CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, November 20, 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 20th day of November 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 November 20, 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 items unless a Commission Member or citizen so requests.
    a. Approval of the October 16, 2024 Zoning and Planning Commission Minutes
    b. Report of previous ZAPCO cases acted on by the BOA/City Council
    c. Recommendation to council for adoption of submission calendar for Special Use, Zoning, Variance, and Subdivision applications for calendar year 2025.

4. Public Hearing **1625 Westlake Drive:** Discuss and make recommendations on a variance to encroach approximately 15 feet into the required 25-foot southeast side setback for the

expansion of an existing nonconforming structure that is built approximately 17 feet into the 25-foot side setback (Sections 22.03.275 and 22.03.281 of the West Lake Hills Code of Ordinances).

**Applicant:** Lucy Begg, Thoughtbarn LLC

5. Public Hearing **402 Camp Craft:** Discuss and make a recommendation on a variance to allow for the removal a 27-inch crepe myrtle (tree #76), when trees 14-inches and greater require a variance for removal (Section 22.03.304(a)(4) of the West Lake Hills Code of Ordinances).

   **Applicant:** Eric Rauser, Rauser Construction

6. Public Hearing **804 Canyon Creek:** Discuss and make a recommendation on a variance for an encroachment 18.5 feet into the 25-foot side setback for the placement of a septic tank (Section 22.03.276 and 22.03.281 of the West Lake Hills Code).

   **Applicant:** Motoki Hiromatsu - Point B Design Group

7. Public Hearing **3300 Bee Cave Road:** Discuss and make recommendation on a Unified Signage Agreement for Westbank Market (Section 32.02.003 of the West Lake Hills Code).

   **Applicant:** Robbie Keithley, Barbershop and Oles Company

8. Staff Briefing Discussion and consider a recommendation regarding street edge treatment standards and applications.

9. Adjournment. Chairman Robert Meisel.

_____

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

Certificate

I certify that the above Notice of the November, 20 2024 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, November 15, 2024 at 5:00 pm. and will remain posted continuously until said meeting is convened.

_____

By Joel Sherrouse, Development Coordinator

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

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

# City of West Lake Hills

## MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
## REGULAR MEETING
**Wednesday, October 16, 2024 at 6:30 PM**

1. **Call to Order: Acting Chair Karen Bartoletti**
    a. Meeting begins at 6:30pm
    b. Roll Call
        - Chair Robert Meisel: Present (Excused)
        - Vice-Chair Jim Pledger: Present (Excused)
        - Commissioner Julia Webber: Present
        - Commissioner Karen Bartoletti: Present (Acting Chair)
        - Commissioner Patrick Stewart: Present
        - Commissioner Laurie Maccini: Present

2. Citizen Communications:
    **a. None**

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

    a. September 18, 2024 Zoning and Planning Commission minutes
    b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
    c. **Action:** Commissioner Maccini moves for approval of the Consent Agenda
        i. Commissioner Webber Seconds
        ii. Motion carries unanimously 4:0

4. Public Hearing **3638 Bee Cave Suite 104** - Discuss and make a recommendation on a variance request to:
    1. Section 24.03.006 (a) Maximum lumen limit – exceeding 6,000 lumen limit per luminaire; and
    2. Section 22.03.006 (a) Maximum lumen limit – exceeding 2.5 lumens per square foot; and
    3. Section 24.03.006 (b) General Parking and pedestrian areas – exceeding the limit of zero up-lighting for a non-shielded luminaire; and
    4. Section 24.006 (d) Maximum Color Temperature – exceeding color temperature rating of 3500 K.

5. Section 24.03.004 (a) Shielding – not providing shielding of the luminaires

for the installation of an Outdoor Digital Display. (West Lake Hills Code, Section 24.03.004 Standards for all districts and 24.03.006 Standards for O, GUI, B-1 and B-2 districts).

**Applicant:** AP ATX Restaurant Holding, LLC

a. **Staff Report:**
   ii. Director Bills presents staff briefing on the unpermitted structure, the outdoor lighting ordinance, and the requested variances

**b. Public Comments:**
   iii. **Eddy Patterson** – applicant
      1. Makes presentation on variance request.
         a. Slides appended to minutes as ***Attachment A***

**c. Discussion:**
   **a.** The commission asked several clarifying questions of Andew Gauld, the City's lighting consultant from Oldner Lighting.
   **b. Commissioner Bartoletti:** Is Dark Skies Ordinance still being worked on?
      **i. Director Bills:** Our existing code is close to dark skies, but the full dark skies ordinance has not been drafted or adopted
   **c. Commissioner Bartoletti:** Code change vs variance
      i. **Director Bills:** Remedy when there is no hardship is a code amendment, not a variance
   **d. Commissioner Webber:** Can a temporary variance be granted
      i. **Director Bills:** Need to check with legal
   **e. Commissioner Maccini:** Business is willing to mitigate
   **f. Commissioner Bartoletti:** Not ZAPCO's charge to write ad-hoc code
   **g. Commissioner Webber:** Is there a way to seek partnership with neighboring jurisdictions to address lighting in the area. Many people don't know where West Lake Hills begins and ends.

**d. Action:** Commissioner Maccini moves that the variance request be forwarded to the City Council with a recommendation of Conditional approval with the conditions that
   **1.** The screen be limited to 1% brightness beginning at sunset; and



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2. the screen be shielded according to the recommendations of city lighting consultant; and
3. the screen be restricted from any use between 10pm and sunrise; and
4. the remainder of the site (on the tenant's lease space) be brought into full compliance with current lighting regulations; and
5. that the variance is temporary in nature and will expire upon the adoption of the new lighting ordinances that will be drafted in response to City Council Resolution 2023-06-01 – at which time the screen will need to come into compliance with the new ordinance.

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

**Recommendation will be forwarded to City Council for consideration on October 9, 2024.**

5. **Adjournment:**
   b. **Acting Chair Bartoletti** adjourns the meeting at **7:44pm**

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2024.

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Attachment A

DRAFT

- Supporting our local community together for over 20 years -

# ZAPCO

West Lake Hills

October 16, 2024

Attachment A

Austin's Pizza

We are here tonight...

To **ASK** for your help and approval by allowing us to turn on our outdoor TV at Austin's Pizza - Westlake

TV is **FREE** for our entire community to enjoy with friends & family

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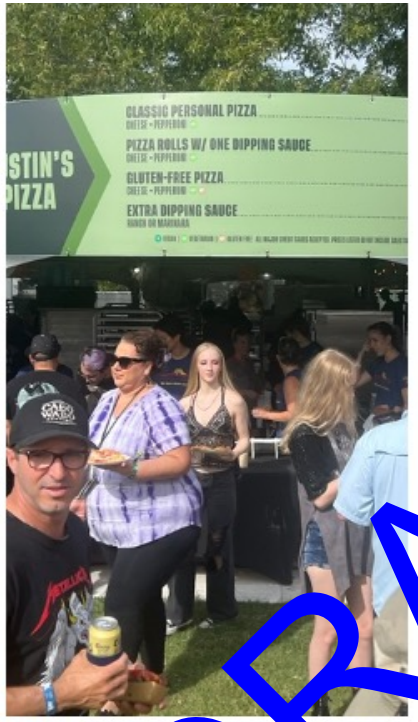
# Operational Improvements in 2024

# Austin's Pizza

Austin's Pizza is a beloved local company and has been proudly serving pizzas since 1999.

Our West Lake location has been in operation since 2008.



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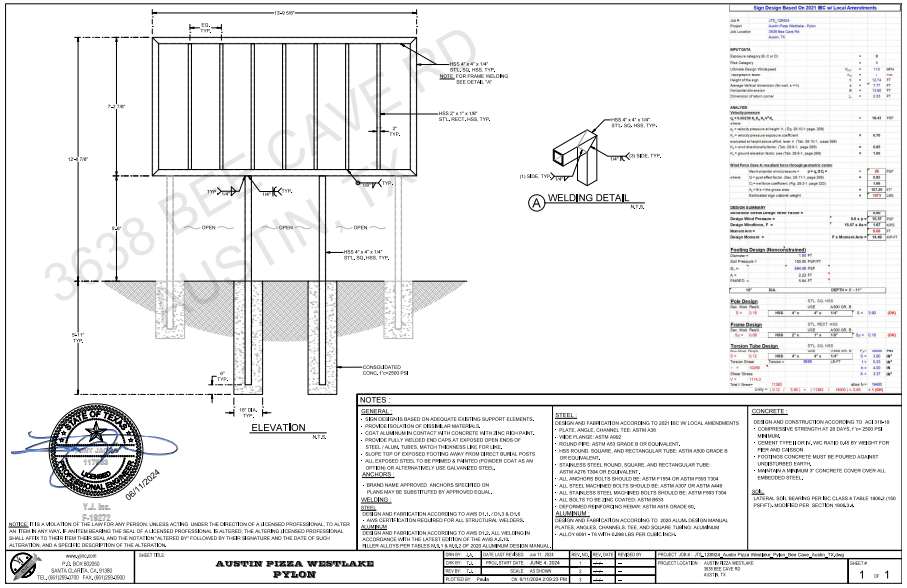
Austin's PIZZA

- Local Iconic Austin brand since 1999
- Customers want to **Support Local**
- Experienced Restaurant Operator
- Employ 46 people in Austin
- Active in supporting events in the Central Texas Community

# Attachment A



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**Travis County Emergency Services District No. 9**
**Westlake Fire Department**
*Emergency Prevention Division*
*P.O. Box 162170*
*Austin, TX 78716-2170*
*512-539-3491 www.westlakefd.org www.wfdpermits.com*

40637

## Inspection Self-Report

*Self-Report Date:* **September 10, 2024** *Inspection Status:* **Passed**

*Inspection Type:* **Fire Final**

*Inspection Scope:* **Fire Final of an intalled fence around the exterior dining areas.**

*Location:* **Austin's Pizza, 3638 BEE CAVE RD, Ste 104, West Lake Hills, TX 78746**

*Inspected By:* **Chris Gill**

Attachment A

Austin's Pizza

i. The ordinance does not allow any light fixture to have more than 6,000lm output, reference Sec 24.03.006 (a).

ii. The total lumens per square foot of all existing and proposed light fixtures on the property may not exceed 2.5lm/sqft. Reference Sec.24.03.006 (a).

iii. The output of a landscape light fixture may not exceed 1,050lm. Reference Sec.24.03.006 (c).

iv. All light fixtures must have a color temperature of 3,500K or less. Reference Sec.24.03.006 (d).

v. All outdoor luminaires in all districts shall be shielded, hooded, or diffused so that it is a fully shielded luminaire. Reference Sec.24.03.006 (a).

- Display is tucked back into property
- Display Screen faces away from any sight-lines
- No obstruction to business, neighbors, traffic and/or pedestrians
- Display can be Dimmed to meet ordinance
- Structure is not higher than any other structure on property
- Structurally is engineered to meet all safety requirements

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1. The current codes are outdated and do not properly reflect LED lighting that is used today
2. It also does not reflect LED lighting output can be **DIMMED**
3. The current codes ONLY references Lumen output in day-time use when outside sun usage should not be applicable

When connecting multiple panels that emit light, such as those with a specification of 5000 NITs, the overall brightness perceived (measured in NITs) does not simply increase additively. The NIT value is a measure of luminance per unit area.

If you connect 18 panels, each emitting 5000 NITs, the aggregate luminance of the display area would still be 5000 NITs, assuming they are correctly aligned and not overlapping or interfering with each other's light output.

However, the total light output in terms of overall brightness, perceived by an observer, would be greater due to the increased surface area and the combined intensity of all the panels.

**In summary, The NIT value remains 5000 NITs**

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# Pro Outdoor 3.9mm

ULTRAVISION LED SOLUTIONS

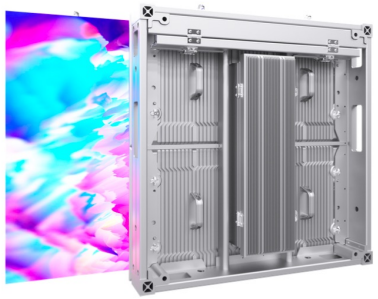
The Outdoor Pro is the right choice for your next event or permanent display. These features make it simple to configure and use right out of the box.

## PRODUCT SPECIFICATIONS

| | |
|---|---|
| Pixel Pitch: | 3.91mm |
| Density (pixel/m² / pixel/ft²): | 65,536 / 6,088 |
| Pixel Composition: | SMD |
| Viewing Angle: | H 160°, V 90° |
| Max Brightness (Nits): | 5,000 |
| Panel Size (mm / inches): | 500x500/750/1000 19.7x19.7/29.51/39.37 |
| Refresh Rate: | 3840Hz |
| Pixels per Panel: | 16,384 / 24,576 / 32,768 |
| Pixel Matrix: | 128x128/192/256 |
| Panel Weight: | 19.85 / 29.77 / 36.38 lbs |
| Operating Temp (C/F): | -30°C to 55°C / -22°F to 131°F |
| Operating Humidity: | 10% - 90% |
| IP Rating: | IP66 |

## ELECTRICAL SPECIFICATIONS

| | |
|---|---|
| Max Power (per m²/ft²): | 700W / 65.03W |
| Avg. Power (per m²/ft²): | 210W / 19.51W |
| Voltage (VAC): | 110-220V / 50-60Hz |



- Modular system for easy assembly and set up in many different configurations
- light-weight aluminum means a lower cost of installation
- 30% less power consumption, fan-less design means lower cost of operation
- Front or rear service
- Slim dimensions - less than 3.3"
- Display digital playback of recorded, live, or static images.
- ETL/CE/FCC Certified
- Industry standard 5-year warranty, with optional 10-year extended warranty

## For comparisons:

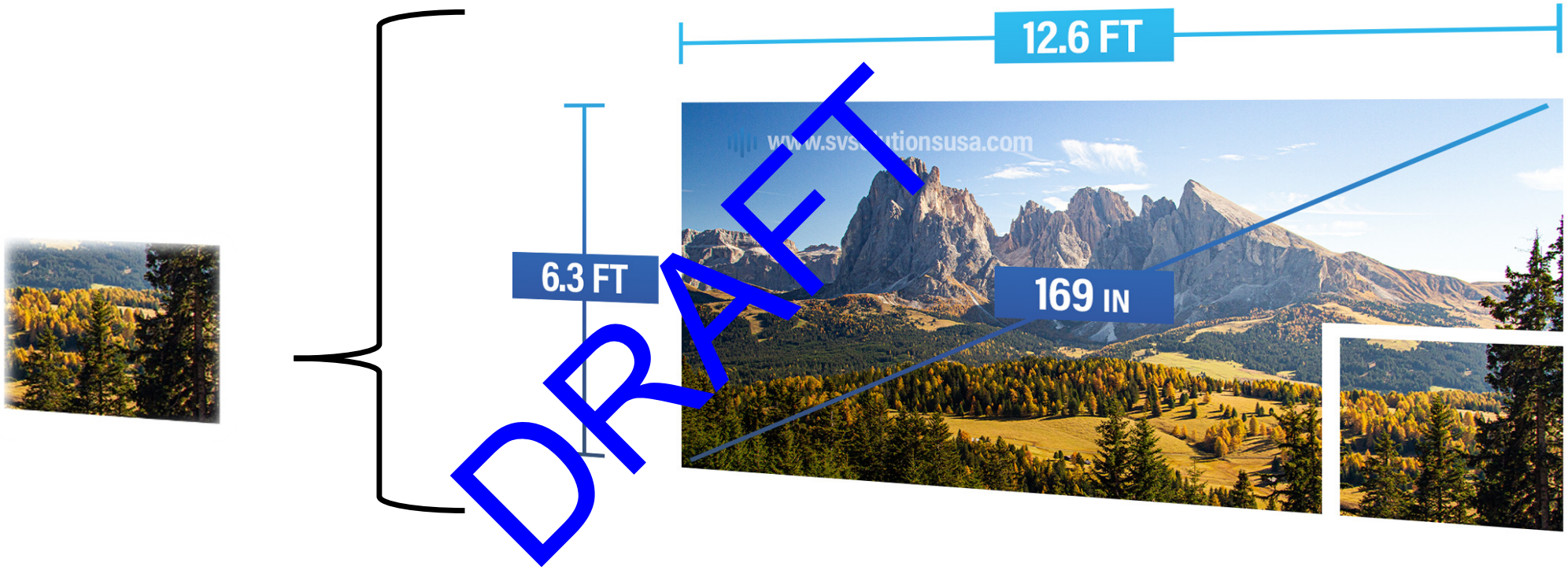
Solar street light lumens varies depending on street lighting application. For lighting residential areas, the average is 5000 lumens. For roadways, highways, building perimeters, universities, it can range from **6,400 to 18,000 lumens**. Mar 16, 2020

HeiSolar
https://www.heisolar.com › Blog

How Many Lumens Do I Need for Outdoor Lighting? - HeiSolar

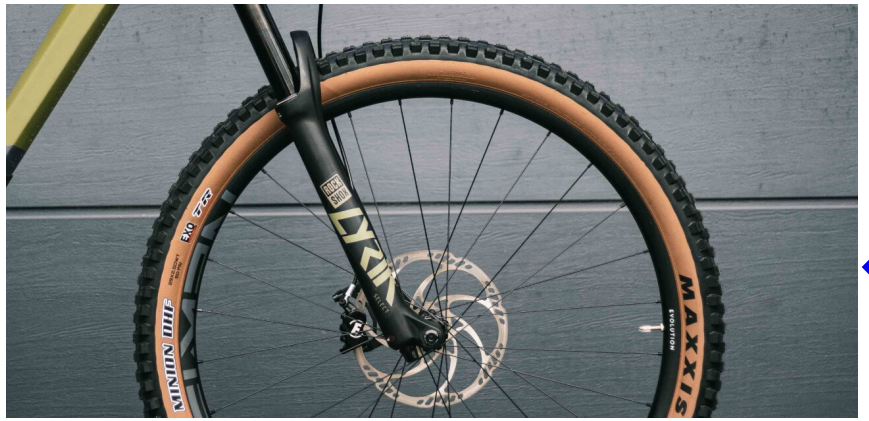
In general, residential streets may require around 5,000 to 12,000 lumens per street light, while arterial roads and highways may require higher lumen outputs, ranging from **10,000 to 40,000 lumens**. Jul 19, 2023

Austin's Pizza




The total NITS at 100%, uses 4,500 to 5,000 NITS
This is due to disbursement of the signal being displayed.
The broadcast signal does not exponentially grow as it is disbursed.

| Tire Type | Tire Size | Recommended Pressure (PSI) |
|---|---|---|
| Cross Country (XC) | 26" | 30-50 PSI |
| Cross Country (XC) | 27.5" | 25-45 PSI |
| Cross Country (XC) | 29" | 20-40 PSI |
| Trail/Enduro | 26" | 25-45 PSI |
| Trail/Enduro | 27.5" | 20-40 PSI |
| Trail/Enduro | 29" | 18-38 PSI |
| Downhill/Freeride | 26" | 20-35 PSI |
| Downhill/Freeride | 27.5" | 18-33 PSI |
| Downhill/Freeride | 29" | 16-30 PSI |




## Illustration – PSI

Bike tire pressure is **30-45** psi
Car Tire pressure is **35** psi

The size of the car tire is much larger than the size of bike tire; however, the PSI does not increase/decrease due to size of tire

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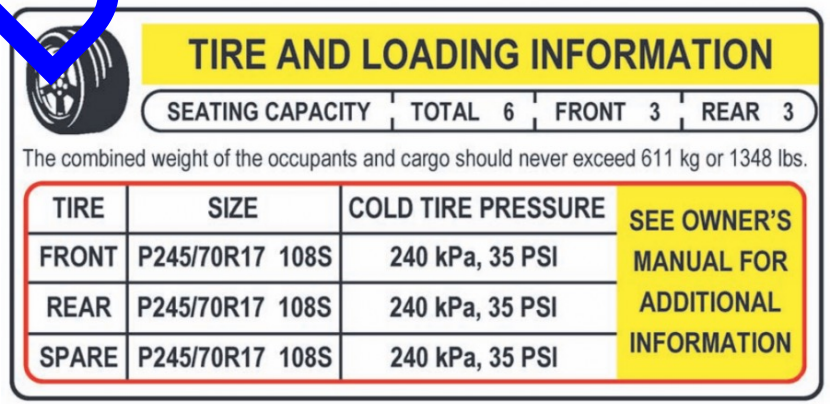

TIRE AND LOADING INFORMATION

| SEATING CAPACITY | TOTAL 6 | FRONT 3 | REAR 3 |
|---|---|---|---|

The combined weight of the occupants and cargo should never exceed 611 kg or 1348 lbs.

| TIRE | SIZE | COLD TIRE PRESSURE | SEE OWNER'S MANUAL FOR ADDITIONAL INFORMATION |
|---|---|---|---|
| FRONT | P245/70R17 108S | 240 kPa, 35 PSI | |
| REAR | P245/70R17 108S | 240 kPa, 35 PSI | |
| SPARE | P245/70R17 108S | 240 kPa, 35 PSI | |

# Professional Opinions

Joel Sherrouse
City of West Lake Hills
09/18/2024
Page 2

*Outdoor lighting.*
Lighting that is installed, located or used in such a manner to cause light rays to shine outdoors. Residential luminaires installed indoors that cause light to shine outside are not considered outdoor lighting. Nonresidential luminaires installed indoors that cause light to shine outside are considered outdoor lighting."

The term TV or Display is not defined in the City of Westlake standards.
Based on these definitions and Ultravision's letter the TV does not fall under this ordinance.

If the ordinance is to apply to a TV being defined as a Luminaire or Light fixture, per Ultravision's letter; the total lumen output is under the required amount listed in the ordinance.

**COFFMAN ENGINEERS, INC.**

Sam Swinbank, PE

STATE OF TEXAS
SAM SWINBANK
92593
LICENSED
PROFESSIONAL ENGINEER

DRAFT

When referring to our specification sheet for these 3.9mm Pixel Pitch panels one will observe the maximum brightness for this display is 5,000 nits. To determine the number of lumens output by the display, one can use the common formula of 1 Nit = 3.426 Lumens. Using this formula and multiplying the 5000 Nits by 3.426, one will receive a maximum value of 17,130 Lumens for this 4 meter by 2 meter display. Please note that this value is far lower than the estimated value of 411,000 Lumens provided previously by the city.

When looking at the maximum brightness of the display one has to keep in mind that this is the true maximum value of brightness that can be achieved with the display, this means that the panels would have to be at 100% brightness emitting white light to achieve this value. The display will not be outputting a pure white image in most cases and will typically not be run at 100% brightness, especially at night, and as such will not typically be outputting 5,000 nits. I was informed that the lumen limit at night is 6,000 Lumens which would equate to 1,751.31 Nits, using the formula provided previously. To achieve this lower level of brightness and limit the output of the display all one would need to do is reduce the brightness setting on the controller to 35%, guaranteeing that the maximum brightness of the display does not exceed 1,750 Nits in the evenings.

ULTRAVISION
LED SOLUTIONS

In the future, for LED displays (such as the one at Austin's Pizza), I highly recommend the city consider providing their maximum brightness limit in a value of Nits, rather than Lumens, as this is the standard brightness unit within the industry and will cause far less confusion for anyone utilizing an LED display and would be far more accurate to describing the maximum specified output of a display.

I hope this letter gives you a well informed understanding of LED displays and their brightness values.

Best Regards,

Cody Carlson

Cody Carlson, LED Systems and Technology Engineer

# Outdoor Displays are already in **USE** all around Austin....

Several other business in Austin already provide similar experiences with outdoor displays, which are much larger in size than what Austin's Pizza is requesting

**Victory Lap**

**Sound & Cinema**

**Austin Parks & Recreation**

**Movies in the Park**

**...and many others**

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# Attachment A

Measure

Click points on the ma
area

Length
928 yd

**FOR CONTEXT:** Less than 1,000 yards (928 yards) away Westlake High School operates a Jumbotron (+ several athletic fields) which is MUCH larger than the display Austin's Pizza is requesting.

# Attachment A

**Day-Time TEST**

September 12th 8:18am

Outside with Daytime Sun-Light

**4298 LuX**

https://youtube.com/shorts/vEkWk2xWOAY

**Both Test conducted at Austin's Pizza - West Lake**

**Night-Time TEST**

September 23rd 9:04pm

**12-17 LuX**

https://youtube.com/shorts/EYlHdjwpAJY?feature=share

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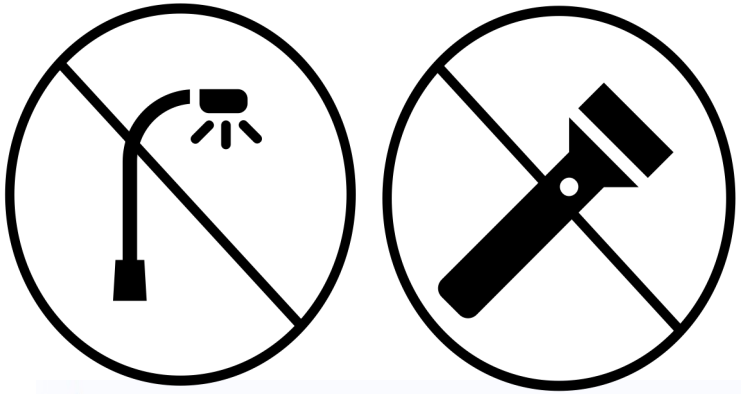
Attachment A

# TV is **NOT** a Light Fixture or Flashlight

TV is not a source of light as a light fixture would provide;
nor does it operate in a constant state of 100% white background
**- pictures provide by city are misleading -**

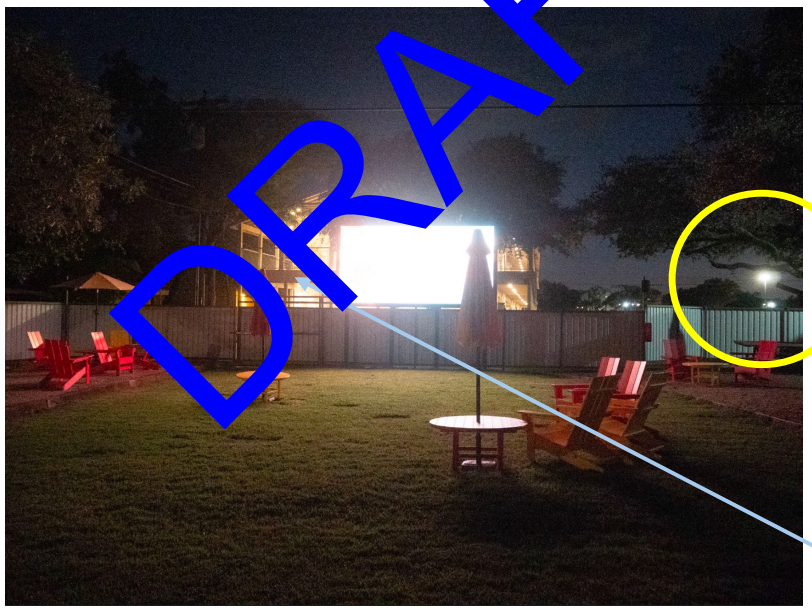


AI Overview

No, a TV is not a light fixture:

**Light fixture definition**

A light fixture is a part of a light that's attached to a wall or ceiling and holds the light bulb or other lighting element.



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TV is not on 24 hrs. like other light fixtures provided in picture

TV can be dimmed

TV will be turned OFF nightly

Please note light source in background that is brighter while much further away and stays ON 24 hrs

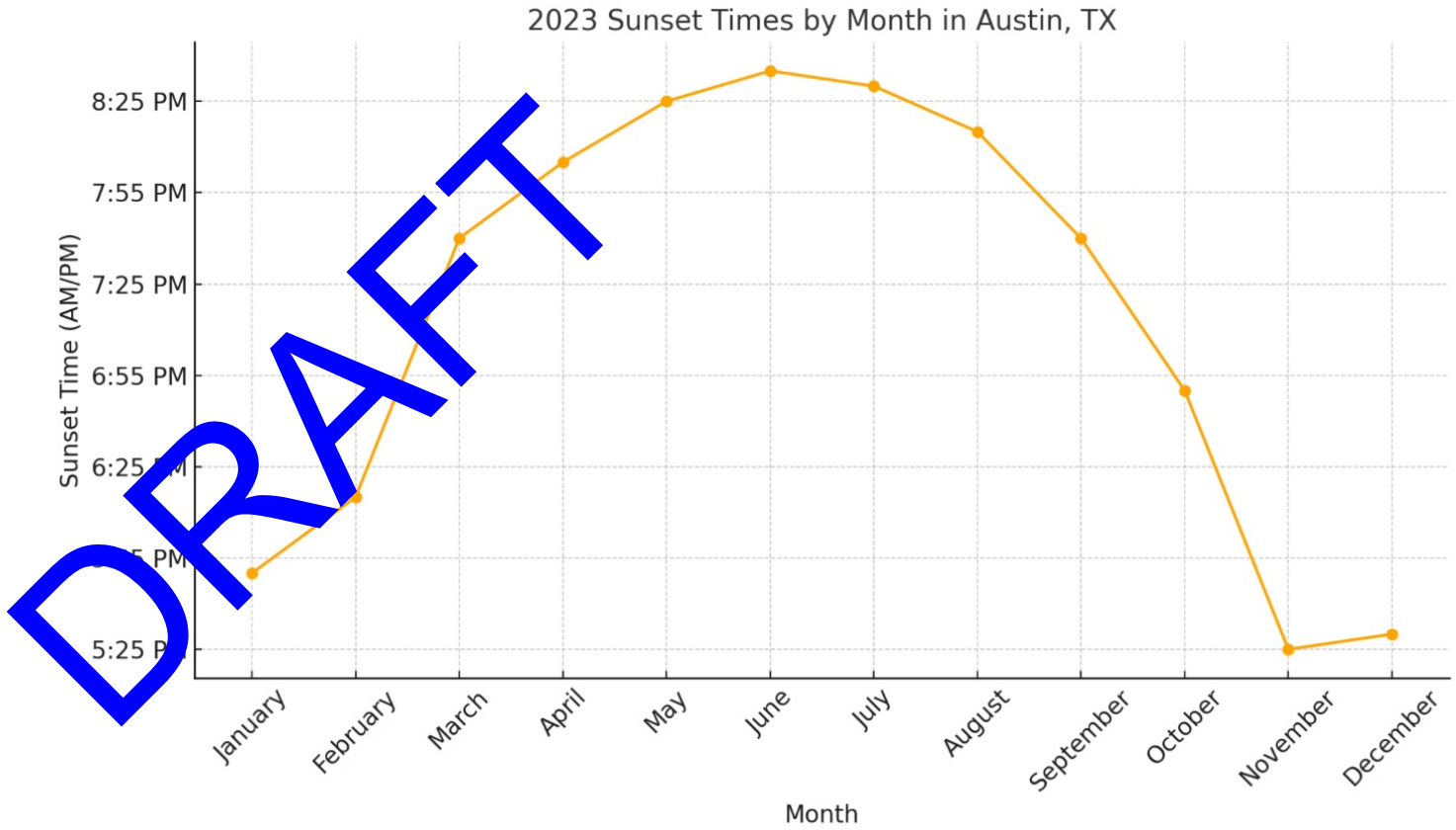
Please note upper security porch lights (behind TV) that are much brighter and stay ON 24 hrs

Attachment A

Please consider times of darkness when TV is requested to be used

# Austin, Texas

## Sunsets Times by month




To request the TV be turned on for a few hours past sunset is reasonable, especially during March-October when sunsets occur later

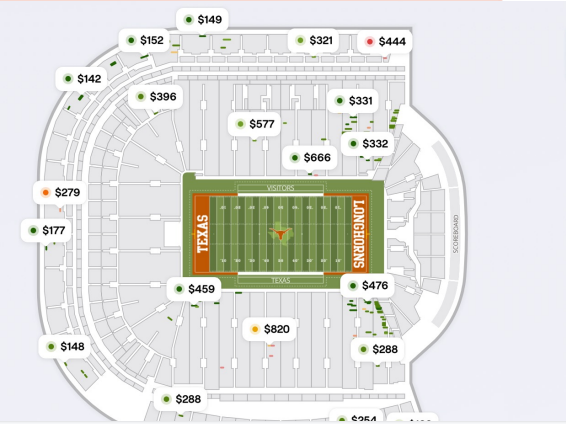
Attachment A

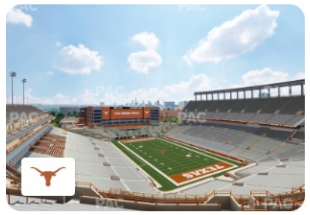
# Entertainment Cost for a Family of (4) in Austin

## UT Football Game

## $605

- 4 - Tickets
- Parking



9 Amazing Deal

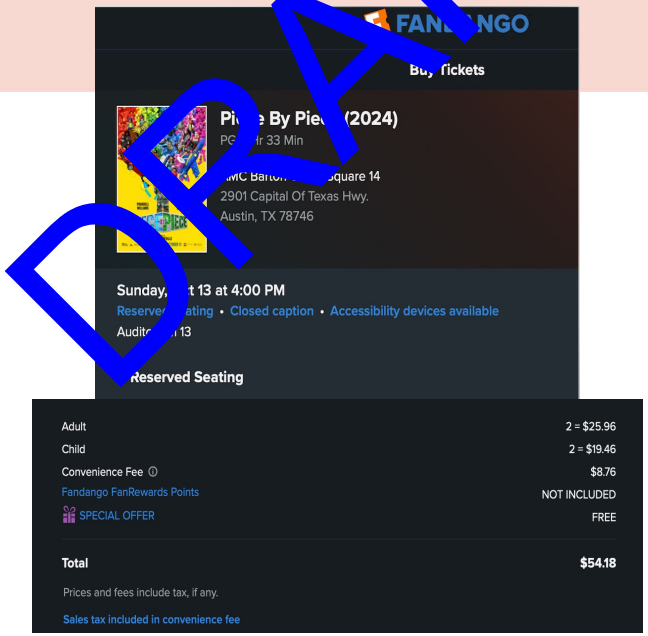
**$140** each

Section 120, Row 20 | 1-4 tickets

## Movie at theater

## $54

- 4 - Tickets




## Austin's Pizza

## FREE

- Sports – **FREE**
- Movies - **FREE**

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Outdoor Display is positioned AWAY from any traffic, pedestrians, and businesses

Operates in a controlled environment that meets all safety codes & regulations

Daytime Use should not be impacted by Lumens – we suggest ordinance be reflected to nighttime use

NITS vs. Lumens – with the adoption of LED we suggest the codes be updated to reflect the use of NITS vs. Lumens

We suggest the "all-or-nothing" code be updated to reflect the ability to dim and to properly reflect day and/or night-time use

Creates a FUN & FREE experience for the whole Family and to our entire community

DRAFT

Attachment A

# Our Request & Suggestions :

Austin's PIZZA

<u>Allow Austin's Pizza to use the Outdoor Display</u>:

- Allow day-time use, as we believe lumen ordinance does not apply during outside day use
- Allow night-time use until 10:30pm
- We will Dimmed Outdoor display to 35% at night; which meets current lumen thresholds – since current ordinance does not allow dimming
- We will add a top cover & curtain on display to prevent any potential up-light and/or light obstruction to address the (1) neighbor's concern

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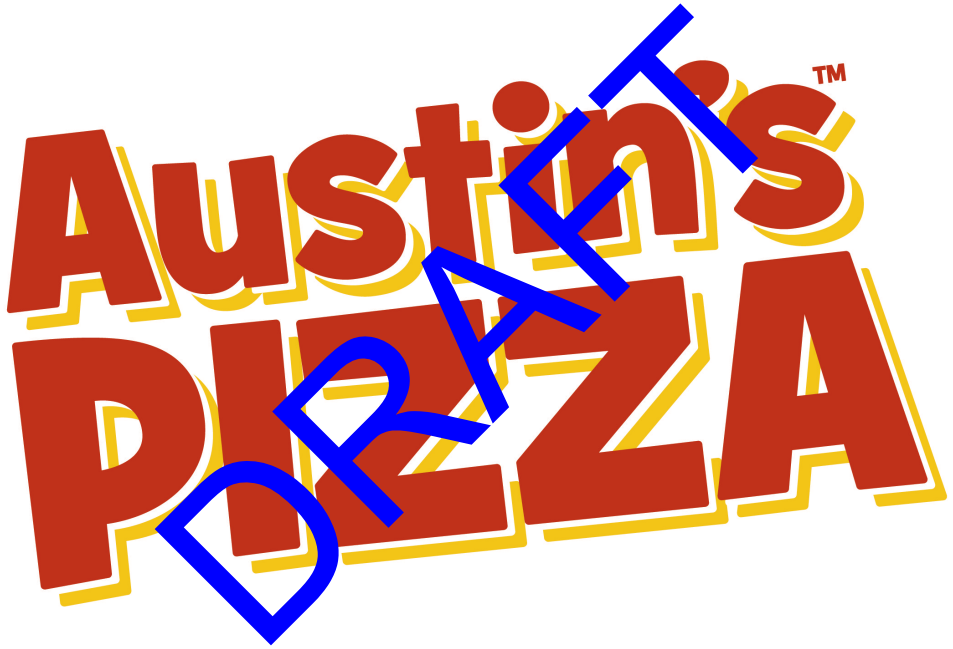
Austin's Pizza

**Thank you for your consideration**

# APPENDIX



Attachment A

# HARDSHIP ? YES !

## The Restaurant Business is HARD:

- **COVID** – Pre-Covid Austin's Pizza had **(12) locations** now we are down to **(8) locations**
- Economic Challenges
- **Inflation** – Cost of Goods increase across board
- **3rd Party delivery services** – consumers are becoming more accustomed to on-line ordering platforms - ie. **UBER, Door Dash & Favor**
- **Increased Competition**
- **Labor cost & shortages** – labor continues to increase and hard to find staff
- **Rents** continue to increases

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### Why Are So Many Restaurants Closing in 2024?

**Neal Sherman**
CEO & Founder of TAGeX Brands; Culinary Institute of America Fellow; NYU Stern

September 6, 2024

You're not mistaken if you've noticed an uptick in restaurant closures this year.

Red Lobster, TGI Fridays, MOD Pizza, Tijuana Flats, Boston Market, Applebee's, and Outback Steakhouse are just a handful of fast-casual chains that have closed locations this year. So what's been the breaking point for these restaurants?

Why is the restaurant industry struggling?

COVID-19 Impact: The COVID-19 pandemic has led to widespread closures and reduced capacity for restaurants and other food service businesses globally, reducing the number of jobs available in the industry. Additionally, many food service workers have hesitated to return to work due to the risk of contracting COVID-19.

**West Lake is our anchor location**

We are trying to provide more dine-in experiences/occasions and offer the **TV FREE** to attract more families & customers

- **Enhance guests' dining experiences –** When restaurants create unique and immersive dining experiences, they attract customers and encourage repeat business. This includes themed dining environments, interactive meal preparations, and personalized service.

Attachment A

## For Context & Comparison :

New City Hall will create much more light pollution than our single source TV

- **80** +/- New Parking Spots - **HOW MUCH LIGHT ?**
- How many parking lights will be erected
- Bright white lights
- High Lumens
- Can not be dimmed
- Stays on 24hrs
- Was a lighting test plan submitted / approved

**By comparison, our request to turn on TV for a couple hours past sunset seems reasonable.**

Please note that we are in **favor** of the new City Hall and have no objections to the project in any manner

DRAFT

# West Lake Hills City Hall

## Parking Lot Lights

- **Parking Lot Lights measured measured 15.5 LuX**
- These lights are in the same LuX range as Austin's Pizza TV
- There are at least (4) of these light structures at the city of West Lake parking lot
- These parking lights stay **ON from Dusk to Dawn Everyday**

DRAFT

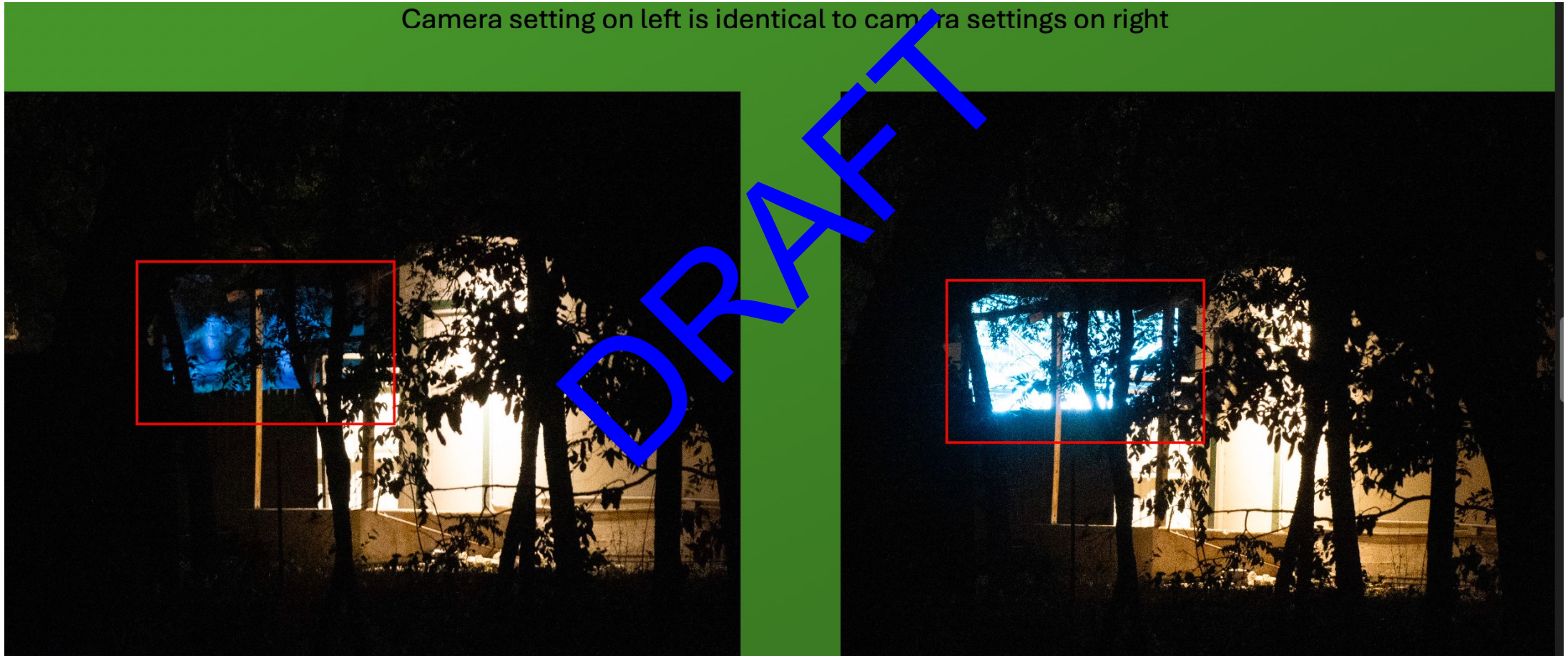
Light TEST, October 4th, 2024

**By comparison**, asking for the use of one TV for a limited use produces less light pollution than multiple parking lights left on **ALL** night; as shown in this example

Parking Lot lights at West Lake Hills

In the examples provided by City of West Lake Hills

Please note that the pictures show light from the storage shed which is brighter than the TV



# MLO is **NOT** a one-size fit all program

DRAFT

### Examine Local Flexibility Needs

- **Argument**: Stress that **local needs vary** and a one-size-fits-all approach may not be ideal for certain communities. For example, growing urban areas may require more flexibility in lighting intensity to accommodate expanding infrastructure and development.
- **Solution**: Request a **community-specific lighting plan** or **adjustable zoning regulations** that take into account the unique growth patterns, population density, and activity levels of West Lake Hills.

### Consider Aesthetic and Commercial Factors

**Argument**: For businesses, especially those relying on nighttime visibility (e.g., restaurants, shopping centers, entertainment venues), reducing lighting to MLO-recommended levels may impact **visibility and attractivity**, especially in Lighting Zones 2 and 3.

- **Solution**: Suggest that **commercial corridors** or high-activity zones be reclassified into higher lighting zones to support businesses and maintain vibrant night-time activity. Propose using **architectural lighting designs** that reduce light pollution while still enhancing the visual appeal.

**Our West Lake community at large is in FULL support & welcomes the use of such TV.**

***"There is nothing like this in our community and we REALLY need something like this"***

# MLO is **NOT** a one-size fit all program

### Engage the Public and Local Stakeholders

- **Argument**: Many residents and businesses may not be fully aware of the MLO and its implications on everyday activities. Building support for or against the initiative requires community engagement.
- **Solution**: Host **public forums** or **discussions** to explain how the MLO may impact local businesses, security, and aesthetics. Collect feedback and petition for adjustments to the ordinance that better align with community desires.

### Propose a More Lenient Interpretation of Lighting Zones

- **Argument**: Challenge the strict classification of zones by suggesting that some areas, such as transition zones between urban and suburban areas, may need more lighting flexibility.
- **Solution**: Propose **revisions to lighting zone boundaries** or encourage local governments to adjust the zoning designations based on actual light usage patterns rather than purely geographic or population-based factors. **Austin's population is over 1 million residents**

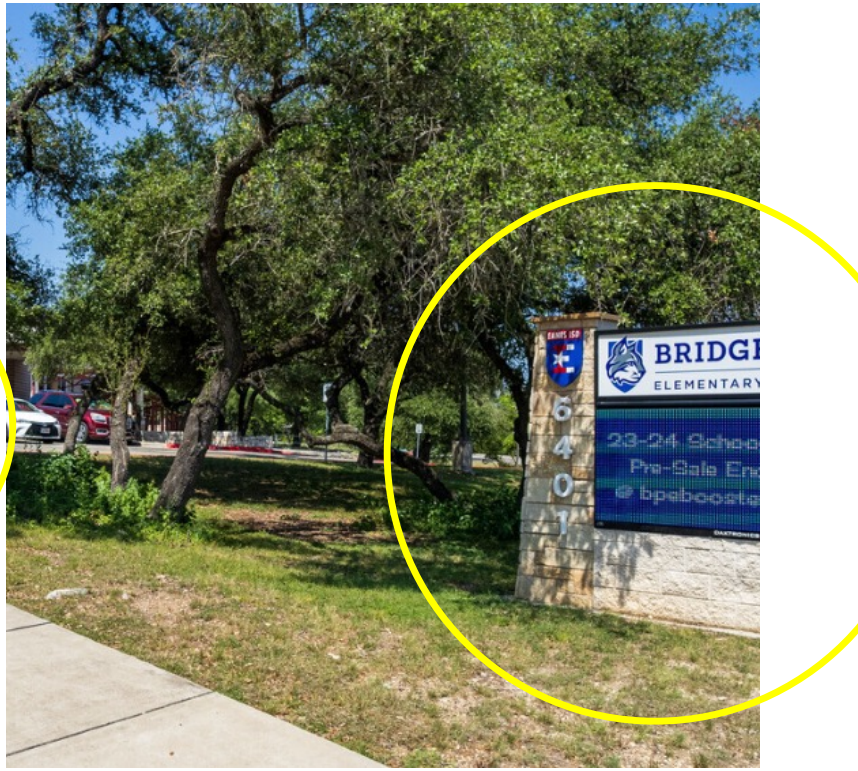
DRAFT

The local economy may be negatively affected by strict MLO compliance, and request lighting exemptions for key entertainment, shopping, or dining districts that rely on night-time activity. **Not to mention all the athletic events already in-place throughout the community?**

Attachment A

# Other examples of LED displays in use West Lake Hills

- Please note that all these examples have their displays directly in sight-lines of opposing traffic, business, and pedestrian use.

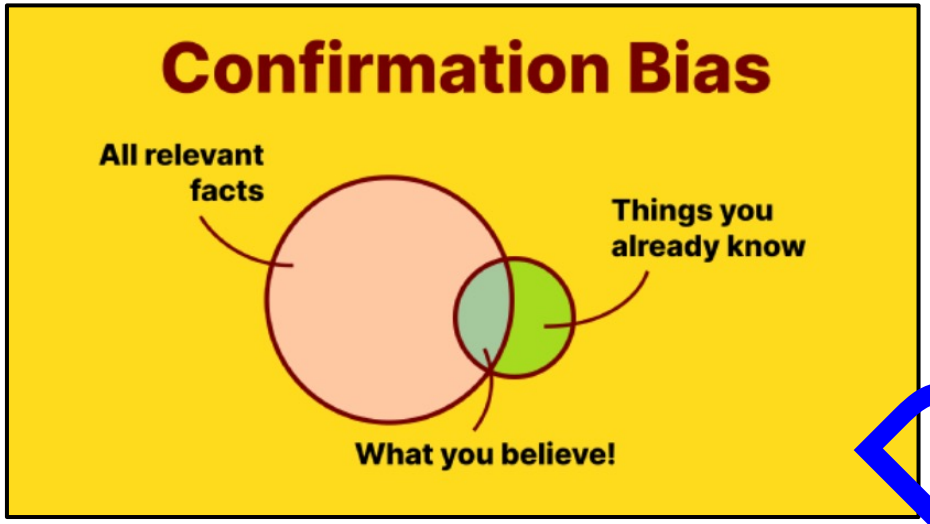



DRAFT

# Confirmation Bias

## Is Coffee **Good** for you or **Bad** for you ?

**There is a great deal of research & information to suggest both.**




**Good for you**

- Antioxidants
- Improves Cognitive Function
- Reduce risk of certain diseases

**Bad for you**

- Anxiety and Jitters
- Sleep Disruption
- Heart Health

DRAFT

We asked for a balance view in weighing this decision.

# City *of* West Lake Hills
## Zoning & Planning Commission
# AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | November 20, 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 October 16, 2024 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

a. **3638 Bee Cave** – Outdoor Digital Display – Multiple variances
    1. No action taken **–** The BOA found no hardship related to the site or requested use
    2. Applicant was instructed to reapply for a Special Use Permit for the requested use

City Council

a. No items forwarded to City Council

# City *of* West Lake Hills
## Zoning & Planning Commission
# AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | November 20, 2024 | **Item Number:** | 3c |
| **Department:** | Building & Development Services | | |
| **Prepared By:** | Jennifer C. Bills | **Cost / Budget:** | None |
| **Exhibits:** | See Attached | **Source of Funds:** | N/A |

**Subject**

Recommendation to council for adoption of submission calendar for Special Use, Zoning, Variance, and Subdivision applications for calendar year 2025.

**Recommendation**

Staff recommend approval of the 2025 schedules.

This item will be forwarded to the December 11, 2024 City Council meeting for approval.

**Discussion**

**Background & Analysis:**
The Code of Ordinance and the State of Texas has required review and notification timelines that must be met. The attached schedules provide the application dates for ZAPCO and BOA/City Council meetings to ensure that those timelines can be met.

# 2024 Application Schedule
# Variance

| Submittal Date | Submittal Check Date | Notification Posted (mailed & sign) | Zoning & Planning Commission Meeting Date | BOA/City Council Meeting Date* |
|---|---|---|---|---|
| Must be received by 5:00 pm CDT (Monday unless City holiday) | All submissions must have all required items to enter review | 30 days in advance of meeting | Public Hearing (Wednesday) | Public Hearing (Wednesday) |
| 12/4/2023 | 12/5/2023 | 12/18/2023 | **1/17/2024** | 2/14/2024 |
| 1/8/2024 | 1/9/2024 | 1/22/2024 | **2/21/2024** | 3/26/2024 |
| 2/5/2024 | 2/6/2024 | 2/19/2024 | **3/20/2024** | 4/10/2024 |
| 3/4/2024 | 3/5/2024 | 3/18/2024 | **4/17/2024** | 5/8/2024 |
| 4/1/2024 | 4/2/2024 | 4/15/2024 | **5/15/2024** | 6/12/2024 |
| 5/6/2024 | 5/7/2024 | 5/20/2024 | **6/19/2024** | 7/10/2024 |
| 6/3/2024 | 6/4/2024 | 6/17/2024 | **7/17/2024** | 8/14/2024 |
| 7/8/2024 | 7/9/2024 | 7/22/2024 | **8/21/2024** | 9/11/2024 |
| 8/5/2024 | 8/6/2024 | 8/19/2024 | **9/18/2024** | 10/9/2024 |
| *9/3/2024* | 9/4/2024 | 9/16/2024 | **10/16/2024** | 11/13/2024 |
| 10/7/2024 | 10/8/2024 | 10/21/2024 | **11/20/2024** | 12/11/2024 |
| No December ZAPCO | | | | |
| 12/2/2024 | 12/3/2024 | 12/16/2024 | **1/15/2025** | 2/12/2025 |

*Refer to **Section 38.05.036: Notice of public hearing before zoning and planning commission** for approval process.

# 2024 Application Schedule
# Zoning Changes/Special Use Permit

| Submittal Date | Submittal Check Date | Notification Posted (newspaper, mailed & sign) | Zoning & Planning Commission Meeting Date | City Council Meeting Date |
|---|---|---|---|---|
| Must be received by 5:00 pm CDT (Monday unless City holiday) | All submissions must have all required items to enter review | 30 days in advance of meeting | Public Hearing (Wednesday) | Public Hearing (Wednesday) |
| 12/4/2023 | 12/5/2023 | 12/18/2023 | **1/17/2024** | 2/14/2024 |
| 1/8/2024 | 1/9/2024 | 1/22/2024 | **2/21/2024** | 3/26/2024 |
| 2/5/2024 | 2/6/2024 | 2/19/2024 | **3/20/2024** | 4/10/2024 |
| 3/4/2024 | 3/5/2024 | 3/18/2024 | **4/17/2024** | 5/8/2024 |
| 4/1/2024 | 4/2/2024 | 4/15/2024 | **5/15/2024** | 6/12/2024 |
| 5/6/2024 | 5/7/2024 | 5/20/2024 | **6/19/2024** | 7/10/2024 |
| 6/3/2024 | 6/4/2024 | 6/17/2024 | **7/17/2024** | 8/14/2024 |
| 7/8/2024 | 7/9/2024 | 7/22/2024 | **8/21/2024** | 9/11/2024 |
| 8/5/2024 | 8/6/2024 | 8/19/2024 | **9/18/2024** | 10/9/2024 |
| *9/3/2024* | 9/4/2024 | 9/16/2024 | **10/16/2024** | 11/13/2024 |
| 10/7/2024 | 10/8/2024 | 10/21/2024 | **11/20/2024** | 12/11/2024 |
| **No December ZAPCO** | | | | |
| 12/2/2024 | 12/3/2024 | 12/16/2024 | **1/15/2025** | 2/12/2025 |

# 2024 Application Schedule
# Subdivision Initial Submittal

| Submittal Date | Submittal Check Date | Zoning & Planning Commission | City Council Meeting Date |
|---|---|---|---|
| Must be received by 5:00 pm CDT (Monday unless City holiday, then next business day) | All submissions must have all required items to enter review | Public Hearing (Wednesday) | Public Hearing (Wednesday) |
| 12/18/2023 | 12/19/2023 | **1/17/2024** | 1/24/2024 |
| 1/22/2024 | 1/23/2024 | **2/21/2024** | 2/28/2024 |
| 2/19/2024 | 2/20/2024 | **3/20/2024** | 3/27/2024 |
| 3/18/2024 | 3/19/2024 | **4/17/2024** | 4/24/2024 |
| 4/15/2024 | 4/16/2024 | **5/15/2024** | 5/22/2024 |
| 5/20/2024 | 5/21/2024 | **6/19/2024** | 6/26/2024 |
| 6/17/2024 | 6/18/2024 | **7/17/2024** | 7/24/2024 |
| 7/22/2024 | 7/23/2024 | **8/21/2024** | 8/28/2024 |
| 8/19/2024 | 8/20/2024 | **9/18/2024** | 9/25/2024 |
| 9/16/2024 | 9/17/2024 | **10/16/2024** | 10/23/2024 |
| 10/21/2024 | 10/22/2024 | **11/20/2024** | 12/11/2024 |
| No 2024 December ZAPCO Meeting | | | |
| 12/16/2024 | 12/17/2024 | **1/15/2025** | 1/22/2025 |

# 2024 Application Schedule
# Subdivision Resubmittal

| Resubmittal Date | City Council Meeting Date |
|---|---|
| Must be received by 5:00 pm CDT (Monday unless City holiday, then next business day) | Public Hearing (Wednesday) |
| 1/8/2024 | 1/24/2024 |
| 2/12/2024 | 2/28/2024 |
| 3/11/2024 | 3/27/2024 |
| 4/8/2024 | 4/24/2024 |
| 5/6/2024 | 5/22/2024 |
| 6/10/2024 | 6/26/2024 |
| 7/8/2024 | 7/24/2024 |
| 8/12/2024 | 8/28/2024 |
| 9/9/2024 | 9/25/2024 |
| 10/7/2024 | 10/23/2024 |
| 11/25/2024 | 12/11/2024 |
| 1/6/2025 | 1/22/2025 |

# City *of* West Lake Hills
## Zoning & Planning Commission
# AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | November 20, 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

**1625 Westlake Dr:** Discuss and make recommendations on a variance to encroach approximately 15 feet into the required 25-foot southeast side setback for the expansion of an existing nonconforming structure that is built approximately 17 feet into the 25-foot side setback (Sections 22.03.275 and 22.03.281 of the West Lake Hills Code of Ordinances).

Applicant: Lucy Begg, Agent with Thoughtbarn LLC

## Recommendation

Staff recommends approval of the variance request. The applicant is proposing to add on to the existing structure and maintain the existing footprint of the house. The site is currently legal nonconforming, and this is a good reuse without tearing down and starting over within the buildable area allowed by code. See Exhibit A for applicant's justification.

This item will be forwarded to the December 11, 2024 Board of Adjustment meeting for consideration.

## Discussion

**Property Information, Zoning & Site Characteristics:**
Owner: Richard and Laura Kooris
Legal Description: 0.76 acres of the Sparks Survey 1, Abstract 21
Lot Size: 0.76 acres
Zoning: R-1 One-Family Residential
Wastewater: On-site Sewage Facility (Septic)

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

**Background & Analysis:**
The applicant is proposing to enclose a covered outdoor area that is on the first floor of the house. There are two stories of the structure that are built above the covered outdoor area. The existing house encroaches approximately 17 feet into the 25-foot side setback. This addition would enclose the patio area, making it additional interior space for the house. This area is inset under the structure which would encroach the area approximately 15 feet into the side setback. While increasing the amount of structure encroaching to the setback, it will not increase the footprint of the house into the setback.

**Public Comments:**
As of the date of the staff report, no written comments have been received.

**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 are attached in the following exhibits.**

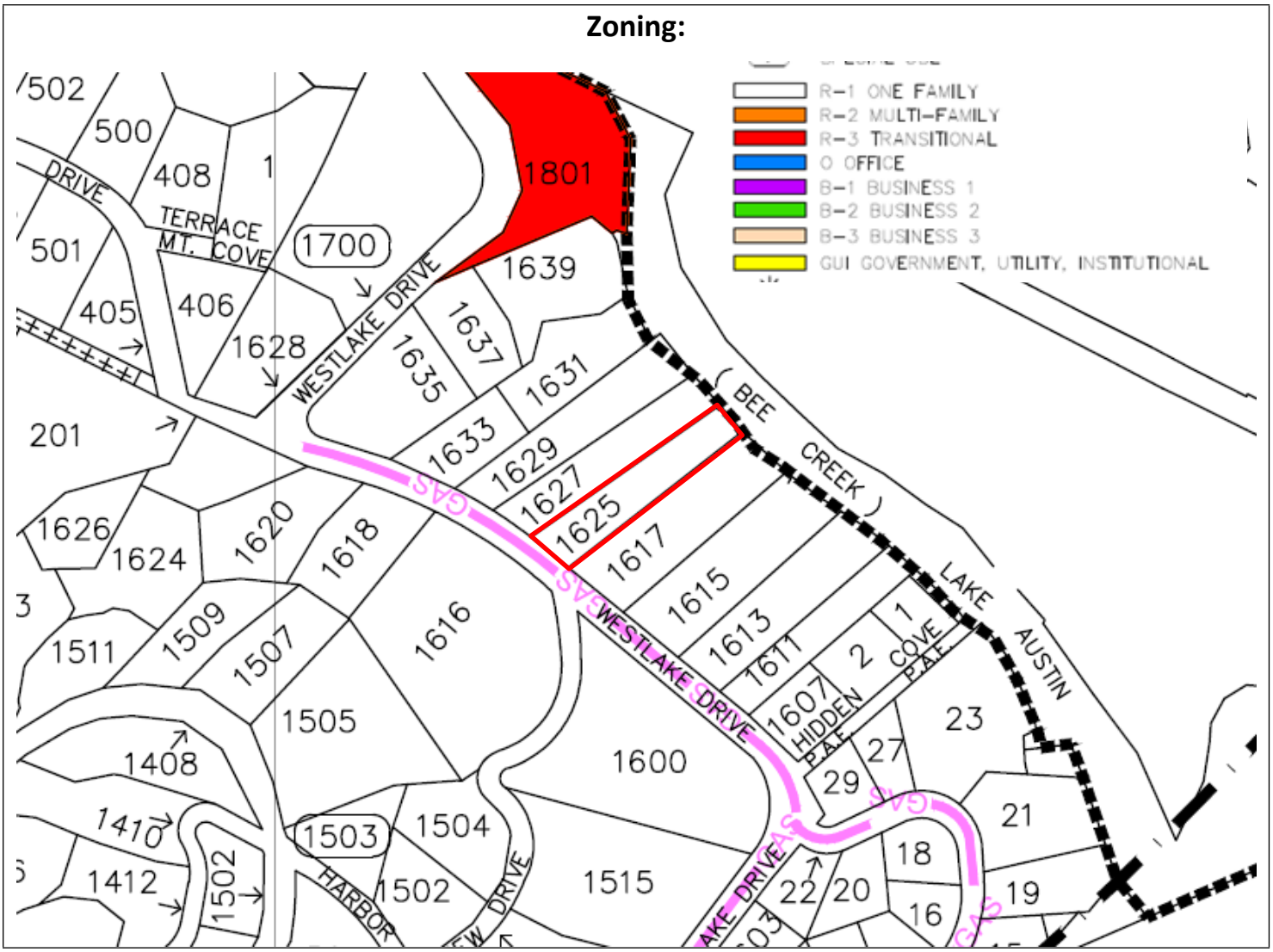
- Exhibit A - From the applicant

**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 22.03.278 Lot coverage**
- **Section 22.03.281 Schedule of Regulations**
- **Section 38.05.031 Variances**
- **Section 22.03.514 Criteria and process required for granting a variance**

**Zoning:**


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
WESTLAKE DRIVE
TERRACE
MT. COVE
DRIVE
BEE CREEK
LAKE AUSTIN
HIDDEN COVE PAT.
HARBOR
GAS
1801
1700
1639
1637
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1502
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1502
501
500
502
408
406
405
201
23
27
29
21
18
19
16
22
20
2
1

**Aerial:**

EMMETT SHELTON SUBD BLK 2
119784
359932
119881
119819
119817
119818
1616
WESTLAKE DR
732380
STUDER SUBD
117271
117270
117269
117276
117342
HOLLOWAY COLE

# 1625 Westlake Dr

## Variance Request Materials

10.14.2024

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**THOUGHTBARN** | DELINEATE STUDIO

# Proof of Ownership

## General Info

Status: Certified

### ACCOUNT

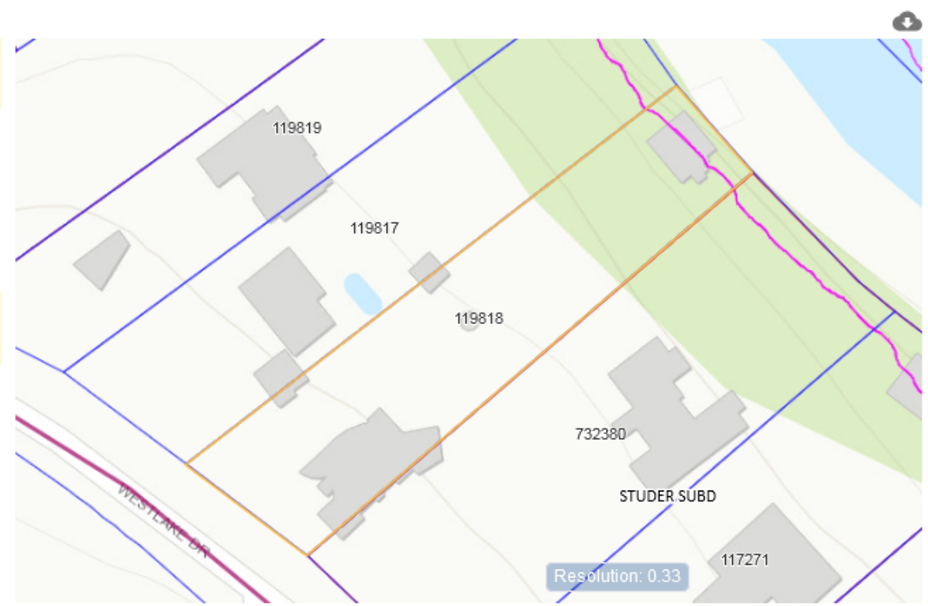
| | | | |
|---|---|---|---|
| Property ID: | 119818 | Agent: | REED JAMES R (Authorized) |
| Geographic ID: | 0119110802 | | |
| Tax Office ID: | 01191108020000 | | |
| Type: | R | | |
| Legal Description: | ABS 21 SUR 1 SPARKS W ACR .76 | | |
| Property Use: | | | |

### OWNER

| | |
|---|---|
| Name: | KOORIS RICHARD & LAURA |
| Secondary Name: | |
| Mailing Address: | 1625 WESTLAKE DR WEST LAKE HILLS TX 78746-3726 |
| Owner ID: | 1434751 |
| % Ownership: | 100.00 % |
| Exemptions: | HS - Homestead,OTHER |
| State Code: | A1 |

### LOCATION

| | |
|---|---|
| Address: | 1625 WESTLAKE DR A, TX 78746 |
| Market Area: | |
| Market Area CD: | M1000WF |
| Map ID: | 011818 |




Map Disclaimer

### PROTEST INFORMATION

HB 796

| | |
|---|---|
| Protest Status: | ORDT |
| Informal Date: | |
| Formal Hearing Date & Time: | 2024-06-24 08:00 AM |
| Board Attendees: | |
| Appraisal Notice Value: | 0 |
| Owner's Opinion: | 0 |
| Board Determination: | |
| Final Market Value: | 0 |

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THOUGHTBARN | DELINEATE STUDIO

## APPLICATION FOR ZONING VARIANCE

TO: **ROBERT MEISEL, PLACE 1, ZAPCO CHAIR**
PROJECT: **1625 WESTLAKE DRIVE**
DATE: **10/14/2024**

Dear Mr. Meisel,

On behalf of our clients, Richard and Laura Kooris, we submit the following letter explaining the request for a variance at the property, 1625 Westlake Drive. The existing home was constructed in the 1970s and has been added onto several times over the years (1990s, 2005) when the setback lines were not as stringent. The current setback lines that are now in effect by the City of Westlake Hills make it so that much of the existing home is now well over those setbacks.

We are proposing to enclose an open area of the house at basement level using the existing slab to increase the overall habitable area. Even though we are using the existing footprint of the non-conforming structure the increase in habitable area requires a variance. We have carefully considered this request and believe that there are no alternatives for the proposed work.

The requested variance should have no adverse affect to neighboring properties since we are staying with the existing footprint and therefore have no effect on the surrounding natural landscape. The design of the new habitable space matches the language of the current home and does not propose anything to cause concern to neighboring properties.

We kindly request your consideration of this variance and look forward to discussing them further.

Sincerely,

Lucy Begg

Principal
Thoughtbarn / Delineate Studio
510-684-6040

## VARIANCE QUESTIONNAIRE

1)The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant. Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

**The special conditions referenced throughout this application and questionnaire relate to the existing non-conforming structure that is now built over the City's current more stringent setbacks. A portion of the scope of work that is happening within the setbacks cannot happen without a variance even though it involves working within the existing footprint of the house.**

2) There will not be unreasonable disruption to the natural terrain or unreasonable destruction of existing flora. Why do you think the natural terrain and existing flora will not be unreasonable disrupted or destroyed if the variance you are requesting is granted?

**Granting of the requested variances will not cause unreasonable disruption of the natural terrain or destruction of existing flora since the scope of work is located within the footprint of the existing non-conforming structure.**

3) There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of. What other alternatives have you considered? why won't those options alleviate the difficulty or hardship that you think exists?

**There are no alternatives to the proposed scope of work. The enclosing of the area below the existing home will require a variance regardless since by City Code this is considered to be increasing habitable area even if we are staying within the existing non-conforming footprint.**

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

**The variance requested are the absolute minimum required to alleviate the hardship which pertain to the current stringent setbacks that were not in place when the house was originally built.**

5) The variance may violate the intent of this chapter or the goals of the city's comprehensive plan. Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

**The existing structure is existing non-conforming and the expansion of the habitable area of the house is using the existing foundation. We believe this does not violate the intent of Zoning Ordinances or the City's Comprehensive Plan since the house was built in a time where this requirements were nonexistent or not as stringent. In good faith we are remaining within the existing footprint of the structure as to keep the current goals of the city in mind.**

6)The variance may have an adverse effect on the neighborhood properties or interfere with the respective owners' enjoyment thereof. Why do you believe your variance will not adversely affect or interfere with the enjoyment of neighboring properties?

**The proposed work is isolated to the existing footprint of the house and does not further impact the neighbors or interfere with the respective owners' enjoyment of their own properties. We are not increasing the encroachments into the setback.**

# *Existing Conditions*



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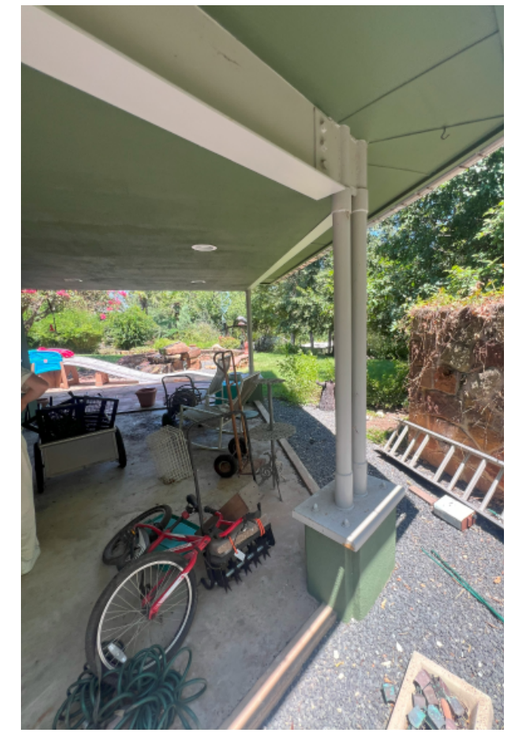


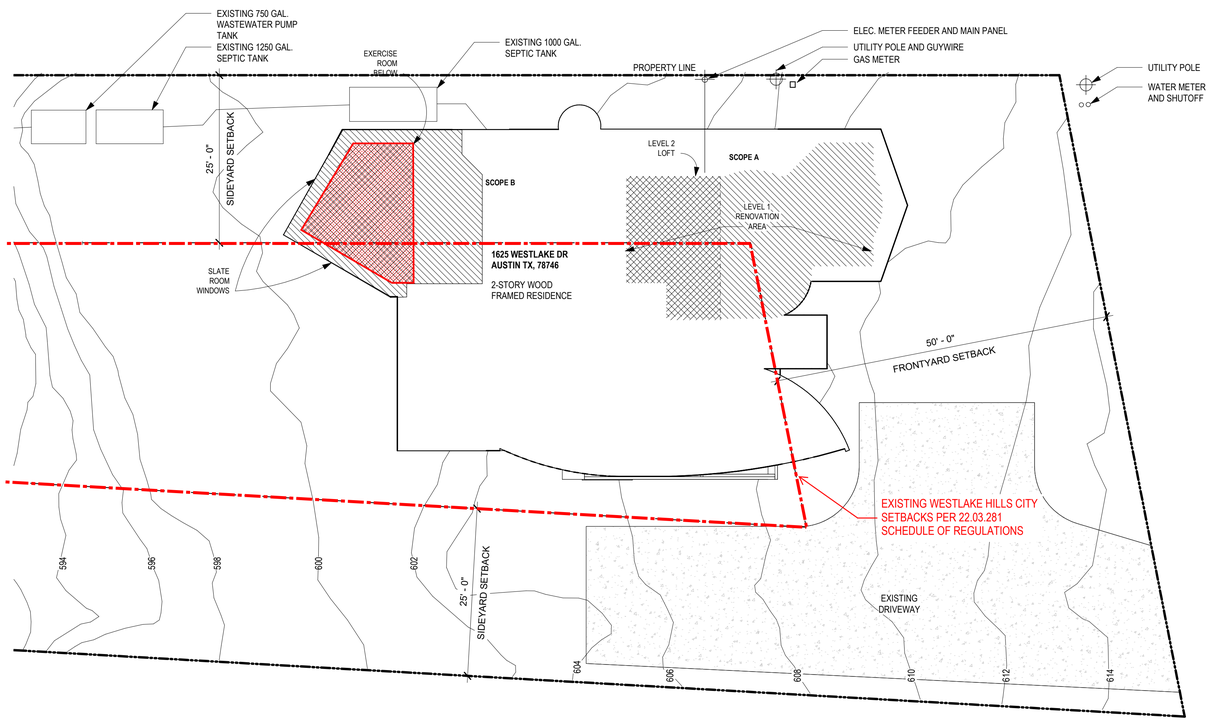
***Proposed Area to be enclosed***

| PROJECT DESCRIPTION |
|---|
| RENEVOATION OF 1,363 SF ON THREE LEVELS OF AN EXISTING 3-STORY, 8,739 SF RESIDENCE ( RENOVATION AREA LEVEL 0: 254 SF LEVEL 1: 735 SF + LEVEL 2 374 SF). PARTIAL DEMOLITION AND REPLACEMENT OF ROOF AND EXTERIOR WALL AREAS. NO NEW BUILDING COVERAGE. |

| LEGAL DESCRIPTION | TYPE OF CONSTRUCTION |
|---|---|
| ABS 21 SUR 1 SPARKS W ACR .76 | TYPE V-B |

| ZONING | |
|---|---|
| ZONING | R |
| LOT AREA | 33,105.60 SF |

| BUILDING AREA - NEW CONSTRUCTION | TOTAL SF | REMODELED SF SCOPE A | REMODELED SF SCOPE B |
|---|---|---|---|
| a) BASEMENT FLOOR CONDITIONED | 0 | 0 | 254 |
| a) FIRST FLOOR CONDITIONED | 2,178 | 735 | 0 |
| b) SECOND FLOOR CONDITIONED | 374 | 374 | 0 |
| TOTAL AREA | 2,521.9 SF | 1,109 SF | 254 SF |




## SITE PLAN

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

### TREE PROTECTION NOTES

1. It is the Architects and Owner's intent to protect all trees in proximity to the construction area from damage or injury due to impacts of construction. Tree Protection exhibits are provided to the contractor as guide for protecting the trees, but it does not guarantee other impacts will not harm the long term health or protect the tree from injury. Architect highly recommends hiring of Tree Specialist or Licensed Arborist to advise on proper short term and long term care of any adjacent trees on the site that will be impacting by the building. Pricing of such services shall be approved by Owner prior to engaging said specialist. If specialist is not hired, then contractor shall be liable for the protection of the trees from any damage throughout the construction process.
2. Obtain owner or architect approval prior to removing, excavating around, or otherwise substantially impacting any non-Significant trees (trunk diameter <18") on site not within the footprint of proposed work.
3. The following requirements (2-15) apply to all Significant trees (trunk diameter >18") and critical root zones (CRZs) within the Limits of Construction, and must be observed throughout the duration of construction. At owner or architects' discretion, additional trees may be included in these requirements.
4. The Critical Root Zone is defined as the concentric circle centered on the trunk location with a diameter equal in feet to twice the number of inches of the tree's diameter. Refer to site plans for graphical representations of the Critical Root Zones.
5. Unless otherwise noted, there shall be no impacts of any kind within the 25% CRZ of significant trees.
6. Within 50% CRZ, there shall be no more than 4" of cut or fill.
7. Avoid trenching for utilities within the 50% CRZ of protected trees. If trenching cannot be avoided, trenches are to be air spaded by a Certified Arborist for the top 30" to avoid cutting roots 1.5" in diameter.
8. At least 50% of the 100% Critical Root Zone must be maintained at natural grade with natural ground cover, and may not be compacted by permanent improvements or construction activities. This includes impacts from existing improvements including but not limited to foundations, sidewalks, streets, and parking (whether impervious or otherwise)
9. If impact by construction activities, including access for vehicles, to any part of the 100% critical root zone is unavoidable during any phase of construction, install tree root protection in the form of anti-compaction mats as directed and approved by city arborist. Alternative proposals must be approved by city arborist.
10. Protect tree CRZs by putting up chain link fencing, 5' minimum height, at the boundaries of the 50% critical root zones. Fencing must be on-grade (flat post bases weighed down with sand bags). If fencing the entire 50% CRZ is infeasible, an 8" layer of mulch must be applied to as much of the CRZ as possible. Fencing must encompass the 25% CRZ at minimum.
11. Planks of 2xr or greater size to be strapped securely around protected tree trunks and root flares.
12. CRZs extending into the property of trees which are not on the property are also to be protected per these notes. Italics indicate a protected tree which is not on the property, but has a CRZ extending into the property.
13. Notwithstanding fencing or mulch locations, no materials or equipment may be stored within tree critical root zones.
14. All pruning of significant trees, including pruning to allow access to materials and equipment, must be done by a licensed arborist. No more than 25% of the crown foliage may be pruned with approval from the City Arborist.
15. The following items may not be placed within the 50% CRZ of any protected tree: access routes, material staging, dumpster, spoils placement.
16. The following items may not be placed within the full CRZ of any protected tree: portable toilets, concrete washouts, paint washouts.
17. No batter board or foundation formwork stakes within 50% CRZ except #5 rebar with pointed tip. Use a strong-back design to get any larger stakes out of the 50% CRZ.
18. Demolition in the 50% and 25% CRZ of protected trees must be completed with hand tools.

### GENERAL SITE NOTES

1. Any work that involves cutting or damage to existing conditions shall be repaired to match existing.
2. Locate and mark all utilities prior to construction. Notify underground utility companies 48 hours prior to any excavation. Repair any damaged utility lines at contractor's expense.
3. Confirm with Architect and Owner/Client the location of staging area and construction fence. Verify that staging area is free of obstacles and utilities.
4. Contractor staging area requires fencing. The contractor shall provide signage, tape barricade, and/or warning lights as required to designate these areas. Provide for public safety at all times on construction site.
5. Construction materials shall be delivered via path and site entrance determined in pre-construction meeting.
6. Provide reinforced HVAC unit, transformer, and generator pads as required by mechanical and electrical. Pad sizes shown are approximate sizes. Concrete pads shall be sized to accommodate manufacturer's recommendations.
7. The Limits of Construction shall include, but not be limited to, 12 feet outside of any constructed or renovated area and not to extend beyond the property line.
8. Stockpiling of excavated or fill material shall be limited to an area as defined by the Architect and Owner/Client.
9. Contractor shall comply with the Texas statute governing trench safety. Any trench excavation exceeding 5 feet shall comply with Texas Occupational Safety and Health Administration standards. Reference contract documents for shoring requirements. Geotechnical information may be included in the project manual or available from the designer. Contractor's pay request must contain a separate pay line for excavation safety systems. The above trench requirements are required by Texas law for both public and private projects.
10. Indicated finish floor elevation is a reference elevation. Actual finish floor elevation above sea level.
11. Site information provided by owner. Architect is not resonsible for inaccurate site information or problems caused by inaccurate site information.

### SITE SYMBOLS LEGEND

- PROPERTY LINE
- SETBACK / EASEMENT
- TENT
- CONTOUR
- FENCE

| EXISTING | PROPOSED | |
|---|---|---|
| | | ELECTRIC - OVERHEAD |
| | | ELECTRIC - UNDERGROUND |
| | | WATER |
| | | SEWER |
| | | GAS |

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PROJECT
**KOORIS RESIDENCE**
1625 WESTLAKE DR
WEST LAKE HILLS, TX 78746

STAGE
**PRICING SET**

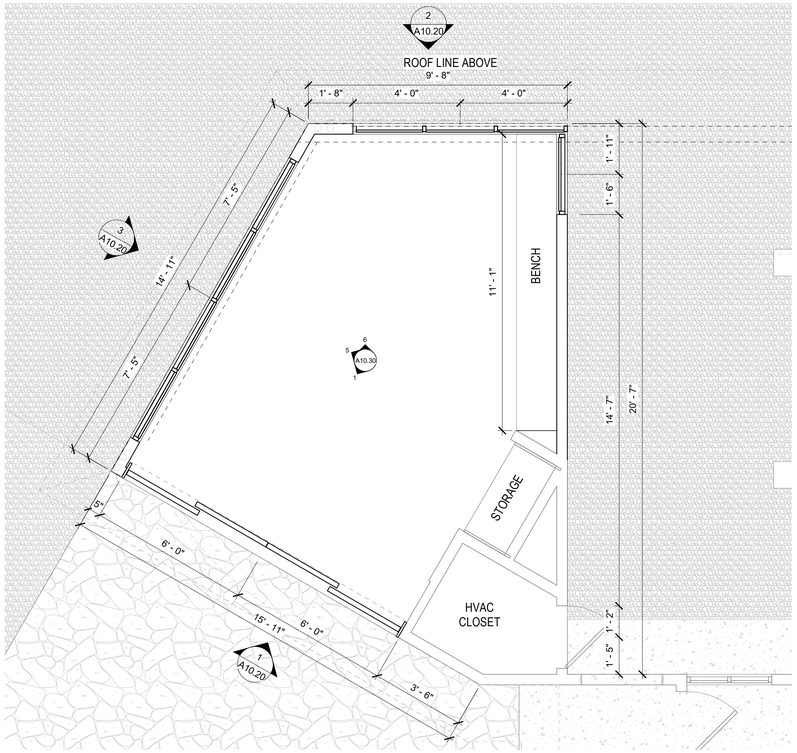
REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|
| | | |

DRAWING
**SITE PLAN**

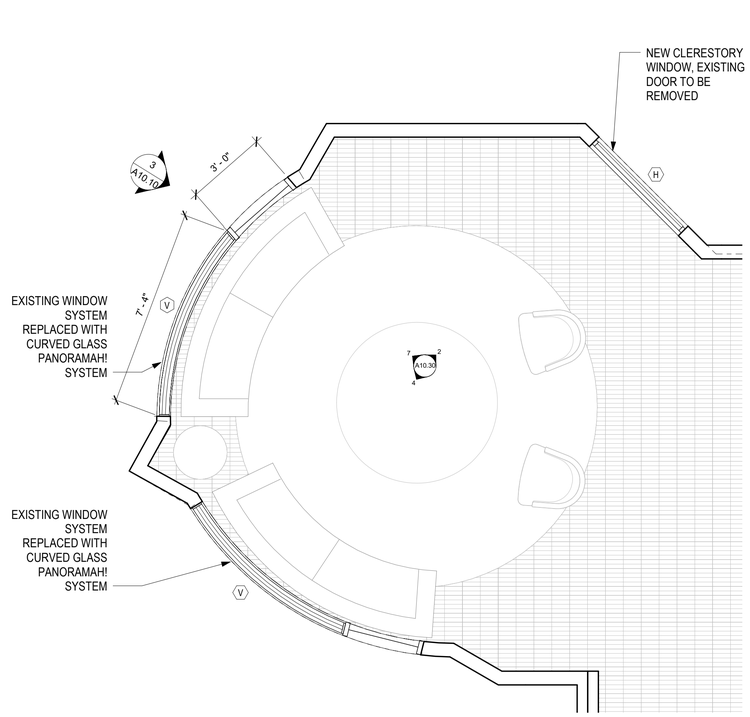
DATE
09.23.2024

PAGE NUMBER
A0.01



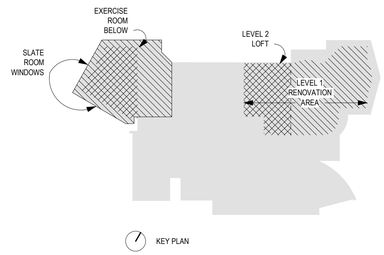

## 4 REFERENCE PLAN - LEVEL 0 - SCOPE B

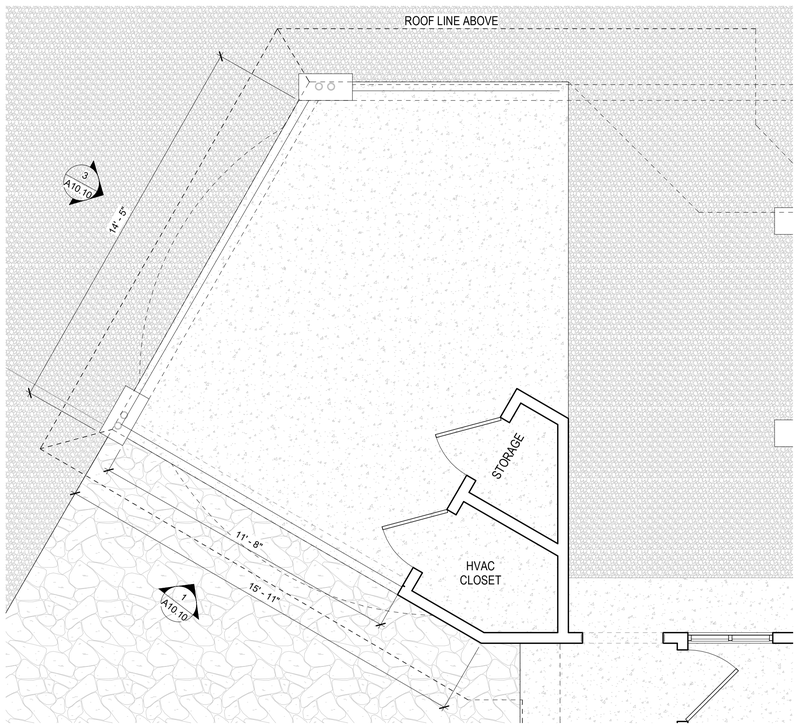
SCALE: 3/8" = 1'-0"




## 3 PROPOSED PLAN - LEVEL 1 - SLATE ROOM - SCOPE B

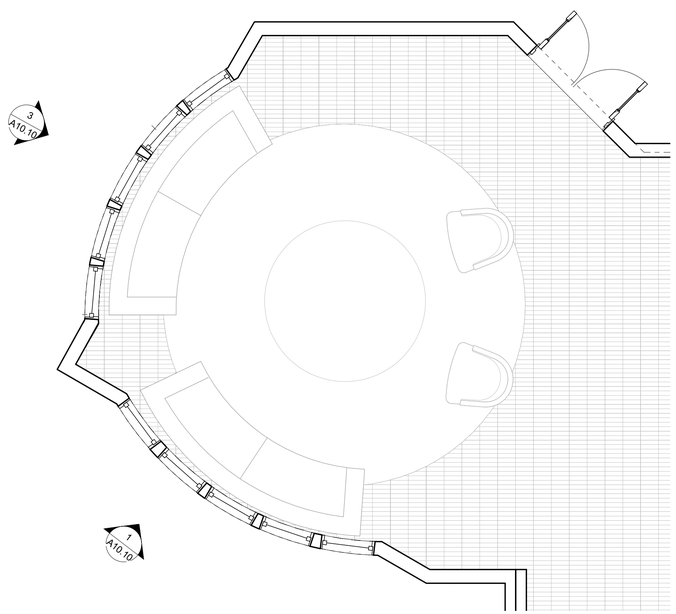
SCALE: 3/8" = 1'-0"




## 2 EXISTING PLAN - LEVEL 0 - SCOPE B

SCALE: 3/8" = 1'-0"




## 1 EXISTING PLAN - LEVEL 1 - SLATE ROOM - SCOPE B

SCALE: 3/8" = 1'-0"

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PROJECT
**KOORIS RESIDENCE**
1625 WESTLAKE DR
WEST LAKE HILLS, TX 78746

STAGE
**PRICING SET**

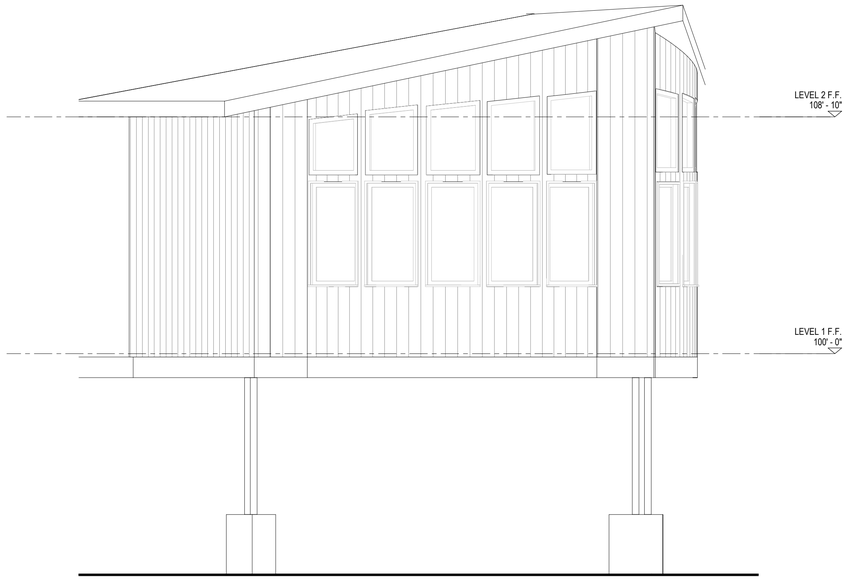
REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|
| | | |

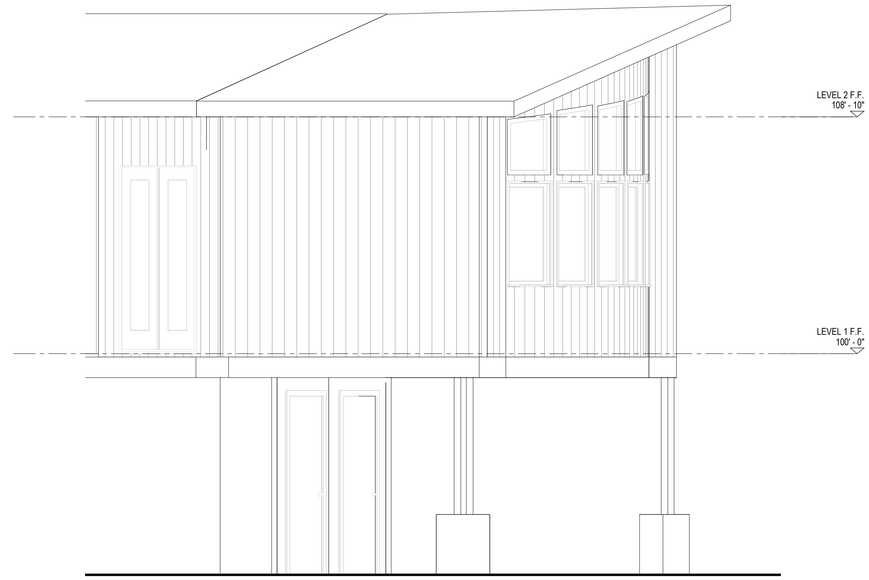
DRAWING
**PLANS - REFERENCE - SCOPE B**

DATE
09.23.2024

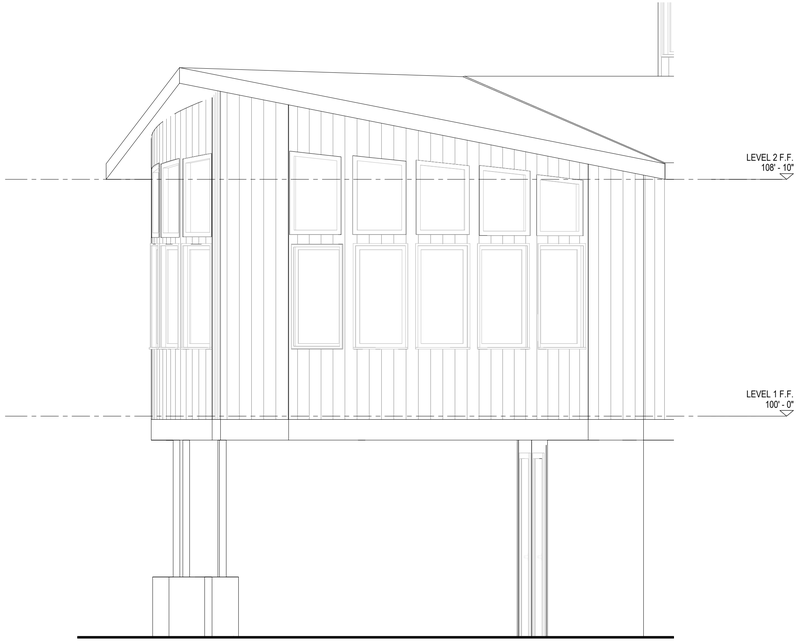
PAGE NUMBER
A10.00




3 **EXTERIOR ELEVATION - NORTHWEST - EXISTING**
SCALE: 3/8" = 1'-0"




2 **EXTERIOR ELEVATION - NORTH - EXISTING**
SCALE: 3/8" = 1'-0"




1 **EXTERIOR ELEVATION - SOUTHWEST - EXISTING**
SCALE: 3/8" = 1'-0"

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PROJECT
**KOORIS RESIDENCE**
**1625 WESTLAKE DR**
**WEST LAKE HILLS, TX 78746**

STAGE
**PRICING SET**

REVISIONS

| NUMBER | DATE | DESCRIPTION |
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**EXTERIOR ELEVATIONS - EXISTING - SCOPE B**

DATE
09.23.2024

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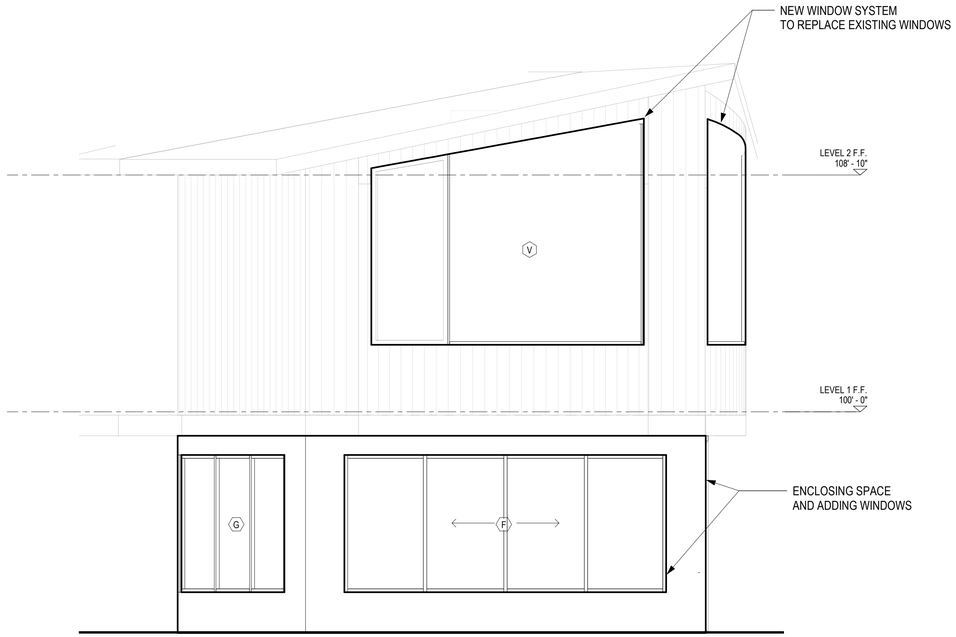
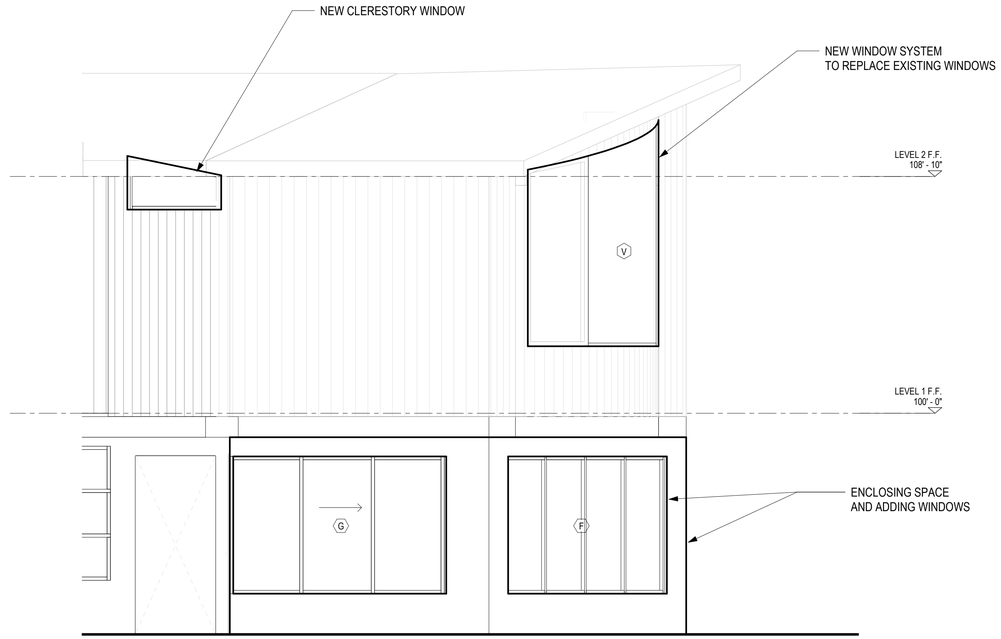


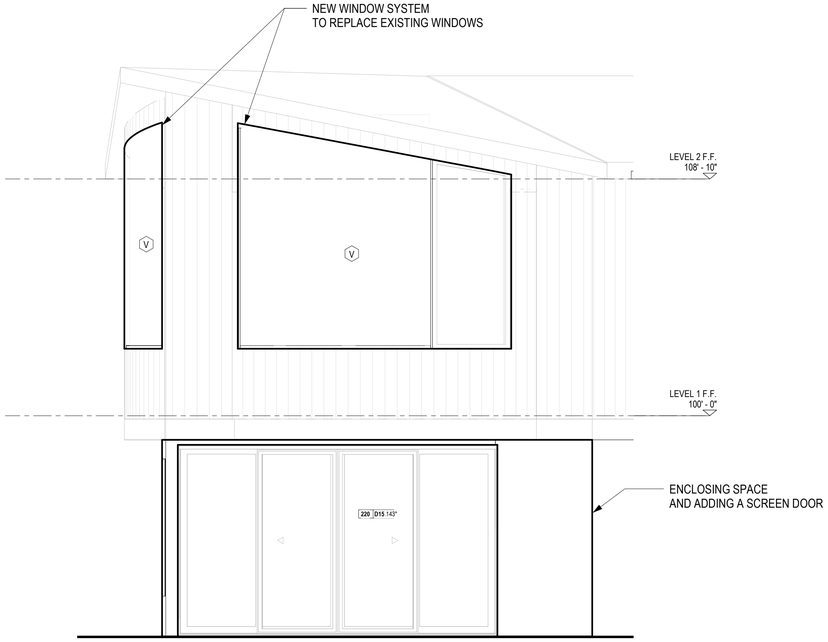

**3** EXTERIOR ELEVATION - NORTHWEST - SCOPE B

SCALE: 3/8" = 1'-0"




**2** EXTERIOR ELEVATION - NORTH - SCOPE B

SCALE: 3/8" = 1'-0"




**1** EXTERIOR ELEVATION - SOUTHWEST - SCOPE B

SCALE: 3/8" = 1'-0"

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STAGE
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REVISIONS

| NUMBER | DATE | DESCRIPTION |
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DRAWING
**EXTERIOR ELEVATIONS - EXERCISE ROOM**

DATE
09.23.2024

PAGE NUMBER
A10.20

Exhibit A

1625 Westlake Dr. – Setback Variance

Applicant 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 special conditions referenced throughout this application and questionnaire relate to the existing non-conforming structure that is now built over the City's current more stringent setbacks. A portion of the scope of work that is happening within the setbacks cannot happen without a variance even though it involves working within the existing footprint of the house.

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

   Granting of the requested variances will not cause unreasonable disruption of the natural terrain or destruction of existing flora since the scope of work is located within the footprint of the existing non-conforming structure.

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

   There are no alternatives to the proposed scope of work. The enclosing of the area below the existing home will require a variance regardless since by City Code this is considered to be increasing habitable area even if we are staying within the existing non-conforming footprint.

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

   The variance requested are the absolute minimum required to alleviate the hardship which pertain to the current stringent setbacks that were not in place when the house was originally built.

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

   The existing structure is existing non-conforming and the expansion of the habitable area of the house is using the existing foundation. We believe this does not violate the intent of Zoning Ordinances or the City's Comprehensive Plan since the house was built

in a time where this requirements were nonexistent or not as stringent. In good faith we are remaining within the existing footprint of the structure as to keep the current goals of the city in mind.

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

   The proposed work is isolated to the existing footprint of the house and does not further impact the neighbors or interfere with the respective owners' enjoyment of their own properties. We are not increasing the encroachments into the setback.

# City *of* West Lake Hills
## Zoning & Planning Commission
# AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | November 20, 2024 | **Item Number:** | 5 |
| **Department:** | Building and Development Services | | |
| **Prepared By:** | Jennifer C. Bills | **Cost / Budget:** | None |
| **Exhibits:** | See Attached | **Source of Funds:** | N/A |

## Subject

**402 Camp Craft Rd. –** Discuss and make a recommendation on a variance to allow for the removal a 27-inch crepe myrtle (tree #76), when trees 14-inches and greater require a variance for removal (Section 22.03.304(a)(4) of the West Lake Hills Code of Ordinances).

Applicant: Eric Rauser, Agent with Rauser Construction

## Recommendation

Staff recommend approval of the removal. Per the code, replacement will be 40.5 caliper inches of single-trunk trees a minimum of 2-inches in size at planting

The variance recommendation will be forwarded to the December 11, 2024 City Council meeting for determination.

## Discussion

**Property Information, Zoning & Site Characteristics:**
Owner: Ryan and Kimberly Pitylak
Legal Description: Lot 2 of the Resubdivision of Oak Hollow Confirming Plat
Lot Size: 2.65 acres
Zoning: R-1 One Family

The site is surrounded GUI - Government, Utility, and Institutional, O – Office, R-1 – One Family and ETJ – Extraterritorial Jurisdiction (Travis County).

**Background & Analysis:**
The applicant has submitted a revision to the approved plans to add a pool and related flatwork to the north of the house. They are proposing to remove a 27-inch crepe myrtle with these improvements.

The property owners received previous variance for setbacks and tree removal. The applicant previously received four tree variances, one of which was for a 27-inch crepe myrtle at the rear of the property (#75). This is a different tree at the front of the house.

- October 21, 2020 – Variances Approved by City Council

- Background - https://westlakehillstx.portal.civicclerk.com/event/13/files/agenda/193

- October 27, 2021 – #2021-1003 Variances approved by City Council and BOA
  - Background https://westlakehillstx.portal.civicclerk.com/event/140/files/agenda/502

  The permits for the renovation and addition to the primary single-family structure and outbuildings were issued last year and is currently under construction.

- March 17, 2023 – 2021-10157 House Remodel and addition Issued
  - Roof removed under demo permit, no remodel work or inspections performed.

**Public Comments:**
As of the date of the staff report, no written comments have been received.

**Variance Criteria Review:**
No variance shall be granted unless the following conditions are fulfilled:

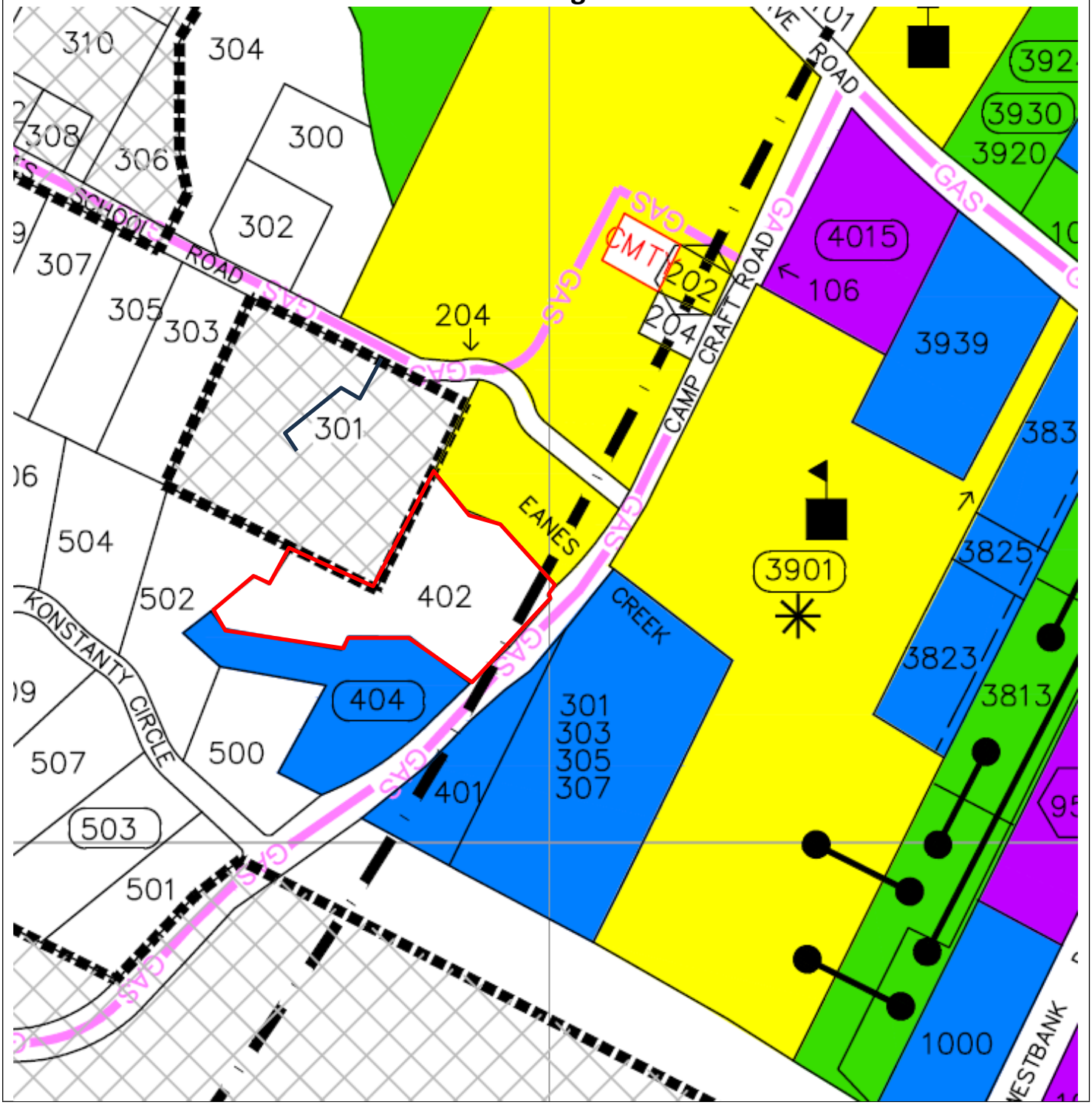
1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative 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

**Outdoor Lighting**
Any outdoor lighting will comply with the City's Code.
**Compliance with Adopted International Building Code**
The property and future construction will have to comply with all applicable City codes.
**Subdivision**
No changes are proposed to the subdivision.
**Comprehensive Planning Analysis**
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

**Links to Relevant Code:**
- **Section 22.03.034 Tree and Vegetation Removal and Replacement**
- **Section 38.05.031 Variances**
- **Section 22.03.514 Criteria and process required for granting variance**

**Zoning:**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3813
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404
401
301
303
305
307
504
502
500
507
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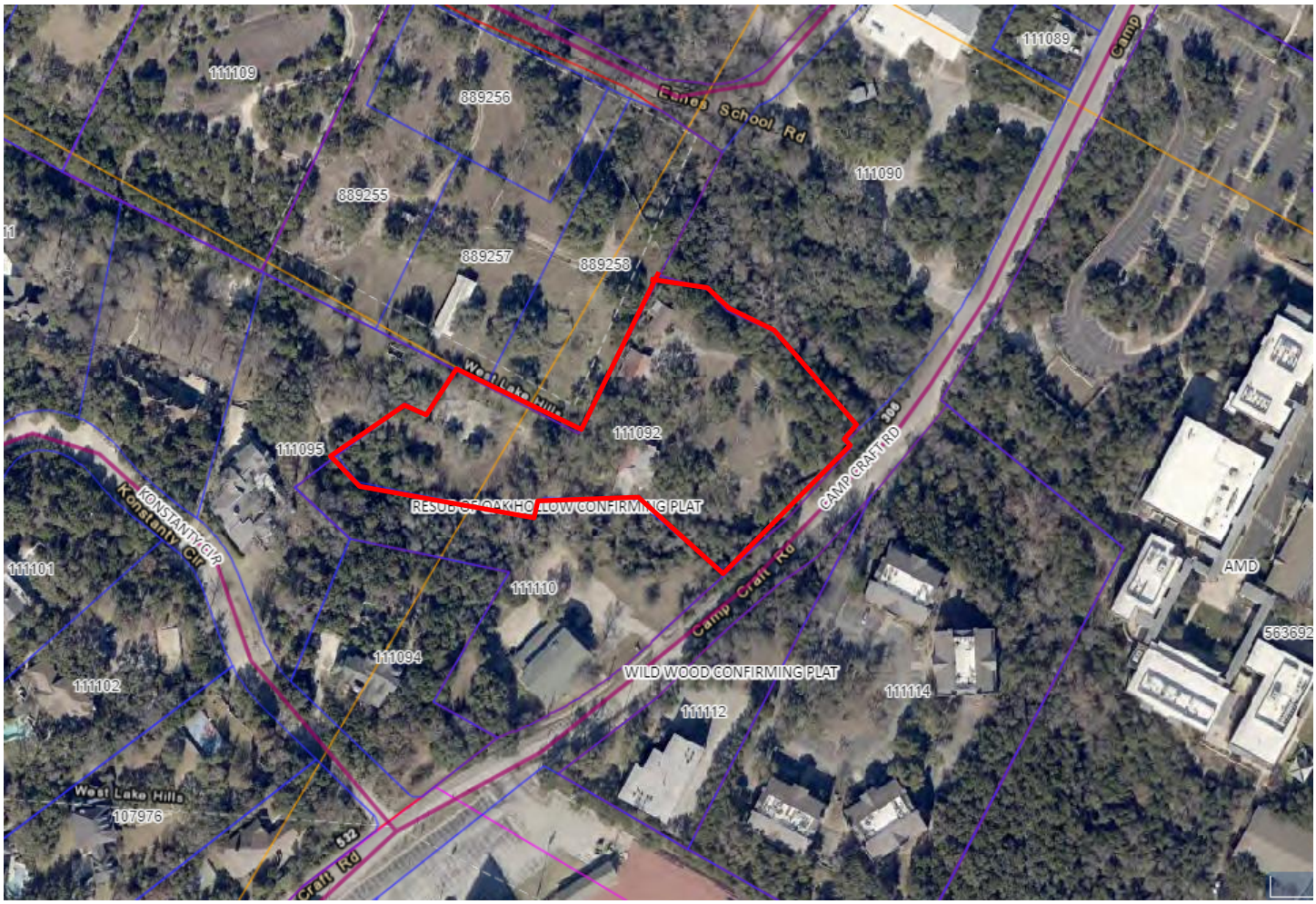
501
1000
SCHOOL ROAD
CAMP CRAFT ROAD
EANES CREEK
KONSTANTY CIRCLE
GAS

## Aerial: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889256
Eanes School Rd
111089
Camp
111090
889255
889257
889258
West Lake Hills
111092
111095
CAMP CRAFT RD
300
RESUB OF OAKHOLLOW CONFIRMING PLAT
KONSTANTY CIR
Konstanty Cir
111101
111110
Camp Craft Rd
AMD
563692
111094
WILD WOOD CONFIRMING PLAT
111102
111114
111112
West Lake Hills
107976
532
Craft Rd

## SITE NOTES

**PROJECT PROPERTY ADDRESS:** 402 CAMP CRAFT RD, AUSTIN TX 78746
**JURISDICTION:** CITY OF WEST LAKE HILLS
**ZONING:** R-1
**PROPERTY ID:** 111092
**GEOGRAPHIC ID:** 0111190406
**LOT SIZE:** 115,140 SQUARE FEET

## IMPERVIOUS COVER CALCULATIONS

**SITE INFORMATION:**
**LOT SIZE:** 115,140 SQ FT
**MAX ALLOWED IMPERVIOUS COVER (25%):** 28,785 SQ FT

**IMPERVIOUS COVER:**
**MAIN HOUSE:** 4,906 SQ FT
**DRIVEWAY:** 4,546 SQ FT
**EXISTING DRIVEWAY:** 5,877 SQ FT
**A/C PADS AND OTHER CONCRETE FLATWORK:** 1,036 SQ FT
**ART HOUSE:** 620 SQ FT
**WORKSHOP SLAB:** 4,400 SQ FT
**OTHER(RETAINING WALL, OUTBUILDING):** 1,491 SQ FT
**TOTAL: 22,876 SQ FT**

**LANDSCAPE PATHS:** 1,373 SQ FT
**POOL COPING:** 165 SQ FT
**POOL PATIO:** 611 SQ FT
**OTHER FLATWORK:** 519 SQ FT
**TOTAL: 2,612 SQ FT**

**TOTAL IMPERVIOUS COVER: 25,544 SQ FT**
**PERCENTAGE OF LOT SIZE: 22.18%**

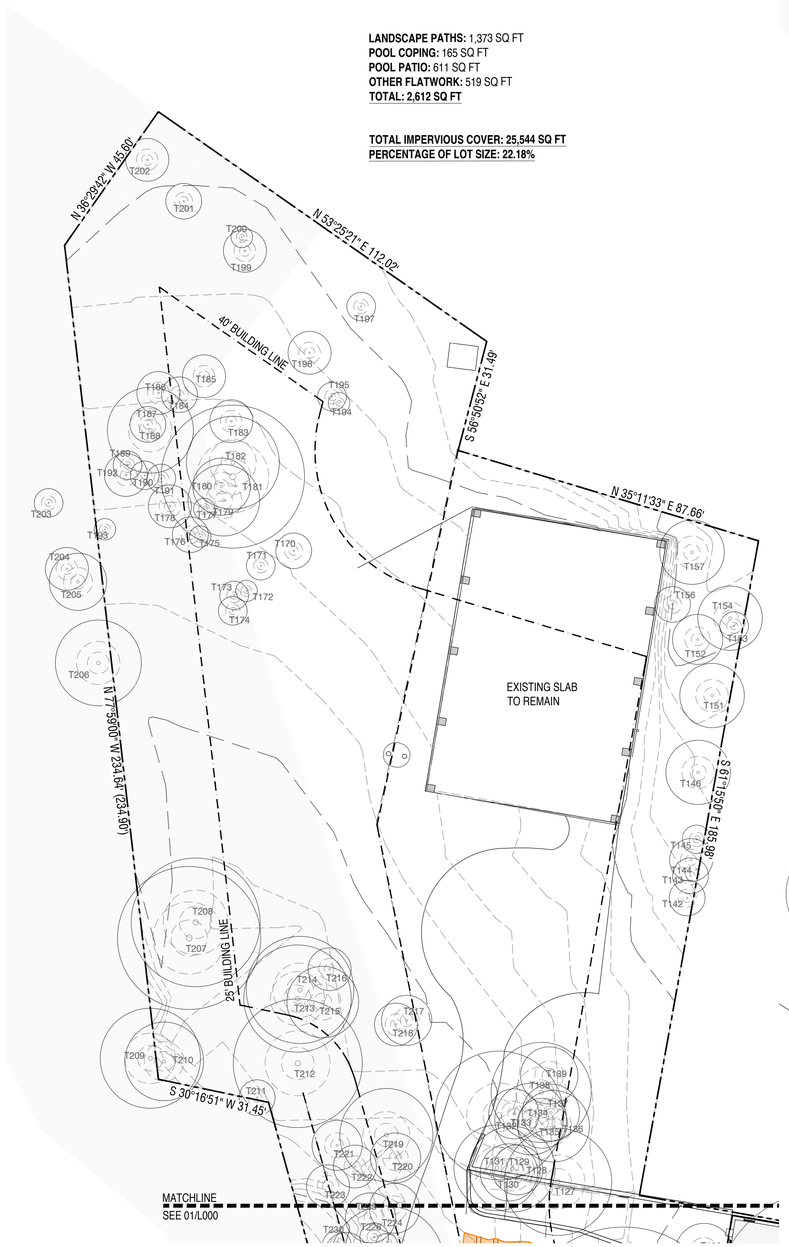
**LANDSCAPE SCOPE ADDITION TO APPROVED PERMIT**
**PROJECT TITLE: 402 CAMP CRAFT REMODEL/ADDITION**
**PROJECT PROJECT NO.: 2021-10157**

## IMP. COVER LEGEND

| SYMBOL | ITEM |
|---|---|
| | NEW IMPERVIOUS COVER |

## SYMBOLS LEGEND

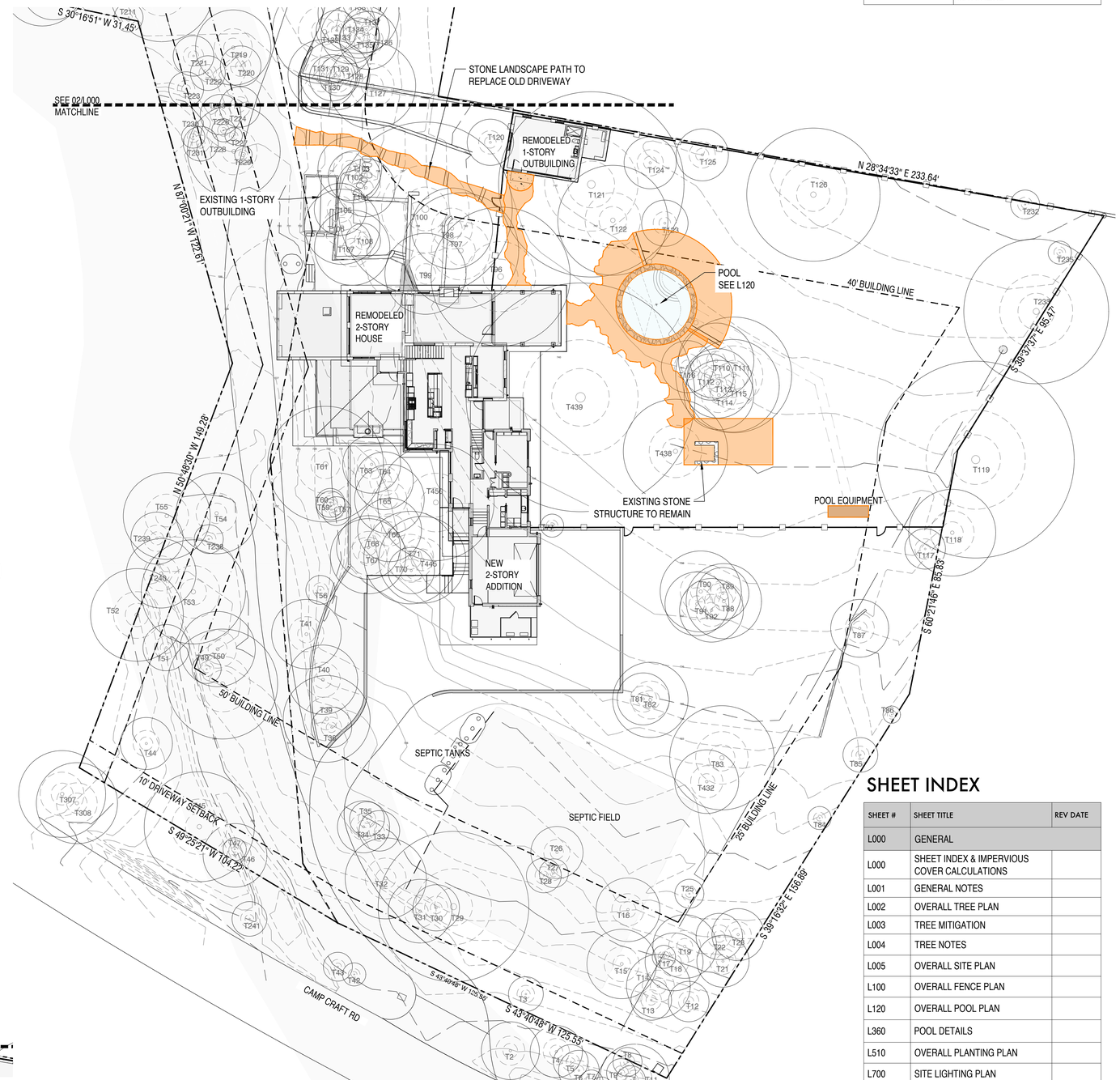
| SYMBOL | ITEM |
|---|---|
| | PROPERTY LINE |
| | EXISTING CONTOUR |
| | SETBACK |
| | MATCHLINE |




NORTH

0' 10' 20' 40' 80'

IMPERVIOUS COVER PLAN 2
1" = 20'-0"




IMPERVIOUS COVER PLAN 1
1" = 20'-0"

## SHEET INDEX

| SHEET # | SHEET TITLE | REV DATE |
|---|---|---|
| L000 | GENERAL | |
| L000 | SHEET INDEX & IMPERVIOUS COVER CALCULATIONS | |
| L001 | GENERAL NOTES | |
| L002 | OVERALL TREE PLAN | |
| L003 | TREE MITIGATION | |
| L004 | TREE NOTES | |
| L005 | OVERALL SITE PLAN | |
| L100 | OVERALL FENCE PLAN | |
| L120 | OVERALL POOL PLAN | |
| L360 | POOL DETAILS | |
| L510 | OVERALL PLANTING PLAN | |
| L700 | SITE LIGHTING PLAN | |


SHADEMAKER
STUDIO

1406 BRANDT DR,
AUSTIN, TX 78742
512.962.3297
INFO@SHADEMAKERSTUDIO.COM
WWW.SHADEMAKERSTUDIO.COM


PROJECT
**PITYLAK RESIDENCE**

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

CLIENT
KIM PITYLAK
RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
CLEVE ANTHONY
2880
STATE OF TEXAS

**PERMIT**

**DATE:** SEPTEMBER 03, 2024
**ISSUED FOR:** PERMIT RESUBMISSION

**ISSUANCES:**

**REVISIONS:**

**SHEET:** SHEET INDEX & IMPERVIOUS COVER CALCULATIONS

# L000

# GENERAL NOTES

THE DRAWINGS, SPECIFICATIONS, AND ADDENDA DESCRIBING WORK FOR LANDSCAPE, HARDSCAPE, AND IRRIGATION PORTIONS OF THE PROJECT SHALL BE REFERRED TO AS THE LANDSCAPE CONSTRUCTION DOCUMENTS.

**1. COMPLIANCES**

A. WORK UNDER THESE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION UNLESS SPECIFIED OTHERWISE IN THE LANDSCAPE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE FAMILIAR WITH THESE STANDARD SPECIFICATIONS, DETAILS, AND SUPPLEMENTS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS.

B. WORK UNDER THESE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL AND HEALTH DEPARTMENTS).

C. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY TREE PROTECTIVE FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED, OPERATED OR MAINTAINED WITHIN THE FENCED AREA. FENCES SHALL COMPLY WITH WLH GUIDELINES AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO CLEANING OF EQUIPMENT TRUCKS WILL BE ALLOWED IN THESE AREAS.

D. ALL AREAS OF NATIVE VEGETATION BEYOND THE LIMITS OF CONSTRUCTION SHALL BE LEFT UNDISTURBED.

**2. GENERAL CONTRACTOR RESPONSIBILITIES**

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS PRIOR TO SUBMITTING A BID.

B. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY PERMITS REQUIRED BY THE GOVERNING JURISDICTION TO COMPLETE ANY WORK COVERED BY THE LANDSCAPE CONSTRUCTION DOCUMENTS.

C. THE CONTRACTOR SHALL REVIEW THIS PROJECT AND PROPOSED CONSTRUCTION SEQUENCE MILESTONE DATES WITH THE LANDSCAPE ARCHITECT PRIOR TO STARTING ANY WORK.

D. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

E. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, COORDINATION, & SEQUENCING OF THE WORK.

F. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, UTILITIES, ETC. DAMAGED ELEMENTS SHALL BE REPLACED OR REPAIRED AT CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THAT OF OTHER TRADES ON THE SITE AS NECESSARY TO ENSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.

H. CONSULT PROJECT SPECIFICATIONS FOR WARRANTY REQUIREMENTS.

I. THE EXISTING QUANTITIES AND EXISTING SITE CONDITIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS.

**3. UTILITIES**

C. REFERENCE ARCHITECTURAL PLANS FOR UTILITY LAYOUT AND UTILITY CONNECTIONS.

D. CONTRACTOR TO FIELD VERIFY ALL UTILITIES (EXISTING AND PROPOSED) PRIOR TO STARTING ANY CONSTRUCTION AND PROTECT FROM DAMAGE DURING CONSTRUCTION. ANY DISCREPANCIES BETWEEN SURVEY AND/OR PLANS AND EXISTING UTILITIES SHOULD BE CONVEYED TO THE LANDSCAPE ARCHITECT AS SOON AS POSSIBLE.

E. THE CONTRACTOR SHALL CALL THE TEXAS ONE CALL NOTIFICATION SYSTEM (1-800-245-4545) PRIOR TO ANY EXCAVATION. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS OR WITHOUT THE WRITTEN APPROVAL OF LANDSCAPE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THE CONSTRUCTION OPERATIONS.

5. EROSION CONTROL

A. EROSION CONTROL FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROCESS. CONTRACTOR SHALL INSTALL EROSION CONTROL FENCING AT PROPERTY LOT LINES TO PREVENT SEDIMENT MOVEMENT. SILT FENCE EROSION CONTROL MEASURES TO MEET CITY OF WEST LAKE HILLS AND/OR TRAVIS COUNTY CRITERIA.

B. EROSION CONTROL, CONCRETE WASHOUT AREAS, CONSTRUCTION AND TREE PROTECTION FENCING TO BE IN PLACE BEFORE ANY EARTHWORK OR CONSTRUCTION COMMENCES.

**6. GRADING**

A. ROUGH GRADED AREAS SHOULD BE WITHIN 6" OF FINAL FINISH GRADE AT LAWN AREAS AND 12" OF FINAL FINISH GRADE AT PLANTED AREAS UNLESS OTHERWISE NOTED.

B. FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.

C. ALL GENERAL SITE GRADING TO WITHIN +/- 0.10 FOOT, INCLUDING ALL BERMS, SWALES AND RETENTION AREAS WILL BE CONSTRUCTED AS PER THE GRADING AND DRAINAGE PLANS. LANDSCAPE AREAS SHALL NOT EXCEED 4:1 MAXIMUM SLOPE (EXCEPT WHERE INDICATED ON GRADING PLANS) AND TURF AREAS SHALL NOT EXCEED 5:1 MAXIMUM SLOPE. THE LANDSCAPE AND IRRIGATION CONTRACTOR SHALL VERIFY AND ACCEPT THESE ROUGH GRADES PRIOR TO STARTING ANY LANDSCAPE AND IRRIGATION WORK. ALL DRAINAGE FLOWS SHALL BE PROTECTED AND MAINTAINED THROUGHOUT LANDSCAPE AND IRRIGATION CONSTRUCTION.

D. SITE BENCHMARKS OTHER THAN THOSE LISTED ON PLANS AND SURVEYS SHALL BE GIVEN AN ELEVATION RELATIVE TO HOUSE FINISH FLOOR AND EXISTING TOPOGRAPHY.

**7. SUBGRADE**: PREPARE SUBGRADE PER GEOTECHNICAL STUDY (I.E. 'PREPARED SUBGRADE)

**8. QUALITY**: WORK & MATERIALS AS PART OF THIS PROJECT SHALL BE OF A GRADE & QUALITY CONSISTENT WITH THE INTENDED USE AS APPROVED BY THE LANDSCAPE ARCHITECT. WORK & MATERIALS NOT IN CONFORMANCE WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS, OR THEIR INTENDED USE, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

**9. COMPLETE & FUNCTIONING WORK**: EQUIPMENT & MATERIALS NOT SPECIFICALLY IDENTIFIED IN THE LANDSCAPE CONSTRUCTION DOCUMENTS (BUT THAT ARE REQUIRED FOR A COMPLETE & FUNCTIONING INSTALLATION) SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS PART OF THIS CONTRACT WORK WITHOUT ADDITIONAL COST TO THE OWNER.

**10. CLEAN UP**: SITE TO BE KEPT CLEAN AT ALL TIMES. PROVIDE TRASH BINS. AT THE COMPLETION OF THE CONSTRUCTION, THE PROJECT SHALL BE CLEANED OF ANY DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION. SITE SHALL BE TURNED OVER TO THE OWNER IN BROOM OR RAKED CLEAN CONDITION.

**11. QUESTIONS, DISCREPANCIES, MODIFICATIONS**

A. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THE LANDSCAPE CONSTRUCTION DOCUMENTS, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED FOR CLARIFICATION BEFORE PROCEEDING FURTHER WITH THE WORK.

B. ANY DISCREPANCIES BETWEEN THE PLANS AND ANY SITE CONDITIONS SHALL BE REPORTED IN WRITING IMMEDIATELY TO LANDSCAPE ARCHITECT.

C. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

# EXISTING VEGETATION NOTES

1. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY LANDSCAPE ARCHITECT. NOTIFY OWNER AND LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
2. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH NEW MATERIAL OF THE SAME SIZE AND VARIETY AT CONTRACTOR'S EXPENSE AND AT NO COST TO THE OWNER.
3. DO NOT DISTURB, COMPACT, OR ADD SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL AND SUPERVISION OF THE LANDSCAPE ARCHITECT.
4. MULCH AREAS AT TREE PROTECTION FENCING TO BE INSTALLED BY PROJECT ARBORIST. TREE PROTECTION FENCING TO BE INSTALLED BY GENERAL CONTRACTOR AND SHOULD COMPLY WITH CITY OF WEST LAKE HILLS STANDARD DETAIL 610S-1 & 610S-2 FOR ALL TREES 19" AND GREATER.
5. CONSULT PROJECT ARBORIST FOR ALL ROOT AND LIMB PRUNING. DUE TO OAK WILT, OAK TREE LIMBS AND ROOTS ARE NOT TO BE PRUNED FROM FEBRUARY - JULY UNLESS BY ARBORIST OR UNDER ARBORIST SUPERVISION. NO ROOTS GREATER THAN 1.5" TO BE PRUNED OTHER THAN BY PROJECT ARBORIST.
6. EXCAVATION IN THE VICINITY OF PROTECTED TREES SHALL BE DONE UNDER THE SUPERVISION OF PROJECT ARBORIST.
7. TREES TO BE REMOVED PENDING CITY OF WEST LAKE HILLS REVIEW AND APPROVALS.
8. ALL DISTURBED AREAS NOT PROGRAMMED FOR RESIDENCE, HARDSCAPE OR PLANTING BEDS SHALL BE HYDROSEEDED WITH NATIVE TURF GRASSES AND TEMPORARILY IRRIGATED TO RESTORE DISTURBED AREAS.

# LAYOUT NOTES

1. THE LANDSCAPE ARCHITECT HAS RELIED UPON THE SURVEY PROVIDED BY THE OWNER FOR LOCATIONS OF ALL EXISTING BUILDINGS,HARDSCAPE ELEMENTS, AND TREES, AS WELL AS GRADES. THIS SURVEY DOES NOT REFLECT CHANGES TO GRADE AND DRAINAGE PATTERNS RESULTING FROM SUBSEQUENT SITE DEVELOPMENT. NO AS-BUILT SURVEY WAS PROVIDED. IN THE EVENT THAT LAYOUT BASED ON THIS SURVEY AND THE CAD FILES PROVIDED DOES NOT MATCH CONDITIONS IN THE FIELD, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST FURTHER DIRECTION TO RECTIFY THE DISCREPANCY. THIS DIRECTIVE INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION THAT WOULD IMPACT EXISTING TREES AND ALIGNMENTS WITH EXISTING ELEMENTS THAT ARE IN CONFLICT.
2. ALL PROPERTY LINE PINES, EASEMENTS AND SETBACK TO BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR TO FIELD STAKE ALL HARDSCAPE LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO ALL SITE VISITS TO OBSERVE LAYOUT.
5. ANY CONFLICTS OR ADJUSTMENTS IN LAYOUT INFORMATION SHALL BE GRAPHICALLY PRESENTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR TO TAG FOR APPROVAL BY LANDSCAPE ARCHITECT ALL VEGETATION PROPOSED TO BE REMOVED TO MAKE WAY FOR NEW CONSTRUCTION.
7. CONTRACTOR TO FIELD STAKE PROPOSED LIMITS OF CONSTRUCTION FOR TREE AND NATURAL AREA PROTECTION FOR APPROVAL BY LANDSCAPE ARCHITECT. (SEE TREE PROTECTION PLAN & DETAILS FOR TREE AND NATURAL AREA PROTECTION)
8. CONTRACTOR TO FIELD STAKE BUILDING BEFORE CONSTRUCTION COMMENCES; FIELD STAKE THE CENTER LINE OF ALL PATHS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO SETTING FORMS.
9. NEW PATHS AND PAVING TO MATCH EXISTING GRADES WHERE TIED IN TO EXISTING SURFACES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NEW SURFACES SLOPE TO PROVIDE ADEQUATE DRAINAGE AND ALSO MEET ADA REQUIREMENTS FOR MAXIMUM SLOPE AND CROSS-SLOPE PER DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NEW WORK DOES NOT RESULT IN PONDING OR EROSION DUE TO CHANGES IN DRAINAGE PATTERNS. ROUTE DRAINAGE FLOWS AROUND OR UNDER NEW WORK AS REQUIRED. NOTIFY LANDSCAPE ARCHITECT OF CONDITIONS AND CIRCUMSTANCES IN THE FIELD WHERE DRAINAGE ISSUES MAY IMPACT LAYOUT.

# HARDSCAPE NOTES

1. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF CONCRETE OPERATIONS. ALLOW LANDSCAPE ARCHITECT TO OBSERVE EXCAVATIONS, FORMWORK, AND REINFORCING PRIOR TO CONCRETE PLACEMENT.
2. PROVIDE ELECTRICAL AND IRRIGATION SLEEVES UNDER PAVING AND THROUGH WALLS TO ALL PLANTING AREAS. NO EXCAVATION UNDER FOOTINGS SHALL BE PERMITTED. ALL SLEEVES TO RUN THROUGH THE STEM WALL BELOW GRADE.
3. CONTRACTOR TO LOCATE ANY EXISTING IRRIGATION SLEEVES THAT NEED TO BE REPLACED FOLLOWING DEMOLITION AND PROPOSE ANY NECESSARY NEW SLEEVE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT. NEW AND REPLACEMENT
4. FOUNDATIONS FOR LANDSCAPE ELEMENTS: EXCAVATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE. PLACE FOUNDATION CONCRETE ONLY ON CLEAN, FIRM, INSPECTED BEARING MATERIAL. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL. BEAR FOOTINGS AT DEPTHS INDICATED ON PLANS BUT AT DEPTHS NO SHALLOWER THAN 18" BELOW THE GRADE WITHIN 5 FEET OF THE FOUNDATION.
5. VERIFY HEIGHTS, SLOPES, EDGE THICKNESS, AND TURNDOWNS BEFORE POURING FOOTINGS AND SLABS.
6. CONCRETE FORMWORK FOR EXPOSED CONCRETE SHALL BE INSPECTED BY LANDSCAPE ARCHITECT AND APPROVED PRIOR TO CONCRETE POURS. CURVED FORMWORK SHALL BE CONTINUOUS THROUGHOUT THE CURVE, WITHOUT BREAKS OR FOLDS.
7. CONCRETE FLAT WORK SHALL BE INSTALLED WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL HARDSCAPE SHALL SLOPE AWAY FROM BUILDINGS AT MINIMUM 1/8:12 (1%) SLOPE [MAXIMUM 1:20 (5%) SLOPE] AND MEET ADA REQUIREMENTS.
8. CONTROL JOINTS IN PAVING SHALL BE SAW CUT (UNLESS SPECIFICALLY NOTED OTHERWISE), STRAIGHT AND TRUE. REFER TO THE DRAWINGS FOR PATTERNS.
9. CONCRETE JOINTING FOR WALLS AND FLAT WORK IS SCHEMATIC IN NATURE AND CONVEYS THE MINIMUM DESIGN INTENT.ADDITIONAL CONTRACTION, CONSTRUCTION AND EXPANSION JOINTS MAY BE REQUIRED. THE CONTRACTOR SHALL REVIEW ALL JOINTS SHOWN ON PLANS AND DESCRIBED IN THE SPECIFICATIONS PRIOR TO CONSTRUCTION. ALL REQUESTS FOR CHANGES TO JOINTING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION. IF ADDITIONAL JOINTS ARE NECESSARY TO ALLEVIATE CRACKING OR FACILITATE CONSTRUCTION, THEY SHALL BE PROVIDED AT NO ADDITIONAL COST. ADDITIONAL JOINTS REQUESTED BY THE OWNER, ENGINEER OR LANDSCAPE ARCHITECT FOR AESTHETIC PURPOSES SHALL BE CONSIDERED ADDITIONAL TO THE BASE CONTRACT.
10. DRIVEWAY TO MEET CITY OF WEST LAKE HILLS REGULATIONS. DRIVEWAY WIDTH NOT TO EXCEED 12'-0" UNLESS OTHERWISE NOTED.

# SEPTIC NOTES

1. REFERENCE SEPTIC DESIGNER PLANS FOR SEPTIC DRAINFIELD DETAILS. EXTENTS OF SEPTIC DRAINFIELD SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY.
2. HYDROSEEDING WITH NATIVE TURF GRASSES PLANNED FOR ALL SEPTIC DRAINFIELD EXTENTS.

**3. SETBACK REQUIREMENTS**

A. INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FOR BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE DECEMBER 2012, AN ANY ADDITIONAL LOCAL REQUIREMENTS.

B. MINIMUM SEPARATION FROM TANK:
- 5 FEET TO FOUNDATIONS
- SWIMMING POOLS AND PROPERTY LINES
- 1 FOOT TO EASEMENTS
- 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS
- 10 FEET TO WATER LINES
- 50 FEET TO EXSITING OR PROPOSED WATER WELLS

C. MINIMUM SEPARATION FROM DRAINFIELD
- 1 FOOT TO FOUNDATIONS, EASEMENTS, AND SWIMMING POOLS
- 5 FEET TO PROPERTY LINES
- 25 FEET TO GRADEBREAKS
- 10 FEET TO WATER LINES
- 100 FEET TO EXISTING OR PROPOSED WATER WELLS

# ABBREVIATIONS

| | |
|---|---|
| **AFF** | ABOVE FINISH FLOOR |
| **AC** | ACRES |
| **ADD** | ADDENDUM |
| **ADJ** | ADJUSTABLE |
| **AGG** | AGGREGATE |
| **ALT** | ALTERNATE |
| **ALUM** | ALUMINUM |
| **ANC** | ANCHOR, ANCHORAGE |
| **ANOD** | ANODIZED |
| **APPROX** | APPROXIMATE |
| **ARCH** | ARCHITECT(URAL) |
| **AD** | AREA DRAIN |
| **ASPH** | ASPHALT |
| **B&B** | BALLED AND BURLAPPED |
| **BM** | BENCH MARK |
| **BIT** | BITUMINOUS |
| **BLK** | BLOCK |
| **BTM** | BOTTOM |
| **BC** | BOTTOM OF CURB |
| **BS** | BOTTOM OF STEPS |
| **BW** | BOTTOM OF WALL |
| **BRK** | BRICK |
| **BLDG** | BUILDING |
| **CAL** | CALIPER |
| **CK** | CALK(ING) CAULK(ING) |
| **CI** | CAST IRON |
| **CIPC** | CAST-IN-PLACE CONCRETE |
| **CB** | CATCH BASIN |
| **CEM** | CEMENT |
| **CL** | CENTERLINE |
| **CM** | CENTIMETER(S) |
| **CHAM** | CHAMFER |
| **CLF** | CHAIN-LINK FENCE |
| **CIR** | CIRCLE |
| **CIRC** | CIRCUMFERENCE |
| **CLR** | CLEAR(ANCE) |
| **CONC** | CONCRETE |
| **CMU** | CONCRETE MASONRY UNIT |
| **CONST** | CONSTRUCTION |
| **CONT** | CONTAINER |
| **CLL** | CONTRACT LIMIT LINE |
| **CJ** | CONTRACTION JOIN |
| **CMP** | CORRUGATED METAL PIPE |
| **CORR** | CORRUGATED |
| **CSK** | COUNTERSINK |
| **CRS** | COURSE(S) |
| **CS** | CROSS-SLOPE |
| **CF** | CUBIC FOOT |
| **CY** | CUBIC YARD |
| **DMP** | DAMPPROOFING |
| **DP** | DEEP, DEPTH |
| **D** | DEGREE OF CURVATURE |
| **DEMO** | DEMOLISH, DEMOLITION |
| **DEP** | DEPRESSED |
| **DTL** | DETAIL |
| **DIAG** | DIAGONAL |
| **DIA** | DIAMETER |
| **DBH** | DIAMETER BREAST HEIGHT |
| **DIM** | DIMENSION |
| **DIV** | DIVISION |
| **DS** | DOWNSPOUT |
| **DT** | DRAIN TILE |
| **DWG** | DRAWING |
| **DF** | DRINKING FOUNTAIN |
| **EW** | EACH WAY |
| **E** | EAST |
| **ELEC** | ELECTRIC(AL) |
| **EL** | ELEVATION |
| **ENCL** | ENCLOSURE(URE) |
| **ENG** | ENGINEER |
| **ENLGMT** | ENLARGEMENT |
| **EQ** | EQUAL |
| **EQUIP** | EQUIPMENT |
| **EST** | ESTIMATE |
| **EXIST** | EXISTING |
| **EXP** | EXPOSED |
| **EXT** | EXTERIOR |
| **FIN** | FINISH(ED) |
| **FFE** | FINISHED FLOOR ELEVATION |
| **FG** | FINISH GRADE |
| **FLG** | FLASHING |
| **FLX** | FLEXIBLE |
| **FH** | FIRE HYDRANT |
| **FL** | FLOOR |
| **FT** | FOOT, FEET |
| **FTG** | FOOTING |
| **FND** | FOUNDATION |
| **FUT** | FUTURE |
| **GA** | GAGE, GAUGE |
| **GALV** | GALVANIZED |
| **GV** | GAS VALUE |
| **GC** | GENERAL CONTRACT(OR) |
| **GD** | GRADE, GRADING |
| **GVL** | GRAVEL |
| **G** | GUTTER |
| **HDW** | HARDWARE |
| **HWD** | HARDWOOD |
| **HDR** | HEADER |
| **HD** | HEAVY DUTY |
| **HT** | HEIGHT |
| **HP** | HIGH POINT |
| **HOR** | HORIZONTAL |
| **HB** | HOSE BIBB |
| **INC** | INCLUDE (D), (ING) |
| **ID** | INSIDE DIAMETER |
| **INT** | INTERIOR |
| **INV** | INVERT |
| **IJ** | ISOLATION JOINT |
| **JT** | JOINT |
| **L** | LENGTH (OF CURVE) |
| **LA** | LANDSCAPE ARCHITECT |
| **LT** | LIGHT |
| **LOC** | LIMIT OF CONTRACT |
| **LF** | LINEAR FEET |
| **LP** | LOW POINT |
| **MH** | MANHOLE |
| **MFR** | MANUFACTURE(ER) |
| **MAT** | MATERIAL |
| **MAX** | MAXIMUM |
| **MECH** | MECHANIC(AL) |
| **MED** | MEDIUM |
| **MTL** | METAL |
| **M** | METER(S) |
| **MM** | MILLIMETER(S) |
| **MOD** | MODULAR |
| **NOM** | NOMINAL |
| **N** | NORTH |
| **NIC** | NOT IN CONTRACT |
| **NTS** | NOT TO SCALE |
| **NO** | NUMBER |
| **OC** | ON CENTER(S) |
| **OCEW** | ON CENTER EACH WAY |
| **OPP** | OPPOSITE |
| **OH** | OPPOSITE HAND |
| **OD** | OUTSIDE DIAMETER |
| **PTD** | PAINT(ED) |
| **PVG** | PAVE(ING) |
| **PVMT** | PAVEMENT |
| **PERF** | PERFORATE(D) |
| **PL** | PLATE |
| **PWD** | PLYWOOD |
| **PT** | POINT |
| **PVC** | POLYVINYL CHLORIDE |
| **PSF** | POUNDS PER SQUARE FOOT |
| **PSI** | POUNDS PER SQUARE INCH |
| **POB** | POINT OF BEGINNING |
| **PCC** | POINT OF COMPOUND CURVATURE |
| **PC** | POINT OF CURVATURE |
| **PI** | POINT OF INTERSECTION |
| **PRC** | POINT OF REVERSE CURVATURE |
| **PT** | POINT OF TANGENT |
| **PVC** | POINT OF VERTICAL CURVATURE |
| **PVI** | POINT OF VERTICAL INTERSECTION |
| **PVT** | POINT OF VERTICAL TANGENT |
| **PL** | PROPERTY LINE |
| **R** | RADIUS |
| **RL** | RAIL(ING) |
| **RWC** | RAINWATER CONDUCTOR |
| **REF** | REFERENCE |
| **REBAR** | REINFORCEMENT BAR |
| **RCP** | REINFORCED CONCRETE PIPE |
| **REINF** | REINFORCING |
| **REV** | REVISION(S), REVISED |
| **RE** | RIM ELEVATION |
| **REQ** | REQUIRED |
| **ROW** | RIGHT-OF-WAY |
| **RIS** | RISER |
| **RD** | ROAD |
| **SAN** | SANITARY |
| **SCH** | SCHEDULE |
| **SC** | SCORE LINE |
| **SEC** | SECTION |
| **SHT** | SHEET |
| **SIM** | SIMILAR |
| **SLV** | SLEEVE |
| **SL** | SLOPE |
| **S** | SOUTH |
| **SP(S)** | SPACE(S) |
| **SPEC** | SPECIFICATION |
| **SQ** | SQUARE |
| **SST** | STAINLESS STEEL |
| **STD** | STANDARD |
| **STA** | STATION |
| **STL** | STEEL |
| **SD** | STORM DRAIN |
| **ST** | STREET |
| **STRL** | STRUCTURAL |
| **T** | TOP |
| **TAN** | TANGENT |
| **TB** | TOP OF BRIDGE |
| TC | TOP OF CURB |
| TEL | TELEPHONE |
| TFF | TOP OF FIRE FEATURE |
| **TH** | THICK(NESS) |
| **TOL** | TOLERANCE |
| **TC** | TOP OF CURB |
| **TS** | TOP OF STEPS |
| **TSL** | TOP OF SLAB |
| **TST** | TOP OF STEEL EDGE |
| **TW** | TOP OF WALL |
| **TWF** | TOP OF WATER FEATURE |
| **TRD** | TREAD |
| **TYP** | TYPICAL |
| **TP** | TOP OF PAVING |
| **UON** | UNLESS OTHERWISE NOTED |
| **VAR** | VARIES |
| **VIF** | VERIFY IN FIELD |
| **VFY** | VERIFY |
| **VERT** | VERTICAL |
| **VC** | VERTICAL CURVE |
| **W** | WEST |
| **WHS** | WHEEL STOP |
| **W** | WIDTH, WIDE |
| **W/** | WITH |
| **W/O** | WITHOUT |
| **WD** | WOOD |
| **WWM** | WOVEN WIRE MESH |
| **WWF** | WELDED WIRE FABRIC |

# SYMBOLS

| | |
|---|---|
| | ALIGN |
| @ | AT |
| ' | FEET, MINUTES |
| " | INCHES, SECONDS |
| ° | DEGREES |
| ℄ | CENTERLINE |
| Δ | CENTRAL / DEFLECTION ANGLE |
| Ø | DIAMETER |
| # | POUND, NUMBER |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PROJECT
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CLIENT
KIM PITYLAK
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LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2880

**PERMIT**

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: NOTES

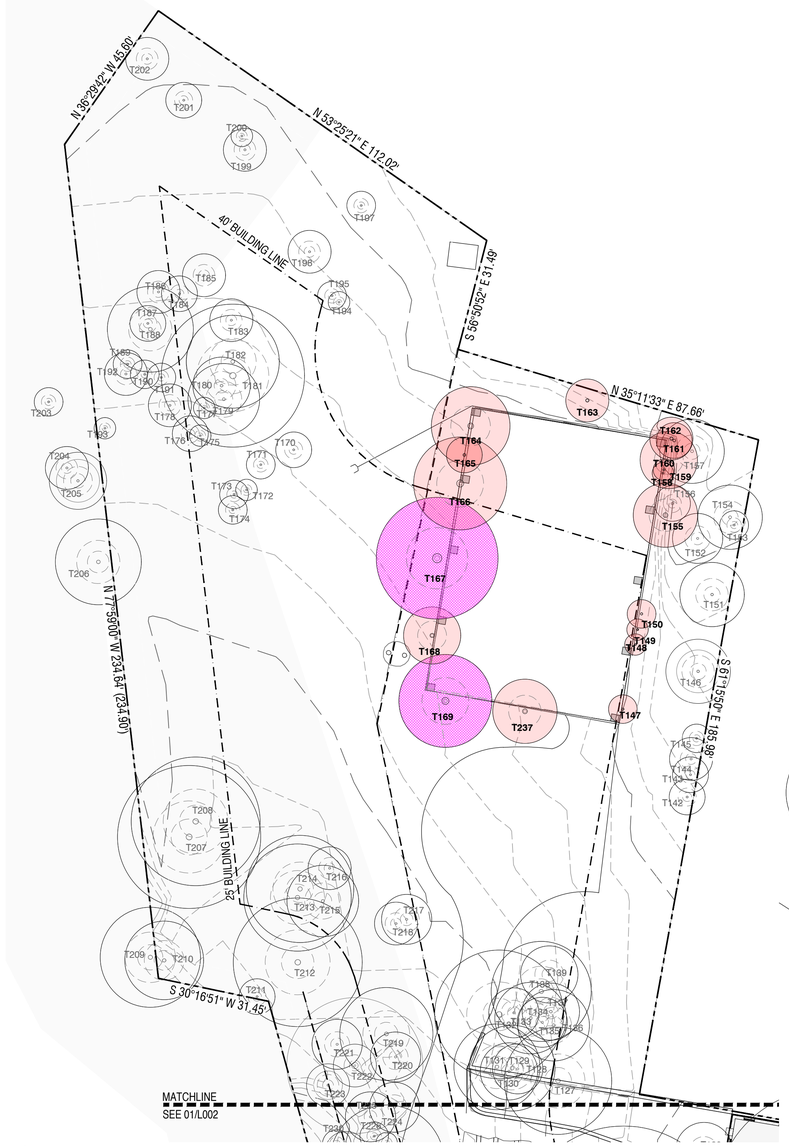
L001

## SYMBOLS LEGEND

| SYMBOL | ITEM |
|---|---|
| | PROPERTY LINE |
| | EXISTING CONTOUR |
| | SETBACK |
| | MATCHLINE |

## NOTES

SHEET L002 OVERALL TREE PLAN SUPERSEEDS PERMIT
SHEET G1.5 TREE INFORMATION




NORTH

0' 10' 20' 40' 80'

OVERALL TREE PLAN 2
1" = 20'-0"

## TREE PLAN LEGEND

| SYMBOL | ITEM |
|---|---|
| | TREE TO REMAIN<br>FULL CRZ<br>1/2 CRZ, TYP.<br>1/4 CRZ, TYP. |
| | TREE >14" CAL. TO BE REMOVED W/ VARIANCE & MITIGATION<br>FULL CRZ<br>1/2 CRZ, TYP. |
| | TREE 6"-14" CAL. TO BE REMOVED WITH MITIGATION<br>FULL CRZ<br>1/2 CRZ, TYP. |
| | TREE < 6" CAL. TO BE REMOVED NO REPLACEMENT |

OVERALL TREE PLAN 1
1" = 20'-0"


SHADEMAKER STUDIO

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PROJECT
# PITYLAK RESIDENCE

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

CLIENT
KIM PITYLAK
RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: OVERALL TREE PLAN

# L002

## LEGEND

| SYMBOL | ITEM |
|---|---|
| | TREES TO BE REMOVED IN ORIGINAL PERMIT |
| | ADDITIONAL TREES TO BE REMOVED |

### PYTILAK RESIDENCE
### TREE MITIGATION CALCULATIONS
**TREE INVENTORY** — Total Caliper Inches Surveyed 3" and above Sec. 22.03.304(d):

| Tag # | Species | Caliper in Inch | Caliper Total | HG/P | Other Tree Type Categories: <6" no replacement | 6"-14" 75% replacement | >14" 150% replacement (variance required) | MITIGATION NOTES |
|---|---|---|---|---|---|---|---|---|
| 1 | ELM | 4 | 4 | | | | | |
| 2 | ELM | 10 | 10 | | | | | |
| 3 | ELM | 6 | 6 | | | | | |
| 4 | ELM | 9 | 9 | | | | | |
| 5 | HACKBERRY | 6 | 6 | | | | | |
| 6 | OAK | 7 | 7 | | | | | |
| 7 | ELM | 4 | 4 | | | | | |
| 8 | OAK | 5 | 5 | | | | | |
| 9 | OAK | 5 | 5 | | | | | |
| 10 | M.S. OAK | 5 | 5 | | | | | |
| 11 | CEDAR | 12 | 12 | | | | | |
| 12 | CEDAR | 7 | 7 | | | | | |
| 13 | CEDAR | 7 | 7 | | | | | |
| 14 | CEDAR | 11 | 11 | | | | | |
| 15 | CEDAR | 12 | 12 | | | | | |
| 16 | CEDAR | 11 | 11 | | | | | |
| 17 | CEDAR | 4 | 4 | | | | | |
| 18 | CEDAR | 10 | 10 | | | | | |
| 19 | CEDAR | 11 | 11 | | | | | |
| 20 | CEDAR | 6 | 6 | | 6 | | | To Remove |
| 21 | CEDAR | 9 | 9 | | | | | |
| 22 | M.S. CEDAR | 8 | 8 | | | | | |
| 23 | CEDAR | 9 | 9 | | | | | |
| 25 | OAK | 5 | 5 | | | | | |
| 26 | PERSIMON | 9 | 9 | | | | | |
| 27 | OAK | 3 | 3 | | | | | |
| 28 | M.S OAK | 6 | 6 | | | | | |
| 29 | M.S OAK | 26 | 26 | | | | | |
| 30 | OAK | 8 | 8 | | | | | |
| 31 | OAK | 11 | 11 | | | | | |
| 32 | CEDAR | 14 | 14 | | | | | |
| 33 | OAK | 7 | 7 | | | | | |
| 34 | OAK | 7 | 7 | | | | | |
| 35 | HACKBERRY | 6 | 6 | | | | | |
| 38 | ELM | 7 | 7 | | | | | |
| 39 | ELM | 15 | 15 | | | | | |
| 40 | ELM | 12 | 12 | | | | | |
| 41 | PERSIMON | 12 | 12 | | | | | |
| 42 | CEDAR | 4 | 4 | | | | | |
| 43 | ELM | 5 | 5 | | | | | |
| 44 | PECAN | 9 | 9 | | | | | |
| 45 | ELM | 19 | 19 | | | | | |
| 46 | OAK | 11 | 11 | | | | | |
| 47 | HACKBERRY | 4 | 4 | | | | | |
| 48 | PECAN (DEAD) | 19 | 19 | | | | | |
| 49 | TALLOW | 5 | 5 | | | | | |
| 50 | TALLOW | 13 | 13 | | | | | |
| 51 | TALLOW | 8 | 8 | | | | | |
| 52 | ELM | 16 | 16 | | | | | |
| 53 | M.S. TALLOW | 17 | 17 | | | | | |
| 54 | PECAN | 14 | 14 | | | | | |
| 55 | CHINABERRY | 15 | 15 | | | | | |
| 56 | ELM | 5 | 5 | | | | | |
| 57 | HACKBERRY | 8 | 8 | | | | | |
| 59 | HACKBERRY | 5 | 5 | | | | | |
| 60 | OAK | 12 | 12 | | | | | |
| 61 | ELM | 20 | 20 | | | | | |
| 62 | TALLOW | 13 | 13 | | | 13 | | To Remove |
| 63 | OAK | 10 | 10 | | | | | |
| 64 | OAK | 10 | 10 | | | | | |
| 65 | OAK | 12 | 12 | | | | | |
| 66 | OAK | 11 | 11 | | | | | |
| 67 | OAK | 13 | 13 | | | | | |
| 68 | OAK | 11 | 11 | | | | | |
| 69 | OAK | 12 | 12 | | | 12 | | To Remove |
| 70 | OAK | 8 | 8 | | | | | |
| 71 | M.S. OAK | 16 | 16 | | | | | |
| 72 | OAK | 12 | 12 | | | 12 | | To Remove |
| 73 | OAK | 9 | 9 | | | 9 | | To Remove |
| 74 | OAK | 13 | 13 | | | 13 | | To Remove |
| 75 | CREPE MYRTLE | 27 | 27 | | | | 27 | Variance approved. See arch |
| 76 | CREPE MYRTLE | 27 | 27 | | | | 27 | To Remove |
| 77 | HACKBERRY | 4 | 4 | | | | | |
| 78 | HACKBERRY | 6 | 6 | | 6 | | | To Remove |
| 79 | ELM | 9 | 9 | | | 9 | | To Remove |
| 80 | HACKBERRY | 4 | 4 | | 4 | | | To Remove |
| 81 | HACKBERRY (DEAD) | 9 | 9 | | | | | |
| 82 | M.S. ELM | 13 | 13 | | | | | |
| 83 | ELM | 18 | 18 | | | | | |
| 84 | ELM | 4 | 4 | | | | | |
| 85 | ELM | 6 | 6 | | | | | |
| 86 | ELM | 3 | 3 | | | | | |
| 87 | M.S. PERSIMON | 10 | 10 | | | | | |
| 88 | OAK | 13 | 13 | | | | | |
| 89 | OAK | 9 | 9 | | | | | |
| 90 | OAK | 14 | 14 | | | | | |
| 91 | OAK | 11 | 11 | | | | | |
| 92 | OAK | 11 | 11 | | | | | |
| 93 | HACKBERRY | 12 | 12 | | | 12 | | To Remove |
| 94 | OAK | 15 | 15 | | | | 15 | Variance approved. See arch |
| 95 | OAK | 10 | 10 | | | 10 | | To Remove |
| 96 | M.S. OAK | 24 | 24 | | | | | |
| 97 | OAK | 20 | 20 | | | | | |
| 98 | M.S. OAK | 14 | 14 | | | | | |
| 99 | M.S. OAK | 14 | 14 | | | | | |
| 100 | OAK | 30 | 30 | | | | | |
| 101 | OAK | 10 | 10 | | | | | |
| 102 | OAK | 9 | 9 | | | | | |
| 103 | OAK | 11 | 11 | | | | | |
| 104 | HACKBERRY | 7 | 7 | | | 7 | | To Remove |
| 105 | OAK | 9 | 9 | | | | | |
| 106 | OAK | 13 | 13 | | | | | |

### PYTILAK RESIDENCE
### TREE MITIGATION CALCULATIONS
**TREE INVENTORY** — Total Caliper Inches Surveyed 3" and above Sec. 22.03.304(d):

| Tag # | Species | Caliper in Inch | Caliper Total | HG/P | Other Tree Type Categories: <6" no replacement | 6"-14" 75% replacement | >14" 150% replacement (variance required) | MITIGATION NOTES |
|---|---|---|---|---|---|---|---|---|
| 107 | OAK | 13 | 13 | | | | | |
| 108 | OAK | 6 | 6 | | | | | |
| 109 | PECAN | 6 | 6 | | 6 | | | To Remove |
| 110 | OAK | 13 | 13 | | | | | |
| 111 | M.S. OAK | 20 | 20 | | | | | |
| 112 | OAK | 8 | 8 | | | | | |
| 113 | OAK | 12 | 12 | | | | | |
| 114 | OAK | 12 | 12 | | | | | |
| 115 | OAK | 16 | 16 | | | | | |
| 116 | OAK | 9 | 9 | | | | | |
| 117 | ELM | 7 | 7 | | | | | |
| 118 | CEDAR | 15 | 15 | | | | | |
| 119 | M.S. OAK | 34 | 34 | | | | | |
| 120 | HACKBERRY | 8 | 8 | | | | | |
| 121 | M.S. OAK | 32 | 32 | | | | | |
| 122 | OAK | 19 | 19 | | | | | |
| 123 | PECAN | 8 | 8 | | | | | |
| 124 | HACKBERRY | 9 | 9 | | | | | |
| 125 | M.S. MOUNTAIN LAUREL | 9 | 9 | | | | | |
| 126 | LIGUSTRUM | 23 | 23 | | | | | |
| 127 | HACKBERRY | 15 | 15 | | | | | |
| 128 | HACKBERRY | 7 | 7 | | | | | |
| 129 | OAK | 12 | 12 | | | | | |
| 130 | OAK | 8 | 8 | | | | | |
| 131 | OAK | 12 | 12 | | | | | |
| 132 | OAK | 18 | 18 | | | | | |
| 133 | OAK | 7 | 7 | | | | | |
| 134 | OAK | 10 | 10 | | | | | |
| 135 | OAK | 7 | 7 | | | | | |
| 136 | OAK | 10 | 10 | | | | | |
| 137 | OAK | 8 | 8 | | | | | |
| 138 | OAK | 14 | 14 | | | | | |
| 139 | OAK | 8 | 8 | | | | | |
| 142 | HACKBERRY | 5 | 5 | | | | | |
| 143 | HACKBERRY | 5 | 5 | | | | | |
| 144 | HACKBERRY | 5 | 5 | | | | | |
| 145 | HACKBERRY | 4 | 4 | | | | | |
| 146 | M.S. HACKBERRY | 6 | 6 | | | | | |
| 147 | HACKBERRY | 4 | 4 | | 4 | | | To Remove |
| 148 | HACKBERRY | 3 | 3 | | 3 | | | To Remove |
| 149 | HACKBERRY | 3 | 3 | | 3 | | | To Remove |
| 150 | HACKBERRY | 4 | 4 | | 4 | | | To Remove |
| 151 | HACKBERRY | 4 | 4 | | | | | |
| 152 | CEDAR | 7 | 7 | | | | | |
| 153 | HACKBERRY | 4 | 4 | | | | | |
| 154 | M.S. HACKBERRY | 8 | 8 | | | | | |
| 155 | HACKBERRY | 9 | 9 | | | 9 | | To Remove |
| 156 | HACKBERRY | 5 | 5 | | | | | |
| 157 | CEDAR | 9 | 9 | | | | | |
| 158 | HACKBERRY | 3 | 3 | | 3 | | | To Remove |
| 159 | HACKBERRY | 3 | 3 | | 3 | | | To Remove |
| 160 | ELM | 8 | 8 | | | 8 | | To Remove |
| 161 | HACKBERRY | 5 | 5 | | 5 | | | To Remove |
| 162 | HACKBERRY | 6 | 6 | | 6 | | | To Remove |
| 163 | CEDAR | 6 | 6 | | 6 | | | To Remove |
| 164 | OAK | 11 | 11 | | | 11 | | To Remove |
| 165 | HACKBERRY | 5 | 5 | | 5 | | | To Remove |
| 166 | HACKBERRY | 13 | 13 | | | 13 | | To Remove |
| 167 | HACKBERRY | 17 | 17 | | | | 17 | Variance approved. See arch |
| 168 | HACKBERRY | 8 | 8 | | | 8 | | To Remove |
| 169 | M.S. HACKBERRY | 14.5 | 14.5 | | | | 14.5 | Variance approved. See arch |
| 170 | CEDAR | 5 | 5 | | | | | |
| 171 | TALLOW | 4 | 4 | | | | | |
| 172 | TALLOW | 3 | 3 | | | | | |
| 173 | TALLOW | 4 | 4 | | | | | |
| 174 | TALLOW | 4 | 4 | | | | | |
| 175 | CEDAR | 3 | 3 | | | | | |
| 176 | CEDAR | 5 | 5 | | | | | |
| 177 | CEDAR | 3 | 3 | | | | | |
| 178 | CEDAR | 6 | 6 | | | | | |
| 179 | TALLOW | 10 | 10 | | | | | |
| 180 | TALLOW | 8 | 8 | | | | | |
| 181 | M.S. TALLOW | 20 | 20 | | | | | |
| 182 | TALLOW | 13 | 13 | | | | | |
| 183 | CEDAR | 6 | 6 | | | | | |
| 184 | M.S. YAUPON | 6 | 6 | | | | | |
| 185 | CEDAR | 6 | 6 | | | | | |
| 186 | CEDAR | 6 | 6 | | | | | |
| 187 | CEDAR | 5 | 5 | | | | | |
| 188 | CEDAR | 12 | 12 | | | | | |
| 189 | CEDAR | 4 | 4 | | | | | |
| 190 | CEDAR | 4 | 4 | | | | | |
| 191 | CEDAR | 4 | 4 | | | | | |
| 192 | CEDAR | 6 | 6 | | | | | |
| 193 | CEDAR | 3 | 3 | | | | | |
| 194 | OAK | 3 | 3 | | | | | |
| 195 | M.S. OAK | 4 | 4 | | | | | |
| 197 | OAK | 4 | 4 | | | | | |
| 198 | CEDAR | 6 | 6 | | | | | |
| 199 | CEDAR | 6 | 6 | | | | | |
| 200 | CEDAR | 3 | 3 | | | | | |
| 201 | CEDAR | 5 | 5 | | | | | |
| 202 | M.S. HACKBERRY | 6 | 6 | | | | | |
| 203 | TALLOW | 4 | 4 | | | | | |
| 204 | TALLOW | 6 | 6 | | | | | |
| 205 | TALLOW | 6 | 6 | | | | | |
| 206 | TALLOW | 12 | 12 | | | | | |
| 207 | M.S. TALLOW | 20 | 20 | | | | | |
| 208 | M.S. TALLOW | 20 | 20 | | | | | |
| 209 | PECAN | 14 | 14 | | | | | |
| 210 | PECAN | 11 | 11 | | | | | |
| 211 | MULBERRY | 5 | 5 | | | | | |

### PYTILAK RESIDENCE
### TREE MITIGATION CALCULATIONS
**TREE INVENTORY** — Total Caliper Inches Surveyed 3" and above Sec. 22.03.304(d):

| Tag # | Species | Caliper in Inch | Caliper Total | HG/P | Other Tree Type Categories: <6" no replacement | 6"-14" 75% replacement | >14" 150% replacement (variance required) | MITIGATION NOTES |
|---|---|---|---|---|---|---|---|---|
| 212 | PECAN | 18 | 18 | | | | | |
| 213 | M.S. TALLOW | 15 | 15 | | | | | |
| 214 | TALLOW | 15 | 15 | | | | | |
| 215 | TALLOW | 10 | 10 | | | | | |
| 216 | TALLOW | 6 | 6 | | | | | |
| 217 | PECAN | 7 | 7 | | | | | |
| 218 | ELM | 6 | 6 | | | | | |
| 219 | PECAN | 13 | 13 | | | | | |
| 220 | TALLOW | 7 | 7 | | | | | |
| 221 | PECAN | 7 | 7 | | | | | |
| 222 | TALLOW | 19 | 19 | | | | | |
| 223 | TALLOW | 4 | 4 | | | | | |
| 224 | TALLOW | 7 | 7 | | | | | |
| 225 | TALLOW | 4 | 4 | | | | | |
| 226 | TALLOW | 4 | 4 | | | | | |
| 227 | TALLOW | 3 | 3 | | | | | |
| 228 | M.S. TALLOW | 17 | 17 | | | | | |
| 229 | TALLOW | 3 | 3 | | | | | |
| 230 | TALLOW | 4 | 4 | | | | | |
| 231 | MULBERRY | 3 | 3 | | | | | |
| 232 | HACKBERRY | 5 | 5 | | | | | |
| 233 | M.S. CEDAR | 25 | 25 | | | | | |
| 235 | ELM | 4 | 4 | | | | | |
| 237 | M.S. HACKBERRY | 9 | 9 | | | 9 | | To Remove |
| 238 | TALLOW | 5 | 5 | | | | | |
| 239 | TALLOW | 6 | 6 | | | | | |
| 240 | TALLOW | 12 | 12 | | | | | |
| 241 | PECAN | 6 | 6 | | | | | |
| 307 | CEDAR | 15 | 15 | | | | | |
| 308 | CEDAR | 14 | 14 | | | | | |
| 431 | PERSIMON | 11 | 11 | | | 11 | | To Remove |
| 432 | ELM | 11 | 11 | | | | | |
| 438 | ELM | 18 | 18 | | | | | |
| 439 | M.S. OAK | 34 | 34 | | | | | |
| 440 | OAK | 12 | 12 | | | 12 | | To Remove |
| 445 | M.S. OAK | 15 | 15 | | | | | |
| 450 | OAK | 20 | 20 | | | | | |
| | | | | | 64 | 178 | 100.5 | |
| | | | | **Total Inches to be Removed:** | 342.50 | | | |

| MITIGATION - Tree Replacement | <6" no replacement | 6"-14" 75% replacement | >14" 150% replacement (variance required) |
|---|---|---|---|
| City of West Lake Mitigation Rates **Division 22.03.304 (d)(4):** | 0% | 75% | 150% |
| Replacement Caliper Inches Required by Category: | 0 | 133.5 | 150.75 |
| **Total Replacement Inches Required:** | **284.25** | | |

### TREE MITIGATION PROVIDED

| Caliper | Species | Qty | Non-Mitigation Inches Planted | Mitigation Inches Planted | Mitigation Inches Planted On Site | Private Inches Owed to UFRF |
|---|---|---|---|---|---|---|
| 10 | QUERCUS POLYMORPHA | 2 | | 20 | 20 | |
| 10 | QUERCUS VIRGINIANA | 2 | | 20 | 20 | |
| 4 | QUERCUS POLYMORPHA | 14 | | 56 | 56 | |
| 4 | QUERCUS VIRGINIANA | 14 | | 56 | 56 | |
| 4 | DIOSPYROS TEXANA | 9 | | 36 | 36 | |
| 2 | CERCIS CANADENSIS VAR. MEXICANA | 12 | | 24 | 24 | |
| 2 | CHILOPSIS LINEARIS | 10 | | 20 | 20 | |
| 2 | PRUNUS MEXICANA | 12 | | 24 | 24 | |
| 2 | UNGNADIA SPECIOSA | 15 | | 30 | 30 | |
| | | | | | | |
| | | | Total Replacement Inches Planted: | 286 | 286 | |


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PROJECT
# PITYLAK RESIDENCE

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LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT — CLEVE ALLEN JR. — 2880 — STATE OF TEXAS

**PERMIT**

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: TREE MITIGATION CALCULATIONS

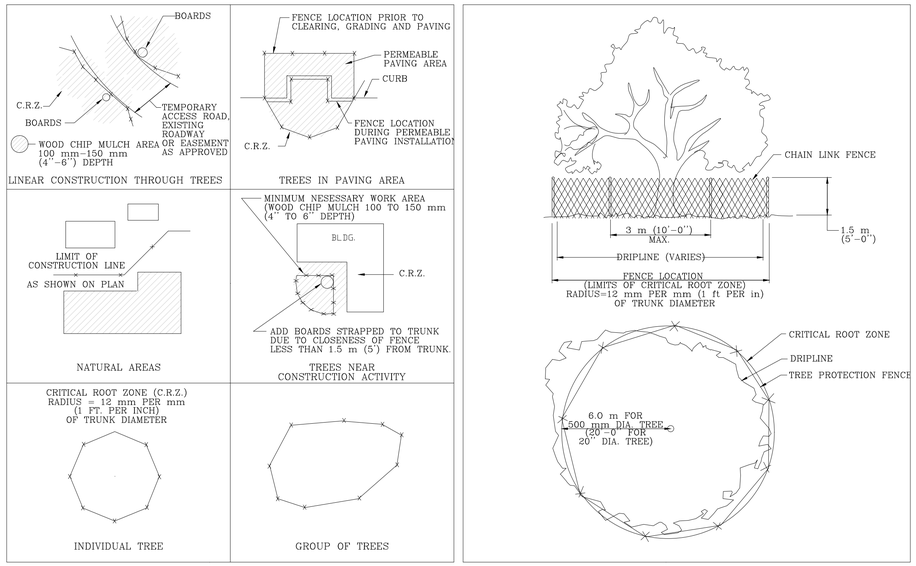
# L003

## ADDITIONAL TREE PROTECTION NOTES

1. REFER TO ARBORIST'S PLAN AND/OR SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, REFER TO ARBORIST'S PLAN AND/OR SPECIFICATION SHEETS FOR WATERING SCHEDULE AND STRATEGY.
3. NO PRUNING OF ROOTS OR LIMBS GREATER THAN 1.5" SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
5. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
6. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
7. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
8. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
9. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
10. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
11. WHERE FENCING DOES NOT FULLY ENCLOSE THE FULL CRZ OF PROTECTED TREES PER TREE PROTECTION PLAN, CONTRACTOR TO INCLUDE 2X6 PLANKS UNDER $\frac{3}{4}$" PLYWOOD OR CONSTRUCTION MATS FOR ACCESS WITHIN THE $\frac{1}{2}$ CRZ.
12. FOR UTILITY WORK IN VICINITY OF PROTECTED TREES, AREA SHALL BE AIRSPADED FIRST, VERIFY IN FIELD.
13. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING. CONFIRM LAYOUT OF FENCING WITH LANDSCAPE ARCHITECT ON SITE. GOAL IS TO ACHIEVE MIN. 50% OF THE TOTAL CANOPY (100% CRZ) WITHIN FENCING. MULCH WITHIN TREE PROTECTION FENCING: 3" MIN. MULCH OUTSIDE OF TREE PROTECTION FENCING UP TO FULL CRZ OF PROTECTED TREES: 8".
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
15. NO WORK SHALL OCCUR DURING OAK WILT SEASON UNLESS UNDER DIRECTION OF LICENSED ARBORIST.

## STANDARD TREE PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF WEST LAKE HILLS STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. EXTEND ALL TREE PROTECTION FENCING TO THE FULL EXTENT OF THE CRITICAL ROOT ZONE (CRZ) WHERE POSSIBLE.
6. IF FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE THE FENCING AT THE $\frac{1}{2}$ CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE $\frac{1}{2}$ CRZ TO THE FULL CRZ. IF FENCING CANNOT BE INSTALLED AROUND THE $\frac{1}{2}$ CRZ, 2X4X6 OR GREATER SIZE LUMBER SHALL BE STRAPPED VERTICALLY TO THE TREE AND 8" OF HARDWOOD MULCH SHALL BE APPLIED WITHIN THE FULL CRZ.
7. TREE PROTECTION FENCING OR USE OF LUMBER STRAPPED TO TREES APPLIES TO ROW TREES.
8. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
9. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.
10. ANY LIMB PRUNING OF PROTECTED TREES SHALL NOT EXCEED 25% AND SHALL BE REVIEWED IN ADVANCE BY CITY ARBORIST. CITY ARBORIST MAY REQUEST A 3RD PARTY ARBORIST REPORT SHOWING PROPOSED PRUNING.
11. NO PROTECTED TREES IMPACTED MORE THAN 50% AS PER TREE PRESERVATION CRITERIA LISTED IN E.C.M. 3.5.2




CWLH TREE PROTECTION DETAILS 1

NTS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PROJECT
# PITYLAK RESIDENCE

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

CLIENT
KIM PITYLAK
RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
CLEVE ANN SHADEMAKER
2880
STATE OF TEXAS

**PERMIT**

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: TREE NOTES

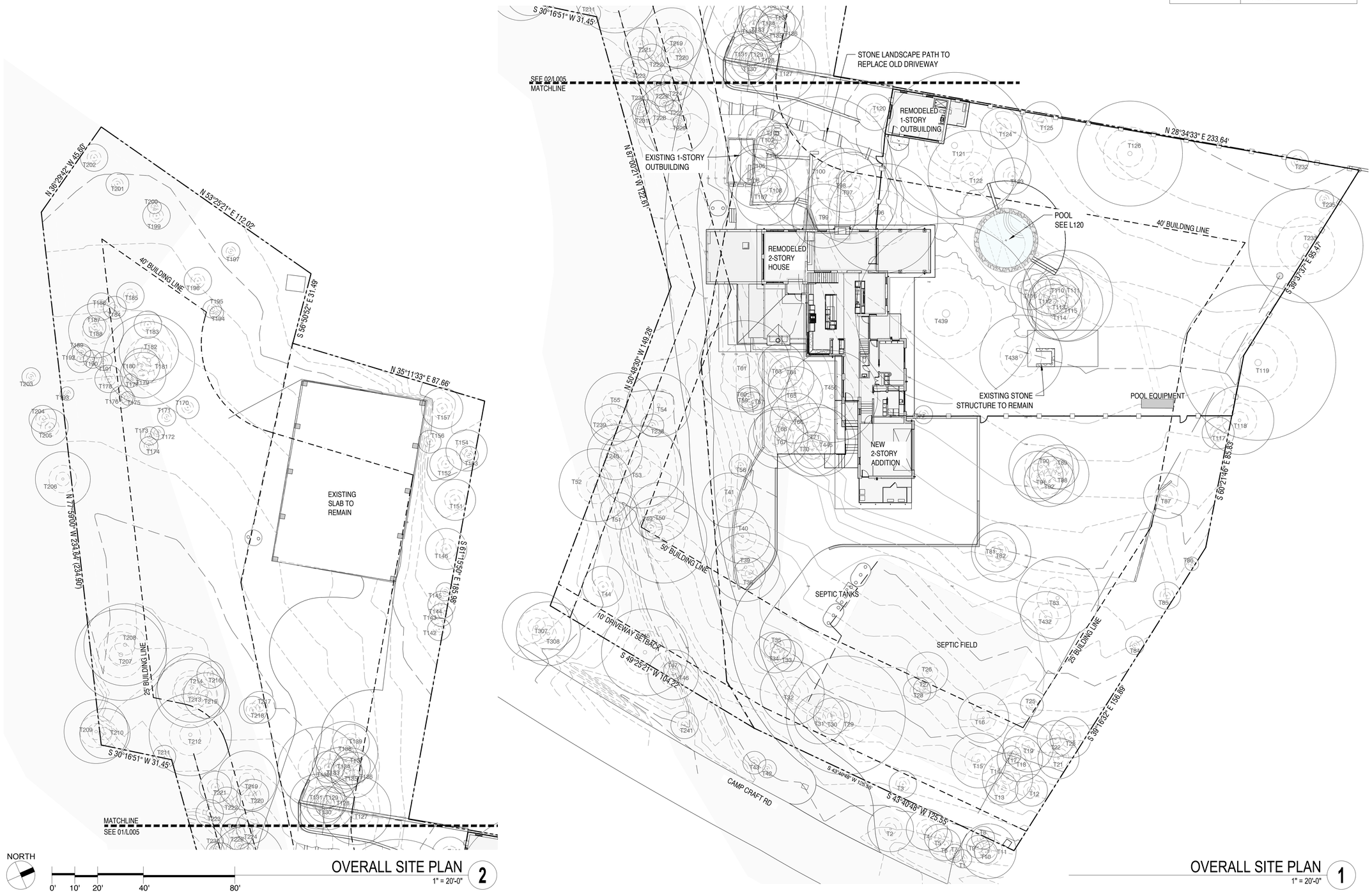
# L004

## NOTES

1. **SITE**
SEE SURVEY FOR ADDITIONAL SITE INFORMATION.
2. **CIVIL**
REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

## SYMBOLS LEGEND

| SYMBOL | ITEM |
|---|---|
| | PROPERTY LINE |
| | EXISTING CONTOUR |
| | SETBACK |
| | MATCHLINE |




OVERALL SITE PLAN 2
1" = 20'-0"

OVERALL SITE PLAN 1
1" = 20'-0"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STATE OF TEXAS

**PERMIT**

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ISSUANCES:

REVISIONS:

SHEET: OVERALL SITE PLAN

# L005

## FENCE DETAILS

- HEIGHT: 48 INCHES
- COLOR: BLACK
- VERTICAL PICKETS WITH FLAT TOP
- MANUFACTURER: AUSTIN BROTHERS FENCE COMPANY

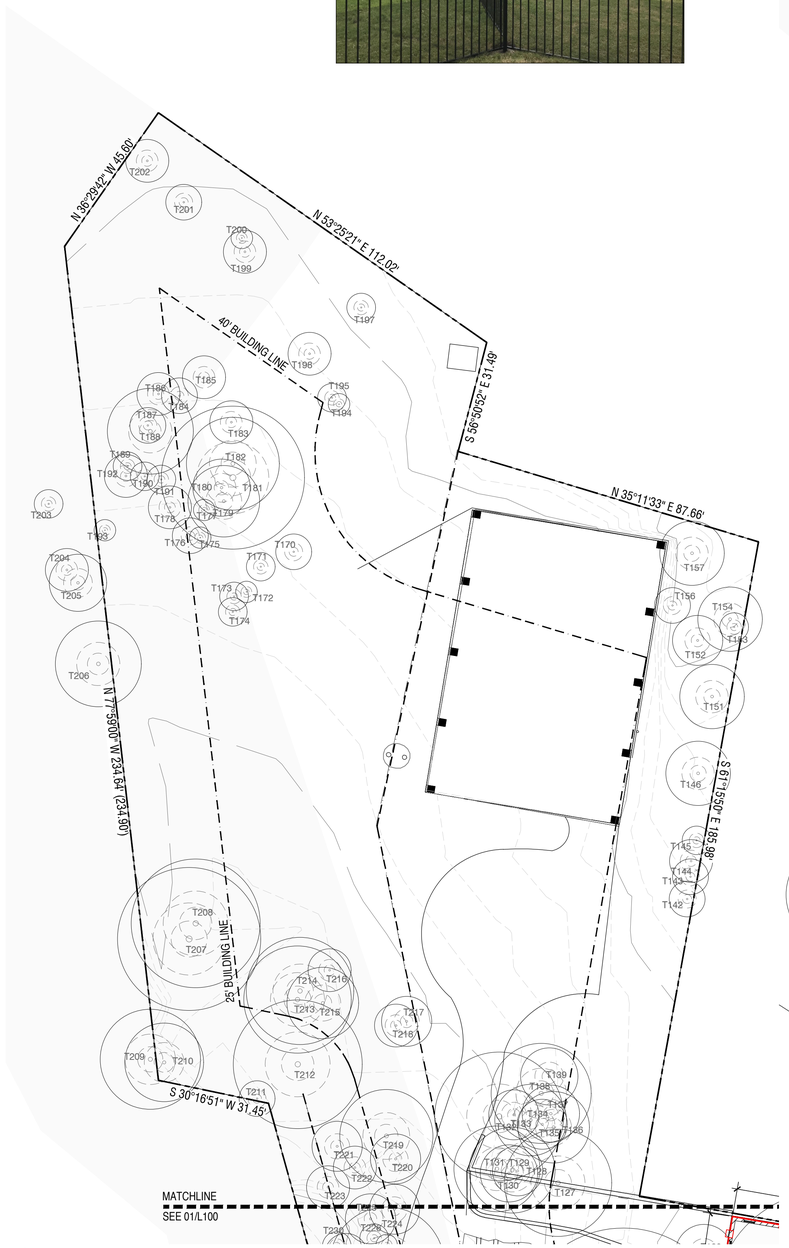
REFENCE IMAGE

## NOTES

1. ALL GATES AND FENCES ON SITE TO ADHERE TO LOCAL AND STATE POOL CODE. ALL GATES TO SWING AWAY FROM THE POOL AND HAVE SELF-LATCHING, SELF-CLOSING HARDWARE.

## SYMBOLS LEGEND

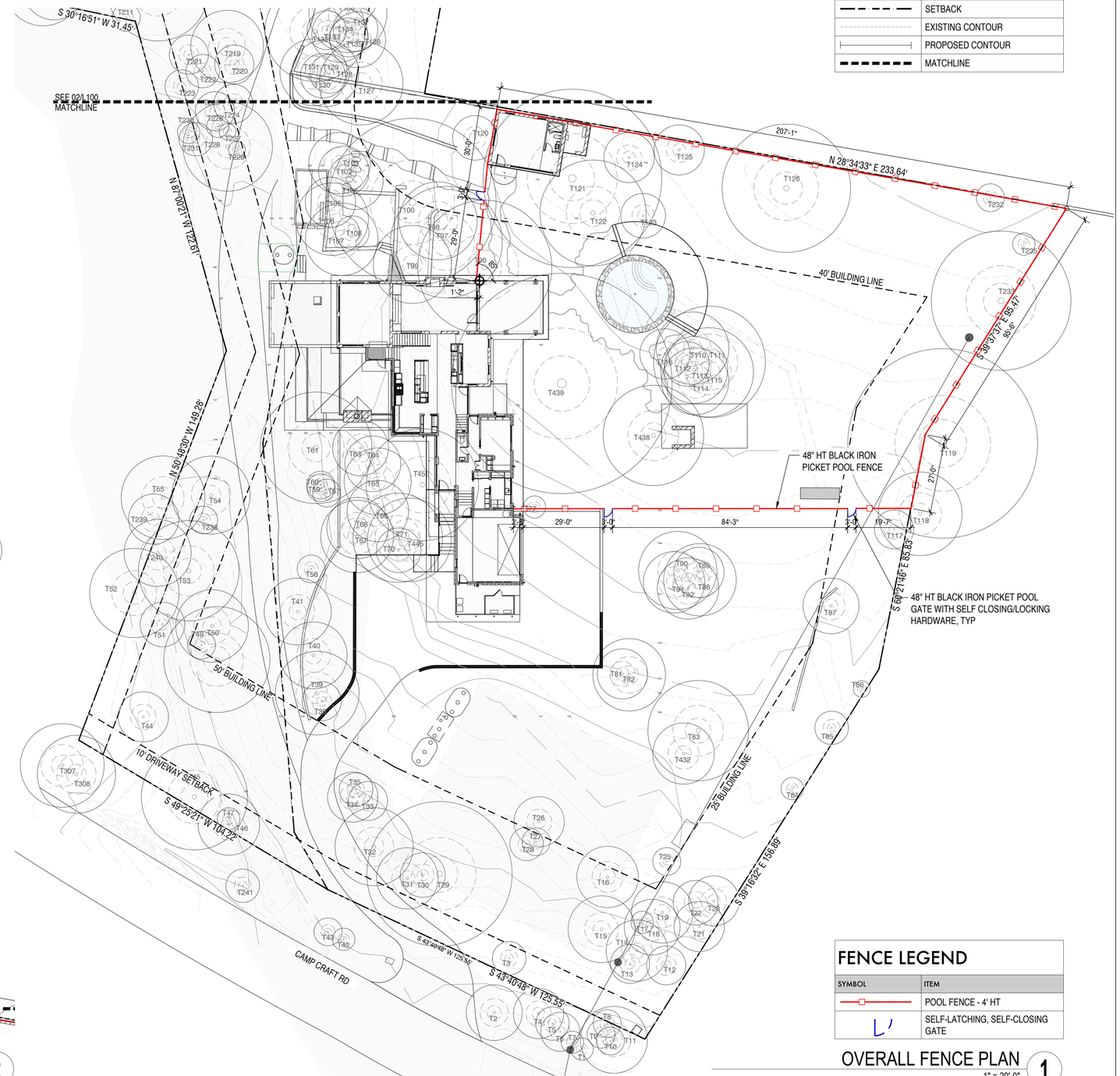
| SYMBOL | ITEM |
|---|---|
| | EXISTING TREE TO PROTECT |
| | PROPERTY LINE |
| | SETBACK |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | MATCHLINE |




NORTH

0' 10' 20' 40' 80'

OVERALL FENCE PLAN 2
1" = 20'-0"




## FENCE LEGEND

| SYMBOL | ITEM |
|---|---|
| | POOL FENCE - 4' HT |
| L' | SELF-LATCHING, SELF-CLOSING GATE |

OVERALL FENCE PLAN 1
1" = 20'-0"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PROJECT
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CLEVELAND
STATE OF TEXAS

**PERMIT**

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: OVERALL FENCE PLAN

# L100

## POOL NOTES

1. SURVEY PROPERTY LINE PINS, SETBACKS, AND EASEMENTS TO BE FIELD VERIFIED BEFORE POOL CONSTRUCTION COMMENCES.
2. ANY DISCREPANCIES IN THE POOL PLANS AND ON SITE CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PERMIT SUBMITTALS.
3. TREE PROTECTION FENCING AND TREE BOARDING REQUIRED AT ALL PROTECTED TREES AS PER CWLH TREE ORDINANCE.
4. POOL TO BE FIELD STAKED AT PROPOSED ELEVATION FOR APPROVAL BEFORE CONSTRUCTION COMMENCES.
5. ALL GATES AND FENCES ON SITE TO ADHERE TO LOCAL AND STATE POOL CODE. ALL GATES TO SWING AWAY FROM THE POOL AND HAVE SELF-LATCHING, SELF-CLOSING HARDWARE.

## POOL COPING NOTES

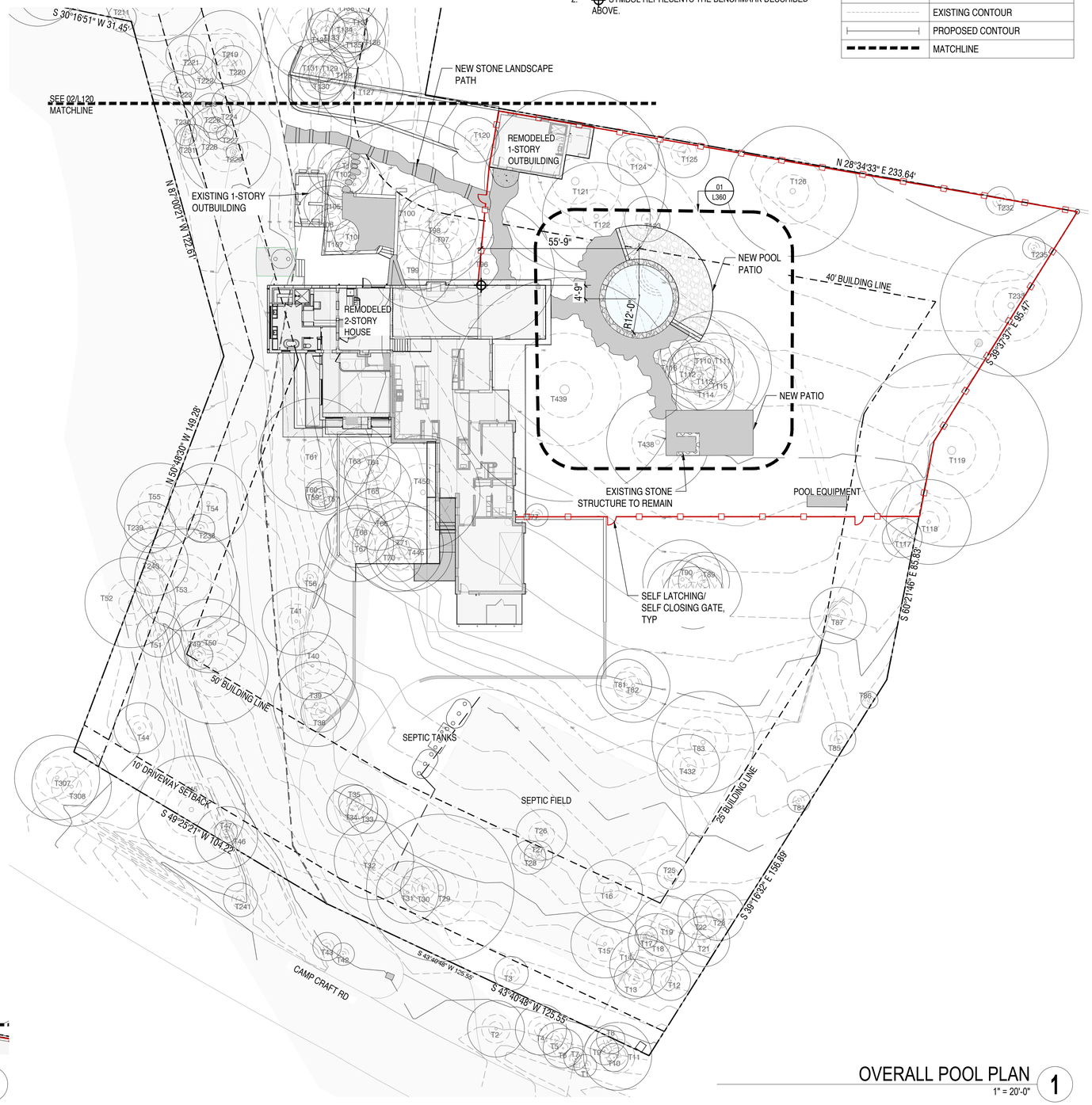
1. COPING SAMPLES TO BE APPROVED BY CLIENT BEFORE CONSTRUCTION COMMENCES.
2. COPING TO BE CUT IN THE FIELD AS PER FIELD MEASUREMENTS AND CONDITIONS.

## LAYOUT NOTES

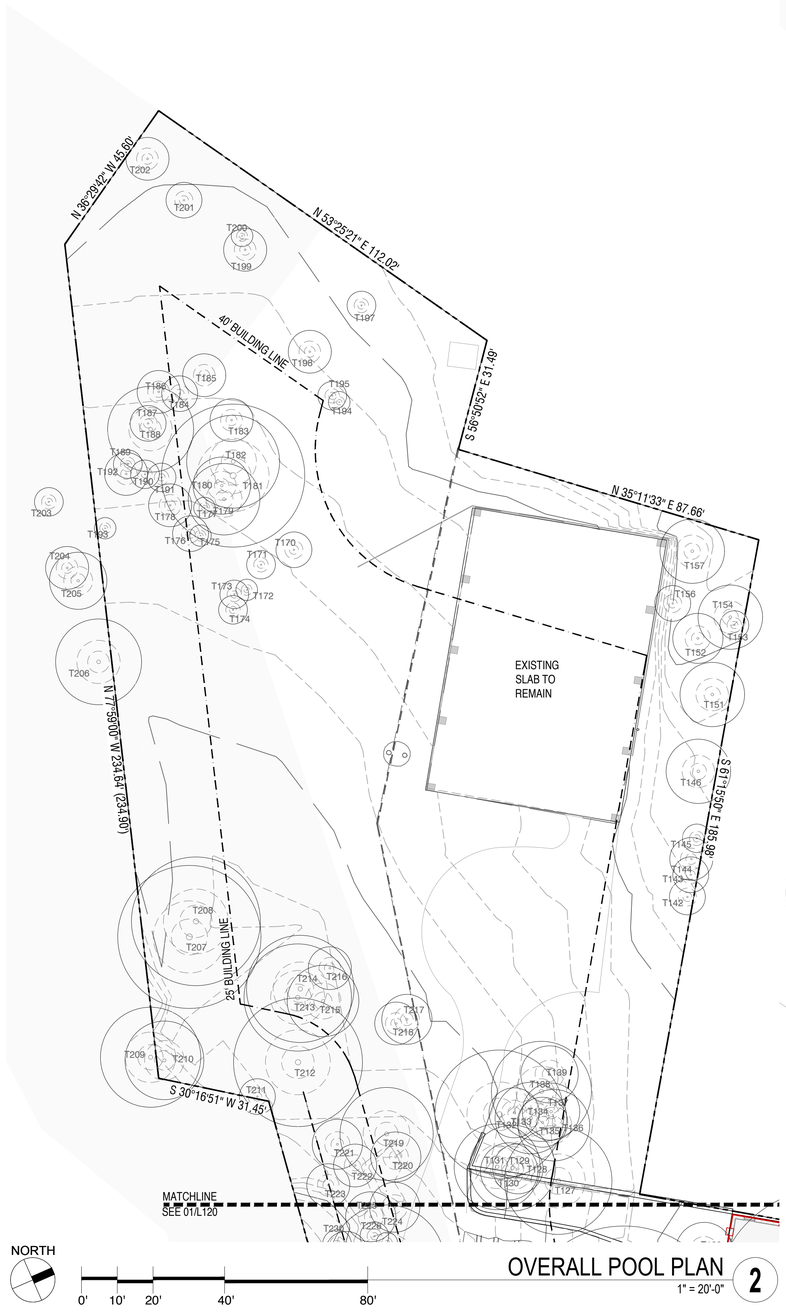
1. CONTRACTOR SHALL USE THE CORNER OF THE BUILDING AS A BENCHMARK FOR BASELINE DIMENSIONING
2. ⊕ SYMBOL REPRESENTS THE BENCHMARK DESCRIBED ABOVE.

## SYMBOLS LEGEND

| SYMBOL | ITEM |
|---|---|
| | EXISTING TREE TO PROTECT |
| | PROPERTY LINE |
| | SETBACK |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | MATCHLINE |




OVERALL POOL PLAN 1
1" = 20'-0"




OVERALL POOL PLAN 2
1" = 20'-0"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PROJECT
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CLEVE ALLEN SHADEMAKER
2880
STATE OF TEXAS

**PERMIT**

**DATE:** SEPTEMBER 03, 2024
**ISSUED FOR:** PERMIT RESUBMISSION

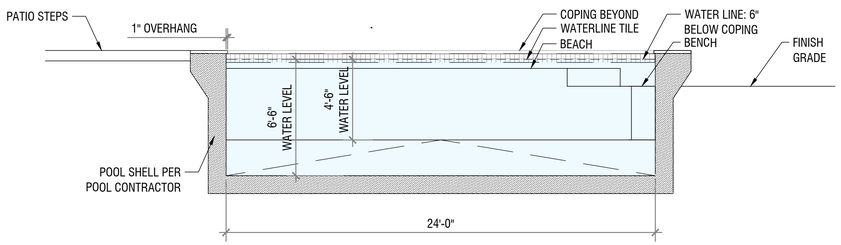
**ISSUANCES:**

**REVISIONS:**

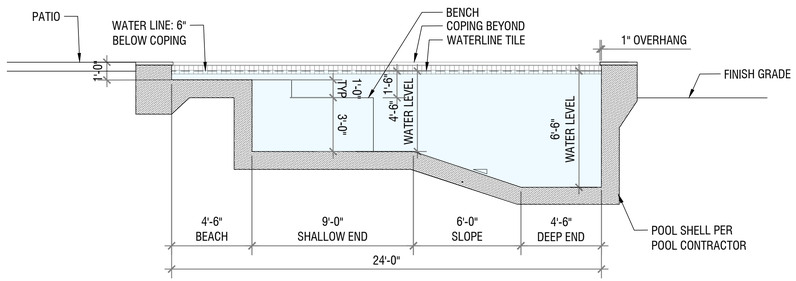
**SHEET:** OVERALL POOL PLAN

# L120

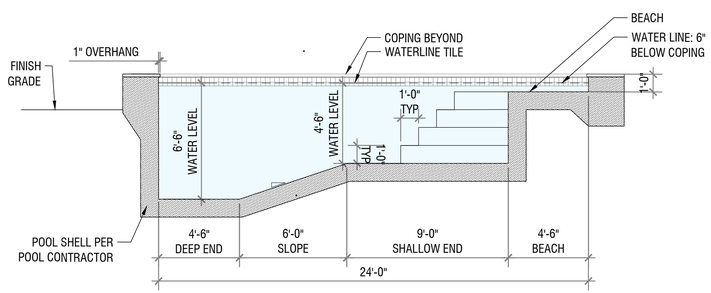
DRAWN BY: SC, CM



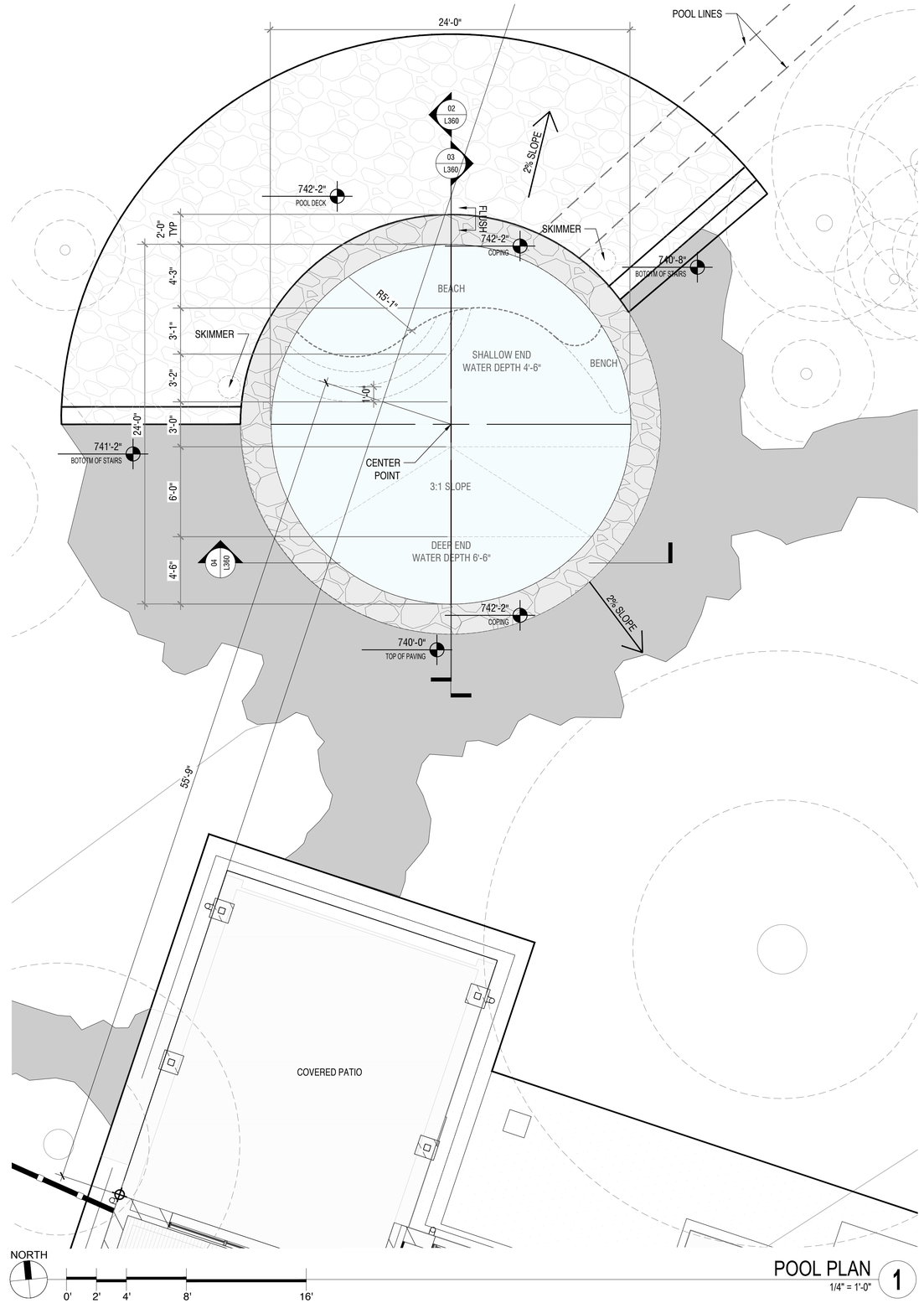

CROSS SECTION 4
1/4" = 1'-0"




LONGITUDINAL SECTION 3
1/4" = 1'-0"




LONGITUDINAL SECTION 2
1/4" = 1'-0"




POOL PLAN 1
1/4" = 1'-0"

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PROJECT
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STATE OF TEXAS
2883

PERMIT

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: POOL DETAILS

L360

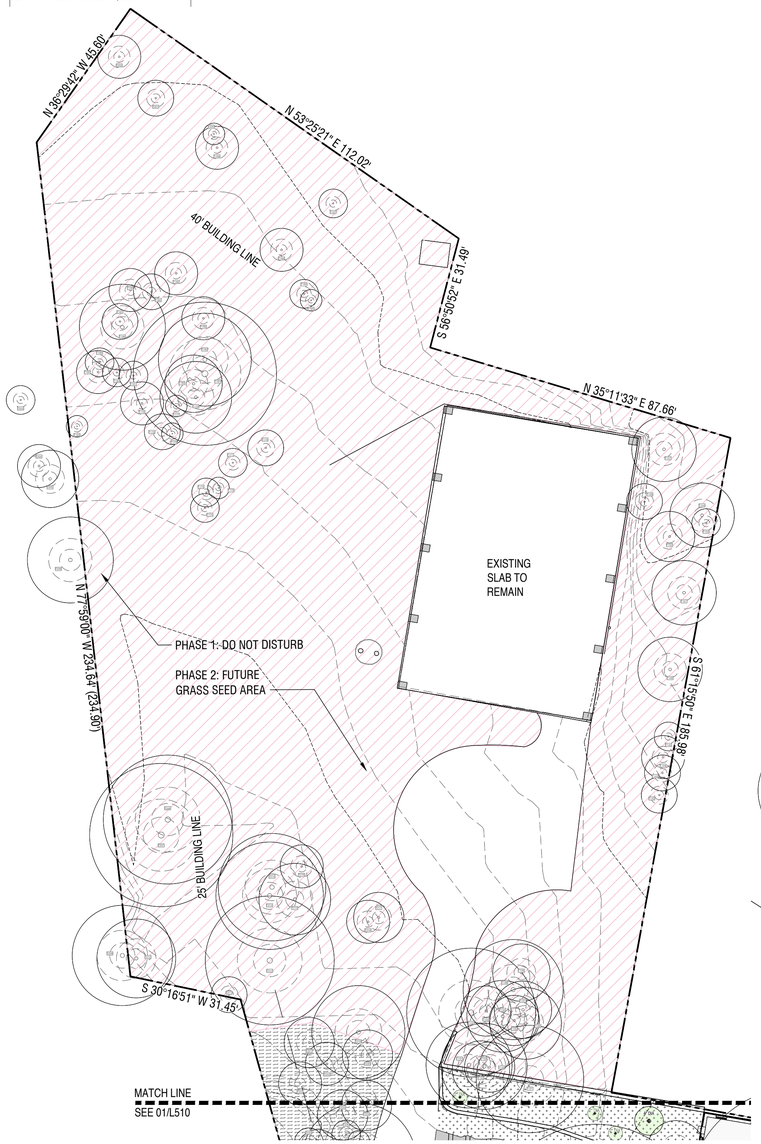
DRAWN BY: SC, CM

# PLANT SCHEDULE

| SYMBOL | ITEM | SPECIFICATIONS |
|---|---|---|
| | TREE TO REMAIN (FULL CRZ, 1/2 CRZ. TYP., 1/4 CRZ. TYP.) | |
| | MITIGATION TREE: 90 NEW TREES (MIX OF 2", 4", 10" CAL.) TO MEET REQUIRED 284.25" | SEE MITIGATION TABLE FOR TREE TYPE, SIZE & QTY. |
| | SEPTIC SEED MIX: 8450 S.F. | THUNDER TURF, PRODUCT NUMBER ITEM:#2863. BY NATIVE AMERICAN SEEDS. |
| | NATIVE SEED MIX: 31, 875 S.F. | CALICHE MIX, ITEM:#2860; INDIAN BLANKET, ITEM:#1005; MEXICAN HAT, ITEM:#1004. BY NATIVE AMERICAN SEEDS |
| | ORNAMENTAL PLANTER MIX: 570 S.F. | **- ORNAMENTAL GRASSES:** MUHLENBERGIA CAPILLARIS 'WHITE CLOUD - 3 GAL. @ 30" OC & PHYLA NODIFLORA - 4" POTS AT 18" O.C.<br>**- SUN ACCENTS:** GAURA LINDHEIMERI, MELAMPODIUM LEUCANTHUM, DATURA INOXIA, LANTANA MONTEVIDENSIS 'ALBA'<br>**- SHADE ACCENTS:** SABAL MINOR, CYRTOMIUM FALCATUM, DIETES BICOLOR |
| | FRONT GARDEN MIX: 1,320 S.F. | ZOYSIA JAPONICA 'EL TORO" - UNMOWN |
| | NATIVE SEDGE MIX: 6,566 S.F. | 33.3% CAREX PERDENTATA 'WEBBERVILLE', 33.3% CAREX DIVULSA, 33.3% CAREX TEXENSIS - 1 GAL. @ 24" OC |
| | RIPARIAN MIX: 11,570 S.F. | RIPARIAN RECOVERY MIX, PRODUCT NUMBER ITEM:#4506. BY NATIVE AMERICAN SEEDS. |
| | DO NOT DISTURB: 30,826 S.F. | |

# PLANTING NOTES

1. REFERENCE PLANT SCHEDULE FOR ALL QUANTITIES, SPACING, AND NOTES. REFERENCE PLANTING DETAILS.
2. WHEN PLANTING WITHIN A CRZ OF A PROTECTED TREE, OR NEAR ANY EXISTING MT. LAUREL, CONTRACTOR SHALL AIR SPADE IN THE ¾ CRZ TO EXPOSE ROOT SYSTEM. FIELD ADJUST PROPOSED PANT MATERIAL TO AVOID ANY ROOTS OVER 2" IN DIAMETER. ALL ROOTS MUST BE CUT CLEAN, WITH A CLEAN SAW, AND PAINTED IMMEDIATELY.
3. ALL EXISTING TREES SHALL REMAIN UNLESS TAGGED FOR REMOVAL BY LANDSCAPE ARCHITECT AND OWNER. SEE SPEC FOR TREE DEMO INFORMATION.
4. FIELD VERIFY ALL TREE LOCATIONS WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO FINAL PLANTING.
5. LANDSCAPE ARCHITECT SHALL FIELD ADJUST SMALLER TREES AND GROUPINGS PRIOR TO INSTALLATION.
6. LANDSCAPE ARCHITECT SHALL OVERSEE FIELD LOCATION OF ALL VINES.
7. EMPLOY EROSION CONTROL BLANKETS AND EROSION CONTROL FIBER MESH WHERE REQUIRED AT 3:1 SLOPES OR GREATER.




OVERALL PLANTING PLAN 2
1" = 20'-0"

OVERALL PLANTING PLAN 1
1" = 20'-0"

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STATE OF TEXAS

**PERMIT**

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: OVERALL PLANTING PLAN

# L510

DRAWN BY: SC, CM

# LIGHTING NOTES

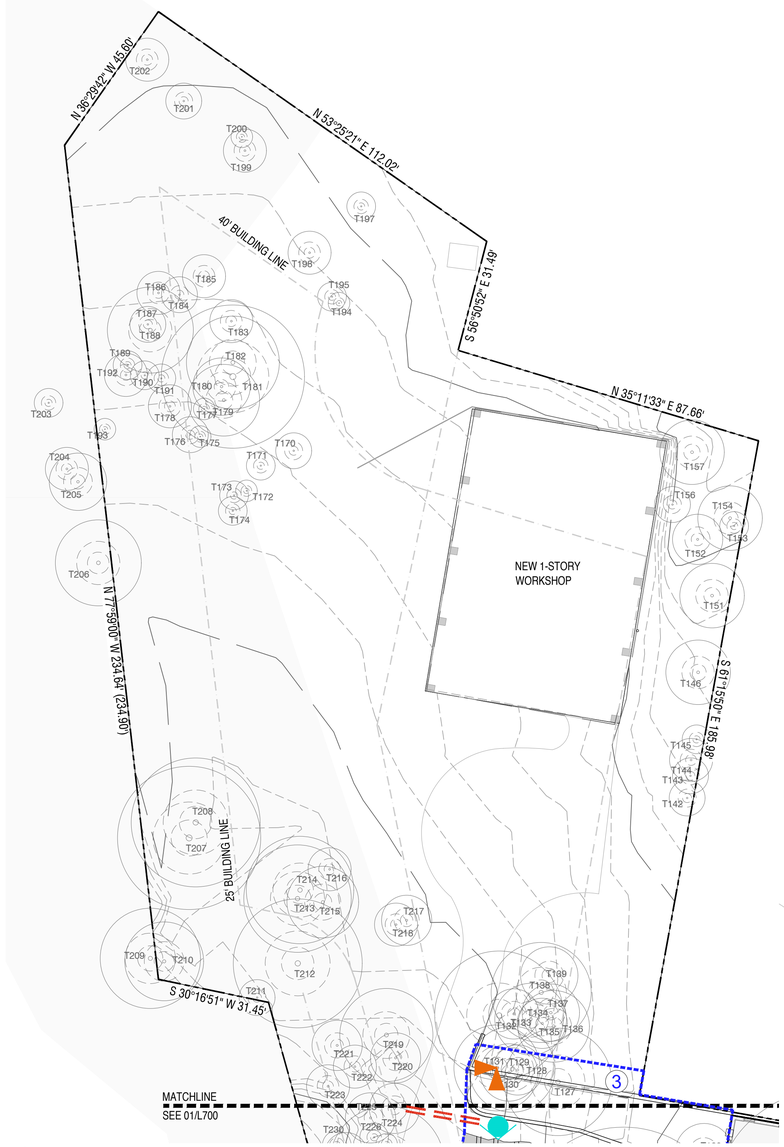
1. REFERENCE SPECIFICATIONS FOR LIGHTING INFORMATION AND SUBMITTALS.
2. GENERAL CONTRACTOR TO COORDINATE ALL TRANSFORMER LOCATIONS WITH DESIGN TEAM; IN THE FIELD, SUBJECT TO APPROVAL
3. FINISHES AS NOTED ON SPEC SHEETS.
4. CONTRACTOR TO PROVIDE FIXTURE SAMPLES AND COLOR SUBMITTALS FOR FINAL APPROVALS BEFORE MAKING PURCHASE.
5. CONTRACTOR TO VERIFY MECHANICAL ROOM SWEEPS FOR CONDUIT CONNECTION; LOCATION TO BE COORDINATED BETWEEN OWNER AND LIGHTING CONTRACTOR.
6. CONTRACTOR TO PROVIDE SWEEP 90 CONNECTIONS AT ALL PULL BOXES AND TERMINAL POINTS.
7. CONTRACTOR SHALL NOT TRENCH WITHIN THE $\frac{2}{3}$ CRZ OF ANY EXISTING TREE DRIP LINES AND SHALL AVOID WHERE POSSIBLE TRENCHING WITHIN FULL CRZ DRIP LINES.
8. ALL LIGHTS WITH THE EXCEPTION OF TASK LIGHTS TO BE OPERATED BY SOLAR PHOTOCELL.
9. ALL TASK LIGHTS TO BE HARDWIRE.
10. CONTRACTOR TO STAKE OUT ALL LOCATIONS FOR FINAL APPROVAL BEFORE INSTALLATION COMMENCES.

**LOW VOLTAGE LANDSCAPE LIGHTING NOTES:**

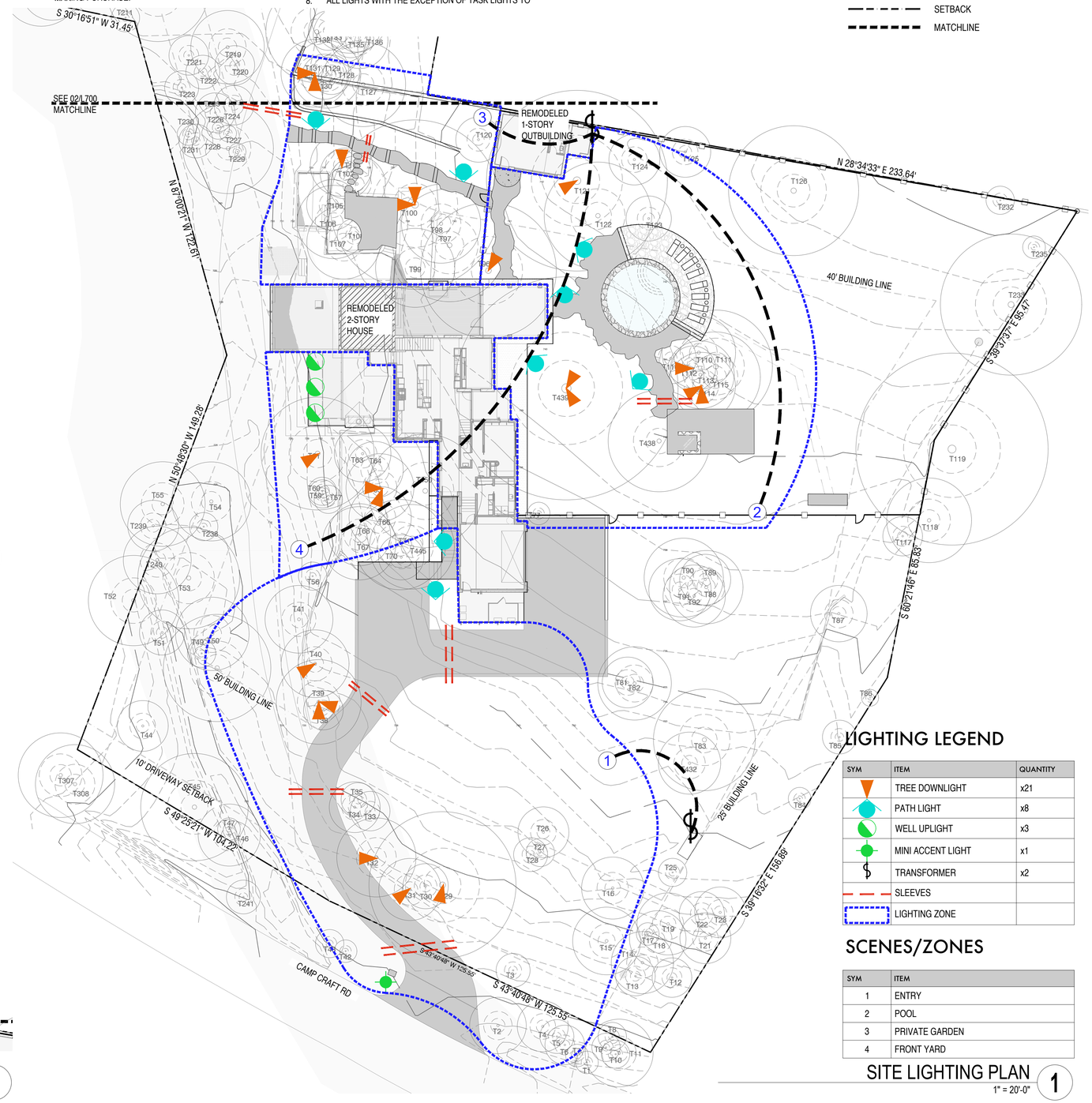
1. 1. PROVIDE 3" DIA. SLEEVING UNDER NEW PAVEMENT
2. 2. LOW VOLTAGE LIGHTING SHALL BE 3" BELOW GRADE, MIN.

# SYMBOLS LEGEND

| SYMBOL | ITEM |
|---|---|
| | EXISTING TREE TO PROTECT |
| | PROPERTY LINE |
| | SETBACK |
| | MATCHLINE |




SITE LIGHTING PLAN 2
1" = 20'-0"




# LIGHTING LEGEND

| SYM | ITEM | QUANTITY |
|---|---|---|
| | TREE DOWNLIGHT | x21 |
| | PATH LIGHT | x8 |
| | WELL UPLIGHT | x3 |
| | MINI ACCENT LIGHT | x1 |
| $ | TRANSFORMER | x2 |
| | SLEEVES | |
| | LIGHTING ZONE | |

# SCENES/ZONES

| SYM | ITEM |
|---|---|
| 1 | ENTRY |
| 2 | POOL |
| 3 | PRIVATE GARDEN |
| 4 | FRONT YARD |

SITE LIGHTING PLAN 1
1" = 20'-0"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**PERMIT**

DATE: SEPTEMBER 03, 2024
ISSUED FOR: PERMIT RESUBMISSION

ISSUANCES:

REVISIONS:

SHEET: SITE LIGHTING PLAN

# L700

DRAWN BY: SC, CM

# 12V Integrated LED Accent Light

16150-16158

| PROJECT: | ORDERING: |
|---|---|
| TYPE: | COMMENTS: |

**Kichler's 12V integrated LED accent light** has the durability you expect with an enhanced modern look, improved performance and superior light quality.

This updated LED accent uses almost 60% less energy and provides even more light output versus the prior design. Less energy consumption allows more fixtures to be placed on a run while providing the home-owner a system that costs less to operate.

## FEATURES

- High lumen output in small body
- Custom optics for superb center-to-the edge uniformity
- Available beam angle: 10°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection
- IP66 rated

## PERFORMANCE

| | 200 Lumen | 300 Lumen | 500 Lumen |
|---|---|---|---|
| Input Voltage | 9-15V | 9-15V | 9-15V |
| VA Total @ 15VAC | 3.5 | 5.25 | 10 |
| Wattage | 2.5 | 3.5 | 7 |
| Efficacy (Lm/W) | 80 | 86 | 71 |
| Halogen Replacement | 20W | 35W | 50W |

## SPECIFICATIONS

**Fixture**

| | |
|---|---|
| Light Source | Integrated LED |
| Number of LEDs | 3 or 6 |
| Kelvin Temperature | 2700K, 3000K |
| Color Rendering Index | 80+ |
| Beam Angles | 10°, 35°, 60° |

**Input**

| Lumens | Input Current | Efficiency | Power Factor |
|---|---|---|---|
| 200 | .484A@9VAC | 88.40% | 0.653 |
| 300 | .578A@9VAC | 86.03% | 0.706 |
| 500 | 1.1A@9VAC | 86.90% | 0.738 |

| Output | Lumens |
|---|---|
| High | 500 |
| Mid | 300 |
| Low | 200 |

**Environmental**

| | |
|---|---|
| Environmental Protection Rating | Wet |
| Operation Ambient Temperature | -25°C - +40°C |
| Storage Temperature | -40° C - +80°C |
| Expected Life Time | 50K Hours > 75°C Tc Max |

**Mechanical & Housing Specification**

| | |
|---|---|
| Length | 3.5" / 89 mm |
| Width | 3.25" / 83 mm |
| Height | 4.5" / 114 mm |
| Housing Material | Aluminum, Brass |
| Housing Color & Surface | Black/Brown/CBR |
| Weight | Alum 1.05lb/ 0.5Kg, Brass 2.3lb/ 1.1Kg |

## FIXTURE

**Glass Window**
Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

**Body**
A380 Aluminum, C360 Brass casting

**Wire**
18 AWG, SPT-1W, 105°C, 300V, 48" length

**Optics**
Polycarbonate TIR lens provides superior fixture beam angle. Available in 10°, 35° and 60°.

**Accessories**
Includes gel-filled wirenuts and stake

**Dimensions**

## AVAILABLE FINISHES

AZT Architectural Bronze
BKT Black
CBR Centennial Brass

KICHLER

TREE DOWN-LIGHT
NTS

## CITY OF WEST LAKE LUMEN ALLOWANCE CALCULATION

CODE SECTION REFERECNED: 24.06.005 (a)

## EXTERIOR LIGHTING FIXTURE LIST

| TYPE | DESCRIPTION | LUMEN OUTPUT | QUANTITY | TOTAL LUMENS | MOUNTING HEIGHT | FIXTURE |
|---|---|---|---|---|---|---|
| F.1 | NICHE MOUNTED LED SHIELDED STEPLIGHT - DARK SKY COMPLIANT | 43 | 5 | 215 | 12" ABOVE FINISHED FLOO/GROUND | |
| F.1 | NICHE MOUNTED LED SHIELDED STEPLIGHT - DARK SKY COMPLIANT | 150 | 3 | 450 | 12" ABOVE FINISHED FLOO/GROUND | |
| P | STRUCTURE MOUNTED LED SHIELDED DOWNLIGHT | 399 | 4 | 1596 | 9'-0" ABOVE FINISHED FLOO/GROUND | |
| P.1 | STRUCTURE MOUNTED LED SHIELDED DOWNLIGHT | 399 | 4 | 1596 | 7'-0" ABOVE FINISHED FLOO/GROUND | |
| R | BUILDING MOUNTED LED DOWNLIGHT OVER EXTERIOR DOORS - DARK SKY COMPIANT | 572 | 7 | 4004 | 9'-0" ABOVE FINISHED FLOO/GROUND | |
| T | STRUCTURE MOUNTED DOWNLIGHT - LOCATED IN COVERED OUTDOOR PATIO - DARK SKY COMPLIANT | 572 | 6 | 3432 | 6'-6" ABOVE FINISHED FLOO/GROUND | |
| DF.1 | DECORATIVE PENDANT - LOCATED UNDERNEATH ENTRY OVERHANG | 210 LUMENS PEF | 1 | 840 | NOT APPLICABLE | |
| DF.27 | DECORATIVE WALL SCONCE FLANKING GARAGE DOOR - DARK SKY COMPLIANT | 572 | 2 | 1144 | 6'-0" ABOVE FINISHED FLOO/GROUND | |
| DF.28 | DECORATIVE FLUSH MOUNT | 480 | 4 | 1920 | NOT APPLICABLE | |
| DF.29 | DEOCRATIVE WALL SCONCE AT EXTERIOR DOORS - DARK SKY COMPLIANT | 572 | 3 | 1716 | 6'-0" ABOVE FINISHED FLOO/GROUND | |
| DL200 | TREE MOUNTED SHIELDED DOWNLIGHTS | 300 | 22 | 6600 | 10' TO 20' ABOVE GRADE | Kichler 16154 |
| | | **TOTAL LUMENS** | | **23513** | **TOTAL SITE ACREAGE: 2.64**<br>**TOTAL SQFT: 115,140** | |
| | BASE ALLOWANCE | | 12000 | | | |
| | DOOR ALLOWANCE - 800 LUMENS PER EXTERIOR DOOR RE TO (SEC 24.03.005 (a)-2 | 13 DOORS | 10400 | | | |
| | 10 LUMEN ALLOWANCE FOR EACH FOOT OR PERIMETER AROUDN EACH PERMANENT STRUCTURE. RE TO (SEC 24.03.005 (a)-3 | 785'-0" | 7850 | | | |
| | | **TOTAL LUMENS ALLOWED** | | **30250** | | |
| NOTES | 1. Type R, T, DF.27 and DF.29: FROM THE MANUFACTURER- TO ADDRESS THE DESIRED MAX OUTPUT OF OUR FIXTURES, WE WILL CUSTOM PROGRAM THE INTEGRAL RP1 ELV/TRIAC DRIVER TO A LOWER DRIVE CURRENT. THE STANDARD OPERATING CURRENT IS 350mA. WE WILL REDUCE THE MAX OUTPUT OF THE DRIVER TO 250mA which when combined with the 40 dgree optic will result in 572 delivered lumens noted in above calculations. | | | | | |

FIXTURE LD200 HAS BEEN UPDATED FROM THE ORIGINAL EXTERIOR LUMEN ALLOWANCE CALCULATION TABLE

EXTERIOR LUMEN ALLOWANCE CALCULATION
NTS

# VLO 12V LED Small Accent

## One light, three lumen levels.

Our VLO Accent fixture is equipped with the Lumen Effects System, which allows you to easily switch between three lumen outputs: 100, 200, or 300, with the use of the Magnetic Key. Its field configurable design allows for customization based on the needs of the application.

| Variable Lumen Output (VLO) Adjustment | | Lumens |
|---|---|---|
| Level 1 | Flashes one time | 100 lm |
| Level 2* | Flashes two times | 200 lm |
| Level 3 | Flashes three times | 300 lm |

*Factory setting

**VLO 12V LED Small Accent with Lumen Effects System makes designing and modifying landscape lighting easier.**

**Lumen Effects System** eliminates the need to mechanically adjust or open the fixture, supporting product longevity.

**Flexible Lumen Levels** allows you to set and adjust the lumen levels as the landscape needs change.

**Sealed and fully encapsulated** to safeguard from water ingression and the outdoor elements – helping to extend the life of the product.

**Versatile IP66 rated** design provides a dust and water tight housing that can protect against strong jets of water that can occur in coastal areas with strong storms or applications close to sprinklers.

**6,000-volt system surge protection** protects against power surges and irregularities when paired with one of our transformers.

KICHLER

MINI ACCENT LIGHT
NTS

# Accent Light In-Ground I 12 V

15495CBR

© 2024 Kichler Lighting LLC All Rights Reserved

## SPECIFICATIONS

**Certifications/Qualifications**

| | |
|---|---|
| ADA Compliant | No |
| Prop65 | Yes |
| Dark Sky Compliant | No |
| Location Rating | Wet |
| | kichler.com/warranty |

**Dimensions**

| | |
|---|---|
| Height | 5" |
| Weight | 1.575 LBS |

**Electrical**

| | |
|---|---|
| Input Voltage | 12 V |

**Light Source**

| | |
|---|---|
| Light Source | Bulb |
| Lamp Included | Not Included |
| # Of Bulbs/LED Modules | 1 |
| Max Or Nominal Watt | 7 W |
| Lamp Type | MR16 |
| Socket Type | BIPI |

**Mounting/Installation**

| | |
|---|---|
| Interior/Exterior | Exterior Product |
| Mountable On Wall Or Ceiling | No |
| Mounting Weight | 1.58 LBS |
| Modular | No |
| Lead Wire Length | 48 |
| Wire Connectors | Wire Nuts |

## FIXTURE ATTRIBUTES

**Housing/Glass**

| | |
|---|---|
| Primary Material | Brass |
| Diffuser Description | Lens |
| Shade Included | No |

**Product/Ordering Information**

| | |
|---|---|
| Sku | 15495CBR |
| Finish | Centennial Brass |
| UPC | 783927540650 |

## ALSO IN THIS FAMILY

Kichler.com

KICHLER

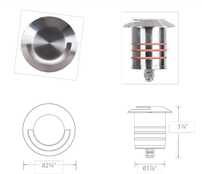
1

WELL UP-LIGHT
NTS

## 2" INGROUND SINGLE APERTURE

2091

WAC LANDSCAPE LIGHTING




Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

Landscape 2" recessed inground luminaire washes walkways with a shadow-free smooth illumination.

**FEATURES**

- Factory sealed water tight fixtures
- Cold Weather Start: -40°C to 50°C
- Solid stainless steel construction
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included

**SPECIFICATIONS**

**Input:** 9 - 15VAC (Transformer is required)
**Power:** 4.1W / 6.6VA
**Brightness:** 5 lm
**Color Temp:** 3000K
**CRI:** 85
**Rated Life:** 70,000 hours

**ORDERING NUMBER**

| | Color Temp | Finish | |
|---|---|---|---|
| **2091** | **27** 2700K<br>**30** 3000K | **BS** Bronzed Stainless Steel<br>**SS** Stainless Steel | |

**2091-30____**

Example: **2091-30SS**

| IEC safety Standard | Walk over | Drive over |
|---|---|---|
| Resistance to static load test | Yes (1125lbs) | Yes (4496lbs) |
| Resistance to torque and shear loads test | N/A | Yes |

**waclighting.com**
Phone (800) 526.2588
Fax (800) 526.2585

**Headquarters/Eastern Distribution Center**
44 Harbor Park Drive
Port Washington, NY 11050

**Central Distribution Center**
1600 Distribution Ct
Lithia Springs, GA 30122

**Western Distribution Center**
1750 Archibald Avenue
Ontario, CA 91760

*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. NOVEMBER 27, 2017 2:51 PM*

PATH LIGHT
NTS

## LIGHTING LEGEND

| SYM | ITEM | QUANTITY |
|---|---|---|
| | TREE DOWNLIGHT | x21 |
| | PATH LIGHT | x8 |
| | WELL UPLIGHT | x3 |
| | MINI ACCENT LIGHT | x1 |
| | TRANSFORMER | x2 |
| | SLEEVES | |
| | LIGHTING ZONE | |

## SCENES/ZONES

| SYM | ITEM |
|---|---|
| 1 | ENTRY |
| 2 | POOL |
| 3 | PRIVATE GARDEN |
| 4 | FRONT YARD |

SHADEMAKER
STUDIO

1406 BRANDT DR,
AUSTIN, TX 78742
512.962.3297
INFO@SHADEMAKERSTUDIO.COM
WWW.SHADEMAKERSTUDIO.COM

PROJECT
# PITYLAK RESIDENCE

402 CAMP CRAFT ROAD
WEST LAKE HILLS, TX 78746

CLIENT
KIM PITYLAK
RYAN PITYLAK

PROJECT DESIGNER
FURMAN + KEIL ARCHITECTS

LANDSCAPE ARCHITECT
SHADEMAKER STUDIO

REGISTERED LANDSCAPE ARCHITECT
CLEARY
STATE OF TEXAS

**PERMIT**

**DATE:** SEPTEMBER 03, 2024
**ISSUED FOR:** PERMIT RESUBMISSION

**ISSUANCES:**

**REVISIONS:**

**SHEET:** SITE LIGHTING PLAN

# L710

DRAWN BY: SC, CM

LIFETIME

LIFETIME

Exhibit A

402 Camp Craft Rd. – Setback Variance

Applicant 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.

   Tree #76 is within 8' of the building and conflicts with where the water main must enter the house. In addition, this corner of the house is a low area where water can collect and potentially infiltrate the foundation. Installing sufficient drainage piping conflicts with the tree.

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

   Removal of the tree impacts a small area directly adjacent to the foundation where grading is designed to prevent standing water and manage runoff on site.

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

   Keeping the tree is detrimental in 2 ways: it impedes running the water main line efficiently, also making it susceptible to damage from growing roots. It also impedes the ability to properly grade around the house for drainage and runoff management.

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

   Only tree #76 will need to be removed to allow for an efficient and proper instillation of the water main line and make room for proper grading to handle drainage and runoff within the property.

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

   Tree #76 is a non-native crepe myrtle shrub, differing from the native healthy and mature oaks and cedars that give the property value with its forested rural quality.

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

Tree #76 is towards the center of the property and does not physically impact any adjacent properties. It is visually masked by the larger mature native oaks that are present throughout the property.

# City *of* West Lake Hills
## Zoning and Planning Commission
# AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | November 20, 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

**804 Canyon Creek:** Discuss and make a recommendation on a variance for an encroachment of 18.5 feet into the 25-foot side setback for the placement of a septic tank (Section 22.03.276 and 22.03.281 of the West Lake Hills Code).

Applicant: Motoki Hiromatsu, Point B Design Group

## Recommendation

Staff recommends approval based on the site topography. The front half of the lot has the best location for the OSSF system based on existing slopes.

This item will be forwarded to the December 11, 2024 Board of Adjustment meeting for consideration.

## 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 demolish the existing 2,448 square foot single-family house and build a new 5,423 square foot single-family house.

The existing septic tank currently encroaches into the west side setback approximately 17.5 feet. The existing system will need to be replaced, for the existing or new house (Attachment 4). The new tank will go in roughly the same location, encroaching approximately 18.5 feet into the 25-foot setback.

From the street, the property slopes downhill to Bee Creek. The flattest part of the property for the installation of the OSSF is the front yard. The code defines a structure as "anything constructed, assembled, or erected, the use of which requires location on the ground or attachment to something having location on or in the ground."

A septic tank is defined as an underground structure and the code does not have an exemption for septic tanks to allow them within setbacks.

**Public Comments:**
As of the date of the staff report, one written comment of support was received (Attachment 4).

**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 are attached in the following exhibits.**

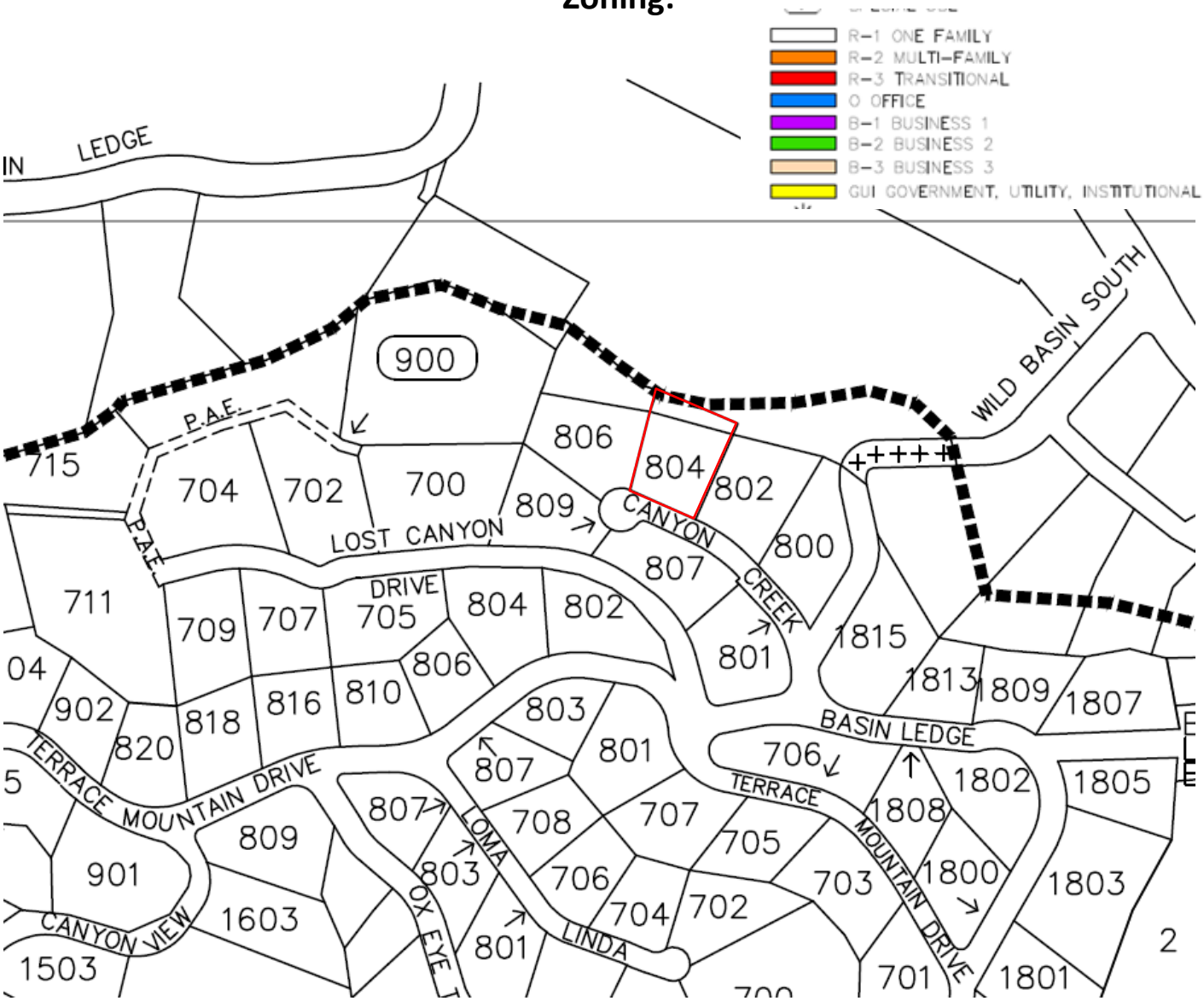
- Exhibit A - From the applicant

**Compliance with Adopted Building Codes**
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. A replat application is pending correction and resubmittal for City Council approval.
**Comprehensive Planning Analysis**
The request is in conformance with the City of West Lake Hills Master Plan.

**Links to Relevant Code:**

- **Section 22.03.275 Building setback distances**
- **Section 22.03.278 Lot coverage**
- **Section 22.03.281 Schedule of Regulations**
- **Section 38.05.031 Variances**
- **Section 22.03.514 Criteria and process required for granting a variance**

**Zoning:**


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
LEDGE
IN
WILD BASIN SOUTH
900
P.A.E.
715
704
702
700
806
804
802
809
CANYON
CREEK
LOST CANYON
DRIVE
800
807
711
709
707
705
804
802
801
1815
04
902
818
816
810
806
803
1813
1809
1807
820
807
801
706
BASIN LEDGE
TERRACE MOUNTAIN DRIVE
TERRACE
1802
1805
5
807
708
707
1808
809
LOMA
705
901
803
706
703
1800
1803
CANYON VIEW
1603
704
702
OX EYE
801
LINDA
2
1503
701
1801

## Aerial:

851497
121096
121095
121097
121094
121093
121098
119824
119820
119821
119822
119825
119844
473879
121087
473878
RESUB
WILD BASIN
Wild Basin St S
1598
1606
STONEHEDGE ESTATES BLKP
LOST CANYON
LOST CANYON
Lost Cyn
TERRACE MOUNTAIN DR
Mountain
TERRACE MO
BASIN LEDGE
1817
1806
BLK K

.b
architecture

September 24, 2024

Dear Chairperson,

I am writing to formally request a variance to replace the existing non-conforming septic tank for our property located at 804 Canyon Creek Drive. We have carefully considered this request and believe it is essential for the following reason:

- The existing septic tank, installed in 1972, does not conform with current setback regulations. Relocating the new tank to meet the setback requirements would require significant alterations to the layout of the new building, making the project impractical and far more costly.

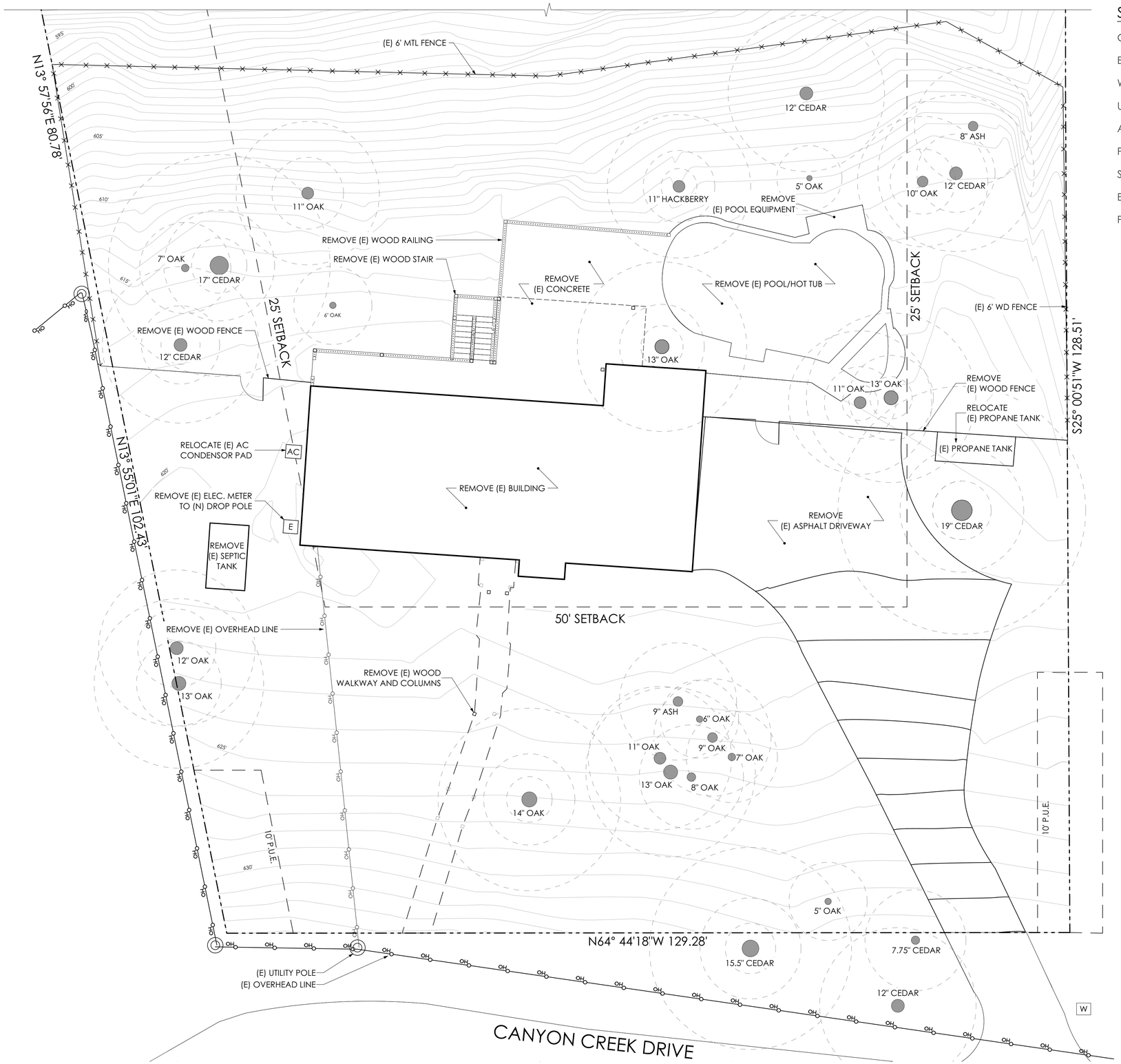
- The new septic tank will be placed in the same general area as the current one, ensuring minimal disruption to the site's natural terrain and existing flora. This approach avoids unnecessary excavation and disturbance to other areas of the property.

- Given the layout of the proposed building and site conditions, there is no reasonable alternative that would allow us to meet the setback requirements without creating undue difficulty. The requested variance is the minimum needed to install the septic tank in a functional and compliant manner, while still respecting the intent of the zoning ordinance. Importantly, the installation will have no adverse effects on neighboring properties.

- The life span for a standard septic tank is 25-35 years, as stated in the on-site sewage facility inspection report. The existing tank was installed in 1972, and it needs to be replaced given the age, regardless of the building layout.

In conclusion, we respectfully request to replace the existing non-conforming septic tank. We are confident that this request is reasonable and justified based on the unique circumstances and considerations outlined above.

Sincerely,
Motoki Hiromatsu
Senior Associate
Point B Design Group
T. 5123163378
E. motoki@pbdesigngroup.com




## EXISTING SITE PLAN

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

## SYMBOL KEY:

| | |
|---|---|
| GAS METER | G |
| ELECTRIC METER | E |
| WATER METER | W |
| UTILITY POLE | |
| A/C UNIT | AC |
| PROPERTY LINE | |
| SETBACK | |
| EASEMENT | |
| PROTECTED TREE | CRZ / 1/2 CRZ / 15' DIA. / TRUNK |


.b
Point B Design Group
1009 W 6TH ST STE 207
AUSTIN, TX 78703
o. 512-568-9803


FELLNER
804 CANYON CREEK
WEST LAKE HILLS TX 78746

DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

9/25/2024

SEAL


The drawings, specifications, ideas, designs, and arrangements presented herein are and shall remain the property of Point B Design Group. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Point B Design Group. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.


FOR CONSTRUCTION

DRAWING TITLE:
EXISTING SITE PLAN

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

SCALES ARE 50% OF NOTED WHEN PRINTED ON 11 X 17 PAPER

DATE:
9/25/2024

SHEET NUMBER:

A1.00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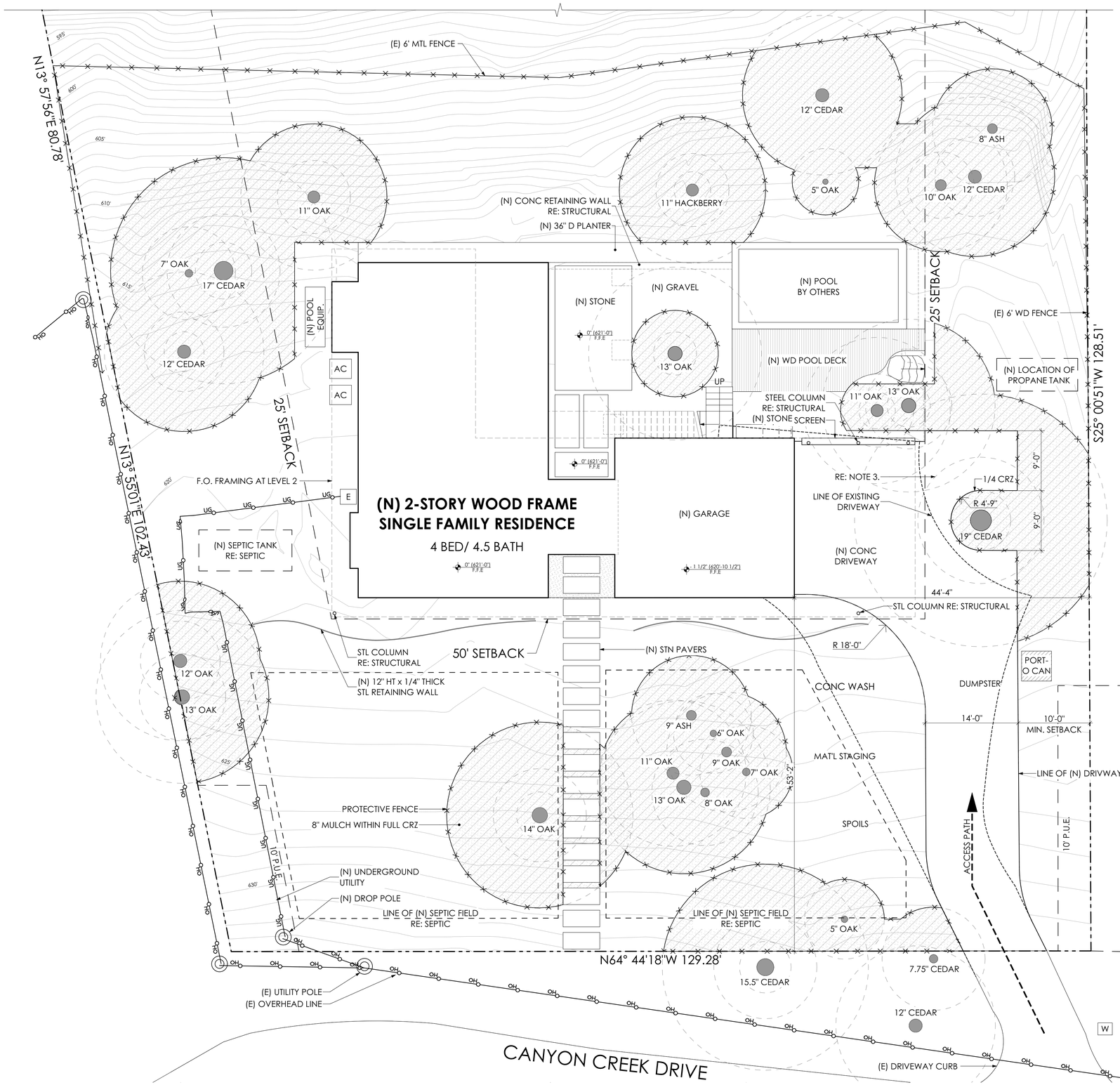


## PROPOSED SITE PLAN

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

## SYMBOL KEY:

| | |
|---|---|
| GAS METER | G |
| ELECTRIC METER | E |
| WATER METER | W |
| UTILITY POLE | ◎ |
| A/C UNIT | AC |
| PROPERTY LINE | |
| SETBACK | |
| EASEMENT | |
| PROTECTED TREE | CRZ, 1/2 CRZ, 1/4 CRZ, TRUNK |


.b
Point B Design Group
1009 W 6TH ST STE 207
AUSTIN, TX 78703
o. 512-568-9803


FELLNER
804 CANYON CREEK
WEST LAKE HILLS TX 78746

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FOR CONSTRUCTION

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: AS NOTED

SCALES ARE 50% OF NOTED WHEN PRINTED ON 11 X 17 PAPER

DATE:
9/25/2024

SHEET NUMBER:

A1.01


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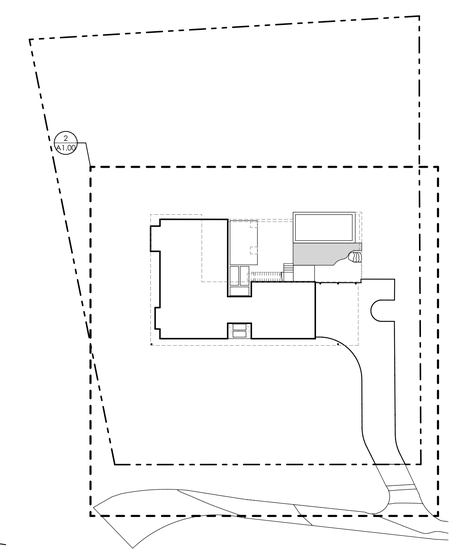


## 1 SITE PLAN

SCALE: 1/32" = 1'-0"


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CITY OF WEST LAKE HILLS
911 Westlake Drive
West Lake Hills, TX 78746-4599

LICENSE
Private On-Site Sewage Facility
TSWO Number: 348

Is hereby issued to: Michelle Bassett or current resident

(Mailing Address)
Applying to property located at 804 Canyon Creek

Authorizing: ( ) Commercial License with One Year Maintenance Interval
(X) Residential License with Three Year Maintenance Interval

Acceptance of this license constitutes an agreement by licensee to abide by the terms and conditions of the City of West Lake Hills Code of Ordinances:

1. The private sewage disposal facility license hereby will be operated, maintained and serviced during the term of this license under the requirements of all rules, regulations and guidelines now in effect and which may be placed in effect from time to time by the Texas Commission on Environmental Quality and the City of West Lake Hills.

2. This license may be transferred to a succeeding owner upon notification to the City and such license will continue in existence for the unexpired term of the license.

3. Licenses will continue in effect if the City finds that the lot or tract in question continues to be served by the private sewage facility without causing pollution or harming public health. This license is revoked if there is any alteration or modification to any structure, building, residence, or any addition of new construction on the property that affects the sewage loading of this private sewage disposal facility and without first obtaining the approval of the City.

Date License Issued: 05/20/1996
Maintenance Interval Begins: 07/17/2012
Maintenance Interval Expires: 07/17/2015

City of West Lake Hills

( ) Septic Tank Pumped
Date: walkover 7/17/12

Christy Shull
Christy Shull, R.S
City Inspector

11:00

# CITY OF WEST LAKE HILLS
## EXISTING SYSTEM INSPECTION FORM

| | |
|---|---|
| Residence: 804 Canyon Creek | Date: Oct 25 06 |
| Name: Michelle Barrett | |
| Phone: 327 2167 | |
| Commercial: | Permit No. 348 |
| | |
| | |
| Installed: | Expires: 7-17-06 |

Field
1. Surfacing effluent
2. No surfacing effluent
3. Wastewater into yard
4. Noxious odors present
5. Bed_____
6. Trench_____
7. Gravity_____
8. Spillover_____
9. Emitter_____
10. LPD_____
11. Spray_____
12. Mound_____
13. Wetland_____

Tank
1. Septic, Aerobic, Standard
2. Cesspool
3. 1250 fiberglass
4. _____
5. Filter _____
6. Chlorine _____
7. UV_____
8. Maintenance Co._____
9. Installer_____
10. Designer_____

Resident Response:
1. Not home, left card, made inspection
2. Claims no previous trouble known.
3. Had system modified (date_____).
4. Cannot judge system's past performance
5. Reports past trouble, no modifications made yet.
6. Pumper Co. All Century 259-4148
   Repair Co. Sue

Man #
650666

This system (is) (is not) recommended to be re-licensed for operation in the City of West Lake Hills.

By: Christy Shull Date: 10-25-06

Comments:
very low loading tank at working level.

2 occupant

U:\Permits Sec'y\SEPTIC\Forms\EXISTING SYSTEM INSPECTION FORM.doc

EXISTING SYSTEM INSPECTION FORM

Residence 804 Canyon Creek Drive

Date 2-19-88

Commercial _____

Permit No. TSW0348

Church _____

Inspector Darryl Primeaux

FIELD
1. Surfacing effluent
2. No surfacing effluent
3. Wastewater into yard
4. Noxious odors present
5. _____

TANK
1. Septic
2. Cesspool
3. _____
4. _____

SLOPE (area of field)
1. Flat (less than 1'/100' = 1%)
2. Mild ( > 1%, < 5%)
3. Steep (> 5%)

SLOPE DIRECTION
1.

SOIL (note in order of dominence)
1. Clay _____
2. Gravel _____
3. Sand _____
4. Caliche _____
5. Rock _____
6. _____

TRACER (results under comments)
1. Dye
2. Metal detector
3. _____

RESIDENT RESPONSE

1. Not home, left card, made inspection.
2. Claims no previous trouble known.
3. Had system modified (date_____).
4. Inadequate for judgment on system's past performance.
5. Reports past trouble, no modifications made yet.
6. owner does not know the location of field.

Approximate distance from lake to field 8000'±

COMMENTS: Unable to locate exact bed area. Have located probable bed area and it appears to be working effectively. Good grass cover over probable bed area.

IT IS RECOMMENDED THAT THE LICENSE TO OPERATE THE SYSTEM BE RE-ISSUED

Darryl Primeaux
PG # 38015
2-19-88

PASS ENGINEERING
W R TAYLOR
120 SUNRISE TERRACE, CEDAR PARK, TX, 78613
512/259-2392

RECEIVED
MAY 17 1991
CITY OF WEST LAKE HILLS

March 16, 1991

To Whom it may concern:

Re: Certification of Operation
Private Sewage System at 804 Canyon Creek

An on-site inspection of the referenced system was completed on March 14, 1991 with information available from City of Westlake Hills.

Arrangements were made through Mrs. Bassett to have the septic tank pumped. The access to the septic tank was exposed and the lid to tank was removed. The tank was pumped, removing approximately 1250 gal from the one compartment, fiberglass tank.

The tank appears to be in substantially sturdy condition with the "T" fitting at each end of the tank in place.

The absorption field has grass well established and well maintained without any evidence of seepage or odors.

Based on this inspection, the system can be certified for conventional, reasonable use. As with any system, excessive water due to leaks or for other reasons or the use of agents that would kill or reduce the activity of the septic system bacteria should be avoided. Additionally, the tank should be thoroughly pumped every 2 to 3 years to remove solids build up that could obstruct the flow and treatment of the effluent in the tank.

This letter does not warrant the continued effective operation of the septic system but reflects an evaluation of the current condition within what can be observed at the site and in records available.

If you have any questions, please let me know.

Respectfully submitted,

W R Taylor

W.R. Taylor, P.E. # 23946

EXISTING SYSTEM INSPECTION FORM

Page 108 Line 1

| | |
|---|---|
| RESIDENCE 804 Canyon Creek<br>Michelle Bassett | Date 4 Apr 96 |
| COMMERCIAL | Permit No. 348 |
| | |
| CHURCH | Inspector |
| Installed 1972 | Expires 5/20/96 |

FIELD

1. Surfacing effluent
2. (2.) No surfacing effluent
3. Wastewater into yard
4. Noxious odors present
5. _____

TANK

1. (1.) Septic
2. Cesspool
3. ~~1250 Glass 1C~~
4. 1000 Gal 1/C Concrete tank

SLOPE (area of field)

1. Flat (less than 1'/100'=1%)
2. (2.) Mild (>1%, <5%)
3. Steep (>5%)

TANK SLOPE DIRECTION

SOIL (note in order of dominance)

1. Clay_____ 4. Caliche_____
2. Gravel_____ (5.) Rock_____
3. Sand_____ 6. _____

TRACER (results under comments)

1. Dye
2. Metal detector
3. _____

RESIDENT RESPONSE

1. Not home, left card, made inspection.
2. (2.) Claims no previous trouble known.
3. Had system modified (date_____).
4. Cannot judge system's past performance
5. Reports past trouble, no modifications made yet.
6. Pumper Co. All Can Tank 291653

Repair Co.

Approximate distance from lake to field_____

This system (is) (is not) recommended to be relicensed for operation in the City of West Lake Hills.

By: R Dan Sims Date: 4-17-96

COMMENTS: No Scum, 12"+ Solids, Slight fixture leak

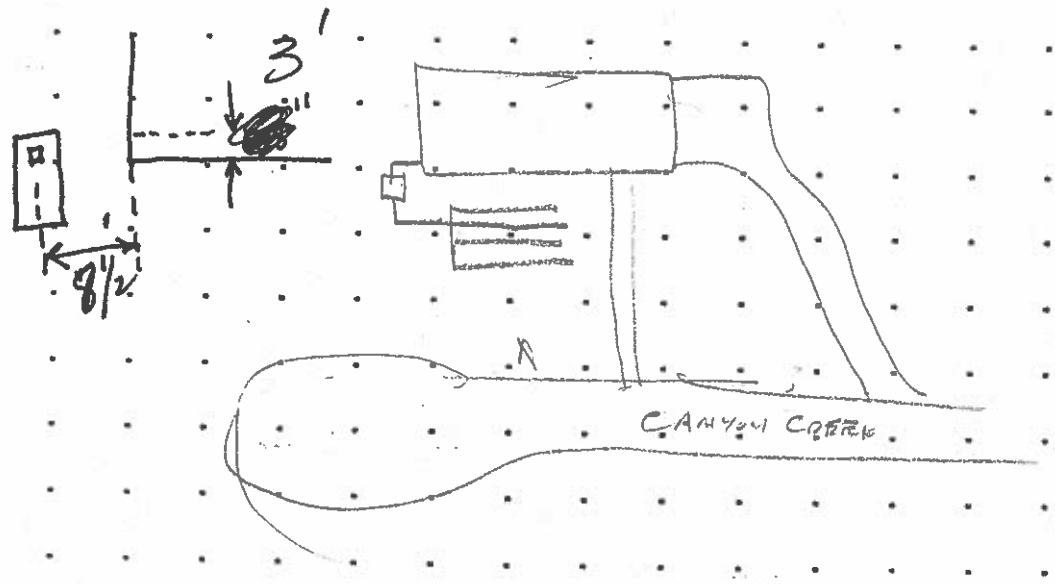
20 Occupants

# EXISTING SEPTIC SYSTEM INSPECTION

TSWO NO. 0348 ADDRESS: 804 CANYON CREEK

Relicense _____ : Certification ✓ : Reinspect ____
No of Systems 1 : Residential ✓ : Commercial ___

SKETCH OF INSTALLATION:




SYSTEM REVIEW: Yr Inst'ld '72 ;Bed Rooms 3;Sq Ft_____;Perc____Min/In
Gravity: _____ ; Pressure _____;
Tank: 1250 gal ; Fiberglass ✓ ; Concrete___ ; Compartments __
Tank:_____ gal ; Fiberglass __ ; Concrete___ ; Compartments __
Field:_____sf ; ____' X ____' ; Slope ____ %

COMMENTS:

Field: Grassed ✓;Mowed ✓;Native _____ Seepage: No Odors No

Tank: Leakage No; Seepage No

Other: _____

Information from Resident/Tennant: Not at home _____

Distance-field to lake _____Ft Slope in Field Area: 5 %

Recomendation: Reliscence ____ / Deny ___
Other Certify

Inspected by: _____ Date _____
W.R. Taylor

CITY OF WEST LAKE HILLS
EXISTING SYSTEM INSPECTION FORM

| | |
|---|---|
| Residence: 804 Canyon Creek | Date: 8-4-15 |
| Name: Michelle Bassett | |
| Phone: 512 327 2167 | |
| Commercial: | Permit No. 348 |
| | |
| | |
| Installed: | Expires: 7-17-15 |

Field
1. Surfacing effluent
2. No surfacing effluent
3. Wastewater into yard
4. Noxious odors present
5. Bed_____
6. Trench_____
7. Gravity_____
8. Spillover_____
9. Emitter_____
10. LPD_____
11. Spray_____
12. Mound_____
13. Wetland_____

Tank
1. Septic, Aerobic, Standard
2. Cesspool
3. 1250 - 1C
4. Glass
5. Filter_____
6. Chlorine_____
7. UV_____
8. Maintenance Co._____
9. Installer_____
10. Designer_____

Resident Response:
1. Not home, left card, made inspection
2. Claims no previous trouble known.
3. Had system modified (date_____).
4. Cannot judge system's past performance
5. Reports past trouble, no modifications made yet.
6. Pumper Co. All Century Man# 898712
   Repair Co._____

This system (is) (is not) recommended to be re-licensed for operation in the City of West Lake Hills.

By: Christy Shull Date: 8-4-15

Comments: Riser required on tank lid - low loading tank at operating level.

Update: Card ___ Contact ✓ Excel ✓

U:\Permits Sec'y\SEPTIC\Forms\EXISTING SYSTEM INSPECTION FORM.doc

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info@rainbowseptic.com
www.rainbowseptic.com

# On-Site Sewage Facility Amended Report

**prepared for**

***Jake Fellner***

804 Canyon Creek, Westlake Hills, TX

May 25, 2023

512.380.9024
info@rainbowseptic.com
www.rainbowseptic.com

## System Components

**Occupied:** No

| Trash Tank | Material | Disposal Field |
|---|---|---|
| 1250 appx.*gal.* | Fiberglass | Soil Absorptive |

## Inspection Summary:

***This OSSF* needs repair(s).**

### Summary Recommendations & Repairs:

1. **An open records request was made to the Licensing Authority and the system records were not available at time of inspection. NOTE: Without septic records it cannot be determined if the septic components meet the proper setback requirements, exact system components installed and/or capacity of the system. If and when records are received, they will be forwarded, and any necessary amendment made to the report. It is important to ensure that a License to Operate was issued.**

   **RESOLVED: Attached are records**

2. **Sewer clean out next to the house is not accessible so the line between the house and septic tank was not visually inspected for defects or overfill.**

   **NOT RESOLVED:**

3. **Missing baffle downspout allows sludge to clog the lines.**

   **NOT RESOLVED:**

4. **The system appears to be functioning on this day, however there are indications that the system has been backing up in the past. This indicates the system may be reaching the end of its useful life or struggles during wet weather or increased water loads. It is important to use water conservation on this older system, particularly in rainy weather. Any increased water load could cause failure.**

   **NOT RESOLVED:**

**Attachments**:
☒ System Records

Steve Bartlett

Steve Bartlett, Inspector
512-825-1726

804 Canyon Creek, Westlake Hills, TX

May 25, 2023

Outlook

## Variance 22.03.276, 22.03.281 - 804 Canyon Creek Dr.

**From** Jim DeCosmo <jimdecosmo@gmail.com>
**Date** Mon 11/11/2024 10:53 AM
**To** Planner <planner@westlakehills.gov>
**Cc** Cindy DeCosmo <ckh.interiordesign@gmail.com>

City of Westlake,

This is Jim and Cindy DeCosmo, next door neighbors to 804 Canyon Creek Dr.

We want to provide our strong support of approving the subject variances for 804 Canyon Creek Drive. Jake and Drake Fellner have been very conscious of their property and rebuild project especially as it relates to doing the right things for the right reasons including meeting the requirements of Westlake Hills Policies.

We encourage P&Z and BOA to approve 22.03.276 and 22.03.281.

Jim and Cindy DeCosmo

Exhibit A

804 Canyon Creek rd. – Setback Variance

Applicant 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 requested variance addresses existing non-conforming buried septic tank locations. We are requesting to properly abandon the existing dated tank, and to construct a new buried septic tank. This new tank will be further from the property line than the existing abandoned tank. The enforcement of the current structure setback regulations would cause unnecessary hardship, as relocating the septic tank to comply with the city's structure setback requirements would require substantial adjustments of the proposed layout of the new residence, making it impractical or excessively costly.

   Regardless of the building layout, the tank needs to be replaced given that it was installed in 1972. Based on the on-site sewage facility inspection, the life span of a standard septic tank is 25-35 years. The existing tank installed on our property is 52 years old.

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

   Given the current tank location overlaps with the proposed location of the new tank, replacing in place ensures that we avoid unnecessary excavation or disturbance to other areas of the property. The new septic tank will be installed with minimal disruption to the natural terrain and existing flora.

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

   Given the constraints of the site's limitation, there is no reasonable alternative location for the new septic tank that will meet the structure setback requirements.

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

   The requested variance is the minimum needed to install the new septic tank in a functional location.

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

   The proposed 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 installation of the new septic tank will not impact neighboring properties.

# City *of* West Lake Hills
## Zoning & Planning Commission
# AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | November 20, 2024 | **Item Number:** | 7 |
| **Department:** | Building and Development Services | | |
| **Prepared By:** | Jennifer C. Bills | **Cost / Budget:** | None |
| **Exhibits:** | See Attached | **Source of Funds:** | N/A |

**Subject**

**3300 Bee Cave Rd** – Discuss and make recommendation on a Unified Signage Agreement for Westbank Market (Section 32.02.003 of the West Lake Hills Code).

Applicant: Robbie Keithley, Barbershop and Oles Company

**Recommendation**

Staff recommend approval with the condition that the staff comments provided in Attachment 3 be addressed prior to City Council approval.

This item will go to the December 11, 2024 City Council meeting for consideration.

**Discussion**

**Property Information, Zoning & Site Characteristics:**
Owner: Westbank Market LP
Legal Description: Westbank Market Subdivision, Lot 1
Lot Size: 20.584 acres
Zoning: B-3 – Business 3

The properties surrounding the subject property are zoned O, Office; R-1, One-Family, and ETJ, Extraterritorial Jurisdiction.

**Background & Analysis:**
The applicant is requesting a new Uniform Sign Agreement to replace the existing USA for the entire shopping center. The original USA for Westbank Market was approved on December 12, 2007.

A Uniform Sign Agreement (USA) is a document that establishes standards (number, color, size, lighting) that apply to the entire site. The USA for Westbank Market also includes storefront standards. By having specific standards for the center, it creates a cohesive plan for the site and allows for easier reviews for city staff. There have been interim "amendments" for specific tenant signs, but this new USA will allow a clean starting point for the shopping center. The center is also anticipating a building façade/site "refresh" to update the facades/canopies and make more interactive outdoor spaces for pedestrians and diners.

The USA includes the following sign types with associated standards:

- General – Approved by Landlord and City
  - Wall Sign
- Secondary – Approved by landlord unless deviates from standards
  - Blade signs
  - Sandwich/easel
  - Window signs
  - Address
  - Grand Opening

The new USA has updated design and material criteria to reflect current methods. The list below are the significant changes:

| Item | Current Standard | New Standard |
|---|---|---|
| Primary sign colors | Green, Rustic Brown, Blue, and Red | Tenant Brand colors, Black, White, and current standards |
| Lighting | Neon – 6500 K color | LED – 6500 K color |
| Secondary Signs | No secondary wall signs<br>No sandwich/easel signs<br>Window signs per city code | Blade signs allowed<br>Sandwich/easel signs allowed<br>Window signs allowed (10% of window) allowed |
| Storefronts | Wood – limited colors | Aluminum – colors that relate to business |

**Outdoor Lighting**

Outdoor lighting will comply with the Uniform Sign Agreement and City codes.

**Compliance with Adopted International Building Code**

The property and future construction must comply with all applicable City codes.

**Subdivision**

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

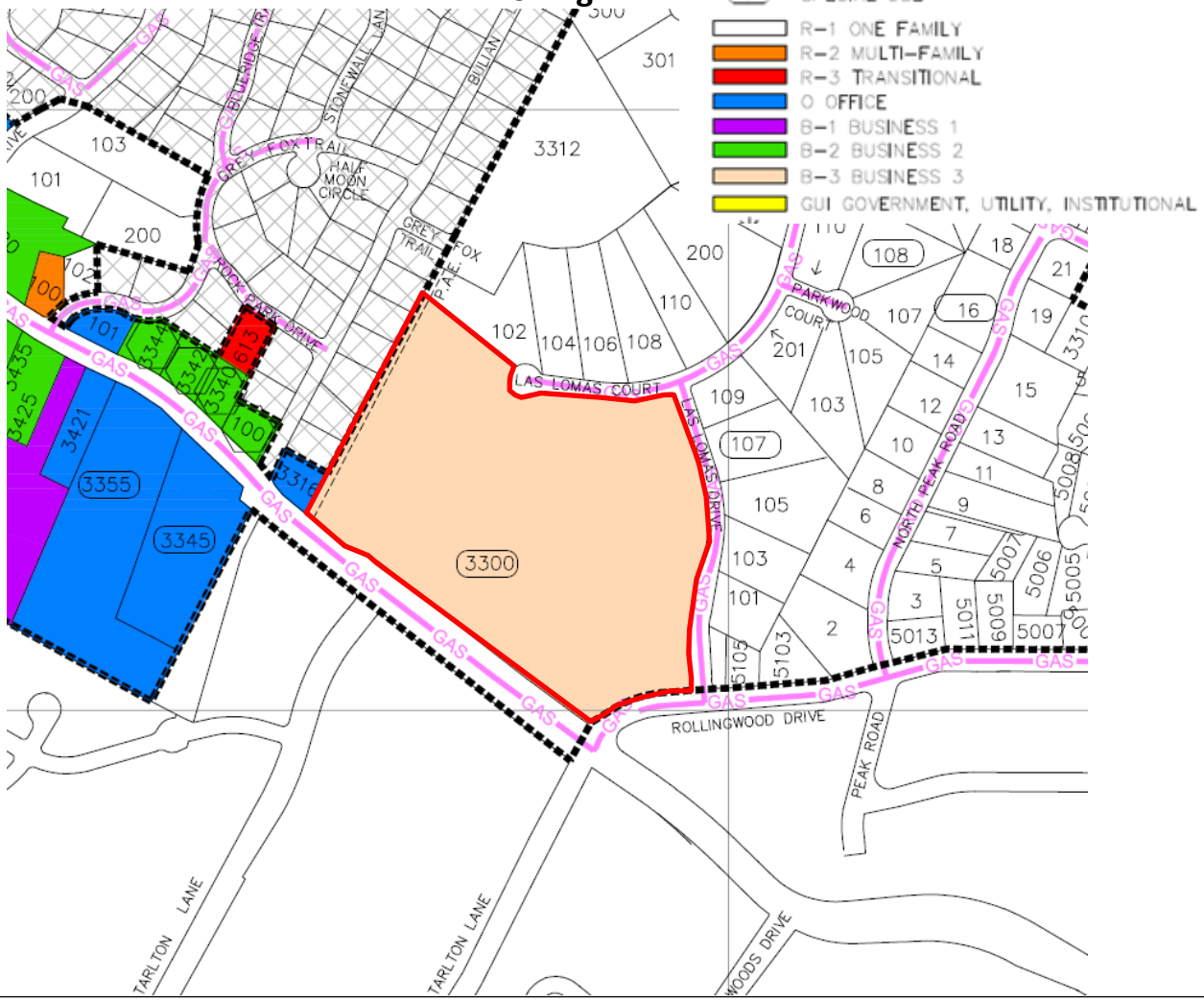
**Comprehensive Planning Analysis**

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

**Links to Relevant Code:**

- **Section 32.02.003: Sign permit application procedure for uniform signage agreements**

**Zoning:**


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
3300
3355
3345
3421
3425
3435
3312
LAS LOMAS COURT
LAS LOMAS DRIVE
PARKWOOD COURT
NORTH PEAK ROAD
ROLLINGWOOD DRIVE
PEAK ROAD
TARLTON LANE
GREY FOX TRAIL
HALF MOON CIRCLE
STONEWALL LANE
BULLAN
BLUEHOUSE TR
ROCK PARK DRIVE
GAS

**Aerial:**

BEE CAVES RD
LAS LOMAS CT
LAS LOMAS DR
PARKWOOD CT
WOODVIEW CT
ROLLINGWOOD DR
TIMBERLINE DR
OLD TARTLON II
OLD TARTLON CENTER
Michaels
Stein Mart
Post Office-Westlake
Taco Bell
Sanderling Trl
Grey Fox Trl
Bluerdge Trl
Rock Park Dr
Bee Caves Rd
N Peak Rd
GREGO

BARSHOP&OLES
COMPANY

October 10, 2024

City of West Lake Hills
911 Westlake Dr.
West Lake Hills, TX 78746

Re: Westbank Market – Uniform Sign Agreement Amendment
Westbank Market
West Lake Hills, Texas

**Project Description Letter**

Westbank Market a commercial retail center located at 3300 Bee Caves Rd. West Lake Hills, TX has an established Uniform Sign Agreement with the City of West Lake Hills.

The intent of this project is to modify the existing Uniform Sign Agreement for the Westbank Market center to accommodate minor signage changes to the overall center that can be implemented in an overall center exterior remodel.

Sincerely,

Robbie Keithley

Robbie Keithley

~~WESTBANK MARKET~~

# UNIFORM SIGN AND STOREFRONT AGREEMENT

**'ESTBANK MARKET**
300 BEE CAVE ROAD
pdated and Approved ~~2011~~2024 (*"Proposed"*)

SIGNS - GENERAL

A. Each tenant in Westbank Market ("Tenant" or "Tenants") shall be required to identify ~~tenant's~~its demised premises by signage. ~~Tenant~~Tenants shall furnish and install all signs at ~~his~~their sole cost and expense. Each ~~tenant~~Tenant will be allowed one (1) sign. ~~Corner tenants~~Tenants with their demised premises at a corner or end-cap position in Westbank Market ("Shopping Center") may have two (2) signs, but only if they have two perpendicular sign bands, if approved by the owner of Westbank Market ("Landlord"), and if permitted by the City of West Lake Hills. ("City of WLH"). All proposed sign drawings and signs to be installed are subject to ~~landlord's~~Landlord's prior written approval.

B. ~~———~~If ~~tenant~~a Tenant installs any sign without ~~landlord's~~Landlord's prior written approval, ~~tenant~~Tenant shall remove such sign within five (5) days from ~~the~~ receipt of Landlord's written notice ~~from landlord~~ demanding removal ~~of such sign.~~. In the event ~~tenant~~Tenant fails to remove ~~any~~ such sign within ~~a five (~~said 5~~)~~ -day period, ~~landlord may~~ Landlord shall automatically be authorized to remove such sign without further notice to ~~tenant~~Tenant, and ~~tenant~~Tenant shall immediately reimburse ~~landlord~~Landlord the amount of expenses incurred ~~by landlord~~ in removing such ~~signs~~sign.

C. ~~———~~Each ~~tenant~~Tenant is responsible for its sign conforming to the criteria set forth herein, and the ordinances and codes of the City of ~~West Lake Hills.~~WLH. Each ~~tenant~~Tenant shall be responsible for obtaining all required governmental permits and approvals for its sign prior to the commencement of installation.

D. The advertising of informative content of all exterior signs shall be limited to letters designating the store trade name. The use of a crest, shield, logo or other established incorporate insignia, which ~~has been~~may be customarily displayed or associated with the store trade name, shall not be used without the prior written consent of ~~landlord~~Landlord. In no case shall a crest, shield or logo, if permitted, exceed 18" in height.

E. ~~———~~No exposed ballast boxes, sign cabinets, ~~or~~ electrical transformers, or wires shall be permitted. Sign company names or stamps shall be concealed. Internal sign illumination shall **not** be permitted.

F. Tenant shall submit for ~~landlord's~~ Landlord's review and approval ~~two (2) copies of~~ legible, color shop drawings in PDF for ~~tenant's~~Tenant's proposed sign ~~which shall~~. The drawings must include an elevation view of Tenant's demised premises using digital photography or from an AutoCAD drawing (storefront and sign band) drawn to accurate scale with dimensions of letter height and sign length indicated in detail. The drawings must also indicate sign color and show a cross section of the sign and mounting detail along with appropriate fabrication and electrical detail. The drawings must show (a) complete sign layout at a scale not less than 1~~-1/2"=~~-½"=1'; (b) typical cross sections of letters ~~at a scale of 3"=1'; (c)~~and mounting ~~details~~detail at a scale of 3"=1'; and (~~d~~c) all dimensions, materials ~~and~~, colors, and other relevant specifications.

~~G.~~ Any deviations from ~~this Sign and Storefront Agreement~~the criteria set forth herein are subject to prior written approval ~~by the landlord.~~of Landlord. Upon receipt of written consent from the City~~, landlord~~ of WLH, Landlord has the right to change or waive any provisions ~~listed herein.~~set forth herein in a single instance or in multiple instances. Waiver in

G. a single instance shall not necessarily constitute a waiver to any other ~~store.~~Tenant or its sign. Tenants requesting a *Consent for Waiver* from the City of ~~West Lake Hills~~WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the ~~City's~~City of WLH's Code of Ordinances.

H. Tenant is to provide access from ~~lease space~~its demised premises to the soffit attic for sign repair, such access to be either through removable ceiling tiles or access door to be approved by ~~landlord~~Landlord.

SIGNS - DESIGN

A. General Requirements:

1. Exterior signs shall be limited to individual metal, back-illuminated letters ~~as indicated on the attached drawing~~. All faces of letters shall be metal fabricated with welded and finished seams and shall be painted with an enamel as specified herein.

2. The internal sign framework shall be adequate to support the weight of the sign.

3. The vertical height of all signs shall be a maximum of 18" on one horizontal line of lettering. If necessary to use two horizontal lines of lettering, ~~tenant's~~Tenant's signs shall not exceed 24" in height inclusive of lettering and spacing. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of WLH. Note: Consideration may be provided for larger, anchor tenants.

4. The maximum overall length of signs shall not exceed 75% ~~if~~of the storefront width~~:~~ of Tenant's demised premises. In no case shall any sign or portion of any sign extend beyond the ~~tenant's~~ lease line of Tenant's demised premises, unless approved in writing by ~~landlord~~Landlord. Where allotted fascia length is less than the storefront width (~~as~~for example, at ~~corners~~corners or end-caps), the sign shall be no longer than 90% of the allotted space or 75% of the storefront width, whichever is less. The maximum area of the sign is limited to 24 square feet. The method for calculating the area and length of the rectangular "block" is measured from the outside edge of the letters both horizontally and vertically. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of WLH. Note: Consideration may be provided for larger, anchor tenants.

5. Each ~~tenant~~Tenant is encouraged to use individualized style of lettering. Any strokes which exceed the height limitations as set forth in ~~Item #~~sub-paragraph II.A.3. above ~~shall~~must be approved in writing by ~~landlord~~Landlord and the City of WLH.

Sign finishes in all instances shall be as follows: All signs must be made of non-corrosive materials throughout.

~~Sign Faces and Sides:~~

Sign Faces and Sides: Signs are encouraged to be colors that reinforce the Tenant's brand identity or that are in the standard colors listed below. Contrast (for example, signs in colors of white or black) is encouraged for greater legibility.

Signs in colors that match the Shopping Center's previous standard colors (as stated below) are permitted but will be re-evaluated at the Tenant's lease renewal.

Previous standard colors for the Shopping Center:
*Paint to match Pantone PMS color formula:*

- *Green 330C*
- *Rustic Brown 477*
- *Blue 540 C*
- *Red 180 C*

~~Back illumination of lettering~~

6. Letters to be halo illuminated and mounted 1-½" off the sign band surface. Letters shall be ~~limited to clear white~~ LED with color temperature of 6500 degrees ~~neon~~. No deviation from these colors will be allowed and color intensity shall be indicated on all sign drawings~~.~~ submitted for Landlord review and approval. All building mounted signs are expected to be illuminated for cohesiveness and visibility across the Shopping Center.

7. Signage depth shall be ~~3-1/2"~~a maximum of 5", not including mounting brackets.

8. ~~Sign letters are~~Signage mounting criteria is as follows:

a. Attachment methods for pin-mounted signage must be anchored back to ~~be~~ the existing mortar joints of the building or, if the signage is attached to ~~masonry surfaces as shown on attached mounting detail A.~~ a secondary material / panel, the second material / panel must securely anchor back to the mortar joints to provide a suitable and stable substrate for the signage attachment.

~~8.~~b. All efforts to conceal or screen signage electrical connections must be made as indicated in sign drawing submission details. Under no circumstances will electrical

connections be exposed to public view. No mounting brackets from pin mounted signage or secondary signage substrate will be allowed to penetrate the brick surfaces. Flexibility of the design as shown allows all letters, no matter what style, to be mounted with anchor bolts in mortar joints , only. the mortar.

9. Removable transformers behind wall are required. All writing, ballasts, lighting and reinforcing shall be in a remote transformer located in the building as shown on attached drawing A. No signage should have fastening bolts or exposed fasteners which are visible from bottom, or sides of letter enclosures. Only with written permission of landlordLandlord should transformers be built concealed in letters.

B. Construction:

1. All signs shall be in the form of individual face channel letters, back wall illuminated with neonLED tubing of colors as specified above. All signs shall fully comply with the City of West Lake HillsWLH sign ordinance and Tenant's sign installer shall be on thelicensed and approved list of sign manufacturers as maintained by the landlordLandlord.

2. Materials of construction:

a. Metal portions of letters shall be ~~of baked enamel~~painted with industry standard sign paint, painted or pre-finished with color as specified above (e.g., primed and then painted in 2 coats of automotive quality enamel.

b. Letter faces and enclosures are to be constructed so that seams are not visible and shall either be butt jointed with adhesive or welded and ground smooth before receiving finish coat.

c. ~~Neon~~LED tubing to be 6500 degrees.

~~3.~~ All sign ~~support~~supports shall be painted to match brick.

3. ~~a.~~ or existing sign substrate (may be painted brick or other material). Sign support brackets and anchor bolts shall all be galvanized to prevent rusting and rust staining on brick surfaces.

## SIGNS - MOUNTING

A. All signs are to be ~~electrified using tenant's power~~connected to Tenant's electrical service, but must be wired to switch on/ / off concurrently with ~~landlord's~~Landlord's sign/ / soffit light circuit. This ensures that all ~~tenant~~Tenant signs will become illuminated at the same time.

B. All signs and connections shall be soundly constructed, securely attached, and be weather tight. All signs should be mounted with good quality.

Workmanship - ~~landlord~~Landlord reserves the right to be the sole judge of whether quality workmanship has been achieved. Sign mounting must comply with the City of ~~West Lake Hills~~WLH sign ordinance.

C. All fasteners, screws, bolts, etc., used in the fabrication and mounting of ~~the~~Tenant's sign shall be rustproof.

D. Any damage done to any part of the building within which Tenant's demised premises are located during the mounting process or upon removal of ~~signs~~Tenant's sign shall be promptly ~~repairs~~repaired to "like new condition" by ~~the tenant~~Tenant at ~~tenant's~~its sole cost and expense. Repairs shall include, without limitation, patch and fill of existing surfaces before installing new sign.

## SECONDARY SIGNS

~~A: No secondary signs are to be placed on building wall elevations. Landlord will allow letters not to exceed 5" to be placed on the rear door for identification purposes. Color to be black.~~

~~B: No "sandwich" or easel/portable signs are allowed.~~

~~WESTBANK MARKET~~

*Uniform Sign Agreement*
*WESTBANK MARKET*

~~C. No window signs are permitted without the prior written approval of the landlord and the City of West Lake Hills.~~

A. Professionally manufactured blade signs are permitted as a secondary sign (one (1) per Tenant), provided drawings for such signs are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. The mounting location depends on the location within the Shopping Center. If Tenant's demised premises is located under a covered walkway, their blade sign shall be mounted to center of existing ceiling soffit (to existing structure) at minimum of 9' AFF. If Tenant has a freestanding canopy (and is not under a covered walkway), a blade sign is permitted to be mounted to center of brick pilaster at mortar joints only on either side of the entry door at 9'AFF. Size of blade sign must not exceed 18" long and 9" tall.

B. Professionally manufactured sandwich / easel signs are permitted as a secondary sign (one (1) per Tenant), provided drawings for such signs are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. Sandwich / easel type signs must be professionally made signs featuring quality construction, only permanent white chalk, and should be simple in design. No color chalk is permitted. Text or graphics must be cleanly designed and executed. Use of a graphic designer / artist is encouraged. Signs should be brought indoors when business is closed. They must not impede pedestrian circulation.

C. Professionally made and installed window vinyl graphic / signage is permitted provided drawings for such signage are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. Such signage must be applied on the interior face of glass and must be white (no colors permitted). Window display signage must be minimal (i.e., less than 10% of the storefront glass of Tenant's demised premises), attractive, and not appear disruptive or cluttered. Such signage must be maintained and updated as necessary. "Open" signs are strictly prohibited.

D. Standard address numerals for postal identification of ~~premise~~Tenant's demises premises will be permitted. Numeral height shall be 4". Color to be white.

E. ~~"~~Professionally made and installed "Grand Opening" signs in moderation and good taste shall be permitted at the ~~landlord's~~Landlord's discretion and with Landlord's prior written approval. Such signs will be permitted for a period of not more than ten (10) ~~working~~calendar days only~~.~~ commencing after Tenant

initially opens its business in the demised premises to the public. Such signs must be located so as not to obstruct access either visually or physically to any other ~~tenant~~Tenant space or common area. Tenant must obtain written approval prior to erecting any such sign from both ~~landlord~~Landlord and the City of ~~West Lake Hills.~~WLH. No building penetrations are permitted for Grand Opening signs.

F. Mounting~~:~~ of Secondary Signs ~~are to be mounted as shown on attached sign detail.~~: In no case are any mounting elements, including bolts~~.~~, shields, grommets, or brackets to be constructed of any materials that are not rustproof.

G. Design Approval: All ~~signs~~Secondary Signs shall be approved as to design ~~and~~, construction type, and installation by ~~landlord~~Landlord in its sole discretion.

V. STOREFRONTS

~~A. In cases of wood storefronts, all storefront paint colors to match DeVoe paint color formula:~~

A. Landlord maintains control of storefront colors across the Shopping Center and over time the existing wood storefronts may get replaced with aluminum in a standard color; however, Landlord may allow Tenants to select their own storefront color for the existing wood storefronts to align with their brand for greater visibility. Storefront colors are encouraged to be neutral / natural color tones; however, color approval is at Landlord's sole discretion. Grandfathered storefronts of existing Tenants that match the Shopping Center's previously stated standard colors are acceptable; however, they may be reevaluated at Tenant's lease renewal.

*The previous development standard colors are stated below for reference (to match DeVoe paint color formula):*

- *Stitchery 2D56C*
- *Congo Red 2D50C*
- *Ambert 2D43C*
- *Reed Green 1D59C*
- *October Storm 1D53C*

~~Storefront color for each lease space to be designated by landlord and to be one of the above-referenced colors.~~

In cases of non-wood storefronts, storefront design to be subject to the prior written approval of ~~landlord~~Landlord and the City of ~~West Lake Hills~~WLH.

B. No murals or other applications to a storefront shall be permitted without the prior written approval of ~~the landlord~~Landlord and the City of ~~West Lake Hills.~~W L H . Tenants requesting approval for murals from the City of ~~West Lake Hills~~WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the ~~City's~~City of WLH's Code of Ordinances.

*Uniform Sign Agreement*
*WESTBANK MARKET*

**UNIFORM SIGN AND STOREFRONT AGREEMENT**

**WESTBANK MARKET**
3300 BEE CAVE ROAD
Updated and Approved 2024 (*"Proposed"*)

I. SIGNS - GENERAL

Commented [JB1]: This should be labeled primary wall or something more descriptive for the category.

A. Each tenant in Westbank Market ("Tenant" or "Tenants") shall be required to identify its demised premises by signage. Tenants shall furnish and install all signs at their sole cost and expense. Each Tenant will be allowed one (1) sign. Tenants with their demised premises at a corner or end-cap position in Westbank Market ("Shopping Center") may have two (2) signs, but only if they have two perpendicular sign bands, if approved by the owner of Westbank Market ("Landlord"), and if permitted by the City of West Lake Hills ("City of WLH"). All proposed sign drawings and signs to be installed are subject to Landlord's prior written approval.

B. If a Tenant installs any sign without Landlord's prior written approval, Tenant shall remove such sign within five (5) days from receipt of Landlord's written notice demanding removal. In the event Tenant fails to remove such sign within said 5-day period, Landlord shall automatically be authorized to remove such sign without further notice to Tenant, and Tenant shall immediately reimburse Landlord the amount of expenses incurred in removing such sign.

C. Each Tenant is responsible for its sign conforming to the criteria set forth herein, and the ordinances and codes of the City of WLH. Each Tenant shall be responsible for obtaining all required governmental permits and approvals for its sign prior to the commencement of installation.

D. The advertising of informative content of all exterior signs shall be limited to letters designating the store trade name. The use of a crest, shield, logo or other established incorporate insignia, which may be customarily displayed or associated with the store trade name, shall not be used without the prior written consent of Landlord. In no case shall a crest, shield or logo, if permitted, exceed 18" in height.

E. No exposed ballast boxes, sign cabinets, electrical transformers, or wires shall be permitted. Sign company names or stamps shall be concealed. Internal sign illumination shall **not** be permitted.

***Uniform Sign Agreement***
***WESTBANK MARKET***

F. Tenant shall submit for Landlord's review and approval legible, color shop drawings in PDF for Tenant's proposed sign. The drawings must include an elevation view of Tenant's demised premises using digital photography or from an AutoCAD drawing (storefront and sign band) drawn to accurate scale with dimensions of letter height and sign length indicated in detail. The drawings must also indicate sign color and show a cross section of the sign and mounting detail along with appropriate fabrication and electrical detail. The drawings must show (a) complete sign layout at a scale not less than 1-½"=1'; (b) typical cross sections of letters and mounting detail at a scale of 3"=1'; and (c) all dimensions, materials, colors, and other relevant specifications.

G. Any deviations from the criteria set forth herein are subject to prior written approval of Landlord. Upon receipt of written consent from the City of WLH, Landlord has the right to change or waive any provisions set forth herein in a single instance or in multiple instances. Waiver in a single instance shall not necessarily constitute a waiver to any other Tenant or its sign. Tenants requesting a *Consent for Waiver* from the City of WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the City of WLH's Code of Ordinances.

**Commented [JB2]:** The City will require the landlord to approve the deviations before the city does, as once the city approves the permit is issued for construction.

H. Tenant is to provide access from its demised premises to the soffit attic for sign repair, such access to be either through removable ceiling tiles or access door to be approved by Landlord.

II. SIGNS - DESIGN

A. General Requirements:

1. Exterior signs shall be limited to individual metal, back-illuminated letters. All faces of letters shall be metal fabricated with welded and finished seams and shall be painted with an enamel as specified herein.

2. The internal sign framework shall be adequate to support the weight of the sign.

3. The vertical height of all signs shall be a maximum of 18" on one horizontal line of lettering. If necessary to use two horizontal lines of lettering, Tenant's signs shall not exceed 24" in height inclusive of lettering and spacing. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of WLH.
Note: Consideration may be provided for larger, anchor tenants.

4. The maximum overall length of signs shall not exceed 75% of the storefront

width of Tenant's demised premises. In no case shall any sign or portion of any sign extend beyond the lease line of Tenant's demised premises, unless approved in writing by Landlord. Where allotted fascia length is less than the storefront width (for example, at corners or end-caps), the sign shall be no longer than 90% of the allotted space or 75% of the storefront width, whichever is less. The maximum area of the sign is limited to 24 square feet. The method for calculating the area and length of the rectangular "block" is measured from the outside edge of the letters both horizontally and vertically. Any deviations outside of this specified criteria shall be reviewed and, if acceptable, approved by both Landlord and the City of WLH.
Note: Consideration may be provided for larger, anchor tenants.

5. Each Tenant is encouraged to use individualized style of lettering. Any strokes which exceed the height limitations as set forth in sub-paragraph II.A.3. above must be approved in writing by Landlord and the City of WLH.

Sign finishes in all instances shall be as follows: All signs must be made of non-corrosive materials throughout.

Sign Faces and Sides: Signs are encouraged to be colors that reinforce the Tenant's brand identity or that are in the standard colors listed below. Contrast (for example, signs in colors of white or black) is encouraged for greater legibility.

**Commented [JB3]:** Staff interprets this as sign colors must be white, black, color below, or trademarked corporate colors. Anything outside of that would need a variance

Signs in colors that match the Shopping Center's previous standard colors (as stated below) are permitted but will be re-evaluated at the Tenant's lease renewal.

Previous standard colors for the Shopping Center:
*Paint to match Pantone PMS color formula:*

- *Green 330C*
- *Rustic Brown 477*
- *Blue 540 C*
- *Red 180 C*

6. Letters to be halo illuminated and mounted 1-½" off the sign band surface. Letters shall be LED with color temperature of 6500 degrees. No deviation from these colors will be allowed and color intensity shall be indicated on all sign drawings submitted for Landlord review and approval. All building mounted signs are expected to be illuminated for cohesiveness and visibility

across the Shopping Center.

7. Signage depth shall be a maximum of 5", not including mounting brackets.

**Commented [JB4]:** Need a maximum depth for mounting brackets.

8. Signage mounting criteria is as follows:

   a. Attachment methods for pin-mounted signage must be anchored back to the existing mortar joints of the building or, if the signage is attached to a secondary material / panel, the second material / panel must securely anchor back to the mortar joints to provide a suitable and stable substrate for the signage attachment.

   b. All efforts to conceal or screen signage electrical connections must be made as indicated in sign drawing submission details. Under no circumstances will electrical connections be exposed to public view. No mounting brackets from pin mounted signage or secondary signage substrate will be allowed to penetrate the brick surfaces, only the mortar.

9. Removable transformers behind wall are required. All writing, ballasts, lighting and reinforcing shall be in a remote transformer located in the building. No signage should have fastening bolts or exposed fasteners which are visible from bottom, or sides of letter enclosures. Only with written permission of Landlord should transformers be built concealed in letters.

B. Construction:

1. All signs shall be in the form of individual face channel letters, back wall illuminated with LED tubing of colors as specified above. All signs shall fully comply with the City of WLH sign ordinance and Tenant's sign installer shall be licensed and approved by Landlord.

2. Materials of construction:

   a. Metal portions of letters shall be painted with industry standard sign paint, painted or pre-finished with color as specified above (e.g., primed and then painted in 2 coats of automotive quality enamel.

   b. Letter faces and enclosures are to be constructed so that seams are not visible and shall either be butt jointed with adhesive or welded and ground smooth before receiving finish coat.

   c. LED tubing to be 6500 degrees.

3. All sign supports shall be painted to match brick or existing sign substrate (may be painted brick or other material). Sign support brackets and anchor bolts shall all be galvanized to prevent rusting and rust staining on brick surfaces.

III. SIGNS - MOUNTING

A. All signs are to be connected to Tenant's electrical service, but must be wired to switch on / off concurrently with Landlord's sign / soffit light circuit. This ensures that all Tenant signs will become illuminated at the same time.

B. All signs and connections shall be soundly constructed, securely attached, and be weather tight. All signs should be mounted with good quality.

Workmanship - Landlord reserves the right to be the sole judge of whether quality workmanship has been achieved. Sign mounting must comply with the City of WLH sign ordinance.

C. All fasteners, screws, bolts, etc., used in the fabrication and mounting of Tenant's sign shall be rustproof.

D. Any damage done to any part of the building within which Tenant's demised premises are located during the mounting process or upon removal of Tenant's sign shall be promptly repaired to "like new condition" by Tenant at its sole cost and expense. Repairs shall include, without limitation, patch and fill of existing surfaces before installing new sign.

IV. SECONDARY SIGNS

A. Professionally manufactured blade signs are permitted as a secondary sign (one (1) per Tenant), provided drawings for such signs are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. The mounting location depends on the location within the Shopping Center. If Tenant's demised premises is located under a covered walkway, their blade sign shall be mounted to center of existing ceiling soffit (to existing structure) at minimum of 9' AFF. If Tenant has a freestanding canopy (and is not under a covered walkway), a blade sign is permitted to be mounted to center of brick pilaster at mortar joints only on either side of the entry door at 9'AFF. Size of blade sign must not exceed 18" long and 9" tall.

B. Professionally manufactured sandwich / easel signs are permitted as a secondary

sign (one (1) per Tenant), provided drawings for such signs are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. Sandwich / easel type signs must be professionally made signs featuring quality construction, only permanent white chalk, and should be simple in design. No color chalk is permitted. Text or graphics must be cleanly designed and executed. Use of a graphic designer / artist is encouraged. Signs should be brought indoors when business is closed. They must not impede pedestrian circulation.

C. Professionally made and installed window vinyl graphic / signage is permitted provided drawings for such signage are prepared and submitted to Landlord for review, and Landlord approves said drawings in writing. Such signage must be applied on the interior face of glass and must be white (no colors permitted). Window display signage must be minimal (i.e., less than 10% of the storefront glass of Tenant's demised premises), attractive, and not appear disruptive or cluttered. Such signage must be maintained and updated as necessary. "Open" signs are strictly prohibited.

D. Standard address numerals for postal identification of Tenant's demises premises will be permitted. Numeral height shall be 4". Color to be white.

E. Professionally made and installed "Grand Opening" signs in moderation and good taste shall be permitted at the Landlord's discretion and with Landlord's prior written approval. Such signs will be permitted for a period of not more than ten (10) calendar days only commencing after Tenant initially opens its business in the demised premises to the public. Such signs must be located so as not to obstruct access either visually or physically to any other Tenant space or common area. Tenant must obtain written approval prior to erecting any such sign from both Landlord and the City of WLH. No building penetrations are permitted for Grand Opening signs.

F. Mounting of Secondary Signs: In no case are any mounting elements, including bolts, shields, grommets, or brackets to be constructed of any materials that are not rustproof.

G. Design Approval: All Secondary Signs shall be approved as to design, construction type, and installation by Landlord in its sole discretion.

V. STOREFRONTS

A. Landlord maintains control of storefront colors across the Shopping Center and over time the existing wood storefronts may get replaced with aluminum in a

**Commented [JB5]:** Must be brought indoors with business is closed or in inclement weather.

**Commented [JB6]:** Add language of where signs allowed (some proximity to business). Can they be placed elsewhere in the center? The City does not want them placed the street frontage.

**Commented [JB7]:** 6 inches - International Building Code Requirement

**Commented [JB8]:** Contrasting color, white or black.

**Commented [JB9]:** This contradicts with G

**Commented [JB10]:** Any deviations from adopted design standards must be approved by the City of West Lake Hills.

standard color; however, Landlord may allow Tenants to select their own storefront color for the existing wood storefronts to align with their brand for greater visibility. Storefront colors are encouraged to be neutral / natural color tones; however, color approval is at Landlord's sole discretion. Grandfathered storefronts of existing Tenants that match the Shopping Center's previously stated standard colors are acceptable; however, they may be reevaluated at Tenant's lease renewal.

*The previous development standard colors are stated below for reference (to match DeVoe paint color formula):*

- *Stitchery 2D56C*
- *Congo Red 2D50C*
- *Ambert 2D43C*
- *Reed Green 1D59C*
- *October Storm 1D53C*

In cases of non-wood storefronts, storefront design to be subject to the prior written approval of Landlord and the City of WLH.

B. No murals or other applications to a storefront shall be permitted without the prior written approval of Landlord and the City of W L H . Tenants requesting approval for murals from the City of WLH shall follow the same procedures and satisfy the same criteria as applicable to sign variances under the City of WLH's Code of Ordinances.

C. Storefronts that are vacant or under construction are permitted to cover the windows with a solid screen or coming soon advertisement applied to be interior of the glass that must be approved by the Landlord. The screening must be removed prior to occupancy/operation.

# City *of* West Lake Hills
## Zoning & Planning Commission
# AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | November 20, 2024 | **Item Number:** | 8 |
| **Department:** | Building & Development Services | | |
| **Prepared By:** | Jennifer C. Bills | **Cost / Budget:** | None |
| **Exhibits:** | See Attached | **Source of Funds:** | N/A |

**Subject**

Discussion and consider a recommendation regarding street edge treatment standards and applications.

**Recommendation**

Receive presentation and provide a recommendation to develop appropriate policies for implementing edge treatment standards and applications that extend the life and quality of the city's street infrastructure.

**Discussion**

The city is currently in process with the voter approved 2021 Road Bond Program for improving drainage and repaving Redbud Trail, Westlake Drive, Yaupon Valley Road, Laurel Valley Road, Eanes School Road and Camp Craft Road.

Also underway is the first year of street improvements as part of the Street Maintenance Sales Tax Program that was approved in 2021.

The design and materials scope for streets within the two programs are specific to the type of street, how it is used and the existing conditions and context. For example, the maintenance program per staff and city engineer recommendation ribbon curbs were proposed on the narrowest streets slated for improvement, including:

- Allegro Ln
- Basin Ledge East
- "upper" Harbor View Dr

The benefits of implementing this type of edge treatment are to extend the life of the pavement by reducing unraveling of the pavement along the edges and resisting erosive forces of surface drainage and providing contrasting material along the edge yielding a margin of safety in otherwise dark areas.

For the Road Bond Program, the streets are primary thoroughfares classified as arterial and collector streets (Chapter 36 Subdivisions - Table 36.2). These streets tend to have around 22-30 feet of pavement width, bar ditches along the sides, and convey larger volumes of traffic. For the Street Maintenance Program, the streets are neighborhood streets classified as minor streets. These streets tend to have 14-20 feet of pavement width,

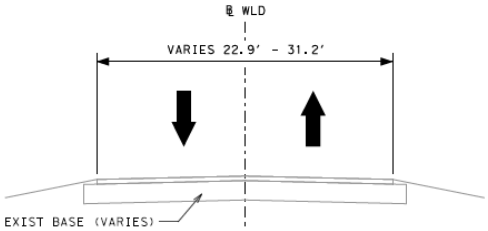
no shoulders/ditches and serve a smaller volume of traffic. The summary of street design standards table in the subdivision code includes references to curb and gutter or without any edge treatment but in many cases throughout the city, many different edge treatment applications exist.

**Design Standards – Edge Treatments**

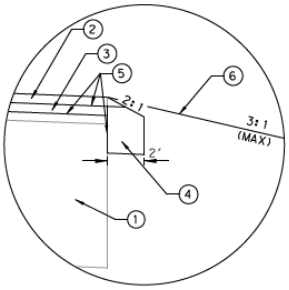
The design of the edges of streets has a great impact on both the function of the street and the future sustainability of the pavement. Streets are designed to convey traffic as well as drainage within the right-of-way. There are several types of improvements to consider:

- No edge –the pavement surface is flush or slightly above the adjacent ground
    - Drivers can pull off the road at any point. Water runs along the edge or on top of pavement.

- Tapered edge – the pavement tapers down from the road surface to the adjacent ground
    - Provides a smoother transition for car tires that leave the pavement (on purpose or inadvertently)

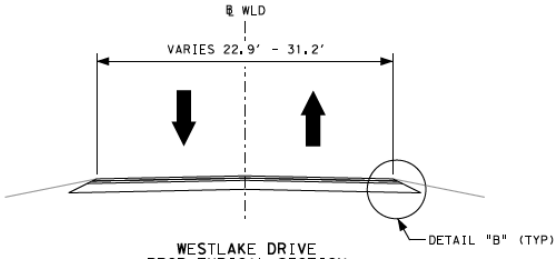



WESTLAKE DRIVE
EXIST TYPICAL SECTION
STA 2+10.00 TO STA 67+81.35

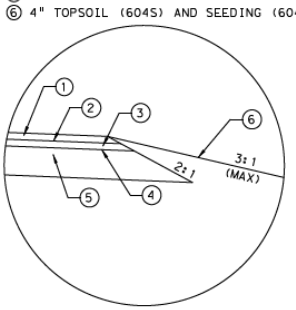



DETAIL "A"
N.T.S.

① EXIST PAVEMENT
② 1.5" HMAC TYPE D (340S)
③ 2" HMAC TYPE D (340S)
④ 4" HMAC TYPE D (340S)
⑤ TACK COAT (307S)
⑥ 4" TOPSOIL (604S) AND SEEDING (604S)




WESTLAKE DRIVE
PROP TYPICAL SECTION
(FULL DEPTH RECONSTRUCTION)
CULVERT LOCATIONS




DETAIL "B"
N.T.S.

① 1.5" HMAC TYPE D (340S)
② TACK COAT (307S)
③ 2" HMAC TYPE D (340S)
④ PRIME COAT (306S)
⑤ 10" FLEXIBLE BASE
⑥ 4" TOPSOIL (604S) AND SEEDING (604S)

- Bar ditch/earthen gutter –an unpaved depression that slopes down into a swale adjacent to the road pavement

- Water runs in the ditch, away from the pavement.

- Concrete gutter only – a paved depression gutter adjacent to the road pavement
  - Water runs in the gutter, not along the asphalt. Concrete is less prone to erosion over time.

- Ribbon/laydown curb – 18-inch concrete strip that is flush with the pavement and ground.

- Provides stability for the edge of the asphalt when cars drive on the edge or pull off to the side. Water runs along the edge of the concrete rather than the asphalt which reduces edge infiltration of moisture. Provides a visual edge to the road where lighting is limited.

- Curb and gutter – concrete curb that is 4-6” above the surface of the pavement with a concrete gutter
  - Channels the water away from the pavement. Does not allow cars to pull into the side of the streets/front yards.

Links to additional Information:

- Proposition B: Roads and Drainage Improvements
- Street Maintenance Sales Tax Program
- Section 36.01.009 General Rules and Regulations - Streets
- Section 36.01009 – Table 36-2 Summary Street Design Standards