



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 18, 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 18th day of September 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 September 18, 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 August 21, 2024 Zoning and Planning Commission Minutes
 - b. Report of Previous ZAPCO cases acted on by the BOA/City Council
4. Land Use Consider action to make a recommendation for the Replat of Lot 18, Stonehedge Estates, Block "P" and all of a called 0.64 acre tract of land situated in the A.D.L. Benham Survey No. 503, Abstract No. 75 (Section 36.01.018 of the West Lake Hills Code).

5. Administration Update from Mayor Vaughan regarding future amendments to the building and development codes.
6. Public Hearing Discuss and make recommendation on amendments to Section 22.03.276, Setbacks for accessory structures, related to allowed encroachments and Section 1.01.003 Definitions and rules of construction - Impervious Cover, related to eaves and overhangs.
7. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the September 18, 2024 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, September 13, 2024 at 5:00 p.m. 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, August 21, 2024 at 6:30 PM

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

- a. Meeting begins at 6:30pm
- b. Roll Call
 - o Chair Robert Meisel: Present
 - o Vice-Chair Jim Pledger: Present
 - o Commissioner Julia Webber: Present
 - o Commissioner Karen Bartoletti: Present
 - o Commissioner Patrick Stewart: Present
 - o Commissioner Laurie Maccini: Absent (excused)

2. **Citizen Communications:**

- a. None

3. **Consent Agenda:** The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.

- a. Approval of the June 19, 2024 Zoning and Planning Commission minutes
- b. Approval of the July 17, 2024 Zoning and Planning Commission minutes
- c. Report of the Previous ZAPCO cases acted on by the BOA/City Council
- d. **Action:** Commissioner Pledger moves for approval of the Consent Agenda
 - i. Commissioner Webber Seconds
 - ii. Motion carries unanimously 4:0

4. **Public Hearing: 1501 Wildcat Hollow:** Discuss and make recommendations on the proposed variances:

- 1. Allow up to 6 feet of grading in the 50-foot Harbor View Drive front setback for the garage access/drive court where grading greater than 18" is not allowed (Section 22.03.170 (f));
- 2. Allow a retaining wall up to 6'7" in height above natural grade, where the maximum wall height anywhere on the site is 6 feet. (Section 22.03.170);

3. Allow an encroachment of 6 feet for a drive court and 8 feet for a side parking area into the required 20-foot parking setback from Harbor View Drive. (Section 22.03.175);
4. Allow a 12-foot encroachment into the required 50-foot front setback at Harbor View Drive (Section 22.03.275 and 22.03.281); and
5. Request to maintain the existing nonconforming circle drive with access on Wildcat Hollow and Harbor View Drive, where only one driveway is allowed per lot. (Section 22.03.175).

Applicant: Davin Fillpot, R&D Architecture

b. Staff Report:

- i. Director Bills presents staff briefing on existing conditions and proposed variances
- ii. **Commissioner Webber:** Has staff seen the interior design?
 1. No
- iii. **Commissioner Stewart:** Has the commission seen this property before?
 1. **Chair Meisel:** Only in the platting process

c. Public Comments:

- i. **Heidi Restivo** – owner
 1. Delivered presentation on property history and requested variances

d. Discussion:

- i. **Commissioner Webber:** Appreciates the presentation
 1. Would appreciate having the floorplan available
 2. No objection to current variances
- ii. **Commissioner Bartoletti:** A great deal of the property is restricted from building by City codes
 1. Harbor View is winding and dangerous, and the circle drive should make access safer
- iii. **Commissioner Meisel:** If house is pushed further south, property is extremely steep.
 1. Historically, city has been willing to provide relief on setbacks to have a level area for building.
- iv. **Commissioner Stewart:** Some type of variance will be required.
- v. **Commissioner Bartoletti:** In the Agenda packet, there is mention of cut/fill and the drainage requirements. What is that regarding?

1. **Director Bills:** The drainage manual has regulations on maximum cut and fill based on slope of lot, with the most significant restriction being that there is no cut or fill allowed on slopes with a grade over 35%. The applicant's presentation shows slopes over 30%, but it is unclear how much of that is over 35%. It is unknown at this time if additional variances for cut and fill will be required, as slope analysis is generally performed at the time of building plan application and review.
- vi. **Commissioner Webber:** Is there a reason the floor plan hasn't been provided?
 1. Applicants didn't believe it was important for variance application but are able to provide.
- e. **Action:**
 - i. Commissioner Webber moves that the variance request be forwarded to the Board of Adjustments with a recommendation of **Approval** for all variances.
 1. Commissioner Stewart Seconds
 2. Motion **carries** unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment for final consideration on September 11, 2024.

5. **Public Hearing 22 Hull Circle:** Discuss and make recommendation on a variance for an 8-foot encroachment into the 20 foot-side setback for the replacement of a non-conforming deck (Section 22.03.276 and 22.03.281 of the West Lake Hills Code).

Applicant: James Odom, Archadeck of Austin

- a. **Staff Report:**
 - i. Director Bills gave presentation on existing deck that is being entirely replaced in the existing footprint
- b. **Public Comment:**
 - i. None
- c. **Discussion:**
 - i. **Commissioner Stewart:** Pretty straightforward request
- d. **Action:**

- i. Commissioner Stewart moves that the variance request be forwarded to the Board of Adjustment with a recommendation of **approval**
 1. Commissioner Bartoletti Seconds
 2. Motion **carries** unanimously 4-0

Recommendation will be forwarded to Board of Adjustment for final consideration on September 11, 2024.

6. Public Hearing: 102 W Spring Drive: Discuss and make recommendations on the proposed variances:
 1. To encroach 16'4" feet into the required 20-foot west side setback (Section 22.03.275 and 22.03.281);
 2. Encroach 8'4" feet into the required 20-foot east side setback (Sections 22.03.275 and 22.03.281); and
 3. Maintain the existing impervious cover allowance of 44.1% (Sections 22.03.278 and 22.03.281 of the West Lake Hills Code).

Applicant: Michael Deere, Archadia Design

b. Staff Report:

- i. Director Bills delivers presentation on existing house and impervious cover variance as well as additional requested variances for house addition.

c. Public Comment:

- i. **Michael Deere** – architect
 1. Explains preservation of trees and requested variances
 2. Clarifies that impervious cover reduction is proposed, but not to the point of compliance

d. Discussion:

- i. **Commissioner Stewart:** Well-thought-out plan
 1. Appreciates lack of tree variances and potential reduction in impervious cover
- ii. **Commissioner Webber:** Also lives on small lot and appreciates difficulty of design constraints

- e. **Action:** Commissioner Bartoletti moves that the variance request be forwarded to the Board of Adjustment with a recommendation of **approval** for all variances

- i. Commissioner Webber Seconds
- ii. Motion **carries** Unanimously (4-0)

Recommendation will be forwarded to the Board of Adjustment for final consideration on September 11, 2024.

7. Adjournment:

- f. **Chair Meisel** adjourns the meeting at **7:24pm**

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	September 18, 2024	Item Number:	3b
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	N/A	Source of Funds:	N/A

Subject

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

Discussion

Since the August 21, 2024 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

- a. 200 Wildcat Hollow – Front building setback encroachment for redevelopment of a single-family structure – Approved
- b. 1501 Wildcat Hollow – Development of a lot for single-family home
 1. Grading in the front setback - Approved
 2. Retaining wall greater than 6' - Approved
 3. Parking setback encroachment - Approved
 4. Front building setback encroachment - Approved
 5. Additional Driveway – Approved
- c. 22 Hull Circle – Side building setback encroachment to replace existing deck – Approved
- d. 102 West Spring – Remodel and addition to a single-family home
 1. Encroachment into West side setback – Approved
 2. Encroachment into East side setback – Approved
 3. Maintain existing Impervious Cover variance - Approved

City Council

- a. No items forwarded from ZAPCO



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	September 18, 2024	Item Number:	4
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

804 Canyon Creek: Consider action to make a recommendation for Lot 18R, Stonehedge Estates Block “P”, a Replat of Lot 18, Stonehedge Estates, Block “P” and 0.104 acre tract of land situated in the A.D.L. Benham Survey No. 503, Abstract No. 75 (Section 36.01.018 of the West Lake Hills Code).

Applicant: Motoki Hiromatsu, Point B Design Group

Recommendation

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

1. Change title to Lot 18R, Stonehedge Estates Block P, a Replat of Lot 18, Stonehedge Estates, Block P and 0.104 acre tract of land situated in the A.D.L. Benham Survey No. 503, Abstract No. 75 (Section 36.01.018).
2. Add drainage easement over floodplain within the property Section 36.01.009(L)
3. Add the name and address of the engineer (Subdivision Checklist Section 2.1) and plat show the surveyed 100-year floodplain limits of the floodway and elevation data bearing the seal of an engineer. (Subdivision Checklist 2.9 and 2.28)
4. Add name of contiguous subdivisions (Subdivision Checklist 2.3)
5. Add the city limits to the face of the plat and to the location map (Subdivision Checklist 2.14 and 2.15).
6. Reduce the location (vicinity) map size to 1 square mile (Subdivision Checklist 2.15)
7. Submit all deed restrictions, and restrictive covenant. If none exist, please provide signed letter stating none were found (Subdivision Checklist 2.20)
8. Applicant will need to fill in and provide signatures for the following (Subdivision Checklist 2.24):
 - iv. Sanitation certification
 - v. Floodplain certification
 - x. Certificate by engineer
 - xi. Certification of oak wilt by certified arborist.
9. Complete legal description by metes and bounds (Subdivision Checklist 2.26)
10. Add the following plat notes 1, 2, 3, 4, 6, 8, 9, 11, 12, 14, 15 (add Zone to existing note), 18, 19, 20, 21, 22, 24, 30 and 32 (Subdivision Checklist, Section 3).

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: Jake Fellner

Legal Description: Stonehedge Estates, Block P, Lot 18 and 0.104 acres of the ALD Benham Survey 503, Abstract 75

Lot Size: 0.624 acres

Zoning: R-1, One-Family Residential

Wastewater: On-site Sewage Facility (OSSF)

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

Background & Analysis:

The applicant is proposing to replat Lot 18, which is 0.54 acres in size, by adding 0.104 acres out of the ADL Benham Survey. The 0.104-acre tract at the rear has been conveyed by deed with Lot 18 since 1986. A residential lot can be replatted within a subdivision without vacation of the previous lot if the none of the covenants or restrictions of the previous plat are removed.

With this replat, no streets or infrastructure are required or proposed. The parcel has 129.18 feet of frontage along Canyon Creek Road and will have an average depth of 186.2 feet. The lot is less than the one acre minimum and the width of the lot is not 150 feet, however, Lot 18 is a legal nonconforming lot that was created by plat in 1961. The addition of other parcel increases the size, bringing the lot closer to conformance. The lot must provide on-site sewage facility and meets the minimum size of 0.50 acres for an OSSF in this area. Building and OSSF applications are concurrently under review with the plat and have demonstrated the ability to be served by an OSSF.

Attachments:

Exhibit A – Lot 18R, Stonehedge Estates Block “P” Replat

Attachment 1 – Stonehedge Estate Block “P” recorded May 29, 1961

Attachment 2 – Existing Condition Survey

Chapter 36 Subdivision

Section 36.01.004 Replat or resubdivision without vacation:

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

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

(1) is signed and acknowledged by only the owners of the property being replatted;

The owners of the property have requested the replat.

(2) is approved by the municipal authority responsible for approving plats; and

Under the West Lake Hills Code of Ordinances, the Zoning & Planning Commission provides a recommendation to the City Council. The City Council is the responsible authority for the approval of plats.

(3) does not attempt to amend or remove any covenants or restrictions.

Condition of approval is the addition of the reference to the previous plat for Lot 18, Block P of the Stonehedge Estates.

Sec. 212.015. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS.

(a) In addition to compliance with Section [212.014](#), a replat without vacation of the preceding plat must conform to the requirements of this section if:

- (1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
- (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

The lot has a zoning classification of R-1 residential which is restricted to single-family.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

No subdivision variance is necessary for the replat of the lot.

(g) The notice of a replat approval required by Subsection (f) must include:

- (1) the zoning designation of the property after the replat; and
- (2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

Notice will be provided according to state law once approved by the City Council.

Compliance with Adopted Building Codes

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

Subdivision

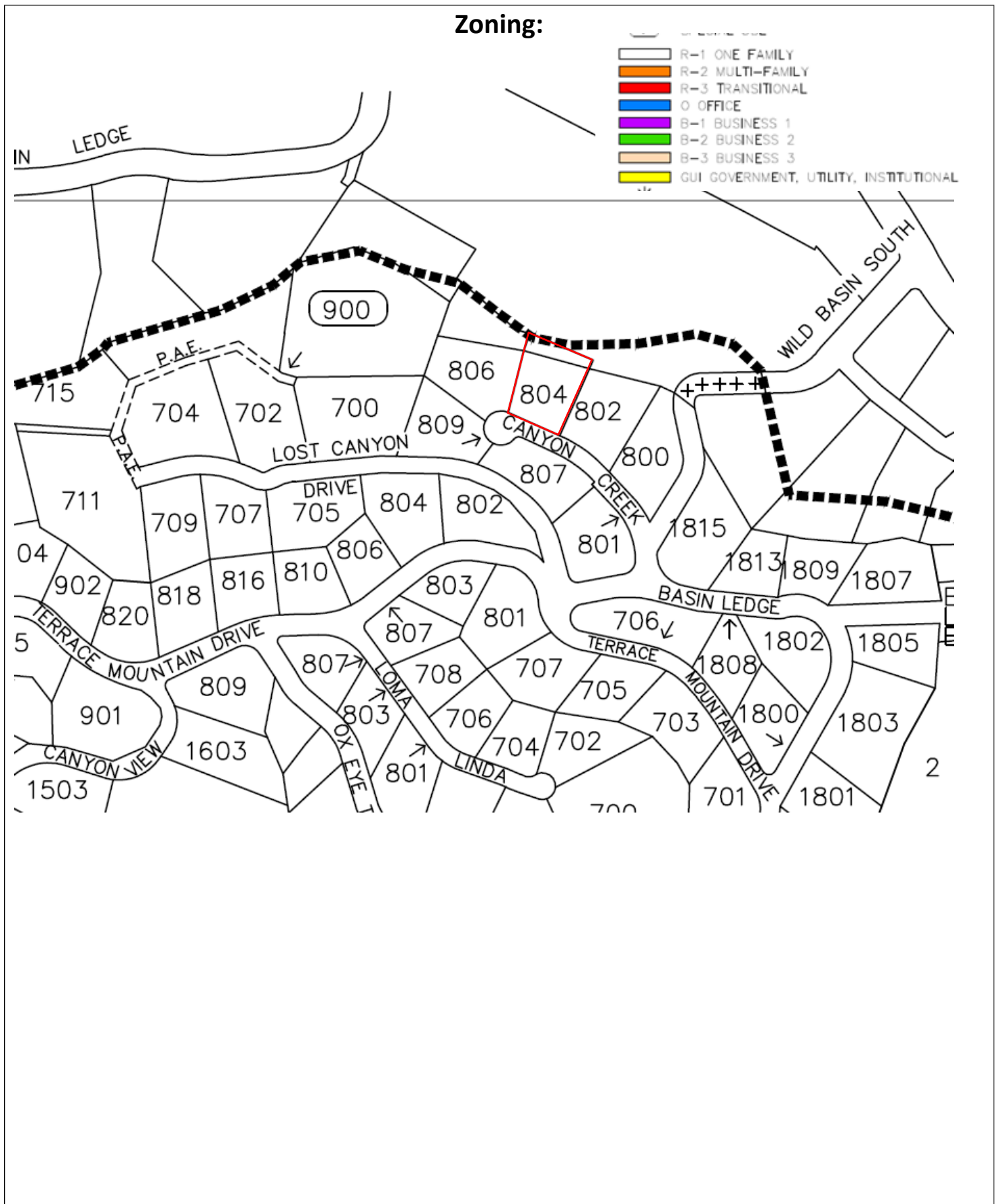
For the reasons stated in the within this report, once the conditions are met the plat will meet requirements of Chapter 36.

Comprehensive Planning Analysis

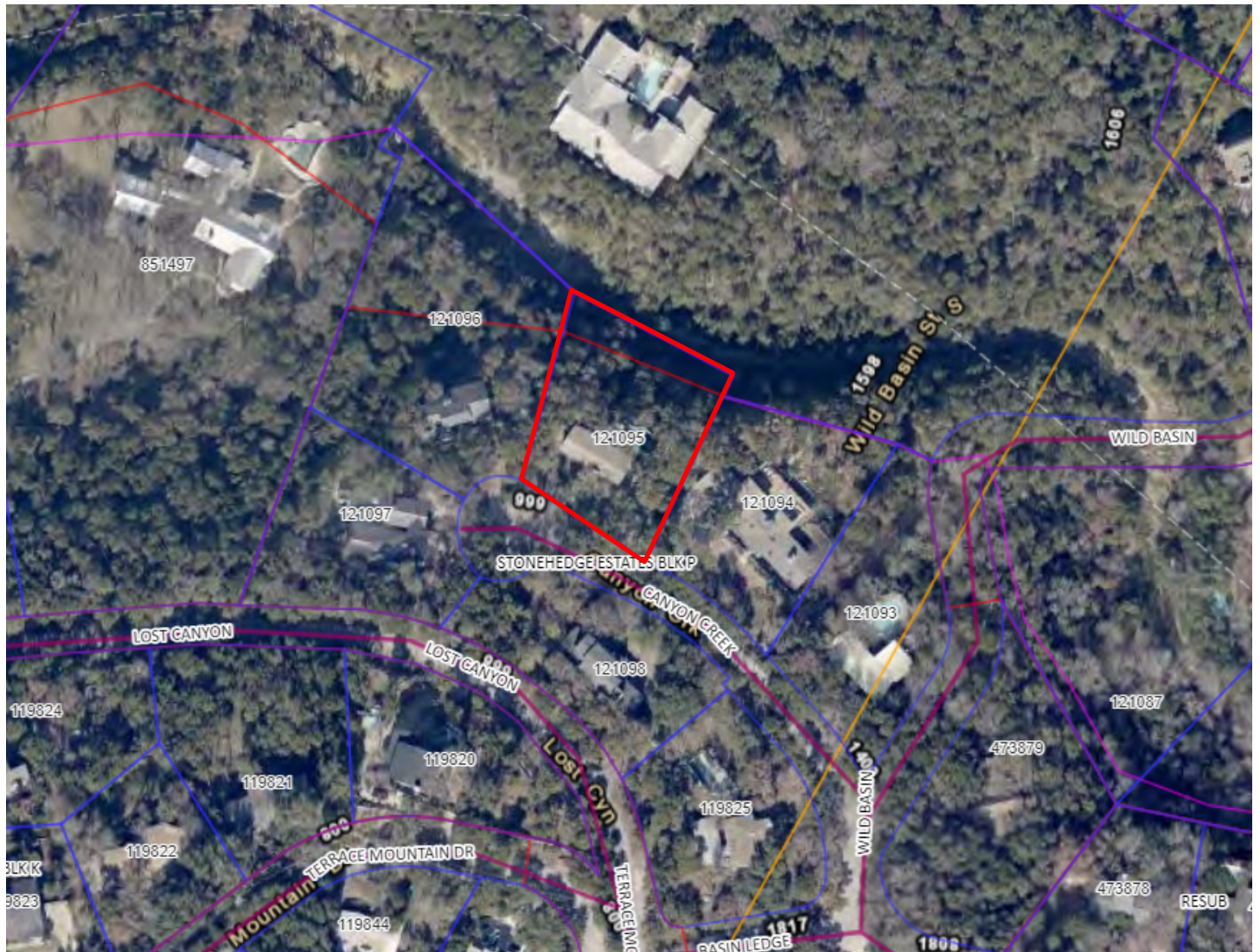
The request is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

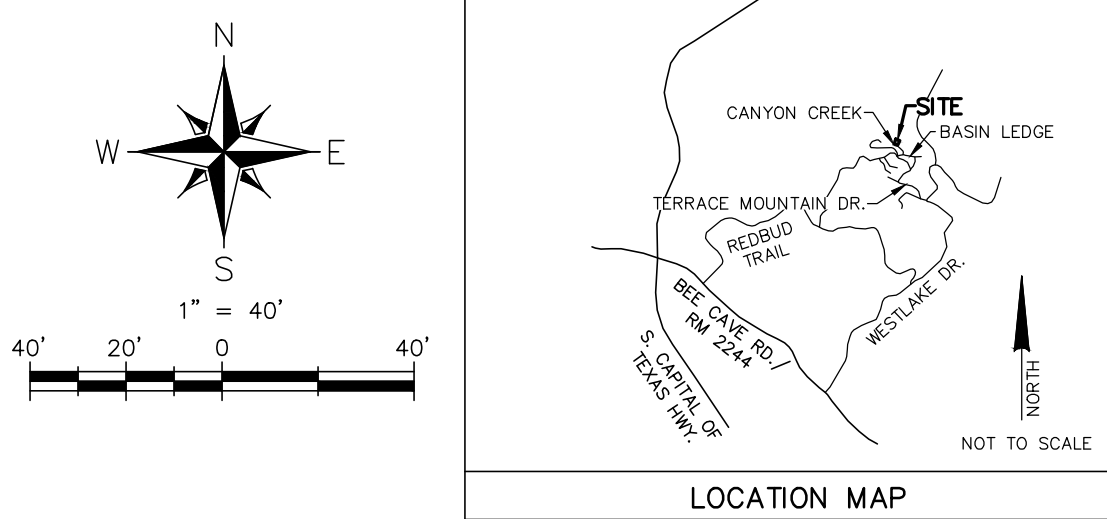
- [Section 36.01.004 \(f\) Vacation of Plan or Plat, recording replat or resubdivision without vacation.](#)
- [Section 36.01.006: Preliminary and final plat filing procedure.](#)
- [Texas Local Government Code Chapter 212](#)



Aerial:



REPLAT OF LOT 18, STONEHEDGE ESTATES, BLOCK "P" AND ALL OF A CALLED 0.624 ACRE TRACT OF LAND SITUATED IN THE A.D.L. BENHAM SURVEY NO. 503, ABSTRACT NO. 75, TRAVIS COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 2023060808, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HERBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____ DAY OF _____, 20____ A.D. AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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

DATED: _____, 20____

ZAPCO CHAIRPERSON CITY OF WEST LAKE HILLS, TEXAS

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

DATED: _____, 20____

MAYOR CITY OF WEST LAKE HILLS, TEXAS

ATTEST CITY SECRETARY

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

DATED: _____, 20____

PAUL BARKER, PRESIDENT OF THE BOARD WCID NO. 10

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

DATED: _____, 20____

CITY ADMINISTRATOR CITY OF WEST LAKE HILLS, TEXAS

SANITATION CERTIFICATION:
THE LOT SHOWN ON THIS PRELIMINARY SUBDIVISION PLAT ARE ABLE TO BE DEVELOPED WITH SEPTIC SYSTEMS, AND THESE SYSTEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH NOTE 1 SHOWN HEREON.

NAME, REGISTERED PROFESSIONAL SANITARIAN RS #0000 COMPANY DATE

I, THE UNDERSIGNED (A CERTIFIED ARBORIST IN TEXAS) HEREBY CERTIFY THAT OAK WILT WAS NOT FOUND ON THE PROPERTY.

NAME, ISA #000000 COMPANY, ISA #000000 DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, NAME, P.E. AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE ENGINEERING AND HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY PANEL NO. 48453C 0445 K, DATED JANUARY 22, 2020.

NAME, P.E. COMPANY FIRM #000000 DATE

STATE OF TEXAS
COUNTY OF BLANCO

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

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.
08/11/2021

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRISJ@WCLANDSURVEYING.COM 830-833-3010

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCLANDSURVEYING.COM
TBP&LS FIRM #10194135

JOB NO.: 2449-24

DRAWN BY: EJF

CHECKED BY: CJJ

SHEET: 1 OF 1

FLOOD PLAIN NOTE

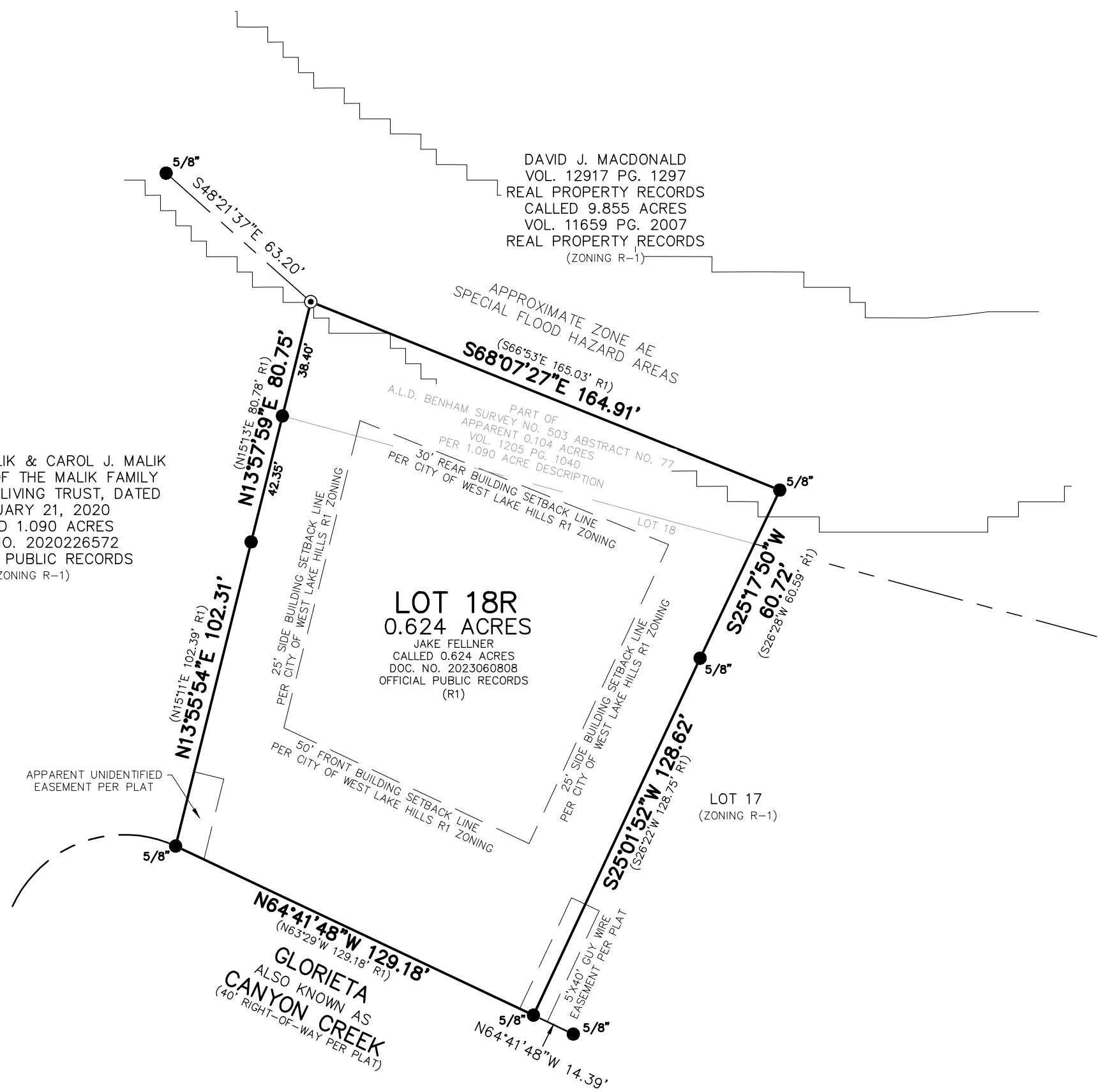
*ANY DEPICTION OR NOTE ON THIS SURVEY OR ANY STATEMENT CONTAINED ON THIS SURVEY CONCERNING SPECIAL FLOOD HAZARD AREAS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE SURVEYOR THAT THE PROPERTY AND/OR STRUCTURES LOCATED ABOVE SPECIAL FLOOD HAZARD AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR THAT FLOODING DOES NOT OCCUR ABOVE SPECIAL FLOOD HAZARD AREAS. SPECIAL FLOOD HAZARD AREAS ARE SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) IS FOR USE IN ADMINISTERING THE NFIP; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (MAP NUMBER 48453C0445K, MAP EFFECTIVE/REVISED DATE OF JANUARY 22, 2020). FLOOD PLAINS SHOWN HEREON WERE SCALED, ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.

PLAT NOTES

- 1) SEPTIC SYSTEMS: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED IN THE CITY UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED.
- 2) SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
- 3) FLOOD HAZARD: THE FEDERAL INSURANCE ADMINISTRATION MAP PANEL 48453C 0445 K, FOR THE CITY OF WEST LAKE HILLS, TEXAS INDICATE THAT A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY SAID MAPS DATED JANUARY 22, 2020.
- 4) STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT: THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES, AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.
- 5) LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE AND SUBJECT TO THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION EDWARDS RULES, TEXAS ADMINISTRATIVE CODE 30 TAC 213. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 313 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.
- 6) LOT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE RECORDS OF THE TRAVIS COUNTY CLERK.
- 7) ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS, TEXAS ON THIS THE ____ DAY OF _____, 20____, A.D.
- 8) BASED ON THE CURRENT DESIGN OF THE WCID 10 INFRASTRUCTURE, ALL ONE- AND TWO-FAMILY DWELLINGS THAT EXCEED 3,600 SQUARE FEET WITHIN THE SUBDIVISION SHALL BE PROTECTED THROUGHOUT BY A NATIONAL FIRE PROTECTION ASSOCIATION 130-COMPLIANT RESIDENTIAL FIRE SPRINKLER SYSTEM. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION COMPANY OR AN ENDORSED PLUMBER. SPRINKLER PLANS SHALL BE SUBMITTED TO THE EMERGENCY SERVICES DISTRICT NO. 9 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 9) THE WATER SUPPLY INFRASTRUCTURE FOR THE SUBDIVISION SHALL PROVIDE ADEQUATE FIRE FLOW IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE APPENDIX B. FOR RESIDENTIAL STRUCTURES UP TO 3,600 SQUARE FEET, 1000 GALLONS PER MINUTE SHALL BE PROVIDED (SEE QUALIFICATIONS BELOW IN ITEM NO. 10).
- 10) ALL RESIDENTIAL STRUCTURES OVER 3,600 SQUARE FEET SHALL COMPLY WITH THE REQUIREMENTS OF TABLE B105.1 FROM THE INTERNATIONAL FIRE CODE. RESIDENTIAL STRUCTURES WITH AN APPROVED NATIONAL FIRE PROTECTION ASSOCIATION 130 RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL RECEIVE A 50% REDUCTION IN REQUIRED FIRE FLOW. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE, UNLESS AN EXEMPTION IS AGREED TO BY THE EMERGENCY SERVICE DISTRICT NO.9 AND BY TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10.
- 11) PRIOR TO CONSTRUCTION ON THE LOTS IN THIS SUBDIVISION, DRAINAGE PLANS ARE TO BE SUBMITTED TO THE CITY OF WEST LAKE HILLS FOR REVIEW DEMONSTRATING THAT RAINFALL RUN-OFF AMOUNTS WILL BE HELD TO NO GREATER THAN THE AMOUNT EXISTING AT THE CURRENTLY DEVELOPED STATUS THROUGH THE USE OF PONDS OR OTHER APPROVED METHODS.
- 12) ALL ADJACENT LOTS ARE ZONED R-1-ONE-FAMILY RESIDENTIAL.
- 13) ALL LOTS WITHIN THIS SUBDIVISION ARE ZONED R-1-ONE-FAMILY RESIDENTIAL.
- 14) ALL PRIVATE DRIVEWAY ACCESS MUST BE APPROVED BY THE EMERGENCY SERVICE DISTRICT NO. 9 FOR EMERGENCY APPARATUS REQUIREMENTS.
- 15) THE RESULTANT PLAT IS FINAL AND CANNOT BE SUBDIVIDED.
- 16) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 17) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 18) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 19) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 20) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.

AMER B. MALIK & CAROL J. MALIK
TRUSTEES OF THE MALIK FAMILY
REVOCABLE LIVING TRUST, DATED
FEBRUARY 21, 2020
CALLED 1.090 ACRES
DOC. NO. 2020226572
OFFICIAL PUBLIC RECORDS
(ZONING R-1)



CURVE DATA

1-119°59'	2-110°24'	3-137°29'	4-1158°31'	5-184°24'
T-30.00'	T-72.47'	T-80.48'	T-173.07'	T-19.65'
R-17.33'	R-796.34'	R-237.21'	R-32.83'	R-21.67'
LC-30.02'	LC-144.34'	LC-152.44'	LC-64.50'	LC-29.12'
A-36.29'	A-144.55'	A-155.18'	A-90.83'	A-31.92'

6-198°13'	7-135°20'	8	9-5	9-N
T-77.32'	T-95.33'		T-22°24'	T-64.05'
R-223.19'	R-298.98'	R-40.00'	R-283.47'	R-323.47'
LC-146.04'	LC-181.46'		LC-110.12'	LC-125.66'
A-148.87'	A-184.38'		A-110.82'	A-126.46'

10-N	10-S	11	12	13
T-97.58'	T-67.34'	T-78°52'	T-23°26'	T-77°42'
R-217.02'	R-167.02'	R-32.36'	R-216.09'	R-73.47'
LC-162.30'	LC-249.0'	LC-41.10'	LC-87.76'	LC-92.19'
A-166.34'	A-128.02'	A-44.54'	A-88.38'	A-99.63'

14-N	14-S	15-N	15-S	16-N
T-21°02'	T-21°02'	T-54°28'	T-54°28'	T-38°01'
T-4.90'	T-14.18'	T-61.74'	T-63.01'	T-49.90'
R-26.39'	R-76.39'	R-119.97'	R-69.97'	R-144.85'
LC-9.64'	LC-27.88'	LC-109.80'	LC-64.04'	LC-94.36'
A-9.69'	A-28.04'	A-114.05'	A-66.52'	A-96.11'

16-S	17-E	17-W	18-E	19-W
T-38°01'	T-44°03'	T-44°03'	T-29°50'	T-43°27'
T-32.67'	T-73.20'	T-52.97'	T-9.11'	T-30.00'
R-94.85'	R-180.95'	R-130.95'	R-34.20'	R-75.29'
LC-61.78'	LC-135.72'	LC-98.22'	LC-17.60'	LC-55.74'
A-62.93'	A-139.12'	A-100.68'	A-17.81'	A-57.10'

19-E	20-W	21
T-43°27'	T-95°26'	T-72°44'
T-49.92'	T-97.49'	T-12.42'
R-125.29'	R-88.66'	R-16.87'
LC-92.76'	LC-131.18'	LC-20.00'
A-95.01'	A-147.67'	A-21.42'

NOTE:
No structure shall be built closer than 30' to front of lot or closer than 10' to side of lot.

Surveyed By: J. Q. Jackson
Date Jan. 23, 1961
T.A. Jackson, Registered Public Surveyor

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me the undersigned authority on this day personally appeared S.J. Treadaway and wife Mary Larson Treadaway both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed and the said Mary Larson Treadaway, wife of the said S.J. Treadaway having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Mary Larson Treadaway acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL of office this the 18 day of May A.D. 1961

Notary Public in and for Travis Co. Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 27 day of May A.D. 1960 at 2 o'clock P.M. and duly recorded on the 27 day of May A.D. 1961 at 2 o'clock P.M. in the Plat Records of said County in book 13 at Page 28.

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

Miss Emilie Limberg, Clerk County Court,
Travis County, Texas

By *Emilie Limberg*
Deputy

NOTE:
Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 29 day of May A.D. 1961, the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the Minutes of said Court in Book 3 at page 348.

WITNESS MY HAND AND SEAL OF THE County Court of said County, this the 29 day of May A.D. 1961

Miss Emilie Limberg, County Clerk
Travis County, Texas

By *J. Olsen*
Deputy

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

STATE OF TEXAS:
COUNTY OF TRAVIS: Know All Men By These Presents:

That we S.J. Treadaway and wife Mary Larson Treadaway; J.W. McBride and wife Marion Larson McBride; John W. Ledbetter and wife Frances Larson Ledbetter heirs at law and legatees in the will of S.J. Larson Deceased owners of 556 acres in the A.L.B. Bonham Survey No. 503, and 850 acres in the David Thomas Survey No. 1, being a part of said surveys acquired by S.J. Larson by deed recorded in Vol. 497 pages 433-436 inclusive of the Deed Records of Travis County, Texas do hereby adopt this map or plat as our subdivision to be known as STONEHEDGE ESTATES - BLOCK "P" and we have dedicated and do hereby dedicate to the public all streets, roads or drives shown hereon as far as our interest may appear.

WITNESS OUR HANDS, this the 18 day of May A.D. 1961

S.J. Treadaway *Mary Larson Treadaway* *John W. McBride*
S.J. Treadaway Mary Larson Treadaway J.W. McBride
Marion Larson McBride *John W. Ledbetter* *Frances Larson Ledbetter*
Marion Larson McBride John W. Ledbetter Frances Larson Ledbetter

ACCEPTED AND AUTHORIZED
FOR RECORD
By the Board of Aldermen of the City of
Westlake Hills, this the 19 day of May A.D. 1961

Mayor *John H. Kunkin* Secretary *Hugo L. Kunkin Jr.*

LEGEND:
• Iron Stake Set
• Iron Stake Found
• Deed Corner Found
• Guy Wire Easement

SCALE: 1"=100'

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me the undersigned authority on this day personally appeared J.W. McBride and Marion Larson McBride his wife both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and considerations therein expressed and the said Marion Larson McBride wife of said J.W. McBride having been examined by me privily and apart from her husband and having the same fully explained to her, she the said Marion Larson McBride acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL of office this the 18 day of May A.D. 1961

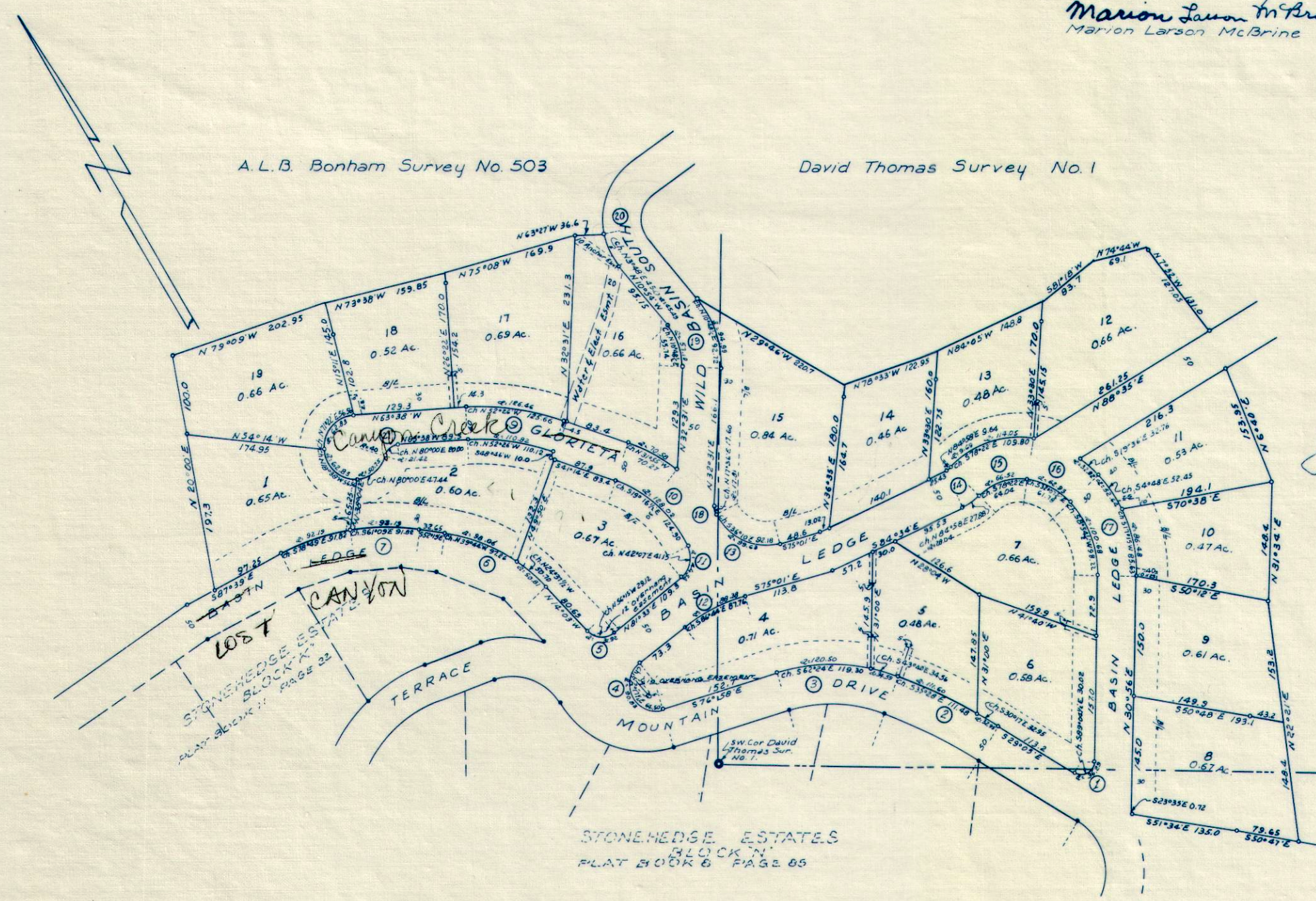
Notary Public in and for Travis Co. Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

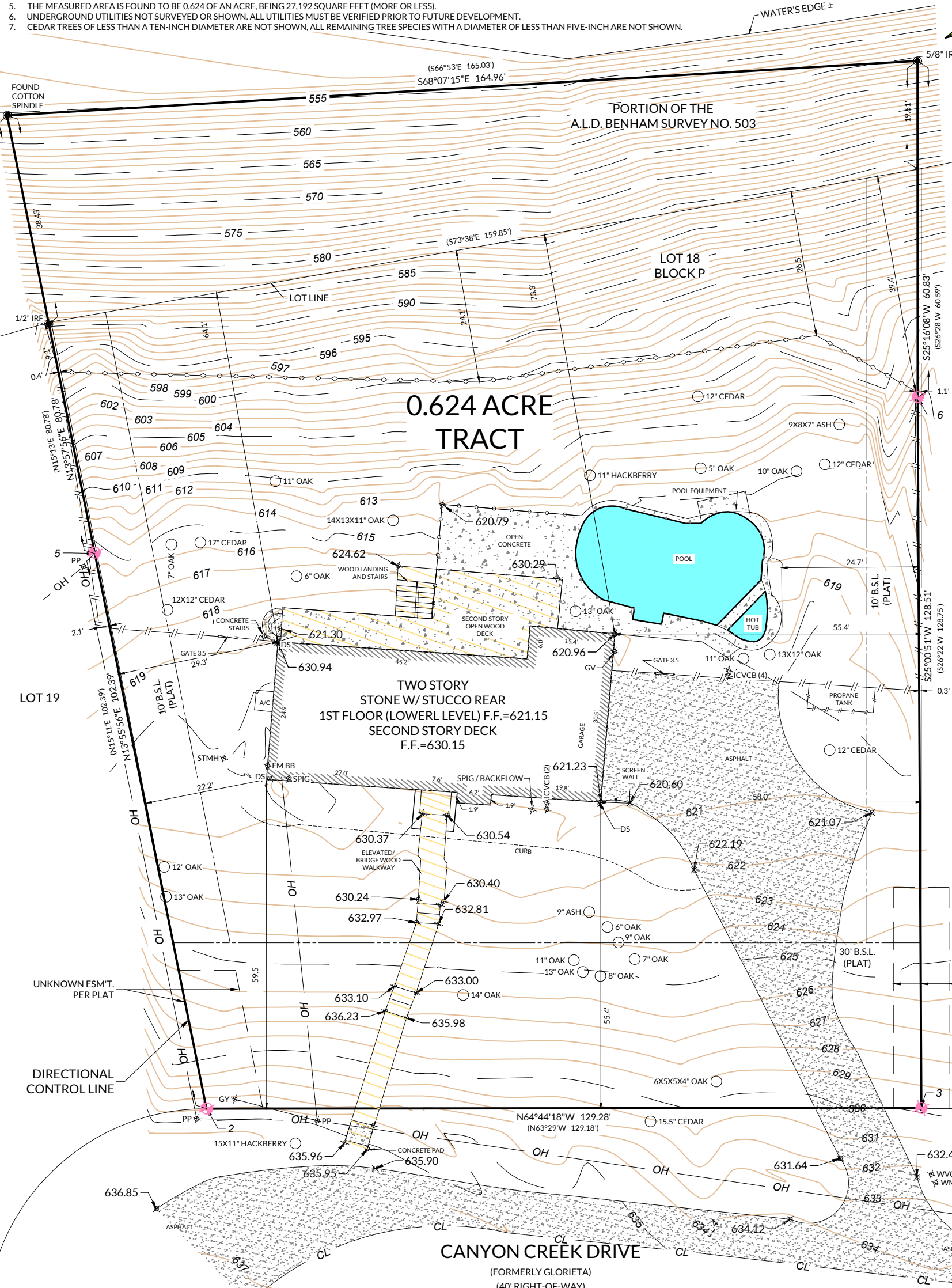
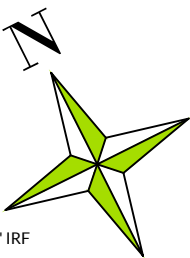
Before me the undersigned authority, on this day personally appeared John W. Ledbetter and Frances Larson Ledbetter his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed, and the said Frances Larson Ledbetter, wife of said John W. Ledbetter, having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Frances Larson Ledbetter, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL of office, this the 18 day of May A.D. 1961

Notary Public in and for Travis Co. Texas

STONEHEDGE ESTATES
BLOCK "P"

- NOTES:
- THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, SETBACKS, EASEMENTS, AND RIGHTS OF WAY, NOT SHOWN HEREON.
 - RECORD BEARINGS AND DISTANCES BASED ON DEED RECORDED IN DOCUMENT NO. 2023060808, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. RECORD EASEMENTS AND SETBACK LINES SHOWN HEREON ARE BASED ON THE RECORD PLAT.
 - MEASURED BEARINGS AND DISTANCES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN 1983, NAD 83 (NA 2011), FROM THE TEXAS CENTRAL ZONE (4203), SCALED FROM GRID TO SURFACE USING A SCALE FACTOR OF 1.00007 FROM 0.0 NETWORK-RTK NETWORK.
 - DIMENSIONS SHOWN BETWEEN THE HOUSE AND PROPERTY LINE REFLECT THE DISTANCE BETWEEN THE FACE OF SLAB AND THE MEASURED PROPERTY LINE. ANY OVERHANGS, AWNINGS, TRIMS, MOLDINGS, UNDERPINNING, ETC. (ADDITIONS BEYOND THE SLAB FOOTPRINT IF ANY), MAY NOT BE SHOWN.
 - THE MEASURED AREA IS FOUND TO BE 0.624 OF AN ACRE, BEING 27,192 SQUARE FEET (MORE OR LESS).
 - UNDERGROUND UTILITIES NOT SURVEYED OR SHOWN. ALL UTILITIES MUST BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
 - CEDAR TREES OF LESS THAN A TEN-INCH DIAMETER ARE NOT SHOWN, ALL REMAINING TREE SPECIES WITH A DIAMETER OF LESS THAN FIVE-INCH ARE NOT SHOWN.



ABBREVIATION LEGEND

AIR CONDITIONING	A/C
BUILDING SETBACK LINE	B.S.L.
DOWNPOUT	DS
EASEMENT	ESM'T
FINISHED FLOOR	FF
GAS VALVE	GV
IRRIGATION CONTROL	ICVCB
VALVE W/ CIRCLE BOX	PP
POWER POLE	PP
WATER SPIGOT	SPIG
SEPTIC TANK MANHOLE	STMH
COVER	
WATER METER COVER	WMC
WATER VALVE COVER	WVC

SYMBOL LEGEND

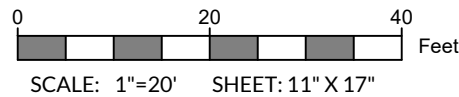
3/4" IRON REBAR FOUND	●
60D NAIL FOUND	⬮
GATE	⬮
IRON REBAR FOUND	●
60D NAIL FOUND	⬮

LINE LEGEND

---	WOOD FENCE
---	CHAIN LINK FENCE
---	FLOWER BED
---	OVERHEAD ELECTRIC
---	CENTERLINE
---	SAFETY RAIL

LEGAL DESCRIPTION:
LOT 18, BLOCK P, STONEHEDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 13, PAGE 28, OF THE MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THE A.L.D. BENHAM SURVEY NO. 503 ACCORDING TO THE DEED RECORDED IN DOC. 2023060808, OPR.

REVISED: 3/22/24



1	CONCRETE
	ASPHALT
	BUILDING EXTERIOR
	WOOD/DECK/STAIRS/WALK

DEED REFERENCE:
UNTO: JAKE FELLNER
DOC. 2023060808 OPR
JUNE 1, 2023

Point #	Northing	Easting	Elevation	Raw Description
1	10085063.2200	3096161.7140	637.230	MAG NAIL SET
2	10085105.4800	3096167.6300	634.635	IRF 3/4
3	10085050.3100	3096284.5460	630.230	IRF 3/4
4	10085044.0700	3096297.4830	630.009	IRF 3/4
5	10085204.9000	3096192.2650	615.409	IRF 1/2
6	10085166.7700	3096338.8870	612.760	IRF 3/4

BOUNDARY & TOPOGRAPHIC SURVEY OF:
804 CANYON CREEK DRIVE
STONEHEDGE ESTATES
BLOCK "P"
LOT 18 AND A PORTION OF THE
A.L.D. BENHAM SURVEY NO. 503
TRAVIS COUNTY, TEXAS

JOB NO.: 23-5082

RECORD OWNER: JAKE FELLNER

DATE: 7/31/23

DRN.: BA CKD.: JWO

HILL COUNTRY SURVEY
CEN CO. TEX
464 Rodeo Dr., Spring Branch, TX 78070
(830)-438-3305
TBPELS FIRM NO. 10194731
Partnered with:

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
TBPELS FIRM NO. 10132700



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION BY HILL COUNTRY SURVEY COMPANY ON MARCH 6, 2024 AND MARCH 22, 2024, THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN OR NOTED HEREON.

Jacob W. Oder

JACOB W. ODER
RPLS NO. 5846
MAVERICK LAND SURVEYING CO.
JOB NO. 2403.0017



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	September 18, 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

Discuss and make recommendation on amendments to Section 22.03.276, Setbacks for accessory structures, related to allowed encroachments and Section 1.01.003 Definitions and rules of construction - Impervious Cover, related to eaves and overhangs.

Recommendation

Staff recommends ZAPCO forward a recommendation of approval for the amendments to City Council.

This item will be forwarded along with building code amendments to the October 9, 2024 City Council meeting.

Discussion

Background & Analysis:

The city has been reviewing the Code of Ordinances for out-of-date references and conflicts. This process is to ensure that the code is consistent and to reformat the order of the chapters to improve readability.

With this process, staff has identified two code sections for proposed amendments in order to address consistent permitting concerns with the implementation and effect on construction projects. Both of these areas are part of zoning restrictions, as they relate to the setbacks, which are established per zoning district.

Encroachments into Setbacks

The City of West Lake Hills deviates from surrounding jurisdictions related to setback encroachments. In most jurisdictions, building eaves and overhangs are allowed to encroach some distance into the setback, and mechanical equipment is allowed within the side and rear setbacks. Multiple variance requests have been approved to allow for the encroachment of eaves and mechanical equipment in the last five years. Staff is proposing the following amendment to Section 22.03.275 Building setback distances.

- (3) ~~Buildings, including~~ Roof overhangs and eaves a minimum of 8 feet above natural grade can encroach up to two (2) feet into the front, side, or rear setback. All other building elements shall not encroach into setbacks.

(4) Allowed encroachments: Equipment slabs for pool and/or mechanical equipment, generators and other similar equipment may encroach up to five (5) feet into side and rear setbacks after meeting all the following requirements:

- (A) Attached to the primary structure foundation;
- (B) Screened to appropriately dampen noise;
- (C) Slab is limited to 12 feet in length;
- (D) Equipment cannot be greater than five (5) feet in height measured from natural grade;
- (E) Screening must extend six (6) inches above the height of the equipment; and
- (F) Must be shown on the approved building plans.

Impervious Cover for eaves and overhangs

To clarify the impact of building eaves and overhangs on impervious cover, staff is proposing an amendment to Section 1.01.003 Definition of Impervious Cover.

- (1) Items that are not considered to be impervious include roof overhangs and eaves **which are over two (2) feet above the natural grade and projecting from the building no more than two (2) feet.**

With this change to the definition, the area under an eave or overhang of the building that projects no more than two feet from the building, would not be considered as impervious. This allows for more architectural variation for the roof line, and other façade protrusions such as window boxes, bay windows, and building cantilevers. However, only the roof eaves and overhangs can encroach into the setbacks.

Attachments:

- Attachment 1 – Section 22.03.275 Building setback distances Amendment
- Attachment 2 – Section 1.01.003 Definitions and rules of construction – Impervious Cover

Links to Relevant Codes:

- [Section 1.01.003 Definitions and rules of construction](#)
- [Section 22.03.275 Building setback distances](#)

§ 22.03.275. Building setback distances.

- (a) (1) No principal building shall have any front, side or rear setback distance less than that shown on the schedule of regulations as being required in the district in which the building is located, except that the minimum setback distance from Bee Cave Road shall be 50 feet regardless of which direction the building is facing. The setback distance from the Capital of Texas Highway shall be a minimum of 75 feet.
- (2) Unroofed steps and ramps shall not be considered as part of the principal building when measuring the setback distance of such building.
- (3) ~~Buildings, including~~ Roof overhangs and eaves a minimum of 8 feet above natural grade can encroach up to two (2) feet into the front, side or rear setback. All other building elements shall not encroach into setbacks.
- (4) Allowed encroachments: Equipment slabs for pool and/or mechanical equipment, generators and other similar equipment may encroach up to five (5) feet into side and rear setbacks after meeting all the following requirements:
 - (A) Attached to the primary structure foundation;
 - (B) Screened to appropriately dampen noise;
 - (C) Slab is limited to 12 feet in length;
 - (D) Equipment cannot be greater than five (5) feet in height measured from natural grade;
 - (E) Screening must extend six (6) inches above the height of the equipment; and
 - (F) Must be shown on the approved building plans.

(Ordinance 361 adopted 3/28/18)

§ 1.01.003. Definitions and rules of construction.

In the construction of this code and of all ordinances passed by the city council, the following definitions and rules of construction shall be observed, unless such construction would be inconsistent with the manifest intent of the council. Words used in this code and not defined in this section shall have their ordinarily accepted meaning.

Impervious cover. Manmade or constructed coverage of the natural ground with any structure or surface that impedes, inhibits or does not permit the absorption or passage of water into the ground or which results in the conveyance of excess water to the surrounding properties.

- (1) Items that are considered to be 100% impervious include, but are not limited to:
 - (A) Buildings and other structures;
 - (B) Parking areas, roads, streets and driveways; and
 - (C) Any other manmade areas of asphalt, impermeable concrete, compacted base material, pavers or other impervious material.
- (2) Items that are considered to be 75% impervious include, but are not limited to: permeable concrete or pavement that is demonstrated by a certified engineer to minimize water runoff to adjacent areas and maximize absorption and filtration through the permeable material. Property owners wishing to use items which the property owner wishes to be calculated as 75% impervious cover shall apply for and receive approval from the city administrator prior to installation.
- (3) Items that are considered to be 50% impervious include, but are not limited to:
 - (A) Wooden or composite decks with gaps between the plants to allow the passage of water to the natural, permeable ground surface below the deck;
 - (B) Manmade areas of loose rock or stone to be used as landscaping features that:
 - (i) Do not have a compacted base;
 - (ii) Are not used for the conveyance or storage of vehicles, machinery or equipment;
 - (iii) Are not located in the setbacks; and
 - (iv) Are sufficiently contained by edging to prevent erosion during a rain event.
- (4) Items that are not considered to be impervious include roof overhangs and eaves **which are over two (2) feet above the natural grade and projecting from the building no more than two (2) feet.**