



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, October 26, 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 26 day of October 2022 at 7:00 p.m., in the Council Chambers, 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 provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on October 26, 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 or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. 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 requested by a Council Member.

- a. Approval of the October 12, 2022 Regular Meeting Minutes.
 - b. Approval of FY 22 Q4 Building and Development Services Department Report.
 - c. Approval of FY 22 Q4 Investment Report.
 - d. Approval of FY 22 Q4 Municipal Court Report.
 - e. Approval of FY 22 Q4 Public Safety Report.
 - f. Approval of UniVista Comprehensive Service Level Agreement.
4. Land Use **902 Redbud Trail (Stonehedge Estates Replat):** Discuss and consider action on a request for an amended plat at 902 Redbud Trail, Stonehedge Estates Replat (Chapter 36 of the West Lake Hills Code). Applicant Samy Aboel-Nil.
 5. Land Use **800 Rock Creek:** Discuss and consider action on variances to remove three trees with trunk diameters of fourteen inches or greater (Section 22.03.304 of the West Lake Hills Code). Applicant Representative Renee Godinez.
 6. Finance Discuss and consider action on an ordinance amending the budget for fiscal year 2021-22.
 7. Administration Discuss and consider action to change the following regular City Council Meetings:
 - a. Reschedule the November 23, 2022 meeting to Tuesday, November 22, 2022; and
 - b. Cancel the December 28, 2022 meeting.
 8. Administration Discuss and consider action on the Appointment/Reappointment of members of the Zoning and Planning Commission.
 9. Administration Discussion and update on Bond items regarding Proposition A New City Hall and Proposition B Street and Drainage Projects.
 10. Administration Discuss and consider action on accepting the resignation of City Councilmember Rhonda McCollough (Place 1), including the process for appointment of a replacement.
 11. Executive Session Convene into executive session under Section 551.071 of the Texas Government Code and Texas Disciplinary Rules of Professional Conduct Section 1.05 for consultation with attorney regarding:
 - a. Pending litigation and possible settlement of Cause No. D-1-GN-21-002632; Moore et al. v. City of West Lake Hills, 98th Judicial District Court, Travis County, Texas; and
 - b. Contemplated litigation against Robert Lambert regarding the property at 1600 Westlake Drive.

12. Executive Session Reconvene into open session and take action if and as deemed

appropriate in the City Council's discretion regarding consultation with attorney.

13. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the October 26, 2022 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, October 21, 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, October 12, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:36 p.m.

4. Land Use 10 North Peak: Discuss and consider action on variances to encroach a front building setback and removal of three trees with trunk diameters larger than 14 inches (Sections 22.03.281 and 22.03.304 of the West Lake Hills Code). Applicants David and Jennifer Kaufman.

DUAL ACTION ITEM

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember South, the Council voted four (4) for and none (0) opposed to approve the removal of three (3) trees as specified in request. Motion carried.

Council recessed at 7:37 p.m.

Council reconvened at 8:07 p.m.

CITY COUNCIL PRESENT:

Mayor Linda Anthony
Mayor Pro Tem Gordon Bowman
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Ashby Grundman
Chief of Police Scott Gerdes
City Attorney Patty Akers

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 or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

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

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
 - a. Approval of the September 28, 2022 Regular Meeting Minutes.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember South, the Council voted four (4) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

5. Executive Session Convene into executive session under Section 551.071 of the Texas Government Code and Texas Disciplinary Rules of Professional Conduct Section 1.05 for consultation with attorney regarding pending litigation and possible settlement of Cause No. D-1-GN-21-002632; Moore et al. v. City of West Lake Hills, 98th Judicial District Court, Travis County, Texas.

Council convened into Executive Session at 8:09 p.m.

6. Executive Session Reconvene into open session and take action if and as deemed appropriate in the City Council's discretion regarding consultation with attorney.

Council reconvened into Open Session at 9:15 p.m.

No action was taken.

7. Adjournment

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted four (4) for and none (0) opposed to adjourn the meeting at 9:15 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on October 26, 2022.



City of West Lake Hills

City Council

AGENDA REPORT

Meeting Date:	October 26, 2022	Item Number:	3B
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	None	Source of Funds:	N/A

Subject

Approval of the FY 22 Quarter 4 Building and Development Services Department Report.

Recommendation

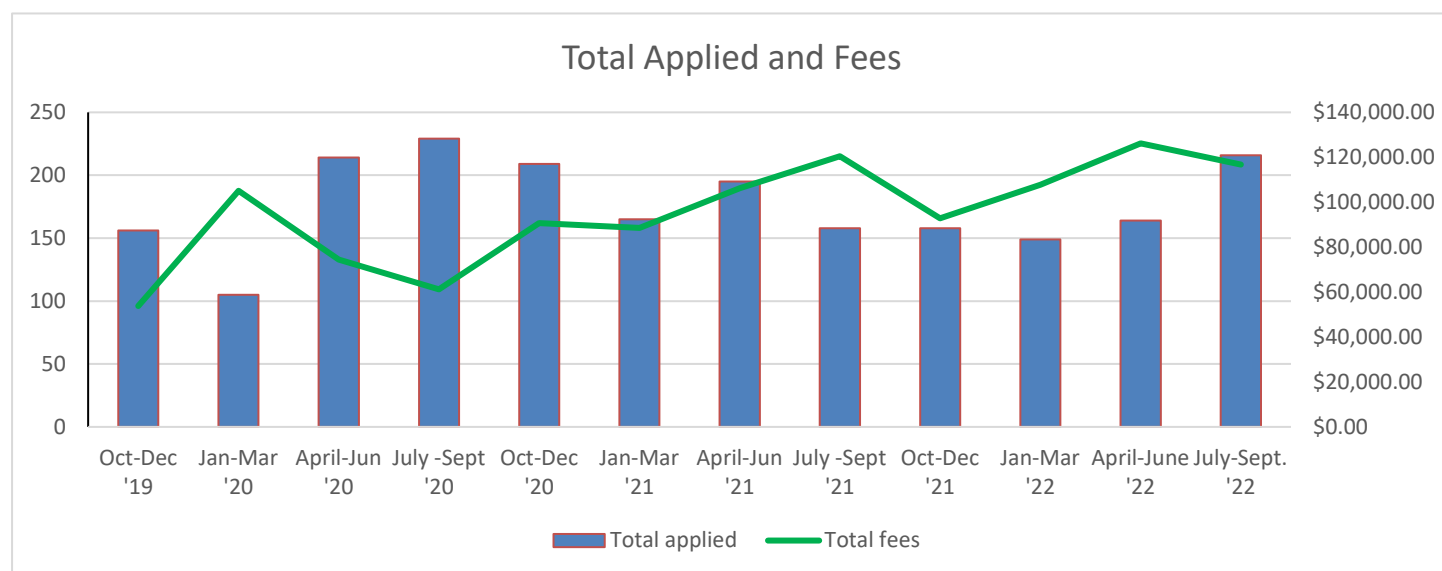
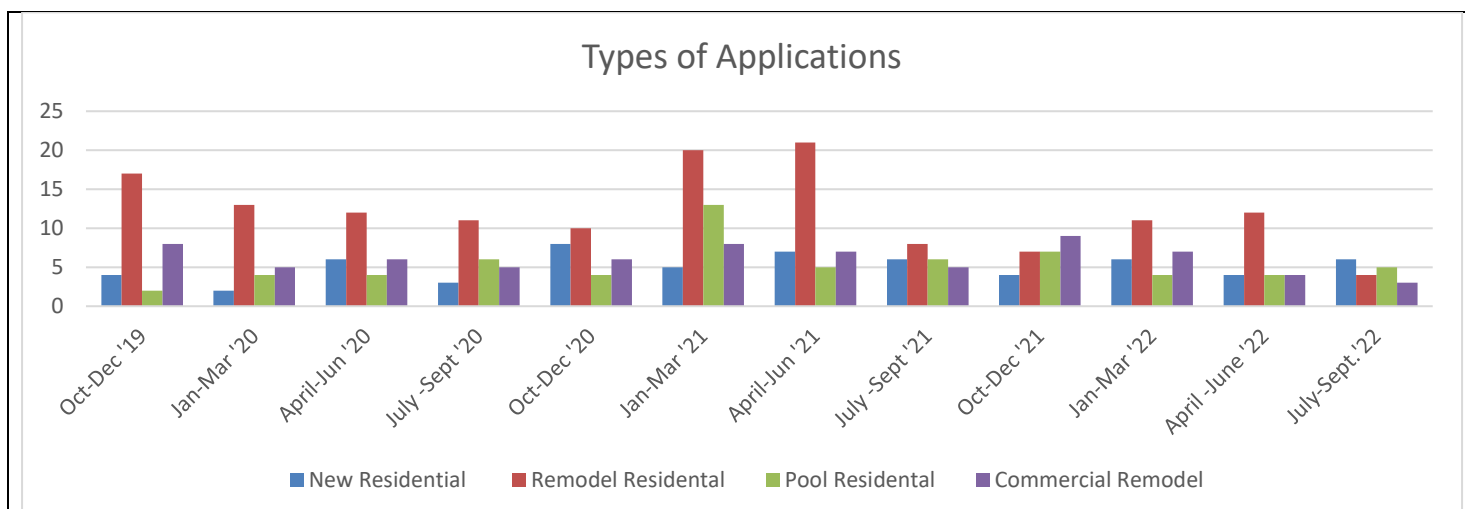
Staff recommends approval of the report.

Discussion

The Q4 FY 22 report from the Building and Development Services Department includes information related to construction in the city, including types of permits, quantities and fees collected. We have included historical data to help reflect trends.

Please refer to the tables and charts below:

<u>Applications Requiring BOA/Council Review</u>	Approved	Denied	Withdrawn
Variances	17	0	4
Zoning Applications	0	0	0
Special Use Permits	3	0	0
Subdivision Applications	1	1	0
Easement Release Requests	0	0	0
TOTAL	20	1	4



Should any Councilmembers have questions or feedback, please contact the Director of Building and Development Services.

Approved By

Signature

Date

Department Head

Signature

Date

City Administrator

City of West Lake Hills

Investment Report
Quarter Ended 9/30/2022

	Current Book Value	Current Market Value	Previous Book Value	Change in Book Value	Interest Earned	% of Portfolio	Annual Percentage Yield Earned
General Fund Investments							
Frost Bank - Checking Acct	1,874,413	1,874,413	2,225,435	(351,022)	-	5.71%	0.000%
Lone Star Liquidity Fund	6,522,983	6,522,517	6,485,966	37,018	37,018	19.88%	2.263%
LOGIC	3,628,887	3,628,887	3,609,811	19,077	19,077	11.06%	2.097%
Total General Fund	<u>\$ 12,026,284</u>	<u>\$ 12,025,817</u>	<u>\$ 12,321,211</u>	<u>\$ (294,927)</u>	<u>\$ 56,095</u>	<u>36.66%</u>	
2021 I&S FUND							
LOGIC	10,582	10,582	-	10,582	7	0.03%	2.097%
Total 2022 GO Bond Fund	<u>\$ 10,582</u>	<u>\$ 10,582</u>	<u>\$ -</u>	<u>\$ 10,582</u>	<u>\$ 7</u>	<u>0.03%</u>	
2022 GO BOND FUND							
LOGIC	18,996,736	18,996,736	18,907,399	89,338	99,913	57.90%	2.097%
Total 2022 GO Bond Fund	<u>\$ 18,996,736</u>	<u>\$ 18,996,736</u>	<u>\$ 18,907,399</u>	<u>\$ 89,338</u>	<u>\$ 99,913</u>	<u>57.90%</u>	
Wastewater Fund Investments							
Lone Star Liquidity Fund	36,375	36,374	36,169	206	206	0.11%	2.263%
Total Wastewater Fund	<u>\$ 36,375</u>	<u>\$ 36,374</u>	<u>\$ 36,169</u>	<u>\$ 206</u>	<u>\$ 206</u>	<u>0.11%</u>	
Wastewater Construction Fund							
Lone Star Liquidity Fund	490,275	490,263	487,493	2,782	2,782	1.49%	2.263%
Total WW Construction Fund	<u>\$ 490,275</u>	<u>\$ 490,263</u>	<u>\$ 487,493</u>	<u>\$ 2,782</u>	<u>\$ 2,782</u>	<u>1.49%</u>	
Wastewater Debt Service Fund							
Frost Bank Money Market	1,247,633	1,247,633	1,247,605	28	28	3.80%	0.0050%
Total WW Debt Service Fund	<u>\$ 1,247,633</u>	<u>\$ 1,247,633</u>	<u>\$ 1,247,605</u>	<u>\$ 28</u>	<u>\$ 28</u>	<u>3.80%</u>	
Total	<u>\$ 32,807,886</u>	<u>\$ 32,807,406</u>	<u># \$ 32,999,877</u>	<u>\$ (191,991)</u>	<u>\$ 159,031</u>	<u>100.00%</u>	

Signature on file

Trey Fletcher, City Administrator

10/20/2022

Date

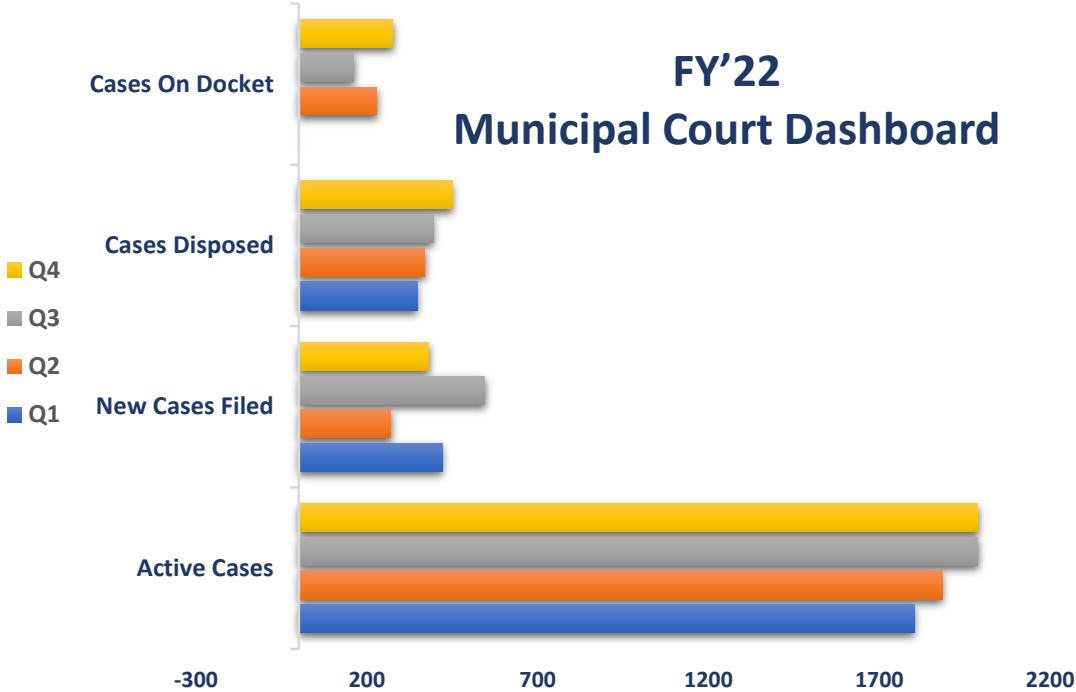
Signature on file

Vonda Ragsdale, Finance Director

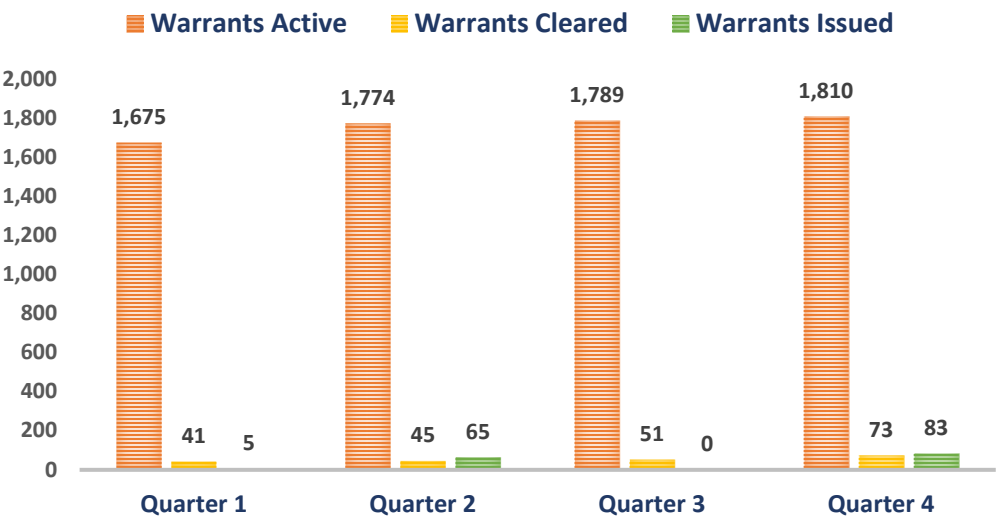
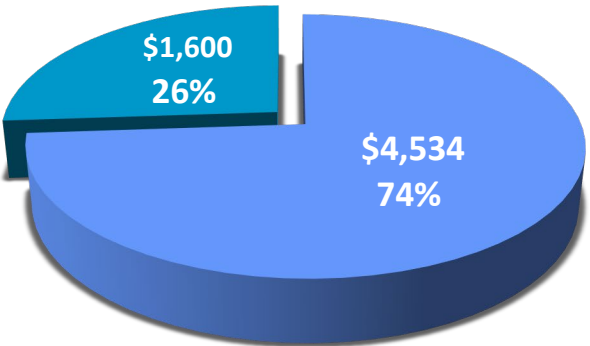
10/20/2022

Date

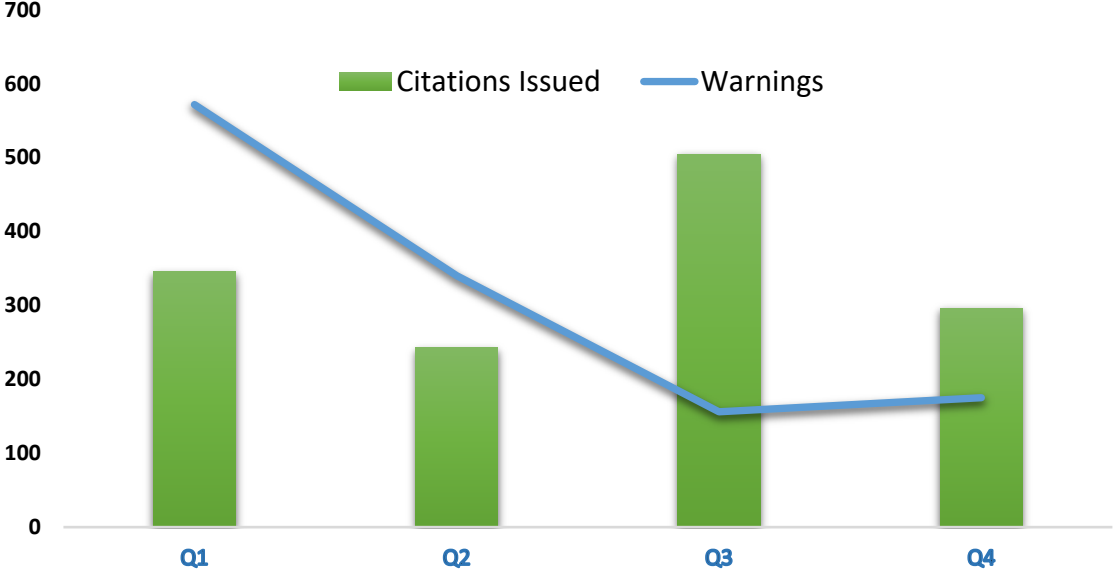
FY'22
Municipal Court Dashboard



Travis County Warrant Fees Collected



There are 651 uncollected warrants in the amount of \$149, 457.75 for years 1999-2006
There are 1,178 uncollected warrants in the amount of \$326, 331.95 for years 2007-2022





West Lake Hills Police Department West Lake Hills, TX



Public Safety Report 4th Quarter (July – Sep.), 2022

Statistical Highlights

During the 4th quarter (July – Sep.) 2022, there were 49 reported NIBRS* Group A offenses, compared with 43 for the 3rd quarter of 2022 and 59 during the same quarter last year. Officers made 17 in-custody or field release arrests in Q4 2022 compared to 13 in Q3.

In Q4, our officers made 392 traffic stops, resulting in 340 violations (86.7%), and 175 warnings (44.6%). Of the 340 violations, 188 were for speeding and 62 were for speeding in a school zone. This compares to 494 traffic stops for Q3. We also had 4 parking citations issued for parking on Konstanty Circle.

During Q4, West Lake Hills Police Officers responded to 470 calls for service, compared to 535 calls for service in Q3. Officers also conducted 327 close patrol checks for residents who were out of town, compared to 252 for Q3.

STR Locations

There were no STR related 911 calls for service at any of the 5 locations listed as Short-Term Rental locations for this quarter.

Training

Officers completed 542 hours of training during this quarter, compared to 198 hours during Q3. Training included a 40-hour Basic Instructor class, Patrol Rifle, Court Security Officer training and ALERRT Active Attack Integrated Response Active Shooter training.

Charts

Attached are charts of trends over the last several quarters. Previously, we were using the calendar year for our quarters, but we have switched over to FY quarters to match up with the other quarterly reports.

*NIBRS – National Incident Based Reporting System used to report offenses to the FBI. There is information on the difference between NIBRS and UCR (Uniform Crime Reporting) on pages 2 and 3.

West Lake Hills Police Department

West Lake Hills, TX

The Difference between UCR reporting and NIBRS reporting

Uniform Crime Reporting (UCR), the method for law enforcement agencies to report offenses to the FBI, was officially retired on January 1, 2021. By that date, every law enforcement agency in the country was required to use its replacement, the National Incident Based Reporting System (NIBRS). The West Lake Hills Police Department has been using NIBRS to report offenses to the FBI since 2017 when we implemented our new Record Management System. We used UCR numbers to report on our quarterly reports until January 2021 when we switched over to NIBRS reporting on our quarterly reports. The below information is intended to give you a better idea of why the NIBRS offense numbers will always be higher than the corresponding UCR numbers have been in the past.

Changes in offenses

Both UCR and NIBRS collect data on homicide, rape, robbery, aggravated assault, burglary, motor vehicle theft, larceny-theft and arson. In the UCR world, these are called "Part 1 crimes". They both also collect data on the categories "crimes against persons" and "crimes against property." Unlike UCR, NIBRS documents animal cruelty, extortion and identity theft offenses. NIBRS also documents the category "crimes against society" which may not actually involve an injured party or piece of property. Rather, they are prohibitions against engaging in certain types of activity such as drugs, gambling, pornography, prostitution and weapon law violations.

Elimination of the hierarchy rule

A key differentiating factor of NIBRS is the elimination of the hierarchy rule. UCR employs the hierarchy rule to recognize the most serious offense per incident, whereas under NIBRS, agencies are required to submit detailed information about all offenses committed in a single incident. With NIBRS, officers can collect data on up to 10 criminal offenses within an incident. An incident is considered one or more offenses committed by the same offender or group of offenders acting in concert at the same time and place.

To give an example of hierarchy within UCR, if a thief breaks into a home, steals several items and then rides off in the homeowner's moped, only the most serious offense – burglary of a residence - would be reported. In NIBRS, every offense would be included in one report, provided the offenses are separate and distinct crimes and each are mutually exclusive crimes.

Changes in classification

The most important difference between UCR and NIBRS is that Part I and Part II offenses are discarded in favor of Group A and Group B offenses, with Group A representing 20-plus indexed crime categories rather than focusing on eight indexed offenses in the UCR system.

West Lake Hills Police Department

West Lake Hills, TX

Breakdown of Offense Groups

UCR Part 1 offenses

- Murder
- Rape
- Robbery
- Aggravated Assault
- Burglary
- Motor Vehicle Theft
- Larceny / Theft
- Arson

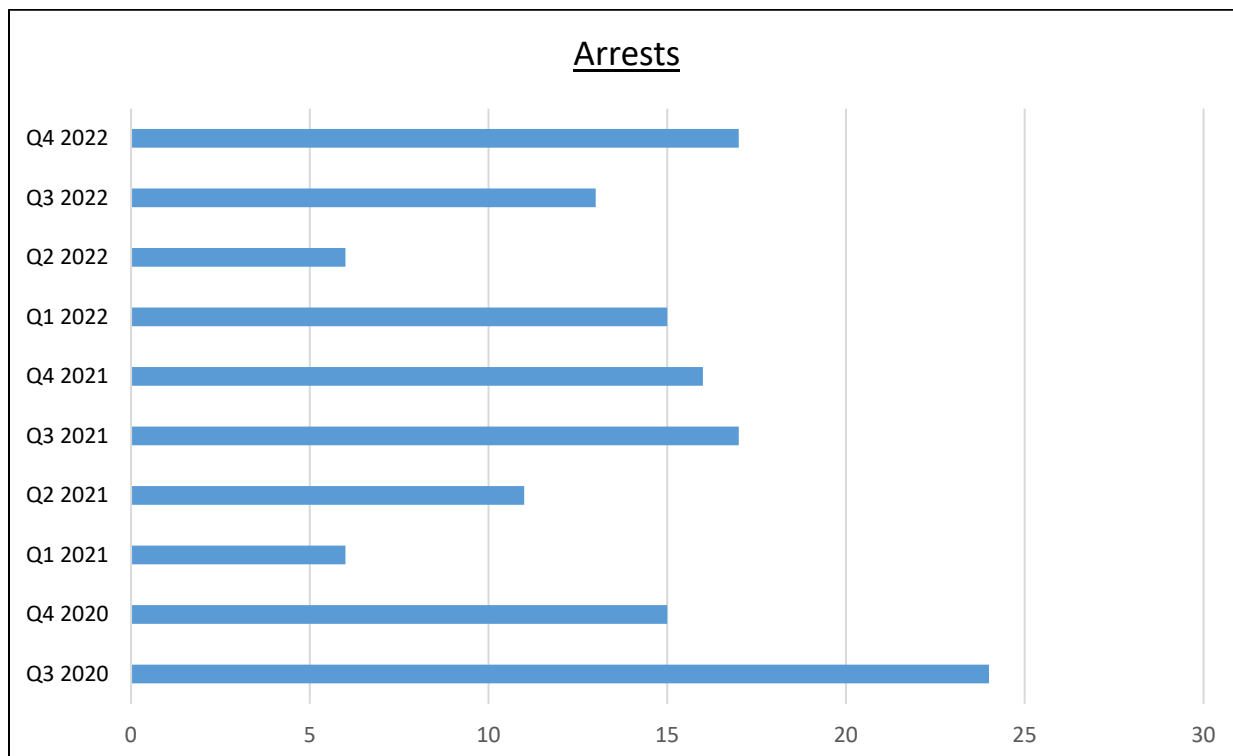
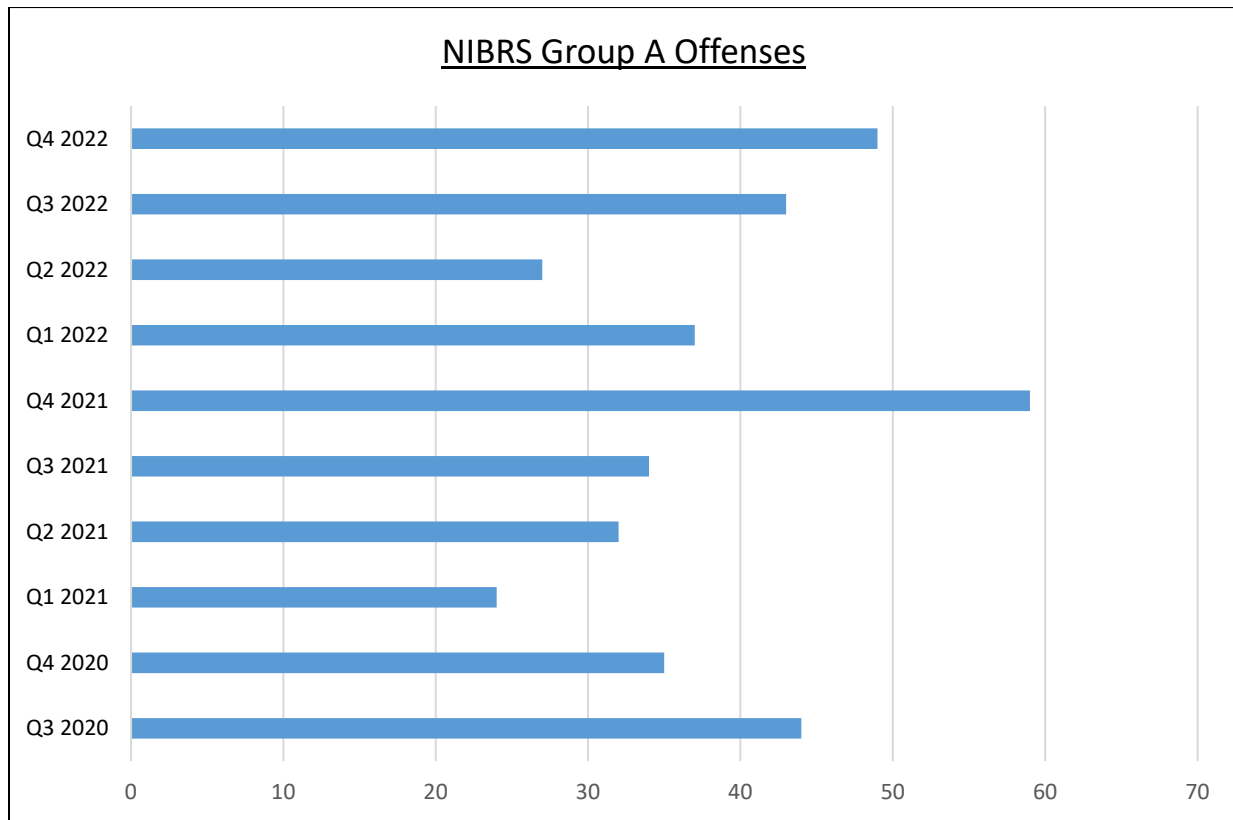
NIBRS Group A offenses

- Homicide
- Sex Offenses
- Robbery
- Assault Offenses
- Burglary
- Motor Vehicle Theft
- Larceny / Theft
- Arson
- Bribery
- Counterfeiting / Forgery
- Destruction / Damage / Vandalism
- Drug / Narcotics Violations
- Drug Equipment Violations
- Embezzlement
- Extortion / Blackmail
- Fraud Offenses
- Gambling Offenses
- Human Trafficking Offenses
- Kidnapping / Abduction
- Obscene material
- Prostitution
- Stolen Property Offenses
- Weapon Law Violations
- Animal Cruelty

I hope this gives you a better understanding of what we are talking about when we reference NIBRS Group A offenses vs the old UCR Part 1 offenses. As always, I am available to answer any questions about how we report offenses to the FBI.

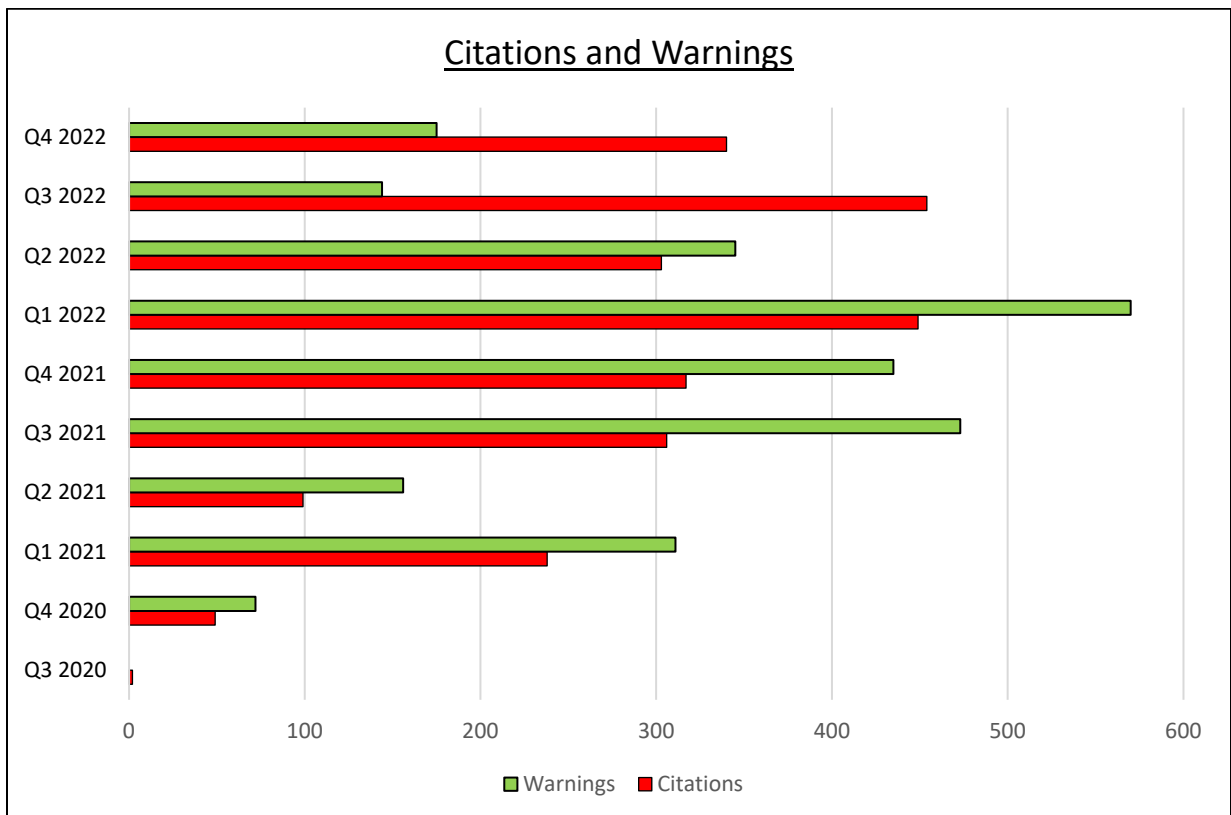
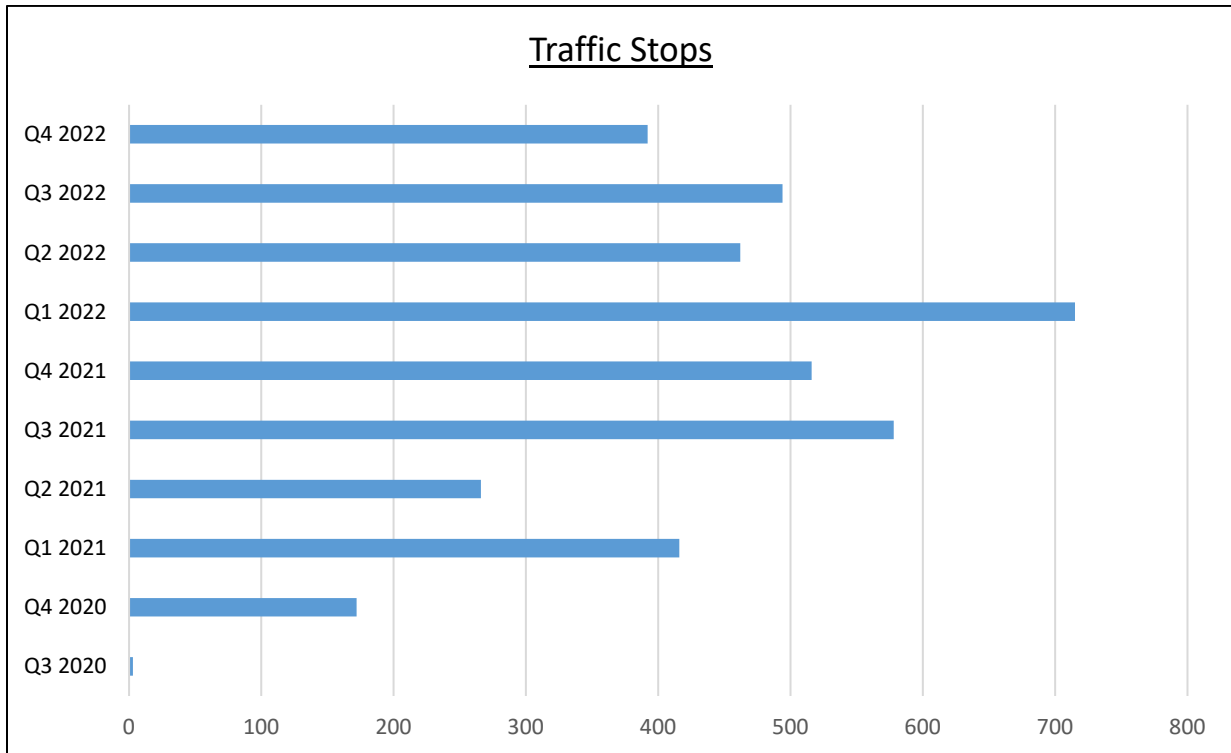
West Lake Hills Police Department

West Lake Hills, TX



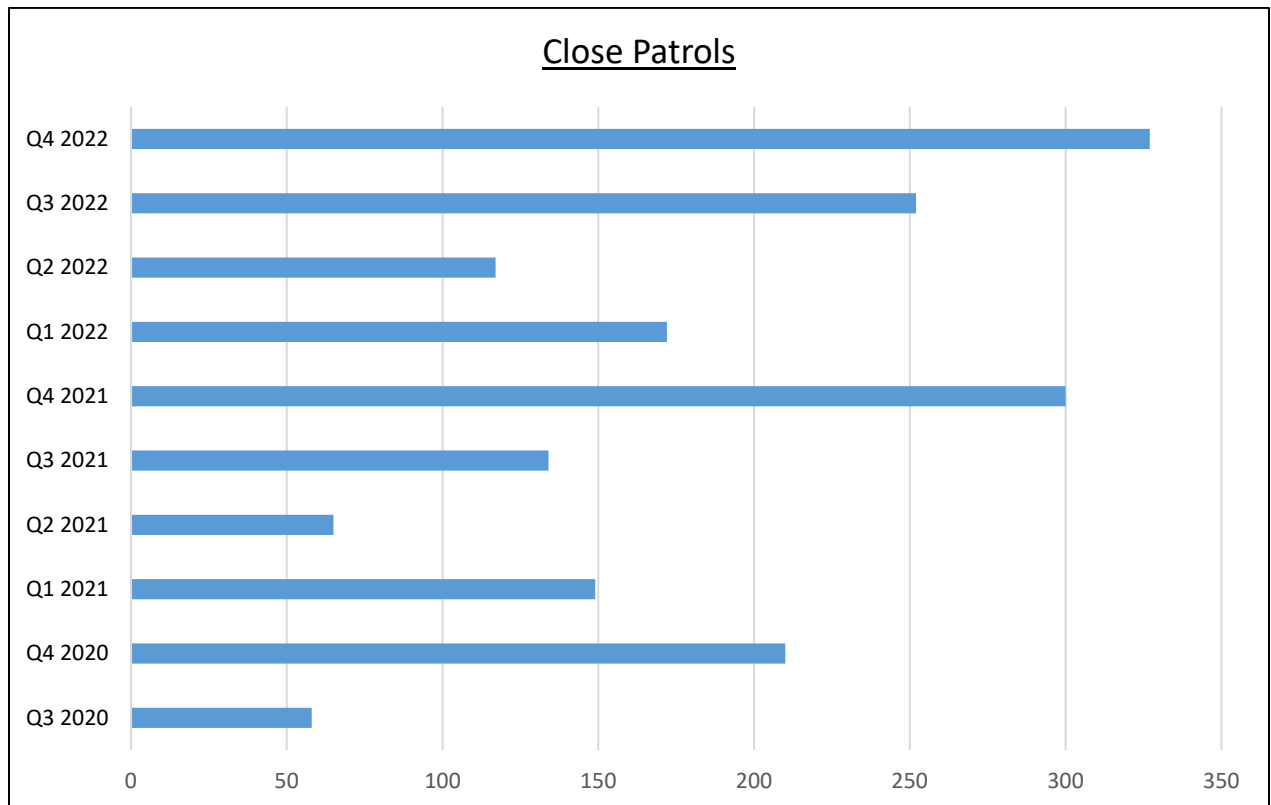
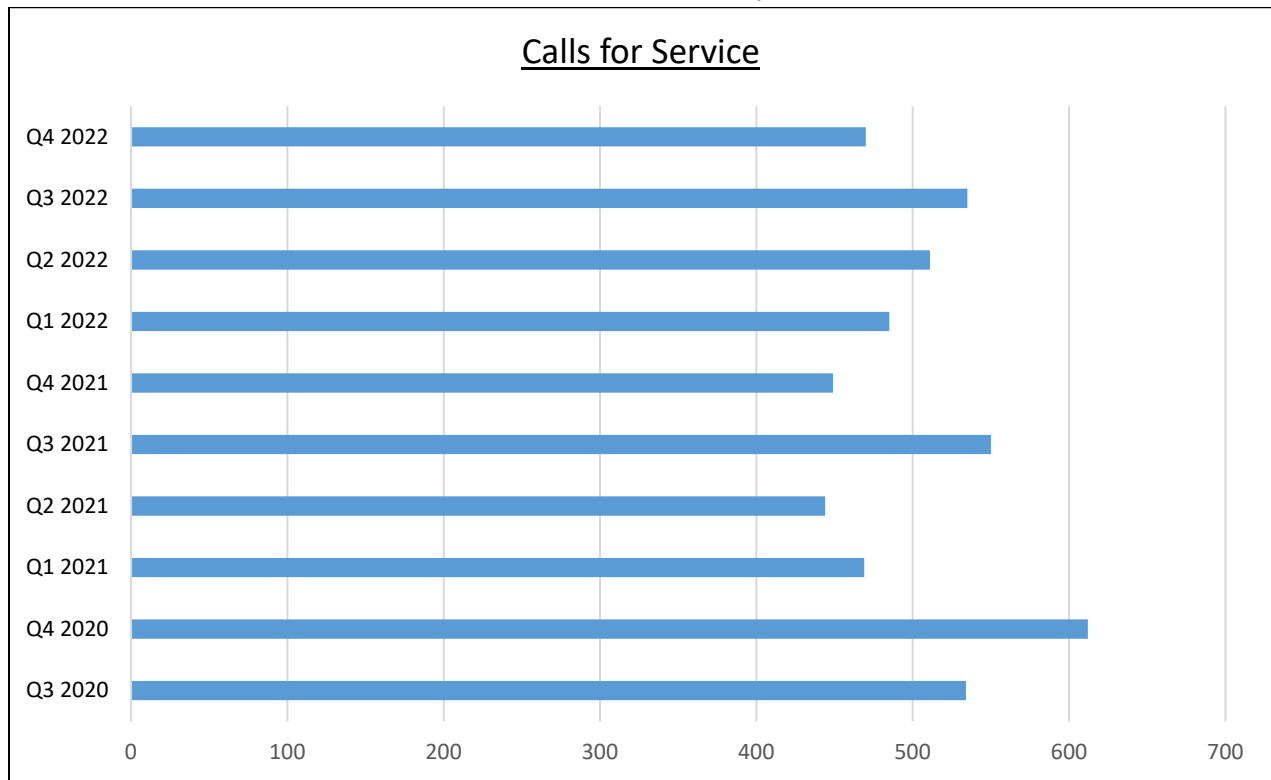
West Lake Hills Police Department

West Lake Hills, TX



West Lake Hills Police Department

West Lake Hills, TX





City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>October 26, 2022</u>	Item Number:	<u>3f</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Terry Blanchard</u>	Cost / Budget:	<u>\$67,008.00</u>
Exhibits:	<u>Service Agreement</u>	Source of Funds:	<u>Budgeted item</u>

Subject

Consent Agenda – item f. Approval of UniVista Comprehensive Service Level Agreement.

Recommendation

Approve service agreement as presented.

Discussion

The Comprehensive Service Level Agreement with UniVista renews our service contract for another fiscal year. Agreement renewal began on October 1, 2022 and continues through September 30, 2023. Monthly cost will be \$5,584 (based on our current supported infrastructure) for an annual total of \$67,008. The total cost of the agreement renewal was included in the FY 23 budget.

Approved By

	<i>Signature</i>	<i>Date</i>
Department Head	<u></u>	<u>10-21-22</u>
	Terry Blanchard, TRMC	
	<i>Signature</i>	<i>Date</i>
City Administrator	<u></u>	<u></u>

UniVista Comprehensive Service Level Agreement

City of West Lake Hills ("THE CUSTOMER") accepts the following terms and conditions with respect to technical services provided by UNIVISTA, LLC. ("UNIVISTA") to assist THE CUSTOMER in the support of technology, products, services, and support systems developed by UNIVISTA, THE CUSTOMER, or a third party. This agreement is in effect for one year from **10/01/2022** and supersedes any agreement now in effect between THE CUSTOMER and UNIVISTA.

1. SCOPE OF WORK

This agreement provides complete support to your organization through the following services:

- **Complete support** for **53** Workstation, **5** Servers, **14** Supported Cisco & SonicWALL Firewalls and Network Switches, Synology Storage Arrays, and all Software installed on these systems.
- **A UniVista support team consisting of a vCIO, Standards Alignment, and Support Desk Personnel will be assigned to your account.**
- At least **one scheduled onsite visit every two weeks** by a member of your **UniVista** support team.
- **Regularly scheduled IT Strategy Planning & Budgeting**, network, and system security analysis.
- **IT Inventory Management** including warranty tracking for monitored systems, annual Microsoft license audit, and product procurement.
- **Help Desk Support** including Remote and On-Site Support as needed.
- **24x7 After Hours Support** for Business Stopping Issues.
- **1hr maximum response** to all business-stopping emergency issues. On-site response within 4 business hours if the issue cannot be resolved remotely.
- **Active Directory Maintenance and Management.**
- **Corporate Email Server Management and Support**, including supported versions of hosted Microsoft Exchange, Microsoft 365, MS Outlook, and mobile device connectivity to hosted Exchange and Microsoft 365.
- **Enrollment in the UniVista Cybersecurity suite** which includes Antivirus, Ransomware prevention, Content filtering, Spam Filtering, and CyberSecurity training for users of all covered desktops or laptops.
- **VPN Implementation and Management** for all monitored servers and VPN clients that are running a UniVista supported Antivirus client.
- **SharePoint Management**, top level site permissions management, and client connectivity support for any Microsoft 365 subscription that is procured through UniVista.
- Up to 2 weeks **Off-site Backup** for all monitored servers up to **3500** GB in total size including one week of disaster recovery run time. Daily Monitoring, maintenance, and backup integrity testing.
- Up to 2 weeks of **Local Backup**, or the maximum number of backups that are functionally allowed by the capacity of local backup storage, for all covered VIP workstations. Daily Monitoring and weekly maintenance of backup jobs, including weekly backup integrity testing.
- **24x7 Monitoring** of supported Servers, Switches, Firewalls, and Access Points.
- **Patch Management** for all covered servers and workstations for all currently supported versions of the following applications: Windows OS, Adobe Flash, Reader, & Shockwave, iTunes, Google Chrome, Oracle Java, PDF Creator, 7-Zip, Mozilla Firefox & Thunderbird, Notepad++, VLC Media Player, Microsoft Office.
- **Network Security and Performance Analysis & Management.** Including Optimization of existing infrastructure.
- **Access to the UniVista Library of policies and procedures.**
- **Emergency Loan** of one SonicWALL or Cisco firewall or switch at a supported customer site.
- **Monthly IT Health Reports.**
- **\$145.00 per hour** preferred rate for any tasks performed that are not within this scope of work.

2. PRICING

Monthly Pricing: \$ 5,584.00 + any applicable sales tax

3. SERVICE GUARANTEE

- a. UNIVISTA will make every effort to respond to THE CUSTOMER in a timely manner and will begin working on THE CUSTOMER'S issue that are reported to the Univista Help Desk within the guidelines of this agreement.
- b. UNIVISTA will update THE CUSTOMER with any ticket status changes as they occur.
- c. UNIVISTA will make every effort to meet THE CUSTOMER's stated goals to the best of its ability within the timeframe specified by the customer.
- d. UNIVISTA will always treat every CUSTOMER issue with the same care and urgency that it would use to treat its own issues.
- e. UNIVISTA will always act in the best interest of THE CUSTOMER.
- f. UNIVISTA is not responsible for the proactive maintenance of any device or system owned or used by the CUSTOMER not covered under this agreement.

4. CUSTOMER SUPPORT INFO

- a. Primary Support Site:

- b. Additional Support Site:

5. CUSTOMER REPRESENTATIVES

UNIVISTA agrees that one of THE CUSTOMER'S designated representatives must approve all services prior to the start of service. THE CUSTOMER has designated the following individuals as its representatives with UNIVISTA.

- a.

(Name)	(E-mail address)	(Phone#)
- b.

(Name)	(E-mail address)	(Phone#)

6. CUSTOMER BILLING INFO

- a.

(Billing Contact Name)	(E-mail address)	(Phone#)
- b. Customer Billing Address:

--
- c. Billing E-mail address for all invoices:

(E-mail address)
- d. Default Payment method: Credit Card or Bank Account

--

 Enroll this account in invoice Autopay

--

Last 4# of default payment method

--

 (UNIVISTA will contact you to obtain complete account info)
- e. Sales Tax Eligibility: Non-Profit (Non-Profit docs needed)

--

 For Profit

--

7. DEFINITIONS

- a. "Complete Support" shall mean Remote or On-Site services performed on behalf of THE CUSTOMER to maintain the current supported system(s), any current operating systems installed on these systems, and all legally acquired applications installed on these systems that are still supported by the manufacturer, at a status that is commensurate to the supported system's capabilities. "Complete Support" does not include:
 - i. Services necessary to implement purchased hardware or software upgrades or updates.
 - ii. The cost of any product necessary to maintain or improve the supported systems capabilities.
 - iii. Support for any 3rd party application that is not acquired from UniVista or does not include support from the manufacturer.
- b. "Remote Service" shall mean services performed on behalf of THE CUSTOMER by UNIVISTA from any UNIVISTA office.
- c. "On-Site Service" shall mean services performed on behalf of THE CUSTOMER by UNIVISTA at any location requested by a CUSTOMER REPRESENTATIVE as defined in this agreement.
- d. "Workstation" shall mean a system that UNIVISTA has defined as running a supportable operating system, that is in the form factor of a laptop or desktop computer.
- e. "Server" shall mean a system that UNIVISTA has defined as running a supportable operating system, that is used by the customer as a host for an application or data that is used by more than one CUSTOMER employee.
- f. "Services" shall mean the discrete technical support offerings consisting of technical administration services, programming services, consultation, tools, repair services, phone support or other support resources which may be provided to THE CUSTOMER by UNIVISTA.
- g. "Business Stopping issues" are defined as problems which halt productivity within the entire customer organization or problems that halt a customer process that has been identified as critical to the success of the customer.
- h. "Business Hours" are defined as Monday through Friday between 7am & 6pm. Any work beginning between 6pm & 7am the following day or during Saturday, Sunday or UniVista Holidays as defined on <http://www.univista.com/support/> are defined by UniVista as after-hours work.
- i. "Updates" shall mean free patches provided by the manufacturer to currently installed computer software which address bugs, improve stability, or modify existing features.
- j. "Upgrades" shall mean new version releases of computer software which may bundle updates with new features and functionality. Upgrades usually require coordinated backup and reinstallation of client- and server-side components, new licensing agreements with the manufacturer, and planning for file compatibility and user experience changes.

8. 3rd PARTY LICENSING

- a. UNIVISTA will notify THE CUSTOMER'S representative as specified in this agreement in writing when UNIVISTA finds that THE CUSTOMER is not in compliance with regards to 3rd party hardware or software licenses. UNIVISTA will then perform any installation or un-installation of software and hardware as directed by THE CUSTOMER'S representative to regain compliance.
- b. UNIVISTA is not responsible to act as a license compliance enforcer for any 3rd party manufacturer. It is THE CUSTOMER'S sole responsibility to maintain license compliance.

9. BILLING

- a. Terms are printed on the invoice and are subject to change with 30 days notification to the CUSTOMER.
- b. Price is based on the current supported infrastructure and will be increased or decreased during the Initial Term if CUSTOMER's inventory of supported virtual servers, desktops, or laptops has changed more than 10 devices or 30%, whichever is less, using the following rates:
 - i. Desktops or Laptops: \$80.00 per unit
 - ii. Servers: \$300.00 per unit
- c. Work performed after business hours that is not covered by this agreement will be subject to a \$75.00 surcharge.
- d. Any travel to a customer site 30 miles or greater from the UNIVISTA office will be billed hourly at 50% of THE CUSTOMER's current hourly rate.
- e. Notice of non-payment will always be delivered in writing to the current CUSTOMER BILLING REPRESENTATIVE with a statement of unpaid invoices owed by the CUSTOMER.
- f. Depending on THE CUSTOMER's payment history, any unpaid invoice more than 30 days past the due date printed on the invoice can place the customer account on CREDIT HOLD. CREDIT HOLD will only be removed when THE CUSTOMER delivers or electronically transmits payment to UNIVISTA. Depending on THE CUSTOMER's payment history, they also may also be required to pay a \$100.00 SUPPORT REINSTATEMENT FEE to resume normal support.

10. CONFIDENTIALITY

- a. THE CUSTOMER and UNIVISTA agree that any information disclosed by either party will be considered and referred to collectively in this Agreement as "Confidential Information." Confidential Information does not include information that:
 - i. Is now or subsequently becomes generally available to the public through no fault or breach on the part of THE CUSTOMER or UNIVISTA.
 - ii. THE CUSTOMER or UNIVISTA can demonstrate to have had rightfully in its possession prior to disclosure to by either party.
 - iii. Is independently developed by THE CUSTOMER or UNIVISTA without the use of any Confidential Information.
 - iv. THE CUSTOMER or UNIVISTA rightfully obtains from a third party who has the right to transfer or disclose it.
 - v. Is considered public by the Texas Public Information Act.
- b. THE CUSTOMER and UNIVISTA will not disclose, publish, or disseminate Confidential Information to anyone other than those individuals who: (1) are employed at one of the sites described in this agreement or UNIVISTA, and (2) have a legal right to the Confidential Information.
- c. THE CUSTOMER and UNIVISTA agree to take reasonable precautions to prevent any unauthorized use, disclosure, publication, or dissemination of Confidential Information.
- d. Except as required by the Texas Public Information Act, THE CUSTOMER and UNIVISTA agree to accept Confidential Information for the sole purpose of activities as authorized by this Agreement.
- e. All Confidential Information remains the property of the originating party and no license or other rights, except for rights expressly granted by this Agreement, to Confidential Information is granted or implied hereby.
- f. THE CUSTOMER and UNIVISTA hereby acknowledge that unauthorized disclosure or use of Confidential Information could cause irreparable harm and significant injury that may be difficult to ascertain. Accordingly, THE CUSTOMER and UNIVISTA will have the right to seek and obtain immediate injunctive relief to enforce obligations under this Agreement in addition to any other rights and remedies it may have.

11. BEST PRACTICES

- a. UNIVISTA CAN NOT BE HELD RESPONSIBLE FOR THE MISUSE OF ADMINISTRATIVE RIGHTS BY A CUSTOMER'S EMPLOYEE. THE COST OF REMEDIATION OF ANY SYSTEM MODIFIED, DAMAGED OR DELETED THROUGH SUCH MISUSE IS NOT COVERED BY THIS AGREEMENT.
- b. UNIVISTA CAN NOT GUARANTEE THE VIABILITY OF ANY BACKUPS STORED ON REMOVABLE MEDIA DUE TO THE POTENTIAL FALLABILITY OF THIS STORAGE TYPE.
- c. UNIVISTA CAN NOT RECOVER DATA THAT IS STORED WITHIN A SYSTEM, DATA VOLUME, DIRECTORY, OR DATABASE THAT IS NOT PROTECTED BY A BACKUP SYSTEM THAT IT APPROVES, MAINTAINS, ADMINSTRATES, AND TESTS ON A WEEKLY BASIS.
- d. UNIVISTA CAN NOT ADEQUATELY SECURE ANY NETWORK OR SYSTEM THAT DOES NOT ADHERE TO THE FOLLOWING BEST PRACTICES:
 - i. A COMPLEX PASSWORD SECURITY POLICY.
 - ii. DAILY SOFTWARE AND FIRMWARE UPDATES FOR ALL DESKTOPS, LAPTOPS, AND SERVERS.
 - iii. A BRING YOUR OWN DEVICE (BYOD) POLICY AND ACCEPTABLE USE POLICY THAT PROHIBITS THE USE OF UNPROTECTED OR UNPATCHED DEVICES ON THE NETWORK OR THROUGH A VIRTUAL PRIVATE NETWORK CONNECTION.
 - iv. INSTALLATION, MAINTENANCE, AND REGULAR UPDATES FOR ANTIVIRUS AND ANTIMALWARE APPLICATIONS ON ALL DESKTOPS AND LAPTOPS THAT CONNECT TO THE NETWORK.THE COST OF REMEDIATION OF ANY ISSUE THAT IS CAUSED BY OR THROUGH ANY NETWORK OR SYSTEM THAT DOES NOT ADHERE TO THESE BEST PRACTICES IS NOT COVERED BY THIS AGREEMENT.
- e. 3RD PARTY APPLICATION SUPPORT:
 - i. UNIVISTA WILL ALWAYS DO ITS BEST TO HELP THE CUSTOMER PROVIDE THE BEST AND MOST STABLE ENVIRONMENT FOR THE CUSTOMER'S USERS AND APPLICATIONS HOWEVER IT IS THE CUSTOMER'S RESPONSIBILITY TO MAINTAIN THE ACCURACY AND INTEGRITY OF THE RECORDS AND DATA STORED WITHIN THESE APPLICATIONS.
 - ii. UNIVISTA CANNOT GUARANTEE THE BEST PERFORMANCE, OR RELIABILITY, OF ANY APPLICATION THAT IS NOT CURRENTLY SUPPORTED BY THE APPLICATION'S MAINTENANCE ORGANIZATION.
 - iii. UNIVISTA WILL ALWAYS WORK WITH ANY APPLICATION OR SYSTEM VENDOR ON BEHALF OF THE CUSTOMER HOWEVER IT IS THE CUSTOMER'S RESPONSIBILITY FOR THE COST OF ANY SUPPORT AGREEMENT FOR THE APPLICATION.

12. **AGREEMENT TERM AND TERMINATION**

- a. This Agreement will commence upon the effective date of this Agreement and shall continue for **one year** (the "Initial Term") unless:
 - i. This Agreement is terminated earlier in accordance with the terms of this Agreement.
 - ii. THE CUSTOMER has elected to not renew this agreement in writing at least 30 days before the end of the current term of this agreement.
- b. The continuation by the parties of this Agreement after the expiration of the Initial Term or a Renewal Term and without having entered into a written agreement or extension shall be construed as an implied extension of this Agreement for one (1) year periods, each a renewal term (the "Renewal Term").
- c. THE CUSTOMER will be notified via email 60 days prior to the beginning of any Renewal Term of this agreement. The customer will be notified of the agreement renewal price at this time. If the CUSTOMER's supported device count remains the same, the renewal price will never increase more than 5%, or the current rate of inflation in Austin/Central Texas, whichever is greater.
- d. Added services shall be coterminous with the Initial Term or Renewal Term of this agreement and shall be billed from the first day of the month added in accordance with the billing period.
- e. UNIVISTA may terminate this Agreement upon thirty (30) days written notice to THE CUSTOMER for non-payment of invoices.
- f. UNIVISTA or THE CUSTOMER may terminate this Agreement for any reason, upon ninety (90) days written notice to UNIVISTA.
- g. Any balance owed to UNIVISTA, as of the date of termination, including balances set forth in any addendum to this agreement, shall be paid within 30 days of the date of termination by the CUSTOMER. The CUSTOMER shall not be required to pay any amounts owed after the date of termination unless the product or service is being provided by a third party, the product or service has a license requirement that extends beyond the termination period, and the product or service was ordered or purchased prior to the date UNIVISTA receives notice of termination.
- h. Upon termination of this Agreement for any reason, THE CUSTOMER and UNIVISTA shall immediately return all materials owned by the other party.
- i. UNIVISTA and THE CUSTOMER agree to attempt resolution of any disputes through formal or informal mediation prior to filing a lawsuit.

13. **WARRANTY**

UNIVISTA represents and warrants the Technical Services will conform to the DEFINITIONS AND SCOPE OF WORK as defined in this agreement or any addendum now in force. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, UNIVISTA DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. UNIVISTA ASSUMES NO LIABILITY FOR THE LOSS OF ANY SOFTWARE OR TOOLS, NO LIABILITY FOR DAMAGES OR LOSSES, DIRECT OR CONSEQUENTIAL, WHICH MAY RESULT FROM THE USE, MISUSE OR ABUSE OF ANY SOFTWARE OR DEVICE EXCEPT FOR DAMAGES DIRECTLY CAUSED BY A UNIVISTA EMPLOYEE. UNIVISTA WILL REPAIR ANY DAMAGES CAUSED BY A UNIVISTA EMPLOYEE AT NO ADDITIONAL COST TO THE CUSTOMER.

DAMAGES FOR ANY LOSSES DIRECTLY CAUSED BY A UNIVISTA EMPLOYEE THAT ARE REPAIRED BY A 3RD PARTY SHALL NOT EXCEED THE REPLACEMENT COST OF ANY EQUIPMENT DAMAGED DIRECTLY BY SAID EMPLOYEE. DAMAGES TO CUSTOMER DATA DIRECTLY CAUSED BY A UNIVISTA EMPLOYEE THAT ARE REPAIRED BY A 3RD PARTY SHALL NOT EXCEED THE TOTAL UNIVISTA SERVICE AND CONTRACT BILLINGS FOR THE CUSTOMER DURING THE TERM OF THIS AGREEMENT.

14. **SIGNATURES**

Customer Representative

UniVista Representative

Printed Name

Printed Name

Title

Title

Date

Date

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 19, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Robert Meisel called the meeting to order at 6:30 p.m.

Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti, James Vaughan and Patrick Stewart.

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.

- a. Approval of the September 21, 2022 Regular Zoning and Planning Commission Meeting Minutes.

- b. Report on Board of Adjustment and City Council Responses.

COMMISSIONER BARTOLETTI MOVES TO APPROVE THE MINUTES. SECONDED BY COMMISSIONER LAURIE MACCINI. (4-1) APPROVAL. VICE-CHAIRMAN PLEDGER ABSTAINED DUE TO HIS ABSENCE LAST MONTH.

Commissioner Maccini: Made a comment that Hackberry trees are native trees and benefit wildlife.

3. Land Use 902 Redbud Trail - Discussion/Recommendation on a request for an amended plat at 902 Redbud Trail, Stonehedge Estates Replat (Chapter 36 of the West Lake Hills Code). Applicant Samy Aboel-Nil.

Staff Briefing

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

Presentation by Applicant

David Bench, representative for the homeowner, is present on Zoom for questions.

Public Hearing

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

Deliberation/Recommendation

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (5-0) APPROVAL.

4. **Land Use 800 Rock Creek** - Discussion/Recommendation on variances to remove three trees with diameters larger than 14 inches to demolish and construct a new single family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Representative Renee Godinez.

Staff Briefing

Director Grundman: This property is a corner lot with two front setbacks. The applicant worked extensively with City staff. **Staff Recommendation:** Approval.

Commissioner Maccini: Live Oak Tree #31 - 16.5", its not saying the tree is dying.

Director Grundman: I would defer to the applicant.

Presentation by Applicant

Rene Godinez is representing the homeowner. Regarding the tree, I don't have anything to add about it. It is not balanced.

Taylor Holt is the General Contractor on the project. That tree is unbalanced and has a bad canopy. The driveway is being moved out of the setback. The tree is in very bad health.

Renee: I agree with Taylor.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: Is this a spec home?

Director Grundman: I'm not sure. The existing pool is going to be removed and the new pool will comply.

Chairman Meisel: Impervious Cover?

Director Grundman: They comply.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
SECONDED BY COMMISSIONER VAUGHAN SUBJECTED TO THE TREES
BEING MONITORED BY THE CITY ARBORIST AND COMMENTS FROM THE
NEIGHBORS. UNANIMOUS (5-0) APPROVAL AS AMENDED.**

5. Land Use 1000 Live Oak Circle - Discussion/Recommendation on a variance to allow a fence 18 feet from the pavement (Section 22.03.173 of the West Lake Hills Code).
Applicant Lauren Viator.

Staff Briefing

**Director Grundman: Due to safety concerns and a letter of support from a neighbor,
Staff Recommendation: Approval.**

Commissioner Stewart: The 18' is for the concrete?

Director Grundman: Yes.

Commissioner Stewart: I'm concerned it could create another problem.

**Vice-Chairman Pledger: It looks like most of the fence is not on their property. I'm
not willing to approve this on the right-of-way.**

Chairman Meisel: Was the sportcourt previously there?

Director Grundman: It was there when they bought the property.

Presentation by Applicant

**Lauren Viator is the property owner. We have a basketball court with two young
children. Trucks and delivery vehicles use it to turn around and it is a safety concern.
We want to fence in the rest of the house. There is currently construction going on
across the street. The neighbors are in support because their kids play in the yard
also.**

Public Hearing

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

Deliberation/Recommendation

Commissioner Bartoletti: Do you anticipate a gate?

Lauren: Only for additional parking; a swing gate.

Vice-Chairman Pledger: The pictures look like the open space is the length of a car.

Is it on your property or the right-of-way?

Lauren: I'm not sure where the right-of-way is. 18' was chosen to save the large tree.

Chairman Meisel: Would you consider getting rid of that driveway?

Commissioner Vaughan: I'd be in favor for the fence without the gate.

Commissioner Bartoletti: What is the right-of-way?

Director Grundman: Live Oak is 50' wide.

Commissioner Maccini: If you only have 12', nothing should be sticking out in the road. What would a fence do to that large tree? I want a more detailed placement of the fence.

Chairman Meisel: It cannot come outside the property line. This doesn't provide enough information.

COMMISSIONER VAUGHAN RECOMMENDS POSTPONEMENT TO GET CLEARER INFORMATION. SECONDED BY COMMISSIONER MACCINI. UNANIMOUS (5-0) ACCEPTANCE OF APPLICANT'S REQUEST TO POSTPONE TO THE NOVEMBER 16, 2022 MEETING.

6. Land Use 8 Nob Hill - Discussion/Recommendation on a variance to allow a second driveway access (Section 22.03.175(e)(2) of the West Lake Hills Code). Applicant Tom Walters.

Staff Briefing

Director Grundman: Staff briefing is given. **Staff Recommendation:** Denial due to lack of hardship.

Presentation by Applicant

Tom Walters is the property owner. The property is currently under construction. My hardship is no on-street parking and it would restrict emergency access. Other addresses are pointed out with more than one driveway. We are under the impervious cover and do not require tree removal.

Public Hearing

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

Deliberation/Recommendation

Commissioner Stewart: Is there any additional grading?

Tom: With the re-orientation there is less cutting than the original plan.

Chairman Meisel: Given the size of Nob Hill, it is a safety issue.

Commissioner Bartoletti: The number of additional cuts were pre-existing? The lack of parking doesn't move me very much.

Chairman Meisel: I'm thinking about somebody needing an ambulance.

Commissioner Maccini: Front yard gates and fences are causing more problems. This has a 5-car garage.

Director Grundman: Would a condition of no gated fences eliminate that?

Commissioner Vaughan: Ashby, can you walk me through your recommendation for denial?

Director Grundman: There is parking on-site. Looking at the layout you can fit many cars on site.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL WITH NO HARDSHIP. SECONDED BY COMMISSIONER STEWART. UNANIMOUS (5-0) DENIAL.

7. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:22 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



City of West Lake Hills

City Council

AGENDA REPORT

Meeting Date:	October 26, 2022	Item Number:	4
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

902 Redbud Trail: Discuss and consider action on approval of an amended plat at 902 Redbud Trail, Stonehedge Estates Replat (Chapter 36 of the West Lake Hills Code). Applicant Samy Aboel-Nil.

Recommendation

Staff recommends approval of the proposed amended plat. It is combining two platted lots into one and is ministerial per Texas Local Government Code.

ZAPCO voted to recommend approval unanimously, 5-0.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Samy Aboel-Nil

Legal Description: Lot 1, Block A Stonehedge Estates, Lot 1 Block A and Lot 2 Block A Stonehedge Estates

Lot Size: 2.3730 acres (103,367.88 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

The owner is seeking to combine the two lots he owns into one. This is an amended plat that meets all required state and local codes.

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.

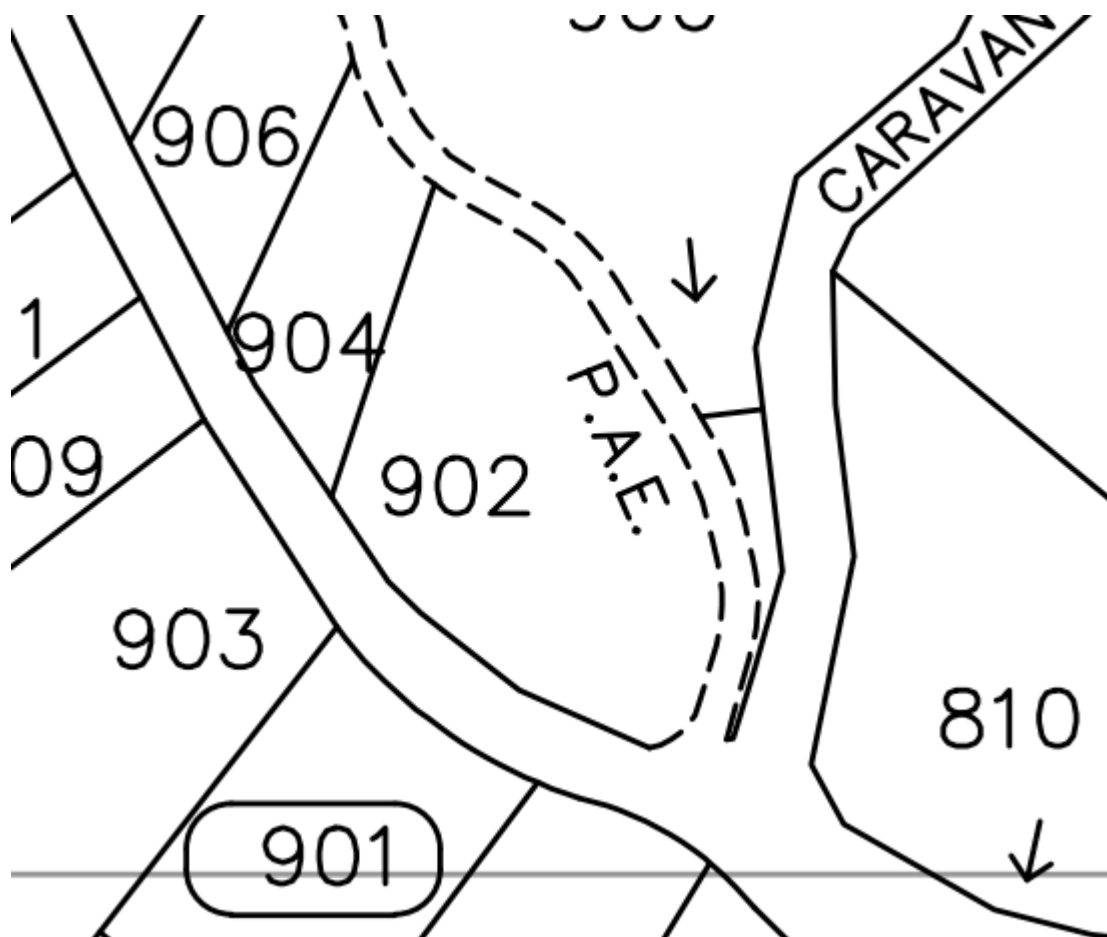
Comprehensive Planning Analysis

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

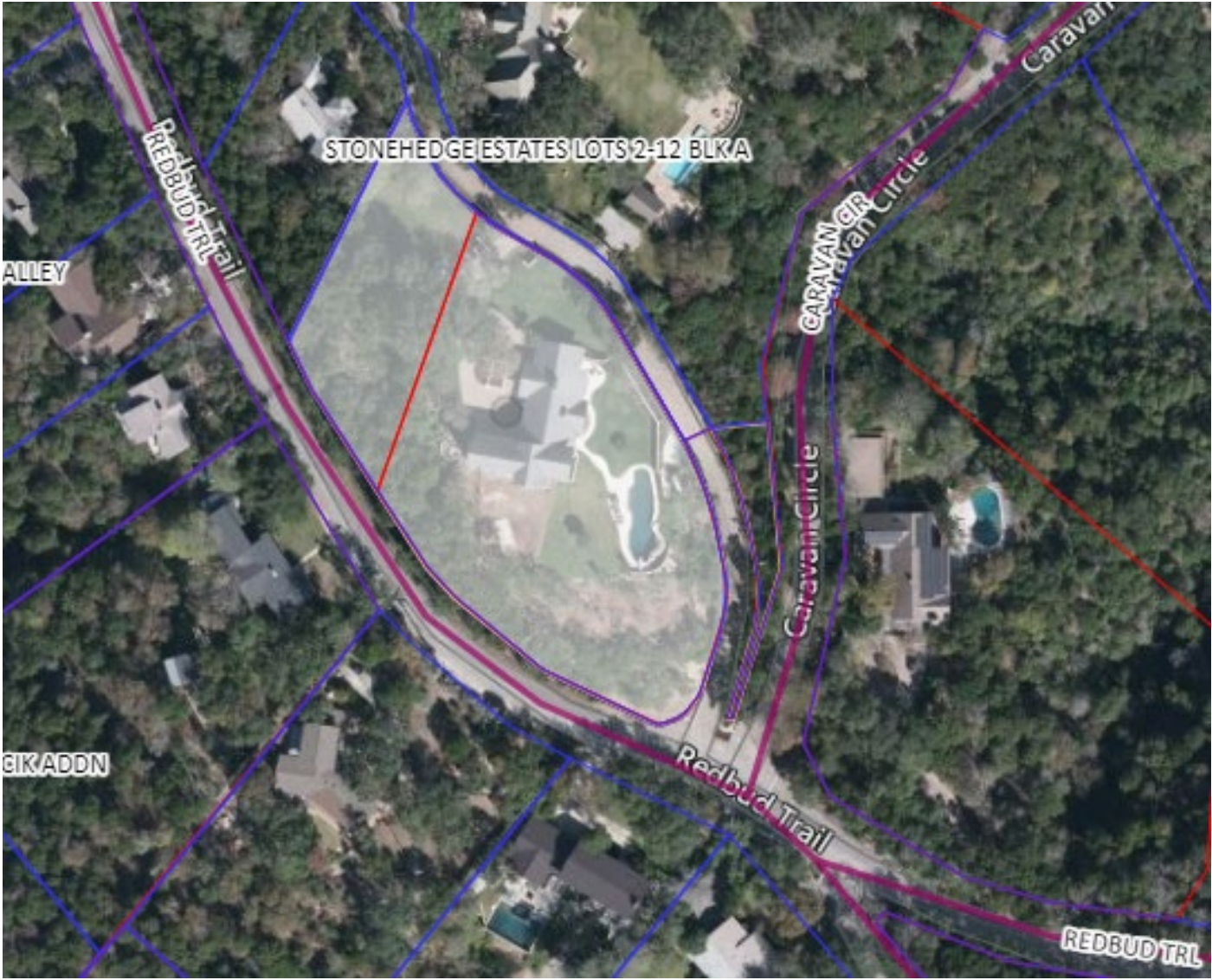
Links to Relevant Code:

- [Chapter 36 Subdivisions](#)
- [Texas Local Government Code Chapter 212: Municipal Regulation of Subdivisions and Property Development](#)

Zoning:



Aerial:



Approved By		
	Signature	Date
Department Head	_____	_____
	Signature	Date
City Administrator	_____	_____

PREPARATION DATE: 08/31/22
REVISED:

BEARING BASIS:
TEXAS STATE PLANE
GRID COORDINATE (NAD83)
TEXAS CENTRAL ZONE (4203)

1. TOTAL ACRES: 2.173
2. TOTAL NUMBER OF LOTS: 2
3. 0 LF OF NEW STREET

4. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48453C0470K EFFECTIVE JANUARY 6, 2016 PREPARED FOR THE CITY OF WEST LAKE HILLS

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT SAMY ABOEL-NIL, BEING OWNER OF A 2.173 ACRE TRACT OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK A, OF STONEHEDGE ESTATES LOT 1-BLOCK "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 32, PAGE 21, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; LOT 2, AND THAT CERTAIN 0.103 ACRE TRACT SHOWN ON THE PLAT OF STONEHEDGE ESTATES-LOTS 2 THRU 12, BLOCK "A", A SUBDIVISION OF RECORD IN VOLUME 36, PAGE 22, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY RESUBDIVIDE THE SAID 2.173 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS:

STONEHEDGE ESTATES REPLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

SAMY ABOEL-NIL

BY: SAMY ABOEL-NIL
902 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

DATE:

STATE OF TEXAS:
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMY ABOEL-NIL KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: _____)
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF WESTLAKE HILLS MUNICIPAL CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

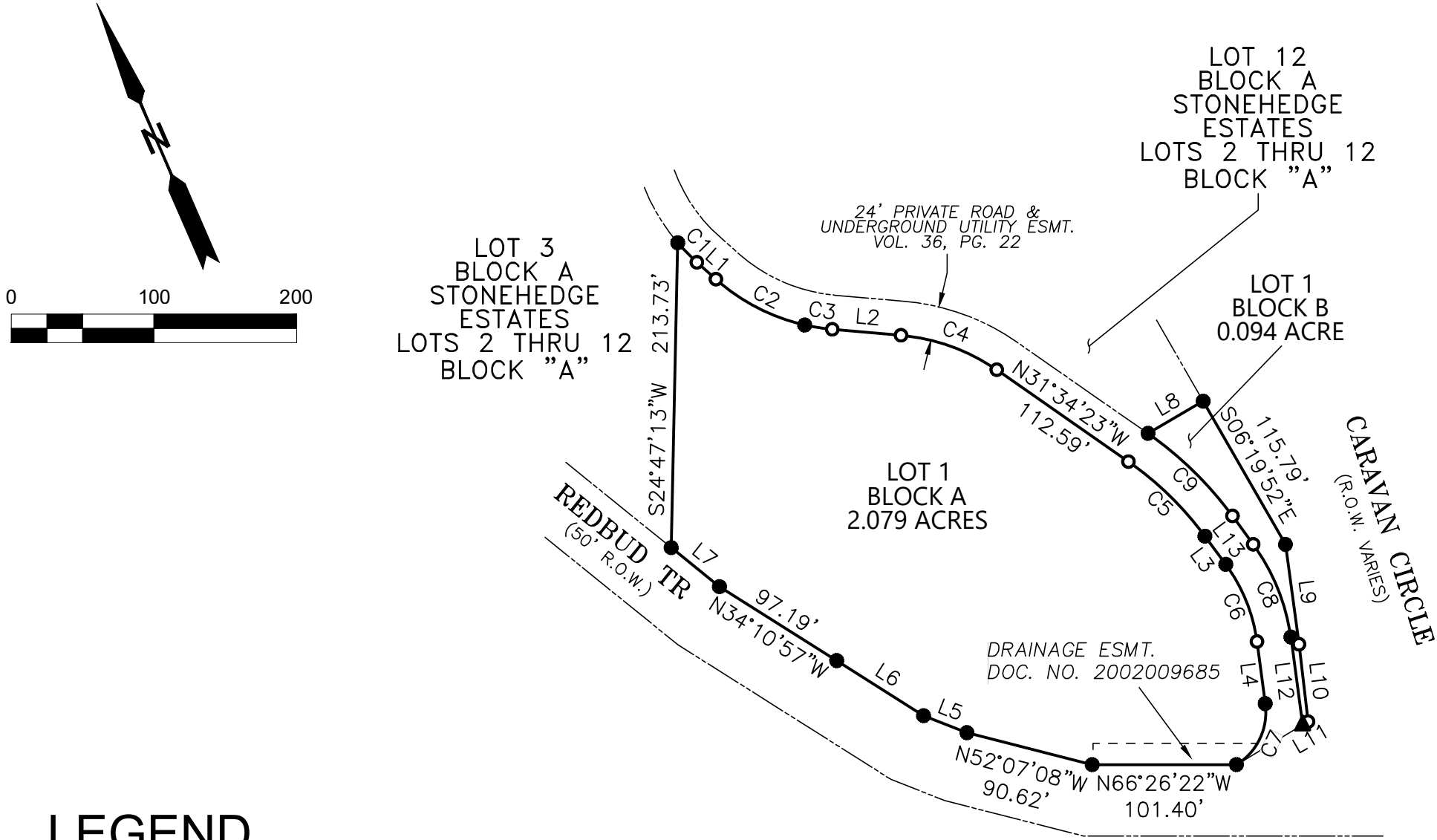
ABRAM C. DASHNER
RPLS NO. 5901
6448 E HWY 290
SUITE B-105
AUSTIN, TEXAS 78723

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF WEST LAKE HILLS, ON THIS THE ____ DAY OF _____, 20____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, BUILDING AND DEVELOPMENT SERVICES DEPARTMENT, CITY OF WEST LAKE HILLS, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2022, AD.

ASHBY GRUNDMAN, AICP, DIRECTOR
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT

STONEHEDGE ESTATES REPLAT



LEGEND

- 1/2-INCH IRON ROD FOUND
- ▲ 80D NAIL FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET

GENERAL NOTES

1) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH PAYMENT WAS GRANTED FOR THIS SUBDIVISION ON _____(DATE) BY THE CITY OF WEST LAKE HILLS WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS _____, REFER TO RSMP APPROVAL LETTER AND AGREEMENT FOR CONDITIONS OF PARTICIPATION.

2) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LAKE HILLS ZONING ORDINANCE REQUIREMENTS.

3) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF WESTLAKE HILLS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

4) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8. SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

5) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF WESTLAKE HILLS MUNICIPAL CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF WEST LAKE HILLS RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

9) PUBLIC SIDEWALKS, BUILT TO CITY OF WEST LAKE HILLS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: REDBUD TRAIL. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

10) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF WESTLAKE HILLS WATER AND WASTEWATER UTILITY SYSTEM.

11) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF WEST LAKE HILLS UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF WEST LAKE HILLS. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

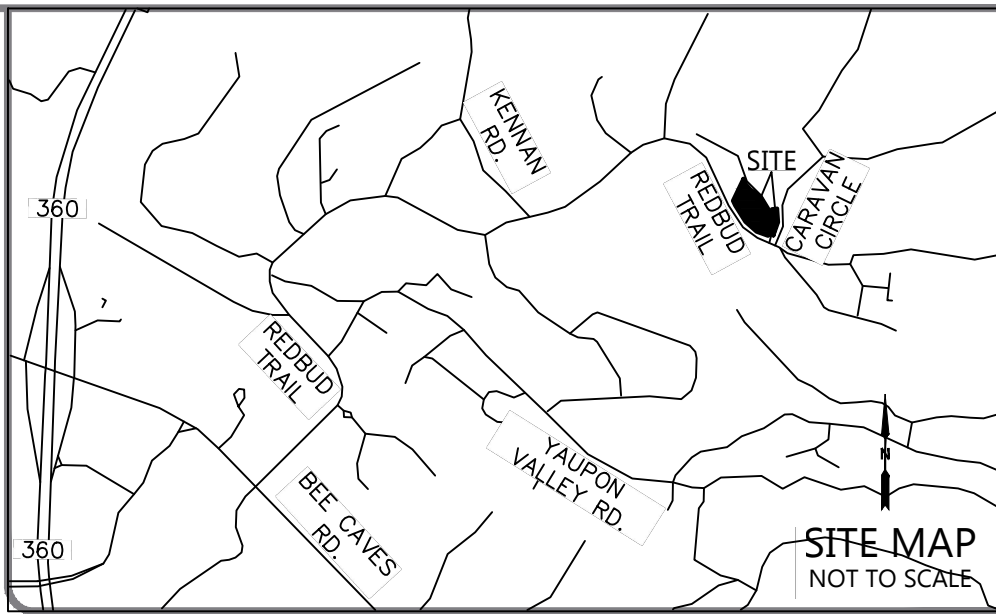
12) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

13) BY APPROVING THIS PLAT, THE CITY OF WEST LAKE HILLS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

14) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS (CHAPTER 25-13) AS AMENDED.

15) WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.

16) EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S24°45'37"E	17.84'
L2	S61°26'57"E	48.44'
L3	S12°47'22"E	24.67'
L4	S16°00'00"W	44.07'
L5	N45°01'43"W	32.66'
L6	N34°06'10"W	72.13'
L7	N27°29'01"W	43.52'
L8	N83°17'00"E	44.77'
L9	S15°50'00"W	70.69'
L10	S16°48'43"W	54.58'
L11	S83°31'00"W	4.51'
L12	N16°00'38"E	62.12'
L13	N12°44'00"W	24.67'

LOT TABLE

LOT#	ACRES/SQ.FT.
1, A	2.079/90,565
1, B	0.094/4,075
TOTAL	2.173/94,640

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	138.30'	7°58'53"	19.27'	S21°00'24"E	19.25'
C2	141.26'	28°41'37"	70.74'	S39°10'06"E	70.01'
C3	141.26'	7°55'56"	19.56'	S57°28'53"E	19.54'
C4	137.28'	30°07'13"	72.17'	S46°39'40"E	71.34'
C5	229.62'	18°47'27"	75.31'	S22°09'20"E	74.97'
C6	117.46'	28°40'05"	58.77'	S01°32'36"W	58.16'
C7	43.13'	66°08'30"	49.79'	S48°42'43"W	47.07'
C8	141.46'	28°42'30"	70.88'	N01°27'41"E	70.14'
C9	253.62'	18°47'31"	83.18'	N22°06'09"W	82.81'

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF WEST LAKE HILLS, TEXAS, ON THIS, THE ____ DAY OF _____, 20____.

_____, CHAIR
_____, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AD. AT ____ O'CLOCK ____M., DULY RECORDED ON THE ____ DAY OF _____, 20____ AD. AT ____O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____, DAY OF _____, 20____ AD,

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

CHECKED BY: AD	
JOB NUMBER: 121-01	ISSUE DATE: 08/31/2022
SHEET: 1 OF 1	

No part of any structure erected in this Subdivision shall be less than 30 feet from the front line of any lot and 10 feet from the side line of any lot.

Each house in this subdivision shall be connected to a Septic tank of a design approved by the State Health Dept. and the installation shall be inspected and approved by the The Travis County Health Dept.

<i>I</i>	<i>2-W</i>	<i>2-E</i>	<i>3-W</i>	<i>3-E</i>	<i>4-W</i>
<i>I</i> 66°46'	<i>I</i> 28°36'	<i>I</i> 28°36'	<i>I</i> 18°48'	<i>I</i> 18°48'	<i>I</i> 30°00'
<i>T</i> 28.14'	<i>T</i> 29.94'	<i>T</i> 36.06'	<i>T</i> 38.01'	<i>T</i> 41.99'	<i>T</i> 36.78'
<i>R</i> 43.13'	<i>R</i> 117.46'	<i>R</i> 141.46'	<i>R</i> 229.62'	<i>R</i> 253.62'	<i>R</i> 137.28'
<i>LC</i> 47.48'	<i>LC</i> 58.02'	<i>LC</i> 69.98'	<i>LC</i> 75.00'	<i>LC</i> 82.84'	<i>LC</i> 71.06'
<i>A</i> 50.20'	<i>A</i> 58.63'	<i>A</i> 70.61'	<i>A</i> 75.34'	<i>A</i> 83.22'	<i>A</i> 71.88'

4-E		5-W		5-E	
I	30°00'	I	36°48'	J	36°48'
T	43.21'	T	46.99'	T	39.01'
R	161.28'	R	141.26'	R	117.26'
LS	83.48'	LS	89.10'	LS	74.02'
A	84.45'	A	90.73'	A	75.31'

That we, Emmett Shelton, Sr. and Elba May Shelton, a feme sole, being the owners of the portion of that certain tract of land conveyed to Emmett Shelton by deed of record in Book 539, at Page 582 to 584, inclusive, Travis County Deed Records, not previously conveyed by deeds of record in Travis County, Texas, the portion thereof so owned by the undersigned covering and including the lands shown on the accompanying plat and land adjacent thereto, do hereby designate and subdivide out of said lands a tract of 1.56 acres, in accordance with the attached plat, said tract to be known as "LOT 1- BLOCK A of STONEHEDGE ESTATES".

The property covered by this subdivision borders upon a public road and no new public roadway is involved or dedicated by this subdivision. This subdivision lies within the Corporate Limits of the City of Westlake Hills Texas.

WITNESS OUR HANDS, this the 14 day of February A.D. 1967.

Emmett Shelton, Sr.
Emmett Shelton, Sr.

Elba May Shelton
Elba May Shelton

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of February A.D. 1967.

Mary A.D. 1967
Mary Jane Holloway
Notary Public in and for Travis County, Texas.

Before me, the undersigned authority on this day personally appeared Elba May Shelton, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of February AD 1967

February 14, 1967
John B. Selman
Notary Public in and for Travis County, Texas

FILED FOR RECORD on the 21 day of February A.D. 1967
at 2 o'clock P. M.
Miss Emilie Limberg County Clerk, Travis County, Texas.

Miss Emilie Limberg, County Clerk, Travis County, Texas.
By: Anna Wacker Deputy

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the within and foregoing instrument of writing with its Certificates of authentication was filed for record in my office on the 21 day of February A.D. 1967, at 2 o'clock P.M. and duly recorded on the 21 day of February A.D. 1967 at 2 o'clock P.M. in the Plat Records of said County in Book 32 at Page 21.

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

Miss Emilie Limberg, Clerk County Court, Travis County, Texas.

By: Frieda Wacker
Deputy

ACCEPTED AND AUTHORIZED FOR RECORD by the
City Council of Westlake Hills, Texas, on the day
of February A.D. 1967.

Elizabeth MBrayer
Secretary

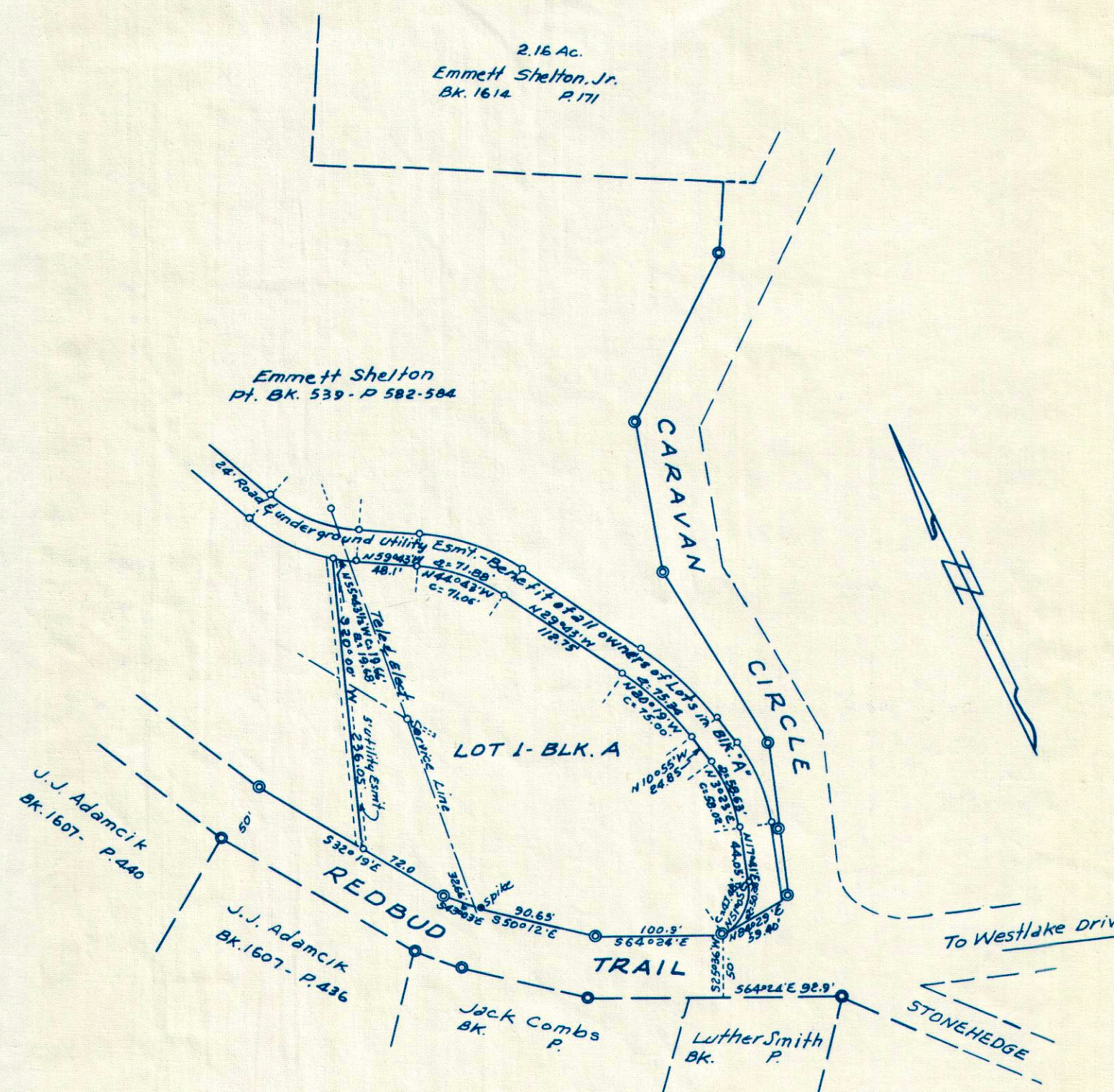
Henrietta Jacobsen
Mayor.

SURVEYED BY: J. A. Jackson Date: February 10, 1967
T.A. Jackson, Reg. Public Surveyor

LEGEND
 © Denotes Iron Stakes Found
 o " " " Placed.

SCALE: 1" = 100 FEET

STONEHEDGE ESTATES
LOT 1 - BLOCK "A"



69

CURVE DATA

	1	2W	2E	3W	3E	4W	4E	5W	5E	6S	6N	7S	7N	8S	8N	9S	9N	10	11	12	13	14	15N	15S	16	17	18
I	66°48'	28°36'	28°36'	18°48'	18°48'	30°00'	30°00'	36°48'	36°48'	16°00'	16°00'	38°00'	38°00'	28°24'	28°24'	13°36'	13°36'	50°06'	50°06'	50°06'	81°14'	48°40'	8°53'	8°53'	70°08'	83°02'	74°27'
T	28.14'	29.94'	36.06'	38.01'	41.99'	36.78'	43.21'	46.99'	39.01'	19.44'	16.06'	13.62'	21.08'	43.78'	37.70'	19.20'	16.34'	16.09'	21.30'	27.30'	13.07'	14.07'	19.19'	17.33'	10.10'	80.00'	86.96'
R	43.13'	117.46'	141.46'	229.62'	253.62'	137.28'	161.28'	141.26'	117.26'	138.30'	114.30'	39.55'	63.55'	173.00'	149.00'	161.03'	137.03'	34.42'	45.57'	58.42'	15.24'	31.12'	247.07'	223.07'	14.39'	90.37'	117.98'
L	47.48'	58.02'	69.98'	75.00'	82.84'	71.06'	83.48'	89.18'	74.02'	38.50'	31.82'	25.76'	41.38'	84.88'	73.10'	38.14'	32.44'	29.14'	38.58'	49.48'	19.84'	25.64'	38.26'	34.54'	16.54'	119.80'	140.96'
A	50.28'	58.63'	70.61'	75.34'	83.22'	71.88'	84.45'	90.73'	75.31'	38.62'	31.92'	26.23'	42.15'	85.75'	73.86'	38.22'	32.53'	30.10'	39.85'	51.08'	21.61'	26.43'	38.31'	34.59'	17.61'	130.96'	149.88'

BUILDING RESTRICTIONS:

No part of any structure erected in this subdivision shall be less than 30 feet from the front line of any lot and 10 feet from the side line of any lot.

STATE OF TEXAS

COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That we, Emmett Shelton, Sr. and Elba May Shelton, a feme sole, being the owners of the portion of that certain tract of land conveyed to Emmett Shelton by deed of record in Book 539, at Page 582 to 584, inclusive, Travis County Deed Records, not previously conveyed by deeds of record in Travis County, Texas, the portion thereof so owned by the undersigned covering and including the lands shown on the accompanying plat, do hereby designate and subdivide out of said lands a tract of 9.550 acres in accordance with the attached plat, said tract to be known as "STONEHEDGE ESTATES-LOTS 2 thru 12, BLOCK "A"

The property covered by this subdivision borders upon a public road and no new public roadway is involved or dedicated by this subdivision. This subdivision lies within the Corporate Limits of the City of Westlake Hills, Texas.

WITNESS OUR HANDS, this the day of October A.D. 1967.

Emmett Shelton, Sr.

Elba May Shelton

STATE OF TEXAS

COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of October A.D. 1967.

Notary Public in and for Travis County, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority on this day personally appeared Elba May Shelton, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of October A.D. 1967.

Notary Public in and for Travis County, Texas.

FILED FOR RECORD on the day of October A.D. 1967 at o'clock M.
Miss Emilie Limberg County Clerk, Travis County, Texas.

Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby Certify that the within and foregoing instrument of writing with its Certificates of authentication was filed for record in my office on the day of October A.D. 1967, at o'clock M. and duly recorded on the day of October A.D. 1967 at o'clock M. in the Plat Records of said County in Book at Page.

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

Miss Emilie Limberg, Clerk County Court, Travis Co., Texas

By:

Deputy

ACCEPTED AND AUTHORIZED FOR RECORD by the City Council of Westlake Hills, Texas, on the 31st day of October A.D. 1967.

Secretary

Mayor

SURVEYED BY:

Date: September 30, 1967

T.A. Jackson, Reg. Public Surveyor.

LEGEND

- Denotes Iron Stakes Found
- o " " " Placed

SCALE: 1" = 100 FEET.

STONEHEDGE ESTATES LOTS 2 thru 12 BLOCK "A"

SEPTIC TANK NOTE:

Each house in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept, and the installation shall be inspected and approved by the Travis County Health Dept.

69



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	October 26, 2022	Item Number:	5
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

800 Rock Creek: Discuss and consider action on variances to remove three trees with diameters larger than 14 inches to demolish and construct a new single-family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Representative Renee Godinez.

Recommendation

Staff recommends approval of the requested variances. The applicants have worked to create a code compliant plan and are reducing the nonconforming elements on the lot.

ZAPCO voted to recommend approval, with the condition that the trees be protected and routinely inspected during construction by the city inspector.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Kevin Burns

Legal Description: Lot 13, Block C, Live Oak Terrace Partial Replat

Lot Size: 0.4369 acres (19,031.13 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

The property sits at the corner of Rock Creek Drive and Oakridge Drive, creating two front setbacks of 30-feet. The existing survey in the packet shows there are several existing non-conforming elements that when demolished will lose vested status. The applicant has adjusted the plans and reduced the number of variances after a couple of meetings with city staff.

The applicant is seeking variances for the removal of three trees. Those trees are:

T29 – 18-Inch Cedar

T31 – 16.5-Inch Live Oak

T139 – 14-Inch Live Oak

They have designed around all Live Oaks that are greater than 20-inches, which is 7 trees on this lot.

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 existing residence is non-compliant on two sides including along the West setback. Consequently, there is no other location for the driveway other than its currently proposed location. Therefore, the proposed driveway location requires removal of trees #29 and #31 - both of which are in poor or very poor condition anyway.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
We are working with a private arborist directly to ensure tree health is maintained during construction. The proposed design further heavily mitigates impact to the critical root zones of the neighboring protected trees to remain.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
Other garage and driveway alternatives on Rock Creek Drive would adversely impact more trees overall and most certainly would impact larger protected trees than those we propose for removal that are in fact in much better health. By extension, this dictates removal of tree #139 in order to have any reasonable improvement to the property regardless of the design strategy.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The proposed design solution eliminates the need for removal of any protected trees in fair or better health in favor of the removal of three trees in poor or very poor health that are far less mature than most of the other protected trees. Therefore, this design synergizes a high level of smart conservation while optimizing the owner's ability to occupy his property in a reasonable way.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
We feel removal of these trees does not violate the intent of the zoning ordinance and goals of the city's master plan primarily because these trees present a safety issue for future occupants and improvements on the property. They have poor structure, poor vigor, significant storm damage and freeze damage, decay, are substantially unbalanced, have broken branches aloft, have very inconsequential canopy, and heavy competition due to vine growth.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
Removal of tree #29, #31, and #139 for which we are seeking a variance for will not disturb any fellow neighbors, nor do these trees add value to neighboring yards. Taylor Holt - Project Manager from Item 5 LLC (the Builder for this project) has spoken directly in-person with the following neighbors on

9/12/2022 to discuss this project in detail with specific emphasis on the proposed tree removal and replacement plan:

Lois Thomson, residing at 801 Cedar Park Dr.

Aylin Walsh, residing at 802 Rock Creek Dr.

Jeff Cook, residing at 801 Rock Creek Dr.

William Petri, residing at 407 Oak Ridge Dr.

Each neighboring resident verbally expressed having no concern with our removal of the aforementioned trees, our plan for replacement, as well as offered verbal support for the project as a whole. Lois Thomson and Jeff Cook in particular expressed enthusiasm for the project in general.

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.

Links to Relevant Code:

[Sec. 22.03.514](#)

[Criteria and process required for granting variance](#)

[Sec. 22.03.304](#)

[Tree and Vegetation Removal and Replacement](#)





Approved By		
	Signature	Date
Department Head	_____	_____
	Signature	Date
City Administrator	_____	_____

Tree Variance Letter

800 Rock Creek

The trees we are requesting a variance for to remove is primarily about the general condition of the trees themselves. As the attached arborist's report indicates, these particular trees (#29, #31, #139) are in poor to very poor health. Such poor health, in fact, that preserving them is likely hazardous during construction and beyond. It's further doubtful any reasonable insurance carrier would allow them to remain once the condition of the trees is disclosed.

Furthermore, the primary hardship is that the corner lot setback conditions dictated by the governing body severely limits development due to the constricted buildable area that naturally remains when required setbacks are applied to this corner lot.

The existing residence is non-compliant on two sides including along the West setback. Consequently, there is no other location for the driveway other than its currently proposed location. Therefore, the proposed driveway location requires removal of trees #29 and #31 - both of which are in poor or very poor condition anyway.

We are working with a private arborist directly to ensure tree health is maintained during construction. The proposed design further heavily mitigates impact to the critical root zones of the neighboring protected trees to remain.

Other garage and driveway alternatives on Rock Creek Drive would adversely impact more trees overall and most certainly would impact larger protected trees than those we propose for removal that are in fact in much better health. By extension, this dictates removal of tree #139 in order to have any reasonable improvement to the property regardless of the design strategy.

The proposed design solution eliminates the need for removal of any protected trees in fair or better health in favor of the removal of three trees in poor or very poor health that are far less mature than most of the other protected trees. Therefore, this design synergizes a high level of smart conservation while optimizing the owner's ability to occupy his property in a reasonable way.

We feel removal of these trees does not violate the intent of the zoning ordinance and goals of the city's master plan primarily because these trees present a safety issue for future occupants and improvements on the property. They have poor structure, poor vigor, significant storm damage and freeze damage, decay, are substantially unbalanced, have broken branches aloft, have very inconsequential canopy, and heavy competition due to vine growth.

Removal of tree #29, #31, and #139 for which we are seeking a variance for will not disturb any fellow neighbors, nor do these trees add value to neighboring yards. Taylor Holt - Project Manager from Item 5 LLC (the Builder for this project) has spoken directly in-person with the following neighbors on 9/12/2022 to discuss this project in detail with specific emphasis on the proposed tree removal and replacement plan:

Lois Thomson, residing at 801 Cedar Park Dr.

Aylin Walsh, residing at 802 Rock Creek Dr.

Jeff Cook, residing at 801 Rock Creek Dr.

William Petri, residing at 407 Oak Ridge Dr.

Each neighboring resident verbally expressed having no concern with our removal of the aforementioned trees, our plan for replacement, as well as offered verbal support for the project as a whole. Lois Thomson and Jeff Cook in particular expressed enthusiasm for the project in general.



SPECIAL POWER OF ATTORNEY FORM

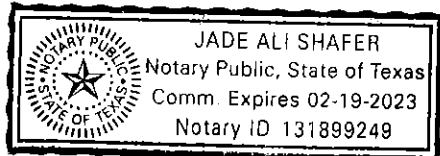
KNOW ALL PERSONS BY THIS DOCUMENT that I, KEVIN BURNS
have made, constituted and appointed PERMIT SOLUTIONS (RENEE GODINEZ)
to be my duly authorized representative in connection with an application dated _____,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board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

Kevin Burns
Property Owner/Applicant Name
301 West Ave #100 Austin TX
Street Address City State Zip Code
78701

512 898 8722
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 14th day of September, 2022.

Jade Ali Shafer
Notary Public in and for the State of Texas





8/20/2021

Tree Inventory Memo: Jay Corder Architect
800 Rock Creek
West Lake Hills, TX 78746

Attn: Jennifer Hefner

Thank you for insuring trees and canopies within our communities are responsibly preserved for future generations while shepherding quality redevelopment. On August 3rd, 2021, the Tree Mann Solutions board certified master arborist team visited the property to inspect for tree survey accuracy and provide tree preservation recommendations.

Multiple trees were mismeasured and/or identified on the original survey. 22 trees were inspected; 14 of those were heritage but only 8 are recommended for preservation based on health. In below image, trees with red dots are recommended for preservation, trees with orange dots may present challenges for removal due to size but are not the best preservation candidates, and green trees are either non-heritage trees and/or in very poor health (presenting little challenge for removal).



This site will likely be redeveloped with a larger home occupying the site. TMS recommends removal of smaller trees in the building envelope, selective removal of very poor health heritage trees and non-heritage trees where necessary to achieve goals, and preservation of the larger, better trees on site.

TMS recommends saving the biggest/best trees, mitigating fairly for a reasonable number of trees to be removed based on code requirements, market conditions, and tree health, and thoughtfully preserving good trees within the limits of construction beyond code minimums in addition to thorough replanting per requirements.

Photos for documentation are provided in a separate link. Please let me know if you've any questions and/or concerns regarding the assessments; we are here to help!

Respectfully,
Mark Mann | Owner: Tree Mann Solutions, LLC
Board Certified Master Arborist
ISA TX-3978B, T.R.A.Q./TX Oak Wilt Qualified - 144

29, Ashe Juniper, 18

Created	2021-08-03 13:45:56 CDT by Mark Mann
Updated	2021-08-03 15:17:22 CDT by Mark Mann
Location	30.2856839017186, -97.7965831384063
Status	■ Inventoried
Tree Number	29
Tree Species	Ashe Juniper
Diameter (DBH)	18
Condition	Very Poor
Notes	poor structure, deadwood 30%-50%, significant impervious cover, very poor vigor, 10% potential canopy, over-pruned, significant decay, trunk damage, moderate cavities, significant storm damage
Summary	This is a very poor preservation candidate with significant past storm damage and pruning impacts. Very little of the canopy is left alive and overall this is a pretty inconsequential tree despite the decent trunk size.

Photos









31, Live Oak, 16.5

Created	2021-08-03 13:35:48 CDT by Mark Mann
Updated	2021-08-03 15:02:33 CDT by Mark Mann
Location	30.2856966405174, -97.7964986488223
Status	■ Inventoried
Tree Number	31
Tree Species	Live Oak
Diameter (DBH)	16.5
Condition	Poor
Notes	poor vigor, deadwood 15%-30%, significantly unbalanced, fair structure, 25% potential canopy
Summary	Heritage size tree but very diminished canopy with broken branches aloft, past heavy pruning impacts near front of home, significant deadwood accumulation, and very inconsequential canopy. Do not recommend preserving unless convenient and desired by owner.

Photos







139, Live Oak, 14

Created	2021-08-03 13:27:35 CDT by Mark Mann
Updated	2021-08-03 15:08:28 CDT by Mark Mann
Location	30.2857753894186, -97.7963196113706
Status	Inventoried
Tree Number	139
Tree Species	Live Oak
Diameter (DBH)	14
Condition	Very Poor
Notes	poor structure, very poor vigor, deadwood 50%-75%, 10% potential canopy, significant impervious cover, moderately unbalanced
Summary	This is a very poor preservation candidate. It has had significant freeze damage likely and has a very thin canopy comprised mostly of dead tissue with minimal sprouting. It has had heavy competition due to vine growth around it and past over-pruning impacts. Not a great tree to save.

Photos







Page 53 of 105

A detailed architectural rendering of a modern, two-story residential building. The house features a combination of light beige stucco and dark brown vertical wood slat siding. A prominent white concrete driveway leads from the foreground towards a large, recessed garage opening. To the right of the garage is a covered entryway with a dark interior. The upper level has a long, horizontal window with multiple panes. The roofline is flat with a slight overhang. The house is set on a green lawn with some landscaping, including small shrubs and a black planter box. The background shows a clear blue sky and some distant trees.

DRAWING INDEX	
A0 TITLE SHEET + INFORMATION	
A0.01	TITLE SHEET
A0.02	PROJECT GENERAL NOTES
A1 FLOOR PLANS	
A1.01	EXISTING- SITE PLAN
A1.02	PROPOSED- SITE PLAN
A1.03	TREE PROTECTION + STAGING PLAN
A1.04	PROPOSED- LOWER LEVEL FLOOR PLAN
A1.05	PROPOSED- MAIN LEVEL FLOOR PLAN
A1.06	PROPOSED-UPPER LEVEL FLOOR PLAN
A1.07	PROPOSED- ROOF PLAN
A2 EXTERIOR ELEVATIONS	
A2.01	PROPOSED- EXTERIOR ELEVATIONS
A2.02	PROPOSED- EXTERIOR ELEVATIONS
A3 BUILDING SECTIONS	
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A3.03	BUILDING SECTIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
A3.06	BUILDING SECTIONS
A4 DOOR + WINDOW SCHEDULES + DETAILS	
A4.01	DOOR / WINDOW SCHEDULES + DETAILS
A6 INTERIOR ELEVATIONS	
A6.01	INTERIOR ELEVATIONS
A6.02	INTERIOR ELEVATIONS
A6.03	INTERIOR ELEVATIONS
A6.04	INTERIOR ELEVATIONS
A6.05	INTERIOR ELEVATIONS
A7 FOUNDATION + PLUMBING LOCATION PLANS	
A7.01	LOWER LEVEL FOUNDATION + PLUMBING LAYOUT PLAN
A7.02	MAIN LEVEL FOUNDATION + PLUMBING LAYOUT PLAN
A8 RCP / ELECTRICAL PLANS	
A8.01	LOWER LEVEL- ELECTRICAL LIGHTING PLAN
A8.02	LOWER LEVEL- ELECTRICAL POWER PLAN
A8.03	MAIN LEVEL- ELECTRICAL LIGHTING PLAN
A8.04	MAIN LEVEL- ELECTRICAL POWER PLAN
A8.05	UPPER LEVEL- ELECTRICAL LIGHTING PLAN
A8.06	UPPER LEVEL- ELECTRICAL POWER PLAN

JAY
COR
DER
ARC
HIT
ECT

JAY **CORDER** ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

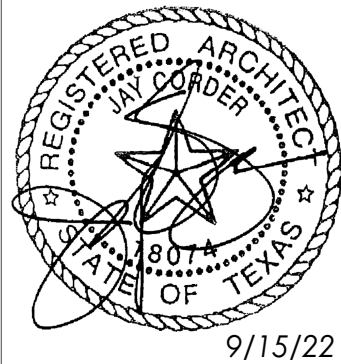
JAYCORDER.COM

[illegible]

SPECULATIVE RESIDENCE

800 ROCK CREEK
AUSTIN, TX

**TREE VARIANCE
DOCUMENTS**



DATE:	9/15/22
-------	---------

PM:	JH
-----	----

DRAWN:	JC, JH
--------	--------

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A0.01

TITLE SHEET

PROJECT TEAM		SYMBOLS KEY		ABBREVIATIONS		AREA CALCULATIONS	
ARCHITECT: JAY CORDER ARCHITECT 2700 W. ANDERSON LANE, SUITE 309 AUSTIN, TEXAS 78757 PHONE: 512.243.8507 PROJECT MANAGER: JENNIFER HEHNER CONTRACTOR: ITEM S, LLC PHONE: 512.551.4141 PROJECT MANAGER: TAYLOR HOLI/CHRIS SEBLIA STRUCTURAL ENGINEER: STEINMAN LUEVANO STRUCTURES, LLP 5901 OLD FREDERICKSBURG ROAD SUITE B-101 AUSTIN, TX 78749 PHONE: 512.891.6766 PROJECT MANAGER: ? GEOTECHNICAL ENGINEER: T.B.D. PHONE: ? PROJECT ENGINEER: ? SURVEYOR: TRI-TECH SURVEYING 155 RIVERWALK DRIVE SAN MARCOS, TX 78666 PHONE: 512.440.0222 INTERIOR DESIGNER: URBANSAPCE 301 WEST AVENUE #100 AUSTIN, TX 78701 PHONE: 512.476.0014 PROJECT MANAGER: JESSICA NASH LANDSCAPE DESIGNER: T.B.D. PHONE: ? PERMIT EXPEDITER: PERMIT SOLUTIONS		BUILDING SECTION KEY DETAILED WALL SECTION KEY EXTERIOR ELEVATION KEY INTERIOR ELEVATION KEY PARTITION TYPE KEY ENLARGED PLAN OR DETAIL REFERENCE KEY DOOR TYPE KEY WINDOW TYPE KEY SPOT ELEVATION MARKER LEVEL MARKER REVISION CLOUD		AC AIR CONDITIONING CONDENSING UNIT ADA AMERICANS WITH DISABILITIES ACT AFF ABOVE FINISH FLOOR ALUM ALUMINUM BATH BATHROOM BLDG BUILDING CAS CABINET CH CEILING HEIGHT CL CLOSET CMU CONCRETE MASONRY UNIT CONC CONCRETE CT COUNTERTOP DN DOWN DTL DETAIL DWG DRAWING DW DSH WASHER ELEC ELECTRIC / ELECTRICAL ELEV ELEVATION EQ EQUAL EXT EXISTING TO REMAIN EXIST EXISTING GFI GROUND FAULT CIRCUIT INTERRUPTER FD FLOOR DRAIN FN FINISH FLR FLOOR REF REFRIGERATOR FRZR FREEZER GYPSUM WALL BOARD HB HOSE BIBB - FROST FREE HVAC HEATING, VENTILATION & AIR CONDITIONING IC INSULATION INT INTERIOR LED LIGHT-EMITTING DIODE LVL LAMINATED VENEER LUMBER MAX MAXIMUM MEMB MEMBRANE MIN MINIMUM MTL METAL NIC NOT IN CONTRACT NTS NOT TO SCALE OC ON CENTER OSB ORIENTED STRAND BOARD PLY PLYWOOD PNT PAINT PT PRESSURE TREATED QTY QUANTITY REQ REQUIRED RM ROOM RTN HVAC RETURN SHWR SHOWER SQFT SQUARE FOOT STD STANDARD STL STEEL SUSP SUSPENDED TBD TO BE DETERMINED T&G TONGUE AND GROOVE TYP TYPICAL UNLESS OTHERWISE NOTED VERIFY IN FIELD WJ WITH WD WOOD WH WATER HEATER WN WINDOW WP WATER PROOF WR WATER RESISTANT CONDITIONED SQUARE FOOTAGE: (MEASURED TO OUTSIDE OF FRAMING STUD) LOWER LEVEL: 1,798.81 SF (INCLUDING STORAGE/MECH.) MAIN LEVEL: 2,404.69 SF (INCLUDING STAIR) UPPER LEVEL: 765.60 SF TOTAL CONDITIONED: 4,969.10 SF GARAGE/STORAGE: 762.67 SF IMPERVIOUS COVERAGE SQUARE FOOTAGE: (MEASURED TO OUTSIDE OF MASONRY) HOUSE SLAB AT LOWER LEVEL (INCLUDING BRICK LUG): 2,105.70 SF HOUSE SLAB AT UPPER LEVEL (INCLUDING BRICK LUG): 141.44 SF GARAGE SLAB (INCLUDING BRICK LUG): 773.93 SF DRIVEWAY: 967.76 SF WOOD DECK (COUNTED AT 50%): 403.46 SF CONC. STEPS DOWN TO LOWER LEVEL: 60.60 SF SWIMMING POOL: 512 SF GRAVEL WALKWAY: 171.30 SF TOTAL IMPERVIOUS COVERAGE: 5,143.69 (26.89%) LOT SIZE: 19,125.43 SF (.4391 ACRE) 28% MAX. IMPERVIOUS COVERAGE ALLOWABLE PER ZONING IF LOT IS CONNECTED TO CITY OF WESTLAKE HILLS WASTEWATER SYSTEM; 25% MAX. IMPERVIOUS COVERAGE IF NOT CONNECTED TO WW SYSTEM			
LEGAL LOT DESCRIPTION							
LOT 13, BLOCK C, PARTIAL REPLAT OF LIVE OAK TERRACE SUBDIVISION, BOOK 24, PG. 25, PLAT RECORDS OF TRAVIS COUNTY, TX.							

PROJECT GENERAL NOTES			
CODES, APPROVALS + INSURANCE	BIDDING	STRUCTURAL ENGINEERING	HEATING, VENTILATION + AIR CONDITIONING
1. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OVERSEE ALL WORK TO GUARANTEE COMPLIANCE WITH GOVERNING BUILDING CODES. SHOULD ANY DISCREPANCY BETWEEN ARCHITECTURAL DRAWINGS AND GOVERNING CODES, THE GOVERNING CODES SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ANY SUCH DISCREPANCIES AND TO CALL THEM TO THE ARCHITECT'S IMMEDIATE ATTENTION FOR RESOLUTION. 2. PERMIT EXPEDITER TO BE COORDINATED WITH OWNER, ARCHITECT + CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS INCLUDING THE BUILDING PERMIT, DEMOLITION PERMIT, HOA APPROVALS, CERTIFICATE OF OCCUPANCY, ETC. 3. THE GENERAL CONTRACTOR SHALL CARRY INSURANCE AS OUTLINED BELOW. PRIOR TO COMMENCING WORK, CERTIFICATES OF POLICIES AS PROOF OF COVERAGE SHALL BE PROVIDED TO THE OWNER: 1. EMPLOYER'S ACCIDENT INSURANCE: \$1,000,000.00 2. COMMERCIAL GENERAL LIABILITY INSURANCE: MINIMUM OF CONTRACT SUM 3. BUILDER'S RISK INSURANCE: GENERAL CONTRACTOR TO PROVIDE 4. WORKER'S COMPENSATION: OWNER WAIVERS FROM ALL SUBCONTRACTOR'S FOR WORKERS COMPENSATION 4. THE CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S EXPENSES AND FEES, WHERE CLAIMS ARE FILED BY THEIR OWN EMPLOYEES OR ANY SUB-CONTRACTOR HIRED BY THE CONTRACTOR AND/OR THEIR EMPLOYEES. THIS INDEMNITY SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF THE WORK DONE BY THE CONTRACTOR.	1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION AND SIGNED/SEALED BY THE ARCHITECT AFTER PROPER BUILDING PERMITS HAVE BEEN SECURED. 2. IF THESE DRAWINGS ARE NOTED AS A "BID SET", CONTRACTOR TO PROVIDE A COST ESTIMATE (BID) FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS AT THAT TIME, WITH ALLOWANCES PROVIDED FOR "TYPICAL" ITEMS / FINISHES THAT MAY NOT YET BE NOTED ON THE DRAWINGS. CONTRACTOR TO ASK QUESTIONS OF THE ARCHITECT AS NEEDED TO PROVIDE THE COST ESTIMATE (BID). 3. THE CONTRACTOR THAT IS IS SELECTED TO COMPLETE THE WORK SHALL PROVIDE A REVISED, DETAILED AND COMPLETE PROJECT COST ESTIMATE TO THE OWNER & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS REVISED PROJECT ESTIMATE IS TO BE BASED UPON THE STAMPED AND SEALED CONSTRUCTION DOCUMENTS PROVIDED BY THE ARCHITECT, STRUCTURAL ENGINEER, LANDSCAPE DESIGNER, INTERIOR DESIGNER, ETC. CONTRACTOR TO INCLUDE A CONTINGENCY COST OF AT LEAST 5% OF THE ESTIMATED COST OF CONSTRUCTION AS PART OF THE PROJECT ESTIMATE. DEMOLITION 1. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED IN THE DRAWINGS. 4. ALL DEMOLITION SHALL BE DONE NEATLY AND WITHOUT DAMAGE TO THE REMAINING CONSTRUCTION. THE AREA SHALL BE CLEAR OF ALL DEBRIS, FLOOR COVERINGS AND ADHESIVE RESIDUE, ETC. AND LEFT CLEAN. 2. DEMOLITION NOT DESCRIBED HERE BUT NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEMOLITION DRAWINGS ARE ISSUED FOR INFORMATION ONLY AND SHOW THE GENERAL EXTENT OF THE DEMOLITION REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR REMODELING OR NEW CONSTRUCTION. 3. THE WORK OF THIS PROJECT MAY INCLUDE ALTERATIONS OF THE EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOW THE CHANGES AND ADDITIONS SHOWN AND TO PROVIDE CONTINUING ELECTRICAL AND HVAC SERVICES FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN OPERATIONAL. 4. ALL DEMOLITION CONSTRUCTION DEBRIS TO BE SHALL BE SORTED SO AS TO COMPLY WITH THE CITY OF AUSTIN'S CONSTRUCTION & DEMOLITION RECYCLING ORDINANCE. 5. CONTRACTOR TO PROVIDE OWNER / ARCHITECT WITH A COMPLETE INVENTORY OF ALL ITEMS THAT CAN BE RE-USED AND/OR STORED IN BUILDING STOCK. 6. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, PARTITIONS, ETC.) CAUSE AN UNEVENNESS IN FLOOR SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING. 7. CONTRACTOR SHALL PROVIDE A SEALED PARTITION / BARRIER FROM FLOOR TO CEILING AT ALL INTERFACES WITH EXISTING PART OF STRUCTURE TO REMAIN. 8. ELECTRICAL, MECHANICAL AND PLUMBING TO BE REMOVED TO THE FURTHEST TERMINATION POINT ON THE FLOOR. REMOVE, ALL UNUSED AND DISCONNECTED, HVAC, ELECTRICAL, PLUMBING AND PHONE / DATA CABLES ABOVE CEILING AND REMOVE TO THE FURTHEST TERMINATION POINT ON THE FLOOR. COORDINATE EXTENT OF REMOVAL WITH MECHANICAL / ELECTRICAL / PLUMBING DRAWINGS. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE REPAIRS TO ANY AND ALL DAMAGE TO EXISTING TO REMAIN EQUIPMENT, FIXTURES, WALLS, FLOORS, CEILING, DOORS, WINDOWS, OR ANY OTHER BUILDING ELEMENT THAT MAY OCCUR DURING THE DEMOLITION AND / OR CONSTRUCTION PHASES. ALL REPAIRS SHALL BE MADE PRIOR TO SUBSTANTIAL COMPLETION. 10. CONTRACTOR TO VERIFY ALL LOAD BEARING CONDITIONS AND PROVIDE SHORING AS REQUIRED IN ALL AFFECTED AREAS PRIOR TO AND DURING DEMOLITION AND / OR CONSTRUCTION. 11. PRIOR TO REMOVAL, OFF SITE, CONTRACTOR TO EVALUATE ANY DEMOLISHED CONCRETE, MASONRY, HARDSCAPING, CORING, GRAVEL, EARTH, ETC. WITH LANDSCAPE DESIGNER / ARCHITECT FOR POSSIBLE RE-USE AS LANDSCAPE FILL IN OTHER AREAS OF THE PROJECT. SITE REQUIREMENTS + PROTECTION 1. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER. 2. CONTRACTOR SHALL ENSURE THAT ALL DISTURBANCES TO THE EXISTING SITE ELEMENTS AND LANDSCAPING ARE KEPT TO A MINIMUM. DAMAGE TO EXISTING TREES AND/OR OWNERS LANDSCAPING ARE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT. 3. CONTRACTOR TO PROVIDE PROPER SOIL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE. SOIL GRADING SHALL BE EXECUTED IN A MANNER SO THAT DRAINAGE SHALL NOT BE DIRECTED TO NEIGHBORING PROPERTIES. 4. PROVIDE TREE AND CRITICAL ROOT ZONE PROTECTION AS REQUIRED TO MAINTAIN HEALTH OF EXISTING TREES AND TO MEET/EXCEED ANY TREE PROTECTION REQUIREMENTS BY LOCAL CITY JURISDICTIONS. SEE SITE TREE PROTECTION + STAGING AREA PLANS FOR ADDITION NOTES. 5. CONTRACTOR TO PROVIDE SITE PROTECTION FENCE AT ALL PROPERTY LINES AS REQUIRED TO MAINTAIN PROJECT SECURITY / SAFETY DURING ALL WORKING AND NON-WORKING HOURS. 6. CONTRACTOR TO PROVIDE SILT FENCING AS REQUIRED BY LOCAL CITY JURISDICTION. SEE DIAGRAM BELOW. STEEL OR WOOD FENCE POSTS MAX. 2.4 m (8') SPACING 2" x 4" WELDED WIRE BACKING SUPPORT FOR FABRIC (12.5 GA. WIRE) 600 mm (24") 150 mm (6") MIN. 150 mm (6") MIN. TRENCH CROSS SECTION SILT FENCE FABRIC FLOW FABRIC TOE-IN TRENCH (BACKFILLED) STANDARD SYMBOL FOR SILT FENCE (SF) SF L= 1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS. 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. 3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL. 4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST. 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.	1. STRUCTURAL ENGINEERING AND DESIGN FOR ALL PARTS OF THIS PROJECT TO BE "DESIGNED BY OTHERS" AND STILL REQUIRE COORDINATION WITH ARCHITECT PRIOR TO INSTALLATION. 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AFFECTING STRUCTURAL ELEMENTS AND SHALL NOT CUT OR BORE INTO STRUCTURAL MEMBERS FOR THE INSTALLATION OF PLUMBING OR MECHANICAL SYSTEMS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER. 3. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL FLOOR RECESSES AND SLAB DROPS MATCH BETWEEN ARCHITECTURAL FLOOR PLANS AND STRUCTURALLY ENGINEERED FOUNDATION PLANS PRIOR TO INSTALLATION OF CONCRETE. 4. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL STRUCTURAL STEEL NOTES AND SPECIFICATIONS. ALL WELDING TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY. ALL VISIBLE WELDS TO BE DRESSED SMOOTH AND FIELD PRIMED. 5. CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER TO SCHEDULE ON SITE INSPECTIONS AS REQUIRED BY THE GOVERNING BODY FOR THIRD PARTY INSPECTIONS. STANDARD INSPECTIONS TO OCCUR PRIOR TO CONCRETE POUR, TO INSPECT THE PLACEMENT OF STRUCTURAL STEEL AND UPON COMPLETION OF ROUGH FRAMING. ELECTRICAL 1. ELECTRICAL CONTRACTOR TO INCLUDE AND INSTALL ALL ELECTRICAL DEVICES AND EQUIPMENT AS REQUIRED BY THE CURRENT NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL CODES, WHETHER OR NOT INDICATED ON ARCHITECTURAL OR ELECTRICAL PLANS. 2. VERIFY ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT SHOWN IN ATTACHED PLANS AND SCHEDULES PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE ELECTRICAL SUPPLY AS REQUIRED BY MANUFACTURER TO ACCOMMODATE NEW ELECTRICAL FIXTURES. OWNER SUPPLIED APPLIANCES, HVAC, EXHAUST FANS, STEAM GENERATORS, POOL EQUIPMENT, WATER HEATERS, ETC. AS PER MANUFACTURER'S RECOMMENDATIONS. LOCATION OF OUTLETS TO BE COORDINATED WITH EQUIPMENT AND INSTALLER, UNLESS OTHERWISE NOTED. 3. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR CONFLICTS WITH FRAMING MEMBERS WHICH WILL AFFECT THE PLANNED LOCATIONS OF ELECTRICAL FIXTURES AS INDICATED ON THE DRAWINGS. 4. CONTRACTOR TO CONFIRM ALL ELECTRICAL OUTLETS, INCLUDING FLOOR & CEILING OUTLETS AND SWITCH AND FIXTURE LOCATIONS IN PERSON WITH A WALK-THRU MEETING WITH THE OWNER & ARCHITECT PRIOR TO WIRING. PRIOR TO WALK-THRU ELECTRICAL ROUGH BOXES ARE TO BE NAILED IN PLACE, BUT NOT WIRED. UNTIL FINAL LOCATIONS ARE APPROVED BY THE OWNER & ARCHITECT. 5. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. SMOKE ALARMS SHALL BE PROVIDED AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, IF APPLICABLE. ON EACH ADDITIONAL STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS. 6. PROVIDE CARBON MONOXIDE / SMOKE COMBINATION DETECTORS WHEN GAS FUELED APPLIANCES ARE PROVIDED IN THE PROJECT AND WHEN AN ATTACHED GARAGE IS PRESENT. 7. ALL SMOKE DETECTORS, SPEAKERS AND OTHER LOW VOLTAGE CEILING MOUNTED DEVICES TO ALIGN WITH ADJACENT LIGHT LOCATIONS AS INDICATED ON ELECTRICAL PLANS. 8. ALL SYMBOLS WITH # DESIGNATION SHALL BE MOUNTED AT SPECIFIED # OF INCHES ABOVE FINISH FLOOR. 9. ALL KITCHEN & BATHROOM RECEPTACLES THAT SERVE COUNTERTOPS TO BE ON A GROUND FAULT PROTECTED CIRCUIT. INSTALL CIRCUIT BREAKERS THAT PROVIDE THE GFCI PROTECTION SO THAT IF A PROTECTED OUTLET IS TRIPPED, THE OWNER WILL NEED TO GO TO THE BREAKER PANEL TO RESET THE CIRCUIT. RECEPTACLES TO BE MOUNTED 6" ABOVE THE NOMINAL WORKING SURFACE, UNLESS OTHERWISE NOTED. 10. REFRIGERATOR / FREEZER RECEPTACLES TO BE MOUNTED AT A LOCATION ABOVE FINISH FLOOR AS DIRECTED BY MANUFACTURER'S INSTRUCTIONS / REQUIREMENTS. 11. MICROWAVE RECEPTACLES SHALL BE 20 AMP ON A DEDICATED CIRCUIT. LOCATION TO BE DETERMINED IN FIELD. 12. CLOTHES WASHER TO HAVE DEDICATED 20 AMP RECEPTACLE MOUNTED AT A LOCATION ABOVE FINISH FLOOR AS DIRECTED BY MANUFACTURER'S INSTRUCTIONS / REQUIREMENTS. 13. CLOTHES DRYER TO HAVE DEDICATED 220V, 30 AMP SINGLE RECEPTACLE MOUNTED AT A LOCATION ABOVE FINISH FLOOR AS DIRECTED BY MANUFACTURER'S INSTRUCTIONS / REQUIREMENTS. 14. ALL EXTERIOR RECEPTACLES TO BE GFCI AND WEATHER PROTECTED. 15. ALL RECEPTACLES LOCATED WITHIN 6'-0" OF WET AREAS AND IN GARAGE TO BE GFCI PROTECTED. 16. ELECTRICAL RECEPTACLE HEIGHTS, WHERE NOT INDICATED ON THE DRAWINGS, SHALL BE LOCATED NO HIGHER THAN 15" AFF PER THE CITY OF AUSTIN'S VISIBILITY ORDINANCE. 17. ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE DEDICATED 20 AMP BRANCH CIRCUITS. 18. ALL BEDROOMS MUST HAVE ARC FAULT CIRCUIT INTERRUPTOR PROTECTION. 19. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED AT 42" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED. REFER TO INTERIOR ELEVATIONS FOR NON STANDARD SPECIFIC MOUNTING HEIGHTS. 20. INSTALL DECORA STYLE SWITCHES, RECEPTACLES AND SCREWLESS COVER PLATES AS SHOWN ON ELECTRICAL PLANS UNLESS OTHERWISE NOTED. 21. UNLESS NOTED OTHERWISE, DECORA SWITCHES AND PLATES TO BE WHITE PLASTIC. WHERE DEVICES ARE LOCATED IN / ON MILLWORK, MIRRORS, TILE, CONCRETE, ETC. VERIFY WITH ARCHITECT ALTERNATIVE DEVICE COLOR (IVORY, GRAY, BROWN, BLACK OR METAL) PRIOR TO INSTALL. 22. GANG ADJACENT SWITCHES / RECEPTACLES / DATA / COAXIAL OUTLETS IN SINGLE COVER PLATE WHEREVER MULTIPLE INSTANCES EXIST, WITH A MAXIMUM OF (5) DEVICES PER PLATE. WHERE ADDITIONAL DEVICE PLATES ARE REQUIRED, ALIGN PLATES HORIZONTALLY (SIDE BY SIDE) WHERE WALL SPACE PERMITS. 23. ALL LIGHT FIXTURES WITHOUT LOCATION DESIGNATION TO BE CENTERED IN ROOM. ALL OTHER LIGHT FIXTURES TO ALIGN AS SHOWN ON ELECTRICAL PLANS. 24. ALL RECESSED LIGHT TRIMS TO BE PAINTED TO MATCH CEILING COLOR. RECESSED LIGHT BAFFLES TO BE WHITE OR SPECULAR CLEAR AT OWNERS OPTION UNLESS OTHERWISE NOTED. VERIFY WITH LIGHTING SCHEDULE. 25. PROVIDE 3' OF COILED WIRE AT ALL VANITY LIGHT LOCATIONS TO ALLOW FOR IN FIELD POSITIONING OF WALL MOUNT LIGHT FIXTURES. 26. PROVIDE POWER FOR MOTORIZED SHADES AT OWNERS' OPTION. COORDINATE REQUIRED LOCATIONS WITH OWNER & ARCHITECT PRIOR TO INSTALL. 27. CONTRACTOR TO CONFIRM ALL LOCATIONS OF ELECTRICAL PANELS, SUBPANELS, METERS, ETC WITH ARCHITECT DURING ELECTRICAL ROUGH-IN. (WHEN NOT LOCATED WITHIN DESIGNATED UTILITY CLOSETS, ATTICS, CRAW SPACES, ETC.) CONTRACTOR TO MAKE BEST EFFORT TO LOCATE EQUIPMENT IN CONCEALED LOCATIONS. 28. CONTRACTOR SHALL PROVIDE A DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF ELECTRICAL PANEL. 29. ALL LOW VOLTAGE CONTROLS, PANELS, AND EQUIPMENT ARE TO ALIGN WITH (SIDE BY SIDE) AND BE LOCATED ADJACENT TO SWITCHES. CONFIRM LOCATIONS WITH OWNER & ARCHITECT PRIOR TO WIRING. 30. ALL PRE-WIRE DESIGN FOR SOUND, INTERCOM, AND INTRUSION ALARM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY SUBCONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT AND OWNER DURING ROUGH-IN AND PRIOR TO INSTALL. PLUMBING 1. PLUMBING CONTRACTOR TO INCLUDE AND INSTALL ALL PLUMBING AS REQUIRED BY ALL APPLICABLE CODES, WHETHER OR NOT INDICATED ON ARCHITECTURAL OR ELECTRICAL PLANS. 2. VERIFY PLUMBING REQUIREMENTS FOR ALL EQUIPMENT AND FIXTURES SHOWN IN ATTACHED PLANS AND SCHEDULES PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE PLUMBING SUPPLY LINES AS REQUIRED BY MANUFACTURER TO ACCOMMODATE NEW FIXTURES. OWNER SUPPLIED APPLIANCES, EQUIPMENT, EXHAUST FANS, STEAM GENERATORS, POOL EQUIPMENT, WATER HEATERS, ETC. AS PER MANUFACTURER'S RECOMMENDATIONS. LOCATION OF OUTLETS TO BE COORDINATED WITH EQUIPMENT AND INSTALLER, UNLESS OTHERWISE NOTED. 3. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR CONFLICTS WITH FRAMING MEMBERS WHICH WILL AFFECT THE PLANNED LOCATIONS OF PLUMBING FIXTURES AS INDICATED ON THE DRAWINGS. 4. LOCATIONS OF PLUMBING SYSTEMS SHOWN ON PROVIDED PLANS ARE DIAGRAMMATIC ONLY. ENGINEERING, DETAILS AND TECHNICAL DETAILING REQUIRED BY PERMITTING AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. 5. ALL ROOF VENTING, STACKS AND ROOF PENETRATIONS SHOULD BE LOCATED TO THE REAR OF THE STRUCTURE WHERE POSSIBLE AND NOT VISIBLE FROM THE STREET. REVIEW ALL LOCATIONS IN FIELD WITH ARCHITECT DURING PLUMBING ROUGH IN. 6. COORDINATE LOCATION OF ALL SHOWER AND BATH CONTROLS, SPOUTS, BODY SPRAYS, ETC. IN FIELD WITH ARCHITECT, OWNER AND INTERIOR DESIGNER DURING PLUMBING ROUGH-IN AND PRIOR TO INSTALLATION. 7. ALL PLUMBING, WASTE LINES AND VENTS THAT PENETRATE FLOOR SLABS, STRUCTURAL BEAMS, RAFTERS, COLUMNS, ETC. SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE STRUCTURAL INTEGRITY OF THE BUILDING. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO INSTALLATION. 8. PLUMBING CONTRACTOR TO COORDINATE WITH THE ARCHITECT ALL REQUIRED ACCESS PANELS. ACCESS PANELS TO BE CONCEALED AND LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO INSTALLATION. 9. DRYER VENTING ON EXTERIOR WALLS TO BE BY SEHO INTERNATIONAL, MODEL # SB-P. PAINT TO MATCH ADJACENT EXTERIOR FINISHES. 10. EXHAUST VENT CAP ON EXTERIOR WALLS TO BE BY SEHO INTERNATIONAL, MODEL # SX. PAINT TO MATCH ADJACENT EXTERIOR FINISHES. GYPSUM BOARD + PAINTING 1. GYPSUM WALL BOARD FINISH TO BE INSTALLED PER ASTM C 840-04, INDUSTRY STANDARDS OF FINISH LEVEL BELOW AS INDICATED ON DRAWINGS / SPECIFICATIONS. LEVEL 0 THIS LEVEL REQUIRED NO TAPING, FINISHING, OR CORNER BEADS. LEVEL 1 ALL INTERIOR ANGLES AND JOINTS SHOULD HAVE TAPE SET INTO JOINT COMPOUND. THE SURFACE SHOULD BE FREE OF EXCESS JOINT COMPOUND, RIDGES AND TOOL MARKS ARE ACCEPTABLE. LEVEL 2 AT THIS LEVEL, ALL INTERIOR ANGLES AND JOINTS SHOULD HAVE TAPE EMBEDDED IN JOINT COMPOUND AND WIPED WITH A TROWEL OR JOINT KNIFE, LEAVING A THIN COATING OF COMPOUND. FASTENER HEADS, CORNER BEADS, AND OTHER ACCESSORIES ARE COVERED WITH A COAT OF JOINT COMPOUND. RIDGES AND TOOL MARKS ARE ACCEPTABLE, BUT THE SURFACE SHOULD NOT HAVE EXCESS JOINT COMPOUND. IF JOINT COMPOUND IS APPLIED OVER THE TAPE WHEN IT IS EMBEDDED, THIS IS CONSIDERED A SEPARATE COAT OF COMPOUND TO SATISFY THE REQUIREMENTS OF THIS LEVEL. LEVEL 3 ALL JOINTS AND INTERIOR ANGLES SHOULD HAVE TAPE THAT'S EMBEDDED IN JOINT COMPOUND PLUS ONE ADDITIONAL COAT OF JOINT COMPOUND. ACCESSORIES AND THE HEADS OF FASTENERS MUST BE COVERED WITH TWO SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND MUST BE SMOOTH AND FREE OF RIDGES AND TOOL MARKS. LEVEL 4 ALL JOINTS AND INTERIOR ANGLES SHOULD HAVE TAPE THAT'S EMBEDDED IN JOINT COMPOUND PLUS TWO SEPARATE COATS OF COMPOUND OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OVER INTERIOR ANGLES. ACCESSORIES AND FASTENER HEADS ARE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND IS SMOOTH AND FREE OF RIDGES AND TOOL MARKS. LEVEL 5 AT LEVEL 5, ALL JOINTS AND INTERIOR ANGLES HAVE TAPE THAT'S EMBEDDED IN JOINT COMPOUND PLUS TWO SEPARATE COATS OF COMPOUND OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OVER INTERIOR ANGLES. ACCESSORIES AND FASTENER HEADS ARE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIN COAT OF JOINT COMPOUND IS APPLIED OVER THE ENTIRE SURFACE. THE SURFACE SHOULD BE SMOOTH AND FREE OF RIDGES AND TOOL MARKS. 2. UNLESS OTHERWISE SPECIFIED, ALL AREAS TO BE PRIMED AND PAINTED IN ACCORDANCE WITH FINISH PLANS / INTERIOR ELEVATIONS. IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES AS INDICATED IN THE DRAWINGS AND / OR SPECIFICATIONS. 3. ALL WALLS AND CEILING SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC. TO PROVIDE SELECTED SURFACE LEVEL AS DESCRIBED ABOVE. 4. WHEN APPLICABLE, ALL EXISTING LOOSE PAINT SHALL BE REMOVED. 5. ALL EXISTING UNEVENNESS IN ALL PARTITIONS OF THE PROJECT SCOPE SHALL BE SANDED OR CHIPPED AWAY AS REQUIRED TO INSURE AN EVEN SURFACE. 6. CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCH AND OUTLET PLATES, SURFACE HARDWARE, FIXTURES, ETC. PRIOR TO PAINTING AND SHALL REINSTALL ALL WHEN PAINTING HAS BEEN COMPLETED. AREAS WHERE PAINT HAS BEEN SPILLED, SPATTERED OR SPATTERED ON SURFACES, INCLUDING WITH ORDERING OF PAINT AND APPLICATIONS, NO SUBSTITUTES ALLOWED WITHOUT APPROVAL OF INTERIOR DESIGNER AND / OR ARCHITECT.	1. MILLWORK / CABINET CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO ARCHITECT AND INTERIOR DESIGNER FOR APPROVAL PRIOR TO MANUFACTURING. 2. SAMPLES OF ALL MATERIALS AND FINISHES TO BE PROVIDED TO ARCHITECT, OWNER AND INTERIOR DESIGNER FOR APPROVAL PRIOR TO ORDERING / FABRICATION. 2. MILLWORK / CABINET CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ALL JOINTS, CORNERS AND EDGES ARE TO BE DETAILED AS INDIVIDUAL DETAILS IN SHOP DRAWINGS. ALL DIMENSIONS, CRITICAL OR OTHERWISE ARE TO BE CALLED OUT ON THE SHOP DRAWINGS. 3. WHERE MILLWORK MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING. 4. ALL "INSTALLED" MILLWORK AND CABINETS SHALL BE SCRIBED TO ADJACENT WALLS AND / OR CEILINGS. 5. ALL INSTALLED MILLWORK AND CABINETS SHALL BE SITE PROTECTED BY CONTRACTOR AS NECESSARY TO NOT BE DAMAGED BY OTHER TRADES DURING PROJECT COMPLETION. 6. COORDINATION OF SELECTED COUNTERTOP MATERIALS / THICKNESSES AND TILE ADJACENCIES TO CABINETS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FABRICATOR. 7. ALL VENEERED OR CONVERSION VARNISH FINISHED MILLWORK SHALL BE FABRICATED TO ARCHITECTURAL WOODWORKING INSTITUTES (AWI) PREMIUM GRADE STANDARDS. 8. ALL PLASTIC LAMINATE MILLWORK TO BE FABRICATED TO (AWI) CUSTOM GRADE STANDARDS WITH SAMPLES TO BE PROVIDED TO ARCHITECT AND INTERIOR DESIGNER PRIOR TO FABRICATION. 9. ALL ADHESIVES AND SEALANTS USED FOR MILLWORK, PANELING OR VENEERING SHALL BE LOW VOC UNLESS OTHERWISE REQUIRED FOR SPECIFIC APPLICATIONS. 10. CONTRACTOR TO PROVIDE SLOD BLOCKING IN WALLS FOR ALL CABINET LOCATIONS AND MILLWORK AS REQUIRED. 11. ALL CABINET DRAWER AND HINGES TO BE EURO STYLE WITH SOFT CLOSE CAPABILITIES UNLESS OTHERWISE NOTES. 12. ALL EXPOSED CABINET HARDWARE, PULLS, HINGES, ETC. TO BE COORDINATED WITH ARCHITECT AND INTERIOR DESIGNER PRIOR TO ORDERING. INSTALLATION LOCATIONS TO BE DETERMINED ON SITE AFTER CABINET INSTALLATION HAS COMPLETED. STUCCO + EXTERIOR MASONRY 1. STUCCO TO BE INSTALLED AS A 3 PART SYSTEM TO INCLUDE A SCRATCH COAT, BROWN COAT AND FINISH COAT OVER (2) LAYERS OF WATER RESISTANT BARRIER (30 LB FELT MIN.). 2. STUCCO TEXTURE TO BE SMOOTH AND SHALL BE AN INTEGRAL COLOR AS SELECTED BY ARCHITECT + OWNER. STUCCO INSTALLER TO PROVIDE FABRICATED 2 x 2 TEXTURE AND COLOR MOCK-UP SAMPLES TO ARCHITECT TO SELECT FROM, PRIOR TO INSTALLATION. 3. STUCCO EXPANSION AND CONTROL JOINTS SHALL BE BASED UPON STUCCO INSTALLERS RECOMMENDED LOCATIONS TO MINIMIZE CRACKING. STUCCO INSTALLER TO PROVIDE ARCHITECT WITH REDUCED ELEVATION DRAWINGS OF INTENDED JOINT LOCATIONS FOR AESTHETIC REVIEW AND APPROVAL PRIOR TO INSTALLATION. COLOR OF ALL CONTROL JOINTS TO MATCH SELECTED STUCCO COLOR UNLESS OTHERWISE NOTED. 4. STUCCO CONTRACTOR TO PROVIDE METAL STUCCO SCREEDS AS REQUIRED FOR PROPER DRAINAGE. COLOR OF ALL METAL STUCCO SCREEDS AND TERMINATIONS TO MATCH SELECTED STUCCO COLOR UNLESS OTHERWISE NOTED. 5. ANY MASONRY OR STONE MUST BE APPROVED BY OWNER AND ARCHITECT PRIOR TO ORDERING AND INSTALLATION. 6. MASONRY CONTRACTOR TO PROVIDE 3' x 4' MOCK-UP SAMPLES OF MASONRY / STONE VENEER + MORTAR JOINTS TO ARCHITECT + OWNER PRIOR TO INSTALLATION. 7. MASONRY CONTRACTOR TO PROVIDE PLASTIC TUBING WEBS @ 1 1/2" O.C. AT MASONRY LEDGE AND ONE COURSE ABOVE GRADE AND / OR ROOF LOCATION. AIR SPACE BEHIND MASONRY TO BE KEPT CLEAN OF DEBRIS AND EXCESSIVE MORTAR TO ENSURE THAT WEEPS WORK AS INTENDED AND DO NOT BECOME BLOCKED. 8. MASONRY CONTRACTOR TO PROVIDE COPPER OR METAL STEP FLASHING TO MATCH ADJACENT METAL ROOFING AS SELECTED. 9. MASONRY CONTRACTOR TO PROVIDE THRU-WALL COPPER / METAL FLASHING AS REQUIRED FOR USE AT BASE OF WALL AND OVER ALL OPENINGS. 10. ALL STRUCTURAL LINES OR SUPPORTS TO BE SPECIFIED BY STRUCTURAL ENGINEER AND INSTALLED PER STRUCTURAL DRAWINGS.
FINISH CARPENTRY + CABINETS			
STUCCO + EXTERIOR MASONRY			
GYPSUM BOARD + PAINTING			
FINISH CARPENTRY + CABINETS			



JAY CORDER ARCHITECT
[512] 243.8507

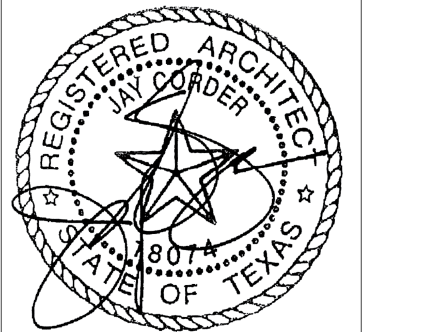
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE
RESIDENCE
800 ROCK CREEK
AUSTIN, TX

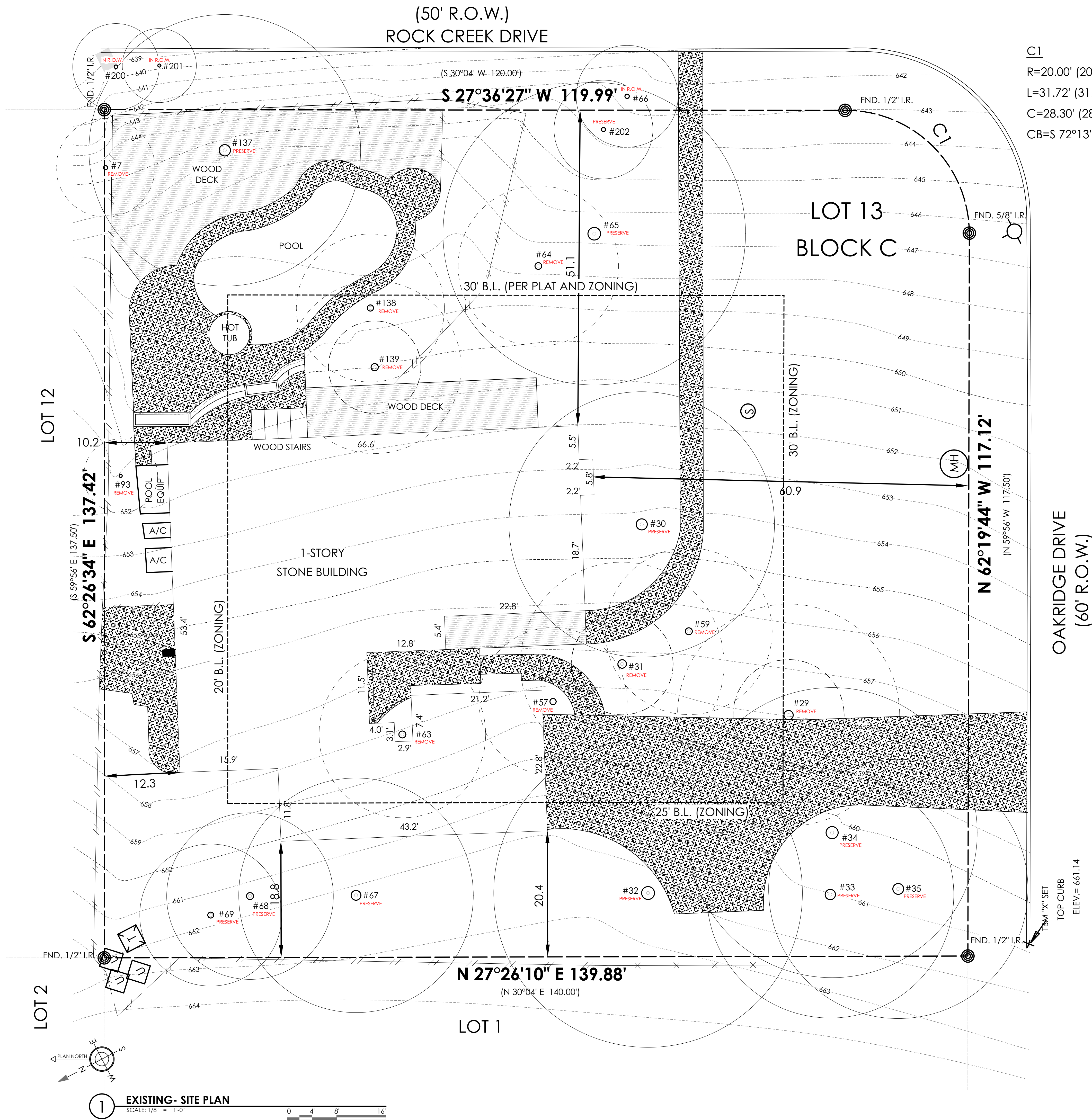
TREE VARIANCE
DOCUMENTS



9/15/22
DATE: 9/15/22
PM: JH
DRAWN: JC, JH
SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (1/2x18)

A0.02

PROJECT GENERAL NOTES



C1
R=20.00' (20.00')
L=31.72' (31.42')
C=28.30' (28.28')
CB=S 72°13'19" W

PROPOSED TREE REMOVAL & MITIGATION

- TREE #29-18", REQUIRES 27" MITIGATION
REPLACED WITH: TREE #1- 6.75"
TREE #2- 6.75"
TREE #3- 6.75"
TREE #4- 6.75"
- TREE #31-16.5", REQUIRES 24.75" MITIGATION
REPLACED WITH: TREE #5- 6"
TREE #6- 6"
TREE #7- 6"
TREE #8- 6.75"
TREE #9- 4.5"
TREE #10- 4.5"
- TREE #57-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #9- 4.5"
TREE #10- 4.5"
- TREE #59-13.5", REQUIRES 10.125" MITIGATION
REPLACED WITH: TREE #11- 3"
TREE #12- 3"
TREE #13- 4"
- TREE #63-13.8", REQUIRES 10.35" MITIGATION
REPLACED WITH: TREE #14- 3.5"
TREE #15- 3.5"
TREE #16- 3.5"
- TREE #64-13", REQUIRES 9.75" MITIGATION
REPLACED WITH: TREE #17- 3"
TREE #18- 3"
TREE #19- 4"
- TREE #93-6", REQUIRES 4.5" MITIGATION
REPLACED WITH: TREE #20- 4.5"
- TREE #138-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #21- 4.5"
TREE #22- 4.5"
- TREE #139-14", REQUIRES 21" MITIGATION
REPLACED WITH: TREE #23- 7"
TREE #24- 7"
TREE #25- 7"

TOTAL # OF INCHES TO BE REMOVED: 118.8"
REQUIRED # OF INCHES OF REPLACEMENT: 125.5"
(BASED ON TREE SIZING- 75% FOR TREES 6 TO <14",
MUST BE REPLACED W/ 3" TREES MINIMUM;
150% FOR TREES 14" + GREATER, MUST BE REPLACED
W/ MIN. 6" TREES MINIMUM)
PROPOSED # OF INCHES OF REPLACEMENT: 125.75"
(BASED ON LIST ABOVE)

TREE TABLE

Tree Tag #	Description	Condition	Summary
7	8" LIVE OAK	DEAD	REMOVE
29	18" ASHE JUNIPER	VERY POOR	REMOVE
30	21.5" LIVE OAK	FAIR	PRESERVE
31	16.5" LIVE OAK	POOR	REMOVE
32	25" LIVE OAK	FAIR	PRESERVE
33	20" LIVE OAK	FAIR	PRESERVE
34	23.5" LIVE OAK	FAIR	PRESERVE
35	21" LIVE OAK	FAIR	PRESERVE
57	12" LIVE OAK	POOR	REMOVE
59	13.5" ASHE JUNIPER	VERY POOR	REMOVE
63	13.8" LIVE OAK	POOR	REMOVE
64	13" RED OAK (10", 6")	VERY POOR	REMOVE
65	24.5" LIVE OAK	GOOD	PRESERVE
67	19" GREEN ASH	POOR	EITHER WAY
68	13.5" LIVE OAK	FAIR	EITHER WAY
69	11.5" LIVE OAK	POOR	EITHER WAY
93	6" CHERRY LAUREL	POOR	REMOVE
137	22" LIVE OAK	FAIR	PRESERVE
138	12" LIVE OAK	POOR	REMOVE
139	14" LIVE OAK	VERY POOR	REMOVE
200	7" LIVE OAK	UNKNOWN	IN R.O.W.
201	6" LIVE OAK	UNKNOWN	IN R.O.W.
202	8" LIVE OAK	UNKNOWN	NO NOTES
66	8.5" ASHE JUNIPER	POOR	IN R.O.W.

NOTE: #66 WAS NOT ON SURVEY, LOCATION APPROXIMATED BY ARBORIST

RED = PROTECTED TREE

JAY
COR
DER
ARC
HIT
ECT

JAY CORDER ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

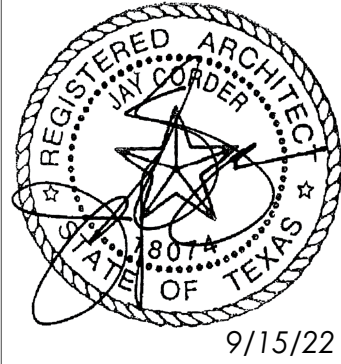
JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE
RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS

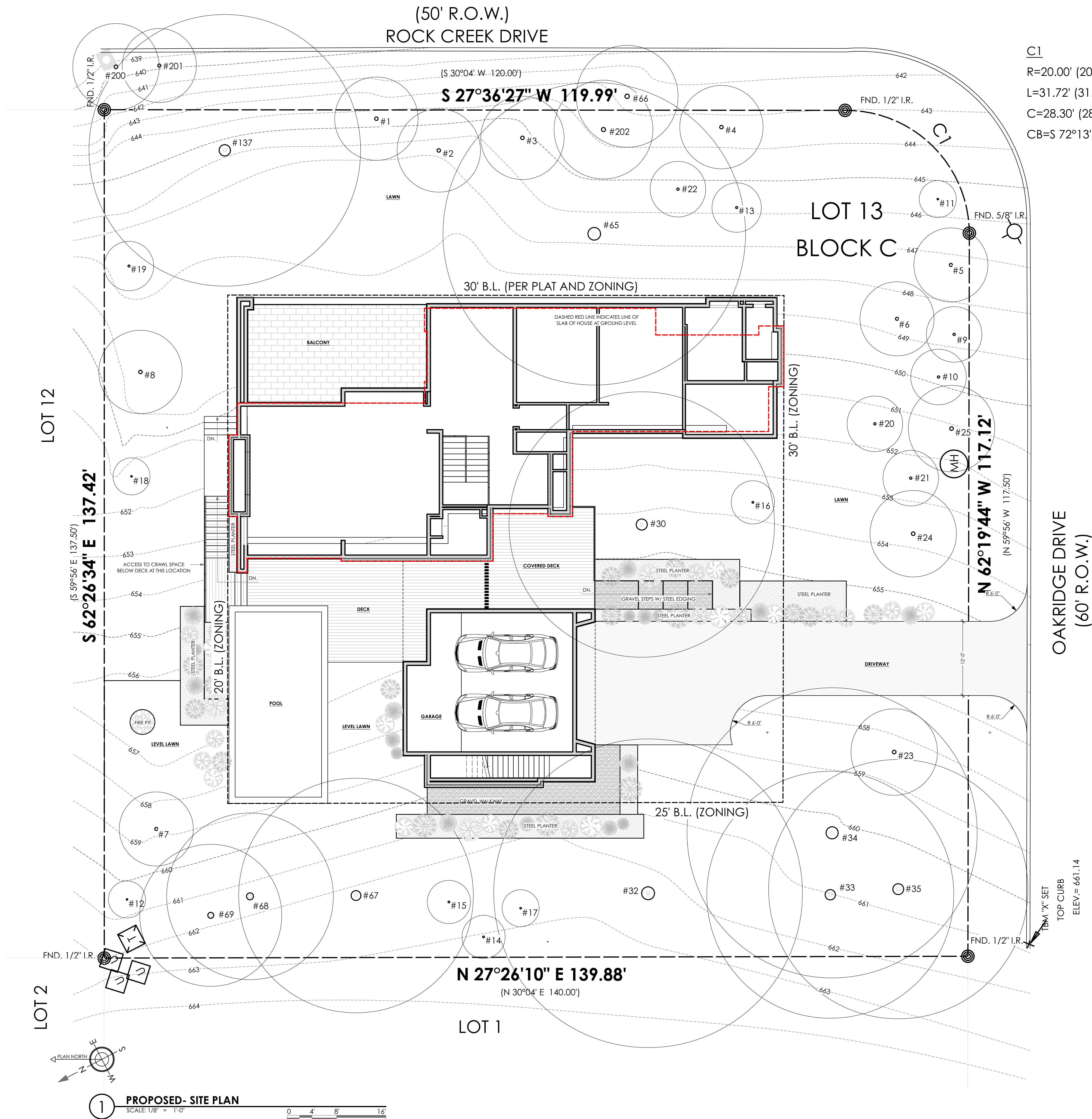


DATE: 9/15/22
PM: JH
DRAWN: JC, JH

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A1.01

EXISTING- SITE PLAN



C1
R=20.00' (20.00')
L=31.72' (31.42')
C=28.30' (28.28')
CB=S 72°13'19" W

PROPOSED TREE REMOVAL & MITIGATION

TREE #29-18", REQUIRES 27" MITIGATION
REPLACED WITH: TREE #1- 6.75"
TREE #2- 6.75"
TREE #3- 6.75"
TREE #4- 6.75"
TREE #31-16.5", REQUIRES 24.75" MITIGATION
REPLACED WITH: TREE #5- 6"
TREE #6- 6"
TREE #7- 6"
TREE #8- 6.75"
TREE #57-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #9- 4.5"
TREE #10- 4.5"
TREE #59-13.5", REQUIRES 10.125" MITIGATION
REPLACED WITH: TREE #11- 3"
TREE #12- 3"
TREE #13- 4"
TREE #63-13.8", REQUIRES 10.35" MITIGATION
REPLACED WITH: TREE #14- 3.5"
TREE #15- 3.5"
TREE #16- 3.5"
TREE #64-13", REQUIRES 9.75" MITIGATION
REPLACED WITH: TREE #17- 3"
TREE #18- 3"
TREE #19- 4"
TREE #93-6", REQUIRES 4.5" MITIGATION
REPLACED WITH: TREE #20- 4.5"
TREE #138-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #21- 4.5"
TREE #22- 4.5"
TREE #139-14", REQUIRES 21" MITIGATION
REPLACED WITH: TREE #23- 7"
TREE #24- 7"
TREE #25- 7"

TOTAL # OF INCHES TO BE REMOVED: 118.8"
REQUIRED # OF INCHES OF REPLACEMENT: 125.5"
(BASED ON TREE SIZING- 75% FOR TREES 6 TO <14",
MUST BE REPLACED W/ 3" TREES MINIMUM;
150% FOR TREES 14" + GREATER, MUST BE REPLACED
W/ MIN. 6" TREES MINIMUM)
PROPOSED # OF INCHES OF REPLACEMENT: 125.75"
(BASED ON LIST ABOVE)

TREE TABLE

Tree Tag #	Description	Condition	Summary
7	8" LIVE OAK	DEAD	REMOVE
29	18" ASHE JUNIPER	VERY POOR	REMOVE
30	21.5" LIVE OAK	FAIR	PRESERVE
31	16.5" LIVE OAK	POOR	REMOVE
32	25" LIVE OAK	FAIR	PRESERVE
33	20" LIVE OAK	FAIR	PRESERVE
34	23.5" LIVE OAK	FAIR	PRESERVE
35	21" LIVE OAK	FAIR	PRESERVE
57	12" LIVE OAK	POOR	REMOVE
59	13.5" ASHE JUNIPER	VERY POOR	REMOVE
63	13.8" LIVE OAK	POOR	REMOVE
64	13" RED OAK (10", 6")	VERY POOR	REMOVE
65	24.5" LIVE OAK	GOOD	PRESERVE
67	19" GREEN ASH	POOR	EITHER WAY
68	13.5" LIVE OAK	FAIR	EITHER WAY
69	11.5" LIVE OAK	POOR	EITHER WAY
93	6" CHERRY LAUREL	POOR	REMOVE
137	22" LIVE OAK	FAIR	PRESERVE
138	12" LIVE OAK	POOR	REMOVE
139	14" LIVE OAK	VERY POOR	REMOVE
200	7" LIVE OAK	UNKNOWN	IN R.O.W.
201	6" LIVE OAK	UNKNOWN	IN R.O.W.
202	8" LIVE OAK	UNKNOWN	NO NOTES
66	8.5" ASHE JUNIPER	POOR	IN R.O.W.

NOTE: #66 WAS NOT ON SURVEY, LOCATION APPROXIMATED BY ARBORIST

RED = PROTECTED TREE

JAY
COR
DER
ARC
HIT
ECT

JAY CORDER ARCHITECT

[512] 243.8507

2700 W. ANDERSON LN.

SUITE 309

AUSTIN, TX 78757

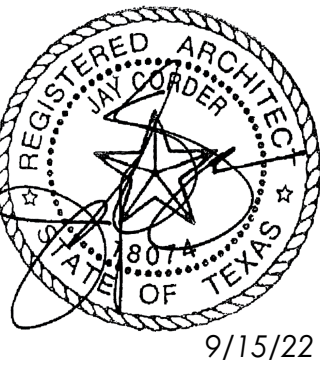
JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE
RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS



DATE: 9/15/22

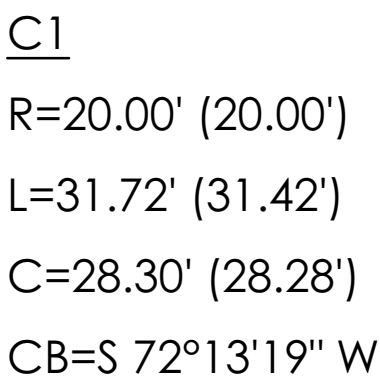
PM: JH

DRAWN: JC, JH

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A1.02

PROPOSED- SITE PLAN



- | | |
|--|---|
| | |
| <p>LINEAR CONSTRUCTION THROUGH TREES</p> | <p>TREES IN PAVING AREA</p> |
| <p>NATURAL AREAS</p> | <p>TREES NEAR CONSTRUCTION ACTIVITY</p> |
| <p>CRITICAL ROOT ZONE (C.R.Z.)
RADIUS = 12 mm PER mm
(1 FT PER INCH)
OF TRUNK DIAMETER</p> | <p>GROUP OF TREES</p> |
| | |
| <p>*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE.
IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.</p> | |
| <p>TREE PROTECTION FENCE</p> | <p>BUILDING</p> |
| | |
| | |

JAY
COR
DER
ARC
HIT
ECT

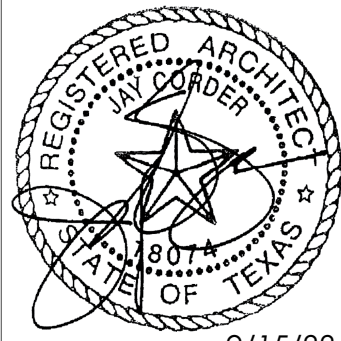
JAY **CORDER** ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM

[illegible]

SPECULATIVE RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE DOCUMENTS



DATE:	9/15/22
PM:	JH
DRAWN:	JC, JH

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A1.03

TREE PROTECTION + STAGING PLAN



JAY CORDER ARCHITECT
[512] 243.8507

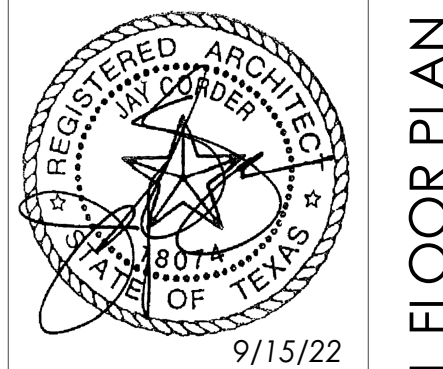
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE RESIDENCE
800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE DOCUMENTS

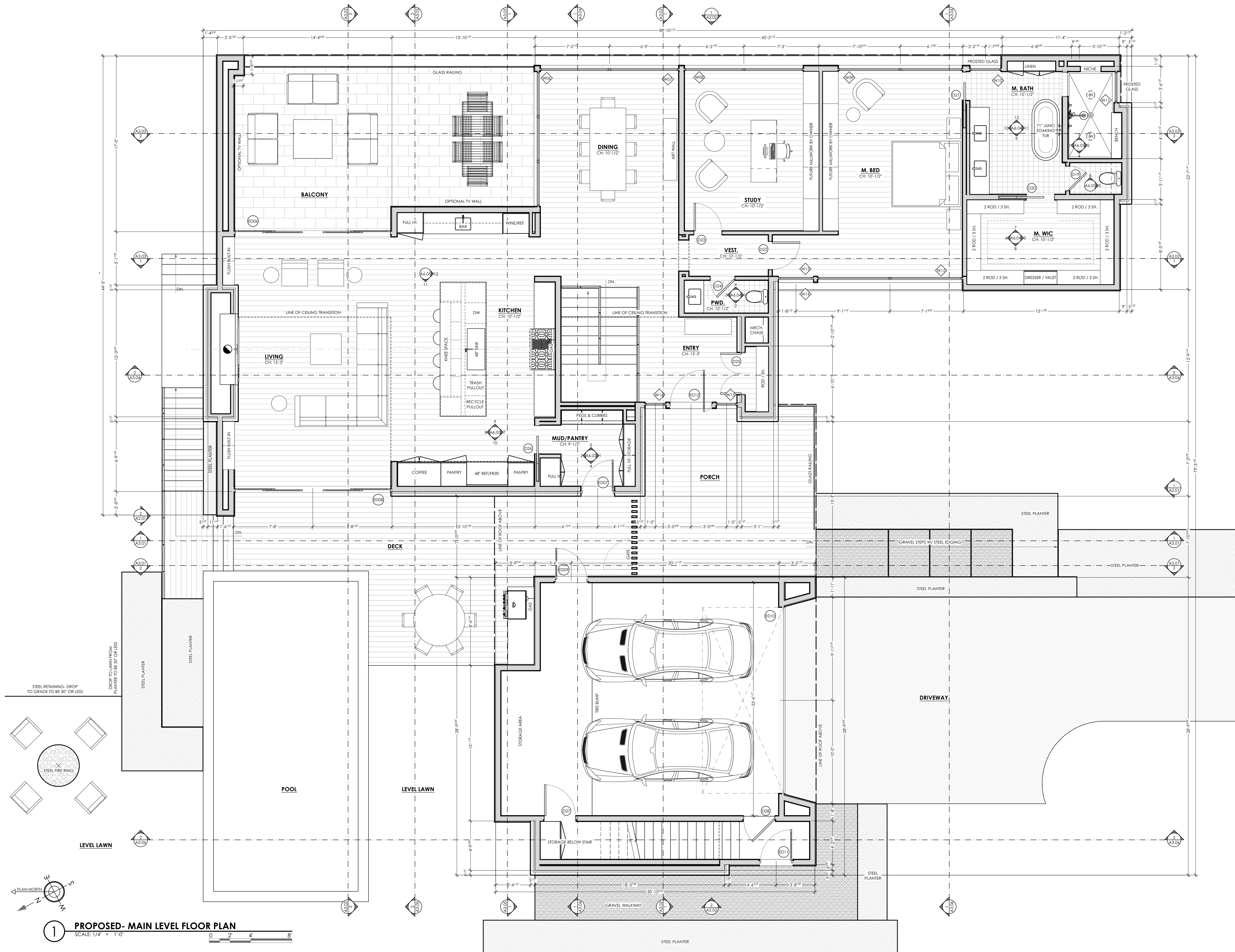


DATE: 9/15/22
PM: JH
DRAWN: JC, JH

SHEET IS FORMATTED TO 24"x36". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (12x18)

A1.04

PROPOSED- LOWER LEVEL FLOOR PLAN



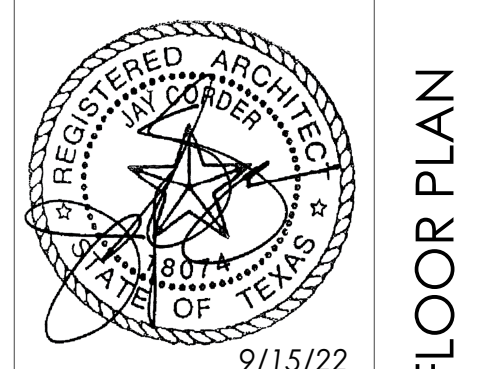
JAY CORDER ARCHITECT

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

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE RESIDENCE
800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE DOCUMENTS



DATE: 9/15/22
PM: JH
DRAWN: JC, JH

SHEET IS FORMATTED TO 24"x36". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (12x18)

A1.05

PROPOSED- MAIN LEVEL FLOOR PLAN

JAY
CORDER
ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

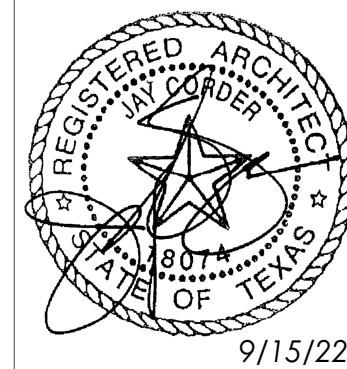
JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE
RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS

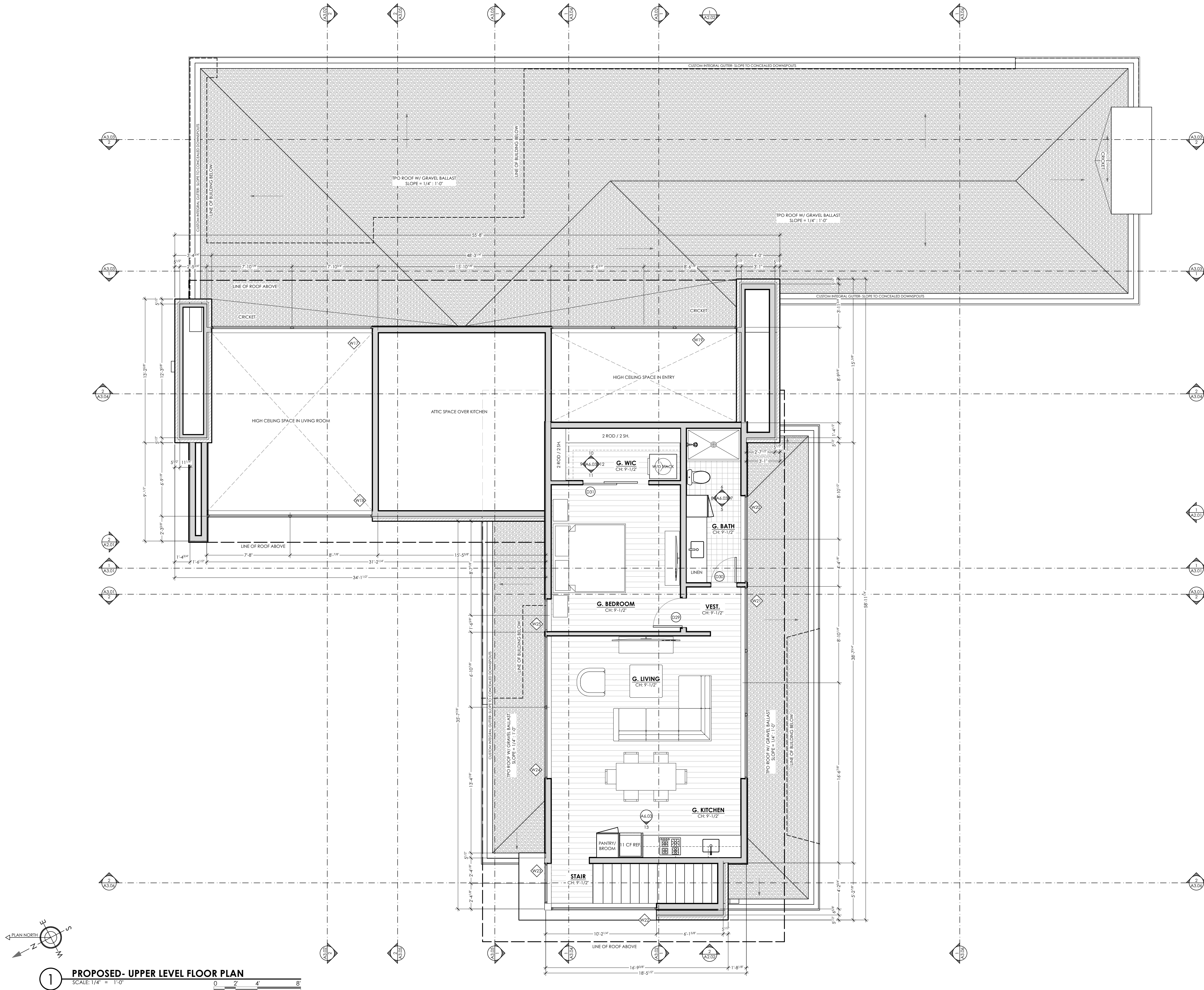


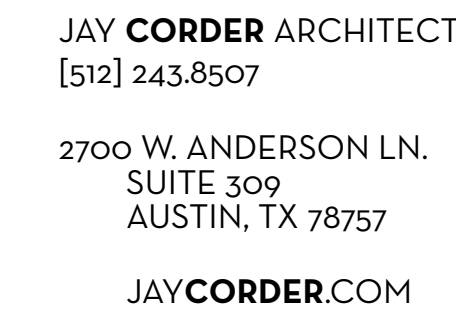
DATE: 9/15/22
PM: JH
DRAWN: JC, JH

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A1.06

PROPOSED-UPPER LEVEL FLOOR PLAN



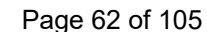


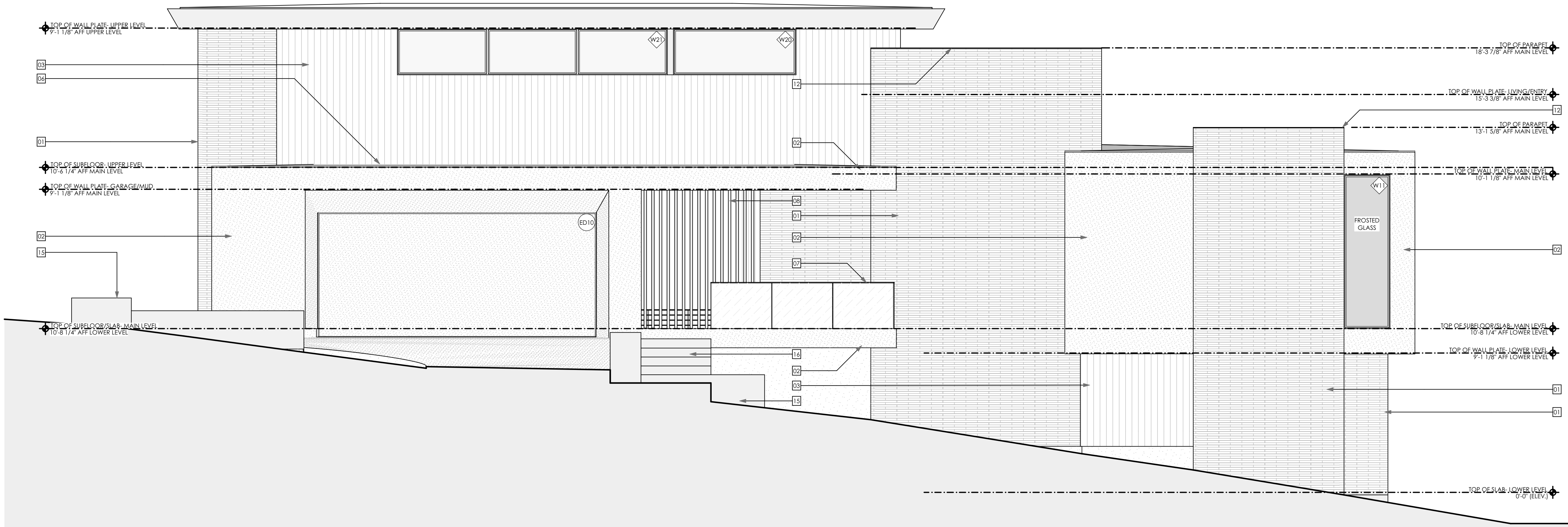
**SPECULATIVE
RESIDENCE**
800 ROCK CREEK
AUSTIN, TX

9/15/22

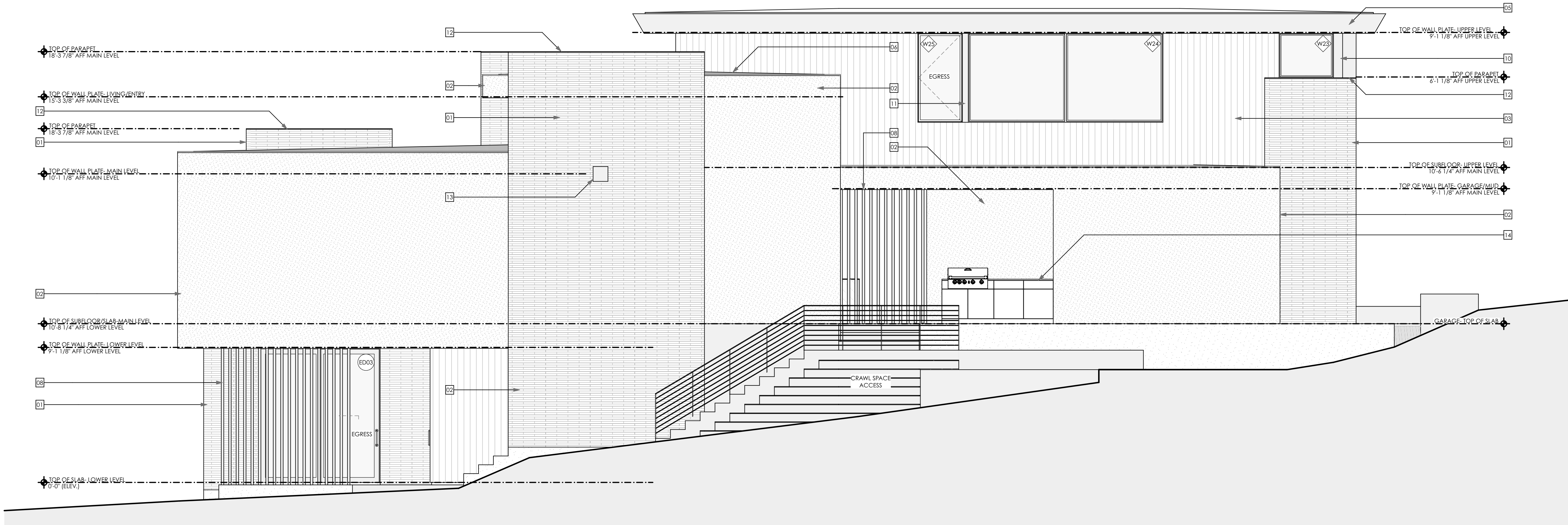
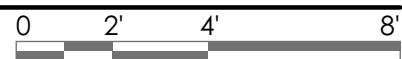
SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

PROPOSED- ROOF PLAN

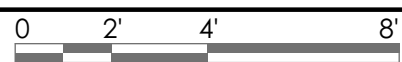




1 EXTERIOR ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



EXTERIOR MATERIALS - KEYED NOTES:	
01	MASONRY CLADDING AS SELECTED
02	INTEGRAL COLORED, 3-PART SMOOTH STUCCO, COLOR T.B.D.
03	STAINED WOOD SIDING; SPECIES/COLOR T.B.D.
04	PAINTED METAL SIDING; STYLE/COLOR T.B.D.
05	PAINTED METAL FASCIA; STYLE/COLOR T.B.D.
06	T.P.O ROOF MEMBRANE, COLOR TO BE GRAY, W/ GRAVEL BALLAST
07	GLASS GUARDRAIL, SEE DETAILS
08	PAINTED STEEL SCREEN, COLOR TO MATCH WINDOWS/DOORS
09	PAINTED STEEL COLUMN/BREAM, COLOR TO MATCH WINDOWS/DOORS
10	BRAKE METAL CORNER WRAP, COLOR TO MATCH WIN. / DOOR, SEE DETAILS
11	BRAKE METAL MULLION WRAP, COLOR TO MATCH WIN. / DOOR, SEE DETAILS
12	BRAKE METAL CAP/DRIIP FLASHING, COLOR T.B.D. ON SITE
13	SIDEWALL CHIMNEY VENT, PAINT TO MATCH ROOF
14	GRILL + EXTERIOR GRADE CABINETS AS SELECTED
15	1/4\" STEEL PLANTER, REINFORCE AS REQ. FOR STRAIGHT / PLUMB INSTALL
16	1/4\" STEEL EDGING TO CONTAIN GRAVEL & CREATE STEP
17	GRAVEL PLANT BED / WALKWAY

JAY
COR
DER
ARC
HIT
ECT

JAY CORDER ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

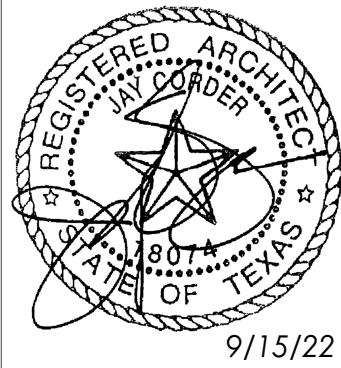
JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE
RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS



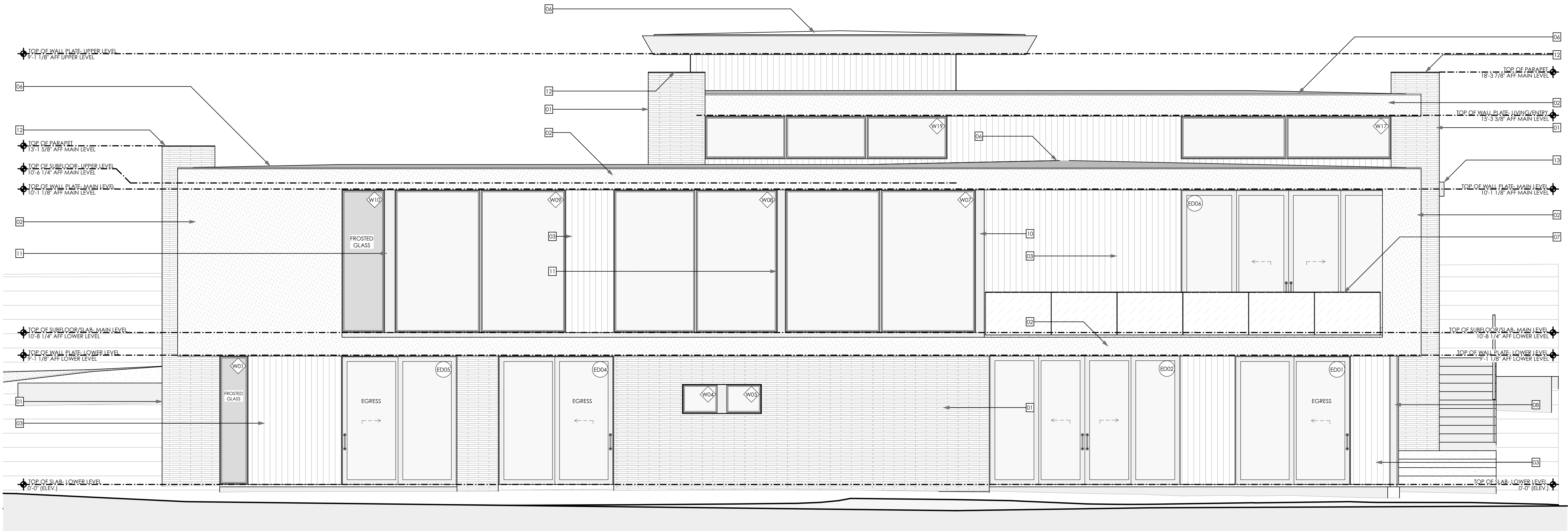
DATE: 9/15/22
PM: JH
DRAWN: JC, JH

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

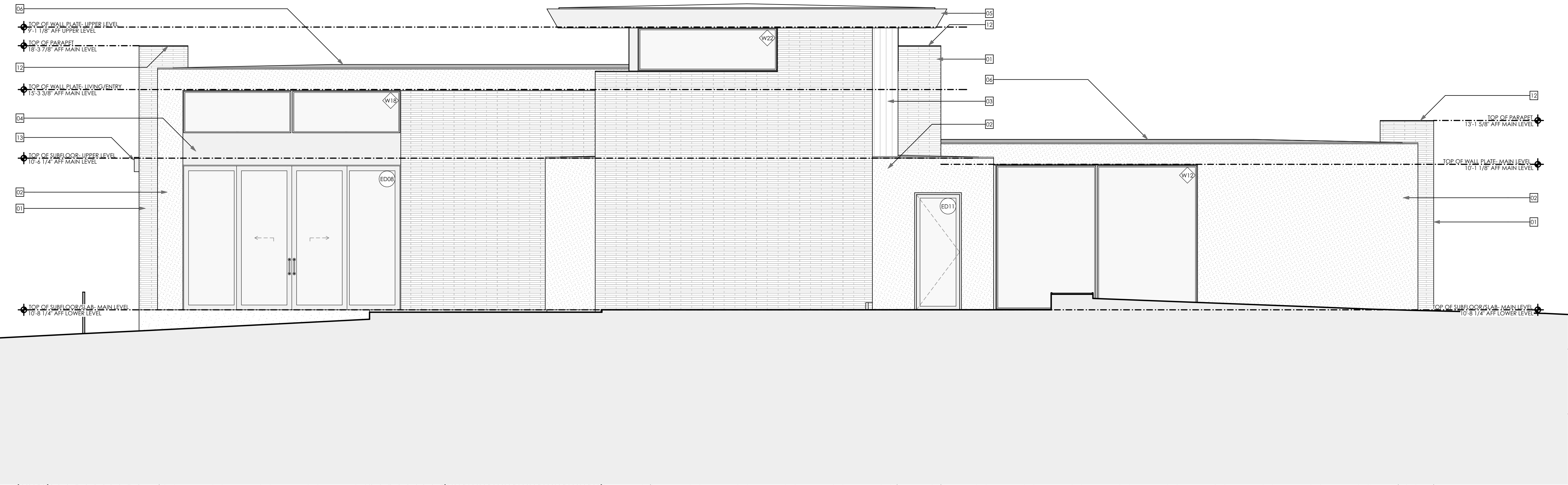
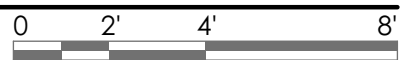
A2.01

PROPOSED- EXTERIOR ELEVATIONS

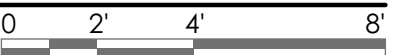
EXTERIOR MATERIALS - KEYED NOTES:		
01	MASONRY CLADDING AS SELECTED	
02	INTEGRAL COLORED, 3-PART SMOOTH STUCCO, COLOR T.B.D.	
03	STAINED WOOD SIDING, SPECIES/COLOR T.B.D.	
04	PAINTED METAL FASCIA, STYLE/COLOR T.B.D.	
05	PAINTED METAL SIDING, STYLE/COLOR T.B.D.	
06	T.P.O. ROOF MEMBRANE, COLOR TO BE GRAY, W/ GRAVEL BALLAST	
07	GLASS GUARDRAIL, SEE DETAILS	
08	PAINTED STEEL SCREEN, COLOR TO MATCH WINDOWS/DOORS	
09	PAINTED STEEL COLUMN/BREAM, COLOR TO MATCH WINDOWS/DOORS	
10	BRAKE METAL CORNER WRAP, COLOR TO MATCH WIN. / DOOR, SEE DETAILS	
11	BRAKE METAL MULLION WRAP, COLOR TO MATCH WIN. / DOOR, SEE DETAILS	
12	BRAKE METAL CAP/D RIP FLASHING, COLOR T.B.D. ON SITE	
13	SIDEWALL CHIMNEY VENT, PAINT TO MATCH ROOF	
14	GRILL + EXTERIOR GRADE CABINETS AS SELECTED	
15	1/4" STEEL PLANTER, REINFORCE AS REQ. FOR STRAIGHT / PLUMB INSTALL	
16	1/4" STEEL EDGING TO CONTAIN GRAVEL & CREATE STEP	
17	GRAVEL PLANT BED / WALKWAY	



1 EXTERIOR ELEVATION- EAST
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION- WEST
SCALE: 1/4" = 1'-0"



JAY
COR
DER
ARC
HIT
ECT

JAY CORDER ARCHITECT
[512] 243.8507

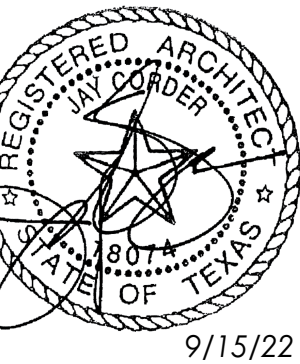
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE
RESIDENCE
800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS



DATE: 9/15/22
PM: JH
DRAWN: JC, JH

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A2.02

PROPOSED- EXTERIOR ELEVATIONS

ORDINANCE NO. 2022-014

**AN ORDINANCE OF THE CITY OF WEST LAKE HILLS, TEXAS
AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022**

WHEREAS, during fiscal year 2021-2022 the West Lake Hills City Council has found that the needs of the City have changed since the original budget was adopted; and

WHEREAS, the City's fiscal year 2021-2022 budget must be amended to reflect these changes in the city's needs; and

WHEREAS, the City has the authorization pursuant to Texas Local Government Code Section 102.010 to amend its budget.

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. AMENDMENT

The budget for fiscal year 2021-2022 is hereby amended as contained in "Exhibit A" attached hereto and incorporated herein by reference as if set out verbatim.

3. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

4. 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

Linda Anthony, Mayor

ATTEST:

Terry Blanchard, TRMC
City Secretary

Exhibit A



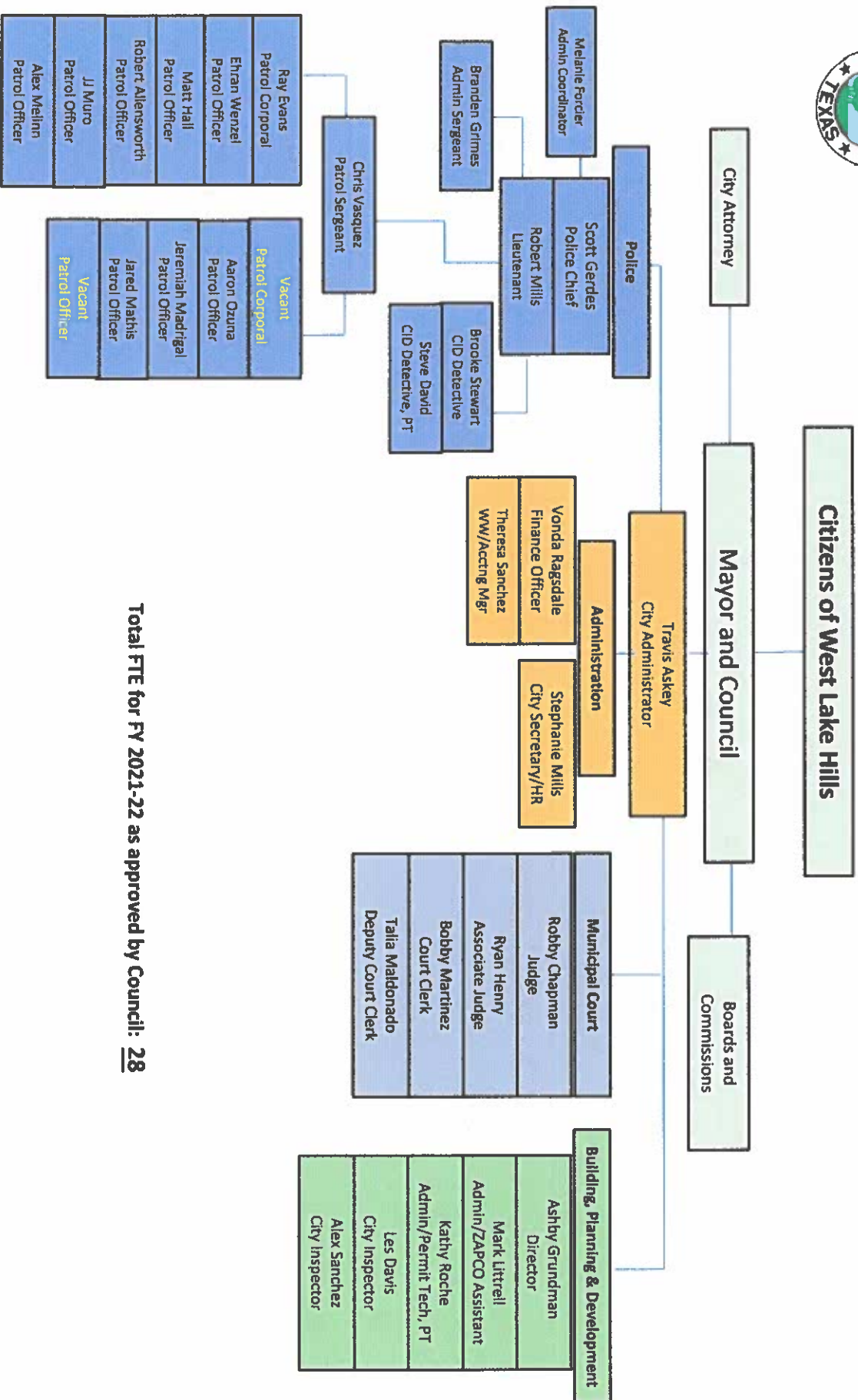
Fiscal Year 2021-2022 Amended Budget City of West Lake Hills

Linda Anthony, Mayor

AMENDED BUDGET - OCTOBER 26, 2022



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



Total FTE for FY 2021-22 as approved by Council: 28

ADOPTED TAX RATE

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

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

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

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

Vote

Mayor Linda Anthony

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

Council Members:

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

City of West Lake Hills
Estimated Available General Fund Balance
FY 2021-2022 as of 10/26/22

Audited Fund Balance as of 9/30/20 **\$ 6,876,356**

FY 2020-21 Audited Year End Budget Revenue vs. Expense Impact \$ 1,760,119
Auditor Prior Period Adjustment \$ 55,661
Audited Fund Balance as of 9/30/21 **\$ 8,692,136**

FY 2021-22 Estimated Year End Budget Revenue vs. Expense Impact \$ 1,713,910

Estimated Fund Balance as of 9/30/22 **\$ 10,406,046**

Court Special Revenue Fund (1) \$ (162,105)
PD Special Revenue Fund (1) \$ (43,172)
Stan Graham Memorial Tree Fund (1) \$ (217,235)

Stabilization Cash Reserve (2) \$ (2,400,000)
Legal Counsel Cash Reserve (2) \$ (172,500)
Contingency Cash Reserve (2) \$ (500,000)
Brush Pickup Reserve (2) \$ (100,000)

Estimated Available Fund Balance as of 9/30/22 **\$ 6,811,034**

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

(2) The fund balance for the four reserve funds listed are all positive amounts, but they are shown as a reduction in the available fund balance that was established by Resolution No. 2020-09-01 - General Fund Balance Policy for the City of West Lake Hills. FY2021-22 Budget Amendment Legal Counsel Cash Reserve is reduced by \$127,500 for unbudgeted legal expenses for the year.

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

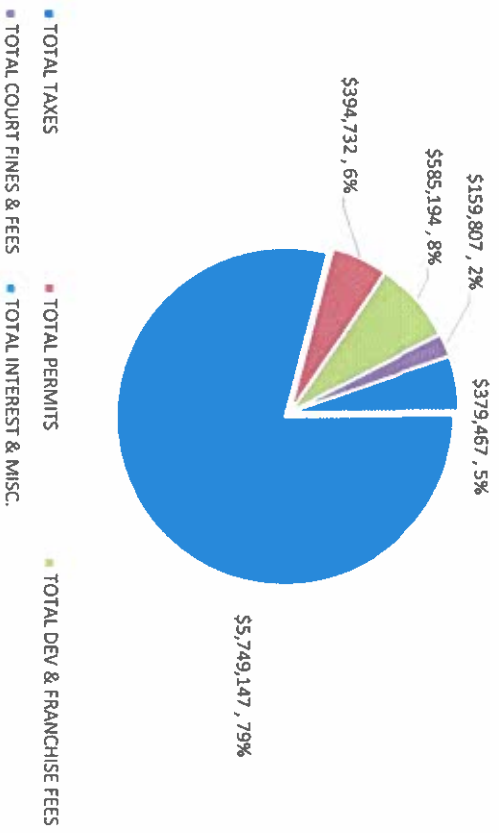
AS OF 10/26/22

	GENERAL FUNDS					TOTAL GENERAL FUNDS
	01 GENERAL FUND	06 COURT SPECIAL REVENUE FUND	07 PD SPECIAL REVENUE FUND	08 STAN GRAHAM MEMORIAL TREE FUND		
REVENUE SOURCE						
TAXES	\$ 5,749,147	\$ -	\$ -	\$ -	\$ 5,749,147	
PERMITS	394,732	-	-	-	394,732	
FEES	585,194	-	-	-	585,194	
FINES & WARRANTS	159,807	-	-	-	159,807	
INTEREST & MISC REVENUE	379,467	29,543	1,197	48,350	458,557	
TOTAL REVENUE	\$ 7,268,347	\$ 29,543	\$ 1,197	\$ 48,350	\$ 7,347,437	
DEPARTMENTAL EXPENSE						
ADMINISTRATION	\$ 940,125	\$ -	\$ -	\$ -	\$ 940,125	
POLICE	2,176,961	-	-	-	2,176,961	
PLANNING & DEVELOPMENT	819,511	-	-	-	819,511	
PUBLIC WORKS	782,407				782,407	
MUNICIPAL COURT	278,072	4,714	-	-	282,786	
CAPITAL OUTLAY - GF	607,597	-	-	-	607,597	
TREE FUND	-	-	-	24,140	24,140	
TOTAL EXPENSE	\$ 5,604,673	\$ 4,714	\$ -	\$ 24,140	\$ 5,633,527	
BUDGET SURPLUS/ (SHORTFALL)	\$ 1,663,674	\$ 24,829	\$ 1,197	\$ 24,210	\$ 1,713,910	

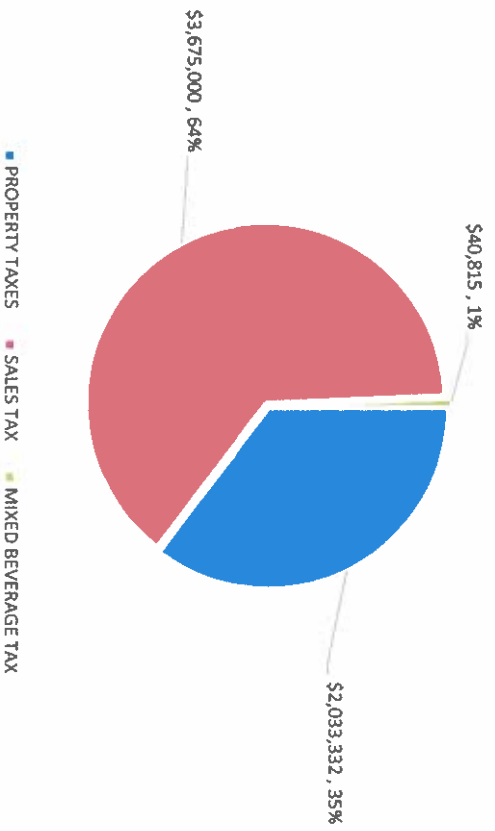
GENERAL FUND						Est YE Amended Budget FY21-22
	Audited 9/30/18	Audited 9/30/19	Audited 9/30/20	Audited 9/30/21		
General Fund Balance	5,670,373	\$ 5,691,828	\$ 6,876,356	\$ 8,692,135	\$ 10,406,045	
Less: Court Special Revenue Fund Balance-Restricted	(130,594)	(123,165)	(132,019)	(137,276)	(162,105)	
Less: PD Special Revenue Fund Balance-Restricted	(24,241)	(40,511)	(44,706)	(41,975)	(43,172)	
Less: Stan Graham Memorial Tree Fund Balance-Designated	(121,830)	(124,462)	(138,786)	(193,025)	(217,235)	
Less: Stabilization Cash Reserve	(2,400,000)	(2,400,000)	(2,400,000)	(2,400,000)	(2,400,000)	
Less: Legal Counsel Cash Reserve	(250,000)	(250,000)	(300,000)	(300,000)	(172,500)	
Less: Westlake Dr/Capital Projects Cash Reserve	(500,000)	(500,000)	-	-	-	
Less: Contingency Cash Reserve	(250,000)	(23,829)	(500,000)	(500,000)	(500,000)	
Less: Brush Pickup Reserve	(125,000)	-	(100,000)	-	(100,000)	
Unrestricted General Fund Balance	1,868,708	\$ 2,229,861	\$ 3,260,845	\$ 5,119,859	\$ 6,811,033	

GENERAL FUND REVENUE FY2021-22

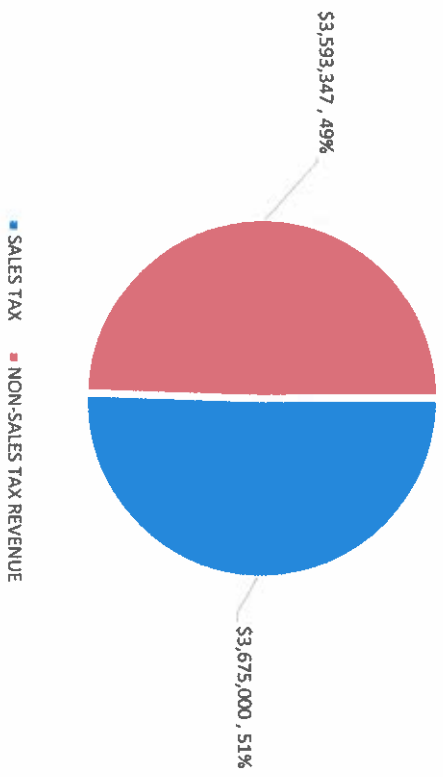
Total GF Revenue by Category - FY 2021-22 Budget



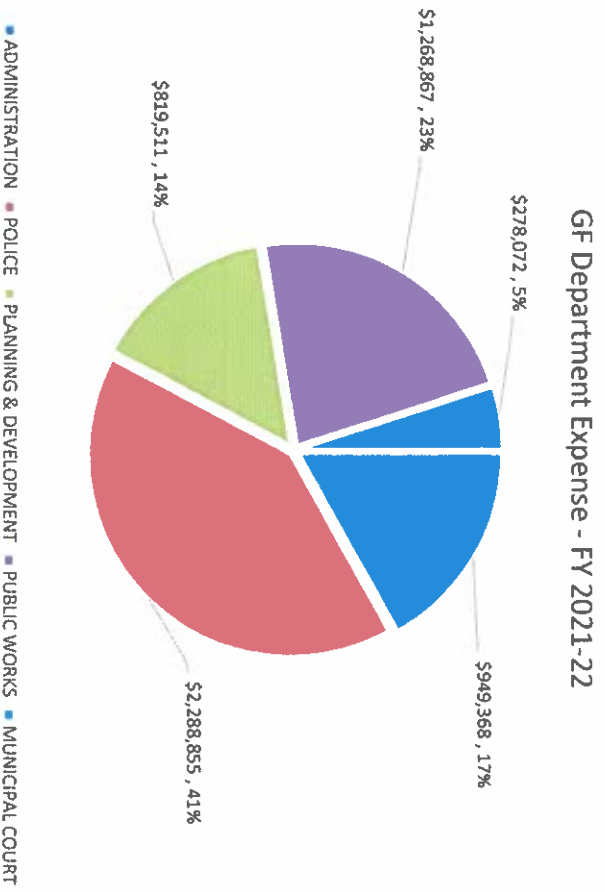
Tax Revenue - FY 2021-22 Budget



Sales Tax vs All Other GF Revenue - FY 2021-22



GENERAL FUND EXPENSES FY2021-22



01 - GENERAL FUND

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

REVENUES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	
TAXES								
01-40100 PROPERTY TAXES	1,505,831	1,600,706	1,873,782	2,033,332	2,025,432	2,033,332	3,263,628	
01-40200 SALES TAX	3,349,533	3,006,414	3,438,498	3,250,000	3,792,570	3,675,000	2,166,667	
01-40250 MIXED BEVERAGE TAX	30,023	29,448	34,041	33,500	40,815	40,815	48,000	
TOTAL TAXES	4,885,387	4,636,568	5,346,321	5,316,832	5,858,817	5,749,147	5,478,295	
PERMITS								
01-41000 BUILDING PERMITS	162,994	192,961	255,317	210,000	393,337	393,337	250,000	
01-41010 TECHNOLOGY FEE - PLANNING	0	0	0	0	1,395	1,395	400	
TOTAL PERMITS	162,994	192,961	255,317	210,000	394,732	394,732	250,400	
FEES								
01-42000 SUBDIVISION PLATS	5,068	2,800	1,900	3,000	468	468	1,000	
01-42010 STREET MAINT FEES	77,512	28,195	18,191	18,000	31,461	31,461	18,000	
01-42020 ZONING FEES	29,250	45,109	77,900	73,000	96,373	96,373	73,000	
01-42025 INSPECTION FEES	19,650	31,880	28,620	27,000	41,285	41,285	27,000	
01-42030 ADMINISTRATIVE FEES	13,347	11,377	12,371	11,000	10,767	10,767	11,000	
01-42040 TELECOM FRANCHISE/ROW FEES	152,134	104,565	54,575	105,000	61,513	61,513	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	245,822	250,000	
01-42050 CABLE FRANCHISE FEES	50,267	51,363	48,970	50,000	48,724	48,724	50,000	
TOTAL FEES	733,801	639,375	521,440	657,000	585,194	585,194	520,000	
FINES & WARRANTS								
01-44000 FINES	188,306	126,986	94,452	85,000	141,255	141,255	130,000	
01-44100 WARRANT FEES	3,787	1,600	1,800	1,600	1,600	1,600	1,600	
01-44150 ADMINISTRATIVE FEES	22,496	13,561	9,963	9,000	16,952	16,952	10,000	
TOTAL FINES & WARRANTS	214,588	142,147	106,215	95,600	159,807	159,807	141,600	
INTEREST & MISC.								
01-45000 INTEREST INCOME	145,621	74,105	7,879	10,000	81,257	81,257	52,000	
01-45005 PROPERTY TAX P & I	6,835	6,457	7,506	6,500	9,816	9,999	7,500	
01-45007 LEASES	34,226	220,896	72,926	56,860	76,177	76,177	58,560	
01-45010 MISCELLANEOUS INCOME	13,015	11,683	111,585	10,000	146,723	146,723	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	0	0	0	
01-45017 TRDOT REIMBURSEMENT	0	0	11,285	0	0	0	0	
01-45018 CTRF GRANT (ARPA)	0	0	124,433	0	56,811	56,811	75,000	
01-45040 SALE OF ASSETS	0	53,164	326	0	8,500	8,500	0	
01-45060 CASH LONG-TERM COURT	1	0	0	0	0	0	0	
TOTAL INTEREST & MISC.	254,621	366,306	491,589	83,360	379,284	379,467	203,060	

PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

01 - GENERAL FUND
ADMINISTRATION

-----) (-----)														
EXPENDITURES	2018-2019		2019-2020		2020-2021		CURRENT		2021-2022		PROJECTED		2022-2023	
	ACTUAL		ACTUAL		ACTUAL		BUDGET		Y-T-D		YEAR END		REQUESTED	
PB														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														
BUDGET														
SELECTED														

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

01 - GENERAL FUND
ADMINISTRATION

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D ACTUAL	YEAR END	BUDGET	BUDGET	SELECTED
UTILITIES & SUNDRY									
01-60430 PUBLIC INFORMATION SERVICES	9,085	4,725	4,961	10,000	4,169	4,200	10,000		
01-60440 SUNDRY	1,684	4,264	1,446	2,000	2,587	2,600	2,000		
01-60450 TELECOM	6,800	4,710	4,710	5,000	4,505	5,000	5,000		
01-60465 GENERAL INSURANCE	2,741	2,723	2,233	3,500	2,677	2,677	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	3,153	3,153	3,000		
01-60480 RECORDING FEES	0	500	0	0	0	0	0		
01-60485 UNIFORMS	0	0	0	0	0	0	0		
01-60490 UTILITIES	8,317	9,458	7,750	9,000	9,343	9,343	9,000		
TOTAL UTILITIES & SUNDRY	31,502	49,557	25,956	32,500	26,434	26,973	33,000		
CAPITAL OUTLAY									
01-60530 COMPUTERS/FURNITURE/EQUIP	9,875	4,789	2,613	5,000	9,243	9,243	30,000		
TOTAL CAPITAL OUTLAY	9,875	4,789	2,613	5,000	9,243	9,243	30,000		
TRANSFERS									
TOTAL ADMINISTRATION	1,315,239	1,102,906	817,030	895,078	939,502	949,368	1,178,953		

PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

01 - GENERAL FUND
POLICE DEPARTMENT

EXPENDITURES

	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	BUDGET	BUDGET
									SELECTED

MAINTENANCE

01-61050 BUILDING MAINTENANCE	10,050	18,057	7,196	10,000	6,219	6,220	10,000	
01-61055 COMPUTER MAINTENANCE	53,147	57,015	66,704	65,000	57,249	60,000	70,000	
01-61060 VEHICLE M & O	31,576	16,974	22,353	20,000	15,687	20,000	20,000	
01-61061 FUEL	28,297	29,210	24,378	30,000	28,745	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	108,340	117,220	149,000	

REPAIRS

01-61150 EQUIPMENT CONTRACTS/REPAIRS	13,545	22,383	22,524	25,000	25,959	25,000	25,000	
01-61190 JANITORIAL	6,522	6,019	7,182	7,500	6,709	7,500	7,500	
TOTAL REPAIRS	20,067	28,402	29,705	32,500	32,667	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	1,040	3,000	3,000	
01-61211 PSYCHOLOGICAL EXAMINATIONS	0	3,500	3,050	4,000	3,850	4,000	4,000	
01-61213 PSYCHOLOGICAL COUNSELING	0	0	2,100	2,000	650	1,000	2,000	
01-61215 OPTIOD SETTLEMENT EXPENSES	0	0	0	0	1,620	1,620	0	
01-61221 MEMBERSHIPS/SUBSCRIPTIONS	4,965	5,272	5,316	4,800	6,990	6,990	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	5,021	5,000	5,000	
01-61240 POLICE SUPPLIES	13,589	26,329	18,546	20,500	19,718	20,500	22,000	
01-61250 POSTAGE	585	381	264	500	349	350	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	3,074	3,075	2,000	
01-61290 RECORDS STORAGE & MAINTENANCE	866	1,281	771	1,500	665	1,000	1,500	
TOTAL CONTRACT SERVICES	109,165	138,486	144,672	167,234	170,623	174,989	188,100	

PAYROLL

01-61330 SALARIES	1,029,508	1,163,548	1,158,115	1,228,350	1,204,416	1,204,416	1,380,152	
01-61335 CERTIFICATION PAY	14,174	16,492	16,537	18,902	18,158	18,158	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	93,682	93,682	106,513	
01-61341 RETIREMENT	174,770	197,919	195,481	212,872	199,471	199,471	233,245	
01-61342 LONGEVITY	6,762	6,543	6,158	8,145	7,660	7,660	8,135	
01-61343 VEHICLE/PHONE ALLOWANCE	0	0	7,920	7,920	7,920	7,920	8,420	
01-61344 MEDICAL/DENTAL INSURANCE	156,075	179,838	170,877	196,639	178,772	178,772	208,313	
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	1,479,965	1,677,243	1,683,097	1,794,842	1,739,484	1,739,484	1,998,982	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

01 -GENERAL FUND
POLICE DEPARTMENT

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D ACTUAL	YEAR END	BUDGET PB	-----	BUDGET SELECTED
UTILITIES & SUNDRY									
01-61450 TELECOM	11,588	19,200	25,582	25,000	23,899	25,000	26,000		
01-61465 GENERAL INSURANCE	21,579	23,204	21,416	26,000	23,553	24,566	26,000		
01-61470 TRAINING	18,685	15,909	15,782	17,500	15,652	17,500	17,500		
01-61475 COMMUNITY RELATIONS/NNO	11,310	4,982	3,440	5,000	5,713	5,000	6,000		
01-61477 TEAM DEVELOPMENT	1,837	1,978	1,822	2,000	2,929	2,000	2,000		
01-61480 UNIFORM ALLOWANCE	16,069	9,964	15,276	16,000	18,528	16,000	16,400		
01-61485 FIRING RANGE/AMMUNITION/GUNS	8,952	5,336	8,653	8,500	10,977	9,702	8,500		
01-61490 UTILITIES	12,949	13,763	11,506	13,000	13,841	13,000	13,000		
TOTAL UTILITIES & SUNDRY	102,969	94,335	103,478	113,000	115,092	112,768	115,400		
CAPITAL OUTLAY									
01-61550 COMPUTERS/FURNITURE/EQUIP	9,017	15,314	6,855	21,000	20,628	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	3,160	3,160	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	6,080	7,000		
01-61560 CAPITAL OUTLAY-BODY CAMERAS	3,921	5,911	5,601	6,400	4,025	4,025	6,400		
TOTAL CAPITAL OUTLAY	194,687	180,551	19,822	158,800	111,453	111,894	197,500		
TRANSFERS									
TOTAL POLICE DEPARTMENT	2,030,600	2,241,258	2,101,465	2,392,376	2,277,660	2,288,855	2,681,482		

PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

01 - GENERAL FUND
PLANNING & DEVELOPMENT

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	2022-2023
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D ACTUAL	YEAR END	REQUESTED BUDGET PB
MAINTENANCE							
01-63055 COMPUTER MAINTENANCE	4,954	11,970	30,316	33,500	33,789	33,500	37,500
01-63060 VEHICLE M & O	225	139	117	1,000	502	1,000	1,000
01-63061 FUEL	606	542	332	1,000	650	1,000	1,000
TOTAL MAINTENANCE	5,785	12,651	30,765	35,500	34,941	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	400	500	500
TOTAL REPAIRS	0	722	0	500	400	500	1,750
CONTRACT SERVICES							
01-63200 OUTSIDE LEGAL COUNSEL	0	0	0	0	1,950	1,950	0
01-63205 CONSULTANT FEES	82,825	45,116	92,303	60,000	151,634	151,635	200,000
01-63210 CITY ATTORNEY FEES	0	0	24,318	30,000	22,556	25,000	30,000
01-63220 TRAINING	4,903	4,083	3,229	7,500	2,502	2,500	7,500
01-63230 OFFICE SUPPLIES	2,032	2,114	1,178	1,500	1,626	1,626	1,500
01-63240 MEMBERSHIPS/PROFESSIONAL FEES	1,071	370	2,012	3,500	1,307	1,500	3,500
01-63245 INSPECTIONS/PLAN REVIEWS-ATS	23,970	31,123	54,045	50,000	66,868	70,000	55,000
01-63250 POSTAGE	0	391	1,800	2,000	2,353	2,352	2,000
01-63266 CREDIT CARD FEES	0	0	3,692	3,500	8,822	9,200	6,000
01-63270 PRINTING	0	0	1,387	1,000	2,228	2,228	1,000
01-63280 PUBLIC NOTICES/ADVERTISING	0	0	278	1,000	100	100	1,000
01-63290 RECORDS STORAGE & MAINTENANCE	0	0	1,302	1,200	1,155	1,200	1,200
TOTAL CONTRACT SERVICES	114,800	83,197	185,544	161,200	263,101	269,291	308,700
PAYROLL							
01-63330 SALARIES	102,126	135,527	309,696	361,319	368,315	368,315	420,052
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	28,612	28,612	32,694
01-63341 RETIREMENT	17,282	23,330	48,944	62,954	61,040	61,040	71,825
01-63342 LONGEVITY	10	0	1,840	1,830	1,900	1,900	1,960
01-63343 VEHICLE/PHONE ALLOWANCE	0	0	3,200	3,840	4,280	4,280	5,090
01-63344 MEDICAL/DENTAL INSURANCE	15,235	19,764	24,943	49,580	39,196	39,196	49,580
01-63346 WORKERS COMP INSURANCE	842	951	1,396	1,386	1,206	1,206	1,100
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	506,675	506,676	583,501
UTILITIES & SUNDRY							
01-63450 TELECOM	1,376	1,795	3,222	4,000	3,689	3,689	4,000
01-63465 GENERAL INSURANCE	3,089	1,912	2,020	3,000	2,213	2,213	3,000
01-63469 UNEMPLOYMENT CLAIMS (TWC)	0	0	4,129	0	0	0	0
01-63480 RECORDING FEES	0	0	0	500	698	698	500
01-63485 UNIFORMS	0	0	0	0	944	944	1,000
TOTAL UTILITIES & SUNDRY	4,465	3,707	9,371	7,500	7,544	7,544	8,500

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

01 - GENERAL FUND
PLANNING & DEVELOPMENT

EXPENDITURES

PB SELECTED

2018-2019
ACTUAL2019-2020
ACTUAL2020-2021
ACTUALCURRENT
BUDGET2021-2022
Y-T-D
ACTUALPROJECTED
YEAR END2022-2023
REQUESTED
BUDGETPROPOSED
BUDGET

CAPITAL OUTLAY
01-63540 COMPUTERS/FURNITURE/EQUIP
TOTAL CAPITAL OUTLAY

19,500
19,50027,106
27,1062,560
2,5602,500
2,5000
00
010,000
10,000

TRANSFERS

TOTAL PLANNING & DEVELOPMENT

288,247

317,524

643,846

716,220

812,660

819,511

951,951

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

01 - GENERAL FUND
PUBLIC WORKS

EXPENDITURES

	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	PROJECTED	BUDGET
					ACTUAL	YEAR END	SELECTED

PB

REPAIRS

01-64151 DRAINAGE REPAIRS & MAINT	151,433	126,945	117,284	120,000	78,741	78,741	120,000
01-64155 ROW MAINTENANCE	146,667	74,759	158,121	130,000	212,801	212,801	130,000
01-64156 ROW CANOPY CLEARANCE	0	0	0	100,000	0	0	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	414	414	2,500
01-64170 STREET LIGHTING	0	65	208	250	163	163	250
01-64175 STREET REPAIRS	25,283	18,313	4,956	5,000	7,924	7,924	5,000
TOTAL REPAIRS	551,277	234,743	526,596	357,750	300,044	300,043	357,750

CONTRACT SERVICES

01-64205 CONSULTANT FEES	0	0	0	0	0	0	21,500
01-64217 SOLID WASTE SERVICES	430,394	447,866	467,246	496,300	482,364	482,364	511,300
TOTAL CONTRACT SERVICES	430,394	447,866	467,246	496,300	482,364	482,364	532,800

UTILITIES & SUNDRY

CAPITAL OUTLAY

01-64550 STREET IMPRV/TRAFFIC CALMING	0	0	0	0	8,430	8,430	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	0
01-64553 CITY HALL REMODEL/REBUILD	65,233	1,835	0	0	0	0	85,000
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	37,882	37,882	0
01-64567 ANNUAL MAINT-HBRVW & WIDCT HL	157,700	120,729	53,971	300,000	322,988	326,000	0
01-64568 ANNUAL MAINTENANCE-YEAR 4	0	0	0	260,900	40,517	40,517	0
01-64569 ANNUAL MAINTENANCE-YEAR 5	0	0	0	350,775	73,631	73,631	0
TOTAL CAPITAL OUTLAY	628,041	233,553	207,595	1,036,075	483,448	486,460	85,000

TRANSFERS

TOTAL PUBLIC WORKS	1,609,713	916,161	1,201,437	1,890,125	1,265,856	1,268,867	975,550
--------------------	-----------	---------	-----------	-----------	-----------	-----------	---------

01 - GENERAL FUND
MUNICIPAL COURT

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

EXPENDITURES

2018-2019
ACTUAL

2019-2020
ACTUAL

2020-2021
ACTUAL

CURRENT
BUDGET

2021-2022
Y-T-D
ACTUAL

PROJECTED
YEAR END

REQUESTED
BUDGET

PB

PROPOSED
BUDGET
SELECTED

REPAIRS

01-67140 EQUIPMENT CONTRACTS
01-67150 COMPUTER MAINTENANCE/UPGRADE
TOTAL REPAIRS

0
14,203
14,203

0
18,792
18,792

0
28,047
28,047

0
27,500
27,500

0
24,457
24,457

0
25,000
25,000

500
29,500
30,000

CONTRACT SERVICES

01-67220 TRAINING
01-67221 MEMBERSHIPS/SUBSCRIPTIONS
01-67230 COURT SUPPLIES
01-67250 POSTAGE
01-67260 PROSECUTOR FEES
01-67266 CREDIT CARD FEES
01-67290 RECORDS STORAGE & MAINTENANCE
TOTAL CONTRACT SERVICES

2,387
80
1,260
614
31,786
5,454
492
42,073

2,230
181
871
471
24,858
5,514
719
34,844

1,037
150
1,850
849
32,423
4,674
718
41,700

2,500
400
1,000
1,000
30,000
5,000
1,000
40,900

2,520
195
910
816
25,754
7,606
582
38,384

2,500
400
1,000
1,000
28,500
8,100
1,000
42,500

4,500
400
1,250
1,000
30,000
6,500
1,000
44,650

PAYROLL

01-67330 SALARIES
01-67336 BI-LINGUAL INCENTATIVE
01-67340 PAYROLL TAXES
01-67341 RETIREMENT
01-67342 LONGEVITY
01-67343 VEHICLE/PHONE ALLOWANCE
01-67344 MEDICAL/DENTAL INSURANCE
01-67346 WORKERS COMP INSURANCE
TOTAL PAYROLL

122,671
0
9,405
16,403
896
0
19,933
346
169,654

130,695
0
9,763
19,552
1,031
0
23,545
501
185,088

130,159
0
10,232
18,900
1,118
0
21,829
782
183,019

150,685
0
11,640
26,068
1,280
0
24,483
716
214,872

145,913
0
11,313
21,142
1,330
0
24,752
661
205,110

145,913
0
11,313
21,142
1,330
0
24,752
661
205,111

166,305
2,400
13,019
28,602
1,740
2,420
24,483
575
239,545

UTILITIES & SUNDRY

01-67430 PUBLIC INFORMATION SERVICES
01-67450 TELECOM
01-67465 GENERAL INSURANCE
01-67475 PUBLIC EDUCATION/COMM RELATION
01-67485 UNIFORMS
TOTAL UTILITIES & SUNDRY

0
0
274
0
0
274

0
0
359
0
0
359

0
0
434
250
0
683

2,500
1,100
500
250
0
4,350

2,480
2,218
588
155
0
5,442

2,500
2,218
588
155
0
5,461

2,500
1,100
600
250
200
4,650

CAPITAL OUTLAY

01-67550 COMPUTERS/FURNITURE/EQUIP
TOTAL CAPITAL OUTLAY

0
0

0
0

0
0

0
0

0
0

0
0

7,500
7,500

TRANSFERS

TOTAL MUNICIPAL COURT

226,204

239,083

253,450

287,622

273,393

278,072

326,345

TOTAL EXPENDITURES

5,470,003

4,816,932

5,017,228

6,181,422

5,569,072

5,604,673

6,114,281

REVENUE OVER/(UNDER) EXPENDITURES

781,389

1,160,424

1,703,654

181,370

1,808,762

1,663,675

479,074

*** END OF REPORT ***

04 - 2021 STREET MAINT FUND

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

REVENUES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	BUDGET 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
----------------	---	---	---	---	---	---	-----------

04 -2021 STREET MAINT FUND
PUBLIC WORKS

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	BUDGET
							PB	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 ***

PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	2022-2023	PROPOSED
REVENUES	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	PROJECTED	REQUESTED
					ACTUAL	YEAR END	BUDGET
							PB
							SELECTED
FINES & WARRANTS							
06-44170 LTFE-LOCAL TRUANCY PREVENTION	0	1,475	3,445	2,400	6,420	6,420	2,400
06-44180 IMJF-LOCAL MUNICIPAL JURY FUND	0	30	69	50	128	128	50
06-44200 SECURITY FEES	6,177	4,317	3,912	3,100	6,663	6,663	3,100
06-44300 TECHNOLOGY FEES	8,216	4,610	3,430	3,500	5,628	5,628	3,500
TOTAL FINES & WARRANTS	14,393	10,431	10,856	9,050	18,839	18,839	9,050
CHILD SAFETY REVENUE							
06-45015 CHILD SAFETY & HEALTH REVENUE	13,254	10,139	7,843	8,700	10,704	10,704	8,700
TOTAL CHILD SAFETY REVENUE	13,254	10,139	7,843	8,700	10,704	10,704	8,700
TOTAL REVENUES	27,647	20,570	18,699	17,750	29,543	29,543	17,750

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

16 -COURT SPECIAL REVENUE
MUNICIPAL COURT

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	BUDGET
CONTRACT SERVICES								
06-67290 SECURITY EXPENSE	2,680	1,235	359	7,872	2,803	2,803	7,872	
06-67291 TECHNOLOGY EXPENSE	3,451	1,542	5,409	2,500	1,571	1,571	2,500	
06-67292 TRANSLATION SERVICES	0	0	0	1,000	340	340	1,000	
TOTAL CONTRACT SERVICES	6,131	2,777	5,768	11,372	4,714	4,714	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	4,714	4,714	46,372	
TOTAL EXPENDITURES	35,076	11,716	13,443	16,372	4,714	4,714	46,372	
REVENUE OVER/ (UNDER) EXPENDITURES	(7,429)	8,854	5,256	1,378	24,829	24,829	(28,622)	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

07 - PD SPECIAL REVENUE

REVENUES

	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	2022-2023	2022-2023	2022-2023	2022-2023
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	PROJECTED	REQUESTED	PROPOSED	SELECTED
						YEAR END	BUDGET	BUDGET	

PD SPECIAL REVENUE

07-45010 MISCELLANEOUS INCOME	0	5	0	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			
--------	-------	-------	-------	-------	-------	-------	--	--	--

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

07 - PD SPECIAL REVENUE
POLICE DEPARTMENT

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

*** END OF REPORT ***

08 - STAN GRAHAM MEM TREE FUND

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

REVENUES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	X-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB SELECTED

REVENUE

08-40200 OAK WILT FEE

08-40260 TREE REPLACEMENT REVENUE

TOTAL REVENUE

DONATIONS

08-45020 DONATIONS-STAN GRAHAM

TOTAL DONATIONS

TOTAL REVENUES

4,650	9,000	13,050	5,000	17,250	17,250	5,000	
0	12,450	46,943	0	31,100	31,100	0	
4,650	21,450	59,993	5,000	48,350	48,350	5,000	
0	250	1,375	0	0	0	0	
0	250	1,375	0	0	0	0	

4,650	21,700	61,368	5,000	48,350	48,350	5,000	
-------	--------	--------	-------	--------	--------	-------	--

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

08 - STAN GRAHAM MEM TREE FUND
TREE FUND

EXPENDITURES

	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	CURRENT BUDGET	2021-2022 Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
--	---------------------	---------------------	---------------------	-------------------	------------------------------	-----------------------	---------------------------	--------------------------------

MAINTENANCE

08-60050 BEAUTIFICATION

TOTAL MAINTENANCE

2,018	5,720	5,820	65,000	22,973	23,000	15,000
2,018	5,720	5,820	65,000	22,973	23,000	15,000

REPAIRS

08-60156 CITY SIGN MAINT & LANDSCAPING

TOTAL REPAIRS

0	1,655	1,309	4,250	1,140	1,140	4,250
0	1,655	1,309	4,250	1,140	1,140	4,250

UTILITIES & SUNDRY

TOTAL TREE FUND

2,018	7,376	7,129	69,250	24,113	24,140	19,250
2,018	7,376	7,129	69,250	24,113	24,140	19,250

TOTAL EXPENDITURES

2,018	7,376	7,129	69,250	24,113	24,140	19,250
2,018	7,376	7,129	69,250	24,113	24,140	19,250

REVENUE OVER/ (UNDER) EXPENDITURES

2,632	14,324	54,239	(64,250)	24,237	24,210	(14,250)
2,632	14,324	54,239	(64,250)	24,237	24,210	(14,250)

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
BUDGET AMENDMENT SUMMARY TOTALS - WASTEWATER
FUND

FY 2021-2022

AS OF 10/26/22

WASTEWATER (WW) FUNDS				
02	10	11		
WW FUND	WW DEBT SERVICE FUND	WW CONSTR. FUND	TOTAL WW FUNDS	
REVENUES				
\$ -	\$ -	\$ -	\$ -	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
2,402,903	112	4,023	2,407,038	-
\$ 2,402,903	\$ 112	\$ 4,023	\$ 2,407,038	
EXPENSES				
			\$ -	-
				-
				-
				-
				-
				-
2,045,824	-	-	2,045,824	-
\$ 2,045,824	\$ -	\$ -	\$ 2,045,824	
BUDGET SURPLUS/ (SHORTFALL)				
\$ 357,079	\$ 112	\$ 4,023	\$ 361,214	

Est YE Amended					
WW FUND	Audited 9/30/18	Audited 9/30/19	Audited 9/30/20	Audited 9/30/21	Budget FY21-22
WW Fund Balance	\$ 1,892,748	\$ 2,043,696	\$ 2,405,620	\$ 3,263,244	\$ 3,624,458

)2 - WASTE WATER FUND

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

REVENUES

	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	CURRENT BUDGET	2021-2022 Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	2022-2023 PROPOSED BUDGET
REVENUE								
02-50100 WASTEWATER REVENUE	1,882,707	1,986,364	2,202,658	2,150,000	2,142,373	2,344,127	2,200,000	
02-50200 WASTEWATER PENALTIES	4,671	3,683	2,640	3,500	13,362	14,088	5,000	
02-50250 INDUSTRIAL SURCHARGE REVENUE	83,888	91,993	81,072	30,500	29,194	31,707	30,500	
02-50300 REIMBURSEMENT REVENUE	0	6,983	5,549	0	6,960	7,580	0	
02-50400 ENGINEERING ASSESSMENT FEE	0	2,435	822	0	303	303	0	
02-50500 ADMINISTRATIVE FEES	6,013	5,554	8,429	5,000	3,854	4,800	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	298	298	100	
TOTAL REVENUE	1,981,766	2,235,026	2,312,204	2,192,600	2,196,343	2,402,903	2,243,100	
TOTAL REVENUES	1,981,766	2,235,026	2,312,204	2,192,600	2,196,343	2,402,903	2,243,100	

2 - WASTE WATER FUND
WASTEWATER DEPARTMENT

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	BUDGET
MAINTENANCE								
02-60005 SYSTEM MAINTENANCE	22,650	11,708	0	0	0	0	0	
02-60055 COMPUTER MAINTENANCE	9,732	14,668	0	0	0	0	0	
TOTAL MAINTENANCE	32,382	26,376	0	0	0	0	0	
CONTRACT SERVICES								
02-60205 WASTEWATER PROJECT CONSULTANT	14,118	6,651	0	0	0	0	10,000	
02-60210 RATE ANALYSIS	0	0	0	0	1,375	1,375	0	
02-60220 TREATMENT CHARGES (COA)	387,267	381,001	426,497	410,000	412,631	412,631	410,000	
02-60225 TRAINING	1,488	580	0	0	0	0	0	
02-60230 BILLING FEES/AMR	5,691	5,694	36,793	45,000	54,385	54,385	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	19,292	19,300	30,000	
02-60260 WW UTILITIES	7,544	7,214	7,047	9,000	7,457	7,500	9,000	
02-60266 CREDIT CARD/BANK FEES	2,975	5,223	5,152	1,000	1,652	2,000	2,500	
02-60270 WW M & O - FIXED/CROSSROADS	27,105	27,105	27,105	30,000	27,105	27,106	70,800	
02-60275 WW M & O - VARIABLE/CROSSROADS	181,324	187,324	168,701	150,000	176,106	180,000	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	700,003	704,297	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	21,087	21,100	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	6,676	6,195	
TOTAL UTILITIES & SUNDRY	14,280	16,010	23,808	16,195	27,762	27,776	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	40,297	40,500	20,000	
TOTAL CAPITAL OUTLAY	468,729	215,793	243,429	1,313,793	1,163,548	1,313,751	1,361,914	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

2 - WASTE WATER FUND
WASTEWATER DEPARTMENT

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	PROJECTED	REQUESTED	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	FB	BUDGET
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	1,891,314	2,045,824	2,124,409		
TOTAL EXPENDITURES	1,850,915	1,593,138	1,605,163	2,004,988	1,891,314	2,045,824	2,124,409		
REVENUE OVER/ (UNDER) EXPENDITURES	130,851	641,888	707,042	187,613	305,029	357,080	118,691		

*** END OF REPORT ***

.0 -WASTEWATER DEBT SERVICE

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

REVENUES

	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	CURRENT BUDGET	2021-2022 Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	2022-2023 PROPOSED BUDGET SELECTED
--	---------------------	---------------------	---------------------	-------------------	------------------------------	-----------------------	---------------------------	---

INCOME								
10-40100 INTEREST INCOME	8,453	5,247	112	100	112	112	100	
TOTAL INCOME	8,453	5,247	112	100	112	112	100	

TOTAL REVENUES	8,453	5,247	112	100	112	112	100	
----------------	-------	-------	-----	-----	-----	-----	-----	--

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

10 - WASTEWATER DEBT SERVICE
W DEBT SERVICE

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	Y-T-D	PROJECTED	REQUESTED	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	ACTUAL	YEAR END	BUDGET	PB	SELECTED

CAPITAL OUTLAY

REVENUE OVER/(UNDER) EXPENDITURES	8,453	5,247	112	100	112	112	112	100		
-----------------------------------	-------	-------	-----	-----	-----	-----	-----	-----	--	--

*** END OF REPORT ***

1 - WASTEWATER CONSTRUCTION

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

REVENUES	2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	CURRENT BUDGET	2021-2022		2022-2023	
					Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	PROPOSED BUDGET
							FB	SELECTED

<u>INCOME</u>								
11-40100 INTEREST INCOME	11,658	5,646	471	500	4,023	4,023	2,000	
TOTAL INCOME	11,658	5,646	471	500	4,023	4,023	2,000	

TOTAL REVENUES	11,658	5,646	471	500	4,023	4,023	2,000	
----------------	--------	-------	-----	-----	-------	-------	-------	--

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

11 - WASTEWATER CONSTRUCTION
EXPENSE

EXPENDITURES	2018-2019	2019-2020	2020-2021	CURRENT	2021-2022	2022-2023	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB SELECTED
REPAIRS							
CONTRACT SERVICES							
CAPITAL OUTLAY							
TRANSFERS							
REVENUE OVER/ (UNDER) EXPENDITURES	11,658	5,646	471	500	4,023	4,023	2,000

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
BUDGET AMENDMENT SUMMARY TOTALS - 2022 GO
BOND FUNDS

FY 2021-2022

AS OF 10/26/22

2022 GO BOND FUNDS				
21		22		
2022 GO BOND I&S FUND		2022 GO BOND CAPITAL PROJ FUND		TOTAL 2022 GO BOND FUNDS
REVENUES				
\$	-	\$	-	\$
	-		-	-
	10,582		25,441,390	25,451,972
\$	10,582	\$	25,441,390	\$
				25,451,972
EXPENSES				
\$	-	\$	-	\$
	-		-	-
	-		7,477,916	7,477,916
\$	-	\$	7,477,916	\$
				7,477,916
BUDGET SURPLUS/ (SHORTFALL)				
\$	10,582	\$	17,963,474	\$
				17,974,056

EST YE Amended

2022 GO BOND FUNDS Budget FY21-22

2022 GO BOND FUND BALANCE \$ 17,974,056

REVENUES	2018-2019		2019-2020		2020-2021		CURRENT BUDGET		2021-2022		PROJECTED YEAR END		2022-2023		PROPOSED BUDGET
	ACTUAL		ACTUAL		ACTUAL				Y-T-D ACTUAL				REQUESTED 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															
21-45000 INTEREST INCOME	0		0		0		0		7		7		0		
21-45105 ISSUED BONDS PREMIUM	0		0		0		0		10,575		10,575		0		
TOTAL INTEREST & MISC	0		0		0		0		10,582		10,582		0		
TOTAL REVENUES	0		0		0		0		10,582		10,582		1,364,139		

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

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

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
--	---------------------	---------------------	---------------------	-------------------	------------------------------	-----------------------	--	--------------------------------

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	
--------------------	---	---	---	---	---	---	-----------	--

REVENUE OVER/ (UNDER) EXPENDITURES	0	0	0	0	10,582	10,582	0	
------------------------------------	---	---	---	---	--------	--------	---	--

*** END OF REPORT ***

2 -2022 GO BOND CAPITAL PROJ

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

REVENUES

2018-2019 ACTUAL	2019-2020 ACTUAL	2020-2021 ACTUAL	CURRENT BUDGET	2021-2022 Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	2022-2023 PROPOSED BUDGET SELECTED
---------------------	---------------------	---------------------	-------------------	------------------------------	-----------------------	---------------------------	---

INTEREST & ISSUANCE COSTS

22-45000 INTEREST INCOME	0	0	0	0	146,736	146,736	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	1,459,079	1,469,654	0
TOTAL INTEREST & ISSUANCE COSTS	0	0	0	0	25,430,815	25,441,390	90,000

TOTAL REVENUES

0	0	0	0	0	25,430,815	25,441,390	90,000
---	---	---	---	---	------------	------------	--------

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2022
FY2021-2022 BUDGET AMENDMENT

2022 GO BOND CAPITAL PROJ
2022 GO BOND FUND CAP PRJ

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
---------------------	---------------------	---------------------	-------------------	------------------------------	-----------------------	--	--------------------------------

CAPITAL OUTLAY

22-64500 CITY HALL - LAND PURCHASE	0	0	0	0	6,323,664	6,323,664	0
22-64501 CITY HALL CONSTRUCTION	0	0	0	0	0	0	0
22-64505 CAMP CRAFT/EANES CREEK	0	0	0	0	204,649	204,650	150,000
22-64510 LAUREL VALLEY RD	0	0	0	0	185,390	185,390	150,000
22-64515 REDBUD TRAIL	0	0	0	0	136,822	136,823	100,000
22-64520 TERRACE MOUNTAIN	0	0	0	0	60,868	60,868	40,000
22-64525 WESTLAKE DRIVE	0	0	0	0	161,995	161,996	130,000
22-64530 LAURON VALLEY RD	0	0	0	0	120,446	120,446	90,000
TOTAL CAPITAL OUTLAY	0	0	0	0	7,193,834	7,193,837	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

TOTAL EXPENDITURES	0	0	0	0	7,477,912	7,477,916	960,000
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	0	17,952,902	17,963,474	(870,000)

*** END OF REPORT ***



City of West Lake Hills

City Council

AGENDA REPORT

Meeting Date:	<u>October 26, 2022</u>	Item Number:	<u>8</u>
Department:	<u>Building and Development Services</u>		
Prepared By:	<u>Ashby Grundman</u>	Cost / Budget:	<u>None</u>
Exhibits:	<u>None</u>	Source of Funds:	<u>N/A</u>

Subject

Discuss and consider action on the Appointment/Reappointment of members of the Zoning and Planning Commission.

Recommendation

Staff recommends the City Council take action to reappoint or appoint Zoning and Planning Commissioners.

Discussion

The Zoning and Planning Commission members are reappointed with two-year staggered terms. None of the commissioners were reappointed last year (Positions 2, 3 and 4), however their terms were held over until such time as they are reappointed, or new members are appointed. The other three (Positions 1, 5 and 6) all expired October 2022.

Staff recommends City Council take action to reappoint or appoint new commissioners for Positions 2, 3 and 4 for one year, with expirations of October 2023, and reappoint or appoint new commissioners for Positions 1, 5 and 6 for two-year terms with expirations of October 2024.

The current roster is attached as an exhibit.

Approved By

Signature

Date

Department Head

City Administrator

Signature

Date



**CITY OF WEST LAKE HILLS, TEXAS
ZONING AND PLANNING COMMISSION (ZAPCO) ROSTER
2-year Terms ending September 30th**

<u>Commissioners</u>	<u>Date Appointed</u>	<u>Term Expires</u>
Position 1		
Meisel, Robert – Chair	2005	10/2022
Position 2		
Vaughan, James	2019	10/2021
Position 3		
Maccini, Laurie	2017	10/2021
Position 4		
Pledger, James, Vice-Chair	2019	10/2021
Position 5		
Bartoletti, Karen	2020	10/2022
Position 6		
Patrick Stewart	2022	10/2022

-----Original Message-----

From: wlhcc1@ wlhcc1 <wlhcc1@westlakehills.gov>

Sent: Wednesday, October 19, 2022 2:17 PM

To: mayor@ mayor <mayor@westlakehills.gov>

Cc: Trey Fletcher <tfletcher@westlakehills.gov>

Subject: Resignation (Corrected)

> Dear Mayor Anthony,

>

> With regret, I am writing to notify you of my intention to resign my seat on the West Lake Hills City Council effective November 10, 2022.

>

> It has been an honor to serve the City for the last six years, and I am grateful for the very special opportunity to work with my fellow council members, and grateful as well for your leadership as Mayor.

>

> Unfortunately, the failing health of my aging parents and the amazing gift of my husband's complete remission from [REDACTED] have made it clear to me that I must to shift my time and focus to these special people.

>

> While I am sorry to step away from the Council, I am very grateful to know that West Lake Hills is in excellent hands with talented and caring people on both the City staff and the Council.

>

> With Gratitude and Kindest Regards,

> Rhonda McCollough

> West Lake Hills City Council, Place One