

NOTICE TO NEIGHBORS OF A ZONING CHANGE WITH VARIANCES REQUEST

DATE OF NOTICE: December 14, 2018

Greetings. You are hereby notified that **Travis County Water District #10**, the recorded owner of a property located at 717 ½ Yaupon Valley Road (Legal Description: .026 acre of Lot 3 Rodolfo Cardona Subdivision, TCAD Property ID 115072) in the City of West Lake Hills, Texas has filed an Application with the City of West Lake Hills, Texas requesting a Zoning Change with variances according to the following Sections of the City's Code of Ordinances:

Zoning Change

- Section 38.05.092 – Request for change in zoning classification from R-1 – One-Family Residential to GUI – Governmental, Utility & Institutional.

Variances

- Section 22.03.281 – Minimum lot dimensions for lot zoned GUI;
- Section 22.03.275 & Section 22.03.281 – Encroachment into a minimum side building setback;
- Section 22.03.276 – Encroachment of accessory structure, overhangs and eaves encroach in the building setback;
- Section 22.03.304(a)(4) – Removal of trees greater than 14-inches in diameter (14" Cedar);
- Section 22.03.210 – Grading and filling within a minimum side building setback;
- Section 22.03.399(f) – Retaining wall to exceed 6 feet; and
- Section 22.03.304 – Install a new building within the Critical Root Zone (CRZ) of an existing 34" Cottonwood tree.

The request is so that the property owner may: **Install improvements including a building and generator for the McConnell Pump Station located at 717 ½ Yaupon Valley Road.**

The Application may be inspected at West Lake Hills City Hall, 911 Westlake Drive, West Lake Hills, Texas between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. This application is scheduled to be considered at a public hearing held by the Zoning and Planning Commission on **January 16, 2019** at **6:30** p.m. and the Board of Adjustment/City Council on **February 13, 2019** at **7:00** p.m. at West Lake Hills City Hall, located at 911 Westlake Drive, West Lake Hills, Texas. There shall include an opportunity for all interested persons to be heard.