



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, August 10, 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 10th day of August 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

<https://us02web.zoom.us/j/3499549035>

Meeting ID:349 954 9035

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

If you wish to speak during the meeting, or 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 August 10, 2022.

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 July 27, 2022 Regular Meeting Minutes.

4. Land Use **707 Butler Cove** - Discuss and consider action on the removal of fifteen trees with trunk diameters of fourteen inches or greater, accessory structure in a side building setback and cut and fill in a setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code.) Applicant Justin Zucarelli.

DUAL ACTION ITEM

5. Land Use **706 Terrace Mountain** - Discuss and consider action on variances to encroach a front building setback, fence height, cut and fill, front yard fence visibility, landscape wall in a building setback and removal of a 17" Cedar Tree for the construction of a new single family residence. (Sections 22.03.281, 22.03.173, 22.03.125, 22.03.173 and 22.03.304 of the West Lake Hills Code.) Applicant Ashley Knight.

DUAL ACTION ITEM

6. Ordinance Discuss and consider action on an Ordinance of the City of West Lake Hills, amending Section 16.05.068, Parking on Certain Streets Prohibited, to add Konstanty Circle to the list of streets where parking is prohibited, repeal the subsection that allows parking on Konstanty Circle during certain times of the day for no more than 90 minutes, and to reorganize the lettering of each subsection, providing for penalty, conflicts, severages, effective date and proper meeting.
7. Finance Public Hearing, Discussion and Possible Action on the Adoption of an Ordinance of the City of West Lake Hills Approving the Certified Appraisal Roll for the City and Adopting an Ad Valorem Tax Rate for Debt Service for the Fiscal Year 2022-2023.
8. Finance Discuss and consider action regarding the Proposed Fiscal Year 2022-2023 Budget.
9. Ordinance Discuss and consider action for Approval of an Ordinance of the City of West Lake Hills, Texas, amending Appendix A, Article A9.00, Building and Development Fees and Section 22.03.302, Preservation of Existing Landscape Vegetation and Natural Features, of the Code of Ordinances by amending the fee schedule; and providing for the following: findings of fact; enactment; repealer; severability; penalty; codification; effective date; and proper notice & meeting
10. Administration Discuss and consider authorizing letter of support for Safe Streets and Roads for All (SS4A) Joint Application with CAMPO.
11. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the August 10, 2022 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on August 5, 2022 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, 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, July 27, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:02 p.m. Members in attendance were Mayor Linda Anthony, Councilmembers Darin Walker Rhonda McCollough, Brian Plunkett and Beth South.

Absent: Mayor Pro Tem Gordon Bowman

2. Citizen Communications

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

3. 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 July 13, 2022 Regular Meeting Minutes
- b. Approval of Q2 Public Safety Report
- c. Approval of FY2022 Q3 Investment Report
- d. Approval of FY2022 Q3 Building and Development Services Department Report.
- e. **3345 Bee Cave Road:** Approval of a sign permit for a monument sign (West Lake Hills Code Section 32.03.006). Applicant Shana Gardner.

Councilmember Walker moves to approve. Seconded by Councilmember Plunkett. Unanimous (4-0) approval.

4. Accept resignation of Bojorquez Law Firm, PC as City Attorney and discuss and consider recommendation for Request for Qualifications for City Attorney Services and authorize the Mayor to execute an agreement.

Councilmember Plunkett moves to approve. Seconded by Councilmember South. Unanimous (4-0) approval.

5. **301 Buckeye Trail** - Discuss and consider action on an application for variance to remove one tree of fourteen inches or greater to expand an existing garage (Section 22.03.304 of the West Lake Hills Code). Applicant Ben Brieger.

Applicant did receive letters of support from the neighbors.

Councilmember Walker moves to approve. Seconded by Councilmember South. Unanimous (4-0) approval.

6. Discuss and Consider Action to Amend the Adopted Budget Calendar for FY 2022-2023.

Councilmember McCollough moves to approve. Seconded by Councilmember Plunkett. Unanimous (4-0) approval.

7. Discuss and Consider Action on the FY 22-23 Proposed Budget.

No action taken.

8. Discuss and consider action on Change Order #5 with QA Construction Services, Inc. in total \$53,416.50 for the Harbor View Project.

No action taken.

9. Discussion/possible action on filling position on the Zoning and Planning Commission.

Patrick Stewart is appointed to Zoning and Planning Commission, Place 6. Councilmember Walker moves to approve. Seconded by Councilmember Plunkett. Unanimous (4-0) approval.

10. Discussion and update on Bond Items regarding implementation of Proposition A Street and Drainage Projects and Proposition B New City Hall and discussion of the proposed solicitation of an owner's project representative and public private partnership advisory.

No action taken.

11. Adjournment

Councilmember Walker moves to adjourn. Seconded by Councilmember South. Unanimous (4-0) approval.

Meeting is adjourned at 8:02 p.m.

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Terry Blanchard, City Secretary

These minutes were approved on _____, 2022.



**TREE, RETAINING WALL AND CUT/FILL VARIANCES
STAFF REPORT**

AUGUST 10, 2022

Project Address: 707 Butler Cove

Project Number: 2022-1051

Agenda Item: Land Use: **707 Butler Cove:** Discuss and consider action tree removals, retaining wall and cut/fill in a side building setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code.) Applicant Justin Zucarelli.

Applicant Information: Justin Zucarelli

Hearing Dates:

July 20, 2022, ZAPCO

August 10, 2022, City Council/Board of Adjustment

Location: The subject property is located along the private access easement portion of Butler Cove, south of Redbud Trail.

Property Information, Zoning & Site Characteristics:

Owner: 1836 Real Estate LLC

Legal Description: Lot 5, Block A, Overlook at Butler Cove

Lot Size: 1.1690 acres (50,921.64 square feet)

Zoning: R1 – One Family Residential

The site is surrounded by a single-family residential property on all sides.

Background & Analysis:

There is currently a single-family residence with a swimming pool on the lot. In early 2021, the property owner removed many trees on their lot without permits and some trees on the neighboring lots as well.

The applicant, then planted over 500 inches of cherry laurels, many along the shared property line with 711 Butler Cove (south side), along with a non-conforming coreten retaining wall/planter (see photos in packet).

Staff met with the agent, property owner's attorney and city attorney to discuss a path forward. The applicant had already planted the cherry laurels along the property line totaling 504 inches. They have agreed in principle to plant an additional 96 inches of oaks, for a total of 600 inches.

There were fifteen (15) trees removed with trunk diameters of fourteen inches or greater. They are:

- T670 – 15" Spanish Oak
- T231 – 16" Cedar
- T659 – 17" Live Oak
- T1258 – 14" Spanish Oak
- T733 – 16.5" Spanish Oak

- T613 – 18.5” Spanish Oak
- T633 – 18.5” Spanish Oak
- T715 – 14” Cedar
- T1267 – 19” Spanish Oak
- T725 – 15” Cedar
- T635 – 18” Spanish Oak
- T664 – 14.5 Spanish Oak
- T634 – 16.5” Spanish Oak
- T1246 – 16” Cedar
- T1247 – 14” Cedar

A total of 242.5 inches, with a required replacement of 363.75 inches.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – “The hardship here is that the applicant cannot turn back the hands of time and not cut down the protected trees. The applicant desires to plant more inches of new trees than what were cut down. The applicant has met with City staff to formulate a mitigation plan. Even though only 546.75 inches of protected trees were removed, the applicant has already planted 504 inches of trees and has agreed to plant an additional 96 inches (for a total of 600 inches). The remaining 96 inches to be planted will be oak trees what were cut down. The applicant has met with City staff to formulate a mitigation plan. Even though only 546.75 inches of protected trees were removed, the applicant has already planted 504 inches of trees and has agreed to plant an additional 96 inches (for a total of 600 inches). The remaining 96 inches to be planted will be oak trees.”

“A variance would prevent several hardships. First, the planter prevents or at least mitigates the runoff problem from the neighboring property, and removing the planter would allow water to continue eroding the foundation of the applicant’s home. Second, transplanting the trees currently contained in the planter will likely cause them to die (according to the arborist who inspected them). Third, the neighboring property owner requested that trees be planted to create a privacy screen, which both neighbors desire given the orientation of the houses and windows. Fourth, removing the planter would create a financial hardship for the homeowner, who is already working with City staff to carry out a six-figure mitigation plan to plant 600 inches (diameter) of trees to replace 433 inches (diameter) of trees that the homeowner mistakenly removed, unaware of City regulations. In good faith, the applicant is replanting an extra 53.25 inches beyond what City regulations strictly require.”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “The planter was a continuation of the existing planter already installed by the homebuilder. If we are made to remove the addition to the planter, it will cause more disruption to the area, as we will need to bring in a small front end loader and other machinery to transplant the mitigation trees into the earth. Further, once the trees are put into the ground, there is no guarantee of survival. The applicant is providing photos for the City’s consideration.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

The application states – “The applicant has considered completely removing the planter. But, as described above in the response regarding unnecessary hardship, removal of the planter will be bad both for the land, the surrounding structures, and the trees currently contained in the planter. Removal of the planter will allow erosion to continue, which in turn will weaken the foundation of the applicant’s home. Removal of the planter and replanting of the trees currently contained in it would also likely lead to the death of many of those trees.

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

The application states – “The planter already exists, so leaving it in place is the least amount of disruption to the environment. Nothing would need to be done if we were allowed to keep it. Further, keeping the planter is the least-intrusive means of (1) preventing or mitigating erosion from water running off the neighboring property, (2) ensuring the continued health of the trees contained in it, and (3) providing the screening that the owners on both sides of the property boundary desire.

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

The application states – “As the applicant understands the City’s intent and objectives, the City’s code was not designed to prevent development; it was put in place to regulate construction and preserve the aesthetics of the community. In this case, the continuation of the preexisting planter provides a nourishing environment for the 288 inches of mitigation cherry laurels and continues the aesthetic that was originally designed. This is not a case where the applicant has built a home or other large structure within the setback; unlike a house or other tall structure, the planter does not create a sense of crowding or a serious risk of danger from the collapse of a tall structure. It is a largely a landscaping device that promotes the health of the trees it contains and provides a screen that neighbors on both sides of the fence desire.

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

The application states – “The applicant consulted with the neighboring landowner, who specifically asked for the kind of screening trees contained in the planter. The extension of the planter has accommodated the desires of both the applicant and the neighbors. The planter height and the types of trees planted are providing both properties with the desired privacy and add a natural look from the trees.

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 unanimously, 3-0.

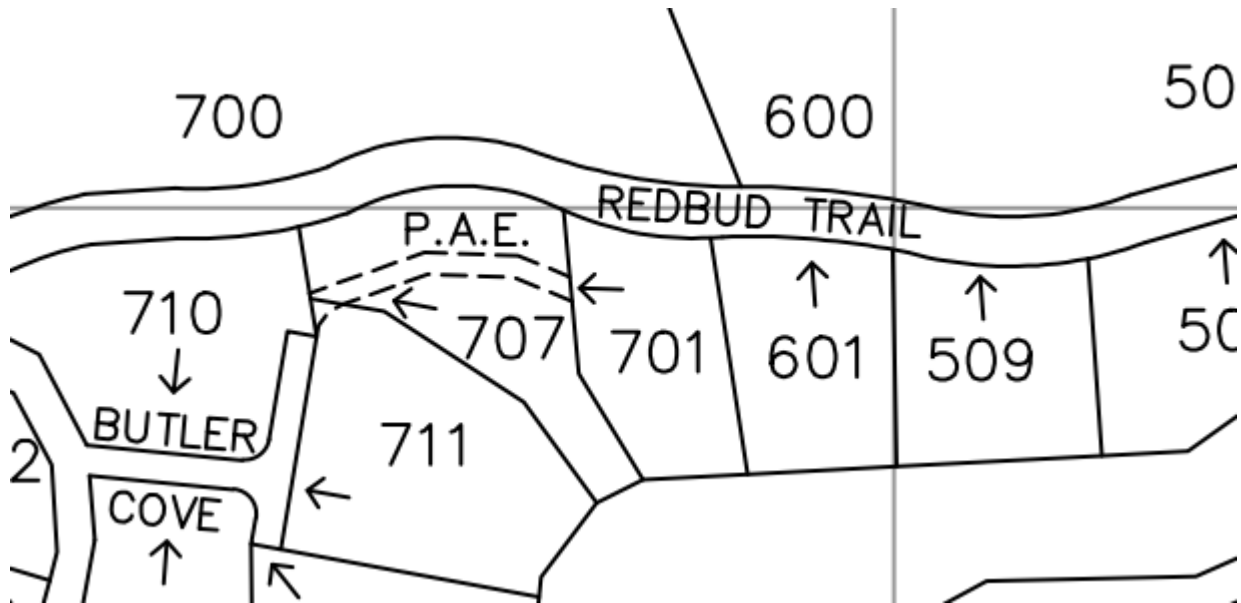
Staff Recommendation

Staff recommends: DENIAL of all variances, there is no hardship present.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.304](#) [Tree and Vegetation Removal and Replacement](#)
- [Sec. 22.03.170](#) [Site Disturbance \(excavation, grading or filling\)](#)

ZONING MAP

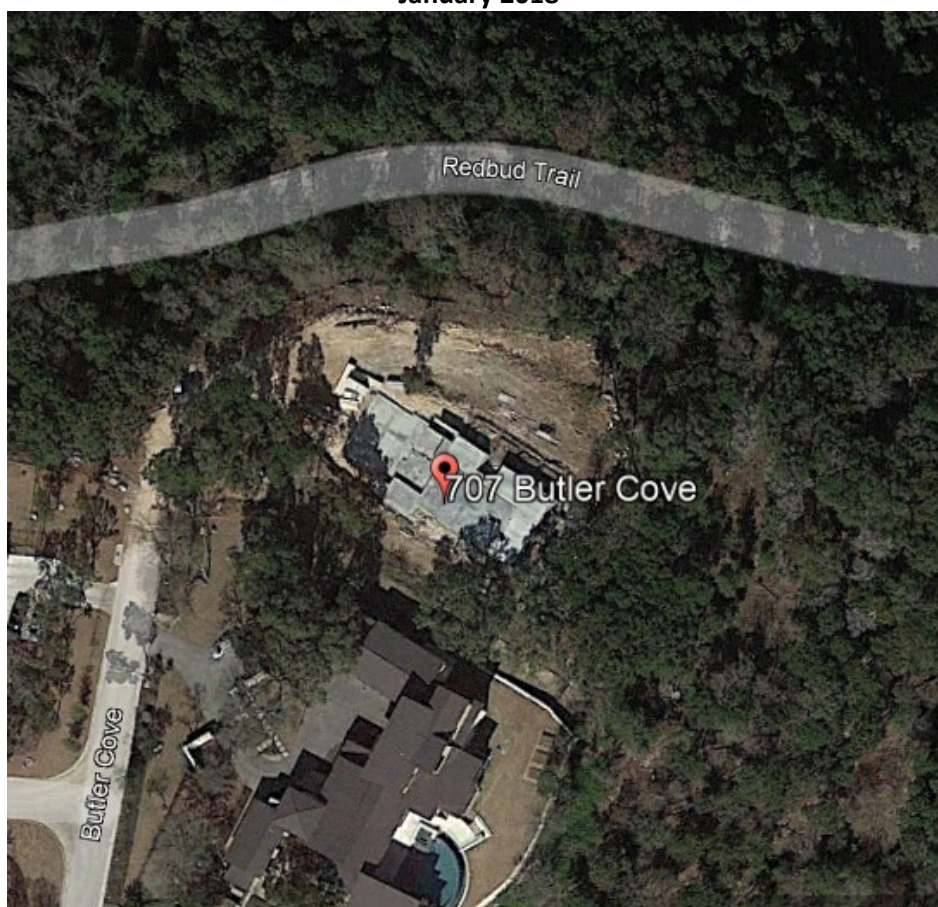


AERIAL PHOTO

January 2022



January 2018



1836 Real Estate LLC

5900 Balcones Dr.

Suite 100

Austin, TX 78731

Date: 1/5/22

Address of Project:

707 Butler Cove

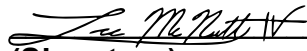
Austin TX, 78746

Re: LETTER OF AUTHORIZATION

Please be advised that 1836 Real Estate LLC authorizes Justin Zucarelli to act as an agent on its behalf in all matters related to requesting, obtaining, and executing municipal permits, approvals, and other related documents.

We further understand and agree that this company shall remain responsible for all permit conditions, permit provisions, fees, deposits, additional charges and collections resulting from permit application processing, permit issuance and inspection of work.

This agreement shall expire on August 1, 2022.


(Signature)

1/5/22
Date

Company Address:

5900 Balcones Dr.

Suite 100

Austin, TX 78731

Inquiry Phone Number:

(512) 522-1060

Arbor Vitae Tree Care

Owned & operated by Guy LeBlanc, Certified Arborist #Tx-0108
P.O. Box 91924 Austin, TX 78709 512-301-8700

December 8, 2021

Justin Zucarelli
707 Butler Cove
Austin, TX 78746

Dear Justin:

Regarding the cherry laurels in the planter along the edge of the property listed above, it is my opinion that they would do quite poorly if you were to remove them from the planter and replant them at the existing grade on that site. This is because first, this species (*Prunus caroliniana*) tends to do poorly in the alkaline soils found throughout west Austin, meaning it really is best for it to be in a planter with amended soil, and secondly, you stated that this would be the third time these plants will have been transplanted recently, meaning that they would undergo a significant amount of “transplant shock”. Between these two factors, primarily due to the former, again my opinion is that these specimens will do very poorly if that is done.

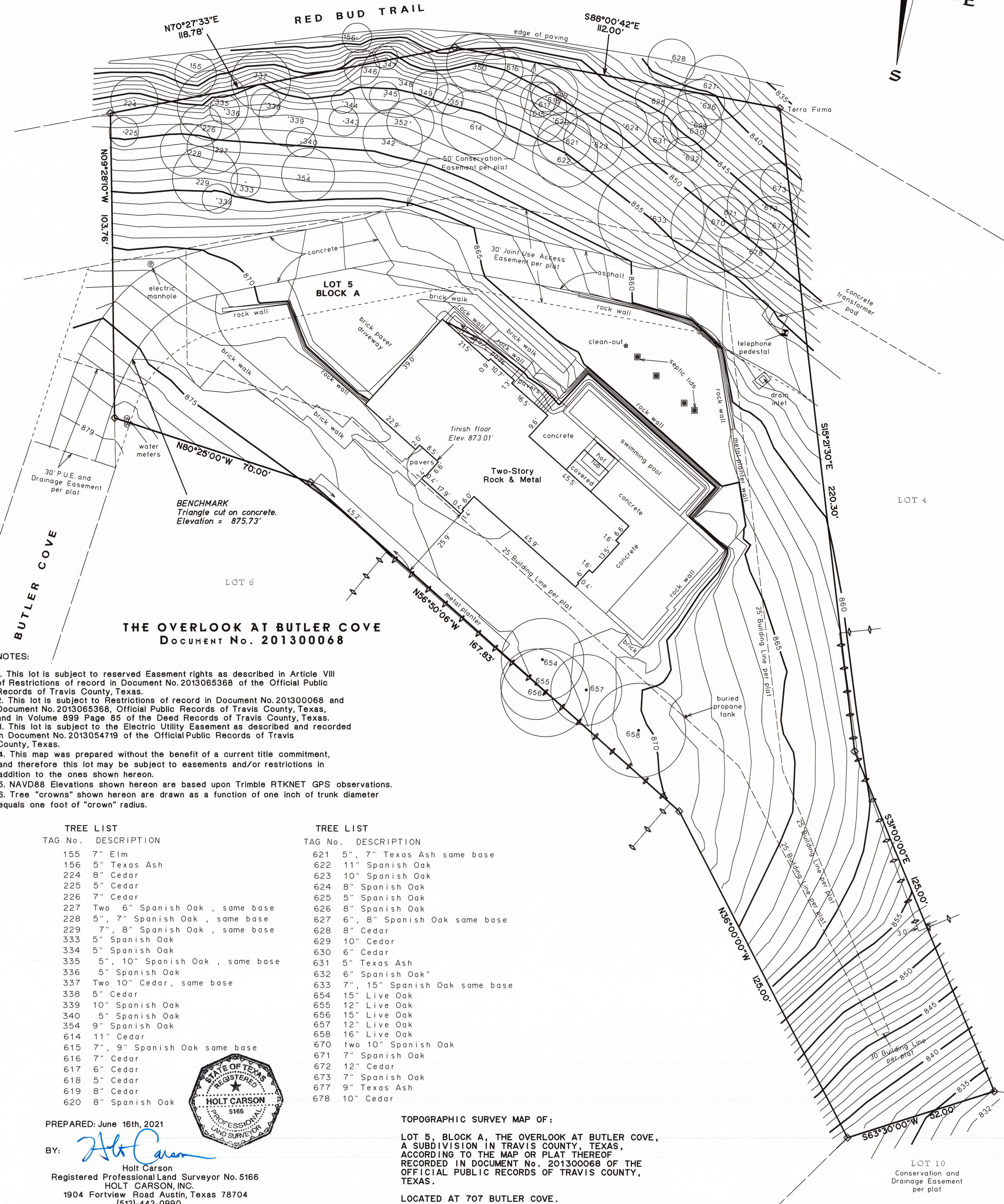
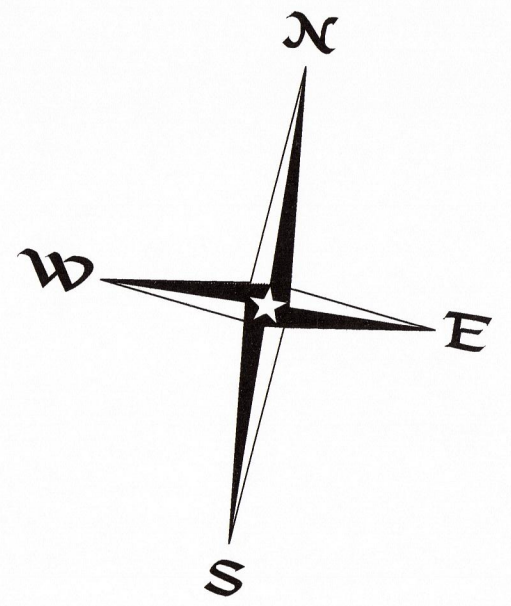
Sincerely,

Guy LeBlanc, Certified Arborist

SCALE 1" = 20'

Legend

- ◊ ½" Iron Rod Found with plastic cap
imprinted with "Holt Carson, Inc."
— Wrought Iron Fence

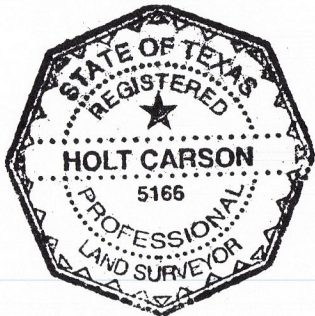


NOTES:

1. This lot is subject to reserved Easement rights as described in Article VIII of Restrictions of record in Document No. 2013065368 of the Official Public Records of Travis County, Texas.
2. This lot is subject to Restrictions of record in Document No. 201300068 and Document No. 2013065368, Official Public Records of Travis County, Texas, and in Volume 899 Page 85 of the Deed Records of Travis County, Texas.
3. This lot is subject to the Electric Utility Easement as described and recorded in Document No. 2013054719 of the Official Public Records of Travis County, Texas.
4. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
5. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
6. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

TREE LIST	
TAG No.	DESCRIPTION
155	7" Elm
156	5" Texas Ash
224	8" Cedar
225	5" Cedar
226	7" Cedar
227	Two 6" Spanish Oak, same base
228	5", 7" Spanish Oak, same base
229	7", 8" Spanish Oak, same base
333	5" Spanish Oak
334	5" Spanish Oak
335	5", 10" Spanish Oak, same base
336	5" Spanish Oak
337	Two 10" Cedar, same base
338	5" Cedar
339	10" Spanish Oak
340	5" Spanish Oak
354	9" Spanish Oak
614	11" Cedar
615	7", 9" Spanish Oak same base
616	7" Cedar
617	6" Cedar
618	5" Cedar
619	8" Cedar
620	8" Spanish Oak

TREE LIST	
TAG No.	DESCRIPTION
621	5", 7" Texas Ash same base
622	11" Spanish Oak
623	10" Spanish Oak
624	8" Spanish Oak
625	5" Spanish Oak
626	8" Spanish Oak
627	6", 8" Spanish Oak same base
628	8" Cedar
629	10" Cedar
630	6" Cedar
631	5" Texas Ash
632	6" Spanish Oak
633	7", 15" Spanish Oak same base
654	15" Live Oak
655	12" Live Oak
656	15" Live Oak
657	12" Live Oak
658	16" Live Oak
670	two 10" Spanish Oak
671	7" Spanish Oak
672	12" Cedar
673	7" Spanish Oak
677	9" Texas Ash
678	10" Cedar



PREPARED: June 16th, 2021

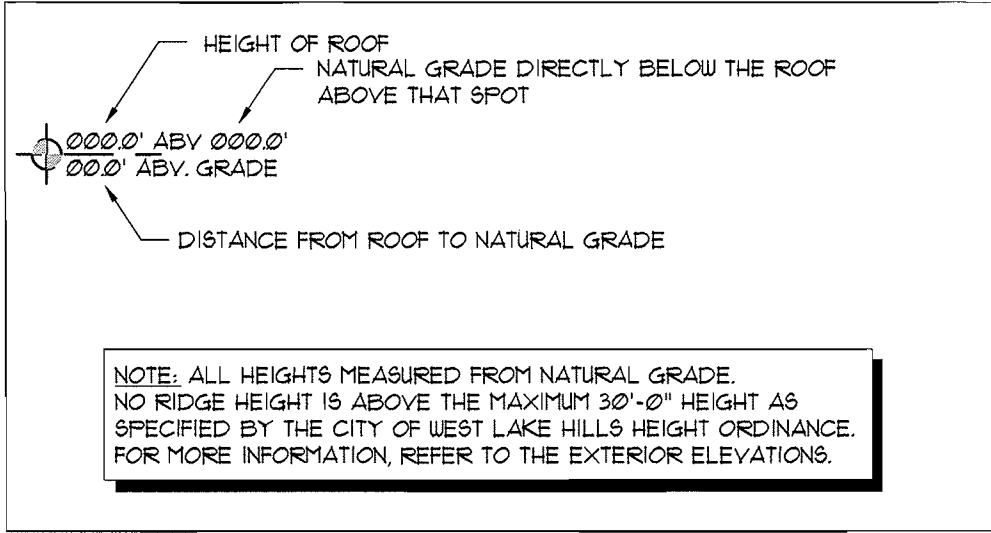
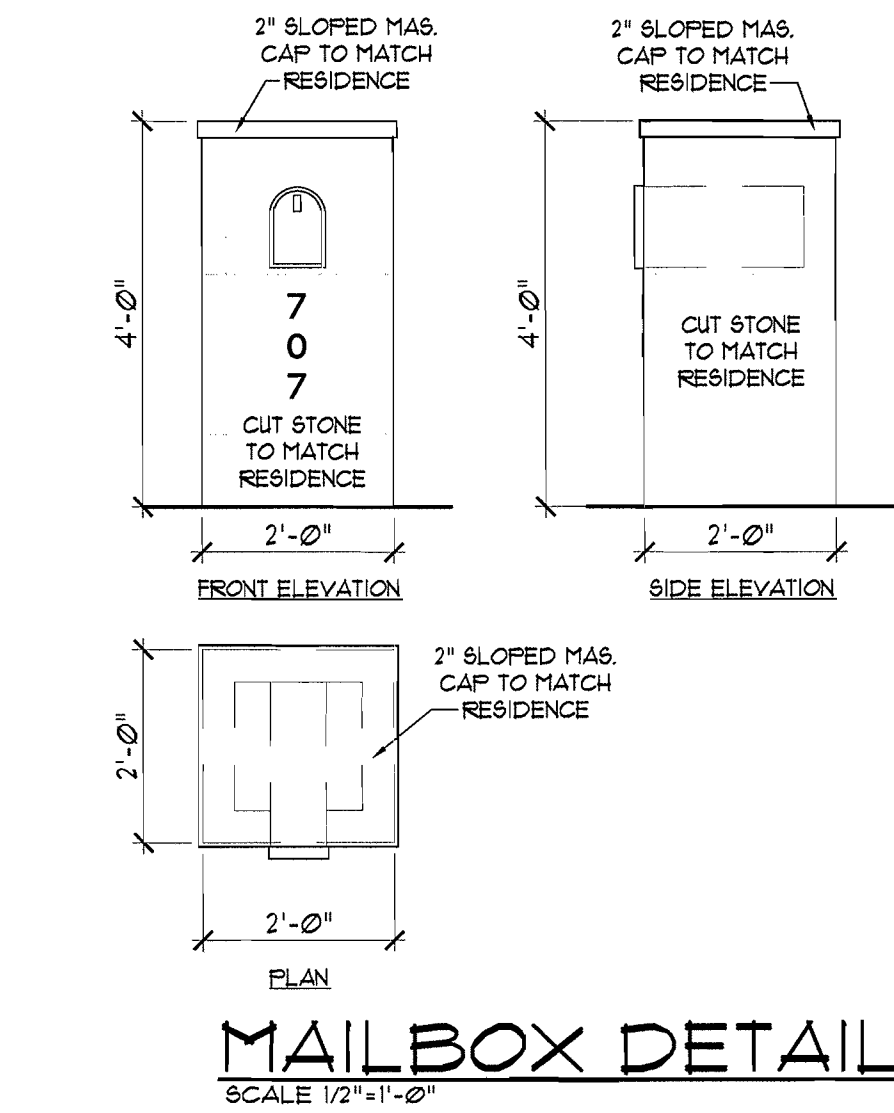
BY: *Holt Carson*
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

TOPOGRAPHIC SURVEY MAP OF:

LOT 5, BLOCK A, THE OVERLOOK AT BUTLER COVE,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN DOCUMENT No. 201300068 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

LOCATED AT 707 BUTLER COVE.

LOT 10
Conservation and
Drainage Easement
per plat



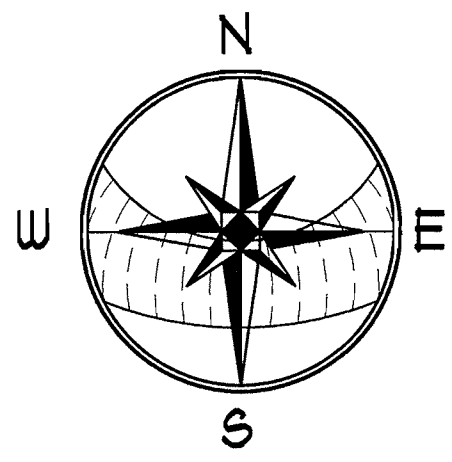
LEGAL DESCRIPTION:
T01 BUTLER COVE
LOT 5
OVERLOOK AT BUTLER COVE
WEST LAKE HILLS, TEXAS
TRAVIS COUNTY

NOTE: PROVIDE FIRE SUPPRESSION SYSTEM PER CODE

IMPERVIOUS	COVER	CALCULATIONS
RESIDENCE		4262# / 8.4%
POOL DECK		258# / 0.5%
POOL		536# / 1%
DRIVEWAY		3,800# / 15%
ACCESS EASEMENT		1,881# / 3.1%
AG PADS		151# / 0.3%
SITE WALLS		254# / 0.4%
WALKS		520# / 1.0%
IMPERVIOUS:		11,630# / 72.8%
PERVIOUS:		39,285# / 112%
TOTAL		50,915# / 100%
ALLOWED		12,128# / 25%

TO PROTECT TREES AND TREE ROOTS WITHIN THE FENCED CRZ, DO NOT DO THE FOLLOWING:
STOCKPILE CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS.
PARK VEHICLE OR EQUIPMENT AROUND TREES.
PILE SOIL AND/OR MULCH.
TRENCH FOR UTILITIES INSTALLATION OR REPAIR, OR FOR IRRIGATION SYSTEM INSTALLATION.
CHANGE SOIL GRADE BY CUTTING OR FILLING.
DAMAGE ROOTS BY GRADING, TEARING, OR GRUBBING.
COMPACT SOIL WITH EQUIPMENT, VEHICLES, MATERIAL STORAGE, AND/OR FOOT TRAFFIC.
CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT (ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE.
INSTALL IMPERVIOUS PARKING LOTS, DRIVEWAYS, AND WALKWAYS.
ATTACH ANYTHING TO TREES USING NAILS, SCREWS, AND/OR SPIKES.
WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.
WOUND TRUNKS WITH STRING WEED TRIMMERS AND LAWN MOWERS.
CAUSE INJURY BY FIRE OR EXCESSIVE HEAT.

CONSTRUCTION FENCING AROUND TREES 14" OR GREATER SHOULD BE OUT OF THE CRZ OR DRIPLINE.
TREE TRUNKS ON ALL HARDWOODS TO BE UNRAFFED WITH 2x4'S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.



SITE PLAN
SCALE 1/20

- GENERAL SITE NOTES:**
- 10 BUILDER TO RESURFCE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
 - 20 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
 - 30 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 12" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
 - 40 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
 - 50 UTILITY LINE LOCATIONS ARE APPROXIMATE- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
 - 60 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - 70 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 80 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 90 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
 - 100 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - 110 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
 - 120 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
 - 130 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
 - 140 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
 - 150 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
 - 160 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
 - 170 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - 180 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

CORNERSTONE ARCHITECTS

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REVISION:

WHEELER DUPONT SPEC.

A-2
2 OF 17

SHEET

PROJECT NO. 16034
DRAWN BY: AS
DATE: 08.31.16
CHECKED BY: AS/PC
PROJECT MGR: AS



TREES ON LOT:

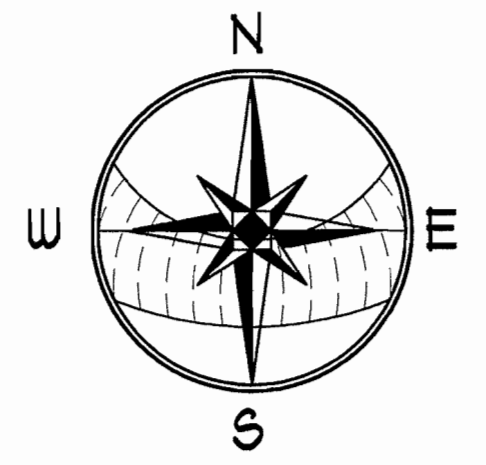
- 225 5' CEDAR -
- 226 7' CEDAR -
- 227 TWO 6" SPANISH OAK , SAME BASE
- 228 5", 7" SPANISH OAK , SAME BASE
- 229 7", 8" SPANISH OAK , SAME BASE
- 230 6' ASH
- 231 16' CEDAR
- 232 6" ASH+ R
- 233 12" CEDAR- R
- 234 11" CEDAR NR
- 235 5" CEDAR- NR
- 236 5" CEDAR- NR
- 237 6" CEDAR
- 238 7" CEDAR
- 239 4" CEDAR -
- 240 4" POST OAK -
- 241 4" CEDAR -
- 242 8" CEDAR
- 243 4" CEDAR -
- 244 5" POST OAK -
- 245 6" CEDAR
- 256 7" CEDAR
- 311 7" LIVE OAK
- 312 6" CEDAR
- 313 6" CEDAR
- 314 8" CEDAR
- 315 12" CEDAR
- 316 10" CEDAR
- 317 7" CEDAR
- 318 7" CEDAR
- 319 11" CEDAR
- 320 8" CEDAR
- 321 7" CEDAR
- 322 7" CEDAR NR
- 323 5" POST OAK -
- 324 6" POST OAK- NR - IN F5BZ
- 325 5" POST OAK- NR - IN F5BZ
- 326 5" POST OAK- NR - IN F5BZ
- 327 6" CEDAR R
- 328 9" CEDAR
- 329 4" CEDAR- NR
- 330 5" CEDAR NR
- 331 13" CEDAR R
- 332 9" CEDAR
- 333 9" SPANISH OAK -
- 334 9" SPANISH OAK -
- 335 5", 10" SPANISH OAK , SAME BASE
- 336 5" SPANISH OAK
- 337 TWO 10", SAME BASE
- 338 5" CEDAR
- 339 10" SPANISH OAK
- 340 5" SPANISH OAK -
- 341 8", 11" SPANISH OAK , SAME BASE
- 342 10" SPANISH OAK
- 343 5" SPANISH OAK
- 344 4" SPANISH OAK -
- 345 5" CEDAR
- 346 6" CEDAR
- 348 13" CEDAR
- 349 6" SPANISH OAK
- 350 10" CEDAR
- 351 5" CEDAR -
- 352 5" CEDAR
- 353 8" SPANISH OAK
- 354 9" SPANISH OAK
- 355 11" SPANISH OAK
- 356 5" ASH NR
- 357 6" ASH R
- 358 9" CEDAR- NR - IN F5BZ
- 359 8" CEDAR- NR - IN F5BZ
- 360 8" CEDAR
- 361 3" HACKBERRY -
- 604 7" CEDAR
- 605 10" CEDAR
- 606 7" CEDAR
- 607 10" CEDAR NR - IN F5BZ
- 608 9" ELM NR - IN F5BZ
- 609 5" ASH -
- 610 7" CEDAR NR - IN F5BZ
- 611 3" SPANISH OAK NR - IN F5BZ
- 612 TWO 7" SPANISH OAK SAME BASE
- 613 5", 8" AND 10" SPANISH OAK SAME BASE
- 614 11" CEDAR
- 615 7", 9" SPANISH OAK SAME BASE
- 616 7" CEDAR
- 617 6" CEDAR
- 618 5" CEDAR -
- 619 8" CEDAR
- 620 8" SPANISH OAK
- 621 5", 7" ASH SAME BASE
- 622 11" SPANISH OAK
- 623 10" SPANISH OAK
- 624 8" SPANISH OAK
- 625 5" SPANISH OAK -
- 626 8" SPANISH OAK
- 628 10" CEDAR
- 630 6" CEDAR
- 631 5" ASH -
- 632 6" 9"
- 633 7", 15" SPANISH OAK SAME BASE
- 634 9", 12" SPANISH OAK SAME BASE
- 635 TWO 8", 10" SPANISH OAK SAME BASE
- 636 8" SPANISH OAK NR
- 637 7" CEDAR
- 638 9" CEDAR NR - IN F5BZ
- 639 6" POST OAK NR - IN F5BZ
- 640 8" POST OAK NR - IN F5BZ
- 641 10" CEDAR NR - IN F5BZ
- 642 5" ASH -
- 643 6" HACKBERRY NR - IN F5BZ
- 644 7" CEDAR NR - IN F5BZ
- 645 10" ELM NR - IN F5BZ
- 646 8", 14" CEDAR SAME BASE R
- 647 8" CEDAR NR - IN F5BZ
- 648 10" CEDAR NR - IN F5BZ
- 649 8" CEDAR NR - IN F5BZ
- 650 9" CEDAR NR - IN F5BZ
- 651 8" CEDAR NR - IN F5BZ
- 652 4" POST OAK NR - IN F5BZ
- 653 8" CEDAR NR - IN F5BZ
- 654 14" LIVE OAK
- 655 12" LIVE OAK
- 656 15" LIVE OAK
- 657 12" LIVE OAK
- 658 16" LIVE OAK
- 659 17" LIVE OAK
- 660 FOUR 3" ASH -
- 661 7" CEDAR
- 662 4" HACKBERRY -
- 663 TWO 9" CEDAR SAME BASE
- 664 9", 10" SPANISH OAK SAME BASE
- 665 12" CEDAR
- 666 12" GUMMI
- 667 8" CEDAR
- 668 6" SPANISH OAK
- 669 12" CEDAR
- 670 TWO 10" SPANISH OAK
- 671 7" SPANISH OAK
- 672 12" CEDAR
- 673 7" SPANISH OAK
- 677 9" ASH
- 678 10" CEDAR
- 679 9" CEDAR
- 680 7" SPANISH OAK
- 707 13" CEDAR
- 710 10" CEDAR
- 711 5", 8" CEDAR SAME BASE
- 712 6" CEDAR
- 713 7" CEDAR
- 714 8" CEDAR
- 715 THREE 7" CEDAR SAME BASE
- 716 10" CEDAR
- 717 10" CEDAR
- 718 11" CEDAR
- 720 5" BOX ELDER-
- 721 3" POST OAK -
- 722 4" POST OAK -
- 723 7" SPANISH OAK
- 724 8" CEDAR
- 725 8", 11" CEDAR SAME BASE
- 726 9" CEDAR
- 728 6" CEDAR
- 729 6" CEDAR
- 730 9" CEDAR
- 731 9" CEDAR
- 732 TWO 7" CEDAR SAME BASE
- 733 THREE 5" AND TWO 6" SPANISH OAK SAME BASE
- 1255 5" ASH -
- 1256 10" SPANISH OAK
- 1257 9" LIVE OAK
- 1258 4", AND TWO 8" SPANISH OAK SAME BASE
- 1259 TWO 5" SPANISH OAK SAME BASE
- 1260 6" SPANISH OAK
- 1261 9" CEDAR
- 1262 5" SPANISH OAK -
- 1267 TWO 7" AND TWO 8" SPANISH OAK SAME BASE

TOTAL ON SITE = 1,608"
TOTAL REMOVED FROM SITE = 260"
REQUIRES REPLACEMENT WITHIN 5 YRS = 214"
(IN THE FIRE SAFETY BUFFER ZONE)
REQUIRES IMMEDIATE REPLACEMENT = 46"
-REQUIRES 75% REPLACEMENT = 30.5"
-REQUIRES 150% REPLACEMENT = 15.5"
-TOTAL REPLACEMENT REQUIRED = 46.125"

IMMEDIATE REPLACEMENT OPTIONS
OP. A - (4) 6" TREES
OP. B - (3) 6" TREES & (4) 3" TREES
OP. C - (2) 6" TREES & (8) 3" TREES
OP. D - (1) 6" TREE & (12) 3" TREES
OP. E - (16) 3" TREES

TO PROTECT TREES AND TREE ROOTS WITHIN THE FENCED CRZ DO NOT DO THE FOLLOWING:
STOCKPILE CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS.
PARK VEHICLE OR EQUIPMENT AROUND TREES.
PILE SOIL AND/ OR MULCH.
TRENCH FOR UTILITIES INSTALLATION OR REPAIR OR FOR IRRIGATION SYSTEM INSTALLATION.
CHANGE SOIL GRADE BY CUTTING OR FILLING.
DAMAGE ROOTS BY GRADING, TEARING, OR GRUBBING.
COMPACT SOIL WITH EQUIPMENT, VEHICLES, MATERIAL STORAGE, AND/OR FOOT TRAFFIC.
CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT (ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE.
INSTALL IMPERVIOUS PARKING LOTS, DRIVEWAYS, AND WALKWAYS.
ATTACH ANYTHING TO TREES USING NAILS, SCREWS, AND/OR SPIKES.
WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.
WOUND TRUNKS WITH STRING WEED TRIMMERS AND LAWN MOWERS.
CAUSE INJURY BY FIRE OR EXCESSIVE HEAT.

CONSTRUCTION FENCING AROUND TREES 14" OR GREATER SHOULD BE OUT OF THE CRZ OR DRIPLINE.
TREE TRUNKS ON ALL HARDWOODS TO BE WRAPPED WITH 2x4'S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.



TREE REPLACEMENT PLAN
SCALE 1/2"

CORNERSTONE ARCHITECTS

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REVISION:

WHEELER DUPONT SPEC.

A-3
3 OF 17

PROJECT NO. 16034
DRAWN BY: CRR
DATE: 08.31.16
CHECKED BY: AS/PC
PROJECT MGR: AS







City of West Lake Hills
Received
JUN 28 2022

2 Limerick Lane
Austin TX 78746

27 June 2022

To Whom it May Concern:

I am writing in opposition to the After-the-Fact Variance request by 1836 Real Estate, LLC for the property at 707 Butler Cove in West Lake Hills. I moved to West Lake in 1947 and have always loved the wooded environment of the neighborhoods that I grew up in. I was shocked to see what had happened at 707 Butler Cove. The clearing of so many trees is totally out of keeping with the essence of life in West Lake Hills. It saddens my heart that so many large oaks have been cut down. It is a tragedy.

Thank you,

A handwritten signature in cursive script that reads "Meta Butler Hunt". The signature is fluid and elegant, with a large initial "M" and a long, sweeping underline.

Meta Butler Hunt

2 Limerick Lane
West Lake Hills

Ashby Grundman

From: David Dormady [REDACTED]
Sent: Wednesday, July 13, 2022 12:34 PM
To: Ashby Grundman
Cc: vjpatel13@gmail.com
Subject: variance for 707 Butler Cove

Hello Mr. Grundman,

We walk our neighborhood each morning and have become acquainted with Vijay and Dina Patel at 711 Butler Cove. They built one of our favorite homes in the city about 7 years ago. The residents next door at 707 Butler Cove did a wholesale removal of trees (without a permit) in their backyard. They also removed **many** trees from the backyard of the Patel's. This outrageous act literally and figuratively stripped bare the ability of the Patel family to peacefully enjoy their lives in WLH. The valuation per the city code of the improperly removed trees at 707 Butler Cove is over 150K. The damage to the Patel's property (per code) is likewise more than \$150K. The residents of 707 Butler Cove have requested an **after the fact variance** to retroactively allow the removal of trees from their property. Additionally, they clear cut a section of the property at 710 Butler Cove and put in a parking area. This is against everything that WLH is about. Adherence to the rules is paramount in maintaining the essence of our city. We strongly oppose granting this variance. I hope you will give this matter your full attention.

Sincerely,

David and Joyce Dormady
911 Terrace Mountain Drive



**SETBACKS, FENCE, CUT/FILL AND TREE VARIANCES
STAFF REPORT**

AUGUST 10, 2022

Project Address: 706 Terrace Mountain Drive

Project Number: 2022-1070

Agenda Item: Land Use: **706 Terrace Mountain Drive:** Discuss and consider action on variances to encroach a front building setback, fence height, cut and fill, front yard fence visibility, landscape wall in a building setback and removal of a 17" Cedar Tree for the construction of a new single-family residence. (Sections 22.03.281, 22.03.173, 22.03.125, and 22.03.304 of the West Lake Hills Code.) Applicant Ashley Knight.

Applicant Information: Ashley Knight

Hearing Dates:

July 20, 2022, ZAPCO

August 10, 2022, Board of Adjustment/City Council

Location: The subject property is located at the northeast corner of Terrace Mountain Drive and Basin Ledge.

Property Information, Zoning & Site Characteristics:

Owner: Rio Austin, LLC

Legal Description: Lot 4, Block P, Stonehedge Estates

Lot Size: 0.71 acres (30,927.60 square feet)

Zoning: R1 – One Family Residential

The site is surrounded by a single-family residential property on all sides.

Background & Analysis:

There is currently a single-family residence on the lot. The property was purchased in December of 2021, with the plan to demolish the existing non-conforming house and construct a new single-family residence.

The current house sits at 30-feet from the property line, and the applicant is requesting the variances to maintain that setback distance.

T856 – 17 Inch Cedar is being requested for removal. This tree sits in the location the garage is proposed to be located on the western side of the proposed structure.

The applicant is requesting a variance to fill 1'-6" over the maximum allowed fill of 18 inches in the setback and a proposed fence that does not meet the 80% visibility requirements and is over 6 feet in height, with a proposed height of 8'-8".

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – “The configuration of this corner lot fronts two roadways and it is assigned three front yard setbacks due to its thin, peninsula shape which is overly burdensome. The lot is only on average about 100ft wide between the two streets so the 50ft setbacks off each street reduce the buildable area to a 4.8% of the lot total and only a 1,498sq.ft. sliver that is too small to build a home of adequate size for this neighborhood, or any neighborhood for that matter. Additionally, the substandard width limits private yard space. The existing slope of the lot creates a hardship for privacy. A 6ft fence is inadequate against a natural slope in excess of 15ft from natural grade of construction to the elevation of the street. This slope also necessitates additional fill to correct drainage issues and remove and replace an existing, non-compliant retaining wall which was previously allowed to cut in more than 4ft and is existing in the setback. And finally, there are over 22 protected trees on this site that is less than an acre which restricts build-able area considerably when the other aspects of lot shape, setback and slope are considered.”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “The setback reductions do not affect the existing flora or natural terrain in any way as they are the same setbacks that were previously allowed for decades. The increased fence height is requested to work with the slope of the natural terrain and will not present as being any more than 5-3/8" over the elevation of the street, far less than the 6ft allowed. The increased fill is requested to remove a large, noncompliant retaining wall in the setback which did not comply with cut limits. The request to replace the noncompliant wall with a front yard fence and landscape wall that comply with cut limits and only requests exception from visibility rules is an improvement to the existing flora as it returns the natural grade and improves drainage conditions. The request to remove just one of 22 protected trees allows for a configuration of the driveway that enabled designers to save more trees and this one removal will result in a 150% replacement, leaving the site with more trees that it had previously.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “Alternative design was considered for the garage placement in order to attempt to save the 17" Cedar tree but the alternate design was found to cause even more tree removals than just the one cedar tree. Due to the limited build-able area of the lot, the existing slope and existing trees, design options are very limited. We have submitted a proposed design that strategically avoids the majority of trees and requires only minor setback reductions that were already allowed on this lot previously and if anything, the restoration of the lot to previous conditions with the replacement of the non-compliant retaining wall with a more compliant front yard fence and planter to return the lot to its natural grade and a new landscape wall to improve drainage, as well as increase the amount of trees on the lot as a whole.”
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – “The proposed design makes the best use of the space allotted by the existing setbacks, trees and slope and requests the least amount of reduction to the setback standards, considering the 30 foot front setbacks were approved for the home previously built on the lot. The tree removal requests to remove only one of 22 protected trees on a comparatively small lot, while proposing to replace said tree at 150%, is minimal. The fence height request is not in excess of what is allowable when the slope is considered, in fact it is over 5ft shorter than a typical 6ft fence is

allowed to be over the street elevation, and the fill variance is requested to return the site to its previous natural condition, utilizing a planter to create a step down approach to allow for a minimal amount of fill to be used to restore the natural grade which existed before man-made retaining wall improvements from the previous owner were installed out of compliance with cut limits. The requested fill will not result in excess of 18in over the preexisting natural grade and is only needed in small areas, thanks to the planter design.

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – “The configuration of this corner lot, is a special circumstance creating three front yards. The reduction we are requesting to 30ft was previously approved. The requested fence height increase is not obtrusive or obstructive to any other views due to the slope of the property and the requested fill is not in excess of 18in over natural grade. The requested front yard fence complies with all zoning regulations except for the 80% visibility but is so far below the street elevation that it is only a 5-3/8" obstruction to neighboring views and vehicle traffic. The planter allows for a restoration of the natural grade and requires no more than 18in of fill on top of said natural grade, once the man made wall is removed and filled. The request for the front yard fence to be in the setback is just as the previous wall was allowed. The request for the new landscape wall is similar to the existing rock walls off Basin ledge but less obstructive given the new location. The removal of 1 protected tree is proposed in order to save 22 protected trees and will be mitigated with 150% replacement. The proposed variance maintains the intent of the previously approved plan and Zoning regulations.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – “The changes proposed maintain the setbacks and build-able area of the previous home. There is only 1 neighboring property and there is no change requested to the setback against that lot line. The proposed encroachment into the setback is a more compliant front yard fence and planter than what was previously allowed with the non-compliant retaining wall and it restores the natural grade of the property once the retaining wall is removed. The new landscape wall in the setback is similar but less visible to the existing rock walls in the opposite setback off Basin Ledge. The fill is not over 18in of the natural grade and the fence height will not appear to be excessive in height from the outside of the property due to the slope of the grade and the high elevation of the street. The tree removal is on the interior of the lot and will not affect neighboring properties.”

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 of the setback encroachments and the tree, but denial of the fence height, fence visibility and cut/fill variances, 3-0.

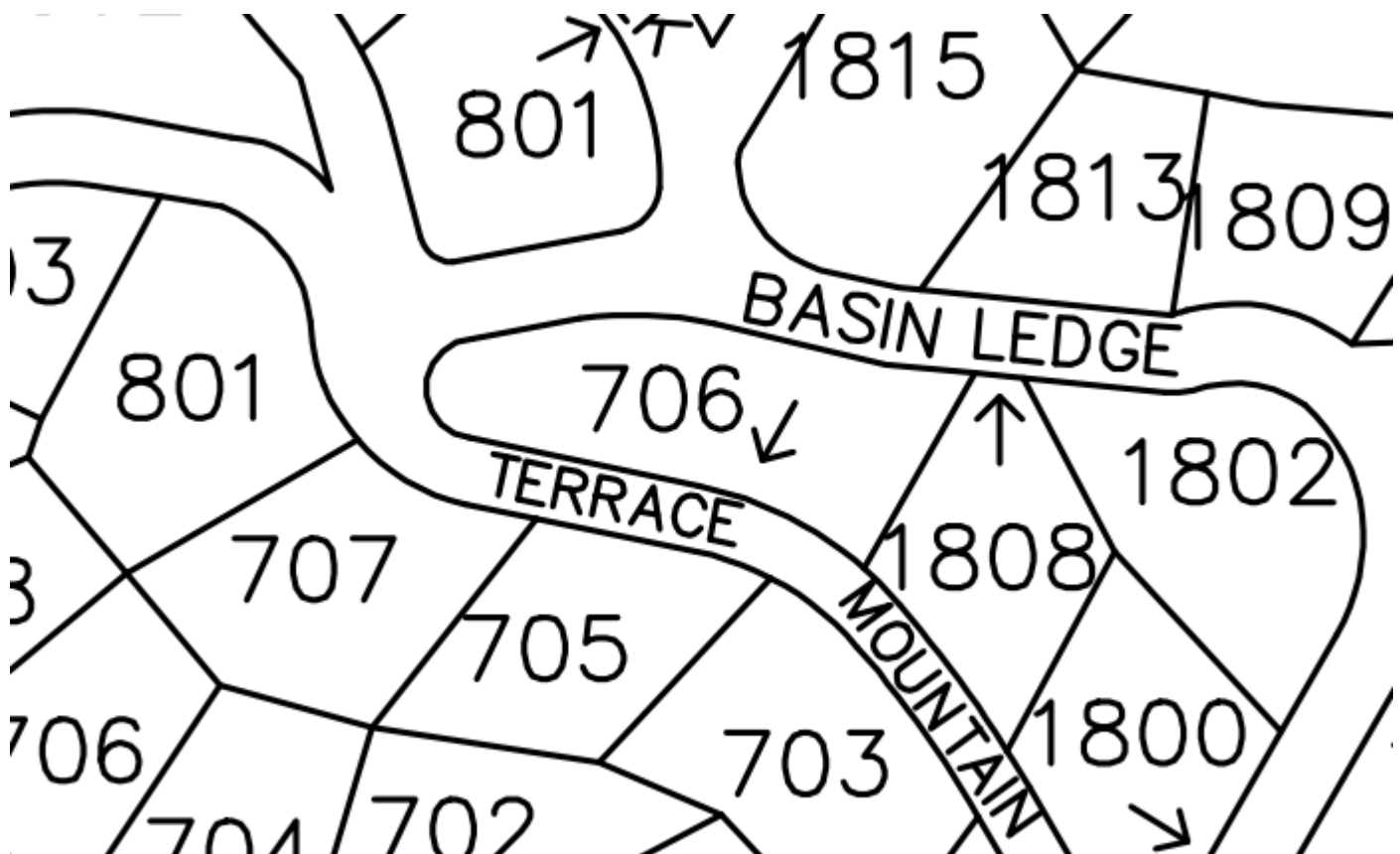
Staff Recommendation

Staff recommends: Approval of the setback encroachments, the cut/fill and tree variances, but denial of the fence variances.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.304](#) [Tree and vegetation removal and replacement](#)
- [Sec. 22.03.173](#) [Fences](#)

ZONING MAP



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: Rio Austin Phone: 5125900929

Email: [REDACTED]

Address: 100 Congress Ave Ste 1445 City: Austin State: TX Zip: 78701

Agent*: Matthew Ditlow Phone: 5125900929

Email: [REDACTED]

Address: 100 Congress Ave Ste 1445 City: Austin State: TX Zip: 78701

Property Address: 706 Terrace Mtn City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Stonehedge Estates

Block: P Lot: 4 TCAD Tax Parcel ID: 0119130501

Current Zoning Classification: R-1 Total Lot Size (Acres): .71ac

**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) Adjust the Setbacks to account for the proposed structure.
- 2) Fence height increase from 6ft to 8'8" due to slope of property
- 3) Fill increased to 5ft to accommodate drainage plan
- 4) Allow exception to the 80% visibility rule for front yard fence to address lack of private yard space due to 3 street frontages
- 5) The addition of a new landscape wall to accommodate drainage plan



VARIANCE APPLICATION

6) Tree removal of 17" cedar T856

7)

8)

9)

10)

Brief Description of project/why variances are needed: 706 Terrace Mtn is a corner lot that fronts two streets on 3 sides of the

property and has an excessive slope in its natural grade. The lot is substandard in width, on average 100 feet wide, 50ft less than the prescribed minimum for an R-1 zoned lot. The 3 front yards, excessive slope and substandard width create hardships that relate to build-able area, tree protection and privacy.

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 configuration of this corner lot fronts two roadways and it is assigned three front yard setbacks due to its peninsula shape which is overly burdensome. The lot is only on average about 100ft wide between the two streets, so the 50ft setbacks off each street reduce the build-able area to a 4.8% 1496sq. ft. sliver that is too small to build a home of adequate size for this neighborhood. Additionally, the existing slope of the lot creates a hardship for privacy as a 6ft fence is inadequate against a natural slope in excess of 15ft from natural grade of construction to the elevation of the street. This slope also necessitates a new landscape wall and 5ft of fill to accommodate the drainage plan that moves the excessive water that comes down the slope toward the house away from the house and away from neighboring properties. The excessive slope and road frontages create the need for 0% visibility on the front yard fence to allow for a private yard. And finally, there are over 22 protected trees on a site that is less than an acre large which restricts build-able area considerably when the other aspects of lot shape, setback and slope are also considered.

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 setback reductions do not affect the existing flora or natural terrain in any way as they were previously allowed. The increased fence height is requested to work with the slope of the natural terrain and will not present as being any more than 5 3/8" over the elevation of the street, far less than the 6ft allowed. The increased fill and wall and fence request is an improvement to the existing flora as it returns the natural grade, improves drainage conditions and creates a more natural aesthetic than the stone retaining wall and stairs that it proposes to replace. The request to remove just one of 22 protected trees allows for a new configuration of the drive that enabled designers to save more trees and this one removal will result in a replacement in excess of the removed tree as 150% of the 17" tree will be replaced

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

Alternative design was considered for the garage to save the 17" cedar tree but only resulted in the loss of more than one additional other trees. Due to the limited build-able area of the lot, the existing slope and the existing trees, design options are very limited. We have submitted a proposed design that strategically avoids the majority of trees and requires only minor setback reductions that were already allowed on this lot previously and an improved drainage plan, as well as an increased amount of trees for the lot as a whole.

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

The proposed design makes the best use of the space allotted by the existing setbacks, trees and slope and requests the least amount of reduction to the setback standards, considering 30 foot front setbacks were approved for the home previously built on the lot and in some areas, setback in excess of 50ft are proposed. The tree removal requests to remove only one of 22 protected trees on a comparatively small lot, while proposing to replace said tree at 150%. The fence height request is not in excess of what is allowable when the slope is considered, in fact it is over 5ft shorter than a typical 6ft fence is allowed to be over the street elevation, and the fill variance is requested to return the site to its previous natural condition, utilizing a step down approach to allow for a minimal amount of fill to be used to restore the natural grade which existed before man-made improvements from the previous owner were installed out of compliance with cut limits. The requested fill will not result in excess of 18in over the preexisting natural grade and is only needed in small areas, thanks to the step down design



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 configuration of this corner lot, is a special circumstance creating three front yards. The reduction we are requesting to 30ft was previously approved. The requested fence height increase is not obtrusive due to the slope of the property and the requested fill is not in excess of 18in over natural grade. The requested front yard fence complies with all zoning regulations except for the 80% visibility but is so far below the street elevation that it is only a 5-3/8" obstruction to neighboring views and no obstruction to vehicle traffic. The request for the new landscape wall is similar to the existing rock walls off Basin Ledge but less obstructive given the new location. The removal of 1 protected tree is proposed in order to save 22 protected trees and will be mitigated with 150% replacement. The proposed variance maintains the intent of the previously approved plan and Zoning regulations.

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 changes proposed maintain the setbacks and build-able area of the previous home and even proposed setback in excess of the 50ft prescribed by code in some areas. There is only 1 neighboring property and there is no change requested to the setback against that lot line. The proposed encroachment into the setback is a more compliant front yard fence than what was previously allowed with the non-compliant retaining wall and restores the natural grade of the property. The new landscape wall in the setback is similar but less visible to the existing rock walls in the opposite setback off Basin Ledge. The fill is not over 18in of the natural grade and the fence height will not appear to be excessive in height from the outside of the property due to the slope of the grade and the high elevation of the street. The tree removal is on the interior of the lot and will not affect neighboring 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).


Matthew Ditlow (Aug 3, 2022 13:02 CDT)

Signature

Matthew Ditlow

Printed Name

Aug 3, 2022

Date



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

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

Variance Process and Information

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



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

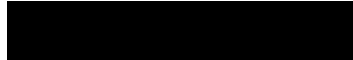
Notes:



PERMIT PARTNERS, LLC

300 E Highland Mall Blvd. | Suite 207 | Austin, Texas 78752

Office: 512.593.5361



August 3, 2022

City of Westlake Hills
Westlake Hills, TX 78746
Attn: Board of Adjustment

RE: 706 Terrace Mountain Variance Request

Board of Adjustment Members,

Thank you for your time and consideration of this request before you, which is a variance request for the following as it relates to the property located at 706 Terrace Mountain. Since meeting with ZAPCO and hearing their comments, concerns and suggestions, as well as the comments and concerns of the next door neighbor, we have modified the design and request to address their thoughts. As such, our requests of the Board are as follows:

- Adjust the setbacks to account for the proposed structure.
- Allow for an increase of 2'8" to the allowable 6-foot fence height to accommodate an excessive slope that will result in the fence only being 5 3/8" over the elevation of the adjacent street
- Allow 5ft of fill to accommodate the drainage plan provided herein.
- Allow exceptions to the front yard fence requirements: 0% visibility rule for front yard fence to address lack of private yard space due to 3 street.
- New landscape wall to accommodate drainage plan provided herein.
- Allow for the removal of one 17" Cedar tree which will be replaced at 150%.

The intent is to redevelop this site via demolition of the existing structure and new construction of a single-family home that will abide by the prescribed side lot line setback, height requirements and will comply with the 25% impervious cover limit. The goal of this design team has been to propose new construction that is more compliant with the intent of the code and has less of an impact than what is existing as it related to natural surroundings and neighbors.

The lot at 706 Terrace Mountain has two overly burdensome hardships. The first of which being its long and thin peninsula shape which creates right of way frontage with two streets on three sides of the lot, resulting in three front yards. The average width of this lot is only 100 feet, which is 50 feet less than the prescribed minimum of 150 feet wide for a R-1 zoned lot. Even at its absolute widest point, it is only 145 feet wide, so it is clearly substandard. As a result, the prescribed 50-foot setbacks along each of the three right of way frontages reduce the buildable area to just 4.8% of the lot total and leave only 1,498 square feet of buildable area. The expectation to only utilize 4.8% of your lot is unfair as 1,498 square feet is hardly sufficient for a



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single-family home. When you consider this long, thin lot also houses 22 protected trees, the constraints of the 50-foot setbacks become even more burdensome as the leave limits space for structures and even less for a private yard which is a bigger need on this lot than standard lots due to the public visibility that 3 right of way frontages present.

The second hardship is the slope of the lot which is excessive with a 25-foot change in elevation over the very widest portion of the lot which is only 145 feet wide and is 25ft past the side lot setback. Within the 25ft side lot setback and the existing and requested 30ft setbacks, the slope is well over 15%, even exceeding 60% in some areas. This steep slope creates the need for creative solutions with cut and fill and higher privacy fences to account for the higher elevation of Terrace Mountain Drive, in relation to the finished floor of the new home. Such privacy is needed, again, due to the excessive amount of public visibility that results from the 3 right of way frontages.

The first variance request is to adjust the setbacks off Terrace Mountain Drive and Basin Ledge which front 3 sides of the property, creating 3 front yards. This is a very rare situation and creates an undue hardship. The prescribed 25-foot side lot line setback will be complied with so there is no adverse effect to the one adjacent neighboring lot. The requested 30-foot setback off Basin Ledge is existing and has been enjoyed on this lot since the construction of the existing home over 22 years ago. The ZAPCO Board suggested we adjust the setback request to accommodate the structure so we have pulled back the blanket 30ft setback request from the tip of the peninsula and reduced it well past the 50ft setback requirement as it is not needed for the proposed design. We have also pushed the setback request off Terrace Mountain to include the walls needed to accommodate the drainage plan which has been provided as an update to this package. Drainage was the main concern of the adjacent neighbor, so we wanted to be sure the plan to divert water safely away from his property was included in this package. If the prescribed 50-foot setbacks were applied to this .71ac lot, the buildable area would be reduced to 1,498 square feet and just 4.8% of the lot area which is overly burdensome. The request to modify the setbacks is not accompanied by a request to increase impervious cover limits as the proposed construction will easily comply with the 25% impervious cover limit.

The second variance request is to increase the allowable 6-foot fence height to 8'8". This request is necessary due to the overly burdensome slope of the lot's existing grade. The elevation of Terrace Mountain Drive sits at 661 feet whereas the proposed finished floor of the home is 647.63 feet. A fence outside of this home, with a height of 8'8" at its highest point, will only be 5-3/8" over the elevation of Terrace Mountain Drive. Where a 6-foot fence on a flat lot would create a 6-foot-tall barrier to the pedestrian and vehicular passersby, the requested variance to install a 8'8" fence will only create a 5-3/8" barrier to the same pedestrian and vehicle passing by 706 Terrace Mountain Drive. This more than complies with the intent of the fencing code as quoted in Sec. 22.03.173, "*(a)In approving permits to construct fences, the city shall be guided by their*



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appropriateness to the character of the neighborhood and the rights of adjacent landowners to views and prevailing breezes.(b) Unless required by an applicable international, national, or uniform code adopted by the city, fences in general, and “front-yard” fences in particular, are discouraged or limited by the city with due regard to the rights of privacy and security inherent in the ownership of property. This policy derives from the desire to preserve the rural nature and aesthetic attractiveness of the environs and to facilitate the safe movement of people, wildlife, and vehicles about the city.”

The third variance request is to increase the fill limit to 5ft in order to accommodate the provided drainage plan. The designers went to great lengths to design *with* the natural slope of the lot to avoid excessive cut and fill and this is why you see the bottom floor on grade with the Basin Ledge side. The second floor is just slightly below grade with the natural slope of the property on the Terrace Mountain side, requiring a minimal amount of fill to level that area out and divert the water that comes towards the house off the considerable slope away from the house and also away from the neighbor. Although 3-5ft of fill is necessary to achieve this leveling with the existing slope, the result will not be more than 18in over the natural grade, which is the amount code allows.

Which brings us to our fourth request for variance, the exception to the 80% visibility rule for front yard fences. As shown in the submitted renderings, the fencing will comply with all other front yard fencing requirements in code Sec. 22-03-173(d)(6)(A)-(B) except 80% visibility. Again, the request for a 0% visibility is to maximize the small amount of privacy that is available on a lot which is of substandard width, with 3 right of way frontages. The smallest amount of height increase is being requested, natural colors and materials will be used, the location is no more than 20 feet from the pavement's edge as code allows for lots less than .75acres. The only exceptions requested are 0% visibility on a fence that is only a 5-3/8" obstruction from the right of way elevation.

The fifth variance request is the addition of a landscape wall located in the 30ft setback to allow for grade modifications that are needed due to the slope of the property and to allow for drainage to flow away from the structure. This landscape wall will serve a similar purpose as the previously allowed rock walls in the opposite setback of Basin Ledge, although its appearance will be less obstructive given the new location. It will require no cut variance and only the same 3-5 foot fill variance previously requested. It will have a minimal presence from the right of way as it runs perpendicular to the largest portion of Terrace Mountain, and is at grade where it is closest to the right of way, only reaching above grade as the slope increases towards the house. Its full length is only partially visible from one half of the tip of the peninsula shaped lot, as Terrace Mountain Drive turns to become Basin Ledge. Its addition to the site will allow for better drainage conditions and is an overall improvement in function and aesthetic compared to the two rock walls off Basin Ledge it will replace.



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The sixth and final variance request is to remove a 17" Cedar tree. Alternate designs were attempted in hopes of saving this tree however with all explored options, more trees were compromised. The removal of this tree allowed designers to reconfigure the shape of the driveway so that additional trees could be saved. Of 22 protected trees, on a lot less than .75ac, with highly restrictive setback requirements and substandard width, the removal of just one Cedar tree took exhaustive design efforts. Additional efforts have been made in order to replace this tree at 150%, adding 25.5" of new trees to the site. As with all other aspects of the proposed design, extensive efforts have been made to leave this site better than it was found.

In closing, we ask the Board to please consider the hardships placed on this lot due to its substandard width of less than 150-feet and the rare existence of right of way frontages on 3 sides of the lot, in addition to its excessive slope. We also ask the Board to please consider the efforts the design team has made to create a solution to these unique hardships that does not exceed in any great way what was already allowed on this lot. And finally, please recognize that the proposed development offers improvements in compliance wherever possible and even more than what code prescribes in areas where available. The proposed design ensures that its impact to existing flora and neighboring residences presents a relief and not a burden. As mentioned, all efforts have been made to leave this site better than it was found and we appreciate your consideration and help in achieving this goal.

We will be reaching out to neighboring community members, and we welcome inquiries from all interested parties. I look forward to our discussion at the board meeting.

Thank you for your time and consideration.

Respectfully,

Ashley Knight
Permit Partners LLC



INTERIOR PERSPECTIVE 1



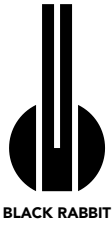
EXTERIOR PERSPECTIVE 2



EXTERIOR PERSPECTIVE 1



ISOMETRIC VIEW



BLACK RABBIT

PROJECT DESIGNER

COMPANY: BLACK RABBIT DESIGN
EMAIL: INFO@BLACKRABBIT.CO
PHONE: 512.474.2544
WEB: BLACKRABBIT.CO
ADDRESS: 1110 WEST AVE.
AUSTIN, TX 78701

OWNER

COMPANY: RIO AUSTIN, LLC
CONTACT: MATTHEW ROBINS
EMAIL: MATTHEW.ROBINS@ELLIMAN.COM
PHONE: 512.496.0235

GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
CONTACT: RYAN STEWART
EMAIL: RYAN@STEWARTCO.COM
PHONE: 512.954.2321

STRUCTURAL ENGINEER

COMPANY: SEC SOLUTIONS
CONTACT: DEBBIE WILES
EMAIL: WWW.SECTEXAS.COM
PHONE: 512.215.4364

INTERIOR DESIGNER

COMPANY: SLIC DESIGN
CONTACT: SARA CUKERBAUM
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PHONE: 646.263.5304

POOL CONSULTANT

COMPANY: CASCADE POOLS
CONTACT: TJ THOMPSON
EMAIL: TJ@CASCADECUSTOMPOOLS.COM
PHONE: 512.264.2453

CIVIL ENGINEER

COMPANY: SEC SOLUTIONS
CONTACT: MARCO CASTANEDA
EMAIL: MARCO@SECTEXAS.COM
PHONE: 512.785.8446

NOTES:

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50% CONSTRUCTION SET

TERRACE MOUNTAIN-706

TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD9.1
3D VIEWS



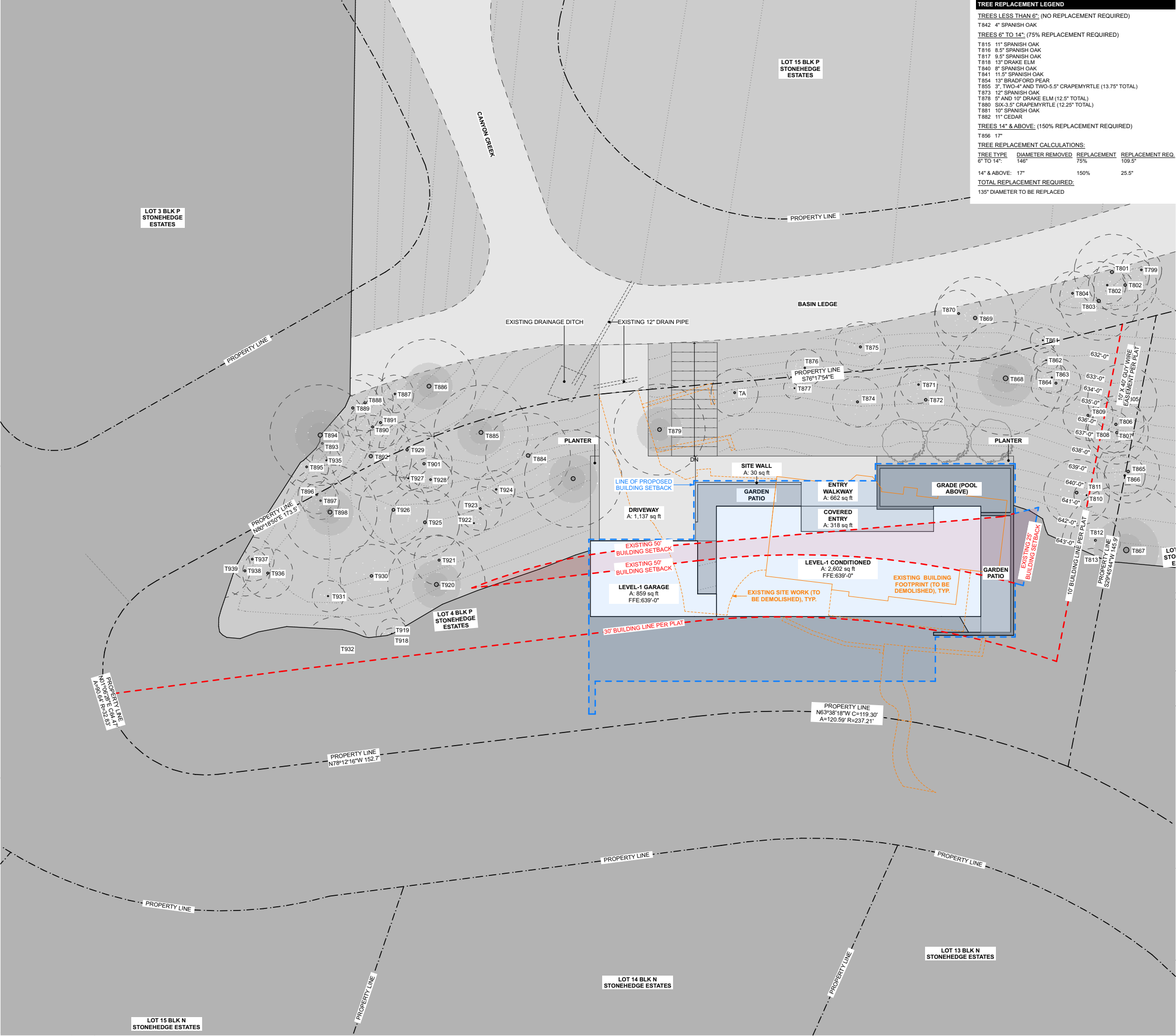
TREE 856 TO BE REMOVED



TREE REPLACEMENT LEGEND			
TREES LESS THAN 6": (NO REPLACEMENT REQUIRED)			
T842 4" SPANISH OAK			
TREES 6" TO 14": (75% REPLACEMENT REQUIRED)			
T815 11" SPANISH OAK			
T816 8.5" SPANISH OAK			
T817 9.5" SPANISH OAK			
T818 13" DRAKE ELM			
T840 8" SPANISH OAK			
T841 11.5" SPANISH OAK			
T854 13" BRADFORD PEAR			
T855 3", TWO-4" AND TWO-5.5" CrapeMYRTLE (13.75" TOTAL)			
T873 12" SPANISH OAK			
T878 5" AND 10" DRAKE ELM (12.5" TOTAL)			
T880 SIX-3.5" CrapeMYRTLE (12.25" TOTAL)			
T881 10" SPANISH OAK			
T882 11" CEDAR			
TREES 14" & ABOVE: (150% REPLACEMENT REQUIRED)			
T856 17"			
TREE REPLACEMENT CALCULATIONS:			
TREE TYPE	DIAMETER REMOVED	REPLACEMENT	REPLACEMENT REQ.
6" TO 14":	146"	75%	108.5"
14" & ABOVE:	17"	150%	25.5"
TOTAL REPLACEMENT REQUIRED:			
135" DIAMETER TO BE REPLACED			

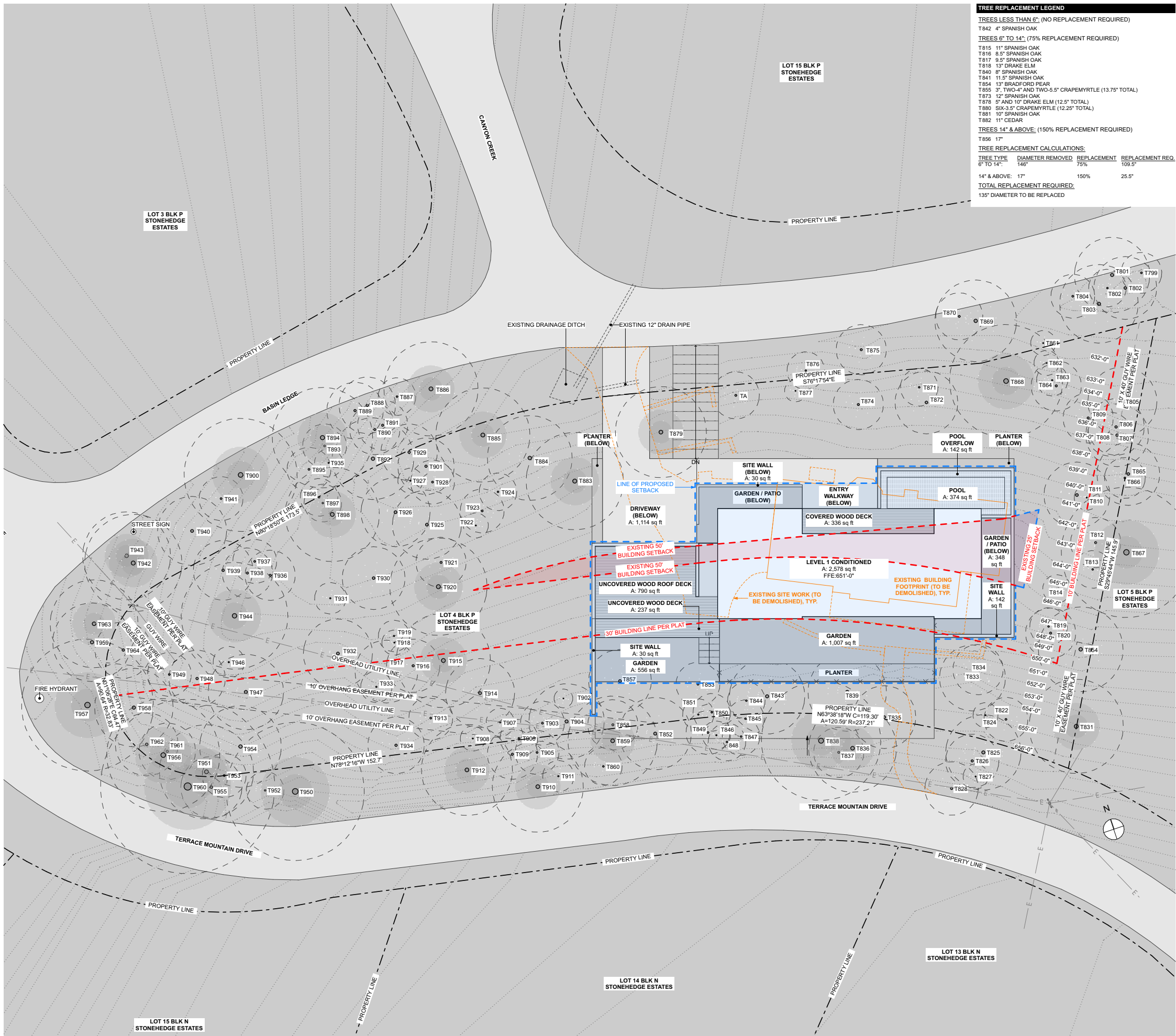
TREE LEGEND	
TREE KEY:	
T799 6.5" CEDAR	
T800 10" CEDAR	
T801 12" CEDAR	
T802 8" CEDAR	
T803 12.5" CEDAR	
T804 7" CEDAR	
T805 11" CEDAR	
T806 9" LIVE OAK	
T807 4" AND 8" CEDAR (10" TOTAL)	
T808 7" CEDAR	
T809 8" CEDAR	
T810 4" CEDAR	
T811 10.5" SPANISH OAK	
T812 8" CEDAR	
T813 TWO-4" CEDAR (8" TOTAL)	
T814 4.5" SPANISH OAK	
T815 11" SPANISH OAK	
T816 8.5" SPANISH OAK	
T817 9.5" SPANISH OAK	
T818 13" DRAKE ELM	
T819 6" CEDAR	
T820 4" AND 8" CEDAR (8" TOTAL)	
T821 13.5" CEDAR	
T822 7" CEDAR	
T823 4" AND 8" CEDAR (10" TOTAL)	
T824 4" CEDAR	
T825 12" SPANISH OAK	
T826 5" AND 8" SPANISH OAK (8.5" TOTAL)	
T827 4" CEDAR	
T828 8.5" HACKBERRY	
T829 TWO-7" SPANISH OAK (10.5" TOTAL)	
T830 9" CEDAR	
T831 15" SPANISH OAK	
T832 10.5" CEDAR	
T833 10.5" SPANISH OAK	
T834 8" SPANISH OAK	
T835 6" AND 7" SPANISH OAK (10" TOTAL)	
T836 6" AND 11" CEDAR (14" TOTAL)	
T837 8" SPANISH OAK	
T838 9" AND 14.5" SPANISH OAK (19" TOTAL)	
T839 8" 5" AND 7.5" SPANISH OAK (12.5" TOTAL)	
T840 8" SPANISH OAK	
T841 11.5" SPANISH OAK	
T842 4" SPANISH OAK	
T843 12" CEDAR	
T844 6" SPANISH OAK	
T845 6" SPANISH OAK	
T846 4.5" CEDAR	
T847 8" SPANISH OAK	
T848 6" CEDAR	
T849 7" SPANISH OAK	
T850 8" SPANISH OAK	
T851 5" SPANISH OAK	
T852 11.5" CEDAR	
T853 7" CEDAR	
T854 13" BRADFORD PEAR	
T855 3", TWO-4" AND TWO-5.5" CrapeMYRTLE (13.75" TOTAL)	
T856 17" CEDAR	
T857 10" CEDAR	
T858 8" SPANISH OAK	
T859 5" AND 10" CEDAR (14.25" TOTAL)	
T860 6" CEDAR	
T861 4" CEDAR	
T862 4" CEDAR	
T863 5" CEDAR	
T864 8" CEDAR	
T865 10" SPANISH OAK	
T866 8.5" CEDAR	
T867 9.5" AND 16" CEDAR (20.75" TOTAL)	
T868 18" CEDAR	
T869 10" CEDAR	
T870 7.5" CEDAR	
T871 6" SPANISH OAK	
T872 12" SPANISH OAK	
T873 12" SPANISH OAK	
T874 8" CEDAR	
T875 8" SPANISH OAK	
T876 6" CEDAR	
T877 3.5" SPANISH OAK	
T878 5" AND 10" DRAKE ELM (12.5" TOTAL)	
T879 5" AND 10" CEDAR (14.5" TOTAL)	
T880 SIX-3.5" CrapeMYRTLE (12.25" TOTAL)	
T881 10" SPANISH OAK	
T882 11" CEDAR	
T883 TWO-7" AND 8.5" SPANISH OAK (15.5" TOTAL)	
T884 13.5" CEDAR	
T885 15" CEDAR	
T886 15" CEDAR	
T887 6" SPANISH OAK	
T888 9" ARIZONA ASH	
T889 9" CEDAR	
T890 8" CEDAR	
T891 8" CEDAR	
T892 13" CEDAR	
T893 7" SPANISH OAK	
T894 16" SPANISH OAK	
T895 7" CEDAR	
T896 6" CEDAR	
T897 6" CEDAR	
T898 15" LIGUSTRUM	
T899 23" CEDAR	
T900 18.2" CEDAR	
T901 9" CEDAR	
T902 3" SPANISH OAK	
T903 7" CEDAR	
T904 12" CEDAR	
T905 7" CEDAR	
T906 8" CEDAR	
T907 4.5" SPANISH OAK	
T908 4" CEDAR	
T909 8" CEDAR	
T910 3", 5" AND 10" CEDAR (14.5" TOTAL)	
T911 5" CEDAR	
T912 14.5" CEDAR	
T913 7" CEDAR	
T914 11" CEDAR	
T915 5" AND 11" CEDAR (15" TOTAL)	
T916 5" AND 10" CEDAR (8.5" TOTAL)	
T917 10" CEDAR	
T918 4" CEDAR	
T919 6" CEDAR	
T920 16" LIVE OAK	
T921 8" LIGUSTRUM	
T922 4" CEDAR	
T923 7" CEDAR	
T924 6" CEDAR	
T925 11" CEDAR	
T926 11" LIGUSTRUM	
T927 4" CEDAR	
T928 7" CEDAR	
T929 3" AND 7.5" LIGUSTRUM (9" TOTAL)	
T930 10" CEDAR	
T931 5" CEDAR	
T932 11" CEDAR	
T933 6" CEDAR	
T934 9" CEDAR	
T935 4.5" LIGUSTRUM	
T936 8" CEDAR	
T937 7" CEDAR	
T938 8" CEDAR	
T939 8.5" CEDAR	
T940 11" CEDAR	
T941 7" CEDAR	
T942 15.5" CEDAR	
T943 14" SPANISH OAK	
T944 17" CEDAR	
T945 17" CEDAR	
T946 8" CHINESE PARAOOL	
T947 4" AND 10" SPANISH OAK (12" TOTAL)	
T948 8" SPANISH OAK	
T949 7" CEDAR	
T950 22" CEDAR	
T951 15" CEDAR	
T952 8" CEDAR	
T953 7" LIGUSTRUM	
T954 13" CEDAR	
T955 4.5" AND 7.5" LIGUSTRUM (9.75" TOTAL)	
T956 THREE-9" BOX ELDER (18" TOTAL)	
T957 21" BOX ELDER	
T958 12.5" CEDAR	
T959 12.5" CEDAR	
T960 8", 7", 9.5", 10" AND 12" LIGUSTRUM (27.75" TOTAL)	
T961 9" BOX ELDER	
T962 10" BOX ELDER	
T963 14" HACKBERRY	
T964 9" SPANISH OAK	
T965 8.75" SPANISH OAK	

GENERAL NOTES	
1. REFER TO A0.0 FOR PROJECT INFORMATION, CODE ANALYSIS, OUTLINE SPECIFICATIONS, AND SCHEDULES.	
2. REFER TO A0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGENDS.	
KEYNOTES	
DEMOLITION	MEP
001 SAVE FOR FUTURE USE	601 WIRE/SWITCH FROM LEVEL ABOVE/ BELOW
SITE	602 MECHANICAL CHASE
	603 PROPOSED HVAC DUCT
	604 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR
	605 ALIGN LIGHT WITH CENTER OF STEP TREAD
	606 WIRE TO POOL LIGHTING
	CONSTRUCTION
	801 EXISTING STRUCTURE
	802 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE
	803 LINE OF STRUCTURE/ ROOF BELOW
	804 LINE OF RIDGE ABOVE
	805 LINE OF VISIBLE NO-STEP ROUTE BLOCKING AS REQUIRED BY LDC 25-12-243, R320.2
	806 CONCRETE SLAB (EXPOSED)
	807 CONCRETE FOOTING
	809 CONCRETE WALL
	810 CONCRETE STEPS
	813 CMU SITE WALL / RAILING
	814 CMU WALL
	815 CMU CHIMNEY
	816 2X JOIST
	817 2X STUD COLUMN
818 (2) 2X HEADER	
819 WOOD TRUSS	
820 2X TOP PLATE	
821 2X SIDING	
822 2X LEDGER	
823 RIGID BEAM	
824 RIGID RIB, SLOPED PER PLANS	
825 2X SLEEPER, SLOPED PER PLANS	
826 2X SLEEPER, SLOPED PER PLANS	
827 FURRING STRIP	
829 2X RIGID JOISTING AS REQUIRED	
831 1/2" WOOD SHEATHING	
832 1/2" WOOD DECKING	
833 5/8" PLYWOOD	
834 1/8" PLYWOOD DECKING	
835 1/2" WOOD DECKING	
837 STEEL COLUMN	
838 STEEL BEAM	
839 STEEL JOIST	
840 OPEN WEB STEEL JOIST	
841 1/2" PLATE	
842 1 1/2" STEEL TUBE POST	
843 WOOD HANDRAIL	
844 1/2" X 1/2" STEEL BAR STOCK	
845 HANDRAIL SUPPORT ENCLOSURES, STEEL PANEL WELDED TO TUBE	
846 1 1/2" X 1/2" STEEL TUBE SCREW LOUVER	
848 STEEL STRINGER	
849 WOOD TREND	
850 1/2" WOOD TRIM	
851 1X WOOD FASCIA	
852 1X BASEBOARD	
853 ANCHOR BOLT	
854 BOLT	
855 1X INSULATION	
856 SPRAY FOAM	
857 INSULATION	
858 ENCLOSURE, INSULATION	
859 RIGID VENT	
861 1" EXPANSION JOINT, 1/8" STRUCTURAL	
862 1/8" REVEAL	
863 1/4" REVEAL	
865 REGLET	
866 1/2" ANGLE (BACKER ROD AS NECESSARY)	
867 1/2" ANGLE (BACKER ROD AS NECESSARY)	
868 FLASHING	
869 MASONRY COPING	
870 INTERNAL GUTTER	
871 PER DETAILS	
872 METAL DOWNSPOUT	
873 INTERNAL SCUPPER	
874 SCUPPER	
875 CONCRETE SLAB SPASH	
876 1/2" X 1/2" STEEL FROM BUILDING	
877 DRAINAGE GROUND SILL PAN	
878 1/2" X 1/2" STEEL THRESHOLD	
881 THRESHOLD	
882 GLASS DOOR ENCLOSURE (TEMPERED) PER INTERIOR ELEVATIONS	
883 GLASS SHOWER DOOR (TEMPERED)	
885 1" X 1/2" STEEL ANGLE	
886 1" X 1/2" STEEL TUBE	
887 1" X 1/2" STEEL TUBE	
888 1/2" X 1/2" STEEL TUBE	
889 TRIM BOARD	
890 STEEL BEAM	
891 CMU BOND BEAM	
892 DRIVEWAY	
893 GAS FIREPLACE SURROUND PER IRC REQUIREMENTS, SEE FIREPLACE DETAILS	
894 STEEL RAILING	
895 METAL CHIMNEY CAP	
896 POOL INFINITY DECK	



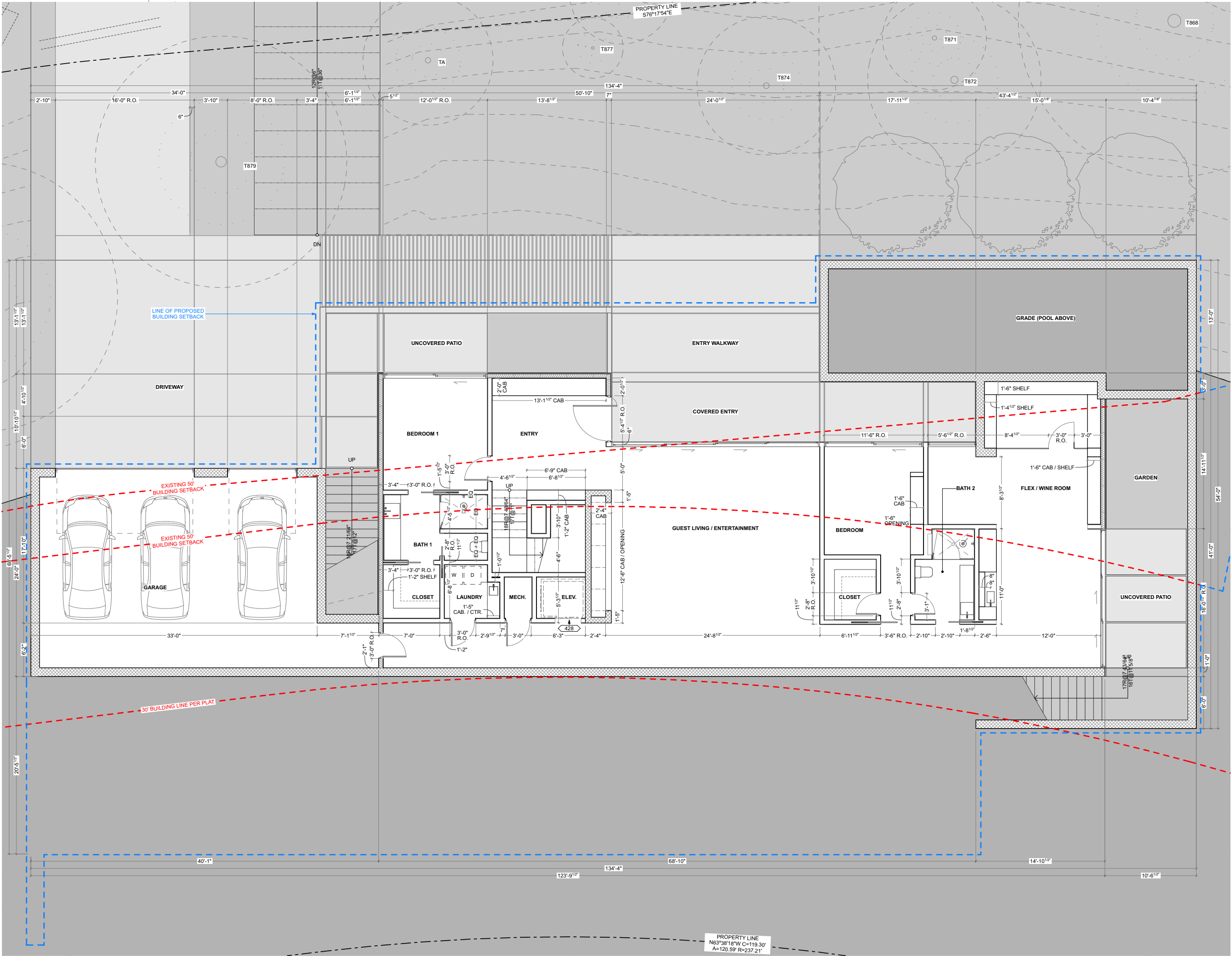
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T803 12.5" CEDAR			
T804 7" CEDAR			
T805 11" CEDAR			
T806 9" LIVE OAK			
T807 4" AND 8" CEDAR (10" TOTAL)			
T808 7" CEDAR			
T809 8" CEDAR			
T810 4" CEDAR			
T811 10.5" SPANISH OAK			
T812 8" CEDAR			
T813 TWO-4" CEDAR (8" TOTAL)			
T814 4.5" SPANISH OAK			
T815 11" SPANISH OAK			
T816 8.5" SPANISH OAK			
T817 9.5" SPANISH OAK			
T818 13" DRAKE ELM			
T819 6" CEDAR			
T820 4" AND 8" CEDAR (8" TOTAL)			
T821 13.5" CEDAR			
T822 7" CEDAR			
T823 4" AND 8" CEDAR (10" TOTAL)			
T824 4" CEDAR			
T825 12" SPANISH OAK			
T826 5" AND 8" SPANISH OAK (8.5" TOTAL)			
T827 4" CEDAR			
T828 8.5" HACKBERRY			
T829 TWO-7" SPANISH OAK (10.5" TOTAL)			
T830 9" CEDAR			
T831 15" SPANISH OAK			
T832 10.5" CEDAR			
T833 10.5" SPANISH OAK			
T834 8" SPANISH OAK			
T835 6" AND 7" SPANISH OAK (10" TOTAL)			
T836 6" AND 11" CEDAR (14" TOTAL)			
T837 8" SPANISH OAK			
T838 9" AND 14.5" SPANISH OAK (19" TOTAL)			
T839 4" 6" AND 7.5" SPANISH OAK (12.5" TOTAL)			
T840 8" SPANISH OAK			
T841 11.5" SPANISH OAK			
T842 4" SPANISH OAK			
T843 12" CEDAR			
T844 6" SPANISH OAK			
T845 6" SPANISH OAK			
T846 4.5" CEDAR			
T847 8" SPANISH OAK			
T848 6" CEDAR			
T849 7" SPANISH OAK			
T850 8" SPANISH OAK			
T851 5" SPANISH OAK			
T852 11.5" CEDAR			
T853 7" CEDAR			
T854 13" BRADFORD PEAR			
T855 3" TWO-4" AND TWO-5.5" CrapeMYRTLE (13.75" TOTAL)			
T856 17" CEDAR			
T857 10" CEDAR			
T858 8" SPANISH OAK			
T859 4" AND 10" CEDAR (14.5" TOTAL)			
T860 6" CEDAR			
T861 4" CEDAR			
T862 17" CEDAR			
T863 5" CEDAR			
T864 8" CEDAR			
T865 10" SPANISH OAK			
T866 8.5" CEDAR			
T867 9.5" AND 16" CEDAR (20.75" TOTAL)			
T868 18" CEDAR			
T869 13" CEDAR			
T870 7.5" CEDAR			
T871 6" SPANISH OAK			
T872 12" SPANISH OAK			
T873 12" SPANISH OAK			
T874 8" SPANISH OAK			
T875 6" CEDAR			
T876 6" CEDAR			
T877 3.5" SPANISH OAK			
T878 5" AND 10" DRAKE ELM (12.5" TOTAL)			
T879 9" AND 10" CEDAR (14.5" TOTAL)			
T880 SIX-3.5" CrapeMYRTLE (12.25" TOTAL)			
T881 10" SPANISH OAK			
T882 11" CEDAR			
T883 TWO-7" AND 8.5" SPANISH OAK (15.5" TOTAL)			
T884 13.5" CEDAR			
T885 15" CEDAR			
T886 15" CEDAR			
T887 6" SPANISH OAK			
T888 9" SPANISH OAK			
T889 9" CEDAR			
T890 8" CEDAR			
T891 8" CEDAR			
T892 13" CEDAR			
T893 7" SPANISH OAK			
T894 16" SPANISH OAK			
T895 7" CEDAR			
T896 6" CEDAR			
T897 6" CEDAR			
T898 15" LIGUSTRUM			
T899 23" CEDAR			
T900 18.2" CEDAR			
T901 9" CEDAR			
T902 3" SPANISH OAK			
T903 7" CEDAR			
T904 12" CEDAR			
T905 7" CEDAR			
T906 8" CEDAR			
T907 4.5" SPANISH OAK			
T908 4" CEDAR			
T909 8" CEDAR			
T910 3" 6" AND 10" CEDAR (14.5" TOTAL)			
T911 5" CEDAR			
T912 14.5" CEDAR			
T913 7" CEDAR			
T914 11" CEDAR			
T915 8" AND 11" CEDAR (15" TOTAL)			
T916 5" AND 6" CEDAR (8.5" TOTAL)			
T917 10" CEDAR			
T918 4" CEDAR			
T919 6" CEDAR			
T920 15.5" LIVE OAK			
T921 8" LIGUSTRUM			
T922 4" CEDAR			
T923 7" CEDAR			
T924 6" CEDAR			
T925 11" CEDAR			
T926 11" LIGUSTRUM			
T927 4" CEDAR			
T928 7" CEDAR			
T929 3" AND 7.5" CEDAR (10.5" TOTAL)			
T930 10" CEDAR			
T931 5" CEDAR			
T932 11" CEDAR			
T933 5" CEDAR			
T934 9" CEDAR			
T935 4.5" LIGUSTRUM			
T936 8" CEDAR			
T937 7" CEDAR			
T938 8" CEDAR			
T939 9.5" CEDAR			
T940 11" CEDAR			
T941 7" CEDAR			
T942 15.5" CEDAR			
T943 14" SPANISH OAK			
T944 17" CEDAR			
T945 17" CEDAR			
T946 5" CHINESE PARAOOL			
T947 4" AND 10" SPANISH OAK (12" TOTAL)			
T948 8" SPANISH OAK			
T949 7" CEDAR			
T950 22" CEDAR			
T951 15" CEDAR			
T952 8" CEDAR			
T953 7" LIGUSTRUM			
T954 13" CEDAR			
T955 4.5" AND 7.5" LIGUSTRUM (9.75" TOTAL)			
T956 THREE-9" BOX ELDER (18" TOTAL)			
T957 21" BOX ELDER			
T958 12.5" CEDAR			
T959 12.5" CEDAR			
T960 5" 7" 9.5" 10" AND 12" LIGUSTRUM (27.75" TOTAL)			
T961 9" BOX ELDER			
T962 10" BOX ELDER			
T963 14" HACKBERRY			
T964 9" SPANISH OAK			
T965 8.75" SPANISH OAK			

TREE LEGEND	
TREE KEY:	
T799 6.5" CEDAR	T800 10" CEDAR
T801 12" CEDAR	T802 8" CEDAR
T803 12.5" CEDAR	T804 7" CEDAR
T805 11" CEDAR	T806 9" LIVE OAK
T807 4" AND 8" CEDAR (10" TOTAL)	T808 7" CEDAR
T809 8" CEDAR	T810 4" CEDAR
T811 10.5" SPANISH OAK	T812 8" CEDAR
T813 TWO-4" CEDAR (8" TOTAL)	T814 4.5" SPANISH OAK
T815 11" SPANISH OAK	T816 8.5" SPANISH OAK
T817 9.5" SPANISH OAK	T818 13" DRAKE ELM
T819 6" CEDAR	T820 4" AND 8" CEDAR (8" TOTAL)
T821 13.5" CEDAR	T822 7" CEDAR
T823 4" AND 8" CEDAR (10" TOTAL)	T824 4" CEDAR
T825 12" SPANISH OAK	T826 5" AND 8" SPANISH OAK (8.5" TOTAL)
T827 4" CEDAR	T828 8.5" HACKBERRY
T829 TWO-7" SPANISH OAK (10.5" TOTAL)	T830 9" CEDAR
T831 15" SPANISH OAK	T832 10.5" CEDAR
T833 10.5" SPANISH OAK	T834 8" SPANISH OAK
T835 6" AND 7" SPANISH OAK (10" TOTAL)	T836 6" AND 11" CEDAR (14" TOTAL)
T837 8" SPANISH OAK	T838 9" AND 14.5" SPANISH OAK (19" TOTAL)
T839 4" 6" AND 7.5" SPANISH OAK (12.5" TOTAL)	T840 8" SPANISH OAK
T841 11.5" SPANISH OAK	T842 4" SPANISH OAK
T843 12" CEDAR	T844 6" SPANISH OAK
T845 6" SPANISH OAK	T846 4.5" CEDAR
T847 8" SPANISH OAK	T848 6" CEDAR
T849 7" SPANISH OAK	T850 8" SPANISH OAK
T851 5" SPANISH OAK	T852 11.5" CEDAR
T853 7" CEDAR	T854 13" BRADFORD PEAR
T855 3" TWO-4" AND TWO-5.5" CrapeMYRTLE (13.75" TOTAL)	T856 17" CEDAR
T857 10" CEDAR	T858 8" SPANISH OAK
T859 4" AND 10" CEDAR (14.5" TOTAL)	T860 6" CEDAR
T861 4" CEDAR	T862 17" CEDAR
T863 5" CEDAR	T864 8" CEDAR
T865 10" SPANISH OAK	T866 8.5" CEDAR
T867 9.5" AND 16" CEDAR (20.75" TOTAL)	T868 18" CEDAR
T869 13" CEDAR	T870 7.5" CEDAR
T871 6" SPANISH OAK	T872 12" SPANISH OAK
T873 12" SPANISH OAK	T874 8" SPANISH OAK
T875 6" CEDAR	T876 6" CEDAR
T877 3.5" SPANISH OAK	T878 5" AND 10" DRAKE ELM (12.5" TOTAL)
T879 9" AND 10" CEDAR (14.5" TOTAL)	T880 SIX-3.5" CrapeMYRTLE (12.25" TOTAL)
T881 10" SPANISH OAK	T882 11" CEDAR
T883 TWO-7" AND 8.5" SPANISH OAK (15.5" TOTAL)	T884 13.5" CEDAR
T885 15" CEDAR	T886 15" CEDAR
T887 6" SPANISH OAK	T888 9" SPANISH OAK
T889 9" CEDAR	T890 8" CEDAR
T891 8" CEDAR	T892 13" CEDAR
T893 7" SPANISH OAK	T894 16" SPANISH OAK
T895 7" CEDAR	T896 6" CEDAR
T897 6" CEDAR	T898 15" LIGUSTRUM
T899 23" CEDAR	T900 18.2" CEDAR
T901 9" CEDAR	T902 3" SPANISH OAK
T903 7" CEDAR	T904 12" CEDAR
T905 7" CEDAR	T906 8" CEDAR
T907 4.5" SPANISH OAK	T908 4" CEDAR
T909 8" CEDAR	T910 3" 6" AND 10" CEDAR (14.5" TOTAL)
T911 5" CEDAR	T912 14.5" CEDAR
T913 7" CEDAR	T914 11" CEDAR
T915 8" AND 11" CEDAR (15" TOTAL)	T916 5" AND 6" CEDAR (8.5" TOTAL)
T917 10" CEDAR	T918 4" CEDAR
T919 6" CEDAR	T920 15.5" LIVE OAK
T921 8" LIGUSTRUM	T922 4" CEDAR
T923 7" CEDAR	T924 6" CEDAR
T925 11" CEDAR	T926 11" LIGUSTRUM
T927 4" CEDAR	T928 7" CEDAR
T929 3" AND 7.5" CEDAR (10.5" TOTAL)	T930 10" CEDAR
T931 5" CEDAR	T932 11" CEDAR
T933 5" CEDAR	T934 9" CEDAR
T935 4.5" LIGUSTRUM	T936 8" CEDAR
T937 7" CEDAR	T938 8" CEDAR
T939 9.5" CEDAR	T940 11" CEDAR
T941 7" CEDAR	T942 15.5" CEDAR
T943 14" SPANISH OAK	T944 17" CEDAR
T945 17" CEDAR	T946 5" CHINESE PARAOOL
T947 4" AND 10" SPANISH OAK (12" TOTAL)	T948 8" SPANISH OAK
T949 7" CEDAR	T950 22" CEDAR



TREE REPLACEMENT LEGEND			
TREES LESS THAN 6" (NO REPLACEMENT REQUIRED)			
T842 4" SPANISH OAK			
TREES 6" TO 14" (75% REPLACEMENT REQUIRED)			
T815 11" SPANISH OAK			
T816 8.5" SPANISH OAK			
T817 9.5" SPANISH OAK			
T818 13" DRAKE ELM			
T840 8" SPANISH OAK			
T841 11.5" SPANISH OAK			
T854 13" BRADFORD PEAR			
T855 3" TWO-4" AND TWO-5.5" CrapeMyrtle (13.75" TOTAL)			
T873 12" SPANISH OAK			
T878 5" AND 10" DRAKE ELM (12.5" TOTAL)			
T880 SIX-3.5" CrapeMyrtle (12.25" TOTAL)			
T881 10" SPANISH OAK			
T882 11" CEDAR			
TREES 14" & ABOVE (150% REPLACEMENT REQUIRED)			
T856 17"			
TREE REPLACEMENT CALCULATIONS:			
TREE TYPE	DIAMETER REMOVED	REPLACEMENT	REPLACEMENT REQ.
6" TO 14":	146"	75%	109.5"
14" & ABOVE:	17"	150%	25.5"
TOTAL REPLACEMENT REQUIRED:			
135" DIAMETER TO BE REPLACED			

TREE LEGEND	
TREE KEY:	
T799 6.5" CEDAR	T801 12" CEDAR
T800 10" CEDAR	T802 8" CEDAR
T803 12.5" CEDAR	T804 7" CEDAR
T805 11" CEDAR	T806 9" LIVE OAK
T807 4" AND 8" CEDAR (10" TOTAL)	T808 7" CEDAR
T809 8" CEDAR	T810 4" CEDAR
T811 10.5" SPANISH OAK	T812 8" CEDAR
T813 TWO-4" CEDAR (8" TOTAL)	T814 4.5" SPANISH OAK
T815 11" SPANISH OAK	T816 8.5" SPANISH OAK
T817 9.5" SPANISH OAK	T818 13" DRAKE ELM
T819 6" CEDAR	T820 4" AND 6" CEDAR (8" TOTAL)
T821 13.5" CEDAR	T822 7" CEDAR
T823 4" AND 8" CEDAR (10" TOTAL)	T824 4" CEDAR
T825 12" SPANISH OAK	T826 5" AND 6" SPANISH OAK (8.5" TOTAL)
T827 4" CEDAR	T828 8.5" HACKBERRY
T829 TWO-7" SPANISH OAK (10.5" TOTAL)	T830 9" CEDAR
T831 15" SPANISH OAK	T832 10.5" CEDAR
T833 10.5" SPANISH OAK	T834 8" SPANISH OAK
T835 6" AND 7" SPANISH OAK (10" TOTAL)	T836 6" AND 11" CEDAR (14" TOTAL)
T837 8" SPANISH OAK	T838 9" AND 14.5" SPANISH OAK (19" TOTAL)
T839 4" 6" AND 7.5" SPANISH OAK (12.5" TOTAL)	T840 8" SPANISH OAK
T841 11.5" SPANISH OAK	T842 4" SPANISH OAK
T843 12" CEDAR	T844 6" SPANISH OAK
T845 6" SPANISH OAK	T846 4.5" CEDAR
T847 8" SPANISH OAK	T848 6" CEDAR
T849 7" SPANISH OAK	T850 8" SPANISH OAK
T851 5" SPANISH OAK	T852 11.5" CEDAR
T853 7" CEDAR	T854 13" BRADFORD PEAR
T855 3" TWO-4" AND TWO-5.5" CRAWPEMYRTLE (13.75" TOTAL)	T856 17" CEDAR
T857 10" CEDAR	T858 8" SPANISH OAK
T859 8.5" AND 10" CEDAR (14.25" TOTAL)	T860 6" CEDAR
T861 4" CEDAR	T862 4" CEDAR
T863 5" CEDAR	T864 8" CEDAR
T865 10" SPANISH OAK	T866 8.5" CEDAR
T867 9.5" AND 16" CEDAR (20.75" TOTAL)	T868 18" CEDAR
T869 13" CEDAR	T870 7.5" CEDAR
T871 6" SPANISH OAK	T872 10" SPANISH OAK
T873 12" SPANISH OAK	T874 8" CEDAR
T875 6" SPANISH OAK	T876 6" CEDAR
T877 3.5" SPANISH OAK	T878 5" AND 10" DRAKE ELM (12.5" TOTAL)
T879 9" AND 10" CEDAR (14.5" TOTAL)	T880 SIX-3.5" CRAWPEMYRTLE (12.25" TOTAL)
T881 10" SPANISH OAK	T882 11" CEDAR
T883 TWO-7" AND 8.5" SPANISH OAK (15.5" TOTAL)	T884 13.5" CEDAR
T885 15" CEDAR	T886 15" CEDAR
T887 6" SPANISH OAK	T888 9" ARIZONA ASH
T889 9" CEDAR	T890 8" CEDAR
T891 8" CEDAR	T892 13" CEDAR
T893 7" SPANISH OAK	T894 16" SPANISH OAK
T895 7" CEDAR	T896 6" CEDAR
T897 6" CEDAR	T898 15" LIGUSTRUM
T899 23" CEDAR	T900 18.2" CEDAR
T901 9" CEDAR	T902 3" SPANISH OAK
T903 7" CEDAR	T904 12" CEDAR
T905 7" CEDAR	T906 8" CEDAR
T907 4.5" SPANISH OAK	T908 4" CEDAR
T909 8" CEDAR	T910 5" CEDAR
T911 14.5" CEDAR	T912 10" CEDAR
T913 7" CEDAR	T914 11" CEDAR
T915 6" AND 11" CEDAR (15" TOTAL)	T916 5" AND 10" CEDAR (8.5" TOTAL)
T917 10" CEDAR	T918 4" CEDAR
T919 5" CEDAR	T920 15.5" LIVE OAK
T921 8" LIGUSTRUM	T922 4" CEDAR
T923 7" CEDAR	T924 6" CEDAR
T925 11" CEDAR	T926 11" LIGUSTRUM
T927 4" CEDAR	T928 7" CEDAR
T929 3" AND 7.5" LIGUSTRUM (9" TOTAL)	T930 10" CEDAR
T931 5" CEDAR	T932 11" CEDAR
T933 6" CEDAR	T934 9" CEDAR
T935 4.5" LIGUSTRUM	T936 8" CEDAR
T937 7" CEDAR	T938 8" CEDAR
T939 8.5" CEDAR	T940 11" CEDAR
T941 7" CEDAR	T942 15.5" CEDAR
T943 14" SPANISH OAK	T944 17" CEDAR
T945 17" CEDAR	T946 8" CHINESE PARAOIL
T947 4" AND 10" SPANISH OAK (12" TOTAL)	T948 9" SPANISH OAK
T949 7" CEDAR	T950 22" CEDAR
T951 15" CEDAR	T952 8" CEDAR
T953 7" LIGUSTRUM	T954 13" CEDAR
T955 4.5" AND 7.5" LIGUSTRUM (9.75" TOTAL)	T956 THREE-9" BOX ELDER (18" TOTAL)
T957 21" BOX ELDER	T958 12.5" CEDAR
T959 12.5" CEDAR	T960 8" 7" 9.5" 10" AND 12" LIGUSTRUM (27.75" TOTAL)
T961 9" BOX ELDER	T962 10" BOX ELDER
T963 14" HACKBERRY	T964 9" SPANISH OAK
T965 8" SPANISH OAK	T966 8" SPANISH OAK



GENERAL NOTES		
1. REFER TO A0.0 FOR PROJECT INFORMATION, CODE ANALYSIS, OUTLINE SPECIFICATIONS, AND SCHEDULES.		
2. REFER TO A0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGENDS.		
KEYNOTES		
DEMOLITION	MEP	
001 SAVE FOR FUTURE USE	601 WIRE/SWITCH FROM LEVEL ABOVE/BELOW	
	602 MECHANICAL CHASE	
203 EXPANSION JOINT (BITUMINOUS MATERIAL WITH 6" SPACING)	603 PROPOSED HVAC DUCT	
205 LANDSCAPE PAVEMENT (2" GAP TYPICAL)	604 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR	
206 CONCRETE AC PAD	605 ALIGN LIGHT WITH CENTER OF STEP TREAD	
207 GAS METER	606 WIRE TO POOL LIGHTING	
208 ELECTRIC METER	CONSTRUCTION	
209 WATER METER	801 EXISTING STRUCTURE	
210 NATURAL GRADE	802 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE	
211 PERVIOUS DECOMPOSED GRANITE PAVING	803 LINE OF STRUCTURE/ ROOF BELOW	
212 RAISED PLANTER AREA	804 LINE OF RIDGE ABOVE	
213 GABION WALL	805 LINE OF VISITABLE NO-STEP ROUTE	
214 1/4" STEEL LANDSCAPE EDGE	806 BLOCKING AS REQUIRED BY LDC	
215 GAS LINE FOR FUTURE GAS FIXTURE	807 CONCRETE SLAB (EXPOSED)	
216 SOIL	808 CONCRETE FOOTING	
217 LANDSCAPE GRAVEL FILL	809 CONCRETE WALL	
218 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE, DRAINED TO PUMP	810 CONCRETE STEPS	
219 WOOD FENCE, MATCH RAISED PLANTER WOOD FINISH	811 CMU SITE WALL / RAILING	
220 WOOD DECK, MATCH ADJ. WOOD SIDING	812 CONCRETE STEPS	
221 STEEL FENCE / GATE ACCESSIBLE	813 CMU WALL	
222 CONCRETE RAMP, MAX 1:12 SLOPE	814 CMU CHIMNEY	
223 1/4" STEEL LANDSCAPE EDGE STEP W/ LANDSCAPE GRAVEL STEPS	815 2X JOIST	
225 SITE FILL	816 2X STUD COLUMN	
226 TREE PROTECTION FENCING PER CITY OF AUSTIN REQUIREMENTS	817 (2) 2X HEADER	
227 AREA DESIGNATED FOR MATERIAL STAGING, DUMPSTER, SPOILS REPLACEMENT, PORTABLE TOILET, CONCRETE WASHOUT AND PAINT WASHOUT	818 WOOD TRUSS	
228 POOL EQUIPMENT & CONDENSER PAD PER POOL AND HVAC CONSULTANT. REFERENCE SITE DETAILS FOR MORE INFORMATION	819 2X TOP PLATE	
	820 2X SILL PLATE	
	821 2X LEDGER	
	822 RIDGE BEAM	
	823 2X RIPPER, SLOPED PER PLANS	
	824 2X SLEEPER, SLOPED PER PLANS	
	825 FURRING STRIP	
	826 WOOD BLOCKING AS REQUIRED	
	827 1/2" PLYWOOD SHEATHING	
	828 1/2" PLYWOOD DECKING	
	829 5/8" PLYWOOD DECKING	
	830 1/8" PLYWOOD DECKING	
	831 STEEL COLUMN	
	832 STEEL BEAM	
	833 STEEL JOIST	
	834 OPEN WEB STEEL JOIST	
	835 STEEL PLATE (BEYOND PANEL)	
	836 1/2" STEEL TUBE POST	
	837 WOOD HANDRAIL	
	838 1/2" X 1/2" STEEL BAR STOCK	
	839 HANDRAIL SUPPORT	
	840 STEEL MESH INFILL	
	841 PANEL WELDED TO OUTSIDE	
	842 1/2" X 1/2" STEEL BAR STOCK LOUVER	
	843 STEEL STRINGER	
	844 WOOD TREAD & RISER	
	845 1/2" WOOD TRIM	
	846 1X WOOD FASCIA	
	847 1X BASEBOARD	
	848 ANCHOR BOLT	
	849 BOLT	
	850 BATT INSULATION	
	851 SPRAY FOAM INSULATION	
	852 RIGID INSULATION	
	853 RIDGE VENT	
	854 1" EXPANSION JOINT, PER STRUCTURAL	
	855 1/8" REVEAL	
	856 1/4" REVEAL	
	857 REGLET	
	858 SEALANT (BACKER ROD AS NECESSARY)	
	859 PARAPET FLASHING	
	860 FLASHING	
	861 MASONRY COPING	
	862 INTERNAL GUTTER PER DETAILS	
	863 METAL DOWNSPOUT	
	864 INTERNAL DOWNSPOUT FLOOR	
	865 SCUPPER	
	866 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING	
	867 DRAINAGE GRAVEL	
	868 SILL PAN	
	869 ADA THRESHOLD	
	870 GLASS DOOR / ENCLOSURE (TEMPERED) PER INTERIOR ELEVATIONS	
	871 GLASS SHOWER DOOR (TEMPERED) 1" X 2, 1/2" STEEL ANGLE	
	872 1" X 1" STEEL TUBE	
	873 1" X 2, 1/2" STEEL TRIM BOARD	
	874 STEEL ANGLE	
	875 CMU BOND BEAM	
	876 CONCRETE DRIVEWAY	
	877 GAS FIREPLACE SURROUND PER IRC REQUIREMENTS. SEE FIREPLACE DETAILS	
	878 CURTAIN & CEILING TRACK PER OUTLINE	
	879 SPECIFICATIONS CASEWORK	
	880 CASEWORK POCKET	
	881 WIRE/SWITCH FROM LEVEL ABOVE/BELOW	
	882 MECHANICAL CHASE	
	883 PROPOSED HVAC DUCT	
	884 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR	
	885 ALIGN LIGHT WITH CENTER OF STEP TREAD	
	886 WIRE TO POOL LIGHTING	
	887 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE	
	888 LINE OF STRUCTURE/ ROOF BELOW	
	889 LINE OF RIDGE ABOVE	
	890 LINE OF VISITABLE NO-STEP ROUTE	
	891 BLOCKING AS REQUIRED BY LDC	
	892 CONCRETE SLAB (EXPOSED)	
	893 CONCRETE FOOTING	
	894 CONCRETE WALL	
	895 CONCRETE STEPS	
	896 CMU SITE WALL / RAILING	
	897 CMU WALL	
	898 CMU CHIMNEY	
	899 2X JOIST	
	900 2X STUD COLUMN	
	901 (2) 2X HEADER	
	902 WOOD TRUSS	
	903 2X TOP PLATE	
	904 2X SILL PLATE	
	905 2X LEDGER	
	906 RIDGE BEAM	
	907 2X RIPPER, SLOPED PER PLANS	
	908 2X SLEEPER, SLOPED PER PLANS	
	909 FURRING STRIP	
	910 WOOD BLOCKING AS REQUIRED	
	911 1/2" PLYWOOD SHEATHING	
	912 1/2" PLYWOOD DECKING	
	913 5/8" PLYWOOD DECKING	
	914 1/8" PLYWOOD DECKING	
	915 STEEL COLUMN	
	916 STEEL BEAM	
	917 STEEL JOIST	
	918 OPEN WEB STEEL JOIST	
	919 STEEL PLATE (BEYOND PANEL)	
	920 1/2" STEEL TUBE POST	
	921 WOOD HANDRAIL	
	922 1/2" X 1/2" STEEL BAR STOCK	
	923 HANDRAIL SUPPORT	
	924 STEEL MESH INFILL	
	925 PANEL WELDED TO OUTSIDE	
	926 1/2" X 1/2" STEEL BAR STOCK LOUVER	
	927 STEEL STRINGER	
	928 WOOD TREAD & RISER	
	929 1/2" WOOD TRIM	
	930 1X WOOD FASCIA	
	931 1X BASEBOARD	
	932 ANCHOR BOLT	
	933 BOLT	
	934 BATT INSULATION	
	935 SPRAY FOAM INSULATION	
	936 RIGID INSULATION	
	937 RIDGE VENT	
	938 1" EXPANSION JOINT, PER STRUCTURAL	
	939 1/8" REVEAL	
	940 1/4" REVEAL	
	941 REGLET	
	942 SEALANT (BACKER ROD AS NECESSARY)	
	943 PARAPET FLASHING	
	944 FLASHING	
	945 MASONRY COPING	
	946 INTERNAL GUTTER PER DETAILS	
	947 METAL DOWNSPOUT	
	948 INTERNAL DOWNSPOUT FLOOR	
	949 SCUPPER	
	950 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING	
	951 DRAINAGE GRAVEL	
	952 SILL PAN	
	953 ADA THRESHOLD	
	954 GLASS DOOR / ENCLOSURE (TEMPERED) PER INTERIOR ELEVATIONS	
	955 GLASS SHOWER DOOR (TEMPERED) 1" X 2, 1/2" STEEL ANGLE	
	956 1" X 1" STEEL TUBE	
	957 1" X 2, 1/2" STEEL TRIM BOARD	
	958 STEEL ANGLE	
	959 CMU BOND BEAM	
	960 CONCRETE DRIVEWAY	
	961 GAS FIREPLACE SURROUND PER IRC REQUIREMENTS. SEE FIREPLACE DETAILS	
	962 CURTAIN & CEILING TRACK PER OUTLINE	
	963 SPECIFICATIONS CASEWORK	
	964 CASEWORK POCKET	
	965 WIRE/SWITCH FROM LEVEL ABOVE/BELOW	
	966 MECHANICAL CHASE	
	967 PROPOSED HVAC DUCT	
	968 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR	
	969 ALIGN LIGHT WITH CENTER OF STEP TREAD	
	970 WIRE TO POOL LIGHTING	
	971 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE	
	972 LINE OF STRUCTURE/ ROOF BELOW	
	973 LINE OF RIDGE ABOVE	
	974 LINE OF VISITABLE NO-STEP ROUTE	
	975 BLOCKING AS REQUIRED BY LDC	
	976 CONCRETE SLAB (EXPOSED)	
	977 CONCRETE FOOTING	
	978 CONCRETE WALL	
	979 CONCRETE STEPS	
	980 CMU SITE WALL / RAILING	
	981 CMU WALL	
	982 CMU CHIMNEY	
	983 2X JOIST	
	984 2X STUD COLUMN	
	985 (2) 2X HEADER	
	986 WOOD TRUSS	
	987 2X TOP PLATE	
	988 2X SILL PLATE	
	989 2X LEDGER	
	990 RIDGE BEAM	
	991 2X RIPPER, SLOPED PER PLANS	
	992 2X SLEEPER, SLOPED PER PLANS	
	993 FURRING STRIP	
	994 WOOD BLOCKING AS REQUIRED	
	995 1/2" PLYWOOD SHEATHING	
	996 1/2" PLYWOOD DECKING	
	997 5/8" PLYWOOD DECKING	
	998 1/8" PLYWOOD DECKING	
	999 STEEL COLUMN	
	1000 STEEL BEAM	
	1001 STEEL JOIST	
	1002 OPEN WEB STEEL JOIST	
	1003 STEEL PLATE (BEYOND PANEL)	
	1004 1/2" STEEL TUBE POST	
	1005 WOOD HANDRAIL	
	1006 1/2" X 1/2" STEEL BAR STOCK	
	1007 HANDRAIL SUPPORT	
	1008 STEEL MESH INFILL	
	1009 PANEL WELDED TO OUTSIDE	
	1010 1/2" X 1/2" STEEL BAR STOCK LOUVER	
	1011 STEEL STRINGER	
	1012 WOOD TREAD & RISER	
	1013 1/2" WOOD TRIM	
	1014 1X WOOD FASCIA	
	1015 1X BASEBOARD	
	1016 ANCHOR BOLT	
	1017 BOLT	
	1018 BATT INSULATION	
	1019 SPRAY FOAM INSULATION	
	1020 RIGID INSULATION	
	1021 RIDGE VENT	
	1022 1" EXPANSION JOINT, PER STRUCTURAL	
	1023 1/8" REVEAL	
	1024 1/4" REVEAL	
	1025 REGLET	
	1026 SEALANT (BACKER ROD AS NECESSARY)	
	1027 PARAPET FLASHING	
	1028 FLASHING	
	1029 MASONRY COPING	
	1030 INTERNAL GUTTER PER DETAILS	
	1031 METAL DOWNSPOUT	
	1032 INTERNAL DOWNSPOUT FLOOR	
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	1034 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING	
	1035 DRAINAGE GRAVEL	
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	1038 GLASS DOOR / ENCLOSURE (TEMPERED) PER INTERIOR ELEVATIONS	
	1039 GLASS SHOWER DOOR (TEMPERED) 1" X 2, 1/2" STEEL ANGLE	
	1040 1" X 1" STEEL TUBE	
	1041 1" X 2, 1/2" STEEL TRIM BOARD	
	1042 STEEL ANGLE	
	1043 CMU BOND BEAM	
	1044 CONCRETE DRIVEWAY	
	1045 GAS FIREPLACE SURROUND PER IRC REQUIREMENTS. SEE FIREPLACE DETAILS	
	1046 CURTAIN & CEILING TRACK PER OUTLINE	
	1047 SPECIFICATIONS CASEWORK	
	1048 CASEWORK POCKET	
	1049 WIRE/SWITCH FROM LEVEL ABOVE/BELOW	
	1050 MECHANICAL CHASE	
	1051 PROPOSED HVAC DUCT	
	1052 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR	
	1053 ALIGN LIGHT WITH CENTER OF STEP TREAD	
	1054 WIRE TO POOL LIGHTING	
	1055 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE	
	1056 LINE OF STRUCTURE/ ROOF BELOW	
	1057 LINE OF RIDGE ABOVE	
	1058 LINE OF VISITABLE NO-STEP ROUTE	
	1059 BLOCKING AS REQUIRED BY LDC	
	1060 CONCRETE SLAB (EXPOSED)	
	1061 CONCRETE FOOTING	
	1062 CONCRETE WALL	
	1063 CONCRETE STEPS	
	1064 CMU SITE WALL / RAILING	
	1065 CMU WALL	
	1066 CMU CHIMNEY	
	1067 2X JOIST	
	1068 2X STUD COLUMN	
	1069 (2) 2X HEADER	
	1070 WOOD TRUSS	
	1071 2X TOP PLATE	
	1072 2X SILL PLATE	
	1073 2X LEDGER	
	1074 RIDGE BEAM	
	1075 2X RIPPER, SLOPED PER PLANS	
	1076 2X SLEEPER, SLOPED PER PLANS	
	1077 FURRING STRIP	
	1078 WOOD BLOCKING AS REQUIRED	
	1079 1/2" PLYWOOD SHEATHING	
	1080 1/2" PLYWOOD DECKING	
	1081 5/8" PLYWOOD DECKING	
	1082 1/8" PLYWOOD DECKING	
	1083 STEEL COLUMN	
	1084 STEEL BEAM	
	1085 STEEL JOIST	
	1086 OPEN WEB STEEL JOIST	
	1087 STEEL PLATE (BEYOND PANEL)	
	1088 1/2" STEEL TUBE POST	
	1089 WOOD HANDRAIL	
	1090 1/2" X 1/2" STEEL BAR STOCK	
	1091 HANDRAIL SUPPORT	
	1092 STEEL MESH INFILL	
	1093 PANEL WELDED TO OUTSIDE	
	1094 1/2" X 1/2" STEEL BAR STOCK LOUVER	
	1095 STEEL STRINGER	
	1096 WOOD TREAD & RISER	
	1097 1/2" WOOD TRIM	
	1098 1X WOOD FASCIA	
	1099 1X BASEBOARD	
	1100 ANCHOR BOLT	
	1101 BOLT	
	1102 BATT INSULATION	
	1103 SPRAY FOAM INSULATION	
	1104 RIGID INSULATION	
	1105 RIDGE VENT	
	1106 1" EXPANSION JOINT, PER STRUCTURAL	
	1107 1/8" REVEAL	
	1108 1/4" REVEAL	
	1109 REGLET	
	1110 SEALANT (BACKER ROD AS NECESSARY)	
	1111 PARAPET FLASHING	
	1112 FLASHING	
	1113 MASONRY COPING	
	1114 INTERNAL GUTTER PER DETAILS	
	1115 METAL DOWNSPOUT	
	1116 INTERNAL DOWNSPOUT FLOOR	
	1117 SCUPPER	
	1118 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING	
	1119 DRAINAGE GRAVEL	
	1120 SILL PAN	
	1121 ADA THRESHOLD	
	1122 GLASS DOOR / ENCLOSURE (TEMPERED) PER INTERIOR ELEVATIONS	
	1123 GLASS SHOWER DOOR (TEMPERED) 1" X 2, 1/2" STEEL ANGLE	
	1124 1" X 1" STEEL TUBE	
	1125 1" X 2, 1/2" STEEL TRIM BOARD	
	1126 STEEL ANGLE	
	1127 CMU BOND BEAM	
	1128 CONCRETE DRIVEWAY	
	1129 GAS FIREPLACE SURROUND PER IRC REQUIREMENTS. SEE FIREPLACE DETAILS	
	1130 CURTAIN & CEILING TRACK PER OUTLINE	
	1131 SPECIFICATIONS CASEWORK	
	1132 CASEWORK POCKET	
	1133 WIRE/SWITCH FROM LEVEL ABOVE/BELOW	
	1134 MECHANICAL CHASE	
	1135 PROPOSED HVAC DUCT	
	1136 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR	
	1137 ALIGN LIGHT WITH CENTER OF STEP TREAD	
	1138 WIRE TO POOL LIGHTING	
	1139 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE	
	1140 LINE OF STRUCTURE/ ROOF BELOW	
	1141 LINE OF RIDGE ABOVE	
	1142 LINE OF VISITABLE NO-STEP ROUTE	
	1143 BLOCKING AS REQUIRED BY LDC	
	1144 CONCRETE SLAB (EXPOSED)	
	1145 CONCRETE FOOTING	
	1146 CONCRETE WALL	
	1147 CONCRETE STEPS	
	1148 CMU SITE WALL / RAILING	
	1149 CMU WALL	
	1150 CMU CHIMNEY	
	1151 2X JOIST	
	1152 2X STUD COLUMN	
	1153 (2) 2X HEADER	
	1154 WOOD TRUSS	
	1155 2X TOP PLATE	
	1156 2X SILL PLATE	
	1157 2X LEDGER	
	1158 RIDGE BEAM	
	1159 2X RIPPER, SLOPED PER PLANS	
	1160 2X SLEEPER, SLOPED PER PLANS	
	1161 FURRING STRIP	
	1162 WOOD BLOCKING AS REQUIRED	
	1163 1/2" PLYWOOD SHEATHING	
	1164 1/2" PLYWOOD DECKING	
	1165 5/8" PLYWOOD DECKING	
	1166 1/8" PLYWOOD DECKING	
	1167 STEEL COLUMN	
	1168 STEEL BEAM	
	1169 STEEL JOIST	
	1170 OPEN WEB STEEL JOIST	
	1171 STEEL PLATE (BEYOND PANEL)	
	1172 1/2" STEEL TUBE POST	
	1173 WOOD HANDRAIL	
	1174 1/2" X 1/2" STEEL BAR STOCK	
	1175 HANDRAIL SUPPORT	
	1176 STEEL MESH INFILL	
	1177 PANEL WELDED TO OUTSIDE	
	1178 1/2" X 1/2" STEEL BAR STOCK LOUVER	
	1179 STEEL STRINGER	
	1180 WOOD TREAD & RISER	
	1181 1/2" WOOD TRIM	
	1182 1X WOOD FASCIA	
	1183 1X BASEBOARD	
	1184 ANCHOR BOLT	
	1185 BOLT	
	1186 BATT INSULATION	
	1187 SPRAY FOAM INSULATION	
	1188 RIGID INSULATION	
	1189 RIDGE VENT	
	1190 1" EXPANSION JOINT, PER STRUCTURAL	
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	1194 SEALANT (BACKER ROD AS NECESSARY)	
	1195 PARAPET FLASHING	
	1196 FLASHING	
	1197 MASONRY COPING	
	1198 INTERNAL GUTTER PER DETAILS	
	1199 METAL DOWNSPOUT	
	1200 INTERNAL DOWNSPOUT FLOOR	
	1201 SCUPPER	
	1202 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING	
	1203 DRAINAGE GRAVEL	
	1204 SILL PAN	
	1205 ADA THRESHOLD	
	1206 GLASS DOOR / ENCLOSURE (TEMPERED) PER INTERIOR ELEVATIONS	
	1207 GLASS SHOWER DOOR (TEMPERED) 1" X 2, 1/2" STEEL ANGLE	
	1208 1" X 1" STEEL TUBE	
	1209 1" X 2, 1/2" STEEL TRIM BOARD	
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1. REFER TO A0.0 FOR PROJECT INFORMATION, CODE ANALYSIS, OUTLINE SPECIFICATIONS, AND SCHEDULES.
2. REFER TO A0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGENDS.

DEMOLITION	MEP
001 FLOOR FOR FUTURE USE	601 WIRE/SWITCH FROM LEVEL ABOVE/ BELOW
SITE	602 MECHANICAL CHASE
203 EXPANSION JOINT (BITUMINOUS MATERIAL WITH 6" SPACER)	603 PRESSURIZED H/DUCT
205 LANDSCAPE PAVER (2" GAP PAD)	604 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR
206 CONCRETE (AC TYPE) GAS METER	605 AIR IN LIGHT WITH CENTER OF STEP TREED
208 ELECTRIC METER	606 DOWN TO POOL LIGHTING
209 WATER METER	CONSTRUCTION
210 NATURAL GRADE PERVIOUS	801 EXISTING STRUCTURE
212 DECOMPOSED GRANITE FINISHING	802 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE
213 RAINED PLASTER AREA	803 LINE OF STRUCTURE/ ROOF BELOW
214 1/4" STEEL LANDSCAPE EDGE	804 LINE OF VISIBLE ABOVE
215 GAS LINE FOR FUTURE GAS FIXTURE	805 LINE OF VISIBLE ABOVE
216 SOIL	806 LINE OF VISIBLE ABOVE
217 LANDSCAPE GRAVEL FILL	807 LINE OF VISIBLE ABOVE
218 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE, DRAINED TO PUMP WOOD FENCE, MATCH ADJ. WOOD FINISH	808 LINE OF VISIBLE ABOVE
220 2" WOOD DECK, MATCH ADJ. WOOD SIDING	809 CONCRETE WALL (EXPOSED)
221 STEEL TRUSS/ GATE ACCESSIBLE	810 CONCRETE WALL (EXPOSED)
223 CONCRETE RAMP, MAX 1:12 SLOPE	811 CMU SITE WALL/ RAILING
224 1/4" STEEL LANDSCAPE EDGE STEP W/ LANDSCAPE GRAVEL	814 CMU CHIMNEY
225 SITE FILL	816 2X JOIST
226 TREE PROTECTION PER CITY OF AUSTIN REQUIREMENTS	817 2X STUD COLUMN
227 MATERIAL DENALED FOR MATERIAL STAGING, DUMPSTER, SPOILS REPLACEMENT, PORTABLE TOILET, CONCRETE W/OUT AND PAINT WASHOUT	818 2X TRUSS
228 POOL EQUIPMENT & CONDENSATE DRAIN PER POOL AND HVAC CONSULTANT, REFERENCE SITE DETAIL FOR MORE INFORMATION	819 WOOD PLATE
FF&E	820 2X LEDGER
402 FINISH TRIM	822 RIDGE BEAM
403 CASEWORK	823 PER PLANS
404 DOOR HANDLES	825 2X SLEEPER, SLOPED PER PLANS
405 PULLOUT DRAWERS (BEYOND PANEL)	826 2X TRELIS STRUCTURE
406 COUNTERTOP MATCH	827 FURRING STRIP
407 COUNTERTOP MATCH	829 2X BLOCKING AS REQUIRED
408 COUNTERTOP MATCH	831 1/2" PLYWOOD DECKING
409 COUNTERTOP MATCH	832 1/2" PLYWOOD DECKING
410 WOOD SIDING/ FINISH	833 5/8" PLYWOOD DECKING
411 LUGS/ PLASTER APPLICABLE	834 11/8" PLYWOOD DECKING
412 LUGS/ PLASTER APPLICABLE	835 11/8" WOOD SPACER
413 METAL SIDING / FINISH	837 STEEL COLUMN
414 MASONRY VENEER	838 STEEL BEAM
415 CMU VENEER	839 STEEL JOIST
416 BRAKE METAL FINISH (TO MATCH ADJ. DOORS/ WINDOWS)	840 OPEN WEB STEEL JOIST
417 ROOF MEMBRANE	841 1/2" STEEL TUBE POST
420 RIFT FICTURE	842 1/2" STEEL TUBE POST
422 CORRUP	843 1/2" STEEL TUBE POST
425 CUSTOM CONCRETE COUNTERTOPS / TO MATCH SINK	844 1/2" STEEL TUBE POST
426 4" SLAB/STRUCTURE DROP FOR SHOWER	845 STEEL MESH INFLATTEN
427 SHOWER DRAIN AREA	846 STEEL WELD TO OUTSIDE
428 WOOD SLAT FLOOR PER FINISHING DETAILS	847 STEEL STOCK LOUVER
429 BUILT IN CROWN BOV	848 STEEL STRINGER
430 WOOD FINISH FLOOR	849 1/2" WOOD TRIM
431 WOOD DECKING TO MATCH COUNTERTOP ABOVE	850 1/2" WOOD FASCIA TRIM
433 EXISTING PANEL TO MATCH COUNTERTOP MATERIAL	852 1X BASEBOARD
434 OVERHEAD PANEL TO MATCH COUNTERTOP MATERIAL	853 ANCHOR BOLT
435 MATERIAL SHOWER PANEL (BELOW) TO MATCH ADJ. CASEWORK FINISH	854 BOLT
436 BUILT IN WOOD BENCH WITH 4" FABRIC UPHOLSTERY SEAT	855 RIFT INSULATION
437 WALL HUNG COUNTERTOP PROVIDE WALL SPECIFICATIONS AS NECESSARY	856 SPRIG FOAM INSULATION
438 CURTAIN & CEILING TRACK PER OUTLINE SPECIFICATIONS	857 RYON FLOOR
440 CASEWORK CURTAIN POCKET	858 RIDGE VENT
	859 TO MATCH JOINT PER STRUCTURAL
	860 1/8" REVEAL
	861 1/8" REVEAL
	862 REGLET
	863 SEALANT (BACKER ROD AS NECESSARY)
	864 PARAPET FLASHING
	865 FLASHING
	866 MASONRY COPING
	867 INTERNAL GUTTER PER DETAILS
	868 1/2" DOWNSPOUT
	869 1/2" DOWNSPOUT
	870 DOWNSPOUT
	871 CUPPER
	872 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING
	873 GRAVEL
	874 SILL PAN
	875 4X THRESHOLD
	876 DRAINAGE GRAVEL
	877 SILL PAN
	878 GLASS DOOR / ENCLOSURE (TEMPERED) PER INTERIOR ELEVATIONS
	879 GLASS SHOWER
	880 GLASS (TEMPERED) 1/2" X 1/2" STEEL TUBE
	881 1/2" X 1/2" STEEL TUBE
	882 1/2" X 1/2" STEEL TUBE
	883 TRIM BOARD
	884 CMU BOND BEAM
	885 CONCRETE DRAINWAY
	886 GAS FIREPLACE SURROUND PER IRC REQUIREMENTS, SEE FIREPLACE DETAILS
	887 GLASS RAILING
	888 METAL CHIMNEY CAP
	889 POOL INFINITY EDGE
	890 2X WOOD GATE TO MATCH RAIN SCREEN FINISH

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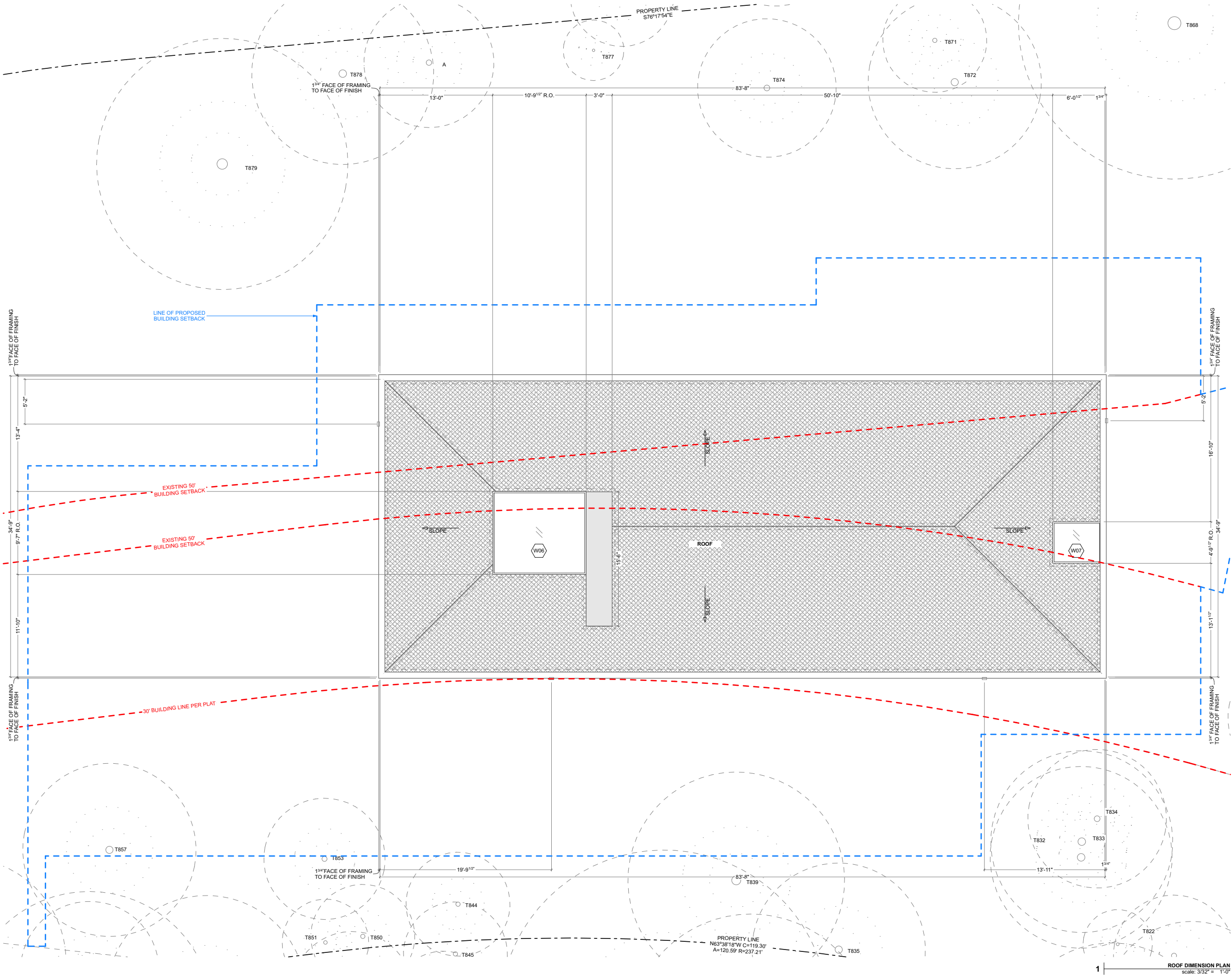
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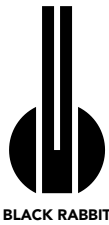
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TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD9.7

Page 41 of 102





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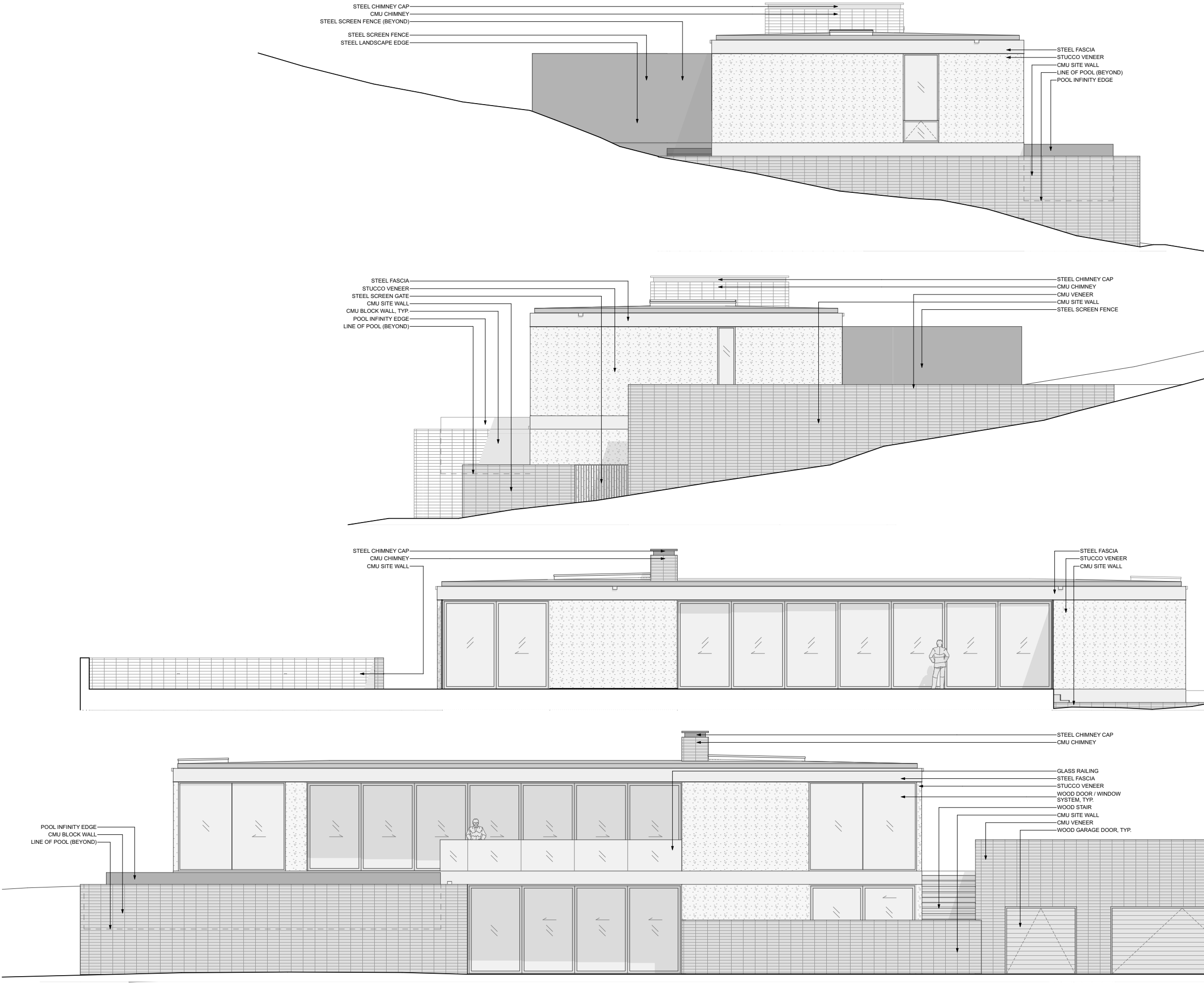
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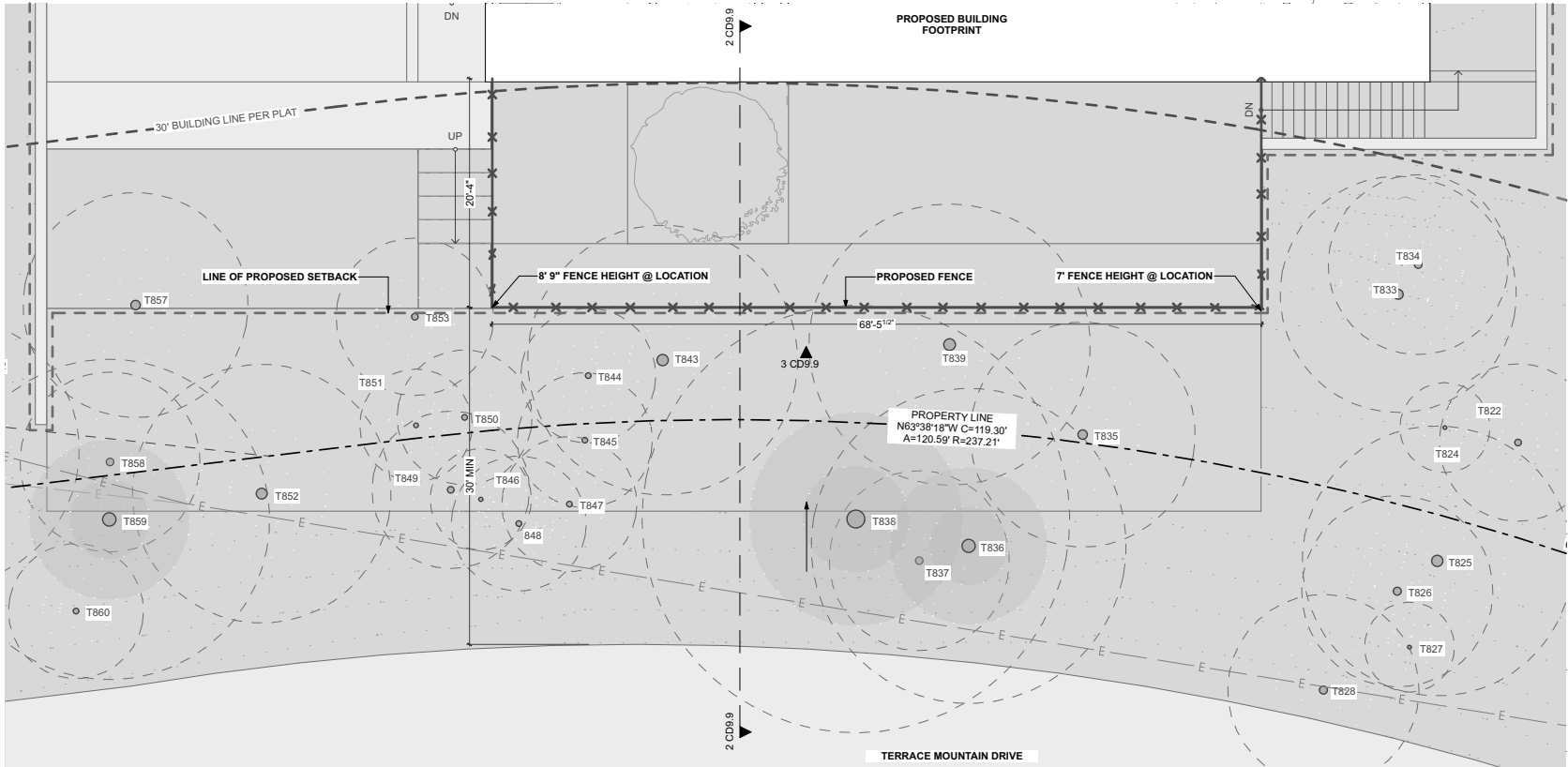
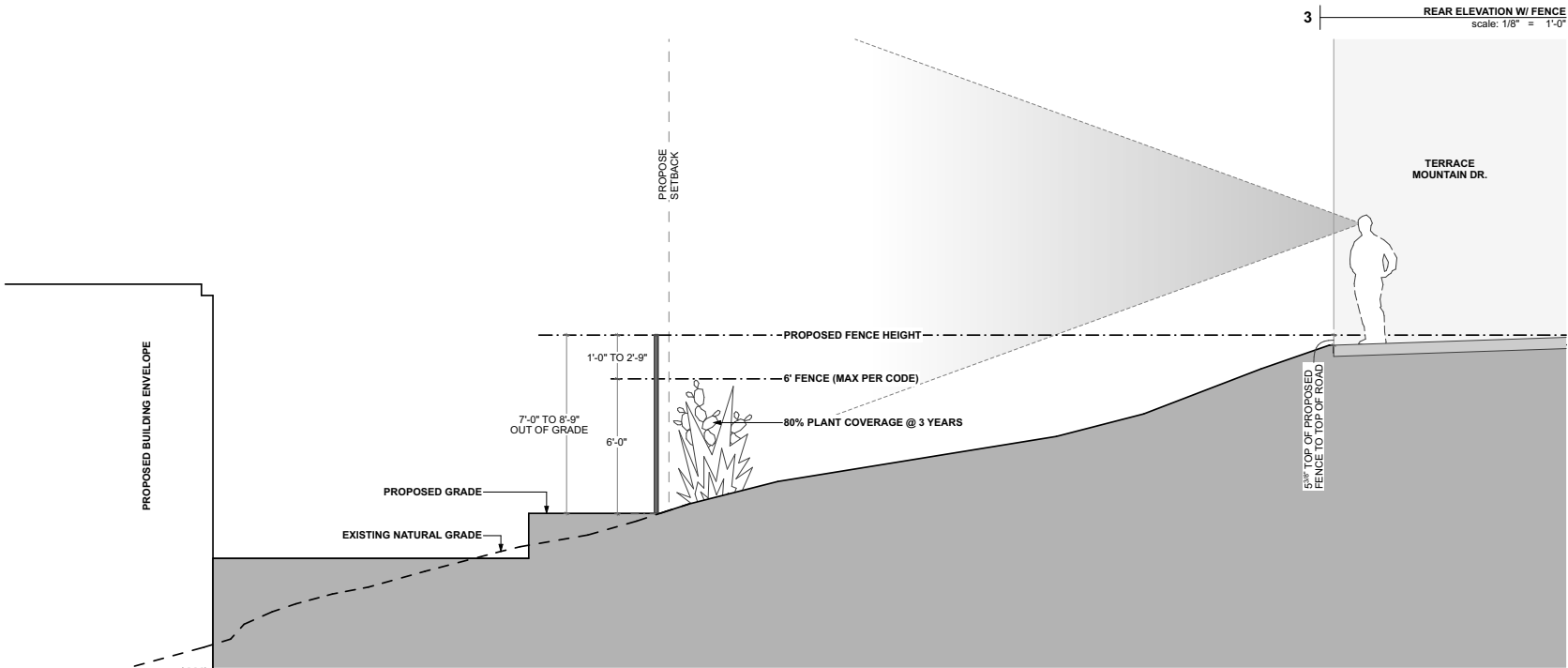
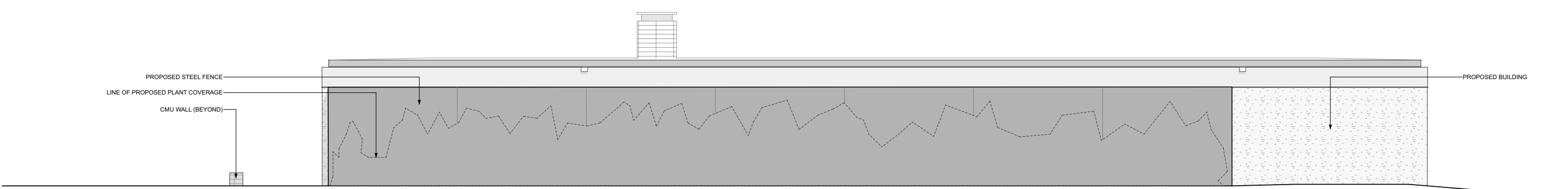
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TERRACE MOUNTAIN-706

TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD9.8
EXTERIOR ELEVATIONS





PROJECT DESIGNER
COMPANY: BLACK RABBIT DESIGN
EMAIL: INFO@BLACKRABBIT.CO
PHONE: 512.474.2544
WEB: BLACKRABBIT.CO
ADDRESS: 1110 WEST AVE.
AUSTIN, TX 78701

OWNER
COMPANY: RIO AUSTIN, LLC
CONTACT: MATTHEW ROBINS
EMAIL: MATTHEW.ROBINS@ELLIMAN.COM
PHONE: 512.496.0235

GENERAL CONTRACTOR
COMPANY: STEWART AND CO. CONSTRUCTION
CONTACT: RYAN STEWART
EMAIL: RYAN@STEWANDCO.COM
PHONE: 512.954.2321

STRUCTURAL ENGINEER
COMPANY: SEC SOLUTIONS
CONTACT: DEBBIE WILES
EMAIL: WWW.SECTEXAS.COM
PHONE: 512.215.4364

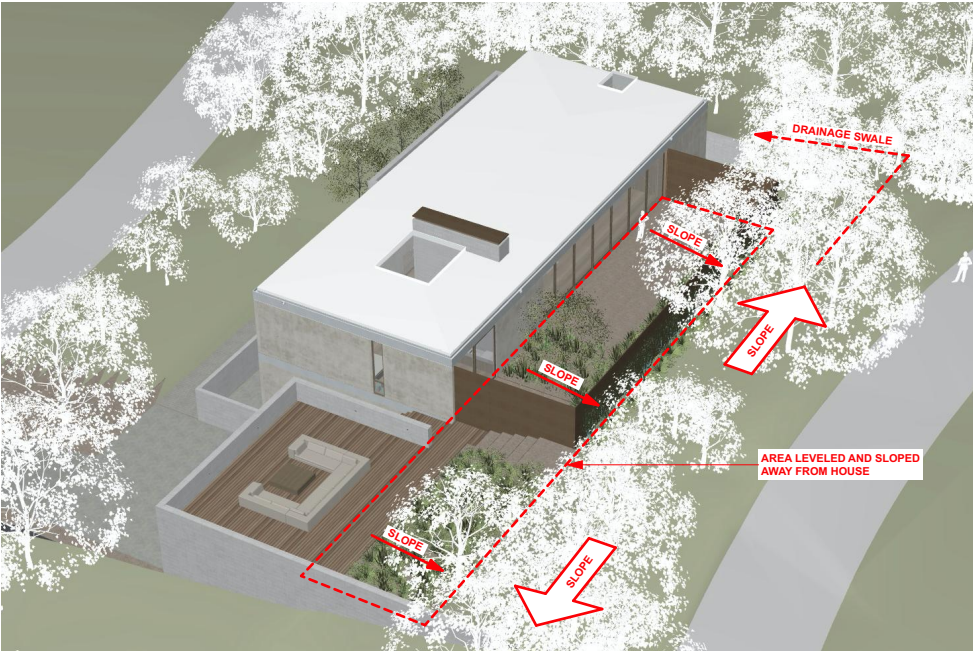
INTERIOR DESIGNER
COMPANY: SLIC DESIGN
CONTACT: SARA CUKERBAUM
EMAIL: SARA@SLIC-DESIGN.COM
PHONE: 646.263.5304

POOL CONSULTANT
COMPANY: CASCADE POOLS
CONTACT: TJ THOMPSON
EMAIL: TJ@CASCADECUSTOMPOOLS.COM
PHONE: 512.264.2453

CIVIL ENGINEER
COMPANY: SEC SOLUTIONS
CONTACT: MARCO CASTANEDA
EMAIL: MARCO@SECTEXAS.COM
PHONE: 512.785.8446

NOTES:

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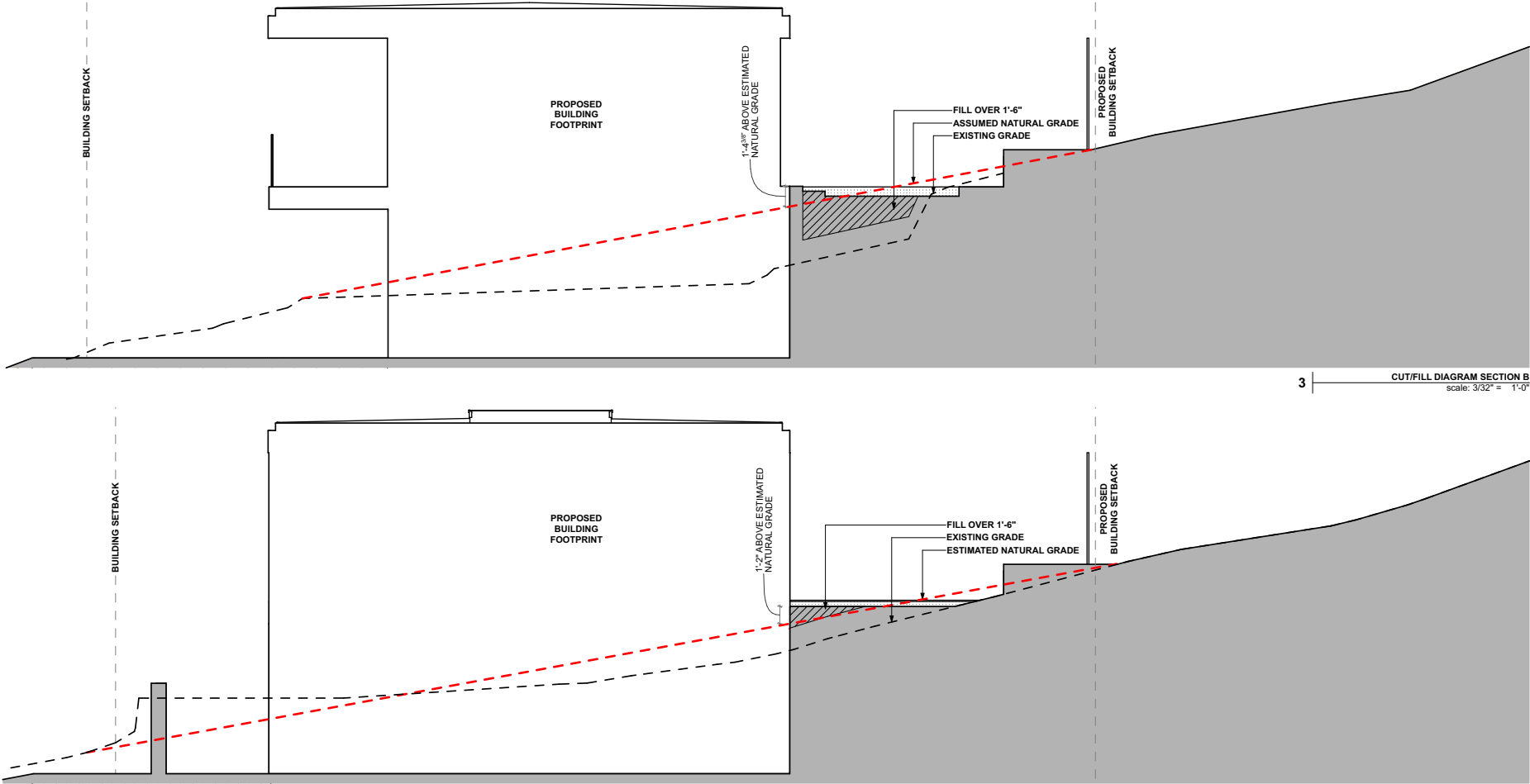
PROPOSED FILL LOCATION & DRAINAGE DIAGRAM



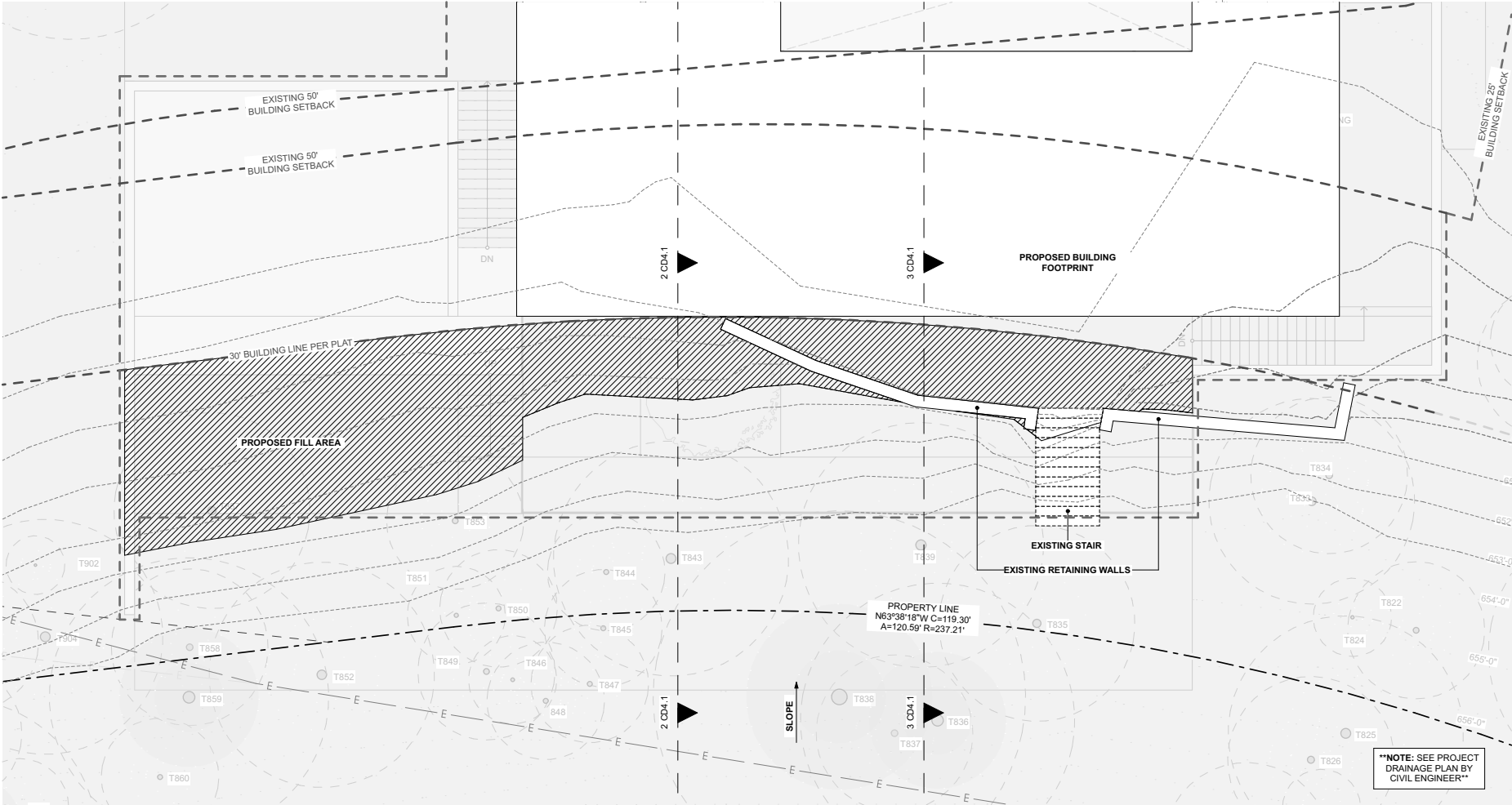
EXISTING (NON-COMPLIANT) SITE WALL



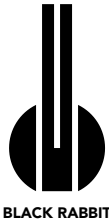
EXISTING (NON-COMPLIANT) CUT AREA



2 CUT/FILL DIAGRAM SECTION A scale: 3/32" = 1'-0"



1 CUT FILL PLAN DIAGRAM scale: 1/16" = 1'-0"



BLACK RABBIT

PROJECT DESIGNER

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ADDRESS: 1110 WEST AVE. AUSTIN, TX 78701

OWNER

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EMAIL: MATTHEW.ROBINS@ELLIMAN.COM
PHONE: 512.496.0235

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CONTACT: RYAN STEWART
EMAIL: RYAN@STEWANDCO.COM
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50% CONSTRUCTION SET

TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

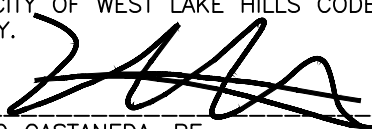
CD9.10
CUT / FILL EXHIBIT

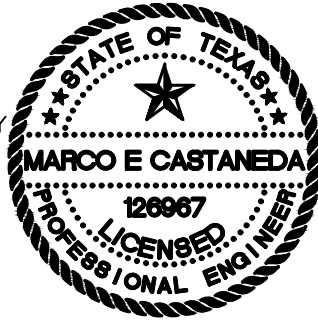
706 TERRACE MOUNTAIN DRIVE
TYPE II DEVELOPMENT PLAN

OWNERS CERTIFICATION:
AS OWNER OF THIS PROPERTY, I INTEND TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN

NAME OF OWNER/TRUSTEE _____ DATE _____

ENGINEERS CERTIFICATION:
STATE OF TEXAS
COUNTY OF TRAVIS
I, MARCO CASTANEDA, P.E. DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, THE CITY MASTER PLAN AND CITY POLICY.

 _____
MARCO CASTANEDA, PE DATE 8/2/22



CITY ACCEPTANCE BLOCK
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

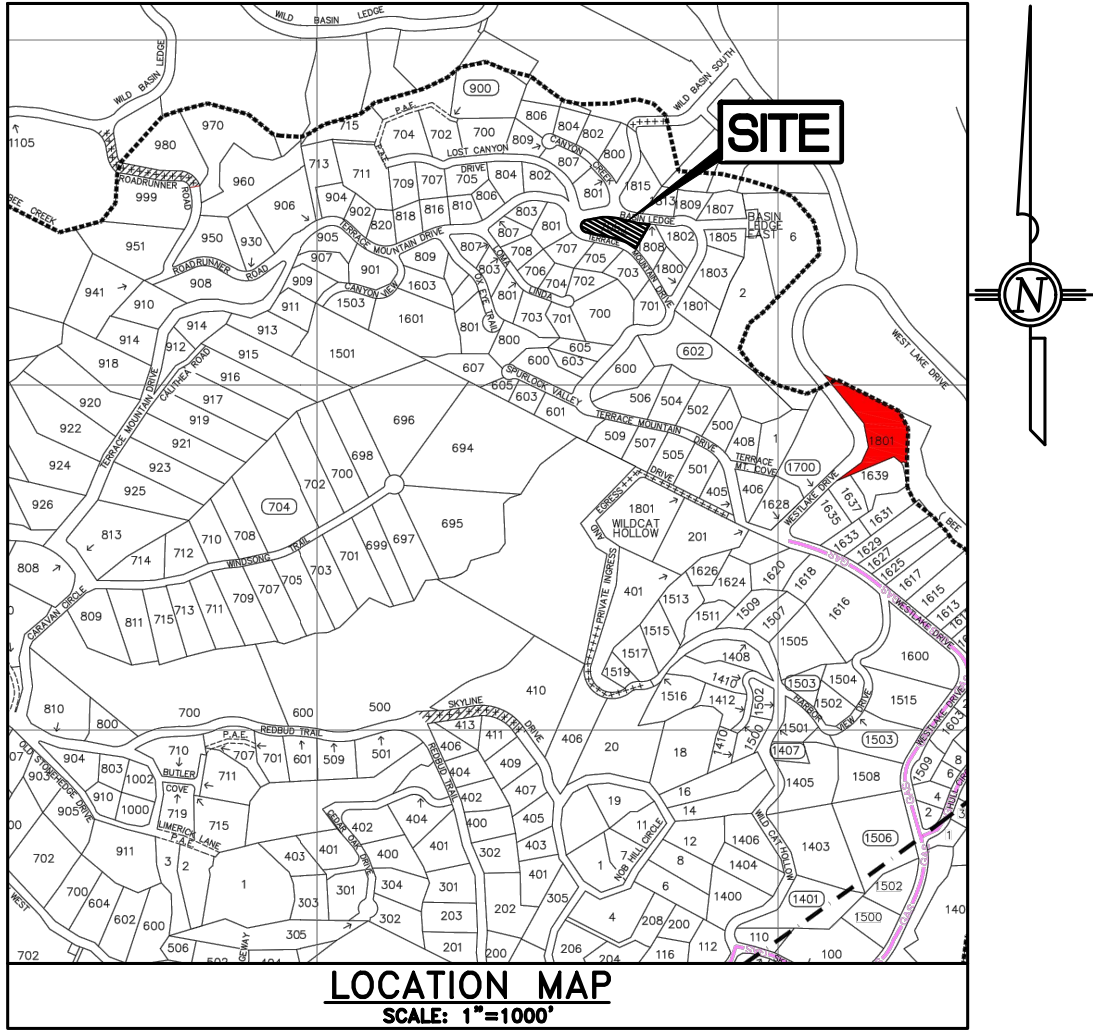
ACCEPTED FOR CONSTRUCTION:

CITY ADMINISTRATOR _____ DATE _____

THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND TO USE EXTREME CAUTION WHEN WORKING AROUND ABOVE GROUND OR UNDER GROUND UTILITIES.

REVISIONS / CORRECTIONS

REVISION NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHTS. IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ./FT.)/[%]	CITY OF WEST LAKE HILLS APPROVAL / DATE	DATE IMAGED



- SHEET INDEX
- COVER SHEET
 - GENERAL NOTES
 - EXISTING CONDITIONS SURVEY
 - DRAINAGE AREA PLAN
 - GRADING PLAN

PROJECT DATA	
PROJECT NAME:	706 TERRACE MOUNTAIN DRIVE
PROJECT ADDRESS:	706 TERRACE MOUNTAIN DRIVE WEST LAKE HILLS, TEXAS 78746
OWNER:	RIO AUSTIN, LLC 615 BLAZE BLVD EDINBURG, TX 78539
ARCHITECT:	BLACK RABBIT 1110 WEST AVE Austin, TX 78701 512-474-2544 CONTACT: AUSTIN SMOCK
ENGINEER:	RANGER ENGINEERING, PLLC 5524 BEE CAVE ROAD, SUITE J-3 PH. (512) 785-8446 CONTACT: MARCO CASTANEDA, P.E. marco@sectexas.com
SURVEYOR:	HOLT CARSON SURVEYING 1904 FORTVIEW ROAD AUSTIN, TEXAS 76704 CONTACT: HOLT CARSON PH: 512-442-0990 survey@hciaustin.com
LEGAL DESCRIPTION:	LOT 4, BLK P, STONEHEDGE ESTATES, RECORDED IN VOLUME 13, PAGE 28, TRAVIS COUNTY PLAT RECORDS
ZONING:	R-1 ONE FAMILY
PROPOSED USE:	ONE FAMILY

REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVE ROAD, SUITE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@sectexas.com

706 Terrace Mountain Drive

West Lake Hills, Texas 78746

COVER SHEET

PROJECT: _____

DATE: AUGUST 2, 2022

DRAWN BY: MEC

CHECKED BY: MEC

SHEET NO. _____

GENERAL NOTES

1. All materials and construction methods for site grading, paving, sitework, and drainage shall be in accordance with the current City of Austin Standard Specifications, unless otherwise noted. All work shall be in accordance with the building codes, ordinances, safety codes, and rules and procedures of the City of West Lake Hills.
2. All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of West Lake Hills must rely on the adequacy of the work of the design engineer.
3. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
4. Blasting or burning shall not be permitted on this project.
5. The contractor shall verify all depths and locations of existing utilities prior to beginning construction. Any discrepancies with the construction plans found in the field shall be brought to the attention of the design engineer immediately. The design engineer shall be responsible for revising the plans as appropriate and submitting a revision to the City.
6. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment, and debris. Contractor will not remove soil, sediment, or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site.
7. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for destruction or removal or other public infrastructure damaged or removed will be by the contractor at his expense before acceptance of the project.
8. After the construction permit has been issued and prior to the beginning construction, the owner or his representative shall schedule a pre-construction conference between the City of West Lake Hills, Design Engineer, Contractor(s), other utility companies, and any other affected parties. The City of West Lake Hills shall be contacted to set up the meeting at least 48 hours prior to the proposed meeting time.
9. Any changes or revisions to these approved plans must be submitted by the design engineer and approved by the City of West Lake Hills prior to construction of the revision.
10. Available benchmarks that may be utilized for the construction of this project are described as follows:
PK NAIL ON EDGE OF ASPHALT NORTH OF WEST CORNER = 889.05

TRENCH SAFETY NOTES

1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor.
2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.
3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of West Lake Hills.

STREET AND DRAINAGE NOTES

1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City Inspector and he shall be given a minimum of 24 hour notice prior to any testing.
2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of the top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.
3. All RCP shall be minimum Class III.
4. The subgrade material for the streets shown herein was tested by N/A. The paving sections were designed by N/A in accordance with the current City of West Lake Hills design criteria. The paving sections are to be constructed as follows:

Street	Station	Flex. Base Thickness	HMAC Thickness	Lime Stab. Thickness
N/A	--	--	--	--
5. Lots in this subdivision are located over the Edwards Aquifer Recharge Zone and subject to the current Texas Commission on Environmental Quality Edwards Rules. No building permit will be issued by the City of West Lake Hills until the requirements of the Edwards Rules are fully complied with. The applicant for a building permit is responsible for furnishing the City written compliance to the Edwards Aquifer Rules from the Texas Commission on Environmental Quality. (if applicable)
6. The FEMA maps for the City of West Lake Hills, Texas, indicate that the property shown hereon does/does not lie within a special flood hazard area as defined by FIRM Panel 48453C-0445K, dated January 22, 2020.
7. FLOOD WARNING: The degree of flood protection required by the City of West Lake Hills Flood Damage Prevention Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. Acceptance of this plan by the City Council does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. Nor shall acceptance of this plan create liability on the part of the City of West Lake Hills or any official or employee thereof for any flood damages that result from reliance on the information contained within this plan or any administration decision lawfully made hereunder.

TRAFFIC MARKING NOTES

1. Barricades built to the Texas Manual on Uniform Traffic Control Devices standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.
2. Any methods, street markings, and signage necessary for warning motorists, warning pedestrians, or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.
3. All pavement markings, markers, paint, traffic buttons, traffic controls, and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

EROSION CONTROL NOTES

1. Every lot in this subdivision is subject to the City of West Lake Hills's site clearance procedures. No site clearance, excavation, grading or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance.
2. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation). The placement of erosion/sedimentation controls shall be in accordance with the current City West Lake Hills Drainage and Erosion Control Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. All slopes shall be sodded or seeded with approved grass, grass mixtures, or ground cover suitable to the area and season in which they are applied.
4. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the Engineer. Major revisions must be approved by the City. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the City Inspector during the course of construction to correct control inadequacies.
5. The contractor is required to inspect the controls at weekly intervals and after any rainfall event to ensure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
6. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.
7. Per TPDES requirements, disturbed areas on which construction activities have ceased (temporarily or permanently) shall be stabilized within 14 days unless activity resumes within 21 days. Seeding does not constitute as stabilization.
8. Stripping of vegetation from 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 Drainage and Erosion Control Design Manual Sec.7.1(i).
9. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

SEQUENCE OF CONSTRUCTION

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection.
2. The Environmental Project Manager or Site Supervisor must contact the Development Services Department, Environmental Inspection, 72 hours prior to the scheduled date of the required on-site pre-construction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan.
4. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
5. Begin site clearing/construction (or demolition) activities.
6. Complete construction and start revegetation of the site and installation of landscaping.
7. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the Development Services Department indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City inspector.
8. After a final inspection has been conducted by the City inspector and with approval from the City inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

TREE LIST

789 6.5" Cedar	849 7" Spanish Oak	899 23" Cedar	950 22" Cedar
800 10" Cedar	850 6" Spanish Oak	900 18.2" Cedar	951 15" Cedar
801 12" Cedar	851 5" Spanish Oak	901 9" Cedar	952 6" Cedar
802 6" Cedar	852 11.5" Cedar	902 3" Spanish Oak 903 7" Cedar	953 7" Ligustrum
803 12.5" Cedar 804 7" Cedar	853 7" Cedar	904 12" Cedar	954 13" Cedar
805 11" Cedar	854 13" Bradford Pear	905 7" Cedar	955 4.5" and 7.5" Ligustrum (9.75" total)
806 9" Live Oak	855 3", two-4" and two-5.5" Crapemyrtle (13.75" total)	906 6" Cedar	956 Three-9" Box Elder (18" total)
807 4" and 8" Cedar (10" total)	856 17" Cedar	907 4.5" Spanish Oak	957 21" Box Elder
808 7" Cedar	857 10" Cedar	908 4" Cedar	958 12.5" Cedar
809 6" Cedar	858 8" Spanish Oak	909 8" Cedar	959 12.5" Cedar
810 4" Cedar	859 8.5" and 10" Cedar (14.25" total)	910 3", 6" and 10" Cedar (14.5" total)	960 5", 7", 9.5", 10" and 12" Ligustrum (27.75" total)
811 10.5" Spanish Oak	860 6" Cedar	911 5" Cedar	961 9" Box Elder
812 8" Cedar	861 4" Cedar	912 14.5" Cedar	962 10" Box Elder
813 two-4" Cedar (8" total)	862 4" Cedar	913 7" Cedar	963 14" Hackberry 964 9" Spanish Oak
814 4.5" Spanish Oak	863 5" Cedar	914 11" Cedar	A 7.5" Spanish Oak
815 11" Spanish Oak	864 8" Cedar	915 8" and 11" Cedar (15" total)	
816 8.5" Spanish Oak	865 10" Spanish Oak	916 5" and 6" Cedar (8.5" total)	
817 9.5" Spanish Oak	866 6.5" Cedar	917 10" Cedar	
818 13" Drake Elm	867 9.5" and 16" Cedar (20.75" total)	918 4" Cedar	
819 6" Cedar	868 18" Cedar	919 5" Cedar	
820 4" and 6" Cedar (8" total)	869 13" Cedar	920 15.5" Live Oak	
821 13.5" Cedar	870 7.5" Cedar	921 8" Ligustrum	
822 7" Cedar	871 6" Spanish Oak	922 4" Cedar	
823 4" and 8" Cedar (10" total)	872 10" Spanish Oak	923 7" Cedar	
824 4" Cedar 825 12" Spanish Oak	873 12" Spanish Oak	924 6" Cedar	
826 5" and 6" Spanish Oak (8.5" total)	874 8" Cedar	925 11" Cedar	
827 4" Cedar 828 8.5" Hackberry	875 8" Spanish Oak	926 11" Ligustrum	
829 two-7" Spanish Oak (10.5" total)	876 6" Cedar	927 4" Cedar	
830 9" Cedar 831 15" Spanish Oak	877 3.5" Spanish Oak	928 7" Cedar	
832 10.5" Cedar	878 5" and 10" Drake Elm (12.5" total)	929 3" and 7.5" Ligustrum (9" total)	
833 10.5" Spanish Oak	879 9" and 10" Cedar (14.5" total)	930 10" Cedar	
834 8" Spanish Oak	880 six-3.5" Crapemyrtle (12.25" total)	931 5" Cedar	
835 6" and 7" Spanish Oak (10" total)	881 10" Spanish Oak	932 11" Cedar	
836 6" and 11" Cedar (14" total)	882 11" Cedar	933 5" Cedar	
837 8" Spanish Oak	883 two-7" and 8.5" Spanish Oak (15.5" total)	934 9" Cedar	
838 9" and 14.5" Spanish Oak (19" total)	884 13.5" Cedar	935 4.5" Ligustrum	
839 4", 6" and 7.5" Spanish Oak (12.5" total)	885 15" Cedar	936 8" Cedar	
840 8" Spanish Oak	886 15" Cedar	937 7" Cedar	
841 11.5" Spanish Oak	887 6" Spanish Oak	938 8" Cedar	
842 4" Spanish Oak	888 9" Arizona Ash	939 9.5" Cedar	
843 12" Cedar 844 6" Spanish Oak	889 9" Cedar	940 11" Cedar	
845 6" Spanish Oak	890 8" Cedar	941 7" Cedar	
846 4.5" Cedar 847 6" Spanish Oak	891 8" Cedar	942 15.5" Cedar	
848 6" Cedar	892 13" Cedar	943 14" Spanish Oak	
	893 7" Spanish Oak	944 17" Cedar	
	894 16" Spanish Oak	945 17" Cedar	
	895 7" Cedar	946 5" Chinese Parool	
	896 6" Cedar	947 4" and 10" Spanish Oak (12" total)	
	897 6" Cedar 898 15" Ligustrum	948 9" Spanish Oak	
		949 7" Cedar	

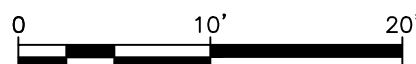
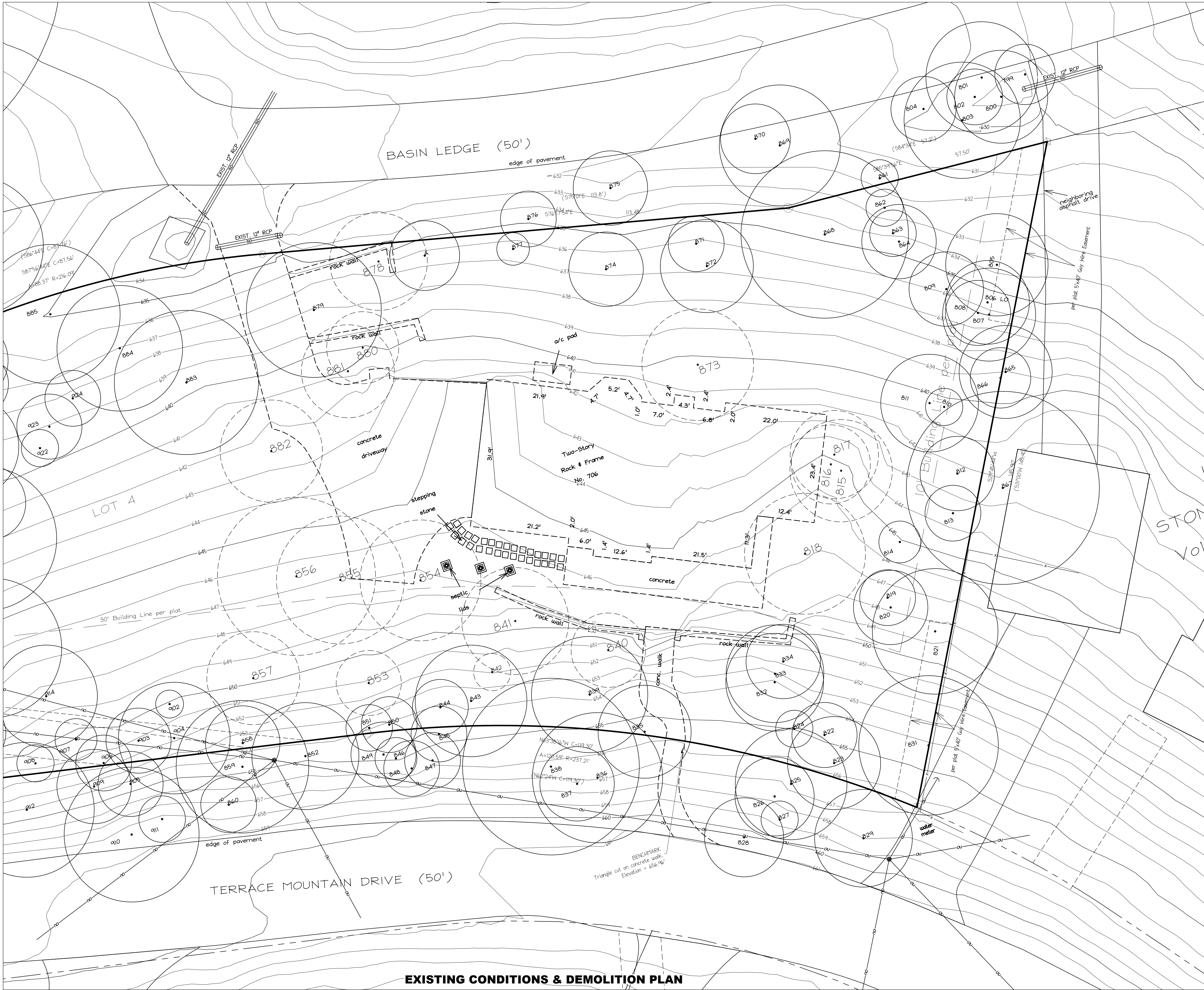


RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@ranger-engineering.com

706 Terrace Mountain Drive
West Lake Hills, Texas 78746

GENERAL NOTES

PROJECT:	_____
DATE:	AUGUST 2, 2022
DRAWN BY:	MEC
CHECKED BY:	MEC
SHEET NO.	_____



DEMOLITION LEGEND

- IMPROVEMENTS TO BE REMOVED
- IMPROVEMENTS TO REMAIN
- TREES TO BE REMOVED
- TREES TO REMAIN

SEE SHEET 2 FOR TREE LIST

REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TEXAS REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marcol@rangereng.com

706 Terrace Mountain Drive
West Lake Hills, Texas 78746

EXISTING CONDITIONS SURVEY

PROJECT:	
DATE:	AUGUST 2, 2022
DRAWN BY:	MEC
CHECKED BY:	MEC
SHEET NO.	



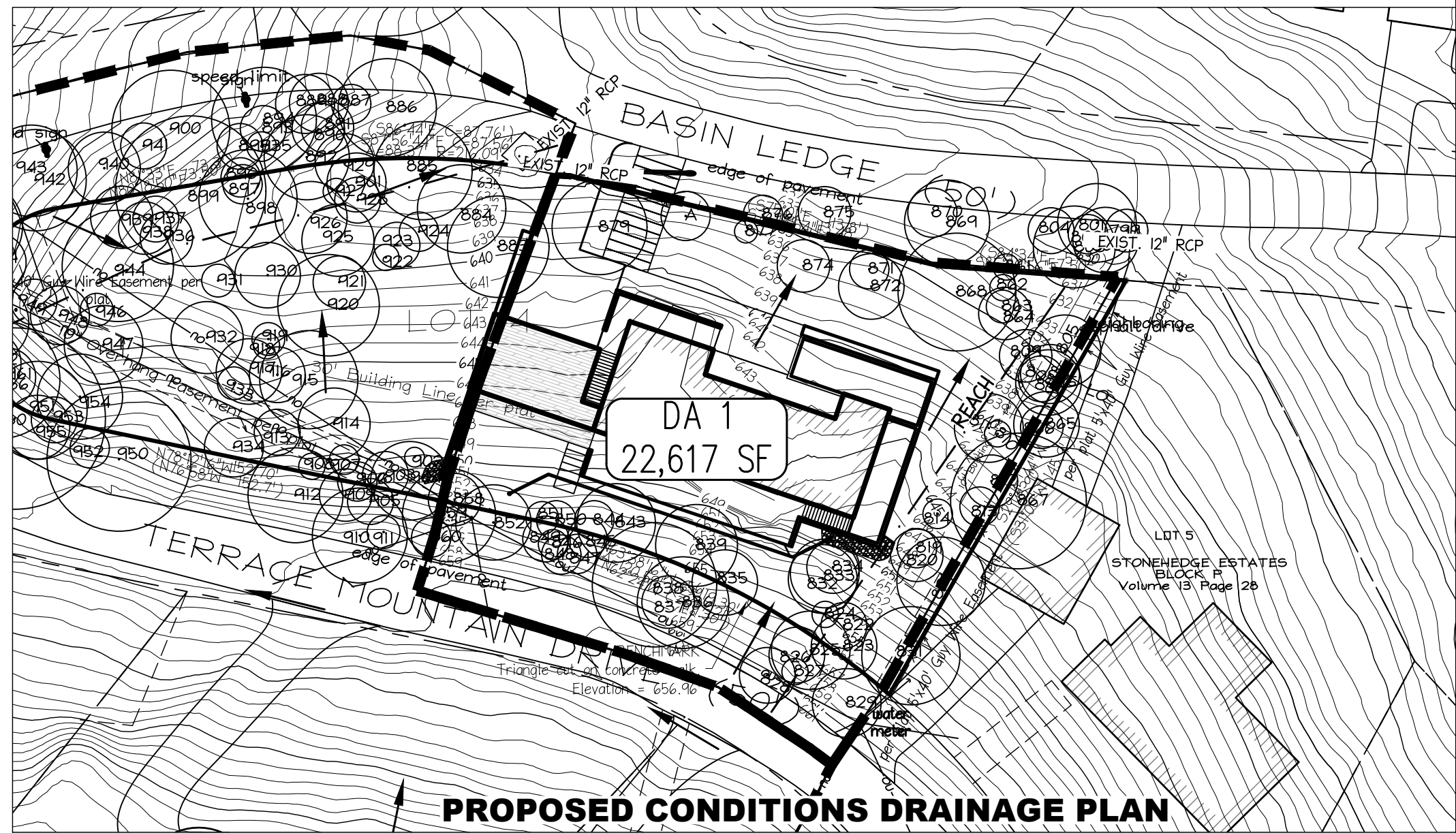
OFF-SITE & EXISTING CONDITIONS DRAINAGE PLAN

TIME OF CONCENTRATION

Drainage Area No.	Sheet				ShwConc				Channel				Comp Tc		Lag (0.6*Tc)	
	FI Lgth (ft)	slope	surface	Tc (hr)	FI Lgth (ft)	slope	surface	Tc (hr)	FI Lgth (ft)	slope	n-value	Tc (hr)	(min)	(min)		
OFS 1	100	0.042	grass	0.17	510	0.223	unpaved	0.019	190	0.078	0.25	0.002	11.5	6.9	assumed	
DA1 E	100	0.214	grass	0.089	60	0.187	unpaved	0.002					5.5	5.0		
DA1 P	100	0.214	grass	0.089	60	0.187	unpaved	0.002					5.5	5.0	assumed	

DRAINAGE CALCULATIONS

Drainage Area No.	Area		TuD Soil Group D (assumed)				Composite		Type III 24-hr Rainfall Distribution			
	(sf)	(ac)	Open Sp (ac)	Imperv Cvr (ac)	Imperv Cvr (%)	Composite CN	Composite Tc (min)		Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
OFS 1	368,902	8.469	0.0132325	5.928	2.541	30.0%	85	6.9	28.40	49.60	63.78	87.79
DA1 E	22,617	0.519	0.0008113	0.403	0.116	22.4%	84	5.0	1.86	3.32	4.29	5.94
DA1 P	22,617	0.519	0.0008113	0.393	0.126	24.4%	84	5.0	1.88	3.34	4.30	5.95



PROPOSED CONDITIONS DRAINAGE PLAN

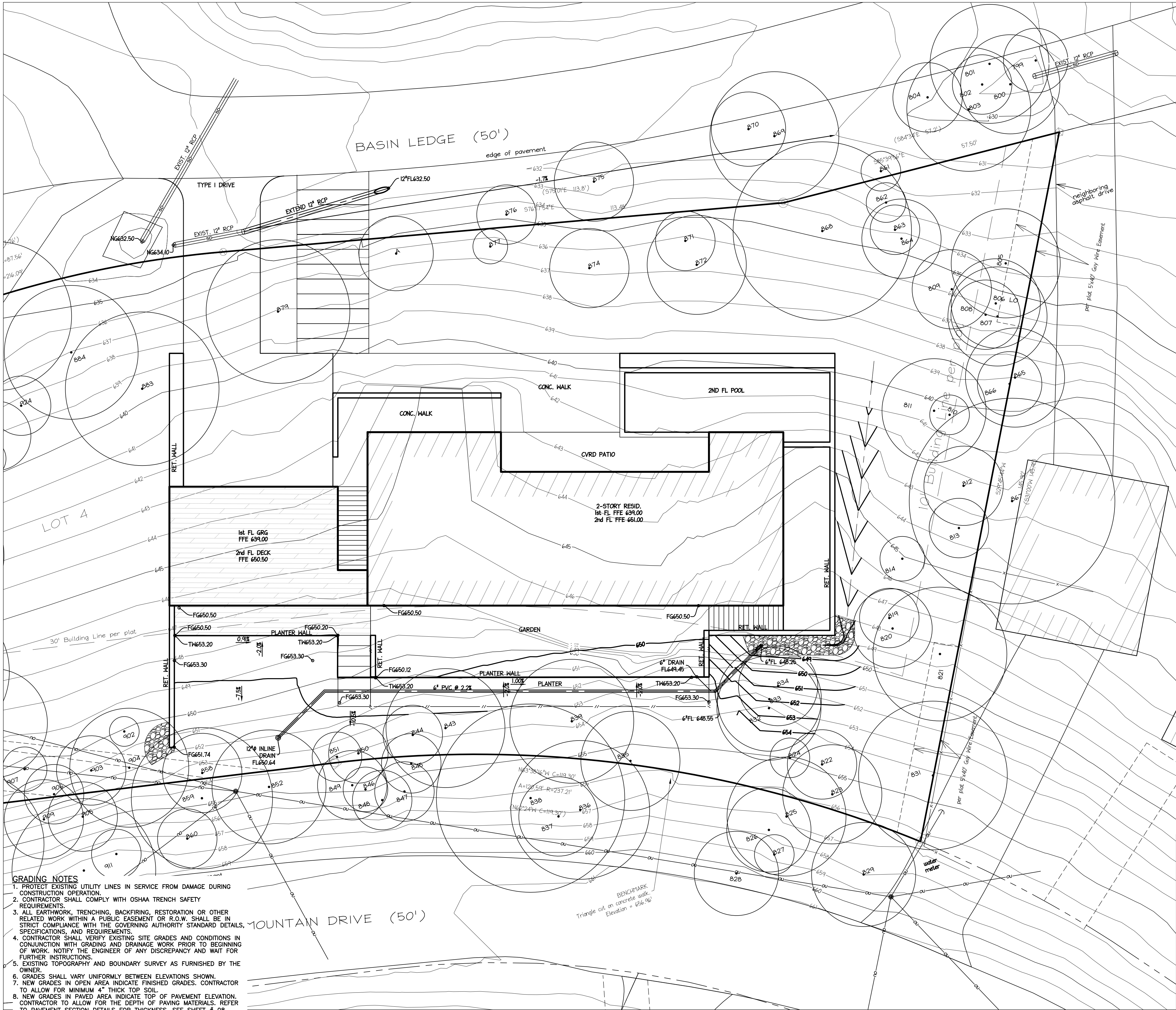
REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marcol@rangereng.com

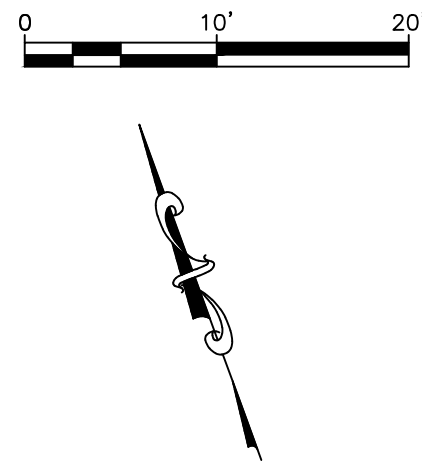
706 Terrace Mountain Drive
West Lake Hills, Texas 78746
DRAINAGE AREA PLAN

PROJECT:	
DATE:	AUGUST 2, 2022
DRAWN BY:	MEC
CHECKED BY:	MEC
SHEET NO.	



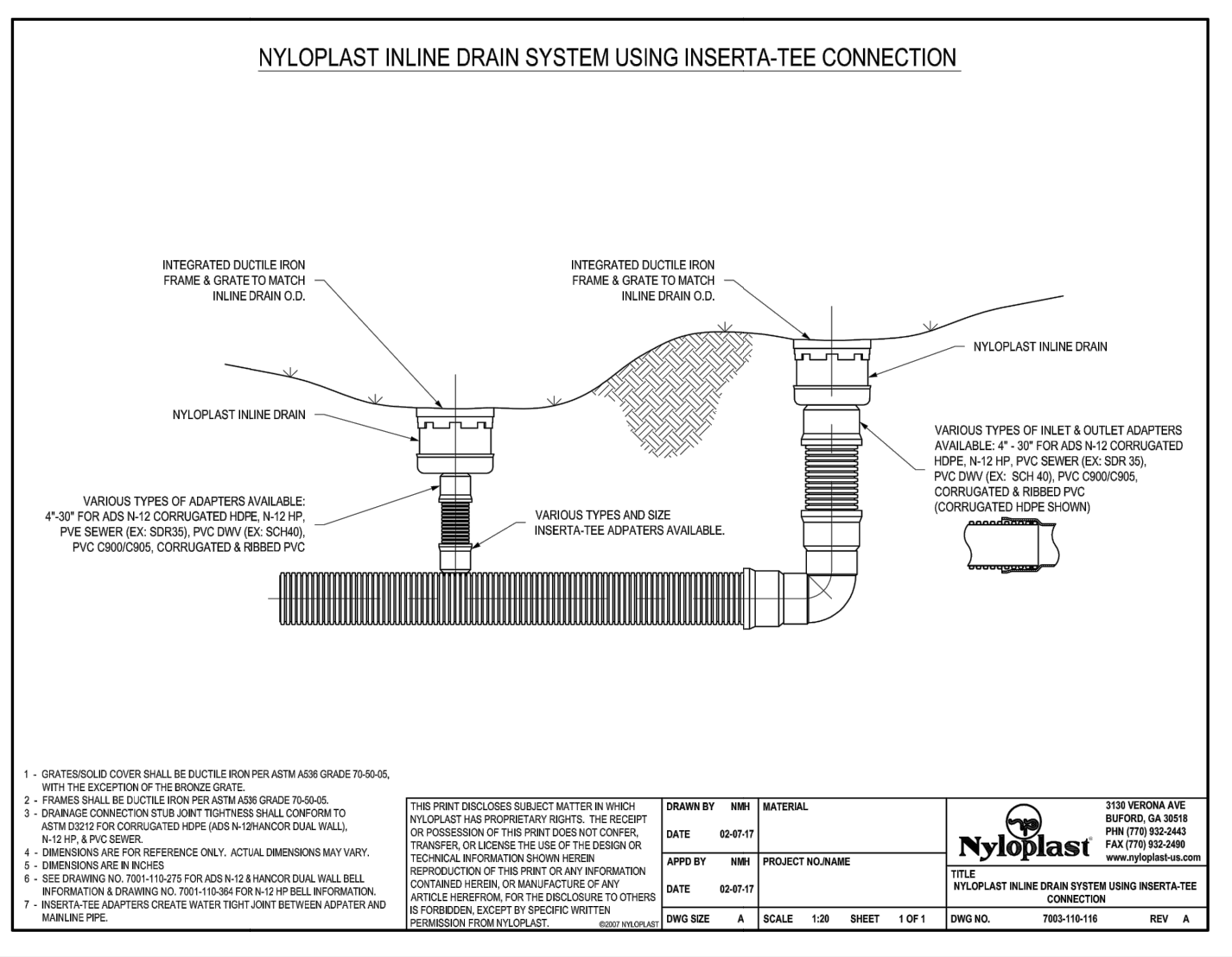
- GRADING NOTES**
1. PROTECT EXISTING UTILITY LINES IN SERVICE FROM DAMAGE DURING CONSTRUCTION OPERATION.
 2. CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY REQUIREMENTS.
 3. ALL EARTHWORK, TRENCHING, BACKFILLING, RESTORATION OR OTHER RELATED WORK WITHIN A PUBLIC EASEMENT OR R.O.W. SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING AUTHORITY STANDARD DETAILS, SPECIFICATIONS, AND REQUIREMENTS.
 4. CONTRACTOR SHALL VERIFY EXISTING SITE GRADES AND CONDITIONS IN CONJUNCTION WITH GRADING AND DRAINAGE WORK PRIOR TO BEGINNING OF WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCY AND WAIT FOR FURTHER INSTRUCTIONS.
 5. EXISTING TOPOGRAPHY AND BOUNDARY SURVEY AS FURNISHED BY THE OWNER.
 6. GRADES SHALL VARY UNIFORMLY BETWEEN ELEVATIONS SHOWN.
 7. NEW GRADES IN OPEN AREA INDICATE FINISHED GRADES. CONTRACTOR TO ALLOW FOR MINIMUM 4" THICK TOP SOIL.
 8. NEW GRADES IN PAVED AREA INDICATE TOP OF PAVEMENT ELEVATION. CONTRACTOR TO ALLOW FOR THE DEPTH OF PAVING MATERIALS. REFER TO PAVEMENT SECTION DETAILS FOR THICKNESS. SEE SHEET # 08.
 9. MAXIMUM SLOPE IS 3:1 (3' HORIZONTAL TO 1' VERTICAL) UNLESS OTHERWISE INDICATED.
 10. AT INTERSECTION OF NEW AND EXISTING VEHICULAR OR PEDESTRIAN PAVEMENT (ASPHALT OR CONCRETE) SAW CUT EXISTING PAVEMENT TO PROVIDE CLEAN AND SOLID JOINT. IN ALL CASES MATCH TOP OF NEW AND EXISTING PAVEMENT ELEVATIONS.
 11. FOR ADDITIONAL INFORMATION OF THE SITE EXISTING GRADES, REFER TO THE SITE TOPOGRAPHY AND BOUNDARY SURVEY DRAWING # 03.
 12. TOP OF NEW PAVEMENT ELEVATION IS 6" BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE INDICATED.
 13. ALL PROPOSED SIDEWALKS SHALL COMPLY WITH HANDICAPPED ACCESSIBLE ROUTE REQUIREMENTS [TAS 4.3.7]. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 (5.0%) AND A CROSS SLOPE OF 1:50 (2.0%) UNLESS OTHERWISE DESIGNATED AS AN ACCESSIBLE RAMP. ACCESSIBLE RAMPS MAY NOT EXCEED A SLOPE OF 1:12.
 14. CONTRACTOR SHALL PROVIDE BARRICADES, FLAGMAN, FLASHING WARNING LIGHTS AND ANY SAFETY MEASURES, ETC., DEEMED NECESSARY TO PROTECT PUBLIC AND ON-SITE WORKERS UNTIL COMPLETION OF THIS WORK.

PROPOSED CONDITIONS & GRADING PLAN



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
TC 7XX.XX	TOP OF CURB
TP 7XX.XX	TOP OF PAVEMENT
TS 7XX.XX	TOP OF SIDEWALK
FG 7XX.XX	FINISHED GRADE
TW 7XX.XX	TOP OF WALL
FL 7XX.XX	FLOW LINE
TB 7XX.XX	TOP OF BERM
NG 7XX.XX	NATURAL OR EXISTING GRADE
	AREA INLET
	FLOW DIRECTION ARROW
	TREE TO REMAIN (W/ 1/2 CRZ)
RG#	RAIN GARDEN
RHT#	RAIN HARVESTING TANK
SEE SHEET 2 FOR TREE LIST	

- NOTES:**
- a) PROJECT IS A TYPE II DEVELOPMENT UNDER WEST LAKE HILLS DEVELOPMENT ORDINANCE.
 - b) WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN.
 - c) NO CONCENTRATED STORMWATER FLOWS WILL LEAVE THIS LOT ON ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A PUBLIC R.O.W. OR DRAINAGE EASEMENT.
 - d) NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT.
 - e) THE DRAINAGE DESIGNER IS RESPONSIBLE FOR THE ADEQUACY OF THESE PLANS. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS AND ALL REVIEWERS RELY UPON THE ADEQUACY OF THE DESIGN BY THE DRAINAGE DESIGNER.
 - f) PER TEXAS GENERAL PERMIT NO. 150000, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS.
 - g) 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.
 - h) STRIPPING OF VEGETATION FROM 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(L).
 - i) NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP # 484530445K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS.
 - j) THIS SITE IS FULLY LOCATED WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.



REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@rangereng.com

706 Terrace Mountain Drive
West Lake Hills, Texas 78746

GRADING PLAN

PROJECT:	
DATE:	AUGUST 2, 2022
DRAWN BY:	MEC
CHECKED BY:	MEC
SHEET NO.	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WEST LAKE HILLS, TEXAS, AMENDING SECTION 16.05.068 ENTITLED “PARKING ON CERTAIN STREETS PROHIBITED” TO ADD KONSTANTY CIRCLE TO THE LIST OF STREETS WHERE PARKING IS PROHIBITED, TO REPEAL THE SUBSECTION THAT ALLOWS PARKING ON KONSTANTY CIRCLE DURING CERTAIN TIMES OF THE DAY FOR NO MORE THAN 90 MINUTES, AND TO REORGANIZE THE LETTERING OF EACH SUBSECTION; PROVIDING FOR PENALTY, CONFLICTS, SEVERANCE, EFFECTIVE DATE AND PROPER MEETING

WHEREAS, the City of West Lake Hills is empowered to enact and amend ordinances for the protection of the health, safety and welfare of its residents and the public through the legitimate use of its police powers; and

WHEREAS, parking on Konstanty Circle has become a problem during special events by causing excessive congestion on the narrow roadway which has no outlet; and

WHEREAS, previously, the City of West Lake Hills has tried to help relieve the problem by enforcing 90 minute timed parking limits during certain days and times of the week resulting in only minor relief; and

WHEREAS, the City of West Lake Hills is authorized under Section 311.002 of the Texas Transportation Code to exercise exclusive control over the streets within its jurisdiction and to regulate the same; and

WHEREAS, it is the desire of the City of West Lake Hills to provide regulations that prohibit parking along Konstanty Circle and that the prohibition is in the best interests of the City;

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

Section 1. Adoption of Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Section 16.05.068. Section 16.05.068 of Chapter 16 of the City of West Lake Hills Code of Ordinances is hereby amended so that it shall hereafter read in its entirety as follows:

Sec. 16.05.068 Parking on certain streets prohibited

(a) The parking of any vehicle on Beaver Trail, Camp Craft Road, or Konstanty Circle is prohibited.

(b) The parking of any vehicle on Westlake Drive from the 101 Block of Buckeye Trail to #5 Downie Place (both sides of street) and along the east side of Westlake Drive from Hull Circle Drive to Hidden Cove is prohibited.

(c) The parking of any vehicle in the 100 Block of Westwood Terrace (both sides of street) is prohibited.

(d) The parking of any vehicle on Reveille Road is prohibited as follows:

(1) The west side of Reveille Road within 600 feet of the Bee Cave Road intersection; and

(2) The east side of Reveille Road (entire length of street).

(e) Parking on any of the following city streets between the hours of 1:00 a.m. and 6:00 a.m. is prohibited:

Basin Ledge

Bee Cave Road

Buckeye Trail

Caravan Circle

Circle Ridge Road

Double Bend Back Road

Eanes School Road

Harbor View

Las Lomas Court

Las Lomas Drive

Laurel Valley Cove

Laurel Valley Road

Little Bend Road

Live Oak Circle

Live Oak Ridge
Lost Canyon Drive
Madrone Road
Nob Hill Circle
North Peak Road
Redbud Trail
Reveille Road
Ridgewood Road (between Rollingwood and Gentry Drive)
Roadrunner Road
Rocky Ledge Road
Rocky River Cove
Rocky River Road
Skyline Drive
Spiller Lane
Terrace Mountain Drive
Westbank Drive
Westlake Drive
Wildcat Hollow
Yaupon Valley Road.

Section 3. Penalty. A violation of any section of this ordinance shall be punishable as a misdemeanor under the provisions stated in Chapter 16, Article 16.05, Section 16.05.003 of the Code of Ordinances.

Section 4. Amendment of Conflicting Ordinances. Any existing ordinance of the City of West Lake Hills that is in conflict with this Ordinance is hereby amended to the extent necessary to eliminate such conflict.

Section 5. Severability. In the event any part of this Ordinance is found to be ineffective as unconstitutional, or unenforceable, the remaining parts shall remain in full force and effect as if the ineffective part no longer existed as part of the Ordinance.

Section 6. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is 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, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on the ____ day of _____, 2022.

CITY OF WEST LAKE HILLS

Linda Anthony, Mayor

ATTEST:

Terry Blanchard, City Secretary

PROPOSED TAX RATE

FY 2022-2023 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 \$2,585,974 which is a 126% 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 2021-22	FY 2022-23
Proposed Tax Rate	\$0.0786/100	\$0.1504/100
No New Revenue Tax Rate	\$0.0735/100	\$0.0668/100
Maintenance and Operations Rate	\$0.0786/100	\$0.1061/100
Debt Rate	\$0.0000/100	\$0.0443/100
Voter Approval Rate	\$0.0767/100	\$0.1504/100
De Minimis Rate	\$0.0928/100	\$0.1273/100

*The Increase in the Proposed Tax Rate & Revenue for FY2022-23 is a result of the November 2, 2021, election approving the abolition of the one-half percent additional sales and use tax for property tax relief.

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:

Place 1 Rhonda McCollough

Place 2 Brian Plunkett

Place 3 Beth South

Place 4 Darin Walker

Place 5 Gordon Bowman, Mayor Pro Tem

FOR	AGAINST	ABSENT
()	()	()
()	()	()
()	()	()
()	()	()
()	()	()



City of West Lake Hills

Fiscal Year 2022-2023

Linda Anthony, Mayor

PROPOSED BUDGET - AUGUST 10, 2022

PROPOSED TAX RATE

FY 2022-2023 PROPOSED PROPERTY TAX RATE FOR CITY OF WEST LAKE HILLS

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Place 5 Gordon Bowman, Mayor Pro Tem

FOR	AGAINST	ABSENT
()	()	()
()	()	()
()	()	()
()	()	()
()	()	()



City of West Lake Hills
Estimated Available General Fund Balance
FY 2022-2023 as of 8/10/22

Audited Fund Balance as of 9/30/21	\$ 8,692,136
FY 2021-22 Estimated Year End Budget Revenue vs. Expense Impact	\$ 555,083
Estimated Fund Balance as of 9/30/22	<u>\$ 9,247,219</u>
FY 2022-23 Estimated Year End Budget Revenue vs. Expense Impact	\$ 1,281,027
Estimated Fund Balance as of 9/30/23	<u>\$ 10,528,246</u>
2021 Street Maintenance Fund	\$ (668,008)
Court Special Revenue Fund (1)	\$ (129,674)
PD Special Revenue Fund (1)	\$ (31,672)
Stan Graham Memorial Tree Fund (1)	\$ (198,875)
Stabilization Cash Reserve (2)	\$ (2,500,000)
Legal Counsel Cash Reserve (2)	\$ (300,000)
Contingency Cash Reserve (2)	\$ (500,000)
Brush Pickup Reserve (2)	\$ (200,000)
Estimated Available Fund Balance as of 9/30/23	<u>\$ 6,000,017</u>

(1) The fund balance for the four 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

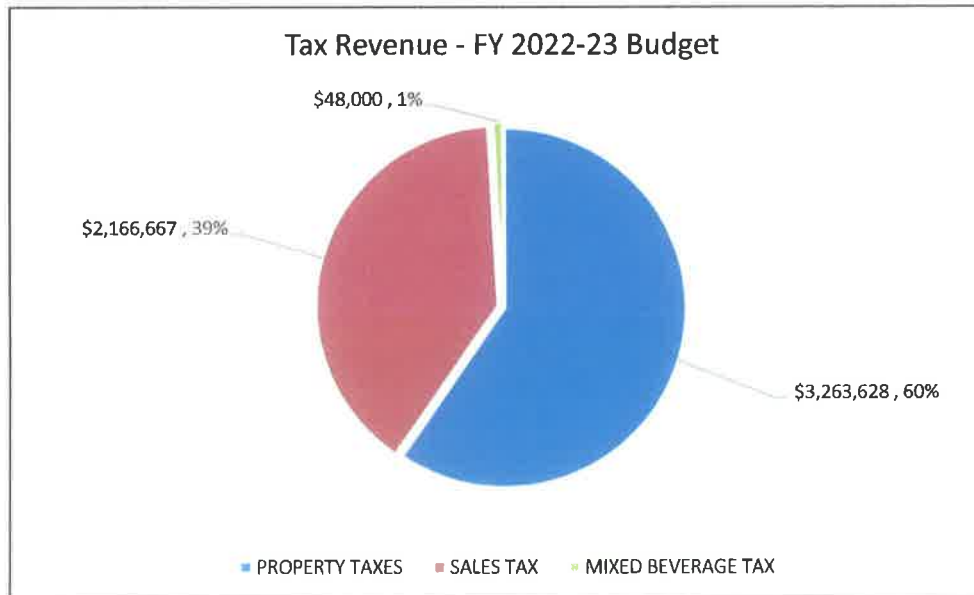
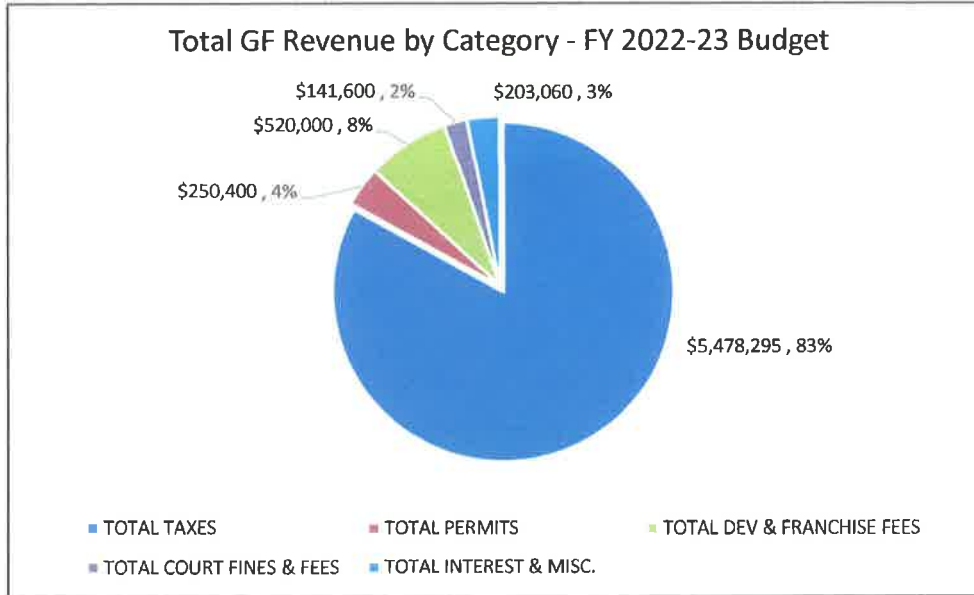
CITY OF WEST LAKE HILLS
PROPOSED BUDGET SUMMARY TOTALS - ALL GENERAL FUNDS
FY 2022 - 2023

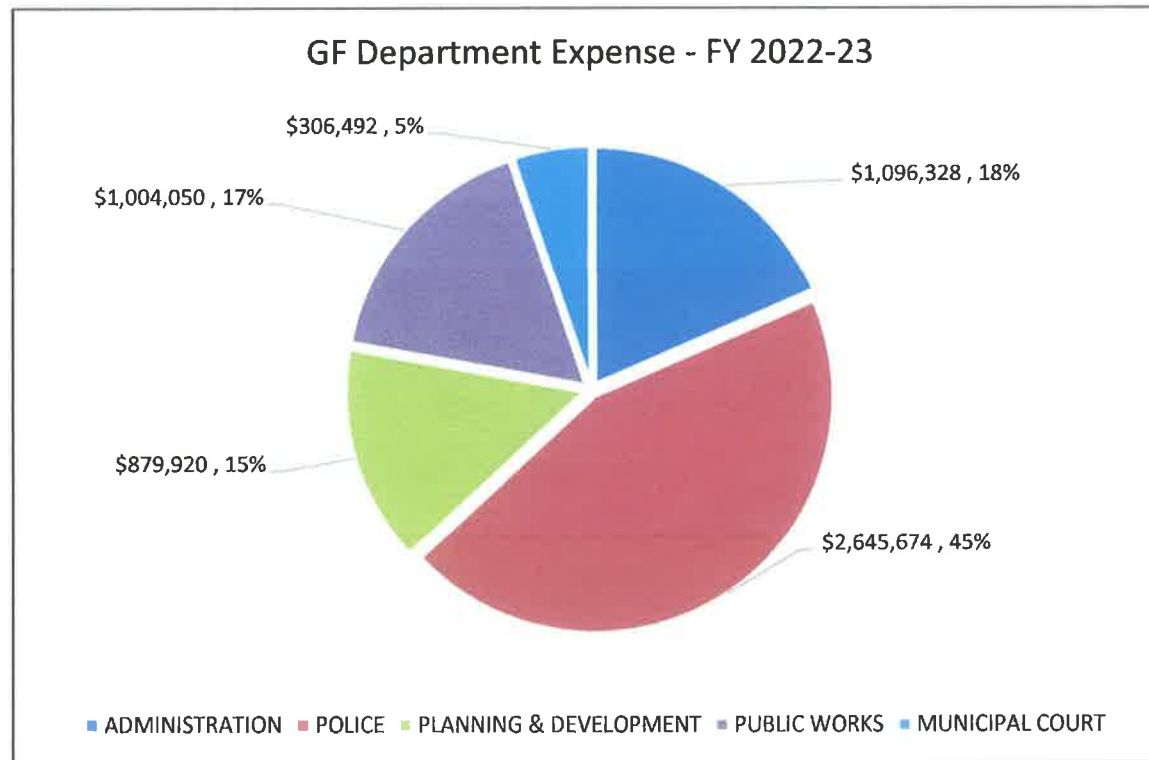
AS OF 8/10/22

	GENERAL FUNDS					
	01 GENERAL FUND	04 2021 STREET MAINT. FUND	06 COURT SPECIAL REVENUE FUND	07 PD SPECIAL REVENUE FUND	08 STAN GRAHAM MEMORIAL TREE FUND	TOTAL GENERAL FUNDS
REVENUE SOURCE						
TAXES	\$ 5,478,295	\$ 1,083,333	\$ -	\$ -	\$ -	\$ 6,561,628
PERMITS	250,400		-	-	-	250,400
FEES	520,000		-	-	-	520,000
FINES & WARRANTS	141,600		-	-	-	141,600
INTEREST & MISC REVENUE	203,060		17,750	1,500	5,000	227,310
WASTEWATER	-		-	-	-	-
TOTAL REVENUE	\$ 6,593,355	\$ 1,083,333	\$ 17,750	\$ 1,500	\$ 5,000	\$ 7,700,938
DEPARTMENTAL EXPENSE						
ADMINISTRATION	\$ 1,066,328		\$ -	\$ -	\$ -	\$ 1,066,328
POLICE	2,448,174		-	6,500	-	2,454,674
PLANNING & DEVELOPMENT	869,920		-	-	-	869,920
PUBLIC WORKS	919,050					919,050
MUNICIPAL COURT	298,992		11,372	-	-	310,364
CAPITAL OUTLAY - GF	330,000	415,325	35,000	-		780,325
TREE FUND	-		-	-	19,250	19,250
WASTEWATER	-		-	-	-	-
TOTAL EXPENSE	\$ 5,932,464	\$ 415,325	\$ 46,372	\$ 6,500	\$ 19,250	\$ 6,419,911
BUDGET SURPLUS/ (SHORTFALL)	\$ 660,891	\$ 668,008	\$ (28,622)	\$ (5,000)	\$ (14,250)	\$ 1,281,027

GENERAL FUND	Audited 9/30/19	Audited 9/30/20	Audited 9/30/21	Est YE Budget FY21-22	Est YE Budget FY22-23
General Fund Balance	\$ 5,691,828	\$ 6,932,018	\$ 8,692,136	\$ 9,247,219	\$ 10,528,246
Less: 2021 Street Maint. Fund	\$ -	\$ -	\$ -	\$ -	\$ (668,008)
Less: Court Special Revenue Fund Balance-Restricted	(123,165)	(132,019)	(137,276)	(158,296)	(129,674)
Less: PD Special Revenue Fund Balance-Restricted	(40,511)	(44,706)	(41,975)	(36,672)	(31,672)
Less: Stan Graham Memorial Tree Fund Balance-Designated	(124,462)	(138,786)	(193,025)	(213,125)	(198,875)
Less: Stabilization Cash Reserve	(2,400,000)	(2,400,000)	(2,400,000)	(2,400,000)	(2,500,000)
Less: Legal Counsel Cash Reserve	(250,000)	(300,000)	(300,000)	(300,000)	(300,000)
Less: Westlake Dr/Capital Projects Cash Reserve	(500,000)	-	-	-	-
Less: Contingency Cash Reserve	(23,829)	(500,000)	(500,000)	(500,000)	(500,000)
Less: Brush Pickup Reserve	-	(100,000)	-	(100,000)	(200,000)
Unrestricted General Fund Balance	\$ 2,229,861	\$ 3,316,507	\$ 5,119,860	\$ 5,539,126	\$ 6,000,017

GENERAL FUND REVENUE FY2022-23





CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

REVENUES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- CURRENT BUDGET	2021-2022 Y-T-D ACTUAL	(----- PROJECTED YEAR END	(----- 2022-2023 REQUESTED BUDGET PB	(----- PROPOSED BUDGET SELECTED
TAXES								
01-40100 PROPERTY TAXES	1,505,831	1,600,706	1,873,782	2,033,332	2,016,772	2,033,332	3,263,628	
01-40200 SALES TAX	3,349,533	3,006,414	3,438,498	3,250,000	3,111,590	3,500,000	2,166,667	
01-40250 MIXED BEVERAGE TAX	30,023	29,448	34,041	33,500	33,500	41,500	48,000	
TOTAL TAXES	4,885,387	4,636,568	5,346,321	5,316,832	5,161,862	5,574,832	5,478,295	
PERMITS								
01-41000 BUILDING PERMITS	162,994	192,961	255,317	210,000	288,949	300,000	250,000	
01-41010 TECHNOLOGY FEE - PLANNING	0	0	0	0	100	200	400	
TOTAL PERMITS	162,994	192,961	255,317	210,000	289,049	300,200	250,400	
FEES								
01-42000 SUBDIVISION PLATS	5,068	2,800	1,900	3,000	468	500	1,000	
01-42010 STREET MAINT FEES	77,512	28,195	18,191	18,000	44,343	50,000	18,000	
01-42020 ZONING FEES	29,250	45,109	77,900	73,000	75,900	80,000	73,000	
01-42025 INSPECTION FEES	19,650	31,880	28,620	27,000	7,815	8,000	27,000	
01-42030 ADMINISTRATIVE FEES	13,347	11,377	12,371	11,000	8,154	11,000	11,000	
01-42040 TELECOM FRANCHISE/ROW FEES	152,134	104,565	54,575	105,000	46,884	60,000	55,000	
01-42043 NATURAL GAS FRANCHISE FEES	36,280	28,924	34,933	35,000	48,783	48,783	35,000	
01-42045 ELECTRIC FRANCHISE FEES	350,292	335,162	243,981	335,000	245,822	245,821	250,000	
01-42050 CABLE FRANCHISE FEES	50,267	51,363	48,970	50,000	37,171	50,000	50,000	
TOTAL FEES	733,801	639,375	521,440	657,000	515,339	554,104	520,000	
FINES & WARRANTS								
01-44000 FINES	188,306	126,986	94,452	85,000	125,048	130,000	130,000	
01-44100 WARRANT FEES	3,787	1,600	1,800	1,600	1,400	1,600	1,600	
01-44150 ADMINISTRATIVE FEES	22,496	13,561	9,963	9,000	14,420	15,000	10,000	
TOTAL FINES & WARRANTS	214,588	142,147	106,215	95,600	140,868	146,600	141,600	
INTEREST & MISC.								
01-45000 INTEREST INCOME	145,621	74,105	7,879	10,000	25,163	52,000	52,000	
01-45005 PROPERTY TAX P & I	6,835	6,457	7,506	6,500	8,268	8,500	7,500	
01-45007 LEASES	34,226	220,896	72,926	56,860	74,514	76,178	58,560	
01-45010 MISCELLANEOUS INCOME	13,015	11,683	111,585	10,000	140,107	142,500	10,000	
01-45011 GRANT - FIRE BREAK GRANT	54,924	0	0	0	0	0	0	
01-45013 CORONAVIRUS RELIEF FUND-COUNTY	0	0	155,648	0	805	805	0	
01-45017 TXDOT REIMBURSEMENT	0	0	11,285	0	0	0	0	
01-45018 CLFRF GRANT (ARPA)	0	0	124,433	0	56,811	56,811	75,000	
01-45040 SALE OF ASSETS	0	53,164	326	0	0	0	0	
01-45060 CASH LONG-MUN COURT	1	0	0	0	0	0	0	
TOTAL INTEREST & MISC.	254,621	366,306	491,589	83,360	305,666	336,794	203,060	
TOTAL REVENUES	6,251,391	5,977,356	6,720,882	6,362,792	6,412,784	6,912,530	6,593,355	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
ADMINISTRATION

EXPENDITURES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(-----) 2021-2022 CURRENT BUDGET	(-----) 2021-2022 Y-T-D ACTUAL	(-----) 2021-2022 PROJECTED YEAR END	(-----) 2022-2023 REQUESTED BUDGET PB	(-----) 2022-2023 PROPOSED BUDGET SELECTED
MAINTENANCE								
01-60050 BUILDING MAINTENANCE	37,700	7,973	2,819	5,000	3,033	5,000	5,000	
01-60055 COMPUTER MAINTENANCE	37,629	44,688	31,426	35,000	25,255	35,000	40,000	
TOTAL MAINTENANCE	75,329	52,661	34,245	40,000	28,288	40,000	45,000	
REPAIRS								
01-60140 EQUIPMENT CONTRACTS	603	645	645	1,000	645	1,000	3,500	
01-60190 JANITORIAL	3,856	4,497	5,379	7,500	5,521	7,500	7,500	
TOTAL REPAIRS	4,458	5,142	6,024	8,500	6,165	8,500	11,000	
CONTRACT SERVICES								
01-60200 OUTSIDE LEGAL COUNSEL	31,133	4,147	18,493	7,500	73,160	75,000	75,000	
01-60205 CONSULTANT FEES	41,428	60,272	11,033	25,000	28,000	30,000	60,000	
01-60210 CITY ATTORNEY FEES	99,047	63,841	40,150	25,000	51,171	65,000	75,000	
01-60210 CITY ATTORNEY - LITIGATION	67,108	91,415	20,548	25,000	3,968	7,000	5,000	
01-60212 CODIFICATION	4,895	6,520	4,637	5,000	4,006	5,000	5,000	
01-60214 TAX COLLECTION EXPENSE	4,223	4,957	4,991	5,600	4,911	5,600	5,600	
01-60215 APPRAISAL DISTRICT EXPENSE	6,729	6,983	7,472	7,500	6,121	7,500	7,800	
01-60216 AUDITING SERVICES	12,180	23,970	20,140	20,500	15,960	20,500	22,500	
01-60220 TRAINING	18,809	7,877	1,930	3,500	2,440	3,500	13,000	
01-60221 MEMBERSHIPS/SUBSCRIPTIONS	10,153	4,156	2,831	3,000	2,447	3,000	8,000	
01-60230 OFFICE SUPPLIES	6,298	3,470	3,299	3,000	1,975	3,000	3,000	
01-60235 ELECTION EXPENSES	0	0	150	10,500	16,595	16,595	10,500	
01-60250 POSTAGE	1,403	2,439	604	1,000	537	1,000	1,000	
01-60260 EMPLOYMENT ADS/RECRUITMENT	0	0	0	0	41,856	42,000	250	
01-60266 CREDIT CARD FEES	1,309	2,346	1,578	500	24	24	0	
01-60270 PRINTING	3,565	1,226	2,163	2,500	1,970	2,500	2,500	
01-60280 PUBLIC NOTICES	10,709	9,537	3,968	3,000	11,517	17,000	10,000	
01-60290 RECORDS STORAGE & MAINTENANCE	1,536	1,596	857	1,700	641	1,700	1,700	
TOTAL CONTRACT SERVICES	320,527	294,752	144,844	149,800	267,299	305,919	305,850	
PAYROLL								
01-60330 SALARIES	645,687	490,710	434,585	445,838	309,741	445,838	445,838	
01-60331 ANNUAL MERIT INCREASES	0	0	0	40,000	0	40,000	50,000	
01-60336 BI-LINGUAL INCENTATIVE	0	0	0	0	0	0	1,200	
01-60340 PAYROLL TAX	36,363	34,456	34,979	34,957	22,211	34,957	34,957	
01-60341 RETIREMENT	107,845	70,401	75,026	77,187	52,573	77,187	77,187	
01-60342 LONGEVITY	3,315	2,013	552	685	565	685	685	
01-60343 VEHICLE/PHONE ALLOWANCE	0	64	9,536	9,840	5,060	9,840	10,840	
01-60344 MEDICAL/DENTAL INSURANCE	41,359	53,828	47,366	49,922	39,918	49,922	49,922	
01-60346 WORKERS COMP INSURANCE	946	1,287	782	849	713	849	849	
01-60350 CONTRACT/TEMPORARY SUPPORT	38,033	43,247	520	0	0	0	0	
TOTAL PAYROLL	873,548	696,005	603,345	659,278	430,782	659,278	671,478	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
ADMINISTRATION

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
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	9,085	4,725	4,961	10,000	4,169	10,000	10,000	
01-60440 SUNDRY	1,684	4,264	1,446	2,000	2,191	2,400	2,000	
01-60450 TELECOM	6,800	10,366	4,710	5,000	3,796	5,000	5,000	
01-60465 GENERAL INSURANCE	2,741	2,723	2,233	3,500	2,677	3,500	3,500	
01-60469 UNEMPLOYMENT CLAIMS (TWC)	0	14,831	3,296	0	0	0	0	
01-60475 COMMUNITY RELATIONS	0	387	0	0	0	0	0	
01-60477 TEAM DEVELOPMENT	2,875	2,302	1,563	3,000	2,940	3,000	3,000	
01-60480 RECORDING FEES	0	500	0	0	0	0	0	
01-60485 UNIFORMS	0	0	0	0	0	0	500	
01-60490 UTILITIES	8,317	9,458	7,750	9,000	7,438	9,000	9,000	
TOTAL UTILITIES & SUNDRY	31,502	49,557	25,958	32,500	23,210	32,900	33,000	
<u>CAPITAL OUTLAY</u>								
01-60550 COMPUTERS/FURNITURE/EQUIP	9,875	4,789	2,613	5,000	0	10,000	30,000	
TOTAL CAPITAL OUTLAY	9,875	4,789	2,613	5,000	0	10,000	30,000	
<u>TRANSFERS</u>								
TOTAL ADMINISTRATION	1,315,239	1,102,906	817,030	895,078	755,744	1,056,597	1,096,328	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
POLICE DEPARTMENT

	2018-2019	2019-2020	2020-2021	(-----	2021-2022	-----)	(-----	2022-2023	-----)
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT	Y-T-D	PROJECTED	REQUESTED	PROPOSED	
				BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET	SELECTED
							PB		
MAINTENANCE									
01-61050 BUILDING MAINTENANCE	10,050	18,057	7,196	10,000	5,322	10,000	10,000		
01-61055 COMPUTER MAINTENANCE	53,147	57,015	66,704	65,000	51,159	65,000	70,000		
01-61060 VEHICLE M & O	31,576	16,974	22,353	20,000	12,623	20,000	20,000		
01-61061 FUEL	28,297	29,210	24,378	30,000	23,893	30,000	48,000		
01-61080 RADAR REP/CALIBRATION	672	984	60	1,000	440	1,000	1,000		
TOTAL MAINTENANCE	123,742	122,241	120,691	126,000	93,437	126,000	149,000		
REPAIRS									
01-61150 EQUIPMENT CONTRACTS/REPAIRS	13,545	22,383	22,524	25,000	21,835	25,000	25,000		
01-61190 JANITORIAL	6,522	6,019	7,182	7,500	6,101	7,500	7,500		
TOTAL REPAIRS	20,067	28,402	29,705	32,500	27,936	32,500	32,500		
CONTRACT SERVICES									
01-61200 CITY ATTORNEY FEES	955	1,049	2,221	2,500	1,693	2,500	2,500		
01-61210 MEDICAL EXAMINATIONS	2,670	1,901	408	3,000	724	3,000	3,000		
01-61211 PSYCHOLOGICAL EXAMINATIONS	0	3,500	3,050	4,000	2,600	4,000	4,000		
01-61213 PSYCHOLOGICAL COUNSELING	0	0	2,100	2,000	400	2,000	2,000		
01-61215 OPIOID SETTLEMENT EXPENSES	0	0	0	0	1,620	1,620	0		
01-61221 MEMBERSHIPS/SUBSCRIPTIONS	4,965	5,272	5,316	4,800	4,772	4,800	4,800		
01-61225 BODY CAMERA STORAGE GRANT EXP	0	0	0	0	3,520	3,520	0		
01-61230 OFFICE SUPPLIES	3,932	5,659	5,206	5,000	3,679	5,000	5,000		
01-61240 POLICE SUPPLIES	13,589	26,329	18,546	20,500	15,014	20,500	22,000		
01-61250 POSTAGE	585	381	264	500	224	500	500		
01-61256 DISPATCH/CTECC	80,502	92,577	106,464	122,434	122,434	122,434	140,800		
01-61260 EMPLOYMENT ADS/RECRUITING	1,101	538	327	1,000	1,387	1,500	2,000		
01-61290 RECORDS STORAGE & MAINTENANCE	866	1,281	771	1,500	643	1,000	1,500		
TOTAL CONTRACT SERVICES	109,165	138,486	144,672	167,234	158,710	172,374	188,100		
PAYROLL									
01-61330 SALARIES	1,029,508	1,163,548	1,158,115	1,228,350	986,891	1,228,350	1,343,750		
01-61335 CERTIFICATION PAY	14,174	16,492	16,537	18,902	15,119	18,902	18,304		
01-61336 BI-LINGUAL INCENTATIVE	0	0	0	0	0	0	2,400		
01-61340 PAYROLL TAXES	79,419	89,932	94,312	96,770	76,601	96,770	105,715		
01-61341 RETIREMENT	174,770	197,919	195,481	212,872	163,282	212,872	232,650		
01-61342 LONGEVITY	6,762	6,543	6,158	8,145	6,240	8,145	10,120		
01-61343 VEHICLE/PHONE ALLOWANCE	0	0	7,920	7,920	6,600	7,920	8,420		
01-61344 MEDICAL/DENTAL INSURANCE	156,075	179,838	170,877	196,639	148,129	196,639	208,315		
01-61346 WORKERS COMP INSURANCE	19,261	22,583	32,337	25,244	29,405	29,405	33,500		
01-61350 CONTRACT/TEMPORARY SUPPORT	0	389	1,360	0	0	0	0		
TOTAL PAYROLL	1,479,969	1,677,243	1,683,097	1,794,842	1,432,266	1,799,003	1,963,174		

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
POLICE DEPARTMENT

EXPENDITURES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- 2021-2022 -----)		(----- 2022-2023 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
UTILITIES & SUNDRY								
01-61450 TELECOM	11,588	19,200	25,582	25,000	17,882	25,000	26,000	
01-61465 GENERAL INSURANCE	21,579	23,204	21,416	26,000	24,566	24,566	26,000	
01-61470 TRAINING	18,685	15,909	15,782	17,500	11,810	17,500	17,500	
01-61475 COMMUNITY RELATIONS/NNO	11,310	4,982	3,440	5,000	3,373	5,000	6,000	
01-61477 TEAM DEVELOPMENT	1,837	1,978	1,822	2,000	1,320	2,000	2,000	
01-61480 UNIFORM ALLOWANCE	16,069	9,964	15,276	16,000	15,816	16,000	16,400	
01-61485 FIRING RANGE/AMMUNITION/GUNS	8,952	5,336	8,653	8,500	10,099	9,702	8,500	
01-61490 UTILITIES	12,949	13,763	11,506	13,000	11,106	13,000	13,000	
TOTAL UTILITIES & SUNDRY	102,969	94,335	103,478	113,000	95,973	112,768	115,400	
CAPITAL OUTLAY								
01-61550 COMPUTERS/FURNITURE/EQUIP	9,017	15,314	6,855	21,000	11,385	21,000	27,500	
01-61551 DIGITAL VIDEO SYST FOR CARS	11,909	12,075	0	14,000	5,935	6,000	14,000	
01-61553 PATROL VEHICLES	110,488	115,324	0	101,000	68,047	68,050	133,000	
01-61554 RADIOS	34,323	15,219	0	0	0	0	0	
01-61555 VESTS	3,425	5,845	1,530	3,000	1,560	3,000	3,200	
01-61556 RADAR EQUIPMENT	9,038	6,255	0	6,400	3,579	3,579	6,400	
01-61558 CAPITAL OUTLAY-TASERS	12,568	4,608	5,836	7,000	6,080	7,000	7,000	
01-61560 CAPITAL OUTLAY-BODY CAMERAS	3,921	5,911	5,601	6,400	3,525	6,400	6,400	
TOTAL CAPITAL OUTLAY	194,687	180,551	19,822	158,800	100,109	115,029	197,500	
TRANSFERS								
TOTAL POLICE DEPARTMENT	2,030,600	2,241,258	2,101,465	2,392,376	1,908,431	2,357,674	2,645,674	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
PLANNING & DEVELOPMENT

	2018-2019	2019-2020	2020-2021	(-----) 2021-2022	(-----) 2022-2023	(-----)		
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
01-63055 COMPUTER MAINTENANCE	4,954	11,970	30,316	33,500	30,629	33,500	37,500	
01-63060 VEHICLE M & O	225	139	117	1,000	460	1,000	1,000	
01-63061 FUEL	606	542	332	1,000	421	1,000	1,000	
TOTAL MAINTENANCE	5,785	12,651	30,765	35,500	31,510	35,500	39,500	
REPAIRS								
01-63140 EQUIPMENT CONTRACTS	0	0	0	0	0	0	1,250	
01-63157 CODE COMPLIANCE EXPENSE	0	722	0	500	0	500	500	
TOTAL REPAIRS	0	722	0	500	0	500	1,750	
CONTRACT SERVICES								
01-63205 CONSULTANT FEES	82,825	45,116	92,303	60,000	97,904	105,000	200,000	
01-63210 CITY ATTORNEY FEES	0	0	24,318	30,000	20,056	25,000	30,000	
01-63220 TRAINING	4,903	4,083	3,229	7,500	1,560	7,500	7,500	
01-63230 OFFICE SUPPLIES	2,032	2,114	1,178	1,500	1,439	1,500	1,500	
01-63240 MEMBERSHIPS/PROFESSIONAL FEES	1,071	370	2,012	3,500	360	3,500	3,500	
01-63245 INSPECTIONS/PLAN REVIEWS-ATS	23,970	31,123	54,045	50,000	56,883	55,000	55,000	
01-63250 POSTAGE	0	391	1,800	2,000	1,062	2,000	2,000	
01-63266 CREDIT CARD FEES	0	0	3,692	3,500	6,068	7,000	6,000	
01-63270 PRINTING	0	0	1,387	1,000	1,411	1,411	1,000	
01-63280 PUBLIC NOTICES/ADVERTISING	0	0	278	1,000	100	1,000	1,000	
01-63290 RECORDS STORAGE & MAINTENANCE	0	0	1,302	1,200	1,037	1,200	1,200	
TOTAL CONTRACT SERVICES	114,800	83,197	185,544	161,200	187,880	210,111	308,700	
PAYROLL								
01-63330 SALARIES	102,126	135,527	309,696	361,319	292,747	361,319	361,319	
01-63336 BI-LINGUAL INCENTATIVE	0	0	0	0	0	0	1,200	
01-63340 PAYROLL TAX	7,982	10,570	22,334	28,111	22,738	28,111	28,111	
01-63341 RETIREMENT	17,282	23,330	48,944	62,954	48,354	62,954	62,954	
01-63342 LONGEVITY	10	0	1,840	1,830	1,540	1,830	1,830	
01-63343 VEHICLE/PHONE ALLOWANCE	0	0	3,200	3,840	3,480	3,840	5,090	
01-63344 MEDICAL/DENTAL INSURANCE	15,235	19,764	24,943	49,580	31,113	49,580	49,580	
01-63346 WORKERS COMP INSURANCE	842	951	1,396	1,386	1,206	1,386	1,386	
01-63350 CONTRACT/TEMPORARY SUPPORT	221	0	3,251	0	2,127	2,127	0	
TOTAL PAYROLL	143,697	190,142	415,606	509,020	403,304	511,147	511,470	
UTILITIES & SUNDRY								
01-63450 TELECOM	1,376	1,795	3,222	4,000	2,794	4,000	4,000	
01-63465 GENERAL INSURANCE	3,089	1,912	2,020	3,000	2,213	3,000	3,000	
01-63469 UNEMPLOYMENT CLAIMS (TWC)	0	0	4,129	0	0	0	0	
01-63480 RECORDING FEES	0	0	0	500	440	500	500	
01-63485 UNIFORMS	0	0	0	0	799	1,000	1,000	
TOTAL UTILITIES & SUNDRY	4,465	3,707	9,371	7,500	6,247	8,500	8,500	

CITY OF WEST LAKE HILLS
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
 PLANNING & DEVELOPMENT

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
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	19,500	27,106	2,560	2,500	0	0	10,000	
TOTAL CAPITAL OUTLAY	19,500	27,106	2,560	2,500	0	0	10,000	
<u>TRANSFERS</u>								
TOTAL PLANNING & DEVELOPMENT	288,247	317,524	643,846	716,220	628,941	765,758	879,920	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
PUBLIC WORKS

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REPAIRS								
01-64151 DRAINAGE REPAIRS & MAINT	151,433	126,945	117,284	120,000	70,916	80,000	120,000	
01-64155 ROW MAINTENANCE	146,667	74,759	158,121	130,000	173,481	170,000	130,000	
01-64156 ROW CANOPY CLEARANCE	0	0	0	100,000	0	100,000	100,000	
01-64160 FIRE SAFETY/BRUSH PICKUP	156,560	0	243,282	0	0	0	0	
01-64161 FIRE SAFETY-HZDRS MITIGTN GRNT	50,983	0	0	0	0	0	0	
01-64165 SIGN MAINTENANCE	20,352	14,661	2,745	2,500	110	2,500	2,500	
01-64170 STREET LIGHTING	0	65	208	250	127	250	250	
01-64175 STREET REPAIRS	25,283	18,313	4,956	5,000	7,424	7,500	5,000	
TOTAL REPAIRS	551,277	234,743	526,596	357,750	252,058	360,250	357,750	
CONTRACT SERVICES								
01-64205 CONSULTANT FEES	0	0	0	0	0	0	50,000	
01-64217 SOLID WASTE SERVICES	430,394	447,866	467,246	496,300	360,512	496,300	511,300	
TOTAL CONTRACT SERVICES	430,394	447,866	467,246	496,300	360,512	496,300	561,300	
CAPITAL OUTLAY								
01-64550 STREET IMPRV/TRAFFIC CALMING	0	0	0	0	0	6,000	0	
01-64551 SIGNS WITH RADAR	9,856	0	0	0	0	0	0	
01-64552 CITY ENTRANCE SIGNAGE	0	0	0	0	0	0	85,000	
01-64553 CITY HALL REMODEL/REBUILD	65,233	1,835	0	0	0	0	0	
01-64555 DRAINAGE IMPROVEMENTS	194,091	0	12,000	0	0	0	0	
01-64565 STREET REPAVING/MAINT - WD10	201,161	110,989	141,624	0	0	0	0	
01-64566 ANNUAL MAINT-CEDAR OAK-YR 3	0	0	0	124,400	33,244	124,400	0	
01-64567 ANNUAL MAINT-HRBRVW & WLDCT HL	157,700	120,729	53,971	300,000	296,592	326,000	0	
01-64568 ANNUAL MAINTENANCE-YEAR 4	0	0	0	260,900	31,442	260,900	0	
01-64569 ANNUAL MAINTENANCE-YEAR 5	0	0	0	350,775	64,556	350,775	0	
TOTAL CAPITAL OUTLAY	628,041	233,553	207,595	1,036,075	425,834	1,068,075	85,000	
TRANSFERS								
TOTAL PUBLIC WORKS	1,609,713	916,161	1,201,437	1,890,125	1,038,404	1,924,625	1,004,050	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND
MUNICIPAL COURT

EXPENDITURES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- 2021-2022 -----)		(----- 2022-2023 -----)		
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REPAIRS								
01-67140 EQUIPMENT CONTRACTS	0	0	0	0	0	0	500	
01-67150 COMPUTER MAINTENANCE/UPGRADE	14,203	18,792	28,047	27,500	22,826	27,500	29,500	
TOTAL REPAIRS	14,203	18,792	28,047	27,500	22,826	27,500	30,000	
CONTRACT SERVICES								
01-67220 TRAINING	2,387	2,230	1,037	2,500	1,670	2,500	4,500	
01-67221 MEMBERSHIPS/SUBSCRIPTIONS	80	181	150	400	0	400	400	
01-67230 COURT SUPPLIES	1,260	871	1,850	1,000	798	1,000	1,250	
01-67250 POSTAGE	614	471	849	1,000	552	1,000	1,000	
01-67260 PROSECUTOR FEES	31,786	24,858	32,423	30,000	22,551	28,500	30,000	
01-67266 CREDIT CARD FEES	5,454	5,514	4,674	5,000	5,460	6,500	6,500	
01-67290 RECORDS STORAGE & MAINTENANCE	492	719	718	1,000	577	1,000	1,000	
TOTAL CONTRACT SERVICES	42,073	34,844	41,700	40,900	31,608	40,900	44,650	
PAYROLL								
01-67330 SALARIES	122,671	130,695	130,159	150,685	118,727	150,685	150,685	
01-67336 BI-LINGUAL INCENTATIVE	0	0	0	0	0	0	2,400	
01-67340 PAYROLL TAXES	9,405	9,763	10,232	11,640	9,074	11,640	11,640	
01-67341 RETIREMENT	16,403	19,552	18,900	26,068	17,087	26,068	26,068	
01-67342 LONGEVITY	896	1,031	1,118	1,280	1,080	1,280	1,280	
01-67343 VEHICLE/PHONE ALLOWANCE	0	0	0	0	0	0	2,420	
01-67344 MEDICAL/DENTAL INSURANCE	19,933	23,545	21,829	24,483	21,226	24,483	24,483	
01-67346 WORKERS COMP INSURANCE	346	501	782	716	661	716	716	
TOTAL PAYROLL	169,654	185,088	183,019	214,872	167,854	214,872	219,692	
UTILITIES & SUNDRY								
01-67430 PUBLIC INFORMATION SERVICES	0	0	0	2,500	2,480	2,500	2,500	
01-67450 TELECOM	0	0	0	1,100	1,829	2,000	1,100	
01-67465 GENERAL INSURANCE	274	359	434	500	588	588	600	
01-67475 PUBLIC EDUCATION/COMM RELATION	0	0	250	250	30	250	250	
01-67485 UNIFORMS	0	0	0	0	0	0	200	
TOTAL UTILITIES & SUNDRY	274	359	683	4,350	4,927	5,338	4,650	
CAPITAL OUTLAY								
01-67550 COMPUTERS/FURNITURE/EQUIP	0	0	0	0	0	0	7,500	
TOTAL CAPITAL OUTLAY	0	0	0	0	0	0	7,500	
TRANSFERS								
TOTAL MUNICIPAL COURT	226,204	239,083	253,450	287,622	227,215	288,610	306,492	
TOTAL EXPENDITURES	5,470,003	4,816,932	5,017,228	6,181,422	4,558,734	6,393,264	5,932,465	
REVENUE OVER/ (UNDER) EXPENDITURES	781,389	1,160,424	1,703,654	181,370	1,854,050	519,266	660,890	

*** END OF REPORT ***

04 -2021 STREET MAINT FUND

REVENUES	(----- 2021-2022 -----) (----- 2022-2023 -----)							
	2016-2019	2019-2020	2020-2021	CURRENT	Y-T-D	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
							PB	SELECTED
TAXES								
04-40200 SALES TAX	0	0	0	0	0	0	1,083,333	
TOTAL TAXES	0	0	0	0	0	0	1,083,333	
TOTAL REVENUES	0	0	0	0	0	0	1,083,333	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

04 -2021 STREET MAINT FUND
PUBLIC WORKS

EXPENDITURES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- CURRENT BUDGET	2021-2022 Y-T-D ACTUAL	(----- PROJECTED YEAR END	(----- 2022-2023 REQUESTED BUDGET PB	----- PROPOSED BUDGET SELECTED
CONTRACT SERVICES								
04-64205 CONSULTANT FEES	0	0	0	0	0	0	50,000	
TOTAL CONTRACT SERVICES	0	0	0	0	0	0	50,000	
CAPITAL OUTLAY								
04-64570 ANNUAL MAINTENANCE-YEAR 6	0	0	0	0	0	0	365,325	
TOTAL CAPITAL OUTLAY	0	0	0	0	0	0	365,325	
TOTAL PUBLIC WORKS	0	0	0	0	0	0	415,325	
TOTAL EXPENDITURES	0	0	0	0	0	0	415,325	
REVENUE OVER/ (UNDER) EXPENDITURES	0	0	0	0	0	0	668,008	

*** END OF REPORT ***

06 -COURT SPECIAL REVENUE

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
FINES & WARRANTS								
06-44170 LTPDF-LOCAL TRUANCY PREVENTION	0	1,475	3,445	2,400	5,470	6,000	2,400	
06-44180 LMJF-LOCAL MUNICIPAL JURY FUND	0	30	69	50	109	120	50	
06-44200 SECURITY FEES	6,177	4,317	3,912	3,100	5,692	5,700	3,100	
06-44300 TECHNOLOGY FEES	8,216	4,610	3,430	3,500	4,816	4,900	3,500	
TOTAL FINES & WARRANTS	14,393	10,431	10,856	9,050	16,087	16,720	9,050	
CHILD SAFETY REVENUE								
06-45015 CHILD SAFETY & HEALTH REVENUE	13,254	10,139	7,843	8,700	9,705	9,800	8,700	
TOTAL CHILD SAFETY REVENUE	13,254	10,139	7,843	8,700	9,705	9,800	8,700	
TOTAL REVENUES	27,647	20,570	18,699	17,750	25,792	26,520	17,750	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

06 -COURT SPECIAL REVENUE
MUNICIPAL COURT

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
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	2,680	1,235	359	7,872	0	2,500	7,872	
06-67291 TECHNOLOGY EXPENSE	3,451	1,542	5,409	2,500	1,424	2,500	2,500	
06-67292 TRANSLATION SERVICES	0	0	0	1,000	170	500	1,000	
TOTAL CONTRACT SERVICES	6,131	2,777	5,768	11,372	1,594	5,500	11,372	
PAYROLL								
CAPITAL OUTLAY								
06-67555 CO - SECURITY EXPENSE	0	0	0	0	0	0	35,000	
06-67560 CO - TECHNOLOGY EXPENSE	28,945	8,939	7,675	5,000	0	0	0	
TOTAL CAPITAL OUTLAY	28,945	8,939	7,675	5,000	0	0	35,000	
TOTAL MUNICIPAL COURT	35,076	11,716	13,443	16,372	1,594	5,500	46,372	
TOTAL EXPENDITURES	35,076	11,716	13,443	16,372	1,594	5,500	46,372	
REVENUE OVER/ (UNDER) EXPENDITURES	(7,429)	8,854	5,256	1,378	24,198	21,020	(28,622)	

*** END OF REPORT ***

07 -PD SPECIAL REVENUE

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
PD SPECIAL REVENUE								
07-45010 MISCELLANEOUS INCOME	0	5	0	0	0	0	0	
07-45014 POLICE TRAINING REV (LEOSE)	1,538	1,518	1,382	1,500	1,197	1,197	1,500	
07-45040 SALE OF ASSETS	17,992	3,200	0	0	0	0	0	
TOTAL PD SPECIAL REVENUE	19,530	4,723	1,382	1,500	1,197	1,197	1,500	
TOTAL REVENUES	19,530	4,723	1,382	1,500	1,197	1,197	1,500	

07 -PD SPECIAL REVENUE
POLICE DEPARTMENT

EXPENDITURES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- 2021-2022 -----)		(----- 2022-2023 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
UTILITIES & SUNDRY								
07-61470 LEOSE TRAINING	3,260	528	1,121	1,500	0	1,500	1,500	
07-61471 SPECIAL REVENUE TRAINING	0	0	2,993	5,000	0	5,000	5,000	
TOTAL UTILITIES & SUNDRY	3,260	528	4,113	6,500	0	6,500	6,500	
TOTAL POLICE DEPARTMENT	3,260	528	4,113	6,500	0	6,500	6,500	
TOTAL EXPENDITURES	3,260	528	4,113	6,500	0	6,500	6,500	
REVENUE OVER/(UNDER) EXPENDITURES	16,270	4,195	(2,732)	(5,000)	1,197	(5,303)	(5,000)	

*** END OF REPORT ***

08 -STAN GRAHAM MEM TREE FUND

	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	2022-2023		
REVENUES	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	PROJECTED	REQUESTED	PROPOSED
					ACTUAL	YEAR END	BUDGET	BUDGET
							PB	SELECTED
REVENUE								
08-40200 OAK WILT FEE	4,650	9,000	13,050	5,000	14,700	15,000	5,000	
08-40260 TREE REPLACEMENT REVENUE	0	12,450	46,943	0	31,100	31,100	0	
TOTAL REVENUE	4,650	21,450	59,993	5,000	45,800	46,100	5,000	
DONATIONS								
08-45020 DONATIONS-STAN GRAHAM	0	250	1,375	0	0	0	0	
TOTAL DONATIONS	0	250	1,375	0	0	0	0	
TOTAL REVENUES	4,650	21,700	61,368	5,000	45,800	46,100	5,000	

08 -STAN GRAHAM MEM TREE FUND
TREE FUND

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>MAINTENANCE</u>								
08-60050 BEAUTIFICATION	2,018	5,720	5,820	65,000	22,973	25,000	15,000	
TOTAL MAINTENANCE	2,018	5,720	5,820	65,000	22,973	25,000	15,000	
<u>REPAIRS</u>								
08-60156 CITY SIGN MAINT & LANDSCAPING	0	1,655	1,309	4,250	632	1,000	4,250	
TOTAL REPAIRS	0	1,655	1,309	4,250	632	1,000	4,250	
<u>UTILITIES & SUNDRY</u>								
TOTAL TREE FUND	2,018	7,376	7,129	69,250	23,605	26,000	19,250	
TOTAL EXPENDITURES	2,018	7,376	7,129	69,250	23,605	26,000	19,250	
REVENUE OVER/ (UNDER) EXPENDITURES	2,632	14,324	54,239	(64,250)	22,195	20,100	(14,250)	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET SUMMARY TOTALS -WASTEWATER
FY 2022-2023

AS OF 8/10/22

WASTEWATER (WW) FUNDS			
02	10	11	
WW FUND	WW DEBT SERVICE FUND	WW CONSTR. FUND	TOTAL WW FUNDS
REVENUES			
\$ -	\$ -	\$ -	\$ -
2,243,100	100	2,000	2,245,200
\$ 2,243,100	\$ 100	\$ 2,000	\$ 2,245,200
EXPENSES			
\$ -	\$ -	\$ -	\$ -
2,124,409	-	-	2,124,409
\$ 2,124,409	\$ -	\$ -	\$ 2,124,409
BUDGET SURPLUS/ (SHORTFALL)			
\$ 118,691	\$ 100	\$ 2,000	\$ 120,791

WW FUND	Audited 9/30/19	Audited 9/30/20	Audited 9/30/21	Estimated YE Budget FY21-22	Estimated YE Budget FY22-23
WW Fund Balance	\$ 2,043,696	\$ 2,405,620	\$ 3,263,244	\$ 3,440,498	\$ 3,561,289

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

02 -WASTE WATER FUND

REVENUES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- 2021-2022 -----)		(----- 2022-2023 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
REVENUE								
02-50100 WASTEWATER REVENUE	1,882,707	1,986,364	2,202,658	2,150,000	1,779,068	2,150,000	2,200,000	
02-50200 WASTEWATER PENALTIES	4,671	3,683	2,640	3,500	10,991	12,500	5,000	
02-50250 INDUSTRIAL SURCHARGE REVENUE	83,888	91,993	81,072	30,500	24,196	30,500	30,500	
02-50300 REIMBURSEMENT REVENUE	0	6,983	5,549	0	5,680	5,000	0	
02-50400 PRELIM ENGR ASSESSMENT FEE	0	2,435	822	0	0	0	0	
02-50500 ADMINISTRATIVE FEES	6,013	5,554	8,429	5,000	3,328	7,500	7,500	
02-50505 CREDIT CARD FEES	3,621	3,645	3,339	3,500	0	0	0	
02-50700 IMPACT FEES	0	133,952	7,661	0	0	0	0	
02-50750 INTEREST INCOME	865	419	35	100	92	100	100	
TOTAL REVENUE	1,981,766	2,235,026	2,312,204	2,192,600	1,823,355	2,205,600	2,243,100	
TOTAL REVENUES	1,981,766	2,235,026	2,312,204	2,192,600	1,823,355	2,205,600	2,243,100	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

02 -WASTE WATER FUND
WASTEWATER DEPARTMENT

	2018-2019	2019-2020	2020-2021	(-----	2021-2022	(-----	2022-2023	(-----)
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT	Y-T-D	PROJECTED	REQUESTED	PROPOSED
				BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
							PB	SELECTED
MAINTENANCE								
02-60005 SYSTEM MAINTENANCE	22,650	11,708	0	0	0	0	0	
02-60055 COMPUTER MAINTENANCE	9,732	14,668	0	0	29	0	0	
TOTAL MAINTENANCE	32,382	26,376	0	0	29	0	0	
CONTRACT SERVICES								
02-60205 WASTEWATER PROJECT CONSULTANT	14,118	6,651	0	0	0	1,000	10,000	
02-60210 RATE ANALYSIS	0	0	0	0	1,000	20,000	0	
02-60220 TREATMENT CHARGES (COA)	387,267	381,001	426,497	410,000	340,337	410,000	410,000	
02-60225 TRAINING	1,488	580	0	0	0	0	0	
02-60230 BILLING FEES/AWR	5,691	5,694	36,793	45,000	40,513	45,000	49,000	
02-60235 OFFICE SUPPLIES	693	597	0	0	0	0	0	
02-60240 LEGAL SERVICES	405	0	0	0	0	0	0	
02-60250 WW CHEMICALS	19,977	31,052	45,447	30,000	14,655	30,000	30,000	
02-60260 WW UTILITIES	7,544	7,214	7,047	9,000	5,734	9,000	9,000	
02-60266 CREDIT CARD/BANK FEES	2,975	5,223	5,152	1,000	1,329	2,500	2,500	
02-60270 WW M & O - FIXED/CROSSROADS	27,105	27,105	27,105	30,000	20,329	30,000	70,800	
02-60275 WW M & O - VARIABLE/CROSSROADS	181,324	187,324	168,701	150,000	126,656	150,000	165,000	
02-60290 RECORDS STORAGE & MAINTENANCE	0	0	18	0	0	0	0	
TOTAL CONTRACT SERVICES	648,587	652,440	716,760	675,000	550,553	697,500	746,300	
PAYROLL								
02-60330 WW SALARIES	45,823	44,766	11	0	0	0	0	
02-60340 PAYROLL TAXES	3,312	3,559	4	0	0	0	0	
02-60341 RETIREMENT	7,425	6,223	0	0	0	0	0	
02-60344 MEDICAL/DENTAL INSURANCE	10,400	7,618	0	0	0	0	0	
02-60346 WORKERS COMP INSURANCE	209	267	0	0	0	0	0	
TOTAL PAYROLL	67,169	62,434	15	0	0	0	0	
UTILITIES & SUNDRY								
02-60410 ENGINEERING	8,329	8,932	17,645	10,000	11,710	13,000	10,000	
02-60450 TELECOM	48	922	0	0	0	0	0	
02-60465 GENERAL INSURANCE	5,903	6,156	6,162	6,195	6,676	6,195	6,195	
TOTAL UTILITIES & SUNDRY	14,280	16,010	23,808	16,195	18,386	19,195	16,195	
CAPITAL OUTLAY								
02-60510 DEBT PAYMENTS	468,729	215,793	243,429	1,123,293	1,123,251	1,123,251	1,191,914	
02-60515 DEBT PMT TO GENERAL FUND	0	0	0	150,000	0	150,000	150,000	
02-60565 CAPITAL OUTLAY - WW SYSTEM	0	0	0	40,500	5,208	40,500	20,000	
TOTAL CAPITAL OUTLAY	468,729	215,793	243,429	1,313,793	1,128,458	1,313,751	1,361,914	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

02 -WASTE WATER FUND
WASTEWATER DEPARTMENT

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
TRANSFERS								
02-60998 DEPRECIATION	619,767	620,084	621,152	0	0	0	0	
TOTAL TRANSFERS	619,767	620,084	621,152	0	0	0	0	
TOTAL WASTEWATER DEPARTMENT	1,850,915	1,593,138	1,605,163	2,004,988	1,697,426	2,030,446	2,124,409	
TOTAL EXPENDITURES	1,850,915	1,593,138	1,605,163	2,004,988	1,697,426	2,030,446	2,124,409	
REVENUE OVER/ (UNDER) EXPENDITURES	130,851	641,888	707,042	187,613	125,929	175,154	118,691	

*** END OF REPORT ***

10 -WASTEWATER DEBT SERVICE

REVENUES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- 2021-2022 -----)			(----- 2022-2023 -----)	
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
INCOME								
10-40100 INTEREST INCOME	8,453	5,247	112	100	84	100	100	
TOTAL INCOME	8,453	5,247	112	100	84	100	100	
TOTAL REVENUES	8,453	5,247	112	100	84	100	100	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

10 -WASTEWATER DEBT SERVICE
WW DEBT SERVICE

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CAPITAL OUTLAY								
REVENUE OVER/ (UNDER) EXPENDITURES	8,453	5,247	112	100	84	100	100	

*** END OF REPORT ***

11 -WASTEWATER CONSTRUCTION

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----) (----- 2022-2023 -----)				
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
INCOME								
11-40100 INTEREST INCOME	11,658	5,646	471	500	1,240	2,000	2,000	
TOTAL INCOME	11,658	5,646	471	500	1,240	2,000	2,000	
TOTAL REVENUES	11,658	5,646	471	500	1,240	2,000	2,000	

11 -WASTEWATER CONSTRUCTION
EXPENSE

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)	(----- 2022-2023 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>REPAIRS</u>								
<u>CONTRACT SERVICES</u>								
<u>CAPITAL OUTLAY</u>								
<u>TRANSFERS</u>								
REVENUE OVER/ (UNDER) EXPENDITURES	11,658	5,646	471	500	1,240	2,000	2,000	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET SUMMARY TOTALS
2022 GO BOND FUNDS
FY 2022-2023

AS OF 8/10/22

2022 GO BOND FUNDS		
21	22	
2022 GO BOND I&S FUND	2022 GO BOND CAPITAL PROJ FUND	TOTAL 2022 GO BOND FUNDS
REVENUES		
\$ -	\$ -	\$ -
1,364,139	90,000	1,454,139
\$ 1,364,139	\$ 90,000	\$ 1,454,139
EXPENSES		
1,364,139	960,000	2,324,139
\$ 1,364,139	\$ 960,000	\$ 2,324,139
BUDGET SURPLUS/ (SHORTFALL)		
\$ -	\$ (870,000)	\$ (870,000)

	EST YE Budget FY21-22	Proposed Budget FY22-23
2022 GO BOND FUNDS		
2022 GO BOND FUNDS	\$ 18,085,575	\$ 17,215,575

21 -2022 GO BOND I & S FUND

REVENUES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	(----- 2021-2022 -----)			(----- 2022-2023 -----)	
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REVENUE								
21-40100 PROPERTY TAXES I&S	0	0	0	0	0	0	1,364,139	
TOTAL REVENUE	0	0	0	0	0	0	1,364,139	
INTEREST & MISC								
TOTAL REVENUES	0	0	0	0	0	0	1,364,139	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

21 -2022 GO BOND I & S FUND
2022 GO BOND FUND I&S

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----) (----- 2022-2023 -----)				
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CAPITAL OUTLAY								
21-60510 DEBT PAYMENT-PRINCIPAL	0	0	0	0	0	0	240,000	
21-60515 DEBT PAYMENTS-INTEREST	0	0	0	0	0	0	1,124,139	
TOTAL CAPITAL OUTLAY	0	0	0	0	0	0	1,364,139	
TOTAL 2022 GO BOND FUND I&S	0	0	0	0	0	0	1,364,139	
TOTAL EXPENDITURES	0	0	0	0	0	0	1,364,139	
	=====	=====	=====	=====	=====	=====	=====	=====
	=====	=====	=====	=====	=====	=====	=====	=====

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

22 -2022 GO BOND CAPITAL PROJ

	2018-2019	2019-2020	2020-2021	(----- 2021-2022 -----)		(----- 2022-2023 -----)		
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>INTEREST & ISSUANCE COSTS</u>								
22-45000 INTEREST INCOME	0	0	0	0	46,824	60,000	90,000	
22-45100 ISSUED BONDS PAR VALUE	0	0	0	0	23,825,000	23,825,000	0	
22-45105 ISSUED BONDS PREMIUM	0	0	0	0	1,469,654	1,469,654	0	
TOTAL INTEREST & ISSUANCE COSTS	0	0	0	0	25,341,477	25,354,654	90,000	
TOTAL REVENUES	0	0	0	0	25,341,477	25,354,654	90,000	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2022

22 -2022 GO BOND CAPITAL PROJ
2022 GO BOND FUND CAP PRJ

2022 GO BOND FUND CAP PRJ								
EXPENDITURES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	CURRENT BUDGET	2021-2022 Y-T-D ACTUAL	2021-2022 PROJECTED YEAR END	2022-2023 REQUESTED BUDGET PB	2022-2023 PROPOSED BUDGET SELECTED
CAPITAL OUTLAY								
22-64500 CITY HALL - LAND PURCHASE	0	0	0	0	6,323,664	6,325,000	0	
22-64501 CITY HALL CONSTRUCTION	0	0	0	0	0	0	300,000	
22-64505 CAMP CRAFT/EANES CREEK	0	0	0	0	138,139	150,000	150,000	
22-64510 LAUREL VALLEY RD	0	0	0	0	137,266	150,000	150,000	
22-64515 REDBUD TRAIL	0	0	0	0	82,418	100,000	100,000	
22-64520 TERRACE MOUNTAIN	0	0	0	0	34,751	40,000	40,000	
22-64525 WESTLAKE DRIVE	0	0	0	0	111,743	130,000	130,000	
22-64530 YAUPON VALLEY RD	0	0	0	0	80,985	90,000	90,000	
TOTAL CAPITAL OUTLAY	0	0	0	0	6,908,967	6,985,000	960,000	
TRANSFERS								
22-64999 DEBT ISSUANCE COSTS	0	0	0	0	284,079	284,079	0	
TOTAL TRANSFERS	0	0	0	0	284,079	284,079	0	
TOTAL 2022 GO BOND FUND CAP PRJ								
	0	0	0	0	7,193,045	7,269,079	960,000	
TOTAL EXPENDITURES								
	0	0	0	0	7,193,045	7,269,079	960,000	
REVENUE OVER/ (UNDER) EXPENDITURES								
	0	0	0	0	18,148,432	18,085,575	(870,000)	

*** END OF REPORT ***

WLH PD Budget projection FY 2022/2023

BUDGET PLAN ITEMS

			FY 2016-2017	FY 2017-2018	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 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Vehicles	5 years	2 per year	\$80,000	\$80,000	\$94,000	\$108,000	\$110,500	\$110,500	\$133,000	\$133,000	\$133,000	\$133,000	FY 2018/19 cost updated
	# needed per year					2	2	2	2	2	2	2	
	cost per unit					\$54,000	\$55,250	\$55,250	\$66,500	\$66,500	\$66,500	\$66,500	
	total cost (est.)					\$108,000	\$110,500	\$110,500	\$133,000	\$133,000	\$133,000	\$133,000	
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												
	1 squad car - \$66,000 1 traffic car - \$35,000	3						\$101,000					1 squad car (4WD with winch) and 1 traffic car
	Authorized - FY 2021/2022	2						\$101,000 - only spent \$68,047					unable to purchase traffic vehicle
	Requested FY 2022/2023	2							\$133,000				2 squad cars
	Authorized	2							\$133,000				ordered early with permission from Mayor, Ashby, and Vonda
Radios - in car	5-7 years	7 year rep. cycle	\$19,653	\$19,653	\$19,653	\$11,000	\$0	\$0	\$0	\$13,000	\$13,000	\$13,000	
	# needed per year					2	0	0	0	2	2	2	
	cost per unit					\$5,500	\$5,500	\$5,500	\$5,500	\$6,500	\$6,500	\$6,500	
	total cost (est.)					\$11,000	\$0	\$0	\$0	\$13,000	\$13,000	\$13,000	
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					
	Authorized - FY 2021/2022							\$0					
	Requested FY 2022/2023								\$0				
	Authorized												

WLH PD Budget projection FY 2022/2023

			FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	
Radios - handheld	5-7 years	7 year rep. cycle	\$30,375	\$30,375	\$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					
	Authorized - FY 2021/2022							\$0					
	Requested FY 2022/2023								\$0				
	Authorized												
Tasers	5 years, per Taser Int.	5 year rep. cycle	\$0	\$7,755	\$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
	Authorized - FY 2021/2022							\$7,000					
	Requested FY 2022/2023								\$7,000				
	Authorized												

WLH PD Budget projection FY 2022/2023

			FY 2016- 2017	FY 2017- 2018	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 1	Year 2	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	\$0	\$3,072	\$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
	Authorized - FY 2021/2022							\$6,400					
	Requested FY 2022/2023								\$6,400				
	Authorized												
Arbitrator in car camera system	4-5 years	5 year rep. cycle	\$16,443	\$16,443	\$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
	Authorized - FY 2021/2022							\$5,935					
	Requested FY 2022/2023								\$14,000				
	Authorized												

WLH PD Budget projection FY 2022/2023

Stalker in car radar:	5 years	5 year rep. cycle	\$9,150	\$9,150	\$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
	Authorized - FY 2021/2022							\$6,400					
	Requested FY 2022/2023								\$6,400				
	Authorized												
Toughbook In car computers	3-4 years	4 year rep. cycle	\$53,449	\$0	\$13,362	\$11,000	\$11,000	\$11,000	\$22,000	\$11,000	\$11,000	\$11,000	
# needed per year						2	2	2	4	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	\$22,000	\$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
	Authorized - FY 2021/2022							\$11,000					
	Requested FY 2022/2023								\$22,000				4 laptops
	Authorized												
			FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	
Total budgeted for "budget plan" items - vehicles,			\$209,070	\$166,448	\$94,000	\$169,050	\$158,650						
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 requested items									\$188,800				
2023-2024										\$212,000			
2024-2025											\$206,700		
2025-2026												\$206,700	

**CITY OF WEST LAKE HILLS
MAINTENANCE LIST**



ID	Street	Description	Estimated Drainage Costs	Estimated Street Costs	Estimated Total Cost	Package/ Year	Estimated Annual Cost
*1	Yaupon Valley Rd Pavement	West Of Redbud Trl	\$ -	\$ 107,663	\$ 107,663	Package 1 Completed in 2019	\$ 368,392
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	\$ -				
	Yaupon Valley Rd Spring Improvements	at Double Fork Rd	\$ -	\$ -	\$ -	Package 2 Cancelled, Included w/ Bond	\$ -
*6	Harbor View Drainage and Pavement	Wild Cat Hollow to Culvert	\$ 473,375	\$ 99,550	\$ 572,925	Completed with WD10	\$ 572,925
*7	Wild Cat Hollow Pavement	Skyline Dr to End	\$ 150,000	\$ 296,175	\$ 446,175	Completed with WD10	\$ 570,575
8	Cedar Oak Drainage	Entire Rd	\$ 124,400	\$ -	\$ 124,400	Package 3 Design complete Pending Bidding	\$ 736,075
9	Double Fork Rd Pavement	Entire Rd	\$ -	\$ 45,500	\$ 45,500		
10	Juniper Rd Pavement	Redbud Trl to Mulberry Rd	\$ -	\$ 74,475	\$ 74,475		
11	Kennan Rd Pavement	Entire Rd	\$ -	\$ 140,925	\$ 140,925		
12	Spurlock Valley Rd Drainage and Pavement	Entire Rd	\$ 190,500	\$ 37,150	\$ 227,650		
13	Old Bee Cave Rd Drainage	Entire Rd	\$ 123,125	\$ -	\$ 123,125		
14	Rocky River Rd Pavement	Entire Rd	\$ -	\$ 239,350	\$ 239,350	Year 6 (2022)	\$ 365,325
15	Wren Valley Cv Pavement	Entire Rd	\$ -	\$ 125,975	\$ 125,975		
16	N Peak Rd Pavement	Rollingwood Dr to Gentry Dr	\$ 56,388	\$ 249,825	\$ 306,213	Year 7 (2023)	\$ 356,213
17	Pavement Condition Analysis			\$ 50,000	\$ 50,000		
18	Buckeye Trl Pavement	Spiller Rd to Westlake Dr	\$ 73,575	\$ 177,450	\$ 251,025	Year 8(2024)	\$ 454,775
19	Skyline Dr Pavement	Nob Hill Cir to Wild Cat Hollow	\$ 75,000	\$ 128,750	\$ 203,750		
20	Terrace Mtn Cv Pavement	Entire Rd	\$ -	\$ 24,100	\$ 24,100	Year 9 (2025)	\$ 508,950
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		
31	Crestwood Ct Pavement	Entire Rd	\$ -	\$ 29,350	\$ 29,350		
32	Nob Hill Cir Pavement	Entire Rd	\$ 75,000	\$ 142,500	\$ 217,500	Year 10 (2026)	\$ 443,500
33	Windsong Trl Pavement	Entire Rd	\$ 70,000	\$ 156,000	\$ 226,000		
34	Cedar Park Dr Pavement	Entire Rd	\$ 40,000	\$ 93,125	\$ 133,125	Year 11 (2027)	\$ 311,275
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		
38	Circle Ridge Dr Pavement	Little Bend Rd to End	\$ -	\$ 69,450	\$ 69,450	Year 11 (2028)	\$ 375,050
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		

Property Tax Calculations

2019 Total Taxable	2020 Total Taxable	2021 Total Taxable	2022 Total Taxable		Change 2021 to 2022	
\$2,306,765,290	\$2,392,071,929	\$2,595,827,009	\$3,075,993,246		18.50%	
2019 Total Taxable w/o New Property	2020 Total Taxable w/o New Property	2021 Total Taxable w/o New Property	2022 Total Taxable w/o New Property			
\$2,287,786,240	\$2,378,704,779	\$2,568,195,185	\$3,057,527,618		19.05%	
2019 Tax Rate	2020 Tax Rate	2021 Tax Rate	2022 Tax Rate-Voter Approval Rate			
0.0714	0.0786	0.0786	0.1504		91.35%	
2019 Average Appraised Residence	2020 Average Appraised Residence	2021 Average Appraised Residence	2022 Average Appraised Residence			
\$1,380,826	\$1,362,306	\$1,639,087	\$2,575,044		57.10%	
2019 Average Taxable Residence	2020 Average Taxable Residence	2021 Average Taxable Residence	2022 Average Taxable Residence			
\$1,275,855	\$1,329,391	\$1,449,652	\$1,646,163		13.56%	
2019 Collection Rate	2020 Collection Rate	2021 Collection Rate	2022 Collection Rate			
99%	99%	99%	99%			
Rate	Average \$ Increase (actual rate)	Average \$ Increase (No New Revenue Rate)	Tax on Average Residence	Estimated Tax Levy		Increase over Last Years Tax Levy
0.0668	-\$1,375.68	-\$75.21	\$1,100.15	\$2,040,320	No New Revenue Rate	\$0
0.1504	\$0.00	\$1,375.68	\$2,475.83	\$4,626,294	Voter-Approval Rate	\$2,585,974
0.1504	\$0.00	\$1,375.68	\$2,475.83	\$4,626,294	Proposed Rate	\$2,585,974
0.1273	-\$380.26	\$995.42	\$2,095.57	\$3,915,739	De Minimis Rate	\$1,875,419
as of 8.2.22						

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WEST LAKE HILLS, TEXAS, AMENDING ARTICLE A9.003 BUILDING AND DEVELOPMENT FEES, OF THE CODE OF ORDINANCES, PRESERVATION OF EXISTING LANDSCAPE VEGETATION AND NATURAL FEATURES, TO UPDATE THE PENALTY PROVISION; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PENALTY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of West Lake Hills (“City Council”) seeks to provide for reasonable fees; 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 54.001(b), a fine or penalty for the violation of a rule, ordinance, or police regulation that governs fire safety, zoning, or public health and sanitation, other than the dumping of refuse, may not exceed \$2,000; and

WHEREAS, the City Council finds that a violation of section 22.03.301 creates a serious threat to public health and fire safety; and

WHEREAS, the City Council finds that the amendment proposed is reasonable, necessary, and proper for the good government of the City of West Lake Hills.

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

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

Section 22.03.301 of the City of West Lake Hills Code of Ordinances is hereby amended so to read in accordance with *Attachment A*, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Underlined and italicized text shall be added, and struck-through and bracketed text shall be deleted as indicated in *Attachment A*.

3. REPEALER

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. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

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 provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED THIS, THE ____ DAY OF _____, 2022.

CITY OF WEST LAKE HILLS:

Linda Anthony, Mayor

ATTEST:

Terry Blanchard, City Secretary

ATTACHMENT A

ARTICLE A9.00 BUILDING AND DEVELOPMENT FEES

Sec. A9.003 Building

(w) Landscaping:

(1) Tree application: No fee

(2) Tree Inspection

(1) Remodel, demo, swimming pool: \$150

(2) New construction: \$250

(3) Tree removal and replacement for nondiseased trees between ten (10) inches and less than fourteen (14) inches ([section 22.03.301](#) et seq.): \$200.00 per caliper inch.

(4) Tree removal and replacement for nondiseased trees fourteen (14) inches and greater ([section 22.03.301](#) et seq.): \$300.00 per caliper inch.

(4) Unauthorized tree removal for nondiseased trees ([section 22.03.301](#) et seq.):
~~\$750.00.~~**\$500.00** per caliper inch

ENTITY LOGO OR PRINT ON LETTERHEAD

Date

Secretary Pete Buttigieg
Office of the US Secretary of Transportation
United States Department of Transportation
1200 New Jersey Ave SE
Washington D.C. 20590

Re: Capital Area Metropolitan Planning Organization (CAMPO) Regional Safety
Action Plan Grant Application

Dear Secretary Buttigieg:

I am writing on behalf of ENTITY in support of the Safe Streets for All (SS4A) Grant application for the CAMPO Regional Safety Action Plan. The grant application for this project is a joint project by CAMPO and multiple counties and municipalities within the CAMPO region.

The grant funding, if awarded, would be used to develop a Regional Safety Action Plan for the full 6-county CAMPO region that would identify regional and local-area safety issues, offer policies and programs to help mitigate these issues, and present a series of improvement projects on state, county, and local roadways. These planning activities would not only provide a more detailed vision for improving the safety of roadways in the CAMPO region but would set up local governments and agencies to be able to apply for SS4A implementation grant funding in the future.

The CAMPO region prioritizes safety in all its planning efforts and this Regional Safety Action Plan would enhance regional coordination and commitment to the goal of reducing the severity and number of crashes.

CAMPO has ENTITY's full support for this effort, and we thank you for your consideration of this planning project to help the CAMPO region progress further on the goals of reducing the number and severity of crashes and providing a safe transportation system for all users.

Sincerely,

Name
Title



City of West Lake Hills

911 Westlake Drive

West Lake Hills, TX 78746

[\(512\) 327-3628](tel:5123273628) www.westlakehills.org

TO: Mayor & City Council

Re: Agenda Item

From: Trey Fletcher, City Administrator

Date: August 5, 2022

CAMPO SS4A Program

The Capital Area Metropolitan Planning Organization (CAMPO) is the MPO for Bastrop, Burnet, Caldwell, Hays, Travis, and Williamson Counties. CAMPO and fellow joint applicants (Bastrop, Travis, and Williamson Counties and the Cities of Bastrop, Buda, Elgin, Lakeway, Rollingwood, Smithville, Taylor, and West Lake Hills) seek to develop municipal and county level **Safety Action Plans and a Regional Safety Action Plan** that will include leadership commitments, goal setting, a clearly defined planning structure, safety analyses, engagement and collaboration, strategies and analysis to promote equity, policy and process research and recommendations, identified strategies, prioritized projects, and progress and transparency methodologies.

The municipal and county level plans will be nested and incorporated into the overall regional plan in a complementary manner that avoids redundancy. The plans will incorporate additional safety considerations such as low-cost, high-impact strategies, inclusive public engagement, adoption of innovative technologies and strategies, and inclusion of evidence-supported projects and strategies.

The region varies greatly in road, land, and demographic characters, and the plans will identify appropriately fitted countermeasures as well as low-cost strategies that can be rapidly deployed regionwide such as rumble strips or safety advertisements. As part of the development of the plans, the inclusive, comprehensive public engagement plans will involve a variety of public and private stakeholders and will include multiple means of outreach such as in-person and virtual meetings.

The plan will include emerging innovative technologies, such as video safety analytics at intersections that identify vehicle to pedestrian and bicycle near misses, and innovative strategies such as internet dashboard access to statistics and resources which promote multimodal safety and equity. All projects and strategies will be identified through a process which includes data and evidence, such as from the CMF Clearinghouse, that support their inclusion in the plan.

These efforts can dovetail with the City's planned Corridor Planning along Bee Cave Road and master plan update anticipated in the next fiscal year. Your authorization to execute the attached letter of support template is requested in order to transmit the signed letter by September 12.