Requested variances hearings

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sirs/Madam(s)

We have lived here for 40 years. We have only recently become aware of proposed variances on the above development in Westlake that borders on our property in Austin. We live within 200 feet of the proposed property development and were NOT sent a notice of the requests for variances by the developers.

We think there are several negatives in the proposed development that would have a negative impact on the adjacent properties in both Westlake and in Austin.

We think it only fair and just that the City of Austin be allowed to investigate the impacts of this development upon properties and neighborhoods in Austin.

The impacts upon drainage, traffic, noise pollution, and other detriments to property values need to have formal review by the pertinent agents in the City of Austin.

Therefore, we respectfully request that you postpone the scheduled hearings on these variances by the zoning commission and the city council until the City Of Austin has had a chance to formally consider the impact upon Austin and its neighborhoods.

If there is any other information we may provide you, we would be happy to do so.

Andy Weary MD
Becky Weary
3416 Rosefinch Trail
Austin TX 78746