



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 17, 2024 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 17th day of July 2024 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>
Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

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

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the May 15, 2024 Zoning and Planning Commission Minutes
 - b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
4. Deliberation/Action **4 N Peak Road:** Consider action to recommend Approval with Conditions for the 4 N North Peak Rd. Minor Plat, being .0848 acres out of the Henry P Hill Survey Abstract No. 14 (Section 36.01.018 of the West Lake Hills Code of Ordinance).

Applicant: Kent Stromberg, Agent

5. **Public Hearing 703 Loma Linda Dr.:** Discuss and make recommendation on a variance to encroach 8 feet into the 25-foot side setback (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Steven Johnson, Property Owner

6. **Public Hearing 807 Loma Linda Dr.:** Discuss and make recommendation on a variance for an 8.5-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Carrie Steilen, Property Owner

7. **Public Hearing 200 Wildcat Hollow:** Discuss and make recommendation to allow for 25-foot encroachment for the building and grading for structures into a 50-foot front setback adjacent to Skyline Dr. for the redevelopment of a single-family residential structure (22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Rachel Jones, McCollum Studio

8. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the July 17, 2024 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on July 12, 2024 at 5:25 pm. and will remain posted continuously until said meeting is convened.

By Joel Sherrouse, Development Coordinator

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

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

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, June 19th, 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
 - Commissioner Pledger Seconds
 - Motion **carries** (3-0)

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

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 zoning change 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
- Roxxanne Yates: 200 Yaupon
 - Agrees with opinion of 2 previous speakers
 - Concerned about contractors parking on her land during construction
 - West Lake Hills Has Ordinances for reasons and ordinances 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

- Request made to display on-screen an email (*Attachment A*) from Katherine Loayza that was received after the Agenda had been officially posted for the ZAPCO hearing.
- 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 on 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 collection 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 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 12, 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 12, 2024

8. Public Hearing: **205 W Spring**

Applicant: Will McAshan

- a. **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
- b. **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.
- c. **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
- d. **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 on July 12, 2024

9. Adjournment:

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

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

From: [Trey Fletcher](#)
To: [Jennifer Bills](#); [Joel Sherrouse](#)
Subject: FW: Zapco Item #6 103 Yaupon Drive additional variances
Date: Tuesday, June 18, 2024 8:22:39 AM
Importance: High

Please provide this email to the ZAPCO. Thank you.

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
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DRAFT



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	July 19, 2024	Item Number:	3b
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

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

Discussion

Since the June 19, 2024 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

- 103 Yaupon Valley Road – cut and fill, and grading in the setback variances – Approved
- 304 Yaupon Valley Road – front setback variance to add a generator – Approved
- 1427 Redbud Trail – front setback variance to build a new carport – Denied
- 205 West Spring Drive – side setback encroachment for 8.25 feet of the building and 2 feet of eaves - Approved

City Council

- 205 West Spring Drive – removal of a 27.5-inch double trunk live oak – Denied
- 717 ½ Yaupon Valley Road – rezoning of 0.13 acres from R-1 One Family to GUI Governmental, Utility and Institutional district for the Water District #10 property - Approved



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	July 17, 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

4 N. Peak Rd.: Consider action to recommend approval with conditions for the 4 North Peak Rd. Minor Plat, being 0.848 acres out of the Henry P. Hill Survey Abstract No. 14 (Section 36.01.018 of the West Lake Hills Code of Ordinances).

Applicant: Kent Stromberg, Eppright Homes, LLC

Recommendation

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

1. Add Minor Plat to the title (Section 36.01.018).
2. Provide an indication of whether or not the contiguous properties are platted (properties on both sides, add legal description) (Subdivision Checklist Section 2.3)
3. Add the following plat notes 2, 3, 4, 6, 7, 8, 9, 11, 12, 14, 18, 19, 20, 21, 22, 24 and 31 (Subdivision Checklist, Section 3).
4. Add plat note: The house shown on the survey conducted on May 21, 2024, must either be demolished or receive a variance for the existing front setback encroachment before building permits can be issued. (Section 22.03.273 (2) and 36.01.009 (2)).

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

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Kathleen & James Jennings

Legal Description: 0.848 Henry P. Hill Survey, Abstract 14

Lot Size: 0.848 acres

Zoning: R-1, One-Family Residential

Wastewater: City of West Lake Hills Public Sewer

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

Background & Analysis:

The applicant is proposing to plat the parcel at 4 N. Peak Rd. As a one lot subdivision with no streets or infrastructure that must be constructed, the parcel can be platted through the minor plat process. The parcel

has 176.4 feet of frontage along North Peak Rd and is 199.33 in depth, which meets the R-1 minimum lot dimensions. The lot is on the city sewer system and has water service from Water District #10.

This parcel was created in 1947 through deed division of an unrecorded subdivision (Dellana Hills, Section 1). As such this lot size meets the non-conforming lot status allowed in Section 22.03.273 Nonconforming lots of record. The property has been conveyed by deed description over the years and has never been officially platted.

Chapter 36 Subdivision

Section 36.01.018 Minor Plat:

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

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

Corrections required with Code reference.

1. *Add Minor Plat to the title (Section 36.01.018).*
2. *Provide an indication of whether or not the contiguous properties are platted (properties on both sides, add legal description) (Subdivision Checklist Section 2.3)*
3. *Add the following plat notes 2, 3, 4, 6, 7, 8, 9, 11, 12, 14, 18, 19, 20, 21, 22, 24 and 31 (Subdivision Checklist, Section 3).*
4. *Add plat note: The house shown on the survey conducted on May 21, 2024, must either be demolished or receive a variance for the existing front setback encroachment before building permits can be issued. (Section 22.03.273 (2) and 36.01.009 (2)).*

Compliance with Adopted Building Codes

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

Subdivision

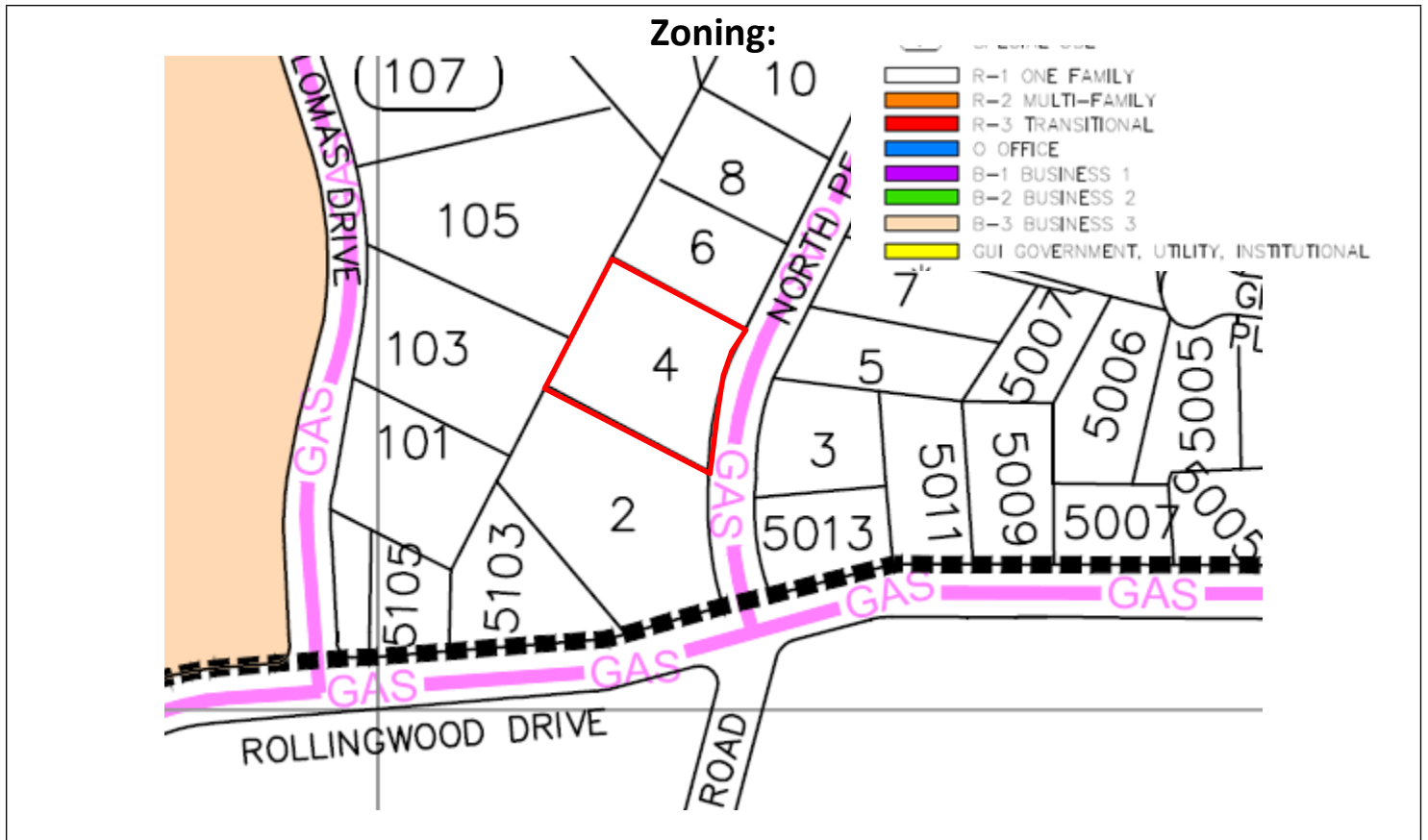
For the reasons stated in the within this report, once the conditions are met the plat will meet requirements of Chapter 36.

Comprehensive Planning Analysis

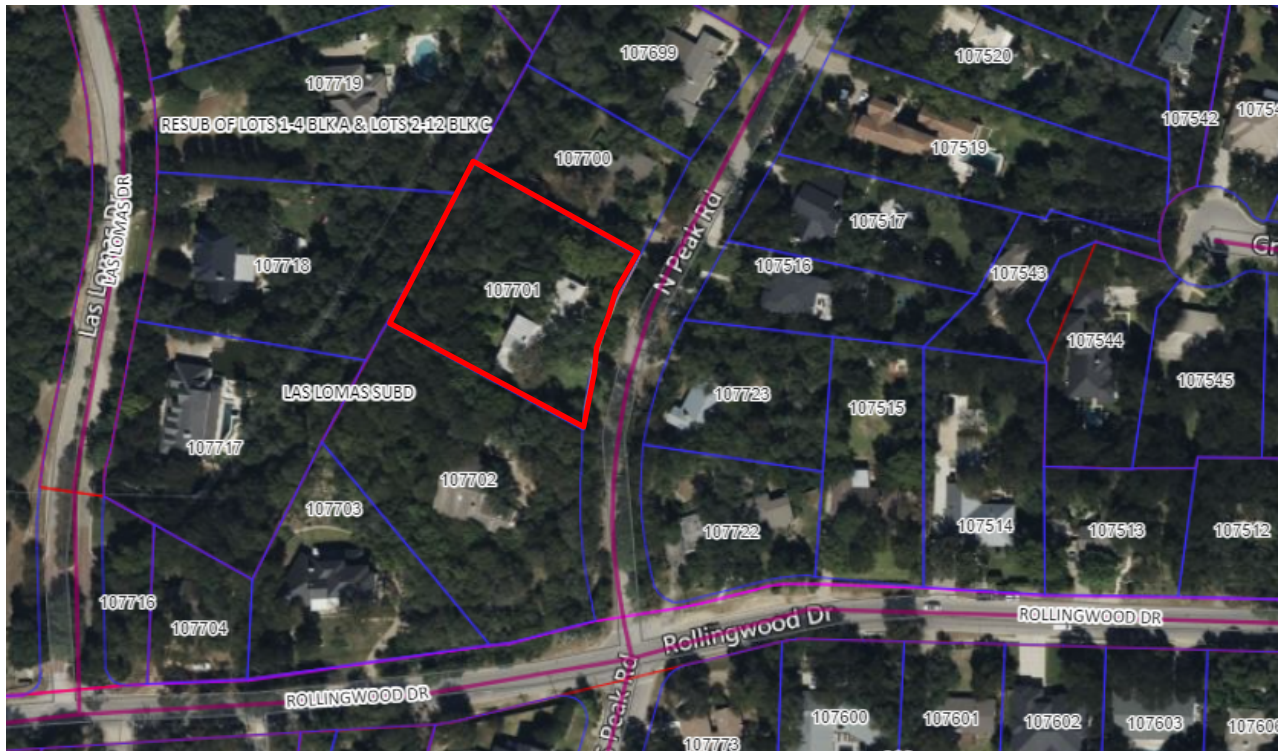
The request is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 36.01.018 Minor Plat](#)
- [Section 36.01.006: Preliminary and final plat filing procedure.](#)

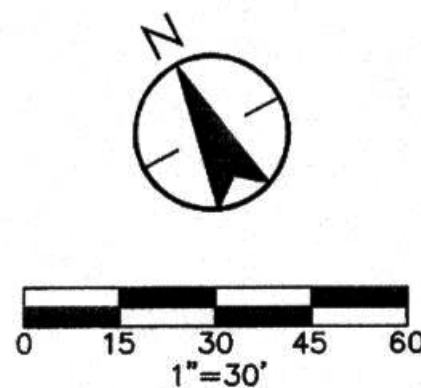


Aerial:





VICINITY MAP
N.T.S.



4 NORTH PEAK RD.

CITY OF WEST LAKE HILLS,
TRAVIS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S27°05'04"W	22.50'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	154.76'	423.86'	20°55'11"	S15°15'23"W	153.90'

LEGEND

- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH "STANTEC" CAP SET
 - ⊙ BENCHMARK
- P.O.B. POINT OF BEGINNING
(XXX) RECORD VOL. 866, PG. 463
[XXX] RECORD DOC NO 2007162079
{XXX} RECORD VOL. 13101, PG. 1612

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 18A.

TBM 1: PK NAIL WITH "STANTEC" WASHER SET IN EDGE OF ASPHALT ON WEST SIDE OF N. PEAK ROAD ±45' SOUTHEAST OF DRIVEWAY TO 4 N. PEAK ROAD. ELEV=676.44'(AS SHOWN)

FIELD NOTE DESCRIPTION:

A 0.848 ACRE OF LAND OUT OF THE HENRY P. HILL SURVEY, ABSTRACT NO. 14, SITUATED IN THE CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS BEING THAT CERTAIN 0.858 ACRE TRACT OF LAND CONVEYED TO JAMES AND KATHLEEN JENNINGS BY DEED OF RECORD IN DOCUMENT NO. 2023135162 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS DESCRIBED IN VOLUME 866, PAGE 463 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DATED OCTOBER 9, 1947; SAID 0.848 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF N. PEAK ROAD (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TIMOTHY JON SMART BY DEED OF RECORD IN DOCUMENT NO. 2009013163 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHEASTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, N64°12'07"W, LEAVING THE WESTERLY LINE OF N. PEAK ROAD, ALONG THE NORTHERLY LINE OF SAID TIMOTHY JON SMART TRACT, BEING THE SOUTHERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, A DISTANCE OF 231.70 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EASTERLY LINE OF LOT 2-B, BLOCK A RESUBDIVISION OF LAS LOMAS SUBDIVISION, LOTS 1 THRU 4, BLOCK A AND LOTS 2 THRU 12, BLOCK C, A SUBDIVISION OF RECORD IN VOLUME 88, PAGE 330 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE NORTHWESTERLY CORNER OF SAID TIMOTHY JON SMART TRACT, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, N27°19'38"E, LEAVING THE NORTHWESTERLY CORNER OF SAID TIMOTHY JON SMART TRACT, ALONG THE EASTERLY LINE OF LOTS 2-B AND 3-B OF SAID BLOCK A RESUBDIVISION OF LAS LOMAS SUBDIVISION, LOTS 1 THRU 4, BLOCK A AND LOTS 2 THRU 12, BLOCK C, BEING THE WESTERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, PASSING A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 2-B AT A DISTANCE OF 159.27 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 179.33 FEET TO A 1/2 INCH IRON ROD FOUND THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SHARON SMITH BY DEED OF RECORD IN DOCUMENT NO. 2009143457 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHWESTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, S62°37'45"E, LEAVING THE EASTERLY LINE OF SAID LOT 3-B, ALONG THE SOUTHERLY LINE OF SAID SHARON SMITH TRACT, BEING THE NORTHERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 199.33 FEET IN THE EASTERLY LINE OF N. PEAK ROAD, BEING THE APPARENT SOUTHEASTERLY CORNER OF SAID SHARON SMITH TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE APPARENT SOUTHEASTERLY CORNER OF SAID SHARON SMITH TRACT, ALONG THE WESTERLY LINE OF N. PEAK ROAD, BEING THE EASTERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S27°05'04"W, A DISTANCE OF 22.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 423.86 FEET, A CENTRAL ANGLE OF 20°55'11", AN ARC LENGTH OF 154.76 FEET, AND A CHORD WHICH BEARS, S15°15'23"W, A DISTANCE OF 153.90 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.848 ACRE (36,929 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

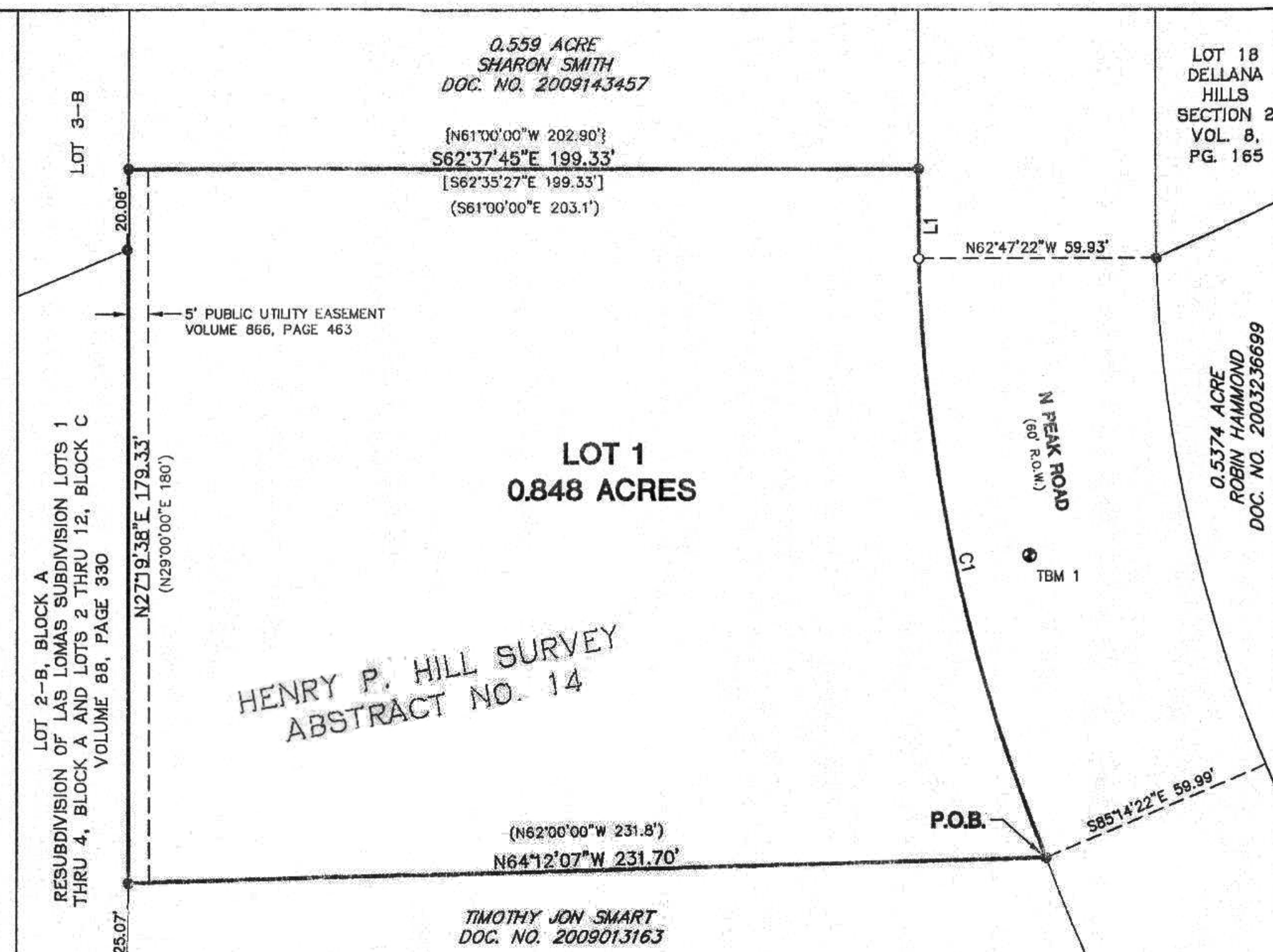
APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS. DATED THIS _____ DAY OF _____, _____.

APPROVED:

MAYOR CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

CITY SECRETARY



GENERAL NOTES:

- 1) SITE CLEARANCE, SITE DISTURBANCE AND IMPERVIOUS COVER NOTE. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT OR UNIT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
- 2) STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT: THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS. IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS, THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.
- 3) ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS ON THIS THE 1ST DAY OF MAY 2024, AD.
- 4) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48453CD445K FOR TRAVIS COUNTY, EFFECTIVE JANUARY 22, 2020.
- 5) RECHARGE ZONE: LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES 31, TEXAS ADMINISTRATIVE CODE (TAC) 313, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 313 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 6) RESTRICTIONS OR COVENANTS AS RECORDED IN VOLUME 182, PAGE 27, AND VOLUME 866, PAGE 463 BOTH OF THE TRAVIS COUNTY DEEDS RECORDS.

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

CITY ADMINISTRATOR _____ DATE _____
CITY OF WEST LAKE HILLS, TEXAS

PREPARATION DATE: 05-01-2024
REVISED:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

1. TOTAL ACRES: 0.848 ACRES
2. TOTAL NUMBER OF LOTS: 1
3. 0 LF OF NEW STREET

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

PRESIDENT OF THE BOARD WCID NO. 10 _____ DATE _____

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

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

BY: _____
DEPUTY
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT _____ O'CLOCK _____, THIS THE _____ DAY OF _____, 20____, A.D.

BY: _____
DEPUTY
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPELS # F-6324 TBPELS # F-10194230
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FN NO. FN23-115(ABB) DRAWN BY: ABB APPROVED BY: ABB
PROJECT NO.: 1720001700 File: U:\1720001700\survey\drawings\1720001700v01_pl01.dwg

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

WHEREAS, JAMES AND KATHLEEN JENNINGS, THE OWNER(S) OF 0.848 ACRES OF LAND OUT OF THE HENRY P. HILL SURVEY, ABSTRACT NO. 14 OF TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2023135162, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE 4 NORTH PEAK RD. SUBDIVISION OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 0.848 ACRES OF LAND TO BE KNOWN AS

THE 4 NORTH PEAK RD. SUBDIVISION

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS 6 DAY OF JUNE, 2024

BY: James Jennings BY: Kathleen Jennings
JAMES JENNINGS KATHLEEN JENNINGS

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF JUNE, 2024

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 03.10.2025
2025

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF JUNE, 2024

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 03.10.2025
2025

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

THAT I, AUSTIN B. BURKLUND, 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.

AUSTIN B. BURKLUND
TEXAS REGISTRATION NO. 6879
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

DATE
06/05/24



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

ZAPCO CHAIRPERSON _____ DATE _____
CITY OF WEST LAKE HILLS, TEXAS

SHEET
1
OF 1

Eppright Homes, LLC

Memorandum

To: ZAPCO
From: Kent Stromberg
Date: 12 June 2024

I'm including an updated copy of the plat identified as the June 5th copy.

The surveyor discovered an error in the dimensions of the road and has corrected the dimensions in this latest version of the plat.

Please do not hesitate to call if you have any questions.

Thank you.

Kent Stromberg
VP of Construction - Eppright Homes, LLC
512.848.0179
kent@epprighthomes.com



GENERAL NOTES:

- ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON AND IS IDENTIFIED AS STANTEC CONSULTING SERVICES, INC. FIELDNOTE FILE FN. NO. 23-115(ABB).

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	153.90'	418.99'	21°02'42"	S16°41'28"W

(ARC LENGTH 154.49')

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S27°11'39"W	22.59'

(S28°53'00"W 22.59')

BENCHMARK INFORMATION:

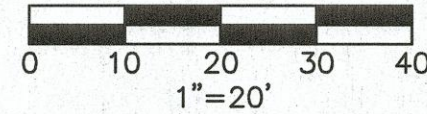
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 18A.

TBM 1: PK NAIL WITH "STANTEC" WASHER SET IN EDGE OF ASPHALT ON WEST SIDE OF N. PEAK ROAD ±45' SOUTHEAST OF DRIVEWAY TO 4 N. PEAK ROAD .
ELEV=676.44'(AS SHOWN)

TBM 2: PK NAIL WITH "STANTEC" WASHER SET IN EDGE OF ASPHALT ON WEST SIDE OF N. PEAK ROAD ±12' NORTHEAST OF DRIVEWAY OF 2 N. PEAK ROAD
ELEV=672.44'(AS SHOWN)

FLOODPLAIN NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0445K, REVISED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- UTILITY POLE
- DOWN GUY
- GROUND LIGHT
- WATER METER
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- WASTEWATER MANHOLE
- CLEANOUT
- SIGN
- BOLLARD
- MAILBOX
- BENCHMARK
- SCHEDULE B EXCEPTION

P.O.B. POINT OF BEGINNING

(XXX) RECORD VOL. 866, PG. 463

[XXX] RECORD DOC NO 2007162079

TREE LIST:

NO.	DESCRIPTION
700	19" HACKBERRY
701	18" HACKBERRY
702	20" BRADFORD PEAR
703	13" LIVE OAK
704	18" LIVE OAK
705	14" LIVE OAK
706	8" LIVE OAK
707	11" BUCKEYE (4,3,3,3,2 ILL)
708	8" HACKBERRY
709	17" CEDAR ELM
710	12" SPANISH OAK
711	24" LIVE OAK (16,16)
712	14" HACKBERRY
713	11" SPANISH OAK
714	12" HACKBERRY
715	11" CEDAR ELM
716	7" CEDAR ELM
717	7" CEDAR ELM
718	10" HACKBERRY
719	11" HACKBERRY
720	7" CEDAR ELM
721	10" CEDAR ELM
722	11" CEDAR ELM (9, 4)
723	7" HACKBERRY (ILL)
724	10" CEDAR
725	15" CEDAR
726	15" CEDAR
727	0" CEDAR
728	14" CEDAR
729	6" CEDAR
730	8" CEDAR ELM
731	19" CEDAR
732	10" CEDAR ELM
733	6" CEDAR ELM
734	13" CEDAR ELM
735	9" CEDAR
736	13" CEDAR ELM (11, 4)
737	6" HACKBERRY
738	12" CEDAR
739	8" CEDAR ELM
740	8" CEDAR ELM
741	15" CEDAR
742	12" CEDAR ELM
743	6" CEDAR ELM
744	13" CEDAR ELM
745	6" CEDAR ELM
746	8" CEDAR ELM
747	8" LIVE OAK
748	6" CEDAR ELM
749	12" LIVE OAK
750	16" CEDAR ELM
751	11" HACKBERRY
752	14" CEDAR ELM
753	11" HACKBERRY
754	8" CEDAR

VICINITY MAP

N.T.S.

LOT 6, BLOCK H,
DELLANA HILLS SECTION 1
(UNRECORDED SUBDIVISION)

0.559 ACRE
SHARON SMITH
DOC. NO. 2009143457

0.858 ACRES
(37,360 SQ. FT.)

NEAL DOW & CAROLYN F.
CHAPMAN TRUST
DOC. NO. 2000149789

DESCRIBED IN
VOLUME 866, PAGE 463
DATED OCTOBER 9, 1947

LOT 5, BLOCK H,
DELLANA HILLS SECTION 1
(UNRECORDED SUBDIVISION)

HENRY P. HILL SURVEY
ABSTRACT NO. 14

LOT 4, BLOCK H,
DELLANA HILLS SECTION 1
(UNRECORDED SUBDIVISION)

CERTIFICATION:

I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY MADE DURING THE MONTH OF AUGUST 2023, AND UPDATED APRIL, 2024 PERFORMED UNDER MY DIRECTION AND SUPERVISION.

AUSTIN B. BURKLUND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6879
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

05/21/24



TIMOTHY JON SMART
DOC. NO. 2009013163



1905 Aldrich Street, Suite 300
Austin, TX 78723

TBPELS # F-4324 TBPELS # 10194230
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project
NEAL DOW & CAROLYN CHAPMAN TRUST
4 N. PEAK ROAD

ROLLINGWOOD, TEXAS
City, State/Prov

Title
BOUNDARY TOPO AND TREE SURVEY

Permit-Seal

Project Number: 1720001600

File Name: 1720001600v01_1to1

bm ab jb 24.04.24
Dwn. Chkd. Dsgn. YY.MM.DD

Drawing No. 1

Revision Sheet

1 of 1



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

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

Subject

703 Loma Linda Dr.: Discuss and make recommendation on a variance to encroach 8 feet into the 25-foot side setback (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Steven Johnson, Property Owner

Recommendation

Staff recommend denial of the variance request based on the staff findings of fact in Exhibit B.

This item will be forwarded to the August 14, 2024 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Steven Derek Johnson & Kely Espinosa

Legal Description: Stonehedge Estates, Block N, Lot N

Lot Size: 0.76 acres

Zoning: R-1 One-Family Residential

Wastewater: Private on-site sewage facility (public sewer not available)

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

Background & Analysis:

The applicant is in the final inspection stage for the construction of a new residential house. During construction, the contractor placed the air conditioning units within the west side setback of the property. Since the issue was discovered and the variance application submitted the contractor was able to relocate the necessary hookups to move the generator behind the structure outside of the setback areas. At this stage in the project, the relocation of the already-installed AC units would require re-routing of the electrical and HVAC connections to the rear of the property. This process will add time and cost but is not impossible. The site plan also shows stairs in the setbacks, but unroofed steps are allowed in the setback per Section 22.03.276.

Other jurisdictions allow the location of air conditioning equipment into setbacks, hence the contractor's installation. Typical installation for air conditioning units has the units placed 8 feet from the face of the house. If ZAPCO and City Council do not see an adverse impact of allowing this type of encroachment, staff

recommends a future code amendment to allow mechanical equipment attached to the building to encroach 8 feet into the setback with screening, by right.

Variance Criteria Review:

No variance shall be granted unless the following conditions are fulfilled:

1. The strict or literal enforcement of the terms of this chapter, 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 complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The findings of fact as alleged by the applicant and city staff are attached in the following exhibits.

- Exhibit A - From the applicant
- Exhibit B - Staff's recommendation

Public Comments:

At the time of the report, no written comments have been received in favor or in opposition of the request.

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

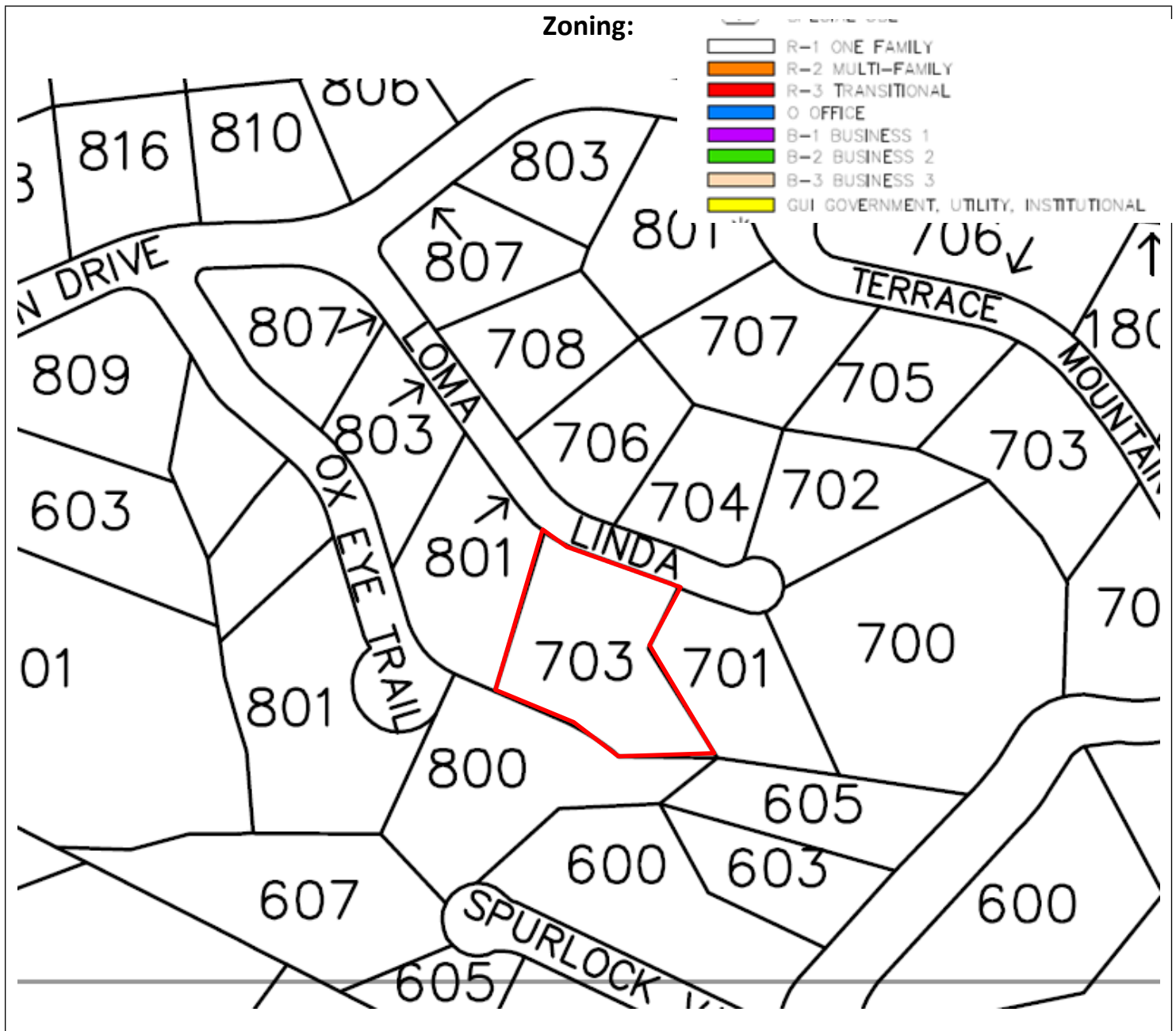
There is no change to the subdivision proposed with this application.

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:

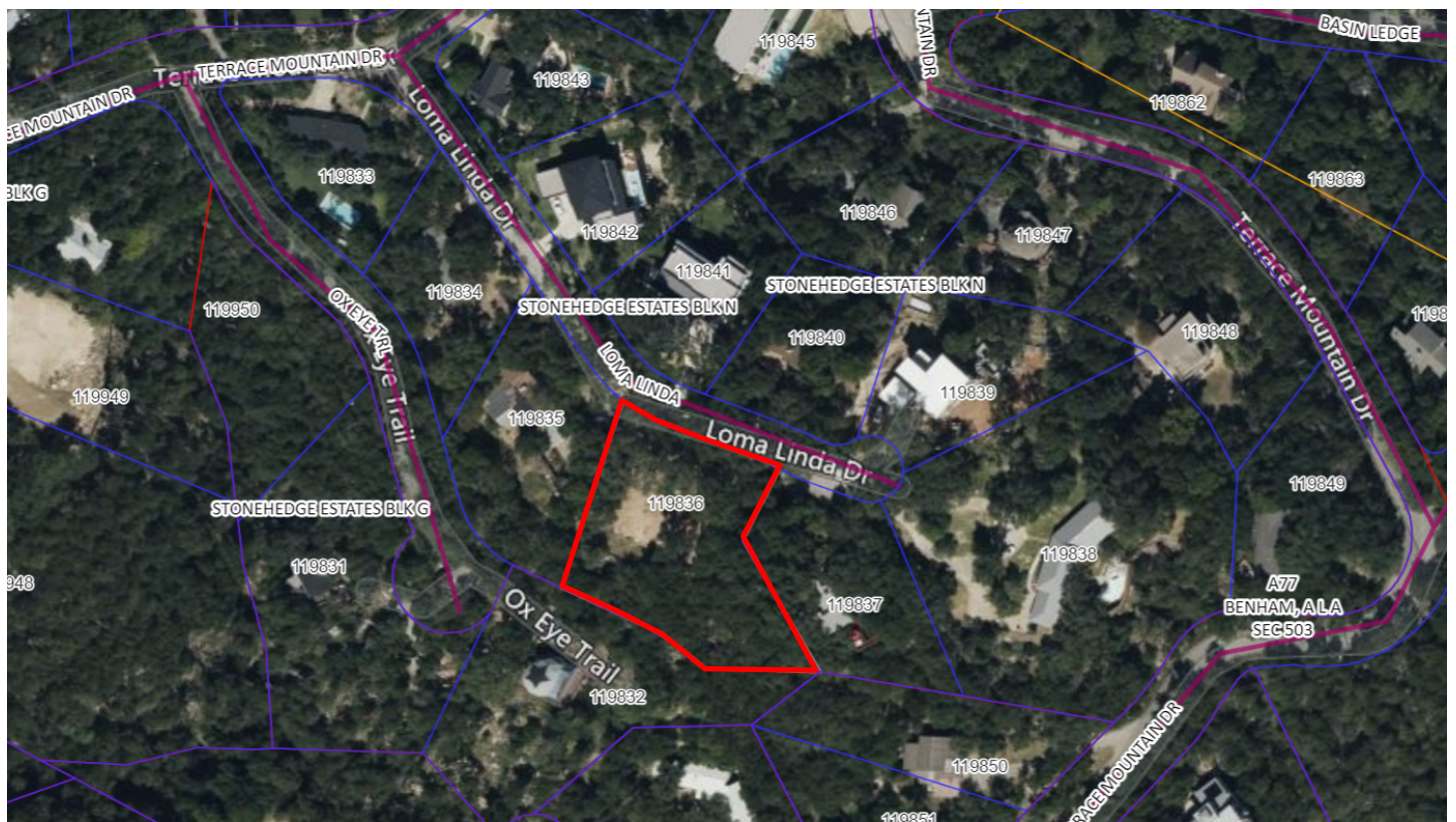


Exhibit A
703 Loma Linda Side Setback
Applicant's Findings of Fact

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

During the architectural design and permitting, a pad for the HVAC condenser and generator was not included on the plan. A short set of stairs into the side entrance of the garage was on the plans and may be a foot over the setback line

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

There is no impact to terrain or flora

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

Moving these pads to the front of the house would be unsightly. On the down hill side of the house is the pool and detention pond so there is no room.

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

The wiring for the HVAC comes out of the wall on the right of the house so placing the pad there is the most logical choice.

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

There is minimal impact to the site...no adverse effect to topography or trees. The HVAC pad has been built with a privacy wall around it.

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

There are 10-12 replacement trees planted along the property line shielding the pads and house

Exhibit B

703 Loma Linda Side Setback

Staff Findings of Fact

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

The setback encroachment is a self-created hardship because the AC units were not located as shown on the approved plan.

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

The terrain and vegetation would not be impacted by the current or permitted location for the AC units.

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

The AC units could be relocated behind the house.

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

The variance requested is for the existing depth of the AC units installed.

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

The AC units are in the side setback and screened, so the location would not violate the intent of the Zoning Ordinance.

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

No neighbors have alleged any adverse impact from the encroachment.

May 23, 2023

Mr. Meisel and ZAPCO Members,

I am writing to request a setback variance that has occurred as a result of an HVAC pad that was overlooked and not shown on my plans prior to the permitting of my house at 703 Loma Linda. In summary, this oversight was discovered last week as my builder was nearing completion of the house. From the attached plans, you will see the foundation of our house was sited directly on the right setback line and our architect missed including pads for our HVAC and generator. In addition, there is a short set of stairs to a side entry garage door that was on our plans, but looks to be one to two feet over the setback line. This extra width needed for these pads was overlooked during the design process.

This oversight was unintentional but now that the house is built and about finished, this is the only practical location, and it is needed on this side of the home due to the location of the electrical panel and propane tank.

These pads would only extend into the side setback by a small margin and there is extensive screening planned with ten replacement trees being planted along the property line screening these structures from our neighbor.

For these reasons, we are requesting a side setback variance to account for these missed items.

Many thanks for your service and understanding,

A handwritten signature in black ink, appearing to read "Steve Johnson", written in a cursive style.

Steven Derek Johnson

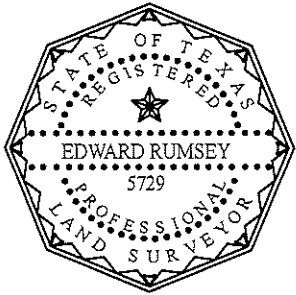
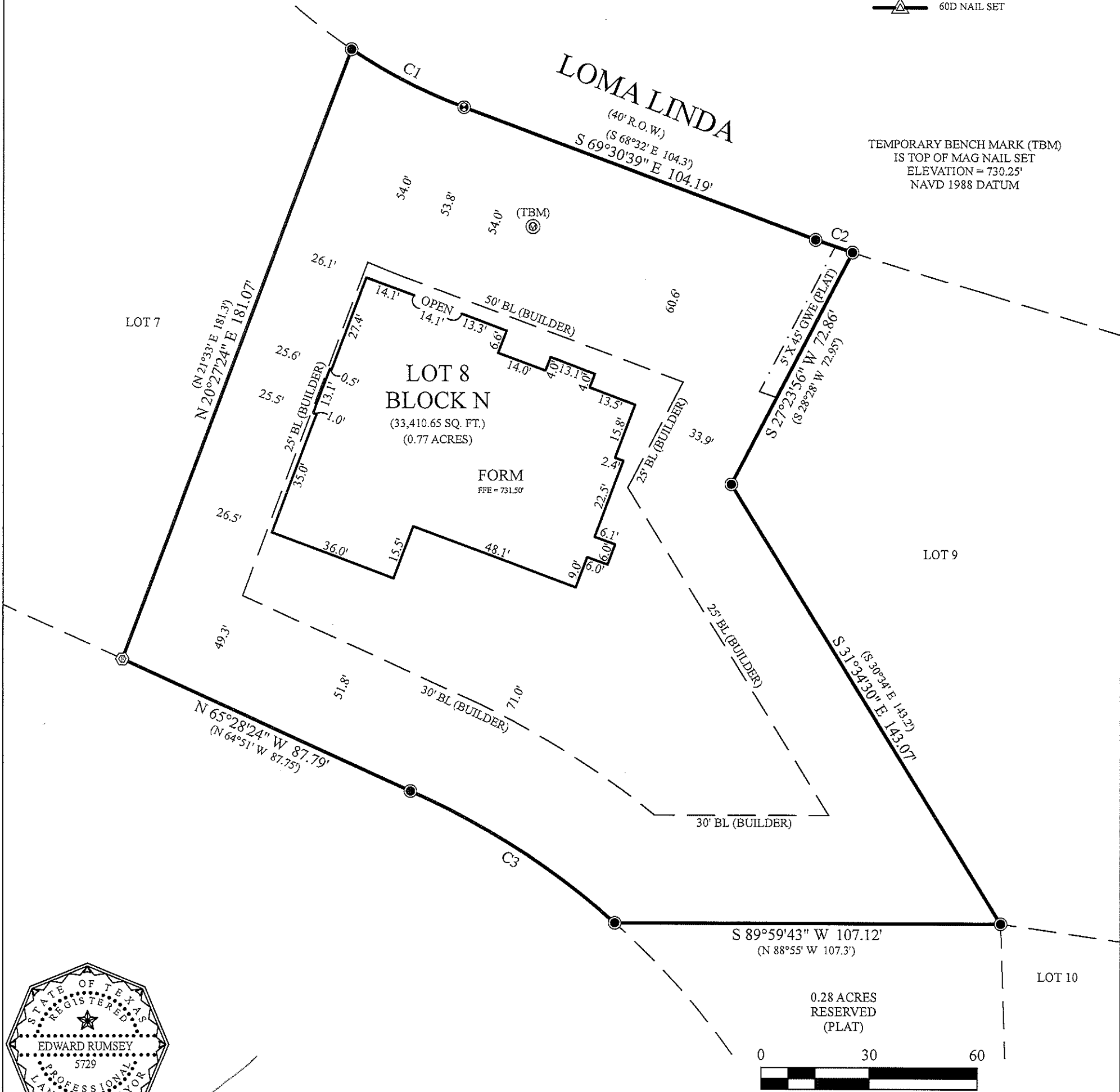
NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
THE OWNER SHOULD CHECK THE LOCAL GOVERNING
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
BUILDING REQUIREMENTS.

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- FENCE POST FOR CORNER
- GWE GUY WIRE ESMT
- () RECORD INFORMATION
- MAG NAIL SET
- 60D NAIL SET

TEMPORARY BENCH MARK (TBM)
IS TOP OF MAG NAIL SET
ELEVATION = 730.25'
NAVD 1988 DATUM



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3,
STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF AN ABSTRACT OF TITLE.

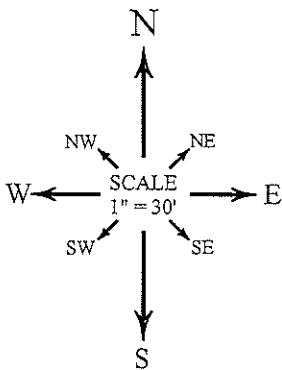
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	151.11'	35.09'	S 62°50'39" E	35.17'
(C1)	(151.11')	(35.08')	(S 61°52' E)	(35.13')
C2	802.58'	10.81'	S 71°24'21" E	10.81'
(C2)	(802.58')	(10.83')	(S 68°55' E)	(10.83')
C3	214.60'	67.44'	N 57°18'21" W	67.72'
(C3)	(214.60')	(67.55')	(N 55°48' W)	(67.83')

RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN
TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE
SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED
ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOT 8, BLOCK N, STONEHEDGE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 185, PLAT
RECORDS, TRAVIS COUNTY, TEXAS.



ALLSTAR
Land surveying
2020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD -
PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. 48453C0445K
PANEL: 0445K
DATED: 01/22/2020

THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD.
CONTACT YOUR LOCAL FLOOD PLAIN
ADMINISTRATOR FOR THE CURRENT
STATUS OF THIS TRACT.

ADDRESS

STEVEN DEREK JOHNSON & KELY JOHNSON
703 LOMA LINDA
WESTLAKE, TRAVIS COUNTY, TEXAS

SURVEY DATE:	FEBRUARY 03, 2023	FIELD BY:	DUSTIN CARTER	01/30/2023
TITLE CO.:	-	CALC. BY:	DAVID BAK	02/03/2023
G.F. NO.:	-	DRAWN BY:	DAVID BAK	11/30/2022
JOB NO.:	-	UPDATE BY:	DAVID BAK	02/03/2023
		RPLS CHECK:	EDWARD RUMSEY	02/03/2023

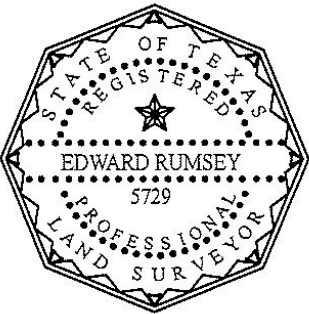
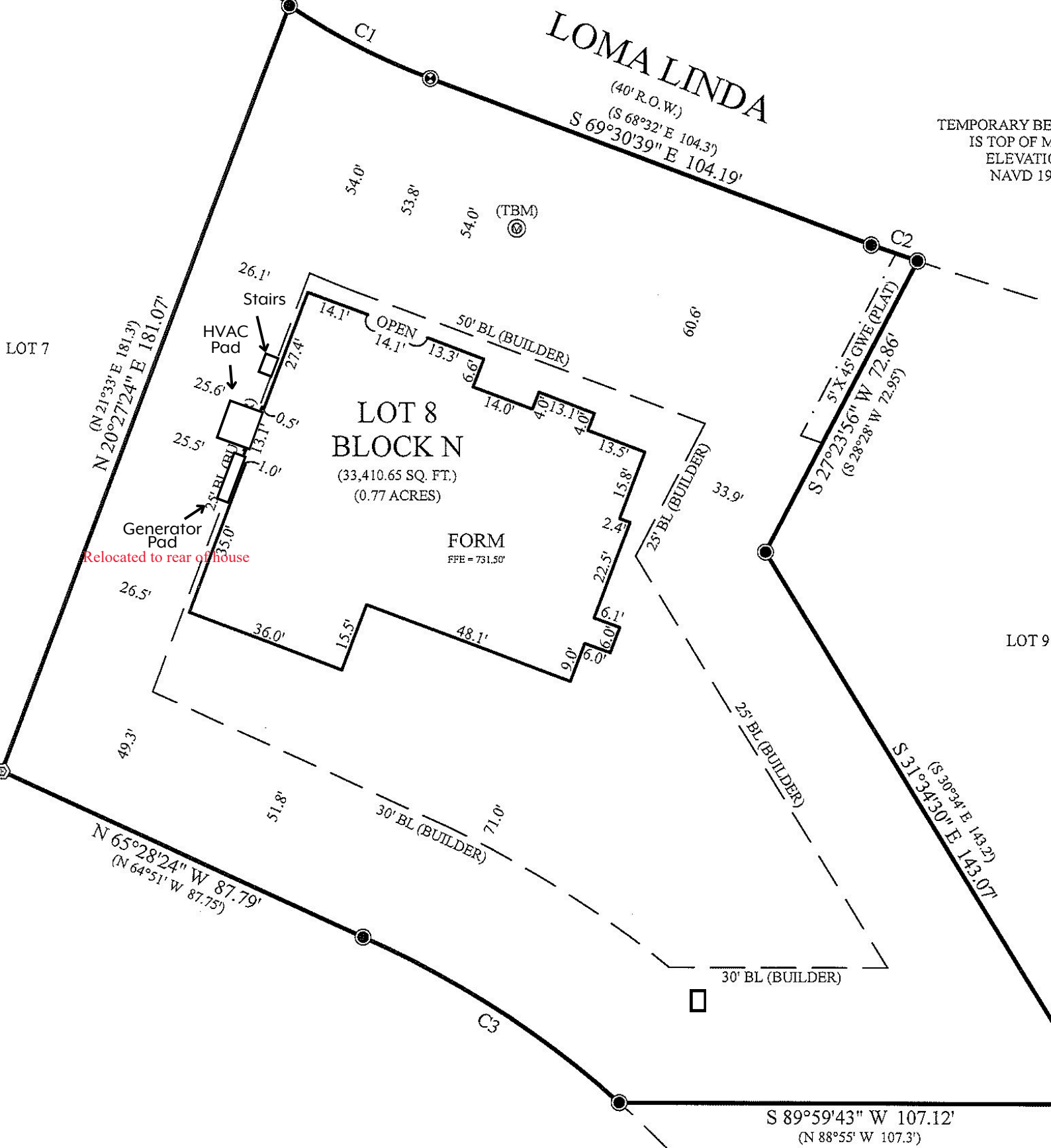
NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
THE OWNER SHOULD CHECK THE LOCAL GOVERNING
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
BUILDING REQUIREMENTS.

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- FENCE POST FOR CORNER
- GWE GUY WIRE ESMT
- () RECORD INFORMATION
- MAG NAIL SET
- 60D NAIL SET

TEMPORARY BENCH MARK (TBM)
IS TOP OF MAG NAIL SET
ELEVATION = 730.25'
NAVD 1988 DATUM



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3,
STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF AN ABSTRACT OF TITLE.

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	151.11'	35.09'	S 62°50'39" E	35.17'
(C1)	(151.11')	(35.08')	(S 61°52' E)	(35.13')
C2	802.58'	10.81'	S 71°24'21" E	10.81'
(C2)	(802.58')	(10.83')	(S 68°55' E)	(10.83')
C3	214.60'	67.44'	N 57°18'21" W	67.72'
(C3)	(214.60')	(67.55')	(N 55°48' W)	(67.83')

RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN
TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE
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F.I.R.M. MAP NO. 48453C0445K
PANEL: 0445K
DATED: 01/22/2020

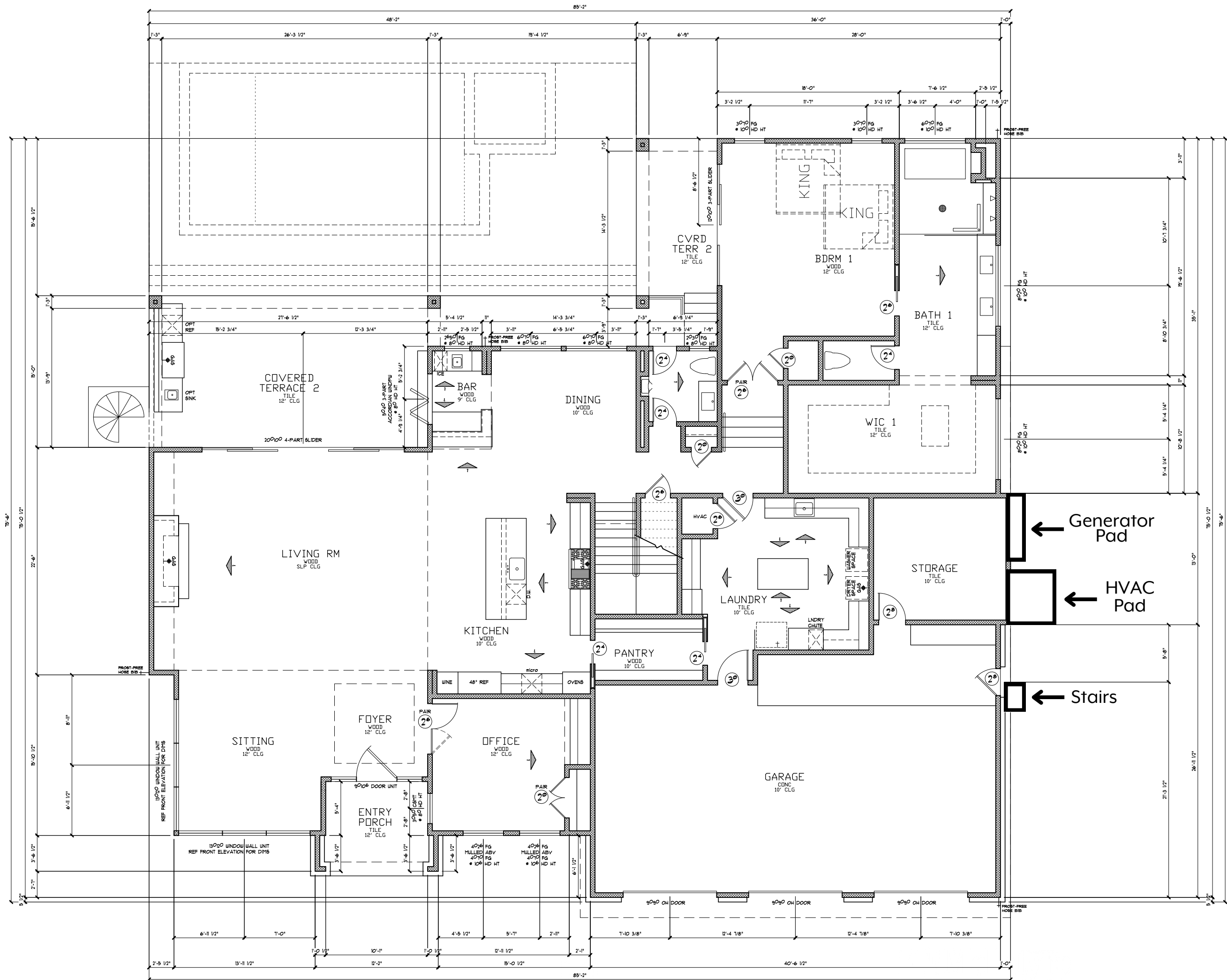
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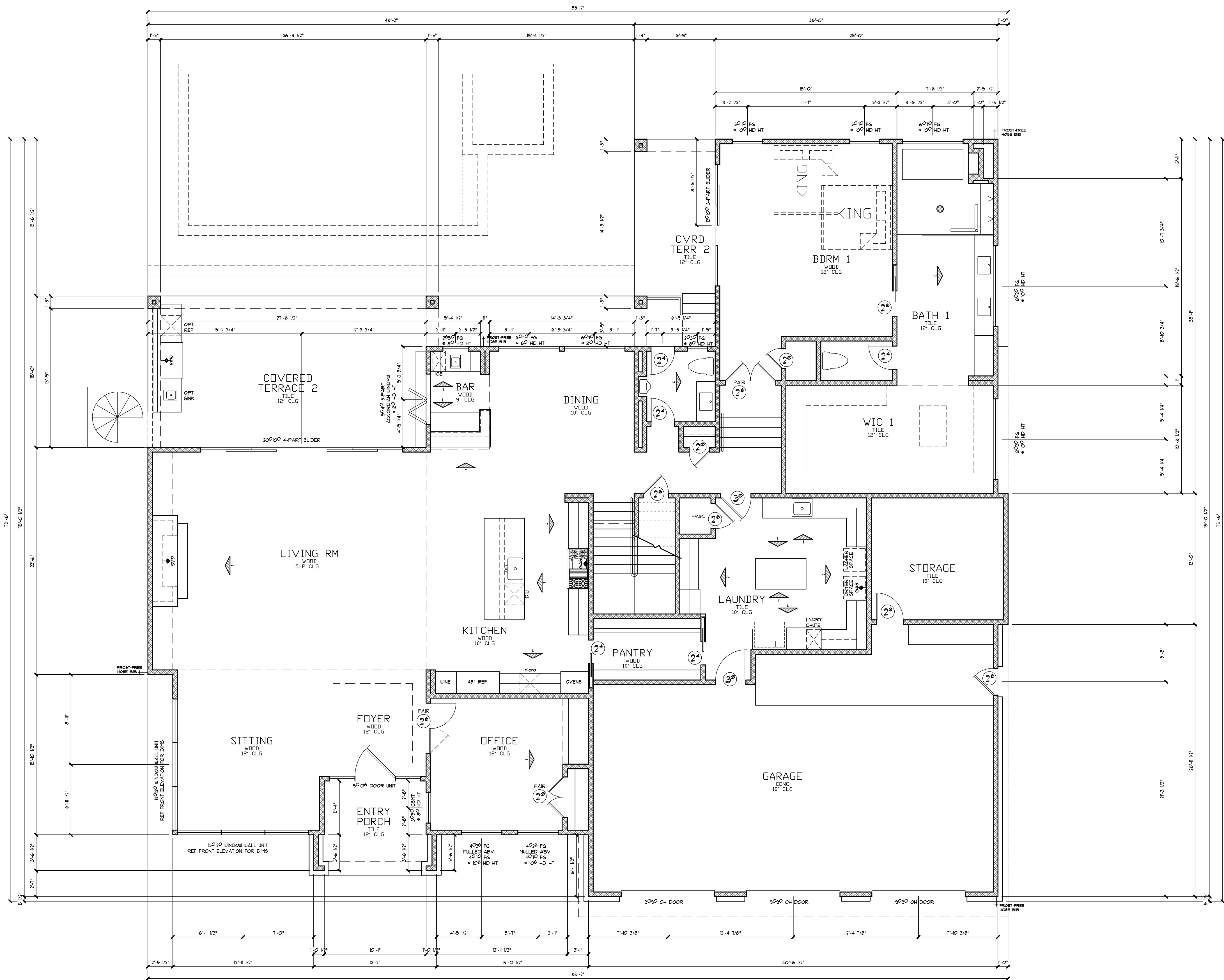
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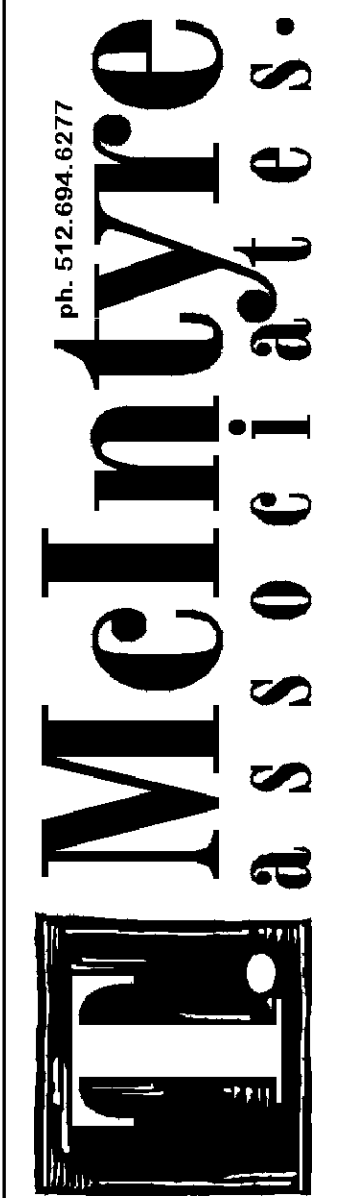




FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" (@24"x36")

SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	3,406 SF
SECOND FLOOR HEATED	2,649 SF
TOTAL HEATED	6,055 SF
ENTRY PORCH	106 SF
REAR TERRACE 1 & 2	681 SF
REAR TERRACE 3	241 SF
OPEN TERRACE	551 SF
GARAGE/STORAGE	1,124 SF
TOTAL UNHEATED	2,709 SF
TOTAL SLAB	5,361 SF
TOTAL CONSTRUCTION	8,764 SF

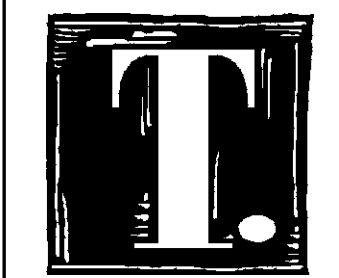
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11/15/2021



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West Lake Hills, TX 78746

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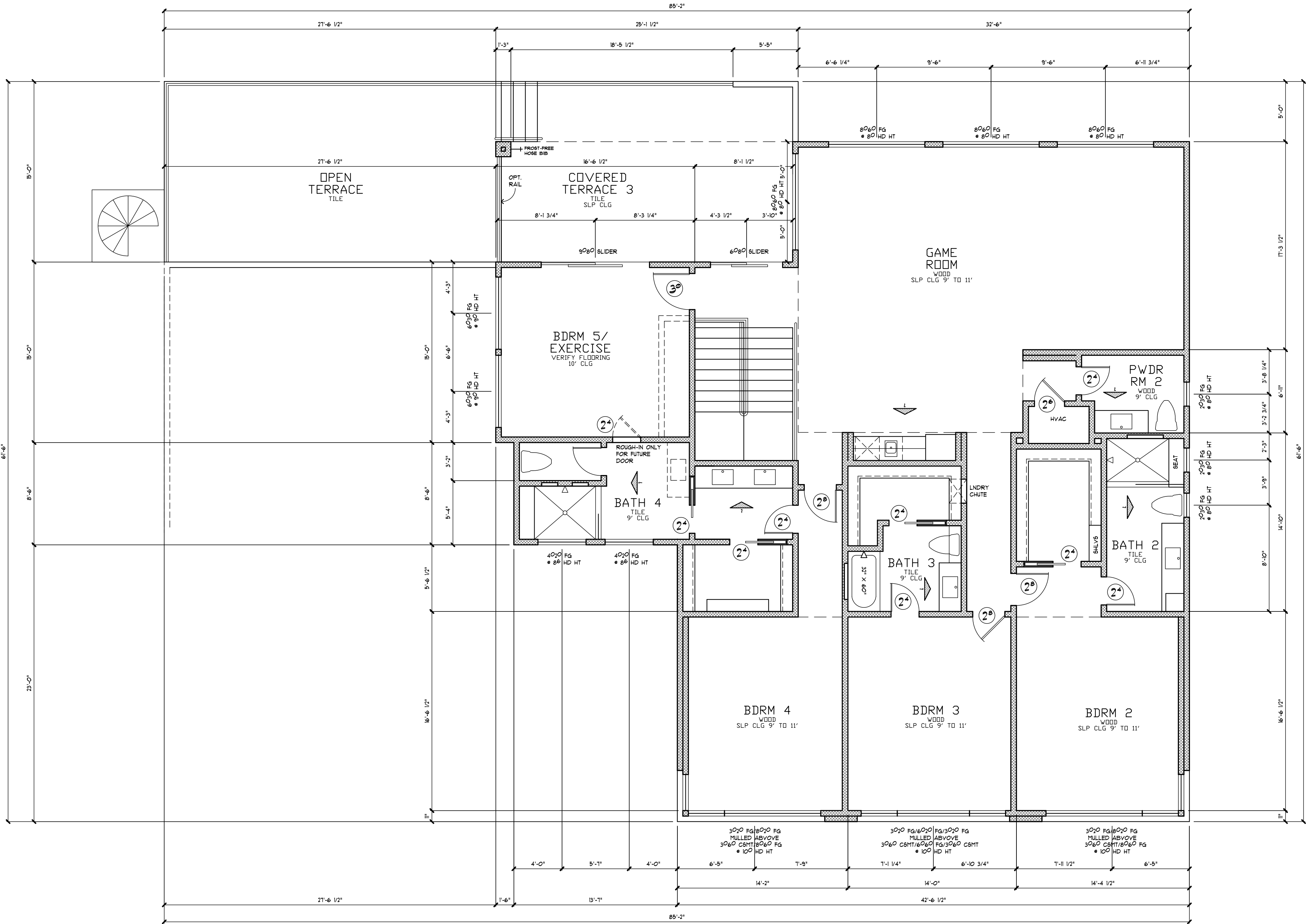
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SHEET:

A2



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" (ø24"x36")

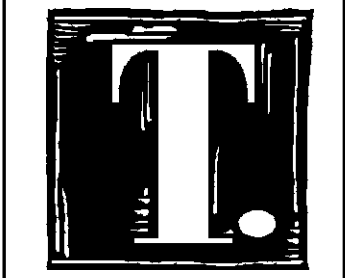
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McIntyre
Associates
P.L.L.C.
PH. 512.684.6277

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A3

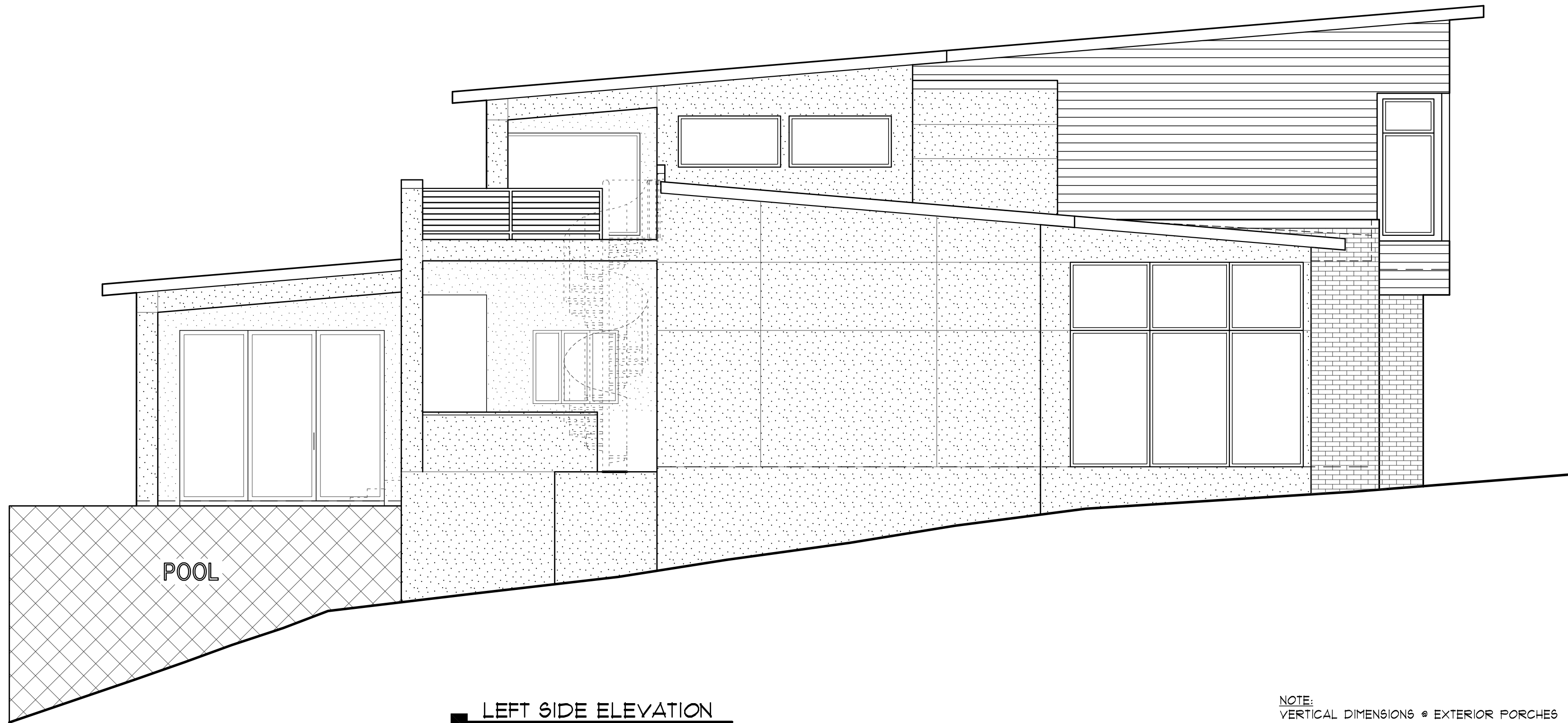


FRONT ELEVATION
SCALE: 3/16" = 1'-0" (@24"x36")

NOTE:
VERTICAL DIMENSIONS * EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
ADJUST DIMENSION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVELS.

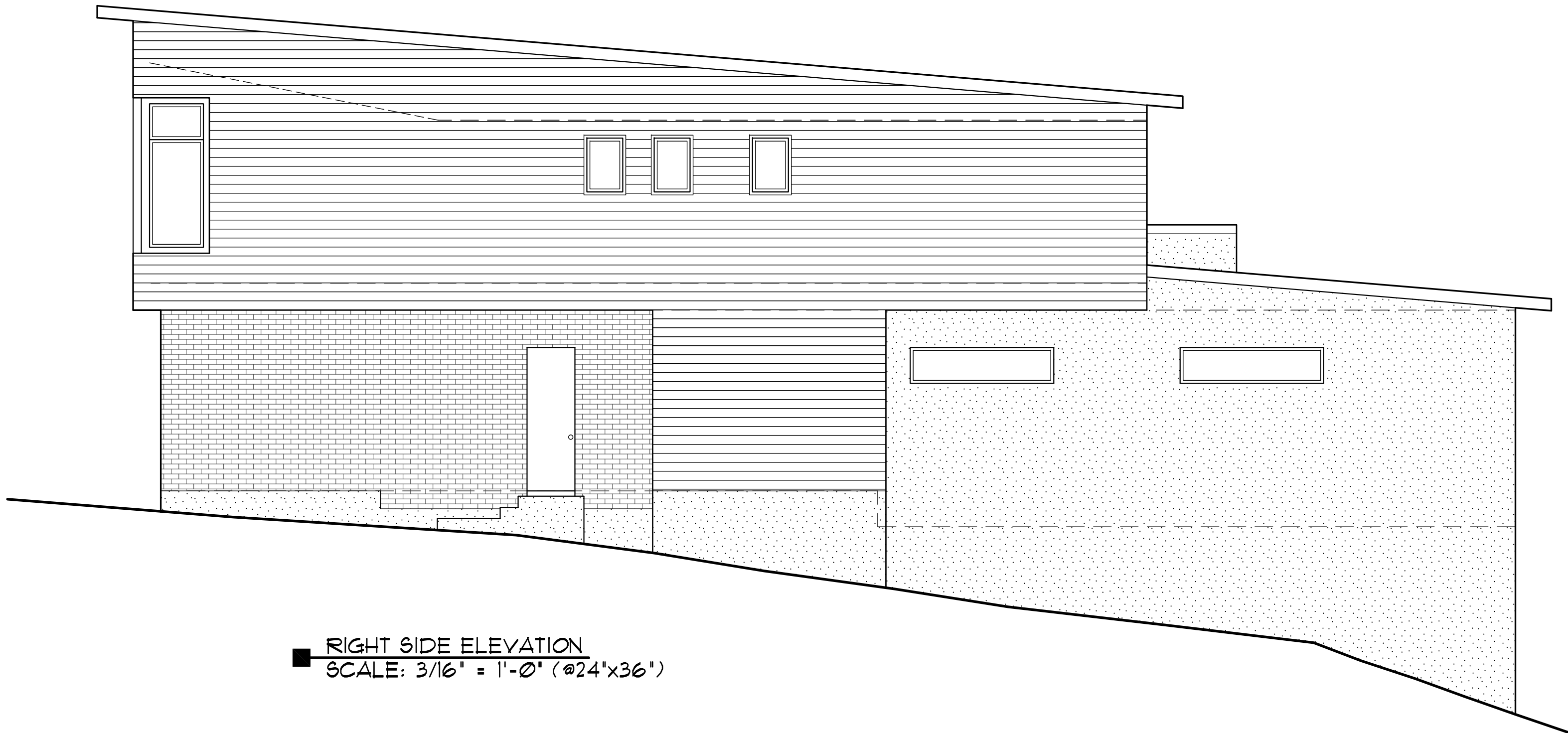


REAR ELEVATION
SCALE: 3/16" = 1'-0" (@24"x36")



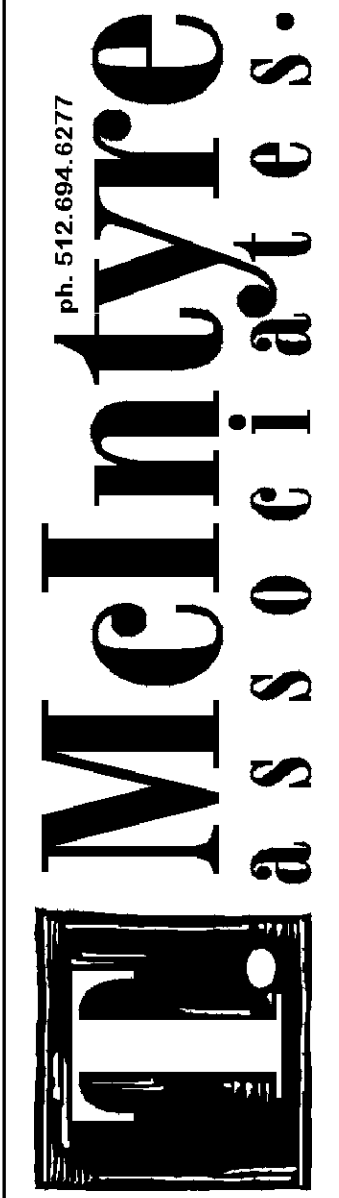
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0" (@24"x36")

NOTE:
VERTICAL DIMENSIONS * EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
ADJUST DIMENSION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVELS.



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0" (@24"x36")

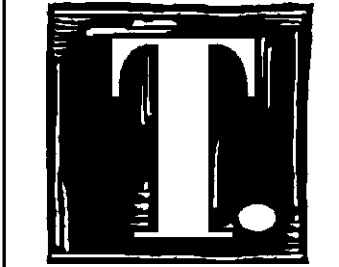
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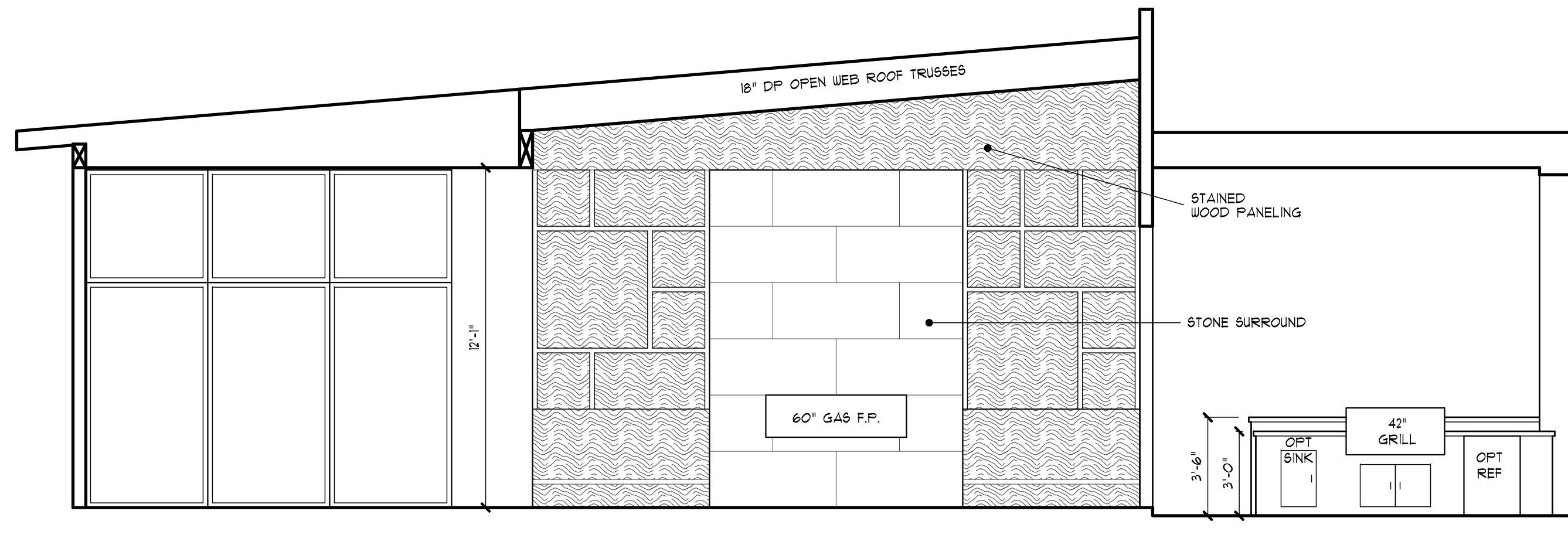
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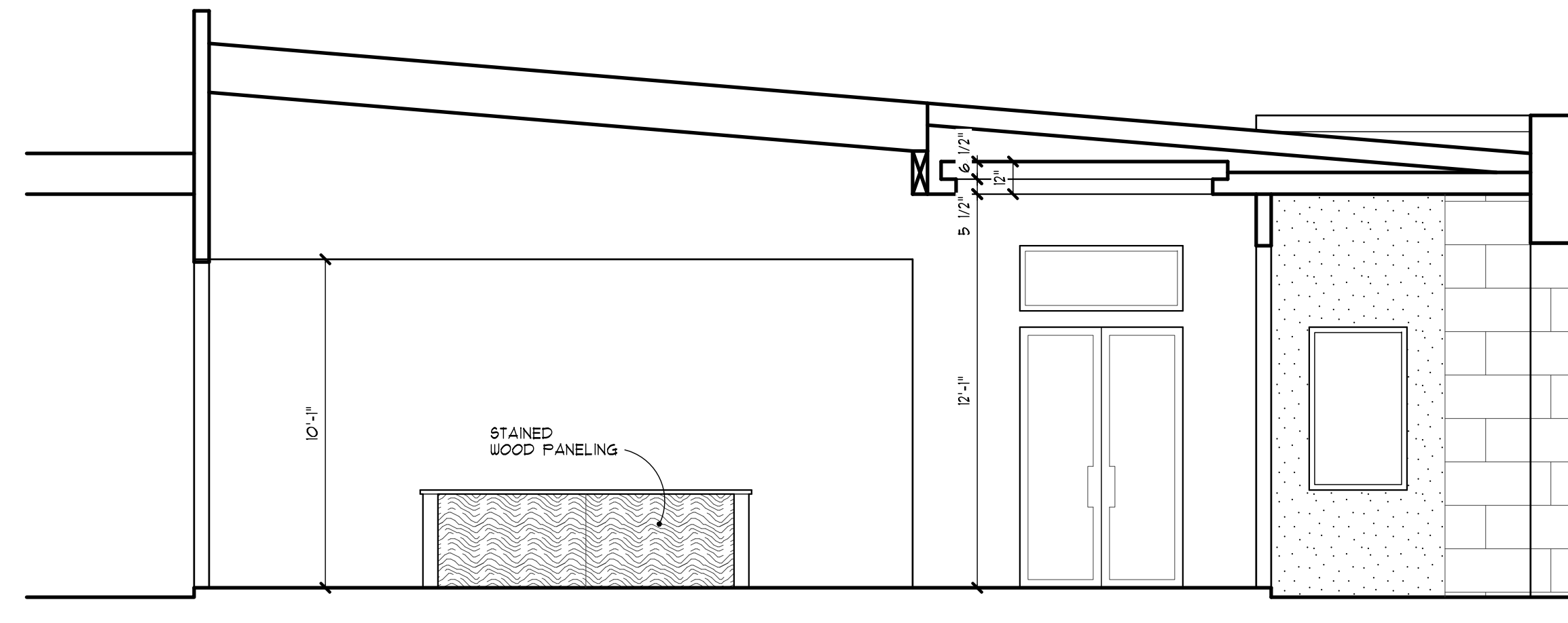
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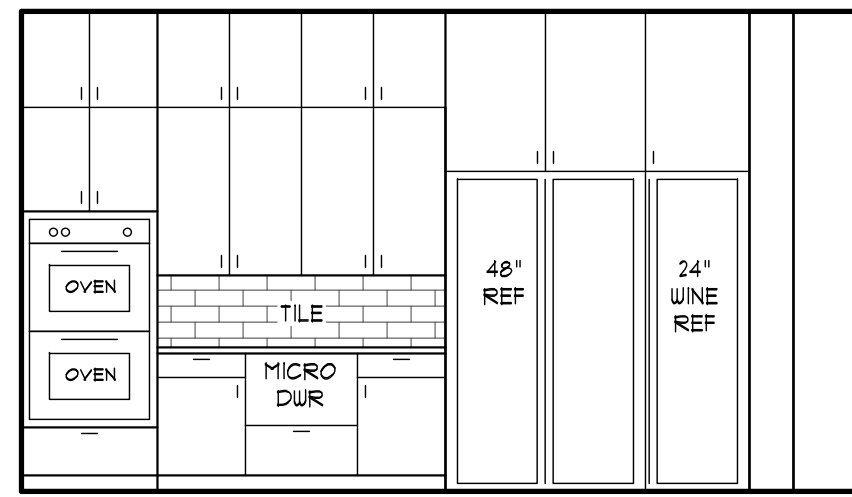
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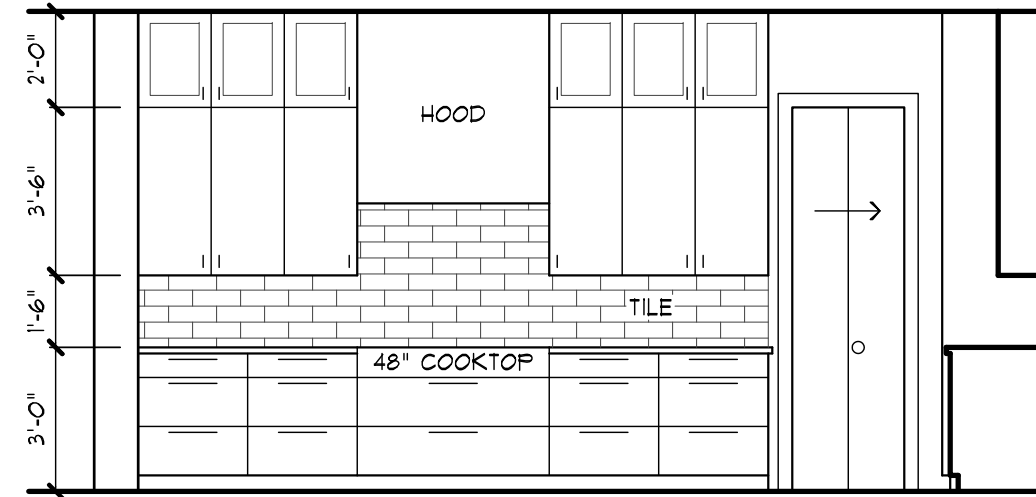
1 SITTING - LIVING RM
A6 SCALE: 1/4" = 1'-0"



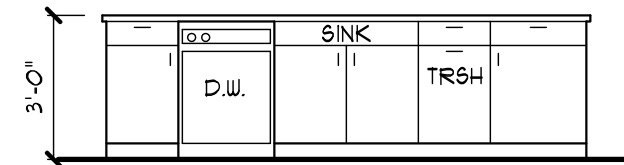
2 LIVING RM - FOYER
A6 SCALE: 1/4" = 1'-0"



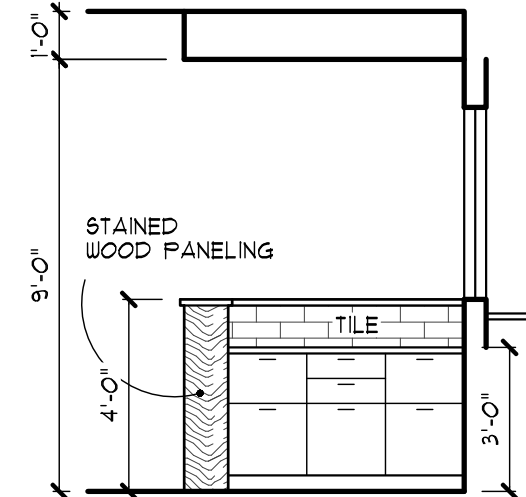
3 KITCHEN
A6 SCALE: 1/4" = 1'-0"



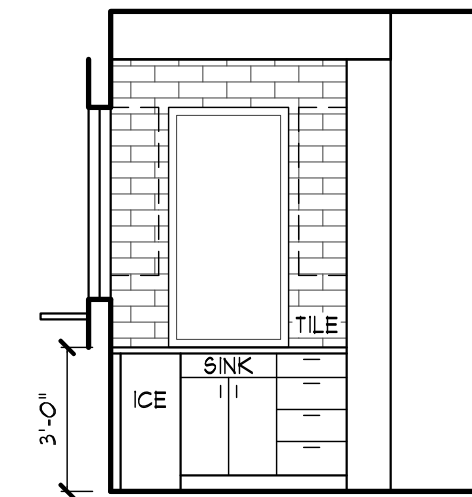
4 KITCHEN
A6 SCALE: 1/4" = 1'-0"



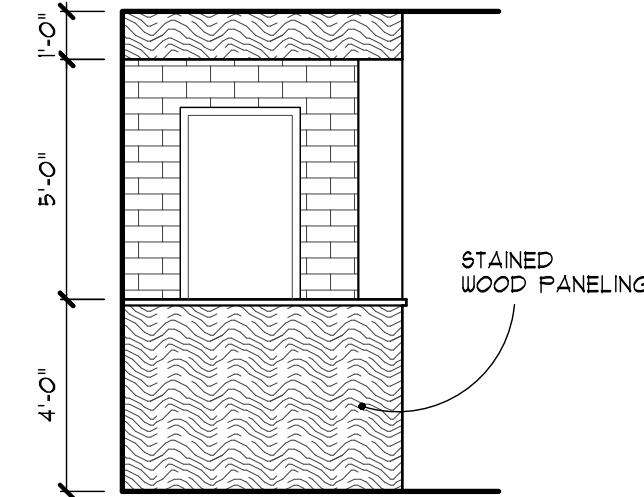
5 KITCHEN ISLAND
A6 SCALE: 1/4" = 1'-0"



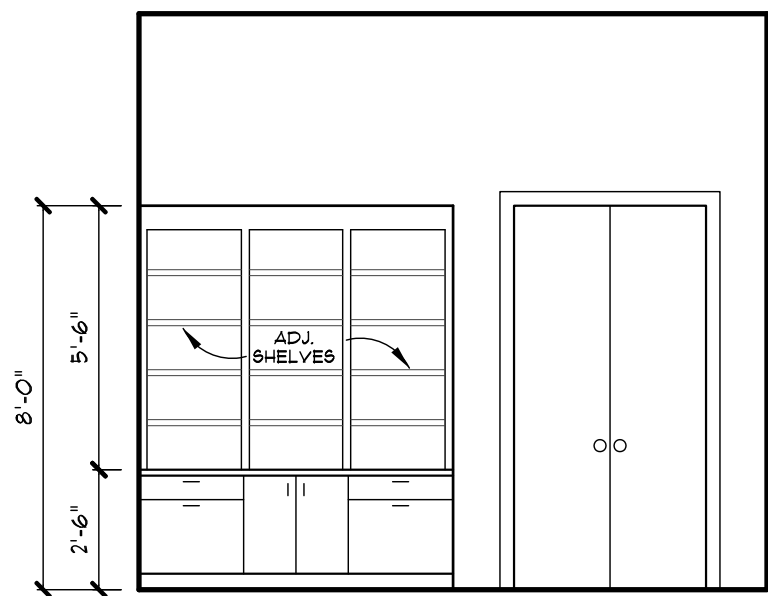
6 BAR
A6 SCALE: 1/4" = 1'-0"



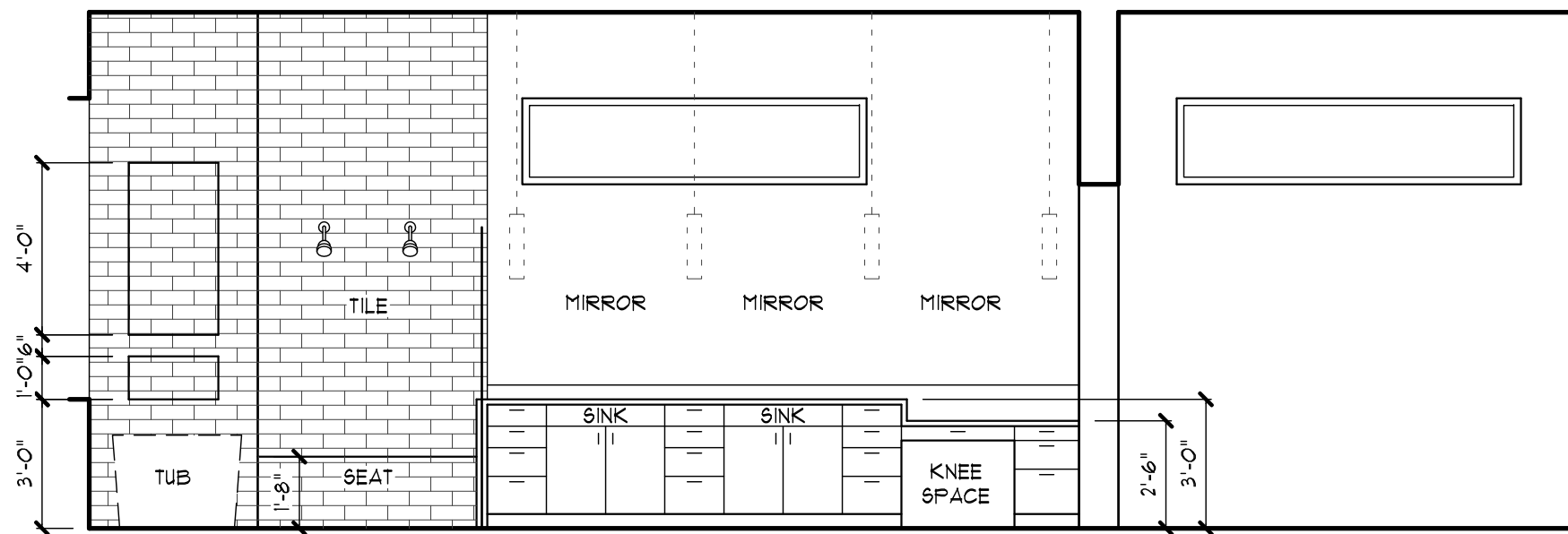
7 BAR
A6 SCALE: 1/4" = 1'-0"



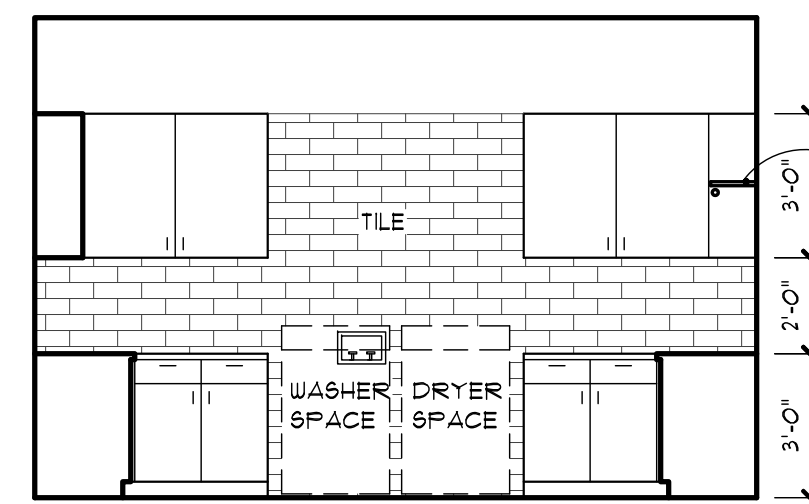
8 BAR
A6 SCALE: 1/4" = 1'-0"



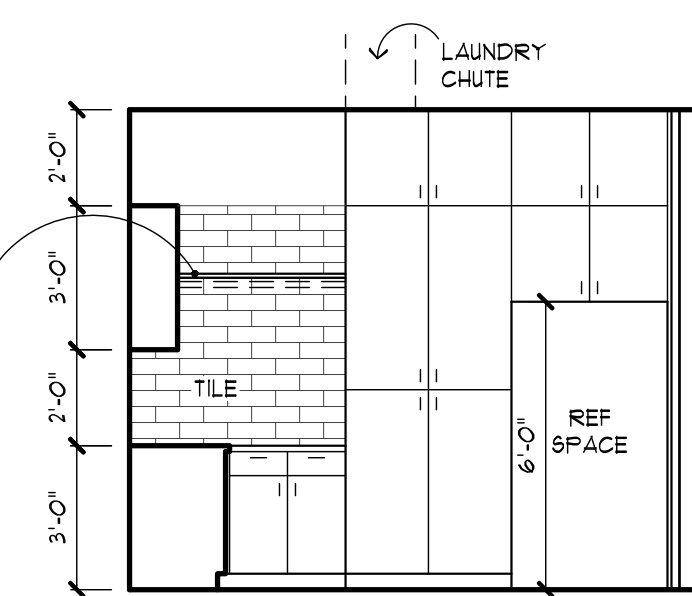
9 STUDY
A6 SCALE: 1/4" = 1'-0"



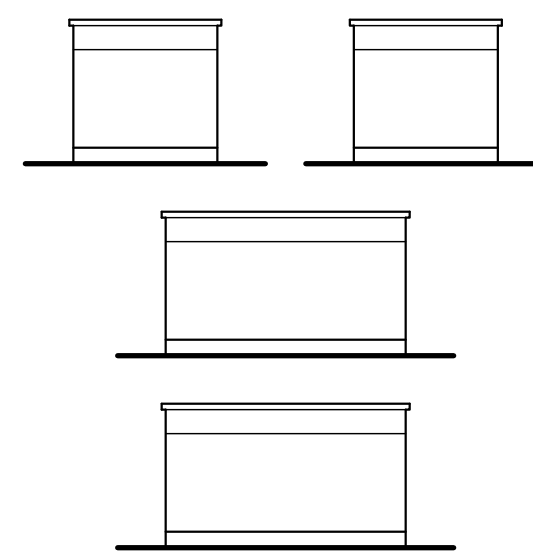
9 BATH I
A6 SCALE: 1/4" = 1'-0"



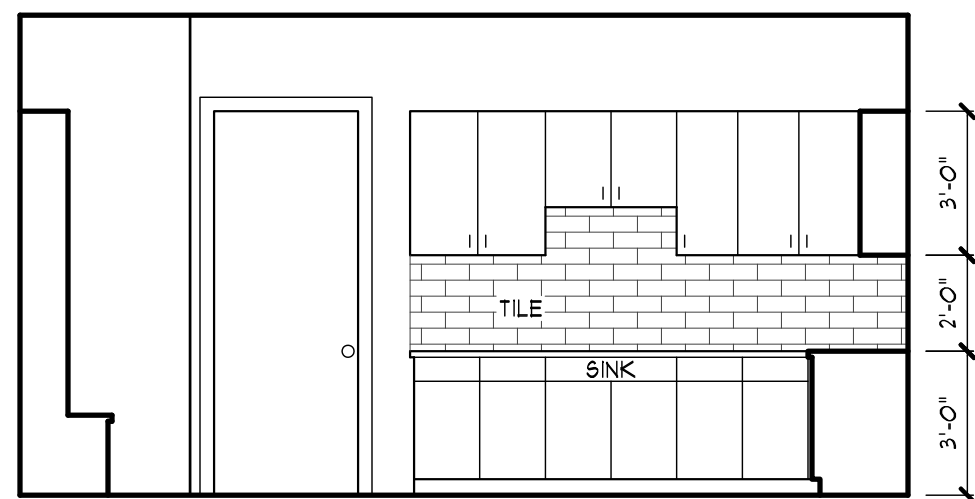
10 LAUNDRY
A6 SCALE: 1/4" = 1'-0"



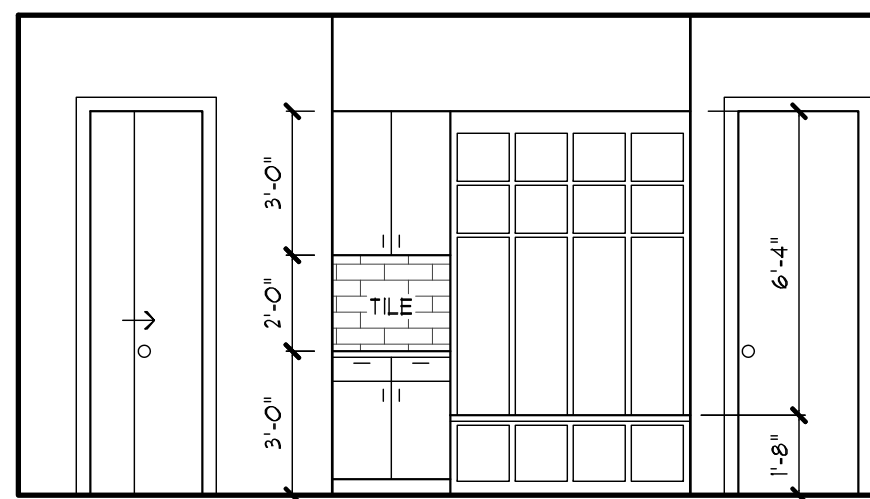
11 LAUNDRY
A6 SCALE: 1/4" = 1'-0"



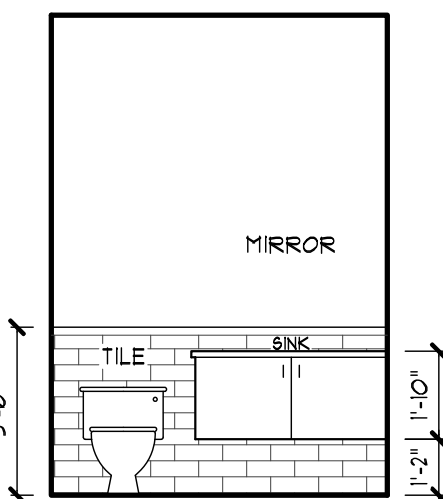
12 LAUNDRY ISLAND
A6 SCALE: 1/4" = 1'-0"



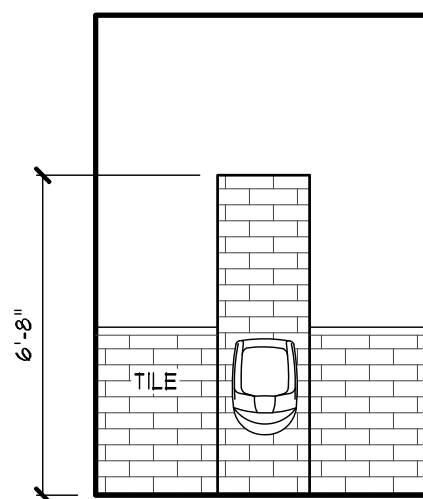
13 LAUNDRY
A6 SCALE: 1/4" = 1'-0"



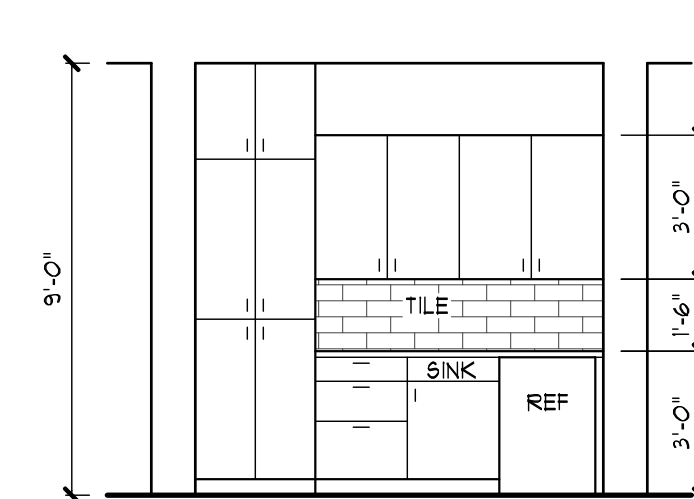
14 LAUNDRY/MUD RM
A6 SCALE: 1/4" = 1'-0"



14 POWDER RM I
A6 SCALE: 1/4" = 1'-0"



15 POWDER RM I
A6 SCALE: 1/4" = 1'-0"



16 GAME RM BAR
A6 SCALE: 1/4" = 1'-0"

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11/15/2021

ph. 512.684.6277
McIntyre
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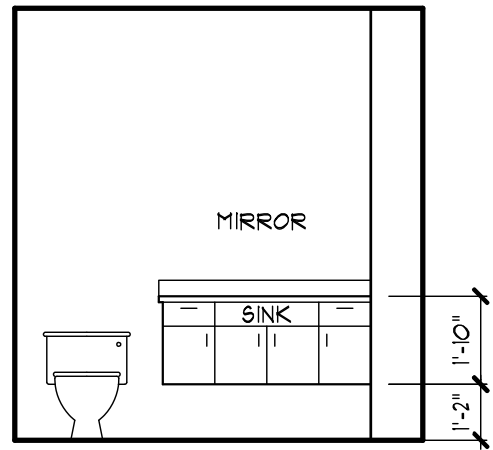
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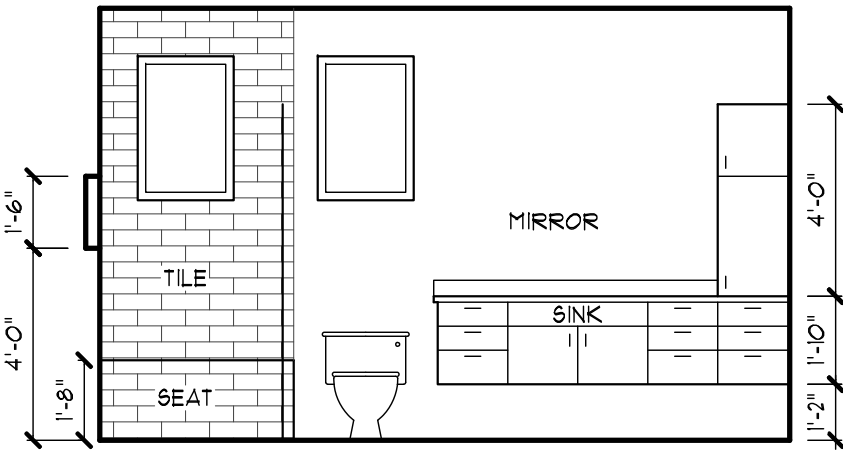
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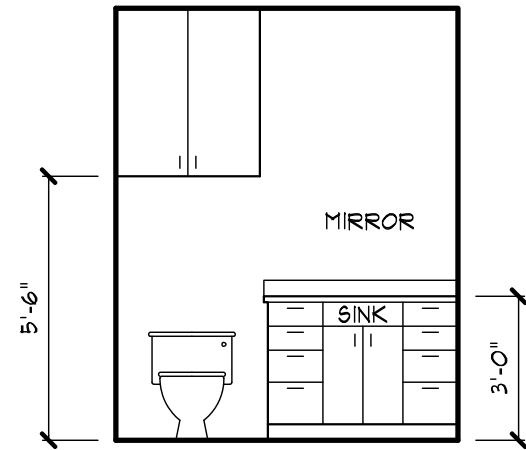
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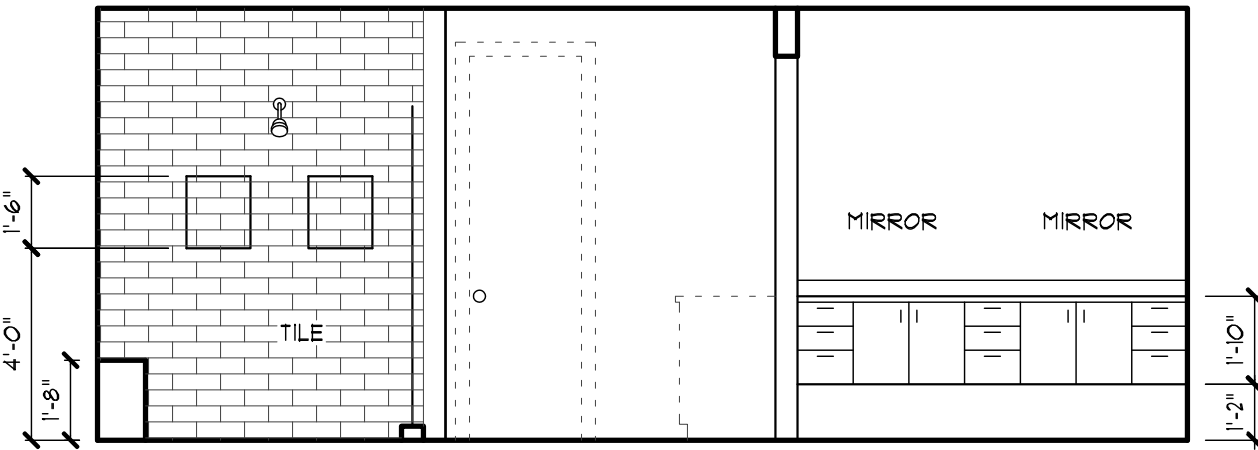
1 POWDER RM 2
A1 SCALE: 1/4" = 1'-0"



2 BATH 2
A1 SCALE: 1/4" = 1'-0"



3 BATH 3
A1 SCALE: 1/4" = 1'-0"



4 BATH 4
A1 SCALE: 1/4" = 1'-0"

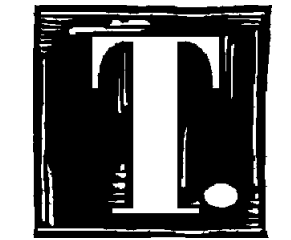
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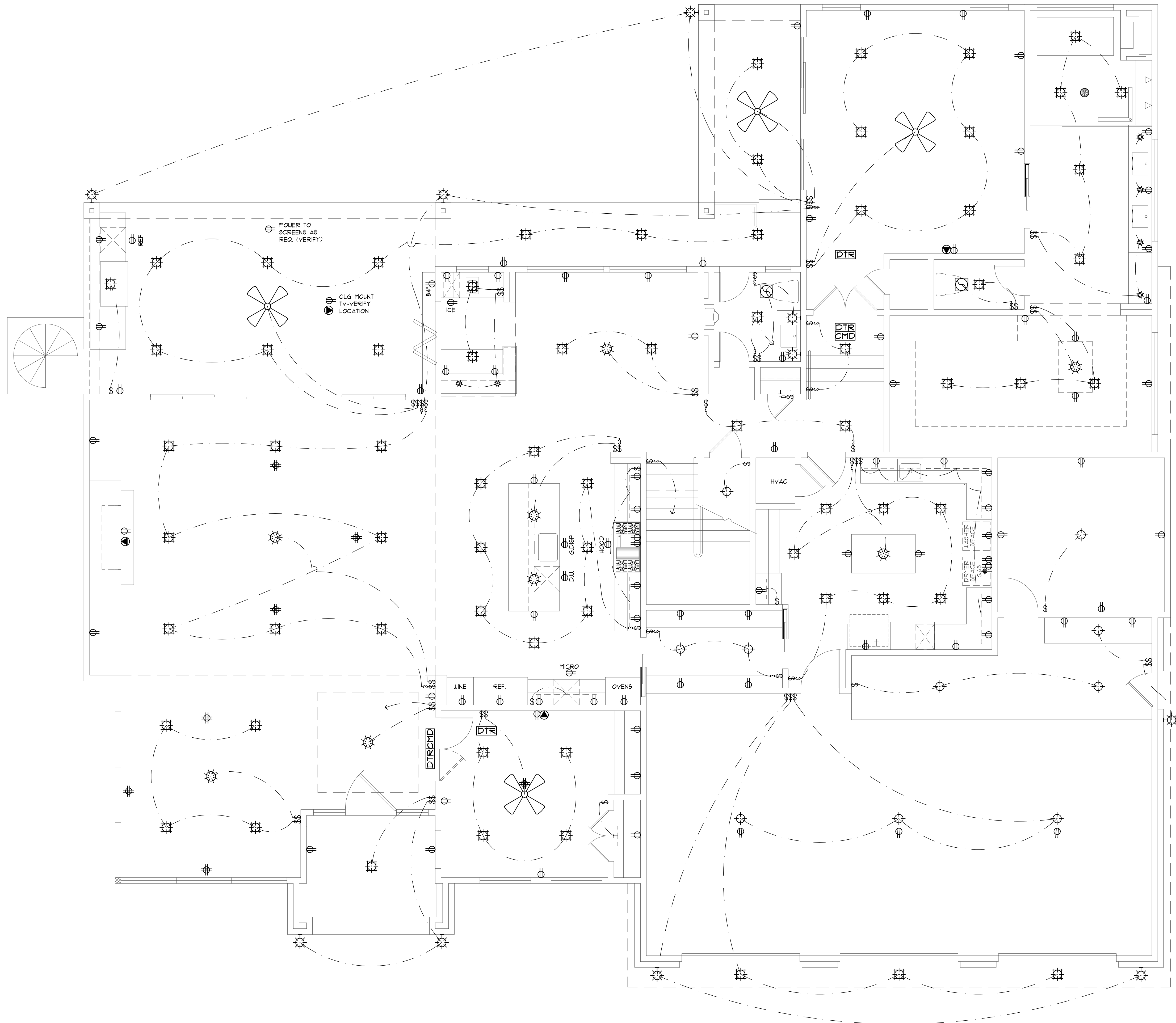
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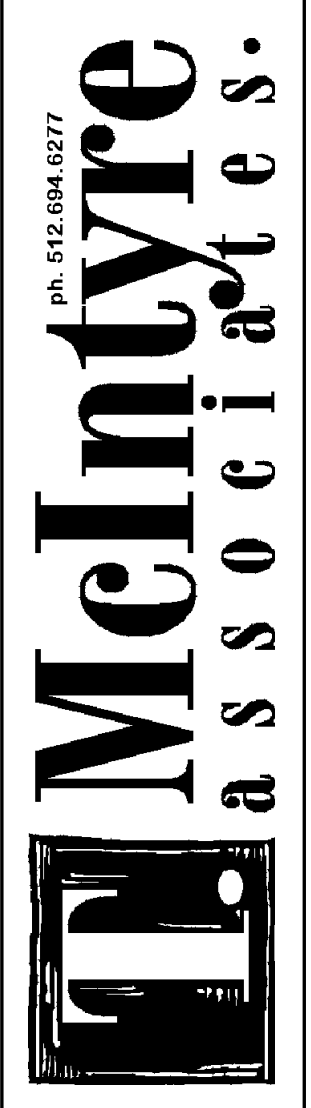
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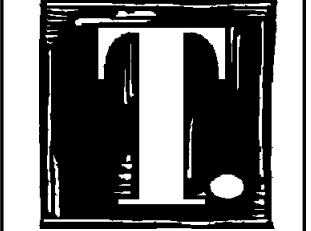
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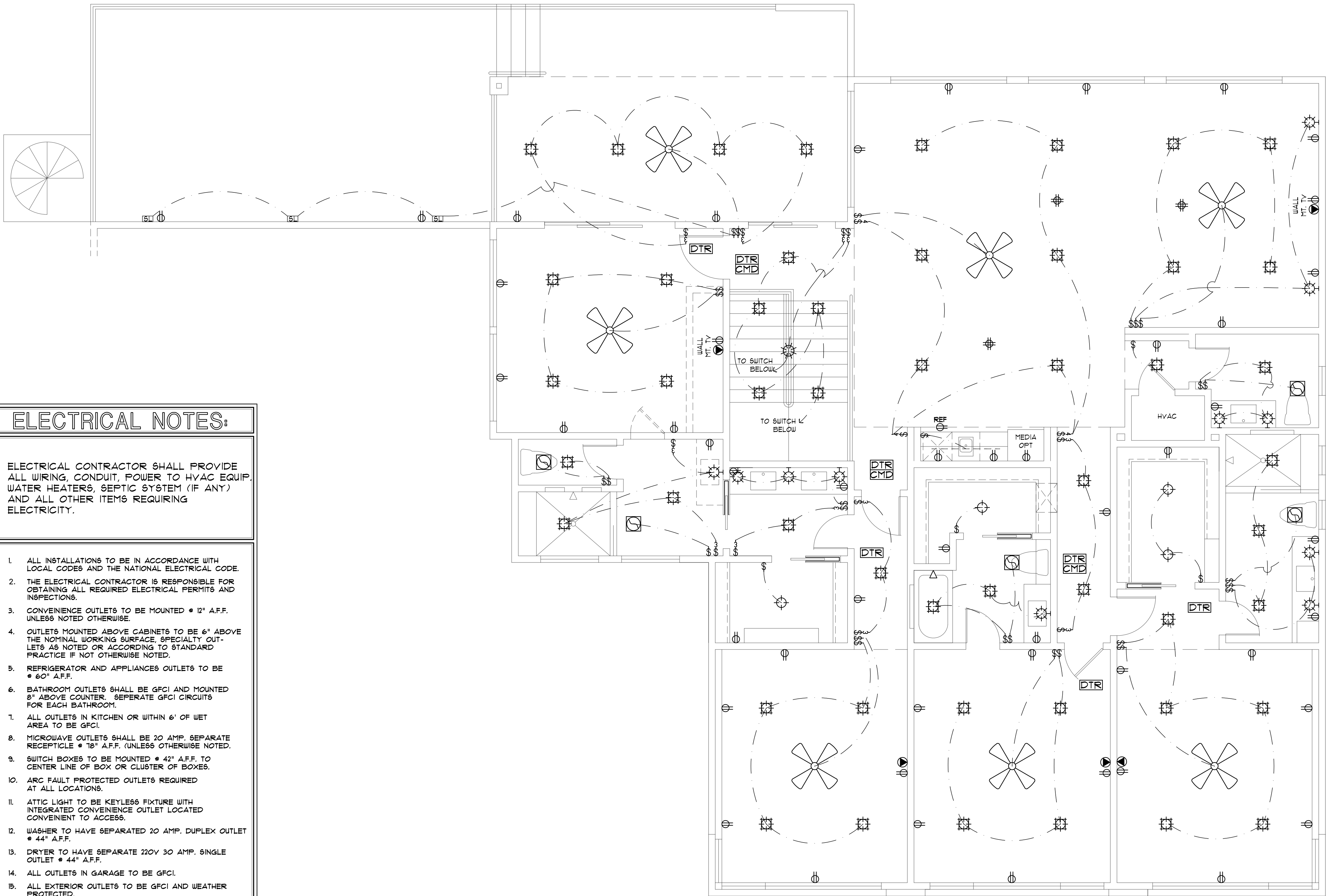
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SHEET:

E1

SYMBOL DESCRIPTION:	
	RECESSED FIXTURE (NOTE: USE SLOPED CANS ON SLOPED CLGS)
	RECESSED "MINI-CAN"
	SURFACE MOUNT FIXTURE
	HANGING FIXTURE
	WALL MOUNT FIXTURE (SCONCE)
	ADJUSTABLE RECESSED FIXTURE
	FLUORESCENT (SURFACE MOUNT)
	LED STRIP/UNDER CAB. FIXT.
	WALL MOUNTED LED STRIP
	LIGHT / VENT
	EXHAUST FAN
	RECESSED CAN/EXHAUST FAN
	SWITCH
	2 SWITCHES/SINGLE BOX
	SWITCH (THREE-WAY)
	SWITCH (WITH RHEOSTAT)
	SWITCH (DOOR)
	T.V. LOCATION (VERIFY)
	PHONE OUTLET
	USB + OUTLET COMBINATION
	JUNCTION BOX
	BUTTON SWITCH
	DETECTOR (SMOKE, HEAT, ETC.) PER APPLICABLE CODES
	CARBON MONOXIDE DETECTOR
	120V DUPLEX OUTLET
	120V DUPLEX OUTLET (FLOOR)
	220V OUTLET
	CEILING FAN
	CEILING FAN WITH LIGHT KIT

ELECTRICAL NOTES:	
ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, POWER TO HVAC EQUIP. WATER HEATERS, SEPTIC SYSTEM (IF ANY) AND ALL OTHER ITEMS REQUIRING ELECTRICITY.	
1.	ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE.
2.	THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.
3.	CONVENIENCE OUTLETS TO BE MOUNTED • 12" A.F.F. UNLESS NOTED OTHERWISE.
4.	OUTLETS MOUNTED ABOVE CABINETS TO BE 6" ABOVE THE NOMINAL WORKING SURFACE, SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE IF NOT OTHERWISE NOTED.
5.	REFRIGERATOR AND APPLIANCES OUTLETS TO BE • 60" A.F.F.
6.	BATHROOM OUTLETS SHALL BE GFCI AND MOUNTED 8" ABOVE COUNTER. SEPERATE GFCI CIRCUITS FOR EACH BATHROOM.
7.	ALL OUTLETS IN KITCHEN OR WITHIN 6' OF UET AREA TO BE GFCI.
8.	MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTICLE • 18" A.F.F. (UNLESS OTHERWISE NOTED.
9.	SWITCH BOXES TO BE MOUNTED • 42" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES.
10.	ARC FAULT PROTECTED OUTLETS REQUIRED AT ALL LOCATIONS.
11.	ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS.
12.	WASHERS TO HAVE SEPARATED 20 AMP. DUPLEX OUTLET • 44" A.F.F.
13.	DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET • 44" A.F.F.
14.	ALL OUTLETS IN GARAGE TO BE GFCI.
15.	ALL EXTERIOR OUTLETS TO BE GFCI AND WEATHER PROTECTED.
16.	TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. • 12" A.F.F. OR 6" ABOVE COUNTER UNLESS NOTED OTHERWISE), COVER PLATE, CATEGORY 5 WIRE, ALL LINES TO BE HOME RUNS.
17.	GANG SWITCHES / OUTLETS WHENEVER POSSIBLE.



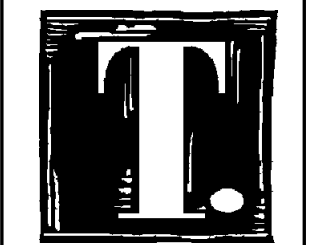
NOT TO BE USED
FOR REGULATORY
APPROVAL, PERMIT,
OR CONSTRUCTION
TIM MCINTYRE
11/15/2021

ph. 512.684.6277
T. McIntyre
a s s o c i a t e s

The Johnson Residence
703 Loma Linda
West Lake Hills, TX 78746

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY & COORDINATE ALL CONDITIONS, RELATIONSHIPS, ALL DIMENSIONS, AND ASSEMBLES OF BUILDING COMPONENTS, AND THE ADEQUACY AND CORRECTNESS OF ALL WORK ON THIS PROJECT.

COPYRIGHT 2021



T. MCINTYRE ASSOCIATES
ALL RIGHTS RESERVED

SHEET:

E2

General Info

Status: Preliminary

ACCOUNT

Property ID:119836Agent:

Geographic ID:0119130408

Type:R

LegalLOT 8 BLK N STONEHEDGE ESTATES BLK N

Description:

Property Use:

Appraisal

Notice:

OWNER

Name:JOHNSON STEVEN DEREK & KELY ESPINOSA TORRES

Secondary Name:

Mailing Address:PO BOX 161585 AUSTIN TX US 78716-1585

Owner ID:1898466

% Ownership:100.00 %

Exemptions:

State Code:A1

LOCATION

Address:703 LOMA LINDA, TX 78746

Market Area:

Market Area CD:M5709A

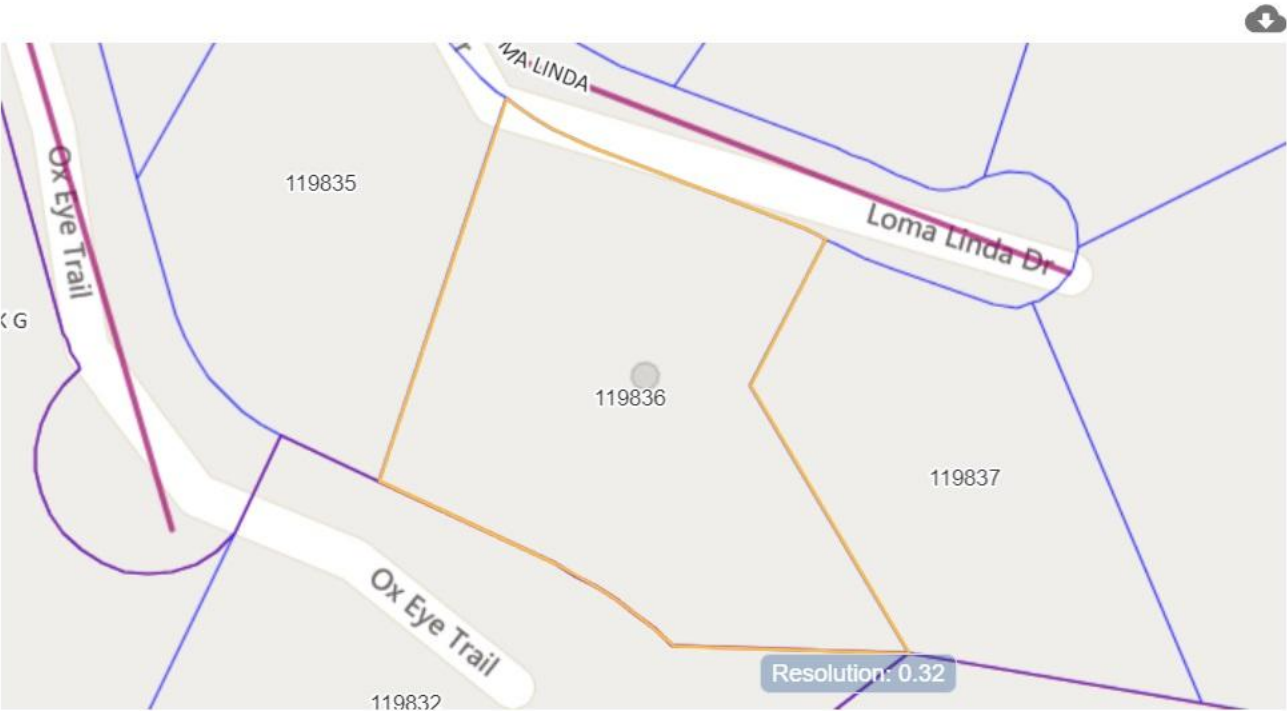
Map ID:011818

PROTEST INFORMATION

Protest Status:

Informal Date:

Formal Hearing Date & Time:



Map Disclaimer

Values

CURRENT VALUES

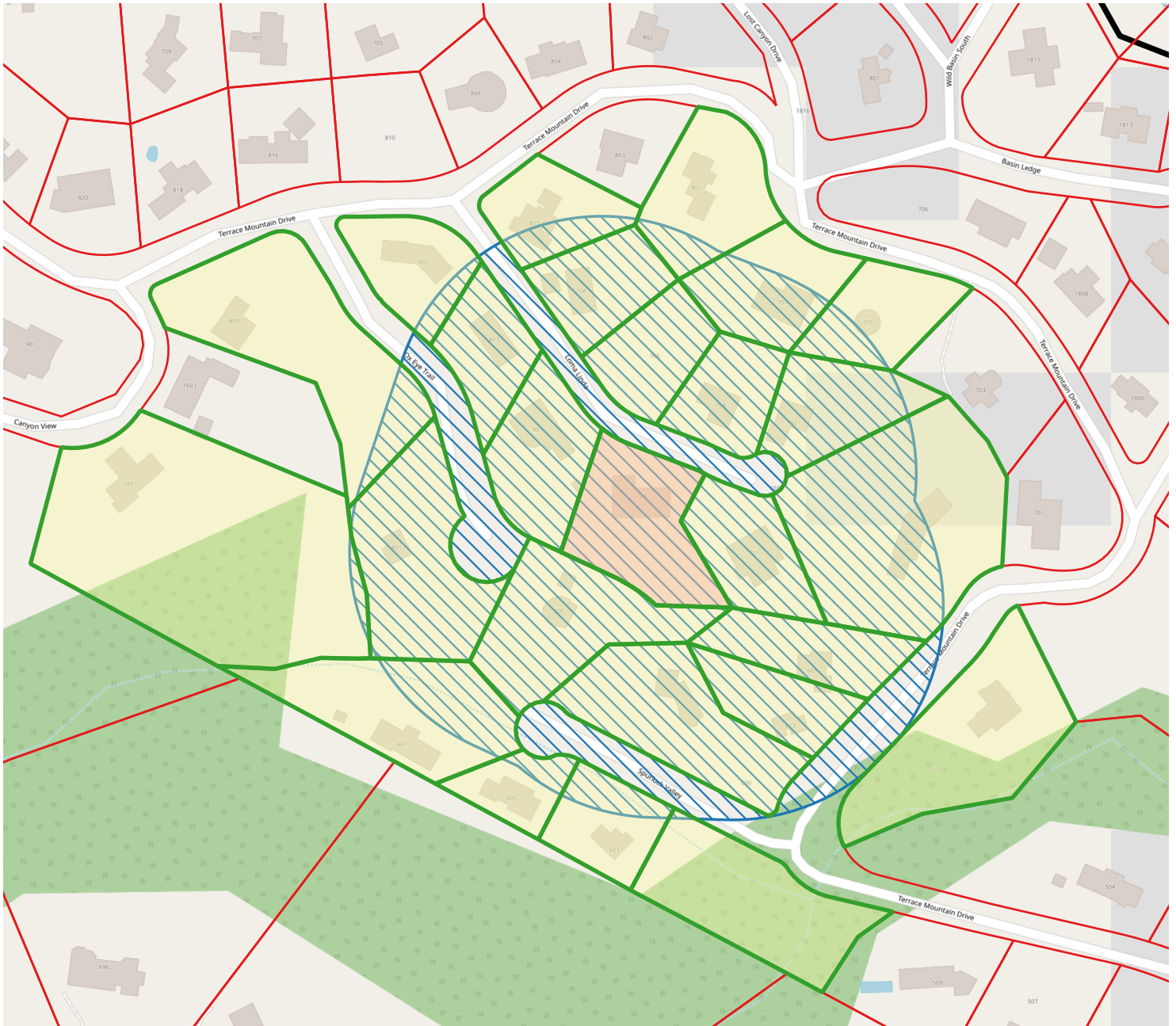
Land Homesite	920,000
Land Non-Homesite	0
Special Use Land Market	0
Total Land	920,000
Improvement Homesite	0
Improvement Non-Homesite	2,157,180
Total Improvement	2,157,180
Market	3,077,180
Special Use Exclusion (-)	0
Appraised	3,077,180
Value Limitation Adjustment (-)	0

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2024	920,000	2,157,180	0	3,077,180	0	3,077,180
2023	920,000	0	0	920,000	0	920,000
2022	920,000	283,889	0	1,203,889	0	1,203,889

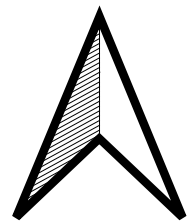
Notification Area

703 Loma Linda Variance



Legend

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





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	July 17, 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

807 Loma Linda Dr.: Discuss and make recommendation on a variance for an 8.5-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Carrie Steilen, Property Owner

Recommendation

Staff recommends denial of the variance request, based off the staff findings of fact in Exhibit B.

This item will be forwarded to the August 14, 2024 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Carrie Steilen

Legal Description: Stonehedge Estates, Block N, Lot 5

Lot Size: 0.49 acres

Zoning: R-1, One-family Residential

Wastewater: Private on-site Sewer Facility (public sewer not available)

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

Background & Analysis:

The applicant has already constructed a wall along the property line between 803 and 807 Loma Linda Dr. They are requesting a variance for the fence to exceed the 6-foot height above natural grade limit by 2.5 feet (Attachment 1). The masonry wall replaced an existing wooden fence that more closely followed the height regulations, the previously approved swimming pool plans from 2019 showed the existing fence height to be 5.91 feet. The majority of the wall exceeds the 6-foot limit by 3 inches, but in the middle, the property slopes, creating a height of 8.5 feet over natural grade (Attachment 2). There is a retaining wall between 807 Loma Linda and the neighboring property at 803 Loma Linda, resulting in the fence height of 10 feet 11 inches from the neighbor's perspective. The applicant stated one reason is to screen a new two-story addition, but the property at 803 Loma Linda Dr. is a one-story structure.

Variance Criteria Review:

No variance shall be granted unless the following conditions are fulfilled:

1. The strict or literal enforcement of the terms of this chapter, 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 complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The findings of fact as alleged by the applicant and city staff are attached in the following exhibits.

- Exhibit A - From the applicant
- Exhibit B - Staff's recommendation

Public Comments:

At the time of the report, no written comments have been received in favor or in opposition of the request.

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

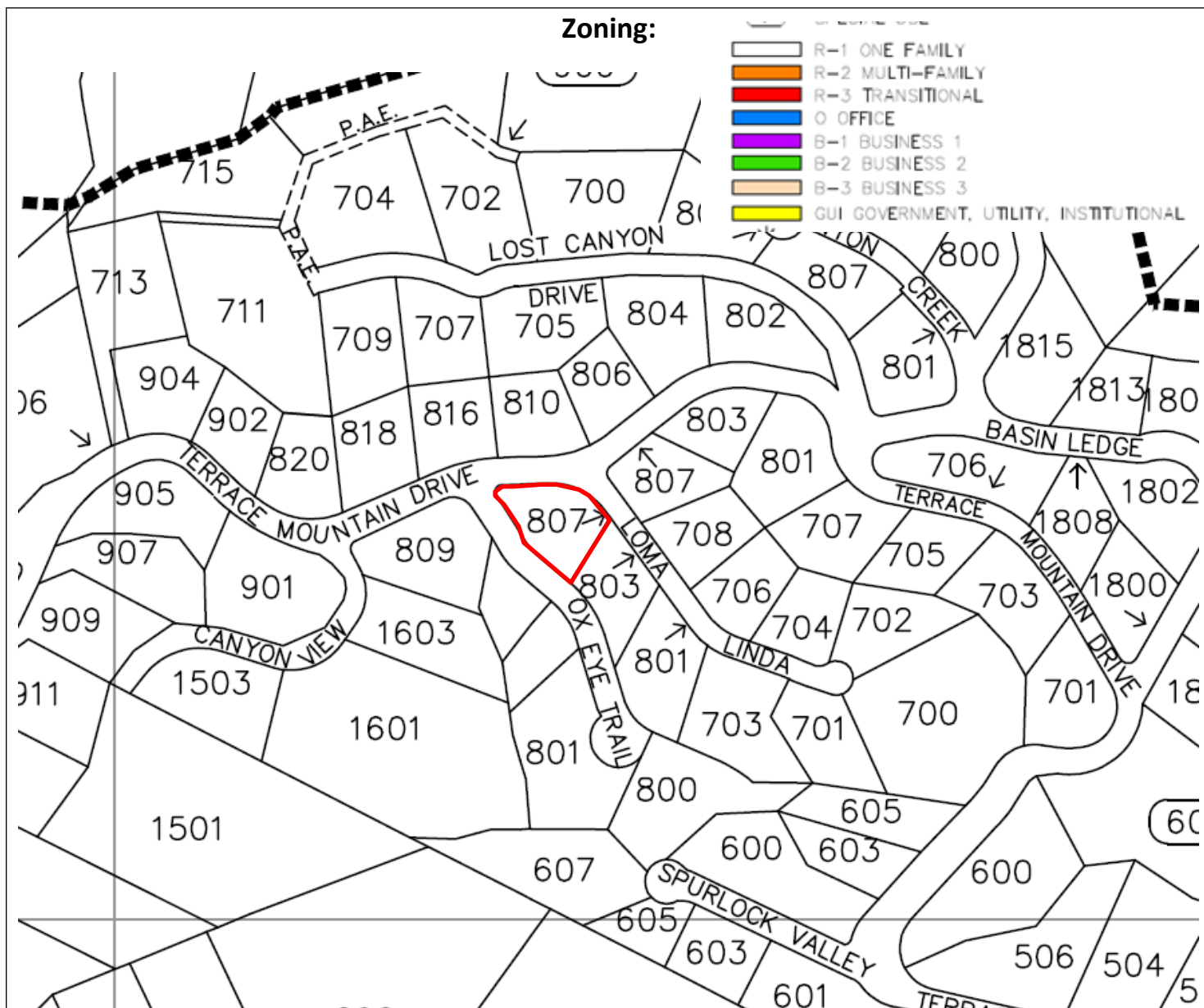
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

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

Links to Relevant Code:

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



Aerial:

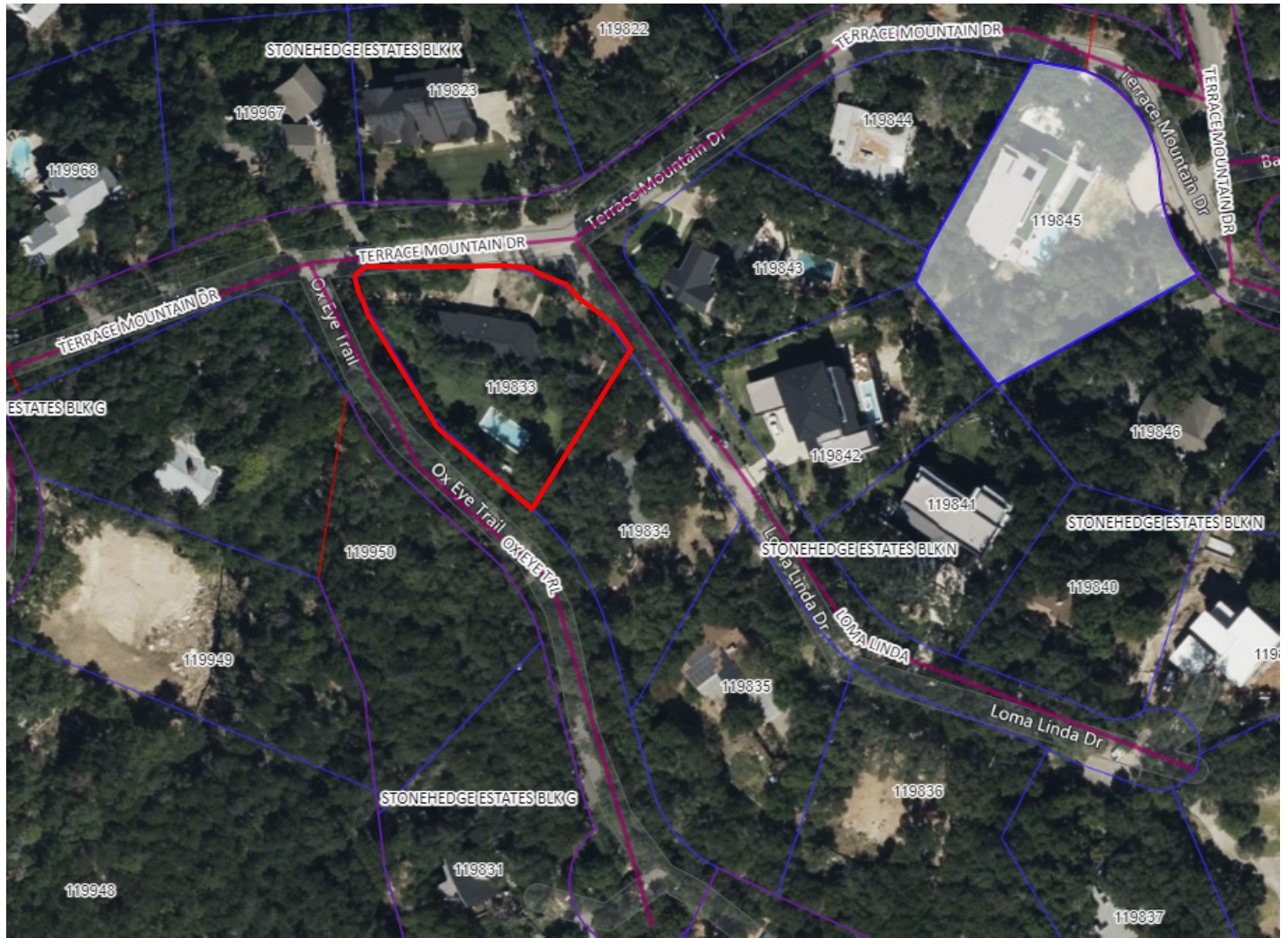


Exhibit A

807 Loma Linda – Fence Variance

Applicant's Findings of Fact

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

1. Without the variance we could only construct a wall that was only a couple of feet tall from our side. It would offer no privacy.

2. Without the variance we could not maintain the same level of privacy the original fence offered for the last two decades.

3. Without the variance we would be exposed to unsightly sheds and line of site of the new permitted construction that has been approved and built after we moved in.

4. Without the variance we would be subjected to a much higher cost of construction with no real benefit. A few inches here will save us thousands of dollars.

5. We are really just trying to keep up with the rapid changes happening around us. The original fence allowed privacy around the pool in the backyard. But since that time there is new permitted construction that is taller. There is even a home advertised to be constructed for Sixteen Million dollars two lots over. We are of humble means and we are asking the board to consider our variances so we can keep the peace of the home while new construction changes the environment and costs of living all around us. We have several bids and found one we can afford that is half the cost of other bids. But that bid would need these variances.

Thank You for considering this, it would greatly impact our quality of life and property to have this variance approved.

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

We have a design and location for the wall that would not change any flora. We would only have to prune a few branches of an existing mature hackberry tree.

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

For all but the last 8 inches we can not find an alternative. The existing fence that has existed for a couple of decades measured from the low natural grade was already many

feet over 6 feet. To maintain anything close to the original fence we need the variance on height.

For the last 8 inches we are asking for grace. At great cost we could lower the footing or cut off the blocks or step down the wall then step it back up. But the result would be a wall that did not screen out a neighbors shed and also would not screen out a line of site to the pool from new construction. It also would not be as attractive as a straight level line. We are hopeful for the variance.

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

When measured against the code and natural grade it seems like a lot. But when measured against the wooden fence it is simply asking for just enough of a variance to build the block wall with the same spirit of the fence while accommodating the materials and nothing more. We are seeking to do the minimum here in order to balance cost, quality and function.

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

There is mention in the code of granting variance due to variations in grade. We believe the largest portion of this variance is due to the large fall off of grade in two ways thus fits into the spirit of the code. Second the wall will be within inches of an existing fence that stood for twenty years. We have seen the city plan does wish to dismantle such existing privacies and instead ensure a continuity of property attributes when new construction happens. Also the wall fits into the character and quality of much of the permitted construction happening around us. Last it is a side wall and will bring about peace for both parties and matter little to any other party and the code is also in place to promote harmony.

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

The wall is a joint project with the neighbors who contributed to the cost. The origination of the project was a request from the neighbors to erect a new fence with the a horizontal design at the same height and location as the wall. During that process we found a bid for a wall and agreed to take on the greater costs of a wall for the longevity, quality and positive contributions towards shoring the grade. The neighbors agreed.

Exhibit B

807 Loma Linda – Fence Variance

Staff Findings of Fact

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

The wall height is a self-created hardship because it was built without an approved permit.

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

No tree survey was submitted to review any disruption to the grade or vegetation.

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

The wall could be built, like the previous fence, to step down to meet the height limits.

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

The argument is that the grade changes is the main cause for being over height, but the entire fence is over the height limit by 3 inches (Attachment 3).

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

The wall is in the side setback, so would not violate the intent of the Zoning Ordinance.

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

The wall from the vantage point of the neighboring property will be over 10 feet tall.

FROM THE DESK OF

Carrie Jean Steilen

May 11, 2024

Dear Chairperson,

I am writing in association with a variance request for the height of a side wall between the properties of 807 and 803 Loma Linda. The variance is small in comparison with the previous wood fence that stood for best I can tell a couple of decades. The variance is requested for two main reasons and will also remediate a few other small hardships.

The first is because of the rapid fall off of the natural slope between the properties. The original fence was also higher than 6 feet in some places for this reason. The second is due to a retaining wall that exists as part of a previously permitted construction that creates an uneven grade at the property line. Thus when measured from the lowest point there are asymmetrical measures. One side will measure approximately 6' 8" while the other will measure 10' 11" once the wall is integrated with the retaining wall. The grade is also uneven along the length of the wall causing it to be higher in the center than the ends, like the fence before it.

The other reasons are to maintain the same level of privacy, to screen out a shed on 803 Loma Linda, block a line of site to our pool from brand new two story construction nearby and because due to the footing depth it would be substantially cheaper to make the wall 8 inches higher due to the standard size of construction materials.

This project was initiated by our neighbors not he shared line who brought us a similar design in a wood fence. We found a good bid for a cinder block wall and agreed to pay the difference and share the remaining costs with them. We believe it will last decades, fit within the neighborhood and create peace, privacy and harmony.

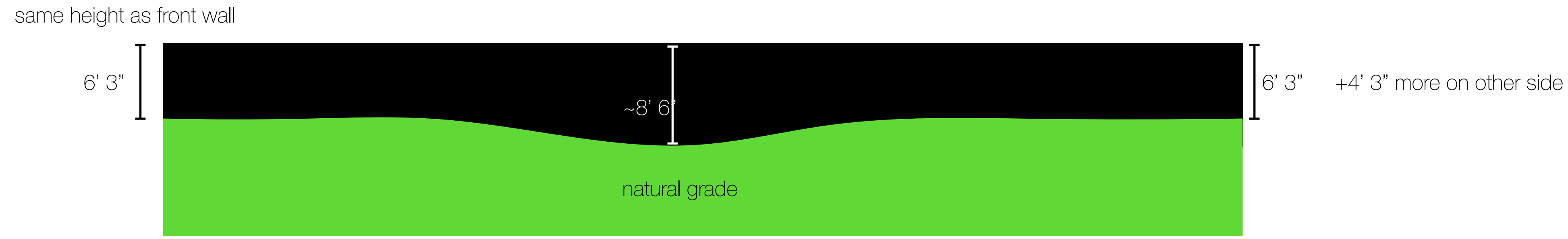
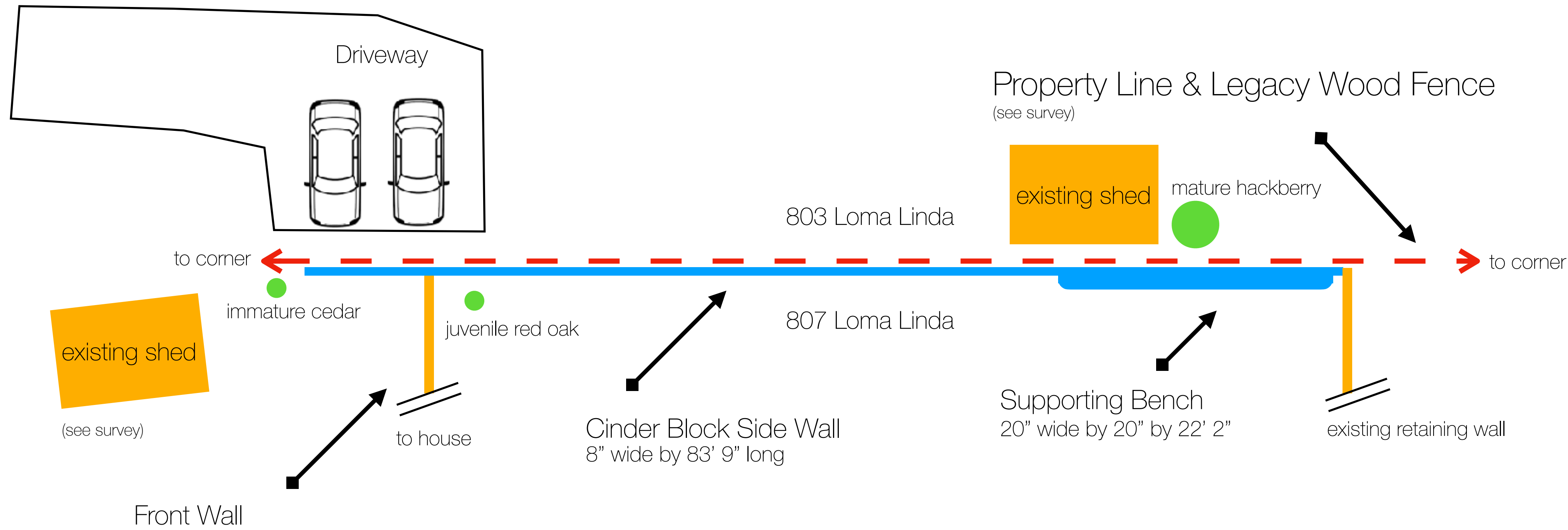
We thank you for you grace and consideration for this variance. We have attempted the minimum possible here to keep the same level of privacy the original fence provided while creating a balance of cost & quality we can afford with an attractive level line carried across the changing grade.

Sincerely yours,

Carrie Jean Steilen

Elevation & Dimensions

note no trees will be removed or moved
no new landscaping will be taking place

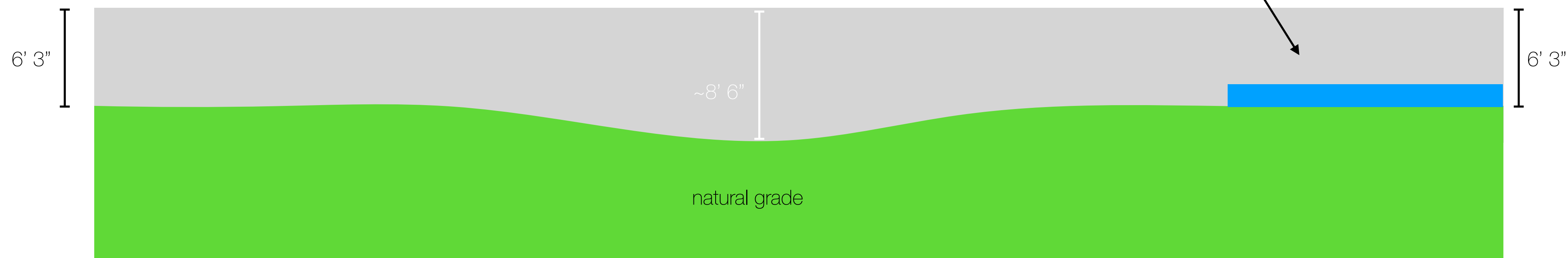


note: 803 is 'downhill' from 807 and grade falls sharply in that direction

Design

white skim coat, over cinder block*
flat face, square top & ends
same on both sides
matches existing front wall

Cinder Block Bench with
curved ends, same finish
as wall**



note: 803 is 'downhill' from 807 and grade falls sharply in that direction



example of finish

*803 is participating in costs and has permission to paint to suit their needs
**bench also serves to tie into existing retaining wall for both aesthetics and support given the natural contours of the slope at that end and the existing retaining wall

Original Fence

estimated age over 20 years, fence continues behind privacy screen, this project eliminates the privacy screen hiding neighbors shed



New Wall

Will sit inside the location of the new fence and follows the same line. The existing retaining wall is on the right hand side.



Proof of Ownership

Record from TCAD Database

PID 119833 | 807 LOMA LINDA

Property Summary Report | 2023
Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

GENERAL INFO

ACCOUNT

Property ID: 119833
Geographic ID: 0119130405
Type: R
Zoning:
Agent:
Legal Description: LOT 5 BLK N STONEHEDGE
ESTATES BLK N

Property Use:

OWNER

Name: STEILEN CARRIE J
Secondary Name:
Mailing Address: 807 LOMA LINDA DR WEST LAKE HILLS
TX 78746-2831

Owner ID: 1771398
% Ownership: 100.00
Exemptions: HS - Homestead

LOCATION

Address: 807 LOMA LINDA, TX 78746

Market Area:
Market Area CD: M5700
Map ID: 011818

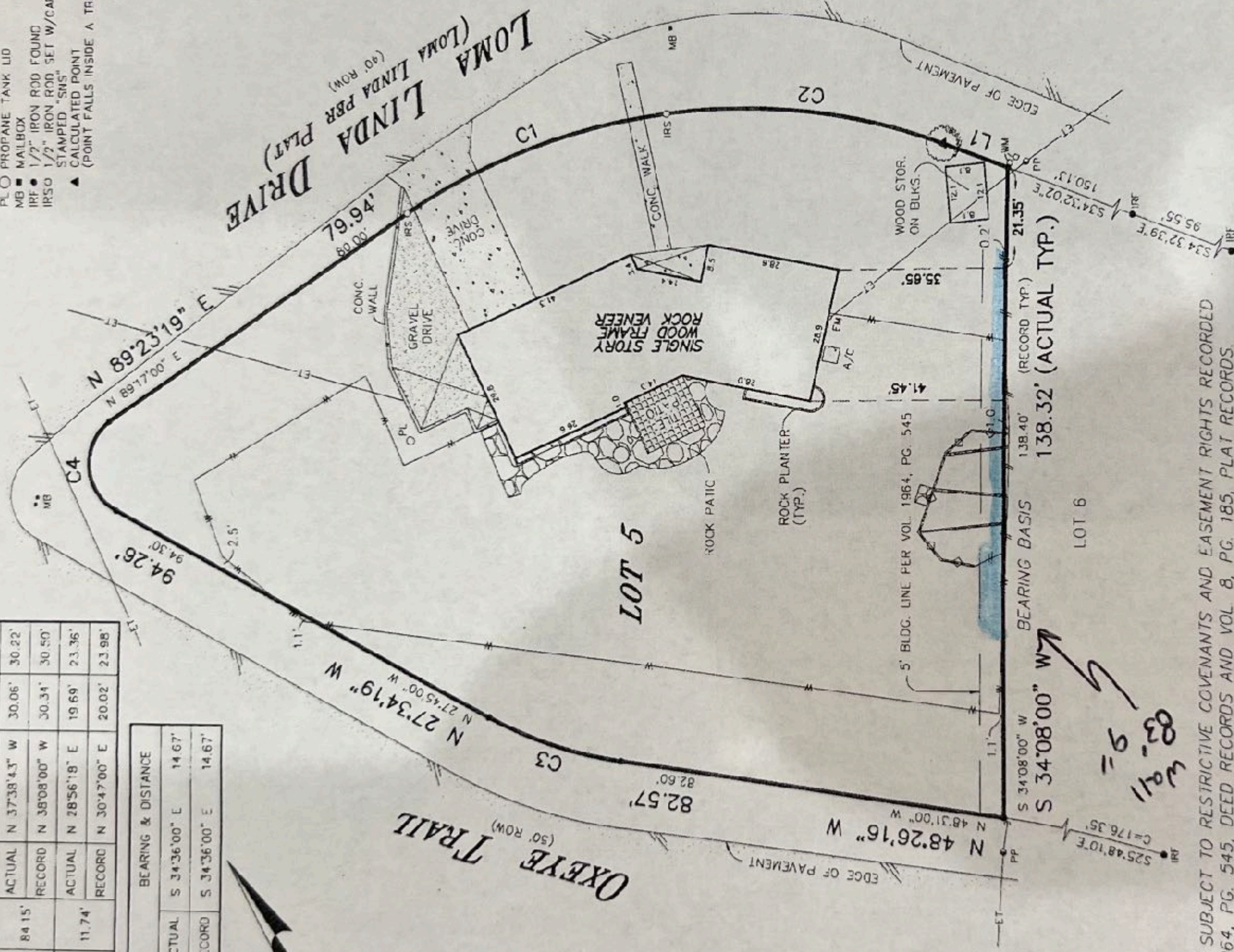
CURVE NO.	RADIUS	CHORD BEARING	CHORD	ARC
C1	124.01'	ACTUAL S 76°37'13" E	60.16'	60.77'
		RECORD S 76°41'00" E	60.12'	60.73'
C2	124.01'	ACTUAL S 48°35'59" E	60.08'	60.69'
		RECORD S 48°38'00" E	60.12'	60.73'
C3	84.15'	ACTUAL N 37°38'43" W	30.06'	30.22'
		RECORD N 38°08'00" W	30.34'	30.50'
C4	11.74'	ACTUAL N 28°56'18" E	19.69'	23.36'
		RECORD N 30°47'00" E	20.02'	23.98'

LINE NO.	BEARING & DISTANCE	
	ACTUAL	RECORD
L1	S 34°36'00" E	14.67'
	S 34°36'00" E	14.67'

LEGEND

PP	POWER POLE
GW	GUY WIRE
ET	OVERHEAD ELEC./TELE. LINE
W	WOOD FENCE
W	WOOD/WIRE FENCE
CL	CHAIN LINK FENCE
EM	ELECTRIC METER
WM	WATER METER
PL	PROPANE TANK LID
MB	MAILBOX
IRF	1/2" IRON ROD FOUND
IRSO	1/2" IRON ROD SET W/CAP
▲	STAMPED "SNS"
▲	CALCULATED POINT
▲	(POINT FALLS INSIDE A TREE)

TERRACE MOUNTAIN DRIVE (50' ROW)



PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 1964, PG. 545, DEED RECORDS AND VOL. 8, PG. 185, PLAT RECORDS.

PLAT OF SURVEY

Survey No. 16455

SCALE: 1" = 30'

CF 201603202

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0445H
Dated: SEP 26, 2008

LOT NO. 5 BLOCK NO. -
ADDITION OR SUBDIVISION STONEHEDGE ESTATES - BLOCK N, VOLUME 8, PAGE 185, PLAT RECORDS
STREET ADDRESS 807 LOMA LINDA DRIVE CITY WEST LAKE HILLS COUNTY IRAVIS
SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE RIPLY CAMERON McWILLIAMS
TO ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.

STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

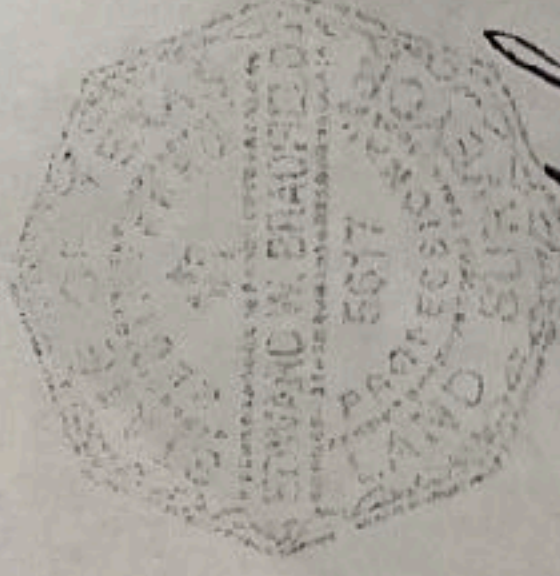
12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

678/16, DC

Date: 11-23-2016

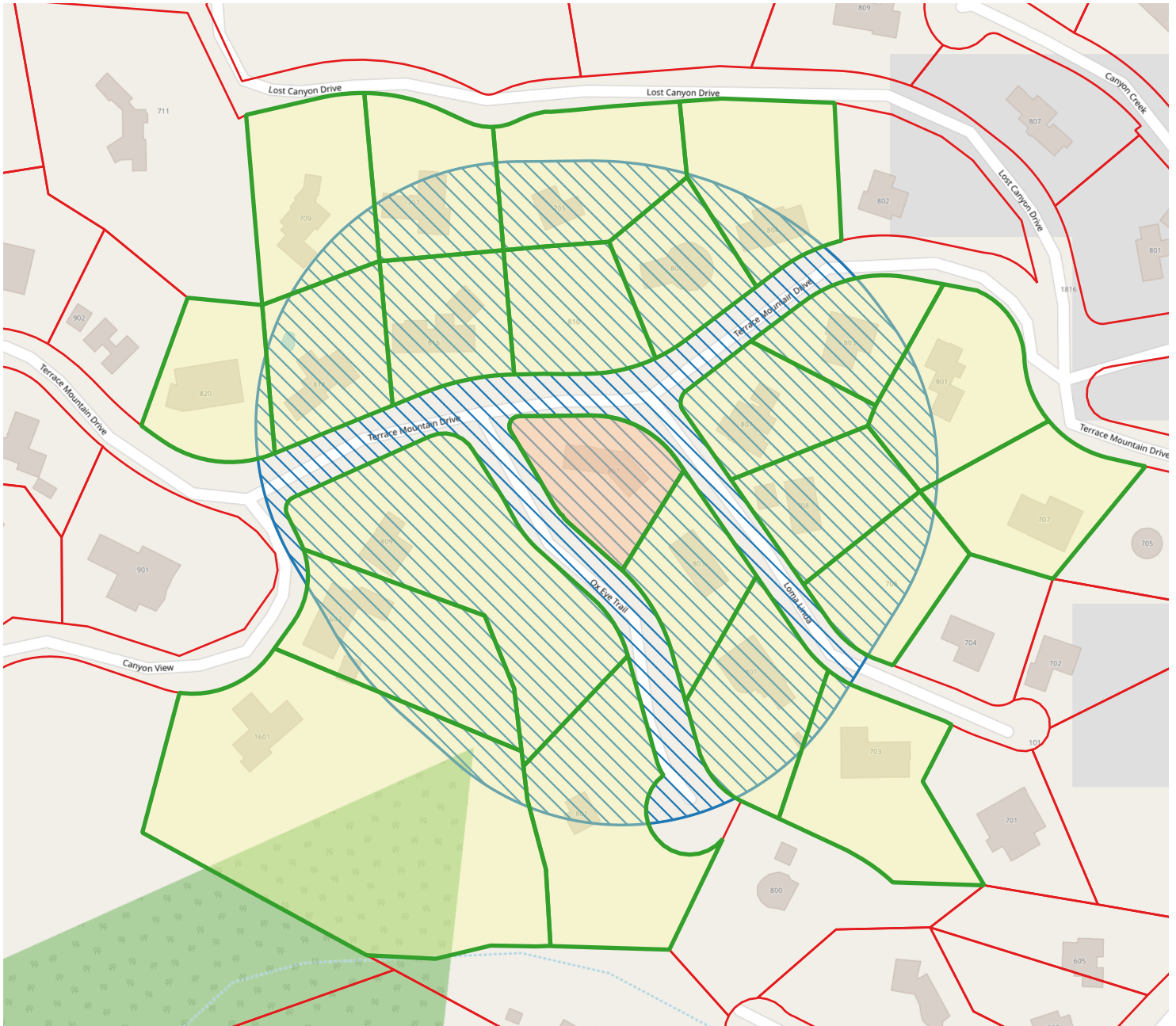
All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



[Signature]

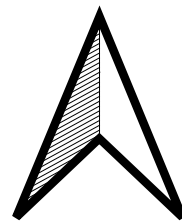
Notification Area

807 Loma Linda Variance



Legend

-  Subject Property
-  Notified Properties
-  Notification Area
-  Parcels



0 200 400 ft





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

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

Subject

200 Wildcat Hollow: Discuss and make recommendation to allow for 25-foot encroachment for the building and grading for structures into a 50-foot front setback adjacent to Skyline Dr. for the redevelopment of a single-family residential structure (22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Rachel Jones, McCollum Studio

Recommendation

Staff recommends approval of the variance request based on the staff findings of fact in Exhibit B.

This item will be forwarded to the August 14, 2024 BOA meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Willmack LLC, (John and Erin Brenner)

Legal Description: 1.005 acres of the Wilkinson Sparks Survey, Abstract No. 21

Lot Size: 1.005 acres

Zoning: R-1 One Family

Wastewater: On-site Sewage Facility (public sewer not available)

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

Background & Analysis:

The applicant is proposing to redevelop the existing lot (Attachment 1). The existing 2,240 square foot house was built in 1960 and is currently encroaching into the 50-foot setback adjacent to Skyline Drive. The existing lot is 1.005 acres in size and is bounded by Skyline Dr., Wildcat Hollow and Redbud Trl. on four out of the five sides of the property. (Attachment 2). The applicant has provided two conceptual site plans, one keeping the existing structure and adding on to the structure within the required setbacks, which would remove three trees 14" or greater. The second site plan shows the demolition and construction of a new house, with a 25-foot encroachment into the setback along Skyline Dr. Building plans have not been submitted or reviewed for this site (Attachment 3). The number of driveways is not compliant and will have to be reduced and meet driveway setback requirements.

Variance Criteria Review:

No variance shall be granted unless the following conditions are fulfilled:

1. The strict or literal enforcement of the terms of this chapter, 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 complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The findings of fact as alleged by the applicant and city staff are attached in the following exhibits.

- Exhibit A - From the applicant
- Exhibit B - Staff's recommendation

Public Comment:

At the time of this report, no written comments in favor or opposition to the request.

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.

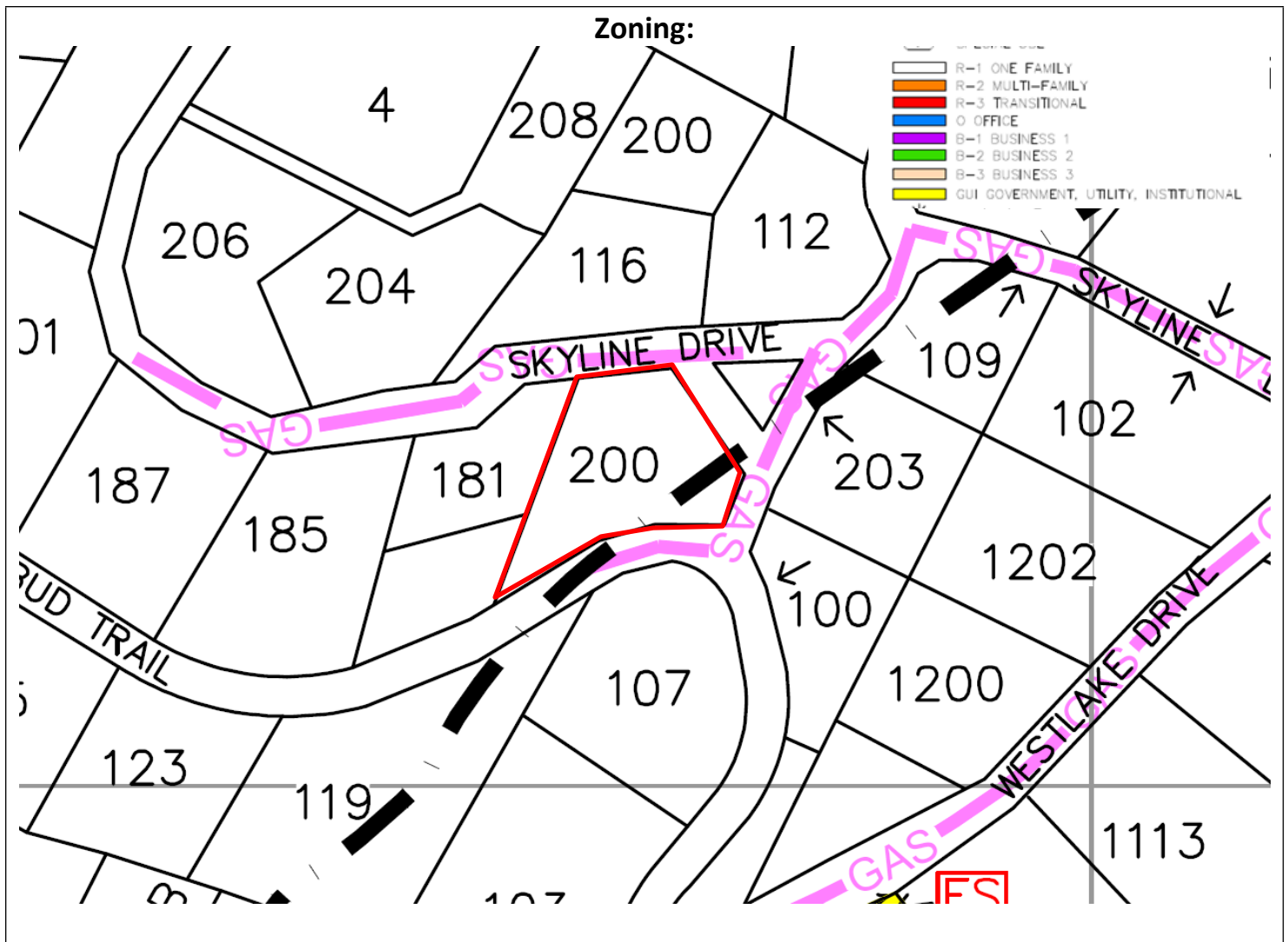
Links to Relevant Code:

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

[Drainage and Erosion Control Manual](#)

[Section 38.05.031 Variances](#)

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



Aerial:

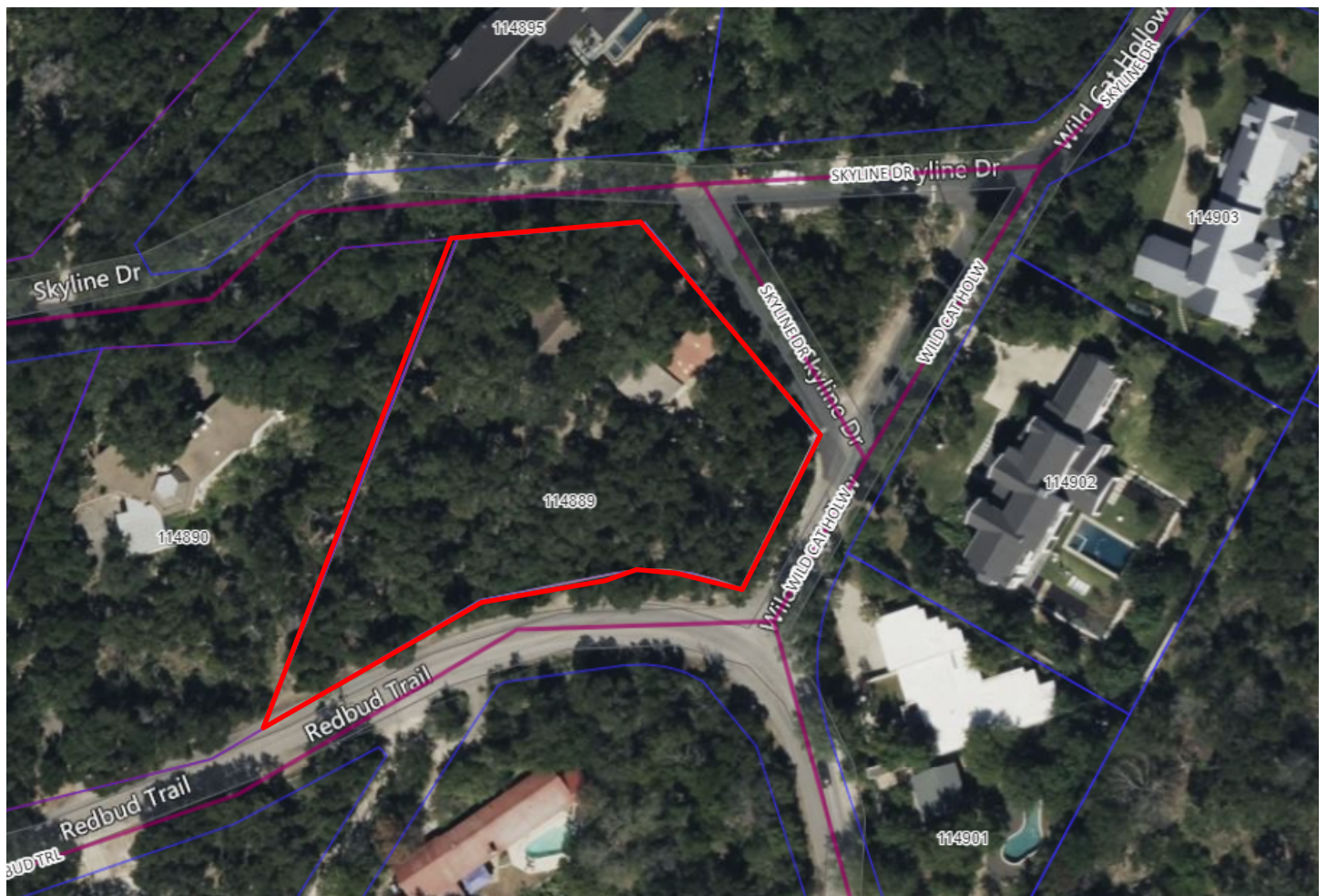


Exhibit A

200 Wildcat Hollow – Front Setback (Skyline) Variance

Applicant's Findings of Fact

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The restricted development negatively impacts protected trees.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
Additional buildable area will allow us to limit disruption to natural flora in particular existing protected trees.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
Renovation of existing non-compliant structures and potential removal of protected trees.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
Agreed.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
Does not violate.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
Does not impact.

Exhibit B

200 Wildcat Hollow – Front Setback (Skyline) Variance

Staff Findings of Fact

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

The lot has frontage on three public streets, which results in multiple 50 foot front setbacks. The proposed variance would continue adhere to the 50 foot front setbacks along Redbud Trail and Wildcat Hollow.

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

The existing structure is currently located in the front setback of Skyline Dr. Allowing the new structure to utilized the already disturbed area will reduce the impact on the undisturbed areas of the lot.

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

The house location could be shifted into the required setbacks, but would require the removal of protected trees and additional ground clearing.

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

The applicant is requesting encroachment up to 25 feet, which would meet the requirements of a side setback.

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

The intent of the Zoning Ordinance and Comprehensive Plan are to manage health and safety along with conservation of the existing natural conditions. This request is seeking to maintain the existing protected trees with the encroachment into the Skyline setback.

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

No neighbors have alleged any adverse impact from the encroachment.



mccollum studio
architects

McCollum Studio Architects, LLC

1300 West Lynn St., Suite 110

Austin, Texas 78703

www.mccollumstudio.com

To: Robert Meisel

Zoning and Planning Commission

911 Westlake Drive

West Lake Hills, TX 78746

Dear Mr. Meisel,

I am writing to formally request a zoning variance for a front yard setback change from 50 feet to 25 feet on areas fronting Skyline Drive for our property located at 200 Wildcat Hollow. We have carefully considered this request and believe it is essential for the following reasons:

- **Unique Site Conditions:** The property is bound by three streets, Redbud Trail, Wildcat Hollow, and Skyline Drive. Therefore, within the current setback requirements there is a 50-foot front yard setback on four out of the five sides of the lot, presenting significant challenges for development. The limited available space within the setback areas severely constrains our ability to design and construct a functional and aesthetically pleasing structure.
- **Preservation of Flora:** The property boasts several mature trees, many of which are protected. Adhering to the current setback requirements would most likely necessitate the removal of some protected trees, which we are committed to preserving. By allowing a 25-foot setback on the Skyline Drive frontage, we can retain all protected trees while still accommodating the proposed plans.
- **Topographical Constraints:** With a variance granted to 25 feet a more aesthetically pleasing design will also be able to comply with the cut and fill limits inside and outside the setback areas.

In conclusion, we respectfully request that the zoning board grant the variance to reduce the front yard setback on Skyline Drive from 50 feet to 25 feet for our property. We are confident that this request is reasonable and justified based on the unique circumstances and considerations outlined above.

Thank you for considering our application. We are happy to provide any additional information or answer any questions you may have regarding this request.

Sincerely,

A handwritten signature in black ink that reads 'Rachel Jones' in a cursive script.

Rachel Jones

Project Manager

McCollum Studio Architects, LLC

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PROPERTY DESCRIPTION:

BEING A 1.005 ACRE TRACT OF LAND SITUATED IN THE WILKINSON SPARKS SURVEY, ABSTRACT NO. 21, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO DONALD K. HILSBERG AND HELEN JEAN HILSBERG, AS RECORDED IN VOLUME 12306, PAGE 166, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (DESCRIBED BY METES AND BOUNDS IN VOLUME 2840, PAGE 337, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID HILSBERG TRACT AND LOT 1-A, RESUBDIVISION OF M. R. COLVIN SUBDIVISION NO. 2, REVISED, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52, PAGE 31, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE NORTH LINE OF REBUD TRAIL (40 FOOT RIGHT-OF-WAY);

THENCE NORTH 25° 38' 00" EAST, A DISTANCE OF 293.50 FEET ALONG THE COMMON LINE OF SAID HILSBERG TRACT AND SAID LOT 1-A TO A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID HILSBERG TRACT AND SAID LOT 1-A, SAID IRON ROD BEING ON THE SOUTH LINE OF SKYLINE DRIVE (40 FOOT RIGHT-OF-WAY);

THENCE NORTH 89° 05' 00" EAST, A DISTANCE OF 104.80 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID HILSBERG TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE SOUTHWEST LINE OF SAID SKYLINE DRIVE;

THENCE SOUTH 35° 28' 00" EAST, A DISTANCE OF 152.40 FEET ALONG SAID SOUTHWEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID HILSBERG TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTHWEST LINE AND THE NORTHWEST LINE OF WILDCAT HOLLOW;

THENCE SOUTH 30° 14' 00" WEST, A DISTANCE OF 96.00 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HILSBERG TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID NORTHWEST LINE AND THE AFORESAID NORTH LINE OF REDBUD TRAIL, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 116.52 FEET;

THENCE ALONG SAID NORTH LINE AND SAID CURVE AN ARC DISTANCE OF 72.89 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78° 58' 09" WEST - 71.71 FEET TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 82° 33' 00" WEST, A DISTANCE OF 75.90 FEET ALONG SAID NORTH LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 63° 26' 00" WEST, A DISTANCE OF 141.10 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 43,782 SQUARE FEET OR 1.005 ACRES OF LAND.

TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 695, PG. 457, D.R.T.C.T.
EASEMENT, VOL. 554, PG. 635, VOL. 614, PG. 260, VOL. 661, PG. 568, VOL. 676, PG. 298, D.R.T.C.T.

FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0445 K, DATED JANUARY 22, 2020.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

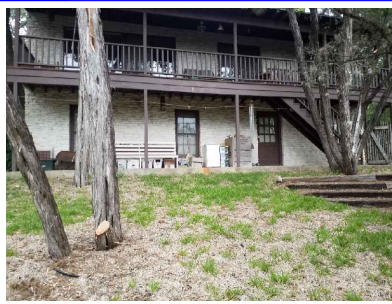
- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

200 WILDCAT HOLLOW
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

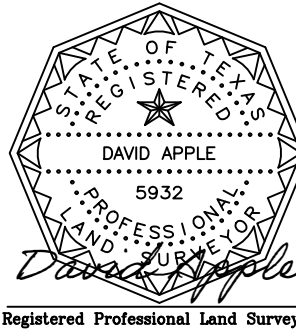
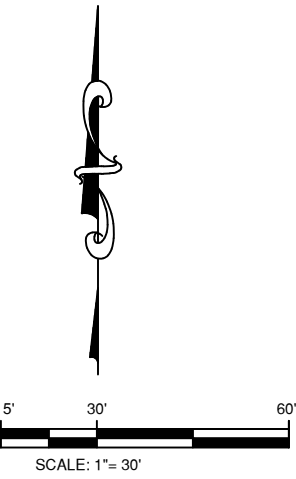
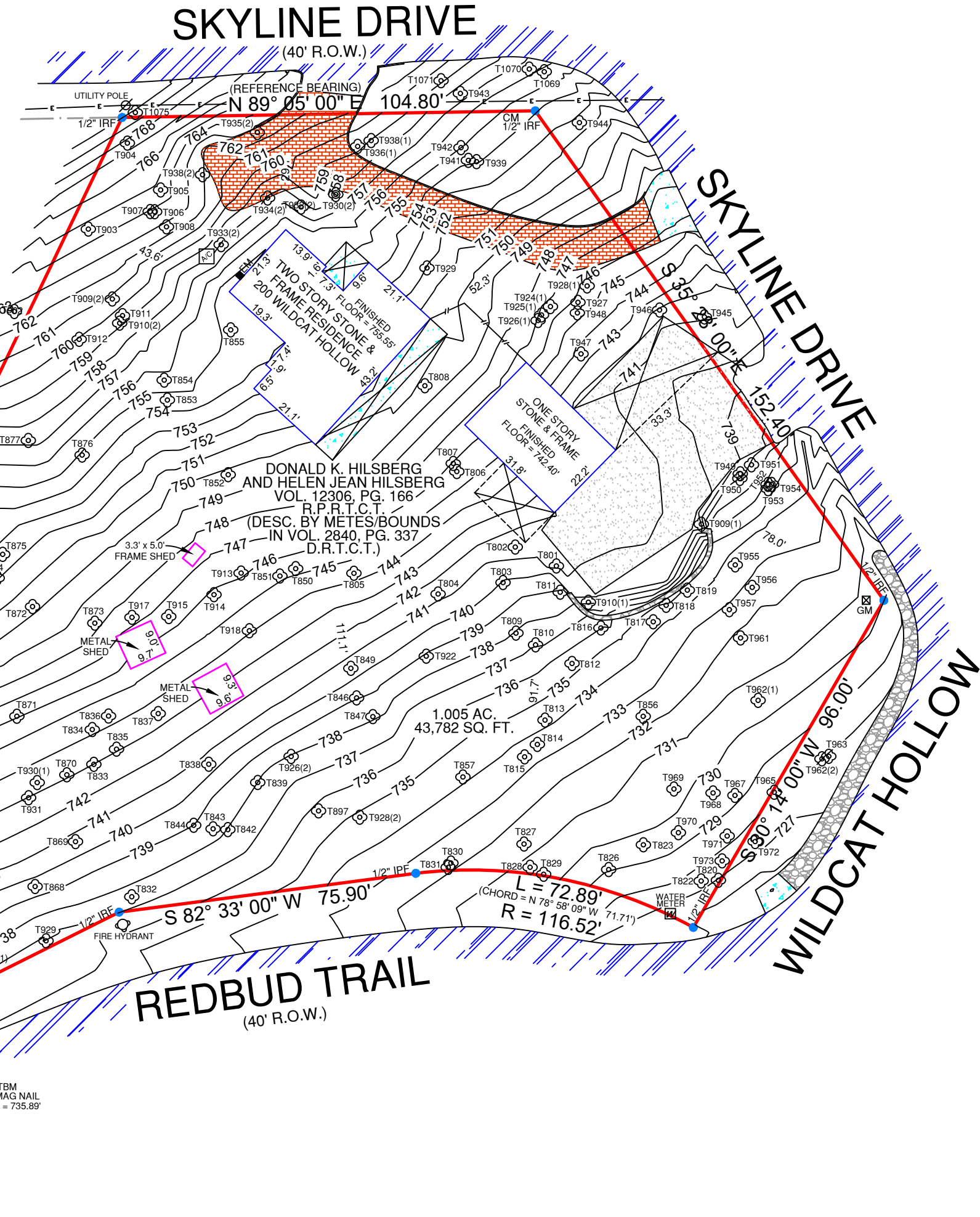
PREMIER JOB #: 23-04570TOPOTS

TECH: MSP DATE: 04/30/24

FIELD: RC FIELD DATE: 04/29/24



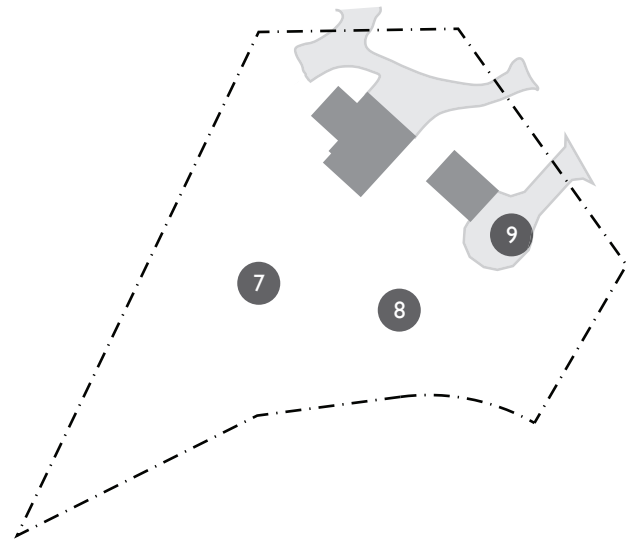
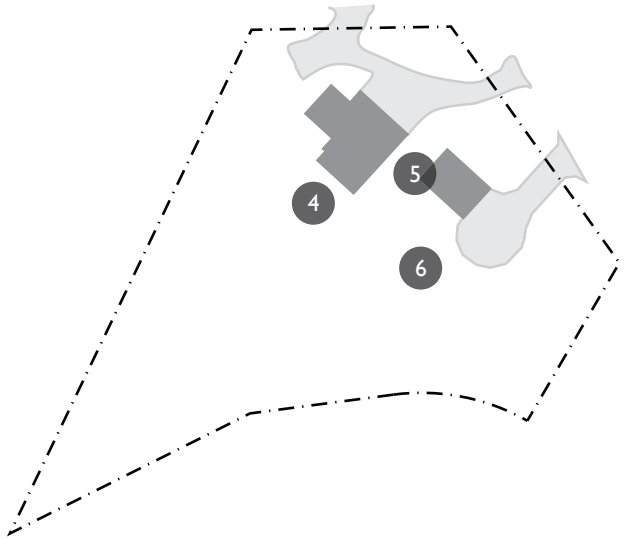
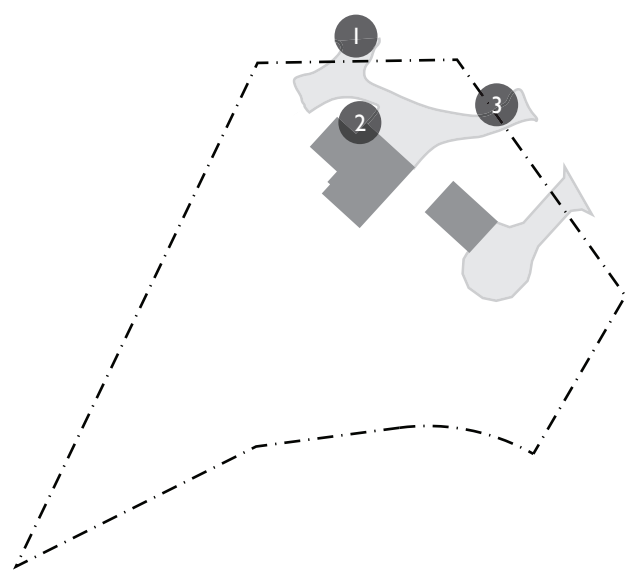
CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARBWARE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IR3 = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST



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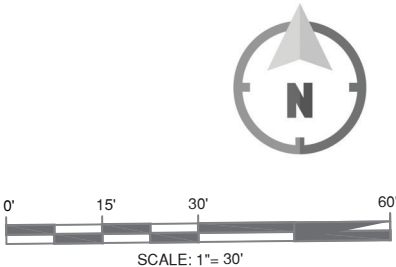
EXTENT OF EXISTING RESIDENCE AND GARAGE

TREES REQUIRED TO REMAIN BY THE CITY - TRUNK DIAMETER 14"+ (OUTER LINE REPRESENTS CRITICAL ROOT ZONE)

PROTECTED TREES REQUIRING REMOVAL

PROPERTY LINE

SETBACK LINE



EXTENT OF EXISTING RESIDENCE AND GARAGE

TREES REQUIRED TO REMAIN BY THE CITY - TRUNK DIAMETER 14"+ (OUTER LINE REPRESENTS CRITICAL ROOT ZONE)

PROTECTED TREES REQUIRING REMOVAL

PROPERTY LINE

SETBACK LINE

2-STORY DWELLING

OUTDOOR LIVING

2-STORY DWELLING

EXISTING DRIVEWAY

3- CAR GARAGE

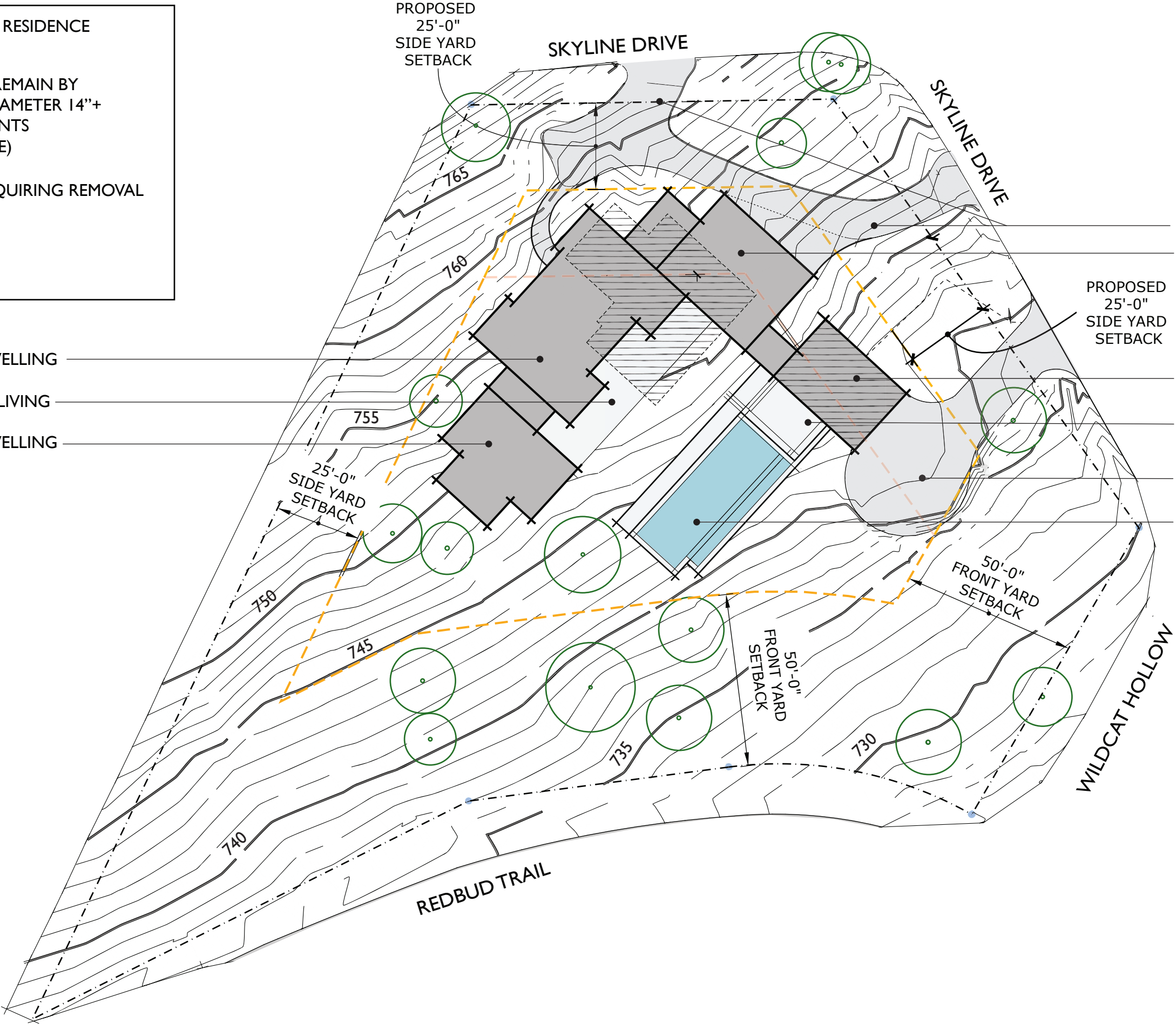
PROPOSED 25'-0" SIDE YARD SETBACK

2-STORY DWELLING

OUTDOOR LIVING

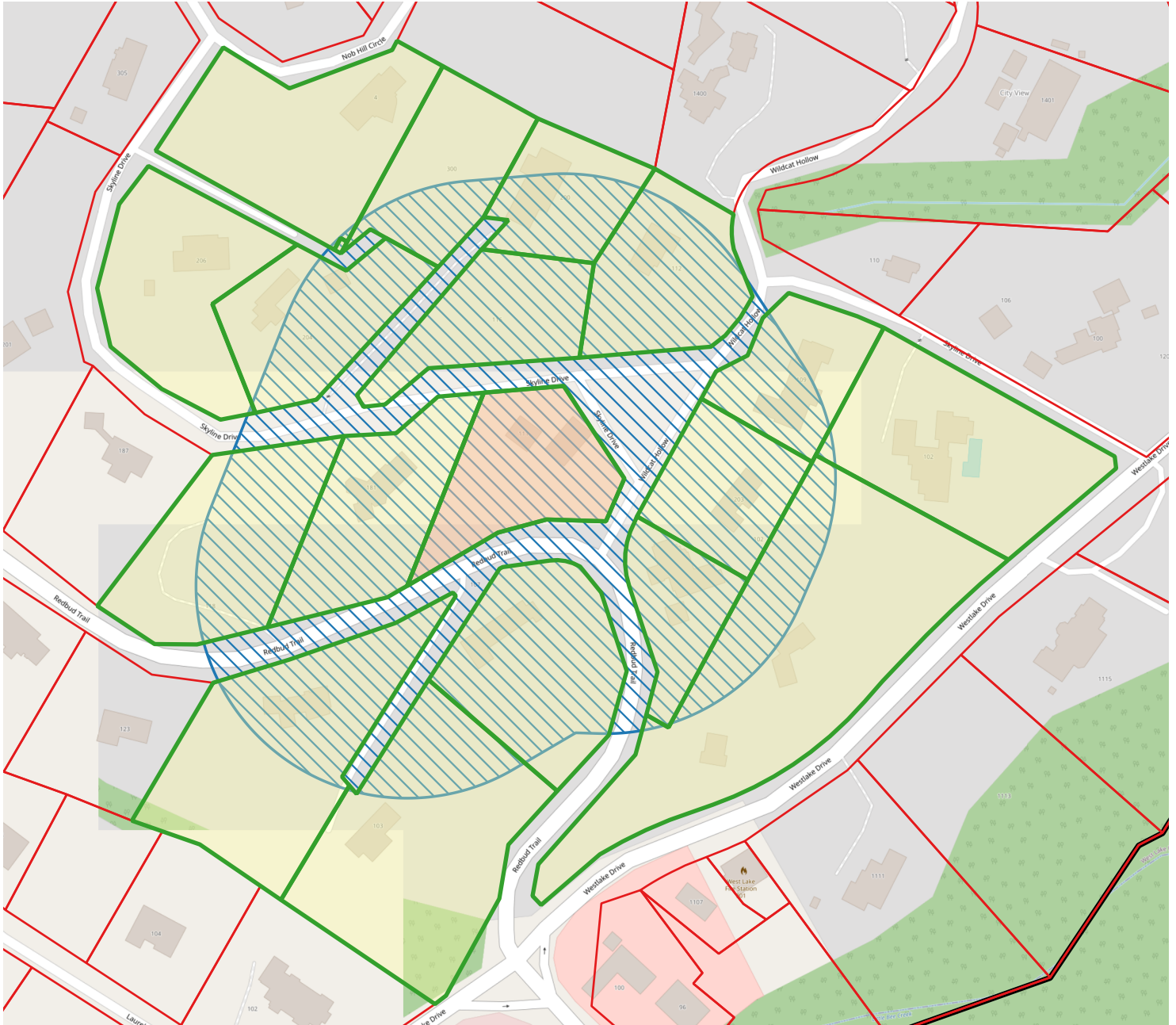
EXISTING DRIVEWAY

POOL



Notification Area

200 Wildcat Hollow Variance



Legend

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

