



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 18, 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 18th day of October, 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:

REMOTE ACCESS:

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 October 18, 2023.

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 September 20, 2023 Zoning and Planning Commission Meeting Minutes

4. Land Use 5 North Peak - Discuss and make a recommendation on a variance for

encroachment into the side setbacks by 4.5 feet for replacement and expansion of the pool and placement of pool equipment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: Jennifer Smith, Permit Solutions LLC

5. Land Use 904 Old Stonehedge - Discuss and make a recommendation on two variances to allow the reconstruction of a non-conforming privacy fence 1. To encroach into the 30-foot front fence setback approximately 15 feet, and 2. the front yard fence to be a solid wood privacy style fence where 80% transparency is required (Section 22.03.173 of the West Lake Hills Code). Applicant Dan Littlejohn.
6. Land Use 1200 Westlake Drive - Discuss and make a recommendation on variances for the installation of a fence on a vacant lot and the development of a turf sport field on a vacant lot and within the 30-foot rear setback (Section 22.03.173 & 38.03.032 (b) of the West Lake Hills Code). Applicant Hughes Holland
7. Land Use 100 Redbud Trail - Discuss and make a recommendation on variances for a 33-foot encroachment into the 50 foot front yard setback and impervious cover allowance greater than 25% to demolish and reconstruct a pool house and storage building (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant James Hughes Holland
8. Land Use 300 Block of Laurel Valley - Discuss and make recommendation a replat of Ledgeway East, Lot 4 to create two lots, Lot 4A and 4B (Section 36.01.004 of the West Lake Hills Code). Applicants Jeff and Michelle Sunshine.
9. Land Use Update from staff on items forwarded to BOA and City Council from the previous meeting.
10. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the October 18, 2023 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on October 13, 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, September 20, 2023 at 6:30 PM

1. Call to Order. Vice-Chairman Jim Pledger.

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

ZAPCO Members Present

**Vice-Chairman Jim Pledger
Julia Webber
Laurie Maccini
Weber
Karen Bartoletti
Patrick Stewart**

City Staff Present

**City Administrator Trey Fletcher
ZAPCO Secretary Mark Littrell
Asst. City Attorney Josh Brockman-**

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.

Vice-Chairman Pledger opened the meeting for public comments. Hearing none, the public comment section was closed.

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 August 16, 2023 Zoning and Planning Commission Meeting Minutes

Motion for Approval made by Commissioner Stewart with a Second by Commissioner Maccini.

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

4. Land Use 406 Spiller Lane - Discuss and make a recommendation on variances to the front and one side setback for a for a setback encroachment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant Mark Alkusari with Benchmark Homes.

Staff Briefing

City Administrator Fletcher gives the Staff Briefing. No comments have been received from the public.

Staff Recommendation: Denial.

Vice-Chairman Pledger: There is a strange lot across the road?

Administrator Fletcher: It is part of the lot but has an access easement.

Vice-Chairman Pledger: The setbacks are accurate?

Administrator Fletcher: There are zoning setbacks and plat setbacks marked.

Commissioner Maccini: Trees have already been taken down?

Administrator Fletcher: I believe.

Commissioner Webber: Any questions regarding the easement?

Administrator Fletcher: Not that I'm aware of.

Presentation by Applicant

John Butler is the architect. The lot across is the same property and same owner. The north setback is what we are trying to gain at the front. We want to trade the front to side.

Public Hearing

Vice-Chairman Pledger opened the meeting for public comments. Hearing none, the public comment section was closed.

Discussion/Recommendation

Commissioner Webber: I appreciate the approach. I can't support the variance. It is a very large lot.

Vice-Chairman Pledger: The trees, some were removed?

John: Cedars were on the right side. Photos were provided.

Vice-Chairman Pledger: The trees on the plan are in place?

John: Yes.

Commissioner Bartoletti: I agree with Commissioner Webber.

Commissioner Maccini: It's design driven.

Motion for Denial made by Commissioner Bartoletti with a Second by Commissioner Stewart due to a lack of hardship. Motion for Denial carried unanimously by a vote of 4 ayes to 0 nays.

5. **Land Use 5 N Peak:** Discuss and make recommendation on a variance for encroachment into the side setbacks by 4.5 feet for replacement and expansion of the pool and placement of pool equipment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
Applicant: Jennifer Smith, Permit Solutions LLC

Staff Briefing

City Administrator Fletcher gives the Staff Briefing. No comments were received from the public.

Staff Recommendation: Approval.

Presentation by Applicant

Applicant was not present and attempted to connect through ZOOM.

Public Hearing

Vice-Chairman Pledger opened the meeting for public comments. Hearing none, the public comment section was closed.

Discussion/Recommendation

Vice-Chairman Pledger: What is the height of the lower deck?

Administrator Fletcher: I will check on that.

Vice-Chairman Pledger: I got the impression a previous variance was with a previous owner? I got the impression the pool was 3' encroachment, now 4 1/2' were approved?

Commissioner Bartoletti: I couldn't tell if it's an addition to the previous 5' approved encroachment.

Administrator Fletcher: No closer than before.

Vice-Chairman Pledger: If further to the left will it jeopardize the trees?

Commissioner Webber: The pool stays in line. The tree to the left is jeopardizing all 3 will be subject.

Commissioner Maccini: Is the pool increasing the impervious cover?

Commissioner Stewart: They are removing impervious cover.

Commissioner Maccini: Are they removing the sport court?

Vice-Chairman Pledger: The pool equipment is right there.

Commissioner Webber: I'd like to see better detailed drawings.

Motion for Postponement made by Commissioner Webber with a Second by Commissioner Stewart to request the applicant provide a landscaping plan with existing conditions and setbacks as well as the 3 trees and the critical root zones.

Motion for Postponement carried unanimously by a vote of 4 ayes to 0 nays to go to October 18, 2023 Agenda.

6. **Land Use 1800 Basin Ledge:** Discuss and make recommendation on a variance to the front yard setback for the to encroach 20 feet with an expansion of a non-conforming structure to add a deck/carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Steve Abbott

Staff Briefing

Administrator Fletcher gives the Staff Briefing. No comments received from the public.

Staff Recommendation: Approval.

Presentation by Applicant

Steve Abbott is the architect. There is no carport. We are extending an existing deck because we have no covered parking.

Commissioner Webber: Explain the slope and existing parking?

Steve: It is currently unsafe. It needs to be addressed soon. The plan shows you won't see the structure.

Public Hearing

Vice-Chairman Pledger opened the meeting for public comments. Hearing none, the public comment section was closed.

Discussion/Recommendation

Commissioner Bartoletti: Is there already concrete in the setback?

Vice-Chairman Pledger: Yes.

Commissioner Webber: The house was built in 1974 so it doesn't meeting the current setbacks.

Motion for Approval made by Commissioner Bartoletti with a Second by Commissioner Webber.

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

7. Staff Briefing Update from staff on items forwarded to BOA and City Council from the previous meeting.

Administrator Fletcher gives the updates for previous items and their outcome.

8. Adjournment. Vice-Chairman Jim Pledger.

Vice-Chairman Pledger adjourns the meeting at 7:23 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:	October 18, 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

5 N Peak: Discuss and make a recommendation on a variance for encroachment into the side setbacks by 4.5 feet for replacement and expansion of the pool and placement of pool equipment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Jennifer Smith, Permit Solutions LLC

Recommendation

Staff recommends approval of the variance request.

This item will be forwarded to the October 25, 2023 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: James and Courtney Forest

Legal Description: Dellana Hills Section 2, Lot 18

Lot Size: 0.41 acres (17,859.6 square feet)

Zoning: R-1 One Family

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

Background & Analysis:

The applicant is requesting a variance to the side setback to replace and enlarge the existing pool with a 4.5-foot encroachment into the north side set back, and place additional pool equipment into the south side setback by the house (Attachment 3).

This item was postponed from the September 20, 2023 ZAPCO meeting after the Commission requested additional information and clarification regarding the existing and proposed encroachments, the impact of the existing trees and a view of the proposed deck showing the height over natural grade. The minutes for the previous setback variance from September 9, 2009 are also attached.

The applicant has updated the application and exhibits to provide more information. The applicant has provided new exhibits that highlight the protected trees (highlighted in pink in Attachment 3) to show the extent of the impact on the existing and proposed improvements.

The Board of Adjustments previously approved a 5-foot encroachment into both side setbacks on September 9, 2009 (Attachment 8) for the house and pool as it is currently placed.

The applicant states that the existing pool is leaking and will require excavation of the existing pool for repairs/replacement. They have included a letter of support from the neighbor on the north side property line (Attachment 6). The existing pool is currently about 2 feet above the natural grade, so it is not visible over the fence (Attachment 3 and 5).

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence (Updated 10/3/2023):

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

The existing pool has a leak and will need to be repaired. As part of the repair, the current owners would like to add to the pool. The pool was constructed by the previous owners in the interior side yard setback, then later permitted by variance. Since the pool is already encroaching in the setback the owners are forced to make the expansion in the existing location. They have explored alternative design options that include adding toward the interior of the lot, but there is a 21" Hackberry that they would like to preserve. Adding length to the pool is the least impactful option to preserve the tree.

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

The purpose of the variance is to preserve and avoid disruption of the existing terrain. The proposed location of the pool is the best to preserve the 21" Hackberry.

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

There is an existing pool at this location already. The existing pool encroaches in the interior side yard, this presents a hardship since adding to the pool will inevitably add to the existing interior side yard encroachment.

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

The variance will not be greater than the required to alleviate the difficulty or hardship since we are adding to the existing length of the pool. The lot narrows towards the rear of the lot, therefore the encroachment from the narrowest point is 4'-2 ½" from the setback. The total distance of the pool from the property line at the closest point is 15'-9 ½". The pool encroaches into the setback on the widest portion of the lot 3'-4 ½". The distance of the pool from the property line on the widest portion of the lot is 16'-7 ½".

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

The pool encroaching on the setback does not decrease the quality of life or pose life and safety risks. The pool still maintains setbacks dictated by international pool and spa code.

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

A variance for the encroachment into the interior side yard has already been previously approved. The location of the existing pool has not caused any adverse impacts to neighboring lots. The pool is not visible from the street. In addition, the neighbor adjacent to the interior side yard has provided a letter of support for the variance application.

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. A separate building permit is under review for the pool.

Subdivision

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

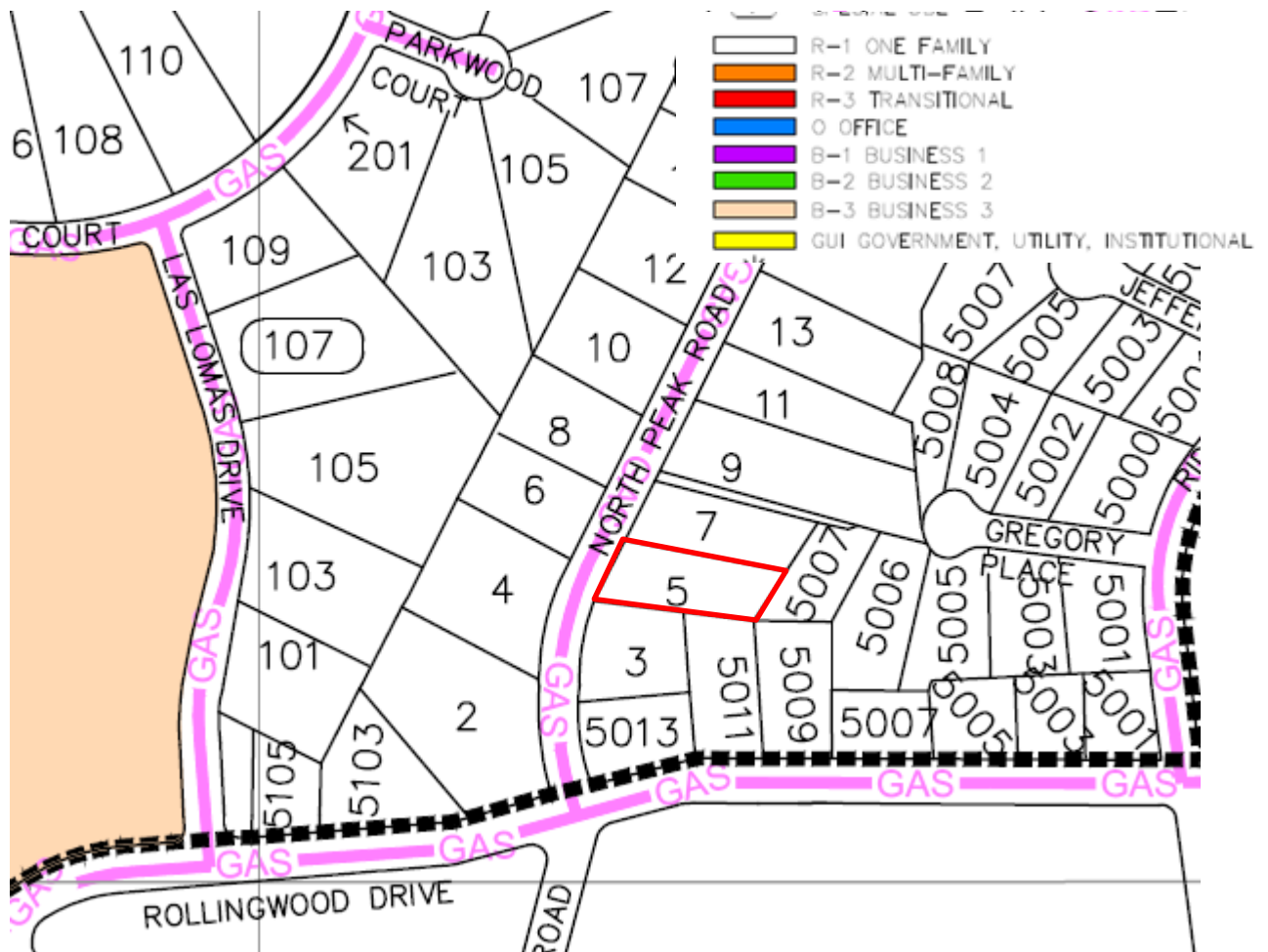
Comprehensive Planning Analysis

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

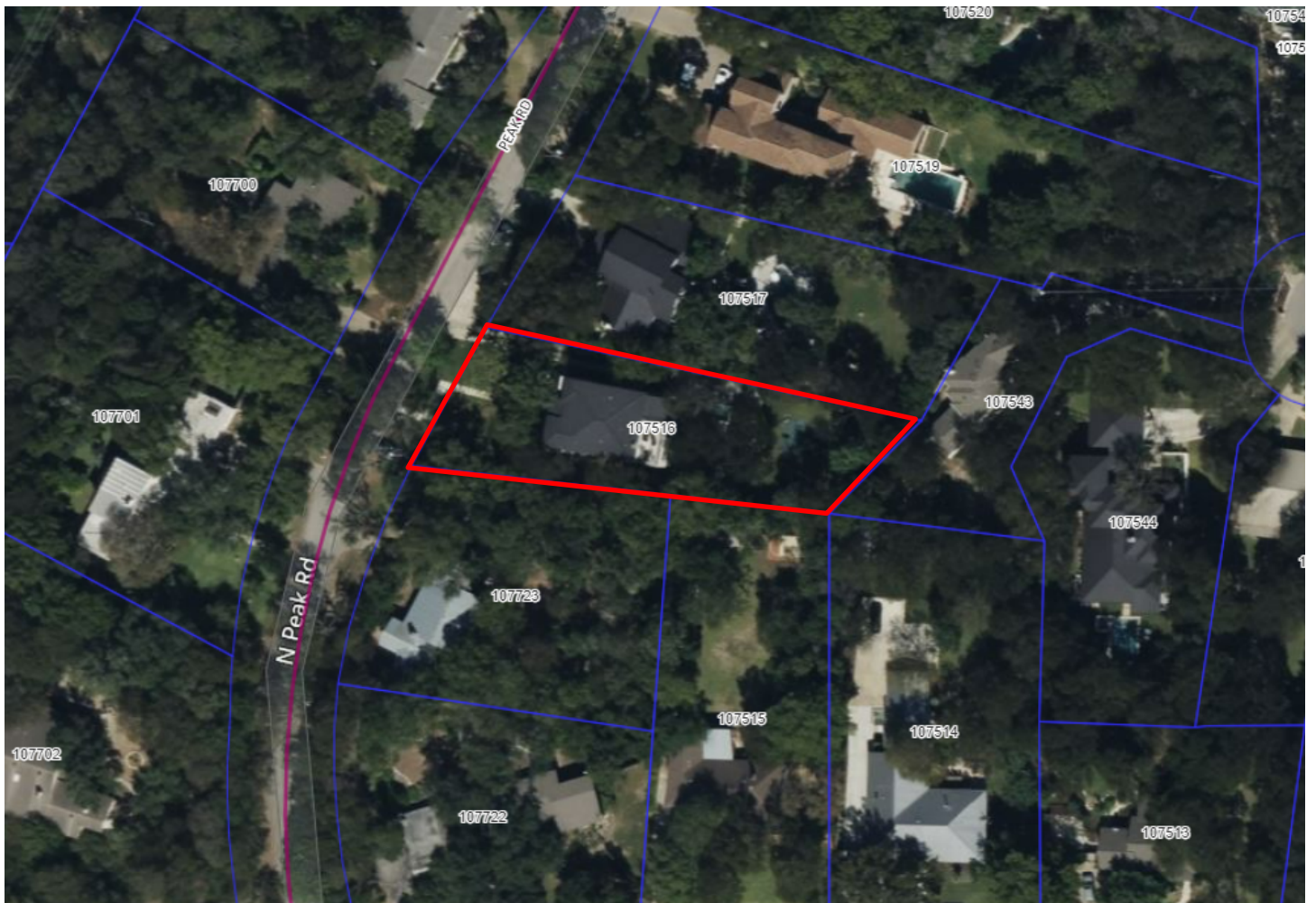
Links to Relevant Code:

- [Section 22.03.275: Building setback distances](#)
- [Section 22.03.281: Schedule of Regulations](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)

Zoning:



Aerial:





PERMIT SOLUTIONS

Permit Solutions LLC
2121 Lohmans Crossing
Ste. 504-634
Austin, TX 78734

City of West Lake Hills
Board of Adjustments
911 Westlake Drive
West Lake Hills, TX 78746

October 6th, 2023

Dear ZAPCO Chairperson,

We are requesting a variance to enlarge an existing pool into the interior side yard setback at 5 N Peak Road. The owner needs to repair a leak that was found in the existing pool. Since this is a major repair requiring excavation of the existing pool, they would like to ask for approval from the City of Westlake Hills to extend the length of the pool in the same location. We have asked the draftsman to explore various designs to extend the pool away from the setback, but this would negatively impact a 15.54" (diameter) Elm Tree and potentially a 21" hackberry to the right of the existing pool. The owners would like to preserve these trees.

The existing pool is already encroaching into the interior side yard setback by approximately 3.5 feet. The encroachment was approved by a previous variance. The parcel narrows towards the rear, the proposed encroachment would be added to the existing pool and would encroach into the side yard setback about 4.3 feet, due to the lot configuration.

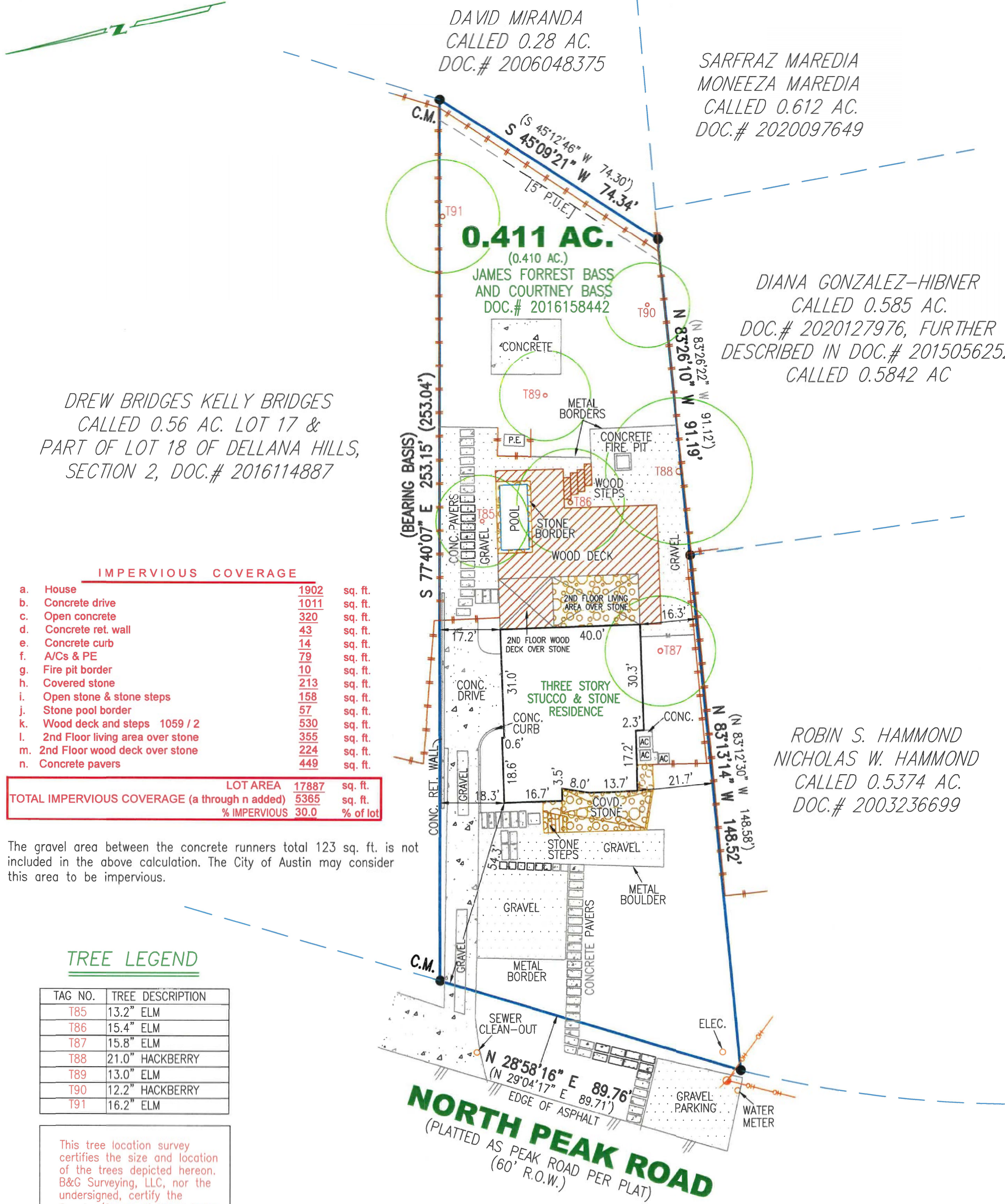
This variance does not negatively impact the ability of others in the neighborhood to enjoy their own property and does not pose a life and safety risk.

In order to comply with impervious cover requirements, the owner's will be removing a paver walkway and the sports court located on the rear of the lot.

We ask that you kindly consider the owner's request for a variance to fix and add length to the existing pool. Please contact me directly if you have any questions (818) 309-9687, via email at Jennifer@PermitATX.com.

Sincerely,

Jennifer Smith
Permit Solutions LLC



EXISTING SITE PLAN

5 NORTH PEAK ROAD
WEST LAKE HILLS, TX 78746

SHEETNUMBER

A0.1

1	ISSUE FOR REVIEW	06/02/2023
2	REVISION #1	
3	REVISION #2	
4	REVISION #3	
5		
Mark	Description	Date

Images – Site Exhibits

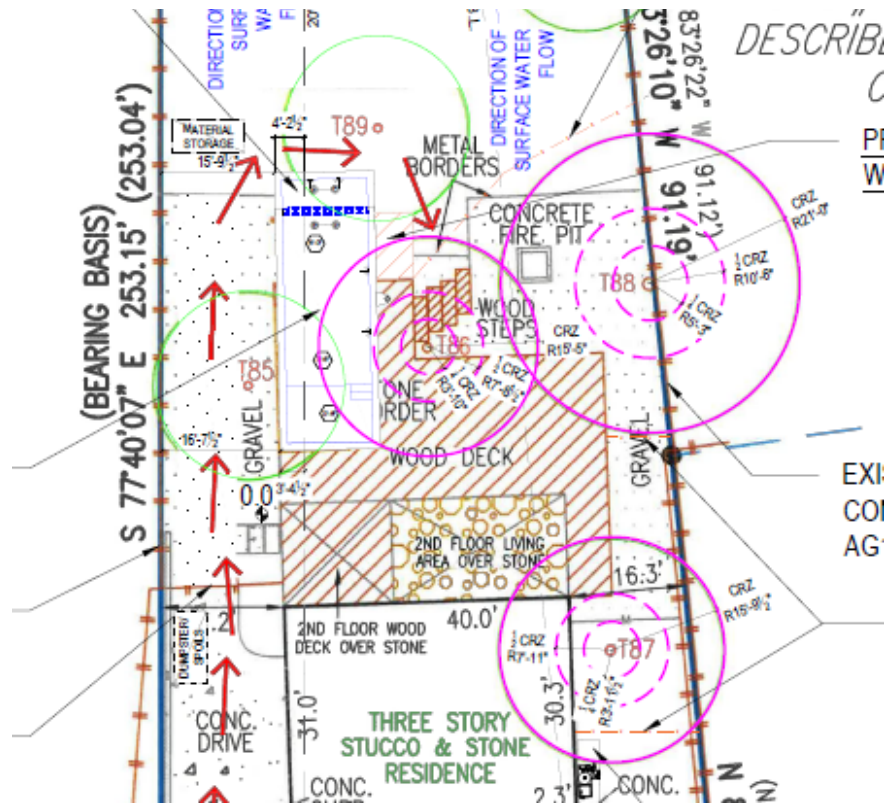


Figure 1 - Close up of pool encroachment and location of protected trees in proximity of proposed pool – Protected trees are highlighted in pink – T86 15.4" Elm, T88 21.0" Hackberry, T87 15.8 " Elm



Figure 2- Existing Deck Elevation - Deck is 22 inches from grade on the point closest to the ground, 28 inches from grade on the tallest point.



Figure 3 - Image of existing pool and deck.



Figure 4 - image of existing pool, deck, and trees. Tree to the left of the pool T85 13.2" Elm, Tree to the right of the pool T86 15.4" Elm – Tree near fence on the right T88 21" Hackberry.

1. PLANS TO COMPLY WITH ALL CITY OF WEST LAKE HILLS ADOPTED CODES AS AMENDED:
 - 1.1. 2015 INTERNATIONAL BUILDING CODE
 - 1.2. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
 - 1.3. 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 1.4. 2015 INTERNATIONAL MECHANICAL CODE
 - 1.5. 2015 INTERNATIONAL FIRE CODE (AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6)
 - 1.6. 2015 INTERNATIONAL GAS CODE
 - 1.7. 2015 NATIONAL ELECTRIC CODE
 - 1.8. 2015 UNIFORM PLUMBING CODE (OR AS ADOPTED BY THE SERVICE PROVIDER)
 - 1.9. 2015 INTERNATIONAL EXISTING BUILDING CODE
 - 1.10. 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

2. DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS AND DRAINAGE EXITING THE LOT ONTO AN ABUTTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY.
3. SPOILS FROM EXCAVATION IMMEDIATELY HAULED AWAY, SUBCONTRACTORS TO HAUL AWAY DEBRIS DAILY - NO DUMPSTER ON SITE NEEDED.
4. SITE WILL BE VACANT OF WORKERS VAST MAJORITY OF DAYS - NO TOILET NEEDED.
5. PROTECTED TREES INDICATED ON SITE PLAN.

6. MATERIALS TO BE ON SITE READY FOR BACKFILL. SUPPLY SAND, PEA GRAVEL OR OTHER SOFT BACKFILL MATERIAL FOR THE PLUMBING TRENCH BY THE POOL SHELL INSPECTION. NO ROCKS OR DEBRIS IS PERMITTED BY 2015 PLUMBING CODE (IPC) SECTION 306 TO BE APPROVED BACKFILL MATERIAL. THE TRENCH MUST BE FREE OF DISCARDED MATERIAL AND LARGE SHARP ROCKS.

7. A PASSED POOL BARRIER INSPECTION IS REQUIRED PRIOR TO FILLING THE POOL

8. A PASSED LAYOUT INSPECTION IS REQUIRED PRIOR TO EXCAVATING THE POOL.

9. DRAINAGE WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES; WILL BE CARRIED OUT A COMMON CORNER BEFORE EXITING LOT.

10. EQUIPMENT TRENCH TO BE 21" DEEP BY 42" WIDE.

11. CODE APPROVED DOOR AND WINDOW ALARMS TO BE INSTALLED WHERE POOL IS ACCESSIBLE.

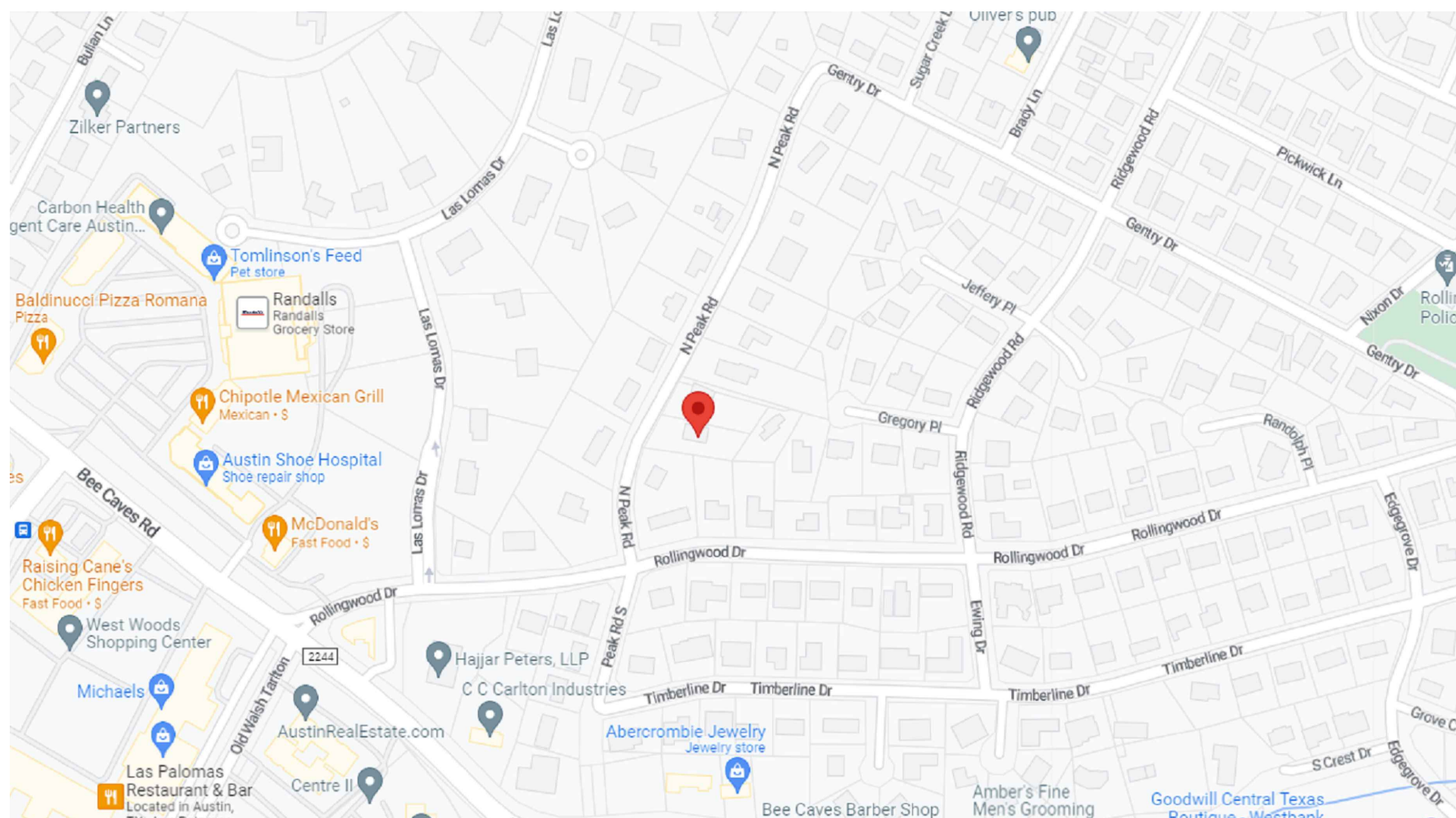
12. NO PRUNING WILL BE REQUIRED

13. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH 2014 NEC. GUARD RAILING AND ANY METAL WITHIN 5'-0" OF WATER'S EDGE TO BE BONDED.

14. POOL EQUIPMENT AND A/C UNITS TO BE SCREENED WITH WOOD OR MASONRY FENCING ONE FOOT HIGHER THAN TOP OF THE EQUIPMENT. SCREENING MUST HAVE AN OPENING THAT IS GATED WITH SAME OR COMPLIMENTARY MATERIAL OF SCREENING

15. POOL EQUIPMENT TO HAVE MIN. 36" CLEARANCE IN FRONT OF ELECTRICAL PANEL..
16. OUTDOOR SWIMMING POOL SHALL BE SURROUNDED BY A BARRIER THAT COMPLIES WITH SECTIONS 305.2.1 THROUGH 305.7 IN THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE.
17. FOR OPERABLE WINDOWS (WITH A SILL HEIGHT OF LESS THAN 48" ABOVE THE INDOOR FINISHED FLOOR) AND DOORS THAT PROVIDE DIRECT ACCESS TO THE POOL, PROVIDE AN ALARM THAT PRODUCES AN AUDIBLE WARNING.
- 17.1. ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017.

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
House	1902.00	0.00	1902.00
2nd floor	0.00	0.00	0.00
3rd floor	0.00	0.00	0.00
Basement	0.00	0.00	0.00
Covered parking	0.00	0.00	0.00
Covered deck	0.00	0.00	0.00
Covered porch	0.00	0.00	0.00
Covered patio	792.00	0.00	792.00
Balcony	0.00	0.00	0.00
Other roofed areas	0.00	0.00	0.00
Total Building Area	2694.00	0.00	2694.00
Total Building Coverage	2694.00	0.00	2694.00
Driveway	1011.00	0.00	1011.00
Sidewalks	0.00	0.00	0.00
Uncovered patio	320.00	-320.00	0.00
Uncovered deck	529.50	-42.50	487.00
Other flatwork (pool coping, retaining walls, etc.)	810.00	-103.00	707.00
Pool (surface area)	148.00	284.00	432.00
Spa (surface area)	0.00	0.00	0.00
Total Impervious Coverage	5512.50	-181.50	5331.00
Lot size	17887.00		
Existing Building Coverage %	15.06%		
Total Building Coverage %	15.06%		
Existing Impervious Coverage %	30.82%		
Total Impervious Coverage %	29.80%		

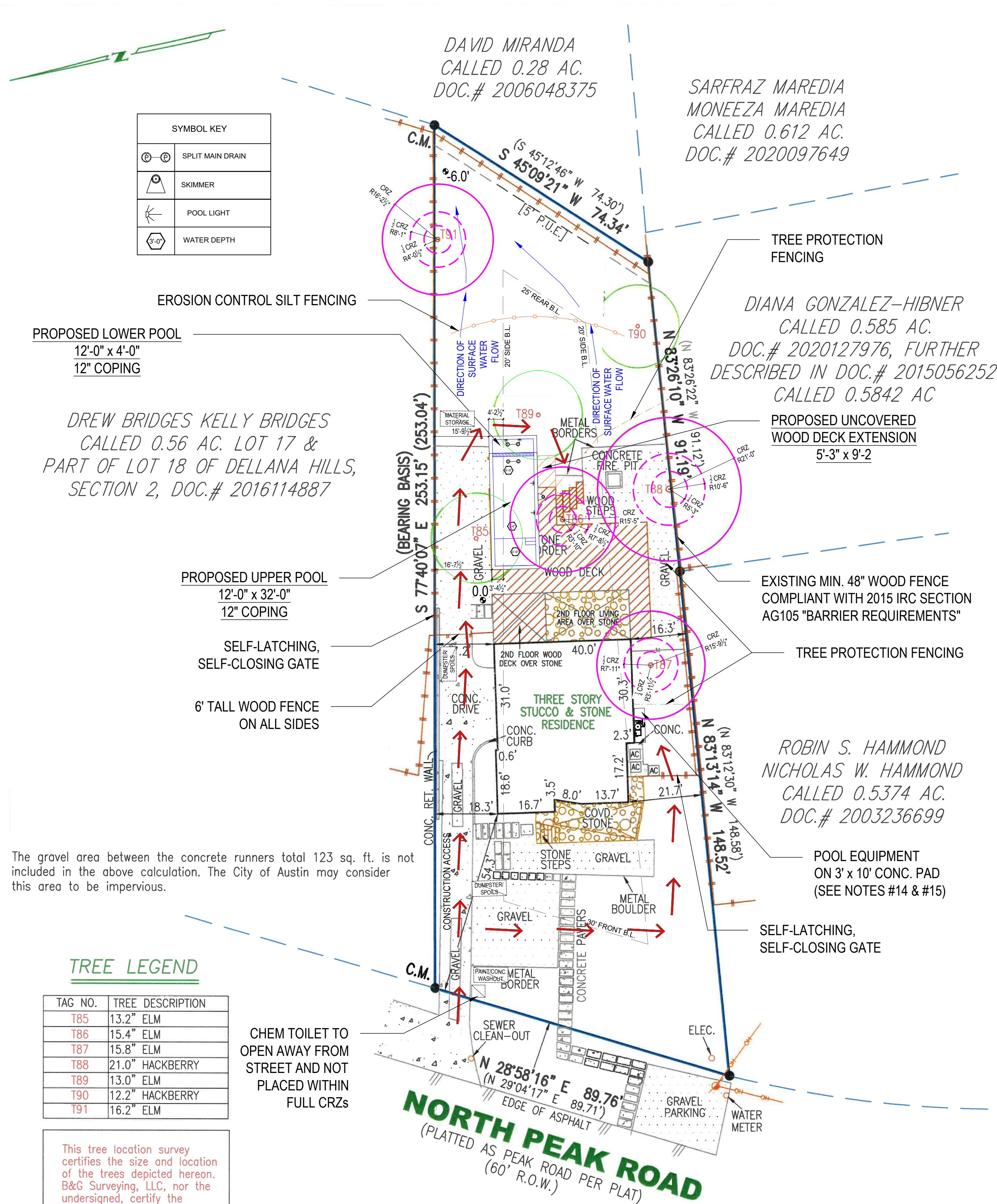


SCALE: N.T.S. SHEET: 36" x 24"

	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL FOUND
	60D NAIL SET
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	"X" FOUND IN CONCRETE
	COTTON SPINDLE FOUND
	PUNCH HOLE FOUND
	BREAK IN SCALE
	WOOD FENCE
	METAL FENCE
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
[]	PER PLAT 8/165
()	PER DOC.# 2016158442
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
OH	OVERHEAD UTILITY LINE
	POWER POLE
	AIR CONDITIONER
P.E.	POOL EQUIPMENT

TAG NO.	TREE DESCRIPTION
T85	13.2" ELM
T86	15.4" ELM
T87	15.8" ELM
T88	21.0" HACKBERRY
T89	13.0" ELM
T90	12.2" HACKBERRY
T91	16.2" ELM

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.



CHEM TOILET TO
OPEN AWAY FROM
STREET AND NOT
PLACED WITHIN
FULL CRZs

LEGAL DESCRIPTION:
Being 0.411 acre of land, more or less, out of Lot 18, Dellana Hills Section 2, a Subdivision recorded in Vol. 8, Pg. 165 of the Plat Records of Travis County, Texas; said 0.411 acre being that same tract of land described in the General Warranty Deed with Vendor's Lien to James Forrest Bass and Courtney Bass in Doc.# 2016158442 of the Official Public Records of Travis County, Texas.

SCALE: 1" = 20'-0" SHEET: 36" x 24"

5 NORTH PEAK ROAD
WEST LAKE HILLS, TX 78746

SHEETNUMBER

A0.2

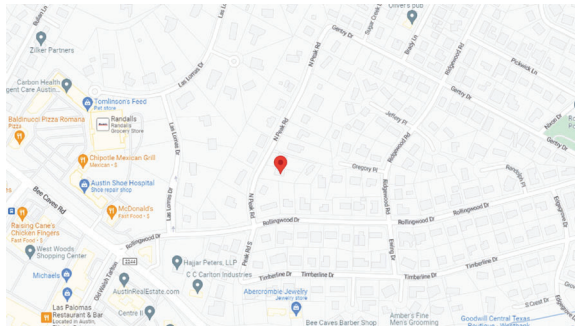
Attachment 4

SITE PLAN NOTES

- PLANS TO COMPLY WITH ALL CITY OF WEST LAKE HILLS ADOPTED CODES AS AMENDED:
 - 2015 INTERNATIONAL BUILDING CODE
 - 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
 - 2015 INTERNATIONAL FIRE CODE (AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6)
 - 2015 INTERNATIONAL GAS CODE
 - 2015 NATIONAL ELECTRIC CODE
 - 2015 UNIFORM PLUMBING CODE (OR AS ADOPTED BY THE SERVICE PROVIDER)
 - 2015 INTERNATIONAL EXISTING BUILDING CODE
 - 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
- DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS AND DRAINAGE EXITING THE LOT ONTO AN ADJUTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY.
- SPOILS FROM EXCAVATION IMMEDIATELY HAULED AWAY. SUBCONTRACTORS TO HAUL AWAY DEBRIS DAILY - NO DUMPSTER ON SITE NEEDED.
- SITE WILL BE VACANT OF WORKERS VAST MAJORITY OF DAYS - NO TOILET NEEDED.
- PROTECTED TREES INDICATED ON SITE PLAN.
- MATERIALS TO BE ON SITE READY FOR BACKFILL. SUPPLY SAND, PEA GRAVEL OR OTHER SOFT BACKFILL MATERIAL FOR THE PLUMBING TRENCH BY THE POOL. SHELL INSPECTION. NO ROCKS OR DEBRIS IS PERMITTED BY 2015 PLUMBING CODE (IPC) SECTION 305 TO BE APPROVED BACKFILL MATERIAL. THE TRENCH MUST BE FREE OF DISCARDED MATERIAL AND LARGE SHARP ROCKS.
- A PASSED POOL BARRIER INSPECTION IS REQUIRED PRIOR TO FILLING THE POOL.
- A PASSED LAYOUT INSPECTION IS REQUIRED PRIOR TO EXCAVATING THE POOL.
- DRAINAGE WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES; WILL BE CARRIED OUT A COMMON CORNER BEFORE EXITING LOT.
- EQUIPMENT TRENCH TO BE 21" DEEP BY 42" WIDE.
- CODE APPROVED DOOR AND WINDOW ALARMS TO BE INSTALLED WHERE POOL IS ACCESSIBLE.
- NO PRUNING WILL BE REQUIRED.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH 2014 NEC. GUARD RAILING AND ANY METAL WITHIN 5'-0" OF WATER'S EDGE TO BE BONDED.
- POOL EQUIPMENT AND A/C UNITS TO BE SCREENED WITH WOOD OR MASONRY FENCING ONE FOOT HIGHER THAN TOP OF THE EQUIPMENT. SCREENING MUST HAVE AN OPENING THAT IS GATED WITH SAME OR COMPLIMENTARY MATERIAL OF SCREENING

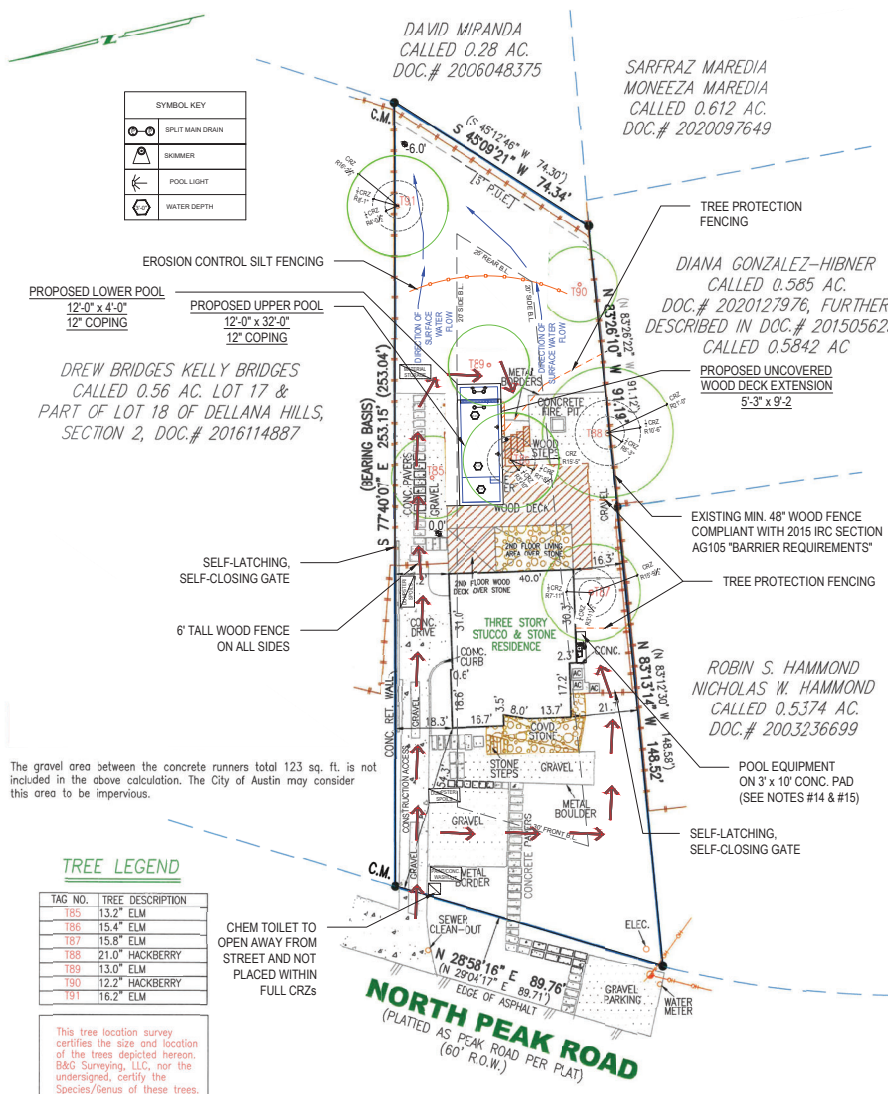
- POOL EQUIPMENT TO HAVE MIN. 36" CLEARANCE IN FRONT OF ELECTRICAL PANEL.
- OUTDOOR SWIMMING POOL SHALL BE SURROUNDED BY A BARRIER THAT COMPLIES WITH SECTIONS 305.2.1 THROUGH 305.7 IN THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE.
- FOR OPERABLE WINDOWS (WITH A SILL HEIGHT OF LESS THAN 48" ABOVE THE INDOOR FINISHED FLOOR) AND DOORS THAT PROVIDE DIRECT ACCESS TO THE POOL, PROVIDE AN ALARM THAT PRODUCES AN AUDIBLE WARNING.
- ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017.

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
House	1902.00	0.00	1902.00
2nd floor	0.00	0.00	0.00
3rd floor	0.00	0.00	0.00
Basement	0.00	0.00	0.00
Covered parking	0.00	0.00	0.00
Covered deck	0.00	0.00	0.00
Covered porch	0.00	0.00	0.00
Covered patio	792.00	0.00	792.00
Balcony	0.00	0.00	0.00
Other roofed areas	0.00	0.00	0.00
Total Building Area	2694.00	0.00	2694.00
Total Building Coverage	2694.00	0.00	2694.00
Driveway	1011.00	0.00	1011.00
Sidewalks	0.00	0.00	0.00
Uncovered patio	320.00	-320.00	0.00
Uncovered deck	530.00	23.50	553.50
Other flatwork (pool coping, retaining walls, etc.)	810.00	57.00	867.00
Pool (surface area)	148.00	284.00	432.00
Spa (surface area)	0.00	0.00	0.00
Total Impervious Coverage	5513.00	44.50	5557.50
Lot size	17887.00		
Existing Building Coverage %	15.06%		
Total Building Coverage %	15.06%		
Existing Impervious Coverage %	30.82%		
Total Impervious Coverage %	31.07%		



2 Site Location Map
SCALE: N.T.S. SHEET: 36" x 24"

LEGEND
1/2" REBAR FOUND
1/2" CAPPED REBAR SET
1/2" IRON PIPE FOUND
600 NAIL FOUND
600 NAIL SET
CAPPED REBAR FOUND
"X" SET IN CONCRETE
"X" FOUND IN CONCRETE
COTTON SPINDLE FOUND
PUNCH HOLE FOUND
BREAK IN SCALE
WOOD FENCE
METAL FENCE
B.L.
P.U.E.
D.E.
[]
()
C.M.
R.O.W.
OH
OVERHEAD UTILITY LINE
POWER POLE
AIR CONDITIONER
POOL EQUIPMENT



The gravel area between the concrete runners total 123 sq. ft. is not included in the above calculation. The City of Austin may consider this area to be impervious.

TREE LEGEND	
TAG NO.	TREE DESCRIPTION
T85	13.2" ELM
T86	15.4" ELM
T87	15.8" ELM
T88	21.0" HACKBERRY
T89	13.0" ELM
T90	12.2" HACKBERRY
T91	16.2" ELM

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

LEGAL DESCRIPTION:
Being 0.411 acre of land, more or less, out of Lot 18, Dellana Hills Section 2, a Subdivision recorded in Vol. 8, Pg. 165 of the Plat Records of Travis County, Texas; said 0.411 acre being that same tract of land described in the General Warranty Deed with Vendor's Lien to James Forrest Bass and Courtney Bass in Doc.# 2016158442 of the Official Public Records of Travis County, Texas.

1 Proposed Site Plan
SCALE: 1" = 20'-0" SHEET: 36" x 24"

On Demand Drafting, LLC
512-662-8824
ordermandrafting.com

ISSUE FOR REVIEW	REVISION #4	REVISION #5	REVISION #6	REVISION #7	Date
1	2	3	4	5	
					Description
					Mark

PROPOSED TREE PROTECTION PLAN

5 NORTH PEAK ROAD
WEST LAKE HILLS, TX 78746

SHEETNUMBER
A0.2











Attachment 6

Drew and Kelly Bridges
7 N. Peak Road
West Lake Hills, TX 78746

City of West Lake Hills
Board of Adjustments
911 Westlake Drive
West Lake Hills, TX 78746

August 2nd, 2023

Dear ZAPCO Chairperson,

We are the adjacent neighbors that share the northern fence line with the Bass family at 5 N Peak Road. We understand that their current pool is currently within the side yard setback and this encroachment was approved by a variance on the previous owner's behalf. We have also reviewed their proposed drawings and are aware they are requesting to expand their pool laterally within this setback.

Please let this letter serve as our approval to allow this variance to move forward. The existing pool is already within the setback and is a non-issue for us.

Thank you for your consideration.



Drew Bridges



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

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: James Bass Forrest Phone: 512-632-4472
 Email: fbass1975@gmail.com

Address: 5 N Peak Road City: West Lake Hills State: TX Zip: 78746

Agent*: Permit Solutions LLC (Jennifer Smith) Phone: 818-309-9687

Email: jennifer@permitsolutionstx.com

Address: 2121 Lohmans Crossing 504-634 City: Austin State: TX Zip: 78734

Property Address: 5 N Peak Road City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Dellana Hills

Block: _____ Lot: 18 TCAD Tax Parcel ID: 0109110407

Current Zoning Classification: R-1 Total Lot Size (Acres): .411 ac

**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-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. Variance is being requested to increase length of existing pool, the pool was constructed

by the previous owner on the interior side yard. Therefore the addition of the pool would continue to encroach on the side yard.

2. _____



VARIANCE APPLICATION

3. _____
4. _____
5. _____
6. _____

CONDITIONS REQUIRED FOR GRANTING A VARIANCE (SECTION 38.05.32):

No variance shall be granted unless the following conditions are fulfilled as provided by the applicant's statements:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant. 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.
see attachment
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora. 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?
see attachment
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of. What other alternatives have you considered? Why won't those other options alleviate



VARIANCE APPLICATION

the difficulty or hardship that you think exists?

See attachment

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

See attachment

5. 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?

See attachment

6. 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?

See attachment

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

Jennifer Smith

Date

10/6/23

Printed Name

Jennifer Smith



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 reason for the request
- ☒ 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:

Questions Required for Granting Variance (RESPONSES):

1. The existing pool has a leak and will need to be repaired. As part of the repair, the current owners would like to add to the pool. The pool was constructed by the previous owners in the interior side yard setback, then later permitted by variance. Since the pool is already encroaching in the setback the owners are forced to make the expansion in the existing location. They have explored alternative design options that include adding toward the interior of the lot, but there is a 21" Hackberry that they would like to preserve. Adding length to the pool is the least impactful option to preserve the tree.
2. The purpose of the variance is to preserve and avoid disruption of the existing terrain. The proposed location of the pool is the best to preserve the 21" Hackberry.
3. There is an existing pool at this location already. The existing pool encroaches in the interior side yard, this presents a hardship since adding to the pool will inevitably add to the existing interior side yard encroachment.
4. The variance will not be greater than the required to alleviate the difficulty or hardship since we are adding to the existing length of the pool. The lot narrows towards the rear of the lot, therefore the encroachment from the narrowest point is 4'-2 ½" from the setback. The total distance of the pool from the property line at the closest point is 15'-9 ½". The pool encroaches into the setback on the widest portion of the lot 3'-4 ½". The distance of the pool from the property line on the widest portion of the lot is 16'-7 ½".
5. The pool encroaching on the interior side yard does not decrease the quality of life or pose life and/or safety risks. The pool still maintains setbacks dictated by international pool and spa code.
6. A variance for the encroachment into the interior side yard has already been previously approved. The location of the existing pool has not caused any adverse impacts to neighboring lots. The pool is not visible from the street. In addition, the neighbor adjacent to the interior side yard has provided a letter of support for the variance application.

MINUTES OF BOARD OF ADJUSTMENT (BOA)
PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, September 9, 2009
7:00 P.M.

PRESENT: Chairman Dave Claunch, Vice-Chairperson Cindy Probst, BOA Members Davin Fillpot, Stan Graham, and Andrew Schwartz

ABSENT: BOA Member Spencer Stevens

Chairman Claunch announced that he would go ahead and convene the Council Meeting since we did not have a quorum of BOA Members yet. He said BOA Member Stevens would not be attending tonight and that Vice-Chairperson Probst would be arriving late.

1. Call to Order. Chairman Dave Claunch.

Chairman Claunch called the meeting to order at 7:20 p.m. A quorum of BOA Members was present.

2. **CONSENT AGENDA:** All of the following items on the Consent Agenda are considered to be self-explanatory by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a BOA Member or citizen so request. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary.

a. Approve August 12, 2009 meeting minutes.

b. Land Use: Special Use Permit for the sale of on-premises alcoholic beverages at the Lion & Rose British Restaurant & Pub at 701 South Capital of Texas Highway, Building "M". Representative Don Reiter. (Section 94-126 through Section 94-130 of the West Lake Hills Code.)

1) Staff Briefing.

2) Presentation by Applicant.

3) Public Hearing: All persons wishing to speak for or against shall be heard.

4) Deliberation and Action.

a. BOA Member Schwartz made a few minor changes to the minutes.

VICE-CHAIRPERSON PROBST MADE A MOTION, SECONDED BY BOA MEMBER SCHWARTZ, TO APPROVE THE CONSENT ITEMS, NOTING CHANGES MADE BY BOA MEMBER SCHWARTZ TO THE MEETING MINUTES. MOTION PASSED BY UNANIMOUS (5-0) VOTE.

3. Land Use: Four variances for master bath addition/front porch remodel/carport enclosure project at 431 Ridgewood Road: 1) Variance to exceed 25% maximum impervious cover from 39% existing to 41%; 2) Variance to encroach 8'8" into the 30' rear setback for master bath addition; 3) Variance to encroach 10' into the 20' side setback for bathroom addition; and 4) Variance to enclose existing carport which encroaches 15'4" into the 20' side setback. Representative Robert Davis. (Section 14-295 of the West Lake Hills Code.)

a. Staff briefing.

b. Presentation by Applicant.

c. Public Hearing: All persons wishing to speak for or against shall be heard.

d. Deliberation and Action.

BOA MEETING MINUTES
SEPTEMBER 9, 2009
PAGE TWO

City Administrator Wood stated that ZAPCO recommended approval on variances 2, 3, and 4, but not on variance 1.

Robert Davis was present to answer questions. He said they are doing a master bath addition on the back of the project, are enclosing a carport on the front, and adding a new roof and roof structures. Regarding variances 3 and 4, he referenced the existing site plan, saying the house was built many years ago into the side setback. On variance 2, he said they are adding a master bath addition and need to go into the rear setback. A portion of the property is in Rollingwood on the back side and they want to extend that setback. They are not extending the height of the roof. The rear elevation will look practically the same as it does now. He said they have redrawn the site plan and then passed out the new drawings. They have to do driveway work, so the only difference from previous site plan is that they wish to rebuild the driveway with two striped sections with grassy area in between, so the impervious calculation will be less than what it is today.

Chairman Claunch opened the Public Hearing stating all persons wishing to speak for or against would be heard.

There being no one present to speak for or against, Chairman Claunch closed the Public Hearing and reconvened the Regular Meeting.

When BOA Member Fillpot asked the applicant if he had considered locating the bathroom on the side where the wood deck is in order to limit the amount of infringement on the rear setback and also did he look at moving the deck down to minimize the encroachment, Mr. Davis said he did look at that and the challenge is where the existing house is and the only rear exit to the home and would block only natural light, and would require moving the rear exit.

VICE-CHAIRPERSON PROBST MADE A MOTION, SECONDED BY BOA MEMBER SCHWARTZ, TO APPROVE VARIANCES 2, 3, AND 4, AND THAT VARIANCE 1 HAD BEEN WITHDRAWN BY THE APPLICANT. MOTION PASSED BY UNANIMOUS (5-0) VOTE.

4. Land Use: Variance to requirement that each dwelling shall not have more than one driveway entrance per lot at 1600 Flintridge Road. Applicant requests to re-establish a previous second driveway that was removed for construction of a garage. Applicant William C. Nemeth. (Section 14-204(e)(2) of the West Lake Hills Code.)

- a. Staff Briefing.
- b. Presentation by Applicant.
- c. Public Hearing: All persons wishing to speak for or against shall be heard.
- d. Deliberation and Action.

City Administrator Wood stated that this property at one time had a second driveway which was removed. He said ZAPCO recommended approval because they felt there was a sufficient safety issue.

William Nemeth was present to speak. Mr. Nemeth said he had been in the house for 15 years. The garage pushed them up to the limit of impervious cover; therefore, they will be removing the tennis court. The whole house has been made disability friendly with the remodel. He said they had one accident based on limited visibility. There is no turn-around at end of this road and they are the second house from the end.

BOA MEETING MINUTES
SEPTEMBER 9, 2009
PAGE THREE

Chairman Claunch opened the Public Hearing stating all persons wishing to speak for or against would be heard.

There being no one present to speak, Chairman Claunch closed the Public Hearing and reconvened the Regular Meeting.

BOA MEMBER SCHWARTZ MADE A MOTION, SECONDED BY VICE-CHAIRPERSON PROBST, TO APPROVE THE VARIANCE BASED UPON REMOVAL OF THE TENNIS COURT. MOTION PASSED BY UNANIMOUS (5-0) VOTE.

5. Land Use: Two variances for construction of a new residence at 5 North Peak Road: 1) Variance to encroach 8' into the 20' side setback; and 2) Variance to encroach 8' into the other 20' side setback. Applicants Mary Anne and Doran McMahon. (Section 14-295 of the West Lake Hills Code.)

a. Staff Briefing.

b. Presentation by Applicant.

c. Public Hearing: All persons wishing to speak for or against shall be heard.

d. Deliberation and Action.

City Administrator Wood stated that ZAPCO recommended approval of 10' encroachments on both sides due to configuration of the lot.

Doran McMahon was present to speak. He said the reason for the variance is due to the lot being platted before the existing guidelines. His house was built in the 1960's and the lot is .4 acres and is a narrow deep lot. Mr. McMahon said he looked at a number of different configurations on the lot. The circles on the site plan show the existing trees. Only one tree will be removed. He said he has met with City Inspector Shull and she is ok with the one tree coming down. This layout protects the most trees. The existing house is encroaching into the 10' setback on one side and 16' on the other.

Chairman Claunch opened the Public Hearing stating all persons wishing to speak for or against would be heard.

BOA Member Graham asked City Administrator Wood regarding the neighbor's letter of concern and asked if the A/C pads are part of the structure. City Administrator Wood said yes, and that he had misread ZAPCO's recommendation which was to approve less than 5' encroachments. When BOA Member Graham asked the applicant if they are going to move the A/C pads, Mr. McMahon said they can relocate the A/C pads so they are not in the setback.

When BOA Member Graham remarked that the plan shows a pool and garage, but no decking, was there any impervious cover issues, the applicant said no.

When Vice-Chairperson Probst asked regarding the existing shared driveway, Mr. McMahon said they will maintain the driveway to the back of the existing garage and at that point will move it over. He said they would not need a driveway setback encroachment.

When BOA Member Schwartz asked regarding the impervious cover, Mr. McMahon said they will do a ribbon driveway and will be under the allowed maximum impervious cover.

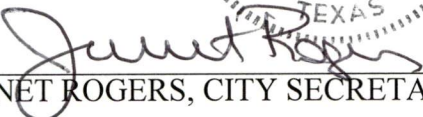
VICE-CHAIRPERSON PROBST MADE A MOTION, SECONDED BY BOA MEMBER GRAHAM, TO APPROVE TWO VARIANCES FOR 5' ENCROACHMENTS INTO BOTH SIDE SETBACKS. MOTION PASSED BY UNANIMOUS (5-0) VOTE.

BOA MEETING MINUTES
SEPTEMBER 9, 2009
PAGE FOUR

6. Adjournment. Chairman Dave Claunch.

Chairman Claunch adjourned the meeting at 7:48 p.m.

ATTEST:


JANET ROGERS, CITY SECRETARY




DAVE CLAUNCH, CHAIRMAN



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	October 18, 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

904 Old Stonehedge: Discuss and make recommendation on two variances to allow the reconstruction of a non-conforming privacy fence 1. To encroach into the 30-foot front fence setback approximately 15 feet, and 2. the front yard fence to be a solid wood privacy style fence where 80% transparency is required (Section 22.03.173 of the West Lake Hills Code).

Applicant: Dan Littlejohn

Recommendation

Staff recommends denial of the variance request. The situation is not unique to this lot, as many lots in West Lake Hills have multiple frontages and existing non-conforming fences.

The ZAPCO recommendation will be forwarded to the November 8, 2023 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Dan & Susana Littlejohn
Legal Description: Old Stonehedge Lot 1
Lot Size: 0.855 acres (37,243.8 sq. ft)
Zoning: R-1, One-Family

The properties surrounding the subject property are zoned R-1, One-Family

Background & Analysis:

The applicant is proposing to replace the damaged existing 6-foot solid wood fence along a street yard with the same material, in the same location (Attachment 1). The code requires the fences on a lot greater than 0.75 acres to be setback 30 feet from the street edge. The existing fence is located approximately 15 feet from the pavement. The fence along a street must be 80% transparent with landscaping. The existing fence is a 6 foot tall wooden privacy fence (Attachment 5), which they proposed to replace with the same style (Attachment 6). The code allows repairs of up to 50% of a non-conforming fence, but if the entire fence is replaced, the fence must come up to code for the location and style of fence. The lot has two street frontages, along Redbud Trail and Old Stonehedge, which are both considered front yards and require a 30-foot setback with 80% transparency.

The applicant has provided two letters of support from the neighboring properties at 905 Old Stonehedge and 910 Old Stonehedge.

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.*

The current fence has been in place for decades and is literally falling apart. The variance r the fence is due to our neighbors having an existing hedge row along the fence that would be impacted and also cause them hardship in having to replace part of their fence.

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

We want to keep things like they are now except to replace the fence with new wood. We would be preserving an existing very old hedge row our neighbors have and maki g less hardship for them in needing to replace a portion of their fence. The variance is requested for the road Old Stonehedge St, which has very low risk and less impact to the neighborhood to just replace the existing section on our property..

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

Neighbors would have to replace a portion of their fence. Likely a very old hedge row along our neighbor's fence would be impacted.

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

I believe our request is the minimum required.

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

Our fence has been in place for decades without any incidence with the city. I do not believe allowing it to remain where it is while replacing it so it does not continue to collapse in places will create any public safety or other concern. In fact, I believe is will be the lowest impact to the neighborhood while also allowing our fence to be replace.

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

If anything, re-routing the fence line will lower our neighbor's property value by reducing the aesthetics of the fence line and potentially impacting the old hedge row along it.

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.

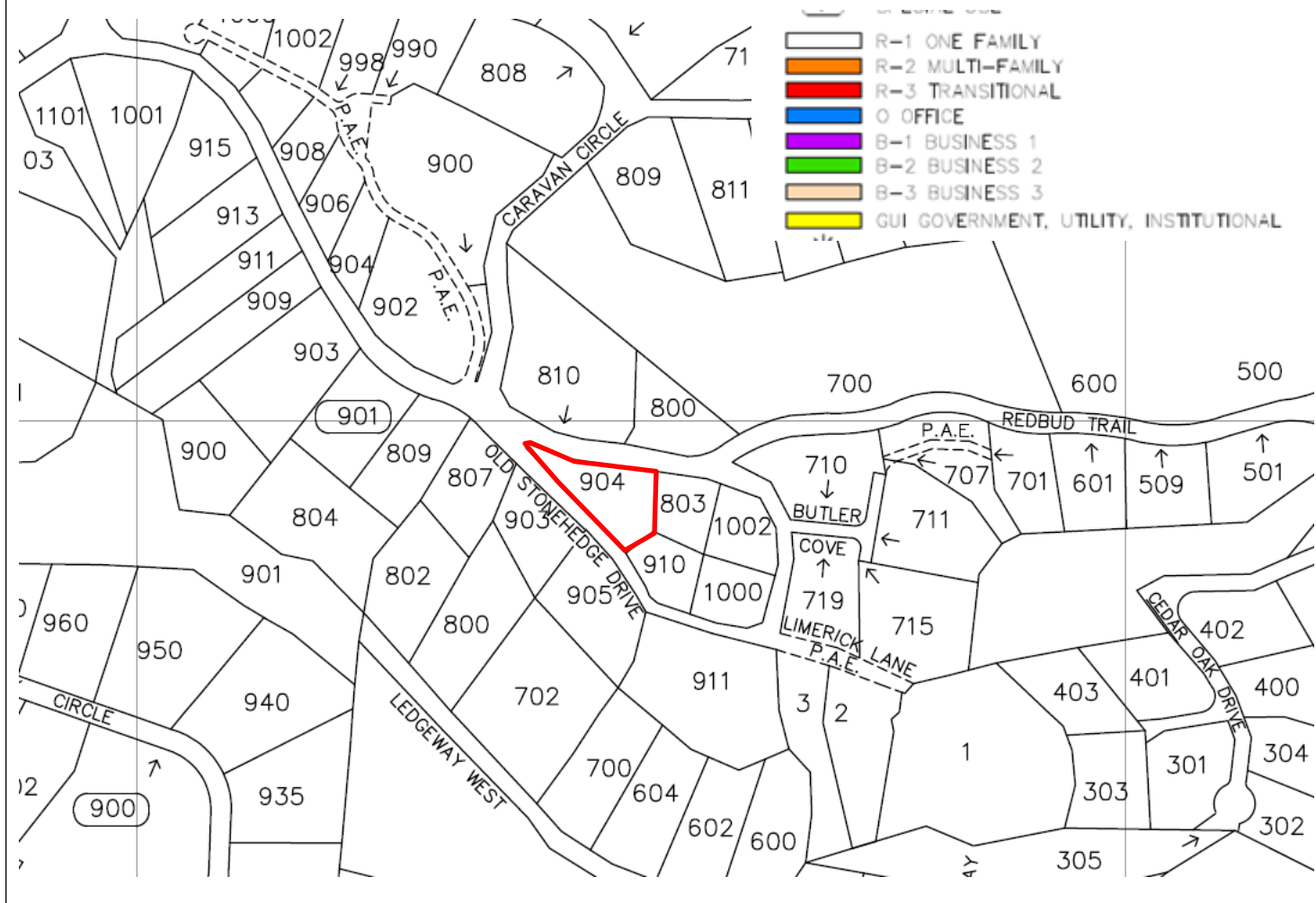
Comprehensive Planning Analysis

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

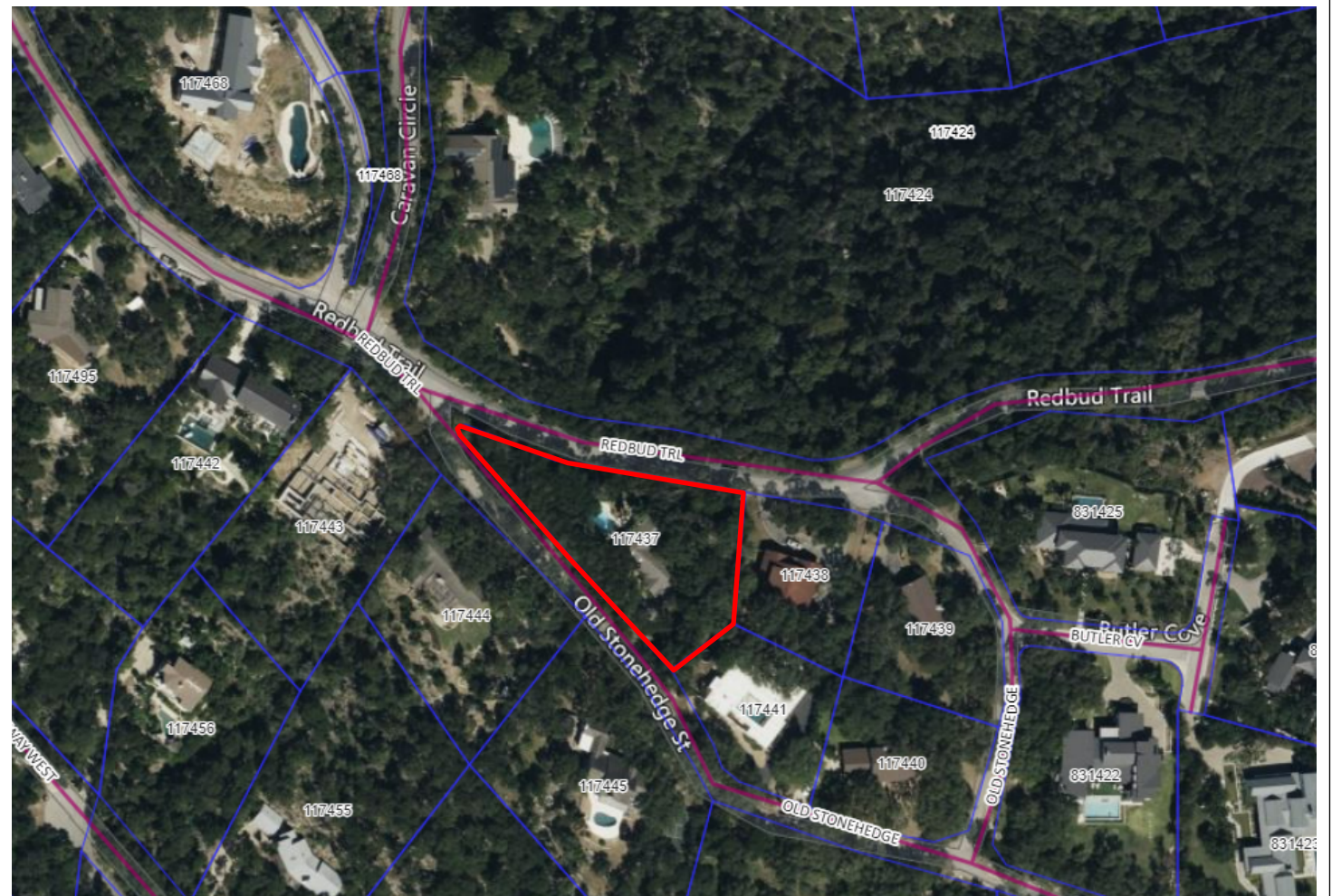
Links to Relevant Code:

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

Zoning:



Aerial:





Attachment 1

Variance request

In reviewing the 30' rule from street to fence we found that our fence on Old Stonehedge has a section we would like to request a variance with. If we only considered ourselves we could build the fence 30' from the road. However, that would leave a 15' gap in the fence for our neighbors. They have dogs so that would be a problem for them.

We would like to be good neighbors and not have this gap. In the pictures below you can see that the 910 Old Stonehedge fence line along Old Stonehedge was made to be straight with the front of their house. The main request of this variance is there are some very old bushes along this stretch of the fence line. Below are pictures of them. Even if their fence was also moved to comply with the 30' road to fence requirement there would be a very odd gap between these bushes and the new fence. As these bushes are aesthetically pleasing and more importantly have survived the last to brutal winters and the current heat wave it would make sense to me to preserve them and the fence in its current location.

For the 30' road to fence rule, I understand its intent and along Redbud. That street is a high traffic street and I understand the rule is helping with public safety. However, Old Stonehedge has very low traffic and what traffic it does have is at a low rate of speed due to the narrowness of the street. In light of that I would like to request a variance for this section of fence to preserve these bushes and not cause hardship on our neighbors.



Picture 1 – 910 Old Stonehedge St fence line with shrubs in front of the fence



Picture 2 – 910 Old Stonehedge St fence line with shrubs in front of the fence



Picture 3 – 904 Old Stonehedge St fence showing the fence 15' from the St



Picture 4 – 904 Old Stonehedge St showing the back yard of 910 Old Stonehedge St where the 910 Old Stonehedge St fence would move so the trees in the picture would move from the back yard to be on the street side of the fence. It would also create the awkward gap between the new fence and the existing bushes.

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
<https://www.mgoconnect.org/cp?JID=253>

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: Dan Littlejohn Phone: 512.892.6043
Email: dan.littlejohn@gmail.com
Address: 904 Old Stonehedge St City: West Lake Hi State: TX Zip: 78746
Agent*: n/a Phone: _____
 Email: _____

Address: _____ City: _____ State: _____ Zip: _____
Property Address: _____ City: _____ State: _____ Zip: _____

Property Information

Subdivision Name: _____
Block: _____ **Lot:** 1 **TCAD Tax Parcel ID:** 117437
Current Zoning Classification: residencial **Total Lot Size (Acres):** 0.8

**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-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. Would like to request a variance for a fence in our front yard to be all
It is 15' from the road, which is closer that the 30' currently in the West

2. _____



VARIANCE APPLICATION

3.

4.

5.

6.

CONDITIONS REQUIRED FOR GRANTING A VARIANCE (SECTION 38.05.32):

No variance shall be granted unless the following conditions are fulfilled as provided by the applicant's statements:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant. 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 current fence has been in place for decades and is literally falling apart. The variance for the fence is due to our neighbors having an existing hedge row along the fence that would be impacted and also cause them hardship in having to replace part of their fence.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora. 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 want to keep things like they are now except to replace the fence with new wood. We would be preserving an existing very old hedge row our neighbors have and making less hardship for them in needing to replace a portion of their fence. The variance is requested for the road Old Stonehedge St, which has very low
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of. What other alternatives have you considered? Why won't those other options alleviate



VARIANCE APPLICATION

the difficulty or hardship that you think exists?

Neighbors would have to replace a portion of their fence. Likely a very old hedge row along our neighbors fence would be impacted.

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

I believe our request is the minimum required.

5. 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?

Our fence has been in place for decades without any incidence with the city. I do not believe allowing it to remain where it is while replacing it so it does not continue to collapse in places will create any public safety or other concern. In fact I believe it will be the lowest impact to the neighborhood while also allowing our fence to be

6. 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?

If anything re-routing the fence line will lower our neighbor's property value by reducing the aesthetics of the fence line and potentially impacting the old hedge row along it.

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

9/6/2023

Printed Name

Dan Littlejohn



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 reason for the request
- ☒ 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:

UNIMARC
NEQ REST
(CATHOLICISM)

[illegible]

100-100-100-100

Notes: Subject to emul. rights & restrictions in Vol. 3298, Pg. 1345 Deed Records & Vol. 34, Pg. 2, Plat Records, Travis County, Texas.

U.S. - 02/20/07-1459
of West American Film Company - Lorenz Film Institute Corporation,
Lorenz Institute A. K. A. 10000 D. 100000

Received of the 11th day of Aug 1901

Attest: J. L. Carpenter.

MAILING - N. AMERICAN B.P.L., NO. 428,
JAMES N. AMERICAN SUBSTITUTION CO.,
and Capital of James Henry, S. Stn. 309

(S/N) 307-

100



Dan Littlejohn <dan.littlejohn@gmail.com>

904 Old Stonehedge fence variance

1 message

Will DuBois <will.dubois@gmail.com>

Wed, Sep 6, 2023 at 5:38 PM

To: Dan Littlejohn <dan.littlejohn@gmail.com>

We are writing to strongly endorse granting the requested variance. The project pursuant to the request is entirely consistent with the character and aesthetics of the neighborhood.

Literal and strict implementation of the zoning code in this situation would be wasteful and potentially counterproductive. To the extent the purpose of the zoning code is to preserve the character and appearance of our community, that purpose would best be met in this instance by approving the project as-proposed. Moreover, the shape of the lot and the street make the proposed approach a more reasonable option than redesigning to increase the setback from the status quo.

- Francis (Will) and Elizabeth DuBois
905 Old Stonehedge, West Lake Hills, TX 78746

Ed Vincent
910 Old Stonehedge St.
West Lake Hills, TX 78746

Sept 6, 2023

City of West Lake Hills
West Lake Hills, TX 78746

To whom it may concern:

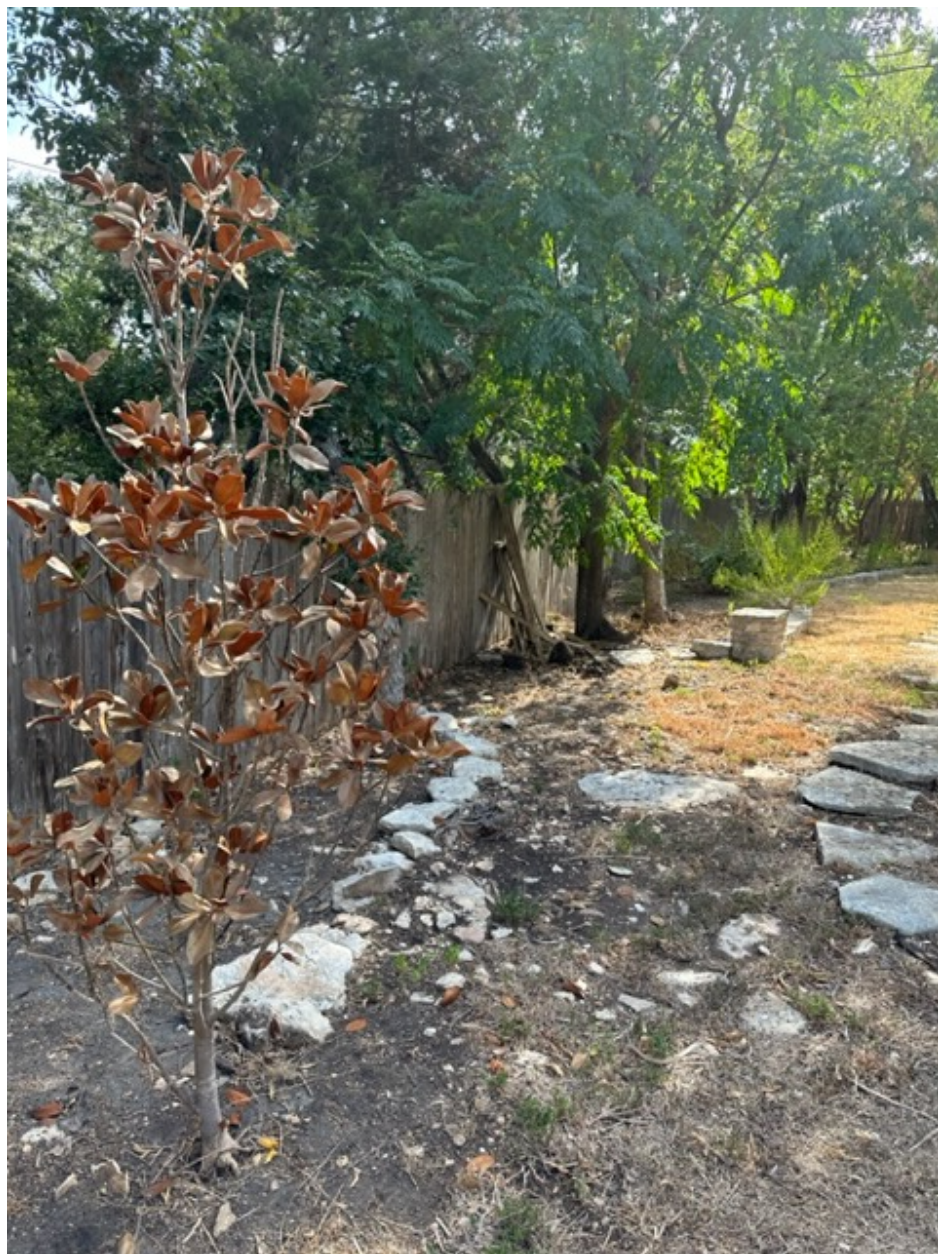
We have been talking with our neighbors who live at 904 Old Stonehedge who would like to replace the existing fence we share between our 2 properties. In talking with them we understand that the City of West Lake Hills is requesting that our shared fence between our 2 properties be moved from the current 15 feet from Old Stonehedge St to 30 feet. In our opinion, this would create a hardship on us as we would need to replace a portion of our fence to move it to 30 feet from the road and there is a hedge row that is very old that would likely be impacted as it is against the existing fence line. We would like to support the Littlejohn's request for a variance, so we do not have to replace our fence or potentially impact this hedge row. The existing fence has existed without problem for many years and we also think making the major change to comply would negatively impact our enjoyment of 910 Old Stonehedge St.

Regards,

Edward Vincent

Ed Vincent
910 Old Stonehedge St.
West Lake Hills, TX 78746



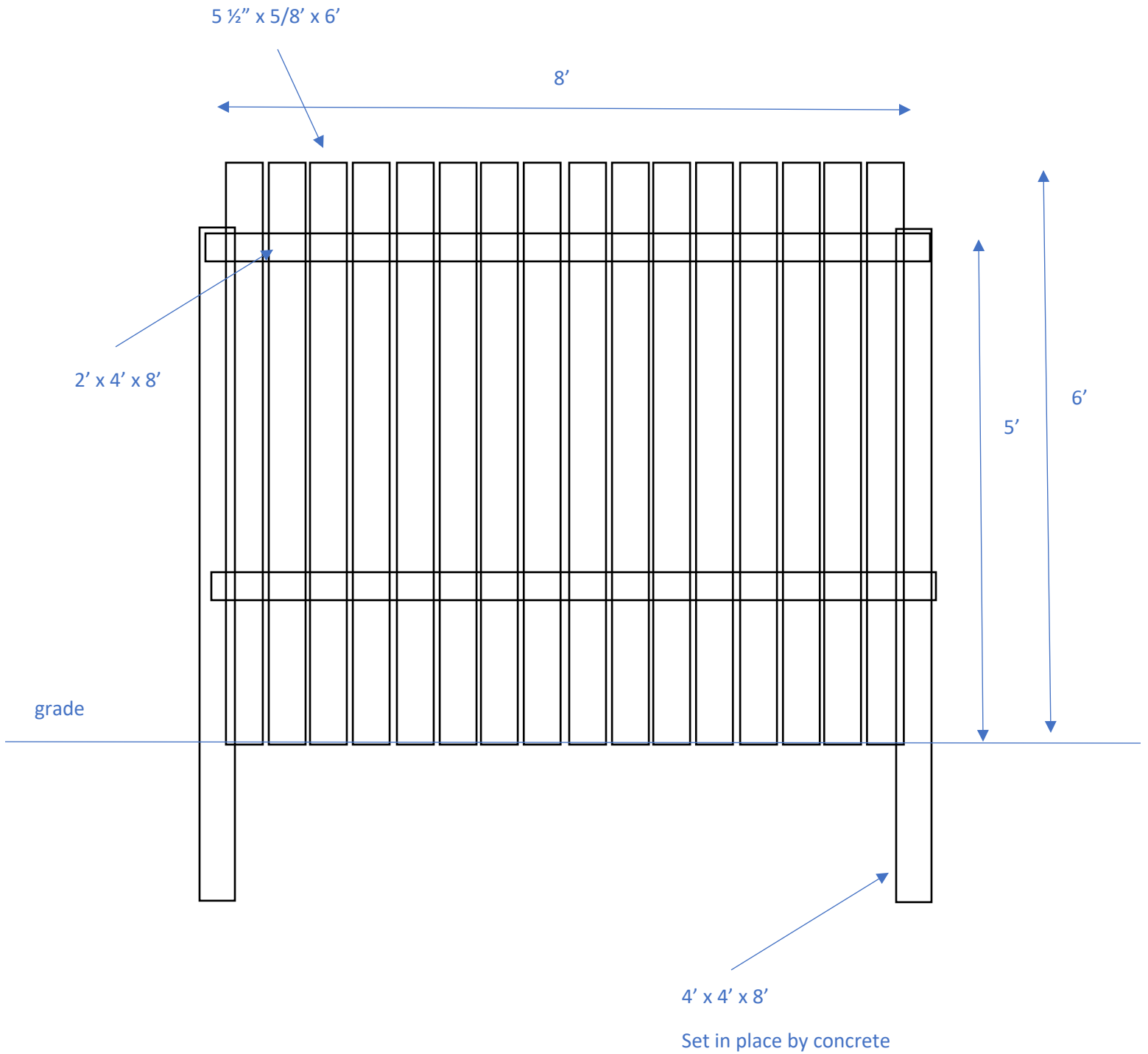








Attachment 6





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	October 18, 2023	Item Number:	6
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1200 Westlake Dr: Discuss and make a recommendation on variances for the installation of a fence on a vacant lot and the development of a turf sport field on a vacant lot and within the 30-foot rear setback (Section 22.03.173 & 38.03.032 (b) of the West Lake Hills Code).

Applicant: Hughes Holland

Recommendation

Staff recommends denial of the variance request. The vacant lot is a separate property from 203 Wild Cat Hollow. The applicant should plat the 0.79-acres of Sparks Survey and 3.055 acres of Sparks Survey properties to make lots that will meet the code for development.

The ZAPCO recommendation will be forwarded to the November 8, 2023 BOA/City Council meetings for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Pat Feigley

Legal Description: 3.055-acre tract out of the W. Sparks Survey, Abstract 21

Lot Size: 3.055 acres

Zoning: R-1, One-Family

The properties surrounding the subject property are zoned R-1, One Family, B-2 Business and GUI Government, Utility, and Institutional.

Background & Analysis:

The applicant is requesting a variance to incorporate part of a separate vacant lot at 1200 Westlake Drive as part of the property at 203 Wild Cat Hollow by extending the fence from the rear property line. The properties are under common ownership but are two separate lots. Within the Code, fences are prohibited on vacant lots. The site plan provided does not provide the lot boundaries as reference but is intended to be to the east of the rear boundary of 203 Wild Cat Hollow. Additionally, the property at 1200 Westlake Drive is zoned R-1 and the primary use must be One-family dwelling, with accessory uses (soccer field) as an incidental use to the primary use. As a vacant lot, this would be a violation of the zoning. The applicant has included an unrecorded plat that shows creating two lots out of the vacant lot (Attachment 4) and tree survey with possible future development plans depicted (Attachment 5).

The applicant has submitted a fence permit but has not provided any details on the installation methods/materials for the soccer field (Attachment 3). A grading permit will most likely be required for the turf installation (Attachment 6).

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.*
By building this outdoor fenced in turf soccer field it will encourage a healthy and productive space for the kids and family. Without the field it encourages the kids to be inside wasting away on their mobile devices.
2. *There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.*
We have provided a tree survey and legend to be followed and not affect any terrain and existing flora that is protected.
3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*
The Feigley's would like to utilize the already existing flat surface for the turf soccer field. Proposing other locations for the field become extremely difficult due to the slope of the terrain.
4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
The proposed turf soccer field is easily accessed from our main residences backyard.
5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
We are only installing a fence and turf soccer field and the fence can easily be removed if required in the future.
6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*
The Feigley's own the adjacent property. The only neighbors are themselves.

Outdoor Lighting

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

Compliance with Adopted Building Code

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

Subdivision

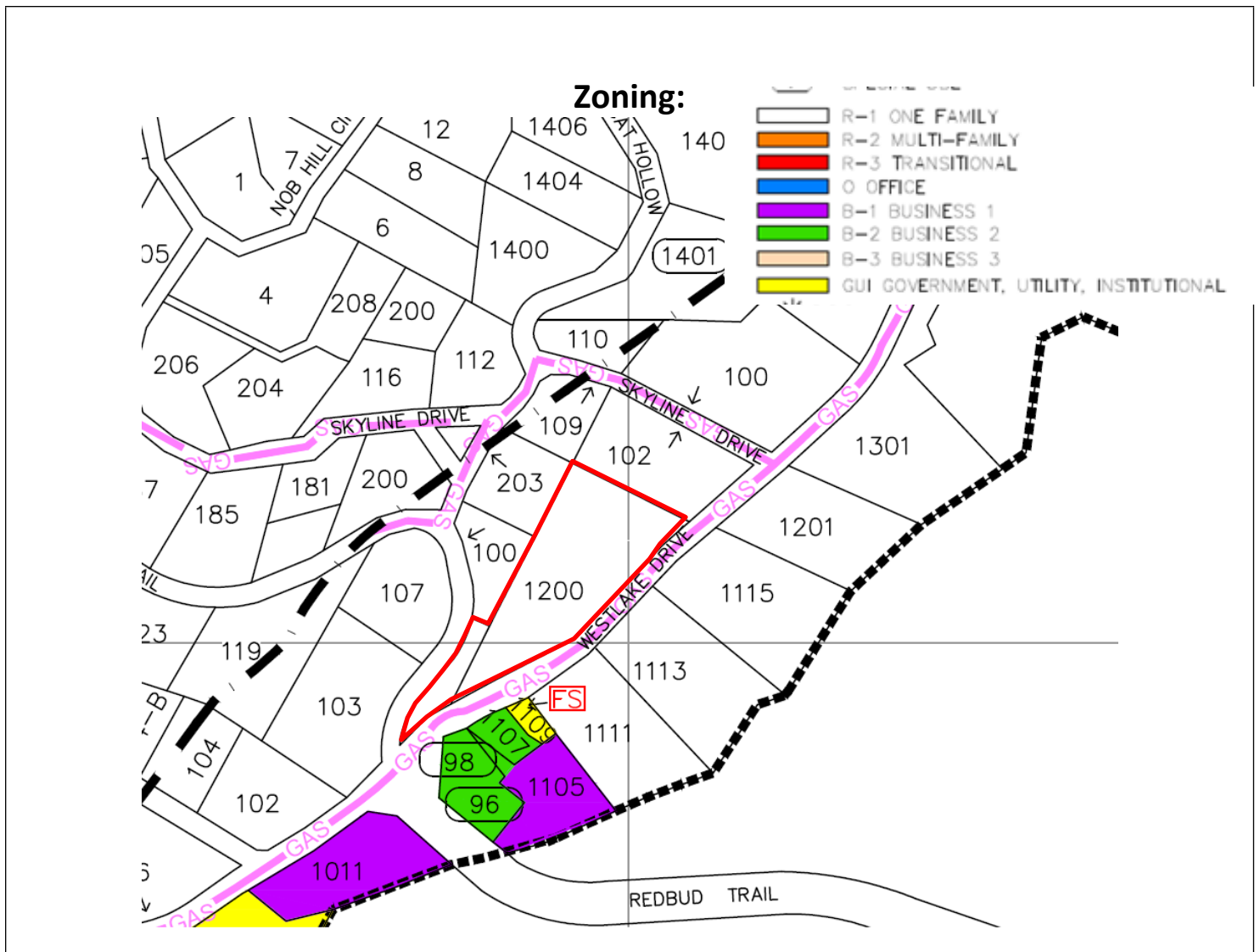
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

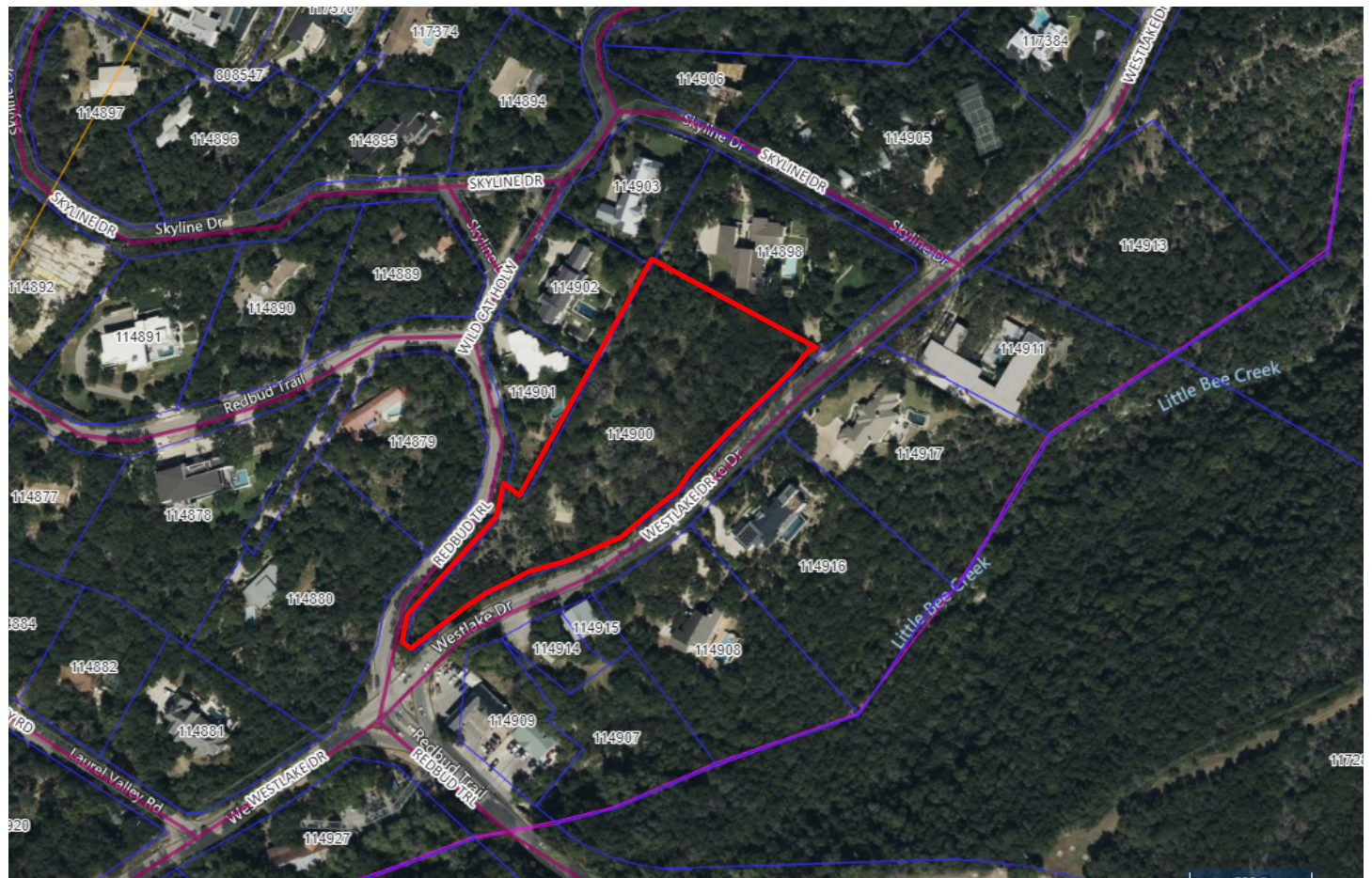
The existing land use is in conformance with the City of West Lake Hills Master Plan, but the proposed use on the vacant lot as a sports field without a primary use is not in conformance with the Master Plan.

Links to Relevant Code:

- [Section 22.03.173: Fences \(Residential\)](#)
- [Section 38.03.032 R-1 one-family residential district](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:

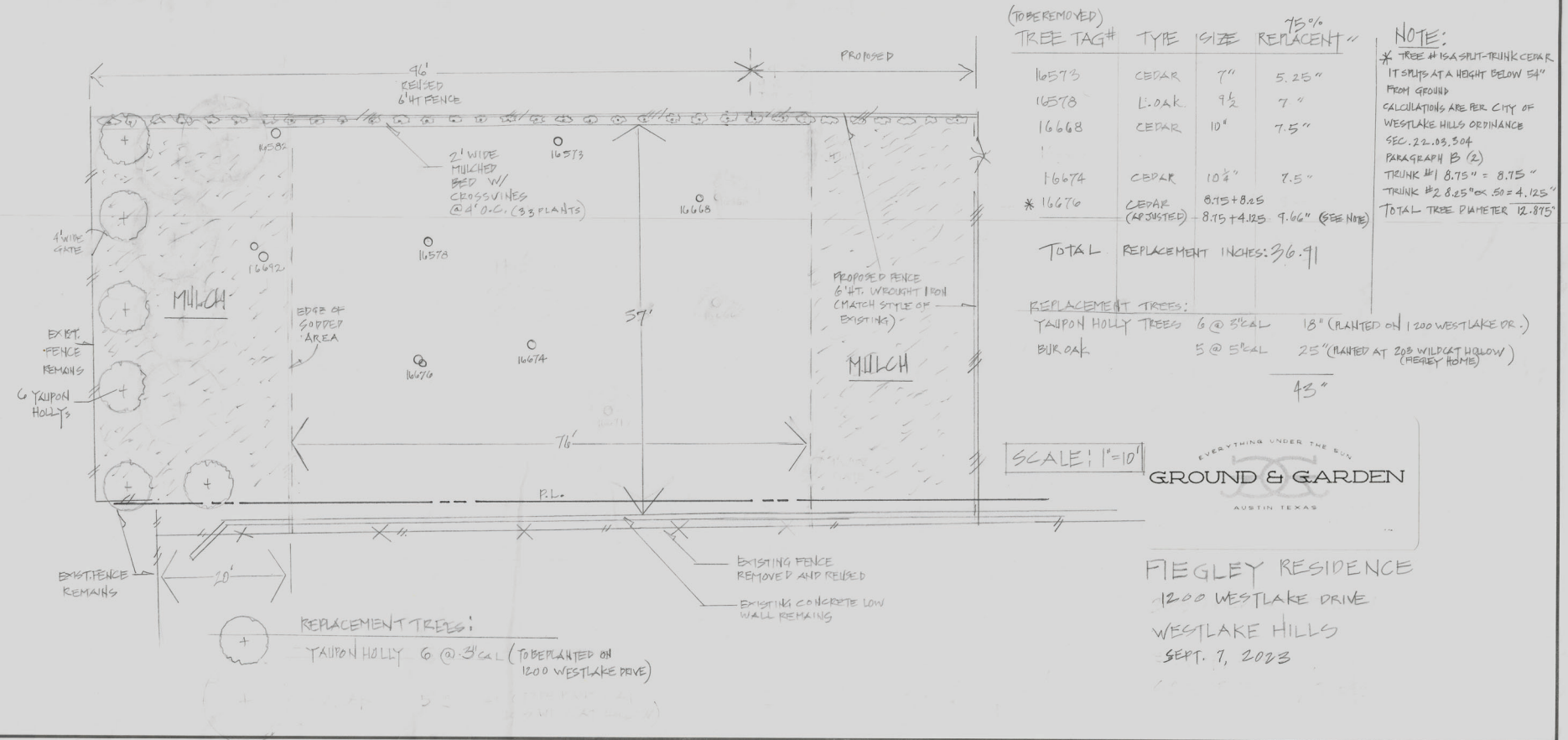


Attachment 1

IMPERVIOUS COVER CALCULATIONS

TRACT 1	- 1.51 ACRE	(66211.2 SF)
TRACT 2	- .28 ACRE	(12196.8 SF)
TRACT 3	- 1.2678 ACRE	(55225.37 SF)
	3.0678 ACRES	133633.37 SF

IMPERVIOUS MATERIAL 5225 SF = 3.9%



EVERYTHING UNDER THE SUN
GROUND & GARDEN
AUSTIN, TEXAS

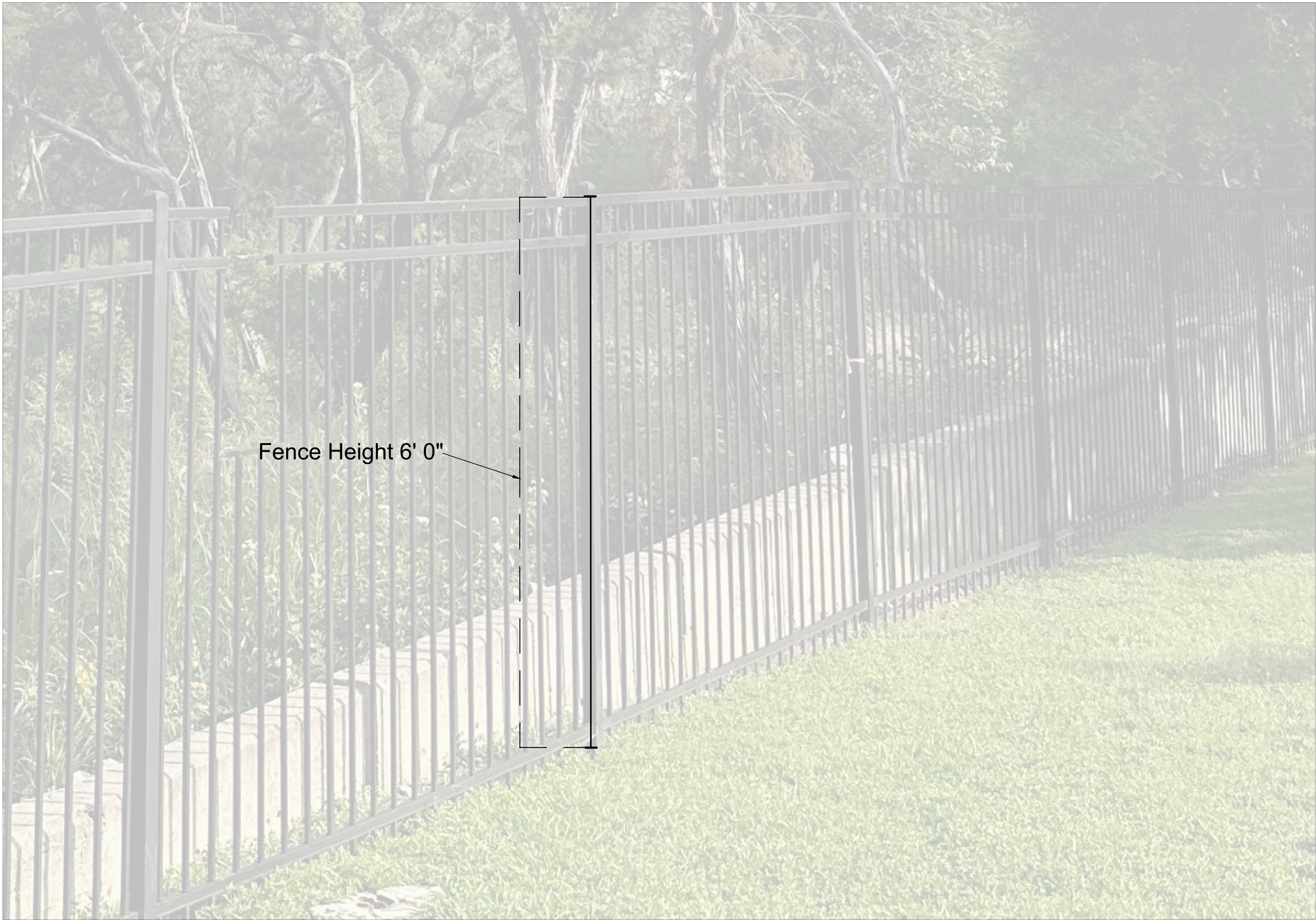
No.	Date	Description

Fiegly Fence

Fence Height

DATE: 9-23
DRAWN BY: mp

FH100





Attachment 3

PERMIT APPLICATION FOR FENCING

Date Application Received: _____

Received By: _____

Permit No. _____ Admin Completeness Date: _____

PERMIT TYPE:

Construction Type: ☐ New Construction ☒ Remodel

Permit Type: ☒ Fence ☐ Pool Enclosure ☐ Entry Gate

Will it include any of the front yard? Yes ☐ No ☒

PROJECT INFORMATION:

Project Name: P Feigley Fence

Property Address: 1200 West Lake Dr

Block: _____ Lot: _____ Tax Parcel ID: 11490

Total Lot Area: _____ acres

Present use of Property: Residential

Additional Impervious Cover: 0 sf Total Impervious Cover: _____ %

Estimated Construction Cost: \$ 49937

*PROJECT NARRATIVE: (Please be descriptive):

- Remove approx 80 linear feet of existing back property line fencing (to be reused along 1 length of proposed enclosure. New posts will be needed for these sections of fence.
- Install reusable fencing, plus additional fencing (match existing)
- Three gates total are included: One double 8' utility gate at the new lot, one 4' pedestrian gate at the new lot and one 4' pedestrian gate



PERMIT APPLICATION FOR FENCING

APPLICANT 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: Pat Feigley Phone: _____ Email: _____
Address: 203 Wildcat Hollow City: Austin State: TX Zip: 78746
Agent: Molly Pikarsky Phone: _____ Email: _____
Address: 1101 S Capitol of TX HWY City: Austin State: TX Zip: 78746
Licensed Engineer/Surveyor: _____ Phone: _____ Email: _____
Address: _____ City: _____ State: _____ Zip: _____
Contractor: Ground and Garden Phone: 512-563-1761 Email: _____
Address: 1101 S Capitol of TX HWY City: Austin State: TX Zip: 78746

***For projects valued at \$25,000 or greater, General Contractor registration form is required and subject to City of West Lake Hills Code, Section 22.03.130**

1. Does the project require the removal of any regulatory trees? ☐ Yes ☐ No
If yes, a tree permit approval is required prior to permit issuance per Sec. 22.03.303.
2. Is the project located within any FEMA regulated floodplain? ☐ Yes ☒ No
If yes, a Floodplain permit approval is required prior to permit issuance

SUBMITTAL REQUIREMENTS

- ☐ Completed and signed application
- ☐ Completed and signed Acknowledgment of Code of Ordinances
- ☐ General Contractor Registration Form (required for projects valued at \$25,000 and greater)
- ☐ A survey / site plan showing all improvements on the property and all setbacks in accordance to West Lake Hills Code Sec. 22.03.281
- ☐ Location and dimensions of fence on property (can be included on the above site plan/survey)
- ☐ Elevations showing height of fence (measured from natural ground grade)
- ☐ Design details/renderings of proposed fence
- ☐ Pictures of existing site and pictures of existing fence, if applicable
- ☐ Landscape plan and depiction of growth and size of vegetation 3 years from planting, if applicable
- ☐ 1 hard copy of application submittal package
- ☐ PDFs of entire application submittal package
- ☐ Detailed Narrative of Work (including description of variances if applicable)
- ☐ Proof of ownership
- ☐ Copy of driver and state licenses for all contractors (general and sub)
- ☐ Proof of Liability Insurance (minimum \$600,000 unless otherwise specified)



PERMIT APPLICATION FOR FENCING

- ☐ Outdoor lighting plan and manufacturer cut-sheets, if applicable
- ☐ Copy of recorded plat
- ☐ Tree and topo survey
- ☐ Property survey including building setbacks (platted setbacks and City Zoning setbacks)
- ☐ Location of septic fields and tanks, if property on septic
- ☐ Variance approval letter, if applicable
- ☐ Approval letter from ESD 9 for electronic gates, if applicable

IMPORTANT NOTE:

This permit or application for permit does not relieve the applicant from any construction requirements that may need to be addressed with outside agencies. It is highly recommended that a permit be submitted to any outside agencies prior to submitting this permit application.

I hereby confirm that this application is complete and all required information attached. I further agree to comply with all relevant code and policy requirements of the City of West Lake Hills. I understand that the permit will not be issued unless staff comments are satisfactorily addressed.

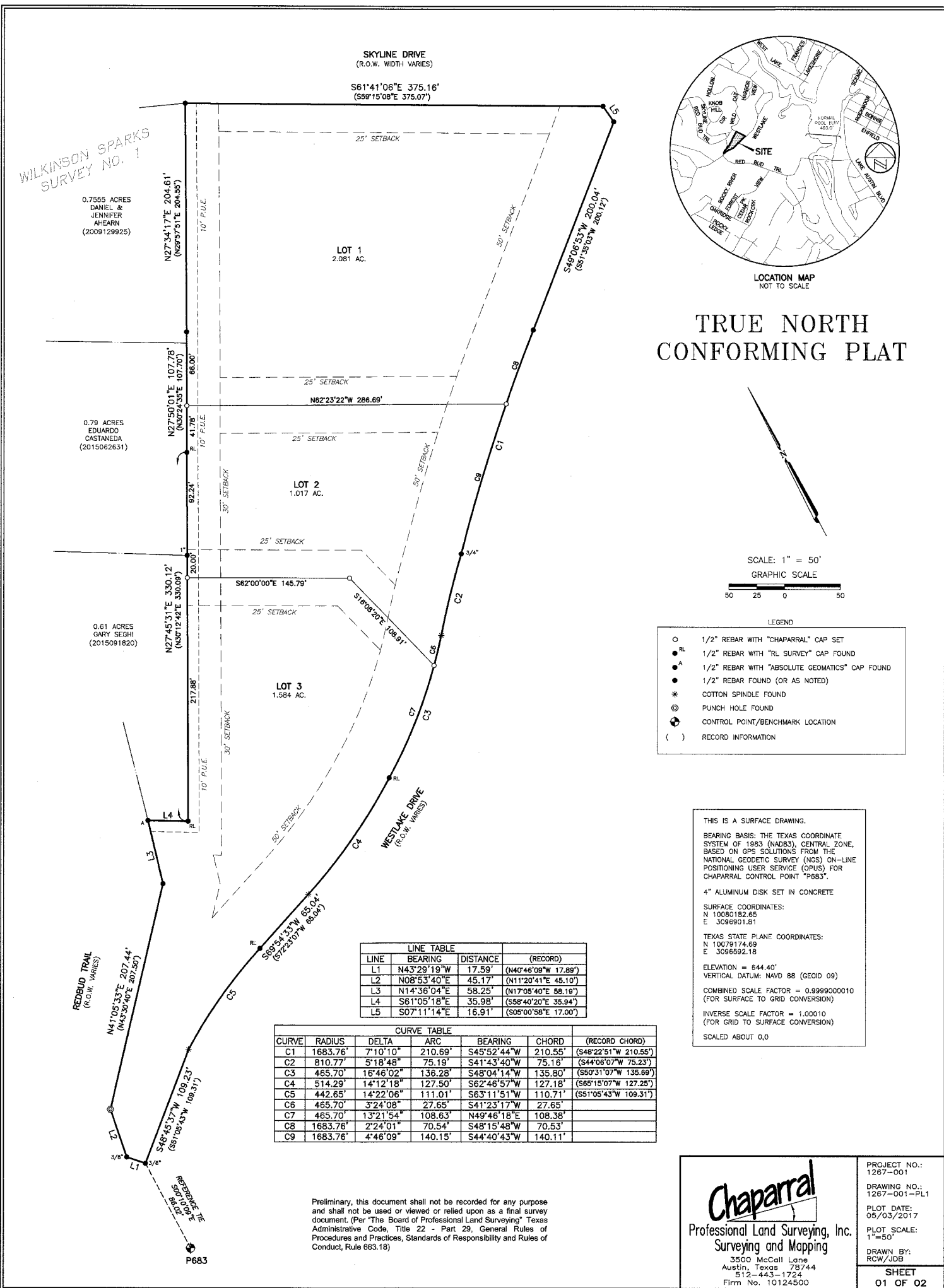
7/18/2023

Signature of Owner/Applicant

Date

Molly Pikarsky, Landscape Design

Print Name & Title



TRUE NORTH CONFORMING PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL S. SMERKLO, TRUSTEE OF THE TRUE NORTH TRUST, BEING OWNERS OF 4.682 ACRES IN THE WILKINSON SPARKS SURVEY NO. 1, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015160869 AND DOCUMENT NO. 2016200911 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TRUE NORTH CONFORMING PLAT OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 4.682 ACRES OF LAND TO BE KNOWN AS TRUE NORTH CONFORMING PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____ A.D.

BY: MICHAEL L. SMERKLO DATE _____
102 SKYLINE DRIVE
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL L. SMERKLO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

I, THE UNDERSIGNED, CITY ADMINISTRATOR OF THE CITY OF WEST LAKE HILLS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY FOR WHICH MY APPROVAL IS REQUIRED.

CITY ADMINISTRATOR CITY OF WEST LAKE HILLS, TEXAS

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 10 AND HAS WATER SERVICE AVAILABLE.

PRESIDENT OF THE BOARD WCID NO. 10

STATE OF TEXAS
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND JANUARY 19, 2017.

ROBERT C. WATTS, JR., R.P.L.S. 4995
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY OF WEST LAKE HILLS, TEXAS.

ZAPCO CHAIRPERSON CITY OF WEST LAKE HILLS, TEXAS

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS.
DATED THIS ____ DAY OF _____, 20____.

MAYOR CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

CITY SECRETARY:

(1) SEPTIC TANK NOTE:

SEPTIC SYSTEMS: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO THE WEST LAKE HILLS CODE, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED IN THE CITY UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN OF THE WEST LAKE HILLS CODE, AS AMENDED.

(2) SITE CLEARANCE, SITE DISTURBANCE AND IMPERVIOUS COVER NOTE:

SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.

(3) FLOOD HAZARD NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (ZONE AE), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0445J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

(4) STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES NOTE:

STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THE PLAT: THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES, AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.

(5) CONSTRUCTION OVER THE EDWARDS AQUIFER RECHARGE ZONE, IF APPLICABLE:

RECHARGE ZONE: THIS SUBDIVISION IS/IS NOT LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES (AC CHAPTER 315 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

(6) THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, ____ DAY OF _____, 20____ A.D.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE.

ON THE ____ DAY OF _____, A.D. 20____ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20____ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

20____ A.D.

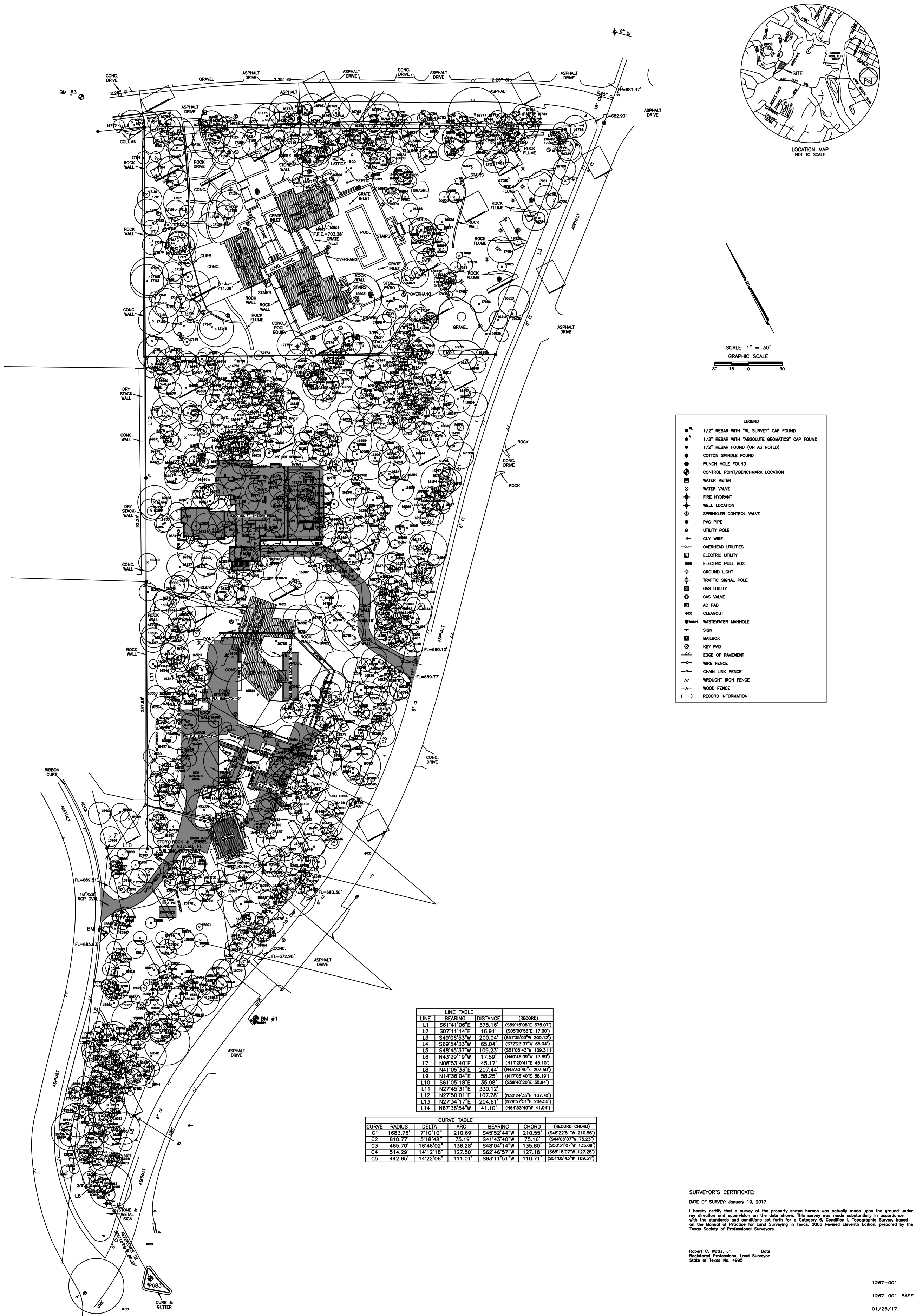
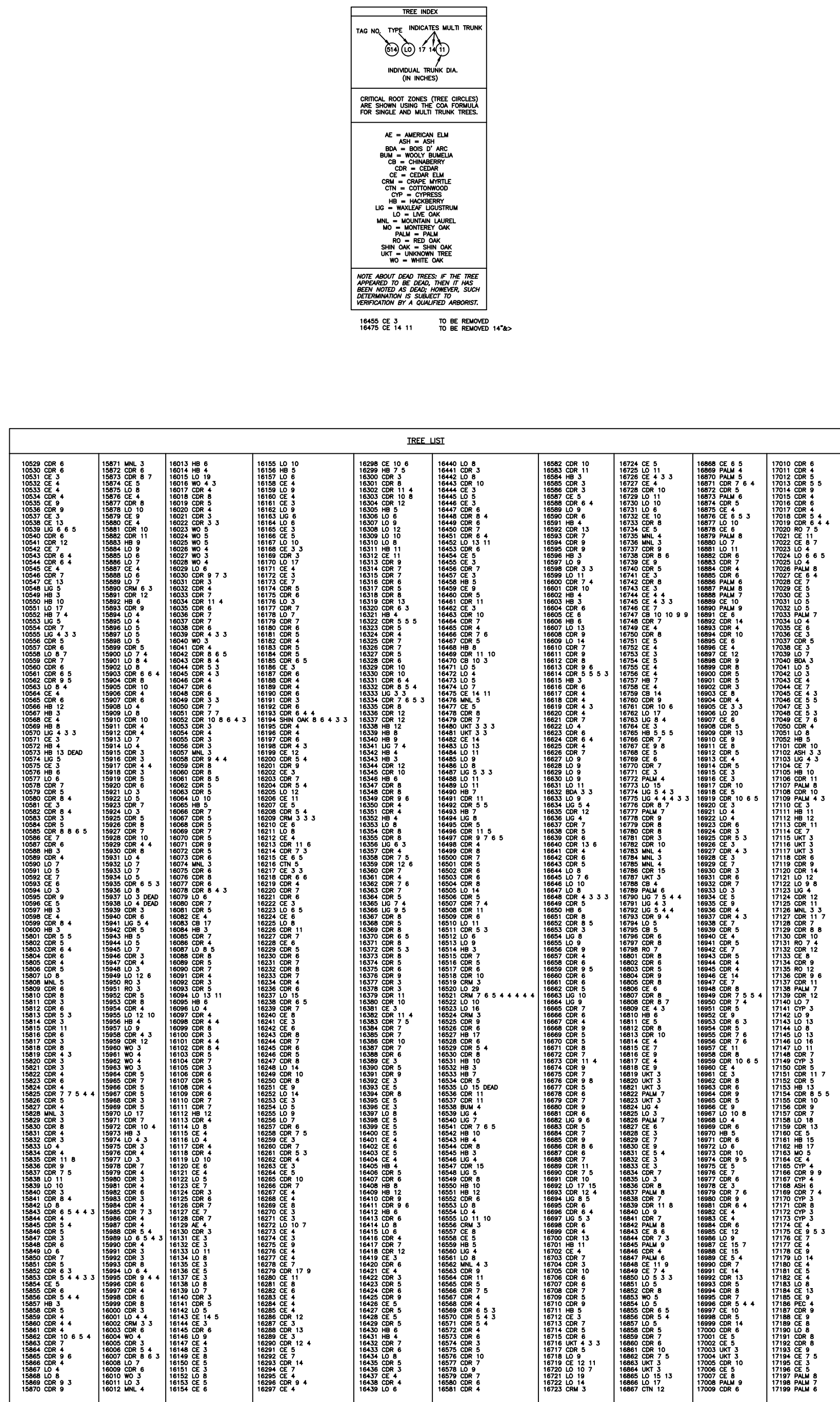
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1267-001
DRAWING NO.: 1267-001-PL1
PLOT DATE: 05/03/2017
PLOT SCALE: 1"=50'
DRAWN BY: RCW/JDB
SHEET 02 OF 02

Attachment 5









City of West Lake Hills Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	October 18, 2023	Item Number:	7
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

100 Redbud Trail: Discuss and make a recommendation on variances for a 33-foot encroachment into the 50 foot front yard setback and impervious cover allowance greater than 25% to demolish and reconstruct a pool house and storage building (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: James Hughes Holland

Recommendation

Staff recommends denial of the variance requests.

This item will be forwarded to the November 8, 2023 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Patrick & Renee Feigley

Legal Description: 0.610 acres of the W. Sparks Survey, Abstract 21

Lot Size: 0.610 acres (26,571.6 sq. ft.)

Zoning: R-1, One-Family

The properties surrounding the subject property are zoned R-1, One Family, B-2 Business and GUI Government, Utility, and Institutional.

Background & Analysis:

The applicant is requesting two variances to demolish and build a new pool house and shed. The setbacks along Wildcat Hollow and Redbud Trail are both defined as front yard setbacks and are 50 feet. The submitted plan incorrectly identified the setback as a 25-foot side setback along Redbud Trail. The pool house is encroaching into the setback 10 feet and storage shed is encroaching 33 feet (Attachment 1).

The existing property is currently covering 38.12% of the property with impervious cover. The applicant proposes to reduce the overall impervious cover by 3.85 with the removal of other features (Attachment 2). No engineering drainage study or calculations have been provided to prove that no adverse impact is present with the existing or future drainage from the site.

No other elements on the site plan have been reviewed for code compliance (retaining walls, fences, etc).

Variance Criteria Review:

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

- The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
As of right now the pool house needs to be demo'ed as it is falling apart and someone could get injured. We are proposing to rebuild the pool house in its exact location and even with the second floor workout room only increasing the square footage from 837sf to 968sf.
- There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
There is no change and no existing flora that will be disrupted or destroyed.
- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The existing pool house needs to be demo'ed due to safety concerns.
- The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
We are doing the best we can to abide by the City of West Lake Hills building guidelines.
- The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
We are only rebuilding a decrepit structure and making it better and we are staying within the City of West Lake Hills guidelines in doing so.
- The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
We meet all of the building requirements set out by the City of West Lake Hills.

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

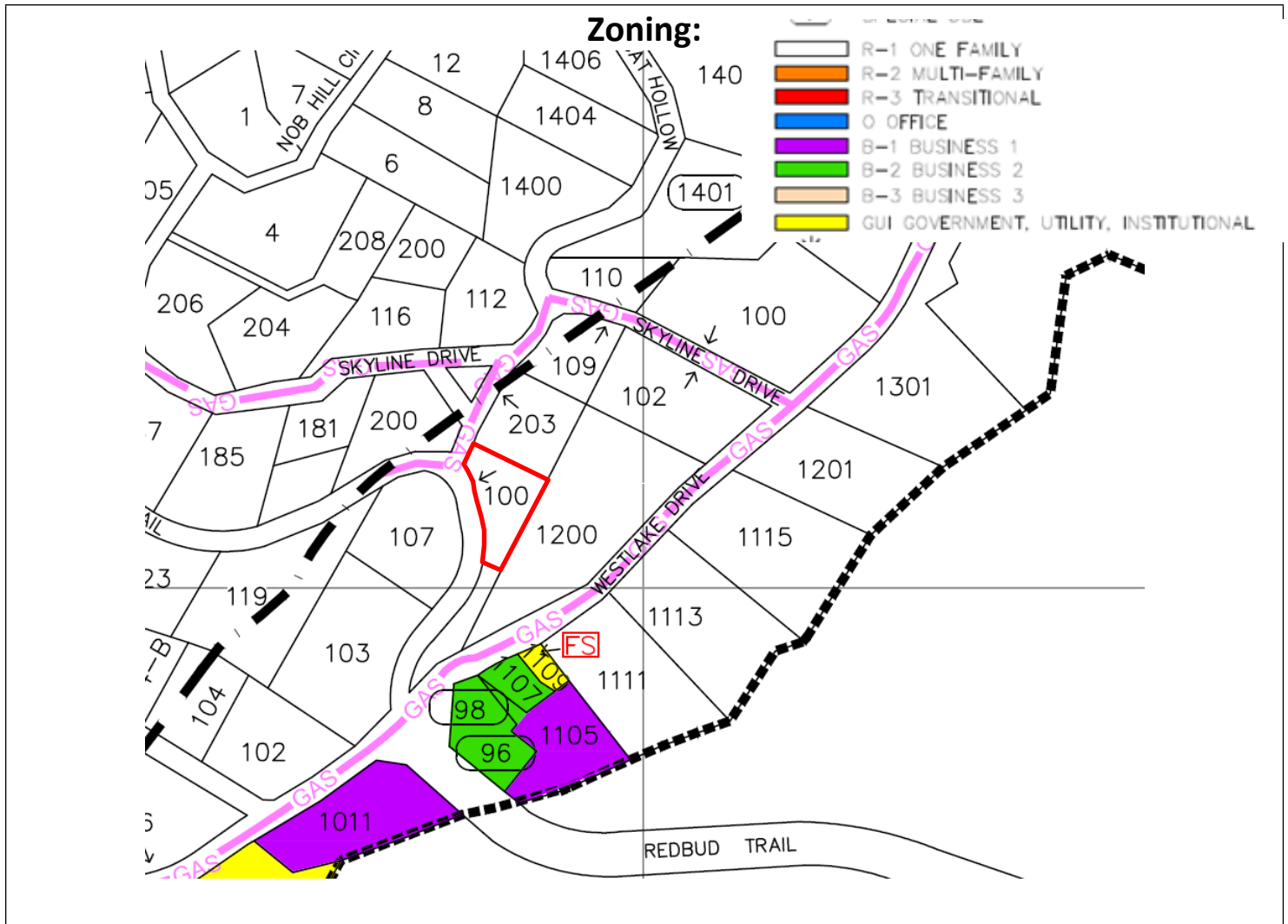
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

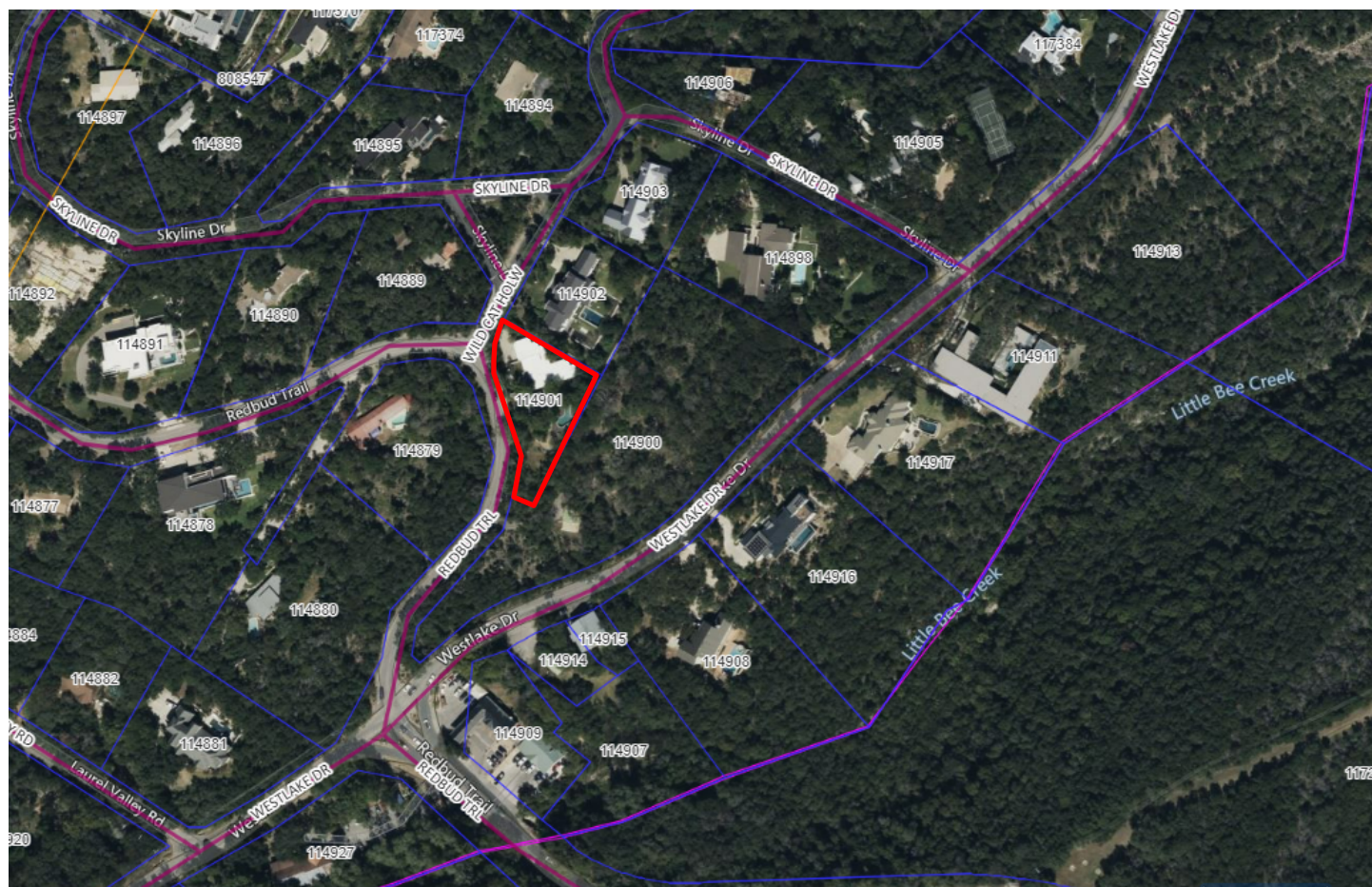
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.278 - Lot coverage](#)
- [Section 38.04.061 - Nonconforming uses of land and structures](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:



100 REDBUD TRAIL - POOL HOUSE + LANDSCAPE WEST LAKE HILLS, TX

PROJECT ADDRESS

100 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

PROJECT DESCRIPTION

RENOVATION OF EXISTING POOLHOUSE + STORAGE SPACE
LANDSCAPING, PATHWAYS + SITE WALLS
RENOVATIONS TO EXISTING POOL DECK AND POOL

OWNER INFO

PATRICK AND RENEE FEIGLEY

203 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746
(312) 961-9812
PAT.FEIGLEY@GMAIL.COM

DRAWING LIST

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES
- A0.2 3D VIEWS

- A1.0 SITE PLAN - DEMO
- A1.1 SITE PLAN - PROPOSED
- A1.2 IMPERVIOUS COVER DIAGRAM - EXISTING
- A1.3 IMPERVIOUS COVER DIAGRAM - PROPOSED

- A2.1 PLAN - MAIN LEVEL
- A2.2 PLANS - 2ND LEVEL AND ROOF

- A3.0 BUILDING SECTIONS

- A4.0 BUILDING ELEVATIONS

- A5.0 DETAILS - TYPICAL WALL SECTIONS

- E1.0 OUTDOOR LIGHTING
- E1.1 ELECTRICAL + LIGHTING - POOLHOUSE

- STRUCTURAL DRAWINGS



DOB & EEL
DESIGN STUDIO

WWW.DOBANDEEL.COM
6008 ROXBURY LANE
AUSTIN, TX 78739

DAVID O'BRIEN, AIA: 310-384-9629
DAVID@DOBANDEEL.COM

ERIN LINDLEY: 512-415-9576
ERIN@DOBANDEEL.COM

100
REDBUD TRAIL

100 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

DATE:
2023-9-14

DRAWING TITLE:
3D VIEWS

A0.0

GENERAL NOTES AND CODES

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH ALL CODE(S) AND GUIDELINES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY, HOME OWNERS ASSOCIATION AND ALL OTHER AUTHORITIES HAVING JURISDICTION (AHJ'S). ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS, INCLUDING CURRENT PUBLICATIONS OF:

THE INTERNATIONAL RESIDENTIAL CODE (IRC),
INTERNATIONAL ENERGY CONSERVATION CODE (IECC),
UNIVERSAL PLUMBING CODE, UNIVERSAL MECHANICAL CODE, NATIONAL ELECTRICAL CODE, AND THE
INTERNATIONAL FIRE CODE WITH STATE AND LOCAL
AMENDMENTS AS ADOPTED BY THE LOCAL JURISDICTION.

IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICTS WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND/OR ORDINANCES, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS REQUIRED PER GOVERNING AGENCY AND CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY TEMPORARY SHORING AND BRACING TO INSURE THE SAFETY OF THE WORK.

THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ'S) FOR SIDEWALKS, DRIVEWAYS, CURBS, GUTTERS, STREETLIGHTS, EASEMENTS, UTILITIES, FENCES, SIGNS, BARRICADES, ETC. ADJACENT TO THE PROPERTY, AND SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL, AND ARCHITECTURAL WORK.

WHERE WORK OR EQUIPMENT IS INDICATED "NOT IN CONTRACT" (NIC), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.

INFORMATION CONTAINED IN THESE DOCUMENTS WHICH DESCRIBE OR LOCATE EXISTING SITE AND BUILT ELEMENTS, IS BASED ON INFORMATION (DRAWINGS, NOTES, SURVEYS, ETC.) SUPPLIED BY THE OWNER AND/OR THEIR PRIOR ARCHITECTS, AND LIMITED SITE OBSERVATION. THE CONTRACTOR AND OWNER'S SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FINISH CONDITIONS APPLICABLE TO THE WORK DESCRIBED HEREIN.

THE CONTRACTOR IS TO SURVEY EXISTING SITE CONDITIONS AS REQUIRED FOR COORDINATION WITH EXISTING UTILITIES AND THEIR CONNECTIONS. WHERE DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL ADVISE THE OWNER AND THE ARCHITECT.

THE CONTRACTOR SHALL TAKE PROTECTION MEASURES THAT WILL BE UTILIZED DURING CONSTRUCTION TO PROTECT ADJOINING AND NEARBY PROPERTIES (PUBLIC AND PRIVATE) FROM NOISE, DUST, DIRT, FIRE HAZARDS AND POTENTIAL PROBLEMS CAUSED BY SUCH CONSTRUCTIONS.

PROPERTY AND PREMISE LINES ADJACENT TO THE BUILDING SHALL BE ESTABLISHED IN THE FIELD BY A LICENSED SURVEYOR AND A SURVEY REPORT SHALL BE AVAILABLE ON SITE PRIOR TO FOUNDATION INSPECTION.

FUTURE OWNER IMPROVEMENTS REQUIRE SEPARATE BUILDING PERMITS.

THIS DOCUMENT, THE IDEAS, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER THOSE OF SMALLER SCALE. WHERE DISCREPANCIES ARE FOUND BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF OTHER CONSULTANTS, THE ARCHITECTURAL DRAWINGS SHALL GENERALLY BE ASSUMED TO GOVERN.

DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.

DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE.

THE ARCHITECT HEREBY STATES THAT THEY HAVE NO KNOWLEDGE OF ANY POSSIBLE EXISTENCE OF HAZARDOUS MATERIALS AT THIS SITE AND THAT THEY CANNOT AND WILL NOT BE HELD LIABLE FOR ANY UNSEEN OR UNKNOWN HAZARDOUS MATERIAL RELATED CONDITIONS THAT MAY ARISE DURING THE WORK. IF SUCH CONDITIONS SHOULD BE DISCOVERED THE CONTRACTOR SHALL STOP ALL WORK IMMEDIATELY AND NOTIFY THE OWNER AS SUCH. THE OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE SAFE AND LEGAL REMOVAL OF HAZARDOUS MATERIAL AND REMEDYING ANY HAZARDOUS CONDITIONS AS REQUIRED BY THE GOVERNING AUTHORITIES. THE CONTRACTOR SHALL NOT BE EXPECTED TO RESUME WORK UNTIL SUCH REMOVALS ARE COMPLETE IN A SAFE AND LEGAL MANNER.

DETAILS NOT SHOWN ARE TO BE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.

SUBSTITUTION OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE ARCHITECT AND/OR OWNER PRIOR TO BID (UNLESS NOTED OTHERWISE).

ALL INSULATING MATERIAL SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF THE UNIFORM BUILDING CODE.

DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

SMOKE DETECTORS WITH INTEGRATED CARBON MONOXIDE DETECTORS MUST BE INSTALLED. THEY SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO SANITARY SEWER. KITCHEN SINKS, LAVS, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO APPROVED WATER SUPPLY.

NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR AND SHALL TERMINATE OUTSIDE THE BUILDING.

ALIGN ALL SMOKE DETECTORS AND EXHAUST FANS WITH ADJACENT LIGHTING, UNO. CONFIRM LOCATIONS WITH ARCHITECT IN FIELD.

PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQFT AND 44" MAX TO SILL).

BRIEF SPECIFICATIONS

EXECUTION AND CLOSEOUT REQUIREMENTS
THE EXECUTION OF ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS, THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND ASTM. CONTRACTOR TO INVESTIGATE PROPOSED PRODUCT SUBSTITUTIONS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED, COORDINATE INSTALLATION OF ACCEPTED SUBSTITUTIONS INTO THE WORK, MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS. WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL WORK NOT SPECIFICALLY MENTIONED THAT IS REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.

CODES
CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO INSURE COMPLIANCE WITH SAID CODES AND MODIFY THE SPECIFICATIONS AS NEEDED TO COMPLY WITH SUCH CODES.

MEASUREMENTS
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.

WORKMANSHIP
WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS. INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

INSURANCE
BUILDERS RISK INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL BONDING AND INSURANCE REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING CONSTRUCTION. ALL CONTRACTORS SHALL PROVIDE AND BE SOLELY RESPONSIBLE FOR NECESSARY BARRICADES AND SAFETY PRECAUTIONS, AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING OSHA.

CLEANING AND WASTE MANAGEMENT
CONSTRUCTION SITE TO BE IN A CLEAN AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. DURING THE ENTIRE CONSTRUCTION PROCESS, THE CONTRACTOR IS REQUIRED TO HAVE A DUMPSTER ON THE PROPERTY. THE DUMPSTER SHALL BE EMPTIED AS OFTEN AS NECESSARY TO PREVENT OVERFLOW OF DEBRIS. CONTRACTOR TO CLEAN INTERIOR SPACES PRIOR TO THE START OF FINISH PAINTING AND THE APPLICATION OF OTHER FINISHES. AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE CLEANED. THIS CLEANING SHOULD INCLUDE BUT NOT BE LIMITED TO; CLEANING THE INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL TILED SURFACES, ETC. REPLACE FILTERS OF OPERATING EQUIPMENT. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION. CLEAN EXTERIOR SUCH AS DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ALL WASTE AND SURPLUS MATERIALS.

TEMPORARY FACILITIES
CONTRACTOR SHALL MAKE NECESSARY CONNECTION TO EXISTING UTILITIES FOR TEMPORARY POWER AND WATER SUPPLIES AND SHALL COORDINATE SUCH USE WITH THE OWNER PRIOR TO CONNECTION. EXISTING SANITARY FACILITIES SHALL NOT BE USED BY WORKERS ON SITE. DURING THE ENTIRE CONSTRUCTION THE CONTRACTOR SHALL PROVIDE, ON SITE, AND MAINTAIN IN A NEAT AND SANITARY CONDITION SUCH ACCOMMODATIONS FOR THE USE OF HIS EMPLOYEES AS WILL COMPLY WITH LAWS AND REGULATIONS. TEMPORARY TOILET FACILITIES MAY CONSIST OF PORTABLE TOILETS. TOILET FACILITIES SHALL BE KEPT SUPPLIED AND CLEAN AND IN SANITARY CONDITION UNTIL THE COMPLETION OF THE WORK AND THEN SHALL BE REMOVED FROM THE SITE. UPON REMOVAL, THE SITE SHALL BE PROPERLY CLEANED AND GRADED. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND ENTIRE PERIMETER OF CONSTRUCTION AREA.

PROTECTING MATERIALS AND INSTALLED CONSTRUCTION
THE CONTRACTOR SHALL PROVIDE A MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER. MATERIALS SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE. BUILDING MATERIALS AND ADJACENT AREAS NOT TO BE DEMOLISHED SHALL NOT BE INSTALLED. CONTRACTOR TO PROTECT ALL INSTALLED CONSTRUCTION, IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE ANY ITEMS THAT BECOME DEFECTIVE OR DAMAGED. ALL DUCTS AND OTHER RELATED MATERIALS SUPPLIED AND INSTALLED PRIOR TO BEING COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HVAC EQUIPMENT.

EXISTING CONDITIONS
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE NECESSARY SITE WORK, EXCAVATION AND GRADING AS REQUIRED TO CONSTRUCT SAID PROJECT.

DEMOLITION
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO PERFORM THE REQUIRED DEMOLITION TO PORTIONS OF THE EXISTING RESIDENCE AND SITE WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION; REFER TO DEMOLITION PLAN. WHEN REQUIRED, INSTALL CHAIN LINK FENCING AROUND THE AREA OF DEMOLITION. ALL EXISTING MATERIALS AND STRUCTURES NOT TO BE DEMOLISHED, REMOVE ALL DEBRIS FROM JOB SITE BEFORE CONSTRUCTION BEGINS.

INTERIOR WALLS
ALL INTERIOR WALLS SHALL BE 2X4 WOOD STUDS AT 16" OC, UNO, EXCEPT WALLS WITH VENT STACKS, AND ROOF DRAINS SHALL BE 2X6, WITH SINGLE PT BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT, SEE STRUCTURAL DRAWINGS. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS WHICH EXCEED 9'-0" IN HEIGHT AND ADDITIONAL BLOCKING AS SHOWN ON THESE DRAWINGS OR REQUIRED BY CODE.

EXTERIOR WALLS
ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 24" OC UNO, WITH SINGLE PT BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT, SEE STRUCTURAL DRAWINGS. EXTERIOR WALL BOTTOM PLATES TO BE ANCHOR BOLTED TO FOUNDATION WALLS. EXTERIOR WALL TOP PLATES TO BE HURRICANE STRAPPED TO ROOF STRUCTURE ASSEMBLY. PROVIDE BLOCKING AT MID-HEIGHT OF ALL WALLS WHICH EXCEED 9'-0" HEIGHT AND ADDITIONAL BLOCKING AS SHOWN ON THESE DRAWINGS OR REQUIRED BY CODE.

FINISH CARPENTRY
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CUSTOM FINISH CARPENTRY AND SHELVING FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE AND INSTALL INTERIOR WOOD TRIM AS SHOWN ON INTERIOR DRAWINGS AND/OR DETAILS. ALL INTERIOR TRIM TO BE SATIN FINISH, UNO.

THERMAL AND MOISTURE PROTECTION
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO THERMAL AND MOISTURE PROTECTION WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES.

SEALING, DAMPPROOFING AND WATERPROOFING
INSTALL ONE LAYER OF APPROVED MOISTURE BARRIER OVERLAPPED A MINIMUM OF 6". ALL JOINTS AND PENETRATIONS IN WALLS, FLOORS, AND ROOFS SHALL BE MADE WATERTIGHT USING APPROVED METHODS AND MATERIALS. PERFORM AIR SEALING WORK BEFORE THE INSULATION IS INSTALLED. PAY CLOSE ATTENTION TO ELECTRICAL PENETRATIONS, PLUMBING VENT PENETRATIONS, THE TOP PLATES OF PARTITION WALLS, AND HATCHES. SEALING, WATERPROOFING AND DAMPPROOFING WORK SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF FINISH WITH LOCAL CODE OFFICIALS FOR ADDITIONAL REQUIREMENTS.

SLAB FOUNDATIONS AND CRAWLSPACE FOUNDATIONS
INSTALL A MINIMUM (6 MIL) POLYETHYLENE VAPOR BARRIER IN ALL SLABS, DIRECTLY UNDERNEATH CONCRETE. INSTALL A MINIMUM (4 MIL) POLYETHYLENE VAPOR BARRIER IN ALL CRAWLSPACE AREAS. LAP JOINTS NOT LESS THAN 12 INCHES AND TAPE AND SEAL IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.

THERMAL PROTECTION
EFFECTIVE R VALUES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE ENERGY CODES. ALL NEW PLUMBING CHASES IN INTERIOR AND EXTERIOR WALLS SHALL BE INSULATED FOR SOUND ATTENUATION. NEW PLUMBING WITHIN 3' OF EXTERIOR WALLS TO RECEIVE PIPE INSULATION, THICKNESS EQUAL TO PIPE DIAMETER. EXTERIOR WALLS - WALL INSULATION SHALL BE A MIN R VALUE OF R-15 FOR REMODELS, AND R-19 FOR NEW CONSTRUCTION, PREFERABLY HIGHER. INTERIOR WALLS - INSTALL MIN R-11 SOUND MITIGATING INSULATION AROUND BATHS, LAUNDRY ROOMS AND OTHERWISE SPECIFIED AREAS FOR SOUND ATTENUATION. CEILINGS - INSULATION SHALL BE MIN R-VALUE OF R-38, PREFERABLY HIGHER. CONSULT WITH ARCHITECT AND HVAC CONSULTANT PRIOR TO INSTALLATION.

ASPHALT SHINGLES
LAMINATED DIMENSIONAL SHINGLE WITH LIFETIME WARRANTY. GRANULE SURFACED, SELF-SEALING ASPHALT SHINGLE. UL 790 CLASS A RATED WITH UL 997 WIND RESISTANCE LABEL; ASTM D 7158, CLASS H; ASTM S161, TYPE 1; ASTM D 3018, TYPE 1; ASTM D 3462; AC438 COMPLIANT CSA 123.5-98; TEXAS DEPT OF INSURANCE APPROVED. INSTALLED OVER #30 ROOFING UNDERLAYMENT AND, AT RIDGES, VALLEYS, AND EAVES, OVER LEAK BARRIER. PROVIDE AND INSTALL ALL REQUIRED ACCESSORIES. SYSTEM INCLUDES MEMBRANE, ADHESIVES, FASTENERS, PREFABRICATED CORNERS, FLASHINGS, AND OTHER MANUFACTURER APPROVED PRODUCTS. SUPPORT ROOF SYSTEM WITH JOIST/RAFTER SYSTEM OR PRE-ENGINEERED TRUSS SYSTEM TO MEET DEAD AND LIVE LOAD REQUIREMENTS AS SPECIFIED BY MANUFACTURER, ALSO SEE STRUCTURAL. COORDINATE INSTALLATION WITH FLASHINGS AND OTHER COMPONENTS.

METAL FASCIA
INSTALL SHEET METAL FASCIA TO WRAP ALL EXPOSED EDGES TO FULLY ENCLOSE SUB-FASCIA STRUCTURE. PROVIDE MITERED CORNERS, EXPANSION JOINTS, AND ANY SPECIAL ACCESSORIES FOR COMPLETE INSTALLATION. ALL JOINT SEALANT TO BE APPROVED BY THE METAL ROOF SYSTEM MANUFACTURER.

WOOD SIDING
INSTALL 30-YEAR WARRANTY T&G SIDING, CORNER TRIM, AND TRIM STOPS. SIDING PROFILE SIMILAR TO EXISTING. SIDING SHALL BE KILN-DRIED, STRAIGHT GRAIN SEALED AT ALL ENDS AND PRIMED. INSTALL A POLYETHYLENE VAPOR BARRIER BETWEEN THE SHEATHING AND SIDING AT EXTERIOR WALLS. PROVIDE A 1" AIR GAP WITH FURRING STRIPS BETWEEN VAPOR BARRIER AND SIDING, FULLY FLASHED AT THE BASE. ENSURE JOINTS MEET ON STUDS, BLOCKING OR FURRING STRIPS WITH THE NAIL PENETRATING SOLID WOOD AT LEAST 1 1/2 INCHES. NEATLY ALIGN ALL EXPOSED NAIL HEADS IN VERTICAL COLUMNS. CAULK JOINTS; PAINT FINISH.

FLASHING AND SHEET METAL
INSTALL APPROPRIATE FLASHING AT ALL JOINTS OF WALLS, VENT PIPES AND OTHER CONNECTION POINTS TO PREVENT THE INFILTRATION OF WATER. FLASHING SHALL BE ASSEMBLED OF 26 GAUGE MINIMUM GALVANIZED, CORROSION RESISTANT SHEET METAL. VALLEYS SHALL BE WRAPPED WITH 20" WIDE GALVANIZED FLASHING AND EXTEND 10" IN EACH DIRECTION FROM CENTER-LINE OF VALLEY. USE 4"WIDE X 4"HIGH X 10'LONG GALVANIZED FLASHING BETWEEN WALL SIDING AND ROOF. KEEP FLASHING CONCEALED EXCEPT WHERE EXPOSED ON VERTICAL SURFACES OR COUNTER FLASHING.

MANUFACTURED SCUPPERS AND DOWNSPOUTS
INSTALL MIN 25 GAUGE THROUGH WALL SCUPPER W/ SOLDERED JOINTS, 8"x8" CONDUCTOR HEAD, AND 4" DOWNSPOUT. COORDINATE LOCATION OF DOWNSPOUTS TO CARRY WATER AWAY FROM THE FOUNDATION. FINISH TO MATCH PARAPET COPING.

ROOF VENTILATION - "COLD" ROOFS
FOR TRADITIONAL "COLD ROOF" INSTALLATIONS, IF APPLICABLE, THE ADDITIONS SHALL HAVE VENTED SOFFITS AND ROOF RIDGES. THIS SYSTEM TO WORK IN CONJUNCTION WITH THE EXISTING GABLE VENTS (THAT REMAIN) PROVIDE A MINIMUM OF 144 SQUARE INCHES OF FREE AIR VENTILATION FOR EVERY 300 SQUARE FEET OF ATTIC FLOOR AREA. NO MORE THAN 50% OF THE ROOF VENTILATION SHOULD BE LOCATED ABOVE THE ROOF PEAK WITH THE OTHER 50% LOCATED IN THE SOFFIT AREA UNDER THE EAVES TO PROVIDE NATURAL CONVECTION THROUGHOUT THE ATTIC AREA. COORDINATE VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER.

VAULTED CEILINGS AND NON-VENTED "HOT" ROOFS
SEAL ALL JOINTS BETWEEN RAFTERS AND ROOF DECK PRIOR TO INSULATION. SYNTHETIC MOISTURE BARRIER REQUIRED UNDER FINISHED ROOF MATERIAL TO PREVENT VAPOR DRIVE INTO THE ROOF ASSEMBLY.

JOINT SEALANTS
USE A 50-YEAR WARRANTY SILICON BASED CAULK AT HIGH EXPANSION/COMPRESSION AREAS, SUCH AS AROUND CHIMNEYS, TILE, CERAMIC, AND AROUND ENAMEL AND PRE-FABRICATED TUBS AND SHOWERS. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOORS AND AT EXTERIOR SIDING JOINTS. FOR EXTERIOR WINDOWS, DOOR FRAMES, INTERIOR TRIM, WOODWORK AND OTHER PAINTABLE SURFACES USE A CLEAR LATEX BASED CAULK. COLOR SHALL MATCH PAINT.

OPENINGS
MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS LISTED IN THE RESIDENTIAL ENERGY CODE. SITE-CONSTRUCTED DOORS AND WINDOWS, EXTERIOR JOINTS, AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED, EXCEPT FIRE RATED DOORS OR WINDOWS, AND UNFRAMED GLASS DOORS. SEE A0.4 FOR ADDITIONAL REQUIREMENTS AND SCHEDULES.

CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, MECHANICAL AND OTHER TRADES, AND AS REQUIRED BY CODES. LOCATION(S) AND TYPE(S) TO BE APPROVED BY THE OWNER. ACCESS PANEL TYPES AND LOCATIONS TO BE COORDINATED WITH ARCHITECT ON SITE.

GYPSUM BOARD
GYPSUM BOARD MUST BE HELD FIRMLY AGAINST THE FRAMING WHILE FASTENING TO AVOID LATER MOVEMENT OF GYPSUM BOARD ON THE SHANK OF THE NAILS OR SCREWS. SHEATH WALLS WITH 1/2" GYPSUM WALLBOARD, AND CEILINGS WITH 5/8" GYPSUM WALL BOARD, EITHER VERTICALLY WITH LONG EDGES PARALLEL TO FRAMING, OR HORIZONTALLY WITH LONG EDGES AT RIGHT ANGLES TO FRAMING MEMBERS. SQUARE CORNERS, APPLY ONE LAYER TO ALL WALL SURFACES. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". WALL AND CEILING FINISH LEVEL 5, UNO. IN GARAGES, AROUND GAS WATER HEATERS AND AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL 5/8" TYPE "X" FIRE-RATED GYPSUM WALLBOARD; FINISH LEVEL 3. AROUND SHOWERS, TUBS, WHIRLPOOLS, OR AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL 1/2" WATER RESISTANT FIBER CEMENT BOARD, FINISH LEVEL 2 IF RECEIVING TILE; LEVEL 5 FOR PAINTED FINISH, UNO. CEILINGS TO BE FLAT PAINT, APPLIED WITH ROLLERS. WALLS TO BE FLAT/MATTE SHEEN, UNO.

FLOORING
CONTRACTOR SHALL PROPERLY CLEAN ALL SURFACES TO BE COVERED AND INSTALL APPROPRIATE UNDERLAYMENT PER MANUFACTURERS RECOMMENDATIONS. HARDWOOD FLOOR FINISH TO BE SATIN SHEEN, UNO. USE LOW VOC STAINS AND SEALERS.

WALL AND CEILING FINISHES
WALLS SHALL BE CLEAN AND FREE OF DEFECTS SUCH AS CRACKS OR UNFINISHED JOINTS PRIOR TO INSTALLATION OF WALL FINISHES. NEW WALLS AND CEILINGS SHALL HAVE A LEVEL 5 FINISH UNO (SEE GYPSUM BOARD).

EXTERIOR PAINTING
ALL NAIL HEADS SHALL BE SET BELOW THE SURFACE AND FINISHED SMOOTH. IF MILDEW IS EVIDENT, THE MILDEW MUST BE REMOVED AND SURFACE TREATED TO INHIBIT FURTHER MILDEW GROWTH. EXTERIOR WALLS SHALL RECEIVE A PRIMER COAT AND TWO COATS OF PAINT SPECIFIED. PRE-PRIME THE EDGES AND ENDS OF LUMBER AND SIDING PRIOR TO CONSTRUCTION. WHEN STAINING, PRE-PRIME WITH THE SAME PRODUCT AS SPECIFIED FOR THE FINAL COAT. SAND AND PUTTY WOOD SURFACE SMOOTH BEFORE FINISH IS APPLIED. SURFACES SHALL BE SANDED BEFORE EACH FINISH LAYER IS APPLIED. PRIME WOOD SURFACES INCLUDING FACES, EDGES AND ENDS BEFORE INSTALLATION. AFTER INSTALLATION, APPLY AT LEAST ONE COAT OF WOOD PRIMER AND TWO COATS OF FINISH PAINT. USE LOW VOC PAINT.

ABBREVIATIONS

(E) - EXISTING
(N) - NEW
VIF - VERIFY IN FIELD
UNO - UNLESS NOTED OTHERWISE
FF - FINISHED FLOOR
AFF - ABOVE FINISHED FLOOR
F TO C - FLOOR TO CEILING
CL - CENTERLINE
W/ - WITH
DWG - DRAWING
AHJ – AUTHORITIES HAVING JURISDICTION

GWB - GYPSUM WALLBOARD
WD - WOOD
CONC - CONCRETE
MW - MILLWORK

GFI - GROUND FAULT INTERRUPTER

HW - HOT WATER
CW - COLD WATER
DW - DISHWASHER
W/D - WASHER DRYER

CRZ - CRITICAL ROOT ZONE



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100 REDBUD TRAIL

100 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

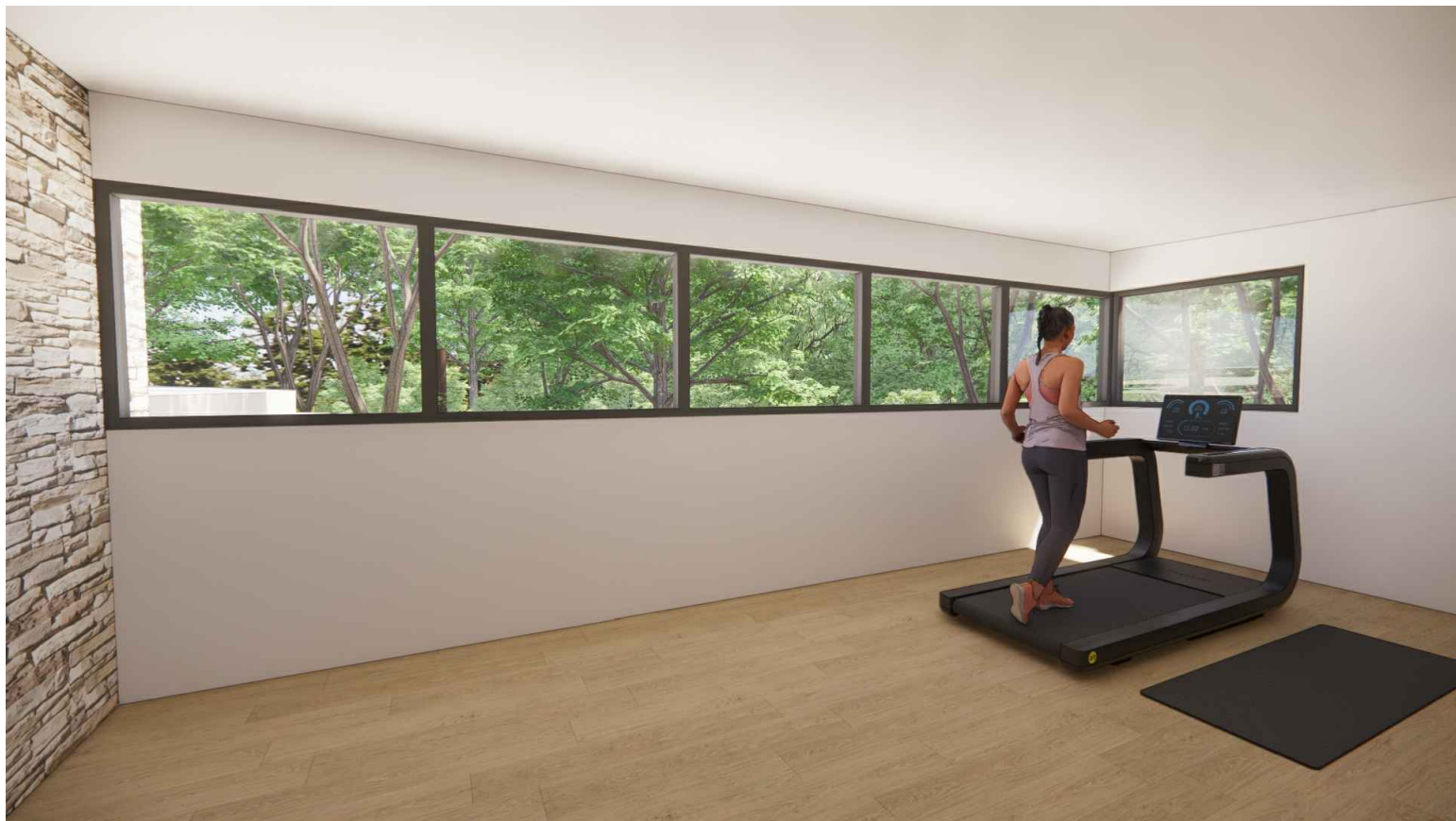
DATE:
2023-9-14

DRAWING TITLE:
3D VIEWS

A0.0



NOTE:
3D IMAGES ARE APPROXIMATE BASED
ON CONCEPTUAL DESIGN STUDIES
AND MAY NOT REFLECT THE LATEST DESIGN.
PLEASE DEFER TO PLANS AND ELEVATIONS
CONTAINED HEREIN FOR ACCURATE DETAILS.



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DATE:
2023-9-14

DRAWING TITLE:
3D VIEWS

A0.2



100 6.4" PECAN
101 8.2" PECAN
102 4.7" PECAN
103 5.9" BURR OAK
104 8.7" ELM
105 13.9" PECAN
106 11.1" PECAN
107 8.8" PECAN
108 6.1" PECAN
109 8.7" PECAN
110 8.6" PECAN
111 15.9" PECAN
112 17.7" LIVE OAK
113 12.2" PECAN
114 14.6" SPANISH OAK
115 4.2" YAUPON
116 4.1" YAUPON
117 10.6" TRP YAUPON
118 8.2" PECAN
119 4.3" PECAN
120 11.7" PECAN
121 5.7" PECAN
122 14.1" LIVE OAK
123 13.6" CEDAR
124 10.6" DBL ELM
125 8.9" PECAN
126 4.9" PECAN
127 14.7" PECAN
128 10" PECAN
129 17" PECAN
130 20.8" DBL LIVE OAK
131 17.1" LIVE OAK
132 4.3" PECAN
133 5.6" PECAN
134 14.7" HACK
135 4.1" PERSIMMON
136 9.2" LIVE OAK
137 6.2" LIVE OAK
138 11" DBL LIVE OAK
139 7.2" CEDAR
140 6.1" CEDAR
141 8.6" LIVE OAK
142 7.9" LIVE OAK
143 11.1" DBL LIVE OAK
144 4.8" LIVE OAK
J.M. 4" JAPANESE MAPLE



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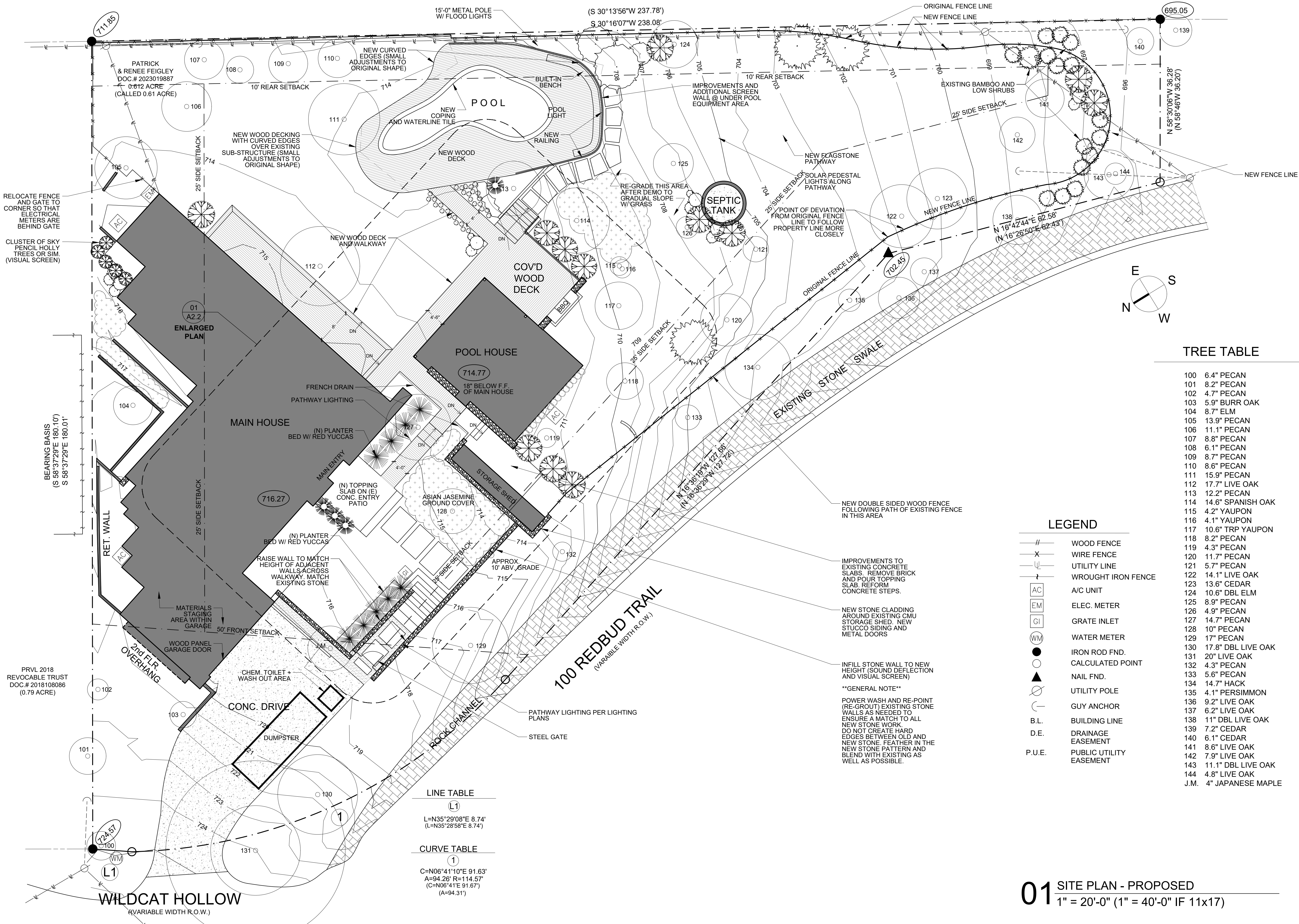
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DRAWING TITLE:
SITE PLAN - DEMO

01 SITE PLAN - DEMO

1" = 20'-0" (1" = 40'-0" IF 11x17)

A1.0



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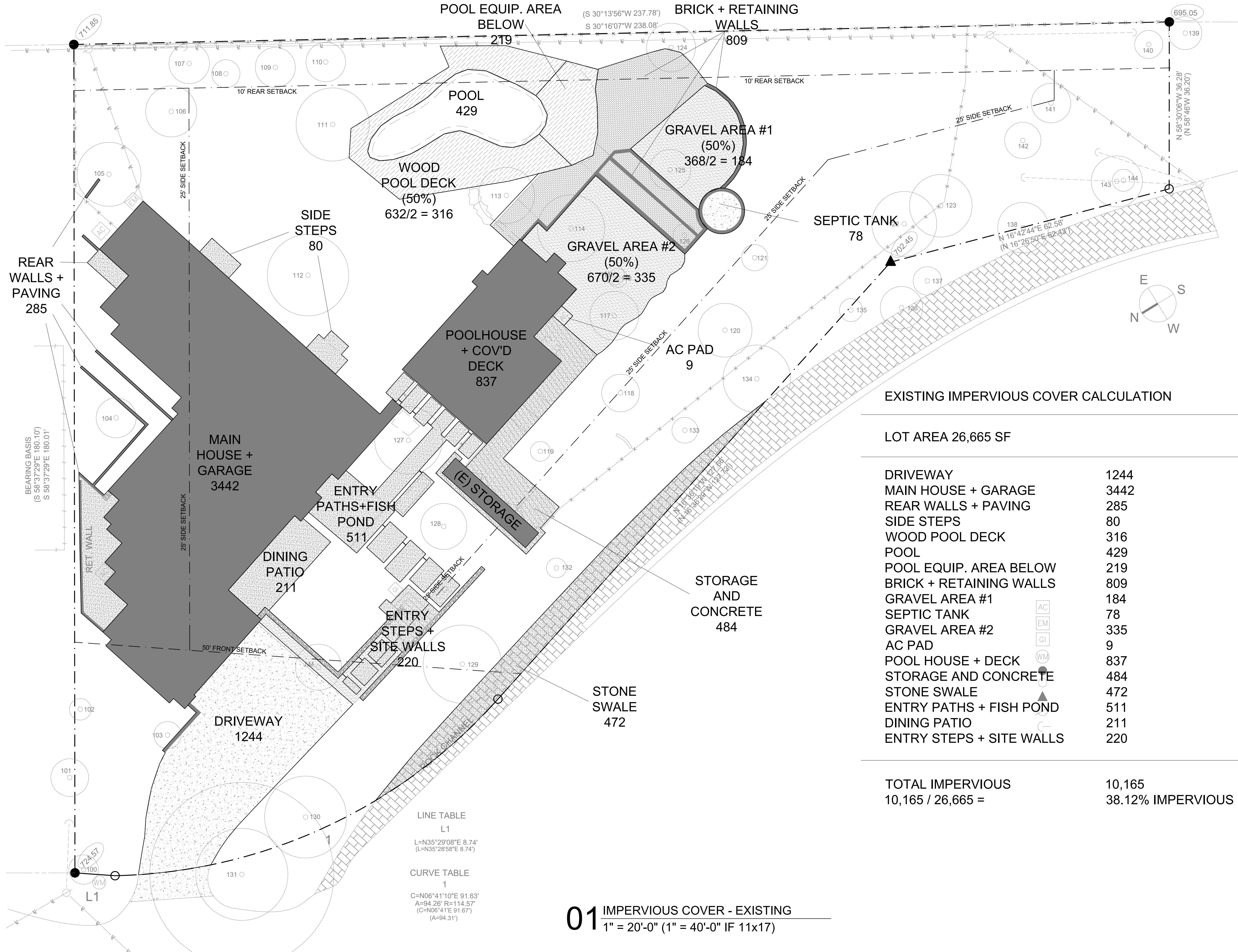
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DRAWING TITLE:
SITE PLAN - PROPOSED

01 SITE PLAN - PROPOSED
1" = 20'-0" (1" = 40'-0" IF 11x17)

A1.1



EXISTING IMPERVIOUS COVER CALCULATION

LOT AREA 26,665 SF

DRIVEWAY	1244
MAIN HOUSE + GARAGE	3442
REAR WALLS + PAVING	285
SIDE STEPS	80
WOOD POOL DECK	316
POOL	429
POOL EQUIP. AREA BELOW	219
BRICK + RETAINING WALLS	809
GRAVEL AREA #1	184
SEPTIC TANK	78
GRAVEL AREA #2	335
AC PAD	9
POOL HOUSE + DECK	837
STORAGE AND CONCRETE	484
STONE SWALE	472
ENTRY PATHS + FISH POND	511
DINING PATIO	211
ENTRY STEPS + SITE WALLS	220

TOTAL IMPERVIOUS
10,165 / 26,665 = 38.12% IMPERVIOUS

01 IMPERVIOUS COVER - EXISTING
1" = 20'-0" (1" = 40'-0" IF 11x17)



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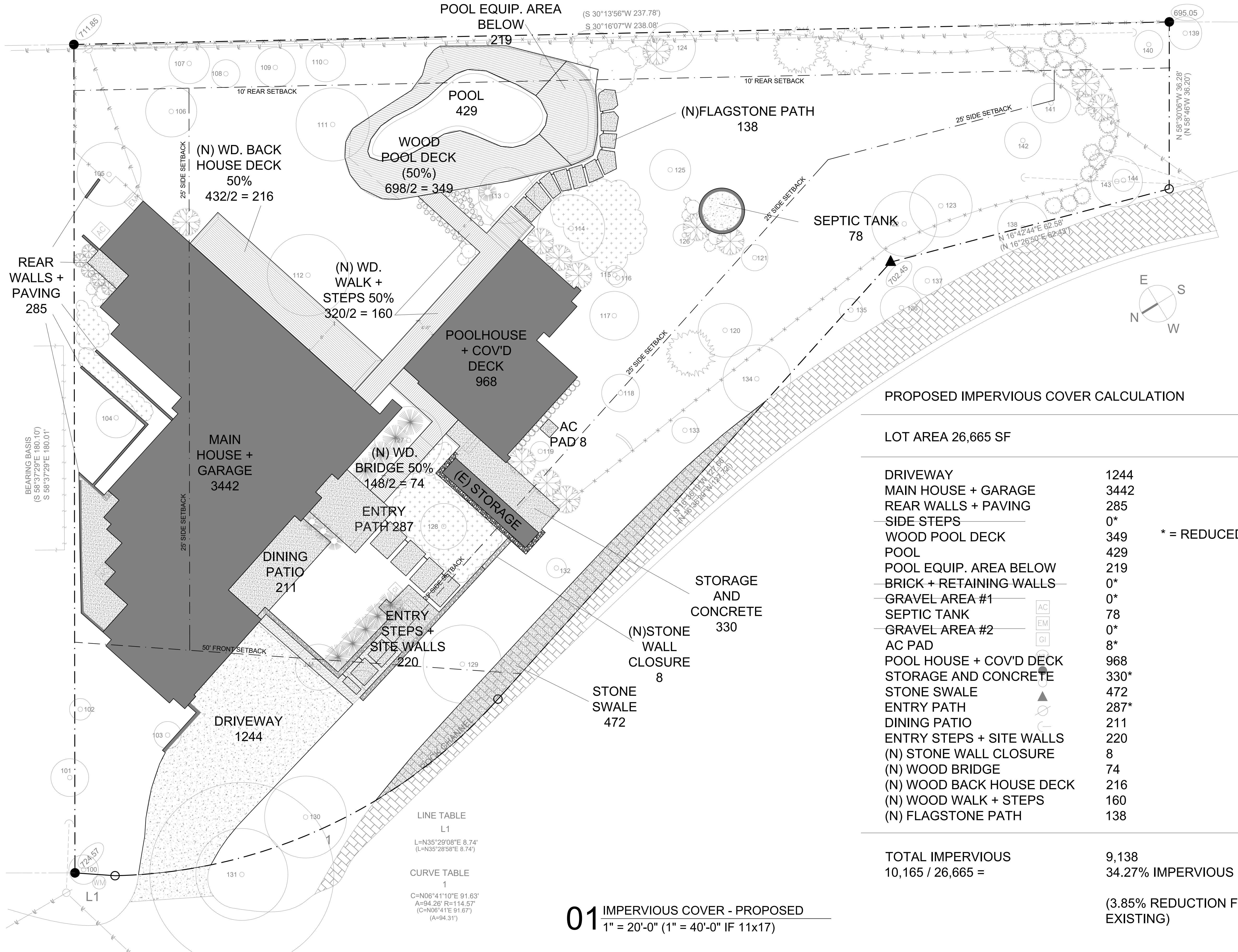
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DATE:
2023-9-14

DRAWING TITLE:
IMPERVIOUS COVER - EXISTING

A1.2



PROPOSED IMPERVIOUS COVER CALCULATION

LOT AREA 26,665 SF

DRIVEWAY	1244	
MAIN HOUSE + GARAGE	3442	
REAR WALLS + PAVING	285	
SIDE STEPS	0*	
WOOD POOL DECK	349	* = REDUCED
POOL	429	
POOL EQUIP. AREA BELOW	219	
BRICK + RETAINING WALLS	0*	
GRAVEL AREA #1	0*	
SEPTIC TANK	78	
GRAVEL AREA #2	0*	
AC PAD	8*	
POOL HOUSE + COV'D DECK	968	
STORAGE AND CONCRETE	330*	
STONE SWALE	472	
ENTRY PATH	287*	
DINING PATIO	211	
ENTRY STEPS + SITE WALLS	220	
(N) STONE WALL CLOSURE	8	
(N) WOOD BRIDGE	74	
(N) WOOD BACK HOUSE DECK	216	
(N) WOOD WALK + STEPS	160	
(N) FLAGSTONE PATH	138	

TOTAL IMPERVIOUS 9,138
10,165 / 26,665 = 34.27% IMPERVIOUS

(3.85% REDUCTION FROM
EXISTING)



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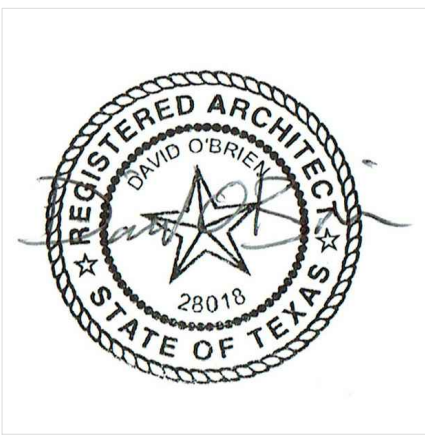
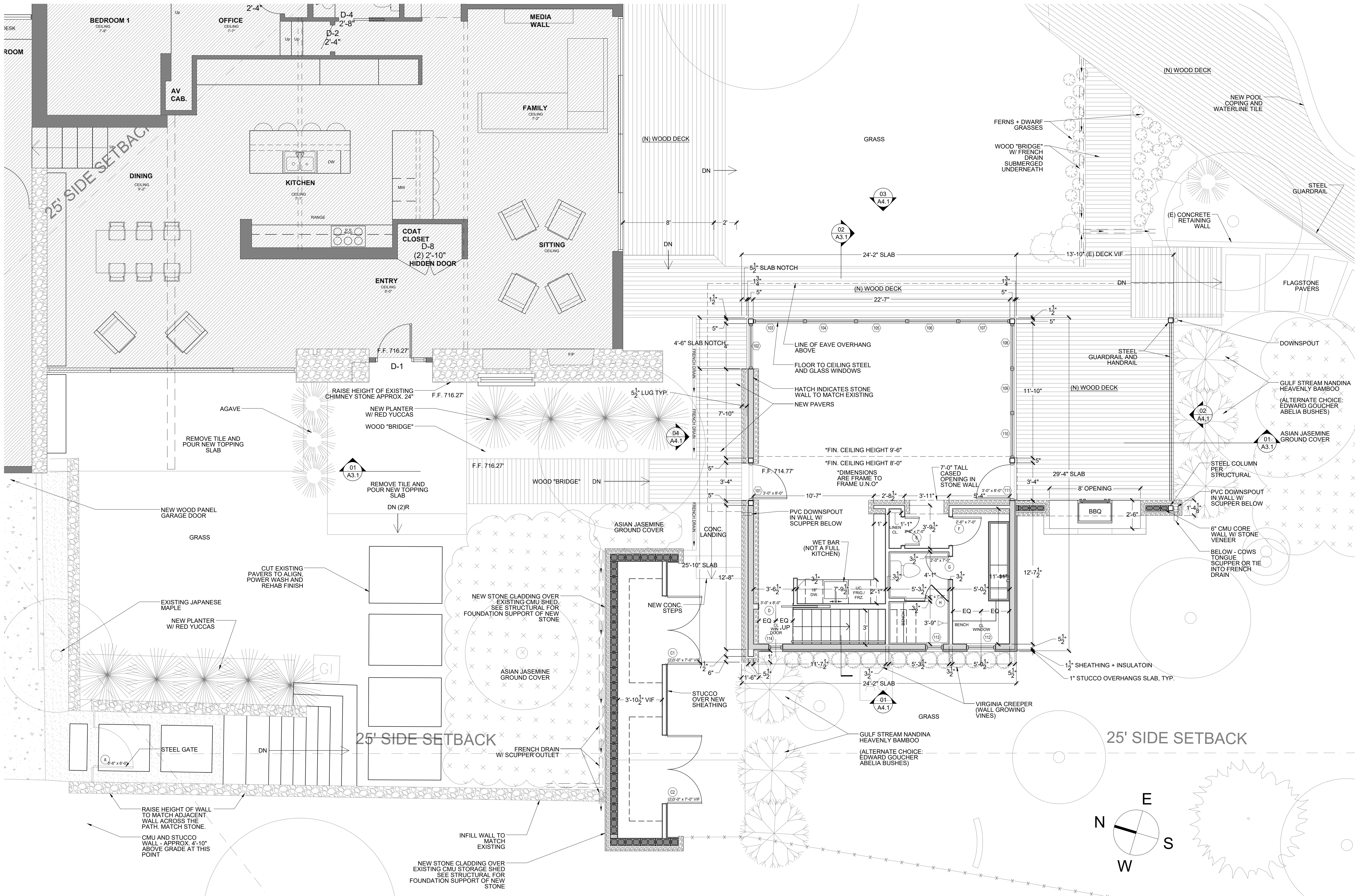
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DATE:
2023-9-14

DRAWING TITLE:
IMPERVIOUS COVER - PROPOSED

A1.3

01 IMPERVIOUS COVER - PROPOSED
1" = 20'-0" (1" = 40'-0" IF 11x17)



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**100
REDBUD TRAIL**

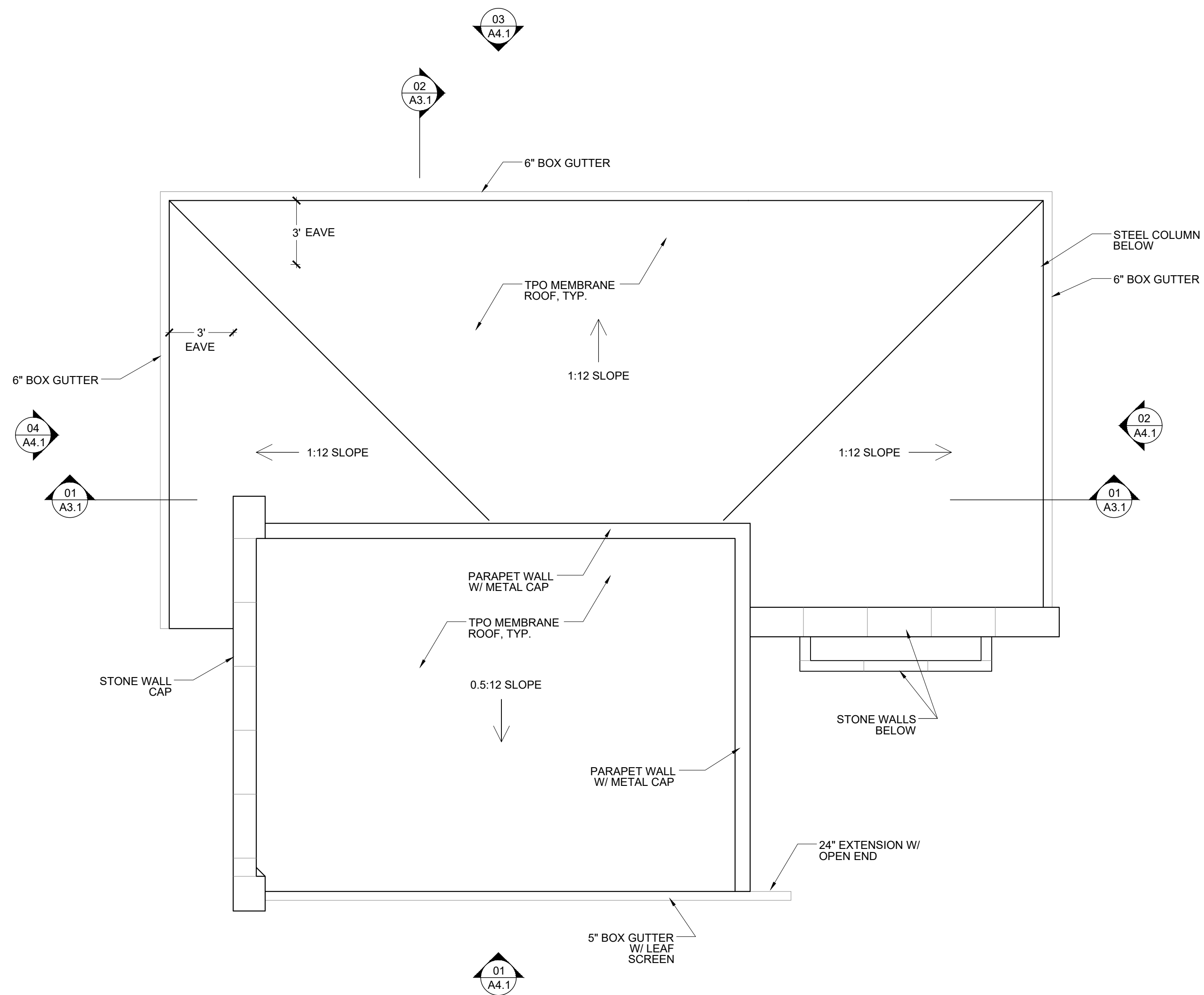
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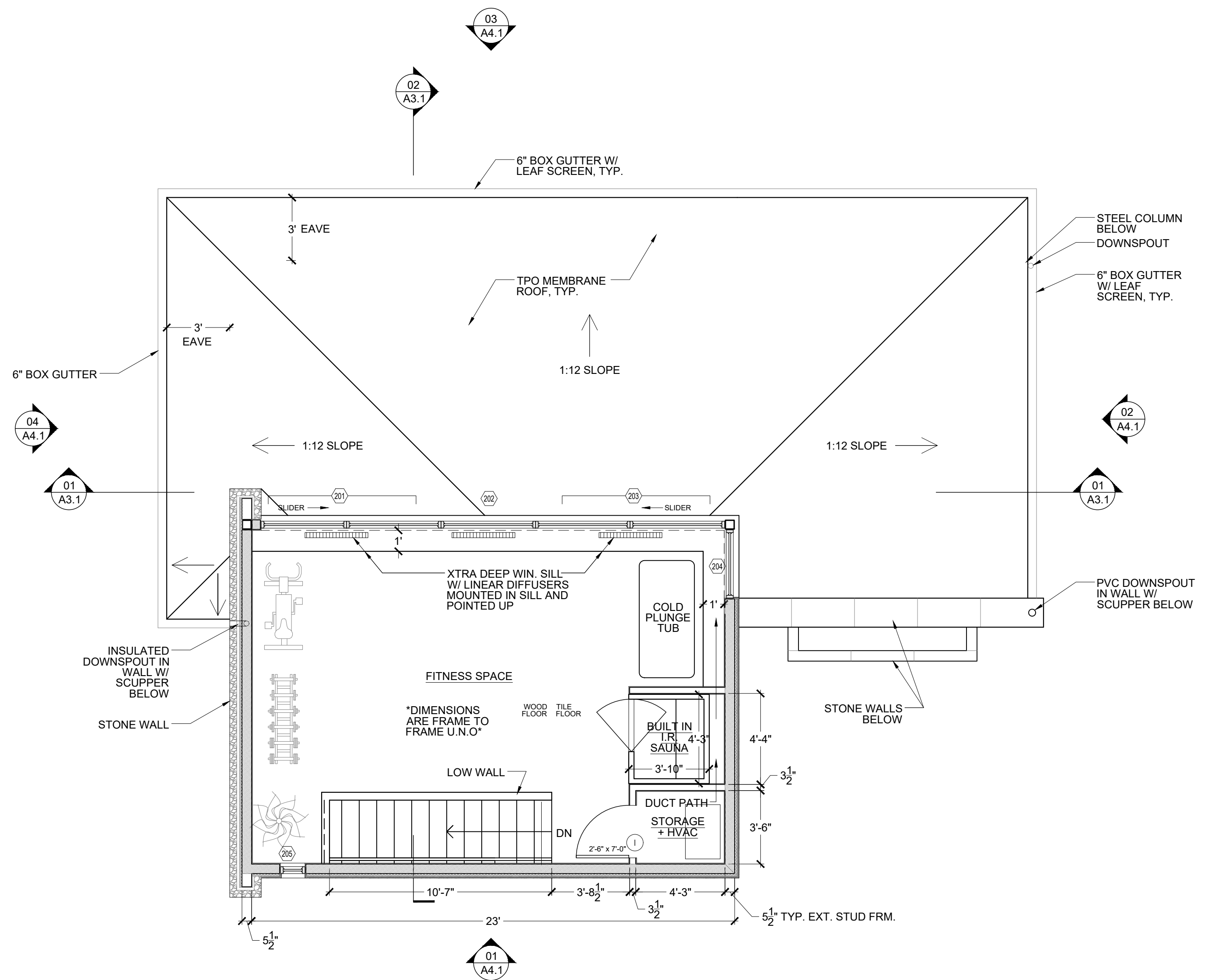
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POOLHOUSE PLAN

A2.1

01 POOLHOUSE - PROPOSED PLAN
1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



02 POOLHOUSE - PROPOSED ROOF PLAN
 1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



01 POOLHOUSE - PROPOSED PLAN @ 2ND LEVEL
 1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



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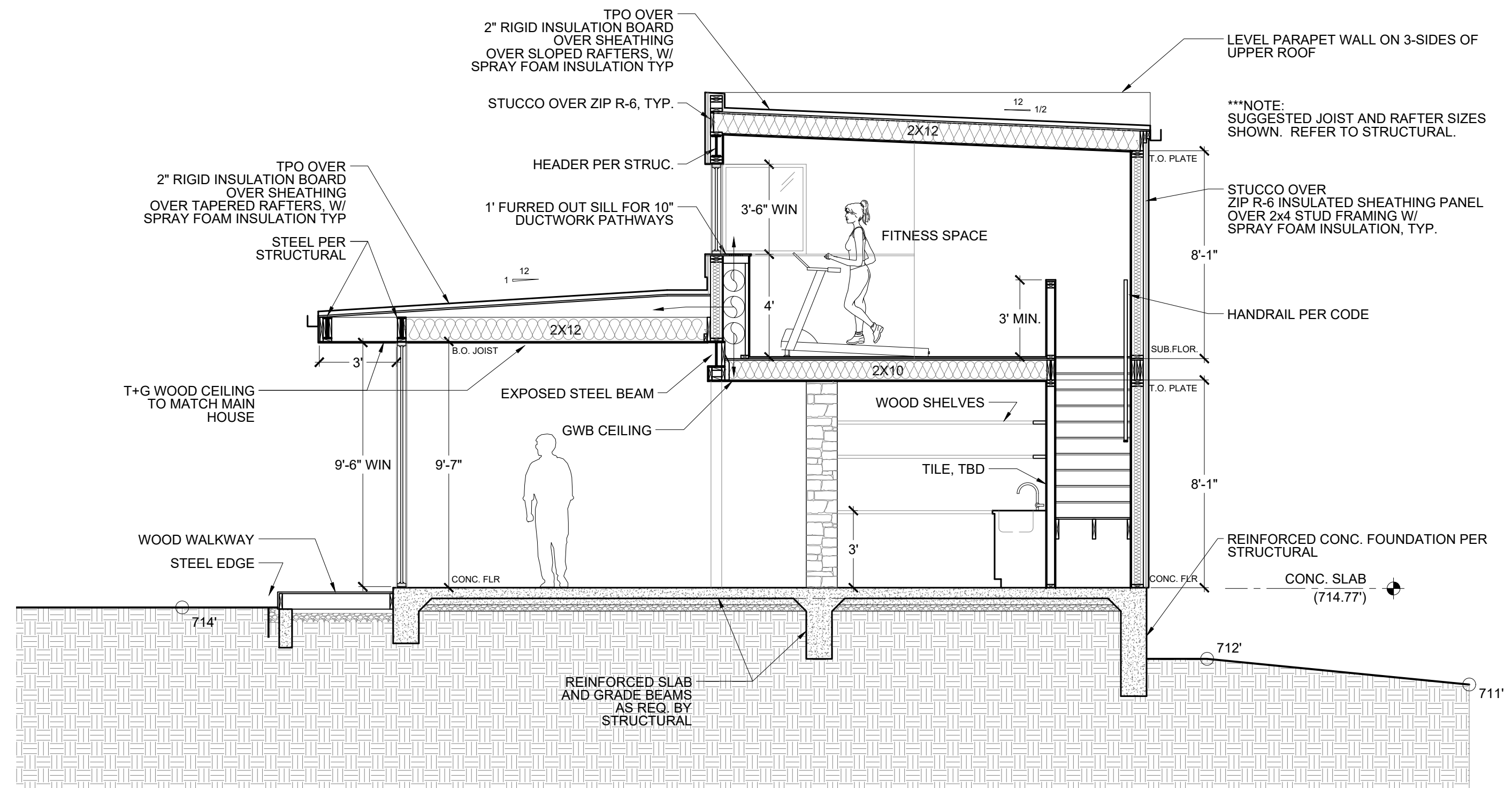
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DATE:
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DRAWING TITLE:
POOLHOUSE PLANS

A2.2



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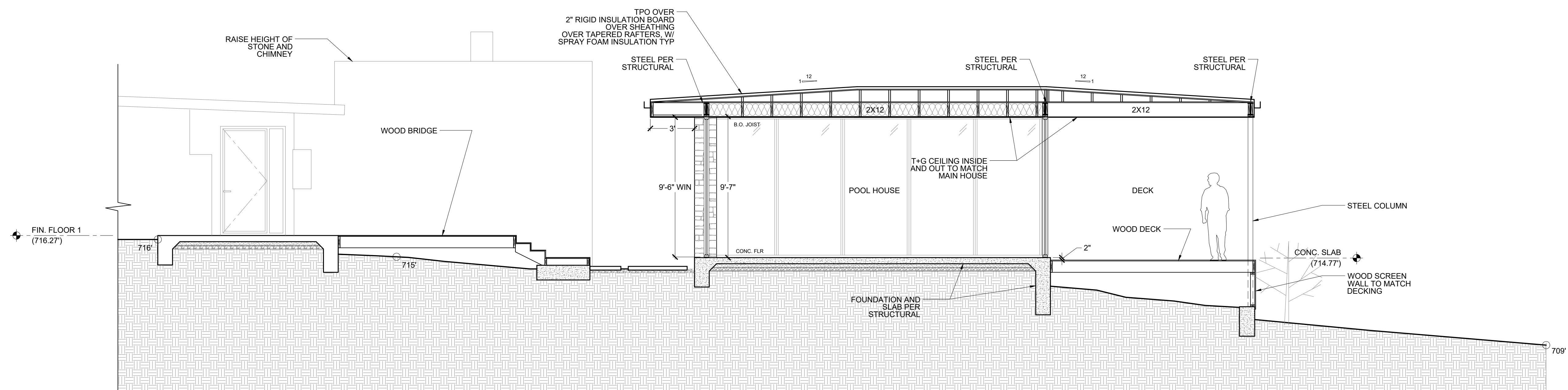
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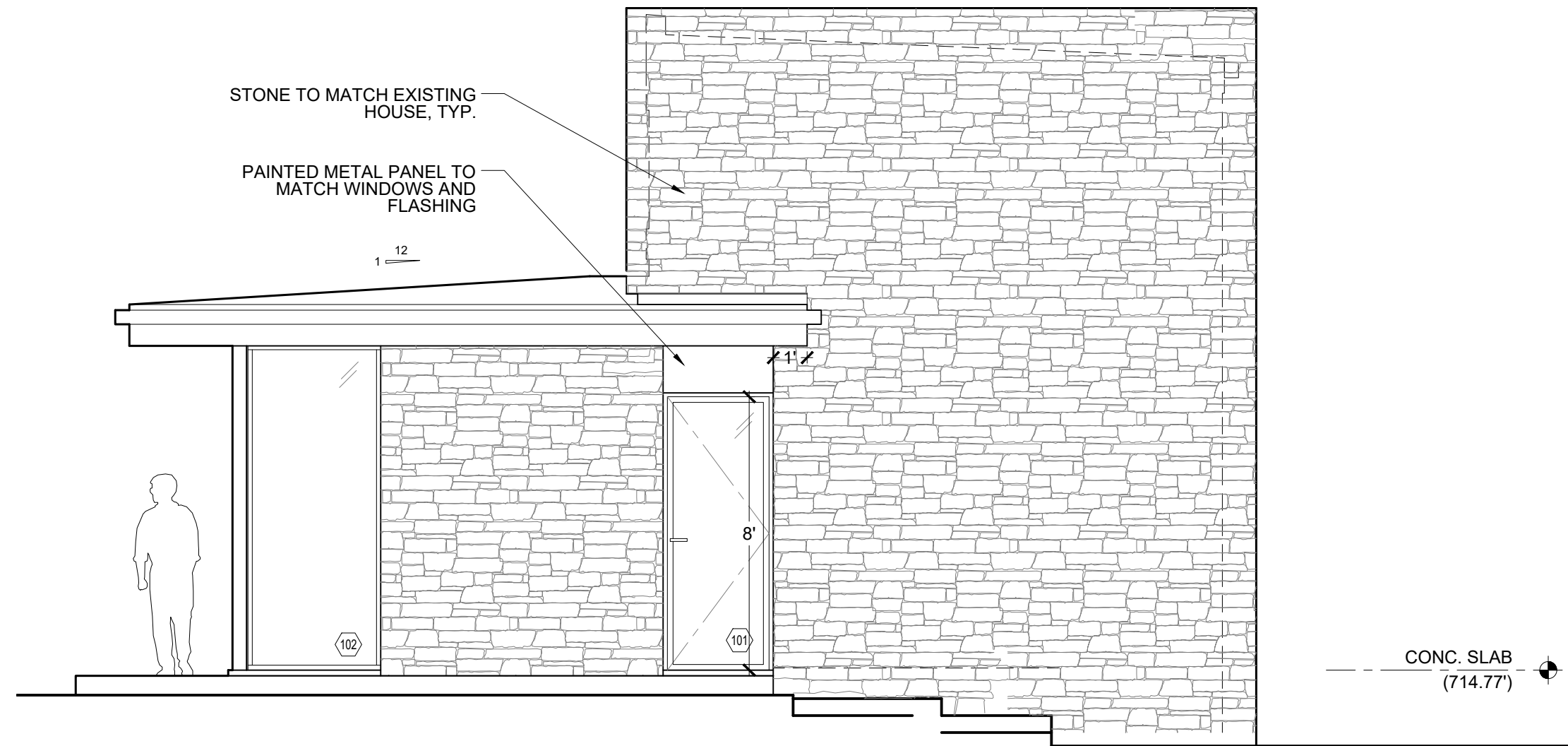
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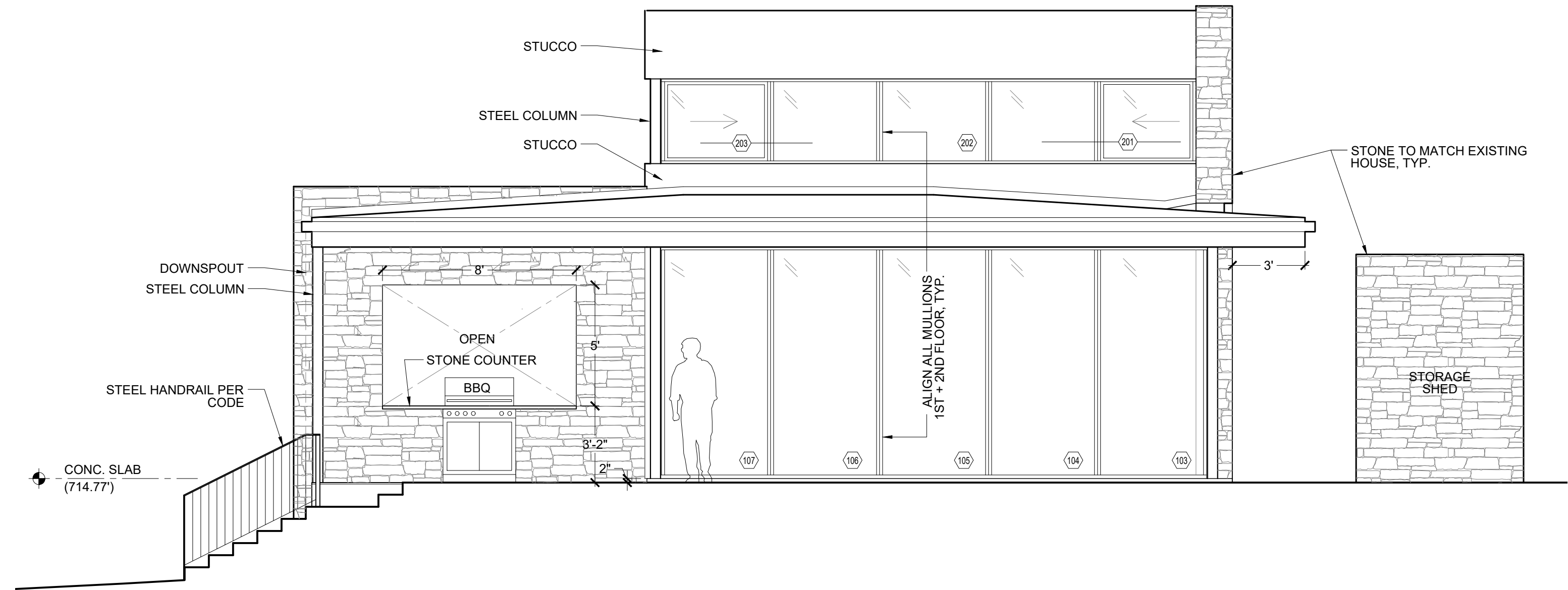
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SECTIONS



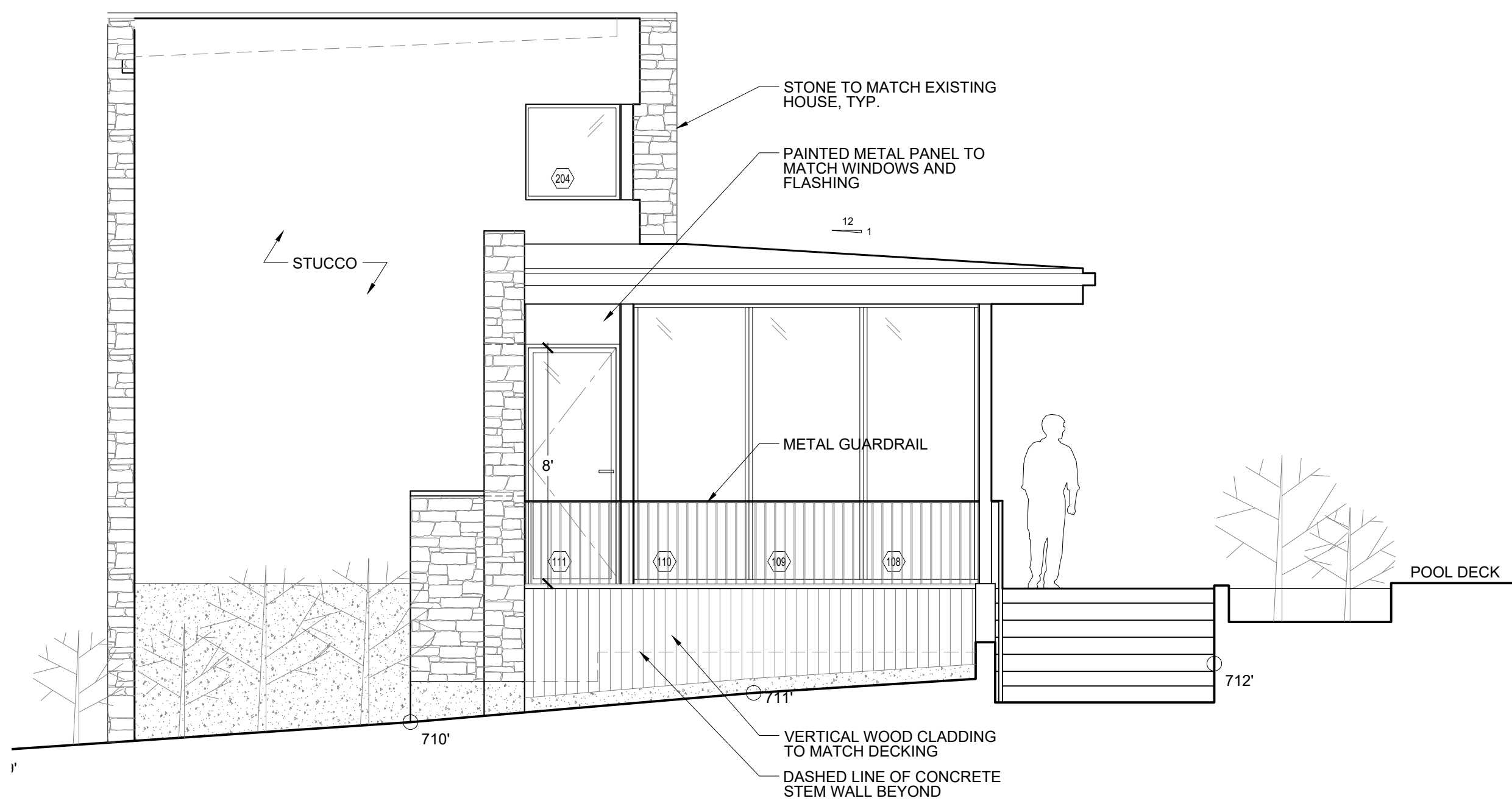
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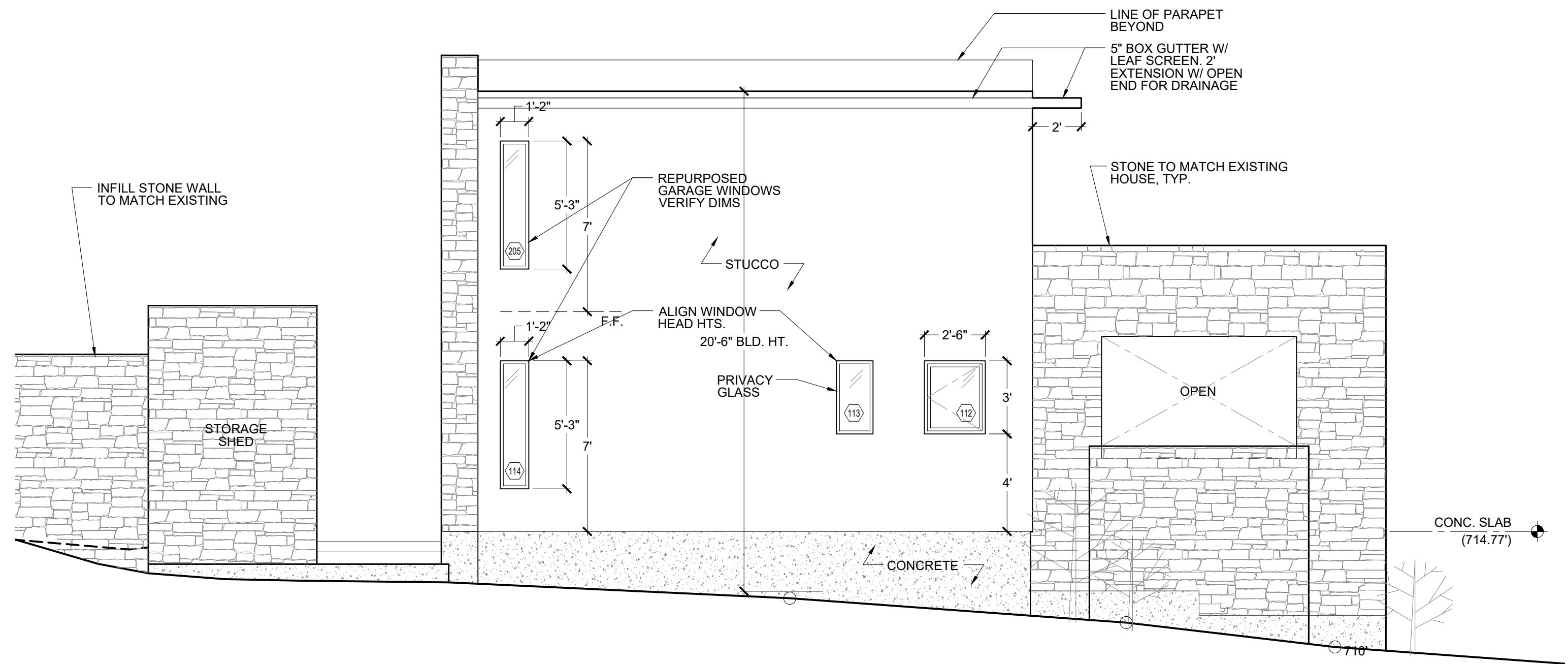
04 EXTERIOR ELEVATION
1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



03 EXTERIOR ELEVATION
1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



02 EXTERIOR ELEVATION
1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



01 EXTERIOR ELEVATION
1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



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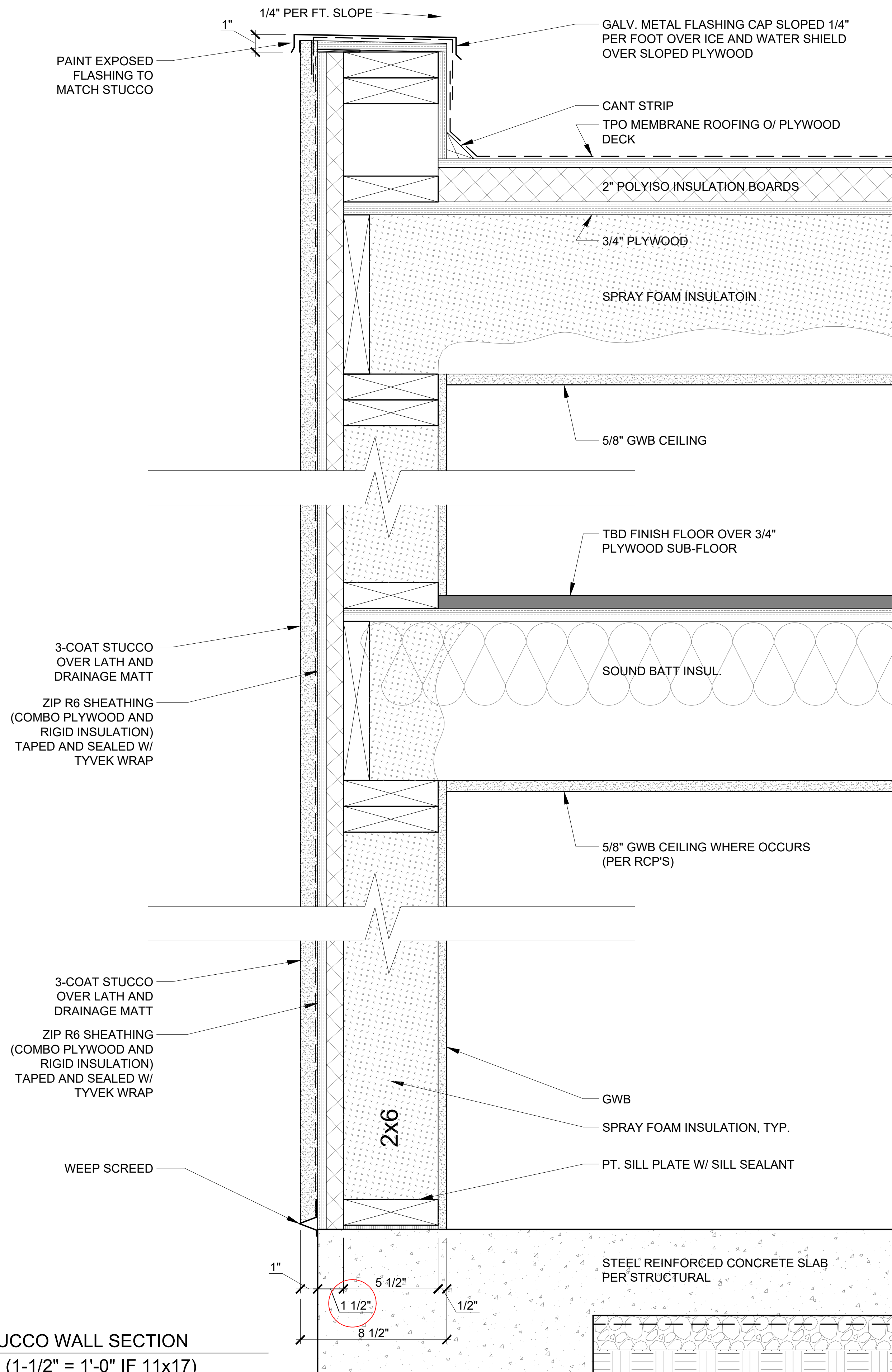
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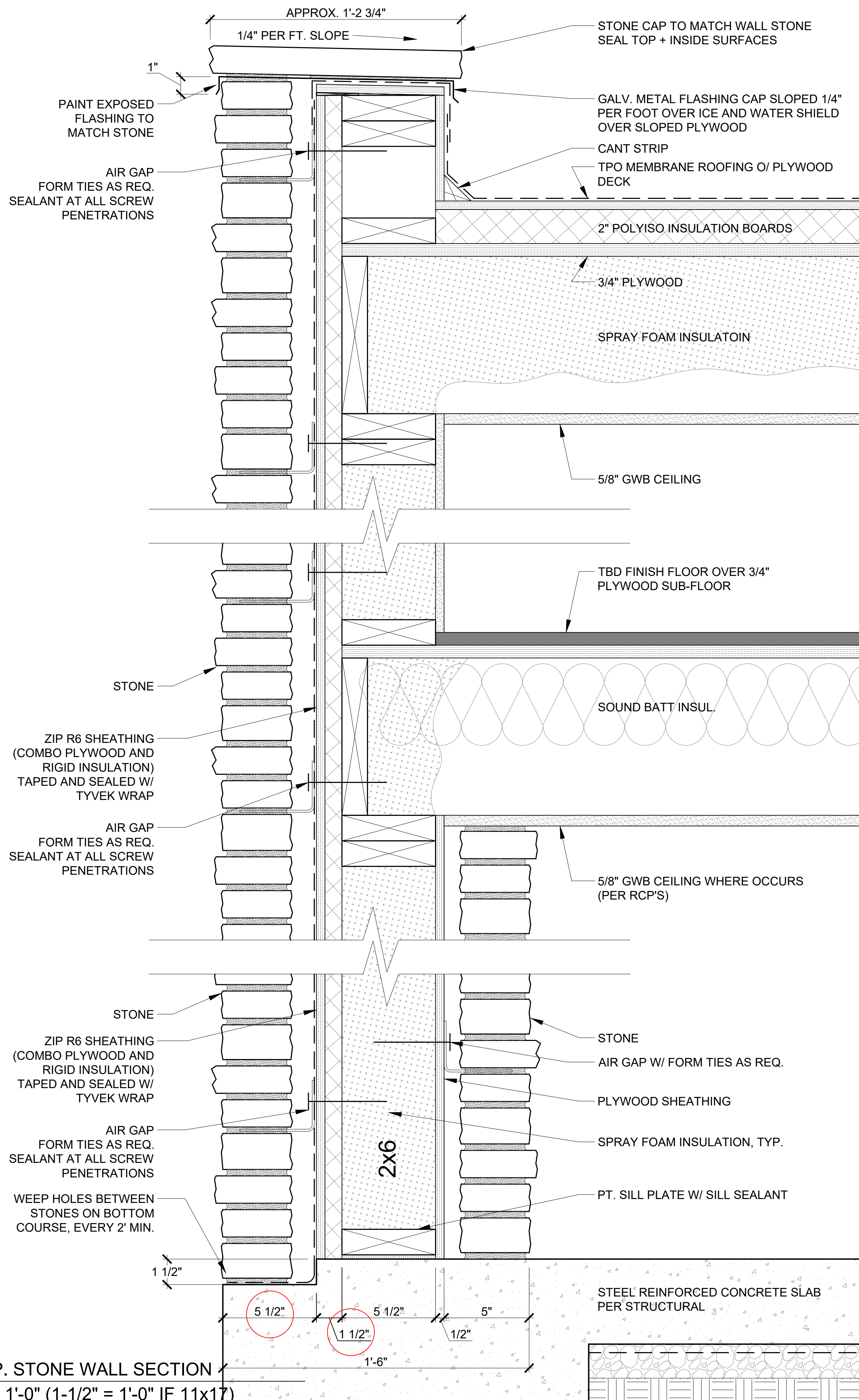
DRAWING TITLE:
EXTERIOR ELEVATIONS

A4.1

01 TYP. STUCCO WALL SECTION
3" = 1'-0" (1-1/2" = 1'-0" IF 11x17)



01 TYP. STONE WALL SECTION
3" = 1'-0" (1-1/2" = 1'-0" IF 11x17)



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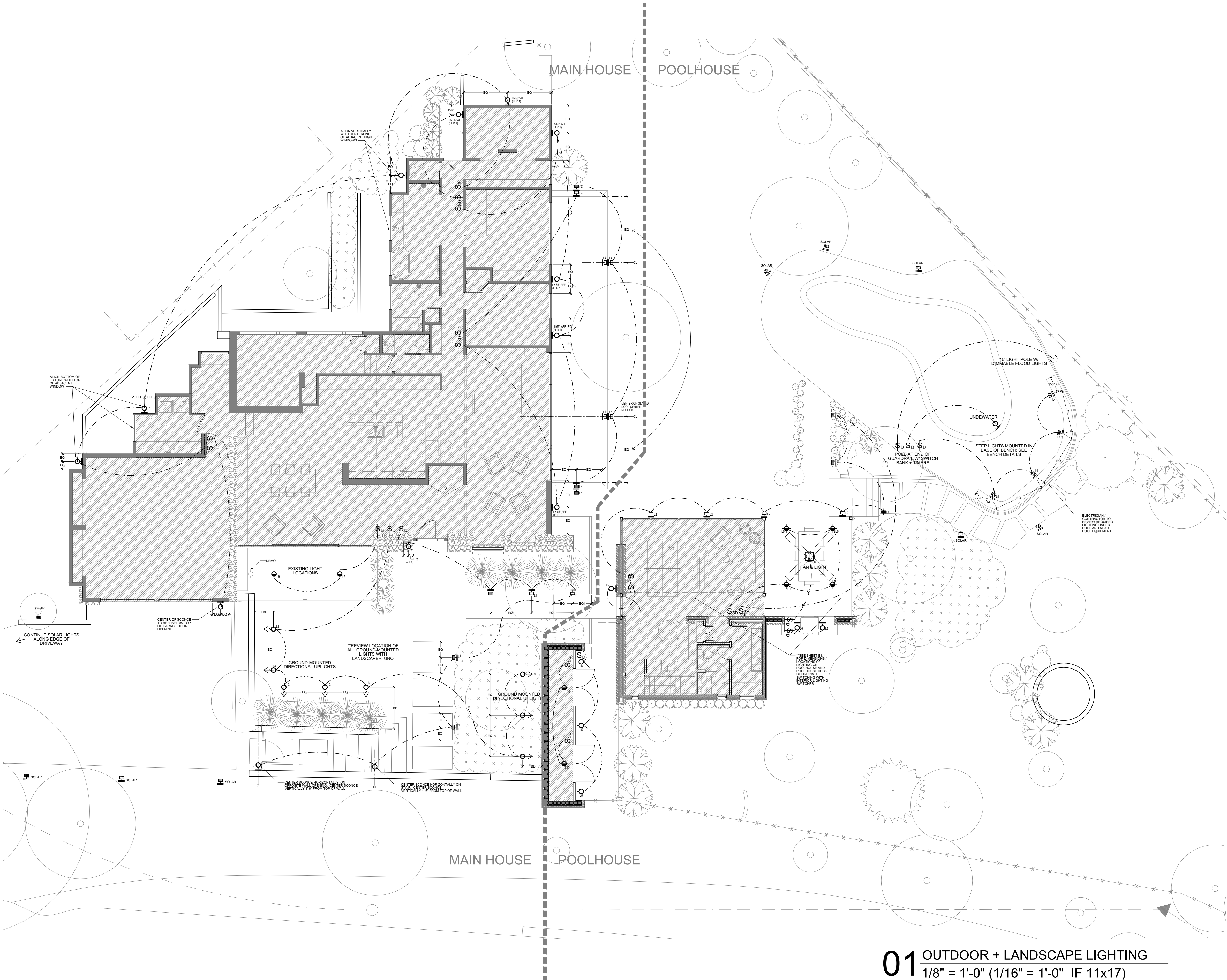
100
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WEST LAKE HILLS, TX 78746

DATE:
2023-9-14

DRAWING TITLE:
DETAILS

A5.0



GENERAL NOTES

- ALL SWITCHES CENTER @ 36" AFF UNO
- WALK-THRU REQUIRED W/ OWNER + ARCHITECT WHEN ELECTRICAL IS "BOXED IN" PRIOR TO PULLING WIRE

- THIS PLAN IS FOR FIXTURE LOCATION REFERENCE ONLY.
SEE ELECTRICAL SUBCONTRACTOR FOR ALL RELEVANT ELECTRICAL INFORMATION INCLUDING LOAD CALCS

- COORDINATE EXTERIOR SWITCHES WITH ADJACENT INTERIOR LIGHT SWITCHES, TYP.

- COORDINATE ALL LIGHTING WITH STRUCTURAL PLANS PRIOR TO INSTALL. NOTIFY ARCHITECT OF CONFLICTS.

LIGHTING LEGEND

\$	STANDARD LIGHT SWITCH
\$3	3-WAY LIGHT SWITCH (LIGHT CONTROLLED BY 2 DIFFERENT SWITCHES)
\$D	LIGHT SWITCH W/ DIMMER
\$3D	3-WAY LIGHT SWITCH W/ DIMMER ON SWITCH LABELED "3D"
⬡	RECESSED CAN LIGHT FIXTURES (I.C. RATED)
⬢	RECESSED ADJUSTABLE CAN LIGHT FIXTURES (I.C. RATED)
⬣	DIRECTIONAL RECESSED CAN LIGHT (I.C. RATED)
⬤	WALL SCENCE LIGHT FIXTURE
⬥	RECESSED WALL MOUNTED LIGHT FIXTURE
⬦	RECESSED IN-GROUND LIGHT FIXTURE OR DIRECTIONAL GROUND MOUNTED UPLIGHT
⬧	BATHROOM VENTILATION FAN WITH OPTIONAL BUILT-IN LIGHT FIXTURE
⬨	PENDANT LIGHT FIXTURE #
⬩	JUNCTION BOX FOR CEILING FAN / LIGHT COMBO LOCATION
⬪	LED STRIP LIGHT, CONCEALED FIXTURE
⬫	PATHWAY LIGHTING - WALL RECESSED LOUVERED "STEP LIGHT" OR IF EXTERIOR: BOLLARD STYLE PATHWAY LIGHT (OPTIONAL SOLAR)
⬬	SMOKE DETECTOR / CARBON MONOXIDE COMBO LOCATION. DETECTORS TO BE HARDWIRED W/ BATTERY BACKUP AND CO2 DETECTION. Smoke Alarms: Smoke alarms will be hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms, and if applicable, on each additional story including basements and habitable attics, in accordance with 2015 IRC Sec R314. Carbon Monoxide Alarms: Carbon Monoxide alarm will be hard wired with battery backup, installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and/or have an attached garage, in accordance with 2015 IRC sec R315



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REDBUD TRAIL

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WEST LAKE HILLS, TX 78746

DATE:
2023-9-14

DRAWING TITLE:
ELECTRICAL AND LIGHTING

01 OUTDOOR + LANDSCAPE LIGHTING
1/8" = 1'-0" (1/16" = 1'-0" IF 11x17)

E1.0

GENERAL NOTES

- ALL SWITCHES CENTER @ 36" AFF UNO
- WALK-THRU REQUIRED W/ OWNER + ARCHITECT WHEN ELECTRICAL IS "BOXED IN" PRIOR TO PULLING WIRE

- THIS PLAN IS FOR FIXTURE LOCATION REFERENCE ONLY.
SEE ELECTRICAL SUBCONTRACTOR FOR ALL RELEVANT ELECTRICAL INFORMATION INCLUDING LOAD CALCS

- COORDINATE EXTERIOR SWITCHES WITH ADJACENT INTERIOR LIGHT SWITCHES, TYP.

- COORDINATE ALL LIGHTING WITH STRUCTURAL PLANS PRIOR TO INSTALL. NOTIFY ARCHITECT OF CONFLICTS.

LIGHTING LEGEND

\$	STANDARD LIGHT SWITCH
\$3	3-WAY LIGHT SWITCH (LIGHT CONTROLLED BY 2 DIFFERENT SWITCHES)
\$D	LIGHT SWITCH W/ DIMMER
\$3D	3-WAY LIGHT SWITCH W/ DIMMER ON SWITCH LABELED "3D"
⬢	RECESSED CAN LIGHT FIXTURES (I.C. RATED)
⬢	RECESSED ADJUSTABLE CAN LIGHT FIXTURES (I.C. RATED)
⬢	DIRECTIONAL RECESSED CAN LIGHT (I.C. RATED)
○	WALL SCONCE LIGHT FIXTURE
—	RECESSED WALL MOUNTED LIGHT FIXTURE
⬢	RECESSED IN-GROUND LIGHT FIXTURE OR DIRECTIONAL GROUND MOUNTED UPLIGHT
⬢	BATHROOM VENTILATION FAN WITH OPTIONAL BUILT-IN LIGHT FIXTURE
●	PENDANT LIGHT FIXTURE #
J	JUNCTION BOX FOR CEILING FAN / LIGHT COMBO LOCATION
—	LED STRIP LIGHT, CONCEALED FIXTURE
—	PATHWAY LIGHTING - WALL RECESSED LOUVERED "STEP LIGHT" OR IF EXTERIOR: BOLLARD STYLE PATHWAY LIGHT (OPTIONAL SOLAR)
SD	SMOKE DETECTOR / CARBON MONOXIDE COMBO LOCATION. DETECTORS TO BE HARDWIRED W/ BATTERY BACKUP AND CO2 DETECTION. Smoke Alarms: Smoke alarms will be hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms, and if applicable, on each additional story including basements and habitable attics, in accordance with 2015 IRC Sec R314. Carbon Monoxide Alarms: Carbon Monoxide alarm will be hard wired with battery backup, installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and/or have an attached garage, in accordance with 2015 IRC sec R315

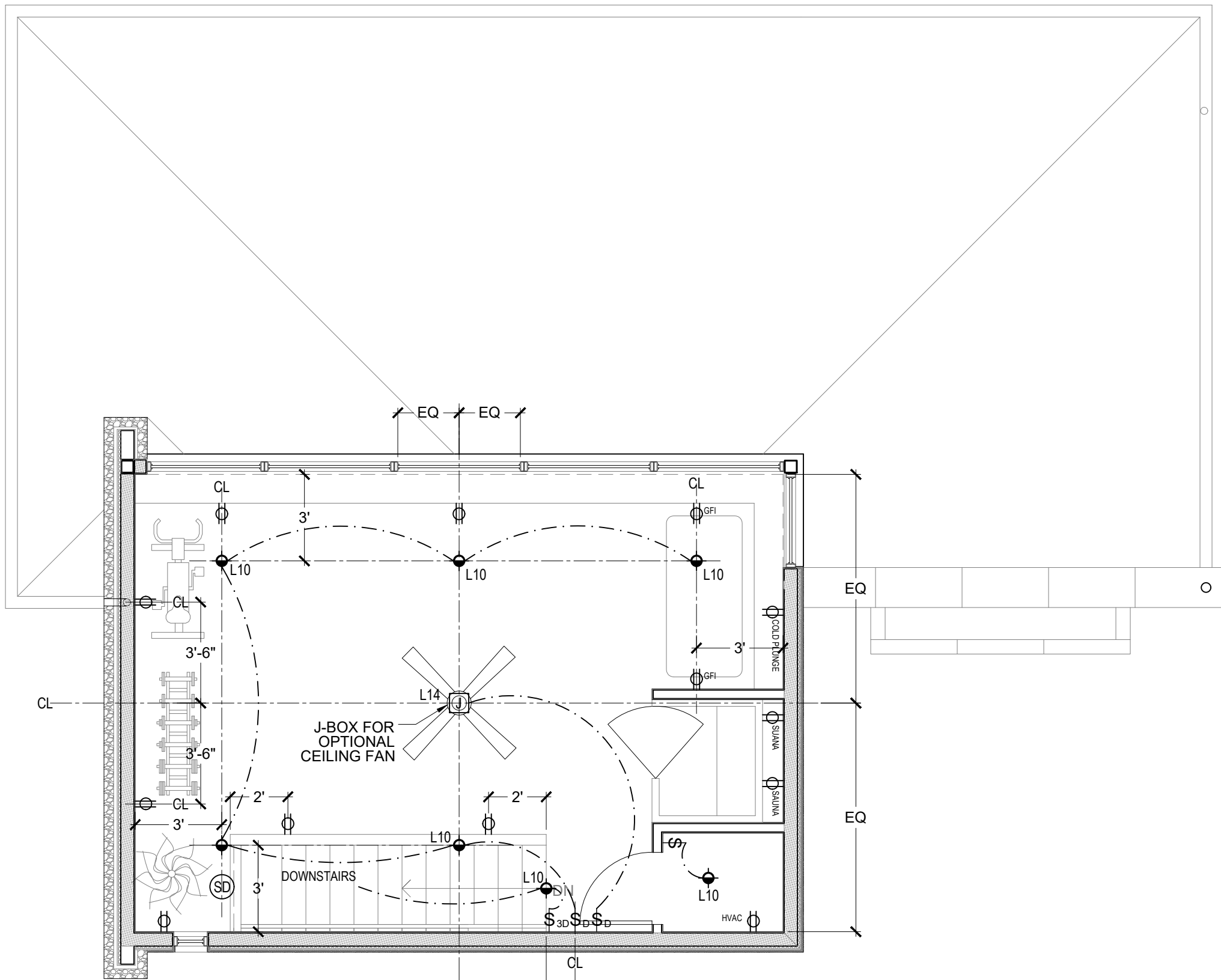
POWER & DATA

⬢	110V DUPLEX OUTLET RECEPTACLE - INSTALL AT 12" AFF (UNLESS NOTED OTHERWISE)
EXISTING ⬢	EXISTING OUTLET. VERIFY FUNCTION AND REPLACE FACEPLATE TO MATCH NEW
⬢GFI	110V GFI DUPLEX. PROVIDE COVER BOX AT OUTDOOR LOCATIONS (PAINT COVER TO MATCH EXTERIOR)
⬢	QUAD OUTLET RECEPTACLE
FLOOR	FLOOR MOUNTED DUPLEX RECEPTACLE IN BRASS HOUSING W/ COVERPLATES
CABLE / DATA	CABLE / DATA RECEPTACLE AS REQ. FOR TV / MODEM / ROUTER
ELEC. PANEL	ELECTRICAL METER OR SUB-PANEL

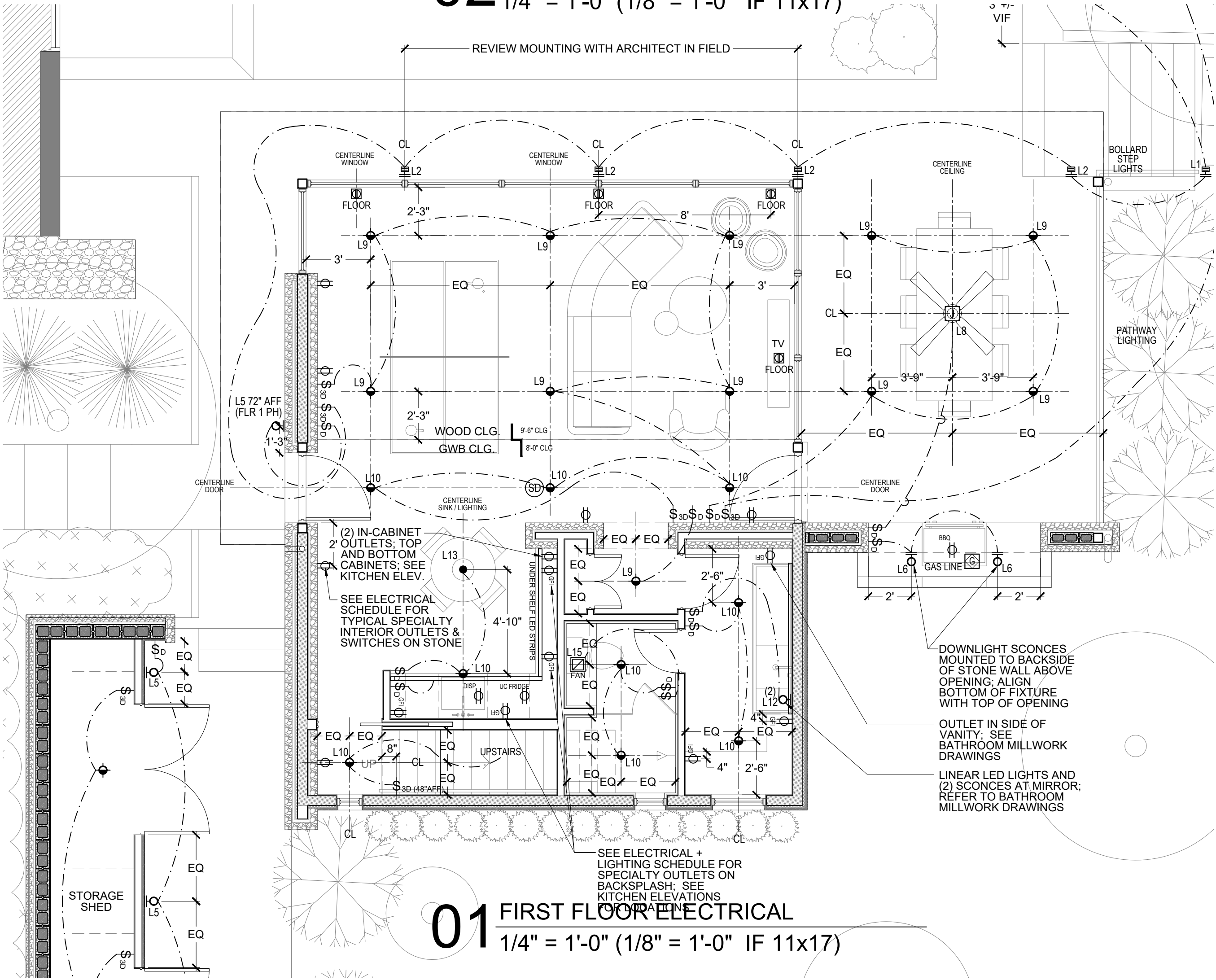
GENERAL NOTES

-ALL OUTLETS TO BE 12" ABOVE FINISH FLOOR U.N.O. OR HAVE DIFFERENT REQUIREMENTS PER APPLIANCES
-PLEASE TAKE TIME TO PRECISELY CENTER OUTLETS ON WALLS AND/OR BETWEEN WALLS AND WINDOWS WHEREVER POSSIBLE.
-ALL OUTLETS TO BE ORIENTED VERTICALLY U.N.O.

-THIS PLAN IS FOR FIXTURE LOCATION REFERENCE ONLY.
SEE ELECTRICIAN FOR ALL RELEVANT ELECTRICAL INFORMATION INCLUDING LOAD CALCS



02 SECOND FLOOR ELECTRICAL
1/4" = 1'-0" (1/8" = 1'-0" IF 11x17)



STRUCTURAL NOTES

GENERAL

BEFORE BIDDING, CONTRACTOR SHALL CAREFULLY REVIEW THE STRUCTURAL SERIES DRAWINGS AND COMPARE THEM WITH THE SPECIFICATIONS (INCLUDING ANY ADDENDA) AS WELL AS THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING SERIES DRAWINGS. BEFORE CONSTRUCTION, ALL ARCHITECTURAL DIMENSIONS AND PROPOSED BUILDING EQUIPMENT SHALL BE COMPARED WITH THE STRUCTURAL DRAWINGS FOR COMPATIBILITY.

ANY DIFFERENCES SHALL BE PROMPTLY REFERRED TO THE ARCHITECT FOR INSTRUCTION. IN THE EVENT OF A DISCREPANCY BETWEEN THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, (UNLESS DIRECTED OTHERWISE) THE CONTRACTOR SHALL BID ON THE ITEM OF GREATER QUANTITY AND/OR MORE EXPENSIVE QUALITY.

NEITHER THE PROFESSIONAL ACTIVITIES NOR JOBSITE PRESENCE OF THE STRUCTURAL ENGINEER SHALL RELIEVE THE CONTRACTOR OF HIS OR HER SOLE RESPONSIBILITY FOR JOBSITE SAFETY. THE STRUCTURAL ENGINEER HAS NO AUTHORITY TO EXERCISE ANY CONTROL OVER THE CONTRACTOR REGARDING CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES USED.

STRUCTURAL NOTES AND TYPICAL DETAILS APPLY GENERALLY THROUGHOUT THE PROJECT WHEREVER CONDITIONS SIMILAR TO THOSE DEPICTED EXIST AND ARE NOT NECESSARILY REFERENCED SPECIFICALLY IN THE DOCUMENTS.

CODE REQUIREMENTS FOR CONSTRUCTION

- BUILDING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE
- STRUCTURAL CONCRETE: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI, 318-14.
- STRUCTURAL STEEL: MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, THIRTEENTH EDITION.
- WOOD FRAMING: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION WITH SUPPLEMENT, N.F.P.A., (2005 EDITION).
- STRUCTURAL PLYWOOD: AMERICAN PLYWOOD ASSOCIATION (A.P.A.), PLYWOOD DESIGN SPECIFICATION, LATEST EDITION.

SUBSTITUTIONS

- ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED WITH AN IDENTIFIED SAVINGS TO BE DEDUCTED FROM THE CONTRACT.

DESIGN LOADS

- LIVE LOADS
 - SECOND FLOOR 100 PSF
 - ROOF 20 PSF
 - WIND LATERAL LOAD - IRC REQUIREMENTS
 - MISC. LOADS - IRC REQUIREMENTS
- DEAD LOADS
 - CEILING 10 PSF
 - SELF WEIGHT OF STRUCTURAL ELEMENTS
- GROUND SNOW LOAD, PG = 5 PSF
- WIND LOAD - 2021 IRC (ASCE 7-10) REQUIREMENTS
 - BASIC WIND SPEED = 115 MPH, EXPOSURE B, OCCUPANCY CATEGORY II
 - IMPORTANCE FACTOR = 1.0
 - INTERNAL PRESSURE COEFFICIENT = (+/-) 0.18
 - EXTERIOR COMPONENTS AND CLADDING DESIGN LOAD (FOR ITEMS DESIGNED BY OTHERS) = 25 PSF

BUILDING PAD NOTES

- REMOVE ALL SURFACE VEGETATION, ALL ORGANICS (I.E., ROOTS, TREES, GRASS AND OTHER HUMUS), AND ANY OTHER DELETERIOUS MATERIAL, EXPANSIVE CLAY, LOOSE SOILS AND/OR UNSTABLE COMPLETELY WEATHERED LIMESTONE STRATA FROM THE PROPOSED BUILDING AREA TO A DISTANCE OF 4'-0" OUTSIDE THE BUILDING LINE
- IN AREAS WHERE LIMESTONE IS EXPOSED AT THE CUT SURFACE, REMOVE A DEPTH OF LIMESTONE TO PROVIDE FOR AT LEAST 6 INCHES OF COMPACTED SELECT FILL BELOW THE CONCRETE SLAB. IN AREAS WHERE SOIL OR COMPLETELY WEATHERED LIMESTONE IS EXPOSED, SCARIFY AT LEAST SIX INCHES OF THE CUT SOIL SUBGRADE AND RECOMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED USING THE TEXAS HIGHWAY DEPARTMENT SOIL TESTING PROCEDURE TEX-113-E CONDUCTED WITH A LABORATORY COMPACTED EFFORT OF 6.83 FT. LBS./CU. INCH. HOLD WATER CONTENTS WITHIN +2% OF OPTIMUM DURING CONSTRUCTION.
- FILL BACK TO REQUIRED GRADE WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW.
- SELECT FILL, WHEN PROPERLY SLAKED AND TESTED BY STANDARD LABORATORY METHODS, SHALL MEET THE FOLLOWING REQUIREMENTS:

RETAINED ON 2 1/2" SCREEN	0%
RETAINED ON 1 1/2" SCREEN	0%
RETAINED ON 3/4" SCREEN	15% - 25%
RETAINED ON 1/4" SCREEN	45% - 75%
RETAINED ON NO. 40 MESH SIEVE	60% - 90%

MATERIAL PASSING THE NO. 40 SIEVE SHALL MEET THE FOLLOWING PLASTICITY REQUIREMENTS:

PASSING NO. 40 SIEVE	MAXIMUM PLASTICITY INDEX	MINIMUM PLASTICITY INDEX
a. 25% - 40%	15	3
b. 20% - 25%	20	4

- WATER AND COMPACT THE SELECT FILL MATERIAL THOROUGHLY. MAINTAIN COMPACTED LIFT THICKNESSES TO 6 INCHES OR LESS.
- DURING CONSTRUCTION, A POSITIVE DRAINAGE SCHEME SHALL BE IMPLEMENTED TO PREVENT PONDING OF WATER ON THE SUBGRADE. THE SUBGRADE AND BUILDING PAD SHALL NOT BE ALLOWED TO DRY OUT. FOUNDATION BACKFILL SHALL PROCEED AS SOON AS POSSIBLE AFTER EXCAVATION TO MINIMIZE CHANGES IN THE NATURAL SUBGRADE. IF THE BEARING SOILS ARE SOFTENED BY WATER INTRUSION OR BY DESICCATION, THE UNSUITABLE MATERIAL MUST BE REMOVED FROM THE FOUNDATION EXCAVATION AND REPLACED AS REQUIRED.
- GRADE BEAMS SHALL BE NEATLY EXCAVATED. SOME LIMESTONE SUBGRADE AREAS MAY REQUIRE ROCK-TRENCHING EQUIPMENT. ANY DEBRIS IN THE BOTTOM OF EXCAVATIONS SHALL BE REMOVED PRIOR TO PLACING CONCRETE. GRADE BEAM EXCAVATIONS SHALL BE LEVEL WITH A SLOPE ONLY AS REQUIRED TO CREATE INTERNAL SUMPS FOR RUNOFF COLLECTION AND REMOVAL.
- REMOVE ANY SURFACE RUNOFF WATER OR GROUNDWATER SEEPAGE ACCUMULATION IN EXCESS OF 1" DEPTH FROM FOUNDATION EXCAVATIONS.
- PLACE A POLYETHYLENE SHEET WITH A MINIMUM THICKNESS OF 10 MILS. ON TOP OF THE SELECT FILL (OR SAND OR GRAVEL) TO ACT AS A VAPOR RETARDER. JOINTS SHALL BE LAPPED A MINIMUM OF 12" AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- HALF SIZE (MINIMUM) BRICKS MAY BE USED TO CHAIR UP THE SLAB AND BEAM REINFORCING. ROCKS OR LARGE STONES ARE NOT ACCEPTABLE FOR USE AS CHAIRS.
- NO GEOTECHNICAL INFORMATION WAS FURNISHED FOR THIS SLAB DESIGN. THIS FOUNDATION HAS BEEN DETAILED TO BEAR ON LIMESTONE, CALICHE OR SIMILAR STABLE, NON-EXPANSIVE SOIL TYPE. CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IF SITE CLEARING AND/OR EXCAVATION REVEALS ANY OTHER SOIL TYPE INCLUDING CLAYEY (EXPANSIVE), SOFT, HUMUS OR FILL SOILS.

CONCRETE AND REINFORCING STEEL:

- ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301 AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318, (LATEST EDITION).
- ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL CONFORM TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE" ACI 315, (LATEST EDITION).
- ALL CONCRETE SHALL BE STONE AGGREGATE CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 POUNDS PER SQUARE INCH AT 28 DAYS. IT SHALL CONTAIN NOT LESS THAN 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND NOT OVER 6 GALLONS OF WATER PER SACK OF CEMENT (MAXIMUM WATER/ CEMENT RATIO = 0.53). THE SLUMP SHALL NOT EXCEED 5 INCHES.
- REINFORCING BARS SHALL BE DEFORMED NEW BILLET STEEL IN ACCORDANCE WITH A.S.T.M. SPECIFICATION A615 GRADE 60.
- MINIMUM CONCRETE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:
 - CAST AGAINST EARTH.....3 IN.
 - EXPOSED TO EARTH OR WEATHER.....2 IN.
 - IN SLABS AND WALLS.....1 IN.
 - OTHER.....1 1/2 IN.
- AT CORNERS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE BEAM STEEL 2-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. MAKE ALL HORIZONTAL WALL STEEL CONTINUOUS AROUND CORNERS.
- NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN SLABS OR BEAMS. VERTICAL JOINTS SHALL CONFORM TO SECTION 6.4 OF ACI 318, (LATEST EDITION).
- HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE POURS SHALL BE PERMITTED ONLY WHERE INDICATED ON THE DRAWINGS. ALL CONSTRUCTION JOINTS SHALL BE MADE IN THE CENTER OF SPANS PER TYPICAL DETAILS. THE LOCATION OF CONSTRUCTION JOINTS SHALL BE AS APPROVED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SHALL BE AS SPECIFIED BY THE ENGINEER WITHOUT ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS FOR CONSTRUCTION JOINTS NOT SHOWN ON DRAWINGS FOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, (LATEST EDITION). ACCESSORIES FOR EXPOSED CONCRETE SOFFITS SHALL HAVE GALVANIZED OR PLASTIC COATED FEET.
- CONCRETE PLACED BY PUMPING SHALL MEET THE REQUIREMENTS OF "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE" (ACI 304-73, CHAPTER 9).
- BARS SCHEDULED AND DETAILED "CONT." (CONTINUOUS) SHALL BE LAPPED AT 24 BAR DIAMETERS AT SPICES. THE SPLICES SHALL OCCUR AT MID SPAN FOR TOP BARS AND OVER THE SUPPORTS FOR BOTTOM BARS.
- ALL EMBEDDED STEEL PLATES AND ANCHOR BOLTS SHALL BE SECURED IN PLACE PRIOR TO PLACEMENT OF CONCRETE.
- THE FIRST STIRRUP OF THE SCHEDULED OR DETAILED STIRRUPS SHALL BE PLACED A DISTANCE FROM THE FACE OF THE SUPPORTING BEAM, COLUMN, OR PIER EQUAL TO 1/2 OF THE SPACING LISTED UNDER "SPACING" OR AS DETAILED. STIRRUPS ARE TO BE PLACED FROM EACH END OF THEIR RESPECTIVE BEAMS.

TIMBER

- UNLESS OTHERWISE NOTED, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 2 PINE BY THE SPIB WITH A MINIMUM FB = 1500PSI.
- ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE. PROVIDE 2X4 STUDS AT 16" O.C. AT ALL WALLS LESS THAN 10'-0" IN HEIGHT UNLESS NOTED OTHERWISE. PROVIDE 2X6 STUDS AT 16" O.C. AT WALLS 10'-0" TO 14'-0" IN HEIGHT UNLESS NOTED OTHERWISE. DECREASE STUD SPACING TO 12" O.C. AT THE LOWEST LEVEL OF ANY 3 LEVEL STRUCTURE. PROVIDE 2X4 BLOCKING AT 4'-0" O.C. IN ALL UNSHEATHED WALLS.
- STUDS SHALL BE DOUBLED AT CORNERS AND EACH SIDE OF AN OPENING LESS THAN 6'-0" WIDE. PROVIDE 4 STUDS EACH SIDE OF OPENINGS 6'-0" AND WIDER. TWO OF THE FOUR STUDS SHALL BE BELOW THE HEADER AND THE TWO REMAINING STUDS SHALL BE ADJACENT AND CONTINUOUS TO THE UNDERSIDE OF THE FLOOR AND ROOF FRAMING ABOVE.
- SOLID 2X BLOCKING SHALL BE PROVIDED AT END AND POINT OF SUPPORT OF ALL WOOD JOISTS AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" APART. ALL WALLS SHALL HAVE SOLID 2X BLOCKING A 4'-0" O.C. MAXIMUM VERTICALLY. END NAIL WITH 2-16D NAILS OR SIDE TOE NAIL WITH 2-16D NAILS.
- ROOF SHEATHING SHALL BE 23/32" CDX-APA PLYWOOD DECKING WITH PANEL INDEX 40/20, GLUED AND NAILED WITH 10D NAILS @ 4" O.C. AT ALL EDGE SUPPORTS AND 10D NAILS@ 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE ALUMINUM SPACER H-CLIPS BETWEEN EACH ROOF TRUSS AT JOINTS IN ROOF DECKING. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED WITH 1/8" WIDE SPACES AS RECOMMENDED BY THE APA.
- ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS. EXTERIOR WALL SHEATHING SHALL BE 15/32" THICK CDX-APA PLYWOOD OR EQUAL BLOCKED AND INSTALLED W/ GALVANIZED 10D NAILS (DIAM. = .148 IN.) @ 4" O.C. AT ALL PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
- ALL FRAMING MEMBERS FRAMING INTO THE SIDE OF A HEADER SHALL BE ATTACHED USING METAL JOIST HANGERS. CONNECTIONS OF MAJOR STRUCTURAL WOOD MEMBERS AT LOCATIONS SIMILAR TO THOSE DETAILED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED METAL FRAMING CLIPS OF A SIZE AND TYPE REQUIRED TO RESIST ALL APPLIED LOADS. "TOE-NAILING" OF MAJOR STRUCTURAL MEMBERS WILL NOT BE PERMITTED.
- NAILING AND ATTACHMENT OF ALL FRAMING MEMBERS SHALL BE AS SPECIFIED IN THE 2012 INTERNATIONAL BUILDING CODE NAILING SCHEDULE UNLESS NOTED OTHERWISE IN THE DRAWINGS. COMMON WIRE NAILS OR SPIKES, OR GALVANIZE BOX NAILS SHALL BE USED FOR ALL FRAMING UNLESS NOTED.
- PLACE A SINGLE BORATE TREATED PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. EXTERIOR WALL SILL PLATES SHALL BE BOLTED TO THE FOUNDATION AT A MAXIMUM SPACING OF 4 FT. 0 IN. WITH 1/2" DIAMETER X 11" LONG (8" MINIMUM EMBEDMENT) ANCHOR BOLTS.
- LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLAM AS MANUFACTURED BY TRUSS JOIST MACMILLAN. LVL SHALL BE CLEARLY IDENTIFIED BY STAMP INDICATING INDEPENDENT INSPECTION AGENCY'S LOGO, PRODUCT TYPE, NER REPORT NUMBER AND GRADED 1.9E OR STRONGER. MATERIAL SHALL COMPLY WITH NES REPORT NO. NER-481. ADHESIVES SHALL BE OF THE WATERPROOF TYPE CONFORMING TO THE REQUIREMENTS OF ASTM D-2559.
- BEAMS COMPRISED OF TWO OR MORE MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16D NAILS AT 12" O.C. BEAMS COMPRISED OF THREE OR MORE MEMBERS SHALL BE NAILED PER ABOVE WITH ADDITIONAL 1/2" DIAMETER THRU BOLTS AT 18" O.C. STAGGERED TOP AND BOTTOM.
- MICROLAM LVL BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES: FB= 2600 PSI (MIN.), FV= 285 PSI (MIN.) AND E= 1,900,000 PSI (MIN.)
- CONTRACTOR SHALL COORDINATE SPACING OF WOOD FRAMING WHERE APPROPRIATE TO AVOID CUTTING AND NOTCHING TO ACCOMMODATE PIPING, CONDUIT, ETC. WHERE CUTTING, NOTCHING OR BORING OF WOOD FRAMING MEMBERS IS REQUIRED, DO NOT EXCEED CODE ALLOWABLES OR THE FOLLOWING WITHOUT NOTIFYING THE ARCHITECT FOR FURTHER DIRECTION:
 - NO NOTCHES SHALL BE CUT IN JOISTS, BEAMS, LOAD-BEARING WALL STUDS OR EXTERIOR WALL STUDS.
 - HOLES BORED IN JOISTS, BEAMS OR STUDS SHALL BE ENTIRLEY LOCATED WITHIN THE MIDDLE 1/3 OF THEIR DEPTH AND SHALL NOT EXCEED 1/4 OF THEIR DEPTH.
- THE FOLLOWING MATERIALS SHALL BE TREATED MATERIAL WITH A MANUFACTURER'S GUARANTEE AGAINST DECAY OR ROT OF 20 YEARS OR MORE.
 - THE BOTTOM PLATE IN CONTACT WITH THE FOUNDATION CONCRETE.
 - ALL EXTERIOR DECK FRAMING.
 - ALL FRAMING IN CONTACT WITH OR WITHIN 12" OF THE GRADE. SEE PLAN AND DETAILS FOR OTHER LOCATIONS WHERE TREATED WOOD IS TO BE USED.
- PROVIDE HOT DIP GALVANIZED NAILS AND BOLTS AT ALL EXTERIOR FRAMING. EXTERIOR STEEL CONNECTION PLATES SHALL ALSO BE GALVANIZED (HOT-DIP OR 2 COATS OF "ZRC", ZINC RICH PAINT). ALL SIMPSON CONNECTORS USED IN EXTERIOR CONDITIONS SHALL HAVE Z-MAX COATING.

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL WIDE FLANGE SHAPES AND TEES SHALL CONFORM TO ASTM A992. OTHER MISCELLANEOUS ROLLED SHAPES, BARS, PLATES AND RODS SHALL CONFORM TO ASTM A36.
- ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A 500, GRADE B, FY = 46 KSI.
- ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53 TYPE E OR S, GRADE B, FY = 36 KSI OR ASTM A501, FY = 36 KSI.
- ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND THE STEEL JOIST INSTITUTE.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO A.S.T.M. A325 UNLESS OTHERWISE SHOWN OR NOTED.
- ALL BEAM SHEAR CONNECTIONS SHALL BE DESIGNED FOR THE FULL SHEAR CAPACITY OF THE WEB, UNLESS DETAILED OTHERWISE.
- SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER AS TO LOCATION AND TYPE OF SPLICE TO BE MADE. ANY MEMBER HAVING SPLICE NOT SHOWN AND DETAILED ON SHOP DRAWING WILL BE REJECTED.
- ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS WITHIN THE PREVIOUS SIX MONTHS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS, A.W.S. D1.1. ALL WELDING SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF A.W.S. D1.1.
- TUBE COLUMNS AS NOTED ON DRAWINGS SHALL BE SLOTTED TO RECEIVE CONNECTION PLATES.
- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL COMPLY TO OSHA 29 CFR 1926 SUBPART R, SAFETY STANDARDS FOR STEEL CONSTRUCTION.
- AS SCOPE AND PERFORMANCE DOCUMENTS, THE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THIS WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FABRICATION AND INSTALLATION OF ALL MISCELLANEOUS METAL ITEMS INDICATED, DESCRIBED, OR IMPLIED ON THE STRUCTURAL AND/OR THE ARCHITECTURAL DRAWINGS. ANY MISCELLANEOUS METAL ITEMS INDICATED ON THE ARCHITECTURAL DRAWINGS AND NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF 13X3X1/2" OR HSS4X4X3/8" UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER.

COORDINATION:

- ONLY CERTAIN OF THE REQUIRED SLEEVE OPENINGS IN STRUCTURAL COMPONENT MEMBERS, AND ONLY CERTAIN OF THE REQUIRED FRAMED OPENINGS IN AND/OR THROUGH STRUCTURAL ASSEMBLY ARE INDICATED ON THE STRUCTURAL SERIES DRAWINGS. HOWEVER, ALL SLEEVES, INSERTS AND OPENINGS, INCLUDING FRAMES AND/OR SLEEVES, THEREFORE, SHALL BE PROVIDED FOR PASSAGE, PROVISION AND/OR INCORPORATION OF THE WORK OF THE CONTRACT, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING WORK. THE PROVIDING FOR SLEEVES OR FRAMED OPENINGS SHALL INCLUDE THE VERIFICATION OF SIZES, ALIGNMENT, DIMENSIONS, POSITION, LOCATIONS, ELEVATIONS AND GRADES AS REQUIRED TO SERVE THE INTENDED PURPOSE. OPENINGS NOT INDICATED ON THE STRUCTURAL SERIES DRAWINGS, BUT REQUIRED AS ABOVE, SHALL HAVE BEEN APPROVED BY THE ENGINEER.
- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SERIES DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, DRAINS AND LOCATION OF DEPRESSED AND ELEVATED FLOOR AREAS.
- STRUCTURAL SERIES DRAWINGS SHALL BE COMPARED WITH DRAWINGS OF OTHER SERIES; DIFFERENCES SHALL BE REFERRED TO THE ARCHITECT FOR INSTRUCTION.
- COMPATIBILITY OF STRUCTURAL FRAMING WITH PROPOSED BUILDING EQUIPMENT, INCLUDING LOCATION, LOADING AND SIZES, SHALL BE VERIFIED PRIOR TO SUBMISSION OF SHOP DRAWINGS. ANY CONFLICTS OR DIFFERENCES SHALL BE REFERRED TO THE ARCHITECT FOR REVIEW AND APPROVAL OR NOTATION.
- THE DETAILS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
- ALL DIMENSIONS AND CONDITIONS OF EXISTING IMPROVEMENTS SHALL BE VERIFIED AT THE JOB SITE; DIFFERENCES BETWEEN EXISTING IMPROVEMENTS AND DRAWINGS SHALL BE REFERRED TO THE ARCHITECT FOR INSTRUCTION.
- THE DESIGN AND PROVISION OF ALL TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, OR ANY OTHER TEMPORARY ELEMENTS REQUIRED FOR THE EXECUTION OF THE CONTRACT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS WILL SECURE NEW CONSTRUCTION OR EXISTING ELEMENTS OF THE BUILDING TO REMAIN AND/OR STEEL FRAMING OR ANY PARTLY ASSEMBLED STEEL FRAMING AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED, RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS. TEMPORARY SUPPORTS SHALL PROVIDE ADEQUATE SUPPORT AS PREVIOUSLY DESCRIBED AND SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE OF THE ELEMENTS TO BE BRACED NOR ANY ELEMENTS USED AS BRACE SUPPORTS.

KOENIG CONSULTING ENGINEERS
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THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF KOENIG CONSULTING ENGINEERS. THESE DOCUMENTS ARE NOT TO BE USED, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN PERMISSION FROM KOENIG CONSULTING ENGINEERS. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Pool House
100 Redbud Trail
Austin, Texas 78746

DATE: 9/8/2023

S1.0

JOB #2023029



PLAN NOTES:

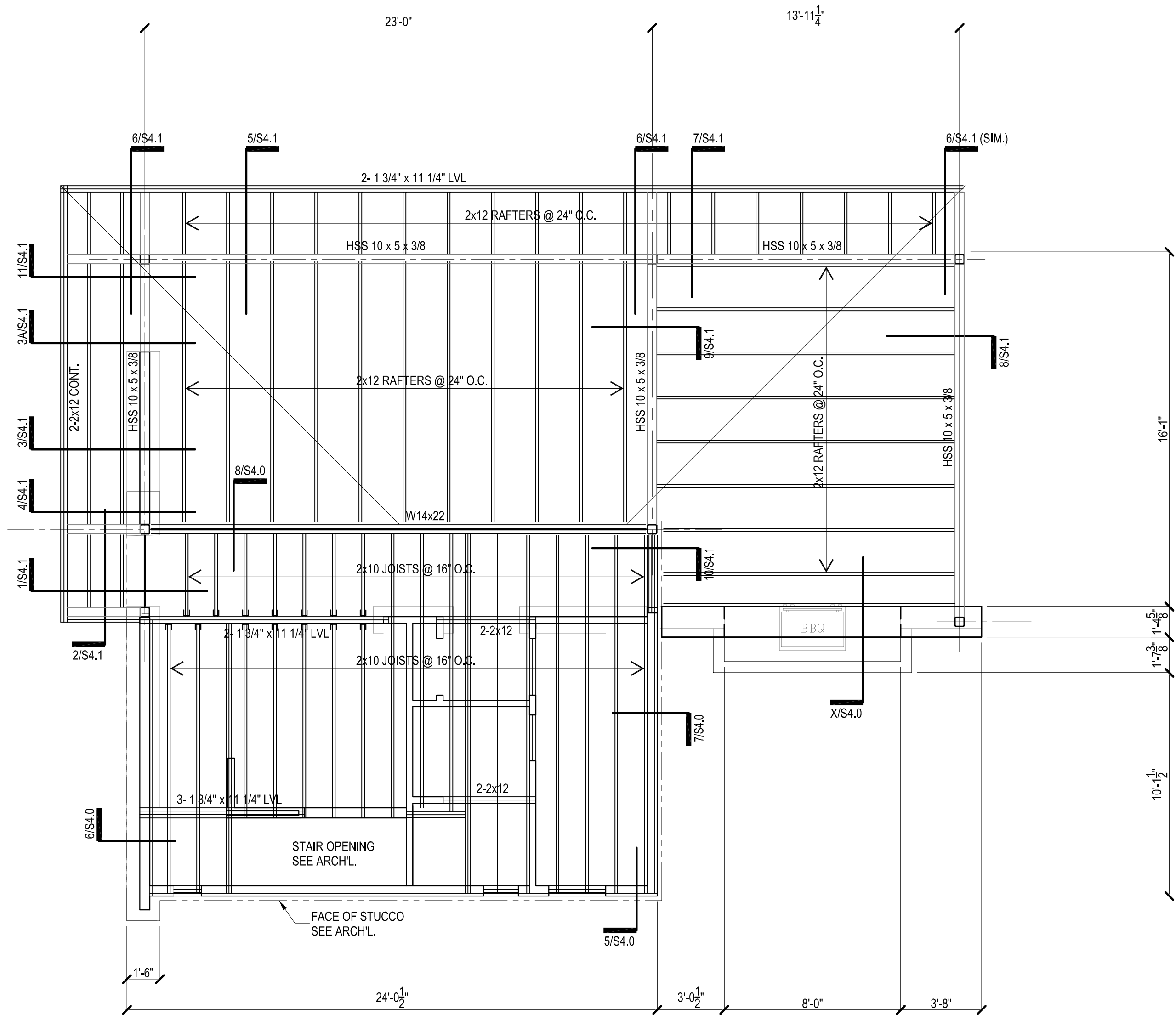
1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. SEE ARCH'L. FOR EXACT LOCATION OF WATER FIXTURES.
3. TYPE "A" BASE PLATE : 1/2" TH. x 6" x 6" STL. EMBD PLATE W. 4- 1/2" DIAM. x 6" HEADED CONC. ANCHORS.

Pool House
100 Redbud Trail
Westlake, Texas 78746

S2.0

(512) 372-8216 CELL: (512) 914-3287

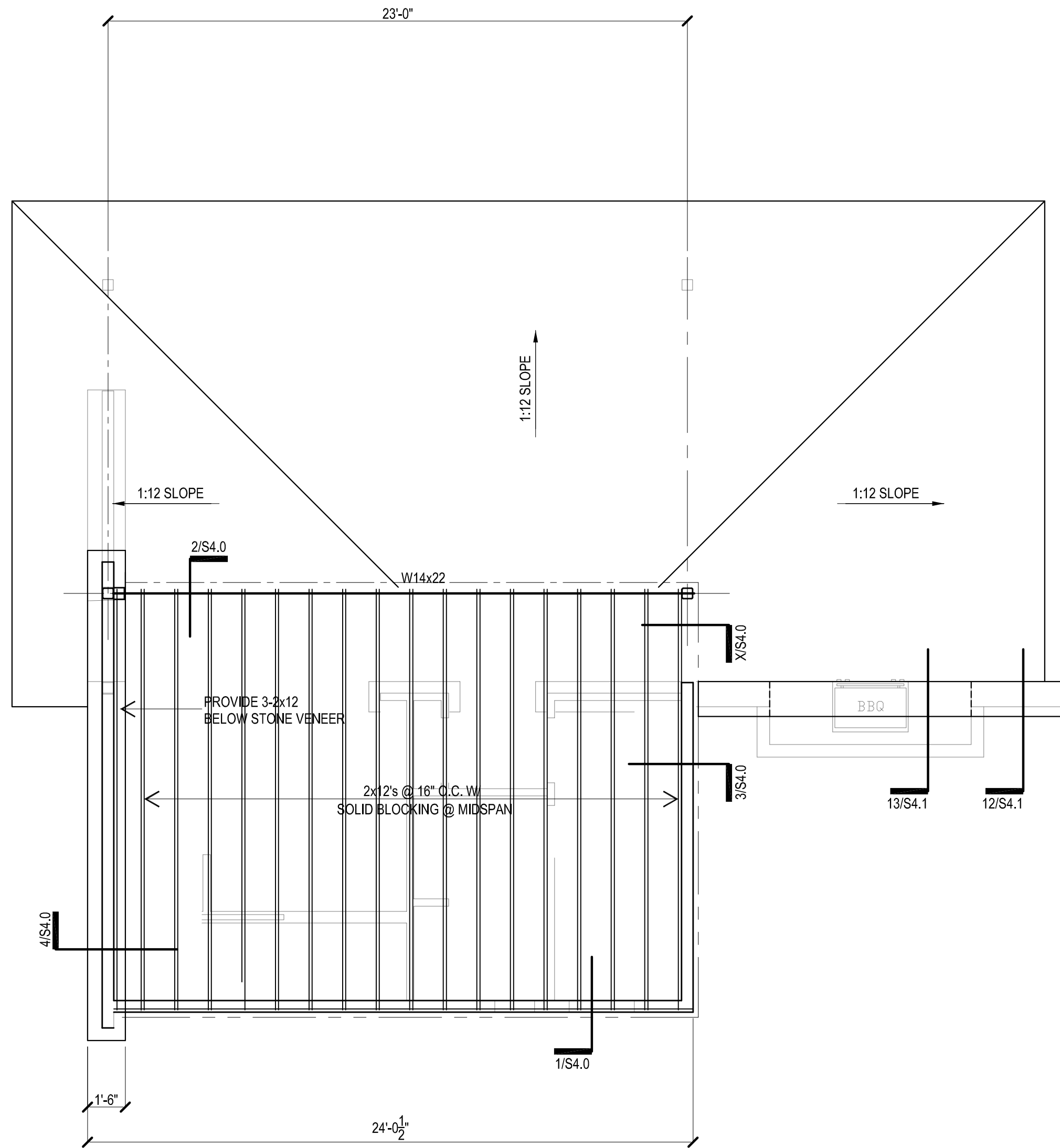
JOB #2023029



SECOND FLOOR & LOW ROOF FRAMING PLAN

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

PLAN NOTES:
1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.



HIGH ROOF FRAMING PLAN

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

PLAN NOTES:
1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

THE SCALE INDICATED ON THIS SHEET IS FOR
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KOENIG CONSULTING ENGINEERS

FIRM NO. F-2374

9390 RESEARCH BLVD., SUITE II-320

AUSTIN, TEXAS 78759

CELL: (512) 372-8216

CELL: (512) 914-3287

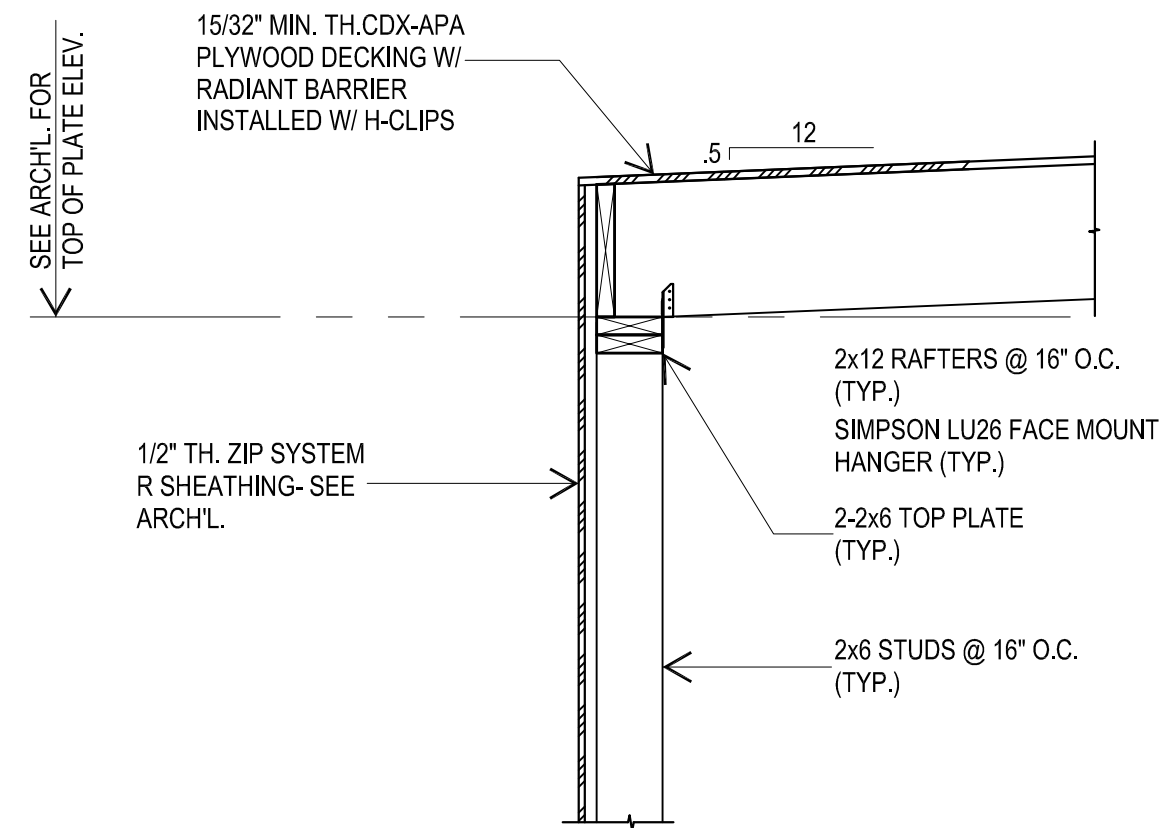
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ENGINEERING PRACTICE ACT.

Pool House
100 Redbud Trail
Westlake, Texas 78746

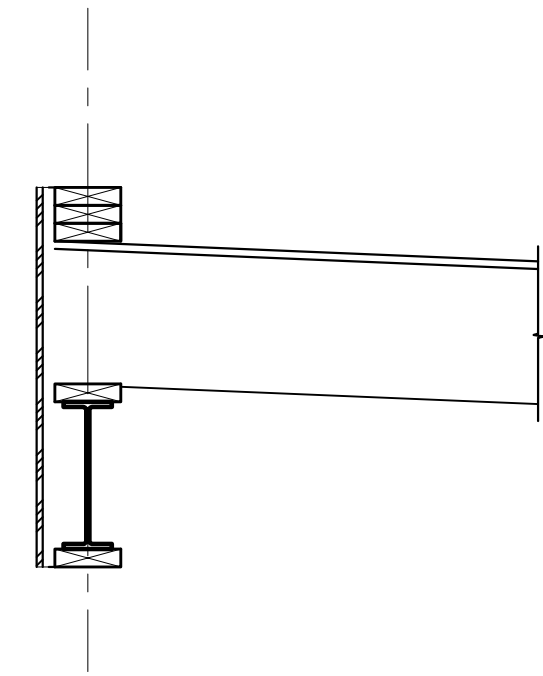
DATE: 9/8/2023

S2.1

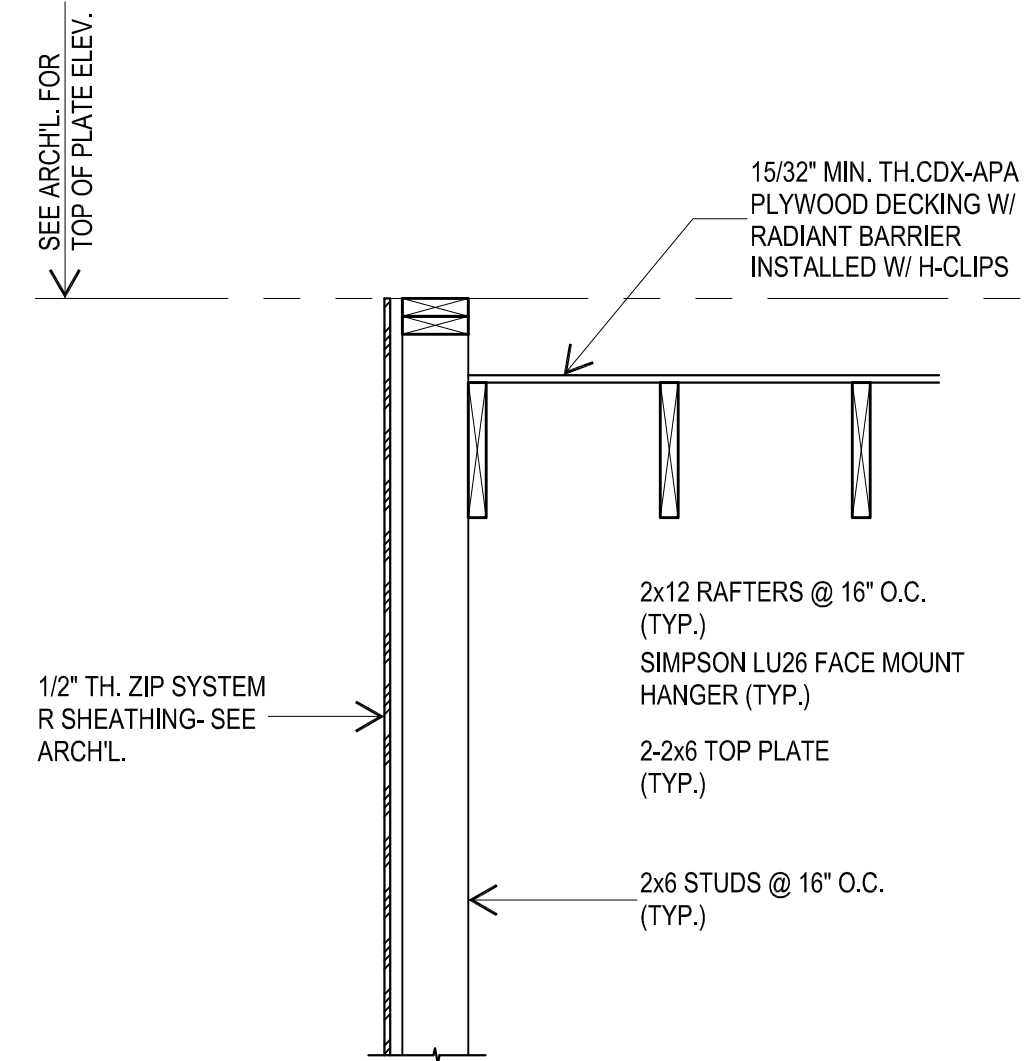
JOB #2023006



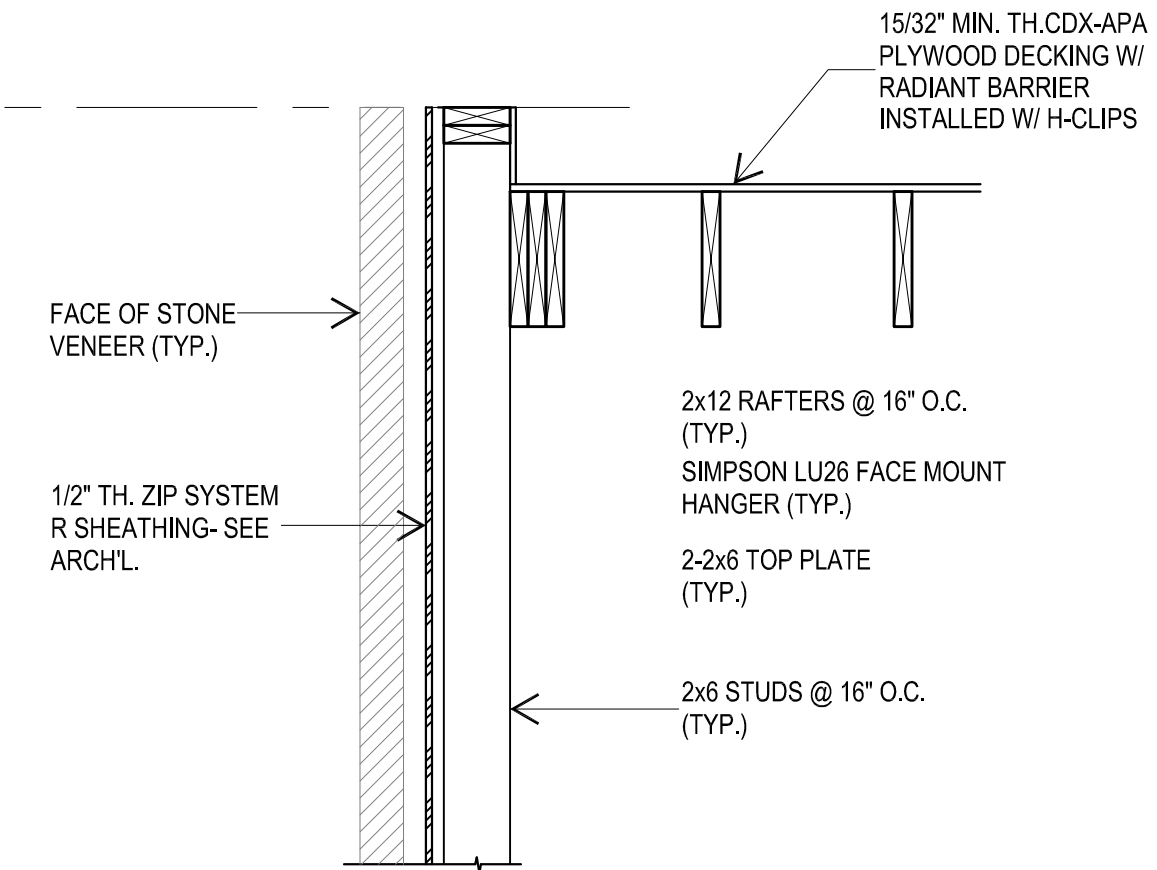
1 SECTION THROUGH HIGH ROOF
SCALE: 3/4" = 1'-0"



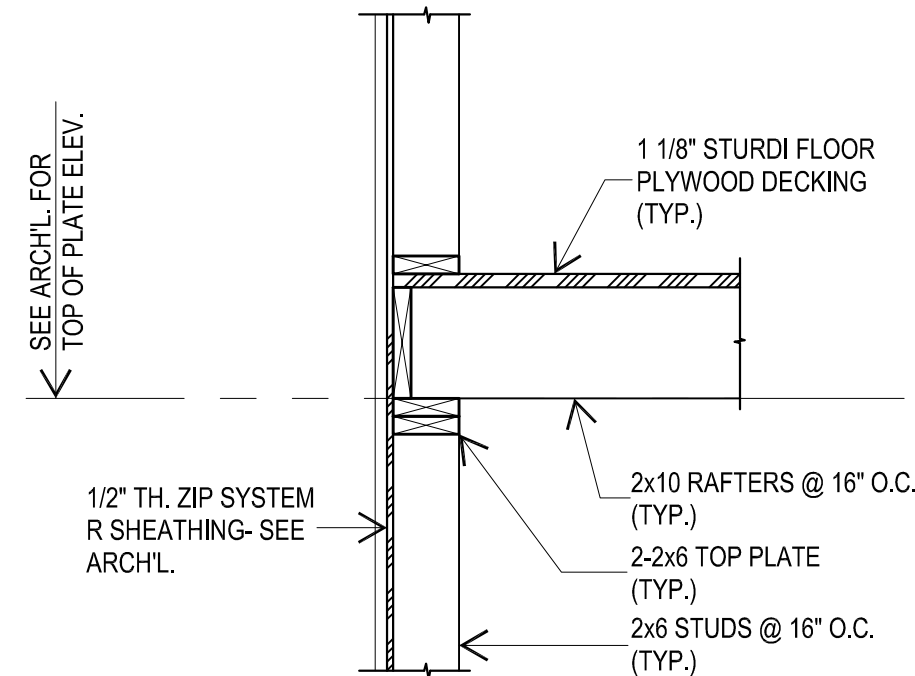
2 SECTION THROUGH HIGH ROOF
ABOVE WINDOW WALL
SCALE: 3/4" = 1'-0"



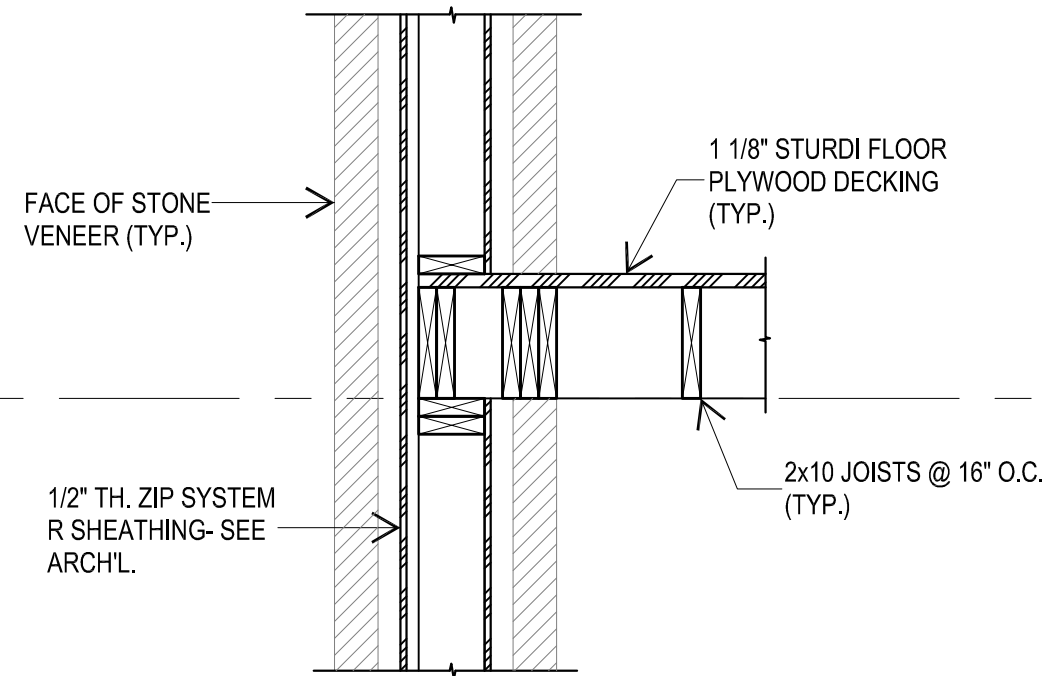
3 TYPICAL ROOF SECTION @ EAST WALL
SCALE: 3/4" = 1'-0"



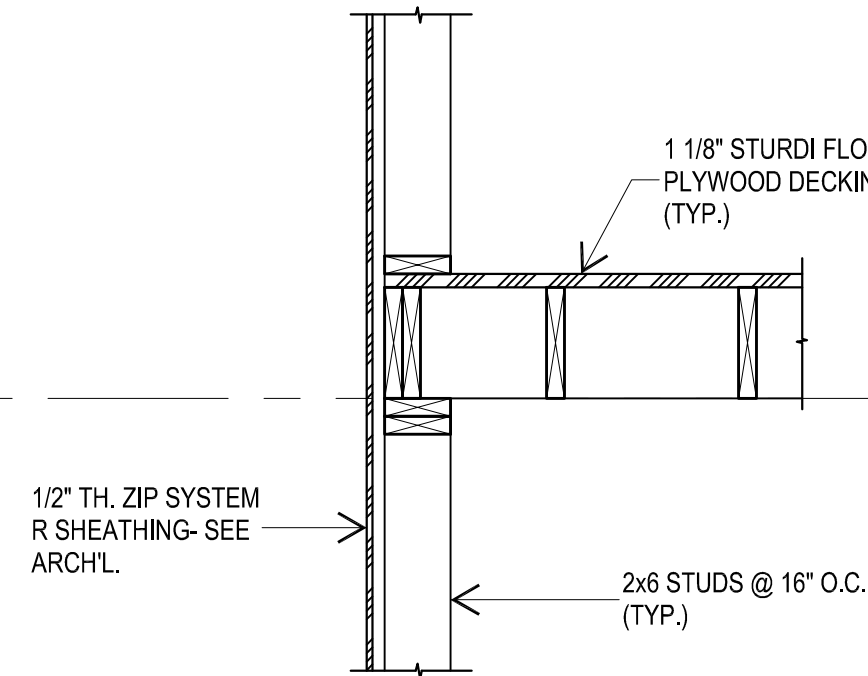
4 TYPICAL ROOF SECTION @ WEST WALL
SCALE: 3/4" = 1'-0"



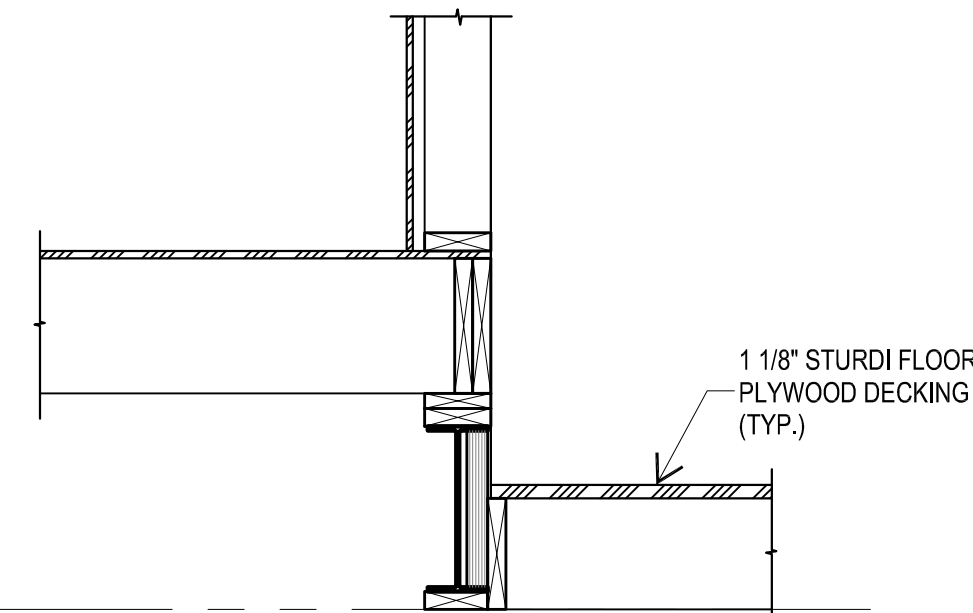
5 SCALE: 3/4" = 1'-0"



6 SCALE: 3/4" = 1'-0"



7 SCALE: 3/4" = 1'-0"



8 SCALE: 3/4" = 1'-0"

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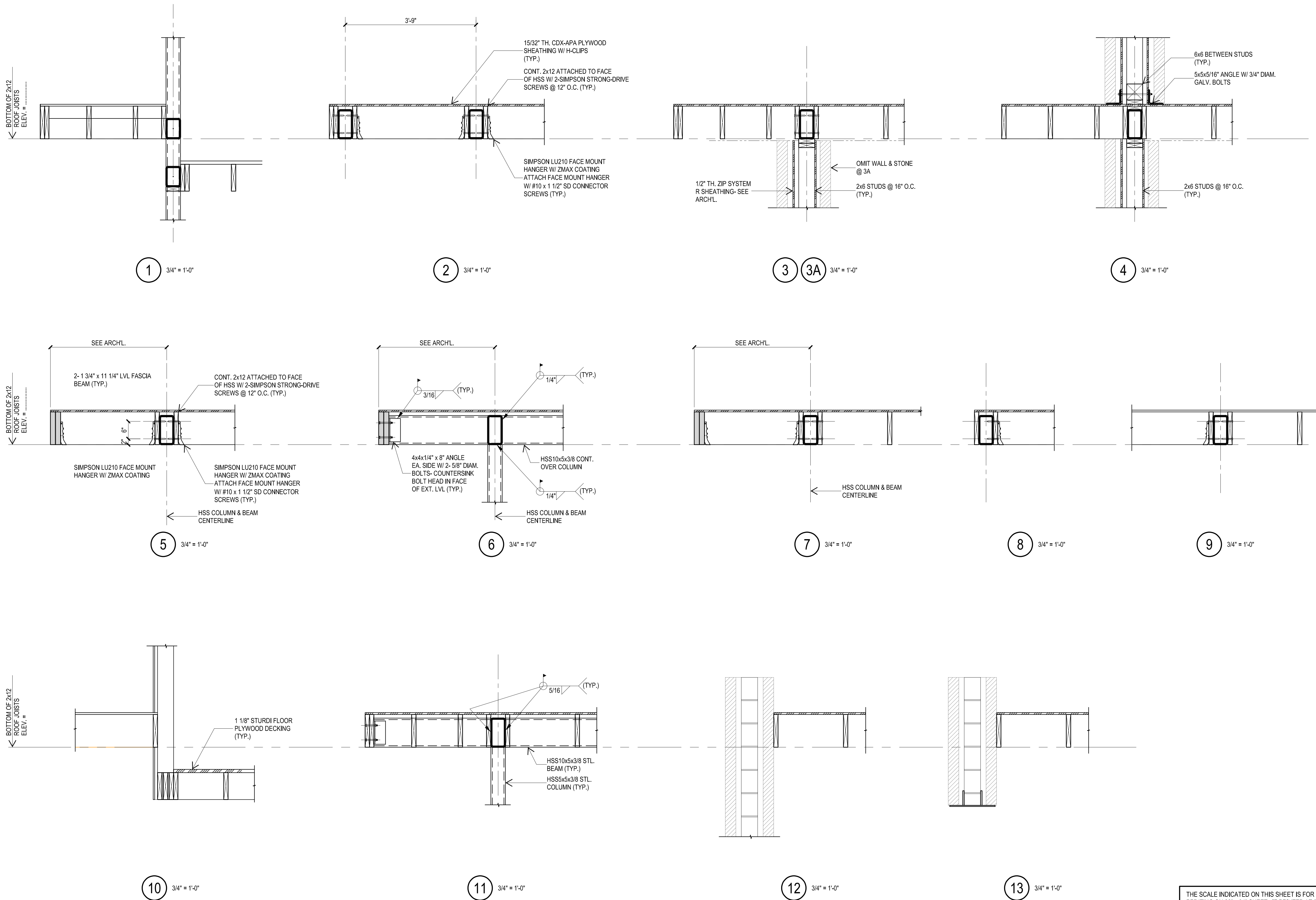
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9390 RESEARCH BLVD., SUITE II-320
AUSTIN, TEXAS 78759
(512) 372-8216 CELL: (512) 914-3287

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Pool House
100 Redbud Trail
Westlake, Texas 78746

DATE: 9/7/2023

S4.0



THE SCALE INDICATED ON THIS SHEET IS FOR PRINTING ON 22" x 34" SHEET. IF PRINTED AT 50% ONTO 11" x 17" SHEET THE SCALE IS 1/2 OF WHAT IS INDICATED.

Pool House
100 Redbud Trail
Westlake, Texas 78746

DATE: 9/7/2023

S4.1

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AUSTIN, TEXAS 78759
(512) 372-8216 CELL: (512) 914-3287

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JOB #2023029

Attachment 2

100 REDBUD TRAIL - - - IMPERVIOUS COVERAGE CALCULATIONS								
DOB&EEL ARCHITECTURE - - - 2023-9-14								
EXISTING IMPERVIOUS			PROPOSED IMPERVIOUS					
LOT AREA	26,665		LOT AREA	26,665				
DRIVEWAY	1244		DRIVEWAY	1244				
MAIN HOUSE + GARAGE	3442		MAIN HOUSE + GARAGE	3442				
REAR WALLS + PAVING	285		REAR WALLS + PAVING	285				
SIDE STEPS	80		SIDE STEPS	0 *				
WOOD POOL DECK	316		WOOD POOL DECK	349 **				
POOL	429		POOL	429				
POOL EQUIP. AREA BELOW	219		POOL EQUIP. AREA BELOW	219		**= INCREASED		
BRICK + RETAINING WALLS	809		BRICK + RETAINING WALLS	0 *		* = DECREASED		
GRAVEL AREA #1	184		GRAVEL AREA #1	0 *		WE REDUCED THE IMPERVIOUS		
SEPTIC TANK	78		SEPTIC TANK	78		1,623	SF	
GRAVEL AREA #2	335		GRAVEL AREA #2	0 *				
AC PAD	9		AC PAD	8 *				
POOL HOUSE + DECK	837		POOL HOUSE + DECK	968 **				
STORAGE AND CONCRETE	484		STORAGE AND CONCRETE	330 *				
STONE SWALE	472		STONE SWALE	472				
ENTRY PATHS + FISH POND	511		ENTRY PATH (FISH POND REMOVED)	287 *		8542	SUBTOTAL OF REDUCED EXISTING	
DINING PATIO	211		DINING PATIO	211		TAKES THE IMPERVIOUS DOWN TO		
ENTRY STEPS AND SITE WALLS	220		ENTRY STEPS AND SITE WALLS	220		32.03%		
			(N) STONE WALL CLOSURE	8				
			(N) WOOD BRIDGE	74				
			(N) WOOD BACK HOUSE DECK	216				
			(N) WOOD WALK + STEPS	160		THEN ADDED BACK		
			(N) FLAGSTONE PATH	138		596	IN NECESSARY IMPROVEMENTS	
TOTAL IMPERVIOUS (EXISTING)	10,165.00		TOTAL IMPERVIOUS (EXISTING)	9,138.00				
PERCENTAGE OF LOT AREA	38.12%		PERCENTAGE OF LOT AREA	34.27%				
			AN OVERALL NET REDUCTION OF	3.85%				



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	October 18, 2023	Item Number:	8
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

300 Block of Laurel Valley Rd: Discuss and make recommendation a replat of East Ledgeway Subdivision, Lot 4 to create two lots, Lot 4A and 4B (Section 36.01.004 of the West Lake Hills Code).

Applicants: Jeffery and Michelle Sunshine

Recommendation

Staff recommends denial of the proposed plat for the following basis:

1. The plat is incorrectly labeled as a Preliminary Plat (Section 36.01.004(f));
2. Note 6 has additional language that is not in the required plat note. Note should read "Restrictions or covenants filed as Document No. 2019112166 of the Official Public Records of Travis County, Texas." (Section 36.01.007 (F) xiii)
3. Per Texas Local Government Code 212.014, all requirements of the preceding plat must be included on the replat. Plat is missing notes from the recorded East Ledgeway Resubdivision.
4. Revise note 15: Construction of Driveway Access to Lot 4B from Laurel Valley Road may require a permit from the Federal Emergency Management Agency (FEMA) and the US Army Corps of Engineers. Lot 4B owner is authorized to acquire, in lieu of Laurel Valley Road, vehicle access to Lot 4A to Ledgeway Ridge through a mutually agreeable private access easement from an adjoining landowner recorded by separate instrument in the Travis County Public Records. Construction of such alternate access must be permitted and approved by the City of West Lake Hills." (Section 36.01.007(f)(1)(F)(xi))

ZAPCO's recommendation for this item will be forwarded to the November 8, 2023 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Jeffery and Michelle Sunshine
Legal Description: East Ledgeway, Lot 4
Lot Size: 4.71 acres
Zoning: R-1 (One-Family)

The properties surrounding the subject property are zoned R-1, One-Family.

Background & Analysis:

The applicant is proposing to replat the existing Lot 4 of the East Ledgeway Subdivision into two lots. The East Ledgeway East was recorded on July 25, 2019, and was a replat of Lot 1, Block A of the A.F. Deloney Subdivision

recorded September 26, 1996. The house on Lot 4 was built in 2001, prior to the resubdivision. Lot 4 was established around the existing structure. Under the requirements for the resubdivision in 2019, the density equation for a subdivision of greater than 5 acres applied. Under the regulation, the subdivision was allowed 8 lots, which is reflected in plat note 14 of the 2019 plat. At the time, only 7 lots were included in the resubdivision. The owner is requesting to establish the final lot allowed under the density regulation. No new public improvements (streets, rights-of-way, and drainage) are necessary to serve the additional lot.

Lots 4-7 of the Ledgeway East Subdivision are constrained on the south by Little Bee Creek, which is in the 100-year flood plain, most of which is designated as floodway. Ledgeway Ridge was built with the subdivision to provide access to all seven lots within the subdivision. With the proposed replat, Lot 4A will continue to take access from Ledgeway Ridge, and Lot 4B would take access from Laurel Valley Road. The buildable area of Lot 4B is to the north, so a bridge would be required over the floodway. Generally, improvements (streets and utilities) to be conveyed to the public would be addressed with the subdivision platting process, but this would be a private improvement serving one lot that would be reviewed on a building permit application. Prior to the 2019 replat, a driveway and bridge provided access from Laurel Valley, as depicted on the aerial map below. The bridge was removed during the subdivision construction process. As Little Bee Creek is designated as floodplain and a Waters of the US, the bridge construction must meet the requirements of the Federal Emergency Management Agency (FEMA) and the Army Corps of Engineers, respectively. No studies or approvals have been completed or approved for the construction of the bridge at this time. The applicant has stated that, if necessary, they would grant an access easement through the existing driveway on Lot 4A from Ledgeway Ridge. If this were to be access, then no access would be allowed from Laurel Valley and the existing driveway must be removed.

Attachments for review:

- Exhibit A – Proposed replat of East Ledgeway Lot 4
- Attachment 1 - Letter to Chair
- Attachment 2 - A.F. Delony Subdivision
- Attachment 3 - East Ledgeway Subdivision
- Attachment 4 - Ownership/Property Taxes Paid Confirmation
- Attachment 5 - Slope Analysis
- Attachment 6 - Existing Septic Location
- Attachment 7 - Tree Survey
- Attachment 8 - Fire Department Recommendation for Approval
- Attachment 9 - Water District 10 Service Area Confirmation
- Attachment 10 – Certification of No Oak Wilt

Chapter 36 Subdivision

Section 36.01.004 Replat or resubdivision without vacation:

A replat or plat vacation, as defined by chapter 212.014 (of the Texas Local Government Code), shall meet all of the informational and procedural requirements set forth for a final plat.

Corrections required with Code reference.

1. *The plat is incorrectly labeled as a Preliminary Plat (Section 36.01.004(f));*

2. *Note 6 has additional language that is not in the required plat note. Note should read "Restrictions or covenants filed as Document No. 2019112166 of the Official Public Records of Travis County, Texas." (Section 36.01.007 (F) xiii)*
3. *Per Texas Local Government Code 212.014, all requirements of the preceding plat must be included on the replat. Plat is missing notes from the recorded East Ledgeway Resubdivision.*
4. *Revise note 15: Construction of Driveway Access to Lot 4B from Laurel Valley Road may require a permit from the Federal Emergency Management Agency (FEMA) and the US Army Corps of Engineers. Lot 4B owner is authorized to acquire, in lieu of Laurel Valley Road, vehicle access to Lot 4A to Ledgeway Ridge through a mutually agreeable private access easement from an adjoining landowner recorded by separate instrument in the Travis County Public Records. Construction of such alternate access must be permitted and approved by the City of West Lake Hills." (Section 36.01.007(f)(1)(F)(xi))*

Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) is signed and acknowledged by only the owners of the property being replatted;
The owners of Lot 4 have requested the replat and will be the signatories.

(2) is approved by the municipal authority responsible for approving plats; and
Under the West Lake Hills Code of Ordinances, the Zoning & Planning Commission provides a recommendation to the City Council. The City Council is the responsible authority for the approval of plats.

(3) does not attempt to amend or remove any covenants or restrictions.
Plat notes from the East Ledgeway Subdivision are not reflected on the replat.

Compliance with Adopted Building Codes

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

Subdivision

For the reasons stated in the within this report, the plat does not meet the requirements of Chapter 36.

Comprehensive Planning Analysis

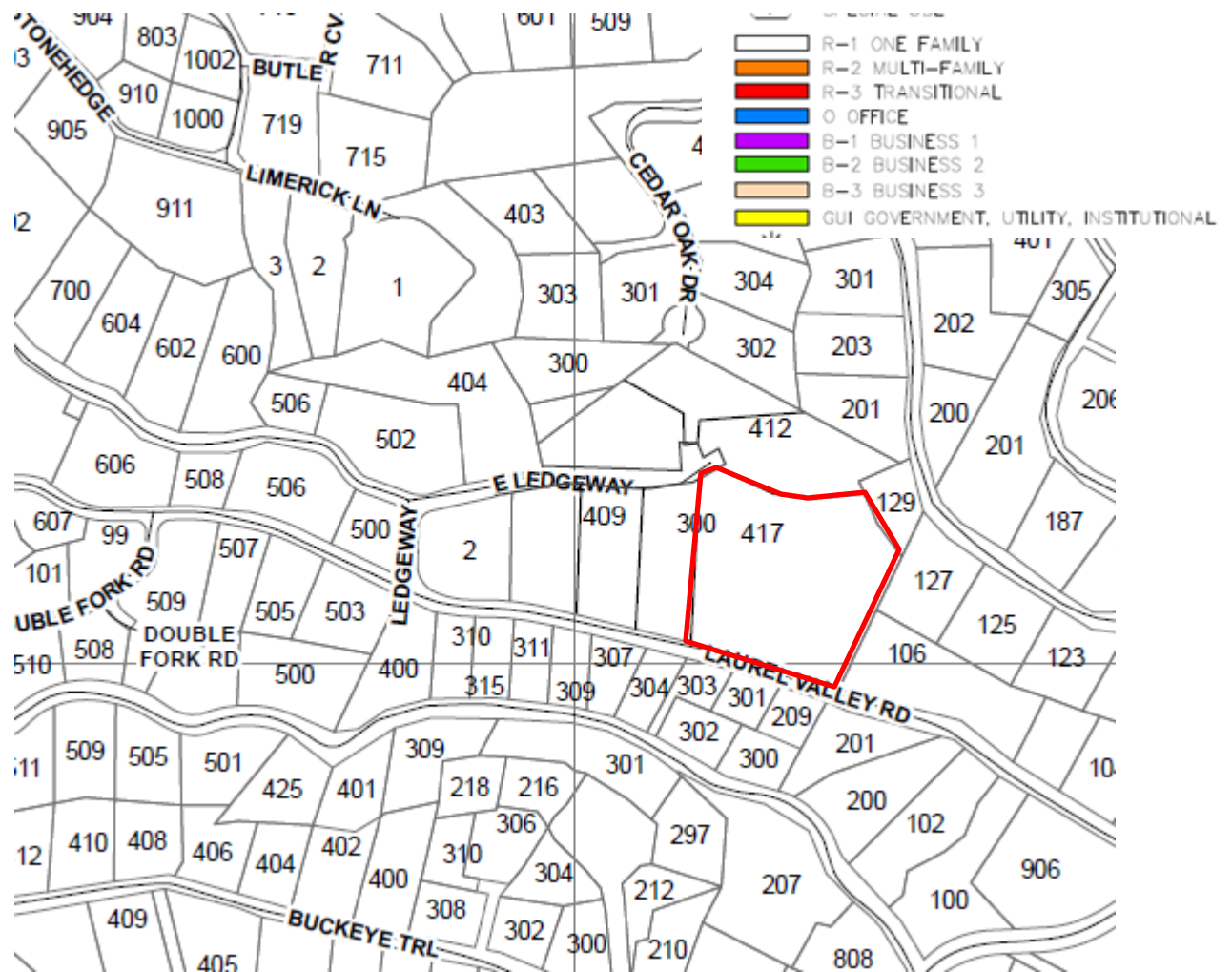
The request is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

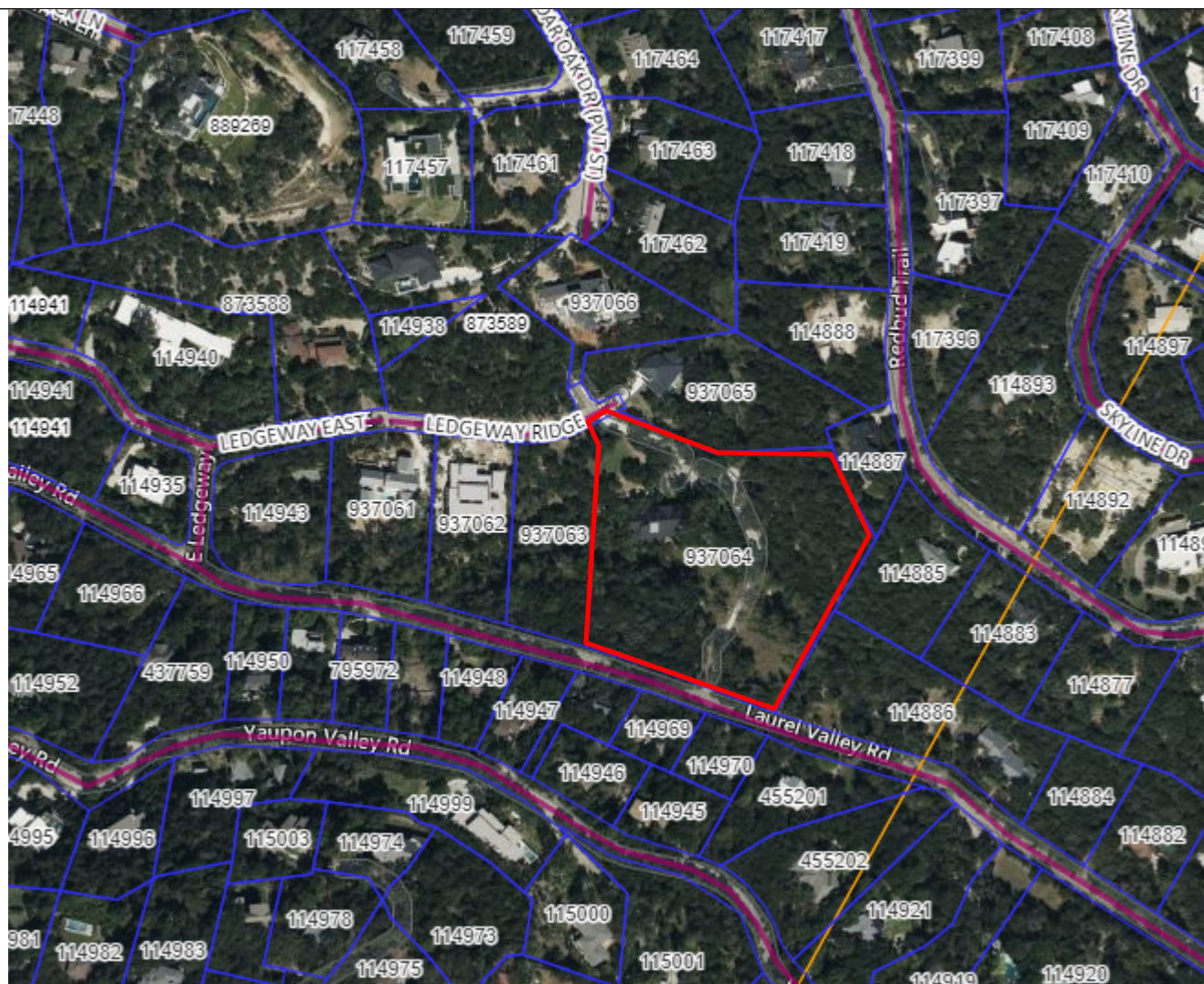
[Section 36.01.004\(f\): Vacation of plan or plat; recording replat or resubdivision without vacation.](#)

[Section 36.01.006: Preliminary and final plat filing procedure.](#)

Zoning:



Aerial:



PRELIMINARY PLAT
RESUBDIVISION OF LOT 4
EAST LEDGEWAY SUBDIVISION
TOTAL SITE ACREAGE 4.71 ACRES

TRAVIS COUNTY, TEXAS
Preparation Date: August 11, 2023

Exhibit A

(Zoning R-1)
Lot 2
Amended Plat of
Part of Site C
Block W
Stonehedge Estates
Doc. 201600074

EAST LEDGEWAY SUBDIVISION
Document No. 201900132

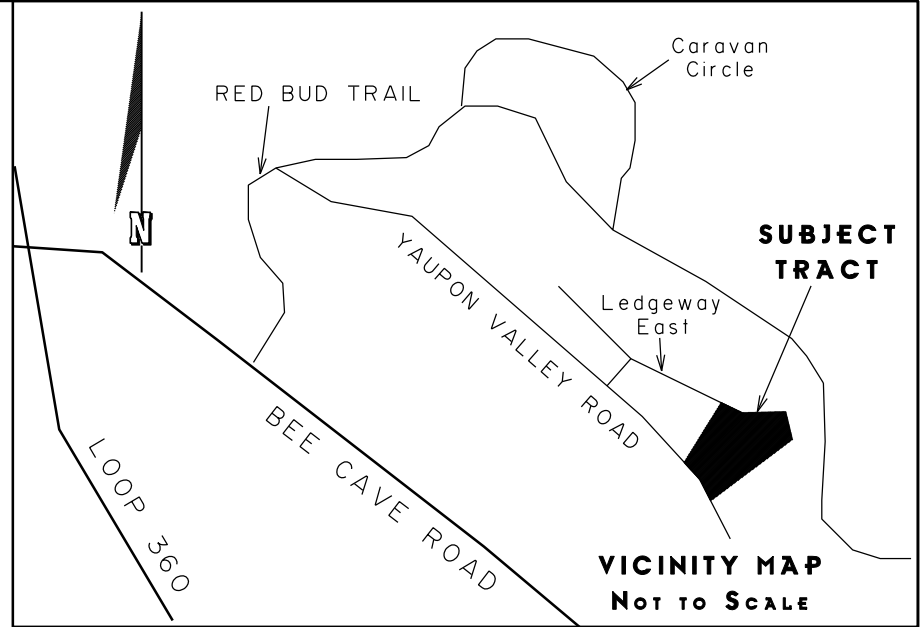
CEDAR OAKS DRIVE
(30' R.O.W.)

(Zoning R-1)
Lot 1

OWNER:
Jeffrey Sunshine
Michelle Sunshine
417 LedgeWay Ridge
West Lake Hills, Texas 78746

SURVEYOR:
Holt Carson, Inc.
1904 Fortview Road
Austin, Texas 78704

ENGINEER:
CBE Engineering Solutions
22 Tall Oaks Trail
Austin, Texas 78737



Legend

- Calculated Point
- ⊙ 1/2" Iron Rod Found
- IPF ⊙ Iron Pipe Found (size noted)
- ⬢ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found
- MFE Minimum Finished Floor Elevation
- B.L. Building Line
- D.E. Drainage Easement
- (Record Bearing and Distance)

LEDGEWAY EAST
(40' R.O.W.)
Site B
Block W
of
Stonehedge Estates
Volume 8 Page 35

LEDGEWAY RIDGE (30' R.O.W.)

EAST LEDGEWAY SUBDIVISION
Document No. 201900132

Nelle P. Wolfe and
Jan Oliver
(1.1965 Acres)
Warranty Deed
Volume 9701 Page 203

LOT 7

LOT 6

LOT 5

MFE 662.50 FT.
LOT 4A
2.25 Acres

MFE 662.50 FT.
LOT 4B
2.46 Acres

LAUREL VALLEY ROAD (50')

Yaupon Valley Subdivision
Volume 16 Page 44
(Zoning R-1)
Lot 8
(Zoning R-1)
Lot 7

(Zoning R-1)
Lot 4

(Zoning R-1)
Lot 3

(Zoning R-1)
Lot 2

(Zoning R-1)
Lot 1

Harold Burke Subdivision
Volume 64 Page 95
(Zoning R-1)
Lot 2

Resubdivision of Lot 1 of
Harold Burke Subdivision
Volume 75 Page 57
(Zoning R-1)
Lot 2-A

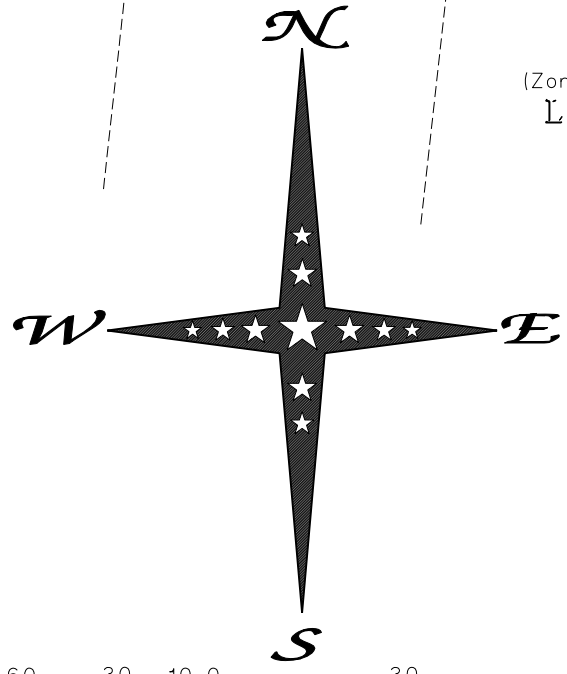
(Zoning R-1)
Lot 1-A

(Zoning R-1)
Lot 1
Jebel Al-Assad
Confirming Plat
Vol. 84 Pg. 93B

REDBUD TRAIL

T.J. CHAMBERS SURVEY

WILKINSON SPARKS SURVEY



SCALE: 1" = 60'

PRELIMINARY PLAT
RESUBDIVISION OF LOT 4
EAST LEDGEWAY SUBDIVISION
Total Site Acreage 4.71 Acres

TRAVIS COUNTY, TEXAS

Preparation Date: August 11, 2023

STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, Jeffrey Sunshine and Michelle Sunshine, owners of all of Lot 4 East LedgeWAY Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900132 of the Official Public Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document No. 2020045056 of the Official Public Records of Travis County, Texas,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, the undersigned owners of the land shown on this plat, and designated herein as RESUBDIVISION OF LOT 4 EAST LEDGEWAY SUBDIVISION of the City of West Lake Hills, Travis County, Texas, and whose name is subscribed hereto, hereby resubdivides said Lot 4 to be known as RESUBDIVISION OF LOT 4 EAST LEDGEWAY SUBDIVISION and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and considerations therein expressed.

WITNESS MY HAND this _____ day of _____, 20_____.

Jeffrey Sunshine
417 LedgeWAY Rldge
West Lake Hills, Texas 78746

WITNESS MY HAND this _____ day of _____, 20_____.

Michelle Sunshine
417 LedgeWAY Rldge
West Lake Hills, Texas 78746

STATE OF TEXAS
COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for Travis County, Texas

Commission Expires

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Michelle Sunshine, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for Travis County, Texas

Commission Expires

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

DATED: _____

Paul Barker, President of the Board WCID No. 10

I, the undersigned, City Administrator of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City for which my approval is required.

DATED: _____

City Administrator City of West Lake Hills, Texas

This plat has been submitted to and considered by the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas.

DATED: _____

ZAPCO Chairperson City of West Lake Hills, Texas

Approved and authorized for record by the City Council of the City of West Lake Hills, Texas.

DATED this _____ day of _____, 20_____.

Mayor City of West Lake Hills, Texas

Attest City Secretary

SANITATION CERTIFICATION:

The lots shown on this preliminary subdivision plat are able to be developed with septic systems, and these systems are to be constructed in accordance with Note 1 shown hereon.

Derrick E. Lormand, Registered Professional Sanitarian RS #344
Delcon Environmental Systems, LLC

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Plat Records of said County and State in Document No. _____ Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

NOTES:

1. Septic systems: Every lot within the City's municipal boundaries in this subdivision is subject to Chapter 18 of the West Lake Hills Code, as amended. No septic system or other private sewage facility may be constructed in the City until the City of West Lake Hills has issued a permit for its construction. No private sewage facility in the City limits may be used until the facility has been approved and licensed by the City. Lot size requirements for residential and commercial private sewage facilities shall conform to construction and development limitations in Chapter 18 of the West Lake Hills Code, as amended.

2. Site clearance, site disturbance, or impervious cover: Every lot in this subdivision is subject to the City of West Lake Hills' site clearance procedures. No site clearance, excavation, grading or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance. Construction will comply with City's tree and vegetation regulations and will maximize preservation of trees and vegetation.

3. Flood hazard: The Federal Insurance Administration map Panel 48453C 0445 K, for the City of West Lake Hills, Texas, indicate that a portion of the property shown hereon does lie within the 100 Year Flood Plain as defined by said maps dated January 22, 2020.

4. Streets, roads, and other public thoroughfares shown on plat: The building of all streets, roads, and other public thoroughfares shown on this plat, and any bridges or culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City Council of the City of West Lake Hills, Travis County, Texas, if said plat is within the City limits of the City of West Lake Hills, Texas. The City of West Lake Hills, Texas, assumes no responsibility to build any of the streets, roads, or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. All curb cuts, entrances, and exits onto public streets or highways shall first be approved by the City of West Lake Hills, Texas.

5. Lots in this subdivision are located over the Edwards Aquifer Contributing Zone and subject to the Texas Natural Resource Conservation Commission Edwards Rules, Texas Administrative Code 30 TAC 213. No building permit will be issued by the City of West Lake Hills until the requirements of the Edwards Rules TAC Chapter 313 are fully complied with. The applicant for a building permit is responsible to furnish the City written compliance to the Edwards Aquifer Rules from the Texas Natural Resource Conservation Commission.

6. There are no restrictions that would prevent re-platting as set forth in that certain Declaration of Covenants, Conditions and Restrictions for LedgeWAY East, recorded in Document No. 2019112166 of the Official Public Records of Travis County, Texas.

7. All of the land depicted on this subdivision plat is located within the full purpose municipal boundaries of the City of West Lake Hills, Texas on this the _____ day of _____, 20____, A.D.

8. Based on the current design of the WCID 10 infrastructure, all one- and two-family dwellings that exceed 3,600 square feet within the subdivision shall be protected throughout by a National Fire Protection Association 13D-compliant residential fire sprinkler system. The systems shall be designed and installed by a licensed fire protection company or an endorsed plumber. Sprinkler plans shall be submitted to the Emergency Services District No. 9 for review and approval prior to installation.

9. The water supply infrastructure for the subdivision shall provide adequate fire flow in compliance with the International Fire Code Appendix B. For residential structures up to 3,600 square feet, 1000 gallons per minute shall be provided (see qualifications below in Item No. 10).

10. All residential structures over 3,600 square feet shall comply with the requirements of Table B105.1 from the International Fire Code. Residential structures with an approved National Fire Protection Association 13D residential fire sprinkler system shall receive a 50% reduction in required fire flow. The resulting fire flow shall not be less than 1000 gallons per minute, unless an exemption is agreed to by the Emergency Service District No. 9 and by Travis County Water Control and Improvement District No. 10.

11. Prior to construction on the lots in this subdivision, drainage plans are to be submitted to the City of Westlake Hills for review demonstrating that rainfall run-off amounts will be held to no greater than the amount existing at the currently developed status through the use of ponds or other approved methods.

12. All adjacent lots are zoned R-I-One-Family Residential.

13. All lots within this subdivision are zoned R-I-One-Family Residential.

14. All private driveway access must be approved by the Emergency Service District No. 9 for emergency apparatus requirements.

15. Access shown will be from Laurel Valley. If alternative access is to be provided through the existing access of Lot 4A, an access easement dedicated by separate instrument must be recorded and provided to the City, and the existing driveway from Laurel Valley must be removed.

I, the undersigned, (a certified arborist in Texas) hereby certify that oak wilt was not found on the property.

Tracy Allison
A Good Morning Tree Service, ISA #207929

Date

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Jay Campbell, P.E. am authorized under the State of Texas to practice engineering and hereby certify that a portion of this property is within a Special Flood Hazard Area as shown on the Federal Emergency Management Agency Map Community Panel No. 48453C 0445 K, dated January 22, 2020.

Jay Campbell P.E. 101572
CBE Engineering Solutions, Firm# 22760
22 Tall Oaks Trail Austin, Texas 78737

Date

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.

DATED: 10-06-2023

Holt Carson
Registered Professional Land Surveyor No. 5166



August 29, 2023

ZAPCO Commission
City of West Lake Hills

Dear Chairman Meisel,

We are requesting to replat our existing 4.71 acre property at 417 Ledgeway East into two lots, 4A (417 Ledgeway East) and 4B (300 Laurel Valley Road). We currently reside in a home on 4A. There are no structures or septic fields that will encroach on Lot 4B. The subdivision meets all code requirements and does not require any variances. The lot meets all requirements for the theoretical minimum sizes, theoretical house footprint size, includes two 6,000 septic drainage field options, and has no issue with conservation easements, flood zone, and setbacks. We have already had a preliminary meeting with Jennifer Bills at West Lake Hills. There are no plans to build on lot 4B at this time. We have included all necessary documents including:

- Existing Plat and Plat Notes for 417 Ledgeway East
- Proposed Plat and Plat Notes for 4A and 4B – prepared by Holt Carson
- Proof of Ownership
- Tax Certificate
- Tree Survey with Topography – prepared by Holt Carson
- Existing Septic System survey for 417 Ledgeway to show no encroachment on Lot 4B
- Letters from Emergency Services and Water Company confirming access and capacity for 4B
- Analysis by Davin Philpot confirming replat meets code requirements
- Notarized WLH environmental compliance statement from owners
- Email from Jennifer Bills stating that existing plat note 16 re: no further subdivision due to density rule was incorrectly applied on the existing plat

Thank you for your consideration.

Sincerely,
Michelle and Jeff Sunshine
417 Ledgeway East, West Lake Hills, 78746

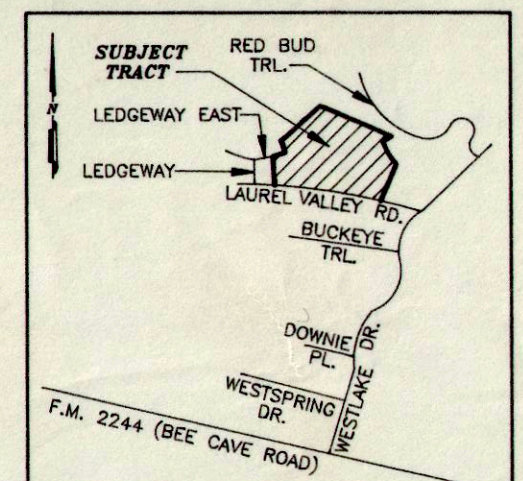
A. F. DELONEY SUBDIVISION

RECEIVED
AUG 13 1996
CITY OF WEST LAKE HILLS

SCALE 1" = 100'

LEGEND

- 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND
- ▲ 60-d NAIL FOUND
- POWER POLE
- FIRE HYDRANT
- P&T— OVERHEAD POWER & TELEPHONE LINE

VICINITY MAP
"NOT TO SCALE"

FLOOD PLAIN LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 81°22'34" E	42.34'
L2	S 80°28'00" W	74.64'
L3	N 81°01'07" E	36.09'
L4	N 89°59'43" E	46.28'
L5	N 75°28'30" E	10.06'
L6	S 89°51'41" E	50.52'
L7	S 86°23'06" E	44.37'
L8	S 81°00'15" E	26.03'
L9	S 86°46'40" E	335.60'
L10	N 62°02'22" E	27.86'
L11	N 35°37'03" E	24.39'
L12	N 11°10'02" E	33.75'
L13	N 65°42'36" E	7.67'
L14	S 68°33'55" E	6.78'
L15	S 25°43'30" E	6.75'
L16	S 00°00'00" E	14.19'
L17	S 24°03'31" E	16.04'
L18	S 02°36'16" E	9.92'
L19	S 34°23'54" E	10.37'
L20	S 11°30'15" E	13.56'
L21	S 29°57'01" E	43.81'
L22	S 01°20'56" W	25.44'
L23	S 48°01'55" E	16.11'
L24	N 84°21'48" E	24.37'
L25	S 59°00'04" E	71.02'
L26	S 47°12'51" E	60.73'
L27	S 30°33'34" E	12.76'
L28	N 38°57'40" W	89.91'
L29	N 43°11'52" W	85.04'
L30	N 53°22'36" W	64.06'
L31	N 71°44'04" W	97.54'
L32	N 82°15'07" W	91.33'
L33	N 90°00'00" W	84.98'
L34	N 88°44'55" W	77.77'
L35	S 85°26'57" W	48.16'
L36	S 89°18'06" W	69.69'
L37	S 85°55'02" W	23.85'
L38	N 78°56'03" W	127.92'

CERTIFICATION BY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10:

The tract of land described on this plat is within the boundaries of the Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

CLIF DRUMMOND - President of the Board
WCID No. 10

DATED: 9.24.96

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARY DELONEY OGDEN, THE OWNER OF 13.013 ACRES OF LAND OUT OF THE THOMAS J. CHAMBERS SURVEY NO. 504 IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 4918, PAGE 1064 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS A.F. DELONEY SUBDIVISION OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 13.013 ACRES OF LAND TO BE KNOWN AS A.F. DELONEY SUBDIVISION AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND THIS 12th DAY OF August, 1996, A.D.

Mary Ogden
MARY OGDEN
1400 W. 5th Street
Austin, Texas 78703

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF August, 1996, A.D., BY MARY OGDEN.

Jane C. Sandlin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission expires: 9-18-99

STATE OF TEXAS
COUNTY OF TRAVIS

I, ROY D. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED: 7-22-96

Roy D. Smith
ROY D. SMITH
Registered Professional Surveyor No. 4094
1214 W. 5th St. - Suite A
Austin, Texas 78703

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF SEPTEMBER, 1996, A.D. AT 11:00 O'CLOCK A.M. AND DULY RECORDED ON THE 26th DAY OF SEPTEMBER, 1996, AT 11:00 O'CLOCK A.M. IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN PLAT BOOK 97, PAGE 277.

DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

BY DEPUTY: Michael P. Gonzales
Michael P. Gonzales

FILED FOR RECORD AT 11:00 O'CLOCK A.M., THIS THE 26th DAY OF SEPTEMBER, 1996, A.D.

DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

BY DEPUTY: Michael P. Gonzales
Michael P. Gonzales

FLOOD PLAIN NOTE:
A portion of the property described herein is within the boundaries of a 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map (FIRM) Panel No. 48453C 0205E dated June 16, 1993, for Travis County, Texas, and Incorporated Areas. This area was delineated using base flood elevations shown on the FIRM and available topographic data, and is contained within the drainage easement as shown hereon.

Lloyd Flanagan, P.E.
6063 Abilene Trail
Austin, Texas 78749

I, THE UNDERSIGNED CITY INSPECTOR/PLANNER OF THE CITY OF WEST LAKE HILLS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY FOR WHICH MY APPROVAL IS REQUIRED.

DATED: August 21, 1996

Richard Dan Sims

RICHARD DAN SIMS
City Inspector/Planner - City of West Lake Hills, Texas

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY OF WEST LAKE HILLS, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATED THIS 21 DAY OF August, 1996, A.D.

Katherine Loayza
KATHERINE LOAYZA - ZAPCO CHAIRPERSON

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS.

August 28, 1996

THOMAS THOMPSON - Mayor
City of West Lake Hills, Texas

Linda Winn
LINDA WINN - City Secretary

SEPTIC SYSTEMS:
EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SANITATION ORDINANCE 108, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED ON THOSE IN CITY LOTS UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR THEIR CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE ISSUED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN THE SANITATION ORDINANCE 108, AS AMENDED.

IF THESE LOTS ARE SERVED BY A PUBLIC SEWER SYSTEM, THE SEPTIC NOTE AS SHOWN ABOVE IS NOT APPLICABLE.

SITE CLEARANCE, SITE DISTURBANCE OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.

STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES ON PLAT: THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS, ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.

ZONING: All lots in this subdivision are R-1 One Family Residential.

UTILITIES: All utilities shall be underground.

RESTRICTIONS OR COVENANTS filed in Book _____, Page _____ of the Travis County Real Property Records.

**EAST LEDGEWAY SUBDIVISION
(RESUBDIVISION OF LOT 1 BLOCK A
A.F. DELONEY SUBDIVISION)
TOTAL SITE ACREAGE 13.00 ACRES
TRAVIS COUNTY, TEXAS**

Preparation Date: January 3, 2019

FINAL PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, McCall Realty Holdings, LLC, a Texas limited liability company, acting by and through its President, E.P. McCall, Jr., owner of all of Lot 1, Block A, A.F. Deloney Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 97 Page 277 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2018116763 of the Official Public Records of Travis County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, the undersigned owner of the land shown on this plat, and designated herein as EAST LEDGEWAY SUBDIVISION (RESUBDIVISION OF LOT 1 BLOCK A, A.F. DELONEY SUBDIVISION) of the City of West Lake Hills, Travis County, Texas, and whose name is subscribed hereto, hereby resubdivides said Lot 1 to be known as EAST LEDGEWAY SUBDIVISION and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and considerations therein expressed.

WITNESS MY HAND this 8 day of July, 20 19.

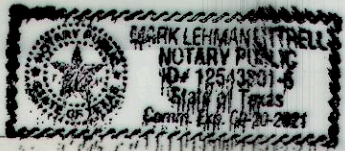
E.P. McCall, Jr.
E.P. McCall, Jr.
McCall Realty Holdings, LLC
P.O. Box 164164
Austin, Texas 78716

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared E.P. McCall, Jr. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of

July, 20 19.
Mark Johnson, Notary
Notary Public in and for Travis County, Texas



9/28/21
Commission Expires

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

DATED: 7-10-19

Paul C. Baker, P.E.
President of the Board WCID No. 10

I, the undersigned, City Administrator of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City for which my approval is required.

DATED: 9 July 2019

Alan J. Wood
City Administrator City of West Lake Hills, Texas

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the 25th day of July, 20 19, A.D., at 2:49 o'clock P.M. and duly recorded on the 25th day of July, 20 19, A.D., at 2:49 o'clock P.M. in the Plat Records of said County and State in Document No. 201900132 Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 25th day of July, 20 19, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: [Signature]
Deputy

This plat has been submitted to and considered by the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas.

DATED: July 10, 2019

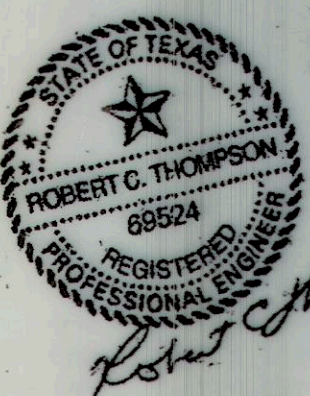
Leslie H. Gipe
ZAPCO Chairperson City of West Lake Hills, Texas

Approved and authorized for record by the City Council of the City of West Lake Hills, Texas.

DATED this 8th day of July, 20 19

Uda Anthony
Mayor City of West Lake Hills, Texas

Deborah L. Laesch
Attest City Secretary



Thompson Land Engineering, LLC
(F-10220)

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Robert C. Thompson, P.E. am authorized under the State of Texas to practice of engineering and hereby certify that a portion of this property is within a Special Flood Hazard Area as shown on the Federal Emergency Management Agency Map Community Panel No. 48453C 0445J, dated January 6, 2016.

Robert C. Thompson
Robert C. Thompson P.E. 69524
Thompson Land Engineering, LLC
904 N. Cuernavaca Austin, Texas 78733

07-02-2019

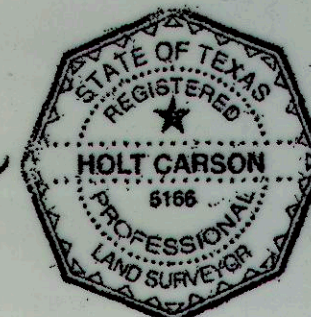
Date

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.

DATED: 7-02-2019

Half Carson
Half Carson
Registered Professional Land Surveyor No. 5166

**SANITATION CERTIFICATION:**

The lots shown on this preliminary subdivision plat are able to be developed with septic systems, and these systems are to be constructed in accordance with Note 1 shown hereon.

Camille L. King, R.S.
Registered Sanitarian

7/8/2019
Date

FINAL PLAT

EAST LEDGEWAY SUBDIVISION (RESUBDIVISION OF LOT 1 BLOCK A A.F. DELONEY SUBDIVISION)

TOTAL SITE ACREAGE 13.00 ACRES

TRAVIS COUNTY, TEXAS

Preparation Date: January 3, 2019

(Zoning R-1)
Lot 2
Amended Plat of
Part of Site C
Block W
Stonehedge Estates
Doc. 201600074

CEDAR OAKS DRIVE
(30' R.O.W.)

SUBDIVIDER:

McCall Realty Holdings, LLC
E.P. McCall, Jr.
P.O. Box 164164
Austin, Texas 78716

ENGINEER:

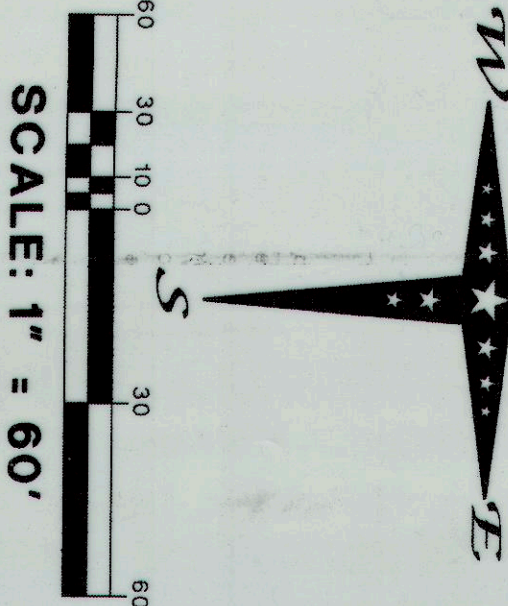
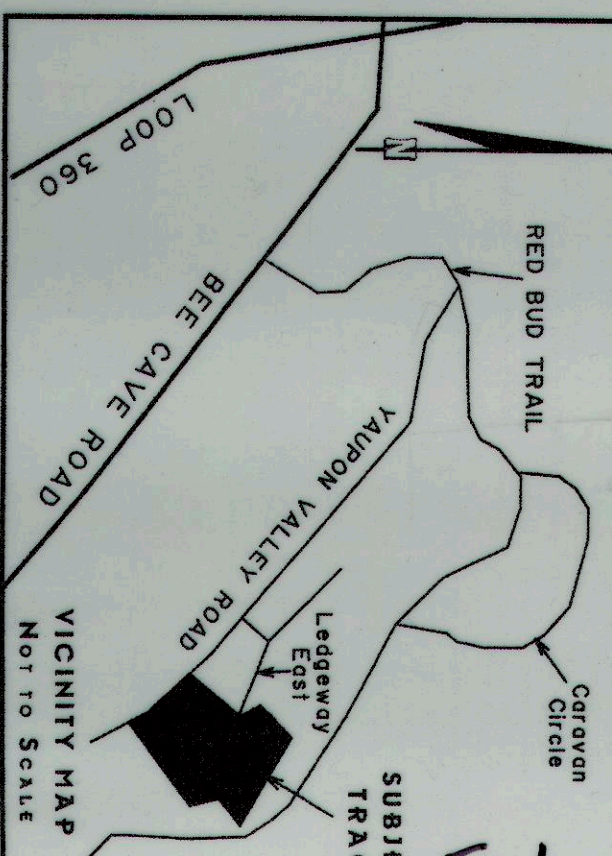
Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733

SURVEYOR:

Holt Carson, Inc.
1904 Fortview Road
Austin, Texas 78704

Legend

- Calculated Point
- Iron Rod Found
- Iron Pipe Found (size noted)
- Iron Rod Set with plastic cap
- 60D Nail Found
- ▲ Minimum Finished Floor Elevation
- BL Building Line
- DE Drainage Easement
- (Record Bearing and Distance)



SCALE: 1" = 60'

RESIDENTIAL LOT
DENSITY CALCULATIONS
(13.02 ACRES) x 10.67 =
8 ALLOWABLE LOTS

CURVE DATA

① Δ = 33°14'34"
R = 215.00'
T = 64.18'
C = 123.00'
A = 124.74'
CB = S80°12'43"W

② Δ = 29°44'49"
R = 189.00'
T = 49.13'
C = 94.97'
A = 96.05'
CB = S81°57'35"W

③ Δ = 93°29'45"
R = 21.00'
T = 22.32'
C = 30.59'
A = 34.27'
CB = S20°20'18"W

④ Δ = 90°00'00"
R = 21.00'
T = 21.00'
C = 29.70'
A = 32.99'
CB = N71°24'34"W

⑤ Δ = 33°14'34"
R = 215.00'
T = 64.18'
C = 123.00'
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CB = S80°12'43"W

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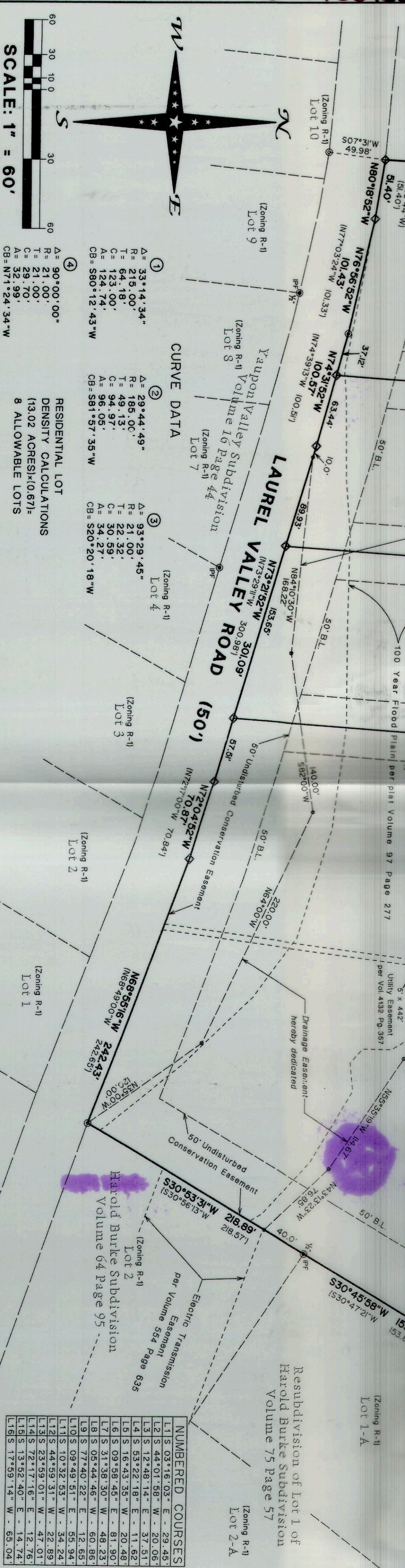
⑧ Δ = 90°00'00"
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A = 32.99'
CB = N71°24'34"W

⑨ Δ = 33°14'34"
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CB = S80°12'43"W

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CB = S20°20'18"W

⑫ Δ = 90°00'00"
R = 21.00'
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C = 29.70'
A = 32.99'
CB = N71°24'34"W



NUMBERED COURSES
L1 S 03°16'03" E - 29.45'
L2 S 44°01'58" W - 20.06'
L3 S 12°48'14" E - 37.51'
L4 S 53°22'18" E - 11.62'
L5 S 16°43'35" W - 20.48'
L6 S 09°58'48" E - 81.90'
L7 S 31°38'30" W - 48.23'
L8 S 05°44'46" W - 60.86'
L9 S 77°40'22" E - 12.65'
L10 S 09°48'51" E - 55.94'
L11 S 10°32'55" W - 34.24'
L12 S 44°59'31" W - 22.89'
L13 S 23°59'01" W - 47.01'
L14 S 72°17'16" E - 12.76'
L15 S 13°52'40" E - 14.74'
L16 S 17°55'14" W - 65.04'

Resubdivision of Lot 1 of
Harold Burke Subdivision
Volume 75 Page 57

(Zoning R-1)
Lot 1-A

(Zoning R-1)
Lot 2-A

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Lot 3

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Lot 190

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS*Dana DeBeauvoir*Dana DeBeauvoir, County Clerk
Travis County, Texas

Mar 30, 2020 03:50 PM Fee: \$26.00

2020051569

Electronically Recorded

**General Warranty Deed with Vendor's Lien
CORRECTION AFFIDAVIT
Under Sec. 5.028, Texas Property Code**

Date: March 30, 2020

Description of Original Instrument:

General Warranty Deed with Vendor's Lien ("Original Instrument"), dated March 17, 2020, recorded March 18, 2020, as Document No. 2020045056, Official Public Records, Travis County, Texas. Grantor: McCall Realty Holdings, LLC, a Texas limited liability company; Grantee: Jeffrey Sunshine and Michelle Sunshine

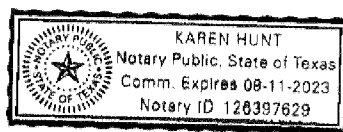
Affiant on oath swears that the following statements are true and correct and are within the personal knowledge of Affiant:

1. My full legal name is ASHLEY COLGAN, and I am over the age of eighteen (18) years and qualified to make this Affidavit.
2. I am employed as an Escrow Officer of Key Title Group. I assisted with the closing of this transaction relating to the Original Instrument and have personal knowledge of the facts relevant to the correction of the Original Instrument, having reviewed all documents.
3. I am making this Affidavit as a correction instrument pursuant to Section §5.028 of the Texas Property Code, regarding the following non-material error in the Original Instrument:
The Lender's Name is incorrect.
4. The Original Instrument should correctly read as follows with respect to the non-material error described above, this being a non-material change to the Original Instrument:
"Cash and a note of even date executed by Grantee and payable to the order of First United Bank & Trust Company in the principal amount of \$820,000.00"
5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by first class and/or electronic mail to each party to the Original Instrument in accordance with Section 5.028 (d)(2), Texas Property Code.

Ashley Colgan

ASHLEY COLGAN, Affiant

SWORN TO AND SUBSCRIBED before me on this 30 day of March, 2020, by ASHELY COLGAN, to certify which witness my hand and seal of office.



Karen Hunt

Notary Public, State of Texas

Page 1 of 1

KTGAUS-19-1297

Bruce Elfant
Assessor And Collector
of Taxes
Travis County Tax Office
2433 Ridgepoint Dr.
Austin, TX 78754-5231



P. O. Box 149328
Austin, TX 78714-9328
(512) 854-9473 voice
(512) 854-9235 fax

TRAVIS COUNTY TAX BILL

1	TAX YEAR	2	BASE TAX DUE	3	PENALTY AND INTEREST DUE	4	ATTORNEY FEES DUE	5	TOTAL DUE
TOTAL BASE TAXES, PENALTY, INTEREST & ATTORNEY FEES DUE:								6	0.00
TOTAL OTHER FEES DUE:								7	0.00
TOTAL AMOUNT DUE FOR ALL YEARS:								8	0.00
PRINT DATE: 08/22/2023				PRINT TIME: 15:25:51					

SUNSHINE JEFFREY & MICHELLE

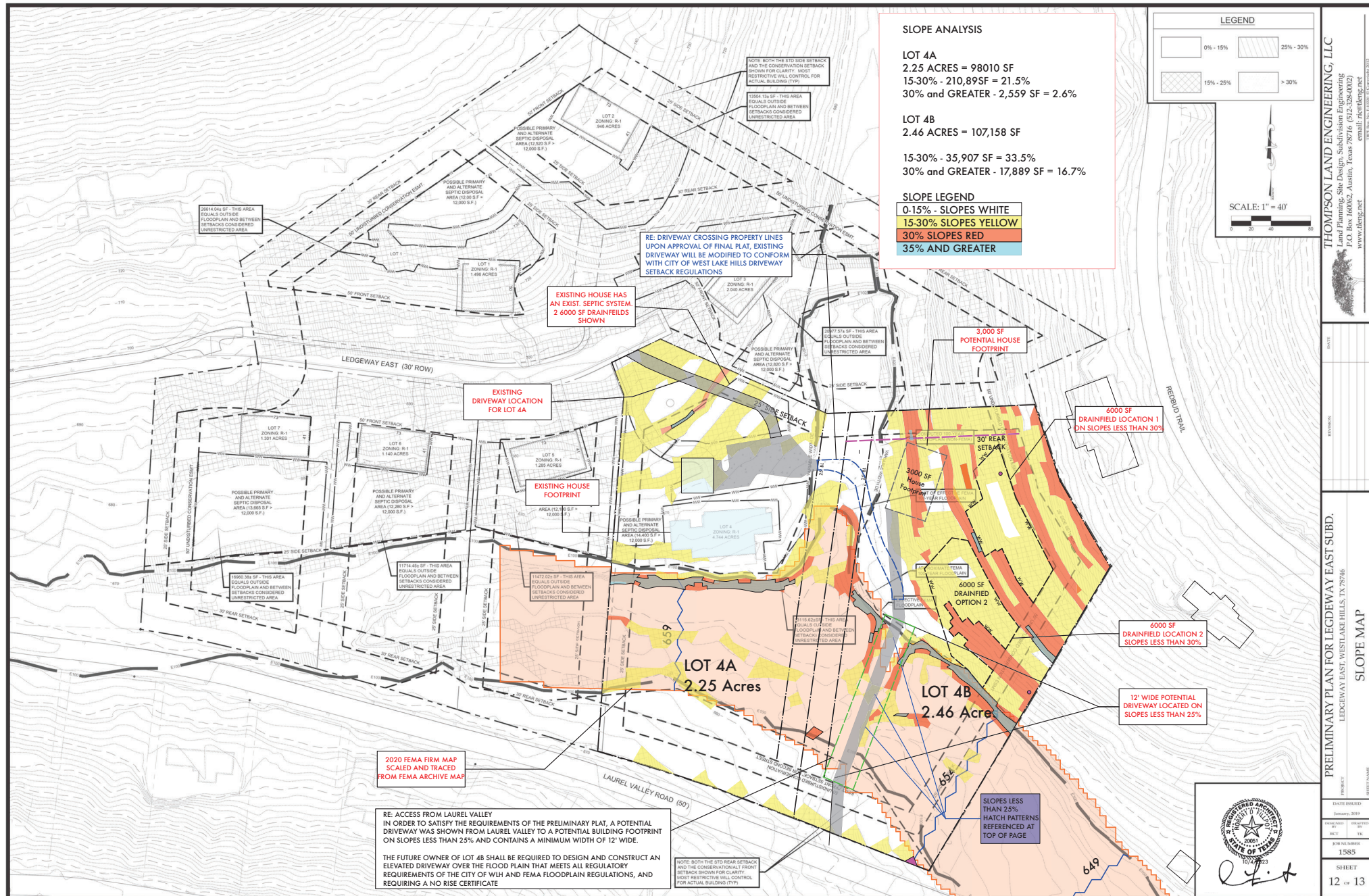
417 LEDGEWAY E

W LAKE HILLS, TX 78746

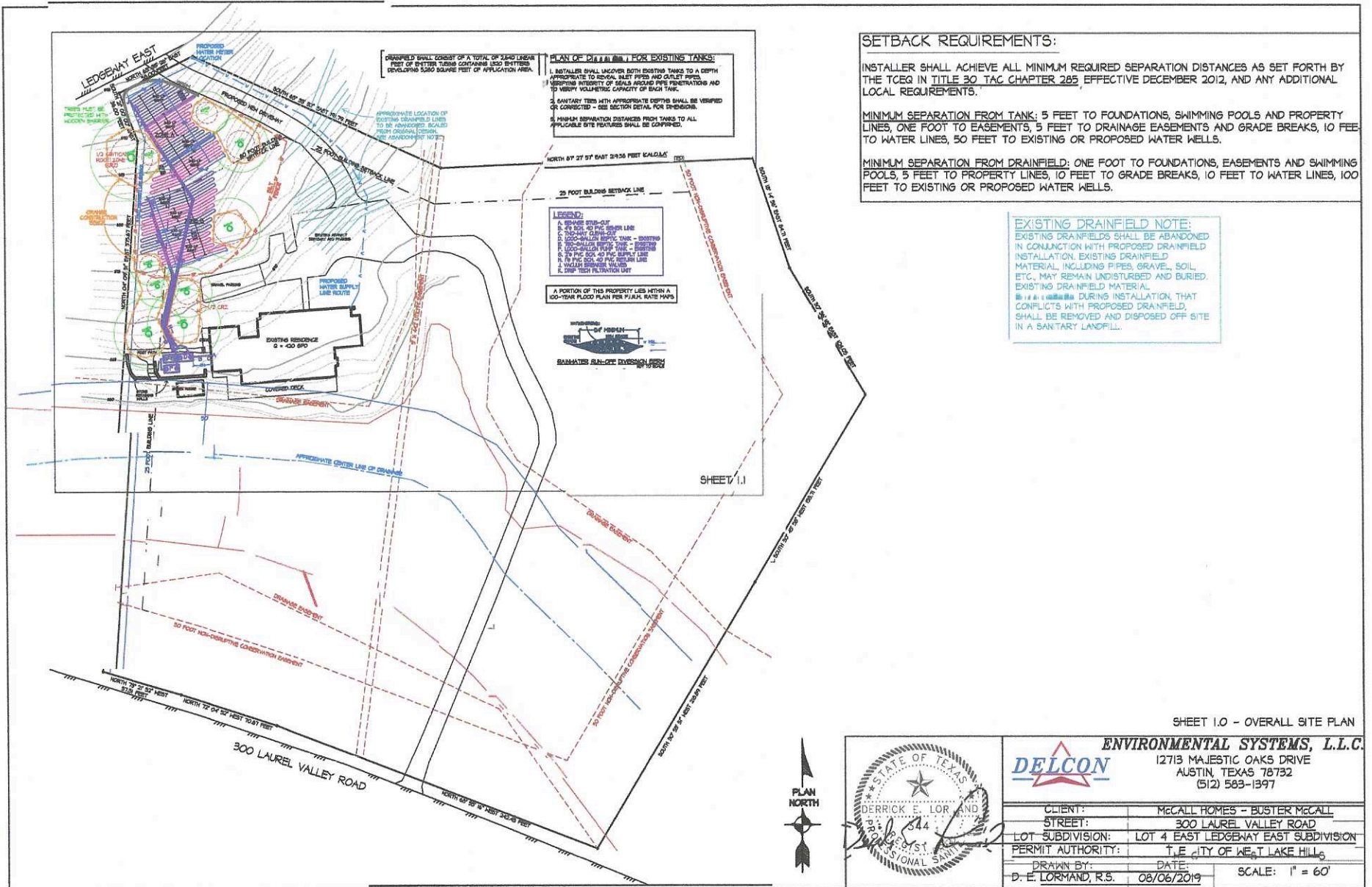
9 PROPERTY LOCATION ADDRESS		
LEDGEWAY RDG		
10 LEGAL DESCRIPTION		
LOT 4 EAST LEDGEWAY SUBDIVISION		
11 BILLING NO.	12 PROPERTY TYPE	
983708	REAL X	PERSONAL
13 PARCEL NUMBER		
01151506040000		

PRINT

Attachment 5



Attachment 6



PRELIMINARY PLAT
RESUBDIVISION OF LOT 4
EAST LEDGEWAY SUBDIVISION
TOTAL SITE ACREAGE 4.71 ACRES

TRAVIS COUNTY, TEXAS
Preparation Date: August 11, 2023

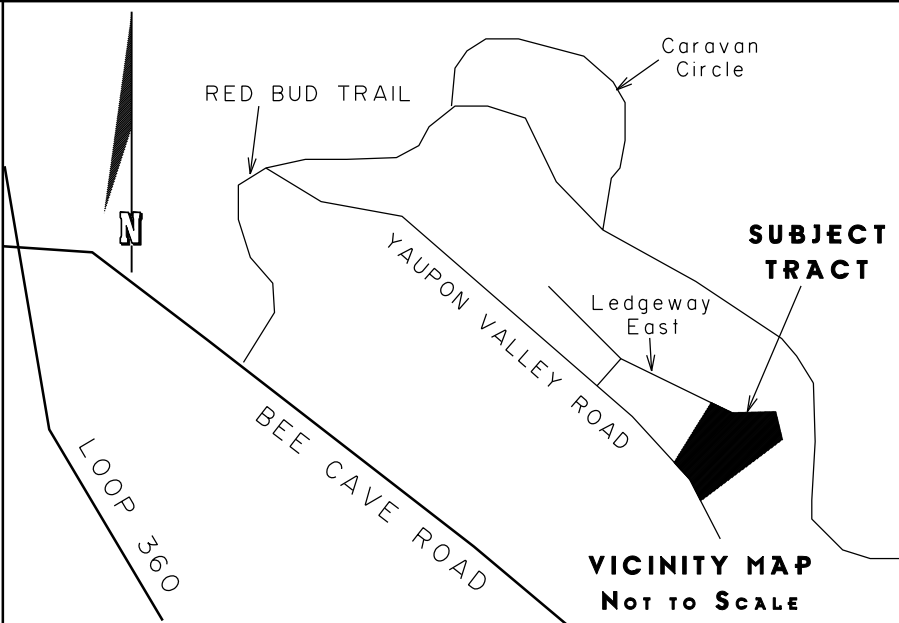
Attachment 7

CEDAR OAKS DRIVE
(30' R.O.W.)

OWNER:
Jeffrey Sunshine
Michelle Sunshine
417 LedgeWay Ridge
West Lake Hills, Texas 78746

SURVEYOR:
Holt Carson, Inc.
1904 Fortview Road
Austin, Texas 78704

ENGINEER:
CBE Engineering Solutions
22 Tall Oaks Trail
Austin, Texas 78737



Legend

- Calculated Point
- ⊙ 1/2" Iron Rod Found
- IPF ⊙ Iron Pipe Found (size noted)
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found
- MFE Minimum Finished Floor Elevation
- B.L. Building Line
- D.E. Drainage Easement (Record Bearing and Distance)

LEDGEWAY EAST
(40' R.O.W.)
Site B
Block W
of
Stonehedge Estates
Volume 8 Page 35

LEDGEWAY RIDGE (30' R.O.W.)

EAST LEDGEWAY SUBDIVISION
Document No. 201900132

Nelle P. Wolfe and
Jan Oliver
(1.1965 Acres)
Warranty Deed
Volume 9701 Page 203

LOT 4A
2.25 Acres
MFE 662.50 FT.
Two-Story Rock and Frame Residence
wood deck
garage
asphalt
drainage
concrete with drainpipe
rock wall
stormwater inlet
fire hydrant
water valves
inside of water meter electric manhole
curb
N63°35'26"E 58.00'
S65°33'32"E 191.79'
S87°27'41"W 219.59'
S30°36'18"E 104.06'
S30°45'58"W 153.71'
S73°21'52"W 57.51'
N72°04'52"W 70.87'
N68°55'16"W 242.43'
S73°21'52"W 57.51'
N72°04'52"W 70.87'
N68°55'16"W 242.43'
S73°21'52"W 57.51'
N72°04'52"W 70.87'
N68°55'16"W 242.43'

LOT 4B
2.46 Acres
MFE 662.50 FT.

Lot 1
Jebel Al-Assad
Confirming Plat
Vol. 84 Pg. 93B

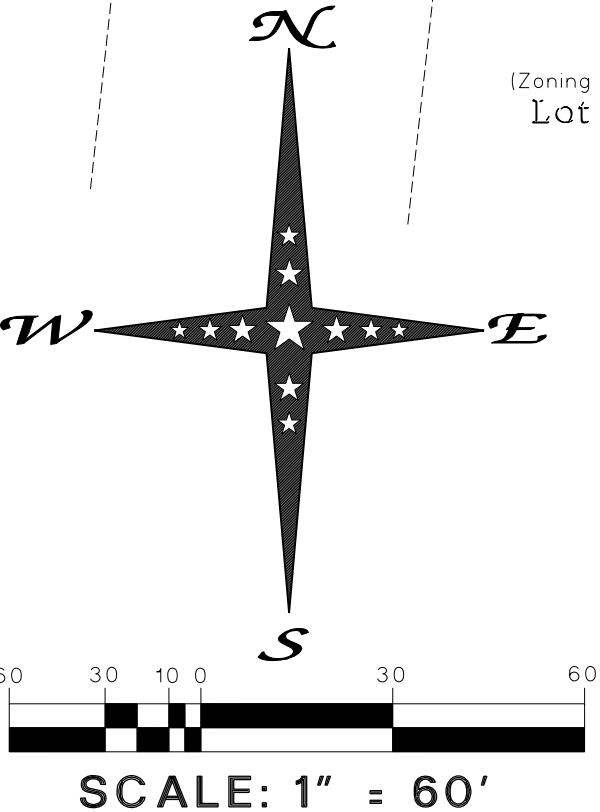
WILKINSON SPARKS SURVEY

Lot 1-A

Resubdivision of Lot 1 of
Harold Burke Subdivision
Volume 75 Page 57

Lot 2
Harold Burke Subdivision
Volume 64 Page 95

TREE NOTES:
1. Tree "crowns" are only depicted on trees of 13" in caliper or larger.
2. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Tree "crowns" for trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.



RESUBDIVISION OF
LOT 4 BLOCK A
EAST LEDGEWAY SUBDIVISION
TRAVIS COUNTY, TEXAS

Preparation Date: August 11, 2023
PRELIMINARY PLAT

TAG# Size and Species

1397 8" Live Oak
1398 5" Cedar
1399 three 9" Cedar
1400 5" Cedar
1401 5" Cedar

1403 6" Cedar
1404 4" Cedar
1405 7" Cedar

1407 4" Cedar
1408 4" Cedar
1409 8" Cedar
1410 4" and 5" Cedar
1411 7" and 9" Cedar
1412 13" Cedar
1413 9" Cedar
1414 9" Cedar
1415 5" Cedar
1416 7" Cedar
1417 9" Cedar
1418 3" Live Oak
1419 8" Live Oak
1420 5" Cedar
1421 10" Cedar
1422 3" and 5" Live Oaks
1423 6" Cedar
1424 4" and 6" Cedar
1425 7" Cedar
1426 3" and 4" Cedar
1427 6" Cedar
1428 6" Cedar
1429 5" Cedar
1430 5" Cedar
1431 5" Cedar
1432 7" Cedar
1433 7" Cedar
1434 9.5" Live Oak
1435 6" Cedar
1436 4" Cedar
1437 5" Cedar

1438 6" Cedar
1439 4" and 5" Cedar
1440 4" Cedar
1441 6" Cedar
1442 5" Cedar
1443 6" Cedar
1444 4" Cedar
1445 9" Cedar
1446 5" Cedar
1447 5" Cedar

1449 5" Cedar
1450 4" Cedar
1451 5" Cedar
1452 9" Cedar
1453 4" Cedar
1454 6" Cedar

1458 10" Cedar

1558 4" Cedar
1559 7" Cedar
1560 5" Cedar
1561 5" Cedar
1562 3" and 6" Cedar
1563 7" Cedar
1564 5" Cedar
1565 6" Cedar
1566 6" Cedar
1567 7" Cedar
1568 4" Cedar
1569 6" Cedar
1570 4" and 8" Live Oak
1571 9" and 12" Cedar
1572 5" Cedar
1573 3" and 5" Cedar
1574 8" Cedar
1575 8" Live Oak

1577 4" Cedar
1578 9" Cedar
1579 4" Cedar
1580 4" Cedar
1581 4" Cedar
1582 Two 7" Cedars
1583 4" Cedar
1584 5" Cedar
1585 4" Cedar
1586 4" Cedar
1587 Two 3" Live Oaks
1588 4" Cedar
1589 13" Cedar
1590 11" Cedar
1591 4" Cedar
1592 3" Cedar
1593 5" Cedar
1594 11" Cedar
1595 4" Cedar
1596 3" and 5" Cedar
1597 6" Cedar
1598 6" Cedar
1599 4" Cedar
1600 8" Live Oak

TAG# Size and Species

1681 6" Cedar
1682 5" Cedar
1683 5" Cedar
1684 4" Cedar
1685 5" Cedar
1686 4" Cedar
1687 8" Cedar
1688 4" Cedar
1689 7" Cedar
1690 8" Cedar
1691 7" Cedar
1692 6" Cedar
1693 8" Spanish Oak
1694 6" Cedar

1696 9" Cedar
1697 6" Cedar
1698 8" and 11" Spanish Oak
1699 10" Cedar
1700 4" and 11" Cedar
1701 9" Cedar
1702 8" Cedar
1703 6" Cedar

1705 4" and 5" Cedar
1706 5" Cedar
1707 9" Cedar
1708 5" Cedar
1709 6" Cedar
1710 9" Cedar

1712 6" Cedar
1713 6" Spanish Oak
1714 9" Cedar
1715 5" Cedar
1716 6" Cedar
1717 8" Cedar
1718 3" and 4" Cedar
1719 14" Live Oak
1720 5" Cedar
1721 4" Cedar
1722 4" Cedar
1723 5" Cedar
1724 8" Cedar
1725 Two 5" and three 6" Cedars
1726 6" Cedar
1727 9" Cedar
1728 4" and 6" Cedar
1729 4" Cedar
1730 4" Cedar
1731 3" Cedar
1732 5" Cedar
1733 4" Cedar
1734 5" Cedar
1735 4", 5", 6" and 7" Cedar
1736 9" Cedar
1737 6" Live Oak
1738 4" and 5" Cedar
1739 3" Cedar
1740 3" Cedar
1741 5" Cedar
1742 4" Cedar
1743 3" Cedar
1744 3" and 4" Cedar
1745 7" Cedar
1746 5" Cedar
1747 10" Cedar
1748 9" Cedar
1749 6" Cedar
1750 8" Cedar
1751 6" Cedar
1752 6" Cedar
1753 3" Live Oak
1754 6" Cedar
1755 4" Live Oak
1756 5" Cedar
1757 7" Live Oak
1758 7" Cedar
1759 5" and 8" Live Oak
1760 5" Cedar
1761 9" Cedar
1762 8" Live Oak
1763 8" Live Oak
1764 5" Cedar

1765 two 4" and 6" Cedars
1766 4" Cedar
1767 9" Spanish Oak
1768 6" Cedar
1769 6" Cedar
1770 4" Cedar

1772 4" Cedar
1773 4" Cedar
1774 11" Cedar
1775 4" and 6" Cedar
1776 9" Live Oak

1778 10" Cedar
1779 5" Cedar
1780 3", 4", 5", and 8" Cedar
1781 9" Cedar
1782 7" and 11" Live Oak
1783 9" Live Oak
1784 4" Cedar

TAG# Size and Species

1786 6" Cedar
1787 4" Hackberry
1788 8" Live Oak
1789 10" Cedar
1790 14" Sycamore
1791 16" Spanish Oak
1792 14" Hackberry
1793 Two 7" Hackberrys
1794 5" Cedar
1795 12" and 13" Live Oak
1796 6" Cedar
1797 6" and 8" Live Oak
1798 6" Cedar
1799 5" Cedar
1800 4" and 6" Cedar
1801 6" Cedar
1802 9" Cedar
1803 3" Cedar
1804 7" and 8" Cedar
1805 6" Cedar
1806 3" Cedar
1807 6" Cedar
1808 6" Cedar
1809 5" Cedar

1811 8" Cedar
1812 11" Cedar
1813 8" Live Oak
1814 6" Cedar
1815 7" and 11" Cedar
1816 4" Cedar
1817 9" Cedar
1818 4" Cedar
1819 5" Cedar
1820 4" Cedar
1821 11" Cedar
1822 4" and 5" Cedar

1824 6" Cedar
1825 7" Cedar

1829 12" and 14" Live Oak
1830 4" Cedar
1831 15" Live Oak
1832 5" Cedar
1833 5" Cedar

1835 6" Cedar
1836 7" Cedar
1837 11" Cedar
1838 8" Cedar
1839 6" Cedar
1840 6" and 8" Cedar
1841 9" Cedar
1842 11" Cedar
1843 11" Cedar

1879 25" Live Oak

1881 5", 15", and 18.5" Live Oak
1882 6" Cedar
1883 6" Pecan

1885 11" and 14.5" Live Oak

1887 8.5" Live Oak
1888 11.5" Live Oak

1891 9.5" Cedar

1895 3" Black Cherry
1896 15.5" and 17" Live Oak

1907 13" Live Oak

1916 9.5" and 11" Live Oak

1918 Two 15" Live Oaks
1919 7" Cedar
1920 4" Spanish Oak
1921 4" Cedar
1922 3", Two 8" and Three 10" Live Oaks
1923 Two 10" Cedars
1924 15" Live Oak

1925 6" Cedar

1962 8" Cedar
1963 7" Cedar
1964 5" Cedar
1965 18" Cedar
1966 6" Cedar
1967 6" Live Oak
1968 11" and 13" Live Oak
1969 11" Cedar

1974 19" Live Oak

1976 5.5" and 8" Cedar
1977 7" Live Oak
1978 8" Live Oak
1979 Two 7" and 10" Live Oak
1980 Two 5" Mountain Laurels
1981 7.5" Live Oak
1982 6" Live Oak

TAG# Size and Species

1983 3" and 4" Mountain Laurel
1984 12" Cedar
1985 3" Mountain Laurel
1986 4" Redbud
1987 11" Bur Oak
1988 17.5" Cottonwood
1989 9" Live Oak
1990 9" Cedar
1991 5" Hackberry
1992 14" Live Oak
1993 9.5" Live Oak
1994 13" Cedar
1995 6", 7", and 10" Cedar
1996 7" Cedar

1998 23.5" Live Oak
1999 6" Chinese Tallow
2000 3" Live Oak

2896 Two 5" Cedars
2897 8" Cedar
2898 5" Cedar
2899 3" Cedar
2900 5", 6", and 7.5" Cedar

2948 11" Cedar
2949 4" Cedar
2950 6.5" Cedar
2951 8" Chinaberry
2952 12" Live Oak
2953 13.5" Live Oak
2954 4" Live Oak
2955 5", 9" and 20" Cedar
2956 Two 9", 14" and 15" Live Oak
2957 8" Chinaberry
2958 5" Cedar
2959 Two 10" Cedars
2960 10" and 13" Cedar
2961 6" Cedar
2962 Two 3" and 5" Cedar
2963 6" Cedar
2964 6" Cedar
2965 6" Cedar
2966 10" Cedar
2967 10" Cedar
2968 9" Cedar
2969 8" Cedar
2970 7" Cedar

2894 7" Cedar
2895 6" Cedar

3001 3", 4", 5", and 9" Cedar
3002 10" Cedar
3003 10" Cedar
3004 6" Cedar
3005 6" Cedar
3006 4" Cedar
3007 21" Live Oak
3008 12" Cedar
3009 Three 8" Cedars
3010 11" Cedar
3011 5", 9", and 10" Cedar

3013 5" Cedar
3014 15" Cedar
3015 3" and 4" Live Oak
3016 4" Spanish Oak
3017 7" Live Oak
3018 7" Cedar
3019 3" Cedar
3020 4" and 6" Cedar
3021 3" Cedar
3022 6" Cedar
3023 4" Cedar
3024 4" Cedar
3025 4" Cedar
3026 4" Cedar
3027 4" Cedar
3028 4" Cedar
3029 4" and 6" Live Oak
3030 4" Cedar
3031 6" Cedar
3032 4" and 7" Live Oak
3033 5" Cedar
3034 4" Cedar
3035 4" Cedar
3036 5" Cedar
3037 4" Cedar
3038 5" Cedar
3039 3" Cedar
3040 6" Cedar
3041 4" Cedar
3042 5" Cedar
3043 4" Cedar
3044 6" Cedar
3045 3" Cedar
3046 3" Cedar
3047 5" Cedar
3048 4" Cedar
3049 5" Live Oak
3050 12" Live Oak
3051 4" Cedar
3052 6" Cedar
3053 10" Cedar
3054 5" Cedar

RESUBDIVISION OF
LOT 4 BLOCK A
EAST LEDGEWAY SUBDIVISION
TRAVIS COUNTY, TEXAS

PRELIMINARY PLAT
Preparation Date: August 11, 2023

TAG#	Size and Species
3055	3" Cedar
3056	4" Cedar
3057	4" and 5" Cedar
3058	6" Cedar
3059	4" Cedar
3060	3" Cedar
3061	5" Cedar
3062	5" Cedar
3063	15" Live Oak
3064	7" Cedar
3065	4" Cedar
3066	4" Cedar
3067	4" Cedar
3068	4" Cedar
3069	3" and 4" Cedar
3070	3" Cedar
3071	4" Cedar
3072	4" Cedar
3073	3" Cedar
3074	6" Cedar
3075	3" and 4" Cedar
3076	7" Cedar
3077	4" Cedar
3078	4", 5", and 7" Cedar
3079	5" Cedar
3080	4" Cedar
3081	3" and 5" Live Oak
3082	5" Cedar
3083	Two 3" Cedars
3084	4" Cedar
3085	6" Cedar
3086	4" Cedar
3087	Three 3" Cedars
3088	8" Cedar
3089	3" and 4" Cedar
3090	4" Cedar
3091	6" Cedar
3092	5" Cedar
3093	4" Cedar
3094	5" Cedar
3095	4" Cedar
3096	5" Cedar
3097	Two 3" and 6" Cedar
3098	4" Cedar
3099	4" Live Oak
3100	3" Cedar
3101	5" Cedar
3102	3" Cedar
3103	6" Cedar
3104	5" Cedar
3105	4" Cedar
3106	9" Live Oak
3107	4" Cedar
3108	3" and 5" Cedar
3109	3" Cedar
3110	5" Cedar
3111	3", 4", and 6" Cedar
3112	4" Spanish Oak
3113	5" Cedar
3114	4" Cedar
3115	4" Cedar
3116	8" and 9" Cedar
3117	4" Cedar
3118	4" Cedar
3119	3" Cedar
3120	5" Live Oak
3121	5" Live Oak
3122	7" Cedar
3123	6", 8", 9", and 10" Cedar
3124	4" Cedar
3125	12" Cedar
3126	Two 5" Cedars
3127	11" Cedar
3128	19" Cedar
3129	4", 5", and 8" Live Oak
3130	3" Cedar
3131	3" and 7" Cedar
3132	11" Cedar
3133	5" Cedar
3135	4" and 5" Cedar
3136	4" Cedar
3137	3" and 4" Cedar
3138	11" Cedar
3139	3" Live Oak
3140	4" Live Oak
3141	5" Cedar
3142	3" Live Oak
3143	8" Cedar
3144	5" Live Oak
3145	7" Cedar
3146	15" Cedar
3147	3" and 5" Cedar
3148	13" Cedar
3149	4" Cedar
3150	3" and 6" Cedar
3151	8" Spanish Oak
3153	10" Cedar
3154	Two 7" Cedars
3155	8" and 11" Cedar
3156	7" Cedar
3157	8" Live Oak
3158	Two 10" Cedars

TAG#	Size and Species
3159	5" Cedar
3160	4" Cedar
3161	4" Texas Ash
3162	4" and 5" Cedar
3163	6" Live Oak
3164	5" and 8" Cedar
3165	3" and 4" Live Oak
3166	Two 3", 4", and 7" Cedar
3167	6" Live Oak
3168	5" Cedar
3169	4" and 7" Cedar
3170	8" Cedar
3171	6" Cedar
3172	3" Cedar
3173	3" Cedar
3174	5" Cedar
3175	4" Cedar
3176	6" Cedar
3177	6" Cedar
3178	5" Cedar
3179	Two 4" Cedars
3180	5" Cedar
3181	4" Cedar
3182	5" Cedar
3183	5" Cedar
3184	3", two 4", and 5" Cedar
3185	5" Cedar
3186	4" and 5" Cedar
3187	5" Cedar
3188	4" Cedar
3189	3", two 4", and 5" Cedar
3190	12" Cedar
3191	10" Cedar
3192	8" Cedar
3193	8" Cedar
3195	7" Cedar
3196	10", 14", and 15" Live Oak
3197	5" Cedar
3198	6.5" Cedar
3199	5.5" Cedar
3200	4" Cedar
3201	8" Cedar
3202	15" Cedar
3203	13" Cedar
3204	10.5" Cedar
3205	12" Cedar
3207	9" Cedar
3208	5" Cedar
3209	7.5" Cedar
3210	6" Cedar
3211	21.5" Chinese Tallow
3212	10" Cedar
3213	7.5" Cedar
3214	9" Cedar
3215	36.5" Live Oak
3216	6" Spanish Oak
3217	7.5" Box Elder
3218	9" Cedar
3219	7" Cedar
3220	7" Live Oak
3221	7.5" Cedar
3222	14" Live Oak
3224	9" Chinese Tallow
3225	8.5" Live Oak
3226	11" Cedar
3227	13" Chinese Tallow
3228	16" Chinese Tallow
3230	22" Cedar
3231	10" Chinese Tallow
3235	13", three 14", and 20" Live Oak
3236	8" Cedar
3237	5" and 7" Cedar
3238	4" Cedar
3239	9" Cedar
3240	12" Cedar
3242	11" Hackberry
3243	10" Hackberry
3245	19" Sycamore
3246	8" Cedar
3247	12.5" Cedar
3248	7" Spanish Oak
3249	8" Live Oak
3250	11" Cedar
3251	6" Cedar
3252	14" Cedar
3253	8" and 13" Cedar
3263	13.5" Cedar
3318	4" Cedar
3319	4", 5", and 6" Cedar
3320	11.5" Cedar
3321	9" Live Oak
3322	13.5" and 16" Willow

TAG#	Size and Species
3730	7" Hackberry
3731	12" Cedar Elm
3732	4" Hackberry
3733	9" Cedar Elm
3734	14", 15", and 16" Sycamore
3735	6", 8", and 10" Cedar Elm
3736	6" Hackberry
3737	3" Hackberry
3738	6" Hackberry
3739	9" Sycamore
3740	6", 9", and 20" Sycamore
3742	22" Sycamore
3743	4" Sycamore
3744	9" Chinese Tallow
3745	16" Chinese Tallow
3746	9", 12", and 17" Sycamore
3747	13" Sycamore
3748	5" Cedar Elm
3749	two 3" and 5" Cedar
3750	4" Cedar
3751	5" Cedar
3752	3" and 5" Cedar
3753	5" Cedar
3754	5" and 6" Cedar
3755	Two 5" Cedars
3756	7" and 19" Sycamore
3757	6" and 17" Sycamore
3758	3" Cedar Elm
3759	5" and 6" Cedar
3760	Two 3" and two 4" Persimmons
3761	6", 7", and 9" Cedar
3762	Two 3" Peach
3763	Two 3" Peach
3764	4" Chinaberry
3767	5" Peach
3768	3" Peach
3769	4" Chinkapin Oak
3770	4" and 6" Chinkapin Oak
3771	3" Peach
3772	4" Peach
3773	4" Cedar
3775	6", 7", and 9" Cedar
3777	7" Cedar
3778	6" Cedar
3779	9" Cedar
3780	3" Cedar
3781	4" Cedar
3782	9" Cedar
3783	9" Cedar
3784	Two 3" and 5" Cedar
3785	3" Cedar
3786	17" Live Oak
3787	23" Live Oak
3788	19" Live Oak
3789	19" Sycamore
3792	8" Cedar
3793	7", 11", 12", and 13" Live Oak
3794	7" Cedar
3795	11" Live Oak
3796	22" Live Oak
3797	19" and 24" Live Oak
3798	5" and 6" Cedar
3799	11" Cedar
3800	6" and 13" Hackberry
3801	13.5" Hackberry
3803	4" Cedar
3804	5" Cedar
3805	8" and 9" Cedar
3806	7" and 11" Cedar
3807	4", 6", and 10" Cedar
3809	12.5" Cedar
3810	16" and 17" Live Oak
3811	4" and 7" Cedar
3812	8", and 10" Cedar
3813	7 and 8" Cedar
3814	4" Cedar
3815	5" Cedar
3816	7" Cedar
3817	15" Chinese Tallow
3818	12" Hackberry
3819	16" Sycamore
3820	7" Chinese Tallow
3821	9" Sycamore
3822	5" Hackberry
3823	5" and 9" Hackberry
3824	10" Hackberry
3825	8" Cedar
3826	7" Cedar
3827	9" Cedar
3828	9" Cedar
3893	6" Cedar
3894	8" Cedar
3895	4" Cedar
3896	3" Cedar
3897	5" Cedar
3898	4" and 5" Cedar
3899	5" Cedar
3900	5" Cedar

TAG#	Size and Species
3901	3" Cedar
3902	5" Cedar
3903	4" and 6" Cedar
3904	5" Cedar
3905	5" Cedar
3906	5" Cedar
3907	6" Cedar
3908	4" Cedar
3909	5" Cedar
3910	4" Cedar
3911	5" Cedar
3912	4" Cedar
3913	6" Cedar
3914	6" Cedar
3915	5" Cedar
3916	7" Cedar
3917	5" Cedar
3918	6" and 7" Cedar
3919	8" Cedar
3920	8" Cedar
3921	8" Cedar
3922	6" Live Oak
3923	4" Cedar
3924	6" Cedar
3925	6" Cedar
3926	4" Cedar
3927	6" Cedar
3928	5" Cedar
3929	11" Cedar
3930	3" and 4" Cedar
3931	Two 7" Spanish Oaks
3932	9" Spanish Oak
3933	13" Cedar
3934	6" Cedar
3935	7" Cedar
3936	6" Cedar
3937	9" Cedar
3938	6" Cedar
3939	6", 8", and 13" Cedar
3940	5" and 6" Cedar
3941	7" Cedar
3942	9" and 12" Cedar
3943	8" Cedar
3944	5" and 7" Cedar
3945	5" Cedar
3946	Two 5", 4", and 8" Cedar
3947	7" Cedar
3948	4" Cedar
3949	4" Cedar
3950	5" Cedar
3951	8" Cedar
3952	12" Cedar
3953	4" and 6" Cedar
3954	8" Cedar
3955	7" Cedar
3956	5" Cedar
3957	6" Cedar
3958	9" Cedar
3959	5" Cedar
3960	5" Cedar
3961	7" Cedar
3962	4" Cedar
3963	6" Cedar
3965	3" Cedar
3966	5" Cedar
3967	4" Cedar
3968	8" Cedar
3970	9" Cedar
3972	8" Cedar
3973	9" Cedar
3974	8" Cedar
3975	10" Cedar
3976	5" Cedar
3977	5" Cedar
3978	5" Cedar
3980	5" Cedar
3981	Two 3" Cedars
3982	16" Cedar
3983	3" Cedar
3984	5" Cedar
3985	Two 5" and 8" Cedar
3986	4" Cedar
3987	4" and 5" Cedar
3988	5" Cedar
3989	6" Cedar
3990	9" Cedar
3991	9" Cedar
3992	6" Cedar
3993	9" Cedar
3994	Two 6" Cedars
3995	5" and 7" Cedar
3997	5" Cedar
3998	9" Cedar
3999	4" Cedar
4000	8" Cedar
4001	10" Cedar
4002	8" Cedar
4003	8" Cedar
4004	10" Live Oak
4005	12" Cedar
4006	7" Cedar
4007	7" Cedar

RESUBDIVISION OF
LOT 4 BLOCK A
EAST LEDGEWAY SUBDIVISION
TRAVIS COUNTY, TEXAS

Preparation Date: August 11, 2023
PRELIMINARY PLAT

TAG# Size and Species	
4008	9" Cedar
4009	5" Cedar
4010	14", 15" and 16" Live Oak
4011	10" Cedar
4012	4" Cedar
4013	5" Cedar
4014	6" Cedar
4015	4" Cedar
4016	13" Cedar
4017	4" and 6" Cedar
4018	5" Cedar
4019	7" Cedar
4020	7" Cedar
4021	5" Cedar
4022	5" Cedar
4023	6" Cedar
4024	5" Cedar
4025	9" Cedar
4026	4" Cedar
4027	17" Live Oak
4028	4" Cedar
4029	4" Cedar
4030	8" Cedar
4031	4" Cedar
4032	6" Cedar
4033	5" Cedar
4034	3" and 4" Cedar
4035	4" Cedar
4036	4" and 8" Cedar
4100	9" Cedar
4101	5" Cedar
4102	4" and 8" Cedar
4103	3" and 7" Cedar
4104	5.5" Cedar
4106	12" Cedar
4107	7" Cedar
4108	7" Cedar
4109	4" Cedar
4110	5" Cedar
4111	7" Spanish Oak
4112	10", 12", and 16" Live Oak
4113	5" Texas Ash
4114	9" and 12" Cedar
4115	4" Spanish Oak
4116	13" Cedar
4117	6" Cedar
4118	9" Cedar
4120	16" Cedar
4121	7" Cedar
4122	7" Cedar
4123	11" Cedar
4124	4" Cedar
4125	9" Cedar
4126	6" Cedar
4127	5" Cedar
4128	6" and 8" Cedar
4129	5" Cedar
4130	4" Cedar
4131	3" Cedar
4132	9" Cedar
4133	3" Cedar
4134	6" Cedar
4135	4" Spanish Oak
4136	9.5" Cedar
4137	3", 5", and 7" Cedar
4138	9" and 11" Cedar
4139	4" Cedar
4140	8" Cedar
4141	4" Cedar
4142	12" Cedar
4143	8" Cedar
4144	5" Cedar
4145	5" Cedar
4146	5" and 8" Cedar



Attachment 8

EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9
1301 S. Capital of Texas Highway, Suite B-123
West Lake Hills, TX 78746

Headquarters 512-539-3400
Facsimile 512-327-2780
P. O. Box 162170 Austin, TX 78716-2170

www.WestlakeFD.org

September 26th, 2023

Michelle Sunshine
471 Ledgeway East
West Lake Hills, TX 78746
Michellesunshine@gmail.com

Re: Resubdivision of Lot 4 East Ledgeway Subdivision

Dear Michelle Sunshine,

I have reviewed the proposed replat you submitted to our office via West Lake Hills for the resubdivision of Lot 4 East Ledgeway Subdivision.

Based on the information you provided, it is our understanding that the proposed plat changes are intended to split the current large lot into two for a total of two single family residential lots. Both lots will have access to a city street that has existing hydrant infrastructure provided. It is also our understanding that any future development will be designed and will comply with all applicable codes and standards including the following items:

- **TRAVIS COUNTY ESD No. 9 - RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENT** - A residential fire sprinkler system shall be installed throughout the new residence constructed in the future on the new lot in compliance with (NFPA 13D – Standard for the Installation of Sprinkler Systems in One- and Two- Family Dwellings and Manufactured Homes). The sprinkler system shall be designed and installed by a firm registered by the State Fire Marshal's Office and a responsible managing employee (RME) licensed by the State Fire Marshal's Office in compliance with Texas Insurance Code Chapter 6003 and Texas Administrative Code Section 34.700 or a licensed Texas plumber that has the proper endorsements from the Texas State Board of Plumbing Examiners to install residential fire sprinkler systems.
- The residential fire sprinkler system design drawings shall be submitted to our office for review and approval prior to installation via our site WFDPermits.com.

Please Note: This letter does not constitute a formal site development or building plan review and/or approval. Upon completion of such a review, plan review comments will be issued indicating the status of compliance with adopted codes and standards.

Based on the aforementioned review of the proposed replat and an understanding that compliance with the fire code and the items noted above will be addressed during the site development and building plan review phase where applicable, **I recommend to the City of West Lake Hills that the proposed plat changes be approved.**

We look forward to working with you and your staff on the proposed project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Lacey". The signature is fluid and cursive, with the first name "Michael" and last name "Lacey" clearly distinguishable.

District Chief Michael Lacey
Fire Marshal
Emergency Prevention Division
Travis County Emergency Services Districts No. 9



August 8, 2023

Jeffrey Sunshine
300 Laurel Valley Rd.
West Lake Hills, TX 78746

Dear Mr. Sunshine:

The District is in receipt of your request for water service availability verification for the following property description:

LOT 4 East Ledgeway Subdivision
Travis County Appraisal District, Property ID 937064

The District office at this time can confirm that the above referenced parcel is within District boundaries and is eligible for water service.

Additional Notes:

Prior to receiving water service approval from the Water District, you will be required to:

- Grant all necessary easements
- Submit plans for review and approval

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer. All new homes must be protected by a fire suppression system approved by ESD 9. Plumbing inspections are required through the District offices.

Sincerely,

Louise Winder
Executive Assistant to the General Manager
Travis County WC&ID#10



Jeffrey Sunshine <jeffrey.sunshine@gmail.com>

Your trees dont have Oak Wilt!

Tracy Allison <tracy@goodmorningtreeservice.com>
To: Jeffrey.sunshine@gmail.com

Mon, Oct 2, 2023 at 7:14 PM

Hi Jeff,
Thanks for having me out today... just wanted to confirm if you had a better map - but you can put my signature line- that Oak Wilt was not present on your property.
my signature name is Tracy Allison #207929
let me know when you want me to do it on your legal line.

If you have any questions please don't hesitate to get in contact with us.

Thanks and having a good morning,
Tracy A



A Good Morning Tree Service
737-200-7272 Office
512-934-1889 Cell
737-717-0220 Fax