



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, May 26, 2021 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a REMOTE Regular Meeting on the 26th day of June 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 City Council of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19)

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 817 9449 4613, Password: 051754

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 May 26, 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 May 26, 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 May 12, 2021 Regular Meeting Minutes

b. **Finance:** Quarterly Investment Report

4. **Land Use 1405 Wildcat Hollow:** Discuss and Consider Action on an Application for Variance Requests for the following:
1. 3' concrete wall, 10 linear ft, for soil retention of front yard and to improve drainage.
 2. 5' rock stack walls, 130 linear ft total, final heights pending septic resolution - needed for drainage and soil retention.
 3. 4' rock stack stone wall, 46 linear ft, to protect 2 large oaks.
 4. 3' rock stack wall, 100 linear ft, final heights pending septic resolution - needed for drainage and soil retention.
 5. 5' steel walls, 60 linear ft total, to retain ramp for maintenance access and support terraces for new trees and plantings.
 6. 4' rock stack wall, 100 linear ft, needed for reducing height of other walls up slope, and retaining existing grade around large oak trees.
 7. 5' rock stack walls, 260 linear ft total, needed for reducing height of other walls up slope, and stabilizing disturbed slopes in order to properly re-vegetate.
 8. series of 5' steel wall terraces, 344 linear ft total, to stabilize disturbed slope and lower the height of steel walls already in place that exceed 6' tall.
 9. 5' steel wall terraces, 215 linear ft total, to stabilize disturbed grade around existing trees to be preserved and to create space for more trees and plantings to buffer from street and allow for delivery and service vehicles to temporarily pull off wildcat hollow.
 10. 5' concrete walls, 82 linear ft total, for staircase to improve pedestrian circulation and maintenance.
 11. 3' steel wall terraces, 148 linear ft total, to stabilize disturbed grade around existing trees to be preserved and to create space for more trees and plantings to buffer from street. (West Lake Hills Code Sec. 22.03.302 and 22.03.304). The property owner is M. Douglas Jaffe, III

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

5. **Land Use 3520 Bee Caves Road, American Bank:** Discuss and Consider Action for a Variance Request for an Increase in the Maximum Square Footage Allowed for a Free-Standing Sign and a Secondary Sign. (West Lake Hills Code Sec.32.01.001) Applicant is Chandler Signs LLC

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

6. **Land Use 1906 Yaupon Valley Road:** Discuss and Consider Action on a Variance Request for a New Home That Will Require the Removal of 5 Trees 14" or Greater. (Cedar Tree #2729 15", Cedar Tree #2737 15", Cedar Tree #2745 multi-trunk 7", 7" 5", 4" and 3" and Cedar Tree #2752 multi-trunk 10", 9" and 7". Spanish Oak Tree #2721 multi-trunk 13", 9" and 7") (West Lake Hills Code Sec. 22.03.304) Applicant is Rhett Hoestenbach

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

7. Executive Session Consultation with City Attorney Regarding Pending Litigation, including variances submitted as part of the Master Grading and Vegetation Plan, in Cause No. 2019032801; City of West Lake Hills, Plaintiff, v. Jaffe Ventures, LLC; Douglas Jaffe III, and 1405 Wild Cat Hollow, West Lake Hills, Texas, Defendants and Cause No. D1GN19007546: City of West Lake Hills, Plaintiff v. Jaffe Ventures, LLC and Douglas Jaffe III (Texas Government Code Section 551.071)
8. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the May 26, 2021 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 21, 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. City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, May 12, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:08 p.m. Members in attendance were Mayor Linda Anthony, Councilmembers Brian Plunkett, Beth South, Darin Walker and Gordon Bowman. Councilmember McCollough was absent

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 April 28, 2021 Regular Meeting Minutes
 - b. Accept and File the Q1 Public Safety Report
 - c. Recognizing Saturday May 15, 2021 as Peace Officers Memorial Day and the week of May 9 - May 15, 2021 as Police Week

Motion for Approval made by Councilmember Walker with a Second by Councilmember Plunkett

Motion for Approval carried unanimously by a vote of 3 ayes to 0 nays with Councilmember South abstaining and Councilmember McCollough absent

4. Administration Presentation of Certificate of Election and Oath of Office for the Positions of City Council Place 1, City Council Place 3, and City Council Place 5
- a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

No action was taken on this item

5. Administration Discuss and Consider Action on the Selection of a Mayor Pro Tem
- a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

**Motion to recognize Councilmember Walker as Mayor Pro Tem made by Councilmember Plunkett with a Second by Councilmember Walker
Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays,
with Councilmember McCollough absent**

6. Adjournment

**Motion to adjourn the meeting made at 7:12 p.m. by Mayor Pro Tem Walker with a Second by Councilmember Plunkett
Motion to Adjourn carried unanimously by a vote of 4 ayes to 0 nays,
with Councilmember McCollough absent**

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2021.

City of West Lake Hills

Investment Report
Quarter Ended 3/31/2021

	Current Book Value	Current Market Value	Previous Book Value	Change in Book Value	Interest Earned	% of Portfolio	Annual Percentage Yield Earned
General Fund Investments							
Frost Bank	720,013	720,013	1,469,269	(749,255)	-	6.12%	0.00%
Lone Star Liquidity Fund	6,966,705	6,966,705	6,965,000	1,705	1,705	59.26%	0.10%
LOGIC	2,300,485	2,300,485	-	2,300,485	485	19.57%	0.11%
Total General Fund	<u>\$ 9,987,203</u>	<u>\$ 9,987,203</u>	<u>\$ 8,434,269</u>	<u>\$ 1,552,934</u>	<u>\$ 2,189</u>	<u>84.95%</u>	
Wastewater Fund Investments							
Lone Star Liquidity Fund	36,063	36,063	36,055	9	9	0.31%	0.10%
Total Wastewater Fund	<u>\$ 36,063</u>	<u>\$ 36,063</u>	<u>\$ 36,055</u>	<u>\$ 9</u>	<u>\$ 9</u>	<u>0.31%</u>	
Wastewater Construction Fund							
Lone Star Liquidity Fund	486,072	486,072	485,953	119	119	4.13%	0.10%
Total WW Construction Fund	<u>\$ 486,072</u>	<u>\$ 486,072</u>	<u>\$ 485,953</u>	<u>\$ 119</u>	<u>\$ 119</u>	<u>4.13%</u>	
Wastewater Debt Service Fund							
Frost Bank Money Market	1,247,465	1,247,465	1,247,437	28	28	10.61%	0.005%
Total WW Debt Service Fund	<u>\$ 1,247,465</u>	<u>\$ 1,247,465</u>	<u>\$ 1,247,437</u>	<u>\$ 28</u>	<u>\$ 28</u>	<u>10.61%</u>	
Total	<u>\$ 11,756,803</u>	<u>\$ 11,756,803</u>	<u># \$ 10,203,713</u>	<u>\$ 1,553,090</u>	<u>\$ 2,345</u>	<u>100.00%</u>	


City Administrator

4/27/2021

Date


Finance Officer

4/27/2021

Date



MULTI- VARIANCES STAFF REPORT

May 26, 2021

Project Address: 1405 Wildcat Hollow

Project Number: 16621

Agenda Item: Land Use: **1405 Wildcat Hollow:** Discuss and consider action on an application for a variance request for the following:

1. 3' concrete wall, 10 linear ft, for soil retention of front yard and to improve drainage.
2. 5' rock stack walls, 130 linear ft total, final heights pending septic resolution - needed for drainage and soil retention.
3. 4' rock stack stone wall, 46 linear ft, to protect 2 large oaks.
4. 3' rock stack wall, 100 linear ft, final heights pending septic resolution - needed for drainage and soil retention.
5. 5' steel walls, 60 linear ft total, to retain ramp for maintenance access and support terraces for new trees and plantings.
6. 4' rock stack wall, 100 linear ft, needed for reducing height of other walls up slope, and retaining existing grade around large oak trees.
7. 5' rock stack walls, 260 linear ft total, needed for reducing height of other walls up slope, and stabilizing disturbed slopes in order to properly re-vegetate.
8. series of 5' steel wall terraces, 344 linear ft total, to stabilize disturbed slope and lower the height of steel walls already in place that exceed 6' tall.
9. 5' steel wall terraces, 215 linear ft total, to stabilize disturbed grade around existing trees to be preserved and to create space for more trees and plantings to buffer from street and allow for delivery and service vehicles to temporarily pull off wildcat hollow.
10. 5' concrete walls, 82 linear ft total, for staircase to improve pedestrian circulation and maintenance.
11. 3' steel wall terraces, 148 linear ft total, to stabilize disturbed grade around existing trees to be preserved and to create space for more trees and plantings to buffer from street. (West Lake Hills Code Sec. 22.03.281).

The property owner is M. Douglas Jaffe, III

Applicant Information:

Hearing Dates:

May 26, 2021

City Council

Location: The subject property is located at 1405 Wildcat Hollow.

Zoning & Site Characteristics:

The subject property is zoned R-1 One-Family Residential.

The site is surrounded by single-family residential development on large and small parcels.

Background & Analysis:

The City and Applicant entered into a Settlement Agreement approved by the City Council on November 11, 2020. The Settlement Agreement also required approval of a landscaping plan, which was accepted by the City Council on March 24, 2021 ("Master Grading and Vegetation Plan"). Several variances are required to accomplish the scope of work approved under the Master Grading and Vegetation Plan.

As reflected in the Master Grading and Vegetation Plan, the applicant requests the following variances:

1. 3' concrete wall, 10 linear ft, for soil retention of front yard and to improve drainage.
2. 5' rock stack walls, 130 linear ft total, final heights pending septic resolution - needed for drainage and soil retention.
3. 4' rock stack stone wall, 46 linear ft, to protect 2 large oaks.
4. 3' rock stack wall, 100 linear ft, final heights pending septic resolution - needed for drainage and soil retention.
5. 5' steel walls, 60 linear ft total, to retain ramp for maintenance access and support terraces for new trees and plantings.
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10. 5' concrete walls, 82 linear ft total, for staircase to improve pedestrian circulation and maintenance.
11. 3' steel wall terraces, 148 linear ft total, to stabilize disturbed grade around existing trees to be preserved and to create space for more trees and plantings to buffer from street.

Variance Criteria Review:

Per the Settlement Agreement and Master Grading and Vegetation Plan approved by the City Council, the applicant states the following:

"Given the existing conditions on the Property, our plan is both the (a) most expedient, and (b) least invasive way to design the landscape to secure the following goals:

- Return the grade of the Property, as best as possible, to the grade shown on the December 2018 Landmark survey, while simultaneously protecting and preserving all existing trees (including the few heritage oaks that remain).*
- Complete this landscaping and grading project as quickly as possible.*
- Enable the planting of roughly 470 caliper inches of trees and shrubs native to Texas.*
- Disturb (and loosen) as little soil as possible.*
- Ensure that the landscape design encourages long term sustainability of existing and proposed vegetation.*
- Protect the existing dry creek beds on the North and South edges of the Property so that existing water flow and drainage (for both the Property and the neighborhood) is not disturbed.*
- Maximize the visual and sight-line goals of the City by fully vegetating all walls as seen from the street and neighboring properties.*

"As to, we understand that the City and some of its residents are concerned about the length of time that landscaping and work on the property is taking. As we understand it, our plans follow a - 2 - settlement agreement between the City and Mr. Jaffe to eliminate endless cycles of litigation and legal processes and bring more certainty in terms of product and timeline to the process.

As to, the rock work that we propose in the dry creek beds on the North and South edges of the property does, as designed, slightly creep over property lines and into adjacent properties. Work previously completed on the slope to the south and near the creek resulted in dirt encroaching onto the neighbor's property to the south. The plans show some work being done across that property line in order to return the creek to its original flow line, properly stabilize and revegetate the disturbed slopes, and prevent further erosion. We can and will seek permission from adjacent property owners before crossing any property lines with what we propose. If permission is granted, our design does not call for "walls" of any kind to be built in the creek. Rather, the rocks shown on our plans will be stacked one to two high to help slow and direct water flow in order to preserve the existing drainage patterns of the dry creek beds. We realize that many of our proposed walls are within the property setbacks and, in some instances, near property lines. However, this design is necessary to accomplish, as best as possible, the City's goal of transforming the existing condition of the Property to the grade shown on the December 2018 Landmark survey while preserving existing trees and enabling the planting of future trees.

If these walls we propose within the setbacks are made shorter (e.g., 2 feet instead of 4 feet, etc.), preserving existing trees becomes much more difficult and making the room needed to plant future trees is made much more difficult. In addition, the height of these walls is needed to minimize future erosion on the Property that could lead to disturbing existing drainage patterns.

It is, in theory, possible for us to design plans that include no retaining walls or other structures within the setbacks. However, if the approved plan includes no walls within the setbacks, we will be unable to restore the grade to approximate the December 2018 Landmark survey and we would also need to tear down all existing walls and essentially, start from scratch. Starting from scratch would significantly increase the Project timeline, would lead to substantially more soil erosion/soil instability, and most would harm or possibly kill most of the existing trees left on the Property. (including the few remaining heritage oak trees). In summary, our plan minimizes time of construction while working with existing walls, honoring existing trees, honoring the existing dry creek beds and natural site drainage patterns, minimizing erosion and soil loss, and working to comprehensively revegetate the site with roughly 470 caliper inches of trees and shrubs native to Texas.”

Outdoor Lighting

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Staff Recommendation

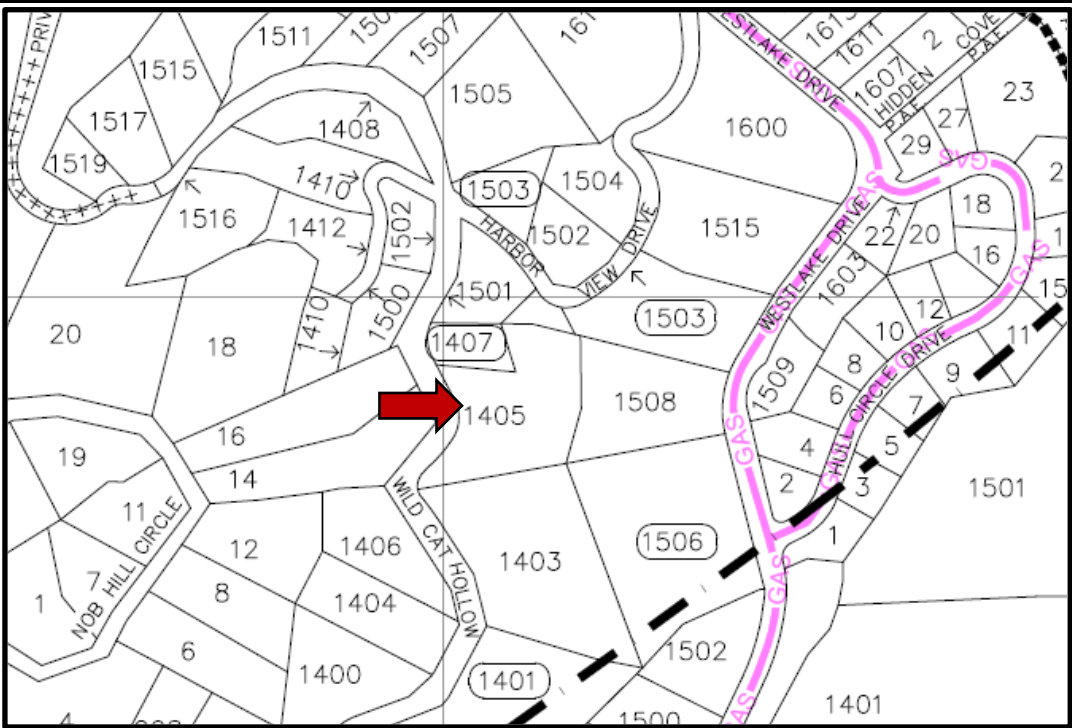
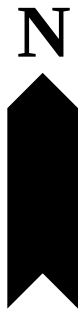
Staff recommends: APPROVAL of all the requested variances in accordance with the Settlement Agreement and Master Grading and Vegetation Plan approved by City Council

Links to Relevant Code:

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

ZONING MAP

R-1 ONE FAMILY RESIDENTIAL
R-2 MULTI-FAMILY RESIDENTIAL
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY INSTITUTIONAL



AERIAL PHOTO





SIGN VARIANCE STAFF REPORT

May 26, 2021

Project Address: 3520 Bee Cave Road

Project Number: 16539

Agenda Item: Land Use: **3520 Bee Cave Road:** Discussion/recommendation on an application for a sign variance request to (West Lake Hills Code Sec. 32.03.006). Katherine Moltz of Chandler Signs | American Bank

- Section 32.03.006 – Freestanding Commercial Signs – multi-tenant
- Sign A1 – Variance on location;
- Sign A1 – Increase the square footage 10.5 sq. ft.;
- Sign A2 – Variance on height base: additional 32" in height; and
- Sign A2 – Increased square footage of 24 sq. ft.

Applicant Information: The applicant is Katherine Moltz of Chandler Signs

Hearing Dates:

May 19, 2021

ZAPCO

May 26, 2021

City Council

Location: The subject property is located near the northeast corner of Bee Cave Road and West Brook Drive.

Zoning & Site Characteristics:

The subject property is zoned B-2 Business 2.

The site is surrounded by similar office and retail development located along the Bee Cave Road business corridor.

Background & Analysis:

The applicant is requesting an increase in the maximum square footage allowed for a primary free-standing sign and for a secondary smaller free-standing sign which may provide the property owner better viability along Bee Cave Road to customers.

The concept design is for two monument signs which includes a sign box with the bank name supported by a sandstone base which includes the required address number. Thus, the total square footage of the sign and supporting structure is identified as a free-standing sign.

The property currently has two signs. One free-standing sign and one sign located on the front facade. The applicant is proposing to replace the one free-standing sign with two free-standing signs and add an additional wall sign on the south façade of the building.

The City Sign ordinance does allow for two on site free-standing signs, one sign per street frontage and a smaller sign for multi-tenet buildings. The subject property does include one large building; however, American Bank is the only tenet.

Subsection 2D states the following regarding monument commercial signs:

“2(D) Number. One sign on the major traffic street or main entrance. If a multitenant shopping center has two or more public entrances, a separate sign is permitted on the subordinate driveway and such sign shall be limited in area to 12 square feet,”

The property fronts two major streets namely Bee Cave Road and Westbrook Drive and is adjacent to commercial and residential development.

The applicant is proposing two monument signs to replace an existing monument sign located on the southwest corner of the property. The larger proposed sign labeled A2 on the applicant’s submission would be placed along Bee Cave Road while the smaller sign labeled A-1 would be placed along Westbrook Drive. The property also includes two main entrance locations off Bee Cave Road and Westbrook Drive where each sign is proposed to be located adjacent to.

However, other commercial building with single tenets along Bee Cave Road only have one free-standing monument sign.

The surrounding commercial corridor includes several monuments signs similar and design to the signs the applicant is proposing but are limited to one sign. Two signs increase the amount of signage appearing along the commercial corridor and may contribute for future signage to dominate the landscape and therefore, would not be in harmony with the City’s Comprehensive Plan.

“Sign location, configuration, design, materials, and colors should be harmonious with the rural setting and scale of our city. Signs should not visually dominate the landscape or structure to which they belong. Signs should be made of native stone or wood. Natural colors (earth tones) should be favored, and bright colors should be used only for accent. Landscaping, where required, should be designed to harmonize with the building and the surrounding natural landforms and native plants. Reflective surfaces should not be allowed. Lighting should be of no greater wattage than is necessary to make the sign visible at night. “City of West Lake Hills Section 28.02, 3(8)

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 - *“With the code restrictions there will be a dramatic decrease of visibility on Bee Cave Road. This will cause hardships on the clients and result in difficulties seeing the monuments identifying the building. Additionally, restricted visibility will cause clients to slow down to identify the building and complicate traffic flow.”*

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

The application states - *"The natural terrain and existing flora will not be unreasonably disrupted or destroyed. The area of the base, that was approved, will not change so there will be no additional expansion and or disruption."*

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

The application states – *"We have considered utilizing the square footage allowed in a vertical layout. However, due to the natural layout of the American Bank logo, this will not increase visibility or ease ability for the members."*

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

The application states – *"We believe that the variance we are requesting is the minimum because Signs A1 and A2 are still within the code allowed height."*

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

The application states - *"We believe that the variance does not violate the intent of the zoning ordinance because of the overall height of the proposed signage does not exceed the code."*

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

The application states - *"The variance will not effect any of the neighboring properties. There will not be any obstruction that will impede the enjoyment of the surrounding properties by their owners."*

Outdoor Lighting

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

Compliance with Adopted Uniform 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 is not in conformance with the City of West Lake Hills Master Plan for this area of the City.

ZAPCO Recommendation:

During the May 19, 2021 ZAPCO meeting, the Commissioners recommended APPROVAL of the variance request for the sign labeled A2 by a vote of 4 – 0.

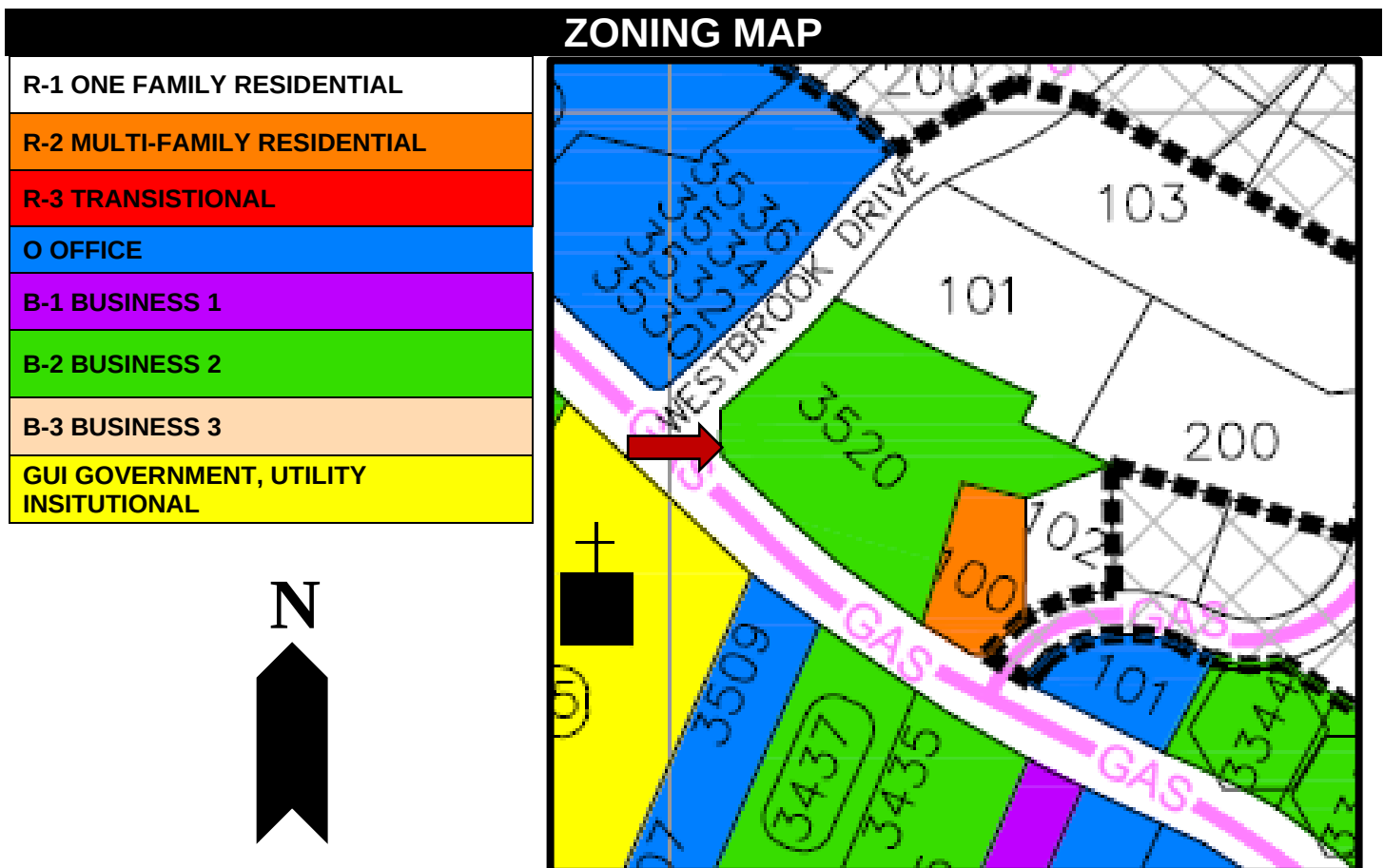
Staff Recommendation:

Staff recommend is DENIAL because:

- There are no special conditions that exist that contribute to a physical hardship preventing the applicant from marketing the business through the existing signage.
- The request is not in harmony with the intent of the City sign ordinance.

Links to Relevant Code:

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



AERIAL PHOTO

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VARIANCE APPLICATION



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

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

APPLICANT & PROPERTY INFORMATION

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

Property Owner: American Bank Phone: (512) 306-5526

Email: SCOOPER@americanbank.com

Address: 3520 Bee Caves Rd St 200 City: Austin State: TX Zip: 78746

Agent*: Chandler Signs LLC Phone: (210) 421-0785

Email: Kmoltz@chandlersigns.com

Address: 17319 San Pedro Ave #200 City: San Antonio State: TX Zip: 78232

Property Address: 3520 Bee Caves #100 City: Austin State: TX Zip: 78746

Property Information

Subdivision Name: Westwood Villas Section Three Subdivision

Block: _____ Lot: 1A TCAD Tax Parcel ID: _____

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

*Please submit Power of Attorney form designating authorized agent.

PROJECT INFORMATION

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

- 1) Sign A1: Variance on location: A1 on Bee Cave Rd
- 2) _____ : Variance on square feet: Increase of 10.5 square feet
- 3) Sign A2: Variance on height of base: 32" additional height
- 4) _____ : Variance on square feet: Increase of 24 square feet
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: Variances are needed to optimize visibility for future and existing clients.

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

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

With the code restrictions there will be a dramatic decrease of visibility on Bee Cave Road. This will cause hardships on the clients, and result in difficulties seeing the monuments identifying the building. Additionally, restricted visibility will cause clients to slow down to identify the building and complicate traffic flow.

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

The natural terrain and existing flora will not be unreasonably disrupted or destroyed. The area of the base, that was approved, will not change so there will be no additional expansion and/or disruption.

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

We have considered utilizing the square footage allowed in a vertical layout. However, due to the natural layout of the American Bank logo, this will not increase visibility or ease the accessibility for the members.

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

We believe that variance we are requesting is the minimum because Signs A1 and A2 are still within the code allowed height.



VARIANCE APPLICATION

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

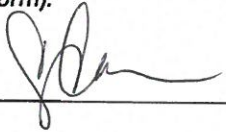
We believe that the variance does not violate the intent of the zoning ordinance because the overall height of the proposed signage do not exceed the code.

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

The variance will not affect any neighboring properties. There will not be any obstruction that will impede on the enjoyment of the surrounding properties and their owners.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).


Signature

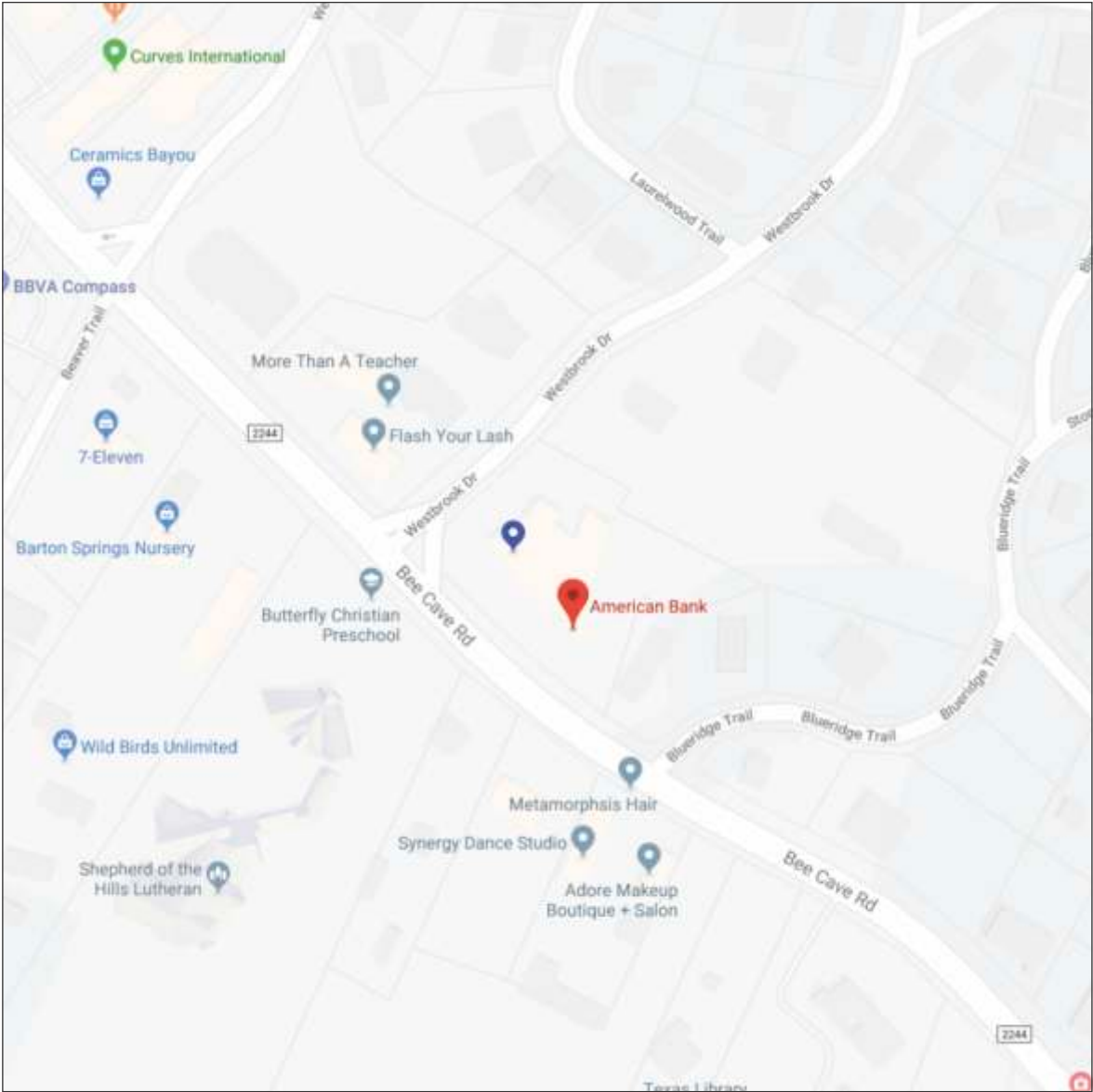
3-19-21
Date

Steve Cooper
Printed Name

APPLICATION CHECKLIST

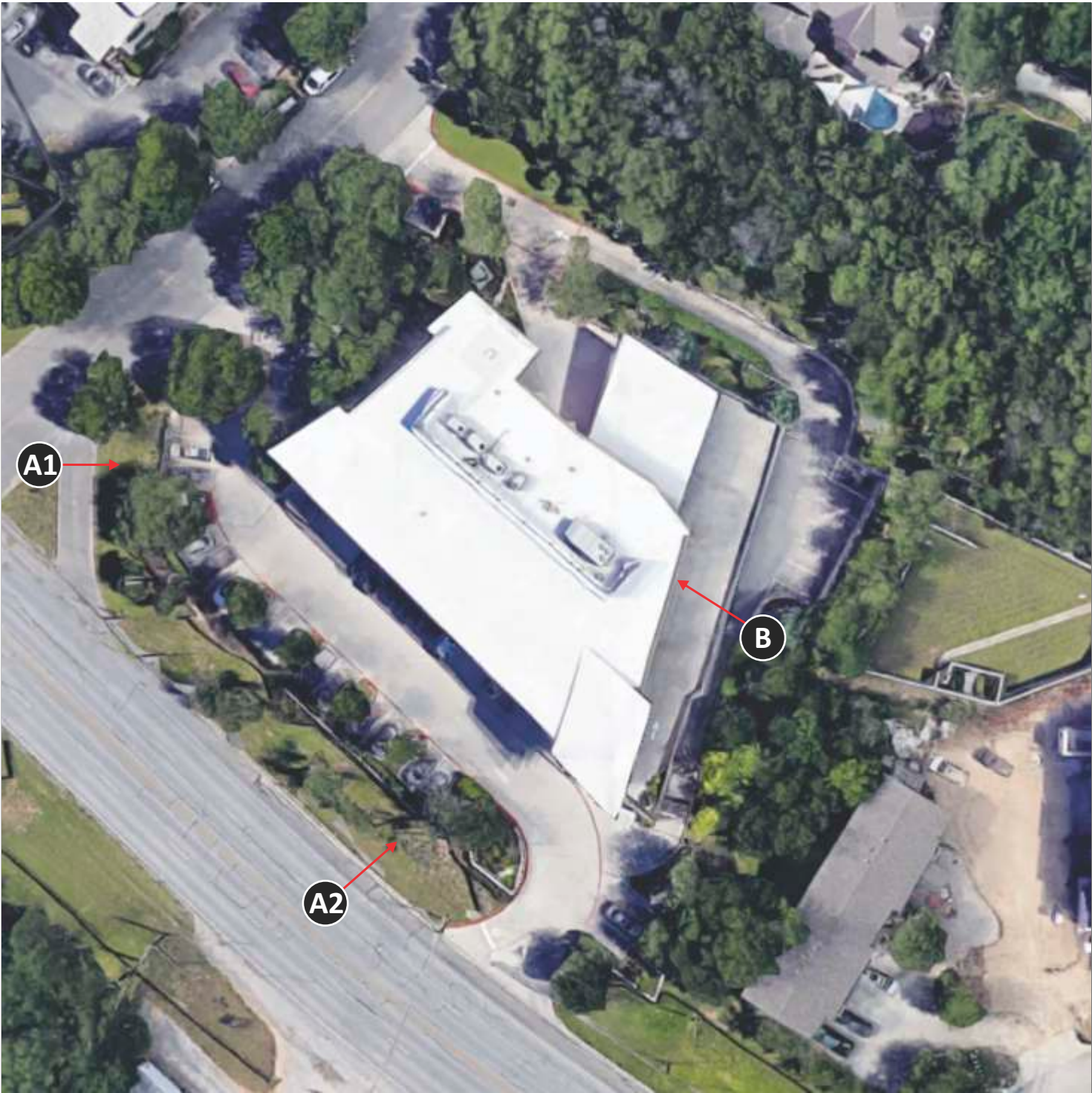
City of West Lake Hills
Variance Application

December 2020
Page 3 of 5



VICINITY AND AERIAL MAP

NTS





AmericanBank

Design #
0621481AR11

Sheet 1 of 7

Client
American Bank

Address
3520 Bee Caves Rd.
West Lake Hills, TX
78746

Acct. Rep. Coordinator KATHERINE MOLTZ
AMBER ZAVALA

Designer JOEL GONZALES

Date 1/22/2019

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1(1/23/19)JGZ: REVISE SIGNS B AND C

R2(UNKNOWN)

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R4(10-8-19)BD: REPLACE PHOTOS OF OP2 & OP3 SIGN 'D' TO GIVE CLEAR SHOT FROM DOWN STREET.

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R9(8/17/20)JGZ: REVISE A1 TO 5' OAH AND 12SF

R10(1/11/22)JGZ: ADD LANDSCAPE PLAN

R11(3/18/21)JGZ: REVISE SIGN B TO 10'-0" OAL



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San Antonio 17319 San Pedro Ave
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San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

West Coast 3220 Executive Ridge Dr
Ste 250
Vista, CA 92081
(760) 734-1708 Fax (760) 734-3752

Northeast US 2301 River Road
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Sheet	2 of 7
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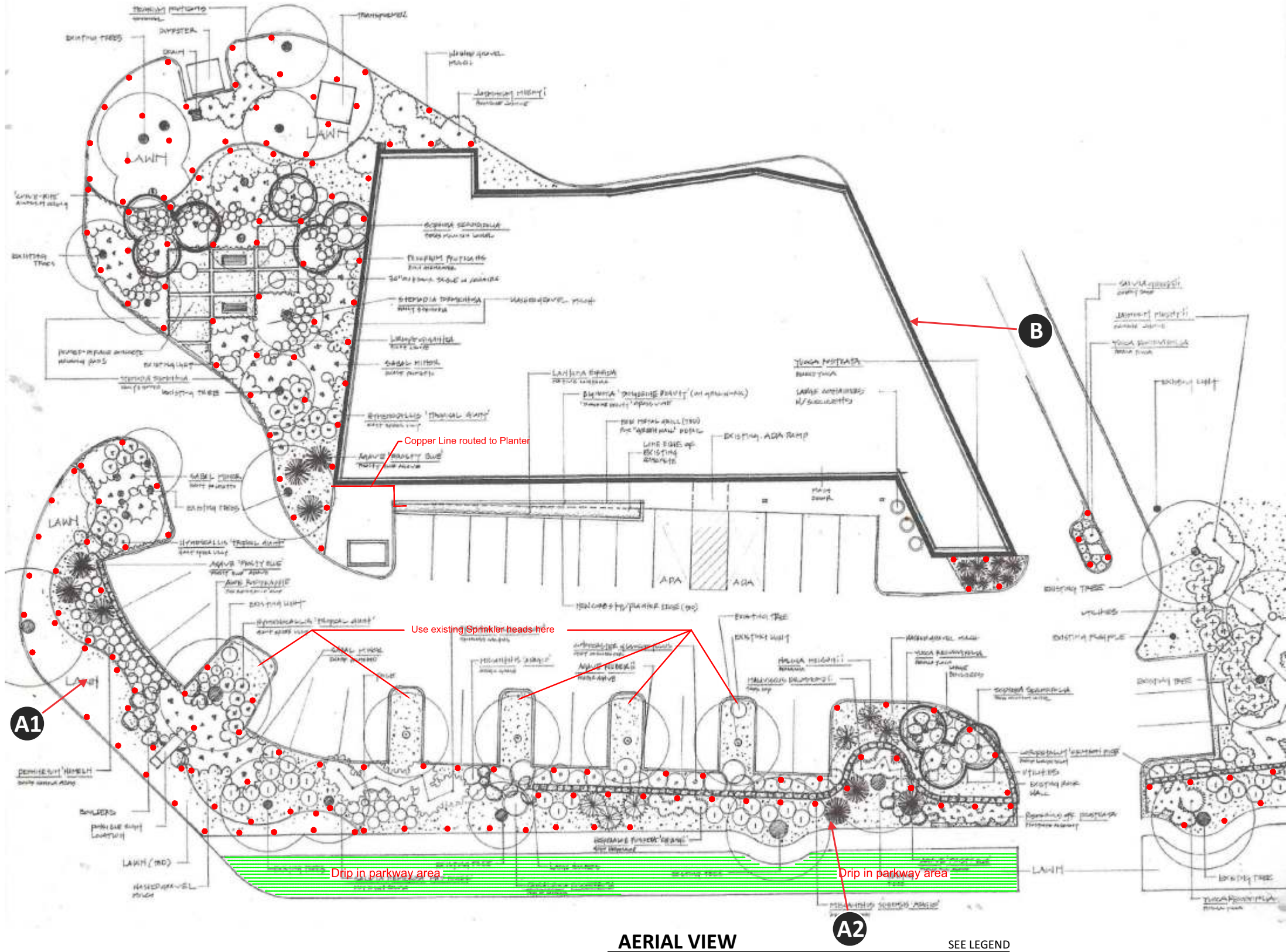


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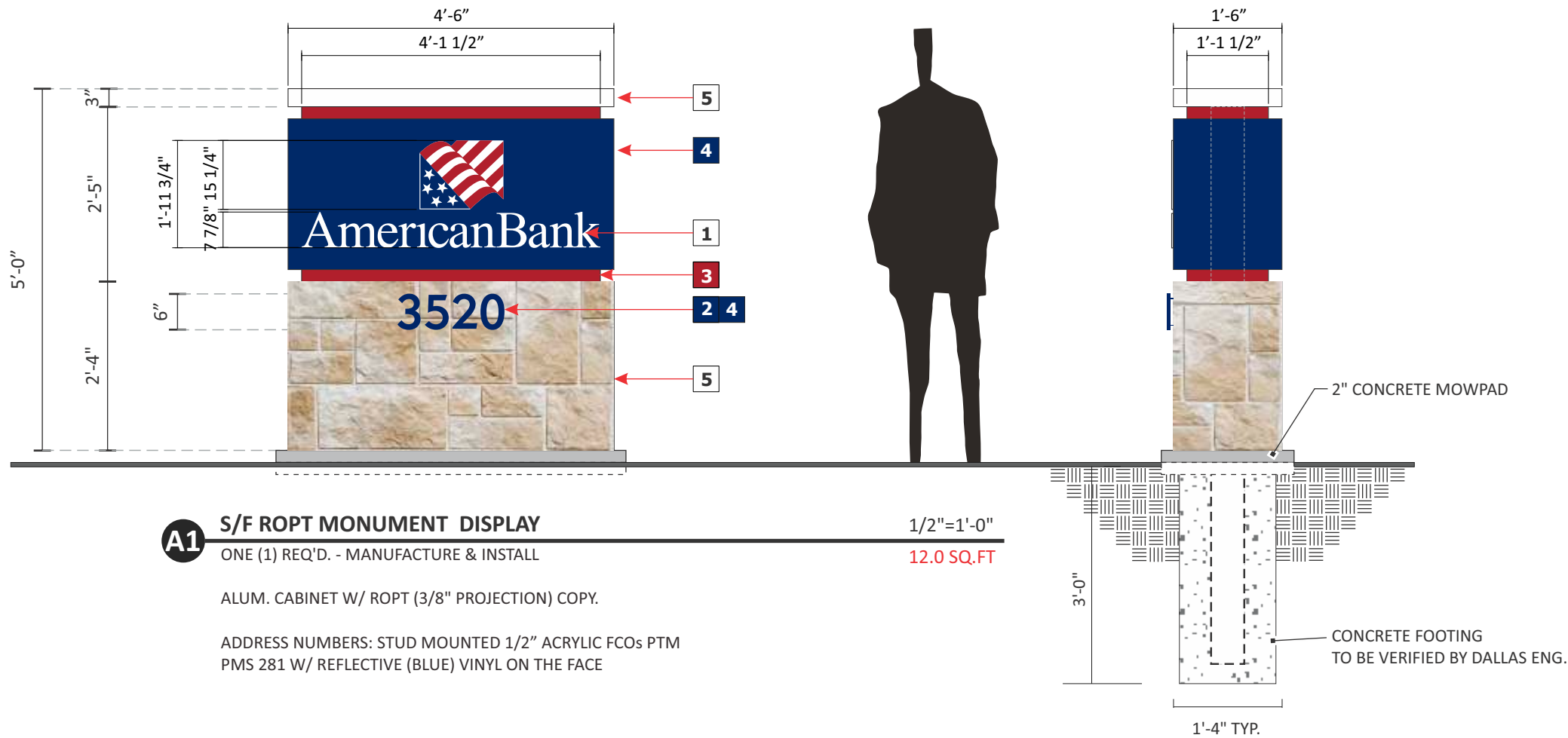


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A1 S/F ROPT MONUMENT DISPLAY

ONE (1) REQ'D. - MANUFACTURE & INSTALL

ALUM. CABINET W/ ROPT (3/8" PROJECTION) COPY.

ADDRESS NUMBERS: STUD MOUNTED 1/2" ACRYLIC FCOs PTM
PMS 281 W/ REFLECTIVE (BLUE) VINYL ON THE FACE

COLORS

- 1** WHITE ACRYLIC
- 2** 3M 3630-36 BLUE (REFLECTIVE)
- 3** PTM. 3M 680-82 RUBY RED
- 4** PTM. M.A.P. PMS 281c BLUE
- 5** LIMESTONE BASE TO MATCH BUILDING

Design #	
0621481AR11	
Sheet	4 of 7
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Acct. Rep.	KATHERINE MOLTZ
Coordinator	AMBER ZAVALA
Designer	JOEL GONZALES
Date	1/22/2019
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BURIED UTILITIES / POSSIBLE PUE’S



EXISTING ELEVATION

NTS



PROPOSED ELEVATION

NTS

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Design #

0621481AR11

Sheet 5 of 7

Client

American Bank

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Acct. Rep. KATHERINE MOLTZ
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Designer JOEL GONZALES

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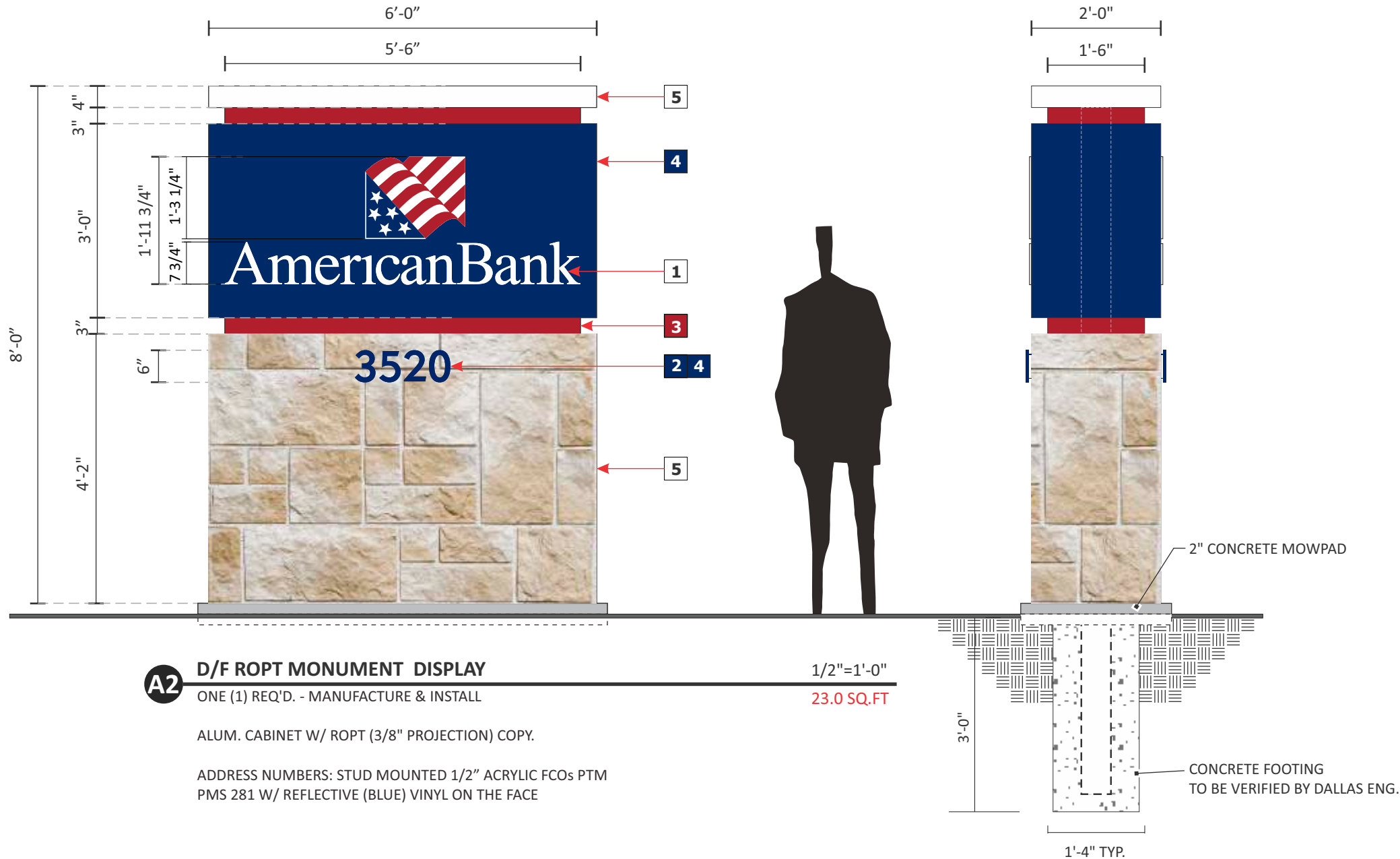
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A2

D/F ROPT MONUMENT DISPLAY

ONE (1) REQ'D. - MANUFACTURE & INSTALL

1/2"=1'-0"

23.0 SQ.FT

ALUM. CABINET W/ ROPT (3/8" PROJECTION) COPY.

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Designer JOEL GONZALES

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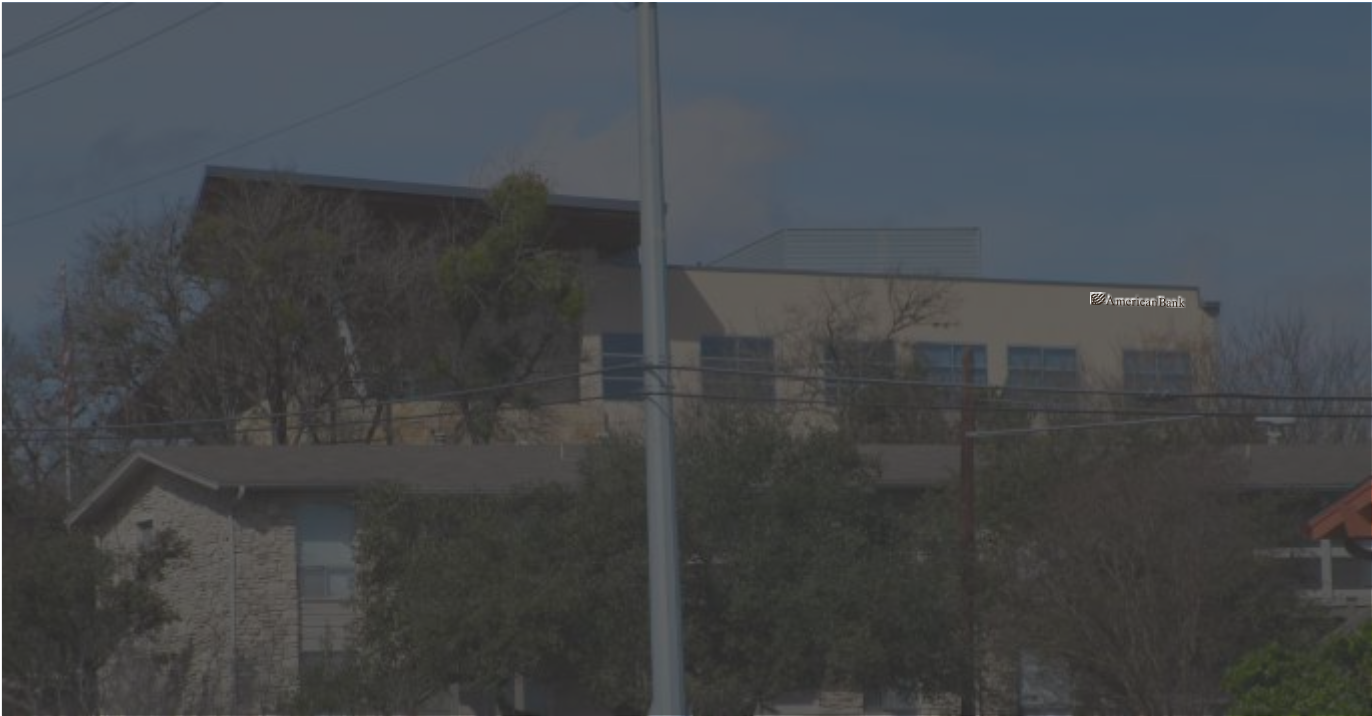
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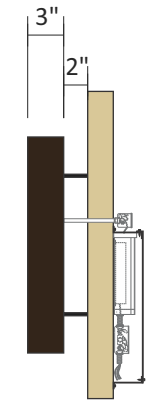
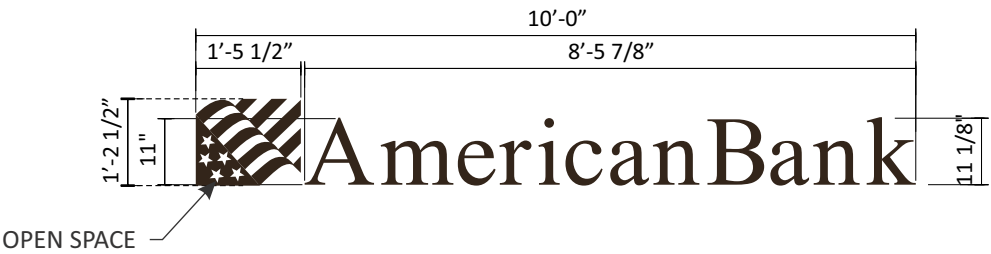
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PROPOSED



NIGHT VIEW



SIDE VIEW

B

REVERSE LIT CHANNEL LETTERS

ONE (1) REQ'D. - MANUFACTURE & INSTALL

3/8"=1'-0"

12.0 SQ.FT

DARK BRONZE, REVERSE LIT, ALUM. CHANNEL LETTERS W/ 3200K LEDs

SURVEY REQUIRED

COLORS

1

DARK BRONZE

Design #

0621481AR11

Sheet

7 of 7

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LETTER TO ZAPCO CHAIRPERSON

April 28, 2021

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

Dear Mr. Chairman

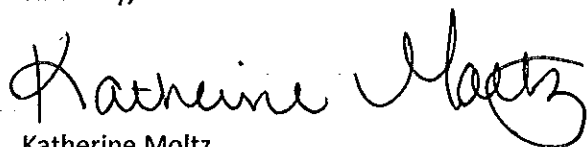
This letter summaries our request for a square footage variance for the limestone landscaping wall on 3520 Bee Caves Road. We are requesting a variance because of the following:

1. The set back of the building and location on Bee Caves Road makes it a challenge for travelers to see where they need to turn when approaching the drive into the property.
2. The presence of heavily landscaped natural terrain including several heritage trees and mature foliage have hindered the sign on the building as you approach.
3. We meet all requirements and are asking only for an increase in size to the limestone landscaping wall that the sign sits on to match the materials in the area.

There is currently an existing small monument on the property that sits on the ground and is not visible. We plan on removing that sign and replacing with two signs that meet the overall height requirements allowed. Our only ask is for a variance to the size of the landscaping wall that the sign will sit on.

We feel that by granting us this variance it will help with the congestion of traffic in this area on Bee Caves as it pertains to cars turning left on to the property. It allows them to identify two points of entry onto the property alleviating the congestion at the main entry off of Bee Caves Rd.

Sincerely,



Katherine Moltz
National Account Executive
Chandler Signs LLP



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Steve Cooper representing American Bank have made, constituted and appointed Katherine Moltz - Chandler Signs representative to be my duly authorized representative in connection with an application dated March 19, 2021, to be heard by the Building Design Committee, Zoning & Planning Commission, and City Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether oral or written, made by the representative in support of the request have the full force and effect of the applicant's approval. I do by this document constitute the above named representative as my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act in connection with such application which I myself might perform or do if I was personally present.

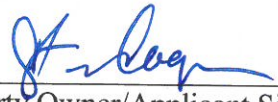
Steve Cooper

Property Owner/Applicant Name

3520 Bee Caves Road Austin

Street Address

City


Property Owner/Applicant Signature

TX

State

78746

Zip Code

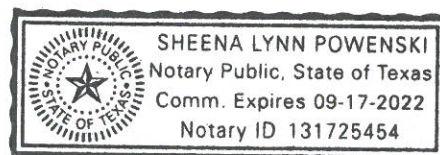
512-306-5526

Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 19th day of March, 20 21.



Notary Public in and for the State of Texas





TREE REMOVAL VARIANCE STAFF REPORT

May 26, 2021

Project Address: 1906 Yaupon Valley Road

Project Number: 1631

Agenda Item: Land Use: **1906 Yaupon Valley Road:** Discussion/consideration of a variance request for a new home that will require the removal of 5 trees 14" or greater. (Cedar Tree #2729 15", Cedar Tree #2737 15", Cedar Tree #2745 multi-trunk 7", 7" 5", 4" and 3" and Cedar Tree #2752 multi-trunk 10", 9" and 7". Spanish Oak Tree #2721 multi-trunk 13", 9" and 7") (West Lake Hills Code Sec. 22.03.304) Applicant is Rhett Hoestenbach.

Applicant Information: Rhett Hoestenbach

Hearing Dates:

May 19, 2021

ZAPCO

May 26, 2021

City Council

Location: The subject property is located 1906 Yaupon Valley Road.

Zoning & Site Characteristics:

The subject property is zoned R-1 One Family Residential. (See City Zoning Map on page 4)

The site is surrounded by wooded single-family residential lots.

Background & Analysis:

The applicant is requesting to cut 4 cedar trees and 1 Spanish oak tree so that we can establish a building site for a single-family residence.

The property is an approved parceled lot by the City Council. The property is currently undeveloped and contains numerous trees.

The applicant intends to build a new single-family residence on the property like other residential homes on adjacent properties. Removing some of the existing tree is necessary to build the new residence, therefore the applicant is seeking a tree removal variance.

The property is currently covered with trees and after carefully surveying the property, the best place for the proposed residence would require remove several trees and by not allowing the variance the applicant could not make use of their property.

Variance Criteria Review:

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

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

The application states – *“The lot is undeveloped with over 100 surveyed trees of which more than 30 trees measure “14” or greater. The density and large number of trees results in the hardship of being able to build a home if the ordinance is strictly enforced. The proposed home site minimizes the need to cut more desirable trees. The lot is steep dropping over 100 feet from front to back. Siting the home at the top of the lot where the slope is more gentle avoids triggering other variances.”*

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

The application states – *“The plan is to develop the upper section of the lot leaving the lower middle to lower sections of the lot undisturbed. This will minimize terrain cuts and will save many mature native trees. The plan preserves the wooded scenic views enjoyed by the neighbors and enhances privacy. The placement of the home avoids the necessity of removing desirable oak trees in favor of removing less desirable cedar trees.”*

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

The application states – *“Alternative placement of the home on the lot has been explored. There is no alternative that will result in zero protected trees being removed. The other alternatives will result in the necessity of the removal of more desirable trees, cut and fill and height issues. Building at the bottom of the lot will destroy the current beautiful views of the wooded valley enjoyed by the neighbors.”*

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

The application states – *“The variance request does not call for setback encroachment, cutting more desirable trees and other invasive development. The proposed plan minimizes the impact upon the natural environment and respects the privacy and views of the existing neighbors. The selected home site is unquestionably the best place on the lot to accomplish the overall goal of minimal site disturbance and preserving the beauty of the lot.”*

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

The application states – *“The purpose of the comprehensive plan is to keep West Lake Hills a quiet and private urban forest while allowing lot owners to build on their lots. The requested variance leaves the home site surrounded by trees. The proposal is considerate of neighbors, scenic views and promotes privacy.”*

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

The application states – *“The variance requested maintains a home site inside the wooded envelope of the lot. The proposal is the least disruptive to the neighbors due to the home site being positioned out of the sight lines of neighbors. The plan preserves the views enjoyed by neighbors and emphasizes quiet privacy.”*

Outdoor Lighting

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

Compliance with Adopted Uniform 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 is in conformance with the City of West Lake Hills Master Plan.

ZAPCO Recommendation:

During the May 19, 2021 ZAPCO meeting, the Commissioners recommended APPROVAL of the variance request for the removal of five (5) trees by a vote of 4 – 0.

Staff Recommendation:

Staff recommends APPROVAL based on the following:

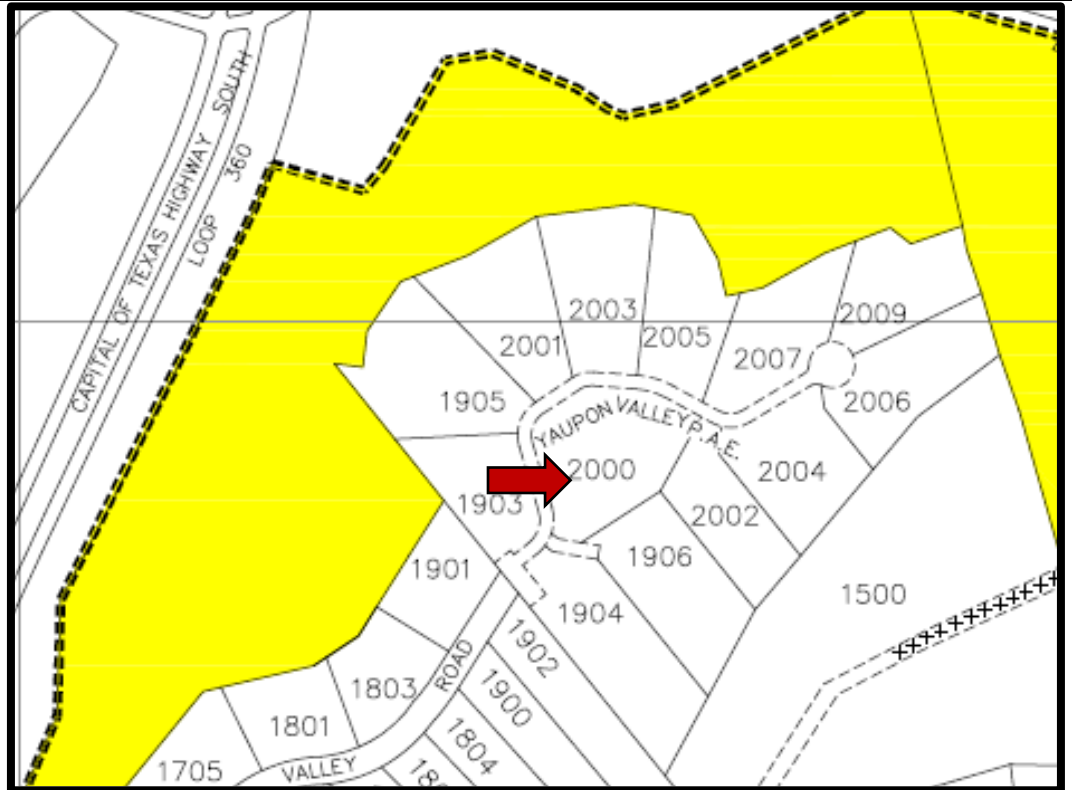
- The topography of the property creates a special circumstance,
- The requested variance will not be greater than the minimum required to alleviate the difficulty of the hardship.
- The requested variance will not violate the intent of the goals of the City Zoning Ordinance or Comprehensive Plan.
- The requested variance will not adversely affect the neighboring properties.
- The proposal will preserve the most significant trees and flora and will not cause unreasonable destruction or disruption of the terrain or fauna.

Links to Relevant Code:

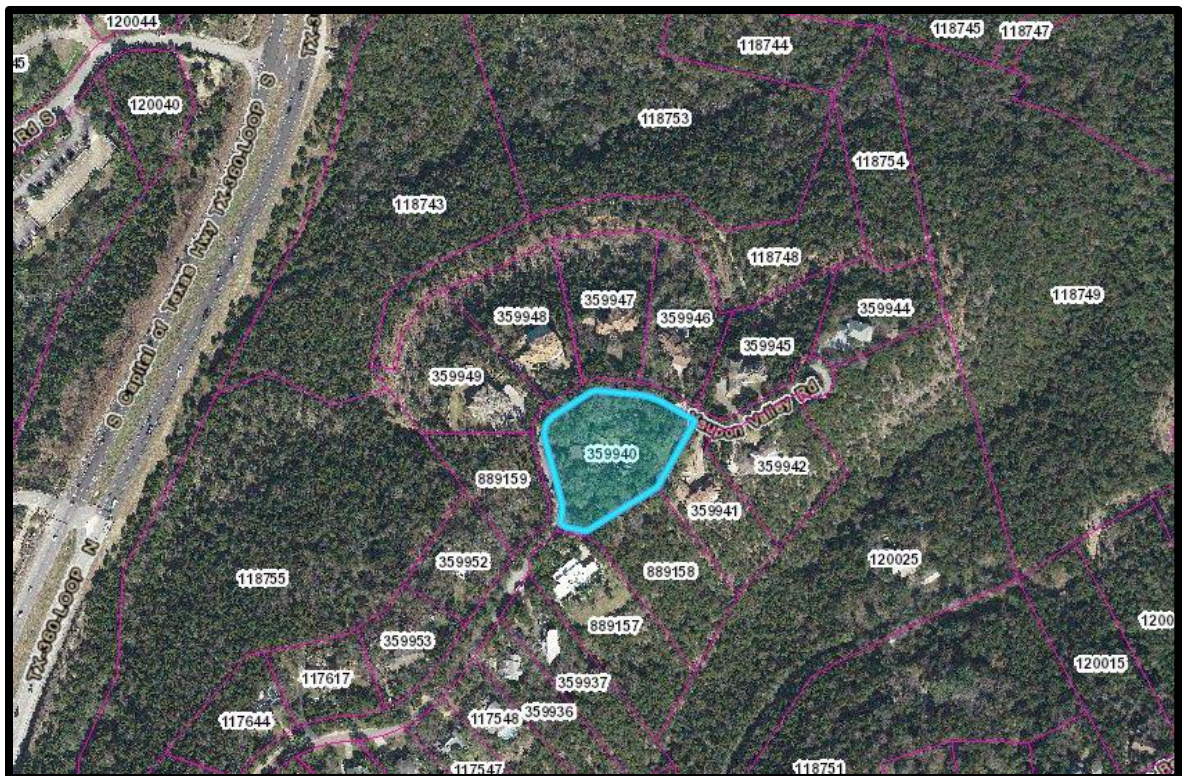
- [Sec. 22.03.304](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

ZONING MAP

R-1 ONE FAMILY RESIDENTIAL
R-2 MULTI-FAMILY RESIDENTIAL
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY INSTITUTIONAL



AERIAL PHOTOS



AERIAL PHOTOS (Cont.)



AERIAL PHOTOS (Cont.)



VARIANCE APPLICATION



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

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

APPLICANT & PROPERTY INFORMATION

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

Property Owner: Rhett Hoestenbach Phone: 512.587.7773

Email: rhett.hoestenbach@gmail.com

Address: 310 Devon Dr. City: Coppell State: TX Zip: 75019

Agent*: _____ Phone: _____

Email: _____

Address: _____ City: _____ State: _____ Zip: 75019

Property Address: 1906 Yaupon Valley Rd. City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Los Rincones

Block: _____ Lot: 2A TCAD Tax Parcel ID: 889158

Current Zoning Classification: Residential - Single Family Total Lot Size (Acres): 1.765

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

PROJECT INFORMATION

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

- 1) Tree #2729 15" Cedar
- 2) Tree #2737 15" Cedar
- 3) Tree # 2745 multi-trunk (7", 7", 5", 4", 3") Cedar
- 4) Tree #2752 multi-trunk (10", 9", 7") Cedar
- 5) Tree #2721 multi-trunk (13", 9", 7") Spanish Oak



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

The project is for the construction of a single family residence. The lot has never been developed and includes more than 100 surveyed trees. More than 30 trees measure 14" or greater. It is not possible to build on the lot without removing some variance sized trees. Care was taken in the design of the home to preserve native trees.

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

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

The lot is undeveloped with over 100 surveyed trees of which more than 30 trees measure 14" or greater. The density and large number of trees results in the hardship of being able to build a home if the ordinance is strictly enforced. The proposed home site minimizes the need to cut more desirable trees. The lot is steep dropping over 100 feet from front to back. Siting the home at the top of the lot where the slope is more gentle avoids triggering other variances.

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

The plan is to develop the upper section of the lot leaving the lower middle to lower sections of the lot undisturbed. This will minimize terrain cuts and will save many mature native trees. This plan preserves wooded scenic views enjoyed by neighbors and enhances privacy. The placement of the home avoids the necessity of removing desirable oak trees in favor of removing less desirable cedar trees.

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

Alternative placement of the home on the lot has been explored. There is no alternative that will result in zero protected trees being removed. The other alternatives will result in the necessity of the removal of more desirable trees, cut and fill and height issues. Building at the bottom of the lot will destroy the current beautiful views of the wooded valley enjoyed by neighbors.

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

The variance requested does not call for setback encroachment, cutting more desirable trees and other more invasive development. The proposed plan minimizes the impact upon the natural environment and respects the privacy and views of existing neighbors. The selected home site is unquestionably the best place on the lot to accomplish the overall goal of minimal site disturbance and preserving the beauty of the lot.



VARIANCE APPLICATION

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

The purpose of th comprehensive plan is to keep West Lake Hills a quiet and private urban forest while allowing lot owners to build on their lots. The requested variance leaves the home site surrounded by trees. The proposal is considerate of neighbors scenic views and promotes privacy.

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

The variance requested maintains a home site inside the wooded envelope of the lot. The proposal is the least disruptive to neighbors due to the home site being positioned out of the sight lines of neighbors. The plan preserves the views enjoyed by neighbors and emphasizes quiet privacy.

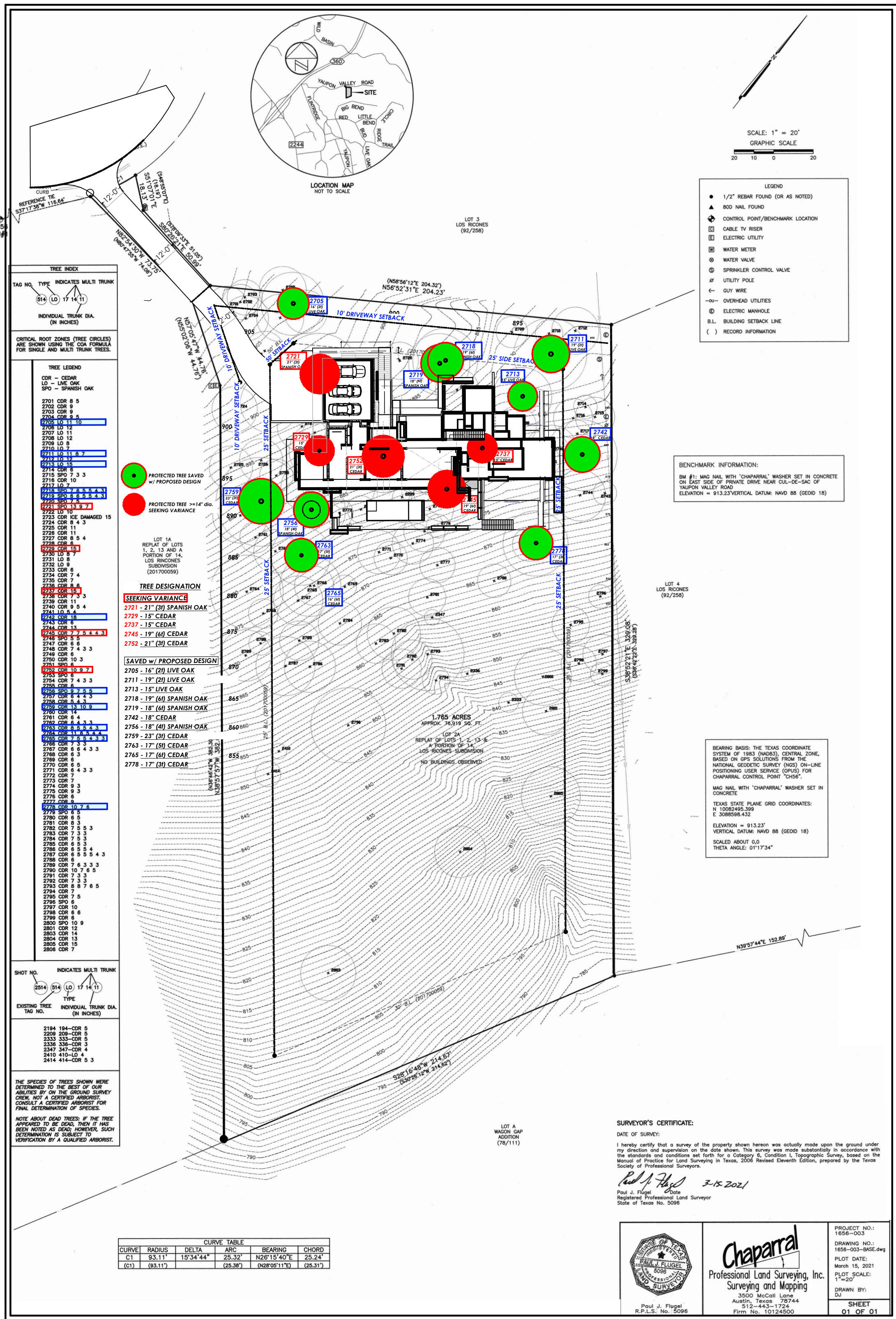
AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).


Signature

4/28/21
Date

R. Lett Horstenbach
Printed Name



1 PROPOSED- SITE PLAN - KEY PLAN
SCALE: 1" = 40'

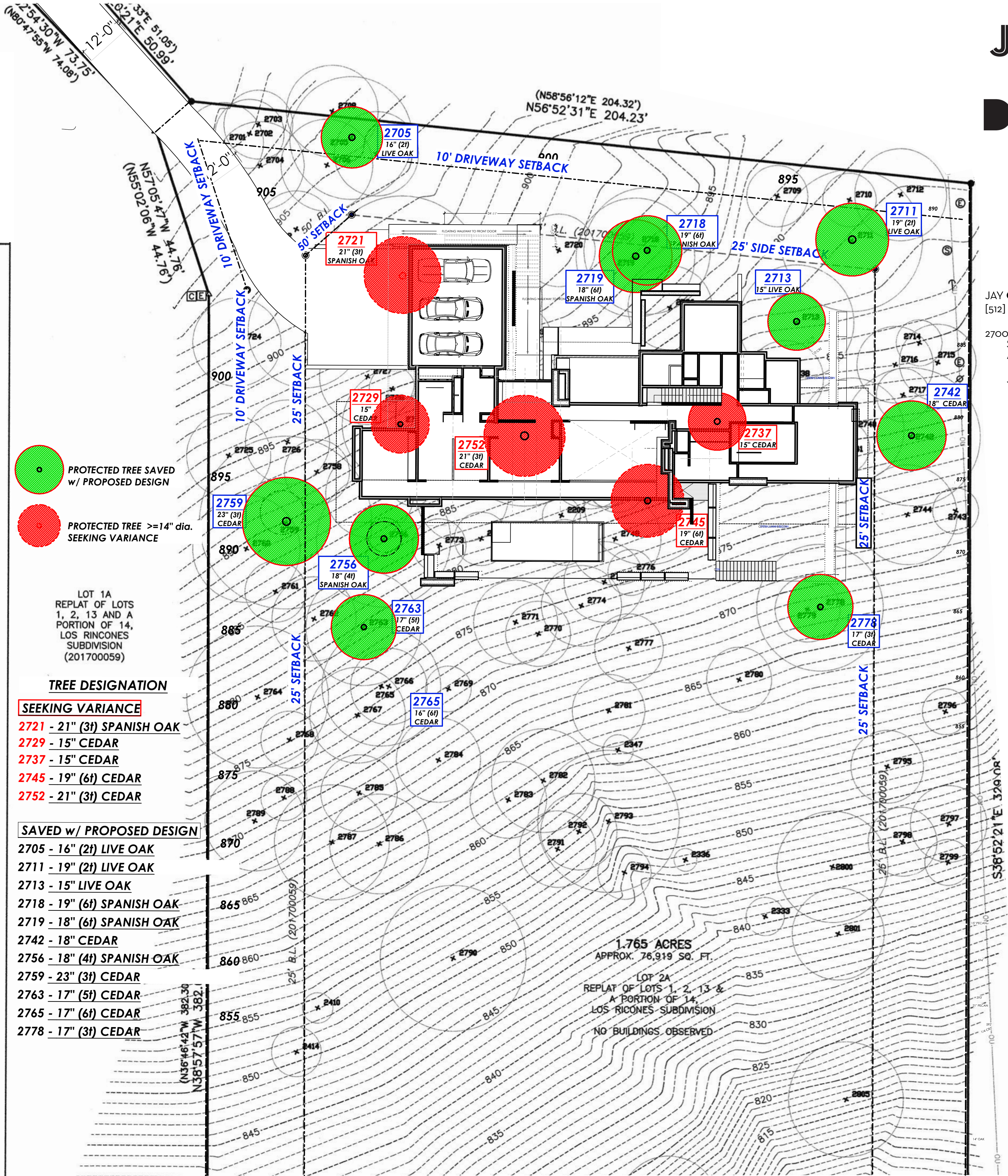
SITE PLAN FOR REVIEW

1906 YAUPON VALLEY ROAD
WEST LAKE HILLS, TX
01.13.21
03.30.21 - UPDATED TREE LOCATIONS

TREE LEGEND	
CDR - CEDAR	
LO - LIVE OAK	
SPO - SPANISH OAK	

2701 CDR 8 5	
2702 CDR 9	
2703 CDR 9	
2704 CDR 9 5	
2705 LO 11 10	
2706 LO 12	
2707 LO 11	
2708 LO 12	
2709 LO 8	
2710 LO 7	
2711 LO 11 8 7	
2712 LO 12	
2713 LO 15	
2714 CDR 6	
2715 SPO 7 3 3	
2716 CDR 10	
2717 LO 7	
2718 SPO 7 6 5 5 4 3	
2719 SPO 6 6 5 5 4 3	
2720 SPO 7 5	
2721 SPO 13 9 7	
2722 LO 10	
2723 CDR ICE DAMAGED 15	
2724 CDR 8 4 3	
2725 CDR 11	
2726 CDR 11	
2727 CDR 8 5 4	
2728 CDR 6	
2729 CDR 15	
2730 LO 8 7	
2731 LO 8	
2732 LO 9	
2733 CDR 6	
2734 CDR 7 4	
2735 CDR 7	
2736 CDR 8 6	
2737 CDR 15	
2738 CDR 7 3 3	
2739 CDR 11	
2740 CDR 9 5 4	
2741 LO 5 4	
2742 CDR 18	
2743 CDR 6	
2744 CDR 13	
2745 CDR 7 7 5 4 4 3	
2746 SPO 5 5	
2747 CDR 6 6	
2748 CDR 7 4 3 3	
2749 CDR 6	
2750 CDR 10 3	
2751 SPO 6	
2752 CDR 10 9 7	
2753 SPO 6	
2754 CDR 7 4 3 3	
2755 CDR 8	
2756 SPO 9 7 5 5	
2757 CDR 6 4 4 3	
2758 CDR 5 4 3	
2759 CDR 13 10 9	
2760 CDR 14	
2761 CDR 6 4	
2762 CDR 6 4 3 3	
2763 CDR 8 5 5 4 3	
2764 CDR 11 6 5 4 4	
2765 CDR 7 5 5 4 3 3	
2766 CDR 7 3 3	
2767 CDR 6 6 4 3 3	
2768 CDR 6 3	
2769 CDR 6	
2770 CDR 6 5	
2771 CDR 6 4 3 3	
2772 CDR 7	
2773 CDR 7	
2774 CDR 9 3	
2775 CDR 9 3	
2776 CDR 6	
2777 CDR 9	
2778 CDR 10 7 6	
2779 SPO 6 5	
2780 CDR 6 5	
2781 CDR 8 3	
2782 CDR 7 5 5 3	
2783 CDR 7 3 3	
2784 CDR 7 3 3	

2 PROPOSED- NEW TREE PROTECTION + STAGING PLAN (1)
SCALE: 1/16" = 1'-0"



0 8' 16' 32'

JAY
CORDER
ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507
2700 W. ANDERSON LANE
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM





DOUGLAS G. ROSENER

2005 Yaupon Valley Road
West Lake Hills, Texas 78746

512-347-0123
512-699-0141 Mobile
[REDACTED]

May 4, 2021

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

Re: Rhett Hoestenbach
Variance Application
1906 Yaupon Valley Road

Dear Chairman Meisel:

Rhett Hoestenbach has notified me that he has filed a variance application regarding his property at 1906 Yaupon Valley Road. I am a nearby property owner and I am familiar with his property. Rhett provided me with copies of all of the materials in his application, which I have reviewed. I have no objection to his request for the removal of the specified trees and I urge the Commission to approve the request.

Respectfully submitted,



Douglas G. Rosener

DOUGLAS G. ROSENER

2005 Yaupon Valley Road
West Lake Hills, Texas 78746

512-347-0123
512-699-0141 Mobile


May 4, 2021

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911 Westlake Drive
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Respectfully submitted,

Douglas G. Rosener

1906 Variance Support Letter

1 message

Dana Harmon [REDACTED] >

Tue, May 11, 2021 at 8:26 PM

To: Rhett Hoestenbach [REDACTED]

Hi Rhett,

Please feel free to include this statement of support in your variance application with the city.

To City of West Lake Hills Zoning and Planning Commission,

I am the property owner at [1900 Yaupon Valley Road](#). My husband, Brad, and I are in support of the tree variances requested by Rhett & Juliette Hoestenbach at [1906 Yaupon Valley Rd](#).

Sincerely,
Dana Harmon
281-636-7804
[REDACTED]

DANA HARMON | Executive Director | **Texas Energy Poverty Research Institute** | Office (512) 707-1009 | Mobile (281) 636-7804