



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, June 19, 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 19th day of June 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 June 19, 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 Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the May 15, 2024 Zoning and Planning Commission Minutes
 - b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
4. Deliberation/Action **207 Yaupon Valley Dr.:** Consider action to recommend approval with conditions for the Osuri Subdivision Minor Plat, being 1.743 acres out of the Thomas J. Chambers Survey No. 504 (Section 36.01.018 of the West Lake Hills Code of Ordinance).

Applicant: Davin Fillpot, Agent

5. **Public Hearing 717 ½ Yaupon Valley Road:** Hold a public hearing and make a recommendation for the rezoning of 0.13 acres out of Lot 2A Ben Riske Subdivision Amended Plat of Lots 1 & 2 from R-1, One-Family Residential District to GUI, Governmental, Utility, and Institutional District (Section 38.05.092 of the West Lake Hills Code).
Applicant: James McDermott – DEC Central Texas LLC
6. **Public Hearing 103 Yaupon Valley Dr.:** Discuss and make recommendations on the proposed variances:
 1. Excavation, grading or filling greater than 18” in setbacks (Section 22.03.170 (f) of the West Lake Hills Code)
 2. Closed cut of 11 feet for the house where maximum allowed is 10 feet (natural grade 25-35%) or 0 feet (natural grade >35%), and a closed fill of 3 feet where the maximum is 0 feet for the driveway (7.4.1 of the Drainage and Erosion Control Manual).

Applicants: Erica & Ashton Weinberger, Property Owner

7. **Public Hearing 304 Yaupon Valley Rd.:** Discuss and make recommendation on a variance to the 30-foot front setback with an encroachment of up to 10 feet (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
Applicant: James Bylander
8. **Public Hearing 1427 Redbud Trl.:** Discuss and make recommendation on a 38-foot encroachment into a 50- foot front setback for a new carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
Applicant: Stacy Paulson
9. **Public Hearing 205 West Spring:** Discuss and make recommendation on two variances
 1. The removal of a tree 14 inches and greater for the removal of tree 1184 a 27.5” live oak (Section 22.03.304 (a) (4))
 2. To encroach up to 10.25 feet into the required 15-foot side setback for the addition to an existing one-story non-conforming residential structure with a structure and eaves. (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: William McAshan, Property Owner

10. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the Wednesday, June 19, 2024 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, June 14, 2024 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Joel Sherrouse, Development Coordinator

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

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, April 17, 2024 at 6:30 PM

1. **Call to Order:** Chairman Robert Chair 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: Absent (excused)
 - v. Commissioner Patrick Stewart: Present
 - vi. Commissioner Laurie Maccini: Present
2. **Citizen Communications:**
 - a. None
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.
 - a. **Action:** Commissioner Pledger moves that all items be approved
 - Commissioner Stewart Seconds
 - Motion carries 4:0
4. **Public Hearing:** **406 Redbud:** Discuss and make recommendations on the proposed variances:
 1. The removal of eight (8) trees with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)
 2. Closed fill of 10 feet, where the maximum allowed is 6 feet (7.4.1 of the Drainage and Erosion Control Manual)
 3. Driveway with an elevation change of greater than 6 feet from natural grade (Section 22.03.175 (e) (1))

Applicant: Bhavani Singal, Workshop No.5 LLC

a. Staff Report:

- Director Bills detailed the revisions made to the initial variance application and the withdrawal of the License to Encroach
- Commissioner Maccini: Would reducing square footage of the garage meet their needs?
 - Can request more details from the applicant
- Commissioner Pledger: Are there height issues on the property?
 - Plans are not fully-designed. If height does not meet code, project would require redesign or new variance

b. Public Comments:

- Will McAshan – Quiddity (civil engineer)
 - Makes presentation on new design.
- Steve Barron
 - Requests forfeiture of future skyline access, but otherwise supportive
- Chris Gunter
 - Voices support of new design on behalf of neighbors
- Pavani Singhal (project architect)
 - Clarifies that homeowner is not planning on using skyline due to cost of project, and that new design is preferable to homeowners than plan presented in April.
 - Does not anticipate seeking additional variances.
- Davin Filpot
 - Tree Comments
 - Wants 50% of mitigation trees on side of property facing his lot.
 - States minimum replacement trees at 6”
- Ashwanni Raja (owner)
 - Indicated will work closely to meet Davin’s request for tree placement

c. Discussion:

- Commissioner Maccini
 - Appreciates variety of native, low-water trees
 - Believes tree removal is design-driven decision
- Commissioner Webber
 - In support of variances despite house size
- Commissioner Stewart
 - Supportive of request

d. Action:

- Commissioner Webber moves that the variance be forwarded to Council with a recommendation of **approval** based on hardship driven by topography.
 - Commissioner Pledger Seconds
 - Motion **carries** (3-1) – Commissioner Maccini opposed

Recommendation will be forwarded to the Board of Adjustment and City Council for final consideration on June 12, 2024.

5. Public Hearing **401 Camp Craft:** Discuss and make recommendation on a variance to the 50-foot front setback for a setback encroachment for a new entry vestibule (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Alan Knox, Reach Architects

a. Staff Report: Director Bills delivers briefing on setback variance for secure entryway vestibule for future Eanes ISD administration site.

- i. Commissioner Maccini: Are any trees affected?
 - a) No

b. Public Comment:

- i. Alan Knox – Reach Architects: Applicant
 - a) Discussed interior architectural concerns requiring vestibule be in setback

c. Discussion:

- i. Commissioner Webber: Is existing circulation being used?
 - a) Alan Knox: Yes
- ii. Chair Meisel: Does existing building have the large board room?
 - a) Alan Knox: No
- iii. Commissioner Maccini: How are existing trees impacted?
 - a) None
- iv. Chair Meisel – why is no entry available from rear of lot?
 - a) Alan Knox: Existing ADA entrance at rear of lot not intended to be public entrance going forward with the new security concerns, so new vestibule will be new ADA-accessible entrance
- v. Chair Meisel: Building being gutted anyway – new request design driven and not in spirit of ADA with parking and access on opposite sides of building.
 - a) Bo Crocket: Architect

- Proposed design defines entrance for the public so people know where to go.
- vi. Chair Meisel: If building not suitable for purpose – why did the district buy it?
- vii. Commissioner Webber: Sympathetic to district wanting to use this building.
 - a) Building already non-conforming, and this is small additional encroachment with improved security and wayfinding. Shares Chair Meisel concerns regarding accessibility, but believes request is minor in comparison to other granted variances.
- d. Action:** Commissioner Stewart moves that the variance be forwarded to Council with a recommendation of **approval**.
 - i. Commissioner Webber Seconds
 - ii. Motion Carries Unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment on June 12, 2024

6. **Public Hearing 8 N Peak:** Discuss and make recommendation on a variance to the side setback encroachment of 20 feet into a 20-foot side setback to enclose an open carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Charlie and Ellen Kreitler

- a. Staff Report:** Director Bills delivers briefing on prior variance for open carport and new variance request.
- b. Public Hearing:**
 - Charles Kreitler: Applicant
 - Spoke to history of carport and new request
 - Worried about theft – can't lock open carport
 - Tom Layman: Neighbor
 - Supportive of variance
- c. Discussion:**
 - Commissioner Maccini:
 - Theft is increasing in West Lake Hills
 - Request is small
 - Commissioner Stewart:
 - Has experienced theft, and is in support
 - Webber:

- Concerned about precedent
- Gates can be a code-compliant option
- Commissioner Pledger:
 - Has never approved anything directly on a property line, but existing structure is legal and has a pre-existing variance for the location.
- Chair Meisel:
 - Will existing wood building behind house not hold tools and project?
 - Would a lockable storage cabinet fit inside the carport?
 - ZAPCO is supposed to consider whether requested variance is the least variance required.

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

- i. Commissioner Stewart Seconds
- ii. Motion Carries Unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment on June 12, 2024

7. Adjournment:

Chairman Chair Meisel Adjourns the meeting at **8:08pm**

Respectfully submitted,

ROBERT CHAIR MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	June 19, 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 May 15, 2024 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

- a. 406 Redbud Trl. – cut and fill, and height of driveway variances – Approved
- b. 401 Camp Craft – front setback variance to add a vestibule – Approved
- c. 8 North Peak – side setback variance to enclose existing carport - Approved

City Council

- a. 406 Redbud Trl. – removal of 8 trees, 14 inches or greater – Approved



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	June 19, 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

207 Yaupon Valley Dr.: Consider action to recommend approval with conditions for the Osuri Subdivision Minor Plat, being 1.743 acres out of the Thomas J. Chambers Survey No. 504 (Section 36.01.018 of the West Lake Hills Code of Ordinances).

Applicant: Davin Filpot, Agent

Recommendation

Staff recommends approval with conditions of the proposed plat for the following basis:

1. Add Minor Plat to the title (Section 36.01.018).
2. Change Surveyor's certificate to:
That I, INSERT NAME, in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.
AND I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP 48453C0445K, ZONE "X" DATED JANUARY 22, 2020. (Subdivision Checklist Section 4.5 and 4.6).
3. Add the following plat notes 1, 2, 3, 4, 5, 11, 12, 14, 16, 18, 20, 21, 22, 23, and 24 (Subdivision Checklist, Section 3).
4. Change the name on the mayor's signature to James Vaughan (Subdivision Checklist Section 2).
5. Remove Preliminary note.

The applicant will correct the items prior to City Council review and approval. ZAPCO's recommendation for this item will be forwarded with the resubmittal.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Gangadharam Gregory Osuri

Legal Description: 1.743 acres out of the Thomas J. Chambers Survey No. 504

Lot Size: 1.743 acres

Zoning: R-1, One-Family Residential

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

Background & Analysis:

The applicant is proposing to plat the parcel where the house is located at 207 Yaupon Valley Drive. Section 22.03.273 Nonconforming lots of record requires all lots created after May 5, 1970 must be platted prior to issuing permits. The property has been conveyed by deed description over the years and has never been platted. The property as currently configured cannot be confirmed to be established prior to the lot of record date. As a one lot subdivision with no streets or infrastructure that must be constructed, the parcel can be platted through the minor plat process. The parcel has 485.94 feet of frontage along Yaupon Valley Drive. The lot currently takes access from a 20-foot private road easement accessed from the west side of the property, due to the slope along Yaupon Valley Drive.

Chapter 36 Subdivision

Section 36.01.018 Minor Plat:

(4) Within thirty (30) days of receipt of a complete application, the zoning and planning commission may:

- (A) Recommend approval of the minor plat;
- (B) Recommend disapproval of the minor plat with citation to the law, including statute or city ordinance, that is the basis for the disapproval; or
- (C) Recommend conditional approval of the minor plat with specific citation to the law, including statute or municipal ordinance, that is the basis for the conditions.

Corrections required with Code reference.

1. *Add Minor Plat to the title (Section 36.01.018).*
2. *Change Surveyor's certificate to:*
That I, INSERT NAME, in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.
AND I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP 48453C0445K, ZONE "X" DATED JANUARY 22, 2020. (Subdivision Checklist Section 4.5 and 4.6).
3. *Add city administrator certification (Subdivision Checklist, Section 4.3).*
4. *Add the following plat notes 1, 2, 3, 4, 5, 11, 12, 14, 16, 18, 20, 21, 22, 23, and 24 (Subdivision Checklist, Section 3).*

Compliance with Adopted Building Codes

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

Subdivision

For the reasons stated in the within this report, once the conditions are met the plat will meet requirements of Chapter 36.

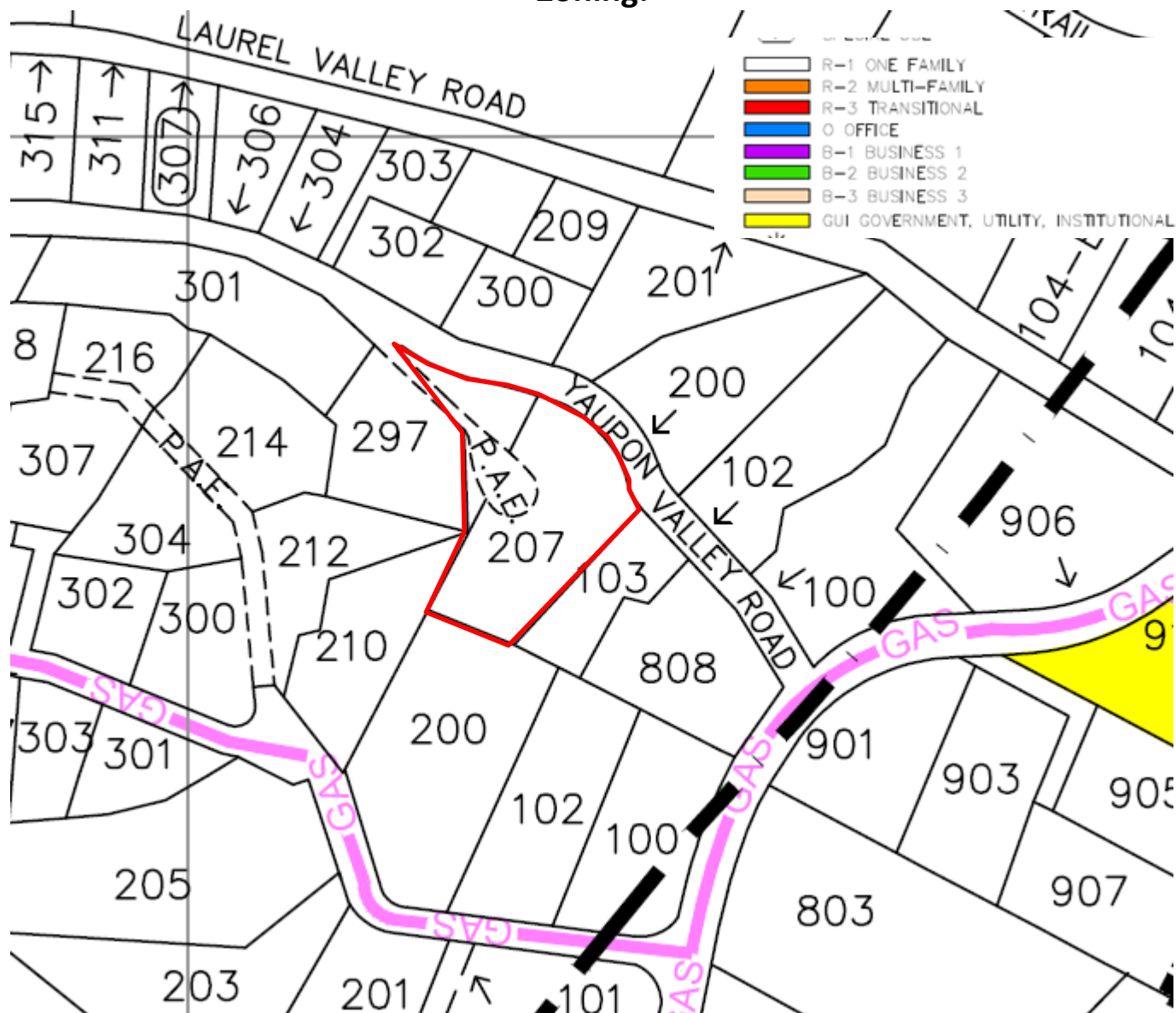
Comprehensive Planning Analysis

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

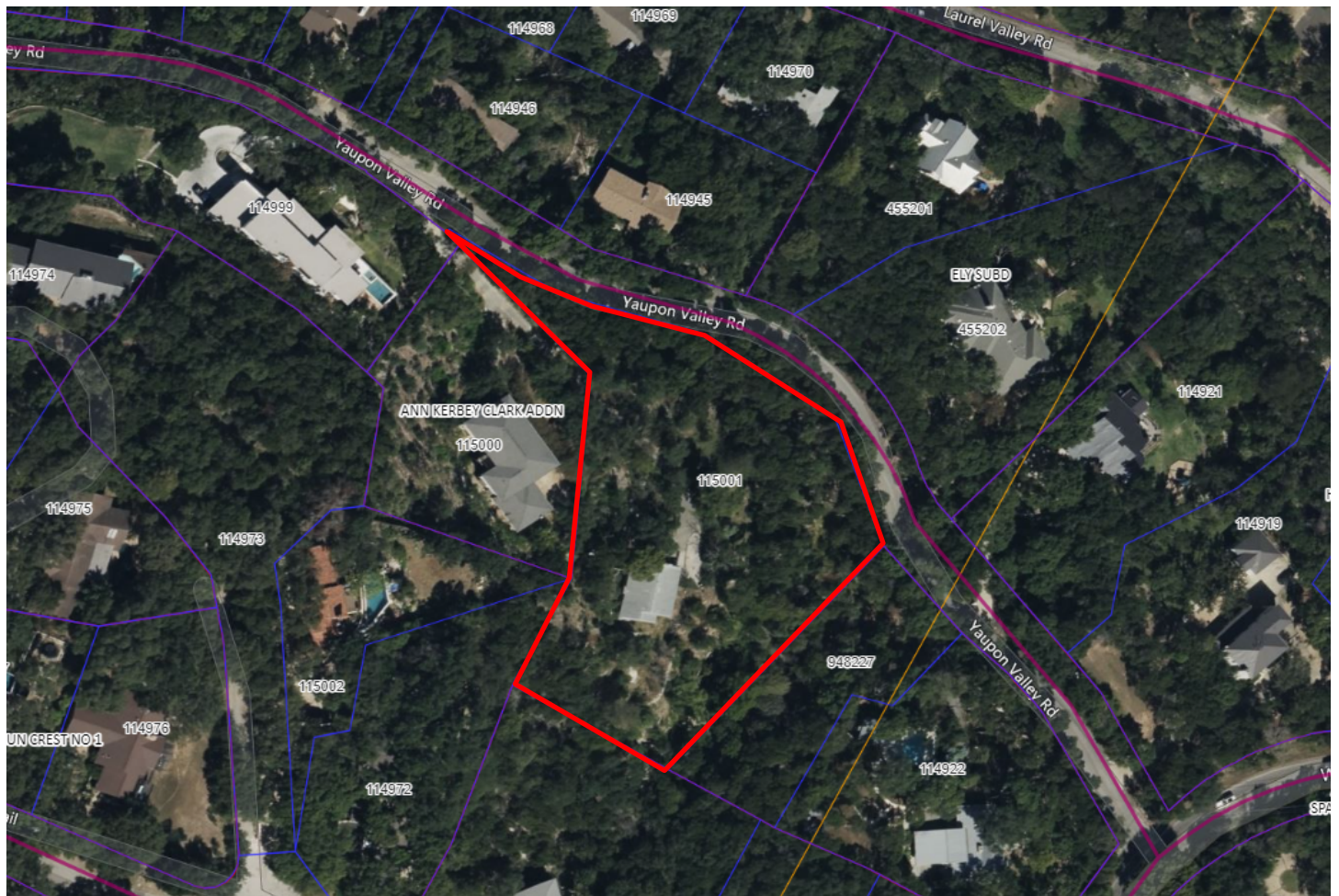
Links to Relevant Code:

- Section 36.01.018 Minor Plat
- Section 36.01.006: Preliminary and final plat filing procedure.

Zoning:



Aerial:



Attn: Robert Meisel, Zoning and Planning Chair
RE: "OSURI SUBDIVISION" Minor Plat / Confirming Plat

207 Yaupon Valley Road

Owner: Greg Osuri
2609 Maria Anna Rd.
Austin, Texas
78703

Agent / Applicant:
Davin Fillpot, Architect
404 Red Bud Trail
West Lake Hills, Texas
78746

TCAD Property Data
Parcel ID: 115001
Existing Property Description: [ABS 21 SUR 1 ETC SURVEY SPARKS W ACR 1.7440](#)

Project Description:
Existing Property with Existing Home is located at 207 Yaupon Valley Road in West Lake Hills, Texas 78746.

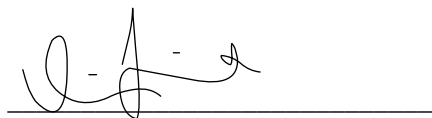
The property owners want to build a new house on the 1.7 Acre lot but prior to doing so, need to file a Minor Plat for the property to establish it as a "Legal Lot" in the eyes of Travis County and West Lake Hills.

The property meets all dimensional requirements and will not require any variances during the Minor Plat process. Access to the property is taken through a dedicated joint use access easement that runs across the adjacent property and is identified on the survey.

Existing Utilities provided by Austin Energy and WCID10 are already as they serve the existing home on the property. No easements are being vacated with this plat.

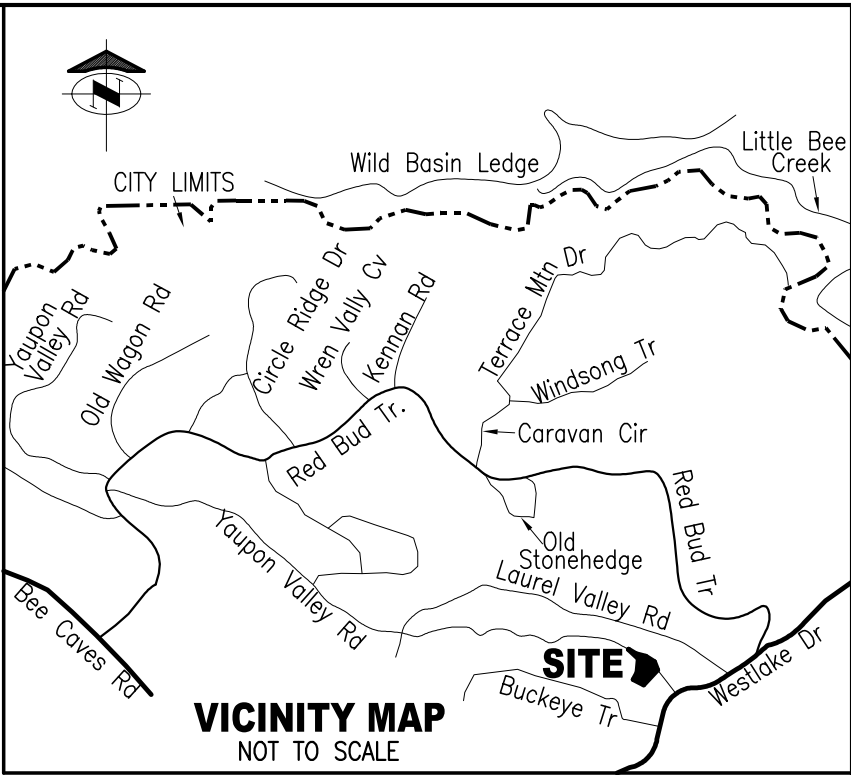
Summary: The existing 1.744 Acre tract is simply being documented and recorded with the county to establish it as a legal lot in West Lake Hills.

Applicant / Agent: Davin Fillpot

A handwritten signature in black ink, appearing to read 'D. Fillpot', is written over a horizontal line.

Date May 10, 2024

OSURI SUBDIVISION
CITY OF WEST LAKE HILLS,
TRAVIS COUNTY, TEXAS



PLAT NOTES:

- 1) EVERY LOT WITHIN THE CITY’S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED IN THE CITY UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTIONS AND DEVELOPMENT LIMITATIONS IN CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED.
- 2) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF WEST LAKE HILLS STANDARDS
- 3) PRIOR TO CONSTRUCTION, A PERMIT MUST BE OBTAINED FROM THE CITY OF WEST LAKE HILLS.
- 4) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF WEST LAKE HILLS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER’S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 5) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF WEST LAKE HILLS.
- 6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS OR HER ASSIGNS.
- 7) PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES. TREE & VEGETATION ORDINANCE ARTICLE 22.03, DIVISION 9.
- 9) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION.
- 10) THE WATER UTILITY SYSTEM SERVICING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE WCID NO. 10 UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY WCID NO. 10. ALL WATER CONSTRUCTION MUST BE INSPECTED BY WCID NO. 10.
- 11) BY APPROVING THIS PLAT, THE CITY OF WEST LAKE HILLS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 12) A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE RIGHT-OF-WAY OF YAUPON VALLEY DRIVE.
- 13) ALL LOTS IN THIS SUBDIVISION ARE ZONED R-1, REFERENCE TO CODE SEC. 36.01.007
- 14) ALL OF THE LAND DEPICTED ON THIS PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, TEXAS.
- 15) CLEARING AND PRESERVATION OF VEGETATION & IMPERVIOUS COVER REQUIREMENTS SHALL CONFORM TO THE CITY OF WEST LAKE HILLS CODE, AS AMENDED.
- 16) SITE CLEARANCE, SITE DISTURBANCE AND IMPERVIOUS COVER NOTE: EVERY LOT OR UNIT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICATION ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
- 17) THIS SUBDIVISION IS LOCATED WITHIN THE FULL PUPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS ON THIS THE 18th DAY OF APRIL, 2024 A.D.

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, VICTOR M. GARZA, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF WEST LAKE HILLS PER CHAPTER 36, APPENDIX A OF THE CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MARCH 26TH, 2024.

AND I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP 48453C0445K, ZONE "X" DATED JANUARY 22, 2020.

Victor M. Garza RPLS #4740
B & G Surveying, LLC
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969

CERTIFICATION BY WCID No. 10:

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

PAUL BARKER
PRESIDENT OF THE BOARD WCID NO. 10

DATED:

CERTIFICATION BY THE CITY ADMINISTRATOR:

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

CITY ADMINISTRATOR
CITY OF WEST LAKE HILLS, TEXAS

DATED:

RECOMMENDATION BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY:

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

ROBERT MEISEL, ZAPCO CHAIRPERSON
CITY OF WEST LAKE HILLS, TEXAS

DATED:

APPROVAL OF THE CITY COUNCIL:

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

DATED THIS THE DAY OF , 20 A.D.

LINDA ANTHONY, MAYOR
CITY OF WEST LAKE HILLS, TEXAS

ATTEST:
CITY SECRETARY

STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the day of , 20, A.D. at o'clock M. duly recorded on the day of , 20 A.D., at o'clock M. of said County and State in Document Number Official Public Records of Travis County.

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

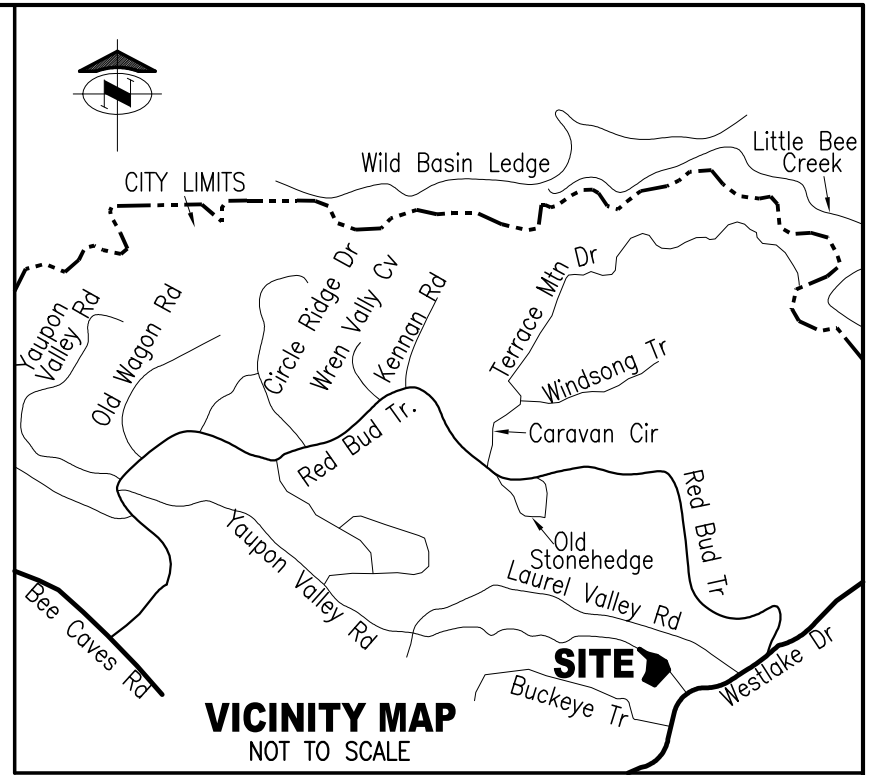
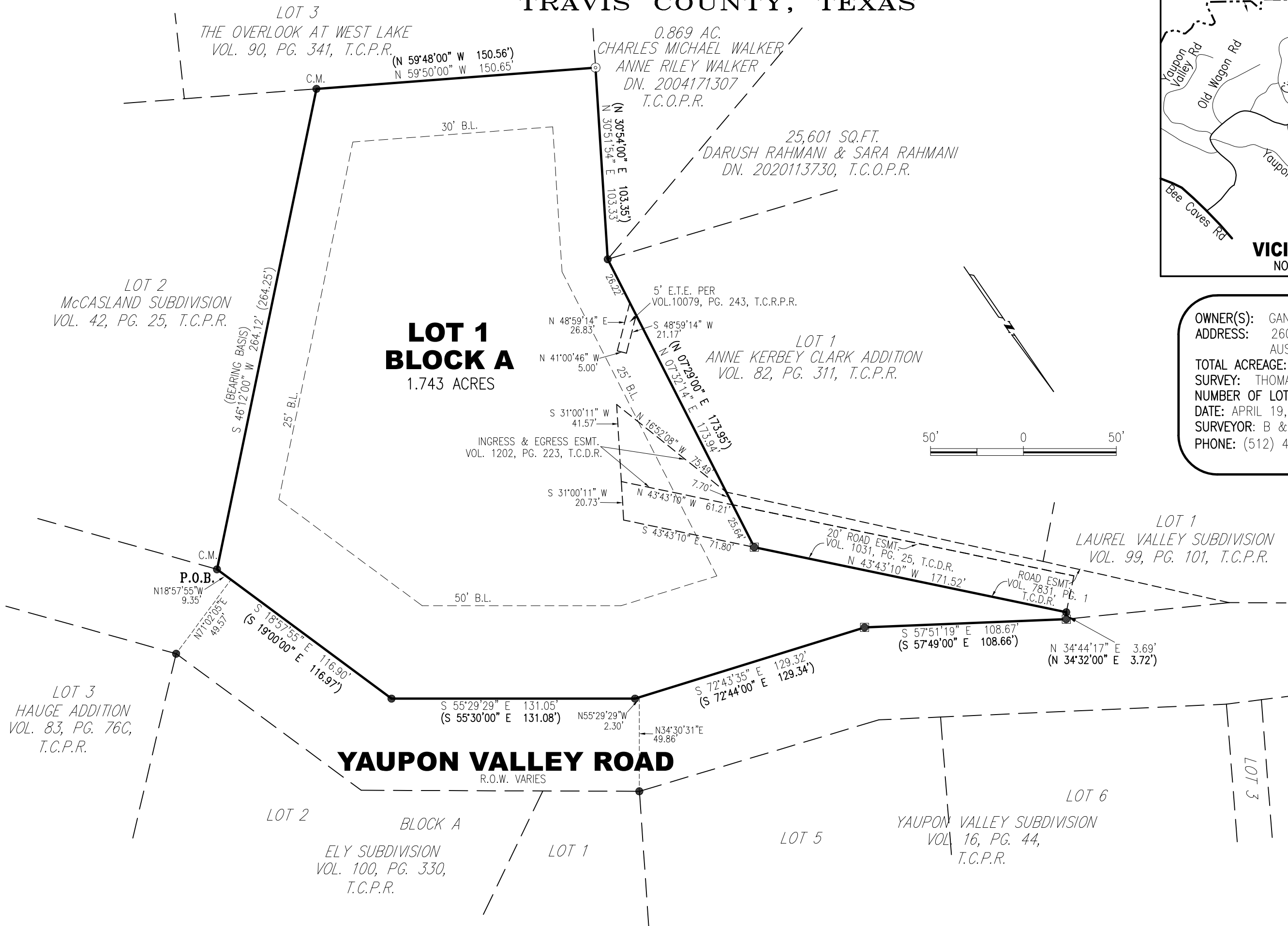
DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: DEPUTY

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

DATE: 04/19/2024
JOB # B0306124_PLAT
REVISED: -/-/-
PAGE # 2 OF 2
B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

OSURI SUBDIVISION
CITY OF WEST LAKE HILLS,
TRAVIS COUNTY, TEXAS



OWNER(S): GANGADHARAM GREGORY OSURI
ADDRESS: 2609 MARIA ANNA RD.
AUSTIN, TEXAS 78703
TOTAL ACREAGE: 1.743 ACRES
SURVEY: THOMAS J. CHAMBERS SURVEY NO. 504
NUMBER OF LOTS AND PROPOSED USE: 1 RESIDENTIAL LOT
DATE: APRIL 19, 2024
SURVEYOR: B & G SURVEYING, INC.
PHONE: (512) 458-6969 FAX: (512) 458-9845

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- CAPPED REBAR FOUND
- IRON PIPE FOUND
- () PER DN. 2020123781
- P.O.B. POINT OF BEGINNING
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- E.T.E. ELECTRIC/TELEPHONE EASEMENT

- R.O.W. RIGHT OF WAY
- D.N. DOCUMENT NUMBER
- CM CONTROL MONUMENT
- T.C.R.P.R. TRAVIS COUNTY REAL PROPERTY RECORDS
- T.C.O.P.R. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL BY THESE PRESENTS:

Whereas, Gangadharam Gregory Osuri, owner of that 1.743 acre tract of land out of the Thomas J. Chambers Survey No. 504, in Travis County, Texas, conveyed to me by General Warranty Deed recorded in Document No. 2024024246, Official Public Records of Travis County, Texas; do hereby subdivide said 1.743 acres in accordance with the plat attached hereto, to be known as:

OSURI SUBDIVISION

and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purpose and consideration therein expressed, subject to any and all easements or restrictions heretofore granted and not released.

WITNESS MY HAND this the ____ day of _____, 20____, A.D.

GANGADHARAM GREGORY OSURI
2609 Maria Anna Rd
Austin, Texas 78703

NOTARY'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Gangadharam Gregory Osuri, known by me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations expressed therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20____, A.D.

Notary Public In and For the State of Texas

My Commission Expires: _____

FIELD NOTES:

BEING A DESCRIPTION OF 1.743 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS J. CHAMBERS SURVEY NO. 504, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS TRACT 1 IN THAT GENERAL WARRANTY DEED TO GANGADHARAM GREGORY OSURI IN DOC. NO. 2024024246, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.743 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the south line of Yaupon Valley Road at the northeast corner of Lot 2 of McCasland Subdivision, a subdivision of record in Vol. 42, Pg. 25, Plat Records of Travis County, Texas, same being the southeast corner of the said 1.743 acre tract, for the southwest corner hereof;

THENCE along the common line of said Lot 2 and said 1.743 acre tract, S 46° 12' 00" W (Bearing Basis), a distance of 264.12 feet to a 1/2" rebar found in the north line of Lot 3, The Overlook At West Lake, a subdivision of record in Vol. 90, Pgs. 341-342, Plat Records of Travis County, Texas, at the northwest corner of said Lot 2 and the southwest corner of said 1.743 acre tract, for the southwest corner hereof;

THENCE along the northwest line of said Lot 3 and the southeast line of the said 1.743 acre tract, N 59° 50' 00" W, a distance of 150.65 feet to a 1/2" iron pipe found in the west line of a called 0.869 acre tract conveyed to Charles Michael and Anne Riley Walker in Doc. 2004171307, Official Public Records, Travis County, Texas, at the northwest corner of said Lot 3, for the southernmost southwest corner hereof;

THENCE along the west line of said Walker tract and the east line of said 1.743 acre tract, N 30° 51' 54" E, a distance of 103.33 feet to 1/2" rebar found at the northeast corner of said Walker tract, the east corner of a called 25,601 square feet tract conveyed to Darush Rahmani and Sara Rahmani in Doc. 2020113730, Official Public Records, Travis County, Texas, and the southeast corner of Lot 1, Anne Kerbey Clark Addition, a subdivision of record in Travis County, Texas, in Vol. 82, Pg. 311, Plat Records of Travis County, Texas, same being an angle point in said 1.743 acre tract, for an angle point hereof;

THENCE along the west line of said Lot 1 and the east line of said 1.743 acre tract, N 07° 32' 14" E, a distance of 173.94 feet to 1/2" rebar with All Points cap found at an angle point in said 1.743 acre tract, for an angle point hereof;

THENCE N 43° 43' 10" W, a distance of 171.52 feet to 1/2" rebar found at the westernmost southwest corner of the said 1.743 acre tract, for an outside corner hereof;

THENCE N 34° 44' 17" E, a distance of 3.69 feet to 1/2" rebar with All Points cap found in the south right of way line of said Yaupon Valley Road at the northwest corner of the said 1.743 acre tract, for the northwest corner hereof;

THENCE along the south right of way line of said Yaupon Valley Road the following courses:
1) S 57° 51' 19" E, a distance of 108.67 feet to 1/2" rebar with All Points cap found;
2) S 72° 43' 35" E, a distance of 129.32 feet to 1/2" rebar found;
3) S 55° 29' 29" E, a distance of 131.05 feet to 1/2" rebar found;
4) S 18° 57' 55" E, a distance of 116.90 feet to the Place of Beginning and containing 1.743 acres of land, more or less.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

DATE: 04/19/2024
JOB # B0306124_PLAT

REVISED: -/-/-
PAGE # 2 OF 2



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	June 19, 2024	Item Number:	5
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

717 ½ Yaupon Valley Road: Hold a public hearing and make a recommendation for the rezoning of 0.13 acres out of Lot 2A Ben Riske Subdivision Amended Plat of Lots 1 & 2 from R-1, One-Family Residential District to GUI, Governmental, Utility, and Institutional District (Section 38.05.092 of the West Lake Hills Code).

Applicant: James McDermott – DEC Central Texas LLC

Recommendation

Staff recommends approval of the rezoning request. The Water District provides a valuable service to the community through the supply of water for both domestic uses and fire protection. The rezoning of the property will allow the district to continue to provide and expand their service in the community.

This item will be forwarded to the July 10, 2024 City Council meeting for approval.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Travis County Water Control and Improvement District #10

Legal Description: 0.13 acres out of Lot 2A Ben Riske Subdivision Amended Plat of Lots 1 & 2

Lot Size: 0.13 Acres

Zoning: R-1 One Family

The properties surrounding the subject property are zoned R-1, One-Family Residential or GUI, Governmental, Utility and Institutional. The adjacent lot to the south is occupied by a single-family home, but the three parcels surrounding the remainder of the lot are vacant. The lot is accessed from a driveway in a private access easement from Yaupon Valley.

Background & Analysis:

The Water District #10 recently acquired a 0.13-acre tract from the neighboring lot for a future water tank and infrastructure necessary to adequately serve the residents of West Lake Hills with water. The District currently owns 0.2471 to the south of this tract that is the location of the McConnel pump station and ground storage tank. WCID 10 is requesting a rezoning from R-1 One-Family to the Government, Utility, and Institutional District. The GUI district is intended for uses that provide important community services. The rezoning of the addition to the existing site will not increase traffic to the site.

Permitted uses.

The following uses are permitted, provided that there is no nuisance factor:

1. Church.
2. Facility owned and operated by the federal government, the state or a political subdivisions thereof.
3. Fire station.
4. School, either public, private or nonprofit.
5. Uses required by public utilities.
6. Philanthropic or fraternal associations.
7. Accessory uses customarily incidental to any of the uses permitted under this subsection.
8. The renting for profit or nonprofit of heated and air conditioned space, used for conventions, art and craft shows, antique/collectible shows, weddings, private parties, seminars and other similar events. Maximum rental time limit for any one event shall be three days. No simultaneous scheduling of events shall be allowed.

Special uses.

Special uses permitted upon authorization of the city council are as follows:

1. Child day care facility.

Public Comments:

The city provided mailed notice to property owners within 300 feet of the site, posted a sign at the access to the property, posted the notice to the city website and placed a public notice in the Austin American Statesman, in compliance with the West Lake Hills Code of Ordinance and Chapter 211 of the Texas Local Government Code.

At the time of this report, no comments have been received.

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

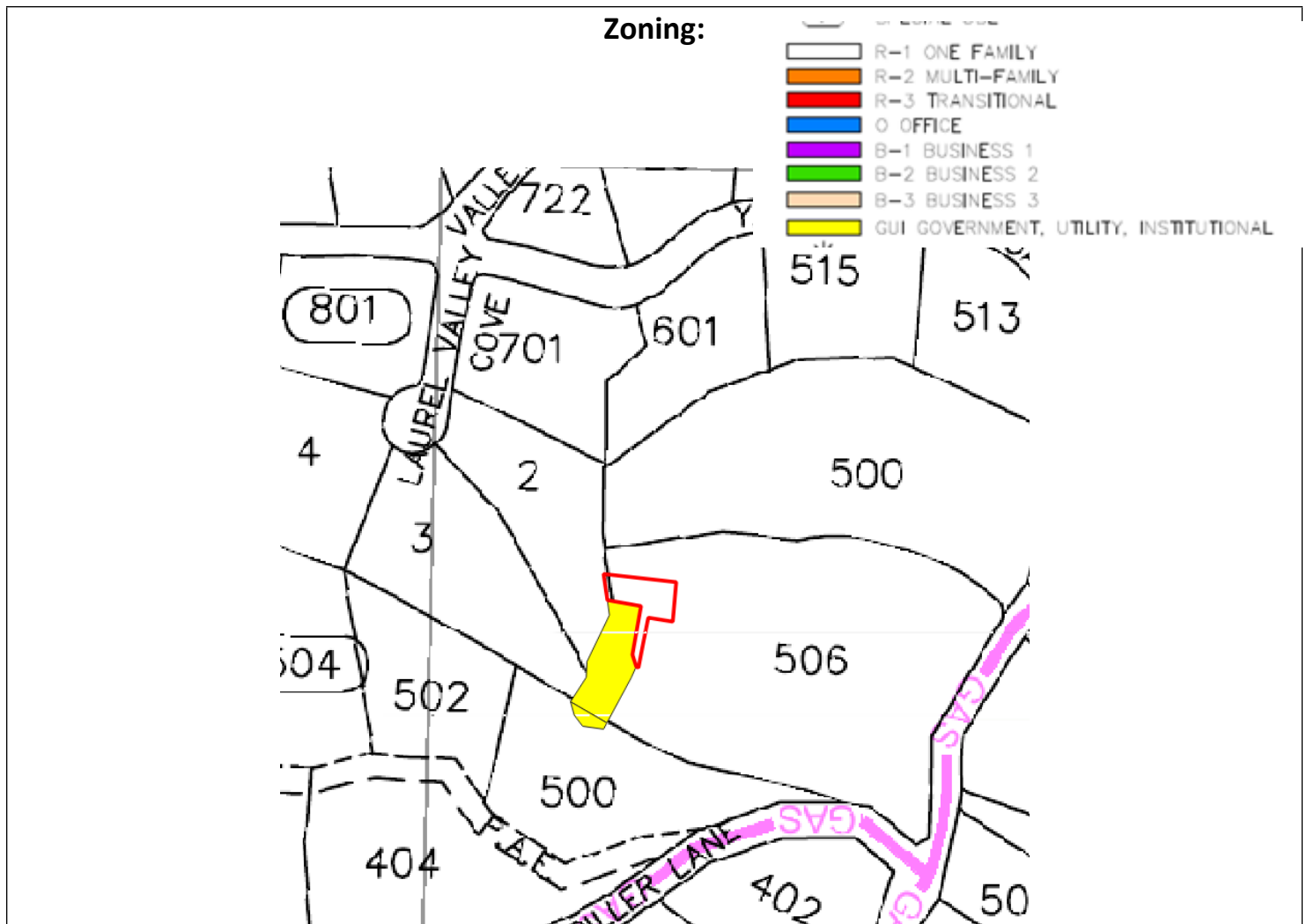
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

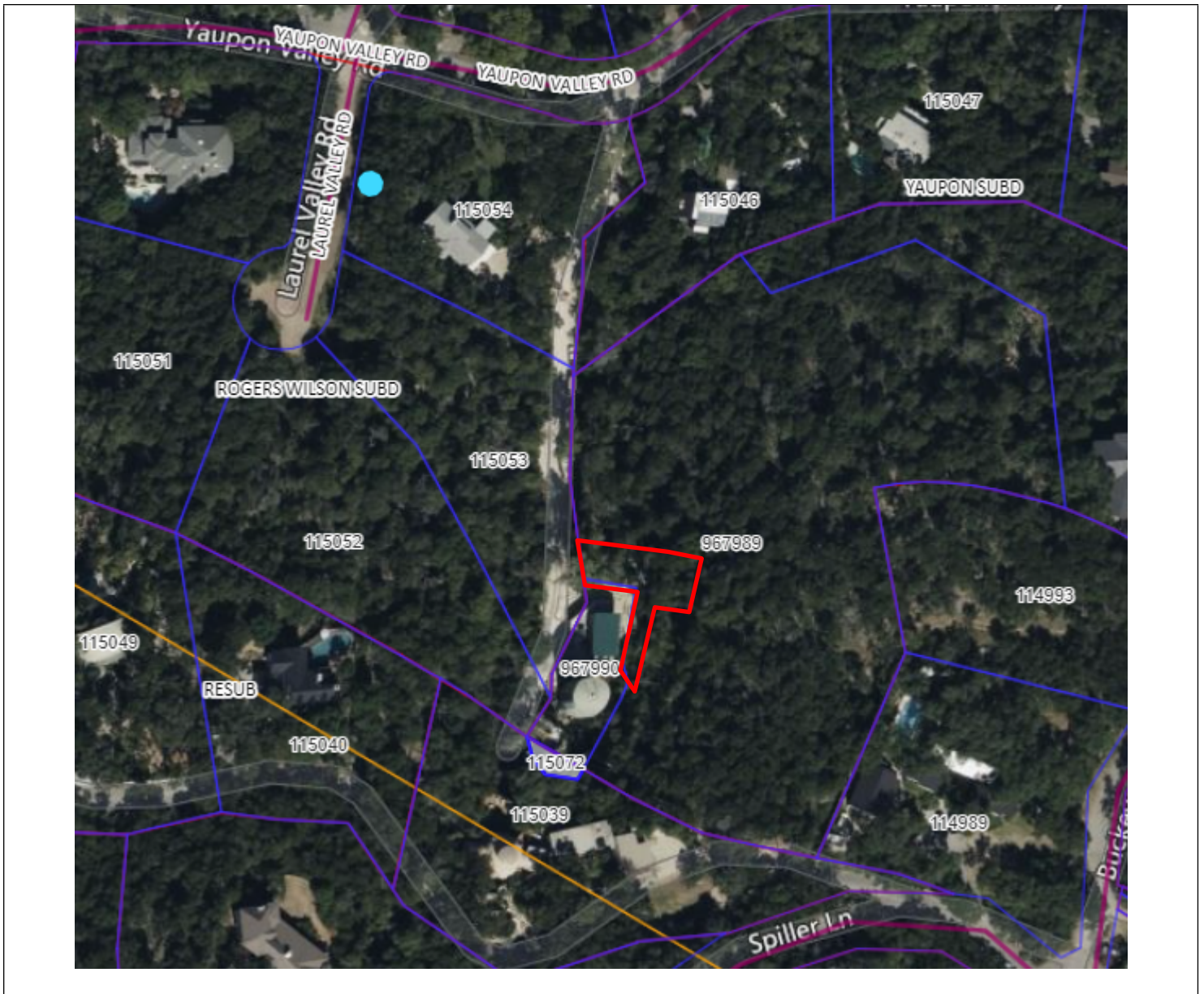
The proposed use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 38.03.039: GUI governmental, utility and institutional district.](#)
- [Section 38.05.092: Procedure for changing zoning classification of particular parcels of land.](#)
- [Texas Local Government Code Section 211.006 Procedures Governing adoption of Zoning Regulations and District Boundaries.](#)



Aerial:



April 15, 2024

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

**REFERENCE: Travis County WC&ID 10
717 ½ Yaupon Valley Road Property Addition**

SUBJECT: ZONING CHANGE

Dear Mr. Chairman:

The new addition to 717 ½ Yaupon Valley Road property is currently zoned as Residential (R1). The addition to the existing site is currently vacant and is adjacent to existing Pump Station building and an above Ground Storage Tank. Travis County WC&ID No. 10 is currently in the planning process of constructing a new second Ground Storage Tank. Given the new property's current zoning does not represent the plans and desired use by WC&ID No.10, WC&ID No. 10 is requesting that the zoning be changed to Government, Utility, Institutional (GUI), to better represent the proposed site improvements and to match the use of the property by a governmental/utility entity.

If you have any questions concerning this application, please email me at james.mcdermott@dannenbaum.com or call me at 512-427-3236.

Sincerely,

DEC CENTRAL TEXAS LLC



James P. McDermott, P.E.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	June 19, 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

103 Yaupon Valley Dr.: Discuss and make recommendations on the proposed variances:

1. Excavation, grading or filling greater than 18" in setbacks (Section 22.03.170 (f) of the West Lake Hills Code)
2. Closed cut of 11 feet for the house where the maximum allowed is 10 feet (natural grade 25-35%) or 0 feet (natural grade >35%, and a closed fill of 3 feet where the maximum is 0 feet for the driveway (7.4.1 of the Drainage and Erosion Control Manual).

Applicant: Erica & Ashton Weinberger, Property Owner

Recommendation

Staff recommend approval of variances. Given the shape of the lot, the setback requirements, and the existing grades, there is very little area left that would allow for the placement of a structure. This property was legally subdivided into this configuration in 1968. There were no regulations in place in 1968 for grading limitations.

This item will be forwarded to the July 10, 2024 BOA and City Council meetings for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Erica & Ashton Weinberger

Legal Description: Lot 2 McCasland Subdivision

Lot Size: 0.5148 acres

Zoning: R-1 One Family

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

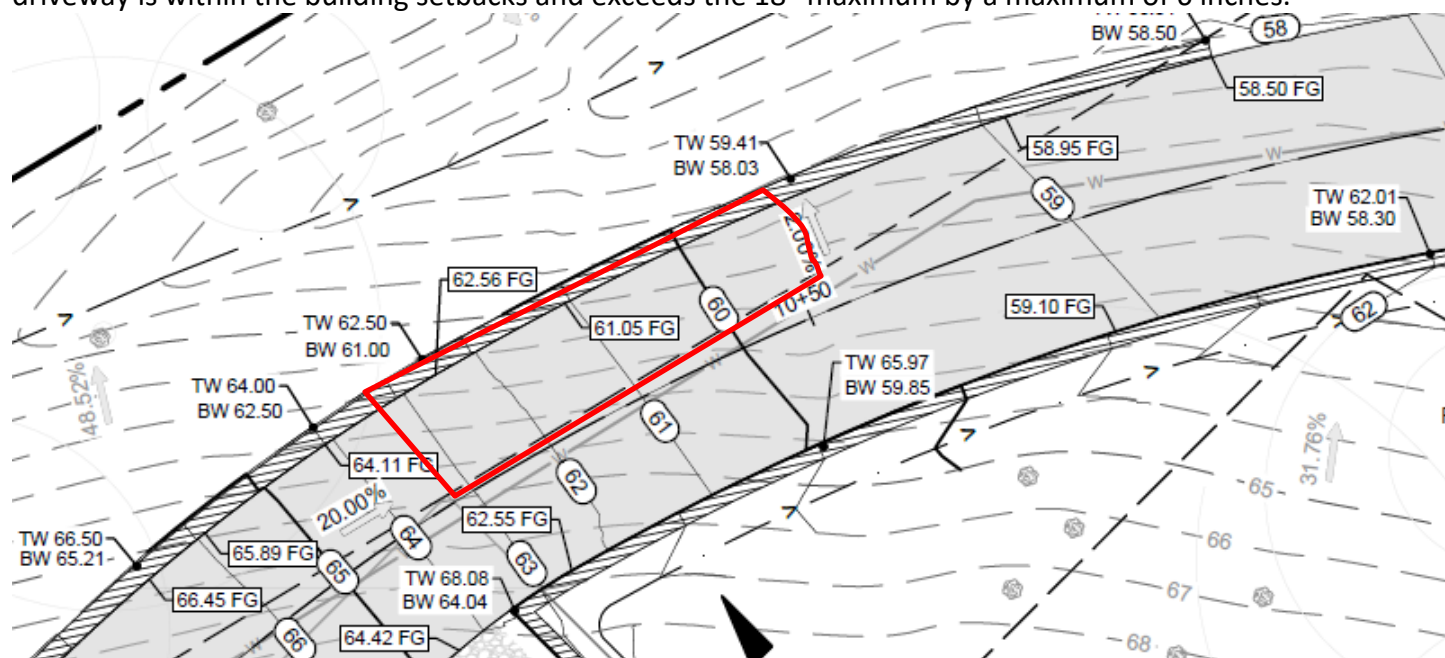
Background & Analysis:

The applicant is proposing to build a new residential house on an undeveloped lot. The lot is a little over a half an acre with an irregular shape. This lot was created in the McCasland Subdivision in 1968, along with the lot at 808 Westlake Drive (Attachment 2). 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 two code sections (Attachment 1). The property previously requested variance for tree removal and reduction of the required setbacks in January/March 2023. The applicant submitted new residential construction plans in May 2023 for a 3,682.41 sf house with 1,152.41 sf garage/carport area. The

permit has been through four submittal cycles. City staff and engineering believe that the applicant has done their due diligence to meet the requirements of the code to warrant a variance. The variances are both for individual code sections that pertain to the grading cuts and fill for the house and driveway.

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

Due to the topography and shape of the lot, there are limited locations for the driveway. A portion of the driveway is within the building setbacks and exceeds the 18" maximum by a maximum of 6 inches.



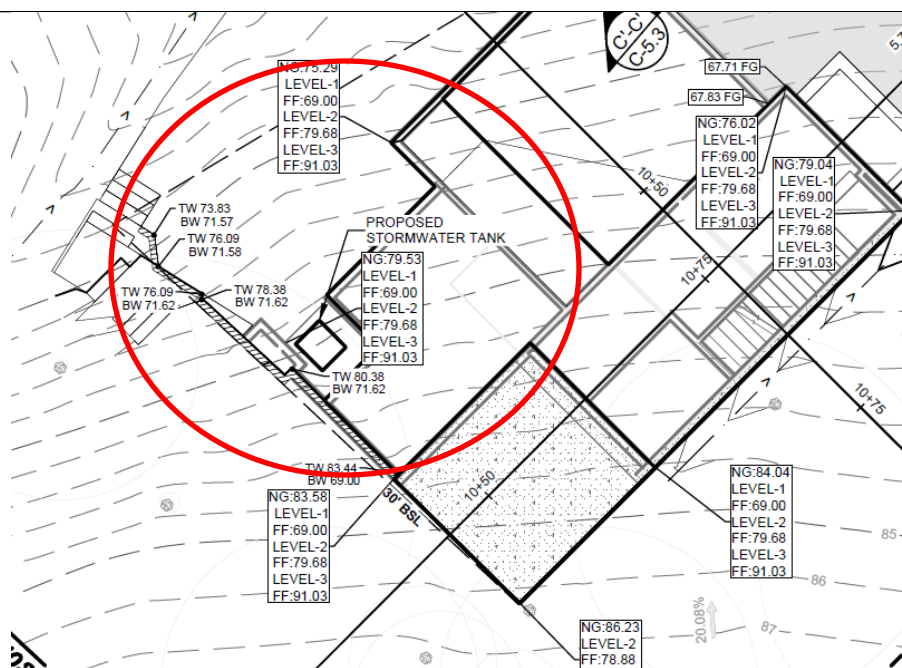
2. Closed cut of 10 feet where maximum allowed is 0 feet (7.4.1 of the Drainage and Erosion Control Manual)

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

For a small portion of the footprint of the house and driveway the maximum slope exceeds 35%. For the house, the proposed closed cuts do not exceed 10.5 feet. For the middle portion of the driveway, the proposed fill does not exceed 3 feet. The topography of the site varies significantly across the site, but the applicant is largely staying within the limits of the 25-35% limits, which cover most of the site.



The city engineering team has been involved in the review of the site and drainage plans since the plans were submitted for building review. Engineering recommends approval of the variances based on the existing topography of the site. (Attachment 4).

Public Comment:

At the time of the staff report, the building permit 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.
7.4.1 of the Drainage & Erosion Control Manual, as currently interpreted by City Staff, prohibits any development on slopes greater than 35%. About a third of the site has such slopes, and they extend across its width such that half the site cannot be accessed without crossing them.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
We have found the least disruptive path for a driveway to access the site of the residence, but it still must cross areas of grade so steep that avoiding 18" cut and/or fill is impossible.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The design team worked with the City to design our site strategy, but there has been a turnover in staff and current reviewers have not honored that strategy. The house and driveway have undergone six revisions to

address the shifting concerns of the City, and Staff themselves believe that these variances are the only way forward.

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

These variances will allow a smooth, moderately sloped, safe driveway. No new variances are sought for the house itself.

5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan. The Drainage and Erosion Control Manual states "building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction." It has been our most sincere and diligent effort to do this within the code and it is the city staff's opinion that it is not possible.*

The Drainage and Erosion Control Manual states "building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction." It has been our most sincere and diligent effort to do this within the code and it is the city staff's opinion that it is not possible.

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

It is our understanding that the 18" cut/fill limitation is to minimize impact of unsightly retaining walls on neighbors. Since this is a heavily wooded site near the base of a gully, neighbors will not have views of any walls and they will be shielded with foliage in any case.

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.

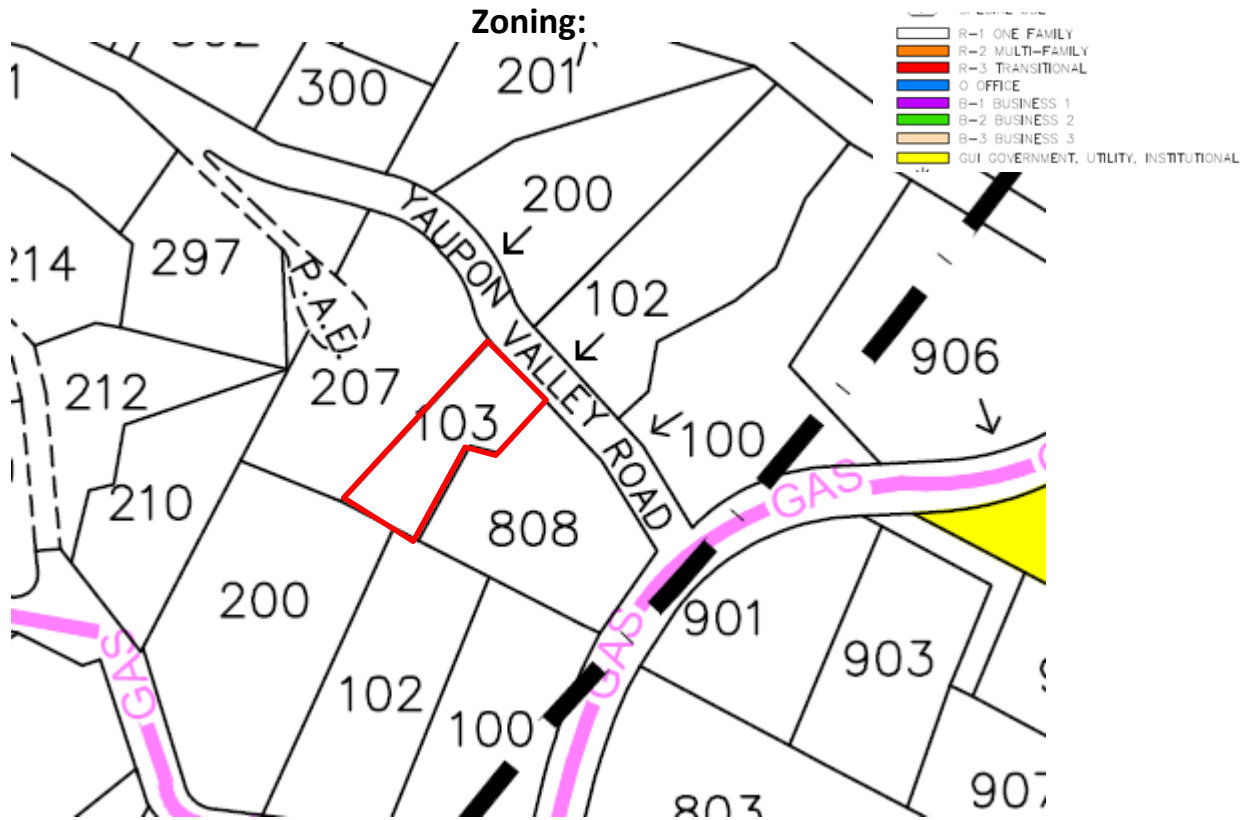
Links to Relevant Code:

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

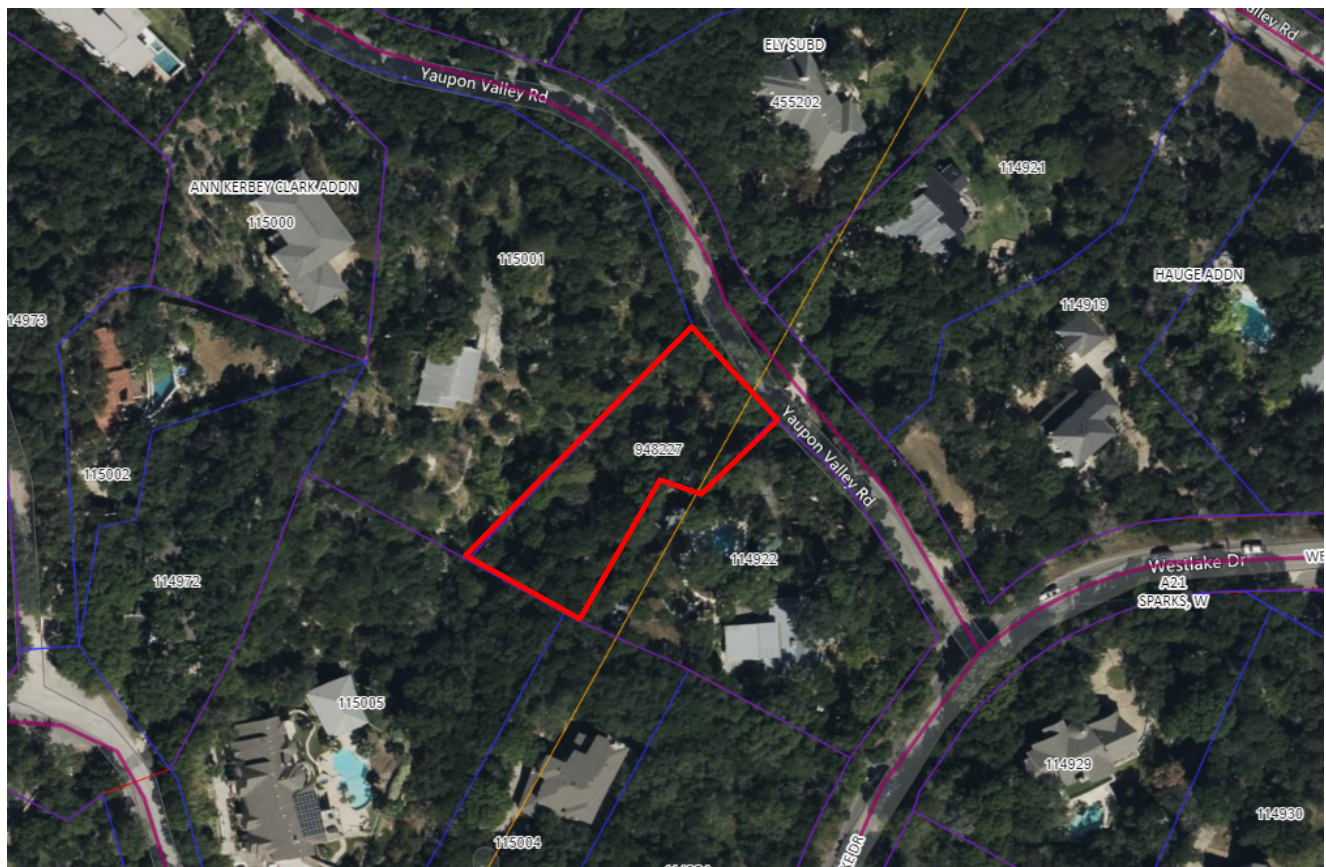
[Drainage and Erosion Control Manual](#)

[Section 38.05.031 Variances](#)

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



Aerial:



Erica and Ashton Weinberger
103 Yaupon Valley Rd
West Lake Hills, TX 78746

April 22, 2024

Robert Meisel, Chair
The Zoning and Planning Commission
City of West Lake Hills
911 Westlake Dr
West Lake Hills, TX 78746

Dear Chairperson Meisel and ZAPCO member,

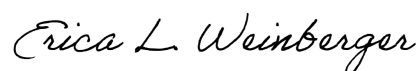
We are writing to request variances to allow for development on slopes greater than 35% and for cut and fill greater than 18" above natural grade within the side setback. The lot known as 103 Yaupon Valley Rd has remained undeveloped due to challenging topography and we have worked with our design team to respond to reviewer concerns for the project.

Our project has been in design for two years. An earlier version of the design was presented to ZAPCO in November of 2022, since that time we have updated our plans to respond to comments issued by reviewers for West Lake Hills Development in addition to having meetings with City or West Lake Hills Staff and Engineers in order to address all concerns.

We confirmed, after receipt of the most recent round of comments from West Lake Hills reviewers, that we will need to request additional variances in order to be able to develop the lot. The existing slope of the lot is 35% or greater on more than 30% of the lot and our cut and fill will need to be greater than 18" from natural grade in order to allow for safe driveway access to the proposed residence.

We have met with West Lake Hills Staff and believe that a driveway cannot be built without regrading some of these steep slopes and creating cut and/or fill of greater than 18" in the building setbacks. It is our understanding that the City Staff supports the two requested variances today to allow for a safe and moderately sloped driveway to access the home. We appreciate your consideration and time.

Respectfully,

A handwritten signature in cursive script that reads "Erica L. Weinberger".

Erica Weinberger

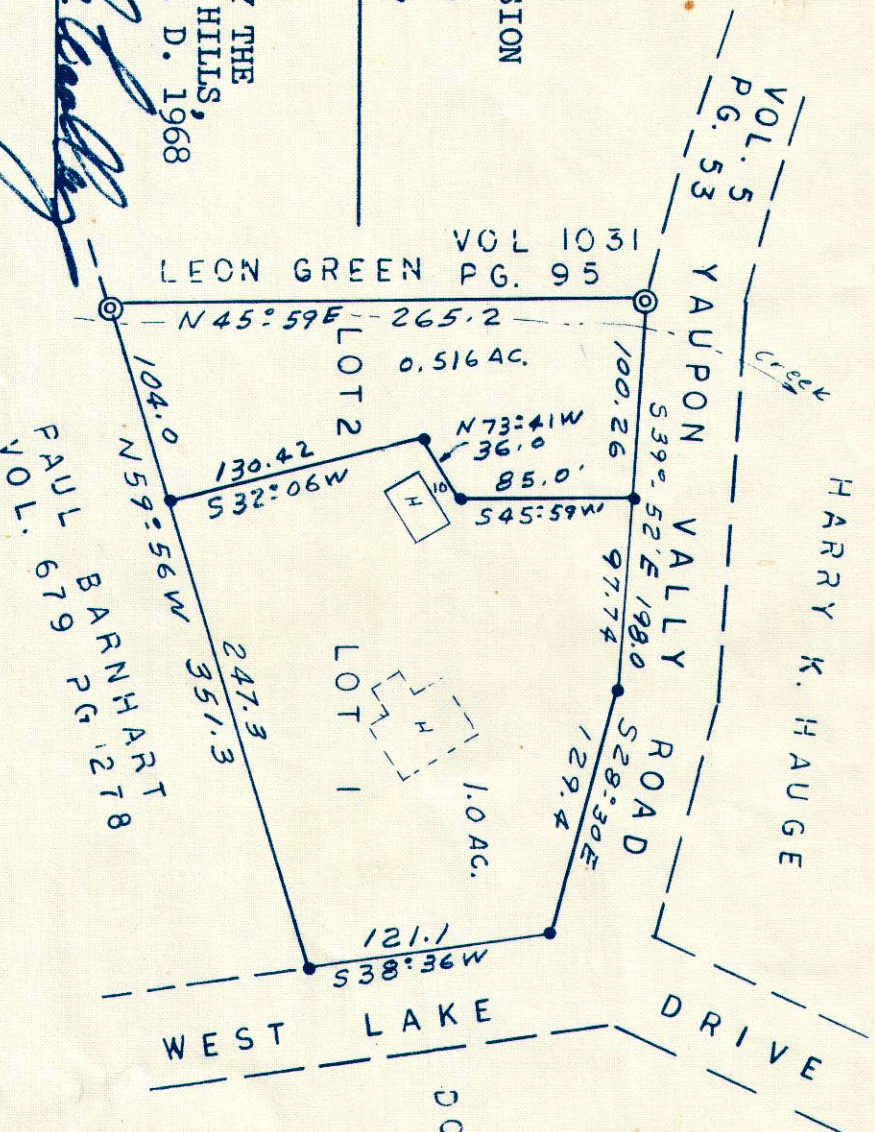
APPROVED BY ZONING & PLANNING COMMISSION
OF THE CITY OF WESTLAKE HILLS.

David D. Lotte
Chairman

ACCEPTED AND AUTHORIZED FOR RECORD BY THE
CITY COUNCIL OF THE CITY OF WESTLAKE HILLS,
this the 6TH day of August A. D. 1968

Elizabeth M. Wagner Secretary
Edwin B. Buckley Mayor

— LEGEND —
• Steel Pin found
• Steel Pin Set
Scale: 1" = 100'



MC CASLAND SUBDIVISION

THE STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS: That I, Mrs. Jerry McCasland, owner of 1.52 acres of land out of and part of the Wilkenson Sparks Survey No. 4, in the City of West Lake Hills, in Travis County, Texas, conveyed to her by deed, of record in Vol. 3076, Pages 992-995 of the Travis County Deed Records, does hereby subdivide said 1.52 acres according to the above Map or Plat to be known as, MCCASLAND SUBDIVISION, and does hereby dedicate to the public use, all streets and easements shown thereon.

WITNESS MY HAND this the 18th day of June A. D. 1968

Jerry McCasland
Mrs. Jerry McCasland



BEFORE ME, the undersigned authority, on this day personally appeared Mrs. Jerry McCasland known to me to be the person whose name is subscribed to the foregoing instrument and that she acknowledged to me that she signed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of June A. D. 1968

Clavin & Clavin
Notary Public in and for Travis County, Texas

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to build such street, roads and other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection with same."

THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the _____ day of _____ A. D. 1968, the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order was entered in the minutes of said Court in Book _____, Page _____

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____ A. D. 1968.

By _____

Deputy

FILED FOR RECORD at 2:00 O'clock P M. the 15 day of August A. D., 1968. Emilie Limberg, County Clerk, Travis County, Texas

Emilie Limberg
Deputy

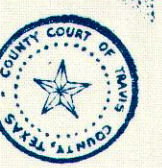
Emilie Limberg
Emilie Limberg, County Clerk, Travis County, Texas

THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, Miss Emilie Limberg, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with Emilie Limberg M. and duly recorded on the 15 day of August A. D., 1968 at 2:00 O'clock P M., in the plat records of said County in Book 42, Page 22.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, the date last above written.

By Emilie Limberg
Deputy



Emilie Limberg
Emilie Limberg, County Clerk, Travis County, Texas

NOTE: Each house in this subdivision shall be connected to a septic tank with a minimum capacity of not less than 500 gallons and with a drain field of not less than 150 feet, and shall be installed in accordance with the regulations of the County Health Officer and shall be inspected and approved by such officer. This restriction is enforceable by the County Health Unit and/or the subdivider.

By _____

Surveyed June, 1968
Clinton P. Rippey
Clinton P. Rippey
Registered Professional Surveyor
No. 1453



An architectural rendering of a modern building with a cantilevered upper floor, set on a grassy hillside. The building has a mix of light and dark facades with large windows. In the foreground, several tall, slender, brown columns are placed vertically. The ground is green with white contour lines.

JAY
COR
DER
ARC
HIT
ECT

[illegible]

PERMIT SET REV 3

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

TITLE SHEET

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED PRIOR TO COVERING THE WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

NO FENCES, SWIMMING POOLS OR IMPROVEMENTS IN THE RIGHT-OF-WAY ARE IN THE SCOPE OF THIS PROJECT AND MUST BE PERMITTED SEPARATELY.

M.S.=MULTI-STEMMED

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

TAG NO.	TREE DESCRIPTION	REPL. IN.
191	17" OAK	
192	12" LIGUSTRUM	
193	3" ASH	
194	16" CEDAR	
195	8" M.S. LIGUSTRUM	
196	21.5" HACKBERRY	
197	16" LIGUSTRUM	
198	18" OAK	
199	12" LIGUSTRUM	
200	18" M.S. CEDAR	
201	15" CEDAR	
202	8" OAK	
203	11" CEDAR	

205	7" HACKBERRY	5.25"
206	11" LIGUSTRUM	
207	8" OAK	
208	14" CHINABERRY	
209	7" CHINABERRY	
210	12" LIGUSTRUM	
211	14" OAK	
212	5" LIGUSTRUM	
213	8" LIGUSTRUM	
214	9" LIGUSTRUM	
215	10" CEDAR	
216	17" HACKBERRY	
217	10" CEDAR	
218	9" CEDAR	
219	5" LIGUSTRUM	
220	7" LIGUSTRUM	
221	18" OAK	
222	8" CHINABERRY	
223	10" CEDAR	
224	6" LIGUSTRUM	
225	8" LIGUSTRUM	
226	12" CEDAR	9"

229	10" CEDAR	
231	6" OAK	
232	17" CEDAR	
233	9" LIGUSTRUM	6.75"
234	11" CEDAR	8.25"
235	15" CHINABERRY	
236	7" CEDAR	
237	8" CEDAR	
240	4" ASH	
241	9" OAK	6.75"
243	4" ASH	
244	11" HACKBERRY	8.25"
245	9" CEDAR	6.75"
246	24" OAK	
247	13 " LIGUSTRUM	
248	6" OAK	
249	7" CEDAR	
250	15" CHINABERRY	
251	15" HACKBERRY	

252	13" CEDAR	9.75"	274	3" CEDAR		296	5" OAK		318	12" ASH	
253	14" CEDAR	21"	275	7" ASH	5.25"	297	10" CEDAR		319	8" CEDAR	
254	9" CEDAR		276	3" CEDAR		298	12" CEDAR		320	7" CEDAR	
256	12" CEDAR	9"	277	3" MT. LAUREL		299	6" M.S. BLACK WALNUT		321	18" CEDAR	
257	12.5" HACKBERRY		278	13" CEDAR		300	7" OAK		322	8" LIGUSTRUM	
258	11" CEDAR		279	4" OAK		301	11" HACKBERRY		323	9" LIGUSTRUM	
259	8" CEDAR	6"	280	7" CEDAR		302	20" M.S. HACKBERRY		324	8" LIGUSTRUM	
260	4" ASH		281	6" CEDAR		303	4" MT. LAUREL		325	9" LIGUSTRUM	
261	13.5" LIGUSTRUM	10"	282	13" CEDAR		304	9" CEDAR		326	6" M.S. LIGUSTRUM	
262	13.5" CEDAR	10"	283	11" CEDAR		305	14" CEDAR		327	11" CHINABERRY	
263	12" CEDAR	9"	284	4" ASH		306	11" CEDAR		328	5" CHINABERRY	
264	12" CEDAR	9"	285	8" CEDAR		307	11" LIGUSTRUM		329	5" CEDAR	
265	16" M.S. OAK		286	11" CEDAR		308	5" M.S. CHINABERRY		330	9" OAK	
266	17" CEDAR	25.5"	287	20" CEDAR		309	8" CEDAR				
267	15" CEDAR		288	11" HACKBERRY		310	15" LIGUSTRUM				
268	11" CEDAR	8.25"	289	14" CEDAR		311	9" CHINABERRY				
269	15.5" CEDAR	23.25"	290	4" MT. LAUREL		312	12" CEDAR				
270	10" M.S. OAK	7.5"	291	3" MT. LAUREL		313	9" HACKBERRY				
271	8" HACKBERRY	6"	292	18" CHINABERRY		314	8" CEDAR				
272	9" HACKBERRY	6.75"	293	10" CEDAR		315	12" CEDAR				
273	9" OAK	6.75"	294	5" OAK		316	14" HACKBERRY				
			295	6" M.S. CHINABERRY		317	12" ASH				

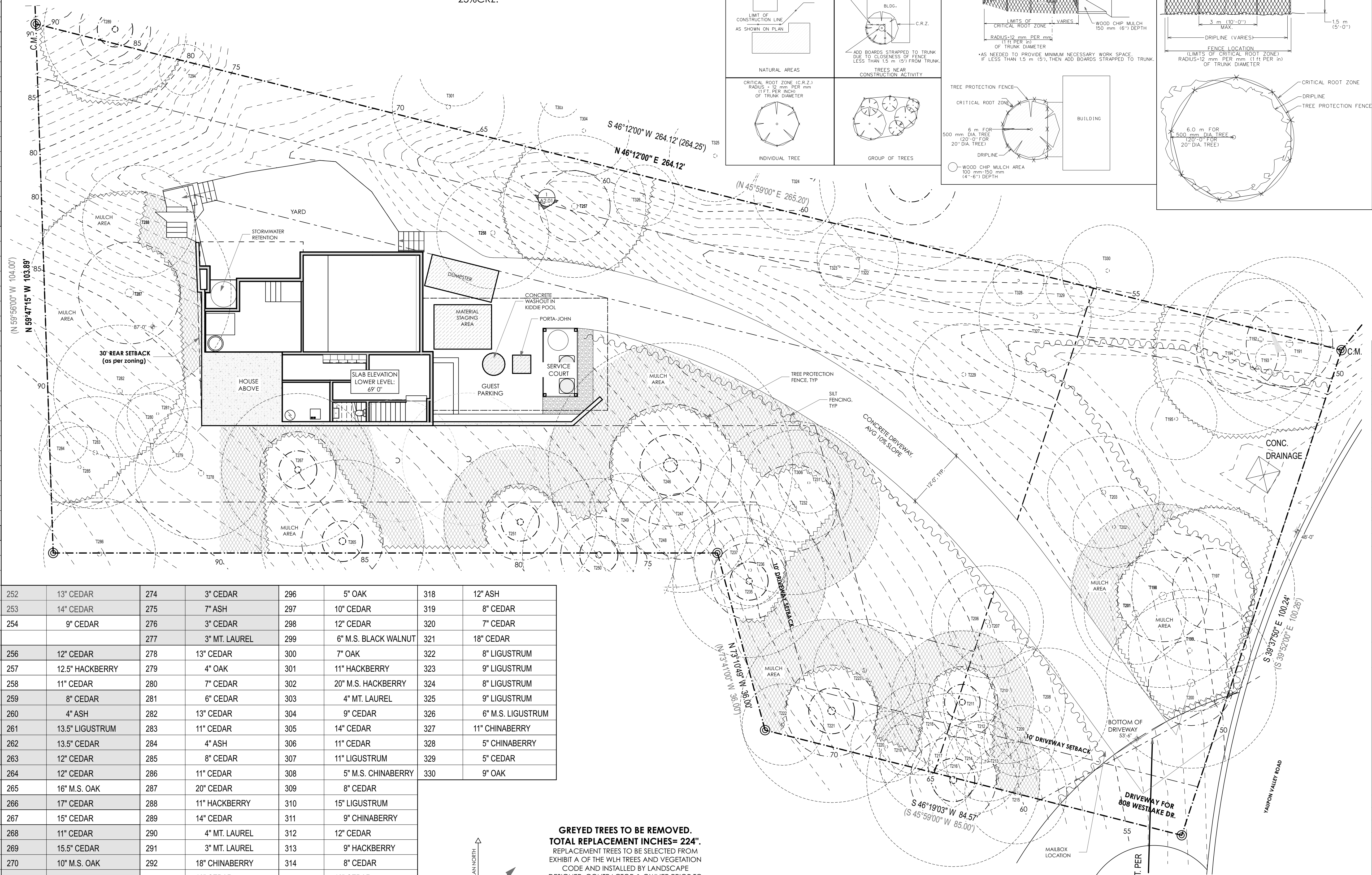
GREYED TREES TO BE REMOVED.
TOTAL REPLACEMENT INCHES= 224".
REPLACEMENT TREES TO BE SELECTED FROM EXHIBIT A OF THE WLH TREES AND VEGETATION CODE AND INSTALLED BY LANDSCAPE DESIGNER, CONTRACTOR & OWNER PRIOR TO CONSTRUCTION COMPLETION. TREES WITH 75% MITIGATION SHALL HAVE NEW PLANTED TREES AT LEAST 3" IN DIAMETER. TREES WITH 150% MITIGATION SHALL HAVE NEWLY PLANTED TREES AT LEAST 6" IN DIAMETER.



M.S.=MULTI-STEMMED

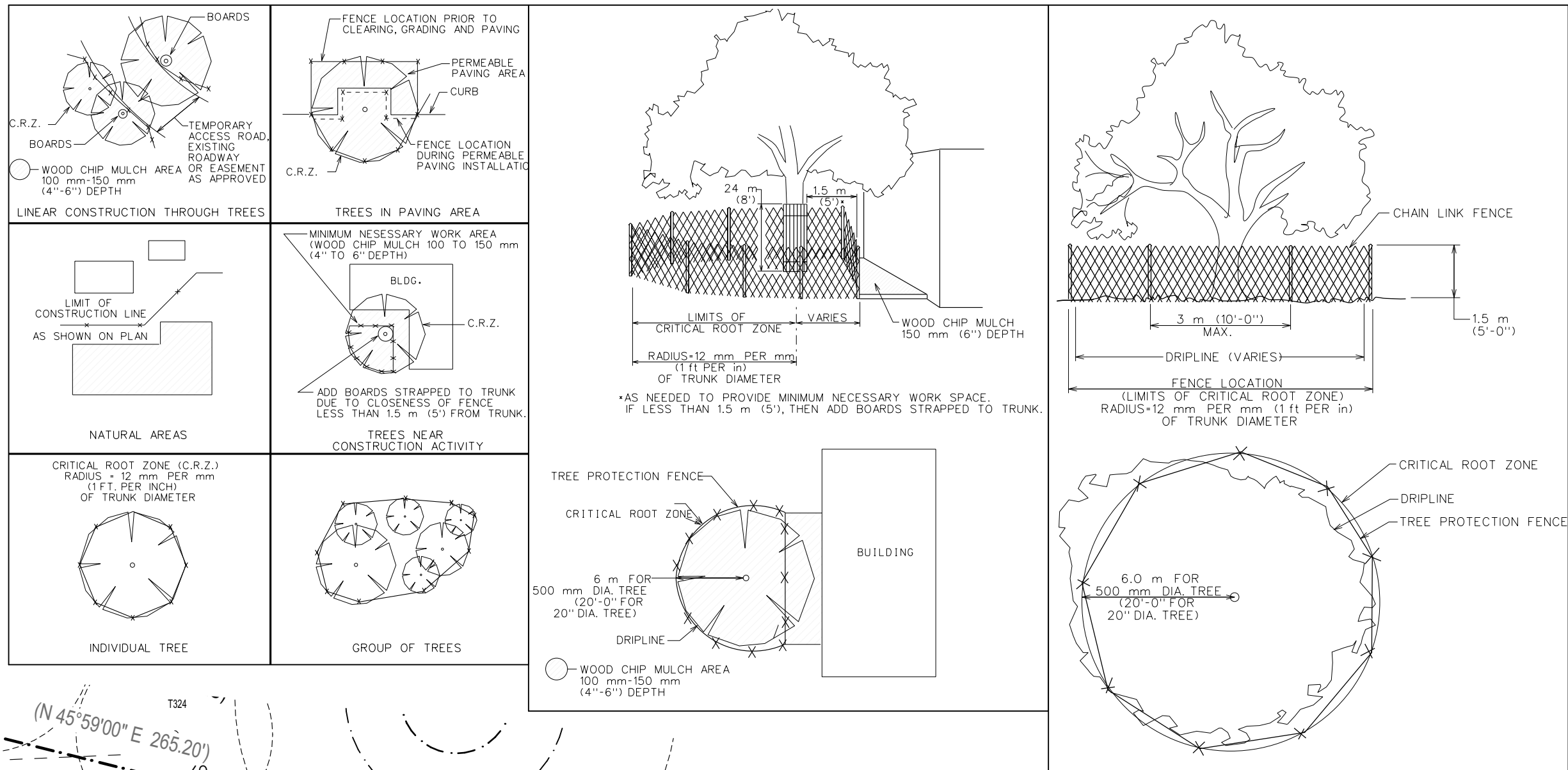
This tree location survey certifies the species and location of the trees depicted here. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus, contact a Certified Arborist.

TAG NO.	TREE DESCRIPTION
191	17" OAK
192	12" LIGUSTRUM
193	3" ASH
194	16" CEDAR
195	8" M.S. LIGUSTRUM
196	21.5" HACKBERRY
197	16" LIGUSTRUM
198	18" OAK
199	12" LIGUSTRUM
200	18" M.S. CEDAR
201	15" CEDAR
202	8" OAK
203	11" CEDAR
205	7" HACKBERRY
206	11" LIGUSTRUM
207	8" OAK
208	14" CHINABERRY
209	7" CHINABERRY
210	12" LIGUSTRUM
211	14" OAK
212	5" LIGUSTRUM
213	8" LIGUSTRUM
214	9" LIGUSTRUM
215	10" CEDAR
216	17" HACKBERRY
217	10" CEDAR
218	9" CEDAR
219	5" LIGUSTRUM
220	7" LIGUSTRUM
221	18" OAK
222	8" CHINABERRY
223	10" CEDAR
224	6" LIGUSTRUM
225	8" LIGUSTRUM
226	12" CEDAR
229	10" CEDAR
231	6" OAK
232	17" CEDAR
233	9" LIGUSTRUM
234	11" CEDAR
235	15" CHINABERRY
236	7" CEDAR
237	8" CEDAR
240	4" ASH
241	9" OAK
243	4" ASH
244	11" HACKBERRY
245	9" CEDAR
246	24" OAK
247	13 " LIGUSTRUM
248	6" OAK
249	7" CEDAR
250	15" CHINABERRY
251	15" HACKBERRY



PROVIDE TRUNK PLANKING PROTECTION FOR ALL
PROTECTED TREES 14" DIA. OR LARGER

ALL FOUNDATION CONSTRUCTION WITHIN THE 50% CRZ OF A PROTECTED TREE TO BE CANTILEVERED. NO CONSTRUCTION TO BE CONDUCTED IN THE 25%CRZ.



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[illegible]**WEINBERGER
RESIDENCE**

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

PERMIT SET REV 3

DATE:	3/22/24	AN
PM:	JS	
DRAWN:	JC, JS	

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.02

PROPOSED- SITE PLAN

[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

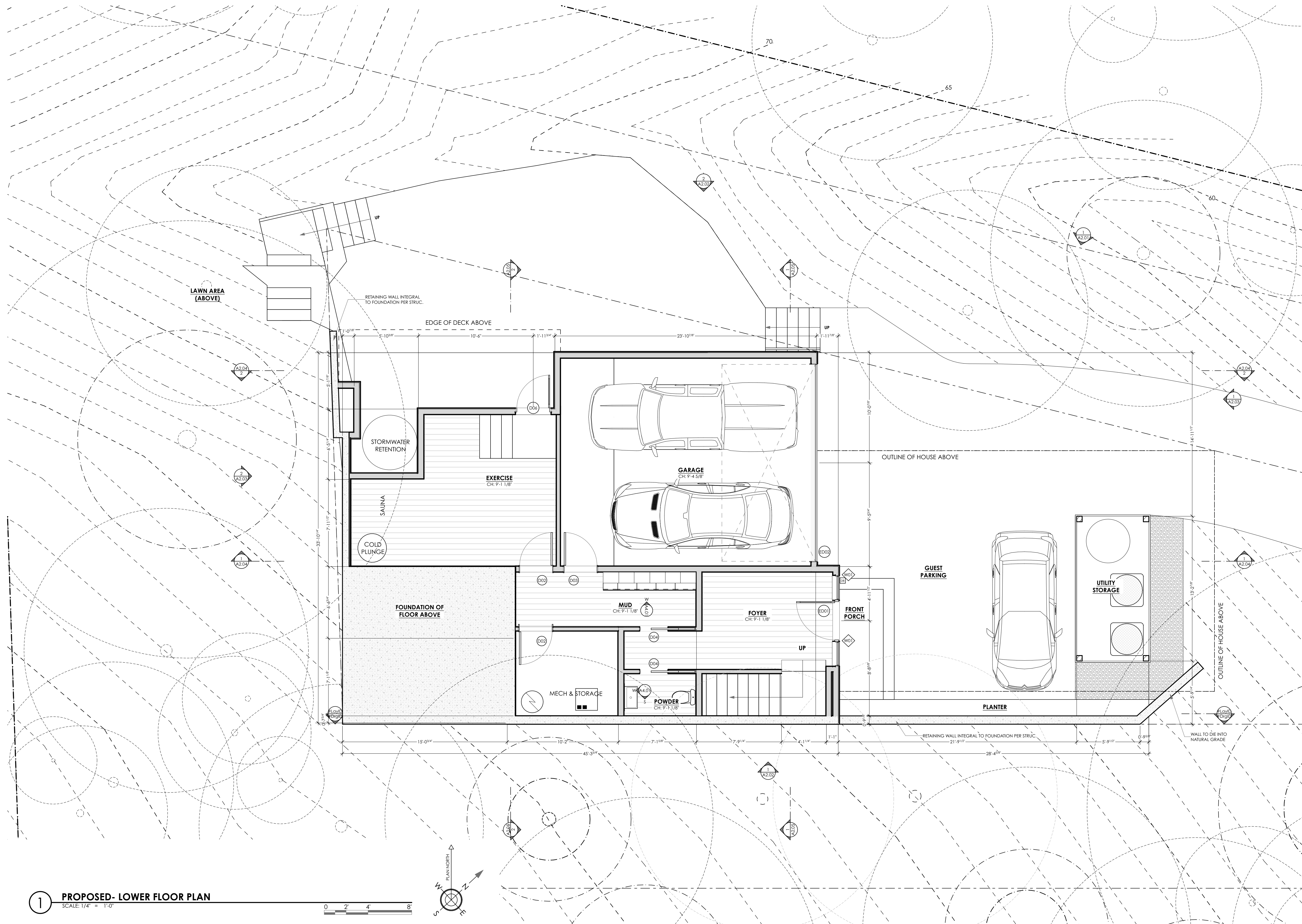
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A1.03

PROPOSED- LOWER FLOOR PLAN



[illegible]

103 YAUPON VALLEY RD.
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TEXAS 78746

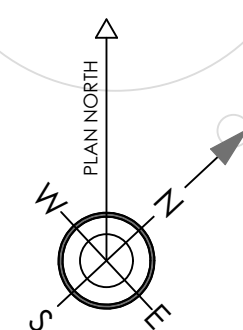
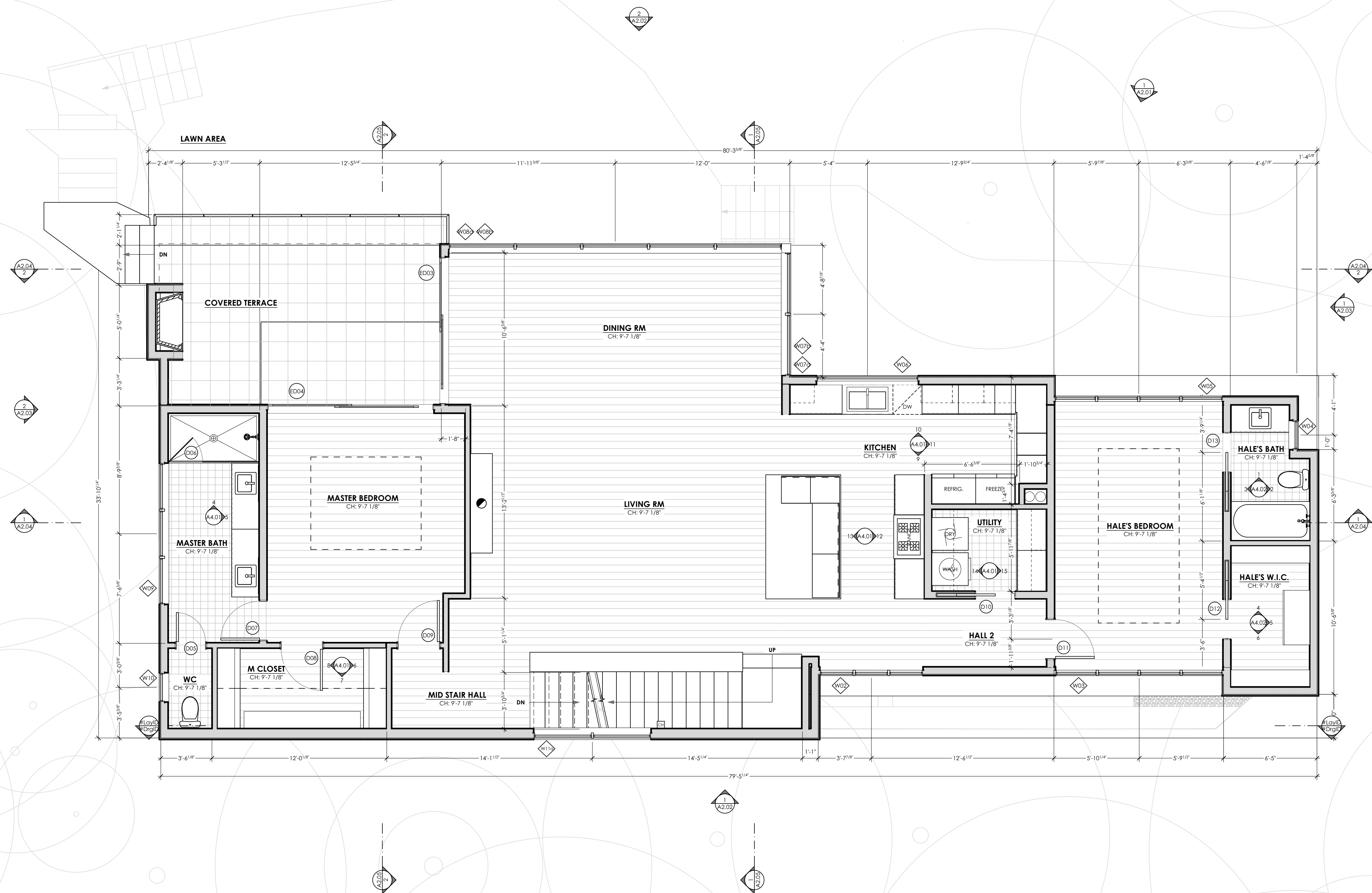
PERMIT SET REV 3

DATE:	3/22/24
PM:	JS
DRAWN:	JC, JS

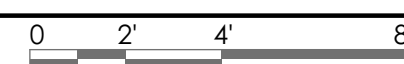
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A1.04

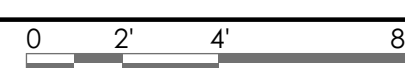
PROPOSED- MAIN FLOOR PLAN

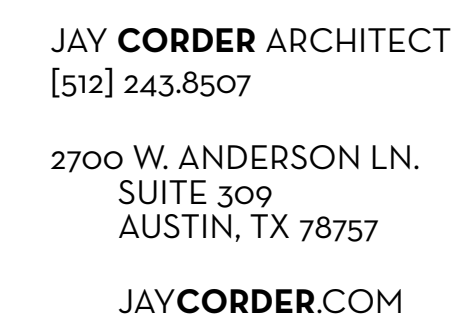


1 PROPOSED- MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



A1.05



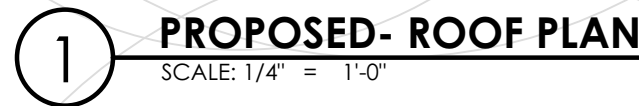


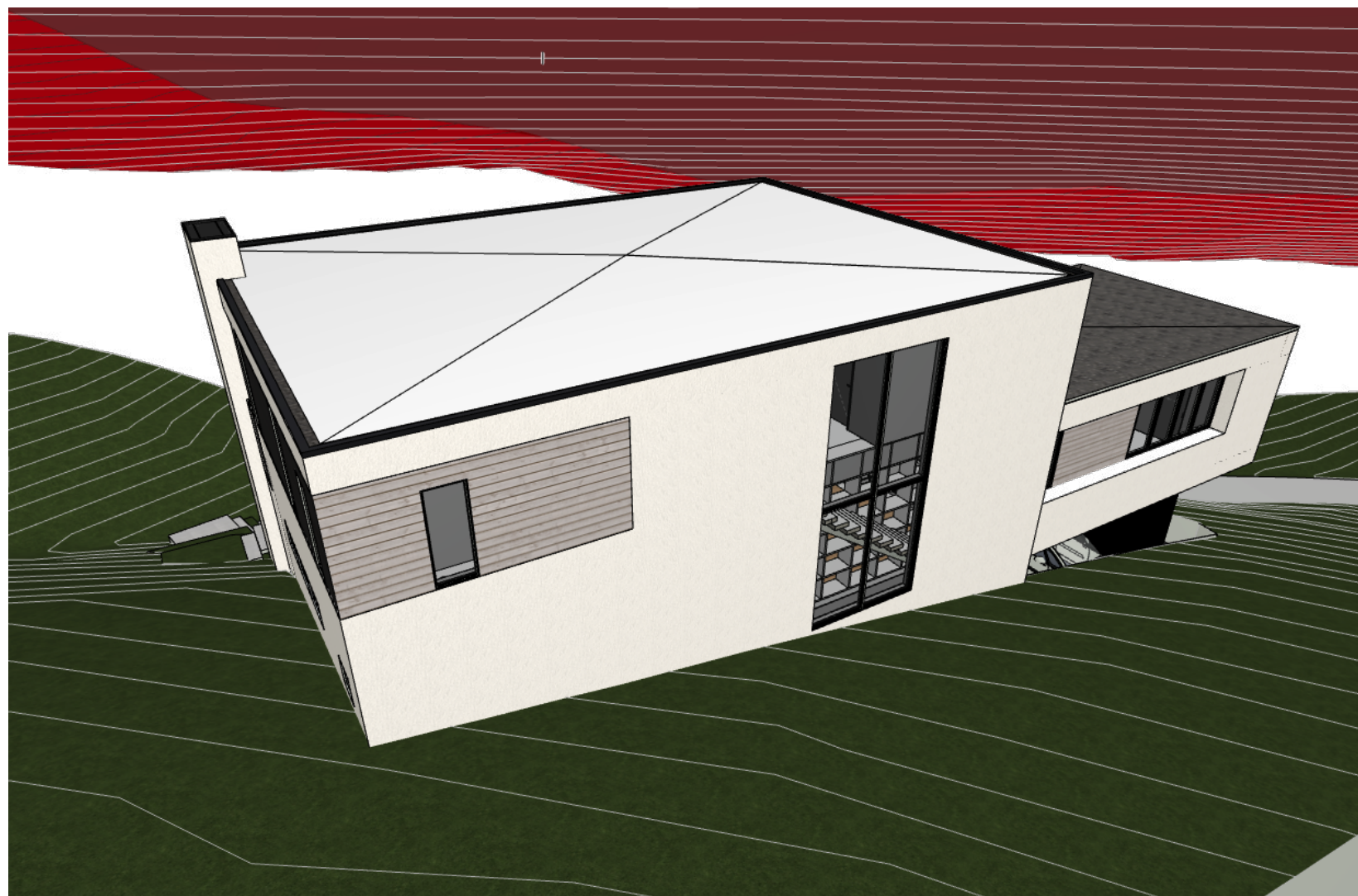
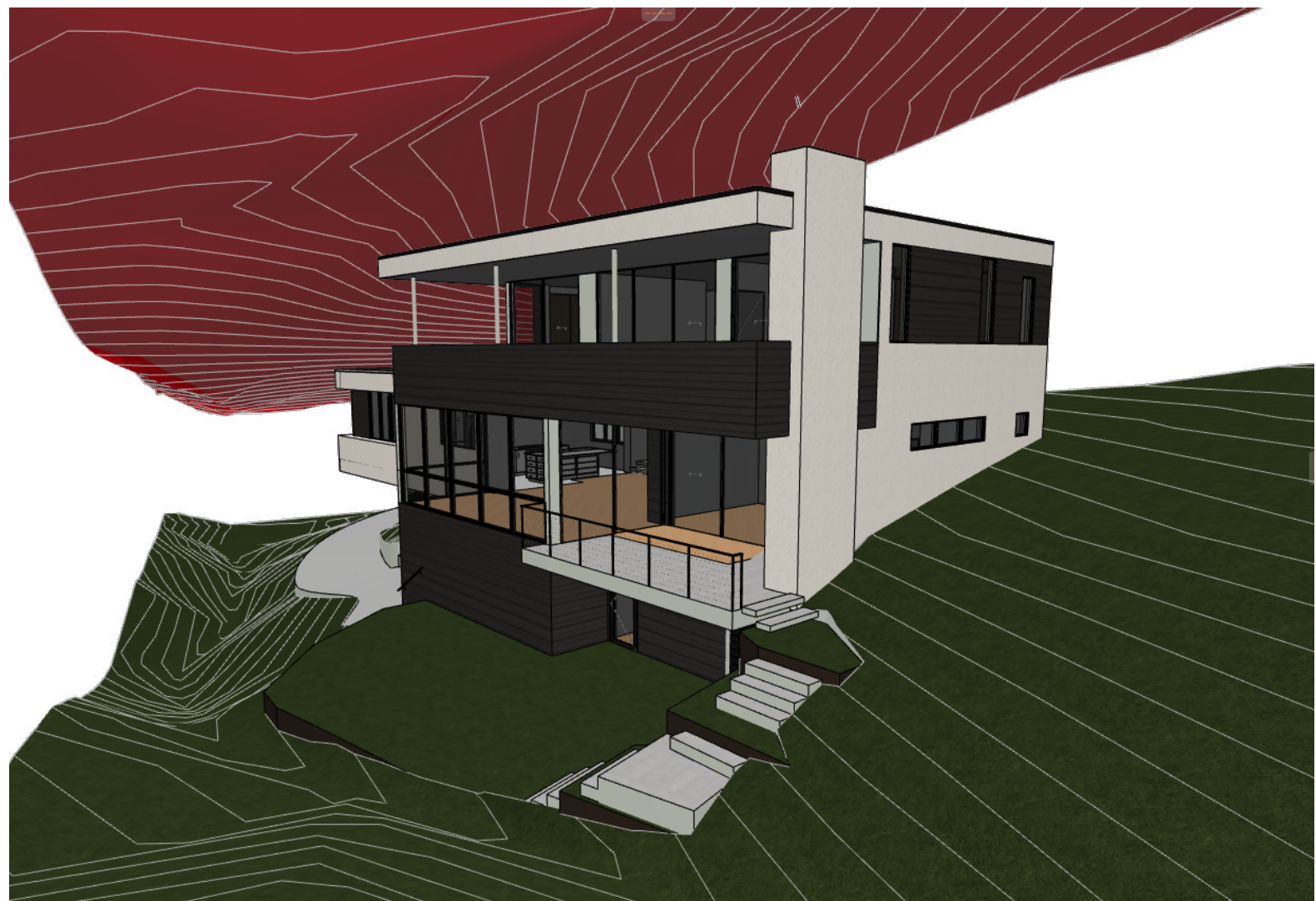
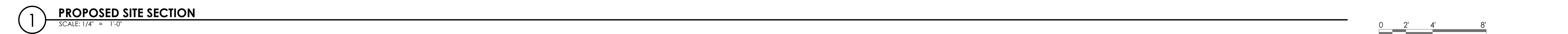
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PROPOSED- ROOF PLAN





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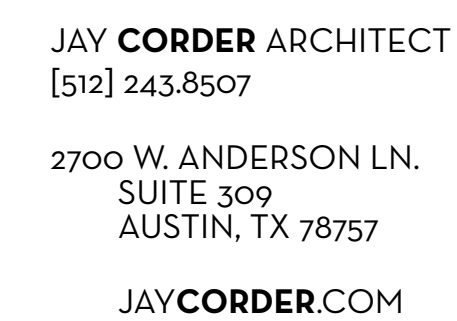
103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

PERMIT SET REV 3

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A2.01

SITE SECTION



WEINBERGER RESIDENCE

PERMIT SET REV 3

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EXTERIOR ELEVATIONS + BUILDING SECTIONS



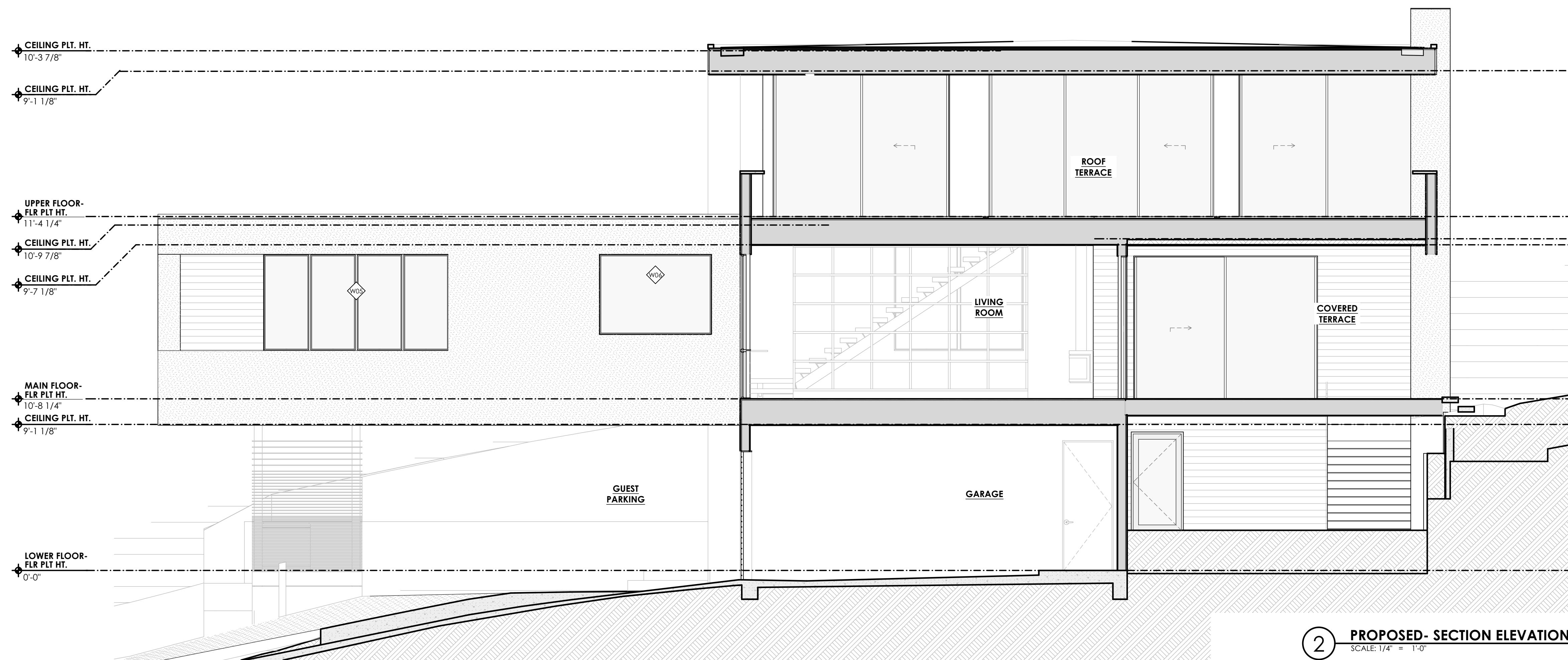
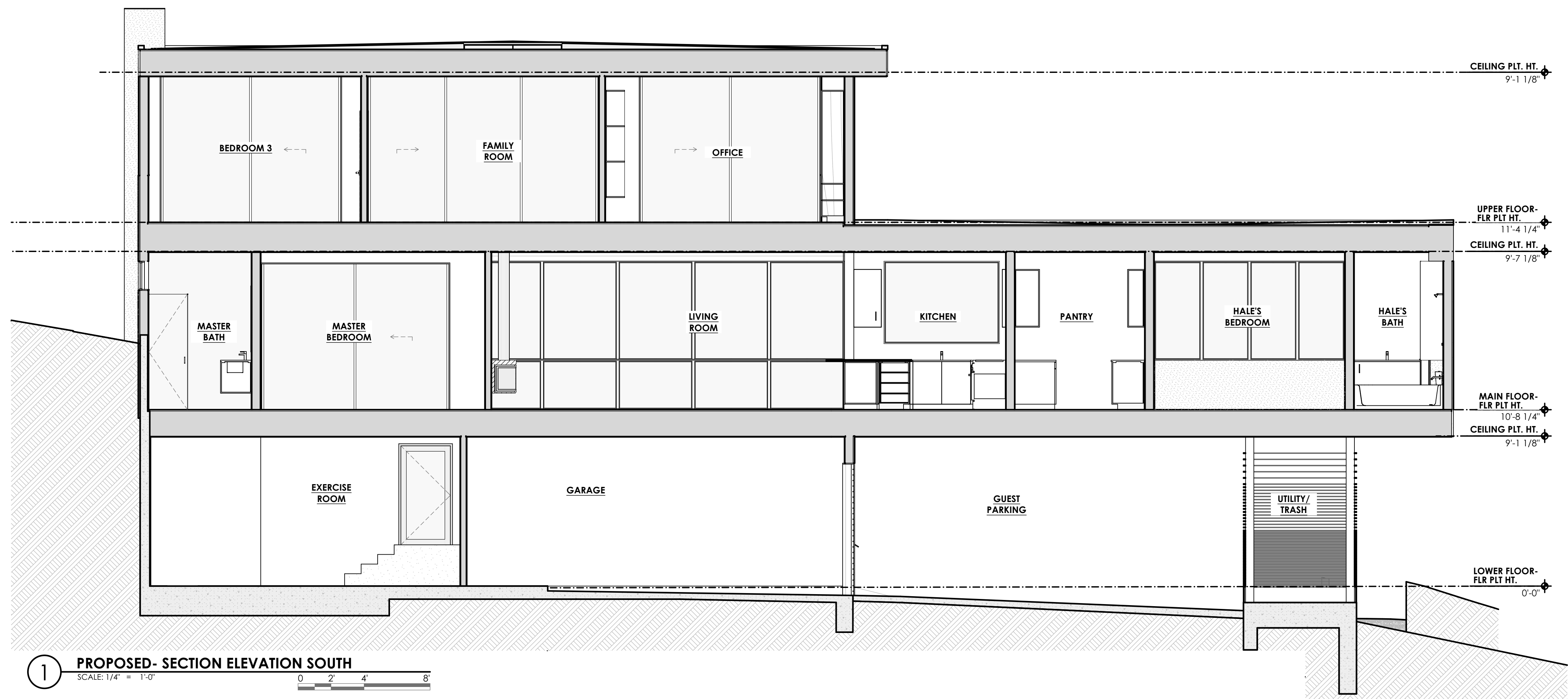
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RESIDENCE**

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EXTERIOR ELEVATIONS





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WEINBERGER RESIDENCE

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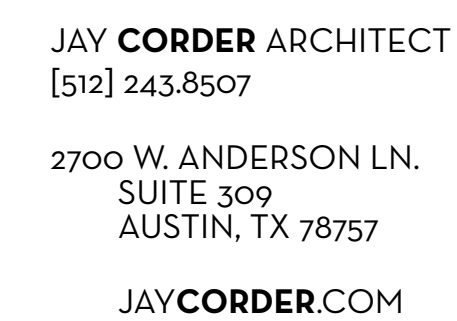
PERMIT SET REV 3

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A2.04

EXTERIOR SECTION ELEVATIONS



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A2.05

EXTERIOR SECTION ELEVATIONS



DOOR SCHEDULE												
LOCATION	#	ROOM	LEAF WIDTH	LEAF HEIGHT	FRAME DIMENSIONS	FLOOR LEVEL	TYPE	GLASS	FINISH	FIRE RATING	NOTES	
EXTERIOR												
	D06		3'-0"	6'-0"	3'-3"x6'-11 1/2"	FIRST FLOOR	SWING					
	ED01	FOYER	3'-6"	8'-11"	3'-9"x9'-0 1/2"	FIRST FLOOR	SWING	YES				
	ED02	GARAGE	18'-0"	8'-8 1/4"	18'-1 1/2"x8'-9"	FIRST FLOOR	OVERHEAD GARAGE DOOR	YES				
	ED03	LIVING ROOM	10'-0"	8'-10"	10'-1 1/2"x8'-10 3/4"	SECOND FLOOR	BYPASS SLIDING	YES				
	ED04		11'-4"	8'-10"	11'-5 1/2"x8'-10 3/4"	SECOND FLOOR	BYPASS SLIDING					
	ED05		10'-10 1/2"	8'-10"	11'-0"x8'-10 3/4"	THIRD FLOOR	BYPASS SLIDING					
	ED06		13'-10 1/8"	8'-10"	14'-0 1/8"x8'-10 3/4"	THIRD FLOOR	DUAL BYPASS SLIDING					
	ED07		10'-10 1/2"	8'-10"	11'-0"x8'-10 3/4"	THIRD FLOOR	BYPASS SLIDING					
INTERIOR												
	D02		3'-0"	8'-0"	3'-2"x8'-1"	FIRST FLOOR	SWING		PAINT			
	D02		3'-0"	8'-0"	3'-2"x8'-1"	FIRST FLOOR	SWING		PAINT			
	D03		3'-0"	8'-0"	3'-2"x8'-1"	FIRST FLOOR	SWING		PAINT			
	D04		2'-6"	8'-0"	5'-1 1/2"x8'-0 3/4"	FIRST FLOOR	POCKET		PAINT			
	D04		2'-6"	8'-0"	5'-1 1/2"x8'-0 3/4"	FIRST FLOOR	POCKET		PAINT			
	D05		2'-0"	6'-8"	2'-2"x6'-9"	SECOND FLOOR	SWING		PAINT			
	D06		2'-4"	7'-0"	2'-4"x7'-0"	SECOND FLOOR	SWING		PAINT			
	D07		2'-8"	6'-8"	2'-10"x6'-9"	SECOND FLOOR	SWING		PAINT			
	D08		2'-10"	6'-8"	3'-0"x6'-9"	SECOND FLOOR	SWING		PAINT			
	D09		2'-10"	6'-8"	3'-0"x6'-9"	SECOND FLOOR	SWING		PAINT			
	D10	UTILITY	2'-8"	8'-0"	5'-5 1/2"x8'-0 3/4"	SECOND FLOOR	POCKET		PAINT			
	D11	HALE'S BEDROOM	2'-8"	8'-0"	2'-10"x8'-1"	SECOND FLOOR	SWING		PAINT			
	D12	HALE'S W.I.C.	2'-8"	8'-0"	5'-5 1/2"x8'-0 3/4"	SECOND FLOOR	POCKET		PAINT			
	D13	HALE'S BATHROOM	2'-8"	8'-0"	5'-5 1/2"x8'-0 3/4"	SECOND FLOOR	POCKET		PAINT			
	D14	SHOWER	2'-4"	7'-0"	2'-4"x7'-0"	THIRD FLOOR	SWING	GLASS	NO			
	D15		2'-8"	8'-0"	2'-10"x8'-1"	THIRD FLOOR	SWING		PAINT			
	D16		2'-10"	6'-8"	3'-0"x6'-9"	THIRD FLOOR	SWING		PAINT			

WINDOW SCHEDULE											
#	FRAME SIZE		LOCATION	FLOOR	# OF PANELS	HEAD HEIGHT	TYPE	FINISH	EGRESS WINDOW	TEMPERED GLASS	NOTES
	WIDTH	HEIGHT									
W01	2'-3 1/4"	9'-0 1/2"				9'-0 1/2"		ALUM			
W01	2'-3 1/4"	9'-0 1/2"	FOYER	LOWER	1	9'-0 1/2"	FIXED	ALUM			
W02	7'-1"	6'-0"	HALL	MAIN	5	9'-0"	FIXED (5)	ALUM			
W03	11'-5 5/8"	6'-0"	HALE'S BEDROOM	MAIN	3	9'-0"	CSMT/FIXED/CSMT	ALUM	YES		
W04	2'-0"	6'-0"	HALE'S BATH	MAIN	1	9'-0"	CSMT	ALUM			
W05	11'-6 5/8"	6'-0"	HALE'S BEDROOM	MAIN	4	9'-0"	FXD/CSMT/CSMT/FXD	ALUM	YES		
W06	7'-0"	5'-0"	KITCHEN	MAIN	4	9'-0"	FXD/CSMT/CSMT/FXD	ALUM			
W07a	8'-5 1/4"	3'-0"	LIVING ROOM	MAIN	4	3'-0"	FIXED (4)	ALUM			MULLED TO W07b
W07b	8'-5 1/4"	6'-0"	LIVING ROOM	MAIN	4	9'-0"	FIXED (4)	ALUM			MULLED TO W07a
W08a	22'-10 1/2"	3'-0"	LIVING ROOM	MAIN	3	3'-0"	FIXED (3)	ALUM			MULLED TO W08b
W08b	22'-10 1/2"	6'-0"	LIVING ROOM	MAIN	3	9'-0"	FIXED (3)	ALUM			MULLED TO W08a
W09	9'-8 1/4"	1'-9 1/4"				9'-0"		ALUM			
W10	2'-0"	1'-9 1/4"				9'-0"		ALUM			
W11b	8'-0 5/8"	9'-0"	STAIRHALL - UPPER LEVEL	UPPER	2	8'-10"	FIXED (2)	ALUM			MULLED W/ W11a
W12	3'-10 3/8"	5'-0 1/2"				7'-10"		ALUM			
W13	2'-0"	5'-0"				19'-2 1/4"		ALUM			
W14	3'-5"	6'-0"	BEDROOM 3	UPPER	1	8'-10"	FIXED	ALUM			
W15	2'-0"	6'-0"				20'-2 1/4"		ALUM			
W16	2'-0"	6'-0"				20'-2 1/4"		ALUM			
W17	2'-0"	5'-0"				19'-2 1/4"		ALUM			
W18	2'-0"	5'-0"				19'-2 1/4"		ALUM			

DOOR + WINDOW GENERAL NOTES:	
1-	ALL NEW WINDOWS TO BE MANUFACTURED BY WESTERN OR EQUAL.
2-	ALL NEW EXTERIOR DOORS TO BE MANUFACTURED BY WESTERN OR EQUAL.
3-	ALL INTERIOR DOORS TO BE SOLID CORE. 1 3/4" THICK.
4-	DOOR SWINGS, SLIDING DIRECTION AND WALL POCKETS AS SHOWN ON FLOOR PLANS & ELEVATIONS.
5-	CONTRACTOR TO VERIFY ALL SIZES OF ALL DOORS & WINDOWS PRIOR TO ORDERING.
6-	ALL EXTERIOR DOORS TO ALLOW FOR 1/2" ROUGH OPENING AT EITHER SIDE OF UNIT & 5/8" ROUGH OPENING AT HEAD OF UNIT.
7-	ALL FULL HEIGHT WINDOWS TO ALLOW FOR 1/2" ROUGH OPENING AT EITHER SIDE OF UNIT & 5/8" ROUGH OPENING AT HEAD OF UNIT.
8-	ALL WINDOW JAMBS ADJACENT TO STEEL COLUMNS TO ALLOW FOR 1/4" ROUGH OPENING AT STEEL CONNECTION SIDE.
9-	ALL PUNCHED OPENING WINDOWS TO ALLOW FOR 1/2" ROUGH OPENING AT EITHER SIDE OF UNIT, 5/8" OPENING AT HEAD AND 1/4" AT SILL OF UNIT.
10-	ALL ROUGH WINDOW SILL FRAMING TO BE SLOPED 5° TOWARDS EXTERIOR TO CREATE POSITIVE SILL DRAINAGE.
11-	CONTRACTOR TO VERIFY ALL REQUIRED EGRESS CLEAR OPENING SIZES AND SILL HEIGHTS PRIOR TO ORDERING.
12-	CONTRACTOR TO VERIFY ALL WINDOW UNITS THAT REQUIRE TEMPERED GLASS PRIOR TO ORDERING.

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ELECTRICAL EQUIPMENT SCHEDULE																		
SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE	SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE	SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE	SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE			
	FLOOR RECEPTACLE				STRIP OUTLET (UNDERCABINET)				FLOOD LIGHT	SELECTED BY OWNER / ID	\$50 ALLOWANCE		ATTIC FIXTURE - PORCELAIN BASE W/ CAGE					
	DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		CEILING MOUNTED DUPLEX RECEPTACLE	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		LANDSCAPE / PATH LIGHT	SELECTED BY OWNER / ID	\$50 ALLOWANCE		RECESSED STEP LIGHT WET LOCATION (HEIGHT V.I.F.)		\$200 ALLOWANCE			
	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		IN SOFFIT MOUNTED WEATHER PROOF RECEPTACLE (SWITCHED)	LUTRON (OR EQUAL)	PLATE COLOR TO MATCH SOFFIT		IN GROUND - TREE UPLIGHT - WATERPROOF	LUMIERE BOCA 696			4' FLUORESCENT LIGHT	SELECTED BY OWNER / ID	\$100 ALLOWANCE			
	QUAD RECEPTACLE (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		J-BOX RECEPTACLE	AS REQ.			UNDER CABINET STRIP LIGHTING		3000K LED		PENDANT LIGHT (SMALL)	SELECTED BY OWNER / ID	\$250 ALLOWANCE			
	GROUND FAULT CIRCUIT INTERRUPTER @ 42" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		DIRECT CONNECT WIRING (AS REQUIRED)	AS REQ.			COVE LIGHTING		3000K LED		PENDANT LIGHT (LARGE)	SELECTED BY OWNER / ID	\$500 ALLOWANCE			
	WEATHER PROOF DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)			ELECTRICAL METER	AS REQ.			SMOKE / CARBON MONOXIDE DETECTOR				TV PROJECTOR IN CEILING	SELECTED BY OWNER / AV				
	DUPLEX RECEPTACLE W/ USB CHARGING @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		ELECTRICAL PANEL	AS REQ.			SPEAKER (IN CEILING)	SELECTED BY OWNER / AV			TRACK LIGHTING	SELECTED BY OWNER / ID	\$200 ALLOWANCE			
	SWITCHED LEG DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		DOOR BELL	SELECTED BY OWNER / ID			SURFACE MOUNT LIGHT	SELECTED BY OWNER / ID	\$75 ALLOWANCE		CEILING FAN (WET RATED AT EXTERIOR)	SELECTED BY OWNER / ID	\$500 ALLOWANCE			
	SPECIALTY RECEPTACLE (# TO BE HEIGHT A.F.F.)	TRUPG (OR EQUAL)	PLATE TO BLEND W/ ADJACENT SURFACE		DOOR BELL CHIME	NuTone LA14WH	PAINT PLATE TO MATCH WALL		WALL MOUNT SCONCE (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	\$150 ALLOWANCE							
	220 V RECEPTACLE	AS REQ.			SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		WALL MOUNT SCONCE, WET LOCATION (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	\$200 ALLOWANCE							
	240 V RECEPTACLE / PER MANUFACTURER SPECS	AS REQ.			THREE WAY SWITCH @ 48" A.F.F. (4 = FOUR WAY SWITCH)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		RECESSED LIGHT (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED	SWITCH TO FIXTURE WIRING LINE FIXTURE ALIGNMENT LINE + CENTER LINE						
	DRAWER RECEPTACLE - GFCI PROTECTED	DOCK DRAWER (OR EQUAL)	\$300 ALLOWANCE		SINGLE POLE DIMMER SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		RECESSED LIGHT, WET LOCATION (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED							
	TELEVISION OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		THREE WAY DIMMER SWITCH @ 48" A.F.F. (D4 = FOUR WAY)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		RECESSED LIGHT, SLOPE CEILING (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED (V.I.F. TRIM COLOR)	NOTE: REFER TO ELECTRICAL GENERAL NOTES, SHEET A0.02, PRIOR TO BIDDING. ORDERING AND INSTALLATION, CONTACT ARCHITECT + CONTRACTOR W/ QUESTIONS. CONTRACTOR / ELECTRICIAN TO PROVIDE RECESSED CAN TRIM SAMPLES TO ARCHITECT TO REVIEW, PRIOR TO ORDERING. EXTERIOR CAN TRIM COLOR MAY DIFFER FROM INTERIOR CANS.						
	GANGED TELEVISION OUTLET + RECESSED DUPLEX RECEPTACLE @ 60" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		EXTERIOR (WET LOCATION) SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	WEATHER RESISTANT COVER		RECESSED LIGHT, DIRECTIONAL (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED							
	DATA / TELEPHONE OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		EXHAUST FAN				RECESSED ADJUSTABLE GIMBAL LIGHT	HALO (OR EQUAL)	3000K LED MR-16							
	UNDER WATER POOL LIGHT - PER POOL CONTRACTOR				UNDER WATER POOL LIGHT - PER POOL CONTRACTOR				RECESSED STEP LIGHT (HEIGHT V.I.F.)		\$200 ALLOWANCE							

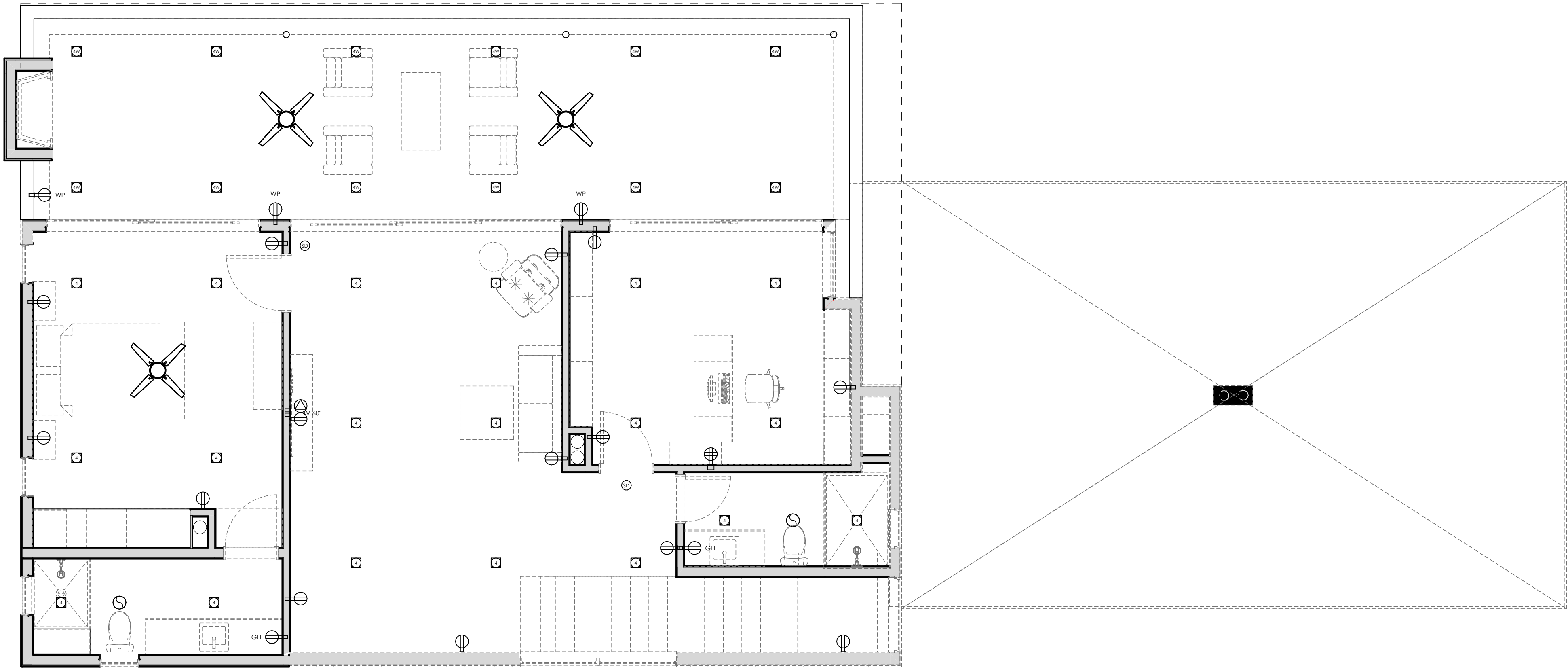
LIGHTING NOTE: CONTRACTOR TO PROVIDE BID BASED UPON LIGHTING LAYOUT SHOWN. ALL SWITCHING TO BE ON DIMMERS WITH SCREWLESS COVER PLATES. DECORATIVE LIGHTING AS SELECTED BY OWNER / INTERIOR DESIGNER. CONTRACTOR TO FACTOR IN COSTS FOR ANY CODE REQUIRED FIXTURES NOT SHOWN. CONTRACTOR TO PROVIDE ALLOWANCE FOR LANDSCAPE LIGHTING. TO BE COORDINATED WITH LANDSCAPE DESIGNER. FULL LIGHTING / SWITCHING DIAGRAMS TO BE PROVIDED AT A LATER DATE.



JAY CORDER ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAYCORDER.COM



1 THIRD FLOOR- RCP AND ELECTRIC
SCALE: 1/4" = 1'-0"

WEINBERGER RESIDENCE
103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

PERMIT SET REV 3

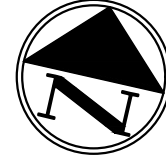
DATE: 3/22/24
PM: JS
DRAWN: JC, JS

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A5.03

UPPER FLOOR- ELECTRICAL POWER PLAN





SCALE: 1" = 10'

BENCHMARK
BENCHMARK AS PER LEGAL DESCRIPTION



NO.	DATE	REVISION
1	2022/10/13	ISSUED FOR REVIEW

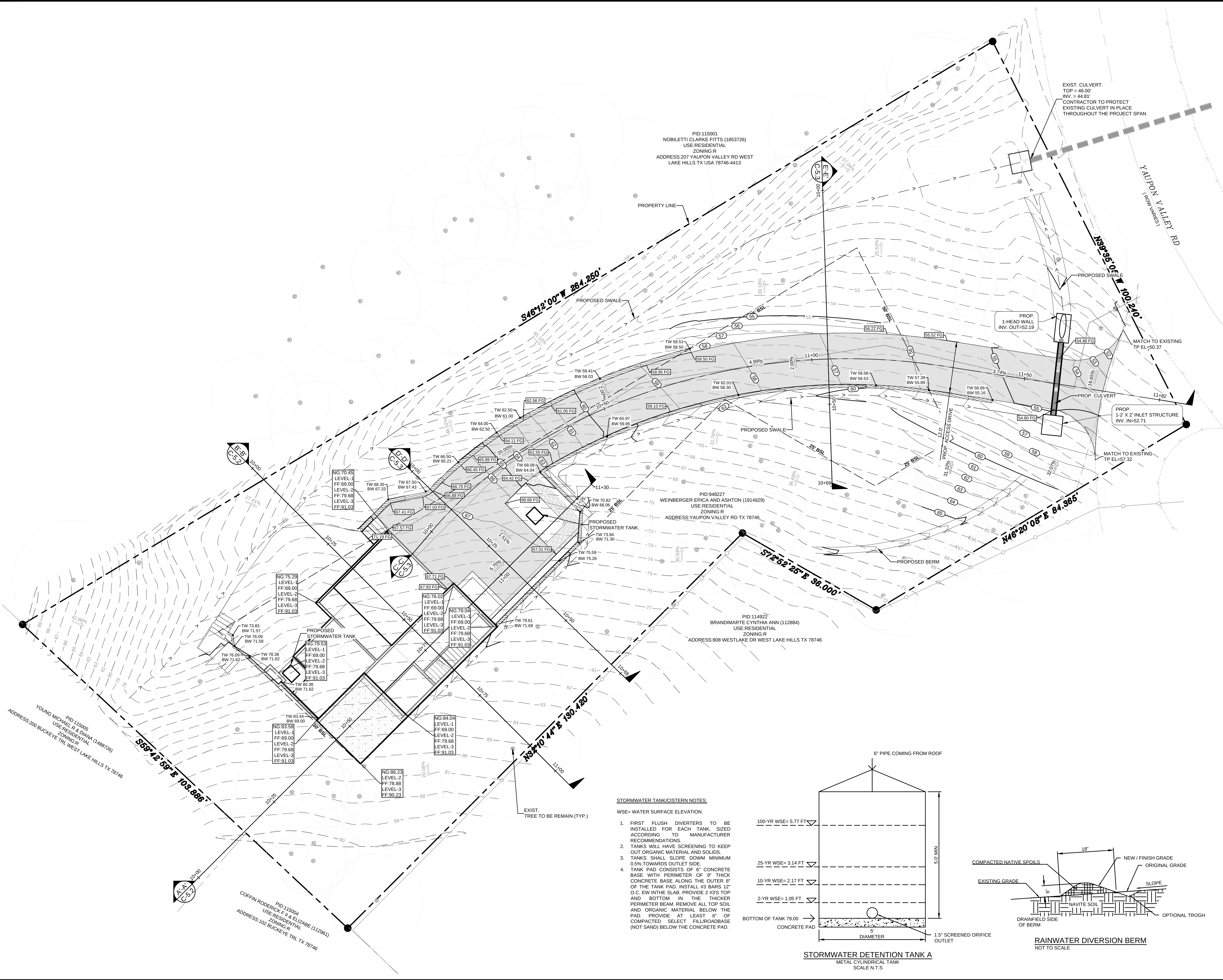
103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS PLAN



805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C-2.0
REVIEWER: MG			

0 10 20 Feet
SCALE: 1" = 10'

NOTES

- CITY OF WEST LAKE HILLS ENGINEERING, CONSTRUCTION AND SPECIFICATIONS DESIGN STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- PAVEMENT DESIGN STANDARDS FROM TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WAS ALSO USED.
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT AND DESIGN.
- REFER TO ARCHITECTURAL PLANS FOR CARPORT DETAILS.
- REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN, AND TREES.
- ALL MECHANICAL EQUIPMENT, DUMPSTER, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
- ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
- ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.
- ALL PROPOSED RAMPS TO FOLLOW THE ADA STANDARDS.

DISTURBED AREA = TBD S.F. (0.5126 AC)
CUT/FILL = 896.35 / 28.66 = 867.69 CFY

BENCHMARK

BENCHMARK AS PER LEGAL DESCRIPTION



NO.	DATE	REVISION
1	2022/10/13	ISSUED FOR REVIEW

103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING PLAN

805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE: MARCH 2024	PROJECT #: 22-016	SHEET: C-5.1
DRAWN: JS			
REVIEWER: MG			

Re: 103 YAUPON VALLEY VARIANCE REQUEST

On behalf of the City of West Lake Hills, Walter P Moore has reviewed the variance requests for the property located at 103 Yaupon Valley. 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 for more than 18" of cut or fill from natural grade within the side setback.
2. Allow for grading on existing slopes of over 35%.

The hardships mentioned are as follows:

1. Site topography.

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

If you have any questions or concerns, do not hesitate to contact me.

Zoe Scott, P.E.

zscott@walterpmoore.com



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	June 19, 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

304 Yaupon Valley Rd.: Discuss and make recommendation on a variance to the 30-foot front setback with an encroachment of up to 10 feet (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: James Bylander

Recommendation

Staff recommends approval of the variance request. The proposed location is located adjacent to the existing electrical connection and propane tank. The location is already paved, so no increase in impervious cover would be necessary.

This item will be forwarded to the July 10, 2024 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: James Bylander

Legal Description: Yaupon Valley Subdivision Lot 4

Lot Size: 0.47 acres

Zoning: R-1 One-Family Residential

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

Background & Analysis:

The applicant is proposing to place a generator with a front yard setback along Yaupon Valley Drive. The lot is located between Laurel Valley Road and Yaupon Valley Road, so the property is subject to two front yard setbacks. In front of the house there is a 14-foot drop within the 40 feet between the road and the front of the house. There are also many existing trees that will provide visual and sound screening between the house and the street.

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.*

In order to place the backup generator 20 feet from the property line we would have to remove existing trees and dig up natural vegetation on the slope.

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

Want to put it on an existing pad outside of the garage at the end of driveway, near existing propane tank and electrical service.

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

None. To avoid all setback requirements in any other way would require extensive trenching near trees. This plan requires no trenching.

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

None.

5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
(no information provided by applicant).

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

Generator will not be seen by the neighbors.

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

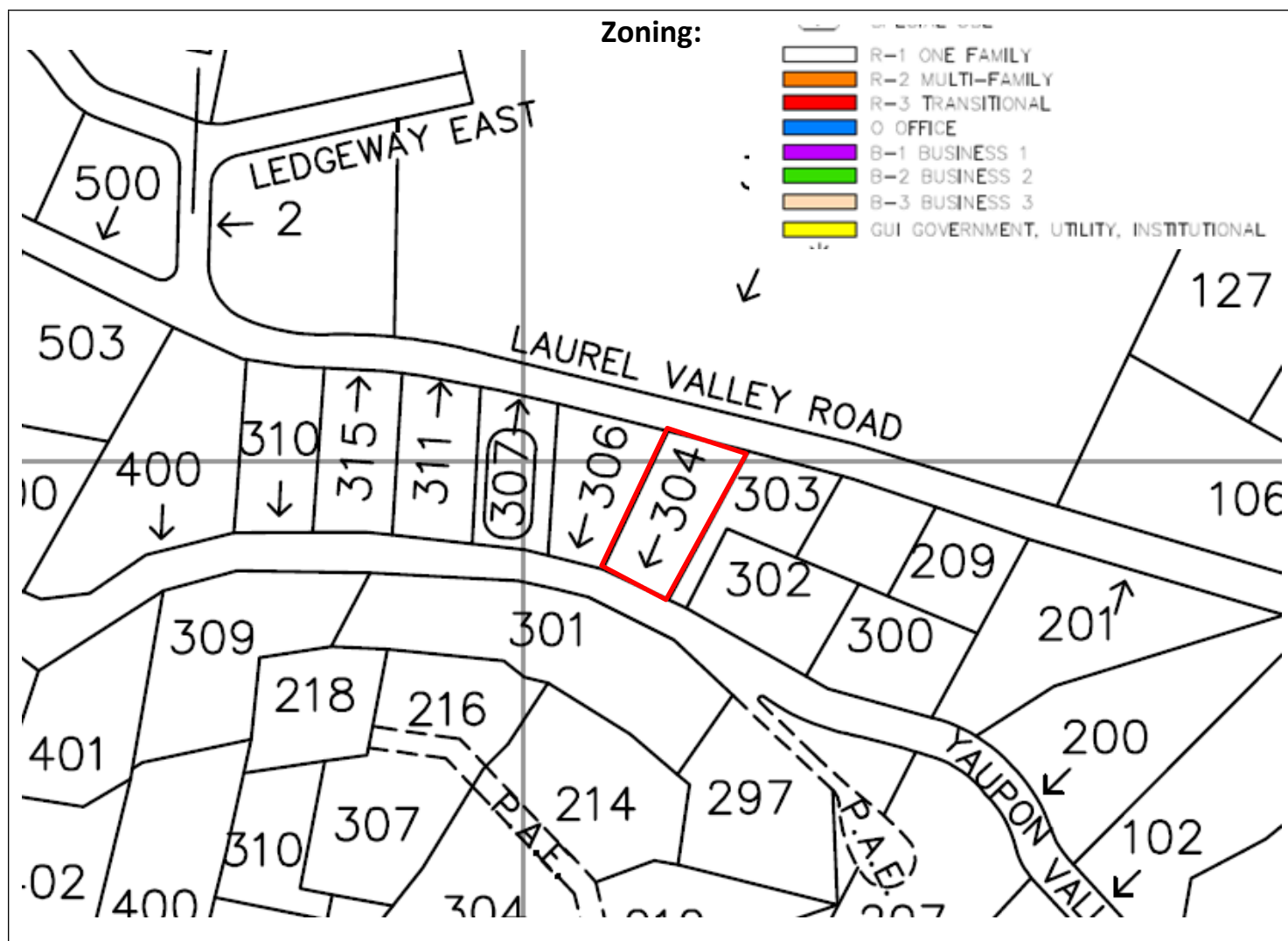
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

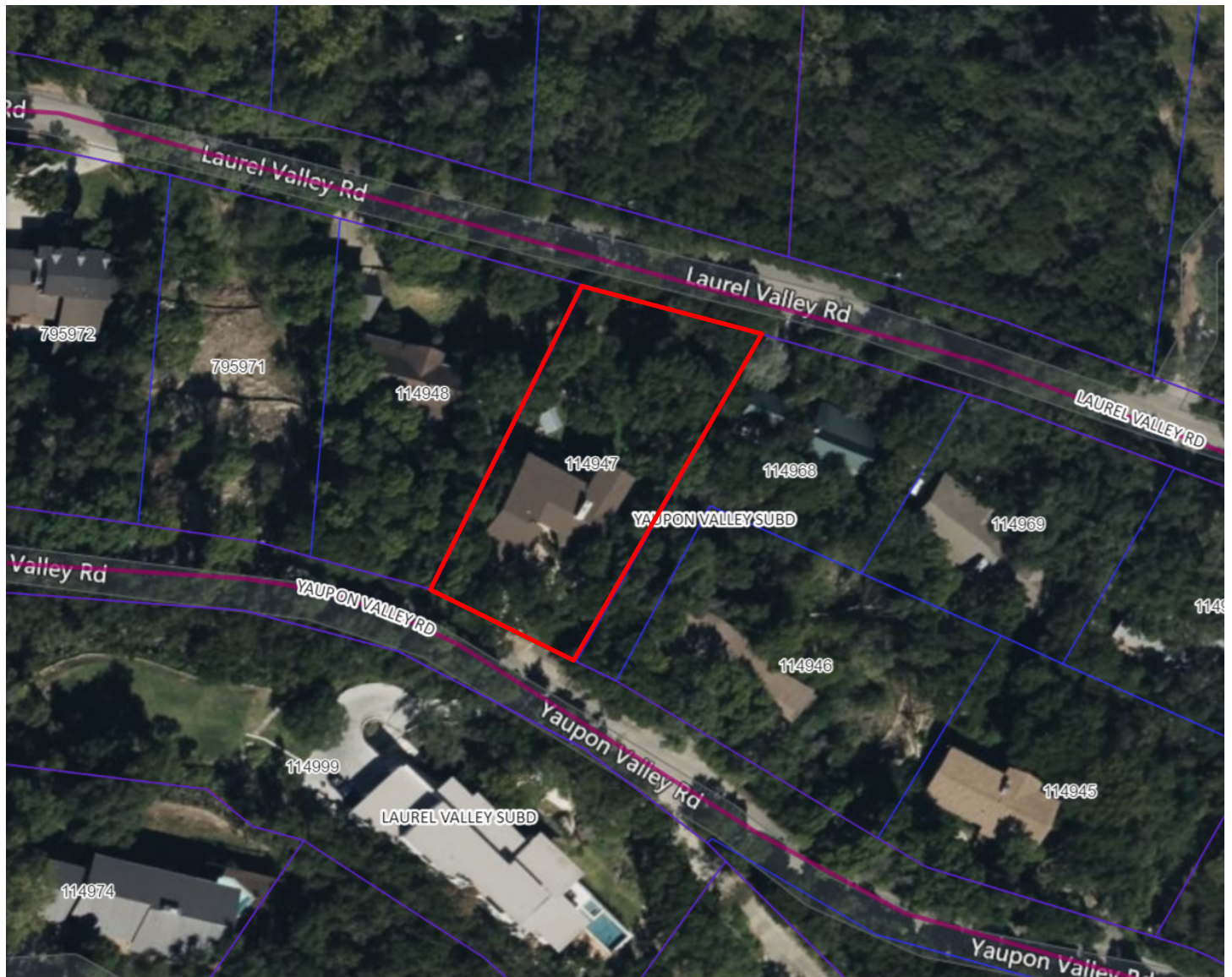
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:



JAMES BYLANDER

304 Yaupon Valley Road
West Lake Hills, Texas, 78746
(512) 925-4493
jbylander@mac.com

May 6, 2024

ZAPCO
City of West Lake Hills
West Laker Hills, Texas

Dear ZAPCO:

Attached is my variance application for installation of a backup power generator.

As shown in the attached documents, the generator will not be seen by my neighbors as the direct neighbors houses their houses are downhill from me and face Laurel valley. One close but not adjacent house has no windows facing our property. On the roadside, the hillside and various plantings substantially block views from the road. The location is on existing Concrete and gas line and electrical line will be attached to the house wall. Therefore, no trees or other plants should be impacted in any way. Also, there will be no additional impervious cover.

After all reasonable alternatives have been investigated, this is the only one that provides the benefits listed above while still meeting our objective of backup power available to our home.

Sincerely,

James R. Bylander.

Waterloo Surveyors Inc.

SURVEY PLAT

Partial As-built, Tree & Topography

OWNER:
JAMES ROBERT BYLANDER
& BARRY ROGERS GRAY

ADDRESS:
304 YAUPON VALLEY ROAD
WESTLAKE HILLS, TEXAS 78746

J16303

LEGAL DESCRIPTION:
LOT 4, YAUPON VALLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 44, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

NOTE:

BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)
CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

LEGEND

RECORD CALL ()
SCRIVENERS ERROR OR PLAT ()
BUILDING SETBACK LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
FOUND IRON ROD FIR
FOUND IRON ROD WITH CAP FIRC
FOUND IRON PIPE FIP
WATER METER (W)
CLEANOUT (C)
UTILITY POLE/GUY ANCHOR (P)
WIRE FENCE X-X-X-X
PROPANE TANK (P)
FINISHED FLOOR ELEVATION FFE
TREE, DRIPLINE & NUMBER (T)

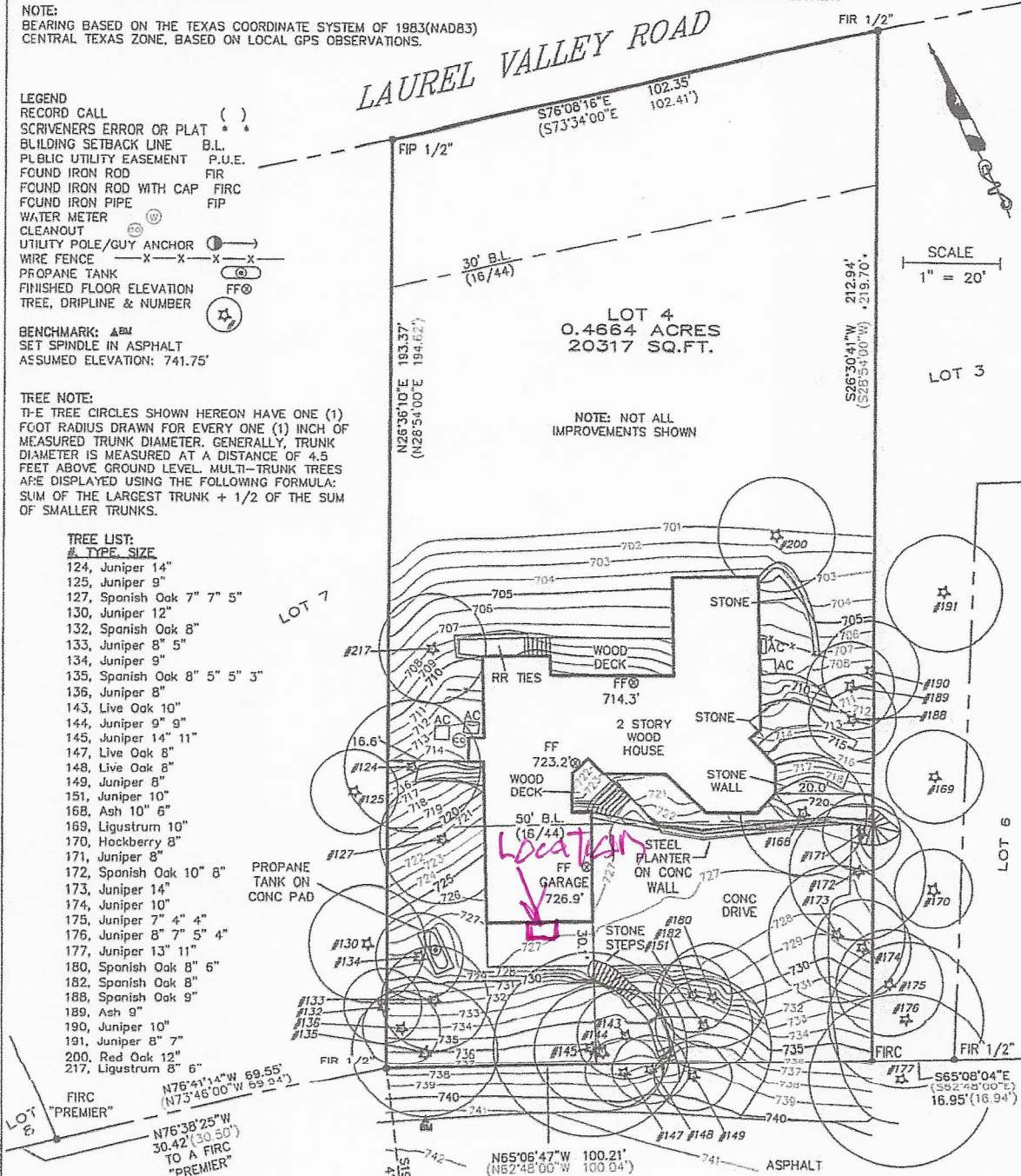
BENCHMARK: BM
SET SPINDLE IN ASPHALT
ASSUMED ELEVATION: 741.75'

TREE NOTE:

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

TREE LIST:

#	TYPE	SIZE
124	Juniper	14"
125	Juniper	9"
127	Spanish Oak	7" 7" 5"
130	Juniper	12"
132	Spanish Oak	8"
133	Juniper	8" 5"
134	Juniper	9"
135	Spanish Oak	8" 5" 5" 3"
136	Juniper	8"
143	Live Oak	10"
144	Juniper	9" 9"
145	Juniper	14" 11"
147	Live Oak	8"
148	Live Oak	8"
149	Juniper	8"
151	Juniper	10"
168	Ash	10" 6"
169	Ligustrum	10"
170	Hockberry	8"
171	Juniper	8"
172	Spanish Oak	10" 6"
173	Juniper	14"
174	Juniper	10"
175	Juniper	7" 4" 4"
176	Juniper	8" 7" 5" 4"
177	Juniper	13" 11"
180	Spanish Oak	8" 6"
182	Spanish Oak	8"
188	Spanish Oak	9"
189	Ash	9"
190	Juniper	10"
191	Juniper	8" 7"
200	Red Oak	12"
217	Ligustrum	8" 6"



State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B 3 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445K
Zone: X, Dated: 1/22/2020

Dated this the 11th day of NOVEMBER, 2020.

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

Thomas P. Dixon R.P.L.S. 4324

Copyright 2020

Generator
Goes
Here

Cliff
and Green
blocks road
view



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	June 19, 2024	Item Number:	8
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1427 Redbud Trl.: Discuss and make recommendation on a 38-foot encroachment into a 50- foot front setback for a new carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Stacy Paulson

Recommendation

Staff recommends denial of the variance request. The site has the required two parking spaces. The area proposed to be covered is the maneuvering area intended to be used for vehicles to turn around (as required by code) to prevent cars from backing into the street. If the variance were approved, a new maneuvering area would have to be installed to allow the vehicles to safely exit.

This item will be forwarded to the July 10, 2024 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Thurman Case

Legal Description: RB Connelly Subdivision Lot 4

Lot Size: 0.879 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 place a carport over the existing maneuvering area that is set approximately 12 feet from the front property line in the 50-foot front setback of the property (Attachment 1). The carport would provide a covered parking spot, in addition to the existing two car garage (Attachment 2). The applicant has provided additional renderings to show the proposed views of the carport from the front of the house and the street (Attachment 3) as well as pictures of damaged vegetation from storms (Attachment 4).

The maneuvering area is required in 22.03.175 Off-street parking and parking pad requirements in residential areas to allow vehicular entrance and exit without the necessity of backing out into the public street. If the applicant were to use this a carport, they will need to provide an adequate maneuvering area to replace the existing area.

Public Comment: As of the date of the staff report, no public comments 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.*
We believe potential damage from weather related events (falling tree branches and hail) is imminent to our personal property, including but not limited to our automobiles.
2. *There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.*
We will tie the carport into the exiting fence. No flora or natural terrain will be disrupted. Posts will be installed on the house side of the existing parking pad, but that area is currently concrete pavers and crushed granite.
3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*
There is no other more reasonable alternative to the suggested carport because we cannot build another structure anywhere on our property due to existing setback rules.
4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
This variance is the minimum required to alleviate our difficulty for several reasons. First, it ties into an existing fence. Second, it is a roof only to protect automobiles. Third, it will not require any changes to the existing impervious cover.
5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
We do not believe the intent of either the Zoning Ordinance or Comprehensive Plan will be violated by construction of this carport. It will barely be visible from Redbud and no plant life will be altered.
6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*
The suggested location is not visible from any of the neighboring properties.

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

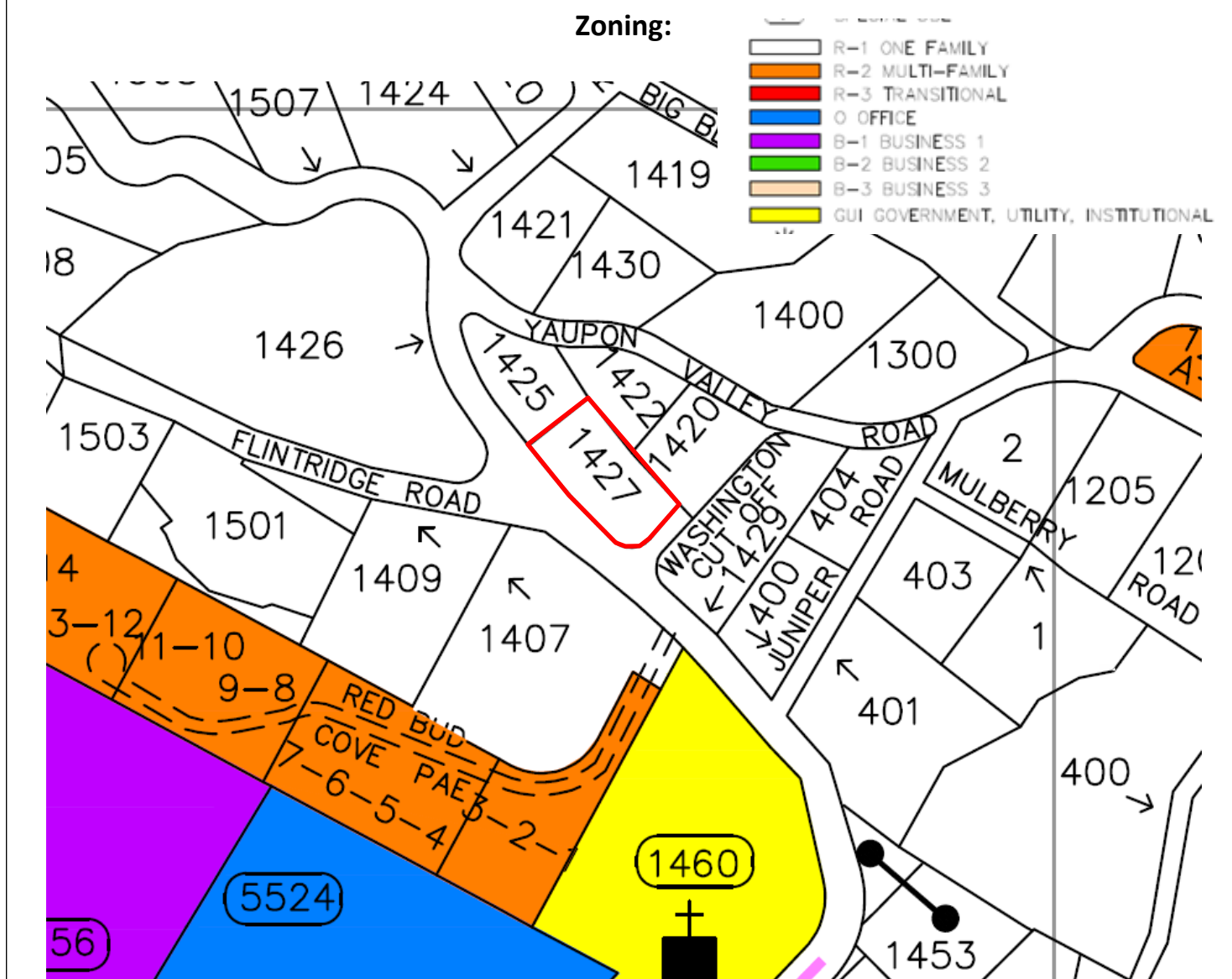
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

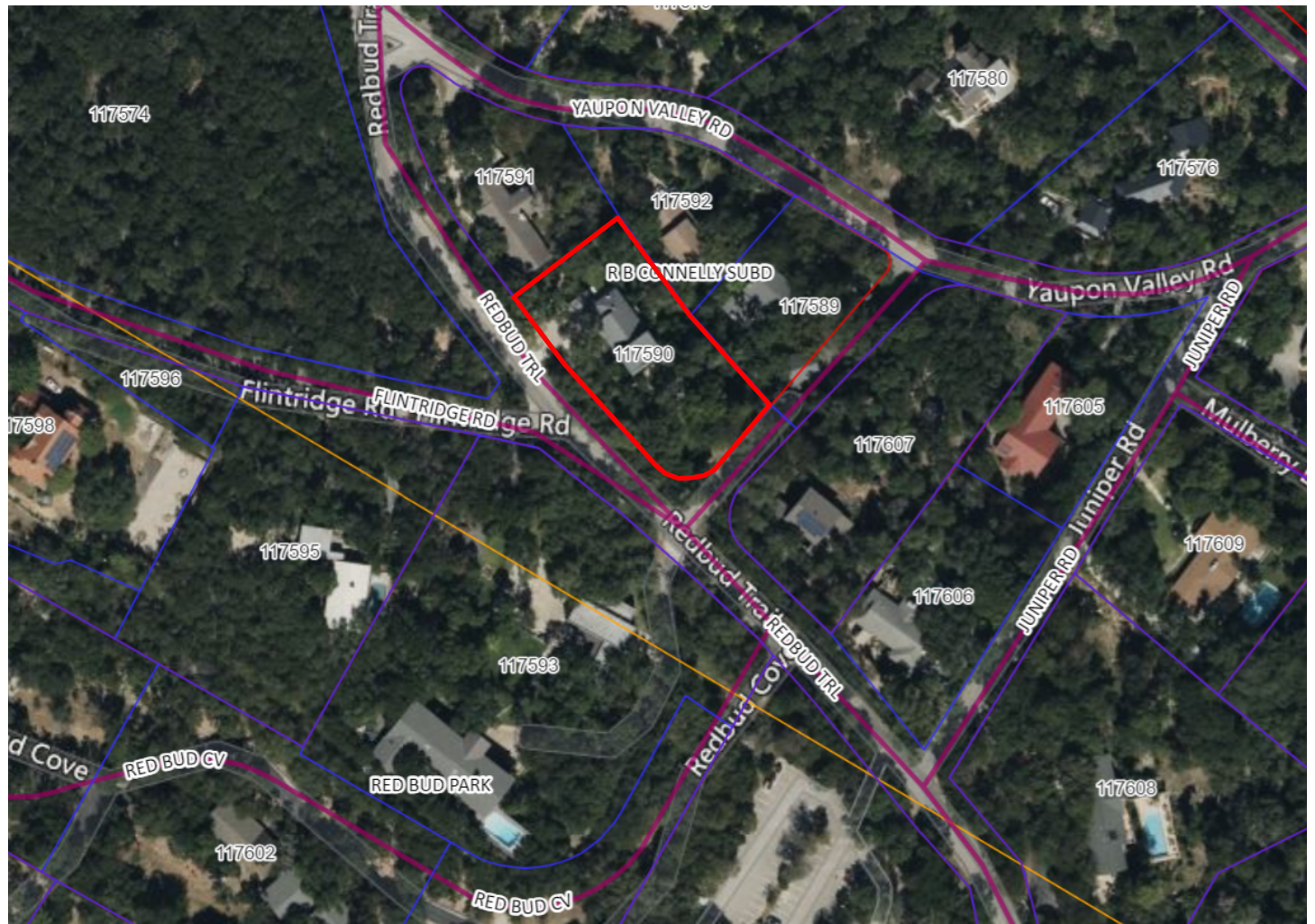
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Section 22.03.175: Off-street parking and parking pad requirements in residential areas.](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:



May 6, 2024

To ZAPCO Chairperson:

We are requesting a variance to build a carport that would tie into an existing fence. The carport will encroach on the front setback of the property. We are experiencing an unnecessary hardship without the carport, which includes serious damage to personal property (automobiles) from weather related incidents such as hail and falling tree branches. We have included photos of tree branches that have fallen over the last year. We usually have a third car that is parked in the driveway where the tree branches are pictured. At the time of the photos, the car was in for service.

None of the flora or trees in the area will be effected or damaged. We plan to tie into the existing fencing for a seamless appearance. We will have to dig for posts on the house side of the carport, but that is currently pavers and crushed granite.

There is no reasonable alternative to the suggested carport because we cannot build another structure anywhere on our property with current setback rules. We believe it is unreasonable to park a car that is used daily at a storage facility.

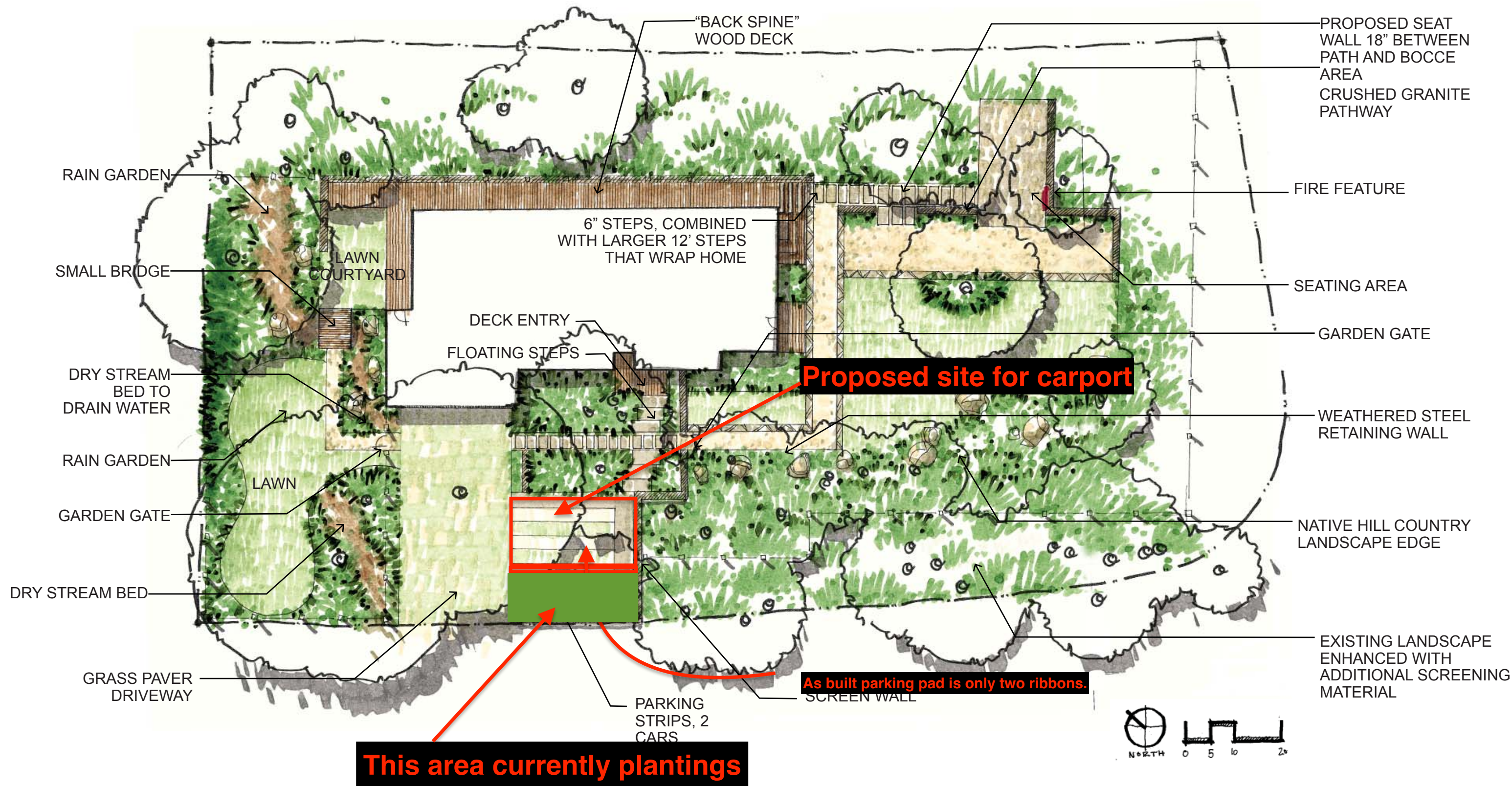
This variance will not be greater than the minimum requirements for a carport.

We do not believe this variance would violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan because it will be barely visible from Redbud Trail. It will not interfere with or adversely affect the enjoyment of neighboring properties because it will not be visible from any properties adjacent to our home.

The suggested carport will not impact impervious cover rules. It will cover an existing parking pad that already has concrete ribbons. We have included renderings of the proposed carport for reference. We are suggesting that it be 8 feet tall, 26 feet deep, and 13 feet wide. This covers the existing parking pad without any alterations.

Thank you,

Thurman Case



















City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	June 19, 2024	Item Number:	9
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

205 West Spring: Discuss and make recommendation on two variances

1. The removal of a tree 14" and greater for the removal of tree 1184 a 27.5" live oak (Section 22.03.304 (a) (4))
2. to encroach up to 10.25 feet into the required 15-foot side setback for the addition to an existing one-story non-conforming residential structure with a structure and eaves. (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: William McAshan, Property Owner

Recommendation

Staff recommends denial of the variance request. With the removal of the tree in the middle of the backyard, the addition to the building can meet the required 15-foot side setback.

This item will be forwarded to the July 10, 2024 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Allison & William McAshan

Legal Description: Westlake Park Lot 15

Lot Size: 0.2811 acres (12,244.37 square feet)

Zoning: R-1, One Family

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

Background & Analysis:

ZAPCO previously considered this property for a variance in January 17, 2024 for one variance, the encroachment of a building addition on an existing non-conforming single family residential house (<https://westlakehillstx.portal.civicclerk.com/event/362/files/attachment/3384>) of 8.25 feet into the 15-foot side setback. The applicant is requesting a new variance up to 10.25 feet, which adds an additional two feet for roof eaves that were not previously included (Attachment 1). Eaves and overhangs cannot encroach into the setbacks in the code. Additionally, any encroachments that are within 5 feet of the property line will require fire rated materials per the International Residential Code.

The applicant is also requesting to remove a 27.5-inch double trunk live oak tree in the middle of the backyard (Attachment 2). The preservation of the tree was part of the justification for the previous side setback encroachment approval.

The existing structure is a 1,573 square foot single-story house that was built in 1968. The applicant wants to add additional living space, while maintaining the style and scale of the original structure. Most of the houses in this neighborhood were built in the 1960-70s as one to one and a half story structure, using 5–10-foot side setbacks. Additionally, the lots in this neighborhood are all smaller than the West Lake Hills average at less than 0.30 acres in size.

Public Comments:

At the time of this report, Staff had received no comments on the requested variance.

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.*

Strict enforcement of the zoning ordinance imposes significant hardships on my property at 205 West Spring Drive, which faces unique challenges due to its substandard 0.2811-acre size. This limits construction and landscaping options, impacting the property's functionality and aesthetic value. The removal of Tree 1184, a hazardous live oak, is necessary for safety and to preserve the remaining healthy oaks, enhancing environmental sustainability. Additionally, the required roof overhang extension of 2 feet beyond the existing allowable 8.25-foot setback encroachment is crucial for architectural integrity, privacy, and effective shading. An increase in impervious cover is also essential to accommodate a flexible landscaping, crucial for a functional outdoor living space. Without these variances, the property cannot meet the living needs of my family or maintain the neighborhood's character.

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

We are committed to complying with local environmental codes in the removal of Tree 1184 at 205 West Spring Drive. Our mitigation plan involves replacing Tree 1184 with suitable native, non-invasive species to maintain ecological balance, exceeding code requirements with a robust planting strategy to enhance biodiversity, and utilizing environmentally friendly construction methods and materials to minimize impact on the natural terrain and existing flora. These actions ensure our adherence to environmental stewardship while aligning with local regulations.

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

In planning the expansion at 205 West Spring Drive, we considered alternatives such as adjusting the project layout and reducing the overall scale. However, neither option resolved the fundamental challenges: Adjusting the layout compromised necessary living space due to the lot's limited size and shape, while reducing the scale did not meet our family's long-term needs or allow for adequate property enhancements. Additionally, the chosen layout is essential for enhancing privacy for both our

family and our neighbors. Therefore, the requested variance is crucial to balance the property's aesthetic value and functional enhancements while respecting neighborhood privacy.

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

The variances requested for 205 West Spring Drive are specifically designed to be the minimum necessary to effectively address the site's constraints. The 2-foot extension for the roof overhang is the smallest modification required to ensure essential architectural integrity and adequate weather protection. The removal of Tree 1184, deemed hazardous by an arborist, is necessary for the safety of the new structure while preserving the remaining healthy oaks. Additionally, the slight increase in impervious cover is crucial for accommodating essential outdoor living spaces, like walkways and condenser unit, without extensive alteration to the property. These targeted adjustments ensure that the project meets the family's needs and enhances functional use while maintaining neighborhood character and complying with local zoning laws, thus representing the minimum necessary change to address these specific challenges.

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

The variance requested for 205 West Spring Drive is carefully designed to align with the underlying intent of the Zoning Ordinance and the goals of the City's Comprehensive Plan. The adjustments sought do not seek to circumvent the principles of these regulations but to enhance the property within the framework of community development standards.

Respecting Community Character: The requested modifications—including the minor extension for the roof overhang and the careful removal of a hazardous tree—are aimed at improving residential safety and aesthetics without disrupting the established character of the neighborhood. This approach supports the community's goal of maintaining attractive, safe, and functional residential environments.

Environmental Stewardship: The preservation of six out of seven mature oaks on the property demonstrates a commitment to environmental conservation, a core component of the city's plan for sustainable development. By requesting the removal of only one necessary tree and managing impervious surfaces to enhance usability without excessive development, the proposal adheres to the city's objectives of balancing development with environmental preservation.

Enhancing Livability: Increasing the impervious cover slightly allows for better utilization of the property, facilitating enhancements like improved walkways and landscape improvements that contribute to the quality of life for residents. These improvements are in line with the comprehensive plan's aim to improve residential livability and functionality.

Overall, the variances requested are minimal and thoughtfully considered to ensure compliance with the city's zoning objectives and the comprehensive plan's vision for growth and preservation. They reflect an effort to address unique property constraints while fostering an environment that values safety, community character, and sustainable development.

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

The variance requested for 205 West Spring Drive has been thoughtfully considered to ensure it does not negatively impact neighboring properties or their owners' enjoyment. Here are the key reasons supporting this:

Enhanced Privacy and Aesthetics: The proposed changes, including the roof overhang extension, are designed to enhance the architectural harmony of the residence, contributing positively to the neighborhood's visual appeal. The extension and the strategic positioning of new structural elements are designed to increase privacy for both our property and adjacent properties, thereby enhancing rather than detracting from neighborly relations.

Preservation of Natural Environment: By retaining the majority of the mature live oaks and only removing one that poses a safety hazard, the project maintains the lush, green character of the area, which is valued by the community. This careful approach to tree removal ensures that the natural beauty, which enhances property values and residents' enjoyment, is largely preserved.

Minimal Noise and Disruption: The construction and subsequent use of the expanded areas have been planned to minimize noise and disruption. For instance, the improved landscaping are intended for family activities that are typical of a residential area and should not introduce any unusual or disruptive activities.

Compliance with Setback Regulations: Although the project involves a variance for a minor setback encroachment, this has been meticulously planned to ensure it does not impinge upon the space or use of neighboring properties. The modifications are internal to the property and do not approach closer to neighboring properties than current regulations allow.

In conclusion, the variance will allow necessary improvements that enhance our home's functionality and aesthetic appeal without imposing on neighbors or detracting from their enjoyment of their own properties. This ensures that the variance supports community standards and enhances the residential experience for everyone involved.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will 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.

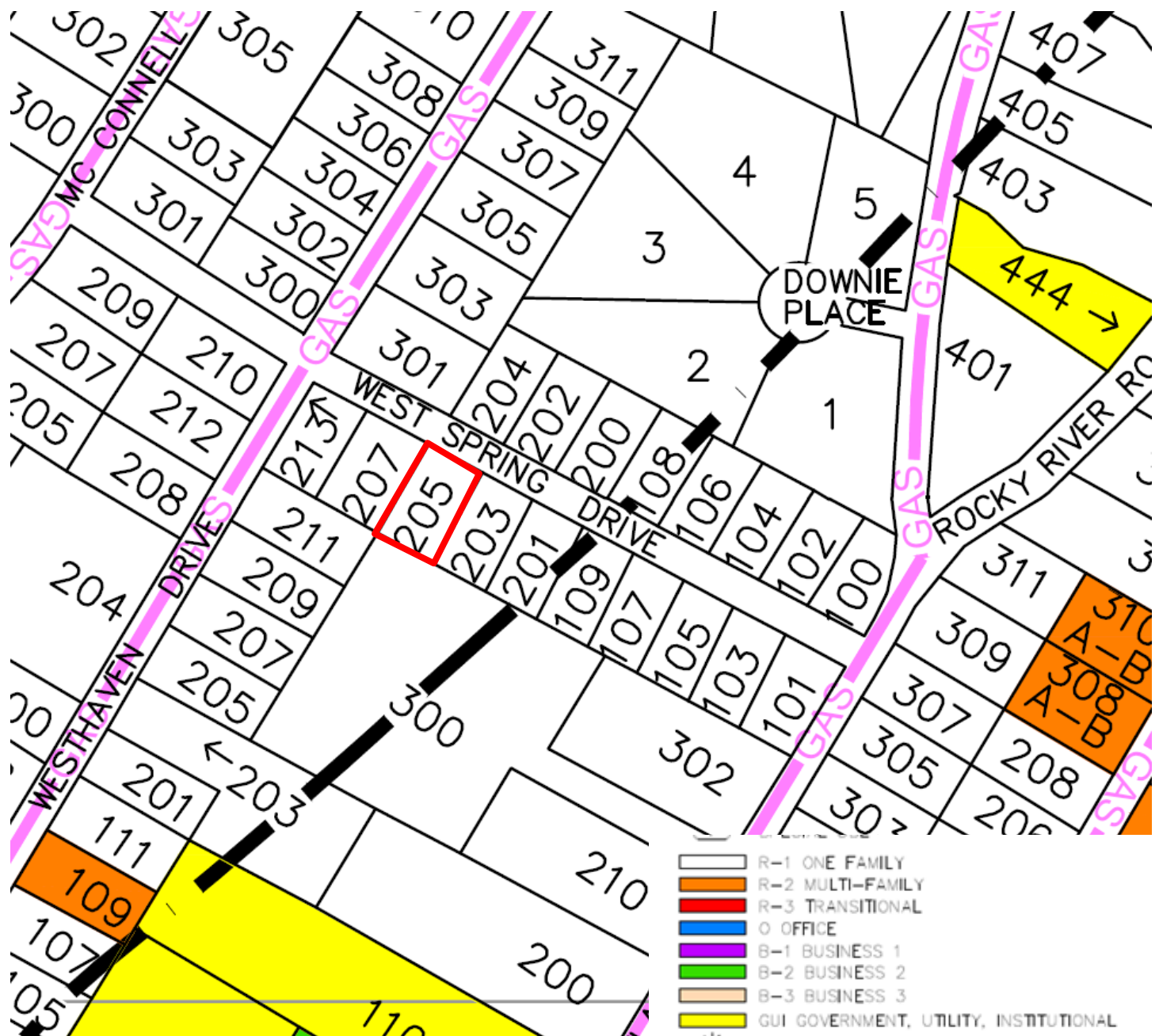
Comprehensive Planning Analysis

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 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)
- [Section 22.03.304: Tree and vegetation removal and replacement](#)

Zoning:



Aerial:



Street View:



McAshan Family

Mr. Robert Meisel
Place 1, Chair
Zoning and Planning Commission (ZAPCO)
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Subject: Additional Variance Request for 205 W Spring Drive

Dear Mr. Meisel,

I am writing to seek additional variances for my property at 205 W Spring Drive, aimed at updating and enhancing our residence in a manner that respects the natural landscape and meets our family's evolving needs. Our request includes modifications for structural extensions and environmental conservation measures.

1. **Roof Overhang Extension:** We propose an additional 2-foot encroachment into the previously granted western setback, increasing the total variance, up to 10.25 feet of encroachment into the 15 foot side setback. This extension is vital for adequate weather protection and maintaining the architectural integrity of our home.
2. **Impervious Cover Increase:** To accommodate improved landscaping, we request a modest increase in the allowable impervious surface area. This enhancement will significantly boost the functionality and enjoyment of our outdoor living space.
3. **Tree Preservation and Removal:** Integral to our proposal is the removal of Tree 1184, a 27.5" Twin Live Oak with diameters of 19" and 17.5". Despite our preference to preserve this tree, a recent arborist report has identified it as a risk to the new structure due to its deteriorating health. In compliance with local environmental guidelines, we plan to mitigate this removal by planting native, non-invasive species that will contribute to the ecological balance and aesthetic value of the area.

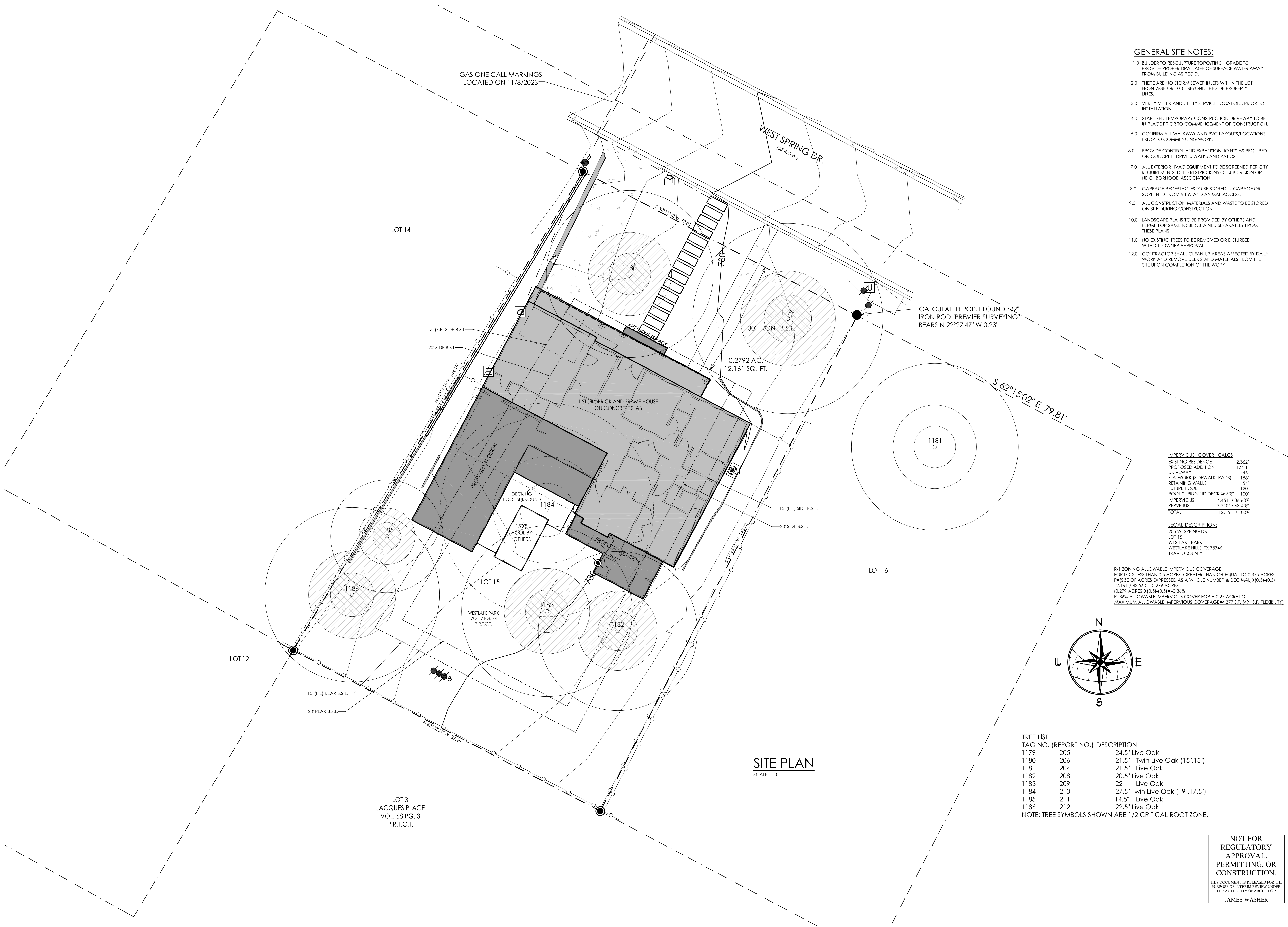
Our approach is crafted to align with the City's zoning laws and the comprehensive plan, which prioritize minimal environmental impact and adherence to community aesthetics. We remain committed to maintaining the character of West Lake Hills and ensuring that our property enhancements respect both our neighbors' privacy and the local environment.

We appreciate the opportunity to present this comprehensive proposal to the Zoning and Planning Commission and are prepared to provide any additional information required for your review. Your consideration of our request is greatly appreciated, and I look forward to discussing this further with you and the Commission.

Sincerely,



William A.C. McAshan
205 W Spring Drive



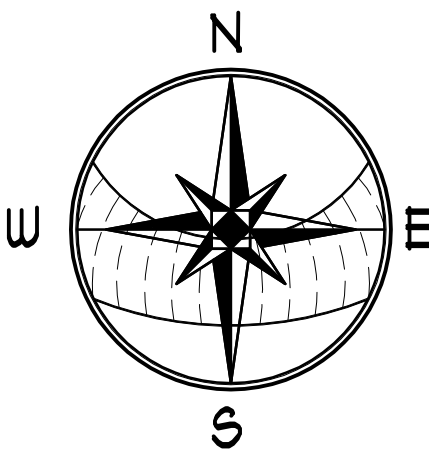
GENERAL SITE NOTES:

- 1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- 3.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 4.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 5.0 CONFIRM ALL WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- 6.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 7.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- 8.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- 9.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- 10.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- 11.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- 12.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

IMPERVIOUS COVER CALCS	
EXISTING RESIDENCE	2,362'
PROPOSED ADDITION	1,211'
DRIVEWAY	446'
FLATWORK (SIDEWALK, PADS)	158'
RETAINING WALLS	54'
FUTURE POOL	120'
POOL SURROUND DECK @ 50%	100'
IMPERVIOUS:	4,451' / 36.60%
PERVIOUS:	7,710' / 63.40%
TOTAL	12,161' / 100%

LEGAL DESCRIPTION:
205 W. SPRING DR.
LOT 15
WESTLAKE PARK
WESTLAKE HILLS, TX 78746
TRAVIS COUNTY

R-1 ZONING ALLOWABLE IMPERVIOUS COVERAGE
FOR LOTS LESS THAN 0.5 ACRES, GREATER THAN OR EQUAL TO 0.375 ACRES:
P=(SIZE OF ACRES EXPRESSED AS A WHOLE NUMBER & DECIMAL)(0.5)-(0.5)
12.161' / 43.560' = 0.279 ACRES
[0.279 ACRES](0.5)-(0.5) = -0.369'
P=36% ALLOWABLE IMPERVIOUS COVER FOR A 0.27 ACRE LOT
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE=4,377 S.F. (491 S.F. FLEXIBILITY)



TREE LIST		
TAG NO.	(REPORT NO.)	DESCRIPTION
1179	205	24.5" Live Oak
1180	206	21.5" Twin Live Oak (15",15")
1181	204	21.5" Live Oak
1182	208	20.5" Live Oak
1183	209	22" Live Oak
1184	210	27.5" Twin Live Oak (19",17.5")
1185	211	14.5" Live Oak
1186	212	22.5" Live Oak

NOTE: TREE SYMBOLS SHOWN ARE 1/2 CRITICAL ROOT ZONE.

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF ARCHITECT:
JAMES WASHER

REVISIONS	

DATE	04.25.2024
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DRAWN	JT/JWW
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CHECKED	XX
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THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION
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OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT IS PROHIBITED.
THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET
FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION
REQUIRED TO CONSTRUCT THE PROJECTS GIVEN.
CONSTRUCTION SHALL BE PROVIDED &
COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, 78746
512.680.9576

A Remodel/Addition for
WILL & BRITNI McASHAN

205 W. SPRING DR.
WESTLAKE HILLS, TX 78746

JOB NO.:	205 W. SPRING DR.
----------	-------------------

NAME:	SITE PLAN
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SCALE:	1:10
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SHEET

A1

Tree Evaluation Update.

205 West Spring Dr.

Austin, TX 78746

Introduction:

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

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

Assignment:

Tree Mann Solutions to provide hourly consulting services billed port to port to address requested consulting scope (additional assessments, design collaboration, document preparation, call attendance, advocacy with municipal review staff, etc). TMS to review provided documents and make preservation/removal/care recommendations, were warranted. Summary report with photos provided for the team use.

Summary:

- TMS reinspected the designated trees on the property. Two out of the 8 trees assessed on the property were found in poor condition due to over-pruning due to storm damage. The other 6 trees were in fair or low fair condition and should recover. Summaries of the trees are listed below:
 - **T1179**, a 24.5" live oak is found in fair to good overall condition. The tree has been slightly over pruned but still has good form/structure and foliage remaining. Previously T205
 - **T1180**, a 21.5" multi stem live oak has been severely over pruned leaving a minimal amount of canopy remaining and a very poor LCR (live crown ratio). The poor LCR leaves an increased chance of failure. Poor candidate for preservation. Previously T206.
 - **T1182**, a 20.5" live oak is found in low fair condition due to bad lion's tail pruning. The tree still has good apical branches so it will likely recover. Previously T208.
 - **T1183**, a 22" live oak is found in low fair condition due to bad lion's tail pruning. The tree still has good apical branches so it will likely recover. Previously T209.
 - **T1184**, a 27.5" multi stem live oak has been severely over pruned leaving a minimal amount of canopy remaining and a very poor LCR (live crown ratio). The poor LCR leaves an increased chance of failure. Poor candidate for preservation. Previously T210.
 - **T1185**, a 14.5" live oak is found in low fair condition due to bad lion's tail pruning. The tree still has good apical branches so it will likely recover. Previously T211.
 - **T1186**, a 22.5" live oak is found in low fair condition due to bad lion's tail pruning. The tree still has good apical branches so it will likely recover. Previously T212.
 - **T207**, a 21" live oak is on neighboring property, but the CRZ encroaches into subject property. DBH is an estimation. No condition change.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, please reach me at (512)800-1861 or myles@treemannsolutions.com or Joe Zaniwski at (512)470-9073 or joe@treemannsolutions.com. We are here to help!

Respectfully,

Myles Cooley

Myles Cooley, CA
Field Arborist II

Tree Mann Solutions, LLC

Certified Arborist TX-4889A

Tree Risk Assessment Qualified (TRAQ)

Texas Oak Wilt Qualified - 566

FAA Part 107 Remote Pilot Certificate No. 4918772

Tree Number	1179
Tree Species	Live Oak
Diameter (DBH)	24.5
Multi Stem	
Condition	Fair
Notes	75% potential canopy, fair structure, good vigor
Summary	Previously T205. Tree is found in fair to good overall condition. Tree has been slightly over pruned but still has good form/structure and foliage remaining.

Photos





Tree Number	1180
Tree Species	Live Oak
Diameter (DBH)	21.5
Multi Stem	15.5x12
Condition	Poor
Notes	10% potential canopy, poor structure & vigor
Summary	Previously T206. Tree has been severely over pruned leaving a minimal amount of canopy remaining and a very poor LCR (live crown ratio). The poor LCR leave an increased chance of failure. Poor candidate for preservation.

Photos





Tree Number	1182
Tree Species	Live Oak
Diameter (DBH)	20.5
Multi Stem	
Condition	Fair
Notes	50% potential canopy, fair structure & vigor
Summary	Previously T208. Tree is in low fair condition due to bad lion's tail pruning. Tree still has good apical branches so it will likely recover.

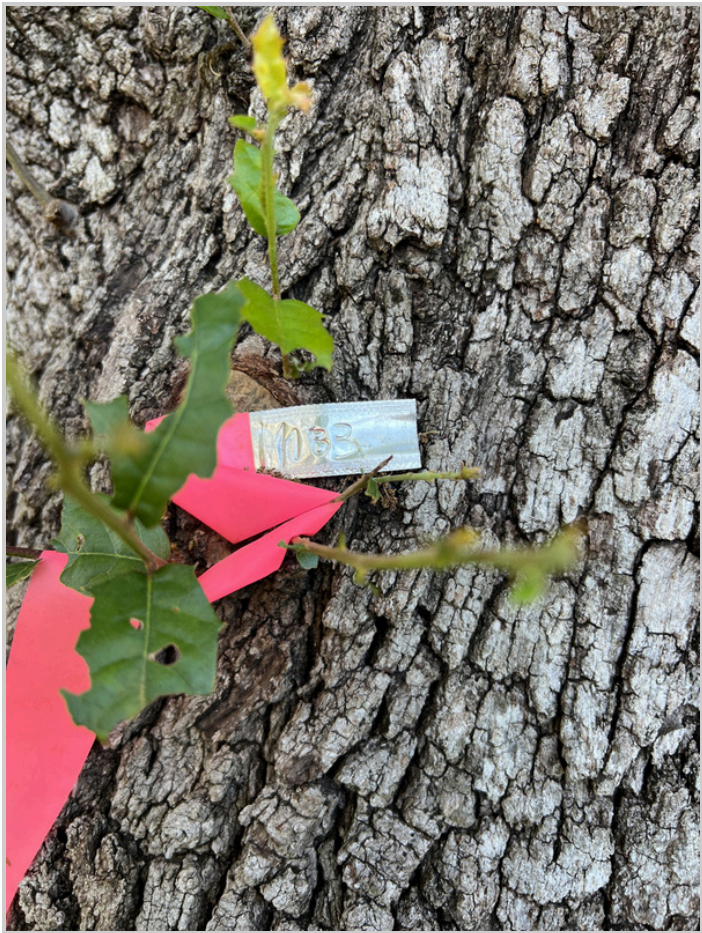
Photos





Tree Number	1183
Tree Species	Live Oak
Diameter (DBH)	22
Multi Stem	
Condition	Fair
Notes	50% potential canopy, fair structure & vigor
Summary	Previously T209. Tree is in low fair condition due to bad lion's tail pruning. Tree still has good apical branches so it will likely recover.

Photos





Tree Number	1184
Tree Species	Live Oak
Diameter (DBH)	27.5
Multi Stem	19x17.5
Condition	Poor
Notes	25% potential canopy, poor structure & vigor
Summary	Previously T210. Tree has been severely over pruned leaving a minimal amount of canopy remaining and a very poor LCR (live crown ratio). The poor LCR leave an increased chance of failure. Poor candidate for preservation.

Photos





Tree Number	1185
Tree Species	Live Oak
Diameter (DBH)	14.5
Multi Stem	
Condition	Fair
Notes	50% potential canopy, fair structure & vigor
Summary	Previously T211. Tree is in low fair condition due to bad lion's tail pruning. Tree still has good apical branches so it will likely recover.

Photos





Tree Number	1186
Tree Species	Live Oak
Diameter (DBH)	22.5
Multi Stem	
Condition	Fair
Notes	50% potential canopy, fair structure & vigor
Summary	Previously T212. Tree is in low fair condition due to bad lion's tail pruning. Tree still has good apical branches so it will likely recover.

Photos





Tree Number	207
Tree Species	Live Oak
Diameter (DBH)	21
Multi Stem	
Condition	Fair
Notes	75% potential canopy, fair structure & vigor
Summary	Tree is on neighboring property, but the CRZ encroaches into subject property. DBH is an estimation.

Photos





Update 3/26/24

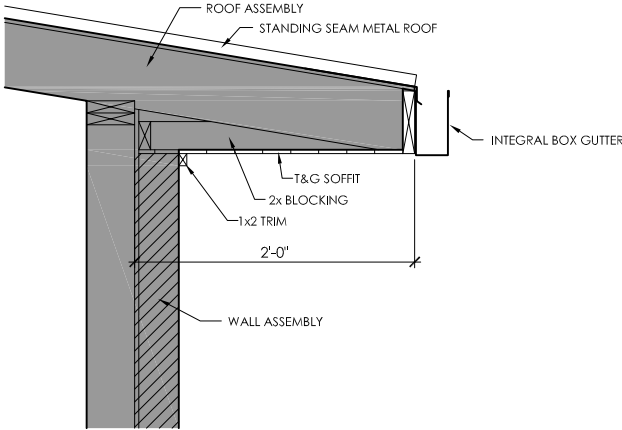


Update 3/26/24



Update 3/26/24





OVERHANG DETAIL
SCALE 1"= 1'-0"

REVISIONS	

DATE 05.06.2024

DRAWN WW

CHECKED XX

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(512)680-9576

A Remodel/Addition for
WILL & BRITNI McASHAN
205 W. SPRING DR.
WESTLAKE HILLS, TX 78746

JOB NO.: 205 W. SPRING DR.

NAME: PROPOSED PLAN

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

SHEET
A3

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