



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, March 22, 2023 at 6:00 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 22nd day of March, 2023 at 6:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS: Due to the COVID-19 status in Travis County, any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing. Facial coverings are not required, but highly recommended, and will be available for any that need one. Join Zoom Meeting: <https://us02web.zoom.us/j/3499549035> Meeting ID: 349 954 9035 If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 349 954 9035. If you wish to speak during the meeting or provide written comments, please provide your name, phone number, comments, and the item number you wish to speak on to pzsec@westlakehills.gov by 1:00 P.M. on March 22, 2023.

1. Call to Order. Chairman Robert Meisel.
2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the February 15, 2023 Regular Zoning and Planning Commission Meeting Minutes.
 - b. Report on Board of Adjustment and City Council Responses.
3. Land Use 3423 Bee Cave Road - Discussion/Recommendation on variances to remove two (2) trees with diameters larger than 14 inches for the construction of a new medical office building (Section 22.03.304 of the West Lake Hills Code). Applicant Craig Friedson.
4. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Mark Littrell, Zoning & Planning
Secretary

Certificate

I certify that the above Notice of the MONTH, DD YYYY Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on DAY, MONTH DD, YYYY at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning 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. ZAPCO 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 ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, February 15, 2023 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.

**ZAPCO COMMISSIONERS
PRESENT:**

Chairman Robert Meisel
Vice-Chairman Jim Pledger
Karen Bartoletti
Patrick Stewart
Laurie Maccini
Julia Webber

CITY STAFF PRESENT:

Director of BDS Ashby Grundman
Assistant City Attorney Nicole Warren
ZAPCO Secretary Mark Littrell

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

- a. Approval of the January 18, 2023 Regular Zoning and Planning Commission Meeting Minutes.
- b. Report on Board of Adjustment and City Council Responses.

Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Bartoletti. Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays.

3. Land Use 5002 Jeffery Place - Discussion/Recommendation on a variance request to exceed the maximum allowed impervious cover for a pool and deck remodel (Section 22.03.281 of the West Lake Hills Code). Applicant Neelam Julian.

Staff Briefing

Director Grundman gives the staff briefing.

Staff Recommendation: Denial due to a lack of hardship.

Presentation by Applicant

Neelam Julian is the property owner. We've lived in the house since 2010. We want to be good neighbors and our hardship is a small lot. We worked with the architect to have the most minimal impact on the neighbors. We took down a small building so we're still over the impervious cover by 146 square feet.

Public Hearing

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

Discussion/Recommendation

Commissioner Webber: I'm sensitive to impervious cover. I live on a very small lot. I understand the placement of the house. Are there other areas maybe switching concrete to decking because it would be 50% impervious? I see some solutions. Those are some of my comments.

Commissioner Maccini: I echo what Julia said. Keeping water going into the ground is important.

Chairman Meisel: Decking is a reasonable alternative.

Applicant's husband: We could tear out the concrete. Austin treats pool water as pervious. If we move the concrete it would be more intrusive.

Commissioner Webber: You do need clearance for the trees.

Commissioner Stewart: Do we allow pervious concrete?

Director Grundman: At 50%.

Commissioner Maccini: Native ground cover can grow there.

Applicant's Builder: The property slopes from back to front. The current decking drains toward the house. It improves the drainage.

Commissioner Webber: Rather than concrete, have you considered a fire pit or crushed granite could be used in the area? I question other solutions.

Motion for Denial made by Vice-Chairman Pledger due to lack of hardship, with a Second by Commissioner Bartoletti.

Motion for Denial carried unanimously by a vote of 5 ayes to 0 nays.

4. **Land Use 800 Ox Eye Trail** - Discussion/Recommendation on a variance to exceed the maximum allowed cut in a building setback for a driveway (Section 22.03.170 of the West Lake Hills Code). Applicants David Magstadt and Biljana Bosanac.

Staff Briefing

Director Grundman gives the staff briefing.

Staff Recommendation: Denial

Presentation by Applicant

Reza Lankerani is the architect. The hardship is the size of the lot. As a designer, we need to have more parking spaces. We are not touching any trees. If we moved the garage to the front we would still need a variance. Those are the issues. If we push the house out, height is an issue.

Public Hearing

Philip Schani lives at 607 Spurlock Valley. I'm concerned about runoff. We don't want any more water coming down. What hill are they talking about?

Trisha is a consultant. It's a dome house built in the 70's. There is drainage work being done by the City.

Director Grundman: There are going to be capital improvements coming to the area. There are drainage plans with the application. They are two separate projects.

Chairman Meisel closes the Public Hearing.

Discussion/Recommendation

Commissioner Bartoletti: Discusses concerns about the drainage onto Spurlock Valley. There is a lot of water on that cul-de-sac. Where does it drain?

Rezi: The drainage report shows solutions. The driveway will change it.

Commissioner Webber: Drainage reports have been calculated?

Rezi: Yes.

Commissioner Webber: This may improve drainage.

Rezi: The septic field will be terraced. It can't be flooded either.

Commissioner Maccini: To me it is design driven. It is a difficult road. That is not a hardship.

Commissioner Webber: This is a challenging lot. You don't have the luxury of being able to park more cars. You've done a tremendous job. The 12 foot cut should have a safety measure.

Commissioner Webber moves to recommend approval. Motion dies with no second.

Motion for Denial made by Commissioner Maccini due to lack of hardship, with a Second by Commissioner Stewart.

Motion for Denial carried by a vote of 4 ayes to 1 nays. Commissioner Webber opposes.

5. Land Use 4015 Bee Cave Road - Discussion/Recommendation on a variance request for a building setback encroachment for a wooden pedestrian bridge (Section 22.03.281 of the West Lake Hills Code). Applicant Chris Seebach with Trinity Episcopal School.

Staff Briefing

Director Grundman addresses 4015 Bee Cave and 3901 Bee Cave items together.

Staff Recommendation: Approval for both.

Chairman Meisel: Was a stop work order written?

Director Grundman: Yes.

Commissioner Maccini: 4015 Bee Cave and 3901 Bee Cave own both properties?

Director Grundman: Yes.

Commissioner Bartoletti: Why is it here?

Director Grundman: They built it without a permit. It's after-the-fact.

Presentation by Applicant

Chris Seebach gives his presentation. Our hardship is safety to the community.

Public Hearing

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

Discussion/Recommendation

Commissioner Maccini: There are two Live Oaks. How are they affected by the walkway?

Chris: No impact.

Commissioner Maccini: I don't want those trees affected.

Chairman Meisel: On the record, I'm the one that dropped the dime on the walkway. The problem is there are two legally recognized properties. There should be a plat amendment to make it one property. That's my problem. It's a much simpler option with no variances.

Chris: Both properties are zoned differently.

Director Grundman: Trinity School cannot expand.

Motion for Approval for both 4015 Bee Cave and 3901 Bee Cave made by Commissioner Bartoletti with a Second by Vice-Chairman Pledger. Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays.

6. Land Use 3901 Bee Cave Road - Discussion/Recommendation on a variance to maintain an elevated walkway between two school properties (Section 22.03.281 of the West Lake Hills Code). Applicant Trinity Episcopal School.
Combined with previous item.
7. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:31 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



**BUILDING & DEVELOPMENT SERVICES DEPARTMENT
BOARD OF ADJUSTMENT AND CITY COUNCIL
ACTION REPORT**

March 22, 2023

Agenda Item: Consent Agenda: Board of Adjustment and City Council Results

Requested Action: No action required.

Background & Purpose:

At the September 15, 2021, Zoning and Planning Commission a request was made for staff to provide the results of items from the Board of Adjustment and City Council on items that were discussed and reviewed by the Zoning and Planning Commission.

Items on ZAPCO Agenda	ZAPCO Recommendation	City Council/BOA Action
103 Yaupon Valley Road *	Approval	Approved
5002 Jeffrey Place**	Denial	Approved
800 Ox Eye Trail***	Denial	Denial
3901 Bee Cave Road	Approval	Approved
4015 Bee Cave Road	Approval	Approved

**Applicant withdrew setback variance requests and reduced trees down to three.*

***Applicant reduced impervious cover request down by removing concrete patio.*

****Applicant reduced cut from 11-feet to 8-feet.*

Should any ZAPCO Commissioner have any questions or feedback on the report, please contact the Director of Building and Development Services.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	March 22, 2023	Item Number:	3
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

3423 Bee Cave Road: Discussion/Recommendation on proposed variances for the removal of two (2) trees with trunk diameters of 14 inches or greater for the construction of a new medical office building (Section 22.03.304 of the West Lake Hills Code). Applicant Craig Friedson.

Recommendation

Staff recommends approval of the variance request.

Zoning and Planning Commission Action (Section [38.05.094\(e\)](#):

(1) *Recommendation. After all public input has been received and the public hearing is closed, the zoning and planning commission shall make its final report to the city council on the proposed zoning request and state its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the comprehensive plan. The zoning and planning commission may recommend:*

- (A) *Approval of the request as submitted by the applicant;*
- (B) *Approval of the request subject to specified conditions; or*
- (C) *Disapproval of the request.*

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Hill Country Specialists, LLC

Legal Description: 6.2309 Acres of Lot 2B, Brodie Keene Subdivision Phase 3

Lot Size: 6.2309 acres (271,418 square feet)

Zoning: B-1, Business 1

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

Background & Analysis:

The applicant is seeking additional tree variances for the proposed construction of a new medical office. The trees being requested for removal are two Crape Myrtles, T4011 and T4036.

T4011 is an 18-Inch Crape Myrtle (Multi-trunk – 6, 5, 4, 4, 4, 3)

T4026 is a 17-Inch Crape Myrtle (Multi-trunk – 5, 4, 4, 4, 4, 4, 2, 2)

There were a four other trees on the original application, however they have adjusted the building to save two and two have been certified as dead by the applicants arborist with reports included in the packet.

There were variances approved in 2021 for six trees, height, impervious cover, and cut/fill. The minutes and packet from the September 2021 Board of Adjustment and City Council meeting are included in the packet.

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.*
Our hardship for this proposed development is primarily the existing topography. Secondary hardship is maintaining parking agreements on site that support commercial businesses at 3425 Bee Caves and Sway.
2. *There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.*
See attached supporting documents and tree report.
3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*
See attached supporting documents and tree report.
4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
See attached supporting documents and tree report.
5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
See attached supporting documents and tree report.
6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*
See attached supporting documents and tree report.

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

There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

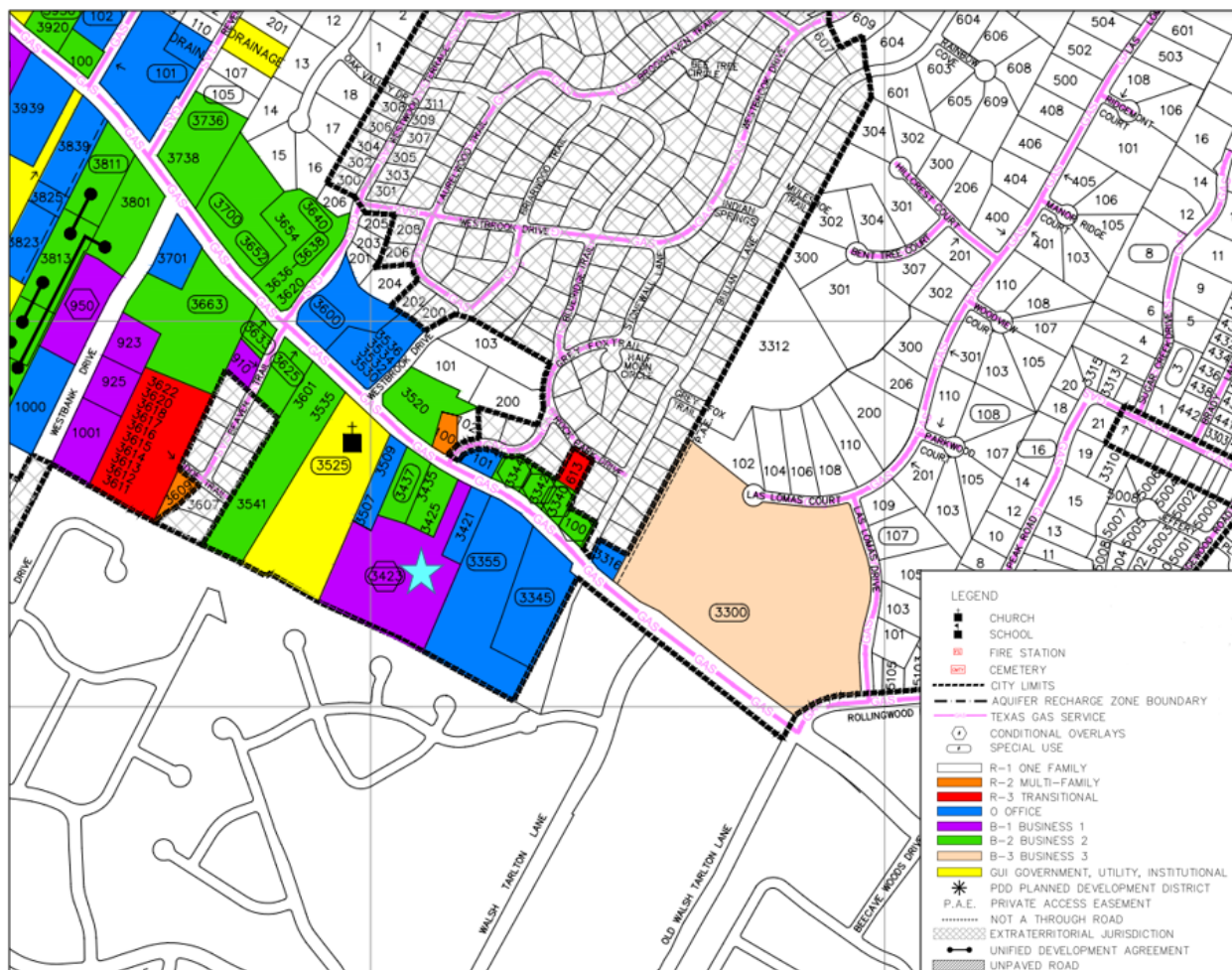
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

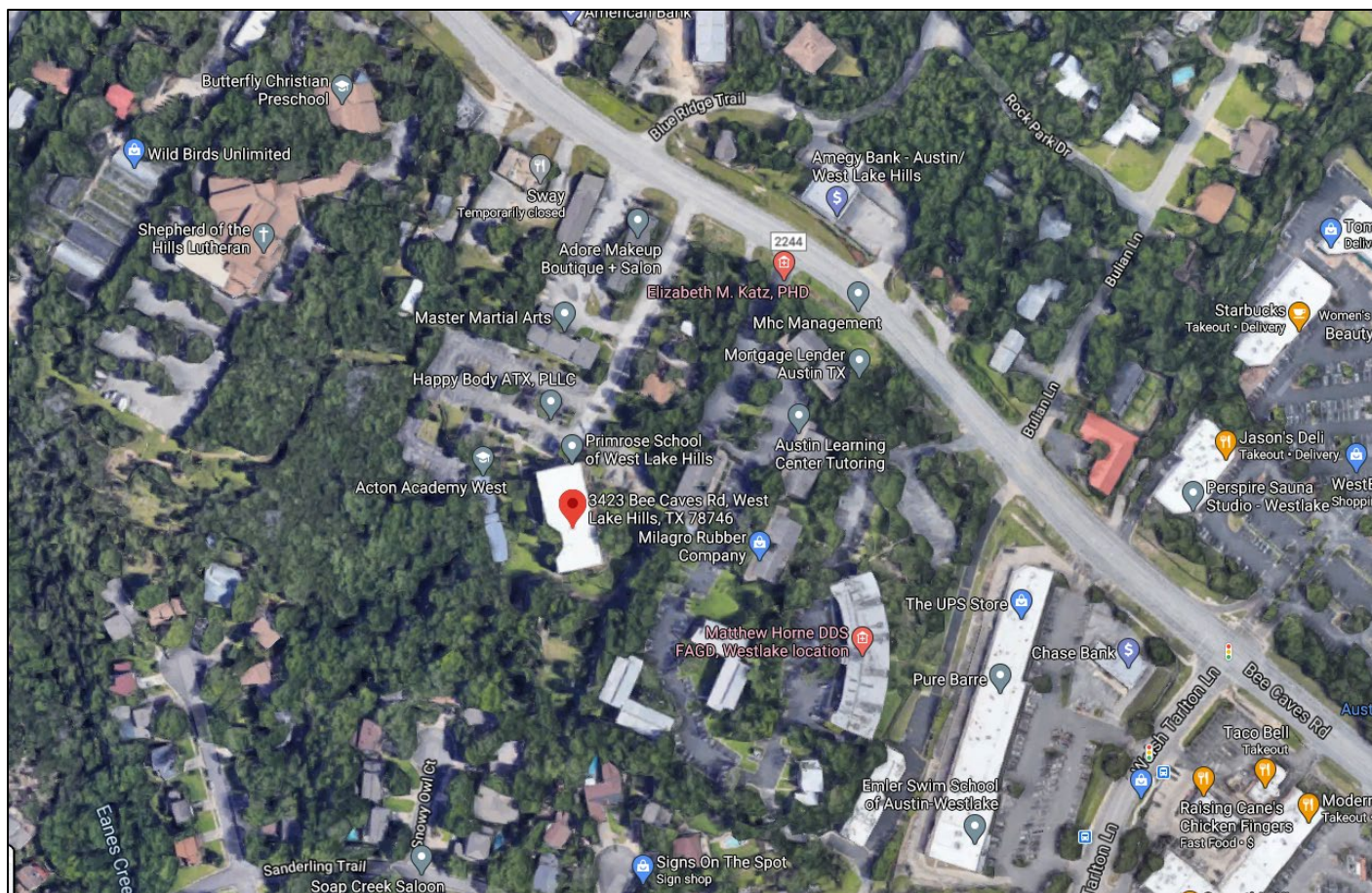
- [Sec. 22.03.034](#) [Tree and Vegetation Removal and Replacement](#)

- [Section 38.05.031](#) [Variances](#)
- [Section 22.03.511](#) [Criteria and process required for granting variance](#)

Zoning:



Aerial:





To: Kathy Roche, City of Westlake Hills
From: Sam Levatino, Square One Consultants
Craig Friedson, TOPO-DG
Date: Friday, January 6, 2023
Project: Smiles Medical Office. Core/Shell.
Address: 3423 Bee Caves Rd.

Project Smiles-Response to Comments

Kathy,

Square One serves as a consultant/owner's representative to TOPO for the Smiles Medical Office Project located at 3423 Bee Caves Rd. Questions requesting information on various trees were provided via email following submittal of the Site Development Permit. Please let this letter serve as our response and clarification on such questions.

The following trees were identified requesting further clarification. Please see the List of trees listed below including their listed species and diameter as noted in the Survey. Additionally, a Tree Assessment Survey was performed by a certified Arborist, Tree Man Solutions (TMS) in March of 2022 to assess the condition of various trees on site. The report is provided as a separate attachment.

Tree List:

- **5040-** 16" Ashe Juniper "Cedar"
- **5324-** 18" Ashe Juniper "Cedar" (9-8.5-7.5)
- **5540-** 21" Live Oak
- **5609-** 17" Red Oak
- **4011-** 18" Crepe Myrtle (6-5-4-4-4-4-3)
- **4036-** 17" Crepe Myrtle (5-4-4-4-4-4-2-2)
- **5080-** 14" Crepe Myrtle

Please see a response provided below for each tree identified:

- **5040-** The Diameter is actually 12" as measured by TMS. Please reference attached report from TMS on P. 1 & P.2. ("TMS_CAMG_3423BeeCaveRd_MedicalOffice_TreeReport_20220310.pdf")
- **5324-** The tree was presumed damaged during geotechnical investigation. Please reference attached report from TMS on P. 1 & P.5 noting before and after conditions. ("TMS_CAMG_3423BeeCaveRd_MedicalOffice_TreeReport_20220310.pdf")
- **5540-** The noted tree is being saved due to building updates. Resubmittal of Plans dated December 8, 2022 include the updated footprint. The footprint is located outside of the tree's ½ Critical Root Zone. Please refer to the attached Exhibit "SMILES-Tree Variance-Exhibit_20230106.pdf" displaying the preservation of this tree. The pending Site Plan resubmittal will include the modified footprint.

- **5609-** See attached report from TMS listing this tree as DDI (Dead, Diseased, or Imminent Hazard.) TMS does not recommend preservation of this tree. Please reference attached report from TMS on P. 1 & P.11.
("TMS_CAMG_3423BeeCaveRd_MedicalOffice_TreeReport_20220310.pdf")
- **4011-** The Tree was not intended for mitigation as it is a multitrunked Crepe Myrtle. Tree is conflicting with the required right turn out which was requested by Council. Location of the Tree will impose a safety hazard to cars queuing in the right turn lane.
- **4036-** The Tree was not intended for mitigation as it is a multitrunked Crepe Myrtle. This is an undesirable species not recommended for preservation.
- **5080-** The Tree is being saved due to site plan updates. Resubmittal of Plans dated December 8, 2022 include removal of the circular drive. Please Ref. the attached Exhibit displaying the preservation of this tree. The pending Site Plan resubmittal will include the modified footprint.

ATTACHMENTS

1. TMS Report: TMS_CAMG_3423BeeCaveRd_MedicalOffice_TreeReport_20220310.pdf"
2. Tree Variance Exhibit-CEC: "SMILES-Tree Variance-Exhibit_20230106.pdf"

Please feel free to reach out with any follow up questions or clarifications.

Thank You,



Craig Friedson
VP Development
TOPO
cfriedson@topo-dg.com



January 6, 2023

Chairman Robert Meisel
City of West Lake Hills
Planning & Zoning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Dear Mr. Chairman,

We represent a group of West Lake Hills physicians interested in purchasing and developing a permanent location in Westlake for their longstanding medical/dental practices. Drs. Vincent Cavaretta, Randy Kunik, Juan Vesga and David Yu have decades of experience serving the West Lake Hills community and will be partners in this project.

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

In April 2021, we listened to the concerns raised by the Community and Council regarding scale, height, drainage, safety, and site lines and revised our location and massing to better address those issues. We took a more modest approach to our previous design with regard to height, location, and site lines. The City of West Lake Hills subsequently approved the requested variances in the attached letter dated September 13, 2021.

Since the variances were approved, the project team identified additional trees that are creating hardship for the project. Below is the requested administrative variance:

- **Removal of Trees** [Sec. 22.03.303-305]
- Trees: 5040,5324,5540,5609, 4011,4036,5080

Thank you for taking the time to consider this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Craig Friedson'.

Craig Friedson,
VP Development
TOPO
www.topo-dg.com

Encl:

- Variance Application [*December 2020 form*]
- Application Checklist Items
- Variance Approval letter dated September 13, 2021



3423 Bee Cave Road – Variance Request Exhibit

1. Removal of Trees [Sec. 22.03.303-305]

We request a variance to remove trees as described in the in the Code of Ordinances Sec. 22.03.304(d)(4)(A)(iv) (Tree and vegetation removal and replacement). We have attached a tree survey that has identified over 1,400 trees on site. The ordinance requires a variance from Council to remove trees over 14-inches in diameter. We are asking to remove the following tree: Tree # 5040, 5324, 5540, 5609, 4011, 4036, 5080

- 1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
 - *With the existing topography, the easement locations, the drainage area, and the existing buildings on site limit the location for development. The building location provides for the minimal removal of large trees for the use intended.*
- 2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
 - *We are attempting to save any trees that are on the edge of the area of impact of the building and adjacent parking. We will adhere to the code for replacement, replanting where possible, and fee in lieu of if necessary.*
- 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *We previously proposed a different location that requested the removal of fewer live oaks. This location also required more height variance and had additional issues that were not desirable.*
- 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *Our previous proposal requested fewer trees removed. For this proposed location we did reorient the building to a location that preserves some larger trees.*
- 5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?
 - *The intent of the zoning ordinance was written to preserve large trees for the enjoyment of the landowner and the neighbors. None of the trees proposed to be removed can be seen by the residential lots to the south of the site.*
- 6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?
 - *The removed tree will increase the use of the lot by the landowner. None of the trees proposed to be removed can be seen by the residential lots to the south of the site. A vegetative buffer will remain in place after the construction of the proposed development ranging from 105 feet to the property directly to the north and up to 300-feet to the property to the South.*



3/10/2022

Tree Condition Assessment
CAMG
3423 Bee Cave Rd. West Lake Hills, TX 78746

Introduction:

Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team who through related training and experience are familiar with the techniques and equipment used in such operations.

TMS was contacted regarding a property being studied for construction. The team wanted a better understanding of trees on site and their potential impacts/benefits to the project.

Assignment:

Tree Mann Solutions to inspect, identify, measure dbh, and provide condition rating with supportive notes for protected pecan in backyard. TMS to review provided documents and make preservation/removal recommendation where warranted. Summary report with photos provided for team use.

Summary:

- **T5040**, a 12" Ashe juniper, was found to be in poor condition. It had decay on one stem and was growing into adjacent Ligustrum. This tree is not an ideal preservation candidate.
- **T5324**, a 17" Ashe juniper, was unable to be located.
- **T5540**, a 20" live oak, was found to be in high fair condition. This tree is highly competitive and does not have any significant signs of decay. There was minor old dieback/wound at the base of the tree, but significant response growth was present. The canopy is well balanced, and the tree would make a decent preservation candidate.
- **T5609**, a 17" red oak, was found to be in very poor condition; DDI (dead, diseased, imminent hazard). It was seasonally defoliated at time of inspection revealing multiple previous failures, significant to excessive trunk damage and decay, borer damage, and a decay cavity at the base. The cavities on the trunk (NE and SW sides approximately 6-10' above grade) extend at least 10-12" into the trunk and the height of the decay column is unknown. There was further damage observed on the main stem approximately 18-20' above grade, where bark shows horizontal cracking. This tree is not recommended for preservation due to observed defects and risk associated with likelihood of failure.
- **T5653**, a 15" live oak, was found to be in low fair condition. While no major defects were observed, it exhibited a significantly reduced canopy with moderate deadwood accumulation, likely due to competition. It was growing fused to an adjacent Ligustrum that is currently shown to be removed. Due to the marginal condition of the tree and current conditions, it may not be reasonable to preserve and would be more feasible to remove and mitigate for.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, please reach me at (512)470-9073 or joe@treemannsolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation!

Respectfully,

Joe Zaniewski

Joe Zaniewski | Project Manager

Tree Mann Solutions, LLC

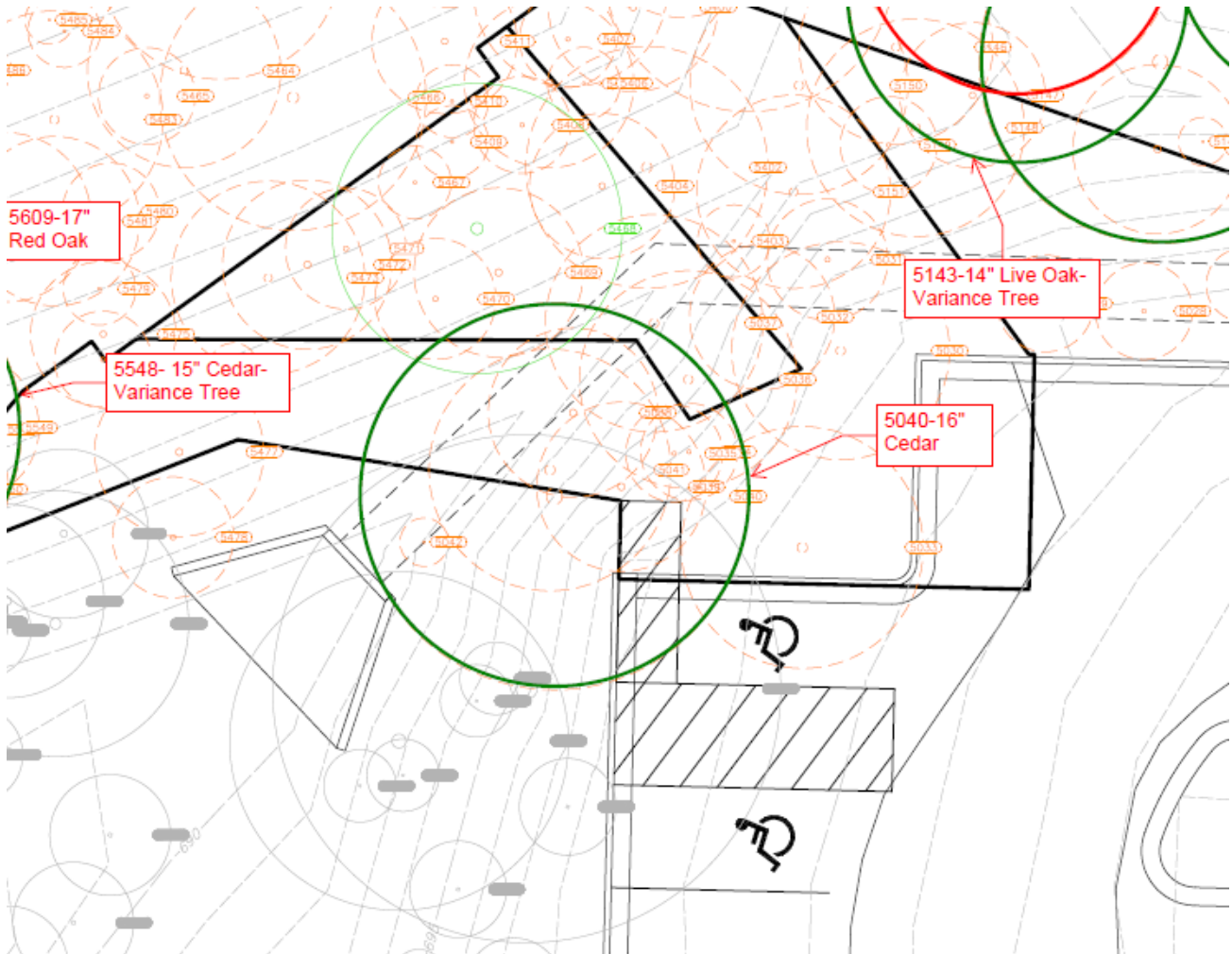
ISA TX-4294A, TRAQ, TOWQ

TDA Applicator License No. 0798941

Licensed Irrigator LI0024812

E: joe@treemannsolutions.com | C: [\(512\)470-9073](tel:5124709073)

Tree Number	5040
Tree Species	Ashe Juniper
Diameter (DBH)	12
Multi Stem	8.5, 7.5
Condition	Poor
Notes	50% potential canopy, moderately unbalanced, poor structure & vigor, moderate decay
Summary	Decay on one stem. Growing into adjacent ligustrum.

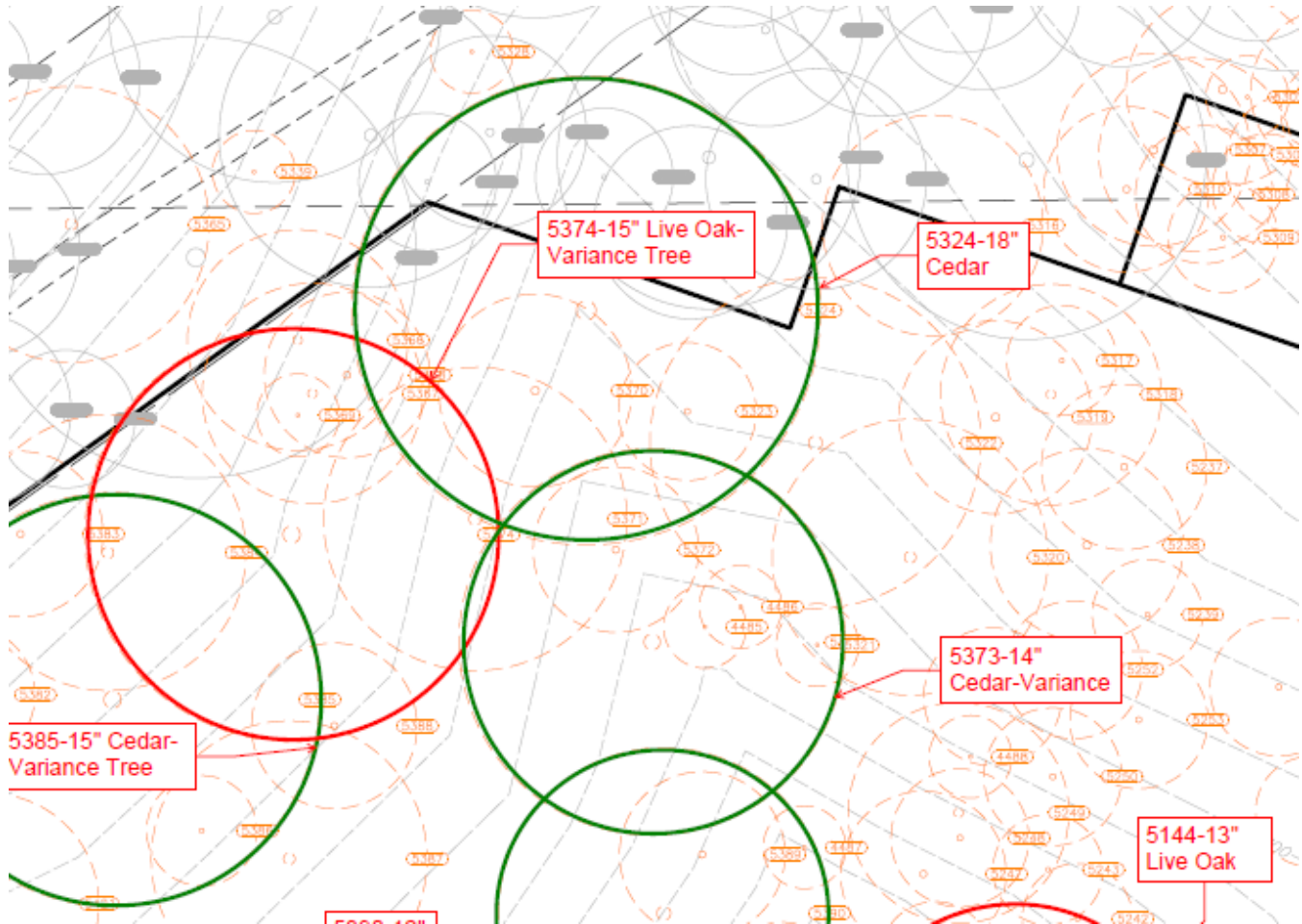


Photos





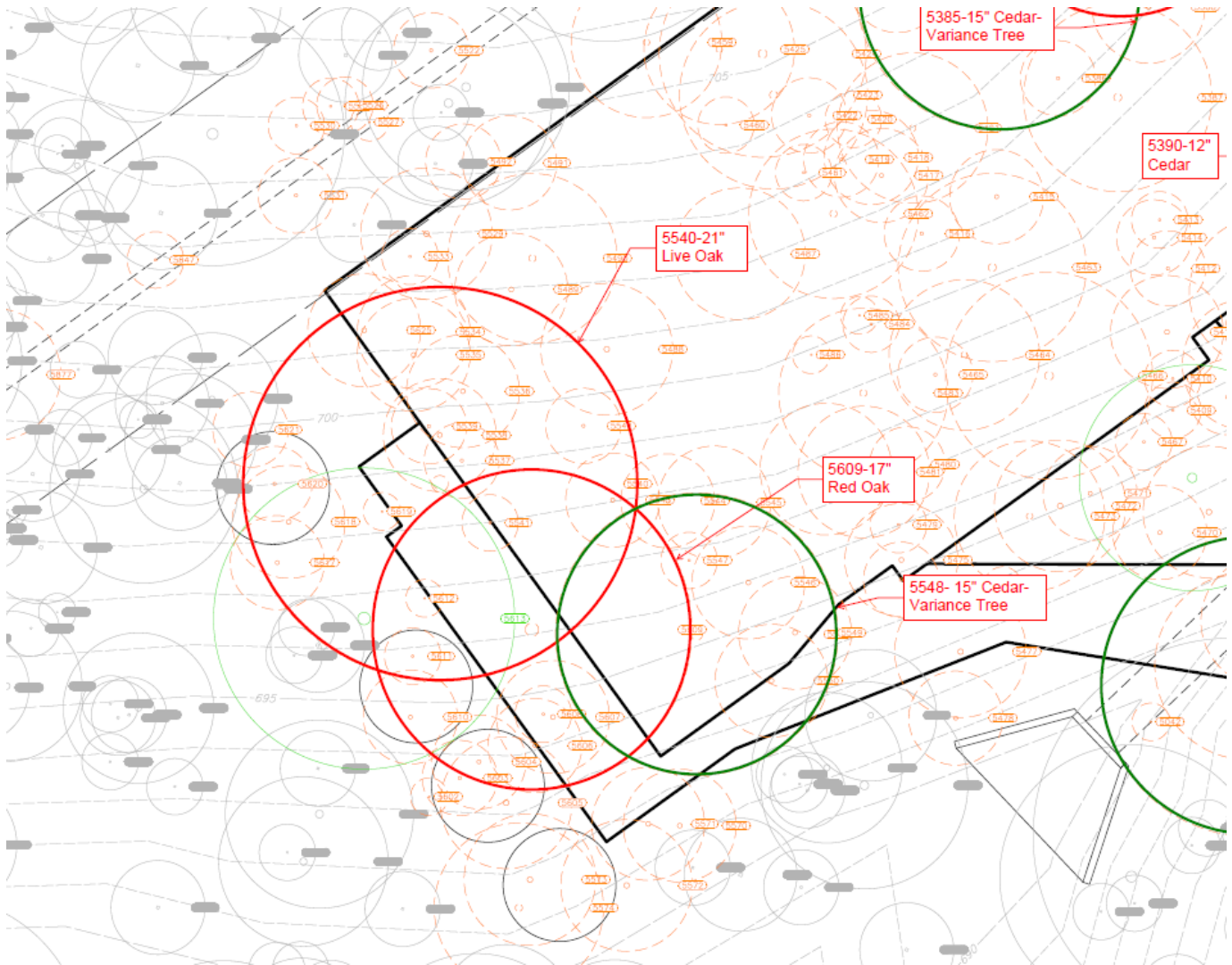
Tree Number	5324
Tree Species	Ashe Juniper
Diameter (DBH)	17
Multi Stem	9, 8.5, 7.5
Condition	Missing
Notes	fair structure & vigor, co-dominant stems, 25% potential canopy
Summary	Unable to be located. Adjacent trees all determine subject tree missing from area in photos.



Photos



Tree Number	5540
Tree Species	Live Oak
Diameter (DBH)	20
Multi Stem	
Condition	Fair
Notes	fair structure, good vigor, 75% potential canopy, deadwood 15%-30%, moderate decay
Summary	High fair. This tree is highly competitive and does not have any significant signs of decay. Minor old dieback wound at base of tree but significant response growth present. The canopy is well balanced and the tree would make a decent preservation candidate.



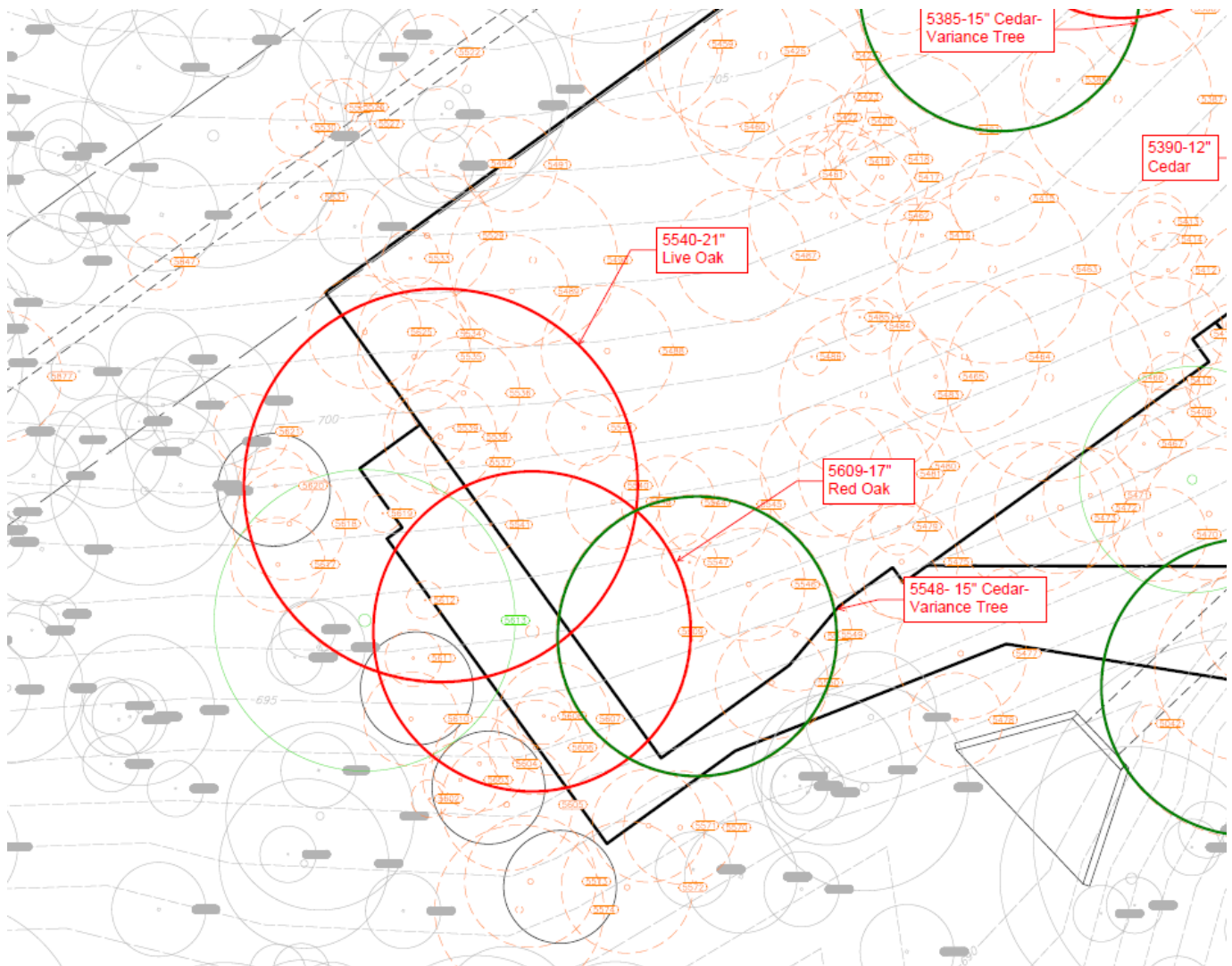
Photos







Tree Number	5609
Tree Species	Red Oak
Diameter (DBH)	17
Multi Stem	
Condition	Very Poor
Notes	very poor structure & vigor, trunk lean, root decay, deadwood >75%, 10% potential canopy, flare damage, moderate storm damage, moderate decay, moderate cavities
Summary	This tree was found to be DDI. It was seasonally defoliated at time of inspection revealing multiple previous failures, significant to excessive trunk damage and decay, borer damage, and a decay cavity at the base. The cavities on the trunk (NE and SW sides approximately 6-10' above grade) extend at least 10-12" into the trunk and height of the decay column is unknown. There was further damage observed on main stem approximately 18-20' above grade where bark shows horizontal cracking. This tree is not recommended for preservation due to observed defects and risk associated with likelihood of failure.



Photos





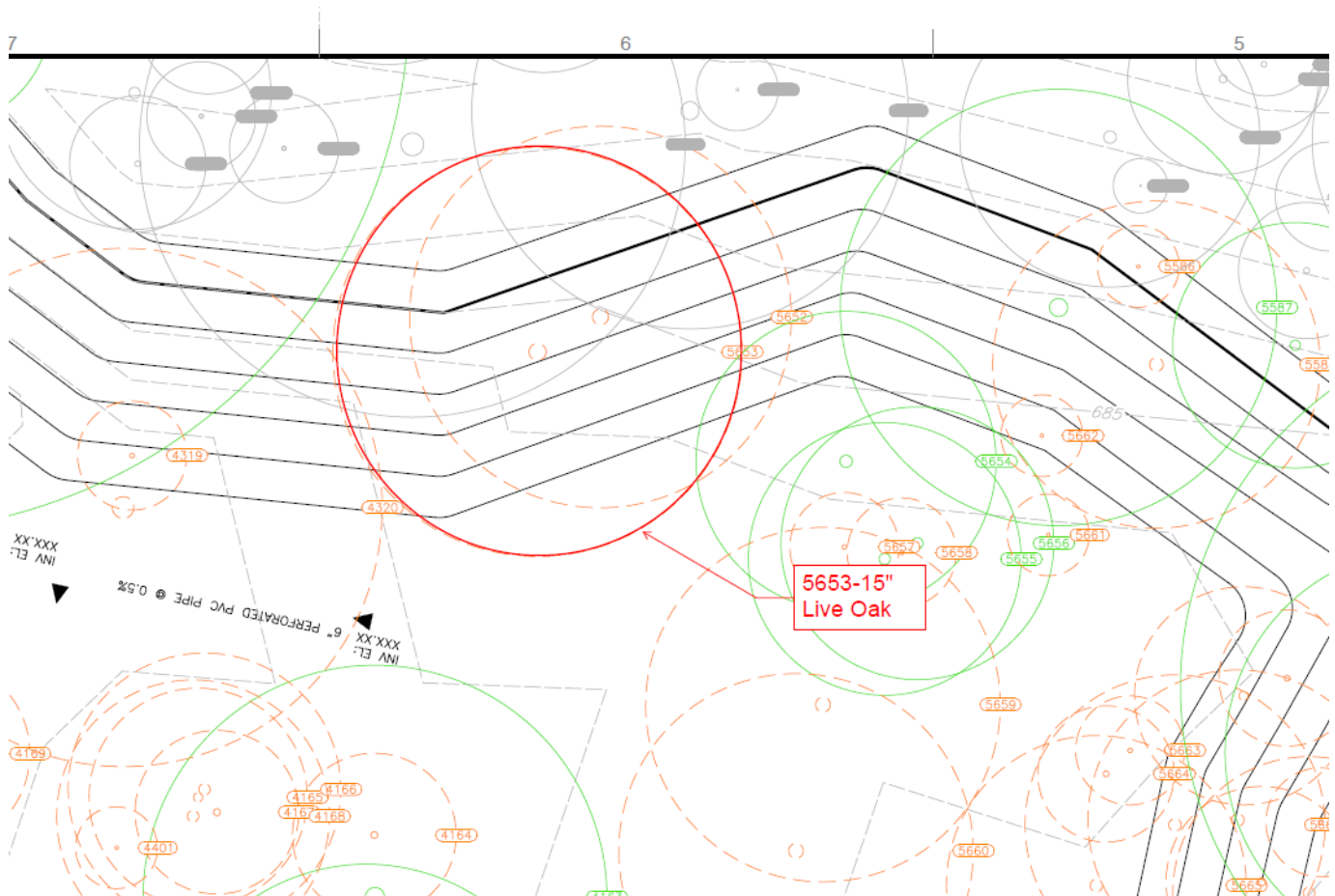








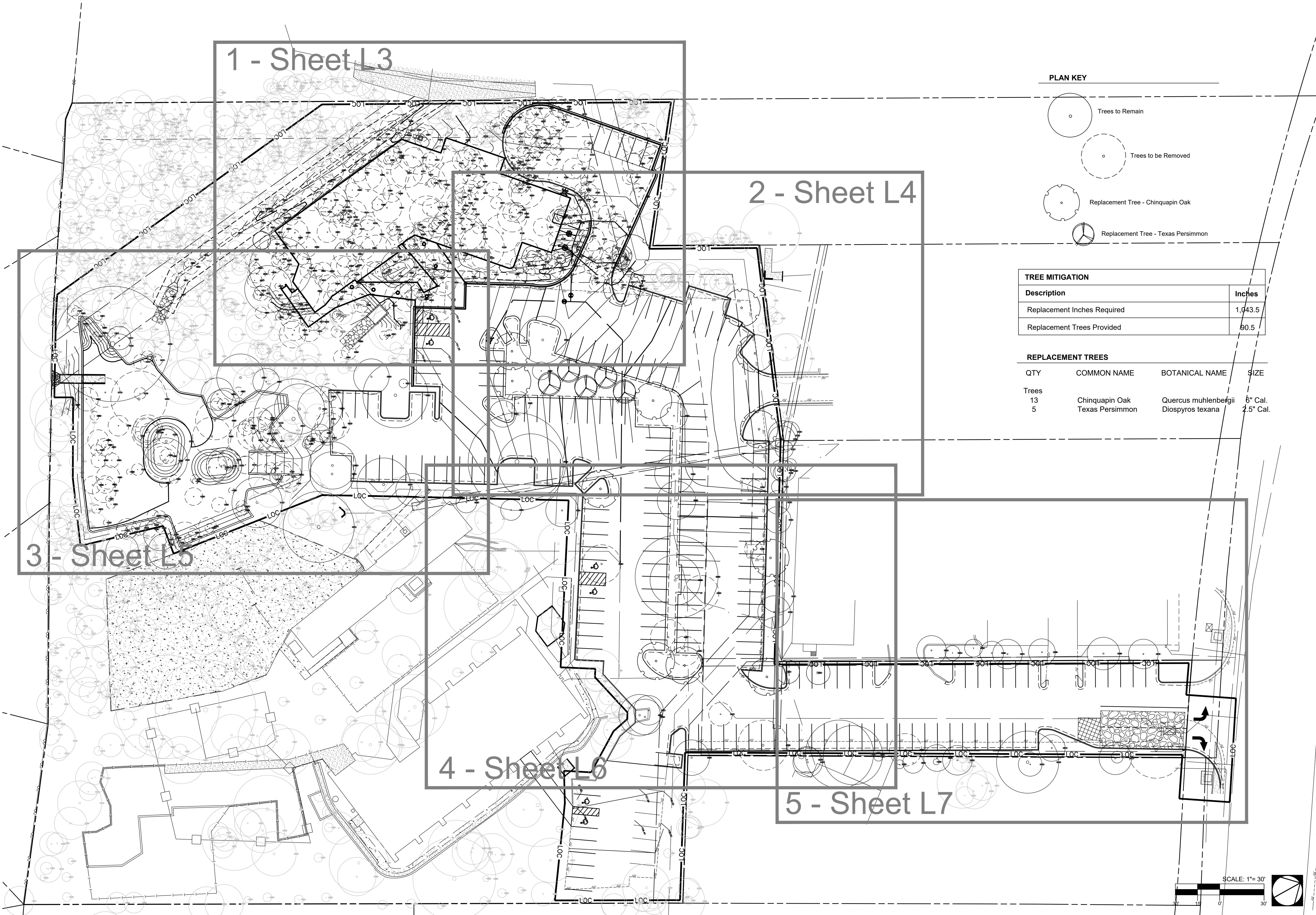
Tree Number	5653
Tree Species	Live Oak
Diameter (DBH)	15
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, trunk lean, deadwood 15%-30%, 25% potential canopy, moderately unbalanced, flare damage
Summary	This tree was found to be in fair to low fair condition. While no major defects were observed, it exhibited a significantly reduced canopy with moderate deadwood accumulation likely due to competition. It was growing fused to adjacent ligustrum currently shown to be removed. Due to the marginal condition of the tree and current conditions, it may not be reasonable to preserve and would be better removed and mitigated for.



Photos







SMILES MEDICAL OFFICE PARK
3423 Bee Cave Road
City of Westlake Hills, Travis County, Texas

TREE
MITIGATION
KEY MAP

REVISIONS

No.	Date	Issued For
1	4/21/22	City Review
2	12/8/22	Response to City Comment

L1



VERDI

www.verdiaustin.com
(512) 419.0883

December 8, 2022



Lauren Renz

SMILES MEDICAL OFFICE PARK

3423 Bee Cave Road
City of Westlake Hills, Travis County, Texas

TREE LIST

REVISIONS

No.	Date	Issued For
1	4/21/22	City Review
2	12/8/22	Response to City Comment

L2

Sheet 6 of 29



PLAN KEY

Trees to Remain

Trees to be Removed

Replacement Tree - Chinquapin Oak

Replacement Tree - Texas Persimmon

 **VERDI**

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December 8, 2022


Lauren R. Gentry

SMILES MEDICAL OFFICE PARK

3423 Bee Cave Road
City of Westlake Hills, Travis County, Texas

**TREE
MITIGATION**

REVISIONS		
No.	Date	Issued For
1	4/21/22	City Review
2	12/8/22	Response to City Comment

L3



PLAN KEY

Trees to Remain

Trees to be Removed

Replacement Tree - Chinquapin Oak

Replacement Tree - Texas Persimmon

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December 8, 2022


Lauren R. Bell

SMILES MEDICAL OFFICE PARK

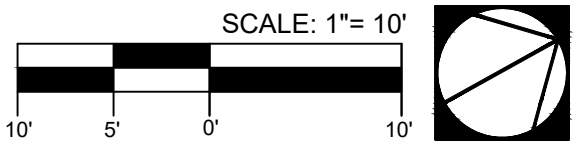
3423 Bee Cave Road
City of Westlake Hills, Travis County, Texas

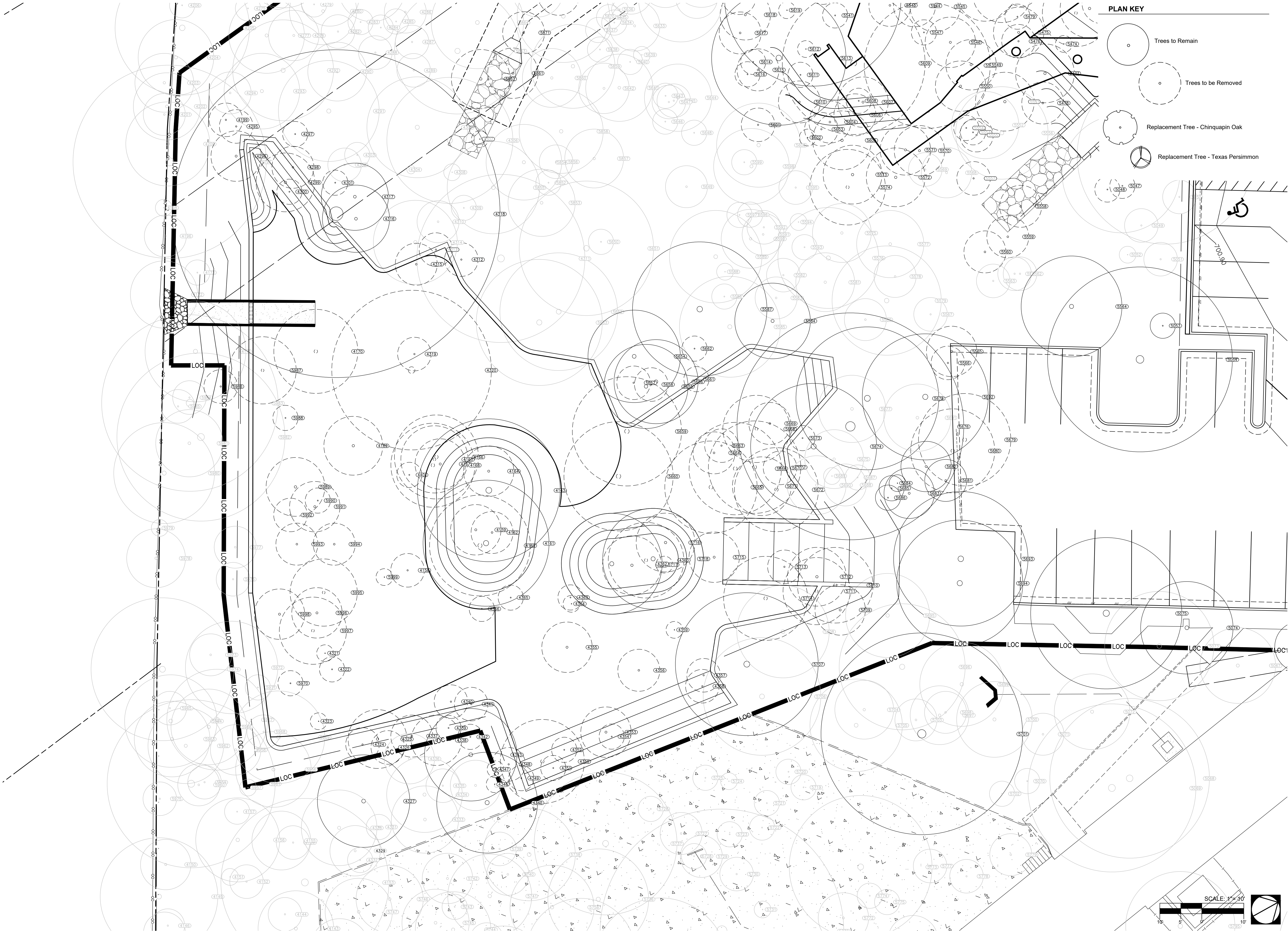
**TREE
MITIGATION**

REVISIONS		
No.	Date	Issued For
1	4/21/22	City Review
2	12/8/22	Response to City Comment

L4

Sheet 8 of 29







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Lauren Renz

SMILES MEDICAL OFFICE PARK

3423 Bee Cave Road
City of Westlake Hills, Travis County, Texas

TREE
MITIGATION

REVISIONS

No.	Date	Issued For
1	4/21/22	City Review
2	12/8/22	Response to City Comment



SMILES MEDICAL OFFICE PARK

3423 Bee Cave Road
City of Westlake Hills, Travis County, Texas

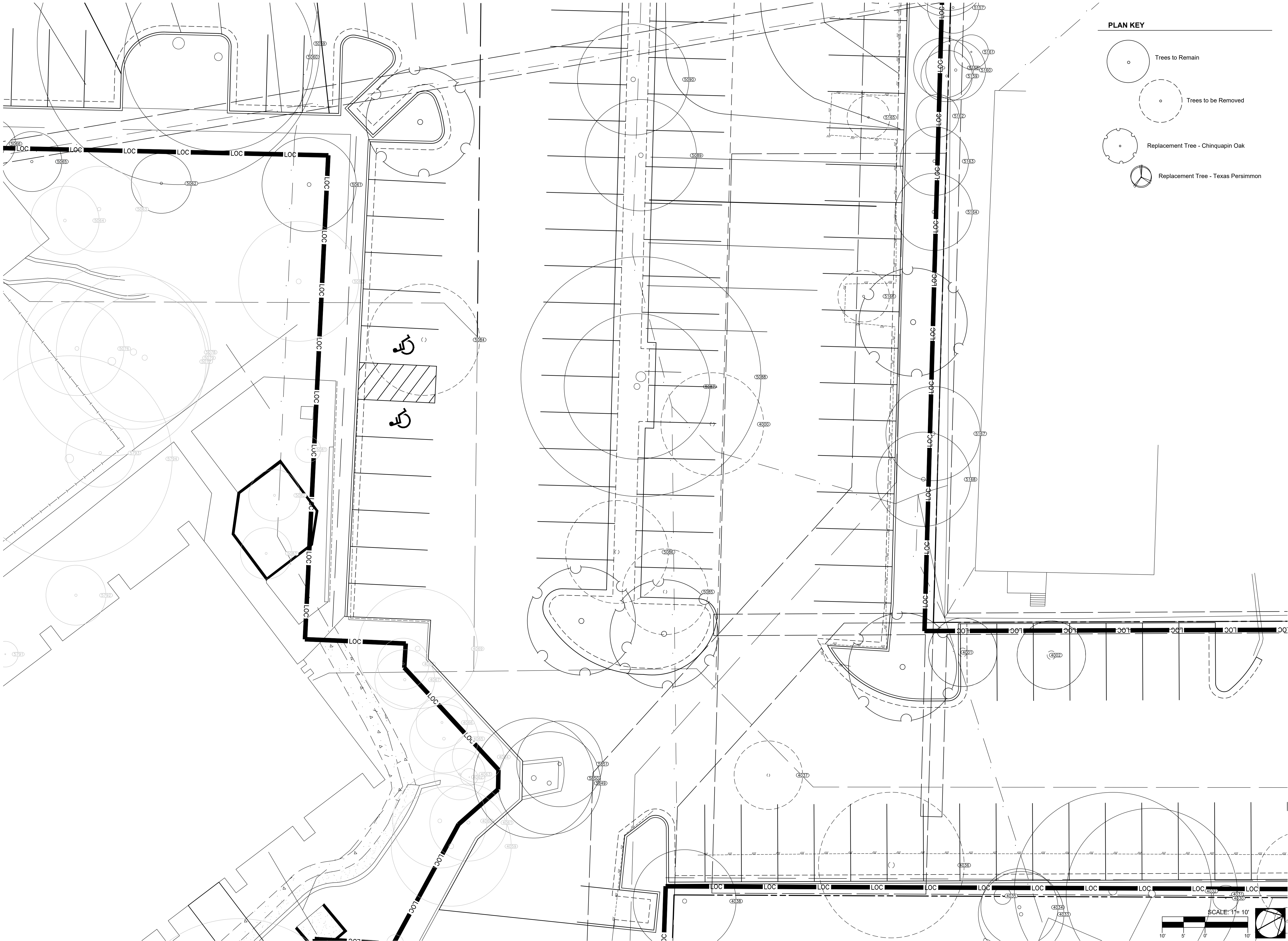
TREE MITIGATION

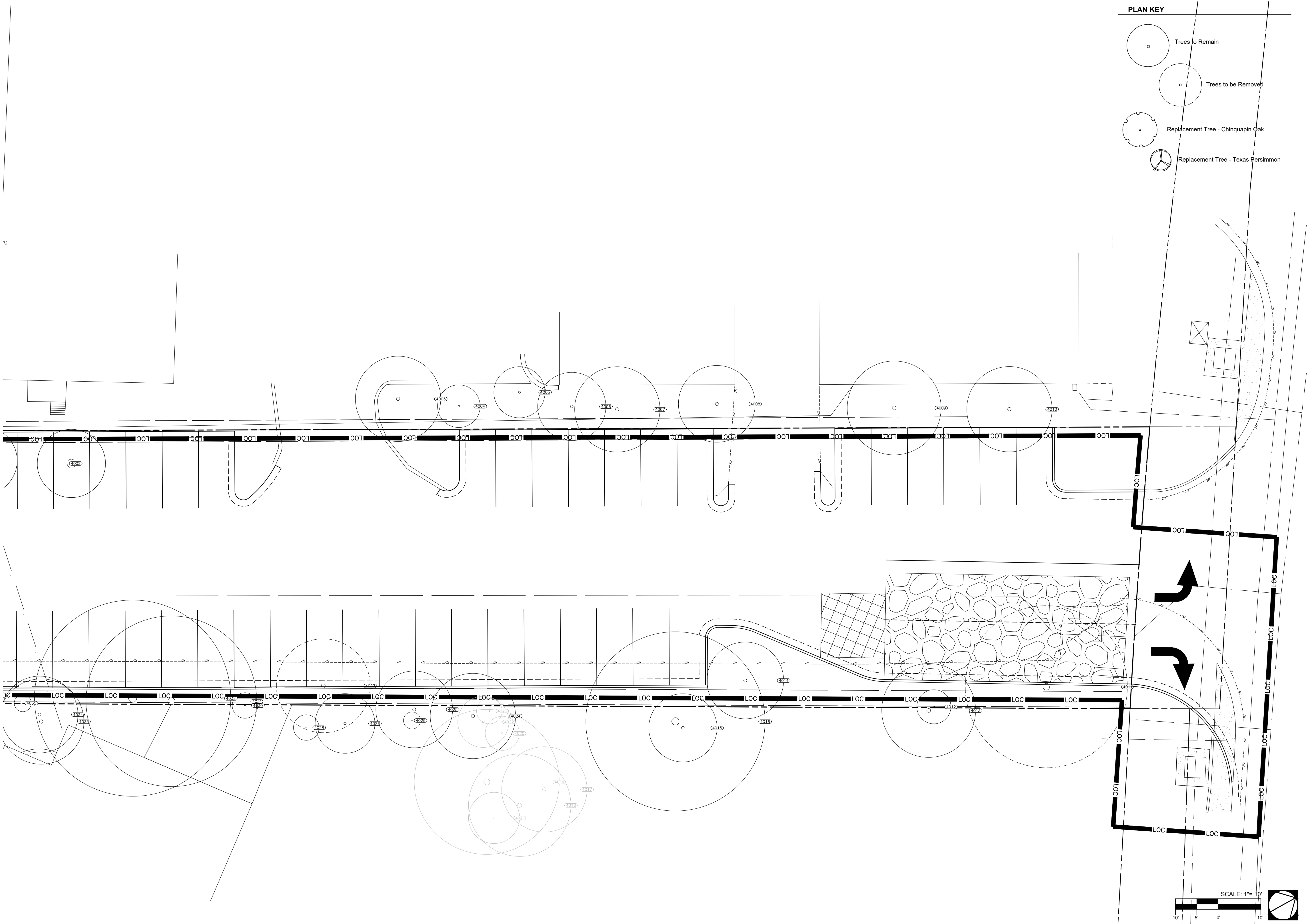
REVISIONS

No.	Date	Issued For
1	4/21/22	City Review
2	12/8/22	Response to City Comment

L6

Sheet 10 of 29







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December 8, 2022



Lauren Renz

SMILES MEDICAL OFFICE PARK

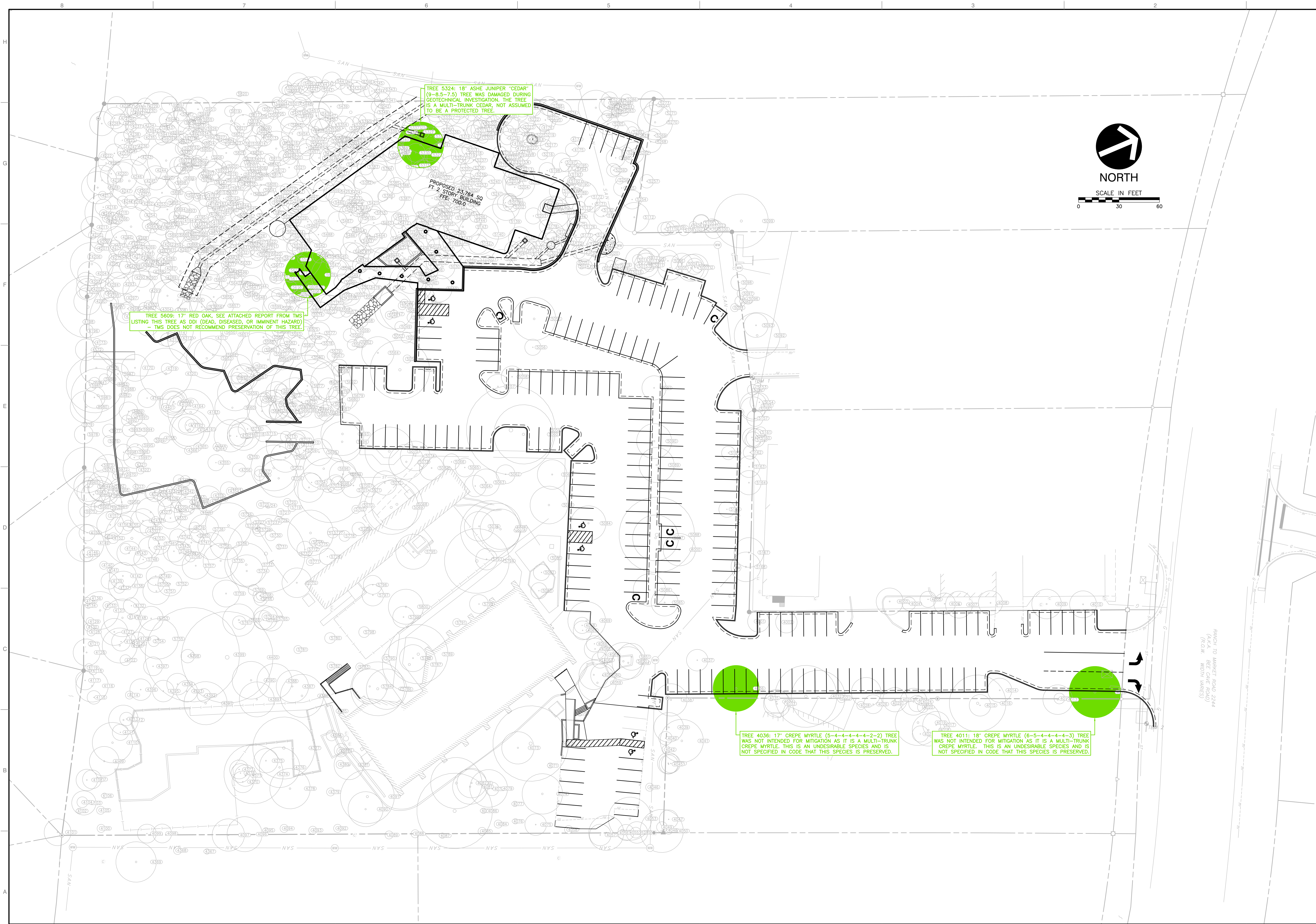
3423 Bee Cave Road
City of Westlake Hills, Travis County, Texas

TREE
MITIGATION

REVISIONS

No.	Date	Issued For
1	4/21/22	City Review
2	12/8/22	Response to City Comment

A:\1300-0001_3304-8311-CADD\Draw\Exhibits\Tree Variance.dwg[EXHIBIT] LS(1/6/2023 - original) - LP: 1/6/2023 10:53 AM



TREE VARIANCE EXHIBIT		REVISION RECORD	
DRAWING NO.:	1/6/2023	NO.	DATE
DWG SCALE:	1" = 30'	DESCRIPTION	
PROJECT NO.:	314-986 CIVIL		
APPROVED BY:	AWM		

SMILES MEDICAL OFFICE PARK
3423 BEE CAVE ROAD
WEST LAKE HILLS, TEXAS 78746
TRAVIS COUNTY, TEXAS

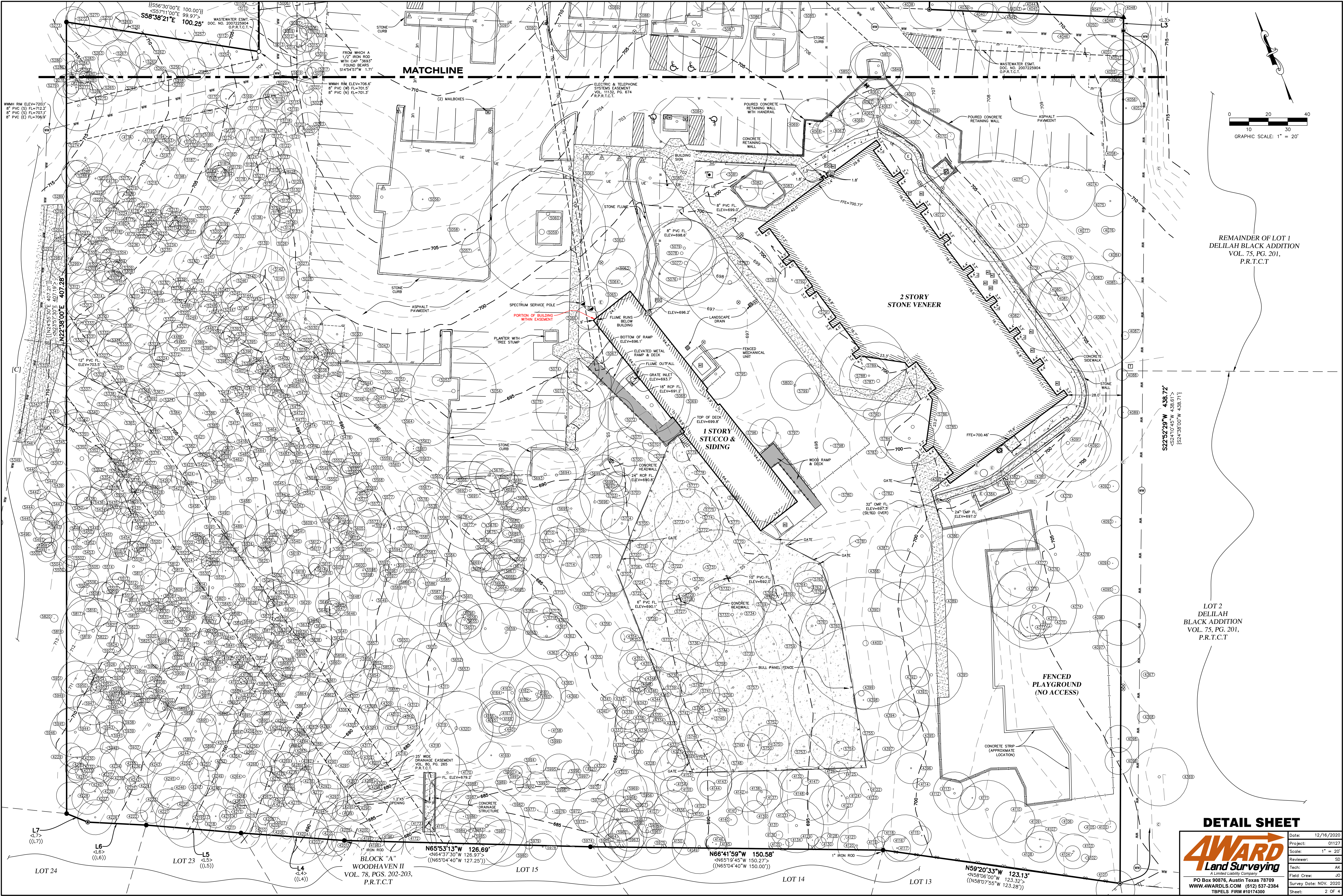
Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
www.cedinc.com

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, CONSTRUCTION, OR ANY OTHER PURPOSE. JAMES C. MASSARO P.E. 92530 (TEXAS) January 6, 2023

DRAWING NO. 1/6/2023
DWG SCALE: 1" = 30'
PROJECT NO: 314-986 CIVIL
APPROVED BY: AWM

EXHIBIT

SHEET OF



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

S22°52'29"W 438.72'
S24°03'45"W 438.85'
S24°38'00"W 438.71'

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

DETAIL SHEET

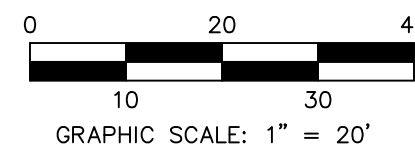


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174590

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

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

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



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

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

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

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

DETAIL SHEET

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

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

TREE LIST

NO.	DESCRIPTION
4000	12" LIGUSTRUM 6-4-4-3
4001	10" LIVE OAK
4002	16" CRATE MYRTLE 4-4-4-4-4-3
4003	10" LIVE OAK
4004	5" LIVE OAK
4005	5" LIVE OAK
4006	8" LIVE OAK
4007	10" LIVE OAK
4008	9" LIVE OAK
4009	11" LIVE OAK
4010	10" LIVE OAK
4011	16" CRATE MYRTLE 6-5-4-4-4-4-3
4012	4" HACKBERRY
4013	11" HACKBERRY
4014	5" CRATE MYRTLE 4-3-2-2-2
4015	8" LIGUSTRUM
4016	21" LIGUSTRUM 9-8-8-7
4017	10" LIVE OAK
4018	12" LIVE OAK
4019	17" LIVE OAK
4020	4" PERSIMMON 2-2-2
4021	6" LIVE OAK
4022	6" CEDAR ELM
4023	3" LIGUSTRUM
4024	9" LIGUSTRUM 4-3-3-3
4025	9" JERUSALEM THORN 6-5
4026	7" PERSIMMON 3-2-2-2
4027	5" CRATE MYRTLE 1-4-4
4028	3" JERUSALEM THORN
4029	2" CEDAR ELM
4030	3" LIGUSTRUM 2-2
4031	2" LIVE OAK
4032	22" LIGUSTRUM 9-7-6-5-4-4
4033	10" CEDAR ELM
4034	9" HACKBERRY
4035	2" HACKBERRY
4036	17" CRATE MYRTLE 5-4-4-4-4-4-2-2
4037	6" CEDAR ELM
4038	12" HACKBERRY
4039	11" CEDAR ELM
4040	5" CRATE MYRTLE 4-2
4041	16" CEDAR
4042	3" HACKBERRY
4043	8" CEDAR ELM
4044	1" CEDAR ELM
4045	7" CEDAR ELM
4046	3" SUMAC
4047	5" LIGUSTRUM 4-3-2
4048	3" HACKBERRY
4049	4" HACKBERRY
4050	15" CEDAR ELM 12-5
4051	8" HACKBERRY
4052	4" CEDAR ELM
4053	15" LIVE OAK
4054	2" HACKBERRY
4055	6" CEDAR 4-3
4056	12" CEDAR 5-4-3-3-3
4057	5" CRATE MYRTLE 4-3
4058	3" LIVE OAK
4059	14" CEDAR 6-6-4-3-2
4060	10" CEDAR 5-3-3-2-2
4061	8" LIVE OAK 7-2
4062	2" CEDAR ELM
4063	6" CEDAR 4-3
4064	6" CEDAR 3-3-2
4065	8" CEDAR 5-3-2
4066	6" CEDAR 4-2-2
4067	7" CEDAR 7-3
4068	6" CEDAR ELM
4069	15" HACKBERRY 10-9
4070	2" LIVE OAK
4071	2" ASH
4072	26" MESQUITE 9-7-6-5-5-4-3-3
4073	11" MESQUITE 5-4-5
4074	15" LIVE OAK
4075	8" MESQUITE 3-2-2-2-2
4076	5" LIVE OAK
4077	2" ASH
4078	5" MESQUITE
4079	13" MESQUITE 6-4-4-3-3
4080	13" MESQUITE 4-4-3-3-2
4081	12" MESQUITE 5-4-3-3-3
4082	19" HACKBERRY
4083	5" LIVE OAK
4084	3" CEDAR ELM
4085	3" ASH
4086	27" MESQUITE 9-8-6-6-5-5
4087	2" CEDAR ELM
4088	3" CEDAR ELM
4089	3" CEDAR ELM
4090	13" MESQUITE 4-4-4-4-3-2
4091	20" MESQUITE 6-6-6-6-5-4
4092	3" CEDAR ELM
4093	3" CEDAR ELM 2-2
4094	3" CEDAR ELM
4095	2" CEDAR ELM 1-1
4096	13" CEDAR ELM 9-7
4097	12" CEDAR 8-7
4098	7" CEDAR ELM
4099	7" CEDAR ELM
4100	3" CEDAR ELM
4101	10" LIVE OAK
4102	2" HACKBERRY
4103	9" CEDAR ELM
4104	4" PERSIMMON 2-2-2
4105	3" ASH
4106	9" CEDAR ELM
4107	7" CEDAR ELM
4108	8" CEDAR ELM
4109	11" CEDAR ELM
4110	15" HACKBERRY 11-8
4111	6" CEDAR ELM
4112	11" CEDAR ELM
4113	5" CEDAR ELM
4114	3" CEDAR ELM
4115	5" CEDAR ELM
4116	12" CEDAR ELM
4117	7" CEDAR
4118	3" HACKBERRY
4119	3" CEDAR ELM
4120	10" CEDAR ELM
4121	2" HACKBERRY
4122	4" HACKBERRY
4123	13" HACKBERRY
4124	7" CEDAR
4125	3" HACKBERRY
4126	5" HACKBERRY
4127	10" LIVE OAK AD*
4128	3" HACKBERRY
4129	3" HACKBERRY 2-2
4130	3" PERSIMMON
4131	14" CEDAR
4132	6" LIGUSTRUM
4133	3" HACKBERRY
4134	2" HACKBERRY
4135	3" HACKBERRY
4136	2" CEDAR ELM
4137	4" LIGUSTRUM
4138	11" LIGUSTRUM 8-6
4139	6" LIGUSTRUM
4140	3" HACKBERRY
4141	2" HACKBERRY
4142	10" LIGUSTRUM 8-3
4143	9" CEDAR ELM
4144	4" CEDAR ELM
4145	5" CEDAR AD
4146	4" HACKBERRY
4147	2" LIGUSTRUM
4148	14" LIGUSTRUM 8-6-4-2
4149	13" CEDAR 10-3-3
4150	6" HACKBERRY
4151	2" LIGUSTRUM
4152	4" LIGUSTRUM
4153	20" CEDAR 17-6
4154	4" CEDAR ELM
4155	7" CEDAR ELM 5-3
4156	10" LIGUSTRUM 8-3
4157	3" LIGUSTRUM
4158	6" CEDAR ELM
4159	6" CEDAR ELM
4160	12" LIGUSTRUM 5-5-5-4
4161	15" CEDAR ELM 10-9
4162	5" CEDAR
4163	17" RED OAK
4164	6" LIGUSTRUM 4-3
4165	8" CEDAR ELM
4166	10" LIVE OAK

TREE LIST

NO.	DESCRIPTION
4167	6" CEDAR ELM
4168	10" LIVE OAK
4169	7" CEDAR ELM
4170	10" HACKBERRY
4171	12" LIGUSTRUM 6-5-5-2
4172	8" HACKBERRY
4173	3" HACKBERRY
4174	2" LIVE OAK
4175	5" LIVE OAK 3-3
4176	3" CEDAR 2-2
4177	4" CEDAR
4178	2" CEDAR
4179	6" CEDAR 4-4
4180	3" CEDAR
4181	4" CEDAR
4182	4" CEDAR
4183	4" CEDAR
4184	3" CEDAR
4185	5" CEDAR
4186	6" CEDAR
4187	3" CEDAR
4188	4" CEDAR
4189	4" CEDAR
4190	4" LIVE OAK
4191	3" LIGUSTRUM
4192	9" CEDAR ELM
4193	3" LIVE OAK
4194	3" LIVE OAK
4195	10" LIVE OAK
4196	5" HACKBERRY
4197	23" LIGUSTRUM 8-8-7-6-5-3
4198	2" CEDAR ELM
4199	4" CEDAR 3-2
4200	10" CEDAR 8-3
4201	3" CEDAR
4202	8" CEDAR
4203	8" CEDAR 6-4
4204	9" CEDAR
4205	16" CEDAR 8-7-5-4
4206	3" CEDAR
4207	3" CEDAR
4208	3" CEDAR
4209	5" CEDAR
4210	3" CEDAR
4211	3" CEDAR
4212	2" CEDAR
4213	3" CEDAR 2-1
4214	3" CEDAR
4215	14" LIVE OAK
4216	6" CEDAR
4217	16" LIVE OAK
4218	12" CEDAR
4219	11" LIGUSTRUM 8-4-2
4220	16" LIVE OAK
4221	6" CEDAR 4-3
4222	3" CEDAR
4223	7" CEDAR 5-4
4224	3" CEDAR
4225	6" LIVE OAK
4226	9" LIVE OAK
4227	8" LIVE OAK
4228	7" LIVE OAK
4229	6" LIVE OAK
4230	3" CEDAR
4231	3" CEDAR
4232	6" LIVE OAK
4233	3" CEDAR
4234	9" CEDAR 7-3
4235	8" CEDAR
4236	8" CEDAR
4237	3" LIVE OAK
4238	4" CEDAR
4239	7" CEDAR
4240	6" CEDAR
4241	3" LIVE OAK 3-2
4242	3" LIVE OAK
4243	6" CEDAR
4244	11" CEDAR
4245	16" LIVE OAK 11-5-4
4246	11" CEDAR
4247	13" LIVE OAK
4248	4" CEDAR
4249	5" CEDAR
4250	3" CEDAR
4251	4" CEDAR
4252	5" CEDAR
4253	5" CEDAR
4254	4" CEDAR
4255	4" CEDAR
4256	4" CEDAR
4257	6" CEDAR 4-3
4258	4" CEDAR
4259	5" CEDAR
4260	2" CEDAR
4261	4" CEDAR
4262	3" CEDAR
4263	8" CEDAR
4264	15" CEDAR
4265	4" CEDAR
4266	4" CEDAR 3-2
4267	8" CEDAR
4268	2" CEDAR
4269	6" CEDAR
4270	4" CEDAR
4271	4" CEDAR
4272	10" CEDAR 6-5-3
4273	3" LIVE OAK
4274	3" CEDAR
4275	3" CEDAR
4276	3" CEDAR
4277	9" CEDAR
4278	6" CEDAR
4279	3" CEDAR
4280	8" CEDAR
4281	7" CEDAR
4282	4" CEDAR
4283	3" CEDAR
4284	3" CEDAR
4285	3" CEDAR 2-1
4286	5" CEDAR
4287	4" CEDAR
4288	4" CEDAR
4289	6" CEDAR 5-2
4290	7" CEDAR
4291	12" CEDAR
4292	12" CEDAR
4293	9" CEDAR 7-4
4294	5" CEDAR
4295	10" CRATE MYRTLE 3-3-3-3-3-3
4296	6" CEDAR
4297	3" CEDAR
4298	5" CEDAR
4299	7" CEDAR
4300	3" CEDAR
4301	3" CEDAR
4302	4" CEDAR
4303	3" CEDAR
4304	1" LIGUSTRUM
4305	12" LIVE OAK
4306	15" LIVE OAK
4307	2" LIGUSTRUM
4308	2" HACKBERRY
4309	3" CEDAR
4310	5" CEDAR
4311	20" LIVE OAK 15-9
4312	4" CEDAR
4313	4" LIVE OAK
4314	10" LIVE OAK
4315	5" HACKBERRY
4316	8" LIVE OAK
4317	8" LIVE OAK
4318	39" LIVE OAK 19-17-13-10
4319	4" HACKBERRY
4320	19" CHINABERRY 13-11
4321	4" CEDAR
4322	6" CEDAR
4323	2" HACKBERRY
4324	4" HACKBERRY
4325	4" LIGUSTRUM
4326	4" CEDAR ELM
4327	11" CEDAR ELM 8-6
4328	9" CEDAR
4329	6" HACKBERRY
4330	3" CEDAR ELM
4331	3" CEDAR ELM
4332	3" CEDAR ELM
4333	8" CEDAR ELM
4334	9" CEDAR ELM
4335	20" CHINABERRY

TREE LIST

NO.	DESCRIPTION
4335	4" CEDAR ELM
4336	6" CEDAR ELM
4337	5" HACKBERRY 3-3
4338	6" LIVE OAK
4339	3" BUMELIA
4340	4" CEDAR
4341	4" CEDAR
4342	3" HACKBERRY
4343	11" CEDAR ELM
4344	6" CEDAR 4-3
4345	12" CEDAR ELM
4346	2" HACKBERRY
4347	2" HACKBERRY
4348	4" HACKBERRY
4349	3" HACKBERRY
4350	10" CEDAR ELM
4351	3" HACKBERRY
4352	5" LIGUSTRUM 4-1-1
4353	6" LIGUSTRUM 4-3
4354	3" LIGUSTRUM 2-2
4355	6" CEDAR
4356	5" CEDAR
4357	4" CEDAR
4358	4" CEDAR
4359	2" LIGUSTRUM
4360	9" CEDAR ELM
4361	7" CEDAR 5-4
4362	17" CEDAR ELM
4363	3" CEDAR
4364	2" CEDAR
4365	3" CEDAR
4366	3" CEDAR
4367	2" CEDAR ELM
4368	3" CEDAR ELM
4369	5" CEDAR
4370	8" CEDAR ELM
4371	8" CEDAR ELM
4372	7" CEDAR ELM
4373	7" CEDAR ELM
4374	22" HACKBERRY
4375	9" CEDAR ELM
4376	15" CEDAR ELM
4377	23" CEDAR 17-11
4378	15" CEDAR ELM
4379	11" CEDAR ELM
4380	3" ASH
4381	11" MESQUITE 8-5
4382	5" HACKBERRY
4383	3" HACKBERRY
4384	4" HACKBERRY
4385	2" HACKBERRY
4386	16" CEDAR ELM
4387	12" CEDAR
4388	13" CEDAR
4389	13" CEDAR ELM
4390	14" HACKBERRY
4391	16" CEDAR ELM
4392	5" CEDAR ELM
4393	8" CEDAR ELM
4394	8" CEDAR ELM
4395	8" CEDAR ELM
4396	8" CEDAR ELM
4397	7" CEDAR
4398	3" CEDAR
4399	33" HACKBERRY
4399	33" CEDAR 11-9-8-7-7-5-4-4
4400	32" CEDAR 9-9-9-8-5-5
4401	3" LIVE OAK
4402	4" HACKBERRY
5001	6" CEDAR 4-4
5002	10" ASH
5003	10" ASH
5004	8" CEDAR ELM
5005	9" CEDAR
5006	8" CEDAR
5007	3" LIVE OAK
5008	2" LIVE OAK
5009	8" LIVE OAK
5010	4" LIVE OAK
5011	1" LIVE OAK
5012	6" LIVE OAK
5013	10" LIVE OAK
5014	4" CEDAR ELM
5015	3" CEDAR ELM
5016	3" CEDAR ELM
5017	4" CEDAR ELM
5018	3" CEDAR ELM
5019	4" CEDAR ELM
5020	3" HACKBERRY
5021	4" CEDAR
5022	4" CEDAR ELM
5023	6" CEDAR
5024	2" CEDAR
5025	2" CEDAR ELM
5026	7" CEDAR
5027	3" CEDAR
5028	4" CEDAR ELM
5029	4" CEDAR ELM
5030	9" HACKBERRY
5031	5" HACKBERRY
5032	6" CEDAR 4-2-2
5033	10" CEDAR MYRTLE 4-3-3-2-2-2
5034	4" HACKBERRY
5035	4" HACKBERRY
5036	9" CEDAR MYRTLE
5037	9" CHINABERRY
5038	7" CEDAR
5039	7" CEDAR
5040	16" CEDAR 9-7-6
5041	10" LIGUSTRUM 4-4-4-2-2
5042	2" HACKBERRY
5043	16" LIVE OAK 11-10
5044	3" HACKBERRY
5045	3" HACKBERRY
5046	4" CEDAR
5047	3" HACKBERRY
5048	3" HACKBERRY
5049	4" CEDAR ELM
5050	4" CEDAR ELM
5051	4" LIGUSTRUM
5052	2" CEDAR ELM
5053	3" LIGUSTRUM
5054	22" LIVE OAK
5055	16" LIVE OAK
5056	6" LIVE OAK
5057	9" CRATE MYRTLE 4-3-3-3-1
5058	6" CRATE MYRTLE 3-2-2-2-2
5059	33" CEDAR MYRTLE 17-17-14
5060	22" LIVE OAK
5061	11" CRATE MYRTLE 3-3-3-3-3-3
5062	11" CRATE MYRTLE 3-3-3-2-2
5063	10" RED BUD 8-3
5064	8" RED BUD 5-3-3
5065	3" TEX 3-2-2-2-2
5066	6" VITEX 3-2-2-2-2
5067	9" PERSIMMON 4-3-2-2-2
5068	19" LIVE OAK
5069	20" LIVE OAK
5070	3" LIGUSTRUM
5071	5" LIGUSTRUM 3-1-1-1
5072	9" CEDAR MYRTLE 3-3-3-2-2-2
5073	13" LIVE OAK
5074	11" LIVE OAK
5075	15" CEDAR ELM
5076	11" LIVE OAK
5077	22" LIVE OAK 16-12
5078	18" LIVE OAK
5079	15" LIVE OAK
5080	14" CRATE MYRTLE 4-4-4-3-3-3-3
5081	3" LIVE OAK
5082	6" CHINQUAPIN OAK
5083	6" CHINQUAPIN OAK
5084	13" CEDAR ELM
5085	10" CEDAR MYRTLE 3-3-3-3-3-2
5086	12" CRATE MYRTLE 3-2-2-2-2-2-2-2-2-2
5087	17" LIVE OAK
5088	20" LIVE OAK 17-16-5
5089	13" RED OAK
5090	13" RED OAK
5091	9" RED OAK
5092	17" HACKBERRY
5093	9" HACKBERRY
5094	3" JERUSALEM THORN
5095	4" HACKBERRY
5096	4" HACKBERRY
5097	4" CEDAR ELM
5098	6" CEDAR ELM
5099	20" CHINABERRY



City of West Lake Hills

911 Westlake Drive
West Lake Hills, TX 78746

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

September 13, 2021

Peter Narvarte
701 South Lamar, Suite C
Austin, Texas 78704

via e-mail: pnarvarte@causmg.com

Re: **3423 Bee Cave Road:** Discuss And Consider Action An Application For A Request For Multiple Variances To Construct A New Medical Office Building:

- 1) Removal Of Six Trees 14 Inches Or Greater (#5140, 15 Inch Live Oak, #5143, 14 Inch Live Oak, #5373, 14 Inch Cedar, #5374, 15 Inch Live Oak, #5385, 15 Inch Cedar And #5548, 15 Inch Cedar)
- 2) Building Height Exceeds Maximum Permitted Height
- 3) Impervious Cover Exceeds Maximum Permitted
- 4) Cut And Fill Exceeds Maximum Permitted
(West Lake Hills Code Sec. 22.03.170, 22.03.281, 22.03.249, 22.03.278 & 22.03.304)

Dear Peter:

The City of West Lake Hills Board of Adjustment unanimously approved (6-0) the above referenced variances on Wednesday, September 8, 2021. Below is a summary of each of the requested variances 2, 3 and 4:

- Height of building - Requested height up to 37 feet. Maximum allowed is 30 feet but up to 37 feet if incentives listed in the Code are met;
- Impervious cover – Seeking variance/incentives approval to receive up to 41% impervious cover (base impervious cover allowance is 35% with up to 47% if incentives listed in Code are met); and
- Cut and fill – Requested up to 8 feet of cut and fill that includes retaining walls, code allowance is 6 feet.

All approved variances must be acted upon within one year of the approval date.

Please let us know if you have any questions.

Sincerely,

Mark Littrell
Zoning & Planning Secretary



MULTIPLE VARIANCES
STAFF REPORT

September 8, 2021

Project Address: 3423 Bee Cave Road

Project Number: 16719

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

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

Applicant Information: Peter Narvarte agent for KCBC LLC

Hearing Dates:

January 20, 2021 ZAPCO (Postponed)

June 16, 2021 ZAPCO (Postponed)

July 21, 2021 ZAPCO (Postponed)

August 18, 2021 ZAPCO

September 8, 2021 Board of Adjustment/City Council

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

Zoning & Site Characteristics:

The subject property is zoned B1 Business 1.

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

Background & Analysis:

The applicant is requesting several variances to construct a new office building at this location. The proposed building would become the permanent location of several medical and dental offices. The building is 20,000sf is two stories with a building footprint of 10,000sf, which is a reduction from the original 30,000sf proposed building and includes a ground level parking garage in addition to surface parking.

There are existing buildings and parking areas on the site that will remain, including the Primrose School and Acton Academy.

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

Variance Request Summary:

Below is a summary of each of the requested variances:

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

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

Variance Criteria Review:

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

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

The application states – “We are looking to develop approximately 30,000 sf. During the planning for a location, size, and height, we considered the zoning, which is B-1, the current use on site, the impervious cover, drainage, and trees. The B-1 zoning limits us to a singular 15,000 sf footprint per building. If we were to propose building two buildings, we would far exceed impervious cover and remove more trees than we would like or would be acceptable.”

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

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

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

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

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

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

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

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

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

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

Lighting

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

Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Zoning and Planning Commission Recommendation

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

Staff Recommendation

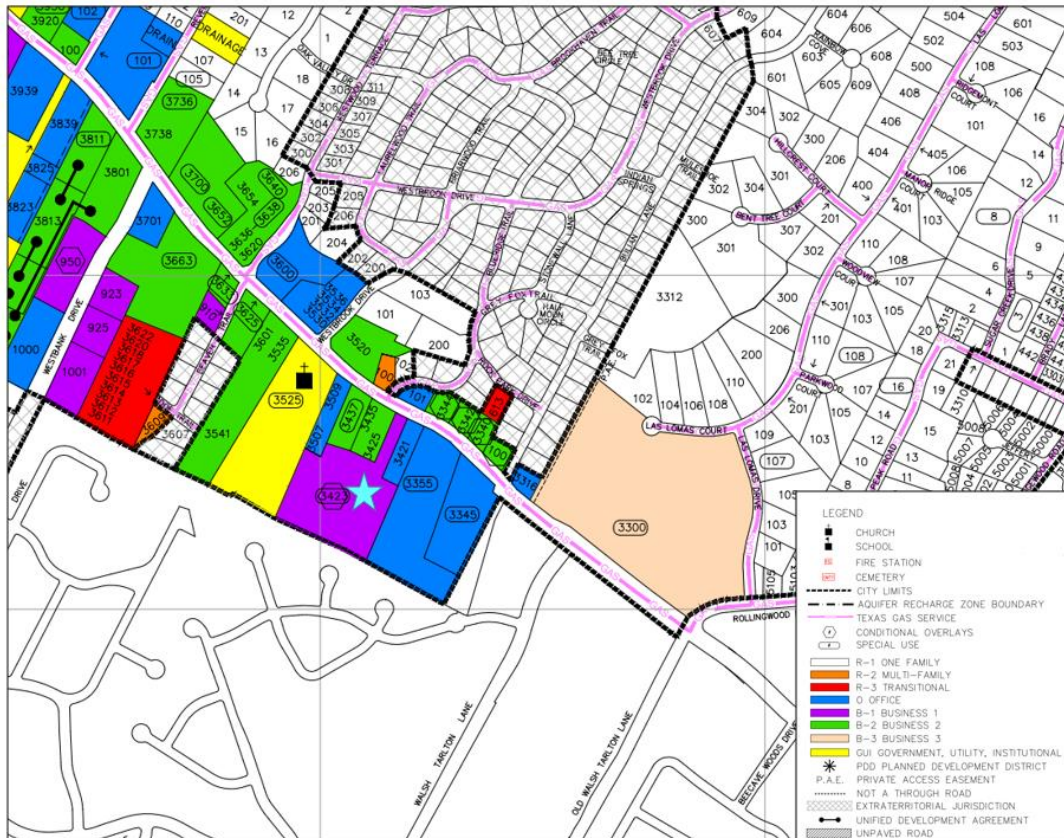
Staff recommends APPROVAL of the variance request based on the following findings of fact:

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

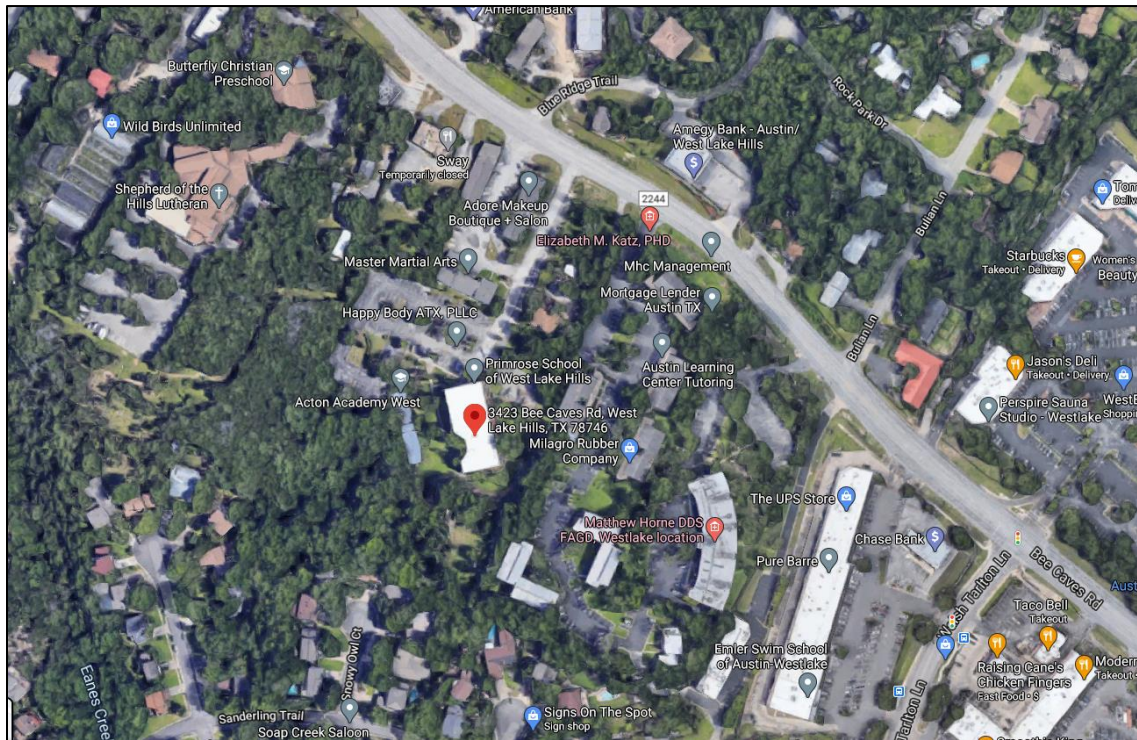
Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.170](#) [Site disturbance \(excavation, grading or filling\)](#)
- [Sec. 22.03.304](#) [Tree and vegetation removal and replacement](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

Zoning:



Aerial:



VARIANCE APPLICATION



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

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

APPLICANT & PROPERTY INFORMATION

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

Property Owner: KCBC, LLC Phone: 512-439-8628

Email: [REDACTED]

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

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

Email: [REDACTED]

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

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

Property Information

Subdivision Name: Keene Brodie Phase 3

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

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

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

PROJECT INFORMATION

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

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



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

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

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

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

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

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

Responded to in the letter for each Variance

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

Responded to in the letter for each Variance

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

Responded to in the letter for each Variance



VARIANCE APPLICATION

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

Responded to in the letter for each Variance

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

Responded to in the letter for each Variance

AUTHORIZATION & ACKNOWLEDGEMENT

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

Peter Narvarte

Digitally signed by Peter Narvarte
DN: cn=Pete, o=Central Axis in Management Group, ou=Central Axis in Management Group, email=p.narvarte@centralaxis.com, c=US
Reason: I attest to the accuracy and integrity of this document
Content type: application/pdf
Date: 2021.05.05 17:03:17-0500

Signature

Date

Pete Narvarte

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

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

Variance Process and Information

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



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Mitchell Johnson, KCBU
have made, constituted and appointed Peter Narvarte
to be my duly authorized representative in connection with an application dated 12/4/2020
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

Mitchell Johnson
Property Owner/Applicant Name

Mitchell Johnson
Property Owner/Applicant Signature

Mailing:

1221 S. Mopac Expy.
Street Address

Austin
City

TX
State

78746
Zip Code

Property:

3423 Bee Cave Rd.

Austin

TX

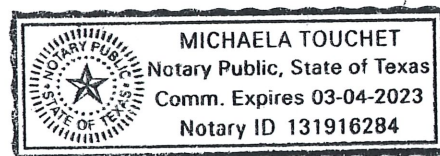
78746

512-439-8628

Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 3rd day of Dec, 20 20.

Michaela Touchet
Notary Public in and for the State of Texas



June 9, 2021 (Resubmittal)

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

Dear Mr. Chairman,

We represent a group of West Lake Hills physicians interested in purchasing and developing a permanent location in Westlake for their longstanding medical/dental practices. Drs. Vincent Cavaretta, Randy Kunik, Juan Vesga and David Yu have decades of experience serving the West Lake Hills community and will be partners in this project.

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

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

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

Thank you for taking the time to consider these requests.

Sincerely,

Peter Narvarte,
Vice President of Development
Central Austin Management Group
www.causmg.com // 512-563-6707

Encl:

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

3423 Bee Cave Road – Variance Request Exhibit

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

1. Cut and Fill Variance [Sec. 22.03.170]

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

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

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

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

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

- 1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
 - *We request the additional impervious cover to be credited to our site under the Code provisions approved under Sec. 22.03.281.III.(a)(i). We intend to comply with the incentives detailed in that section as follows:*
 - o *i. Willing to consider item b for increased setbacks of the front and one side by more than 50% of the ordinance requirements which would allow 2% increase in impervious cover.*
 - o *ii. We would incorporate item g, low water consumption plumbing fixtures into the buildings which would allow a 1% increase.*
 - o *iii. We would consider item h for donation of ROW for a 2% increase to impervious cover*
 - o *iv. We would like to have a charrette with WLH to achieve as many points under item i as the city council would allow.*
 - *Item 1 – We would be creating a 3rd building on site which breaks up the architecture and massing on site instead of proposing one or more single buildings on a much larger footprint.*
 - *Item 2 – The site already includes some sidewalks on site and walkable areas in the existing greenspace that connect to neighboring properties. We would enhance those connection points and the connectivity on site.*
 - *Item 3 – We believe the site already does not impact street visibility due to the natural gradient and existing frontage buildings.*
 - *Item 4 – We have a small frontage but would endeavor to create a berm or a landscape feature that would allow the reduction of the view of parking area on the drive*
 - *Item 5 – We will be within our setbacks on all sides. There will be trees on 2 of the 4 sides to help with noise abatement methods.*
 - *Item 6 – The properties to the East and West are Commercial and to the South is protected by foliage and trees. The north are commercial buildings and Bee Caves.*
 - *Item 7 – We will create and revegetate open areas with indigenous landscaping.*
 - *Item 8 – We have a long-standing relationship with Michael Hsu Office of Architecture, and we have confidence in the ability of their office to provide a design that fits within the look and feel of Westlake Hills. We have shared rough massing with a rendering of the most prominent sides and are happy to have a discussion/charrette with council regarding design elements.*
- 2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
 - *We are maintaining a large amount of canopy with the development and will plant additional landscaping to maintain the general character of the site in the proposed development. The clearing of cedar undergrowth and invasives will allow the original flora to thrive more, post development.*
- 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *Other alternatives would include pervious pavers that would not meet fire code but may be used in select areas of the proposed site. This alone, would not make up the shortfall of impervious cover.*
- 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *This development is requesting only the amount required for the building, parking and the fire lanes to protect these facilities. No additional impervious amenities are intended.*
- 5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?
 - *The code specifically includes credits that cover the impervious cover requested with this variance. The comprehensive plan was based upon that code, specifically, including the credits.*

- 6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?
 - *The impervious cover proposed will be situated 100 feet from residential properties and drainage improvements for all impervious cover will be required to attenuate all resulting immediate downstream flowrate increases from that impervious cover.*

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

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

- 1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
 - *The setback change is only for a portion of the site adjacent to the driveway that accesses Bee Cave Road. The additional parking will bring parking to the front of the property. We are suggesting this in an effort to address safety concerns for the schools by providing more parking in this area.*
- 2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
 - *This parking would only be constructed in grassy areas which is reflected in our impervious cover calculations. We do not propose removal of any trees in this area as they are on the adjacent property.*
- 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *We previously explored placing this parking under the building which caused for a height issue. We could place this parking deeper into the site but this would introduce traffic deeper into the site. We are trying to maintain a 4:1000sf parking ratio to prevent congestion and keep the existing parking agreements with 3425 Bee Caves tenants Synergy Studio and CDC Carpets as well as the parking agreement with Sway to the north.*
- 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *Putting the additional safe parking elsewhere would result in the need for additional impervious cover. This will utilize an area with a single-loaded drive aisle and allow it to be double-loaded, and precluding the need for an additional drive aisle.*
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 - *The goals in the zoning ordinance were to protect one landowner from imposing on another. The landowner adjacent to the area of the setback request is amenable to the change and is not imposed upon. Additionally, this allows us to keep the existing parking agreements with neighboring properties in place.*
- 6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?
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We request a variance to remove trees as described in the in the Code of Ordinances Sec. 22.03.304(d)(4)(A)(iv) (Tree and vegetation removal and replacement). We have attached a tree survey that has identified over 1,400 trees on site. The ordinance requires a variance from Council to remove trees over 14-inches in diameter. We are asking to remove eight (8) trees: Tree #5055 (16" Live Oak), #5140 (15" Live Oak), #5143 (14" Live Oak), #5373 (14" Cedar), #5374 (15" Live Oak), #5385 (15" Cedar), #5540 (21" Live Oak), and #5548 (15" Cedar).

- 1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
 - *With the existing topography, the easement locations, the drainage area, and the existing buildings on site limit the location for development. The building location provides for the minimal removal of large trees for the use intended.*
- 2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
 - *The considerable portion of the trees to be removed are cedars. We are attempting to save any trees among the ones listed that are on the edge of the area of impact of the building and adjacent parking. We will adhere to the code for replacement, replanting where possible, and fee in lieu of if necessary.*
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- 5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?
 - *The intent of the zoning ordinance was written to preserve large trees for the enjoyment of the landowner and the neighbors. None of the trees proposed to be removed can be seen by the residential lots to the south of the site.*
- 6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?
 - *The removed trees will increase the use of the lot by the landowner. None of the trees proposed to be removed can be seen by the residential lots to the south of the site. A vegetative buffer will remain in place after the construction of the proposed development ranging from 105 feet to the property directly to the north and up to 300-feet to the property to the South.*

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

We request a variance for the height of the structure as required by 22.03.279 and 22.03.281 which states that we are allowed to build up to 30-feet in height y right for a B-1 zoned commercial building. We intend to comply with items 1-5 of height adjustments listed in Section 22.03.281 VIII (a) which would allow Council to approve an additional 7-foot height variance from natural grade. If these incentives were to be granted by Council then our building height would be entirely below this 37' feet height above natural grade. Our current proposal is responding to Council/Community comments regarding scale, height, location, and site lines.

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

- To respond to site lines of employees and clients as well as light shining into back yards and homes we have configured the building in such a way that the short side of the building points to the residential neighborhood. This will allow us to have a clerestory façade on the south side that prevent clients from looking to the south. In the areas on the west and east, the architect will be able to use shading devices to prevent site lines to the south. We still believe that practically this will not be an issue we have responded with our design in an effort to address concerns from the Community.
- 1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
 - *The proposed location is attempting to balance the topography with the impervious cover, the cut/fill, and the height variances. If we are allowed the incentives for an additional 7-feet then the building would be below this 37-foot limit in every location.*
 - 2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
 - *We have described the disruption in the other variance requests. Allowing the building location and cut/fill variances will allow us to create some areas for additional flora and fauna.*
 - 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
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 - 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *All of the other locations explored and proposed cause for less tolerable conditions as mentioned above.*
 - 5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?
 - *This is a B-1 Zoned property which encourages commercial building. We have not asked for a larger footprint than Code requires and would add a 3rd building to our site. This building would be a Class-A medical office and would be designed in accordance with WLH code and comprehensive plan.*
 - 6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?
 - *The orientation and scale of the proposed building responds to concerns from tenants on this property and community members and council members. We are moving the construction and future traffic to the west side of the property, we are directing the short side of the building to the south so that we may control site lines with design elements. We have tried to keep the building central to the site. We have the support of two property owners to the north and will try to meet with neighbors to discuss their concerns with this new plan and explain how we have tried to address their previous concerns.*

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

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

Dear Mr. Chairman,

We represent a group of West Lake Hills physicians interested in purchasing and developing a permanent location in Westlake for their longstanding medical/dental practices. Drs. Vincent Cavaretta, Randy Kunik, Juan Vesga and David Yu have decades of experience serving the West Lake Hills community and will be partners in this project.

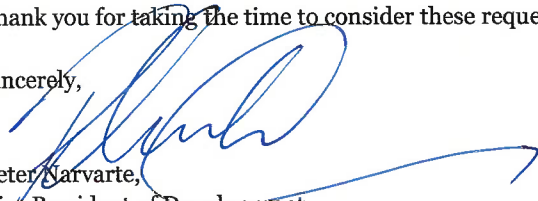
We presented to ZAPCO in March 2021 and were denied because we did not define a hardship. We also presented to Council in April. Our hardship for this proposed development is primarily the existing topography. Secondary hardship is maintaining parking agreements on site that support commercial businesses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

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

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

Thank you for taking the time to consider these requests.

Sincerely,



Peter Narvarte,
Vice President of Development
Central Austin Management Group
www.causmg.com // 512-563-6707

Encl:

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

3423 Bee Cave Road – Variance Request Exhibit

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

1. Cut and Fill Variance [Sec. 22.03.170]

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

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

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

July 13
June 9, 2021 ZAPCO letter

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

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

- 1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
 - *We request the additional impervious cover to be credited to our site under the Code provisions approved under Sec. 22.03.281 III.(a)(i). We intend to comply with the incentives detailed in that section as follows:*
 - o *i. Willing to consider item b for increased setbacks of the front and one side by more than 50% of the ordinance requirements which would allow 2% increase in impervious cover.*
 - o *ii. We would incorporate item g, low water consumption plumbing fixtures into the buildings which would allow a 1% increase.*
 - o *iii. We would consider item h for donation of ROW for a 2% increase to impervious cover*
 - o *iv. We would like to have a charette with WLH to achieve as many points under item i as the city council would allow.*
 - *Item 1 – We would be creating a 3rd building on site which breaks up the architecture and massing on site instead of proposing one or more single buildings on a much larger footprint.*
 - *Item 2 – The site already includes some sidewalks on site and walkable areas in the existing greenspace that connect to neighboring properties. We would enhance those connection points and the connectivity on site.*
 - *Item 3 – We believe the site already does not impact street visibility due to the natural gradient and existing frontage buildings.*
 - *Item 4 – We have a small frontage but would endeavor to create a berm or a landscape feature that would allow the reduction of the view of parking area on the drive*
 - *Item 5 – We will be within our setbacks on all sides. There will be trees on 2 of the 4 sides to help with noise abatement methods.*
 - *Item 6 – The properties to the East and West are Commercial and to the South is protected by foliage and trees. The north are commercial buildings and Bee Caves.*
 - *Item 7 – We will create and revegetate open areas with indigenous landscaping.*
 - *Item 8 – We have a long-standing relationship with Michael Hsu Office of Architecture, and we have confidence in the ability of their office to provide a design that fits within the look and feel of Westlake Hills. We have shared rough massing with a rendering of the most prominent sides and are happy to have a discussion/charette with council regarding design elements.*
- 2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
 - *We are maintaining a large amount of canopy with the development and will plant additional landscaping to maintain the general character of the site in the proposed development. The clearing of cedar undergrowth and invasives will allow the original flora to thrive more, post development.*
- 3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?
 - *Other alternatives would include pervious pavers that would not meet fire code but may be used in select areas of the proposed site. This alone, would not make up the shortfall of impervious cover.*
- 4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?
 - *This development is requesting only the amount required for the building, parking and the fire lanes to protect these facilities. No additional impervious amenities are intended.*
- 5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?
 - *The code specifically includes credits that cover the impervious cover requested with this variance. The comprehensive plan was based upon that code, specifically, including the credits.*

- 6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?
 - *The impervious cover proposed will be situated 100 feet from residential properties and drainage improvements for all impervious cover will be required to attenuate all resulting immediate downstream flowrate increases from that impervious cover.*

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

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

- 1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
 - *The setback change is only for a portion of the site adjacent to the driveway that accesses Bee Cave Road. The additional parking will bring parking to the front of the property. We are suggesting this in an effort to address safety concerns for the schools by providing more parking in this area.*
- 2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
 - *This parking would only be constructed in grassy areas which is reflected in our impervious cover calculations. We do not propose removal of any trees in this area as they are on the adjacent property.*
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 - *The removed trees will increase the use of the lot by the landowner. None of the trees proposed to be removed can be seen by the residential lots to the south of the site. A vegetative buffer will remain in place after the construction of the proposed development ranging from 105 feet to the property directly to the north and up to 300-feet to the property to the South.*

UPDATE 7/13/21:

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

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

We request a variance for the height of the structure as required by 22.03.279 and 22.03.281 which states that we are allowed to build up to 30-feet in height y right for a B-1 zoned commercial building. We intend to comply with items 1-5 of height adjustments listed in Section 22.03.281 VIII (a) which would allow Council to approve an additional 7-foot height variance from natural grade. If these incentives were to be granted by Council then our building height would be entirely below this 37' feet height above natural grade. Our current proposal is responding to Council/Community comments regarding scale, height, location, and site lines.

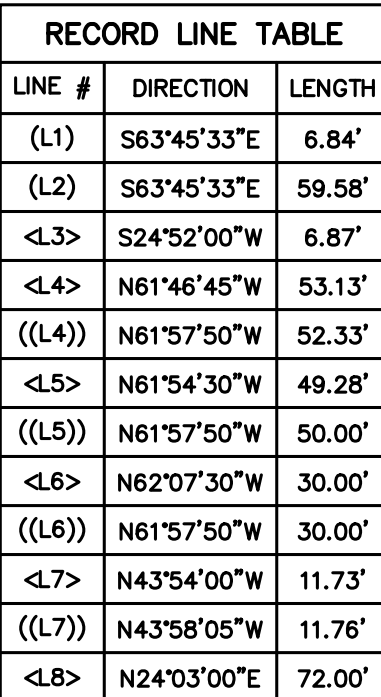
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UPDATE 7/13/21:

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



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

4WARD
Land Surveying

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



— — — — —	PROPERTY LINE	— 0U —	OVERHEAD UTILITY
— — — — —	EXISTING PROPERTY LINES	— 0E —	UNDERGROUND ELECTRIC
— — — — —	EXISTING EASEMENTS	— G —	GAS LINE
— 700 —	CONTOUR LINE	— WW —	WASTEWATER LINE
○	1/2" IRON ROD WITH "AWARD BOUNDARY" CAP SET	— W —	WATER LINE
●	MAG WITH "AWARD BOUNDARY" WASHER SET	— SS —	STORM SEWER LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)		CONCRETE
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)		STONE
⊗	IRON ROD WITH "PFLUGEL 5036" CAP FOUND (UNLESS NOTED)		PAVERS
▲	NAIL FOUND AS NOTED		GRAVEL
▲	TxDOT TYPE III 5/8" ALUMINUM CAPPED POINT		BUILDING
▲	CALCULATED POINT	— B.L. —	BUILDING LINE
⊙	SURVEY CONTROL POINT	— FFE —	FINISHED FLOOR ELEVATION
—	BENCHMARK	— CONC —	CONCRETE
AC	AIR CONDITIONER UNIT	— RCP —	REINFORCED CONCRETE PIPE
—	CLEAN OUT	— CMP —	CORRUGATED METAL PIPE
●	BOLLARD POST (UNLESS NOTED)	— P.V.C. —	POLYVINYL CHLORIDE PIPE
—	FLAG POLE	— F.L. ELEV. —	FLOW LINE ELEVATION
E	ELECTRIC JUNCTION BOX	— P.U.E. —	PUBLIC UTILITY EASEMENT
E	ELECTRIC METER	— VOL./PG. —	VOLUME, PAGE
M	GAS METER	— DOC. NO. —	DOCUMENT NUMBER
—	MAILBOX	— R.O.W. —	RIGHT-OF-WAY
—	LIGHT POLE	— P.R.T.C.T. —	PLAT RECORDS, TRAVIS COUNTY, TEXAS
—	FIRE HYDRANT	— R.P.R.T.C.T. —	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
—	WATER VALVE	— O.P.R.T.C.T. —	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
—	WATER METER	— D.R.T.C.T. —	DEED RECORDS, TRAVIS COUNTY, TEXAS
—	IRRIGATION CONTROL VALVE	— TxDOT R.O.W. PROJECT —	CSU NO. 2102-01-048
—	WASTEWATER MANHOLE	{.....}	RECORD INFORMATION PER PLAT VOL. 80, PG. 265-266
—	POWER/UTILITY POLE	{.....}	RECORD INFORMATION PER PLAT VOL. 76, PG. 158
—	GUY ANCHOR	{.....}	RECORD INFORMATION PER PLAT VOL. 78, PG. 201
—	SIGN (AS NOTED)	{(.....)}	RECORD INFORMATION PER PLAT VOL. 78, PG. 202-203
—	PARKING SIGN	{[.....]}	RECORD INFORMATION PER PLAT VOL. 77, PG. 93
—	HANDICAP PARKING SPACE	{[.....]}	RECORD INFORMATION PER PLAT VOL. 82, PG. 38
—	EDGE OF ASPHALT	{.....}	
—	HAND RAIL		
—	X		
—	WIRE FENCE		
—	WOOD FENCE		
—	CHAIN LINK FENCE		
—	WROUGHT IRON FENCE		

DATE OF SURVEY: NOVEMBER 9, 2020.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY IN ACCORDANCE WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A STANDARD LAND TITLE SURVEY. THE SURVEY WAS CONDUCTED UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES, UNRECORDED LINE OR CORNER OBSERVABLE UTILITY LINES OR OTHER PLACES EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A DEDICATED ROAD OR RIGHT-OF-WAY OR ACCESS EASEMENT, UNLESS NOTED HEREON.

STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940

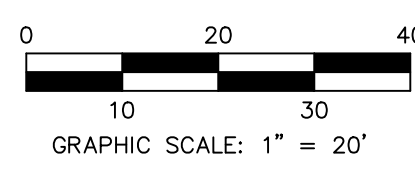
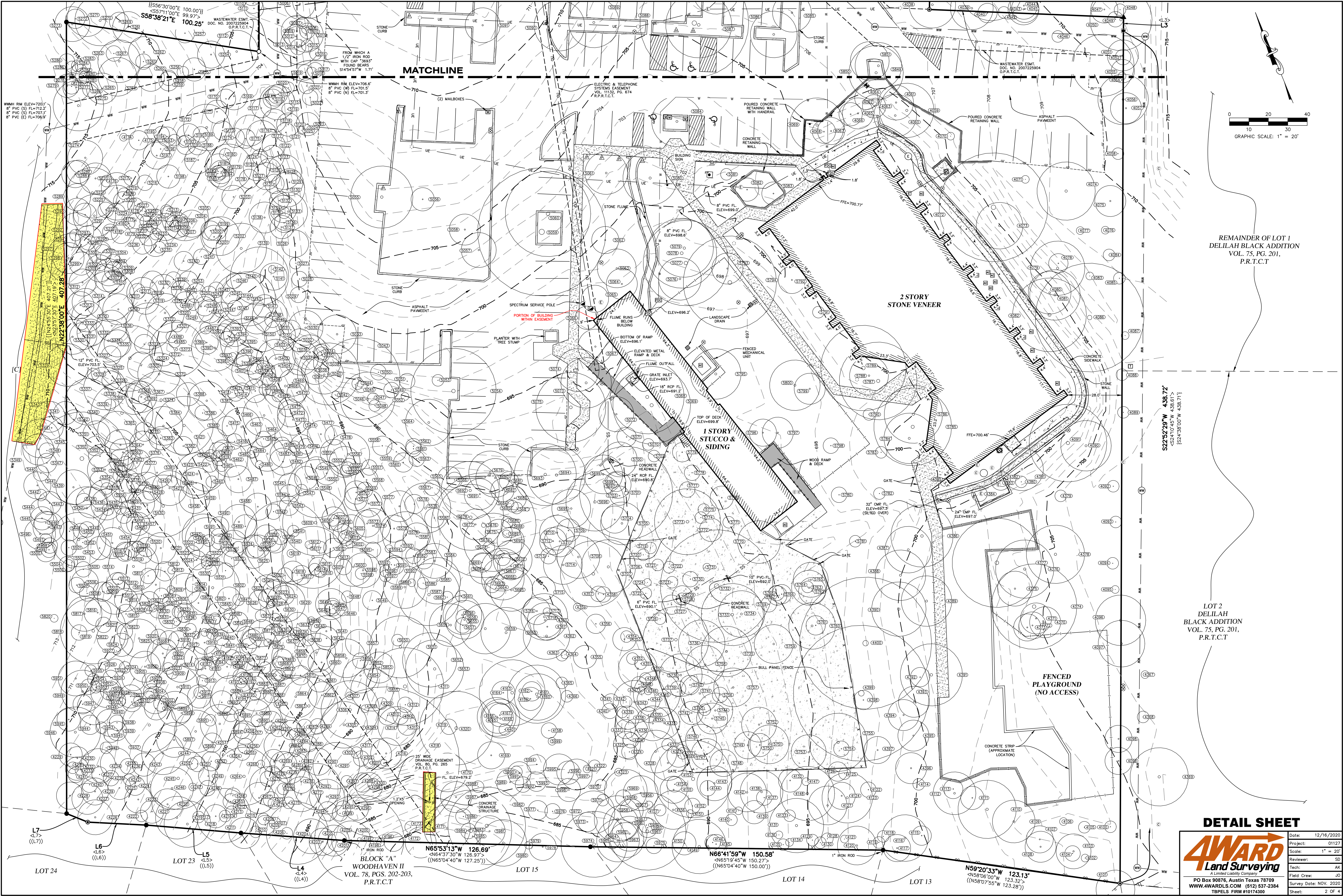
12/16/2020

DATE _____

CURVE TABLE

NAME:	SEX:	DOB:	SIGNATURE:
-------	------	------	------------

STEVEN M. DUARTE
5940



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

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

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

FENCED
PLAYGROUND
(NO ACCESS)

DETAIL SHEET

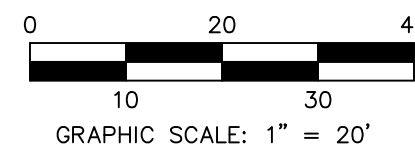


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174590

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

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

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



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

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

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

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

DETAIL SHEET

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

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

TREE LIST

NO.	DESCRIPTION
4002	12" LIGUSTRUM 6-4-4-3
4003	10" LIVE OAK
4004	10" CRATE MYRTLE 4-4-4-4-4-3
4005	10" LIVE OAK
4006	5" LIVE OAK
4007	10" LIVE OAK
4008	10" LIVE OAK
4009	11" LIVE OAK
4010	10" LIVE OAK
4011	11" CRATE MYRTLE 6-5-4-4-4-4-3
4012	4" HACKBERRY
4013	11" HACKBERRY
4014	5" CRATE MYRTLE 4-3-2-2-2
4015	8" LIGUSTRUM
4016	21" LIGUSTRUM 9-8-8-7
4017	10" LIVE OAK
4018	12" LIVE OAK
4019	17" LIVE OAK
4020	4" PERSIMMON 2-2-2
4021	6" LIVE OAK
4022	6" CEDAR ELM
4023	3" LIGUSTRUM
4024	9" LIGUSTRUM 4-3-3-3
4025	9" JERUSALEM THORN 6-5
4026	7" PERSIMMON 3-2-2-2
4027	5" CRATE MYRTLE 1-4-4-4
4028	3" JERUSALEM THORN
4029	2" CEDAR ELM
4030	3" LIGUSTRUM 2-2
4031	20" LIVE OAK
4032	22" LIGUSTRUM 9-2-6-5-4-4
4033	10" CEDAR ELM
4034	5" HACKBERRY
4035	2" HACKBERRY
4036	17" CRATE MYRTLE 5-4-4-4-4-4-2-2
4037	8" CEDAR ELM
4038	12" HACKBERRY
4039	11" CEDAR ELM
4040	5" CEDAR ELM 4-2
4041	16" CEDAR
4042	3" HACKBERRY
4043	8" CEDAR ELM
4044	7" CEDAR ELM
4045	7" CEDAR ELM
4046	3" SUMAC
4047	5" LIGUSTRUM 4-3-2
4048	3" HACKBERRY
4049	4" HACKBERRY
4050	15" CEDAR ELM 12-5
4051	8" HACKBERRY
4052	4" CEDAR ELM
4053	15" LIVE OAK
4054	2" HACKBERRY
4055	6" CEDAR 4-3
4056	12" CEDAR 5-4-3-3-3
4057	5" HACKBERRY
4058	3" LIVE OAK
4059	14" CEDAR 6-4-4-3-2
4060	10" CEDAR 5-3-3-2-2
4061	8" LIVE OAK 7-2
4062	2" CEDAR ELM
4063	6" CEDAR 4-3
4064	6" CEDAR 3-3-2
4065	8" CEDAR 5-3-2
4066	6" CEDAR 4-2-2
4067	7" CEDAR 7-3
4068	6" CEDAR ELM
4069	15" HACKBERRY 10-9
4070	2" LIVE OAK
4071	2" ASH
4072	26" MESQUITE 9-7-6-5-5-4-3-3
4073	11" MESQUITE 5-4-3
4074	15" LIVE OAK
4075	8" MESQUITE 3-2-2-2-2
4076	5" LIVE OAK
4077	2" ASH
4078	5" MESQUITE
4079	13" MESQUITE 6-4-4-3-3
4080	10" MESQUITE 4-4-3-3-2
4081	12" MESQUITE 5-4-3-3-3
4082	19" HACKBERRY
4083	5" LIVE OAK
4084	3" CEDAR ELM
4085	3" ASH
4086	27" MESQUITE 9-8-6-6-5-5
4087	2" CEDAR ELM
4088	3" CEDAR ELM
4089	3" CEDAR ELM
4090	13" MESQUITE 4-4-4-4-3-2
4091	20" MESQUITE 6-6-6-6-5-4
4092	3" CEDAR ELM
4093	3" CEDAR ELM 2-2
4094	3" CEDAR ELM
4095	2" CEDAR ELM 1-1
4096	13" CEDAR ELM 9-7
4097	12" CEDAR 8-7
4098	7" CEDAR ELM
4099	7" CEDAR ELM 3-2
4100	3" CEDAR ELM
4101	10" LIVE OAK
4102	2" HACKBERRY
4103	9" CEDAR ELM
4104	4" PERSIMMON 2-2-2
4105	3" ASH
4106	3" CEDAR ELM
4107	7" CEDAR ELM
4108	8" CEDAR ELM
4109	11" CEDAR ELM
4110	15" HACKBERRY 11-8
4111	6" CEDAR ELM
4112	11" CEDAR ELM
4113	5" CEDAR ELM
4114	3" CEDAR ELM
4115	5" CEDAR ELM
4116	12" CEDAR ELM
4117	7" CEDAR
4118	3" HACKBERRY
4119	3" CEDAR ELM
4120	10" CEDAR ELM
4121	2" HACKBERRY
4122	4" HACKBERRY
4123	13" HACKBERRY
4124	7" CEDAR
4125	3" HACKBERRY
4126	5" HACKBERRY
4127	10" LIVE OAK AD*
4128	3" HACKBERRY
4129	3" HACKBERRY 2-2
4130	3" PERSIMMON
4131	14" CEDAR
4132	6" LIGUSTRUM
4133	3" HACKBERRY
4134	2" HACKBERRY
4135	3" HACKBERRY
4136	2" CEDAR ELM
4137	4" LIGUSTRUM
4138	15" LIGUSTRUM 8-6
4139	6" LIGUSTRUM
4140	3" HACKBERRY
4141	2" HACKBERRY
4142	10" LIGUSTRUM 8-3
4143	9" CEDAR ELM
4144	4" CEDAR ELM
4145	5" CEDAR AD
4146	4" HACKBERRY
4147	2" LIGUSTRUM
4148	14" LIGUSTRUM 8-6-4-2
4149	13" CEDAR 10-3-3
4150	6" HACKBERRY
4151	2" LIGUSTRUM
4152	4" LIGUSTRUM
4153	20" CEDAR 17-6
4154	4" CEDAR ELM
4155	7" CEDAR ELM 5-3
4156	10" LIGUSTRUM 8-3
4157	3" LIGUSTRUM
4158	4" LIGUSTRUM
4159	6" CEDAR ELM
4160	12" LIGUSTRUM 5-5-5-4
4161	15" CEDAR ELM 10-9
4162	5" CEDAR
4163	17" RED OAK
4164	6" LIGUSTRUM 4-3
4165	8" CEDAR ELM
4166	10" LIVE OAK

TREE LIST

NO.	DESCRIPTION
4167	6" CEDAR ELM
4168	10" LIVE OAK
4169	7" CEDAR ELM
4170	10" HACKBERRY
4171	12" LIGUSTRUM 6-5-5-2
4172	5" CEDAR ELM
4173	3" HACKBERRY
4174	2" LIVE OAK
4175	5" CEDAR 3-3
4176	3" CEDAR 2-2
4177	4" CEDAR
4178	2" CEDAR
4179	6" CEDAR 4-4
4180	3" CEDAR
4181	4" CEDAR
4182	4" CEDAR
4183	4" CEDAR
4184	3" CEDAR
4185	5" CEDAR
4186	6" CEDAR
4187	3" CEDAR
4188	4" CEDAR
4189	4" CEDAR
4190	4" LIVE OAK
4191	3" LIGUSTRUM
4192	5" LIVE OAK
4193	3" LIVE OAK
4194	3" LIVE OAK
4195	10" LIVE OAK
4196	5" HACKBERRY
4197	23" LIGUSTRUM 8-8-7-6-5-3
4198	2" CEDAR ELM
4199	4" CEDAR 3-2
4200	10" CEDAR 8-3
4201	3" CEDAR
4202	8" CEDAR
4203	8" CEDAR 6-4
4204	9" CEDAR
4205	16" CEDAR 8-7-5-4
4206	3" CEDAR
4207	3" CEDAR
4208	3" CEDAR
4209	5" CEDAR
4210	3" CEDAR
4211	5" CEDAR ELM
4212	2" CEDAR
4213	3" CEDAR 2-1
4214	3" CEDAR
4215	14" LIVE OAK
4216	6" CEDAR
4217	16" LIVE OAK
4218	12" CEDAR
4219	11" LIGUSTRUM 8-4-2
4220	16" LIVE OAK
4221	6" CEDAR 4-3
4222	3" CEDAR
4223	7" CEDAR 5-4
4224	3" CEDAR
4225	6" LIVE OAK
4226	9" LIVE OAK
4227	8" LIVE OAK
4228	7" LIVE OAK
4229	6" LIVE OAK
4230	3" CEDAR
4231	3" CEDAR
4232	6" LIVE OAK
4233	3" CEDAR
4234	9" CEDAR
4235	8" CEDAR
4236	3" LIVE OAK
4237	3" LIVE OAK
4238	4" CEDAR
4239	7" CEDAR
4240	4" CEDAR
4241	4" CEDAR 3-2
4242	3" LIVE OAK
4243	6" CEDAR
4244	11" CEDAR
4245	16" LIVE OAK 11-5-4
4246	11" CEDAR
4247	10" LIVE OAK
4248	4" CEDAR
4249	5" CEDAR
4250	3" CEDAR
4251	4" CEDAR
4252	5" CEDAR
4253	5" CEDAR
4254	4" CEDAR
4255	4" CEDAR
4256	4" CEDAR
4257	6" CEDAR 4-3
4258	4" CEDAR
4259	5" CEDAR
4260	2" CEDAR
4261	4" CEDAR
4262	3" CEDAR
4263	8" CEDAR
4264	15" CEDAR
4265	4" CEDAR
4266	4" CEDAR 3-2
4267	8" CEDAR
4268	2" CEDAR
4269	6" CEDAR
4270	4" CEDAR
4271	4" CEDAR
4272	10" CEDAR 6-5-3
4273	4" LIVE OAK
4274	3" CEDAR
4275	3" CEDAR
4276	3" CEDAR 2-1
4277	9" CEDAR
4278	6" CEDAR
4279	3" CEDAR
4280	8" CEDAR
4281	7" CEDAR
4282	4" CEDAR
4283	3" CEDAR
4284	3" CEDAR
4285	3" CEDAR 2-1
4286	5" CEDAR
4287	4" CEDAR
4288	4" CEDAR
4289	6" CEDAR 5-2
4290	7" CEDAR
4291	12" CEDAR
4292	12" CEDAR
4293	9" CEDAR 7-4
4294	5" CEDAR
4295	10" CRATE MYRTLE 3-3-3-3-3-3
4296	6" CEDAR
4297	3" CEDAR
4298	5" CEDAR
4299	7" CEDAR
4300	3" CEDAR
4301	3" CEDAR
4302	4" CEDAR
4303	3" CEDAR
4304	1" LIGUSTRUM
4305	12" LIVE OAK
4306	15" LIVE OAK
4307	2" LIGUSTRUM
4308	2" CEDAR
4309	3" CEDAR
4310	5" CEDAR
4311	20" LIVE OAK 15-9
4312	4" CEDAR
4313	4" LIVE OAK
4314	10" LIVE OAK
4315	5" HACKBERRY
4316	8" LIVE OAK
4317	8" LIVE OAK
4318	39" LIVE OAK 19-17-13-10
4319	4" HACKBERRY
4320	19" CHINABERRY 13-11
4321	4" CEDAR
4322	4" CEDAR
4323	2" HACKBERRY
4324	4" HACKBERRY
4325	4" CEDAR
4326	4" CEDAR ELM
4327	11" CEDAR ELM 8-6
4328	9" CEDAR
4329	6" HACKBERRY
4330	3" CEDAR ELM
4331	3" CEDAR ELM
4332	4" CEDAR ELM
4333	8" CEDAR ELM
4334	9" CEDAR ELM

TREE LIST

NO.	DESCRIPTION
4335	4" CEDAR ELM
4336	6" CEDAR ELM
4337	5" HACKBERRY 3-3
4338	6" LIVE OAK
4339	3" BUNELIA
4340	4" CEDAR
4341	4" CEDAR
4342	3" HACKBERRY
4343	11" CEDAR ELM
4344	6" CEDAR 4-3
4345	12" CEDAR ELM
4346	2" HACKBERRY
4347	2" HACKBERRY
4348	4" CEDAR
4349	10" CEDAR ELM
4350	3" HACKBERRY
4351	5" LIGUSTRUM 4-1-1
4352	5" LIGUSTRUM 4-3
4353	6" LIGUSTRUM 2-2
4354	6" CEDAR
4355	5" CEDAR
4356	4" CEDAR
4357	2" LIGUSTRUM
4358	9" CEDAR ELM
4359	7" CEDAR 5-4
4360	12" CEDAR ELM
4361	3" CEDAR
4362	2" CEDAR
4363	3" CEDAR
4364	2" CEDAR ELM
4365	3" CEDAR ELM
4366	15" LIVE OAK
4367	8" CEDAR ELM
4368	8" CEDAR ELM
4369	7" CEDAR ELM
4370	7" CEDAR ELM
4371	7" CEDAR ELM
4372	22" HACKBERRY
4373	9" CEDAR ELM
4374	15" CEDAR ELM
4375	23" CEDAR 17-11
4376	15" CEDAR ELM
4377	15" LIVE OAK
4378	3" ASH
4379	11" MESQUITE 8-5
4380	5" HACKBERRY
4381	3" HACKBERRY
4382	4" HACKBERRY
4383	2" HACKBERRY
4384	16" CEDAR ELM
4385	12" CEDAR
4386	13" CEDAR
4387	13" CEDAR ELM
4388	14" HACKBERRY
4389	16" CEDAR ELM
4390	3" CEDAR
4391	8" CEDAR ELM
4392	8" CEDAR ELM
4393	8" CEDAR ELM
4394	8" CEDAR ELM
4395	8" CEDAR ELM
4396	7" CEDAR
4397	5" HACKBERRY
4398	33" CEDAR 11-9-8-7-7-5-4-4
4399	32" CEDAR 9-9-9-9-8-5-5
4400	3" LIVE OAK
4401	4" HACKBERRY
4402	6" HACKBERRY 4-4
4403	10" ASH
4404	10" ASH
4405	8" CEDAR ELM
4406	9" CEDAR
4407	8" CEDAR
4408	3" LIVE OAK
4409	2" LIVE OAK
4410	8" LIVE OAK
4411	8" LIVE OAK
4412	9" LIVE OAK
4413	10" LIVE OAK
4414	4" CEDAR ELM
4415	3" CEDAR ELM
4416	3" CEDAR ELM
4417	3" CEDAR ELM
4418	4" CEDAR ELM
4419	3" HACKBERRY
4420	4" CEDAR
4421	4" CEDAR ELM
4422	6" CEDAR
4423	2" CEDAR
4424	2" CEDAR
4425	2" CEDAR ELM
4426	7" CEDAR
4427	3" CEDAR
4428	4" CEDAR ELM
4429	4" CEDAR ELM
4430	9" HACKBERRY
4431	5" HACKBERRY
4432	6" CEDAR 4-2-2
4433	10" CEDAR MYRTLE 4-3-3-2-2-2-2
4434	4" HACKBERRY
4435	4" HACKBERRY
4436	9" CEDAR
4437	9" CHINA BERRY
4438	7" CEDAR
4439	16" CEDAR 9-7-6
4440	10" LIGUSTRUM 4-4-4-2-2
4441	2" HACKBERRY
4442	16" LIVE OAK 11-10
4443	3" HACKBERRY
4444	3" HACKBERRY
4445	14" CEDAR
4446	3" HACKBERRY
4447	3" HACKBERRY
4448	4" CEDAR ELM
4449	4" CEDAR ELM
4450	4" LIGUSTRUM
4451	2" CEDAR ELM
4452	3" LIGUSTRUM
4453	22" LIVE OAK
4454	16" LIVE OAK
4455	6" LIVE OAK
4456	9" CRATE MYRTLE 4-3-3-3-1
4457	9" CRATE MYRTLE 3-2-2-2
4458	33" LIVE OAK 17-17-14
4459	22" LIVE OAK
4460	11" CRATE MYRTLE 3-3-3-3-3-3
4461	8" RED BUD 8-3
4462	8" RED BUD 5-3-3
4463	7" VITEX 3-2-2-2-2
4464	6" VITEX 3-2-2-2
4465	9" PERSIMMON 4-3-2-2-2-2
4466	19" LIVE OAK
4467	20" LIVE OAK
4468	5" LIGUSTRUM 3-1-1-1
4469	9" LIGUSTRUM 3-2-2-2-2-2-2
4470	13" LIVE OAK
4471	18" CEDAR ELM
4472	11" LIVE OAK
4473	22" LIVE OAK 16-12
4474	18" LIVE OAK
4475	14" CRATE MYRTLE 4-4-4-3-3-3-3
4476	1" LIVE OAK
4477	6" CHINA BERRY
4478	6" CHINA BERRY
4479	13" CEDAR ELM
4480	10" CRATE MYRTLE 3-3-3-3-2-2
4481	12" CRATE MYRTLE 3-2-2-2-2-2-2-2-2-2
4482	28" LIVE OAK 17-16-5
4483	13" RED OAK
4484	13" RED OAK
4485	9" RED OAK
4486	17" HACKBERRY
4487	9" HACKBERRY
4488	3" JERUSALEM THORN
4489	4" HACKBERRY
4490	4" HACKBERRY
4491	4" CEDAR ELM
4492	6" CEDAR ELM
4493	20" CHINA BERRY



REFERENCE

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

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

EXISTING TOPOGRAPHIC CONTOUR LINES FROM 2012 CITY OF AUSTIN GIS; PREPARED BY OTHERS.

P:\300-000\304-831\CA00\DWG\C400-PrelimEngineering\304831-C400-PrelimEngineeringOnly.dwg - IMPERVIOUS.dwg[EX.D.2.C] LS:(6/9/2021 - otaylor) - LP: 6/9/2021 4:07 PM



SCALE IN FEET

0 40 80

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

[illegible]

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 • Fax: 512.329.0096
www.ccecinc.com

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

OPTION D
IMPERVIOUS COVER EXHIBIT

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

DRAWING NO.:
EXHIBIT
SHEET 1 OF 1



3423 Bee Caves Road

Height Adjustment Update

Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

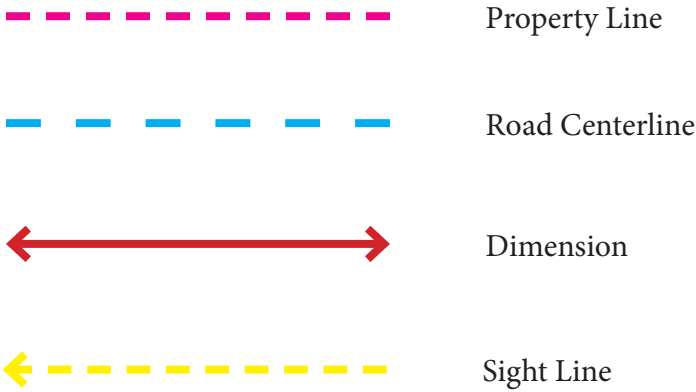
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

Austin, Texas

9 June 2021

Cover Page



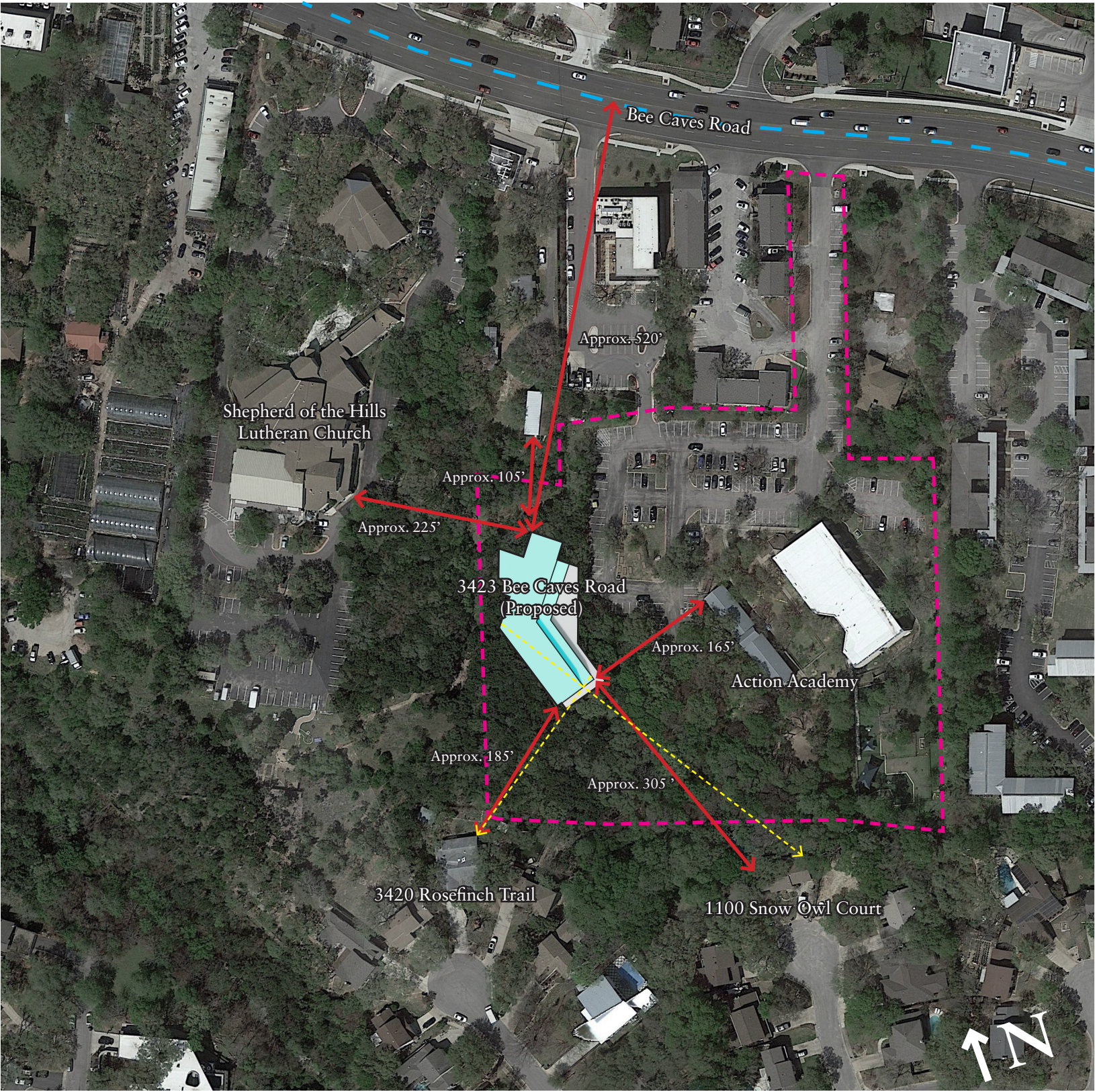
Contact

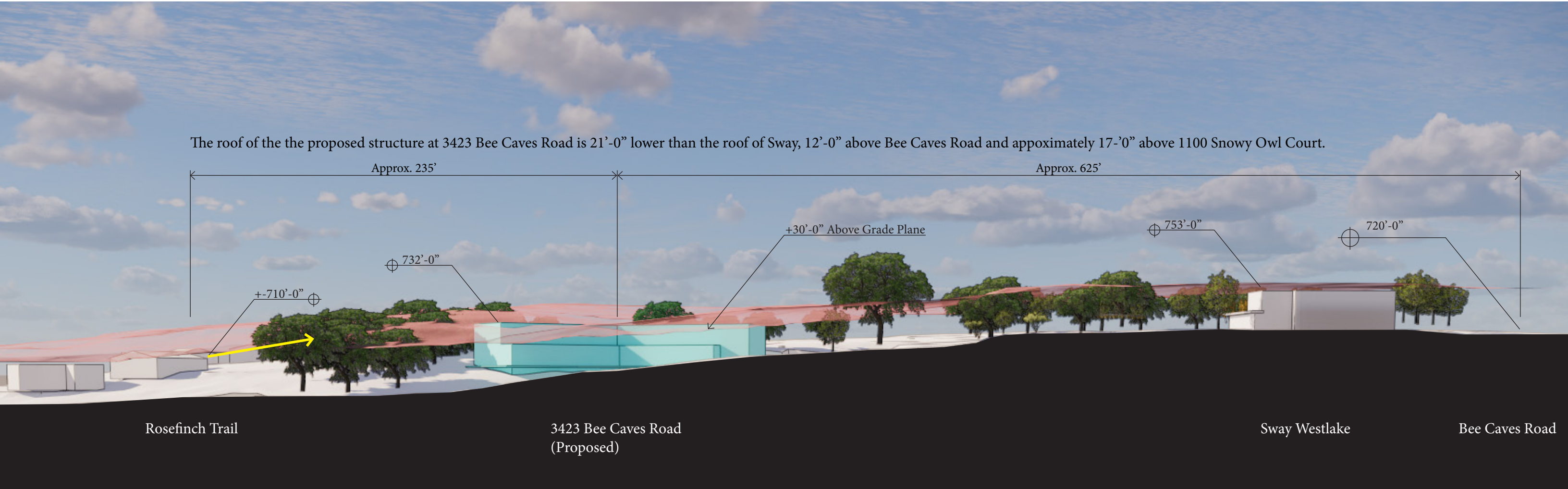
Client

Location

Date

Image





Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

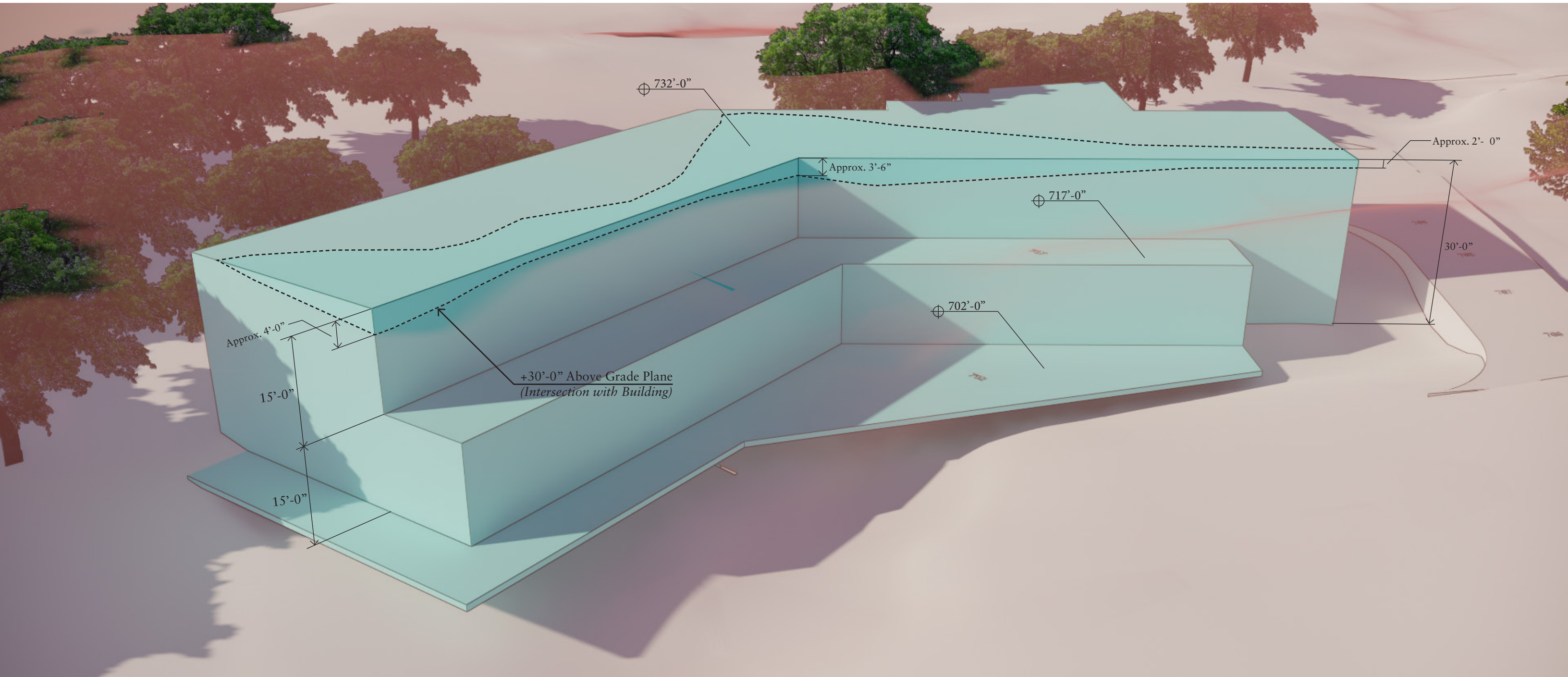
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

Austin, Texas

9 June 2021

Site Section



Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

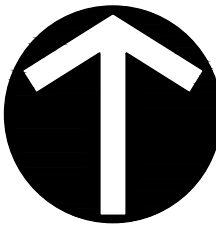
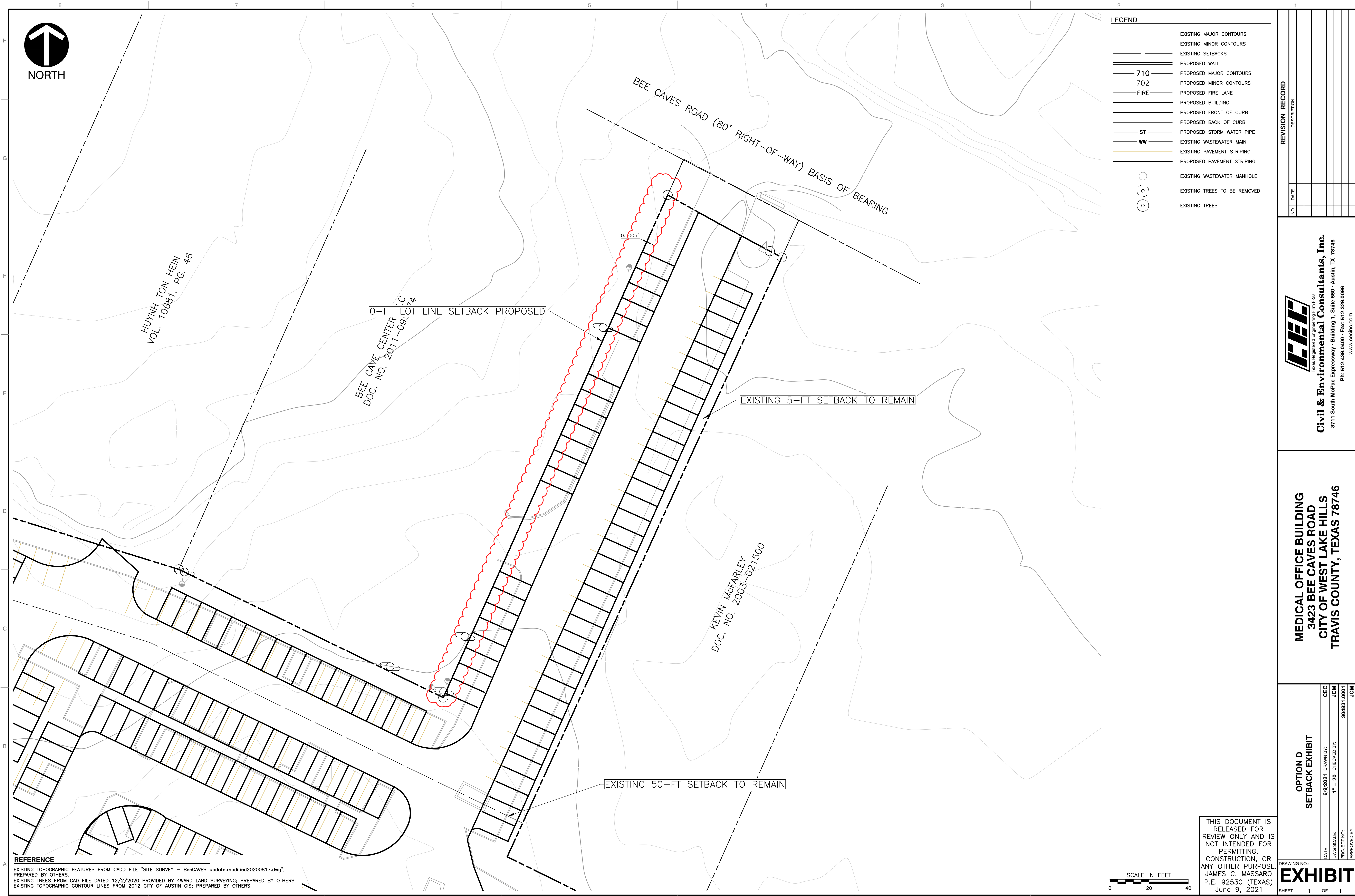
3423 Bee Caves Road

Austin, Texas

9 June 2021

Aerial View

A:\200-2001\2001-2371-CADD\Drawings\200-2001-2371-CADD-PrelimEngineering\304831-CADD-PrelimEngineering.dwg - SETBACK.dwg(2/24/2021 15:09:20) - LP 6/9/2021 4:50 PM



NORTH

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SETBACKS
- PROPOSED WALL
- 710 PROPOSED MAJOR CONTOURS
- 702 PROPOSED MINOR CONTOURS
- FIRE PROPOSED FIRE LANE
- PROPOSED BUILDING
- PROPOSED FRONT OF CURB
- PROPOSED BACK OF CURB
- ST PROPOSED STORM WATER PIPE
- WW EXISTING WASTEWATER MAIN
- EXISTING PAVEMENT STRIPING
- PROPOSED PAVEMENT STRIPING
- EXISTING WASTEWATER MANHOLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES

REFERENCE

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



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OPTION D
SETBACK EXHIBIT

DRAWING NO.:
SHEET 1 OF 1

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

CEC
JCM
304831.0001
JCM

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

C&E
Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

Peter Narvarte

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

[External Email]

Use caution before opening links or attachments.

- Helpdesk

Dear Mayor and City Council,

Thirty years ago I purchased the Bee Cave Center at 3425 Bee Caves Road with my business partner, Kevin Reichle. The Bee Cave Center would be the most affected from the proposed dental practice building, and we fully support the project on the six acres behind us.

We believe in supporting local businesses and local owners. Over the years we have had three exemplary and considerate neighbors, from The Westlake Bible Church to Matt Mathias to the Keller group. We hope that this will continue with the addition of the dental and oral surgery building, whose responsible doctors have helped thousands of our friends and neighbors over the years, including Kevin's own two sons, now grown men.

New project opposition usually turns to complaints about traffic. I can tell you that we are very happy and relieved that a substantial amount of additional parking will be included. Our concerns have been that a developer would build an office building and use every existing space to meet parking criteria which would fully congest the drive lanes with both cars and pedestrians. With the proposed project, the layout offers a continuation of the relaxed campus feel, only achieved by allowing the height variance. If this project is voted down, we could fully expect a jammed and crammed operator given the increasing price of land, and the potential loss of the educational facilities from market rent pressure. With the proposed project, the tenant status is maintained and the acres of greenbelt protected.

We met with the principals of the project and know that any traffic safety concerns will be met with an assortment of traffic calming measures. It is not an issue for us. Our tenants will benefit from the additional customer base.

This project has our full support. We hope you vote in its favor and welcome them and their project.

Thank you,

Brian Rodgers
Logan Reichle
Landon Reichle

Owners, Bee Cave Center

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

[External Email]

Use caution before opening links or attachments.

- Helpdesk

West Lake Hills City Council and Mayor,

As the Owner of Sway, the restaurant operating just to the north of this property, I am writing in support of the proposed development at 3423 Bee Caves Road. I feel that this building will be additive to the West Lake Hills community and harmonious with surrounding businesses, schools and residences.

Drs. Randy Kunik, Vincent Cavaretta, Juan Vesga and David Yu have practiced oral medicine in West Lake Hills for over 75 collective years. They have served our community as doctors, Eanes ISD parents and have supported West Lake Hills organizations and schools through volunteering and charitable giving. They currently practice right down the street and seek to build and invest in a permanent home for their businesses. This project is being designed specifically for them and they will occupy the majority of the new building.

Their use does not require visibility from Bee Caves Rd., and thus they have designed the building to be intentionally tucked away below the street to capture the treeline view from the site. There have been some references made to a three-story building, but in speaking with them, one of these "stories" is for their covered parking, which allows them to minimize surface parking and preserve green space. The new building's roofline will sit below that of our restaurant and will hardly be visible from Bee Cave Rd. The building is set back almost 250 feet (versus a allowable minimum of 40 feet) from the property line and is buffered by dense existing trees.

As a group of dentists with many young clients (including Randy's orthodontic practice), they see the proximity to our restaurant, the schools and youth-oriented businesses as beneficial to all. Acton, Primrose and Sandbox will continue to have access to enviable green space and circulation and parking on the site will be improved. Their practices are all appointment-based, which reduces traffic significantly in comparison with other potential occupants.

3423 Bee Caves is a rare 6+ acre site in desirable Westlake Hills. The proposed project, to be owned and occupied by this group of doctors, will preserve several acres of green space for decades to come. They are not looking to maximize rentable square footage with this plan and have proposed a new building that I believe is appropriately scaled to coexist nicely with the current landscape of tenants and businesses. As such, it is a plan that has my full support.

Thank you for your consideration.

Sincerely,

Patrick Jeffers

--

PATRICK JEFFERS
PARTNER

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

[REDACTED]

NEWWATERLOO.COM



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

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

SCALE IN FEET



0 40

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

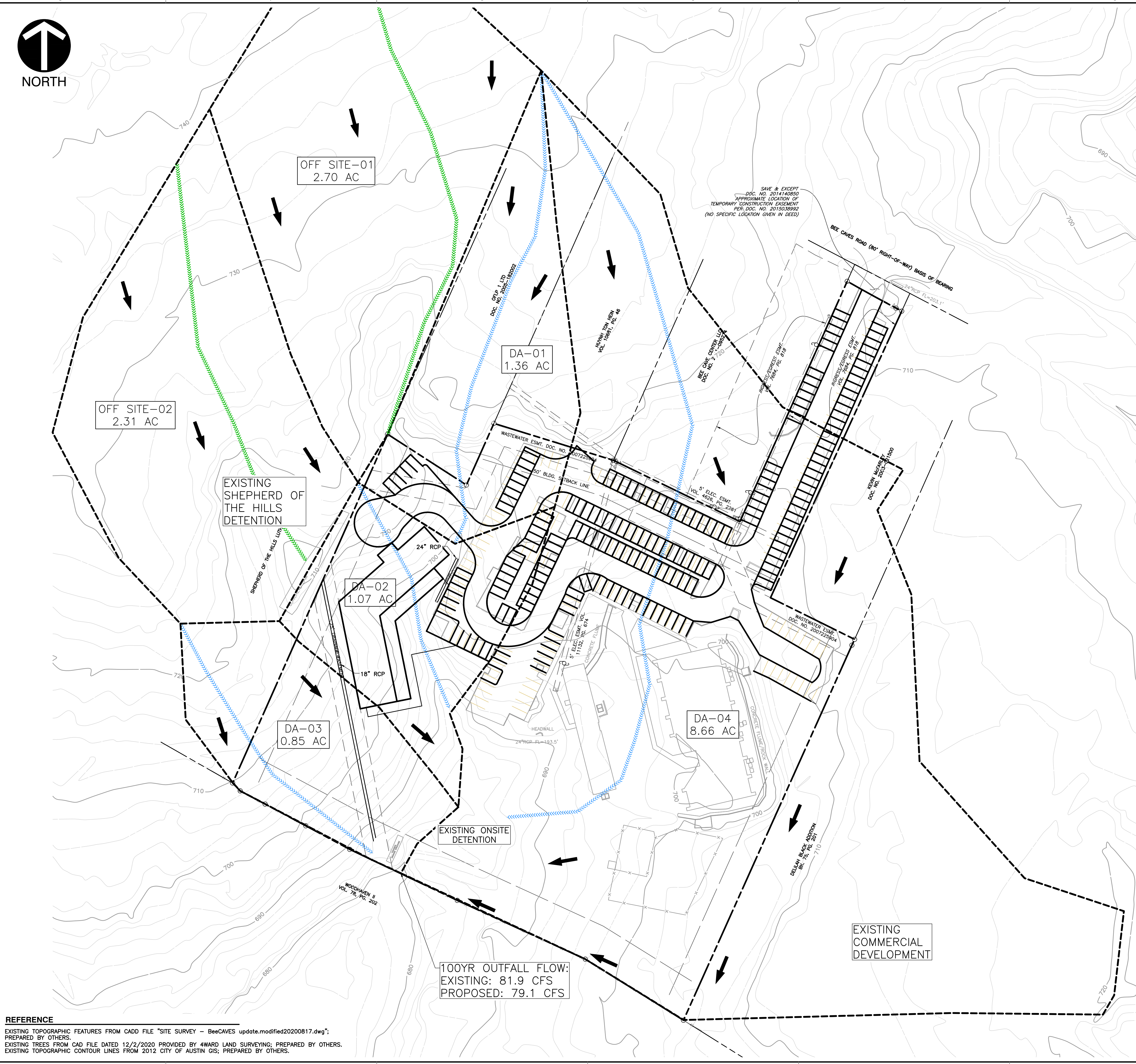
DRAWING NO.:		DRAWING NO.:	
SHEET		SHEET	
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1		1	
OPTION D CUT AND FILL EXHIBIT DATE: 6/9/2021 PROJECT NO: APPROVED BY: DWG SCALE: CHECKED BY: JCM CED 304831.0001 JCM			

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


Texas Registered Engineering Firm # 98

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

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LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING SETBACKS
	EXISTING EASEMENT BOUNDARY
	PROPOSED WALL
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED FIRE LANE
	PROPOSED BUILDING
	PROPOSED FRONT OF CURB
	PROPOSED BACK OF CURB
	PROPOSED STORM WATER PIPE
	EXISTING WASTEWATER MAIN
	EXISTING PAVEMENT STRIPING
	PROPOSED PAVEMENT STRIPING
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION (Tc) DRAINAGE AREA (DA)
	TIME OF CONCENTRATION (Tc) OFF SITE (OS) AREA

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

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

Notes:

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

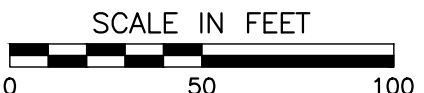
2) Calculations are based upon aerial photography, topography, and field observation of the existing conditions.

REFERENCE

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

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

EXISTING TOPOGRAPHIC CONTOUR LINES FROM 2012 CITY OF AUSTIN GIS; PREPARED BY OTHERS.



REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746

Ph: 512.439.0400 - Fax: 512.329.0096

www.cecinc.com

MEDICAL OFFICE BUILDING

3423 BEE CAVES ROAD

CITY OF WEST LAKE HILLS

TRAVIS COUNTY, TEXAS 78746

OPTION D

DRAINAGE EXHIBIT

DRAWING NO.: 304831.001

DATE: 6/9/2021

DRAWN BY: JCM

1" = 50'

CHECKED BY: JCM

APPROVED BY: JCM

EXHIBIT

SHEET 1 OF 1



HUYNH TON HEIN
VOL. 10681, PG. 46

0-FT LOT

0-FT LOT LINE SETBACK PROPOSED

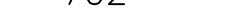
BEE CAVES ROAD (80' RIGHT-OF-WAY) BASIS OF BEARING

EXISTING 5-FT SETBACK TO REMAIN

DOC. NO. 2003-021500
KEVIN MCFARLEY

EXISTING 50-FT SETBACK TO REMAIN

LEGEND

	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING SETBACKS
	PROPOSED WALL
 710	PROPOSED MAJOR CONTOURS
 702	PROPOSED MINOR CONTOURS
 FIRE	PROPOSED FIRE LANE
	PROPOSED BUILDING
	PROPOSED FRONT OF CURB
	PROPOSED BACK OF CURB
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	EXISTING PAVEMENT STRIPING
	PROPOSED PAVEMENT STRIPING
	EXISTING WASTEWATER MANHOLE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES

[illegible]

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Texas Registered Engineering Firm # 38
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**MEDICAL OFFICE BUILDING
3423 BEE CAVES ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS 78746**

**OPTION D
SETBACK EXHIBIT**

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

DRAWING NO.

EXHIBIT
SHEET 1 OF 1

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

SCALE IN FEET



0 20

REFERENCE

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LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING SETBACKS
	EXISTING EASEMENT BOUNDARY
	PROPOSED WALL
	710 PROPOSED MAJOR CONTOURS
	702 PROPOSED MINOR CONTOURS
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	PROPOSED FRONT OF CURB
	PROPOSED BACK OF CURB
	PROPOSED STORM WATER PIPE
	ST EXISTING WASTEWATER MAIN
	WW
	EXISTING WASTEWATER MANHOLE
	EXISTING PAVEMENT STRIPING
	PROPOSED PAVEMENT STRIPING
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN
	TREES TO BE REMOVED PER VARIANCE



TREE LIST		TREE LIST		TREE LIST	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
4174	2" LIVE OAK	5195	4" CEDAR	5333	3" CEDAR
4175	5" LIVE OAK 3-3	5201	4" CEDAR	5334	11" CEDAR
4176	3" CEDAR 2-2	5202	7" CEDAR	5335	7" CEDAR
4177	4" CEDAR	5203	6" CEDAR	5336	8" CEDAR
4178	2" CEDAR	5204	7" CEDAR	5337	11" CEDAR 9-3
4179	5" CEDAR 4-4	5205	12" CEDAR 9-3	5370	7" CEDAR
4180	3" CEDAR	5206	4" CEDAR	5371	11" CEDAR 6-5-4
4181	4" CEDAR	5207	3" CEDAR	5372	6" CEDAR
5020	3" HACKBERRY	5208	6" CEDAR	5373	14" CEDAR 11-8
5021	4" CEDAR	5209	3" CEDAR	5374	15" LIVE OAK 10-9
5022	4" CEDAR ELM	5210	3" CEDAR	5385	15" CEDAR 10-9
5023	6" CEDAR	5211	7" CEDAR 5-3	5386	4" CEDAR
5024	2" CEDAR	5212	4" CEDAR	5387	10" CEDAR 5-5-4
5025	2" CEDAR ELM	5213	3" LIVE OAK	5388	6" CEDAR
5026	3" CEDAR	5214	3" LIVE OAK	5389	6" CEDAR
5027	3" CEDAR	5215	3" CEDAR	5390	12" CEDAR
5028	4" CEDAR ELM	5216	4" LIVE OAK	5391	4" CEDAR
5029	4" CEDAR ELM	5217	4" CEDAR	5392	4" CEDAR
5030	9" HACKBERRY	5218	3" CEDAR	5393	6" CEDAR
5031	5" HACKBERRY	5219	8" CEDAR	5394	6" CEDAR
5032	6" CEDAR 4-2-2	5220	8" CEDAR	5395	12" CEDAR 7-3-2
5033	10" ORATE MYRTLE 4-3-3-2-2-2	5221	13" CEDAR 8-6-4	5396	7" CEDAR
5034	4" HACKBERRY	5222	11" LIVE OAK 8-5	5397	2" CEDAR
5035	4" HACKBERRY	5223	4" CEDAR	5398	4" CEDAR
5036	9" CEDAR	5224	5" CEDAR	5399	4" CEDAR
5037	9" CHINABERRY	5225	9" LIVE OAK 6-5	5400	7" CEDAR 5-3
5038	7" CEDAR	5226	5" CEDAR	5401	8" CEDAR
5039	7" CEDAR	5227	4" LIVE OAK	5402	10" CEDAR 8-3
5040	13" CEDAR 9-7-6	5228	3" CEDAR	5403	3" CEDAR
5041	10" LIGUSTRUM 4-4-4-2-2	5229	3" CEDAR	5404	6" CEDAR
5042	2" HACKBERRY	5230	3" CEDAR	5405	3" CEDAR
5043	2" LIVE OAK 11-10	5231	3" CEDAR	5406	7" CEDAR 4-3-2
5044	3" HACKBERRY	5232	5" CEDAR	5407	4" CEDAR
5045	3" HACKBERRY	5233	3" CEDAR	5408	4" CEDAR 5-3
5046	14" CEDAR	5234	6" CEDAR	5409	3" CEDAR
5047	3" HACKBERRY	5235	3" CEDAR	5410	3" CEDAR
5048	3" HACKBERRY	5236	3" CEDAR	5411	6" CEDAR
5049	4" CEDAR ELM	5237	6" CEDAR	5412	4" CEDAR 3-2
5050	4" CEDAR ELM	5238	6" CEDAR	5413	3" CEDAR
5051	4" LIGUSTRUM	5239	4" CEDAR	5414	4" CEDAR
5052	2" CEDAR ELM	5240	5" CEDAR	5415	5" CEDAR
5053	3" LIGUSTRUM	5241	4" CEDAR	5416	5" CEDAR
5054	22" LIVE OAK	5242	4" CEDAR	5417	5" CEDAR
5055	18" LIVE OAK	5243	4" CEDAR	5418	5" CEDAR
5056	6" LIVE OAK	5244	4" CEDAR	5419	4" CEDAR
5057	9" ORATE MYRTLE 4-3-3-3-1	5245	4" CEDAR	5420	8" CEDAR
5058	8" ORATE MYRTLE 3-2-2-2	5246	4" CEDAR	5421	8" CEDAR
5059	33" LIVE OAK 17-17-14	5247	4" CEDAR	5422	9" CEDAR
5060	22" LIVE OAK	5248	4" CEDAR	5423	10" CEDAR
5113	5" LIVE OAK	5249	8" CEDAR	5424	8" CEDAR 5-3-2
5114	5" LIVE OAK	5250	5" CEDAR	5425	4" CEDAR
5115	9" LIVE OAK 7-4	5251	5" CEDAR	5426	11" CEDAR
5116	5" LIVE OAK	5252	5" CEDAR	5427	12" CEDAR ELM
5117	6" CEDAR	5253	5" CEDAR	5428	7" CEDAR 4-4-2
5118	6" CEDAR	5254	6" CEDAR	5429	5" LIGUSTRUM
5119	3" HACKBERRY	5255	6" CEDAR	5430	6" CEDAR
5120	6" CEDAR	5256	3" LIVE OAK	5431	7" CEDAR
5121	5" CEDAR	5257	4" LIVE OAK	5432	7" CEDAR
5122	5" CEDAR	5258	5" LIVE OAK	5433	4" CEDAR
5123	6" CEDAR	5259	5" LIVE OAK	5434	4" CEDAR
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5125	7" CEDAR	5261	11" CEDAR 7-4-3	5436	4" CEDAR
5126	6" CEDAR	5262	10" CEDAR 7-6	5437	7" CEDAR
5127	7" CEDAR	5263	8" HACKBERRY 5-3-3	5438	7" CEDAR
5128	9" CEDAR	5264	9" LIVE OAK 6-5	5439	4" CEDAR
5129	7" CEDAR	5265	13" LIVE OAK 7-5-5	5440	3" CEDAR
5130	9" HACKBERRY	5266	6" LIVE OAK	5441	2" CEDAR
5131	5" CEDAR	5267	7" LIVE OAK	5442	9" CEDAR
5132	5" CEDAR	5268	6" CEDAR 5-3	5443	15" CEDAR
5133	10" LIVE OAK 7-6	5269	7" CEDAR	5444	6" CEDAR ELM
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5137	6" LIVE OAK 4-3	5273	3" LIGUSTRUM	5553	3" CEDAR
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5140	15" LIVE OAK 10-6-4	5276	13" CEDAR 9-4-3	5556	4" CEDAR ELM
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5143	14" LIVE OAK 12-4	5279	6" CEDAR 4-3	5559	3" HACKBERRY
5144	6" LIVE OAK	5280	4" LIVE OAK	5560	5" HACKBERRY
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5146	8" CEDAR	5282	3" CEDAR	5562	4" LIVE OAK
5147	6" CEDAR	5283	4" LIVE OAK	5563	4" CEDAR
5148	9" CEDAR	5284	5" LIVE OAK	5564	12" CHINABERRY
5149	4" CEDAR	5285	6" CEDAR	5565	6" CEDAR
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5151	8" CEDAR	5287	7" LIVE OAK 5-3	5567	11" CHINABERRY
5152	5" CEDAR	5288	4" LIVE OAK	5568	7" LIGUSTRUM 5-5-5
5153	7" CEDAR	5289	4" LIVE OAK	5569	5" HACKBERRY
5154	5" CEDAR	5290	7" CEDAR 4-3-3	5570	8" LIGUSTRUM 5-3-1-1
5155	5" CEDAR	5291	7" CEDAR 5-4	5571	8" LIGUSTRUM 5-3-1-1
5156	12" CEDAR 5-5-3-3-3	5292	8" CEDAR	5572	15" CEDAR ELM
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5159	8" CEDAR	5295	4" CEDAR		
5160	6" CEDAR	5296	4" CEDAR		
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5167	3" LIVE OAK	5303	4" CEDAR		
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5176	3" LIVE OAK	5312	4" CEDAR		
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5192	3" LIVE OAK	5328	4" CEDAR		
5193	3" LIVE OAK	5329	4" CEDAR		
5194	3" LIVE OAK	5330	4" CEDAR		
5195	3" LIVE OAK	5331	4" CEDAR		
5196	3" LIVE OAK	5332	4" CEDAR		

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



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

CEC

TEXAS REGISTERED ENGINEERING FIRM F-38

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

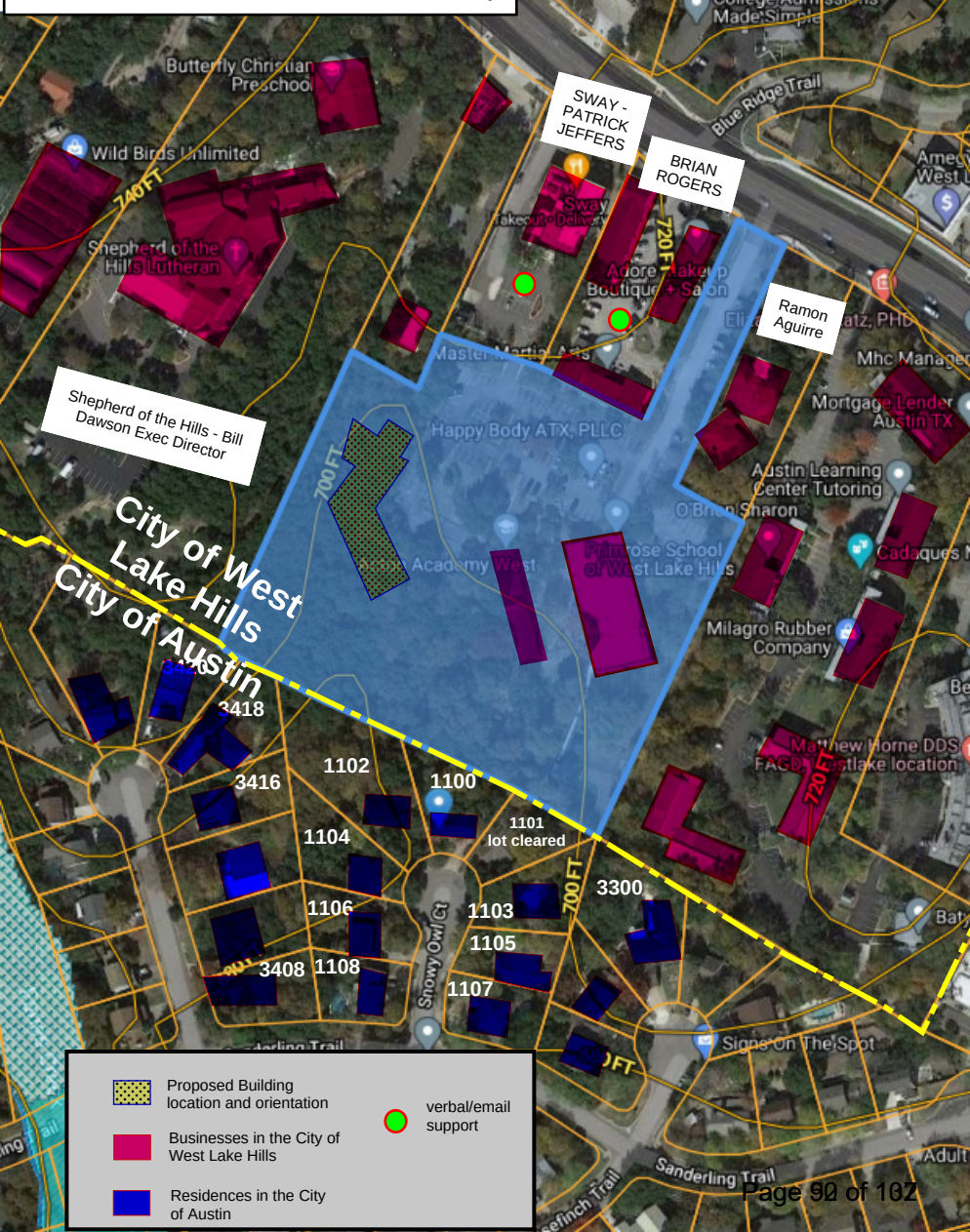
MEDICAL OFFICE BUILDING
3423 BEE CAVES ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS 78746

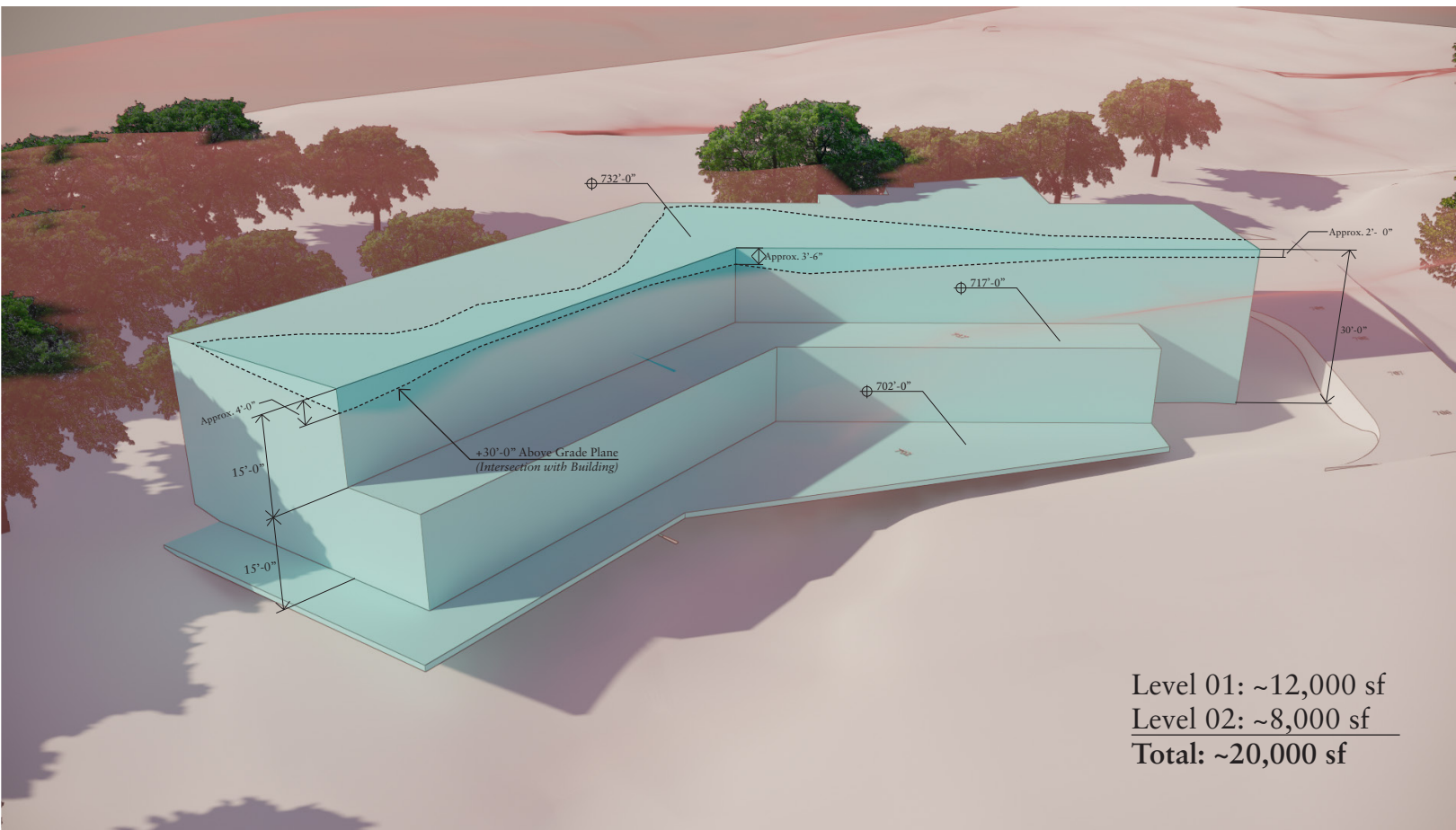
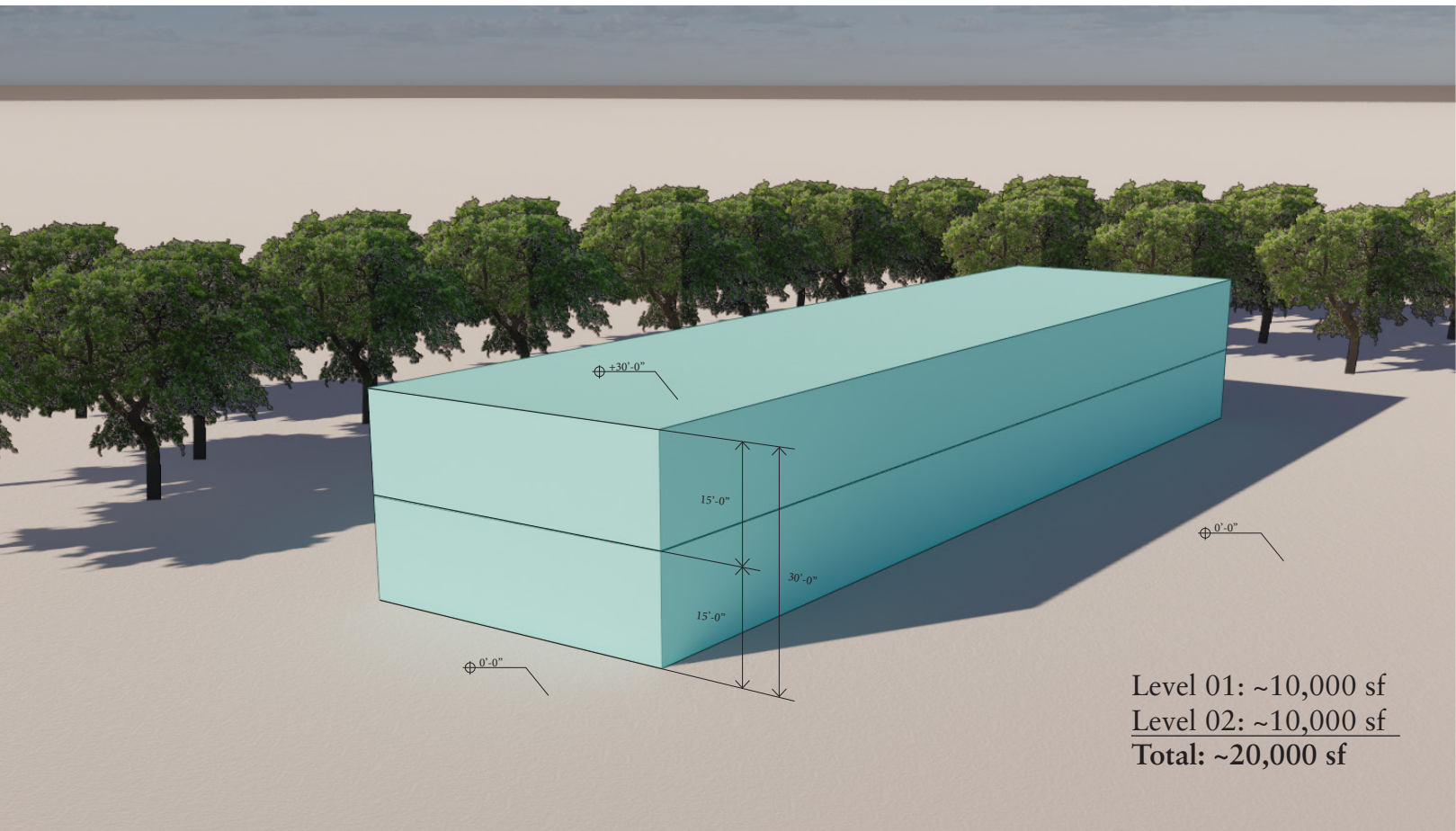
OPTION D
TREE EXHIBIT

DATE: 6/9/2021
DWG SCALE: 1" = 20'
PROJECT NO: 304831.001
DRAWING NO: SHEET 1 OF 1

CEC
JCM
304831.001
JCM

3423 Bee Cave Rd - Structure Map





Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

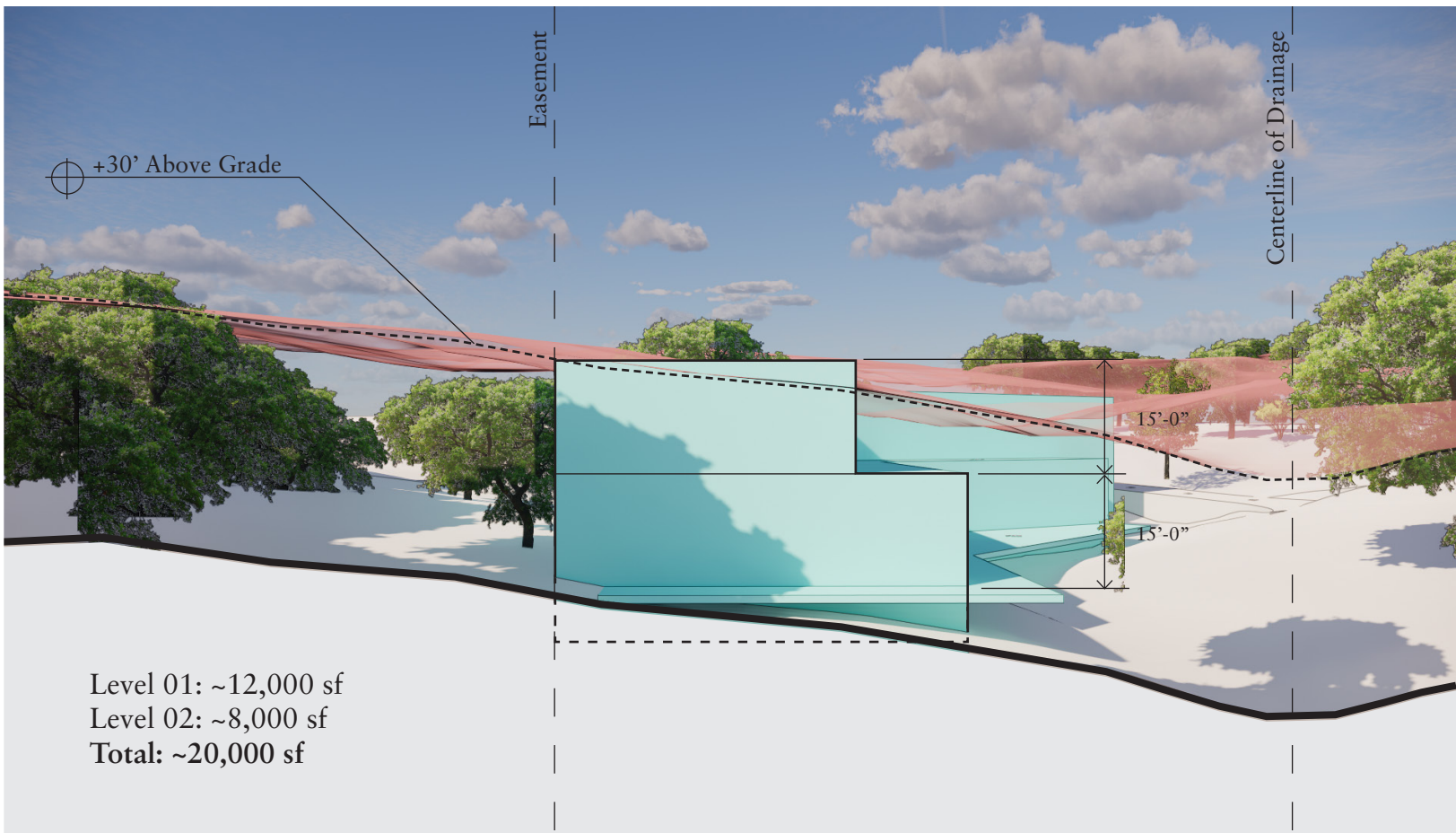
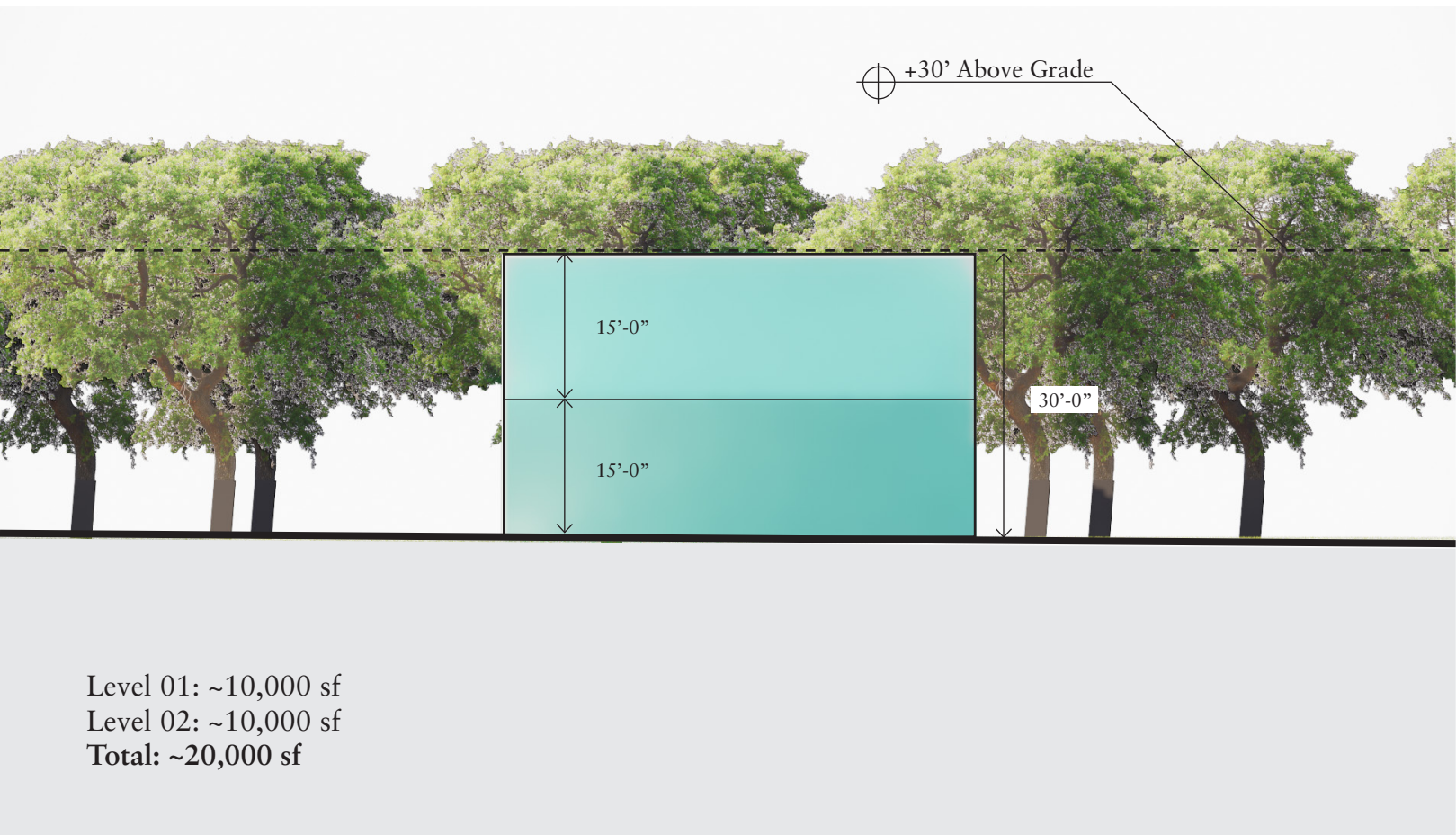
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

Austin, Texas

9 July 2021

Aerial View



Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

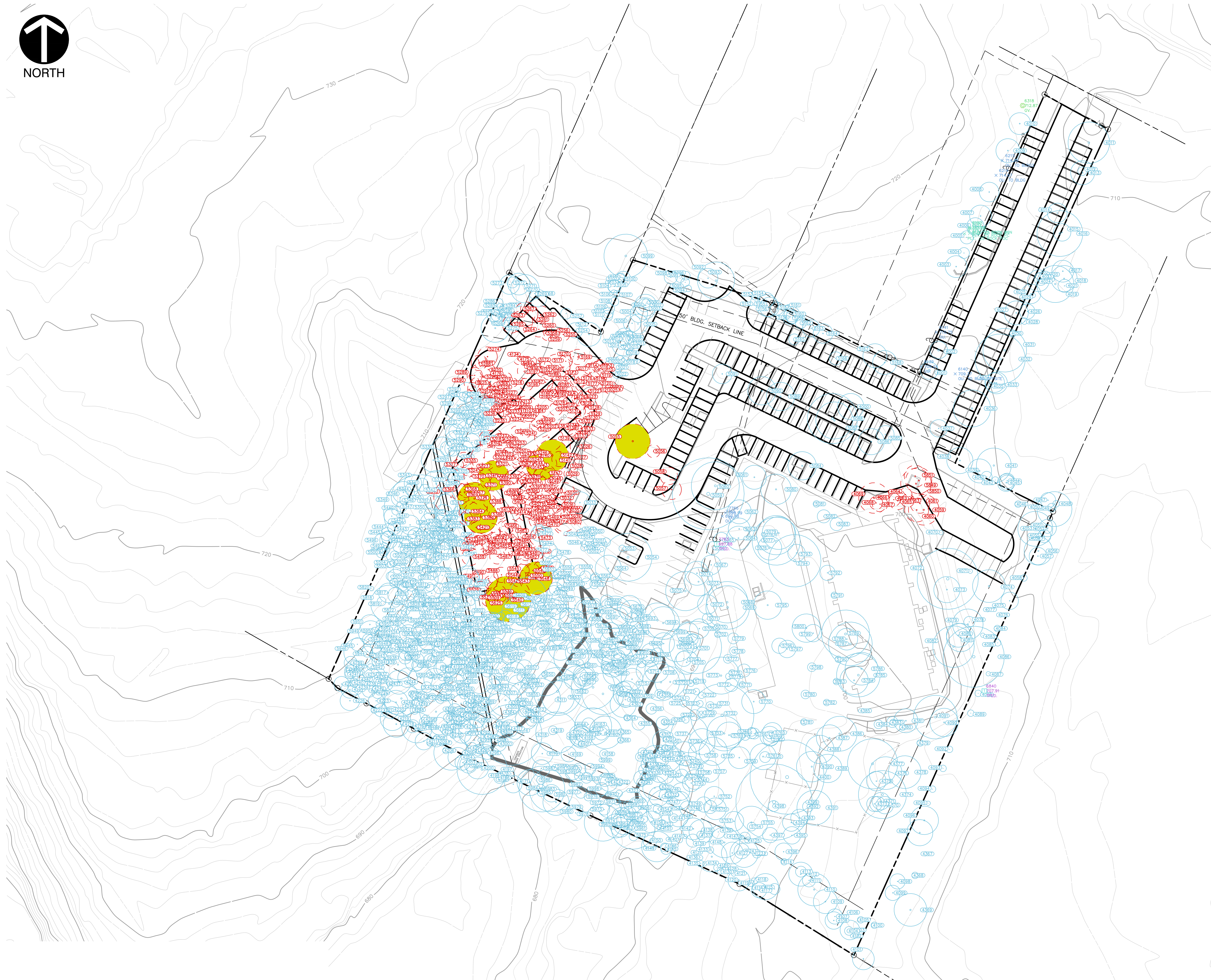
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

3423 Bee Caves Road

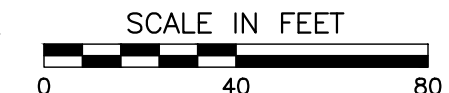
Austin, Texas

9 July 2021

Sections



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



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

07/21/2021

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

Re: 3423 Bee Cave Road,
Tree, Height, Impervious cover, Cut/Fill Variances

Dear City of West Lake Hills,

We are writing to express our objection to the variance requests on the 3423 Bee Cave Road property project. As owners of adjoining property we have many concerns to allowing the property to be developed in a manner that requires variances in multiple areas. We know as city government you do careful diligence before passing ordinances and regulations for the protection of our community and the environment. We also understand the importance of allowing development. You are tasked with the great responsibility of ensuring development is respectful to the community. This project is not respectful to the community. We believe by requesting variances of this amount and level these developers are being disrespectful to you and all your diligence, and we believe these developers are being disrespectful to the neighbors and the community. We ask you if allowing these multiple variances is in keeping with the spirit of the ordinances you have worked meticulously to pass.

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

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

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

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

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

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

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

Thank you for your service to the community and for considering our objections to these multiple variances. Please consider not allowing these variances to be approved based on the negative impact and wellbeing to the community. Please consider the conscientiousness and thoroughness that you used when putting these regulations into effect and do not allow these variances as this will set a precedent for all future development in the city.

Sincerely;

Charles Penland
Christine Stellfox

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

Hello West Lake Hills City Council, ZAPCO and Mayor,

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

My understanding is that a 2-story medical office building is proposed for this location. This would be DEVASTATING to the safe, quiet environment that currently exists for many vital **kid-centric** businesses in this immediate area, including but not limited to:

- Primrose PreSchool
- Acton Academy (age 3-12)
- a school/therapy center for children with autism
- a center that provides mental health counseling
- Master Martial Arts studio
- Synergy Dance Studio

The amount of disruption that first, the construction of the project, and then the subsequent permanent increase in car traffic, pedestrian traffic, and deliveries that come with the operation of a medical office building will be incredibly damaging to the peaceful learning environment that currently exists here to support children. In addition, my understanding is that this proposed development will also require the removal of a number of trees/wildlife beyond what is allowed in the planning code, which should not be permitted to happen and will further destroy the current nurturing environment there.

As a resident of an adjacent neighborhood, and as a family with elementary aged children who have and will benefit from these businesses, I do NOT support this project and I urge you to oppose it as well. We do NOT need another medical office building in this area and especially not at this specific location that will directly and negatively impact so many wonderful existing businesses providing critical services to our kids and community.

Respectfully,
Katie Hastings

Katie Hastings AIA

[REDACTED]
512.653.2214 cell

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

To the Planning and Zoning Commission Members,

I am the Owner of Sandbox ABA, one of the number of businesses in the complex of businesses located at 3423 Bee Cave Rd., backing up to Snowy Owl Ct. and Rosefinch Tr.

Our Center provides therapeutic treatment to young children with autism. We strive to help our children maximize their potential to live enriched and joy filled lives. We teach language, play, social and adaptive skills, with the aim of helping these children be able to learn in typical school settings. Individuals with autism have a wide variety of symptomology; among them is hyper-sensitivity to sensory events, such as loud noises, crowded spaces, social anxiety. We strive to provide a treatment setting that helps them feel safe and secure.

When looking for a site for a treatment center, we specifically looked for a location that was away from noise, congestion, traffic, as a way to provide a peaceful setting for treatment, safe enough away from the dangers of traffic, and quiet enough to provide a modicum of peace and privacy even while they are able to play outside on a playground.

We are thrilled to be able to share this space with other providers of services for children! These other services include a pre-school (Primrose), Acton Academy (K-12), mental health counseling, and martial arts and dance studios. Being near these other providers brings a sense of normalcy to our children's perspective – that they are among other children, all learning in their own ways. Indeed, when we first were scouting this location, the landlord billed the area as a learning enclave for children.

There is a developer proposing to destroy the critical quiet and safe enclave of these nested businesses in order to impose a three story medical office building and parking garage in the middle of these smaller structures. The amount of disruption created by the 1-2 year construction on top of the change in the 'protected' landscape, would be incredibly damaging to the quiet and peaceful environment cultivated by our businesses required to support children in their learning and therapy.

In addition, the nature of a medical office building necessitates a constant flow of patients, deliveries, employees whose ongoing activity will not only destroy the children's learning environment, but will also require the removal of a number of trees/wildlife beyond what is allowed in the planning code.

Finally, construction of the building would eat up the parking available to our, and other tenants, clients. Per our rental contract, parking is *"provided on a basis of four (4) spaces per one thousand (1000) rentable square feet."* This new building / construction is likely to violate the terms of the rental contracts of the tenants.

Please consider the harmful impact this construction and building would do to our special learning enclave! The children of Westlake deserve to have such an amazing space for such enriching learning opportunities.

Thank you for your consideration.

Rebecca Ryan
Founder/Owner
Sandbox ABA



Melissa D. Munoz
Administrative Director
Sandbox ABA
3423 Bee Cave Rd Suite 200
Austin, Texas 78746
ph: (512) 524-1374
fx: (512) 524-1355

www.sandboxaba.com

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

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

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

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

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

Sent from my iPad

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

Good afternoon!

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

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

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

Thanks for your help,
Melissa

Good afternoon,

It was recently called to my attention that there are plans to build a 3 story office building complex with a parking garage where 3 schools for young children are located at 3423 Bee Cave Rd.

We all chose this space because it is safe and tucked away from traffic. Sandbox provides therapy services for young children with autism and we spend a lot of time outdoors.

If you are to allow this building, all traffic to and from will have to pass our schools, playgrounds and go directly through our parking lot. Not to mention all of the noise of the construction when our kids are sensitive to noise, Actons kids are in school trying to learn and Primrose kids have naps that are surely to be interrupted.

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

We are all trying to stay in business and survive in the midst of a pandemic and we all provide services to children. I'm sure there is a more fitting location for this office building.

Thanks for your consideration and for helping us find a

solution that is best for all of the children we serve as this office building will affect the lives of hundreds of children and their families.

I appreciate your time,
Melissa

<GoogleAppsLogo.png>

Melissa D. Munoz
Administrative Director
Sandbox ABA
3423 Bee Cave Rd Suite 200
Austin, Texas 78746
ph: (512) 524-1374
fx: (512) 524-1355

www.sandboxaba.com

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

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

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

>

> Thank you.

>

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