



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 16, 2023 at 6:30 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 16th day of August, 2023 at 6:30 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:

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda 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.

- Approval of the July 19, 2023 Zoning and Planning Commission Meeting Minutes

4. Land Use **900 Live Oak Circle** - Discuss and make a recommendation on a variance to allow a fence approximately 20 feet from the street edge (30 feet is required) and to allow an 8-foot-tall side yard fence along the western side property line (6-foot height maximum). (Section 22.03.173 of the West Lake Hills Code). Applicant: Leah Romero, Word + Carr Design Group
5. Land Use **3736 Bee Cave Road Suite #3** - Discuss and make a recommendation on a variance to allow a 28.17 square foot commercial hanging sign that exceeds the 12 square foot maximum and allow corporate colors for the sign background (Section 32.03.009 of the West Lake Hills Code). Applicant Michael Haran (i Fratelli Pizza)

6. Staff Briefing Update from staff on items forwarded to BOA and City Council from the previous meeting.
7. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the August 16, 2023 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on August 11, 2023 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, July 19, 2023 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

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

ZAPCO Members Present

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

City Staff Present

**Director of BDS Jennifer Bills
ZAPCO Secretary Mark Littrell
Asst. City Attorney Nicole Warren**

2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Chairman Meisel opened the meeting for public comments.

Ryan Irion lives at 1202 Double Bend Back Road for 20 years. As an engineer, he voiced concerns about changes being made to the drainage and erosion control manual. Ryan wanted assurance that residents will be notified during the process. Ryan also requests that Item #5 be tabled and involve the community to discuss any proposed changes.

3. 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.

- Approval of the June 21, 2023 Zoning and Planning Commission Meeting Minutes

Motion for Approval made by Commissioner Bartoletti, with a Second by Vice-Chairman Pledger.

Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

4. Land Use 1425 Redbud Trail - Discuss and make a recommendation on a proposed variance for 28.2% impervious cover where the maximum impervious coverage allowed is 25% (Section 22.03.278 of the West Lake Hills Code). Applicant: Nick Mehl, Element 5 Architecture

Staff Briefing

Director Bills gives the staff briefing.

Staff Recommendation: Approval with conditions that

1. Water Quality Controls compliant with Chapter 6 of the Drainage & Erosion Control Manual and Texas Commission Environmental Quality (TCEQ) will be provided where required.
2. The outfall of the existing drainpipe discharging to the Yaupon Valley Rd right-of-way on the northeast property line will be improved to remediate any erosion.

Presentation by Applicant

Andrew and Jinny Reif are the property owners. They are requesting to build over an existing foundation for a second story. Exhibits are explained. They are reducing the deck and part of the walkway to decrease the impervious cover.

Public Hearing

Tina Leva lives at 1422 Yaupon Valley Road. Erosion on the roadway along the side of our property and it is getting extensive. How is it going to be improved? Are you removing the gray water drain?

Andrew: That pipe has been there for many years. The engineer will make recommendations.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Deliberation/Recommendation

Vice-Chairman Pledger: The representation has been made that they are reducing the impervious cover?

Director Bills: Estimate will be lower and reducing peak flow and lessening impact.

Commissioner Webber: I didn't see a roof plan anywhere?

Director Bills: We're in the review stage.

Chairman Meisel: We can't recommend approval on a vague application.

Director Bills: Stated that the request is specific to be allowed a maximum of 28.2% of impervious cover and the plans will have to meet requirements.

Commissioner Maccini: If the percentage is staying, I do have concern about trees, the Oak by the garage show the building in the critical root zone. Also, what will that do to the canopy? Tree #509 is not shown on the plans.

Director Bills: The cantilevered construction doesn't affect CRZ as the building will not be on the ground in the CRZ.

Chairman Meisel: Pre-existing, non-conforming. Nobody has said anything about the second driveway?

Vice-Chairman Pledger: It's hard to make a hardship.

Commissioner Webber: Removing the second driveway would comply with impervious cover.

Commissioner Maccini: A recommendation for impervious cover doesn't mean approving tree removal?

Director Bills: Correct. All tree removal will follow the regulations.

Chairman Meisel: What is the hardship?

Andrew: The previous owners put in the second driveway and we are not proposing changes to the second driveway. Exiting on Yaupon Valley can be challenging, so the second driveway adds a safe exit point.

Vice-Chairman Pledger: Hardship is a safety concern.

COMMISSIONER WEBBER MOVES TO RECOMMEND APPROVAL AS RECOMMENDED BY STAFF. VICE-CHAIRMAN PLEDGER SECONDS. APPROVED (3-2). (CHAIRMAN MEISELAND (COMMISSIONERS WEBBER AND PLEDGER - FOR; COMMISSIONERS MACCINI AND BARTOLETTI - AGAINST).

5. Land Use

Discuss and make a recommendation on proposed amendments to the Drainage and Erosion Control Manual (DECM 2.4 Stormwater Mitigation).

Staff Briefing

Director Bills gives the staff briefing.

Presentation/Discussion

David Lundberg, with Walter P. Moore is serving as the City Engineer, clarifies the compliance standards.

Commissioner Webber: Will it come with some type of clauses? Homeowner's that don't know the restrictions.

David: I think that is a valid concern. It is my understanding if someone has the resources to scrape the lot clean and building from scratch, they probably have the ability to upgrade the drainage to current code.

Commissioner Webber: I totally disagree with that. That is not my experience as an architect.

Commissioner Bartoletti: There isn't any grandfathering.

Lundberg: We provide recommendations; it's up to staff and council.

Commissioner Bartoletti: Council makes sure the terms are good.

Public Hearing

Ryan Irion: That statement is false. (Referring to David's previous comment about scraping the lot). Do we have a flooding issue? You are starting a process down the wrong road. There is a disconnect.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

CHAIRMAN MEISEL MOVES TO RECOMMEND FORWARDING TO COUNCIL TO PROCEED WITH GREAT CAUTION. VICE-CHAIRMAN PLEDGER QUESTIONED FORWARDING THE RECOMMENDATION FOR APPROVAL? MEISEL WITHDREW MOTION.

VICE-CHAIRMAN PLEDGER MOVES TO FORWARD THE ITEM TO CITY COUNCIL WITH NO RECOMMENDATION. COMMISSIONER BARTOLETTI SECONDS. (4-0) APPROVAL.

6. Announcements Update from staff on items forwarded to BOA and City Council from the previous meeting.

Staff Briefing

Director Bills updates BOA/Council items.

7. Adjournment. Chairman Robert Meisel.
Chairman Meisel adjourns the meeting at 7:43 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2023.



City of West Lake Hills Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	August 16, 2023	Item Number:	4
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

900 Live Oak Circle: Discuss and make a recommendation on a variance to allow a fence approximately 20 feet from the street edge (30 feet is required) and to allow an 8-foot-tall side yard fence along the western side property line (6-foot height maximum). (Section 22.03.173 of the West Lake Hills Code).

Applicant: Leah Romero, Word + Carr Design Group

Recommendation

Staff recommends approval of the variance requests.

This item will be forwarded to the September 13, 2023 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Jason and Jessica Karp

Legal Description: Mayo Addition, Lot 20A, Amended Plat of Lots 20 and 34

Lot Size: 4.06 acres

Zoning: R-1 One Family

The properties surrounding the subject property are zoned R-1 and developed with single-family residences.

Background & Analysis:

The applicant is requesting to install a new fence in the nonconforming location of the existing fence (Attachment 1). The Code requires a fence to be set back 30 feet from the edge of pavement for a lot that is greater than 0.75 acres. The existing fence is set back approximately 20 feet from the edge of pavement along Live Oak Circle, which borders the property on three sides. They wish to replace the fence due to disrepair and to change the style of the fence because the current black picket fence has open pickets at the top that pose a hazard to deer. The new fence would go in the same location and would be a mix of welded wire mesh fence and capped black picket fence that meets code requirements (Attachment 2). The second request is to exceed the 6-foot height limit on the west side of the property that borders 904 Live Oak Ridge with a new fence that is 8 feet in height over the natural grade.

The applicant has provided letters of no-objection from three neighbors across the street from the property (Attachment 3), and from the neighbor bordering the west property line (Attachment 4). Staff agrees that

installing the fence in the same location would minimize the disruption to the natural vegetation and that the existing fence has not had an adverse impact on the neighboring properties.

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence:

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

900 Live Oak Circle has excessive street frontage. 80% of the property line has street frontage. The existing fence is in disrepair (photos attached) and is a danger to the deer in the neighborhood. Many deer have been injured or killed trying to jump the existing fence. The property is heavily populated with protected live oak trees. To build a fence on the 30' setback would be a disruption to countless root zones. The neighbor at 904 Live Oak Ridge Road would prefer to maintain the height of the existing privacy fence between the two properties, 8' tall. The house and pool are close to the property line.

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

Building the new fence (both fences requested in this variance application) in the location of the existing fence will minimize the amount of disruption to the existing live oak trees and natural terrain.

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

The existing fence cannot remain due to its poor condition and danger to the wildlife in the area. Moving the fencing at the street frontage to the 30' setback will be disruptive to the protected trees. Moving the fence to the 30' setback along 80% of the property line will put an excessive amount of the land at 900 Live Oak Circle on the outside of the fence. A new 8' fence in the existing location between 900 Live Oak Circle and 904 Live Oak Ridge Road will maintain the existing privacy levels.

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

The request to match the existing location of the fencing (average 20' from the road) will allow the least amount of impact to the live oak canopy on the property.

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

The type of fencing proposed is within the design vernacular of the surrounding properties (photos attached). Due to the heavily landscaped right of way and the existing topography, the fencing will not be a visible presence from the street. It does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan. The existing fencing (average 20' from the road) was permitted and approved by the City of WLH when the house was built.

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

The variance will not have an adverse effect on the neighboring properties. It will be built well within the 900 Live Oak Circle property line. We have attached several letters of support from owners of neighboring properties.

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

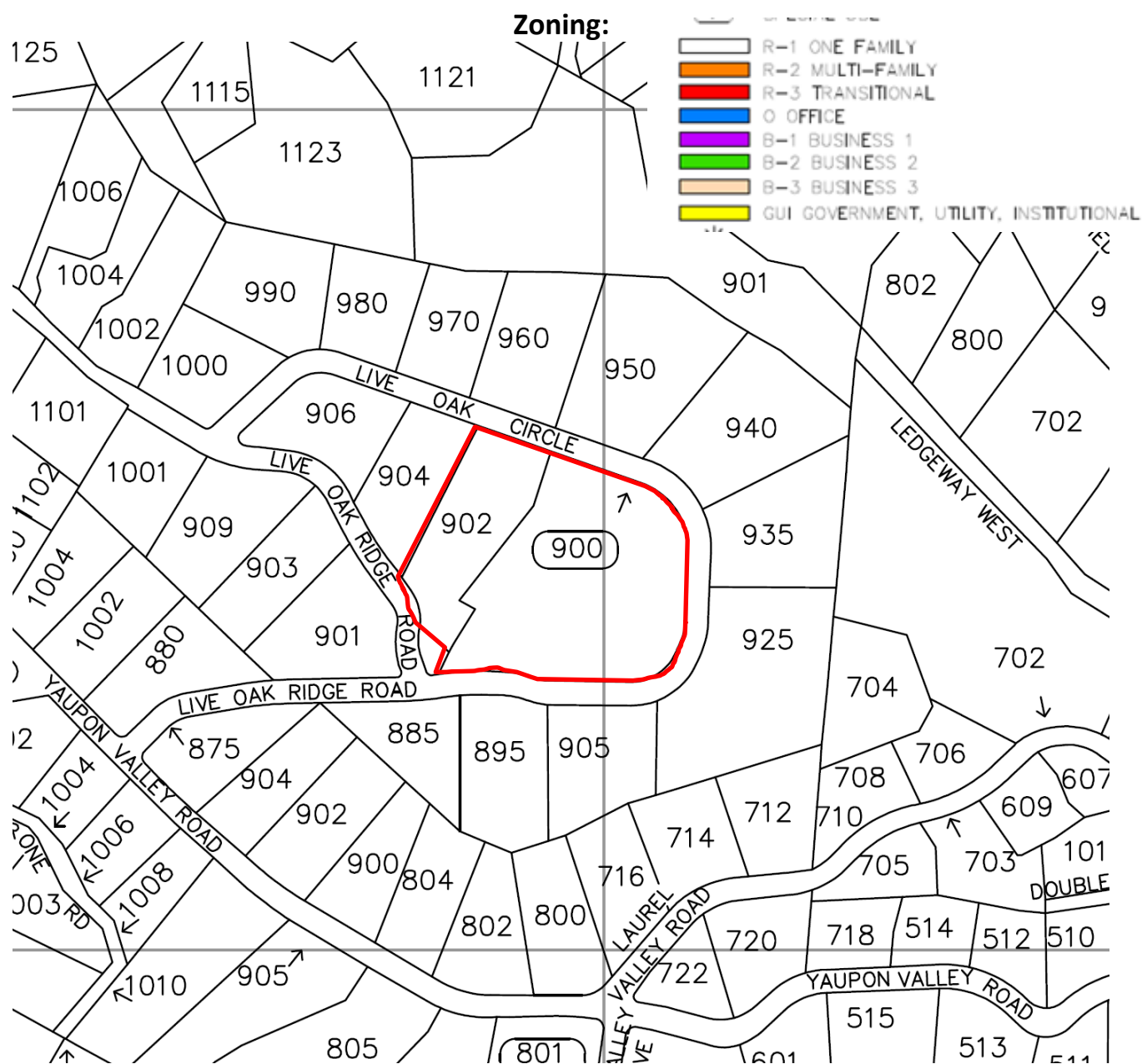
There is no change to the subdivision proposed with this application.

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:

- Section 22.03.173: Fences (Residential)
- Section 38.05.031: Variances
- Section 22.03.511: Criteria and process required for granting variance



Aerial:



June 12, 2023

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

Dear Mr. Chairman,

We are seeking a variance to build a fence along the street front of the property at 900 Live Oak Circle that is in the same location as the existing fence (average 20' from street). We are also seeking a variance to build an 8' tall fence between 900 Live Oak Circle and the adjacent neighbor at 904 Live Oak Ridge Road.

The fencing at 900 Live Oak Circle needs to be replaced as it is in disrepair from age and it is a danger to the deer in the neighborhood. This lot has excessive street frontage due to its location on a bend in the road. The existing fence, which was permitted and installed when the house was built in 2005, is well within the property line but does not meet the required 30' setback. To move the new fencing to a different location would cause an immense amount of the lot to be on the outside of the fencing. Moving the fence to comply with the ordinance would also cause a major disruption to the vast network of tree roots on site.

The section of fencing between 900 Live Oak Circle and 904 Live Oak Ridge Road is currently an 8' wood privacy fence. The two owners would propose to replace it with a more aesthetically pleasing transparent steel fence (to be planted with vines) at the same height. The house and pool at 904 Live Oak Ridge Road are very near to the property line and it would be ideal to maintain the existing privacy levels.

Two fence types are proposed for the fencing along the street. The first is a steel mesh fence identical to other neighbors on the street. The second fence type is a safer version of the existing black picket with an added top rail. Neither fence will interfere with the neighbors' view, nor will it change their experience of the neighborhood from the street.

By maintaining the existing location, installing the proposed fencing will have the least possible impact on the existing vegetation. The fence has been designed to blend in with the surrounding vegetation and match the surrounding neighbors.

Sincerely,

Leah Romero



TREE DATA		
NO.	SPECIES	DIAMETER (IN INCHES)
1	Live Oak	8
2	Live Oak	17
3	Live Oak	12
4	Live Oak	8
5	Live Oak	13
6	Live Oak	10
7	Live Oak	3
8	Live Oak	8
9	Live Oak	3
10	Live Oak	13
11	Live Oak	20
496	Live Oak	26
497	American Elm	4
498	American Elm	4
499	American Elm	5
500	American Elm	3

TREE DATA		
NO.	SPECIES	DIAMETER (IN INCHES)
501	Oak	18
502	Eastern Redcedar	6
503	Eastern Redcedar	5
504	Eastern Redcedar	6
505	Eastern Redcedar	10
506	Oak	6
507	Eastern Redcedar	5
508	Eastern Redcedar	13
509	Eastern Redcedar	6
510	Eastern Redcedar	7
511	Eastern Redcedar	10
512	Eastern Redcedar	12
513	Eastern Redcedar	6
514	Live Oak	20
515	Eastern Redcedar	3
516	Eastern Redcedar	7
517	Eastern Redcedar	10
518	Yaupon	3
519	Oak	3
520	Oak	10
521	Eastern Redcedar	4
522	Eastern Redcedar	8
523	Oak	20
524	Eastern Redcedar	9
525	Eastern Redcedar	7
526	Live Oak	25
527	Eastern Redcedar	6
528	Live Oak	10
529	Eastern Redcedar	6
530	Eastern Redcedar	13
531	Eastern Redcedar	4
532	Eastern Redcedar	3
533	Eastern Redcedar	16
534	Eastern Redcedar	6
535	Live Oak	8
536	Oak	3
537	Eastern Redcedar	10
538	Eastern Redcedar	18
539	Oak	36
540	Eastern Redcedar	10
541	Live Oak	5
542	Eastern Redcedar	11
543	Eastern Redcedar	10
544	Oak	33
545	Eastern Redcedar	3
546	Eastern Redcedar	9
547	Eastern Redcedar	3
548	Japanese Privet	5
549	Eastern Redcedar	6
550	Oak	18
551	Oak	18
552	Yaupon	3
553	Oak	12
554	Yaupon	6
555	Eastern Redcedar	5
556	Eastern Redcedar	4
557	Eastern Redcedar	18
558	Eastern Redcedar	24
559	Eastern Redcedar	5
560	Eastern Redcedar	3
561	Eastern Redcedar	6
562	Eastern Redcedar	12
563	Eastern Redcedar	8
564	Yaupon	6
565	Eastern Redcedar	12
566	Eastern Redcedar	6
567	Oak	8
568	Eastern Redcedar	32
569	Oak	21
570	Japanese Privet	4
571	Eastern Redcedar	8
572	Japanese Privet	4
573	Japanese Privet	5
574	Japanese Privet	3
575	Eastern Redcedar	10
576	Oak	15
577	Oak	6
578	Oak	22
579	Eastern Redcedar	8
580	Eastern Redcedar	4
581	Oak	10
582	Oak	14
583	Eastern Redcedar	18
584	Oak	10
585*	Eastern Redcedar	18
586	Live Oak	3
587	Live Oak	10
588	Live Oak	19
589	Live Oak	22
590	Eastern Redcedar	4
591	Eastern Redcedar	3
592	Japanese Privet	6
593	Eastern Redcedar	8
594*	Eastern Redcedar	4
595	Hackberry	9
596	Oak	6
597	Hackberry	6
598	Hackberry	4
599	Eastern Redcedar	8
600	Oak	8

TREE DATA		
NO.	SPECIES	DIAMETER (IN INCHES)
601	Oak	4
602	Live Oak	6
603	Texas Mountain Laurel	3
604	Eastern Redcedar	6
605	Yaupon	3
606	Eastern Redcedar	6
607	Live Oak	10
608	Eastern Redcedar	8
609	Live Oak	6
610	Eastern Redcedar	12
611	Live Oak	38
612	Yaupon	3
613	Eastern Redcedar	4
614	Yaupon	5
615	Eastern Redcedar	5
616	---	---
617	Eastern Redcedar	5
618	Live Oak	14
619	Live Oak	21
620	Eastern Redcedar	3
621	Eastern Redcedar	5
622	Eastern Redcedar	4
623	Eastern Redcedar	6
624	Eastern Redcedar	5
625	Eastern Redcedar	8
626	Texas Mountain Laurel	4
627	Live Oak	20
628	Live Oak	23
629	Live Oak	12
630	Eastern Redcedar	12
631	Eastern Redcedar	8
632	Live Oak	12
633	Live Oak	10
634	Yaupon	3
635	Live Oak	19
636	Ash	4
637	Eastern Redcedar	12
638	Live Oak	9
639	Eastern Redcedar	7
640	Eastern Redcedar	12
641	Texas Mountain Laurel	3
642	Texas Mountain Laurel	3
643	Texas Mountain Laurel	3
644	Eastern Redcedar	4
645	Eastern Redcedar	5
646	Live Oak	8
647	Eastern Redcedar	6
648	Eastern Redcedar	10
649	Eastern Redcedar	10
650	Eastern Redcedar	6
651	Live Oak	14
652	Eastern Redcedar	8
653	Texas Mountain Laurel	3
654	Eastern Redcedar	7
655	Eastern Redcedar	4
656	Eastern Redcedar	6
657	Eastern Redcedar	10
658	Live Oak	22
659	Eastern Redcedar	12
660	Eastern Redcedar	12
661	Live Oak	28
662	Texas Mountain Laurel	4
663	Eastern Redcedar	7
664	Yaupon	3
665	Texas Mountain Laurel	6
666	Live Oak	15
667	Eastern Redcedar	10
668	Live Oak	13
669	Eastern Redcedar	10
670	Live Oak	6
671	Eastern Redcedar	14
672	Yaupon	5
673	Texas Mountain Laurel	3
674	Live Oak	28
675	Eastern Redcedar	8
676	Eastern Redcedar	8
677	Hackberry	5
678	Live Oak	34
679	Eastern Redcedar	12
680	Eastern Redcedar	10
681	Eastern Redcedar	8
682	Eastern Redcedar	8
693	Eastern Redcedar	5
684	Live Oak	10
685	Eastern Redcedar	11
686	American Elm	5
687	Yaupon	3
688	Texas Mountain Laurel	4
689	Live Oak	14
690	Eastern Redcedar	7
691	Eastern Redcedar	3
692	Eastern Redcedar	3
693	Eastern Redcedar	5
694	Eastern Redcedar	5
695	Yaupon	5
696	Eastern Redcedar	6
697	Eastern Redcedar	5
698	Live Oak	17
699	Eastern Redcedar	4
700	Eastern Redcedar	6

TREE DATA		
NO.	SPECIES	DIAMETER (IN INCHES)
701	Eastern Redcedar	4
702	Eastern Redcedar	3
703	Live Oak	18
704	Eastern Redcedar	5
705	Eastern Redcedar	6
706	Eastern Redcedar	9
707	Eastern Redcedar	6
708	Eastern Redcedar	6
709	Live Oak	8
710	Crape Myrtle	5
711	Live Oak	18
712	Live Oak	20
713	Live Oak	20
714	Live Oak	16
715	Live Oak	12
716	Live Oak	19
717	Crape Myrtle	5
718	Crape Myrtle	5
719	Live Oak	11
720	Live Oak	18
721	Live Oak	21
722	Live Oak	8
723	Live Oak	17
724	Texas Mountain Laurel	6
725	Maple	4
726	Live Oak	8
727	Live Oak	10
728	Live Oak	8
729	Live Oak	12
730	Live Oak	18
731	Live Oak	16
732	Texas Mountain Laurel	3
733	Texas Mountain Laurel	3
734	Live Oak	18
735	Live Oak	17
736	Eastern Redcedar	9
737	Yaupon	4
738	Eastern Redcedar	9
739	Live Oak	7
740	Live Oak	10
741	Sugarberry	3
742	Live Oak	6
743	Eastern Redcedar	8
744	Yaupon	4
745	Eastern Redcedar	13
746	Live Oak	25
747	Live Oak	15
748	Live Oak	21
749	Live Oak	10
750	Crape Myrtle	12
751	Live Oak	25
752	Live Oak	12
753	Crape Myrtle	4
754	Yaupon	3
755	Live Oak	12
756	Texas Mountain Laurel	5
757	Crape Myrtle	5
758	Crape Myrtle	6
759	Eastern Redcedar	12
760	Eastern Redcedar	9
761	Crape Myrtle	5
762	Eastern Redcedar	9
763	Eastern Redbud	3
764	Live Oak	9
765	Live Oak	13
766	Eastern Redcedar	12
767	Live Oak	19
768	Eastern Redcedar	6
769	Live Oak	12
770	Eastern Redcedar	16
771	Live Oak	19
772	Eastern Redcedar	6
773	Live Oak	7
774	Live Oak	10
775	Eastern Redcedar	8
776	Eastern Redcedar	8
777	Eastern Redcedar	7
778	Live Oak	16
779	Eastern Redcedar	7
780	Eastern Redcedar	10
781	Eastern Redcedar	8
782	Eastern Redcedar	6
783	Live Oak	10
784	Live Oak	19
785	Live Oak	36
786	Live Oak	12
787	Live Oak	10
788	Live Oak	20
789	Live Oak	19
790	Live Oak	18
791	Live Oak	14
792*	Live Oak	14
793*	Live Oak	18
794	Eastern Redcedar	13
795	Live Oak	27
796	Live Oak	13
797	Live Oak	18
798	Live Oak	12
799	Live Oak	12
800	Yaupon	12

NOTE: * = NO TAG

TREE DATA		
NO.	SPECIES	DIAMETER (IN INCHES)
801	Live Oak	9
802	Live Oak	8
803	Live Oak	18
804	Live Oak	20
805	Live Oak	12
806	Live Oak	28
807	Live Oak	18
808	Live Oak	16
809	Live Oak	8
810	Live Oak	24
811	Live Oak	19
812	Live Oak	15
813	Live Oak	19
814	Live Oak	14
815	Live Oak	22
816	Live Oak	24
817	Live Oak	22
818	Live Oak	16
819	Live Oak	18
820	Live Oak	18
821	Live Oak	22
822	Live Oak	17
823	Live Oak	11
824	Live Oak	20
825	Live Oak	12
826	Live Oak	8
827	Live Oak	16
828	Live Oak	17
829	Live Oak	11
830	Live Oak	20
831	Live Oak	56
832	Crape Myrtle	35
833	Crape Myrtle	29
834	Eastern Redbud	3
835	Yaupon	5
836	Yaupon	4
837	Live Oak	44
838	Live Oak	8
839	Live Oak	10
840	Sugarberry	3
841	Texas Mountain Laurel	8
842	Live Oak	9
843	Live Oak	17
844	Live Oak	4
845	Live Oak	13
846	Live Oak	26
847	Live Oak	18
848	Texas Mountain Laurel	9
849	Live Oak	24
850	Live Oak	15
851	Live Oak	10
852	Live Oak	13
853	Texas Mountain Laurel	6
854	Southern Magnolia	5
855	Eastern Redcedar	10
856	Live Oak	18
857	Live Oak	10
858	Live Oak	10
859	Texas Mountain Laurel	6
860	Live Oak	13
861	Eastern Redcedar	5
862	Texas Mountain Laurel	6
863	Yaupon	8
864	Live Oak	12
865	Live Oak	18
866	Texas Mountain Laurel	5
867	Live Oak	19
868	Live Oak	43
869	Live Oak	16
870	Live Oak	10
871	Live Oak	19
872	Live Oak	20
873	Live Oak	9
874	Live Oak	11
875	Live Oak	12
876	Live Oak	9
877	Live Oak	14
878	Live Oak	8
879	Live Oak	10
880	Live Oak	10
881	Live Oak	12
882	Live Oak	21
883	Live Oak	27
884	Live Oak	15
885	Live Oak	30
886	Live Oak	22
887	Live Oak	19
888	Live Oak	11
889	Live Oak	11
890	Live Oak	64
891	Live Oak	15
892	Live Oak	17
893	Live Oak	34
894	Live Oak	20
895	Live Oak	30
896	Live Oak	8
897	Live Oak	13
898	Live Oak	8
899	Live Oak	16
900	Live Oak	10

TREE DATA		
NO.	SPECIES	DIAMETER (IN INCHES)
901	Live Oak	10
902	Live Oak	13
903	Live Oak	17
904	Live Oak	8
905	Live Oak	9
906	Live Oak	11
907	Live Oak	17
908	Live Oak	13
909	Live Oak	18
910	Crape Myrtle	8
911	Live Oak	8
912	Live Oak	7
913	Live Oak	11
914	Live Oak	9
915	Live Oak	9
916	Live Oak	6
917	Live Oak	8
918	Live Oak	10
919	Live Oak	21
920	Live Oak	18
921	Live Oak	14
922	Live Oak	8
923	Live Oak	40
924	Live Oak	10
925	American Elm	6
926	Live Oak	9
927	Live Oak	8
928	Live Oak	12
929	Live Oak	11
930	Live Oak	5
931	American Elm	3
932	Crape Myrtle	8
933	Crape Myrtle	9
934	Live Oak	8
935	Live Oak	6
936	Live Oak	10
937	Live Oak	13
938	Eastern Redcedar	3
939	Live Oak	60
940	Yaupon	6
941	Live oak	9
942	Crape Myrtle	8
943	Texas Mountain Laurel	5
944	Live Oak	9
945	Live Oak	14
946	Live Oak	8
947	Live Oak	20
948	Texas Mountain Laurel	8
949	Maple	3
950	Live Oak	17
951	Yaupon	3
952	Live Oak	34
953	Live Oak	13
954	Live Oak	16
955	Live Oak	10
956	Live Oak	9
957	Maple	4
958	Eastern Redcedar	20
959	Eastern Redcedar	7
960	Oak	9
961	American Elm	3
962	Yaupon	5
963	Eastern Redcedar	5
964	Eastern Redcedar	63
965	Eastern Redbud	3
966	Live Oak	9
967	Eastern Redcedar	14
968	Yaupon	6
969	Eastern Redcedar	6
970	Yaupon	6
971	Yaupon	6
972	Live Oak	30
973	Eastern Redcedar	15
974	Eastern Redcedar	6
975	Texas Mountain Laurel	3
976	Eastern Redcedar	6
977	Crape Myrtle	9
978	Eastern Redcedar	22
979	Texas Mountain Laurel	8
980	Texas Mountain Laurel	4
981	American Elm	8
982	Live Oak	20
983	Crape Myrtle	5
984	-	-
985	-	-
986	-	-
987	-	-
988	American Elm	3
989	-	-
990	-	-
991	-	-
992	-	-
993	-	-
994	Eastern Redcedar	14
995	Eastern Redcedar	10
996	Live Oak	10
997	Live Oak	132
998	Live Oak	16
999	Live Oak	15
1000	Eastern Redcedar	8



BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY

Reference: Warriner Construction Address: 902 Live Oak Ridge, Austin, Texas
Lot 20, MAYO ADDITION, a subdivision in Travis County, Texas according to the map or
plot as recorded in Vol. 70, Pg. 95, Plat Records, Travis County, Texas.

BENCHMARK:

Found 100d spike nail with washer marked "RPLS 4341 K McMillan" at North edge of asphalt
near the Northwest corner of the subject property.

Elevation: 862.17 (NAVD83 datum per Trimble RTK Network).

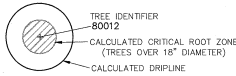
ATS Job # 21051904s

TREES: HARDWOODS 14" AND LARGER;
(CEDAR 18" AND LARGER)
PER WARRINER CONSTRUCTION

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
8093	LIVE OAK 16
8094	LIVE OAK 10.5-10
8095	LIVE OAK 14-13
8096	LIVE OAK 15
8097	LIVE OAK 13.5-10.5
8098	LIVE OAK 18.5-12
8099	LIVE OAK 17
8100	LIVE OAK 24
8101	LIVE OAK 11.5-8.5
8102	LIVE OAK 17.5
8103	LIVE OAK 15
8104	LIVE OAK 12.5-12-10.5
8105	LIVE OAK 26-19.5
8106	LIVE OAK 14
8107	LIVE OAK 31
8108	LIVE OAK 25
8109	LIVE OAK 29
8110	LIVE OAK 26.5
8111	LIVE OAK 15.5-14
8112	LIVE OAK 18
8113	LIVE OAK 16.5-9.5-9
8142	LIVE OAK 15.5 15
8143	LIVE OAK 15
8213	LIVE OAK 22.5
8214	LIVE OAK 15.5
8215	LIVE OAK 16.5
8216	LIVE OAK 17.5
8217	LIVE OAK 14
8218	LIVE OAK 18.5-15
8219	LIVE OAK 11.5-11.5
8220	LIVE OAK 15
8221	LIVE OAK 21
8222	LIVE OAK 15
8223	LIVE OAK 18.5
8224	LIVE OAK 15.5

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
8225	HACKBERRY 14
8226	LIVE OAK 23
8227	LIVE OAK 16.5
8228	CEDAR 18.5
8229	CEDAR 17
8230	LIVE OAK 22.5
8231	LIVE OAK 20.5
8232	LIVE OAK 21.5
8233	CEDAR 18.5
8234	LIVE OAK 25
8235	LIVE OAK 15.5
8282	LIVE OAK 12-11.5
8267	CEDAR 26.5
8268	LIVE OAK 22.5
8286	HACKBERRY 14.5
8323	LIVE OAK 19
8324	CEDAR 13-5.5-5-4
8325	LIVE OAK 14.5
8326	LIVE OAK 23
8328	CEDAR 22
8329	POST OAK-13-11-10
8350	LIQUIDSTRUM 18.5
8365	LIVE OAK 19-9
8366	LIVE OAK 15
8367	LIVE OAK 14.5
8368	LIVE OAK 15
8369	LIVE OAK 18
8370	LIVE OAK 14.5-7
8371	CEDAR 11-5.5-3-5
8372	CEDAR 9.5-6-4-3-3
8373	CEDAR 12-5-5-3-3
8374	CEDAR 18.5-15-ng
8375	CEDAR 22-ng
8376	CEDAR 18.5-ng
8377	CEDAR 15

GRAPHIC REPRESENTATION OF TREE DRIPLINE
EXAMPLE: A TRIPLE STEM TREE WITH STEMS
10", 8", 6" SHALL RENDER A GRAPHICAL
RADIUS OF 10 + (8/2) + (6/2) = 17 FEET



Surveyor's Note:
Bearings shown hereon are based on the plat of
MAYO ADDITION, according to the map or plat as
recorded in Vol. 70, Pg. 95, Plat Records, Travis
County, Texas.

* This lot is subject to easements, setbacks and
restrictions per Vol. 70, pg. 95, Plat Records, Travis
County, Texas and Vol. 5060, pg. 2024 and Vol. 5061,
pg. 406, Deed Records, Travis County, Texas.

Notes:

- 1) This map and the survey on which it is based have
been prepared without the benefit of a title report and
are not intended to reflect all easements, encumbrances
or other circumstances affecting the title to the
property shown hereon.
- 2) Per the clients request, NO improvements where
located on this lot except what is shown.

I, Marion Ruth Bolton, HEREBY CERTIFY that a survey was made on
the ground of the property shown hereon; that there are no visible
discrepancies, conflicts, shortages in area, boundary line conflicts,
encroachments, overlapping of improvements, easements or
right-of-way, except as shown; that said property has access to
and from a public roadway; and that this plot is an accurate
representation of the property to the best of my knowledge.

Marion Ruth Bolton
Marion Ruth Bolton, RPLS No. 4727
Client: Warriner Construction
Date of Field Work: 6/23/21
Field: ECarlon
Tech: MBolton/CCarter
Date Drawn: 7/2/21
Path: Projects\BULK\G-L\LiveOakRidge902\Production\Draws\Design-LiveOakRidge902-210628.dwg



GREENBELT
(0.096 ACRE)
CITY OF WESTLAKE
(GREENBELT)
VOL. 5064, PG. 2012
O.P.R.T.C.T.

LIVE OAK RIDGE
(50' R.O.W.)

LIVE OAK CIRCLE
(50' R.O.W.)

LEGEND	
●	5" (RF) IRON ROD FOUND
○	CONCRETE NAIL FOUND
—	B.S.L. BUILDING SETBACK LINE
—	P.U.E. PUBLIC UTILITY EASEMENT
—	R.O.W. RIGHT OF WAY
()	RECORD INFORMATION
⊗	WATER METER
⊕	WATER VALVE
⊙	TELEPHONE RISER
⊕	POWER POLE
—	OVERHEAD ELECTRIC LINE

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	110.85	N 17°12'22" W	83.57	65.69
C2	110.85	S 14°39' E	82.09	64.09
C3	110.85	N 11°42'08" E	13.38	13.39
C4	110.85	S 10°19' W	12.52	12.53
C5	111.15	N 01°04'13" W	55.32	55.90
C6	111.15	S 00°51' E	55.35	55.93
C7	15.00	N 52°34'42" W	19.78	21.60
C8	15.00	S 14°39' E	82.09	64.09

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 50°55'59" W	81.12
L2	S 51°55' E	60.64
L3	N 36°15'44" W	30.05
L4	N 36°25' W	30.00
L5	S 61°58'20" W	9.34
L6	N 82°25' E	9.39
L7	N 15°03'43" W	25.26
L8	N 15°18' W	25.24

ATS
Engineers
Inspectors
& Surveyors
www.ats-engineers.com
TRPLS FIRM REG. #10128000
4910 West Hwy 900
AUSTIN, TEXAS 78735
(512) 328-6995
FAX: (512) 328-6996

1

SURVEY: 902 LIVE OAK CIRCLE
Scale: NTS

NOTE: #8328, #8324, #8330, #8267
DIED IN FEBRUARY 2023 FREEZE

WORD
+ CARR
DESIGN GROUP

WORD + CARR DESIGN GROUP
2201 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78705
TEL (512) 440-0013
WORDANDCARR.COM

KARP
RESIDENCE

900 LIVE OAK CIRCLE
WESTLAKE HILLS, TX 78746



PROJECT SEAL

ISSUE DATE
6/12/23 FENCE PERMIT

NOT FOR CONSTRUCTION

FULL SCALE WHEN PRINTED
AT 12 X 18

SURVEY PLAN
902 LIVE OAK

LS 1.02

FENCING PERMIT SCHEDULE		
FENCING		
SYMBOL	MATERIAL	QTY.
F1-A	WELDED WIRE MESH FENCE	
6' HT		818 LF
F1-B	WELDED WIRE MESH FENCE	
8' HT		312 LF
F2	BLACK PICKET FENCE	
6' HT, MATCH EXISTING PERIMETER FENCE		585 LF

NOTES:
1. POSTS INSTALLED WITHIN 1/2 CRZ. WILL BE AIR SPADED AND INSTALLED IN LOCATION TO AVOID ROOTS.
2. SEE FENCING SECTIONS ON LS 2.21

LEGEND:

EXISTING TREES
SEE TREE NUMBERS
ON LS 1.00, LS 1.01, LS 1.02



WORD
+ CARR
DESIGN GROUP

WORD + CARR DESIGN GROUP
2201 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78705
TEL (512) 440-0013
WORDANDCARR.COM

KARP
RESIDENCE

900 LIVE OAK CIRCLE
WESTLAKE HILLS, TX 78746



PROJECT SEAL

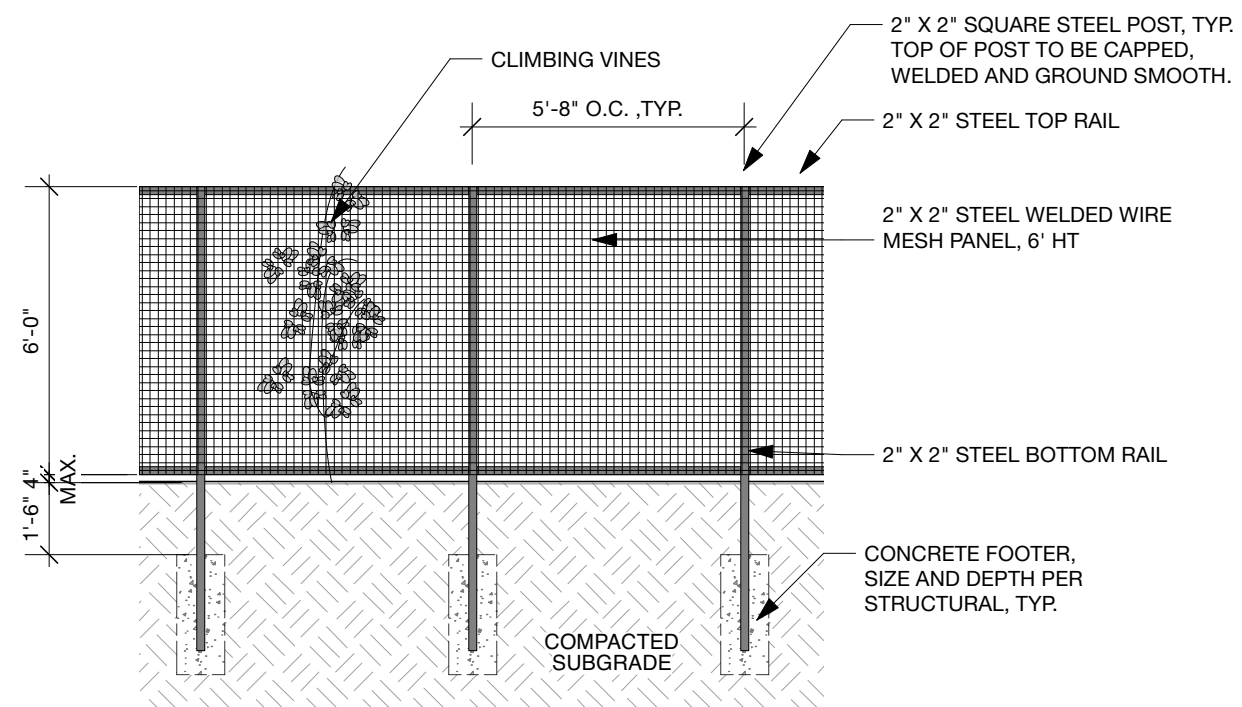
ISSUE DATE
6/12/23 FENCE PERMIT

NOT FOR CONSTRUCTION

FULL SCALE WHEN PRINTED
AT 12 X 18

FENCING PERMIT PLAN

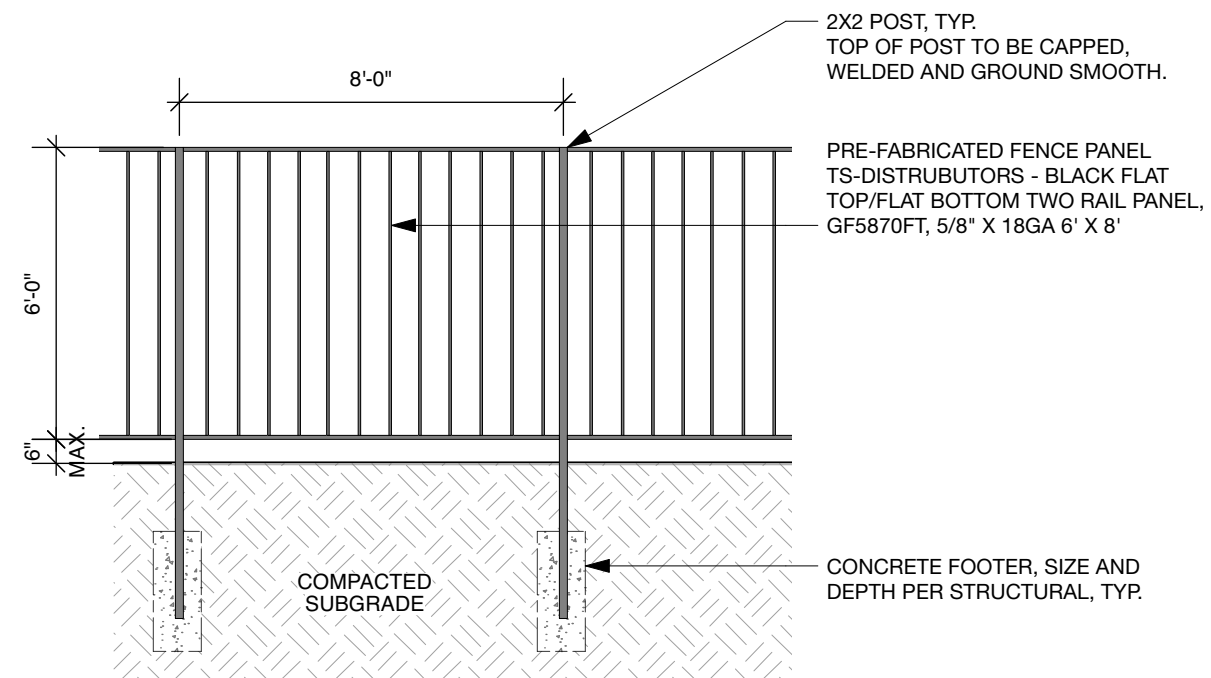
LS 2.10



1

SECTION: FENCE TYPE F1 A

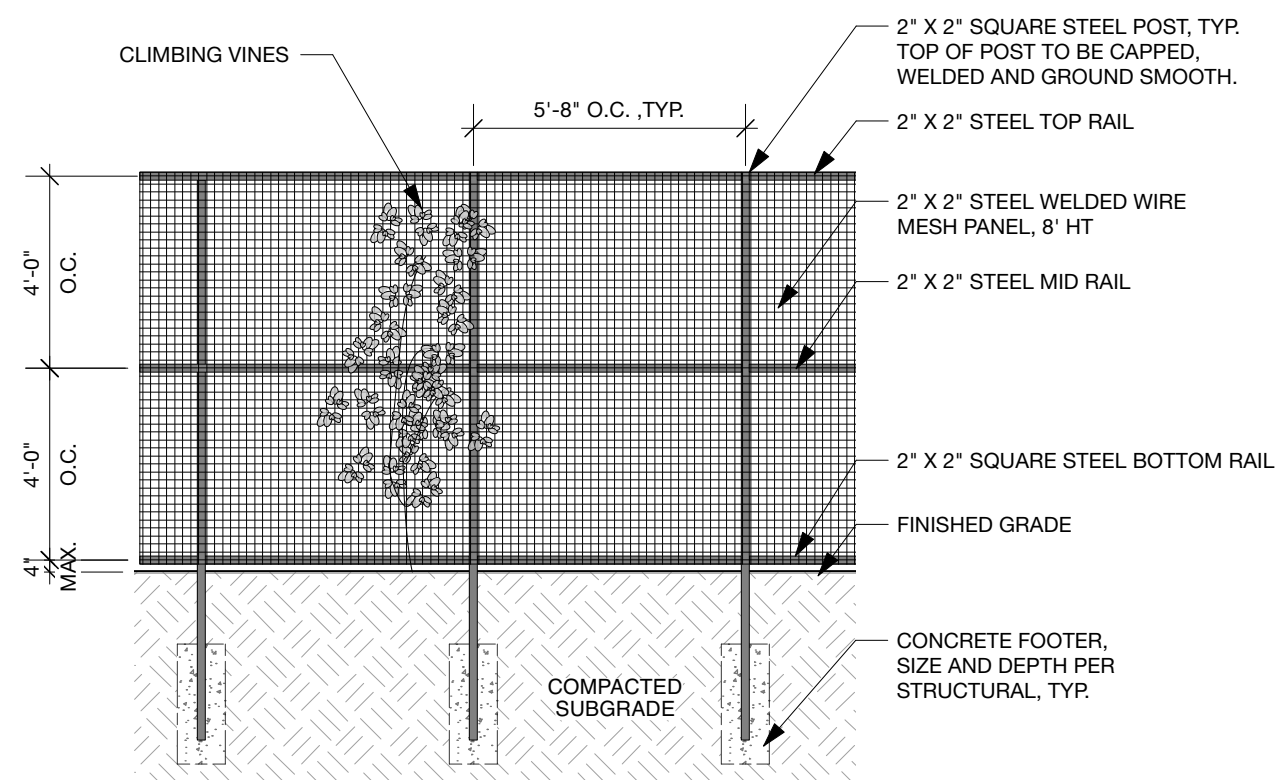
Scale: 1/4" = 1'-0"



3

SECTION: BLACK PICKET FENCE (F2)

Scale: 1/4" = 1'-0"



2

SECTION: FENCE TYPE F1 B

Scale: 1/4" = 1'-0"

PRECEDENT FENCE IMAGERY



FENCE TYPE F1-A, 6' HT. AVERAGE
WELDED WIRE MESH FENCING

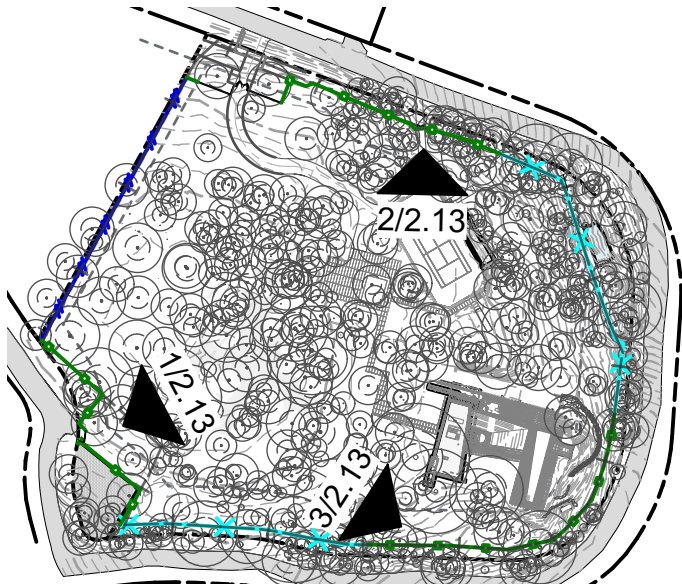


FENCE TYPE F1-B, 8' HT. AVERAGE
WELDED WIRE MESH FENCING WITH SCREENING SHRUBS AND
VINES



FENCE TYPE F2, 6' HT. AVERAGE
BLACK PICKET FENCE TO MATCH EXISTING STYLE WITH FLAT
TOP AND BOTTOM RAILS

FENCE TYPE F1-A EXISTING CONDITIONS



1 KEY PLAN: FENCING
Scale: 1:2400



1. GREENBELT AND DRIVEWAY EASEMENT AREA



2. EXISTING 900 LIVE OAK CIRCLE DRIVEWAY FRONTAGE



3. LIVE OAK CIRCLE & SURROUNDING NEIGHBORHOOD

FENCE TYPE F1-B EXISTING CONDITIONS



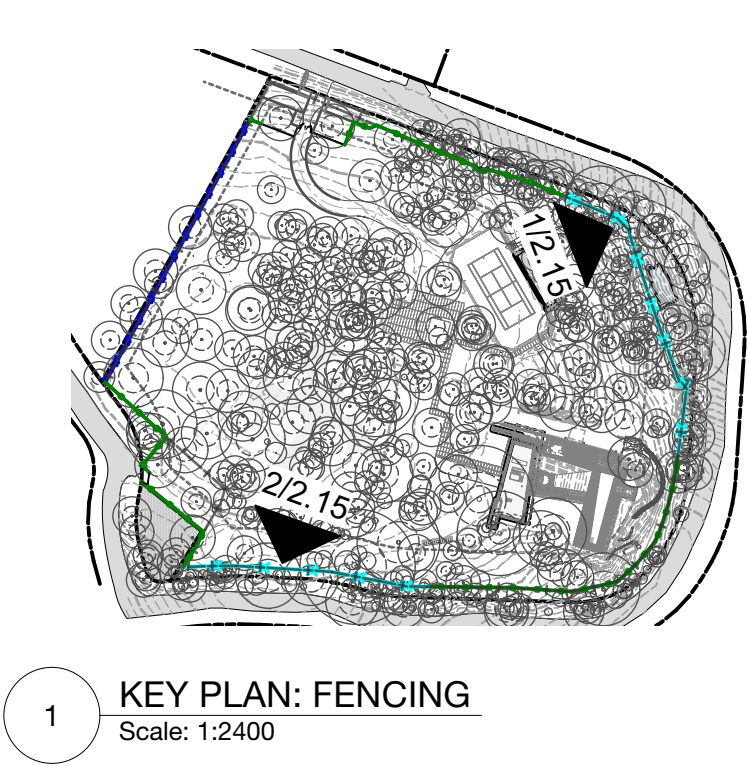
1 KEY PLAN: FENCING
Scale: 1:2400



1. 902 / 904 LIVE OAK CIRCLE PROPERTY LINE FENCING



FENCE TYPE F2 EXISTING CONDITIONS



1. EXISTING BLACK PICKET FENCE AMONG TREES AND SHRUBS



2. PLANTING AND SCREENING IN PROXIMITY TO FENCING

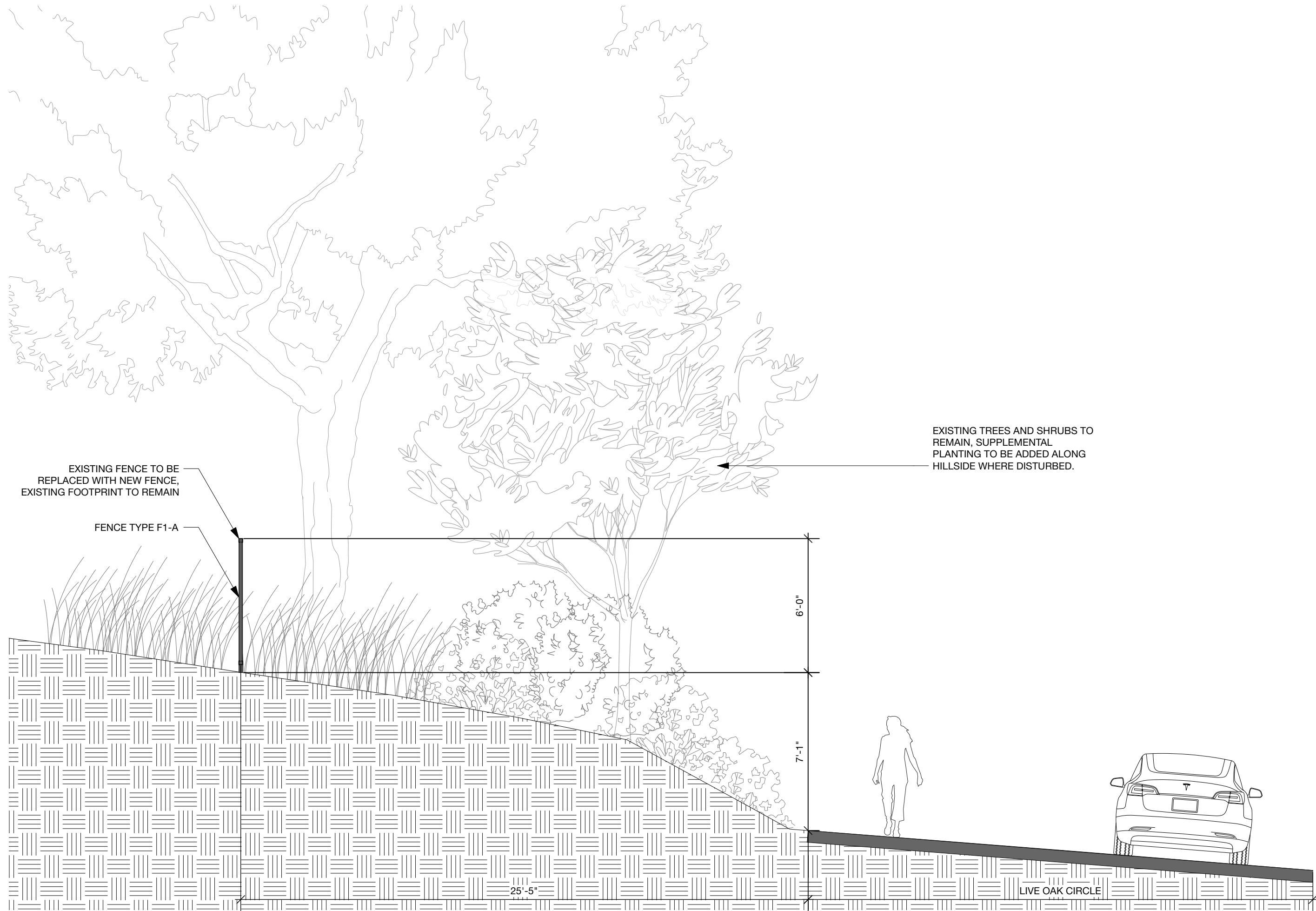
NEIGHBORHOOD EXISTING CONDITIONS



1. PERIMETER STEEL FENCING WITH WELDED WIRE MESH PANEL



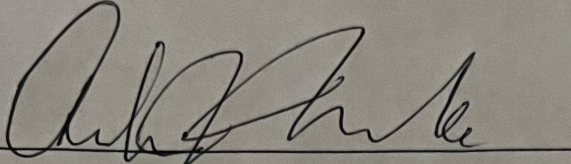
2. WELDED WIRE MESH FENCE IS CONSITENT WITH NEIGHBORHOOD CHARACTER



1 FENCE SECTION
Scale: 1/4" = 1'-0"

This is to advise that I AJ Meade do not object to my neighbor, Jason and Jessica Karp, of 900 Live Oak Circle receiving a variance from the City of West Lake Hills to install a new 8' tall, transparent steel fence adjacent to my property line but within their property boundaries.

Signature



Date

6-7-2023

Print Your address

904 Live Oak Ridge Road
Westlake, TX 78746

Attachment 3

This is to advise that I Thomas Seifert * do not object to my neighbor, Jason and Jessica Karp, of 900 Live Oak Circle receiving a variance from the City of West Lake Hills to install a new 6' tall, transparent steel fence in the same location as the existing black picket fencing.

Signature 

Date 06/07/2023

Print Your address

905 Live Oak Circle

West Lake Hills, TX 78746

* Full Owner of 905 Live Oak Circle LLC who has ownership of 905 Live Oak Circle

This is to advise that I Gesine Seifert do not object to my neighbor, Jason and Jessica Karp, of 900 Live Oak Circle receiving a variance from the City of West Lake Hills to install a new 6' tall, transparent steel fence in the same location as the existing black picket fencing.

Signature G. Seifert

Date 06/07/2023

Print Your address

895 Live Oak Circle

West Lake Hills, TX 78746

This is to advise that I Alexis Viator do not object to my neighbor, Jason and Jessica Karp, of 900 Live Oak Circle receiving a variance from the City of West Lake Hills to install a new 6' tall, transparent steel fence in the same location as the existing black picket fencing.

Signature Alexis Viator

Date 06/07/23

Print Your address

1000 Live Oak Circle
West Lake Hills, TX
78746



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	August 16, 2023	Item Number:	5
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

3736 Bee Cave Rd Suite 3: Discuss and make recommendations on variances to allow a 28.17 square foot commercial wall sign that exceeds the 12 square foot maximum and allow corporate colors for the sign background (Section 32.01.013 and 32.03.009 of the West Lake Hills Code).

Applicant: Michael Hara, i Fratelli Pizza Westlake

Recommendation

Staff recommends denial of the variance request.

Staff recommends approval of a sign that does not exceed the 12 square foot requirement with the lettering color of red and black, to match the color palette at other locations in the Austin area, with a wooden background following the sign design guidelines.

This item will be forwarded to the August 23, 2023 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Michael Haran

Legal Description: Joe Smith Block B, Lot 16A, amending plat of Joe Smith, Block B, Lots 15 & 16

Lot Size: 2.3230

Zoning: B-2 Business 2

The properties surrounding the subject property are zoned B-2 Business 2, O-Office, and R-1 One Family.

Background & Analysis:

The applicant states in the application (Attachment 1) they are requesting a 24 square foot wooden sign with aluminum letters (the rendering provided shows a 28.17 square foot sign with an aluminum background – Attachment 2). The code allows up to a 12 square foot sign. The justification provided in the application is that the larger size is needed for visibility and the adjacent signs are larger. The sizes of the adjacent signs on the same property are below, as measured by staff.

Address	Business	Dimensions	Size
3637 Bee Cave Suite 4	Kinda Crazy Kids and Kompany	2' 1" by 7' 4"	15.28 square feet
3637 Bee Cave Suite 6	Texas Honey Ham Company	4' by 9' 3"	12.33 square feet
3637 Bee Cave Suite 7	West Lake Nails Spa	1' 6.5" by 5'	3.08 square feet

3637 Bee Cave Suite 8	Blenders and Bowls	2' 8" by 2' 8"	7.11 square feet
3637 Bee Cave Suite 8	Tiny Pies	2' by 4'	8.00 square feet
3637 Bee Cave Suite 9	Family Health & Integrative Medicine	1' 10" by 4' 4"	7.94 square feet
3637 Bee Cave Suite 10	Berkley Academy	1' 6" by 10' 1"	15.13 square feet
3738 Bee Cave	Wells Fargo	11' 6" by 1' 1"	12.46 square feet

The applicant is also requesting the sign background of red with white and black letter faces. Section 32.01.013 requires that black and earth tone colors be favored, with bright colors used only as accent colors. The applicant's justification for the color is that they are the trademark colors. The logo registered with the United States Patent and Trademark Office shows that color is not claimed as a feature of the mark (Attachment 3). There are two other I Fratelli Pizza locations in the Austin area that have red and black sign letters and no red background (Attachment 4).

A sign permit that met the code requirements was approved on February 10, 2021 (Attachment 5).

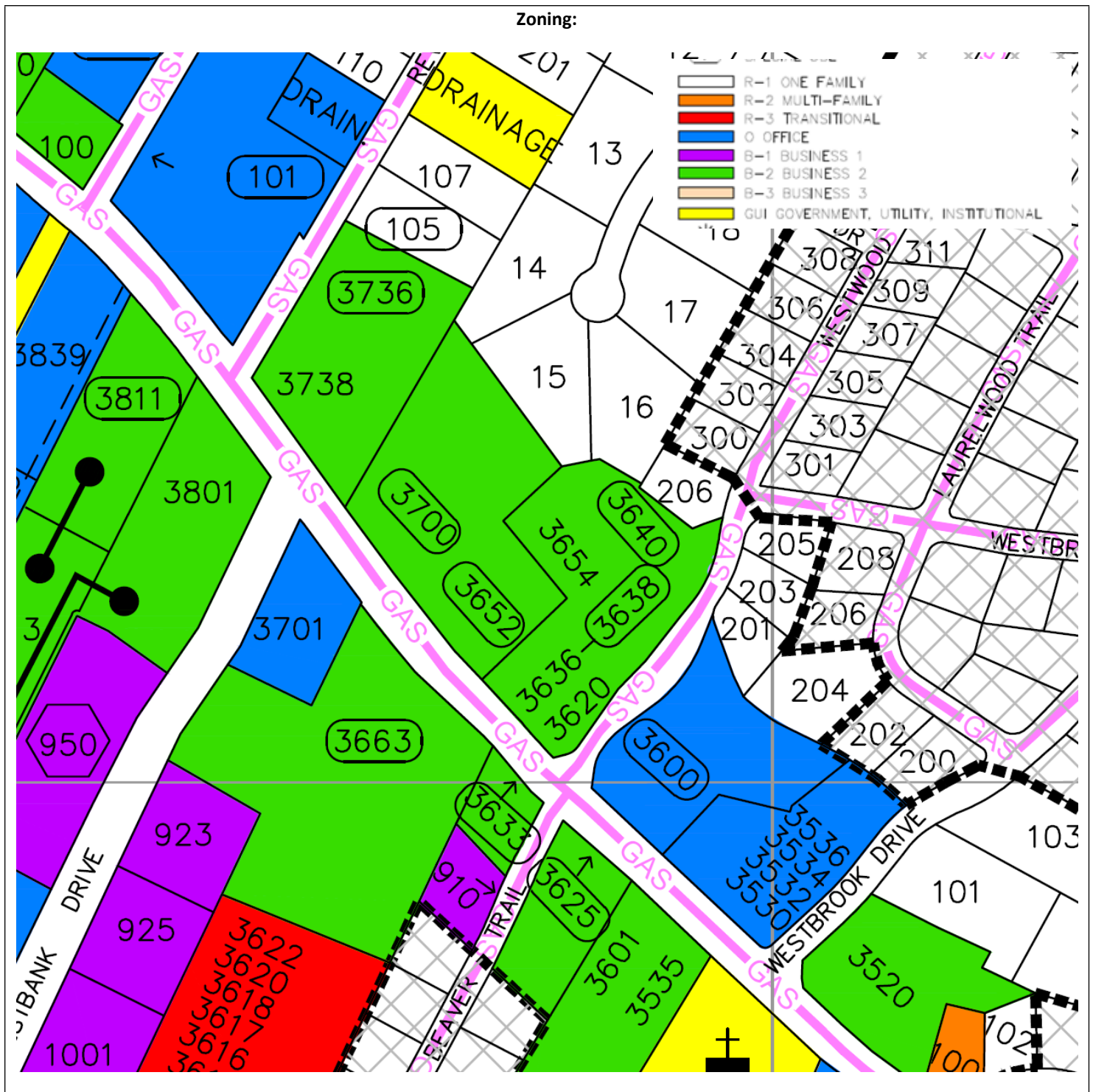
Conditions for Granting a Sign Variance:

Practical difficulty or unnecessary physical hardship may result from:

1. *The size, shape, or dimensions of a structure, or the location of the structure;*
 2. *From topographic or physical conditions on the site or in the immediate vicinity; or*
 3. *From other physical limitations, street locations or traffic conditions in the immediate vicinity*
- *Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.*

Links to Relevant Code:

- [Section 32.04.001: Sign Variance Purpose; limitations.](#)
- [Section 32.01.013: Design review guidelines](#)
- [Section 32.03.009: Projecting, wall and hanging commercial signs.](#)



Aerial:



SIGN VARIANCE APPLICATION

All applications and supporting documents should be submitted electronically to
<https://www.mgoconnect.org/cp/portal>

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: Michael Haran Phone: [REDACTED]
 Email: [REDACTED]
 Address: 3736 Bee Caves Rd City: Westlake State: Tx Zip: 78746
Agent*: Phone: _____
 Email: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Property Address: _____ City: _____ State: _____ Zip: _____

Property Information

Subdivision Name: _____
 Block: _____ Lot: _____ TCAD Tax Parcel ID: _____
 Current Zoning Classification: _____ Total Lot Size (Acres): _____

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

PROJECT INFORMATION

Please list all variances being applied for with this project and include Code Section references: (Please be detailed- include proposed vs allowed height, width, square footage, location on the building, etc.)

1. 32.03.009- Code states 12 sq/ft max. Proposed sign is 24 sq/ft because a 12 sq/ft sign would not be visible. Neighboring businesses have larger signage.

2. 32.01.013- Material proposed is wood primarily (see rendering)



SIGN VARIANCE APPLICATION

3. _____

32.01.013- this is a non-lit sign. No lighting on design.

4. _____

32.01.013- colors required are black and earth tones. Current design has white background as that is the trademark logo. Wells Fargo and Walgreens are able to use their trademark logo/design and we are hoping to do the same.

5. _____

6. _____

CONDITIONS REQUIRED FOR GRANTING A SIGN VARIANCE (SECTION 32.04.001):

No variance shall be granted unless the following conditions are fulfilled as provided by the applicant's statements. A practical difficulty or unnecessary physical hardship may result from:

1. The size, shape, or dimensions of a structure, or the location of the structure;
2. From topographic or physical conditions on the site or in the immediate vicinity; or
3. From other physical limitations, street locations or traffic conditions in the immediate vicinity

*Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.



SIGN VARIANCE APPLICATION

VARIANCE INTERPRETATIVE CRITERIA (SECTION 38.045.033):

1. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of. Is the hardship unique to this property? Have alternatives been considered have you considered?
2. What the hardship self-created?
3. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
4. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan. Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?
5. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof. Why do you believe your variance will not adversely affect or interfere with the enjoyment of neighboring properties?

AUTHORIZATION & ACKNOWLEDGEMENT

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

Signature

Date

Printed Name



SIGN VARIANCE APPLICATION

APPLICATION CHECKLIST

Variance 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, sign 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

- Applications are due a minimum of 45 days prior to the ZAPCO meeting. 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.



SIGN 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:

A**Aluminum Panel w/ Acrylic FCO Letters**

Scale: 5/8" = 1'- 0"

28.17 ft²**Fabricate & Install One (1) Single Sided Aluminum Panel w/ Acrylic FCO Letters**

- .125" Aluminum Panel PTM P1
- 1" Acrylic FCO Letters PTM P2,P3
- Returns PTM P2,P3
- Letters Drilled & Tapped for 10-24 All Thread
- Letters Attached to Aluminum Panel w/ Approved Fasteners
- Remove Old Sign & Replace w/ New Sign as Shown



PMS 485 C



MP White



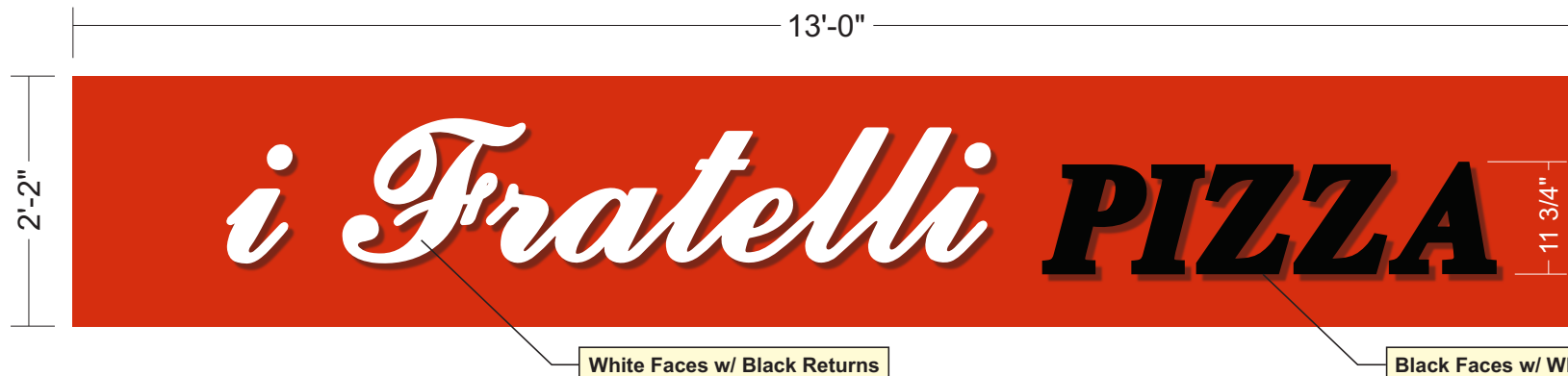
MP Black



Extruded View - NTS



Elevation - 3/16" = 1'- 0"



White Faces w/ Black Returns

Black Faces w/ White Returns

[Trademarks](#) > **Trademark Electronic Search System (TESS)**

TESS was last updated on Thu Aug 10 03:17:22 EDT 2023

[TESS HOME](#) [NEW USER](#) [STRUCTURED](#) [FREE FORM](#) [BROWSE DICT](#) [SEARCH OG](#) [BOTTOM](#) [HELP](#) [PREV LIST](#) [CURR LIST](#) [NEXT LIST](#) [FIRST DOC](#)
[PREV DOC](#) [NEXT DOC](#) [LAST DOC](#)[Logout](#) Please logout when you are done to release system resources allocated for you.[Start](#) List At: OR [Jump](#) to record: **Record 29 out of 208**[TSDR](#) [ASSIGN Status](#) [TTAB Status](#) (Use the "Back" button of the Internet Browser to return to TESS)

Word Mark I FRATELLI PIZZA

Translations The English translation of "I FRATELLI" in the mark is "the brothers".

Goods and Services IC 030. US 046. G & S: Pizza. FIRST USE: 19911215. FIRST USE IN COMMERCE: 19911215
IC 043. US 100 101. G & S: Restaurant and catering services. FIRST USE: 19911215. FIRST USE IN COMMERCE: 19911215

Mark Drawing Code (5) WORDS, LETTERS, AND/OR NUMBERS IN STYLIZED FORM

Serial Number 87569197

Filing Date August 15, 2017

Current Basis 1A

Original Filing Basis 1A

Published for Opposition December 26, 2017

Registration Number 5423015

Registration Date March 13, 2018

Owner (REGISTRANT) George P. Cole Family Limited Partnership GCFLP GP LLC, a Texas limited liability company LIMITED PARTNERSHIP TEXAS 5601 Executive Drive, Suite 125 Irving TEXAS 75038

Attorney of Record CHELSEA MASTERS

Disclaimer NO CLAIM IS MADE TO THE EXCLUSIVE RIGHT TO USE "PIZZA" APART FROM THE MARK AS SHOWN

Description of Mark Color is not claimed as a feature of the mark. The mark consists of the words "i Fratelli" in stylized font above the word "PIZZA".

Type of Mark TRADEMARK. SERVICE MARK

Register PRINCIPAL

Live/Dead Indicator LIVE

[TESS HOME](#) [NEW USER](#) [STRUCTURED](#) [FREE FORM](#) [BROWSE DICT](#) [SEARCH OG](#) [TOP](#) [HELP](#) [PREV LIST](#) [CURR LIST](#) [NEXT LIST](#) [FIRST DOC](#)
[PREV DOC](#) [NEXT DOC](#) [LAST DOC](#)



501 W. 15th Street
Austin



10001 Research Blvd
Suite 160
Austin

A**Aluminum Panel w/ Acrylic FCO Letters**

Scale: 1" = 1' - 0"

12 ft² - Entire Sign
7.19 ft² - FCO Letters**Fabricate & Install One (1) Single Sided Wood Panel w/ Acrylic FCO Letters**

- 1/2" Wood Panel PTM P1
- 1" Thick FCO Letters PTM P2,P3
- Letter Returns PTM Faces
- Letters Drilled & Tapped for 10-24 All Thread
- Letters Attached to Panel w/ Approved Fasteners
- Remove Old Sign & Replace w/ New Sign as Shown

PMS 7529 C
(Sand)PMS 185 C
(Sonoran Clay)

MP Black



Elevation - 3/16" = 1' - 0"

Suite Frontage = 19'-6"

