



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, April 17, 2024 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 17th day of April 2024 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 - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>

Or via telephone: Dial (346) 248-7799

Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on April 17, 2024.

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 Board later in the meeting. The Board cannot respond to or discuss matters not listed on the agenda. The Board 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.
 - a. Approval of the March 20, 2024 Zoning and Planning Commission Minutes
 - b. Report of Previous ZAPCO cases acted on by the BOA/City Council
4. Public Hearing 803 Rock Creek Dr.: Discuss and make a recommendation on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code).

Applicant: Eric Krause, Property Owner

5. Public Hearing 1511 Wildcat Hollow: Discuss and make recommendation on the proposed variances:

1. The removal of one tree (17.7 Cedar) with trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
2. Increase impervious cover to 30% where 25% is the maximum (Section 22.03.281 (b) of the West Lake Hills Code)
3. Allow for 30 feet encroachment of the building and grading into a 50-foot front setback (22.03.281 (b) of the West Lake Hills Code).

Applicant: Matt Sener, Michael Hsu Office of Architecture

6. Public Hearing 406 Redbud Trl: Discuss and make recommendations on the proposed variances:

1. The removal of nine (9) trees with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
2. Excavation, grading or filling greater than 18” in setbacks (Section 22.03.170 (f) of the West Lake Hills Code)
3. Closed cut of 21 feet where maximum allowed is 15 feet (7.4.1 of the Drainage and Erosion Control Manual)
4. Driveway with an elevation change of greater than 6 feet from natural grade (Section 22.03.249 (b) (4))

Applicant: Bhavani Singal, Workshop No.5 LLC

7. Public Works Discuss and review street maintenance plans for fiscal year 2025.
8. Adjournment. Chairman Robert Meisel.

By Jennifer C. Bills, Director of Building & Development Services

Certificate

I certify that the above Notice of the April 17, 2024, Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 12, 2024 at 5:00 pm, and will remain posted continuously until said meeting is ended.

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 City Council

AGENDA REPORT

Meeting Date:	April 17, 2024	Item Number:	3b
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

Report of Previous ZAPCO cases acted on by the BOA/City Council.

Discussion

Since the March 20, 2024 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

- a. 702 Loma Linda – Building Height Variance – Approved
- b. 902 Redbud Trl – Grading in the setback greater than 18” – Approved
- c. 311 Westhaven Dr. – Side setback encroachment of 5’ into a 20’ setback – Approved.
- d. 613 Rock Park – Approved
 - a. Allow more than 2 dwelling units per acre
 - b. Establish setbacks for R-3 property less than one acre

City Council

- a. 613 Rock Park – Removal of 2 trees 14 inches or greater - Approved
- b. 712 Windsong Trl – 20-foot encroachment into a 30-foot fence front setback - Approved

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, March 20, 2024 at 6:30 PM

1. **Call to Order: Chairman Robert Meisel.**

- a. Meeting begins at 6:30pm
- b. Roll Call
 - i. Chair Robert Meisel: Present
 - ii. Vice-Chair Jim Pledger: Present
 - iii. Commissioner Julia Webber: Present
 - iv. Commissioner Karen Bartoletti: Present
 - v. Commissioner Patrick Stewart: Present
 - vi. Commissioner Laurie Maccini: Present

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.

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 planner@westlakehills.gov by 1:00 P.M. on February 21, 2024

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.

- a. No speakers present in-person or online

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 items unless a Commission Member or citizen so requests.

1. Minutes from the January 17, 2024 regular Zoning & Planning Commission Meeting.
2. Report of Previous ZAPCO cases acted on by the BOA/City Council.

- a. **Action**: Commissioner Stewart moves that all items be approved
- Commissioner Maccini Seconds
 - Motion carries 4:0

4. Public Hearing: 712 Windsong Trail: Discuss and make a recommendation on a variance to allow an encroachment of up to 20 feet into the 30-foot front yard fence setback (Section 22.03.173 of the West Lake Hills Code)

Applicant: Heather Barnes

- a. Staff Report: Director Bills delivered a briefing on property and fence and recommends approval of variance.
- b. Public Comments:
- Applicant Heather Barnes shared a presentation on the property and why she believes the fence would be a positive for her family and the neighborhood.
 - Neighbor Ace Pickens spoke out in favor of the variance on behalf of the nearby neighbors.
- c. Discussion:
- Commissioners in general agreement that the 30-foot setback may not make sense in this particular case, but cannot determine that an actual hardship exists.
 - Commissioners expressed that fence setbacks in established neighborhoods may not always make sense, but that this is a policy issue that they would like to see addressed by Council
 - Commissioners want Council to be aware that ZAPCO
- d. Action:
- Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation of approval.
 - Motion dies without a second
 - Commissioner Pledger moves that the variance be forwarded to Council with a recommendation with a recommendation of **denial** for lack of hardship.

- Commissioner Webber Seconds
- Motion Carries 4:1 with Commissioner Bartoletti voting against the motion.

Recommendation will be forwarded to City Council on April 10, 2024

5. Public Hearing: 702 Loma Linda: Discuss and make a recommendation on a variance to exceed the 30-foot building height maximum by 3 feet, 2 inches feet for a balcony roof. (Section 22.03.279 of the West Lake Hills Code).

Applicant: Jenna Montoya

- a. Staff Report: Director Bills delivers briefing on building history and variance. Staff recommends denial of the variance request.
- b. Public Comment: Applicant Jenna Montoya discusses their project
- c. Discussion:
 - Commissioner Webber notes that variance is design-driven, and that the floor/ceiling height could have been adjusted instead
- d. **Action:** Commissioner Stewart moves that the variance be forwarded to Council with a recommendation with a recommendation of **denial** for lack of hardship.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

6. Public Hearing: 902 Redbud Trail: Discuss and make a recommendation on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code).

Applicant: Samy Aboel-Nil

- a. Staff Report: Director Bills delivers briefing on retaining wall/planter in setback. Staff recommends approval of the variance.
- b. Public Comment: Architect David Bench discusses the project and the variance request.
- c. Discussion:
 - Commissioners not entirely clear if the feature is a retaining wall and therefore a grade change, or a planter that would not require variance.

- d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
- Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

7. Public Hearing: 311 Westhaven Drive: Discuss and make recommendation on a variance for an encroachment of 5 feet into the 20-foot side setback for an addition to an existing nonconforming single-family house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Elizabeth Salaiz

- a. Staff Report: Director Bills delivers briefing on expansion of existing non-conforming structure with a reduction in overall impervious cover. Staff recommends approval of the variance.
- b. Public Comment: Owner Jon Hibler discusses the project and the variance request.
- c. **Action:** Commissioner Maccini moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

8. Public Hearing: 613 Rock Park: Discuss and make recommendations on three variances:

- 1. Allow one primary residential unit with an attached dwelling unit – More than 2 dwelling units per acre (Section 38.03.034)
- 2. Schedule of Regulations - Establishing Setbacks for R-3 Transitional smaller than 0.5 acres (Section 22.03.281)
- 3. Removal of three trees greater than 14 inches (Section 22.03.304)
 - a. T105 – 17 Inch Live Oak
 - b. T106 – 15 Inch Cedar Elm

- c. T138 – 24.5 Inch (15/17 double trunk) Hackberry

Applicant: Alfredo Terrones

- a. Staff Report: Director Bills delivers briefing on history of Development Agreement and how the R-3 zoning district does not allow lots this size, and previous variances granted. Staff recommends approval of the variances.
- b. Public Comment:
 - Architect Alfredo Terrones discusses the project, septic requirements, and the reduced density versus the development agreement.
 - Community member Andrew Holck spoke expressing that the development does not cause him concern considering the much more extensive development occurring in the surrounding properties in the ETJ.
- c. Discussion
 - Commissioners ask why the proposed building is considered 2 separate dwelling units.
 - Director Bills explains that code defines a dwelling as having its own independent living, sanitary, and kitchen facilities. Since the main house doesn't need to be accessed from the smaller suite for use as a dwelling, it is a separate dwelling by code.
- d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Pledger Seconds
 - Motion Carries 4-0, with Commissioner Maccini abstaining.

Recommendation will be forwarded to the Board of Adjustment and City Council on April 10th, 2024

- 9. Public Hearing: **4010 Bee Cave:** Discuss and make a recommendation to approve a variance for sign size for a free-standing commercial sign, single business use at 4010 Bee Cave Rd for the new Municipal Building. (Section 32.03.008 (2) West Lake Hills Code)

Applicant: Trey Fletcher

- a. Staff Report: Director Bills delivers briefing on sign for new City Hall building.
- b. Public Comment:
 - Jennifer Bills: Building and Development Director expresses that the goal of the sign is to keep in line with existing and planned signage on redbud and

Bee Cave, and that while the building is for single-use in that the City is the sole user, the separate services (municipal offices, Court, and Police) are similar to a multi-tenant building

c. Discussion:

- Chairman Meisel expresses concern that City is willing to waive ordinances for its own use.
- Commissioner Pledger expresses that facilities serving the public good such as schools and hospitals have been given special consideration.
- Commissioner Maccini requests that the planter be removed from the sign, as it would require extra maintenance and water to maintain for minimal benefit.

d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.

- Commissioner Pledger Seconds
- Motion Carries 4-1 with Commissioner Maccini voting against approval

Recommendation will be forwarded to the City Council on March 27th, 2024

10. **Adjournment: Chairman Robert Meisel.**

a. Meeting Adjourned at 8:20 pm

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 17, 2024	Item Number:	4
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

803 Rock Creek Dr.: Discuss and make a recommendation on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code).

Applicant: Eric Krause, Property Owner

Recommendation

Staff recommend approval of the variance request. The erosion presents a hardship to the property owner that they are trying to resolve with a series of low-profile walls. The grading over 18 inches is limited to a small area of the yard with less than an 8-inch variance (2.2 foot tall wall).

This item will be forwarded to the May 8, 2024 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Eric & Ashley Krause

Legal Description: Liveoak Terrace, Block D, Lot 2 Partial Replat

Lot Size: 0.4693

Zoning: R-1 One Family

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

Background & Analysis:

The applicant is requesting a variance for grading over 18 inches in the setback for retaining walls (Attachment 1). The applicant states that the existing slope is causing erosion in the rear setback as the property slopes down to the property line. They would like to install a series of retaining walls to the sides and rear of the property to reduce the erosion and make planting areas within the yard. In the southeast corner, some of the walls would exceed 18 inches. The tallest wall will be 2 feet 1.5 inches, which would be a variance of 7.32 inches (Attachment 2). With the grading the owner is planning to install additional vegetation to also slow the erosion of the site (Attachment 3). The city engineer has reviewed the plans and recommends approval of the variance (Attachment 4).



Public Comment:

At the time of this report, staff has received two letters of support from surrounding neighbors (Attachment 5).

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.

Property is naturally situated on a significant topographical slope with approximately 35 feet of elevation change across 137 feet of property (resulting in an approximately 15% slope on the property). Significant erosion has occurred, and drainage retention has been completely lost on the property. Given the slope of the property, there is no practical way to add retention on the property without variance from the natural grade greater than 18 inches. Without it, the erosion and disruption/disturbance of neighbors will inevitably continue and natural terrain and flora on property will continue to be devastated.

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

The existing flora is being destroyed due to the extreme erosion resulting from the substantial sloping on the property. More than ten trees lost in the last two years. I am planting over 42 new city-approved trees in an attempt to reclaim the drainage retention but it will all be ineffective and undermined without some retention walls allowing for mitigation of erosion.

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

I have replanted grass, new bushes, and trees two separate times after taking ownership of the property in 2017 and due to the unique topography, slope, and tree canopy, all those efforts were entirely unsuccessful on the slope. Trees, grass, rocks, and soil washed away quickly without retention walls multiple times due to sloping.

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

Only four new walls are being constructed in order to maximize retention and minimize erosion across half an acre. Existing walls that were previously degraded have been restored in order to minimize the necessity of new retention walls.

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

I believe the goal of the city's plan is to retain and bolster the natural plant life/flora as much as possible while allowing for reasonable development. The amount of flora loss resulting from erosion on this uniquely situated property has devastated that natural life. Moreover, I believe the city's plan also encourages minimizing the disturbance of neighboring properties from natural rain events and erosion as much as possible. Both of the preceding issues are directly addressed and improved as a result of this variance request.

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

As stated above, the retention walls will greatly improve neighboring properties and owners' enjoyment of said properties by eliminating the significant erosion from my highly sloped property that has occurred for years. After having discussed the plans with my neighbors, they have expressed gratitude and appreciation for the efforts to bring the drainage and erosion frustrations to an end.

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

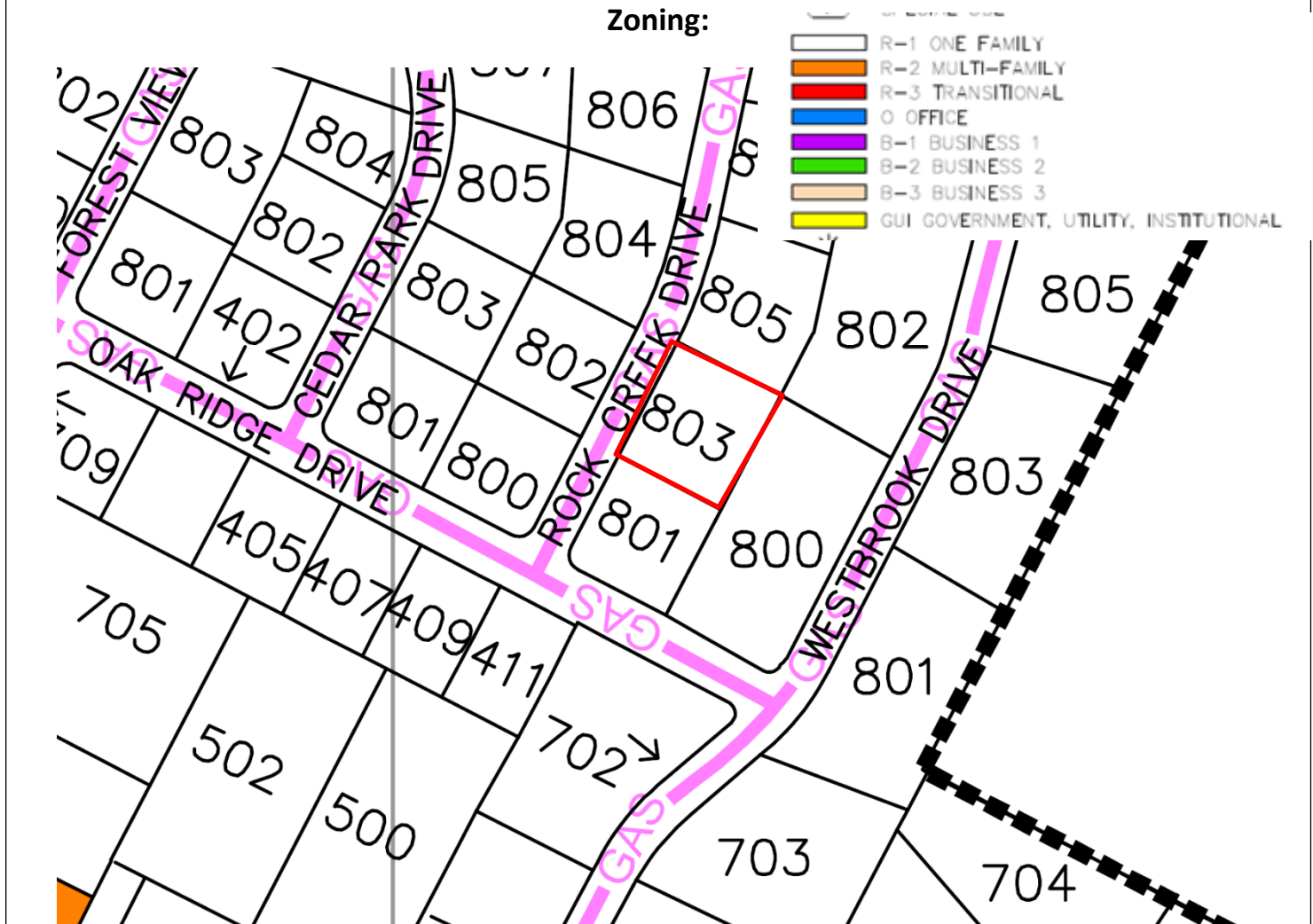
There is no change to the subdivision proposed with this application.

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 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:



March 4, 2024

Mr. Robert Meisel
Chair of Zoning and Planning Commission
City of West Lake Hills
911 Westlake Drive
West Lake Hills, Texas 78746
512-327-3628

*Re: Project Title: 803 Rock Creek Landscaping; Project Number 2023-11711
Variance Request Letter*

Dear Mr. Meisel:

This letter is intended to provide a request for the variance I am seeking on my property at 803 Rock Creek Drive in the City of West Lake Hills. I have filed an application for a permit in order to perform landscaping projects on my property and in the review process, it was determined that to proceed with the plan as designed would require a variance.¹ My family has resided at 803 Rock Creek Dr. since 2017 and over that time period, we have made numerous investments and efforts to maintain the natural flora and the significant number of trees that exist on the property including replanting of natural grass and foliage multiple times, the installation of gravel retention efforts, and restoration of eroded retention mechanisms. Unfortunately, these efforts have largely failed and due to the extreme slope on the property (approximately 15% across the property from front to back)², that has led to significant and consistent erosion over the years. Numerous efforts to plant grass and other rooted ground cover in order to encourage drainage and mitigate erosion have been comprehensively unsuccessful due to a combination of aforementioned topography slope, as well as sun canopy created by the voluminous number of mature trees on the property.

Without some surface stabilizer, the last few years have demonstrated that the soil and rock will materially erode and destabilize the environment for the trees and other flora, as well as the improvements on the lot. The significant slope on the property creates a particular challenge for the growth of grass and underbrush. As a result, numerous trees have been lost on the property over the last few years in connection with erosion and extreme climate challenges (e.g., extreme summer heat and extreme ice events).

As a result, I have hired landscape architects and engineers to evaluate the property who have recommended the need for added retention walls that are necessarily going to have to exist in the new setback distances in addition to the restoration of existing retaining walls on the

¹ The project is exclusively limited to landscaping efforts. It does not include any work to buildings or improvements.

² The property is 137 feet deep and has an elevation change of just over 35 feet from the front to back. Mathematically, this results in a slope of approximately 15%.

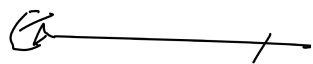
property. Because of the substantial slope of 15%, adding retention walls will necessarily require the excavation and fill on either side of the wall will be slightly more than the 18 inches provided for in 22.03.170(f) of the city ordinance code. As a result, I am seeking a variance to the application of that particular code in order to construct the retention walls and significantly improve the conditions on the property for the benefit of the natural flora. I believe that a failure to approve the variance allowing will result in long-term exacerbation of the erosion and destruction of the natural environment that has struggled to be maintained despite the extreme measures we have taken to ensure its viability over the last seven years. Numerous trees have been unearthed and lost as a result of the erosion and the primary goal of this project is to control drainage and erosion on the unique property with extreme sloping topography.

The existing walls have been repaired as they were no longer functional in any erosion control and drainage retention and so they have been restored and reinforced in order to enhance drainage on the property and to mitigate drainage and runoff to neighboring properties that has been experienced for years. As part of this project, I have also planted forty-two (42) new trees including 12 Monterrey Oaks, 14 Yaupons, 7 Texas Redbud, 5 Texas Mountain Laurel, and 4 Sabal Palm trees in order to further encourage rooting and better drainage on the property in order to mitigate runoff and erosion that disturbs neighboring properties. There are twelve (12) mature Texas Live Oak trees and two very large Elm trees on the property today that I am seeking to save by mitigating the erosion. Three years ago, there were five additional oak trees that have since been lost due to the property erosion and this variance is needed to try and stop the losses and encourage healthy growth.

I am proposing two new steel walls clearly in the setbacks of the property and a single new stone wall within the rear and side setbacks that will significantly enhance the drainage on the property and mitigate the rushing erosion from my property on my neighbors' respective properties. I am confident the variance will be vehemently supported by all neighbors as they have each expressed great appreciation for the significant improvements to the drainage and erosion runoff problems that have faced our contiguous properties for years since adding the first phase of these changes outside the setbacks.

Thank you very much for your consideration and if there are any questions related to anything in this letter, please do not hesitate to contact me.

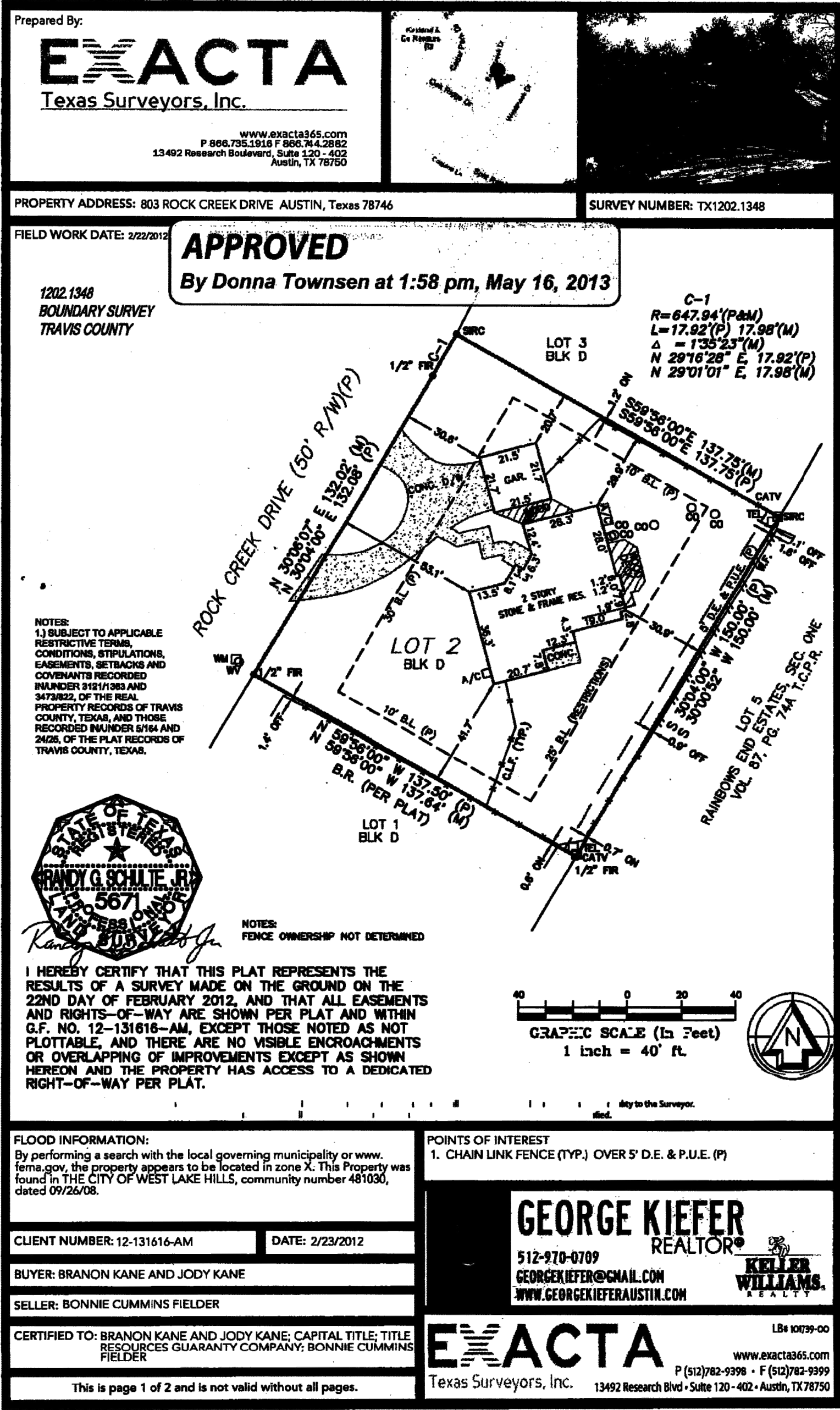
Cordially,



Eric Krause
803 Rock Creek Drive
West Lake Hills, Texas 78746



EXISTING CONDITIONS & DEMOLITION PLAN



REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



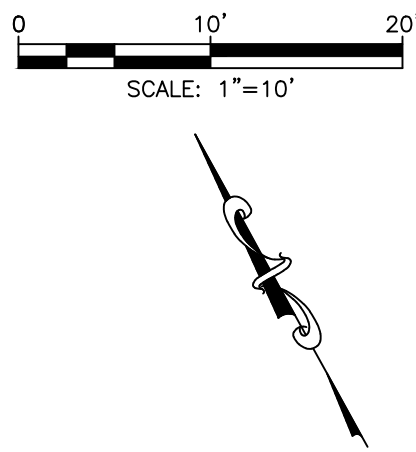
RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@rangereng.com

803 Rock Creek Drive

West Lake Hills, Texas 78746

EXISTING CONDITIONS SURVEY

PROJECT:	
DATE: DECEMBER 11, 2023	
DRAWN BY: MEC	
CHECKED BY: MEC	
SHEET NO.	

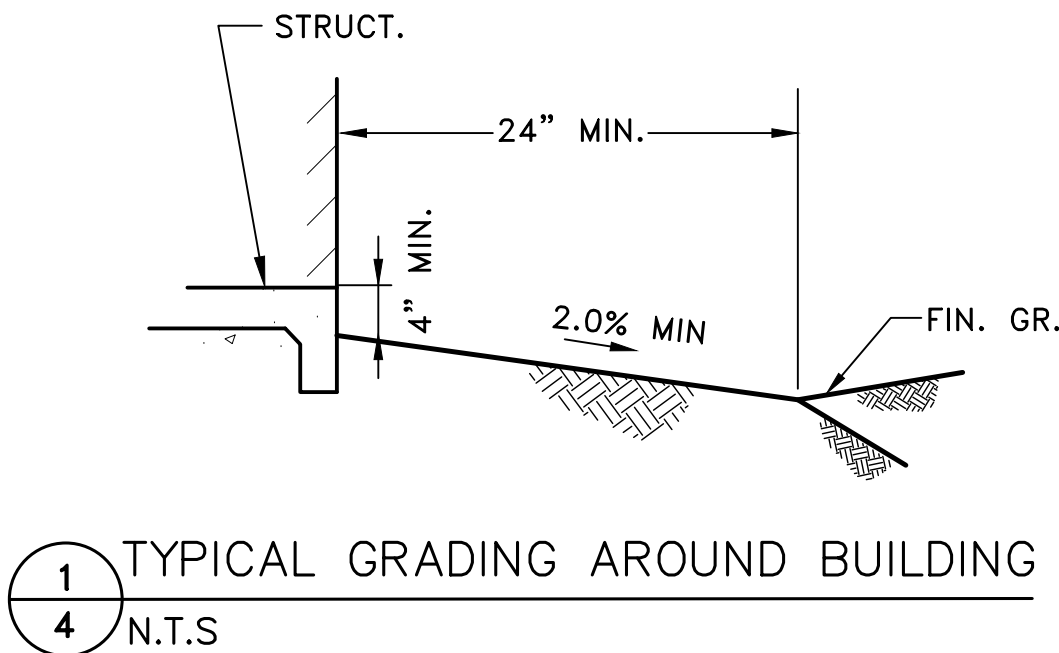


LEGEND	
	PROPOSED RETAINING WALL
	PROPOSED FLATWORK (MISC)
	EASEMENTS
	BUILDING SETBACKS
	EXISTING CONTOUR
	700
	PROPOSED CONTOUR
TC 7XX.XX	TOP OF CURB
TP 7XX.XX	TOP OF PAVEMENT
TS 7XX.XX	TOP OF SIDEWALK
FG 7XX.XX	FINISHED GRADE
TW 7XX.XX	TOP OF WALL
FL 7XX.XX	FLOW LINE
TB 7XX.XX	TOP OF BERM
NG 7XX.XX	NATURAL OR EXISTING GRADE

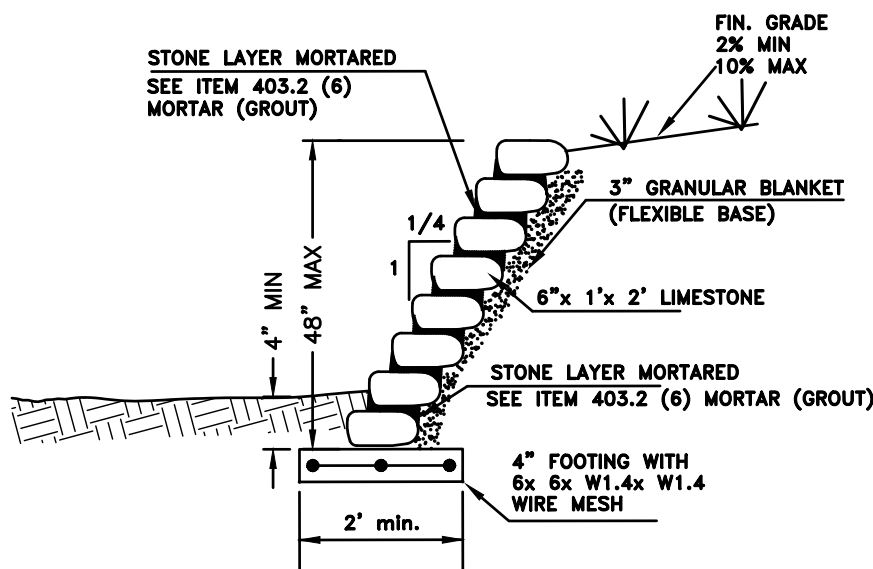
- NOTES:
- PROJECT IS A TYPE I DEVELOPMENT UNDER WEST LAKE HILLS DEVELOPMENT ORDINANCE.
 - WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN.
 - NO CONCENTRATED STORMWATER FLOWS WILL LEAVE THIS LOT ONTO ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A PUBLIC R.O.W. OR DRAINAGE EASEMENT.
 - NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT.
 - THE DRAINAGE DESIGNER IS RESPONSIBLE FOR THE ADEQUACY OF THESE PLANS. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS AND ALL REVIEWERS RELY UPON THE ADEQUACY OF THE DESIGN BY THE DRAINAGE DESIGNER.
 - PER TPDES GENERAL PERMIT NO. 150000, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS.
 - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR CLEANING AND REMOVING ALL SEDIMENT THAT IS WASHED FROM THE SITE IN DEDICATED STREETS, ALLEYS, WATERWAYS, OR OTHER PROPERTIES.
 - STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE WEST LAKE HILLS DRAINAGE AND EROSION CONTROL DESIGN MANUAL, SEC. 7.1(L).
 - NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP # 484530445K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS.
 - THIS SITE IS FULLY LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.

- DRAINAGE NOTES
- NO NEW IMPERVIOUS COVER IS PROPOSED AS PART OF THESE IMPROVEMENTS.
 - NO INCREASE IN RUN-OFF WILL RESULT FROM THE PROPOSED IMPROVEMENTS.
 - THE IMPROVEMENTS WERE DESIGNED TO AVOID CREATING ANY CONCENTRATED DISCHARGE IMPACTING ANY ADJACENT PROPERTIES.

- GRADING NOTES
- PROTECT EXISTING UTILITY LINES IN SERVICE FROM DAMAGE DURING CONSTRUCTION OPERATION.
 - CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY REQUIREMENTS.
 - ALL EARTHWORK, TRENCHING, BACKFILLING, RESTORATION OR OTHER RELATED WORK WITHIN A PUBLIC EASEMENT OR R.O.W. SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING AUTHORITY STANDARD DETAILS, SPECIFICATIONS, AND REQUIREMENTS.
 - CONTRACTOR SHALL VERIFY EXISTING SITE GRADES AND CONDITIONS IN CONJUNCTION WITH GRADING AND DRAINAGE WORK PRIOR TO BEGINNING OF WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCY AND WAIT FOR FURTHER INSTRUCTIONS.
 - EXISTING TOPOGRAPHY AND BOUNDARY SURVEY AS FURNISHED BY THE OWNER.
 - GRADES SHALL VARY UNIFORMLY BETWEEN ELEVATIONS SHOWN.
 - NEW GRADES IN OPEN AREA INDICATE FINISHED GRADES. CONTRACTOR TO ALLOW FOR MINIMUM 4" THICK TOP SOIL.
 - NEW GRADES IN PAVED AREA INDICATE TOP OF PAVEMENT ELEVATION. CONTRACTOR TO ALLOW FOR THE DEPTH OF PAVING MATERIALS. REFER TO PAVEMENT SECTION DETAILS FOR THICKNESS. SEE SHEET # 08.
 - MAXIMUM SLOPE IS 3:1 (3' HORIZONTAL TO 1' VERTICAL) UNLESS OTHERWISE INDICATED.
 - AT INTERSECTION OF NEW AND EXISTING VEHICULAR OR PEDESTRIAN PAVEMENT (ASPHALT OR CONCRETE) SAW CUT EXISTING PAVEMENT TO PROVIDE CLEAN AND SOLID JOINT. IN ALL CASES MATCH TOP OF NEW AND EXISTING PAVEMENT ELEVATIONS.
 - FOR ADDITIONAL INFORMATION OF THE SITE EXISTING GRADES, REFER TO THE SITE TOPOGRAPHY AND BOUNDARY SURVEY DRAWING # 03.
 - TOP OF NEW PAVEMENT ELEVATION IS 6" BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE INDICATED.
 - ALL PROPOSED SIDEWALKS SHALL COMPLY WITH HANDICAPPED ACCESSIBLE ROUTE REQUIREMENTS [TAS 4.3.7]. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 (5.0%) AND A CROSS SLOPE OF 1:50 (2.0%) UNLESS OTHERWISE DESIGNATED AS AN ACCESSIBLE RAMP. ACCESSIBLE RAMP MAY NOT EXCEED A SLOPE OF 1:12.
 - CONTRACTOR SHALL PROVIDE BARRICADES, FLAGMAN, FLASHING WARNING LIGHTS AND ANY SAFETY MEASURES, ETC., DEEMED NECESSARY TO PROTECT PUBLIC AND ON-SITE WORKERS UNTIL COMPLETION OF THIS WORK.



1 TYPICAL GRADING AROUND BUILDING
4 N.T.S



2 MORTARED ROCK RETAINING WALL
4 SCALE: NONE

REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marcoe@rangereng.com

803 Rock Creek Drive

West Lake Hills, Texas 78746

GRADING & STORMWATER CONVEYANCE PLAN

PROJECT:	
DATE: DECEMBER 11, 2023	
DRAWN BY:	MEC
CHECKED BY:	MEC
SHEET NO.	

PERMIT NO. 2023-



LEGEND

LOC

LOC

LIMITS OF CONSTRUCTION (L.O.C.)

SF

SF

SILT FENCE

SF

SF

SILT FENCE AT L.O.C. (SEE DETAIL "A")

TFO

TFO

TRIANGULAR FILTER DIKE

MS

MS

MULCH SOCK

SF

SF

AREA INLET PROTECTION

TFO

TFO

TREE PROTECTION FENCE

RB

RB

ROCK BERM

STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION STAGING SITE

TEMP. SPOILS AREA

CONCRETE WASHOUT AREA

TREE TO REMAIN (W/ 1/2 CRZ)

TREE CANOPY

TREE TO BE REMOVED

EXISTING CONTOUR

PROPOSED CONTOUR

REFERENCE SHEET 3 FOR TREE LIST

LIMITS OF CONSTRUCTION

CONSTRUCTION AREA

SILT FENCE

NOTE: LIMITS OF CONSTRUCTION SHALL NOT ENCROACH INTO ADJOINING PRIVATE PROPERTY.

DETAIL "A"

SCALE: NONE

RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TEXAS REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@rangereng.com

15' MIN.
(50' MIN.)

GRADE TO PREVENT RUNOFF FROM LEAVING SITE

200' MIN.

ROADWAY

PROFILE

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY

15' MIN.
(50' MIN.)

R.O.W.

PLAN VIEW

NOTES:

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.

2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').

3. THICKNESS: NOT LESS THAN 200 mm (8").

4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAIN INTO AN APPROVED DRAIN OR SLOPE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STABILIZING MATERIALS. AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

SILT FENCE FABRIC

STEEL OR WOOD FENCE POSTS MAX. 2.4 m (8') SPACING

2" x 4" WELDED WIRE BACKING SUPPORT FOR FABRIC (12.5 CM WIRE)

150 mm (6") MIN.

150 mm (6") MIN.

TRENCH CROSS SECTION

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A GRADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOOD WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SEDIMENT.

CHAIN LINK FENCE

3 m (10'-0") MAX.

1.5'-0"

FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) RADIUS=15 mm PER mm (1 ft PER in) OF TRUNK DIAMETER

CRITICAL ROOT ZONE

DRIFLINE

TREE PROTECTION FENCE

6.0 ft FOR 100.000.00 INCHES

20' DIA. TREE

BONDS

C.R.Z.

BONDS

WOOD CHIP MULCH AREA (20' DIA. TREE) (10' DIA. DEPTH)

EXISTING ROADWAY OR EXISTING ROADWAY AS APPROVED

LINEAR CONSTRUCTION THROUGH TREES

LIMIT OF CONSTRUCTION LINE AS SHOWN ON PLAN

NATURAL AREAS

CRITICAL ROOT ZONE (C.R.Z.) BOUNDS = 15 mm PER mm (1 ft PER in) OF TRUNK DIAMETER

INDIVIDUAL TREE

FENCE LOCATION PRIOR TO CLEARING, GRADING AND PAVING

PERMEABLE PAVING AREA CURB

C.R.Z.

FENCE LOCATION PERMEABLE PAVING INSTALLATION

TREES IN PAVING AREA

MINIMUM NECESSARY WORK AREA (WOOD CHIP MULCH 100 TO 150 mm (4" TO 6" DEPTH)

BLDG.

C.R.Z.

ADD BONDS STRAPPED TO TRUNK DUE TO CLOSURE OF FENCE LESS THAN 1.5 m (5') FROM TRUNK.

TREES NEAR CONSTRUCTION ACTIVITY

GROUP OF TREES

CITY OF AUSTIN

WATERSHED PROTECTION DEPARTMENT

RECORD COPY SIGNED BY J. PATRICK MURPHY 6/28/09

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 641S-1

CITY OF AUSTIN

WATERSHED PROTECTION DEPARTMENT

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/09

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 642S-1

CITY OF AUSTIN

WATERSHED PROTECTION DEPARTMENT

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/09

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S-2

CITY OF AUSTIN

WATERSHED PROTECTION DEPARTMENT

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/09

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S-1

PERMANENT STABILIZATION NOTES:

- All areas of native vegetation beyond the limit of construction are to be left undisturbed.
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of TNR.
- Permanent erosion control:** all disturbed areas shall be restored except as noted below. A minimum of 4 inches of topsoil shall be placed on all areas to receive grass planting (all areas except building and parking). The contractor shall hydromulch or sod all exposed cuts and fills upon completion of construction, except where cuts are made in solid rock. The seeding or erosion control shall be applied at the specified rate over areas disturbed by construction as follows: from September 15 to March 1, seeding shall be with a combination of 1 pound per 1,000 square feet of unhulled bermuda grass and 3 pounds per 1,000 square feet of winter rye with a purity of 95% with 90% germination. From March 2 to September 14, seeding shall be with hulled bermuda grass (cynodon dactylon) at a rate of 1 pound per 1,000 square feet with a purity of 95% with 85% germination. Fertilizer shall have on analysis of 16-20-0 or 16-8-8 and shall be applied at a rate of 400 pounds per acre. The planted area shall be irrigated or sprinkled, in a manner that will not erode the topsoil, at 10 day intervals during the first two months at a rate sufficient to thoroughly soak the soil to a depth of 6 inches. Rainfall occurrences or 1/2 inch or greater shall postpone the watering schedule 10 days. Mulch type to be hay or straw applied at a rate of 4,000 pounds per acre. Restoration shall be acceptable when the grass has grown at least 1 inch high with 85% coverage and no bare spots larger than 10 square feet exist.
- Initiate permanent stabilization immediately once work has ceased and final grading complete.
- All 3:1 slopes or steeper require soil retention blanket (SRB).
- All disturbed/bare areas will require established permanent stabilization before the Notice of Termination (NOT) for this project shall not be submitted.

THE CITY OF WEST LAKE HILLS ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

PERMIT NO. 2023-

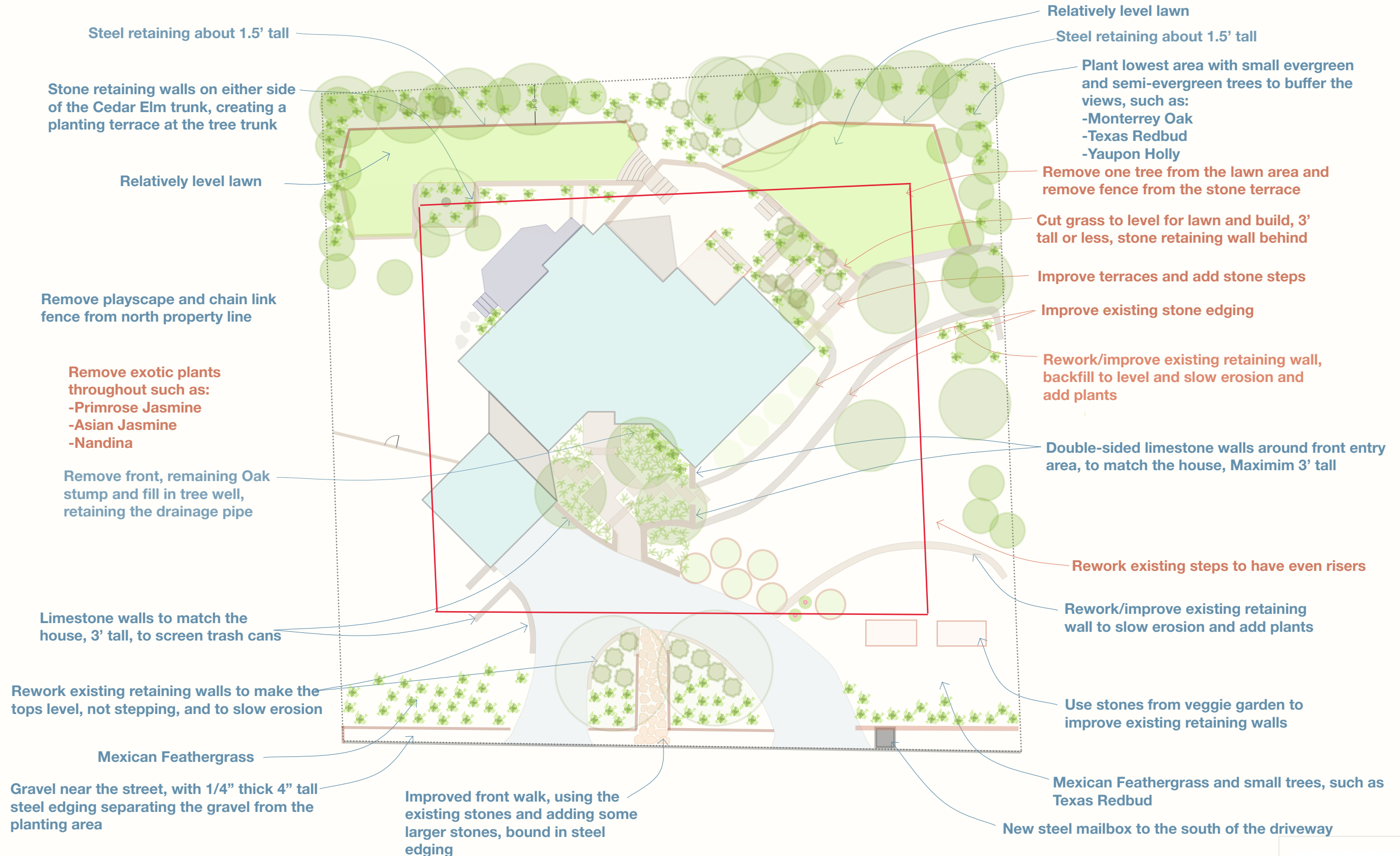
803 Rock Creek Drive
West Lake Hills, Texas 78746

EROSION/SEDIMENTATION CONTROL PLAN

PROJECT: _____
DATE: DECEMBER 11, 2023
DRAWN BY: MEC
CHECKED BY: MEC
SHEET NO. _____

05

Page 20 of 103



Krause Landscape Concept



Setbacks



Re: 803 ROCK CREEK VARIANCE REQUEST

On behalf of the City of West Lake Hills, Walter P Moore has reviewed the variance requests for the property located at 803 Rock Creek. This review was performed in the context of the City of West Lake Hills Code of Ordinances which states that no variance shall be granted unless it meets the following criteria:

1. The strict or literal enforcement of the terms of the code, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship.

The following requests were made:

1. Allow 12-16 inches greater than the 18 inch deviation from the natural grade for four new retaining walls within the rear and side setbacks.

The hardships mentioned are as follows:

1. Site topography and erosion.

After reviewing the provided documents and the city code, the engineering team on behalf of the City of West Lake Hills recommends that the variance be approved.

March 25, 2024

City of West Lake Hills Planning and Development 911 Westlake Drive
West Lake Hills, TX 78746

To Whom It May Concern,

We are writing to express our support for our neighbors, Eric and Ashley Krause, and their request for a variance from city code regarding limitations on excavation and fill-in setbacks at their residence on 803 Rock Creek. As the residents of 800 Westbrook Drive (which is directly adjacent to the rear and of the area at issue), we believe the work on the Krause's backyard will have a positive impact on erosion issues we have experienced from their property. (Our lot is a bit lower than theirs, and debris and water have washed into our back driveway from their yard in the past.)

Since the completion of their project, there has been a reduction in erosion and water accumulation on to our property during heavy rains. The retaining walls seem to have stabilized the terrain, preventing soil displacement.

In addition to the Krause's specific needs for a variance, we urge you to consider the broader implications of their project on us as their neighbors and approve their request.

Sincerely,

Two handwritten signatures in blue ink. The first signature is a cursive 'Allison' and the second is a cursive 'Gregg'.

Allison and Gregg Knaupe
800 Westbrook Drive

March 22, 2024

City of West Lake Hills
Planning and Development
911 Westlake Drive
West Lake Hills, TX 78746

Council Members,

We are writing to formally extend our emphatic support for our neighbors, the Krauses, and their recent request for a variance from city code concerning limitations on setback excavation and fill greater than 18 inches. We reside at 805 Rock Creek which is directly adjacent to the Krauses, and we are directly impacted by any changes made on their property. That said, we have observed from next door the helpful impact of the new retaining walls in the setbacks, both on the Krauses' property as well as our property.

Before the installation of these retaining walls, erosion from the Krauses' property was a constant concern, causing soil displacement and water accumulation onto our property due to the significant slope on which the property sits. There was a constant threat of potential damage to surrounding properties. However, since the completion of this project, the reduction in erosion has been remarkable, significantly improving the stability and aesthetics of our street and wider block.

The erection of these retaining walls was not just a surface-level enhancement initiated by the Krauses; rather, we view it as an essential step to combat the substantial erosion challenges stemming from the Krauses' property onto ours, persisting for several years. The Krauses' land features steep grading, exacerbating erosion issues that were a continuous worry before the walls were erected. This erosion not only threatened soil integrity and potential structural damage on our property but also resulted in the depletion of significant vegetation on both the Krauses' and our own land.

Since the completion of the project, we have seen a significant decrease in erosion and water pooling on our property. The retaining walls have played a crucial role in stabilizing the terrain, preventing soil displacement and safeguarding the integrity of both our properties and the vegetation they support. The nature of the erosion from the Krauses' property presents a genuine need to address a pressing issue affecting multiple properties in our neighborhood. Granting this variance would not just ensure a stable and safe environment but also benefit our native plants and wildlife.

In light of the positive impact that these retaining walls have had on our property as well as others, I respectfully recommend you consider supporting the Krauses' request for a variance. Your decision in this matter will undoubtedly contribute to the continued improvement of our neighborhood.

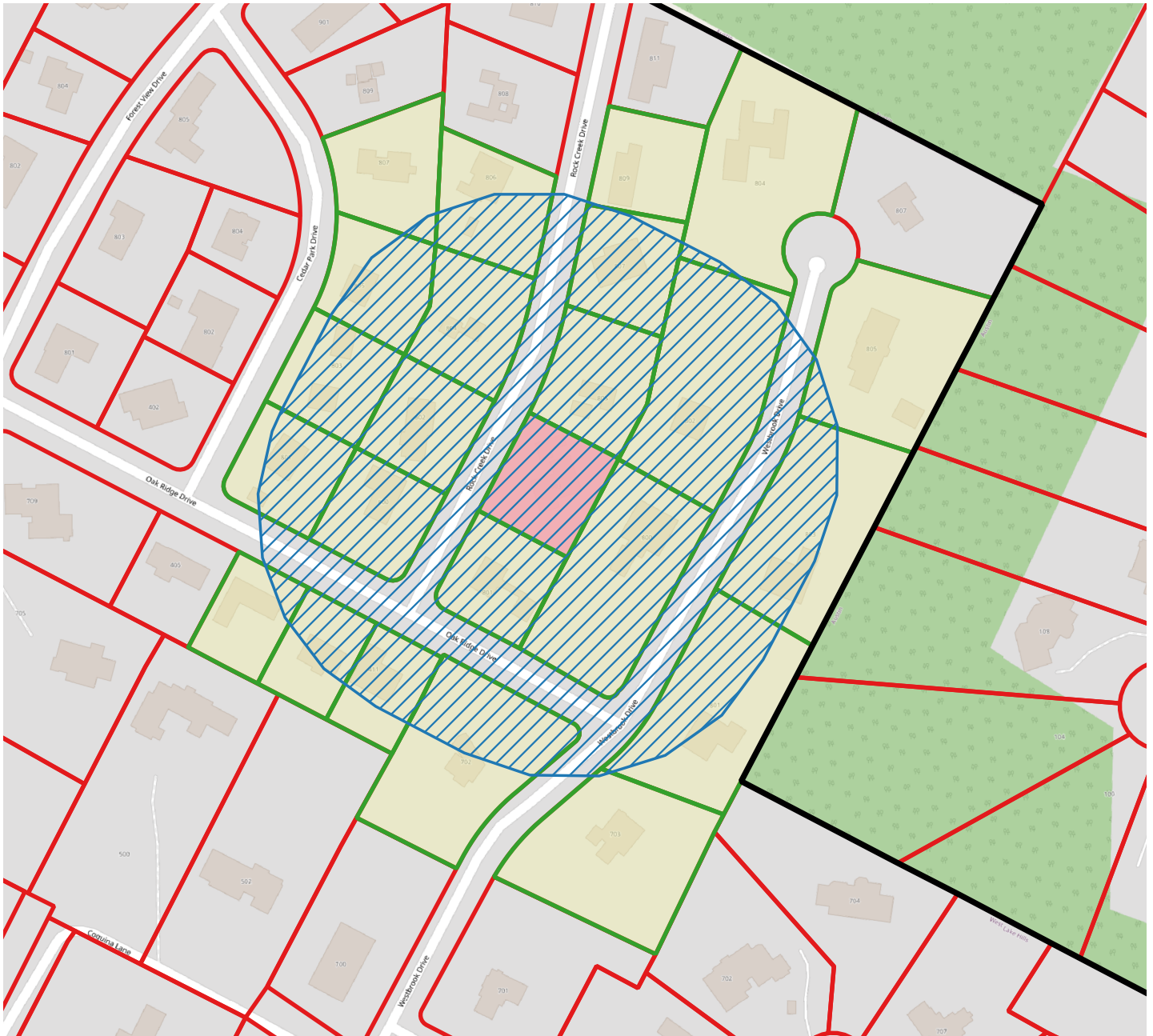
Regards,



Stuart and Kelly Sampley

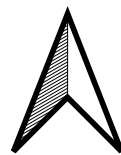
Notification Area

803 Rock Creek Variance



Legend

-  Notification Area
-  Subject Parcel
-  Notified Parcels
-  Parcels
-  West Lake Hills City Limits





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 17, 2024	Item Number:	5
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1511 Wildcat Hollow: Discuss and make recommendation on the proposed variances:

1. The removal of one tree (17.7-inch Cedar) with trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
2. Increase impervious cover to 30% where 25% is the maximum (Section 22.03.281 (b) of the West Lake Hills Code)
3. Allow for 30 feet encroachment of the building and grading into a 50-foot front setback (22.03.281 (b) of the West Lake Hills Code).

Applicant: Matt Sener, Michael Hsu Office of Architecture

Recommendation

Staff recommends approval of the variance request with conditions based on the analysis in the staff report.
Condition – the building and driveway be allowed to encroach up to 30 feet into the front setback but not as depicted in the site plan (encroachment limit is parallel to the front property line). The side setback will remain at 25 feet.

This item will be forwarded to the May 15, 2024 BOA and City Council meetings for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Wild Cat Hollow Family Trust

Legal Description: Lot 3 Amended Plat Lots 4 & 5 WILDCAT NO 1 & Lots 3&4 Resub of Lot 3 Block 3 of the Shelton Subdivision

Lot Size: 0.7180 acres

Zoning: R-1 One Family

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

Background & Analysis:

The applicant is proposing to demolish and replace the existing house, garage, and pool on the existing lot (Attachment 1). The existing 3,675 square foot house was built in 1964. The existing lot is 0.718 acres in size and is an irregular shape (Attachment 3).

The applicant is requesting three variances to rebuild on the lot (Attachment 2).

1. Removal of one 17.7-inch cedar.

The applicant is attempting to use the existing footprint as much as possible for the new house. With the new house, the applicant is also trying to eliminate an extremely steep driveway and utilize the area of the existing driveway. With this layout, the location of the garage conflicts with a 17.7-inch cedar tree. The applicant is working around a 19.6-inch live oak that will be between the house and the garage.

Staff recommends approval. There are a number of trees both over 10 inches and 14 inches in size that the applicant is preserving. Given the number of trees and grade, they appear to have made the best attempt to minimize the disruption to the trees.

2. Increase in impervious cover from 25% to 30%.

The impervious cover of the existing structure and other improvements is 30%. The applicant is requesting to remain at 30%. The applicant is proposing to capture the 2,847-sf roof area in a rainwater harvesting system to decrease site runoff and improve water quality.

The site currently has two driveways off Wild Cat Hollow. They are proposing to remove the shorter driveway, as it is very steep and does not meet the Code requirements for slope. By using the existing driveway, which has a more gradual slope, it will take up more of the impervious cover on the site. Staff recommends approval, given the factors above.

3. Allow for 30 feet of encroachment of the building and grading into the 50-foot front setback.

The applicant has provided exhibits showing the existing slopes on the property. The Drainage and Erosion Control Manual has limits on the amount of cut and fill that is allowed on certain slopes. The property slopes more severely towards the rear of the property so the applicant is requesting an encroachment of up to 30 feet to utilize the flattest part of the property where the existing house and driveway are currently.

Staff recommends approval with the condition that the encroachment area be limited to 30 feet into the front setback. The site plan included in the application shows a variable setback that curves into the side setback. The limit for the encroachment should be a line that parallels the front property line until it meets the side setbacks.

The city engineering team has reviewed the application materials and concurs with these recommendations (Attachment 5).

Public Comment:

At the time of this report, no comments in support or objection to the project have been received.

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.
 1. Total site area is less than 1 acre (0.717 acres)
 2. Overall lot depth is less than 150ft (145ft)
 3. Intent to demolish the existing 1964 home, carport and pool deck triggers current COWLH Zoning Ordinance setbacks and initiates a new 50ft front setback line.
 4. New COWLH 50ft front setback line results in loss of buildable site area of 27% > 25% maximum.
 5. The new COWLH 50ft front setback line produces unreasonable encroachment upon new buildable area by 30ft at its greatest point, accounting for 50% of the overall buildable dimension of 60ft.
 6. 69% of the existing lot slope is between 25% to above 35% limiting the area of construction according to the Drainage and Erosion Control Manual
- It is our understanding that if the existing 1964 home is demolished, the property must be brought into compliance with the current City of West Lake Hills Zoning Ordinances. This includes the update of all setbacks and following the Drainage and Erosion Control Manual to determine cut and fill maximums.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

The proposed new home follows the existing home (to be demolished) footprint to a great extent, limiting the cut and fill required to construct the new home design.

We have located the detached garage in such a spot on the site which reduces the amount of cut to safely construct a driveway down hill to the entrance of garage door. Our site plan indicates reusing about half of the existing driveway and promotes drainage by using gravel landscape paths.

The driveway turnaround space is cantilevered on a steel and concrete bridge only coming into contact with the existing grade at two points where concrete piers brace the bridge. This allows water to naturally flow under the bridge without disrupting the natural terrain.

While we are proposing a handful of trees to be removed, we plan to mitigate, and hire an arborist to evaluate the conditions of multiple trees on site. Many appear to be visually unhealthy and are leaning in a dangerous manner.

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

We have attempted to locate the detached garage further down the hill, but it would disturb more existing terrain for the actual footprint of the garage, and increase impervious cover because of a longer driveway. The garage is pinched between the side yard setback, a

PUE easement, and various tree CRZ's. If the detached garage is moved further up the hill, an extremely unreasonable drop in grade from the garage to the main living level would result in many steps in grade and/or steps to the home, both of which would disrupt the natural terrain.

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

During our two pre-application meetings with Director Bills, we demonstrated extensive site research and design alternatives which would result in greater cut/fill, impervious cover, and even steeper grade changes. The design which we are proposing alters the front yard setback, yes, but namely to properly grade a safe driveway for our clients. The total conditioned space within the new proposed setback is only 2.7% of the total lot area and our proposed impervious cover is less than the current existing conditions of 30%.

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

Our client's desire for a new home stems from their love of nature and early schematic plans integrate the home into the landscape by setting the home into the hillside, produced the the demolition of the existing home.

Project goals for the new home are minimal disturbance of the surrounding context, reduce the overall visibility from the street, lush vegetation, and abundant daylighting. By setting the new home into the hillside, the main living spaces are nearly completely hidden from the street, allowing for a lush front yard landscape.

We also have allotted a roof are over 2,800sf of potential rainwater harvesting to reduce site runoff.

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

As mentioned above, by setting the new home into the hillside, the main living spaces are nearly completely hidden from the street, allowing for a lush front yard landscape and views to the valley beyond. Our intention is for the new home to be quiet and almost unnoticeable, except for the front door and small main bedroom.

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 22.03.034 Tree and Vegetation Removal and Replacement

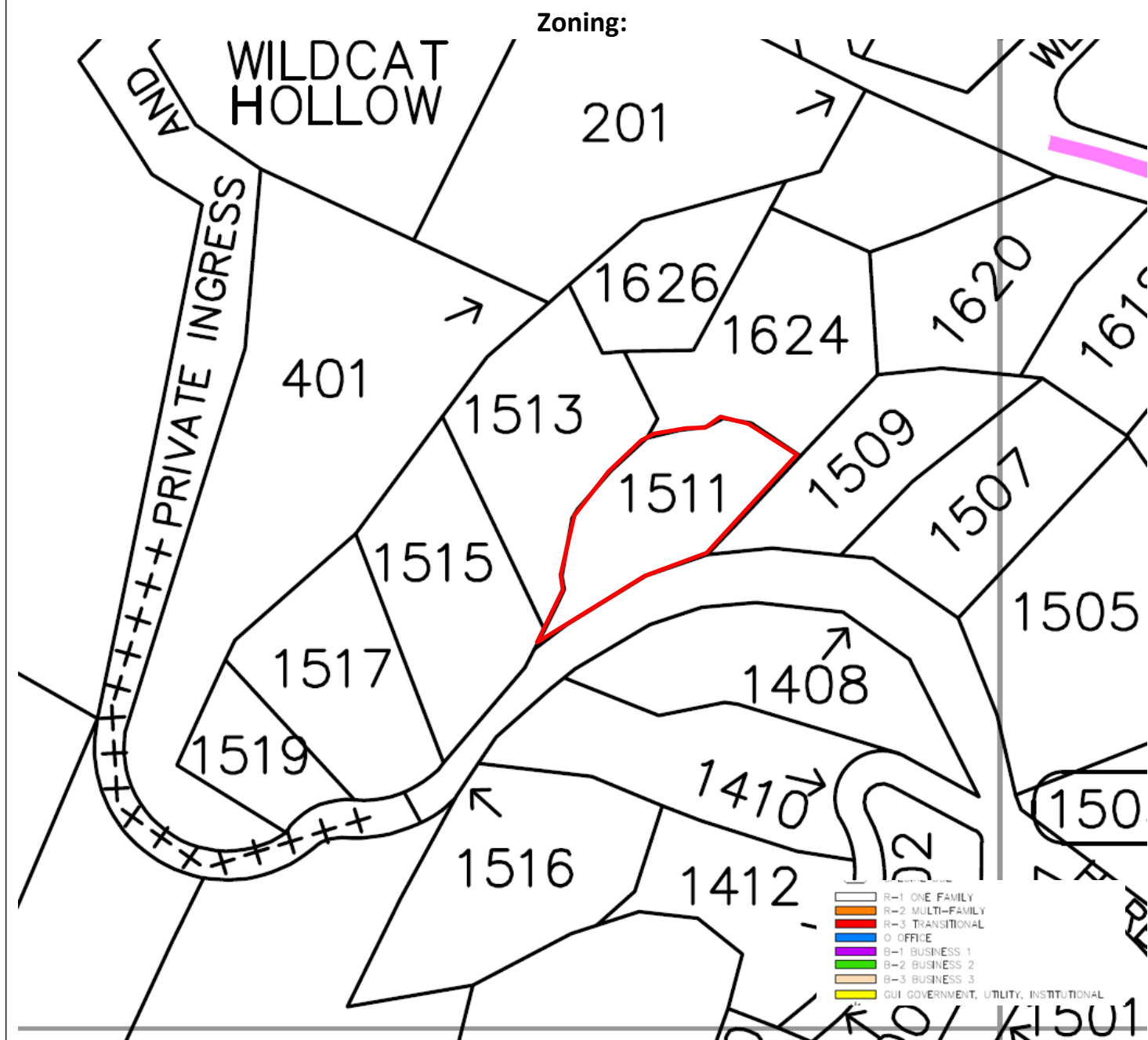
Section 22.03.170 Site Disturbance (Excavation, grading or filling)

Section 22.03.249 Driveway Parking and Loading Setbacks

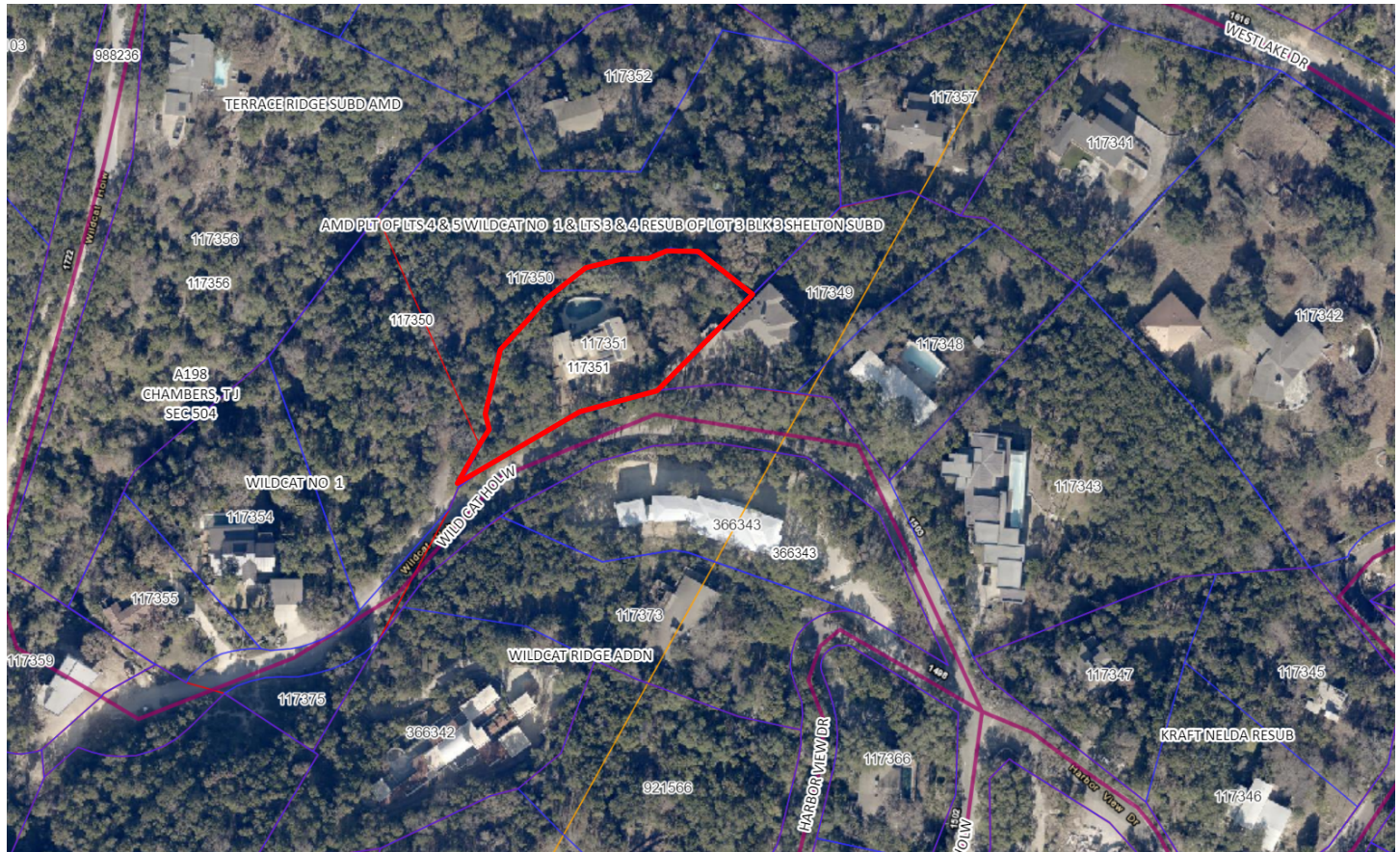
Drainage and Erosion Control Manual

Section 38.05.031 Variances

Section 22.03.514 Criteria and process required for granting variance



Aerial:



March 4, 2024

Jennifer C. Bills, AICP, LEED AP
City of West Lake Hills
Director of Building and Development Services
911 Westlake Drive
West Lake Hills, TX 78746

Re: 1511 Wild Cat Hollow Variance Request

Director Bills,

On behalf of our client, it is our pleasure to submit a package for variance requests of the property located at 1511 Wild Cat Hollow.

Michael Hsu Office of Architecture has conducted two (2) pre-planning meetings with Director Bills and her team, to ensure our clients' vision of their future home is in alignment with the values and the spirit of the City of West Lake Hills Zoning Ordinances. During these two (2) pre-planning meetings, we determined the existing site conditions are rather difficult and thus would require three (3) variance requests:

1. Front yard setback adjustment due to encroachment and existing site slope limiting location of proposed new detached garage (proposed setback line varies, see site plan)
2. Impervious cover increase to match existing conditions of 30%, due to existing site slope and location of proposed detached garage with corresponding driveway.
3. Tree removal variance to accommodate proposed home and detached garage (see site plan and tree table for number, size, and species)

The current property holds a single-family residence with detached carport, concrete pool deck, and landscape retaining walls. The original home was built circa 1964, prior to the City of West Lake Hills Zoning Ordinances, and property line setbacks were evidentially not included at the time of construction. A survey conducted in 1993 documented the existing home which indicated front and side yard setbacks following the footprint of the existing home.

Our clients are relocating back to Austin after a decade with their three (3) children. This wonderful and caring family of five are looking forward to returning to West Lake Hills to be closer to family. Their desire for a new home stems from their love of nature and early schematic plans integrate the home into the landscape. Project goals for the home are minimal disturbance of the surrounding context, reduce the overall visibility from the street, lush vegetation, and abundant daylighting.

A feasibility and site study conducted by Michael Hsu Office of Architecture has determined there are six (6) undue hardships which inhibit our client from constructing their new home. Further documentation of such undue hardships is included in the attached drawing set named "Variance Request- 1511 Wild Cat Hollow" and "Appendix A." Such undue hardships indicated within the City of West Lake Hills Zoning Ordinances are as follows:

1. Total site area is less than 1 acre (0.717acres)
2. Overall lot depth is less than 150ft (145ft)
3. Intent to demolish the existing 1964 home, carport and pool deck triggers current COWLH Zoning Ordinance setbacks and initiates a new 50ft front setback line.
4. New COWLH 50ft front setback line results in loss of buildable site area of 27% > 25% maximum.
5. The new COWLH 50ft front setback line produces unreasonable encroachment upon new buildable area by 30ft at its greatest point, accounting for 50% of the overall buildable dimension of 60ft.
6. 69% of the existing lot slope is between 25% to above 35% limiting the area of construction according to the Drainage and Erosion Control Manual

It is our understanding that if the existing 1964 home is demolished, the property must be brought into compliance with the current City of West Lake Hills Zoning Ordinances. This includes the update of all setbacks and following the Drainage and Erosion Control Manual to determine cut and fill maximums.

The new proposed setback line follows the footprint of the existing home and adds only 2.7% of the total lot area of conditioned space, outside of the City of West Lake Hills 50ft front setback line. The remaining impervious cover includes a driveway to the garage, gravel guest parking and landscape paths to the front door.

We also understand an arborist must review any existing trees which are to be affected, and mitigation shall be required based on the City of West Lake Hills Zoning Ordinances prior to building permit submittal.

It is also our understanding a drainage plan will be required upon applying for a building permit, and we plan to engage a Civil Engineer in the near future. Currently we have allotted 2,847sf of roof area for potential rainwater harvesting to decrease site runoff.

As described, this project is in the preliminary stages of design, and we are applying for three (3) variances in order to fully comply with the City of West Lake Hills Zoning Ordinances prior to any further project development.

Thank you for the opportunity to review said variance requests and please do not hesitate to reach out if there are any further questions.



Matt Sener, Associate

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03/04/2024

Consultant

Variance Request

1511 Wild Cat Hollow
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78746

Abbreviations			Symbol Legend		Project Data		Project Description	
A.C.T. Acoustical Ceiling Tile Adj. Adjacent / Adjustable A.F.F. Above Finished Floor Allow. Allowance Alt. Alternate Alum. Aluminum Anod. Anodized A.O.R. Area Of Refuge Approx. Approximate Arch. Architect/ Architectural Bd. Board Bldg. Building Blkg. Blocking B.O. Bottom Of Btm. Bottom Btw. Between C.F.M.F. Cold-Formed Metal Framing C.G. Corner Guard C.I.P. Cast-In-Place C.J. Control Joint C.L. Centerline Clg. Ceiling Clo. Closet Clr. Clear / Clearance Conc. Concrete Cont. Continuous Corr. Corridor Cpt. Carpet C.R. Card Reader Demo. Demolish D.F. Drinking Fountain Dia. Diameter Dim. Dimension Disp. Dispenser / Disposer Dn. Down D.S. Downspout Dtl. Detail Dw. Dishwasher (E) Existing Ea. Each E.J. Expansion Joint Elev. Elevator Encl. Enclose / Enclosure Eq. Equal Equip. Equipment Exist. Existing Ext. Exterior C.O. Cleanout F.D. Floor Drain F.E. Fire Extinguisher F.E.C. Fire Extinguisher Cabinet Fin. Finish / Finished F.O. Face Of F.R.P. Fiberglass Reinforced Plastic F.R.T. Fire Retardant Treated F.S. Floor Sink F.W.P. Fabric Wrapped Panels Ga. Gauge Galv. Galvanized G.F.I. Ground Fault Interrupter Gyp.Bd. Gypsum Board H.B. Hose Bibb H.C. Hollow Core Hdw. Hardware H.M. Hollow Metal Horiz. Horizontal Ht. Height Jt. Joint Lt. Light L.V.T. Luxury Vinyl Tile M.C.M. Metal Composite Material M.D.F. Main Distribution Frame Mezz. Mezzanine Mfr. Manufacture(R) Min. Minimum Mir. Mirror M.R.T. Moisture Resistant Treated Mtd. Mounted Mtl. Metal Mw. Microwave N.I.C. Not In Contract N.T.S. Not To Scale N.I.S. Not In Scope O.C. On Center O.H. Opposite Hand Opg. Opening Opp. Opposite O.S.B. Oriented Strand Board P.B. Particle Board Perf. Perforate(D) P.L. Property Line P.Lam. Plastic Laminate Plm. Plastic Laminate Plywd. Plywood Pnl. Panel Pnt. Paint(Ed) Polyiso. Polyisocyanurate R.C.P. Reflected Ceiling Plan R.D. Roof Drain Ref. Reference Req. Required R.O. Rough Opening S.C. Solid Core Sched. Schedule(D) Sim. Similar Spec. Specification(S) S.Stl. Stainless Steel S.T.C. Sound Transmission Class Std. Standard Stl. Steel Stor. Storage Struc. Structure/ Structural Susp. Suspended Sym. Symmetrical T.B.D. To Be Determined T&G Tongue And Groove Thk. Thick(Ness) T.O. Top Of Trans. Transparent Typ. Typical U.N.O. Unless Noted Otherwise Var. Varies V.I.F. Verily In Field W/ With Wd. Wood Wdw. Window W/O Without			Window Tag Keynote Door Tag Partition Tag Level Spot Material Tag North / True North Align Elements Room Tag Building Elevation Detail Callout Building Section Interior Elevation Detail Section Enlarged Elevation		Site Data Address: <input> Zoning: <input> Floodplain: <input> Building Use and Areas Area of Work: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx		xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Applicable Codes 20XX International Building Code* 20XX International Energy Conservation Code* 20XX International Residential Code* 20XX International Fire Code* 20XX International Plumbing Code* 20XX International Mechanical Code* 20XX National Electrical Code* *And all applicable City of XXXXXXXXX Amendments	
Vicinity Map			Key Plan		Project Team			
					Architect Michael Hsu Office of Architecture 826 Houston St Suite 100 Austin, TX 78756 www.hsuoffice.com 512.706.4303 Contact: Jay Colombo & Matt Sener Email: colombo@hsuoffice.com sener@hsuoffice.com Owner Firm Name Address 1 Address 2 url phone Contact: Email: Structural Firm Name Address 1 Address 2 url phone Contact: Email: MEP Engineer Firm Name Address 1 Address 2 url phone Contact: Email: Civil Firm Name Address 1 Address 2 url phone Contact: Email: Landscape Firm Name Address 1 Address 2 url phone Contact: Email:			

Project Title

1511 Wild Cat Hollow

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Austin, Texas
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Date Issue/ Revision

Drawing Title

Cover Sheet/ General
Information

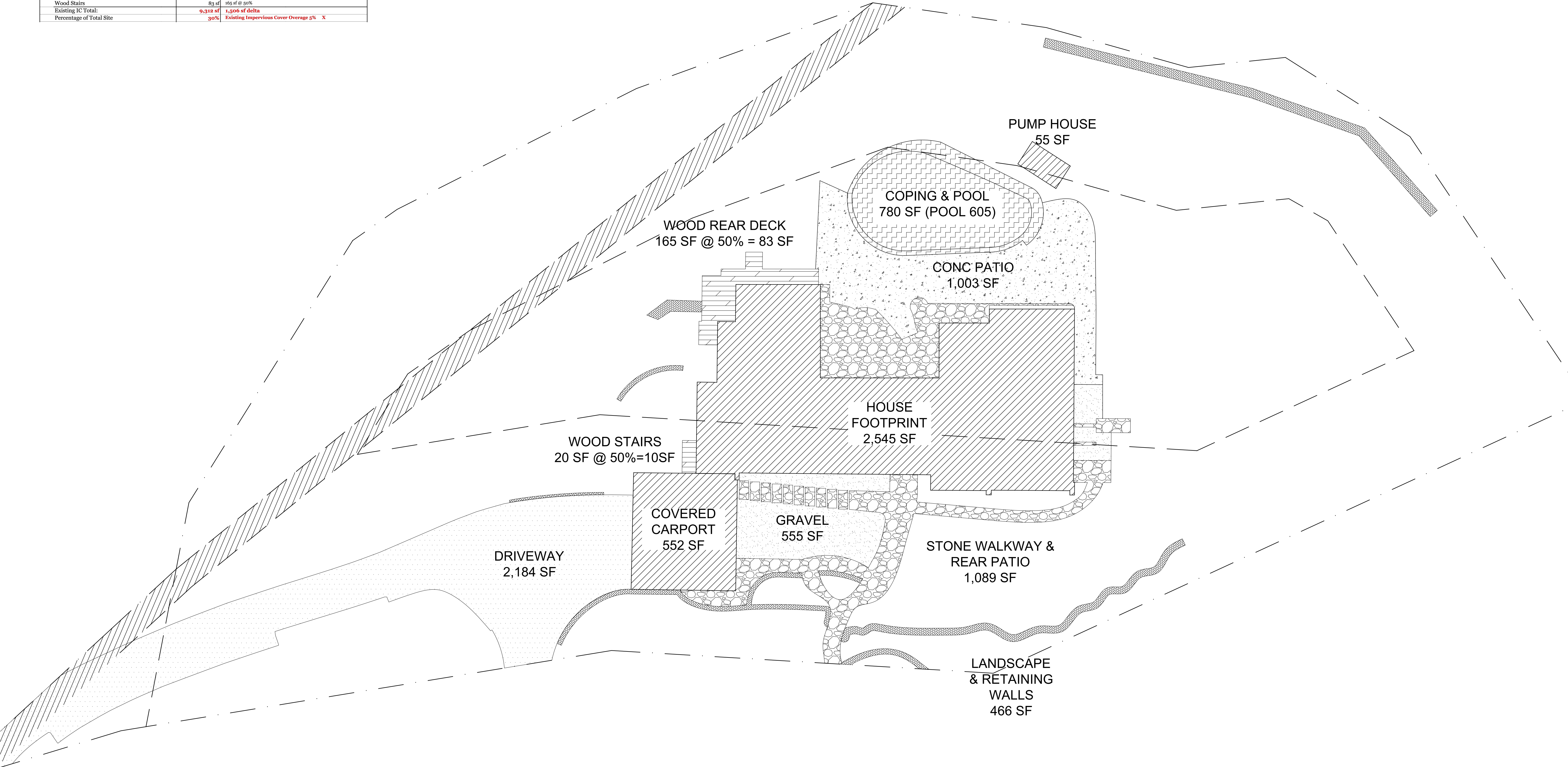
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Rear	30 ft		
Existing Impervious Cover	25% Lot Area	7,806 sf Allowable	
Home Footprint	2,545 sf		
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Pump House	55 sf		
Driveway	2,184 sf		
Concrete Patio	1,003 sf		
Stone Walkways & Patio	1,089 sf		
Stone Landscape & Retaining Walls	466 sf		
Gravel	555 sf	*Counts in COWLH	
Pool & Coping	780 sf	*Counts in COWLH	
Wood Stairs	83 sf	165 sf @ 50%	
Existing IC Total:	9,312 sf	1,506 sf delta	
Percentage of Total Site	30%	Existing Impervious Cover Coverage 5% X	

Undue Hardship Items		
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6. Buildable Area Slope	See Diagrams	COWLH Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion Control Manual 7.4.1, Table 7-1: Maximum Cut and Fill Limits



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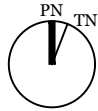
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Existing
Impervious Cover

Sheet

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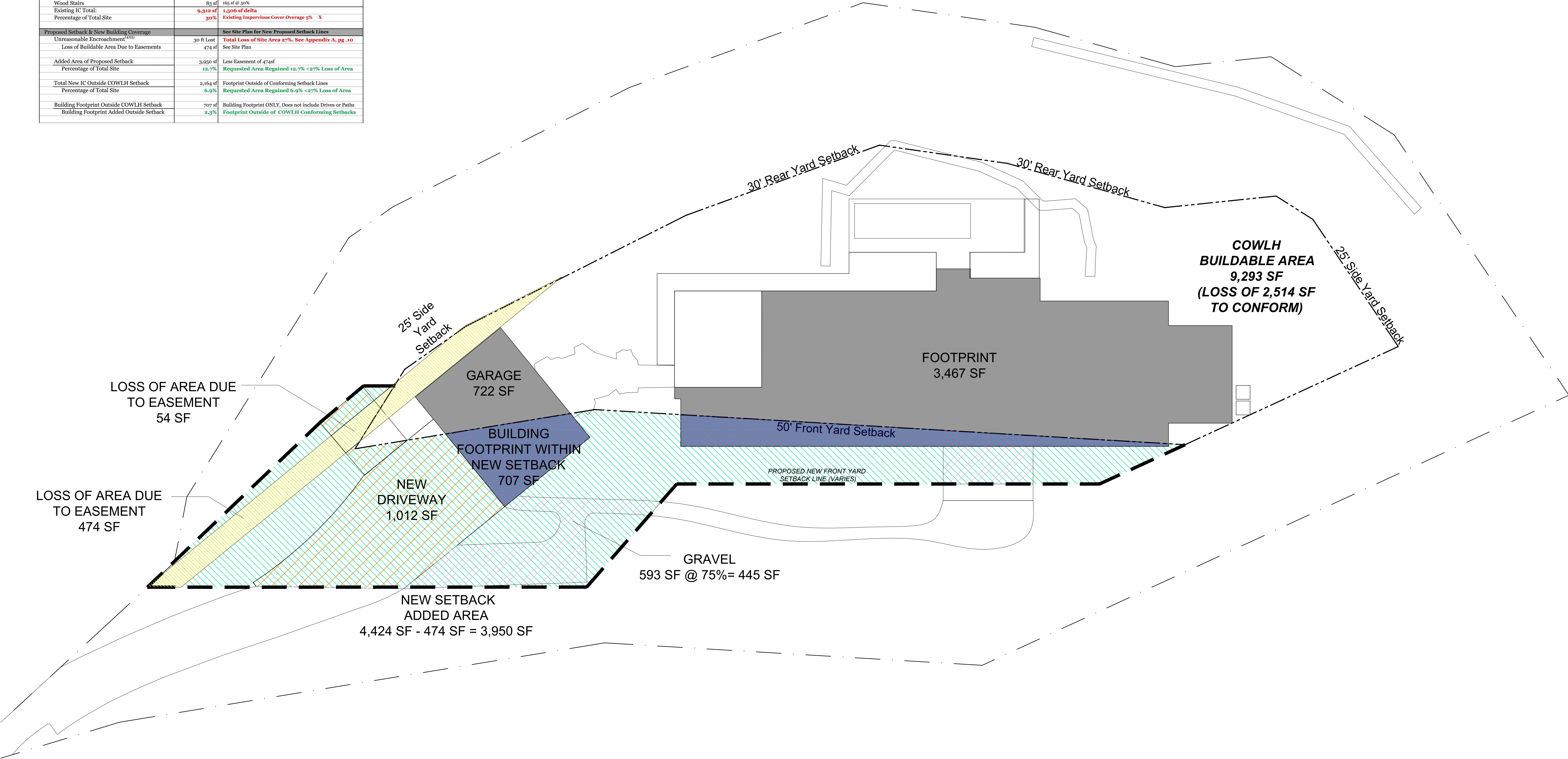
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Scale: 3/32" = 1'-0"

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6. Buildable Area Slope	See Diagrams	COWLH Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion



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Project Title

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78746

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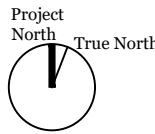
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Proposed
Setback

Sheet

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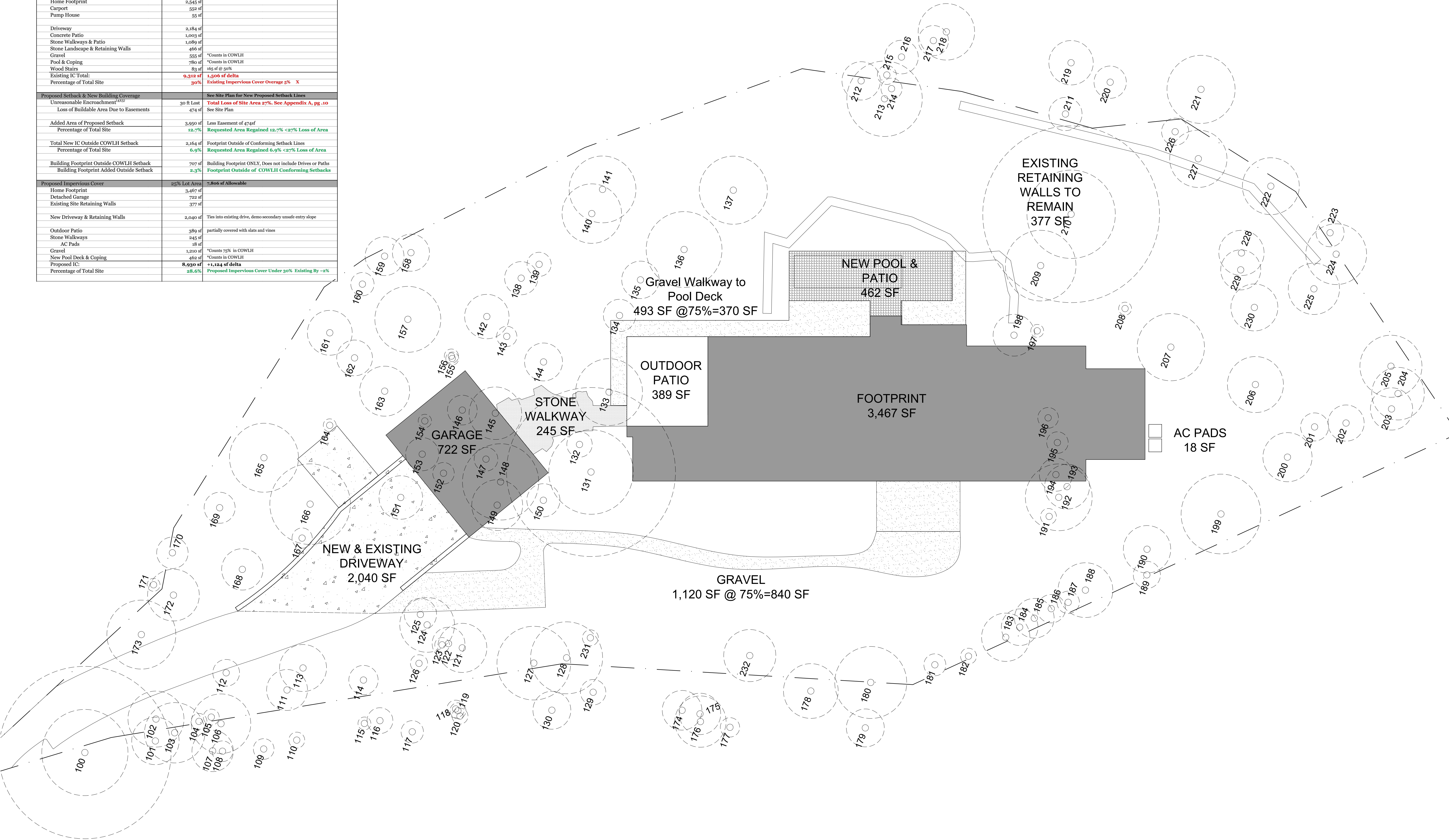
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Gravel	1,210 sf	*Counts 75% in COWLH	
New Pool Deck & Coping	462 sf	*Counts in COWLH	
Proposed IC:	8,930 sf	+1,124 sf delta	
Percentage of Total Site	26.6%	Proposed Impervious Cover Under 30% Existing By -2%	

Undue Hardship Items		
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Impervious Cover

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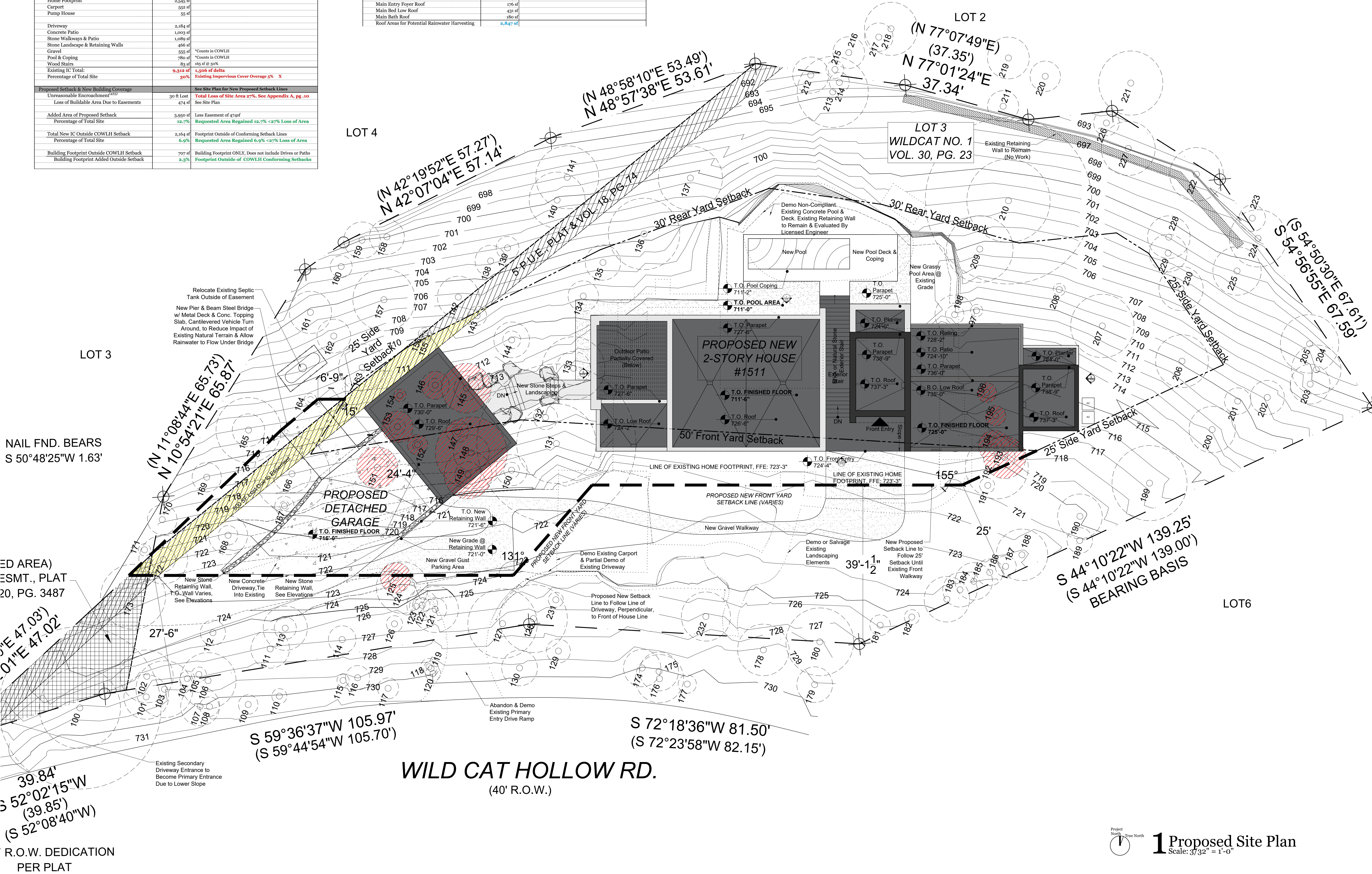


1 Proposed Site Plan
Scale: 3/32" = 1'-0"

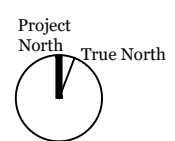
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Percentage of Total Site	28.6%	Proposed Impervious Cover Under 30% Existing By ~2%
Potential Rainwater Harvesting		
Garage Roof	617 sf	
Living Room & Mud Room Roof	1,318 sf	
Planters	125 sf	
Main Entry Foyer Roof	176 sf	
Main Bed Low Roof	431 sf	
Main Bath Roof	180 sf	
Roof Areas for Potential Rainwater Harvesting	2,847 sf	

Undue Hardship Items		
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Remove & Mitigate Total: 14 trees @72.7**
 *Could Reduce to 54.6 w/ Floor Plan
 Alterations to keep #193 & #194



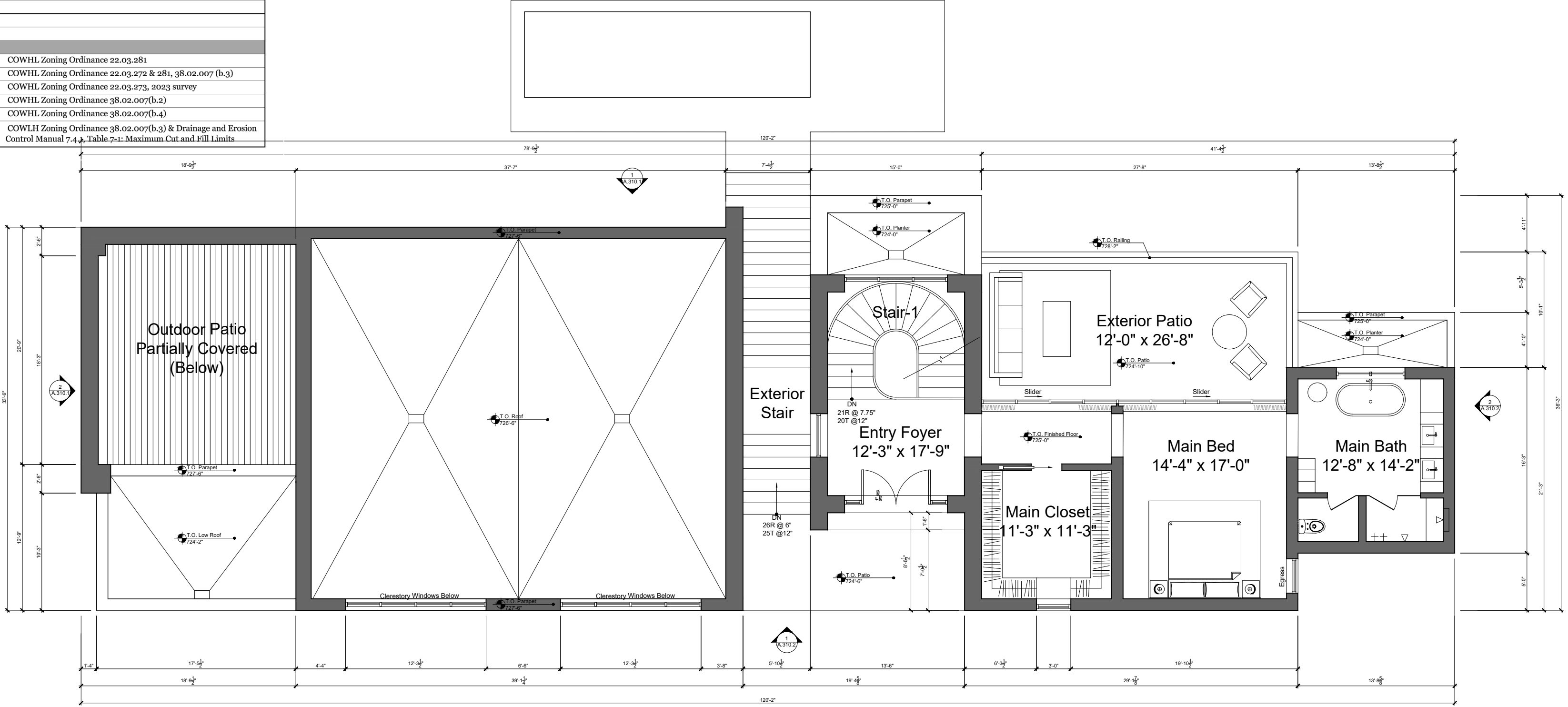
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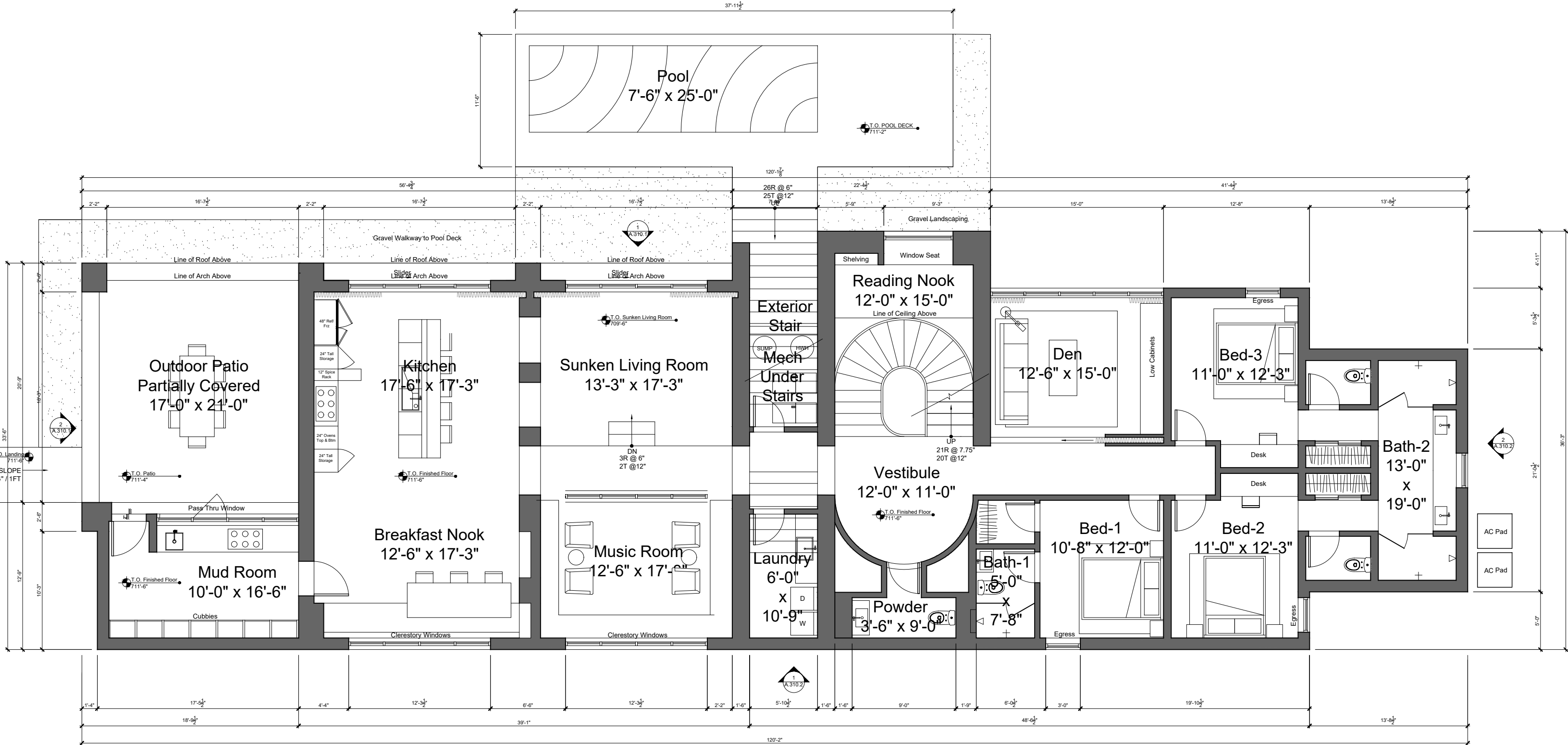
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Main Bed Low Roof	431 sf	
Main Bath Roof	180 sf	
Roof Areas for Potential Rainwater Harvesting	2,847 sf	
Undue Hardship Items		
1. Lot Area Under 1 acre	0.717 Acres	COWLH Zoning Ordinance 22.03.281
2. Min Lot Depth	150 ft	COWLH Zoning Ordinance 22.03.272 & 281, 38.02.007 (b.3)
3. Full Demo of Existing Home		COWLH Zoning Ordinance 22.03.273, 2023 survey
4. Loss of Site Area of at least 25%	27%	COWLH Zoning Ordinance 38.02.007(b.2)
5. Unreasonable Enchrachment	30 ft	COWLH Zoning Ordinance 38.02.007(b.4)
6. Buildable Area Slope	See Diagrams	COWLH Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion Control Manual 7.4, Table 2-1: Maximum Cut and Fill Limits



2 Upper Level Floor Plan
Scale: 1/8" = 1'-0"



1 Lower Level Floor Plan
Scale: 1/8" = 1'-0"



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03/04/2024

Consultant

Project Title

1511 Wild Cat Hollow

1511 Wild Cat Hollow
Austin, Texas
78746

Date Issue/ Revision

Drawing Title

Floor Plans

Sheet

A.110.0

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1511 Wildcat Hollow- Site Area Study			3/4/2024
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Loss of Lot Area	2,323 sf		
Loss of Buildable Area Due to Easements	191 sf		
Total Loss of Lot Area ⁽⁴⁾	2,514 sf	27% >25% Loss of Lot Area Hardship	
Existing Setbacks			
Setbacks			
Front ⁽⁵⁾	50 ft	If demo existing home, current COWLH setbacks would apply	
Side	25 ft		
Rear	30 ft		
Existing Impervious Cover	25% Lot Area	7,806 sf Allowable	
Home Footprint	2,545 sf		
Carport	552 sf		
Pump House	55 sf		
Driveway	2,184 sf		
Concrete Patio	1,003 sf		
Stone Walkways & Patio	1,089 sf		
Stone Landscape & Retaining Walls	466 sf		
Gravel	555 sf	*Counts in COWLH	
Pool & Coping	780 sf	*Counts in COWLH	
Wood Stairs	83 sf	165 sf @ 50%	
Existing IC Total:	9,312 sf	1,506 sf delta	
Percentage of Total Site	30%	Existing Impervious Cover Overage 5% X	
Proposed Setback & New Building Coverage		See Site Plan for New Proposed Setback Lines	
Unreasonable Encroachment ⁽⁴⁾⁽⁵⁾	30 ft Lost	Total Loss of Site Area 27%. See Appendix A, pg .10	
Loss of Buildable Area Due to Easements	474 sf	See Site Plan	
Added Area of Proposed Setback	3,950 sf	Less Easement of 474sf	
Percentage of Total Site	12.7%	Requested Area Regained 12.7% <27% Loss of Area	
Total New IC Outside COWLH Setback	2,164 sf	Footprint Outside of Conforming Setback Lines	
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Stone Walkways	245 sf		
AC Pads	18 sf		
Gravel	1,210 sf	*Counts 75% in COWLH	
New Pool Deck & Coping	462 sf	*Counts in COWLH	
Proposed IC:	8,930 sf	+1,124 sf delta	
Percentage of Total Site	28.6%	Proposed Impervious Cover Under 30% Existing By ~2%	

Potential Rainwater Harvesting		
Garage Roof	617 sf	
Living Room & Mud Room Roof	1,318 sf	
Planters	125 sf	
Main Entry Foyer Roof	176 sf	
Main Bed Low Roof	431 sf	
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6. Buildable Area Slope	See Diagrams	COWLH Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion Control Manual 7.4.1, Table 7-1: Maximum Cut and Fill Limits



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△ Date Issue/ Revision

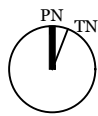
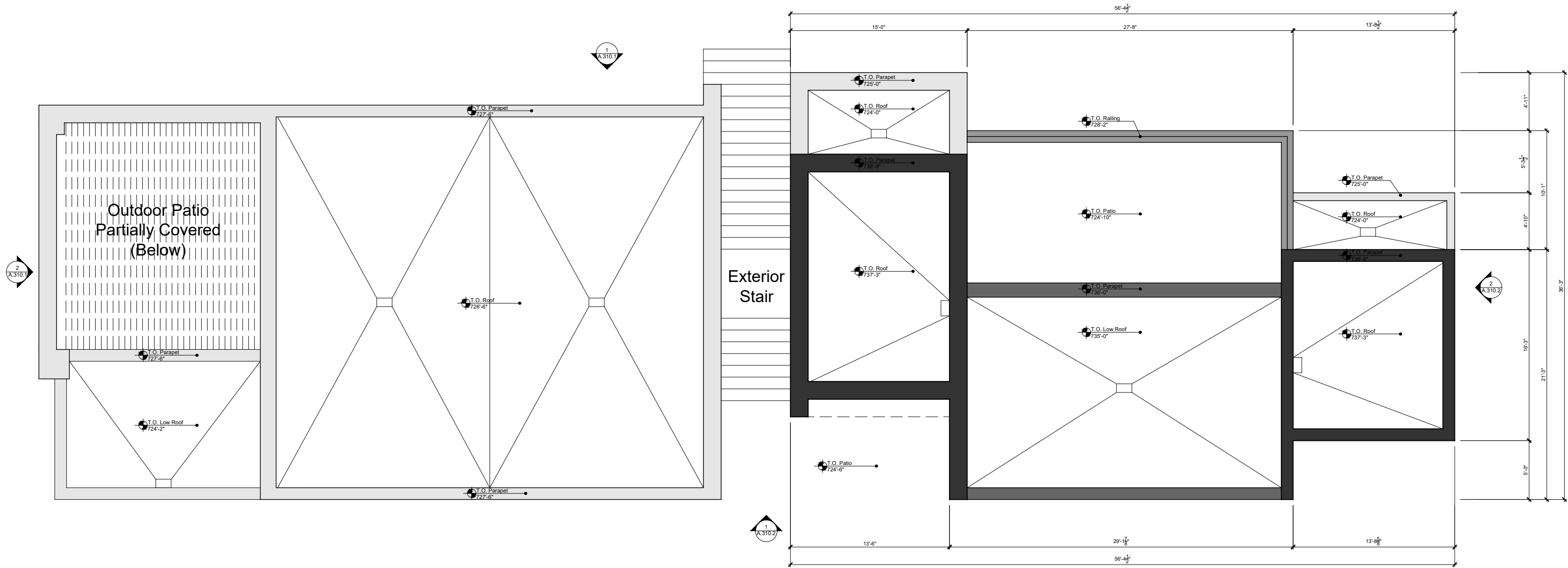
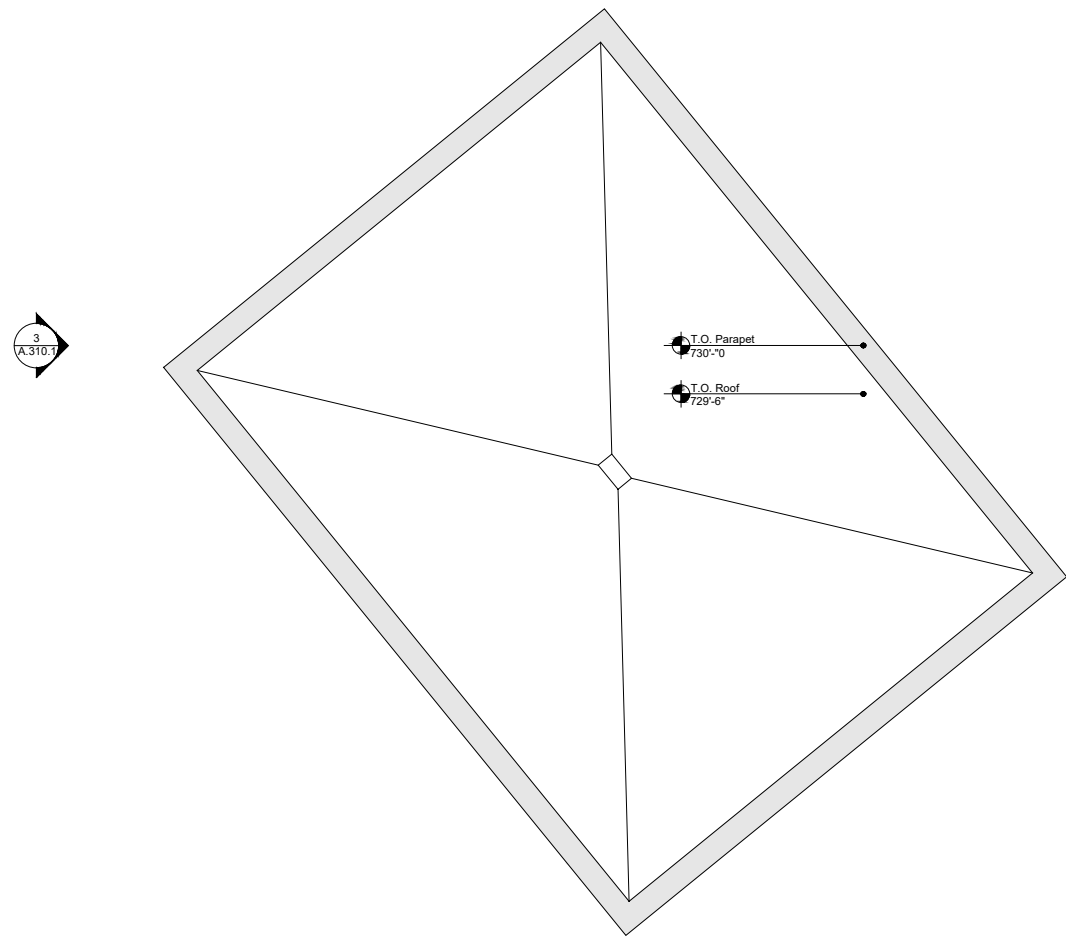
Drawing Title

Roof Plan

Sheet

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1 Roof Plan
Scale: 1/8" = 1'-0"



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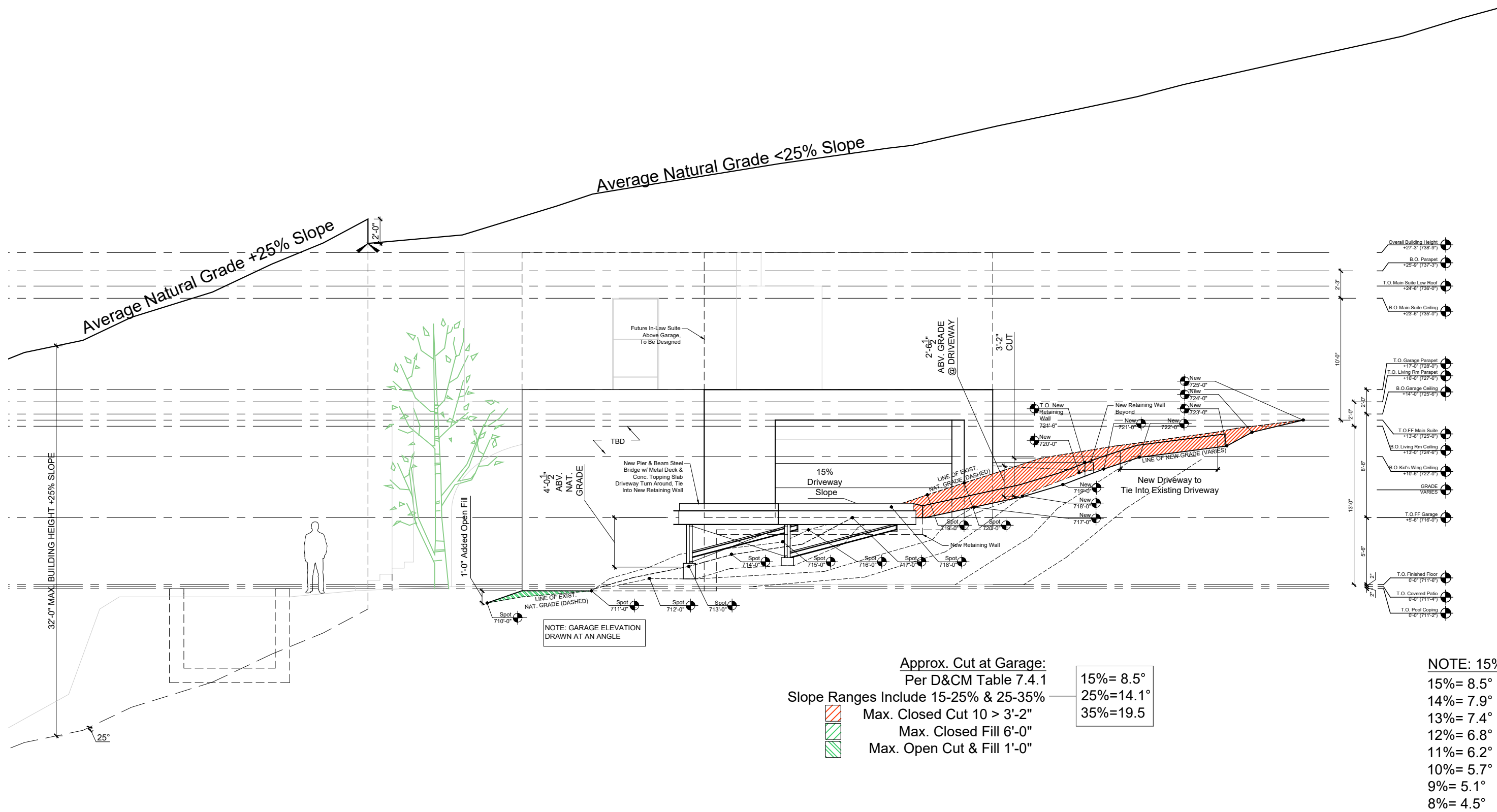
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Exterior Elevations

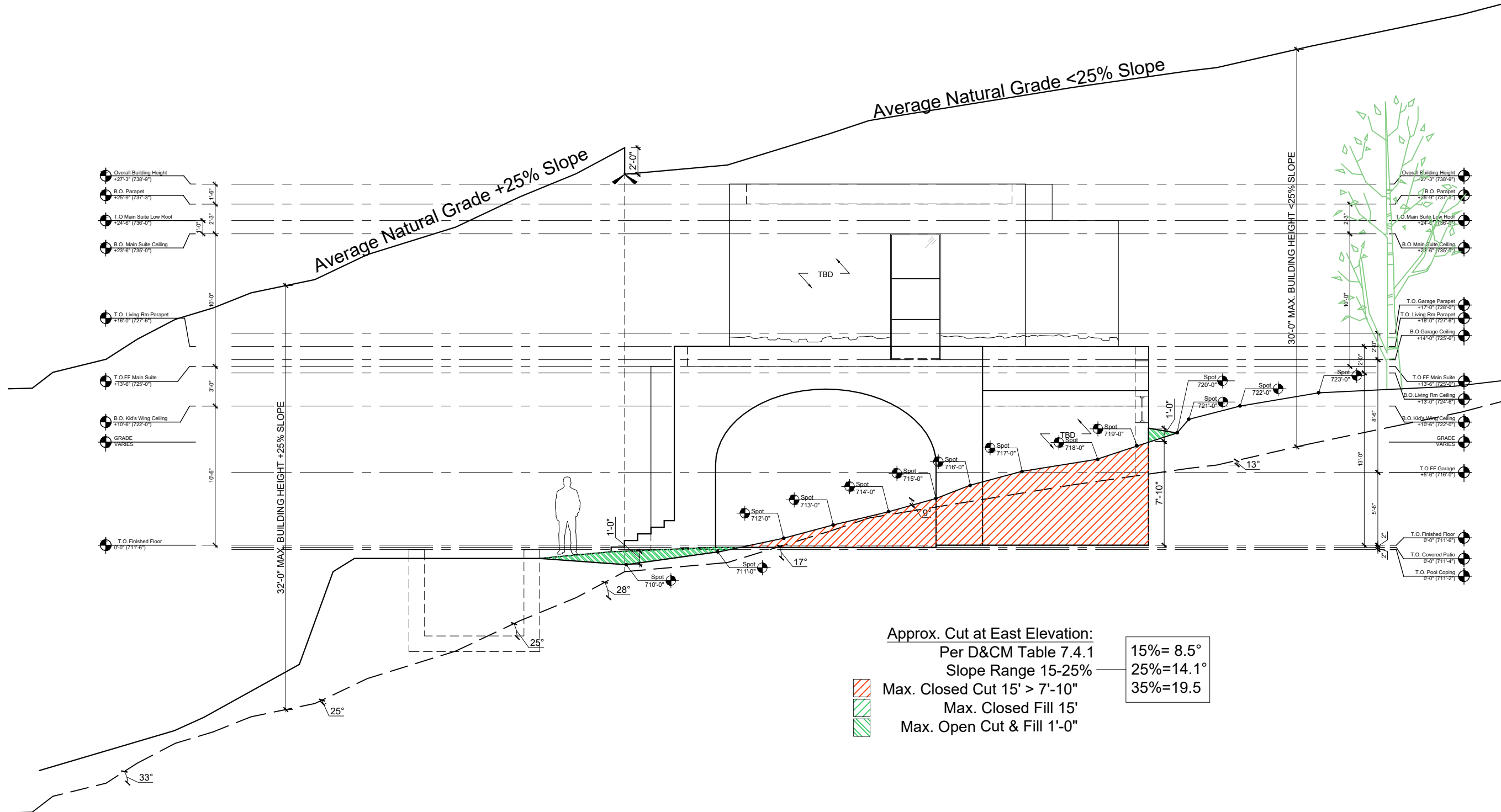
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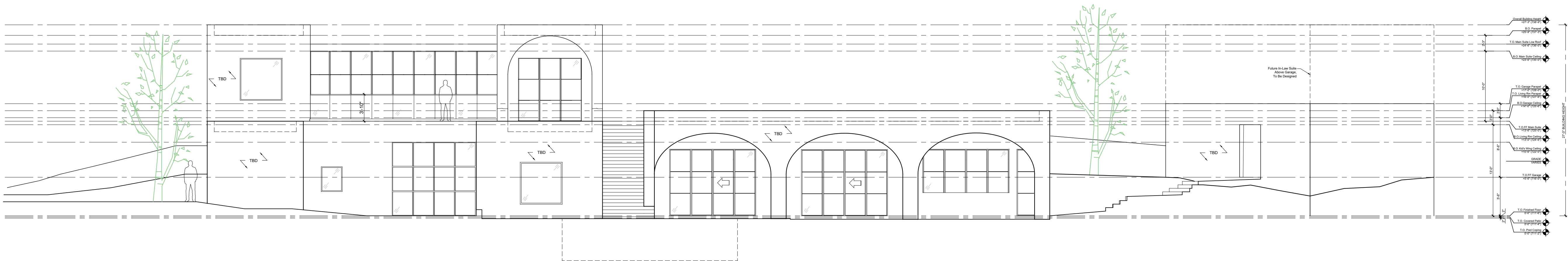
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3 East Elevation
Scale: 1/8" = 1'-0"



2 Garage East Elevation
Scale: 1/8" = 1'-0"



1 South Elevation
Scale: 1/8" = 1'-0"



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03/04/2024

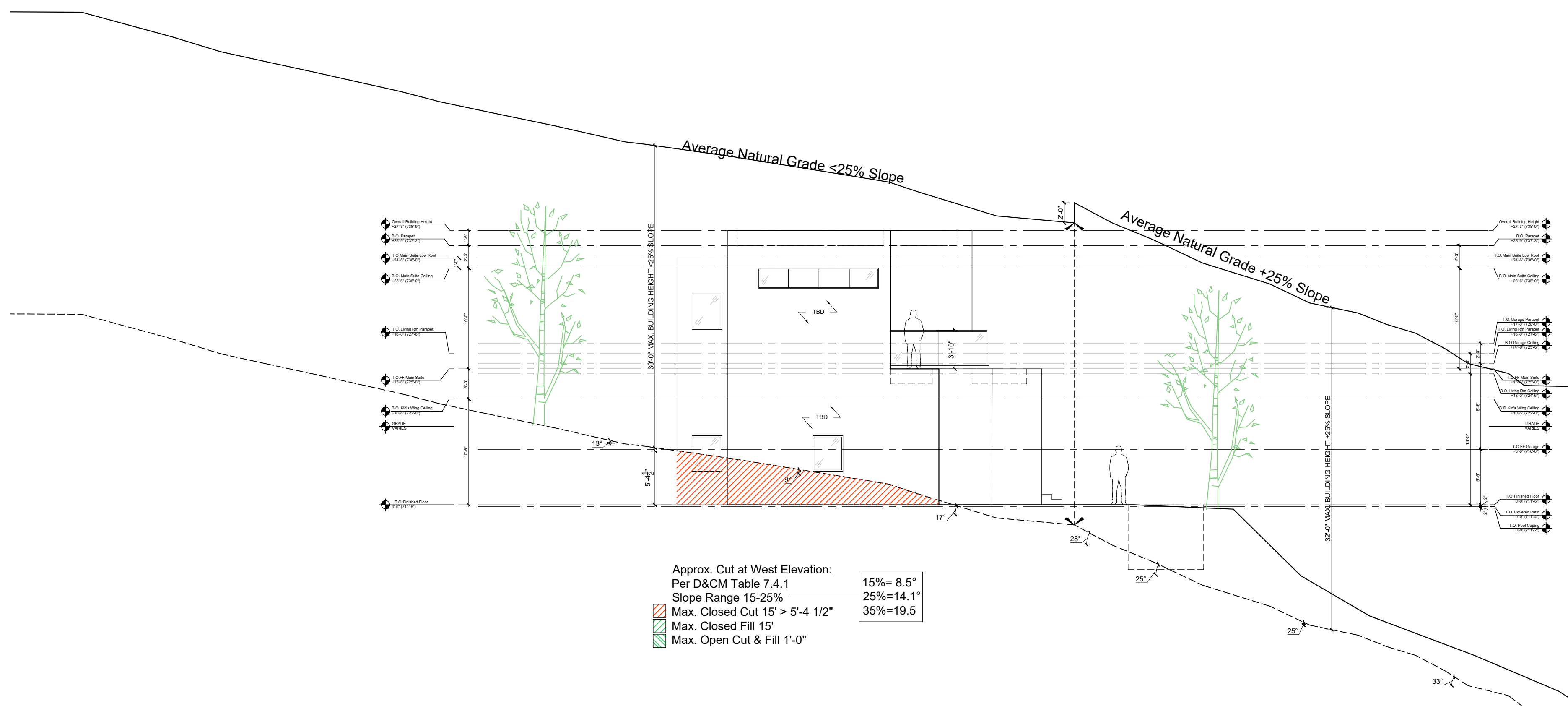
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Project Title

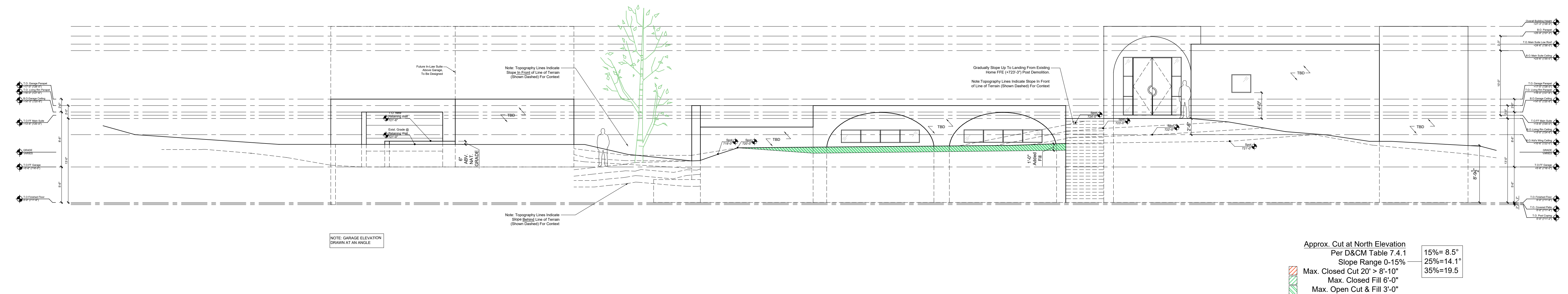
1511 Wild Cat Hollow

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Austin, Texas
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	Date	Issue/ Revision
---	------	-----------------



2 West Elevation



1 North Elevation

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

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1511 WILDCAT HOLLOW
VARIANCE REQUEST- APPENDIX A

04 March 2024

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Office Of Architecture





Existing Site



Existing Conditions



Existing Conditions



Site Context



Home Across the Street Appears Extremely Tall with Large Grade Cuts & Retainage

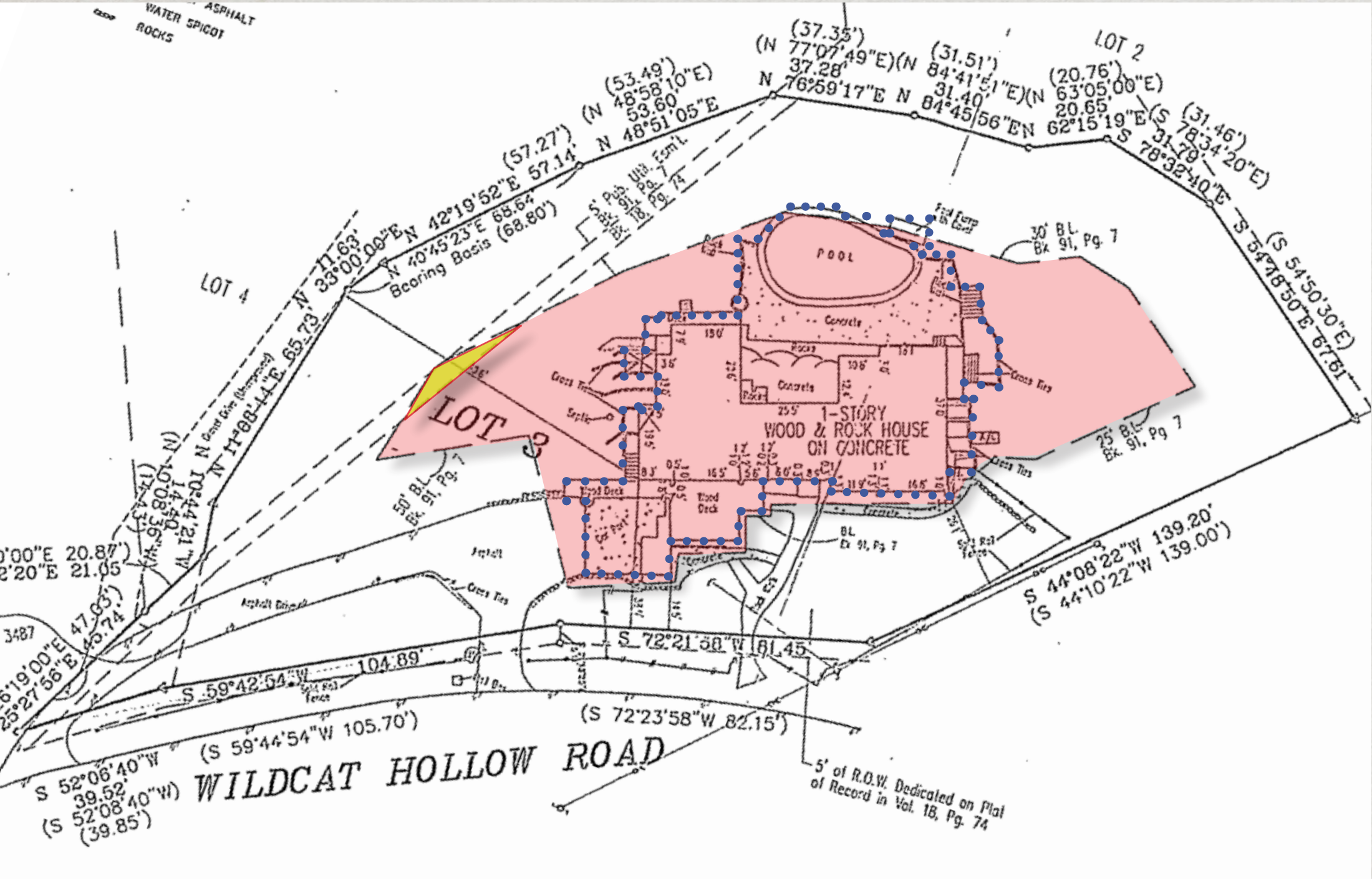
Project Inspiration Images



Project Inspiration Images



Existing Site- 1993 Survey

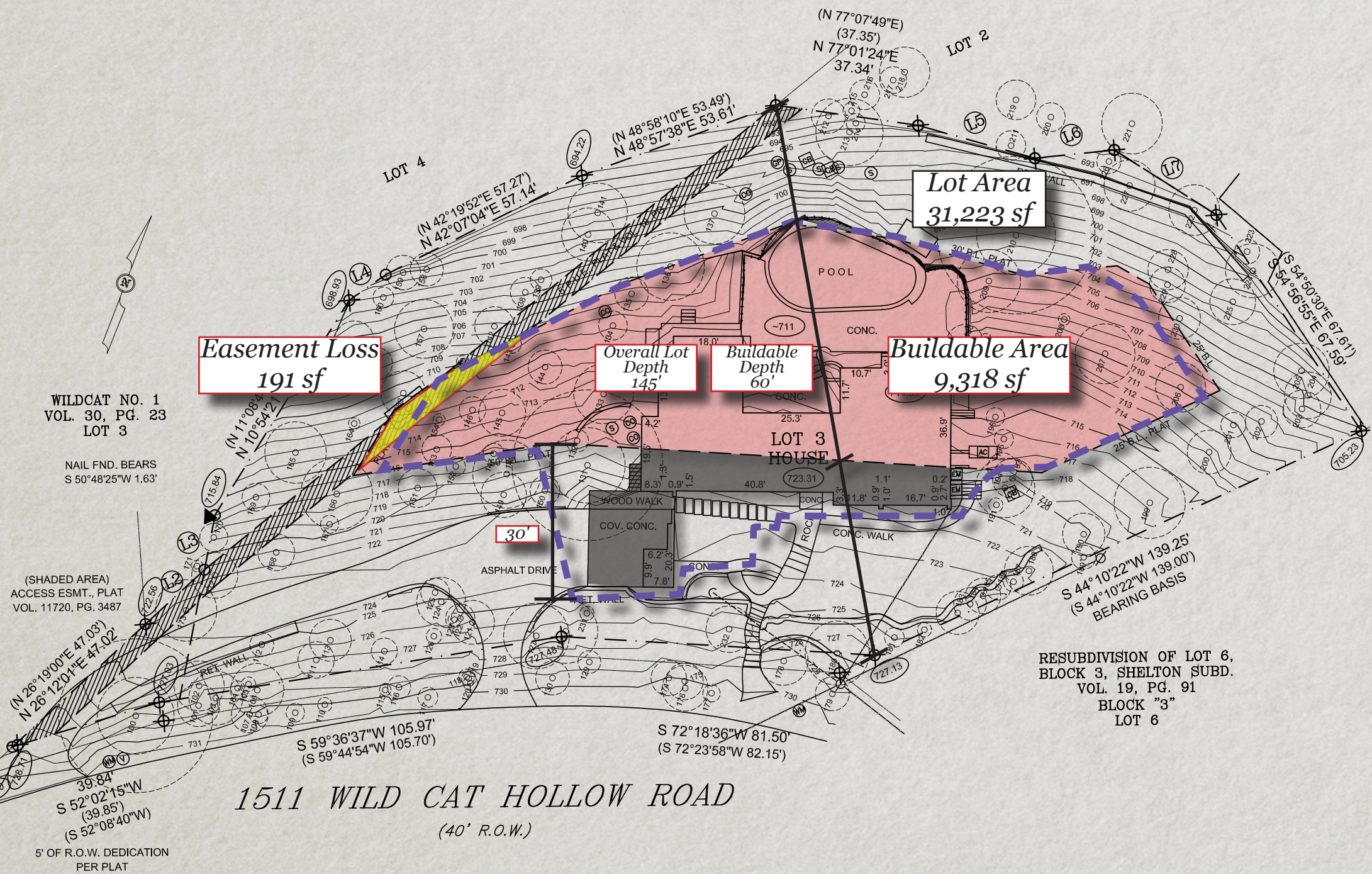


1511 Wildcat Hollow- Site Area Study			3/4/2024
Existing Site Area		Remarks	
Lot 3 ⁽¹⁾	31,223 sf	0.717 Acres	
Allowable Building Area	30% Lot Area	9,367 sf Allowable	
Existing Lot Depth ⁽²⁾	145 ft	COWLH minimum is 150ft	
Existing Building Area	11,645 sf	Front setback does not conform to current COWLH setbacks	

- Existing Lot 0.7 acre < COWLH min 1 acre
- Existing Buildable Area 11,645 sf
- Lot depth 145ft < COWLH min 150ft
- Intent to demolish existing home, patio & carport triggers current COWLH Zoning setbacks

Undue Hardship Items		
1. Lot Area Under 1 acre	0.717 Acres	COWHL Zoning Ordinance 22.03.281
2. Min Lot Depth	150 ft	COWHL Zoning Ordinance 22.03.272 & 281, 38.02.007 (b.3)

Existing Site- 2023 Topography, Tree and Lot Survey

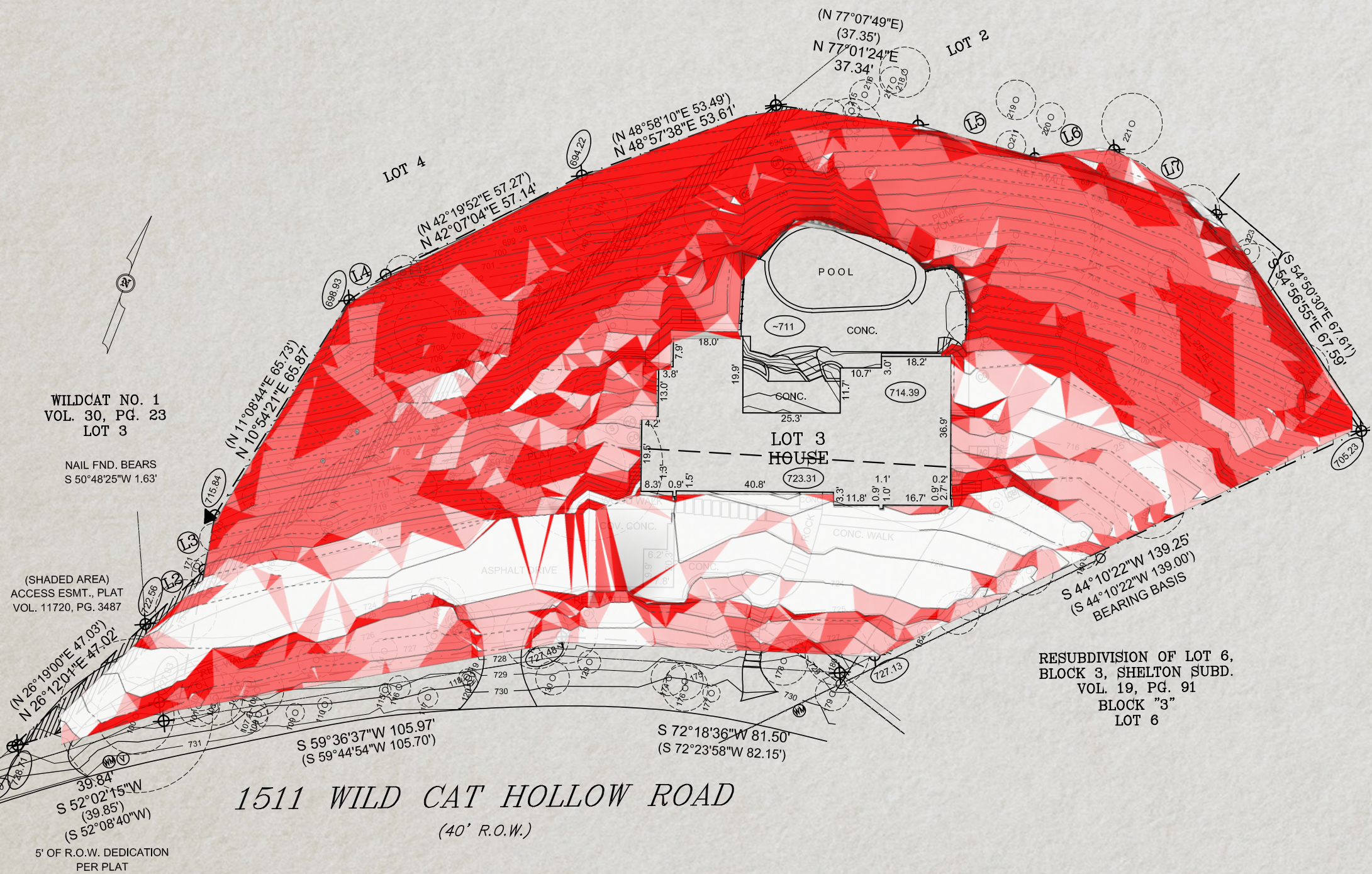


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Conforming Building Area ⁽³⁾	9,293 sf	New COWLH setback conforming Buildable Area	
Loss of Lot Area	2,323 sf		
Loss of Buildable Area Due to Easements	191 sf		
Total Loss of Lot Area ⁽⁴⁾	2,514 sf	27% >25% Loss of Lot Area Hardship	
Existing Setbacks			
Setbacks			
Front ⁽³⁾	50 ft	If demo existing home, current COWLH setbacks would apply	
Side	25 ft		
Rear	30 ft		

- 2023 survey indicates current COWLH setbacks
- Resulting in 27% loss of Buildable Area (2,521 sf) > COWLH min 25%, including loss due to Easement (191 sf)
- Unreasonable encroachment from 1993 front setback of 30ft

Undue Hardship Items		
1. Lot Area Under 1 acre	0.717 Acres	COWHL Zoning Ordinance 22.03.281
2. Min Lot Depth	150 ft	COWHL Zoning Ordinance 22.03.272 & 281, 38.02.007 (b.3)
3. Full Demo of Existing Home		COWHL Zoning Ordinance 22.03.273, 2023 survey
4. Loss of Site Area of at least 25%	27%	COWHL Zoning Ordinance 38.02.007(b.2)
5. Unreasonable Enchroachment	30 ft	COWHL Zoning Ordinance 38.02.007(b.4)

Site Slope



1511 Wildcat Hollow- Site Area Study			3/4/2024
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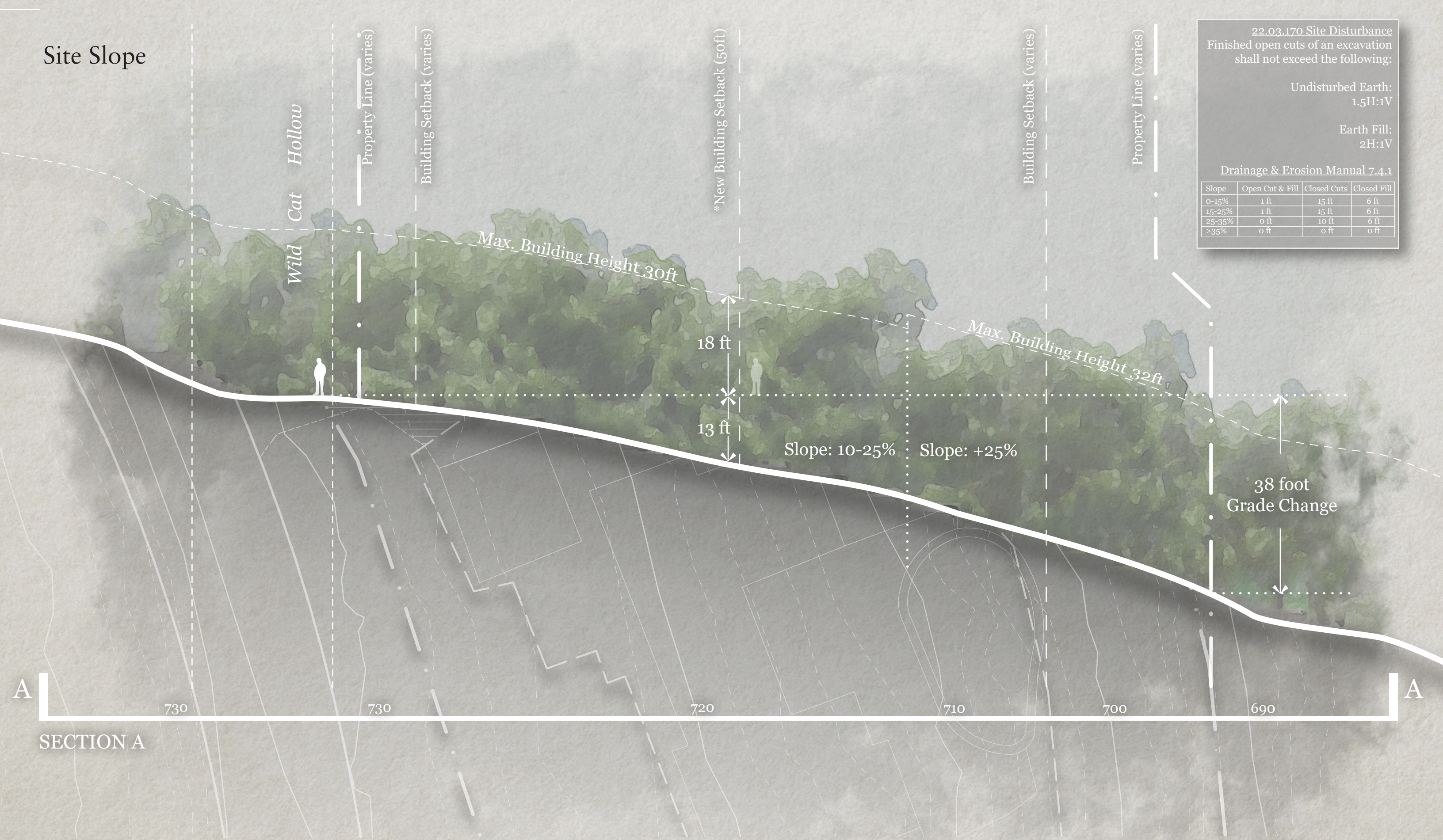
- +35% Slope 12,678 sf (40% of lot)
- 25-35% Slope 9,109 sf (29% of lot)
- 15-25% Slope 4,384 sf (14% of lot)
- 0-15% Slope 5,561 sf (17% of lot)
- House & Pool Deck 4,532 sf

Table 7-1: Maximum Cut and Fill Limits

Slope	Open Cuts and Fills	Closed Cuts	Closed Fill
0 - 15%	3 feet	20 feet	6 feet
15 - 25%	1 foot	15 feet	6 feet
25% - 35%	0 feet	10 feet	6 feet
> 35%	0 feet	0 feet	0 feet

Undue Hardship Items		
1. Lot Area Under 1 acre	0.717 Acres	COWHL Zoning Ordinance 22.03.281
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6. Buildable Area Slope	See Diagrams	COWLH Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion Control Manual 7.4.1, Table 7-1: Maximum Cut and Fill Limits

Site Slope



22.03.170 Site Disturbance
Finished open cuts of an excavation shall not exceed the following:

Undisturbed Earth:
1.5H:1V

Earth Fill:
2H:1V

Drainage & Erosion Manual 7.4.1

Slope	Open Cut & Fill	Closed Cuts	Closed Fill
0-15%	1 ft	15 ft	6 ft
15-25%	1 ft	15 ft	6 ft
25-35%	0 ft	10 ft	6 ft
>35%	0 ft	0 ft	0 ft

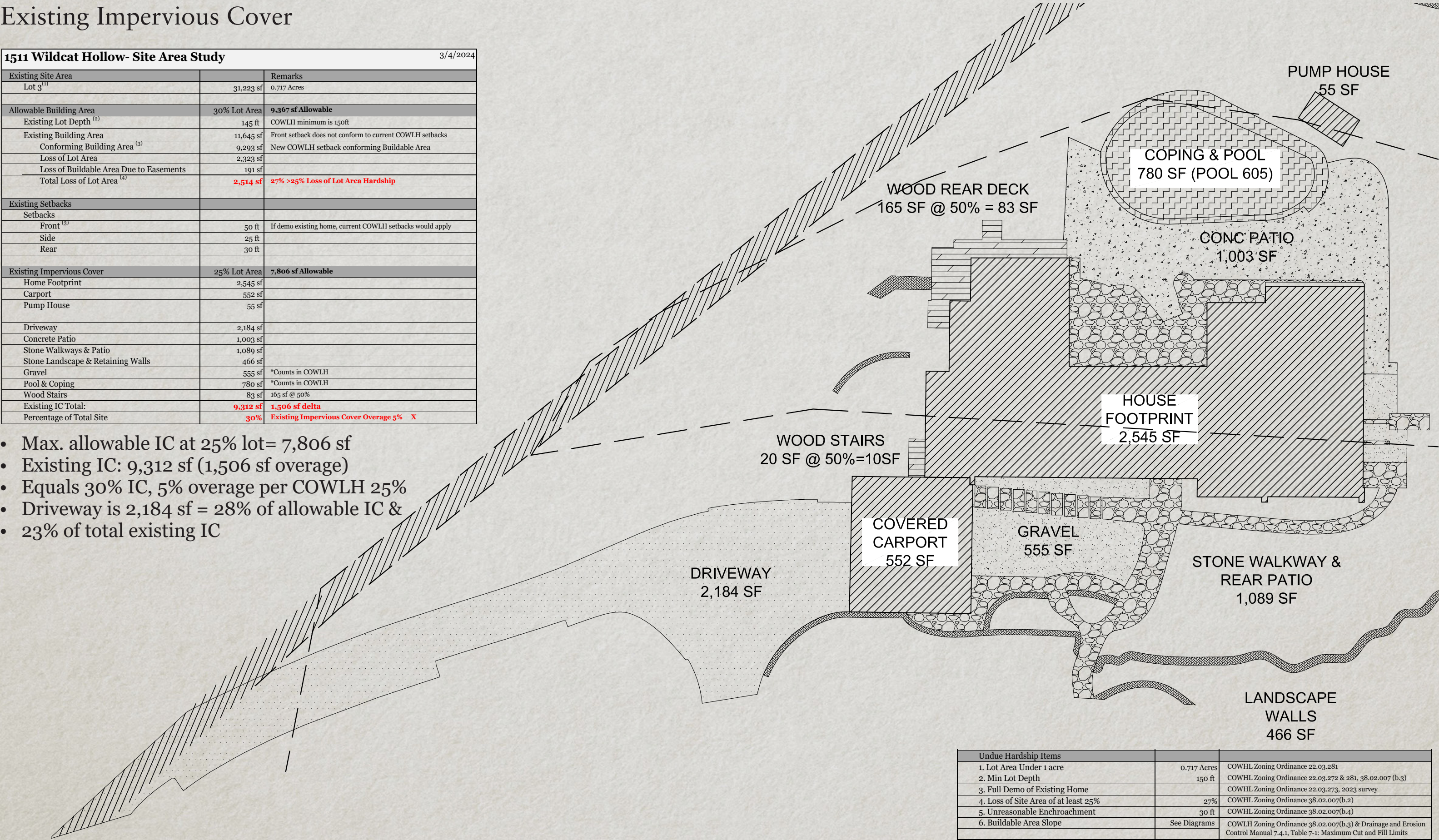
A
SECTION A

Existing Impervious Cover

1511 Wildcat Hollow- Site Area Study			3/4/2024
Existing Site Area		Remarks	
Lot 3 ⁽¹⁾	31,223 sf	0.717 Acres	
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Total Loss of Lot Area ⁽⁴⁾	2,514 sf	27% >25% Loss of Lot Area Hardship	
Existing Setbacks			
Setbacks			
Front ⁽³⁾	50 ft	If demo existing home, current COWLH setbacks would apply	
Side	25 ft		
Rear	30 ft		
Existing Impervious Cover	25% Lot Area	7,806 sf Allowable	
Home Footprint	2,545 sf		
Carport	552 sf		
Pump House	55 sf		
Driveway	2,184 sf		
Concrete Patio	1,003 sf		
Stone Walkways & Patio	1,089 sf		
Stone Landscape & Retaining Walls	466 sf		
Gravel	555 sf	*Counts in COWLH	
Pool & Coping	780 sf	*Counts in COWLH	
Wood Stairs	83 sf	165 sf @ 50%	
Existing IC Total:	9,312 sf	1,506 sf delta	
Percentage of Total Site	30%	Existing Impervious Cover Overage 5% X	

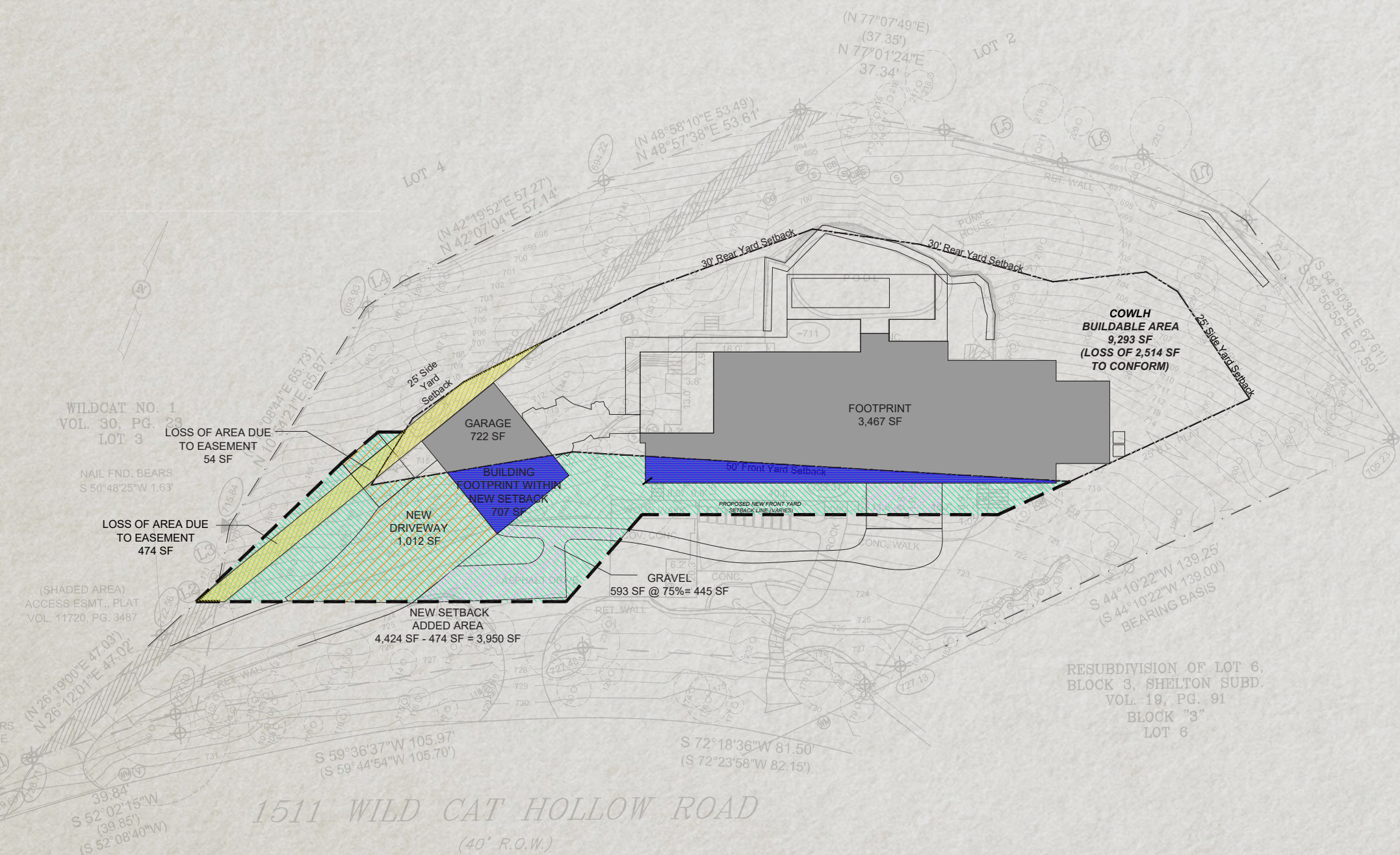
- Max. allowable IC at 25% lot= 7,806 sf
- Existing IC: 9,312 sf (1,506 sf overage)
- Equals 30% IC, 5% overage per COWLH 25%
- Driveway is 2,184 sf = 28% of allowable IC &
- 23% of total existing IC

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Undue Hardship Items		
1. Lot Area Under 1 acre	0.717 Acres	COWHL Zoning Ordinance 22.03.281
2. Min Lot Depth	150 ft	COWHL Zoning Ordinance 22.03.272 & 281, 38.02.007 (b.3)
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6. Buildable Area Slope	See Diagrams	COWHL Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion Control Manual 7.4.1, Table 7-1: Maximum Cut and Fill Limits

Proposed New Front Setback



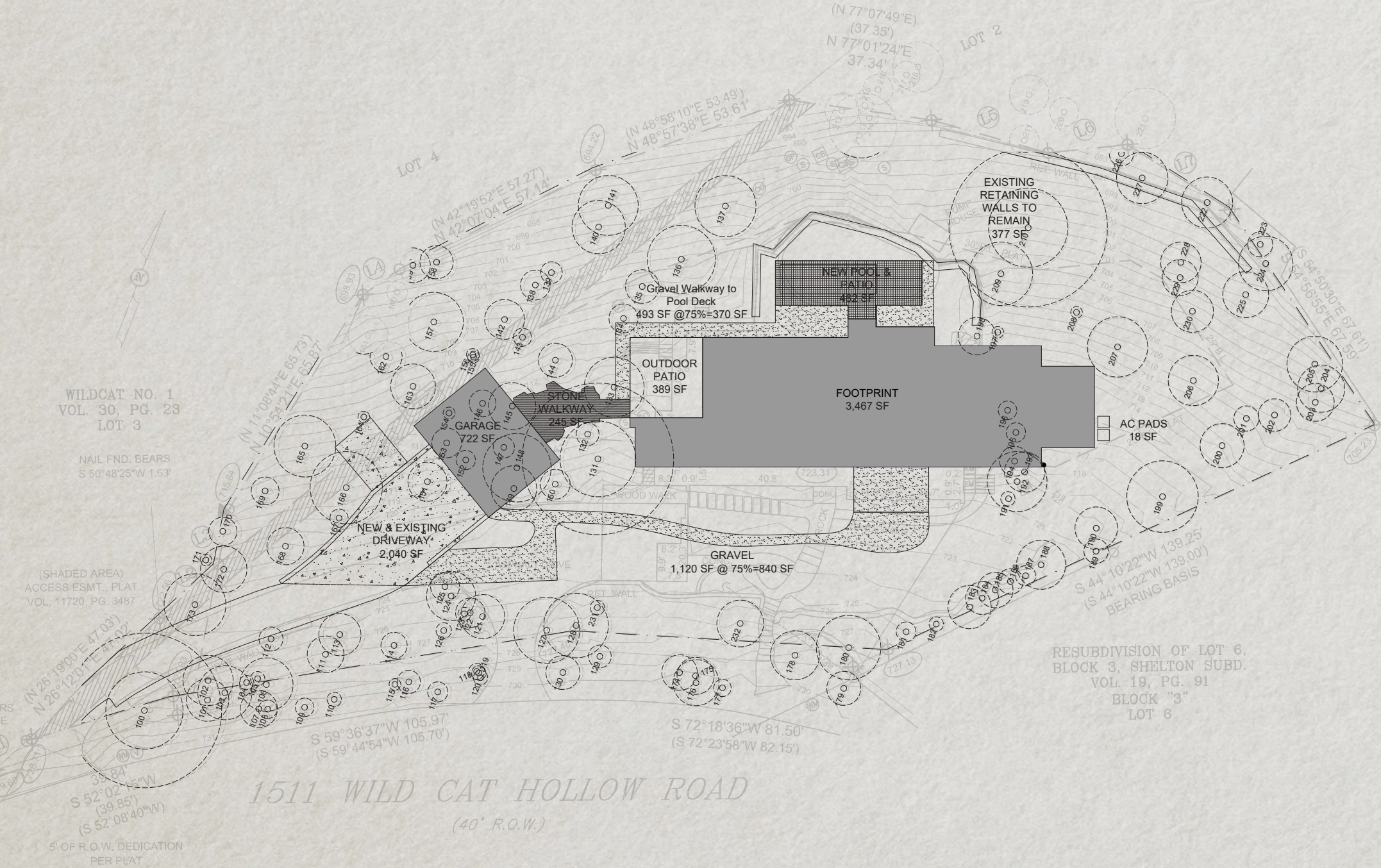
- MHOA proposes striking new front setback to align with geometry of former home's footprint (underlay)
- Garage would violate existing front setback line due to slope, easement, side yard setback lines and existing trees.
- Total IC within proposed setback line is only 6.9% of total site area, and only 2.3% of the total site area is actual conditioned space
- The Garage poses a conundrum regarding it's location given the same factors mentioned above

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Proposed Impervious Cover

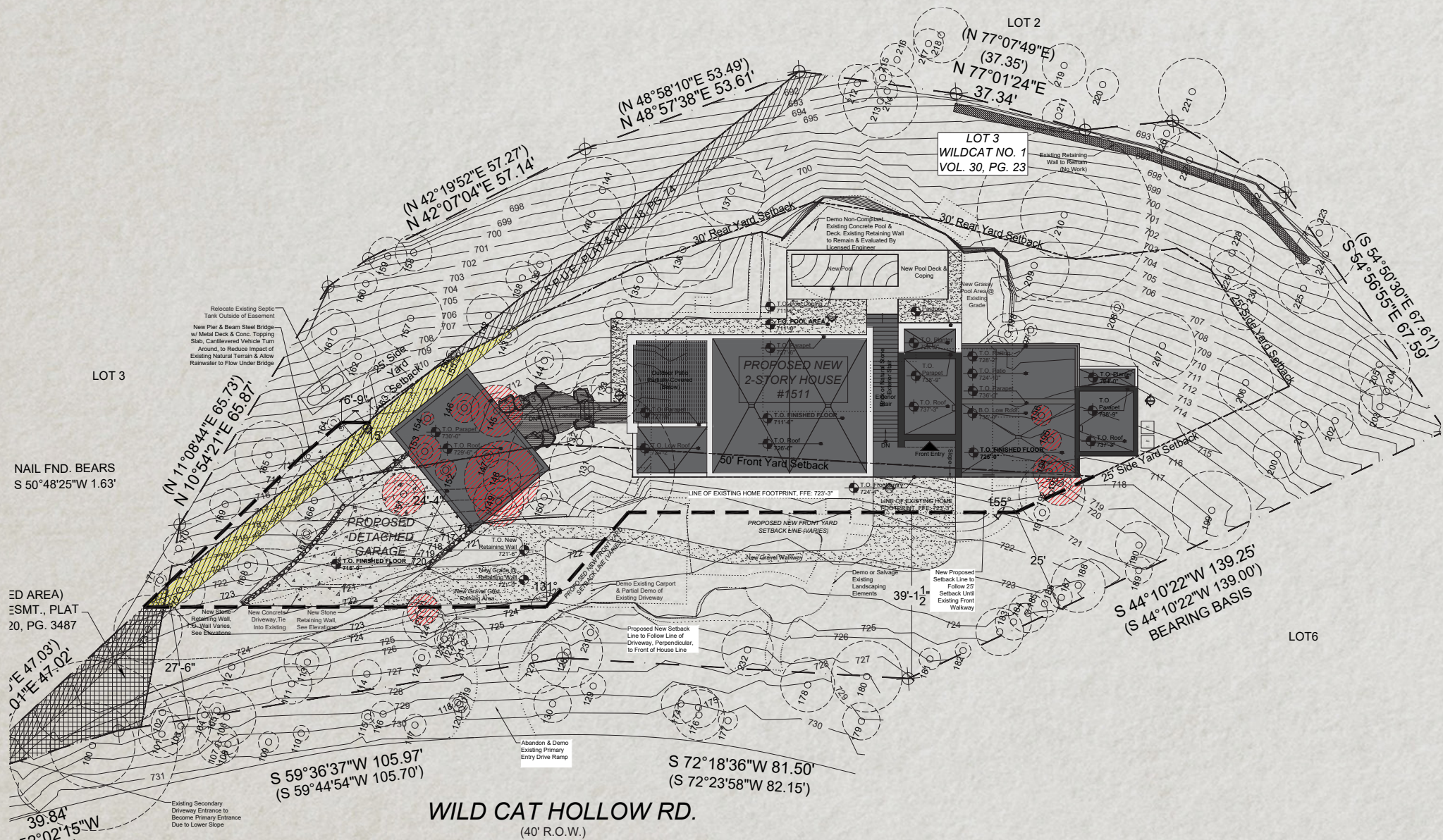


- Max. allowable IC at 25% lot= 7,806 sf
- Existing IC prior to demo= 30% of lot area
- Proposed IC: 8,930 sf=28.6% <30%
- Maintains cut or fill requirements per Erosion Control Manual

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New Pool Deck & Coping	462 sf	*Counts in COWLH	
Proposed IC:	8,930 sf	+1,124 sf delta	
Percentage of Total Site	28.6%	Proposed Impervious Cover Under 30% Existing By ~2%	
Potential Rainwater Harvesting			
Garage Roof	617 sf		
Living Room & Mud Room Roof	1,318 sf		
Planters	125 sf		
Main Entry Foyer Roof	176 sf		
Main Bed Low Roof	431 sf		
Main Bath Roof	180 sf		
Roof Areas for Potential Rainwater Harvesting	2,847 sf		
Undue Hardship Items			
1. Lot Area Under 1 acre	0.717 Acres	COWHL Zoning Ordinance 22.03.281	
2. Min Lot Depth	150 ft	COWHL Zoning Ordinance 22.03.272 & 281, 38.02.007 (b.3)	
3. Full Demo of Existing Home		COWHL Zoning Ordinance 22.03.273, 2023 survey	
4. Loss of Site Area of at least 25%	27%	COWHL Zoning Ordinance 38.02.007(b.2)	
5. Unreasonable Enchroachment	30 ft	COWHL Zoning Ordinance 38.02.007(b.4)	
6. Buildable Area Slope	See Diagrams	COWHL Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion Control Manual 7.4.1, Table 7-1: Maximum Cut and Fill Limits	

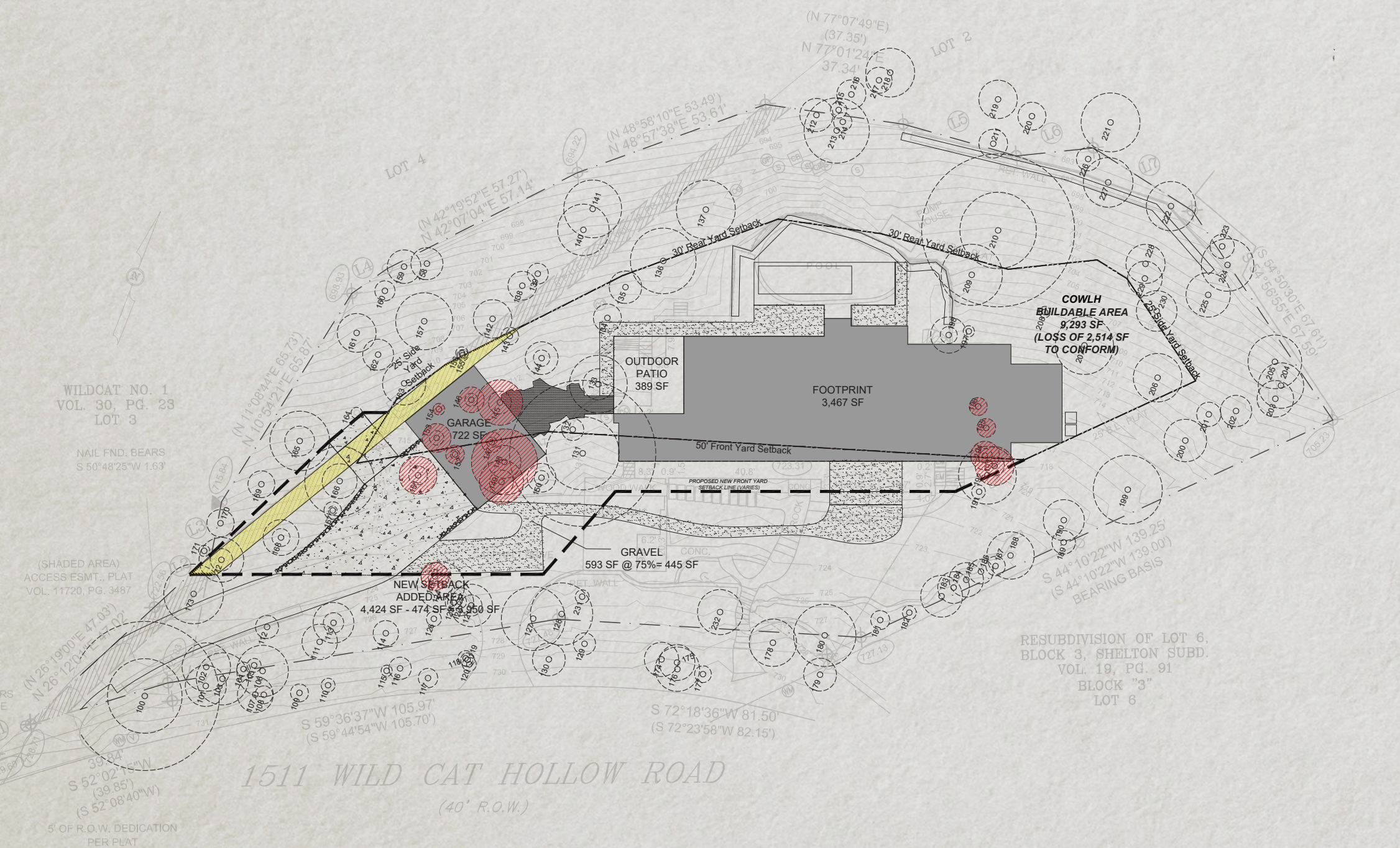
Proposed Site Plan



Michael Hsu
Office Of Architecture

1511 Wildcat Hollow- Site Area Study			3/4/2024
Existing Site Area		Remarks	
Lot 3 ⁽¹⁾	31,223 sf	0.717 Acres	
Allowable Building Area	30% Lot Area	9,367 sf Allowable	
Existing Lot Depth ⁽²⁾	145 ft	COWLH minimum is 150ft	
Existing Building Area	11,645 sf	Front setback does not conform to current COWLH setbacks	
Conforming Building Area ⁽³⁾	9,293 sf	New COWLH setback conforming Buildable Area	
Loss of Lot Area	2,323 sf		
Loss of Buildable Area Due to Easements	191 sf		
Total Loss of Lot Area ⁽⁴⁾	2,514 sf	27% >25% Loss of Lot Area Hardship	
Existing Setbacks			
Setbacks			
Front ⁽³⁾	50 ft	If demo existing home, current COWLH setbacks would apply	
Side	25 ft		
Rear	30 ft		
Existing Impervious Cover	25% Lot Area	7,806 sf Allowable	
Home Footprint	2,545 sf		
Carport	552 sf		
Pump House	55 sf		
Driveway	2,184 sf		
Concrete Patio	1,003 sf		
Stone Walkways & Patio	1,089 sf		
Stone Landscape & Retaining Walls	466 sf		
Gravel	555 sf	*Counts in COWLH	
Pool & Coping	780 sf	*Counts in COWLH	
Wood Stairs	83 sf	165 sf @ 50%	
Existing IC Total:	9,312 sf	1,506 sf delta	
Percentage of Total Site	30%	Existing Impervious Cover Coverage 5% X	
Proposed Setback & New Building Coverage		See Site Plan for New Proposed Setback Lines	
Unreasonable Encroachment ⁽⁴⁾⁽⁵⁾	30 ft Lost	Total Loss of Site Area 27%. See Appendix A, pg .10	
Loss of Buildable Area Due to Easements	474 sf	See Site Plan	
Added Area of Proposed Setback	3,950 sf	Less Easement of 474sf	
Percentage of Total Site	12.7%	Requested Area Regained 12.7% <27% Loss of Area	
Total New IC Outside COWLH Setback	2,164 sf	Footprint Outside of Conforming Setback Lines	
Percentage of Total Site	6.9%	Requested Area Regained 6.9% <27% Loss of Area	
Building Footprint Outside COWLH Setback	707 sf	Building Footprint ONLY, Does not include Drives or Paths	
Building Footprint Added Outside Setback	2.3%	Footprint Outside of COWLH Conforming Setbacks	
Proposed Impervious Cover	25% Lot Area	7,806 sf Allowable	
Home Footprint	3,467 sf		
Detached Garage	722 sf		
Existing Site Retaining Walls	377 sf		
New Driveway & Retaining Walls	2,040 sf	Ties into existing drive, demo secondary unsafe entry slope	
Outdoor Patio	389 sf	partially covered with slats and vines	
Stone Walkways	245 sf		
AC Pads	18 sf		
Gravel	1,210 sf	*Counts 75% in COWLH	
New Pool Deck & Coping	462 sf	*Counts in COWLH	
Proposed IC:	8,930 sf	+1,124 sf delta	
Percentage of Total Site	28.6%	Proposed Impervious Cover Under 30% Existing By ~2%	
Potential Rainwater Harvesting			
Garage Roof	617 sf		
Living Room & Mud Room Roof	1,318 sf		
Planters	125 sf		
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4. Loss of Site Area of at least 25%	27%	COWHL Zoning Ordinance 38.02.007(b.2)	
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6. Buildable Area Slope	See Diagrams	COWLH Zoning Ordinance 38.02.007(b.3) & Drainage and Erosion Control Manual 7.4.1, Table 7-1: Maximum Cut and Fill Limits	

Tree Impacts



Tree Impacts



Summary

- Intent to demolish existing home, patio & carport, triggers current COWLH Zoning setbacks
- Existing site is either non-confirming and/or possesses six hardship instances per current COWLH Zoning Ordinances
 1. Site is less than COWLH minimum 1 acre
 2. Lot depth is under 150ft COWLH minimum
 3. Demo of existing home initiates 50ft front setback line
 4. New 50ft front setback line results in loss of buildable site area of 27%
 5. New setback line produces unreasonable encroachment upon buildable area by 30ft at greatest point
 6. 69% of the existing lot slope is 25%-35%+
- Existing impervious cover is 30% of lot area, 5% over COWLH maximum of 25%
- MHOA proposing new home FFE at 711'-6" to comply with 6ft cut maximum per Erosion Control Manual
- Proposed home impervious coverage is less than existing home of 30%
- MHOA proposing alternate front setback line to mimic the geometry of the current existing home, to be demolished
 - Detached garage addresses cut/fill requirements, while maintaining adequate driveway slope and minimizing impact of larger surrounding trees
 - However some smaller trees will be impacted regardless of detached garage and driveway location
 - Numerous trees appear to be unhealthy and will require an arborist review prior to permit submission
 - MHOA understands a Drainage Plan and rainwater harvesting will be required for permit, and will engage a Civil Engineer after submission of this varaince request

RE: VARIANCE REQUESTS OF 1511 WILDCAT HOLLOW

On behalf of the City of West Lake Hills, Walter P Moore has reviewed the variance requests for the property located at 1511 Wildcat Hollow. This review was performed in the context of the City of West Lake Hills Code of Ordinances which states that no variance shall be granted unless it meets the following criteria:

1. The strict or literal enforcement of the terms of the code, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship.

The following requests were made:

1. Front yard setback adjustments due to encroachment and existing site slope limiting location of proposed new detached garage (see site plan).
2. Impervious cover increase to match existing condition of 30%, due to existing site slope and location of proposed detached garage with corresponding driveway.
3. Tree removal variance to accommodate proposed home and detached garage.

The hardships mentioned are as follows:

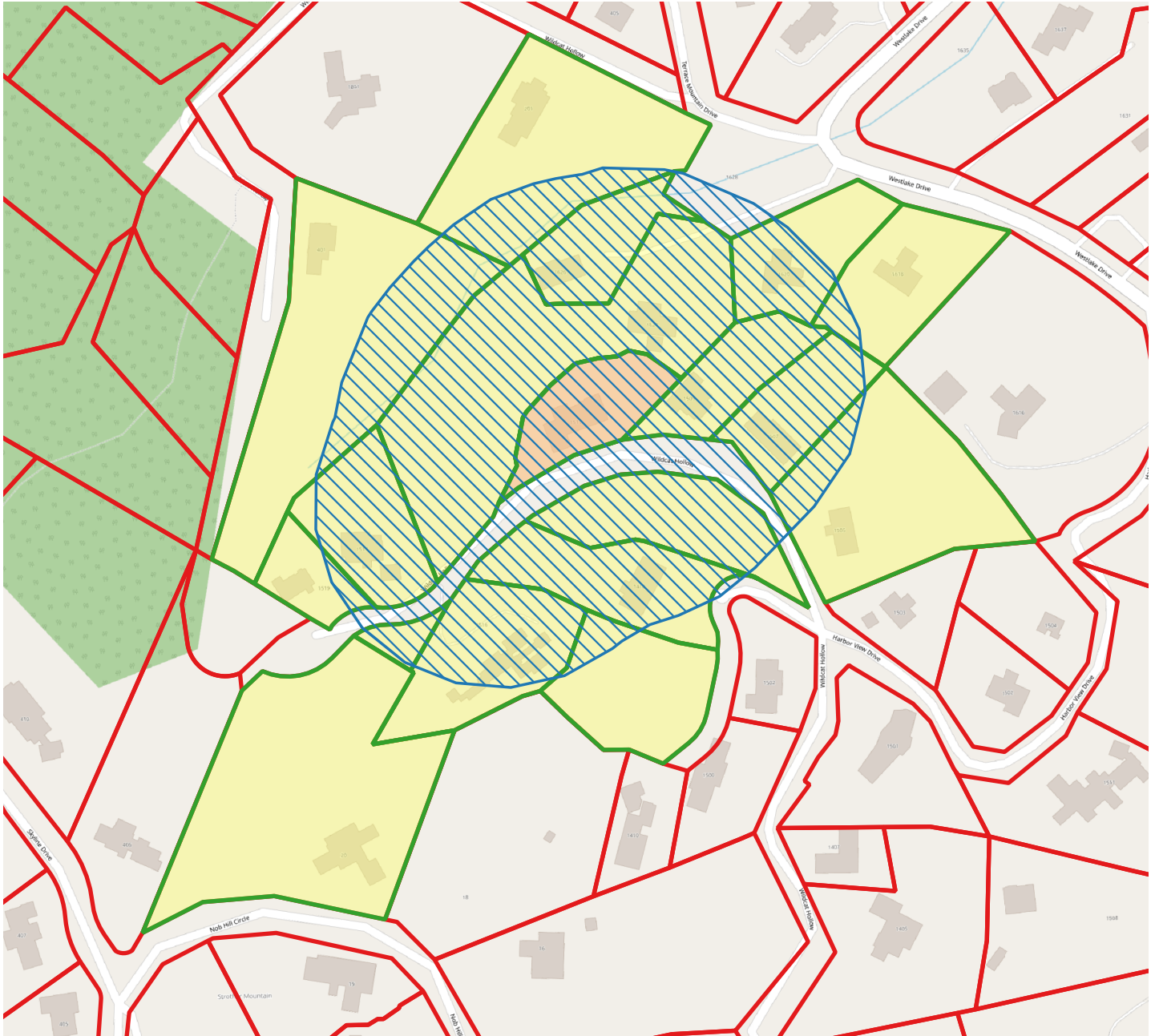
1. Total site area is less than 1 acre.
 - a. **This is accurate, the minimum lot size for R-1 zoning is 1 acre per the City of West Lake Hills Code of Ordinances.**
2. Overall lot depth is less than 150ft.
 - a. **Section 22.03.281.b shows a minimum lot depth of 150 ft for the City of West Lake Hills for lots zoned R-1. This is not a special condition.**
3. Intent to demolish the existing 1964 home triggers current zoning ordinances which initiates new setback lines.
 - a. **This is not a special condition; this is City Code.**
4. The current 50-foot front setback line results in a loss of buildable site area of 27%.
 - a. **Sections 33.03.281.b displays a minimum front setback of 50 feet for sites which are larger than 0.5 acres. This is typical in the City of West Lake Hills and not a special condition.**
5. 69% of the existing lot slope is between 25% to above 35% limiting the area of construction according to the DECDM.
 - a. **Rules and regulations of the City of West Lake Hills outlines that at least 50% of the area of all lots must be situated on land having a natural slope of less than 30% for residential lots per Section 36.01.009. It is unclear whether or not this site meets those criteria or if there is undue hardship. In addition, the DECDM Table 7-1 allows closed cuts up to 10 feet and closed fill up to 6 feet on areas where the natural slope is from 35%-25%. No grading is allowed on areas where the natural slope is over 35%.**

Due to the reasons listed above, we, on behalf of the City of West Lake Hills recommend the following:

1. Front yard setback adjustments due to encroachment and existing sit slope limiting location of proposed new detached garage (see site plan).
 - a. **The proposed setback reaches the property line at one point, for no apparent reason. We recommend denying the proposed setback show on the Site Plan. However, due to the unique shape of the property, we recommend approving a smaller front setback, such as 30', which is typical in the City of West Lake Hills for small lots (<0.5 acres).**
2. Impervious cover increase to match existing condition of 30%, due to existing site slope and location of proposed detached garage with corresponding driveway.
 - a. **It is unclear how existing site slope necessitates an increase in impervious cover. However, as long as all 10% of the proposed 30% impervious cover is treated per TCEQ, and no additional runoff is generated on-site, we recommend this variance for approval.**
3. Tree removal variance to accommodate proposed home and detached garage.
 - a. **We recommend approval of the removal of tree 148 assuming it will be mitigated properly and that tree 131 will not be removed. The applicant is performing due diligence to ensure that the natural flora is protected.**

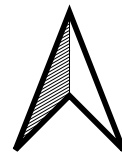
Notification Area

1511 Wildcat Hollow Variances



Legend

-  Subject Property
-  Notification Area
-  Notified Parcels
-  Parcels
-  West Lake Hills City Limits



0 100 200 300 400 500 ft





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 17, 2024	Item Number:	6
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

406 Redbud Trl: Discuss and make recommendations on the proposed variances:

1. The removal of nine (9) trees with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
2. Excavation, grading or filling greater than 18" in setbacks (Section 22.03.170 (f) of the West Lake Hills Code)
3. Closed cut of 21 feet where maximum allowed is 15 feet (7.4.1 of the Drainage and Erosion Control Manual)
4. Driveway with an elevation change of greater than 6 feet from natural grade (Section 22.03.249 (b) (4))

Applicant: Bhavani Singal, Workshop No.5 LLC

Recommendation

Staff recommend conditional approval of variance 1, and denial of variances 2-4 with the findings in the analysis below. Overall, this site has a lot of challenges given the slope of the property, the existing trees and access conflicts for driveway access on Redbud Trl. There may be other options for siting a house and driveway, but they would also require some combination of variances to grading, trees, driveway slope, and setbacks.

This item will be forwarded to the May 8, 2024 BOA and City Council meetings for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Ashwini Rajah, 406 Red Bud LLC

Legal Description: Lot 8B Skyline Terrace Section 1, Resub of Lots 8, 8A & 9

Lot Size: 1.006 acres

Zoning: R-1 One Family

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

Background & Analysis:

The applicant is proposing to build a new residential house on an undeveloped lot. As the lot has not been developed the property contains many trees and a hillside that has never been graded before. Given the existing terrain and trees the applicant is asking for variances from four code sections (Attachment 1).

Additionally, the applicant is requesting to take access from Skyline Drive (Attachment 6). Given the slope on site, building a code compliant driveway from Redbud south of Skyline would be challenging. Also, given the curve of Redbud as it comes from the west, a driveway further south would provide additional sight conflicts for drivers going south and residents leaving 406 Redbud. Skyline Drive adjacent to this property is an undeveloped 45' public right-of-way. To take access from this right-of-way, the applicant would have to 1. Build the portion of the street adjacent to the property or 2. Request a license to encroach that would have to be approved by City Council to build a private driveway within the right-of-way. City staff recommended option 2, as with option 1 the property owner is only obligated to build a portion of the street, it would not connect to the built portion of Skyline to the east, and the city would have to take over maintenance of a street that only serves one property. With a license to encroach, the city will retain ownership of the ROW and would allow the private improvement to be built and maintained by the owner of 406 Redbud by agreement. Construction plans have not yet been reviewed, but relocation of any utilities or fire hydrants would be the responsibility of the property owner and staff recommends that the improvements be located within the half of the right-of-way (22.5 feet) adjacent to the property. The area shown on the proposed site plan is not the area approved to be paved but depicts the natural ground area that has been used for utility and fire access (Attachment 7). The West Lake Fire Department has reviewed the request and recommends approval (Attachment 8). The city engineering team also recommended approval of access from Skyline (Attachment 9).

1. The removal of nine (9) trees with trunk diameters of 14 inches or greater.
 - a. 24" quadruple cedar (poor condition per arborist)
 - b. 14" oak (damaged by adjacent ddi cedar)
 - c. 17" quadruple cedar (poor condition per arborist)
 - d. 23" double oak (fair condition per arborist)
 - e. 16" double cedar
 - f. 22" quadruple cedar
 - g. 16" quadruple cedar
 - h. 17" quadruple cedar
 - i. 18" quadruple cedar

The applicant has provided a tree evaluation from the certified arborist (Attachment 2). In the report the, the arborist stated that the trees that were good candidates for preservation are on the eastern edge of the property. The proposed site plan (Attachment 3 – Page 2) shows the removal of 10 trees that are 14" in diameter or greater. The first two trees have been damaged and are dying, so they do not require variances or replacement for removal. The remainder of the trees are in poor to fair condition, and all are multi-trunk. The 23' double oak is the largest tree but is also the most centrally located within the buildable area outside of the setback. Given the large number of existing trees throughout the site, any development of site would require some level of removal for the house and due to grading. As all the trees are multi-trunk and in fair to poor condition, requiring mitigation would provide healthier trees for the long-term.

Given the information provided staff recommend approval of removal and mitigation of 8 trees conditioned on the approval of the other 3 variance for this building location.

2. Excavation, grading or filling greater than 18" in setbacks.

The site has a grade change of over 70 feet from the northeast corner to the southwest corner. Given the slope and proposed access from Skyline, and the location of the house, the driveway/parking area would

require grading over 18 inches within the setback. As Skyline is a public right-of-way, the north side of the property is considered a front yard, so it requires a 50-foot setback. The grading area over 18 inches would encroach 25 feet in to the 50-foot setback. The greatest amount of grading would occur in the high point of the property in northwest corner. As this area will be slightly lower than the properties to the north and east, and with the trees remaining to along the north property line, this area would be minimally visible to surrounding properties.

Staff recommend denial of grading in the setback. While staff agrees that there is a great deal of slope on the property, it is unclear that this much grading within the setback is necessary for the driveway court, and that it could be relocated to the front of the house to reduce the amount of grading in the setback.

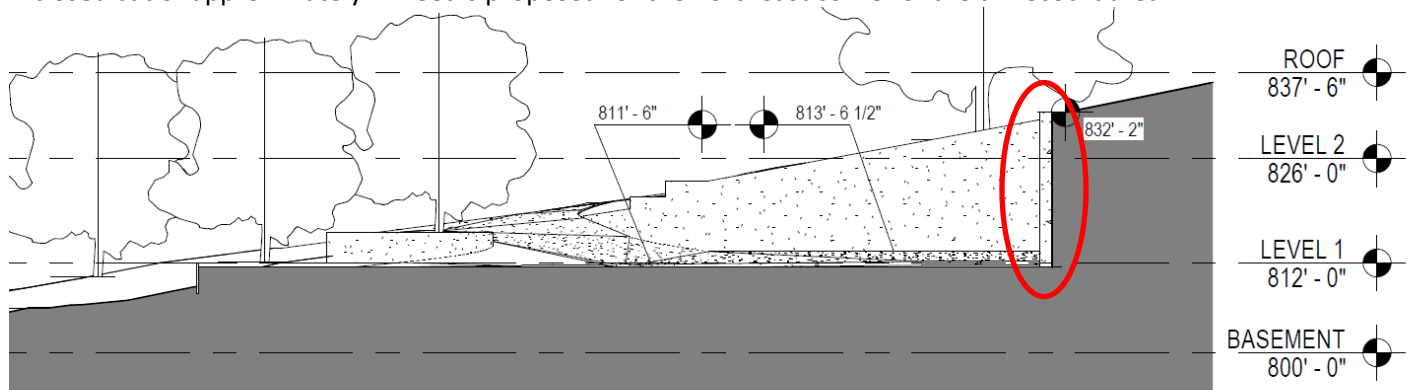
3. Closed cut of 21 feet where maximum allowed is 15 feet (7.4.1 of the Drainage and Erosion Control Manual)

The Drainage and Erosion Control Manual has limits on the amount cutting into or filling in of the natural terrain.

Table 7-1: Maximum Cut and Fill Limits

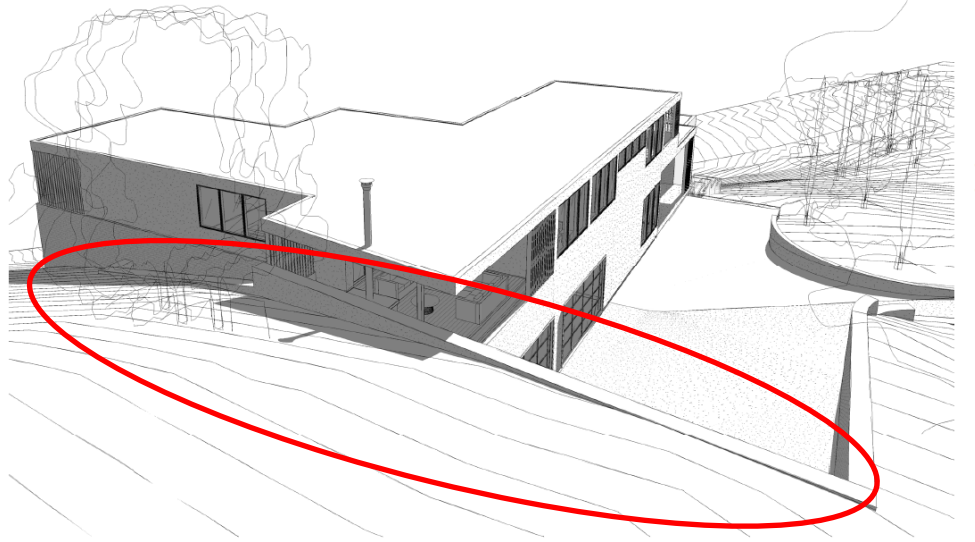
Slope	Open Cuts and Fills	Closed Cuts	Closed Fill
0 - 15%	3 feet	20 feet	6 feet
15 - 25%	1 foot	15 feet	6 feet
25% - 35%	0 feet	10 feet	6 feet
> 35%	0 feet	0 feet	0 feet

Given the slope of the property, the owner is limit to closed cuts of no more than 10 – 15 feet on the property. A closed cut of approximately 21 feet is proposed for the northeast corner of the drivecourt area.



E-W SECTION @ DRIVECOURT- 3/P005

The closed cut will get smaller as it goes south, as the property is sloping down, and the house will be built more into the natural terrain.



Staff recommend denial of up to a 21-foot closed cut. More information from the applicant that no other alternative for the garage placement that may reduce the amount of cut into the hill side.

4. Driveway with an elevation change of greater than 6 feet from natural grade (Section 22.03.249 (b) (4))

For this request, the driveway elevation change is below the natural grade, and not elevated. This may be necessary to meet code requirements of a slope of less than 20%.

Staff recommends denial given denial of the two previous variances.

The city engineering team has reviewed the application materials and provided a recommendation to approve the tree removal but did not recommend the variance for grading, as the initial request did not include a variance request for grading within the setback and did not provide sufficient evidence of hardship (Attachment 4).

Public Comment:

At the time of the staff report, the application has garnered attention from the neighboring properties with questions and open records requests, but no comments in favor or opposed have been received.

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 currently vacant lot has never been developed, so it has 34 trees with a diameter of 14" or greater, and the majority of them are multi-stemmed cedars. Per an arborist's assessment, many of the trees are in poor or fair condition due to the steep slopes on the lot. Developing the lot and creating a driveway will necessitate removing 10 trees with a diameter of 14" or more. The design team made an effort to create access at a point where two damaged trees are located. Additionally, without removing the trees within the buildable area of the lot, development would be difficult because of the steep slope and height restrictions. After several design iterations, we arrived at the current building configuration with the client, balancing between the need to have the majority of

the primary living areas and garages on the main level for accessibility, and the requirements of the steeply sloped site.

- The original draft of the design relied on access from Redbud leading to a garage at grade that required little cut and fill. However, after talks with the city and fire department, it was determined that a driveway off of Redbud would be too steep to allow access for the fire department. All designs for this property require access off of Skyline, an undeveloped right-of-way. All designs for driveway access off of Skyline require us to cut across the slope instead of traveling with it like we would off of Redbud.
- Without a variance for cut and fill, we cannot create legal access to the residence.

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

Per the arborist's report, the healthiest trees with the most potential are located along the edges of the property outside of the buildable area. The current design preserves these trees and creates many spaces for new landscaping and native plantings. The extreme slope of the lot has led to little diversity of flora or fauna, but carefully planned landscaping around the new residence can increase the health and diversity of the plants and animals on the property.

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

In our exhibits, we show a few design options that all created a need for excessive cut and fill, or excessively high foundation walls. The final design ensures that the retaining wall is to the side and back of the property where it will have the least amount of visual impact. Additionally, we propose finishing it in stucco to complement the house.

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

To be able to develop this lot and gain legal access to it, the requested variances are the minimum necessary.

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

We acknowledge the "importance of retaining the unique and beautiful environmental quality of the West Lake Hills area" by preserving healthy and mature trees. By assessing the health of the trees and preserving the most vital of them, we are balancing the need to create a home and preserve our natural habitat to the greatest extent. Also, by mitigating the removal of existing trees necessitated by development, we create an opportunity to introduce more native biodiversity and potential habitats. The retaining wall necessary for access to the property will create an opportunity to redirect and thoughtfully disperse the natural water flows on the property. Currently, the speed of runoff down the current slope has threatened the health and diversity of plants and animals. The topography drops 80 feet from one corner of the property to the other, with few natural formations to slow or sink the water into the ground. During development, we can slow the water further, creating water retention and capture systems that can be used to maintain the new native landscaping. Since the zoning ordinance is concerned with ensuring that no persons or property are threatened by improper drainage or water flows, we believe we can improve upon the existing drainage through this variance.

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

The trees that we are proposing to remove are located in the center of the property, and the remaining trees create a thick privacy buffer between neighboring properties. The proposed cut and fill is located in the far corner of the property, located away from the public right of way and any neighbors. The

neighbor directly behind is considerably above the grade of the proposed home, with no line of sight to the retaining wall. Additionally, we are proposing to finish the wall to complement the dwelling.

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 22.03.034 Tree and Vegetation Removal and Replacement](#)

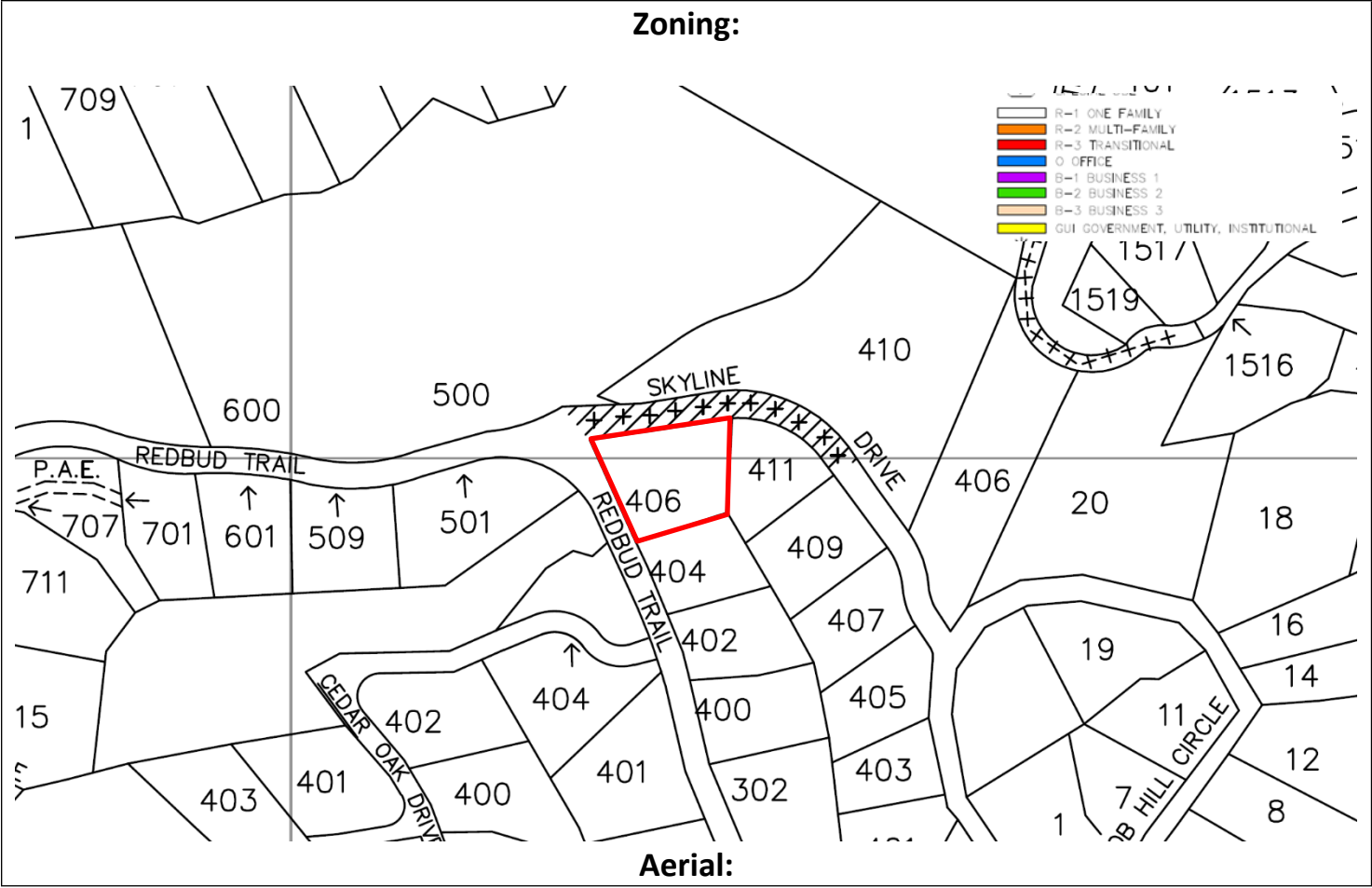
[Section 22.03.170 Site Disturbance \(Excavation, grading or filling\)](#)

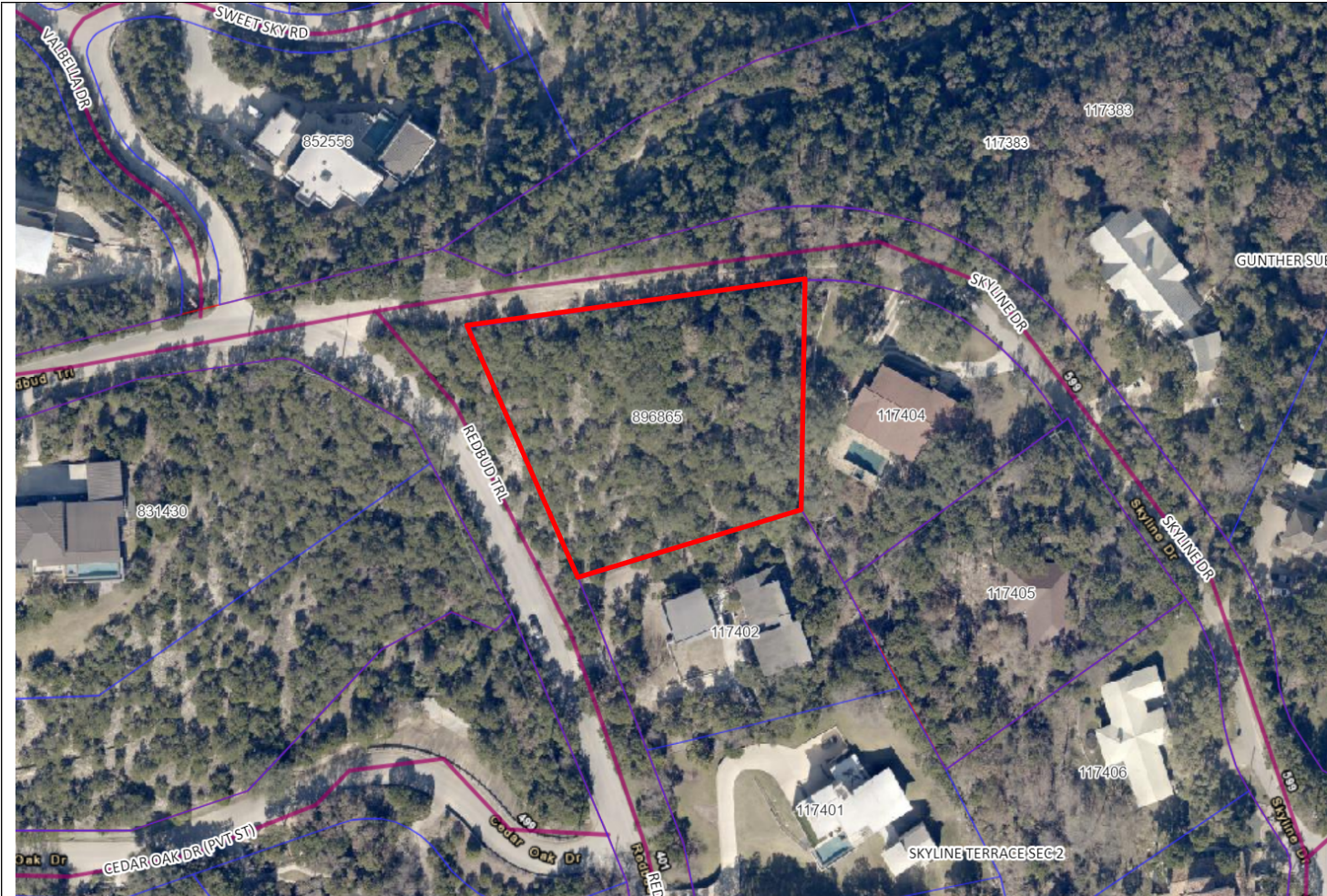
[Section 22.03.249 Driveway Parking and Loading Setbacks](#)

[Drainage and Erosion Control Manual](#)

[Section 38.05.031 Variances](#)

[Section 22.03.514 Criteria and process required for granting variance](#)





03/04/2024

Re: 406 Red Bud Trail
Variance Request

ATTN: Robert Meisel, ZAPCO Chair
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Good afternoon,

We are requesting a variance to remove 10 trees greater than 14" diameter to develop a currently vacant lot, and a variance to limits on cut and fill in order to build a ~21' retaining wall to create driveway access and turn-around space.

The owner would like to build a large family home with the primary living areas and garage located on the main level for accessibility. The currently vacant lot has 34 trees with a diameter of 14" or greater, and the majority of them are multi-stemmed cedars. Developing the lot and creating a driveway will necessitate removing 10 trees with a diameter of 14" or more. Without removing the trees within the buildable area of the lot, development would be difficult because of the steep slope and height restrictions.

After talking through development plans with the city and fire department, it was determined that a driveway off of Redbud would be too steep to allow access for the fire department. It was suggested that we access the property off of Skyline, an undeveloped right-of-way. All designs for driveway access off of Skyline require us to cut across the slope instead of travelling with it like we would off of Redbud. A variance for cut and fill is needed to create legal access to the residence, and allow for parking and the required turnaround space in the driveway.

We request that the ZAPCO board consider our variance requests that will allow us to create a new home for a family in this beautiful community.

Sincerely,

Bhavani Singal

Architect
Workshop No.5 LLC



1/31/2022

Tree Evaluations: Epitome Development

406 Redbud Trail
West Lake Hills, TX 78746

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team whom through related training and experience are familiar with the techniques and equipment used in such operations.

Summary:

Tree Mann Solutions identified, located, and inspected 26 trees across the site: 18 Ashe juniper and 8 live oaks. Of the trees inspected, 25 were found to be 14" and larger. The site was located on a rocky hillside and most of the trees were assigned a condition rating of "fair." There are multiple live oaks along the eastern edge of the site that would make decent preservation candidates.

Introduction:

Epitome Development contacted TMS regarding a property they were studying for development. The team wanted a better understanding of the trees and their potential impacts/benefits to development of the site.

Assignment:

Tree Mann Solutions to visit site, identify, locate, and assess trees 14" and larger, per City of West Lake code, within boundaries of lot. Tree diameter breast height (DBH), GPS location within 2-4' accuracy, species, and condition rating with supportive notes to be provided. Summaries of all trees rated "Poor" or worse to be provided. Master excel tree inventory with data along with tree assessments and link to individual summary tree reports w/ photos provided for team use. Summary report with tree preservation/mitigation recommendations provided for team use.

Analysis:

Protected trees 10"- 13.9" (and larger non-heritage species) are shown in light yellow. Heritage trees 14" and larger are shown in light red. Undersized trees are shown in light grey. Trees in good or above condition have no special markings. *Fair* condition trees have *italicized* text. **Poor** condition trees have **bolded text**. Trees not evaluated during the inventory are underlined. **DDI (dead, diseased, or imminent hazard)** condition trees have **red text**. **Invasive** trees have **purple text**. An example of the excel file can be seen below.

#	Species	DBH	MS Notes	Condition	Notes	Summary
5574	Ashe Juniper	15	10.5, 9.5	Fair	50% potential canopy, deadwood 30%-50%, fair structure & vigor	Low fair
5573	Ashe Juniper	14	9, 5.5, 5	Fair	50% potential canopy, deadwood 15%-30%, fair structure & vigor	
5572	Ashe Juniper	16	9, 5.5, 5, 3.5	Fair	50% potential canopy, deadwood 15%-30%, fair structure & vigor	
5571	Ashe Juniper	15	7, 6.5, 6, 3.5	Fair	50% potential canopy, deadwood 50%-75%, fair structure & vigor	Low fair
5570	Ashe Juniper	18		DDI		Extensive storm damage.
5569	Live Oak	16.5	12, 9.5	Fair	50% potential canopy, deadwood 15%-30%, fair structure & vigor	Decent tree with minimal defects observed. Preserve if convenient.
5568	Live Oak	13.5		Fair	50% potential canopy, fair structure & vigor, significantly unbalanced	Significant unbalance to SW.
5567	Ashe Juniper	16	Waist	Fair	50% potential canopy, deadwood 30%-50%, fair structure & vigor	
5566	Live Oak	18.5		Fair	50% potential canopy, deadwood 15%-30%, fair structure & vigor, moderately unbalanced	
5565	Live Oak	23.5	16, 15	Fair	50% potential canopy, deadwood 15%-30%, fair structure & vigor, moderate storm damage	This multi stem live oak was found to be in fair condition. It exhibited minimal deadwood throughout the canopy. There was an old decaying juniper trunk between the stems. This tree has preservation potential with tree care plan.
5564	Live Oak	18	12.5, 11	Fair	50% potential canopy, deadwood 30%-50%, fair structure & vigor	
5563	Live Oak	14		Fair	50% potential canopy, deadwood 15%-30%, fair structure & vigor, significantly unbalanced	Unbalanced to SSW.
5562	Live Oak	16		Fair	50% potential canopy, deadwood 15%-30%, fair structure & vigor	No visible connection to adjacent stem 12" stem. Decent tree with upright growth. Tree exhibits a moderately reduced canopy with minimal deadwood and defects observed. Possible preservation candidate alone, or in tandem with adjacent tree.
5561	Ashe Juniper	18	9.5, 9, 5.5, 3	Poor	25% potential canopy, deadwood 30%-50%, poor structure, significant decay, moderate storm damage	Poor due to diminished canopy and signify the decay presence. Not recommended for preservation.
5560	Live Oak	21.5		Fair	50% potential canopy, deadwood 30%-50%, fair structure & vigor, moderately unbalanced	Decent tree found to be in fair condition. Moderate deadwood throughout reduced canopy. Moderately unbalanced to WNW. Swollen base of tree. Preserve if convenient and with investment in tree care plan.

Observations:

- Ashe juniper (~69%) and live oak (~31%) were the only two species inventoried on the lot.
- The site was located on a rocky west/southwestern slope with limited soil volume.
- Most of the trees assessed were found to be in “fair” condition.
 - Those that were determined to be in “poor” or worse condition, were assigned the chosen condition rating based on previous storm damage, diminished canopies, decay presence, and overall lack of vigor.
- There are multiple live oaks along the eastern side of the site that would make decent preservation candidates.
 - **5560**, a 21.5” live oak, was found to be in “fair” condition. It was an overall decent tree with moderate deadwood accumulation throughout a thin canopy. It was moderately unbalanced to the west/northwest and had a swollen base. This tree is a possible preservation candidate if feasible with design and tree care plan implementation.
 - **5562**, a 16” live oak, was found to be “fair” condition. It was an overall decent tree that exhibited an upright growth habit with a moderately reduced canopy and minimal deadwood accumulation; minimal defects observed. This tree shared no visible connection above grade to adjacent 12” stem. This tree is a possible preservation candidate alone, or in tandem with adjacent tree.
 - **5563**, a 14” live oak, was found to be in “fair” condition. It was unbalanced to the south/southwest.
 - **5565**, a 23.5” multi-stem live oak, was found to be in “fair” condition. It exhibited minimal deadwood accumulation throughout the canopy. There was the remainder of an old decaying juniper trunk between the two stems. This tree has preservation potential with implementation of a tree care plan.
 - **5566**, an 18.5” live oak, was found to be in “fair” condition and is a fair preservation candidate. Implementation of tree care plan recommended if preserved.
 - **5569**, a 16.5” multi-stem live oak, was found to be in “fair” condition. It was an overall decent tree with minimal defects observed and is a possible preservation candidate.



Approximate tree locations

Orange indicates decent preservation candidate

Discussion:

Heritage trees (14" and up) in "Good" condition or better on this site should be preserved in most instances unless significantly impacting feasibility. "Fair" condition heritage trees should be preserved if not significantly conflicting with a reasonable site plan. Those that can be saved should be evaluated for possible risks and mitigation care performed. "Poor" condition heritage trees should not be preserved due to risk concerns unless they are sited in greenbelt/lightly used areas with low frequencies of target presence. Poor and/or Fair condition heritage trees may need further study through ISA Level 1, 2, or 3 risk assessments dependent upon tree size, species, location, and intent to preserve or remove per possible city requests.

Protected (10-13.9" – and larger non-heritage species) trees in "Good" condition or better on this site should be preserved unless significantly restricting reasonable development. "Fair" condition protected trees may be preserved if not notably conflicting with desired site plan. Those that can be saved should be evaluated for possible risks and mitigation care performed. "Poor" condition protected trees should not be preserved due to risk concerns unless they are sited in greenbelt/lightly used areas with low frequencies of target presence.

Significant (3-9.9") trees in "Good" condition or better on this site are good preservation candidates unless restricting development. These trees are often more vigorous and resilient to construction impacts than the larger size classes. "Fair" condition protected trees may be preserved if convenient/fitting with desired site plan. Those that can be saved should be evaluated for possible risks and mitigation care performed. "Poor" condition protected trees should not be preserved due to risk concerns unless they are sited in greenbelt/lightly used areas with low frequencies of target presence.

Trees in "Good" condition or better that are designed for removal should be mitigated at full rates per city ordinance. We recommend that trees in "Fair" condition designed for preservation have further study and/or mitigation work performed to make them an asset with minimal risks to introduced targets of a new development. We propose that a 50% reduction in mitigation fees is reasonable for trees in "Poor" condition designed for removal; these trees must have significant further study and/or costly mitigation work performed to make them less a hazard with reduced risks to introduced targets of a new development. However, these trees in low-target areas still hold ecological and environmental value.

When developing, trees to be removed that are located within the critical rootzone of one to be preserved should be carefully removed by an arborist and not by machinery. Trees on construction sites undergo significant stress due to root loss from severing, excavation, and compaction as well canopy loss from necessary construction clearances and machinery impacts. Trees can experience stress from these previously mentioned impacts as well as changed wind loads and soil hydrology, etc. for years following construction.

If preserved trees experience any impacts within the critical root zone (1' radius per 1" trunk diameter), pre and post construction fertilization, professional limb removal/pruning, and decompaction/soil remediation work on an as-needed basis are strongly recommended to maintain tree health, decrease future risks, and improve project performance in the future.

Conclusion:

Tree Mann Solutions located and assessed 26 trees across the rocky, western sloping site. Most of the trees assessed were found to be in "fair" condition. There are multiple trees along the eastern edge of the site that would make decent preservation candidates if convenient and feasible with site design. TMS recommends preservation of the larger, better-condition trees, investment of tree mitigation fees into thorough care plans for existing trees preserved on site where able, and thoughtful design for tree replacement with good-quality mitigation trees that will thrive for decades to come.



- Links to photos of each assessed tree are available in the last column of the tree inventory tab.

If you have any questions and/or concerns regarding tree assessment on this site, please contact me at (512)470-9073 or joe@treemannsolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation!

Respectfully,

Joe Zaniewski

Joe Zaniewski | Project Manager

Tree Mann Solutions, LLC

ISA TX-4294A, TRAQ, TOWQ

TDA Applicator License No. 0798941

Licensed Irrigator LI0024812

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

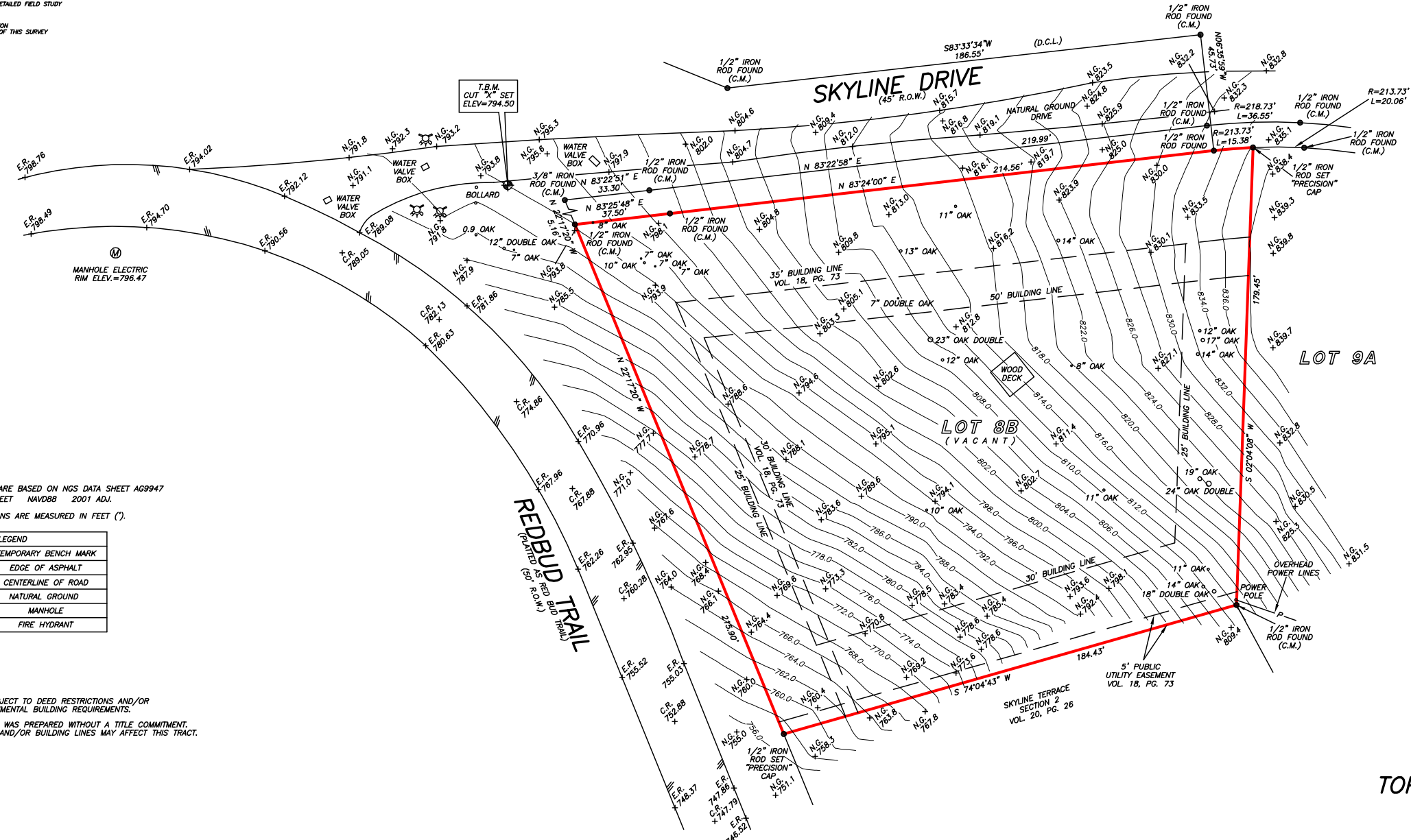
PROPERTY SURVEY

ADDRESS: 406 REDBUD TRAIL
AUSTIN, TEXAS 78746
ORDERED BY: ASHWINI RAJAH

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT.
PANEL NO. 48453C 0445 K
MAP REVISION: 01/22/2020
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY



NOTE: ELEVATIONS ARE BASED ON NGS DATA SHEET AG9947
ELEVATION=754.6 FEET NAVD88 2001 ADJ.
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LEGEND	
T.B.M.	TEMPORARY BENCH MARK
E.A.	EDGE OF ASPHALT
C.R.	CENTERLINE OF ROAD
N.G.	NATURAL GROUND
⊕	MANHOLE
⚡	FIRE HYDRANT

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.
NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND.
EXCEPT AS SHOWN HEREON, THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY.

JAMES P. WALKOWIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. SA2023-01509
JUNE 13, 2023
REVISED: OCTOBER 24, 2023



FOR REFERENCE ONLY
NOT TO SCALE
LARGE SCALE DRAWING TO
BE DELIVERED

TOPOGRAPHIC SURVEY
LOT 8B
RESUBDIVISION OF
LOTS 8, 8A AND 9
SKYLINE TERRACE, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN DOCUMENT NO. 201700312 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: DOC. NO. 201700312, T.C.O.P.R. DRAWN BY: RE/RC

PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYS
1-800-LANDSURVEY
www.precisionlandsurvey.com
281-496-1586 FAX 281-406-1867
850 THREE NEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

03.04.2024

PROPERTY SURVEY



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5409 WOODROW AVE UNIT C
AUSTIN, TEXAS 78756

512.710.9705

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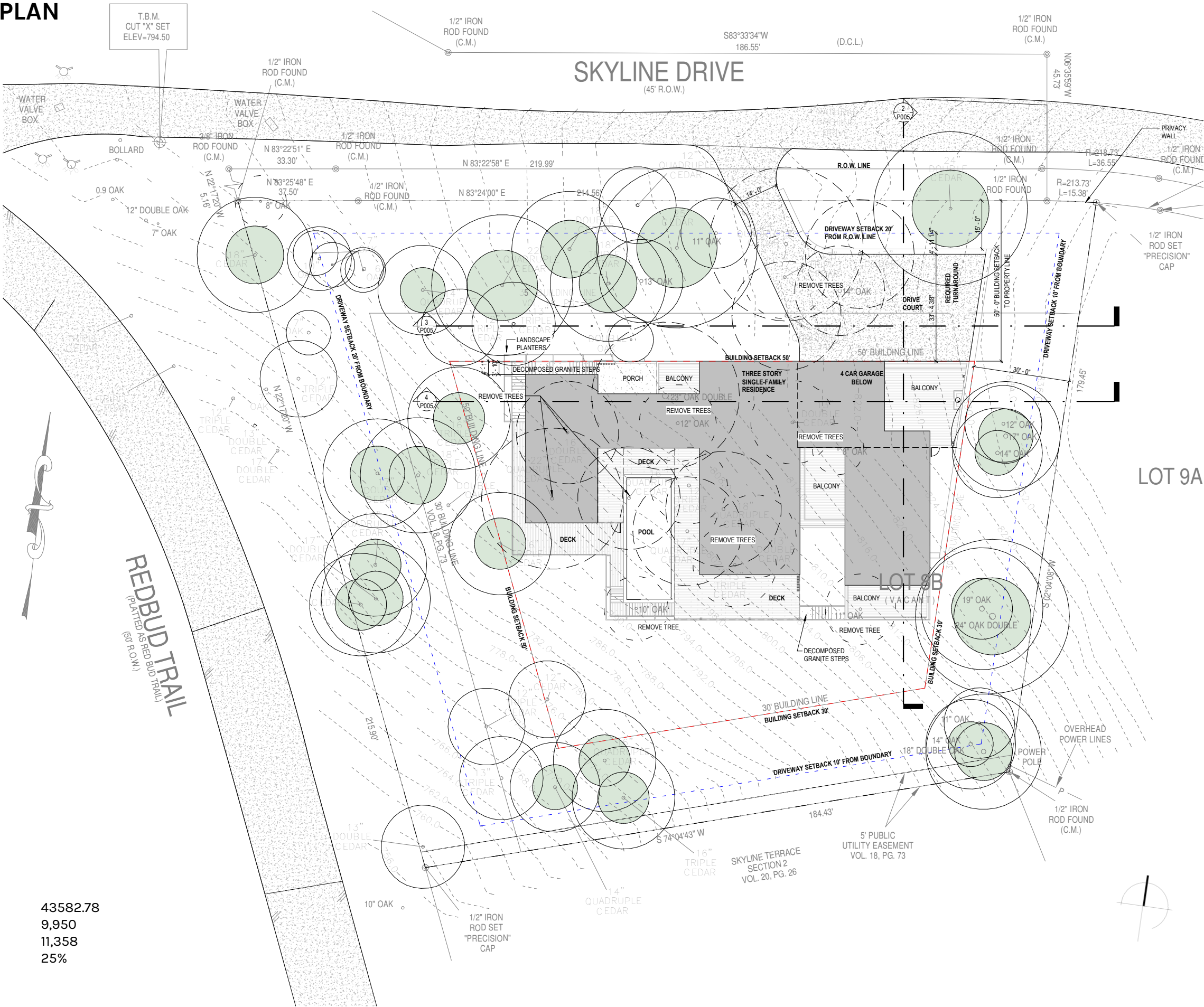
PROPOSED SITE PLAN

1. The currently vacant lot has 34 trees with a diameter of 14" or greater, and the majority of them are multi-stemmed cedars. Per an arborists assessment, many of the trees are in poor or fair condition due to the steep slopes on the lot. Developing the lot and creating a driveway will necessitate removing 10 trees with a diameter of 14" or more.

2. All designs for this property require access off of Skyline, an undeveloped right-of-way. Driveway access requires us to cut across the slope instead of travelling with it like we would off of Redbud. Without a variance for cut and fill, we can not create legal access to the residence.

SITE ANALYSIS:

Total Lot SF	43582.78
Total Conditioned SF	9,950
Total Bldg. SF	11,358
Impervious Coverage	25%



406 REDBUD TRAIL
#2023-14

VARIANCE
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PROPOSED SITE PLAN



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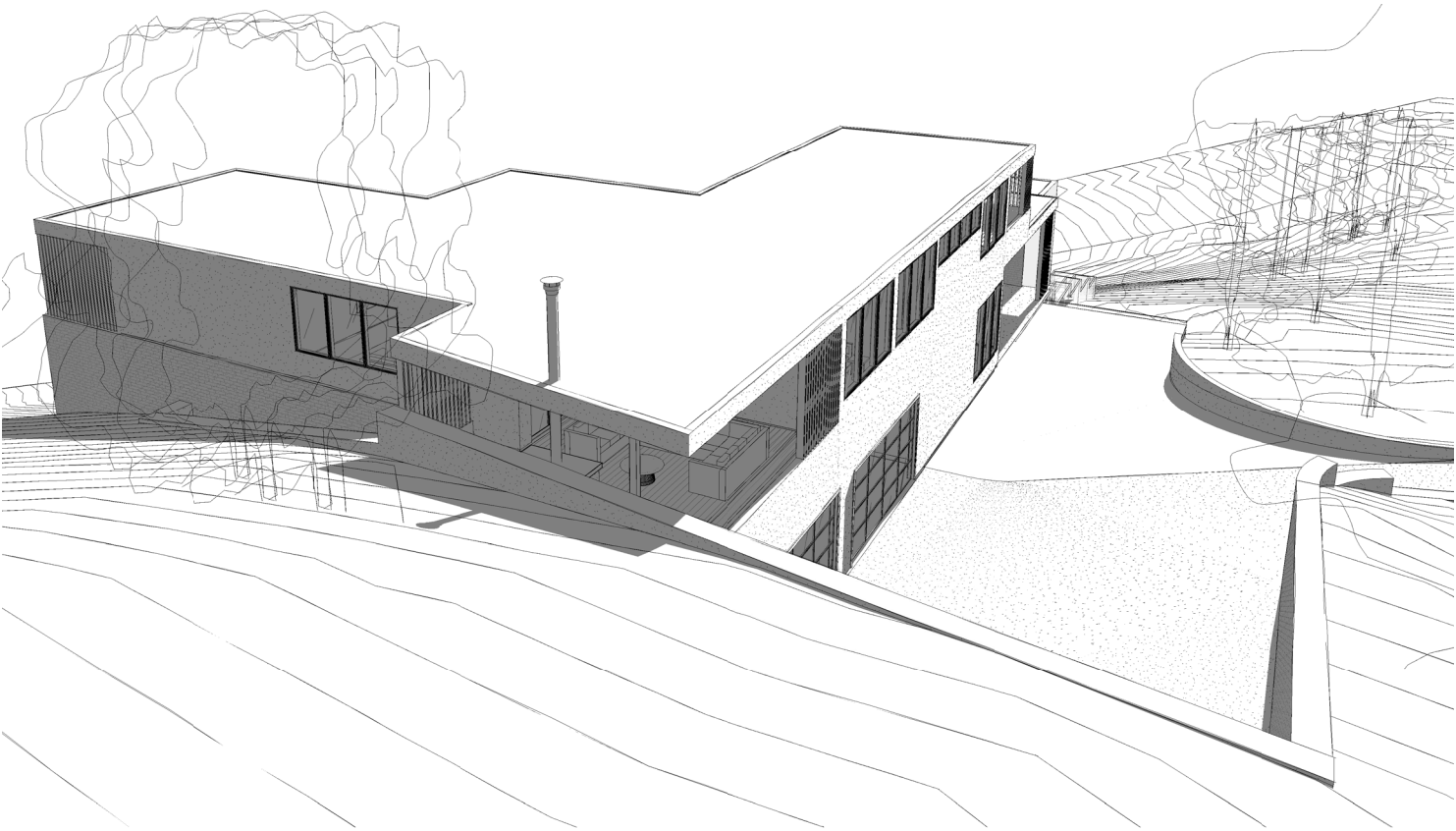
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PROPOSED DESIGN

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

03.04.2024



BIRDSEYE VIEW FROM NE CORNER OF THE PROPERTY- THE HIGHPOINT
THE PROPOSED CUT AND FILL IS LOCATED IN THE FAR CORNER OF THE PROPERTY, LOCATED AWAY FROM THE PUBLIC RIGHT OF WAY AND ANY NEIGHBORS. THE NEIGHBOR DIRECTLY BEHIND IS CONSIDERABLY ABOVE THE GRADE OF THE PROPOSED HOME, WITH NO LINE OF SIGHT TO THE RETAINING WALL. ADDITIONALLY, WE ARE PROPOSING TO FINISH THE WALL TO MATCH THE DWELLING.

EXTERIOR 3D VIEWS OF
PROPOSED DESIGN

VIEW FROM SKYLINE, APPROACHING THE DRIVEWAY
SKYLINE WILL BE DEVELOPED AS A PRIVATE DRIVEWAY ACCESS, PER CITY OF WESTLAKE. THE RETAINING WALL WILL NOT BE VISIBLE FROM REDBUD TRAIL.



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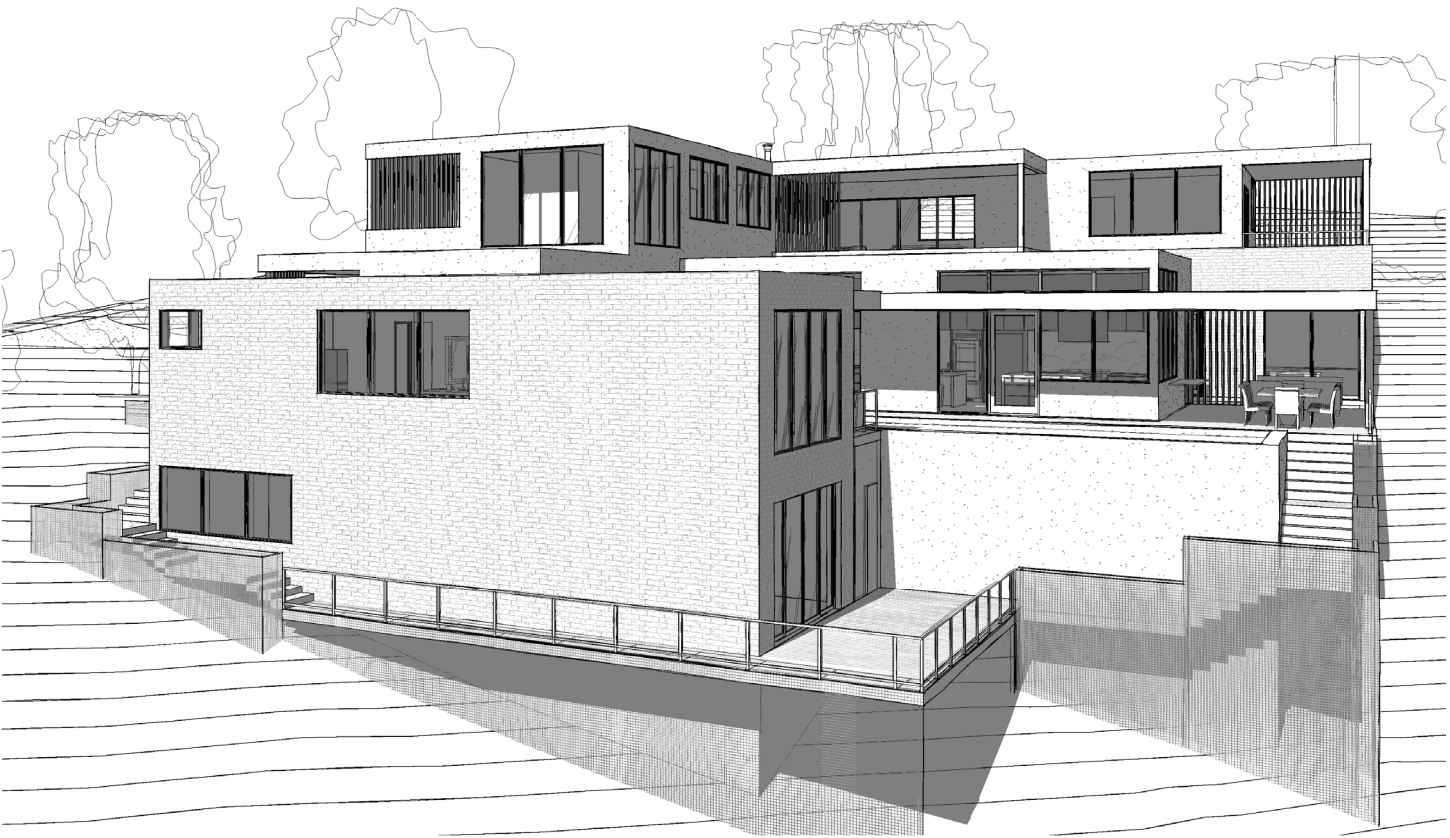
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PROPOSED DESIGN

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VARIANCE
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VIEW FROM REDBUD- DECK SKIRTING TO BE PERFORATED METAL HELD OFF THE GROUND TO ALLOW WATER FLOW. INSET PLANTERS ALONG STAIRS ALLOW OPPORTUNITY FOR MORE GREENERY TO SOFTEN THE FACADE

EXTERIOR 3D VIEWS OF
PROPOSED DESIGN

VIEW FROM THE SOUTH PROPERTY LINE



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SITE SECTIONS

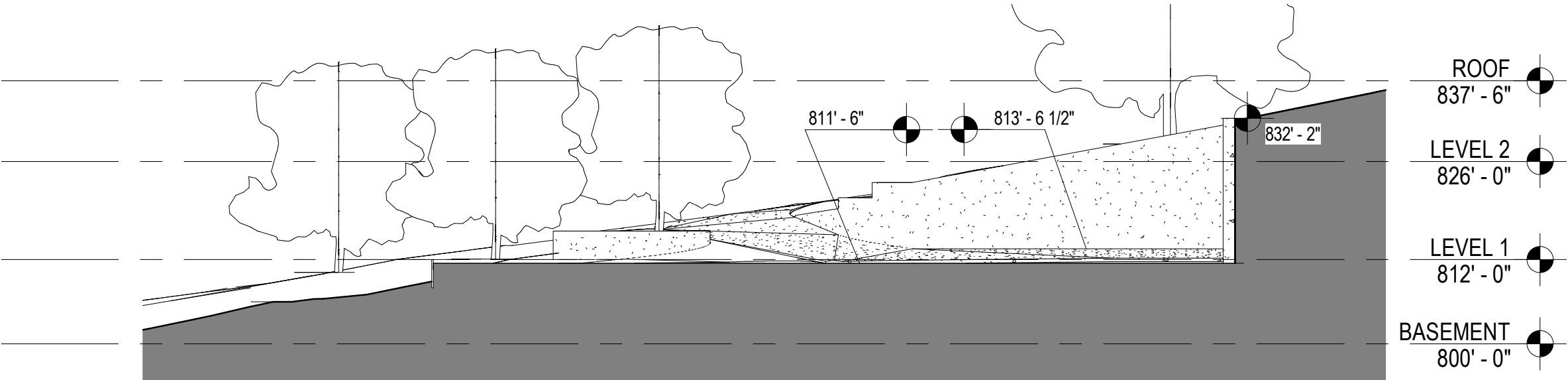
406 REDBUD TRAIL
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VARIANCE
PRESENTATION

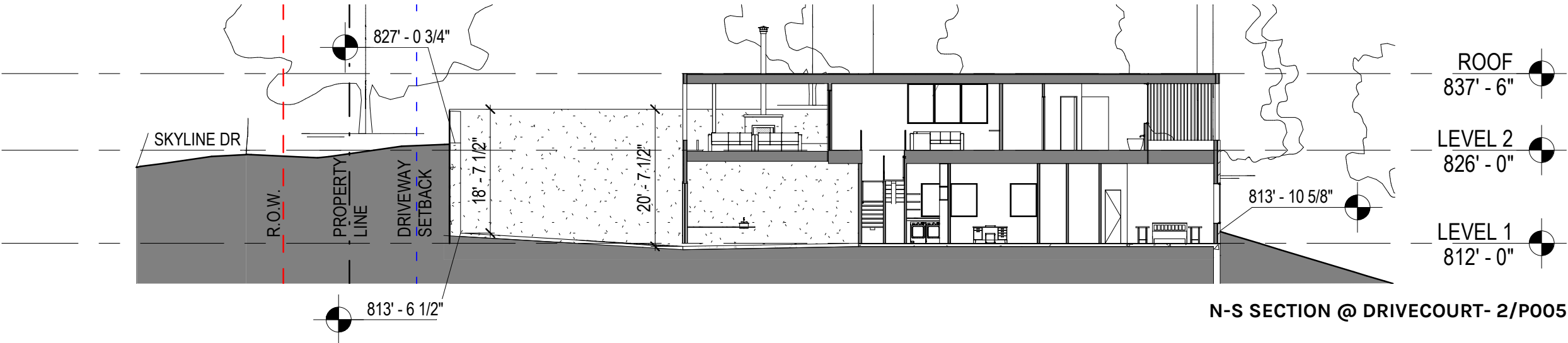
03.04.2024



E-W SECTION @ GARAGE- 4/P005



E-W SECTION @ DRIVECOURT- 3/P005



N-S SECTION @ DRIVECOURT- 2/P005

SITE SECTIONS OF
DRIVECOURT AND
RESIDENCE-
PROPOSED DESIGN

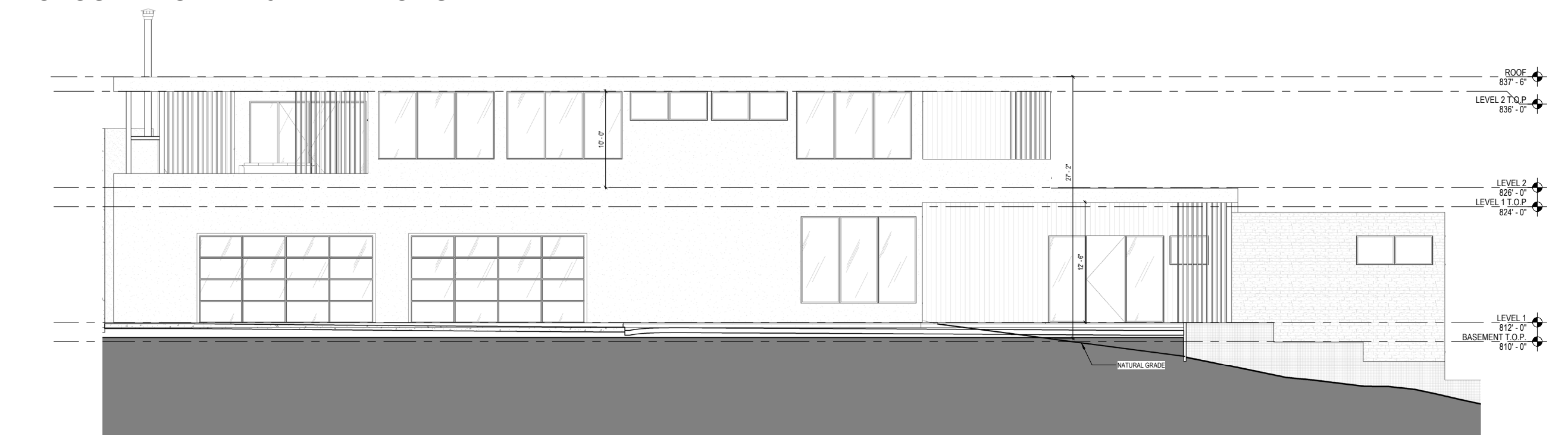


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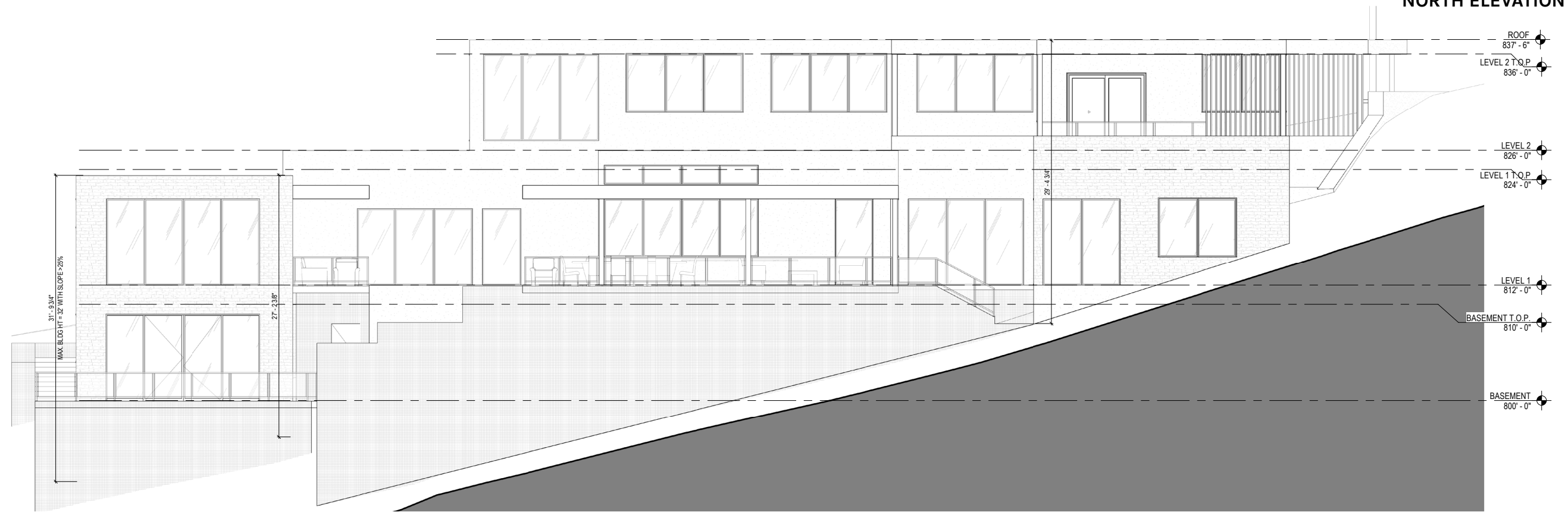
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PROPOSED BUILDING ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

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ELEVATIONS OF
RESIDENCE-
PROPOSED DESIGN



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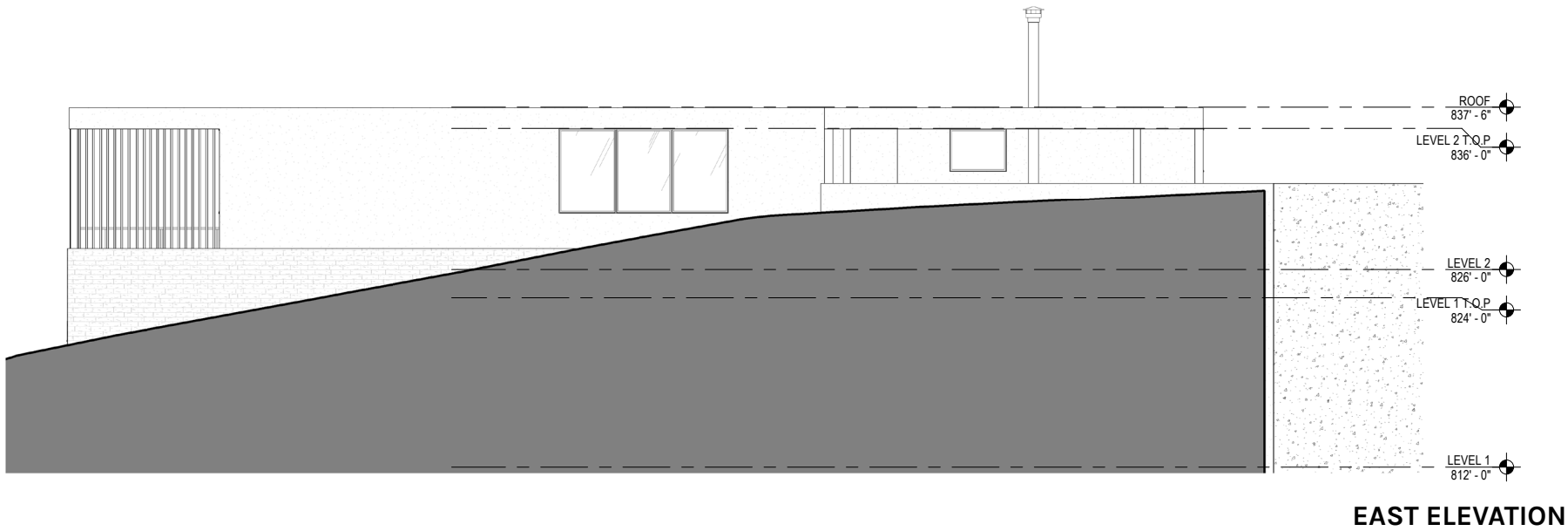
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PROPOSED BUILDING ELEVATIONS

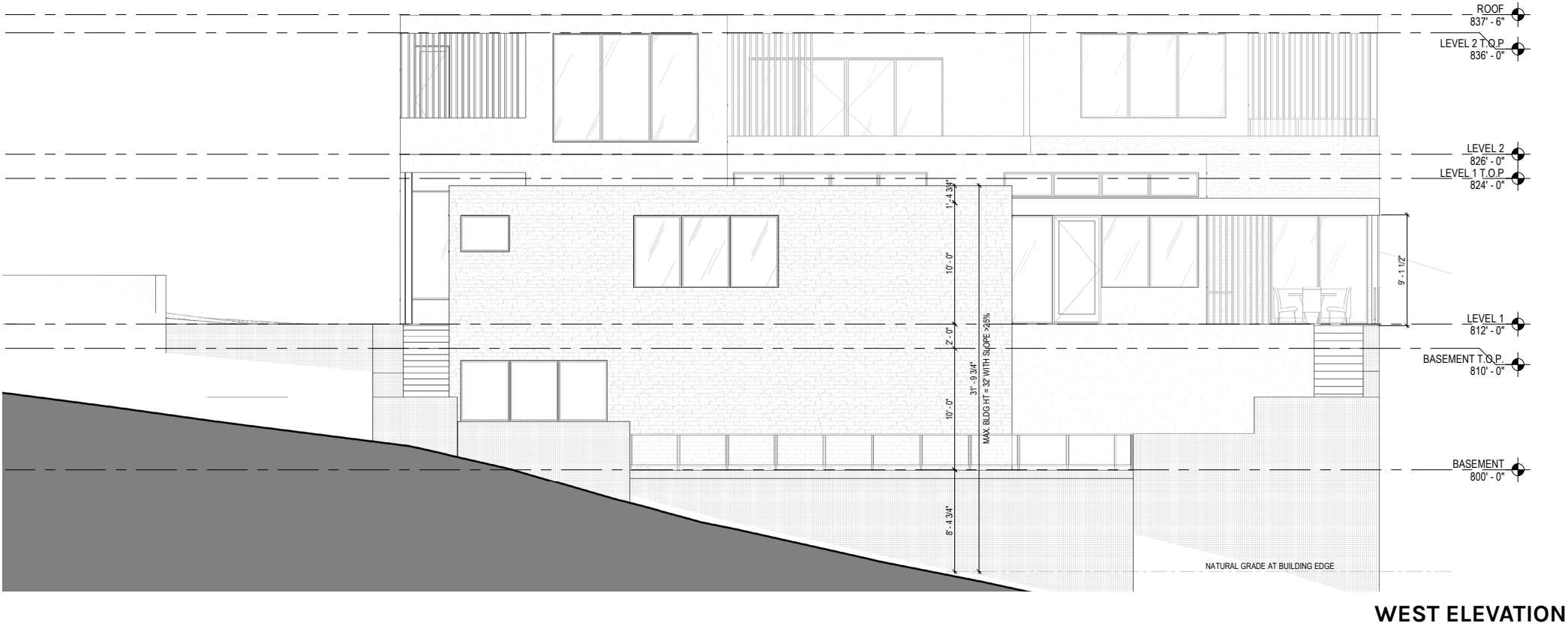
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VARIANCE
PRESENTATION

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ELEVATIONS OF
RESIDENCE-
PROPOSED DESIGN



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WALL DRAINAGE PLAN

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

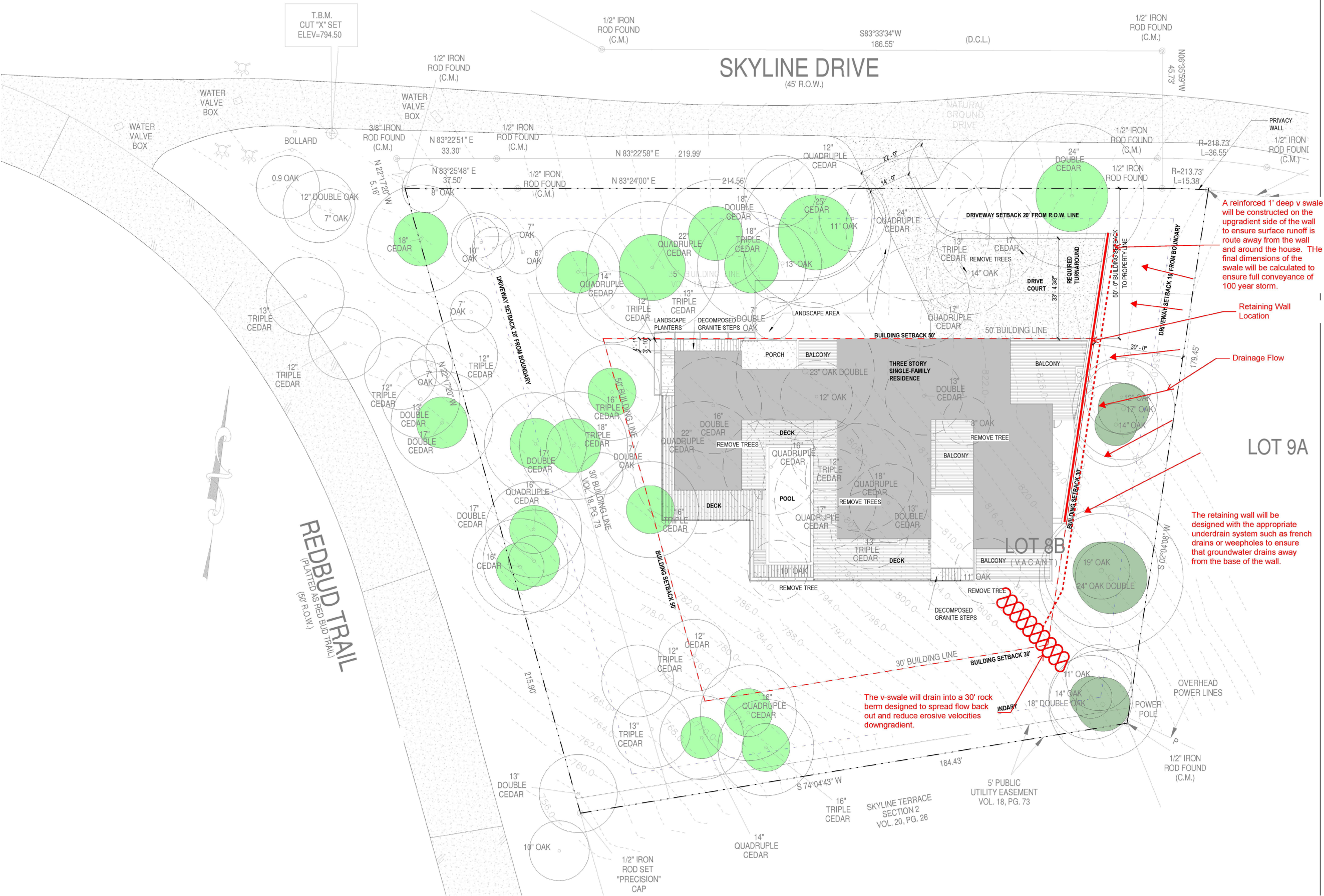
03.04.2024

ENGINEERS PROPOSED
DRAINAGE PLAN-
V-SWALE AND ROCK
BERM TO REDIRECT
WATER FLOW AND
SPREAD IT OUT



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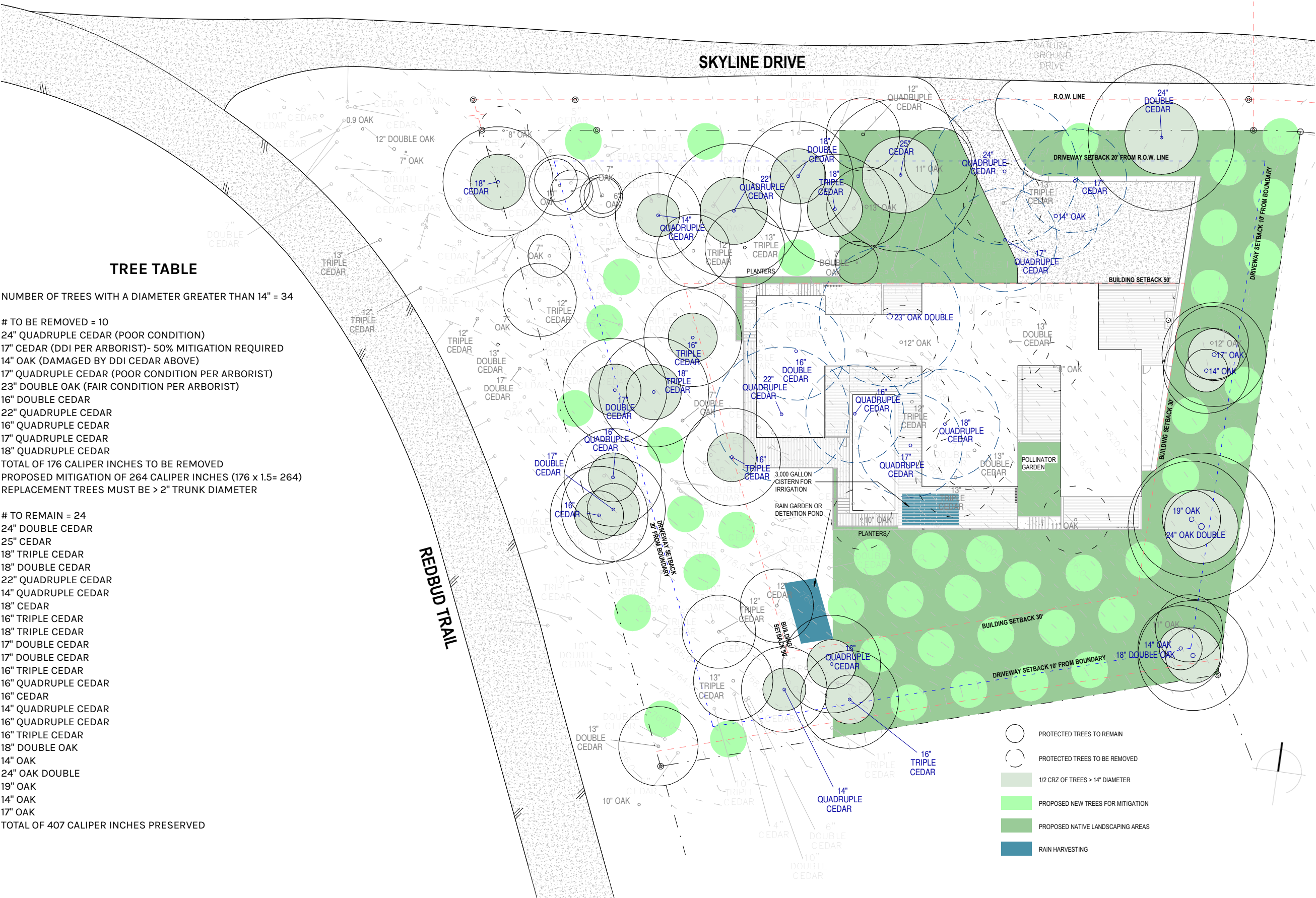
TREE MITIGATION AND LANDSCAPING PLAN

Per the arborists report, the healthiest trees with the most potential are located along the East edge of the property outside the buildable area. The current design preserves these trees and creates many spaces for new landscape and native plantings. The extreme slope of the lot has led to little diversity of flora or fauna, but carefully planned landscaping around the new residence can increase the health and diversity of the plants and animals on the property.

406 REDBUD TRAIL
#2023-14

VARIANCE
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PROPOSED MITIGATION
AND NATIVE
LANDSCAPING



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VIEW OF GRADE CHANGE FROM TOP OF SKYLINE TO BOTTOM OF SKYLINE



VIEW OF SCREENING TREES TO REMAIN AT SOUTH NEIGHBOR



VIEW OF PROTECTED OAKS TO REMAIN AT EAST PROPERTY LINE



VIEW OF SCREENING TREES TO REMAIN AT EAST NEIGHBOR



VIEW OF CONNECTION AT SKYLINE AND REDBUD



VIEW OF PROTECTED OAKS TO REMAIN AT EAST PROPERTY LINE

EXISTING SITE PHOTOS





**24"QUAD CEDAR TO BE REMOVED- POOR
CONDITION FROM STORM DAMAGE**



**17" CEDAR TO BE REMOVED- DDI (TREE
5556 IN ARBORIST REPORT)**



**14" OAK TO BE REMOVED- DAMAGED BY
UPROOTED 17" CEDAR**



**17" QUAD CEDAR TO BE REMOVED- POOR
CONDITION (TREE 5555.1 IN ARBORIST REPORT)**



**23" OAK TO BE REMOVED- FAIR CONDITION
(TREE 5564 IN ARBORIST REPORT)**



16" DOUBLE CEDAR TO BE REMOVED

TREES TO BE REMOVED





**22"QUAD CEDAR TO BE REMOVED- FAIR
CONDITION (TREE 5572 IN ARBORIST REPORT)**



16" QUADRUPLE CEDAR TO BE REMOVED



17" QUADRUPLE CEDAR TO BE REMOVED



**18" QUAD CEDAR TO BE REMOVED- LOW FAIR
CONDITION (TREE 5571 IN ARBORIST REPORT)**

TREES TO BE REMOVED

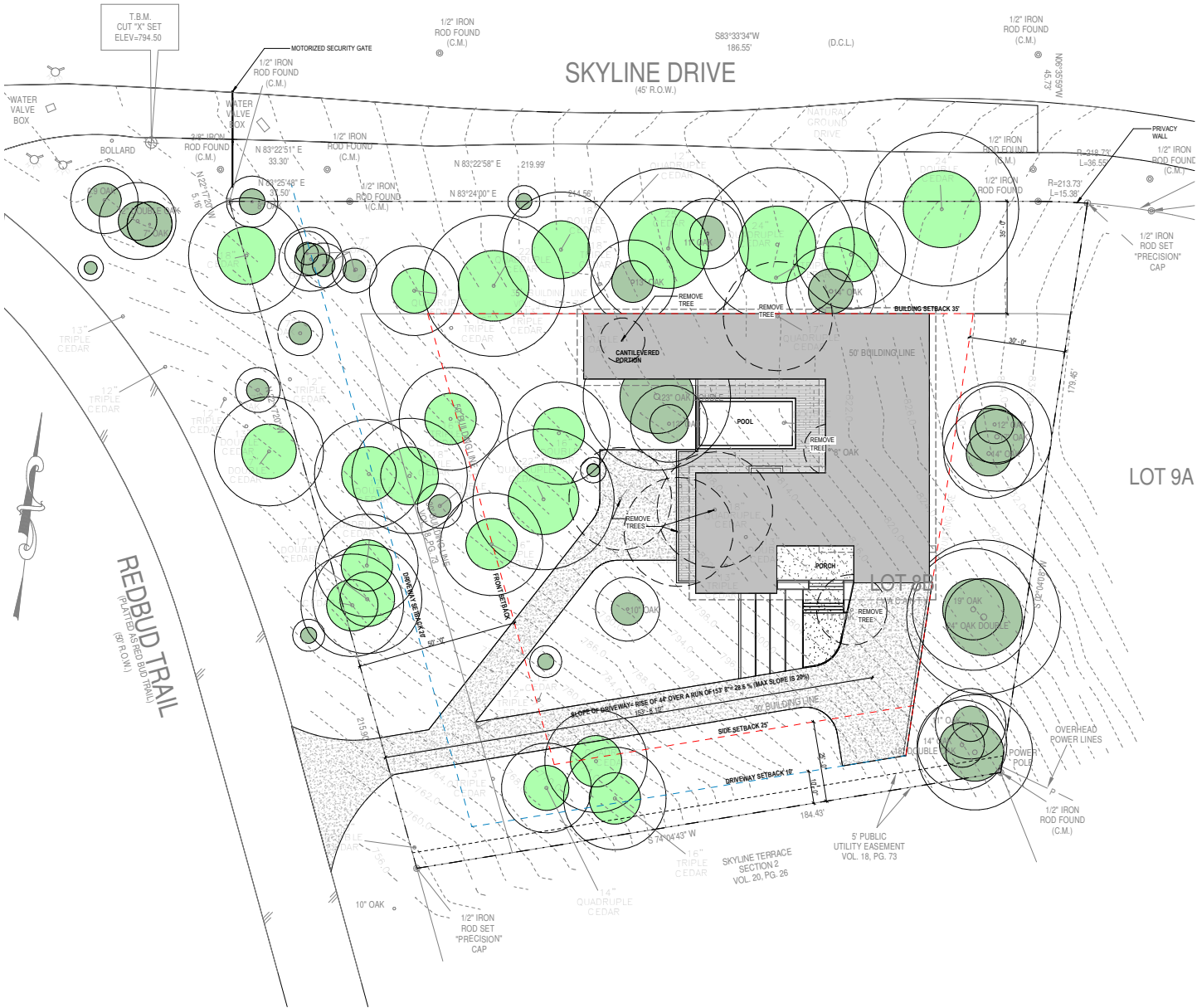


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DISCARDED DESIGN OPTION: ACCESS FROM REDBUD



DESIGN DISCARDED
BECAUSE OF
DANGEROUS SLOPE TO
DRIVEWAY (28.6%)-
CITY OFFICIALS REQUIRE
ACCESS FROM SKYLINE
INSTEAD



406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

03.04.2024

DISCARDED DESIGN

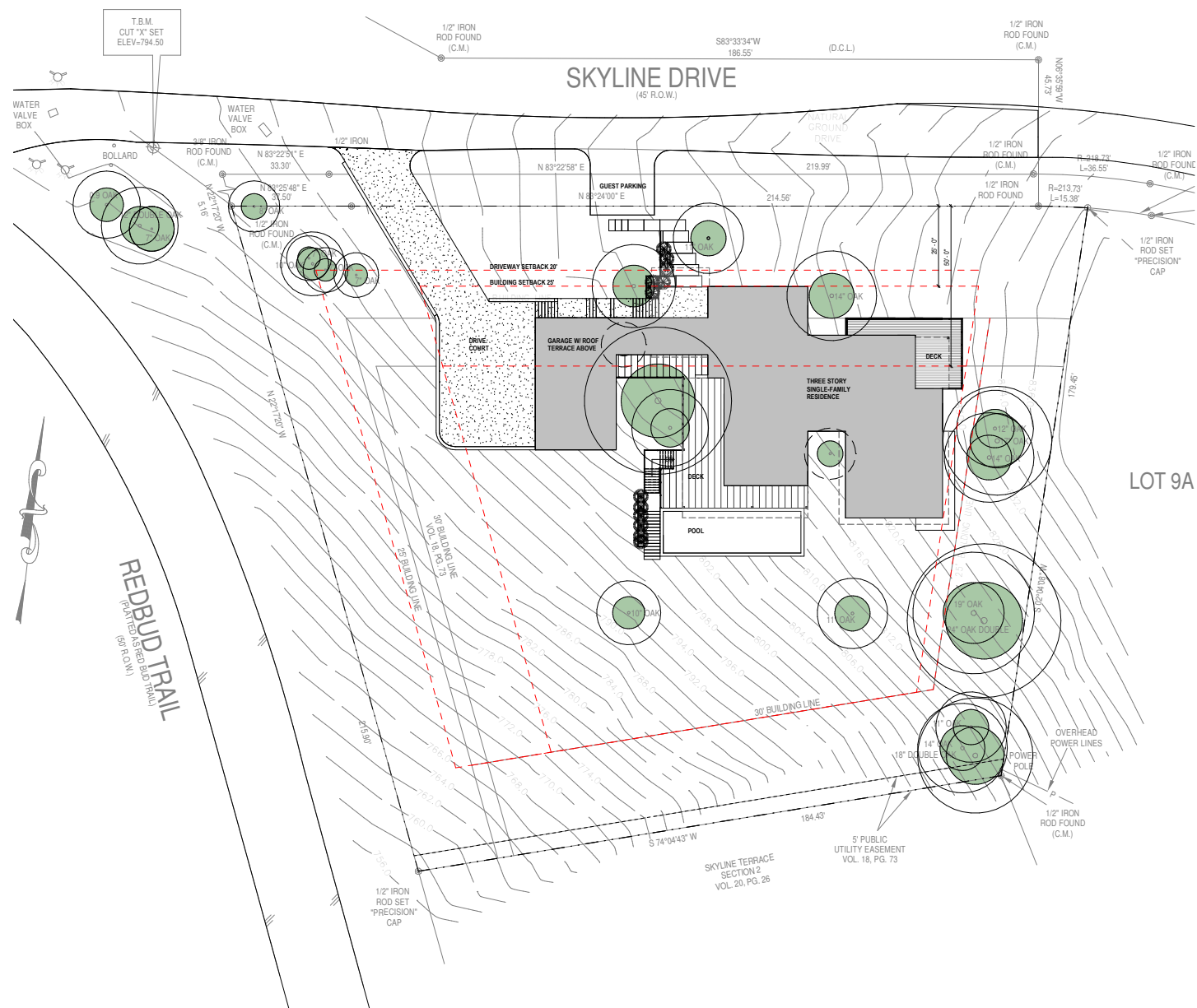


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DISCARDED DESIGN OPTION: GARAGE BELOW MAIN LEVEL



DESIGN DISCARDED
BECAUSE OF 16’
FOUNDATION WALL AT
DRIVEWAY EDGE AND
LACK OF ACCESSIBILITY
OF GARAGE FROM THE
MAIN LEVEL. DESIGN
ALSO REQUIRED A
SETBACK VARIANCE TO
ALLOW THE BUILDING TO
ENCROACH 25’ INTO THE
FRONT SETBACK

406 REDBUD TRAIL
#2023-14

VARIANCE
PRESENTATION

03.04.2024

DISCARDED DESIGN



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RE: VARIANCE REQUESTS OF 406 REDBUD

On behalf of the City of West Lake Hills, Walter P Moore has reviewed the variance requests for the property located at 406 Redbud. This review was performed in the context of the City of West Lake Hills Code of Ordinances which states that no variance shall be granted unless it meets the following criteria:

1. The strict or literal enforcement of the terms of the code, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship.

The following requests were made:

1. Remove 10 trees greater than 14" diameter to develop a currently vacant lot.
2. A variance to the cut/fill limits to build a 21' retaining wall to create driveway access and turn around space.

The hardships mentioned are as follows:

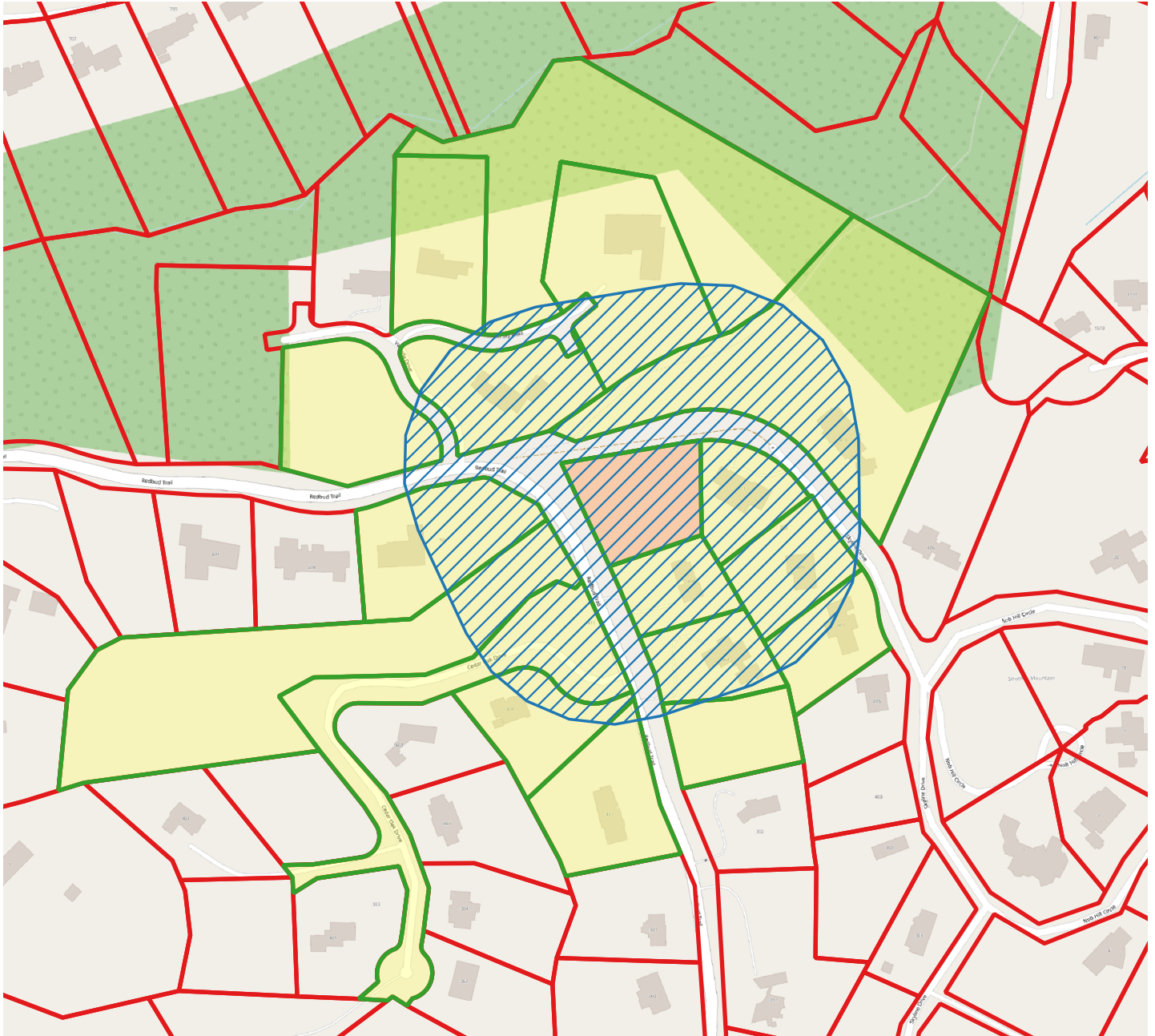
1. Driveway access off of Redbud would likely be too steep to allow fire access and so the driveway will be located off of Skyline, which requires a cut across the slope instead of with the natural slope of the site.

After reviewing the provided documents and the city code, the engineering team on behalf of the City of West Lake Hills recommends the following.

1. Remove 10 trees greater than 14" diameter to develop a currently vacant lot.
 - a. **We suggest that this variance is approved. Document provided indicates that an arborist has ruled the trees are in a poor or fair condition, which was verified by the arborist report. The schematic layout provided appears to attempt to preserve trees which are good candidates for preservation.**
2. A variance to the cut/fill limits to build a 21' retaining wall to create driveway access and turn around space.
 - a. **We suggest that this variance is denied. This design would also require a variance to build the 21' retaining wall up to 15' from the property line within the front building setback, where only 18" of grade from existing is allowed. This would also require a variance from the allowed maximum of 6' retaining walls. Section 38.05.033 of the City Code of Ordinances states that "normally a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations" and that "the granting of a variance must be predicated...because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of".**

Notification Area

Lot 8B Skyline Terrace Section 1
Resubdivision of Lots 8, 8A, and 9
Variances and License to Encroach on right of Way



Legend

-  Subject Property
-  Notification Area
-  Notified Parcels
-  Parcels
-  West Lake Hills City Limits



0 100 200 300 400 500 ft



Jennifer C. Bills
Director of Building and Development Services
City of Westlake Hills

RE: Variance for Encroachment in Skyline Drive ROW

Dear Ms. Bills:

The intent of this letter is to formally request a variance for Right-of-Way (ROW) encroachment within Skyline Drive. It is the intent of the client, who owns property at Redbud Trail and Skyline Drive, to develop on their lot by constructing a new single-family residence. The property owner's options for providing adequate access to their lot is very limited. Slopes off of Redbud trail to the future location of the house generally exceed 25%. This is not adequate to provide the appropriate fire access apparatus to the property. The one serviceable access location for the property owner is within the Skyline Drive ROW. The slopes are generally around 12-13%, much more conducive to meeting fire access requirements.

It is with this understanding that our team respectfully submits our formal request for a variance to encroach within the Skyline Drive ROW with a private driveway that would meet all standards for fire protection access to the single-family structure. The owner understands that a license agreement would need to be executed with the property owner committing to maintenance of the driveway within the boundaries of the Skyline Right-of-Way. The property owner also understands that a turnaround apparatus needs to be provided outside of the Skyline ROW.

We appreciate your consideration on this matter. Please feel free to reach out if you have any additional questions/concerns.

Very truly yours,



By: _____
LUKE CARAWAY, PE
View Point Engineering

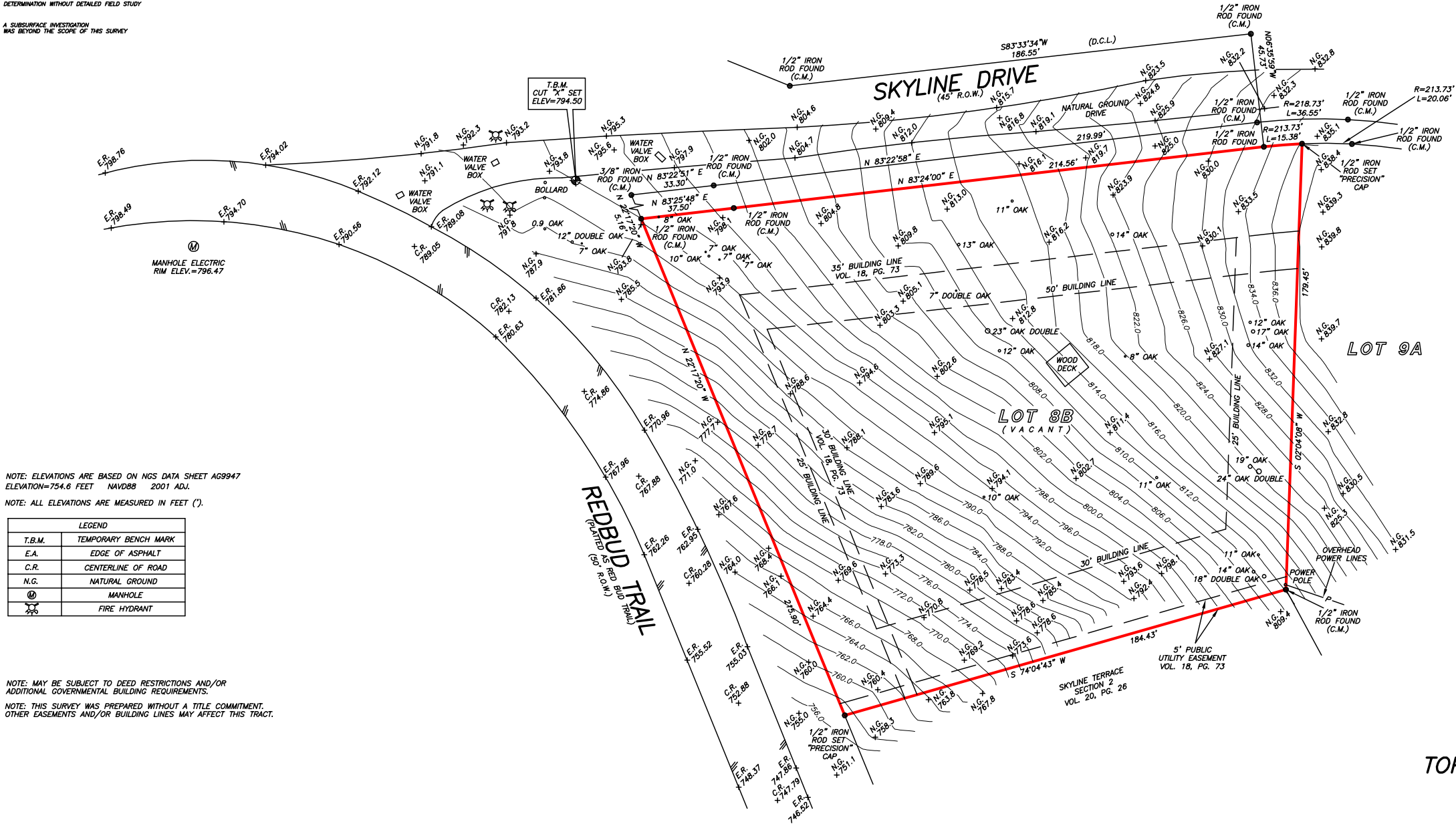
PROPERTY SURVEY

ADDRESS: 406 REDBUD TRAIL
AUSTIN, TEXAS 78746
ORDERED BY: ASHWINI RAJAH

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT.
PANEL NO. 48453C 0445 K
MAP REVISION: 01/22/2020
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY



NOTE: ELEVATIONS ARE BASED ON NGS DATA SHEET AG9947
ELEVATION=754.6 FEET NAVD88 2001 ADJ.
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NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
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NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
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JAMES P. WALKOWIAK
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NO. 5971
JOB NO. SA2023-01509
JUNE 13, 2023
REVISED: OCTOBER 24, 2023



FOR REFERENCE ONLY
NOT TO SCALE
LARGE SCALE DRAWING TO
BE DELIVERED

TOPOGRAPHIC SURVEY
LOT 8B
RESUBDIVISION OF
LOTS 8, 8A AND 9
SKYLINE TERRACE, SECTION 1
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN DOCUMENT NO. 201700312 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: DOC. NO. 201700312, T.C.O.P.R. DRAWN BY: RE/RC

PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYS
1-800-LANDSURVEY
www.precisionlandsurvey.com
281-496-1586 FAX 281-496-1867
850 THREE NEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

406 REDBUD TRAIL
#2023-14
LICENSE TO ENCROACH
PRESENTATION
03.04.2024

PROPERTY SURVEY



WORKSHOP NO. 5
ARCHITECTURE & INTERIORS
5409 WOODROW AVE UNIT C
AUSTIN, TEXAS 78756
512.710.9705
www.workshopno5.com

PROPOSED SITE PLAN

406 REDBUD TRAIL
#2023-14

LICENSE TO ENCROACH
PRESENTATION

03.04.2024

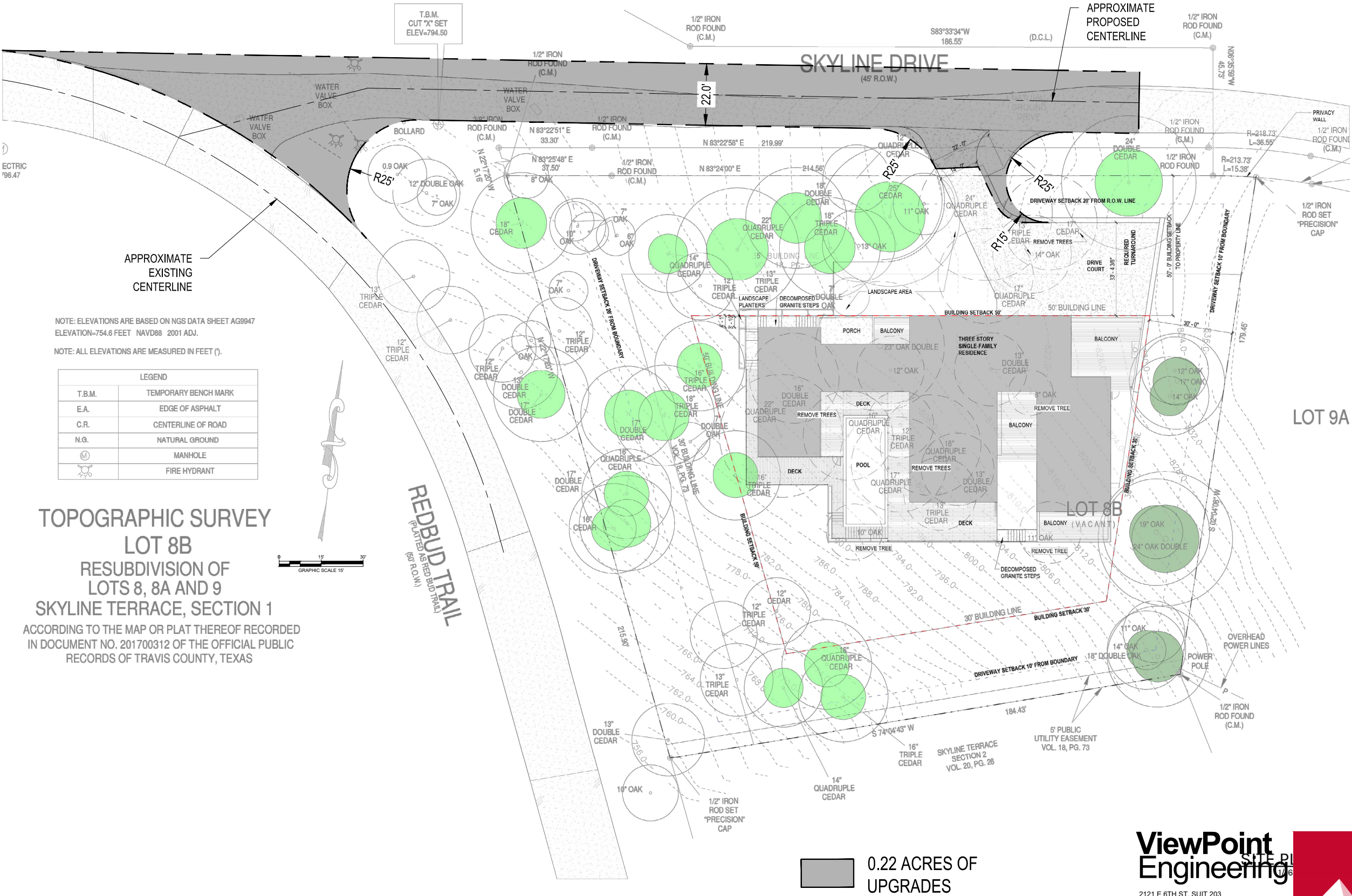
PROPOSED SITE PLAN
WITH PROPOSED
DRIVEWAY WITHIN
SKYLINE RIGHT-OF-WAY



WORKSHOP NO. 5
ARCHITECTURE & INTERIORS
5409 WOODROW AVE UNIT C
AUSTIN, TEXAS 78756

512.710.9705

www.workshopno5.com



ViewPoint
Engineering

2121 E 6TH ST. SUIT 203
AUSTIN, TEXAS 78702
737-717-3097
FIRM NO: F-23395
viewpointengineering.com

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT
THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



VIEW FROM TOP OF SKYLINE TO BOT-
TOM OF SKYLINE



VIEW OF CONNECTION AT SKYLINE
AND REDBUD



VIEW OF UNDEVELOPED R.O.W. FROM
THE BOTTOM OF SKYLINE

406 REDBUD TRAIL
#2023-14

LICENSE TO ENCROACH
PRESENTATION

03.04.2024

EXISTING SITE PHOTOS



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AUSTIN, TEXAS 78756

512.710.9705

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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

April 2nd, 2024

Jennifer Bills
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746
(512) 610-6838

Re: 406 Redbud Trail – License to Encroach

Dear Ms. Bills,

I have reviewed the proposed License to Encroach Skyline Drive by 406 Redbud Trail.

Based on the information provided, it is our understanding that the owners and representatives of 406 Redbud Trail are requesting a License to Encroach Skyline Drive to improve emergency access to their property. It is also our understanding that any future encroachment or development will be designed and will comply with all applicable codes and standards. Any infrastructure that may need to be adjusted to complete the proposed development (e.g. fire hydrants or waterlines) will be designed and constructed at the expense of the owner and be in compliance with all applicable rules or regulations.

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 License to Encroach Skyline Drive 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 the approval of the License to Encroach.**

We look forward to working with everyone involved in the proposed project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

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

RE: 406 Redbud License to Encroach

The engineering team at Walter P Moore has reviewed the proposed License to Encroach for Skyline Drive by the owners and representatives at 406 Redbud on behalf of the City of West Lake Hills. We recommend approval of this license to provide safe and adequate access to the lot. Any city infrastructure which needs to be adjusted in order to complete the proposed development (e.g. fire hydrants, waterline) shall be designed and constructed at the expense of the owner, and be in compliance with all applicable city, state and federal regulations.



City of West Lake Hills

Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	April 17, 2024	Item Number:	7
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

Discuss and review street maintenance plans for fiscal year 2025.

Recommendation

Receive presentation and provide feedback.

Discussion

In 2021, the West Lake Hills voters approved the street maintenance sales tax collection. This sales tax must be reauthorized every four years or it will expire. In 2023, Roadway Asset Services (RAS) provided a pavement evaluation report. Using this as the basis for project prioritization, Susan Turrieta with Water P. Moore (city engineer) is in the process of finalizing the projects that will go out to bid for the 2023-24 cycle of projects. We are in the process of identifying the next streets and drainage projects that will be completed for fiscal year 2025.