



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, September 8, 2021 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 8th day of September 2021 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

Due to the COVID-19 Stage 5 status in Travis County, any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing. Facial Coverings are not required, but highly recommended, and will be available for any that need one.

Join Zoom Meeting: Copy and Paste the link below:
<https://us02web.zoom.us/j/89942211870?pwd=TWxFRU1udzBLWFFJLy9HaVZweHZTdDz09>

Meeting ID: 899 4221 1870
Passcode: 961517

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 899 4221 1870, Password: 961517.

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.gov by 1:00 P.M. on September 8, 2021.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing citysec@westlakehills.gov. Comments must be received by 1:00 P.M. on September 8, 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 August 25, 2021 Regular Meeting Minutes
 - b. Approval of the 2021-2022 Holiday Schedule

4. Land Use **3423 Bee Cave Road:** Discuss And Consider Action An Application For A Request For Multiple Variances To Construct A New Medical Office Building:
 - 1) Removal Of Six Trees 14 Inches Or Greater (#5140, 15 Inch Live Oak, #5143, 14 Inch Live Oak, #5373, 14 Inch Cedar, #5374, 15 Inch Live Oak, #5385, 15 Inch Cedar And #5548, 15 Inch Cedar)
 - 2) Building Height Exceeds Maximum Permitted Height
 - 3) Impervious Cover Exceeds Maximum Permitted
 - 4) Cut And Fill Exceeds Maximum Permitted
 (West Lake Hills Code Sec. 22.03.170, 22.03.281, 22.03.249, 22.03.278 & 22.03.304)
 Peter Narvarte Agent For KCBC LLC
DUAL ACTION BOA/COUNCIL
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

5. Land Use **0 Wildcat Hollow:** Discuss and Consider Action on a Proposed Preliminary Subdivision Plat Consisting of Eight (8) Single-Family Residential Lots Described as Abstract 75 503 Bonham Ad, 12.345 Acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

6. Land Use **613 Rock Park Drive:** Discuss and Consider Action on an Application for a Variance Request Related to Density, Building Setbacks and Tree Removal (West Lake Hills Code Sec. 38.03.034, 22.03.281 and 22.03.304). Brad Walters Agent for Christopher Crane.
 DUAL ACTION BOA/COUNCIL
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

7. Ordinance Discuss and Consider Action for Approval of an Ordinance of the City of West Lake Hills Adopting the Municipal Budget for Fiscal Year 2021 - 2022
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

8. Resolution Discuss and Consider Action for the Adoption of a Resolution of the City of West Lake Hills, Texas, Ratifying the Municipal Budget for Fiscal Year 2021 - 2022
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
9. Ordinance Discuss and Consider Action on the Approval of an Ordinance of the City of West Lake Hills, Texas, Approving the 2021 Ad Valorem Tax Rate and Levy of Seven & Eight Sixth cents (\$0.0786) per One Hundred Dollars
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
10. Administration Discuss and Consider Action Regarding the Results of the Requests for Qualifications for Legal Services
 - a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard
11. Executive Session An Executive Session may be held in accordance with the authority contained in Texas Government Code, Section 551 for:
 - a. Deliberation Regarding Real Property (Texas Government Code Section 551.072)
 - b. Consultation with City Attorney Regarding an Update on Cause No. D-1-GN-001858, City of West Lake Hills vs. Yaupon Partners, LLC and Ray McMackin; Case No. 12-12734-tmd, In re: Raymond McMackin; and Adversary No. 13-01049-tmd, City of West Lake Hills v. Raymond McMackin
 - c. Personnel Matters: To Discuss the Employment, Evaluation or Duties of the City Administrator (Texas Government Code Section 551.074)
12. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the September 8, 2021 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, September 3, 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, August 25, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Pro Tem Walker called the meeting to order at 7:03 p.m.

Members in attendance were Mayor Pro Tem Walker, Councilmembers Rhonda McCollough, Brian Plunkett, and Beth South. Mayor Linda Anthony and Councilmember Gordon Bowman were 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 Pro Tem Walker 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 August 11, 2021 Regular Meeting Minutes
 - b. **402 Spiller Lane:** Discuss and Consider Action on an Application for a Minor Subdivision Plat for a Property Zoned R-1. (West Lake Hills Code Chapter 36). Agent Andrew Dodson for Owner Robert Josey.
-Section 36.01.018 Minor Plat
 - c. **5100 Bee Cave Road:** Approval of a Sign Application for a Monument Sign located at Skybeck (City Code Sec. 32.03.006). Agent Doni Allen for Applicant Skybeck Construction
 - d. **4613-B Bee Cave Road:** Approval of a Sign Application for a Projecting/Wall Sign and Monument Sign Located at Guidepost Montessori School (City Code Sec. 32.03.006 & 32.03.009). Applicant Stephanie Stewart applicant for Guidepost Montessori School.

Motion for Approval of the Consent Agenda with the Removal of Item b. 402 Spiller Lane made by Councilmember Plunkett with a Second by Councilmember South Motion for Approval carried by a vote of 4 ayes to 0 nays, with Councilmember Bowman absent.

Item b. 402 Spiller Lane was heard

Motion for Approval of Item b. 402 Spiller Lane made by Councilmember Plunkett with a Second by Councilmember McCollough

Motion for Approval carried by a vote of 4 ayes to 0 nays, with Councilmember Bowman absent.

4. Finance Discuss and Consider Action on the Proposed Tax Rate for Fiscal Year 2021-2022

- a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

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

Motion for Approval carried by a vote of 4 ayes to 0 nays, with Councilmember Bowman absent

5. Finance Discuss and Consider Action on the Fiscal Year 2021-2022 Proposed Budget

- a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

No action was taken on this item

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

- a. Consultation with City Attorney Regarding an Update on Cause No. D-1-GN-001858, City of West Lake Hills vs. Yaupon Partners, LLC and Ray McMackin; Case No. 12-12734-tmd, In re: Raymond McMackin; and Adversary No. 13-01049-tmd, City of West Lake Hills v. Raymond McMackin
- b. Consultation with City Attorney Regarding Pending Litigation on the Denial of the Moore Estates Subdivision Application: Project 16329 located at 803 Westlake Drive. (Texas Government Code Section 551.071)

Council went into Executive Session at 7:26 p.m. and reconvened in Open Session at 8:27 p.m.

7. Adjournment

Motion to adjourn the meeting made at 8:27 p.m. by Councilmember Plunkett with a Second by Mayor Pro Tem Walker

Motion to Adjourn carried by a vote of 4 ayes to 0 nays, with Councilmember Bowman absent

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2021.

City of West Lake Hills, Texas
MEMORANDUM

DATE: August 24, 2021
TO: City Council
FROM: Stephanie Mills, City Secretary
RE: Selection of 2021 -2022 Holidays

The City of West Lake Hills Personnel Manual states that the City Council shall designate ten (10) paid holidays to coincide with the City's fiscal year, with the employees voting to select three (3) of the dates. The FY 2021 - 2022 holiday schedule receiving the most votes is presented here for consideration. Highlighted in yellow are the dates selected by the employees, with the remainder being historically standard holidays given.

1.	Thursday	November 11, 2021	Veterans Day
2.	Thursday	November 25, 2021	Thanksgiving Day
3.	Friday	November 26, 2021	Thanksgiving Day After
4.	Friday	December 24, 2021	Christmas Day Observed
5.	Friday	December 31, 2021	New Year's Holiday Observed
6.	Monday	January 17, 2022	Martin Luther King, Jr. Day
7.	Friday	April 15, 2022	Spring Holiday (Good Friday)
8.	Monday	May 30, 2022	Memorial Day
9.	Monday	July 4, 2022	Independence Day
10.	Monday	September 5, 2022	Labor Day



MULTIPLE VARIANCES
STAFF REPORT

September 8, 2021

Project Address: 3423 Bee Cave Road

Project Number: 16719

Agenda Item: Land Use: 3423 Bee Cave Road: Discussion/recommendation on an application for a request for multiple variances to construct a new medical office building: 1) Removal of Six Trees 14 inches or greater (#5140, 15 Inch Live Oak, #5143, 14 Inch Live Oak, #5373, 14 Inch Cedar, #5374, 15 Inch Live Oak, #5385, 15 Inch Cedar and #5548, 15 Inch Cedar), 2) Building Height exceeds maximum permitted height, 3) Impervious Cover exceeds maximum permitted, 4) Cut and Fill exceeds maximum permitted; (West Lake Hills Code Sec. 22.03.170, 22.03.281, 22.03.249, 22.03.278 & 22.03.304). Peter Narvarte agent for KCBC LLC.

- Section 22.03.170 – Site Disturbance (Excavation, Grading or Filling)
- Section 22.03.281 – Schedule of Regulations. (Impervious Cover & Height)
- Section 22.03.249 – Driveway, Parking and Loading Area Setbacks
- Section 22.03.304 – Tree and Vegetation Removal and Replacement

Applicant Information: Peter Narvarte agent for KCBC LLC

Hearing Dates:

January 20, 2021 ZAPCO (Postponed)

June 16, 2021 ZAPCO (Postponed)

July 21, 2021 ZAPCO (Postponed)

August 18, 2021 ZAPCO

September 8, 2021 Board of Adjustment/City Council

Location: The subject property is located at 3423 Bee Cave Road

Zoning & Site Characteristics:

The subject property is zoned B1 Business 1.

The site has O (Office) to the east, B2 (Business 2) to the north, GUI and Office to the west, and City of Austin Residential to the south.

Background & Analysis:

The applicant is requesting several variances 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 20,000sf is two stories with a building footprint of 10,000sf, which is a reduction from the original 30,000sf proposed building 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.

It is worth noting that there are instances of commercial/office uses abutting residential properties all along Bee Cave Road, and this proposed building is 119 feet from the rear property line and the setback per code is 40 feet, so it is about three times as far as the code minimum from the adjacent residential properties.

Variance Request Summary:

Below is a summary of each of the requested variances:

- Site Disturbance: requesting up to 8 feet of cut and fill that includes retaining walls, code allowance is 6 feet.
- Height of building: requesting height variances for the proposed building – up to 37 feet. Maximum height allowed is 30 feet but up to 37 feet if incentives listed in the Code are met.
- Impervious cover: seeking variance/incentives approval to receive up to 41% impervious cover (base impervious cover allowance is 35% with up to 47% if incentives listed in Code are met)
- Tree variances: requesting the removal of six trees that are 14 Inches or greater (#5140, 15 Inch Live Oak, #5143, 14 Inch Live Oak, #5373, 14 Inch Cedar, #5374, 15 Inch Live Oak, #5385, 15 Inch Cedar and #5548, 15 Inch Cedar).

There are four emails opposing the request in the packet along with two emails supporting the variances.

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 than we would like or would be acceptable.”

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

The application states – “After consulting the West Lake Hills Drainage and Erosion Control Design Manual, Code of Ordinances Sec. 22.03.210, Sec. 22.03.170, and Article 22.03, we would propose building across a drainage valley and improving the capture and direction of the drainage. This will allow us opportunity to relocate/replant existing and new native landscaping elements with intentional irrigation that allow for the remaining and new flora to flourish.”

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

The application states – “We have reviewed 4 options including the option we are presenting.” (see application for details of the other three options)

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

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

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

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

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

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

Lighting

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

Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Zoning and Planning Commission Recommendation

ZAPCO voted to recommend denial unanimously (4-0).

Staff Recommendation

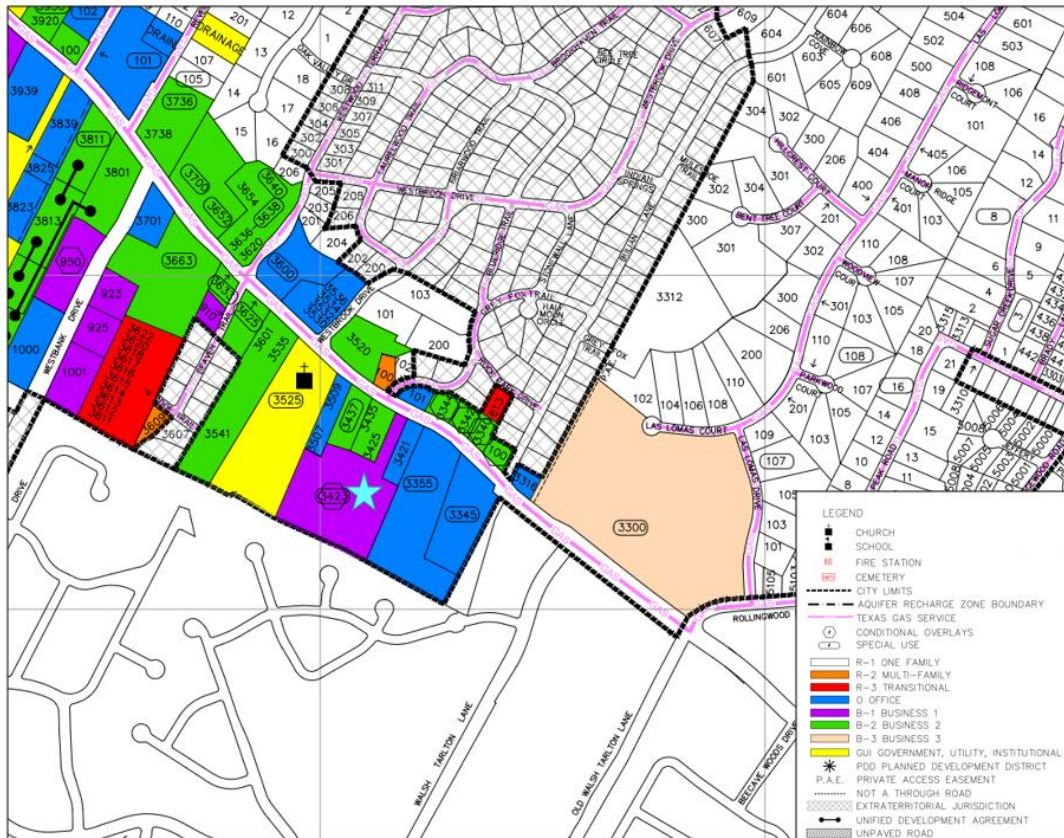
Staff recommends APPROVAL of the variance request based on the following findings of fact:

- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
- The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
- The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

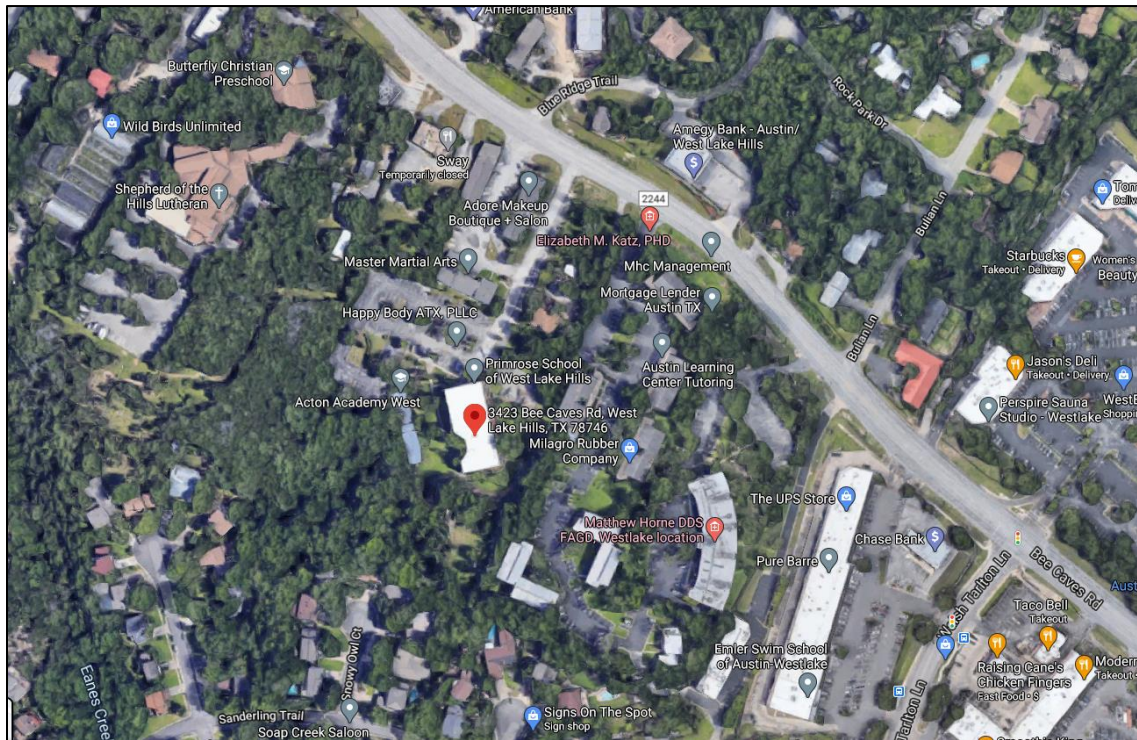
Links to Relevant Code:

- [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](#)

Zoning:



Aerial:



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: KCBC, LLC Phone: 512-439-8628

Email: [REDACTED]

Address: 1221 S Mopac Expressway City: Austin State: TX Zip: 78704

Agent*: Peter Narvarte Phone: 512-563-6707

Email: [REDACTED]

Address: 701 South Lamar Suite C City: Austin State: TX Zip: 78704

Property Address: 3423 Bee Cave Rd City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Keene Brodie Phase 3

Block: _____ Lot: 2B TCAD Tax Parcel ID: 107838

Current Zoning Classification: B-1 Total Lot Size (Acres): 6.2301

***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) Impervious Cover (within the incentives allowed by WLH Code)
- 2) Height (within the incentives allowed by WLH Code)
- 3) Tree Removal above 14-inch diameter
- 4) Encroaching into the 5-foot Vegetative Buffer to the West along the entrance drive
- 5) Cut and Fill



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

We have a site zoned for B-1 Commercial development. This site has steep topography requiring us to be creative with location of the Project. This is our second approach with a more modest development. We have tried to address comments from ZAPCO, Council, and the Community regarding Safety, Height, Impervious Cover, Scale, Drainage, and site lines to the neighborhood.

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 steep topography is preventing a traditional design while balancing impervious cover, trees, parking, height, and access/egress.

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?

Responded to in the letter for each Variance

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

Responded to in the letter for each Variance

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

Responded to in the letter for each Variance



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?

Responded to in the letter for each Variance

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

Responded to in the letter for each Variance

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).

Peter Narvarte

Digitally signed by Peter Narvarte
DN: cn=Pete, o=Central Axis in Management Group, ou=Central Axis in Management Group, email=p.narvarte@centralaxis.com, c=US
Reason: I attest to the accuracy and integrity of this document
Contact info: 512-265-8707
DN W 2021.05.05 17:23:17-0500

Signature

Date

Pete Narvarte

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

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

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



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

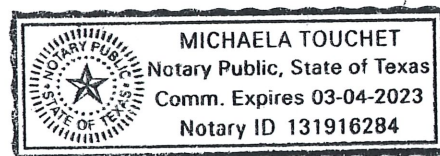
78746

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



June 9, 2021 (Resubmittal)

Chairman Robert Meisel
Westlake 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.

We presented to ZAPCO in March 2021 and were denied because we did not define a hardship. We also presented to Council in April. Our hardship for this proposed development is primarily the existing topography. Secondary hardship is maintaining parking agreements on site that support commercial businesses at 3425 Bee Caves and Sway.

In April we listened to the concerns raised by the Community and Council regarding scale, height, drainage, safety, and site lines and have revised our location and massing to better address those issues. Our current proposal is to take a more modest approach to our previous design with regard to height, location, and site lines. This letter attempts to answer the Variance Questions for each requested Variance. Below are the variances requested:

- **Cut and Fill** [Sec. 22.03.170]
- **Impervious Cover** [Sec. 22.03.281_III.(a)(i)]
- **Setbacks** [Sec. 22.03.249]
- **Removal of Trees** [Sec. 22.03.303-305]
- **Height of Building** [Sec. 22.03.278-280]

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 Application [*December 2020 form*]
- Application Checklist Items

3423 Bee Cave Road – Variance Request Exhibit

Below is the list of 5 (five) requested variances:

1. Cut and Fill Variance [Sec. 22.03.170]

We request an increase of the cut/fill limits in the Code of Ordinances Sec. 22.03.170 Site disturbance (excavation, grading or filling), and the Drainage and Erosion Control Design Manual, Section 7.4.1 to allow 7-8 feet of cut and fill including retaining walls:

- 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 existing topography and the resulting slopes, strict adherence to the cut/fill limits would eliminate the usability of this site. A 7-8 foot cut and fill is requested for the proposed buildings, drive aisles, parking and retaining walls to protect improvements and trees to the greatest extent possible. Currently, spalling asphalt due to existing slopes affect proposed and existing fire protection and parking for this site and our proposal attempts to correct and protect these issues.*
- 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 Cut/Fill variance will allow a greater use of flat areas without resulting in new slopes on grade changes that may unnecessarily remove existing vegetation.*
- 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *Other alternatives included grading on slopes which will result in removal of existing vegetation, including the existing 100'+ vegetative site buffer that exists today between this development and the neighbors to the south. We believe this vegetation to be an asset for the neighbors and the tenants.*
- 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *The increased cut/fill limits are the minimum departure from Code possible for topography on this site. Care will be taken to minimize conditions where the design approaches those limits outside the building envelope.*
- 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 increased cut/fill limits are the minimum departure from Code possible for topography on this site. The areas of cut and fill are designed to merge into the existing topography, not deviate from it. Retaining Walls will be implemented to minimize the areas of increased cuts and fills.*
- 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 topography and southern vegetative buffer of this site will preclude the effects of the cut/fill variance from being a nuisance to the neighbors. It has been requested so that, when the neighbors use the services intended for this office building, they may safely and comfortably drive, park, and walk into the proposed medical offices.*

To the greatest extent possible, great care has been taken to layout the drives, parking and buildings along natural contour lines while minimizing destruction of flora. In order to achieve that goal, the proposed development will need to convey the existing drainage way via a sufficiently sized pipe system beneath the building and the parking area as shown. The existing drainage way has existing slopes exceeding 35% and a variance will be required to fill in this drainage to construct the piped system. We propose a variance to the Drainage and Erosion Control Design Manual, Section 7.4.1 - CUT/FILL LIMITS, to allow a maximum of 8' of fill and 8' of cut, regardless of slope category, to facilitate design and construction of a building with parking area at drivable grades while accommodating parking area of the proposed Medical Office building. Please note that stormwater will be conveyed to the existing pond, maintaining the current drainage pattern.

2. **Impervious Cover** [Sec. 22.03.281.III.(a)(i)]

We request an increase of the impervious limits in the Code of Ordinances Sec. 22.03.281.III.(a)(i) to allow 41% impervious cover excluding credits.

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- 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 impervious cover proposed will be situated 100 feet from residential properties and drainage improvements for all impervious cover will be required to attenuate all resulting immediate downstream flowrate increases from that impervious cover.*

3. **Vegetative Setback** [Sec. 22.03.249]

We request a decrease of the property line vegetative setback limits in the Code of Ordinances Sec. 22.03.249 (Driveway, parking and loading area setbacks) to allow a small area to have zero feet setback as requested along the property line with 3425 Bee Cave Rd. We have addressed this with Brian Rogers who is the owner of the property and he supports our request.

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 - *The goals in the zoning ordinance were to protect one landowner from imposing on another. The landowner adjacent to the area of the setback request is amenable to the change and is not imposed upon. Additionally, this allows us to keep the existing parking agreements with neighboring properties in place.*
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 - *The landowner adjacent to the area of the setback request is amenable to the change and is not imposed upon.*

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

We request a variance to remove trees as described in the in the Code of Ordinances Sec. 22.03.304(d)(4)(A)(iv) (Tree and vegetation removal and replacement). We have attached a tree survey that has identified over 1,400 trees on site. The ordinance requires a variance from Council to remove trees over 14-inches in diameter. We are asking to remove eight (8) trees: Tree #5055 (16" Live Oak), #5140 (15" Live Oak), #5143 (14" Live Oak), #5373 (14" Cedar), #5374 (15" Live Oak), #5385 (15" Cedar), #5540 (21" Live Oak), and #5548 (15" Cedar).

- 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 existing topography, the easement locations, the drainage area, and the existing buildings on site limit the location for development. The building location provides for the minimal removal of large trees for the use intended.*
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- 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 intent of the zoning ordinance was written to preserve large trees for the enjoyment of the landowner and the neighbors. None of the trees proposed to be removed can be seen by the residential lots to the south of the site.*
- 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 removed trees will increase the use of the lot by the landowner. None of the trees proposed to be removed can be seen by the residential lots to the south of the site. A vegetative buffer will remain in place after the construction of the proposed development ranging from 105 feet to the property directly to the north and up to 300-feet to the property to the South.*

5. **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 which states that we are allowed to build up to 30-feet in height y right for a B-1 zoned commercial building. We intend to comply with items 1-5 of height adjustments listed in Section 22.03.281 VIII (a) which would allow Council to approve an additional 7-foot height variance from natural grade. If these incentives were to be granted by Council then our building height would be entirely below this 37' feet height above natural grade. Our current proposal is responding to Council/Community comments regarding scale, height, location, and site lines.

- To respond to the concern of appropriate scale, we have reduced the overall square footage to 20,000sf which is split between two floors.
- To respond to the concern of height we are proposing a structure that has a second floor that steps back from the first floor footprint to manage the steep slope and keep a usable footprint on the second floor. This step back and reduced scale has allowed us to reduce the request for variance in height.
- To respond to location and safety, we pushed the entirety of the building to the west side of the property to separate construction traffic and doctor parking from the schools.

- To respond to site lines of employees and clients as well as light shining into back yards and homes we have configured the building in such a way that the short side of the building points to the residential neighborhood. This will allow us to have a clerestory façade on the south side that prevent clients from looking to the south. In the areas on the west and east, the architect will be able to use shading devices to prevent site lines to the south. We still believe that practically this will not be an issue we have responded with our design in an effort to address concerns from the Community.
- 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 proposed location is attempting to balance the topography with the impervious cover, the cut/fill, and the height variances. If we are allowed the incentives for an additional 7-feet then the building would be below this 37-foot limit in every location.*
 - 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?
 - *We have described the disruption in the other variance requests. Allowing the building location and cut/fill variances will allow us to create some areas for additional flora and fauna.*
 - 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *We previously proposed a different location that requested a height variance that was too much for the Council and the Community to support. We have also explored other locations on the site but they compromise either proximity to schools, proximity to COA residents, and too much height above what is allowed.*
 - 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *All of the other locations explored and proposed cause for less tolerable conditions as mentioned above.*
 - 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?
 - *This is a B-1 Zoned property which encourages commercial building. We have not asked for a larger footprint than Code requires and would add a 3rd building to our site. This building would be a Class-A medical office and would be designed in accordance with WLH code and 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?
 - *The orientation and scale of the proposed building responds to concerns from tenants on this property and community members and council members. We are moving the construction and future traffic to the west side of the property, we are directing the short side of the building to the south so that we may control site lines with design elements. We have tried to keep the building central to the site. We have the support of two property owners to the north and will try to meet with neighbors to discuss their concerns with this new plan and explain how we have tried to address their previous concerns.*

~~June 9, 2021 (Resubmittal)~~ **July 13, 2021 (Updated)**

Chairman Robert Meisel
Westlake 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.

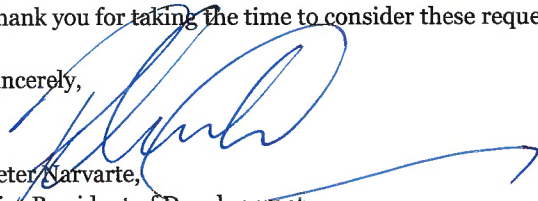
We presented to ZAPCO in March 2021 and were denied because we did not define a hardship. We also presented to Council in April. Our hardship for this proposed development is primarily the existing topography. Secondary hardship is maintaining parking agreements on site that support commercial businesses at 3425 Bee Caves and Sway.

In April we listened to the concerns raised by the Community and Council regarding scale, height, drainage, safety, and site lines and have revised our location and massing to better address those issues. Our current proposal is to take a more modest approach to our previous design with regard to height, location, and site lines. This letter attempts to answer the Variance Questions for each requested Variance. Below are the variances requested:

- **Cut and Fill** [Sec. 22.03.170]
- **Impervious Cover** [Sec. 22.03.281_III.(a)(i)]
- **Setbacks** [Sec. 22.03.249]
- **Removal of Trees** [Sec. 22.03.303-305] - **UPDATED**
- **Height of Building** [Sec. 22.03.278-280]

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 Application [*December 2020 form*]
- Application Checklist Items

3423 Bee Cave Road – Variance Request Exhibit

Below is the list of 5 (five) requested variances:

1. Cut and Fill Variance [Sec. 22.03.170]

We request an increase of the cut/fill limits in the Code of Ordinances Sec. 22.03.170 Site disturbance (excavation, grading or filling), and the Drainage and Erosion Control Design Manual, Section 7.4.1 to allow 7-8 feet of cut and fill including retaining walls:

- 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 existing topography and the resulting slopes, strict adherence to the cut/fill limits would eliminate the usability of this site. A 7-8 foot cut and fill is requested for the proposed buildings, drive aisles, parking and retaining walls to protect improvements and trees to the greatest extent possible. Currently, spalling asphalt due to existing slopes affect proposed and existing fire protection and parking for this site and our proposal attempts to correct and protect these issues.*
- 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 Cut/Fill variance will allow a greater use of flat areas without resulting in new slopes on grade changes that may unnecessarily remove existing vegetation.*
- 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *Other alternatives included grading on slopes which will result in removal of existing vegetation, including the existing 100'+ vegetative site buffer that exists today between this development and the neighbors to the south. We believe this vegetation to be an asset for the neighbors and the tenants.*
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 - *The topography and southern vegetative buffer of this site will preclude the effects of the cut/fill variance from being a nuisance to the neighbors. It has been requested so that, when the neighbors use the services intended for this office building, they may safely and comfortably drive, park, and walk into the proposed medical offices.*

To the greatest extent possible, great care has been taken to layout the drives, parking and buildings along natural contour lines while minimizing destruction of flora. In order to achieve that goal, the proposed development will need to convey the existing drainage way via a sufficiently sized pipe system beneath the building and the parking area as shown. The existing drainage way has existing slopes exceeding 35% and a variance will be required to fill in this drainage to construct the piped system. We propose a variance to the Drainage and Erosion Control Design Manual, Section 7.4.1 - CUT/FILL LIMITS, to allow a maximum of 8' of fill and 8' of cut, regardless of slope category, to facilitate design and construction of a building with parking area at drivable grades while accommodating parking area of the proposed Medical Office building. Please note that stormwater will be conveyed to the existing pond, maintaining the current drainage pattern.

July 13
June 9, 2021 ZAPCO letter

2. Impervious Cover [Sec. 22.03.281.III.(a)(i)]

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- 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.
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UPDATE 7/13/21:

- *See Attached Exhibit called "CAMG 3423 Bee Cave Tree Report" containing the report from Arborist Tree Mann Solutions LLC regarding the eight (8) trees that we originally asked for removal. We are adjusting our site parking and proposed decking to keep 2 live oaks 5055 and 5540. The adjusted site parking plan is also attached to reflect how we plan to keep 5055.*

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

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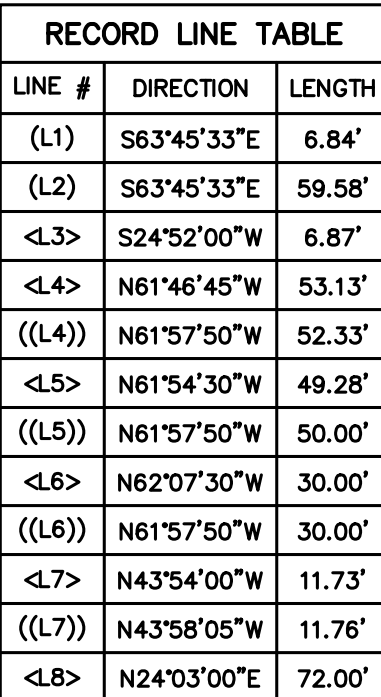
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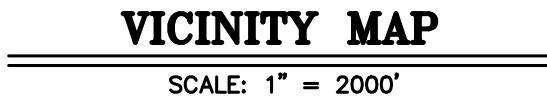
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 - To respond to site lines of employees and clients as well as light shining into back yards and homes we have configured the building in such a way that the short side of the building points to the residential neighborhood. This will allow us to have a clerestory façade on the south side that prevent clients from looking to the south. In the areas on the west and east, the architect will be able to use shading devices to prevent site lines to the south. We still believe that practically this will not be an issue we have responded with our design in an effort to address concerns from the Community.
- 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 proposed location is attempting to balance the topography with the impervious cover, the cut/fill, and the height variances. If we are allowed the incentives for an additional 7-feet then the building would be below this 37-foot limit in every location.*
 - 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?
 - *We have described the disruption in the other variance requests. Allowing the building location and cut/fill variances will allow us to create some areas for additional flora and fauna.*
 - 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *We previously proposed a different location that requested a height variance that was too much for the Council and the Community to support. We have also explored other locations on the site but they compromise either proximity to schools, proximity to COA residents, and too much height above what is allowed.*
 - 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *All of the other locations explored and proposed cause for less tolerable conditions as mentioned above.*
 - 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?
 - *This is a B-1 Zoned property which encourages commercial building. We have not asked for a larger footprint than Code requires and would add a 3rd building to our site. This building would be a Class-A medical office and would be designed in accordance with WLH code and 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?
 - *The orientation and scale of the proposed building responds to concerns from tenants on this property and community members and council members. We are moving the construction and future traffic to the west side of the property, we are directing the short side of the building to the south so that we may control site lines with design elements. We have tried to keep the building central to the site. We have the support of two property owners to the north and will try to meet with neighbors to discuss their concerns with this new plan and explain how we have tried to address their previous concerns.*

UPDATE 7/13/21:

- *See Attached Exhibit called "210709_3423 Bee Cave_topo Ex" reflecting a side by side comparison of a flat lot versus the lot we are proposing. This is intended to show our hardship of topography as well as show how we are adjusting the building massing to accommodate the slope. To get completely under the 30' height from natural grade we would have to lower the building or push it back into the slope (which would also lower the building). We are backed up to easements/setbacks on the west side so we cannot push the footprint further west. If we were to lower the building any more, we would be battling flooding issues on the ground floor.*

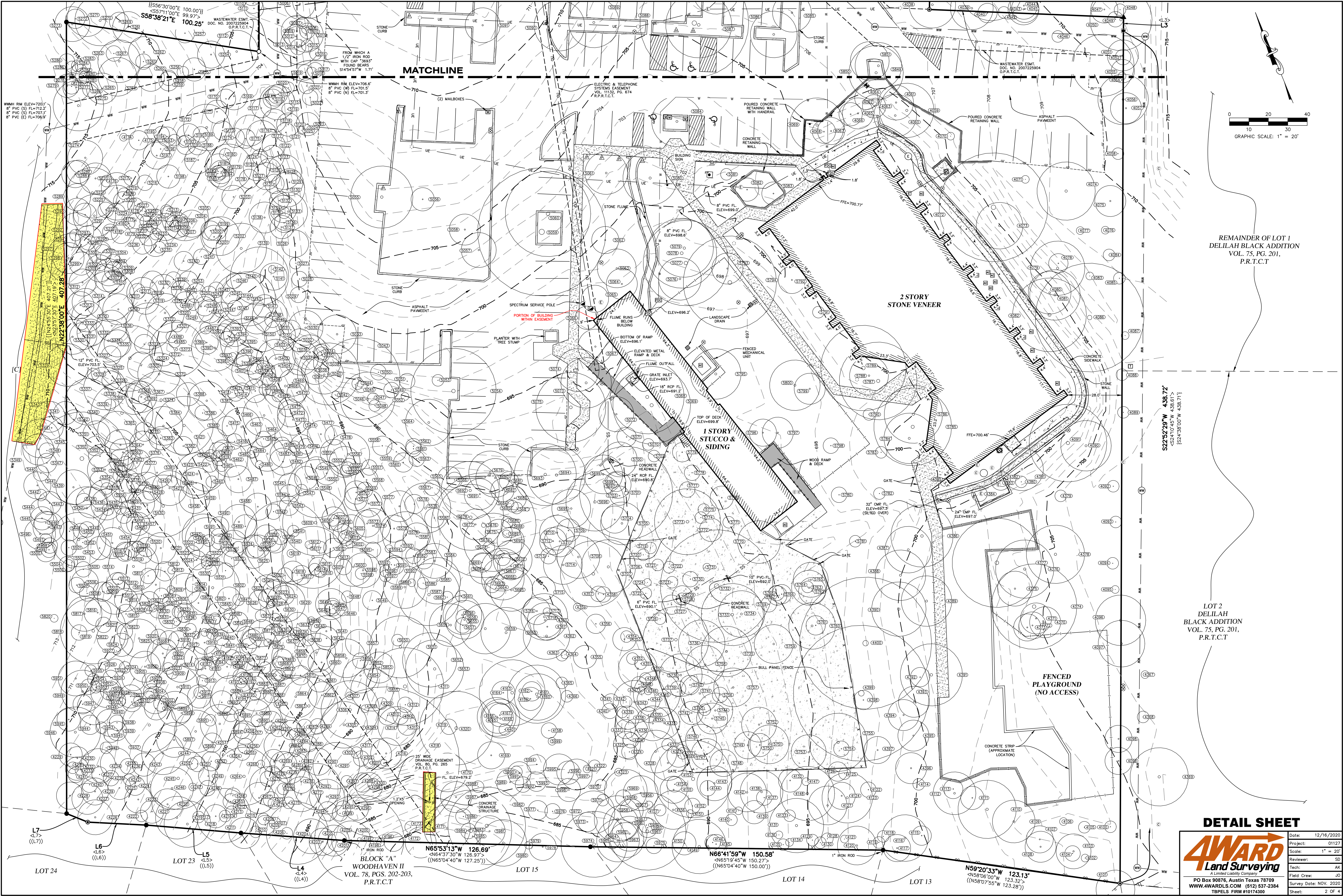


RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	1,962.88'	59.39'	1°44'00"	S62°5'3"32"E	59.38'
(C2)	989.87'	40.27'	2°19'47"	S62°35'40"E	40.25'
(C3)	1,962.88'	151.26'	4°24'55"	N59°49'05"W	151.23'
(C4)	1,962.88'	135.27'	3°56'55"	N55°38'10"W	135.25'
(C5)	1,962.88'	102.52'	2°59'33"	N52°09'56"W	102.51'



**LAND TITLE,
TOPOGRAPHIC & TREE
SURVEY OF LOT 2B,
BRODIE KEENE
SUBDIVISION
PHASE THREE
City of Westlake Hills,
Travis County, Texas**

Date:	12/16/2020
Project:	01127
Scale:	1" = 50'
Reviewer:	SD
Tech:	AK
Field Crew:	JO
Survey Date:	NOV. 2020
Sheet:	1 OF 4



REMAINDER OF LOT 1
DELLAH BLACK ADDITION
VOL. 75, PG. 201,
P.R.T.C.T.

S22°52'29"W 438.72'
S24°10'45"W 438.85'
S24°38'00"W 438.71'

LOT 2
DELLAH
BLACK ADDITION
VOL. 75, PG. 201,
P.R.T.C.T.

DETAIL SHEET

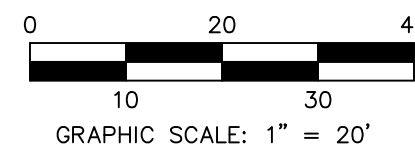


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174590

Date:	12/16/2020
Project:	01127
Scale:	1" = 20'
Reviewer:	SD
Tech:	AK
Field Crew:	JO
Survey Date:	NOV. 2020
Sheet:	2 OF 4

SURVEY CONTROL POINT
GRID N: 10,073,468.54
GRID E: 3,094,892.92
ELEV.= 728.24'

RANCH TO MARKET ROAD 2244
(A.K.A. BEE CAVE ROAD)
(R.O.W. WIDTH VARIES)



REMAINDER
OF LOT 1
BEN ATWELL
ADDITION
VOL. 82, PG. 38
P.R.T.C.T.
OWNER: OFLP I LTD.
DOC. NO. 2005182002
O.P.R.T.C.T.

REMAINDER OF LOT 3
BRODIE KEENE
SUBDIVISION,
PHASE THREE
VOL. 80, PG. 265-266
P.R.T.C.T.
OWNER: TON HEIN HUYNH
VOL. 10681, PG. 46,
R.P.R.T.C.T.

REMAINDER OF LOT 1
BRODIE KEENE
SUBDIVISION
VOL. 65, PG. 60,
P.R.T.C.T.
OWNER: BEE CAVE
CENTER, LLC
DOC. NO. 2011095274,
O.P.R.T.C.T.

REMAINDER OF LOT 1
DELILAH BLACK ADDITION
VOL. 75, PG. 201, P.R.T.C.T.
OWNER: 3355 BEE CAVE ROAD, LTD.
VOL. 11446, PG. 1341, R.P.R.T.C.T.

DETAIL SHEET

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174300

Date: 12/16/2020
Project: 01127
Scale: 1" = 20'
Reviewer: SD
Tech: AK
Field Crew: JO
Survey Date: NOV. 2020
Sheet: 3 OF 4
P:\01127\04\01127.dwg

TREE LIST	
4167	6" CEDAR ELM
4168	10" LIVE OAK
4169	7" CEDAR ELM
4170	10" HACKBERRY
4171	12" LIGUSTRUM 6-5-5-2
4172	8" HACKBERRY
4173	3" HACKBERRY
4174	2" LIVE OAK
4175	5" LIVE OAK 3-3
4176	3" CEDAR 2-2
4177	4" CEDAR
4178	2" CEDAR 8
4179	6" CEDAR 4-4
4180	3" CEDAR
4181	4" CEDAR
4182	4" CEDAR
4183	4" CEDAR
4184	3" CEDAR
4185	5" CEDAR
4186	6" CEDAR
4187	3" CEDAR
4188	4" CEDAR
4189	4" CEDAR
4190	4" LIVE OAK
4191	3" LIVE OAK
4192	5" LIVE OAK
4193	3" LIVE OAK
4194	3" LIVE OAK
4195	10" LIVE OAK
4196	5" HACKBERRY
4197	11" LIGUSTRUM 8-8-7-6-5-3
4198	2" CEDAR ELM
4199	4" CEDAR 3-2
4200	10" CEDAR 8-3
4201	5" CEDAR
4202	8" CEDAR
4203	8" CEDAR 6-4
4204	3" CEDAR
4205	16" CEDAR 8-7-5-4
4206	3" CEDAR
4207	3" CEDAR
4208	3" CEDAR
4209	5" CEDAR
4210	3" CEDAR
4211	8" CEDAR
4212	2" CEDAR
4213	3" CEDAR 2-1
4214	3" CEDAR
4215	14" LIVE OAK
4216	6" CEDAR
4217	3" CEDAR
4218	12" CEDAR
4219	11" LIGUSTRUM 8-4-2
4220	8" CEDAR
4221	6" CEDAR 4-3
4222	3" CEDAR
4223	7" CEDAR 5-4
4224	4" CEDAR
4225	6" LIVE OAK
4226	9" LIVE OAK
4227	8" LIVE OAK
4228	7" LIVE OAK
4229	6" LIVE OAK
4230	6" CEDAR
4231	3" CEDAR
4232	6" LIVE OAK
4233	3" CEDAR
4234	9" CEDAR 7-3
4235	8" CEDAR
4236	4" CEDAR
4237	4" LIVE OAK
4238	4" CEDAR
4239	7" CEDAR
4240	4" CEDAR
4241	4" CEDAR 3-2
4242	3" LIVE OAK
4243	6" CEDAR
4244	11" CEDAR
4245	16" LIVE OAK 11-5-4
4246	6" CEDAR
4247	2" CEDAR
4248	4" CEDAR
4249	5" CEDAR
4250	3" CEDAR
4251	4" CEDAR
4252	5" CEDAR
4253	6" CEDAR
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4257	6" CEDAR 4-3
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4263	8" CEDAR
4264	15" CEDAR
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4266	4" CEDAR 3-2
4267	8" CEDAR
4268	2" CEDAR
4269	6" CEDAR
4270	4" CEDAR
4271	4" CEDAR
4272	10" CEDAR 6-5-3
4273	4" CEDAR
4274	3" CEDAR
4275	3" CEDAR
4276	3" CEDAR 2-1
4277	9" CEDAR
4278	6" CEDAR
4279	15" CEDAR
4280	8" CEDAR
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4286	4" CEDAR
4287	4" CEDAR
4288	4" CEDAR
4289	6" CEDAR 5-2
4290	7" CEDAR
4291	12" CEDAR
4292	12" CEDAR
4293	9" CEDAR 7-4
4294	5" CEDAR
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4296	6" CEDAR
4297	3" CEDAR
4298	5" CEDAR
4299	7" CEDAR
4300	3" CEDAR
4301	3" CEDAR
4302	4" CEDAR ELM
4303	3" CEDAR
4304	1" LIGUSTRUM
4305	12" LIVE OAK
4306	15" LIVE OAK
4307	2" LIGUSTRUM
4308	2" CEDAR
4309	3" CEDAR
4310	5" CEDAR
4311	20" LIVE OAK 15-9
4312	4" CEDAR
4313	4" LIVE OAK
4314	10" LIVE OAK
4315	5" HACKBERRY
4316	8" LIVE OAK
4317	8" LIVE OAK
4318	39" LIVE OAK 19-17-13-10
4319	4" HACKBERRY
4320	19" CHINABERRY 13-11
4321	2" CEDAR
4322	3" CEDAR
4323	2" HACKBERRY
4324	4" HACKBERRY
4325	7" CEDAR
4326	4" CEDAR ELM
4327	11" CEDAR ELM 8-6
4328	9" CEDAR ELM
4329	6" CEDAR ELM
4331	3" CEDAR ELM
4332	3" CEDAR ELM
4333	8" CEDAR ELM
4334	9" CEDAR ELM

TREE LIST		
NO.	DESCRIPTION	N
5100	7" CEDAR	52
5101	4" LIVE OAK	52
5102	5" LIVE OAK	52
5103	3" LIVE OAK	52
5104	6" LIVE OAK	52
5105	6" LIVE OAK	52
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5107	3" CEDAR ELM	52
5108	4" CEDAR	52
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5110	5" LIVE OAK	52
5111	LIVE OAK	52
5112	11" CEDAR 8-6	52
5113	5" LIVE OAK	52
5114	5" LIVE OAK	52
5115	9" LIVE OAK 7-4	52
5116	5" LIVE OAK	52
5117	5" CEDAR	52
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5119	3" HACKBERRY	52
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5122	6" CEDAR	52
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5126	6" CEDAR	52
5127	7" CEDAR	52
5128	9" CEDAR	52
5129	7" CEDAR	52
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5131	5" CEDAR	52
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5133	10" LIVE OAK 7-6	52
5134	7" LIVE OAK 5-3	52
5135	3" LIVE OAK	53
5136	5" LIVE OAK	53
5137	6" LIVE OAK 4-3	53
5138	15" LIVE OAK	53
5139	13" CEDAR 7-6-6	53
5140	10" CEDAR 10-6-4	53
5141	7" LIVE OAK	53
5142	2" CEDAR	53
5143	14" LIVE OAK 12-4	53
5144	13" LIVE OAK	53
5145	4" LIVE OAK	53
5146	8" CEDAR	53
5147	6" CEDAR	53
5148	9" CEDAR	53
5149	4" CEDAR	53
5150	9" CEDAR	53
5151	8" CEDAR	53
5152	4" MESQUITE	53
5153	3" CEDAR ELM	53
5154	7" CEDAR	53
5155	10" CHINA BERRY 7-6	53
5156	9" CHINA BERRY 6-5	53
5157	10" CEDAR	53
5158	7" PERSIMMON 3-3-2-2	53
5159	6" HACKBERRY	53
5160	7" HACKBERRY	53
5161	4" HACKBERRY	53
5162	5" MEXICAN PLUM	53
5163	8" MEXICAN PLUM 4-4-3	53
5164	9" MEXICAN PLUM 5-4-3	53
5165	5" CEDAR ELM	53
5166	6" CEDAR ELM	53
5167	11" MOUNTAIN LAUREL 3-3-3-3-2-2-2	53
5168	11" MOUNTAIN LAUREL 3-3-3-3-2-2-2	53
5169	7" CEDAR	53
5170	5" CEDAR	53
5171	6" CEDAR	53
5172	12" CEDAR 7-5-5	53
5173	5" CEDAR	53
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5175	5" CEDAR	53
5176	8" CEDAR	53
5177	8" CEDAR	53
5178	5" CEDAR	53
5179	12" CEDAR 5-5-3-3-3	53
5180	3" LIVE OAK	53
5181	6" LIVE OAK	53
5182	6" LIVE OAK	53
5183	3" LIVE OAK	53
5184	3" LIVE OAK	53
5185	5" LIVE OAK	53
5186	4" LIVE OAK	53
5187	7" CEDAR	53
5188	5" CEDAR	53
5189	4" CEDAR	53
5190	6" CEDAR	53
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5196	5" CEDAR	53
5197	7" CEDAR	53
5198	6" CEDAR	53
5199	6" CEDAR	53
5200	5" LIVE OAK	53
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5202	10" CEDAR	53
5203	6" CEDAR	53
5204	7" CEDAR 5-3	53
5205	11" CEDAR 9-3	53
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5207	3" CEDAR	53
5208	6" CEDAR	53
5209	3" CEDAR	53
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5211	7" CEDAR 5-3	53
5212	4" CEDAR	53
5213	3" LIVE OAK	53
5214	3" LIVE OAK	53
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5216	4" LIVE OAK	53
5217	4" CEDAR	53
5218	3" CEDAR	53
5219	8" CEDAR	53
5220	8" CEDAR	53
5221	13" CEDAR 8-6-4	53
5222	11" LIVE OAK 8-5	53
5223	4" CEDAR	53
5224	5" CEDAR	53
5225	9" LIVE OAK 6-5	53
5226	5" CEDAR	53
5227	4" LIVE OAK	53
5228	5" CEDAR	53
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5235	3" CEDAR	54
5236	5" CEDAR	54
5237	6" CEDAR	54
5238	7" CEDAR 5-3	54
5239	4" CEDAR	54
5240	5" CEDAR	54
5241	4" CEDAR	54
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5249	6" CEDAR	54
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5251	5" CEDAR	54
5252	5" CEDAR	54
5253	5" CEDAR	54
5254	7" CEDAR	54
5255	6" CEDAR	54
5256	3" LIVE OAK	54
5257	5" CEDAR ELM	54
5258	4" LIVE OAK	54
5259	5" LIVE OAK	54
5260	7" CEDAR	54
5261	4" CEDAR	54
5262	8" CEDAR	54
5263	11" CEDAR 7-4-3	54
5264	10" CEDAR 7-6	54
5265	8" HACKBERRY 5-3-3	54
5266	4" LIVE OAK	54

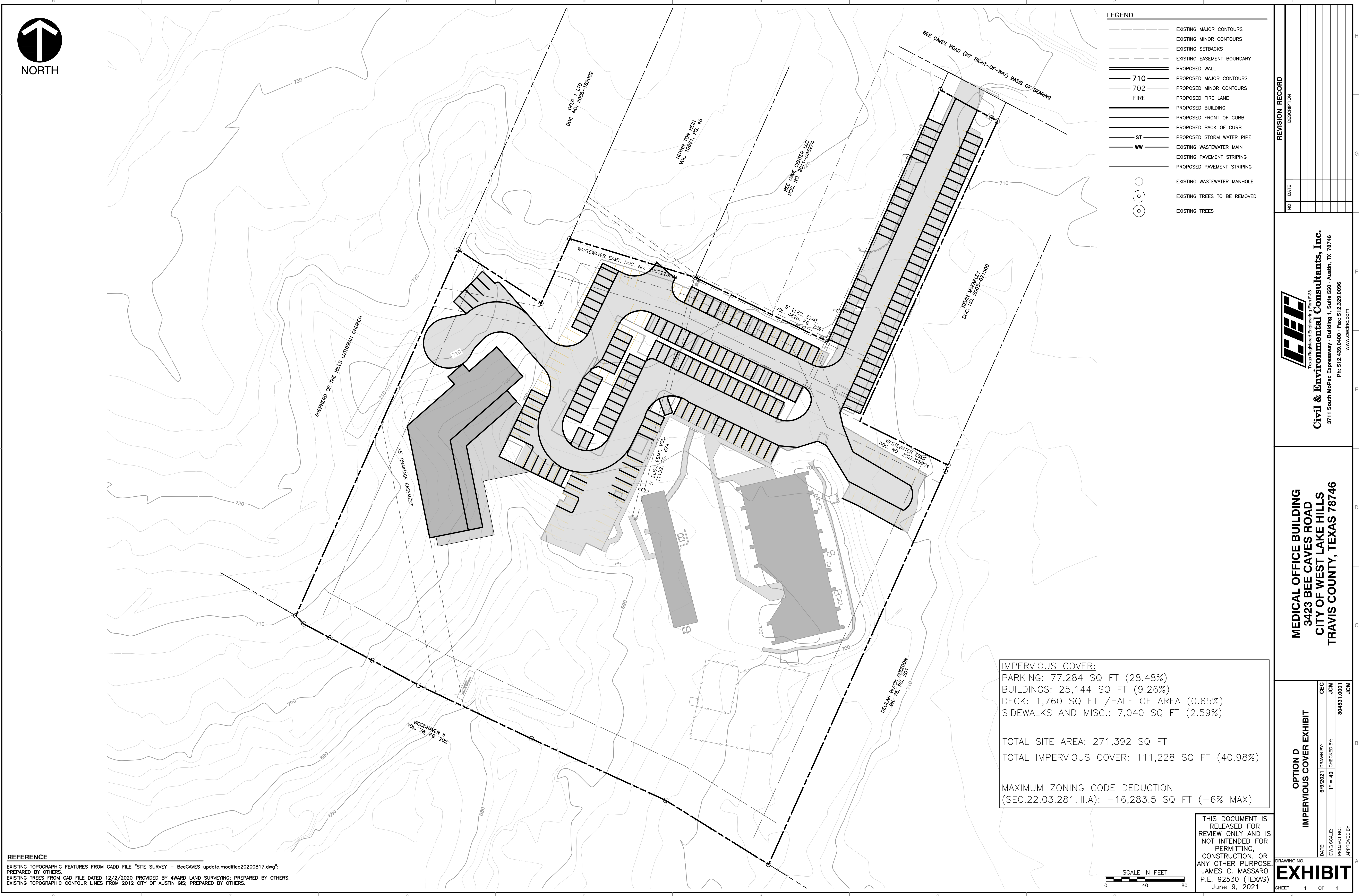
REE LIST	NO.
3 CEDAR	5601
6 CEDAR 7-2	5602
9 CEDAR 7-4	5603
11 CEDAR 8-6	5604
4 CEDAR	5605
9 CEDAR 6-5	5606
4 CEDAR	5607
7 CEDAR 5-3	5608
3 CEDAR	5609
6 CEDAR	5610
6 CEDAR	5611
6 CEDAR	5612
6 CEDAR	5613
8 LIVE OAK	5614
5 LIVE OAK	5615
4 LIVE OAK	5616
4 LIVE OAK	5617
14 CEDAR 7-6-6-2	5618
3 CEDAR	5619
6 CEDAR 5-2	5620
8 CEDAR 5-4	5621
11 CEDAR 8-5	5622
6 CEDAR	5623
6 CEDAR	5624
11 CEDAR 6-6-4	5625
8 CEDAR 6-3	5626
3 CEDAR	5627
3 CEDAR	5628
9 CEDAR	5629
10 CEDAR	5630
6 CEDAR 5-3-2	5631
4 CEDAR	5632
11 CEDAR	5633
3 CEDAR	5634
12 CEDAR ELM	5635
7 CEDAR 4-4-2	5636
5 LOGSTRUM	5637
5 CEDAR	5638
2 CEDAR	5639
8 CEDAR	5640
2 HACKBERRY	5641
6 CEDAR	5642
4 CEDAR	5643
7 CEDAR	5644
5 HACKBERRY	5645
3 CEDAR	5646
4 CEDAR	5647
7 CEDAR	5648
7 CEDAR	5649
9 CEDAR	5650
3 CEDAR	5651
2 CEDAR	5652
2 CEDAR	5653
2 CEDAR	5654
7 CEDAR 5-4	5655
6 CEDAR	5656
9 CEDAR 7-4	5657
5 CEDAR	5658
4 CEDAR	5659
11 CEDAR	5660
11 CEDAR	5661
3 CEDAR	5662
8 CEDAR	5663
3 CEDAR	5664
4 CEDAR 3-2	5665
4 LIVE OAK	5666
4 LIVE OAK	5667
4 CEDAR	5668
3 CEDAR	5669
3 CEDAR	5670
4 CEDAR	5671
4 CEDAR	5672
7 CEDAR 5-3	5673
4 CEDAR	5674
4 CEDAR 3-2	5675
5 CEDAR	5676
3 CEDAR	5677
9 CEDAR	5678
6 CEDAR 4-4	5679
5 CEDAR	5680
22 CEDAR 12-5-4-4-4-3	5681
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5 CEDAR	5683
4 CEDAR	5684
4 CEDAR	5685
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5 CEDAR	5687
8 CEDAR	5688
4 CEDAR	5689
4 CEDAR	5690
5 CEDAR	5691
3 CEDAR	5692
3 CEDAR	5693
2 CEDAR	5694
4 CEDAR	5695
7 CEDAR 5-3	5696
3 CEDAR	5697
4 CEDAR	5698
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5 CEDAR	5700
6 CEDAR	5701
6 CEDAR	5702
6 CEDAR 4-3	5703
4 CEDAR	5704
6 CEDAR	5705
4 CEDAR	5706
21 LIVE OAK	5707
3 CEDAR	5708
4 CEDAR 3-2	5709
5 CEDAR	5710
5 CEDAR	5711
5 CEDAR	5712
6 CEDAR	5713
3 CEDAR	5714
15 CEDAR	5715
6 CEDAR ELM	5716
6 CEDAR	5717
7 CEDAR	5718
8 CEDAR	5719
3 CEDAR	5720
3 CEDAR ELM	5721
4 CEDAR	5722
11 CEDAR ELM	5723
4 CEDAR ELM	5724
5 HACKBERRY	5725
5 CEDAR ELM	5726
5 HACKBERRY	5727
4 CEDAR ELM	5728
4 CEDAR ELM	5729
12 CHINA BERRY	5730
6 LOGSTRUM 3-3-2	5731
4 LOGSTRUM	5732
4 CEDAR	5733
4 LOGSTRUM	5734
6 CEDAR	5735
4 CEDAR	5736
6 CEDAR	5737
7 CEDAR	5738
7 CEDAR	5739
7 CEDAR ELM	5740
9 CEDAR	5741
7 CEDAR	5742
12 CEDAR	5743
8 CEDAR	5744
5 CEDAR ELM	5745
13 CEDAR ELM	5746
5 CEDAR ELM	5747
7 CEDAR	5748
4 CEDAR	5749
5 CEDAR	5750
9 CEDAR ELM	5751
12 CEDAR ELM	5752
3 CEDAR	5753
16 LIVE OAK	5754
2 CEDAR ELM	5755
11 CEDAR ELM	5756
7 CEDAR	5757
5 CEDAR	5758
4 CEDAR	5759
3 CEDAR	5760
2 CEDAR	5761
4 HACKBERRY	5762
3 HACKBERRY	5763
3 CEDAR ELM	5764
9 LIVE OAK	5765
3 CEDAR ELM	5766
10 CEDAR	5767

[illegible]

	Date:	12/16/2020
	Project:	01127
	Scale:	N/A
	Reviewer:	SD
	Tech:	AK
	Field Crew:	JO

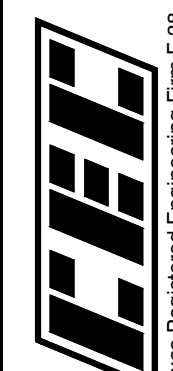
65

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LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING SETBACKS
	EXISTING EASEMENT BOUNDARY
	PROPOSED WALL
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED FIRE LANE
	PROPOSED BUILDING
	PROPOSED FRONT OF CURB
	PROPOSED BACK OF CURB
	PROPOSED STORM WATER PIPE
	EXISTING WASTEWATER MAIN
	EXISTING PAVEMENT STRIPING
	PROPOSED PAVEMENT STRIPING
	EXISTING WASTEWATER MANHOLE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES

REVISION RECORD	
NO.	DATE



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3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
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MEDICAL OFFICE BUILDING
3423 BEE CAVES ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS 78746

IMPERVIOUS COVER:
PARKING: 77,284 SQ FT (28.48%)
BUILDINGS: 25,144 SQ FT (9.26%)
DECK: 1,760 SQ FT /HALF OF AREA (0.65%)
SIDEWALKS AND MISC.: 7,040 SQ FT (2.59%)

TOTAL SITE AREA: 271,392 SQ FT
TOTAL IMPERVIOUS COVER: 111,228 SQ FT (40.98%)

MAXIMUM ZONING CODE DEDUCTION
(SEC.22.03.281.III.A): -16,283.5 SQ FT (-6% MAX)

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ANY OTHER PURPOSE.
JAMES C. MASSARO
P.E. 92530 (TEXAS)
June 9, 2021

REFERENCE
EXISTING TOPOGRAPHIC FEATURES FROM CADD FILE "SITE SURVEY - BeeCAVES update.modified20200617.dwg";
PREPARED BY OTHERS.
EXISTING TREES FROM CAD FILE DATED 12/2/2020 PROVIDED BY 4WARD LAND SURVEYING; PREPARED BY OTHERS.
EXISTING TOPOGRAPHIC CONTOUR LINES FROM 2012 CITY OF AUSTIN GIS; PREPARED BY OTHERS.

OPTION D
IMPERVIOUS COVER EXHIBIT

DATE:	6/9/2021	DRAWN BY:	CEC
DWG SCALE:	1" = 40'	CHECKED BY:	JCM
PROJECT NO.:	304831.0001	APPROVED BY:	JCM

DRAWING NO.:

EXHIBIT

SHEET 1 OF 1



3423 Bee Caves Road

Height Adjustment Update

Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

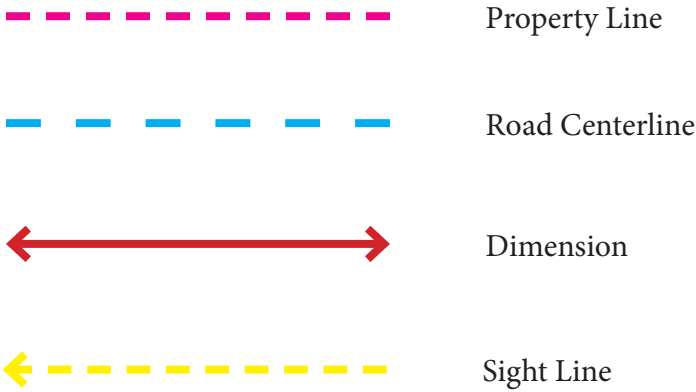
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

Austin, Texas

9 June 2021

Cover Page



Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

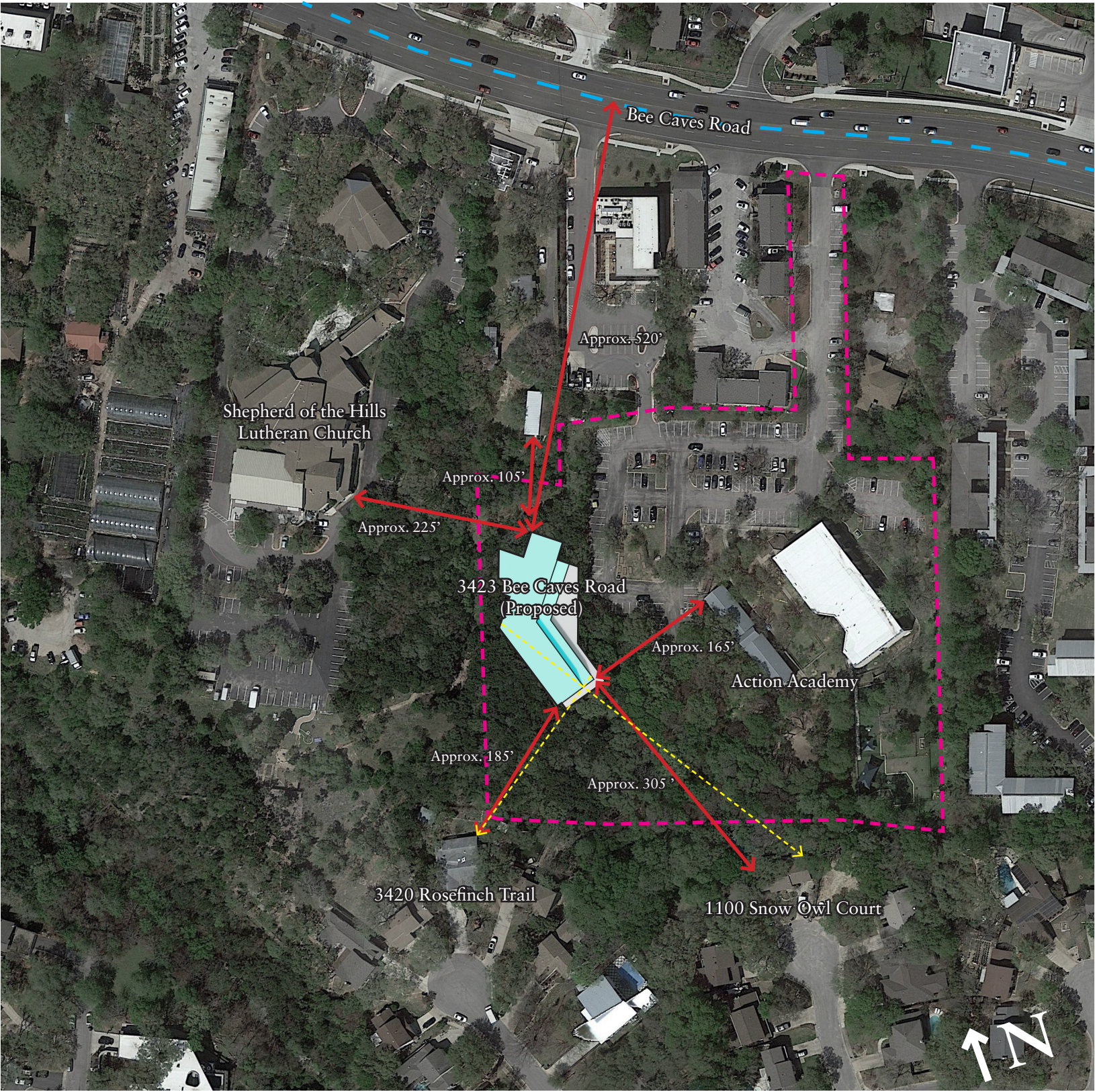
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

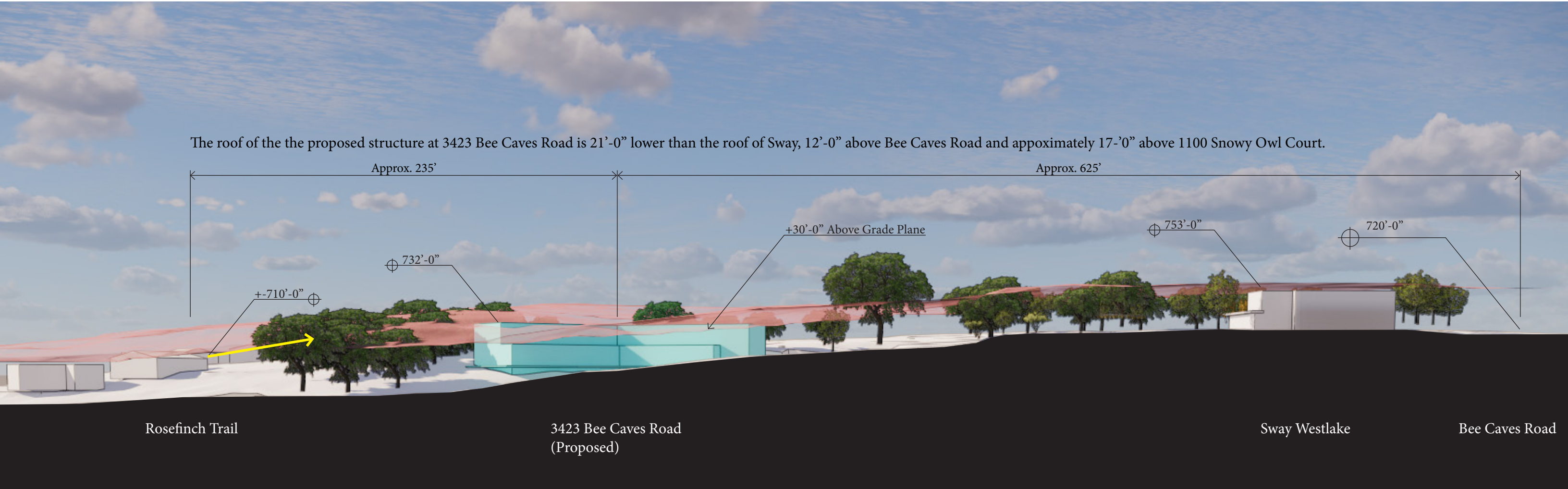
3423 Bee Caves Road

Austin, Texas

9 June 2021

Vicinity Map





Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

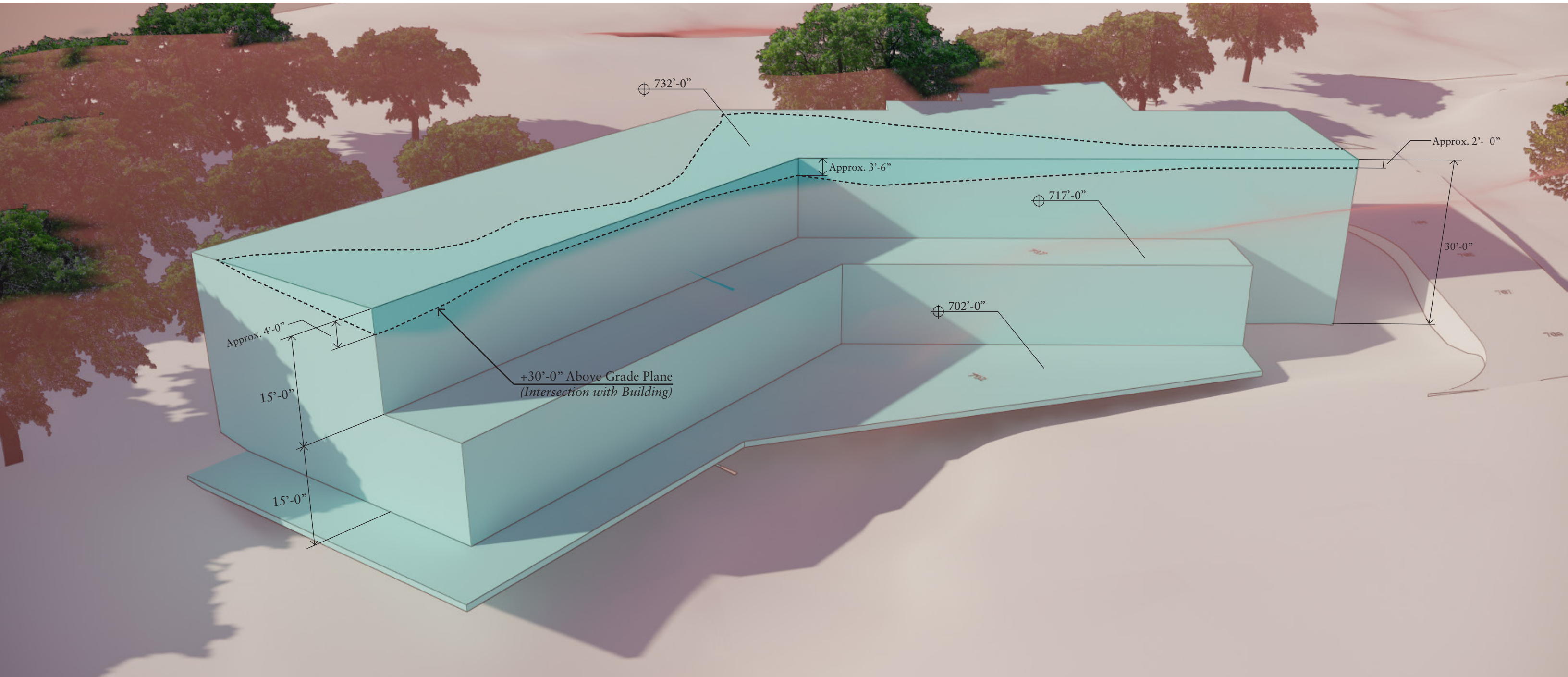
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

Austin, Texas

9 June 2021

Site Section



Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

Austin, Texas

9 June 2021

Aerial View



HUYNH TON HEIN
VOL. 10681, PG. 46

0-FT LOT

0-FT LOT LINE SETBACK PROPOSED

EXISTING 5-FT SETBACK TO REMAIN

DOC. NO. 2003-021500
KEVIN MCFARLEY

EXISTING 50-FT SETBACK TO REMAIN

LEGEND

- | | |
|---|------------------------------|
|  | EXISTING MAJOR CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | EXISTING SETBACKS |
|  | PROPOSED WALL |
|  | PROPOSED MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
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|  | PROPOSED BUILDING |
|  | PROPOSED FRONT OF CURB |
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|  | PROPOSED STORM WATER PIPE |
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|  | EXISTING PAVEMENT STRIPING |
|  | PROPOSED PAVEMENT STRIPING |
|  | EXISTING WASTEWATER MANHOLE |
|  | EXISTING TREES TO BE REMOVED |
|  | EXISTING TREES |

[illegible]

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

**OPTION D
SETBACK EXHIBIT**

DATE:	6/9/2021	DRAWN BY:	CEC
DWG SCALE:	1" = 20'	CHECKED BY:	JCM
PROJECT NO:	304831.0001		
APPROVED BY:	JCM		

DRAWING NC

EXHIBIT
SHEET 1 OF 1

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JAMES C. MASSARO
P.E. 92530 (TEXAS)
June 9, 2021

REFERENCE

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SCALE IN FEET

Peter Narvarte

From: Brian Rodgers [REDACTED]
Sent: Wednesday, April 7, 2021 6:50 AM
To: mayor@westlakehills.org; mayor@westlakehills.gov; wlhcc1@westlakehills.org; wlhcc1@westlakehills.gov; wlhcc2@westlakehills.org; wlhcc2@westlakehills.gov; wlhcc3@westlakehills.org; wlhcc3@westlakehills.gov; wlhcc4@westlakehills.org; wlhcc4@westlakehills.gov; wlhcc5@westlakehills.org; wlhcc5@westlakehills.gov
Cc: Anjali Naini; 'Mark pzsec'; smills@westlakehills.org; smills@westlakehills.gov
Subject: New Dental Office Project at 3421 Bee Caves Road

[External Email]

Use caution before opening links or attachments.

- Helpdesk

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

Peter Narvarte

From: Patrick Jeffers [REDACTED]
Sent: Friday, March 12, 2021 12:03 PM
To: zapco@westlakehills.org; zapco@westlakehills.gov; anaini@westlakehills.org; Mark Littrell; pzsec@westlakehills.gov
Subject: 3423 Bee Caves Road

[External Email]

Use caution before opening links or attachments.

- Helpdesk

West Lake Hills City Council and Mayor,

As the Owner of Sway, the restaurant operating just to the north of this property, I am writing in support of the proposed development at 3423 Bee Caves Road. I feel 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.

Their use does not require visibility from Bee Caves Rd., and thus they have designed the building to be intentionally tucked away below the street to capture the treeline view from the site. There have been some references made to a three-story building, but in speaking with them, one of these "stories" is for their covered parking, which allows them to minimize surface parking and preserve green space. The new building's roofline will sit below that of our restaurant and will hardly be visible from Bee Cave Rd. The building is set back almost 250 feet (versus a 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 our restaurant, the 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. Their 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. They are not looking to maximize rentable square footage with this plan and have proposed a new building that I believe is appropriately scaled to coexist nicely with the current landscape of tenants and businesses. As such, it is a plan that has my full support.

Thank you for your consideration.

Sincerely,

Patrick Jeffers

--

PATRICK JEFFERS
PARTNER

520 E OLTORF ST, AUSTIN, TX 78704
p (512)582-0844 | m (512)296-6324
[REDACTED]

NEWWATERLOO.COM



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	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING SETBACKS
	EXISTING EASEMENT BOUNDARY
	PROPOSED WALL
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
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	PROPOSED PAVEMENT STRIPING
	EXISTING WASTEWATER MANHOLE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES

SCALE IN FEET

0 40 80

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P.E. 92530 (TEXAS)
June 9, 2021

DRAWING NO.:		OPTION D CUT AND FILL EXHIBIT	
DATE:	6/9/2021	DRAWN BY:	JCM
DWG SCALE:	1" = 40'	CHECKED BY:	JCM
PROJECT NO:	304831.000.1	APPROVED BY:	JCM

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

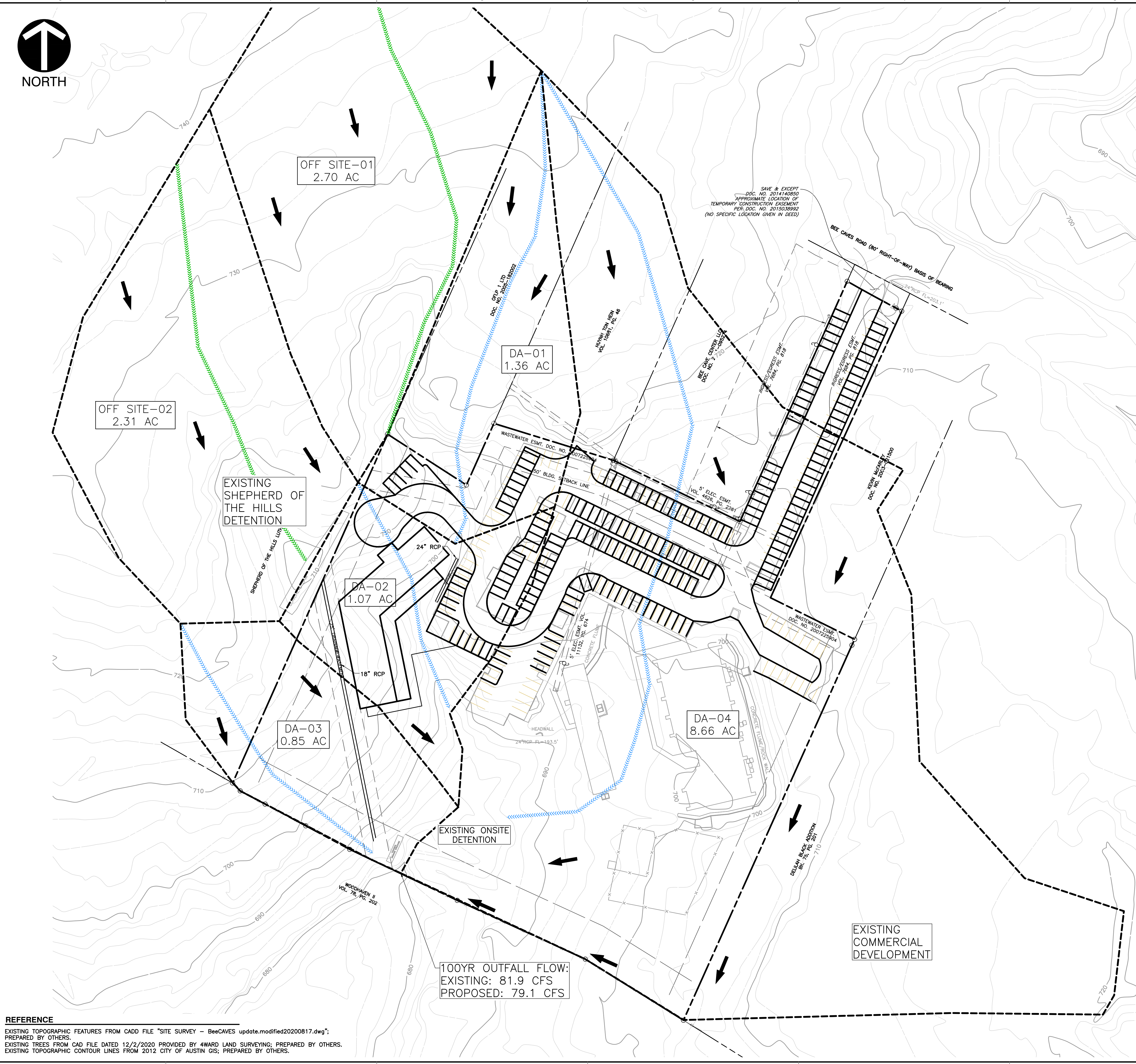

Texas Registered Engineering Firm #98

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REVISION RECORD	DESCRIPTION
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REVISION REC		DESCRIPTION
NO	DATE	

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LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SETBACKS
- EXISTING EASEMENT BOUNDARY
- PROPOSED WALL
- 710 PROPOSED MAJOR CONTOURS
- 702 PROPOSED MINOR CONTOURS
- FIRE PROPOSED FIRE LANE
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- PROPOSED BACK OF CURB
- ST PROPOSED STORM WATER PIPE
- WW EXISTING WASTEWATER MAIN
- EXISTING PAVEMENT STRIPING
- PROPOSED PAVEMENT STRIPING
- DA DRAINAGE AREA BOUNDARY
- Tc TIME OF CONCENTRATION (Tc) DRAINAGE AREA (DA)
- Os TIME OF CONCENTRATION (Tc) OFF SITE (OS) AREA

Time of Concentration (TR-55 method)						
Subbasin	Existing DA-01	Existing DA-02	Existing DA-03	Existing DA-04	Existing OS-01	Existing OS-02
Area sqft	59437.31	46630.28	37237.31	377129.43	117747.5	100628.32
Area ac.	1.36	1.07	0.85	8.66	2.70	2.31
Area sqmi	0.00213	0.00167	0.00134	0.01353	0.00422	0.00361
Impervious sqft	6383.24	7541.59	0.00	64062.66	65524.00	30189.00
Impervious %	11%	16%	0%	17%	56%	30%
Pervious Cn	75	75	75	75	75	75
Composite Cn	77	79	75	79	88	82
Sheet Flow						
Slope in/in	0.0100	0.0667	0.0350	0.0100	0.0200	0.0200
Length ft.	100	45	100	100	100	100
Roughness n	0.011	0.011	0.011	0.011	0.011	0.011
Time hr.	0.02	0.01	0.01	0.02	0.02	0.02
Shallow Concentrated						
Slope in/in	0.0306	0.0725	0.0703	0.0258	0.0240	0.0129
Length ft.	424.71	137.97	220.58	387.44	415.90	774.00
Paved? p/u	u	u	u	u	u	u
Time hr.	0.04	0.01	0.01	0.03	0.04	0.09
Channel Flow						
Slope in/in	0	0	0	0	0.01	0
Length ft.	0	0	0	0	101	0
Velocity fps	0	0	0	0	5	0
Time hr.	0.00	0.00	0.00	0.00	0.01	0.00
Summary						
Travel Time hr.	0.07	0.02	0.03	0.06	0.06	0.11
Tc min.	3.92	1.18	1.72	3.39	3.61	6.65
Lag Time min.	3.00	3.00	3.00	3.00	3.00	3.99

Time of Concentration (TR-55 method)				
Subbasin	Proposed DA-01	Proposed DA-02	Proposed DA-03	Proposed DA-04
Area sqft	59437.31	46630.28	37237.31	377129.43
Area ac.	1.36	1.07	0.85	8.66
Area sqmi	0.00213	0.00167	0.00134	0.01353
Impervious sqft	10939.41	26557.02	0.00	88233.63
Impervious %	18%	57%	0%	23%
Pervious Cn	75	75	75	75
Composite Cn	79	88	75	80
Sheet Flow				
Slope in/in	0.0100	0.0667	0.0350	0.0100
Length ft.	100	45	100	100
Roughness n	0.011	0.011	0.011	0.011
Time hr.	0.02	0.01	0.01	0.02
Shallow Concentrated				
Slope in/in	0.0379	0.0725	0.0703	0.0258
Length ft.	342.76	137.97	220.58	387.44
Paved? p/u	u	u	u	u
Time hr.	0.03	0.01	0.01	0.04
Channel Flow				
Slope in/in	0	0	0	0
Length ft.	0	0	0	0
Velocity fps	0	0	0	0
Time hr.	0.00	0.00	0.00	0.00
Summary				
Travel Time hr.	0.06	0.02	0.03	0.07
Tc min.	3.53	1.18	1.72	3.90
Lag Time min.	3.00	3.00	3.00	3.00

Notes:

1) Lag Times less than 3 min, are assumed to be 3 min, to correspond to a 5 minute minimum Time of Concentration.

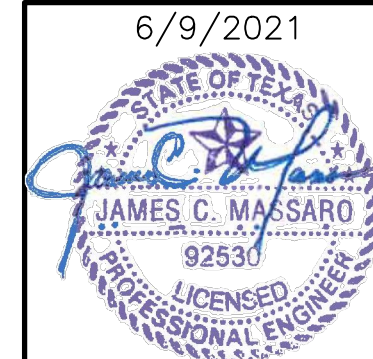
2) Calculations are based upon aerial photography, topography, and field observation of the existing conditions.

REFERENCE

EXISTING TOPOGRAPHIC FEATURES FROM CADD FILE "SITE SURVEY - BeeCAVES update.modified20200817.dwg"; PREPARED BY OTHERS.

EXISTING TREES FROM CAD FILE DATED 12/2/2020 PROVIDED BY 4WARD LAND SURVEYING; PREPARED BY OTHERS.

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REVISION RECORD

NO	DATE	DESCRIPTION

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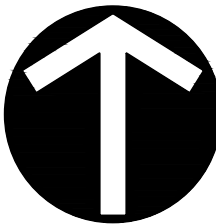
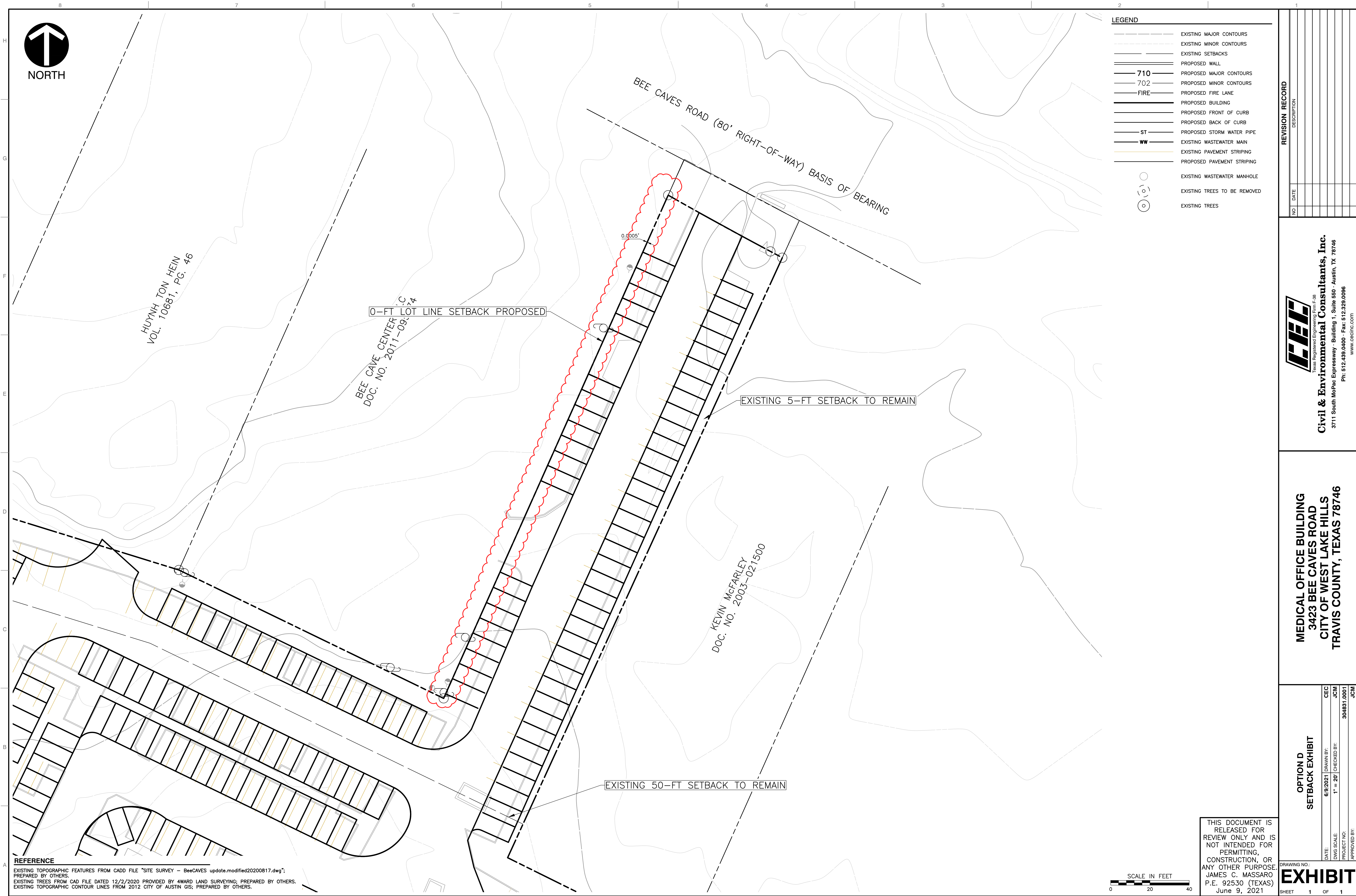
MEDICAL OFFICE BUILDING
3423 BEE CAVES ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS 78746

OPTION D
DRAINAGE EXHIBIT

DRAWING NO.:
SHEET 1 OF 1

DATE: 6/9/2021
DWG SCALE: 1" = 50'
PROJECT NO: 304831.001
JCM
JCM
JCM

A:\300-2001\304-831\CADD\DWG\CV02-PrelimEngineering\304831-CV02-PrelimEngineering.dwg - SETBACK.dwg(5/24/2021 15:09:20) - LP: 6/9/2021 4:50 PM



NORTH

LEGEND

- EXISTING MAJOR CONTOURS
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OPTION D
SETBACK EXHIBIT

DRAWING NO.:
SHEET 1 OF 1

DATE: 6/9/2021
DWG SCALE: 1" = 20'
PROJECT NO: 304831.0001
APPROVED BY: JCM

CEC
JCM
304831.0001
JCM

MEDICAL OFFICE BUILDING
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CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS 78746

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REVISION RECORD

NO	DATE	DESCRIPTION



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	PROPOSED PAVEMENT STRIPING
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN
	TREES TO BE REMOVED PER VARIANCE

TREE LIST		TREE LIST		TREE LIST	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
4174	2" LIVE OAK	5195	4" CEDAR	5333	3" CEDAR
4175	5" LIVE OAK 3-3	5201	4" CEDAR	5334	11" CEDAR
4176	3" CEDAR 2-2	5202	7" CEDAR	5335	7" CEDAR
4177	4" CEDAR	5203	6" CEDAR	5336	8" CEDAR
4178	2" CEDAR	5204	7" CEDAR 5-3 MULTI	5337	11" CEDAR 9-3
4179	5" CEDAR 4-4	5205	12" CEDAR 9-3	5370	7" CEDAR
4180	3" CEDAR	5206	4" CEDAR	5371	11" CEDAR 6-5-4
4181	4" CEDAR	5207	3" CEDAR	5372	6" CEDAR
5020	3" HACKBERRY	5208	6" CEDAR	5373	14" CEDAR 11-8
5021	4" CEDAR	5209	3" CEDAR	5374	15" LIVE OAK 10-9
5022	4" CEDAR ELM	5210	3" CEDAR	5385	15" CEDAR 10-9
5023	6" CEDAR	5211	4" CEDAR 5-3	5386	4" CEDAR
5024	2" CEDAR	5212	4" CEDAR	5387	10" CEDAR 5-5-4
5025	2" CEDAR ELM	5213	3" LIVE OAK	5388	6" CEDAR
5026	3" CEDAR	5214	3" LIVE OAK	5389	6" CEDAR
5027	3" CEDAR	5215	3" CEDAR	5390	12" CEDAR
5028	4" CEDAR ELM	5216	4" LIVE OAK	5391	4" CEDAR
5029	4" CEDAR ELM	5217	4" CEDAR	5392	4" CEDAR
5030	9" HACKBERRY	5218	3" CEDAR	5393	6" CEDAR
5031	5" HACKBERRY	5219	3" CEDAR	5394	6" CEDAR
5032	6" CEDAR 4-2-2	5220	8" CEDAR	5395	12" CEDAR 7-3-2
5033	10" ORATE MYRTLE 4-3-3-2-2-2	5221	13" CEDAR 8-6-4	5396	7" CEDAR
5034	4" HACKBERRY	5222	11" LIVE OAK 8-5	5397	2" CEDAR
5035	4" HACKBERRY	5223	4" CEDAR	5398	4" CEDAR
5036	9" CEDAR	5224	5" CEDAR	5399	4" CEDAR
5037	9" CHINABERRY	5225	9" LIVE OAK 6-5	5400	7" CEDAR 5-3
5038	7" CEDAR	5226	5" CEDAR	5401	8" CEDAR
5039	7" CEDAR	5227	4" LIVE OAK	5402	10" CEDAR 8-3
5040	13" CEDAR 9-7-6	5228	3" CEDAR	5403	3" CEDAR
5041	10" LIGUSTRUM 4-4-4-2-2	5229	3" CEDAR	5404	6" CEDAR
5042	2" HACKBERRY	5230	3" CEDAR	5405	3" CEDAR
5043	2" LIVE OAK 11-10	5231	3" CEDAR	5406	7" CEDAR 4-3-2
5044	3" HACKBERRY	5232	5" CEDAR	5407	4" CEDAR
5045	3" HACKBERRY	5233	3" CEDAR	5408	4" CEDAR 5-3
5046	14" CEDAR	5234	6" CEDAR	5409	3" CEDAR
5047	3" HACKBERRY	5235	3" CEDAR	5410	3" CEDAR
5048	4" CEDAR ELM	5236	3" CEDAR	5411	6" CEDAR
5049	4" CEDAR ELM	5237	6" CEDAR	5412	4" CEDAR 3-2
5050	4" CEDAR ELM	5238	6" CEDAR	5413	3" CEDAR
5051	4" LIGUSTRUM	5239	4" CEDAR	5414	4" CEDAR
5052	2" CEDAR ELM	5240	5" CEDAR	5415	5" CEDAR
5053	3" LIGUSTRUM	5241	4" CEDAR	5416	5" CEDAR
5054	22" LIVE OAK	5242	4" CEDAR	5417	5" CEDAR
5055	18" LIVE OAK	5243	4" CEDAR	5418	5" CEDAR
5056	6" LIVE OAK	5244	4" CEDAR	5419	4" CEDAR
5057	9" ORATE MYRTLE 4-3-3-3-1	5245	4" CEDAR	5420	8" CEDAR
5058	8" ORATE MYRTLE 3-2-2-2	5246	4" CEDAR	5421	8" CEDAR
5059	33" LIVE OAK 17-17-14	5247	6" CEDAR	5422	9" CEDAR
5060	22" LIVE OAK	5248	6" CEDAR	5423	10" CEDAR
5113	5" LIVE OAK	5249	8" CEDAR	5424	8" CEDAR 5-3-2
5114	5" LIVE OAK	5250	5" CEDAR	5425	4" CEDAR
5115	9" LIVE OAK 7-4	5251	5" CEDAR	5426	11" CEDAR
5116	5" LIVE OAK	5252	5" CEDAR	5427	3" CEDAR
5117	6" CEDAR	5253	5" CEDAR	5428	12" CEDAR ELM
5118	6" CEDAR	5254	6" CEDAR	5429	7" CEDAR 4-4-2
5119	3" HACKBERRY	5255	6" CEDAR	5430	5" LIGUSTRUM
5120	6" CEDAR	5256	3" LIVE OAK	5431	6" CEDAR
5121	5" CEDAR	5257	4" LIVE OAK	5432	7" CEDAR
5122	5" CEDAR	5258	5" LIVE OAK	5433	4" CEDAR
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5124	4" CEDAR	5260	7" CEDAR	5435	4" CEDAR
5125	7" CEDAR	5261	11" CEDAR 7-4-3	5436	4" CEDAR
5126	6" CEDAR	5262	10" CEDAR 7-6	5437	7" CEDAR
5127	7" CEDAR	5263	8" HACKBERRY 5-3-3	5438	7" CEDAR
5128	9" CEDAR	5264	9" LIVE OAK 6-5	5439	4" CEDAR
5129	7" CEDAR	5265	13" LIVE OAK 7-5-5	5440	3" CEDAR
5130	9" HACKBERRY	5266	6" LIVE OAK	5441	2" CEDAR
5131	5" CEDAR	5267	7" LIVE OAK	5442	9" CEDAR
5132	5" CEDAR	5268	6" CEDAR 5-3	5443	15" CEDAR
5133	10" LIVE OAK 7-6	5269	7" CEDAR	5444	6" CEDAR ELM
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5135	3" LIVE OAK	5271	6" CEDAR	5551	7" CEDAR
5136	5" LIVE OAK	5272	9" LIVE OAK	5552	8" CEDAR
5137	6" LIVE OAK 4-3	5273	3" LIGUSTRUM	5553	3" CEDAR
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5139	13" CEDAR 7-6-6 MULTI	5275	7" CEDAR 5-3	5555	11" CEDAR ELM
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5143	14" LIVE OAK 12-4	5279	6" CEDAR 4-3	5559	3" HACKBERRY
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5147	6" CEDAR	5283	3" CEDAR	5563	4" CEDAR
5148	9" CEDAR	5284	3" CEDAR	5564	12" CHINABERRY
5149	4" CEDAR	5285	3" CEDAR	5565	6" CEDAR
5150	9" CEDAR	5286	7" LIVE OAK	5566	27" LIVE OAK
5151	8" CEDAR	5287	7" LIVE OAK 5-3	5567	11" CHINABERRY
5152	7" CEDAR	5288	4" LIVE OAK	5568	8" LIGUSTRUM 5-5-5
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5154	5" CEDAR	5290	7" CEDAR 4-3-3	5570	8" LIGUSTRUM 5-3-1-1
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5158	3" LIVE OAK	5294	8" CEDAR		
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5160	5" CEDAR	5296	8" CEDAR		
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5165	3" LIVE OAK	5301	8" CEDAR		
5166	3" LIVE OAK	5302	8" CEDAR		
5167	3" LIVE OAK	5303	8" CEDAR		
5168	3" LIVE OAK	5304	8" CEDAR		
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5172	3" LIVE OAK	5308	8" CEDAR		
5173	3" LIVE OAK	5309	8" CEDAR		
5174	3" LIVE OAK	5310	8" CEDAR		
5175	3" LIVE OAK	5311	8" CEDAR		
5176	3" LIVE OAK	5312	8" CEDAR		
5177	3" LIVE OAK	5313	8" CEDAR		
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5185	3" LIVE OAK	5321	8" CEDAR		
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5188	3" LIVE OAK	5324	8" CEDAR		
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5192	3" LIVE OAK	5328	8" CEDAR		
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5195	3" LIVE OAK	5331	8" CEDAR		
5196	3" LIVE OAK	5332	8" CEDAR		

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



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REVIEW ONLY AND IS
NOT INTENDED FOR
PERMITTING,
CONSTRUCTION, OR
ANY OTHER PURPOSE.
JAMES C. MASSARO
P.E. 92530 (TEXAS)
June 9, 2021

OPTION D
TREE EXHIBIT

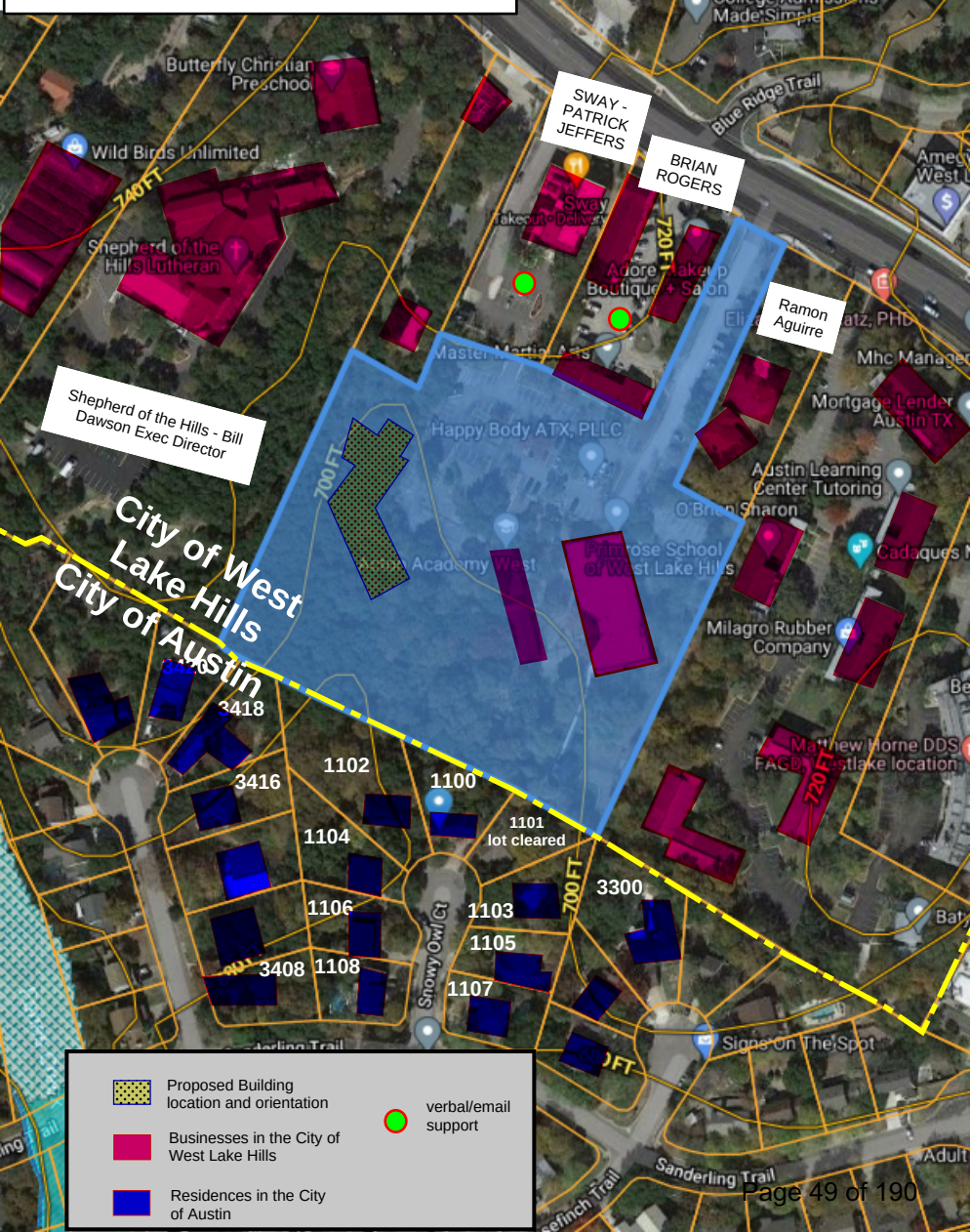
DATE: 6/9/2021
DWG SCALE: 1" = 20'
PROJECT NO: 30483.001
APPROVED BY: JCM

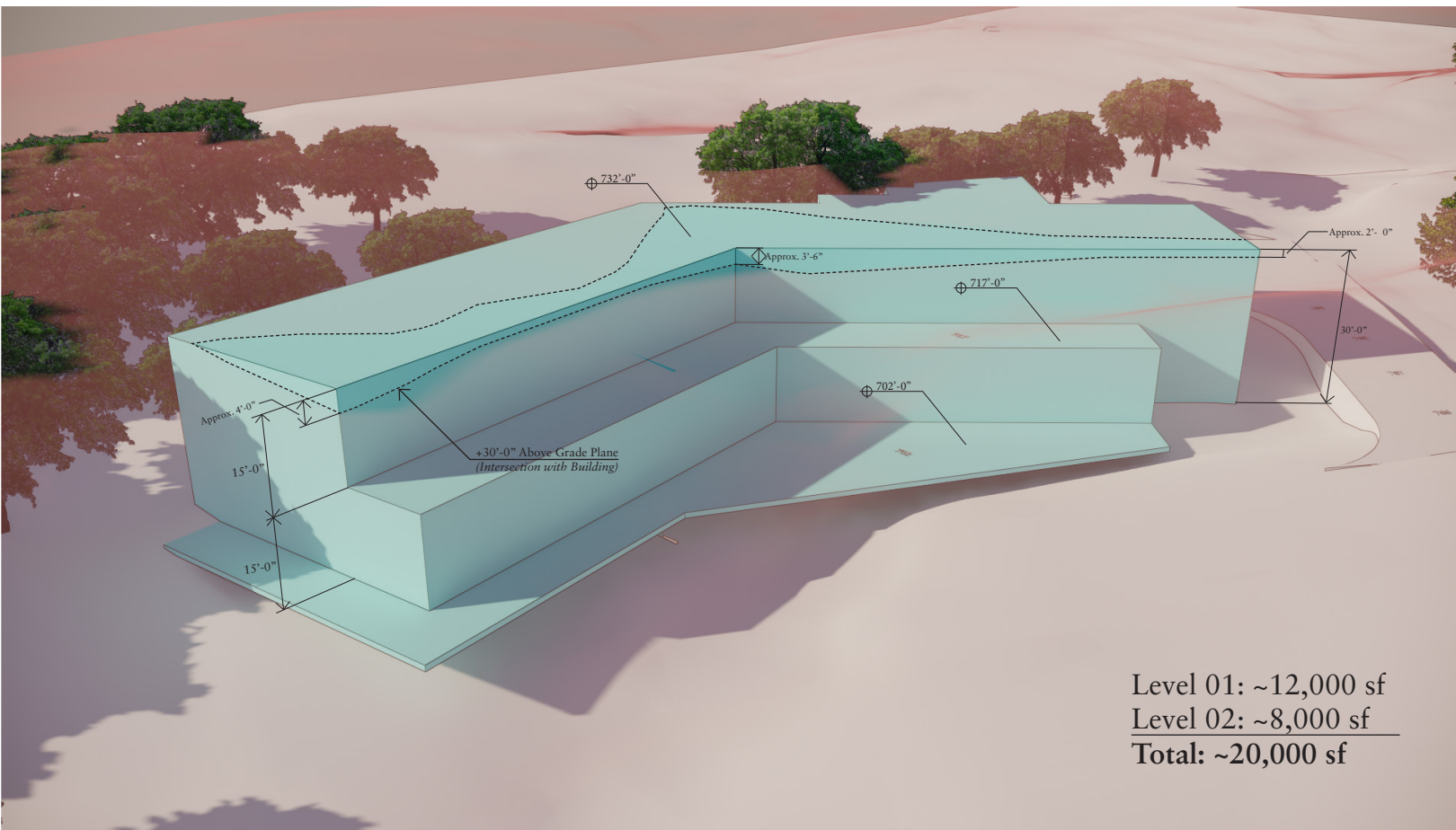
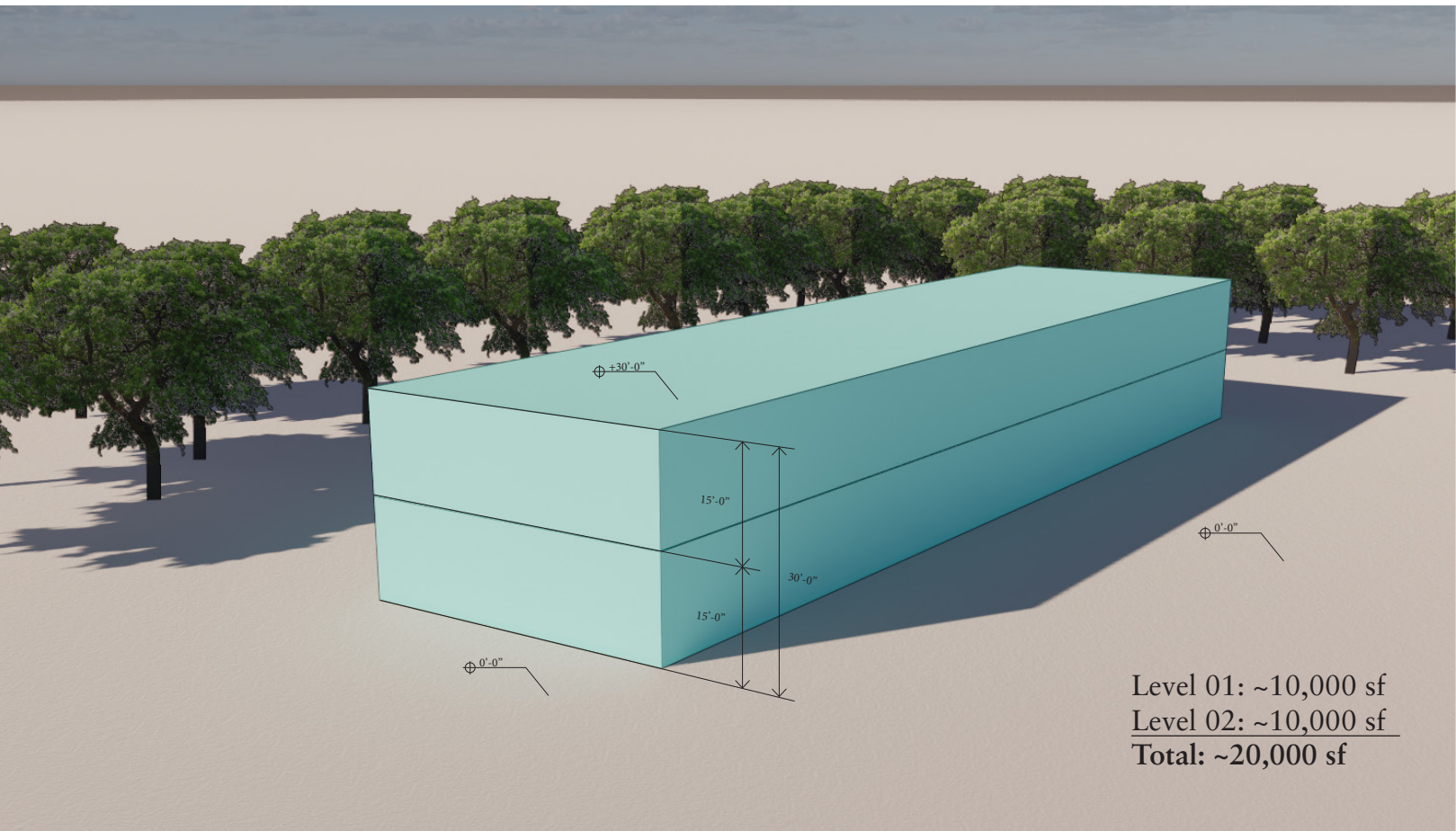
CEC
JCM
30483.001
JCM

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

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

3423 Bee Cave Rd - Structure Map





Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

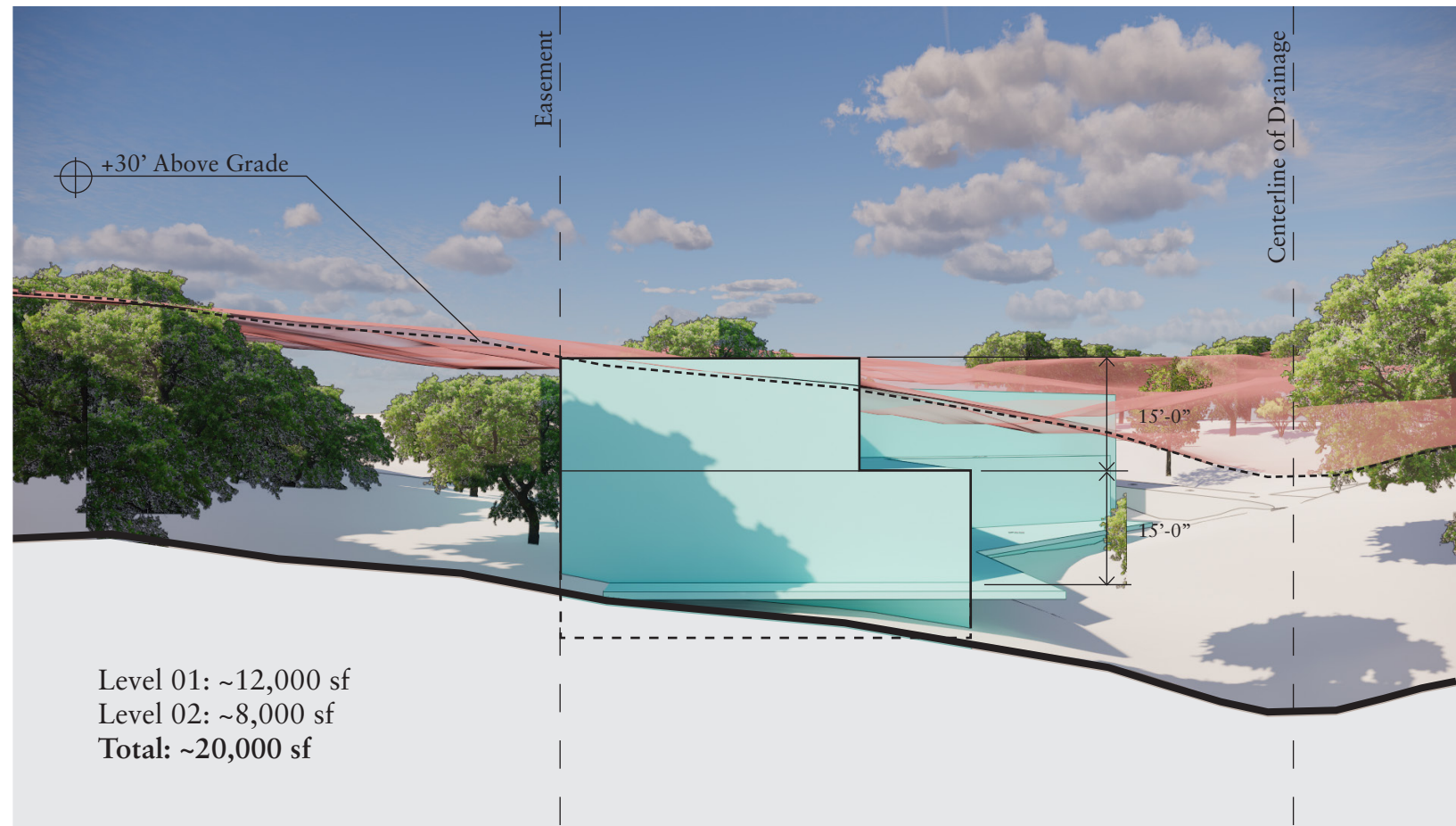
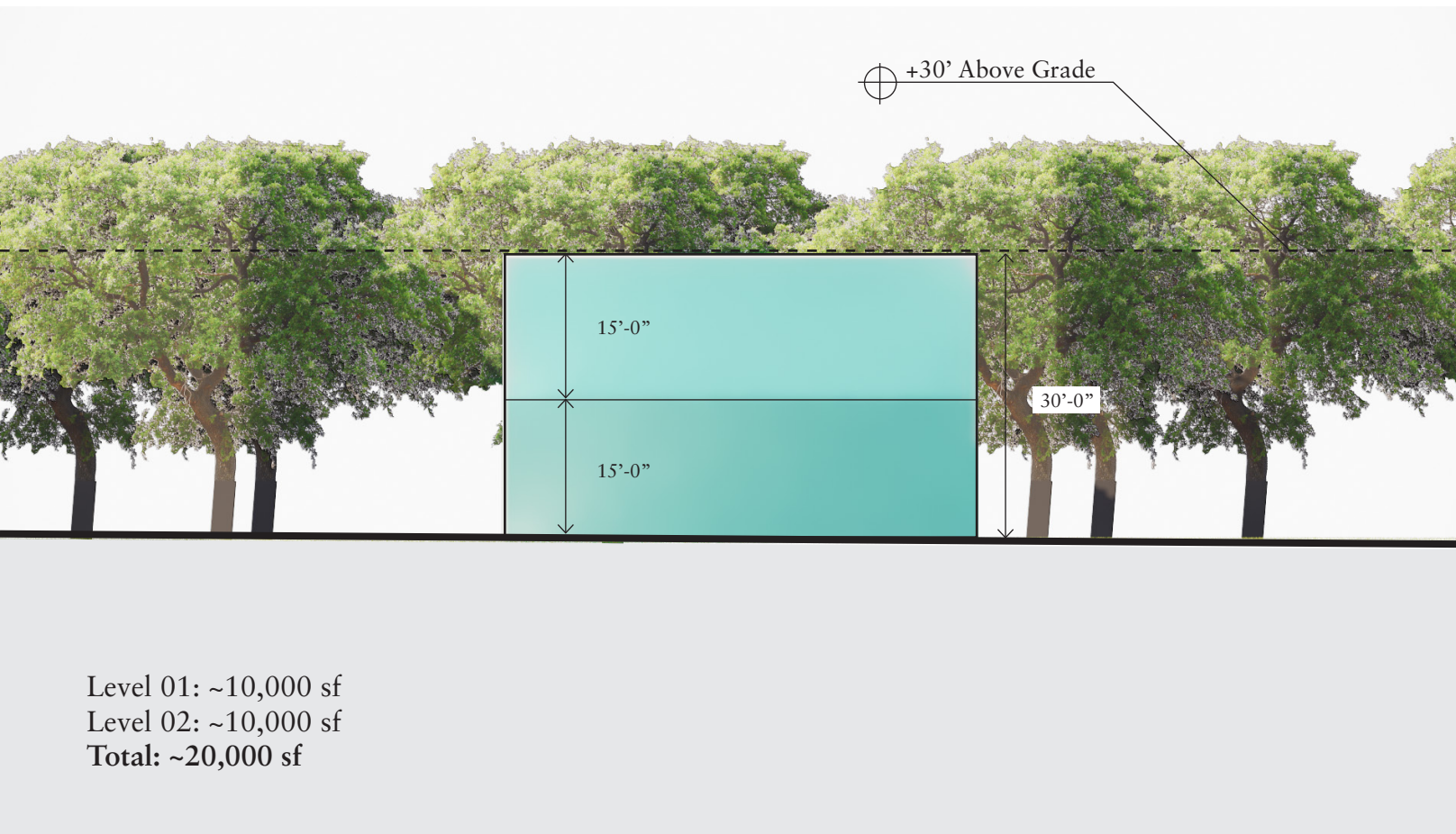
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

Austin, Texas

9 July 2021

Aerial View



Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

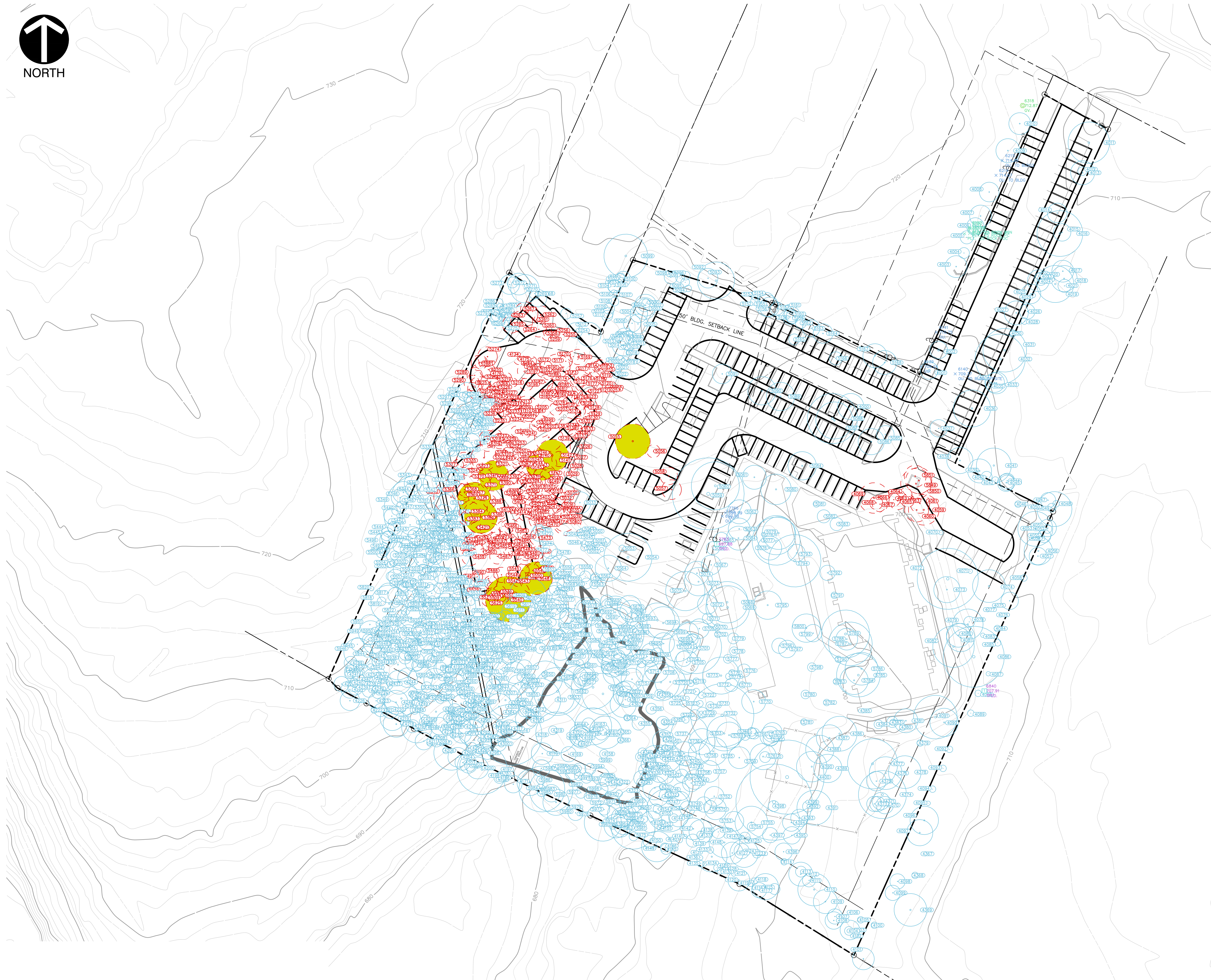
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

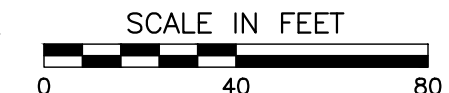
Austin, Texas

9 July 2021

Sections



LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING SETBACKS
	PROPOSED WALL
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED FIRE LANE
	PROPOSED BUILDING
	PROPOSED FRONT OF CURB
	PROPOSED BACK OF CURB
	PROPOSED STORM WATER PIPE
	EXISTING WASTEWATER MAIN
	EXISTING WASTEWATER MANHOLE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES



From: [CHARLES PENLAND](#)
To: [zapco](#); [Anjali Naini](#); [Noah Cullis](#)
Cc: cstellfox@gmail.com
Subject: 3423 Bee Cave Road Variances
Date: Friday, July 16, 2021 9:46:46 PM

07/21/2021

Charles Penland
Christine Stellfox
1101 Snowy Owl Court
Austin, TX 78746
(512)636-9138
(512)636-6684

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. You are tasked with the great responsibility of ensuring development is respectful to the community. This project is not respectful to the community. We believe by requesting variances of this amount and level these developers are being disrespectful to you and all your diligence, and we believe these developers are being disrespectful to the neighbors and the community. We ask you if allowing these multiple variances is in keeping with the spirit of the ordinances you have worked meticulously to pass.

We are in opposition to allowing the variances for impervious cover. Allowing the variance for a lesser area of impervious cover will forever negatively affect the rainfall runoff onto the surrounding properties that will cause flooding and harmful erosion. It will forever change the creeks and drainage patterns in the neighborhood. Without a planned detention pond it will allow for harmful chemicals to run off and seep into our ground contaminating our water supplies.

We are in opposition to allowing the variances for the cut and fill. Allowing the variance for this cut and fill request will forever change the natural drainage of the rain water runoff on to the surrounding properties. This variance will forever change the topography of the area and will cause flooding and harmful erosion to neighboring properties.

We are in opposition to allowing the variances for the height variance. This will negatively affect the neighborhood by not allowing natural light to reach the many heritage trees that we treasure so dearly, causing the trees to become sick and weak. We believe that it is disingenuous to ask for a

hardship for a height variance for plans that they themselves have had drawn. There is no natural reason for a hardship to allow the additional height.

We are in opposition to allowing a variance to cut any trees that are considered heritage hardwood trees and/or trees that add character to the community. These trees are a great value to the community. These trees contribute to the health and wellbeing of the community and that value can never be replaced. The impact to the neighborhood and community can never fully be recaptured if these heritage trees are allowed to be removed.

We are concerned that lighting that property every night will decrease the quality of life for the neighbors. We know that this property will need to be lit at night for security reasons therefore there is no way to come to a passable agreement. We are concerned that changing the drainage and erosion from this development will negatively impact the adjoining properties forever putting at risk the neighbors while removing all risks from this development's property owners. The developers say they can redirect the runoff with pipes under the building but we are not fooled, we all know that concrete and asphalt do not absorb water like the natural terrain does. We also know by redirecting that runoff the risk of flooding to the properties down slope is increased exponentially. We are concerned about the privacy of the neighboring houses, it's nice to represent the foliage as lush and full in spring and summer in a year where we have had ample amounts rain. Please remember this is not typical and when the foliage is dormant and shed the sight lines will be all open and this building will overlook bedroom windows and back yards. We are concerned for the tranquility of the memorial gardens. We are concerned that this is a planned multi-phase development and the developers are not being upfront about the total scope of the project. We are concerned that once this property is under the control of these overreaching owners and this development team the tenants currently under lease agreements will be removed and the existing buildings will be raised and replaced with additional development that is not in keeping with or respectful to the neighborhood, thus multiplying our concerns. We are concerned that this developer is taking advantage of your earning points system, to use you, to make this over high building look like it fits. They are disrespecting you to ask for points on items that they had included originally.

We genuinely appreciate the attempt of the developers to propose a new vision, but like the last design, this new design is not the right fit for this property. This development will put at risk the safety of the students of the schools that are currently tenants, during and after construction. This development will put at risk the safety of the neighbors with safety and flooding risks. This development will negatively impact property values to the neighboring residential properties thus placing a hardship on those property owners.

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 the negative impact and wellbeing to the community. Please consider the conscientiousness and thoroughness that you used when putting these regulations into effect and do not allow these variances as this will set a precedent for all future development in the city.

Sincerely;

Charles Penland
Christine Stellfox

From: [REDACTED]
To: [Ashby Grundman](#); [Mark Littrell \(PZSec\)](#); [mayor@mayor](#)
Subject: Opposition to proposed development at 3423 Bee Caves Rd.
Date: Thursday, August 12, 2021 11:56:07 AM

Hello West Lake Hills City Council, ZAPCO and Mayor,

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

My understanding is that a 2-story medical office building is proposed for this location. This would be DEVASTATING to the safe, quiet environment that currently exists for many vital **kid-centric** businesses in this immediate area, 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 that first, the construction of the project, and then the subsequent permanent increase in car traffic, pedestrian traffic, and deliveries that come with the operation of a medical office building will be incredibly damaging to the peaceful learning environment that currently exists here to support children. 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 an adjacent neighborhood, 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 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

[REDACTED]
512.653.2214 cell

From: [REDACTED]
To: mayor@mayor
Cc: [Anjali Naini](#); [Gordon Bowman](#); wlhcc1@wlhcc1; wlhcc2@wlhcc2; [Beth South](#); [WLHCC4](#); [Mark Littrell \(PZSec\)](#)
Subject: Re: ZAPCO meeting July 21, 2021
Date: Monday, August 9, 2021 2:23:04 PM
Attachments: [GoogleAppsLogo.png](#)

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



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

Like Us on Facebook: <https://www.facebook.com/sandboxABA>

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On Jul 19, 2021, at 4:50 PM, mayor@ mayor <mayor@westlakehills.gov> wrote:

Hi Melissa,
Apologies for the error on our part for not notifying you or Primrose. We will pull the item from our upcoming Zapco agenda, renotify and it will be heard at the Aug. 18 meeting. Our records indicate that we have received only 1 other email besides yours concerning the project - it was sent after 9:30 pm Friday, which was too late to be included in the Zapco packet.

I think, since this is a new application with different degrees of variance requests, that people should submit their comments on the current application instead of relying on their past objections to the project. I understand that there will likely be a lot of overlap between the 2. We do still have all of the emails nearby residents sent from the prior Zapco and council meetings for this project, and can include them in packets.

Again, apologies for our oversight and thanks for letting us know. Linda

Sent from my iPad

On Jul 19, 2021, at 2:47 PM, Melissa Munoz
[REDACTED] wrote:

Good afternoon!

I am writing you with some questions in regards to the ZAPCO meeting this Wednesday and the property at 3423 Bee Cave Rd. For some reason I thought we were supposed to get a 30 day notice of scheduled meetings of which we were not. The sign at the entrance of our building went up last week.

Also, I noticed that all of the letters regarding concerns from the tenants at this location as well as multiple neighbors that will be negatively impacted by the purposed building are not in the packet for Wednesday. Do we need to resubmit all of our concerns?

Please add Rebecca Ryan, owner of Sandbox ABA as a speaker for Wednesday. Her phone number is 512.590.0505 and the project number is: 16719

Thanks for your help,
Melissa

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.

I was also under the impression that we were to receive a 30 day notice of scheduled ZAPCO meetings. The notification was posted last week.

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

<GoogleAppsLogo.png>

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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From: [Nancy Gerard](#)
To: [Ashby Grundman](#); [Mark Littrell \(PZSec\)](#); [mayor@mayor](#)
Cc: [Nancy Gerard](#)
Subject: Request for variances for a proposed property at 3423 Bee Cave Road - Zoning and Planning meeting August 18, 2021 and BOA/City Council meeting September 8, 2021
Date: Tuesday, August 10, 2021 9:26:01 PM

> Please deny the variance requests to develop a new building for medical offices at the above address. I have lived at 1104 Snowy Owl Court for 28 years. My home is behind the proposed new building.

> Allowing the new building to be built, especially at its proposed height of 54 feet and allowing vegetation and tree removal, would negatively impact my property values and reduce the current sound and visual barrier to the buildings already on Bee Cave Road near my property. In addition, it would create more traffic which could endanger children using nearby Acton Academy West Austin and add more traffic to businesses adjacent to the proposed new building. And there would also be drainage issues with clearing brush and small trees near the proposed new building. A small Arroyo or wet weather creek is at the back of my property and I could experience more and heavier flows of stormwater through this creek.

>

> Thank you.

>

> Nancy Gerard
> 1104 Snowy Owl Court
> 512-413-6128
>



PRELIMINARY SUBDIVISION PLAT STAFF REPORT

SEPTEMBER 8, 2021

Project Name: 0 Wildcat Hollow - A proposed subdivision consisting of eight (8) lots (six single-family residential, two open space lots) to be known as Wildcat Estates.

Agenda Item: 0 Wildcat Hollow - A proposed preliminary subdivision plat consisting of eight lots (six single-family residential lots, two open space lots) described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

Applicant Information: Wes Wigginton, Four Square Builders

Hearing Dates:

September 1, 2021

ZAPCO (Special Called)

September 8, 2021

City Council

Requested Action:

The applicant is requesting preliminary plat approval of an eight-lot subdivision Abstract 75 503 Bonham AD, 12.306 acres.

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

Zoning & Site Characteristics:

The subject property and surrounding neighborhood are zoned R – 1 – One-Family Residential. The subject tract is vacant and is approximately 12.306 acres.

Background & Analysis:

A variance was granted by the City Council on April 28, 2021, to allow the subdivision to develop using a private street in lieu of a public street.

Lot Sizes

- Total Acreage: 12.306 acres
- Lot 1: 1.08 acres (Single-Family)
- Lot 2: 1.0 acres (Single-Family)
- Lot 3: 2.75 acres (Single-Family)
- Lot 4: 1.69 acres (Open Space)

- Lot 5: 1.41 acres (Single-Family)
- Lot 6: 1.08 acres (Single-Family)
- Lot 7: 1.19 acres (Open Space)
- Lot 8: 2.05 acres (Single-Family)

The two open space lots will be owned and maintained by the Homeowner's Association.

Floodplain – There is no floodplain on this property.

Access – Access for the subdivision will be from a private drive that connects to Wildcat Hollow at Terrace Mountain Drive. All the lots in the subdivision will have driveways that connect to the private drive.

Lot Density – The subdivision density being proposed is 8 lots. Per the Code of Ordinances, Subdivision Sec. 36.01.009, density for subdivisions five acres or greater is measured by multiplying the area of the subdivision by 0.67 and rounded down to the next whole number. By this calculation, a maximum of 8 lots are allowed. Once the subdivision has been completed, the resultant plats are final and cannot be further subdivided. A plat note is required on the final plat.

Next Steps:

The plat currently being considered is only preliminary. The next steps are to file construction plans with a final plat. Approval of a preliminary plat provides the applicant the ability to proceed with the final plat. Approval of a preliminary plat expires within 180 days, unless a final plat of at least a portion of the subdivision has been submitted. An extension can be granted if necessary.

Traffic/Transportation

If the subdivision is approved, there could be up to eight total homes in this subdivision, which may have an impact on existing traffic in the area.

Lighting

Outdoor lighting must comply with provisions in the outdoor lighting ordinance.

Building Code

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

Subdivision

The proposed subdivision would divide the existing lot into eight individual lots (six single-family lots, two open space lots) accessed by a private drive.

Comprehensive Planning Analysis

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

Zoning and Planning Commission Recommendation:

ZAPCO voted to recommend approval (3-1) of the Preliminary Plat with the following conditions:

- Review of the previously approved variance regarding conformity to the variance submittal;
- Add plat note clarifying the open space lots;
- No variances for the proposed open space lots

Staff Recommendation:

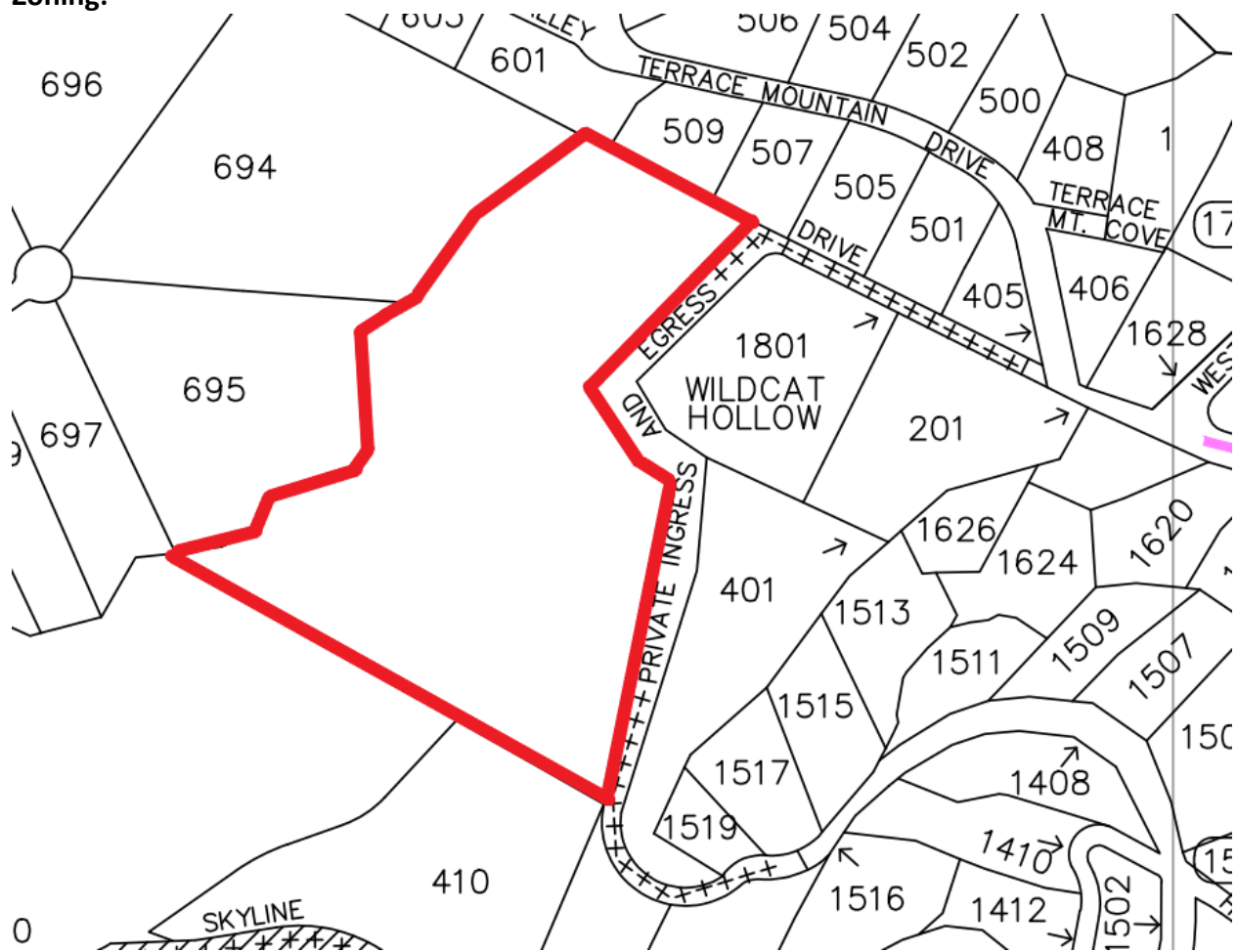
Staff recommends approval. The preliminary plat is in compliance with the City's Code of Ordinances and the Local Government Code.

Links to Relevant Code:

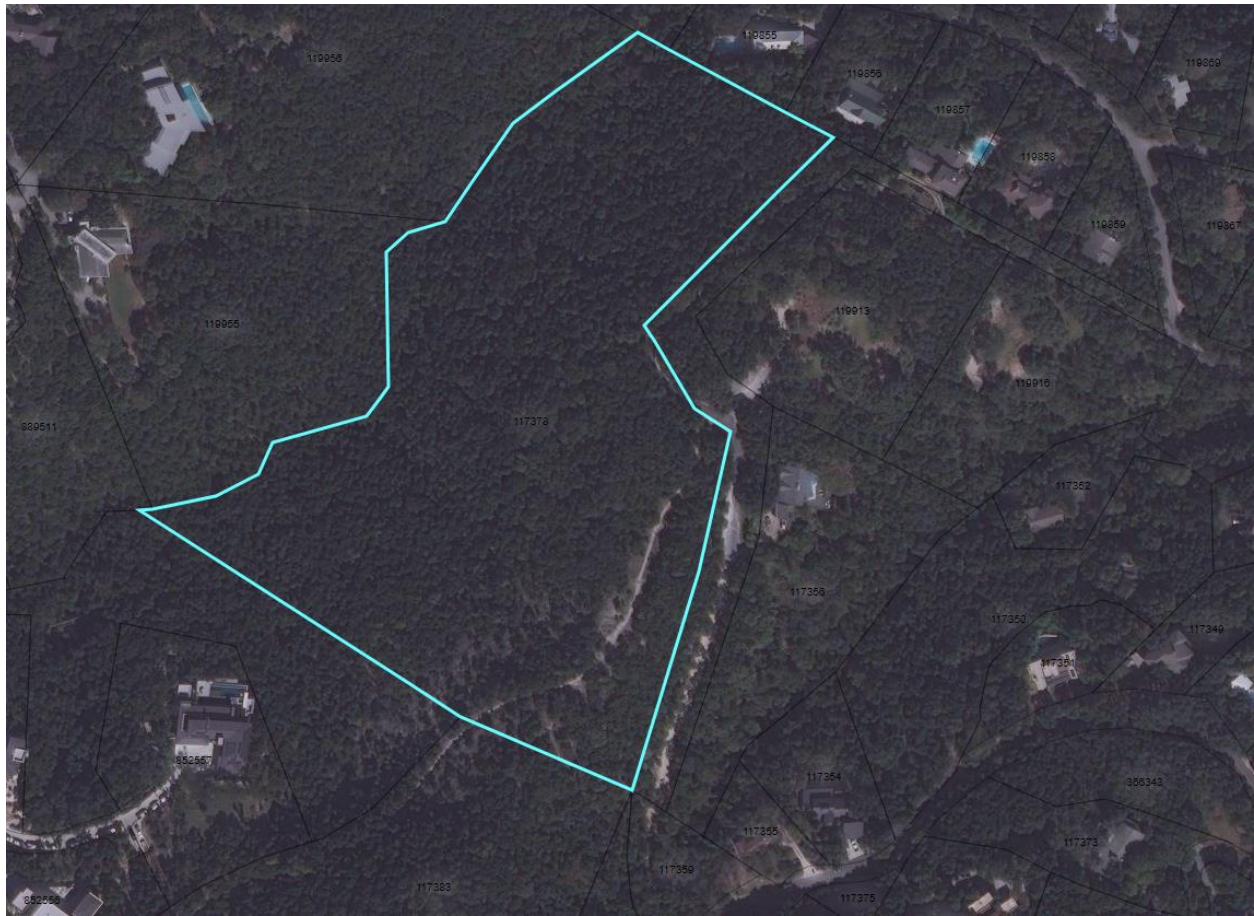
- [Chapter 36 Subdivisions](#)

(Maps to follow)

Zoning:



Aerial:



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Proposed Wildcat Estates Subdivision
Date: Monday, August 30, 2021 4:40:34 PM
Attachments: [Scanned from a Xerox Multifunction Printer.pdf](#)
[Scanned from a Xerox Multifunction Printer.pdf](#)
[Scanned from a Xerox Multifunction Printer.pdf](#)

Mr. Gunter,

We have not been asked to provide any formal review or comments on the proposed preliminary plat.

I've taken a look at the updated plans per your request. We have had verbal conversations with the design team in the past which appear to have addressed our concerns and request and incorporated them into the proposed preliminary plat.

It appears that the developer is providing the official fire department turnaround at the entrance of the subdivision. The proposed configuration of the turnaround would work for our use.

You mentioned concerns that the last lot in the subdivision is proposed with a long driveway over 250' off the end of the private internal road. This would not be in violation of the International Fire Code section 503 since the long driveway provides access to not more than two homes. The attached code sections of the International Wildland Urban Interface Code show ways the future driveway for the home could be configured to provide a means for wildfire brush trucks to maneuver and turnaround. These code references are not formally adopted by the City of West Lake Hills, so they can only be recommended to the future developer of the last lot. Most of the homes that use a long driveway like the one proposed tend to provide a small turnaround near the home so that delivery vehicles can maneuver and turn around. These same turn arounds provided for delivery vehicles will also work for our wildfire brush trucks.

All of the future homes on the lots, including the one at the end of the long driveway, will be protected throughout with residential fire sprinkler systems due to the available hydrant fire flows and a new fire sprinkler rule adopted by the Water District. This will help to reduce risk and allow for immediate suppression of a fire within each home should one occur.

There is a 150 hose line stretch rule (see attached) which is applied to commercial structures from access drives (public or private) that are 20 feet in width minimum. For residential properties, the 150 rule is satisfied by the use of driveways (12 feet wide minimum with a 13 foot 6 inch clear height minimum) that are constructed off the main 20 foot subdivision access drive. Our units will fight a fire using the 12 foot driveway if the homes are over 150 feet off the main access drive. Our units have 1,000 feet of large diameter hose that connects the hydrant to the fire truck. Our units have 800 feet of smaller diameter hose that can be pulled to attach a manifold and add additional 200 foot attack lines. Even with these hose lines we carry, we still ask that the 150 foot rule apply from the driveway access. This can be increased to 200 feet hose pull when the homes are protected

throughout with residential fire sprinklers, which it is my understanding each home will be protected with due to fire flows and the water district sprinkler rule. I've attached sections from the 2018 International Wildland Urban Interface Code (not currently adopted and enforced by the City of West Lake Hills but is a good reference document for suggested safety improvements). This document clearly shows how individual homes designed and constructed in the future are provided access via the 12 foot driveway. It does suggest a smaller driveway turnaround with a 30 foot turning radius and or turnouts that can help provide improved access to the home when designed and constructed in the future. The attached code sections provide diagrams that help detail what the turnaround by a home and turnouts would look like.

Sincerely,

District Chief Michael Lacey
Fire Marshal
Travis County Emergency Services District No. 9
P.O. Box 162170
Austin, TX 78716
Office – 512-539-3491

From: [REDACTED]
Sent: Monday, August 30, 2021 3:31 PM
To: [REDACTED]
Subject: Proposed Wildcat Estates Subdivision

Chief Lacey,

The developers of the proposed Wildcat Estates Subdivision have submitted a Preliminary Subdivision Plat for approval. Here is a link to it: <https://www.dropbox.com/t/XTYKIQGtQWVdbhEP>

It is scheduled for a hearing this Wednesday, September 1st, at 3:00 p.m. before the ZAPCO.

Have you been asked to review this preliminary plat? If so, have you submitted any written comments or opinion to the city staff about it?

The city council approved a variance on April 28th allowing the developers to build a private internal road instead of a public road. This approval was conditioned on a turnaround being built at the end of the internal road so as to provide full access to all of the properties by fire department vehicles. The attached drawings do not include a turnaround. Do you have any opinions about this from a fire safety standpoint?

You'll recall that my wife and I live immediately uphill from the development; we are contiguous to lot #3. It is crucial to us that your fire trucks have full access to all of the properties in the subdivision since a fire anywhere in it will directly threaten our home and property. We are also very concerned about the very long driveway from the end of the proposed internal road to the house on lot #3. By

my calculation it will be over 250' long. Do you also have any opinions about this from a fire safety standpoint?

Thanks for looking at this.

Chris

GUNTER, BENNETT & ANTHES, P.C.

600 West 9th Street

Austin, Texas 78701

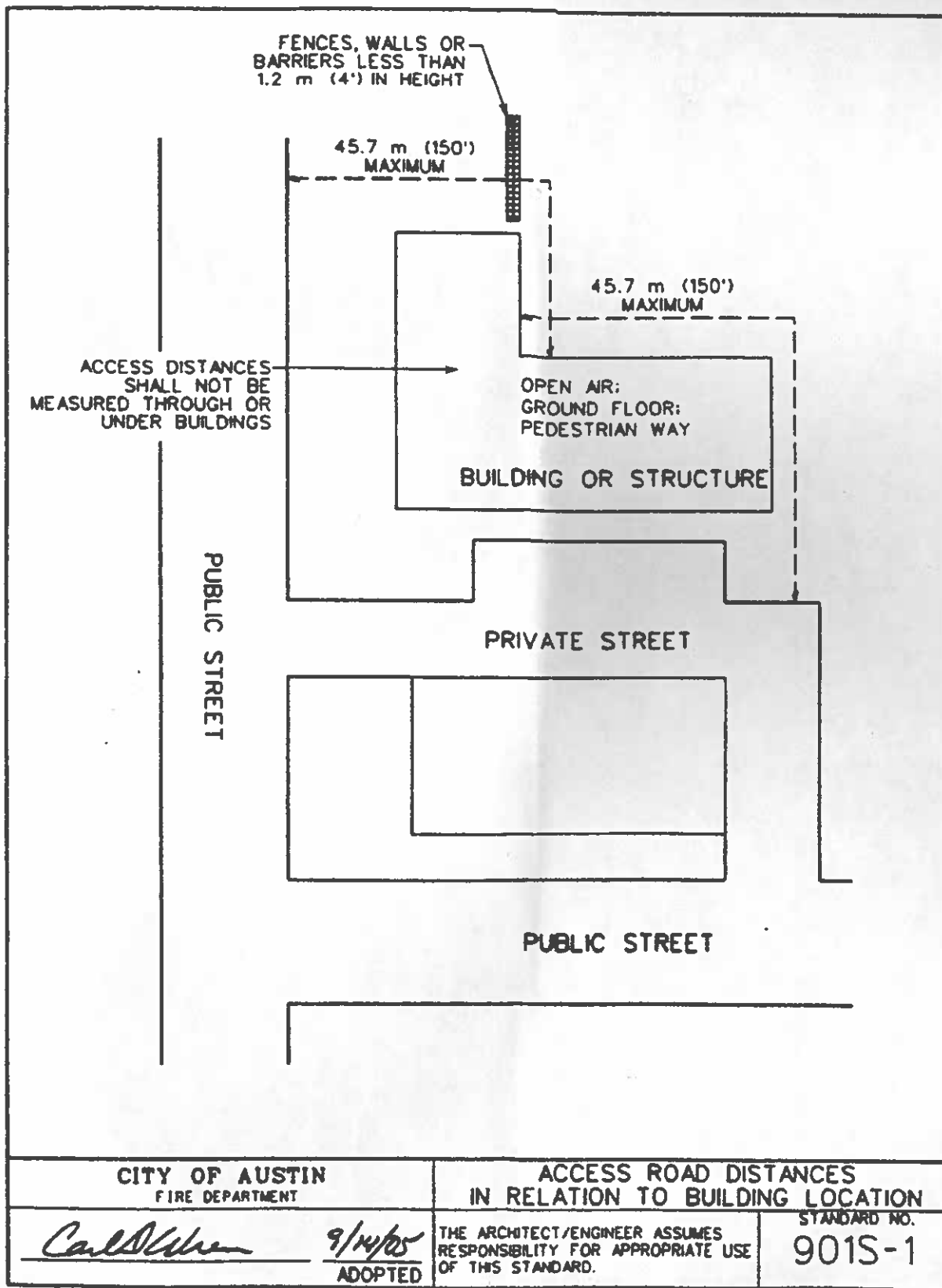
(512) 217-2475 (c)

(512) 476-2494 (w)

(512) 476-2497 (f)

GBAFirm.com







THE TURNAROUNDS ILLUSTRATED IN FIGURES A, B, AND C BELOW MEET FIRE DEPARTMENT REQUIREMENTS FOR APPARATUS ACCESS ROADS. THE ADDITIONAL 3 m (10') RIGHT-OF-WAY (DENOTED BY THE DOTTED LINE IN FIGURES B AND C) SHALL NOT HAVE ANY OBSTRUCTIONS OVER 305 mm (1") IN HEIGHT TO ALLOW FOR TRUCK OVERHANG.

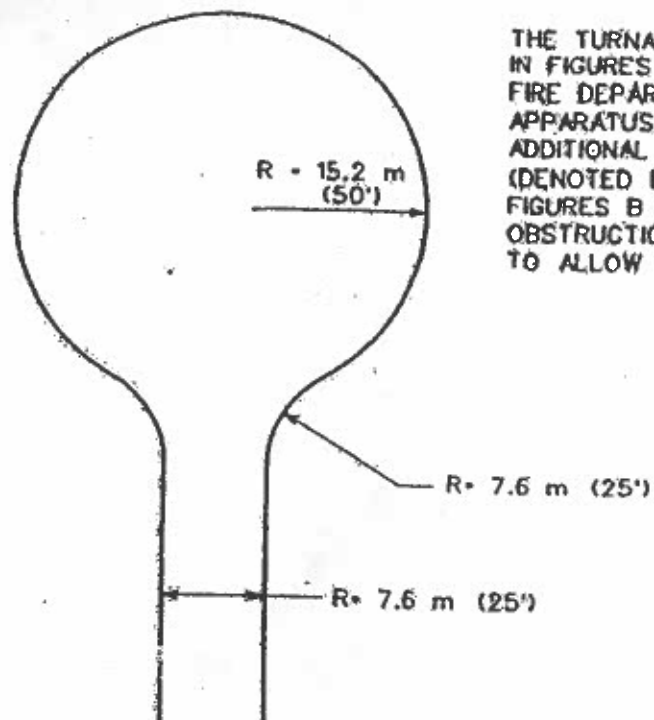


FIGURE A

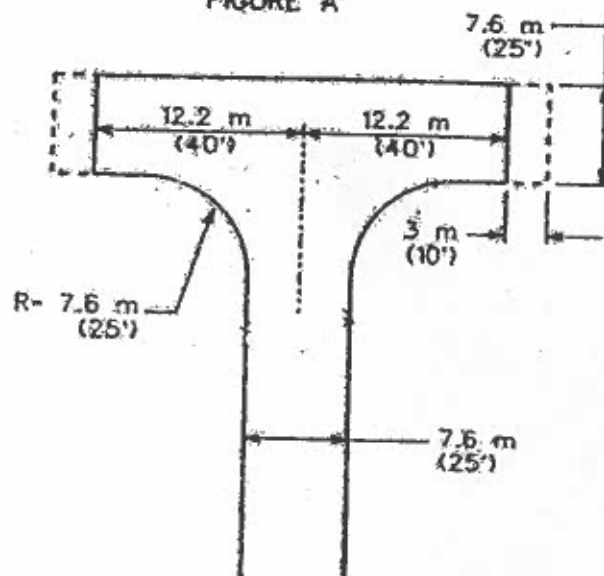


FIGURE B

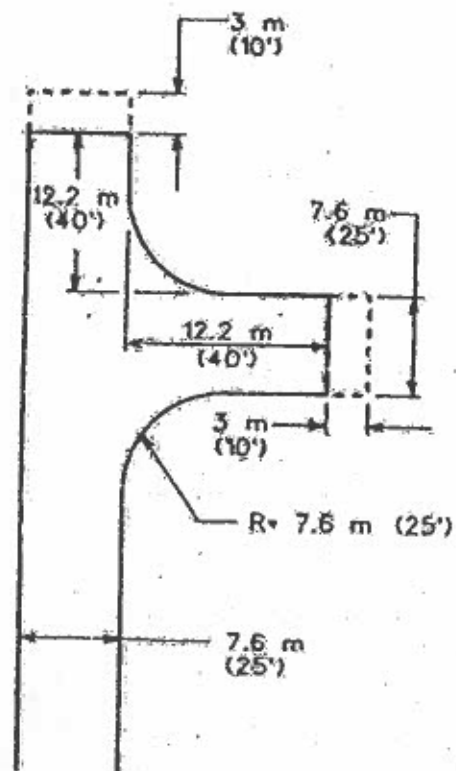


FIGURE C

CITY OF AUSTIN FIRE DEPARTMENT		ACCESS ROADWAY TURNAROUNDS	
<i>Carl Allen</i>	9/14/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 9015-2

Chapter 4:

Wildland-Urban Interface Area Requirements

General Comments

This chapter provides the general requirements for the fire safety of a structure within the wildland-urban interface area. Many of the requirements in this chapter are also covered in the *International Fire Code*® (IFC®) if it is adopted. When two adopted codes address a specific item, such as water supply in Section 404, the project must comply with the most restrictive unless a specific ruling is made in the adopting ordinance.

Purpose

This chapter is intended to provide individual requirements for fire department access, water supply and site-specific fire protection plans within each wildland-urban interface area.

SECTION 401 GENERAL

401.1 Scope. *Wildland-urban interface areas* shall be provided with emergency vehicle access and water supply in accordance with this chapter.

- ❖ This section makes it clear that the requirements for vehicle access and fire-fighting water supplies in Chapter 4 apply to all areas within the wildland-urban interface area.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the *wildland-urban interface areas*.

- ❖ This section makes it clear that these requirements are a minimum set of requirements. There may be other requirements in the jurisdiction that apply and are more restrictive. These other requirements could be minimum road design from the Road Department or Public Works Department that are more restrictive than the requirements herein. The requirements in Chapter 4 are minimum requirements, which means that new developments cannot provide something less than required here.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

- ❖ This section acknowledges that Appendix A, if adopted, may also apply. Chapter 4 has regulations applicable to building construction, access roads and water supply. Appendix A applies to the vegetation around the structure, along the roadways and adjacent to water sources.

SECTION 402 APPLICABILITY

402.1 Subdivisions. Subdivisions shall comply with Sections 402.1.1 and 402.1.2.

- ❖ See the commentary to Sections 402.1.1 and 402.1.2.

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

- ❖ This section states that access requirements in the IFC, along with the requirements in this code, apply to new subdivisions. Section 503.2 of the IFC provides specific criteria for roadway, such as:

- Minimum roadway width of 20 feet
- Minimum roadway clear height of 13 feet 6 inches
- Roadway surfaces must be designed to support fire apparatus
- Inside turning radius must meet fire code official approval
- Turnarounds
- Construction of bridges
- Grade of the roadway
- Angle of approach and angle of departure

Sections 503.5 and 503.6 of the IFC deal with security barricades and gates across roadways. These requirements in the IFC must be complied with in addition to the requirements that follow in this chapter.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

- ❖ New subdivisions are required to provide an adequate water supply for fire-fighting purposes. This requirement is intended to apply to new land splits creating a new subdivision, not an existing subdivision where a landowner decides to build on the existing lot. The term "new" should be construed to mean that the subdivision was created after the adoption of the code. These requirements would be applied at the time of land split, or subdivision review and approval.

402.2 Individual structures. Individual structures shall comply with Sections 402.2.1 and 402.2.2.

❖ The subsequent requirements for access and water supply apply to individual structures. These sections would apply to the existing lot where the landowner now decides to construct. In other words, the subdivision has already been created and these requirements would be applied at the time of building permit.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

❖ This section states that fire apparatus access roads shall be provided to new structures when either of the following situations occurs:

- A new structure is constructed on the property.
- A structure that was previously located on another property is relocated, or moved, to this new location. This structure could have previously been within the jurisdiction, or it could have been transported from outside the jurisdiction. The concept is that the structure was not on this specific piece of property before, and now it will be located on this piece of property.

Either of these two situations create a new structure on a piece of property located within the wildland-urban interface area. Therefore, the structure is new to this site and must comply with the access requirements applicable to new construction.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

❖ As with Section 402.2.1, the requirement for water supply is applicable to newly constructed structures and to structures moved to the site. While this section requires a conforming water supply, it also provides two exceptions.

Exception 1 addresses an option found in Chapter 5. Table 503.1 requires the structure to be more fire resistant if the water supply does not meet the code requirements. For example, in Commentary Figure 402.2.2, notice that when the water supply and the defensible space conform to the code requirements, Class 3 ignition-resistant construction is required. However, when the water supply is nonconforming,

Class 2 ignition-resistant construction is required. See the commentary to Section 503.1 for further information.

Exception 2 is designed to exempt small structures which do not exceed 600 square feet. These smaller buildings are not the primary structure and are considered to not present a great threat to the primary structure. Typically, buildings such as sheds and agricultural buildings do not present as great a loss.

**TABLE 503.1
IGNITION-RESISTANT CONSTRUCTION (PARTIAL)**

DEFENSIBLE SPACE ^a	FIRE HAZARD SEVERITY	
	Moderate Hazard	
	Water Supply ^b	
	Conforming ^c	Nonconforming ^c
Nonconforming	IR 2	IR 1
Conforming	IR 3	IR 2
1.5 × Conforming	Not Required	IR 3

**Commentary Figure 402.2.2
PORTION OF TABLE 503.1**

402.3 Existing conditions. Existing buildings shall be provided with address markers in accordance with Section 403.6. Existing roads and fire protection equipment shall be provided with markings in accordance with Sections 403.4 and 403.5, respectively.

❖ This section is intentionally focused on existing conditions. It states that if existing buildings do not have address markers, then they must be provided. This concept correlates with requirements in the *International Building Code*® (IBC®) and IFC. Section 505.1 of the IFC and Section 502.1 of the IBC both specify that address identification must be provided on new and existing buildings. Additionally, this section requires roads and fire protection equipment to be marked. Many existing roads in rural or undeveloped areas are not identified. This allows the ability to require road markers, which will aid in emergency response.

SECTION 403 ACCESS

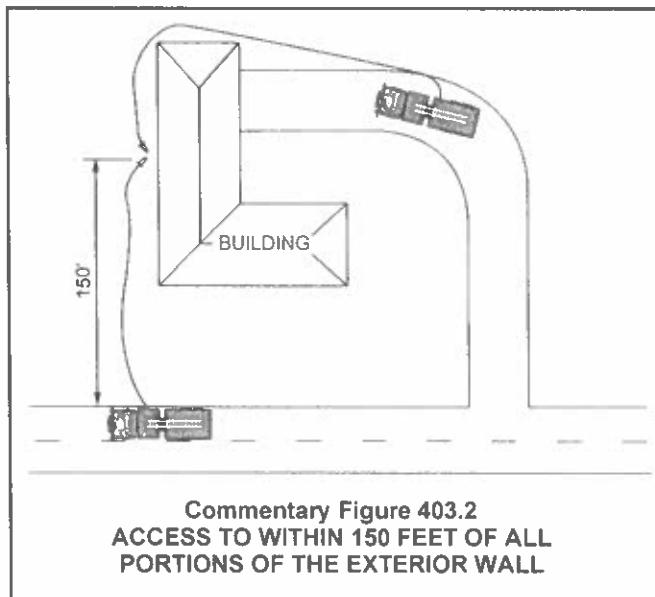
403.1 Restricted access. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an *approved* location. The key box shall be of a type *approved* by the code official and shall contain keys to gain necessary access as required by the code official.

❖ Fencing property and installing locked gates across driveways and roadways is not uncommon. This section allows the code official to require a key box to be installed. The fire department carries a key to unlock

the key box, which contains the key to unlock the gate or barrier. The fire department key to the key box is secured in the fire apparatus and is not a key that the public has access to. This provides a level of security for the property owner yet still allows the fire department to gain entrance through the locked gate. Many jurisdictions have a key that is shared by the fire department and the law enforcement agency. This allows access for both agencies through the locked gates.

403.2 Driveways. Driveways shall be provided where any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road.

- ❖ The ability for the fire department to approach to within 150 feet of a structure allows the fire fighters to deploy preconnected hose lines, which are typically 150 feet in length. This rapid deployment of hose lines allows fire fighters to attack the fire quickly. See Commentary Figure 403.2.



403.2.1 Dimensions. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm).

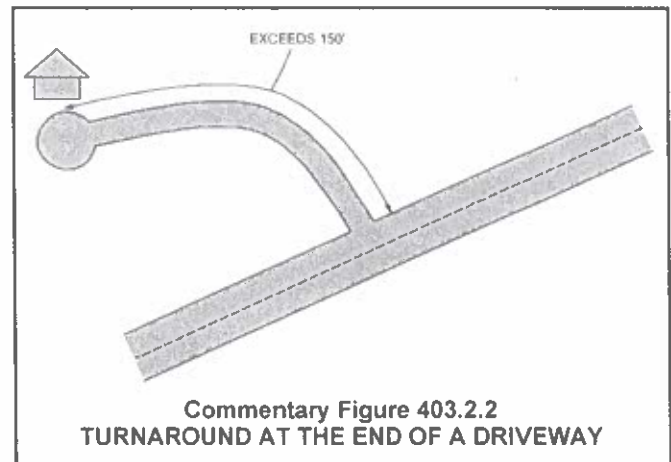
- ❖ Where a driveway is required by Section 403.2, it must meet the minimum requirements in this section. The driveway must provide an unobstructed width of at least 12 feet, which is different from the road width of 20 feet required for fire apparatus access roads. This reduction in width is associated with the fact that the driveway is serving no more than five structures (Section 403.2.3) and single-vehicle travel is anticipated, whereas the fire apparatus access road is providing access into areas or subdivisions with vehicular traffic in both directions with the need to pass another vehicle freely. The minimum height of 13 feet 6 inches is the same as is required for fire apparatus access roads and is as needed to provide

clearance on both the driveway and the roadway for fire apparatus.

403.2.2 Length. Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

- ❖ This section provides two criteria for design of driveways. First, where the length of the driveway exceeds 150 feet, an acceptable turnaround must be provided. The turnaround needs to be of such size that the fire apparatus can turn around. Without the ability to turn around, the fire apparatus would be forced to back out the driveway. The length of 150 feet is determined to be a reasonable distance to back up the fire vehicle, which is consistent with the requirement in the IFC. See Section 403.2.4 for additional provisions on turnarounds. See Commentary Figure 403.2.2.

Second, where the driveway is less than 20 feet in width and greater than 200 feet in length, turnouts are required. On these longer driveways, the possibility of needing to pass another vehicle or maneuver around an oncoming vehicle is greater. Turnouts provide the ability to complete these maneuvers. See Section 403.2.5 for additional provisions on turnouts.



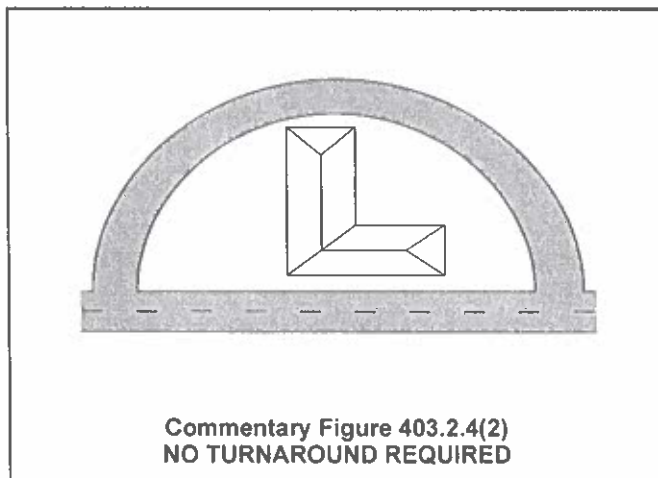
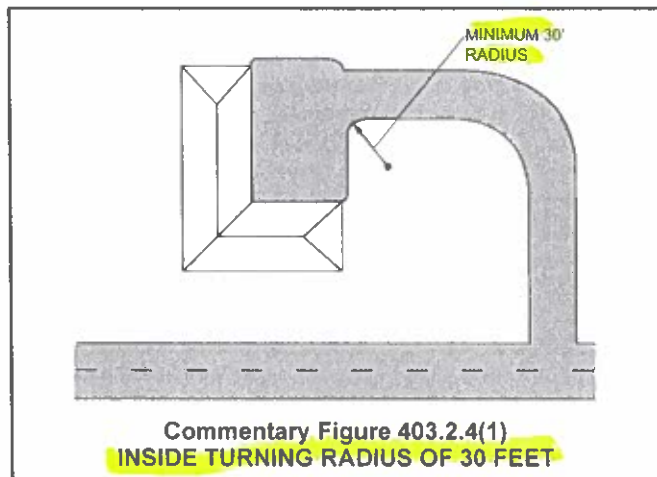
403.2.3 Service limitations. A driveway shall not serve in excess of five dwelling units.

Exception: Where such driveways meet the requirements for fire apparatus access road in accordance with Section 503 of the *International Fire Code*.

- ❖ According to Section 403.2.1, a driveway is only required to be 12 feet wide. If that is all the width provided by the driveway, it cannot serve more than five dwelling units. However, if the driveway is constructed as a fire apparatus access road and meets the criteria in the IFC, it is designed to a higher standard than that for a driveway and there is no limitation on the number of dwellings served. It would still need to provide a turnaround if it exceeds 150 feet in length, but the requirement for turnouts would not apply.

403.2.4 Turnarounds. Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point shall be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

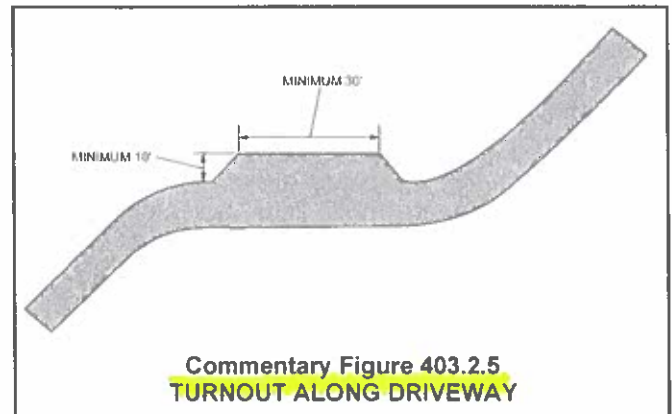
❖ This section provides criteria for the design of turnarounds. The minimum inside turning radius of 30 feet is specified to allow larger fire apparatus to make the turns. This section also states that if the driveway connects to a road in more than one location, a turnaround is not needed. See Commentary Figures 403.2.4(1) and 403.2.4(2).



403.2.5 Turnouts. Driveway turnouts shall be an all-weather road surface not less than 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

❖ Turnouts in a driveway need to provide adequate space for two vehicles to pass one another. In accordance with Section 403.2.2, turnouts are required for driveways greater than 200 feet in length and less than 20 feet in width. A minimum size for turnouts is

specified as being at least 10 feet wide and 30 feet long. This size will allow a fire vehicle to pull into the turnout and allow another fire vehicle to pass. The code does not contain any criteria for distance between turnouts. This will be a decision made by the code official and should be based on the number of structures served by the driveway, the grade of the driveway, and the ability to construct turnouts based on the terrain. See Commentary Figure 403.2.5.



403.2.6 Bridges. Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

❖ The commentary to Section 402.1.1 stated that bridge design is specified in the IFC. Note that Section 402.1.1 applies to fire apparatus roads and Section 403.2.6 applies to driveways and private roads. As such, the bridge design standard in the IFC does not apply to a bridge constructed as part of a driveway. Therefore, this section states that the load limits must be identified at each end of a bridge. Fire apparatus can weigh upwards of 20 tons, which is far heavier than a typical vehicle. Therefore, when bridges are constructed as part of a driveway, their design load limit needs to be posted to warn fire fighters that the bridge may not support the vehicle.

403.3 Fire apparatus access road. Where required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and shall have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as *approved* by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles typically used to respond to that location within the jurisdiction.

❖ This section specifies criteria for fire apparatus access roads. The section initially states that such roads must be all-weather roads; however, this is prefaced by the phrase "where required." This means that the code official may or may not require access

roads to meet these criteria. Typically, the requirements for roadways 20 feet wide with a clear height of 13 feet 6 inches and turnarounds for roads greater than 150 feet in length are in effect. There are times when the requirement for an all-weather surface is not required. Many rural areas have a roadway that is simply a graded road width. Often this decision is based upon what the jurisdiction is prepared to maintain because the access road is usually a public road, whereas the driveway is on private property and not the responsibility of the jurisdiction to maintain.

403.4 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

- ❖ Residents of the area may be completely familiar with the roads and where each one leads; however, responding firefighters are using maps to travel to a specific location. Without road names, response time is delayed. The section requires that signs are provided and maintained so they are not just installed at time of construction, but they must remain and be readable as long as the road exists.

403.4.1 Sign construction. Road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with 1/2-inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

- ❖ This section specifies that road signs required in Section 403.4 must be of noncombustible materials with 4-inch-high lettering. Road signs are required to be noncombustible so that when fire sweeps through the area, the road signs have a chance of surviving. This requirement is similar to the requirements in Section 505.2 of the IFC for road signs.

403.5 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the code official to prevent obstruction.

- ❖ Fire hydrants and fire protection equipment must be available and readily accessible when needed in an emergency. This section specifies that such equipment shall be identified in an approved manner. This potentially could be blue dots in the roadway if the road is asphalt or concrete, or it could be a flag attached to the top of the hydrant. Because most wildland fire areas experience snow in the wintertime, the flag is intended to be visible under several feet of snow so the fire fighters can locate the hydrant.

403.6 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the begin-

ning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

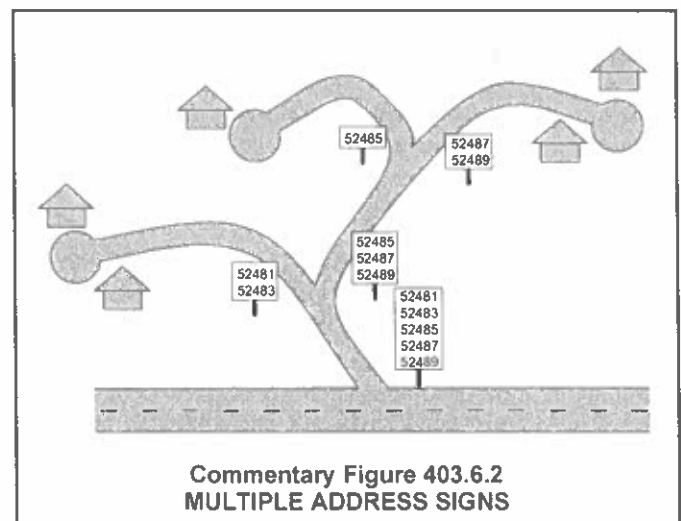
- ❖ All buildings shall have the address posted. This requirement is similar to the requirements in Section 505.1 of the IFC for posting building addresses on all buildings.

403.6.1 Signs along one-way roads. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

- ❖ This section requires that address signs be visible from both directions, even on a one-way road. Emergency situations may necessitate fire fighters to travel the opposite direction on a one-way road. In these situations, they need to be able to see the addresses before they pass the location.

403.6.2 Multiple addresses. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

- ❖ Section 403.2.3 states that a single driveway can serve up to five dwelling units. The exception to Section 403.2.3 allows an unlimited number of dwellings if the driveway meets the requirements of the IFC. In these cases, the address sign at the main road needs to list all of the addresses served by the driveway. If the driveway splits, additional address signs are required to provide direction to each specific address. See Commentary Figure 403.6.2.



403.6.3 Single-business sites. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

- ❖ While driveways often can serve multiple dwellings, typically business properties have their own individual

SUBDIVISION 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: Michael + Wes Company, LLC Phone: 512-912-7533

Email: [REDACTED]

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

Agent*: Michael Loftis Phone: 512-646-2237

Email: [REDACTED]

Address: 2600 Via Fortuna, Terrace I, Suite 300 City: Austin State: TX Zip: 78746

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

SUBDIVISION INFORMATION

Property Address: 0 Wild Cat Hollow, West Lake Hills, TX 78746

Subdivision Name: Wildcat Hollow

Tax Parcel ID: 117378 Total Acreage: 12.306

Type of Plat: Replat ☐ Amending Plat ☐ Minor Plat ☐ Preliminary Plat ☒ Major Plat ☐

Final Plat ☒ Plat Vacation ☐

Proposed number of lots: 8 Will project be connecting to central sewer? Y ☒ N ☐

Current Zoning Classification: R-1 Proposed Land Use: Single Family Residential

Does subdivision require variances? Y ☐ N ☒

If the subject area is already subdivided, please complete below:

Recorded in: Volume #: _____ Page #: _____ Instrument #: _____



SUBDIVISION APPLICATION

Briefly describe purpose of project:

The Wild Cat Hollow project is a proposed single-family homes subdivision development composed of 8 lots located in the city limits of West Lake Hills, TX.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described herein is owned by me and all others as assigned below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form). If said property is owned by a corporation, please list title and name of corporation.

Signature

Elisa Guerrero

Printed Name

Elisa Guerrero

Notary



Date

8-24-2021

Date

8-24-2021



SUBDIVISION APPLICATION

APPLICATION CHECKLIST

Application Requirements (refer to City Code Chapter 36)

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Tax certification
- ☐ Plat Document (must include required approval/signature blocks and other contents as required, depending on type of plat. Refer to Code Chapter 36 for all requirements)
- ☐ Proof of ownership of subject property
- ☐ Letter addressed to the chair of the Zoning & Planning Commission (if plat requires ZAPCO/City Council approval)
- ☐ Plat document prepared by surveyor/engineer, including all required signature blocks and plat notes
- ☐ Variance approval letter, if applicable
- ☐ Approvals from all other applicable entities (Water District 10, ESD 9, TxDOT, TCEQ, Austin Energy, OSSF/Sewer verification, etc.)
- ☐ Existing or proposed covenants and restrictions
- ☐ Construction Plans, if applicable
- ☐ Payment of application fees (including public notification fees) by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*). Call 512-327-3628 to pay by credit card or mail or drop off a check
- ☐ Traffic Impact Analysis, if applicable
- ☐ Other applicable information as required by staff and City Code

APPROVAL PROCESS & PROCEDURES

Public Hearings

Some types of subdivision applications require action by the Zoning and Planning Commission (ZAPCO), which meets on the third (3rd) Wednesday of the month (does not meet in December) and the City Council, which meets the second (2nd) and fourth (4th) Wednesdays of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 6:30pm (ZAPCO) and 7:00pm (City Council). The agendas and meeting packets are posted on the City website the Friday before the meeting.

Pre-Application Meeting

Subdivision pre-application meetings are required before filing an application. Please schedule a meeting by contacting planner@westlakehills.org. A concept plan needs to be prepared prior to scheduling a pre-application meeting.

Complete Application

An application must be considered complete by staff (official filing date) in order to be routed for technical review or be placed on an agenda for consideration. The filing date is the tenth (10th) business day after a submission has been submitted to the City if the City Administrator or designee has not yet acted on the submission.



SUBDIVISION APPLICATION

STAFF NOTES

For Completion by Staff Only

Official Filing Date (Administratively Complete): _____

Date of ZAPCO Hearing: _____

ZAPCO Recommendation: _____

Date of City Council Hearing: _____

City Council Action: _____

Notes:

August 23, 2021

City of West Lake Hills
Zoning & Planning Commission
911 Westlake Drive
West Lake Hills, TX 78746

Re: Summary Letter – Wild Cat Hollow Subdivision
Subdivision Application
0 Wildcat Hollow
West Lake Hills, Texas 78746

Dear Mr. Robert Meisel:

Please accept this formal application request for the above referenced project. Wildcat Hollow is a proposed 8-lot single family residential site on 12.306 acres located within the Full Purpose limits of West Lake Hills, TX. This project is located within the Bee Creek Watershed and is regulated as a Suburban watershed. The site is located within the Edwards Aquifer Contributing Zone according to the TCEQ Edwards Aquifer Map Viewer.

The lot consists of 12.306 acres of previously undeveloped land. The project includes the subdivision and associated improvements for 8 single family residential lots:

- 8 lots allocated to single family residential units
- 2 detention ponds
- Associated site work, paving, utility, landscaping and other site improvements

If you have any questions or comments regarding this request, please contact me at 512-912-7533.

Yours very truly,

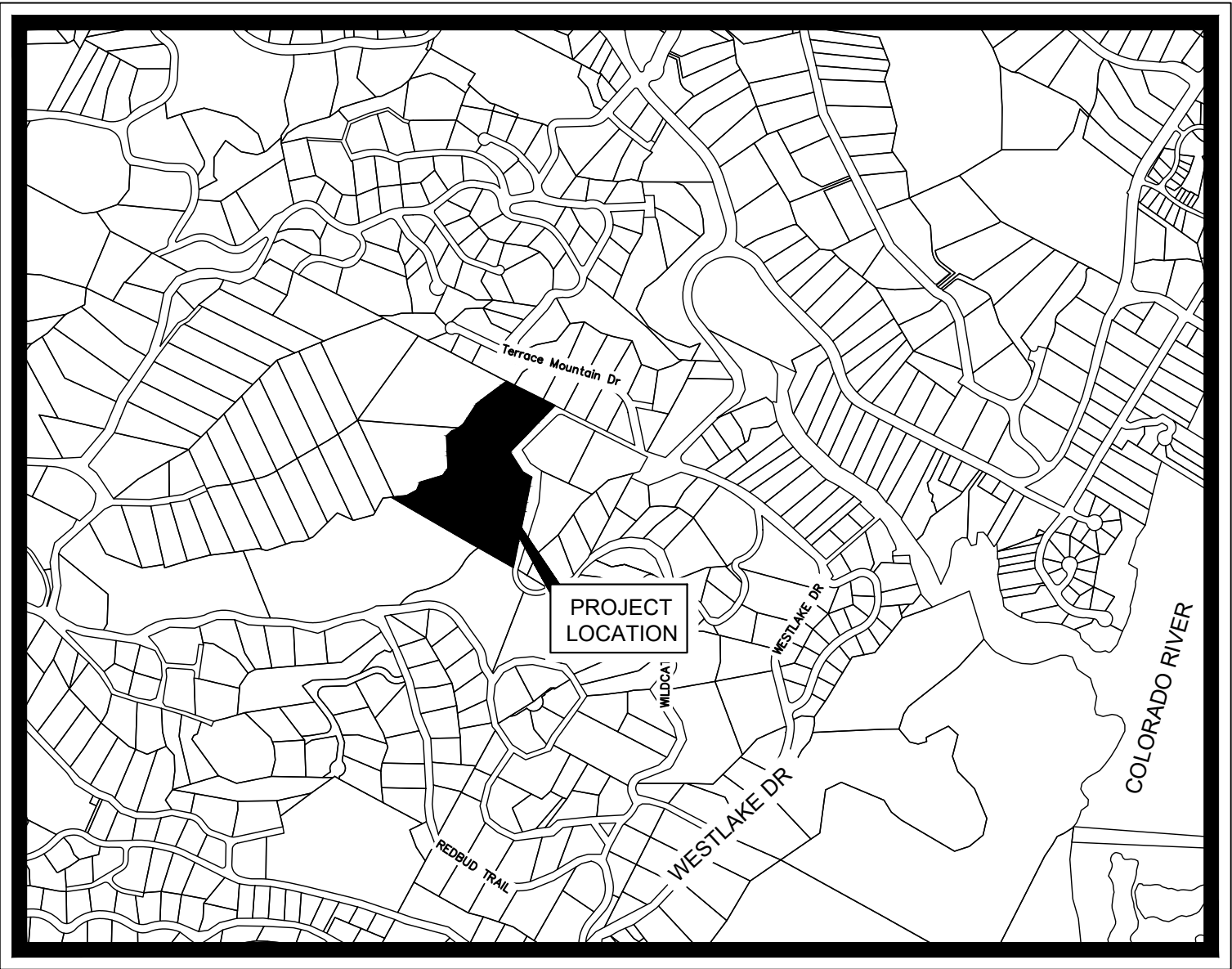
Wes Wigginton
Managing Director
Foursquare Builders

Plotted By: Kim, Justin Date: August 25, 2021 02:36:35pm File Path: K:\SAU-GWA\069289800 Wild Cat Hollow\Coord\PlanSheets\PRELIM\G-Cover_Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY DEVELOPMENT PLANS FOR WILD CAT HOLLOW CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS JULY 2021

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
3. APPROVAL OF THESE PLANS BY THE CITY OF WEST LAKE HILLS INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO START OF CONSTRUCTION, THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
4. THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP NO. 48453C0445K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (REVISED JANUARY 22, 2020).
5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
6. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/ SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY WATER DISTRICT 10, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
8. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
9. THIS PROJECT HAS 1 PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH WEST LAKE HILLS FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.
10. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTERS, FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE WEST LAKE HILLS AREA "ONE CALL" CENTER @ 811 TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
12. THE SITE IS LOCATED WITHIN THE AUSTIN WEST EDWARDS AQUIFER CONTRIBUTING ZONE.



VICINITY MAP
SCALE: 1" = 1,000'

MAPSCO GRID #553Z
DRAINAGE BASIN: BEE CREEK

LEGAL DESCRIPTION
ABS 75 SUR 503 BONHAM A.L.D. ACR 12.345

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

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	KIMLEY-HORN GENERAL NOTES
4	EXISTING CONDITIONS AND TREE SURVEY
5	TREE TABLES (1 OF 2)
6	TREE TABLES (2 OF 2)
7	PLAT SHEET (1 OF 2)
8	PLAT SHEET (2 OF 2)
9	SLOPE MAP
10	EXISTING DRAINAGE AREA MAP
11	PROPOSED DRAINAGE AREA MAP
12	PRELIMINARY UTILITY PLAN
L0.01	TREE MITIGATION PLAN
L0.02	LANDSCAPE NOTES AND SPECIFICATIONS

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

PREPARED BY/ENGINEER

Kimley»Horn

2600 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TEXAS 78746
CERTIFICATE OF REGISTRATION #F-928
CONTACT: MICHAEL LOFTIS, P.E.

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

OWNER/DEVELOPER

MICHAEL + WES COMPANY
507 WALSH STREET,
AUSTIN, TX 78703
CONTACT: JEFF BLACKBURN

SURVEYOR

BIG SKY SURVEYING
4025 CHRIS DR
ABILENE, TX 79606
CONTACT: FELIX M. GONZALEZ RPLS

CITY OF WEST LAKE HILLS

TRAVIS COUNTY WATER DISTRICT 10

TRAVIS COUNTY ESD #9

AUSTIN WATER UTILITY

DATE

DATE

DATE

DATE

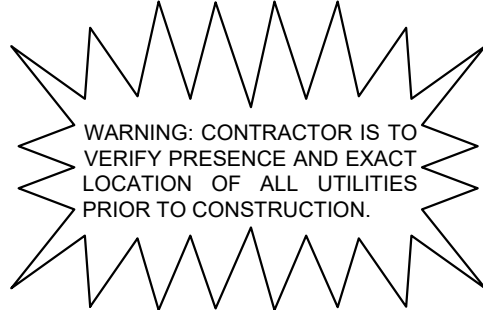
DATE

Density Calculation Table		
Total Area (ac)	(0.67) Density Calculation (ac)	Density Calculation Rounded Down (ac)
12.306	8.245	8

Lot #s	Area (sf)	Area (ac)
Lot 1	46,913.413	1.077
Lot 2	43,662.558	1.002
Lot 3	121,026.672	2.778
Lot 4	73,977.913	1.698
Lot 5	61,234.511	1.406
Lot 6	47,115.558	1.082
Lot 7	51,858.963	1.191
Lot 8	90,238.977	2.072
Totals	536,028.564	12.306



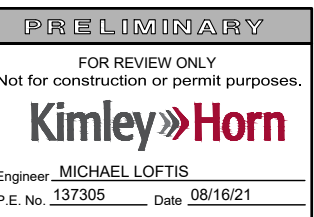
Know what's below.
Call before you dig.



BENCHMARKS

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE 1, SUITE 300, AUSTIN, TX 78746
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069289800
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY:	ML
DRAWN BY:	XXX
CHECKED BY:	ML

COVER SHEET

WILD CAT HOLLOW
PRELIMINARY PLAN

CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1
OF 12

PRELIMINARY PLANS

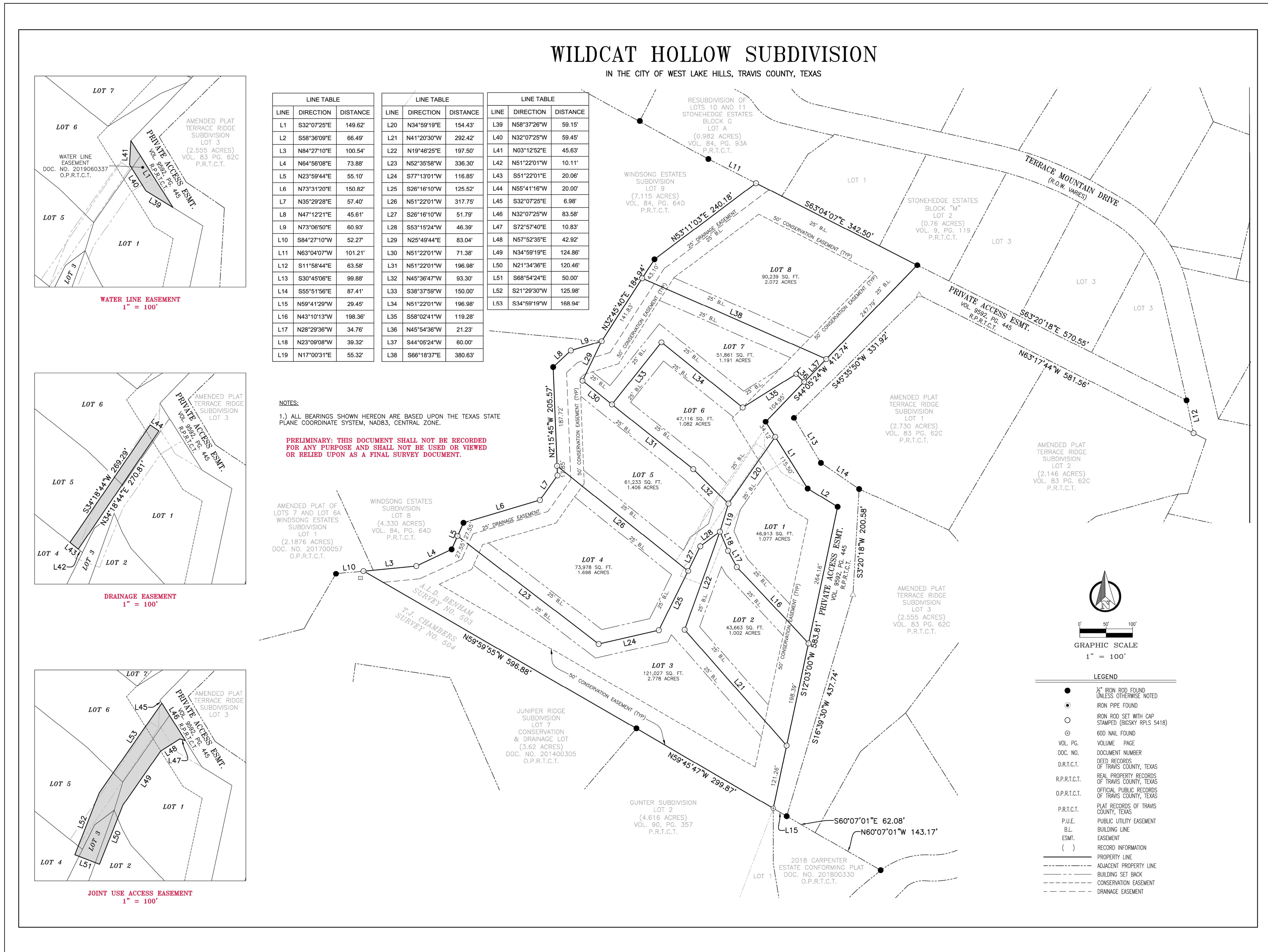
WILD CAT HOLLOW SUBDIVISION PRELIMINARY PLAN

Plotted By: Kim, Justin Date: August 25, 2021 02:36:43pm File Path: K:\SAU-G\06289800 Wild Cat Hollow\Coat\PlanSheets\PRELIM\General Notes.dwg

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GENERAL NOTES	NO.	REVISIONS	DATE	BY
1. THE CONTRACTOR IS TO CONTACT ONE OF THE FOLLOWING: NATIONAL CALL BEFORE YOU DIG 811 1-800-344-8377 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-245-4545 TEXAS ONE CALL SYSTEM (TODS) 1-800-498-9353 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.				
2. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPWT) AT (512) 974-1761 AT LEAST 24 HOURS PRIOR TO INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, WESTLAKE HILLS, TEXAS.)				
4. ALL SITE WORK SHALL COMPLY WITH ENVIRONMENTAL REQUIREMENTS SET FORTH IN THE CITY OF WESTLAKE HILLS LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.				
6. DEVELOPER INFORMATION: MICHAEL + WES ADDRESS 507 WALSH ST. AUSTIN, TEXAS 78703 A. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: PHONE NO. (512) 418-1771 MICHAEL LOTTS, P.E. / KIMLEY-HORN AND ASSOCIATES, INC. B. PERSON OR FIRM RESPONSIBLE FOR EROSION / SEDIMENTATION CONTROL MAINTENANCE: MICHAEL + WES ADDRESS 507 WALSH ST. AUSTIN, TEXAS 78703 D. PERSON OR FIRM RESPONSIBLE FOR TREE / NATURAL AREA CONTROL MAINTENANCE: MICHAEL + WES ADDRESS 507 WALSH ST. AUSTIN, TEXAS 78703				
8. ALL CONSTRUCTION SHALL COMPLY WITH THE "CITY OF WESTLAKE HILLS STANDARD SPECIFICATIONS," AS AMENDED BY SPECIAL PROVISION, CURRENT AT THE TIME OF BIDDING. 9. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER. 10. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES BEFORE ANY WORK BEGINS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK. 11. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL. 12. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED. 13. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES. 14. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTUAL SERVICE IN OPERATION. 15. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER. 16. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY.) 17. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE ROOT ZONE AREA UNINTERRUPTED. 18. THESE PLANS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE REAL OR IMAGINED NEGLIGENCE OR NEGLIGENCE OF ANY REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR TO PREPARE, OBTAIN, AND MAINTAIN APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE - REGULAR SESSION. 19. TRAFFIC CONTROLS TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE CITY OF WESTLAKE HILLS MANUAL OF UNIFORM CONSTRUCTION BARRICADE STANDARDS, EFFECTIVE OCTOBER 1988. ADDITIONALLY, THE CONTRACTOR IS TO SCHEDULE THE WORK AND TRAFFIC CONTROLS TO ACHIEVE THE FOLLOWING TRAFFIC GUIDELINES: 20. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION. 21. NO BLASTING WITHIN 15 FEET OF EXISTING UTILITIES OR STRUCTURES. IF BLASTING IS TO BE USED BY THE CONTRACTOR TO BLOW UP OR REMOVE STRUCTURES, THE CONTRACTOR MUST SECURE PRIOR TO COMMENCEMENT OF WORK. BLASTING TO BE IN ACCORDANCE WITH "CITY OF WESTLAKE HILLS STANDARD SPECIFICATIONS" AND CRITERIA OF THE NATIONAL FIRE PROTECTION ASSOCIATION. 22. BURNING IS NOT ALLOWED ON THIS PROJECT. 23. CONTRACTOR TO INSTALL 12-INCH-DEMIER BY 12-INCH-LONG REBAR VERTICALLY, WITH TWO (2) FEET OF SURVEYOR'S RIBBON ATTACHED, AT END OF ALL PIPE STUBS. TOP OF BAR TO BE NOT LESS THAN 12 INCHES BELOW FINISHED GRADE. A. BLUE RIBBON- WATER LINE D. ORANGE RIBBON- TELECOM DUCT BANK B. GREEN RIBBON- WASTEWATER LINE E. RED RIBBON- ELECTRICAL DUCT BANK C. YELLOW RIBBON- GAS LINE 24. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT STREETS BY REMOVING EXISTING STREET FROM END BACK UNTIL FULL DEPTH BASE AND HMAc ARE ENCOUNTERED AND HMAc APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW. 25. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB. 26. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH. 27. CONCRETE FOR SITE WORK, OTHER THAN CONCRETE PAVEMENT AND STRUCTURES, TO BE CLASS "A" (5 SACK, 3.50 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A616 60, UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL REPORT AND ARCHITECTURAL DRAWINGS FOR PAVEMENT STRUCTURAL SPECIFICATIONS. 28. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE. 29. CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINES OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITY. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. 30. PUMPING OF STORMWATER FROM EXCAVATIONS IS PROHIBITED UNLESS THE STORMWATER IS DISCHARGED TO ENCOURAGE SHEET/OVERLAND FLOW. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER. 31. ALL WORK MUST STOP IF A VOID IN THE ROOT SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE, AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF WESTLAKE HILLS ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.				
TRAVIS COUNTY ESD, 9 NOTES 1. THE WESTLAKE HILLS FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF WESTLAKE HILLS FIRE PROTECTION CRITERIA MANUAL. 2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS. TIMING OF INSTALLATIONS WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS, EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION, WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD. 3. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE LOAD AXLES OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (18 KIPS/WHEEL) AND A TOTAL VEHICLE LIFT WEIGHT OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT. 4. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF WESTLAKE HILLS FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL. 5. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY. AUSTIN ENERGY STANDARD NOTES 1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE PROJECTOR IS TO INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. 4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ANY CLEARANCES INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. TRREE PROTECTION NOTES 1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. 2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF WESTLAKE HILLS STANDARDS FOR TREE PROTECTION. 3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. 4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES. 5. PROTECTIVE FENCES SHALL SURROUND THE DRIP LINES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (TRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING: A. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR C. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR D. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR E. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT; F. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES. 6. EXCEPTIONS TO INSTALLING FENCIAL AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES: A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED; B. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 512-974-1876 TO DISCUSS ALTERNATIVES; C. WHERE THERE ARE SPECIAL PROTECTION REQUIREMENTS, INCLUDING EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED. 7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN A FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT. (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED. 8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. 9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION. 10. ANY TRENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. 11. NO LANDSCAPE TOPDRESSING, TRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. 12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). 13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST). DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT. EOA 3.5.4 SPECIAL CONSTRUCTION TECHNIQUES IN CONJUNCTION WITH REMEDIAL CARE, MITIGATION FOR TREES REMOVED MAY INCLUDE SPECIAL CONSTRUCTION TECHNIQUES NOT NORMALLY REQUIRED IN STANDARD SPECIFICATIONS. SOME OF THESE TECHNIQUES INCLUDE THE FOLLOWING: 1. PRIOR TO EXCAVATION WITHIN TREE DRILLPILES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE. 2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION IN AREAS WITH HIGH SOIL PLASTICITY. GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIALS SUCH AS FLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT, UNLESS THE PROJECT IS COMPLETED, ALL MATERIALS MUST BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES. 3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. 4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.				
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BETWEEN THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL. AMERICANS WITH DISABILITIES ACT THE CITY OF WESTLAKE HILLS HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE. RELEASE NOTES. ORDINANCE REQUIREMENTS: 1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN, ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL. 3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE. 4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION, OR DAMAGE TO UTILITIES. 5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE. 6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS. 7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF WESTLAKE HILLS. 8. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF WESTLAKE HILLS PLANNING AND REVIEW DEPARTMENT. 9. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROJECT HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS. 10. FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES. 11. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. RIGHT OF WAY MANAGEMENT STANDARD NOTES 1. FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO WORKING WITHOUT A PERMIT OR AN EXPIRED PERMIT WITHIN THE CITY OF WESTLAKE HILLS ROW AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE. UNTIL THE VIOLATION IS CORRECTED, FOLLOWING IS THE CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE: A. NO OR EXPIRED PERMIT = EQUAL TO THE COST OF THE PERMIT B. VIOLATION OF PERMIT CONDITIONS, RESTRICTION LIMITS, TIMES AND LOCATIONS ON ROW PERMIT = \$250 C. IMPROPER ADVANCE WARNING SIGN = \$250 D. IMPROPER USE OF DEVICE = \$250 E. FAILURE TO CORRECT DEFICIENCY = \$250 F. RESTRICTING TRAFFIC DURING PEAK HOURS = EQUAL TO THE COST OF THE PERMIT G. MULTIPLE VIOLATIONS = UP TO A 1 DAY SUSPENSION OF WORK 2. CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF WESTLAKE HILLS FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY. 3. CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL (512) 974-1159 FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE. 4. FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP, TO COORDINATE AND GAIN APPROVAL. A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE. 5. CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW. 6. CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO START OF WORK. 7. CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK. 8. STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW. A. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES. B. STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO NO MORE THAN A MINIMUM OF 14 DAYS OF PRODUCTION. THIS MATERIAL SHALL BE PROTECTED BEHIND WATER-FILLED BARRIER. C. EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC. 9. NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME. 10. PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 6AM TO 9AM AND 4PM TO 6 PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN. 11. EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC CUES. ALL EXCAVATIONS SHALL BE TRANSPORTED WITHIN 48 HOURS. THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLATING PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION. 12. EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL FLATWORK AND UTILITY TIES. ANY EXISTING SIDEWALKS OR BEATEN PATHS THAT HAVE BEEN ABANDONED AND IS NO LONGER IN SERVICE SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE ADA. THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLATING PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION. 13. "ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF WESTLAKE HILLS STANDARD DETAILS FOR SIGN SPACING. 14. DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS 15. ADA COMPLIANCE SHALL BE MAINTAINED THROUGHOUT STABILIZED CONSTRUCTION ENTRANCE. 16. BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMMCO CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD. 17. FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF WESTLAKE HILLS STANDARD 0045-4 SERIES DETAILS. 18. ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF WESTLAKE HILLS STANDARD DETAIL 1100S-4. 19. INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS. 20. THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH THE CITY OF WESTLAKE HILLS STANDARD 800 SERIES DETAILS. WESTLAKE HILLS WATER UTILITY GENERAL CONSTRUCTION NOTES (DATED APRIL 13, 2015) 1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK. 2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY. 3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT OF ANY WATER AND WASTEWATER UTILITY PLANS. INSPECTION AT THE NUMBER INDICATED ON THE PLANS BY THE AWWA PLAN REVIEWER. 4. THE CONTRACTOR SHALL CONTACT THE WESTLAKE HILLS AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION.				
CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXCAVATED, TO BE ALTERED, OR SUBJECT TO DAMAGING/CONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF WESTLAKE HILLS WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W. EASEMENT LINES. 5. NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES. 6. THE CITY SPECIFICATION ITEM 500S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE. 7. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.4. 8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(4). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP, A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE TAP. THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP. 9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (2). 10. ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER. 11. A) FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 B) FIRE HYDRANTS SHALL BE PAINTED FLUOR ALUMINUM OR EQUAL. 12. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE REQUIREMENTS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS. 13. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION. 14. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME THE PE IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO SHUT OUT. 15. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE WESTLAKE HILLS WATER UTILITY DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE. 16. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE WESTLAKE HILLS WATER UTILITY AT 972-0004 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS. 17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORKING AND INSIONA FOR THE CITY OF WESTLAKE HILLS. 18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ANY UTILITY WORK. 19. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF WESTLAKE HILLS DOES NOT REMOVE THESE RESPONSIBILITIES. 20. REVIEW BY THE WESTLAKE HILLS WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. PRIVATE WATER AND SEWER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION. 21. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 20-2 OF THE BUILDING WATER STANDARDS, AND CHAPTER 21-1 DESIGN CRITERIA FOR SEWERAERGE SYSTEMS, OF TCEG RULES. 22. CONTRACTOR'S PERSONNEL THAT PERFORM BUILT FUSION AND ELECTROFUSION ON OR TO HOPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM. 23. SHOP DRAWINGS SHALL BE SUBMITTED FOR AWWA APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" TO SECTION, TOP OF MANHOLE ELEVATION SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS. 24. VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PEECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER. 25. ASBESTOS CONCRETE PIPE (AC PIPE) HAS BEEN INSTALLED IN THE PAST AS PART OF WESTLAKE HILLS WATER UTILITIES, WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS. WESTLAKE HILLS WATER UTILITIES INFRASTRUCTURE INCLUDES AC PIPE THAT IS CURRENTLY IN SERVICE AS WELL AS AC PIPE THAT HAS BEEN ABANDONED AND IS NO LONGER IN SERVICE. RECORD INFORMATION MAY NOT BE COMPLETE FOR THE PROJECT. CONTRACTORS AND SUBCONTRACTORS MUST BE AWARE OF THE POSSIBILITY OF AC PIPE WITHIN THE LIMITS OF THE PROJECT AND BE KNOWLEDGEABLE OF HOW TO IDENTIFY IT. DISTURBANCE, REMOVAL OR CUTTING OF ASBESTOS CONTAINING PIPE IS TO BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TEXAS ADMINISTRATION CODE 26, SECTION 15, ARTICLE 447.3-A AND 29 CFR 1926.101. CONTACT THE CITY OF WESTLAKE HILLS ASBESTOS MANAGER AT 512-974-7154 THIRTY (30) DAYS PRIOR TO THE PLANNED DISTURBANCE OF THE AC PIPE. ONLY STATE LICENSED PERSONNEL ARE PERMITTED TO DISTURB, REMOVE, TRANSPORT AND DISPOSE OF AC PIPE. WEST LAKE HILLS NOTES: 1. PROJECT IS A TYPE II DEVELOPMENT. 2. WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN. 3. NO CONCENTRATED STORMWATER FLOWS WILL LEAVE THIS LOT ONTO ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A DRAINAGE EASEMENT. 4. NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT. 5. PER TPOs GENERAL PERMIT NO. 150000, DISTURBED AREA ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. 6. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR CLEANING AND REMOVING ALL SEDIMENT THAT IS WASHED FROM THE SITE IN DEDICATED STREETS, ALLEYS, WATERWAYS, OR OTHER PROPERTIES. 7. STRIPPING OF VEGETATION FROM THE PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE WEST LAKE HILLS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 7.1(1) 8. THIS PROJECT IS LOCATED IN THE AUSTIN WETLAND CONTRIBUTING ZONE. KHA GENERAL NOTES 1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION. 2. PROPOSED CONTROLS AND SPOT ELEVATIONS SHOWN REFLECT FINISH SURFACE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT. 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS. 4. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 42. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK. 43. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXCAVATED, TO BE ALTERED, OR SUBJECT TO DAMAGING/CONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF WESTLAKE HILLS WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W. EASEMENT LINES. 5. NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES. 6. THE CITY SPECIFICATION ITEM 500S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE. 7. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.4. 8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(4). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP, A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE TAP. THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP. 9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (2). 10. ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER. 11. A) FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 B) FIRE HYDRANTS SHALL BE PAINTED FLUOR ALUMINUM OR EQUAL. 12. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE REQUIREMENTS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS. 13. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION. 14. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME THE PE IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO SHUT OUT. 15. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE WESTLAKE HILLS WATER UTILITY DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE. 16. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE WESTLAKE HILLS WATER UTILITY AT 972-0004 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS. 17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORKING AND INSIONA FOR THE CITY OF WESTLAKE HILLS. 18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ANY UTILITY WORK. 19. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF WESTLAKE HILLS DOES NOT REMOVE THESE RESPONSIBILITIES. 20. REVIEW BY THE WESTLAKE HILLS WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. PRIVATE WATER AND SEWER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION. 21. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 20-2 OF THE BUILDING WATER STANDARDS, AND CHAPTER 21-1 DESIGN CRITERIA FOR SEWERAERGE SYSTEMS, OF TCEG RULES. 22. CONTRACTOR'S PERSONNEL THAT PERFORM BUILT FUSION AND ELECTROFUSION ON OR TO HOPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM. 23. SHOP DRAWINGS SHALL BE SUBMITTED FOR AWWA APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" TO SECTION, TOP OF MANHOLE ELEVATION SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS. 24. VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PEECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER. 25. ASBESTOS CONCRETE PIPE (AC PIPE) HAS BEEN INSTALLED IN THE PAST AS PART OF WESTLAKE HILLS WATER UTILITIES, WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS. WESTLAKE HILLS WATER UTILITIES INFRASTRUCTURE INCLUDES AC PIPE THAT IS CURRENTLY IN SERVICE AS WELL AS AC PIPE THAT HAS BEEN ABANDONED AND IS NO LONGER IN SERVICE. RECORD INFORMATION MAY NOT BE COMPLETE FOR THE PROJECT				

[illegible]



IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

1. EXISTING ZONING CLASSIFICATION: ONE FAMILY RESIDENTIAL.
2. PRIVATE SEWAGE FACILITIES FOR EACH RESIDENTIAL LOT SHALL BE IN ACCORDANCE WITH ARTICLE 36.01.010 OF THE WEST LAKE HILLS CODE OF ORDINANCES.
3. THIS SUBDIVISION IS LOCATED WITHIN AN UNINCORPORATED CONTRIBUTING ZONE. THE TOTAL SUBDIVISION LIMITS OF CONSTRUCTION (CLEARANCE) DISTURBANCE ARE HEREBY LIMITED TO LESS THAN 8.0 ACRES. PER ITEM C OF CHAPTER 21.1, EDWARDS ADOPTED SECTION 21.21, A CONTRIBUTING ZONE PLAN IS NOT REQUIRED FOR SUCH DISTURBANCE LESS THAN 5 ACRES. THIS SUBDIVISION LIMITS OF CONSTRUCTION IS ESTIMATED TO BE LESS THAN 8.0 ACRES. THE DISTURBANCE SHALL BE LIMITED TO 20% PER PLOT OF LAND.
4. A 25'-21' DRAINAGE EASEMENT IS HEREBY DEDICATED FOR THE EXISTING UNNAMED CREEK TRIBUTARY ALONG THE SUBDIVISION NORTH PROPERTY LINE AND WILL CONTAIN THE 25-YEAR AND 100-YEAR FLOODPLAINS.
5. EXISTING 1-FOOT COUNTER INTENSITY TOPOGRAPHIC DATA SHOWN IS BASED FROM AN ON THE GROUND SURVEY.
6. AT THE TIME OF BUILDING PERMITTING, EACH LOT WILL NEED TO SUBMIT AN ENGINEERED LOT DRAINAGE PLAN.
7. DRIVEWAYS TO EACH LOT SHOWN ARE TO BE AT FINISH GRADE NO GREATER THAN ____% SLOPE.
8. THE FEDERAL INSURANCE ADMINISTRATION MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY DAD MAPS, DATED JUNE 1993.
9. MAINTENANCE OF DETENTION PONDS AND ASSOCIATED CONTROL MEASURES SHALL BE BY HOME OWNERS ASSOCIATION OR BY LOT OWNER AND CONVEYS TO FUTURE OWNERS.
10. CITY HAS THE RIGHT TO ACCESS DRAINAGE SYSTEMS FOR INSPECTION.
11. THE HEIGHT OF ALL STRUCTURES SHALL NOT BE ALLOWED TO EXCEED ____ FEET ABOVE NATURAL GRADE.
12. MAXIMUM ALLOWABLE IMPERVIOUS COVER ON EACH RESIDENTIAL LOT SHALL BE ____%.
13. SEPTIC SYSTEMS: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES THIS SUBDIVISION IS SUBJECT TO CHAPTER 18 OF THE WEST LAKE HILLS CODE OF ORDINANCES. NOT ALL LOTS WITHIN THIS SUBDIVISION MAY BE CONSTRUCTED IN THE CITY. THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY MAY BE USED UNLESS IT MEETS THE CITY'S APPROVED STANDARDS AND LICENSED BY THE CITY. STANDARDS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED.
14. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISIONS SUBJECT TO THE CITY OF WEST LAKE HILLS SITE CLEARANCE PROSECUTOR NOT SITE CLEARANCE EXCAVATING/GRADING OR LANDFILL SHALL COMMENCE UNLESS PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. EXISTING COVER SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT EROSION AND LANDSLIDE.
15. EACH HOME SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM - NFPA TYPE ____.
16. SUBDIVISOR SHALL PROVIDE CONSERVATION EASEMENT 50 FEET IN WIDTH AROUND THE PERIMETER OF THE SUBDIVISION. (SEC 30.01.009 (F)).
17. ALL EXTERIOR LIGHTING SHALL CONFORM WITH DARK SKY LIGHTING REQUIREMENTS AND ARTICLE 24.03.
18. STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE RESPONSIBILITY OF THE SUBDIVISOR AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAN IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, THAWNS COUNTY, TEXAS, IF SAID PLAN IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE CITY OF WEST LAKE HILLS, TEXAS, ENTRANCES AND EXITS INTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.
19. THE LOTS SHOWN HEREON CANNOT BE PARTIALLY SUBDIVIDED.
20. PUBLIC UTILITY EASEMENTS IF ANY NEEDED MAY BE DEDICATED FOR SEPARATE INSTRUMENTS.
21. RESTRICTIONS OR COVENANTS FILED AS DOCUMENT NO. _____ OF TRAVIS COUNTY DEED RECORDS

XXXXXXXXXXXX
2103 ELTON LANE
AUSTIN, TEXAS 78745

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES _____

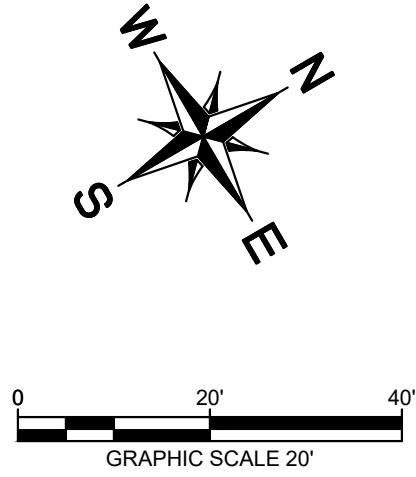
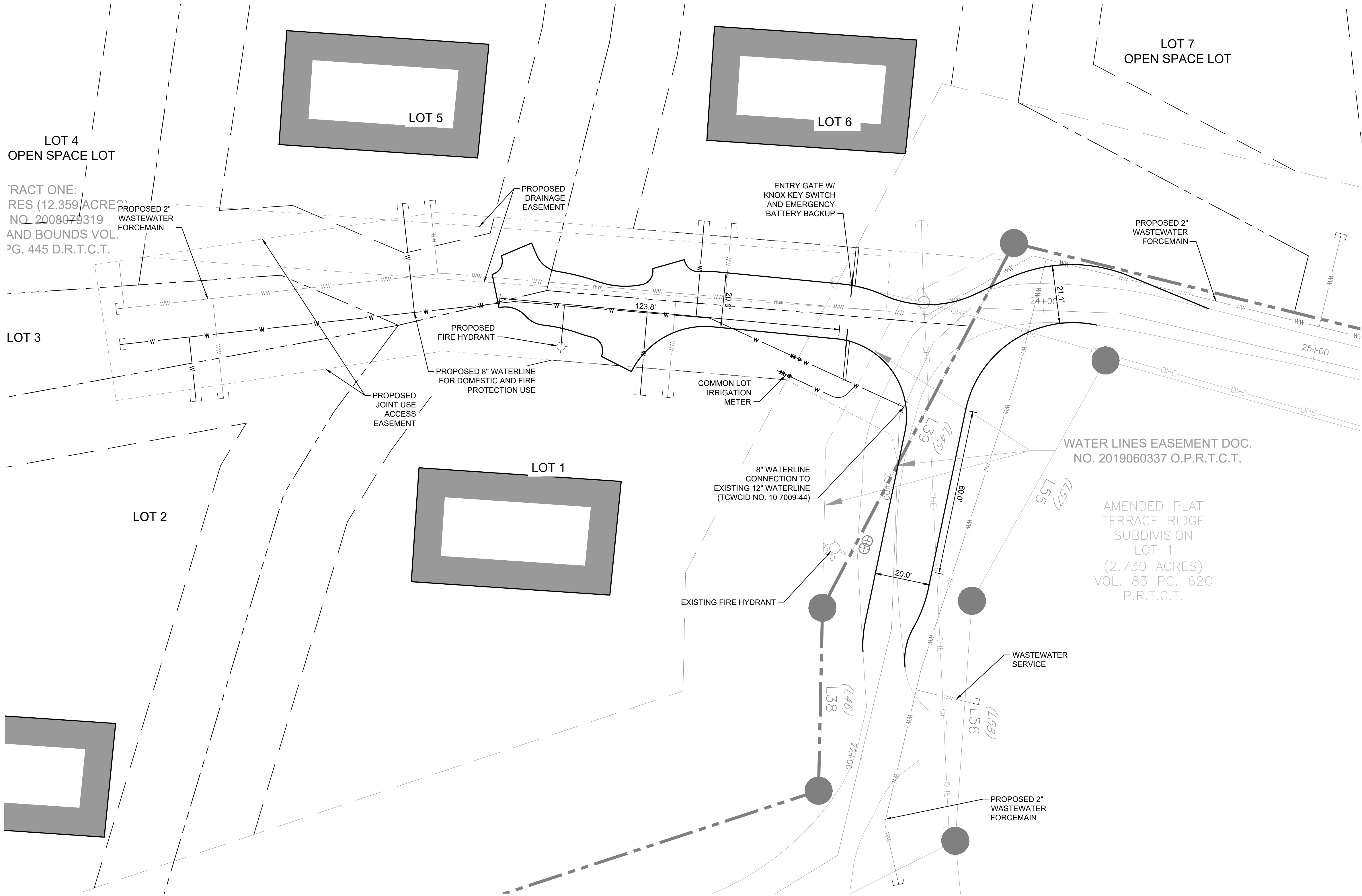
**PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED
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OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

FELIX M.GONZALEZ, RPLS 5418 DATE
BIG SKY SURVEYING, LLC
4025 CHRIS DRIVE
ABILENE, TX 79606
FIRM NO. 10194204
PHONE: (325) 428-6959 / EMAIL: bigskysurvey@yahoo.com

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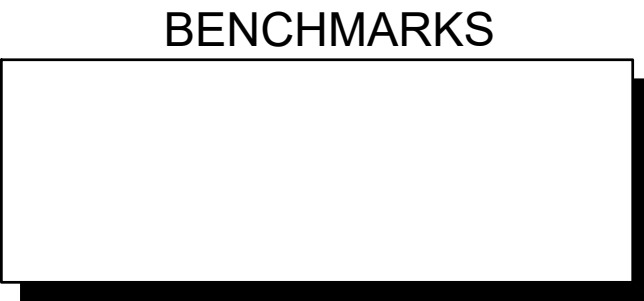
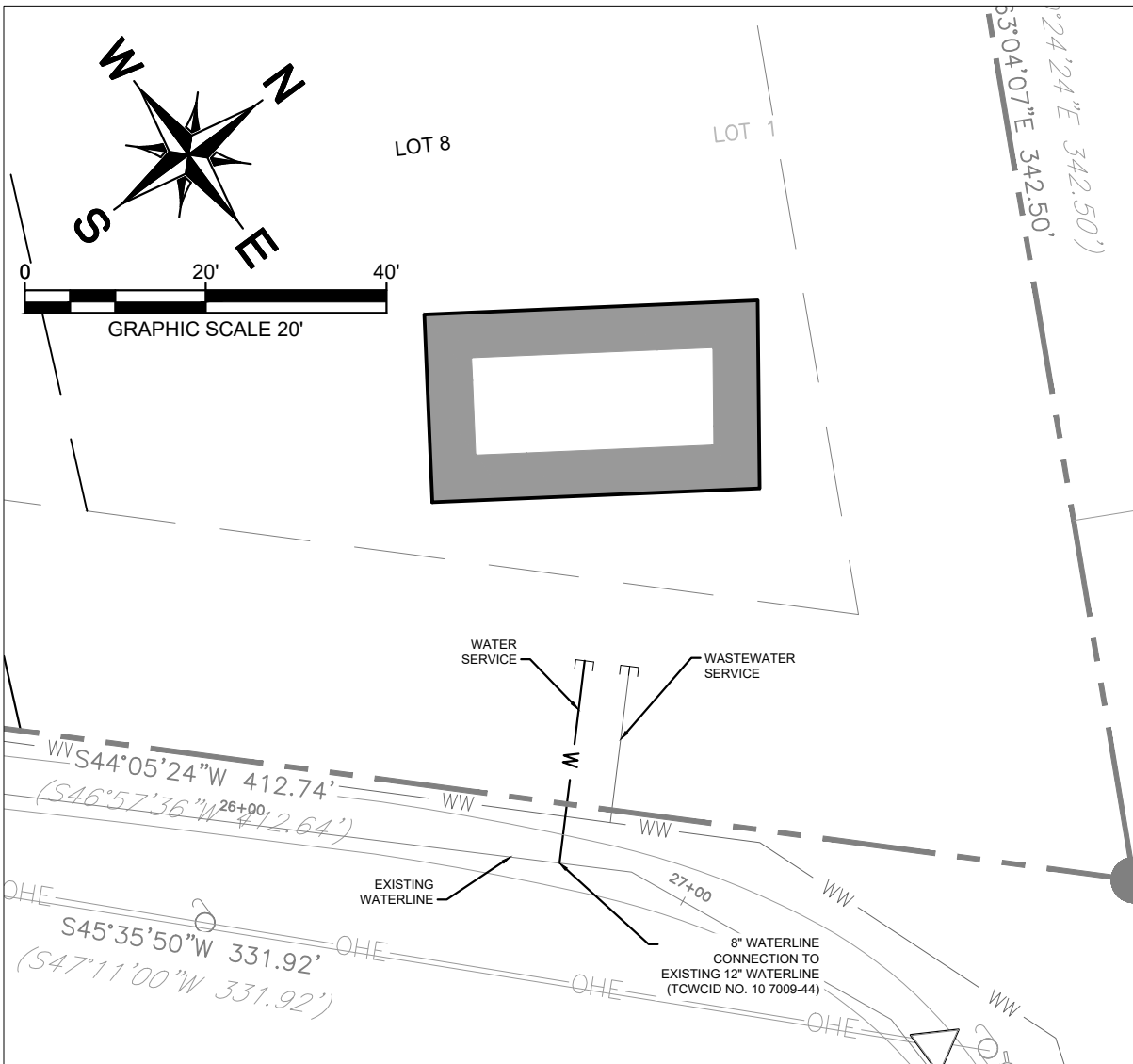
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UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED WASTE WATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE

- NOTES:
- ALL RESIDENTIAL HOMES TO BE SPRINKLERED. SEE PLAT FOR DETAILS.
 - GATE AT SUBDIVISION ENTRY TO INCLUDE EMERGENCY KNOX KEY SWITCH W/ BATTERY BACKUP.
 - VERTICAL CLEARANCE ALONG EMERGENCY "T" TURNAROUND TO BE 13' MAX.
 - DRIVEWAYS TO RESIDENTIAL HOMES TO BE 12' MINIMUM.



KHA PROJECT 069289800		DATE AUGUST 2021		SCALE AS SHOWN		DESIGNED BY: ML		DRAWN BY: XXX		CHECKED BY: ML			
PRELIMINARY UTILITY PLAN													
WILD CAT HOLLOW PRELIMINARY PLAN CITY OF WEST LAKE HILLS TRAVIS COUNTY, TEXAS													
SHEET NUMBER										12 OF 12			
Kimley»Horn										© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2600 VIA FORTUNA, TERRACE I, SUITE 300, AUSTIN, TX 78746 PHONE: 512-646-2237 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928			
No.										REVISIONS		DATE BY	



REVISIONS

COMMENTS

DATE

ANSCOPE ARCHITECT

REGISTERED PROFESSIONAL ARCHITECT

STATE OF TEXAS

1970

07/02/21

WILD CAT HOLLOW

WEST LAKE HILLS, TEXAS

TREE MITIGATION PLAN

SCALE:

0 50 75

DATE:

07/02/21

B+A

BENKENDORFER+ASSOCIATES

LANDSCAPE ARCHITECTURE/SITE PLANNING

2001 Bee Cave Road
Heritage Square, Ste P
Austin, TX 78704

P 512 366 9359
F 512 369 3465

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L0.01

PROJECT # 192-01

FOR THE CITY OF WEST LAKE HILLS USE ONLY

NOTES:

1. Trunk diameter less than six (6) inches: No replacement required.
2. From six (6) inches to less than fourteen (14) inches: 75% replacement required: Must use replacement trees with trunk diameters of at least two (2) inches.
3. Fourteen (14) inches and larger: requires variance; 150% replacement required: Must use replacement single-trunk trees with trunk diameters of at least two (2) inches.
4. In the case of dead trees removed in accordance with this section and with section 22.03.303(b)(7), no replacement is required
5. For purposes of calculating the replacement inches as required above, the trunk diameters of all replacement trees shall be measured at a point twelve (12) inches above ground.
6. Replacement trees shall count on an inch-for-inch basis.
7. When using a species with multiple trunks (e.g., Texas mountain-laurel, etc.) for replacement purposes, the following chart shall be used to convert the planting container measurement to the equivalent trunk diameter for the purposes of this section.

Planting Container Size	Equivalent Trunk Diameter
20 gallons	3 inches
30 gallons	4 inches
40 gallons	5 inches

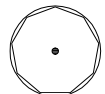
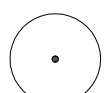
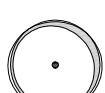
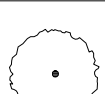
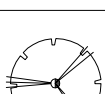
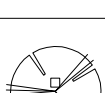
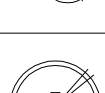
TREE REPLACEMENT CALCULATIONS					
		6"-13.99"		>14"	
Tree Number and Species		Total Inches	Total Removed	Total Inches	Total Removed
473	Cedar	13	13		
984	Cedar	10	10		
985	Cedar	6	6		
987	Cedar	8	8		
988	Cedar	8	8		
990	Cedar	7	7		
991	Triple Cedar (6-8-10)			17	17
992	Cedar	7	7		
995	Multi-Stem Cedar (6-6-8-9)			19	19
998	Twin Cedar (7-8)	12	12		
1000	Cedar	6	6		
1004	Cedar	6	6		
1005	Cedar	8	8		
1006	Cedar	6	6		
1007	Cedar	7	7		
1009	Cedar	8	8		
1843	Multi-Stem Cedar (3-4-4-5)	11	11		
1847	Cedar	11	11		
1861	Cedar	8	8		
1862	Multi-Stem Cedar (5-7-8-10)			20	20
TOTALS		142	142		56
INCHES TO BE REPLACED			75%		150%
			106.5	0	84
TOTAL MITIGATED INCHES TO BE REPLACED =					190.5

Proposed Tree Removal

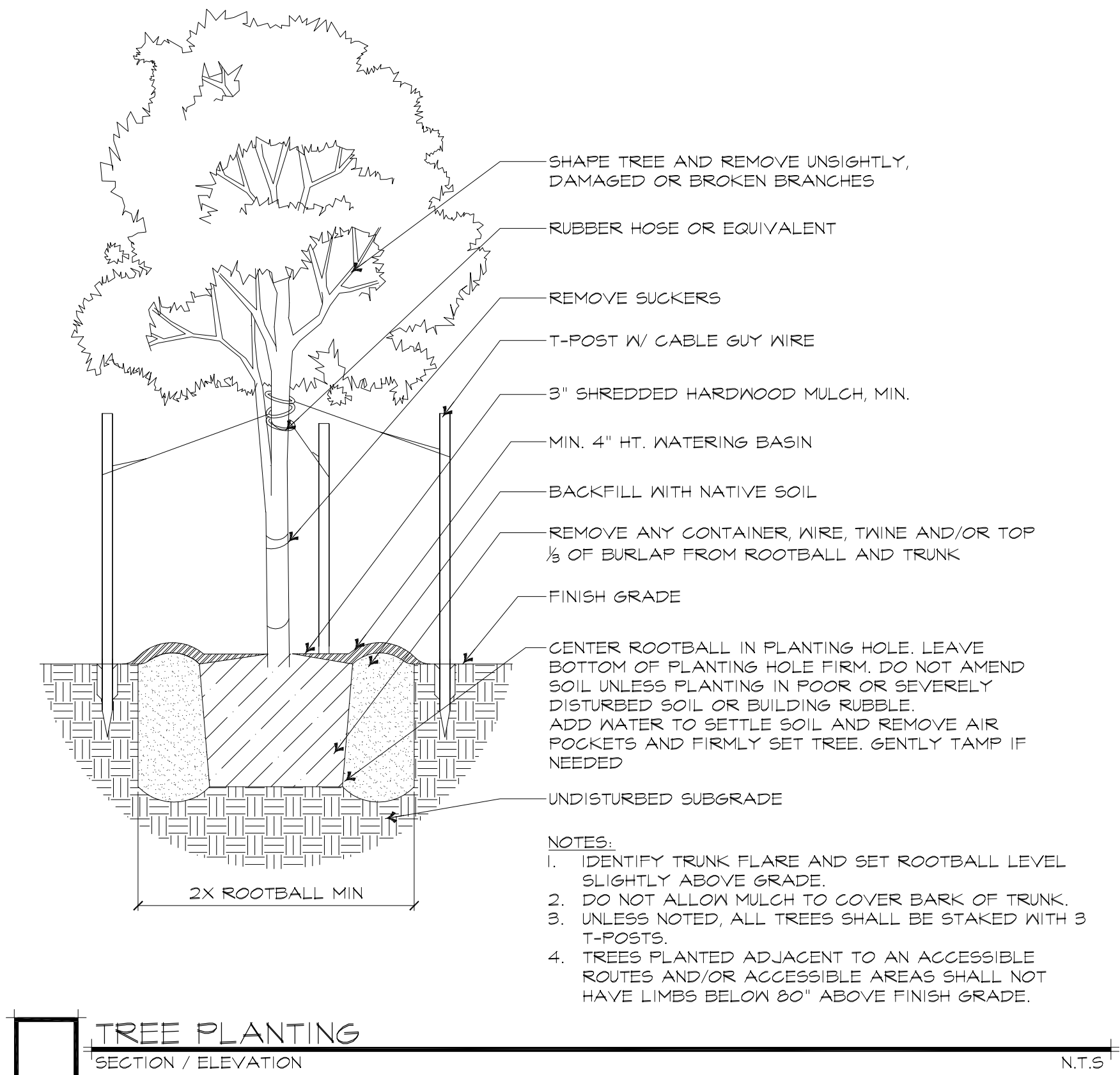
Total of all trees proposed to be removed size 14" and greater = 56"
(56" replaced at 150% = 84" required to be replaced)

Total of all trees proposed to be removed size 6" to 13.99" = 142"
(142" replaced at 75% = 106.55" required to be replaced)

Total of tree replacement required = 190.5"

PLANT SCHEDULE						
CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	4	Chinkapin Oak	Quercus muhlenbergii	B & B or Container	5"	12' Ht./ 5' Sprd.
	4	Shumard Red Oak	Quercus shumardii	B & B or Container	5"	14' Ht./ 4' Sprd.
	4	Live Oak	Quercus virginiana	B & B or Container	5"	12' Ht./ 4' Sprd.
	2	Cedar Elm	Ulmus crassifolia	B & B or Container	5"	14' Ht./ 6' Sprd.
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	4	Anacacho Orchid Tree	Bauhinia congesta	#45		8' Ht. / 4' Sprd.
	6	Possumhaw Holly	Ilex decidua	#45		8' Ht./ 5' Sprd.
	6	Yaupon Holly	Ilex vomitoria	#45		8' Ht./ 5' Sprd.
	9	Texas Mountain Laurel	Sophora secundiflora	#45		8' Ht./ 4' Sprd.

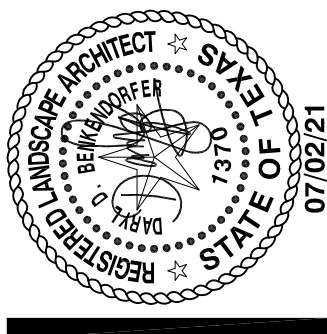
Total proposed tree replacement = 195" cal. inches



REVISIONS

COMMENTS

DATE



WILD CAT HOLLOW

WEST LAKE HILLS, TEXAS

LANDSCAPE NOTES AND SPECIFICATIONS

SCALE:

NONE

DATE:

07/02/21



21001 Bee Cave Road
Heritage Square, Ste P
Austin, TX 78756

P 512 366 9359
F 512 369 3465

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L0.02

PROJECT # 192-01



MULTIPLE VARIANCE
STAFF REPORT

September 8, 2021

Project Address: 613 Rock Park Drive

Project Number: 16676

Agenda Item: Land Use: **613 Rock Park Drive:** Discussion/recommendation on an application for a variance request related to density, building setbacks and tree removal (West Lake Hills Code Sec. 38.03.034, 22.03.281 and 22.03.304). Brad Walters agent for Christopher Crane.

- Section 38.03.034 – More than two (2) single-family dwelling units per acre;
- Section 22.03.281 – Encroachment in a building setback;
- Section 22.03.304 – Tree Removal

Applicant Information: Brad Walters agent for Christopher Crane

Hearing Dates:

July 21, 2021	ZAPCO (Postponed)
August 18, 2021	ZAPCO
September 8, 2021	Board of Adjustment/City Council

Location: The subject property is located at 613 Rock Park Drive.

Zoning & Site Characteristics:

The subject property is zoned R3 Transitional Residential.

The site is surrounded by single-family residential lots.

Background & Analysis:

The applicant is requesting the following dimensional standard variances for a building addition on an existing dwelling unit.

- **Density:**
 - Applicant is proposing 2 single-family dwelling units on a lot that is 0.4242 acres;
- **Encroachment in a Building Setback:**
 - Applicant has requested the following setbacks:

- Front – 30 feet;
- Side – 10 Feet;
- Rear – 20 Feet;
- **Tree Removal:**
 - T105 – 17-Inch Live Oak;
 - T106 – 15-Inch Cedar Elm;
 - T138 – 15- and 17-Inch Hackberry;

The property is subject to a development agreement that is included in the packet. The applicant has reduced the density down from eight units to two units. In addition to the reduction in density, the applicant is also proposing a shared driveway which is preferred per code (Section 22.03.175(4)). The density is being reduced from four total units down to 2 total units.

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 owner entered into the annexation and development agreement with the City in good faith. The owner’s re-development rights per the development agreement would be effectively taken.”*

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

The application states – *“One of the requested variance trees is a Hackberry, considered by many to be an undesirable invasive species. The property is heavily wooded and nine (9) trees exceeding 14” are to remain.”*

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

The application states – *“The property has many large trees. Other alternatives would result in additional tree variances.”*

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

The application states – *“Two detached single-family homes is low density compared to a multifamily building, which would be allowed per the development agreement.”*

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

The application states – *“The proposed use is consistent with the zoning district intent as described below in the language from the City code: R3 district is intended to provide a transitional zone between nonresidential districts and R-1 one-family districts where structures may be clustered to better utilize property topography and to better provide buffering greenbelts between traffic thoroughfares and the adjacent R-1 one-family residential districts.”*

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

The application states – *“The R-3 property is adjacent to commercial zoned property and multi-family projects.”*

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.

Zoning and Planning Commission Recommendation

ZAPCO voted to recommend approval unanimously (4-0).

Staff Recommendation

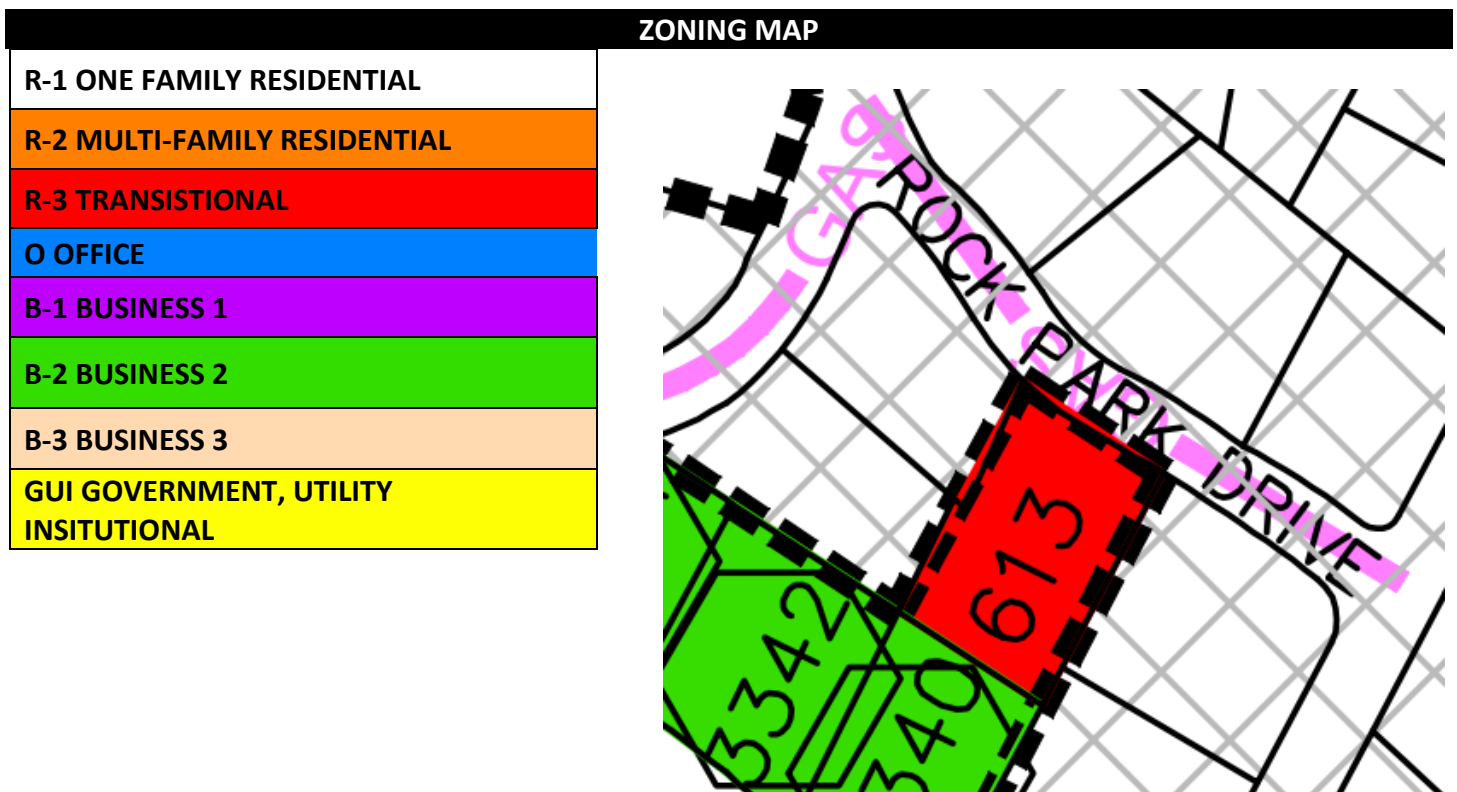
Staff recommends APPROVAL of the variances as requested. The applicant has made efforts to minimize the variances requested and has worked in good faith with the city dating back to 2010 and the development agreement and annexation.

- The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
- There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
- The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
- The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
- The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

Links to Relevant Code:

- [Sec. 22.03.281 Schedule of Regulations](#)
- [Section 22.03.304 – Tree Removal](#)
- [Section 38.03.034 – More than two \(2\) single-family dwelling units per acre;](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)



AERIAL PHOTO



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: Christopher Crane Phone: (512) 777-1287

Email: [REDACTED]

Address: 613 Rock Park Drive City: Westlake Hills State: TX Zip: 78746

Agent*: Brad Walters Phone: (512) 788-2449

Email: [REDACTED]

Address: 3300 Bee Caves Rd, #650-1174 City: Austin State: TX Zip: 78746

Property Address: 613 Rock Park Drive City: Westlake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Westwood Villas

Block: Section 2 Lot: 9 TCAD Tax Parcel ID: 107697

Current Zoning Classification: R-3 Transitional Residential Total Lot Size (Acres): 0.43

**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) More than two single-family dwelling units per acre (Sec. 38.03.034)
- 2) Side setback of 10' vs. 50' per city code (Sec. 22.03.281)
- 3) Front setback of 30' vs. 50' per city code (Sec. 22.03.281)
- 4) Rear setback of 20' vs. 50' per city code (Sec. 22.03.281)
- 5) Remove 17" Live Oak #105



VARIANCE APPLICATION

- 6) Remove 15" Cedar Elm #106
- 7) Remove 24.5" Hackberry #138
- 8) _____
- 9) _____
- 10) _____

Brief Description of project/why variances are needed: _____

The City and the Owner entered into an annexation and development agreement that allows the Owner to re-develop the property to its "maximum density" subject to a 50% impervious cover limitation.

The requested variances are necessary for the Owner to re-develop the property as allowed by the development agreement.

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 Owner entered into the annexation and development agreement with the City in good faith. The Owner's re-development rights per the development agreement would effectively be taken.

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?

One of the requested variance trees is a Hackberry, considered by many to be an undesirable invasive species. The property is heavily wooded and nine (9) trees exceeding 14" are to remain.

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

The property has many large trees. Other alternatives would result in additional tree variance requests.

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

Two detached single family homes is low density compared to a multifamily building, which would be allowed per the development agreement.



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 proposed use is consistent with the zoning district intent as described below in the language from the city code:

R-3 district is intended to provide a transitional zone between nonresidential districts and R-1 one-family residential districts where structures may be clustered to better utilize property topography and to better provide buffering greenbelts between traffic thoroughfares and the adjacent R-1 one-family residential districts.

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 R-3 property is adjacent to commercial zoned property and multifamily properties.

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).

DocuSigned by:

Brad Walters

858B3B76D7444F3...

5/20/2021

Signature

Date

Brad Walters

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Variance Application Checklist

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

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:

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

June 21, 2021

Re: 613 Rock Park Drive – Variance Requests

Dear Mr. Chairman:

We are requesting the minimum number of variances we believe are reasonably required to re-develop the property as contemplated in the attached Development Agreement dated July 14, 2010.

Upon annexation, or shortly thereafter, the City of Westlake Hills (the “City”) determined that the property would be zoned R-3 Transitional Residential. Compliance with the development standards of the R-3 zoning category would effectively prohibit the re-development of the property, as described below.

1. More than two single-family dwelling units per acre (Sec. 38.03.034)
 - a. The property is 0.43 acres. Compliance with this development standard would appear to prohibit the re-development of any residential units on the property, which currently holds a 4-unit apartment building.
2. Side setback of 10' vs. 50' per city code (Sec. 22.03.281)
 - a. The property is approximately 106' wide at the street frontage. Compliance with 50' side setbacks would leave a 17' wide building area. The current structure complies with the 10' side setbacks that are shown on the plat. We request that our proposed re-development of the property be allowed to conform to the 10' side setbacks shown on the final plat.
3. Front setback of 30' vs. 50' per city code (Sec. 22.03.281)
 - a. The property is approximately 175' deep. Compliance with a 50' front setback would unreasonably restrict the re-development of the property and would be inconsistent with the intent of the attached development agreement. We request that our proposed re-development of the property be allowed to comply with the 30' front setback line shown on the final plat.
4. Rear setback of 20' vs. 50' per city code (Sec. 22.03.281)
 - a. The property is approximately 175' deep. Compliance with a 50' rear setback would unreasonably restrict the re-development of the property and would be inconsistent with the intent of the attached development agreement. We request that our proposed re-development of the property be allowed to comply with the 20' front setback line shown on the final plat.

5. Remove 17" Live Oak #105
 - a. The subject tree appears to be in poor health and the re-development plan preserves 10 trees that are 14" or greater. Strict compliance with this standard would be inconsistent with the intent of the attached development agreement.
6. Remove 15" Cedar Elm #106
 - a. The re-development plan preserves 10 trees that are 14" or greater. Strict compliance with this standard would be inconsistent with the intent of the attached development agreement.
7. Remove 24.5" Hackberry #138
 - a. The subject tree is considered by most to be an invasive species that is unstable. The re-development plan preserves 10 trees that are 14" or greater. Strict compliance with this standard would be inconsistent with the intent of the attached development agreement.

Thank you for your consideration.

Sincerely,

Brad Walters

Brad Walters

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THIS DOCUMENT that I Christopher M. Crane,
being the owner(s) of the property identified below, have made, constituted and appointed
Brad Walters to be my duly authorized representative in connection with
a variance application dated February 8, 2020 and relating to my property at
613 Rock Park Drive, to be heard by the Zoning and Planning
Commission and BOA/City Council 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.



Property Owner/Applicant's Signature

900 Theresa Ave Austin TX 78703
Street Address City, State, Zip Code

(512) 410-9550
Phone Number

The instrument was acknowledged before me on this the 3rd day of February, 2020.



Notary Public in and for the State of Texas





WESTWOOD VILLAS
SEC. 2
Volume 39 Page 31

- ### TREE LIST

- 101 13" Hackberry
102 7" and 14" Cedar Elm (17.5" total)
103 6" Hackberry
104 13" Hackberry
105 17" Live Oak
106 15" Cedar Elm
107 11" Chinaberry
108 12" Hackberry
109 12" Hackberry



GRAPHIC SCALE IN FEET
0 10 20

LEGEND

PROPOSED PAVEMENT

- TREE LIST**
- 101 13" Hackberry
 - 102 7" and 14" Cedar Elm (17.5" total)
 - 103 6" Hackberry
 - 104 13" Hackberry
 - 105 17" Live Oak
 - 106 15" Cedar Elm
 - 107 11" Chinaberry
 - 108 12" Hackberry
 - 109 12" Hackberry
 - 110 8" Hackberry
 - 111 12" Live Oak
 - 112 7" Hackberry
 - 113 9" Hackberry
 - 114 13" and 15" Live Oak (21.5" total)
 - 115 13" Live Oak
 - 116 11" Hackberry
 - 117 13" Chinaberry
 - 118 13" Cedar Elm
 - 119 6" Cedar Elm
 - 120 6", two-9" and 16" Cedar Elm (28" total)
 - 121 9" Cedar Elm
 - 122 12" Cedar Elm
 - 123 15" Cedar Elm
 - 124 5" and 6" Cedar Elm
 - 125 11", 14", and 16" Cedar Elm (28.5" total)
 - 126 8" Live Oak
 - 127 7" Live Oak
 - 128 15" Cedar Elm
 - 129 15" Cedar Elm
 - 130 9" Texas Ash
 - 131 11" Cedar Elm
 - 132 9" Cedar Elm
 - 133 17" Cedar Elm
 - 134 11" Texas Ash
 - 135 16" Texas Ash
 - 136 18" Hackberry
 - 137 7" Hackberry
 - 138 15" and 17" Hackberry (24.5" total)
 - 139 12" Arizona Ash

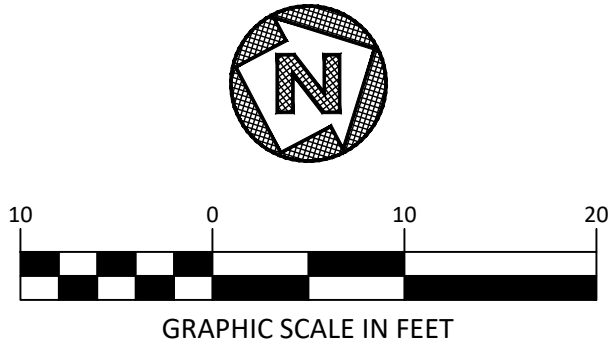
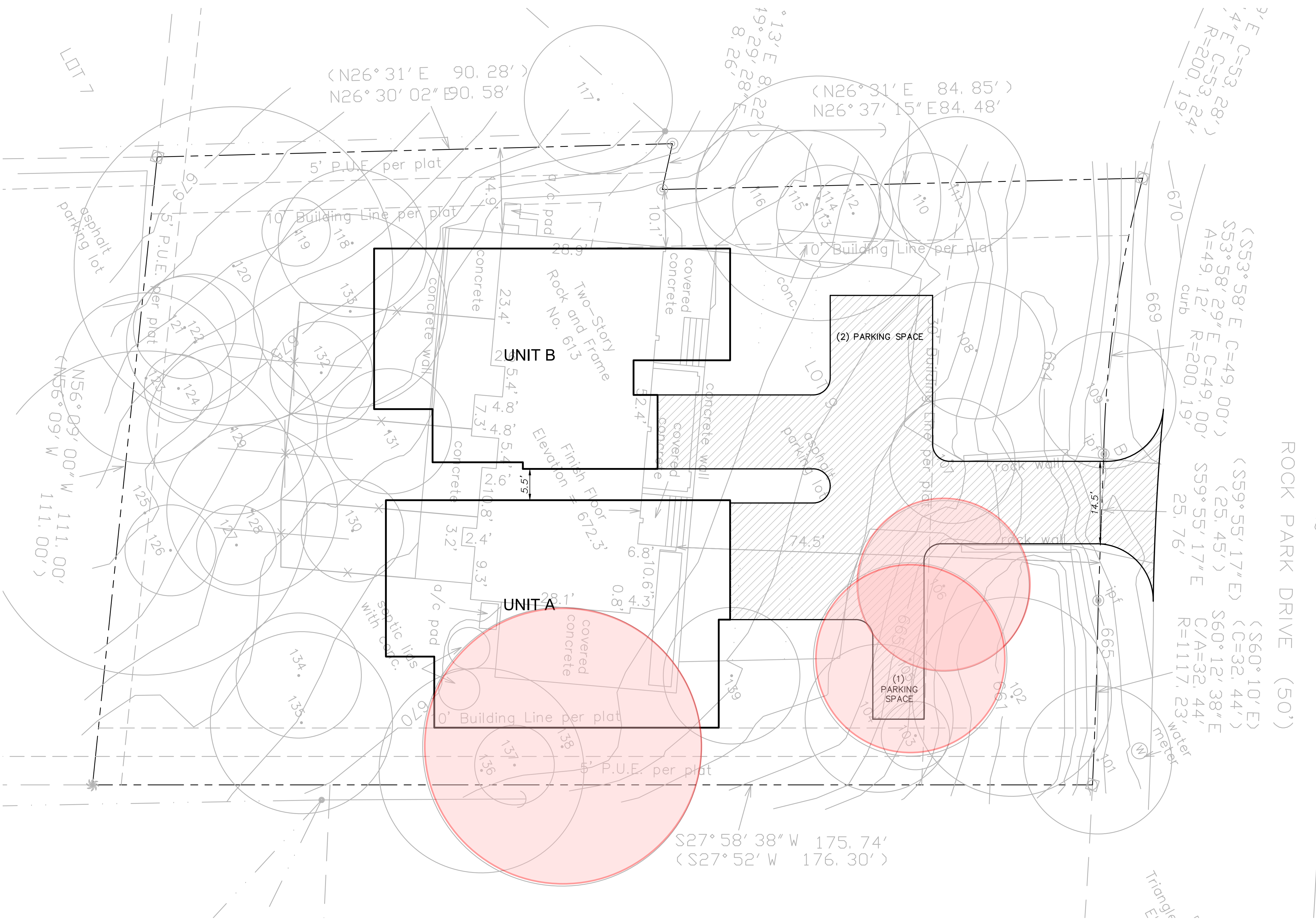
SITE PLAN

5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

613 ROCK PARK DRIVE
613 ROCK PARK DRIVE
AUSTIN, TX 78746

REVISIONS	
NO.	DATE

JOB NO.	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SHEET:	



LEGEND	
	PROPOSED PAVEMENT

TREE LIST	
101	13" Hackberry
102	7" and 14" Cedar Elm (17.5" total)
103	6" Hackberry
104	13" Hackberry
105	17" Live Oak
106	15" Cedar Elm
107	11" Chinaberry
108	12" Hackberry
109	12" Hackberry
110	8" Hackberry
111	12" Live Oak
112	7" Hackberry
113	9" Hackberry
114	13" and 15" Live Oak (21.5" total)
115	13" Live Oak
116	11" Hackberry
117	13" Chinaberry
118	13" Cedar Elm
119	6" Cedar Elm
120	6", two-9" and 16" Cedar Elm (28" total)
121	9" Cedar Elm
122	12" Cedar Elm
123	15" Cedar Elm
124	5" and 6" Cedar Elm
125	11", 14", and 16" Cedar Elm (28.5" total)
126	8" Live Oak
127	7" Live Oak
128	15" Cedar Elm
129	15" Cedar Elm
130	9" Texas Ash
131	11" Cedar Elm
132	9" Cedar Elm
133	17" Cedar Elm
134	11" Texas Ash
135	16" Texas Ash
136	18" Hackberry
137	7" Hackberry
138	15" and 17" Hackberry (24.5" total)
139	12" Arizona Ash

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

613 ROCK PARK DRIVE

613 ROCK PARK DRIVE
AUSTIN, TX 78746

DUNAWAY

5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

JOB NO.

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

SHEET:

613 Rock Park Drive A

Westwood Neighborhood

New Construction

Eanes ISD

613 Rock Park Drive A

Available Spring 2022



2889
sq ft



4
Beds



3.5
Baths

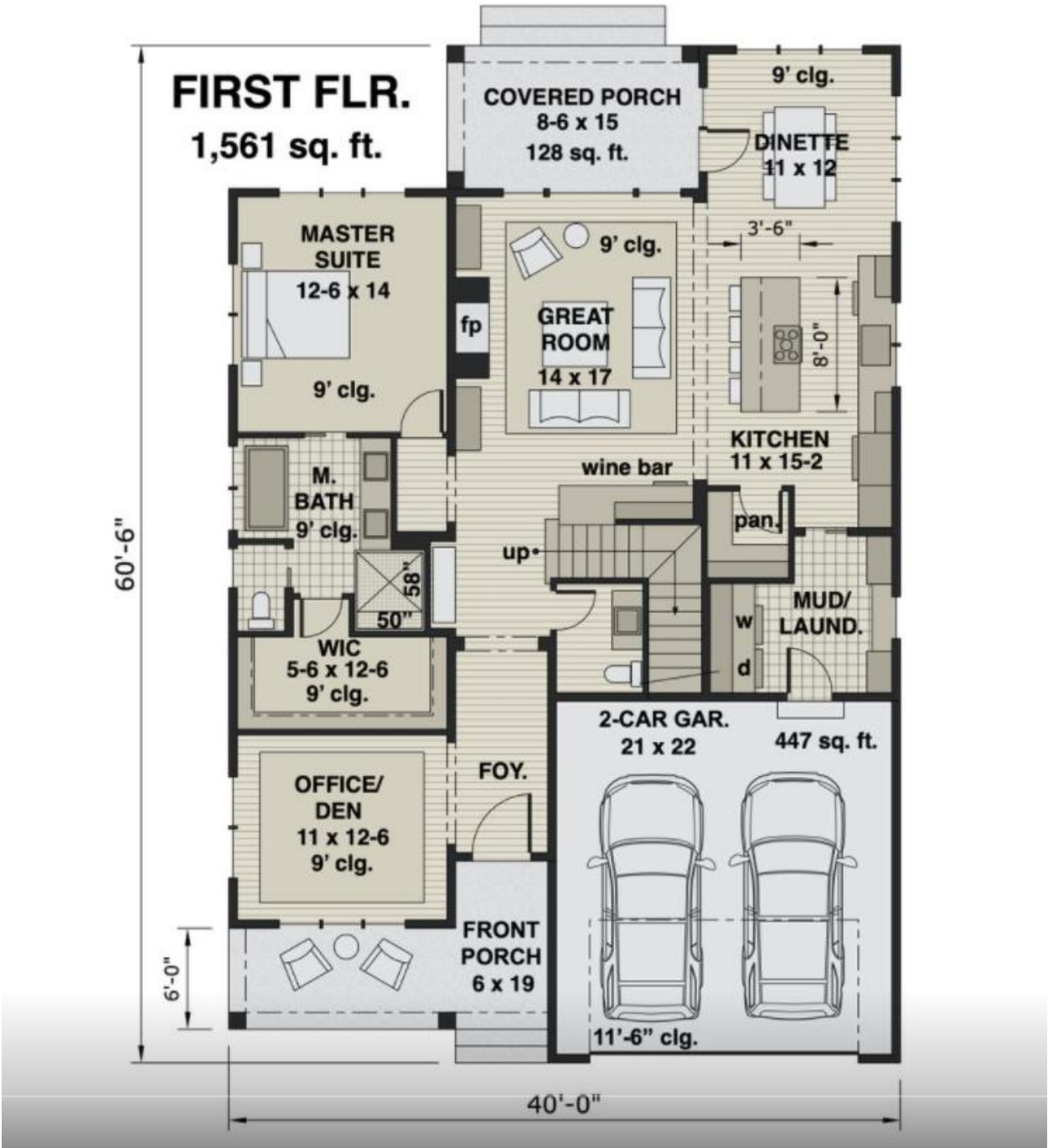


2
Floors



2
Garages







613 Rock Park Drive A



613 Rock Park Drive B

Westwood Neighborhood
613 Rock Park Drive B

New Construction
Available Spring 2022

Eanes ISD

2,580
Square Feet

4
Bedrooms

3
Bathrooms

1
Garage



Construction Specs

Foundation: Slab on Grade
Exterior Walls: 2x6
Roof Pitch: 12:12 Primary
Ceiling Height First Floor: 9'-0"
Ceiling Height Second Floor: 9'-0"
Exterior Cladding: Board and Batten, Lap Siding
Roof Cladding: Metal

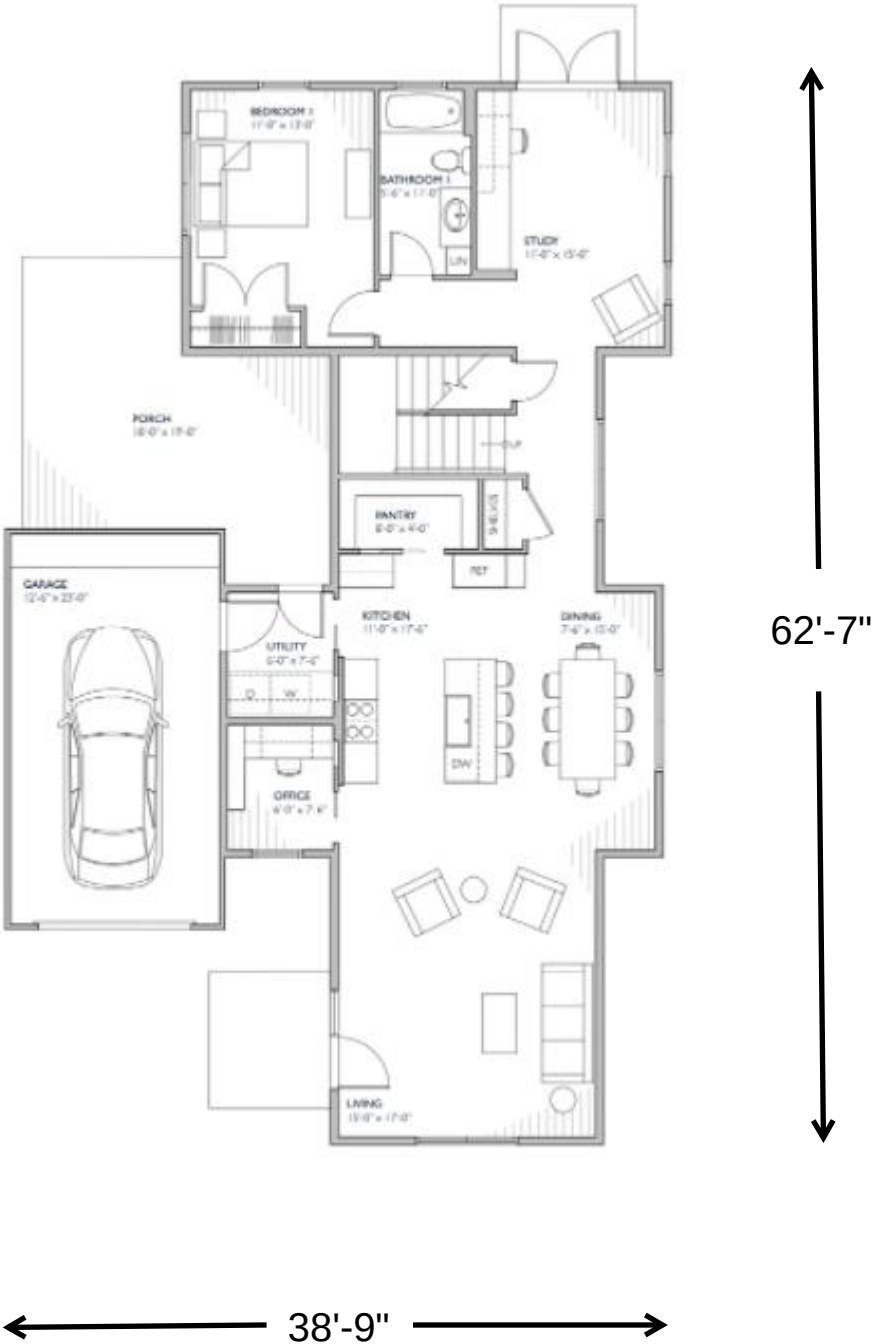
Living Specs

First Floor: 1368SF
Second Floor: 1212SF
Total Covered Area: 3227SF
Overall Dimensions: 38'-9" x 62'-7"
Garage Dimensions: 13'-0" x 23'-7"
Kitchen Dimensions: 11'-2" x 16'-6"

Enhancements

His and Hers Closets in Master Suite
Freestanding Tub in Master Bath
First Floor Guest Bedroom
Pass-thru Utility
Floating Shelves in Kitchen
Ceiling Fans in All Bedrooms

613 Rock Park Drive B





613 Rock Park Drive B



City of West Lake Hills

ORDINANCE ANNEXING AREA ON REQUEST OF AREA VOTERS

ORDINANCE NO. 378

AN ORDINANCE OF THE CITY OF WEST LAKE HILLS, TEXAS, ANNEXING A CERTAIN AREA INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, TEXAS ON REQUEST OF A MAJORITY OF THE QUALIFIED VOTERS RESIDING IN THE AREA; A REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

WHEREAS, Section 43.024 of the Texas Local Government Code authorizes a Type A general-law municipality to annex territory into its municipal boundaries (i.e., corporate limits or city limits) upon request of area voters if that territory is one-half mile or less in width and is contiguous to the municipality; and

WHEREAS, the City of West Lake Hills (City) is a Type A general-law municipality with the rights and privileges thereto; and

WHEREAS, the City Council of the City of West Lake Hills (City Council) has received an affidavit from three qualified voters in an area within the City's extraterritorial jurisdiction (ETJ) reflecting that a majority of the qualified voters in that area have requested annexation of the area into the City's corporate boundaries; and

WHEREAS, the area is one-half mile or less in length and is contiguous to the City; and

WHEREAS, in accordance with Section 43.024(c) of the Texas Local Government Code the Mayor has certified that the affidavit to the City Council and the City Council determines that it is in the best interests of the City to annex the area in accordance with that provision; and

WHEREAS, the City Council has conducted three public hearings regarding annexation of the area and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City has prepared a service plan for the area to be annexed in accordance with Section 43.064 of the Texas Local Government Code providing for full municipal services to such area, which service plan was made available to the public and explained at the scheduled public hearings; and

WHEREAS, the City Council deems it to be in the best interest of the citizens of West Lake Hills to annex said territory into the City.

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

1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of West Lake Hills, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

2. ANNEXATION OF TERRITORY

- A.** The area described in Exhibit "A", which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought within the municipal boundaries (i.e., corporate limits) of the City of West Lake Hills, and is made an integral part, hereof.
- B.** The official map and boundaries of the City of West Lake Hills are hereby amended and revised so as to include the area annexed.
- C.** A service plan prepared in accordance with applicable provisions of state law pertaining to annexation is attached hereto as Exhibit "B" and incorporated herein for all intents and purposes.
- D.** The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the City of West Lake Hills and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

3. EFFECTIVE DATE

This ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The City Secretary is hereby instructed to include this Ordinance in the records of the City and to have maps depicting the new municipal boundaries prepared, as necessary.
- B.** The Mayor is hereby instructed to file a certified copy of this Ordinance with the Travis County Clerk.

5. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences,

paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

6. PROPER NOTICE AND MEETING

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

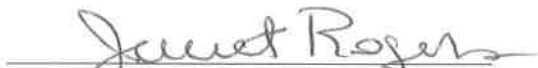
PASSED AND APPROVED this the 12th day of January 2011, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of the City of West Lake Hills, Texas.



THE CITY OF WEST LAKE HILLS


Dave Claunch, Mayor

ATTEST:


Janet Rogers, City Secretary

APPROVED AS TO FORM:

Alan J. Bojorquez, City Attorney

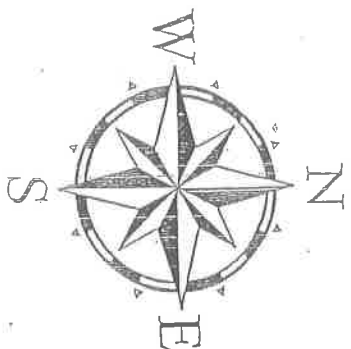
Exhibit "A"

Description of Area to be Annexed

The area to be annexed consists of five (5) distinct lots:

1. 613 Rock Park Drive (i.e., LOT 9 WESTWOOD VILLAS SEC 2)
2. 3340 Bee Cave Road (i.e., LOT 16 WESTWOOD VILLAS SEC 2)
3. 3342 Bee Cave Road (i.e., LOT 16 LESS 0.0610 ACR WESTWOOD VILLAS SEC 1)
4. 3344 Bee Cave Road (i.e., LOT 17 LESS 0.0600 ACR WESTWOOD VILLAS SEC 2)
5. 100 Bulian Lane (i.e., LOT 15 WESTWOOD VILLAS SEC 2)

Close-Up of Proposed Annexation Area



Legend

- West Lake Hills City Limits
- Roads
- Parcels to be Annexed *
- Proposed Annexation Area



* Parcels were annexed on 4/12/11.

Proposed Annexation

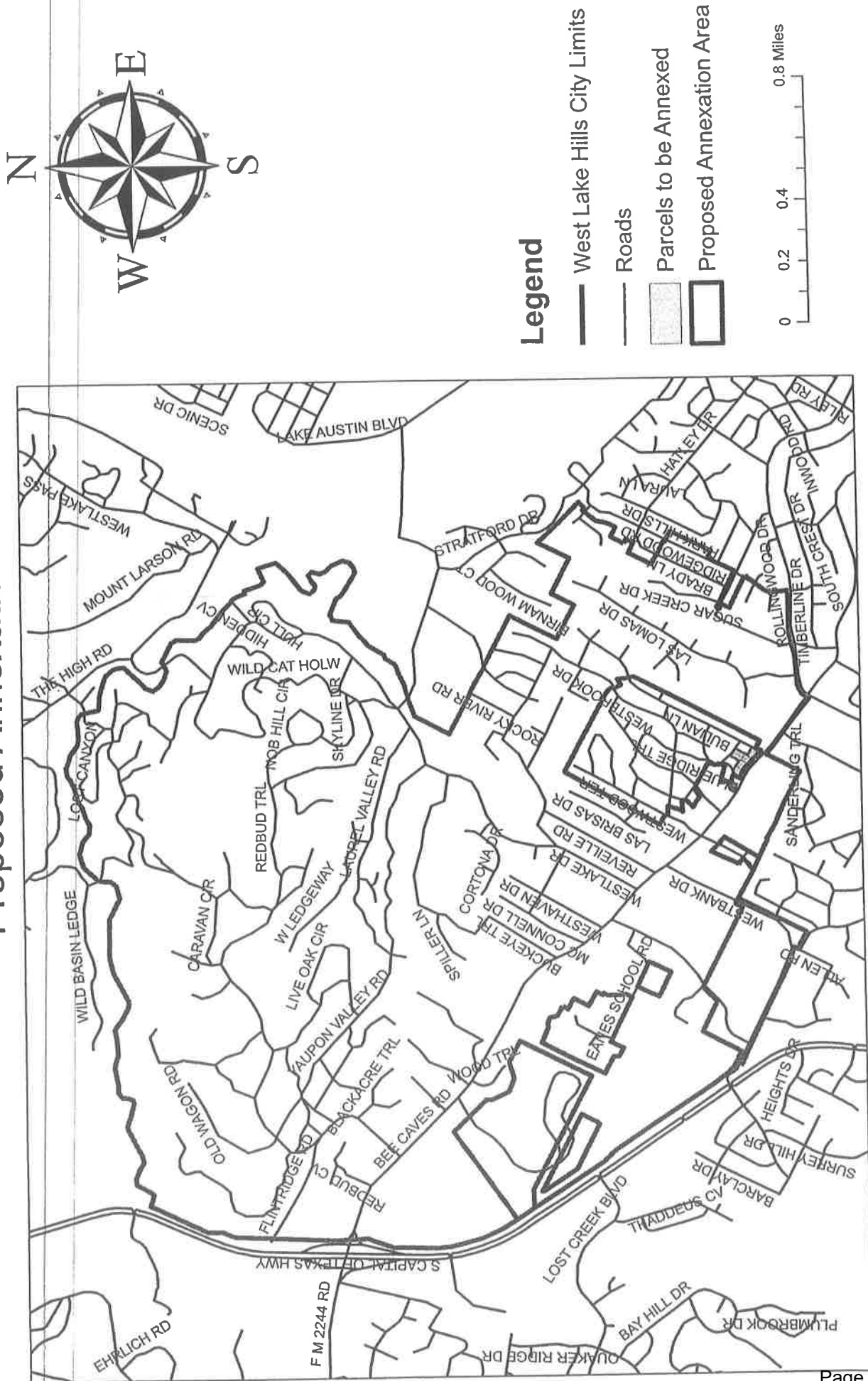


Exhibit "B"

ANNEXATION SERVICE PLAN FOR PROPERTY ANNEXED BY ORDINANCE 378

I. DESCRIPTION OF PROPERTY ANNEXED BY ORDINANCE 378

- Tract 1: 613 Rock Park Drive (i.e., LOT 9 WESTWOOD VILLAS SEC 2)
- Tract 2: 3340 Bee Cave Road (i.e., LOT 16 WESTWOOD VILLAS SEC 2)
- Tract 3: 3342 Bee Cave Road (i.e., LOT 16 LESS 0.0610 ACR WESTWOOD VILLAS SEC 1)
- Tract 4: 3344 Bee Cave Road (i.e., LOT 17 LESS 0.0600 ACR WESTWOOD VILLAS SEC 2)
- Tract 5: 100 Bulian Lane (i.e., LOT 15 WESTWOOD VILLAS SEC 2)

II. MUNICIPAL SERVICES

Municipal services to the properties described above shall be furnished by or on behalf of the City of West Lake Hills, Texas, in the following ways:

POLICE PROTECTION

1. Traffic patrols, radio responses, watch list and other standard police services, as are provided throughout the City, shall be provided on the effective date of annexation.
2. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as needed in accordance with appropriate studies and traffic standards and in accordance with City policies and procedures.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Fire protection will be provided by a separate political subdivision, Travis County Emergency Services District No. 9.

Emergency medical services will be provided by Austin-Travis County EMS.

SOLID WASTE COLLECTION

The City of West Lake Hills will provide solid waste collection at the same level and with the same terms and conditions as it is provided in the rest of the City on the effective date of annexation.

OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER FACILITIES

1. Water facilities will be maintained by a separate political subdivision, Water Control and Improvement District No. 10.
2. Wastewater service will be available on the effective date of annexation with the same terms and conditions as it is made available in the rest of the City.

OPERATION AND MAINTENANCE OF PRIVATE ACCESS EASEMENTS AND/OR PUBLIC ROADS AND STREETS (INCLUDING LIGHTING)

1. Emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. A program of standard maintenance and repairs, as is provided throughout the City, shall commence on the effective date of annexation.

MAINTENANCE OF PARKS, PLAYGROUNDS, AND SWIMMING POOLS

The City of West Lake Hills does not own or maintain any parks, playgrounds, or swimming pools.

MAINTENANCE OF ANY OTHER PUBLICLY-OWNED FACILITY, BUILDING OR SERVICE WITHIN THE AREA TO BE ANNEXED

There is no existing publicly owned facility, building or service within the area to be annexed.

BUILDING INSPECTIONS

Construction inspection shall be available and shall be required upon annexation. The City of West Lake Hills provides consultation with commercial developers and residential builders in order for them to meet the building code requirements of the City of West Lake Hills. The City shall also inspect existing structures in the area to be annexed and on-site inspection services for new construction in every aspect of construction except for those inspection conducted by other entities such as Austin Energy and Travis County Emergency Services District No. 9.

SANITATION (PRIVATE SEWAGE FACILITY) INSPECTIONS

The annexed property may have private sewage facilities maintained by property owners and shall be inspected by City of West Lake Hills as per Section 86 of the West Lake Hills Code, as amended, if necessary.

PROPERTY OWNER FILE

The City maintains a property owner file for each parcel of land and the file will contain a permanent record of all permits issued and inspections completed and other applicable documents pertaining to the property on the effective date of annexation.

PLANNING AND ZONING

The planning and zoning jurisdiction of the City will be extended to the annexed area on the effective date of annexation. The City's Zoning and Planning Commission, after study, will recommend to the Council appropriate zoning for the area annexed.

CAPITAL IMPROVEMENTS

The City of West Lake Hills is not contemplating capital improvements in the area to be annexed. However, after the effective date of annexation, the City shall initiate the acquisition or construction of capital improvements necessary for providing municipal services adequate to serve the area. Adequacy shall be determined according to the City's ordinances, rules, regulations, and policies for the expansion and extension of infrastructure in other areas of the municipality with similar topography, land use and population density. In areas where improvements are required, such infrastructure shall be provided within 10 years after the effective date of annexation. Upon the submission of a request for a subdivision, the City may require that the subdivider construct or improve streets and other capital improvements within and adjacent to the proposed subdivision.

OTHER SERVICES

1. Immediately upon annexation, all of the City's ordinances, including zoning, building, excavation, grading and landfill, site clearance, construction code, electrical code, plumbing code, mechanical code, etc., shall govern in the newly annexed area.
2. In addition, the City will exercise its jurisdiction over the annexed area and enforce all of its ordinances, such as signs, fireworks, firearms, hunting, noise, odors, solicitation, peddlers, litter, stray dogs, animals, etc.

III. GENERAL FINDINGS

The City Council of the City of West Lake Hills finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

City of West Lake Hills

Dave Claunch, Mayor

911 Westlake Drive
West Lake Hills, Texas 78746-4509



CITY COUNCIL MEMBERS:

Andrew Schwartz, Mayor Pro Tem

Davin Fillpot

Stan Graham

Jean Goehring

Spencer Stevens

Robert J. Wood, City Administrator

City Hall: (512) 327-3628

Fax: (512) 327-1863

www.westlakehills.org

cityhall@westlakehills.org

Police Department: (512) 327-1195

Fax: (512) 329-5517

March 31, 2011

Kiester, Lockwood & Ciccone, L.L.P.
611 West 14th Street
Austin, TX 78701

Re: Development Agreement between the City of West Lake Hills and Christopher M. Crane

To Whom It May Concern:

Enclosed please find a copy of the above referenced Development Agreement that was recorded in the Official Records of Travis County on March 16, 2011.

Please forward a copy of the recorded agreement to Christopher M. Crane for his files.

Sincerely,

Janet Rogers
City Secretary

Enclosure



TRV

41 PGS

2011038380

Handwritten signature/initials

City of West Lake Hills
Received
MAR 27 2011

City of West Lake Hills
Received
MAR 27 2011

CONFIDENTIAL ECONOMIC DEVELOPMENT COMMUNICATION

ETJ Development Agreement

between

City of West Lake Hills

&

Christopher M. Crane

July 14, 2010

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ETJ DEVELOPMENT AGREEMENT

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

This Development Agreement (this “Agreement”) is between the **City of West Lake Hills**, (“City”), and **Christopher M. Crane** (“Owner”). In this Agreement, the City and Owner are sometimes individually referred to as a “Party” and collectively referred to as the “Parties”.

RECITALS:

WHEREAS, Owner possesses a four-unit, multi-family residential complex (the “Property”) located wholly within the extraterritorial jurisdiction (“ETJ”) of the City and in Travis County, Texas (the “County”), which is more fully described in *Exhibit A* attached hereto; and

WHEREAS, the City has adopted a Comprehensive Plan to guide the City in planning for future growth and development and the City Council finds that this Agreement is consistent with the Comprehensive Plan; and

WHEREAS, the City has determined that development agreements such as this will benefit the City by establishing land use controls; preserving a desired form of residential housing; providing for the construction of appropriate and necessary utility infrastructure; encouraging economic development; protecting the environment; preserving the scenic ambiance; and promoting the welfare of the citizens of the City and its ETJ; and

WHEREAS, this Agreement grants Owner a measure of predictability in terms of applicable municipal regulations and services; and

WHEREAS, this Agreement runs with the land, and thus shall be acknowledged by a Texas Notary Public, then filed in and among the land records of Travis County, and is binding upon subsequent purchasers of the Property, or any portions thereof; and

WHEREAS, the City is statutorily authorized to enter into such agreements with owners of property located in the City’s ETJ pursuant to Texas Local Government Code Section 212.172; and

WHEREAS, Owner and the City have conducted numerous public hearings, posted sufficient public notice, and received broad public input regarding the proposal contained within this Agreement.

City of West Lake Hills
Christopher Crane

ETJ Development Agreement
Page 3 of 14

NOW THEREFORE, FOR GOOD & VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, including the above recitals and the agreements set forth below, the City and Owner agree as follows:

ARTICLE 1. DEFINITIONS

1.1 General

Words and phrases used in this Agreement shall have the meanings set forth in this section. Terms that are not defined below, but are defined in the City's Code of Ordinances (the "Code"), shall be given the meanings set forth in the Code. Words and phrases not defined in the Code shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

1.2 Specific

Agreement: This contract between the City of West Lake Hills, Texas and Owner, including all Exhibits hereto, which are incorporated herein for all intents and purposes.

City: The City of West Lake Hills, an incorporated Type A, general-law municipality located in Travis County, Texas.

City Council: The governing body of the City of West Lake Hills, Texas, (i.e., the Board of Alderman).

City Limits: The incorporated municipal boundary of the City of West Lake Hills.

County: Travis County, Texas.

Effective Date: The date upon which this Agreement is executed by all Parties.

Impervious Cover: Manmade or constructed coverage of the natural ground with any structure or surface that impedes, inhibits or does not permit the absorption or passage of water into the subsurface of the natural land. Impervious cover includes, but is not limited to, buildings, parking areas, roads, streets, driveways, sidewalks, swimming pools, impermeable concrete, asphalt paving, compacted base material, and brick pavers on compacted base. Permeable pavement, pavers and manmade areas of compacted or uncompacted rock or stone shall be considered 100 percent (100%) impervious cover, regardless of how much water they allow to pass through to natural ground. Decks that allow the passage of water to natural ground shall be considered 50 percent (50%)

impervious cover. Roof overhangs/eaves are not considered impervious cover. For purposes of compliance with this Chapter, the term expressly excludes storage tanks for rainwater collection systems.

LCRA: The Lower Colorado River Authority, a quasi-governmental entity created and operating under the laws of the State of Texas, or its successor agency.

Master Plan: The master plan of the City, originally presented in 1979, as may be amended, modified or supplemented by the City, sometimes referred to as the Comprehensive Plan.

Owner: Christopher M. Crane, and any successor and assign; and any subsequent owner(s).

Property: Approximately 0.424 acres of land located in Travis County, Texas, at 613 Rockpark Drive (sometimes also referred to as “Rock Park” Drive), 78746 (LOT 9, WESTWOOD VILLAS, SEC 2), more fully described on the attached *Exhibit A*.

Septic System: A privately owned and operated on-site sewage facility (OSSF).

ZAPCO: The Zoning and Planning Commission, a volunteer citizen advisory board of the City of West Lake Hills that has been granted specific land use and development regulatory authority pursuant to City ordinances and state statutes.

ARTICLE 2. PUBLIC BENEFITS

- 2.1 Orderly Growth:** The City desires that development within its ETJ occur in an orderly manner in order to protect the health, safety and welfare of the City’s present and future citizens; preserve the environment; enhance property values; and provide for preservation and expansion of the City’s tax base. This Agreement will benefit the City by facilitating the annexation of property into the City Limits, thus expanding the tax base and the scope of the City’s regulatory authority.
- 2.2 Economic Development:** This Agreement serves a legitimate economic development purpose by perpetuating a use of land that is compatible with the nearby Bee Cave Road commercial area, but that will not adversely impact neighboring single-family or multi-family residences.
- 2.3 Provision of Housing:** Multi-family housing is scarce in the City. This Agreement preserves a type of housing for the City’s present and future citizens and allows for potential redevelopment of housing that will minimize negative environmental impacts and promote the aesthetic enhancement of the City Limits and its ETJ. Further, the development of housing in accordance with this Agreement will promote safe and attractive housing conditions and a self-sustaining community.

ARTICLE 3. WASTEWATER INFRASTRUCTURE

- 3.1 The City will not conduct regular Septic System inspections of the Property until the year 2020 or until such time as wastewater service is available to the Property, whichever comes first. Alternatively, the City will allow the septic system to be maintained and repaired as opposed to replaced as long as it can be repaired to operate in good and work like manner. Owner will maintain the Septic System and perform routine repairs necessary to ensure compliance with all City and State regulations. Nothing herein shall be interpreted as the City's waiver of Owner's legal obligations to keep Septic System in working order.
- 3.2 When, if ever, in accordance with its capital improvements plan, the City extends its centralized municipal wastewater system to the Property and commences the provision of wastewater service to the Property, the Property will be eligible to connect to and be served by that system. The City will waive the first ten thousand dollars (\$10,000.00) of all fees involved for Owner to connect. Any connection fees that exceed ten thousand dollars (\$10,000.00) at the time shall be paid for by Owner.

ARTICLE 4. SOLID WASTE

- 4.1. **Level of Service:** The City will provide each residential dwelling on the Property with the same level of municipal solid waste collection and disposal service as is provided to single-family residential dwellings.
- 4.2. **Fees for Service:** The fees for solid waste services provided to the Property shall be at the same rate as that charged to single-family dwellings in the City until such time as wastewater service is available to the Property.

ARTICLE 5. PROPERTY DEVELOPMENT

- 5.1. **Land Use:** The Property can continue to be used or redeveloped for multi-family residential purposes, including apartments, condominiums or townhouses.
- 5.2. **Density:** If Owner redevelops the Property, Owner is allowed under this Agreement to achieve the maximum density for the property so long as it does not exceed the impervious cover requirements as stipulated herein. If the Owner decides to redevelop the Property, then the City agrees to cooperate in good faith and approve of any permits, certifications or licensure requested by the Owner that are otherwise compliant with City and State regulations.
- 5.3. **Impervious Cover:** The Parties agree to limit the Impervious Cover on the Property to a maximum of fifty percent (50%) of the Property.

- 5.4. **Permits:** Upon the Effective Date of this Agreement, Owner may utilize or redevelop the Property consistent with this Agreement. Any future permits required by law for the construction, use or redevelopment of the Property shall be subject to this Agreement. Unless specifically provided for herein, the Property shall be subject to the City of West Lake Hills' Code of Ordinances.
- 5.5. **Deed Restrictions:** Owner agrees that all restrictive covenants for the Project shall reinforce the provisions of this Agreement, and shall be applied to all builders and subsequent buyers, and shall be appropriately drafted and filed to effectuate this intent and Agreement.

ARTICLE 6. ANNEXATION

The Parties acknowledge that this Agreement is contingent upon:

- (1) Owner submitting to the City a valid request for annexation;
- (2) the City granting such request; and
- (3) such request becoming effective so that the Property is formally annexed into the City Limits.

ARTICLE 7. DURATION

- 7.1. **Initial Term.** The term of this Agreement will commence on the Effective Date and continue for 25 years unless sooner terminated under this Agreement. This Agreement may be extended for a longer duration not to exceed an additional five (5) years upon mutual agreement of the Parties. In the event such an extension is agreed to all, provisions of this Agreement shall remain in full force and effect throughout the extension.
- 7.2. **Expiration.** After the Initial Term and any extension, this Agreement will be of no further force and effect. Expiration of this Agreement shall not affect the validity of any annexations or regulatory actions on the Property prior to the expiration date.
- 7.3. **Termination or Amendment.** This Agreement may be terminated or amended as to all of the Property at any time by mutual written consent of the City and Owner or may be terminated or amended only as to a portion of the Property by the mutual written consent of the City and Owner of only the portion of the Property affected by the amendment or termination. Neither the City or Owner may unilaterally amend or terminate this Agreement.

ARTICLE 8. GENERAL PROVISIONS

8.1. Assignment & Binding Effect:

- 8.1.1.** This Agreement, and the rights and obligations of Owner hereunder, may be assigned by Owner to a subsequent purchaser of all or a portion of the Property provided that the assignee assumes all of the obligations hereunder. Any assignment must be in writing, specifically describe the Property, set forth the assigned rights and obligations and be executed by the proposed assignee. A copy of the assignment document must be delivered to the City and recorded in the real property records as may be required by applicable law. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the Property.
- 8.1.2.** The provisions of this Agreement will be binding upon, and inure to the benefit of the Parties, and their respective successors and assigns.
- 8.1.3.** Owner agrees that all restrictive covenants for the Property shall reinforce this Agreement. The Agreement shall be recorded in the Travis County land records to place subsequent purchasers on notice.

- 8.2. **Severability:** If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.
- 8.3. **Governing Law, Jurisdiction & Venue:** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The parties acknowledge that this Agreement is performable in *Travis County*, Texas and hereby submit to the jurisdiction of the courts of that County, and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.
- 8.4. **No Third Party Beneficiary:** This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a Party, unless expressly otherwise provided.
- 8.5. **Remedies for Default:** If either Party defaults under this Agreement, the non-defaulting Party will have all rights and remedies available under this Agreement and applicable law, including the right to institute legal action to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party's obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement. In the event of a default by the City, Owner will be entitled to seek a writ of mandamus, in addition to seeking any other available remedies. All remedies available to a Party will be cumulative and the pursuit of one remedy will not constitute an election of remedies or a waiver of the right to pursue any other available remedy.
- 8.6. **Reservation of Rights:** To the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws.
- 8.7. **Attorneys Fees:** The prevailing Party in any dispute under this Agreement will be entitled to recover from the non-prevailing Party its reasonable attorney's fees, expenses and court costs in connection with any original action, any appeals, and any post-judgment proceedings to collect or enforce a judgment in accordance with Section 271.159 of the Texas Local Government Code, as amended.

- 8.8. **Waiver:** Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement will not, regardless of the length of time during which that failure continues, be deemed a waiver of that Party's right insist upon strict compliance with all terms of this Agreement. In order to be effective as to a Party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.
- 8.9. **Entire Agreement:** This Agreement contains the entire agreement of the Parties, and there are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement may be amended only by written agreement signed by the Parties. An amendment to this Agreement may only be approved by an affirmative vote of at least three of the five (3 of 5) members of the City Council.
- 8.10. **Exhibits, Headings, Construction & Counterparts:** All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Each of the Parties has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not be employed in interpreting this Agreement or its exhibits. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.
- 8.11. **Time:** Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday or legal holiday.
- 8.12. **Authority for Execution:** The City certifies, represents, and warrants that the execution of this Agreement has been duly authorized and that this Agreement has been approved in conformity with City ordinances and other applicable legal requirements. Owner certifies, represents, and warrants that the execution of this Agreement is duly authorized in conformity with Owner's authority.
- 8.13. **Property Rights:** Owner expressly and unconditionally waives and releases the City from any obligation to perform a takings impact assessment under the Texas Private Real Property Rights Act, Texas Government Code Chapter 2007, as it may apply to this Agreement, and the Property.

- 8.14. Notices:** Any notices or approvals under this Agreement must be in writing and may be sent by hand delivery, facsimile (with confirmation of delivery) or certified mail, return receipt requested, to the Parties at the following addresses or as such addresses may be changed from time to time by written notice to the other Parties:

CITY:

Original: Robert J. Wood
City Administrator
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746
Tel: (512) 327-3628
Fax: (512)-327-1863

Copy to: Bojorquez Law Firm, PLLC
Attention: Alan J. Bojorquez
West Lake Hills City Attorney
12325 Hymeadow Dr., Ste. 2-100
Austin, Texas 78750
Tel: (512) 250-0411
Fax: (512) 250-0749

OWNER:

Original: Christopher M. Crane
613 Rockpark Drive
Austin, TX 78746

Copy to: Kiester, Lockwood & Ciccone, L.L.P.
611 West 14th Street
Austin, Texas 78701
Tel: (512) 477-5796
Fax: (512) 477-5821

Either City or Owner may change their mailing address at any time by giving written notice of such change to the other in the manner provided herein at least ten days prior to the date such change is effected. All notices under this Agreement will be deemed given on the earlier of the date personal delivery is effected or on the delivery date or attempted delivery date shown on the return receipt or facsimile confirmation.

ARTICLE 9. EXHIBITS

Exhibits: The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Map depicting graphic illustration of the Property

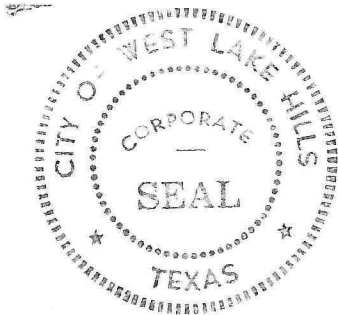
Exhibit B - Annexation Petition

STATE OF TEXAS

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§
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COUNTY OF TRAVIS

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below, to be effective on the date the last party signs.



CITY OF WEST LAKE HILLS:

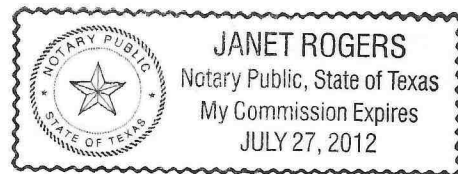
by: [Signature]
Dave Claunch, Mayor

date: 1/12/11

This instrument was executed by **Dave Claunch** before me on this, the 12th day of January 2010: 2011

[Signature]
Notary Public, State of Texas

My commission expires: 7/27/12



City of West Lake Hills
Christopher Crane

ETJ Development Agreement
Page 13 of 14

STATE OF TEXAS

COUNTY OF TRAVIS

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§
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OWNER:

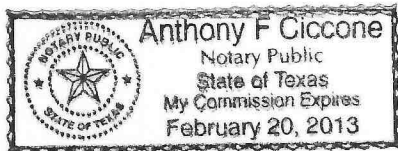
by:

Christopher M. Crane
Christopher M. Crane

date:

7-27-2010

This instrument was executed by **Christopher M. Crane** before me on this, the 3rd day of Sept 2010.



[Signature]
Notary Public, State of Texas

My commission expires: 9/3/10

City of West Lake Hills
Christopher Crane

ETJ Development Agreement
Page 14 of 14

ORDINANCE NO. 2021-XXX

**AN ORDINANCE OF THE CITY OF WEST LAKE HILLS, TEXAS,
ENACTING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2021-2022;
FUNDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES;
PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT;
ENACTMENT; FILING OF BUDGET; REPEALER; SEVERABILITY;
EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.**

WHEREAS, the City Council of the City of West Lake Hills (“City Council”) seeks to enact and otherwise approve the City’s budget for Fiscal Year 2021-2022; and

WHEREAS, the new fiscal year commences for the City of West Lake Hills (“City”) on October 1, 2021; and

WHEREAS, the City Council finds that the proposed Budget is for legitimate municipal purposes, and is in compliance with Texas Local Government Code Chapter 102; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code Section 101.002, the City Council may manage and control the finances of the municipality; and

WHEREAS, the City Council finds that is necessary and proper for the good government, peace or order of the City of West Lake Hills to adopt an ordinance establishing a budget for the upcoming fiscal year; and

WHEREAS, the City has satisfied all statutory requirements for public notices and public hearings regarding the attached budget.

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

1. FINDINGS OF FACT

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

2. ENACTMENT

The City's budget for Fiscal Year 2021-2022 shall read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all purposes.

3. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

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

5. FILING THE BUDGET

The City Secretary is hereby directed to file the budget on the website of the City and in the City's official records.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

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

PASSED & APPROVED this, the ____ day of September 2021 by the following City Council of West Lake Hills roll call vote:

Mayor Pro Tem Walker	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember McCollough	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember Plunkett	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember South	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember Bowman	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>Absent</i>

CITY OF WEST LAKE HILLS:

Linda Anthony, Mayor

ATTEST:

Stephanie Mills, City Secretary

Attachment “A”

Fiscal Year 2021-2022 Municipal Budget



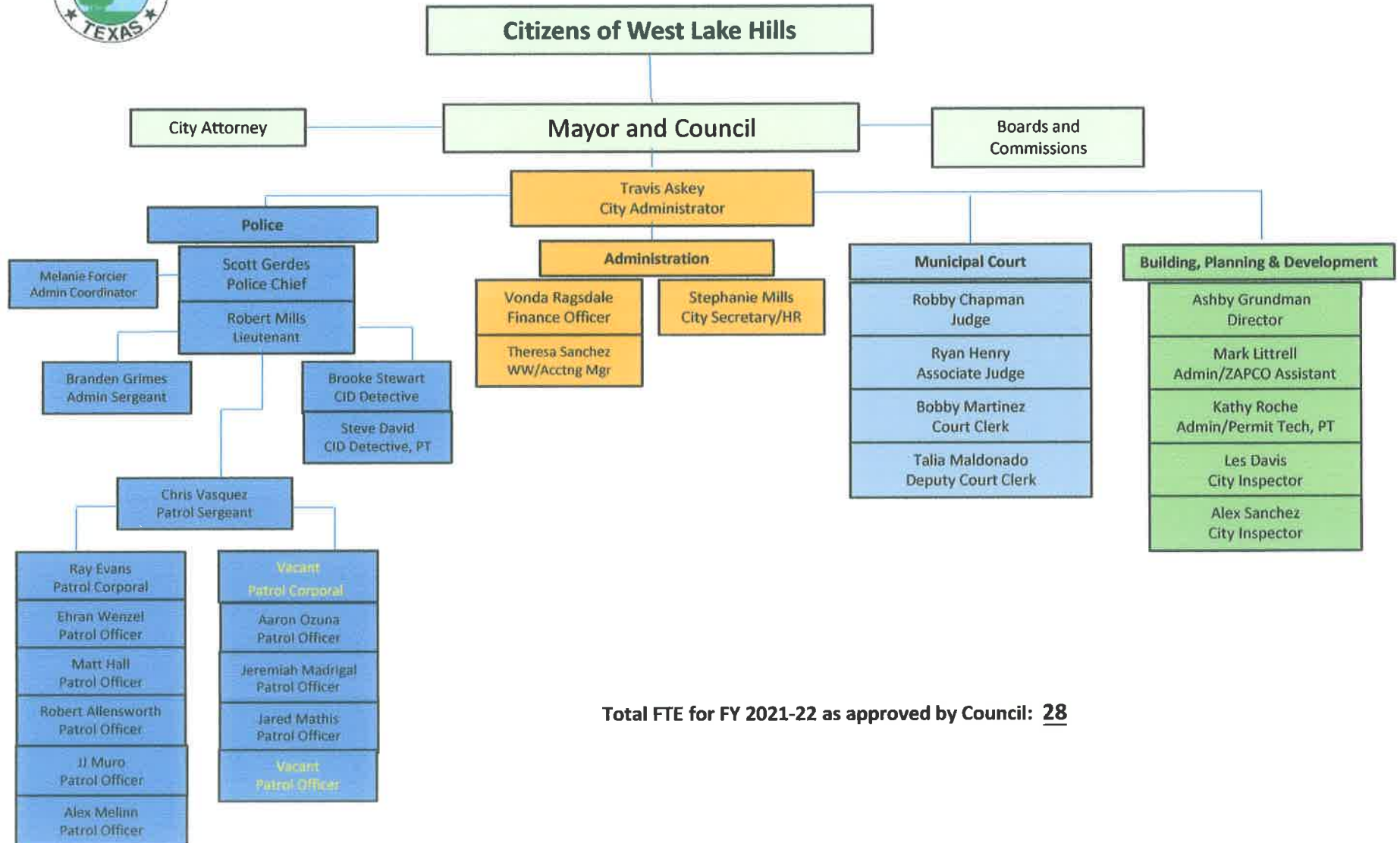
**Fiscal Year 2021-2022 Budget
City of West Lake Hills**

Linda Anthony, Mayor

PROPOSED BUDGET - SEPTEMBER 08, 2021



City of West Lake Hills Organization Chart, Fiscal Year 2021-22



PROPOSED TAX RATE

FY 2021-2022 PROPOSED PROPERTY TAX RATE FOR CITY OF WEST LAKE HILLS

This budget will raise more revenue from property taxes than last year's budget by an amount of \$153,164 which is an 8.15% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$23,392.

Property Tax Rate Comparison	FY 2020-21	FY 2021-22
Proposed Tax Rate	\$0.0786/100	\$0.0786/100
No New Revenue Tax Rate (Effective Tax Rate)	\$0.0703/100	\$0.0735/100
Maintenance and Operations Rate	\$0.0786/100	\$0.0786/100
Debt Rate	\$0.0000/100	\$0.0000/100
Voter Approval Rate (Rollback Tax Rate)	\$0.0786/100	\$0.0767/100
De Minimis Rate	\$0.0917/100	\$0.0928/100

City of West Lake Hills City Council Recorded Roll Call Vote:

Vote

(Mayor does not vote unless required to break a tie.)

Mayor Linda Anthony

Council Members:

	FOR	AGAINST	ABSENT
Place 1 Rhonda McCollough	()	()	()
Place 2 Brian Plunkett	()	()	()
Place 3 Beth South	()	()	()
Place 4 Darin Walker, Mayor Pro Tem	()	()	()
Place 5 Gordon Bowman	()	()	()

City of West Lake Hills
Estimated Available General Fund Balance
FY 2021-2022 as of 9/08/21

Audited Fund Balance as of 9/30/20 **\$ 6,876,371**

FY 2020-21 Estimated Year End Budget Revenue vs. Expense Impact \$ 1,782,884

Estimated Fund Balance as of 9/30/21 **\$ 8,659,255**

FY 2021-22 Estimated Year End Budget Revenue vs. Expense Impact \$ 113,499

Estimated Fund Balance as of 9/30/22 **\$ 8,772,754**

Court Special Revenue Fund (1)	\$ (134,807)
PD Special Revenue Fund (1)	\$ (33,088)
Stan Graham Memorial Tree Fund (1)	\$ (125,984)

Stabilization Cash Reserve (2)	\$ (2,400,000)
Legal Counsel Cash Reserve (2)	\$ (300,000)
Contingency Cash Reserve (2)	\$ (500,000)
Brush Pickup Reserve (2)	\$ (100,000)

Estimated Available Fund Balance as of 9/30/22 **\$ 5,178,875**

(1) The fund balance for the three special revenue funds are all positive amounts, but they are shown as a reduction in the available fund balance because these funds are reserved for specific purposes.

(2) The fund balance for the four reserve funds listed are all positive amounts, but they are shown as a reduction in the available fund balance that was established by Resolution No. 2020-09-01 - General Fund Balance Policy for the City of West Lake Hills

CITY OF WEST LAKE HILLS
PROPOSED BUDGET SUMMARY TOTALS - ALL GENERAL FUNDS
FY 2021 - 2022

AS OF 9/08/21

	GENERAL FUNDS				
	01	06	07	08	
	GENERAL FUND	COURT SPECIAL REVENUE FUND	PD SPECIAL REVENUE FUND	STAN GRAHAM MEMORIAL TREE FUND	TOTAL GENERAL FUNDS
REVENUE SOURCE					
TAXES	\$ 5,316,832	\$ -	\$ -	\$ -	\$ 5,316,832
PERMITS	210,000	-	-	-	210,000
FEES	657,000	-	-	-	657,000
FINES & WARRANTS	95,600	-	-	-	95,600
INTEREST & MISC REVENUE	83,360	17,750	1,500	5,000	107,610
WASTEWATER	-	-	-	-	-
TOTAL REVENUE	\$ 6,362,792	\$ 17,750	\$ 1,500	\$ 5,000	\$ 6,387,042
DEPARTMENTAL EXPENSE					
ADMINISTRATION	\$ 890,078	\$ -	\$ -	\$ -	\$ 890,078
POLICE	2,233,576	-	6,500	-	2,240,076
PLANNING & DEVELOPMENT	713,720	-	-	-	713,720
PUBLIC WORKS	854,050	-	-	-	854,050
MUNICIPAL COURT	287,622	11,372	-	-	298,994
CAPITAL OUTLAY - GF	1,202,375	5,000	-	-	1,207,375
TREE FUND	-	-	-	69,250	69,250
WASTEWATER	-	-	-	-	-
TOTAL EXPENSE	\$ 6,181,421	\$ 16,372	\$ 6,500	\$ 69,250	\$ 6,273,543
BUDGET SURPLUS/ (SHORTFALL)	\$ 181,371	\$ 1,378	\$ (5,000)	\$ (64,250)	\$ 113,499

GENERAL FUND	Estimated				
	Audited 9/30/18	Audited 9/30/19	Audited 9/30/20	Year End Budget FY20-21	Proposed Budget FY21-22
General Fund Balance	5,670,373	\$ 5,691,828	\$ 6,876,371	\$ 8,659,255	\$ 8,772,754
Less: Court Special Revenue Fund Balance-Restricted	(130,594)	(123,165)	(132,019)	(133,429)	(134,807)
Less: PD Special Revenue Fund Balance-Restricted	(24,241)	(40,511)	(44,706)	(38,088)	(33,088)
Less: Stan Graham Memorial Tree Fund Balance-Designated	(121,830)	(124,462)	(138,786)	(190,234)	(125,984)
Less: Stabilization Cash Reserve	(2,400,000)	(2,400,000)	(2,400,000)	(2,400,000)	(2,400,000)
Less: Legal Counsel Cash Reserve	(250,000)	(250,000)	(300,000)	(300,000)	(300,000)
Less: Westlake Dr/Capital Projects Cash Reserve	(500,000)	(500,000)	-	-	-
Less: Contingency Cash Reserve	(250,000)	(23,829)	(500,000)	(500,000)	(500,000)
Less: Brush Pickup Reserve	(125,000)	-	(100,000)	-	(100,000)
Unrestricted General Fund Balance	505,540	\$ 2,229,861	\$ 3,260,860	\$ 5,097,504	\$ 5,178,875

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND

	2017-2018	2018-2019	2019-2020	(----- 2020-2021 -----)	(----- 2021-2022 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
TAXES								
01-40100 PROPERTY TAXES	1,280,394	1,505,831	1,600,706	1,805,330	1,873,688	1,881,000	2,033,332	
01-40200 SALES TAX	3,070,736	3,349,533	3,006,414	2,850,000	3,009,324	3,250,000	3,250,000	
01-40250 MIXED BEVERAGE TAX	17,543	30,023	29,448	17,500	30,928	33,500	33,500	
TOTAL TAXES	4,368,673	4,885,387	4,636,568	4,672,830	4,913,940	5,164,500	5,316,832	
PERMITS								
01-41000 BUILDING PERMITS	135,159	162,994	192,961	150,000	211,499	215,000	210,000	
TOTAL PERMITS	135,159	162,994	192,961	150,000	211,499	215,000	210,000	
FEES								
01-42000 SUBDIVISION PLATS	12,850	5,068	2,800	3,000	1,900	2,000	3,000	
01-42010 STREET MAINT FEES	26,794	77,512	28,195	18,000	18,063	18,000	18,000	
01-42020 ZONING FEES	35,400	29,250	45,109	30,000	75,925	77,000	73,000	
01-42025 PLUMBING INSPECTION FEES	24,120	19,650	31,880	25,000	27,280	28,000	27,000	
01-42030 ADMINISTRATIVE FEES	7,089	13,347	11,377	8,000	12,366	13,000	11,000	
01-42040 TELECOM FRANCHISE/ROW FEES	153,905	152,134	104,565	155,000	54,575	105,000	105,000	
01-42043 NATURAL GAS FRANCHISE FEES	35,773	36,280	28,924	30,000	34,933	34,933	35,000	
01-42045 ELECTRIC FRANCHISE FEES	361,430	350,292	335,162	360,000	170,866	335,162	335,000	
01-42050 CABLE FRANCHISE FEES	50,205	50,267	51,363	50,000	48,970	50,000	50,000	
TOTAL FEES	707,566	733,801	639,375	679,000	444,877	663,095	657,000	
FINES & WARRANTS								
01-44000 FINES	187,913	188,306	126,986	100,000	83,981	85,000	85,000	
01-44100 WARRANT FEES	3,546	3,787	1,600	1,000	1,450	1,600	1,600	
01-44150 ADMINISTRATIVE FEES	21,901	22,496	13,561	10,000	8,840	9,000	9,000	
01-44160 BUS CAMERA CIVIL FINES	780	0	0	0	0	0	0	
TOTAL FINES & WARRANTS	214,141	214,588	142,147	111,000	94,271	95,600	95,600	
INTEREST & MISC.								
01-45000 INTEREST INCOME	76,459	145,621	74,105	35,000	7,529	7,780	10,000	
01-45005 PROPERTY TAX P & I	3,327	6,835	6,457	4,500	7,384	7,500	6,500	
01-45007 LEASES	32,174	34,226	220,896	55,204	72,926	74,200	56,860	
01-45010 MISCELLANEOUS INCOME	27,033	13,015	11,683	10,000	93,098	94,000	10,000	
01-45011 GRANT - FIRE BREAK GRANT	47,887	54,924	0	0	0	0	0	
01-45012 POLICE GRANT REVENUE	8,745	0	0	0	0	0	0	
01-45013 CORONAVIRUS RELIEF FUNDS	0	0	0	0	562,761	562,761	0	
01-45040 SALE OF ASSETS	393	0	53,164	0	714	714	0	
01-45060 CASH LONG-MUN COURT	1	1	0	0	0	0	0	
TOTAL INTEREST & MISC.	196,019	254,621	366,306	104,704	744,412	746,955	83,360	
TOTAL REVENUES	5,621,557	6,251,391	5,977,356	5,717,534	6,408,999	6,885,150	6,362,792	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
ADMINISTRATION

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----) (----- 2021-2022 -----)				
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
01-60050 BUILDING MAINTENANCE	14,679	37,700	7,973	15,000	2,707	5,000	5,000	
01-60055 COMPUTER MAINTENANCE	34,882	37,629	44,688	40,000	30,569	35,000	35,000	
TOTAL MAINTENANCE	49,561	75,329	52,661	55,000	33,276	40,000	40,000	
REPAIRS								
01-60140 EQUIPMENT CONTRACTS	536	603	645	1,000	645	1,000	1,000	
01-60190 JANITORIAL	2,246	3,856	4,497	7,500	5,224	5,300	7,500	
TOTAL REPAIRS	2,782	4,458	5,142	8,500	5,869	6,300	8,500	
CONTRACT SERVICES								
01-60200 OUTSIDE LEGAL COUNSEL	83,353	31,133	4,147	7,500	9,022	10,000	7,500	
01-60205 CONSULTANT FEES	5,509	41,428	60,272	36,000	5,533	10,000	25,000	
01-60210 CITY ATTORNEY FEES	77,235	99,047	63,841	25,000	32,459	35,000	25,000	
01-60210.CITY ATTORNEY - LITIGATION	0	67,108	91,415	25,000	16,059	25,000	25,000	
01-60212 CODIFICATION	4,213	4,895	6,520	5,000	4,637	5,000	5,000	
01-60214 TAX COLLECTION EXPENSE	4,245	4,223	4,957	5,600	4,991	5,600	5,600	
01-60215 APPRAISAL DISTRICT EXPENSE	6,112	6,729	6,983	7,250	5,604	7,250	7,500	
01-60216 AUDITING SERVICES	17,120	12,180	23,970	19,000	13,300	19,000	20,500	
01-60220 TRAINING	23,545	18,809	7,877	2,500	1,930	2,500	3,500	
01-60221 MEMBERSHIPS/SUBSCRIPTIONS	8,377	10,153	4,156	3,000	1,721	3,000	3,000	
01-60230 OFFICE SUPPLIES	6,421	6,298	3,470	3,000	2,389	3,000	3,000	
01-60235 ELECTION EXPENSES	0	0	0	10,500	150	150	10,500	
01-60250 POSTAGE	2,349	1,403	2,439	1,000	353	1,000	1,000	
01-60266 CREDIT CARD FEES	657	1,309	2,346	1,500	1,500	1,500	500	
01-60270 PRINTING	4,733	3,565	1,226	1,000	2,163	2,200	2,500	
01-60280 PUBLIC NOTICES	10,857	10,709	9,537	3,000	441	3,000	3,000	
01-60290 RECORDS STORAGE & MAINTENANCE	1,305	1,536	1,596	1,500	1,433	1,500	1,700	
TOTAL CONTRACT SERVICES	256,034	320,527	294,752	157,350	103,686	134,700	149,800	
PAYROLL								
01-60330 SALARIES	447,875	645,687	490,710	424,636	386,050	424,636	445,838	
01-60331 ANNUAL MERIT INCREASES	0	0	0	0	0	0	40,000	
01-60340 PAYROLL TAX	30,688	36,363	34,456	33,250	29,363	33,250	34,957	
01-60341 RETIREMENT	78,935	107,845	70,401	74,462	66,553	74,462	77,187	
01-60342 LONGEVITY	3,520	3,315	2,013	555	502	555	685	
01-60343 VEHICLE/PHONE ALLOWANCE	0	0	64	8,880	8,716	9,536	9,840	
01-60344 MEDICAL/DENTAL INSURANCE	49,545	41,359	53,828	49,103	43,372	49,103	49,922	
01-60346 WORKERS COMP INSURANCE	914	946	1,287	810	782	810	849	
01-60350 CONTRACT/TEMPORARY SUPPORT	2,228	38,033	43,247	2,000	520	520	0	
TOTAL PAYROLL	613,706	873,548	696,005	593,696	535,857	592,872	659,278	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
ADMINISTRATION

	2017-2018	2018-2019	2019-2020	(----- 2020-2021 -----)	(----- 2021-2022 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>UTILITIES & SUNDRY</u>								
01-60430 PUBLIC INFORMATION SERVICES	11,389	9,085	4,725	5,500	4,961	5,500	10,000	
01-60440 SUNDRY	1,929	1,684	4,264	4,500	1,118	2,000	2,000	
01-60450 TELECOM	6,617	6,800	10,366	12,500	4,162	5,000	5,000	
01-60465 GENERAL INSURANCE	2,366	2,741	2,723	3,500	2,233	2,250	3,500	
01-60469 UNEMPLOYMENT CLAIMS (TWC)	0	0	14,831	0	3,296	3,296	0	
01-60475 COMMUNITY RELATIONS	0	0	387	500	0	0	0	
01-60477 EMPL/VOL APPRECIATION	2,416	2,875	2,302	3,000	1,366	3,000	3,000	
01-60480 RECORDING FEES	0	0	500	500	0	0	0	
01-60490 UTILITIES	8,702	8,317	9,458	9,000	7,015	9,000	9,000	
TOTAL UTILITIES & SUNDRY	33,418	31,502	49,557	39,000	24,152	30,046	32,500	
<u>CAPITAL OUTLAY</u>								
01-60550 COMPUTERS/FURNITURE/EQUIP	9,676	9,875	4,789	5,000	2,613	6,720	5,000	
TOTAL CAPITAL OUTLAY	9,676	9,875	4,789	5,000	2,613	6,720	5,000	
<u>TRANSFERS</u>								
TOTAL ADMINISTRATION	965,177	1,315,239	1,102,906	858,546	705,451	810,638	895,078	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
POLICE DEPARTMENT

	2017-2018	2018-2019	2019-2020	(----- 2020-2021 -----)	(----- 2021-2022 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>MAINTENANCE</u>								
01-61050 BUILDING MAINTENANCE	9,540	10,050	18,057	15,000	7,919	10,000	10,000	
01-61060 VEHICLE M & O	27,163	31,576	16,974	20,000	15,602	20,000	20,000	
01-61061 FUEL	29,324	28,297	29,210	30,000	19,656	30,000	30,000	
01-61080 RADAR REP/CALIBRATION	541	672	984	1,000	60	1,000	1,000	
TOTAL MAINTENANCE	66,567	70,595	65,226	66,000	43,237	61,000	61,000	
<u>REPAIRS</u>								
01-61150 EQUIPMENT CONTRACTS/REPAIRS	17,202	13,545	22,383	25,000	22,335	25,000	25,000	
01-61155 COMPUTER MAINTENANCE	36,241	53,147	57,015	55,000	62,571	65,000	65,000	
01-61190 JANITORIAL	4,706	6,522	6,019	7,500	7,076	7,500	7,500	
TOTAL REPAIRS	58,149	73,213	85,417	87,500	91,982	97,500	97,500	
<u>CONTRACT SERVICES</u>								
01-61200 CITY ATTORNEY FEES	0	955	1,049	2,500	1,009	1,500	2,500	
01-61210 MEDICAL EXAMINATIONS	3,069	2,670	1,901	3,000	408	1,000	3,000	
01-61211 PSYCHOLOGICAL EXAMINATIONS	0	0	3,500	4,000	2,800	3,000	4,000	
01-61213 PSYCHOLOGICAL COUNSELING	0	0	0	1,000	1,300	2,000	2,000	
01-61221 MEMBERSHIPS/SUBSCRIPTIONS	2,711	4,965	5,272	4,800	4,812	4,800	4,800	
01-61230 OFFICE SUPPLIES	4,073	3,932	5,659	5,000	5,081	5,000	5,000	
01-61240 POLICE SUPPLIES	16,693	13,589	26,329	20,500	11,489	20,500	20,500	
01-61250 POSTAGE	187	585	381	500	215	500	500	
01-61256 DISPATCH/CTECC	80,502	80,502	92,577	106,464	106,464	106,464	122,434	
01-61260 EMPLOYMENT ADS/RECRUITING	289	1,101	538	1,000	327	1,000	1,000	
01-61290 RECORDS STORAGE & MAINTENANCE	973	866	1,281	1,000	1,096	1,500	1,500	
TOTAL CONTRACT SERVICES	108,497	109,165	138,486	149,764	134,999	147,264	167,234	
<u>PAYROLL</u>								
01-61330 SALARIES	883,690	1,029,508	1,163,548	1,208,194	1,029,808	1,208,194	1,228,350	
01-61335 CERTIFICATION PAY	8,975	14,174	16,492	18,252	15,225	18,252	18,902	
01-61340 PAYROLL TAXES	67,328	79,419	89,932	95,027	83,843	95,027	96,770	
01-61341 RETIREMENT	157,384	174,770	197,919	208,849	172,967	208,849	212,872	
01-61342 LONGEVITY	5,315	6,762	6,543	6,770	5,628	6,770	8,145	
01-61343 VEHICLE/PHONE ALLOWANCE	0	0	0	7,920	7,260	7,920	7,920	
01-61344 MEDICAL/DENTAL INSURANCE	146,925	156,075	179,838	193,196	156,484	193,196	196,639	
01-61346 WORKERS COMP INSURANCE	21,872	19,261	22,583	24,065	28,527	24,065	25,244	
01-61350 CONTRACT/TEMPORARY SUPPORT	0	0	389	0	1,360	1,360	0	
TOTAL PAYROLL	1,291,489	1,479,969	1,677,243	1,762,273	1,501,102	1,763,633	1,794,842	
<u>UTILITIES & SUNDRY</u>								
01-61450 TELECOM	10,455	11,588	19,200	15,000	22,323	25,000	25,000	
01-61465 GENERAL INSURANCE	20,748	21,579	23,204	26,000	21,416	21,500	26,000	
01-61469 UNEMPLOYMENT CLAIMS	10,770	0	0	0	0	0	0	
01-61470 TRAINING	14,291	18,685	15,909	16,000	16,668	16,000	17,500	
01-61475 COMMUNITY RELATIONS/NNO	5,920	11,310	4,982	3,000	2,666	5,000	5,000	
01-61477 EMPL/VOL APPRECIATION	1,044	1,837	1,978	2,000	1,669	2,000	2,000	

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
 POLICE DEPARTMENT

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
01-61480 UNIFORM ALLOWANCE	15,412	16,069	9,964	16,000	15,276	16,000	16,000	
01-61485 FIRING RANGE/AMMUNITION/GUNS	4,770	8,952	5,336	5,500	8,653	9,000	8,500	
01-61490 UTILITIES	13,405	12,949	13,763	13,000	10,404	13,000	13,000	
TOTAL UTILITIES & SUNDRY	96,815	102,969	94,335	96,500	99,074	107,500	113,000	
CAPITAL OUTLAY								
01-61550 COMPUTERS/FURNITURE/EQUIP	3,818	9,017	15,314	10,000	5,867	10,000	21,000	
01-61551 DIGITAL VIDEO SYST FOR CARS	20,799	11,909	12,075	0	0	0	14,000	
01-61553 PATROL VEHICLES	79,999	110,488	115,324	0	0	0	101,000	
01-61554 RADIOS	36,747	34,323	15,219	0	0	0	0	
01-61555 VESTS	2,213	3,425	5,845	3,340	1,550	3,340	3,000	
01-61556 RADAR EQUIPMENT	6,025	9,038	6,255	0	0	0	6,400	
01-61558 CAPITAL OUTLAY-TASERS	0	12,568	4,608	5,250	5,836	5,836	7,000	
01-61559 CO - PD GRANT EXPENSE	8,745	0	0	0	0	0	0	
01-61560 CAPITAL OUTLAY-BODY CAMERAS	0	3,921	5,911	6,400	5,314	5,314	6,400	
TOTAL CAPITAL OUTLAY	158,345	194,687	180,551	24,990	18,567	24,490	158,800	
TRANSFERS								
TOTAL POLICE DEPARTMENT	1,779,862	2,030,600	2,241,258	2,187,027	1,888,961	2,201,387	2,392,376	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
PLANNING & DEVELOPMENT

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----) (----- 2021-2022 -----)				
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
01-63055 COMPUTER MAINTENANCE	4,443	4,954	11,970	33,500	24,470	33,500	33,500	
01-63060 VEHICLE M & O	3,191	225	139	1,000	98	1,000	1,000	
01-63061 FUEL	899	606	542	1,000	285	1,000	1,000	
TOTAL MAINTENANCE	8,532	5,785	12,651	35,500	24,853	35,500	35,500	
REPAIRS								
01-63157 CODE COMPLIANCE EXPENSE	0	0	722	1,000	0	500	500	
TOTAL REPAIRS	0	0	722	1,000	0	500	500	
CONTRACT SERVICES								
01-63205 CONSULTANT FEES	58,176	82,825	45,116	50,000	77,810	80,000	60,000	
01-63210 CITY ATTORNEY FEES	0	0	0	75,000	21,803	30,000	30,000	
01-63220 TRAINING	5,142	4,903	4,083	7,500	4,244	5,000	7,500	
01-63230 OFFICE SUPPLIES	2,894	2,032	2,114	2,500	992	2,500	1,500	
01-63240 MEMBERSHIPS/PROFESSIONAL FEES	1,392	1,071	370	5,000	2,012	3,500	3,500	
01-63245 INSPECTIONS/PLAN REVIEWS-ATS	21,075	23,970	31,123	25,000	46,143	50,000	50,000	
01-63250 POSTAGE	0	0	391	2,000	1,526	2,000	2,000	
01-63266 CREDIT CARD FEES	0	0	0	1,500	3,334	3,500	3,500	
01-63270 PRINTING	0	0	0	1,000	1,387	1,500	1,000	
01-63280 PUBLIC NOTICES	0	0	0	2,000	278	1,000	1,000	
01-63290 RECORDS STORAGE & MAINTENANCE	0	0	0	1,000	197	1,000	1,200	
TOTAL CONTRACT SERVICES	88,678	114,800	83,197	172,500	159,725	180,000	161,200	
PAYROLL								
01-63330 SALARIES	138,966	102,126	135,527	331,793	271,881	305,000	361,319	
01-63340 PAYROLL TAX	10,725	7,982	10,570	25,864	19,381	23,500	28,111	
01-63341 RETIREMENT	24,411	17,282	23,330	57,921	42,948	51,500	62,954	
01-63342 LONGEVITY	440	10	0	2,015	1,705	2,015	1,830	
01-63343 VEHICLE/PHONE ALLOWANCE	0	0	0	3,840	2,880	3,840	3,840	
01-63344 MEDICAL/DENTAL INSURANCE	18,704	15,235	19,764	48,734	22,724	28,500	49,580	
01-63346 WORKERS COMP INSURANCE	894	842	951	1,322	1,396	1,400	1,386	
01-63350 CONTRACT/TEMPORARY SUPPORT	16,650	221	0	0	3,251	3,251	0	
TOTAL PAYROLL	210,788	143,697	190,142	471,489	366,167	419,006	509,020	
UTILITIES & SUNDRY								
01-63450 TELECOM	1,823	1,376	1,795	3,500	2,720	3,500	4,000	
01-63465 GENERAL INSURANCE	1,401	3,089	1,912	3,000	2,020	3,000	3,000	
01-63469 UNEMPLOYMENT CLAIMS (TWC)	0	0	0	0	4,129	4,129	0	
01-63480 RECORDING FEES	0	0	0	0	0	0	500	
TOTAL UTILITIES & SUNDRY	3,224	4,465	3,707	6,500	8,869	10,629	7,500	

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
 PLANNING & DEVELOPMENT

	2017-2018	2018-2019	2019-2020	(-----) 2020-2021 (-----) (-----) 2021-2022 (-----)				
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>CAPITAL OUTLAY</u>								
01-63540 COMPUTERS/FURNITURE/EQUIP	0	19,500	27,106	2,500	995	2,500	2,500	
01-63546 PW VEHICLES	61,764	0	0	0	0	0	0	
TOTAL CAPITAL OUTLAY	61,764	19,500	27,106	2,500	995	2,500	2,500	
<u>TRANSFERS</u>								
TOTAL PLANNING & DEVELOPMENT	372,985	288,247	317,524	689,489	560,609	648,135	716,220	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
PUBLIC WORKS

	2017-2018	2018-2019	2019-2020	(----- CURRENT	2020-2021	(----- PROJECTED	(----- REQUESTED	2021-2022	(----- PROPOSED
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	PB	BUDGET
					ACTUAL				SELECTED
REPAIRS									
01-64151 DRAINAGE REPAIRS & MAINT	94,635	151,433	126,945	130,000	106,994	130,000	120,000		
01-64155 ROW MAINTENANCE	140,699	146,667	74,759	100,000	144,081	150,000	130,000		
01-64156 ROW CANOPY CLEARANCE	0	0	0	0	0	0	100,000		
01-64160 FIRE SAFETY/BRUSH PICKUP	0	156,560	0	0	243,282	243,282	0		
01-64161 FIRE SAFETY-HZDRS MITIGTN GRNT	44,383	50,983	0	0	0	0	0		
01-64165 SIGN MAINTENANCE	17,594	20,352	14,661	20,000	2,745	3,500	2,500		
01-64170 STREET LIGHTING	0	0	65	100	183	250	250		
01-64175 STREET REPAIRS	36,187	25,283	18,313	25,000	4,956	5,000	5,000		
01-64185 TRASH/CARCASS REMOVAL	2,840	1,685	1,810	2,500	300	300	0		
TOTAL REPAIRS	336,338	552,962	236,553	277,600	502,541	532,332	357,750		
CONTRACT SERVICES									
01-64217 SOLID WASTE SERVICES	411,510	430,394	447,866	472,665	388,846	472,000	496,300		
TOTAL CONTRACT SERVICES	411,510	430,394	447,866	472,665	388,846	472,000	496,300		
CAPITAL OUTLAY									
01-64551 SIGNS WITH RADAR	5,665	9,856	0	0	0	0	0		
01-64553 CITY HALL REMODEL/REBUILD	0	65,233	1,835	0	0	0	0		
01-64555 DRAINAGE IMPROVEMENTS	62,209	194,091	0	0	12,000	12,000	0		
01-64559 ANNUAL MAINT-ADDED TO 01-64567	0	0	0	264,943	0	0	0		
01-64565 STREET REPAVING/MAINT - WD10	83,025	201,161	110,989	142,560	141,624	142,560	0		
01-64566 ANNUAL MAINT-CEDAR OAK-YR 3	0	0	0	0	0	0	124,400		
01-64567 ANNUAL MAINT-HRBRVW & WLDCT HL	0	157,700	120,729	424,853	7,358	60,000	300,000		
01-64568 ANNUAL MAINTENANCE-YEAR 4	0	0	0	0	0	0	260,900		
01-64569 ANNUAL MAINTENANCE-YEAR 5	0	0	0	0	0	0	350,775		
TOTAL CAPITAL OUTLAY	150,899	628,041	233,553	832,356	160,982	214,560	1,036,075		
TRANSFERS									
TOTAL PUBLIC WORKS	898,747	1,611,398	917,971	1,582,621	1,052,369	1,218,892	1,890,125		

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

01 -GENERAL FUND
MUNICIPAL COURT

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
REPAIRS								
01-67150 COMPUTER MAINTENANCE/UPGRADE	17,159	14,203	18,792	20,000	27,051	27,500	27,500	
TOTAL REPAIRS	17,159	14,203	18,792	20,000	27,051	27,500	27,500	
CONTRACT SERVICES								
01-67220 TRAINING	2,518	2,387	2,230	2,500	550	2,500	2,500	
01-67221 MEMBERSHIPS/SUBSCRIPTIONS	0	80	181	400	0	400	400	
01-67230 COURT SUPPLIES	1,627	1,260	871	1,000	297	750	1,000	
01-67250 POSTAGE	564	614	471	500	697	750	1,000	
01-67260 PROSECUTOR FEES	36,927	31,786	24,858	25,000	25,844	30,000	30,000	
01-67266 CREDIT CARD FEES	5,527	5,454	5,514	6,000	3,934	5,000	5,000	
01-67290 RECORDS STORAGE & MAINTENANCE	518	492	719	1,000	667	1,000	1,000	
TOTAL CONTRACT SERVICES	47,680	42,073	34,844	36,400	31,990	40,400	40,900	
PAYROLL								
01-67330 SALARIES	142,865	122,671	130,695	139,834	114,697	139,834	150,685	
01-67340 PAYROLL TAXES	11,086	9,405	9,763	10,799	9,052	10,799	11,640	
01-67341 RETIREMENT	21,037	16,403	19,552	24,185	16,679	24,185	26,068	
01-67342 LONGEVITY	1,693	896	1,031	1,150	1,028	1,150	1,280	
01-67344 MEDICAL/DENTAL INSURANCE	23,054	19,933	23,545	24,054	20,104	24,054	24,483	
01-67346 WORKERS COMP INSURANCE	466	346	501	683	782	782	716	
TOTAL PAYROLL	200,201	169,654	185,088	200,705	162,342	200,804	214,872	
UTILITIES & SUNDRY								
01-67430 PUBLIC INFORMATION SERVICES	0	0	0	0	0	0	2,500	
01-67450 TELECOM	0	0	0	0	0	0	1,100	
01-67465 GENERAL INSURANCE	397	274	359	500	434	500	500	
01-67475 PUBLIC EDUCATION/COMM RELATION	0	0	0	250	1	250	250	
TOTAL UTILITIES & SUNDRY	397	274	359	750	435	750	4,350	
CAPITAL OUTLAY								
TRANSFERS								
TOTAL MUNICIPAL COURT	265,437	226,204	239,083	257,855	221,818	269,454	287,622	
TOTAL EXPENDITURES	4,282,207	5,471,688	4,818,742	5,575,538	4,429,209	5,148,506	6,181,422	
REVENUE OVER/ (UNDER) EXPENDITURES	1,339,350	779,704	1,158,614	141,996	1,979,790	1,736,644	181,370	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

06 -COURT SPECIAL REVENUE

REVENUES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
<u>FINES & WARRANTS</u>								
06-44170 LTPDF-LOCAL TRUANCY PREVENTION	0	0	1,475	1,300	3,035	3,100	2,400	
06-44180 LMJF-LOCAL MUNICIPAL JURY FUND	0	0	30	50	61	75	50	
06-44200 SECURITY FEES	6,603	6,177	4,317	4,100	3,445	3,500	3,100	
06-44300 TECHNOLOGY FEES	8,768	8,216	4,610	4,500	3,026	3,500	3,500	
TOTAL FINES & WARRANTS	15,371	14,393	10,431	9,950	9,567	10,175	9,050	
<u>CHILD SAFETY REVENUE</u>								
06-45015 CHILD SAFETY & HEALTH REVENUE	10,957	13,254	10,139	9,700	7,091	7,300	8,700	
TOTAL CHILD SAFETY REVENUE	10,957	13,254	10,139	9,700	7,091	7,300	8,700	
 TOTAL REVENUES	 26,328	 27,647	 20,570	 19,650	 16,658	 17,475	 17,750	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

06 -COURT SPECIAL REVENUE
MUNICIPAL COURT

	2017-2018	2018-2019	2019-2020	(----- 2020-2021 -----) (----- 2021-2022 -----)				
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CONTRACT SERVICES								
06-67290 SECURITY EXPENSE	3,578	2,680	1,235	5,000	281	1,000	7,872	
06-67291 TECHNOLOGY EXPENSE	1,564	3,451	1,542	4,500	3,403	4,500	2,500	
06-67292 TRANSLATION SERVICES	0	0	0	0	0	0	1,000	
TOTAL CONTRACT SERVICES	5,142	6,131	2,777	9,500	3,684	5,500	11,372	
CAPITAL OUTLAY								
06-67555 CO - SECURITY EXPENSE	0	0	0	3,000	0	0	0	
06-67560 CO - TECHNOLOGY EXPENSE	8,009	28,945	8,939	10,565	2,910	10,565	5,000	
TOTAL CAPITAL OUTLAY	8,009	28,945	8,939	13,565	2,910	10,565	5,000	
TOTAL MUNICIPAL COURT	13,151	35,076	11,716	23,065	6,594	16,065	16,372	
TOTAL EXPENDITURES	13,151	35,076	11,716	23,065	6,594	16,065	16,372	
REVENUE OVER/ (UNDER) EXPENDITURES	13,177	(7,429)	8,854	(3,415)	10,064	1,410	1,378	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

07 -PD SPECIAL REVENUE

REVENUES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
<u>PD SPECIAL REVENUE</u>								
07-45010 MISCELLANEOUS INCOME	20	0	5	0	0	0	0	
07-45014 POLICE TRAINING REV (LEOSE)	1,785	1,538	1,518	1,538	1,382	1,382	1,500	
07-45040 SALE OF ASSETS	3,357	17,992	3,200	200	0	0	0	
TOTAL PD SPECIAL REVENUE	5,162	19,530	4,723	1,738	1,382	1,382	1,500	
TOTAL REVENUES	5,162	19,530	4,723	1,738	1,382	1,382	1,500	

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

07 -PD SPECIAL REVENUE
 POLICE DEPARTMENT

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----) (----- 2021-2022 -----)				
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
UTILITIES & SUNDRY								
07-61470 LEOSE TRAINING	395	3,260	528	1,538	1,121	1,538	1,500	
07-61471 SPECIAL REVENUE TRAINING	0	0	0	6,462	0	6,462	5,000	
TOTAL UTILITIES & SUNDRY	395	3,260	528	8,000	1,121	8,000	6,500	
TOTAL POLICE DEPARTMENT	395	3,260	528	8,000	1,121	8,000	6,500	
TOTAL EXPENDITURES	395	3,260	528	8,000	1,121	8,000	6,500	
REVENUE OVER/ (UNDER) EXPENDITURES	4,767	16,270	4,195	(6,262)	261	(6,618)	(5,000)	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

08 -STAN GRAHAM MEM TREE FUND

	2017-2018	2018-2019	2019-2020	(----- 2020-2021 -----)	(----- 2021-2022 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>REVENUE</u>								
08-40200 OAK WILT FEE	5,550	4,650	9,000	5,000	10,950	11,000	5,000	
08-40260 TREE REPLACEMENT REVENUE	9,600	0	12,450	0	46,943	46,943	0	
TOTAL REVENUE	15,150	4,650	21,450	5,000	57,893	57,943	5,000	
<u>DONATIONS</u>								
08-45020 DONATIONS-STAN GRAHAM	0	0	250	0	1,125	1,125	0	
TOTAL DONATIONS	0	0	250	0	1,125	1,125	0	
 TOTAL REVENUES	 15,150	 4,650	 21,700	 5,000	 59,018	 59,068	 5,000	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

08 -STAN GRAHAM MEM TREE FUND
TREE FUND

	2017-2018	2018-2019	2019-2020	(-----	2020-2021	-----)	(-----	2021-2022	-----)
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT	Y-T-D	PROJECTED	REQUESTED	PROPOSED	
				BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET	SELECTED
							PB		
MAINTENANCE									
08-60050 BEAUTIFICATION	0	2,018	5,720	45,000	5,820	5,820	65,000		
TOTAL MAINTENANCE	0	2,018	5,720	45,000	5,820	5,820	65,000		
REPAIRS									
08-60156 CITY SIGN MAINT & LANDSCAPING	0	0	1,655	4,250	1,244	1,800	4,250		
TOTAL REPAIRS	0	0	1,655	4,250	1,244	1,800	4,250		
UTILITIES & SUNDRY									
TOTAL TREE FUND	0	2,018	7,376	49,250	7,064	7,620	69,250		
TOTAL EXPENDITURES	0	2,018	7,376	49,250	7,064	7,620	69,250		
REVENUE OVER/ (UNDER) EXPENDITURES	15,150	2,632	14,324	(44,250)	51,954	51,448	(64,250)		

*** END OF REPORT ***

**CITY OF WEST LAKE HILLS
PROPOSED BUDGET SUMMARY TOTALS -WASTEWATER
FY 2021-2022**

AS OF 9/08/21

WASTEWATER (WW) FUNDS			
02	10	11	
WW FUND	WW DEBT SERVICE FUND	WW CONSTR. FUND	TOTAL WW FUNDS
REVENUES			
\$ -	\$ -	\$ -	\$ -
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
2,192,600	100	500	2,193,200
\$ 2,192,600	\$ 100	\$ 500	\$ 2,193,200
EXPENSES			
			\$ -
			-
			-
			-
			-
			-
2,004,988	-	-	2,004,988
\$ 2,004,988	\$ -	\$ -	\$ 2,004,988
BUDGET SURPLUS/ (SHORTFALL)			
\$ 187,612	\$ 100	\$ 500	\$ 188,212

WW FUND	Audited 9/30/18	Audited 9/30/19	Audited 9/30/20	Estimated Year End Budget FY20-21	Proposed Budget FY21-22
WW Fund Balance	\$ 1,892,748	\$ 2,043,696	\$ 2,405,620	\$ 2,575,714	\$ 2,763,926

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

02 -WASTE WATER FUND

REVENUES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
<u>REVENUE</u>								
02-50100 WASTEWATER REVENUE	1,848,905	1,882,707	1,986,364	1,950,000	1,858,806	2,050,000	2,150,000	
02-50200 WASTEWATER PENALTIES	7,625	4,671	3,683	4,000	275	1,500	3,500	
02-50250 INDUSTRIAL SURCHARGE REVENUE	39,434	83,888	91,993	55,000	73,408	55,000	30,500	
02-50300 REIMBURSEMENT REVENUE	0	0	6,983	0	4,491	5,000	0	
02-50400 PRELIM ENGR ASSESSMENT FEE	0	0	2,435	0	822	1,000	0	
02-50500 ADMINISTRATIVE FEES	7,689	6,013	5,554	3,000	5,001	6,000	5,000	
02-50505 CREDIT CARD FEES	1,030	3,621	3,645	0	3,339	3,500	3,500	
02-50700 IMPACT FEES	91,932	0	133,952	0	7,661	7,661	0	
02-50750 INTEREST INCOME	610	865	419	400	33	35	100	
TOTAL REVENUE	1,997,225	1,981,766	2,235,026	2,012,400	1,953,837	2,129,696	2,192,600	
 TOTAL REVENUES	 1,997,225	 1,981,766	 2,235,026	 2,012,400	 1,953,837	 2,129,696	 2,192,600	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021
PROPOSED BUDGET FOR SEPTEMBER 8, 2021

02 -WASTE WATER FUND
WASTEWATER DEPARTMENT

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
MAINTENANCE								
02-60005 SYSTEM MAINTENANCE	36,805	22,650	11,708	15,000	0	0	0	
02-60055 COMPUTER MAINTENANCE	8,239	9,732	14,668	0	0	0	0	
TOTAL MAINTENANCE	45,044	32,382	26,376	15,000	0	0	0	
CONTRACT SERVICES								
02-60205 WASTEWATER PROJECT CONSULTANT	14,063	14,118	6,651	0	0	0	0	
02-60220 TREATMENT CHARGES (COA)	400,972	387,267	381,001	410,000	394,005	418,000	410,000	
02-60225 TRAINING	0	1,488	580	0	0	0	0	
02-60230 BILLING FEES/AWR	5,019	5,691	5,694	42,000	28,304	30,000	45,000	
02-60235 OFFICE SUPPLIES	249	693	597	0	0	0	0	
02-60240 LEGAL SERVICES	2,026	405	0	1,000	0	0	0	
02-60250 WW CHEMICALS	23,625	19,977	31,052	30,000	30,490	40,000	30,000	
02-60260 WW UTILITIES	7,594	7,544	7,214	9,000	6,238	7,750	9,000	
02-60266 CREDIT CARD FEES	2,016	2,975	5,223	3,500	4,721	5,000	1,000	
02-60270 WW M & O - FIXED/CROSSROADS	27,105	27,105	27,105	30,000	20,329	27,105	30,000	
02-60275 WW M & O - VARIABLE/CROSSROADS	104,197	181,324	187,324	150,000	134,954	180,000	150,000	
02-60290 RECORDS STORAGE & MAINTENANCE	0	0	0	0	18	100	0	
TOTAL CONTRACT SERVICES	586,865	648,587	652,440	675,500	619,059	707,955	675,000	
PAYROLL								
02-60330 WW SALARIES	48,854	45,823	44,766	0	11	11	0	
02-60340 PAYROLL TAXES	3,399	3,312	3,559	0	4	4	0	
02-60341 RETIREMENT	7,723	7,425	6,223	0	0	0	0	
02-60344 MEDICAL/DENTAL INSURANCE	9,300	10,400	7,618	0	0	0	0	
02-60346 WORKERS COMP INSURANCE	83	209	267	0	0	0	0	
TOTAL PAYROLL	69,359	67,169	62,434	0	15	15	0	
UTILITIES & SUNDRY								
02-60405 MISCELLANEOUS	0	14	0	0	0	0	0	
02-60410 ENGINEERING	6,307	8,329	8,932	7,500	15,932	11,000	10,000	
02-60450 TELECOM	0	48	922	1,500	0	0	0	
02-60465 GENERAL INSURANCE	5,716	5,903	6,156	5,900	6,162	6,162	6,195	
TOTAL UTILITIES & SUNDRY	12,024	14,294	16,010	14,900	22,094	17,162	16,195	
CAPITAL OUTLAY								
02-60510 DEBT PAYMENTS	483,763	468,729	215,793	1,068,390	1,068,429	1,068,429	1,123,293	
02-60515 DEBT PMT TO GENERAL FUND	6,828	0	150,000	150,000	0	150,000	150,000	
02-60565 CAPITAL OUTLAY - WW SYSTEM	0	0	0	10,000	16,641	16,641	40,500	
02-60570 WW PUMPS	0	0	0	5,000	0	0	0	
TOTAL CAPITAL OUTLAY	490,590	468,729	365,793	1,233,390	1,085,070	1,235,070	1,313,793	

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

02 -WASTE WATER FUND
 WASTEWATER DEPARTMENT

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
TRANSFERS								
02-60900 TRANSFER OUT	0	0	(150,000)	0	0	0	0	
02-60998 DEPRECIATION	619,192	619,767	620,084	0	0	0	0	
TOTAL TRANSFERS	619,192	619,767	470,084	0	0	0	0	
TOTAL WASTEWATER DEPARTMENT	1,823,074	1,850,929	1,593,138	1,938,790	1,726,237	1,960,202	2,004,988	
TOTAL EXPENDITURES	1,823,074	1,850,929	1,593,138	1,938,790	1,726,237	1,960,202	2,004,988	
REVENUE OVER/ (UNDER) EXPENDITURES	174,151	130,837	641,888	73,610	227,599	169,494	187,613	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

10 -WASTEWATER DEBT SERVICE

REVENUES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)			(----- 2021-2022 -----)	
				CURRENT	Y-T-D	PROJECTED	REQUESTED	PROPOSED
				BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
							PB	SELECTED
INCOME								
10-40100 INTEREST INCOME	4,299	8,453	5,247	4,500	103	100	100	
TOTAL INCOME	4,299	8,453	5,247	4,500	103	100	100	
TOTAL REVENUES	4,299	8,453	5,247	4,500	103	100	100	

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

10 -WASTEWATER DEBT SERVICE
 WW DEBT SERVICE

	2017-2018	2018-2019	2019-2020	(----- 2020-2021 -----)	(----- 2021-2022 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>CAPITAL OUTLAY</u>								
REVENUE OVER/ (UNDER) EXPENDITURES	4,299	8,453	5,247	4,500	103	100	100	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

11 -WASTEWATER CONSTRUCTION

	2017-2018	2018-2019	2019-2020	(----- CURRENT	2020-2021 -----) (----- 2021-2022 -----)	PROJECTED	REQUESTED	PROPOSED
REVENUES	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	BUDGET
					ACTUAL		PB	SELECTED
INCOME								
11-40100 INTEREST INCOME	8,226	11,658	5,646	4,500	450	500	500	
TOTAL INCOME	8,226	11,658	5,646	4,500	450	500	500	
TOTAL REVENUES	8,226	11,658	5,646	4,500	450	500	500	

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2021
 PROPOSED BUDGET FOR SEPTEMBER 8, 2021

11 -WASTEWATER CONSTRUCTION
 EXPENSE

EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	(----- 2020-2021 -----)		(----- 2021-2022 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
REPAIRS								
CONTRACT SERVICES								
CAPITAL OUTLAY								
TRANSFERS								
REVENUE OVER/ (UNDER) EXPENDITURES	8,226	11,658	5,646	4,500	450	500	500	

*** END OF REPORT ***

Property Tax Calculations

2018 Total Taxable	2019 Total Taxable	2020 Total Taxable	2021 Total Taxable		Change 2020 to 2021	
\$2,159,747,675	\$2,306,765,290	\$2,392,071,929	\$2,586,936,711		8.15%	
2018 Total Taxable w/o New Property	2019 Total Taxable w/o New Property	2020 Total Taxable w/o New Property	2021 Total Taxable w/o New Property			
\$2,121,704,553	\$2,287,786,240	\$2,378,704,779	\$2,557,175,547		7.50%	
2018 Voter-Approval Rate	2019 Voter-Approval Rate	2020 Voter-Approval Rate	2021 Voter-Approval Rate			
0.7000	0.0714	0.0786	0.0767		-2.42%	
Average Appraised Value of Residence with a homestead exemption						
2018 Average Residence	2019 Average Residence	2020 Average Residence	2021 Average Residence			
\$1,281,233	\$1,380,826	\$1,362,306	\$1,639,087		20.32%	
Average Taxable Value of Residence with a homestead exemption						
2018 Average Residence	2019 Average Residence	2020 Average Residence	2021 Average Residence			
\$1,163,975	\$1,275,855	\$1,329,391	\$1,449,652		9.05%	
2018 Collection Rate	2019 Collection Rate	2020 Collection Rate	2021 Collection Rate			
100%	99%	99%	100%			
Rate	Average \$ Increase (actual rate)	Average \$ Increase (No New Revenue Rate)	Tax on Average Residence	Estimated Tax Levy		Increase over Last Years Tax Levy
0.0735	-\$73.57	-\$9,081.70	\$1,065.86	\$1,880,169	No New Revenue Rate	\$0
0.0767	-\$27.54	\$46.02	\$1,111.88	\$1,984,180	Voter-Approval Rate	\$104,012
0.0786	\$0.00	\$73.57	\$1,139.43	\$2,033,332	Current Rate	\$153,164
0.0928	\$205.85	\$279.42	\$1,345.28	\$2,400,677	De Minimis Rate*	\$520,509
*De Minimis Rate - New last year - To allow smaller cities some flexibility to adopt a tax rate that generates \$500,000 more in property tax revenue than the previous year.						
as of 7.29.21						

WLH PD Capital Outlay Projection FY2021/2022

BUDGET PLAN ITEMS

			FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	
Item	Average useful life	# needed per year	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Vehicles	5 years	2 per year	\$94,000	\$108,000	\$110,500	\$110,500	\$110,500	\$110,500	\$110,500	\$110,500	FY 2018/19 cost updated
	# needed per year			2	2	2	2	2	2	2	
	cost per unit			\$54,000	\$55,250	\$55,250	\$55,250	\$55,250	\$55,250	\$55,250	
	total cost (est.)			\$108,000	\$110,500	\$110,500	\$110,500	\$110,500	\$110,500	\$110,500	
2	Authorized - FY 2018/2019	2	\$108,000								
	Requested - FY 2019/2020	2		\$108,000							
2	Authorized - FY 2019/2020	2		\$110,500							
	Requested - FY 2020/2021	2			\$110,500						
	Authorized - FY 2020/2021	0			\$0						
	Requested - FY 2021-2022	2				\$101,000					1 squad car (4WD with winch) and 1 traffic car
Radios - in car	5-7 years	7 year rep. cycle	\$19,653	\$11,000	\$0	\$0	\$0	\$11,000	\$11,000	\$11,000	
	# needed per year			2	0	0	0	2	2	2	
	cost per unit			\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	
	total cost (est.)			\$11,000	\$0	\$0	\$0	\$11,000	\$11,000	\$11,000	
3	Authorized - FY 2018/2019	3	\$16,000								
	Requested - FY 2019/2020	2		\$11,000							
	Authorized - FY 2019/2020	2		\$11,000							
	Requested - FY 2020/2021	0			\$0						
	Authorized - FY 2020/2021	0			\$0						
	Requested - FY 2021-2022	1				\$0					
Radios - handheld	5-7 years	7 year rep. cycle	\$30,375	\$5,300	\$0	\$0	\$0	\$21,200	\$15,900	\$15,900	
	# needed per year			1	0	0	0	4	3	3	
	cost per unit			\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	
	total cost (est.)			\$5,300	\$0	\$0	\$0	\$21,200	\$15,900	\$15,900	
5	Authorized - FY 2018/2019	5	\$26,500								
	Requested - FY 2019/2020	1		\$5,300							
	Authorized - FY 2019/2020	1		\$5,300							
	Requested - FY 2020/2021	0			\$0						
	Authorized - FY 2020/2021	0			\$0						
	Requested - FY 2021-2022	0				\$0					

WLH PD Capital Outlay Projection FY 2021/ 2022

Tasers	5 years, per Taser Int.	5 year rep. cycle	\$4,653	\$5,250	\$8,750	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
	# needed per year			3	5	4	4	4	4	4	
	cost per unit			\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	
	total cost (est.)			\$5,250	\$8,750	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
8	Authorized - FY 2018/2019	8	\$12,568								
	Requested - FY 2019/2020	3		\$5,250							
	Authorized - FY 2019/2020	3		\$5,250							
	Requested - FY 2020/2021	5			\$8,750						
	Authorized - FY 2020/2021	3			\$5,250						
	Requested - FY 2021-2022	4				\$7,000					4 Tasers
			FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	
Item	Average useful life	# needed per year	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Body Cameras	3-4 years	4 year rep. cycle	\$4,608	\$8,100	\$8,000	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	
	# needed per year			4	5	4	4	4	4	4	
	cost per unit (need dock 2019)			\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	
	total cost (est.)			\$6,400	\$8,000	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	
4	Authorized - FY 2018/2019	4	\$6,144								
	Requested - FY 2019/2020	4		\$6,400							
	Authorized - FY 2019/2020	4		\$6,400							
	Requested - FY 2020/2021	5			\$8,000						
	Authorized - FY 2020/2021	4			\$6,400						
	Requested - FY 2021-2022	4				\$6,400					4 Body Cameras
Arbitrator in car camera system	4-5 years	5 year rep. cycle	\$10,962	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	
	# needed per year			2	2	2	2	2	2	2	
	cost per unit			\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
	total cost (est.)			\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	
2	Authorized - FY 2018/2019	2	\$13,770								
	Requested - FY 2019/2020	2		\$14,000							
	Authorized - FY 2019/2020	2		\$14,000							
	Requested - FY 2020/2021	2			\$14,000						
	Authorized - FY 2020/2021	0			\$0						
	Requested - FY 2021-2022	3				\$14,000					2 InCar video systems

WLH PD Capital Outlay Projection FY 2021/2022

Stalker in car radar:	5 years	5 year rep. cycle	\$6,100	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	
# needed per year				2	2	2	2	2	2	2	
cost per unit				\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	
total cost (est.)				\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	
3 Authorized - FY 2018/2019	3		\$9,150								
Requested - FY 2019/2020	2			\$6,400							
Authorized - FY 2019/2020	2			\$6,400							
Requested - FY 2020/2021	2				\$6,400						
Authorized - FY 2020/2021	0				\$0						
Requested - FY 2021-2022	3					\$6,400					2 Radars
Toughbook in car computers	3-4 years	4 year rep. cycle	\$13,362	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	
# needed per year				2	2	2	2	2	2	2	
cost per unit				\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	updated price
total cost (est.)				\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	
0 Authorized - FY 2018/2019	0		\$0								
Requested - FY 2019/2020	2			\$11,000							
Authorized - FY 2019/2020	2			\$11,000							
Requested - FY 2020/2021	2				\$11,000						
Authorized - FY 2020/2021	0				\$0						
Requested - FY 2021-2022	2					\$11,000					2 laptops
			FY 2018-2019	FY 2019-2020	FY 2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	
Total spent (2018-2019) for "budget plan" items			\$192,132								
Total planned (2019-2020) for "budget plan" items				\$167,350							
Total requested (2020-2021) for "budget plan" items					\$158,650						
Total spent (2020-2021) for "budget plan" items					\$11,650						
2021-2022 budget plan items						\$155,300					
2021-2022 requested items						\$145,800					
2022-2023							\$155,300				
2023-2024								\$187,500			
2024-2025									\$182,200		
2025-2026										\$182,200	

CITY OF WEST LAKE HILLS MAINTENANCE LIST

AS OF 8.18.21



Year	ID	Street	Description	Estimated Drainage Costs	Estimated Street Costs	Estimated Total Cost	Estimated Annual Cost	Status
1	*1	Yaupon Valley Rd Pavement	West Of Redbud Trl	\$ -	\$ 107,663	\$ 107,663	\$ 368,392	Completed
	2	Forest View Dr Pavement	End to City limits	\$ -				
	3	Ledgeway Dr Pavement	Entire Rd	\$ -	\$ 260,729	\$ 260,729		
	4	Westlake Dr Pavement (Temporary)	Buckeye Dr to Redbud Trl	\$ -				
	5	Ox Eye Trl Pavement	Entire Rd	\$ -				
2	*6	Harbor View Drainage and Pavement	Wild Cat Hollow to Culvert	\$ 473,375	\$ 99,550	\$ 572,925	\$ 572,925	In Progress FY20-21
3	*7	Wild Cat Hollow Pavement	Skyline Dr to End	\$ 150,000	\$ 296,175	\$ 446,175	\$ 446,175	In Progress FY20-21
	8	Cedar Oak Drainage		\$ 124,400	\$ -	\$ 124,400	\$ 124,400	In Budget for FY21-22
4	9	Double Fork Rd Pavement	Entire Rd	\$ -	\$ 45,500	\$ 45,500	\$ 260,900	In Budget for FY21-22
	10	Juniper Rd Pavement	Redbud Trl to Mulberry Rd	\$ -	\$ 74,475	\$ 74,475		
	11	Kannan Rd Pavement	Entire Rd	\$ -	\$ 140,925	\$ 140,925		
5	12	Spurlock Valley Rd Drainage & Pavement	Entire Rd	\$ 190,500	\$ 37,150	\$ 227,650	\$ 350,775	In Budget for FY21-22
	13	Old Bee Cave Rd Drainage	Entire Rd	\$ 123,125	\$ -	\$ 123,125		
6	14	Rocky River Rd Pavement	Entire Rd	\$ -	\$ 239,350	\$ 239,350	\$ 365,325	FY22-23
	15	Wren Valley Cv Pavement	Entire Rd	\$ -	\$ 125,975	\$ 125,975		
7	16	N Peak Rd Pavement	Rollingwood Dr to Gentry Dr	\$ 56,388	\$ 249,825	\$ 306,213	\$ 356,213	FY23-24
	17	Pavement Condition Analysis		\$ -	\$ 50,000	\$ 50,000		
8	18	Buckeye Trl Pavement	Spiller Rd to Westlake Dr	\$ 73,575	\$ 177,450	\$ 251,025	\$ 454,775	FY24-25
	19	Skyline Dr Pavement	Nob Hill Cir to Wild Cat Hollow	\$ 75,000	\$ 128,750	\$ 203,750		
9	20	Terrace Mtn Cv Pavement	Entire Rd	\$ -	\$ 24,100	\$ 24,100	\$ 508,950	FY25-26
	21	Swiftcurrent Trl Pavement	Entire Rd	\$ -	\$ 87,400	\$ 87,400		
	22	Oak Ridge Dr Pavement	Rock Creek Dr to Westbrook Dr	\$ -	\$ 22,850	\$ 22,850		
	23	Washington Cutoff Pavement	Entire Rd	\$ -	\$ 30,850	\$ 30,850		
	24	Calithea Rd Pavement	Entire Rd	\$ -	\$ 38,150	\$ 38,150		
	25	Circle Ridge Dr Pavement	Redbud Trl to Little Bend Rd	\$ -	\$ 66,150	\$ 66,150		
	26	Las Lomas Ct Pavement	Entire Rd	\$ -	\$ 39,650	\$ 39,650		
	27	Spiller Ln Pavement	Entire Rd	\$ -	\$ 65,000	\$ 65,000		
	28	Split Rail Trl Pavement	Westbrook Dr to Bulian Ln	\$ -	\$ 40,000	\$ 40,000		
	29	Westwood Ter Pavement	Bee Cave Rd to Westbrook W	\$ -	\$ 26,450	\$ 26,450		
	30	Rock Creek Dr Pavement	Oak Ridge Dr to City Limits	\$ -	\$ 39,000	\$ 39,000		
10	31	Crestwood Ct Pavement	Entire Rd	\$ -	\$ 29,350	\$ 29,350	\$ 443,500	FY26-27
	32	Nob Hill Cir Pavement	Entire Rd	\$ 75,000	\$ 142,500	\$ 217,500		
	33	Windsong Trl Pavement	Entire Rd	\$ 70,000	\$ 156,000	\$ 226,000		
11	34	Cedar Park Dr Pavement	Entire Rd	\$ 40,000	\$ 93,125	\$ 133,125	\$ 311,275	FY27-28
	35	Bent Tree Ct Pavement	Entire Rd	\$ 10,000	\$ 39,200	\$ 49,200		
	36	Sugar Creek Dr Pavement	Gentry Dr to End	\$ -	\$ 72,050	\$ 72,050		
	37	Rocky Ledge Rd Pavement	Rocky River Rd to End	\$ -	\$ 56,900	\$ 56,900		
12	38	Circle Ridge Dr Pavement	Little Bend Rd to End	\$ -	\$ 69,450	\$ 69,450	\$ 375,050	FY28-29
	39	Las Lomas Dr Pavement	Parkwood Ct to Woodview Ct	\$ 45,000	\$ 62,450	\$ 107,450		
	40	Live Oak Cir Pavement	Entire Rd	\$ 65,000	\$ 133,150	\$ 198,150		

* Dependent on Travis County Water District 10 Scheduling

CAPITAL IMPROVEMENTS PROGRAM AUGUST
2021

RESOLUTION NO. 2021-09-01

**A RESOLUTION OF THE CITY OF WEST LAKE HILLS, TEXAS,
RATIFYING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2021-2022;
FUNDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES;
FILING OF BUDGET; REPEALER; SEVERABILITY; EFFECTIVE
DATE; AND PROPER NOTICE.**

WHEREAS, the City of West Lake Hills City Council (“City Council”) seeks to enact and otherwise approve the City of West Lake Hills’ (“City”) budget for Fiscal Year 2021-2022; and

WHEREAS, the new fiscal year commences for the City on October 1, 2021; and

WHEREAS, the Budget as adopted raises more total property taxes than last year’s budget by \$153,164.00, which is an eight and one fifteenth percent (8.15%) increase from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$23,392.00; and

WHEREAS, Local Government Code § 102.007 requires the City ratify the Budget by a separate vote; and

WHEREAS, the City Council finds that the proposed Budget is for legitimate municipal purposes, and complies with Texas Local Government Chapter 102; and

WHEREAS, pursuant to Texas Local Government Code §51.001 the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code §101.002, the City Council may manage and control the finances of the municipality; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City to adopt an ordinance establishing a budget for the upcoming fiscal year; and

WHEREAS, the City has satisfied all statutory requirements for public notices and public hearings regarding the attached budget (*Attachment “A”*).

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

1. FINDINGS OF FACT

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

2. ENACTMENT

The City's budget for Fiscal Year 2021-2022 shall read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Resolution for all intents and purposes.

3. REPEALER

To the extent reasonably possible, resolutions and ordinances are to be read together in harmony. However, all resolutions and ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

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

5. FILING OF THE BUDGET

The City Secretary is hereby directed to file the budget on the website of the City and in the City's official records.

6. EFFECTIVE DATE

This Resolution shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

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

PASSED & APPROVED, this the ____ day of September 2021, by the following roll call vote of the City Council of West Lake Hills, Texas:

Mayor Pro Tem Walker	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember McCollough	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember Plunkett	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember South	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember Bowman	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>

CITY OF WEST LAKE HILLS:

Linda Anthony, Mayor

ATTEST:

Stephanie Mills, City Secretary

Attachment “A”

**Adopted Budget
Fiscal Year 2021-2022**

ORDINANCE NO. 2021-XXX

AN ORDINANCE OF THE CITY OF WEST LAKE HILLS, TEXAS, APPROVING THE 2021 AD VALOREM TAX RATE AND LEVY OF SEVEN & EIGHT SIXTH CENTS (\$0.0786) PER ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE CITY LIMITS OF THE CITY; PROVIDING FOR PENALTIES AND INTEREST; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; SEVERABILITY; SAVINGS CLAUSE; PUBLICATION AND EFFECTIVE DATE

WHEREAS, a budget appropriating revenues generated for the use and support of the municipal government for fiscal year 2021-2022 of the City of West Lake Hills (“City”) has been proposed by the City Council of the City of West Lake Hills (“City Council”) as required by Chapter 102 of the Texas Local Government Code; and

WHEREAS, a notice of the hearing on a proposed tax revenue increase was published in the City’s official newspaper; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary of proper for carrying out a power granted by to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City to adopt an ordinance establishing an ad valorem tax rate.

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

1. APPROVAL OF 2021 TAX RATE & LEVY

That there be and is hereby levied and shall be assessed and collected for the year 2021, on all taxable property, real, personal and mixed, situated within the city limits of the City, and not exempt under the Constitution of the State and valid state laws, an ad valorem tax rate of Seven & Eight Sixth Cents (\$0.0786) on each One Hundred Dollars (\$100.00) assessed value of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenses and budget of the municipal government of the City (maintenance and operations (M&O)), a tax rate of Seven & Eight Sixth Cents (\$0.0786) on each One Hundred Dollars (\$100.00) assessed value of taxable property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR’S YEAR. THIS TAX RATE WILL EFFECTIVELY BE RAISED BY EIGHT AND ONE FIFTEENTH PERCENT (8.15%) AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$5.10.

- (b) The City Secretary shall cause the following notice to be posted on the homepage of the City's internet website:

THE CITY OF WEST LAKE HILLS, TEXAS ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY EIGHT AND ONE FIFTEENTH PERCENT (8.15%) AND WILL INCREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,00.00 HOME BY APPROXIMATELY \$5.10.

2. PENALTY & INTEREST

All taxes shall become a lien upon the property against which assessed and the City Tax Assessor/Collector for the City of West Lake Hills, Texas, shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, or the payment of said taxes, penalty and interest for the general fund of the City of West Lake Hills, Texas.

3. FINDINGS OF FACT

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

4. SEVERABILITY CLAUSE

That if any section, subsection, paragraph, clause, phrase, or provision of this Ordinance shall be judged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or provision thereof, other than the part so decided to be invalid or unconstitutional.

5. SAVINGS CLAUSE

That all previous ordinances shall remain in full force and effect, save and except as amended by this Ordinance.

6. PUBLICATION CLAUSE

The City Secretary of the West Lake Hills, Texas, is hereby directed to place the information above on the City's Website and provide all other notice as required by law.

7. EFFECTIVE DATE

The necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this Ordinance shall take effect immediately from and after its passage as the law in such provides.

8. PROPER NOTICE & MEETING

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

PASSED & APPROVED this, the ____ day of September 2021 by the following City Council of the City of West Lake Hills roll call vote:

Mayor Pro Tem Walker	_____ <i>For</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember McCollough	_____ <i>For</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember Plunkett	_____ <i>For</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember South	_____ <i>For</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Councilmember Bowman	_____ <i>For</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>

CITY OF WEST LAKE HILLS:

Linda Anthony, Mayor

ATTEST:

Stephanie Mills, City Secretary

The City of West Lake Hills received Statements of Qualification from the following legal firms:

- Randle Law Office Ltd., L.L.P.
- Messer Fort and McDonald
- Bojorquez Law Firm, PC
- Denton Navarro Rocha Bernal & Zech, PC
- The Nichols Firm, PLLC