



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, April 16, 2025 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 16th day of April 2025 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 April 16, 2025

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the March 19, 2025 Zoning and Planning Commission Minutes
 - b. Report of previous ZAPCO cases acted on by the BOA/City Council
4. Land Use 201 Wildcat Hollow.: Consider action to recommend approval with conditions for the 201 Wildcat Minor Plat, being 01.0 acres out of the Wilkinson Sparks Survey Abs No. 21 (Section 36.01.018 of the West Lake Hills Code of Ordinances).

Applicant: Bradley Lane, TRE & Associates, LLC

5. **Land Use 419 Ridgewood Rd.:** Consider action to make a recommendation for Lot 3R, a replat of portions of Lot 3 and 4 of Ridgewood Village Section 2 Subdivision, within the city limits (Section 36.01.018 of the West Lake Hills Code).

Applicant: Minnie Webb, Arterberry Cooke Architecture

6. **Public Hearing 4 North Peak Rd.:** Discuss and make a recommendation on a variance to allow for an encroachment of 10 feet into the 50-foot front setback for the construction of a new house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Kent Stromberg, Eppright Homes, LLC

7. **Public Hearing 1001 Madrone Rd.:** Discuss and make recommendations on the following variance requests for the construction of a new residential home:

1. To allow for an encroachment of approximately 5.2 feet into the 25-foot side setback for the construction of a new deck (Section 22.03.281 and 22.03.275)
2. Elimination of the maneuvering area for exiting without backing into a public street (Section 22.03.175 (d))
3. To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
4. To allow the driveway width exceeding the maximum 20 feet by 12.5 feet (Section 22.3.175(e) (2)).

Applicant: Edgar Prats, Property Owner

8. **Public Hearing 109 Stratford Reserve Pl.:** Discuss and make recommendations on the following variances for a fence:

1. Placement of a vehicle gate that causes stacking not on private property, but into the public street. (Section 22.03.173(d)(5))
2. Front yard fence 0% transparent (wall) at southwest corner and chain-link fence in front-yard fence setback (Section 22.03.173(d)(6)(A)(iv))
3. Front yard fence and gate encroaching 30 feet into the 30-foot front yard fence setback (Section 22.03.173(d)(6)(B)(ii))
4. Side yard fence (0% transparent wall and chain-link) encroaching approximately 21.5 feet into front-yard setback (Section 22.03.173(d)(7))
5. Solid wall (0% transparency) encroaching approximately 45 feet into front yard setback (Section 22.03.173(d)(8)(A) and (B))
6. Exceeding required 6 foot maximum by 10.5 feet (16.5 feet from existing grade) on west side of property and 2 feet (8 feet from existing grade) along front of property (Section 22.03.173(d)(9)).

Applicant: Tisha Ritta, Central Texas Permit Partners, LLC

9. **Adjournment.** Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the April 16, 2025 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 11, 2025 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, March 19, 2025 at 6:30 PM

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

- a. Meeting begins at 6:30pm
- b. Roll Call
 - o Chair Robert Meisel: Present
 - o Vice-Chair Jim Pledger: Present
 - o Commissioner Julia Webber: Absent
 - o Commissioner Karen Bartoletti: Present
 - o Commissioner Patrick Stewart: Present
 - o 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. Approval of the February 19, 2025 Zoning and Planning Commission workshop minutes
- b. Report of previous ZAPCO cases acted upon by the BOA/Council
- c. **Action:** Commissioner Pledger moves for approval of the Consent Agenda
 - i. Commissioner Webber Seconds
 - ii. Motion carries unanimously 4 - 0

4. **Land Use: 704 Rocky River Rd.** – Consider action to make a recommendation on a Replat for Lot 1R, a replat of portions of Lot 1 and 2 of the White and Murdock Subdivision and 0.40 acres of the Wilkinson Sparks Survey Number 4, Abstract Number 21, within the city limits (Section 36.01.018 of the West Lake Hills Code).

Applicant: Minnie Web, Arterberry Cooke Architecture

a. **Staff Report:**

- i. Director Bills described the replat of the property and the conditions for approval.

b. Public Comments:

- a. None

c. Discussion:

- i. Chair Meisel had questions regarding whether the applicants could be asked to access the lot from the rear of the property instead of along Rocky River Drive.

- 1. Commissioner Bills explained that the subdivision approval process is technical in nature and if the requirement isn't in the subdivision code at the time of application

c. Action: Commissioner Bartoletti moves that the Replat be forwarded to the Board of Adjustment with a recommendation of conditional approval based staff recommendations.

- i. Commissioner Pledger seconds
- ii. Motion carries unanimously (4-0)

Recommendation will be forwarded to the City Council on March 26, 2025.

5. **Staff Briefing:** Presentation and discussion on the development review process and the MyGovernmentOnline application portal.

a. Staff Report:

- i. Director Bills delivers report on the development review process
- ii. Development Coordinator Joel Sherrouse demonstrates the application and review process using the MGOConnect.org customer portal.

b. Public Comments:

- i. None

d. Discussion:

- i. Commissioners asked how they could see what applications and permits are being processed and issued in a given area.
 - 1. Development Coordinator Joel Sherrouse showed how specific addresses can be searched in the online portal for basic information regarding permit type, status, and application acceptance date
 - 2. For more detailed information regarding specific projects, or for reports regarding permitting in general, Public Information Requests are generally submitted to the City Secretary and fulfilled by development staff.

e. Action: None required

6. **Adjournment** - Chair Robert Meisel

1. Chair Mesel adjourns the meeting at 7:25pm

APPROVED:

Robert Meisel, Chair

ATTEST:

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2025.



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	April 16, 2025	Item Number:	3b
	Building & Development		
Department:	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 February 19, 2025 ZAPCO meeting the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment

1. **502 Spiller Lane** : Setback encroachment and impervious cover variances
 - i. At the special meeting of the BOA on March 26, the item was postponed to the April 9 BOA meeting for more information
 - ii. Prior to the April 9 BOA meeting, the applicant withdrew both variance requests
2. **413 Ledgeway Ridge**: Variance for the removal of 6 heritage trees
 - i. The variance was approved at the March 26 City Council Meeting
3. **717 ½ Yaupon Valley Road**: Multiple variances for installation of a water tank by WCID #10
 - i. At the City Council meeting and special Board of Adjustment Meeting on March 26, all variances were approved
4. **704 Rocky River Road**: Replat
 - i. At the March 26 City Council meeting, the replat was approved with conditions. The applicant will need to resubmit the plat meeting all staff conditions for final approval.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 16, 2025	Item Number:	4
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

201 Wildcat Hollow.: Consider action to recommend approval with conditions for the 201 Wildcat Minor Plat, being 01.0 acres out of the Wilkinson Sparks Survey Abs No. 21 (Section 36.01.018 of the West Lake Hills Code of Ordinances).

Applicant: Bradley Lane, TRE & Associates, LLC

Recommendation

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

1. Provide address for owner/subdivider (Plat Details 1).
2. Change the name to 201 Wildcat Minor Plat, or propose a name that does not conflict with other recorded plats (Plat Details 2).
3. Add Minor Plat to the title (Section 36.01.018).
4. Required right-of-way for Redbud Trail 500 feet from Westlake Drive is 70 feet. Show the dedication of the balance of half of the remaining ROW ((70-existing)/2) (Section 36.01.009, Table 36-2 Street Design Standards).
5. Remove one of the Lot 1 labels (only one label per lot) (Plat Detail 13).
6. Show that lot meets one acre minimum after right-of-way dedication (Plat Detail 17).
7. Submit deed restrictions, conditions and covenants applicable to the land (Plat Detail 20).
8. Add the following signature blocks/certification:
Zoning & Planning Commission, City Council, City Administrator, Water Control and Improvement District No. 10, Oak Wilt Certification, remove duplicate Travis County Certification Block (Plat Detail 24 and Signature Blocks)
OAK WILT CERTIFICATION
I, the undersigned, a certified arborist hereby certify that oak wilt was not found on the property.

Name

Date

9. Streets to be dedicated, add complete curve data on side dedicated (Plat Detail 27).
10. Add the following plat notes 2, 3, 4, 32(Subdivision Checklist, Section 3).

The approval with conditions will be forwarded to April 23, 2025 City Council meeting for review.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Patrick & Renee Feigley

Legal Description: 1 acre of the Wilkinson Sparks Survey Abs No. 21

Lot Size: 1 acre

Zoning: R-1, One-Family Residential

Wastewater: On-site Sewage Facility

The properties surrounding the subject property are zoned R-1 One-Family Residential District, B-2 Business 2 and GUI, Government, Utility, and Institutional .

Background & Analysis:

The applicant is proposing to plat the existing lot at 201 Wildcat Hollow (.61 acres) and 0.39 acres from the adjacent 3.055-acre tract to make a one-acre tract. Neither existing parcel has ever been platted. The lot at 201 Wildcat Hollow was deed divided prior to May 5, 1970 and has an existing house. There are nonconforming setbacks that already exists and this plat does not increase the nonconformity of the dimensions but is seeking to meet conformality of the one-acre lot size.

Platting of a property is when street and right-of-way dedication are required. Per Section 36.01.009, Table 36-2 Street Design Standards, the right-of-way width requirement for Redbud Trail 500 feet from the intersections of Westlake Drive and Bee Cave Road is 70 feet. The proposed plat shows the width to be 50.70 feet at one point. The property is required to dedicate half of the remaining requirement (i.e. $70 - 50.70 = 9.65$ feet).

Chapter 36 Subdivision

Section 36.01.018 Minor Plat:

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

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

Corrections required with Code reference are included in the recommendation.

Compliance with Adopted Building Codes

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

Subdivision

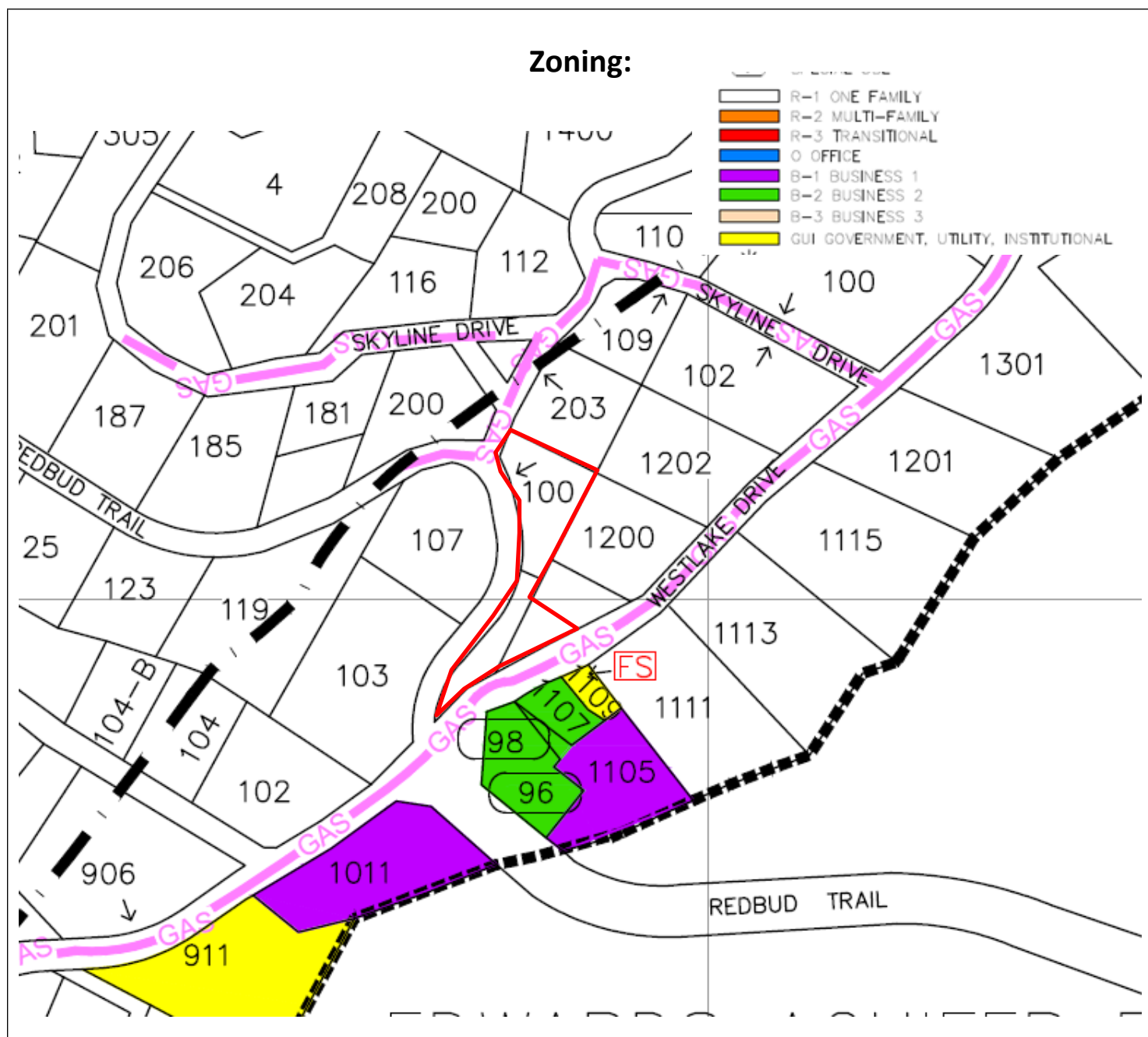
For the reasons stated in the within this report, once the conditions are met the plat will meet requirements of Chapter 36.

Comprehensive Planning Analysis

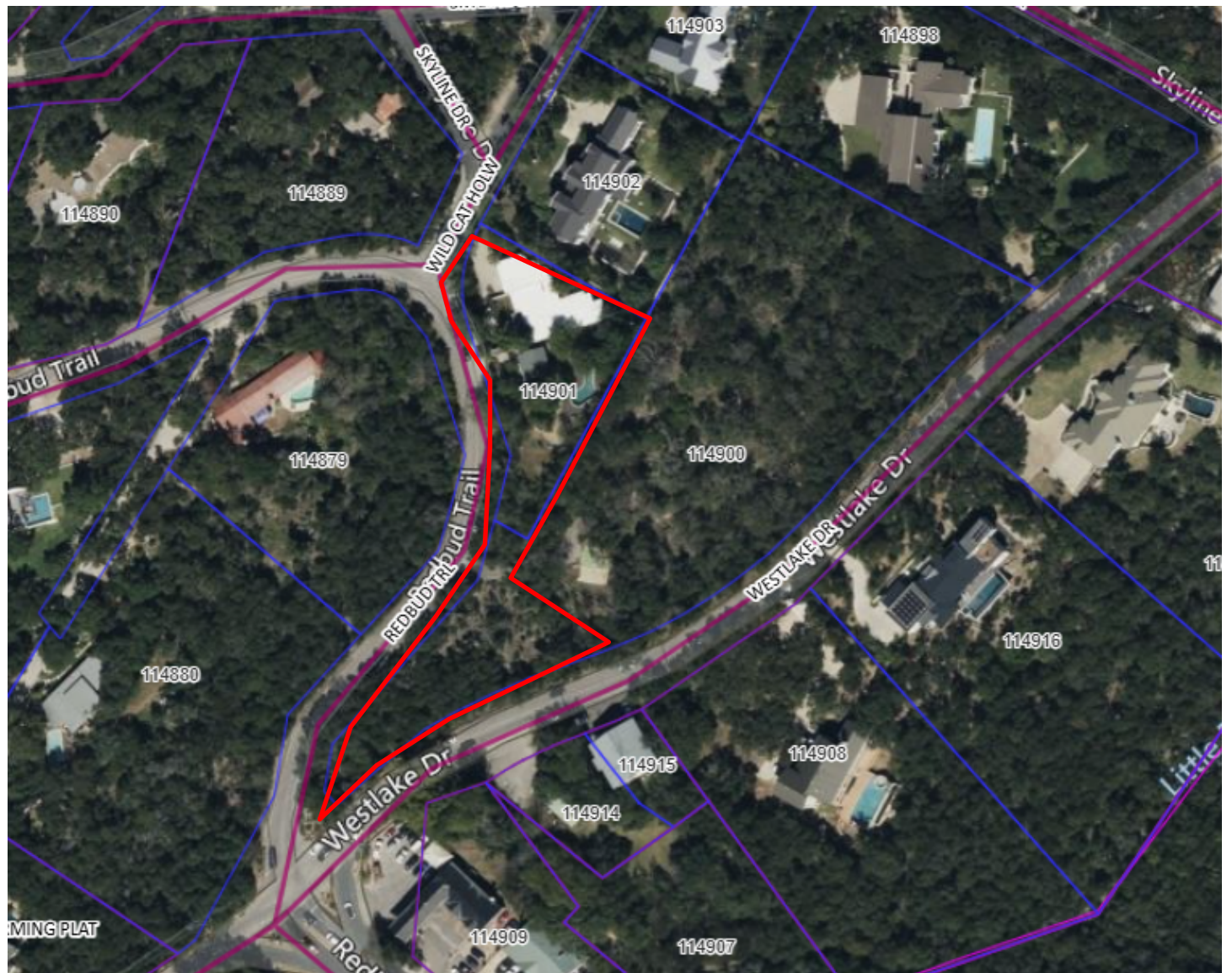
The request is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 36.01.018 Minor Plat](#)
- [Section 36.01.006: Preliminary and final plat filing procedure.](#)
- [Section 36.01.009 General rules and regulations.](#)



Aerial:





Engineering Solutions

February 18, 2025

Via Electronic Submittal

City of West Lake Hills
Building and Development Services
911 Westlake Drive
West Lake Hills, Texas 78746

Re: 201 Wildcat Hollow Minor Plat Project Description Letter
TRE Job No.: 2174-12607-14

To whom it may concern:

This letter is to serve as the project description letter for the Minor Plat at 100 Redbud Trail. The project consists of a 0.61-acre lot located at 100 Redbud Trail (Lot 1). Lot 1 currently consists of a single-family home, a detached garage and shed, a pool, trees, and heavily grassed areas. The Minor Plat proposes increasing the area of Lot 1 from 0.61 acres to 1-acre by receiving 0.39 acres of land from the lot to the east. The lot to the east is currently 3.055 acres and is located at 203 Wildcat Hollow. Both lots are currently owned by Patrick Feigley and are zoned R-1 One-Family residential districts.

On September 17, 2024, the address for Lot 1, 100 Redbud Trail was reassigned as 201 Wildcat Hollow. A copy of this Address Assignment has been included in this submittal for reference.

A variance for the property to permit a proposed pool house to encroach into a setback line was submitted and approved by the Board of Adjustments on December 12, 2023. The City Project Number associated with the variance is 2023-1171.

Should you have any questions or need any additional information, please do not hesitate to contact me at blane@tr-eng.com or (512) 358-4049.

Sincerely,

TRE & Associates, LLC

A blue ink signature of Bradley G. Lane, written in a cursive style.

Bradley G. Lane, P.E.
Senior Project Manager

cc: Mr. Adrian H. Rosas, P.E., C.F.M.; TRE & Associates, Inc.

Diagram illustrating the structure of a Tree Index. The index is organized into columns: TAG NO., TYPE, INDICATES, MULTI, and TRUNK. Arrows indicate the relationships between these columns and specific values in the tree structure.

- TAG NO.:** Points to the value 514.
- TYPE:** Points to the value LO.
- INDICATES:** Points to the values 17, 14, and 11.
- MULTI:** Points to the value 11.
- TRUNK:** Points to the value 11.

The tree structure shows a hierarchy where the values 17, 14, and 11 are children of the value 514. The value 11 is further identified as the individual trunk diameter (in inches).

SG = SWEET GUM
BURR = BURR OAK
WO = WHITE OAK
LO = LIVE OAK
RO = RED OAK
YPN = YAUPON
CE = CEDAR ELM
CDR = CEDAR
CQO = CHINQUAPIN OAK
MNL = MOUNTAIN LAUREL
HB = HACKBERRY
PERM = PERSIMMON
CB = CHINABERRY
LIG = WAXLEAF LIGUSTRUM
CRM = CRAPE MYRTLE
BUM = WOOLLY BUMELIA

THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW, NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.

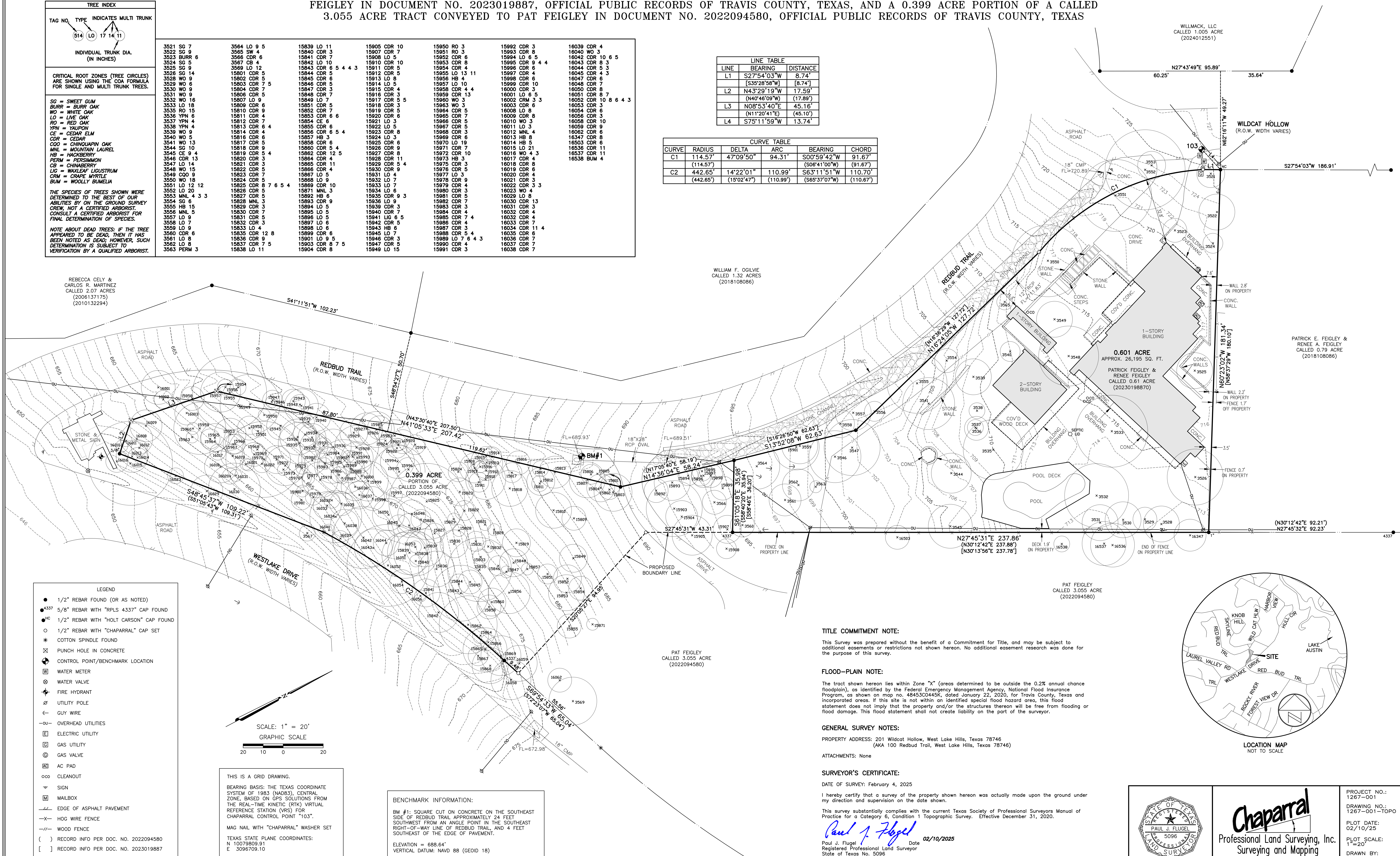
NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

REBECCA CELY &
CARLOS R. MARTINEZ
CALLED 2.07 ACRES
(2006137175)
(2010132294)

3521	SG 7	3564	LO 9 5	15839	LO 11	15905	CDR 10	15950	RO 3	15992	CDR 3	16038	CDR 4
3522	SG 9	3565	SW 4	15840	CDR 7	15907	CDR 7	15951	RO 3	15993	CDR 8	16040	WO
3523	BURR 6	3566	CDR 9	15841	CDR 7	15908	LO 5	15952	CDR 6	15994	LO 6 5	16042	CDR 10 6 5
3524	SG 7	3567	CDR 10	15842	LO 10	15909	CDR 10	15953	CDR 10	15995	LO 4 4	16043	CDR 3
3525	SG 9	3568	LO 12	15843	CDR 6 5 4 4 3	15911	CDR 5	15954	CDR 4	15996	CDR 6	16044	CDR 5 3
3526	SG 14	15801	CDR 5	15844	CDR 5	15912	CDR 5	15955	LO 13 11	15997	CDR 4	16045	CDR 4 3
3527	WO 6	15802	CDR 5	15845	LO 9	15913	LO 8	15956	LO 4	15998	CDR 6	16047	CDR 6
3529	WO 6	15803	CDR 7 5	15846	CDR 5	15914	LO 5	15957	LO 10	15999	CDR 10	16048	CDR 7
3530	WO 9	15804	CDR 7	15847	CDR 7	15915	CDR 4	15958	CDR 4 4	16000	CDR 3	16050	CDR 8
3531	WO 9	15806	CDR 5	15848	CDR 7	15916	CDR 3	15959	CDR 13	16001	LO 6 5	16051	CDR 8 7
3532	LO 16	15807	LO 9	15849	LO 7 9	15917	CDR 10 5	15960	CDR 3	16002	CDR 3	16052	LO 10 8 6 4 3
3533	LO 18	15809	CDR 6	15851	CDR 5	15918	CDR 3	15963	WO 3	16003	CDR 6	16053	CDR 3
3535	RO 15	15810	CDR 9	15852	CDR 7	15919	CDR 5	15964	CDR 5	16004	LO 8	16054	CDR 6
3537	YPN 1	15811	CDR 6	15853	CDR 6 6	15920	CDR 8	15965	CDR 8	16005	CDR 8	16055	CDR 6
3537	YPN 4	15812	CDR 7	15854	CE 6	15921	LO 3	15966	CDR 5	16010	WO 3	16058	CDR 10
3538	YPN 4	15813	CDR 6 4	15855	CDR 6	15922	LO 5	15967	CDR 5	16011	LO 3	16059	CDR 9
3539	WO 13	15814	CDR 6 5 4	15856	CDR 6	15923	CDR 8	15968	CDR 4	16012	MNL 4	16062	CDR 6
3540	WO 5	15816	CDR 6	15857	HB 3	15924	LO 3	15969	CDR 6	16013	HB 8	16347	CDR 8
3541	WO 13	15817	CDR 5	15858	CDR 6	15925	CDR 6	15970	LO 19	16014	HB 5	16503	CDR 6
3544	SG 10	15818	CDR 9	15860	CDR 5 4	15926	CDR 9	15971	CDR 9	16015	LO 21	16336	111
3545	CE 9 4	15819	CDR 4	15862	CDR 12 5	15927	CDR 10	15972	CDR 10	16016	LO 3	16337	CDR 11
3546	CDR 13	15820	CDR 3	15864	CDR 4	15928	CDR 11	15973	HB 3	16017	CDR 4	16338	BUM 4
3547	LO 14	15821	CDR 3	15865	CDR 11	15929	CDR 5	15975	CDR 3	16018	CDR 8		
3548	WO 15	15822	CDR 6	15866	CDR 10	15930	CDR 7	15976	CDR 3	16019	CDR 8		
3549	COO 9	15823	CDR 7	15867	LO 5	15931	LO 4	15977	LO 3	16020	CDR 4		
3550	WO 18	15824	CDR 5	15868	LO 9	15932	LO 7	15978	CDR 9	16021	CDR 3		
3551	LO 12 12	15825	CDR 7 6 5 4	15869	CDR 10 7	15933	LO 7	15979	CDR 4	16022	CDR 3 3		
3552	LO 20	15826	CDR 7	15871	MNL 3	15934	CDR 6	15980	CDR 4	16023	LO 4		
3553	MNL 4 3 3	15827	CDR 5	15892	HB 6	15935	CDR 9 3	15981	CDR 5	16029	LO 8		
3554	SG 9	15828	MNL 3	15893	CDR 9	15936	LO 9	15982	CDR 7	16030	CDR 13		
3555	SG 15	15829	CDR 4	15894	LO 5	15937	CDR 3	15983	CDR 3	16031	CDR 4		
3556	MNL 5	15830	CDR 7	15895	LO 5	15940	CDR 7	15984	CDR 4	16032	CDR 4		
3557	LO 9	15831	CDR 5	15896	LO 5	15941	LIG 6 5	15985	CDR 7 4	16033	CDR 4		
3558	LO 7	15832	CDR 3	15897	LO 6	15942	CDR 6	15986	CDR 3	16034	CDR 13		
3559	LO 7	15833	LO 4	15898	LO 6	15943	HB 6	15987	CDR 3	16034	CDR 11 4		
3560	CDR 6	15835	CDR 12 8	15899	CDR 6	15945	LO 7	15988	CDR 5 4	16035	CDR 6		
3561	LO 8	15836	CDR 9	15901	LO 9 5	15946	CDR 3	15989	LO 7 6 4 3	16036	CDR 3		
3562	LO 8	15837	CDR 7 5	15903	CDR 6 7 5	15947	CDR 3	15990	CDR 4	16037	CDR 7		
3563	PERM 3	15838	LO 11	15904	CDR 8	15949	LO 15	15991	CDR 3	16038	CDR 7		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°54'03"W [S35°28'58"W]	8.74' [8.74']
L2	N43°29'19"W (N40°46'09"W)	17.59' (17.89')
L3	N08°53'40"E (N11°20'41"E)	45.16' (45.10')
L4	S75°11'59"W	13.74'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	114.57'	47°09'50"	94.31'	S00°59'42"W	91.67'
	(114.57')			(S06°41'00"W)	(91.67')
C2	442.65'	14°22'01"	110.99'	S63°11'51"W	110.70'
	(442.65')	(15°02'47")	(110.99')	(S65°37'07"W)	(110.67')



TITLE COMMITMENT NOTE:

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown hereon. No additional easement research was done for the purpose of this survey.

FLOOD—PLAIN NOTE:

The tract shown hereon is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0445K, dated January 22, 2020, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 201 Wildcat Hollow, West Lake Hills, Texas 78746
(AKA 100 Redbud Trail, West Lake Hills, Texas 78746)

ATTACHMENTS: None

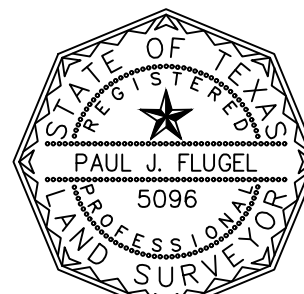
SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: February 4, 2025

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 6, Condition 1 Topographic Survey. Effective December 31, 2020.

Paul J. Flugel Date 02/10/2025
Registered Professional Land Surveyor
State of Texas No. 5096



Paul J. Flugel
R.P.L.S. No. 5096

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
1267-001

DRAWING NO.:
1267-001-TOPC

PLOT DATE:
02/10/25

PLOT SCALE:
1"=20'

DRAWN BY:
MB

SHEET
01 OF 01



Travis County WC&ID NO. 10

5324 Bee Cave Road Austin, TX 78746

Office (512) 327-2230

Fax (512) 327-6218

CustomerService@WaterDistrict10.org

www.WaterDistrict10.org

February 21, 2025

Pat Feigley
pat.feigley@gmail.com
312-961-9812

Dear Pat:

The District is in receipt of your request for water service availability verification for the following property description:

ABS 21 SUR 1 SPARKS W ACR 0.610

Travis County Appraisal District, Property ID 114901

The District office at this time can confirm that the above referenced parcel is within District boundaries and is eligible for water service.

Additional Notes:

Prior to receiving water service approval from the Water District, you will be required to:

- Grant all necessary easements
- Submit plans for review and approval

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer. All new homes must be protected by a fire suppression system approved by ESD 9. Plumbing inspections are required.

Sincerely,

Louise Winder

Travis County WC&ID#10



EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9
1301 S. Capital of Texas Highway, Suite B-123
West Lake Hills, TX 78746

Headquarters 512-539-3400
Facsimile 512-327-2780
P. O. Box 162170 Austin, TX 78716-2170

www.WestlakeFD.org

February 21st, 2025

David O'Brien, AIA
Architect
DOB&EEL Architecture
David@dobandeel.com
310-384-9629

Re: Replat of Subdivision (100 Redbud Trail aka 201 Wild Cat Hollow)

Dear David O'Brien,

I have reviewed the proposed plat changes you submitted to our office that impact the property at 100 Redbud Trail aka 201 Wild Cat Hollow.

Based on the information you provided, it is our understanding that the proposed plat changes are intended to increase the overall lot size of 100 Redbud Trail aka 201 Wild Cat Hollow by merging the lower undeveloped portion of the property located by the intersection into the larger portion around the active projects. It is also our understanding that any current or future development on the lots will be designed and submitted for review and approval and will comply with all applicable codes and standards.

Please Note: This letter does not constitute a formal site development or building plan review and/or approval. Upon completion of such a review, plan review comments will be issued indicating the status of compliance with adopted codes and standards.

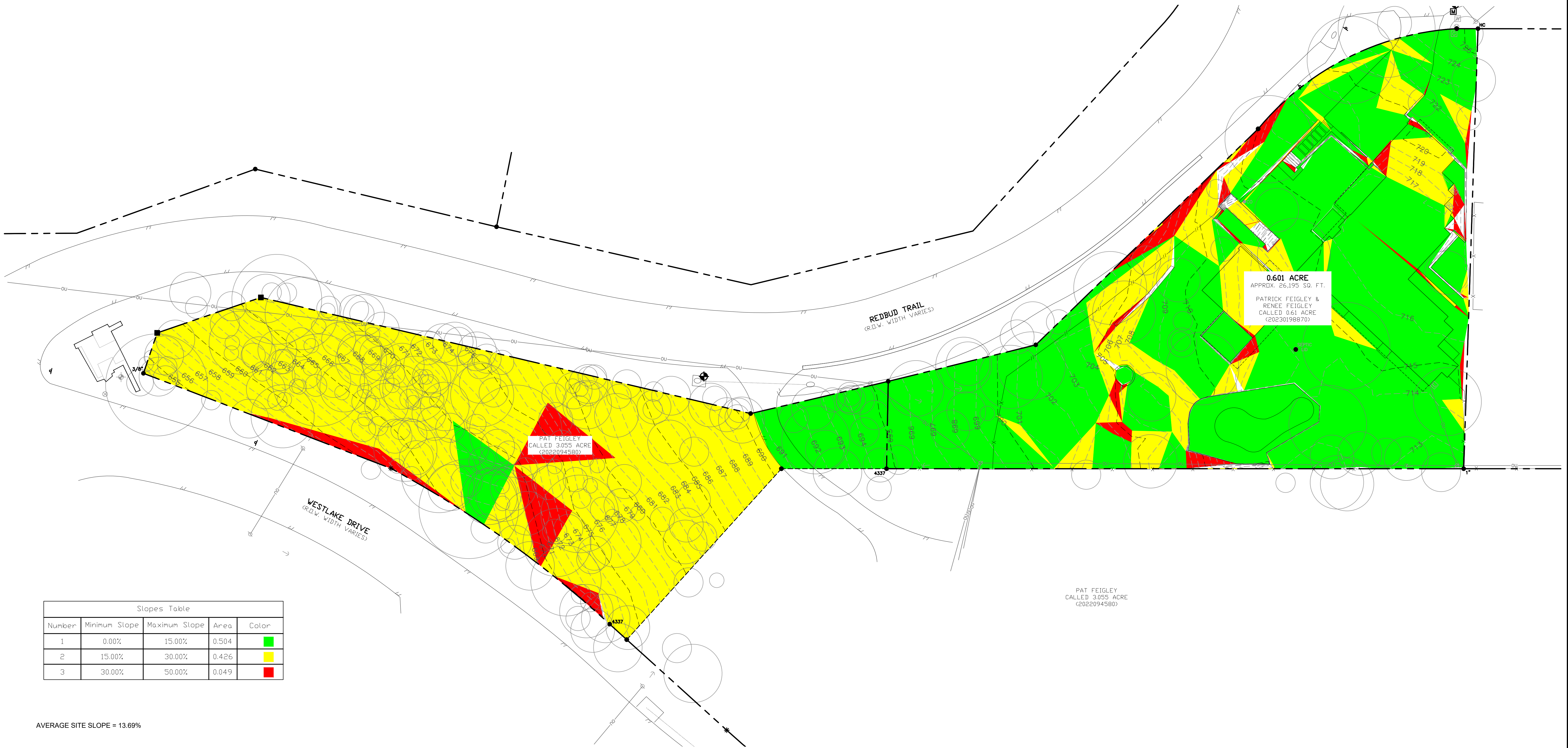
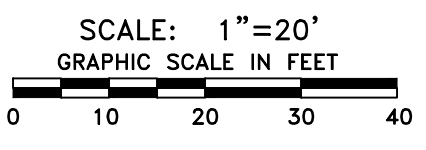
Based on the review of the proposed plat changes and an understanding that compliance with the fire code and the items noted above will be addressed during future site development and building plan review phases, **I recommend the approval of the proposed plat changes by the City of West Lake Hills.**

We look forward to working with you and your staff on the proposed project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

District Chief Chris Gill
Fire Marshal
Emergency Prevention Division
Travis County Emergency Services Districts No. 9

201 WILDCAT HOLLOW MINOR PLAT
SLOPE MAP EXHIBIT



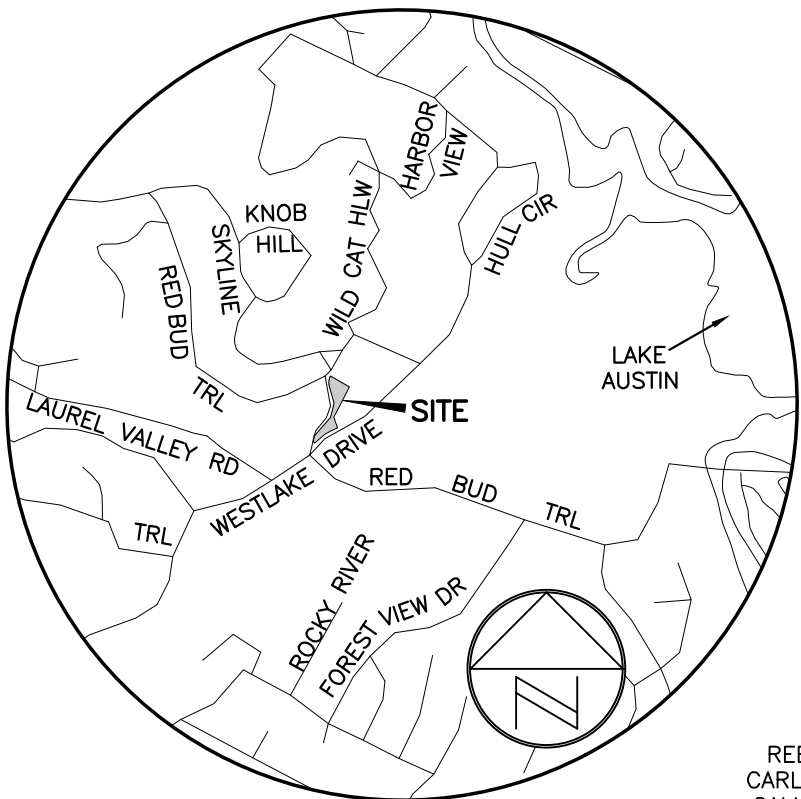
Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	0.504	Green
2	15.00%	30.00%	0.426	Yellow
3	30.00%	50.00%	0.049	Red

AVERAGE SITE SLOPE = 13.69%



Engineering Solutions
TBPE FIRM No. 13987
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9093
Fax: (915) 629-8506
6101 W. Courtyard Dr., Bldg. 1, Suite 100 Austin, Texas 78730
Office: (512) 358-4049
Fax: (512) 366-5374

WILDCAT SUBDIVISION



LOCATION MAP
NOT TO SCALE

REBECCA CELY &
CARLOS R. MARTINEZ
CALLED 2.07 ACRES
(2006137175)
(2010132294)

WILLIAM F. OGILVIE
CALLED 1.32 ACRES
(2018108086)

WILLMACK, LLC
CALLED 1.005 ACRE
(2024012551)

WILDCAT HOLLOW
(R.O.W. WIDTH VARIES)

PATRICK E. FEIGLEY &
RENEE A. FEIGLEY
CALLED 0.79 ACRE
(2018108086)

PAT FEIGLEY
CALLED 3.055 ACRE
(2022094580)

LOT 1
1.000 ACRE
RESIDENTIAL

LOT 1
1.000 ACRE
RESIDENTIAL

PAT FEIGLEY
CALLED 3.055 ACRE
(2022094580)

LOT 2
KOVAR CONFIRMING PLAT
(90/236)

LOT A
WESTLAKE FIREHOUSE NO. 1
(71/57)

LOT B
WESTLAKE FIREHOUSE NO. 1
(71/57)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⁴³³⁷ 5/8" REBAR WITH "RPLS 4337" CAP FOUND
- ^{HC} 1/2" REBAR WITH "HOLT CARSON" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- * COTTON SPINDLE FOUND
- ⊠ PUNCH HOLE IN CONCRETE
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFO PER DOC. NO. 2022094580
- [] RECORD INFO PER DOC. NO. 2023019887

SCALE: 1" = 30'

GRAPHIC SCALE

30 15 0 30

REDBUD TRAIL
(R.O.W. WIDTH VARIES)

[N16°56'29"W 127.72']
N16°24'05"W 127.72'

N60°23'02"W 181.34'
[N58°37'29"W 180.10']

(N30°12'42"E 92.21')
N27°45'32"E 92.23'

N27°45'31"E 281.17'
(N30°12'42"E)
[N30°13'56"E]

[237.78']
(237.88')
237.86'

4337

4337

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	114.57'	47°09'50"	94.31'	S00°59'42"W	91.67'
	(114.57')			(S06°41'00"W)	(91.67')
C2	442.65'	14°22'01"	110.99'	S63°11'51"W	110.70'
	(442.65')	(15°02'47")	(110.99')	(S65°37'07"W)	(110.67')
C3	490.22'	3°06'00"	26.52'	S68°21'33"W	26.52'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°54'03"W	8.74'
	[S35°28'58"W]	[8.74']
L2	S69°54'33"W	9.48'
	(N40°46'09"W)	(17.89')
L4	N08°53'40"E	45.16'
	(N11°20'41"E)	(45.10')
L5	N14°36'04"E	58.24'
	(N17°05'40"E)	(58.19')
L6	N13°52'08"E	62.63'
	[N16°26'50"E]	[62.63']
L7	S75°11'59"W	13.74'
L8	S48°54'27"E	50.70'
L9	N62°16'11"W	49.27'
L10	S20°05'27"E	49.60'

THIS IS A GRID DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE REAL-TIME KINETIC (RTK) VIRTUAL REFERENCE STATION (VRS) FOR CHAPARRAL CONTROL POINT "103".

MAG NAIL WITH "CHAPARRAL" WASHER SET

TEXAS STATE PLANE COORDINATES:
N 10079809.91
E 3096709.10

BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON CONCRETE ON THE SOUTHEAST SIDE OF REDBUD TRAIL APPROXIMATELY 24 FEET SOUTHWEST FROM AN ANGLE POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF REDBUD TRAIL, AND 4 FEET SOUTHEAST OF THE EDGE OF PAVEMENT.

ELEVATION = 688.64'
VERTICAL DATUM: NAVD 88 (GEOID 18)

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
1267-001

DRAWING NO.:
1267-001-PL4

PLOT DATE:
02/13/25

PLOT SCALE:
1"=30'

DRAWN BY:
MB

SHEET
01 OF 02

STATE OF TEXAS§
COUNTY OF TRAVIS§

WHEREAS, PATRICK FEIGLEY, BEING OWNERS OF A 1.000 ACRE TRACT OF LAND, SITUATED IN THE WILKINSON SPARKS SURVEY, ABSTRACT NO. 21, IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF A 0.601 ACRE TRACT (CALLED 0.610 ACRE) CONVEYED TO PATRICK FEIGLEY AND RENEE FEIGLEY BY DEED OF RECORD IN DOCUMENT NO. 2023019887 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 0.399 ACRE PORTION OF A CALLED 3.055 ACRE TRACT CONVEYED TO PAT FEIGLEY IN DOCUMETN NO. 2022094580, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WILDCAT SUBDIVISION OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 1.000 ACRES OF LAND TO BE KNOWN AS THE WILDCAT SUBDIVISION AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

PRINTED NAME: _____

COMPANY NAME: _____

ADDRESS: _____

ADDRESS: _____

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS§
COUNTY OF TRAVIS§

KNOW ALL MEN BY THESE PRESENTS

THAT I, PAUL J. FLUGEL, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PAUL J. FLUGEL, R.P.L.S. 5096

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
5725 WEST HWY 290, SUITE 103
AUSTIN, TEXAS 78735-7822
(512) 443-1724

STATE OF TEXAS§
COUNTY OF TRAVIS§

KNOW ALL MEN BY THESE PRESENTS

THAT I, BRADLEY G. LANE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF WEST LAKE HILLS, TEXAS AND THAT THE 100-YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

BRADLEY G. LANE, P.E. #130741
ENGINEERING BY:
TRE & ASSOCIATES, LLC
6101 W COURTYARD DRIVE
BUILDING 1, SUITE 100
AUSTIN, TEXAS 78730
512-358-4049
TBPE FIRM# 13987

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA-LIMON MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 20__ AT O'CLOCK __M., DULY RECORDED ON THE ____ DAY OF _____ 20__ AT O'CLOCK __M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DYANA-LIMON MERCADO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

FILED FOR RECORD THIS ____ DAY OF _____, 20 _____, AT _____ O'CLOCK __M.

CLERK OF THE COUNTY COURT TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

WILDCAT SUBDIVISION

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF WEST LAKE HILLS PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

3. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF WEST LAKE HILLS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

4. BY APPROVING THIS PLAT, THE CITY OF WEST LAKE HILLS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

5. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF WEST LAKE HILLS, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.

6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.

7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

8. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

9. FLOOD HAZARD: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48453C0445K FOR TRAVIS COUNTY, EFFECTIVE JANUARY 22, 2020, FOR COMMUNITY NO. 481030, AND IS ON ZONE "X".

10. SITE CLEARANCE, SITE DISTURBANCE AND IMPERVIOUS COVER NOTE. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT OR UNIT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.

11. SEPTIC SYSTEMS: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED IN THE CITY UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED.

12. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.

13. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF WEST LAKE HILLS.

14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.

15. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF WEST LAKE HILLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.

16. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

17. FOR SUBDIVISIONS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS: STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT: THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.

18. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WEST LAKE HILLS.

19. ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS/IS NOT LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS ON THIS THE _____ DAY OF _____ 20 _____, A.D.

20. RECHARGE ZONE: LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES 31, TEXAS ADMINISTRATIVE CODE (TAC) 313, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 313 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

21. UTILITY PROVIDERS:
• WATER-
• WASTEWATER-
• ELECTRIC-

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 1.000 ACRE (APPROXIMATELY 43,560 SQ. FT.) IN THE WILKINSON SPARKS SURVEY, ABS. NO. 21, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF A 0.601 ACRE TRACT (CALLED 0.610 ACRE) CONVEYED TO PATRICK FEIGLEY AND RENEE FEIGLEY BY DEED OF RECORD IN DOCUMENT NO. 2023019887 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 0.399 ACRE PORTION OF A CALLED 3.055 ACRE TRACT CONVEYED TO PAT FEIGLEY IN DOCUMENT NO. 2022094580, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with plastic cap stamped "Holt Carson" found in the southeast right-of-way line of Wildcat Hollow (right-of-way width varies), being the southwest corner of a called 0.79 acre tract conveyed to Patrick E. Feigley and Renee A. Feigley in Document No. 2018108086, Official Public Records of Travis County, Texas, and the most northerly corner of said 0.601 acre tract and the herein described tract;

THENCE South 60°23'02" East, leaving the southeast right-of-way of Wildcat Hollow with the common line of said 0.601 acre tract and said called 0.79 acre tract a distance of 181.34 feet to a 1" rebar found on the northwest line of said called 3.055 acre tract, being the south corner of said called 0.79 acre tract and the east corner of said 0.601 acre tract and the herein described tract;

THENCE South 27°45'31" West, with the common line of said 0.601 acre tract and said called 3.055 acre tract passing at a distance of 237.86 feet to a 1/2" rebar with "RPLS 4337" cap found, being a northwesterly interior corner of said called 3.055 acre tract and the southeast corner of said 0.601 acre tract, and continuing over and across said called 3.055 acre tract 43.31 feet for a total distance of 281.17 feet to a 1/2" rebar with "Chaparral" cap set for a point of intersection in the east line of the herein described tract;

THENCE South 20°05'27" East, over and across said called 3.055 acre tract a distance of 94.95 feet to a 1/2" rebar with "Chaparral" cap set on the northwest right-of-way line of Westlake Drive, same being the southeast line of said called 3.055 acre tract, for a southeasterly corner of herein described tract, from which bears North 69°54'33" East a distance of 55.56 to a cotton spindle found for a point of curvature in the northwest right-of-way line of Westlake Drive;

THENCE with the common line of said called 3.055 acre tract and the northwest right-of-way line of Westlake Drive, the following three (3) courses and distances:

- South 69°54'33" West, a distance of 9.48 feet to a 1/2" rebar with "RPLS 4337" cap found for a point of curvature of a curve to the left;
- With said curve to the left, having a radius of 442.65 feet, having an arc length of 110.99 feet, and a chord that bears South 63°11'51" West, a distance of 110.70 feet to a cotton spindle found;
- South 48°45'37" West, a distance of 109.22 feet to a 3/8" rebar found at the intersection of the northwest right-of-way line of Westlake Drive with the north right-of-way line of Redbud Trail being the most southerly corner of said called 3.055 acre tract and the herein described tract;

THENCE leaving the northwest right-of-way line of Westlake Drive with the common line of said called 3.055 acre tract and the north and easterly right-of-way line of Redbud Trail, the following four (4) courses and distances:

- North 4°3'29'19" West, a distance of 17.59 feet to a punch hole found in concrete;
- North 08°53'40" East, a distance of 45.16 feet to a punch hole found in concrete;
- North 41°05'33" East, a distance of 207.42 feet to a 1/2" rebar found;
- North 14°36'04" East, a distance of 58.24 feet to a 1/2" iron rod found being a northeasterly corner of said called 3.055 acre tract, the southwest corner of said 0.601 acre tract, and an angle point in the west line of the herein described tract;

THENCE with the common line of said 0.601 acre tract and the easterly right-of-way line of Redbud Trail, the following three (3) courses and distances:

- North 13°52'08" East, a distance of 62.63 feet to a 1/2" rebar found;
- North 16°24'05" West, a distance of 127.72 feet to a 1/2" rebar with "Chaparral" cap set for a point of curvature of a curve to the right;
- With said curve to the right, having a radius of 114.57 feet, having an arc length of 94.31 feet, and a chord that bears North 00°59'42" East, a distance of 91.67 feet to a 1/2" rebar with "Chaparral" cap set at the intersection of the easterly right-of-way line of Redbud Trail with the southeast right-of-way line of Wildcat Hollow;

THENCE North 27°54'03" East, with the southeast right-of-way line of Wildcat Hollow and the northwest line of said 0.601 acre tract a distance of 8.74 feet to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA-LIMON MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 20__ AT O'CLOCK __M., DULY RECORDED ON THE ____ DAY OF _____ 20__ AT O'CLOCK __M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DYANA-LIMON MERCADO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

FILED FOR RECORD THIS _____ DAY
OF _____, 20 _____, AT
_____ O'CLOCK __M.

CLERK OF THE COUNTY COURT
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

 Professional Land Surveying, Inc. Surveying and Mapping 5725 West Hwy 290, Suite 103 Austin, Texas 78735-7822 512-443-1724 T.B.P.E.L.S. Firm No. 10124500	PROJECT NO.: 1267-001 DRAWING NO.: 1267-001-PL4 PLOT DATE: 02/13/25 PLOT SCALE: 1"=20' DRAWN BY: MB
	SHEET 02 OF 02



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 16, 2025	Item Number:	5
	Building & Development		
Department:	Services		
	Jennifer C. Bills. Director of		
Prepared By:	Building & Development	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

419 Ridgewood Rd.: Consider action to make a recommendation for Lot 3R, a replat of portions of Lot 3 and 4 of Ridgewood Village Section 2 Subdivision, within the city limits (Section 36.01.018 of the West Lake Hills Code).

Applicant: Minnie Webb, Arterberry Cooke Architecture

Recommendation

Staff recommend approval with the conditions:

1. Change the plat title to Lot 3R, a replat of portions of Lot 3 and 4 of Ridgewood Village Section 2 Subdivision. Correct the word "survey" below the title. Change in title and owners' dedication block. Plat detail 2.
2. Provide any restrictive covenants, deed restrictions for the properties, that are referenced in the survey provided and include reference on plat (application materials O, Plat Details 20, Plat Note 32)
3. Reduce vicinity map to one square mile and show West Lake Hills city limits (Plat Details Item 15)
4. Provide certification blocks for signature by applicant's/owner's professional:
No presence of Oak Wilt Plat Detail 24

OAK WILT CERTIFICATION

I, the undersigned, a certified arborist hereby certify that oak wilt was not found on the property.

Name

Date

5. Add the following plat notes (Checklist Section 3 Standard Plat Notes): 1 2, 3, 4, 6, 11, 12, 14, 18, 20, 21, 24, 28, 30, 32

The approval with conditions will be forwarded to April 23, 2025 City Council meeting for review.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Michelle and David Ewart

Legal Description S 49.02 feet of LOT 3 & N 35.02 feet of Lot 4 Ridgewood Village Section 2

Lot Size: 0.2544 acres

Zoning: R-1 One Family

Wastewater: Public sewer

The site is surrounded by properties zoned R-1 – One Family, and Rollingwood city limits.

Background & Analysis:

The applicant has submitted a request to replat portions of Lot 3 and Lot 4 of the Ridgewood Village Subdivision. The Ridgewood Village Subdivision was recorded in 1956. Each lot were approximately 0.25 acres in size. A residential lot can be replatted within a subdivision without vacation of the previous lot if none of the covenants or restrictions of the previous plat are removed.

At some point, the lot lines within the subdivision were shifted on each lot without replatting, causing each lot to be portions of platted lots within the subdivision. This replat corrects this issue for the lot at 419 Ridgewood Rd. The lot is already connected to city wastewater, so on-site sewage is not required.

Attachments:

Exhibit A – Proposed Replat

Attachment 1 – Project Description Letter

Attachment 2 – Ridgewood Village Sec. 2 Subdivision

Attachment 3 – Water Service Availability

Attachment 4 – Fire Service Availability

Attachment 5 – Existing Conditions & Slope Analysis

Attachment 6 – Site Survey

Chapter 36 Subdivision

Section 36.01.004 Replat or resubdivision without vacation:

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

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

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

The owners of the property have requested the replat.

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

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

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

Condition of approval is the addition of the reference to the previous plat for the Ridgewood Village Section 2 Subdivision and pending reference to existing covenants or restrictions .

Sec. 212.015. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS.

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

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

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

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

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

- (g) The notice of a replat approval required by Subsection (f) must include:
- (1) the zoning designation of the property after the replat; and
 - (2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

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

Compliance with Adopted Building Codes

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

Subdivision

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

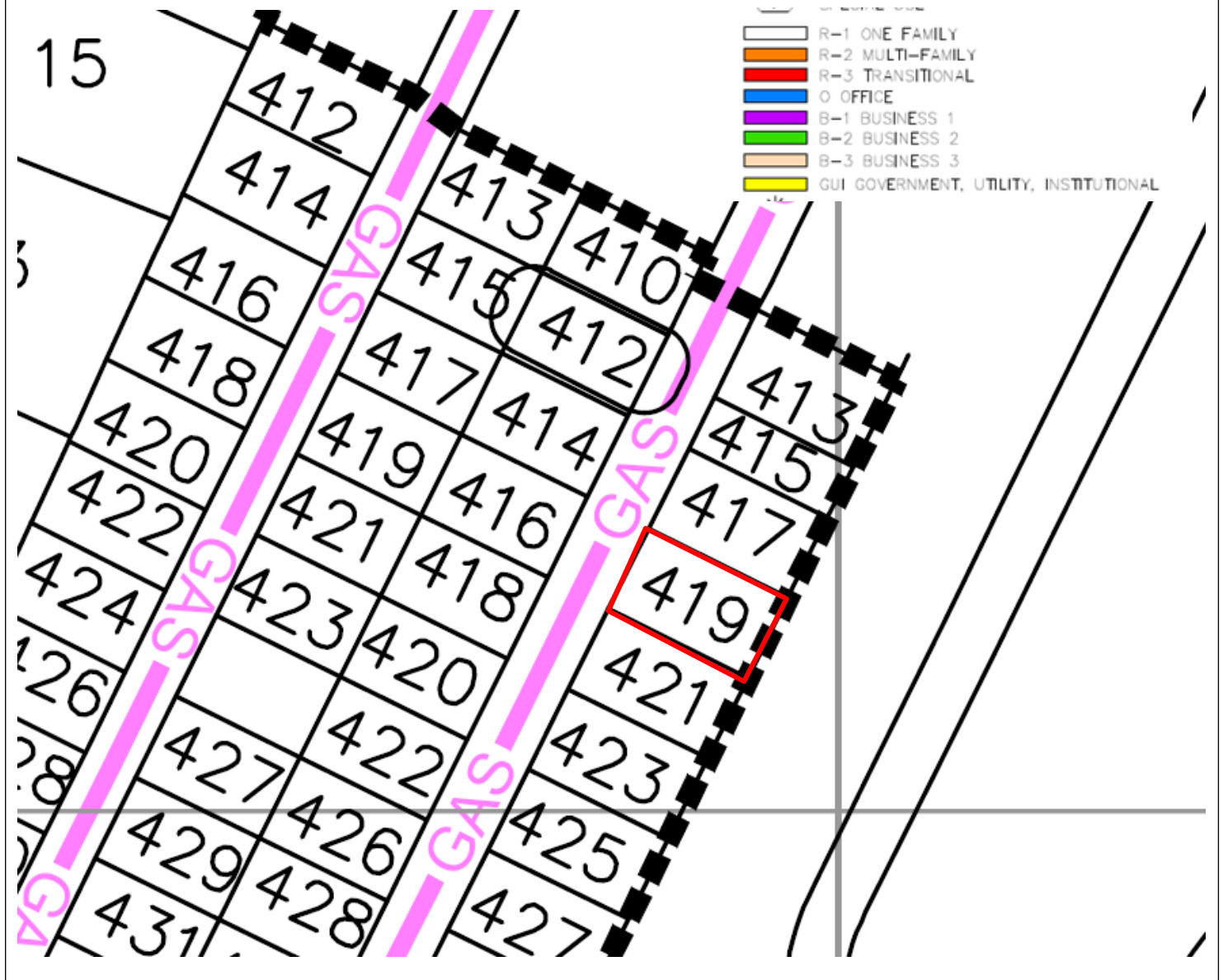
Comprehensive Planning Analysis

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

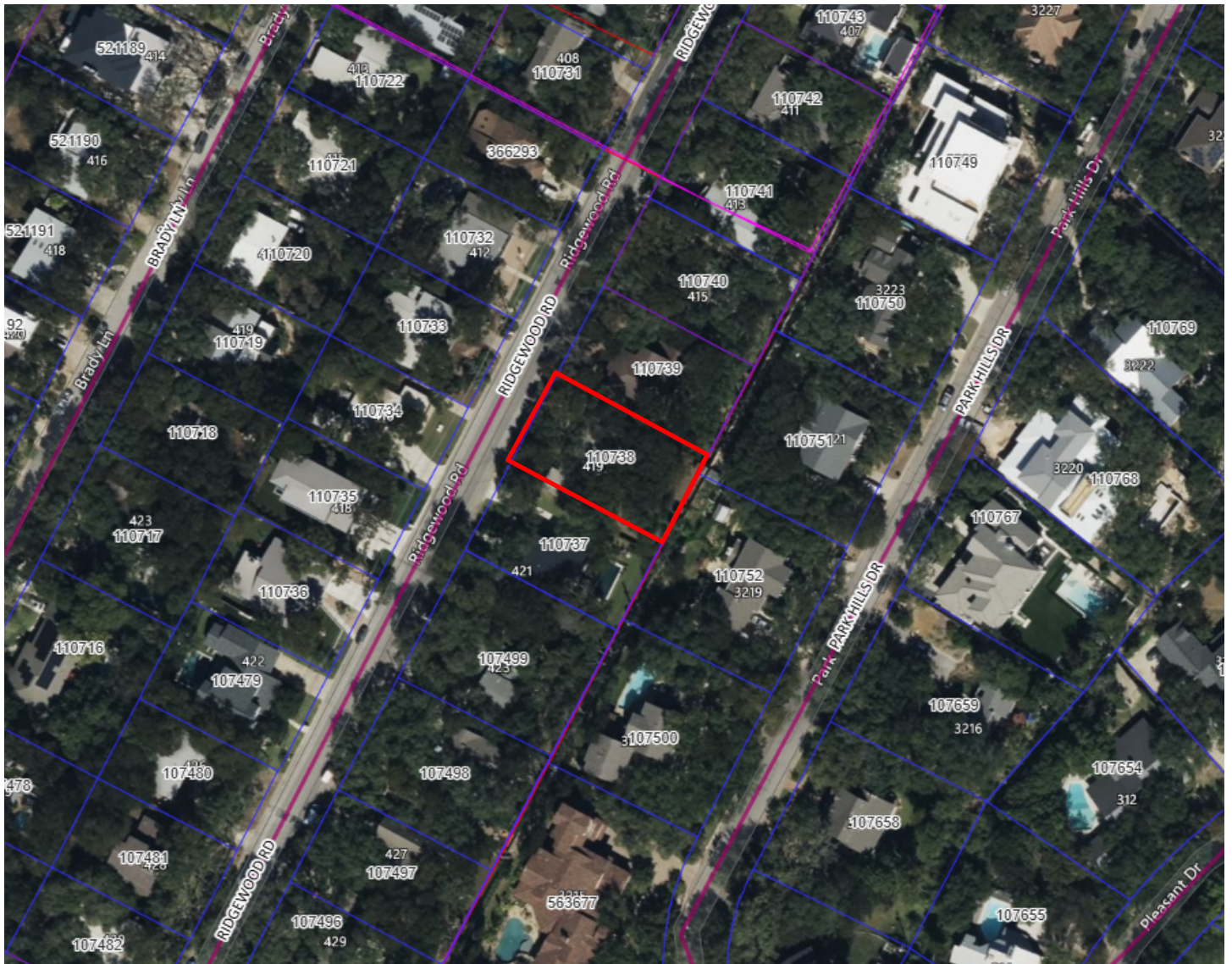
Links to Relevant Code:

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

Zoning:



Aerial:

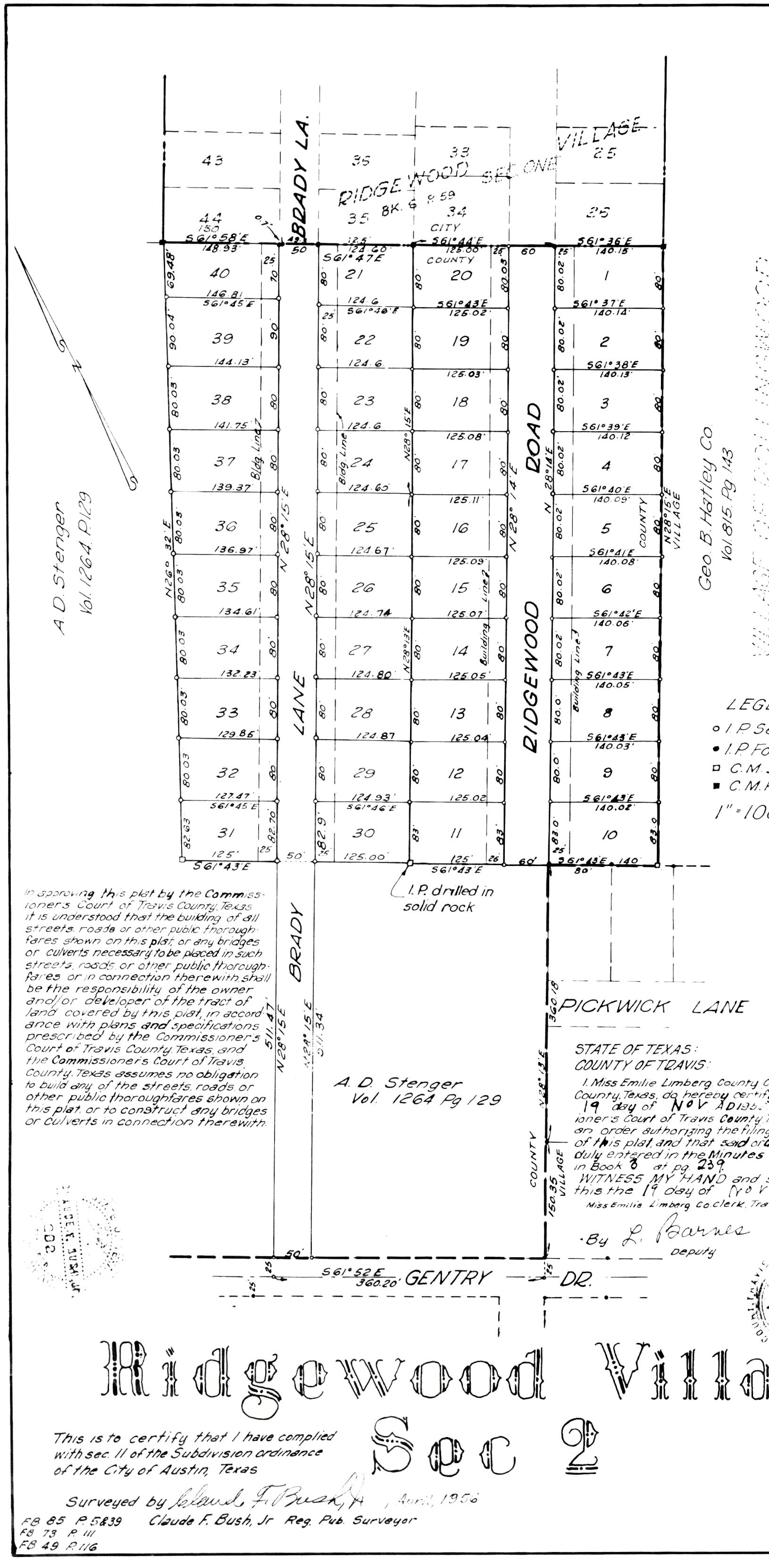


ARTERBERRY COOKE ARCHITECTURE
3411 Windsor Rd
Austin, TX , 78703

February 21, 2025
PROJECT: 419 Ridgewood Rd
OWNERS: Michelle and David Ewart
LOCAL JURISDICTION: City of West Lake Hills

Re. Replat of 0.27 acres of land known as 419 Ridgewood Rd

Michelle and David Ewart, the Owners of 0.27 acres of land known as 419 Ridgewood Rd in West Lake Hills, seek to combine the existing tracts with the attached replat application. This replat is being required by the City of West Lake Hills in order to submit residential permit applications to its Building and Development Department. This replat will clarify the record of property boundaries.



STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:
That we A.D. Stenger & E.S. Towns, Owners of those two certain tracts of land being 51.29 acres, more or less, and 23.20 acres, more or less, out of the Henry P Hill League in Travis County, Texas, as described in Vol. 1264, Pg. 129, Deed Records of Travis County, Texas, and Austin Life Insurance Co., a corporation, owner of that certain 284.34 acres of land out of the Henry P Hill League in Travis County, Texas, as described in Vol. 815 at Pg. 143, Deed Records of Travis County, Texas, do hereby subdivide 11.74 acres of said tract in accordance with the attached plat, said subdivision to be known as RIDGEWOOD VILLAGE, SEC. 2, and we do hereby dedicate to the public use the streets and easements shown hereon, as far as our respective interests may appear, and the Austin Life Insurance Co. joins herein in its capacity as lien holder only.

Signed this the 30th day of October AD 1956
A.D. Stenger
E.S. Towns, Trustee

AUSTIN LIFE INSURANCE CO.
By R.F. Varnado, Exec. Vice President

Attest:
Asst. Secretary

STATE OF TEXAS:
COUNTY OF TRAVIS:
Before me the undersigned authority, on this day personally appeared A.D. Stenger and E.S. Towns, known to me the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed
GIVEN UNDER MY HAND AND SEAL of office this the 30th day of October, AD 1956

STATE OF TEXAS:
COUNTY OF TRAVIS:
Before me, the undersigned authority, on this day personally appeared R. F. Varnado known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, as the act and deed of Austin Life Insurance Co., and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL of office this the 1st day of November AD 1956.

FILED FOR RECORD on the 19 day of November AD 1956 at 10:30 o'clock A.M.
Miss Emilie Limberg, Clerk Co. Cl., Travis Co. Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Miss Emilie Limberg, Clerk of the County Court within and for the State and County aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 19 day of November AD 1956 at 10:30 o'clock A.M., and duly recorded on the 19 day of November AD 1956 at 10:30 o'clock A.M., in the Plat Records of Travis County, Texas, in Book 8 at Pg. 26.
WITNESS MY HAND AND SEAL of the Court of said County, the date last written above

By Elmer Pruitt, Deputy
In addition to the easements shown on this plat, the rear five (5) feet of all lots is dedicated as an easement for public utilities

APPROVED FOR ACCEPTANCE
Date: 11-13-56
K.L. Mike Mahoney, Dir. of Planning

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin on the 13th day of Nov. AD 1956.

Chairman H.H. Luehrs
Secretary Mrs. Helen Nichols

This is to certify that I have complied with sec. 11 of the Subdivision ordinance of the City of Austin, Texas
Surveyed by Claude F. Bush, Jr., April, 1956
FB 85 P. 5839 Claude F. Bush, Jr. Reg. Pub. Surveyor
FB 73 P. 111
FB 49 P. 116



EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9
1301 S. Capital of Texas Highway, Suite B-123
West Lake Hills, TX 78746

Headquarters 512-539-3400
Facsimile 512-327-2780
P. O. Box 162170 Austin, TX 78716-2170

www.WestlakeFD.org

March 11th, 2025

Minnie Webb
Office Manager
Arterberry Cooke Architecture
minnie@arterberrycooke.com
512-789-1605

Re: Replat of Subdivision (419 Ridgewood Road)

Dear Minnie Webb,

I have reviewed the proposed plat changes you submitted to our office that impact the property at 419 Ridgewood Road.

Based on the information you provided, it is our understanding that the proposed plat changes are intended to increase the overall lot size of 419 Ridgewood Road by merging portions of two lots together to make a larger lot. It is also our understanding that any current or future development on the larger lot will be designed and submitted for review and approval and will comply with all applicable codes and standards.

Please Note: This letter does not constitute a formal site development or building plan review and/or approval. Upon completion of such a review, plan review comments will be issued indicating the status of compliance with adopted codes and standards.

Based on the review of the proposed plat changes and an understanding that compliance with the fire code and the items noted above will be addressed during future site development and building plan review phases, **I recommend the approval of the proposed plat changes by the City of West Lake Hills.**

We look forward to working with you and your staff on the proposed project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

District Chief Chris Gill
Fire Marshal
Emergency Prevention Division
Travis County Emergency Services Districts No. 9



Travis County WC&ID NO. 10

5324 Bee Cave Road Austin, TX 78746

Office (512) 327-2230

Fax (512) 327-6218

CustomerService@WaterDistrict10.org

www.WaterDistrict10.org

February 21, 2025

Minnie Webb
Office Manager
minnie@arterberrycooke.com
512-789-1605

Dear Minnie:

The District is in receipt of your request for water service availability verification for the following property description:

S 49.02 FT OF LOT 3 *& N 35.02 FT OF LOT 4 RIDGEWOOD VILLAGE SEC 2
Travis County Appraisal District, Property ID 110738

The District office at this time can confirm that the above referenced parcel is within District boundaries and is eligible for water service.

Additional Notes:

Prior to receiving water service approval from the Water District, you will be required to:

- Grant all necessary easements
- Submit plans for review and approval

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer. All new homes must be protected by a fire suppression system approved by ESD 9. Plumbing inspections are required.

Sincerely,

Louise Winder
Travis County WC&ID#10

From: SLIMGAS-METROAUSTIN <SLIMGAS-METROAUSTIN@onegas.com>
Subject: RE: [External] 419 Ridgewood Rd CRM:002890023738
Date: February 24, 2025 at 2:36:34 PM CST
To: Minnie Webb <minnie@arterberrycooke.com>



Thank you for contacting Texas Gas Service.

Our records indicate there is an active gas line and meter currently at this address; therefore, natural gas is available at 419 Ridgewood Rd, West Lake Hills, TX 78746.

Please consider enrolling in our E-Statement Program. It's the easiest way to receive and pay your Texas Gas Service bill. You can do it all online - no paper, no postage, no hassle. Enjoy the convenience of receiving your monthly bill directly to your e-mail. A link in the E-bill message takes you directly to our website, where you can log in, view your account balance and natural gas consumption, make payments, and enroll in other customer choice programs, such as automatic payment or bill averaging.

To enroll, simply log in or register at www.texasgasservice.com and click the toggle button next to "E-Statement." Then, follow the prompts.

If you have any questions or require additional assistance, please contact us online or call 800-700-2443.

Thank you for your business.

DeVera Early
Builder Services Rep
P:1-866-206-9587

Conveniently manage your account online. Login or register today at www.texasgasservice.com to:

- Sign up for electronic statements
- Enroll in automatic payments or bill averaging
- View your statement, as well as payment and billing history

To Report a **natural gas odor or emergency**, leave the area immediately and call **911** and us at **800-959-5325**.

----- Original Message -----

From: Minnie Webb <minnie@arterberrycooke.com>;

Received: Thu Feb 20 2025 14:43:02 GMT-0700 (Mountain Standard Time)

To: SLIM GAS AUSTIN <slimgas-metroaustin@onegas.com>; SLIMGAS-METROAUSTIN@onegas.com <slimgas-metroaustin@onegas.com>; SLIMGAS-METROAUSTIN@onegas.com <slimgas-metroaustin@onegas.com>; Slimgas - Austin Metro <slimgas-metroaustin@onegas.com>;

Subject: [External] 419 Ridgewood Rd

WARNING: This email was sent from an EXTERNAL source. Use extreme caution when clicking links or opening attachments. Please forward suspicious email to phishingreport@onegas.com.

Hello!

We are needing a letter or email confirmation stating that service can be provided to 419 Ridgewood Rd.

We will be submitting a replat application to the City of West Lake Hills and they are requiring a letter/email confirmation stating service can be provided as part of their application process.

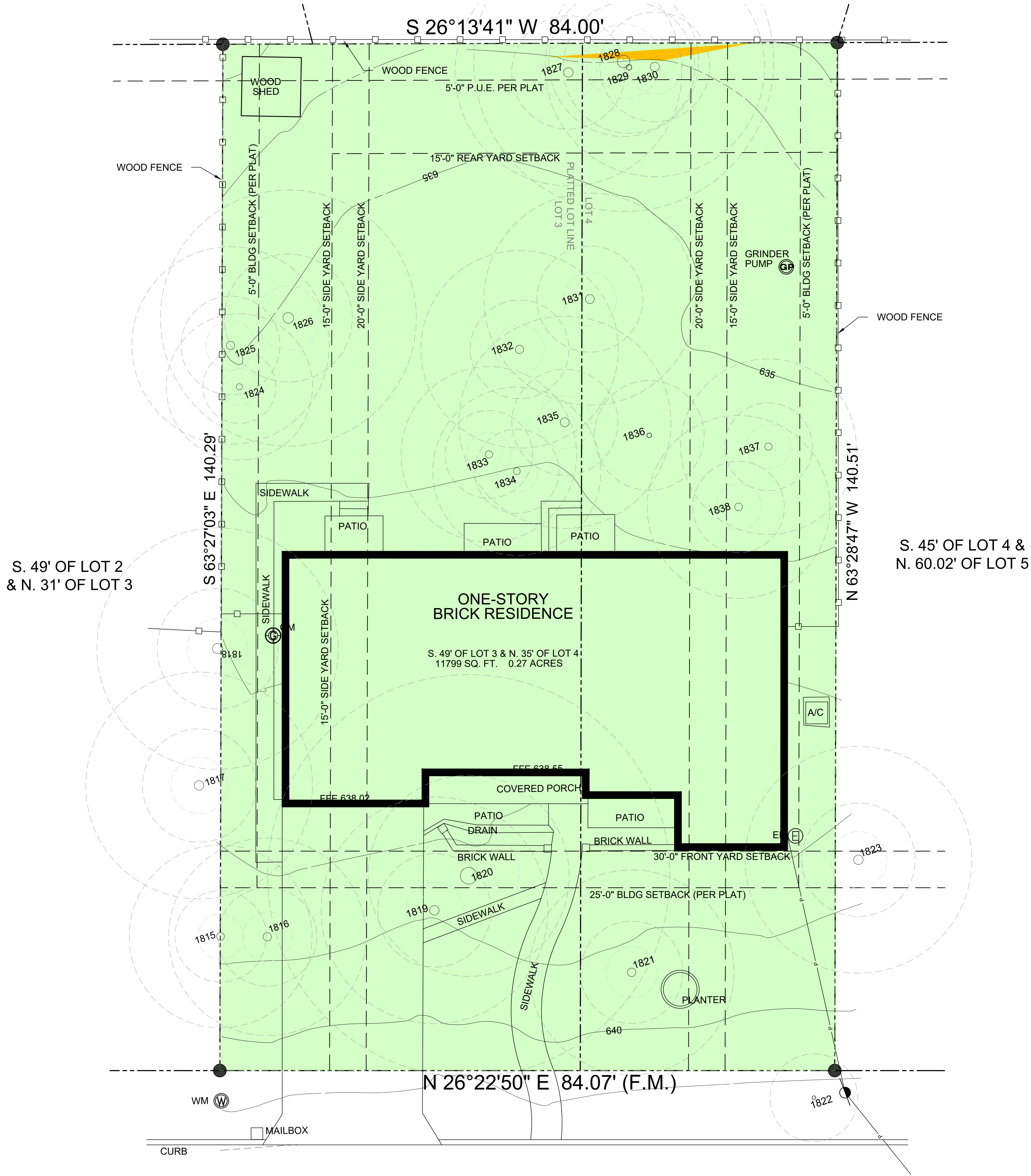
Thank you for your help!

Minnie Webb, Office Manager

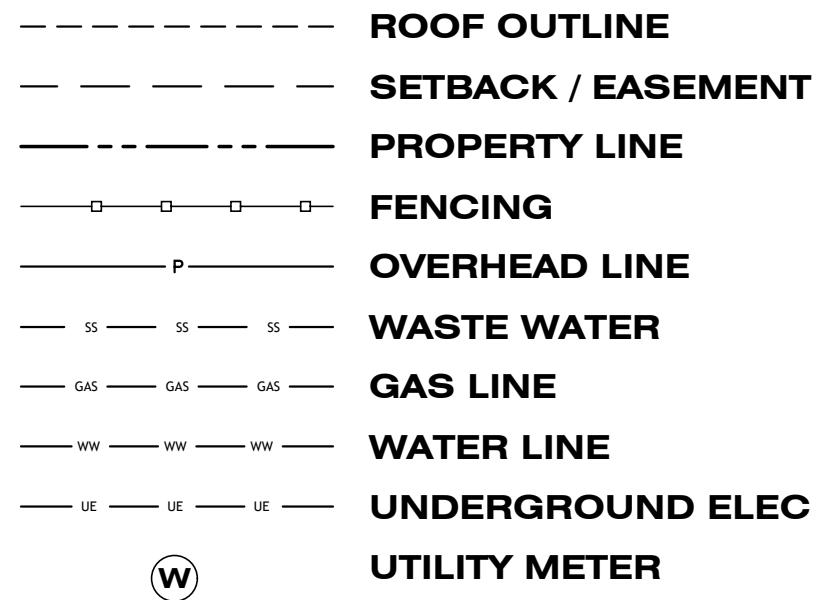
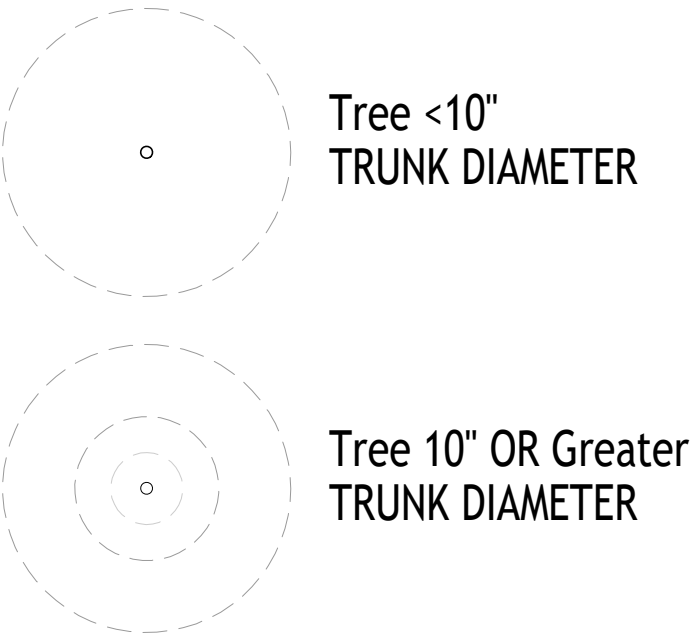
c: 512.789.1605

www.arterberrycooke.com

Arterberry Cooke Architecture



SLOPE RANGE	Sq Ft	COLOR
0% < X < 15%	11775.78	
15% < X < 30%	22.90	
30% < X	0.00	
TOTAL	11798.68	



TAG NO.#	DIA	DESCRIPTION
1815	12.5"	ELM
1816	13.5"	ELM
1817	15.5"	ELM
1818	16.5"	ELM
1819	15.5"	OAK
1820	27.5"	OAK
1821	14"	ELM
1822	6"	CREPE MYRTLE
1823	15.5"	ELM
1824	10"	ELM
1825	13.5"	ELM
1826	17.5"	ELM
1827	15.5"	OAK
1828	20.5"	PRIVET
1829	9"	ELM
1830	15"	ELM
1831	14.5"	ELM
1832	13.5"	ELM
1833	12"	ELM
1834	11.5"	ELM
1835	14.5"	ELM
1836	7.5"	ELM
1837	12"	ELM
1838	12.5"	ELM

Revisions	By

ARTERBERRY COOKE architecture



Project Owner:
Michelle and David Ewart
3806 Meandering Creek Cv
Austin TX 78746

Project Address:
419 Ridgewood Rd
West Lake Hills 78746

Contractor:
Caplex Construction

SLOPE MAP

drawn by: NFS
checked by: AA
scale: 1/8" = 1'-0"
first issue:
plot date: 2025-03-12
DESIGN SET
- NOT FOR CONSTRUCTION -

A1.0

REPLAT OF S. 49' OF LOT 3 & N. 35' OF LOT 4
RIDGEWOOD VILLAGE, SEC. 2 SUBDIVISION

0.27 ACRES OUT OF THE HENRY P HILL SUVEY NO.21, ABSTRACT NUMBER 14
TRAVIS COUNTY, TEXAS

LEGEND

These standard symbols will be found in the drawing.

BOUNDARY LINE
EASEMENT LINE
BUILDING SETBACK LINE
CALCULATED POINT
FOUND IRON ROD
POINT OF BEGINNING

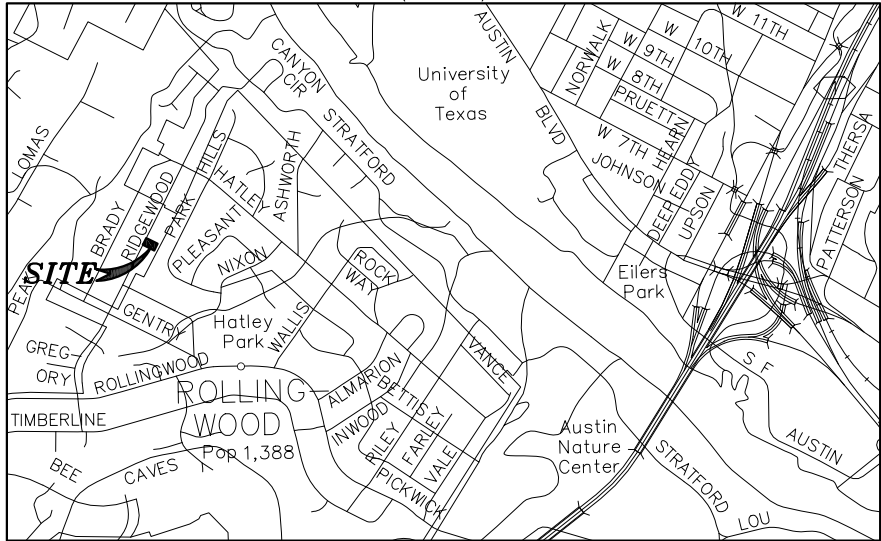


REPLAT OF S. 49' OF LOT 3 & N. 35' OF LOT 4
RIDGEWOOD VILLAGE, SEC. 2 SUBDIVISION

0.2709 ACRES OUT OF THE HENRY P HILL SUVEY NO.21, ABSTRACT NUMBER 14
TRAVIS COUNTY, TEXAS

VICINITY MAP

(N.T.S.)



BEING A 0.2709 ACRE TRACT OUT OF HENRY P HILL SURVEY NO. 21, ABSTRACT NO. 14, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 49' OF LOT 3, AND THE NORTH 35' OF LOT 4, OF RIDGEWOOD VILLAGE, SEC. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO MICHELLE SWEDA EWART AND DAVID KENYON EWART, RECORDED IN DOC. NO. 2025001304, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a found 1/2" iron rod, a point in the east right of way line of Ridgewood Road (60' R.O.W.—PER PLAT), the west corner of a tract conveyed to John Ronalds Peck and Kelly Ann Peck, recorded in Doc. No. 2017150011, Official Public Records of Travis County, Texas, the north corner of the herein described tract;

THENCE, S 63°27'03" E, a distance of 140.29' to a point, from which a found fence post bears N 63°48'09" W, a distance of 0.66' for witness;

THENCE, S 26°13'41" W, a distance of 84.00', to a found 1/2" iron rod;

THENCE, N 63°28'47" W, a distance of 140.51', to a point, from which a found 3/4" pipe bears S 00°11'34" E, a distance of 0.74' for witness;

THENCE, N 26°22'50" E, a distance of 84.07' to the POINT OF BEGINNING, containing 0.2709 acres more or less.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYORS IN THE STATE OF TEXAS, HEREBY DO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WES PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON OR ABOUT 1/30/2024.


AARON MICAH REYNOLDS
RPLS #6644
11815 WARFIELD ST
SAN ANTONIO, TX, 78216
(210) 572-1995



NOTES:

- BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANEL 48453C0445K, EFFECTIVE JANUARY 22, 2020.
- DATE OF PLAT: 2/21/2025
- TOTAL NUMBER OF LOT: 1
- THE LOT SHOWN HEREON MEETS THE LOT SIZE AND SETBACK REQUIREMENTS IN §22.03.281(B) AND TABLE 36-1, AS APPLICABLE, INCLUDING PUBLIC UTILITY EASEMENTS BUT EXCLUDING PUBLIC STREETS AND DRAINAGE EASEMENTS. ALL LOTS HAVE DIRECT ACCESS TO A PUBLIC STREET.
- SEPTIC NOTE: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED IN THE CITY UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR ITS CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN CHAPTER 18 OF THE WEST LAKE HILLS CODE, AS AMENDED.
- SITE CLEARANCE, SITE DISTURBANCE AND IMPERVIOUS COVER NOTE: SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT OR UNIT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
- STREETS, ROADS & OTHER PUBLIC THOROUGHFARES NOTE: STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT: THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.
- ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS ON THIS THE _____ DAY OF _____, 20 _____, A.D.

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS
WHEREAS, MICHELLE SWEDA EWART & DAVID KENYON EWART, THE OWNER(S) OF 0.2709 ACRES OUT OF THE HENRY P HILL SURVEY NO.21, ABSTRACT NUMBER 14 OF TRAVIS COUNTY, TEXAS, CONVEYED TO ME (US) BY DEED RECORDED IN INSTRUMENT NUMBER 2025001304, OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF RIDGEWOOD VILLAGE, SEC. 2 SUBDIVISION, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 0.2709 ACRES OF LAND TO BE KNOWN AS THE REPLAT OF RIDGEWOOD VILLAGE, SEC. 2 SUBDIVISION AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
WITNESS MY HAND THIS _____ DAY OF _____, 20 _____

DAVID KENYON EWART
419 RIDGEWOOD RD, AUSTIN, TX 78746

MICHELLE SWEDA EWART
419 RIDGEWOOD RD, AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHELLE SWEDA EWART AND DAVID KENYON EWART, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
• MY COMMISSION EXPIRES: _____

(STAMP)

WATER CONTROL & IMPROVEMENT DISTRICT NO. 10

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

PRESIDENT OF THE BOARD WCID NO. 10

CITY ADMINISTRATOR

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

CITY ADMINISTRATOR CITY OF WEST LAKE HILLS, TEXAS

ZONING AND PLANNING COMMISSION (ZAPCO):

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

ZAPCO CHAIRPERSON CITY OF WEST LAKE HILLS, TEXAS

CITY COUNCIL:

APPROVAL BY THE CITY COUNCIL.
APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS.
DATED THIS _____ DAY OF _____, 20 _____.

MAYOR CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

CITY SECRETARY

COUNTY CLERK

STATE OF TEXAS
COUNTY OF TRAVIS
I, DYNA LIMON-MERCADO, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ .M. THIS THE _____ DAY OF _____, 20 _____, AND DULY RECORDED AT _____ O'CLOCK _____ .M. ON THE _____ DAY OF _____, 20 _____, IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, A.D. 20 _____.

CLERK OF THE COUNTY COURT TRAVIS COUNTY, TEXAS

BY _____ (DEPUTY)

STATE OF TEXAS
COUNTY OF TRAVIS
FILED FOR RECORD THIS _____ DAY OF _____, 20 _____, AT _____ O'CLOCK _____.M.

CLERK OF THE COUNTY COURT TRAVIS COUNTY, TEXAS

BY _____ (DEPUTY)



City of West Lake Hills Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 16, 2025	Item Number:	6
	Building & Development		
Department:	Services		
	Jennifer C. Bills, Director of		
Prepared By:	Building & Development	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

4 North Peak Rd.: Discuss and make a recommendation on a variance to allow for an encroachment of 10 feet into the 50-foot front setback for the construction of a new house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Kent Stromberg, Eppright Homes, LLC

Recommendation

Staff recommend approval of the variance request. The existing trees are in the first 30 feet and the rear 70 feet of the lot. Additionally, the property has a greater slope on the back 1/3 of the property. The requested encroachment matches the existing encroachment of the existing structure and matches the varied front setbacks of the neighboring properties.

This item will be forwarded to the May 14, 2025 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Kathleen & James Jennings

Legal Description: Minor Plat of 4 North Peak Rd Lot 1

Lot Size: 0.848 acres

Zoning: R-1, One-Family Residential

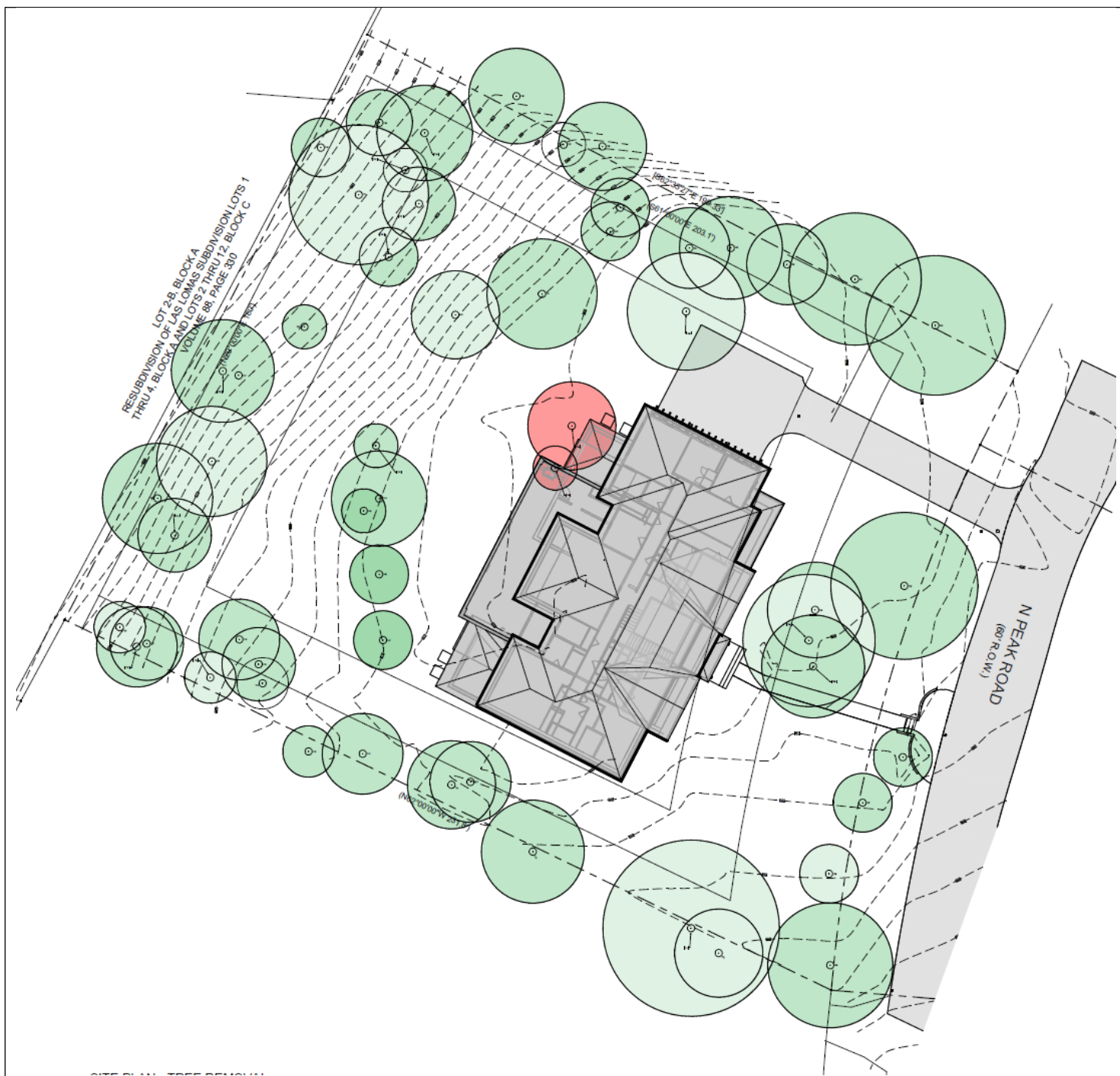
Wastewater: City of West Lake Hills Public Sewer

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

Background & Analysis:

The applicant is proposing to encroach 10 feet into the required 50 foot front setback for the demolition of the existing and construction of a new house (Attachment 1). The existing house on the site was built in 1947 and is in poor condition.





Public Comments:

At the date of the report, no 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
- Exhibit B - Staff recommendation

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

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

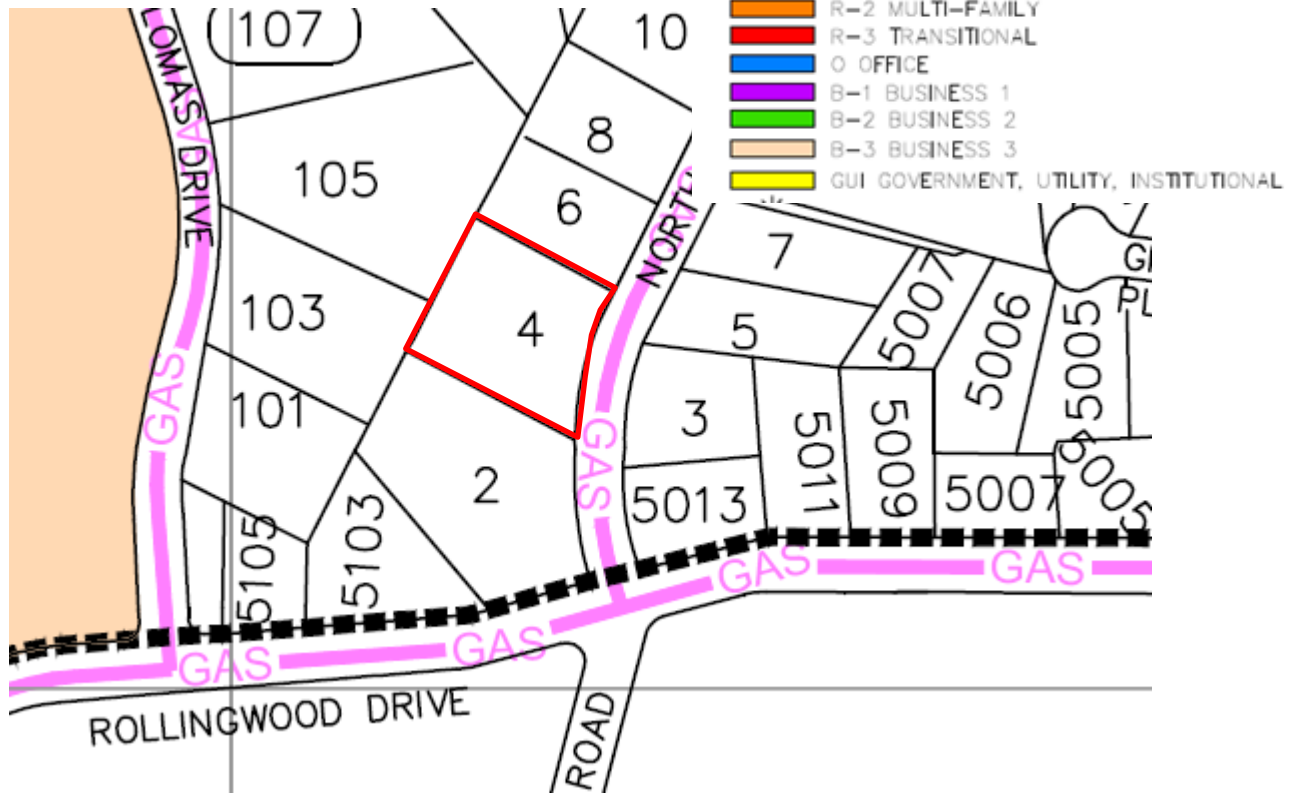
Comprehensive Planning Analysis

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

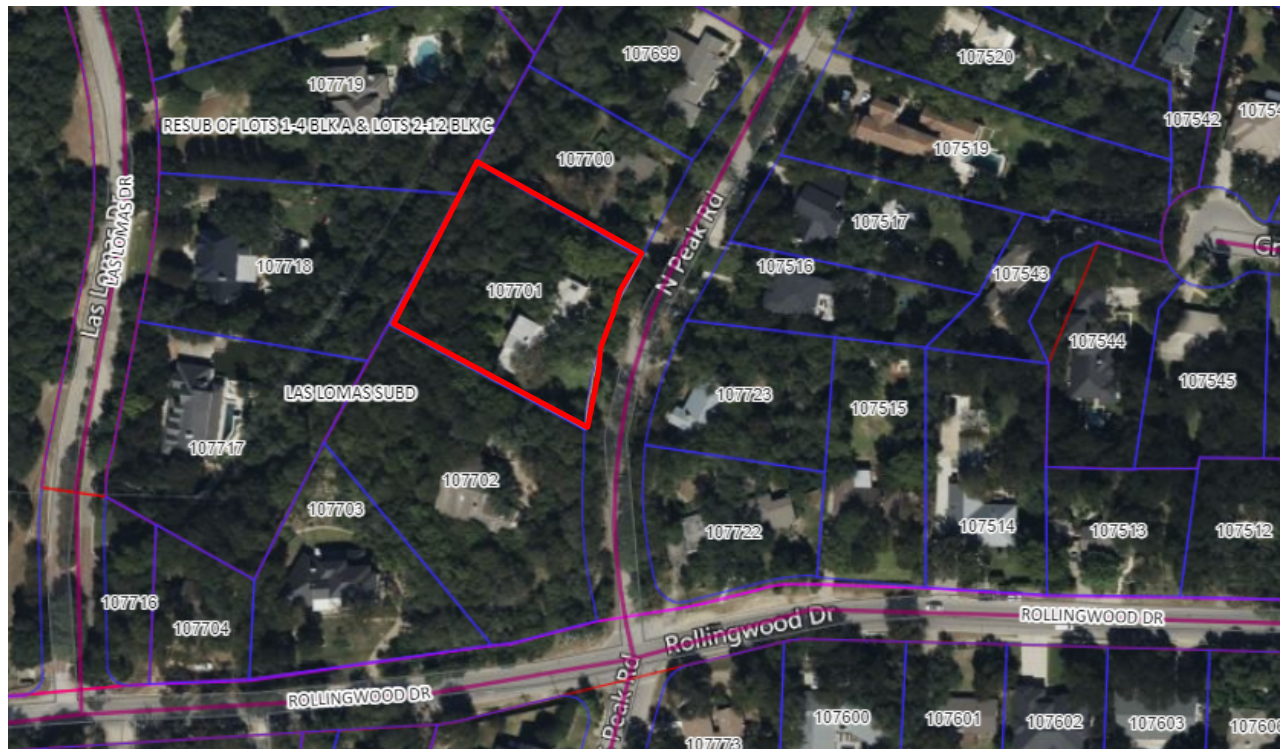
Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)

Zoning:



Aerial:



Wesley Parks
Eppright Homes, LLC
13301 Galleria Circle, Suite B175
Bee Cave, Texas 78738

City of West Lake Hills

West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Dear ZAPCO Chairperson,

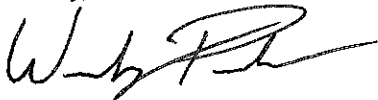
Thank you for taking the time to review this variance request. We would like to apply for a variance to build our clients, James and Kathleen Jennings, their new home up to 10' within the front yard setback. Our intent is to demo the existing home and rebuild a custom home in the same location as the existing home. Please refer to the drawings labeled "4 North Peak - Variance - Proposed Drawings."

A portion of the existing foundation is around 10' inside the 50' front yard setback. The setback was increased to 50' after the existing home was built. This is illustrated on sheet A-1.4 SITE PLAN - EXISTING BUILDING FOOTPRINT.

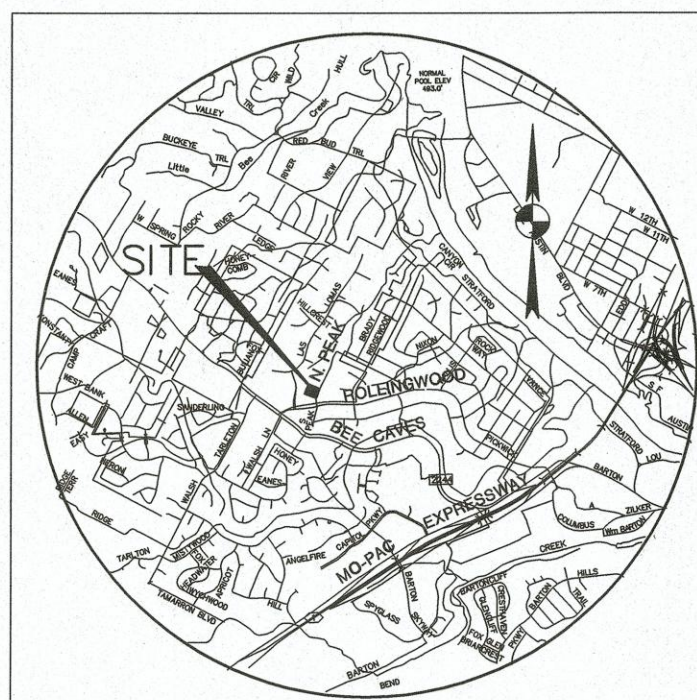
If we are allowed to locate the new home in the same location as the existing home, we can avoid removing large trees. Please refer to A-1.2 SITE PLAN - TREE REMOVAL.

The topography is steeper towards the back of the property. By locating the home towards the front of the property and building in the same location as the existing foundation, we can avoid the use retaining walls and a large foundation for the home.

Sincerely,



Wesley Parks
Director of Architecture



VICINITY MAP
N.T.S.

GENERAL NOTES:

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

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

(ARC LENGTH 154.49')

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

(S28°53'00"W 22.59')

BENCHMARK INFORMATION:

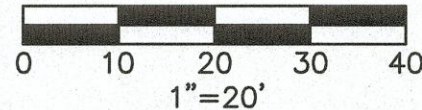
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 18A.

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

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

FLOODPLAIN NOTE:

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



BEARING BASIS NOTE:

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

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- ⊘ UTILITY POLE
- ⊖ DOWN GUY
- ⊙ GROUND LIGHT
- ⊠ WATER METER
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- WMH WASTEWATER MANHOLE
- CO CLEANOUT
- SIGN
- BOLLARD
- Ⓜ MAILBOX
- ⊙ BENCHMARK
- (10X) SCHEDULE B EXCEPTION
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD VOL. 866, PG. 463
- [XXX] RECORD DOC NO. 2007162079

TREE LIST:

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

CERTIFICATION:

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

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



TIMOTHY JON SMART
DOC. NO. 2009013163

0.517 ACRE
ADOLFO VALADEZ
DOC. NO. 2023037441

0.5374 ACRE
ROBIN HAMMOND
DOC. NO. 2003236695

0.848 ACRES
(36,929 SQ. FT.)

0.559 ACRE
SHARON SMITH
DOC. NO. 2009143457



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPES # F-6324 TBPES # 10194230
WWW.STANTEC.COM

Revision	By	Date
2	ABB	04/24/2024
1	JTB	10/12/2023
1	YYMMDD	YYMMDD

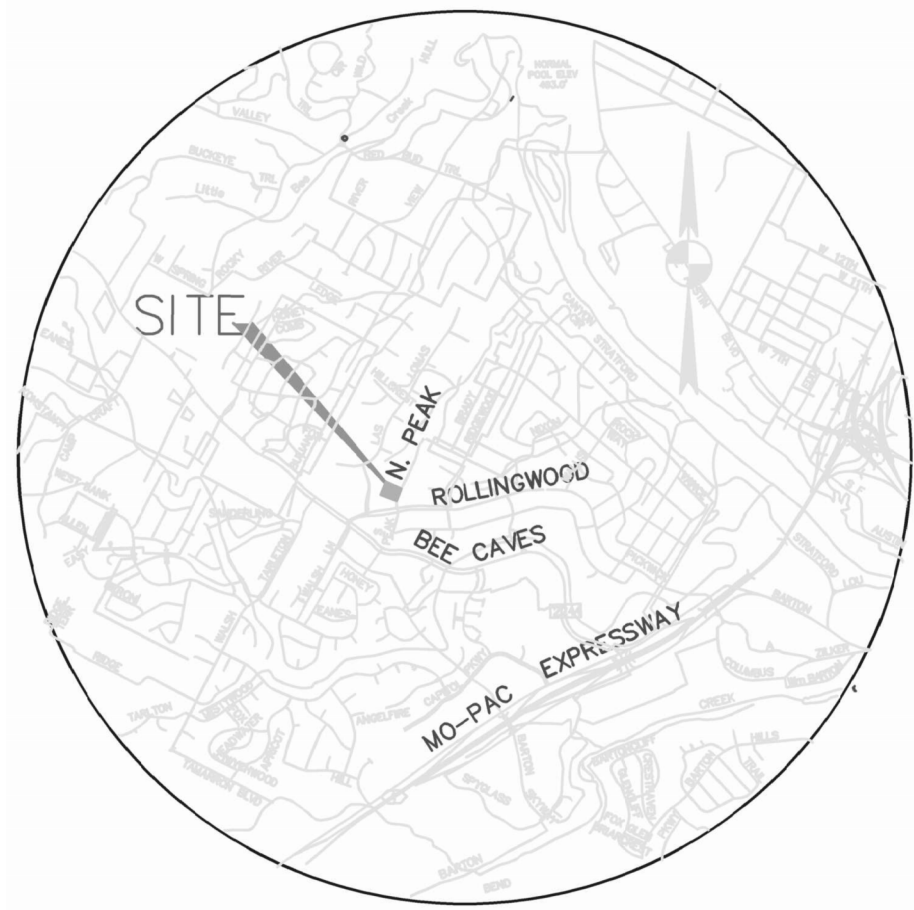
Client/Project
NEAL DOW & CAROLYN CHAPMAN TRUST
4 N. PEAK ROAD

ROLLINGWOOD, TEXAS
City, State/Prov

Title
BOUNDARY TOPO AND TREE SURVEY

Permit-Seal

Project Number: 1720001600			
File Name: 1720001600v01_1o01			
bm	ab	jb	24.04.24
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No. 1			
Revision		Sheet	
-		1 of 1	



VICINITY MAP
N.T.S.

GENERAL NOTES:

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

BENCHMARK INFORMATION:

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

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

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

FLOODPLAIN NOTE:

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

BEARING BASIS NOTE:

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

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- Ø UTILITY POLE
- ⋈ DOWN GUY
- ⊗ GROUND LIGHT
- ☒ WATER METER
- ≡≡≡ WOOD FENCE
- ≡≡≡ WIRE FENCE
- OE — OVERHEAD ELECTRIC LINE
- WMH ○ WASTEWATER MANHOLE
- co ° CLEANOUT
- P — SIGN
- ° BOLLARD
- MB MAILBOX
- ⊕ BENCHMARK
- 10X SCHEDULE B EXCEPTION

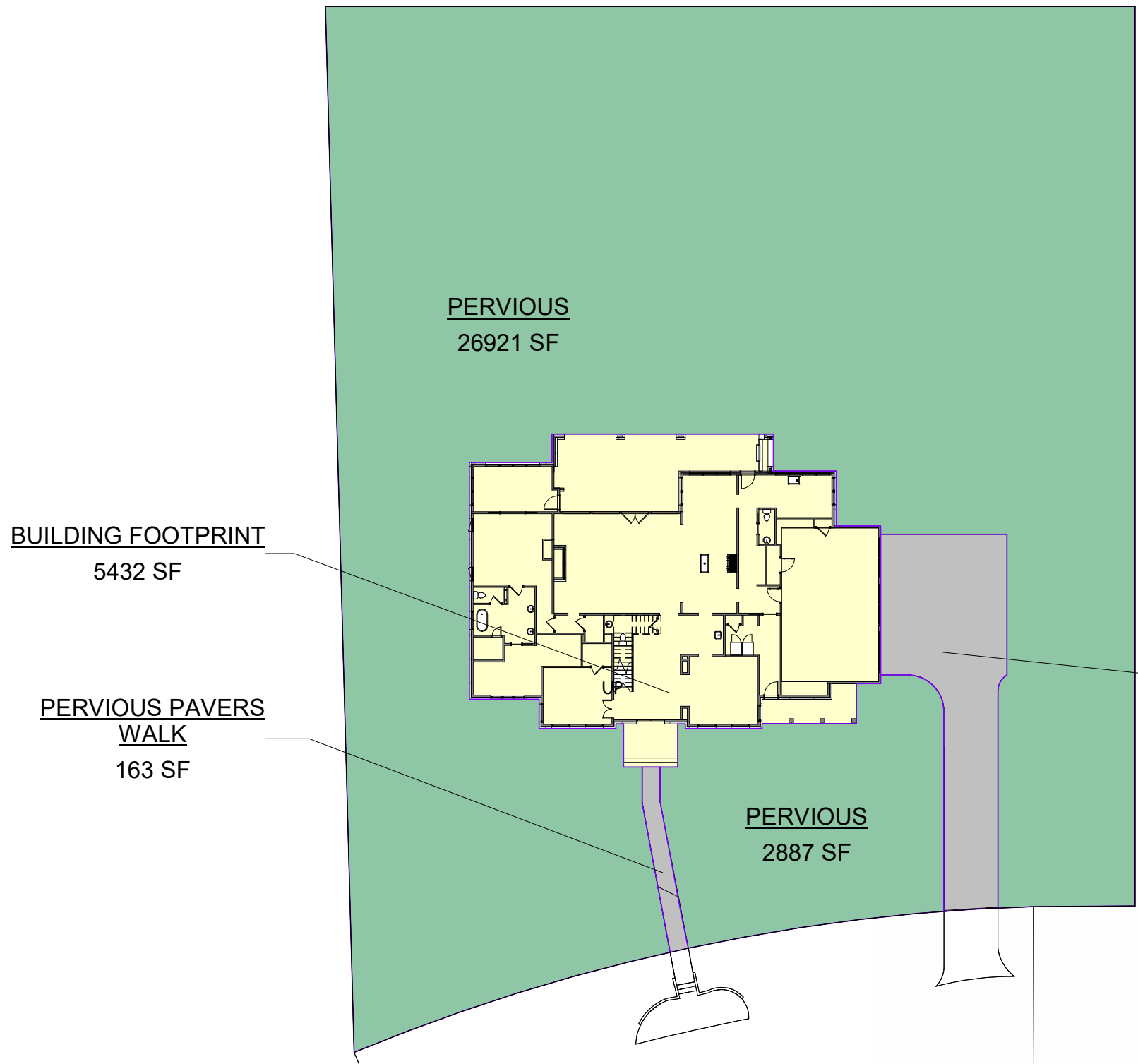
P.O.B. POINT OF BEGINNING

(XXX) RECORD VOL. 866, PG 463

[XXX] RECORD DOC NO 2007162079

TREE LIST:

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



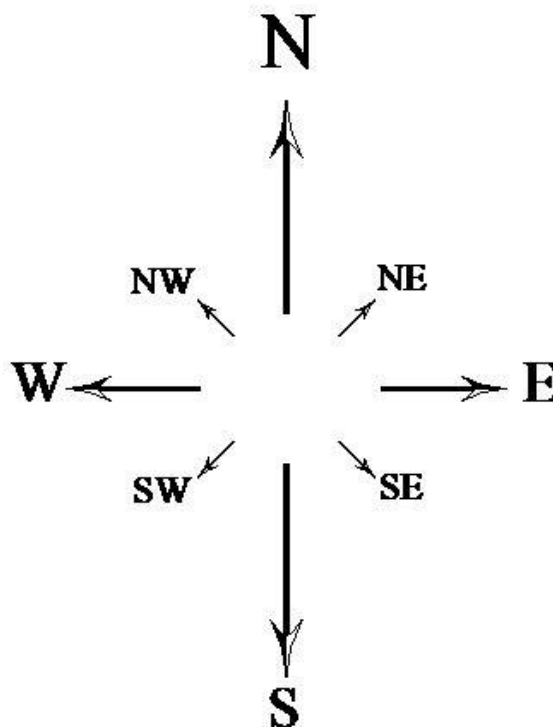
1 LOWER FLOOR PLAN
1" = 30'-0"

TOTAL IMPERVIOUS DRIVEWAY + WALK - PERVIOUS PAVER	
Name	Area
PERVIOUS PAVERS WALK	163 SF
PERVIOUS PAVERS - DRIVEWAY	1511 SF
	1674 SF

75% of 1674 SF = 1,255.5 SF

TOTAL IMPERVIOUS	
Name	Area
BUILDING FOOTPRINT	5432 SF
	5432 SF

LOT SIZE 36,929 SF
TOTAL IMPERVIOUS 1,255.5 + 5,432 = 6,687.5 SF (18.1%)



2 SITE PLAN
1" = 20'-0"



JENNINGS RESIDENCE

4 NORTH PEAK RD.
CITY OF WEST LAKE HILLS, TEXAS, 78746

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

epprighthomes

REPRODUCTION RESTRICTIONS:
This set of drawings for a custom designed home is the copyright property of Eppright Homes LLC. These drawings are not to be reproduced by any means without the express written consent of Eppright Homes LLC. These drawings may not be used for resale, reproduction, or any other purpose without the express written consent of Eppright Homes LLC. All original drawings have been prepared and will remain the property of Eppright Homes LLC.

A-1.1

SITE PLAN

VARIANCE REQUEST - NOT FOR CONSTRUCTION

3/4/2025 1:55:01 PM



TREE LIST:

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

TOTAL REMOVED 18"

JENNINGS RESIDENCE

4 NORTH PEAK RD.
CITY OF WEST LAKE HILLS, TEXAS, 78746

PROJECT #	DATE
24008	3-3-2025
REVISIONS	

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

epprighthomes

REPRODUCTION RESTRICTIONS:
This set of drawings for a custom designed home is the copyright property of Eppright Homes LLC. These drawings are not to be reproduced by any means (including photocopying, scanning, photographing, etc.) without the written consent of Eppright Homes LLC. These drawings may not be used for resale or reproduction in any form without the written consent of Eppright Homes LLC. All original drawings that have been prepared will remain the property of Eppright Homes LLC.

(512) 347-9966 Office

(512) 347-9966 Fax

www.epprighthomes.com

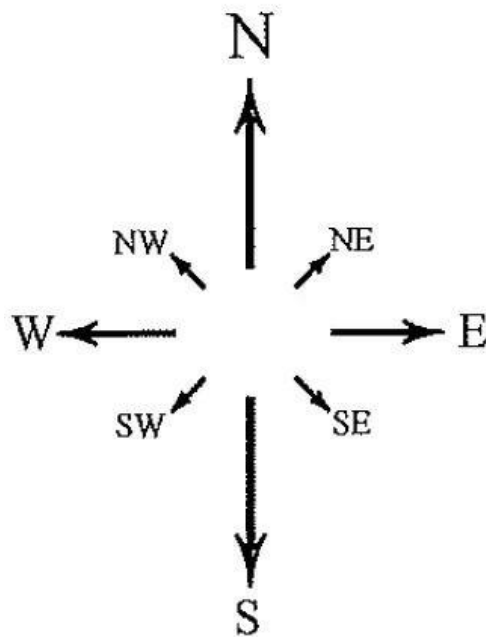
A-1.2
SITE PLAN - TREE REMOVAL

3/4/2025 1:55:02 PM VARIANCE REQUEST - NOT FOR CONSTRUCTION

Page 43 of 98



① SITE PLAN - EXISTING BUILDING
FOOTPRINT.
1/16" = 1'-0"



JENNINGS RESIDENCE

4 NORTH PEAK RD.
CITY OF WEST LAKE HILLS, TEXAS, 78746

PROJECT #	DATE
24008	3-3-2025
REVISIONS	

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

epprighthomes
(512)347-9955 Office (512)347-9966 Fax www.epprighthomes.com



REPRODUCTION RESTRICTIONS:
This set of drawings for a custom designed home is the copyright property of Eppright Homes LLC. These drawings are not to be reprinted, copied, or in any manner be used without the express consent of Eppright Homes LLC. These drawings may not be used for repeat construction and may not be knowingly furnished to others for such purposes. These drawings have been prepared by Eppright Homes LLC as an independent contractor and not as an employee of the client. All original drawings that have been prepared will remain in the office of Eppright Homes LLC.

A-1.3
SITE PLAN - EXISTING BUILDING W/ NEW HOME

VARIANCE REQUEST - NOT FOR CONSTRUCTION

3/4/2025 1:55:02 PM



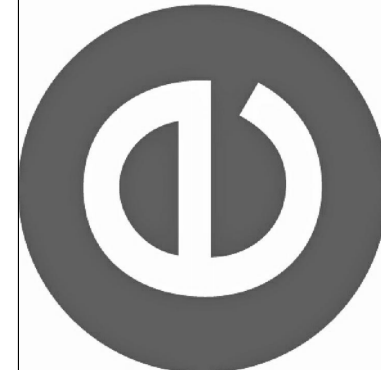
① SITE PLAN - EXISTING BUILDING
FOOTPRINT
1/16" = 1'-0"

JENNINGS RESIDENCE

4 NORTH PEAK RD.
CITY OF WEST LAKE HILLS, TEXAS, 78746

PROJECT #	DATE
24008	3-3-2025
REVISIONS	

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

**epprighthomes**

(512)347-9955 Office (512)347-9966 Fax www.epprighthomes.com

REPRODUCTION RESTRICTIONS:
This set of drawings for a custom designed home is the copyright property of Eppright Homes LLC. These drawings are not to be reproduced by any means without the express written consent of Eppright Homes LLC. These drawings may not be used for resale, reproduction, or any other purpose without the express written consent of Eppright Homes LLC.

A-1.4
SITE PLAN - EXISTING BUILDING FOOTPRINT

VARIANCE REQUEST - NOT FOR CONSTRUCTION

3/4/2025 1:55:02 PM

Exhibit A

4 North Peak – Front Setback Encroachment

Applicant's Findings of Fact

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

We are requesting to build a new home over the existing foundation which is 10' inside the front yard setback. By locating the home in the same location as the existing foundation, we are able to avoid the removal of Tree #750 - 16" Cedar Elm. This tree would require a variance to remove due to its size.

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

The variance would prevent the disruption of the natural terrain by building in the flat area of the property and avoiding the use of retaining walls. Furthermore, we will avoid the removal of large trees on the property. (specifically Tree #750 - 16" Cedar Elm)

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

No response.

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

No response.

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

This variance would follow the goals of the City's Comprehensive Plan by saving as many existing trees as possible. The variance would not violate the intent of the Zoning Ordinance as we are planning to build a single family home. This property is zoned R-1 Single Family.

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

This variance will not have adverse effects on the neighborhood properties because we will not encroach further on the front yard setback than the existing home.

Exhibit B

4 North Peak – Front Setback Encroachment

Staff's Findings of Fact

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

The existing houses along North Peak have varying front setbacks, most of which encroach into the 50 foot front setback. Additionally, the lot has an existing house that has already disturbed the area in the front setback.

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

The variance would prevent the disruption of the natural terrain by building in the flat area of the property and avoiding the use of retaining walls. Furthermore, we will avoid the removal of large trees on the property. (specifically Tree #750 - 16" Cedar Elm)

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

The encroachment of 10 feet is reasonable given the existing house encroachment and the existence of most of the existing trees at the rear of the lot.

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

The requested encroachment is the same amount that currently exists.

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

This variance would follow the goals of the City's Comprehensive Plan by saving as many existing trees as possible. The variance would not violate the intent of the Zoning Ordinance as we are planning to build a single family home. This property is zoned R-1 Single Family.

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

This variance will not have adverse effects on the neighborhood properties because we will not encroach further on the front yard setback than the existing home.



City of West Lake Hills Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 16, 2025	Item Number:	7
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills, Director of Building & Development	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1001 Madrone Rd.: Discuss and make recommendations on the following variance requests for the construction of a new residential home:

1. To allow for an encroachment of approximately 5.2 feet into the 25-foot side setback for the construction of a new deck (Section 22.03.281 and 22.03.275)
2. Elimination of the maneuvering area for exiting without backing into a public street (Section 22.03.175 (d))
3. To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
4. To allow the driveway width exceeding the maximum 20 feet by 12.5 feet (Section 22.3.175(e) (2)).

Applicant: Edgar Prats, Property Owner

Recommendation

Staff recommend approval of the following variance:

- Reduction of the maneuver area setback from 20 feet to 15 feet.

Staff recommend denial of the following requests as there is no physical hardship to the property that would necessitate the deviation:

- Allow for an encroachment of approximately 5.2 feet into the 25-foot side setback for the construction of a new deck of the variance request.
- Elimination of the maneuvering area for exiting without backing into a public street (Section 22.03.175 (d))
- To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
- To allow the driveway width exceeding the maximum 20 feet by 12.5 feet (Section 22.3.175(e) (2))

This item will be forwarded to the May 14, 2025 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Laurel & Edgar Prats

Legal Description: Amended Plat Yaupon Ridge Subdivision, Lot 1

Lot Size: 0.8160

Zoning: R-1 One-Family Residential

Wastewater: Onsite Sewer Facility (septic)

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

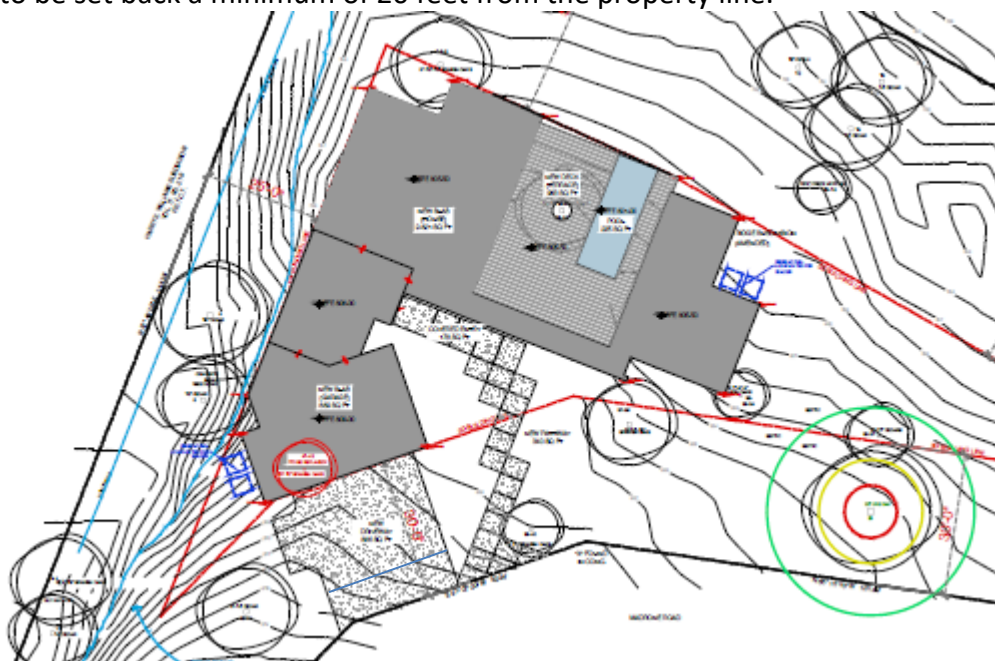
Background & Analysis:

The applicant is requesting variances to the side setback for a deck encroachment, and for exceeding the width requirement for a new driveway that are already constructed, as well as keeping to additional pre-existing driveways that were supposed to be removed (Attachment 1).

This property was previously addressed as 1101 Yaupon Valley Rd. The applicant previously received a variance to encroach 20 feet into the 50-foot front setback of Madrone Road for the construction of a garage at the October 12, 2022 Board of Adjustment meeting.

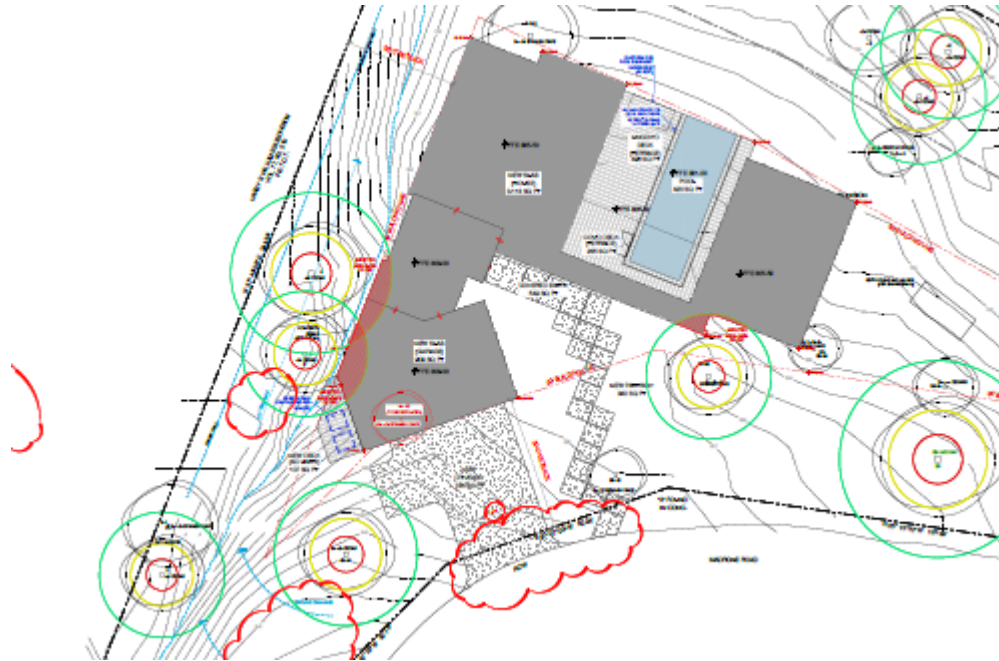
<https://westlakehillstx.portal.civicclerk.com/event/182/files/attachment/2429>

The original house on the property was demolished with the construction of the new house (Attachment 2). The permit for the house was approved on March 31, 2023 (Attachment 3). With the staff transition happening at the time, not all of the review comments were addressed before approval. One such comment involved the new driveway and maneuver area. The driveway was originally approved at 27 feet in width, with the maneuver area set 15 feet from the property line. The maximum allowed width is 20 feet and the maneuver area is to be set back a minimum of 20 feet from the property line.



The first inspection for temporary meter loop was conducted and passed on July 11, 2023. On December 29, 2023, the Building Official conducted a site inspection on the property as a routine inspection on open projects, as no inspections had been called in by the contractor. The property owner was given until January

5, 2024 to schedule inspections for the work already completed. A foundation survey was provided by the contractor on January 1, 2024, and a follow up inspection on January 9 and January 12 confirmed that the constructed foundation/house had deviated from the approved plans. The property owner was instructed verbally to stop work and submit the revised plans for review and approval, in addition to submitting a pool application for review and approval for the pool that was already under construction. A new architectural set was accepted for review on January 22, 2024, and the revised set was approved on March 26, 2024 (Attachment 4).



In the revised plans, the driveway width was reduced down to 20 feet, but the maneuver area was setback 15 feet. The deck had already been constructed at this point, but the plans show it being modified to be moved out of the setback.

In the submittal for the variance, the property owner has submitted plans that show the deck encroaching into the 25-foot side setback approximately 5.2 feet. For the driveways, they show the existing two driveways remaining and the new driveway at a width of 32.5 feet, 12.5 feet greater than allowed and 5.5 feet greater than was originally permitted in 2023. All these new improvements have already been built in this configuration, including the resurfacing of the existing driveway that was not approved (Attachment 5).



With the additional improvements, the impervious cover increased from 19.72% (Attachment 4) to 23.34% (Attachment 5), requiring a Type III drainage plan, which will include detention and water quality requirements.

Due to an extenuating personal situation, staff has allowed the property owner to move into the property with a temporary certificate of occupancy (TCO) issued on April 1, 2025, once all building inspections were completed. The TCO is only valid for 90 days, in which time the following items must be completed:

- Approval of the drainage plan
- Complete all of the exterior items after variance approval/denial
- Respond to all pool permit application comments and secure the permit.

If the outstanding site improvements are not completed by June 20, 2025, the TCO will be revoked/expired, and the house must be vacated or violations and citations will be filed with the court.

1. To allow for an encroachment of approximately 5.2 feet into the 25-foot side setback for the construction of a new deck.

The encroachment was noted during building inspections. The property owner provided revised plans showing the removal of the encroachment. The encroachment area is not necessary for access to the mechanical equipment on the portion outside of the setbacks, however, it does provide workspace for the electrical panel on the side of building, which would have to be relocated. There are no site or architectural codes that require the panel to be in this location.

2. Elimination of the maneuvering area for exiting without backing into a public street:

Without the maneuvering area, all vehicles from the garage/new driveway will back out directly into Madrone Rd. The maneuver diagram shown only works if vehicles are parked in the garage, which the owner states will be used as an occupiable space, rather than for parking vehicles.

Staff does support a variance for the maneuver area to be set 15 feet from the property line, encroaching into the 20-foot driveway setback.

3. To allow three driveways, where only one per primary dwelling unit is allowed:

Staff recommends removal of the original driveways as proposed. The new driveway leads to a garage, making the removal illogical. The third driveway and garage would not have been approved in the way it was constructed had the original driveways remained. With all three drives, the pavement access is 89.5 feet over an approximate distance of 125 feet. For existing lots that have multiple drives (no more than two in almost all cases), the driveways are spaced out along the street length.

4. To allow the driveway width exceeding the maximum 20 feet by 12.5 feet (Section 22.3.175(e) (2)).

Staff recommend reducing the driveway from 32.5 feet to 20 feet, as approved in Attachment 2.

Public Comments:

At the date of the report, one comment has been received for upholding the city's ordinances and requirements (Attachment 6).

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 city staff are attached in the following exhibits (applicant did not provide individual findings).

- Exhibit B - Staff Findings

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

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

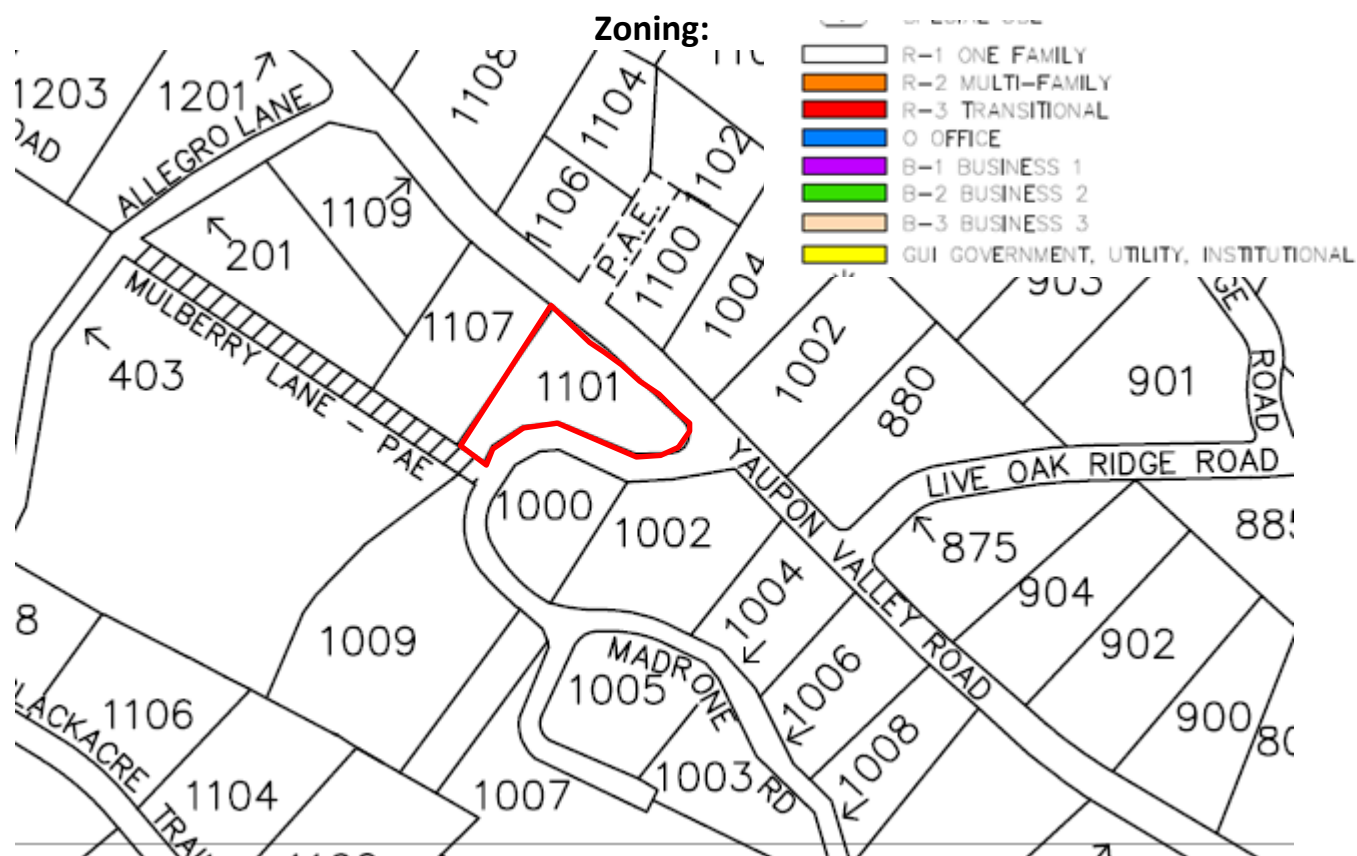
Comprehensive Planning Analysis

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

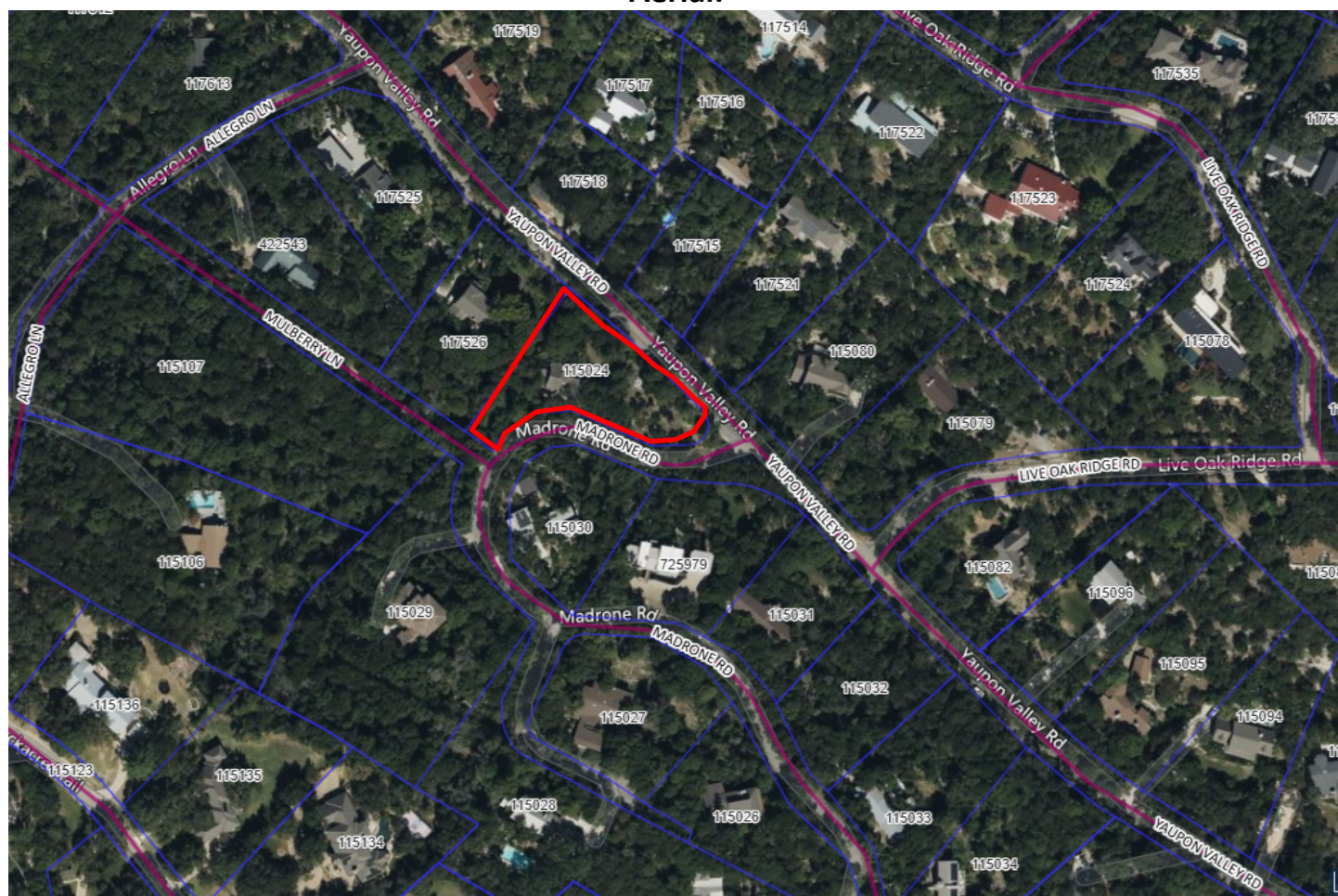
Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)

- Section 22.03.281 Schedule of Regulations
- Section 22.03.170 Site disturbance (excavation, grading or filling)
- Section 38.05.031 Variances
- Section 22.03.514 Criteria and process required for granting a variance



Aerial:



February 18, 2025

Hello and thank you for your time and assistance for my family house project. Please find below the thought process behind the variances we were pleading to you all. The new building department has asked us to proceed this way regarding our driveway and parking area. As well as the service and play deck off of the garage on the southwest side of our property.

- Our new project is redressed to Madrone road. Meaning, access to front door and driveway is and has always been on Madrone road, which is a quite narrow street off of from the main road artery of Yaupon valley road. In fact, this house has never had access through Yaupon valley road. Despite being addressed there originally for decades, which presents a lot of confusion for currier, EMS, and everyone and every public service to our house.

- madrone road isn't a main road and is a narrow road. Which is traversed quite a bit. When we first broke ground it became very apparent to us, as construction material delivery truck traffic begun for our house, managing the traffic and parking and invasion to adjacent lots and our own had to be addressed and organized. We knew parking and traffic had to be managed. We even decided without anyone asking us to do so, re engineered our foundation at our own expense and obviously the additional construction cost which we had to bear, that was plenty. There was just no viable way of having dozens of concrete trucks lined up on madrone and or yay-on during foundation pour. It would have not only been a terrible traffic event (worse than the re paving of our streets) a terrible nuisance to our neighbors that we care for dearly. Our flora and fauna more importantly and also possible pavement issues due to concrete trucks weight.

Trash pickup and any other public service along with private services for other neighbors are constantly using my old and new driveway to turn around and leave madrone. Pool service men, uber eats etc., they even use my bathroom porta can. Failure to do so they would Otherwise need to drive to the top of madrone where it dead ends where it is impossible to turn around as well specially for larger service vehicles. The top of madrone currently has a cul du sac.

- We have several private daily services that come to our house due to my wife and myself working from home. Most people work from home if they have a small business and sometimes they still work from home even if they're part of a large company. Remote work as you know has become a necessity. We have four children currently who will be home schooled as well starting May, and will also have private tutors come to our house. Employees of mine and or professional partners. A baby nanny. ABA Services for my special needs daughter daily. All of which require spaces

to park their vehicles. Madrone is a very narrow street and people cannot park their cars on the right of way. Neighbors can't drive out safely if someone is parked on the right of way and still have enough room to let public services traverse in and out. And Yaupon isn't accessible either, its not wide enough either and with the construction of the new gutter (there wouldn't be enough room anyways) parking is impossible on Yaupon and parking presents a problem both on madrone and or Yaupon valley.

We propose two ways to mitigate this problem, first and foremost, just as the re engineering of my foundation was done, in order to mitigate several problems at once, we ask of you with respect, that our variance be granted for the new driveway and existing original driveway port coche style. The new driveway off of the garage was built in such way as to accommodate a parking spot for a single car and also have enough room to be able to turn around safely without having to back up into madrone invading traffic. We only have two cars, but may need the space to park one car there at least (my daughter has two therapist and they each have one vehicle)

When our cars aren't inside our garage (in order to have enough room for my daughters PT space free) we usually park both our vehicles on the original port coche style driveway. Which leaves enough room for the baby nanny and one extra space to either back out and or services to use as turn around perhaps. All this without invading anyone else yard or property or holding anyone on the street. Especially larger vehicles like FedEx, amazon and UPS.

We understand its big ask. I'm not sure the current demographics in west lake hills, but it seems from the outside looking in, that its folks in their 60's + and some younger families like myself. We can understand the necessity for design rules, if these weren't present, there'd be no control and our beautiful neighborhood would suffer greatly. I assure you, it is not the case with us. We value and respect the community and its rules, specially those regarding flora and fauna. Our family isn't the typical. We have a lot of kids, one of which requires special services and full time attention from us. She's non-verbal and wonders if left unattended. This is why we need the extra help from services but also for the deck off of the garage, which will be, used twofold. One for her to experience nature as she is contained without leaving the house (we are not able or allowed to fence the yard because of the rules, but I don't think we would want to anyways. it would look good and deer couldn't come and go through our yard, which we actually enjoy seeing, my daughter and 5 child Billie the old English sheepdog).

My garage purpose will be set as an OT (occupational therapy) and PT (physical therapy) for my special needs daughter.

Finally, for the purposes of being environmentally responsible by not eliminating waste. We decided to not remove old driveway for the aforementioned and this.

Removing decades old concrete (6-8 inches approx.) is very intrusive and stressful to the paved street, vegetation, trees etc. it's very difficult to jack hammer and tear out piece by piece old concrete like this. It's very aggressive and disrupts not only our neighbors but the also our fauna and natural habitat. We then decided to place recycled concrete pavers on top of the old driveway. These are porous pavers, which greatly decelerate water speed and flow from our neighbors across the street from us and also from the top of madrone. We did not add any more footage than what we already had when we originally bought the house 5 years ago. This solves a lot of issues for our family and also provides positive drainage which existing driveway did not. We would be flooded from the neighbor that's higher than us. Mulch and debris every time we have heavy rain.

Sincerely your neighbor and friend;

Edgar Prats
1101 yaupon valley road (newly addressed to 1001 Madrone road)
West Lake Hills, Tx
78746

ps.

I have added for your convenience several houses that have multiple entry driveways like mine in order to show precedent. I don't want special treatment, I love Westlake and my wife and children do as well. Where we live, its difficult to have any parking without bothering neighboring properties. Anytime a landscaping truck comes it blocks madrone street and they end up parking on my lot. I have photos also but I think that's invasion of privacy. Some of these neighbors I know and asked permission, but others I do not. Thanks you and God bless.

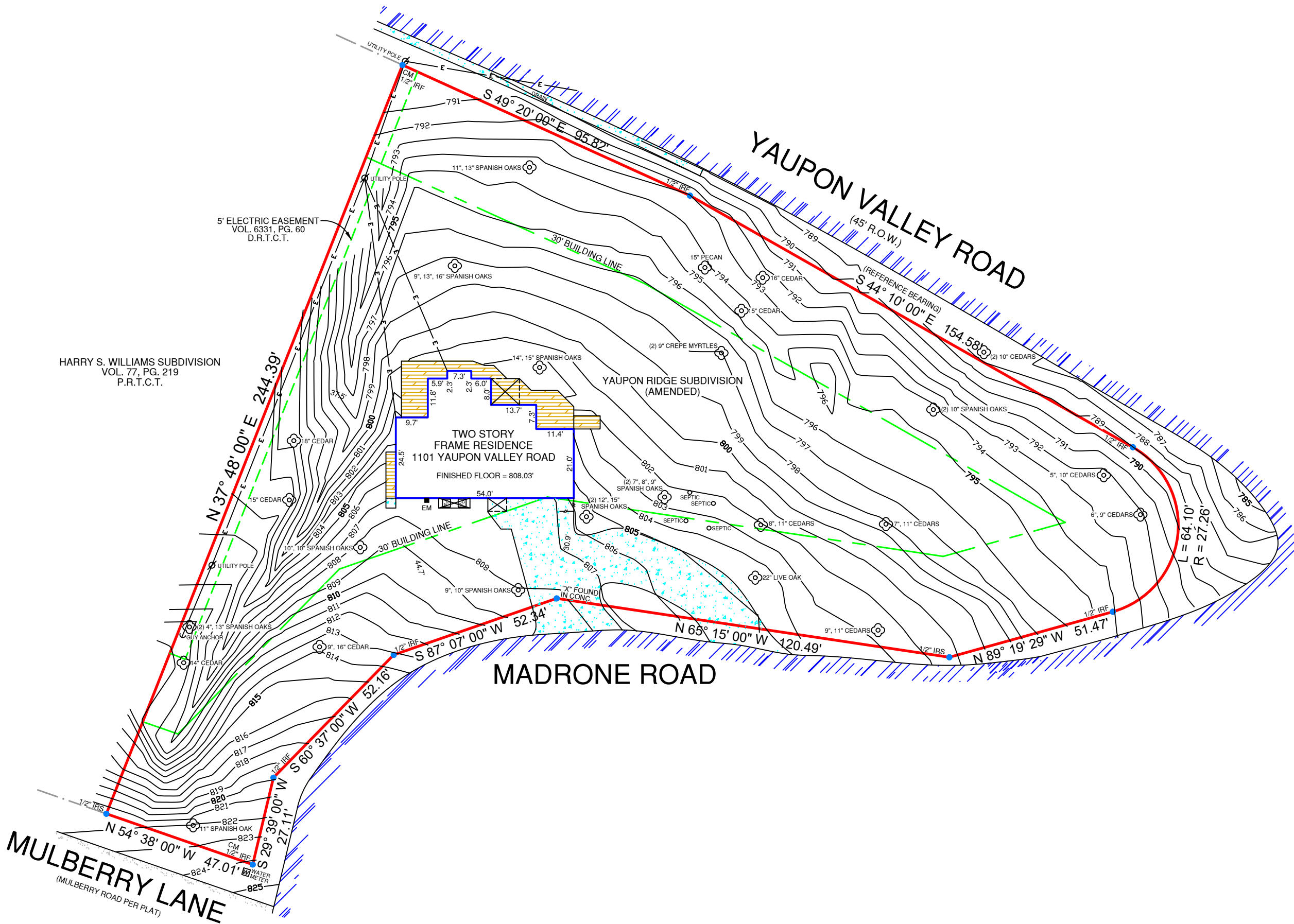
Redbud 1406
Redbud 1405
905 live oak two entries port coche
900 live oak
970 live oak
Two entries

In an effort of being not intrusive to my neighbors but also being precise and practical I have enlisted all of the driveways that are similar to mine

909 live oak ridge turnaround like me and driveway to garage
1105 live oak ridge
906 live oak ridge
1108 yaupon valley road
1300 yaupon valley road
1507 yaupon valley road
1700 yaupon valley road
1905 yaupon valley road

LEGAL DESCRIPTION:

BEING YAUPON RIDGE SUBDIVISION (AMENDED), AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 76, PAGE 7, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.

FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0440 H, DATED SEPTEMBER 28, 2008.

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

GENERAL NOTES

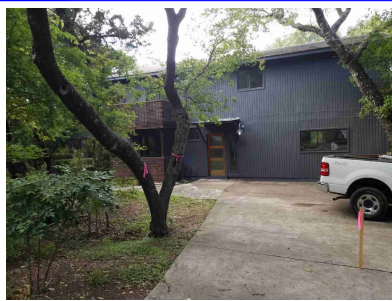
- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
-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

1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

PREMIER JOB #: 16-00609TOPOTS

TECH: MSP DATE: 06/08/20

FIELD: TM FIELD DATE: 06/03/20



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET W/CAP
	STAMPED "PREMIER SURVEYING"
	WFCEP = WOOD FENCE COR POST

Premier
Surveying LLC

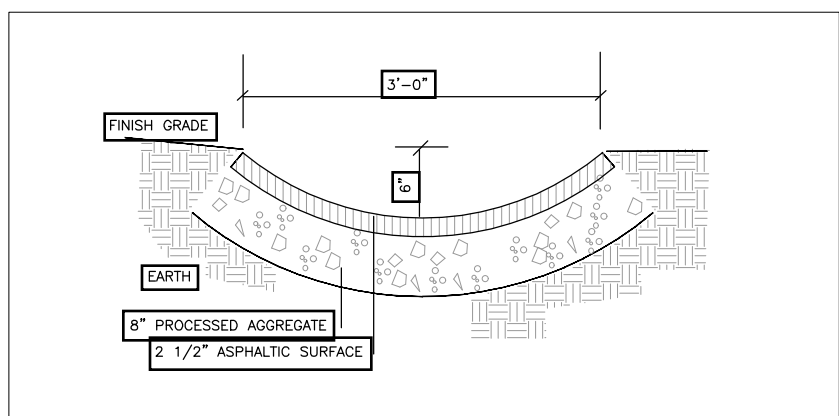
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



1. Provide 48 fence with self closing gate and lock around project to comply with pool protection.
2. Builder or contractor must verify all dimensions prior to proceeding with construction.
3. Builder or contractor must verify and comply with local building codes of the area where the structure is to be constructed and located.
3. Plans indicate locations only, separate engineer aspects should be incorporated to actual site conditions.
5. Plans to be built in compliance with 2015 irc.
6. All dimensions to be verified on jobsite by contractor.
7. Comply with standard building code span charts.
8. Report any discrepancies to builder before proceeding.
9. Provide tempered glass where required by code
10. Provide decking for 24" wide walkway @ stairs access to hvac units per code.
11. All exterior & plumbing walls to be 2x6 framing.
12. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
13. Provide gas to hvac, water heater, and range as required, if applicable.
14. Provide 1/2" hardie backer around all tubs, showers, and spas.
15. Dryer vent not to exceed 25 per irc.
16. Install all materials per manufacturer specifications

NATURAL GRADE	
HIGHEST NAT. GRADE ADJACENT TO BUILDING	808.30'
LOWEST NAT. GRADE ADJACENT TO BUILDING	798.20'
AVERAGE NAT. GRADE ADJACENT TO BUILDING	803.25'
HEIGHT OF BUILDING FROM AVERAGE GRADE	28.75'



NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES
1	11"	SPANISH OAK	12	12"	PECAN	23	6"	CEDAR	34	9"	SPANISH OAK
2		CEDAR	13	15"	CEDAR	24		CEDAR	35	14"	SPANISH OAK
3	4"	SPANISH OAK	14	15"	CEDAR	25	7"	CEDAR	36	15"	SPANISH OAK
4	13"	SPANISH OAK	15	9"	CREPE MYRTLE	26	11"	CEDAR	37	12"	SPANISH OAK
5		CEDAR	16		CREPE MYRTLE	27		CEDAR	38	15"	SPANISH OAK
6	18"	CEDAR	17	10"	SPANISH OAK	28	11"	CEDAR	39	9"	SPANISH OAK
7	9"	SPANISH OAK	18	10"	SPANISH OAK	29	22"	LIVE OAK (PROTECTED)	40	10"	SPANISH OAK
8	15"	SPANISH OAK	19	10"	CEDAR	30	11"	SPANISH OAK	41	15"	SPANISH OAK (REPLACE)
9	16"	SPANISH OAK	20	10"	CEDAR	31	11"	CEDAR	42	10"	SPANISH OAK (REPLACE)
10	11"	SPANISH OAK	21	9"	CEDAR	32	7"	SPANISH OAK	43	9"	CEDAR
			22	10"	CEDAR	33	14"	SPANISH OAK	44	16"	SPANISH OAK

John

1101 YAUPON
VALLEY ROAD

[illegible]

LOCATION

1101 YAUPON VALLEY RD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FFE
	AFF
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1
	CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A
	CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
FG	= FIXED GLASS
FPD	= FRENCH PATIO DOOR
DH	= DOUBLE HUNG WINDOW
AW	= AWNING WINDOW
SH	= SINGLE HUNG WINDOW
HS	= HORIZONTAL SLIDER WINDOW
SLD	= SLIDING DCOR
SPD	= SLIDING POCKET DOOR
HH	= HEADER HEIGHT
SL	= SLOPED
CLG	= CEILING
DR	= DOOR
TGD	= TEMPERED GLASS DOOR
S	= SHELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED

CONTENTS

SITE PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT		APPROVED BY DIRECTOR	
ARCH D SCALE 1/16" = 1'-0"		LEDGER SCALE 1/32" = 1'-0"	
Draftman JPRC		Project no. 20001	
Reviewed JPRC		File YPN-0100-Site-V3	
Approval JPRC		Code 0001	
Review date 11.26.2022		No. Page 02	
		Rev. 00	

SITE PLAN

90X60 // 1/16" = 1'-0" TABLOIDE // 1/32" = 1'-0"

GENERAL NOTES:

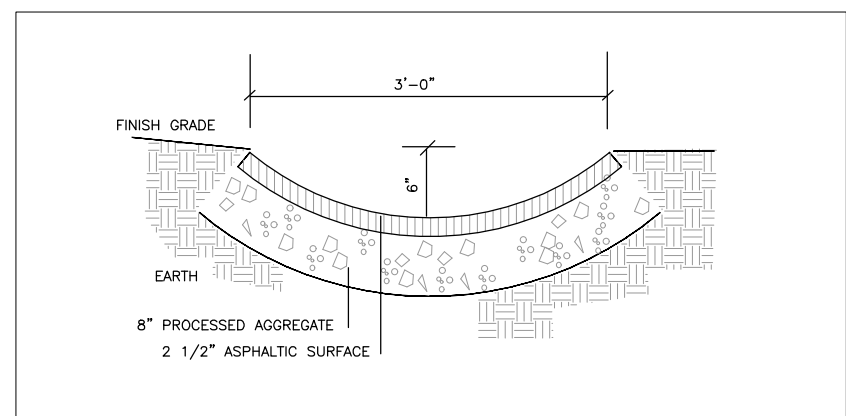
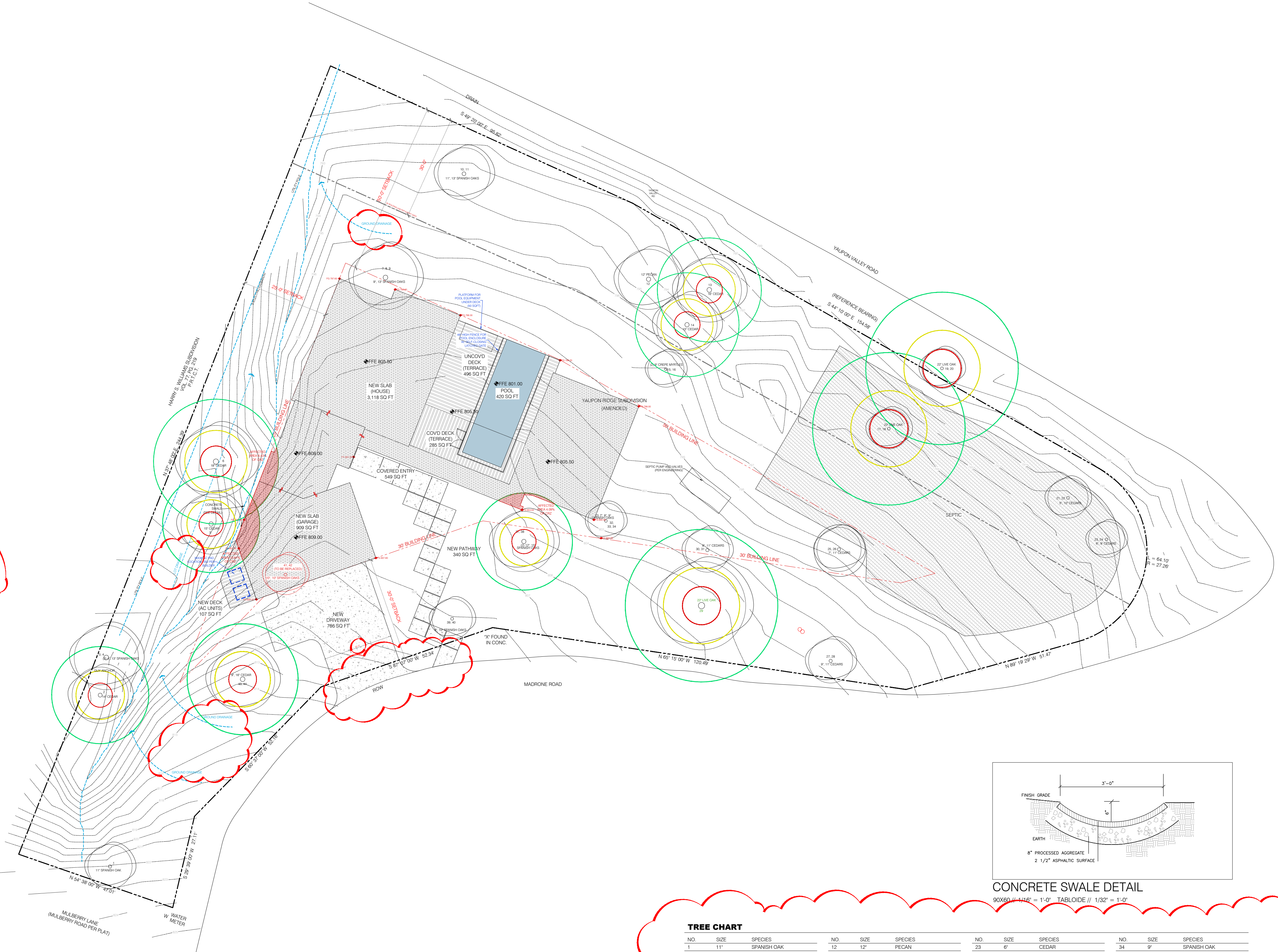
1. Main scope of work will consist in the construction of a two story new single family dwelling; to include living room, dining room, kitchen, utility, master bedroom, master bath, 2 bedrooms, bath, half bath, garage, study, 1 car garage and 1 car parking.
2. THIS NOTE HAS BEEN REMOVED PER REQUEST OF CITY OF WEST LAKE HILLS REVISION
3. Provide 48" high fence with self-closing latch gate and lock around project to comply with pool protection. Provide alarm system for all doors and windows leading to terracing spaces around pool.
4. Builder or contractor must verify all dimensions prior to proceeding with construction.
5. Builder or contractor must verify and comply with local building codes of the area where the structure is to be constructed and located.
6. Plans indicate locations only, separate engineer aspects should be incorporated to actual site conditions.
7. Plans to be built in compliance with 2015 irc.
8. All dimensions to be verified on jobsite by contractor.
9. Comply with standard building code span charts.
10. eport any discrepancies to builder before proceeding.
11. Provide tempered glass where required by code
12. Provide decking for 24" wide walkway @ stairs access to hvac units per code.
13. All exterior & plumbing walls to be 2x6 framing.
14. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
15. Provide gas to hvac, water heater, and range as required, if applicable.
16. Provide 1/2" hardie backer around all tubs, showers, and spas.
17. Dryer vent not to exceed 25' per irc.
18. Install all materials per manufacturer specifications

19. Two trees for removal: #41 and #42, each 10 inch trees. Mitigation is needed at 75% replacement. A replacement total is needed along with where the replacement trees will be located. Each replacement tree must be minimum of two inches to be replaced.
20. Any work in the right-of-way must be permitted. This includes garage and walkway

SQUARE FOOTAGE	TOTAL
LOT AREA	0.82 ACRE (35,536 SQ FT)
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA	2,982 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,913 SQ FT
ADU CONDITIONED AREA	NA
TOTAL BUILDING AREA	4,895 SQ FT
BASEMENT*	NA
COVERED PARKING (garage or carport)	909 SQ FT
COVERED DECK (terrace)	385 SQ FT
COVERED ENTRY	549 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	- SQ FT
2 ND FLOOR OVERHANGS	124 SQ FT
TOTAL BUILDING COVERAGE	4,799 SQ FT
% BUILDING COVERAGE	13.55 %
* NOT INCLUDED IN BUILDING COVERAGE	
IMPERVIOUS COVERAGE	
DRIVEWAY	786 SQ FT
PATHWAYS	340 SQ FT
WOOD DECKS (80%) (TERRACE AND AC PADS)	(8872) 444 SQ FT
POOL	420 SQ FT
POOL EQUIPMENT PAD UNDER DECK	50 SQ FT
MAIN BATHROOM PATIO & TERRACE	170 SQ FT
TOTAL IMPERVIOUS COVERAGE	7,009 SQ FT
% IMPERVIOUS COVERAGE	19.72 %

F.A.R.	TOTAL
1 ST FLOOR	2,982 SQ FT
2 ND FLOOR	1,913 SQ FT
CEILING: 3-10'	348 SQ FT
GROUND FLOOR PORCH	549 SQ FT
GARAGE	909 SQ FT
COVERED TERRACE	385 SQ FT
TOTAL GROSS FLOOR AREA	7,045 SQ FT
F.A.R.	19.82 %

NATURAL GRADE	
HIGHEST NAT. GRADE ADJACENT TO BUILDING	808.30'
LOWEST NAT. GRADE ADJACENT TO BUILDING	797.60'
AVERAGE NAT. GRADE ADJACENT TO BUILDING	802.95'
HEIGHT OF BUILDING FROM AVERAGE GRADE	29.52'



CONCRETE SWALE DETAIL

TREE CHART

NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES
1	11"	SPANISH OAK	12	12"	PEGAN	23	6"	CEDAR	34	9"	SPANISH OAK
2	14"	CEDAR (PROTECTED)	13	16"	CEDAR	24	9"	CEDAR	35	12"	SPANISH OAK
3	4"	SPANISH OAK	14	15"	CEDAR	25	7"	CEDAR	36	13"	SPANISH OAK
4	13"	SPANISH OAK	15	9"	CREPE MYRTLE	26	11"	CEDAR	37	12"	SPANISH OAK
5	15"	CEDAR (PROTECTED)	16	9"	CREPE MYRTLE	27	9"	CEDAR	38	15"	SPANISH OAK (PROTECTED)
6	18"	CEDAR (PROTECTED)	17	10"	SPANISH OAK	28	11"	CEDAR	39	9"	SPANISH OAK
7	9"	SPANISH OAK	18	10"	SPANISH OAK	29	22"	LIVE OAK (PROTECTED)	40	10"	SPANISH OAK
8	13"	SPANISH OAK	19	10"	CEDAR	30	8"	CEDAR	41	10"	SPANISH OAK (REPLACE)
9	13"	SPANISH OAK	20	10"	CEDAR	31	11"	CEDAR	42	10"	SPANISH OAK (REPLACE)
10	11"	SPANISH OAK	21	5"	CEDAR	32	7"	SPANISH OAK	43	9"	CEDAR
11	13"	SPANISH OAK	22	10"	CEDAR	33	8"	SPANISH OAK	44	16"	CEDAR



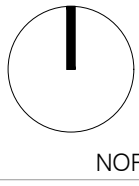
1101 YAUPON VALLEY ROAD

AMENDMENTS

No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS



LEGEND

1/8"	DIMENSION LINES
↕	ELEVATION MARKER
▲	ELEVATION MARKER
FFE	FINISHED FLOOR ELEVATION
AFF	ABOVE FINISHED FLOOR
↕	CHANGE IN FINISHED FLOOR LEVEL
↕	CHANGE IN FLOOR MATERIAL
↕	MARKS FLOOR-LAYING STARTING POINT
1/8"	EXTERIOR ELEVATION 1
1/8"	CAN BE SEEN ON DRAWING NO. 01
1/8"	BUILDING SECTION A-A
1/8"	CAN BE SEEN ON DRAWING NO. 0231
1/8"	SLOPE
1/8"	HOSE BIB
1/8"	GAS STUB OUT
FG	= FIXED GLASS
FPD	= FRENCH PATIO DOOR
DH	= DOUBLE HUNG WINDOW
AW	= AWNING WINDOW
SH	= SINGLE HUNG WINDOW
HS	= HORIZONTAL SLIDER WINDOW
SLD	= SLIDING DOOR
SPD	= SLIDING POCKET DOOR
HH	= HEADER HEIGHT
SLP	= SLOPED
CLG	= CEILING
DR	= DOOR
TGD	= TEMPERED GLASS DOOR
S	= SHELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED

CONTENT

SITE PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

ARCH D SCALE LEDGER SCALE
1/16" = 1'-0" 1/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	YPL0100-Site
Approval	JPRC	Code	0100.A
Review date	3.19.2024	No. Page	1
		Rev.	03

SITE PLAN

90X60 // 1/16" = 1'-0" TABLOIDE // 1/32" = 1'-0"

1001 MADRONE ROAD



GENERAL NOTE:

ALL TRADES ARE ASSUMED TO BE PROFICIENT IN STANDARD BUILDING PRACTICES AND WILL PROVIDE TO THE PROJECT THE HIGHEST STANDARDS OF WORKMANSHIP.

THESE PLANS ARE NOT INTENDED TO EDUCATE OR DIRECT METHODS OR MEANS OF THE CONTRACTOR(S). CHANGES IN WORK SCOPE WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT BECOMES THE SOLE RESPONSIBILITY OF THE BUILDER & SUB-CONTRACTOR.

ALL CLARIFICATIONS SHALL BE REQUESTED VIA THE BUILDER IN WRITING.

EACH TRADE IS TO VERIFY BEFORE THEIR WORK COMMENCE THE SITE CONDITIONS ARE SATISFACTORY TO PERFORM WITHOUT COMPROMISE TO QUALITY OF CRAFTSMANSHIP AND CODE COMPLIANCE.

CITY OF WEST LAKE HILLS BUILDING CODES:

- 2015 INTERNATIONAL BUILDING CODE - LOCAL AMENDMENTS
- 2015 INTERNATIONAL ENERGY CODE - LOCAL AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE - LOCAL AMENDMENTS
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) - LOCAL AMENDMENTS
- 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IMC) - LOCAL AMENDMENTS
- 2015 UNIFORM MECHANICAL CODE - LOCAL AMENDMENTS
- 2015 UNIFORM PLUMBING CODE - LOCAL AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE - LOCAL AMENDMENTS

ABBREVIATIONS

@	AT	EXH.	EXHAUST	N.T.S.	NOT TO SCALE	S.S.	STAINLESS STEEL
#	POUND(S)	F.A.U.	FORCED AIR UNIT	O.C.	ON CENTER	S. & S.	STAINED AND SCORED
ABV.	ABOVE	FLR.	FLOOR	O.C.E.W.	ON CENTER EACH WAY	STD.	STANDARD
A/C	AIR CONDITIONER	F.D.	FLOOR DRAIN OR FURR DOWN	O.D.	OUTSIDE DIAMETER	STL	STEEL
A.F.F.	ABOVE FINISHED FLOOR	FDN.	FOUNDATION	O.H.	OVERHANG	SYS.	SOUTHER YELLOW PINE
BD.	BOARD	F.F.E.	FINISHED FLOOR ELEVATION	OPNG.	OPENING	T & G	TONGUE & GROOVE
BKS.	BOOKCASE	F.G.	FINISHED GRADE	PERF.	PERFORATED	T.B.D.	TO BE DETERMINED
B.L.	BUILDING LINE	FG	FIXED GLASS (WINDOW)	P.K.T.	POCKET	TEMP.	TEMPERED GLASS
BLD.G.	BUILDING	F.P.	FIRE PLATE	PL. HT.	PLATE HEIGHT	TH	THRESHOLD
BLK.	BLOCK	F.R.	FIRE RATED	P.L.	PROPERTY LINE	T.O.B.	TOP OF BEAM
BM.	BEAM	GA.	GALVANIZED	PLAS.	PLASTIC	T.O.J.	TOP OF JOIST
CAB.	CABINET	GAR.	GARAGE	PLYWD.	PLYWOOD	T.O.W.	TOP OF WALL
CLG.	CENTER LINE	GL.	GLASS	POL.Y.	POLYETHYLENE	T.S.	TUBE STEEL
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSUM	P.V.A.	POLYVINYL CHLORIDE	TYP.	TYPICAL
C.O.	CASED OPENING	H.B.	HOSE BIBB	PWR.	POWER	U.C.	UNDER COUNTER
CONC.	CONCRETE	H.C.	HOLLOW CORE	QTY.	QUANTITY	UNF.	UNFINISHED
CRN.	CROWN (TOP) OF ARCH	HDR. HT.	HEADER HEIGHT	RAD.	RADIUS	U.O.N.	UNLESS OTHERWISE NOTED
CSMT.	CASEMENT	HDR.	HEADER	R.A.G.	RETURN AIR GRILL	V.I.F.	VERIFY IN FIELD
D.	DRYER	HR.	HEIGHT	R.D.	ROOF DRAIN	W.	WASHER
D.B.	DOOR BELL	HRAIL	HANDRAIL	REFG.	REFRIGERATOR	W.C.	WATER CLOSET
DBL.	DOUBLE	HS	HORIZONTAL SLIDER	REINF.	REINFORCE	WD.	WOOD
DECOR.	DECORATIVE	HVAC	HEATING VENTILATION & AIR	REV.	REVISION	WDW.	WINDOW
DH.	DOUBLE HUNG	CONDITIONING		R.C.	ROUGH GRADE	W.H.	WATER HEATER
DIA.	DIAMETER	I.A.	INSIDE DIAMETER	R.M.	REMOVE		
DIM.	DIMENSION	INSUL.	INSULATION	RMV.	REMOVE		
DISP	DISPOSAL	INT.	INTERIOR	R.O.	ROUGH OPENING		
D/L	DIVIDED LIGHT	J-BOX	JUNCTION BOX	R.O.W.	RIGHT OF WAY		
DN.	DOWN	LAV.	LAVATORY	R / S	ROD / SHELF		
DR.	DEEP	LT.	LIGHT	S.	SHELF OR SHELVES		
DRWRS.	DRAWERS	LTG.	LIGHTING	S.C.	SOLID CORE		
D.S.	DOWN SPOUT	L.SCAPE	LANDSCAPE	S.M.	SMOKE DETECTOR		
DW.	DISHWASHER	MAS.	MASONRY	S.G.D.	SLIDING GLASS DOOR		
ELEV.	ELECTRICAL OR ELECTRIC	MAX.	MAXIMUM	SH	SINGLE HUNG (WINDOW)		
	ELEVATION	M.C.	MEDICINE CABINET	SL	SPRING LINE (OF ARCH)		
		MECH.	MECHANICAL	SPECS	SPECIFICATION		
		MFG.	MANUFACTURER	SPF	SPRUCES / PINE / FIR		
		MIN.	MINIMUM	SQ. FT.	SQUARE FEET		
		MUL.	MULLION	S.R.O.	SHEET ROCK OPENING		
		NOM.	NOMINAL				

GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH IRC 2015.
2. ALL PLUMBING PER UPC 2015.
3. ALL BEAMS TO BE SIZED PER SEPARATE ENGINEER DRAWINGS. SIZES CALLED OUT ARE MINIMUM SIZES FOR VISUAL AESTHETIC PURPOSES ONLY.
4. DOOR & WINDOW SIZES ARE GIVEN IN FEET AND INCHES IN WIDTH & HEIGHT RESPECTIVELY.
5. ALL OPERABLE WINDOWS ARE TO BE PROVIDED WITH SCREENS.
6. PROVIDE BACK SIPHONAGE PROTECTION AT ALL SILL COCKS.
7. ALL VENTS TO REAR ROOF WHERE POSSIBLE.
8. PLUMB FOR LAWN IRRIGATION SYSTEM.
9. ISOLATE GAS W.H. AND/OR FURNACE FROM LIVING SPACE AND DRAW COMBUSTION AIR FROM OUTSIDE.
10. PROVIDE HVAC SUPPLY VENTS IN ALL CLOSETS, BATH AND UTILITY ROOM.
11. INSULATE FOR SOUND AT ALL BATHS, MECH., AND UTILITY ROOM.
12. ALL WINDOWS TO MEET OR EXCEED IECC.
13. ALL WINDOW AND DOORS TO MEET ENERGY STAR REQUIREMENTS.
14. ALL SHOWER HEAD SUPPLY AT 7'-6" A.F.F.
15. SET FOUNDATION MINIMUM 12" ABOVE FINISHED GRADE.
16. CONTRACTOR TO PLACE INSULATION IN WALLS BEHIND TUBS PRIOR TO PLACEMENT OF TUBS.
17. PROVIDE GAS, ELEC., LTG., PLATFORM & CATWALK AT ANY MECH. PLATFORM AT ANY ATTIC ACCESS.
18. PROVIDE MIN. 128 S.F. PLYWOOD DECKING IN ADDITION TO MECH.
19. DROP MASONRY LUG TO WITHIN 18" OF GRADE.
20. ALL LEVER OR EGG STYLE DOOR HANDLES THROUGHOUT.
21. PROVIDE BLOCKING FOR GRAB BARS IN ALL FIRST FLOOR BATHS AT WC AND SHOWER.
22. FLOOR TRUSS DESIGNER & HVAC CONTRACTOR TO COORDINATE TO ENSURE NO CONFLICTS BETWEEN TRUSS & DUCT LAYOUT.
23. AIR CONDITIONING UNIT LOCATED INSIDE STRUCTURE SHALL BE EQUIPPED WITH OVERFLOW PAN PIPED TO EXTERIOR.
24. HVAC CONDENSATE LINE TERMINATED ON EXTERIOR OF BUILDING.
25. WATER HEATER SET ON DRAIN PAN, DRAIN TO EXTERIOR.
26. INSULATE HOT WATER SUPPLY LINES.
27. IF GAS WATER HEATER SPECIFIED IT MUST BE 95% EFFICIENCY.
28. ALL TIMBERS CALLED OUT ARE TO BE SMOOTH SAWN, NOT ROUGH SAWN.
29. GATE ON DRIVEWAY SIDE TO HAVE ACCESS TO AUTOMATIC SYSTEM OVER EMERGENCY SERVICES EMS. RUN APPROPRIATE ELECTRICITY AND LOW VOLTAGE WIRE
30. DRIVEWAY & ACCESS POINT DURING CONSTRUCTION WILL BE OF ¾" GRAVEL ON NATURAL GRADE WITH NO COMPACTED BASE & EDGED WITH 16 GAGE METAL.
31. ALL DIMENSIONS TO BE VERIFIED ON JOBSITE BY CONTRACTOR.
32. COMPLY WITH STANDARD BUILDING CODE SPAN
33. REPORT ANY DISCREPENCIES TO BUILDER BEFORE PROCEEDING.
34. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE
35. PROVIDE DECKING FOR 24" WIDE WALKWAY @ STAIRS ACCESS TO HVAC UNITS PER CODE.
36. ALL EXTERIOR & PLUMBING WALLS TO BE 2X6 FRAMING.
37. ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMBING OR ELECTRICAL RUNS TO BE SEALED.
38. PROVIDE GAS TO HVAC, WATER HEATER, AND RANGE AS REQUIRED, IF APPLICABLE.
39. PROVIDE ½" HARDIE BACKER AROUND ALL TUBS, SHOWERS, AND SPAS.
40. DRYER VENT NOT TO EXCEED 25' PER IRC.
41. INSTALL ALL MATERIALS PER MANUFACTURER SPECIFICATIONS

CHARTS.

PROJECT INFORMATION

ADDRESS:	SCOPE OF WORK:
1001 MADRONE ROAD CITY OF WEST LAKE HILLS TRAVIS COUNTY, TEXAS	CONSTRUCTION OF A TWO STORY NEW SINGLE FAMILY DWELLING, TO INCLUDE LIVING ROOM, DINING ROOM, KITCHEN, UTILITY, MASTER BEDROOM, MASTER BATH, 2 BEDROOMS, BATH, HALF BATH, GARAGE, STUDY, 1 CAR GARAGE AND 1 CAR PARKING.
LEGAL ADDRESS:	
1001 MADRONE ROAD CITY OF WEST LAKE HILLS TEXAS, 78746	
OWNER:	
PGM DESIGN BUILD	
ARCHITECTURE:	
LEVEL 4 STUDIO	

AREA TABULATIONS

ZONING R-1 ONE-FAMILY RESIDENTIAL DISTRICT	
LOT AREA 0.82 ACRE (35,536 SQ FT)	
FRNT SB: 30 FT; SIDE SB: 25 FT; REAR SB: 50 FT. MAX HEIGHT: 30 FT.	
BUILDING COVERAGE AREA: 35,536 @ 55% = 19,544.80 SF. MAX.	
IMPERVIOUS COVER AREA: 35,536 @ 25% = 8,884 SF. MAX.	
ROOF AREA	
< 15 FT	311 SF
SF AREA	
BCA TOTAL	4799 SF
DECK, WALK, DRIVE	3,496 SF
IC TOTAL	8,295 SF
GRADE: 808.30 + 797.60 = 1605.9 / 2 = Δ 802.95	
MAX HEIGHT: 802.95 + 30 = Δ 832.95	

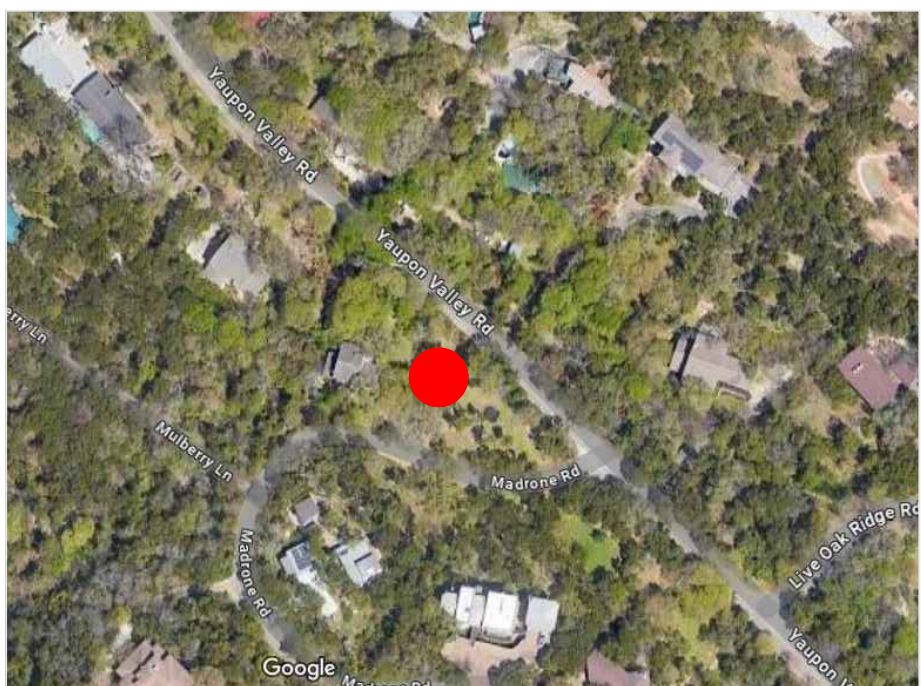
ELECTRICAL NOTES

1. ALL WET AREA RECEPTACLES TO BE GFCI PER IRC 2015 AND NEC 2017
2. *MULTI-MEDIA RECEPS. TO INCLUDE TWO COAX CABLE AND TWO CAT. 6".
3. PRE - WIRE FOR SECURITY.
4. ALL REC.LTG.ALL HANGING LTS. TO BE ON DIMMER U.N.O.
5. ALL LED LIGHTS TO BE 3000 KELVIN.
6. PROVIDE LIGHT AND NEC. SERVICE AT ATTIC STORAGE AND MECHANICAL PLATFORMS.
7. PLUMB & WIRE FOR LAWN IRRIGATION SYSTEM.
8. ALL SWITCHES TO BE SET AT 36" A.F.F.
9. HARD WIRE AND INTER-CONNECT SMOKE DETECTORS TO CODE.
10. PROVIDE ARC FAULT CIRCUIT INTERRUPTERS AT ALL HABITABLE AREAS.
11. PRE-WIRE FOR FUTURE LANDSCAPE LTG.
12. ALL RECESSED CANS TO BE IC-AT TYPE.
13. ALL EXHAUST FANS TO BE ON TIMERS.
14. ALL RECEPTACLES MUST BE TAMPER RESISTANT; NO EXEPTIONS.
15. RECEPTACLES NO LOWER THAN 16" A.F.F.
16. ALL EXTERIOR LIGHTING TO BE SHIELDED.
17. RUN ALL WIRING ON BED WALL SO AS TO AVOID ANY WIRES IN WALL BEHIND BED OR HEADBOARD. NO EXCEPTIONS.
18. PROVIDE PROGRAMMABLE THERMOSTAT.
19. ANY LIGHTING FIXTURE NOT DISPLAYING DIMENSIONS TO ARCHITECTURE, SHALL BE CENTERED TO SPACE OR WALL
20. ALL EXTERIOR LIGHTING WILL BE LED WITH A MAXIMUM OUTPUT OF 3000K
21. ALL SWITCHING DEVICES FOR POOL EQUIPMENT MUST BE LOCATED IN ACCORDANCE TO NEC

SHEET INDEX

0. COVER SHEET / INDEX / LEGENDS / NOTES.
1. SITE PLAN.
2. 1ST FLOOR PLAN.
3. 2ND FLOOR PLAN.
4. ROOF PLAN
5. WALL SECTIONS
6. ELEVATIONS (PT 1)
7. ELEVATIONS (PT 2)
8. SECTIONS (PT 1)
9. SECTIONS (PT 2)
10. SECTIONS (PT 3)
11. 1ST FLOOR ELECTRICAL PLAN
12. 2ND FLOOR ELECTRICAL PLAN
13. ELECTRICAL EXTERIOR LIGHTHING FIXTURES
14. POOL DETAILS

LOCATION



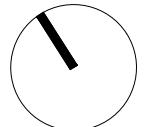
1001 MADRONE ROAD

AMENDMENTS

No.	Date	Change
00	22.11.20	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS



LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
	= FIXED GLASS
	= FRENCH PATIO DOOR
	= DOUBLE HUNG WINDOW
	= AWNING WINDOW
	= SINGLE HUNG WINDOW
	= HORIZONTAL SLIDER WINDOW
	= SLIDING DOOR
	= SLIDING POCKET DOOR
	= HEADER HEIGHT
	= SLOPED
	= CEILING
	= DOOR
	= TEMPERED GLASS DOOR
	= SHELF
	= CHASE
	= ROD
	= FROSTED

CONTENT

COVER SHEET

APPROVAL SIGNATURES

APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE	LEDGER SCALE
N/A	N/A
Draftsman	Project no.
JPRC	20001
Reviewed	File
JPRC	YPL0000_Cover Sheet
Approval	Code
JPRC	0000
Review date	No. Page
2.18.2025	0 04

GENERAL NOTES:

1. Main scope of work will consist in the construction of a two story new single family dwelling; to include living room, dining room, kitchen, utility, master bedroom, master bath, 2 bedrooms, bath, half bath, garage, study, 1 car garage and 1 car parking.
2. THIS NOTE HAS BEEN REMOVED PER REQUEST OF CITY OF WEST LAKE HILLS REVISION
3. Provide 48" high fence with self-closing latch gate and lock around project to comply with pool protection. Provide alarm system for all doors and windows leading to terracing spaces around pool.
4. Builder or contractor must verify all dimensions prior to proceeding with construction.
5. Builder or contractor must verify and comply with local building codes of the area where the structure is to be constructed and located.
6. Plans indicate locations only, separate engineer aspects should be incorporated to actual site conditions.
7. Plans to be built in compliance with 2015 irc.
8. All dimensions to be verified on jobsite by contractor.
9. Comply with standard building code span charts.
10. eport any discrepancies to builder before proceeding.
11. Provide tempered glass where required by code
12. Provide decking for 24" wide walkway @ stairs access to hvac units per code.
13. All exterior & plumbing walls to be 2x6 framing.
14. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
15. Provide gas to hvac, water heater, and range as required, if applicable.
16. Provide 1/2" hardie backer around all tubs, showers, and spas.
17. Dryer vent not to exceed 25' per irc.
18. Install all materials per manufacturer specifications
19. Two trees for removal: #41 and #42, each 10 inch trees. Mitigation is needed at 75% replacement. A replacement total is needed along with where the replacement trees will be located. Each replacement tree must be minimum of two inches to be replaced.
20. Any work in the right-of-way must be permitted. This includes garage and walkway

SQUARE FOOTAGE TOTAL

LOT AREA	0.82 ACRE (35,536 SQ FT)
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA	2,982 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,913 SQ FT
ADJ. CONDITIONED AREA	NA
TOTAL BUILDING AREA	4,895 SQ FT
BASEMENT*	NA
COVERED PARKING (garage or carport)	909 SQ FT
COVERED DECK (terrace)	389 SQ FT
COVERED ENTRY	549 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	- SQ FT
2 ND FLOOR OVERHANGS	124 SQ FT
TOTAL BUILDING COVERAGE	4,799 SQ FT
% BUILDING COVERAGE	13.50 %
* NOT INCLUDED IN BUILDING COVERAGE	

IMPERVIOUS COVERAGE	
EXISTING DRIVEWAY	1,486 SQ FT
NEW DRIVEWAY	960 SQ FT
PATHWAYS	137 SQ FT
WOOD DECKS (80%) (TERRACE AND AC PADS)	(640/2) 320 SQ FT
POOL	420 SQ FT
POOL EQUIPMENT PAD UNDER DECK	30 SQ FT
MAIN BATHROOM PATIO & TERRACE	113 SQ FT

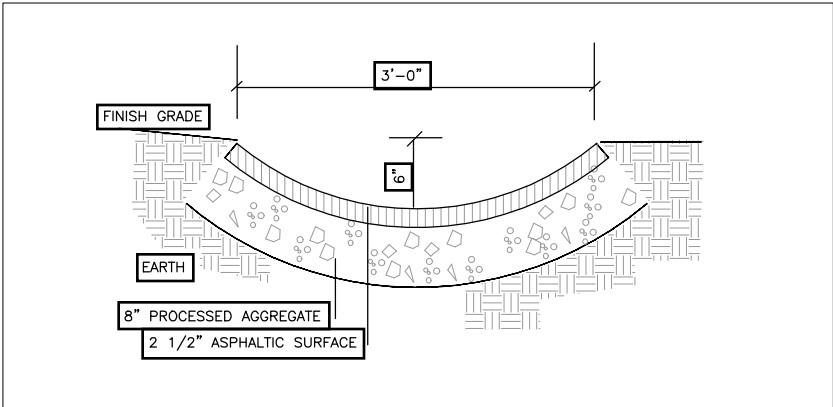
TOTAL IMPERVIOUS COVERAGE	6,295 SQ FT
% IMPERVIOUS COVERAGE	23.34 %

F.A.R. TOTAL

1 ST FLOOR	2,982 SQ FT
2 ND FLOOR	1,913 SQ FT
CEILINGS ~ 15'	349 SQ FT
GROUND FLOOR PORCH	549 SQ FT
GARAGE	909 SQ FT
COVERED TERRACE	389 SQ FT
TOTAL GROSS FLOOR AREA	7,045 SQ FT
F.A.R.	19.92 %

NATURAL GRADE

HIGHEST NAT. GRADE ADJACENT TO BUILDING	808.30'
LOWEST NAT. GRADE ADJACENT TO BUILDING	797.60'
AVERAGE NAT. GRADE ADJACENT TO BUILDING	802.99'
HEIGHT OF BUILDING FROM AVERAGE GRADE	29.52'



CONCRETE SWALE DETAIL

TREE CHART

NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES
1	11"	SPANISH OAK	12	12"	PEGAN	23	6"	CEDAR	34	9"	SPANISH OAK
2	14"	CEDAR (PROTECTED)	13	16"	CEDAR	24	9"	CEDAR	35	12"	SPANISH OAK
3	4"	SPANISH OAK	14	15"	CEDAR	25	7"	CEDAR	36	13"	SPANISH OAK
4	13"	SPANISH OAK	15	9"	CREPE MYRTLE	26	11"	CEDAR	37	12"	SPANISH OAK
5	15"	CEDAR (PROTECTED)	16	9"	CREPE MYRTLE	27	9"	CEDAR	38	15"	SPANISH OAK (PROTECTED)
6	18"	CEDAR (PROTECTED)	17	10"	SPANISH OAK	28	11"	CEDAR	39	9"	SPANISH OAK
7	9"	SPANISH OAK	18	10"	SPANISH OAK	29	22"	LIVE OAK (PROTECTED)	40	10"	SPANISH OAK
8	13"	SPANISH OAK	19	10"	CEDAR	30	8"	CEDAR	41	10"	SPANISH OAK (REPLACE)
9	13"	SPANISH OAK	20	10"	CEDAR	31	11"	CEDAR	42	10"	SPANISH OAK (REPLACE)
10	11"	SPANISH OAK	21	5"	CEDAR	32	7"	SPANISH OAK	43	9"	CEDAR
11	13"	SPANISH OAK	22	10"	CEDAR	33	8"	SPANISH OAK	44	16"	CEDAR

SITE PLAN

90X60 // 1/16" = 1'-0" TABLOIDE // 1/32" = 1'-0"



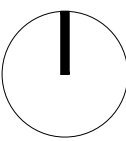
1001 ROAD MADRONE ROAD

AMENDMENTS

NO.	DATE	DESCRIPTION
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS



LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
	FG = FIXED GLASS
	FPD = FRENCH PATIO DOOR
	DH = DOUBLE HUNG WINDOW
	AW = AWNING WINDOW
	SH = SINGLE HUNG WINDOW
	HS = HORIZONTAL SLIDER WINDOW
	SLD = SLIDING DOOR
	SPD = SLIDING POCKET DOOR
	HH = HEADER HEIGHT
	SLP = SLOPED CEILING
	DR = DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED

CONTENT

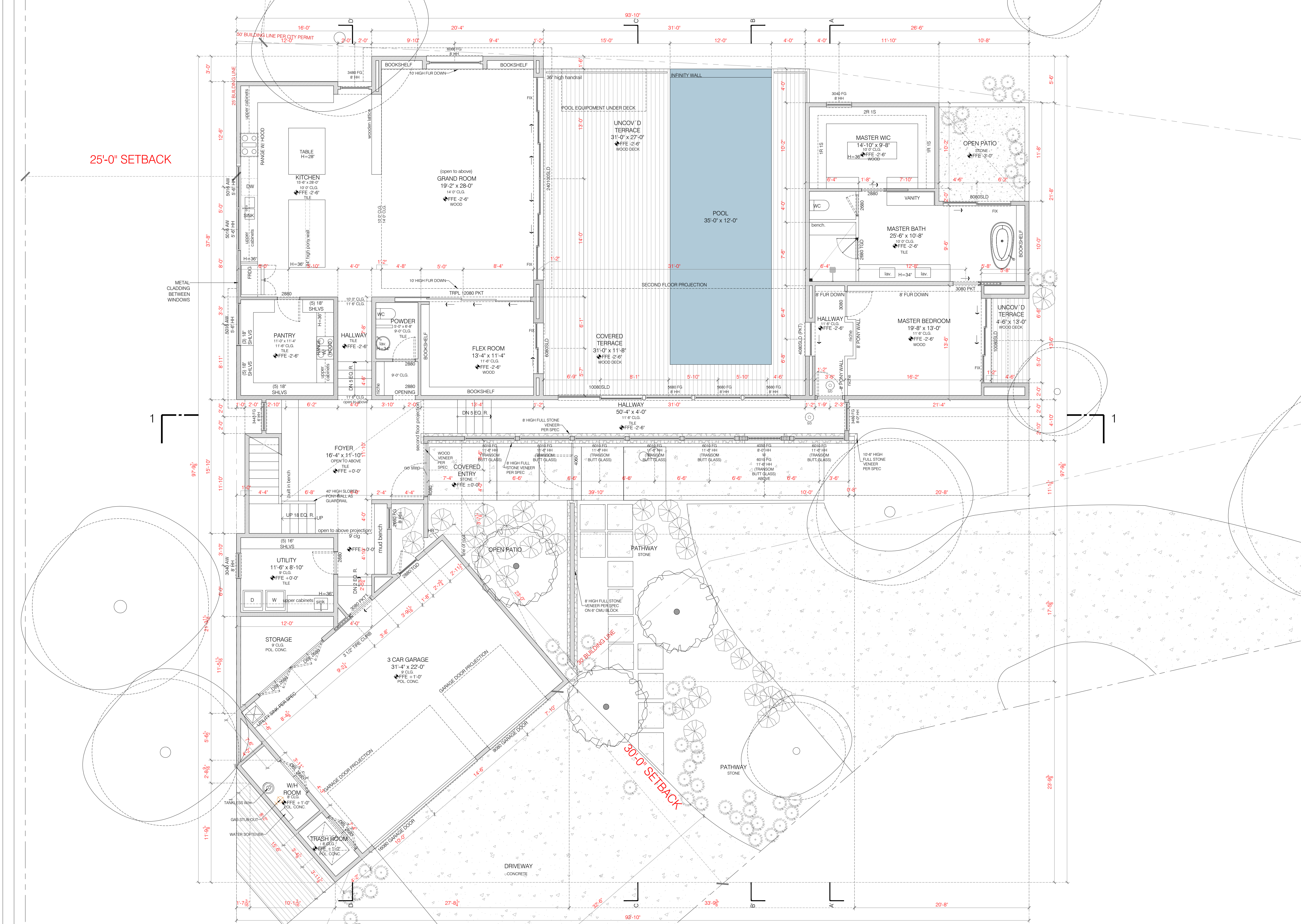
SITE PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

ARCH D SCALE 1/16" = 1'-0" LEDGER SCALE 1/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	YPL0100-Site
Approval	JPRC	Code	0100.A
Review date	2.18.2025	No. Page	1
		Rev.	04



FIRST FLOOR PLAN

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



1001 MADRONE ROAD

AMENDMENTS		
No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION
1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

- LEGEND
- DIMENSION LINES
 - ELEVATION MARKER
 - ELEVATION MARKER
 - FFE FINISHED FLOOR ELEVATION
 - AFF ABOVE FINISHED FLOOR
 - CHANGE IN FINISHED FLOOR LEVEL
 - CHANGE IN FLOOR MATERIAL
 - MARKS FLOOR-LAYING STARTING POINT
 - EXTERIOR ELEVATION 1
CAN BE SEEN ON DRAWING NO. 01
 - BUILDING SECTION A-A
CAN BE SEEN ON DRAWING NO. 0231
 - SLOPE
 - HOSE BIB
 - GAS STUB OUT
 - FIXED GLASS
 - FRENCH PATIO DOOR
 - DOUBLE HUNG WINDOW
 - AWNING WINDOW
 - SINGLE HUNG WINDOW
 - HORIZONTAL SLIDER WINDOW
 - SLIDING DOOR
 - SLIDING POCKET DOOR
 - HEADER HEIGHT
 - SLOPED
 - CEILING
 - DOOR
 - TEMPERED GLASS DOOR
 - SHELF
 - CHASE
 - ROD
 - FROSTED

SQUARE FOOTAGE	TOTAL
LOT AREA	0.82 ACRE (35,338 SQ FT)
BUILDING AREA	3,880 SQ FT
1 ST FLOOR CONDITIONED AREA*	3,880 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,913 SQ FT
ADD CONDITIONED AREA	NA
TOTAL BUILDING AREA	5,793 SQ FT
BASEMENT*	NA
COVERED PARKING (garage or carport)	889 SQ FT
COVERED DECK (screen)	389 SQ FT
COVERED ENTRY	245 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	50 SQ FT
2 ND FLOOR OVERHANG	124 SQ FT
TOTAL BUILDING COVERAGE	4,799 SQ FT
% BUILDING COVERAGE	82.83%
* NOT INCLUDED IN BUILDING COVERAGE	
IMPERVIOUS COVERAGE	
DRIVEWAY	2,458 SQ FT
PATHWAYS	118 SQ FT
WOOD DECKS (20% TERRACE AND AC PADS)	8402.333 SQ FT
POOL	420 SQ FT
POOL EQUIPMENT PAD UNDER DECK	92 SQ FT
MAIN BATHROOM PATIO & TERRACE	170 SQ FT
TOTAL IMPERVIOUS COVERAGE	8,333 SQ FT
% IMPERVIOUS COVERAGE	143.69%

CONTENT

FIRST FLOOR PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

ARCH D SCALE LEDGER SCALE
1/16" = 1'-0" 1/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	jprc0101
Approval	JPRC	Code	0101
Review date	2-16-2025	No. Page	2
		Rev	04



1001
MADRONE ROAD

AMENDMENTS		
No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

NORTH

LEGEND

DIMENSION LINES
ELEVATION MARKER
ELEVATION MARKER
FFE
AFF
CHANGE IN FINISHED FLOOR LEVEL
CHANGE IN FLOOR MATERIAL
MARKS FLOOR-LAYING STARTING POINT

EXTERIOR ELEVATION 1
CAN BE SEEN ON DRAWING NO. 01

BUILDING SECTION A-A
CAN BE SEEN ON DRAWING NO. 0231

SLOPE

HOSE BIB

GAS STUB OUT

FG = FIXED GLASS
FPD = FRENCH PATIO DOOR
DH = DOUBLE HUNG WINDOW
AW = AWNING WINDOW
SH = SINGLE HUNG WINDOW
HS = HORIZONTAL SLIDER WINDOW
SLD = SLIDING DOOR
SPD = SLIDING POCKET DOOR
HH = HEADER HEIGHT
SLP = SLOPED
CLG = CEILING
DR = DOOR
TGD = TEMPERED GLASS DOOR
S = SHELF
C = CHASE
R = ROD
FRSTD = FROSTED

SQUARE FOOTAGE	TOTAL
LOT AREA	0.80 ACRE (34,538 SQ FT)
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA*	3,900 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,913 SQ FT
ADD CONDITIONED AREA	NA
TOTAL BUILDING AREA	5,813 SQ FT
BASEMENT*	NA
COVERED PARKING (garage or carport)	889 SQ FT
COVERED DECK (screen)	286 SQ FT
COVERED ENTRY	246 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	50 SQ FT
2 ND FLOOR OVERHANG	124 SQ FT
TOTAL BUILDING COVERAGE	4,799 SQ FT
% BUILDING COVERAGE	82.6%
* NOT INCLUDED IN BUILDING COVERAGE	
IMPERVIOUS COVERAGE	
DRIVEWAY	2,458 SQ FT
PATHWAYS	118 SQ FT
WOOD DECKS (20% TERRACE AND AC PADS)	840/2,333 SQ FT
POOL	620 SQ FT
POOL EQUIPMENT PAD UNDER DECK	92 SQ FT
MAIN BATHROOM PATIO & TERRACE	170 SQ FT
TOTAL IMPERVIOUS COVERAGE	8,333 SQ FT
% IMPERVIOUS COVERAGE	72.45%

CONTENT

SECOND FLOOR PLAN

APPROVAL SIGNATURES

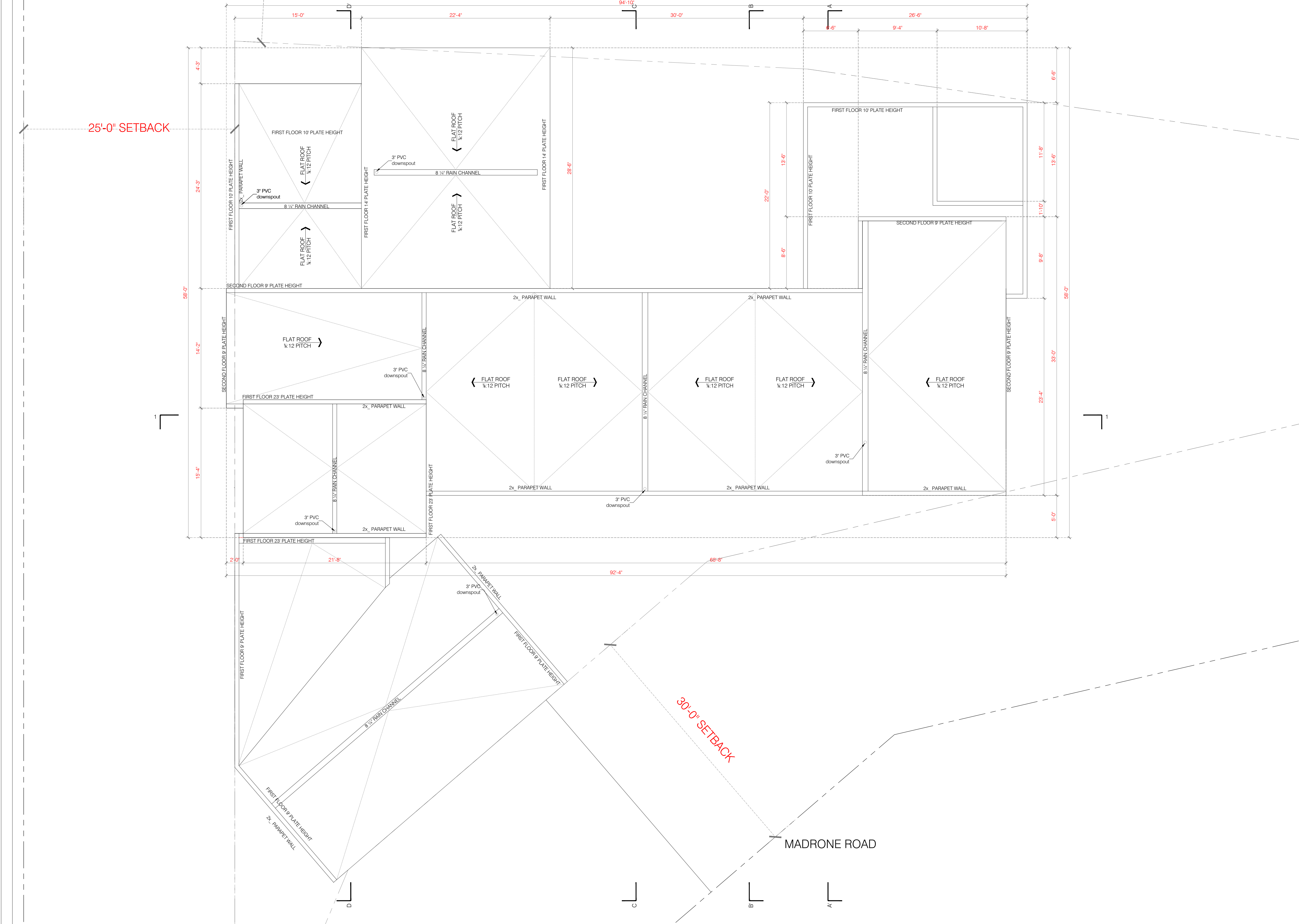
APPROVED BY CLIENT APPROVED BY DIRECTOR

ARCH D SCALE LEDGER SCALE
1/16" = 1'-0" 1/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	jprc0102
Approval	JPRC	Code	0102
Review date	2-16-2025	No. Page	3
		Rev	04

SECOND FLOOR PLAN

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



LEVEL
FOUR
STUDIO

1001
MADRONE ROAD

AMENDMENTS

No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

NORTH

LEGEND

1/8"

DIMENSION LINES

↑

ELEVATION MARKER

↑

ELEVATION MARKER

FFE

FINISHED FLOOR ELEVATION

AFF

ABOVE FINISHED FLOOR

↕

CHANGE IN FINISHED FLOOR LEVEL

↕

CHANGE IN FLOOR MATERIAL

↕

MARKS FLOOR-LAYING STARTING POINT

↑

EXTERIOR ELEVATION 1
CAN BE SEEN ON DRAWING NO. 01

↑

BUILDING SECTION A-A
CAN BE SEEN ON DRAWING NO. 0231

←

SLOPE

HB

HOSE BIB

+

GAS STUB OUT

=

FIXED GLASS

=

FRENCH PATIO DOOR

=

DOUBLE HUNG WINDOW

=

AWNING WINDOW

=

SINGLE HUNG WINDOW

=

HORIZONTAL SLIDER WINDOW

=

SLIDING DOOR

=

SLIDING POCKET DOOR

=

HEADER HEIGHT

=

SLOPED

=

CEILING

=

DOOR

=

TEMPERED GLASS DOOR

=

SHELF

=

CHASE

=

ROD

=

FROSTED

SQUARE
FOOTAGE

TOTAL

LOT AREA	0.80 ACRE (35,538 SQ FT)
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA	3,900 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,913 SQ FT
ADD CONDITIONED AREA	NA
TOTAL BUILDING AREA	5,813 SQ FT
BASEMENT*	
COVERED PARKING (garage or carport)	889 SQ FT
COVERED DECK (porch)	286 SQ FT
COVERED ENTRY	245 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	35 SQ FT
2 ND FLOOR OVERHANG	124 SQ FT
TOTAL BUILDING COVERAGE	4,799 SQ FT
% BUILDING COVERAGE	83.6%
* NOT INCLUDED IN BUILDING COVERAGE	
IMPERVIOUS COVERAGE	
DRIVEWAY	2,458 SQ FT
PATHWAYS	118 SQ FT
WOOD DECKS (PDR) (TERRACE AND AC PATS)	(8402) 333 SQ FT
POOL	620 SQ FT
POOL EQUIPMENT PAD UNDER DECK	92 SQ FT
MAIN BATHROOM PATIO & TERRACE	170 SQ FT
TOTAL IMPERVIOUS COVERAGE	8,333 SQ FT
% IMPERVIOUS COVERAGE	72.45%

CONTENT

CONSTRUCTION DETAILS
ROOF PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT

APPROVED BY DIRECTOR

ARCH D SCALE
1/16" = 1'-0"

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

Draftman
JPRC

Project no.
20001

Reviewed
JPRC

File
jprc-0103

Approval
JPRC

Code
0103.1

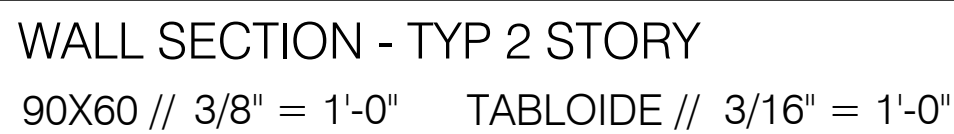
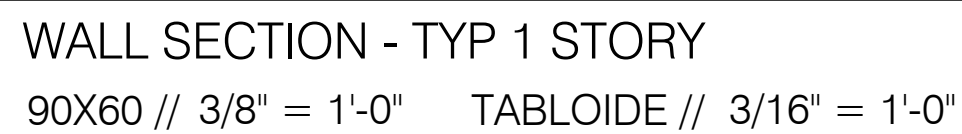
Review
date
2-16-2025

No. Page
4

Rev.
04

ROOF PLAN
90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

Page 65 of 98



AMENDMENTS		
No.	Date	Concept
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS



- | | |
|---|-----------------------------------|
|  | DIMENSION LINES |
|  | ELEVATION MARKER |
|  | ELEVATION MARKER |
|  | FFE |
|  | AFF |
|  | FINISHED FLOOR ELEVATION |
|  | ABOVE FINISHED FLOOR |
|  | CHANGE IN FINISHED FLOOR LEVEL |
|  | CHANGE IN FLOOR MATERIAL |
|  | MARKS FLOOR-LAYING STARTING POINT |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
|  | |
| | |



- OPEN CELL FOAM INSULATION R VALUE PER INCH = 3.8. FULL CAVITY ON 2 X 6 WALL = R20 RATING
- VINYL WINDOWS AND DOORS U FACTOR = 0.26 SHGC = 0.24. LOW E, ARGON GAS $\frac{1}{2}$ DOUBLE INSULATED GLASS. ENERGY STAR REGION -N,NC,SC,S.
- NAVIEN HOT WATER HEATER 11.2GPM PROPANE FED. LOCATED IN GARAGE
- NAVIEN TANKLESS WATER HEATERS 5.6 GPM NPE-240A2. LOCATED IN GARAGE
- CARRIER SYSTEMS HEAT PUMP CONDENSING UNIT. ELECTRIC FURNACE WITH EMERGENCY SECONDARY HEATING ELEMENTS BOTH 14SEER RATED. ON AUTOMATIC ZONE DAMPERS CONTROLLED BY ELECTRICAL MOTHERBOARD.
- FLOOR TRUSSES 12" DEPTH. 9" FOAM INSULATION DEPTH FOR A TOTAL OF R-30 VALUE OR GREATER.

90X60 // 3/8" = 1'-0" TABLOIDE // 3/16" = 1'-0"

CONSTRUCTION DETAILS ROOF PLAN			
APPROVAL SIGNATURES			
APPROVED BY CLIENT		APPROVED BY DIRECTOR	
ARCH D SCALE 1/16" = 1'-0"		LEDGER SCALE 1/32" = 1'-0"	
Draftman		Project no.	
Reviewed		20001	
Approval		File	
		yon-013	
		Cuts	
		0103.2	
Review date		No. Page	
2.16.2025		Rev.	
		04	

1001
MADRONE ROAD

AMENDMENTS

No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

LEGEND

- DIMENSION LINES
- ELEVATION MARKER
- ELEVATION MARKER
- FINISHED FLOOR ELEVATION
- ABOVE FINISHED FLOOR
- CHANGE IN FINISHED FLOOR LEVEL
- CHANGE IN FLOOR MATERIAL
- MARKS FLOOR-LAYING STARTING POINT

EXTERIOR ELEVATION 1
CAN BE SEEN ON DRAWING NO. 01

BUILDING SECTION A-A
CAN BE SEEN ON DRAWING NO. 0231
SLOPE

HOSE BIB

GAS STUB OUT

- FG = FIXED GLASS
- FPD = FRENCH PATIO DOOR
- DH = DOUBLE HUNG WINDOW
- AW = AWNING WINDOW
- SH = SINGLE HUNG WINDOW
- HS = HORIZONTAL SLIDER WINDOW
- SLD = SLIDING DOOR
- SPD = SLIDING POCKET DOOR
- HH = HEADER HEIGHT
- SLP = SLOPED
- CLG = CEILING
- DR = DOOR
- TGD = TEMPERED GLASS DOOR
- S = SHELF
- C = CHASE
- R = ROD
- FRSTD = FROSTED

CONTENT

ELEVATIONS

APPROVAL SIGNATURES

APPROVED BY CLIENT

APPROVED BY DIRECTOR

ARCH D SCALE

LEDGER SCALE

1/16" = 1'-0"

1/32" = 1'-0"

Draftman

Project no.

Reviewed

Approval

Rev. date

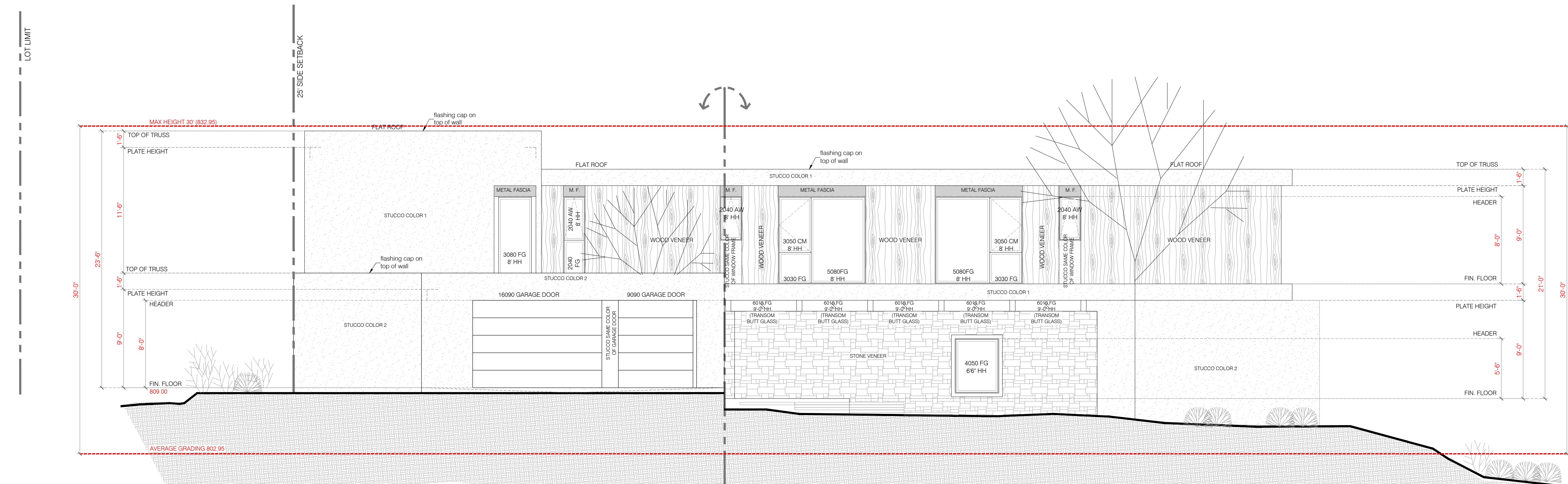
2-16-2025

No. Page

Rev. Page

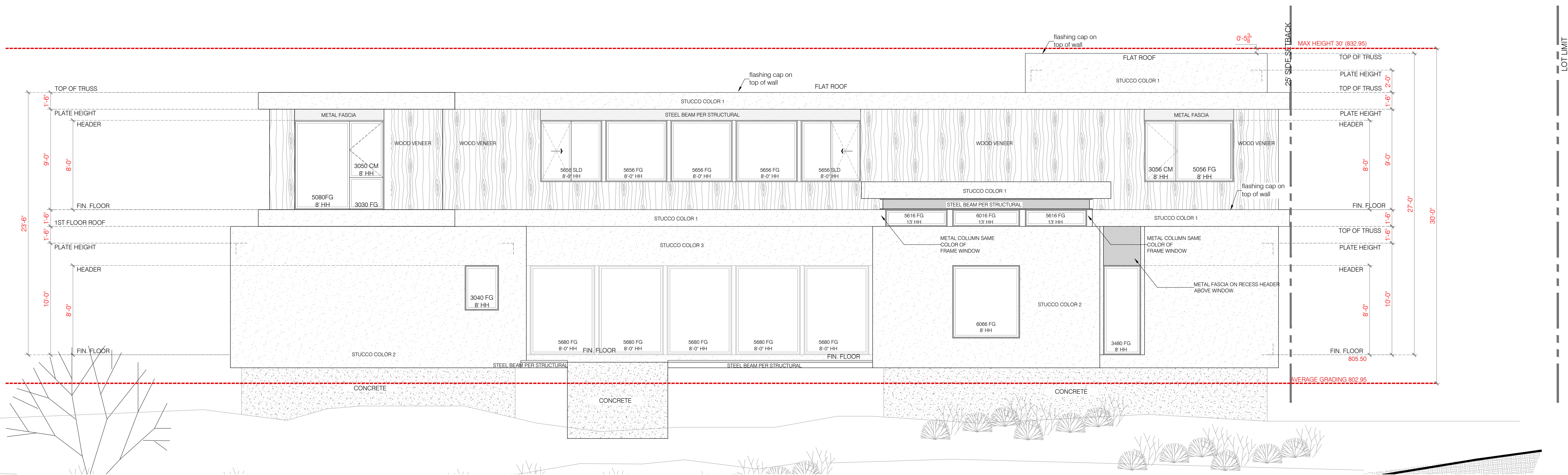
6

04



SOUTH ELEVATION - MAIN FAÇADE

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



NORTH ELEVATION - REAR FAÇADE

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

1001
MADRONE ROAD

AMENDMENTS

No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

NORTH

LEGEND

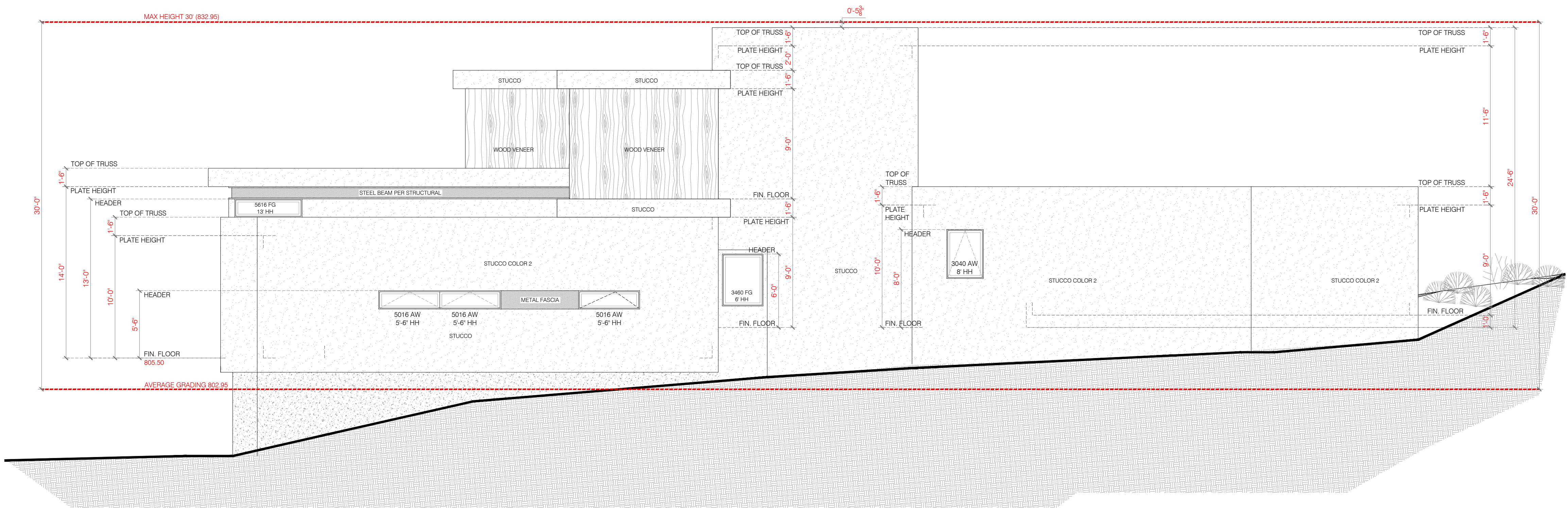
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
FG	= FIXED GLASS
FPD	= FRENCH PATIO DOOR
DH	= DOUBLE HUNG WINDOW
AW	= AWNING WINDOW
SH	= SINGLE HUNG WINDOW
HS	= HORIZONTAL SLIDER WINDOW
SLD	= SLIDING DOOR
SPD	= SLIDING POCKET DOOR
HH	= HEADER HEIGHT
SLP	= SLOPED
CLG	= CEILING
DR	= DOOR
TGD	= TEMPERED GLASS DOOR
S	= SHELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED

CONTENT

ELEVATIONS

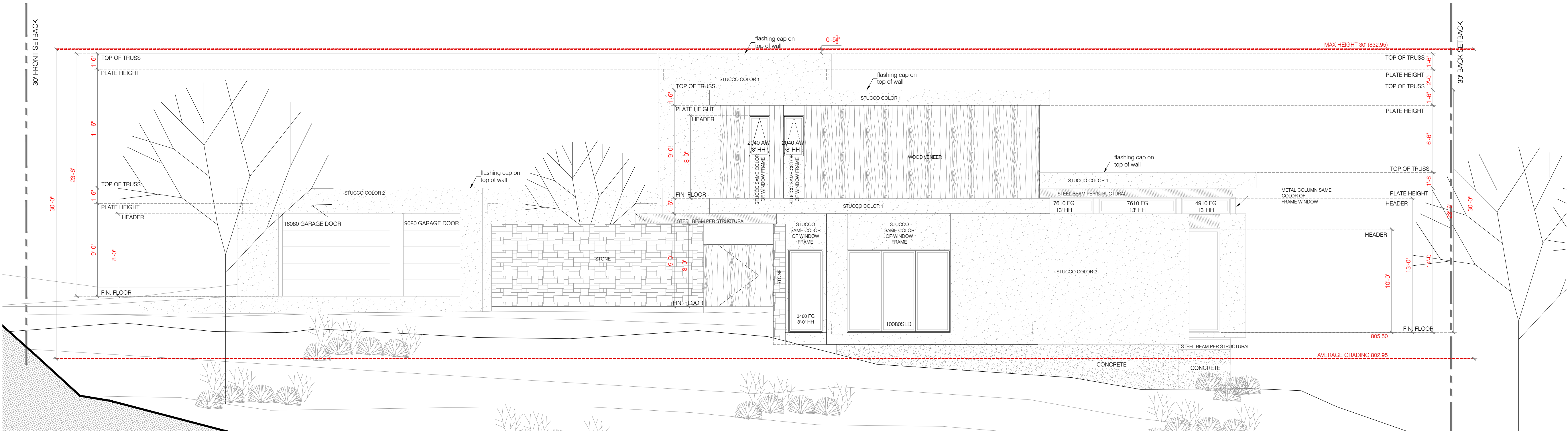
APPROVAL SIGNATURES

APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE 1/16" = 1'-0"	LEDGER SCALE 1/32" = 1'-0"
Draftman JPRC	Project no. 20001
Reviewed JPRC	File YPL0121
Approval JPRC	Code 0121.2
Review date 2-16-2025	No. Page 7 Rev. 04



WEST ELEVATION - FAÇADE FACING NEIGHBOUR

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



EAST ELEVATION - FAÇADE FACING STREET

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

1001
MADRONE ROAD

AMENDMENTS

No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

NORTH

LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
	FG = FIXED GLASS
	FPD = FRENCH PATIO DOOR
	DH = DOUBLE HUNG WINDOW
	AW = AWNING WINDOW
	SH = SINGLE HUNG WINDOW
	HS = HORIZONTAL SLIDER WINDOW
	SLD = SLIDING DOOR
	SPD = SLIDING POCKET DOOR
	HH = HEADER HEIGHT
	SLP = SLOPED
	CLG = CEILING
	DR = DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED

CONTENT

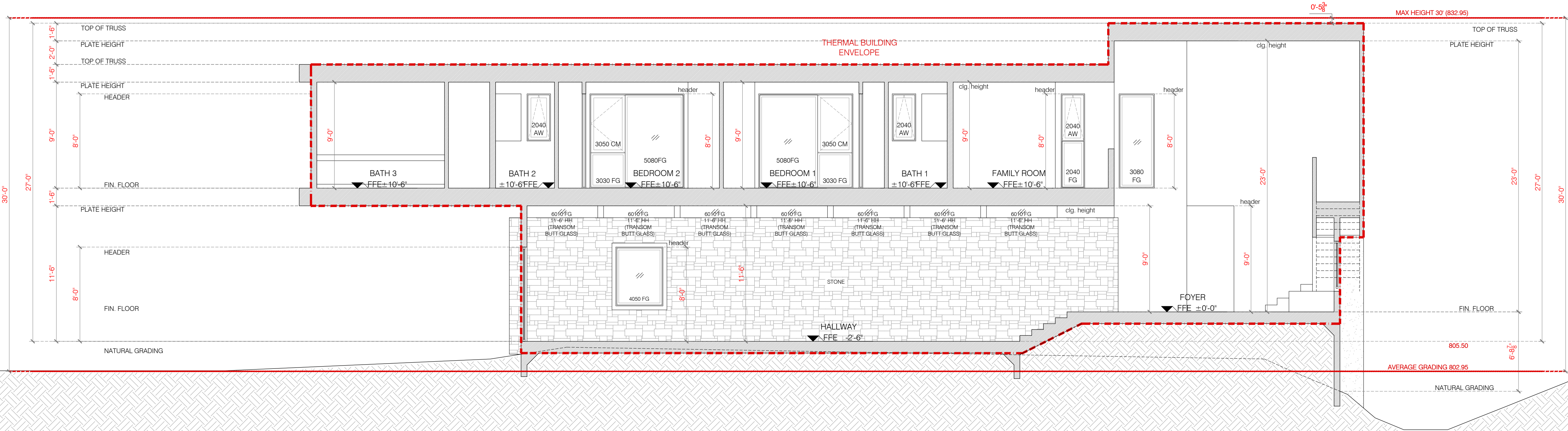
SECTIONS

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

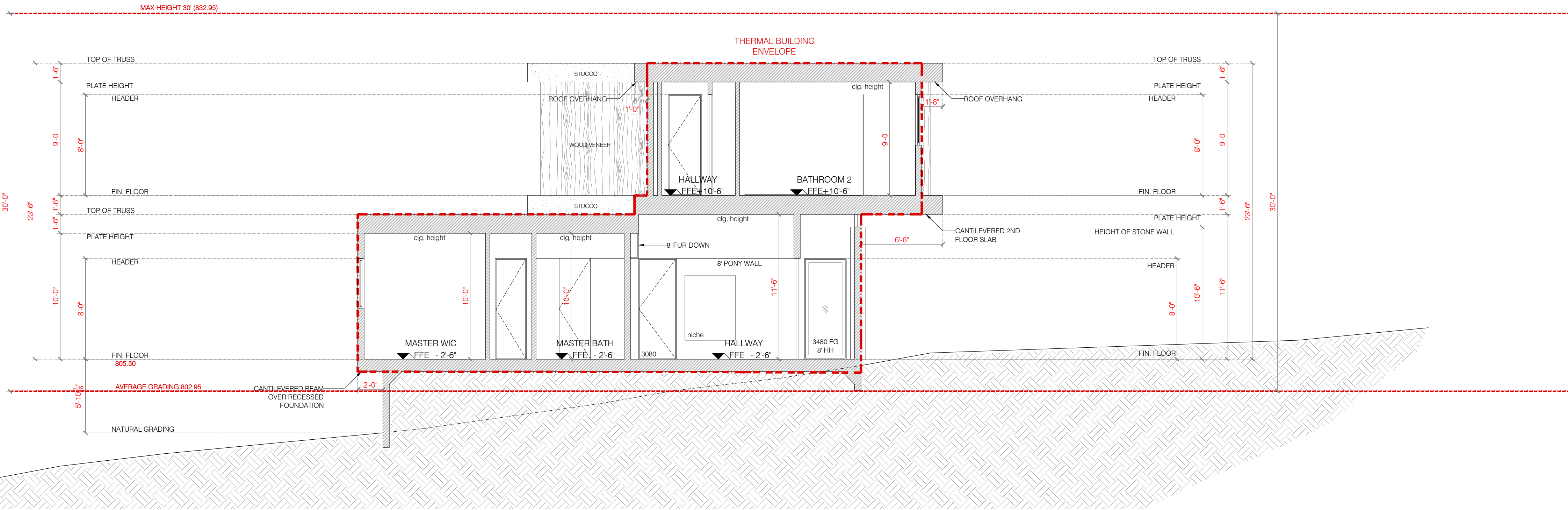
ARCH D SCALE LEDGER SCALE
3/16" = 1'-0" 3/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	jprc0131
Approval	JPRC	Code	0131.1
Review date	2.16.2025	No. Page	8
		Rev.	04



SECTION 1-1'

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



SECTION A-A'

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

1001
MADRONE ROAD

AMENDMENTS		
No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION
1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

NORTH

LEGEND	
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
FG	FIXED GLASS
FPD	FRENCH PATIO DOOR
DH	DOUBLE HUNG WINDOW
AW	AWNING WINDOW
SH	SINGLE HUNG WINDOW
HS	HORIZONTAL SLIDER WINDOW
SLD	SLIDING DOOR
SPD	SLIDING POCKET DOOR
HH	HEADER HEIGHT
SLP	SLOPED
CLG	CEILING
DR	DOOR
TGD	TEMPERED GLASS DOOR
S	SHELF
C	CHASE
R	ROD
FRSTD	FROSTED

CONTENT

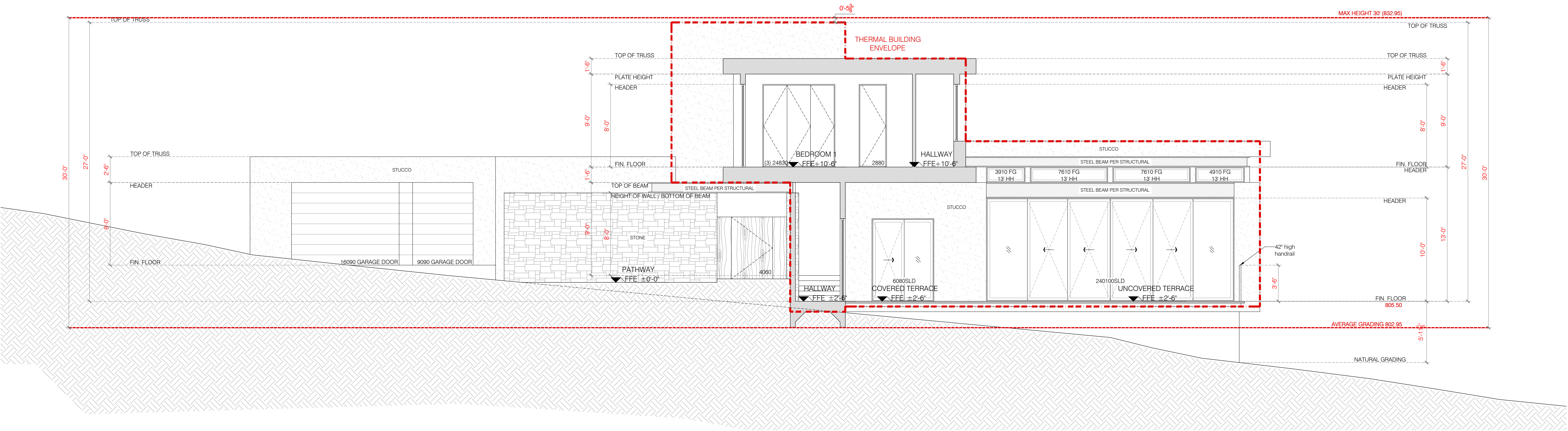
SECTIONS

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

ARCH D SCALE LEDGER SCALE
3/16" = 1'-0" 3/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	jprc0131
Approval	JPRC	Code	0131.3
Review date	2-16-2025	No. Page	10
		Rev.	04



SECTION 3-3'

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



<i>Lin.</i>	<i>Date</i>	<i>Concept</i>
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS



	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FFE FINISHED FLOOR ELEVATION
	AFF ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE

	HOSE BIB
	GAS STUB OUT
FG	= FIXED GLASS
FPD	= FRENCH PATIO DOOR
DH	= DOUBLE HUNG WINDOW
AW	= AWNING WINDOW
SH	= SINGLE HUNG WINDOW
SLD	= HORIZONTAL SLIDER WINDOW
SL	= SLIDING DOOR
SPD	= SLIDING POCKET DOOR
HH	= HEADER HEIGHT
SLP	= SLOPED
CLG	= CEILING
DR	= DOOR
TGD	= TEMPERED GLASS DOOR
S	= SELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED

1. ALL WET AREA RECEPTACLES TO BE GFCI PER IRC 2015 AND NEC 2017
2. "MULTI-MEDIA REEPS. TO INCLUDE TWO COAX CABLE AND TWO CAT. 6".
3. PRE - WIRE FOR SECURITY.
4. ALL REC.LTG.ALL HANGING LTS. TO BE ON DIMMER U.N.O.
5. ALL LED LIGHTS TO BE 3000 KELVIN.
6. PROVIDE LIGHT AND NEC. SERVICE AT ATTIC STORAGE AND MECHANICAL PLATFORMS.
7. PLUMB & WIRE FOR LAWN IRRIGATION SYSTEM.
8. ALL SWITCHES TO BE SET AT 36" A.F.F.
9. HARD WIRE AND INTER-CONNECT SMOKE DETECTORS TO CODE
10. PROVIDE ARC FAULT CIRCUIT INTERRUPTERS AT ALL HABITABLE AREAS.
11. PRE-WIRE FOR FUTURE LANDSCAPE LTG.
12. ALL RECESSED CANS TO BE IC-AT TYPE.
13. ALL EXHAUST FANS TO BE ON TIMERS.
14. ALL RECEPTACLES MUST BE TAMPER RESISTANT; NO EXCEPTIONS.
15. RECEPTACLES NO LOWER THAN 16" A.F.F.
16. ALL EXTERIOR LIGHTING TO BE SHIELDED.
17. RUN ALL WIRING ON BED WALL SO AS TO AVOID ANY WIRES IN WALL BEHIND BED OR HEADBOARD. NO EXCEPTIONS.
18. PROVIDE PROGRAMMABLE THERMOSTAT.
19. ANY LIGHTING FIXTURE NOT DISPLAYING DIMENSIONS TO ARCHITECTURE, SHALL BE CENTERED TO SPACE OR WALL
20. ALL EXTERIOR LIGHTING WILL BE LED WITH A MAXIMUM OUTPUT OF 3000K
21. ALL 120V LIGHTING MUST BE A MINIMUM DISTANCE OF 5' FROM FRONT AND TO WALLS. ALL WALLS FROM WATERS EDGE. RECEPTACLES AT LEAST 6" FROM WATERS EDGE.

ELECTRICAL PLAN
1ST FLOOR PLAN

APPROVED BY CLIENT APPROVED BY DIRECTOR

ARCH D SCALE	LEDGER SCALE
--------------	--------------

ARCH D SCALE 3/16" = 1'-0"	LEDGER SCALE 3/32" = 1'-0"
-------------------------------	-------------------------------

Draftman _____ Project no. _____

JPRC	20001
Reviewed	File
JPRC	YPN-0301

Review date	2.16.2025	No. Page	Rev.
		11	04

FIRST FLOOR ELECTRICAL PLAN

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

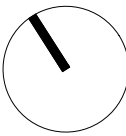
1001
MADRONE ROAD

AMENDMENTS

No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS



LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
	FG = FIXED GLASS
	FPD = FRENCH PATIO DOOR
	DH = DOUBLE HUNG WINDOW
	AW = AWNING WINDOW
	SH = SINGLE HUNG WINDOW
	HS = HORIZONTAL SLIDER WINDOW
	SLD = SLIDING DOOR
	SPD = SLIDING POCKET DOOR
	HH = HEADER HEIGHT
	SLP = SLOPED
	CLG = CEILING
	DR = DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED

LIGHTING CONTROL NOMENCLATURE		LIGHTING FIXTURE NOMENCLATURE	
OUTLETS		OUTLETS	
	ELECTRICAL OUTLET		DECORATIVE SUSPENDED LIGHT FIXTURE
	GROUND FAULT ELECTRICAL OUTLET		RECESSED CAN LIGHT
	GFI ELECTRICAL OUTLET IN WATERPROOF ENCLOSURE		RECESSED MINI CAN LIGHT
	240 VOLT OUTLET		RECESSED CAN LIGHT (VAPOR PROOF)
	ELECTRICAL OUTLET CONTROLLED BY SWITCH		VAPOR LIGHT / VENT COMBO
	COMBINATION DUPLEX RECEPTACLE WITH USB		CEILING LIGHT
LIGHTING CONTROL		LIGHTING CONTROL	
	LIGHT SWITCH		STAIRCASE COURTESY LIGHT
	THREE-WAY LIGHT SWITCH		WALL LIGHT
	FOUR-WAY LIGHT SWITCH		SOFFIT LIGHT
	LIGHT SWITCH ON WATERPROOF ENCLOSURE		FLOOD LIGHT
	THREE-WAY LIGHT SWITCH ON WATERPROOF ENCLOSURE		TUBULAR LIGHTING
	OCCUPANCY SENSOR SWITCH		VENT
	VOICE, DATA AND VIDEO		WALL WASHER IN GRADE RECESSED LIGHT
	TELEPHONE OUTLET		TREE LIGHT STAKE MOUNTED
	CATV OUTLET		RECESSED FLOOR SPOTLIGHT
HVAC CONTROL			POWER SUPPLY FOR G. DOOR OPERATOR
	CONTRACTOR IS RESPONSIBLE FOR LOCATION OF THERMOSTAT		ELECTRIC PANEL
AUDIO CONTROL			ELECTRICAL FEED FOR LANDSCAPE LIGHTING
	SPEAKER		POOL LIGHT
			OUTDOOR TENNIS COURT LIGHTING & POLE
			STEP LIGHT
			LED LIGHT STRIP MOUNTED IN CEILING
			LED LIGHT STRIP RECESSED IN CONCRETE
			FAIRY LIGHTS SUSPENDED STRING
			TRACK SYSTEM SURFACE MOUNTED ON SLOPE CEILING
			CANOPY MOUNTED ON TRACK SYSTEM
		NOTE: ALL GROUND LIGHTING IS PRESENTED IN GREEN (COLOR 12)	

ELECTRICAL NOTES

- ALL WET AREA RECEPTACLES TO BE GFCI PER IRC 2015 AND NEC 2017
- "MULT-MEDIA RECEPS. TO INCLUDE TWO COAX CABLE AND TWO CAT. 6".
- PRE - WIRE FOR SECURITY.
- ALL REC.LTG.ALL HANGING LTS. TO BE ON DIMMER U.N.O.
- ALL LED LIGHTS TO BE 3000 KELVIN.
- PROVIDE LIGHT AND NEC. SERVICE AT ATTIC STORAGE AND MECHANICAL PLATFORMS.
- PLUMB & WIRE FOR LAWN IRRIGATION SYSTEM.
- ALL SWITCHES TO BE SET AT 36" A.F.F.
- HARD WIRE AND INTER-CONNECT SMOKE DETECTORS TO CODE.
- PROVIDE ARC FAULT CIRCUIT INTERRUPTERS AT ALL HABITABLE AREAS.
- PRE-WIRE FOR FUTURE LANDSCAPE LTG.
- ALL RECESSED CANS TO BE IC-AT TYPE.
- ALL EXHAUST FANS TO BE ON TIMERS.
- ALL RECEPTACLES MUST BE TAMPER RESISTANT; NO EXCEPTIONS.
- RECEPTACLES NO LOWER THAN 16" A.F.F.
- ALL EXTERIOR LIGHTING TO BE SHIELDED.
- RUN ALL WIRING ON BED WALL SO AS TO AVOID ANY WIRES IN WALL BEHIND BED OR HEADBOARD. NO EXCEPTIONS.
- PROVIDE PROGRAMMABLE THERMOSTAT.
- ANY LIGHTING FIXTURE NOT DISPLAYING DIMENSIONS TO ARCHITECTURE, SHALL BE CENTERED TO SPACE OR WALL
- ALL EXTERIOR LIGHTING WILL BE LED WITH A MAXIMUM OUTPUT OF 3000K
- ALL 120V LIGHTING MUST BE A MINIMUM DISTANCE OF 5' HORIZONTALLY AND 12' VERTICALLY FOR POOL WATERS EDGE. RECEPTACLES AT LEAST 6' FROM WATERS EDGE.

SECOND FLOOR ELECTRICAL PLAN

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

WAC LIGHTING

Cylinder
Wall Mount 3000K

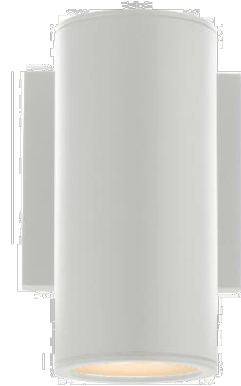
Model	Color Temp & CRI	Lumens	Finish
WS-W190208	30 3000K - 80	285	Black Bronze White

Example: WS-W190208-30-WT
For custom requests please contact customs@wacilighting.com

- FEATURES
- Multiple LED array for uniform illumination
 - WS-W190208 is one direction, WS-W190212 is an up & down light
 - ACLED driverless technology
 - 5 Year warranty

SPECIFICATIONS

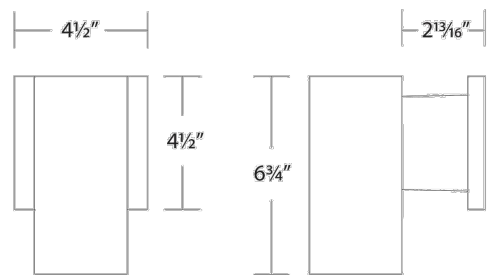
Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CR:	80
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Standards:	ETL, cETL
Construction:	Wet Location Listed Die-cast aluminum



FINISHES:



LINE DRAWING:



wacilighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Wac Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. March 2024

1

WALL SCONCE

- BLACK FINISH

- LLF 70%

- 5 INSTANCES:

3 OUTSIDE LIVING ON DECK
2 ON MAIN BATH PATIO

EXTERIOR LIGTHING FIXTURES

90X60 // 3/16" = N/A TABLOIDE // 3/32" = N/A

EnviroLite®

MODEL #: DRF6WHWH9105C

FINISH: White

DESCRIPTION: 6 in. Round Integrated LED Wafer Downlight, 5 CCT

BASIC FEATURES & INFO



- 6 in. round integrated LED canless wafer downlight in white
- Selectable CCT - 2700K, 3000K, 3500K, 4000K, or 5000K light
- Use in hallways, kitchens, bathrooms, offices, and much more
- Hardwire to a 120V power source
- White polycarbonate lens for durability and diffuse light
- Provides 1000 Lumens of light, an incandescent equivalent of 75 Watts
- Easy to install - instructions and hardware included
- 5-year warranty and 50,000 hour expected LED life

OPTICS

Lens Material	PC
Lens Color	White

DIMENSIONS

Fixture Width (in)	7.25"
Fixture Height (in)	2.36"
Fixture Depth (in)	7.25"
Net Weight (lb)	1.2 lbs

LAMPING

Light Source	Integrated LED
Bulbs Included	Integrated
Wattage	12
Voltage	120
Dimming	Triac
Led Cri	90+
Led Life Hours	50,000
Lumens	1,000
Efficacy	83
CCT	Selectable: 2700K, 3000K, 3500K, 4000K, 5000K
Beam Angle Degrees	113
Power Factor	0.9

CERTIFICATIONS & RATINGS

Dampness Rating	Damp
Warranty	5 year
Electrical Certification	cETLus
Energy Star	Yes
Title 24	Yes
Title 20	No

SOFFIT AND UNDEREAVE

- CANLESS WHITE

- LLF 70%

- 8 INSTANCES:

7 UNDER FRONT ENTRY
EAVE
1 UNDER STAIRCASE
OUTSIDE FOYER
WINDOW

PENTAIR

LIGHTING

MICROBRITE®
COLOR AND WHITE LED LIGHT



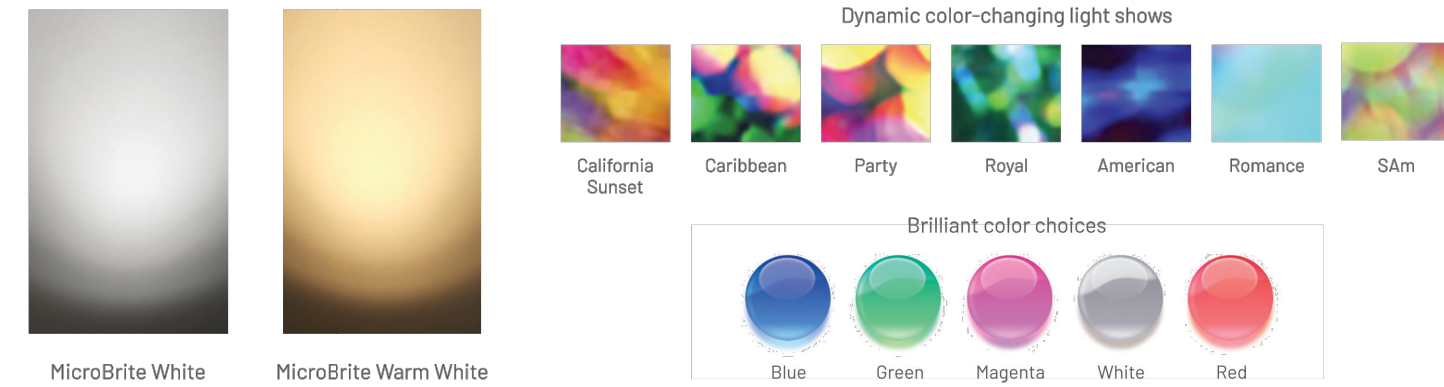
Compact, brilliant pool and spa wall-fitting led light.

Energy-efficient. Awe-inspiring. Easy to install. Presenting the ultra-compact LED pool lights that are brilliant on every level.

KEY SELLING POINTS

- Exceptional brilliance, lighting uniformity and amazing colors. From a light just 3.5 inches long.
- Approved for installation in water as shallow as 4 inches.
- Highlights pool steps, sun shelves, swimouts and water features.
- A razzling, dazzling retrofit for pools with older pool lighting systems.
- Enjoy LED efficiency from a compact 12V LED plastic light.
- Compatible with a standard 1.5" pool wall fitting for a more manageable and time-saving installation.
- Connect to any Pentair automation system or a Color Sync™ Controller for Pentair Color LED Lights.
- MicroBrite Color offers seven dazzling color shows and your choice of five fixed colors. MicroBrite White is available in Classic White or Warm White lights.

MICROBRITE LIGHTING OPTIONS



FOR THE FULL SPECTRUM OF NIGHTTIME POOL POSSIBILITIES, GO TO [PENTAIR.COM/POOLLIGHTS](https://www.pentair.com/poollights).

TRADEGRADE

PENTAIR.COM

POOL LIGHTING

- WARM WHITE

- 1500 LUMEN

- 4 INSTANCES:

LEVEL
FOUR
STUDIO

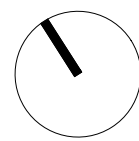
1001
MADRONE ROAD

AMENDMENTS

No.	Date	Change
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS
04	25.01.08	IC ADJUSTMENT

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS



LEGEND

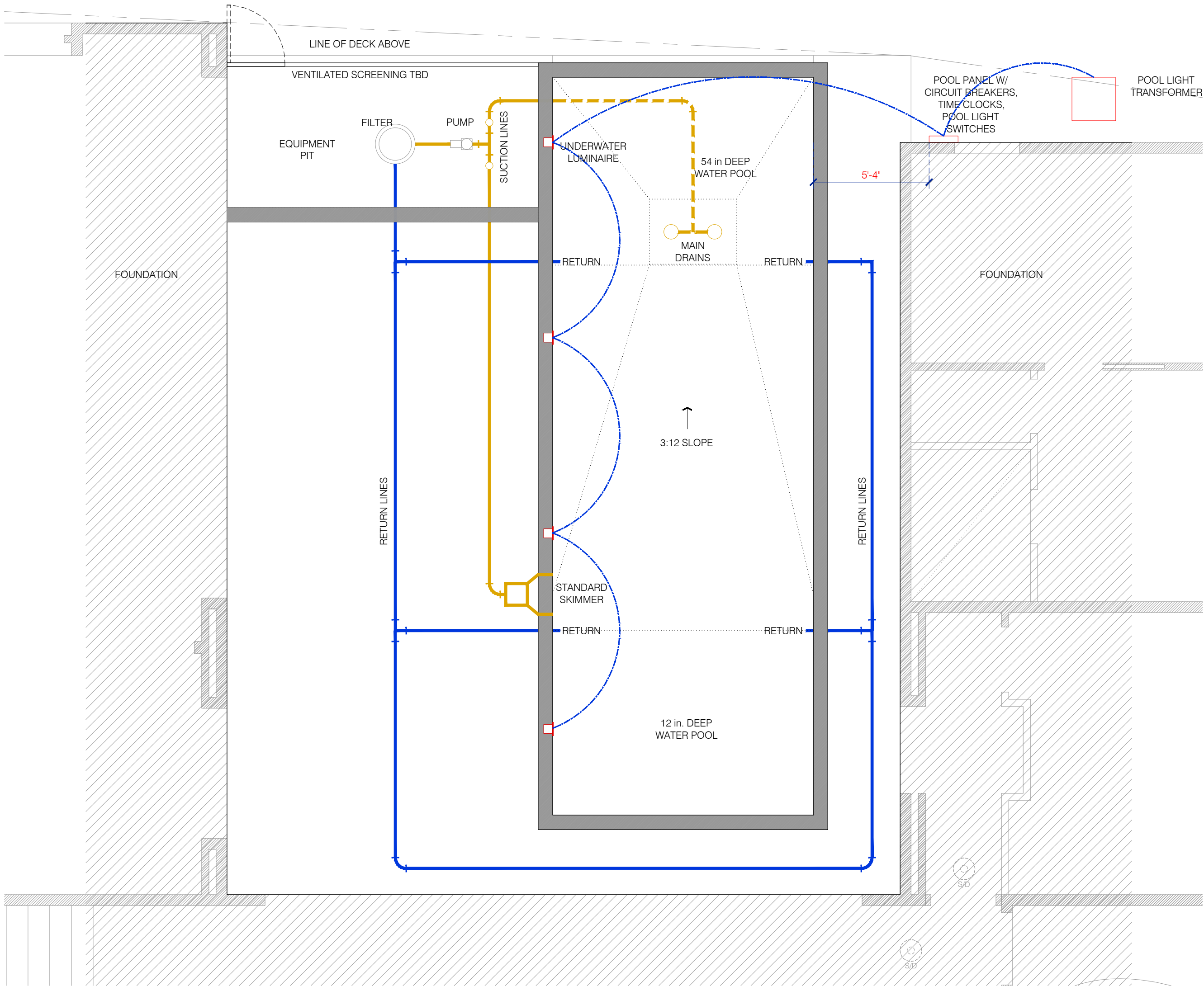
1/8"	DIMENSION LINES
↕	ELEVATION MARKER
↕	ELEVATION MARKER
FF	FINISHED FLOOR ELEVATION
AFF	ABOVE FINISHED FLOOR
↕	CHANGE IN FINISHED FLOOR LEVEL
↕	CHANGE IN FLOOR MATERIAL
↕	MARKS FLOOR-LAYING STARTING POINT
1/8"	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
1/8"	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
←	SLOPE
HB	HOSE BIB
+	GAS STUB OUT
FG	= FIXED GLASS
FPD	= FRENCH PATIO DOOR
DH	= DOUBLE HUNG WINDOW
AW	= AWNING WINDOW
SH	= SINGLE HUNG WINDOW
HS	= HORIZONTAL SLIDER WINDOW
SLD	= SLIDING DOOR
SPD	= SLIDING POCKET DOOR
HH	= HEADER HEIGHT
SLP	= SLOPED
CLG	= CEILING
DR	= DOOR
TGD	= TEMPERED GLASS DOOR
S	= SHELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED

CONTENT

ELECTRICAL PLAN
EXTERIOR LIGHTING FIXTURES

APPROVAL SIGNATURES

APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE 3/16" = 1'-0"	LEDGER SCALE 3/32" = 1'-0"
Draftman JPRC	Project no. 20001
Reviewed JPRC	File YPL0303
Approval JPRC	Code 0302
Review date 2-16-2025	No. Page 13 Rev. 04



ELECTRICAL NOTES

1. ALL WET AREA RECEPTACLES TO BE GFCI PER IRC 2015 AND NEC 2017
2. PRE - WIRE FOR SECURITY.
3. ALL RECEPTACLES MUST BE TAMPER RESISTANT; NO EXCEPTIONS.
4. RECEPTACLES NO LOWER THAN 16" A.F.F.
5. ALL EXTERIOR LIGHTING TO BE SHIELDED.
6. ANY LIGHTING FIXTURE NOT DISPLAYING DIMENSIONS TO ARCHITECTURE, SHALL BE CENTERED TO SPACE OR WALL
7. ALL EXTERIOR LIGHTING WILL BE LED WITH A MAXIMUM OUTPUT OF 3000K
8. ALL 120V LIGHTING MUST BE A MINIMUM DISTANCE OF 5' HORIZONTALLY AND 12' VERTICALLY FOR POOL WATERS EDGE RECEPTACLES AT LEAST 6" FROM WATERS EDGE.

POOL DETAIL - FLOOR PLAN

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

LIGHTING

MICROBRITE®

COLOR AND WHITE LED LIGHT

Compact, brilliant pool and spa wall-fitting led light.

Energy-efficient. Awe-inspiring. Easy to install. Presenting the ultra-compact LED pool lights that are brilliant on every level.

KEY SELLING POINTS

- Exceptional brilliance, lighting uniformity and amazing colors. From a light just 3.5 inches long.
- Approved for installation in water as shallow as 4 inches.
- Highlights pool steps, sun shelves, swimouts and water features.

- A razzing, dazzling retrofit for pools with older pool lighting systems.
- Enjoy LED efficiency from a compact 12V LED plastic light.
- Compatible with a standard 1.5" pool wall fitting for a more manageable and time-saving installation.

- Connect to any Pentair automation system or a Color Sync™ Controller for Pentair Color LED Lights.
- MicroBrite Color offers seven dazzling color shows and your choice of five fixed colors. MicroBrite White is available in Classic White or Warm White lights.

MicroBrite White

MicroBrite Warm White

Dynamic color-changing light shows

Brilliant color choices

FOR THE FULL SPECTRUM OF NIGHTTIME POOL POSSIBILITIES, GO TO [PENTAIR.COM/POOLLIGHTS](https://www.pentair.com/poollights).

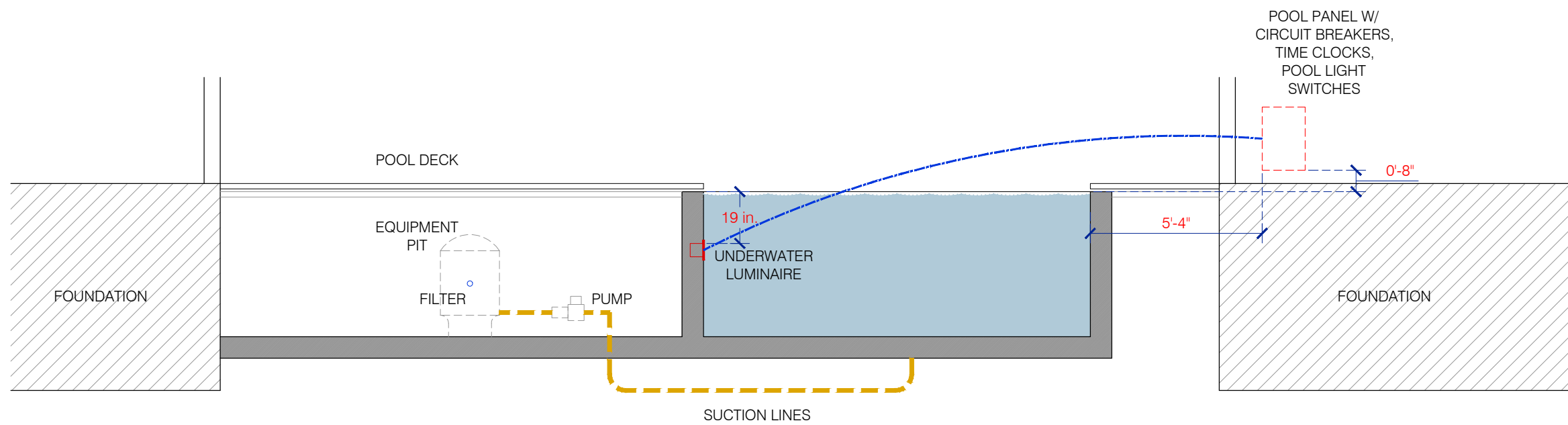
TRADEGRADE

PENTAIR.COM

- WARM WHITE
- 1500 LUMEN
- 4 INSTANCES:

POOL LIGHTING

90X60 // 3/16" = N/A TABLOIDE // 3/32" = N/A



POOL DETAIL - SECTION

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



1001 MADRONE ROAD

AMENDMENTS

No.	Date	Concept
00	22.08.13	ISSUE DATE
01	23.04.12	MASTER SUITE CHANGE
02	24.01.10	AREAS AS BUILT
03	24.03.19	CITY COMMENTS

LOCATION

1001 MADRONE ROAD
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
	FG = FIXED GLASS
	FPD = FRENCH PATIO DOOR
	DH = DOUBLE HUNG WINDOW
	AW = AWNING WINDOW
	SH = SINGLE HUNG WINDOW
	HS = HORIZONTAL SLIDER WINDOW
	SLD = SLIDING DOOR
	SPD = SLIDING POCKET DOOR
	HH = HEADER HEIGHT
	SLP = SLOPED
	CLG = CEILING
	DR = DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED

CONTENT

POOL DETAIL

APPROVAL SIGNATURES

APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE 3/16" = 1'-0"	LEDGER SCALE 3/32" = 1'-0"
Draftsman JPRC	Project no. 20001
Reviewed JPRC	File YPL0401
Approval JPRC	Code 0401
Review date 2-16-2025	No. Page 14 Rev. 04

From: [Kay Chee](#)
To: [Planner](#)
Subject: Variance Requessts for 1001 Madrone Road
Date: Tuesday, March 25, 2025 1:55:28 PM

You don't often get email from kaychee@prodigy.net. [Learn why this is important](#)

As much as possible, we are in support of the building ordinances and requirements of the City of Westlake Hills which fosters a natural environment.

John & Kay Flowers

Exhibit B

1001 Madrone Rd – Fence Variances

Staff's Findings of Fact

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

The only physical hardship that exists was created by the granting of the 30-foot setback for the garage. With this setback, it makes locating a maneuver area at least 20 feet from the property line impossible. For the remainder of the request, there is no unique hardship to the property that is not present for others in the area.

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

The addition of a third driveway increased impervious cover and disruption to the natural terrain that would not have occurred if the original driveways had been proposed to remain.

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

The property owner provided revised plans during the project construction that showed that the variances are not necessary for the development of the property.

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

With the existing new driveway, there is almost 90 feet of access on to a public street. The new driveway was built much wider than necessary for access to the garage.

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

The intent of the Zoning Ordinance is to minimize vehicular conflicts with the public road, and construction to the natural environment. By increasing the amount of connection points with the street, there are more conflict points, and the increase in impervious cover will necessitate additional mitigation infrastructure on site for detention and water quality impacts.

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

Staff believes the excessive driveway access and additional impervious cover will adversely impact the neighborhood and public street.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	April 16, 2025	Item Number:	8
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills, Director of Building & Development	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

- 109 Stratford Reserve Pl.:** Discuss and make recommendations on the following variances for a fence:
1. Placement of a vehicle gate that causes stacking not on private property, but into the public street. (Section 22.03.173(d)(5))
 2. Front yard fence 0% transparent (wall) at southwest corner and chain-link fence in front-yard fence setback (Section 22.03.173(d)(6)(A)(iv))
 3. Front yard fence and gate encroaching 30 feet into the 30-foot front yard fence setback (Section 22.03.173(d)(6)(B)(ii))
 4. Side yard fence (0% transparent wall and chain-link) encroaching approximately 21.5 feet into front-yard setback (Section 22.03.173(d)(7))
 5. Solid wall (0% transparency) encroaching approximately 45 feet into front yard setback (Section 22.03.173(d)(8)(A) and (B))
 6. Exceeding required 6 foot maximum by 10.5 feet (16.5 feet from existing grade) on west side of property and 2 feet (8 feet from existing grade) along front of property (Section 22.03.173(d)(9)).

Applicant: Tisha Ritta, Central Texas Permit Partners, LLC

Recommendation

Staff recommend approval of the variances with the following conditions:

- The portion of the side fence that is in the front fence setback will be changed from a chain link to decorative fence material to match the majority of the front yard fence, with 80% landscaping installed around the fence.
- The keypad pedestal for the gate is to be removed from the right-of-way and the exterior gate opening mechanism be a remote opener.
- Allow front yard fence encroachment to be up to the property line, instead of 30 feet. Fence setbacks are measured from the edge of pavement, so an encroachment of 30 feet would extend beyond the property line into the public right-of-way.

This item will be forwarded to the May 14, 2025 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Stratford House LLC

Legal Description: Estates on Stratford Mountain Lot 4

Lot Size: 1.726 acres

Zoning: R-1, One-Family

Wastewater: On-site Sewage Facility (septic)

The properties surrounding the subject property are zoned One-Family and City of Austin.

Background & Analysis:

The applicant is requesting several variances related to a front yard fence and gate that were installed without permits. The fence variances include allowances for encroachment into the front fence setback, increase in height over the maximum and transparency within the front setback. For the gate, the location decreases the amount vehicle stacking. The applicant provided an exhibit that shows various site conditions and restrictions to the property, including slope, conservation easement and existing OSSF field (Attachment 2). The diagram shows the existing fence crossing the drainage easement. If the variance is approved, a fence permit application will be required, and an engineer approved plan for allowing drainage through the fence will be required for approval.

Vehicle Gate

1. Placement of a vehicle gate that causes stacking not on private property, but into the public street.
(Section 22.03.173(d)(5))

The gate location is 7.5 feet from the edge of the street. Additionally, the keypad/call box is at the curb. A typical car length is 18-20 feet, which then requires the vehicle stacking to encroach into the street. As the street is a cul-de-sac and has low volume of traffic, limited stacking would not adversely impact traffic. If the applicant were to move the gate back to the fence setback, the gate height would be two feet above the elevation of the street, due to the slope down from the property line, necessitating a height variance for privacy. Staff recommend removal of the keypad/call box and replacement with a remote opener to limit the amount of time a car is waiting for the gates to open.

Fence location

3. Front yard fence and gate encroaching 30 feet into the 30-foot front yard fence setback.

The fence is located on the property line in a lot of locations, which at the smallest distance, encroaches 25.5 feet in the required 30-foot front yard fence setback. The red area below indicates the area between the fence and the 30 foot setback.

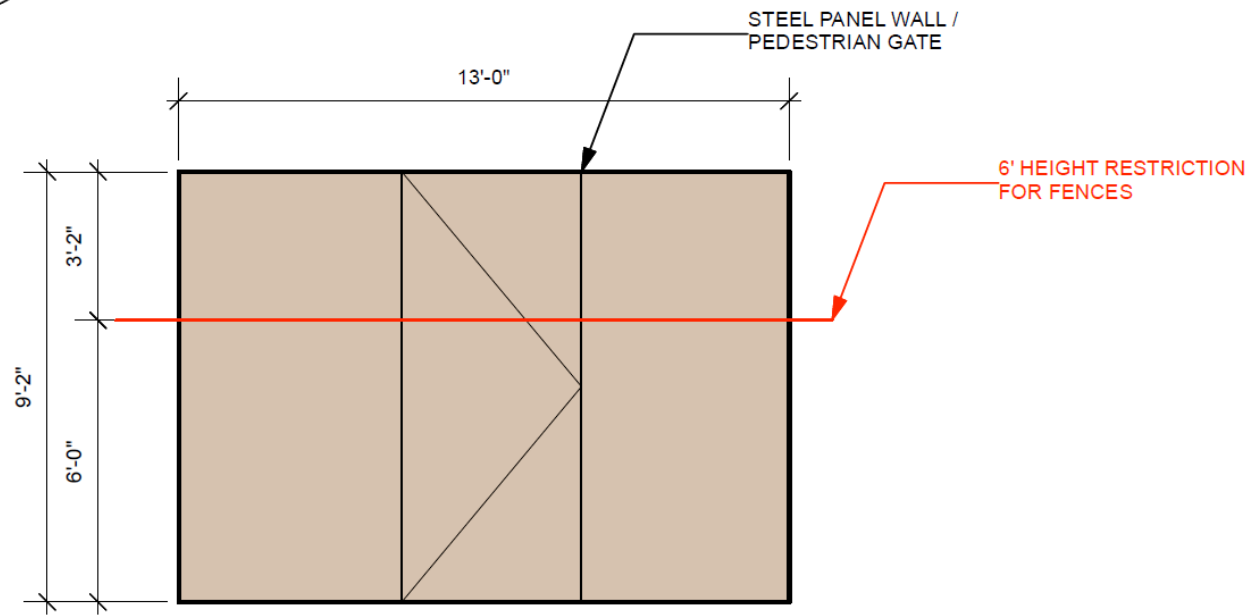
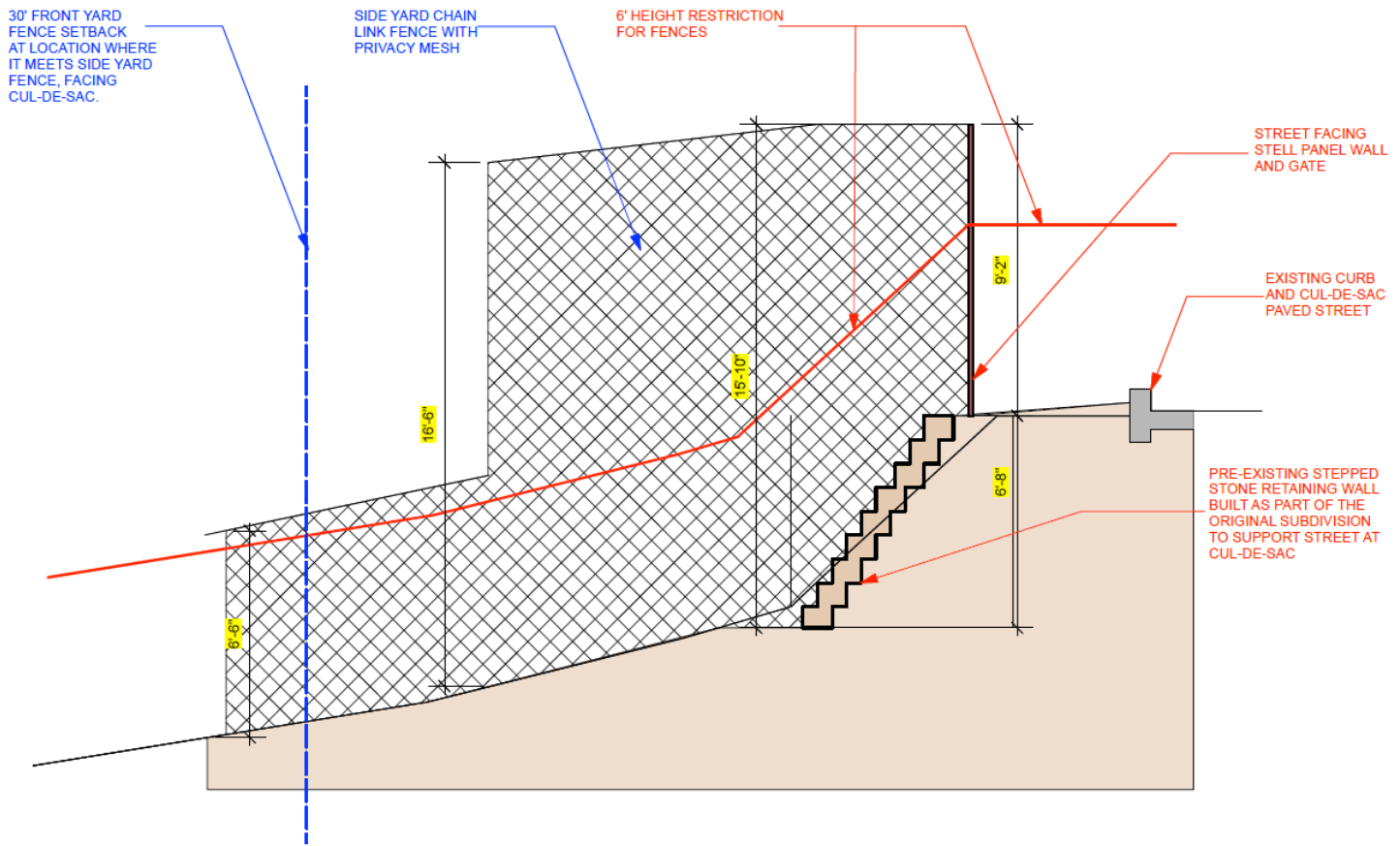


PLATE STEEL WALL / PEDESTRIAN GATE

This area leads to a stairway entrance for the property. The length of the solid fencing is 13 feet out of over 350 feet of street frontage, which is a minimal disruption to the visibility.



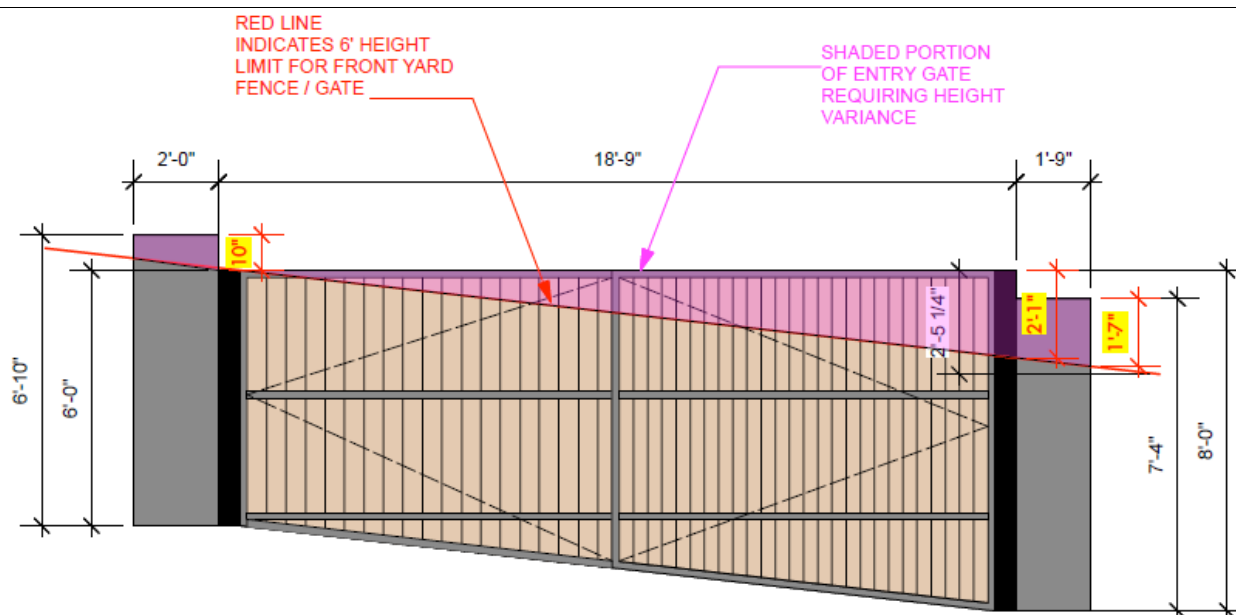
4

SECTION THROUGH PLATE STEEL WALL AND SIDE YARD FENCE

On the side yard fence, the fence constructed is chain link with faux vegetation. Staff recommend that this be changed to a decorative metal fence material with live vegetation to match the existing front yard fence.

Fence Height

6. Exceeding required 6 foot maximum by 10.5 feet (16.5 feet from existing grade) on west side of property and 2 feet (8 feet from existing grade) along front of property (Section 22.03.173(d)(9)). A portion of the vehicle gate exceeds 6 feet. The property has a cross slope on the driveway, so the gate will have a variable height. The existing gate is 6 feet on one side, and 8 feet on the other with the slope.



DRIVEWAY ENTRY GATE

The pedestrian gate and surrounding wall is 9 feet 2 inches in height, 3 feet 2 inches greater than allowed. The stated reason for the height is security concerns for managing the property.

The fence along the southwest property line is 16.5 feet in height. Part of the height increase is due to the slope of the property. The initial height of 9 feet 2 inches at the front is desired because of security concerns for the property.

Public Comments:

At the date of the 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
- Exhibit B - Staff recommendation

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

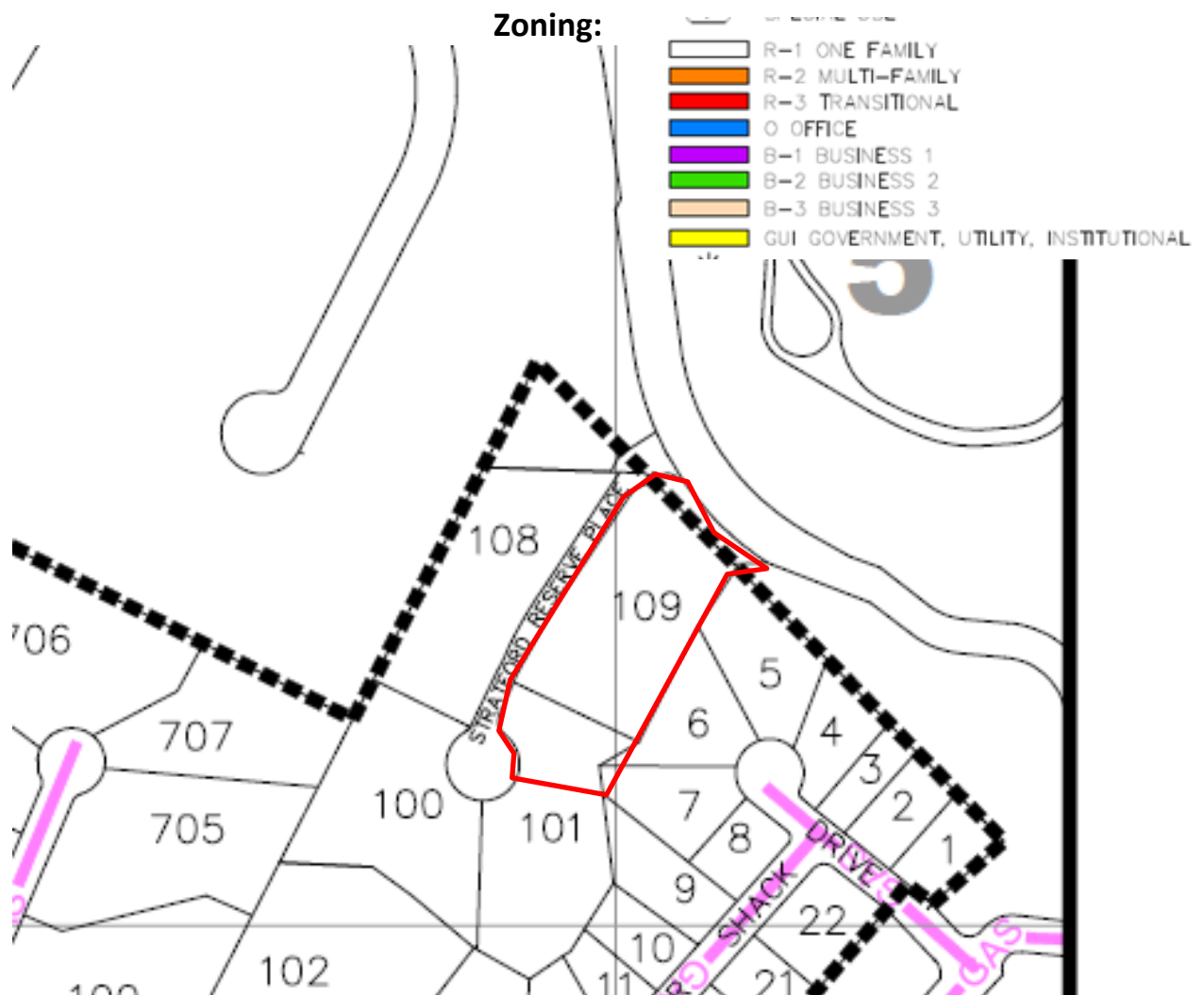
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

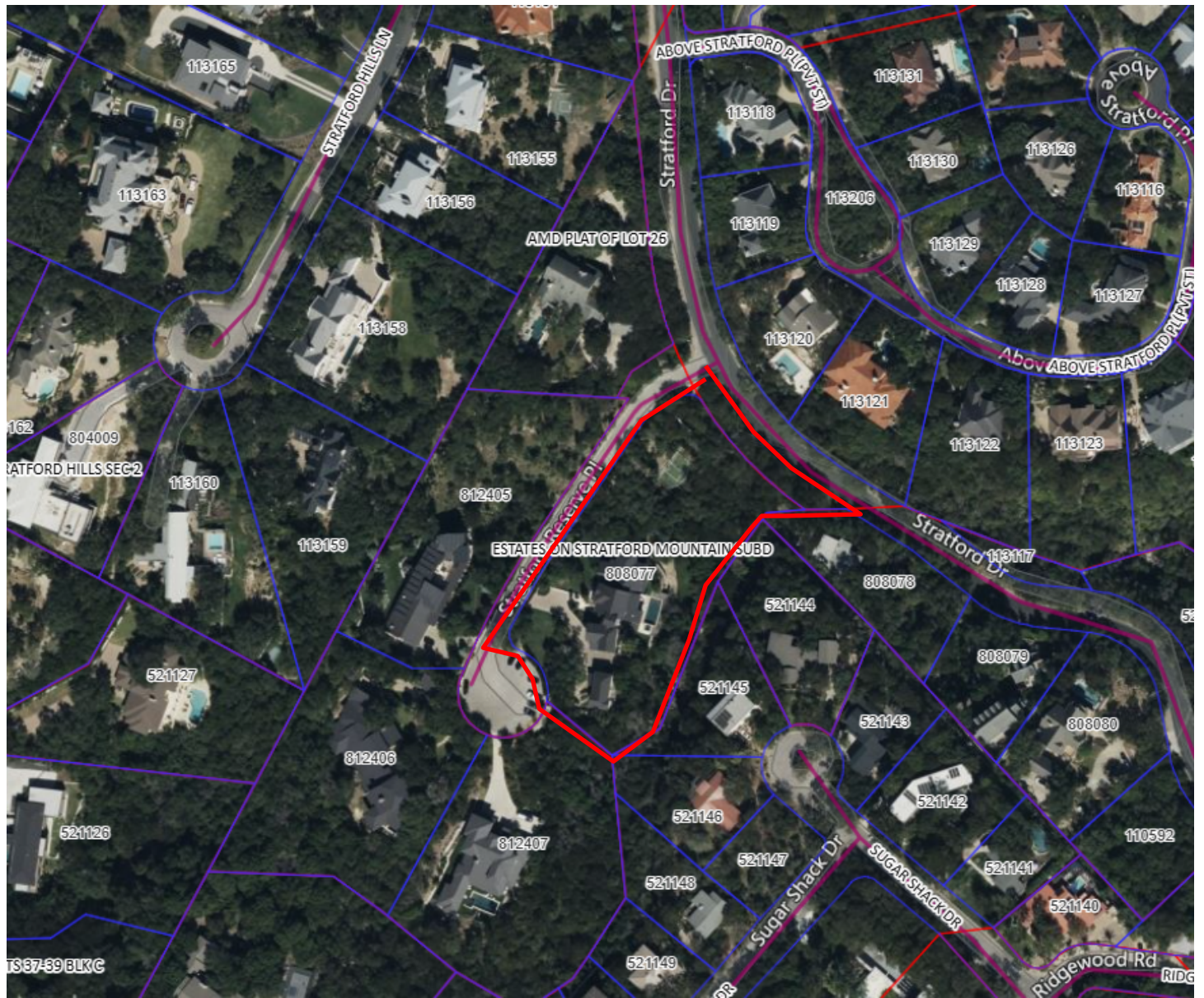
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

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



Aerial:





CENTRAL TEXAS PERMIT PARTNERS
2880 Donnell Dr. | Suite 2802 | Round Rock, Texas 78664
Office: 512.937.0073
Tisha@permitpartnerstx.com

March 3, 2025

Zoning and Planning Commission
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Re: 109 Stratford Reserve Place Variance Request

Dear ZAPCO Members,

I am writing on behalf of Stratford House LLC, owner of the above-referenced property, to request variances related to recent code violations concerning the property's fencing and driveway gate access. These variances are essential due to the property's unique security, privacy, and site constraints.

Our request is driven by the necessity to address critical security concerns rather than aesthetic or commercial interests. As a high-profile public official, the property's resident faces ongoing security threats, making proactive safety measures imperative. The existing fencing and gate system were thoughtfully designed to provide essential protection while preserving the neighborhood's character and minimizing impact on surrounding properties. Additional details and justification for these variances are included in the application exhibit.

Given the property's exceptional circumstances, the resident's security needs, and the significant topographical limitations, we respectfully request ZAPCO's consideration of these variances. The existing fencing and gate system strike a necessary balance between compliance, security, privacy, and environmental preservation. We are also open to working with the city to address any concerns and find a mutually acceptable solution.

Thank you for your time and consideration.

Respectfully,

Tisha Ritta
Central Texas Permit Partners
Tisha@permitpartnerstx.com
512-937-0073

Stratford Reserve - Variance Application

Project Information & Applicant's Statements

Project Information

Please list all variances being applied for with this project and include Code Section references:

1. Gated Driveway Requirement - 22.03.173 (5)

Code Citation: *Gated driveways shall be constructed so that entering/exiting vehicles will be completely off the street when stopped to open / close the gate*

Non-Conformance:

As the existing driveway gate is currently installed, it is located in the 30' front yard fence setback.

Justifications:

Physical Constraints:

The positioning of the gate is determined by the existing layout and infrastructure, which cannot be altered without significant impact on the property's landscape and existing structures. The existing structure is necessitated by the safety and security concerns outlined below. The topography located in and around the 30' front yard fence setback at the existing driveway poses a hardship, as it triggers a variance for a structure in the setback to support a relocated entry gate.

Safety and Security:

The resident of the property is a high-profile public official who requires an exceptionally high-level of security, which necessitates an inward-opening gate, which is closely monitored by 24-hour onsite security personnel. The gate's current position is critical for the security team to manage access swiftly and effectively. The 30' Front Setback bisects the code mandated vehicle turnaround on the property, and the inward opening panels of the gate would all but eliminate the functionality of the existing vehicle turnaround. The gate would then need to be modified to be a sliding gate that opened to the left side of the street facing elevation. Due to the topography in this area, this will very likely trigger an additional variance for a retaining wall in the front setback (taller than 18") to accommodate the gates operating machinery.

Minimal Disruption to Traffic:

The property's location on a cul de sac with only three other homes and the neighborhood's low traffic volume / speed limit mean that the gate's operation has negligible impact on traffic flow. Additionally, the onsite security personnel and coordination of guests or other visitors coming to the property, minimize further any potential obstruction to the street. To be clear, the gate is monitored 24/7.

2. Front Yard Fence Requirement – 22.03.173 (6)(A)(iv)

Code Citation: *Have columns, posts, supports or other components that are made of metal (excepting chain link), brick, rock, stone or wood in order to complement the principal structure on the property and the natural surroundings.*

Non-Conformance:

A portion of the side yard fence that encroaches into the 30' front fence setback and meets the steel panel pedestrian entrance is constructed with chain link fence material.

Question For City Staff:

According to the Code of Ordinances, a front yard fence cannot be constructed of chain link fence material. The side yard fence, as constructed, partially consists of chain link material. This side yard fence extends into the 30' front yard fence setback to enclose the side property line all the way to the steel plate pedestrian entrance.

Is this portion of the fence regulated as a front yard fence?

Concession from owner:

Should the chain-link fence material be prohibited because it exists in the front yard fence setback, the owner is willing to replace this chain link fence material with the exact matching black steel fence panels used in the front yard fence construction.

3. Front Yard Fence Requirements – 22.03.173 (6)(B)(ii)

Code Citation: *For lots .75 acre and larger, the minimum front setback distance for front-yard fences shall be 30 feet from the nearest pavement edge of the public or private street, provided that no fence shall be constructed in the right-of-way.*

Non-Conformance:

As installed, the existing fence, driveway gate and pedestrian gate are located in the 30' front yard fence setback.

Justifications:

Layout and Design Needs:

The property sits on an uneven topography and the actual home sits below street level resulting in clear, unobstructed views of the home and the yard from the street; thus, unless there is a physical barrier in place, the property would be completely exposed and would compromise the resident's security and privacy. The fence was specifically located at the highest point of the property at the direction of the security team as a strict security and privacy measure to address these unique needs. The ground level and entrance to the home are sited at the 550' Elevation. This elevation is approx. 25' lower than the elevation of the cul de sac (574'/575') as well as being approx. 15' below the street elevation of 565' at the driveway entrance. These elevations can be observed on the attached exhibits. If the fence is installed at the 30' setback, the top rail of the fence will be at or slightly below the elevation of the paving on the cul-de-sac. In addition, should the fence be placed at the 30' setback line, it will eliminate approx. ½ of the usable yard area currently used by the children for protected outdoor recreation. This fence would also be located directly on top of an existing septic drainfield that could potentially impact the drain fields.

Security Protocol:

The fence's proximity to the property line is a specific requirement from the security team to ensure comprehensive coverage and control over all entry points.

Neighborhood Context:

The fence's positioning does not impede or encroach upon the public right-of-way and maintains the visual integrity of the streetscape. The existing fence is also screened extremely well by the existing mature native vegetation that has been planted to conceal the fence, providing additional privacy for the property owner and the adjacent neighbors.

4. Side and Rear Fences – 22.03.173 d (7)

Code Citation: *Fences may be located on side and rear property lines that do not face or abut public or private streets. If a fence on a side property line extends toward a public or private street, the side yard fence shall end at a point along the side property line so as to conform to the setback distances stated in subsection (6)(8) above*

Non-Conformance:

The existing side yard fence encroaches into the front yard fence setback to provide a consistent enclosure that extends to the back side of the steel plate wall / pedestrian entrance.

Security Protocol:

This side yard fence needs to be able to extend to the back side of the steel plate wall, to provide uninterrupted continuous security along the property line.

Neighborhood Context:

The fence's positioning is located off of the neighboring side property line is fully screened with artificial vegetative blankets to fully conceal the fence.

5. Walls – 22.03.173 d (8)(A)(B)

Code Citation: *Walls are considered a type of fence. Walls used as front-yard fences are treated as accessory structures and shall:*

A) Have the same front setback requirements as a principal building under the appropriate category in section 22.03.281

B) Meet all front yard fence requirements stated in subsection (6) of this section, except for subsection (6)(A)(ii)

Non-Conformance:

The pedestrian entrance to the property is currently constructed with plate steel panels. The code of ordinances treats this wall as an accessory structure and therefore regulates that its location be 50' from the property line.

The existing steel panel wall and gate is 9'-2" tall, 13' Wide and is located between 2'-2" to 4' from the street facing front property line.

Concession from owner:

Should this wall be permitted to remain for privacy and security reasons, the owner can modify the height of this wall and gate to be 6' tall to match the height of the existing front yard fence. The owner would also offer to provide vegetative screening in front of the inoperable portions of the street facing portions of the wall.

6. Height of Fences – 22.03.173 d (9)

Code Citation: *Fences shall not exceed of 6 feet in height per side on or parallel to each property line measured from existing natural ground level.*

Non-Conformance: As installed the existing perimeter yard fence consists of 6' tall panels that are mounted at grade and whose top rail runs parallel 6' above natural grade. At the driveway entrance, there is a 2' elevation difference from the left to the right side of the driveway paving. The entry gate to the property is consistently flat along the top rails of both operating gates which results in a portion of the driveway gate being 8' tall in the location where the driveway drops 2' from right to left.

Conditions Required for Granting a Variance

No variance shall be granted unless the following conditions are fulfilled as provided by the applicant's statements:

1. Special Conditions Resulting in Unnecessary Hardship

The strict enforcement of the chapter's terms would impose an unnecessary hardship due to the unique privacy and security needs of the high-profile public figure who resides at the property. The installed fencing and gate are integral to ensuring their safety and privacy and are the only effective means to address real concerns to their security and public exposure. As discussed above, due to the unique nature of the property's landscape and location, any adjustments or relocation of the fencing would significantly compromise these privacy and security measures, exposing the resident to risks to their safety and security.

The lot is 1.72 Acres (75,184 SF) and is a fairly large property by WLH standards. However, the developability of the property is significantly restricted by the setbacks, easements and large areas of slope that exceed 35%. Once all areas of these restrictions are calculated, the property is only left with an area of approx. 21,000 SF (28% of total lot size) that can be developed upon. The existing improvements on the property are essentially maxed out due to these restrictions as well as the limited open space of slopes less than 30% that currently accommodate the existing septic drain fields. There are 2 septic drain fields: 1) on the lower north side of the driveway on slopes approx. 25%, and the other between the south side of the driveway and the cul de sac. The second drainfield area is open and relatively flat and serves as the primary yard for the owner's small children to play.

The Ground Level and Entrance to the home are sited at the 550' Elevation. This elevation is approx. 25' lower than the elevation of the cul de sac (574'/575') as well as being approx. 15' below the street elevation of 565' at the driveway entrance. These elevations can be observed on the attached exhibits. If the fence is installed at the 30' setback, the top rail of the fence will be at or slightly below the elevation of the paving on the cul-de-sac.

2. Preservation of Natural Terrain and Flora

We have undertaken the installation with the utmost care to preserve the natural terrain and existing flora. The design and placement of the fence and gate were carefully chosen to minimize environmental impact, including the selection of materials and construction techniques that avoid unnecessary disruption to the land and vegetation. Furthermore, we are committed to any additional landscaping or environmental restoration required to maintain the property's natural beauty and integrity. The owner has also planted a dense vegetative buffer that exceeds the height of the currently installed fence. This screening is mature and meets the 80% screening requirement to help conceal the fence from the street and preserve privacy between adjacent neighbors.

3. Lack of Reasonable Alternatives

Alternative security measures were thoroughly evaluated, but none provide the necessary level of security and privacy. As discussed above, due to the property's uneven topography and the location of the home below street level, other options fail to offer sufficient protection, compromise privacy, or are not feasible due to the property's layout. The installed fencing and gate system is the minimum necessary measure to ensure the residents' safety and security as well as privacy. Should the fence be relocated to the 30' setback line, it will be located directly on top of the existing septic drain fields and eliminate half of the usable area of the upper yard that is used by the family's young children for outdoor recreation.

4. Minimum Variance Required

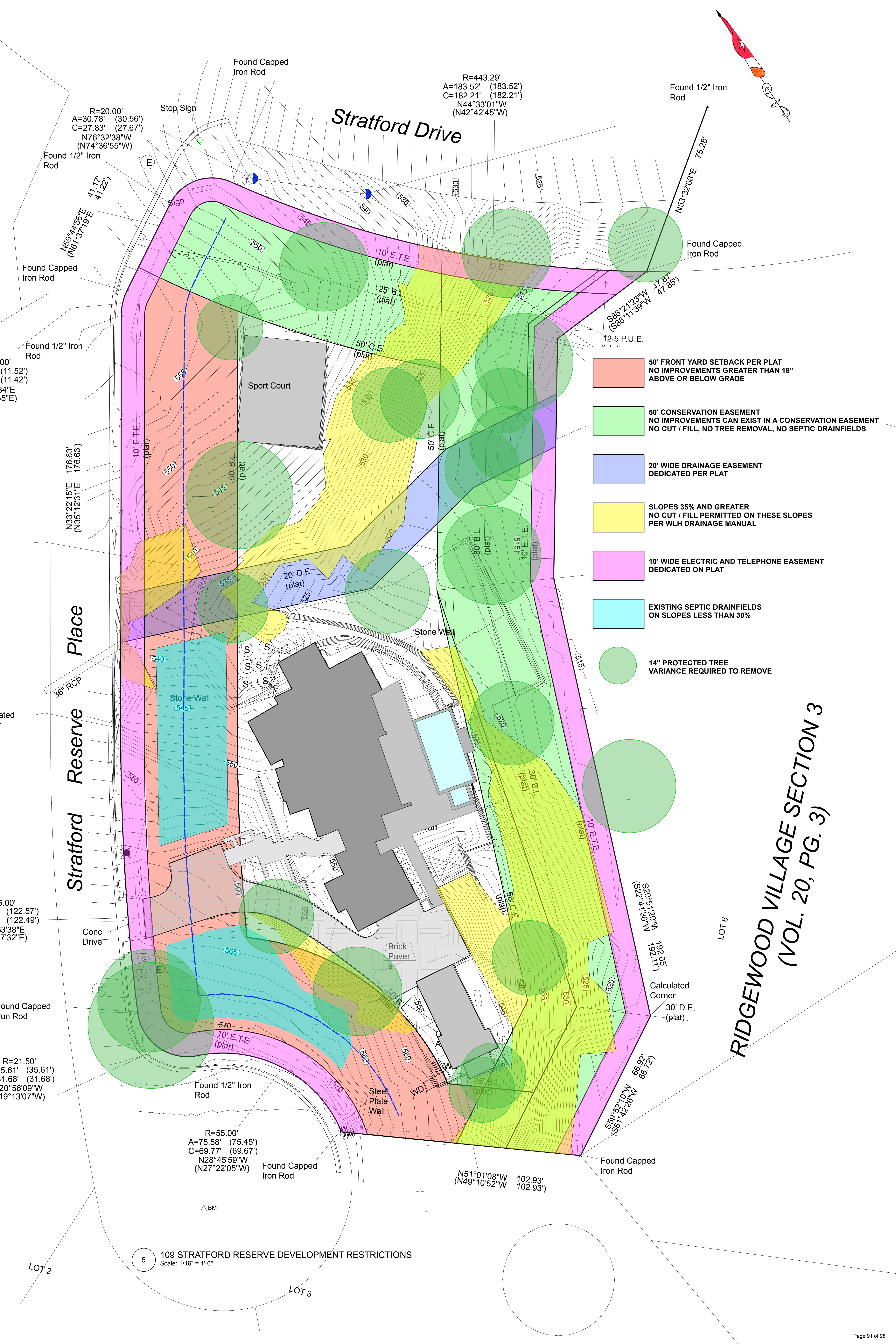
The variance sought is the minimum required to address the unique security and privacy needs of the resident. It does not exceed what is necessary to provide an adequate level of protection, taking into consideration the layout of the property, its location, and the specific risks associated with the resident's high-profile status.

5. Compliance with Zoning Ordinance Intent and Comprehensive Plan Goals

Our request for a variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan. The variance is sought out of a necessity for security and privacy needs that are exceptional and not anticipated by general zoning provisions. We believe that the security measures taken are in the best interest of not just the resident but also enhance the overall safety and privacy standards within the community. If the fence is removed or relocated, the exposure of the property may result in unwanted attention from the public that is currently being mitigated. The fence and gates, as installed, in large part meet the height requirements, but fully meet the 80% openness, and 80% vegetative screen requirements of the code. The native trees, bushes and shrubs that have been installed exceed the height of the existing fence by up to 10'.

6. No Adverse Effect on Neighboring Properties

We assert that the variance will not adversely affect neighboring properties or their owners' enjoyment thereof. The fence and gate are designed to blend with the surrounding area aesthetically, and all efforts have been made to ensure that they do not obstruct views, reduce property values, or create any form of nuisance. Furthermore, we are open to working closely with the city to address any identified issues. The dense vegetative buffer installed at the property line almost completely conceals the fence as currently installed, while providing privacy between the subject property and the adjacent neighbors on the cul-de-sac.

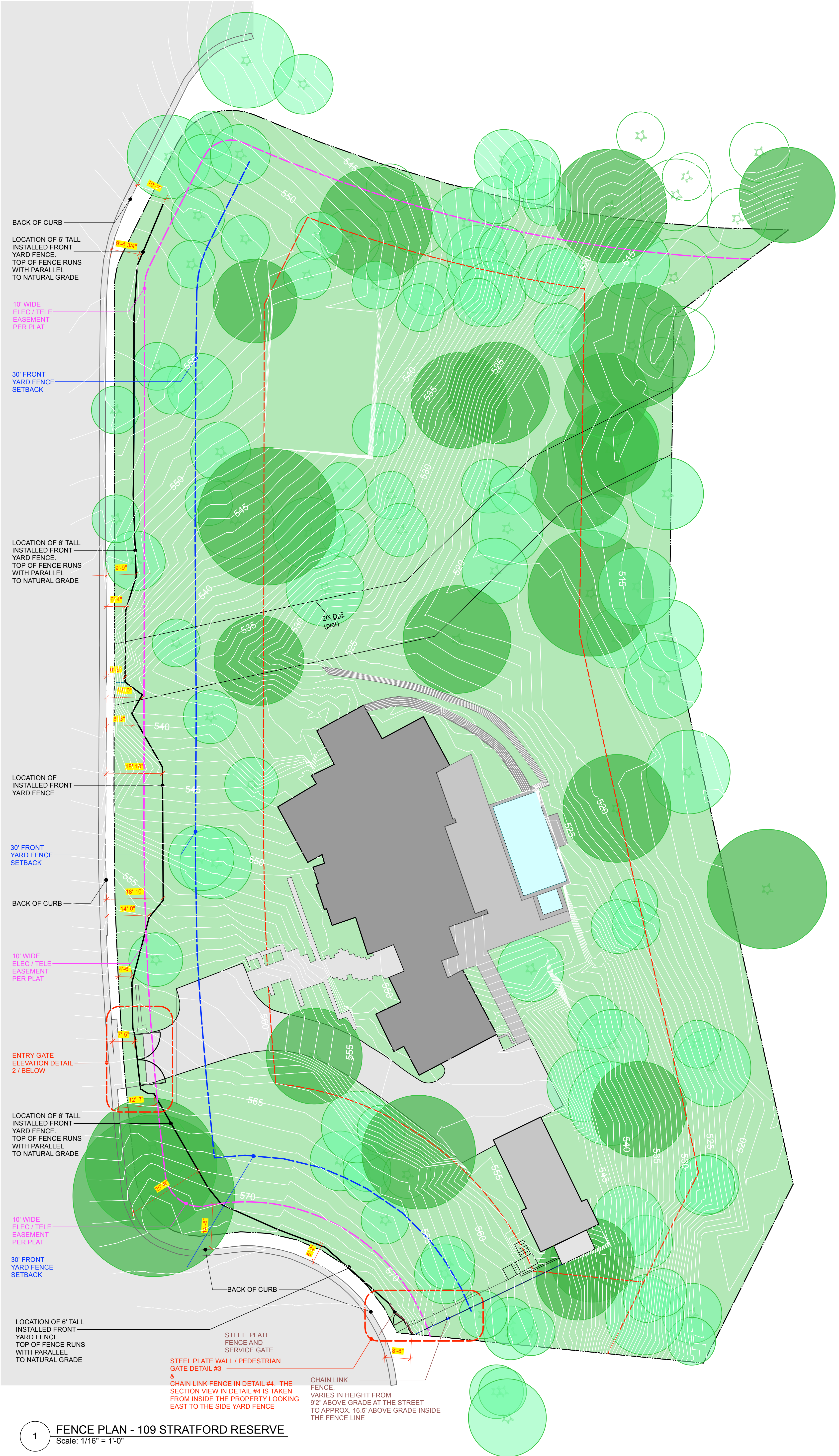


Stratford Reserve Place

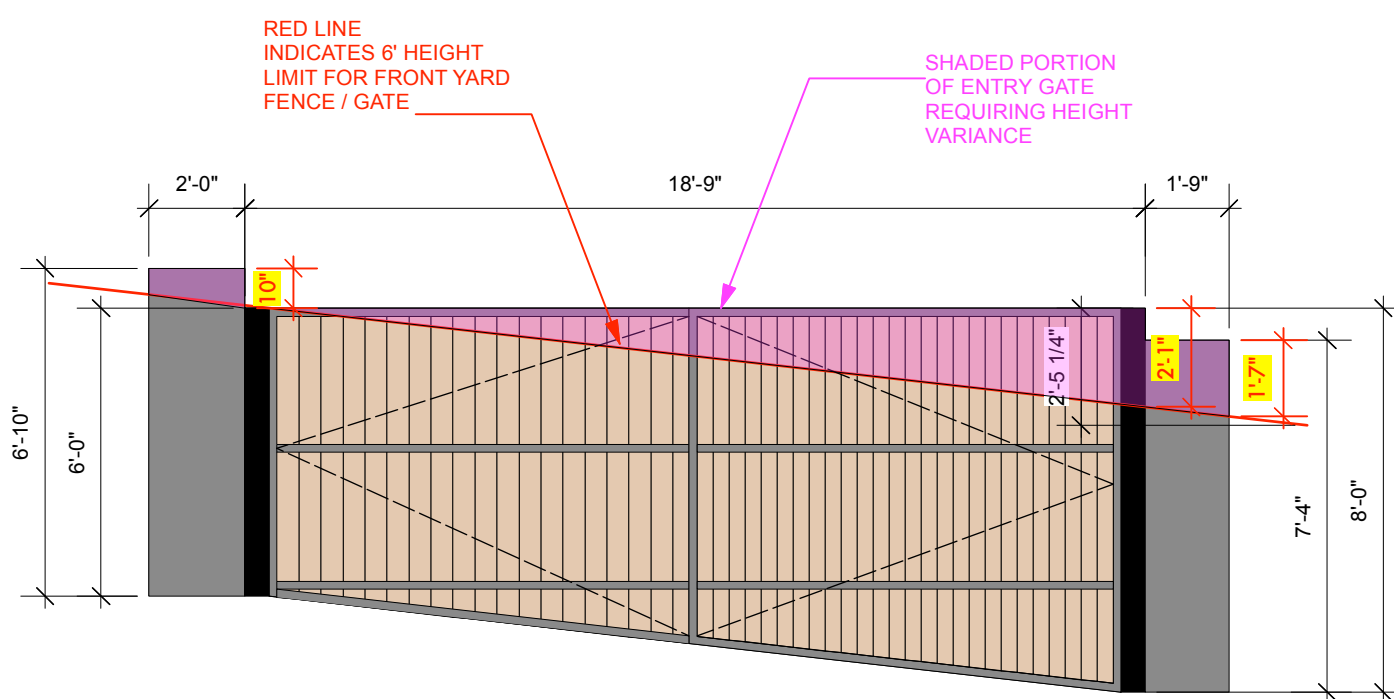
Stratford Drive

RIDGEWOOD VILLAGE SECTION 3
(VOL. 20, PG. 3)

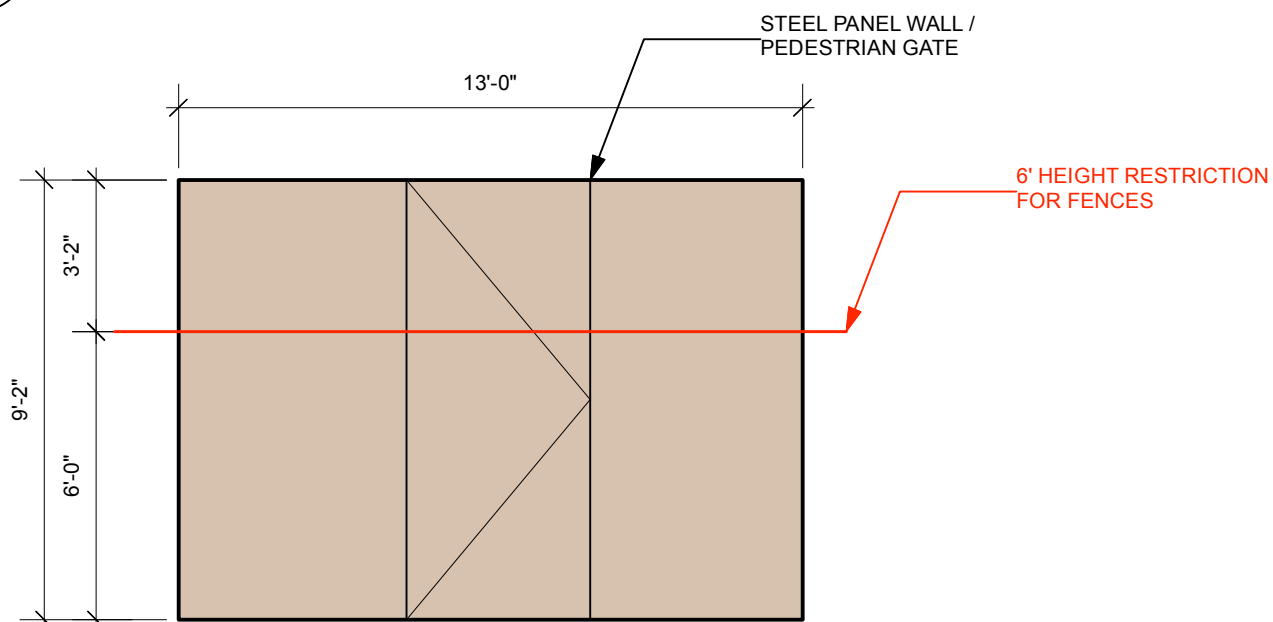
109 STRATFORD RESERVE DEVELOPMENT RESTRICTIONS
Scale: 1/16" = 1'-0"



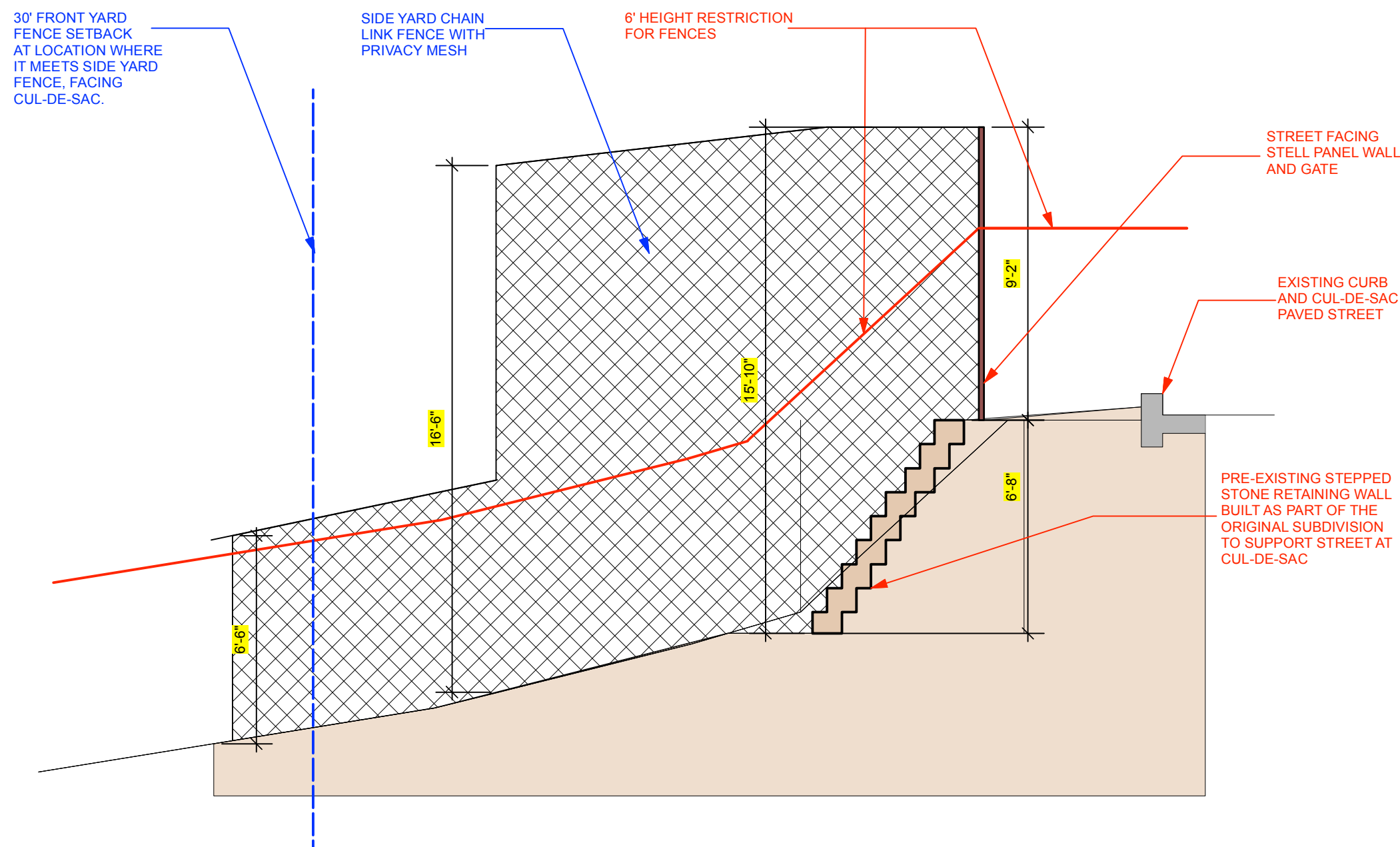
1 FENCE PLAN - 109 STRATFORD RESERVE
Scale: 1/16" = 1'-0"



2 **DRIVEWAY ENTRY GATE**
Scale: 1/4" = 1'-0"



3 **PLATE STEEL WALL / PEDESTRIAN GATE**
Scale: 1/4" = 1'-0"



4 **SECTION THROUGH PLATE STEEL WALL AND SIDE YARD FENCE**
Scale: 1/4" = 1'-0"

Exhibit A

109 Stratford Reserve Pl – Fence Variances

Applicant's Findings of Fact

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

The strict enforcement of the chapter's terms would impose an unnecessary hardship due to the unique privacy and security needs of the high-profile public figure who resides at the property. The installed fencing and gate are integral to ensuring their safety and privacy and are the only effective means to address real concerns to their security and public exposure. As discussed above, due to the unique nature of the property's landscape and location, any adjustments or relocation of the fencing would significantly compromise these privacy and security measures, exposing the resident to risks to their safety and security.

The lot is 1.72 Acres (75,184 SF) and is a fairly large property by WLH standards. However, the developability of the property is significantly restricted by the setbacks, easements and large areas of slope that exceed 35%. Once all areas of these restrictions are calculated, the property is only left with an area of approx. 21,000 SF (28% of total lot size) that can be developed upon. The existing improvements on the property are essentially maxed out due to these restrictions as well as the limited open space of slopes less than 30% that currently accommodate the existing septic drain fields. There are 2 septic drain fields: 1) on the lower north side of the driveway on slopes approx. 25%, and the other between the south side of the driveway and the cul de sac. The second drainfield area is open and relatively flat and serves as the primary yard for the owner's small children to play.

The Ground Level and Entrance to the home are sited at the 550' Elevation. This elevation is approx. 25' lower than the elevation of the cul-de-sac (574'/575') as well as being approx. 15' below the street elevation of 565' at the driveway entrance. These elevations can be observed on the attached exhibits. If the fence is installed at the 30' setback, the top rail of the fence will be at or slightly below the elevation of the paving on the cul-de-sac.

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

We have undertaken the installation with the utmost care to preserve the natural terrain and existing flora. The design and placement of the fence and gate were carefully chosen to minimize environmental impact, including the selection of materials and construction techniques that avoid unnecessary disruption to the land and vegetation. Furthermore, we are committed to any additional landscaping or environmental restoration required to maintain the property's natural beauty and integrity. The owner has also planted a dense

vegetative buffer that exceeds the height of the currently installed fence. This screening is mature and meets the 80% screening requirement to help conceal the fence from the street and preserve privacy between adjacent neighbors.

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

Alternative security measures were thoroughly evaluated, but none provide the necessary level of security and privacy. As discussed above, due to the property's uneven topography and the location of the home below street level, other options fail to offer sufficient protection, compromise privacy, or are not feasible due to the property's layout. The installed fencing and gate system is the minimum necessary measure to ensure the residents' safety and security as well as privacy. Should the fence be relocated to the 30' setback line, it will be located directly on top of the existing septic drain fields and eliminate half of the usable area of the upper yard that is used by the family's young children for outdoor recreation.

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

The variance sought is the minimum required to address the unique security and privacy needs of the resident. It does not exceed what is necessary to provide an adequate level of protection, taking into consideration the layout of the property, its location, and the specific risks associated with the resident's high-profile status.

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

Our request for a variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan. The variance is sought out of a necessity for security and privacy needs that are exceptional and not anticipated by general zoning provisions. We believe that the security measures taken are in the best interest of not just the resident but also enhance the overall safety and privacy standards within the community. If the fence is removed or relocated, the exposure of the property may result in unwanted attention from the public that is currently being mitigated. The fence and gates, as installed, in large part meet the height requirements, but fully meet the 80% openness, and 80% vegetative screen requirements of the code. The native trees, bushes and shrubs that have been installed exceed the height of the existing fence by up to 10'.

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

We assert that the variance will not adversely affect neighboring properties or their owners' enjoyment thereof. The fence and gate are designed to blend with the surrounding area

aesthetically, and all efforts have been made to ensure that they do not obstruct views, reduce property values, or create any form of nuisance. Furthermore, we are open to working closely with the city to address any identified issues. The dense vegetative buffer installed at the property line almost completely conceals the fence as currently installed, while providing privacy between the subject property and the adjacent neighbors on the cul-de-sac.

Exhibit B

109 Stratford Reserve Pl – Fence Variances

Staff's Findings of Fact

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

The property has considerable slope from the street down to the property. A fence at the setback line would be much shorter in appearance than the allowed 6 feet and would not provide privacy for the property.

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

Relocating the fence would require removal of the established vegetation that has grown into the fence and disturbance of the existing trees at the 30-foot setback line.

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

Staff recommend three alternatives that would relieve the adverse impact of the location and materials.

- The portion of the side fence that is in the front fence setback will be changed from a chain link to decorative fence material to match the majority of the front yard fence, with 80% landscaping installed around the fence.
 - The keypad pedestal for the gate is to be removed from the right-of-way and the exterior gate opening mechanism be a remote opener.
 - Allow front yard fence encroachment to be up to the property line, instead of 30 feet. Fence setbacks are measured from the edge of pavement, so an encroachment of 30 feet would extend beyond the property line into the public right-of-way.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

The variance sought is the minimum required to address the unique security and privacy needs of the residents. It does not exceed what is necessary to provide an adequate level of protection, taking into consideration the layout of the property, its location, and the specific risks associated with the resident's high-profile status.

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

Staff do not believe the fence violates the intent of the Ordinance or Comprehensive Plan. If the fence is removed or relocated, the exposure of the property may result in unwanted attention from the public that is currently being mitigated. The fence and gates, as installed, in large part meet the height requirements, but fully meet the 80% openness, and 80% vegetative screen requirements of the code. The native trees, bushes and shrubs that have been installed exceed the height of the existing fence by up to 10'.

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

Staff recommend three conditions stated above that mitigate possible impacts on the neighbors.