



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, May 25, 2022 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 25th day of May 2022 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 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:

Meeting ID:349 954 9035
Passcode: 387042

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID:349 954 9035, Password: 387042

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to agrundman@westlakehills.gov by 1:00 P.M. on May 25,2022.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing agrundman@westlakehills.gov. Comments must be received by 1:00 P.M. on May 25, 2022.

1. Call to Order
2. Administration Swearing in of new elected officers: Mayor, Councilmember Place 2 and Councilmember Place 4
3. Proclamation Recognizing the Month of May as Wildfire Awareness Month
4. 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

5. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen
 - a. Approval of the May 17, 2022 4:00 PM Special Meeting Minutes
 - b. Approval of the May 17, 2022 4:05 PM Special Meeting Minutes
6. Land Use **3312 Bee Cave Road:** Discussion/recommendation on an application for a variance request to exceed the maximum allowed fence height for a new fence (West Lake Hills Code Section 22.03.173). Applicant Martin and Missy Taylor.
7. Public Works Discussion and possible action on traffic and traffic calming measures for Ridgewood Road.
8. Administration Discussion and Update on Bond Items including the new City Hall Property
9. Executive Session Executive Session An Executive Session may be held in accordance with the contained in Texas Government Code, section 551.071 for:
 - a. Consultation with Legal Counsel to discuss pending litigation in Cause No. 2019-03-28-01; City of West Lake Hills, Plaintiff, v. Jaff Ventures, LLC; Douglas Jaffe III, and 1405 Wild Cat Hollow, West Lake Hills, Texas, Defendants and Cause No. D-1-GN-19-007546; City of West Lake Hills, Plaintiff v. Jaff Ventures, LLC and Douglas Jaffe III
 - b. Discuss pending litigation in Cause No. D-1-GN-21-007357; *Alvarez v. City of West Lake Hills Board of Adjustment*, 200th District Court, Travis County, Texas – 1505 Wildcat Hollow
 - c. 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)
10. Administration Take Any Necessary or Appropriate Action on Matters Posted for Consideration in Closed/Executive Session.
11. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the May 25, 2022 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on 20th day of May, 2022 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Ashby Grundman, City
Secretary Designee

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
Tuesday, May 17, 2022 at 4:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 4:01 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Walker, Councilmembers, Brian Plunkett, Beth South, and Gordon Bowman. Councilmember Rhonda McCollough is not available.

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

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

I'm going to take a couple of minutes to shout out to one, the voters of West Lake Hills for showing up in such fabulous numbers and having to go to two places to cast their ballots. Bravo for the extra effort and the incredible turnout. Secondly, I'd like to thank all the people that made this election possible. I'm not going to be able to single out every single person by name, but I'm going to start by giving a shout out to Gordon and Beth. When it became apparent that we were actually going to have to run our own election I asked Gordon and Beth since they were the two council members who were not on the ballot and I needed to stay three arms lengths away from the process if they would take over and actually figure out what we needed to do. Thank you both and being so generous with your time and energy. You really made it possible. Thanks to all the poll workers who came in and spent hours. A hero's thanks goes to our very own Robert Meisel. This election would not have been possible without Robert. As the Election Judge, he had to preside over it all. It really was an awesome thing that you did, Robert. We wouldn't have been able to pull it off without your expertise and again your generosity in stepping up and spearheading this. We thank you. It really was a community effort and very well done.

3. Administration Ordinance. Discuss and Consider Action on Ordinance 2022-006 Canvassing Returns And Declaring Results Of The General Election, Held On May 7, 2022, For The Purpose Of Electing The Mayor And Two (2) Council Members, Place 2 And Place 4.

City Administrator Fletcher states the preliminary results of the election are posted on the City's website. The final results for that evening were the Mayor, 728 votes received; Jeff Taylor received 185 votes. Place 2, Brian Plunkett received 450 votes. Place 4, Darin Walker received 551 votes.

Motion. Councilmember Bowman moves to approve. Councilmember South seconds. Unanimously (4-0) approved.

4. Administration. Swearing in of new elected officers: Mayor, Councilmember Place 2 and Councilmember Place 4.

Item skipped to the May 25, 2022 meeting.

5. Administration. Discuss and Consider Action on Selection of Mayor Pro Tem.

Motion. Councilmember Walker moves to approve. Seconded by Councilmember South. Councilmember Bowman abstains. Approved (3-0).

6. Adjournment.

Motion: Councilmember Walker moves to adjourn. Seconded by Councilmember Plunkett. Unanimous approval (4-0). Meeting adjourns at 4:15 p.m.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL SPECIAL CALL MEETING
Tuesday, May 17, 2022 at 4:05 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 4:15 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Walker, Councilmembers, Brian Plunkett, Beth South, and Gordon Bowman. Councilmember Rhonda McCullough is not available.

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

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

3. Consent Agenda. All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen.
- a) Approval of the April 27, 2022 Regular Meeting Minutes
 - b) Approval of the Quarterly Investment Report for Q2 FY2021-22
 - c) Approval of the Q1 2022 Public Safety Report
 - d) Approval of the Building and Development Services Department Report for Quarter 1 and Quarter 2 Fiscal Year 2021-2022.
 - e) **404 Camp Craft Road:** Proposed site plan amendment and building permit for parking extension and drainage improvements. Applicant Tackyong Kim.
 - f) **3300 Bee Cave Road:** Proposed site plan amendment and building permit for a patio addition for Flower Child Restaurant. Applicant Dan Wheat.
 - g) **Item #6: Finance** Discuss and consider action on amending Resolution 2020-11-01 to delete/add signers on the Local Government Investment Cooperative (LOGIC) Investment Pool.

Motion. Mayor Pro Tem Walker moves to approve. Councilmember Bowman seconds. Unanimously (4-0) approved.

4. Administration. Discussion and Update on Bond Items including the new City Hall Property.

City Administrator Fletcher states Ashby Grundman will kick it off by discussing the transportation side and then City Hall.

Director Grundman: Two weeks ago we had a meeting with K.Friese to get a status update and introduced Trey as well. The Bonds are still on schedule. They are finalizing some of the survey work. The bids will be going out early 2023.

City Administrator Fletcher: We are scheduled to close on the Bee Cave property on Friday. With Cristian's assistance we have a Professional Services Agreement.

Mayor Anthony: I thought we were leaning toward a one-story option on this. The public involvement needs to be earlier than later. I would like to have this out in the public's eye as much as possible.

Motion: No Action Taken.

5. Administration. Discuss and consider action regarding the analysis of wastewater rates and the preparation of a wastewater master plan.

Mayor Anthony: It's a good time to look at a more in depth look at our system.

City Administrator Fletcher: I have heard concerns about rates. There are opportunities to do a Wastewater Master Plan.

Mayor Anthony: There is one issue that does need to be addressed and that is the disparity or the subsidizing of those with gravity flow systems and those that have grinder pumps.

Motion: No Action Taken.

6. Administration. Discuss and consider action regarding the reissuance of the request for qualifications (RFQ) for city attorney services.

City Administrator Fletcher: Recommendation of re-issuing RFQ.

Motion: No Action Taken.

7. Administration. Discuss and consider action on posting notice of the vacancy on ZAPCO and requesting applications.

Mayor Anthony: It seems a good time to post the opening. I suggest we leave it open for a month.

Motion: No Action Taken.

8. Executive Session. Executive Session An Executive Session may be held in accordance with the contained in Texas Government Code, Section 551.071 for:

- a) Consultation with Legal Counsel to discuss pending litigation in Cause No. 2019-03-25-01; City of West Lake Hills, Plaintiff, v. Jaffe Ventures, LLC; Douglas Jaffe III, and

1405 Wildcat Hollow, West Lake Hills, Texas, Defendants and Cause No. D-1-GN-19-007546; City of West Lake Hills, Plaintiff v. Jaffe Ventures, LLC and Douglas Jaffe, III.

- b) Discuss pending litigation in Cause No. D-1-GN-21-007357; *Alvarez v. City of West Lake Hills Board of Adjustment*, 200th District Court, Travis County, Texas – 1505 Wildcat Hollow.
- c) 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 goes into Executive Session at 4:49 p.m.

Council returns from Executive Session at 5:31 p.m.

9. Administration. Take Any Necessary or Appropriate Action on Matters Posted for Consideration in Closed/Executive Session.

Motion: No Action Taken.

10. Adjournment.

Motion: Mayor Pro Tem Walker moves to adjourn. Councilmember Plunkett seconds. Unanimous (4-0) Approval.



**FENCE VARIANCE
STAFF REPORT**

MAY 25, 2022

Project Address: 3312 Bee Cave Road

Project Number: 2022-1033

Agenda Item: Land Use: **3312 Bee Cave Road:** Discussion/recommendation on an application for a variance request to exceed the maximum allowed fence height for a new fence (West Lake Hills Code Section 22.03.173). Applicant Martin and Missy Taylor.

Applicant Information: Martin and Missy Taylor

Hearing Dates:

April 20, 2022, ZAPCO (ZAPCO meeting was cancelled)
May 18, 2022, ZAPCO
May 25, 2022, City Council

Location: The subject property is located along the north side of Bee Cave Road, just west of the Westbank Market Shopping Center.

Property Information, Zoning & Site Characteristics:

Owner: Bulian Search Trust
Legal Description: Abstract 14 Survey 21
Lot Size: 5.95 acres (259,182 square feet)
Zoning: R1 – One Family Residential

The site is surrounded by residential properties. To the west is West Lake Hills' ETJ, to the east is the Las Lomas Subdivision.

Background & Analysis:

The lot currently has a single-family residence along with a couple of accessory structures (guest house, pool house, art studio).

The applicant is requesting a variance for an 8-foot-tall privacy fence along the sides of the driveway. The applicant is proposing a vegetation plan as well.

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 – *“Privacy is necessary. The drive is approximately 1.600 linear feet long and requires the appropriate privacy from both sides of the property. The resident is concerned about security as the driveway does not have ample illumination because of code restrictions.”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“It will not be disturbed as we have a tree survey. We are taking ample precautions as to not damage the landscape.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“We have looked at a 6' fence but it does not provide the privacy. On the residential side, the bamboo will be removed as it is invasive but the driveway is at a lower level and the 6' fence does not provide for privacy. On the commercial side, the fence is screening a maintenance driveway where trash trucks and maintenance vehicles access every day. The current 6' fence does not provide for good privacy or screening.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“This permit will allow for the resident to feel safe when accessing his driveway. The neighbors are also in favor of a taller fence to replace the invasive bamboo currently sharing the property line. The residence shares a commercial development and it is necessary to give the resident ample privacy and screening from everyday working schedules from the tenants at Westbank Market.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“It is a residential fence to be located within the property. It is not going to be located at any location where it would create a nuisance to the City. It will increase the value of all mentioned properties.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“The neighbors are in favor of the 8' fence requested as they are also in agreement that by removing the invasive bamboo, their privacy will also be compromised.”*

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 denial of the fence variance (3-2).

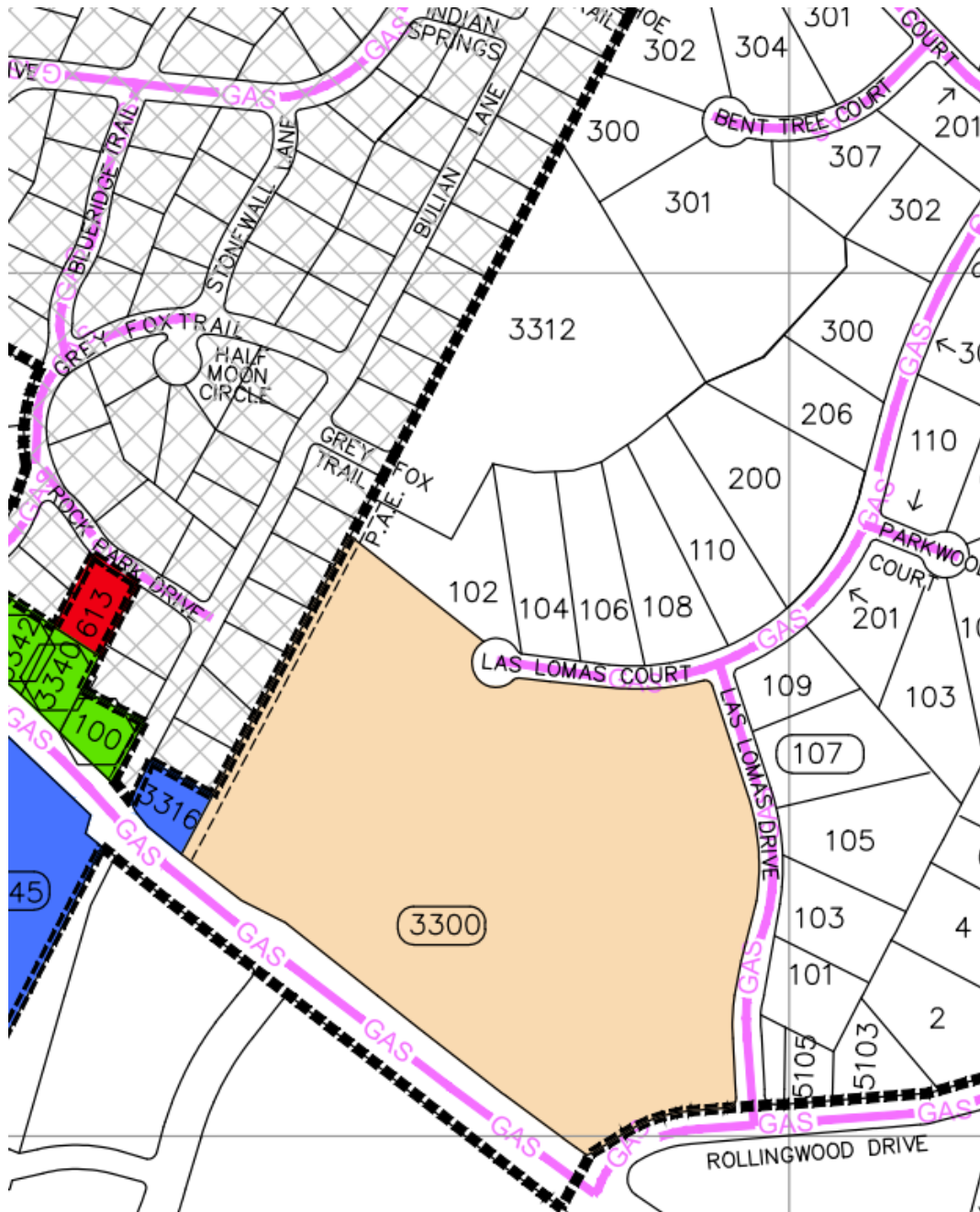
Staff Recommendation

Staff recommends: DENIAL of the variance request as there is no hardship present.

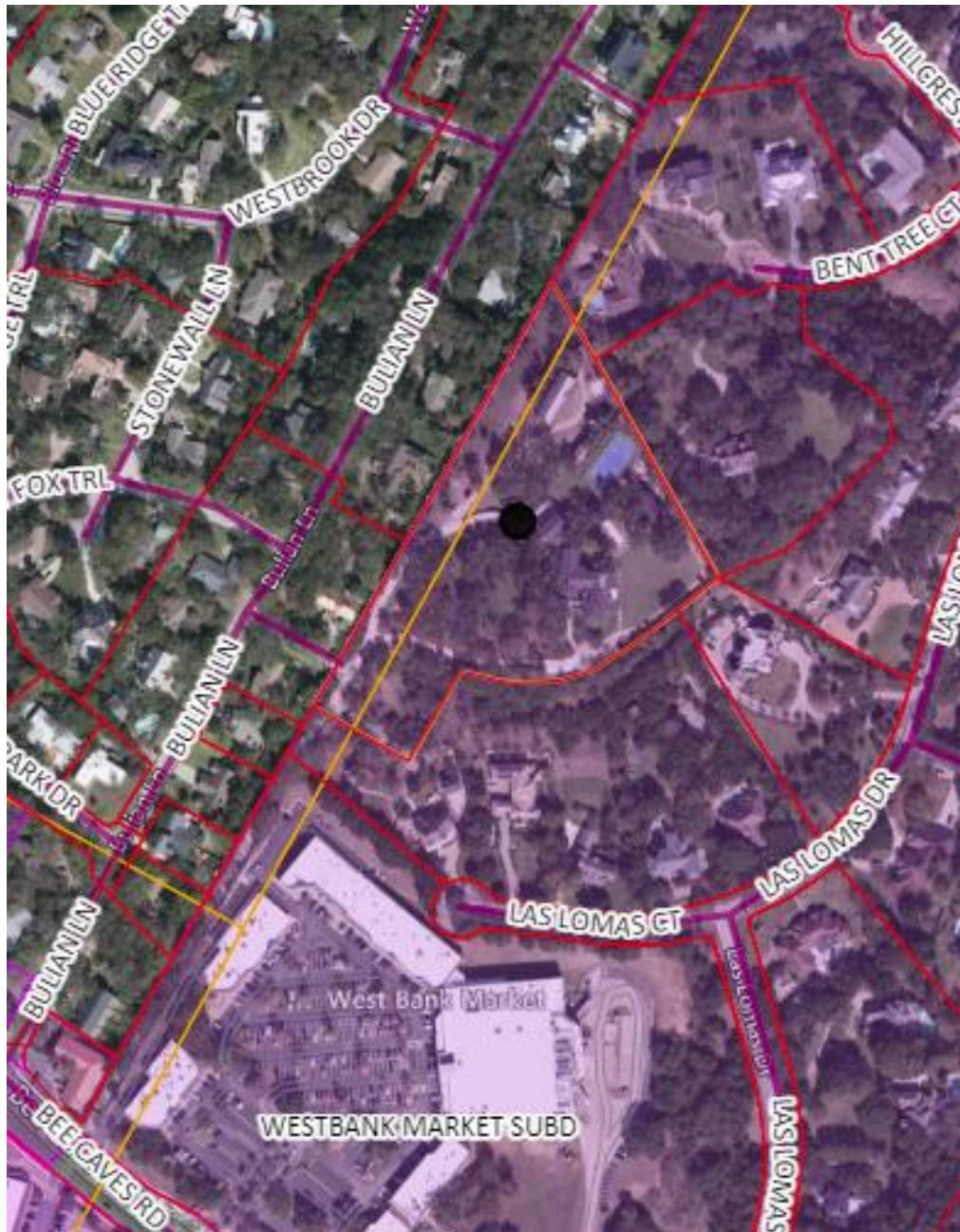
Links to Relevant Code:

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

ZONING MAP



AERIAL PHOTO



TREE LIST								
TREE#	CALIPER/CANOPY SIZE	TREE TYPE						
1504	12"	HACKBERRY	2666	MULTI-STEM 7" 6" 6" 5" 4" 3" 3"	CREPE MYRTLE	3502	4"	PARASOL TREE
1505	13"	ELM	2667	MULTI-STEM 6" 4" 3" 3"	CREPE MYRTLE	3503	6"	HACKBERRY
1506	MULTI-STEM 8" 6" 6" 5" 5"	ELM	2668	MULTI-STEM 6" 5" 5" 4" 4" 3" 3"	CREPE MYRTLE	3504	10.5"	HACKBERRY
1507	MULTI-STEM 8" 6"	ELM	2669	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3505	5"	HACKBERRY
1508	8"	ELM	2670	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3506	3"	ELM
1509	MULTI-STEM 9" 8"	ELM	2671	MULTI-STEM 10" DIA. CANOPY	CREPE MYRTLE	3507	4.5"	LIGUSTRUM
1510	9"	ELM	2672	MULTI-STEM 10" DIA. CANOPY	CREPE MYRTLE	3508	5"	PARASOL TREE
1511	11"	ELM	2675	16"	PINE	3509	MULTI-STEM 6" 5" 5" 4.5" 2" 2"	LIGUSTRUM
1513	9"	ELM	2676	15"	PINE	3510	5"	HACKBERRY
1514	9"	ELM	2678	2"	ASH	3511	MULTI-TRUNK 6" 6"	HACKBERRY
1515	9"	ELM	2679	MULTI-STEM 3" 2"	ASH	3512	8"	HACKBERRY
1516	19"	LIVE OAK	2680	MULTI-STEM 3" 2"	ASH	3513	5"	HACKBERRY
1517	MULTI-STEM 9" 4"	ELM	2681	MULTI-STEM 2" 1"	ASH	3514	5"	HACKBERRY
1519	8"	ELM	2682	MULTI-STEM 2" 1"	ASH	3515	4"	HACKBERRY
1520	10"	HACKBERRY	2683	MULTI-STEM 1" 1"	ASH	3516	5"	HACKBERRY
1521	11"	ELM	2684	3"	CREPE MYRTLE	3517	MULTI-STEM 4" 3"	CREPE MYRTLE
1522	MULTI-STEM 14" 14"	ELM	2685	3"	CREPE MYRTLE	3518	MULTI-STEM 6" 6" 5" 3.5" 3"	LIGUSTRUM
1523	MULTI-STEM	WASHINGTONIA	2686	3"	CREPE MYRTLE	3519	MULTI-TRUNK 5.5" 4.5"	LIGUSTRUM
1524	6"	SAGO PALM	2687	4"	CREPE MYRTLE	3520	5.5"	HACKBERRY
1525	MULTI-STEM 6" DIA. CANOPY	WASHINGTONIA	2688	2"	CREPE MYRTLE	3521	5"	HACKBERRY
1526	MULTI-STEM 10" DIA. CANOPY	WASHINGTONIA	2689	3"	CREPE MYRTLE	3522	6.5"	HACKBERRY
1527	6"	SAGO PALM	2690	3"	CREPE MYRTLE	3523	6"	HACKBERRY
1528	MULTI-STEM 5" 4"	CREPE MYRTLE	2691	3"	CREPE MYRTLE	3524	MULTI-STEM 4" 3.5" 2" 2"	LIGUSTRUM
1530	MULTI-STEM 8" DIA. CANOPY	WASHINGTONIA	2692	4"	CREPE MYRTLE	3525	8.5"	CHINABERRY
1531	MULTI-STEM 6" DIA. CANOPY	WASHINGTONIA	2693	4"	CREPE MYRTLE	3526	6.5"	CHINABERRY
1532	6"	SAGO PALM	2694	4"	CREPE MYRTLE	3527	10"	SOAP BEERY
1533	6"	SAGO PALM	2695	3"	CREPE MYRTLE	3528	9.5"	CHINABERRY
1534	6"	SAGO PALM	2696	3"	CREPE MYRTLE	3529	3"	MULBERRY
1535	2"	SAGO PALM	2697	3"	CREPE MYRTLE	3530	5.5"	LIGUSTRUM
1537	4"	SAGO PALM	2698	3"	CREPE MYRTLE	3531	5"	HACKBERRY
1538	4"	SAGO PALM	2699	2"	CREPE MYRTLE	3532	6.5"	HACKBERRY
1539	8"	SAGO PALM	*2701*	22"	GINKO	3533	4"	SOAP BEERY
1540	MULTI-STEM 12" DIA. CANOPY	PYRACANTHA	*2703*	27"	LIVE OAK	3534	MULTI-STEM 6.5" 2.5"	UNKNOWN
1541	10"	ELM	2708	8"	GINKO	3535		UNKNOWN
1542	8"	SAGO PALM	2710	38"	LIVE OAK	3536	MULTI-STEM 3.5" 2.5"	ZADALEA
1545	MULTI-STEM 6" DIA. CANOPY	WASHINGTONIA	*2712*	32.5"	LIVE OAK	3537	4.5"	PARASOL TREE
1548	11"	HACKBERRY	2719	7"	PARASOL TREE	3539	MULTI-STEM 8" 6"	MULBERRY
1557	MULTI-STEM 10" DIA. CANOPY	WASHINGTONIA	*2721*	24"	ELM	3540	9.5"	HACKBERRY
1563	2"	SAGO PALM	*2722*	32"	LIVE OAK	3541	MULTI-STEM 3.5" 3"	LIGUSTRUM
1564	9"	ELM	*2723*	17"	ELM	3542	4.5"	MONTERREY OAK
1565	4"	SAGO PALM	*2724*	25"	LIVE OAK	3543	6.5"	LIVE OAK
1566	MULTI-STEM 8" 7" 6"	LIGUSTRUM	*2729*	22"	ELM	3544	6"	LIVE OAK
1567	2"	PARASOL TREE	*2731*	MULTI-STEM 16.5" 7"	TEXAS PERSIMMON	3545	4.5"	OAK
1568	11"	ELM	*2732*	6.5"	TEXAS PERSIMMON	3547	5"	BURR OAK
1571	MULTI-STEM 10" DIA. CANOPY	WASHINGTONIA	*2734*	MULTI-TRUNK 9' RADIUS	CHASTE TREE	3548	8"	CHINABERRY
1572	4"	SAGO PALM	*2741*	MULTI-TRUNK 6" 4" 4"	PERSIMMON	3549	4"	MULBERRY
1573	11"	ELM	*2750*	MULTI-STEM 15' RADIUS	TEXAS PERSIMMON	3550	MULTI-STEM 4" 4" 4"	CHINABERRY
1575	4"	SAGO PALM	*2751*	30"	ELM	3551	MULTI-STEM 8" 6.5" 2"	CHINABERRY
1576	8"	SAGO PALM	2753	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3552	3.5"	HACKBERRY
1577	9"	ELM	2755	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3553	3.5"	PARASOL TREE
1578	13"	ELM	2756	MULTI-STEM 8" DIA. CANOPY	CREPE MYRTLE	3554	7"	UNKNOWN
1579	12"	ELM	2758	MULTI-STEM 7" 6"	CREPE MYRTLE	3555	12"	CEDAR
1580	4"	SAGO PALM	2762	3"	CREPE MYRTLE	3556	3.5"	BRADFORD PEAR
1581	6"	SAGO PALM	2766	MULTI-STEM 20" DIA. CANOPY	CREPE MYRTLE	3557	MULTI-TRUNK 3" 2.5"	MOUNTAIN LAUREL
1582	6"	SAGO PALM	2767	3"	TEXAS PERSIMMON	3558	MULTI-TRUNK 5.5" 3"	MOUNTAIN LAUREL
1583	4"	SAGO PALM	2768	MULTI-STEM 22" DIA. CANOPY	TEXAS PERSIMMON	*3560*	MULTI-TRUNK 9' RADIUS	CHASTE TREE
1585	MULTI-STEM 10" DIA. CANOPY	WASHINGTONIA	2769	17"	ELM	*3561*	MULTI-TRUNK 9' RADIUS	CHASTE TREE
1586	12"	ELM	2770	MULTI-STEM 7" 6"	TEXAS PERSIMMON	3562	5"	MONTERREY OAK
1587	9"	HACKBERRY	2771	MULTI-STEM 34" DIA. CANOPY	TEXAS PERSIMMON	3563	4"	CYPRESS
1588	3"	PARASOL TREE	2773	MULTI-STEM 6" 4" 3"	TEXAS PERSIMMON	3564	3.5"	CYPRESS
1589	MULTI-STEM 6" DIA. CANOPY	PYRACANTHA	2774	15"	LIVE OAK	3565	6"	MONTERREY OAK
1715	8"	MESQUITE	2776	MULTI-STEM 5" 3"	CREPE MYRTLE	3566	3"	CYPRESS
1716	2"	TEXAS PERSIMMON	2777	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3567	3.5"	CYPRESS
1717	MULTI-STEM 6" 5" 5" 4" 4"	ELM	2778	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3568	5.5"	MONTERREY OAK
1718	MULTI-STEM 6" 5" 5"	MESQUITE	2779	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3569	3"	CYPRESS
1719	MULTI-STEM 6" 6" 5" 4"	CEDAR	2780	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3570	MULTI-STEM 4" 4"	CYPRESS
1721	MULTI-STEM 7" 4"	MESQUITE	2781	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3571	3.5"	CYPRESS
1722	9"	ELM	2782	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3572	5"	CYPRESS
1902	MULTI-STEM 6" 4"	LIGUSTRUM	*2784*	MULTI-STEM 12' RADIUS	CREPE MYRTLE	3573	MULTI-TRUNK 5" 5" 5" 4" 3.5" 2" 2"	CHINABERRY
1904	7"	GRAPE FRUIT	*2785*	MULTI-STEM 10' RADIUS	CREPE MYRTLE	3574	4"	CEDAR
1906	10"	HACKBERRY	*2786*	MULTI-STEM 12' RADIUS	CREPE MYRTLE	3575	6"	MONTERREY OAK
1907	14"	ELM	*2789*	MULTI-STEM 13' RADIUS	CREPE MYRTLE	3576	MULTI-TRUNK 5" 4" 4" 4"	CHINABERRY
1908	10"	HACKBERRY	*2790*	MULTI-STEM 14' RADIUS	CREPE MYRTLE	3577	6"	MONTERREY OAK
1909	16"	HACKBERRY	*2791*	MULTI-STEM 10' RADIUS	CREPE MYRTLE	3578	6"	LIVE OAK
1910	9"	HACKBERRY	*2792*	MULTI-STEM 12' RADIUS	CREPE MYRTLE	3579	7.5"	LIVE OAK
1911	8"	HACKBERRY	*2793*	MULTI-STEM 15' RADIUS	CREPE MYRTLE	3580	6.5"	LIVE OAK
1913	MULTI-STEM 11" 4.5" 3"	LIGUSTRUM	*2794*	MULTI-STEM 12' RADIUS	CREPE MYRTLE	3581	7.5"	LIVE OAK
1914	18"	SOAP BEERY	*2795*	MULTI-STEM 14' RADIUS	CREPE MYRTLE	3582	5.5"	HACKBERRY
1915	10"	LIVE OAK	*2796*	MULTI-STEM 16' RADIUS	CREPE MYRTLE	3583	9.5"	HACKBERRY
1916	MULTI-STEM 9" 4"	LIVE OAK	*2812*	25"	LIVE OAK	3584	24"	LIVE OAK
1920	MULTI-STEM 9" 8"	HACKBERRY	*2813*	25"	LIVE OAK	3585	8.5"	HUISACHE
1921	MULTI-STEM 11" 9"	HACKBERRY	*2814*	14"	LIVE OAK	3586	3 MESQUITE	MESQUITE
1922	12"	BOX ELDER	*2815*	22.5"	LIVE OAK	3587	MULTI-TRUNK 9.5" 3"	ELM
1924	7"	PARASOL TREE	*2816*	17"	LIVE OAK	3588	7.5"	HACKBERRY
1925	8"	PARASOL TREE	*2817*	35"	LIVE OAK	3589	9"	PECAN
1926	MULTI-STEM 8" DIA. CANOPY	YAUPOJN	*2818*	24"	LIVE OAK	3590	10.5"	LIGUSTRUM
1927	MULTI-STEM 12" DIA. CANOPY	YAUPOJN	2819	19"	LIVE OAK	3591	3"	ELM
1928	13"	SOAP BEERY	2820	18"	LIVE OAK	3592	3.5"	ELM
1929	13"	WALNUT	*2821*	33"	LIVE OAK	3593	5.5"	HUISACHE
1930	12"	CHINABERRY	*2824*	16.5"	LIVE OAK	3594	MULTI-TRUNK 3" 2" 2" 2" 2"	HUISACHE
1931	13"	CHINABERRY	*2825*	13.5"	LIVE OAK	3595	4"	TEXAS PERSIMMON
1933	8"	ELM	*2826*	13"	LIVE OAK	3596	3"	ELM
1934	17"	HACKBERRY	2827	12"	LIVE OAK	3597	3"	MESQUITE
1935	14"	HACKBERRY	2831	14.5"	LIVE OAK	3598	3"	HACKBERRY
1936	11"	CHINABERRY	2832	16"	LIVE OAK	3599	MULTI-TRUNK 4" 2" 1.5" 1"	HUISACHE
1938	11"	ELM	2833	17"	LIVE OAK	3600	MULTI-TRUNK 4" 1"	HUISACHE
1939	10"	HACKBERRY	2834	9.5"	LIVE OAK	3601	3.5"	HUISACHE
1940	MULTI-STEM 12" DIA. CANOPY	YAUPOJN	2835	11"	LIVE OAK	3602	3"	HUISACHE
1941	MULTI-STEM 8" DIA. CANOPY	YAUPOJN	2837	10"	ELM	3603	MULTI-TRUNK 3" 2.5"	HUISACHE
1942	MULTI-STEM 6" DIA. CANOPY	NANDINA	2838	10"	ELM	3604	3"	HUISACHE
1946	30"	LIVE OAK	2840	16"	ELM	3605	MULTI-TRUNK 4" 1"	HUISACHE
1947	MULTI-STEM 22" 17"	LIVE OAK	*2847*	31"	LIVE OAK	3606	8"	PALM
1948	10"	SOAP BEERY	*2848*	13.5"	LIVE OAK	3607	MULTI-TRUNK 6" 5.5"	ELM
1949	11"	LIVE OAK	*2849*	25"	LIVE OAK	3608	8.5"	ELM
1951	18"	ELM	*2850*	21.5"	LIVE OAK	3609	MULTI-TRUNK 4" 2.5"	TEXAS PERSIMMON
1952	23"	RED OAK	*2851*	23.5"	LIVE OAK	3610	8.5"	ELM
1954	14"	ELM	*2852*	18"	LIVE OAK	3611	9.5"	HACKBERRY
1955	19"	RED OAK	*2853*	20' CANOPY RADIUS	CREPE MYRTLE	3612	7"	HACKBERRY
1956	14"	DEDODAR CEDAR	*2856*	21"	LIVE OAK	3613	3"	CYPRESS
1959	17"	LIVE OAK	2866	17.5"	LIVE OAK	3614	3.5"	HUISACHE
1961	MULTI-STEM 10" DIA. CANOPY	YAUPOJN	2868	21"	LIVE OAK	3615	7"	CEDAR
1962	15"	LIVE OAK	2869	MULTI-STEM 17" DIA. CANOPY	CREPE MYRTLE	3616	6"	CEDAR
1963	MULTI-STEM 12" DIA. CANOPY	YAUPOJN	*2871*	26.5"	LIVE OAK	3617	MULTI-TRUNK 5" 2.5"	CEDAR
1968	15"	HACKBERRY	*2872*	25"	LIVE OAK	3618	6.5"	CEDAR
1969	10"	SOAP BEERY	*2874*	31"	LIVE OAK	3619	6.5"	CEDAR
1970	11"	PARASOL TREE	2877	18"	CEDAR	3620	6.5"	CEDAR
1976	13"	DEDODAR CEDAR	*2878*	29"	LIVE OAK	3621	MULTI-TRUNK 4.5" 3.5"	HACKBERRY
1978	MULTI-STEM 20" DIA. CANOPY	DEDODAR CEDAR	2879	18.5"	ELM	3622	4"	HACKBERRY
1979	MULTI-STEM 16" DIA. CANOPY	CREPE MYRTLE	2880	19"	LIVE OAK	3623	MULTI-STEM 2.5" 2.5"	CREPE MYRTLE
1980	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2885	MULTI-STEM 4" 3" 2"	PARASOL TREE	3624	MULTI-STEM 7.5" 6.5"	LIVE OAK
1981	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2886	MULTI-STEM 11" 10" 10" 6" 5" 5" 4"	CHINABERRY	3625	MULTI-STEM 2.5" 2.5"	CREPE MYRTLE
1982	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2888	MULTI-STEM 12" DIA. CANOPY	FIG	3626	6.5"	CEDAR
1983	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2893	9"	HACKBERRY	3627	5"	CEDAR
1984	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2895	11"	LIGUSTRUM	3628	3.5"	ELM
1985	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2897	MULTI-STEM 8" 6" 4"	LIGUSTRUM	3629	MULTI-STEM 12 10" 8" 5" 5" 3.5"	CEDAR
1986	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2910	15"	HACKBERRY	3630	5.5"	LIVE OAK
1987	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2911	15"	DEDODAR CEDAR	3631	7"	LIVE OAK
1988	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2919	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	3632	6"	LIVE OAK
1989	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2922	8"	ELM	3633	7.5"	LIVE OAK
1990	MULTI-STEM 12" DIA. CANOPY	CREPE MYRTLE	2923	8"	ELM	3634	5.5"	LIVE OAK
1996	6"	CREPE MYRTLE	2925	MULTI-STEM 5"	PALM	3635	7.5"	LIVE OAK
1998	6"	CREPE MYRTLE	2926	9"	ELM	3636	7"	HUISACHE
2000	5"	CREPE MYRTLE	2927	9"	MESQUITE	3638	12"	CEDAR
2631	MULTI-STEM 5" 5" 4" 3"	CREPE MYRTLE	2929	11"	PINE	3639	5"	CEDAR
2635	13"	LIVE OAK	2932	8"	HACKBERRY	3640	7"	CEDAR
2636	MULTI-STEM 17" 12"	LIVE OAK	2933	10"	ELM	3641	10"	ELM
2646	13"	ELM	2934	9"	CHINABERRY	3642	6.5"	CEDAR
2647	13"	ELM	2935	6"	SAGO PALM	3643	4"	CEDAR
2648	MULTI-STEM 10" 9"	ELM	2936	6"	SAGO PALM	3644	5"	MESQUITE
2649	MULTI-STEM 19" 14"	LIVE OAK	2945	6"	SAGO PALM	3645	MULTI-TRUNK 3" 2.5" 2"	TEXAS PERSIMMON
2650	16"	ELM	2947	6"	SAGO PALM	3646	6"	CEDAR
2651	18"	LIVE OAK	2952					

1. Guy Architect prepared the survey for this project. It has been reformatated for use in and for preparation of these documents. Contractor shall obtain officially signed copy from Guy Architect (1919 1/2 19th Street, Santa Monica, CA 90404, 310-393-5148) and become familiar with it, the existing conditions and site context prior to construction. All discrepancies should be brought to the attention of the Landscape Architect for immediate resolution. Landscape Architect is not responsible for errors or omissions associated with preparation or documentation of survey.
2. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements, limits of site demolition, etc. for delineation of expected extents of disturbance, however, final impact shall be determined in the field. Should limits of disturbance exceed boundaries defined in drawings, Contractor shall contact Landscape Architect for resolution.
3. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through his/her means and methods and General Conditions to a condition acceptable to the owner at no additional cost.
4. Contractor is responsible for protecting all existing conditions, improvements, utilities, etc. to remain. Any damages shall be repaired to a condition acceptable to the owner at no additional cost.
5. Contractor is responsible for maintaining a complete up-to-date set of Drawings and Specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. The Drawings and Specifications are complementary to one another and implied to correspond withone another. Any discrepancies should be brought to the attention of the Landscape Architect for immediate resolution.
7. Contact the local underground utility service location for utility locates and identification prior to commencing work and maintain in field throughout construction unless indicated or directed otherwise.
8. Verify plant protection, stormwater pollution protection plan (SWPPP), existing improvement to remain, and Contractor site control measures are in place prior to commencing with construction. Do not proceed with construction if not in compliance and maintained throughout. Coordinate with Owner's Representative and authorities having jurisdiction as required.

1. Contractor shall coordinate with Owner's Representative for location of stockpile areas for stripped topsoil and planting soil products. Contractor shall ensure area is protected and contamination or disturbance of stored products is not allowed.
2. Contractor shall ensure subgrade is scarified prior to installing planting soil and blend with initial lift or placement of proposed planting soil.
3. Coordinate placement of planting soil with other work, especially utilities. Placement should occur after installation of all hardscape improvements, irrigation system, utilities, etc. Before installation of plants.

1. Lighting symbols on plans are diagrammatic. Refer to details and specifications for actual dimensions and product information.
2. Lighting design is intended to produce an overall 0.5 footcandle illumination level on pedestrian surfaces with 1.0 footcandle illumination minimum at pedestrian and vehicular intersections. Final installation shall confirm these illumination standards.
3. Contractor shall ensure luminaires are installed in accordance with Manufacturer's specifications to ensure there is no light illumination greater than 0.10 footcandles at the property line upon installation. Contractor shall notify Landscape Architect if discrepancy.
4. Layout dimensions are for general reference only. Final location to be determined in the field by the Landscape Architect.
5. Lighting pull-boxes, vaults and other in-grade appearances shall be flush with adjacent finish grades or surfaces. Notify Landscape Architect if located on a slope greater than 5% for direction.
6. Coordinate with existing and proposed underground utilities. Notify Landscape Architect of any conflicts for direction on fixture placement.

1. Plants shall remain unless designated for removal and shall be protected as indicated. No disturbance is allowed within the dripline of the plants unless indicated or approved otherwise. Protect plants within the plant protection zone as indicated.
2. Remove plants as indicated on the plans to their full depth, including stumps and roots, unless noted otherwise. Fill depressions to meet finish grade with suitable fill, compact and provide positive drainage unless indicated otherwise.
3. Plants encountered that are not shown on the drawings shall be brought to the attention of the Landscape Architect.
4. Remove demolished materials and legally dispose of offsite unless indicated otherwise. Disposal by burning and/or burying on-site is prohibited unless approved otherwise.
5. Prune roots and limbs/branches only as directed by Landscape Architect unless indicated otherwise.
6. The location of existing utilities as shown on the plans may vary in relation to actual existing conditions. Additional utilities not shown on the drawings may exist. Verify in the field the data shown and bring any discrepancies to the attention of the Landscape Architect before starting work.

1. Refer to Civil Engineer's utility and site grading and drainage plans as required. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
2. Contractor to contact 811 for existing utility locations prior to begin mobilization, construction and installation.
3. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the Landscape Architect for instructions prior to commencing work.
4. Exact location of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review. Landscape Architect reserves the right to adjust plants to exact location in field.
5. Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail. If graphics are inconclusive contact Landscape Architect for clarification.
6. Perform excavation in vicinity of underground utilities and existing tree/plant disciplines with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities and existing trees/plants shall be repaired or replaced immediately at no expense to the Owner.
7. Trees/plants shall bear same relation to finished grade as it bore to existing in place of growth. However, at no point shall it be less than 1 inch above adjacent finish grade.
8. Trees shall be planted a minimum of 10 feet from face of building and a minimum of (4 feet) (Define other) from edge of pavement, except as approved by Landscape Architect.
9. Shrubs shall be planted a minimum of 3 feet from face of building and a minimum of 12 inches from edge of pavement, except as approved by Landscape Architect.
10. All other plants (perennials, grasses, groundcover, annuals) shall be planted a minimum of 12 inches from face of building and a minimum of 6 inches from edge of pavement, except as approved by Landscape Architect.
11. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
12. Prune newly planted trees only as directed by Landscape Architect.
13. Finish grades of planting areas and lawns shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for much installation.
14. Provide specified edging as divider between planting beds and lawn areas.
15. Provide 8" to 12" of amended planting soil mix "double thunder" from geogrower. Till in existing soils
16. Hand digging only under existing tree trunks and critical root zones
17. Provide drip irrigation lines at 18" O.C. for all planting
18. Wrap large shrubs with drip

ENTRY DRIVE						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
LARGE SHRUBS						
CA-5	46	<i>Callicarpa americana</i> L.	American Beautyberry	See Plan	5 GAL.	Full plants
PM	38	<i>Podocarpus macrophyllus</i>	Japanese Yew	4' O.C.	6' HT.	Full specimens, Upright Leader
SHRUBS/PERENNIALS						
AP-1	54	<i>Agapanthus praecox</i>	Agapanthus	18" O.C.	1 GAL.	Full plants
CF-1	302	<i>Cyrtomium falcatum</i>	Holly Fern	18" O.C.	3 GAL.	Full plants
DB-1	38	<i>Diets bicolor</i>	Bicolor Iris	24" O.C.	1 GAL.	Full plants
LM-1	38	<i>Liriope muscare 'Variegata'</i>	Liriope	18" O.C.	1 GAL.	Full plants
SO-1	65	<i>Scutellaria ovata</i> Hill	Heartleaf Skullcap	18" O.C.	1 GAL.	Full plants
TK-3	302	<i>Thelypteris kunthii</i>	Wood Fern	18" O.C.	1 GAL.	Full plants
GROUNDCOVERS						
AR-1	708	<i>Ajuga reptans</i>	Bugleweed	See Plan	1 GAL.	Full plants

1. Protect existing utilities to remain. Contractor is responsible for all damage to utilities encountered during construction and shall repair at no additional cost to owner.
2. Layout and field stake all proposed landscape grading and drainage improvements for review and approval by Landscape Architect prior to construction unless indicated or directed otherwise.
3. Request inspection of field staking by Landscape Architect a minimum of 24 hours in advance of performing any work unless indicated otherwise.
4. Landscape spot elevations shall be as indicated and defined per Abbreviations List. Bring any discrepancies to attention of Landscape Architect for clarification.
5. Provide a minimum of 1% (1:100) slope and a maximum of 5% (1:20) slope on all proposed hardwoods and minimum of 2% (1:50) slope and maximum of 33% (1:3) slope on all proposed softscape unless indicated otherwise.
6. All surfaces shall be flush and meet smoothly and evenly unless indicated otherwise.
7. Provide positive drainage and pitch to drain.
8. Refer to Civil Engineer's drawings for all design calculations, details, subsurface piping, overflows/ outfalls, storage basins, erosion control, stormwater pollution protection plans (SWPPP) and connections to site landscape and hardwoods drains indicated in drawings unless designated otherwise.
9. Provide erosion control measures for swales exceeding 5% (1:20) slope and grades/hillsides exceeding 33% (1:3) slope as indicated. If not indicated bring to the attention of Landscape Architect immediately for direction.
10. Refer to Civil Engineer's drawings for all grading and drainage improvements.
11. Refer to MEP drawings for all design calculations, details, piping and connections to landscape and hardwoods drains over structures.

The diagram shows the abbreviation 'CSI-5' with arrows pointing to its parts: 'C' for Plant Size (Caliper or Height), 'SI' for Plant Abbreviation (Cornus sericea 'Santini'), and '5' for Quantity (5 gallon container).

(3) CSI-5

- PLANT SIZE (i.e. CALIPER OR HEIGHT)
- PLANT ABBREVIATION (2-3 LETTERS, TYPICALLY FIRST LETTER FROM PLANT'S BOTANICAL FIRST AND LAST NAME)
- QUANTITY

NOTE: PLANT ABBREVIATION ON PLANT IDENTIFICATION KEY SHOULD CORRESPOND WITH ABBREVIATION ON PLANT LIST (i.e. CSI-5 SHOULD REFER TO A CORNUS SERICEA 'SANTINI', 5 GALLON CONTAINER)

	Existing tree/ shrub
	Proposed tree/ shrub
	Existing tree to remove (under 6" caliper)

[illegible]

Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Chicago • Denver • Dubai
Houston • Lake Tahoe • Los Angeles • Shanghai

812 San Antonio Street
Suite 401
Austin, Texas 78701
(512) 499-0222

WWW.DESIGNWORKSHOP.COM

BEE CAVES RESIDENCE

MARTIN AND MISSY TAYLOR

312 Bee Caves Rd. TX 78746

312 Bee Caves Rd. TX 78746

NOT FOR
CONSTRUCTION

ISSUE DATE: 11/05/2021

REVISIONS		
#	DATE	DESCRIPTION

DRAWN: _____ REVIEWED: _____

Phase

City of Westlake Permit Sheets

PROJECT NUMBER: 6724

Sheet

GENERAL INFORMATION

SHEET NUMBER

L0-01

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Jan. 18-71 RE CH A 1245 7⁵⁰

CURVE DATA

1-E	1-W	2-E	2-W	3-E	3-W	4-N	4-S	5	6	7	8	9	10
I 5°36'	5°36'	3°14'	17°48'	11°44'	5°28'	6°12'	7°04'	32°22'	101°29'	99°01'	88°00'	89°48'	90°12'
T 52.83'	50.39'	8.96'	57.56'	53.11'	22.15'	44.13'	47.27'	13.64'	21.36'	18.74'	17.92'	25.00'	15.05'
R 1000.24'	1030.24'	317.60'	367.60'	516.86'	466.86'	815.62'	765.62'	15.00'	17.46'	16.00'	18.56'	25.09'	13.00'
L 105.54'	100.66'	17.92'	113.74'	105.66'	44.26'	88.14'	94.36'	21.64'	27.04'	24.34'	25.78'	35.42'	21.26'
A 105.58'	100.69'	17.92'	114.20'	105.85'	44.27'	88.18'	94.45'	24.18'	30.93'	27.65'	28.51'	39.32'	23.61'

BARTON SPRINGS ESTATES PLAT BK. 3-P. 192

STATE OF TEXAS

COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I, Fred W. Bulian, owner of that tract of land out of Lots 46 and 47 of Barton Springs Estates, containing 5.480 acres acquired by deeds recorded in Book 1820, Pages 269 thru 271 and Book 3360, Pages 9 thru 10 of the Deed Records of Travis County, Texas, do hereby adopt this map or plat of said 5.480 acres as my subdivision to be known as WESTWOOD SEC. 6, and I do hereby dedicate to the public all Streets and Easements shown hereon as far as my interest may appear.

In witness where of, I have hereunto set my hand the 18 day of January A.D. 1971.

Fred W. Bulian
Fred W. Bulian

STATE OF TEXAS
COUNTY OF TRAVIS:

Before me the undersigned authority on this day personally appeared Fred W. Bulian known to me to be the person whose name is subscribed to the foregoing instrument and the said Fred W. Bulian acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND and Seal of Office, this the 18 day of January A.D. 1971.

Mary Gayle Rothmann
Notary Public in and for Travis Co., Texas.

In approving this Plat by the Commissioners' Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares, and any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares, or in connection therewith shall be the responsibility of the owners and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners' Court of Travis County, Texas, and the Commissioners' Court of Travis County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection therewith.

In addition to the easements shown hereon an easement of seven and one-half (7.50) feet along the rear of all lots and the interior side lines of all lots is hereby dedicated for public utilities and drainage.

LEGEND
□ Concrete Mon. Placed.
■ " " Found.
○ Iron Stake Placed.
○ " " Found.
— Guy Wire Easement.
SCALE: 1"=100 FEET.

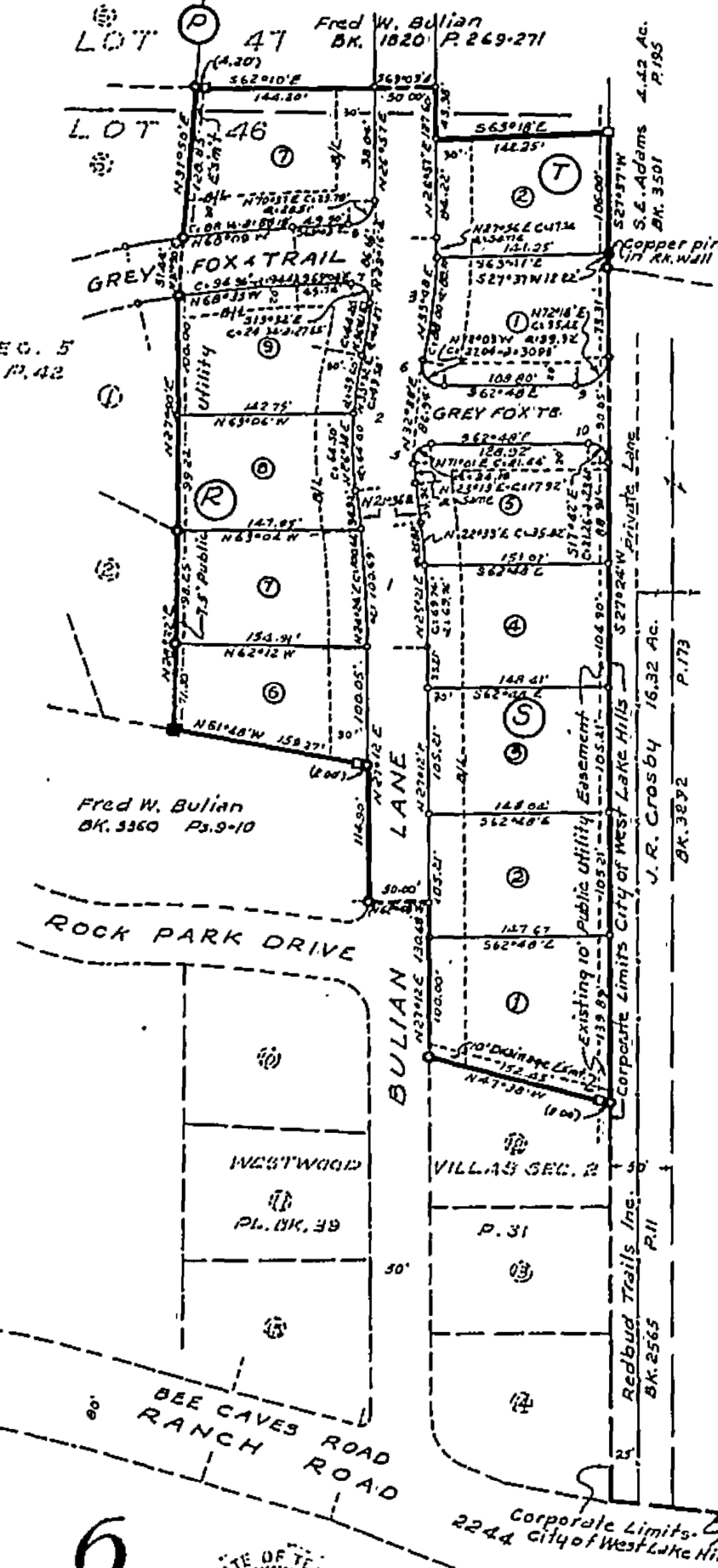
WESTWOOD SEC. 6

This is to certify that Austin City Code, Chapter 29.21 has been Complied with.

Surveyed by: T.A. Jackson dated June 17, 1970
T.A. Jackson - Reg. Public Surveyor # 189



C8-70-72



NOTE:

For Subdivision restrictions See Book 3983 Page 1988 Travis County Deed Records.

The Lots in this Subdivision are hereby restricted against occupancy until connected to a public Sewer System, a Community disposal System or a Septic tank and system of not less than a 750 gallon tank and a drain field of not less than 150 feet approved by the City-County Health Officer. This restriction is enforceable by the City of Austin-Travis County Health Unit.

BUILDING RESTRICTIONS:

No part of any structure erected in this Subdivision shall be less than shown from the Street line of any lot nor less than 10 feet from the interior side line of any lot.

APPROVED FOR ACCEPTANCE:

Date: Jan 15 1971.
Richard R. Lillie
Richard R. Lillie, Director of Planning.

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin on the 15 day of Jan A.D. 1971.

Chairman Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 18 day of Jan A.D. 1971, the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book 3 at Page 314.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, the 18 day of Jan A.D. 1971.



Doris Shropshire
Doris Shropshire
Clerk of the County Court
Travis County, Texas
By: M. Graham Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its Certificates of authentication was filed for record in my office on the 18 day of Jan A.D. 1971 at 11 o'clock A.M. and duly recorded on the 18 day of Jan A.D. 1971 at 11 o'clock A.M. in the Plat Records of said County in Book 3 at Page 77.

WITNESS MY HAND AND SEAL of the Court of said County the date written above.

Doris Shropshire
By: Betha Zahnd Deputy
Doris Shropshire
Clerk County Court, Travis Co., Texas.

Filed for record on the 18 day of Jan A.D. 1971 at 11 o'clock A.M.

Doris Shropshire
By: Betha Zahnd Deputy

Doris Shropshire
Clerk County Court, Travis Co., Texas.



has amended R. restriction see Book 1144 Page 301 & 302
has amended R. restriction see Book 1144 Page 301 & 302

BEE CAVES RESIDENCE
MARTIN AND MISSY TAYLOR
312 Bee Caves Rd. TX 78746

NOT FOR
CONSTRUCTION

ISSUE DATE: 11/05/2021

REVISIONS		
#	DATE	DESCRIPTION
DRAWN: _____		REVIEWED: _____

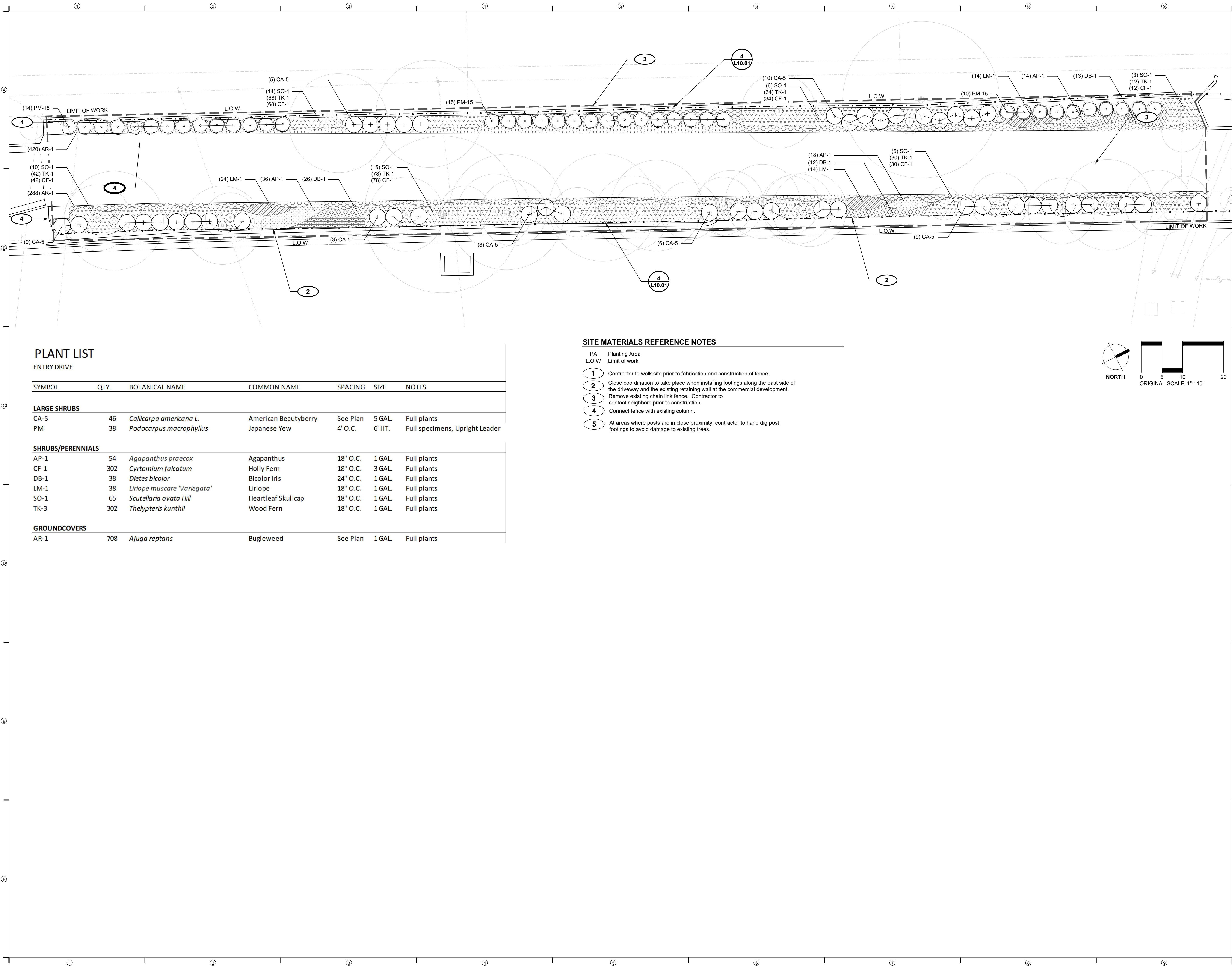
Phase
City of Westlake
Permit Sheets

PROJECT NUMBER: 6724

Sheet
LANDSCAPE
PLANS

SHEET NUMBER

L8-01



PLANT LIST

ENTRY DRIVE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
LARGE SHRUBS						
CA-5	46	<i>Callicarpa americana</i> L.	American Beautyberry	See Plan	5 GAL.	Full plants
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SO-1	65	<i>Scutellaria ovata</i> Hill	Heartleaf Skullcap	18" O.C.	1 GAL.	Full plants
TK-3	302	<i>Thelypteris kunthii</i>	Wood Fern	18" O.C.	1 GAL.	Full plants
GROUNDCOVERS						
AR-1	708	<i>Ajuga reptans</i>	Bugleweed	See Plan	1 GAL.	Full plants

SITE MATERIALS REFERENCE NOTES

- PA Planting Area
L.O.W. Limit of work
- Contractor to walk site prior to fabrication and construction of fence.
 - Close coordination to take place when installing footings along the east side of the driveway and the existing retaining wall at the commercial development.
 - Remove existing chain link fence. Contractor to contact neighbors prior to construction.
 - Connect fence with existing column.
 - At areas where posts are in close proximity, contractor to hand dig post footings to avoid damage to existing trees.









March 14, 2022

To City Westlake /Austin,

We are neighbors to 3312 Bee Cave Road- Martin Taylor. Our grounds back up to Martin's fence line.

We approve of the 8Ft Fence line that will provide privacy as well as safety with the secure fence to our home and neighbors.

Thank you,

 Bryan Price

512-560-7496

107 Bulian
78746

March 14, 2022

To City Westlake /Austin,

We are neighbors to 3312 Bee Cave Road- Martin Taylor. Our grounds back up to Martin's fence line.

We approve of the 8Ft Fence line that will provide privacy as well as safety with the secure fence to our home and neighbors.

Thank you,

A handwritten signature in blue ink, appearing to read "Emily Kettanell". The signature is stylized with a large, flowing "E" and a cursive "Kettanell".

Emily Kettanell

201 Bulian Ln

March 14, 2022

To City Westlake /Austin,

We are neighbors to 3312 Bee Cave Road- Martin Taylor. Our grounds back up to Martin's fence line.

We approve of the 8Ft Fence line that will provide privacy as well as safety with the secure fence to our home and neighbors.

Thank you,

Jon Selden
207 Bulian Lane
Austin TX 78746
512 709 5165

March 14, 2022

To City Westlake /Austin,

We are neighbors to 3312 Bee Cave Road- Martin Taylor. Our grounds back up to Martin's fence line.

We approve of the 8Ft Fence line that will provide privacy as well as safety with the secure fence to our home and neighbors.

Thank you,



207 Bulian Ln

512-709-~~8800~~ 5165

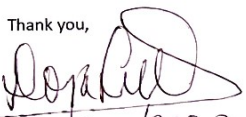
March 14, 2022

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Thank you,



03/23/2022



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, May 18, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

Chairman Meisel calls the meeting to Order at 6:31 p.m.

Chairman Meisel reminds everyone we are trying to protect the integrity of our City.

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the March 16, 2021 Regular Meeting Minutes.
 - b. Board of Adjustment and City Council results.

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

3. Land Use: 3421 Bee Cave Road. Discussion/recommendation on an application for variance requests to encroach in a driveway setback, encroach in a building setback, remove two trees with trunk diameters of fourteen inches or greater, exceed the maximum allowed cut and fill and retaining wall in the front setback and exceed the maximum allowed impervious cover (West Lake Hills Code Section 22.03.249, 22.03.281, 22.03.304, and 22.03.210). Applicant Ramon Aguirre.

Staff Briefing

Director Grundman gives the staff briefing and has updated site plans at the dais. Letters of support are also included in the packet.

Staff Recommendation: Approval on the driveway, tree, and cut and fill. Denial on the impervious cover with possible alternatives.

Presentation by Applicant

Ramon Aguirre is the property owner and introduces the engineers.

David Polkinghorn is an engineer. The property is O office and describes the current structure that was built in 1970 being replaced with a modern office building. We have implemented fire safety. The parking will be under the structure. We minimized the number of variances. Three sides are commercial. The cut and fill is for the detention pond. We

hope you find this reasonable.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Commissioner Maccini: I'm concerned it is design driven. I'm concerned about the trees for a new building.

Chairman Meisel: Every small lot has these problems.

Vice-Chairman Pledger: I commend the applicant for parking under the building.

Commissioner Bartoletti: I have sympathy for the applicant. I think it should be a Code adjustment.

Commissioner Vaughan: This is an example on residential wouldn't be approved. I don't have the same problems with Bee Cave Road. I agree with Commissioner Bartoletti.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND DENIAL FOR LACK OF HARDSHIP. COMMISSIONER MACCINI SECONDS. UNANIMOUS (4-0) DENIAL.

4. Land Use: 3312 Bee Cave Road: Discussion/recommendation on an application for a variance request to exceed the maximum allowed fence height for a new fence (West Lake Hills Code Section 22.03.173). Applicant Martin and Missy Taylor.

Staff Briefing

Director Grundman gives the Staff Briefing. Staff Recommendation: Approval due to improved landscaping.

Commissioner Maccini: Any screening behind the fence?

Presentation by Applicant

Margarita Padilla is representing the owners. We are changing out chain link. They want more privacy to increase height. On the corner side, that is a service drive for the shopping center.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Vice-Chairman Pledger: I'm not sure where the fence is?

Margarita: It is only at the main entrance and ends at the commercial property. It's a long driveway.

Vice-Chairman Pledger: Clarification. Is the fence on the property?

Margarita: Yes.

Commissioner Bartoletti: It's a reasonable request. This is an unusual situation.

Vice-Chairman Pledger: This an entry?

Commissioner Vaughan: What about 8' on the commercial side and 6' on the residential side?

Commissioner Maccini: I agree on the residential side.

Vice-Chairman Pledger: Variances have been approved under different circumstances. I don't see a variance on the residential side.

Chairman Meisel: 6' is a lot of fence.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND A 6' ON THE RESIDENTIAL SIDE AND 8' ON THE COMMERCIAL SIDE. COMMERCIAL MACCINI SECONDS. (2-2) PLEDGER AND MACCINI VOTE NO. VAUGHAN AND BARTOLETTI VOTE YES.

Vice-Chairman Pledger: This is a driveway entrance. MOVES TO RECOMMEND DENIAL WITH LACK OF HARDSHIP. COMMISSIONER MACCINI SECONDS. (2-2) PLEDGER AND MACCINI VOTE NO. VAUGHAN AND BARTOLETTI VOTE YES. CHAIRMAN BREAKS TIE WITH VOTE TO DENY. (3-2).

5. Land Use: 104 Westhaven Drive: Discussion/recommendation on an application for a variance request to exceed the maximum allowed impervious cover (West Lake Hills Code Section 22.03.281). Applicant John Brown.

Staff Briefing

Director Grundman gives the Staff Briefing. Staff Recommendation: Approval based on minimization of impervious cover.

Vice-Chairman Pledger: The cabana is in the buildable area?

Director Grundman: Yes.

Presentation by Applicant

John and Amy Brown are owners since 2020. We met with Davin Fillpot to help with the design to meet code.

Davin Fillpot: All improvements could be made but the impervious cover is the only issue.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Chairman Meisel: I keep seeing a shed in the setback?

Director Grundman: The shed, pool are existing non-conforming.

Commissioner Maccini: I appreciate the attempt to reduce. Having a hot tub is a design choice.

Commissioner Vaughan: This is reasonable.

Commissioner Bartoletti: I agree.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0) APPROVAL.

6. Land Use: **5902 Bee Cave Road**: Discussion/recommendation on an application for a variance request to encroach in a front setback, exceed the maximum allowable impervious cover and remove one tree with a trunk diameter of fourteen inches or greater (West Lake Hills Code Section 22.03.281 and 22.03.304). Applicant Hat Creek Burgers WLRE LLC (Scott Brown).

Staff Briefing

Director Grundman gives the staff briefing. Staff Recommendation: Approval due to improvements to site and tree replacement.

Commissioner Vaughan: This improves the site? What is the hardship?

Director Grundman: More usable space. The hardship is a tough one.

Presentation by Applicant

Kenny Watkins is with Bleyl Engineering. As stated, there is an 89 square foot increase. We need recycling space. The buildings will be under a single roof. This will match other restaurants.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Vice-Chairman Pledger: I like the proposal. I'm leaning favorable.

Commissioner Maccini: Again, I'm concerned about the tree for branding. I wish you could work around that tree.

Commissioner Bartoletti: I echo what Commissioner Maccini said. Replace with the appropriate replacements.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. VICE-CHAIRMAN PLEDGER SECONDS. AMENDED MOTION.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL OF SETBACK AND IMPERVIOUS COVER VARIANCES BUT DENY TREE VARIANCE. UNANIMOUS (4-0)

APPROVAL.

7. Land Use: **412 Ridgewood Road**: Discussion/recommendation on an application for variances to encroach in a side building setback and remove a tree with a trunk diameter of fourteen inches or greater (West Lake Hills Code Section 22.03.281 and 22.03.304). Applicant Gregg and Christine Machon.

Staff Briefing

Director Grundman: Staff briefing is given. Staff Recommendation: Approval.

Commissioner Maccini: A report on the Cedar Elm?

Vice-Chairman Pledger: An invoice is attached stating the recommendation of removal.

Presentation by Applicant

Christine Machon is the property owner. It was bought in June 2021. We have many changes that are mentioned in the application. We have no patio or storage. The tree is where the carport is. It was way over the impervious cover.

Commissioner Maccini: What is the material for the carport?

Christine: Posts with a cover. They are not large posts. This is a unique lot.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard.

Jim Reich owns 410 Ridgewood which is next door. We have lived here for 14 years. They are the 6th owner. They want to be a foot from the lot. She mentions parking. 7 years ago there was a variance for a garage and grass taken away. There are drainage issues. The impervious cover is so much. This is the house they chose. I can't see it.

Chairman Meisel closes the Public Hearing.

Deliberation and Action

Vice-Chairman Pledger: The addition is attractive. I've been on the other side. I have sympathy. I do have runoff issues.

Commissioner Bartoletti: Nice design but a deal breaker in the setback.

Chairman Meisel: Every property owner deserves protections by the city.

Commissioner Vaughan: We have approved carports before.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND DENIAL.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (4-0) DENIAL.**

8. Land Use: **703 Loma Linda:** Discussion/recommendation on an application for a variance request to encroach into a building setback (West Lake Hills Code Section 22.03.281). Applicant Steven Johnson.

Staff Briefing

Director Grundman: Staff Briefing is given. Staff Recommendation: Approval.

Vice-Chairman Pledger: Will they retain or install new?

Director Grundman: New one.

Presentation by Applicant

Steven Johnson is the property owner. The current system has been removed. The new system will be a little further from the previous.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Commissioner Vaughan: This is the only variance?

Director Grundman: They did get tree variances.

Commissioner Maccini: Page 13, is that what is there? Page 14, is that what the new will be?

Director Grundman: It's more in line with the lot.

Commissioner Maccini: They are moving it away from the huge tree?

Director Grundman: Closer to the building. Two trees were approved because of the foundation.

Commissioner Maccini: This is design driven. No hardship.

Commissioner Bartoletti: Only 5' in the setback?

Director Grundman: Fields can encroach; tanks cannot.

Chairman Meisel: Septic fields are bad. This is a new tank.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL. VICE-CHAIRMAN PLEDGER SECONDS. APPROVED (3-0). COMMISSIONER MACCINI ABSTAINED.

9. Land Use: 1407 Wildcat Hollow: Discussion/recommendation on an application for variances to encroach in a side building setback, excavate/grade in the front setback and to exceed the maximum allowed impervious cover (West Lake Hills Code Section 22.03.170 and 22.03.281). Applicants Andrew and Katilyn Coney.

Staff Briefing

Director Grundman: Staff briefing is given. **Staff Recommendation:** Approval for safety and access to the lot.

Presentation by Applicant

Andrew and Kaitlyn Coney are the property owners. The parking is dangerous. We want 180 degrees to move the car safely. This is the best solution without effecting trees.

Kaitlyn: Safety is the main issue.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Vice-Chairman Pledger: This is a very elegant solution with little impact.

Commissioner Vaughan: I share your opinion.

Commissioner Bartoletti: I agree.

Chairman Meisel: Reduce the length. Planting is recommended. I'm concerned about the safety.

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

Commissioner Bartoletti: The impervious cover breakdown shall be in the packet.

10. Adjournment

CHAIRMAN MEISEL ADJOURNS THE MEETING AT 8:31 P.M.

DRAFT