



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, July 10, 2024 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 10th day of July 2024 at 7:00 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 citysec@westlakehills.gov by 1:00 P.M. on July 10, 2024.

1. Call to Order
2. Citizen Communications The Board welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Board later in the meeting. The Board cannot respond to or discuss matters not listed on the agenda. The Board may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the Board and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.

a. Approval of the June 12, 2024 Regular Meeting Minutes.

4. Land Use **103 Yaupon Valley Road** - Discuss and consider action 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); and
 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.

5. Land Use **304 Yaupon Valley Road** - Discuss and consider action 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.
6. Land Use **1427 Redbud Trail** - Discuss and consider action on a variance request for 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.
7. Land Use **205 West Spring Drive** - Discuss and consider action on a variance request 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.
8. Administration Discuss and consider action on an appeal to the variance expiration determination of an administrative official per Section 38.02.008(2) Appeals to the Board of Adjustment for 912 Calithea Road.
9. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the July 10, 2024 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, July 5, 2024 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, June 12, 2024 at 7:00 PM

1. Call to Order

With a quorum present, Chair Vaughan called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT:

Chair James Vaughan
Gordon Bowman
Dana Harmon
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes
City Attorney Josh Brockman-Weber

Meeting was suspended at 7:01 p.m.

Meeting was reconvened at 7:02 p.m.

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

Chair Vaughan opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the Board and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.

- a. Approval of the May 8, 2024 Regular Meeting Minutes.

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member South, the Board voted four (4) for and none (0) opposed with two (2) abstentions to approve the Consent Agenda as presented. Chair Vaughan and Board Member Harmon abstained. Motion carried.

4. Administration Discuss and consider action on the selection of a Vice Chairperson.

MOTION: Upon a motion made by Board Member South and a second by Board Member Walker, the Board voted six (6) for and none (0) opposed to select Brian Plunkett as Vice Chair. Motion carried.

5. Land Use 406 Redbud Trail- Discuss and consider action on the proposed variances:
- a. Closed fill of 10 feet, where the maximum allowed is 6 feet (7.4.1 of the Drainage and Erosion Control Manual);
 - b. 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.

Director Bills gave a brief summary. Staff and ZAPCO recommend approval.

Bhavani Singal stated that several design options were reviewed for the site. Owners and architects met with neighbors to try and reach an acceptable design. The proposed design is terraced, not stacked. It does not exceed the height requirements per code. The Fire Department approved driveway design.

MOTION: Upon a motion made by Board Member Harmon and a second by Board Member Plunkett, the Board voted six (6) for and none (0) opposed to approve both variances as requested. Motion carried.

Meeting was suspended at 7:23 p.m.

Meeting reconvened at 7:34 p.m.

6. Land Use 401 Camp Craft Road - Discuss and consider action 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.

Director Bills gave a brief summary. Staff and ZAPCO recommend approval.

Alan Knox stated that the school is trying to create a more accessible and visible entrance.

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member Harmon, the Board voted six (6) for and none (0) opposed to approve the variance as requested. Motion carried.

7. Land Use 8 North Peak Road - Discuss and consider action 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.

Director Bills gave a brief summary. Staff recommends denial due to no hardship. ZAPCO recommends approval. Since the carport is located at the lot line, the material to be used to enclose must be more resistant to fire per code requirements.

Charlie Kreidler spoke to the Council. He stated that his family had been in the house since 1973. They are trying to use the space most efficiently. A variance was granted in 1994 to build a carport, but it stipulated that the carport remain open.

Tom Layman (neighbor) stated that fire safety was the important factor.

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member South, the Board voted six (6) for and none (0) opposed to approve the variance as requested. Motion carried.

8. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Bowman, the Board voted six (6) for and none (0) opposed to adjourn the meeting at 7:55 p.m. Motion carried.

Respectfully submitted,

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on July 10, 2024.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	July 10, 2024	Item Number:	4
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

103 Yaupon Valley Dr.: Discuss and consider action 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 was reviewed by the Zoning & Planning Commission on June 19, 2024. The Commission **recommended denial** by a vote of 3-0 based on the lack of hardship.

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.

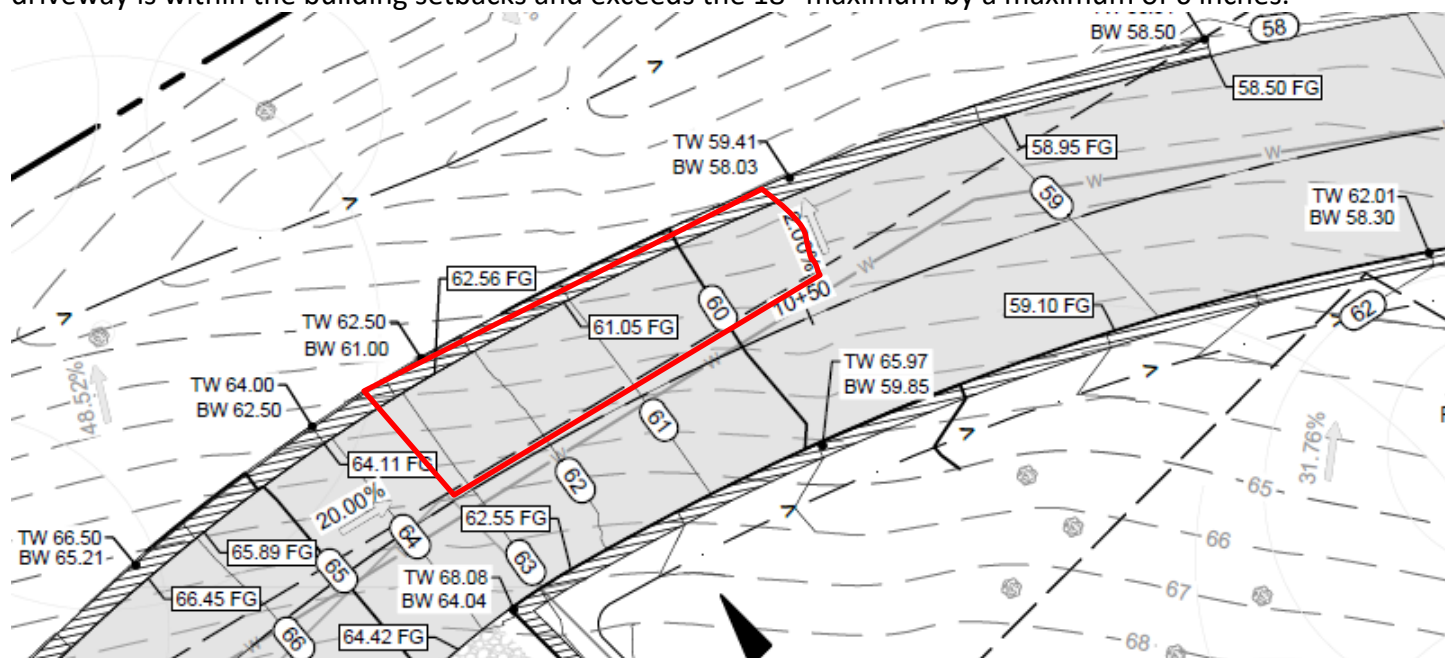
Background & Analysis:

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.



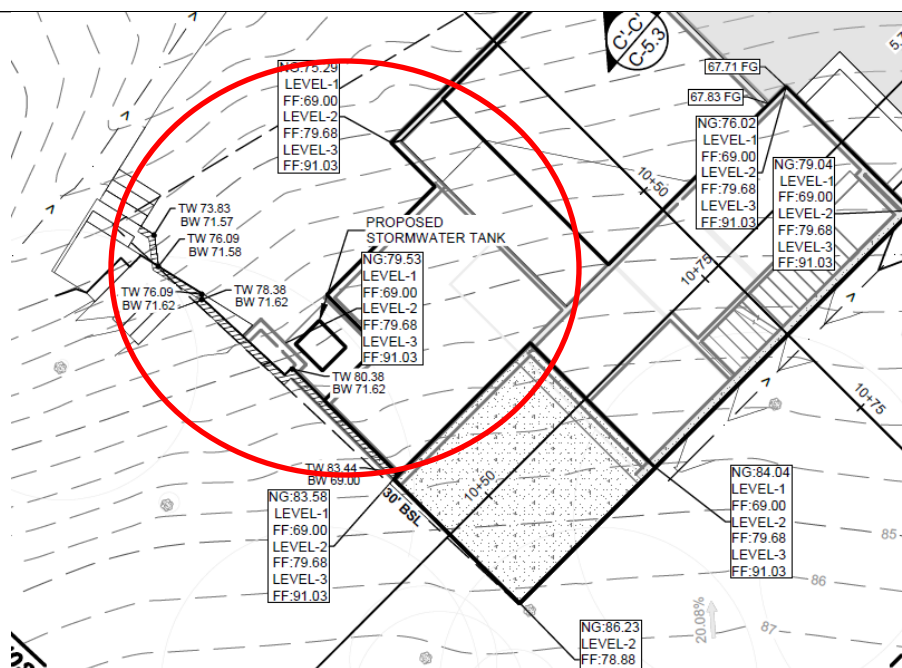
2. Closed cut of 10 feet where maximum allowed is 0 feet (7.4.1 of the Drainage and Erosion Control Manual)

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 5).

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. One written comment in opposition was provided on June 19, 2024 have been received (Attachment 6).

Five area residents spoke in opposition to the variances. Their comments are noted in the draft minutes (Attachment 7).

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.

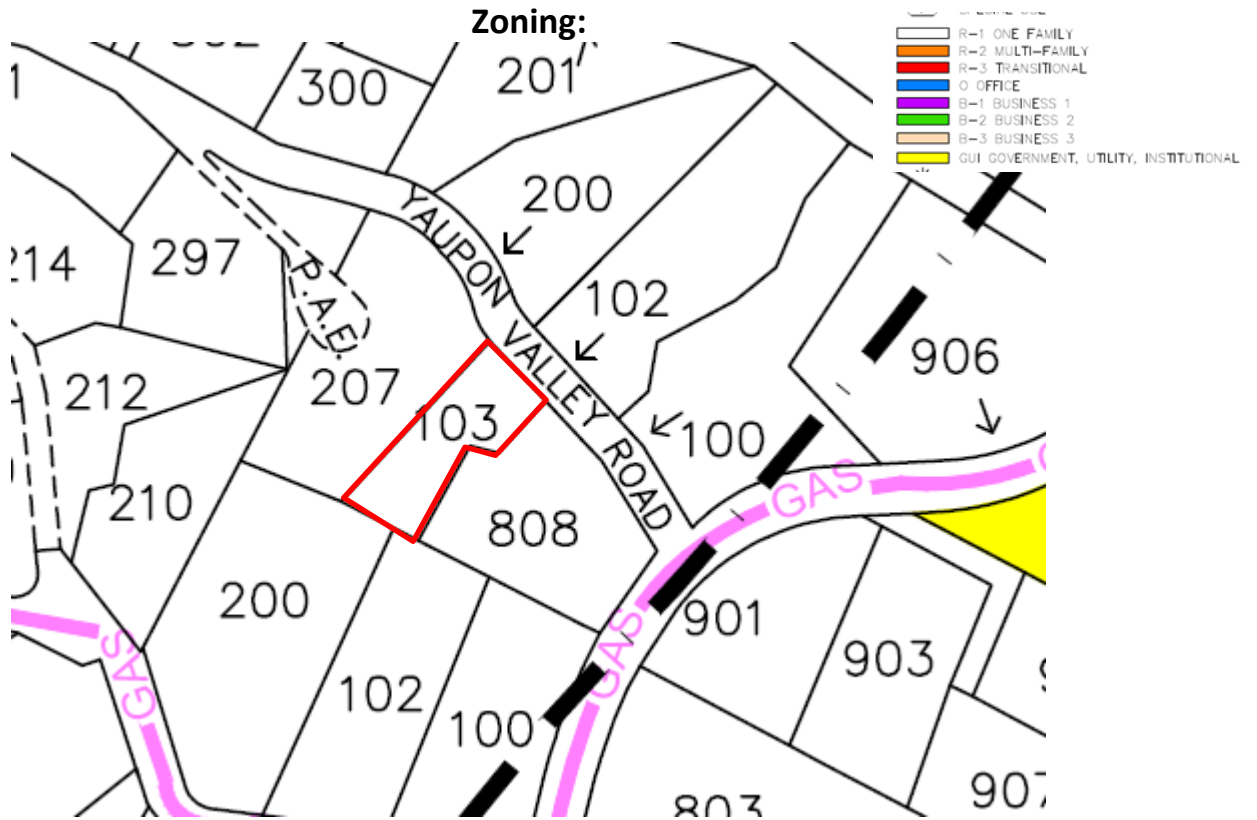
Links to Relevant Code:

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

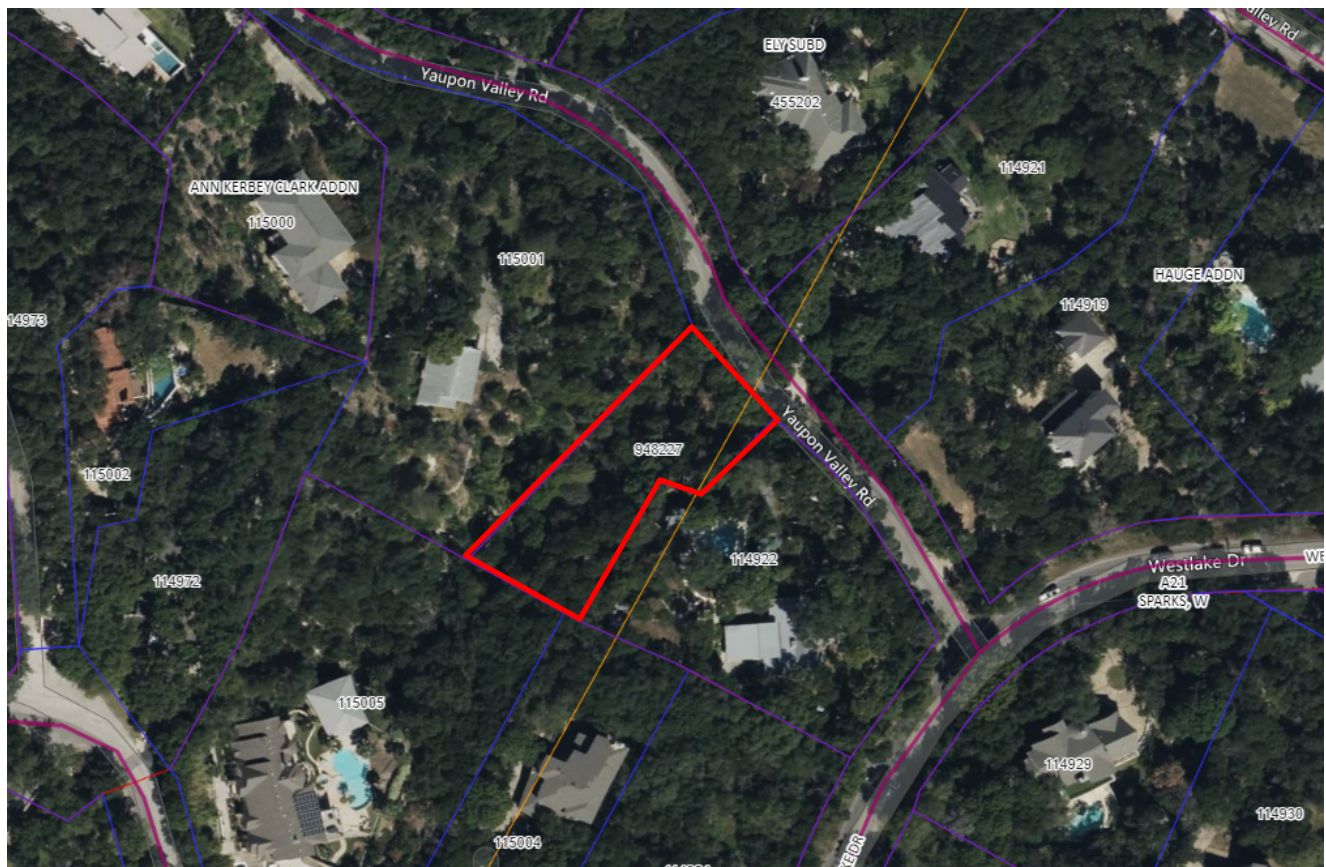
[Drainage and Erosion Control Manual](#)

[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,

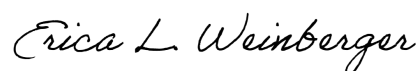
We are writing to request variances to allow for development on slopes greater than 35% and for cut and fill greater than 18" above natural grade within the side setback. The lot known as 103 Yaupon Valley Rd has remained undeveloped due to challenging topography and we have worked with our design team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

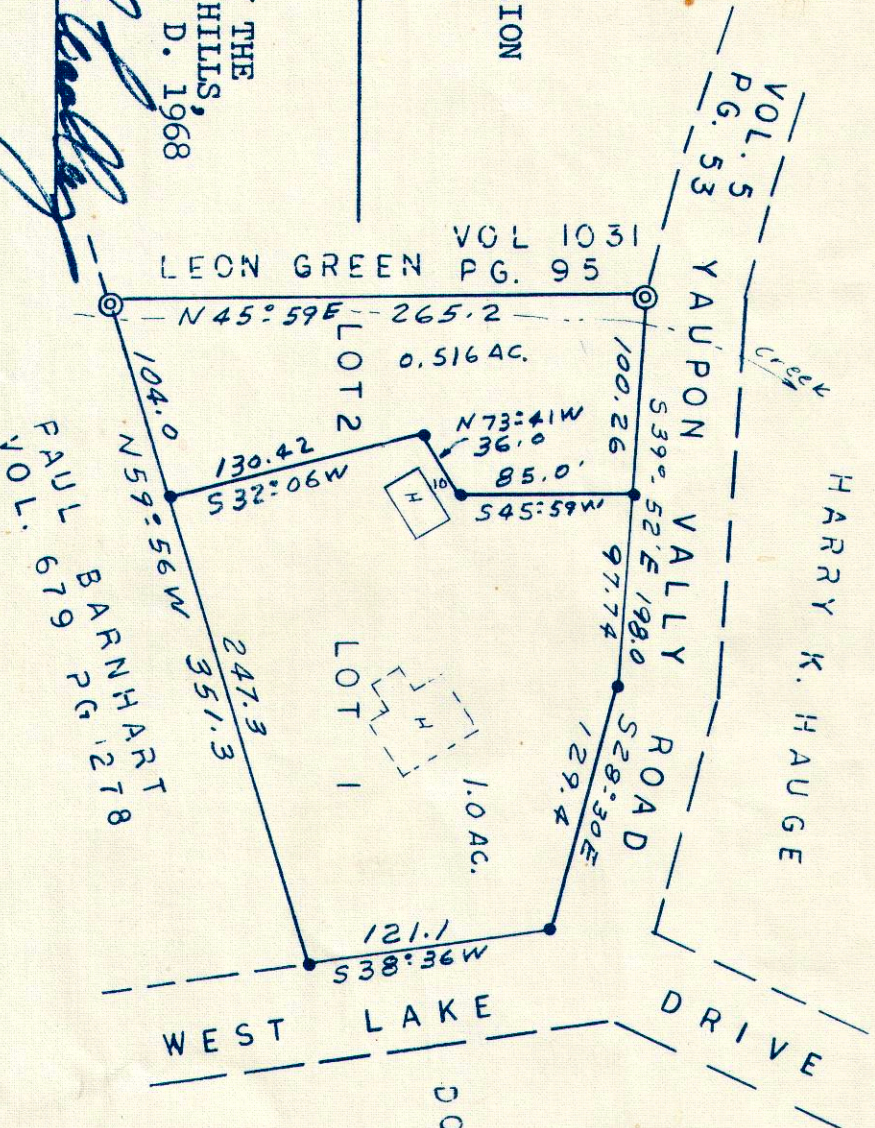
Erica Weinberger

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
Deputy

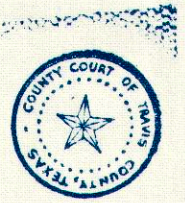
Emilie Limberg
Emilie Limberg, County Clerk, Travis County, Texas

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 its certificate of authentication was filed for record in my office on the 15 day of August A. D., 1968 at 2:00 O'clock P M. and duly recorded on the 15 day of August A. D. 1968 at 2:05 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



JAY
COR
DER
ARC
HIT
ECT

[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

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

A0.01

Page 13 of 213

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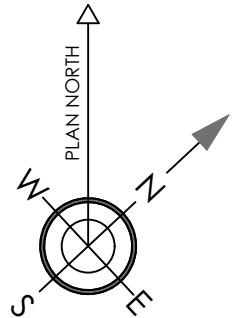
This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

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												
			252	13" CEDAR	9.75"	274	3" CEDAR		296	5" OAK		318	12" ASH
231	6" OAK		253	14" CEDAR	21"	275	7" ASH	5.25"	297	10" CEDAR		319	8" CEDAR
232	17" CEDAR		254	9" CEDAR		276	3" CEDAR		298	12" CEDAR		320	7" CEDAR
233	9" LIGUSTRUM	6.75"				277	3" MT. LAUREL		299	6" M.S. BLACK WALNUT		321	18" CEDAR
234	11" CEDAR	8.25"	256	12" CEDAR	9"	278	13" CEDAR		300	7" OAK		322	8" LIGUSTRUM
235	15" CHINABERRY		257	12.5" HACKBERRY		279	4" OAK		301	11" HACKBERRY		323	9" LIGUSTRUM
236	7" CEDAR		258	11" CEDAR		280	7" CEDAR		302	20" M.S. HACKBERRY		324	8" LIGUSTRUM
237	8" CEDAR		259	8" CEDAR	6"	281	6" CEDAR		303	4" MT. LAUREL		325	9" LIGUSTRUM
			260	4" ASH		282	13" CEDAR		304	9" CEDAR		326	6" M.S. LIGUSTRUM
			261	13.5" LIGUSTRUM	10"	283	11" CEDAR		305	14" CEDAR		327	11" CHINABERRY
240	4" ASH		262	13.5" CEDAR	10"	284	4" ASH		306	11" CEDAR		328	5" CHINABERRY
241	9" OAK	6.75"	263	12" CEDAR	9"	285	8" CEDAR		307	11" LIGUSTRUM		329	5" CEDAR
			264	12" CEDAR	9"	286	11" CEDAR		308	5" M.S. CHINABERRY		330	9" OAK
243	4" ASH		265	16" M.S. OAK		287	20" CEDAR		309	8" CEDAR	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.		
244	11" HACKBERRY	8.25"	266	17" CEDAR	25.5"	288	11" HACKBERRY		310	15" LIGUSTRUM			
245	9" CEDAR	6.75"	267	15" CEDAR		289	14" CEDAR		311	9" CHINABERRY			
246	24" OAK		268	11" CEDAR	8.25"	290	4" MT. LAUREL		312	12" CEDAR			
247	13 " LIGUSTRUM		269	15.5" CEDAR	23.25"	291	3" MT. LAUREL		313	9" HACKBERRY			
248	6" OAK		270	10" M.S. OAK	7.5"	292	18" CHINABERRY		314	8" CEDAR			
249	7" CEDAR		271	8" HACKBERRY	6"	293	10" CEDAR		315	12" CEDAR			
250	15" CHINABERRY		272	9" HACKBERRY	6.75"	294	5" OAK		316	14" HACKBERRY			
251	15" HACKBERRY		273	9" OAK	6.75"	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.



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

[illegible]

103 YAUPON VALLEY RD
WEST LAKE HILLS
TEXAS 78746

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

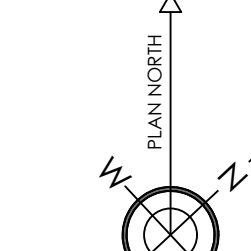
SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.01

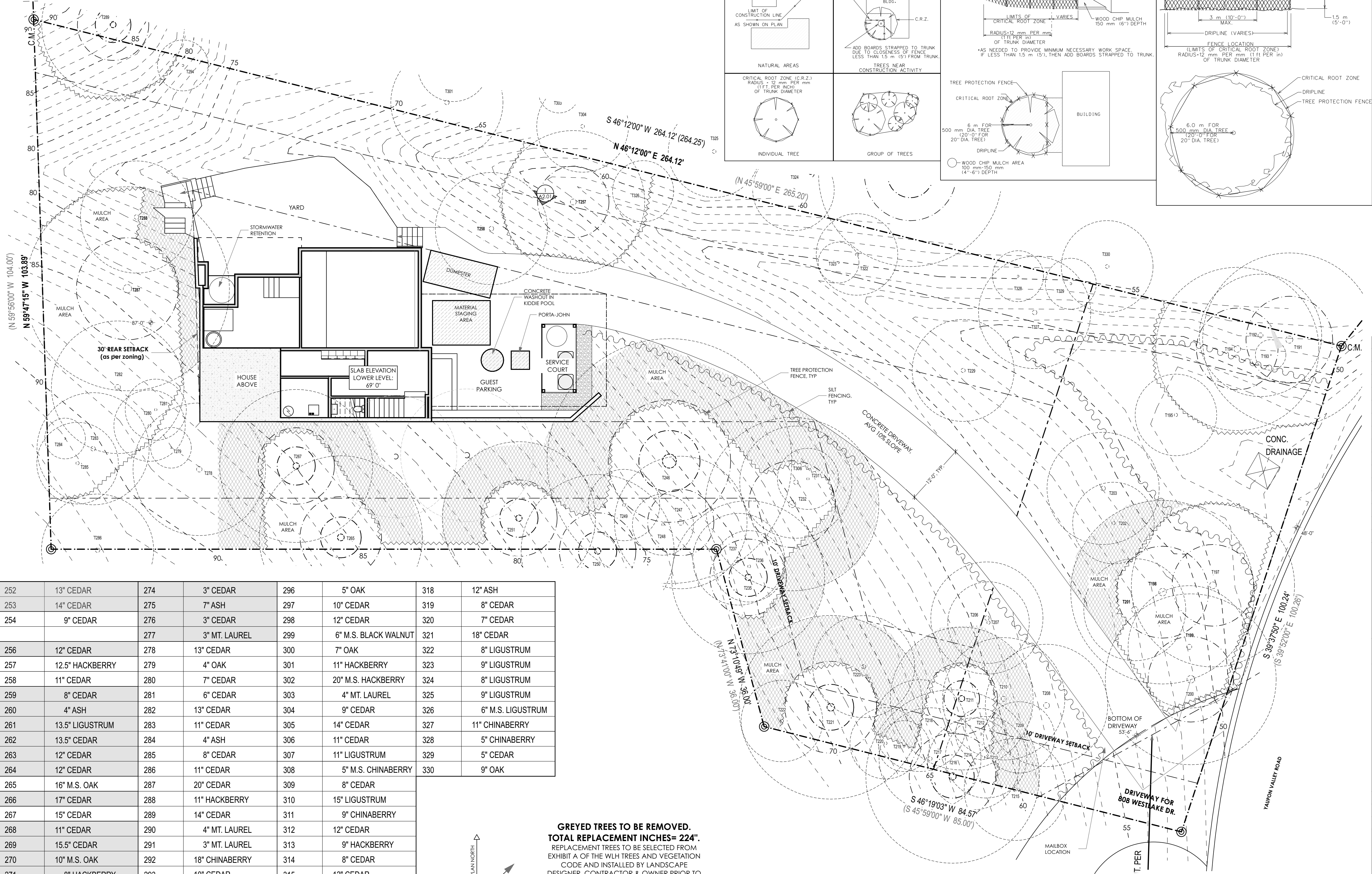
EXISTING- SITE PLAN

This tree location survey certifies the existence 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.

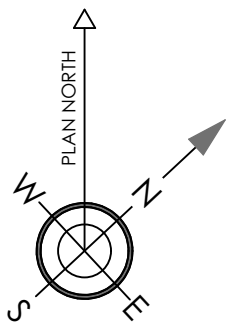
229	10" CEDAR
231	6" OAK
232	17" CEDAR
233	9" LIGUSTRUM
234	11" CEDAR
235	15" CHINABERRY
236	7" CEDAR
237	8" CEDAR
240	4" ASH
241	9" OAK
243	4" ASH
244	11" HACKBERRY
245	9" CEDAR
246	24" OAK
247	13 " LIGUSTRUM
248	6" OAK
249	7" CEDAR
250	15" CHINABERRY
251	15" HACKBERRY

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

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



GREYED TREES TO BE REMOVED. TOTAL REPLACEMENT INCHES= 224".
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[illegible]

PERMIT SET REV 3

SHEET IS FORMATTED
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NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.02

PROPOSED- SITE PLAN

[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

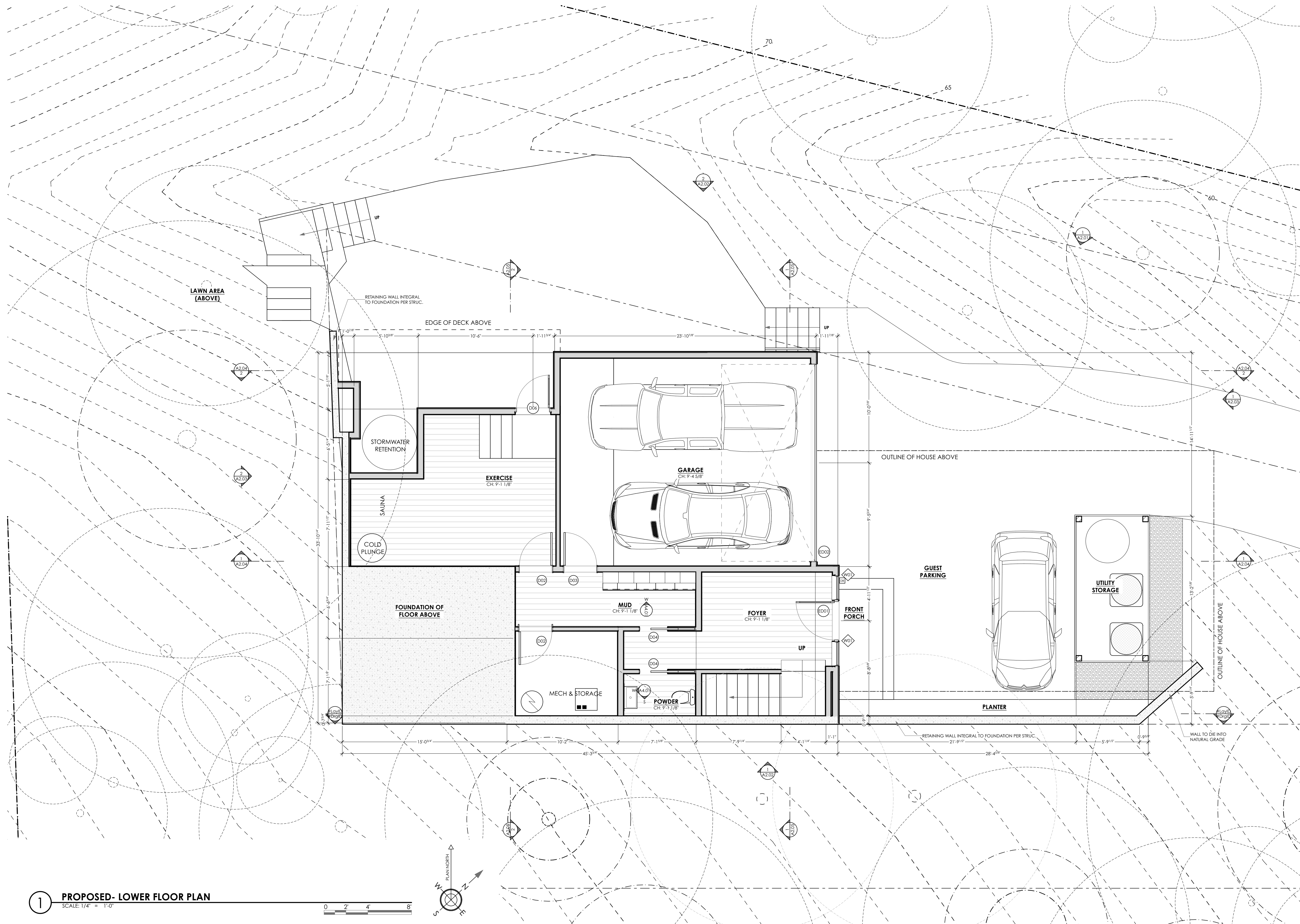
PERMIT SET REV 3

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

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AT HALF SIZE (11x17)

A1.03

PROPOSED- LOWER FLOOR PLAN



[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

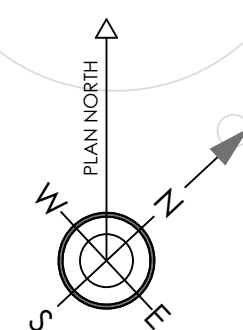
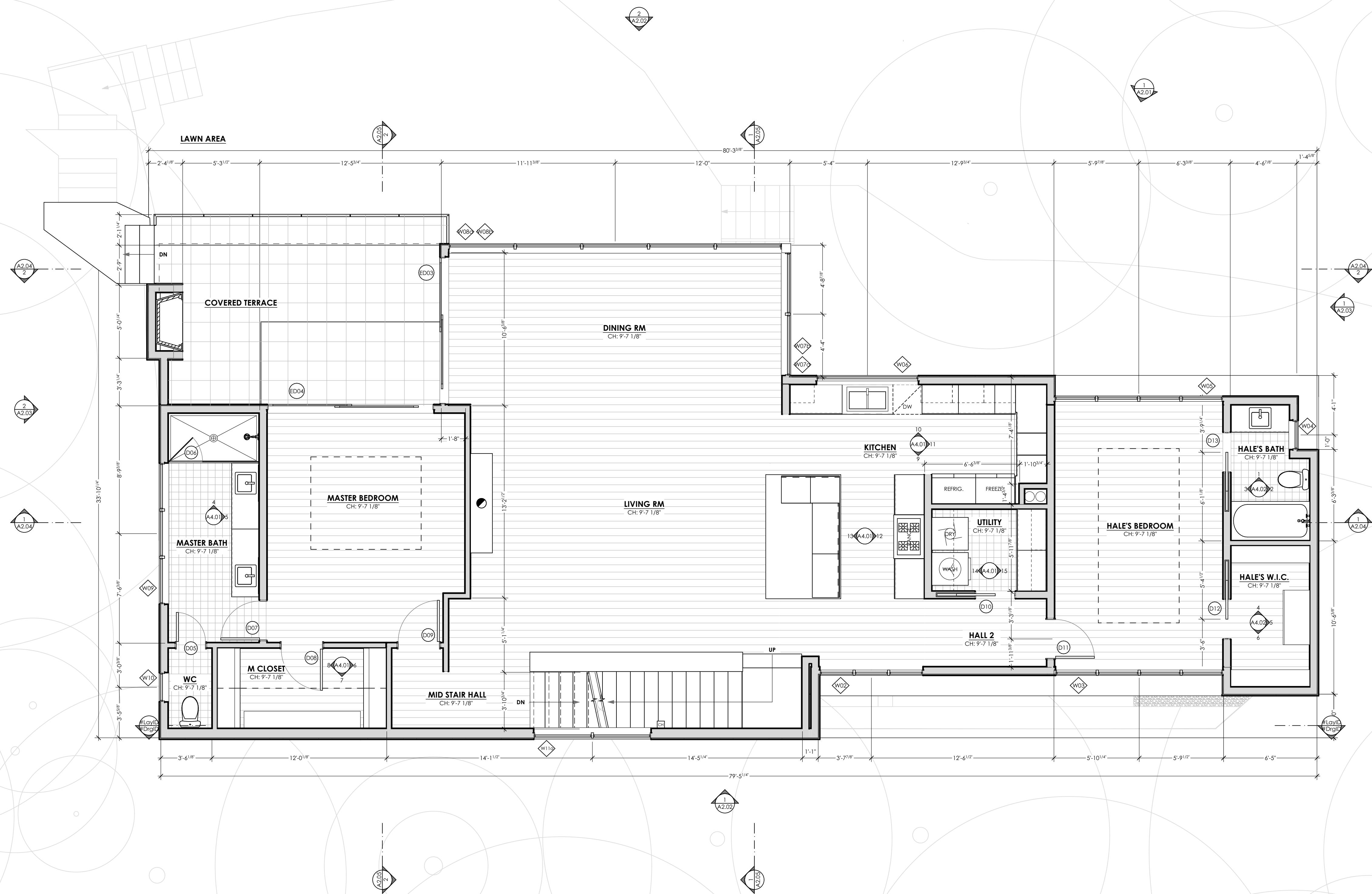
PERMIT SET REV 3

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

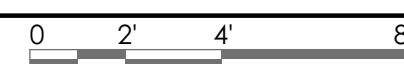
SHEET IS FORMATTED
TO 22"x34". SCALES
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NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.04

PROPOSED- MAIN FLOOR PLAN



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



**WEINBERGER
RESIDENCE**

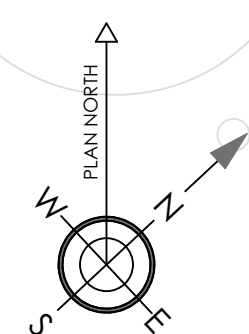
103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

PERMIT SET REV 3

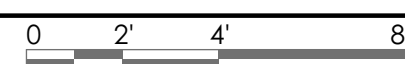
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

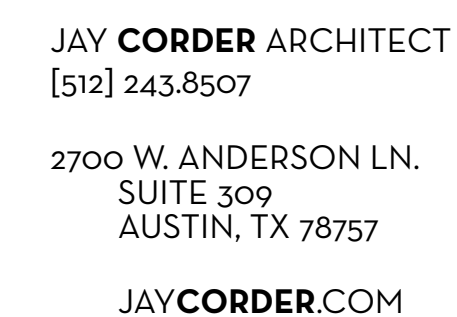
A1.05

PROPOSED- UPPER LEVEL PLAN



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



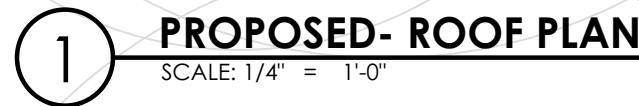


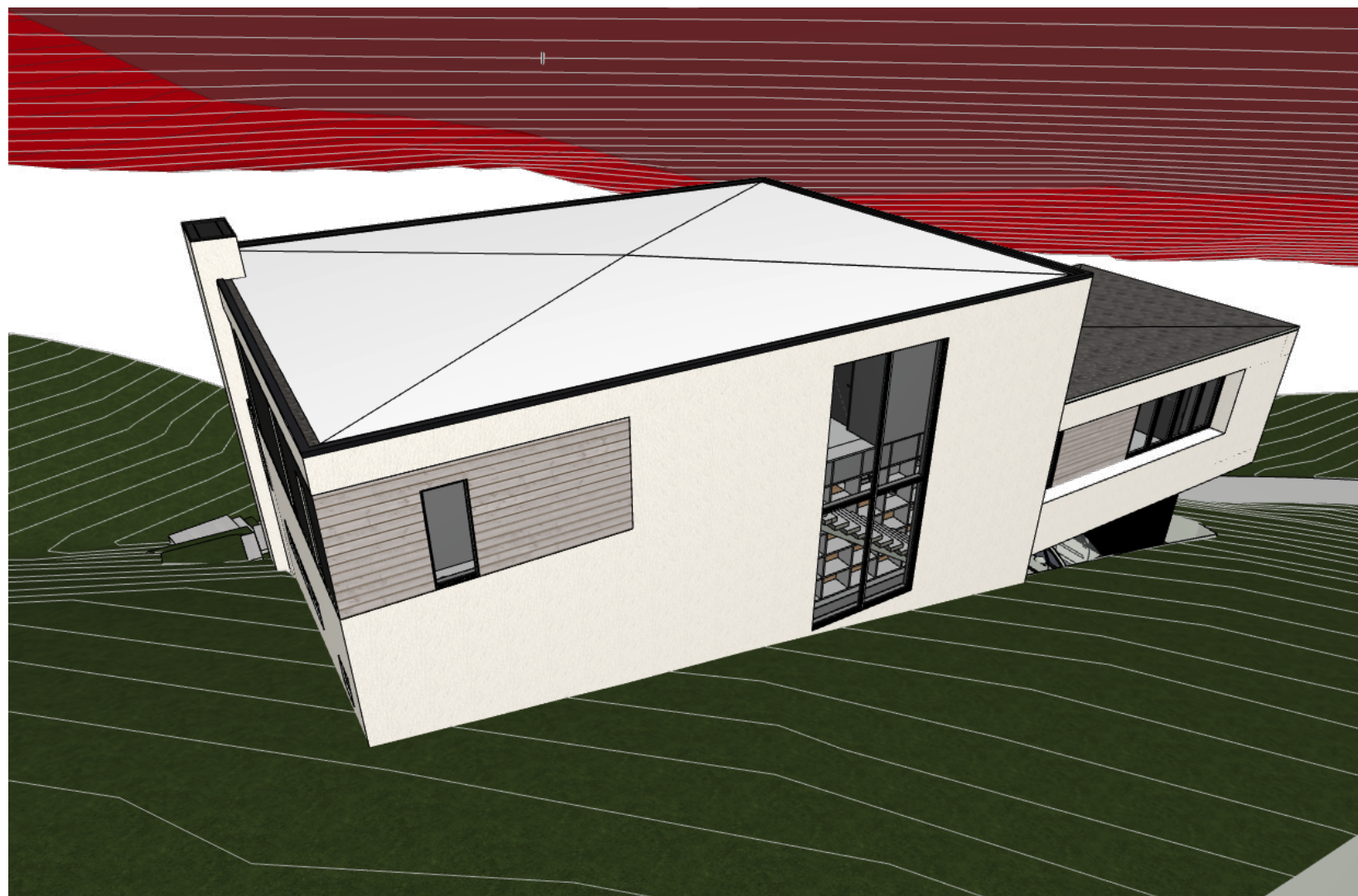
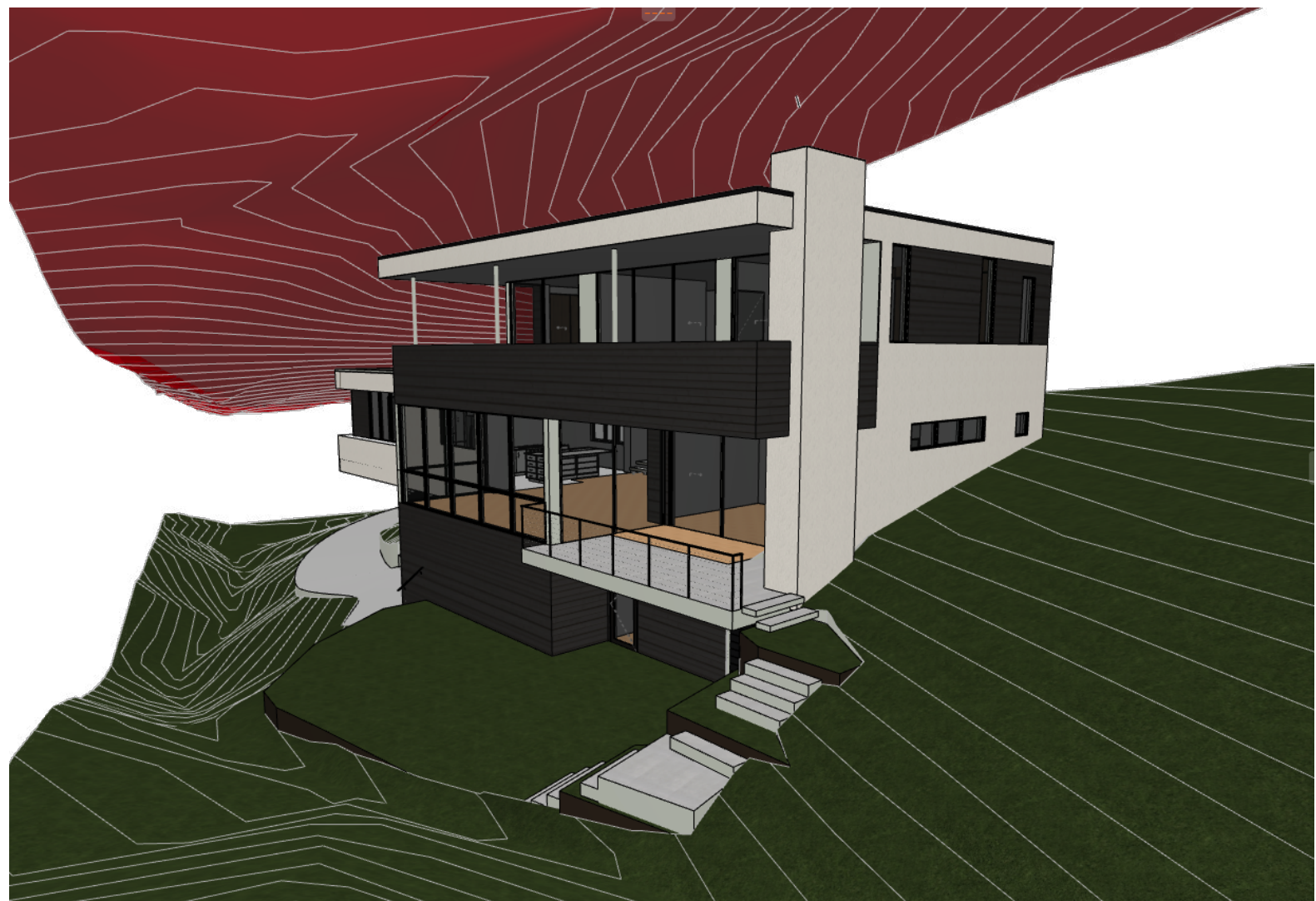
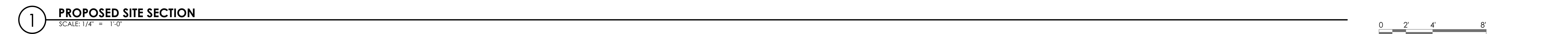
**WEINBERGER
RESIDENCE**

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

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)	

PROPOSED- ROOF PLAN





HEIGHT EXHIBITS: RED BLANKET IS OFFSET 32' FROM THE EXISTING GROUND PLANE.

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AUSTIN, TX 78757

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[illegible]

WEINBERGER RESIDENCE

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

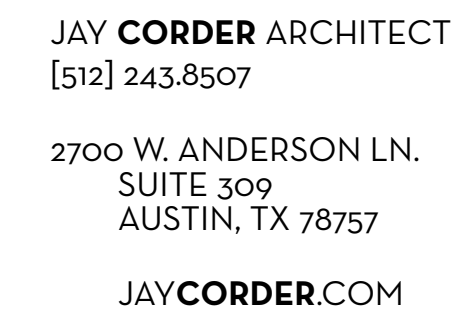
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A2.01

SITE SECTION



WEINBERGER RESIDENCE

PERMIT SET REV 3

SHEET IS FORMATTED
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AT HALF SIZE (11x17)

EXTERIOR ELEVATIONS + BUILDING SECTIONS



REV#	DESCRIPTION	ISSUED

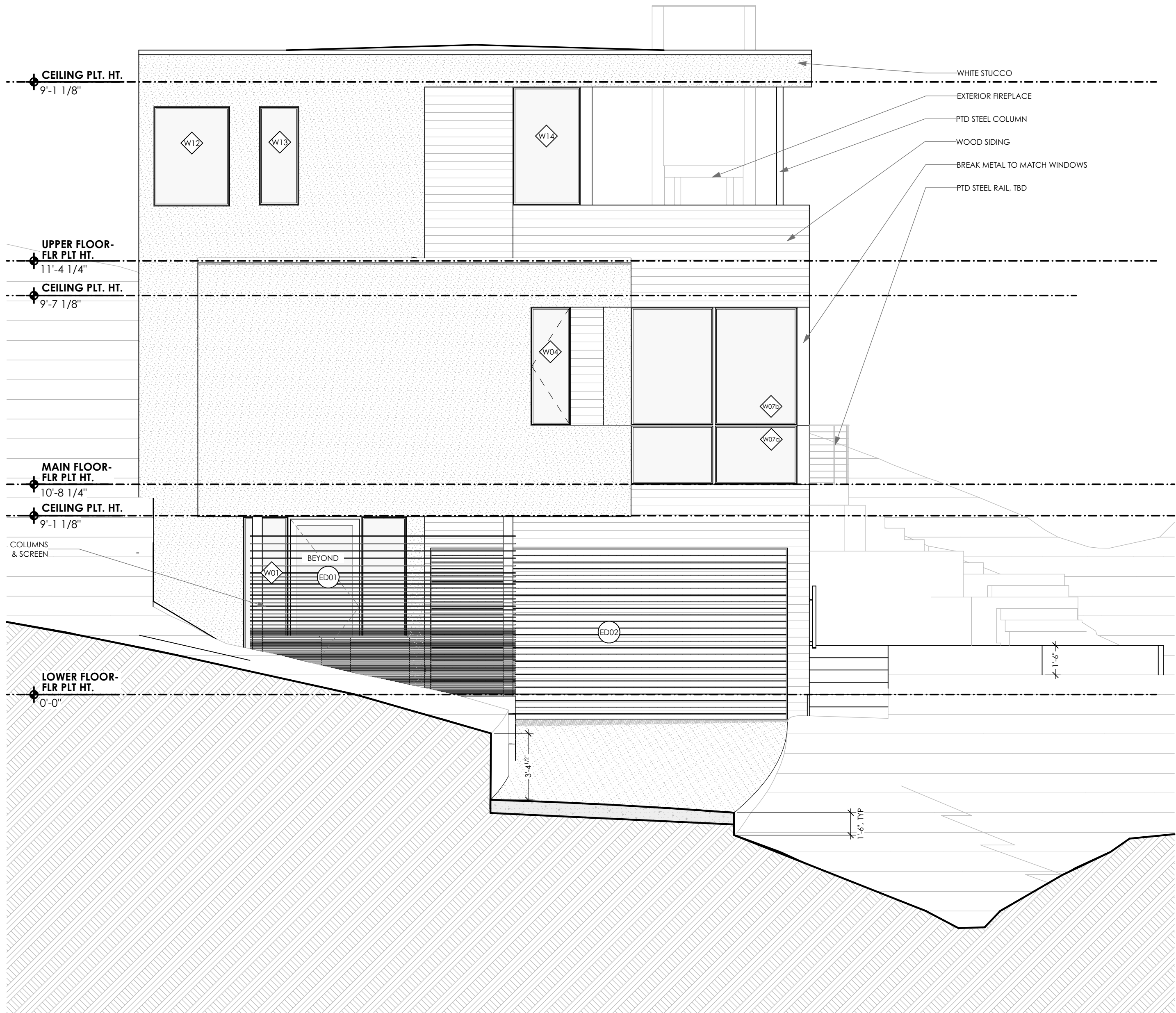
WEINBERGER RESIDENCE
103 YAUPON VALLEY RD.
WEST LAKE HILLS
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PERMIT SET REV 3

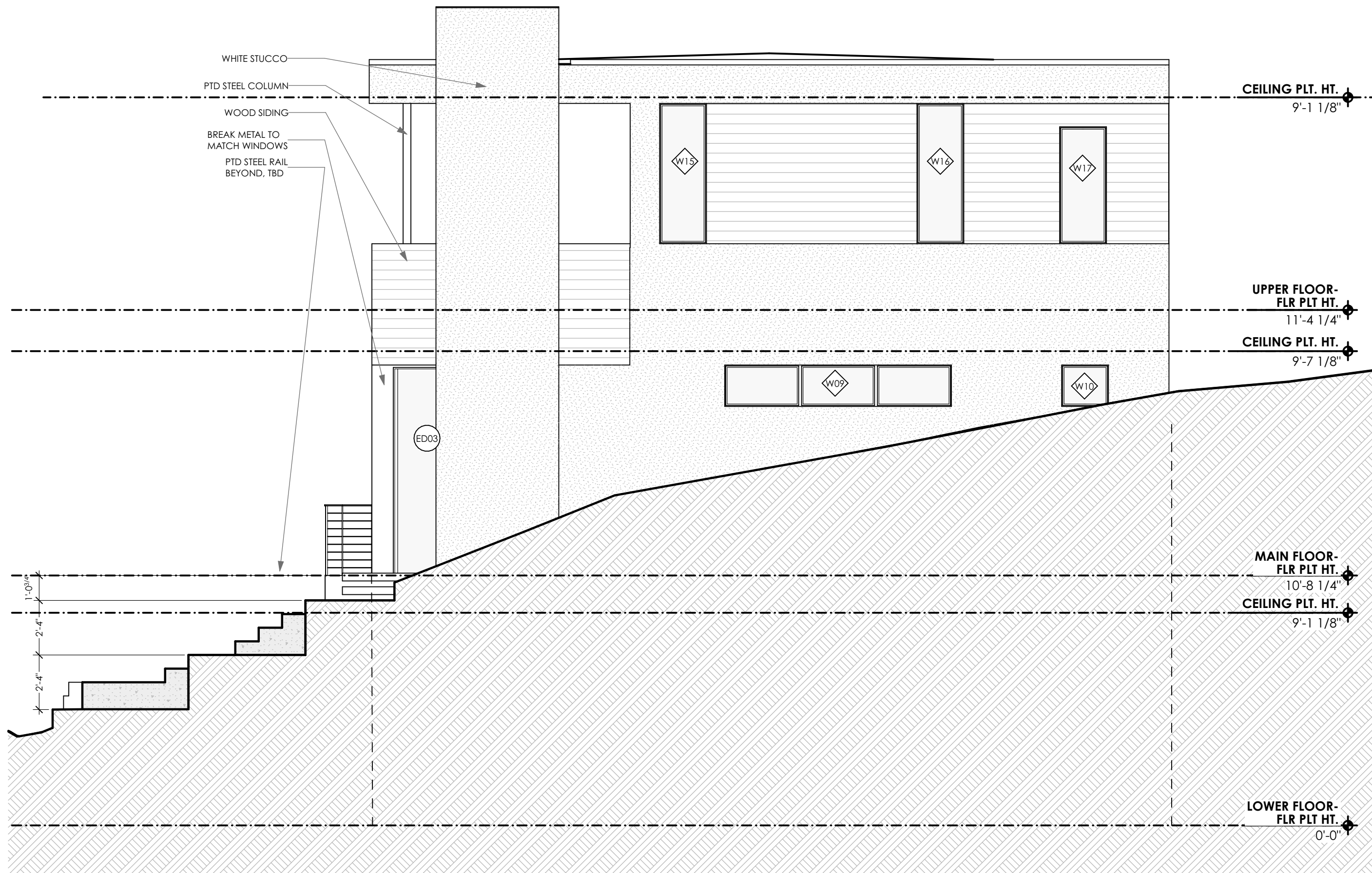
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A2.03

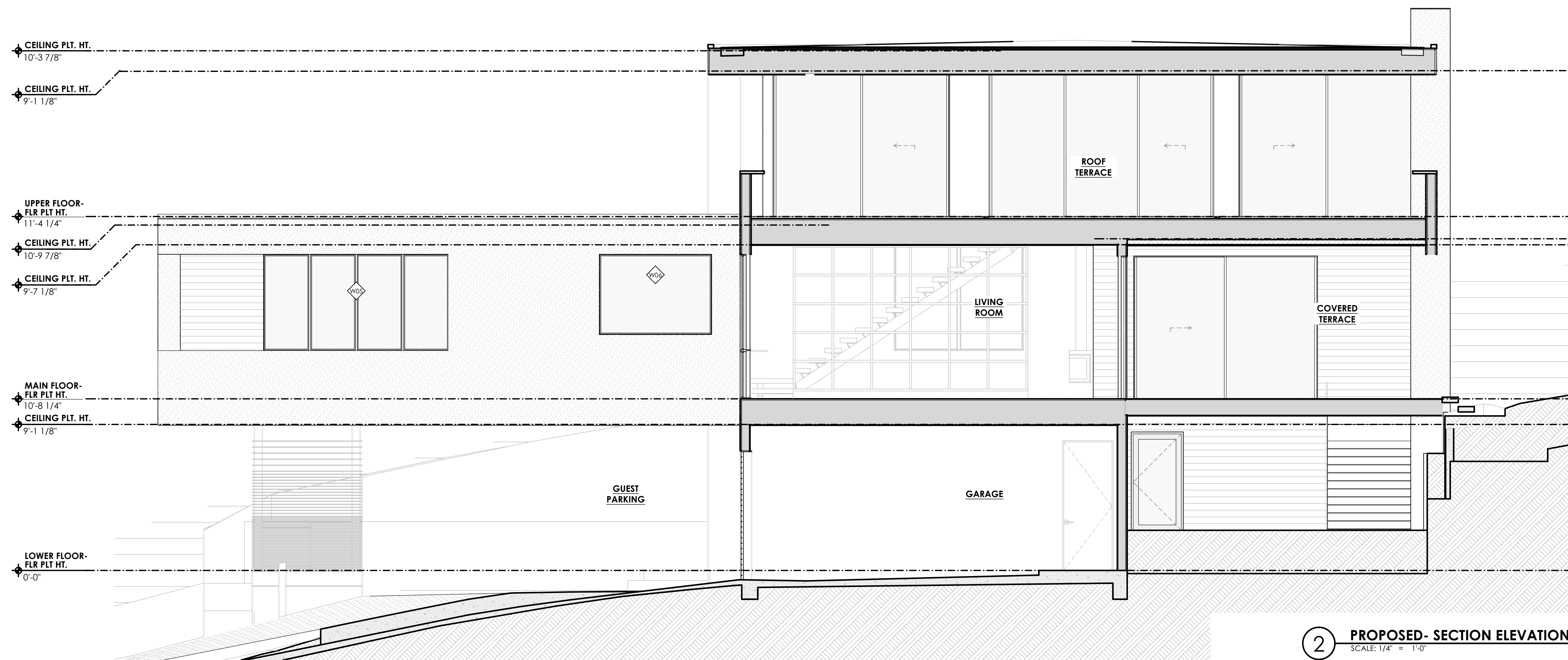
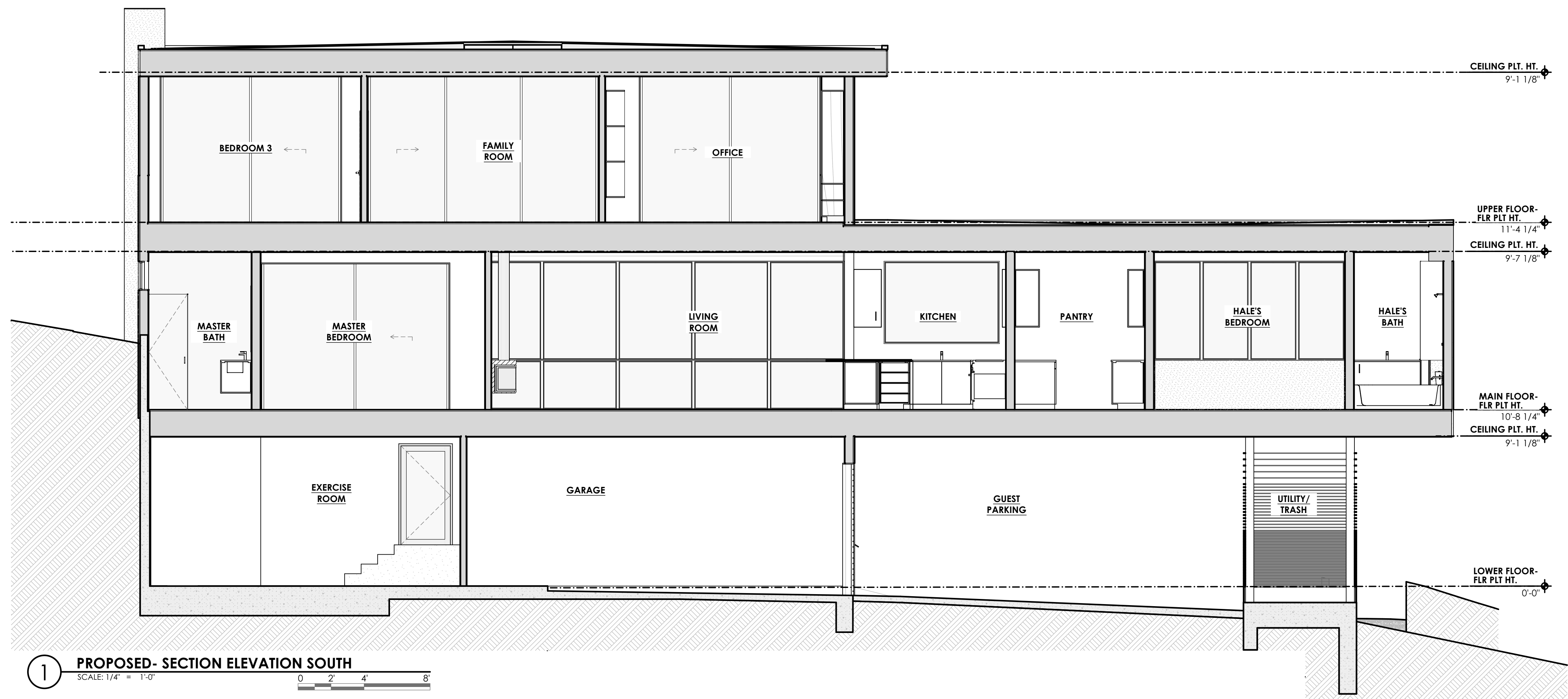
EXTERIOR ELEVATIONS



1 PROPOSED- EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 PROPOSED- WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



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WEINBERGER RESIDENCE

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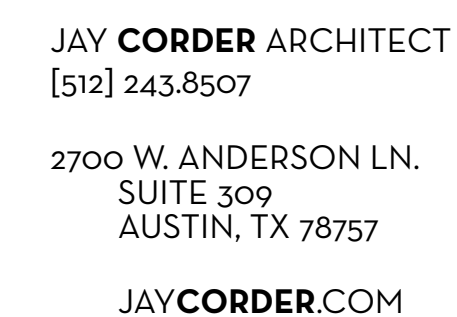
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A2.04

EXTERIOR SECTION ELEVATIONS



**WEINBERGER
RESIDENCE**

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

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

A2.05

EXTERIOR SECTION ELEVATIONS



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.			DOOR BELL CHIME	NuTone LA14WH	PAINt PLATE TO MATCH WALL		WALL MOUNT SCONCE, WET LOCATION (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	\$200 ALLOWANCE							
	240 V RECEPTACLE / PER MANUFACTURER SPECS	AS REQ.			SINGLE POLE 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		THREE WAY SWITCH @ 48" A.F.F. (D4 = FOUR WAY)	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		SINGLE POLE 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		THREE WAY DIMMER SWITCH @ 48" A.F.F. (D4 = FOUR WAY)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		RECESSED LIGHT, DIRECTIONAL (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED							
	TV 60"				EXTERIOR (WET LOCATION) SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	WEATHER RESISTANT COVER		RECESSED ADJUSTABLE GIMBAL LIGHT	HALO (OR EQUAL)	3000K LED MR-16							
	DATA / TELEPHONE OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE		EXHAUST FAN				RECESSED STEP LIGHT (HEIGHT V.I.F.)		\$200 ALLOWANCE							
					UNDER WATER POOL LIGHT - PER POOL CONTRACTOR													

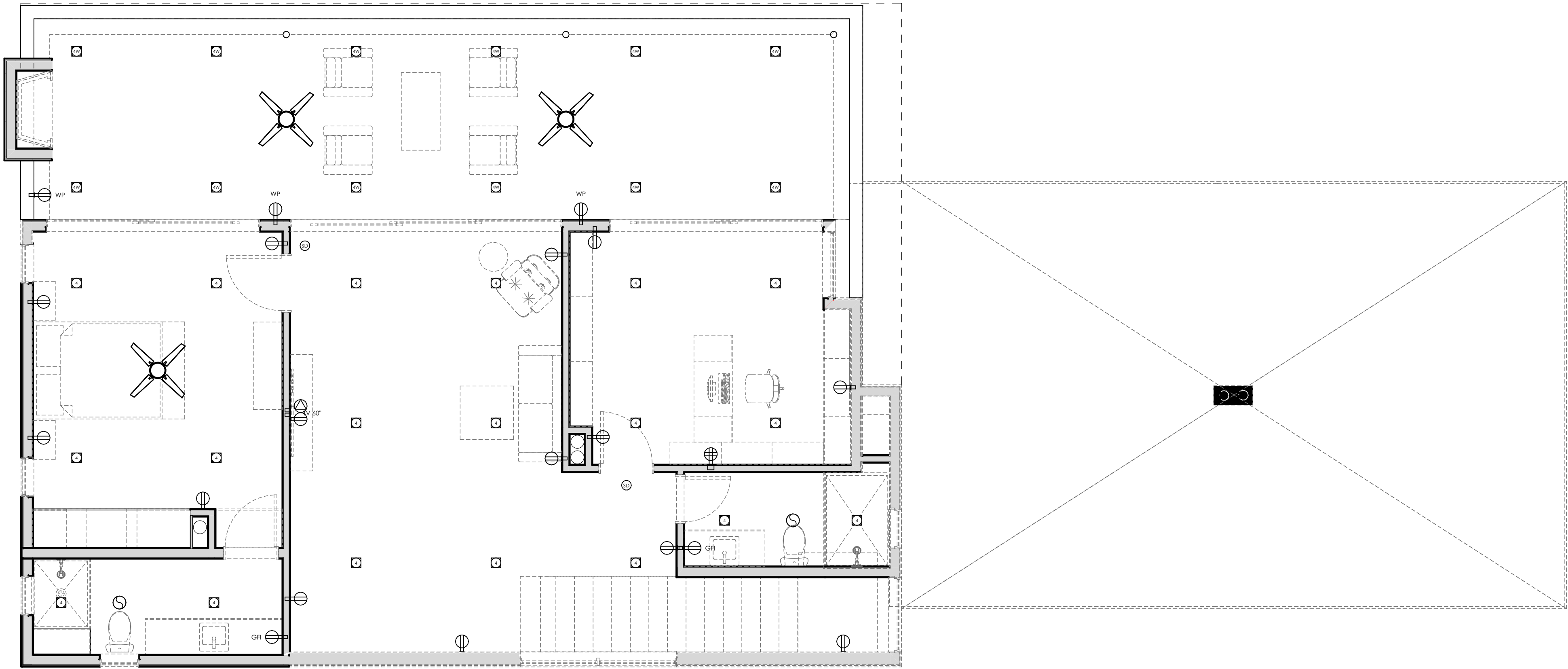
LIGHTING NOTE: CONTRACTOR TO PROVIDE BID BASED UPON LIGHTING LAYOUT SHOWN. ALL SWITCHING TO BE ON DIMMERS WITH SCREWLESS COVER PLATES. DECORATIVE LIGHTING AS SELECTED BY OWNER / INTERIOR DESIGNER. CONTRACTOR TO FACTOR IN COSTS FOR ANY CODE REQUIRED FIXTURES NOT SHOWN. CONTRACTOR TO PROVIDE ALLOWANCE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

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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
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A5.03

UPPER FLOOR- ELECTRICAL POWER PLAN

THE OVERLOOK AT WEST LAKE 90/341-342

LOT 2

LOT 3

LOT 2
0.5126 ACRES

LOT 1
McCASLAND SUBDIVISION
42/25

(N 73°41'00" W 36.00')
(N 73°10'49" W 36.00')

(S 45°59'00" W 85.00')
(S 46°19'03" W 84.57')

ACCESS ESMT. PER
5989/437

YAUPON VALLEY ROAD
(R.O.W. VARIES)

WILKERSEN SPARKS SURVEY

1.743 AC.
CLARKE FITTS NOBILETTI
(DOC. 2020123781)
(1.744 AC.)

Notes:

1) Subject to restrictions and easement rights recorded in V.645, P.210, V.1031, P.95, V.1092, P.266, V.1171, P.418, V.1425, P.87, Deed Records and Book 42, Page 25, Plat Records.

2) Electric easements per V.614, P.260, V.676, P.298, V.659, P.558 V.676, P.298, Deed Records contain insufficient data to locate.

3) Subject to Ingress and egress easement per V.947, P.539, Deed Records.

4) Overlow Easement per V.103, P.560 & V.274, P.527, Deed Records, does not affect this lot.

30' 0 30'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- POWER POLE

[Signature]

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
BENCHMARK TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY
I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.



REVISED: 07/20/23
CAP FLOWLINE ELEV.: 04/20/23
AW3 A&B ADDED: 11/02/21

STREET ADDRESS: 103 YAUPON VALLEY ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 2 SUBDIVISION: McCASLAND SUBDIVISION VOL/CAB 42 PG/SLD 25 PLAT RECORDS
REFERENCE NAME: ASHTON WEINBERGER & ERICA WIENBERGER G.F. #: PL21-30868



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

FIELD WORK BY	REESE	08/03/20
CALC'D BY	JOSE	08/06/20
DRAFTED BY	JOSE	08/06/20
CHECKED BY	M.L.	08/06/20

JOB #: B0406223_TA
ORIGINAL SURVEY DATE: 05/24/21
SCALE: 1"= 30'

ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITE WORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES, ORDINANCES, SAFETY CODES, AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.

2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

4. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.

5. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.

6. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, OTHER SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.

7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.

8. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE CONSTRUCTION CONFERENCE BETWEEN THE CITY OF WEST LAKE HILLS, DESIGN ENGINEER, CONTRACTOR(S), UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.

9. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.

10. THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED TO THE MUNICIPALITY AND THE MUNICIPALITY WILL SUBMIT THE APPLICATION TO TxDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.

11. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

12. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.

13. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS," VOL. 29, SUBPART P, PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.

14. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SEEDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.

15. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILT'S DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.

16. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.

17. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.

18. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL, FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED, EITHER HORIZONTAL AND/OR VERTICAL. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

20. THE TERM MUNICIPALITY REFERS TO THE TEXAS COUNTY.

21. ALL WORK SHALL CONFIRM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY TEXAS COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

22. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH UTILITY. THE CONTRACTOR SHALL SHOW BASED ON THE AVAILABLE BASINS RECORD DRAWINGS AND SURFACE APPEARANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.

23. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B) PROTECT ALL UNDERGROUND UTILITIES. C) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH COLORADO LAW. D) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.

25. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.

26. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONING OF WATER IN STREETS, DRIVES, TRENCHES, ETC. WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.

27. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.

28. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARPED TO A DEPTH OF 8 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM .3% TO .14% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.

29. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF COLORADO. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL LOSSES OF WORKMANSHIP DUE TO EXCAVATION, ALL TRENCHING, TRENCHING AND SHORING OPERATIONS. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".

30. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.

31. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.

32. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.

33. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE PATH OF CONSTRUCTION OPERATIONS. WHETHER UTILITIES ARE SHOWN OR NOT, ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

34. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.

35. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE COLORADO HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.

36. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

37. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.

38. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

39. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE TRAVIS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
2. ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 PSI CONCRETE WITH FIBER MESH.
3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED BY THE ENGINEER OF RECORD, AND SUBMITTED TO THE TRAVIS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION INSTALLATION.
4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE TRAVIS COUNTY CONSTRUCTION INSPECTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE TRAVIS COUNTY CONSTRUCTION INSPECTOR.
6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.
7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOW FILL, AND PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
8. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.
9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
12. NO C.O.S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.

1. THE SUBGRADE SHALL BE PROOF-ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D. AND AS MODIFIED BY THE TxDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
7. CONCRETE SEALANT TO BE PER THE MUNICIPALITIES STANDARDS.

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 SDR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH COMPRESSIVE TYPE JOINTS UNLESS NOTED OTHERWISE.
2. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL ENSURE THAT ALL DEBRIS AND SILTATION HAS BEEN REMOVED.
3. ALL PUBLIC CURB INLETS ARE TO BE CAST IN PLACE.

1. ALL EXISTING MAILBOXES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED AND REPLACED WITH AN EQUIVALENT MAILBOX AT NO COST UNLESS SPECIFIED AS A BID ITEM.

1. PROJECT IS A TYPE 2 DEVELOPMENT.
2. WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN
3. NO CONCENTRATED STORM WATER FLOWS WILL LEAVE THIS LOT ONTO ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A DRAINAGE EASEMENT.
4. NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT.
5. THE DRAINAGE DESIGNER IS RESPONSIBLE FOR THE ADEQUACY OF THESE PLANS, IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS AND ALL REVIEWERS RELY UPON THE ADEQUACY OF THE DESIGN BY THE DRAINAGE DESIGNER.
6. PER TPDES GENERAL PERMIT NO. 150000, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS.
7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR CLEANING AND REMOVING ALL SEDIMENT THAT IS WASTED FROM THE SITE IN DEDICATED STREETS, ALLEYS, WATERWAYS, OR OTHER PROPERTIES.
8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE WEST LAKE HILLS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 7.1(i)
9. THE FEMA MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES/DOESN'T LIE WITHIN A SPECIAL FLOOD HAZARDED AREA AS DEFINED BY FIRM PANEL 48463C0445X, DATED 2020-01-22.
10. THE PROJECT IS LOCATED WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE

1. CONTRACTOR TO OBTAIN CITY OF WEST LAKE HILL'S BMP PERMIT.
2. CONTRACTOR TO INSTALL BMP PER EROSION CONTROL PLAN AND ANY ADDITIONAL BMP REQUESTED BY THE CITY INSPECTOR.
3. RECEIVE GRADING PERMIT FROM COUNTY TO START EARTHWORK.
4. INSTALL WATER AND SEWER UTILITIES WITH THE COORDINATION OF THE WATER & SEWER UTILITY DISTRICTS.
5. CONCRETE POURING OF DRIVEWAY AND SIDEWALKS.
6. CONCRETE POURING OF HOUSE FOUNDATION PADS.
7. BEGIN HOUSE CONSTRUCTION.
8. SODDING AND HYDROSEEDING SITE.
9. FINALIZE BUILDING INTERIOR.
10. INSTALL LOT FENCING.
11. OBTAIN CERTIFICATE OF OCCUPANCY.
12. REMOVE BMP'S.

IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH SHALL BE PROTECTED BY SHIELDING. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.

2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-5 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STUPE, MUST BE PROVIDED AND LOCATED 30 AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING THE COURSE OF THE PROJECT IT IS DETERMINED THAT TRENCHES WILL BE DEEPER THAN 5 FEET, THEN THE CONTRACTOR SHALL STOP WORK IMMEDIATELY. IF HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24- HOUR NOTICE PRIOR TO ANY TESTING.
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DENSITY TO WITHIN 3 INCHES OF THE TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSION. THE REMAINING 3 INCHES SHALL BE CLEAN TOP SOIL, FREE FROM ALL CLOUDS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. ALL RCP SHALL BE MINIMUM CLASS III.
4. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS DESIGNED BY _____ THE PAVING SECTIONS WERE DESIGNED BY _____ IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES ARE FULLY MET. THE CITY OF WEST LAKE HILLS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED FOR FURNISHING THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES.

6. THE FEA MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FIRM PLAN: 48453C045K, DATED 2020-01-22."

7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF WEST LAKE HILLS FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS; ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN- MADE OR NATURAL CAUSES.ACCEPTANCE OF THIS PLAN BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD ZONINGS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL THE CITY BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR TO ANY OTHER PART OF THE CITY OR TO ANY SPECIAL ADJACENT AREAS OR TO ANY OTHER DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAN OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

1. BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
2. ANY METHODS, STREET MARKINGS, AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS, OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
3. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS, AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

DEMOLITION OF TREES ARE PART OF ANOTHER PERMIT AND PLAN SET. IT IS NOT SHOWN IN THIS PLAN SET



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

**MODERN
ENGINEERING
SOLUTIONS**

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

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C-1.1
REVIEWER: MG			

STATE OF TEXAS
MICHAEL R. GROSE
125681
LICENSED PROFESSIONAL ENGINEER
2024-03-2

Page 34 of 213



0 10 20 Feet

SCALE: 1" = 10'

BENCHMARK

BENCHMARK AS PER LEGAL DESCRIPTION

STATE OF TEXAS
MICHAEL R. GROSSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2024-03-29

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

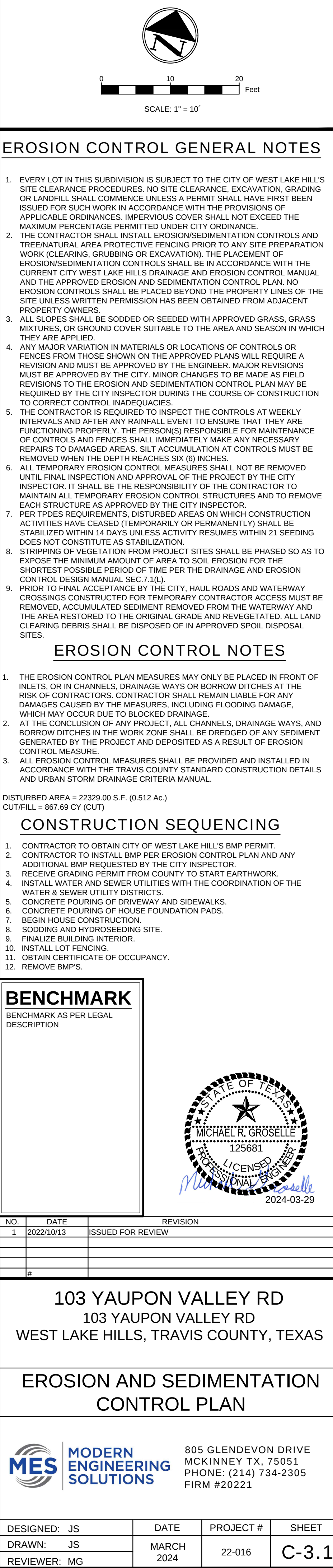
103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS PLAN

MODERN ENGINEERING SOLUTIONS

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			



PERFORMANCE STANDARD NOTES:

1. STORMWATER RUNOFF FROM DISTURBED AREAS MUST FLOW TO AT LEAST ONE (1) CM TO MINIMIZE SEDIMENT IN THE DISCHARGE. DO NOT ALLOW SEDIMENT TO LEAVE THE SITE. THE BEST WAY TO PREVENT SEDIMENT OR POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM IS TO STABILIZE THE SITE AS QUICKLY AS POSSIBLE, PREVENTING EROSION AND STOPPING SEDIMENT RUN-OFF AT ITS SOURCE.
2. PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREAS, INCLUDING DISTURBANCE OF STEEP SLOPES. (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION OF THE SITE.) LIMIT SOIL EXPOSURE TO THE SHORTEST POSSIBLE PERIOD OF TIME. PROTECT NATURAL FEATURES AND EXISTING VEGETATION WHENEVER POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. MAINTAIN PRE- EXISTING VEGETATION (OR EQUIVALENT CMS) FOR AREAS WITHIN 50 HORIZONTAL FT OF RECEIVING WATERS.
3. SOIL COMPACTION MUST BE MINIMIZED FOR AREAS WHERE INFILTRATION CMS WILL OCCUR OR WHERE FINAL STABILIZATION WILL BE ACHIEVED THROUGH VEGETATIVE COVER.
4. ALL SOIL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT.
5. DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES OR WIND SHALL BE CONTROLLED.
6. INSTALL CONSTRUCTION FENCE (ORANGE) TO PROTECT WETLANDS AND OTHER SENSITIVE AREAS AND TO PREVENT ACCESS, AND TO DELINEATE THE LIMITS OF CONSTRUCTION. DO NOT USE SILT FENCE TO PROTECT WETLANDS SINCE TRENCHING MAY IMPACT THESE AREAS.
7. CMS INTENDED TO CAPTURE OVERLAND, LOW VELOCITY SHEET FLOW AT A FAIRLY LEVEL GRADE SHALL ONLY BE INSTALLED ALONG CONTOURS.
8. INSTALL CMS, SUCH AS CHECK DAMS, PERPENDICULAR TO THE CONCENTRATED FLOWS TO REDUCE FLOW VELOCITY.
9. STORM DRAIN INLETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE MUST BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE FLOODING OR DAMAGE ADJACENT AREAS OR STRUCTURES.
10. INSTALL VEHICLE TRACKING CONTROL (VTC) TO ENTER/EXIT UNPAVED AREA. DO NOT USE RECYCLED CRUSHED CONCRETE OR ASPHALT MILLINGS FOR VEHICLE TRACKING PADS.
11. STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
12. OUTLETS SYSTEMS (SUCH AS SKIMMER OR PERFORATED RISER PIPE) SHALL BE INSTALLED TO WITHDRAW WATER FROM OR NEAR THE SURFACE LEVEL WHEN DISCHARGING FROM BASINS. WATER CANNOT DRAIN FROM THE BOTTOM OF THE POND.
13. TEMPORARY STABILIZATION MUST BE IMPLEMENTED FOR EARTH DISTURBING ACTIVITIES ON ANY PORTION OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED (FOR MORE THAN 14 CALENDAR DAYS). TEMPORARY STABILIZATION METHODS EXAMPLES: TARPS, SOIL TACKIFIER, AND HYDROSEED. TEMPORARY STABILIZATION REQUIREMENT MAY EXCEED THE 14-DAY SCHEDULE WHEN EITHER THE FUNCTION OF THE SPECIFIC AREA REQUIRES IT TO REMAIN DISTURBED, OR, PHYSICAL CHARACTERISTICS OF THE TERRAIN AND CLIMATE PREVENT STABILIZATION AS LONG AS THE CONSTRAINTS AND ALTERNATIVE SCHEDULE IS DOCUMENTED ON THE SWMP, AND LOCATIONS ARE IDENTIFIED ON THE EC PLAN (SITE MAP).
14. RUNOFF FROM STOCKPILE AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. INSTALL CMS/BMPS 5 FT AWAY FROM THE TOE OF THE STOCKPILE'S SLOPE.
15. WATER USE TO CLEAN CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN AND SHALL ALLOW THE LIQUIDS TO EVAPORATE OR DRY OUT. CWA DISCHARGES THAT MAY REACH GROUNDWATER MUST FLOW THROUGH SOIL THAT HAS BUFFERING CAPACITY PRIOR TO REACHING GROUNDWATER. THE CONCRETE WASHOUT LOCATION SHALL BE NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT AND WOULD RESULT IN BUFFERING CAPACITY NOT BEING ADEQUATE, SUCH AS NEAR NATURAL DRAINAGES, SPRINGS, OR WETLANDS. IN THIS CASE, A LINER UNDERNEATH IS NEEDED FOR AREAS WITH HIGH GROUNDWATER LEVELS. CWA SHALL NOT BE PLACED IN LOW AREAS, DITCHES OR ADJACENT TO STATE WATERS. PLACE CWA 50 FT AWAY FROM STATE WATERS.
16. WASTE, SUCH AS BUILDING MATERIALS, WORKERS TRASH AND CONSTRUCTION DEBRIS, MUST BE PROPERLY MANAGED TO PREVENT STORMWATER POLLUTION.
17. INSTALL STABILIZED STAGING AREA (SSA) TO STORE MATERIALS, CONSTRUCTION TRAILER, ETC.
18. IF CONDITIONS IN THE FIELD WARRANT ADDITIONAL CMS/BMPS TO THE ONES ORIGINALLY APPROVED ON THE SWMP OR EC PLAN (CIVIL DRAWING), THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT MEASURES DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
19. PERMANENT CMS/BMPS FOR SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING. CONSIDER THE USE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER AND AREAS WITH CONCENTRATED FLOWS SUCH AS SWALES, LONG CHANNELS AND ROADSIDE DITCHES.
20. THE DISCHARGE OF SANITARY WASTE INTO THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PROVIDED, SECURED AND PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE, STORM INLETS AND/OR DRAINAGE WAYS.
21. REMOVE TEMPORARY CMS/BMPS ONCE FINAL STABILIZATION IS REACHED, UNLESS OTHERWISE AUTHORIZED.
22. FINAL STABILIZATION MUST BE IMPLEMENTED. FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED, AND EITHER A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70% OF PRE- DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT ALTERNATIVE METHOD HAS BEEN IMPLEMENTED.
23. PROVIDE SPILL PREVENTION AND CONTAINMENT MEASURES FOR CONSTRUCTION MATERIALS, WASTE AND FUEL STORAGE AREAS. BULK STORAGE (55 GALLONS OR GREATER) OF PETROLEUM PRODUCTS AND LIQUID CHEMICALS MUST HAVE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, IN ORDER TO CONTAIN SPILLS AND TO PREVENT SPILLED MATERIAL FROM ENTERING STATE WATERS.

MAINTENANCE STANDARD NOTES:

1. MAINTAIN AND REPAIR CMS ACCORDING TO APPROVED EROSION CONTROL PLAN (CIVIL DRAWING) TO ASSURE THEY CONTINUE PERFORMING AS ORIGINALLY INTENDED.
2. CMS/BMPS REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING BMP.
3. CMS SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN UNLESS OTHERWISE SPECIFIED.
4. SWMP AND EC PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED CMS/BMPS DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE. TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS A NOTATION SHALL BE MADE IN THE SWMP, INCLUDING DATE OF CHANGES IN THE FIELD. IDENTIFICATION OF THE CMS REMOVED, MODIFIED OR ADDED, AND THE LOCATIONS OF THOSE CMS. UPDATES MUST BE MADE WITHIN 72-HOURS FOLLOWING THE CHANGE.
5. MAINTAIN VEHICLE TRACKING CONTROL (VTC), IF SEDIMENT TRACKING OCCURS, CLEAN- UP IMMEDIATELY. SWEEP BY HAND OR THE USE STREET SWEEPERS (WITH VACUUM SYSTEM). FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
6. CWA MUST BE CLEANED ONCE WASTE ACCUMULATION REACHES ¾ OF THE WET STORAGE CAPACITY OF THE STRUCTURE. LEGALLY DISPOSED OF CONCRETE WASTE. DO NOT BURY ON SITE.
7. CLEAN-UP SPILLS IMMEDIATELY AFTER DISCOVERY, OR CONTAIN UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. FOLLOW MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP, ALONG WITH PROPER DISPOSAL METHODS. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED.
8. REMOVE SEDIMENT FROM STORM SEWER INFRASTRUCTURE (PONDS, STORM PIPES, OUTLETS, INLETS, ROADSIDE DITCHES, ETC.), AND RESTORE VOLUME CAPACITY UPON COMPLETION OF PROJECT OR PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS (IF APPLICABLE). DO NOT FLUSH SEDIMENT OFFSITE, CAPTURE ON-SITE AND DISPOSED OF AT AN APPROVED LOCATION. THESE NOTES ARE NOT INTENDED TO BE ALL-INCLUSIVE, BUT TO HIGHLIGHT THE BASIC STORMWATER POLLUTION PREVENTION REQUIREMENTS FOR CONSTRUCTION ACTIVITIES TO COMPLY WITH CDPS STORMWATER CONSTRUCTION PERMIT AND BE IN CONFORMANCE WITH COUNTY STANDARDS.



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WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

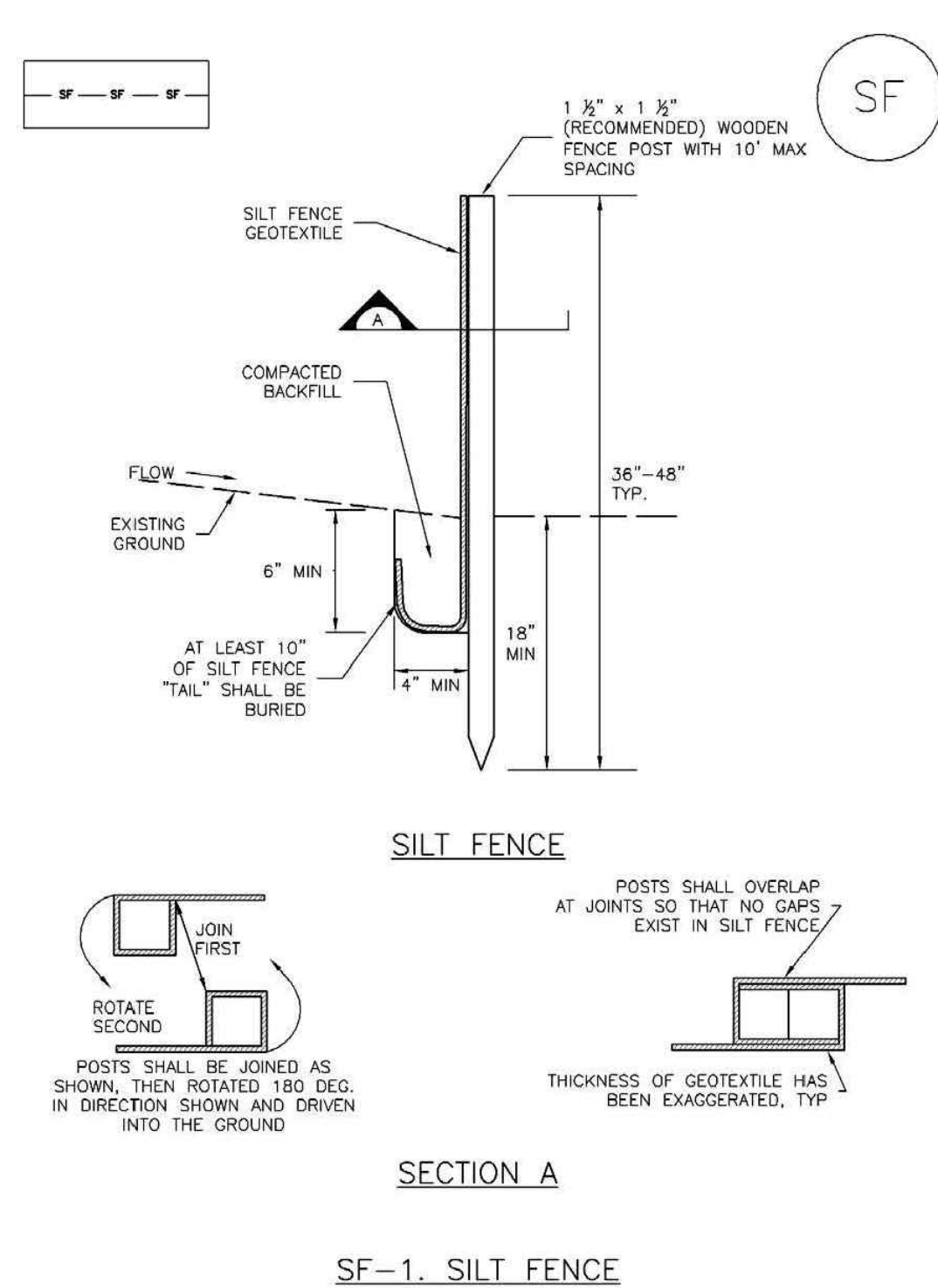
EROSION AND SEDIMENTATION
CONTROL NOTES

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

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REVIEWER: MG			

Silt Fence (SF)

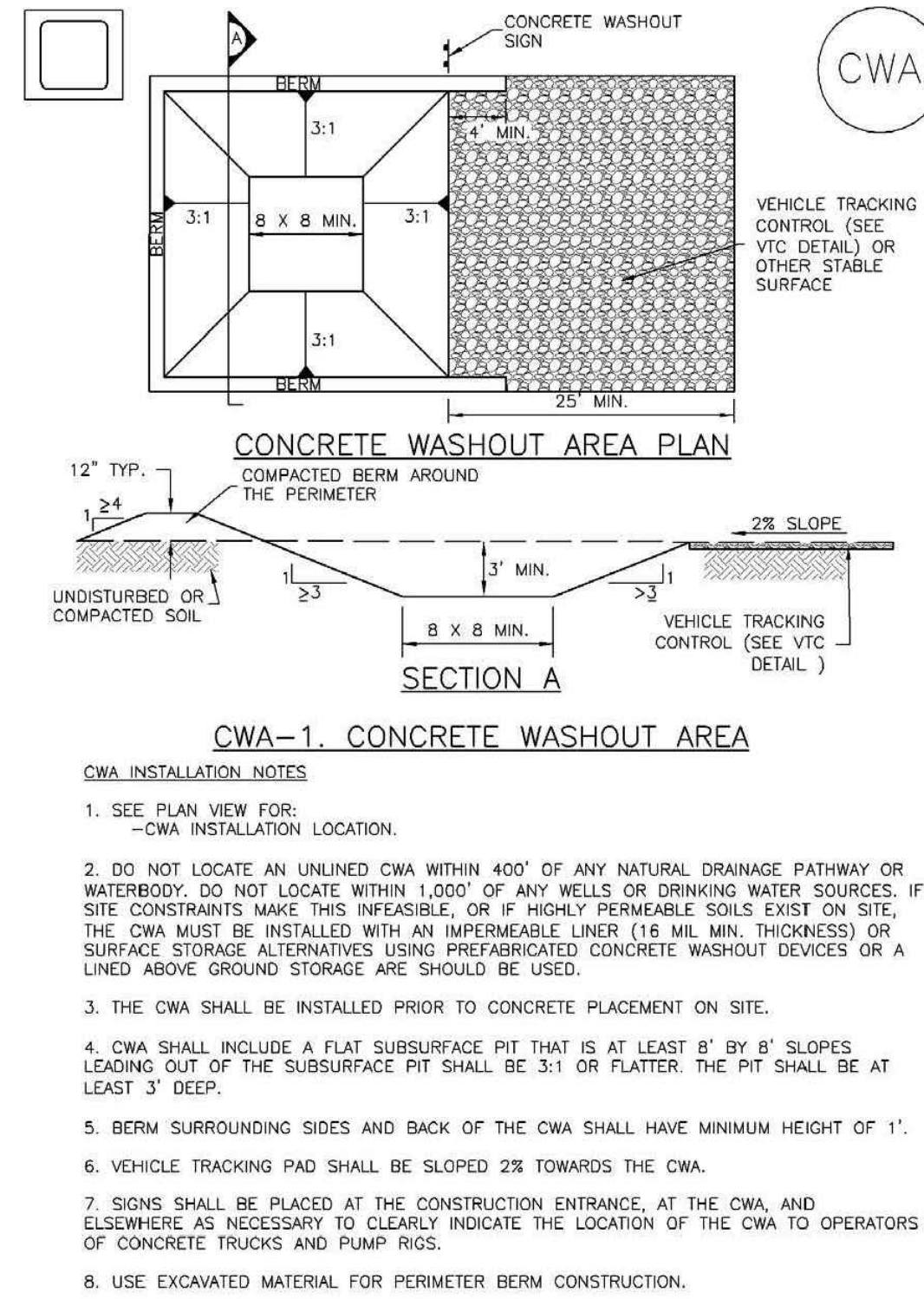
SC-1



November 2010 Urban Drainage and Flood Control District SF-3
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA)

MM-1



November 2010 Urban Drainage and Flood Control District CWA-3
Urban Storm Drainage Criteria Manual Volume 3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

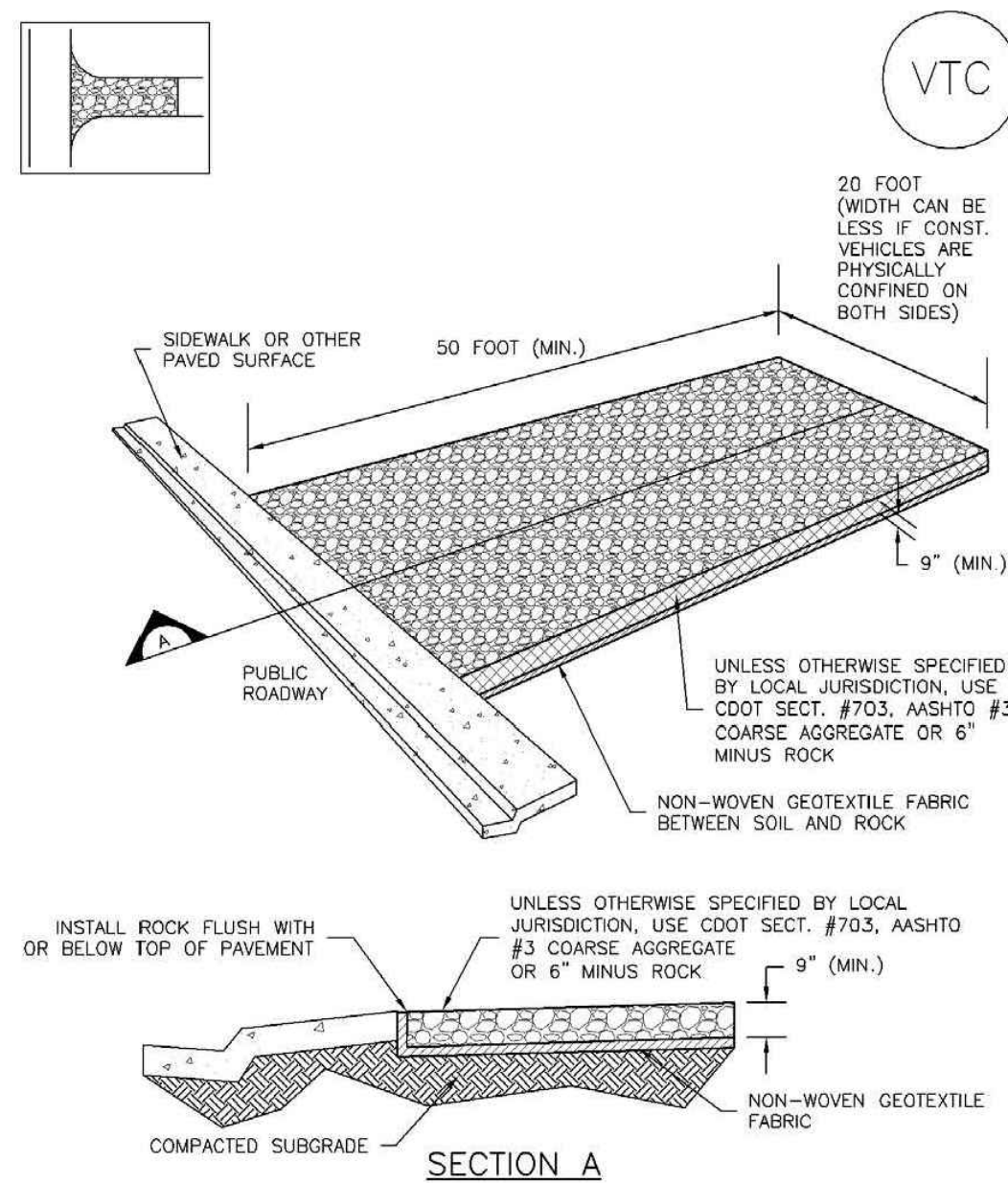
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF EACH BMP SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. THE GULL SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE GULLS HAVE REACHED A DEPTH OF 2'.
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SURFSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE GULL SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE GULL IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- [NOTE: ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD]
- [NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4
Urban Drainage and Flood Control District
November 2010

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Vehicle Tracking Control (VTC)

SM-4

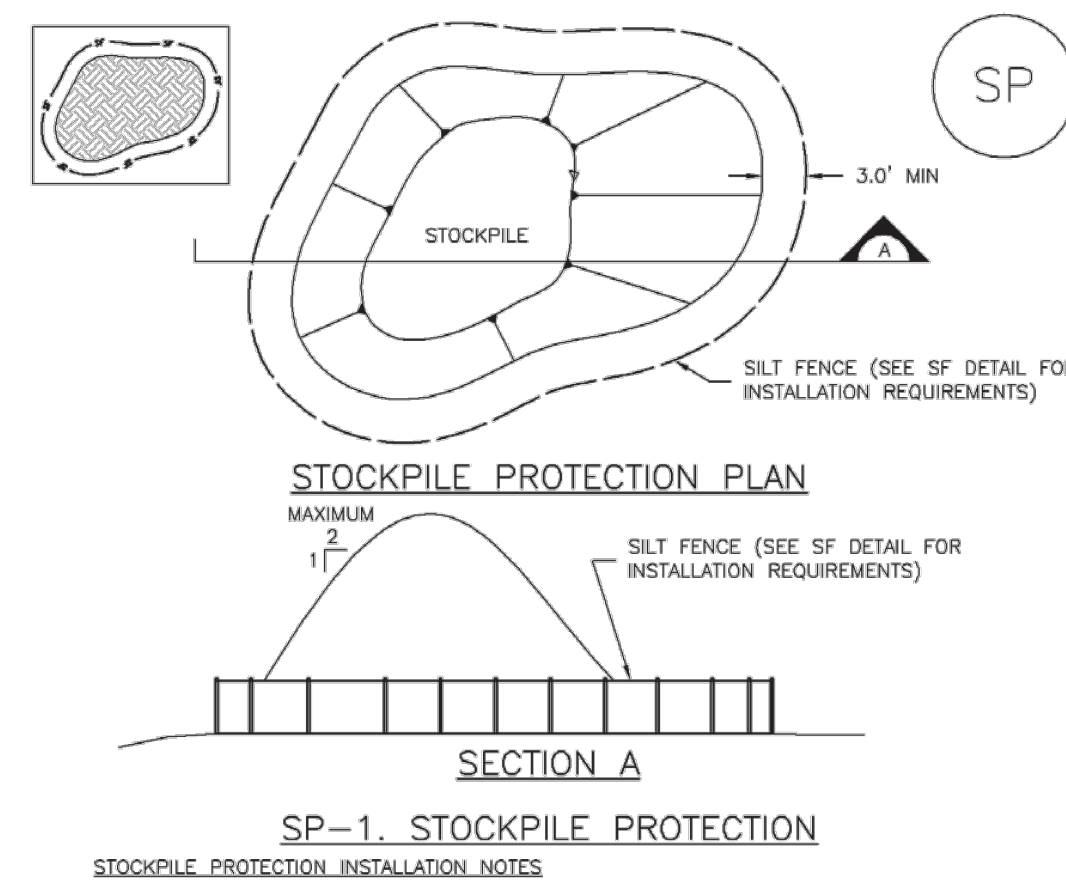


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
VTC-3

Stockpile Management (SP)

MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES,
 - TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SEE DRAWING FOR STOCKPILE PROTECTION DETAILS. HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE PERIMETER CONTROL TO BE USED INCLUDE:
 - THE LOCATION OF THE STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLIPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL, BLANKETS, OR SOIL BINDERS. SOLID STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY 30-60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE THE STOCKPILE IS NOT TO BE REMOVED, PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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103 YAUPON VALLEY RD

103 YAUPON VALLEY RD

WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION
CONTROL DETAILS-I



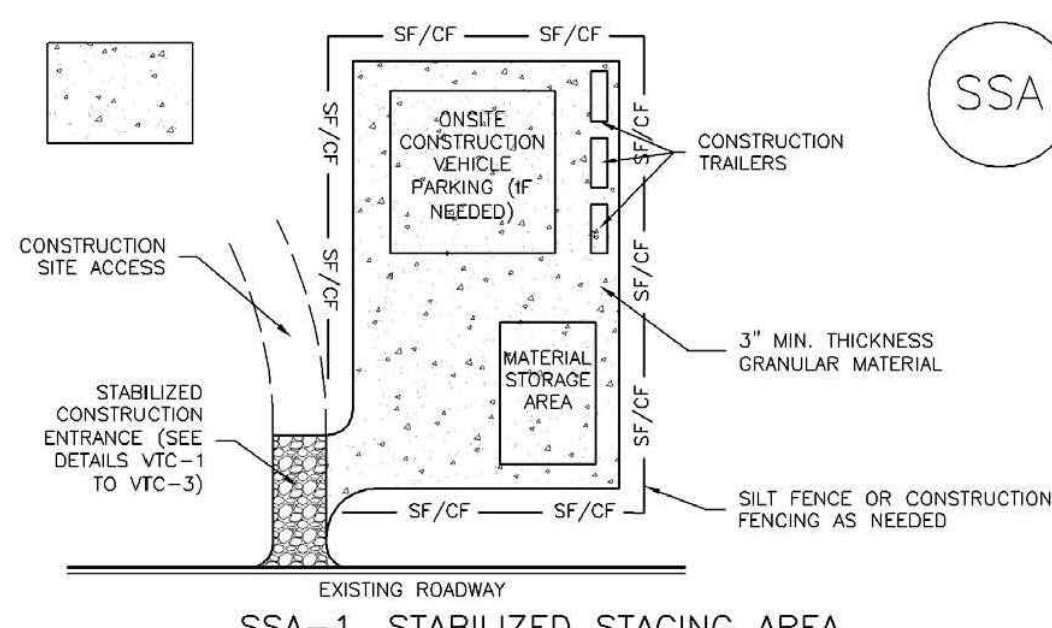
**MODERN
ENGINEERING
SOLUTIONS**

805 GLENDEVON DRIVE
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FIRM #20221

DESIGNER: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C-3.3
REVIEWER: MG			

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SSA-3

SM-6

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

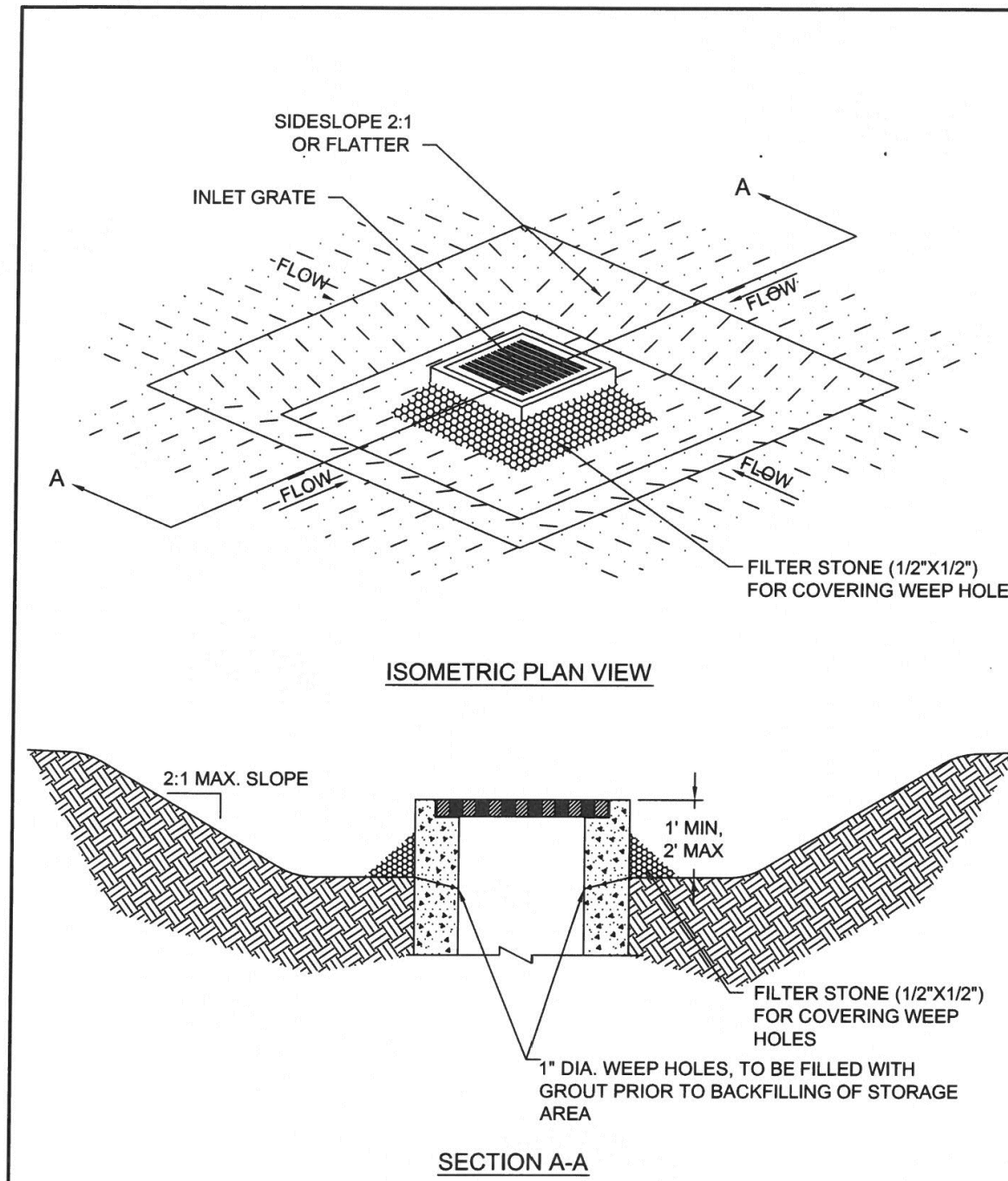
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

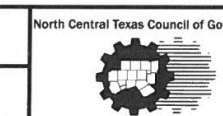
SSA-4

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

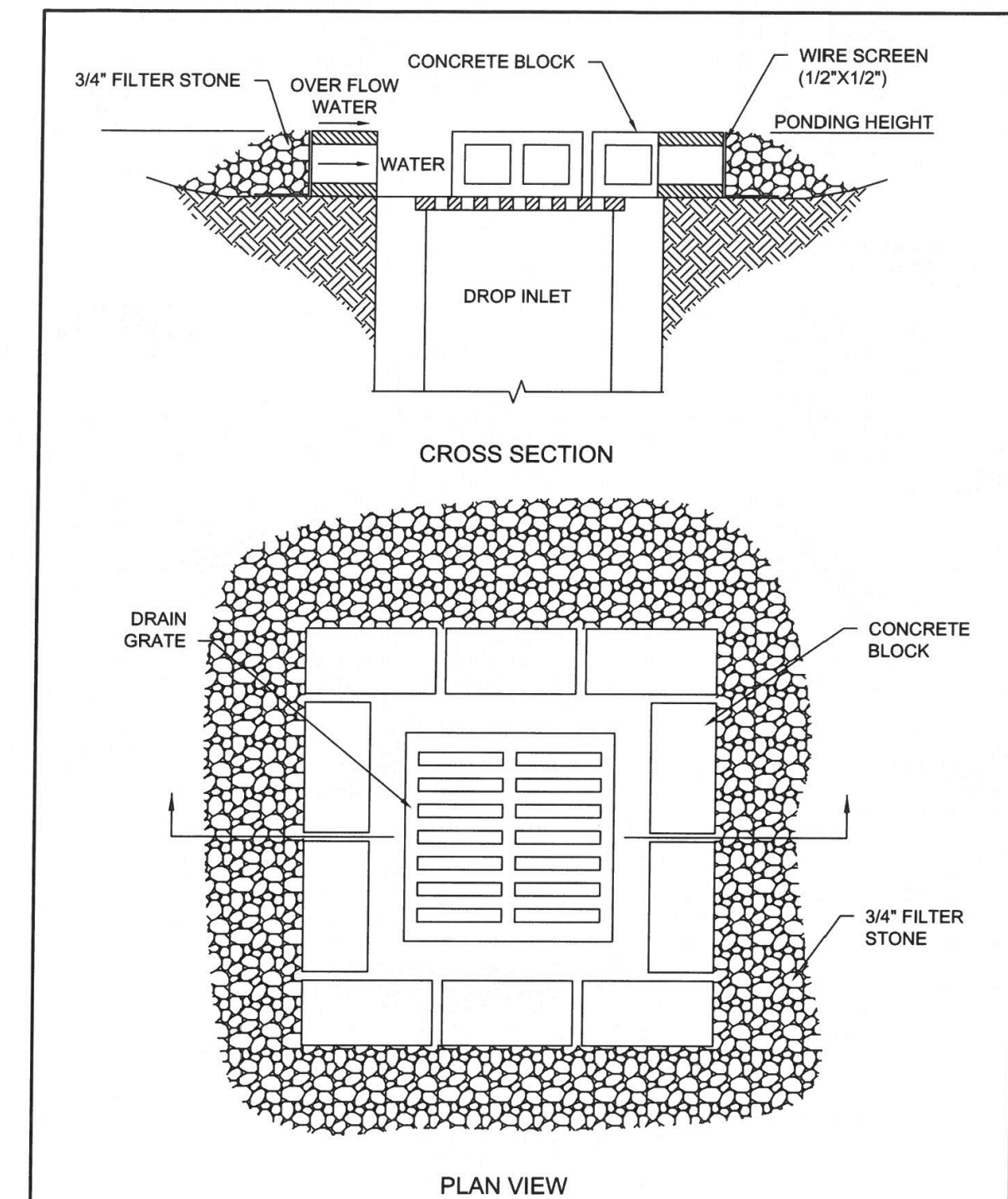
November 2010



INLET PROTECTION

STANDARD SPECIFICATION REFERENCE
202.14 *
DATE: OCT. '04
DRAWING NUMBER NO. 1150

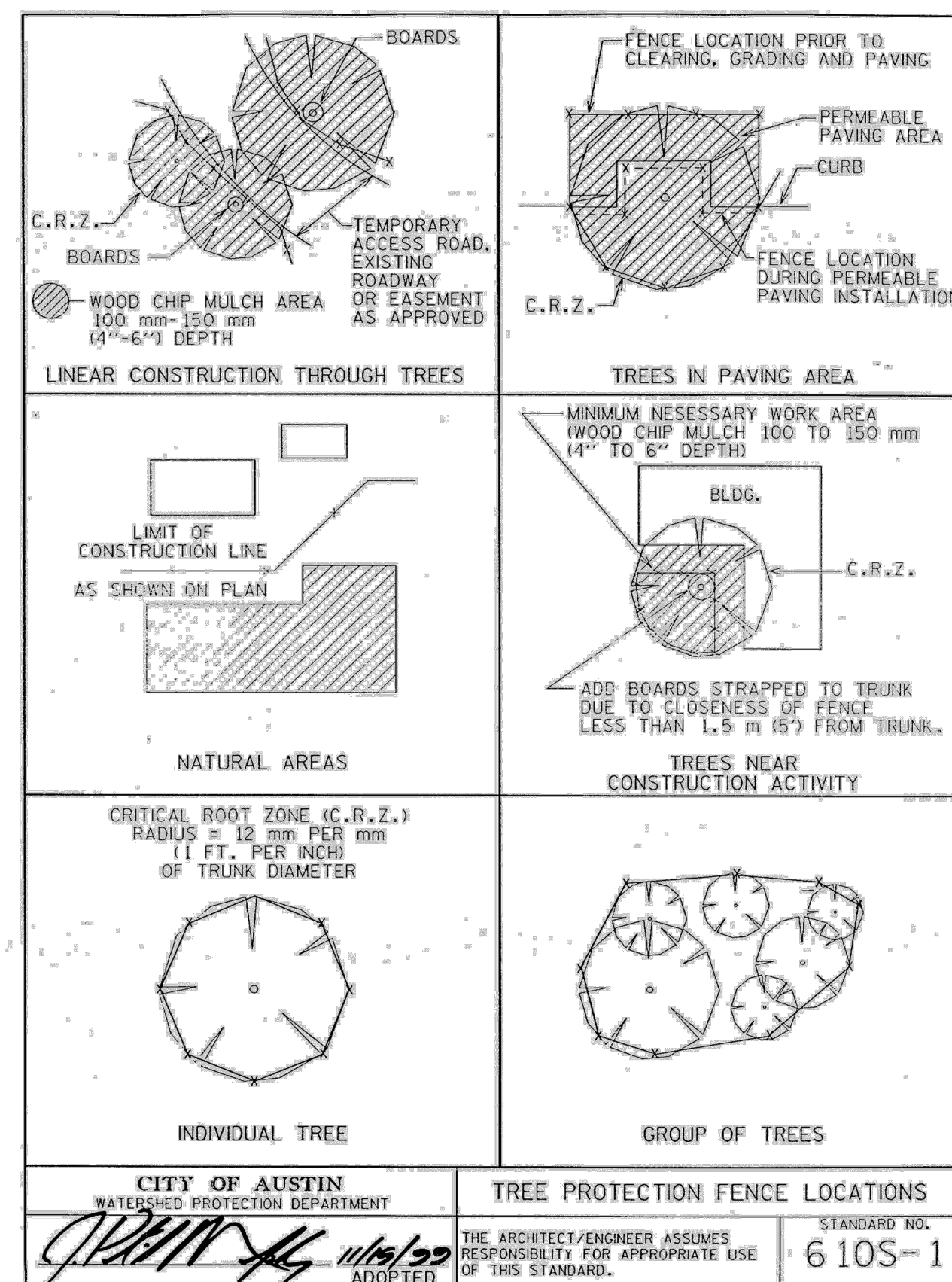
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



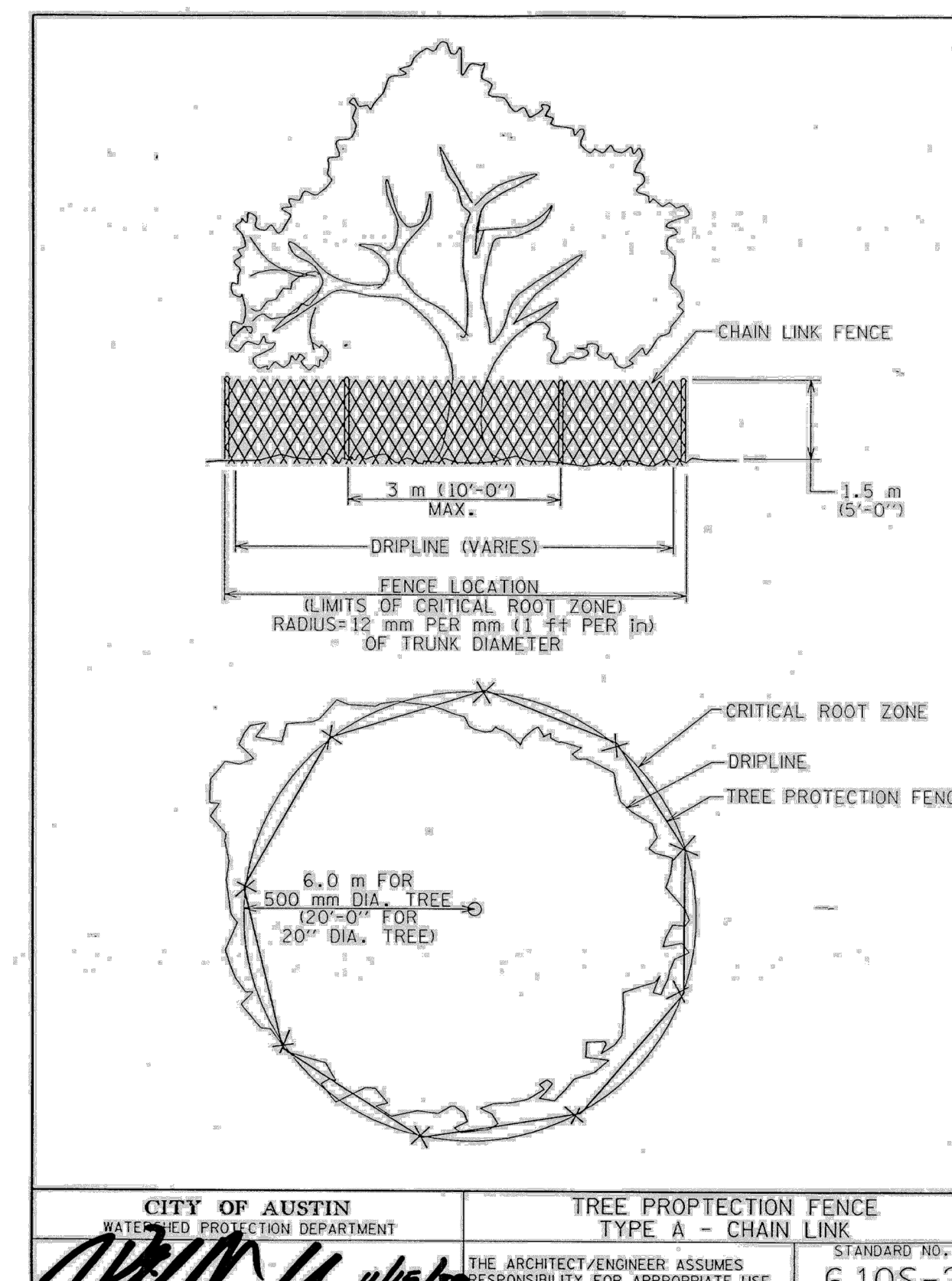
INLET PROTECTION-DROP

STANDARD SPECIFICATION REFERENCE
202.14 *
DATE: OCT. '04
DRAWING NO. 1130

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE LOCATIONS

THE ARCHITECT/ENGINEER ASSUMES
RESPONSIBILITY FOR APPROPRIATE USE
OF THIS STANDARD.STANDARD NO.
6 10S-1CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENTTREE PROTECTION FENCE
TYPE A - CHAIN LINKTHE ARCHITECT/ENGINEER ASSUMES
RESPONSIBILITY FOR APPROPRIATE USE
OF THIS STANDARD.STANDARD NO.
6 10S-2

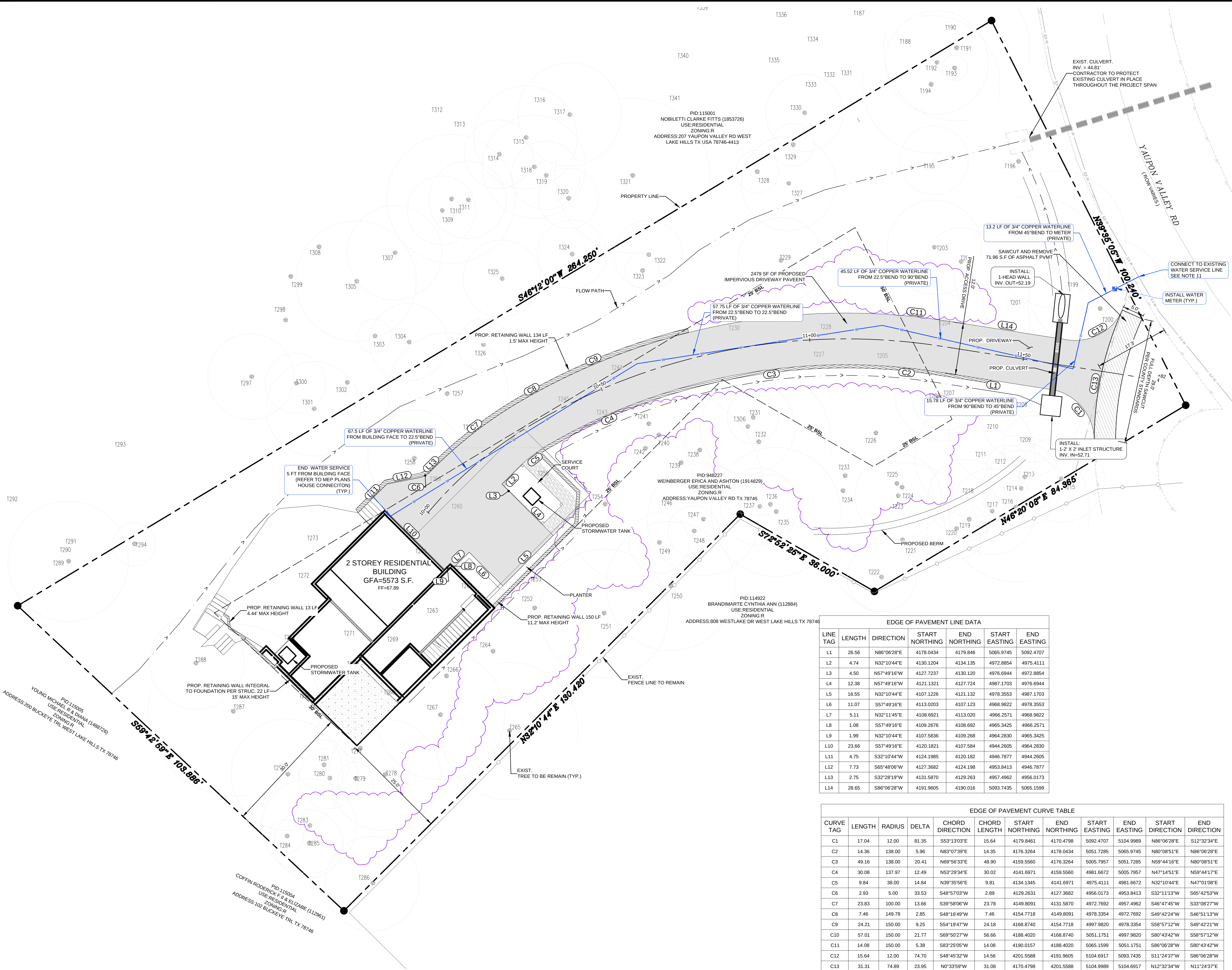
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103 YAUPON VALLEY RD
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WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION
CONTROL DEATILS-II

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

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JS	MARCH 2024	22-016	C-3.4
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MG			

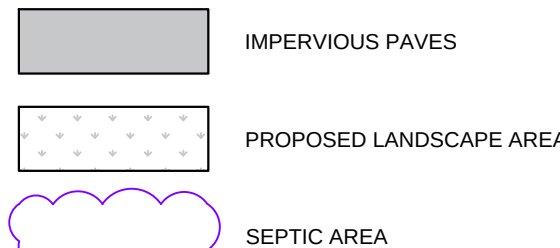
0 10 20 Feet
SCALE: 1" = 10'

NOTES

- CITY OF WESTLAKE 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 TEXAS ACCESSIBILITY STANDARDS.
- CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER LINE PRIOR CONSTRUCTION.

2479 SF PERVIOUS DRIVEWAY PAVEMENT

LEGEND



BUILDING SETBACKS

SIDE	25' - PER ZONING
REAR	30' - PER ZONING
FRONT	50' - PER ZONING

PROPERTY TABLE

EXISTING ZONING	R(RESIDENTIAL)
PROPOSED ZONING	NO CHANGE
LOT AREA	0.5126 AC (22,328 SF)
TOTAL BUILDING AREA	1,284 SF
MAX. BUILDING HEIGHT	30' - 0"
IMPERVIOUS AREA	4,438 SF (25%)
TOTAL OPEN SPACE	21,044 SF (94.24%)

BENCHMARK

BENCHMARK AS PER LEGAL DESCRIPTION



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WESTLAKE HILLS, TRAVIS COUNTY, TEXASSITE PAVING AND UTILITY
LAYOUT PLAN805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #202221

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DRAWN: JS	MARCH 2024	22-016	C-4.0
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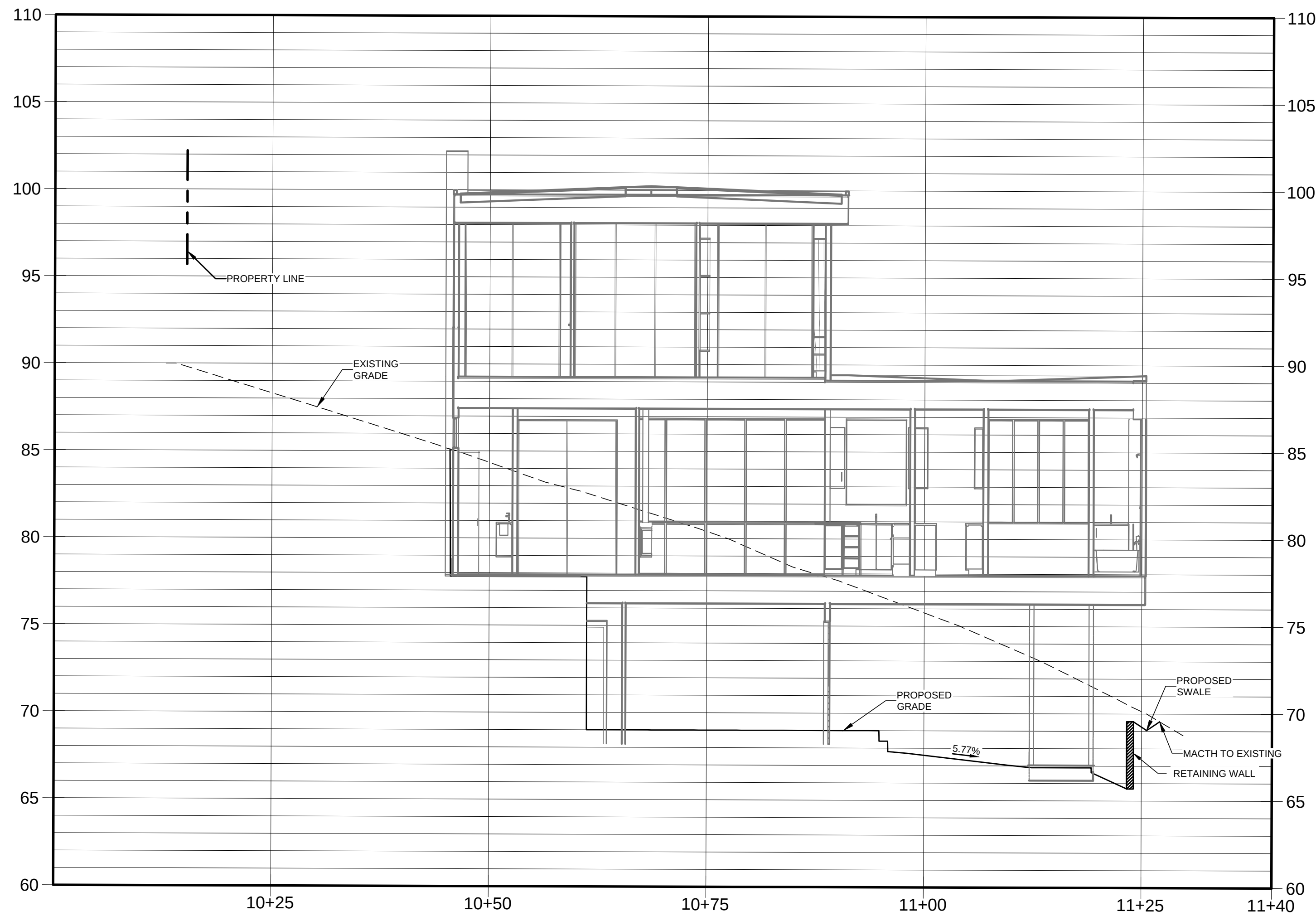
EDGE OF PAVEMENT LINE DATA

LINE TAG	LENGTH	DIRECTION	START NORTHING	END NORTHING	START EASTING	END EASTING
L1	26.56	N86°06'28"E	4178.0434	4179.846	5065.9745	5092.4707
L2	4.74	N32°10'44"E	4130.1204	4134.135	4972.8854	4975.4111
L3	4.50	N57°49'16"W	4127.7237	4130.120	4976.6944	4972.8854
L4	12.38	N57°49'16"W	4121.1321	4127.724	4987.1703	4976.6944
L5	16.55	N32°10'44"E	4107.1226	4121.132	4978.3553	4987.1703
L6	11.07	S57°49'16"E	4113.0203	4107.123	4968.9822	4978.3553
L7	5.11	N32°11'45"E	4108.6921	4113.020	4966.2571	4968.9822
L8	1.08	S57°49'16"E	4109.2676	4108.692	4965.3425	4966.2571
L9	1.99	N32°10'44"E	4107.5836	4109.268	4964.2830	4965.3425
L10	23.66	S57°49'16"E	4120.1821	4107.584	4944.2605	4964.2830
L11	4.75	S32°10'44"W	4124.1985	4120.182	4946.7877	4944.2605
L12	7.73	S65°48'06"W	4127.3682	4124.198	4953.8413	4946.7877
L13	2.75	S32°28'19"W	4131.5870	4129.263	4957.4962	4956.0173
L14	28.65	S86°06'28"W	4191.9605	4190.016	5093.7435	5065.1599

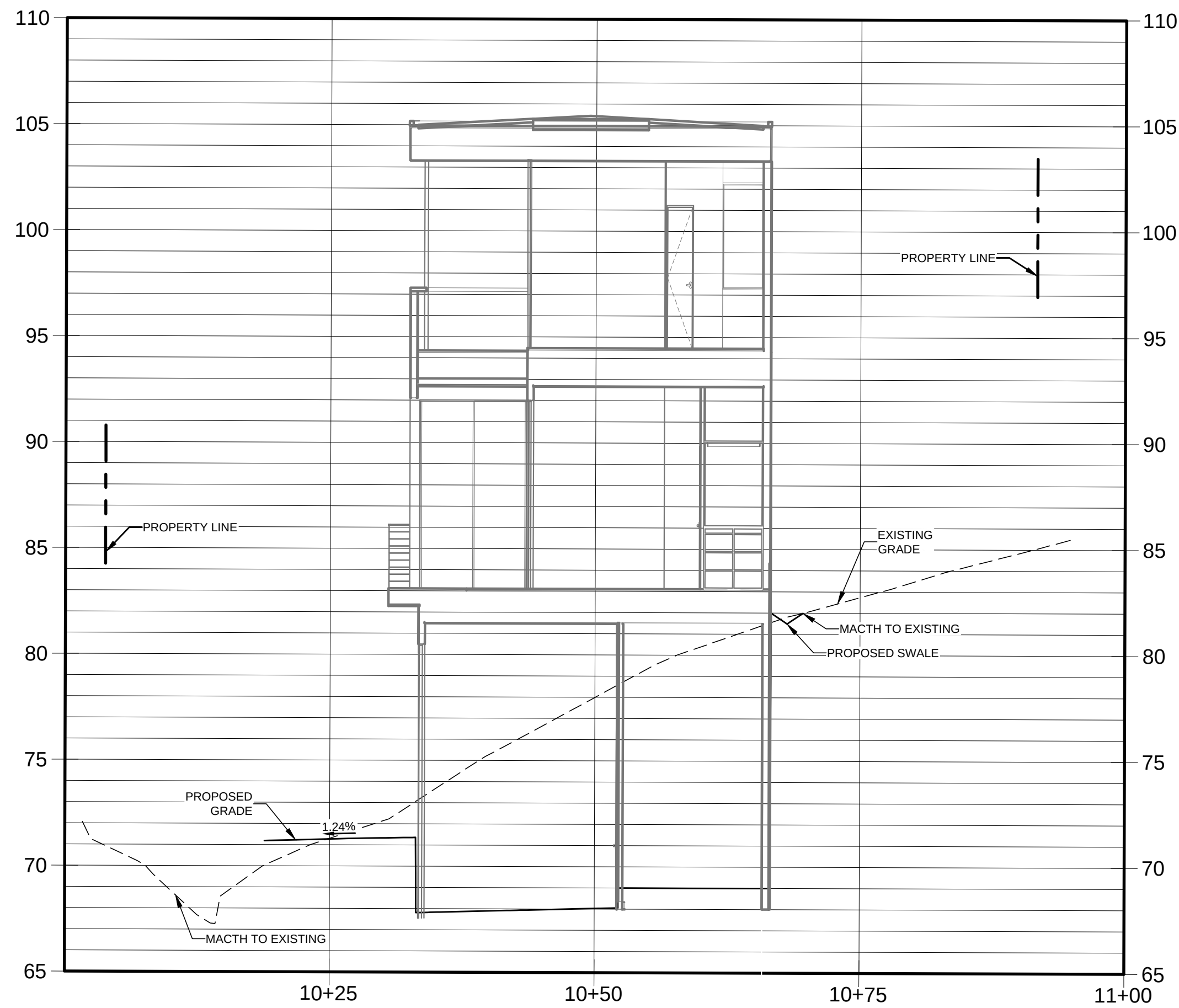
EDGE OF PAVEMENT CURVE TABLE

CURVE TAG	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING	START DIRECTION	END DIRECTION
C1	17.04	12.00	81.35	S53°13'03"E	15.64	4179.8461	4170.4798	5092.4707	5104.9989	N86°06'28"E	S12°32'34"E
C2	14.36	138.00	5.96	N83°07'39"E	14.35	4176.3264	4178.0434	5051.7285	5065.9745	N80°08'51"E	N86°06'28"E
C3	49.16	138.00	20.41	N69°56'33"E	48.90	4159.5560	4176.3264	5005.7957	5051.7285	N59°44'16"E	N80°08'51"E
C4	30.08	137.97	12.49	N53°29'34"E	30.02	4141.6971	4159.5560	4981.6672	5005.7957	N47°14'51"E	N59°44'17"E
C5	9.84	38.00	14.84	N39°35'56"E	9.81	4134.1345	4141.6971	4975.4111	4981.6672	N32°10'44"E	N47°01'08"E
C6	2.93	5.00	33.53	S48°57'03"W	2.89	4129.2631	4127.3682	4956.0173	4953.8413	S32°11'13"W	S65°42'53"W
C7	23.83	100.00	13.66	S39°58'06"W	23.78	4149.8091	4131.5870	4972.7692	4957.4962	S46°47'45"W	S33°08'27"W
C8	7.46	149.78	2.85	S48°16'49"W	7.46	4154.7718	4149.8091	4978.3354	4972.7692	S49°42'24"W	S46°51'13"W
C9	24.21	150.00	9.25	S54°19'47"W	24.18	4168.8740	4168.8740	4997.9820	4978.3354	S58°57'12"W	S49°42'21"W
C10	57.01	150.00	21.77	S69°50'27"W	56.66	4188.4020	4168.8740	5051.1751	4997.9820	S80°43'42"W	S58°57'12"W
C11	14.08	150.00	5.38	S83°25'05"W	14.08	4190.0157	4188.4020	5065.1599	5051.1751	S86°06'28"W	S80°43'42"W
C12	15.64	12.00	74.70	S48°45'32"W	14.56	4201.5588	4191.9605	5104.6917	5093.7435	S11°24'37"W	S86°06'28"W
C13	31.31	74.89	23.95	N0°33'59"W	31.08	4170.4798	4201.5588	5104.9989	5104.6917	N12°32'34"W	N11°24'37"E





CROSS SECTION "A-A"

H:1"=10'
V:1"=5'

CROSS SECTION "B-B"

H:1"=10'
V:1"=5'

NOTES

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

BENCHMARK

BENCHMARK AS PER LEGAL
DESCRIPTION

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

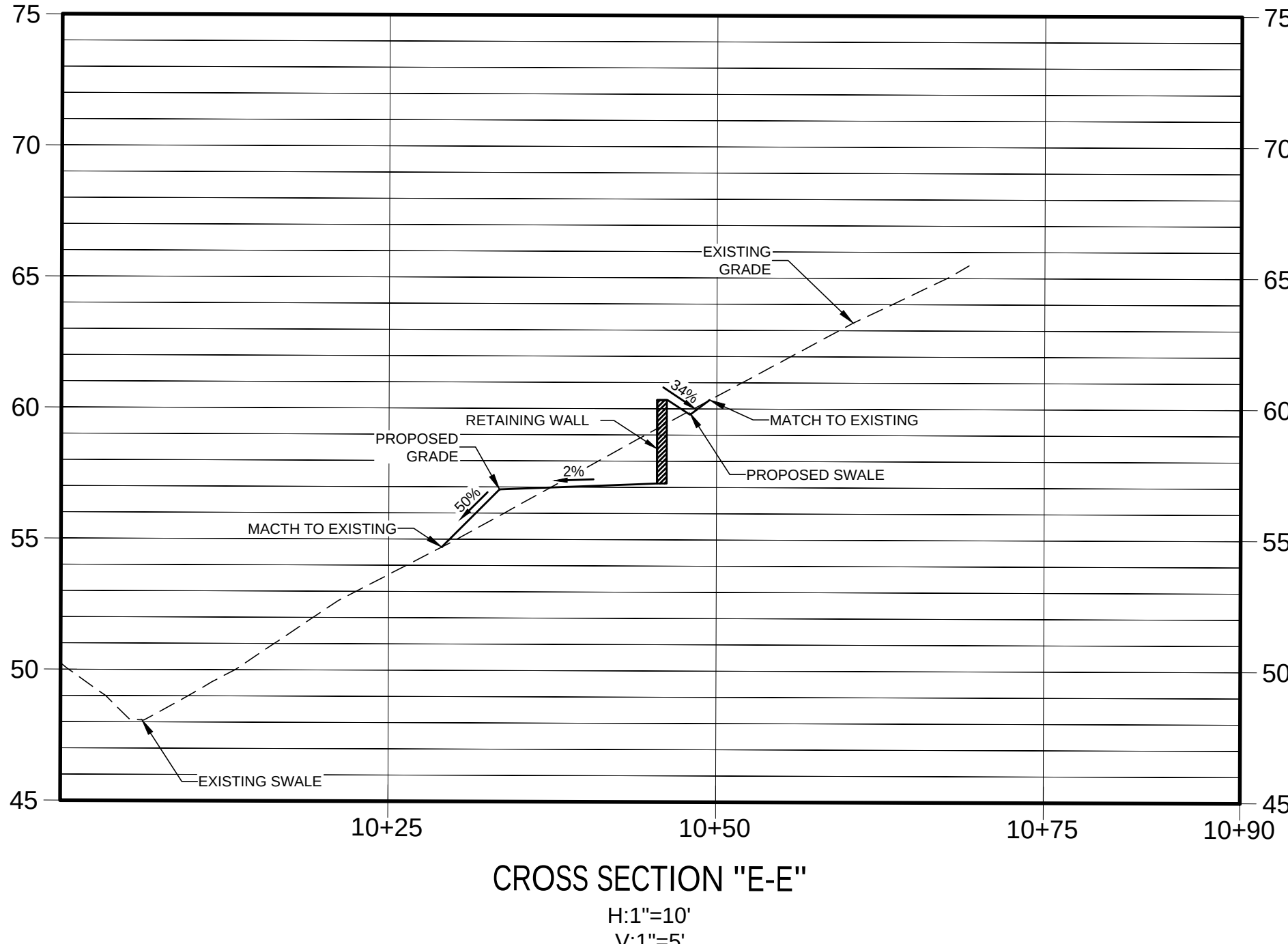
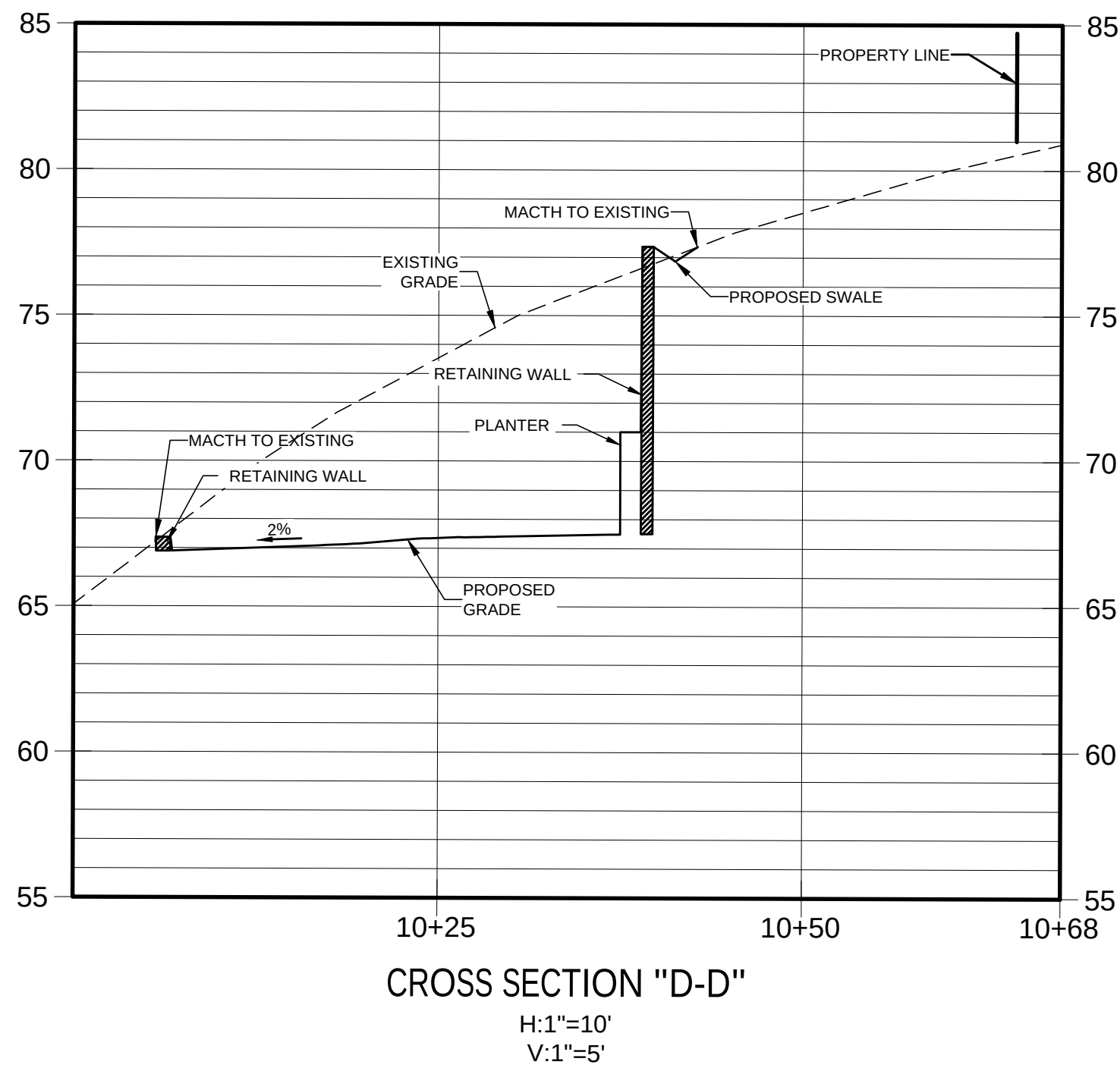
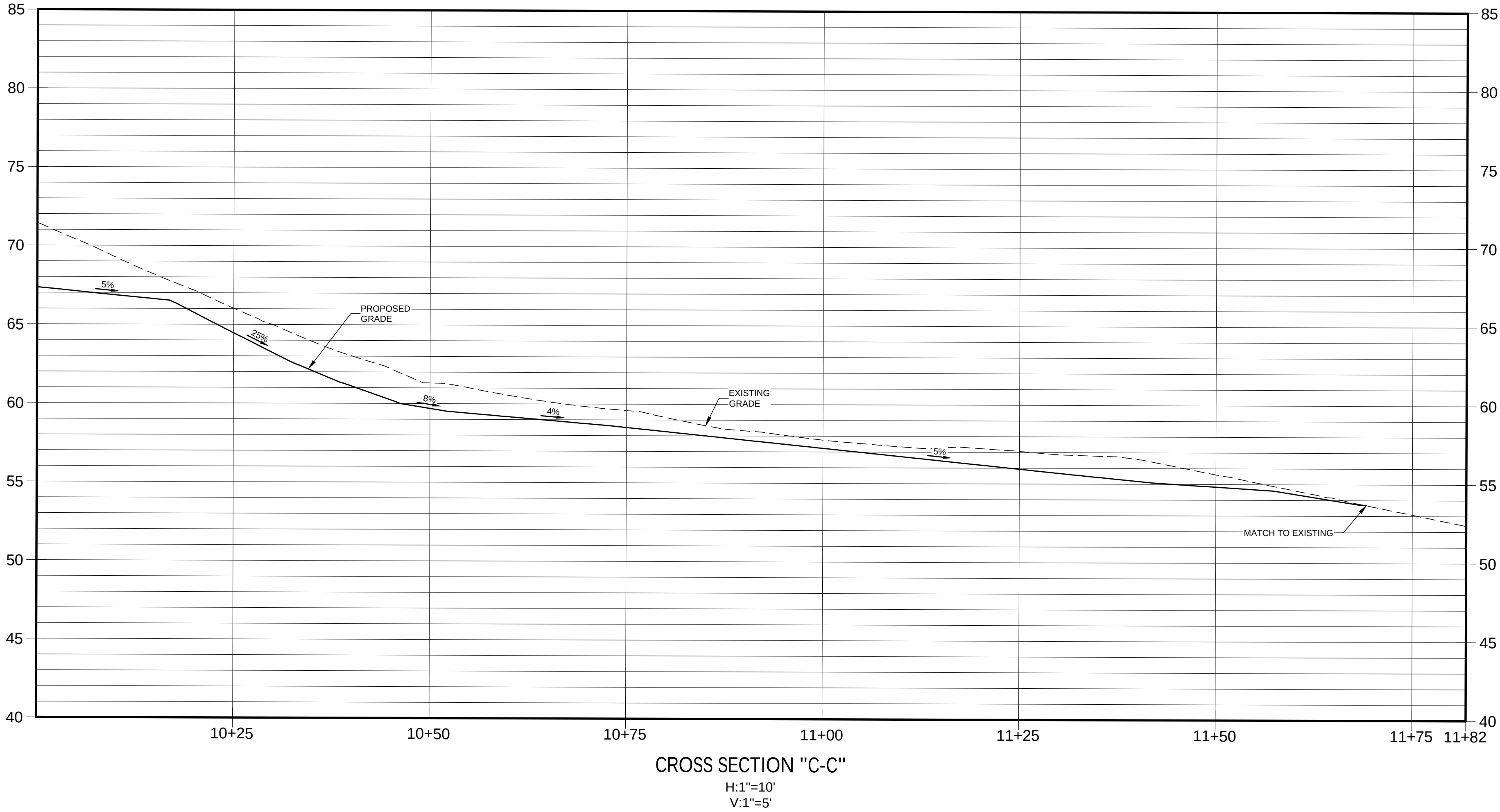
103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTION-I



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

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C-5.2
REVIEWER: MG			



NOTES

1. CITY OF WESTLAKE HILLS ENGINEERING, CONSTRUCTION AND SPECIFICATIONS DESIGN STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
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BENCHMARK

BENCHMARK AS PER LEGAL DESCRIPTION



NO.	DATE	REVISION
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103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTION-II



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

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C-5.3
REVIEWER: MG			

Storm Runoff Summary Table (Pre-Development Condition)																
Basin	A ac	T min	"C" in	I ₂ in	k	Q ₂ (cfs)	I ₁₀ in	k	Q ₁₀ cfs	I ₂₅ in	k	Q ₂₅ (cfs)	I ₁₀₀ in	k	Q ₁₀₀ cfs	Comments
OS-1	1.67	19.67	0.47	3.74	1	2.94	5.66	1	4.44	6.96	1.1	6.01	9.11	1.25	8.94	Sheet flows to the Project Area
OS-2	1.69	23.89	0.46	3.39	1	2.63	5.12	1	3.98	6.31	1.1	5.39	8.28	1.25	8.04	Sheet flows towards Yaupon Valley Rd
OS-3	0.55	15.25	0.43	4.23	1	1.00	6.40	1	1.51	7.86	1.1	2.04	10.27	1.25	3.03	Sheet flows towards Yaupon Valley Rd
EX- DA 1	0.51	20.73	0.41	3.65	1	0.77	5.51	1	1.16	6.78	1.1	1.57	8.88	1.25	2.34	Sheet flows into existing culvert



0 30 60 Feet
SCALE: 1" = 30'

BENCHMARK

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

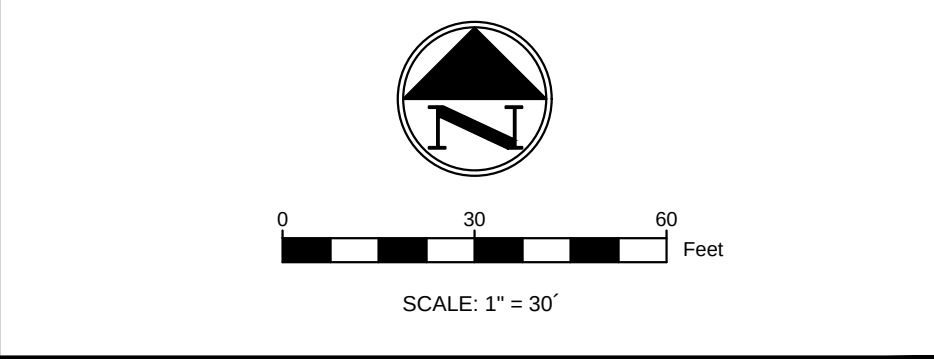
EXISTING DRAINAGE AREA MAP



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

DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MG			

Site Impervious Area Calculations		
Use	Area (SF)	Impervious (%)
Building and Pool	1,324	100%
Drive	3,083	100%
Grassland	18,284.46	0%
Total of Impervious Cover	4,407.06	---
Site Total	22,433.40	19.65%



1) REFER TO GENERAL NOTES SHEET FOR COUNTY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.

70
EXISTING CONTOUR

70
PROPOSED CONTOUR

PROPOSED DRAINAGE BOUNDARY

PROPERTY LINE

DA 1
2.03 AC
DRAINAGE ID AREA (ACRES)

2.5%
DRAINAGE FLOW DIRECTION

SEPTIC AREA

BENCHMARK AS PER LEGAL DESCRIPTION



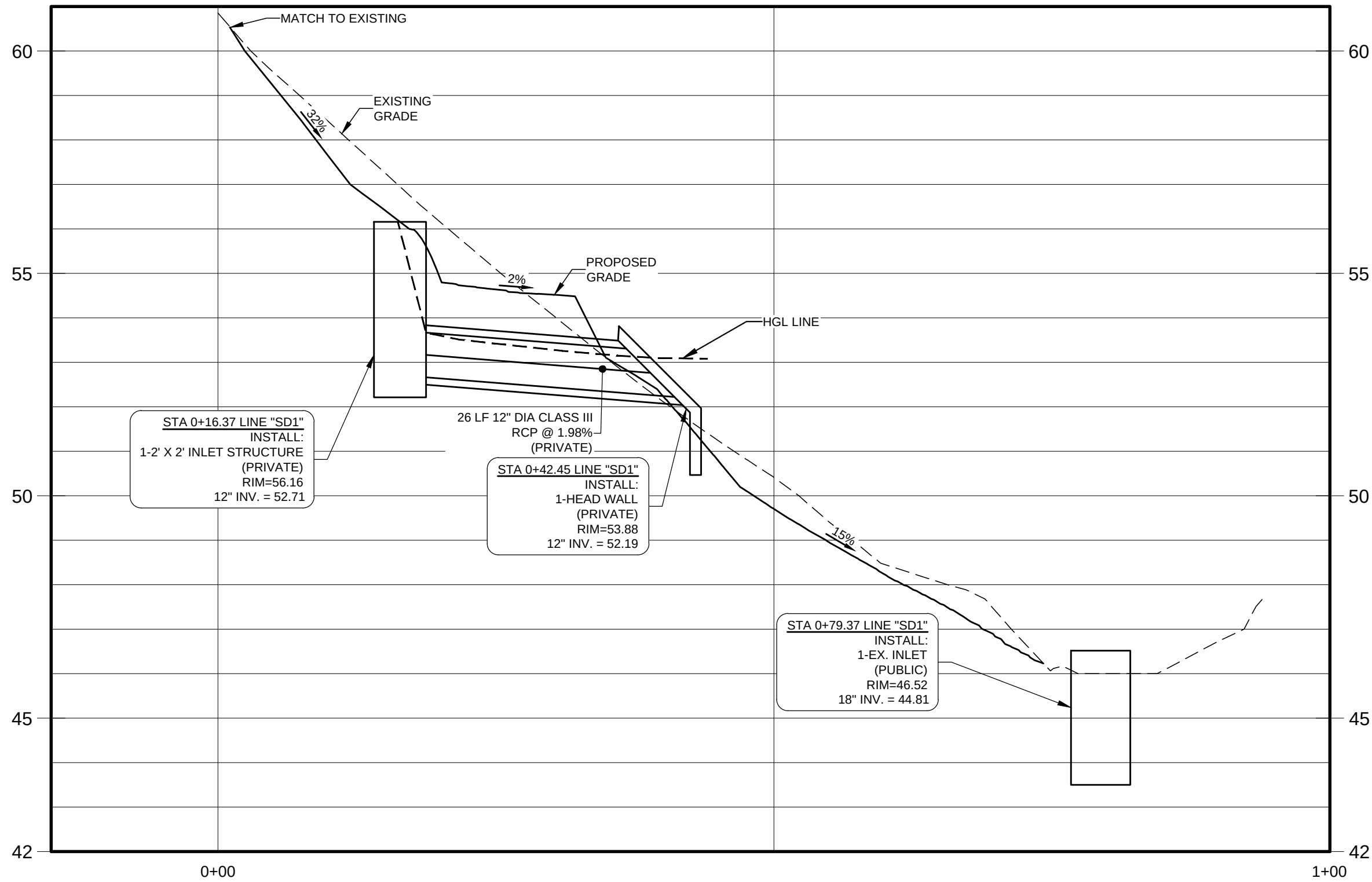
NO.	DATE	REVISION
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#		

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

805 GLENDEVON DRIVE
MCKINNEY TX, 75051
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DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C-6.2
REVIEWER: MG			





STORM SEWER LINE "SD1"

H: 1"=10'
V: 1"=2'

BENCHMARK

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

STORM SEWER PROFILE



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

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C-7.1
REVIEWER: MG			

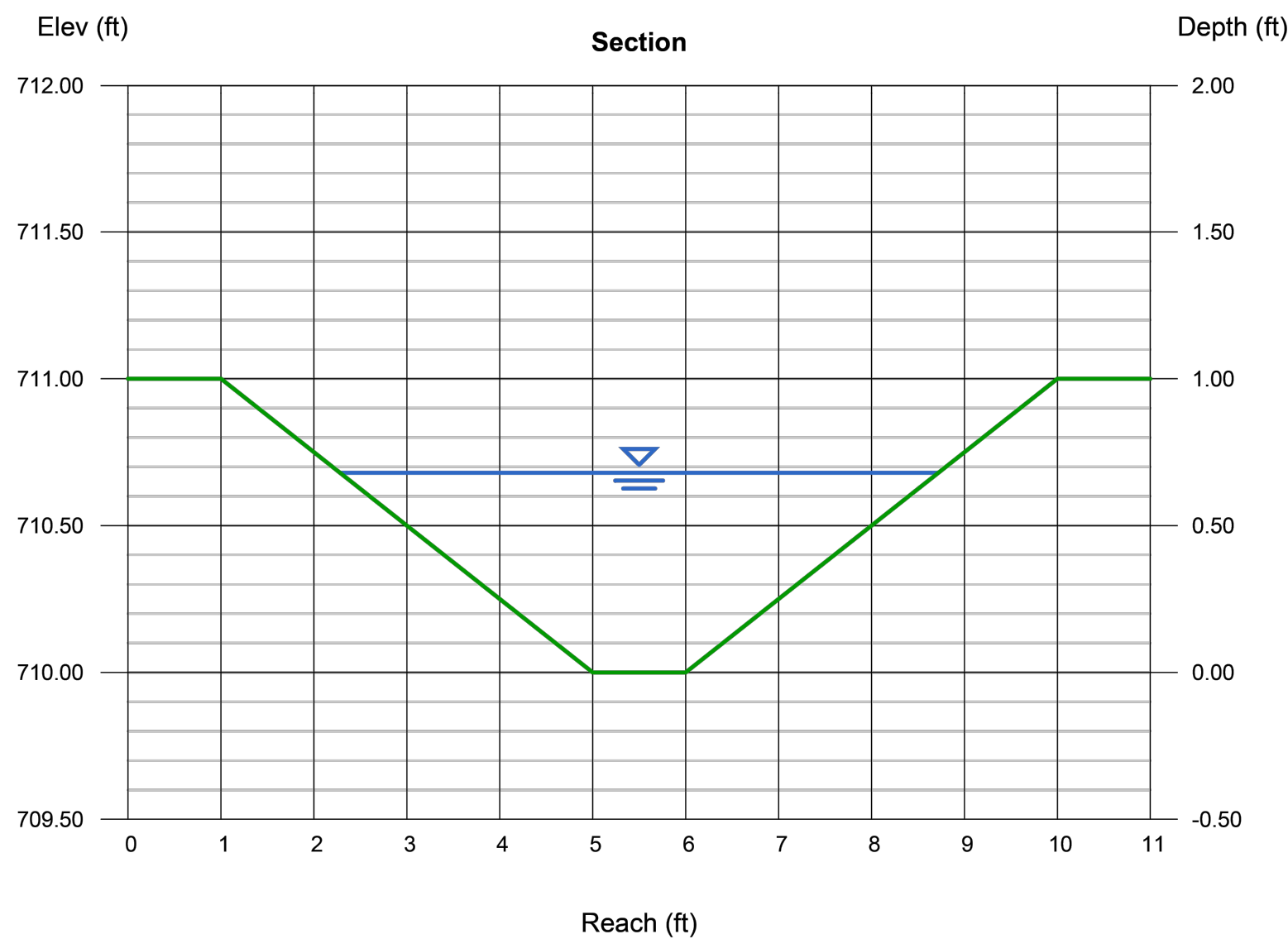
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Mar 26 2024

23-064 1701 Ft. Worth Channel Cross Section

Trapezoidal		Highlighted	
Bottom Width (ft)	= 1.00	Depth (ft)	= 0.68
Side Slopes (z:1)	= 4.00, 4.00	Q (cfs)	= 19.98
Total Depth (ft)	= 1.00	Area (sqft)	= 2.53
Invert Elev (ft)	= 710.00	Velocity (ft/s)	= 7.90
Slope (%)	= 11.11	Wetted Perim (ft)	= 6.61
N-Value	= 0.032	Crit Depth, Yc (ft)	= 0.98
		Top Width (ft)	= 6.44
		EGL (ft)	= 1.65
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 19.98		



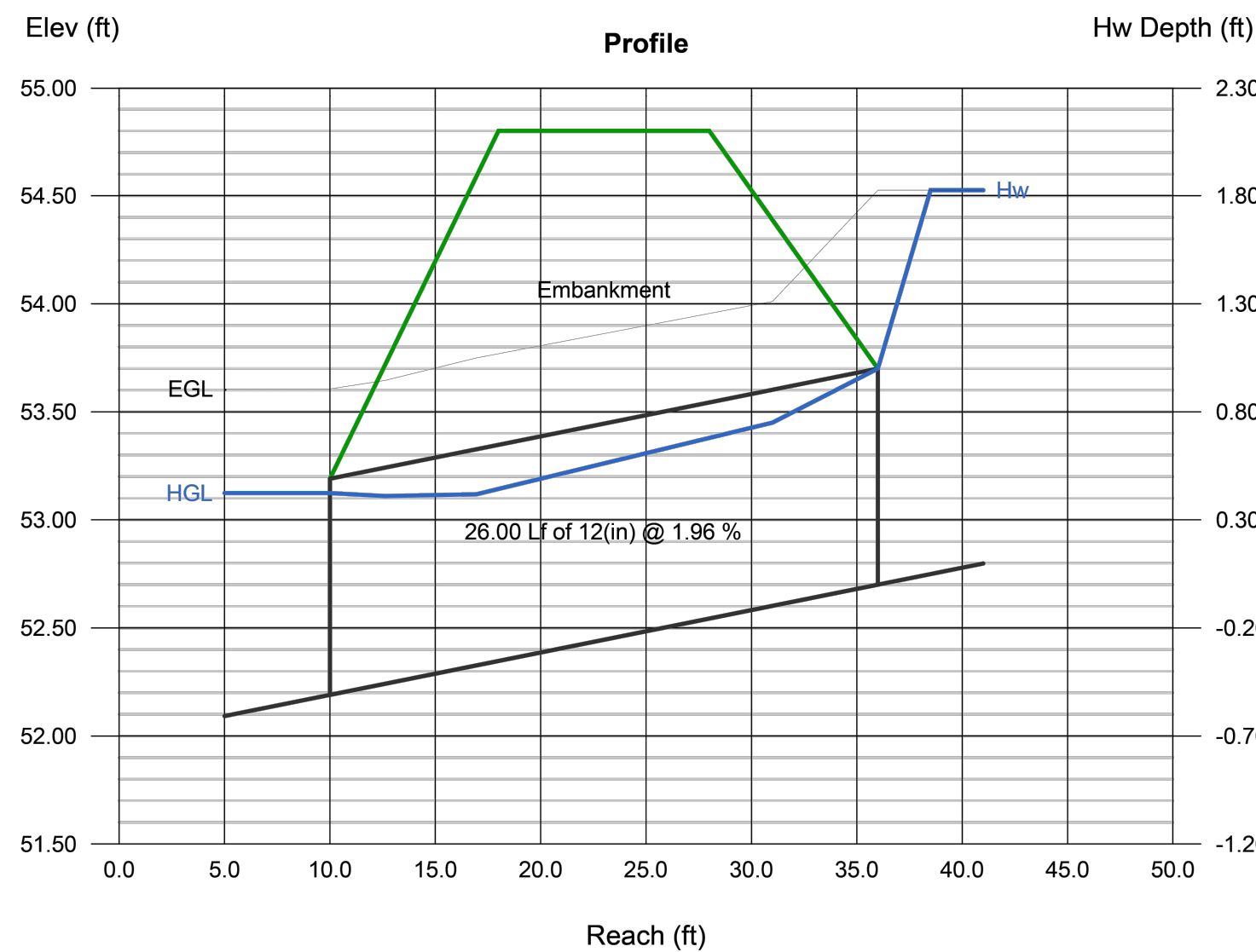
Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

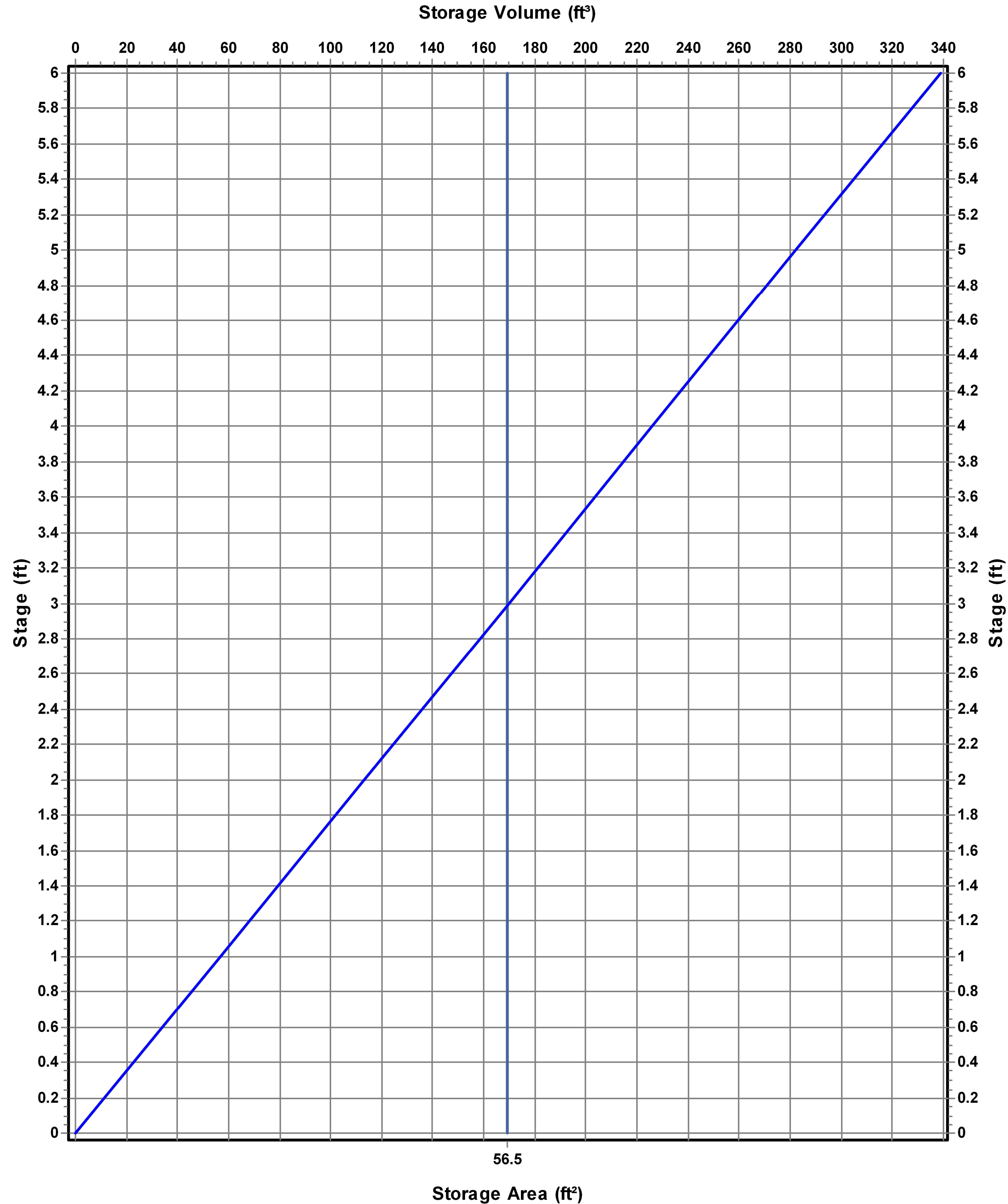
Tuesday, Mar 26 2024

23-064 1701 Ft. Worth

Invert Elev Dn (ft)	= 52.19	Calculations	
Pipe Length (ft)	= 26.00	Qmin (cfs)	= 4.25
Slope (%)	= 1.96	Qmax (cfs)	= 12.93
Invert Elev Up (ft)	= 52.70	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 12.0		
Shape	= Circular	Highlighted	
Span (in)	= 12.0	Qtotal (cfs)	= 4.25
No. Barrels	= 1	Qpipe (cfs)	= 4.25
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 5.57
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 5.87
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 53.12
		HGL Up (ft)	= 53.57
		Hw Elev (ft)	= 54.53
		Hw/D (ft)	= 1.83
Embankment		Flow Regime	= Inlet Control
Top Elevation (ft)	= 54.80		
Top Width (ft)	= 10.00		
Crest Width (ft)	= 20.00		



Storage Area Volume Curves



Storage Area Storage Volume

Storage Nodes

Storage Node : DETENTION_TANK

Input Data

Invert Elevation (ft)	720.00
Max (Rim) Elevation (ft)	726.00
Max (Rim) Offset (ft)	6.00
Initial Water Elevation (ft)	720.00
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Storage-02

Stage (ft)	Area (ft²)	Storage (ft³)
0	56.5	0
1	56.5	56.5
2	56.5	113
3	56.5	169.5
4	56.5	226
5	56.5	282.5
6	56.5	339

Storage Node : DETENTION_TANK (continued)

Outflow Orifices

SN Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-09	Bottom	CIRCULAR	No	1.50		0.00	0.61

Output Summary Results

Peak Inflow (cfs)	0.31
Peak Lateral Inflow (cfs)	0.31
Peak Outflow (cfs)	0.14
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	725.15
Max HGL Depth Attained (ft)	5.15
Average HGL Elevation Attained (ft)	720.28
Average HGL Depth Attained (ft)	0.28
Time of Max HGL Occurrence (days h:mm)	0 12:29
Total Exfiltration Volume (1000-ft³)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

BENCHMARK

BENCHMARK AS PER LEGAL DESCRIPTION



NO.	DATE	REVISION
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103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

STORM CALCULATIONS



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

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	MARCH 2024	22-016	C7.2
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

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, April 17, 2024 at 6:30 PM

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

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

2. **Citizen Communications:**

- 1. 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 Webber Seconds
 - Motion carries 3:0

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

a. **Staff Report:**

- Director Bills explained the Minor Plat and the recommended conditions for approval

b. **Public Comments:**

- **None**

c. **Discussion:**

- **None**

d. Action:

- Commissioner Webber moves that the plat be forwarded to Council with a recommendation of **Conditional Approval** based on staff conditions:
 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.
 - Commissioner Pledger Seconds
 - Motion **carries** (3-0)

Recommendation will be forwarded to City Council for final consideration on once corrections are made.

4. 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 McDermot, DEC Central Texas, LLC

- a. **Staff Report:** Director Bills delivers briefing on zoning for Water District
 - Commissioner Webber asks if former property owner is aware of planned tank
 - Director Bills: Yes
- b. **Public Comment:**
 - i. None
- c. **Discussion:**

i. None

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

- Commissioner Webber Seconds
- Motion Carries Unanimously (3-0)

Recommendation will be forwarded to City Council for final consideration on July 10, 2024.

5. Public Hearing 103 Yaupon Valley Drive: 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).

Applicant: Erica and Ashton Weinberger, Property Owners

a. Staff Report:

- Director Bills delivers briefing on prior variance requests and subsequent building reviews leading to current variance requests
 - Explains limitations on lot created by topography and setback restrictions
- Commissioner Pledger: Asks Director Bills to explain previous setback variances.
 - Director Bills: No setback variances have been approved.
- Commissioner Webber: Asks if cut/fill limitations account for footings.
 - City Engineer Morales: Measured from base of finished floor elevation
- Commissioner Webber: Code may need to be revisited
- Commissioner Webber: Asks about structure of driveway
 - City Engineer Morales: Concrete material with a 12-18" dropoff depending on landscaping
 - Seeing driveway from main roadway should not be visibly distinct

b. Public Hearing:

- Erica Weinberger: Owner
 - Delivers presentation on variance request

- Cynthia Brandimarte: 808 Westlake
 - Expected that there would be no more variances after previous requests
 - Asks Commission to recommend denial of variance request
- Debrorah Stewart: 100 Yaupon Valley
 - Worried about drainage from lot
 - Asks Commission to recommend denial of variance request
- Roxanne Yates: 200 Yaupon
 - Agrees with opinion of 2 previous speakers
 - Concerned about contractors parking in her land during construction
 - West Lake Hills Has Ordinances for reasons that need to be upheld
 - Asks Commission to recommend denial of variance request
- Glen Stotts: 102 Yaupon Valley
 - Concerned about runoff associated with variances
 - Asks Commission to recommend denial of variance request
- Daniel Mann: 201 Laurel Valley
 - Wants to discuss history of property
 - Chair Meisel: Can't discuss item off agenda
 - Worried about runoff
- Jay Corder: Architect
 - Doesn't want to be bringing variances
 - Permit will not be granted by City Staff if drainage isn't properly designed
 - House well-under impervious cover limitations – increased square footage compared to initial variance requests is from adding 3rd floor. The building footprint has been reduced to fall within building setback lines.

c. Discussion:

- Commissioner Webber: These are the only 2 variances?
 - Director Bills: Yes. The only remaining comment aside from variance items is a small discrepancy between the square footage of the house between the septic and architectural plans.
- Commissioner Webber: when in the process is drainage reviewed
 - Director Bills: Architectural and Civil plans are reviewed concurrently
- Commissioner Webber: We're not here to discuss drainage, but it is clearly a concern
 - City Engineer Morales: Explains drainage review process

- Drainage life, health, and safety issues cannot receive a variance
- Design staff has done their due diligence with respect to drainage models
 - Has accounted for impact to surrounding properties
 - Describes location of detention and water quality facilities
- Commissioner Webber: Cases like this the water quality and drainage can actually be improved.
- Chair Meisel: Is rainwater and detention calculated for 100-year event?
 - Rainwater collection is for 1.5" of rain
 - Detention is for 100-year event
- Commissioner Maccini: Are removed trees accounted for in modeling?
 - City Engineer Morales: Yes
- Chair Meisel: Where is drainage pond, and is its size determined?
 - City Engineer Morales: Explains location and modeling, and that the size has already been determined through the modeling
 - Pond will drain into culvert
- Members of audience ask how engineers can really know how water will behave.
 - Chair Meisel: Our licensed consultants are relied upon to know their field.
- Chair Meisel: If the city absolutely denies the right to build entirely, the city condemns the property and must buy it.
- Commissioner Pledger:
 - What kind of structural changes have been made with the detention pond and culvert that will help protect the neighbors?
 - City Engineer Morales: Drainage is designed to prevent adverse impact compared to existing conditions.
 - Why isn't property designed to improve existing drainage instead of just preventing adverse impact?
 - City Engineer Morales: City is limited in what it can impose on a property owner for a private development.
- Commissioner Webber:
 - Lot was separated from larger parcel. Are lots checked for development hurdles during platting?
 - Director Bills: This lot was platted prior to existing development standards. Newly subdivided lots in West Lake

Hills must meet minimum lot size requirements, provide slope analysis, and demonstrate that there is an area large enough to build a compliant structure on the lot.

- Commissioner Webber: Property owners are asking for 2 minor variances that they are close to meeting and have met the rest of the code
 - Sensitive to neighboring homeowner wishes, but not within the purview of ZAPCO
 - In support of property owners if 2 minor variances are all that's required to develop lot.
- d. Action:** Commissioner Webber moves that the variance be forwarded to BOA with a recommendation of **approval**.
 - **Motion dies for lack of second**
- e. Chair Meisel moves for denial**
 - Commissioner Pledger seconds
 - Motion Carries 2-1 – Commissioner Webber dissenting

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

6. 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, homeowner

- a. Staff Report:** Director Bills delivers briefing on generator location and setback variance
- b. Public Comment:** None
- c. Discussion:**
 - Commissioner Maccini: If the generator is too loud, would noise screening need additional variance?
 - Director Bills: Most screening for mechanical equipment is vegetative and wouldn't require a variance
- d. Action:** Commissioner Pledger moves that the variance be forwarded to Council with a recommendation of **approval**. Based on hardship of health and safety.
 - Commissioner Maccini Seconds
 - Motion Carries Unanimously (3-0)

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

7. Public Hearing: 1427 Redbud Trail: 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

- a. **Staff Report:** Director Bills delivers briefing on variance for carport over existing maneuvering strip. Explains that granting of variance would create new violation by removing required maneuvering strip.
- b. **Public Comment:**
 - i. **None**
- c. **Discussion:**
 - i. **None**
- d. **Action:** Commissioner Pledger moves that the variance be forwarded to Council with a recommendation of **denial** for lack of hardship
 - i. Commissioner Webber Seconds
 - ii. Motion Carries Unanimously (3-0)

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

8. Public Hearing: 205 W Spring

Applicant: Will McAshan

- e. **Staff Report:** Director Bills delivers briefing on previous approved variance and additional variance requests
 - i. Commissioner Webber: Has minimization of eaves been discussed?
 - a) Not with staff
- f. **Public Comment:**
 - i. **Will McAshan: Owner**
 - a) Explains that additional setback variance is due to an oversight in previous variance request. Prior setback encroachment variance request was based on the location of the wall but didn't account for code requirement prohibiting eaves and overhangs from encroaching on setback.
 - b) Explains poor condition of tree.
- g. **Discussion:**
 - i. Commissioner Webber: Initial variance was to save the tree

- a) Has there been consideration to replace the tree?
 - Replacement trees will be planted on the property
- ii. Commissioner Webber: Doesn't object to extending encroachment to include eaves, but doesn't want house to be extended with shorter eaves
- iii. Will McAshan: Willing to have condition that additional encroachment is limited to eaves only
- h. Action:** Commissioner Webber moves that the variance be forwarded to Council with a recommendation of **approval** with condition that the eave be shown on the drawings as the only extra encroachment
 - i. Commissioner Pledger Seconds
 - ii. Motion Carries Unanimously (3-0)

Recommendation will be forwarded to the Board of Adjustment for setback and City Council for the tree removal, on July 10, 2024

9. Adjournment:

Chair Meisel Adjourns the meeting at **8:32pm**

Respectfully submitted,

ROBERT MEISEL, CHAIR

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT

Jennifer Bills

Subject: FW: Zapco Item #6 103 Yaupon Drive additional variances

Importance: High

From: Loayza, Katherine <kloayza@jw.com>

Sent: Monday, June 17, 2024 8:31 PM

To: Trey Fletcher <tfletcher@westlakehills.gov>

Subject: Zapco Item #6 103 Yaupon Drive additional variances

Importance: High

Trey,

I am adamantly opposed to the two additional variances for the construction of a residence that is much too big for this lot. I have opposed the previous variances for the construction of this residence on the grounds that they do not meet the criteria for granting such variances. Rather than minimizing the degree of variance required by reducing the size of the structure, the owners came back to the City and **Increased** the building square footage.

The key question at this point is why were these current variances not identified by staff previously? It begs the question of what other issues/variances will come to light if these additional variances are granted?

This property is not suitable for the size of the proposed structure given the number of variances triggered by approval of the proposed building permit. Furthermore, although this lot has many challenges, granting the requested new variances is contrary to our Master Plan and impact on drainage and the environment (all the drainage will flow to my property which is the lowest point downstream from this lot).

Therefore, I request that Zapco deny these additional new variances.

Please include my comments in the ZAPCO meeting backup materials.

Respectfully,

Katherine Loayza

Katherine Loayza

Land Use Consultant

100 Congress Avenue Suite 1100 | Austin, TX | 78701

V: (512) 236-2259 | C: (512) 577-9170

F: (512) 691-4412 | kloayza@jw.com



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attachments from your in box, recycle bin, and any other directory, file, or electronic storage. Thank you for your cooperation.

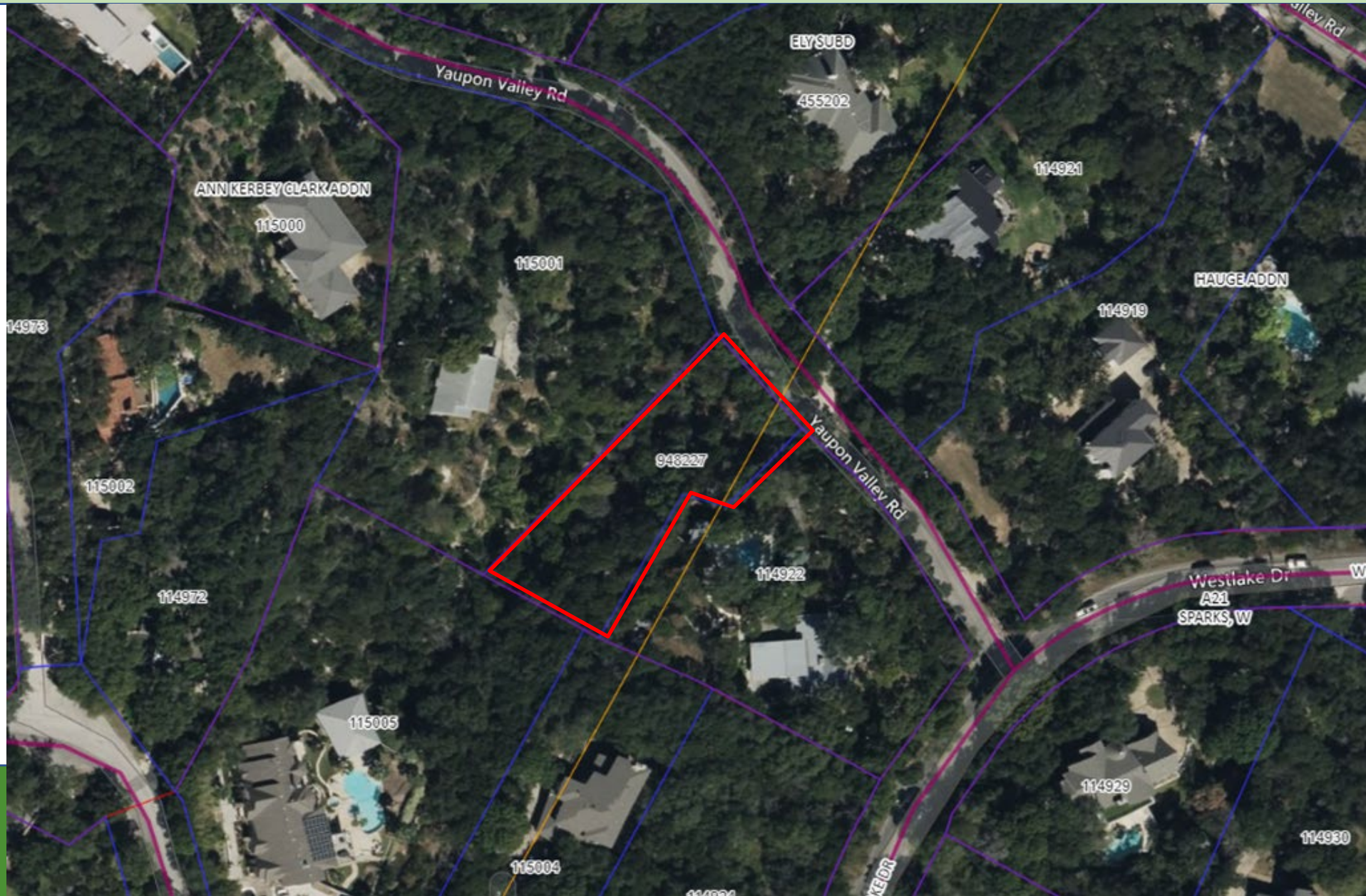
103 Yaupon Valley Rd.

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

103 Yaupon Valley Rd.



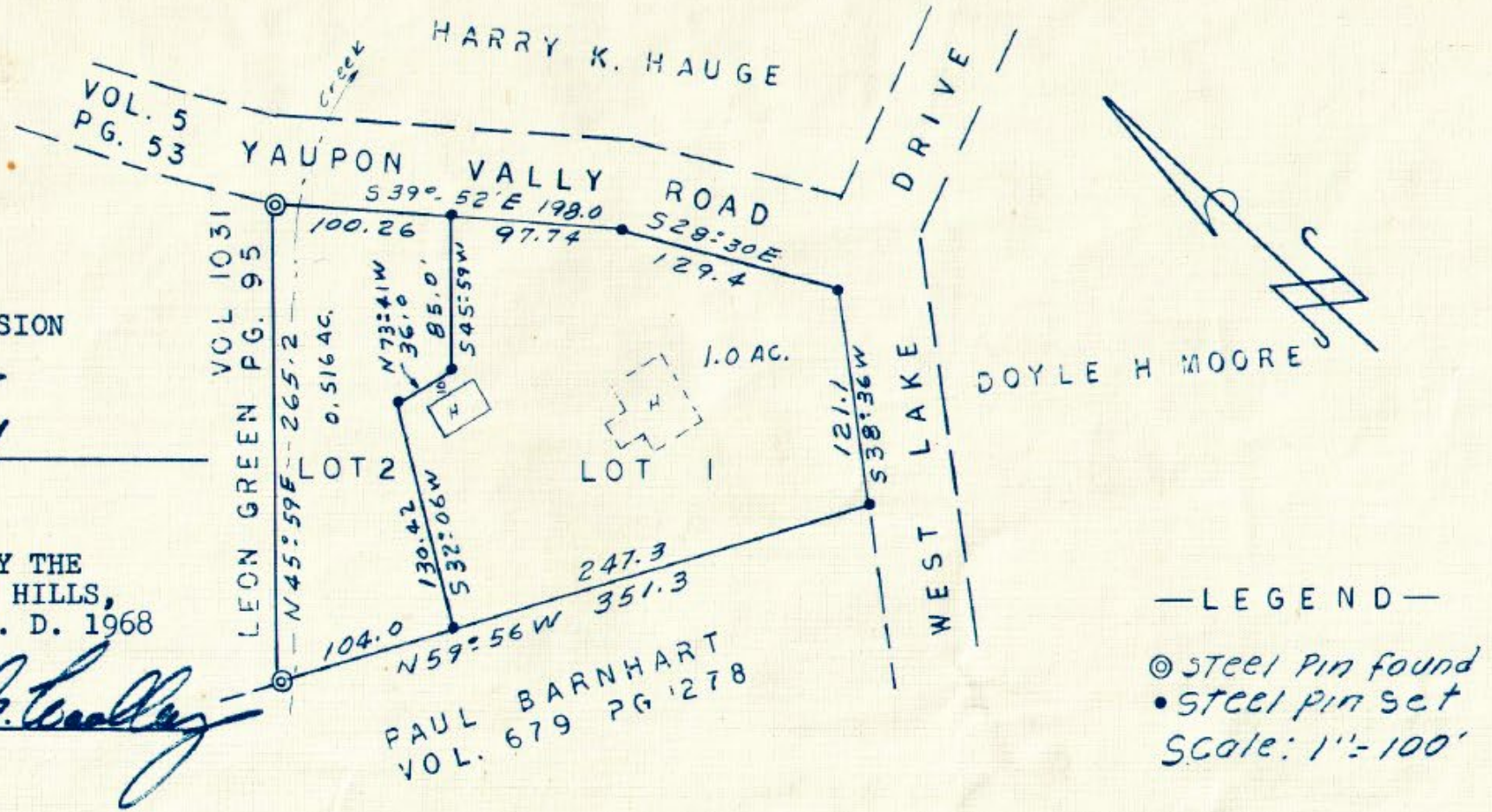
103 Yaupon Valley Rd.

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

Paul 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. Brayer Secretary
Eddie S. Cullley Mayor



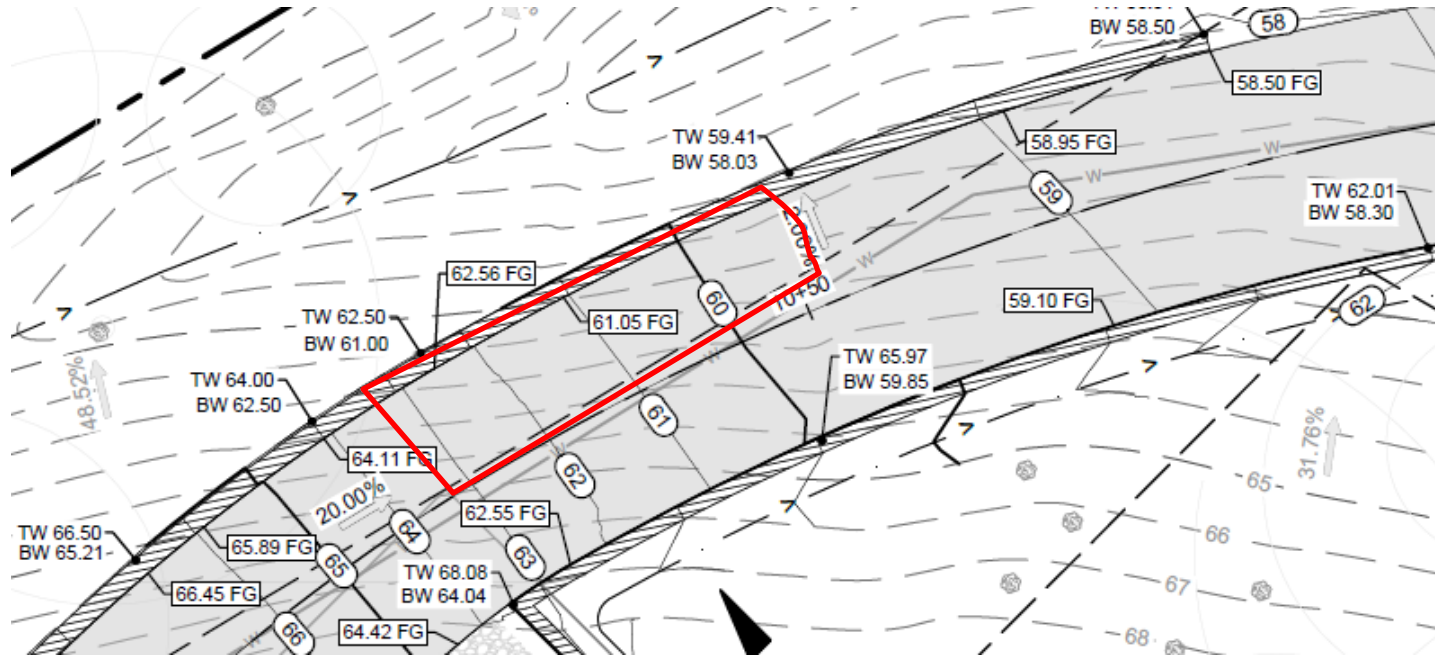
McCASLAND SUBDIVISION

103 Yaupon Valley Rd.

- Request variances in January/March of 2023 to reduce setbacks and remove trees.
- Was granted removal of three trees.
- Building permit was submitted in May 2023
 - Has been through four staff reviews.
 - Current city and engineering staff have been involved in the review since submittal.
 - All code requirements can be addressed under current plans with exception of two variance items presented tonight.

103 Yaupon Valley Rd.

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



- A portion of the driveway is within the building setbacks and exceeds the 18" maximum by a maximum of 6 inches

103 Yaupon Valley Rd.

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

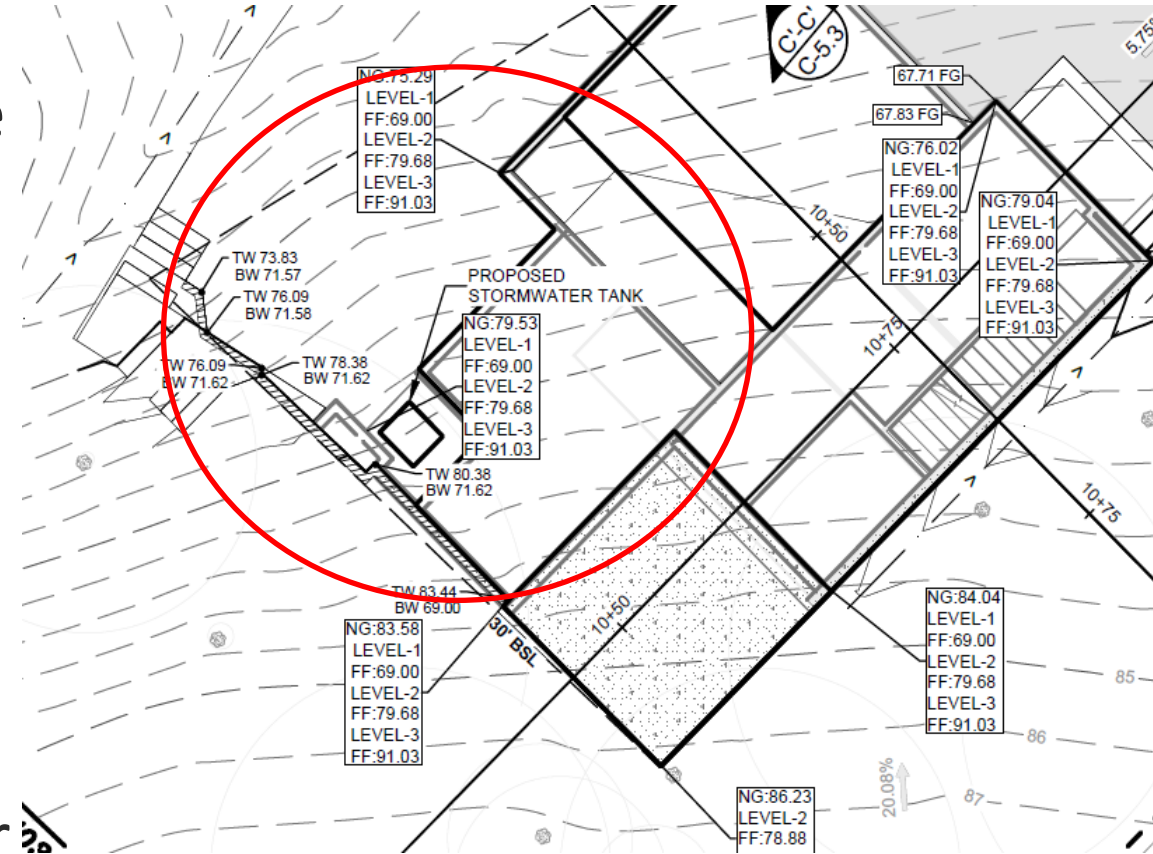
Table 7-1: Maximum Cut and Fill Limits

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

- A portion of the footprint of the house and driveway the maximum slope exceeds 35%.

103 Yaupon Valley Rd.

2. Closed cut of 10 feet where maximum allowed is 0 feet (7.4.1 of the Drainage and Erosion Control Manual)
 - A portion of the footprint of the house and driveway the maximum slope exceeds 35%.
 - 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



103 Yaupon Valley Rd.

- Staff recommends approval of the variance request due to the natural topography, shape of the lot and setback restrictions.
- The City Engineering team also recommends approval.
- Public Comment:
 - One written comment has been received in opposition and forwarded to ZAPCO before the meeting.
- This item will be forwarded to the July 10, 2024 Board of Adjustment meeting for consideration.

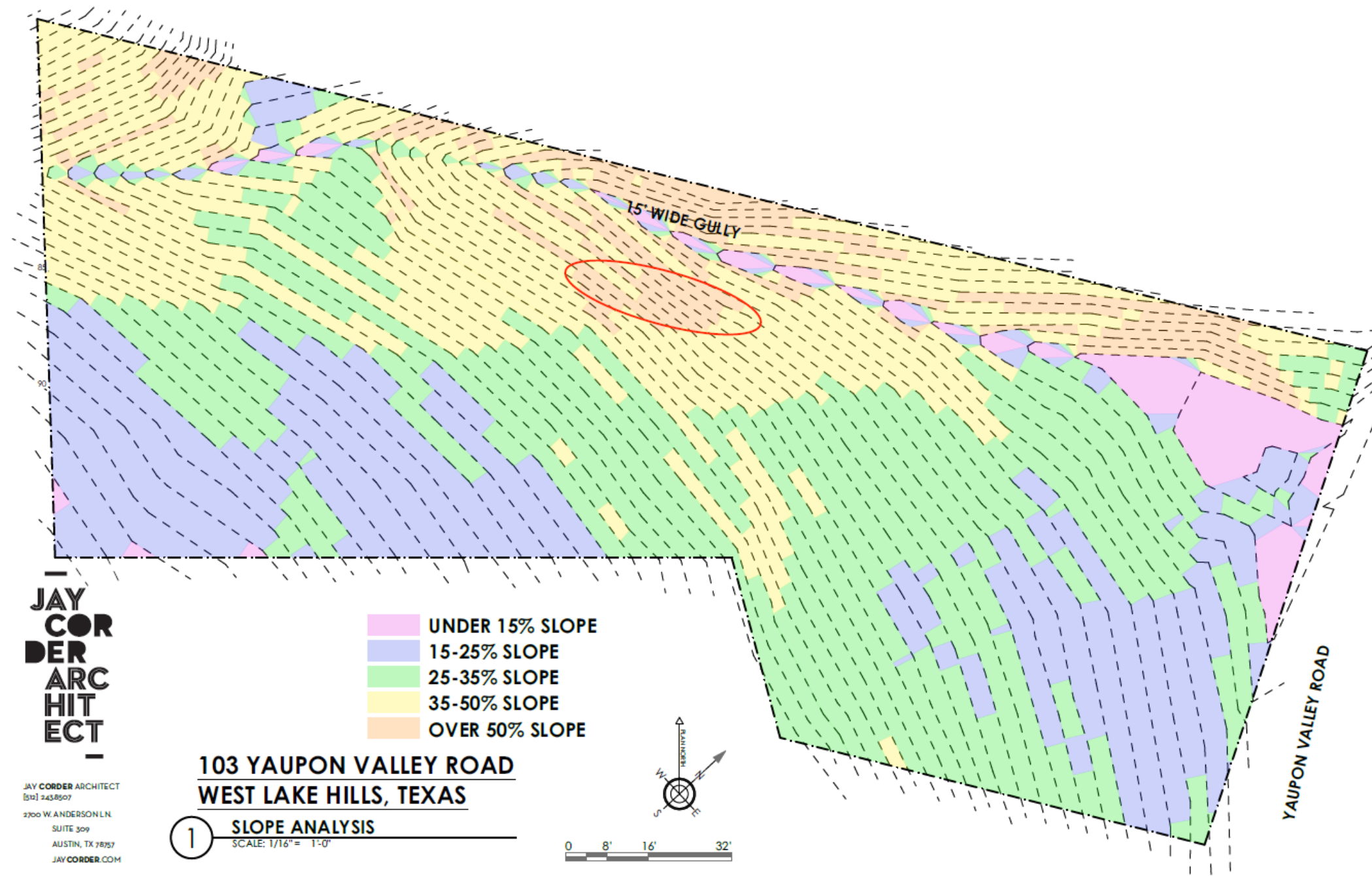
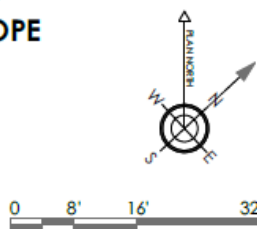
**JAY
CORDER
ARCHITECT**

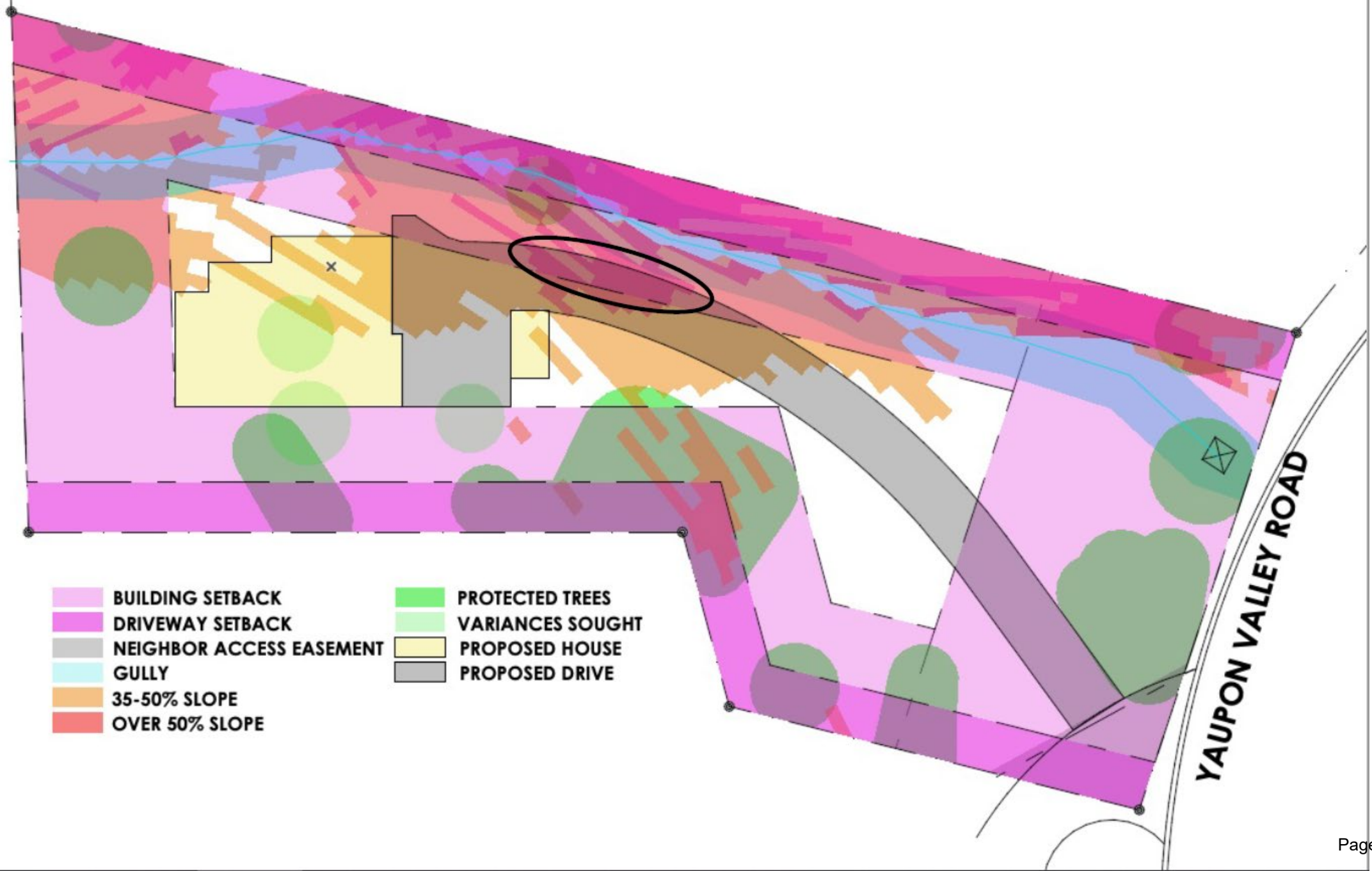
JAY CORDER ARCHITECT
[512] 243-8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM

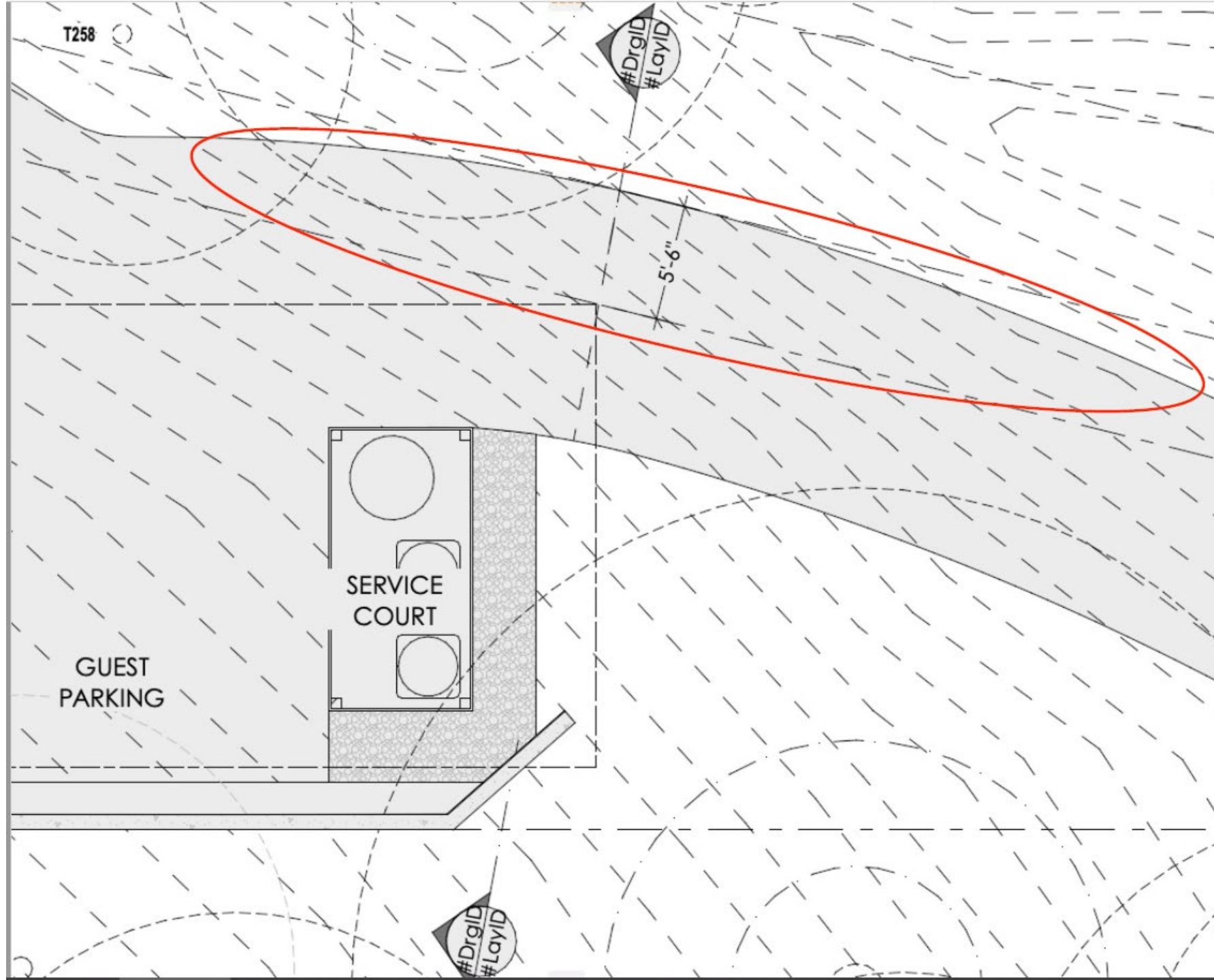
**103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS**

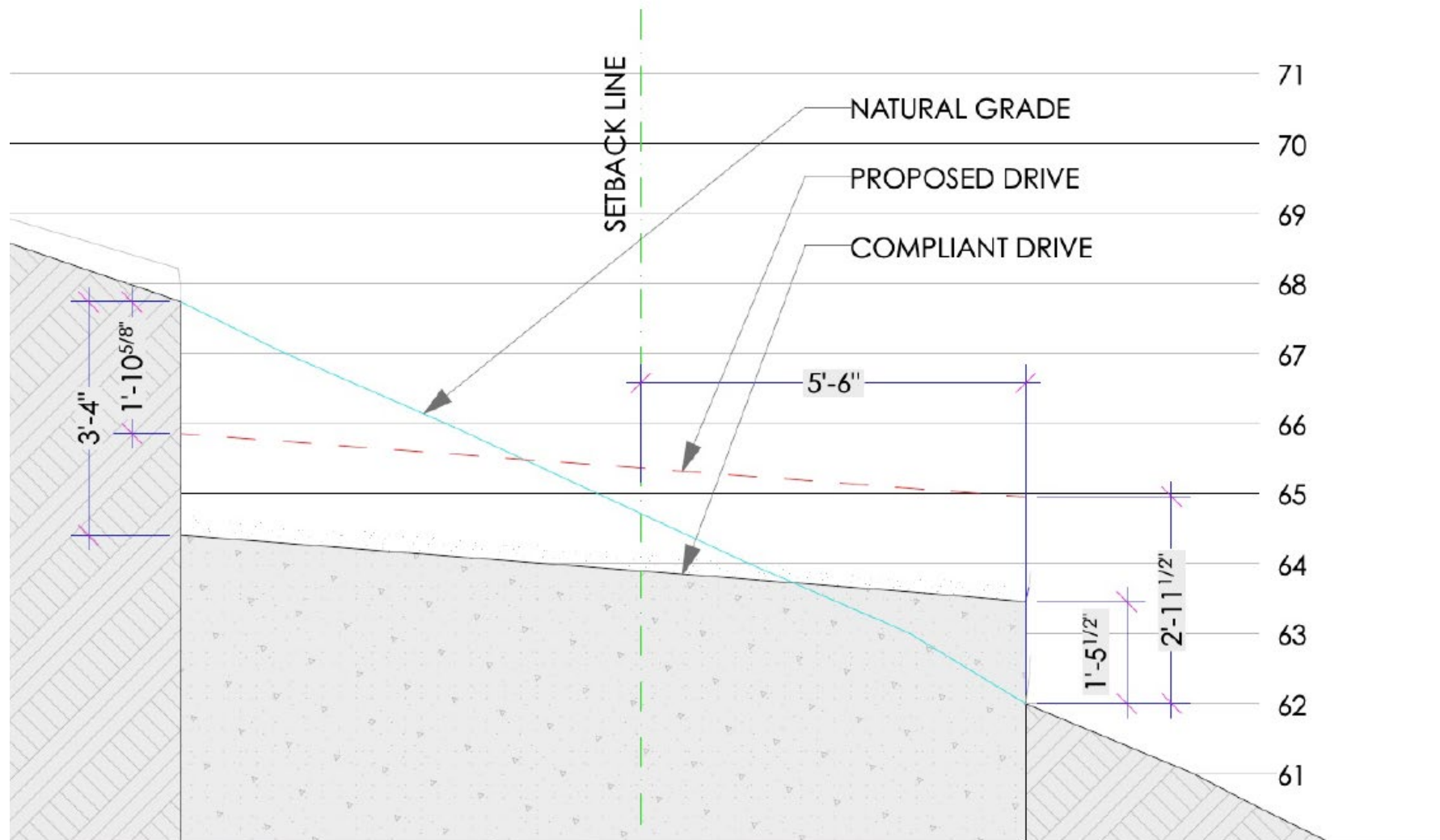
1 **SLOPE ANALYSIS**
SCALE: 1/16" = 1'-0"

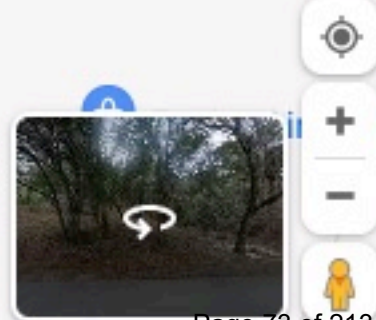
- UNDER 15% SLOPE
- 15-25% SLOPE
- 25-35% SLOPE
- 35-50% SLOPE
- OVER 50% SLOPE











Google

JAY
CORDER
ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.

SUITE 309

AUSTIN, TX 78757

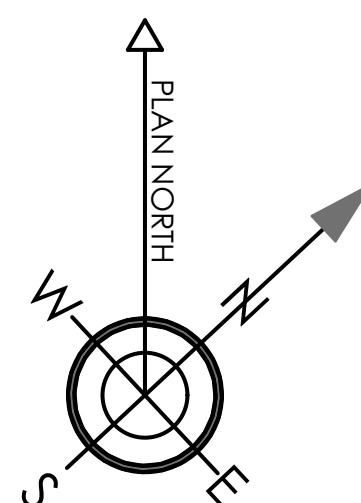
JAYCORDER.COM

**103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS**

1 SLOPE ANALYSIS

SCALE: 1/16" = 1'-0"

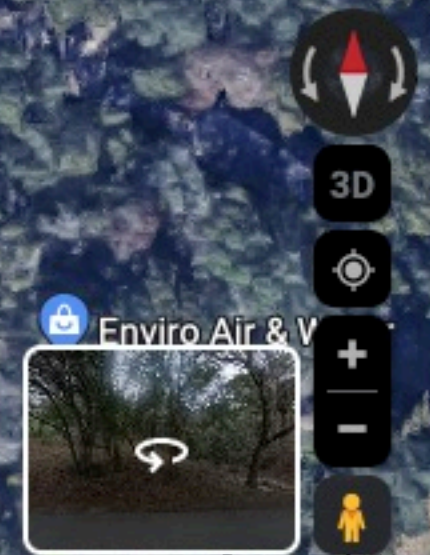
- UNDER 15% SLOPE
- 15-25% SLOPE
- 25-35% SLOPE
- 35-50% SLOPE
- OVER 50% SLOPE



0 8' 16' 32'

15' WIDE GULLY

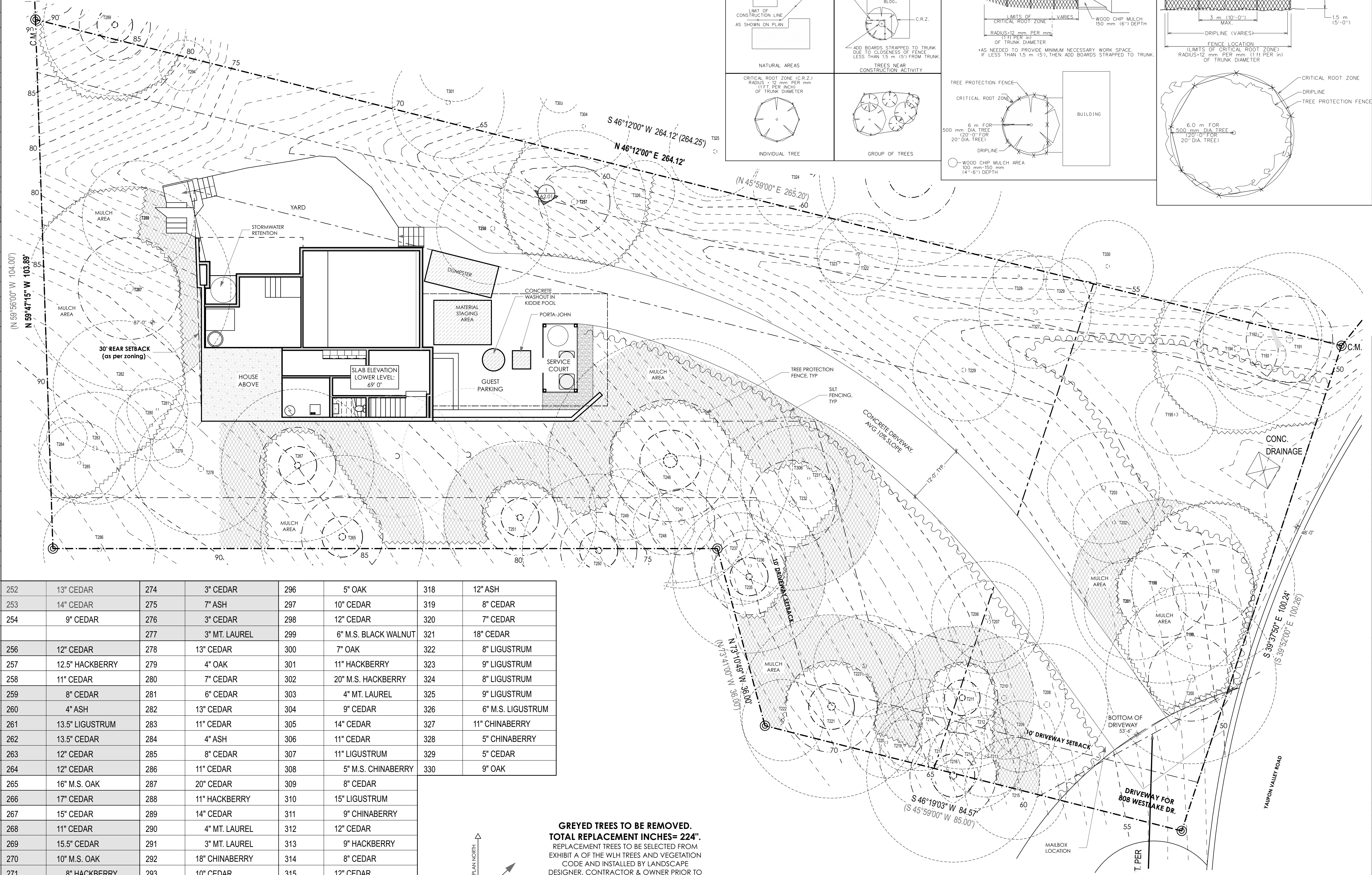
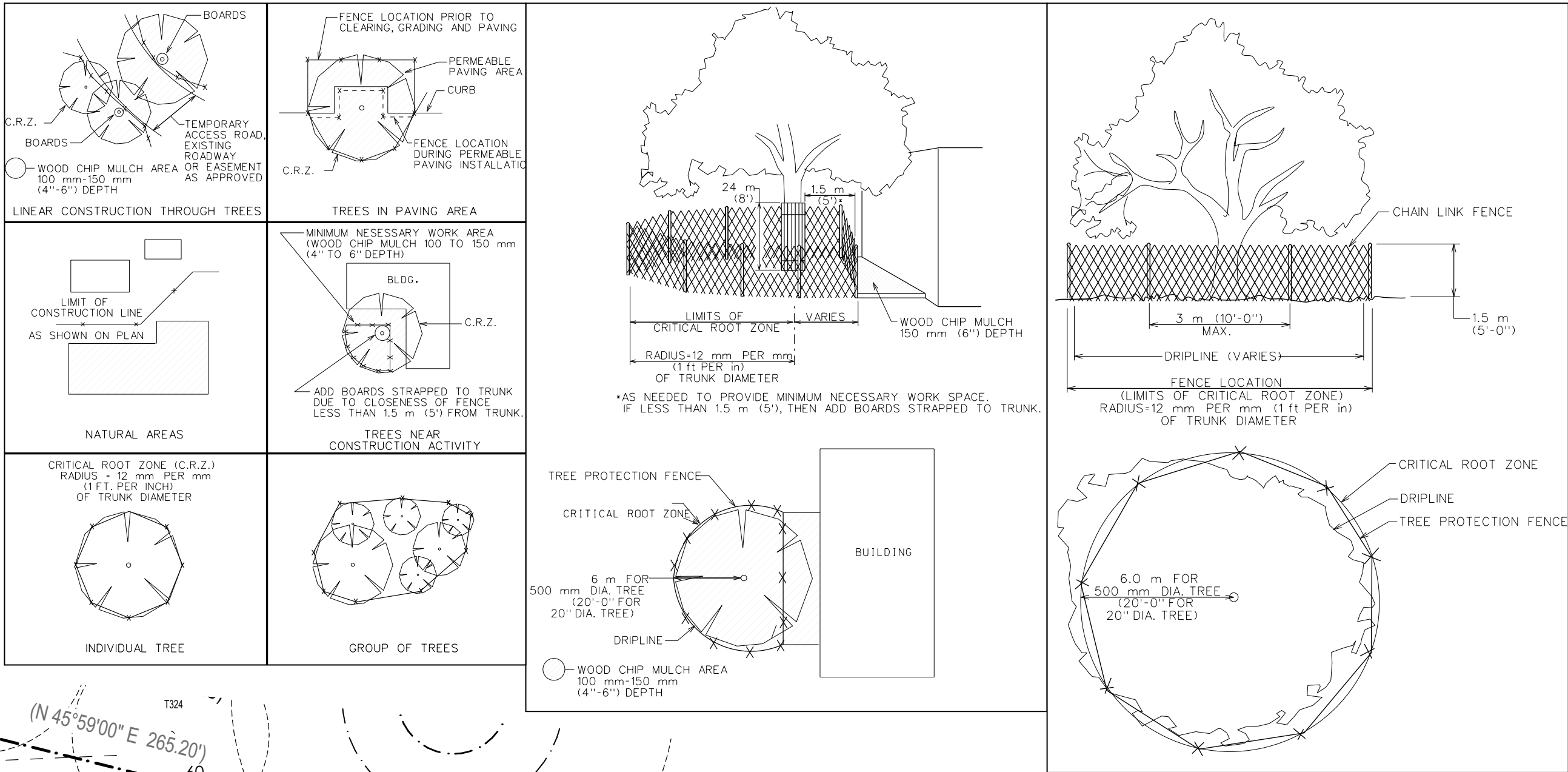
YAUPON VALLEY ROAD



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.



**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.

JAY
COR
DER
ARC
HIT
ECT

JAY **CORDER** ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAY**CORDER**.COM

[illegible]

WEINBERGER RESIDENCE

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

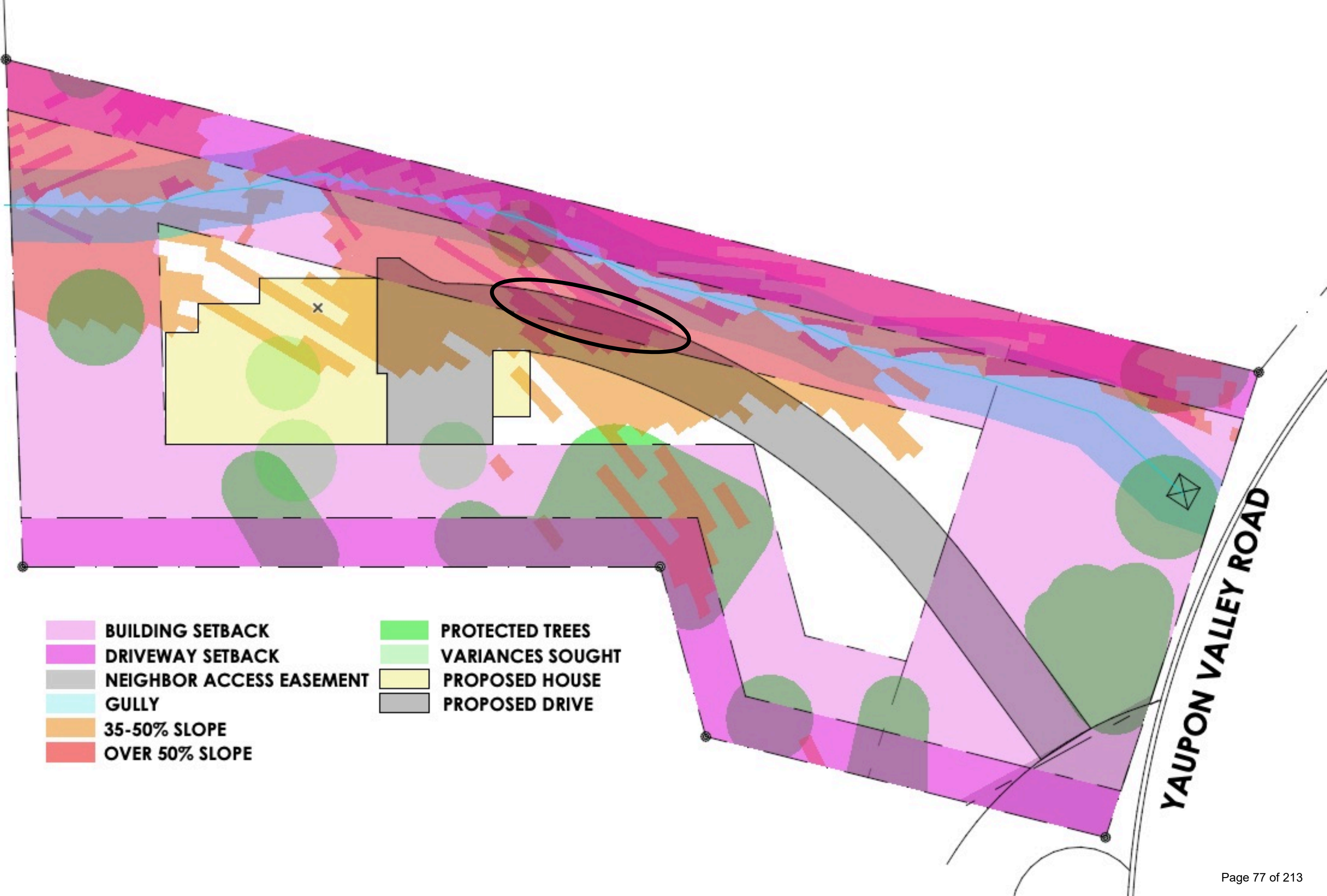
PERMIT SET REV 3

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)

A1.02

PROPOSED- SITE PLAN



T258

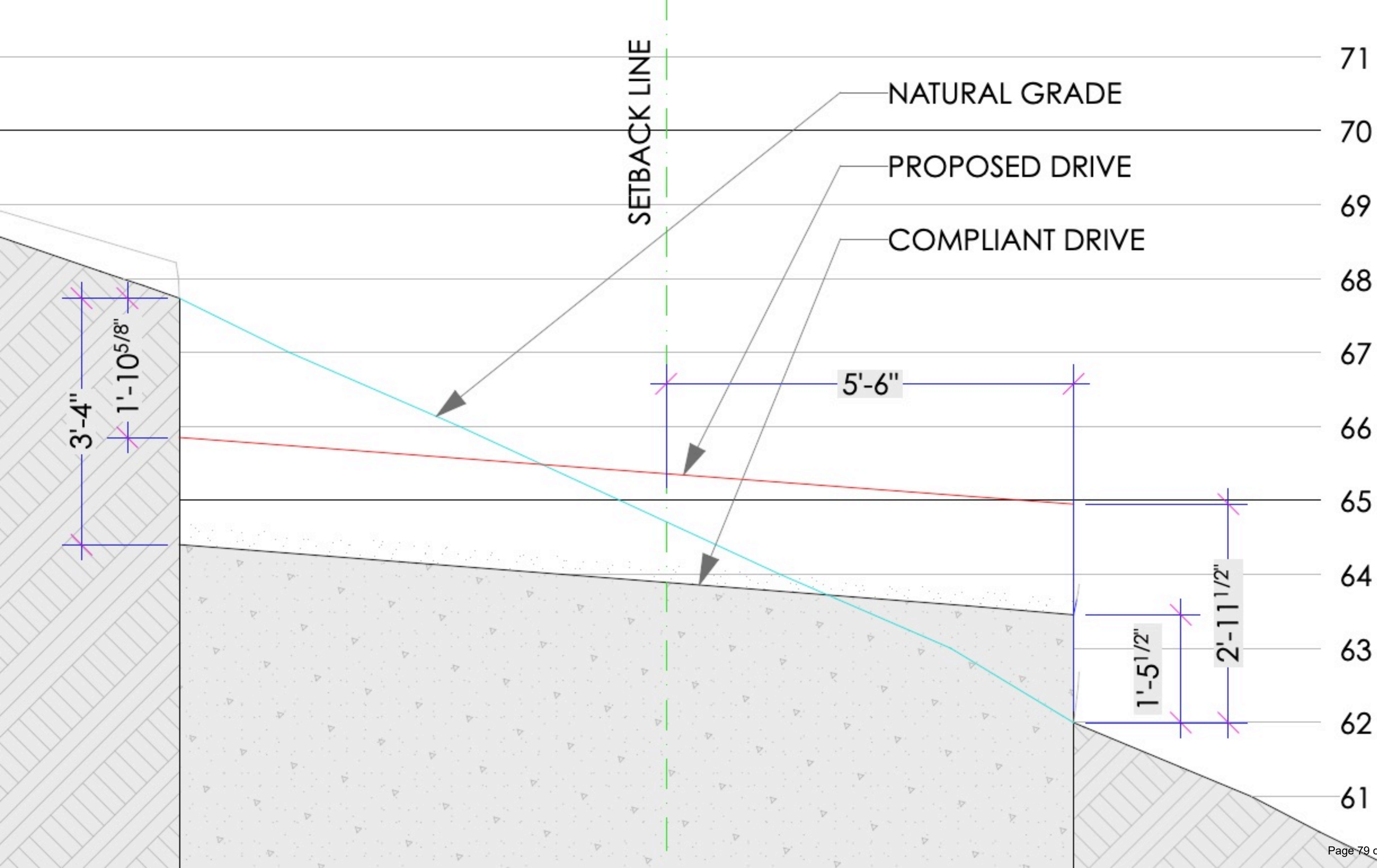
#DrgID
#LayID

5'-6"

SERVICE
COURT

GUEST
PARKING

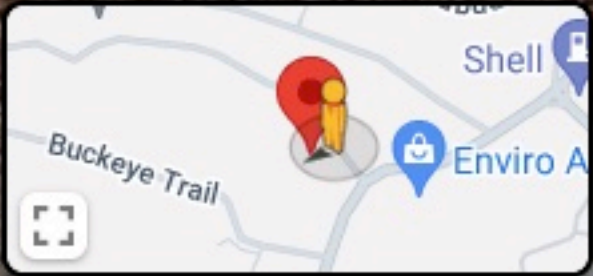
#DrgID
#LayID



114 Yaupon Valley Rd
West Lake Hills, Texas

Google Street View

Feb 2022 [See more dates](#)



114 Yaupon Valley Rd

West Lake Hills, Texas

Google Street View

Feb 2022 [See more dates](#)

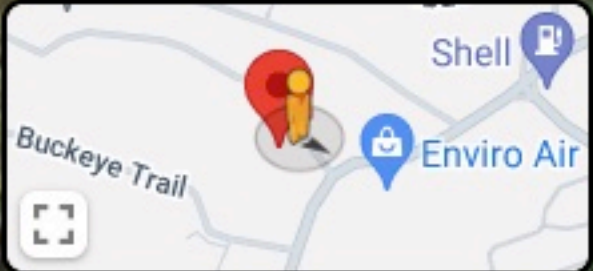


207 Yaupon Valley Rd

West Lake Hills, Texas

 Google Street View

Feb 2022 [See more dates](#)



Google





City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	July 10, 2024	Item Number:	5
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

304 Yaupon Valley Rd.: Discuss and consider action 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 was reviewed by the Zoning & Planning Commission at their June 19, 2024 regular meeting. The Commission **recommends approval** due to a hardship to health a safety by a vote of 3-0.

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.

Public Comment:

At the time of this report, no comments for or against the request 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.
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

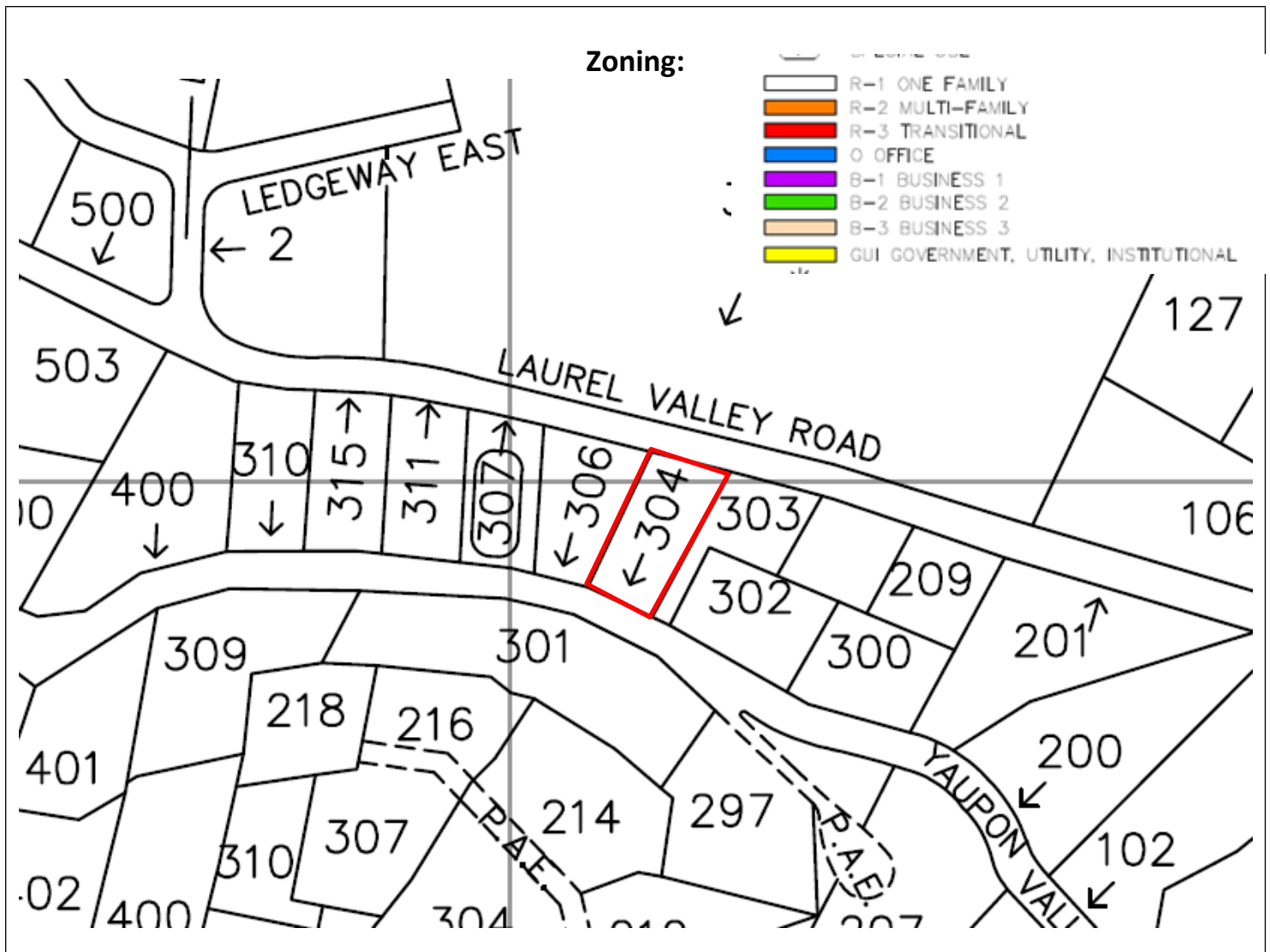
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

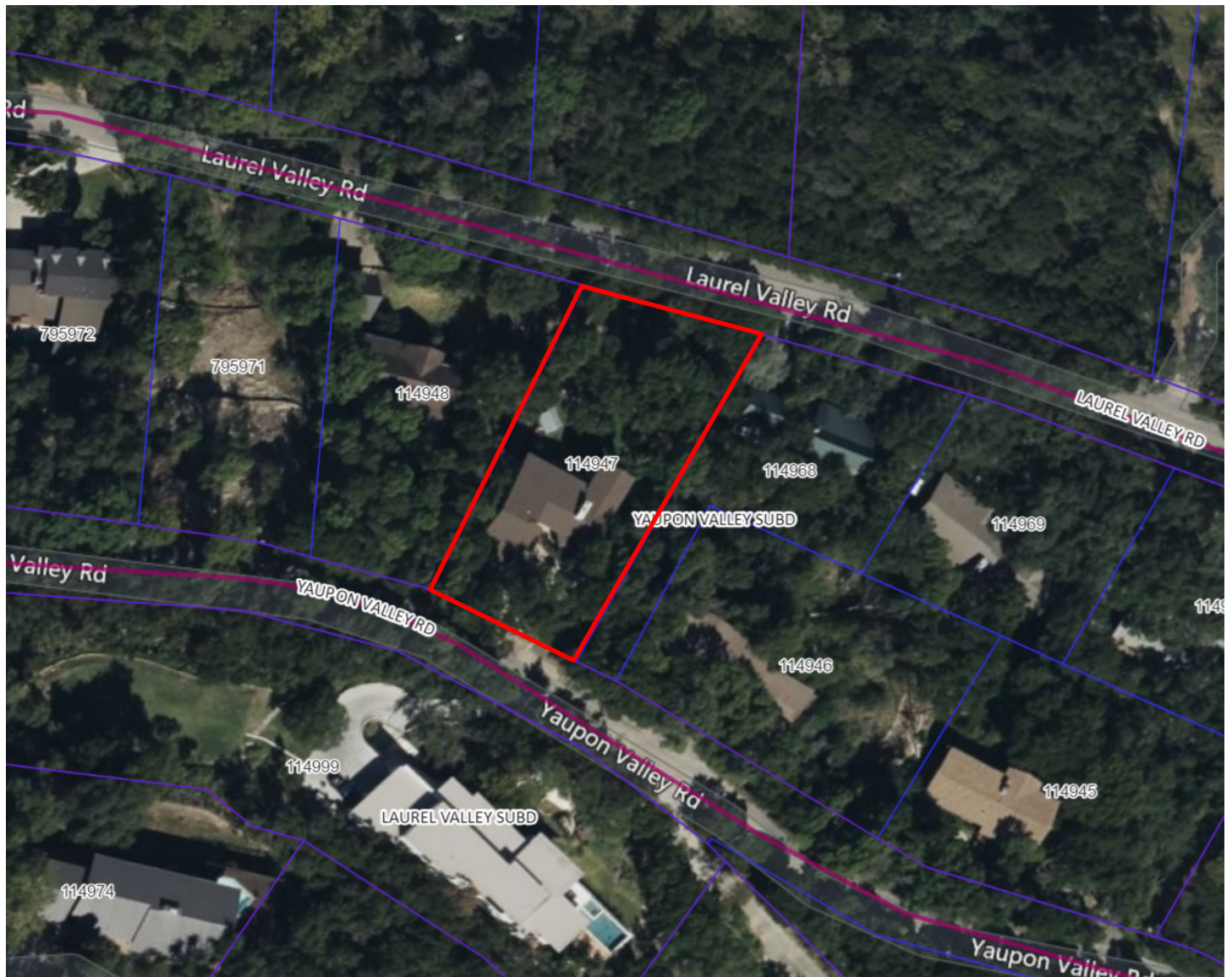
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

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 (T)
FINISHED FLOOR ELEVATION FFE
TREE, DRIPLINE & NUMBER (T)

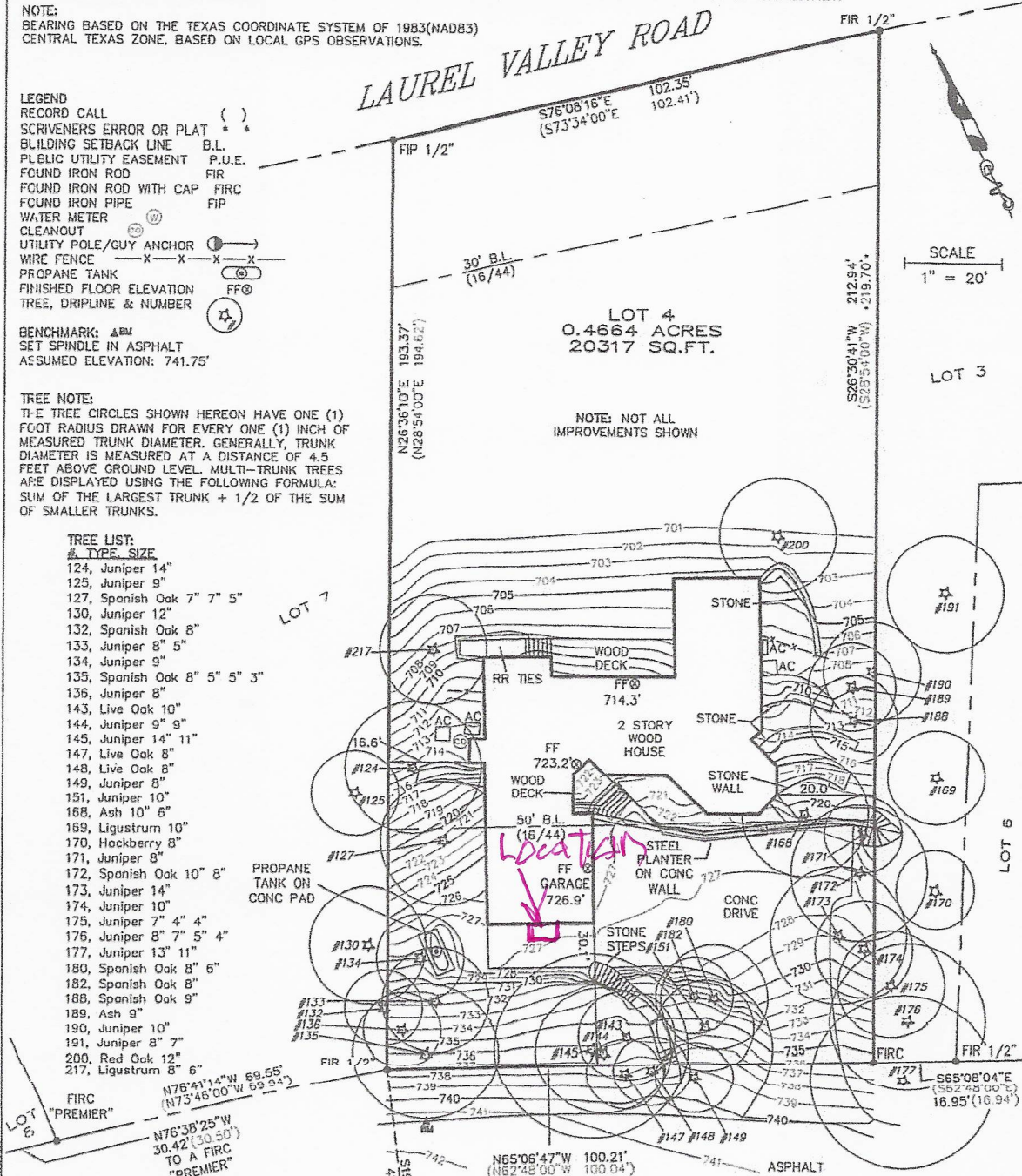
BENCHMARK: BM
SET SPINDLE IN ASPHALT
ASSUMED ELEVATION: 741.75'

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

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, April 17, 2024 at 6:30 PM

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

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

2. **Citizen Communications:**

- 1. 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 Webber Seconds
 - Motion carries 3:0

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

a. **Staff Report:**

- Director Bills explained the Minor Plat and the recommended conditions for approval

b. **Public Comments:**

- **None**

c. **Discussion:**

- **None**

d. Action:

- Commissioner Webber moves that the plat be forwarded to Council with a recommendation of **Conditional Approval** based on staff conditions:
 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.
 - Commissioner Pledger Seconds
 - Motion **carries** (3-0)

Recommendation will be forwarded to City Council for final consideration on once corrections are made.

4. 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 McDermot, DEC Central Texas, LLC

- a. **Staff Report:** Director Bills delivers briefing on zoning for Water District
 - Commissioner Webber asks if former property owner is aware of planned tank
 - Director Bills: Yes
- b. **Public Comment:**
 - i. None
- c. **Discussion:**

i. None

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

- Commissioner Webber Seconds
- Motion Carries Unanimously (3-0)

Recommendation will be forwarded to City Council for final consideration on July 10, 2024.

5. Public Hearing 103 Yaupon Valley Drive: 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).

Applicant: Erica and Ashton Weinberger, Property Owners

a. Staff Report:

- Director Bills delivers briefing on prior variance requests and subsequent building reviews leading to current variance requests
 - Explains limitations on lot created by topography and setback restrictions
- Commissioner Pledger: Asks Director Bills to explain previous setback variances.
 - Director Bills: No setback variances have been approved.
- Commissioner Webber: Asks if cut/fill limitations account for footings.
 - City Engineer Morales: Measured from base of finished floor elevation
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- Commissioner Webber: Asks about structure of driveway
 - City Engineer Morales: Concrete material with a 12-18" dropoff depending on landscaping
 - Seeing driveway from main roadway should not be visibly distinct

b. Public Hearing:

- Erica Weinberger: Owner
 - Delivers presentation on variance request

- Cynthia Brandimarte: 808 Westlake
 - Expected that there would be no more variances after previous requests
 - Asks Commission to recommend denial of variance request
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 - Doesn't want to be bringing variances
 - Permit will not be granted by City Staff if drainage isn't properly designed
 - House well-under impervious cover limitations – increased square footage compared to initial variance requests is from adding 3rd floor. The building footprint has been reduced to fall within building setback lines.

c. Discussion:

- Commissioner Webber: These are the only 2 variances?
 - Director Bills: Yes. The only remaining comment aside from variance items is a small discrepancy between the square footage of the house between the septic and architectural plans.
- Commissioner Webber: when in the process is drainage reviewed
 - Director Bills: Architectural and Civil plans are reviewed concurrently
- Commissioner Webber: We're not here to discuss drainage, but it is clearly a concern
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- Drainage life, health, and safety issues cannot receive a variance
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Hills must meet minimum lot size requirements, provide slope analysis, and demonstrate that there is an area large enough to build a compliant structure on the lot.

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 - Sensitive to neighboring homeowner wishes, but not within the purview of ZAPCO
 - In support of property owners if 2 minor variances are all that's required to develop lot.
- d. Action:** Commissioner Webber moves that the variance be forwarded to BOA with a recommendation of **approval**.
 - **Motion dies for lack of second**
- e. Chair Meisel moves for denial**
 - Commissioner Pledger seconds
 - Motion Carries 2-1 – Commissioner Webber dissenting

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

6. 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, homeowner

- a. Staff Report:** Director Bills delivers briefing on generator location and setback variance
- b. Public Comment:** None
- c. Discussion:**
 - Commissioner Maccini: If the generator is too loud, would noise screening need additional variance?
 - Director Bills: Most screening for mechanical equipment is vegetative and wouldn't require a variance
- d. Action:** Commissioner Pledger moves that the variance be forwarded to Council with a recommendation of **approval**. Based on hardship of health and safety.
 - Commissioner Maccini Seconds
 - Motion Carries Unanimously (3-0)

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

7. Public Hearing: 1427 Redbud Trail: 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

- a. **Staff Report:** Director Bills delivers briefing on variance for carport over existing maneuvering strip. Explains that granting of variance would create new violation by removing required maneuvering strip.
- b. **Public Comment:**
 - i. **None**
- c. **Discussion:**
 - i. **None**
- d. **Action:** Commissioner Pledger moves that the variance be forwarded to Council with a recommendation of **denial** for lack of hardship
 - i. Commissioner Webber Seconds
 - ii. Motion Carries Unanimously (3-0)

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

8. Public Hearing: 205 W Spring

Applicant: Will McAshan

- e. **Staff Report:** Director Bills delivers briefing on previous approved variance and additional variance requests
 - i. Commissioner Webber: Has minimization of eaves been discussed?
 - a) Not with staff
- f. **Public Comment:**
 - i. **Will McAshan: Owner**
 - a) Explains that additional setback variance is due to an oversight in previous variance request. Prior setback encroachment variance request was based on the location of the wall but didn't account for code requirement prohibiting eaves and overhangs from encroaching on setback.
 - b) Explains poor condition of tree.
- g. **Discussion:**
 - i. Commissioner Webber: Initial variance was to save the tree

- a) Has there been consideration to replace the tree?
 - Replacement trees will be planted on the property
- ii. Commissioner Webber: Doesn't object to extending encroachment to include eaves, but doesn't want house to be extended with shorter eaves
- iii. Will McAshan: Willing to have condition that additional encroachment is limited to eaves only
- h. Action:** Commissioner Webber moves that the variance be forwarded to Council with a recommendation of **approval** with condition that the eave be shown on the drawings as the only extra encroachment
 - i. Commissioner Pledger Seconds
 - ii. Motion Carries Unanimously (3-0)

Recommendation will be forwarded to the Board of Adjustment for setback and City Council for the tree removal, on July 10, 2024

9. Adjournment:

Chair Meisel Adjourns the meeting at **8:32pm**

Respectfully submitted,

ROBERT MEISEL, CHAIR

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT

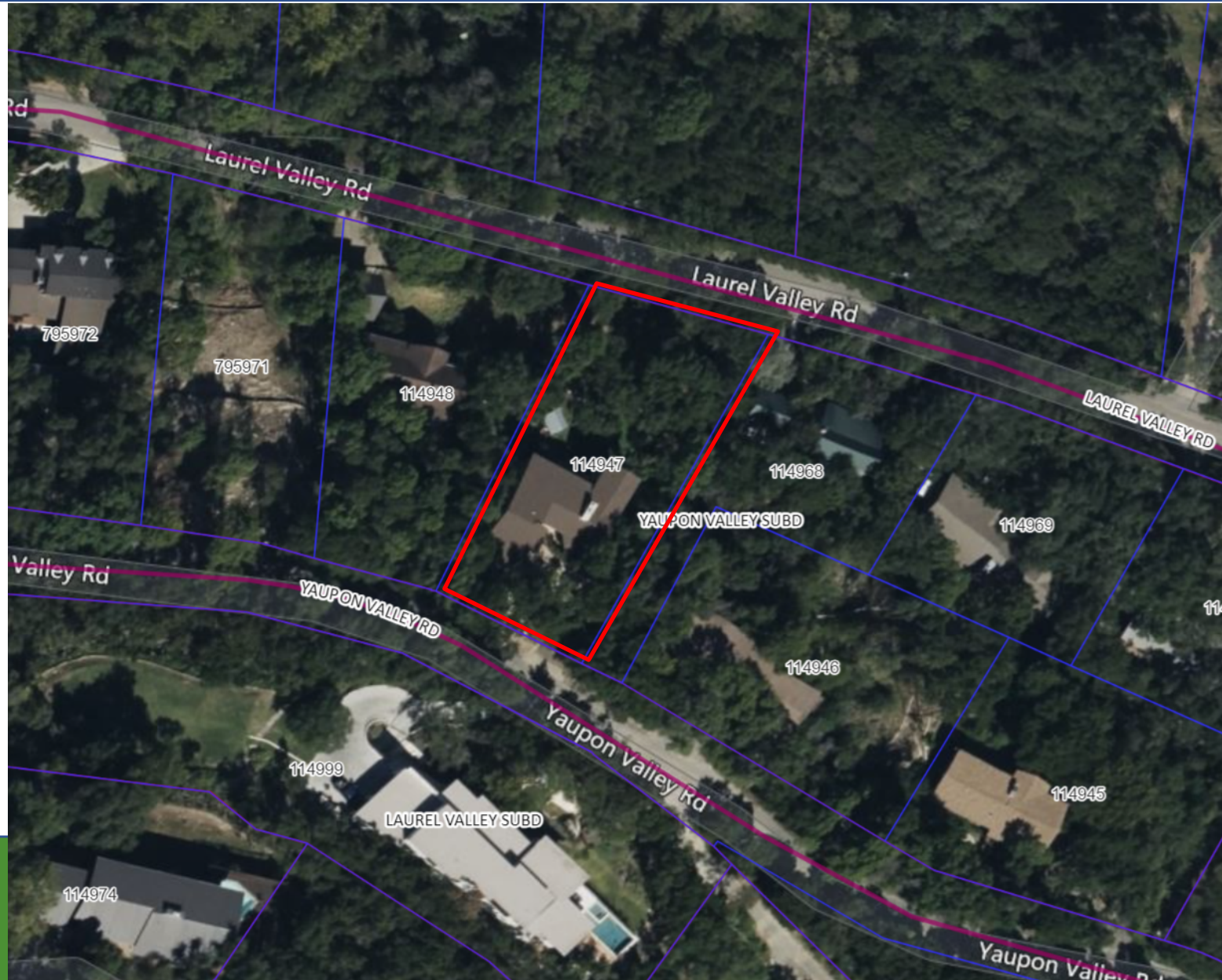
304 Yaupon Valley Rd.

7. Discuss and consider action 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



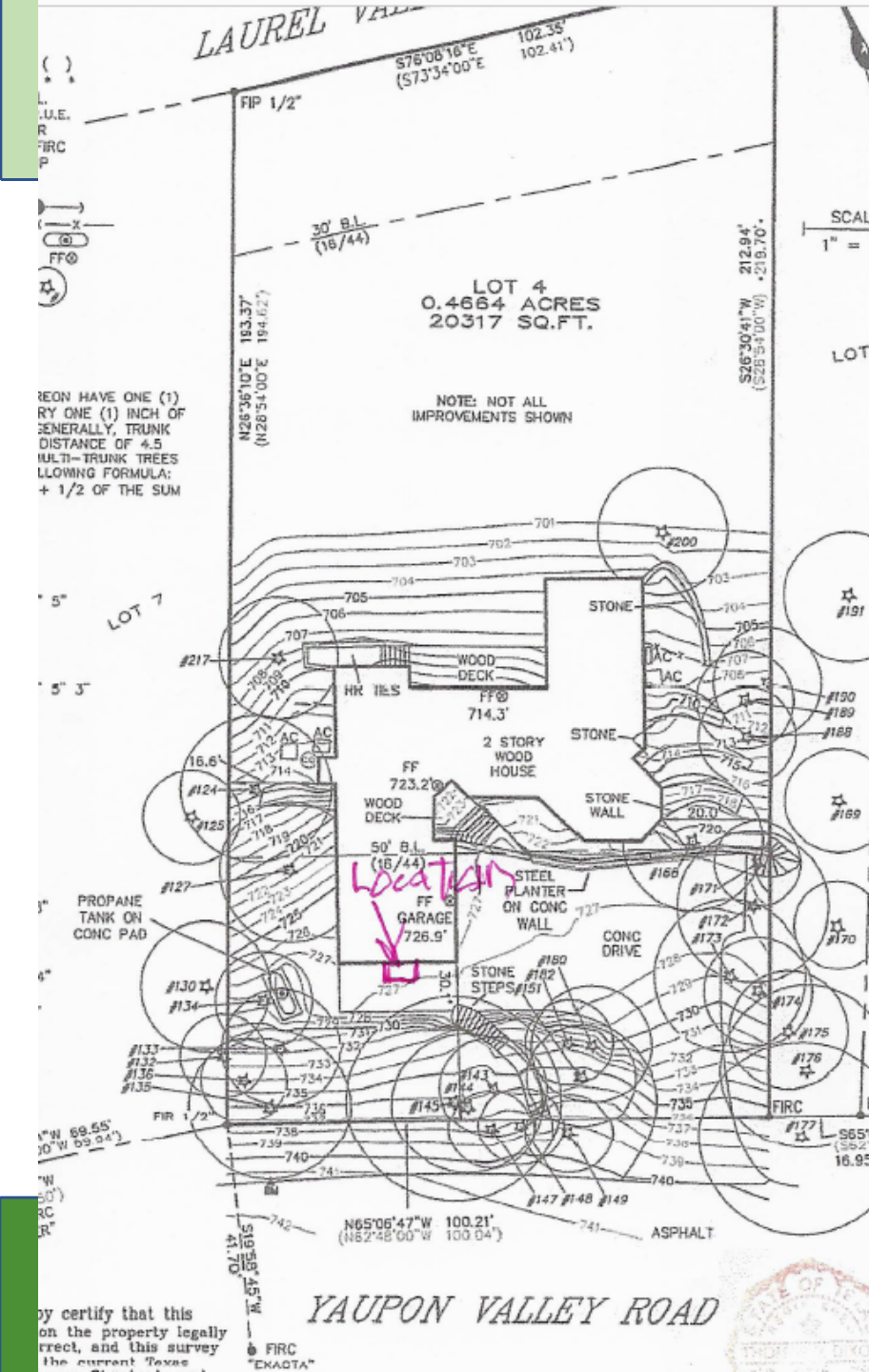
304 Yaupon Valley Rd.



304 Yaupon Valley Rd.

- Applicant is proposing to place a back up generator at the front of house on existing pavement.
- Current structure is at the 30-foot front setback from Yaupon Valley Rd
- Property has two front setbacks.
- Property has a 14-foot drop from the street and vegetation screening view from street.

304 Yaupon Valley Rd.



304 Yaupon Valley Rd.

- Staff recommends approval of the variance request due to the minimal impact on the site and neighbors.
- Public Comment:
 - No comments have been received.
- Reviewed by the Zoning & Planning Commission at their June 19, 2024 regular meeting. The Commission recommends approval due to a hardship to health a safety by a vote of 3-0.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	July 10, 2024	Item Number:	6
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 consider action on a variance request for 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 was reviewed by the Zoning & Planning Commission on June 19, 2024. The Commission **recommended denial** by a vote of 3-0 based on the lack of hardship.

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

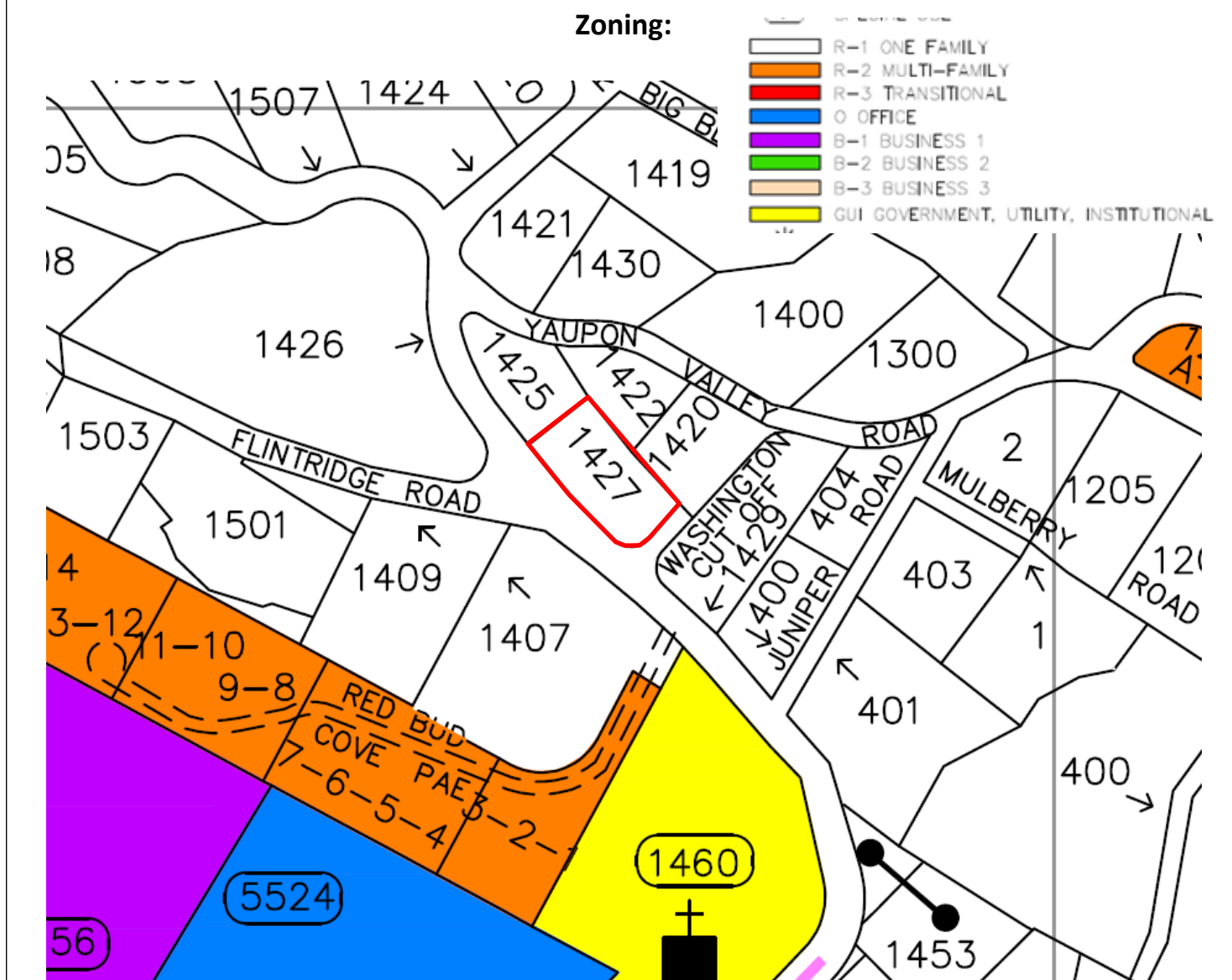
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

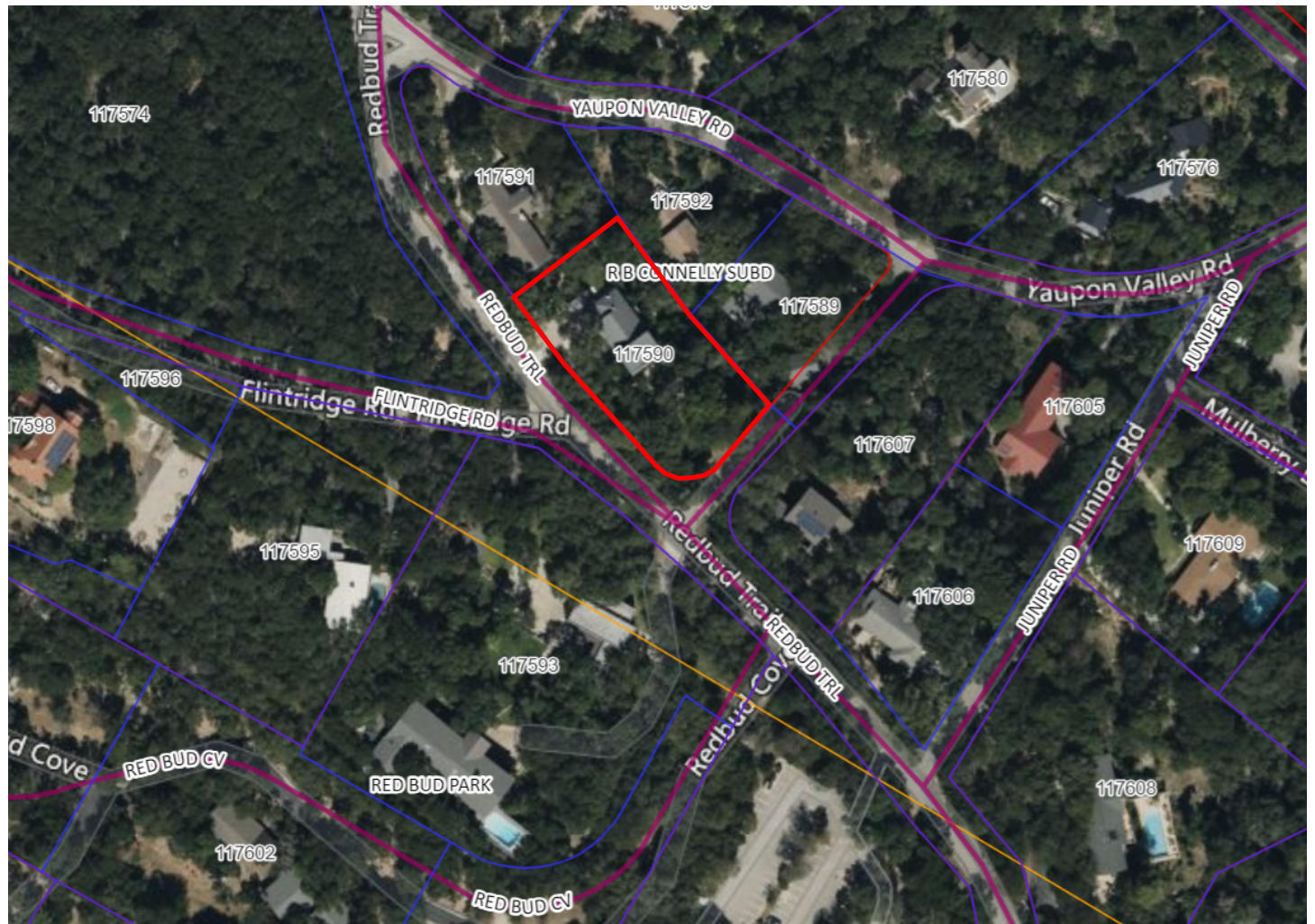
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

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.

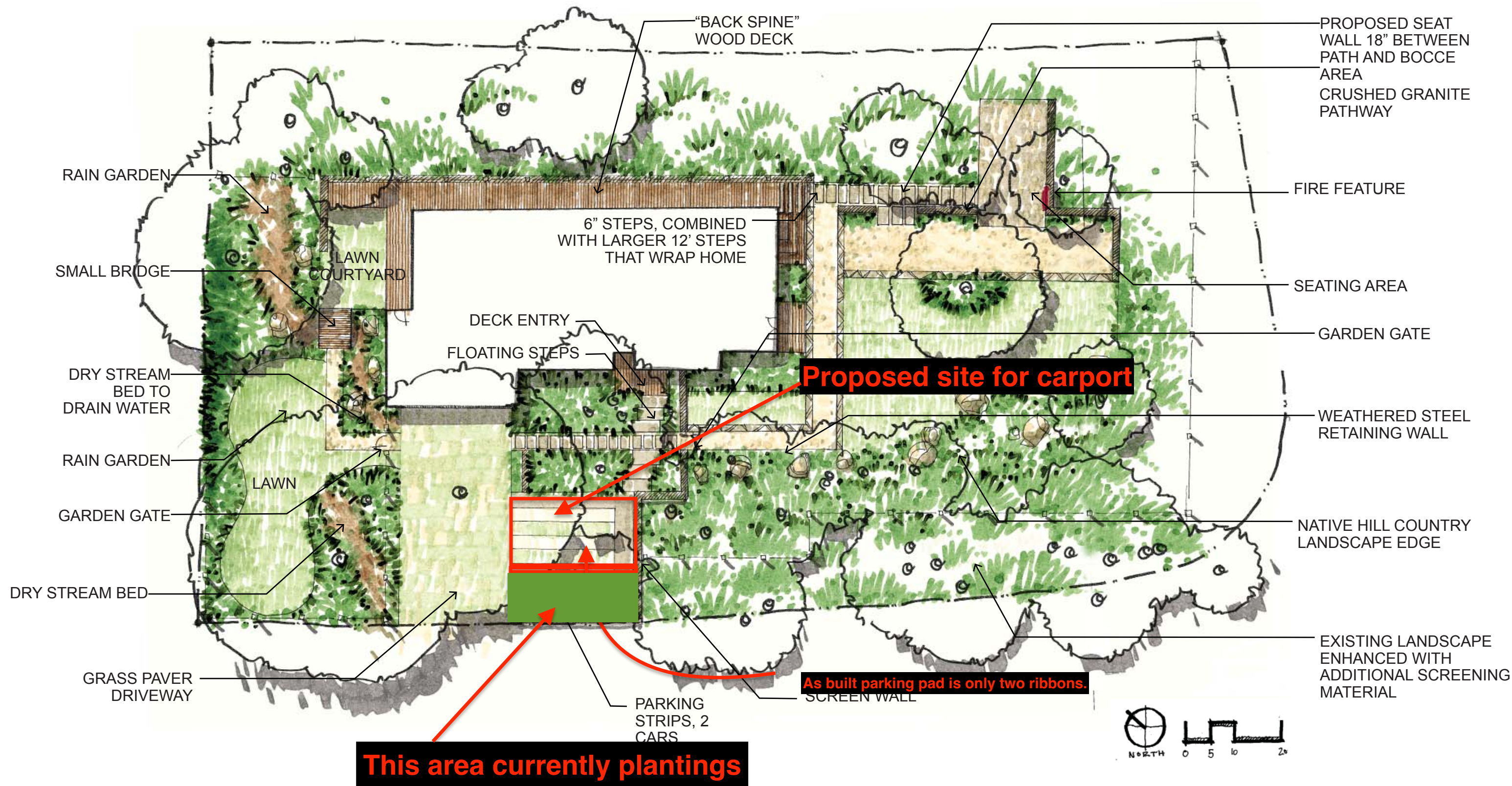
This variance will not be greater than the minimum requirements for a carport.

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











1427







City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, April 17, 2024 at 6:30 PM

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- a. Meeting begins at 6:30pm
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 - iv. Commissioner Karen Bartoletti: Absent (Excused)
 - v. Commissioner Patrick Stewart: Absent (Excused)
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2. **Citizen Communications:**

- 1. 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.

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Applicant: Davin Fillpot, Agent

a. **Staff Report:**

- Director Bills explained the Minor Plat and the recommended conditions for approval

b. **Public Comments:**

- **None**

c. **Discussion:**

- **None**

d. Action:

- Commissioner Webber moves that the plat be forwarded to Council with a recommendation of **Conditional Approval** based on staff conditions:
 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).
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Applicant: James McDermot, DEC Central Texas, LLC

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- Commissioner Webber asks if former property owner is aware of planned tank
 - Director Bills: Yes

b. Public Comment:

- i. None

c. Discussion:

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 - Motion Carries Unanimously (3-0)

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

7. Public Hearing: 1427 Redbud Trail: 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

- a. **Staff Report:** Director Bills delivers briefing on variance for carport over existing maneuvering strip. Explains that granting of variance would create new violation by removing required maneuvering strip.
- b. **Public Comment:**
 - i. **None**
- c. **Discussion:**
 - i. **None**
- d. **Action:** Commissioner Pledger moves that the variance be forwarded to Council with a recommendation of **denial** for lack of hardship
 - i. Commissioner Webber Seconds
 - ii. Motion Carries Unanimously (3-0)

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

8. Public Hearing: 205 W Spring

Applicant: Will McAshan

- e. **Staff Report:** Director Bills delivers briefing on previous approved variance and additional variance requests
 - i. Commissioner Webber: Has minimization of eaves been discussed?
 - a) Not with staff
- f. **Public Comment:**
 - i. **Will McAshan: Owner**
 - a) Explains that additional setback variance is due to an oversight in previous variance request. Prior setback encroachment variance request was based on the location of the wall but didn't account for code requirement prohibiting eaves and overhangs from encroaching on setback.
 - b) Explains poor condition of tree.
- g. **Discussion:**
 - i. Commissioner Webber: Initial variance was to save the tree

- a) Has there been consideration to replace the tree?
 - Replacement trees will be planted on the property
- ii. Commissioner Webber: Doesn't object to extending encroachment to include eaves, but doesn't want house to be extended with shorter eaves
- iii. Will McAshan: Willing to have condition that additional encroachment is limited to eaves only
- h. Action:** Commissioner Webber moves that the variance be forwarded to Council with a recommendation of **approval** with condition that the eave be shown on the drawings as the only extra encroachment
 - i. Commissioner Pledger Seconds
 - ii. Motion Carries Unanimously (3-0)

Recommendation will be forwarded to the Board of Adjustment for setback and City Council for the tree removal, on July 10, 2024

9. Adjournment:

Chair Meisel Adjourns the meeting at **8:32pm**

Respectfully submitted,

ROBERT MEISEL, CHAIR

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT

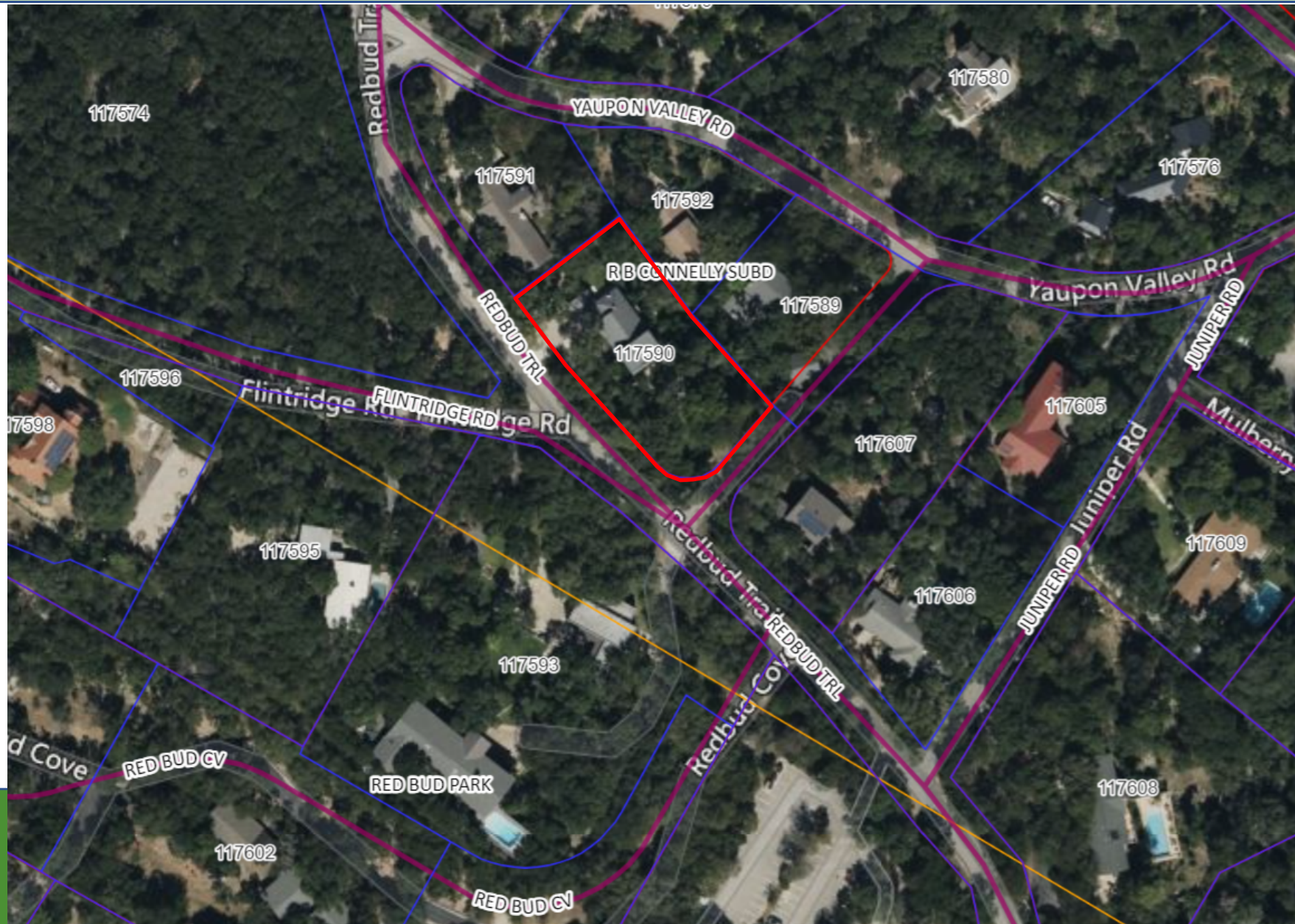
1427 Redbud Trl

8. Discuss and consider action a variance for 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



1427 Redbud Trl



1427 Redbud Trl

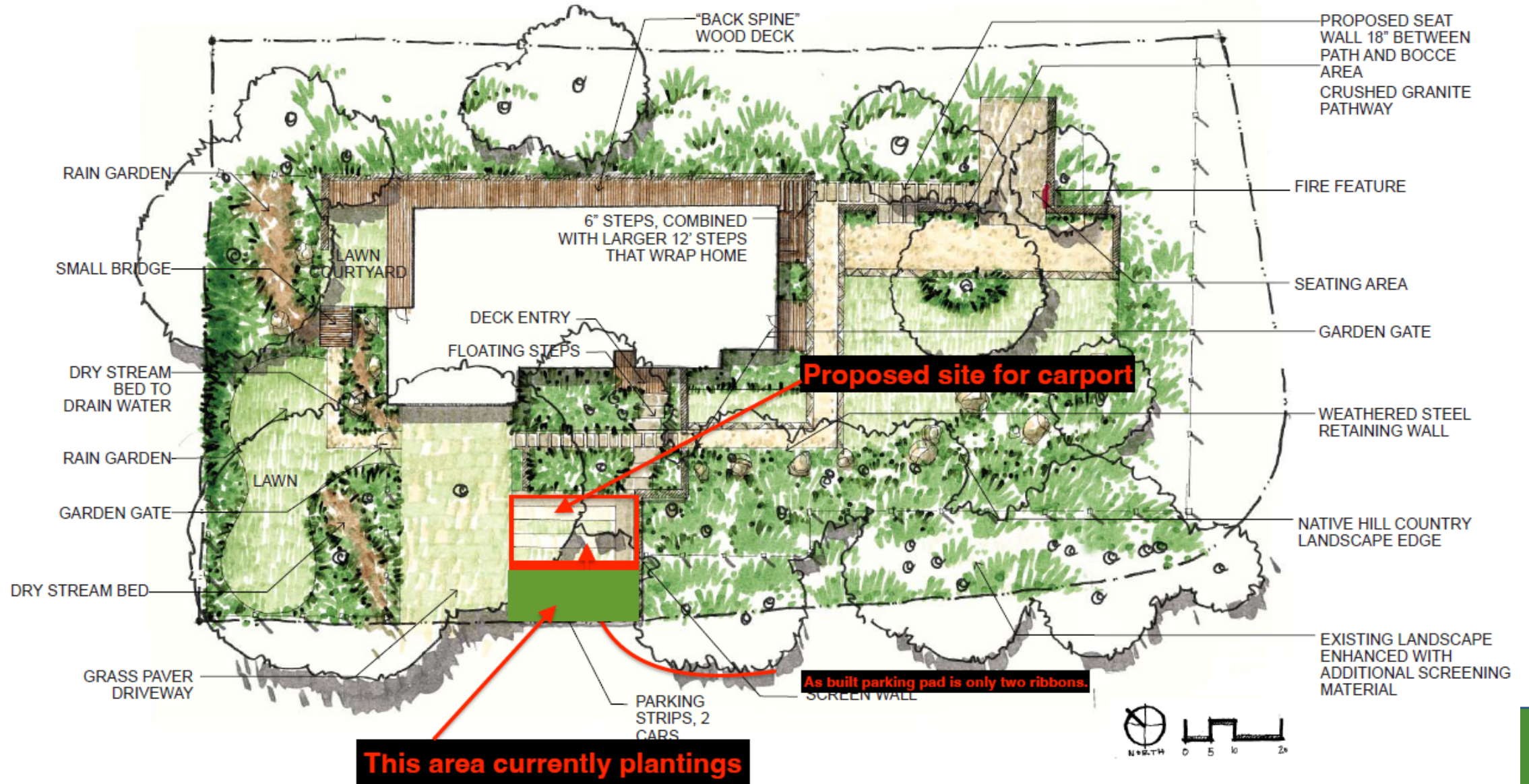
- Applicant is proposing to construct an open carport over an existing driveway area that is 12 feet from the front property line.
- Area is intended to be the maneuvering area so cars can turn around and not back into street.
- Proposed vegetative screening, however, carport will be visible from the street.



1427 Redbud Trl



1427 Redbud Trl



1427 Redbud Trl

- Staff recommends denial of the variance request due to lack of hardship and creation of code violation for removing maneuvering area.
- Public Comment:
 - No comments have been received.
- Reviewed by the Zoning & Planning Commission at their June 19, 2024 regular meeting. The Commission recommends **denial** due to lack of hardship by a vote of 3-0.

1427 Redbud Trl



1427 Redbud Trl



1427 Redbud Trl



1427 Redbud Trl





City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	July 10, 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

205 West Spring: Discuss and consider action on a variance request 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 (8.25 feet) and eaves (2 feet). (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: William McAshan, Property Owner

Recommendation

Staff recommends denial of both variance requests together. 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 was reviewed by the Zoning & Planning Commission at their June 19, 2024 regular meeting. The Commission recommends approval by a vote of 3-0 with the condition that the building encroachment not exceed 8.25 feet and the eaves not exceed 10.25 feet.

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.

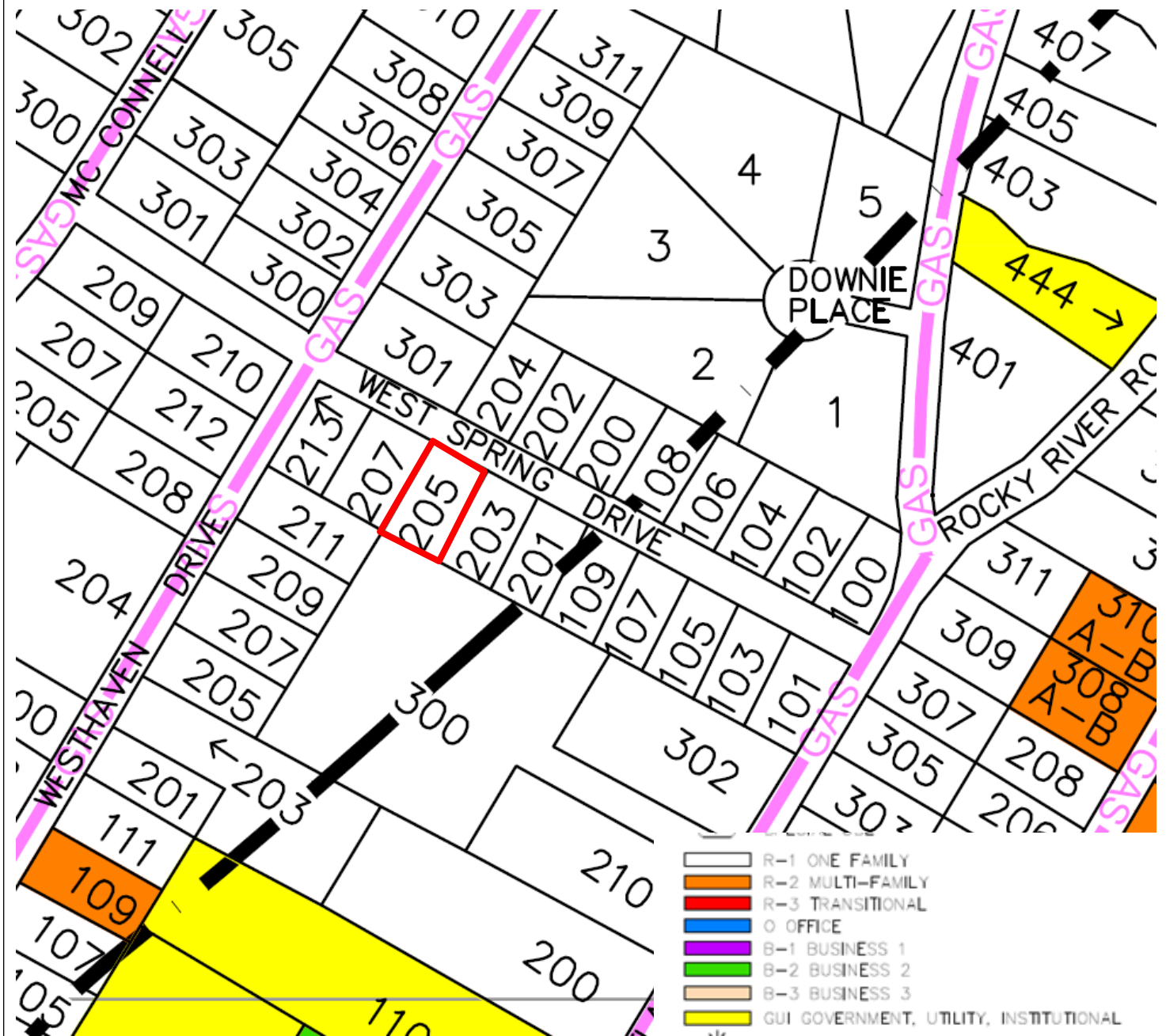
Comprehensive Planning Analysis

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.

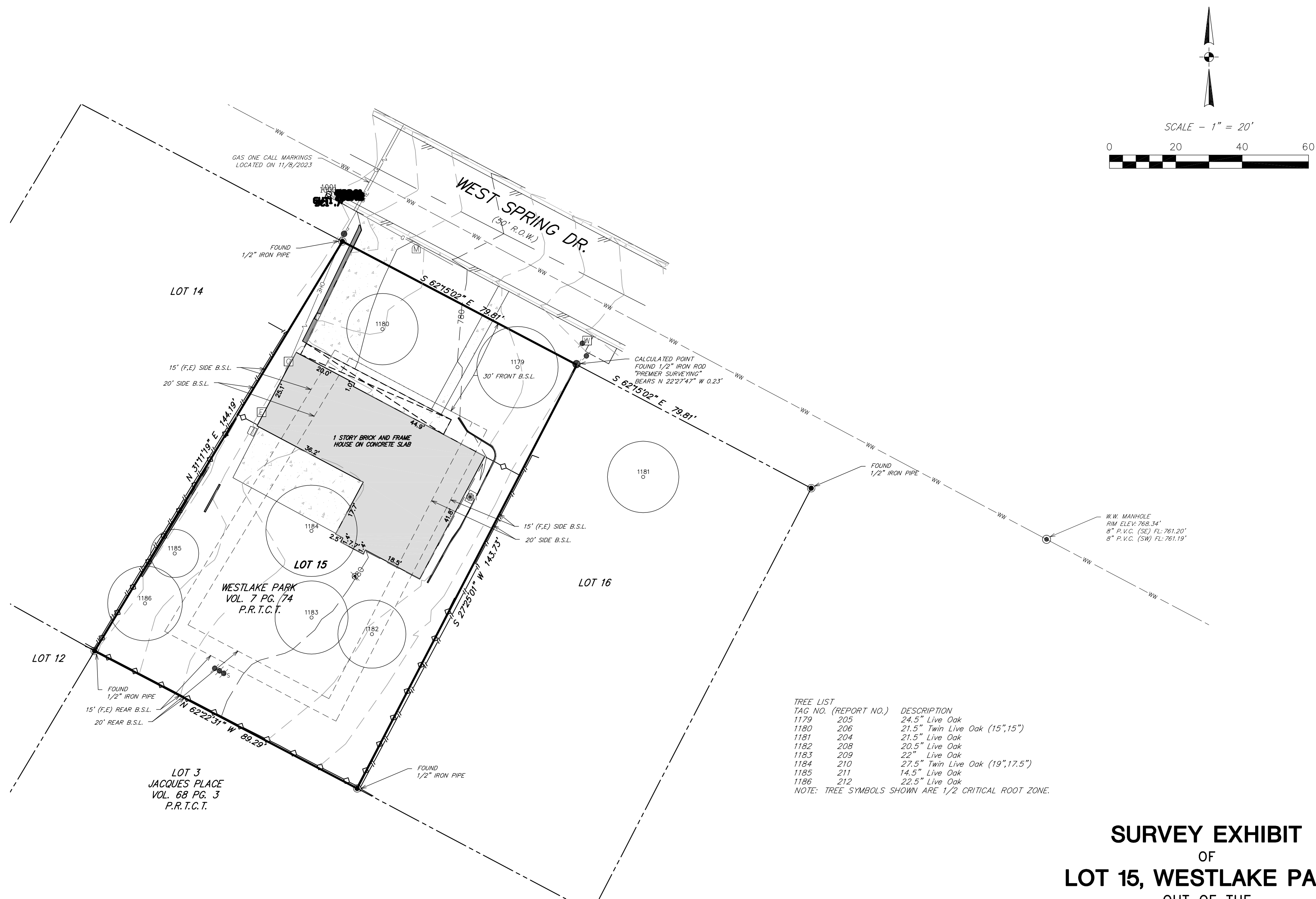
Our approach is crafted to align with the City's zoning laws and the comprehensive plan, which prioritize minimal environmental impact and adherence to community aesthetics. We remain committed to maintaining the character of West Lake Hills and ensuring that our property enhancements respect both our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



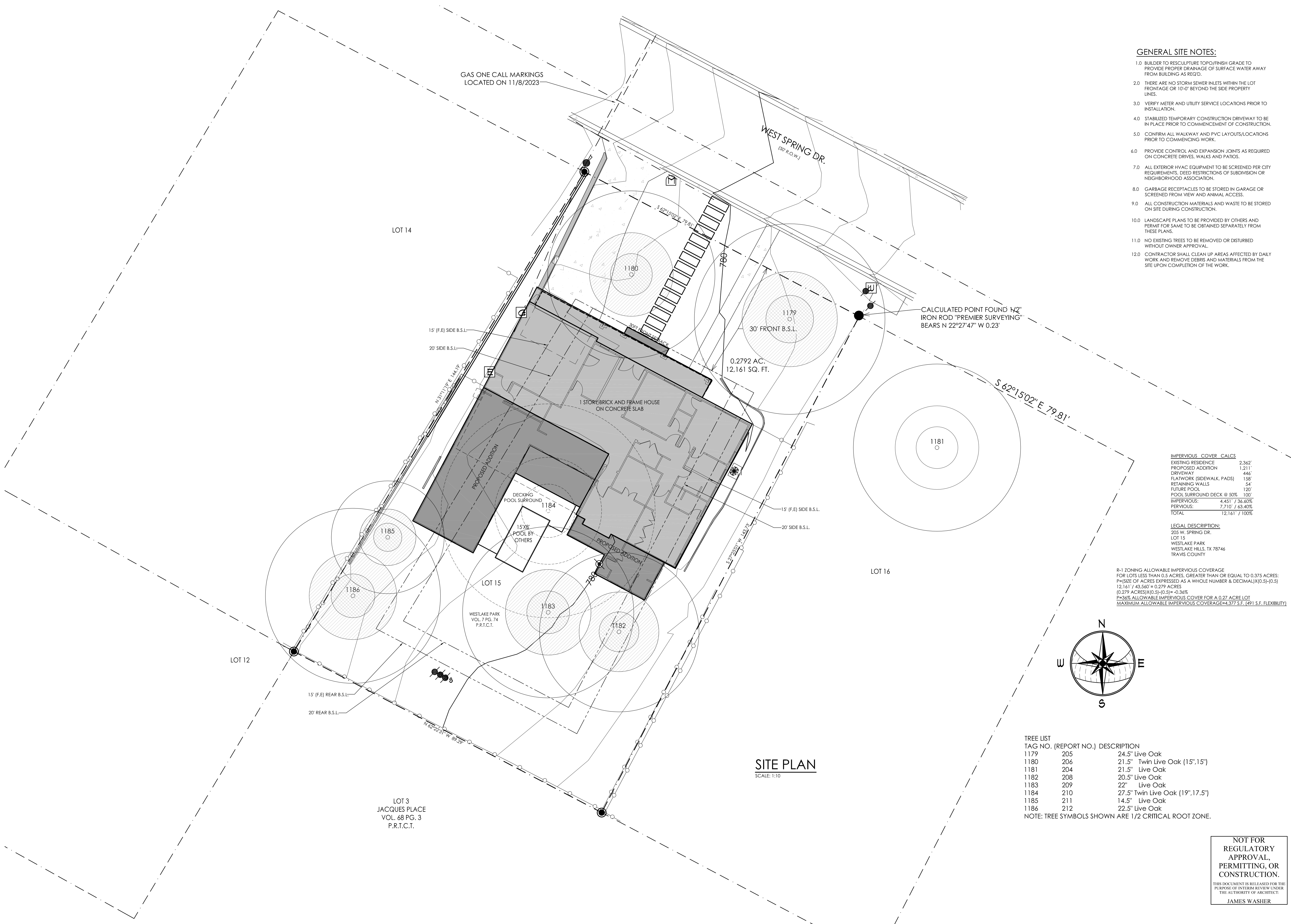
William A.C. McAshan
205 W Spring Drive



SURVEY EXHIBIT
OF
LOT 15, WESTLAKE PARK
OUT OF THE
ALD. BENHAM SURVEY, A-75
AUSTIN, TRAVIS COUNTY, TEXAS
NOVEMBER 2023



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493



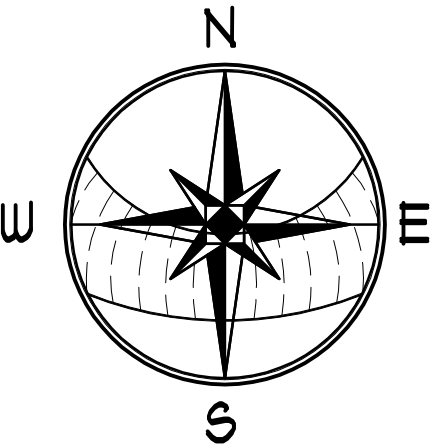
GENERAL SITE NOTES:

- 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)=-0.36%
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.

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 FOR ONE HOUSE ON ONE LOT. FURTHER REPRODUCTION OF THESE PLANS FOR ANY OTHER PROJECT 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. THE ARCHITECT'S OFFICE 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

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THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF ARCHITECT:
JAMES WASHER

SITE PLAN
SCALE: 1:10

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.

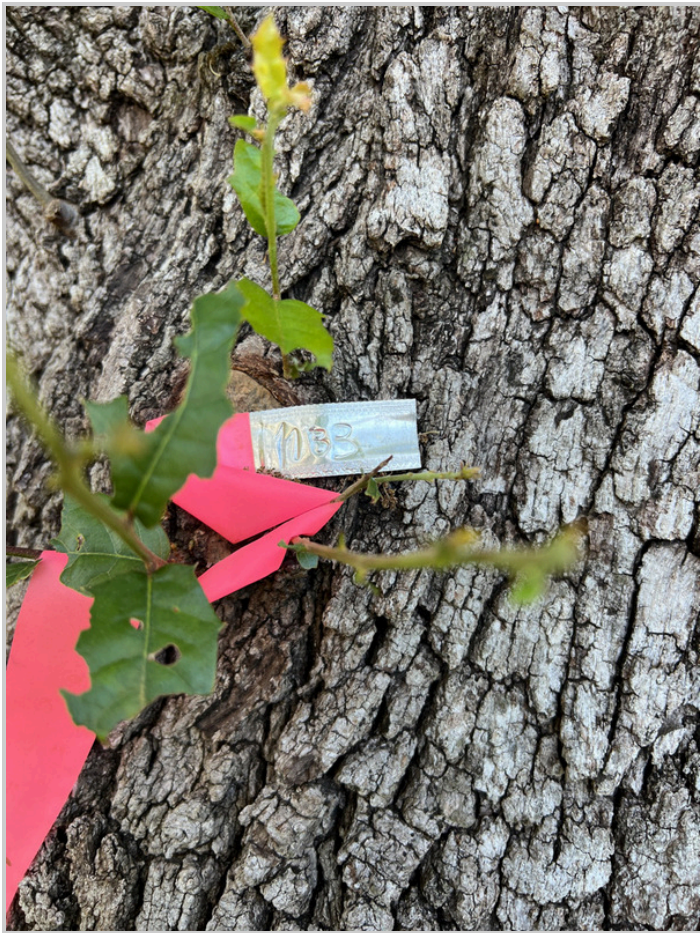
Photos





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

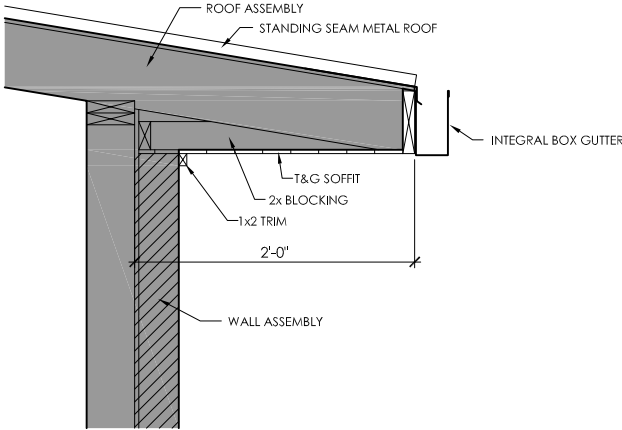






Update 3/26/24





OVERHANG DETAIL
SCALE 1"= 1'-0"

REVISIONS	

DATE 05.06.2024

DRAWN WW

CHECKED XX

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COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT
801 SINGLE OAK COVE, AUSTIN, TX 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: PROPOSED PLAN

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

SHEET
A3

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PURPOSE OF DESIGN REVIEW UNDER
THE AUTHORITY OF ARCHITECT
JAMES WASHER











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:** Chair Robert Meisel.

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

2. **Citizen Communications:**

- 1. 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 Webber Seconds
 - Motion carries 3:0

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

a. **Staff Report:**

- Director Bills explained the Minor Plat and the recommended conditions for approval

b. **Public Comments:**

- **None**

c. **Discussion:**

- **None**

d. Action:

- Commissioner Webber moves that the plat be forwarded to Council with a recommendation of **Conditional Approval** based on staff conditions:
 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.
 - Commissioner Pledger Seconds
 - Motion **carries** (3-0)

Recommendation will be forwarded to City Council for final consideration on once corrections are made.

4. 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 McDermot, DEC Central Texas, LLC

a. Staff Report: Director Bills delivers briefing on zoning for Water District

- Commissioner Webber asks if former property owner is aware of planned tank
 - Director Bills: Yes

b. Public Comment:

- i. None

c. Discussion:

i. None

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

- Commissioner Webber Seconds
- Motion Carries Unanimously (3-0)

Recommendation will be forwarded to City Council for final consideration on July 10, 2024.

5. Public Hearing 103 Yaupon Valley Drive: 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).

Applicant: Erica and Ashton Weinberger, Property Owners

a. Staff Report:

- Director Bills delivers briefing on prior variance requests and subsequent building reviews leading to current variance requests
 - Explains limitations on lot created by topography and setback restrictions
- Commissioner Pledger: Asks Director Bills to explain previous setback variances.
 - Director Bills: No setback variances have been approved.
- Commissioner Webber: Asks if cut/fill limitations account for footings.
 - City Engineer Morales: Measured from base of finished floor elevation
- Commissioner Webber: Code may need to be revisited
- Commissioner Webber: Asks about structure of driveway
 - City Engineer Morales: Concrete material with a 12-18" dropoff depending on landscaping
 - Seeing driveway from main roadway should not be visibly distinct

b. Public Hearing:

- Erica Weinberger: Owner
 - Delivers presentation on variance request

- Cynthia Brandimarte: 808 Westlake
 - Expected that there would be no more variances after previous requests
 - Asks Commission to recommend denial of variance request
- Debrorah Stewart: 100 Yaupon Valley
 - Worried about drainage from lot
 - Asks Commission to recommend denial of variance request
- Roxanne Yates: 200 Yaupon
 - Agrees with opinion of 2 previous speakers
 - Concerned about contractors parking in her land during construction
 - West Lake Hills Has Ordinances for reasons that need to be upheld
 - Asks Commission to recommend denial of variance request
- Glen Stotts: 102 Yaupon Valley
 - Concerned about runoff associated with variances
 - Asks Commission to recommend denial of variance request
- Daniel Mann: 201 Laurel Valley
 - Wants to discuss history of property
 - Chair Meisel: Can't discuss item off agenda
 - Worried about runoff
- Jay Corder: Architect
 - Doesn't want to be bringing variances
 - Permit will not be granted by City Staff if drainage isn't properly designed
 - House well-under impervious cover limitations – increased square footage compared to initial variance requests is from adding 3rd floor. The building footprint has been reduced to fall within building setback lines.

c. Discussion:

- Commissioner Webber: These are the only 2 variances?
 - Director Bills: Yes. The only remaining comment aside from variance items is a small discrepancy between the square footage of the house between the septic and architectural plans.
- Commissioner Webber: when in the process is drainage reviewed
 - Director Bills: Architectural and Civil plans are reviewed concurrently
- Commissioner Webber: We're not here to discuss drainage, but it is clearly a concern
 - City Engineer Morales: Explains drainage review process

- Drainage life, health, and safety issues cannot receive a variance
- Design staff has done their due diligence with respect to drainage models
 - Has accounted for impact to surrounding properties
 - Describes location of detention and water quality facilities
- Commissioner Webber: Cases like this the water quality and drainage can actually be improved.
- Chair Meisel: Is rainwater and detention calculated for 100-year event?
 - Rainwater collection is for 1.5" of rain
 - Detention is for 100-year event
- Commissioner Maccini: Are removed trees accounted for in modeling?
 - City Engineer Morales: Yes
- Chair Meisel: Where is drainage pond, and is its size determined?
 - City Engineer Morales: Explains location and modeling, and that the size has already been determined through the modeling
 - Pond will drain into culvert
- Members of audience ask how engineers can really know how water will behave.
 - Chair Meisel: Our licensed consultants are relied upon to know their field.
- Chair Meisel: If the city absolutely denies the right to build entirely, the city condemns the property and must buy it.
- Commissioner Pledger:
 - What kind of structural changes have been made with the detention pond and culvert that will help protect the neighbors?
 - City Engineer Morales: Drainage is designed to prevent adverse impact compared to existing conditions.
 - Why isn't property designed to improve existing drainage instead of just preventing adverse impact?
 - City Engineer Morales: City is limited in what it can impose on a property owner for a private development.
- Commissioner Webber:
 - Lot was separated from larger parcel. Are lots checked for development hurdles during platting?
 - Director Bills: This lot was platted prior to existing development standards. Newly subdivided lots in West Lake

Hills must meet minimum lot size requirements, provide slope analysis, and demonstrate that there is an area large enough to build a compliant structure on the lot.

- Commissioner Webber: Property owners are asking for 2 minor variances that they are close to meeting and have met the rest of the code
 - Sensitive to neighboring homeowner wishes, but not within the purview of ZAPCO
 - In support of property owners if 2 minor variances are all that's required to develop lot.
- d. Action:** Commissioner Webber moves that the variance be forwarded to BOA with a recommendation of **approval**.
 - **Motion dies for lack of second**
- e. Chair Meisel moves for denial**
 - Commissioner Pledger seconds
 - Motion Carries 2-1 – Commissioner Webber dissenting

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

6. 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, homeowner

- a. Staff Report:** Director Bills delivers briefing on generator location and setback variance
- b. Public Comment:** None
- c. Discussion:**
 - Commissioner Maccini: If the generator is too loud, would noise screening need additional variance?
 - Director Bills: Most screening for mechanical equipment is vegetative and wouldn't require a variance
- d. Action:** Commissioner Pledger moves that the variance be forwarded to Council with a recommendation of **approval**. Based on hardship of health and safety.
 - Commissioner Maccini Seconds
 - Motion Carries Unanimously (3-0)

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

7. Public Hearing: 1427 Redbud Trail: 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

- a. **Staff Report:** Director Bills delivers briefing on variance for carport over existing maneuvering strip. Explains that granting of variance would create new violation by removing required maneuvering strip.
- b. **Public Comment:**
 - i. **None**
- c. **Discussion:**
 - i. **None**
- d. **Action:** Commissioner Pledger moves that the variance be forwarded to Council with a recommendation of **denial** for lack of hardship
 - i. Commissioner Webber Seconds
 - ii. Motion Carries Unanimously (3-0)

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

8. Public Hearing: 205 W Spring

Applicant: Will McAshan

- e. **Staff Report:** Director Bills delivers briefing on previous approved variance and additional variance requests
 - i. Commissioner Webber: Has minimization of eaves been discussed?
 - a) Not with staff
- f. **Public Comment:**
 - i. **Will McAshan: Owner**
 - a) Explains that additional setback variance is due to an oversight in previous variance request. Prior setback encroachment variance request was based on the location of the wall but didn't account for code requirement prohibiting eaves and overhangs from encroaching on setback.
 - b) Explains poor condition of tree.
- g. **Discussion:**
 - i. Commissioner Webber: Initial variance was to save the tree

- a) Has there been consideration to replace the tree?
 - Replacement trees will be planted on the property
- ii. Commissioner Webber: Doesn't object to extending encroachment to include eaves, but doesn't want house to be extended with shorter eaves
- iii. Will McAshan: Willing to have condition that additional encroachment is limited to eaves only
- h. Action:** Commissioner Webber moves that the variance be forwarded to Council with a recommendation of **approval** with condition that the eave be shown on the drawings as the only extra encroachment
 - i. Commissioner Pledger Seconds
 - ii. Motion Carries Unanimously (3-0)

Recommendation will be forwarded to the Board of Adjustment for setback and City Council for the tree removal, on July 10, 2024

9. Adjournment:

Chair Meisel Adjourns the meeting at **8:32pm**

Respectfully submitted,

ROBERT MEISEL, CHAIR

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT

205 West Spring

8. Discuss and consider action a variance request 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 (8.25 feet) and eaves (2 feet). (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: William McAshan, Property Owner



205 West Spring

The applicant is requesting a variance to the 15-foot west side setback for an encroachment of a residential addition up to 10.25 feet (8.25 for building, 2 feet for eaves).

The applicant previously requested and was granted a variance to encroach 8.25 feet for an addition to the primary structure but did not include the additional 2-foot overhang for eaves .

The original 1,573 square foot structure was built in 1968. The existing house is approximately 6 foot from the west property line at the closest point.

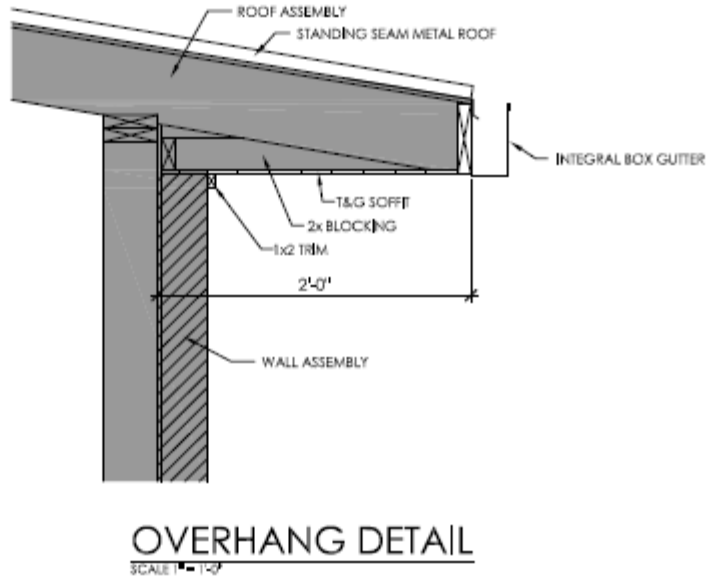


4.75 distance from
property line to
eave

SITE PLAN



205 West Spring



Any encroachment closer than 5 feet from the property line will require the building to be fire rated.



205 West Spring

Analysis:

- The applicant is proposing to keep the existing non-conforming structure.
- Keeping the original structure maintains the original scale and character of the neighborhood.
- With the removal of the 27.5 inch live oak there is no physical hardship for encroaching into the setback with the addition.



205 West Spring

- Staff recommends denial of both variance requests together. Either variance could be granted individually, but there is no hardship to grant both.
- Public Comment:
- At the time of the staff report, no comments had been received.
- This item will be forwarded to the July 10, 2024 Board of Adjustment meeting for consideration.





City of West Lake Hills Board of Adjustments

AGENDA REPORT

Meeting Date:	July 10, 2024	Item Number:	8
Department:	Building and Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

912 Calithea Rd. – Discuss and consider action on an appeal to the variance expiration determination of an administrative official per Section 38.02.008(2) Appeals to the Board of Adjustment for 912 Calithea Road.

Applicants: Owen Robinson, South Town Dream Homes

Recommendation

Staff recommend that the Board of Adjustment uphold the Director of Building & Development Services determination.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: George Frederic & Charlotte Sikes Howard
Legal Description: Terrace Mountain, Block O, Lot 10
Lot Size: 0.6310 acres
Zoning: R-1 One Family

The site is surrounded properties zoned R-1 – One Family.

Background & Analysis:

The property owners are requesting to appeal the determination of the Director of Building and Development Services that the two variances approved October 12, 2022 are expired due to lack of movement within the one year expiration period. The applicant believes that since the project for the house has been on-going, the variances have not expired (Attachment 1). The application submitted for the project specifically removed project scope for the addition of the pool and the redesign of the driveway during the application review for the current building permit (Attachment 2). No applications have been received for review in order to issue a permit to construct the driveway and pool.

Per Section 38.02.009, the rights authorized by a variance which is not exercised within one year from the date of granting such variance shall lapse and may be established only after notice and a new hearing pursuant to Chapter 38 Article 2.

The applicant has received multiple approvals and permits over the last 4 years.

- October 12, 2022 – Variances Approved by City Council
 - Background - <https://westlakehillstx.portal.civicclerk.com/event/182/files/agenda/840>
 - Expires a year after approval if no action is taken.
 - All application documents needed to permit the driveway and pool were not submitted by the applicant.
 - To date, no applications have been made that include required review documents to permit the addition to the driveway and pool/deck.
 - **Setback variances for the driveway and pool expired October 12, 2023.**
- November 28, 2022 – Application #2022-10582 received for the addition of a second story, first floor remodel, redesign on the driveway and construction of a new pool/deck.
 - The redesign of the driveway and addition of the pool and deck, the impervious coverage on the site would increase to 23.1%, requiring the submittal of a Type III drainage plan and report.
 - On May 3, 2023, the applicant revised the scope of the project to remove the driveway redesign and pool/deck addition.
 - The permit was issued on May 8, 2023.
 - Wallboard inspection passed on April 12, 2024.
 - **Permanent power release and final inspections are required before the permit can be completed.**
- April 5, 2024 – Application #2024-1202 received for a Short-Term Rental Permit.
 - **Approval is pending completion of the building addition and remodel.**

Section 38.02.008 (2) The Board of Adjustment shall have the power hear and decide an appeal where it is alleged that there is an error in any order, requirements, decision, or determination made by an administrative official in the enforcement of chapters 22, 32, 36, and 38 of the Code.

Attachments:

- Attachment 1 - Appeal Letter from Applicant
- Attachment 2 – Removal of pool/driveway from scope
- Attachment 3 – Proposed site plan from variance application

Outdoor Lighting

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

No changes are proposed to the subdivision.

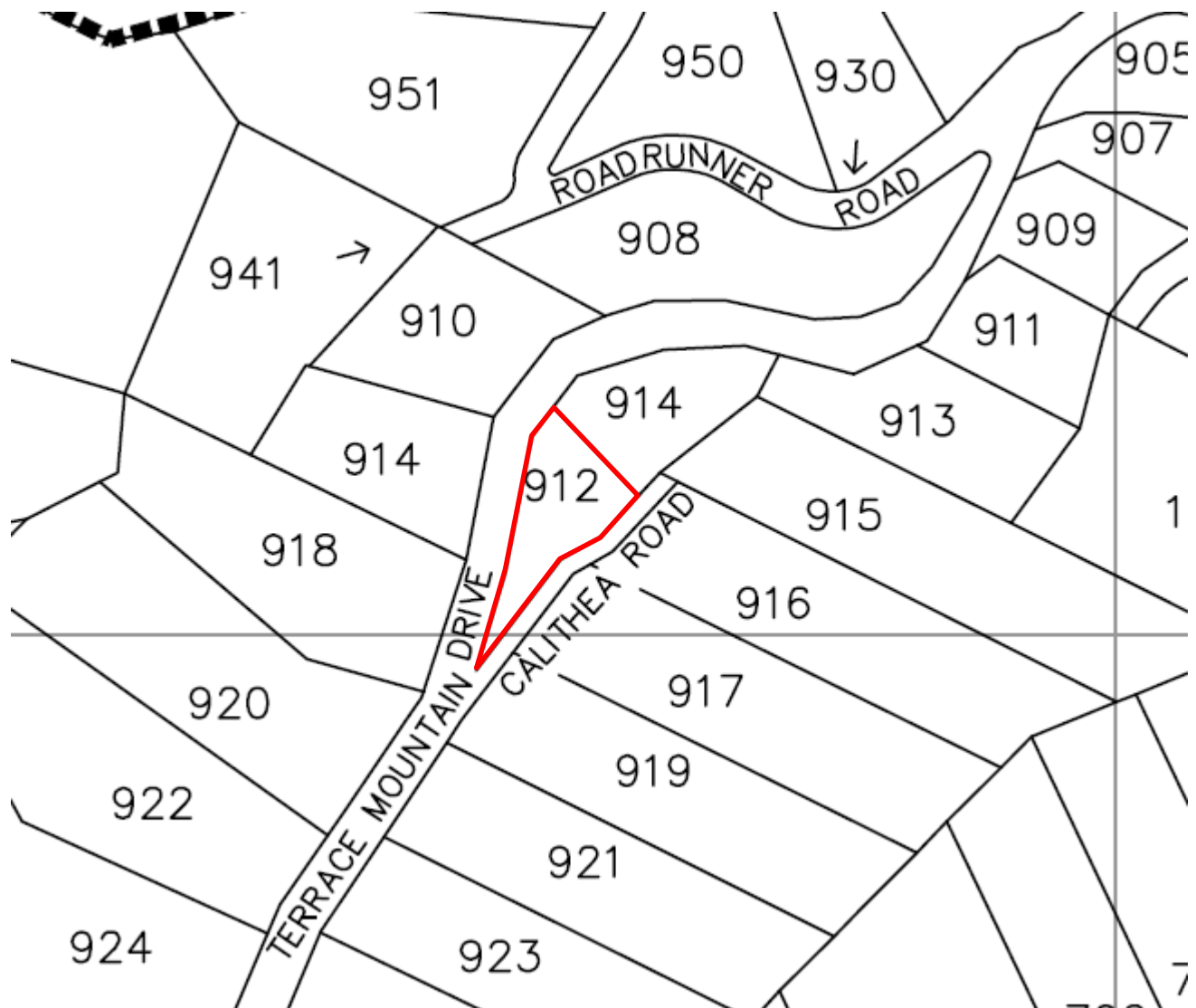
Comprehensive Planning Analysis

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

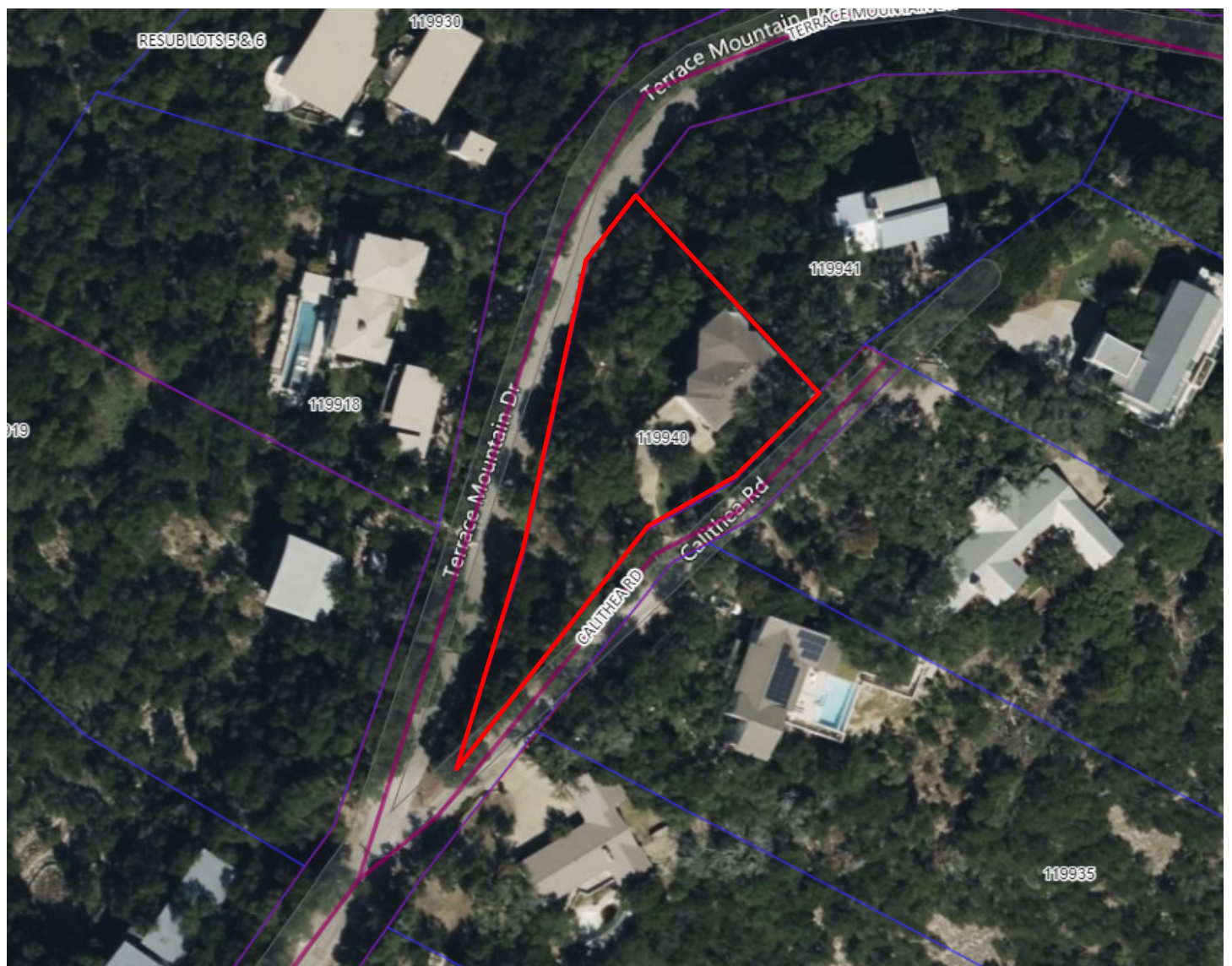
Links to Relevant Code:

- Section 38.02.006: Appeals to the board of adjustment.
- Section 38.02.008: Procedure for appeals to the board.
- Section 38.02.009 Variance may lapse after one year.

Zoning:



Aerial:







June 3, 2024

James Vaughan

Mayor, Board of Adjustments Chair

City of West Lake Hills

Mr. James Vaughan,

I am writing to appeal a decision by the City of West Lake Hills to revoke two approved variances for a project at 912 Calithea Road in West Lake Hills. Three variances were approved for this address on October 12, 2022. One for an addition to the home, which is currently under construction, one for an addition to the driveway to allow for turnaround space, and one for the addition of a pool and deck. This property experiences a 50' street-side building setback on both the front and rear sides of the home, creating a unique hardship for property improvement. With the previous variance approval, the homeowners became able to improve the property within a typical 30' rear setback.

Construction on this property began in June 2023, within one year of the date the variances were approved. When the project began, the homeowners made the decision to not include the driveway addition and pool in the scope of work. Recently, the homeowners have requested that these items be again included within the scope of work. Due to these specific aspects of the project not beginning within one year of the date of the variance approval, West Lake Hills has denied the opportunity to complete these property improvements.

Though specific work on the driveway and pool did not begin within one year, we believe that the larger project should not be required to follow a specific order of operations in order to appease variance regulations. Rather, the three variance approvals should be viewed as all pertaining to the same project, which began within an adequate time frame. It is typical for construction projects to progress over time, and would specifically make sense for the driveway and pool to be completed last on this specific project.

This appeal is to request that the two variances which were unanimously approved on October 12, 2022 would be honored today, allowing for the permitting and construction of the driveway turnaround space, pool, and pool deck as shown on the plans. Rather than resubmitting variance requests, these portions of the project should be viewed as smaller parts of a larger project that began in a timely manner in June of 2023.

Thank you.

Owen Robinson

Project Manager

owen@southtowndreamhomes.com

To: Allison Strehler <astrehler@westlakehills.gov>; Mark Littrell (PZSec) <pzsec@westlakehills.gov>
Subject: Re: 912 Calithea

Hey Allison!

We will not be building a pool. Let me know if you need any further information regarding the lighting or environmental review, we're getting some pressure from our clients to knock this out this week. Thanks so much for the help figuring this out!

Owen Robinson
(214) 577-4244
South Town Dream Homes

On May 1, 2023, at 2:43 PM, Allison Strehler <astrehler@westlakehills.gov> wrote:

Hello Owen,

Are you still wanting to build a pool? If so, the drainage review is needed. The pool also needs to be on its own permit if it is still part of your scope of work. We can move the drainage review to that permit.

We are trying to get the lighting and environmental reviews completed as well. If you can please verify if the pool is being built, we can work on getting the remodeling aspect of the permit completed.

Thank you,

Allison Strehler
Interim Development Coordinator
City of West Lake Hills
(512) 327-3628

From: Mark Littrell (PZSec) <pzsec@westlakehills.gov>
Sent: Monday, May 1, 2023 1:30 PM
To: Owen Robinson <owenwesrobinson@gmail.com>
Cc: Allison Strehler <astrehler@westlakehills.gov>
Subject: RE: 912 Calithea

I haven't gotten an answer for that yet.

From: Owen Robinson <owenwesrobinson@gmail.com>
Sent: Monday, May 1, 2023 1:25 PM
To: Mark Littrell (PZSec) <pzsec@westlakehills.gov>
Subject: Re: 912 Calithea

Thanks Mark.

Do you think there's any chance we would no longer need the drainage review due to the scope of work no longer affecting the current drainage?

Owen Robinson
(214) 577-4244
South Town Dream Homes

On May 1, 2023, at 12:53 PM, Mark Littrell (PZSec) <pzsec@westlakehills.gov> wrote:

Good afternoon, Owen!

The drainage was sent again for review on April 26th so it might be a week or so before we receive more comments.

Thanks!

Mark Littrell
Zoning & Planning Secretary
City of West Lake Hills
(512) 327-3628

1. DEMOLITION NOTES

CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED IN THE DRAWINGS.

DEMOLITION NOT DESCRIBED HERE BUT NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEMOLITION DRAWINGS ARE ISSUED FOR INFORMATION ONLY AND SHOW THE GENERAL EXTENT OF THE DEMOLITION REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR REMODELING OR NEW CONSTRUCTION.

THE WORK OF THIS PROJECT MAY INCLUDE ALTERATIONS OF THE EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOW THE CHANGES AND ADDITIONS SHOWN AND TO PROVIDE CONTINUING ELECTRICAL AND HVAC SERVICES FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN OPERATIONAL.

ALL DEMOLITION CONSTRUCTION DEBRIS TO BE SHALL BE SORTED SO AS TO COMPLY WITH THE CITY OF AUSTIN'S CONSTRUCTION & DEMOLITION RECYCLING ORDINANCE.

CONTRACTOR TO PROVIDE OWNER / ARCHITECT WITH A COMPLETE INVENTORY OF ALL ITEMS THAT CAN BE RE-USED AND/OR STORED IN BUILDING STOCK.

IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, PARTITIONS, ETC.) CAUSE AN UNEVENNESS IN FLOOR SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.

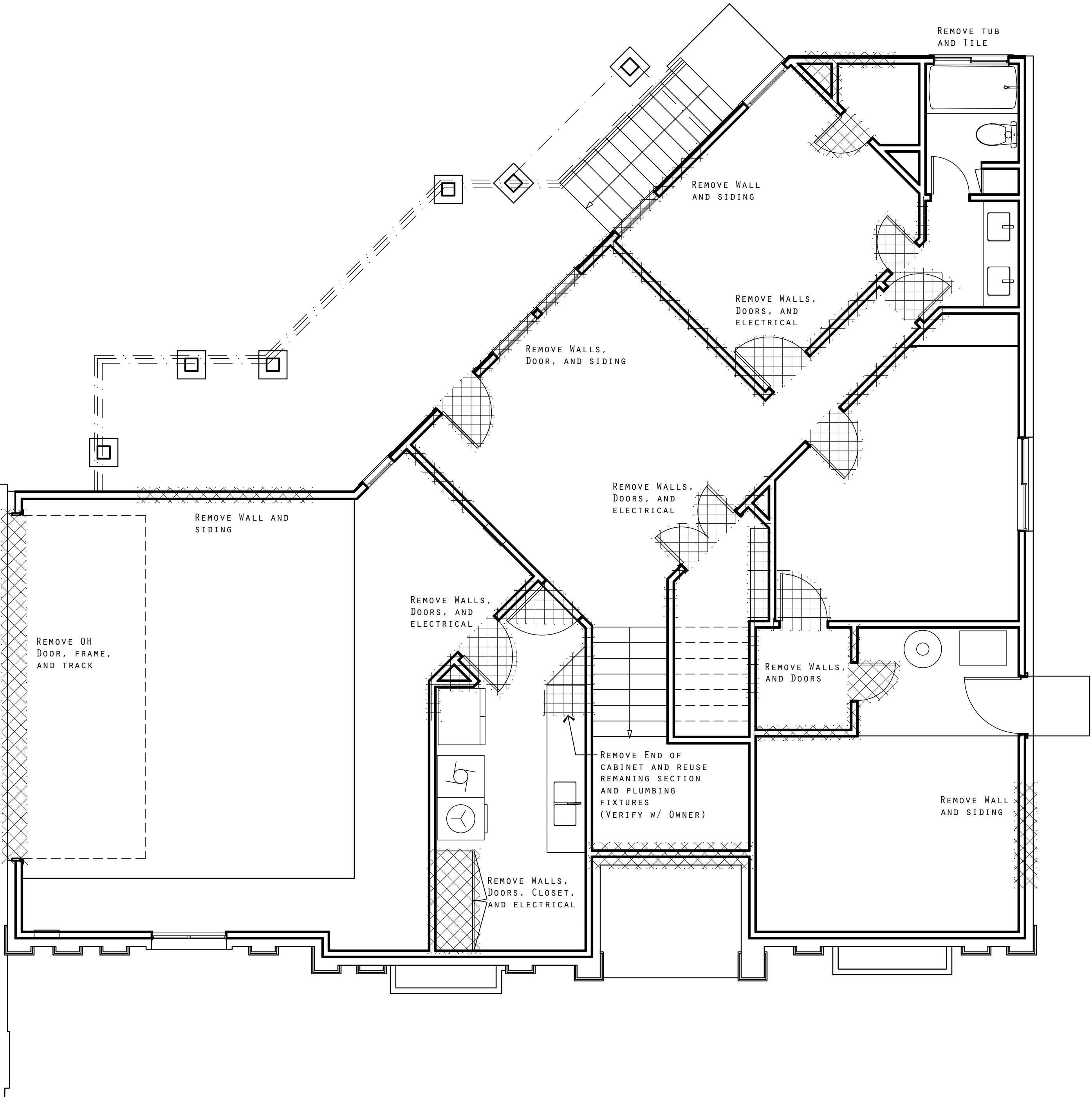
CONTRACTOR SHALL PROVIDE A SEALED PARTITION / BARRIER FROM FLOOR TO CEILING AT ALL INTERFACES WITH EXISTING PART OF STRUCTURE TO REMAIN.

ELECTRICAL, MECHANICAL AND PLUMBING TO BE REMOVED TO THE FURTHEST TERMINATION POINT ON THE FLOOR. REMOVE ALL UNUSED AND DISCONNECTED HVAC, ELECTRICAL, PLUMBING AND PHONE / DATA CABLING ABOVE CEILING AND REMOVE TO THE FURTHEST TERMINATION POINT ON THE FLOOR. COORDINATE EXTENT OF REMOVAL WITH MECHANICAL / ELECTRICAL / PLUMBING DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE REPAIRS TO ANY AND ALL DAMAGE TO EXISTING TO REMAIN EQUIPMENT, FIXTURES, WALLS, FLOORS, CEILING, DOORS, WINDOWS, OR ANY OTHER BUILDING ELEMENT THAT MAY OCCUR DURING THE DEMOLITION AND / OR CONSTRUCTION PHASES. ALL REPAIRS SHALL BE MADE PRIOR TO SUBSTANTIAL COMPLETION.

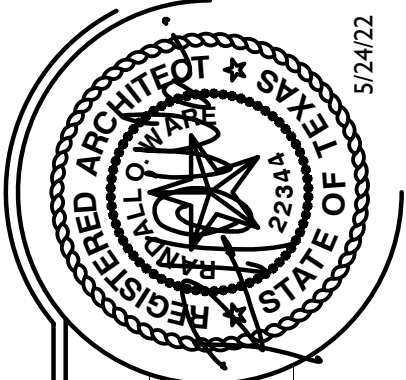
CONTRACTOR TO VERIFY ALL LOAD BEARING CONDITIONS AND PROVIDE SHORING AS REQUIRED IN ALL AFFECTED AREAS PRIOR TO AND DURING DEMOLITION AND / OR CONSTRUCTION.

PRIOR TO REMOVAL OFF SITE, CONTRACTOR TO EVALUATE ANY DEMOLISHED CONCRETE, MASONRY, HARDSCAPING, COPING, GRAVEL, EARTH, ETC. WITH LANDSCAPE DESIGNER / ARCHITECT FOR POSSIBLE RE-USE AS LANDSCAPE FILL IN OTHER AREAS OF THE PROJECT.



1 FIRST FLOOR PLAN - EXISTING DEMOLITION

1/4" = 1'-0"



DATE: MAY 24, 2022
JOB NUMBER: XX
DRAWN BY: INITIALS
CHECKED BY: INITIALS

PERMIT SET

HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX

FIRST FLOOR DEMO PLAN

shelter • design studio + workshop
78704 • 512 • 657 • 4705 • randall@shelterdesignstudio.com



© 2022 Randall O. Ware

REVISIONS	
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D1

O F : XX

DIVISION 1 - GENERAL REQUIREMENTS

INSTRUCTIONS TO BIDDERS:

EXAMINATION OF PREMISES:

Contractors shall be held to have examined the premises and satisfied him as to the existing conditions that will in any manner affect the work under this contract. No allowance will be made subsequently in behalf of the Contractors in this connection. Unless the builder is notified, contractor accepts the work that was completed before his work begins.

Responsibility of Contractors:

Each contractor shall provide without extra charge all incidental items required as part of his work. He will be held responsible for the proper execution of a satisfactory and complete job in accordance with the true intent of the drawings and specifications. If he has objection to the use of any material, appliance, equipment or method of construction shown or specified, proper adjustment should be made before the contract is let. All material materials used will be compatible with existing materials on the site.

All work will be performed in compliance with manufacturer's specifications and published industry standards.

Inter-Relation of Documents:

Should the drawings disagree in themselves or with the specifications, the better quality or greater quantity of work or material shall be estimated upon and unless otherwise ordered in writing, shall be performed or furnished.

Unless noted, all bids must assume to be based on these plans and specifications.

Changes, Deviations or Extras:

It is understood and agreed that in all cases where an allowance is specified, the owner is to make the selection; and, if the owner uses more than the amount allowed, the owner is to pay the builder the difference; if he uses less, the builder is to allow him credit for the difference. In both cases, an adjustment, up or down, will be made for the contractor's fees.

Protection:

The General Contractor (Builder) shall take and assume all responsibility for the entire premises and shall protect and maintain all protections required by the governing laws, regulations, rules and ordinances.

SUMMARY OF WORK

A. GENERAL DESCRIPTION: The work to be performed under this contract shall include all labor, materials, equipment, and services necessary to complete the construction of the residence and other improvements as shown on the drawings and described in the specifications. The work shall be performed under a fixed price contract plus applicable allowances, and shall include general construction, plumbing, electrical, heating, air-conditioning, and final utility connections.

B. Work Covered by Contract Documents:

1. All work under this contract shall be completed in accordance with the contract documents. The contractor shall perform the work in accordance with all applicable local government codes, and shall conform to the applicable building and performance standards established by the Texas Residential Construction Commission, or any successor thereto. Unless specifically noted otherwise, the builder shall provide and pay for:

- A. Labor, materials and equipment
- B. Tools, construction equipment and machinery
- C. Water and utilities required for construction
- D. Other facilities and services necessary for proper execution and completion of the work
- E. Builder's Risk, General Liability, Workman's Compensation and all other insurance coverage required by law or agreed to by owner and builder. Owner is to be named as additional insured on the builder's policy. Builder shall provide certificates of insurance to owner.
- 3. The builder shall pay all legally required sales, consumers, use taxes and shall secure and pay for, as necessary for proper execution and completion of the work:
 - A. Building permits, surveys and all inspections
 - C. Fees of governing agencies
 - D. Licenses
 - E. Water and electric meter fees
 - E. Architectural control board approvals (By Owner)
 - F. All copies of plans and specifications necessary for construction.
- 4. The builder shall give all required notices, and comply with applicable building codes (specifically 2015 International Residential Code), ordinances, rules, regulations and other legal requirements of public authorities having jurisdiction over the project.
- 5. Permits and Filings: The work shall not commence until all necessary permits have been obtained by the builder and all requirements of the permits are satisfied.
- 6. Substitutions: Whenever any item or materials are specified by trade name, manufacturer's name or catalog reference, only such items or materials shall be used. The owner and/or the architect must approve any substitutions.
- 7. Products: All materials and products shall be new, of the quality associated with this level of home and free from faults and defects. All materials shall be delivered in manufacturer's original unopened packages with manufacturer's name and package contents clearly labeled. All materials and products shall be handled and stored in such manner to properly protect same from damage and theft. All materials and products shall be handled and installed in accordance with supplier or manufacturer's current specifications to insure that all warranties will be in full force and effect.
- 8. Specifications: All products and materials not specifically identified in these specifications, but selected at future meet will be considered for all purposes as part of these specifications as if originally designated in this writing.
- 9. Measurements and Work Layout: Prior to commencement of the work, builder shall examine the site and locate all survey benchmarks and reference points to ensure that all improvements shall be constructed in accordance with the applicable restrictions, building setbacks and building codes.
- 10. Engineering: Owner has provided foundation and framing plans designed specifically for this project and site. Any departure from such foundation plans or departure (other than minor changes) from such framing plans shall be approved in advance by the engineers.
- 11. Testing, Adjusting and Balancing of Systems: Upon completion of installation, all piping, plumbing, gas, ventilation, cooling and heating and other mechanical and electrical systems shall be tested and adjusted to ensure that such systems operate as designed.
- 12. Repair of Damage/Losses: Builder shall be responsible to owner for the acts and omissions of builder's employees and sub-contractors and shall remedy, at builder's expense, any damage or loss caused by such persons. CASH ALLOWANCES

Cash allowance amounts for the final construction contract to be determined by owner and builder.

LABOR AND MATERIAL ALLOWANCES

- 1. Hardwood Flooring \$ Installed
- 2. Tile Flooring \$ Installed
- 3. Bath Tile Flooring \$ Installed
- 4. Carpet and Pad \$ Installed
- 5. Tile Tub/Shower Surrounds \$ Installed

- 6. Granite Countertops \$ Installed
- 7. Septic System \$ N/A
- 8. Security/Fire System \$ Installed
- 9. Audio/Video Systems \$ Installed
- 10. Exterior Railings \$ N/A
- 11. Wrought Iron Fencing \$ Installed
- 12. Landscape/Sprinkler \$ Installed

MATERIAL ONLY ALLOWANCES

- 1. Hardware/Bath Accessories \$ \$BID
- 2. Appliances \$ \$BID
- 3. Plumbing Fixtures \$ \$BID
- 4. Light Fixtures \$ \$BID

DIVISION 2 - SITE WORK

CLEANING

A. Builder shall remove all rubbish and waste material from the premises.

B. Builder to wash and clean all windows, plumbing fixtures, appliances, etc. to leave building ready for occupancy.

CLEARING

A. Remove trees, roots and vegetation, rubbish and debris from areas covered by buildings, driveways, sidewalks and paths. All existing trees remain except those specifically identified for removal on site plan. Verify any trees to be removed with owner.

B. Survey site and building location prior to concrete pour. Survey to be done by a registered, professional surveyor.

C. The exact location of the house shall be located by the surveyor at the job site.

D. Install fabric silt fence and construction fence to manufacturer's specifications where shown on the drawings.

SITE GRADING

A. Excavate or fill to conform to grades as shown on drawings or as to building requirements. Grades may vary; builder must review all landscape architect's documents prior to rough grading or excavation at the site.

B. Builder shall back fill to provide positive drainage away from (60"min.) and around all buildings. Back fill shall not be considered as part of landscape allowance.

C. No fill is to be placed around trees.

SITE UTILITIES

A. Builder to pay cost of all utility taps and meter fees.

B. Builder to connect underground electric service and meters.

C. Builder to install LP gas piping and connect LP gas service.

D. Builder to connect underground telephone and cable service.

E. Electric meter to be installed per plans.

DIVISION 3 - CONCRETE

CAST-IN-PLACE CONCRETE

A. Refer to plans for specifications. (Sheet S-1, S-2)

B. Remove existing soil and replace with compacted select fill as described in the engineering drawings. Install 6 mil. poly. vapor barrier below slab.

C. Install concrete according to engineered drawings as 5 sack, 3,000 psi concrete at 28 days.

D. Slab inspection is required by structural engineer upon completion of placement of reinforcing steel prior to concrete placement. Engineering inspections' fees to be paid by contractor. Concrete and slump testing to be performed during the concrete placement.

E. Refer site plan, sheet SP-1 for driveway and sidewalk materials and locations.

DIVISION 4 - MASONRY

FIREPLACES

A. Install job-built masonry fireplaces ('to plan. Install expanded galvanized metal lath bird screens at each flue.

B. Install gas jet fire starter with key at fireplace; install key to side of fireplace mantel or veneer if possible.

STUCCO/UNDERPINNING

A. All exposed slabs to be underpinned with plaster to match stucco color.

STONE VENEER

A. Install masonry veneer as selected by owner.

B. Provide a sample wall to be erected on the building approximately 4' x 4' or as required to show pattern and color. Sample may remain as part of the construction if approved by owner.

C. Install all masonry to industry standards with galvanized masonry wall ties at 16" o.c. horizontally and 24" o.c. vertically; each wall tie to support 3 s.f. of masonry, maximum.

D. Provide weep holes at mortar joints at 18" o.c. min.. 1 1/2" below of floor trusses. All lintels above windows and doors to have weep holes.

E. 4" x 5" primed steel lintel angles at all headers up to 8'-0". Extend lintel 6" min. beyond each side of masonry opening. All lintels with spans greater than 8' to be sized by engineer.

F. All masonry work, plaster and tile work shall occur when the air temperature is 40 degrees F. and rising.

G. Install 2" thick chopped stone sills with smooth top and rough edge at all masonry openings.

DIVISION 5 - METALS

A. Install gutters and down spouts at all horizontal roof eaves. All downspouts shall be attached to an underground collection water collection system and extended to an underground collection tank. Install custom box gutters with round downspouts. Color to match roofing color. Verify all down spout locations with owner and architect.

B. Structural steel beams, exposed steel frames and steel columns where shown on the plans.

C. Welds to be made by certified welder per American Welding Society (AWS).

D. Install 1/4" plate steel panels over steel frame where shown in the drawings.

E. Flashing: 26 gauge galvanized or lead, paint grip flashing and counter-flashing. Install all thru-wall flashing where applicable. No cut-in or let-in flashing to be used.

F. Install galvanized, or equal, thru-wall Z flashing over all exterior windows and doors.

DIVISION 6 - WOOD AND PLASTICS

LUMBER/ROUGH CARPENTRY

This includes all carpentry, specified or inferred by plans and specifications. Contractor shall cut and patch for all trades unless otherwise specified. All furr downs, wall furring and attic flooring required by other subcontractors shall be the

responsibility of framing contractor. Any materials specified by trade names are to be installed in strict accordance with the manufactures specifications. All wood framing shall be erected straight, plumb and true in location and alignment shown.

Exterior Walls: (Framing contractor shall install all windowsill plates cant to the exterior a minimum of 15 degrees.

A. Studs - 2 x 6 studs where shown and 2 x 4 #2 or better K.D. Douglas fir @ 16" o.c. All exterior walls (19% or less moisture content). 2 x 4 and 2 x 6 studs at 16" o.c. interior walls. No jointed or spliced studs.

B. Rafter - 2 x 6, 2 x 8 and 2 x 10 #2 or better K.D. S.Y.P. at 16" and 24" o.c., maximum spans to S.Y.P. span tables.

C. Ceiling Joists - size as required by local building code span tables; min. 2 x 6 @2 or better K.D. S.Y.P. or #1 Douglass fir. @ 16" o.c.

D. Wind Bracing - 1/2" CDX or OSB plywood continuous form slab to top plate at all exterior walls. Framing construction to withstand wind loading as required by applicable building code.

E. Base Plate - #2 Y.P. borate treated at all walls.

F. Sheathing - 1/2" CDX or OSB plywood.

G. Roof Decking - 5/8" CDX plywood with radiant barrier.

H. Sub Floor - 1 1/8" T&G 'Advantec' plywood, PL400 glue and nail.

- 1. Exterior Trim: Verify with drawn details
- 1. Fascia - 2 x 6 #2 fir
- 2. Shingle mould - 1 x 4 #2 fir
- 3. Soffit - 1 x 4 #2 fir. Verify with plans
- 4. Trim - 1 x 4 #2 fir
- 5. Soffit - 1x6 smooth T&G, V-groove cypress or fir siding.
- 6. Porch ceilings - 1 x 6 smooth T&G V-groove cypress or fir siding.

J. Siding - N/A

K. Block and brace all framing members to code. Block all 10' and 12' walls at 1/3 spans. All 9'-1" walls at mid span. Provide blocking behind all wainscot panels, towel bars, and ceiling fans and at sides of all window headers for drapes.

L. Headers: All exterior openings in load-bearing walls; Headers = 2-2 x 12, unless noted otherwise; Openings in non load-bearing interior walls' Span = 0' to 2' = 2 x 6 2' to 4' = 2-2 x 8 4'+ = 2-2 x 12

M. Engineered floor trusses (4 x 18) at 16" and 24" o.c.; truss design, layout and engineering by truss manufacturer. Truss design loads are 60 p.s.f. live load and L/360 limit of deflection.

N. Use only galvanized nails and fasteners at all areas exposed to moisture.

O. All walls to be plumb, square and rigid.

P. Areas indicated for attic storage all to be framed and braced to allow maximum storage area.

Q. Drainage Plane: Install 'Sto-Guard' fluid applied, seamless waterproofing/air barrier, install per manufacturer's specifications. Maintain ambient and surface temperatures above 40 degrees F during application and drying period. Install product in combination with 'Sto-Guard mesh' at all joints and window and door openings.

R. Windows are to be caulked to the sheathing per manufacturer's specifications.

FINISH CARPENTRY-VERIFY WITH OWNER

A. Interior Trim - Poplar paint grade throughout.

B. Casing - 1x Poplar 3 1/2" throughout.

C. Base - 1x Poplar 5 1/2" Floor 1, 3 1/2" Floor 2.

D. Crown - None

E. Wood Ceilings - 1x6 T&G, V-groove, select smooth cypress, stained. Verify with interior designer.

F. Shutters - None

G. Contractor to stack lumber and millwork to insure proper ventilation, drainage and to protect form elements.

H. Install all work plumb, level and true to line and firmly secure to grounds or backing. Scribe and fit accurately to adjacent work.

PLASTIC LAMINATE

A. N.A.

CABINETS

A. All cabinets shall be of all wood construction (no particleboard or fiberboard) See interior designer for wood selections. All cabinets to be stained unless noted otherwise in the drawings.

B. All cabinets to have flat panel 'Shaker' styled doors. Verify door design with owners. Install concealed 'European' hinges at all cabinets.

C. All cabinets to be constructed with inset doors and drawers.

D. All cabinets to have plywood sides and backs. All exposed or 'open' cabinets to have hardwood plywood with hardwood edges. All drawer bottoms to be glued and nailed or stapled into dado in drawer sides and backs.

E. Refer sheet A-4.1 - 4.3 for countertop materials.

F. All cabinets to have adjustable shelves except as indicated on sheet A-4.1- 4.3. Use pre-drilled holes and metal pins as shelf hardware, no KV permitted.

G. All drawer guide hardware to be, full extension, balanced, epoxy coated or metal installed on both sides of bottom of drawer.

H. Cabinet sub-contractor to submit two copies of cabinet shop drawings for owner and architect approvals prior to commencement of cabinet construction.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION (To comply with 2015 IRC Energy Code)

A. Exterior walls - R-15 fiberglass batt insulation.

Ceilings/Attics - R-38 fiberglass batt attic insulation installed in the plane of the rafters. Install at all attics except garage. No soffit or attic vents required.

B. Sound Batts - 3" unfaced batt insulation all walls at bathrooms, utility room and between floors.

C. "2 Stage" "POLYCELL" expandable foam insulation throughout, including:

- 1. Individual framed T's and corners
- 2. Joints between sill plates and slab, walls and ceiling, and wall panels.
- 3. Openings at all pipe and wiring penetrations at walls, floors, attics, ceilings and roofs.

F. Install 'Moistop' at all exterior wall bottom plates, all horizontal joints in exterior sheathing. Install adhesive-backed bituminous tape flashing at all window jams, and head flanges.

G. Not used.

H. House wrap - N/A

I. Insulate all water pipes and all wastewater pipes in walls.

J. Install insulation at attics to avoid gaps and cover joists.

COMPOSITION ROOFING

A. N.A.

METAL ROOFING

A. Standing seam metal roof 'MBCI' or owner approved equal. See Allowance.

B. 'MBCI' 16" to 18" wide, 24 gauge prefinished color panels with closures, cleats and trim. 'Kynar 500' finish or equal.

C. Rolled standing seam roofing panels.

D. Verify installation and required roof decking material with manufacturer prior to construction. Install roofing over 2 layers of 30# ASTM felt underlayment. Alternate: 'Ice and water shield' underlayment. (Required on all roof slopes of 2/12 or less).

DIVISION 8 - DOORS AND WINDOWS

EXTERIOR METAL DOORS

A. Insulated aluminum doors. Western Window Systems Classic Series 600 or owner approved equal. Verify all muntin bar dimensions and profiles with architect and owners prior to ordering doors.

EXTERIOR WOOD DOORS

A. 1 3/4" clad, wood, simulated divided light insulating glass French doors. 'Weathershield' or owner approved equal. Verify all muntin bar dimensions and profiles with architect and owners prior to ordering doors.

WOOD WINDOWS

A. 'Weathershield' or owner approved equal; clad, wood fixed glass and double hung windows with Southern Low E insulating glass. Argon gas filled air space. Clad color as selected by owner. Install simulated divided light wood grills where shown in the drawings. Verify muntin bar dimension and profiles with architect and owners prior to ordering windows.

METAL WINDOWS

A. Insulated aluminum windows. 'Western Window Systems' or owner approved equal. Verify all muntin bar dimensions and profiles with architect and owners prior to ordering windows.

B. Steel windows. 'Rehme' steel frame windows where shown in the drawings.

VINYL WINDOWS

A. N.A.

INTERIOR DOORS VERIFY WITH OWNER

A. 1 3/4" three panel wood doors. Verify door design and material with architect and interior designer prior to ordering doors.

GARAGE DOORS

A. Metal garage door frames with 1x cypress veneer over top, verify wood design with architect. Austin based 'Doors R Us' or equal.

DIVISION 9 - FINISHES

GYPSUM WALLBOARD

A. 5/8" gypsum board all wall surfaces, 5/8" gypsum board at all ceilings. Smooth (roller nap texture) throughout. All ceilings to be light orange peel texture; verify with architect and owners.

B. Install all gypsum wall board with screws. Install square metal square corner bead at all outside corners, including fur-downs and sheetrock openings (S.R.O.) and where abutting a different material.

C. Paint prime all gypsum board walls and ceilings prior to texture.

D. Green board at all areas exposed to moisture, except for showers and tub surrounds (wet areas), and behind all interior stone walls. DuraRock on all wet areas (install felt paper under the DuraRock)

E. Openings in wallboard to fit electrical outlets, boxes and conduits snugly.

TILE FLOORING

A. All floor 1 tile and floor tile over concrete porches to be mud-set. (slip sheet, anti fracture sheet, to be applied on all horizontal floors before tile is installed

B. Seal all grout; grout color as selected by owner.

C. Install sloped fiberglass shower pans at all showers.

CERAMIC TILE

A. Mud-set ceramic tile tub and shower surrounds, using galvanized metal lath on cement backer board where shown in the drawings (felt paper to be installed prior to the installation of the backer board, according to the manufacturer's specifications).

B. Grout color as selected by owner.

WOOD FLOORING

A. 3/4" x 5" x random length T&G flooring over plywood subfloor and vapor barrier. Verify material and finish with owner. See Allowance.

B. Keep hardwood floors dry at all times. Do not deliver flooring on a rainy day or install in excessive humidity.

PAINTING

A. Owner's choice of two exterior paints or stain colors: one color at wood ceilings, one color at trim and fascia.

B. Owner's choice of eight interior paint colors for walls and ceilings.

Final coat of wall paint to be rolled after carpet installation.

C. Owner's choice of four interior paint colors on woodwork.

D. Owner's choice of two interior paint colors for painted cabinets.

E. Not used.

F. Paint all exposed surfaces with one prime coat and two finish coats highest quality paints: 'Benjamin Moore' or owner approved equal.

G. All surfaces to receive paint, stain, caulk and sealant shall be clean, dry smooth and free from voids and defects. Sandpaper smooth and dust clean all surfaces before and between paint or stain coats. Fill fastener holes, cracks and depressions. Allow each coat to thoroughly dry before next coat application.

H. Apply best quality paint, exterior grade caulk around all doors, windows and other exterior wall openings to secure a watertight application. Exterior caulking to be done by a commercial caulking contractor.

I. All paint materials to be delivered in unopened packages bearing the brand and manufacturer names.

J. Surfaces of adjacent work and materials not to receive paint shall be properly covered and protected.

K. Remove all hardware, plates, fixtures and similar items not to be painted and reinstall upon completion of work in the area.

L. All exterior finish lumber and millwork shall be back-painted.

Apply prime coat to all edges, ends, and surfaces of all wood to be exposed. Apply additional coats where undercoat, stains or other conditions show through.

M. Materials not specifically designated (such as linseed oil, mineral spirits, wood fill, etc.) shall be of quality products of known manufacturers.

N. Prepare samples of each different color (up to 8 samples) and/or material for owner approval.

CARPETING

A. Carpeting and pad to plan. See Allowance

SHEET VINYL

A. N.A.

COUNTERTOPS

A. Refer Sheet A-4.1 - 4.2.

B. Slab granite countertop with straight edge at kitchen.

WALLPAPER/FAUX PAINTING

A. N.A.

DIVISION 10 - SPECIALTIES

NONE

DIVISION 11 - EQUIPMENT

A. Builder to provide 3 1/2" PVC sleeves @ drives and walks to plans for sprinkler system.

B. Disappearing stairs - wide series per plan.

DIVISION 12 - FURNISHINGS

A. NONE

DIVISION 13 - SPECIAL CONSTRUCTION

A. Builder to coordinate installation of in-ground swimming pool with spa and all necessary pool and spa equipment.

DIVISION 14 - MISC.

A. NONE

DIVISION 15 - MECHANICAL

PLUMBING SYSTEM

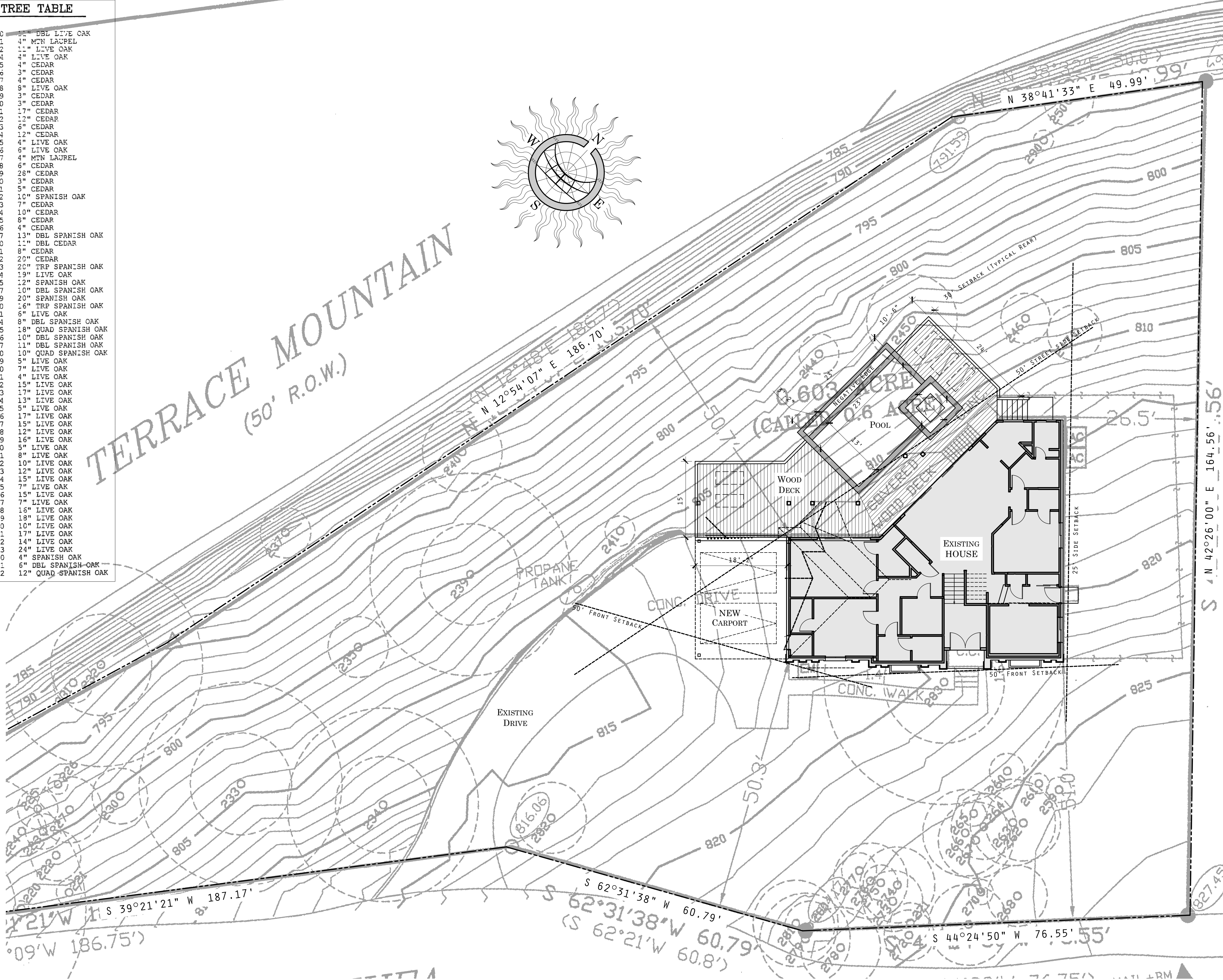
All plumbing to conform to the National Plumbing Code, state, county, city health codes, and/or local ordinances. Provide all labor and material to complete home according to applicable prevailing city/county codes.

A. Water piping - copper. Insulate all pipes in slab; wrap all pipe penetrations with approved material, through beams and slab. All water supply lines below the slab are to be buried in the fill material just below the surface. Installed prior to the foundation poly. Provide main cutoff and pressure reducing valve in the house or garage if possible

B. LP gas service and piping installed to plan.

<

TREE TABLE	
200	11" DBL LIVE OAK
201	4" MTN LAUREL
202	11" LIVE OAK
204	4" LIVE OAK
205	4" CEDAR
206	3" CEDAR
207	4" CEDAR
208	9" LIVE OAK
209	3" CEDAR
210	3" CEDAR
211	17" CEDAR
212	12" CEDAR
213	6" CEDAR
214	12" CEDAR
215	4" LIVE OAK
216	6" LIVE OAK
217	4" MTN LAUREL
218	6" CEDAR
219	28" CEDAR
220	3" CEDAR
221	5" CEDAR
222	10" SPANISH OAK
223	7" CEDAR
224	10" CEDAR
225	8" CEDAR
226	4" CEDAR
227	13" DBL SPANISH OAK
230	11" DBL CEDAR
231	8" CEDAR
232	20" CEDAR
233	20" TRP SPANISH OAK
234	19" LIVE OAK
235	12" SPANISH OAK
237	10" DBL SPANISH OAK
239	20" SPANISH OAK
240	16" TRP SPANISH OAK
241	6" LIVE OAK
244	8" DBL SPANISH OAK
245	18" QUAD SPANISH OAK
246	10" DBL SPANISH OAK
247	11" DBL SPANISH OAK
250	10" QUAD SPANISH OAK
259	5" LIVE OAK
260	7" LIVE OAK
261	4" LIVE OAK
262	15" LIVE OAK
263	17" LIVE OAK
264	13" LIVE OAK
265	5" LIVE OAK
266	17" LIVE OAK
267	15" LIVE OAK
268	12" LIVE OAK
269	16" LIVE OAK
270	5" LIVE OAK
271	8" LIVE OAK
272	10" LIVE OAK
273	12" LIVE OAK
274	15" LIVE OAK
275	7" LIVE OAK
276	15" LIVE OAK
277	7" LIVE OAK
278	16" LIVE OAK
279	18" LIVE OAK
280	10" LIVE OAK
281	17" LIVE OAK
282	14" LIVE OAK
283	24" LIVE OAK
290	4" SPANISH OAK
291	6" DBL SPANISH-OAK
292	12" QUAD SPANISH OAK



SCHEDULE OF DRAWINGS
SP-1 SITE PLAN A-1.1 FIRST FLOOR NOTES PLAN A-2.1 ELEVATIONS A-3.1 ROOF PLAN A-4.1 INTERIOR ELEVATIONS A-5.1 FIRST FLOOR ELECTRICAL PLAN

BUILDER TO VERIFY METES AND BOUNDS,
BUILDING LINES AND EASEMENTS PRIOR
TO PERFORMING ANY LOT IMPROVEMENTS.

LEGAL DESCRIPTION
LOT 10 BLOCK 0
STONEHENGE ESTATES
TRAVIS COUNTY, TEXAS

BUILDER
N/A

ENGINEER
N/A

SURVEYOR
ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN, TEXAS 78704
TELEPHONE: (512) 440-0071

BUILDING COVERAGE (PROPOSED)		
AREAS	EXIST	NEW
1ST FLOOR CONDITIONED AREA *	1872	484
2ND FLOOR CONDITIONED AREA	--	--
3RD FLOOR CONDITIONED AREA	--	--
BASEMENT	1394	438
GARAGE / CARPORT *	438	46
WOOD DECKS	--	442
BREEZEWAYS	--	--
COVERED PATIOS *	281	166
COVERED PORCHES *	262	166
BALCONIES *	--	--
--	--	--
OTHER BLDG / COVERED	--	--
TOTAL BUILDING AREA	4247	1742

TOTAL BUILDING COVERAGE ON LOT	
BUILDING AREA	5505
AREA OF LOT	26,245.6
PERCENT OF COVERAGE	20.9%

IMPERVIOUS COVERAGE CHART	
AREAS	COVERAGE
TOTAL BUILDING COVERAGE	2783
DRIVEWAY AREA	2217
SIDEWALK & WALKWAYS	144
UNCOVERED PATIOS	--
UNCOVERED WOOD DECKS	442
AC & SPA EQUIP. PADS	40
CONCRETE DECKS	--
OTHER- LANDSCAPE WALLS & STEPS	--
POOL / SPA	461
TOTAL COVERED	6087
AREA OF LOT	26,245.6
PERCENTAGE OF LOT COVERED	23.2%
25% ALLOWABLE	6561.4

DATE: OCTOBER 4, 2022

JOB NUMBER: --

DRAWN BY: ROW

CHECKED BY: INITIALS

REGISTERED ARCHITECT & SKYLINE

STATE OF TEXAS

10/4/22

PERMIT SET

shelter • design studio + workshop

4009 Banister Ln, Suite 250 • Austin, Texas 78704 • 512 • 657 • 4705 • randall@shelterdesignstudio.com

HOWARD BASEMENT REMODEL

912 CALITHEA ROAD AUSTIN, TX

SITEPLAN

REVISIONS

SP1

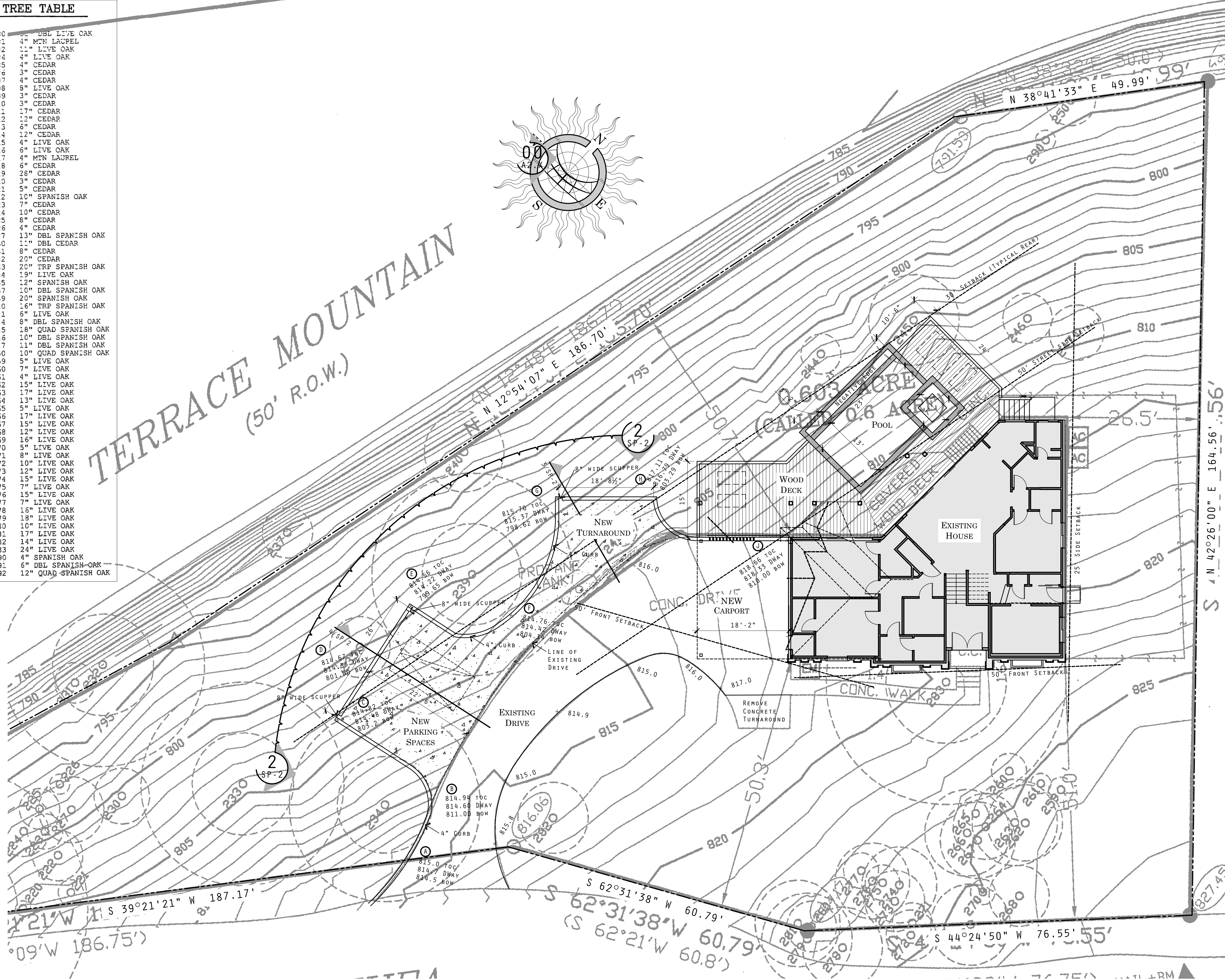
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1 SITE PLAN

1" = 10'-0"

Page 197 of 213

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TRAVIS COUNTY, TEXAS

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AREA OF LOT	26,245.6
PERCENTAGE OF LOT COVERED	23.2%
25% ALLOWABLE	6561.4

DATE: OCTOBER 27, 2022
JOB NUMBER: 1027/22
DRAWN BY: [Signature]
CHECKED BY: [Signature]
INITIALS: [Signature]

PERMIT SET

HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
SITEPLAN

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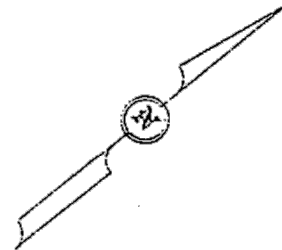
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1 SITE PLAN

1" = 10'-0"

SP1

SCALE: 1"=30'



*** IMPORTANT NOTICE ***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 10.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LEGEND

- WROUGHT IRON FENCE
- A/C UNIT
- ELEC. METER
- IRON ROD FND.
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
- NAIL FND.
- CALCULATED POINT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

LOT No. 10 BLOCK "A" SUBDIVISION / ADDITION TERRACE MOUNTAIN BLOCK "O" STONEHEDGE ESTATES
SECTION 1 PHASE 1 Book 8 Page(s) 83 Cabinet Slide PLAT RECORDS
CITY TRAVIS COUNTY, TEXAS Reference: ROSS SMITH



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

TERRACE MOUNTAIN
(50' R.O.W.)

0.603 ACRE
(CALLED 0.6 ACRE)

LOT 10
HOUSE

912 CALITHEA

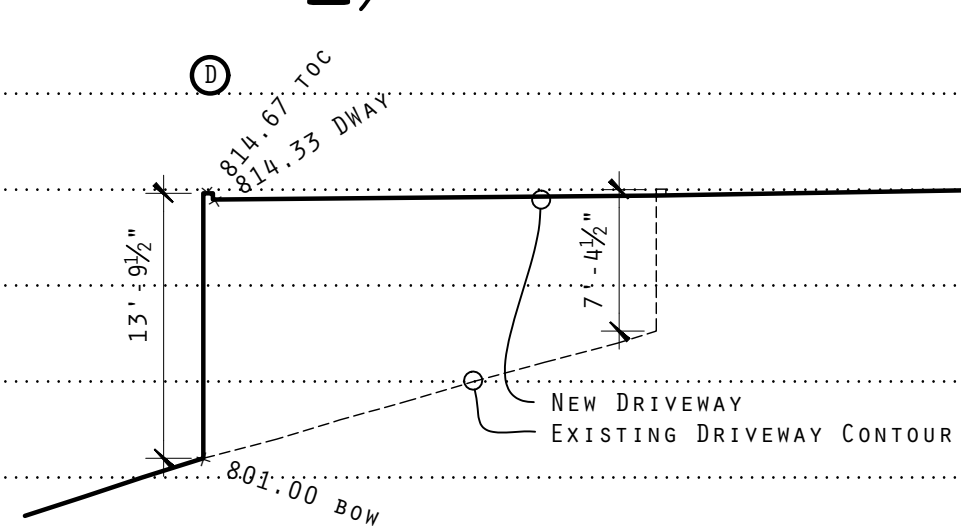
(25' R.O.W.)

TREE TABLE

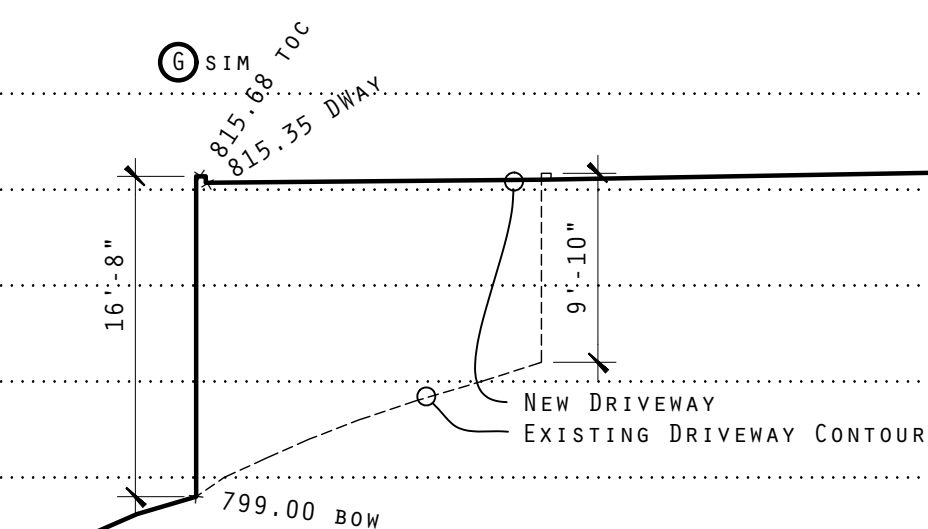
200	11" DBL LIVE OAK
201	4" MTN LAUREL
202	11" LIVE OAK
203	4" LIVE OAK
204	4" CEDAR
205	4" CEDAR
206	3" CEDAR
207	4" CEDAR
208	9" LIVE OAK
209	3" CEDAR
210	3" CEDAR
211	17" CEDAR
212	12" CEDAR
213	6" CEDAR
214	12" CEDAR
215	4" LIVE OAK
216	6" LIVE OAK
217	4" MTN LAUREL
218	6" CEDAR
219	28" CEDAR
220	3" CEDAR
221	5" CEDAR
222	10" SPANISH OAK
223	7" CEDAR
224	10" CEDAR
225	8" CEDAR
226	4" CEDAR
227	13" DBL SPANISH OAK
230	11" DBL CEDAR
231	8" CEDAR
232	20" CEDAR
233	20" TRP SPANISH OAK
234	19" LIVE OAK
235	12" SPANISH OAK
237	10" DBL SPANISH OAK
239	SPANISH OAK
240	TRP SPANISH OAK
241	6" LIVE OAK
244	8" DBL SPANISH OAK
245	18" QUAD SPANISH OAK
246	10" DBL SPANISH OAK
247	11" DBL SPANISH OAK
250	10" QUAD SPANISH OAK
259	5" LIVE OAK
260	7" LIVE OAK
261	4" LIVE OAK
262	15" LIVE OAK
263	17" LIVE OAK
264	13" LIVE OAK
265	5" LIVE OAK
266	17" LIVE OAK
267	15" LIVE OAK
268	12" LIVE OAK
269	16" LIVE OAK
270	5" LIVE OAK
271	8" LIVE OAK
272	10" LIVE OAK
273	12" LIVE OAK
274	15" LIVE OAK
275	7" LIVE OAK
276	15" LIVE OAK
277	7" LIVE OAK
278	16" LIVE OAK
279	18" LIVE OAK
280	10" LIVE OAK
281	17" LIVE OAK
282	14" LIVE OAK
283	24" LIVE OAK
290	4" SPANISH OAK
291	6" DBL SPANISH OAK
292	12" QUAD SPANISH OAK

FIELD WORK	JS	08-11-21
DRAFTING	SCN	
SURVEY DATE:	08-02-21	
Job No.	07809921	
SCALE:	1"=30'	

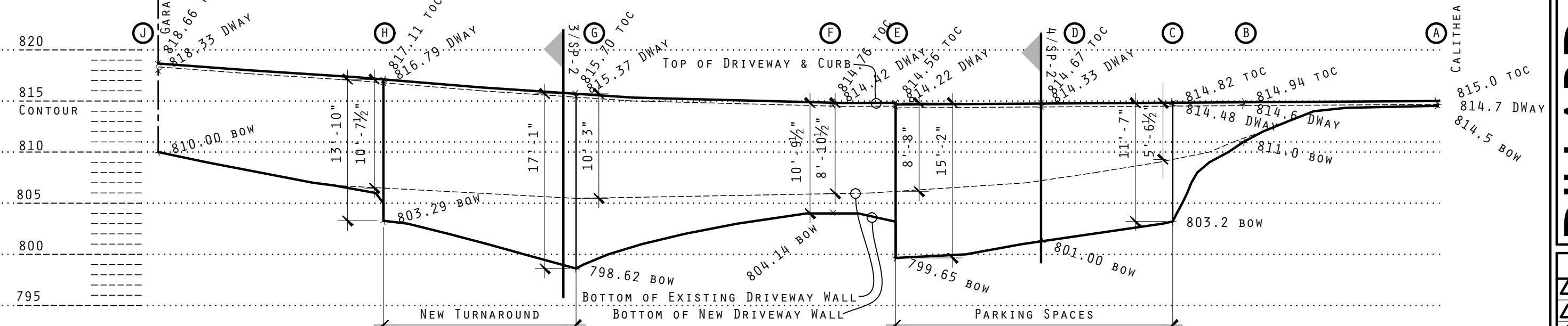
1) SITE PLAN - EXISTING



4) DRIVEWAY SECTION @ PARKING



3) DRIVEWAY SECTION @ TURN AROUND



2) DRIVEWAY ELEVATION

DILLARD RESIDENCE INTERIOR DEMO PERMIT SET
809 CANYON CREEK WESTLAKE, TX

SITEPLAN - EXISTING

REVISIONS

SP2

OF XX

DATE: OCTOBER 27, 2022
JOB NUMBER:

DRAWN BY:
CHECKED BY:
INITIALS:

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10/27/22

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1. GENERAL NOTES:

1. PLANS THAT ARE NOT SIGNED AND SEALED BY RANDALL O. WARE, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.

2. BUILDER TO REFER TO IRC 2015, SECTION R308.1 - R308.6 FOR WINDOW GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS.

3. HVAC ZONE 1: FIRST FLOOR

4. W.H. ZONE 1: MAIN HOUSE

HVAC ZONE 2: SECOND FLOOR
ATTIC LOFT

HVAC ZONE 3:

5. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. (THIS MAY INCLUDE THE FOLLOWING VERSIONS: THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, 2015 UNIFORM PLUMBING CODE, 2015 UNIFORM MECHANICAL CODE, AND 2011 NATIONAL ELECTRIC CODE.)

6. THE CONTRACTOR MUST REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME OR TO PROVIDE ENGINEERED TRUSSES FOR THIS HOUSE.

7. MINIMUM HEARTH EXTENSION REQUIREMENTS FOR FIREPLACE OPENINGS AS PER THE 2015 INTERNATIONAL RESIDENTIAL CODE (SEE DRAWINGS A & B BELOW.)

A. HEARTH FOR 42" FIREPLACE

B. HEARTH FOR 36" FIREPLACE

8. MINIMUM AND MAXIMUM STAIR REQUIREMENTS AS PER THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R311.7. (SEE DWG. C BELOW)

C. STAIR DETAIL

1 1/4" MIN TO 2" MAX DIA.
CONTINUOUS RAIL
W/ BALUSTERS AT 4" O.C.

2 X 12 STRINGERS

SEE PLAN FOR DIM.

9. NOTE: REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME OR TO PROVIDE TRUSSES FOR THIS HOUSE

10. DOOR OPENING SIZES ARE ABBREVIATED AS FOLLOWS:

3080 = 3'-0"W X 8'-0"H DOOR

2. ABBREVIATIONS:

WINDOWS

GL. - GLASS
TEMP - TEMPERED GLASS

DOORS

FG. - FIBERGLASS
SL. - SINGLE LIGHT
SC. - SOLID CORE

MECHANICAL

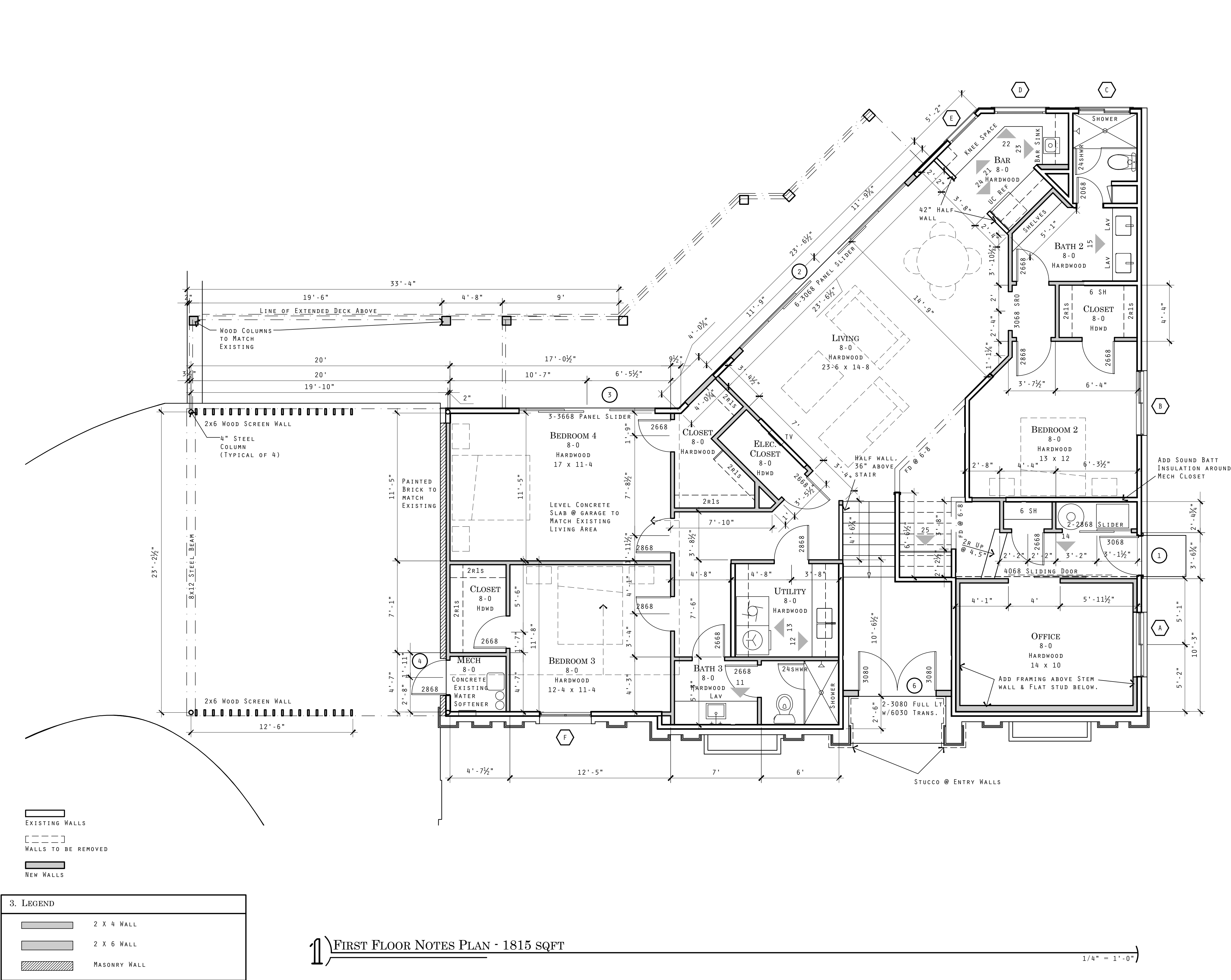
R.A.G. - RETURN AIR GRILLE

FLOORING

CONC - CONCRETE
CPT - CARPET
HDWD - HARDWOOD
S. TILE - STONE TILE

MISC.

CLG. - CEILING
C.O. - CASED OPENING
COL. - COLUMN
ELL. - ELLIPTICAL
FD - FURR DOWN
HB - HOSE BIB
MAS - MASONRY
MFCTR. - MANUFACTURER
MTL - METAL
OPT - OPTIONAL
RND - ROUND
S.R.O. - SHEET ROCK OPENING
V.W.B. - VERIFY WITH BUILDER
V.W.O. - VERIFY WITH OWNER
V.W.A. - VERIFY WITH ARCHITECT



1 FIRST FLOOR NOTES PLAN - 1815 SQFT

REGISTERED ARCHITECT • SKILL

REGISTERED ARCHITECT • SKILL

STATE OF TEXAS

2294

DATE: NOVEMBER 4, 2022
JOB NUMBER: XX
DRAWN BY: INITIALS
CHECKED BY: INITIALS

PERMIT SET

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FIRST FLOOR NOTES PLAN

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REVISIONS

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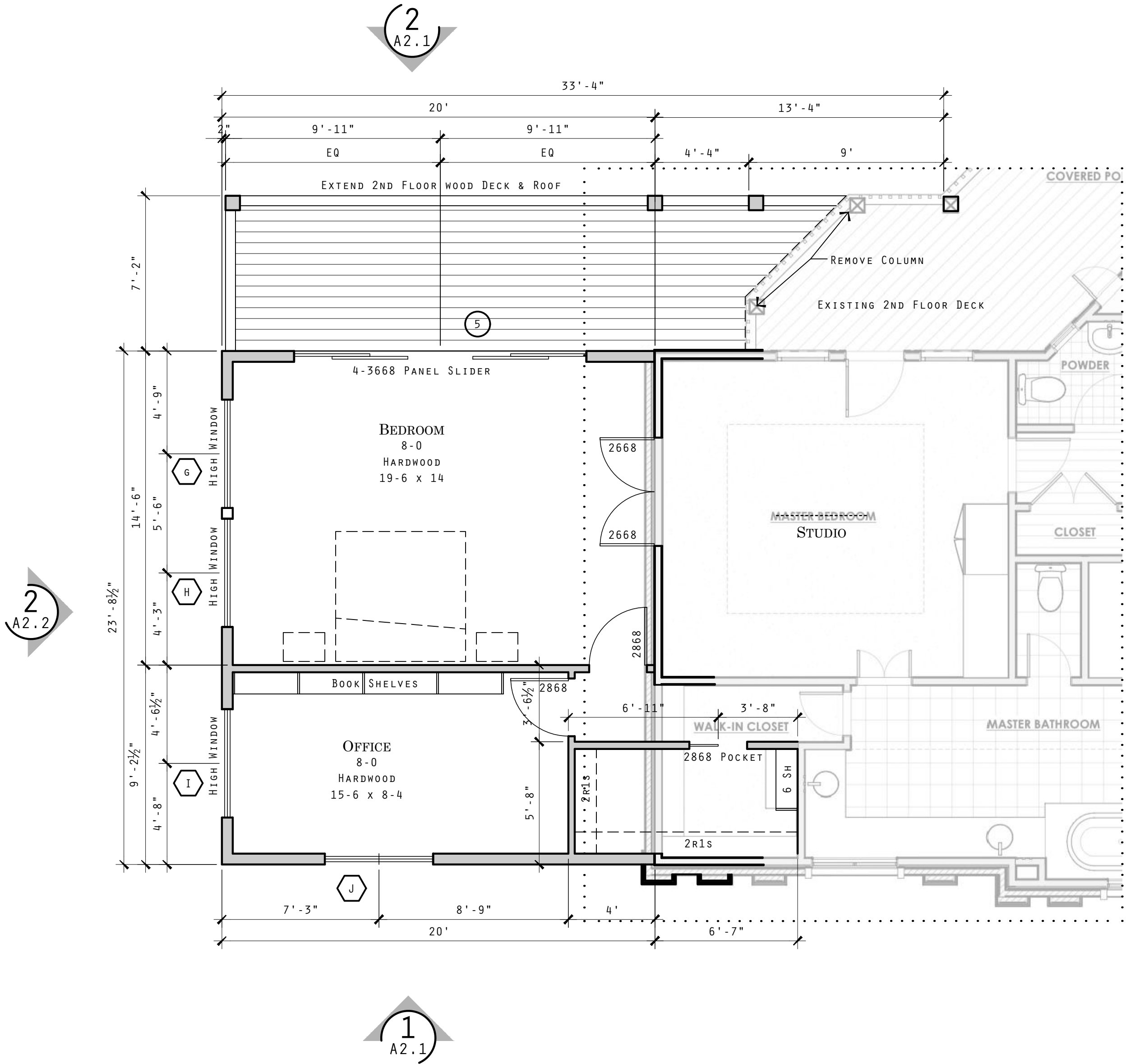
OF XX

1/4" = 1'-0"

Page 200 of 213

1 SECOND FLOOR NOTES PLAN

1/4" = 1'-0"





REGISTERED ARCHITECT • SKSLL
STATE OF TEXAS
2294

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HOWARD BASEMENT REMODEL
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EXTERIOR ELEVATIONS

REVISIONS

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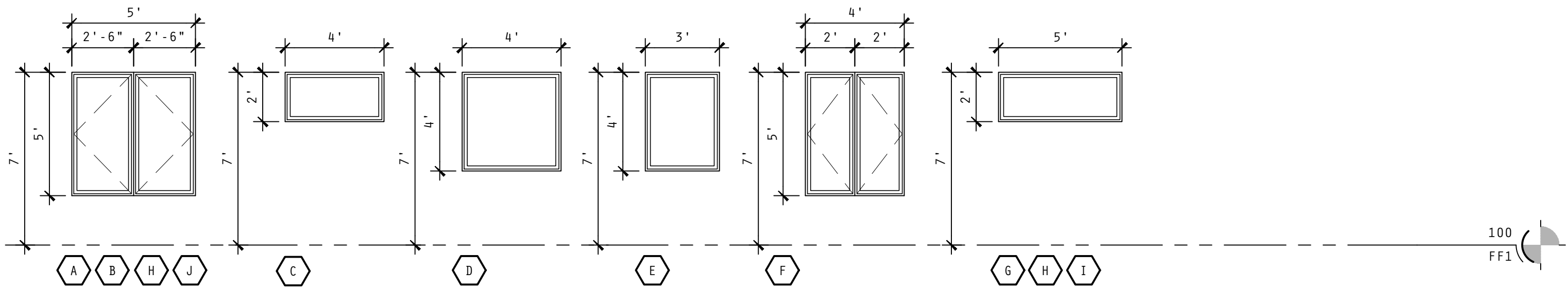
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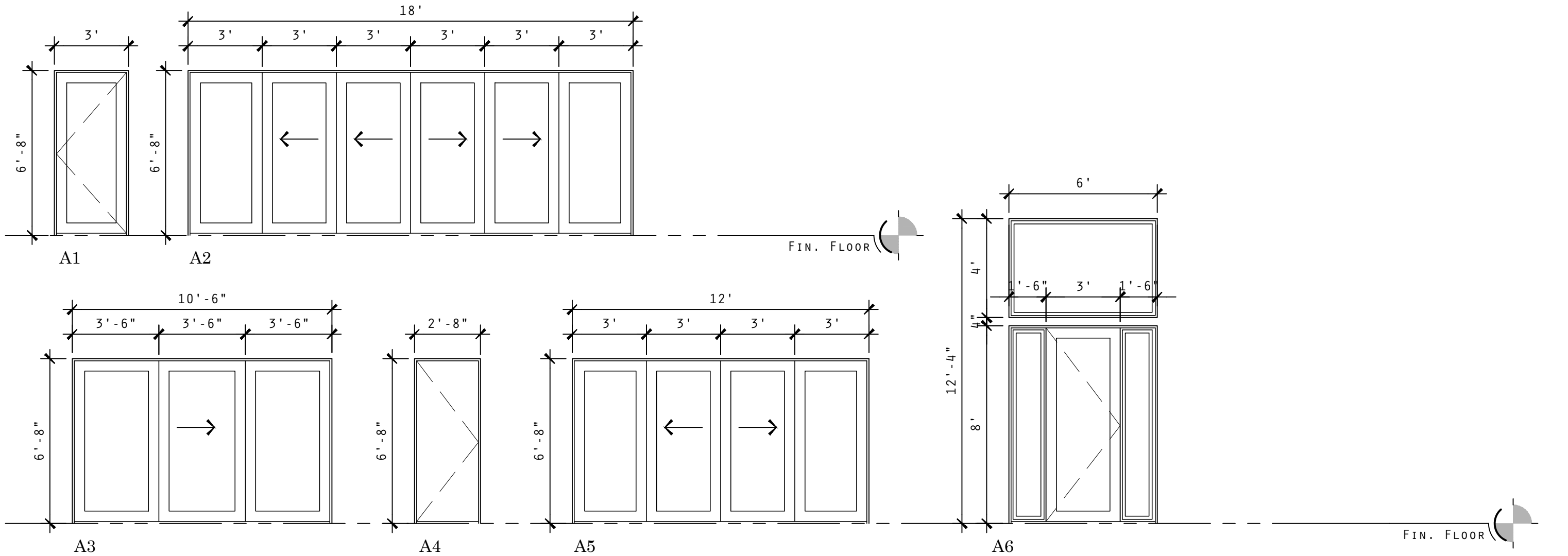
Page 202 of 213

1. WINDOW SCHEDULE						
NAME	NOMINAL WIDTH	NOMINAL HEIGHT	OPERATION	HEADER HEIGHT	GLASS	REMARKS
A	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR
B	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR, EGRESS
C	4'-0"	2'-0"	FIXED	7'-0"	INSULATED TEMPERED	
D	4'-0"	4'-0"	FIXED	7'-0"	INSULATED	
E	3'-0"	4'-0"	FIXED	7'-0"	INSULATED	
F	4'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	EGRESS
G	5'-0"	2'-0"	FXD	7'-0"	INSULATED	
H	5'-0"	2'-0"	FXD	7'-0"	INSULATED	
I	5'-0"	2'-0"	FXD	7'-0"	INSULATED	
J	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR, EGRESS
K	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--

2. EXTERIOR DOOR SCHEDULE						
NAME	TYPE	NOMINAL WIDTH	NOMINAL HEIGHT	THICKNESS	MATERIAL	REMARKS
1	A1	3'-0"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
2	A2	18'-0"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
3	A3	10'-6"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
4	A4	2'-8"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
5	A5	12'-0"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
6	A6	6'-0"	8'-0"	--	ALUM/GLASS	SECURITY LOCK W/6040 TRANSOM



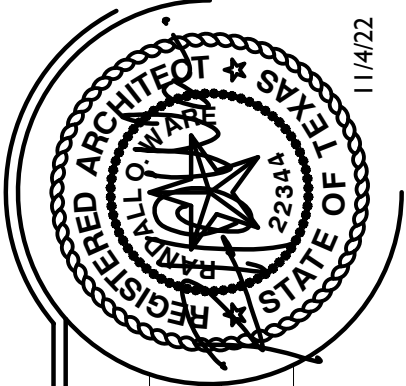
1 WINDOW ELEVATIONS



2 EXTERIOR DOORS



3 SOUTH ELEVATION



DATE: NOVEMBER 4, 2022
JOB NUMBER: XX
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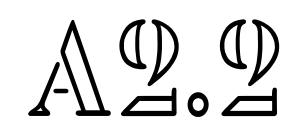
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WINDOW & DOOR SCHEDULES

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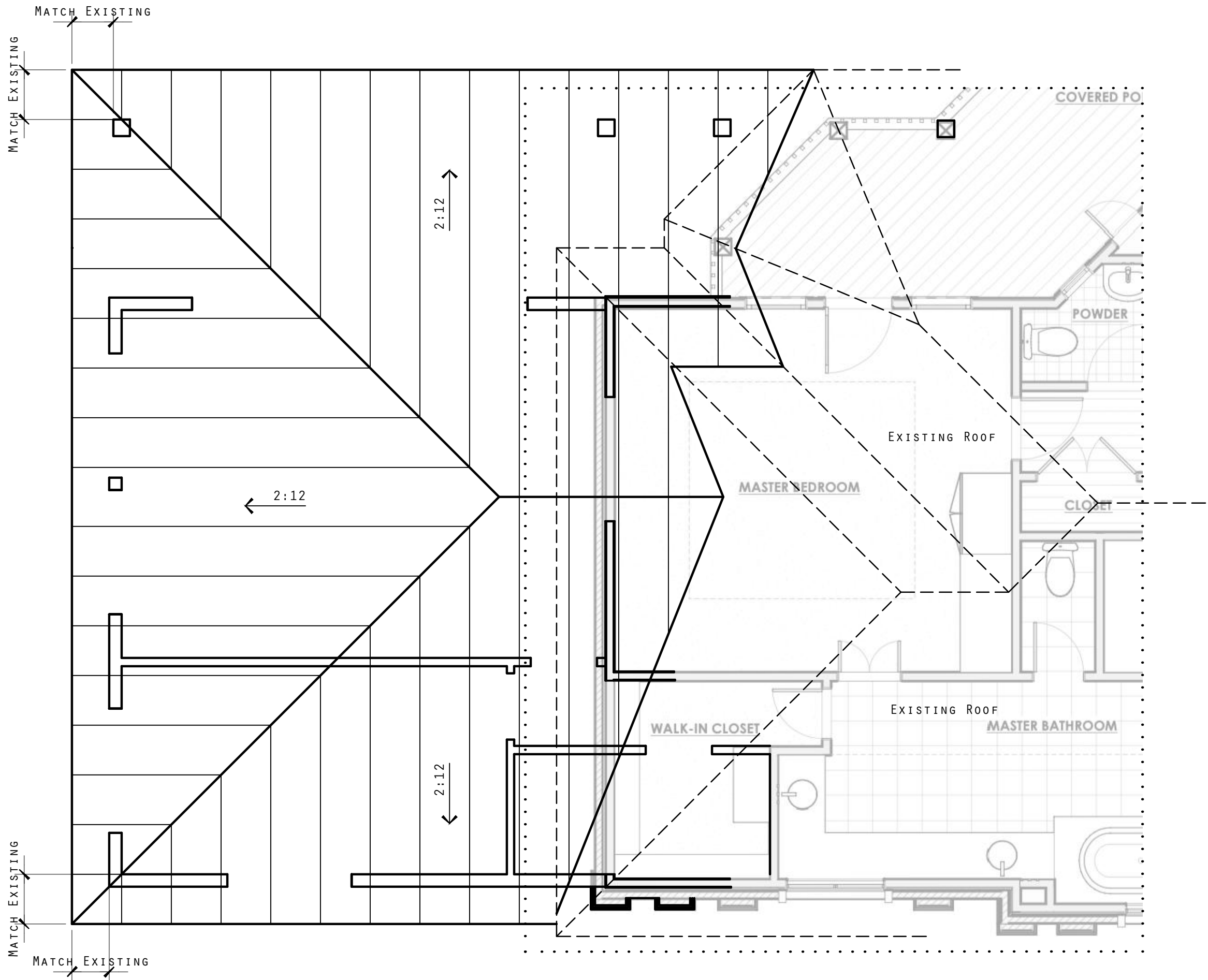
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OF XX

1 ROOF PLAN

1/4" = 1'-0"



REVISIONS
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O F : XX

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ROOF FRAMING PLAN

PERMIT SET

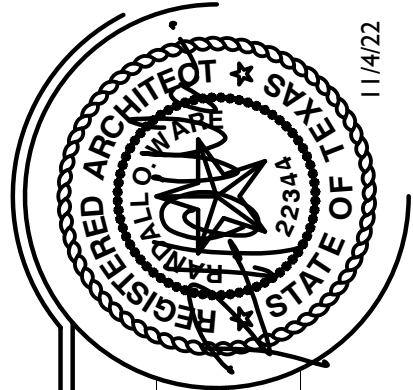
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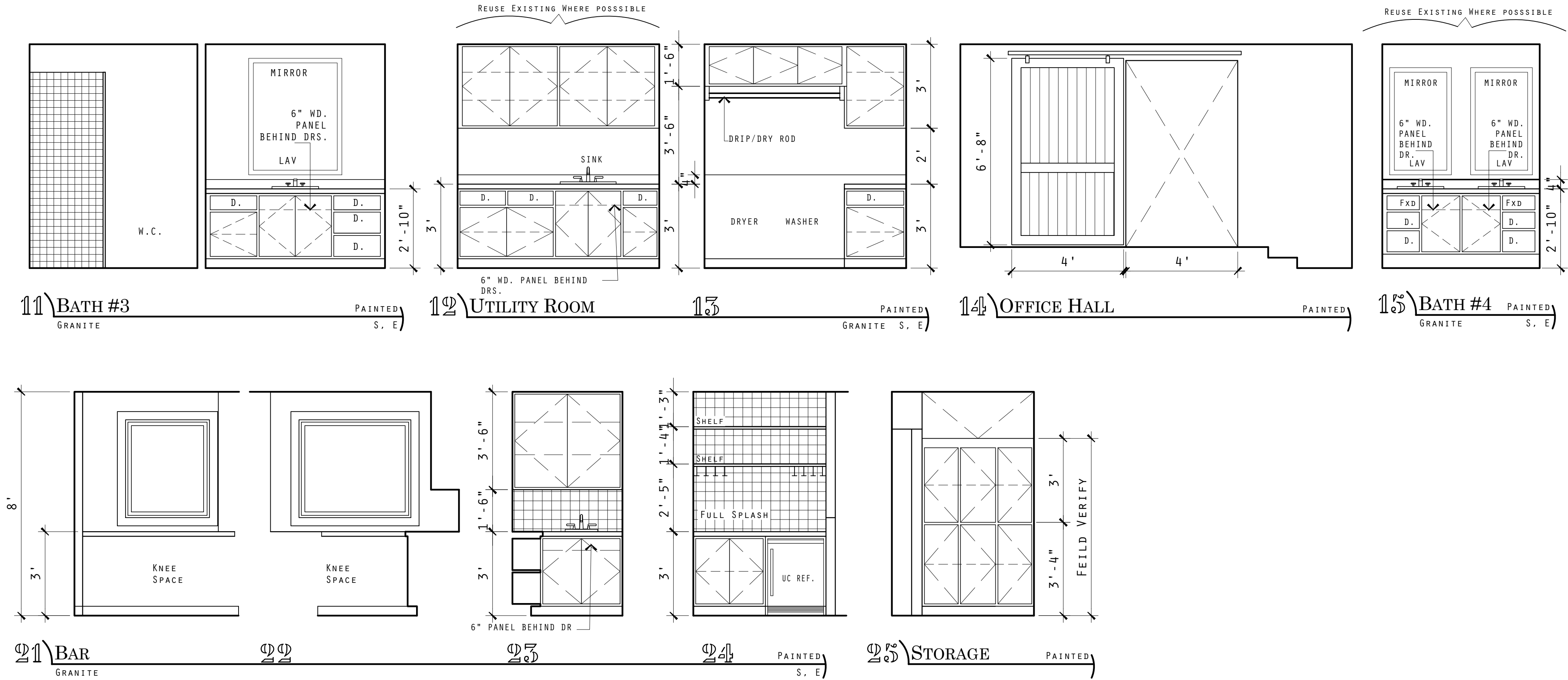


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LEGEND

1. CABINET DESIGNATION

INT. ELEV. #

10

LOCATION

DINING

STAIN OR PAINT

S OR P

MARBLE MATERIAL TOP

S

E

S OR E INDICATE SAME MATERIAL AS TOP.

SPLASH

EDGE

2. ABBREVIATIONS:

ADJ. ADJUSTABLE

D. DRAWER

F. FILE DRAWER

FD. FURR-DOWN

FXD. FIXED PANEL

GL. GLASS

GWB. GYPSUM WALL BOARD

LAM. PLASTIC LAMINATE

PT. PULL-OUT TRAY

SH. SHELF OR SHELVES

WD. WOOD

3. NOTE:

VERIFY DIMENSIONS OF ALL APPLIANCES AND PLUMBING FIXTURES WITH MANUFACTURERS PRIOR TO CONSTRUCTION.

WINDOW GRILLS AND MUNTINS ARE NOT SHOWN FOR CLARITY, RE: EXTERIOR ELEVATION SHEETS FOR STYLE.

REGISTERED ARCHITECT

SKYLAR WARE

2294

STATE OF TEXAS

DATE: DECEMBER 2, 2020
JOB NUMBER: XX
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HOWARD BASEMENT REMODEL

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INTERIOR ELEVATIONS

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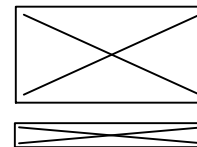
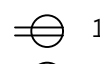
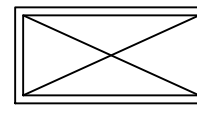
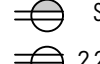
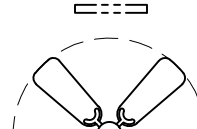
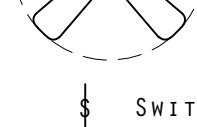
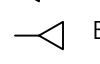
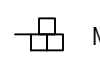
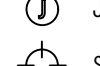
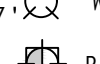
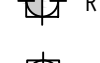
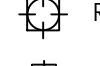
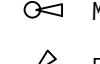
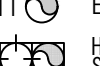
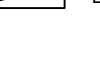
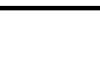
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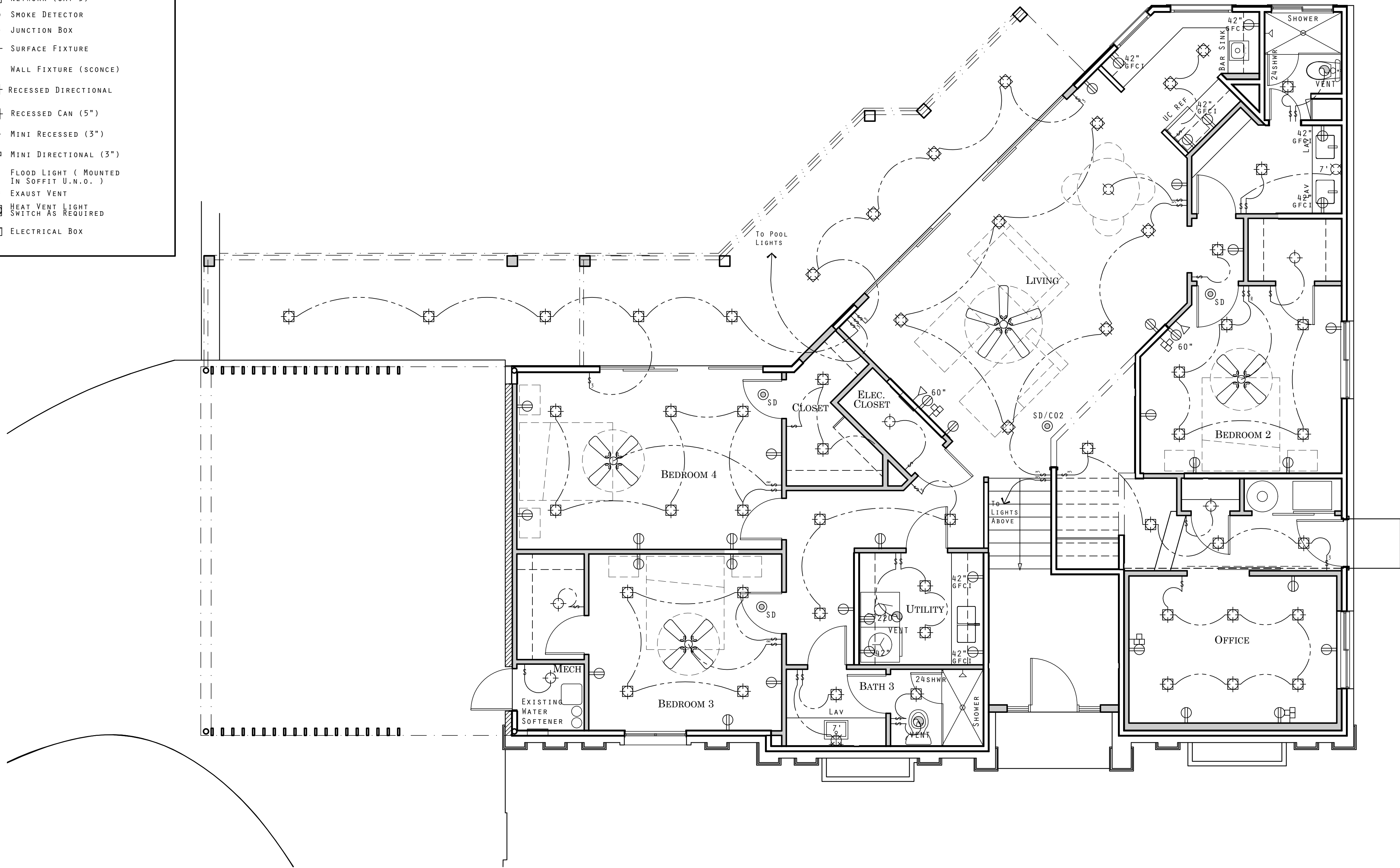
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2. ELECTRICAL LEGEND

	SURFACE FLUORESCENT LIGHT FIXTURE 4" TUBE		110 V
	RECESSED FLUORESCENT LIGHT FIXTURE 4" TUBE		SWITCHED 110 V (TOP)
	UNDER OR ABOVE CABINET FLUORESCENT FIXTURE (U.C.L.F.)		220 220V
	CEILING FAN		FLOOR OR CEILING 110 V
	SWITCH		PHONE
	3 WAY SWITCH		ENTERTAINMENT (PLUGS, PHONE, CABLE)
	4 WAY SWITCH		NETWORK (CAT 5)
	DIMMER SWITCH		SMOKE DETECTOR
	RHEOSTAT SWITCH		JUNCTION BOX
	JAMB SWITCH		SURFACE FIXTURE
	DOORBELL		WALL FIXTURE (SCONCE)
	CHIME		RECESSED DIRECTIONAL
	THERMOSTAT		RECESSED CAN (5")
			MINI RECESSED (3")
			MINI DIRECTIONAL (3")
			FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
			EXHAUST VENT
			HEAT VENT LIGHT SWITCH AS REQUIRED
			ELECTRICAL BOX

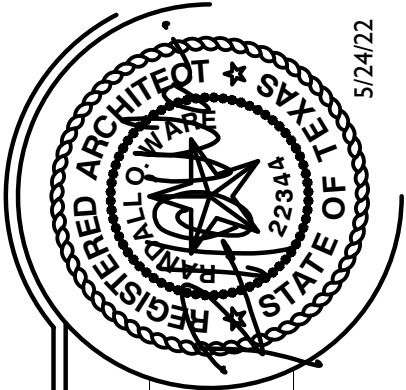
1. GENERAL NOTES

1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE.
2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER
3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS.
VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.



1 FIRST FLOOR - ELECTRICAL PLAN

1/4" = 1'-0"



DATE: MAY 24, 2022
JOB NUMBER: XX
DRAWN BY: INITIALS
CHECKED BY: INITIALS

PERMIT SET

HOWARD BASEMENT REMODEL
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FIRST FLOOR ELECTRICAL PLAN

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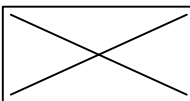
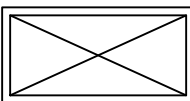
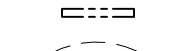
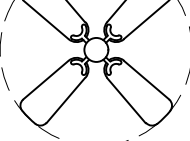
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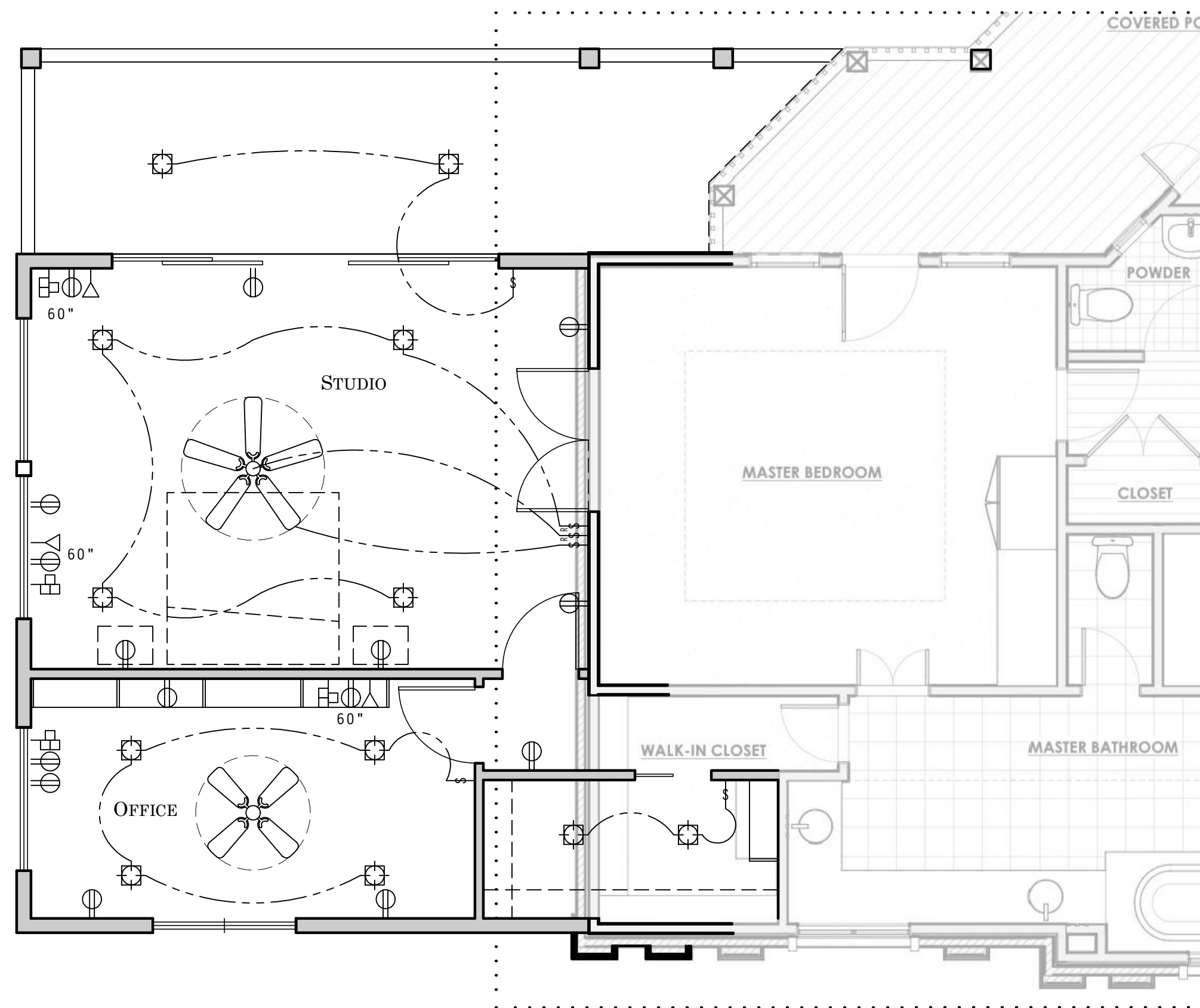
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2. ELECTRICAL LEGEND

	SURFACE FLUORESCENT LIGHT FIXTURE 4' TUBE		110 V
	RECESSED FLUORESCENT LIGHT FIXTURE 4' TUBE		SWITCHED 110 V (TOP)
	UNDER OR ABOVE CABINET FLUORESCENT FIXTURE (U.C.L.)		220 220v
	CEILING FAN		FLOOR OR CEILING 110 V
	SWITCH		PHONE
	3 WAY SWITCH		ENTERTAINMENT (PLUGS, PHONE, CABLE)
	4 WAY SWITCH		NETWORK (CAT 5)
	DIMMER SWITCH		SMOKE DETECTOR
	RHEOSTAT SWITCH		JUNCTION BOX
	JAMB SWITCH		SURFACE FIXTURE
	DOORBELL		WALL FIXTURE (SCONCE)
	CHIME		RECESSED DIRECTIONAL
	THERMOSTAT		RECESSED CAN (5")
			MINI RECESSED (3")
			MINI DIRECTIONAL (3")
			FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
			EXHAUST VENT
			HEAT VENT LIGHT SWITCH AS REQUIRED
			ELECTRICAL BOX

1. GENERAL NOTES
1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE. 2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER 3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS. VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.



1) ATTIC FLOOR - ELECTRICAL PLAN

REVISIONS	
△	
△	
△	

AS.2
OF: XX

HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX

ATTIC FLOOR ELECTRICAL PLAN 

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shelter • design studio + workshop

PERMIT SET

DATE: NOVEMBER 4, 2012
 JOB NUMBER: 11/422
 DRAWN BY: XX
 INITIALS:
 CHECKED BY:
 INITIALS:


912 Calithea Rd.

Discuss and consider action on an appeal to the variance expiration determination of an administrative official per Section 38.02.008(2) Appeals to the Board of Adjustment for 912 Calithea Road.

Applicants: Owen Robinson, South Town Dream Homes



912 Calithea Rd.

Appeal of a determination of an administrative official

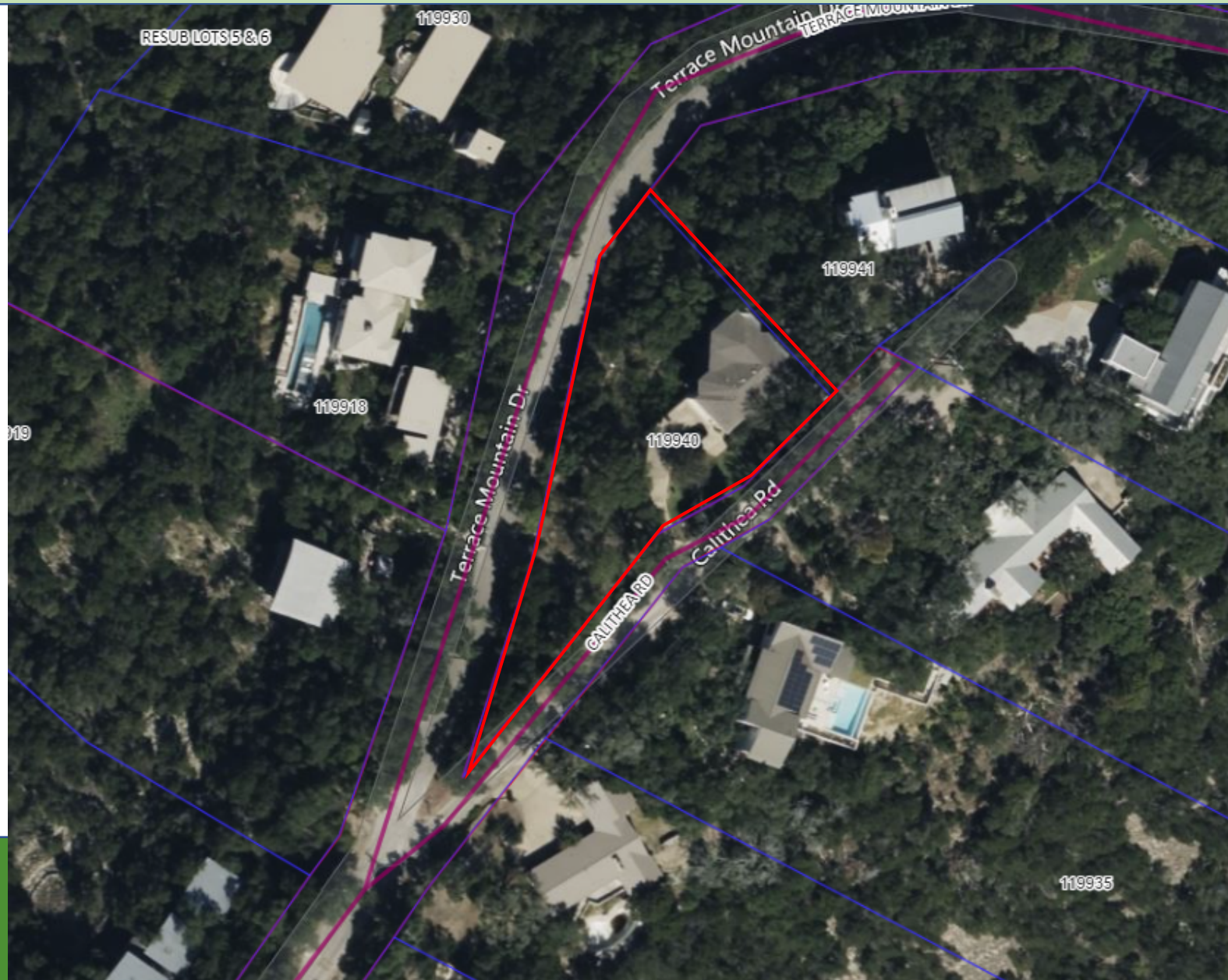
- BOA can change the determination where it is alleged that there is an error in any order, requirements, decision, or determination made by an administrative official

Per Section 38.02.009 the rights authorized by variance lapse if not exercised within one year from the granting of such variance.

May be re-established only after notice and a new variance hearing.



912 Calitheia Rd.



912 Calithea Rd.

- October 12, 2022 – Variances Approved by City Council
 - Expires a year after approval if no action is taken.
 - Application documents need for review never submitted.
 - **Setback variances for the driveway and pool expired October 12, 2023.**
- November 28, 2022 – Application #2022-10582 received for the addition of a second story, first floor remodel, redesign on the driveway and construction of a new pool/deck.
 - Impervious coverage with additions was 21.3% and required drainage plans & study.
 - May 3, 2023 – applicant revised scope to remove pool and driveway redesign
 - **Construction is in finals stage.**
- April 5, 2024 – Application #2024-1202 received for a Short-Term Rental Permit.
 - **Approval is pending completion of the building addition and remodel.**



912 Calithea Rd.

Applicant is requesting to treat setback variances as not expired.

Staff recommendation: Uphold the Director's determination that the variances have lapsed as they were not exercised within one year from the date of approval.



912 Calithea Rd.

Staff recommendation: Uphold the Building Official's determination that the permits are expired.

- Partially demolished buildings and slabs have sat open to the elements.
- Roof was removed over two months ago on the main house and the interior has been exposed.
- Applicant will need to provide new bond for demolition.

