



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, May 14, 2025 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 14th day of May 2025 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on May 14, 2025.

1. Call to Order
2. Citizen Communications The Board welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Board later in the meeting. The Board cannot respond to or discuss matters not listed on the agenda. The Board may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Administration Discuss and consider action on approval of the April 9, 2025 Regular Meeting Minutes.
4. Ordinance 5100 Bee Cave Road - Discuss and consider action on Special Use Permit 157-2025-B request to allow for a private school on a property zoned O – Professional and Business Office District. (West Lake Hills Code, Section 38.03.035 (c)(7)). Applicant: Will Gunnell, Husch Blackwell.
5. Ordinance 3421 Bee Cave Road – Discuss and consider action to approve Ordinance 157-2025-C for a Special Use Permit request to allow for individual and group tutoring, and after school classes for no more than 30 clients at a time, on a property Zoned O – Professional and Business Office (West Lake Hills Code, Section 38.04.031). Applicant: Ramon Aguirre, Director of Operation for Clear Terra Group.

6. **Land Use 4 North Peak Road** - Discuss and consider action on a recommendation from ZAPCO for 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. **Land Use 1001 Madrone Road** - Discuss and consider action on a recommendation from ZAPCO regarding 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 22.03.175 (e)(2)).

Applicant: Edgar Prats, Property Owner.

8. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the May 14, 2025 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 9, 2025 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, April 9, 2025 at 7:00 PM

1. Call to Order

With a quorum present, Chair Vaughan called the meeting to order at 7:04 p.m.

BOARD MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

The meeting was suspended at 7:04 p.m.

The meeting was reconvened at 7:05 p.m.

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

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

3. Administration Discuss and consider action on approval of the March 26, 2025 Special Meeting Minutes.

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

Council convened into Executive Session at 7:06 p.m.

Council reconvened in Open Session at 7:21 p.m.

4. Administration **704 Rocky River Road** - Discuss and consider action on an appeal of a decision made by the Building Official/City Inspector per Section 38.02.008(3), Procedure for appeals to the board, regarding a citation for the unauthorized removal of trees. Applicant: Nina Falgout Sterrett

Building Official Word gave a brief summary. Stated that the owner has proposed to replace 103 caliper inches. Staff recommends upholding the Building Official's determination of 77.5 caliper inches of mitigation and \$38,750 administrative fee. The following individuals provided comments:

- Jeff Townsend (owner) - Mentioned a conflict in the notice that was provided. Stated they are trying to clean up the property. According to a recent tree survey from approximately three weeks ago, there are still 270 trees remaining on site. Four (4) healthy trees, which had grown into a fence, were inadvertently removed when the fencing was torn down. These trees totaled 11 caliper inches.
- Douglas Dear (arborist) - This is a difficult site to work due to years of neglect. The property is a fire hazard. Additional issues were found once the permitted seventeen trees were removed. As the arborist, corrective cuts were made while managing on-site.
- Randy Lee (6 Rocky River Cove) - Distributed article to Council. Stated that residents shouldn't be able to ignore the Code without penalties. This encourages repeated behavior. From the provided article, he quoted former Mayor Dave Claunch as saying, "A lot of people think our tree code is something that was adopted by the West Lake Hills City Council. Whenever someone complains about our code being restrictive, I remind them that our code is the product of decades of democracy where residents consistently insisted that we protect our wooded environment. We have a strict code because the residents demand it."
- Laurie Maccini (202 Reveille Road) - Original tree survey was highly flawed. Asked Council for true replacement of inches lost.
- Mindy Vescovo (604 Rocky River Road) - The issue isn't the trees, the issue is enforcement of Code. Urged consideration of fee and mitigation.
- Alice Aterberry (architect/agent) - Asked a procedural question as they would like to plant replacements as soon as possible. *Ms. Aterberry was directed to work with staff on a timeline.*
- Laurie Maccini - Suggested use of Yaupon Holly as great screening plants.

MOTION: Upon a motion made by Board Member Bowman and a second by Board Member Plunkett, the Board voted six (6) for and none (0) opposed to accept the mitigation plan for tree replacement of 103 caliper inches with an administrative fee of \$5,500 (reflecting the 11 caliper inches of live trees that were removed). Motion carried.

5. Administration 716 Laurel Valley - Discuss and consider action on an appeal of a decision made by the Building Official/City Inspector per Section 38.02.008(3), Procedure for appeals to the board. Applicant: Barry Schwartz.

Building Official Word gave a brief summary. Staff recommends approval of the proposed tree mitigation (440 caliper inches) and a reduction of administrative fees to \$10,000 due to applicant's compliance and previous storm damage to the lot.

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

6. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Harmon, the Board voted six (6) for and none (0) opposed to adjourn the meeting at 8:35 p.m. Motion carried.

Respectfully submitted,

JAMES VAUGHAN, CHAIR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on May 14, 2025.



City of West Lake Hills
Board of Adjustments

AGENDA REPORT

Meeting Date:	<u>May 14, 2024</u>	Item Number:	<u>4</u>
	<u>Building and Development Services</u>		
Department:			
Prepared By:	<u>Jennifer C. Bills</u>	Cost / Budget:	<u>None</u>
Exhibits:	<u>See Attached</u>	Source of Funds:	<u>N/A</u>

Subject

5100 Bee Cave Road – Discuss and consider action on Special Use Permit 157-2025-B request to allow for a private school on a property zoned O – Professional and Business Office District. (West Lake Hills Code, Section 38.03.035 (c)(7)).

Applicant: Will Gunnell, Husch Blackwell

Recommendation

Staff recommend denial of the Special Use Permit for the following reasons:

- The onsite parking and vehicle stacking is not adequate to contain cars waiting to pick up or drop off children. It is likely that stacking will occur on both the northbound and southbound lanes of Bluff Park Circle with vehicles trying to turn into the parking lot.

Special Use Permits do not go to the Zoning and Planning Commission for recommendation.

Discussion

Property Information, Zoning & Site Characteristics:
 Owner: Painted Shield Properties, LLC
 Legal Description: Lot 1C, Resubdivision of Lot 1 Bluff Above Bee Cave
 Lot Size: 1.17 acres
 Zoning: O – Professional and Business Office
 Wastewater: On-site sewage system (septic)

The properties surrounding the subject property are zoned O – Professional and Business Office, GUI - Government, Utility and Institutional, and R-1 – One Family.

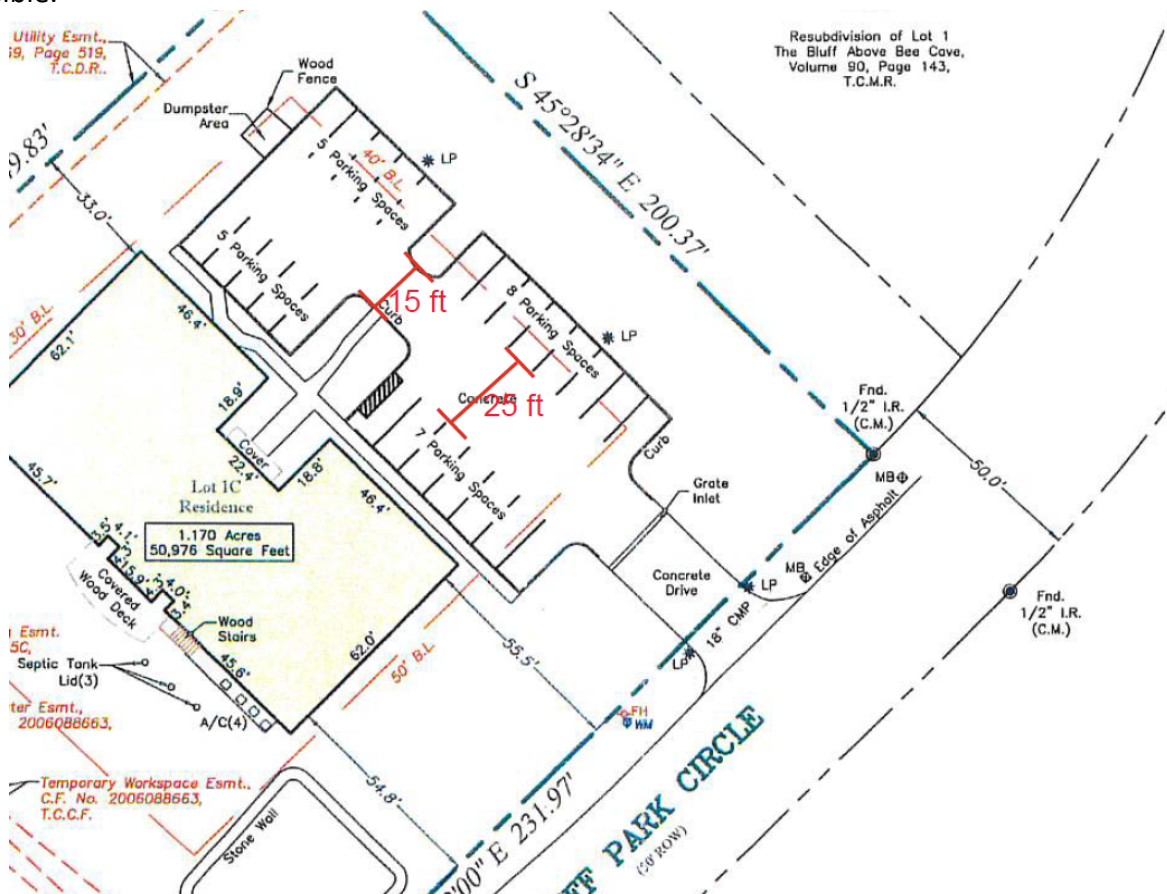
Special Use Permit Request:
 The applicant is requesting a Special Use Permit request for a private school that would house approximately 100 students, grades kindergarten through 8th grade, and 10 teachers and other employees. The school would be in session five days a week from 8:00 am to 4:00 pm, August 15 through June 5 (Attachment 1).

The primary concern for this location is parking and vehicle stacking for students drop off and pick up. The applicant states that the site is configured in such a way that all drop-off, pick-up and queuing will take place on the site. They propose to stagger drop off and pick up, with younger students dropped off from 8:15 to 8:30 and older students dropped off from 8:30 to 8:45 am. Pick-up will be similarly staggered from 3:30 to 4:00 pm.

Staff Analysis:

Special Use Permits are required for charter or private schools within the Office District. The school has to be in a separate structure on a lot that will not adversely affect other tenants. The school would be the only user of the stie. The building and site are existing (Attachment 2). The buildable areas are encumbered by buildings, parking, septic field, a drainage pond and established trees. The site takes all access from a single driveway on Bluff View Circle and the driveway is approximately 200 feet from Bee Cave Road.

The existing parking lot has 25 spaces, 10-20 which will be occupied by staff. The drive aisle through the parking lot is 25 feet, narrowing to 15 feet in the middle, making any type of continuous loop for a drop-off line infeasible.



SUP Criteria Provided by Applicant:

When requesting a Special Use Permit, the following criteria are applicable to all requests.

- (1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;

The exterior of the building is not expected to change in any meaningful way. The operating characteristics of the proposed use will be within normal business hours and will conclude by 4pm. There are daycares and other schools near the property that operate similarly to the proposed use, and this proposed use will have a similar impact on the surrounding neighborhood as those schools that already operate in the area.

(2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development.

The proposed use will not have an adverse effect on the value of surrounding properties because the proposed use of a school will maintain normal business operational hours, and will not alter the footprint of the existing building or building exterior look or feel.

(3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business.

The proposed school use will not create a nuisance factor because the school will operate within strict hours between 8 am - 4 pm during normal weekdays and the property is not expected to have operations on weekends.

(4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and

The property has a dead end street (*drive aisle*) where the drop-off and pick-up lines will be formed to ensure there will be minimum impact to the flow of traffic on the main throughway. Drop-off and Pick-up will also be strictly set with times for different age groups to help ease any traffic congestion by limiting the number of students.

(5) The proposed use shall comply with all other applicable ordinances and regulations.

The proposed use will comply with all other applicable ordinances and regulations necessary for the operation of a school.

Additional requirements for Charter or Private Schools in O district:

(I) A proposed charter school or private school shall comply with the following specific criteria and conditions, as well as the general criteria in section 38.04.033:

- (1) The charter school or private school presents to the city proper credentials, licenses or certifications to operate as provided by the Texas Education Code.
- (2) Outdoor recreational activities are permissible so long as the noise from the activity does not interfere with the other tenants or neighbors.
- (3) A fence must be constructed surrounding any outdoor recreational activity area at a height of at least four (4) feet but no higher than six (6) feet.
- (4) The hours of operations are limited to 8:00 a.m. to 5:00 p.m.
- (5) Employee parking spaces shall be allocated on a one-to-one ratio. Additional parking must be provided for transportation of students, unless documentation is provided that the available parking is adequate due to shared parking between other tenants.

- (6) The anticipated traffic load from the school, including loading and unloading, shall not interfere with other traffic within a multi-tenant complex.
- (7) As part of the operation of a private or charter school, food and drink may be provided for on-premises consumption by the students and staff without having to obtain a food establishment permit under Chapter 10 provided that: (A) the provision of food or drink, and disposal of refuse, does not create a nuisance for other tenants or neighbors; (B) the food or drink is provided as a part of the educational services being provided, and not primarily for retail sale; and (C) the food is pre-packaged, nonperishable, and does not require cooking or other preparation. The terms in this subsection have the meaning assigned to them by chapter 10 of this code.
- (8) The private or charter school must meet the minimum ratio of classroom size per student as required by the Texas Education Agency and the number of persons occupying the space may not violate the occupancy limits set by the fire code.

Public Comments:

No written comments have been received as of this report. Several phone calls have been received expressing concern about traffic on Bluff Park Circle.

Outdoor Lighting

Any outdoor lighting will comply with the City's Code.

Compliance with Adopted International Building Code

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

Subdivision

Lot 2A, First Resubdivision of Keene Brodie Subdivision Lot 2

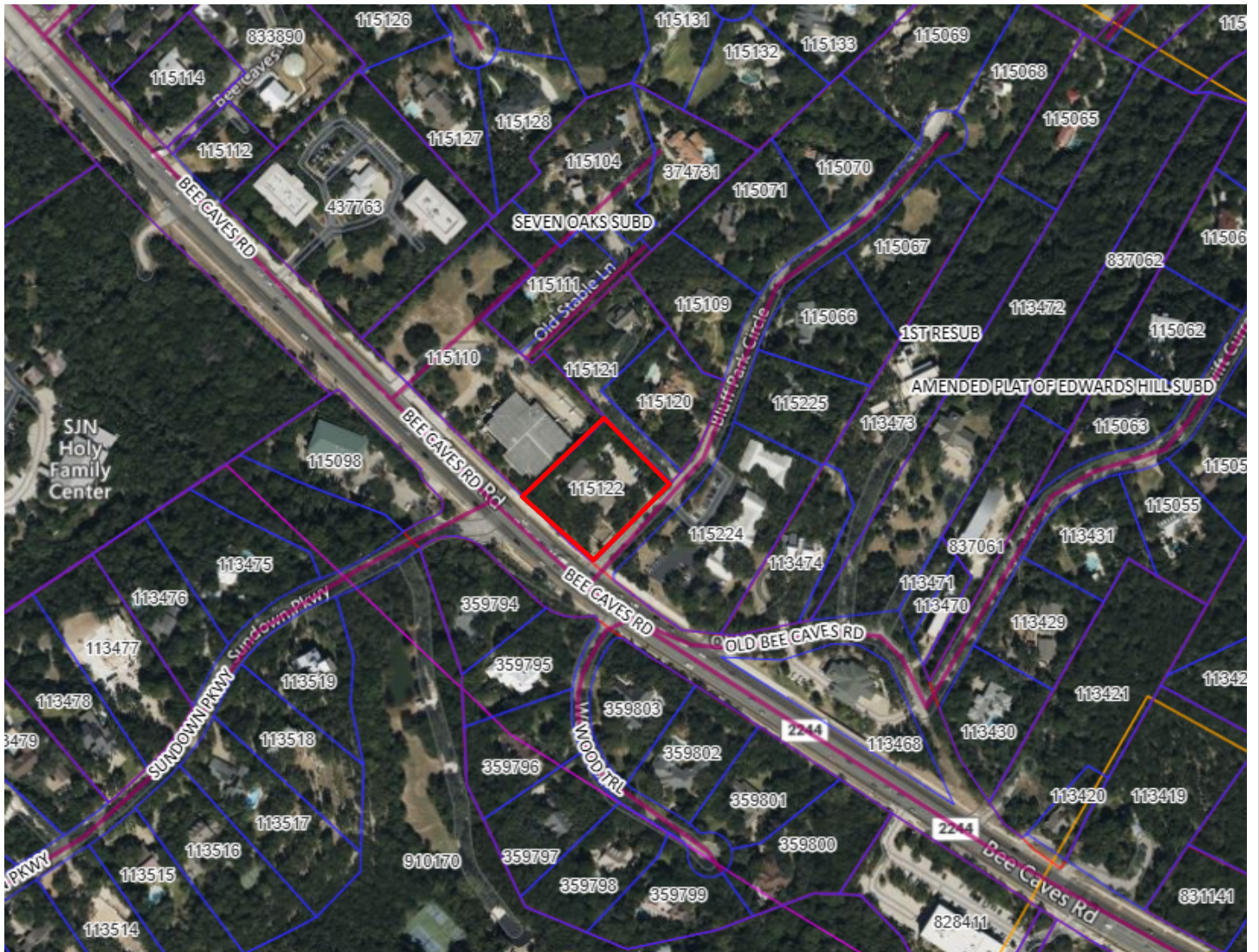
Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 38.03.035\(c\) Special uses in Office district.](#)
- [Zoning - Division 2: Special Uses.](#)

Aerial:



Street View:



SPECIAL USE PERMIT 157-2025-B

A PERMIT SETTING THE CONDITIONS UNDER WHICH A SPECIAL USE SHALL BE PERMITTED AND AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY.

WHEREAS, Legacy of Education, Inc has requested a Special Use Permit for the herein described parcel of land at 5100 Bee Cave Road, to allow for private school use as a special use in this district, as allowed by Section 38.03.035(c); and

WHEREAS, the notice as required by Section 38.04.032 of the West Lake Hills Code has been given to adjacent property owners; and

WHEREAS, a Public Hearing has been held by the Board of Adjustment as required by the West Lake Hills Code of Ordinances; and

WHEREAS, a valid objection in the Public Hearing or a written protest has not been submitted against the proposed Special Use Permit; and

WHEREAS, the Board of Adjustment finds that the application for a Special Use Permit meets the criteria applicable to all special uses in Section 38.04.033 of the West Lake Hills Code; and

WHEREAS, the Board of Adjustment finds that the application for a Special Use Permit meets the criteria applicable specifically to charter or private school uses in Section 38.04.034(l) of the West Lake Hills Code

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ADJUSTMENT OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

Lot 1C Resubdivision of Lot 1 of the Bluff Above Bee Cave (1.1700 acres)

Article 2. The permit is granted under the following terms and conditions.

1. The business is to operate between are to begin at 8:00 a.m. and 4:00 p.m. 5 days a week between August 15 and June 5 and have up to 100 students and 10 teachers.
2. Student drop-off and pickup is to be staggered with pre-arranged times assigned for all students between 8:00am and 8:30am and 3:30pm and 4:00pm.

3. All student drop-off and pick-up, queuing, and parking is to occur on-site.
4. The Special Use shall not have an adverse effect on the property value of surrounding properties or impede their proper development.
5. The Special Use shall not create a nuisance factor or otherwise interfere with any neighbors' enjoyment of their property or operation of their businesses.
6. The charter school or private school presents to the city proper credentials, licenses or certifications to operate as provided by the Texas Education Code.
7. Outdoor recreational activities are permissible so long as the noise from the activity does not interfere with the other tenants or neighbors.
8. A fence must be constructed surrounding any outdoor recreational activity area at a height of at least four (4) feet but no higher than six (6) feet.
9. Employee parking spaces shall be allocated on a one-to-one ratio. Additional parking must be provided for transportation of students, unless documentation is provided that the available parking is adequate due to shared parking between other tenants.
10. The anticipated traffic load from the school, including loading and unloading, shall not interfere with other traffic within a multi-tenant complex.
11. As part of the operation of a private or charter school, food and drink may be provided for on-premises consumption by the students and staff without having to obtain a food establishment permit under Chapter 10 provided that: (A) the provision of food or drink, and disposal of refuse, does not create a nuisance for other tenants or neighbors; (B) the food or drink is provided as a part of the educational services being provided, and not primarily for retail sale; and (C) the food is pre-packaged, nonperishable, and does not require cooking or other preparation. The terms in this subsection have the meaning assigned to them by chapter 10 of this code.
12. The private or charter school must meet the minimum ratio of classroom size per student as required by the Texas Education Agency and the number of persons occupying the space may not violate the occupancy limits set by the fire code.
13. All representations, whether oral or written, made by the applicant, or his agent, in support of a Special Use Permit are conditions upon which this permit is granted.
14. Applicant agrees to comply with all applicable federal, state, and local statutes, rules, regulations, and ordinances.

Article 3. This Special Use Permit is granted to Legacy of Education, Inc, a private school, as a special use in this district at 5100 Bee Cave Road.

Article 4. This Special Use Permit is not transferable to another person/entity or another parcel of land and shall cease upon change of ownership of property or business.

Article 5. The Board of Adjustment, after notice and Public Hearing, may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations, plans, terms, general or special conditions; and limitations applicable to the Special Use as approved by the BOA.
2. A violation of any applicable ordinance or regulation.
3. A change in the nature of the use without prior approval of the City.
4. Operation or maintenance of the Special Use in a manner that is detrimental to the public's health or safety, or to constitute a nuisance.

Article 6. The Special Use Permit shall lapse if the use has not commenced, or, in the case of construction, if construction has not been commenced, within one year of the date the permit was issued.

Article 7. If this Special Use is discontinued for more than six (6) consecutive months, it shall be deemed abandoned.

Article 8. This Special Use Permit is issued under the following special conditions:

1. The duration of this Special Use Permit shall be for two (2) years from the effective date hereon.
2. This Special Use Permit may be renewed for two-year periods at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant will obtain renewal approval from the Board of Adjustment.

Article 9. The staff report exhibits, along with any supporting correspondence and documents and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 10. This Special Use Permit shall become effective on the 14th day of May, 2025.

PASSED AND APPROVED this 14th day of May, 2025.

James Vaughan, BOA Chair

ATTEST:

Terry Blanchard, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

_____, Agent
Legacy of Education, Inc

HUSCH BLACKWELL

Nikelle Meade
Partner

111 Congress Avenue, Suite 1400
Austin, Texas 78701
Direct/Mobile: 512.992.6001
nikelle.meade@huschblackwell.com

March 31, 2025

James Vaughan, Mayor, Chairman of Board of Adjustment
911 Westlake Drive
West Lake Hills, TX 78746

Re: Application for Special Use Permit - 5100 Bee Cave Road

Hon. Mayor Vaughan:

Enclosed with this letter is an application for Special Use Permit to allow a private school on the site located at 5100 Bee Caves Road, 78746. Our firm is agent for the owner of the property (owner is Painted Shield Properties, L.L.C.) and for the proposed school operator and developer (operator and developer is Legacy of Education, Inc.)

The proposed Special Use is a private school for students from kindergarten through 8th grade, and the proposed school would house approximately 100 students and 10 teachers and other employees. The students will attend 5 days each week from 8:00 a.m. to 4:00 p.m., and the academic calendar will be from August 15 to June 5.

As with all schools, we understand that safe traffic flow is critical and coordination of drop-off and pick-up is of the utmost importance. For the proposed school, to address these issues drop-off will be staggered from 8:15 am to 8:45 am, with younger students dropping off from 8:15 to 8:30 and older students dropping off from 8:30 to 8:45. Pick-up will occur from 3:30 pm to 4 pm, with younger students being picked up from 3:30-3:45 and older students being picked up from 3:45 to 4. Each parent will be assigned and asked to adhere to a specific drop-off time during the timeframe to ensure that traffic is well-managed and does not become a problem for the students or for any of the surrounding properties.

We have also confirmed that the site is configured in such a way that there is sufficient room for all drop-off, pick-up, and queuing therefor to take place on the site so that the adjacent roadways should not be impacted.

We appreciate your consideration of this request and look forward to working with the City to process this application. If any additional information is needed at this time please let us know.

James Vaughn
March 31, 2025

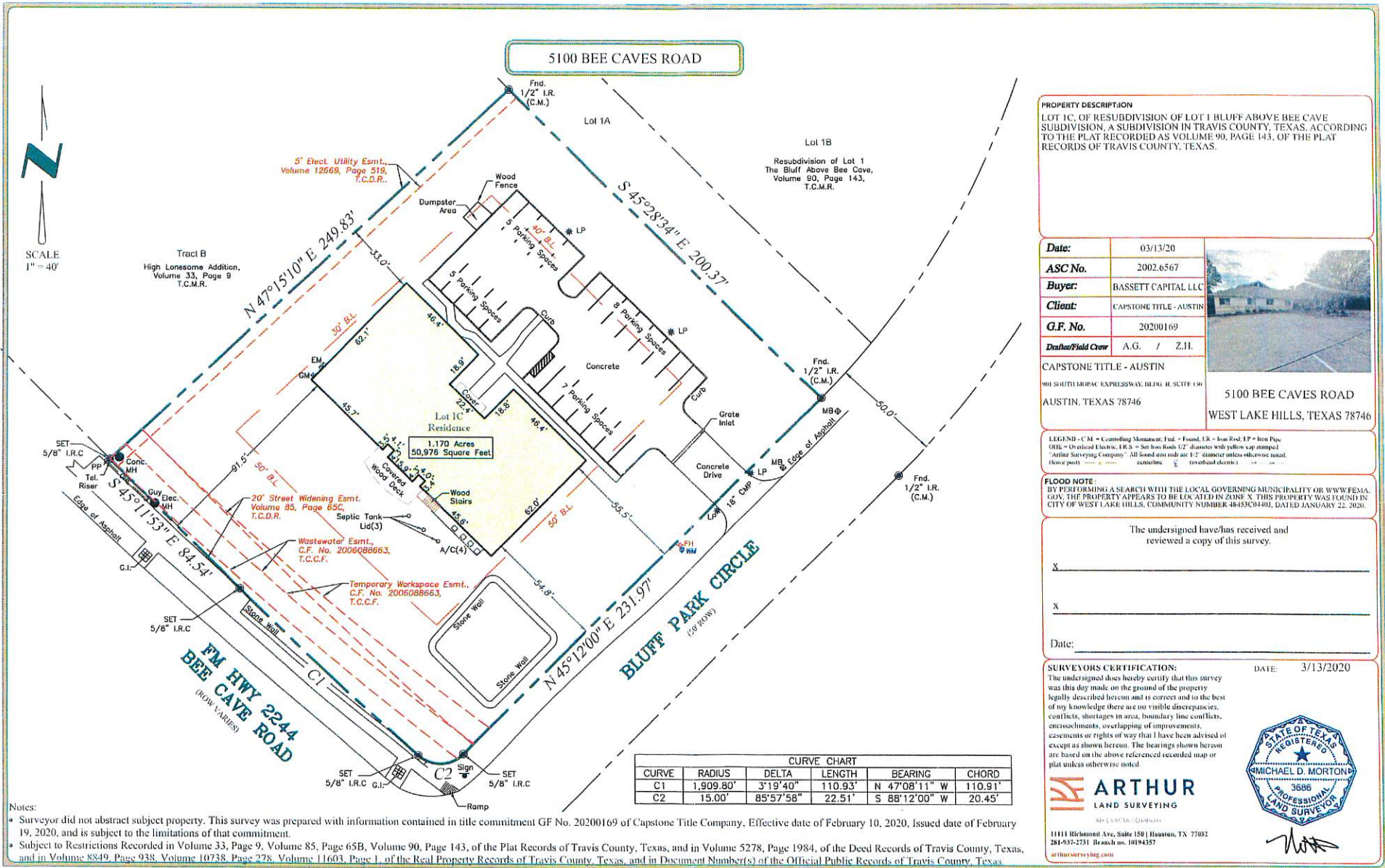
Sincerely,

HUSCH BLACKWELL LLP

A handwritten signature in black ink, reading "Nikelle Meade", enclosed in a thin black rectangular border.

Nikelle Meade

Enclosure



PROPERTY DESCRIPTION
 LOT 1C, OF RESUBDIVISION OF LOT 1 BLUFF ABOVE BEE CAVE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED AS VOLUME 90, PAGE 143, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Date: 03/13/20
ASC No.: 2002.6567
Buyer: BASSETT CAPITAL LLC
Client: CAPSTONE TITLE - AUSTIN
G.F. No.: 20200169
Drafter/Field Crew: A.G. / Z.J.I.



CAPSTONE TITLE - AUSTIN
 901 SOUTH MOPAC EXPRESSWAY, BLDG. B, SUITE 100
 AUSTIN, TEXAS 78746
 5100 BEE CAVES ROAD
 WEST LAKE HILLS, TEXAS 78746

LEGEND - CM = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; LP = Iron Pipe; OBL = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company"; All found iron rods are 1/2" diameter unless otherwise noted. (None post) --- = concrete; ⊕ = overhead electric.

FLOOD NOTE:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WEST LAKE HILLS, COMMUNITY NUMBER 4843C0400, DATED JANUARY 22, 2020.

The undersigned have/has received and reviewed a copy of this survey.

X _____
 X _____

Date: _____

SURVEYORS CERTIFICATION:
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

DATE: 3/13/2020

ARTHUR
 LAND SURVEYING
 AN EXACTA COMPANY
 11111 Richmond Ave, Suite 150 | Houston, TX 77082
 281-937-2731 | Branch no. 10194357
 arthursurveying.com



(Signature)

Notes:
 • Surveyor did not abstract subject property. This survey was prepared with information contained in title commitment GF No. 20200169 of Capstone Title Company, Effective date of February 10, 2020, Issued date of February 19, 2020, and is subject to the limitations of that commitment.
 • Subject to Restrictions Recorded in Volume 33, Page 9, Volume 85, Page 65B, Volume 90, Page 143, of the Plat Records of Travis County, Texas, and in Volume 5278, Page 1984, of the Deed Records of Travis County, Texas, and in Volume 8849, Page 938, Volume 10738, Page 278, Volume 11603, Page 1, of the Real Property Records of Travis County, Texas, and in Document Number(s) of the Official Public Records of Travis County, Texas.



5100 Bee Caves Rd

Skybeck Construction

Foot and Ankle Specialists

Bull Park Cir

Image Landsat / Copernicus



5100 Bee Caves Rd Skybeek Construction

Image Landsat / Copernicus



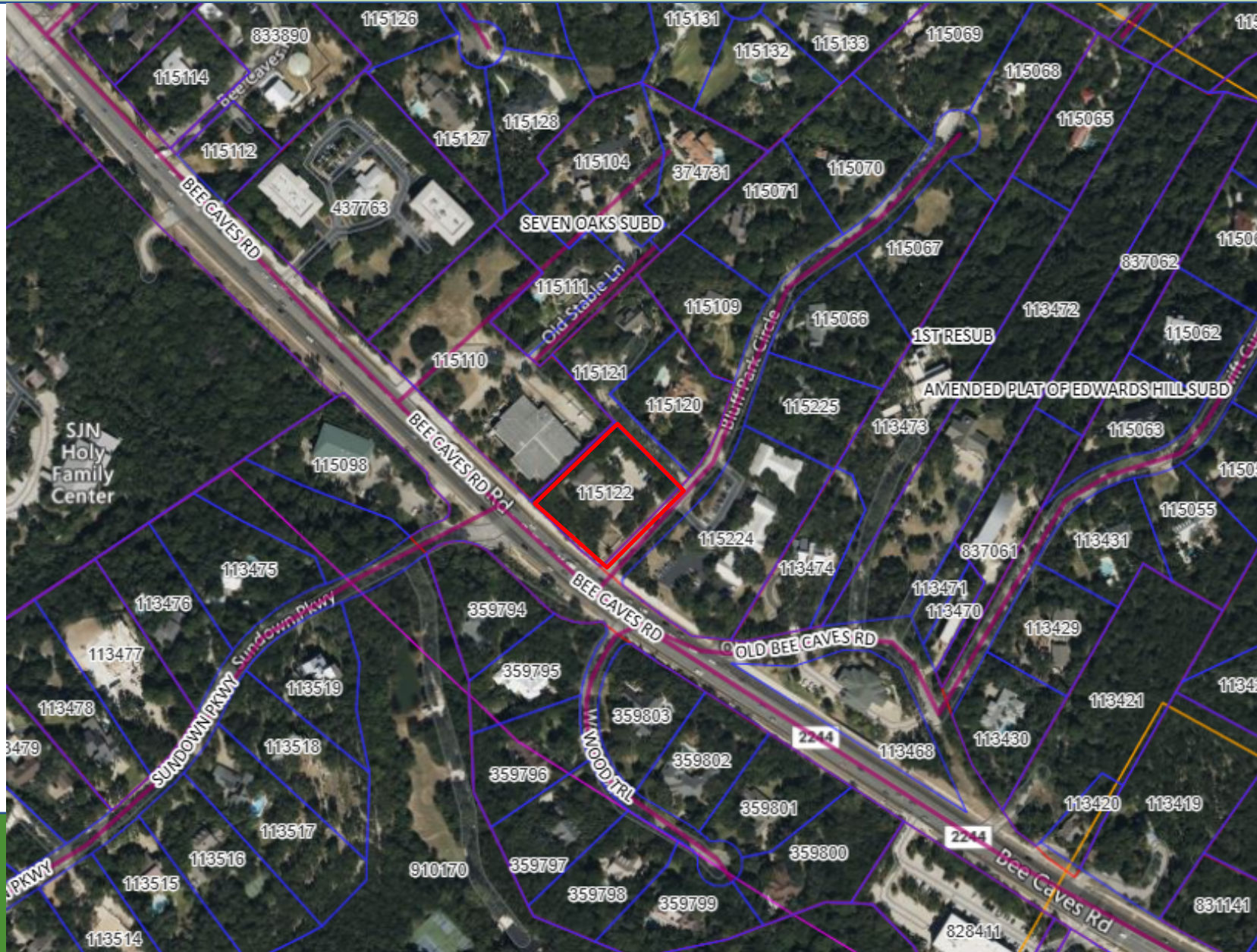
5100 Bee Cave Rd.

4. 5100 Bee Cave Road – Discuss and consider action on Special Use Permit 157-2025-B request to allow for a private school on a property zoned O – Professional and Business Office District. (West Lake Hills Code, Section 38.03.035 (c)(7)).

Applicant: Will Gunnell, Husch Blackwell



5100 Bee Cave Rd.



5100 Bee Cave Rd.

The applicant is requesting a new private school use in the existing building at 5100 Bee Cave. The previous use was a business office.

Students: approximately 100

Teachers: 10

Additional Staff

Hours of Operation

Five days a week, 8:00 am to 4:00 pm

August 15 through June 5



5100 Bee Cave Rd.

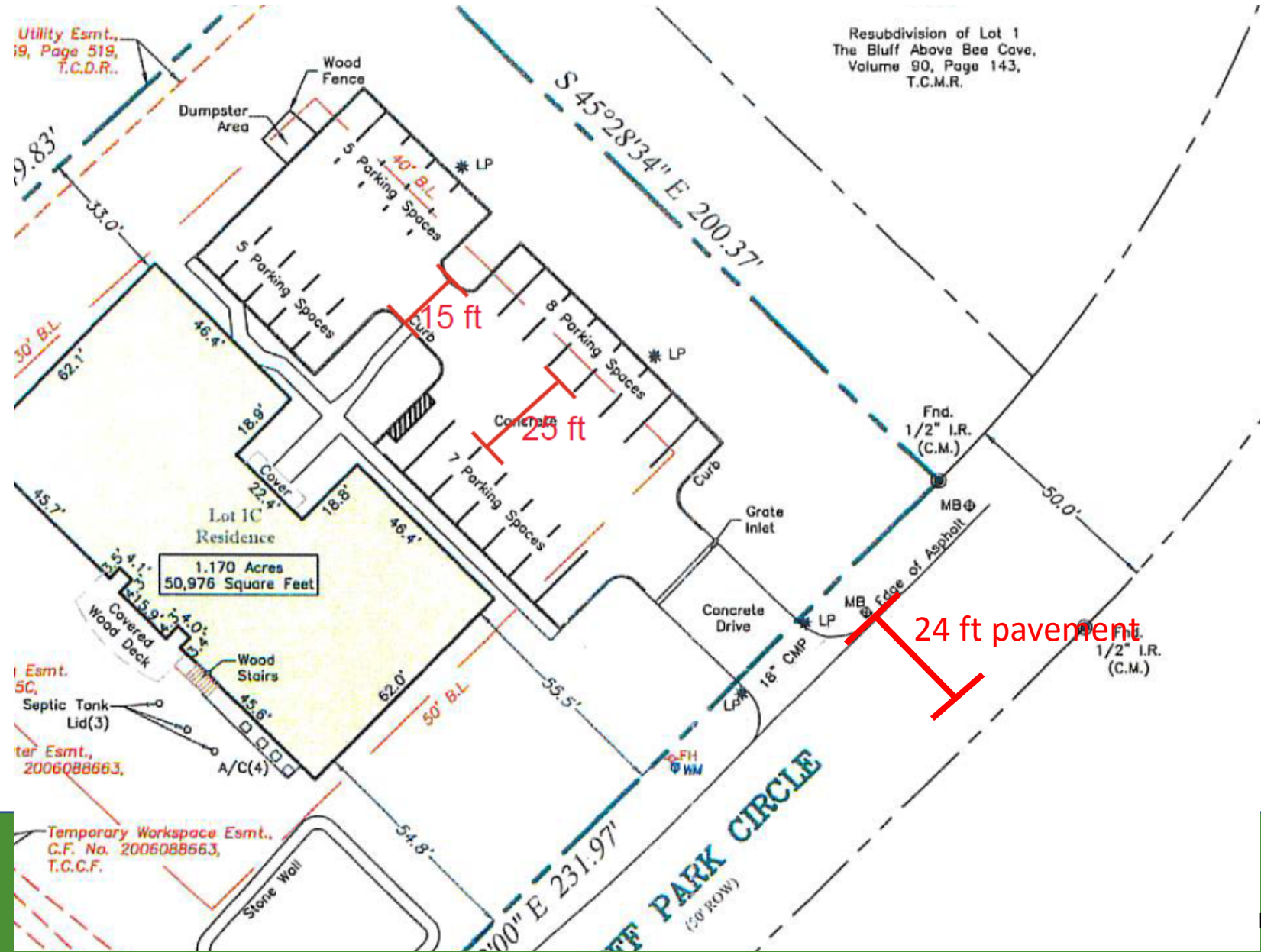
Existing site



Image Landsat / Copernicus

5100 Bee Cave Rd.

Parking/Driveway



5100 Bee Cave Rd.

Staff recommend denial of the Special Use Permit for the following reasons:

- The onsite parking and vehicle stacking is not adequate to contain cars waiting to pick up or drop off children. It is likely that stacking will occur on both the northbound and southbound lanes of Bluff Park Circle with vehicles trying to turn into the parking lot.

Public Comment: At the time of the staff report, no written comments were received, but several phone callers have expressed concern on traffic.

Special Use Permits do not go to the Zoning and Planning Commission for recommendation.



City of West Lake Hills
Board of Adjustments

AGENDA REPORT

Meeting Date:	<u>May 14, 2025</u>	Item Number:	<u>5</u>
	<u>Building and Development</u>		
Department:	<u>Services</u>		
Prepared By:	<u>Jennifer C. Bills</u>	Cost / Budget:	<u>None</u>
Exhibits:	<u>See Attached</u>	Source of Funds:	<u>N/A</u>

Subject

3421 Bee Cave Road – Discuss and consider action to approve Ordinance 157-2025-C for a Special Use Permit request to allow for individual and group tutoring, and after school classes for no more than 30 clients at a time, on a property Zoned O - Professional and Business Office (West Lake Hills Code, Section 38.04.031).

Applicant: Ramon Aguirre, Director of Operation for Clear Terra Group

Recommendation

Staff recommend approval of the Special Use Permit for the following reasons:

- This use will occupy the existing space which has remained vacant for several years. The size and scale of the proposed tutoring and after school classes (up to 30 students) is an appropriate scale for the site.

Special Use Permits do not go to the Zoning and Planning Commission for recommendation.

Discussion

Property Information, Zoning & Site Characteristics:
 Owner: Clear Terra Group, LLC
 Legal Description: Lot 2A, First Resubdivision of Keene Brodie Subdivision Lot 2
 Lot Size: 0.7754 acres (33,775.40 square feet) (Attachment 2)
 Zoning: O – Professional and Business Office
 Wastewater: City Sewer

The properties surrounding the subject property are zoned O - Office, B-2 - Business 2, and B-3 - Business 3.

Special Use Permit Request:
 The applicant is requesting a Special Use Permit request for educational tutoring and after school class within the existing building and site. The tutoring and after school service will operate Monday through Sunday, 10:00 am to 6:00 pm. The existing building is 2,200 sf and has previously been used for professional offices. Permits will be required for any changes or improvements to the building. Additionally, there will be some building and fire requirements for the change in use from office to educational tutoring. Otherwise, the

applicant is not proposing any significant changes other than adding a playground on the site, which will require a site plan permit.

The lot takes access from Bee Cave Road and is not proposing any expansion of the driveway or parking lot with this use. They do plan to resurface the existing driveway and strip to comply with fire access requirements.

SUP Criteria provided by Applicant:

When requesting a Special Use Permit, the following criteria are applicable to all requests.

(1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;

Several of the surrounding business such the dance studio, the martial arts classes are complementary to our educational services offering. We believe the size of our operation is similar to the size of these neighboring services.

(2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development.

Most of the surrounding properties are commercial operations that offer educational and after school programs. We do not compete with any of these businesses as our services are academic in nature and thus different.

(3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business.

The footprint of our operations will be about 2,200 sf stand-alone building in a 0.77 acre. There are no adjacent buildings to ours therefore there should not be a nuisance factor affecting the surrounding businesses.

(4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and

Our operation will be a relative small operation for the size of the property (0.77 acre). We do not believe this operation will introduce significant congestion or other traffic conditions. We begin operations at 10am, which we believe is outside the morning rush-hour.

(5) The proposed use shall comply with all other applicable ordinances and regulations.

Yes, we will comply with fire safety and city's ordinances and regulations.

Public Comments:

No written comments have been received as of this report.

Outdoor Lighting

Any outdoor lighting will comply with the City's Code.

Compliance with Adopted International Building Code

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

Subdivision

Lot 2A, First Resubdivision of Keene Brodie Subdivision Lot 2

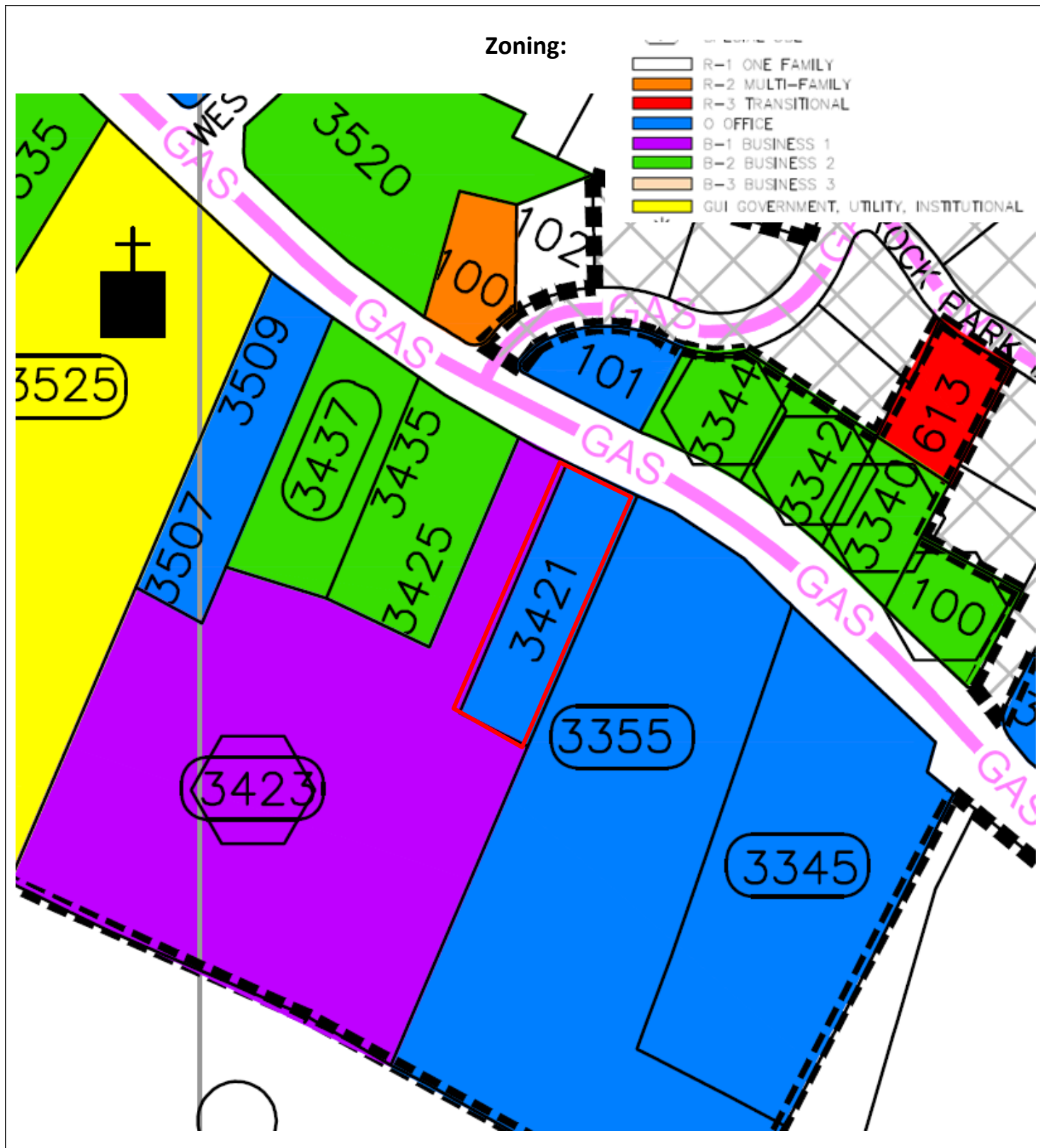
Comprehensive Planning Analysis

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

Links to Relevant Code:

[Section 38.03.035\(c\) Special uses in Office district.](#)

[Zoning - Division 2: Special Uses.](#)



Aerial:



Street View:



SPECIAL USE PERMIT 157-2025-C

A PERMIT SETTING THE CONDITIONS UNDER WHICH A SPECIAL USE SHALL BE PERMITTED AND AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY.

WHEREAS, YPW Workshops has requested a Special Use Permit for the herein described parcel of land at 3421 Bee Cave Road, to allow for educational tutoring and after-school program use as a special use in this district, as allowed by Section 38.03.035(c); and

WHEREAS, the notice as required by Section 38.04.032 of the West Lake Hills Code has been given to adjacent property owners; and

WHEREAS, Public Hearings have been held by the Board of Adjustment as required by the West Lake Hills Code of Ordinances; and

WHEREAS, a valid objection in the Public Hearings or a written protest has not been submitted against the proposed Special Use Permit; and

WHEREAS, the use is utilizing the existing site with minor site improvements (repaving, playground installation) that is appropriate to the proposed business scale; and

WHEREAS, the Board of Adjustment find that the application for a Special Use Permit meets the criteria applicable to special uses in Section 38.04.033 of the West Lake Hills Code; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ADJUSTMENT OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

Lot 2A First Resubdivision of Lot 2 Keene Brodie Subdivision (0.7754 acres)

Article 2. The permit is granted under the following general terms and conditions.

1. The classes are to begin at 10:00 a.m. and ending at 6:00 p.m., Monday through Sunday and have up to 30 students on site at the same time.
2. The Special Use shall not have an adverse effect on the property value of surrounding properties or impede their proper development.
3. The Special Use shall not create a nuisance factor or otherwise interfere with any neighbors' enjoyment of their property or operation of their businesses.

4. All representations, whether oral or written, made by the applicant, or his agent, in support of a Special Use Permit are conditions upon which this permit is granted.
5. Applicant agrees to comply with all applicable federal, state, and local statutes, rules, regulations, and ordinances.

Article 3. This Special Use Permit is granted to YPW Workshops, an educational services and after-school program, as a special use in this district at 3421 Bee Cave Road.

Article 4. This Special Use Permit is not transferable to another person/entity or another parcel of land and shall cease upon change of ownership of property or business.

Article 5. The Board of Adjustment, after notice and Public Hearing, may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations, plans, terms, general or special conditions; and limitations applicable to the Special Use as approved by the BOA.
2. A violation of any applicable ordinance or regulation.
3. A change in the nature of the use without prior approval of the City.
4. Operation or maintenance of the Special Use in a manner that is detrimental to the public's health or safety, or to constitute a nuisance.

Article 6. The Special Use Permit shall lapse if the use has not been commenced, or, in the case of construction, if construction has not been commenced, within one year of the date the permit was issued.

Article 7. If this Special Use is discontinued for more than six (6) consecutive months, it shall be deemed abandoned.

Article 8. This Special Use Permit is issued under the following special conditions:

1. The duration of this Special Use Permit shall be for two (2) years from the effective date hereon.
2. This Special Use Permit may be renewed for two-year periods at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant will obtain renewal approval from the Board of Adjustment.
3. Any significant changes to the site or expansion of the existing buildings will require a new special use permit.

Article 9. The staff report exhibits, along with any supporting correspondence and documents and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 10. This Special Use Permit shall become effective on the 14th day of May, 2024.

PASSED AND APPROVED this 14th day of May, 2024.

James Vaughan, BOA Chair

ATTEST:

Terry Blanchard, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

Ramon Aguirre, Representative
YPW Workshops



3421 Bee Cave Road · Westlake Hills, TX 78746

March 31, 2025

Mayor James Vaughan
Board of Adjustments Chair
City of West Lake Hills, TX 78746

RE: Special Use Permit for Educational Services - at 3421 Bee Caves Rd

Specific Details:

Services	Workshops, Tutoring and After School activities in Art, Spanish, Science and Technology.
Maximum number of students at one time	30
Number of staff personnel	4
Hours of Operation	Monday to Sunday 10:00 to 6:00 pm
Ages	Serving ages 6 years and older, including adults.

Dear Mayor Vaughan:

We are respectfully requesting a special use permit to operate our Educational Services at 3421 Bee Caves Rd, which is zoned Office "O".

We will be making only cosmetic changes to the building such as new floors, new windows, and new paint. We will apply for a commercial permit for these upgrades.

In the future, we anticipate adding a small playground enclosed by a 6' privacy wood fence (see attached conceptual plan). We will conform with the fire department regulations for safety and will comply with the city's building codes. We do not anticipate the need for any construction variance to prepare this building for the operation of these educational services.

Please do not hesitate to contact me should you require additional information. I can be reached at raguirre@clearterragroup.com or at 512-417-3494.

Sincerely,

Ramon Aguirre
Director
YPW Workshops LLC

PROPERTY DESCRIPTION:

BEING A PORTION OF LOT 2A, FIRST RESUBDIVISION OF LOT 2, BRODIE KEENE SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 76, PAGE 158, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 2A AND THE MOST SOUTHERLY EAST CORNER OF LOT 2B, BRODIE KEENE SUBDIVISION PHASE THREE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80, PAGE 265, SAID PLAT RECORDS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO C. AUBREY SMITH, JR., AS RECORDED IN VOLUME 12843, PAGE 560, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 63° 00' 00" WEST, A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE OF SAID LOTS 2A AND 2B TO A 1/2-INCH IRON PIPE FOUND AT THE WEST CORNER OF SAID LOT 2A;

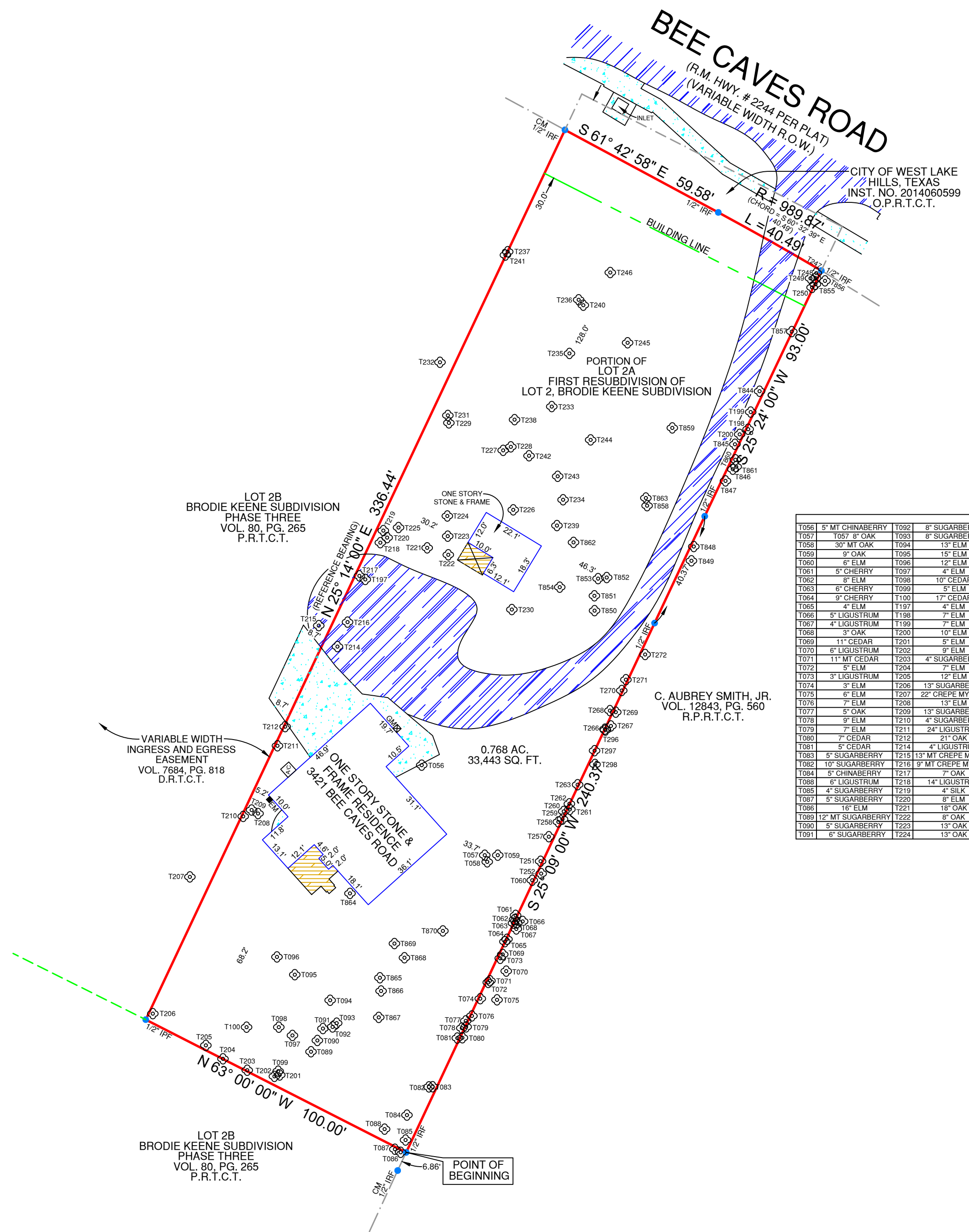
THENCE NORTH 25° 14' 00" EAST, A DISTANCE OF 336.44 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BEE CAVES ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 61° 42' 58" EAST, A DISTANCE OF 59.58 FEET ALONG SAID SOUTHWEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 989.87 FEET;

THENCE ALONG SAID SOUTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 40.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 60° 32' 39" EAST - 40.49 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON LINE OF AFORESAID LOT 2A AND AFORESAID SMITH TRACT;

THENCE SOUTH 25° 24' 00" WEST, A DISTANCE OF 93.00 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 25° 09' 00" WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 40.37 FEET AND CONTINUING A TOTAL DISTANCE OF 240.37 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 33,443 SQUARE FEET OR 0.768 OF ONE ACRE OF LAND.



TREE TABLE									
T056	5' MT CHINABERRY	T092	8' SUGARBERRY	T225	6' MT CREPE MYRTLE	T267	6' CEDAR		
T057	10' OAK	T093	8' SUGARBERRY	T226	9' MT PERSIMMON	T268	3' JUNIPER		
T058	30' MT OAK	T094	13' ELM	T227	11' MT CHINABERRY	T269	7' CEDAR		
T059	9' OAK	T095	15' ELM	T228	10' CHINABERRY	T270	10' ELM		
T060	6' ELM	T096	12' ELM	T229	23' MT CHINABERRY	T271	4' LIGUSTRUM		
T061	5' CHERRY	T097	4' ELM	T230	6' MT PERSIMMON	T272	6' ELM		
T062	8' ELM	T098	10' CEDAR	T231	9' ELM	T273	5' SUGARBERRY		
T063	6' CHERRY	T099	5' ELM	T232	8' MT CREPE MYRTLE	T274	13' CEDAR		
T064	9' CHERRY	T100	17' CEDAR	T233	28' MT CHINABERRY	T275	5' CEDAR		
T065	4' ELM	T101	4' ELM	T234	4' LIGUSTRUM	T276	11' SUGARBERRY		
T066	5' LIGUSTRUM	T102	7' ELM	T235	7' ELM	T277	9' ELM		
T067	4' LIGUSTRUM	T103	7' ELM	T236	6' ELM	T278	13' ELM		
T068	3' OAK	T104	10' ELM	T237	5' ASH	T279	5' ELM		
T069	11' CEDAR	T105	5' ELM	T238	7' CHINABERRY	T280	8' CEDAR		
T070	6' LIGUSTRUM	T106	9' ELM	T239	23' LIGUSTRUM	T281	6' CEDAR		
T071	11' MT CEDAR	T107	4' SUGARBERRY	T240	5' ELM	T282	4' LIGUSTRUM		
T072	5' ELM	T108	7' ELM	T241	12' ASH	T283	8' MT LIGUSTRUM		
T073	3' LIGUSTRUM	T109	12' ELM	T242	5' MT PERSIMMON	T284	9' CHINABERRY		
T074	3' ELM	T110	13' SUGARBERRY	T243	7' LIGUSTRUM	T285	6' ELM		
T075	6' ELM	T111	22' CREPE MYRTLE	T244	19' MT LIGUSTRUM	T286	29' LIGUSTRUM		
T076	7' ELM	T112	13' ELM	T245	8' MT PERSIMMON	T287	4' ELM		
T077	5' OAK	T113	13' SUGARBERRY	T246	18' ELM	T288	3' OAK		
T078	9' ELM	T114	4' SUGARBERRY	T247	14' ELM	T289	6' MT SUGARBERRY		
T079	7' ELM	T115	24' LIGUSTRUM	T248	7' OAK	T290	6' SUGARBERRY		
T080	7' CEDAR	T116	21' OAK	T249	5' SUGARBERRY	T291	11' MT GLIM BUMELIA		
T081	5' CEDAR	T117	4' LIGUSTRUM	T250	3' HONEYSUCKLE	T292	4' ELM		
T082	5' SUGARBERRY	T118	13' MT CREPE MYRTLE	T251	4' LIGUSTRUM	T293	8' SUGARBERRY		
T083	10' SUGARBERRY	T119	9' MT CREPE MYRTLE	T252	3' SUGARBERRY	T294	5' LIGUSTRUM		
T084	5' CHINABERRY	T120	7' OAK	T253	8' LIGUSTRUM	T295	7' LIGUSTRUM		
T085	6' LIGUSTRUM	T121	14' LIGUSTRUM	T254	6' CEDAR	T296	14' PERSIMMON		
T086	4' SUGARBERRY	T122	4' SILK	T255	4' LIGUSTRUM	T297	11' OAK		
T087	5' SUGARBERRY	T123	6' ELM	T256	6' ELM	T298	10' ELM		
T088	16' ELM	T124	16' OAK	T257	5' LIGUSTRUM	T299	9' ELM		
T089	12' MT SUGARBERRY	T125	8' OAK	T258	14' ELM	T300	16' ELM		
T090	5' SUGARBERRY	T126	13' OAK	T259	8' CHINABERRY	T301	7' ELM		
T091	6' SUGARBERRY	T127	13' OAK	T260	5' SUGARBERRY	T302	7' SUGARBERRY		

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
AGREEMENT, VOL. 9901, PG. 596, R.P.R.T.C.T.

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

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED 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 INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
 6.) 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.
 7.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

**3421 BEE CAVES ROAD
 CITY OF WEST LAKE HILLS
 TRAVIS COUNTY, TEXAS**

PREMIER JOB #: 23-04226TS
 TECH: MSP DATE: 06/14/23 REV.: 10/16/23
 FIELD: MW FIELD DATE: 06/13/23



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARBWIRE 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
	MFCP = METAL FENCE COR POST
	WFCP = 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

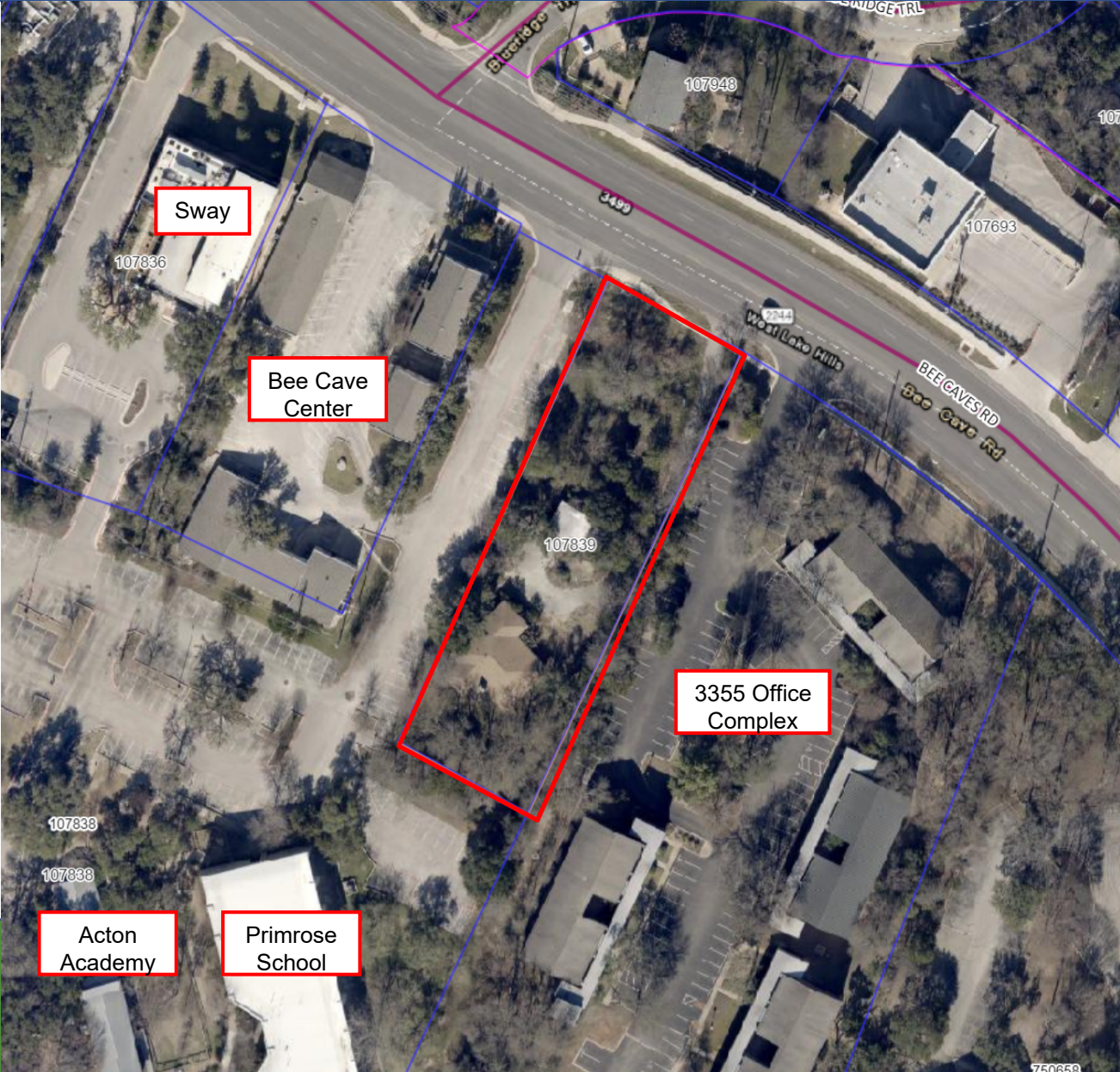


3421 Bee Cave Rd.

5. 3421 Bee Cave Road – Discuss and consider action to approve Ordinance 157-2025-C for a Special Use Permit request to allow for individual and group tutoring, and after school classes for no more than 30 clients at a time, on a property Zoned O - Professional and Business Office (West Lake Hills Code, Section 38.04.031).

Applicant: Ramon Aguirre, Director of Operation for Clear Terra Group

3421 Bee Cave Rd.



3421 Bee Cave RD.

The applicant is requesting a Special Use Permit for a new individual and group tutoring (adult & children) and after school program.

Max clients at a time: 30

Hours of Operation:

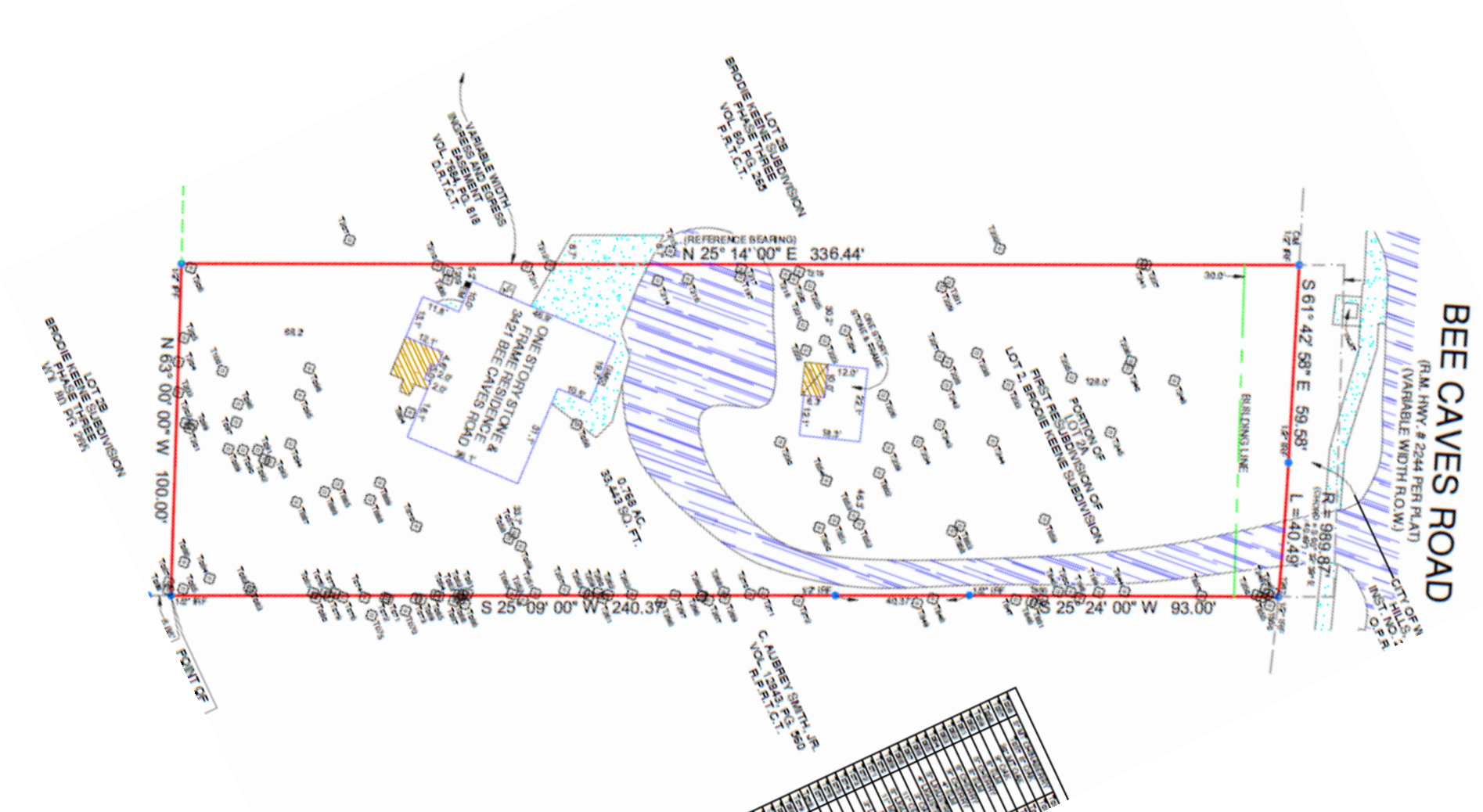
Monday through Sunday; 10:00 am to 6:00 pm

Will reuse the existing building.

Minor site improvements to include repaving lot and adding a playground.



3421 Bee Cave Rd.



3421 Bee Cave Rd.

Staff recommend approval of the Special Use Permit for the following reasons:

- This use will occupy the existing space which has remained vacant for several years. The size and scale of the proposed tutoring and after school classes (up to 30 students) is an appropriate scale for the site.

Public Comment: At the time of the staff report, no written comments were received.

Special Use Permits do not go to the Zoning and Planning Commission for recommendation.





AGENDA REPORT

Meeting Date:	May 14, 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 consider action on a recommendation from ZAPCO for 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 was considered by the Zoning and Planning Commission at their April 16 regular meeting. The Commission recommended denial by a vote of 5-0, due to a lack of hardship (Attachment 5).

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

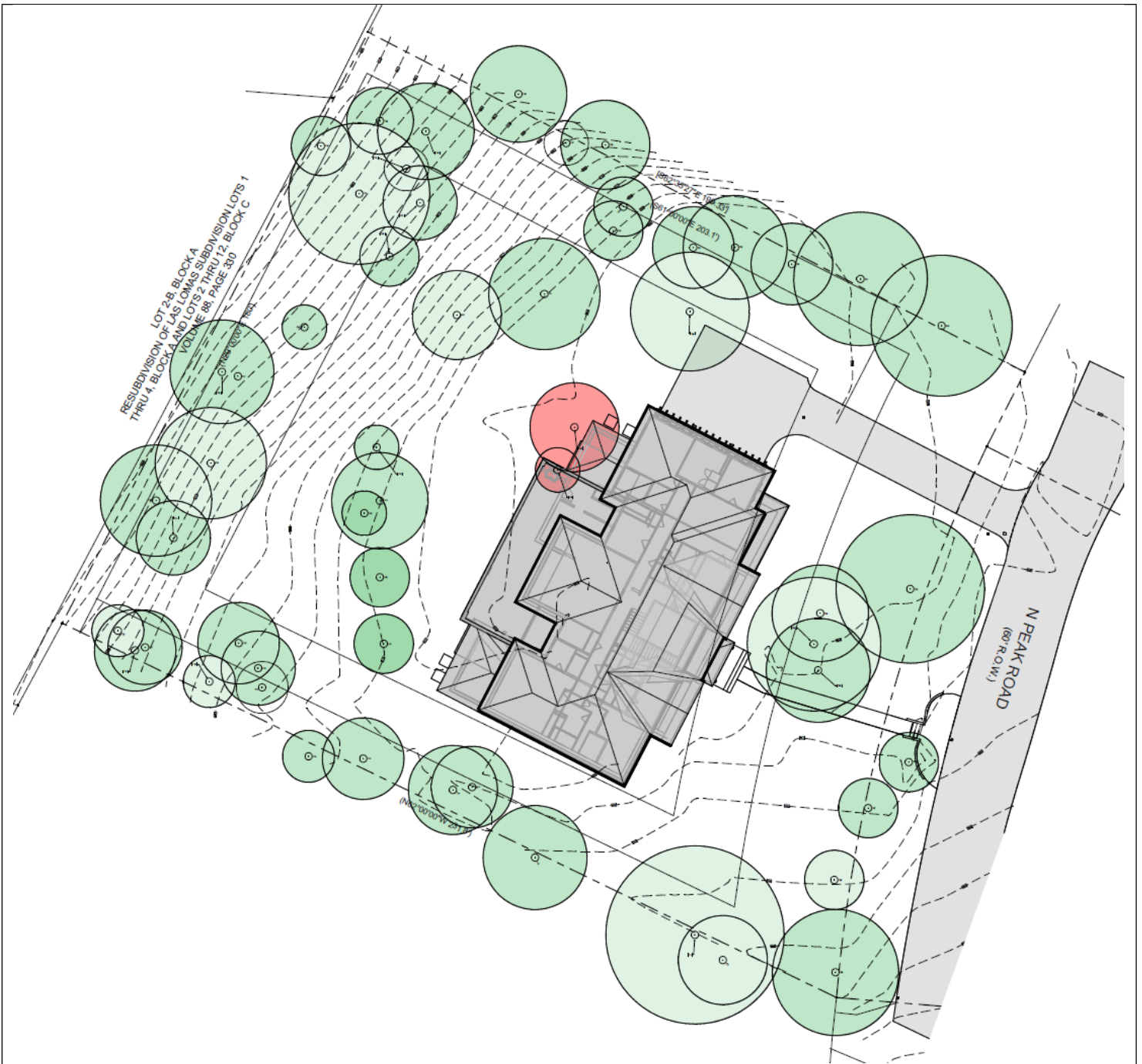
The properties surrounding the subject property are zoned R-1 One-Family Residential District.

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.



The applicant is requesting to match the 10-foot encroachment of the existing house for the new structure in order to preserve a 16" cedar elm in the backyard. Additionally, the proposed footprint takes advantage of the flattest part of the lot, requiring less grading of the natural topography for the structure.



Public Comments:

At the date of the report, one comment in opposition to the request has been received (Attachment 4).

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The findings of fact as alleged by the applicant 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.

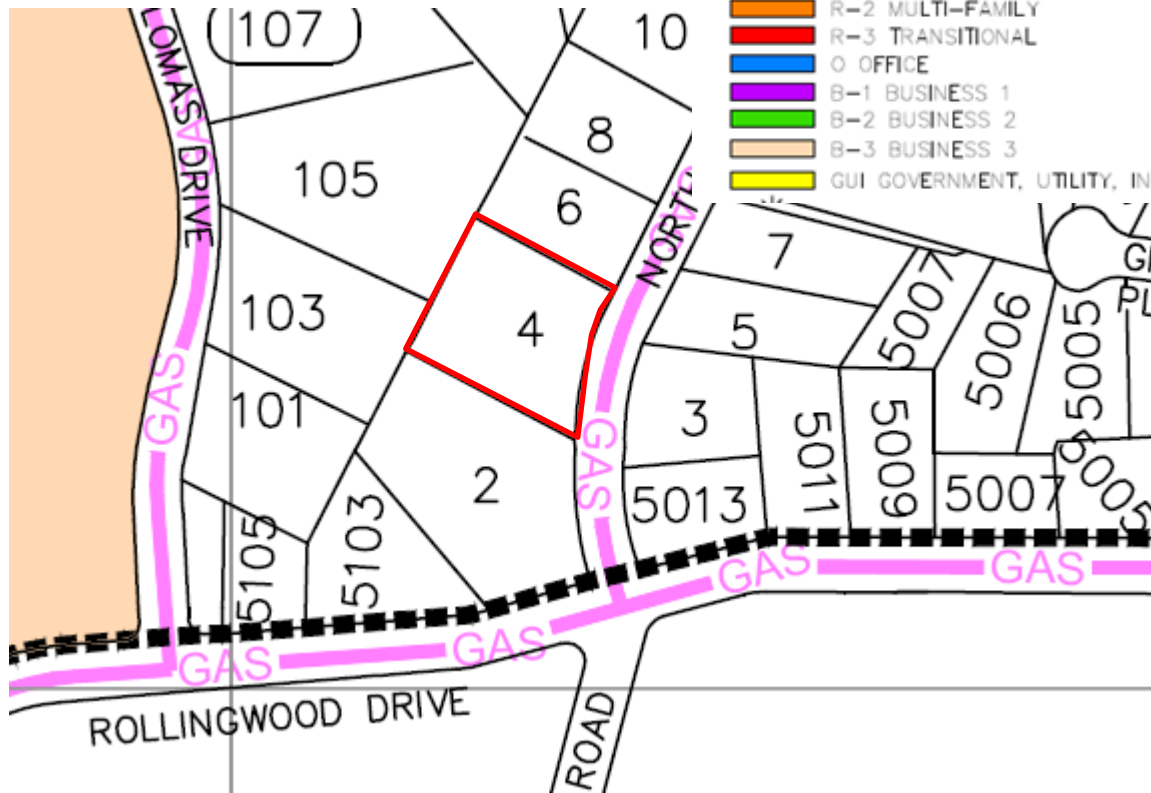
Comprehensive Planning Analysis

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

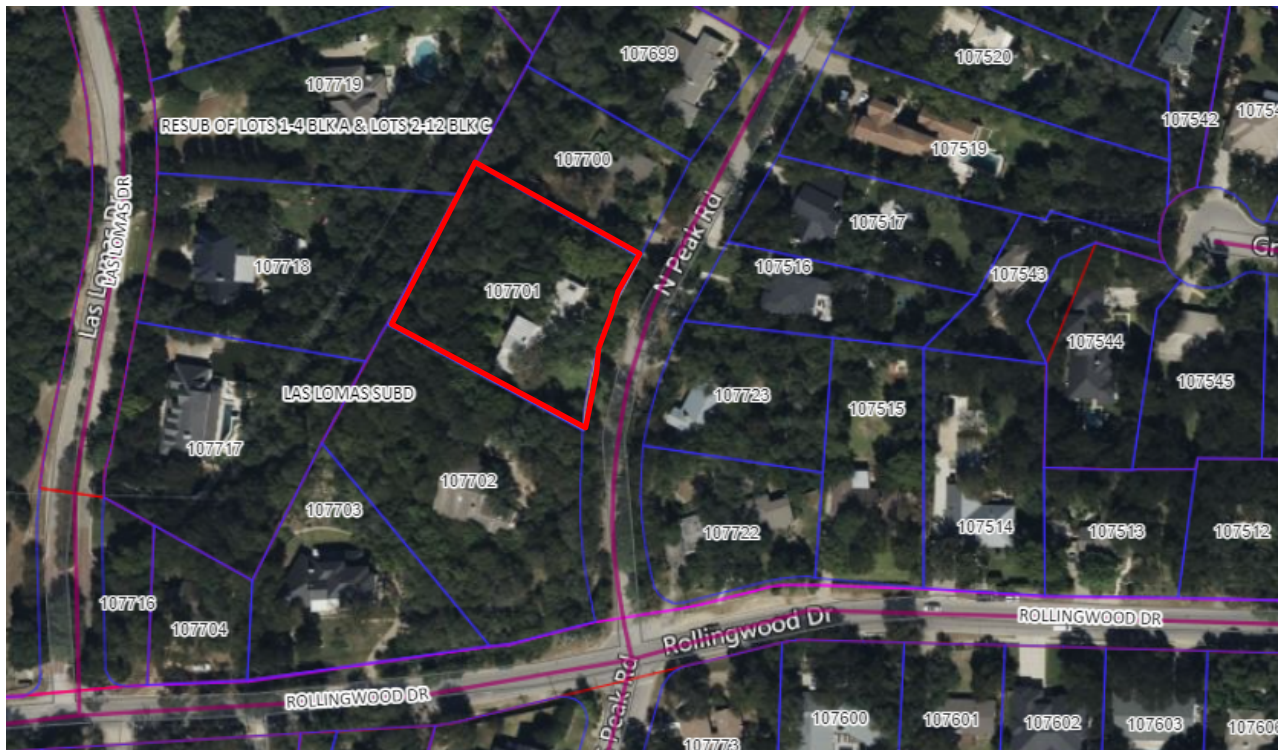
Links to Relevant Code:

- [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.

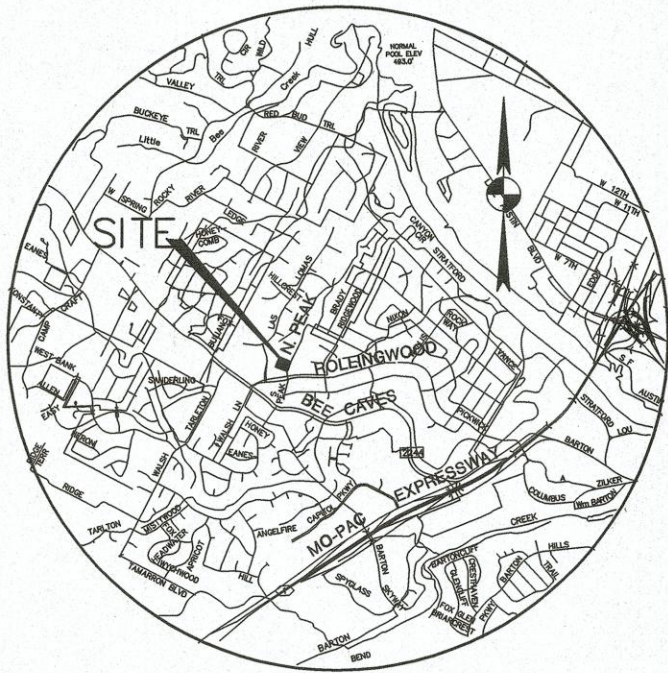
If we are allowed to locate the new home in the same location as the existing home, we can avoid removing large trees. Please refer to A-1.2 SITE PLAN - TREE REMOVAL.

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



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).

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:

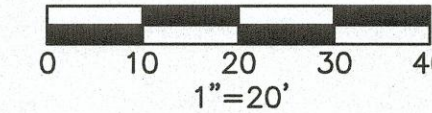
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 18A.

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:

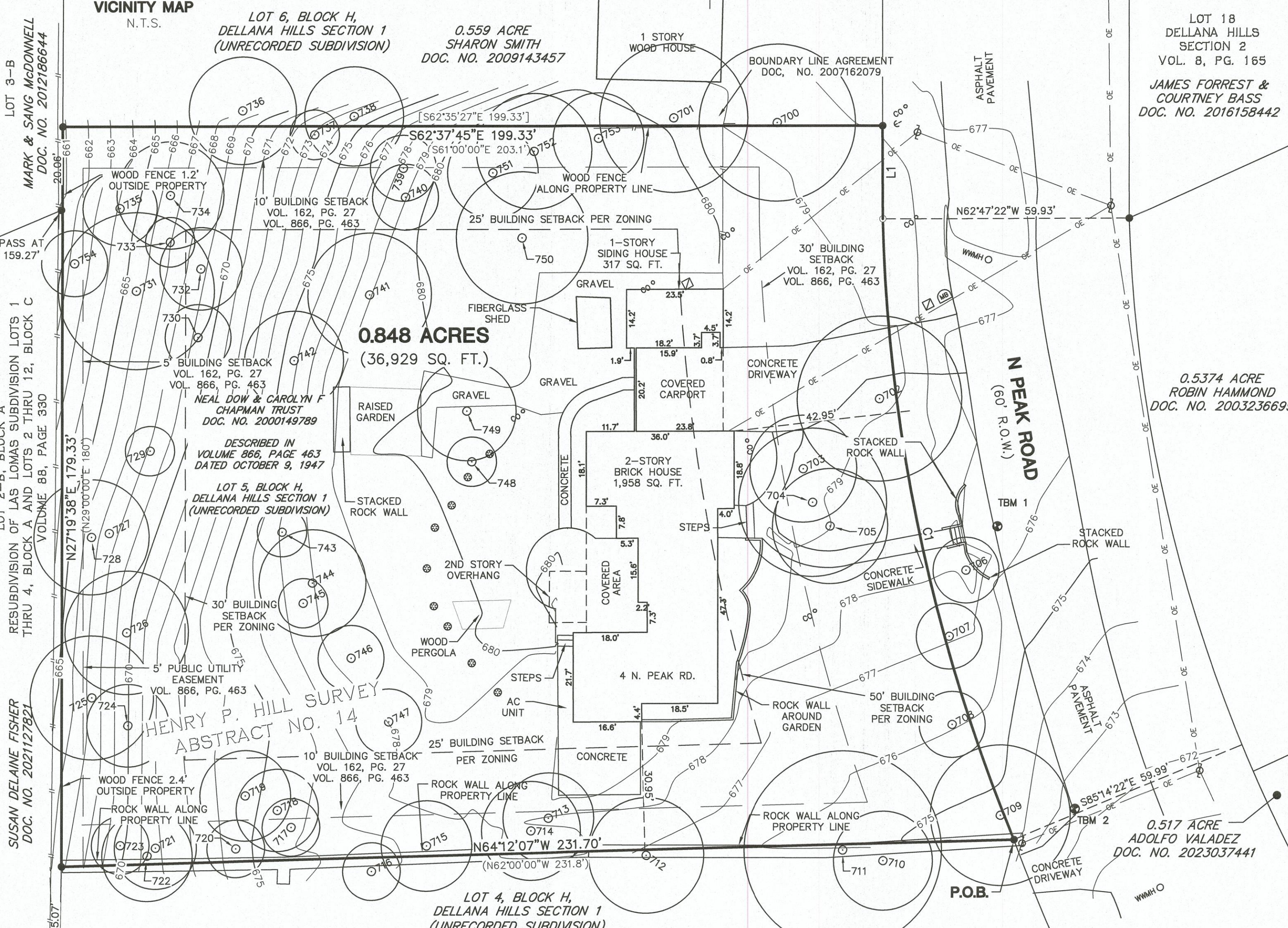
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

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
- WMHO WASTEWATER MANHOLE
- CO° CLEANOUT
- ⊥ SIGN
- BOLLARD
- Ⓜ MAILBOX
- ⊙ BENCHMARK
- ⓧ SCHEDULE B EXCEPTION
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD VOL. 866, PG 463
- [XXX] RECORD DOC NO 2007162079

TREE LIST:

NO.	DESCRIPTION
700	19" HACKBERRY
701	18" HACKBERRY
702	20" BRADFORD PEAR
703	13" LIVE OAK
704	18" LIVE OAK
705	14" LIVE OAK
706	8" LIVE OAK
707	11" BUCKEYE (4,3,3,3,2 ILL)
708	8" HACKBERRY
709	17" CEDAR ELM
710	12" SPANISH OAK
711	24" LIVE OAK (16,16)
712	14" HACKBERRY
713	11" SPANISH OAK
714	12" HACKBERRY
715	11" CEDAR ELM
716	7" CEDAR ELM
717	7" CEDAR ELM
718	10" HACKBERRY
719	11" HACKBERRY
720	7" CEDAR ELM
721	10" CEDAR ELM
722	11" CEDAR ELM
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
 AUSTIN B. BURKLUND DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6879
 STANTEC CONSULTING SERVICES, INC.
 1905 ALDRICH STREET, SUITE 300
 AUSTIN, TEXAS 78723



TIMOTHY JON SMART
 DOC. NO. 2009013163



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

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

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

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

ROLLINGWOOD, TEXAS
 City, State/Prov

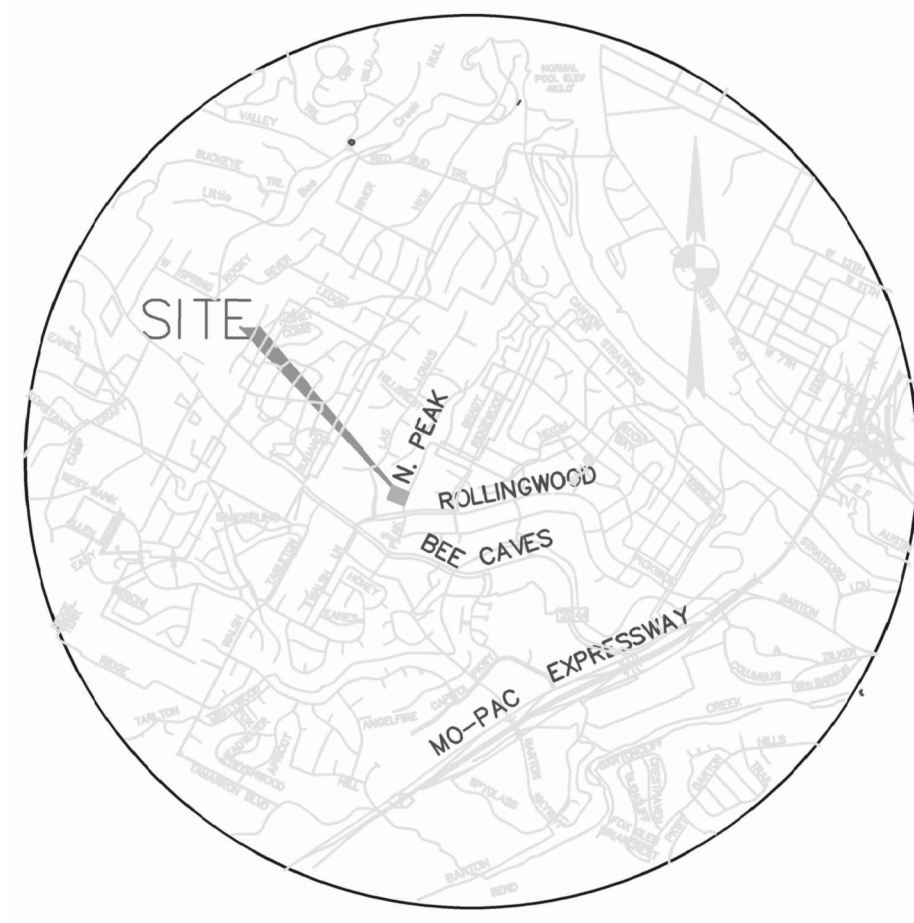
Title
 BOUNDARY TOPO AND TREE SURVEY

Permit-Seal

Project Number: 1720001600
 File Name: 1720001600v01_to01

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

Drawing No. 1
 Revision Sheet



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).

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
 - ⓧ SCHEDULE B EXCEPTION

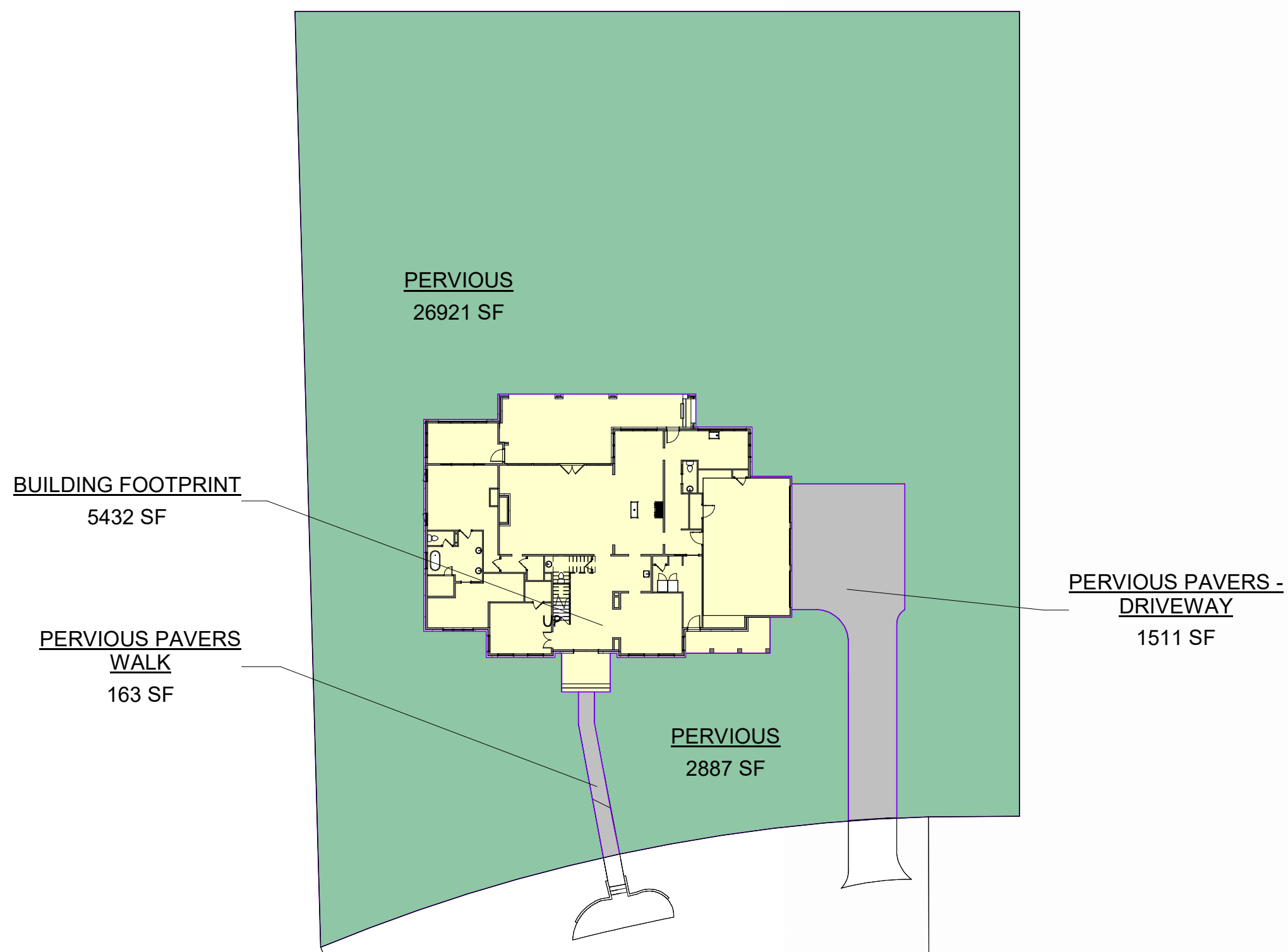
P.O.B. POINT OF BEGINNING

(XXX) RECORD VOL. 866, PG 463

[XXX] RECORD DOC NO 2007162079

TREE LIST:

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



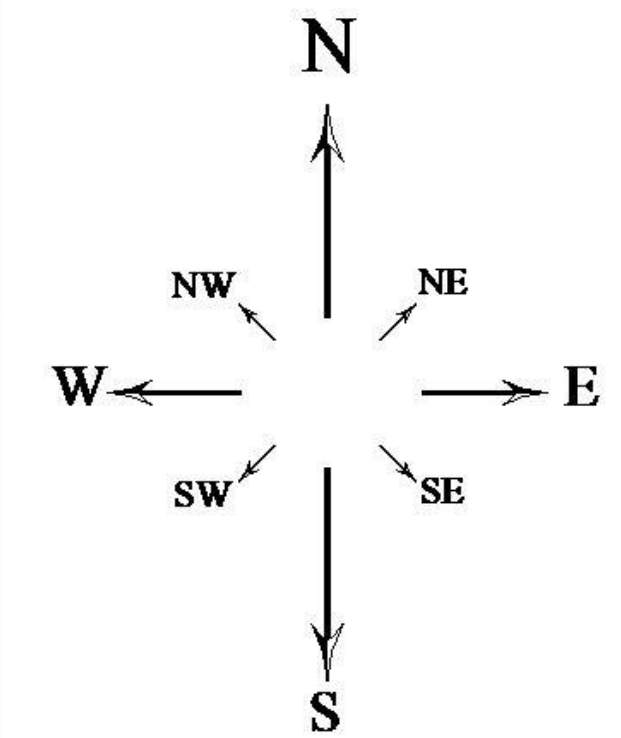
1 LOWER FLOOR PLAN
1" = 30'-0"

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

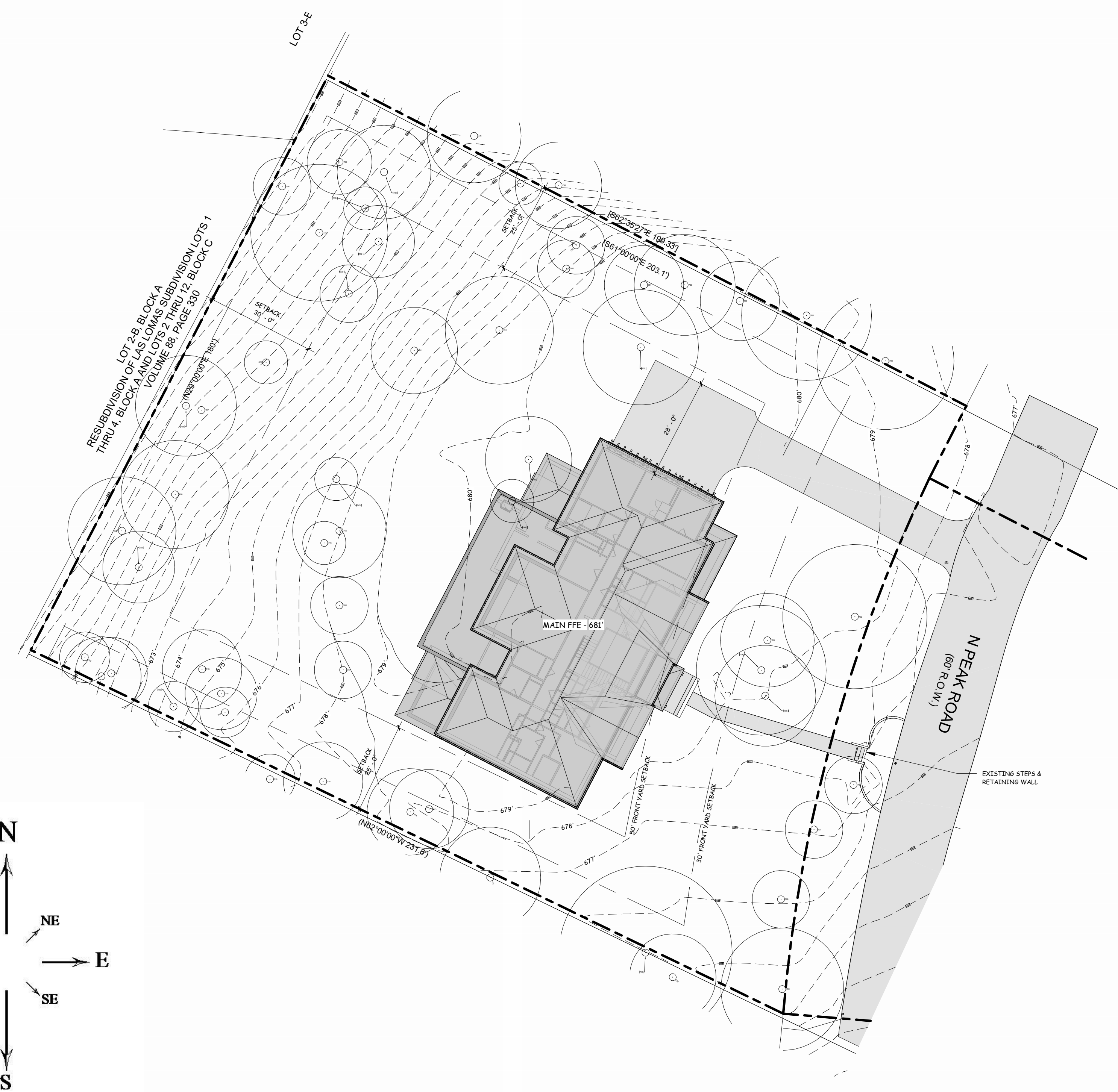
75% of 1674 SF = 1,255.5 SF

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

PROJECT #	DATE
24008	3-3-2025

REVISIONS	

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

epprighthomes

(512) 347-9966 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 construction and may not be knowingly furnished to third parties. These drawings have been prepared by Eppright Homes LLC as an independent contractor and shall be an employee of the client. All project drawings that have been prepared will remain the property of Eppright Homes LLC.

A-1.1
SITE PLAN

VARIANCE REQUEST - NOT FOR CONSTRUCTION



1 SITE PLAN - TREE REMOVAL
1" = 20'-0"

TREE LIST:

NO.	DESCRIPTION
700	19" HACKBERRY
701	18" HACKBERRY
702	20" BRADFORD PEAR
703	13" LIVE OAK
704	18" LIVE OAK
705	14" LIVE OAK
706	8" LIVE OAK
707	11" BUCKEYE (4,3,3,3,2 ILL)
708	8" HACKBERRY
709	17" CEDAR ELM
710	12" SPANISH OAK
711	24" LIVE OAK (16,16)
712	14" HACKBERRY
713	11" SPANISH OAK
714	12" HACKBERRY
715	11" CEDAR ELM
716	7" CEDAR ELM
717	7" CEDAR ELM
718	10" HACKBERRY
719	11" HACKBERRY
720	7" CEDAR ELM
721	10" CEDAR ELM
722	11" CEDAR ELM (9, 4)
723	7" HACKBERRY (ILL)
724	10" CEDAR
725	15" CEDAR
726	15" CEDAR
727	0" CEDAR
728	14" CEDAR
729	6" CEDAR
730	8" CEDAR ELM
731	19" CEDAR
732	10" CEDAR ELM
733	6" CEDAR ELM
734	13" CEDAR ELM
735	9" CEDAR
736	13" CEDAR ELM (11, 4)
737	6" HACKBERRY
738	12" CEDAR
739	8" CEDAR ELM
740	8" CEDAR ELM
741	15" CEDAR
742	12" CEDAR ELM
743	6" CEDAR ELM
744	13" CEDAR ELM
745	6" CEDAR ELM
746	8" CEDAR ELM
747	8" LIVE OAK
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
(512)347-9966 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, copied, or used in any way without the express consent of Eppright Homes LLC. These drawings may not be used for resale construction and may not be used for any other purpose. All rights reserved. Eppright Homes LLC.

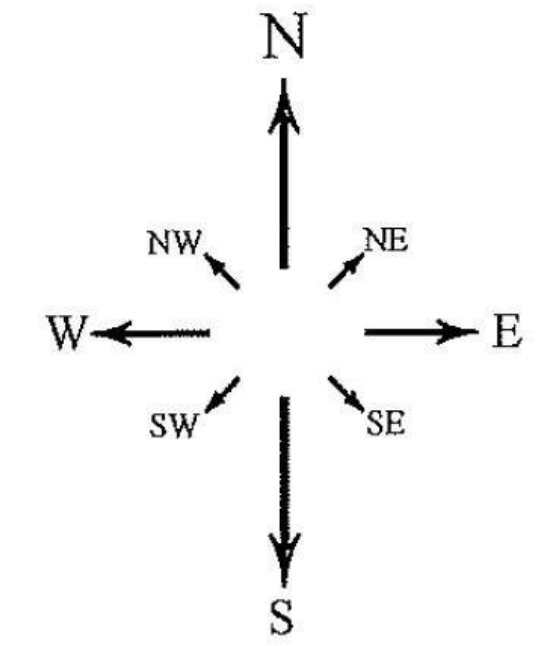
A-1.2
SITE PLAN - TREE REMOVAL

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

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

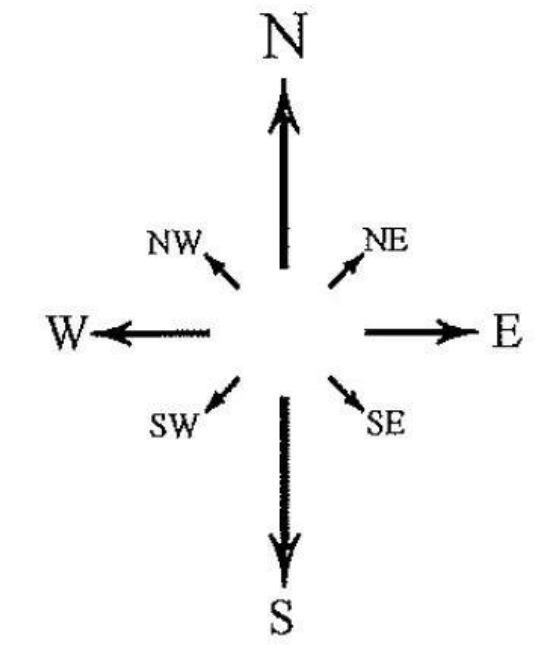
REPRODUCTION RESTRICTIONS: This set of drawings for a custom designed home is the copyright property of Eppright Homes LLC. These drawings are not to be reproduced, copied, or otherwise used in any manner without the express consent of Eppright Homes LLC. These drawings may not be used for resale construction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

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

VARIANCE REQUEST - NOT FOR CONSTRUCTION



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



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

REPRODUCTION RESTRICTIONS:
This set of drawings is a custom designed home to the copyright property of Eppright Homes LLC. These drawings are not to be reproduced, copied, or used in any manner, including printing, scanning, photographing, or any other means without the express consent of Eppright Homes LLC. These drawings may not be used for resale, construction, and may not be knowingly transferred to third parties. These drawings have been prepared by Eppright Homes LLC as an independent contractor and shall be an employee of the client. All digital drawings that have been prepared will remain the property of Eppright Homes LLC.

A-1.4
SITE PLAN - EXISTING BUILDING FOOTPRINT

VARIANCE REQUEST - NOT FOR CONSTRUCTION

From: [Timothy Smart](#)
To: [Planner](#)
Subject: 4 North Peak Road
Date: Wednesday, April 16, 2025 9:45:10 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi !

Tim Smart at 2 North Peak here, I've never protested anyone's building plans before so this is a first for me. I'm doing so in writing as I may not be able to make the hearing tonight.

The 10' relief sought on the 50' front setback is ridiculous, as the lot is exceedingly deep (I know this for a fact, as I share the lot line). It would make the new home appear even larger than it's planned to be (double or more the size of all of its immediate neighbors), and let's not forget that all of the neighbors meet the 50' front setback.

If the slight drop-off in grade at the rear of the lot means a bit more concrete for the pool, so be it. I'm able to furnish photographs of pools in Austin where the entire rear of the pool is cantilevered out into space, presenting a massive wall 10' or higher. Once again, I share this exact grade, and know that it is not at all too steep to preclude construction.

Please put me down as the immediate neighbor that is strongly opposed to this variance.

Best,

Timothy J Smart
2 N Peak Road

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, April 16, 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: Present
 - 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 March 19, 2025 Zoning and Planning Commission minutes
 - b. Report of previous ZAPCO cases acted upon by the BOA/Council
 - c. **Action:** Commissioner Bartoletti moves for approval of the Consent Agenda
 - i. Commissioner Pledger Seconds
 - ii. Motion carries unanimously 5 - 0

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 and Associates, LLC

- a. **Staff Report:**
 - i. Director Bills describes the minor plat and the conditions for approval
 - a. **Commissioner Bartoletti:** Can we proceed straight to a motion since it's a non-discretionary item?
 - b. **Commissioner Webber:** Can we approve an un-buildable lot?

1. Director Bills: It is not an unbuildable lot because if the existing structure were to be torn down, a new, conforming structure could be built on the newly proposed lot.

b. Public Comments:

- i. None

c. Discussion:

- i. None

d. Action:

- i. Commissioner Bartoletti moves that the minor plat be forwarded to City Council with a recommendation of approval with conditions based on staff conditions.
 1. Commissioner Pledger seconds
 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on April 23, 2025.

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

a. Staff Report:

- i. Director Bills describes the re-plat and the conditions for approval.

b. Public Comments:

- i. Alice Arterberry: Arterberry Cooke Architecture (via Zoom)
 1. Wanting to follow steps to bring lot into conformance.

d. Discussion:

- i. None

e. Action:

- i. Commissioner Stewart moves that the minor plat be forwarded to City Council with a recommendation of approval with conditions based on staff conditions.
 1. Commissioner Bartoletti seconds
 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on April 23, 2025.

6. **Public Hearing: 4 N 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

a. Staff Report:

- i. Director Bills explains the setback variance request
- ii. Commissioner Webber: How are setbacks determined?
 1. Director Bills: Based on size of lot

b. Public Comments:

- i. Wesley Parks – Architect
 1. Explains that existing house is not livable
 2. Expresses desire to save trees on site by using existing footprint

f. Discussion:

- i. Commissioner Stewart: Would be in favor of variance
- ii. Commissioner Webber: At what point does stacking of variances along a street become an issue? Austin has provisions allowing for variances if a certain percentage of existing properties in an area are non-conforming. Is that something West Lake Hills has considered?
 1. Chair Meisel: That is a question for Council
- iii. Commissioner Bartoletti: Is wanting to build a larger house on an existing lot a hardship? What is the hardship?
 1. Chair Meisel: Building on top of existing foundation minimizes impact on the environment.
- iv. Commissioner Maccini: New house footprint is much larger than existing house. This is a design driven.
- v. Commissioner Webber: If we want to shape our community in accordance with how the code is written going forward, we can't simply approve a variance for a new house just because the old house didn't conform.

g. Action:

- i. Commissioner Webber moves that the variance be forwarded to City Council with a recommendation of denial based on lack of hardship
 1. Commissioner Maccini seconds
 2. Motion carries (3-2)

- a. Pledger, Webber, and Maccini voting in favor of denial
- b. Bartoletti and Stewart opposed to denial

Recommendation will be forwarded to the Board of Adjustment for consideration on May 14, 2025.

- 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. 3. To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
 - 4. 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

a. Staff Report:

- i. Director Bills explained the variance requests for side setback encroachment, number of driveways, turnaround (maneuver) space, and driveway widths.
- ii. Commissioner Pledger: Requests clarification on maneuvering area
 - i. Director Bills: The previous variance allowing the garage to be moved closer to the street makes placement of the driveway turnaround behind the driveway setback impossible, so staff recommends approval of its relocation as is represented in the 2024 approved plans, but not its elimination in favor of a wider driveway as it was built.
- iii. Commissioner Webber: How is this house occupied with the current state of the site?
 - i. A Temporary Certificate of Occupancy was issued when the building finals were completed and the structure of the building itself deemed safe.
- iv. Commissioner Bartoletti: Are we guilty of having approved something that we are having to correct?

- i. Project was approved during development staff transition in mid-2023. The driveway maneuvering area setback was missed in initial reviews. The remaining variances are for items not built according to approved plans.
 - v. Commissioner Stewart: What is the hardship?
 - i. Director Bills: It is already built
 - ii. Commissioner Stewart: We told the last applicant “no” when they asked permission ahead of time. What kind of precedent does it set to grant a variance after the fact?
 - vi. Commissioner Pledger:
 - i. Asks for clarification on why deck would have to be built into setback for electrical panel’s location.
 - 1. Building Official Jordan Word explains building code requirements for clearance around electrical panels, necessitating that the deck be kept in its current location or that the electrical panel be moved.

b. Public Comments:

- i. Edgar Prats: homeowner
 - i. Believes that setback wouldn’t bother neighbor
 - ii. Expresses that existing driveway was thicker than expected and difficult to remove
 - iii. Explains that daughter has special needs, and the garage is being used as a gym instead of vehicle storage. The extra parking areas are required for family and workers visiting the house.

c. Discussion:

- i. Commissioner Webber:
 - 1. Does this meet impervious cover restrictions with all the extra driveways?
 - a. With the driveways, it is under the 25% maximum, but over the 20% threshold that requires a Type III drainage and water quality review, which is currently underway.
 - 2. Would be comfortable granting leniency on the deck, but not other items
 - 3. Is there a way that the drives could be reconfigured to connect the new driveway to one of the existing, making a two drive-circle driveway?
 - a. Bills – Hasn’t been considered.

- ii. Commissioner Stewart: Could drainage review trigger additional variances?
 - 1. 1st engineering comments were submitted to city staff today, and comments will be provided to applicant tomorrow.
 - iii. Chair Meisel: Could item be postponed to next meeting?
 - 1. Staff is not sure how quickly the applicant’s engineering team can respond to comments, and adding another month may cause issues with the Temporary Certificate of Occupancy’s timeline.
 - iv. Commissioner Maccini: I don’t see how the driveway is a hardship, and the applicant turned in plans that meet most driveway requirements and didn’t follow them.
 - v. Commissioner Bartoletti: Can’t see a hardship.
- d. Action:**
- i. Commissioner Webber moves that the variance be forwarded to City Council with a recommendation of approval for the deck encroachment into the side setback and staff-recommended maneuvering strip encroachment, but denial of the remaining variances related to the driveways.
 - 1. Commissioner Bartoletti seconds
 - 2. Motion carries (4-1)
 - a. Commissioner Stewart opposed

Recommendation will be forwarded to the Board of Adjustment for consideration on February May 14, 2025.

- 8. Public Hearing: 109 Stratford Reserve PI – 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

c. Staff Report:

- i. Director Bills describes the security fence installed at the property and the requested variances.
- ii. Commissioner Webber: Was this house existing when the client bought it?
 - i. Yes, and the fence was built about 2.5 years ago
 1. Commissioner Webber: How was that done?
 - a. It was built without a permit on a cul-de-sac at the edge of City Limits that staff does not regularly drive by.
- iii. Commissioner Maccini: Requests clarification on front yard fence setback based on property line instead of distance.
 - i. Director Bills explains that fence setbacks are based on distance from pavement, not right-of-way, and that distance between property line and pavement edge varies on site.
- iv. Commissioner Webber: Is staff making these recommendations based on hardship?
 - i. Yes. Due to the slope, if the gate were moved back you could see right into the property, and gate cannot be screened with vegetation. Moving the entire fence would require removal of lots of existing vegetation that is grown into fence, and additional vegetation at 30-ft setback would need to be removed.
- v. Commissioner Webber: Is the need for privacy driven by the occupant and not the lot?
 - i. Yes
- vi. Commissioner Maccini: A neighbor's letter says it is not being used as a residential home.
 - i. Staff has no evidence the house is not being used as a residence. There is private security on the lot, but that is increasingly common in West Lake Hills.
- vii. Commissioner Maccini: Are there other options than a swinging gate?
 - i. Sliding would be difficult with the cross slope.

d. Public Comments:

- i. Tisha Ritta: Applicant
 - i. Fence was installed in 2022 as an oversight from the property owner to address immediate security issues
 - ii. There have been several incidents with the neighbor
 - iii. Chair Meisel: What are the unique conditions on the lot that create the hardship requiring these variances?
 - iv. Commissioner Webber:
 - 1. Why did the property owner purchase the property when it makes security and privacy so difficult?
 - v. Commissioner Bartoletti: Is it fair to say that the terrain only creates a hardship in light of the security situation?
 - 1. Yes
 - vi. Tisha Ritta: Fence does not create negative impact on any neighboring properties.
- ii. Paul Hemmer: Neighbor
 - i. Oppose any and all variances for this lot
 - ii. House is being used as a 24/7 security and support office and services other properties in the area owned by the owner
 - iii. Nobody lives in the house
 - iv. Staff for other houses use this house as a parking area and are transported to other properties
 - v. We have been trying very hard to get a permit for a pool and gone out of our way to avoid requiring variances
- iii. Anne Yagel: Neighbor
 - i. Against the variances

h. Discussion:

- i. Commissioner Webber:
 - 1. Process for variances are based on hardships linked to land and not occupants.
 - 2. Surprised staff is recommending approval.
 - 3. West Lake Hills may need to consider steeper consequences to prevent projects from moving forward without permits then asking for variances after installation, but that is a conversation for another time
- ii. Commissioner Pledger:
 - 1. There are other ways to provide security
 - 2. Applicant chose to violate ordinances

- 3. Should not be approving extreme after-the-fact variances
- iii. Commissioner Bartoletti:
 - 1. Concurs with Commissioners Webber and Pledger.

i. Action:

- i. Commissioner Bartoletti moves that the variance be forwarded to City Council with a recommendation of denial based on lack of appropriate hardships
 - 1. Commissioner Pledger seconds
 - 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on February May 14, 2025.

9. Adjournment - Chair Robert Meisel

- 1. Chair Mesel adjourns the meeting at 8:05pm

APPROVED:

Robert Meisel, Chair

ATTEST:

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2025.

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.

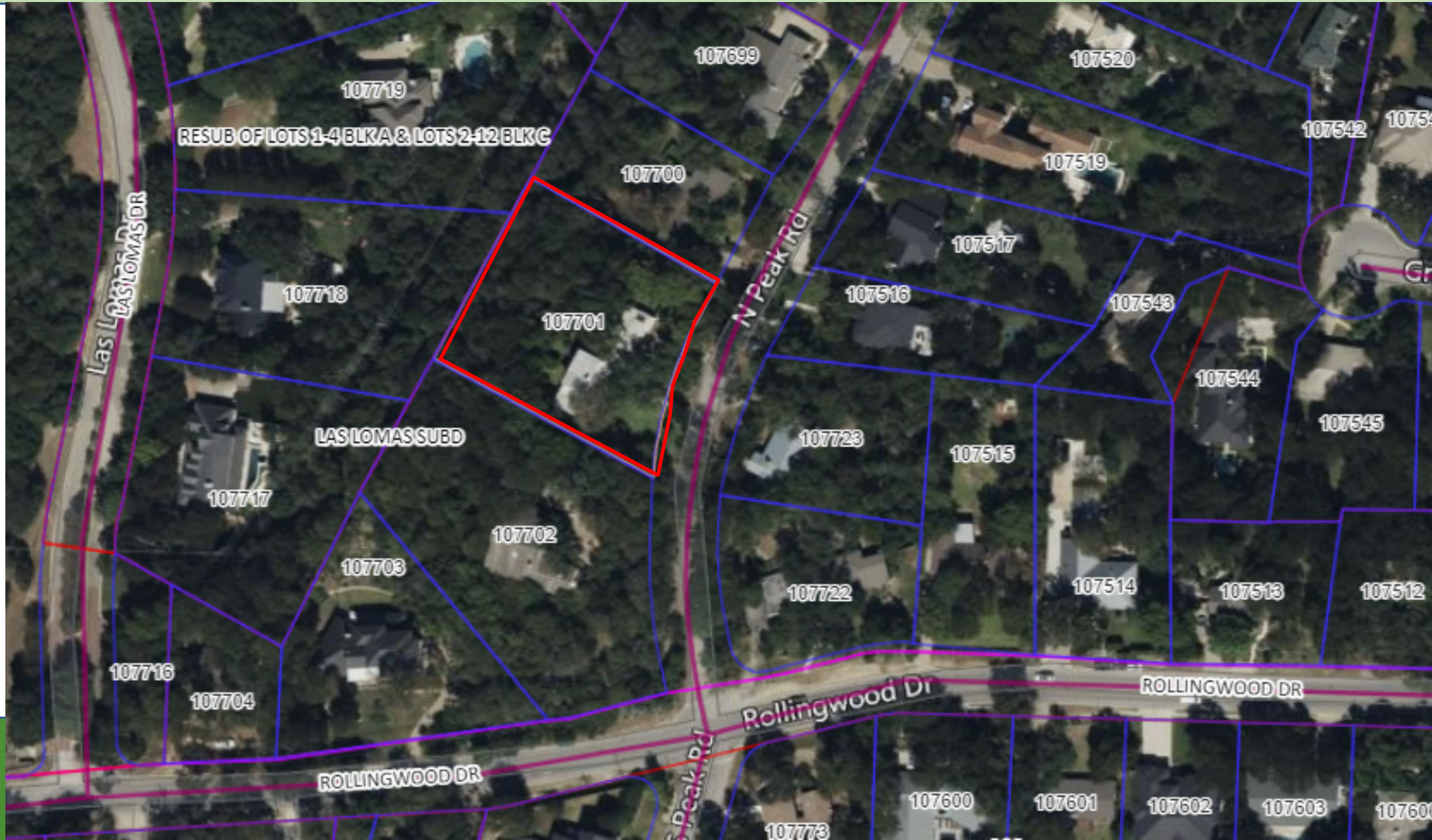
4 North Peak Rd.

6. Discuss and consider action on a recommendation from ZAPCO for 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



4 North Peak Rd.



4 North Peak Rd.

Existing house on the site was built in 1947. It is an approximately 2,400 sf in size with a partial second story.

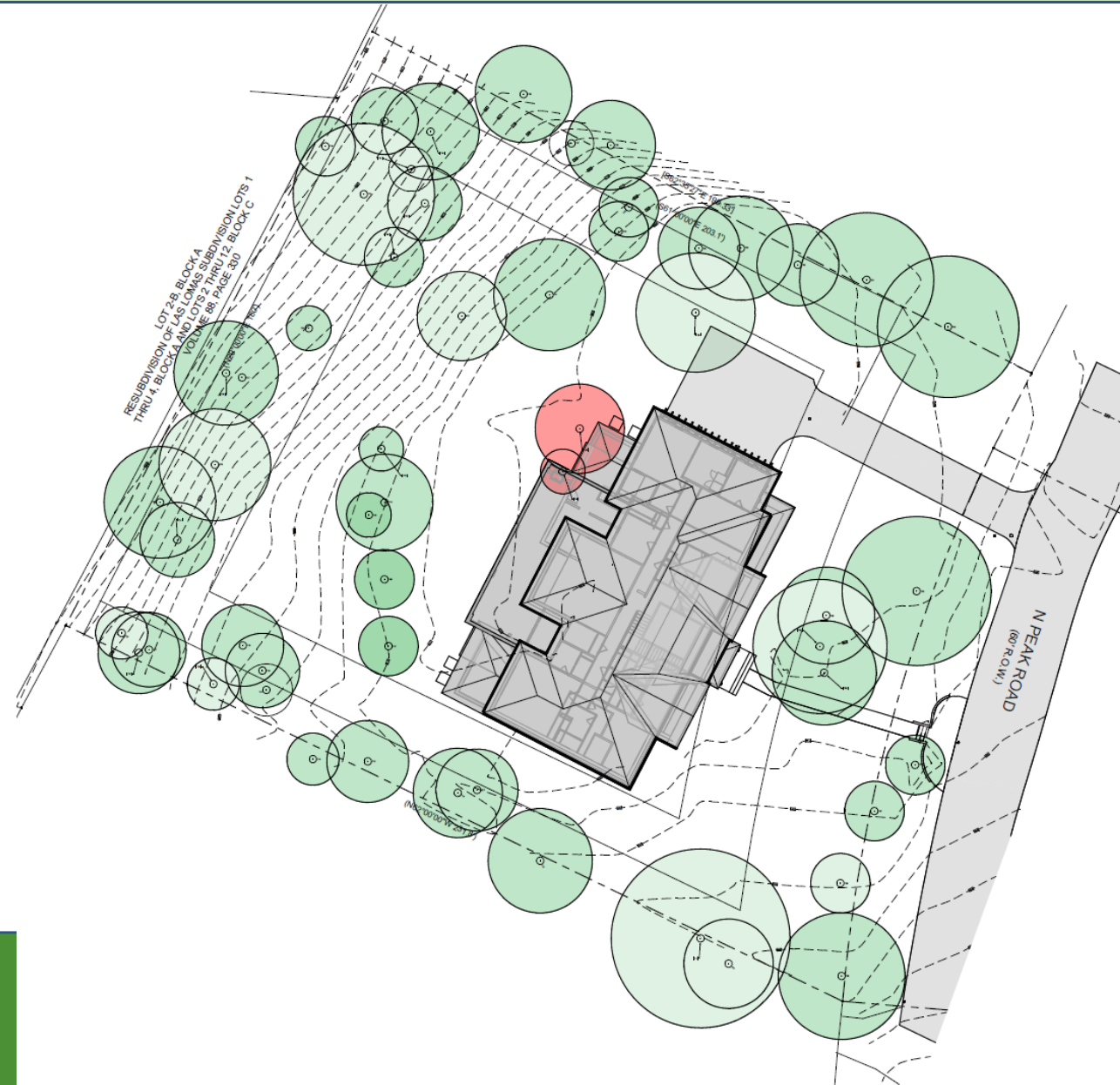
The existing footprint of the structure is approximately 1,900. The proposed structure is 5,396 sf.

Applicant is requesting to demolish the existing structure and encroach into the 50-foot front setback 10 feet.



4 North Peak Rd.

Proposed footprint



4 North Peak Rd.



4 North Peak Rd.

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.

Public Comment: Since the staff report, one written comment opposed to the variance was received.

This item was considered by the Zoning and Planning Commission at their April 16 regular meeting. The Commission recommended denial by a vote of 5-0, due to a lack of hardship.

4 North Peak Rd.

Applicant Presentation





Variance Application
4 North Peak Rd.
City of West Lake Hills



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. 23-110(A&B).

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 ALLTORIA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NAD83) GRID MODEL, 18A.

BM 1: 1/2" IRON NAIL WITH "STANTEC" WASHER SET IN EDGE OF ASPHALT ON WEST SIDE OF N. PEAK ROAD ±45' SOUTHWEST OF DRIVEWAY TO 4 N. PEAK ROAD.
ELEV=476.44(AS SHOWN)

BM 2: 1/2" IRON 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=472.44(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. 48433C04AS, REVISED JANUARY 22, 2023, 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:

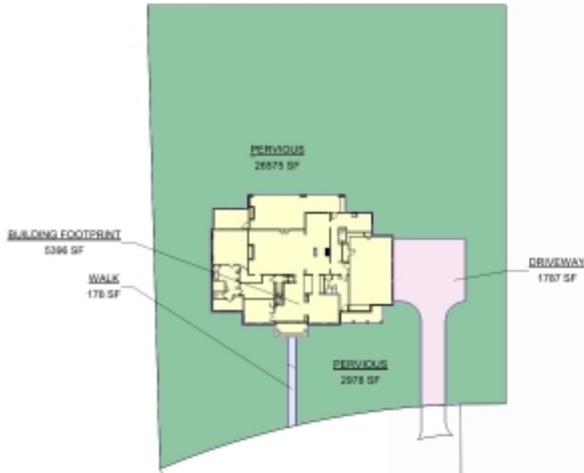
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTORIA CENTRAL.

- 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
 - OVER-HEAD ELECTRIC LINE
 - ⊕ WASTEWATER MANHOLE
 - ⊙ CLEANOUT
 - ⊖ SIGN
 - ⊖ BOLLARD
 - ⊖ MAILBOX
 - ⊙ BENCHMARK
 - ⊙ SCHEDULE B EXCEPTION

P.O.B. POINT OF BEGINNING
(XXX) RECORD VOL. 866, PG. 467
(XXX) RECORD DOC. NO. 200762279

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 (4,5,3,3,3,3 IL)
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 (B, 4)
723	7" HACKBERRY (B, L)
724	10" CEDAR
725	15" CEDAR
726	15" CEDAR
727	0" CEDAR
728	14" CEDAR
729	8" CEDAR
730	8" CEDAR ELM
731	19" CEDAR
732	10" CEDAR ELM
733	9" CEDAR ELM
734	13" CEDAR ELM
735	9" CEDAR
736	13" CEDAR ELM (11, 4)
737	8" HACKBERRY
738	12" CEDAR
739	8" CEDAR ELM
740	8" CEDAR ELM
741	15" CEDAR
742	12" CEDAR ELM
743	8" CEDAR ELM
744	13" CEDAR ELM
745	8" CEDAR ELM
746	8" CEDAR ELM
747	8" LIVE OAK
748	8" CEDAR ELM
749	12" LIVE OAK
750	16" CEDAR ELM
751	11" HACKBERRY
752	14" CEDAR ELM
753	11" HACKBERRY
754	8" CEDAR



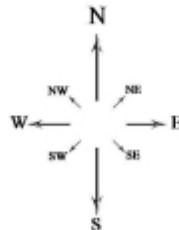
① LOWER FLOOR PLAN
1" = 30'-0"

TOTAL IMPERVIOUS DRIVEWAY + WALK - PERVIOUS PAVER	
Name	Area
WALK	178 SF
DRIVEWAY	1787 SF
	1965 SF

TOTAL IMPERVIOUS	
Name	Area
BUILDING FOOTPRINT	5396 SF
	5396 SF

LOT SIZE 36,929 SF TOTAL
20% ALLOWABLE IMPERVIOUS = 7,383 SF
75% ALLOWABLE IMPERVIOUS = 9,232 SF

TOTAL IMPERVIOUS 1965+5396 = 7,361 SF



② SITE PLAN
1" = 20'-0"

MINIMAL SITE DISTURBANCE

Staying under 20% impervious

TOTAL IMPERVIOUS DRIVEWAY + WALK - PERVIOUS PAVER	
Name	Area

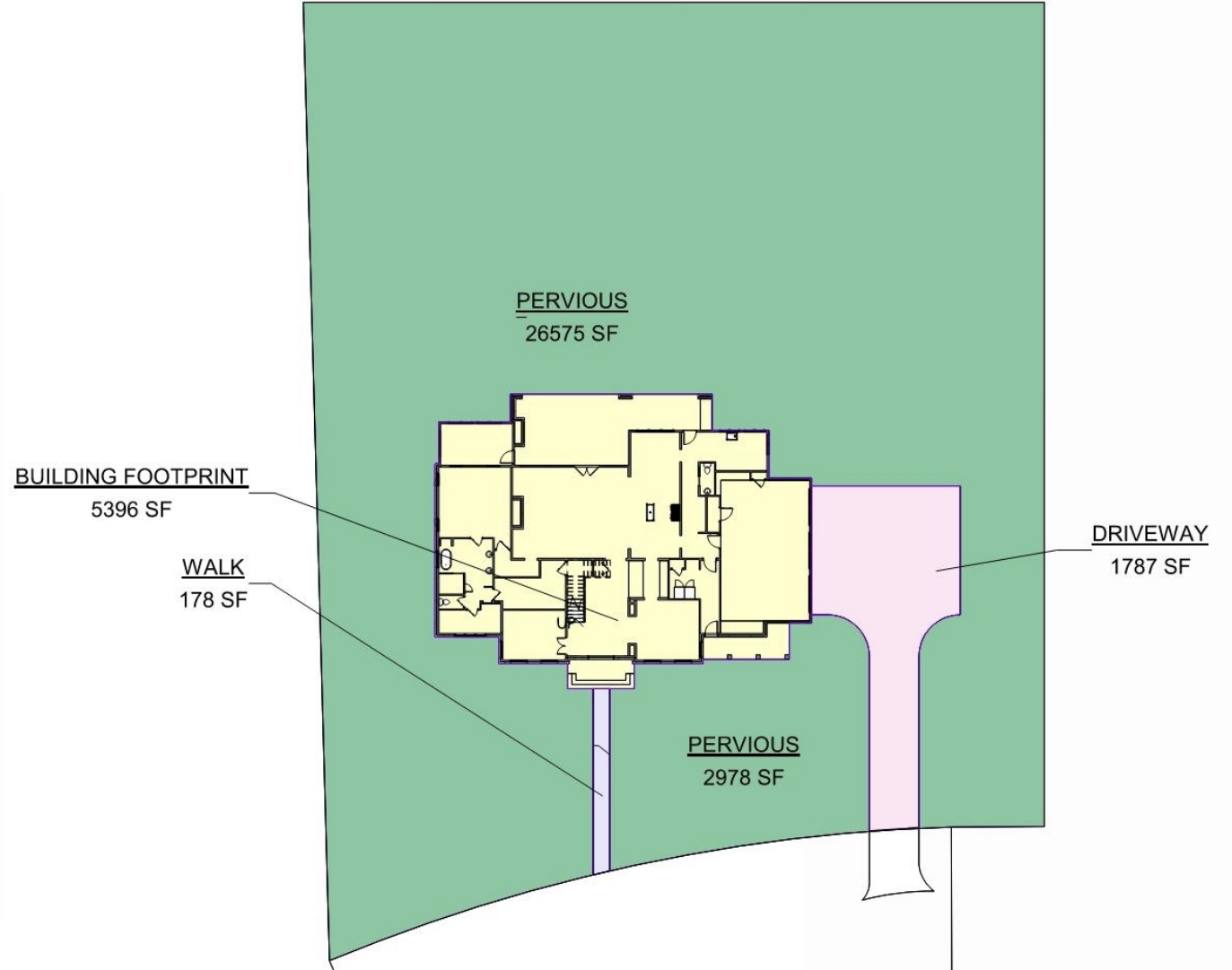
WALK	178 SF
DRIVEWAY	1787 SF
	1965 SF

TOTAL IMPERVIOUS	
Name	Area

BUILDING FOOTPRINT	5396 SF
	5396 SF

LOT SIZE 36,929 SF TOTAL
 20% ALLOWABLE IMPERVIOUS = 7,383 SF
25% ALLOWABLE IMPERVIOUS = 9,232 SF

TOTAL IMPERVIOUS 1965+5396 = 7,361 SF



MINIMAL SITE DISTURBANCE

Topography

- No retaining walls needed with this home location. Placing the home at the highest grade as possible.

Topography

- Lot is steeper towards the back of the property.

Save as many trees as possible

- Saving as many trees in the backyard as possible.
- This is compatible with the City's Comprehensive Plan of saving as many existing trees as possible.



① SITE PLAN - TREE REMOVAL
1" = 20'-0"

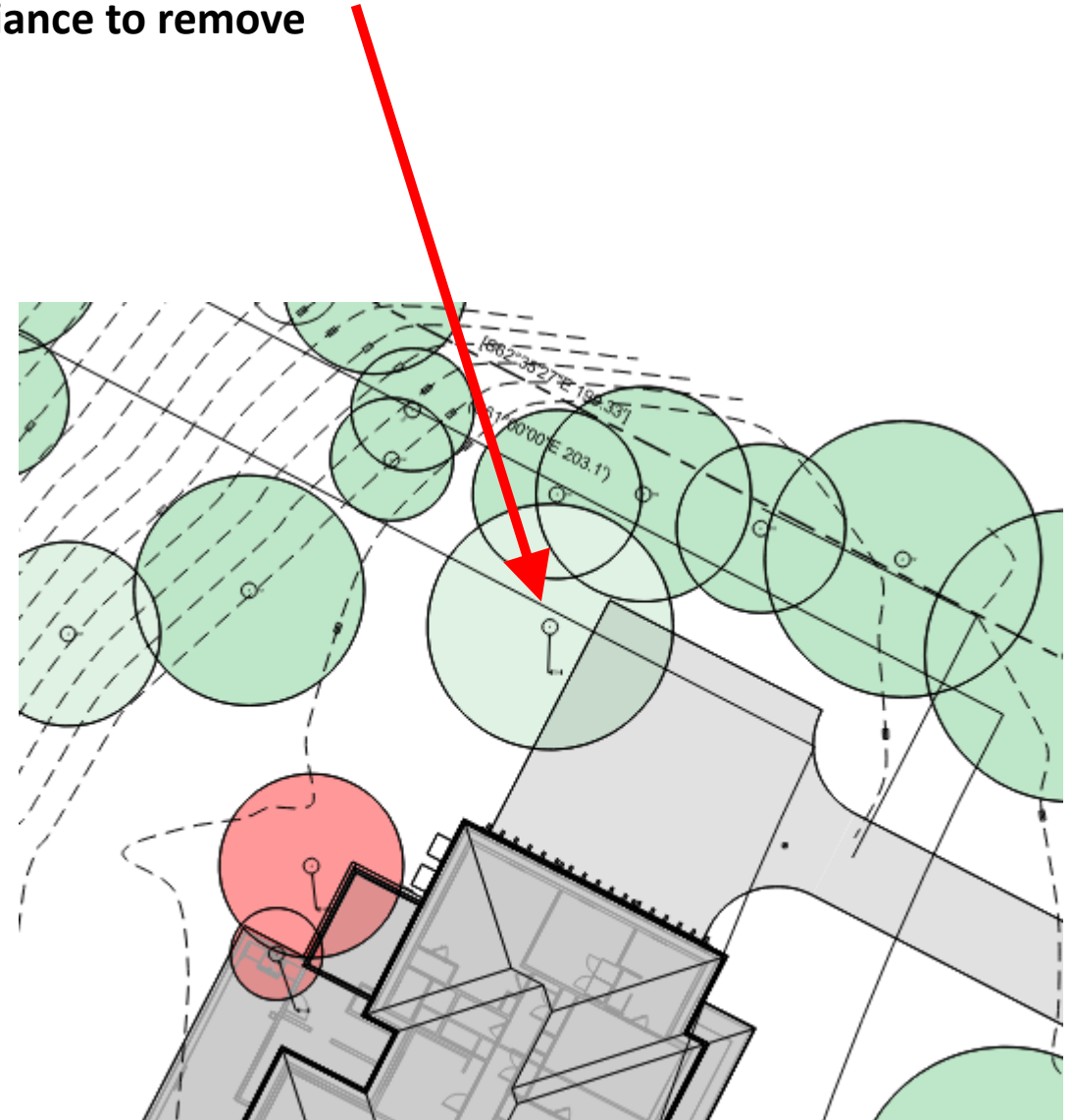
TREE LIST:

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

TOTAL REMOVED

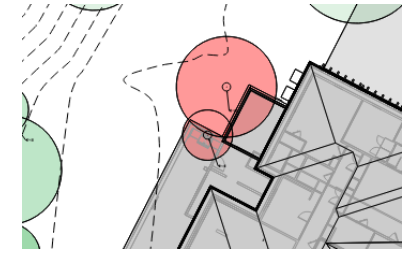
MINIMAL SITE DISTRUBANCE

Saving Heritage Tree #750 – 16" ELM TREE
This tree will require a variance to remove



MINIMAL SITE DISTURBANCE

Only two trees to be removed: Tree #748 (6"), Tree #749 (12")



Tree #748 (6"),

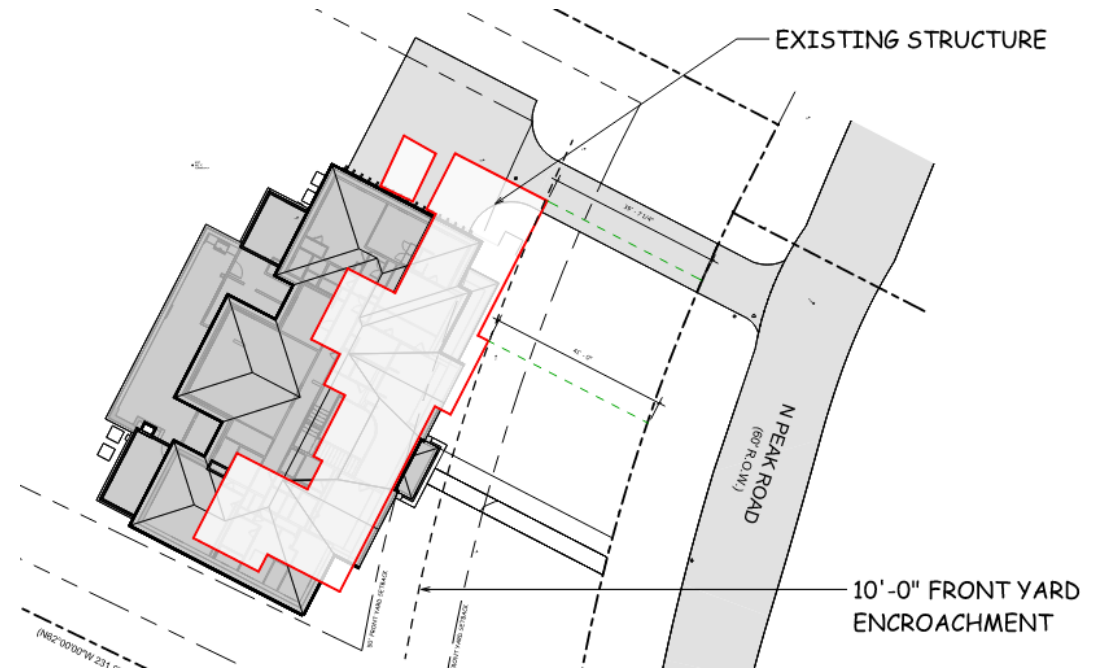
Tree #749 (12")

Tree #748 (6")



BUILDING OVER THE EXISTING FOUNDATION

Not encroaching closer to the front property line than the existing structure.



New home will be 40' from the street
Same as existing structure

Thank you!!

for you time and consideration for this variance





City of West Lake Hills
Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	May 14, 2025	Item Number:	7
	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

1001 Madrone Rd.: Discuss and consider action on a recommendation from ZAPCO 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 was considered by the Zoning and Planning Commission at their April 16 regular meeting. The Commission recommended the following:

- Approval of the approximately 5.2 feet into the 25-foot side setback for the construction of a new deck and the reduction of the maneuver area setback from 20 feet to 15 feet.

- Denial of the variance to allow three driveways, where only one per primary dwelling unit is allowed, and driveway width exceeding the maximum 20 feet by 12.5 feet.

The recommendation passed by a vote of 4-1 (Stewart opposed) (Attachment 5).

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.

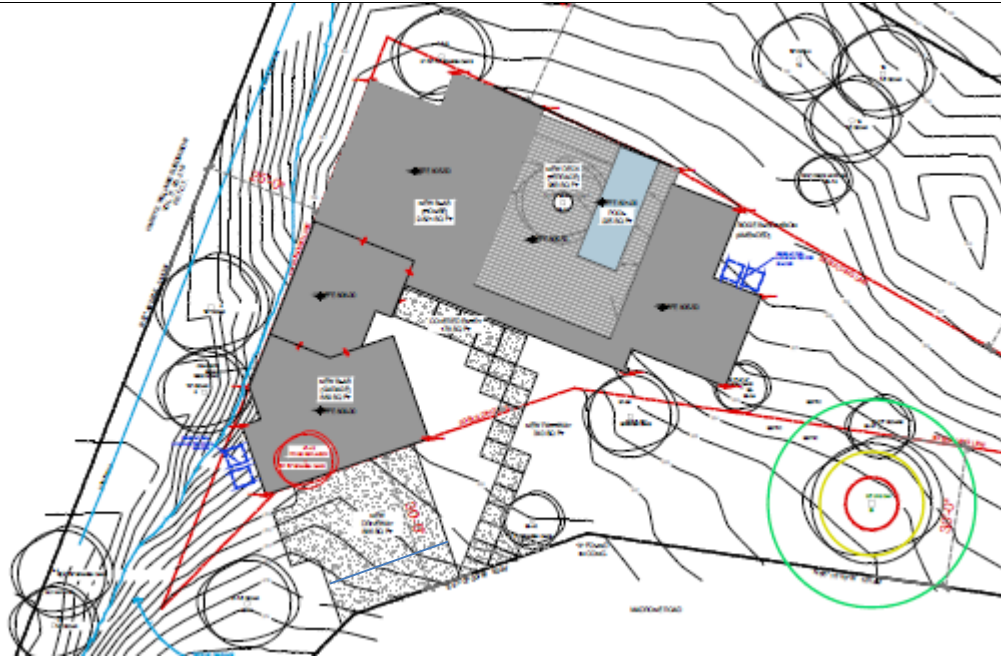
Background & Analysis:

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).

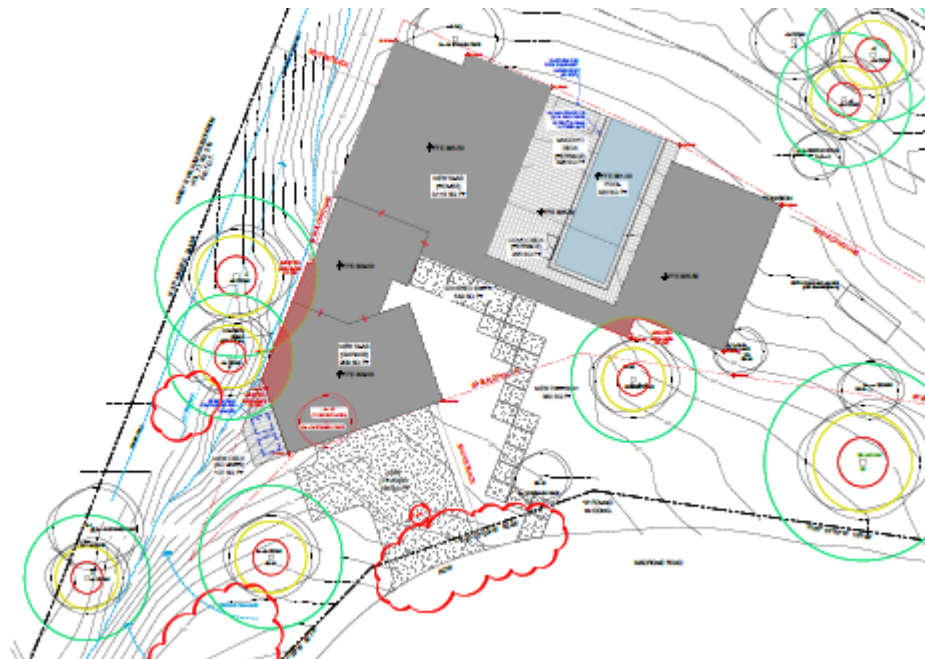
This property was previously addressed as 1101 Yaupon Valley Rd. The applicant previously received a variance to encroach 20 feet into the 50-foot front setback of Madrone Road for the construction of a garage at the October 12, 2022 Board of Adjustment meeting.

<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.

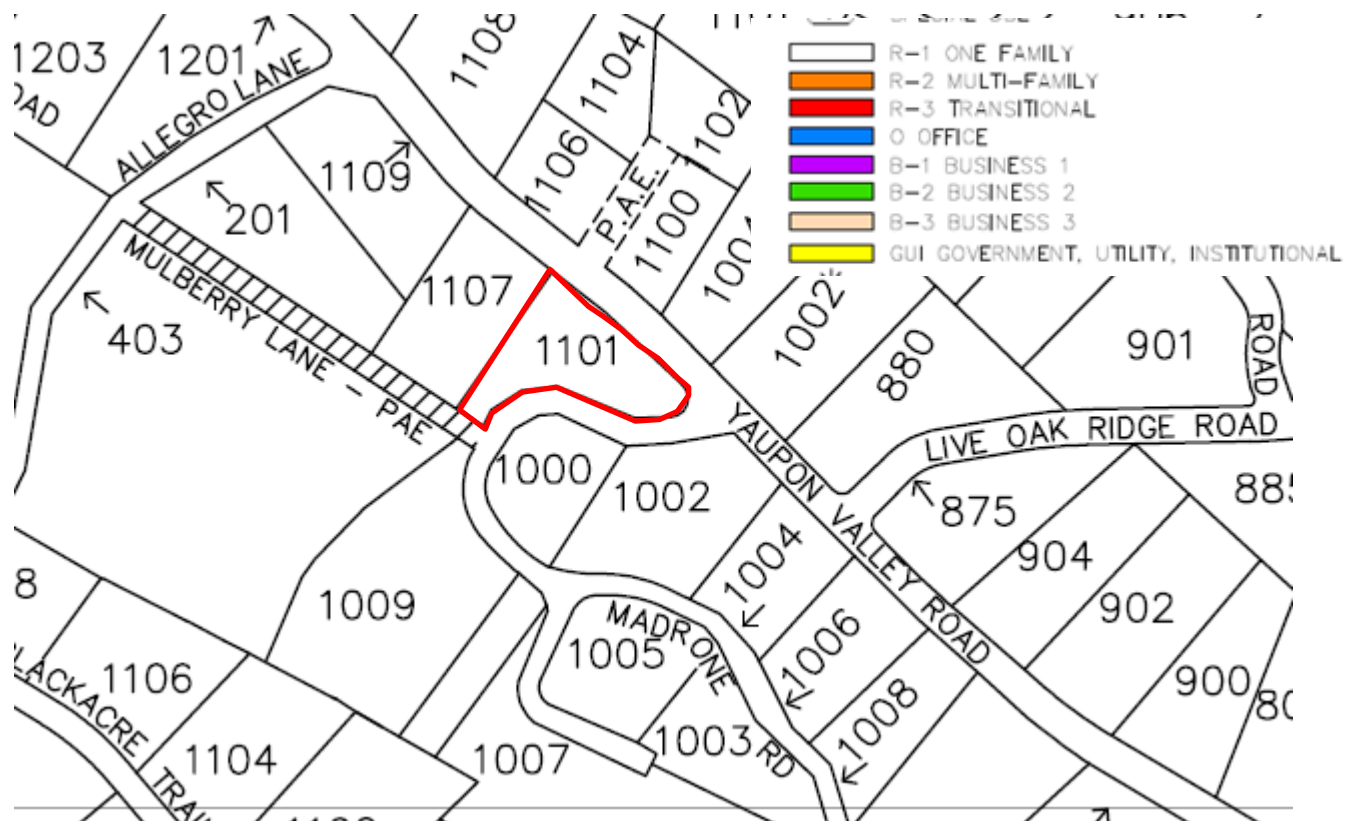
Comprehensive Planning Analysis

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

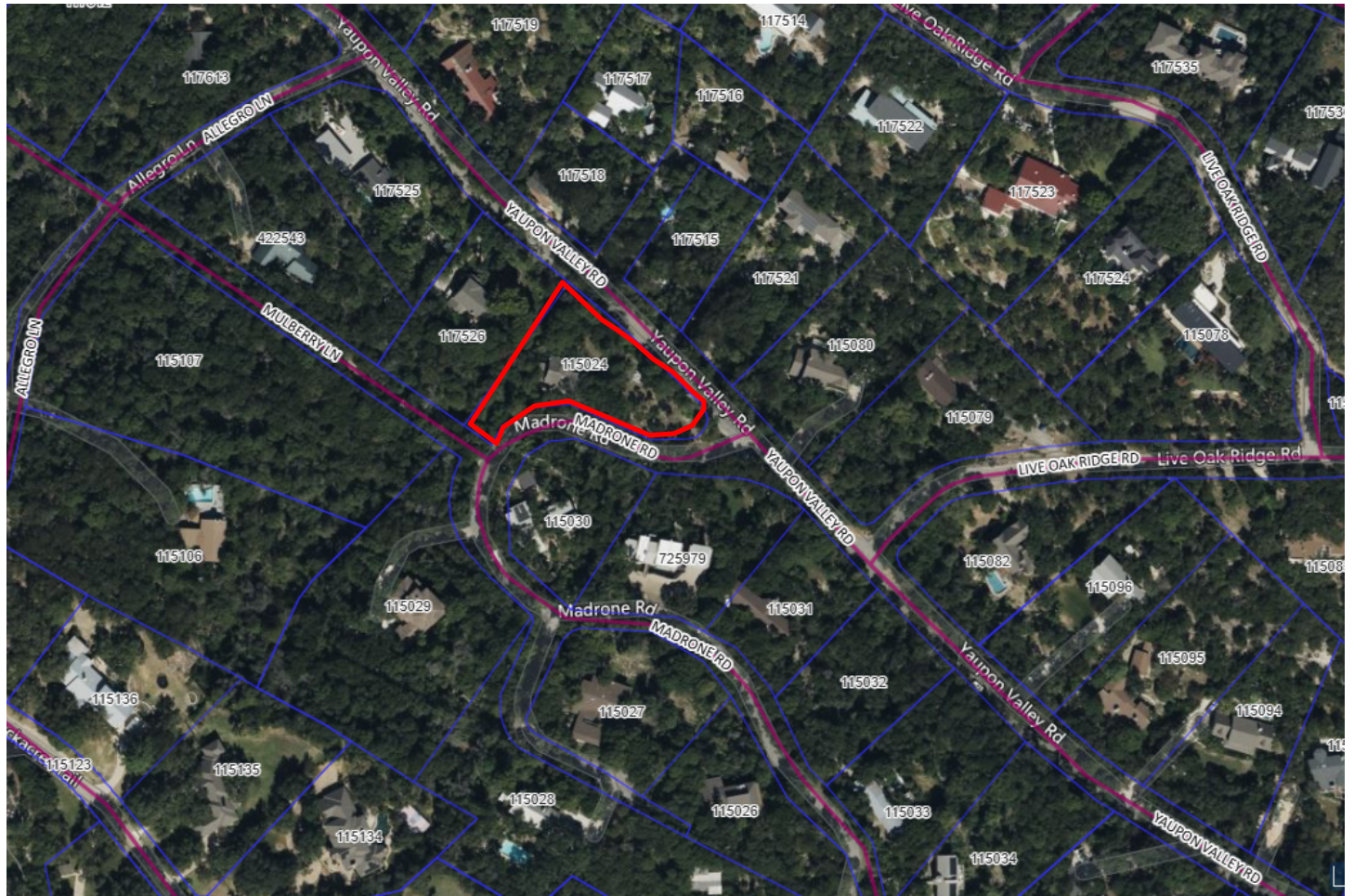
Links to Relevant Code:

- [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](#)

Zoning:



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 are 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 lave 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.

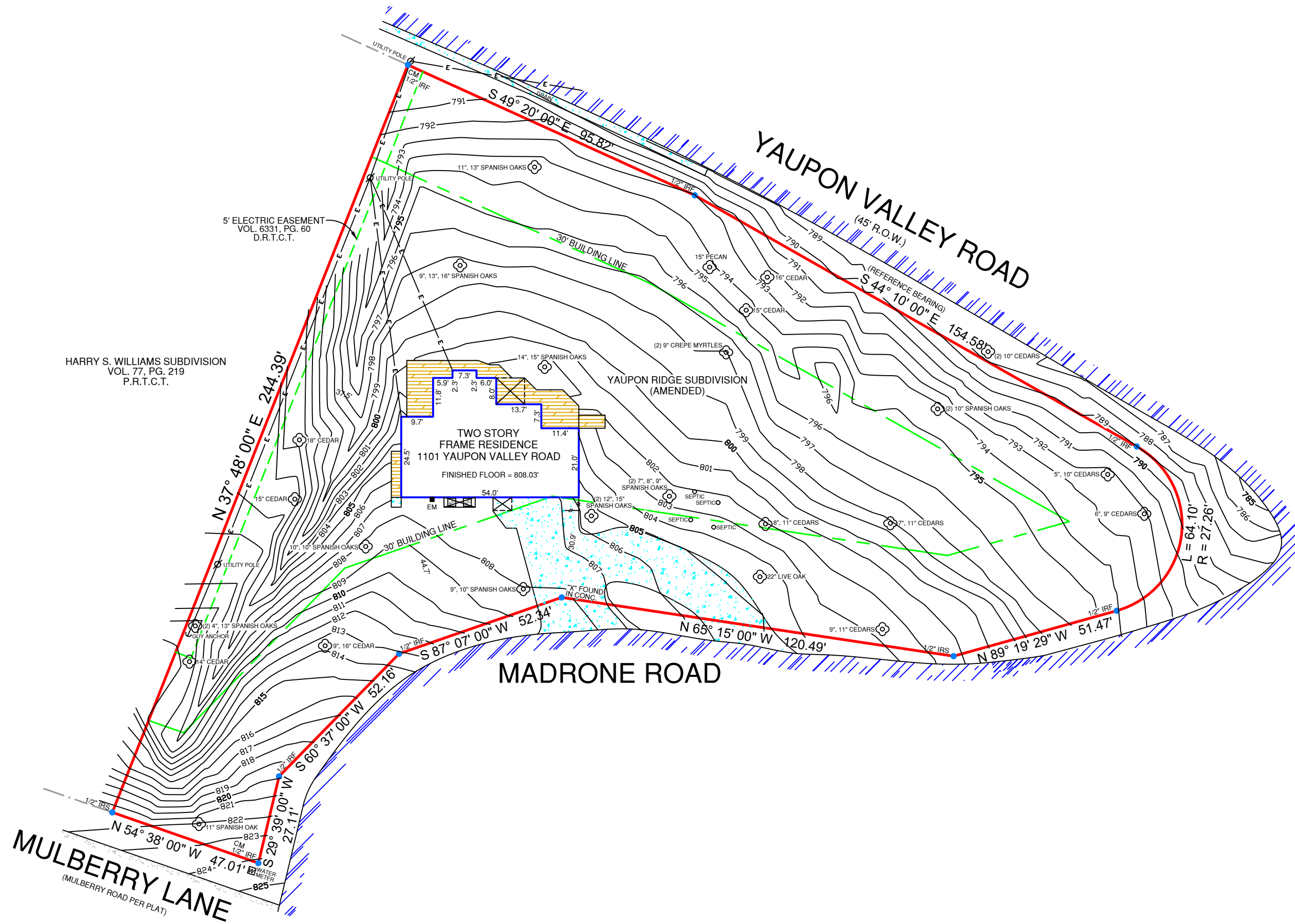
Redbud 1406
Redbud 1405
905 live oak two entries port coche
900 live oak
970 live oak
Two entries

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.

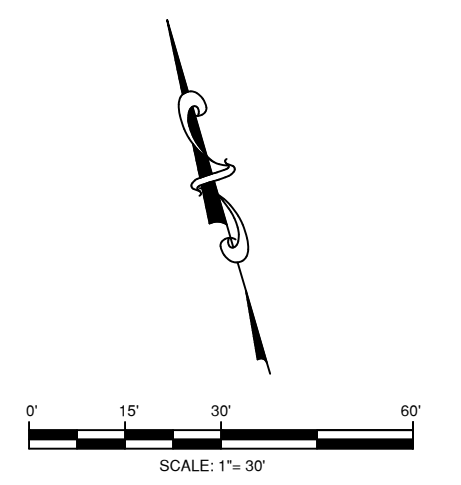
FEMA NOTE

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.

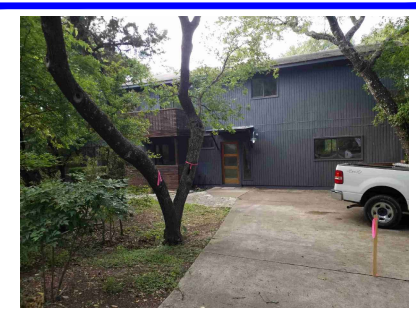
GENERAL NOTES

- 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"
	WFPCP = 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

Robert T. Paul, Jr.
 Registered Professional Land Surveyor

4984

1101 YAUPON VALLEY 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

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
	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

GENERAL NOTES:

- 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.
- THIS NOTE HAS BEEN REMOVED PER REQUEST OF CITY OF WEST LAKE HILLS REVISION
- 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.
- Builder or contractor must verify all dimensions prior to proceeding with construction.
- Builder or contractor must verify and comply with local building codes of the area where the structure is to be constructed and located.
- Plans indicate locations only, separate engineer aspects should be incorporated to actual site conditions.
- Plans to be built in compliance with 2015 IRC.
- All dimensions to be verified on jobsite by contractor.
- Comply with standard building code span charts.
- Report any discrepancies to builder before proceeding.
- Provide tempered glass where required by code
- Provide decking for 24" wide walkway @ stairs access to hvac units per code.
- All exterior & plumbing walls to be 2x6 framing.
- All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
- Provide gas to hvac, water heater, and range as required, if applicable.
- Provide 1/2" hardie backer around all tubs, showers, and spas.
- Dryer vent not to exceed 25' per IRC.
- Install all materials per manufacturer specifications

- 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.
- Any work in the right-of-way must be permitted. This includes garage and walkway

SQUARE FOOTAGE

LOT AREA	TOTAL
0.82 ACRE (35,536 SQ FT)	
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA	2,932 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,913 SQ FT
ADU CONDITIONED AREA	NA
TOTAL BUILDING AREA	4,845 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)	50 SQ FT
2 ND FLOOR OVERHANGS	124 SQ FT
TOTAL BUILDING COVERAGE	4,799 SQ FT
% BUILDING COVERAGE	13.25 %
* NOT INCLUDED IN BUILDING COVERAGE	

IMPERVIOUS COVERAGE

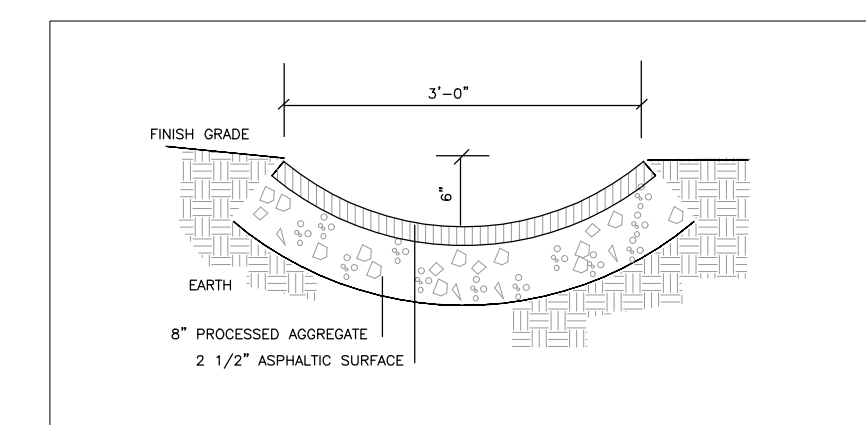
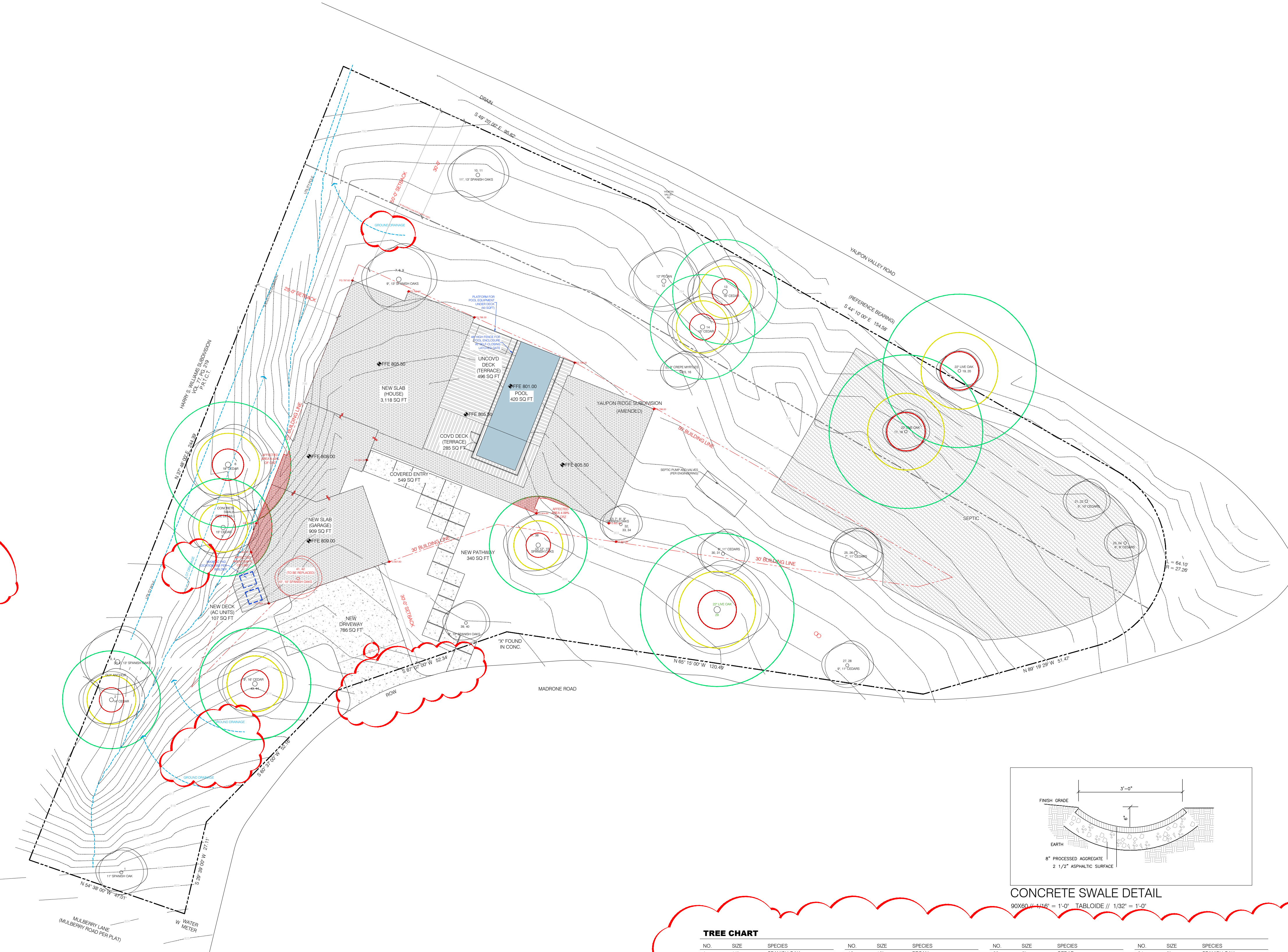
DRIVEWAY	786 SQ FT
PATHWAYS	300 SQ FT
WOOD DECKS (50% TERRACE AND AC PADS)	(887/2) 444 SQ FT
POOL	420 SQ FT
POOL EQUIPMENT PAD UNDER DECK	50 SQ FT
MAIN BATHROOM PATIO & TERRACE	170 SQ FT
TOTAL IMPERVIOUS COVERAGE	7,009 SQ FT
% IMPERVIOUS COVERAGE	19.72 %

F.A.R.

FLOOR	TOTAL
1 ST FLOOR	2,932 SQ FT
2 ND FLOOR	1,913 SQ FT
CEILING: 2-16'	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"	PECAN	23	6"	CEDAR	34	9"	SPANISH OAK
2	14"	CEDAR (PROTECTED)	13	10"	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	10"	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	9"	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"

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	3.19.2024	No. Page	1
		Rev	03

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



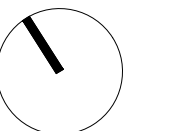
1001 MADRONE ROAD

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

ABBREVIATIONS

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

GENERAL NOTES

- ALL CONSTRUCTION MUST COMPLY WITH IRC 2015.
- ALL PLUMBING PER UPC 2015.
- ALL BEAMS TO BE SIZED PER SEPARATE ENGINEER DRAWINGS. SIZES CALLED OUT ARE MINIMUM SIZES FOR VISUAL AESTHETIC PURPOSES ONLY.
- DOOR & WINDOW SIZES ARE GIVEN IN FEET AND INCHES IN WIDTH & HEIGHT RESPECTIVELY.
- ALL OPERABLE WINDOWS ARE TO BE PROVIDED WITH SCREENS.
- PROVIDE BACK SIPHONAGE PROTECTION AT ALL SILL COCKS.
- ALL VENTS TO REAR ROOF WHERE POSSIBLE.
- PLUMB FOR LAWN IRRIGATION SYSTEM.
- ISOLATE GAS W.H. AND/OR FURNACE FROM LIVING SPACE AND DRAW COMBUSTION AIR FROM OUTSIDE.
- PROVIDE HVAC SUPPLY VENTS IN ALL CLOSETS, BATH AND UTILITY ROOM.
- INSULATE FOR SOUND AT ALL BATHS, MECH., AND UTILITY ROOM.
- ALL WINDOWS TO MEET OR EXCEED IECC.
- ALL WINDOW AND DOORS TO MEET ENERGY STAR REQUIREMENTS.
- ALL SHOWER HEAD SUPPLY AT 7'-6" A.F.F.
- SET FOUNDATION MINIMUM 12" ABOVE FINISHED GRADE.
- CONTRACTOR TO PLACE INSULATION IN WALLS BEHIND TUBS PRIOR TO PLACEMENT OF TUBS.
- PROVIDE GAS, ELEC., LTG., PLATFORM & CATWALK AT ANY MECH. PLATFORM AT ANY ATTIC ACCESS.
- PROVIDE MIN. 128 S.F. PLYWOOD DECKING IN ADDITION TO MECH. PLATFORMS AT ANY ATTIC ACCESS.
- IF GAS WATER HEATER SPECIFIED IT MUST BE 95% EFFICIENCY.
- ALL TIMBERS CALLED OUT ARE TO BE SMOOTH SAWN, NOT ROUGH SAWN.
- GATE ON DRIVEWAY SIDE TO HAVE ACCESS TO AUTOMATIC SYSTEM OVER EMERGENCY SERVICES.
- DRIVEWAY & ACCESS POINT DURING CONSTRUCTION WILL BE OF 3/4" GRAVEL ON NATURAL GRADE WITH NO COMPACTED BASE & EDGED WITH 16 GAGE METAL.
- ALL DIMENSIONS TO BE VERIFIED ON JOBSITE BY CONTRACTOR.
- COMPLY WITH STANDARD BUILDING CODE SPAN
- REPORT ANY DISCREPANCIES TO BUILDER BEFORE PROCEEDING.
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- PROVIDE DECKING FOR 24" WIDE WALKWAY @ STAIRS ACCESS TO HVAC UNITS PER CODE.
- ALL EXTERIOR & PLUMBING WALLS TO BE 2X6 FRAMING.
- ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMBING OR ELECTRICAL RUNS TO BE SEALED.
- PROVIDE GAS TO HVAC, WATER HEATER, AND RANGE AS REQUIRED, IF APPLICABLE.
- PROVIDE 1/2" HARDIE BACKER AROUND ALL TUBS, SHOWERS, AND SPAS.
- DRYER VENT NOT TO EXCEED 25' PER IRC.
- INSTALL ALL MATERIALS PER MANUFACTURER SPECIFICATIONS

PROJECT INFORMATION

ADDRESS:	1001 MADRONE ROAD CITY OF WEST LAKE HILLS TRAVIS COUNTY, TEXAS
LEGAL ADDRESS:	1001 MADRONE ROAD CITY OF WEST LAKE HILLS TEXAS, 78746
OWNER:	PGM DESIGN BUILD
ARCHITECTURE:	LEVEL 4 STUDIO
SCOPE OF WORK:	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.

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

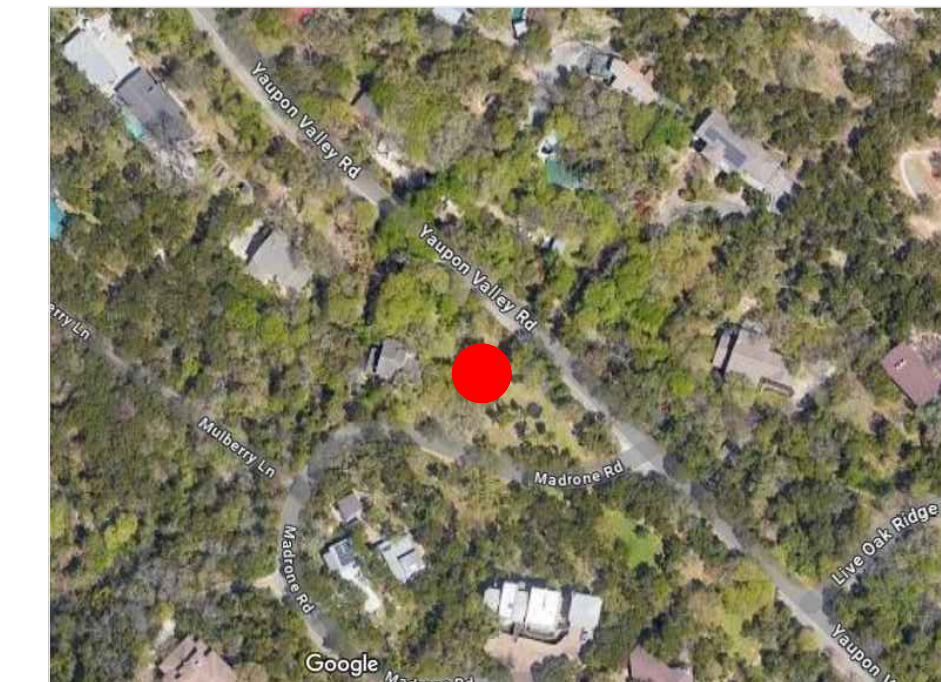
ELECTRICAL NOTES

- ALL WET AREA RECEPTACLES TO BE GFCI PER IRC 2015 AND NEC 2017
- *MULTI-MEDIA RECEPTS. TO INCLUDE TWO COAX CABLE AND TWO CAT. 6*
- PRE - WIRE FOR SECURITY.
- ALL RECLT.G 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 SWITCHING DEVICES FOR POOL EQUIPMENT MUST BE LOCATED IN ACCORDANCE TO NEC

SHEET INDEX

- COVER SHEET / INDEX / LEGENDS / NOTES.
- SITE PLAN.
- 1ST FLOOR PLAN.
- 2ND FLOOR PLAN.
- ROOF PLAN
- WALL SECTIONS
- ELEVATIONS (PT 1)
- ELEVATIONS (PT 2)
- SECTIONS (PT 1)
- SECTIONS (PT 2)
- SECTIONS (PT 3)
- 1ST FLOOR ELECTRICAL PLAN
- 2ND FLOOR ELECTRICAL PLAN
- ELECTRICAL EXTERIOR LIGHTING FIXTURES
- POOL DETAILS

LOCATION



CONTENT

COVER SHEET

APPROVAL SIGNATURES	
APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE	LEDGER SCALE
N/A	N/A
Draftman	Project no.
JPRC	20001
Reviewed	File
JPRC	YPL0200_Cover Sheet
Approval	Code
JPRC	0000
Review date	No. Page
2.18.2025	0 04

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
	CLG = CEILING DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED

GENERAL NOTES:

- 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.
- THIS NOTE HAS BEEN REMOVED PER REQUEST OF CITY OF WEST LAKE HILLS REVISION
- 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.
- Builder or contractor must verify all dimensions prior to proceeding with construction.
- Builder or contractor must verify and comply with local building codes of the area where the structure is to be constructed and located.
- Plans indicate locations only, separate engineer aspects should be incorporated to actual site conditions.
- To be built in compliance with 2015 IRC.
- All dimensions to be verified on jobsite by contractor.
- Comply with standard building code span charts.
- Report any discrepancies to builder before proceeding.
- Provide tempered glass where required by code
- Provide decking for 24" wide walkway @ stairs access to hvac units per code.
- All exterior & plumbing walls to be 2x6 framing.
- All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
- Provide gas to hvac, water heater, and range as required, if applicable.
- Provide 1/2" hardie backer around all tubs, showers, and spas.
- Dryer vent not to exceed 25' per IRC.
- Install all materials per manufacturer specifications
- 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.
- Any work in the right-of-way must be permitted. This includes garage and walkway

SQUARE FOOTAGE

LOT AREA	TOTAL
0.82 ACRE (35,536 SQ FT)	
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA	2,992 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,913 SQ FT
ADU CONDITIONED AREA	NA
TOTAL BUILDING AREA	4,905 SQ FT
BASEMENT*	NA
COVERED PARKING (garage or carport)	909 SQ FT
COVERED DECK (terrace)	389 SQ FT
COVERED ENTRY	349 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	50 SQ FT
2 ND FLOOR OVERHANGS	124 SQ FT
TOTAL BUILDING COVERAGE	4,790 SQ FT
% BUILDING COVERAGE	13.25 %
* NOT INCLUDED IN BUILDING COVERAGE	

IMPERVIOUS COVERAGE

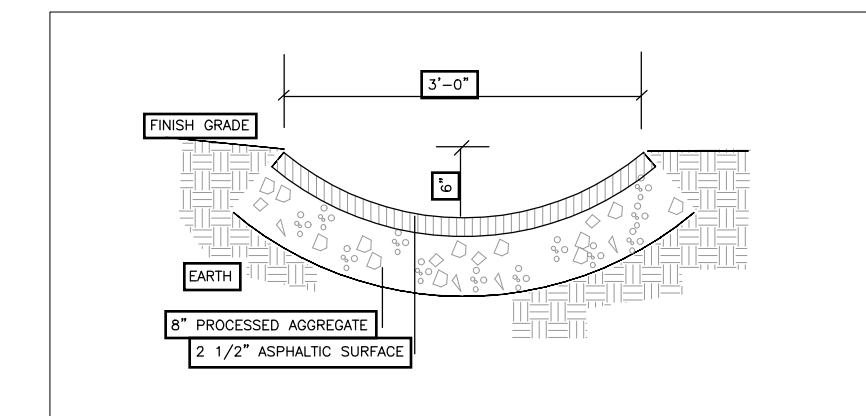
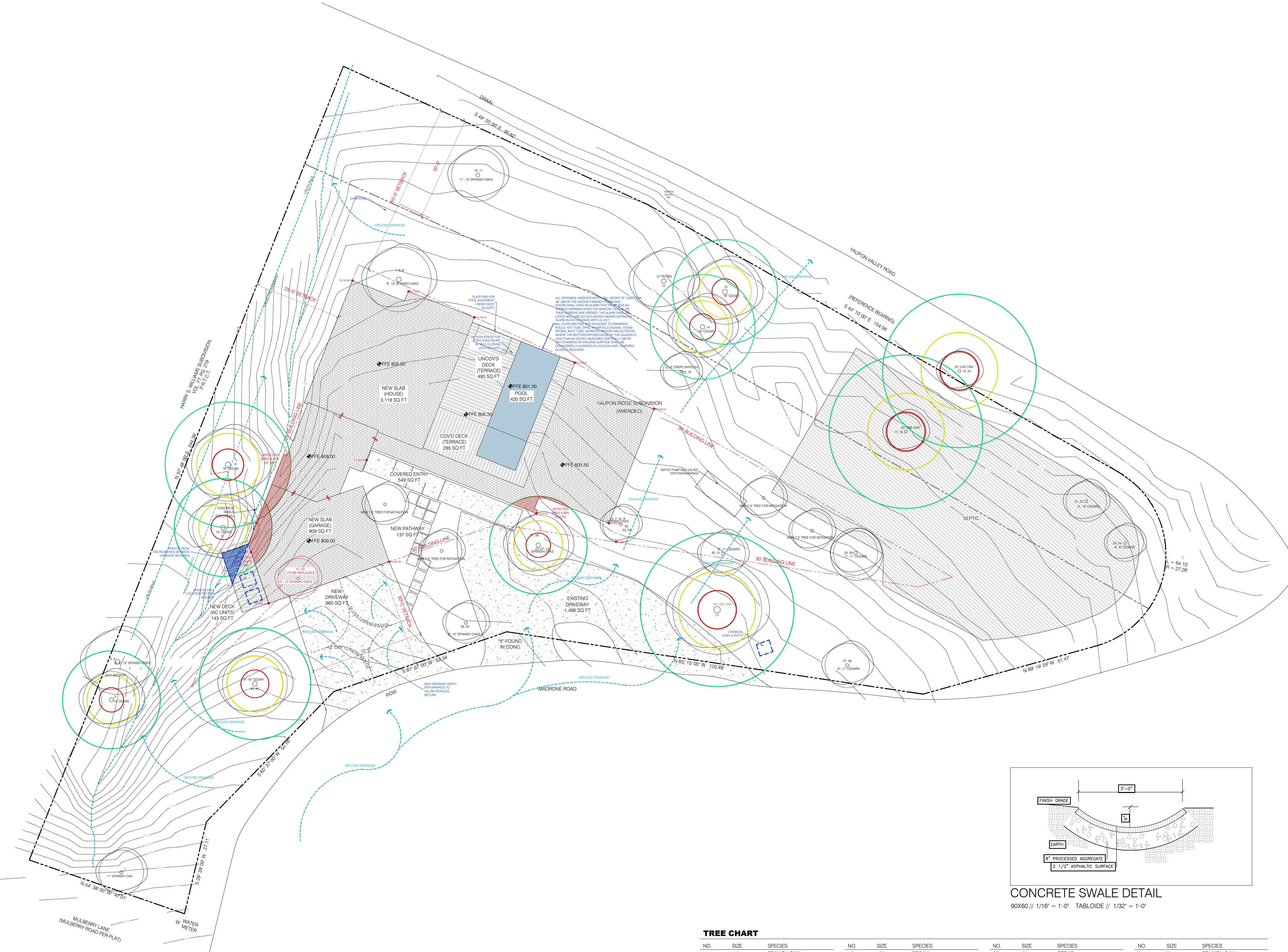
EXISTING DRIVEWAY	1,496 SQ FT
NEW DRIVEWAY	960 SQ FT
PATHWAYS	137 SQ FT
WOOD DECKS (80%) (TERRACE AND AC PADS)	(640/3) 330 SQ FT
POOL	420 SQ FT
POOL EQUIPMENT PAD UNDER DECK	20 SQ FT
MAIN BATHROOM PATIO & TERRACE	113 SQ FT
TOTAL IMPERVIOUS COVERAGE	6,296 SQ FT
% IMPERVIOUS COVERAGE	23.34 %

F.A.R.

FLOOR	TOTAL
1 ST FLOOR	2,992 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	393 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	797.80'
AVERAGE NAT. GRADE ADJACENT TO BUILDING	802.96'
HEIGHT OF BUILDING FROM AVERAGE GRADE	29.52'



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

TREE CHART

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	14"	CEDAR (PROTECTED)	13	10"	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	10"	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"

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

1001 MADRONE ROAD

AMENDMENTS

No.	Date	Comment
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 MARKER
	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 CEILING
	DR = DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED

SQUARE FOOTAGE

	TOTAL
LOT AREA	0.82 ACRE (35,586 SQ. FT.)
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA*	3,280 SQ. FT.
2 ND FLOOR CONDITIONED AREA*	1,814 SQ. FT.
ADD. CONDITIONED AREA	NA
TOTAL BUILDING AREA	5,094 SQ. FT.
BASEMENT*	NA
COVERED PARKING (garage or carport)	366 SQ. FT.
COVERED DECK (screen)	366 SQ. FT.
COVERED ENTRY	366 SQ. FT.
STORAGE & UTILITY ROOMS (NO AC)	124 SQ. FT.
2 ND FLOOR COVERING	124 SQ. FT.
TOTAL BUILDING COVERAGE	4,766 SQ. FT.
% BUILDING COVERAGE	93.5%
* NOT INCLUDED IN BUILDING COVERAGE	
IMPERVIOUS COVERAGE	
DRIVEWAY	2,456 SQ. FT.
PATIO/DECK	118 SQ. FT.
WOOD DECK (DOWN) (TERRACE AND AC PADS)	6,620,333 SQ. FT.
POOL	405 SQ. FT.
POOL EQUIPMENT PAD UNDER DECK	102 SQ. FT.
MAIN BATH-ROOM PATIO & TERRACE	170 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	8,833 SQ. FT.
% IMPERVIOUS COVERAGE	23.6%

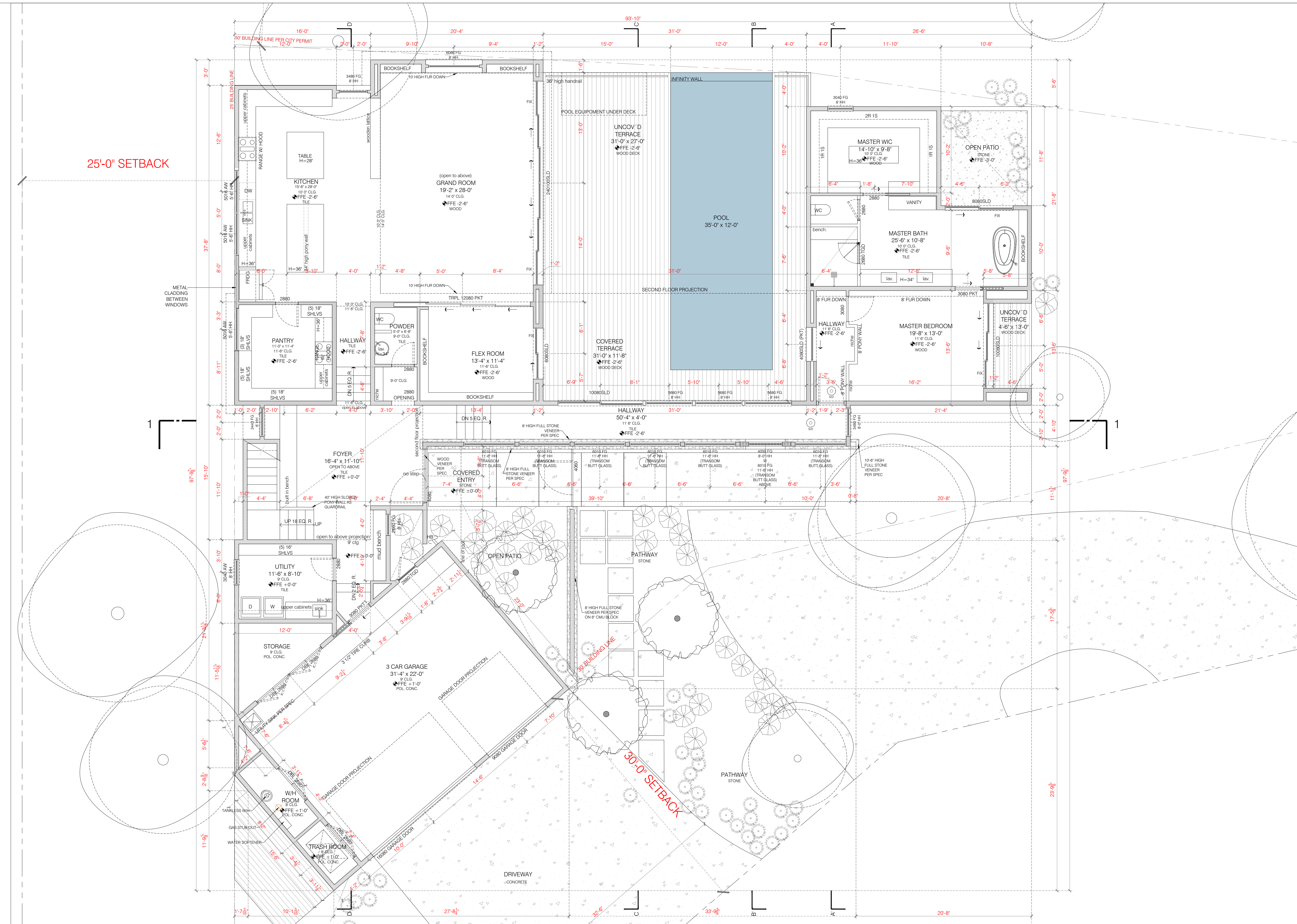
CONTENT
FIRST FLOOR PLAN

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	101
Approval	JPRC	Code	0101
Review date	2.16.2025	No. Page	2
		Rev	04



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

1001
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
 - FFFE 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
- 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	0.82 ACRE (35,586 SQ FT)
BUILDING AREA	3,880 SQ FT
1 ST FLOOR CONDITIONED AREA	3,880 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,813 SQ FT
ADD. CONDITIONED AREA	NA
TOTAL BUILDING AREA	4,693 SQ FT
BASEMENT*	NA
COVERED PARKING (garage or carport)	866 SQ FT
COVERED DECK (screened)	866 SQ FT
COVERED ENTRY	866 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	50 SQ FT
2 ND FLOOR OVERHANG	124 SQ FT
TOTAL BUILDING COVERAGE	4,766 SQ FT
% BUILDING COVERAGE	13.5%
* NOT INCLUDED IN BUILDING COVERAGE	

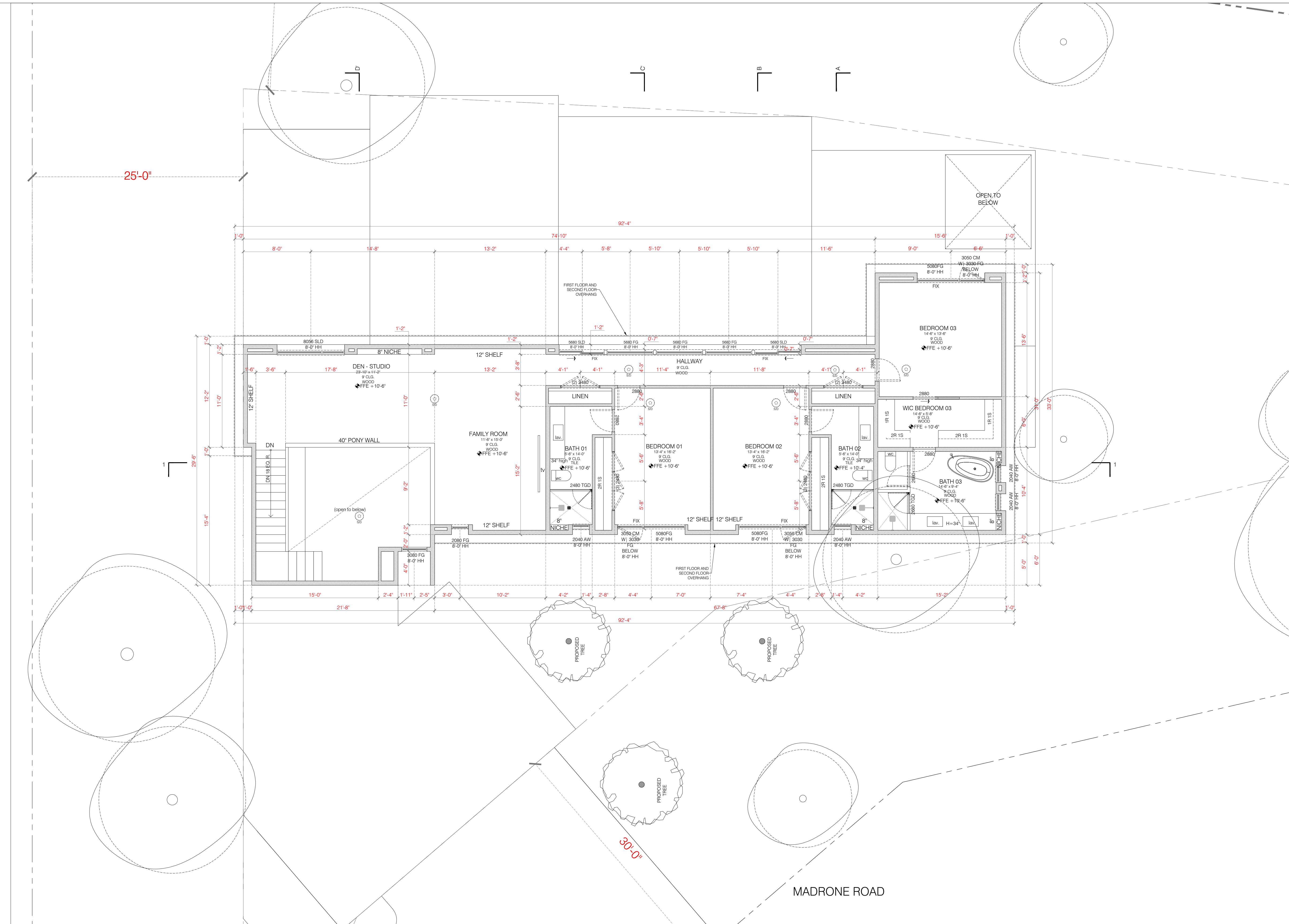
IMPERVIOUS COVERAGE	TOTAL
DRIVEWAY	2,456 SQ FT
PATIO/DECK	118 SQ FT
WOOD DECK (DOWN) (TERRACE AND AC PADS)	6,402,333 SQ FT
POOL	400 SQ FT
POOL EQUIPMENT PAD/LANAI/DECK	92 SQ FT
MAIN BATH-ROOM PATIO & TERRACE	170 SQ FT
TOTAL IMPERVIOUS COVERAGE	8,833 SQ FT
% IMPERVIOUS COVERAGE	23.6%

CONTENT
SECOND FLOOR PLAN

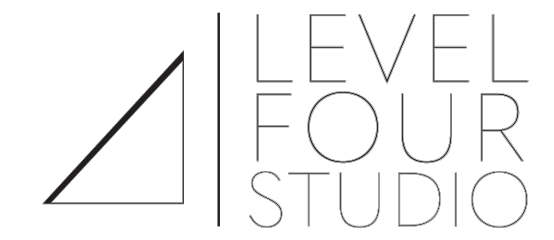
APPROVAL SIGNATURES
APPROVED BY CLIENT _____ APPROVED BY DIRECTOR _____

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

Drawn by	JPRC	Project no.	20001
Reviewed	JPRC	File	jprc-0102
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"



**1001
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
CLG	=	CEILING
DR	=	DOOR
TGD	=	TEMPERED GLASS DOOR
S	=	SHELF
C	=	CHASE
R	=	ROD
FRSTD	=	FROSTED

SQUARE FOOTAGE	TOTAL
LOT AREA	0.82 ACRE (35,586 SQ. FT.)
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA	3,895 SQ. FT.
2 ND FLOOR CONDITIONED AREA*	1,813 SQ. FT.
ADD. CONDITIONED AREA	NA
TOTAL BUILDING AREA	4,888 SQ. FT.
BASEMENT*	NA
COVERED PARKING (garage or carport)	866 SQ. FT.
COVERED DECK (screened)	86 SQ. FT.
COVERED ENTRY	488 SQ. FT.
STORAGE & UTILITY ROOMS (NO AC)	50 SQ. FT.
2 ND FLOOR OVERHANG	124 SQ. FT.
TOTAL BUILDING COVERAGE	4,766 SQ. FT.
% BUILDING COVERAGE	13.9%
* NOT INCLUDED IN BUILDING COVERAGE	
IMPERVIOUS COVERAGE	
DRIVEWAY	2,456 SQ. FT.
PORCHES	118 SQ. FT.
WOOD DECK (DOWN) (TERRACE AND AC PADS)	68,020,333 SQ. FT.
POOL	400 SQ. FT.
POOL EQUIPMENT PAD UNDER DECK	90 SQ. FT.
MAIN BATH-ROOM PATIO & TERRACE	170 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	8,833 SQ. FT.
% IMPERVIOUS COVERAGE	23.4%

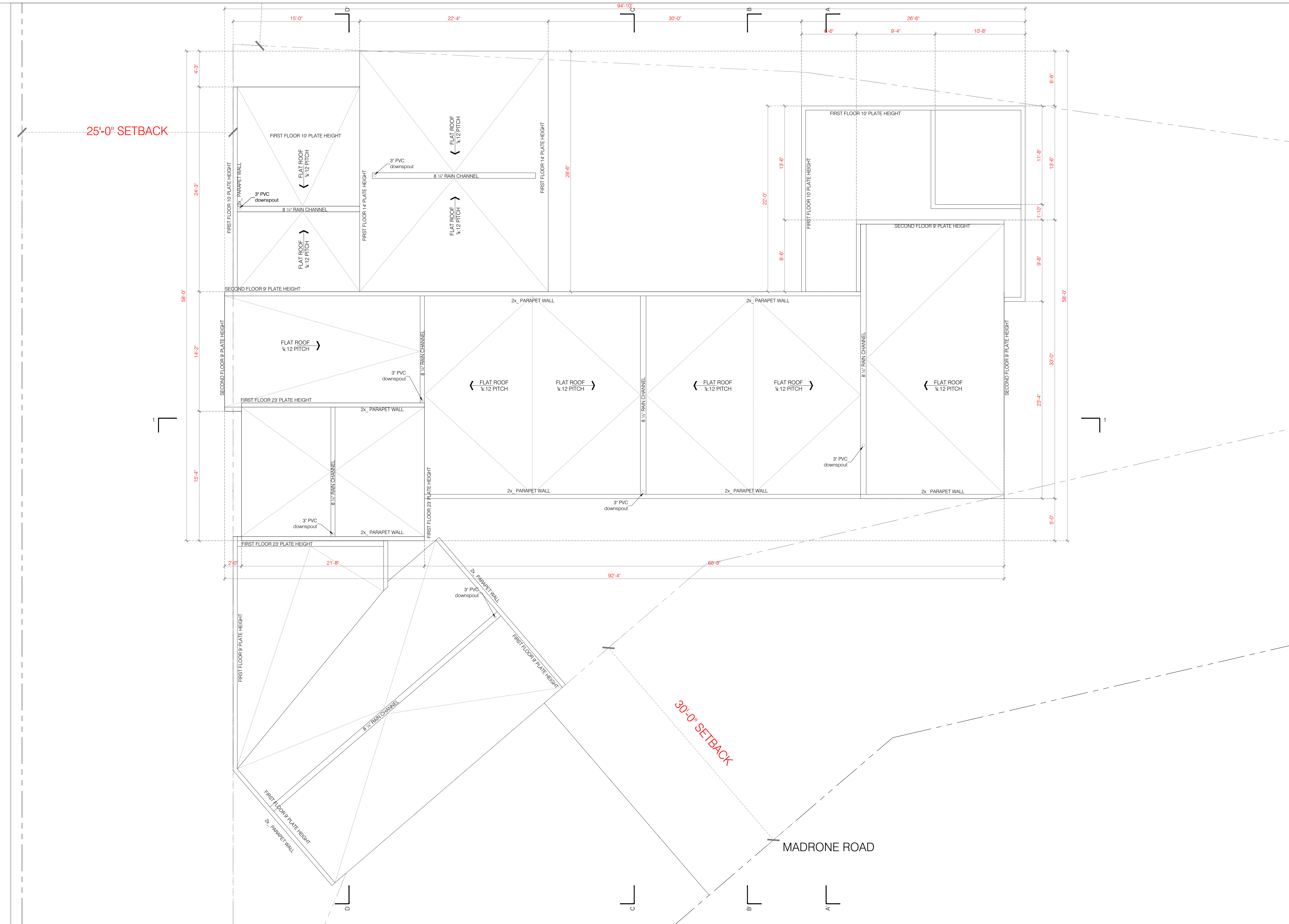
CONTENT
**CONSTRUCTION DETAILS
ROOF PLAN**

APPROVAL SIGNATURES

APPROVED BY CLIENT _____ APPROVED BY DIRECTOR _____

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

Draftsman	JPRC	Project no.	20001
Reviewed	JPRC	File	ppc-103
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"

1001
MADRONE ROAD

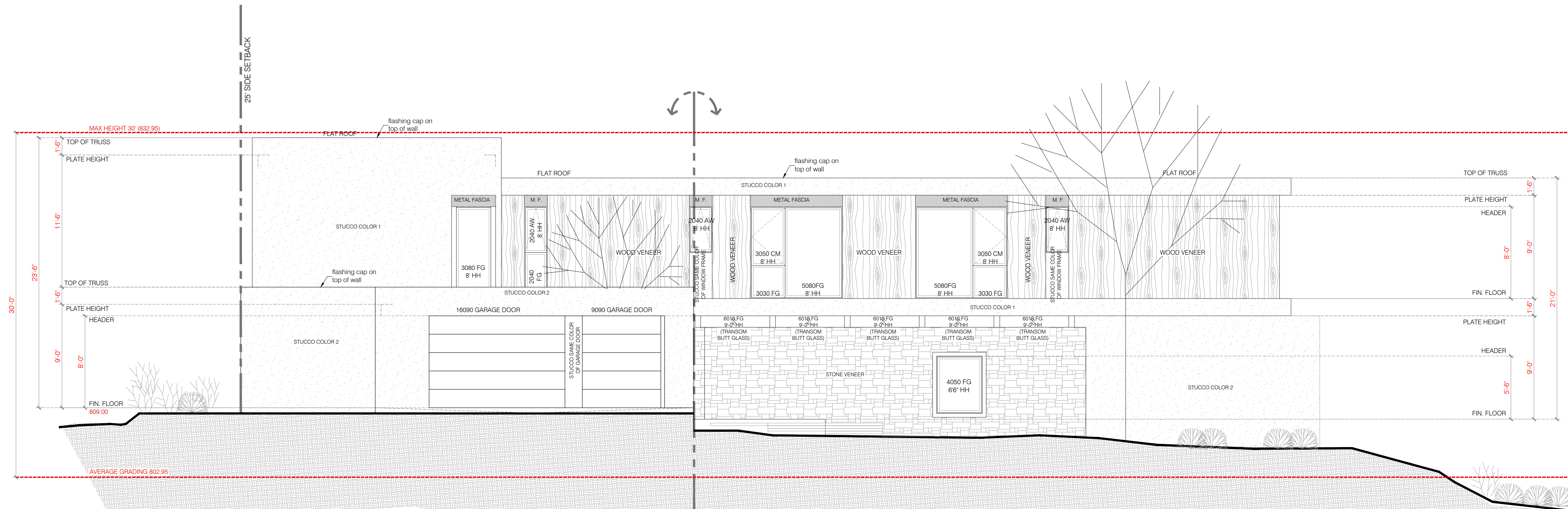
AMENDMENTS

No.	Date	Comment
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

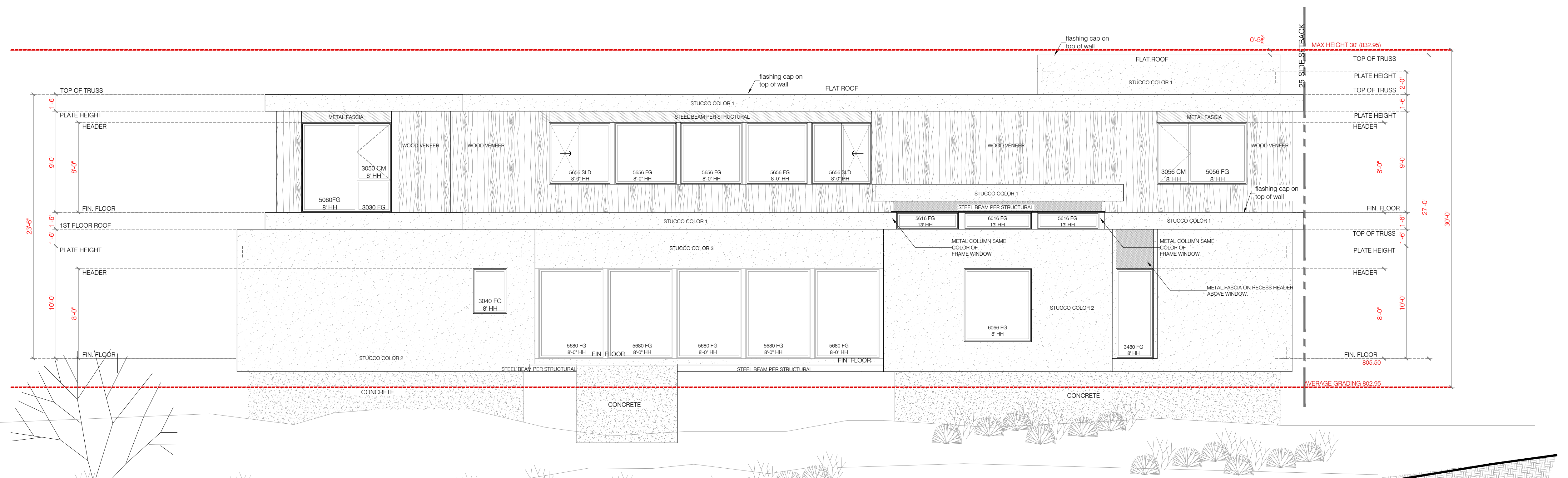
LEGEND

	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
	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



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"

CONTENT
ELEVATIONS

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

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

Draftsman	JPRC	Project no.	20001
Reviewed	JPRC	File	YPL021
Approval	JPRC	Code	0121.1
Review date	2.16.2025	No. Page	6
		Rev	04

1001
MADRONE ROAD

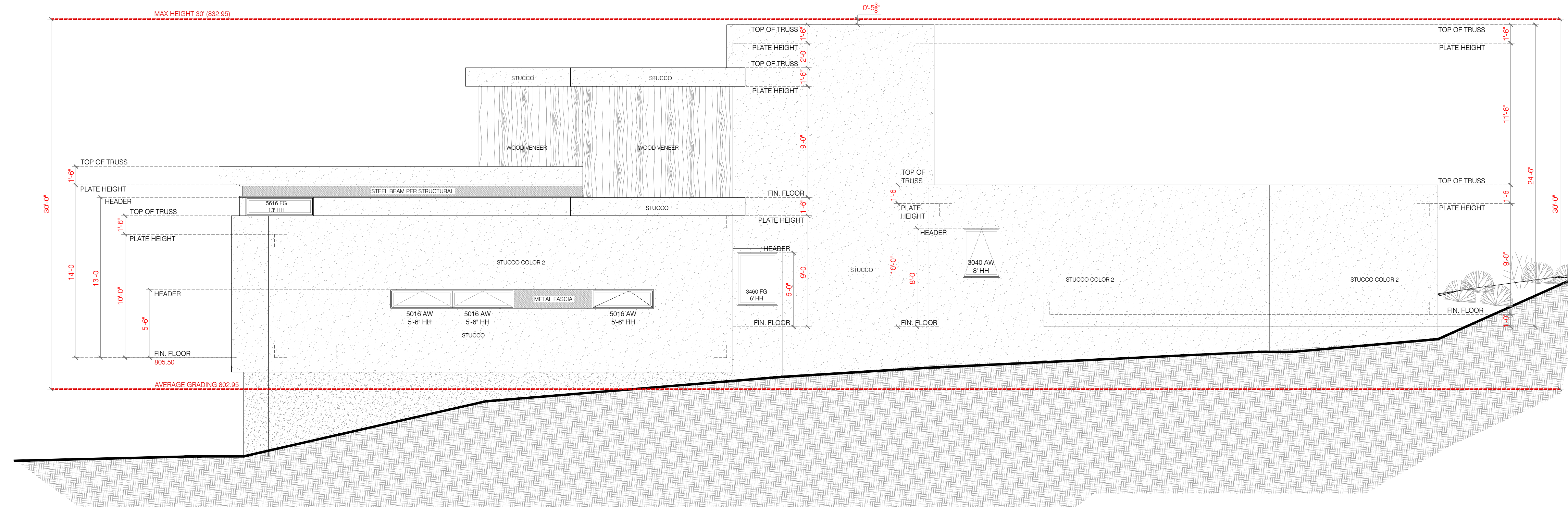
AMENDMENTS

No.	Date	Comment
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

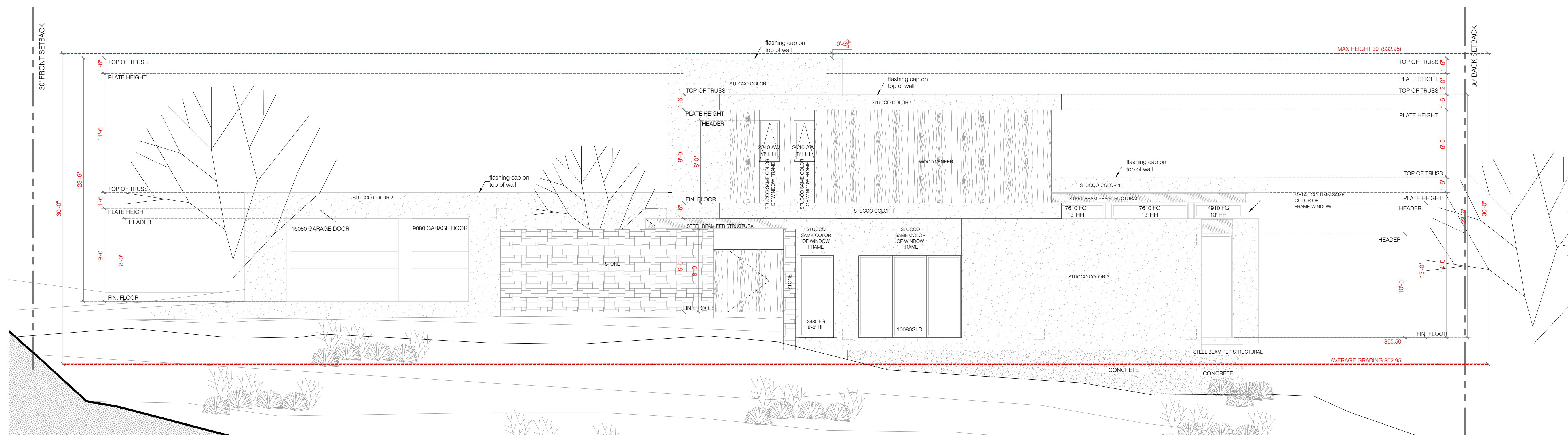
LEGEND

	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 DOOR
	DR = DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED



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"

CONTENT
ELEVATIONS

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	YRL021
Approval	JPRC	Code	0121.2
Review date	2.16.2025	No. Page	7
		Rev	04

1001
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
	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

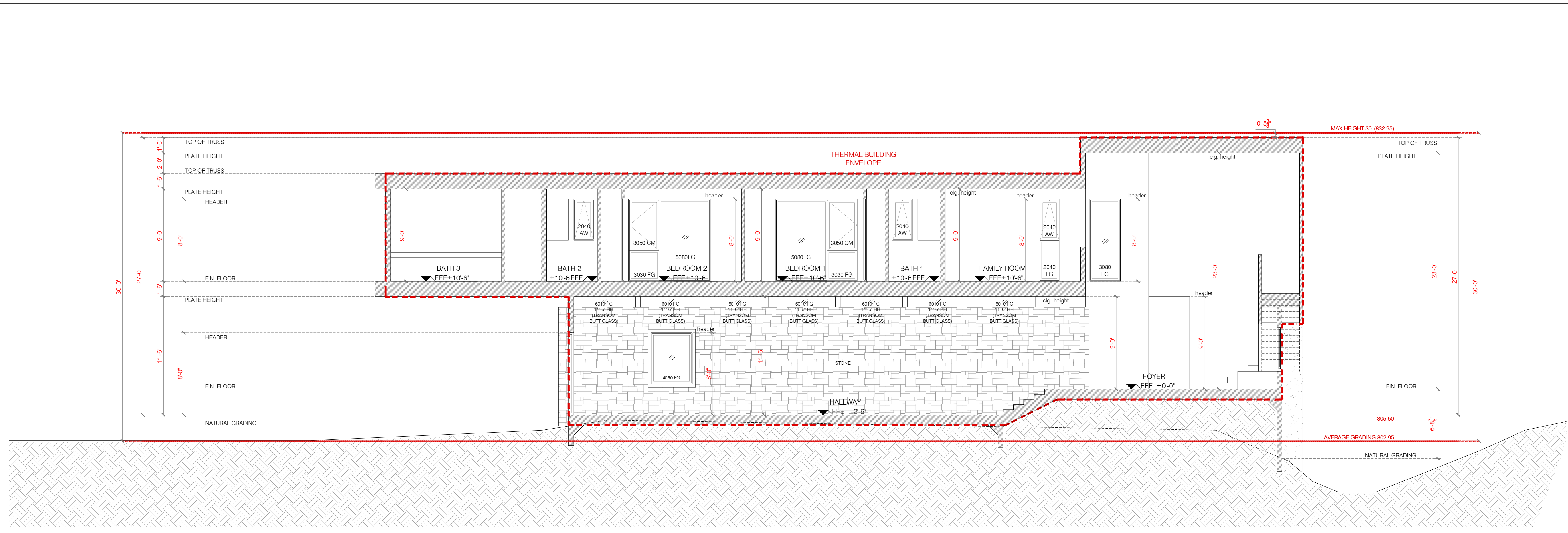
APPROVED BY CLIENT APPROVED BY DIRECTOR

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

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	pm-0131
Approval	JPRC	Code	0131.1
Review date	2.16.2025	No. Page	8
		Rev	04

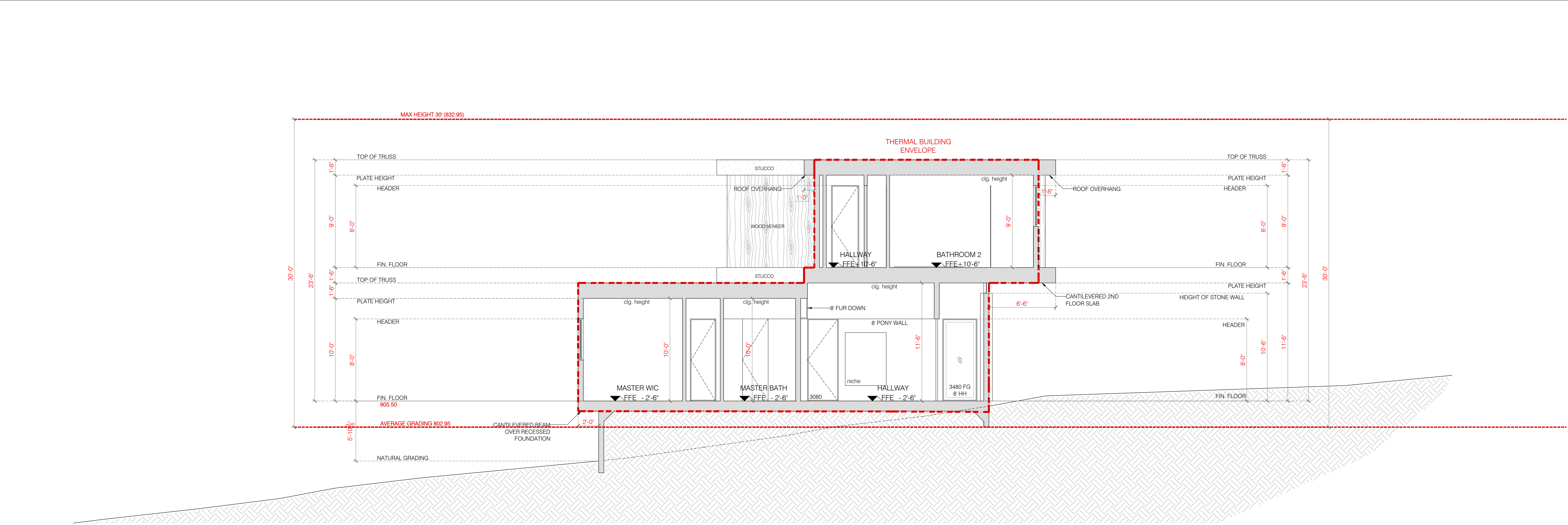
SECTION 1-1'

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

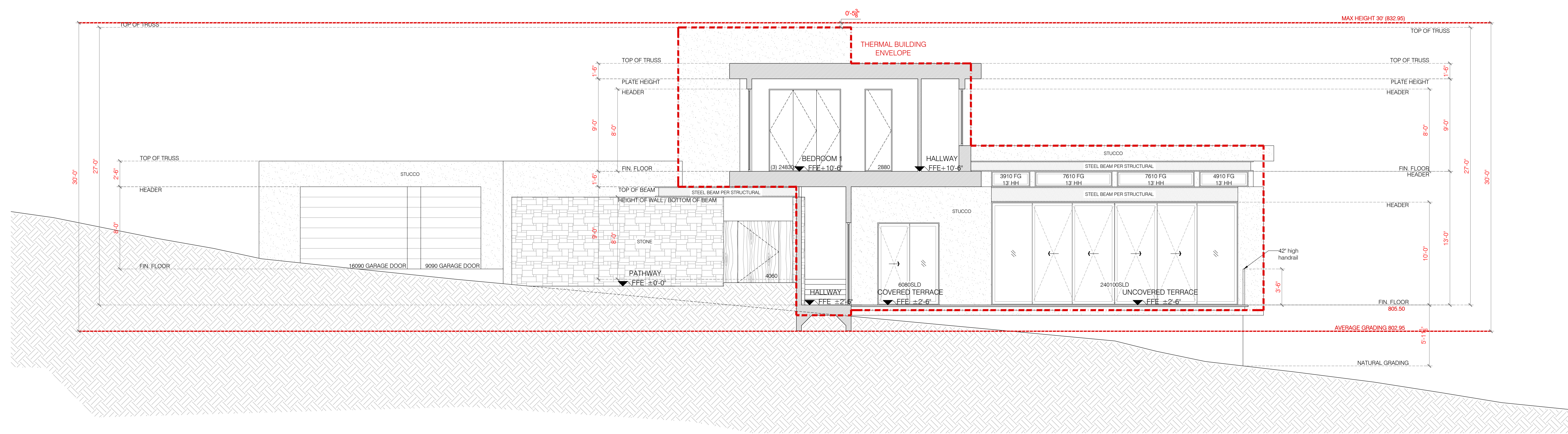
AMENDMENTS

No.	Date	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
	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



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

CONTENT

SECTIONS

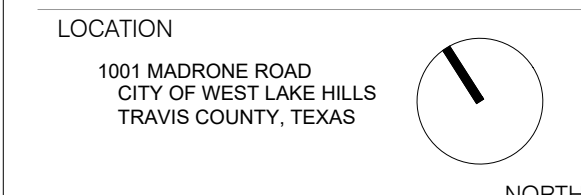
APPROVAL SIGNATURES

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 jprc0131
Approval JPRC	Code 0131.3
Review date 2.16.2025	No. Page 10 Rev 04

1001
MADRONE ROAD

AMENDMENTS

Rev.	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



LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FINISHED 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 DOOR
	TGD = TEMPERED GLASS DOOR
	S = SHELF
	C = CHASE
	R = ROD
	FRSTD = FROSTED



LIGHTING CONTROL NOMENCLATURE		LIGHTING FIXTURE NOMENCLATURE	
	ELECTRICAL OUTLET		DECORATIVE SUSPENDED LIGHT FIXTURE
	GROUND FAULT ELECTRICAL OUTLET		RECESSED CAN LIGHT
	GFI ELECTRICAL OUTLET IN WATERPROOF ENCLOSURE		RECESSED MINI CAN LIGHT
	JAX 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			STAIRCASE COURTESY LIGHT
	LIGHT SWITCH		WALL LIGHT
	THREE-WAY LIGHT SWITCH		SOFFIT LIGHT
	FOUR-WAY LIGHT SWITCH		FLOODED LIGHT
	LIGHT SWITCH ON WATERPROOF ENCLOSURE		TUBULAR LIGHTING
	THREE-WAY LIGHT SWITCH ON WATERPROOF ENCLOSURE		VENT
	OCCUPANCY SENSOR SWITCH		WALLWASHER IN GRADE RECESSED LIGHT
VOICE, DATA AND VIDEO			TREE LIGHT STAKE MOUNTED
	TELEPHONE OUTLET		RECESSED FLOOR SPOTLIGHT
	CATV OUTLET		POWER SUPPLY FOR G. DOOR OPERATOR
HVAC CONTROL			ELECTRIC PANEL
	CONTRACTOR IS RESPONSIBLE FOR LUBRICATION OF THERMOSTAT		ELECTRICAL FEED FOR LANDSCAPE LIGHTING
AUDIO CONTROL			POOL LIGHT
	SPEAKER		OUTDOOR TENNIS COURT LIGHTING & POLE
			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
- MULTI-MEDIA RECEPTS. 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"

CONTENT
ELECTRICAL PLAN
2ND FLOOR PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

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

Drawn by	JPRC	Project no.	20001
Reviewed	JPRC	File	YPR-0302
Approval	JPRC	Code	0302
Review date	2.16.2025	No. Page	12 04

WAC LIGHTING

Cylinder

Wall Mount 3000K

Model	Color Temp & CRI	Lumens	Finish
WS-W190208	30 3000K-80	285	<input type="radio"/> BK Black <input type="radio"/> BR Bronze <input type="radio"/> WT White

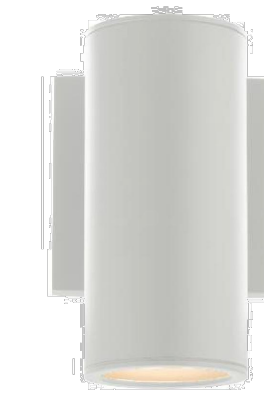
Example: WS-W190208-30-WT
For custom requests please contact customs@wacighting.com

FEATURES

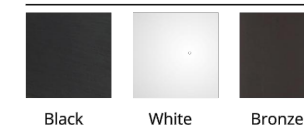
- Multiple LED array for uniform illumination
- WS-W190208 is one direction, WS-W190212 is an up & down light
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

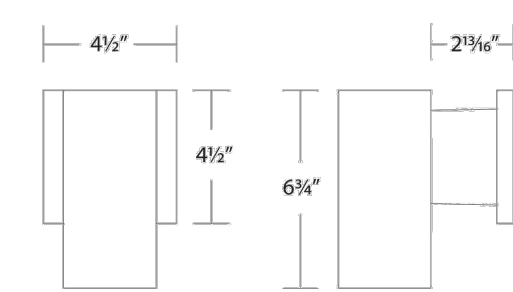
Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CR:	80
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box. Can be mounted on wall in all orientations
Standards:	ETL, cETL Wet Location Listed
Construction:	Die-cast aluminum



FINISHES:



LINE DRAWING:



wacighting.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

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____

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

PENTAIR

LIGHTING

MICROBRITE®

COLOR AND WHITE LED LIGHT



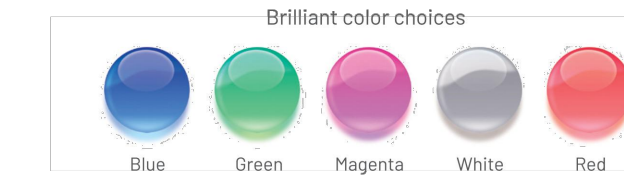
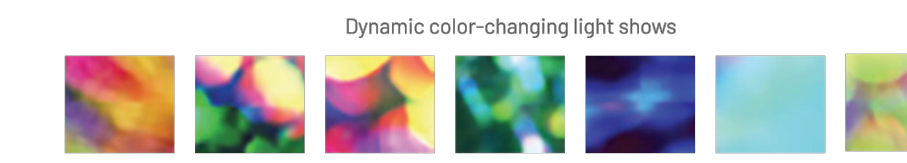
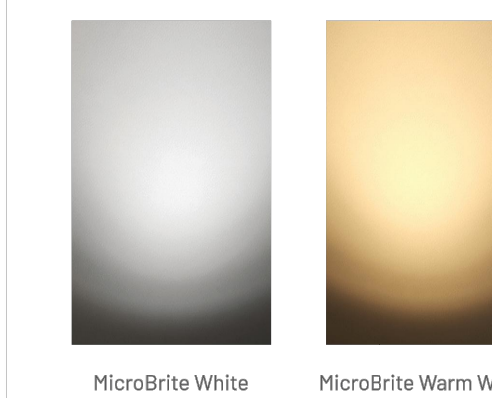
Compact, brilliant pool and spa wall-fitting led light.

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 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.

TRADEGRADE

PENTAIR.COM

LEVEL FOUR STUDIO

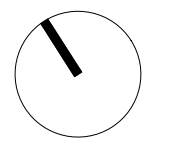
1001
MADRONE ROAD

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

Draftsman JPRC Project no. 20001

Reviewed JPRC FRI YRL0303

Approval JPRC Code 0302

Review date 2.16.2025 No. Page Rev. 13 04

WALL SCONCE

- BLACK FINISH

- LLF 70%

- 5 INSTANCES:

3 OUTSIDE LIVING ON DECK

2 ON MAIN BATH PATIO

SOFFIT AND UNDEREAVE

- CANLESS WHITE

- LLF 70%

- 8 INSTANCES:

7 UNDER FRONT ENTRY

EAVE

1 UNDER STAIRCASE

OUTSIDE FOYER

WINDOW

POOL LIGHTING

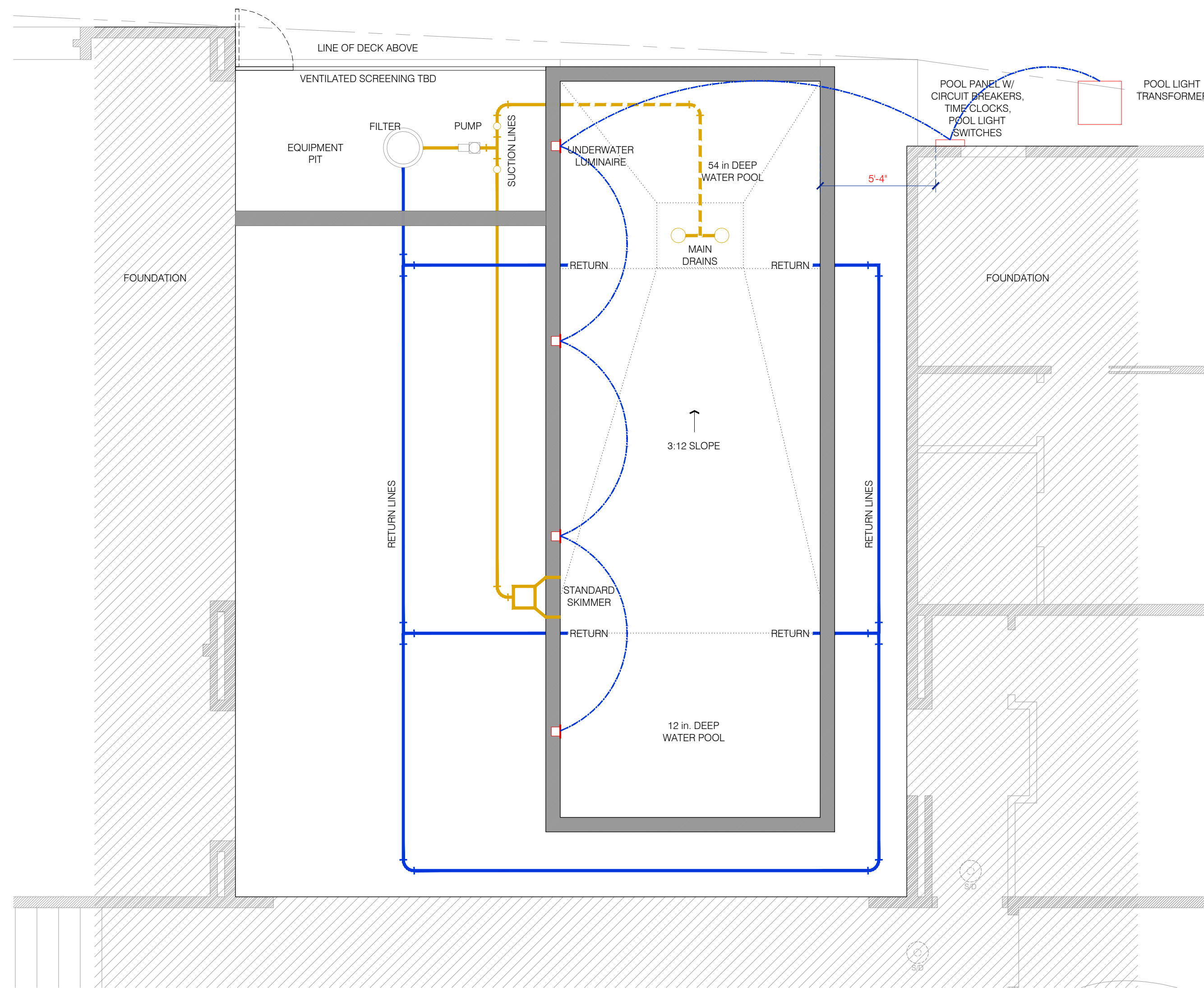
- WARM WHITE

- 1500 LUMEN

- 4 INSTANCES:

EXTERIOR LIGHTING FIXTURES

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



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



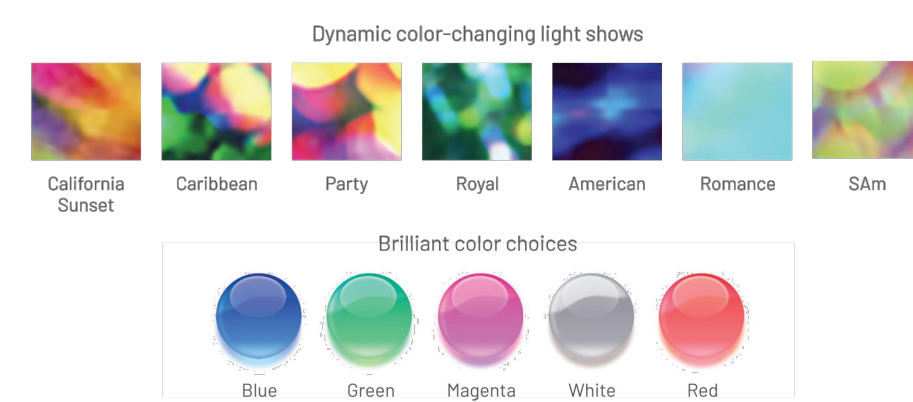
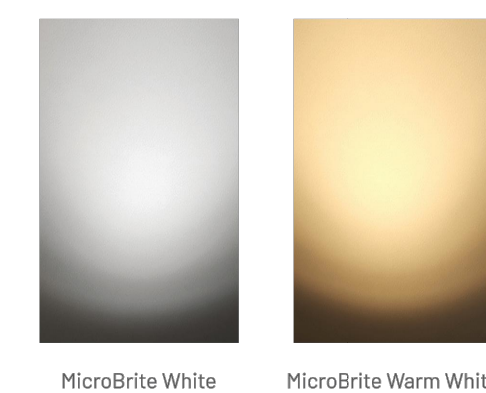
Compact, brilliant pool and spa wall-fitting led light.

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 uniformly 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 dazzling, 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



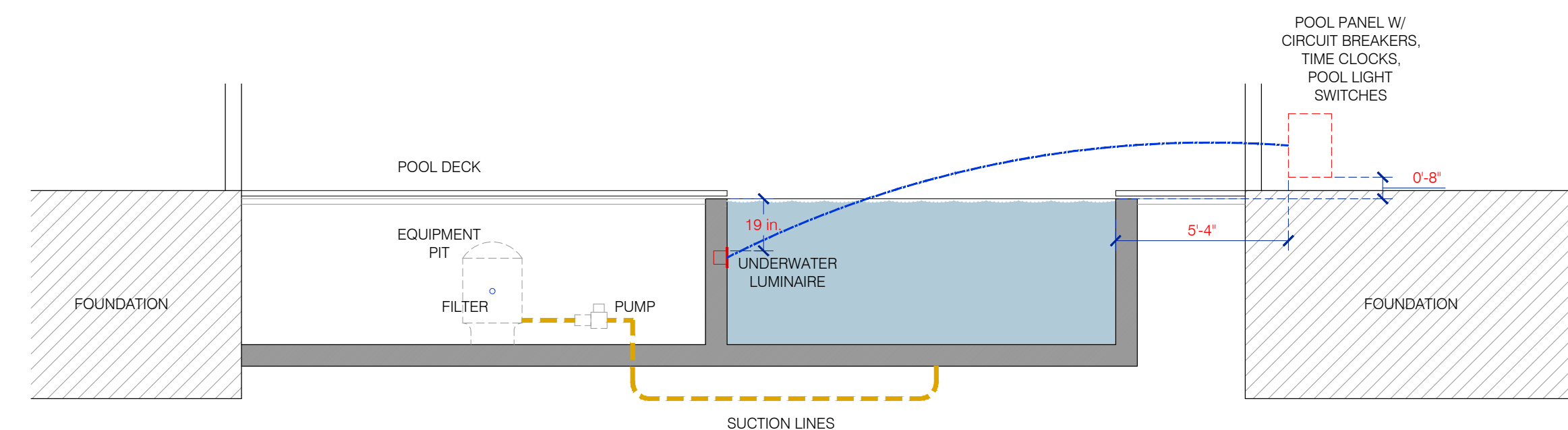
FOR THE FULL SPECTRUM OF NIGHTTIME POOL POSSIBILITIES, GO TO PENTAIR.COM/POOLLIGHTS.

TRADEGRADE

PENTAIR.COM

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	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

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

Draftsman	JPRC	Project no.	20001
Reviewed	JPRC	File	YPR0401
Approval	JPRC	Code	0401
Review date	2.16.2025	No. Page	14 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

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, April 16, 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: Present
 - 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 March 19, 2025 Zoning and Planning Commission minutes
 - b. Report of previous ZAPCO cases acted upon by the BOA/Council
 - c. **Action:** Commissioner Bartoletti moves for approval of the Consent Agenda
 - i. Commissioner Pledger Seconds
 - ii. Motion carries unanimously 5 - 0

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 and Associates, LLC

- a. **Staff Report:**
 - i. Director Bills describes the minor plat and the conditions for approval
 - a. **Commissioner Bartoletti:** Can we proceed straight to a motion since it's a non-discretionary item?
 - b. **Commissioner Webber:** Can we approve an un-buildable lot?

1. Director Bills: It is not an unbuildable lot because if the existing structure were to be torn down, a new, conforming structure could be built on the newly proposed lot.

b. Public Comments:

- i. None

c. Discussion:

- i. None

d. Action:

- i. Commissioner Bartoletti moves that the minor plat be forwarded to City Council with a recommendation of approval with conditions based on staff conditions.
 1. Commissioner Pledger seconds
 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on April 23, 2025.

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

a. Staff Report:

- i. Director Bills describes the re-plat and the conditions for approval.

b. Public Comments:

- i. Alice Arterberry: Arterberry Cooke Architecture (via Zoom)
 1. Wanting to follow steps to bring lot into conformance.

d. Discussion:

- i. None

e. Action:

- i. Commissioner Stewart moves that the minor plat be forwarded to City Council with a recommendation of approval with conditions based on staff conditions.
 1. Commissioner Bartoletti seconds
 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on April 23, 2025.

6. **Public Hearing: 4 N 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

a. Staff Report:

- i. Director Bills explains the setback variance request
- ii. Commissioner Webber: How are setbacks determined?
 1. Director Bills: Based on size of lot

b. Public Comments:

- i. Wesley Parks – Architect
 1. Explains that existing house is not livable
 2. Expresses desire to save trees on site by using existing footprint

f. Discussion:

- i. Commissioner Stewart: Would be in favor of variance
- ii. Commissioner Webber: At what point does stacking of variances along a street become an issue? Austin has provisions allowing for variances if a certain percentage of existing properties in an area are non-conforming. Is that something West Lake Hills has considered?
 1. Chair Meisel: That is a question for Council
- iii. Commissioner Bartoletti: Is wanting to build a larger house on an existing lot a hardship? What is the hardship?
 1. Chair Meisel: Building on top of existing foundation minimizes impact on the environment.
- iv. Commissioner Maccini: New house footprint is much larger than existing house. This is a design driven.
- v. Commissioner Webber: If we want to shape our community in accordance with how the code is written going forward, we can't simply approve a variance for a new house just because the old house didn't conform.

g. Action:

- i. Commissioner Webber moves that the variance be forwarded to City Council with a recommendation of denial based on lack of hardship
 1. Commissioner Maccini seconds
 2. Motion carries (3-2)

- a. Pledger, Webber, and Maccini voting in favor of denial
- b. Bartoletti and Stewart opposed to denial

Recommendation will be forwarded to the Board of Adjustment for consideration on May 14, 2025.

- 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. 3. To allow three driveways, where only one per primary dwelling unit is allowed (Section 22.03.175 (e)(2))
 - 4. 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

a. Staff Report:

- i. Director Bills explained the variance requests for side setback encroachment, number of driveways, turnaround (maneuver) space, and driveway widths.
- ii. Commissioner Pledger: Requests clarification on maneuvering area
 - i. Director Bills: The previous variance allowing the garage to be moved closer to the street makes placement of the driveway turnaround behind the driveway setback impossible, so staff recommends approval of its relocation as is represented in the 2024 approved plans, but not its elimination in favor of a wider driveway as it was built.
- iii. Commissioner Webber: How is this house occupied with the current state of the site?
 - i. A Temporary Certificate of Occupancy was issued when the building finals were completed and the structure of the building itself deemed safe.
- iv. Commissioner Bartoletti: Are we guilty of having approved something that we are having to correct?

- i. Project was approved during development staff transition in mid-2023. The driveway maneuvering area setback was missed in initial reviews. The remaining variances are for items not built according to approved plans.
 - v. Commissioner Stewart: What is the hardship?
 - i. Director Bills: It is already built
 - ii. Commissioner Stewart: We told the last applicant “no” when they asked permission ahead of time. What kind of precedent does it set to grant a variance after the fact?
 - vi. Commissioner Pledger:
 - i. Asks for clarification on why deck would have to be built into setback for electrical panel’s location.
 - 1. Building Official Jordan Word explains building code requirements for clearance around electrical panels, necessitating that the deck be kept in its current location or that the electrical panel be moved.

b. Public Comments:

- i. Edgar Prats: homeowner
 - i. Believes that setback wouldn’t bother neighbor
 - ii. Expresses that existing driveway was thicker than expected and difficult to remove
 - iii. Explains that daughter has special needs, and the garage is being used as a gym instead of vehicle storage. The extra parking areas are required for family and workers visiting the house.

c. Discussion:

- i. Commissioner Webber:
 - 1. Does this meet impervious cover restrictions with all the extra driveways?
 - a. With the driveways, it is under the 25% maximum, but over the 20% threshold that requires a Type III drainage and water quality review, which is currently underway.
 - 2. Would be comfortable granting leniency on the deck, but not other items
 - 3. Is there a way that the drives could be reconfigured to connect the new driveway to one of the existing, making a two drive-circle driveway?
 - a. Bills – Hasn’t been considered.

- ii. Commissioner Stewart: Could drainage review trigger additional variances?
 - 1. 1st engineering comments were submitted to city staff today, and comments will be provided to applicant tomorrow.
 - iii. Chair Meisel: Could item be postponed to next meeting?
 - 1. Staff is not sure how quickly the applicant’s engineering team can respond to comments, and adding another month may cause issues with the Temporary Certificate of Occupancy’s timeline.
 - iv. Commissioner Maccini: I don’t see how the driveway is a hardship, and the applicant turned in plans that meet most driveway requirements and didn’t follow them.
 - v. Commissioner Bartoletti: Can’t see a hardship.
- d. Action:**
- i. Commissioner Webber moves that the variance be forwarded to City Council with a recommendation of approval for the deck encroachment into the side setback and staff-recommended maneuvering strip encroachment, but denial of the remaining variances related to the driveways.
 - 1. Commissioner Bartoletti seconds
 - 2. Motion carries (4-1)
 - a. Commissioner Stewart opposed

Recommendation will be forwarded to the Board of Adjustment for consideration on February May 14, 2025.

8. **Public Hearing: 109 Stratford Reserve PI** – 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

c. Staff Report:

- i. Director Bills describes the security fence installed at the property and the requested variances.
- ii. Commissioner Webber: Was this house existing when the client bought it?
 - i. Yes, and the fence was built about 2.5 years ago
 1. Commissioner Webber: How was that done?
 - a. It was built without a permit on a cul-de-sac at the edge of City Limits that staff does not regularly drive by.
- iii. Commissioner Maccini: Requests clarification on front yard fence setback based on property line instead of distance.
 - i. Director Bills explains that fence setbacks are based on distance from pavement, not right-of-way, and that distance between property line and pavement edge varies on site.
- iv. Commissioner Webber: Is staff making these recommendations based on hardship?
 - i. Yes. Due to the slope, if the gate were moved back you could see right into the property, and gate cannot be screened with vegetation. Moving the entire fence would require removal of lots of existing vegetation that is grown into fence, and additional vegetation at 30-ft setback would need to be removed.
- v. Commissioner Webber: Is the need for privacy driven by the occupant and not the lot?
 - i. Yes
- vi. Commissioner Maccini: A neighbor's letter says it is not being used as a residential home.
 - i. Staff has no evidence the house is not being used as a residence. There is private security on the lot, but that is increasingly common in West Lake Hills.
- vii. Commissioner Maccini: Are there other options than a swinging gate?
 - i. Sliding would be difficult with the cross slope.

d. Public Comments:

- i. Tisha Ritta: Applicant
 - i. Fence was installed in 2022 as an oversight from the property owner to address immediate security issues
 - ii. There have been several incidents with the neighbor
 - iii. Chair Meisel: What are the unique conditions on the lot that create the hardship requiring these variances?
 - iv. Commissioner Webber:
 - 1. Why did the property owner purchase the property when it makes security and privacy so difficult?
 - v. Commissioner Bartoletti: Is it fair to say that the terrain only creates a hardship in light of the security situation?
 - 1. Yes
 - vi. Tisha Ritta: Fence does not create negative impact on any neighboring properties.
- ii. Paul Hemmer: Neighbor
 - i. Oppose any and all variances for this lot
 - ii. House is being used as a 24/7 security and support office and services other properties in the area owned by the owner
 - iii. Nobody lives in the house
 - iv. Staff for other houses use this house as a parking area and are transported to other properties
 - v. We have been trying very hard to get a permit for a pool and gone out of our way to avoid requiring variances
- iii. Anne Yagel: Neighbor
 - i. Against the variances

h. Discussion:

- i. Commissioner Webber:
 - 1. Process for variances are based on hardships linked to land and not occupants.
 - 2. Surprised staff is recommending approval.
 - 3. West Lake Hills may need to consider steeper consequences to prevent projects from moving forward without permits then asking for variances after installation, but that is a conversation for another time
- ii. Commissioner Pledger:
 - 1. There are other ways to provide security
 - 2. Applicant chose to violate ordinances

- 3. Should not be approving extreme after-the-fact variances
- iii. Commissioner Bartoletti:
 - 1. Concurs with Commissioners Webber and Pledger.

i. Action:

- i. Commissioner Bartoletti moves that the variance be forwarded to City Council with a recommendation of denial based on lack of appropriate hardships
 - 1. Commissioner Pledger seconds
 - 2. Motion carries unanimously (5-0)

Recommendation will be forwarded to City Council for consideration on February May 14, 2025.

9. Adjournment - Chair Robert Meisel

- 1. Chair Mesel adjourns the meeting at 8:05pm

APPROVED:

Robert Meisel, Chair

ATTEST:

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2025.

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.

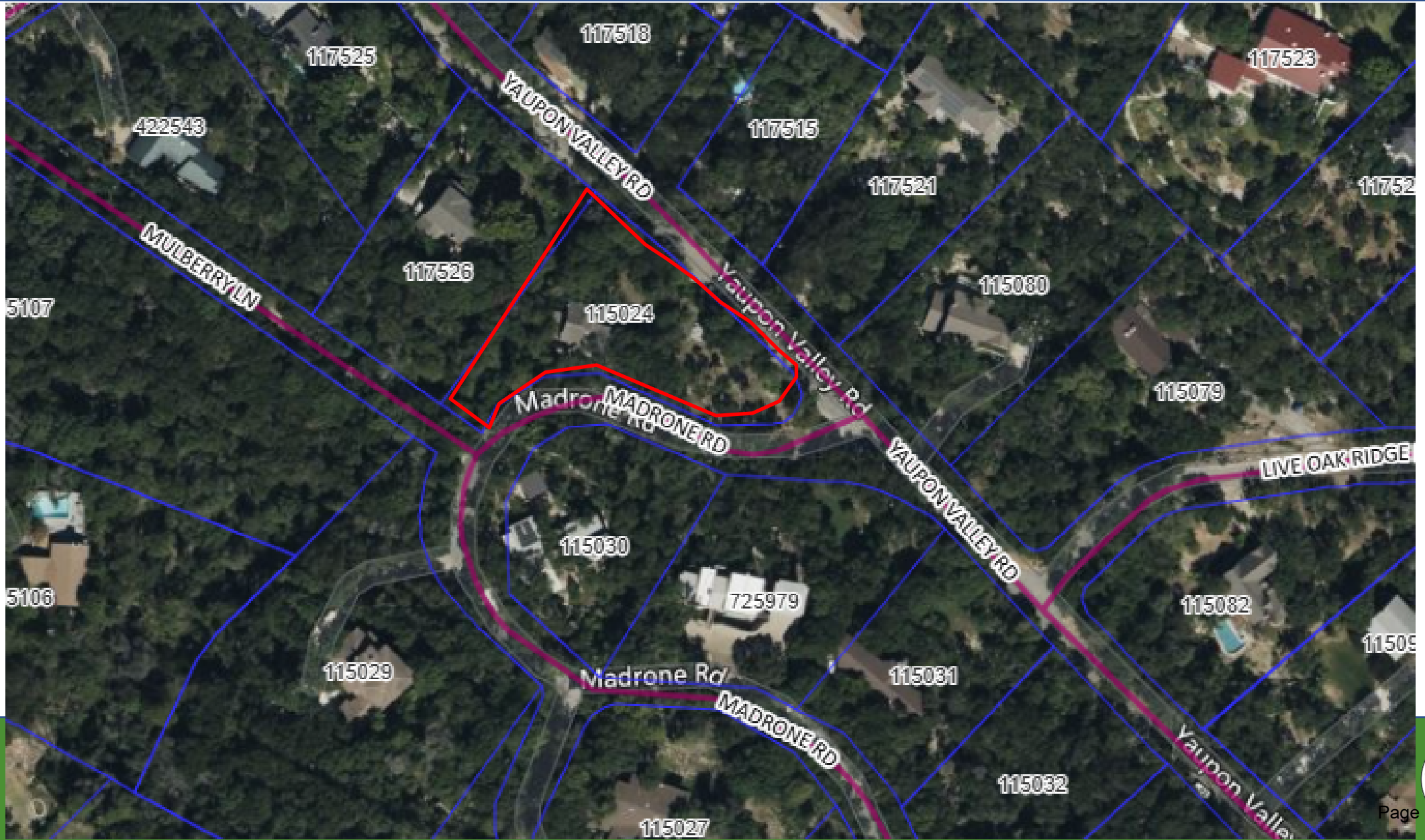
1001 Madrone Rd.

7. Discuss and consider action on a recommendation from ZAPCO 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



1001 Madrone Rd.



1001 Madrone Rd.

The applicant is requesting variances for a deck and driveway improvements that are already constructed.

The new house was permitted in 2023 and the previous house was demolished with the new construction.

A variance was approved on October 22, 2022, prior to construction for the encroachment of the house and garage 20 feet into the front setback on Madrone Rd (previous address was 1101 Yaupon Valley Rd).



1001 Madrone Rd.

Permit for new construction was approved March 2023,

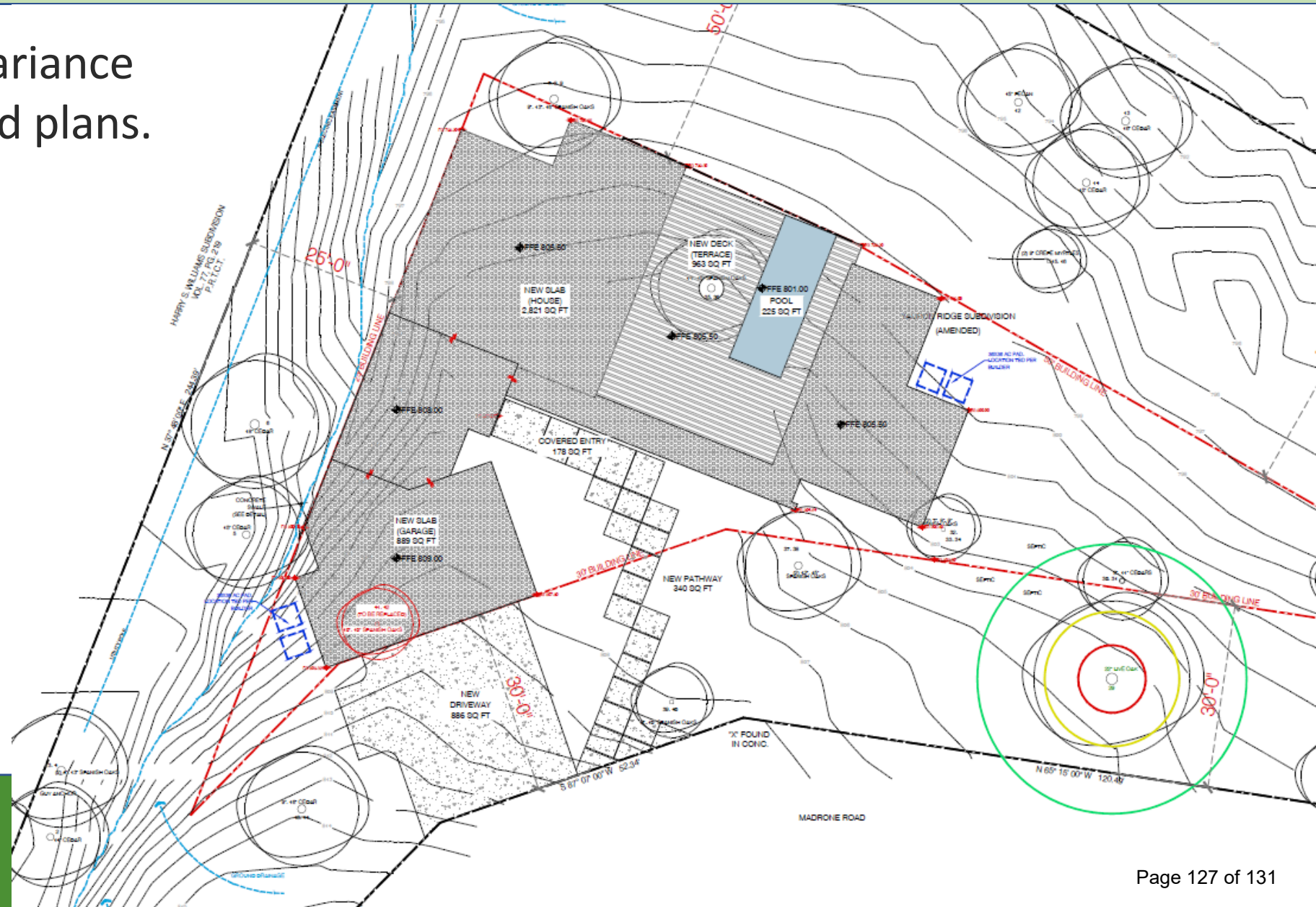
- New driveway 27 feet wide, maneuver area setback 15 feet
- No deck on garage
- Existing drives removed.

A variance was approved on October 22, 2022, prior to construction for the encroachment of the house and garage 20 feet into the front setback on Madrone Rd (previous address was 1101 Yaupon Valley Rd).



1001 Madrone Rd.

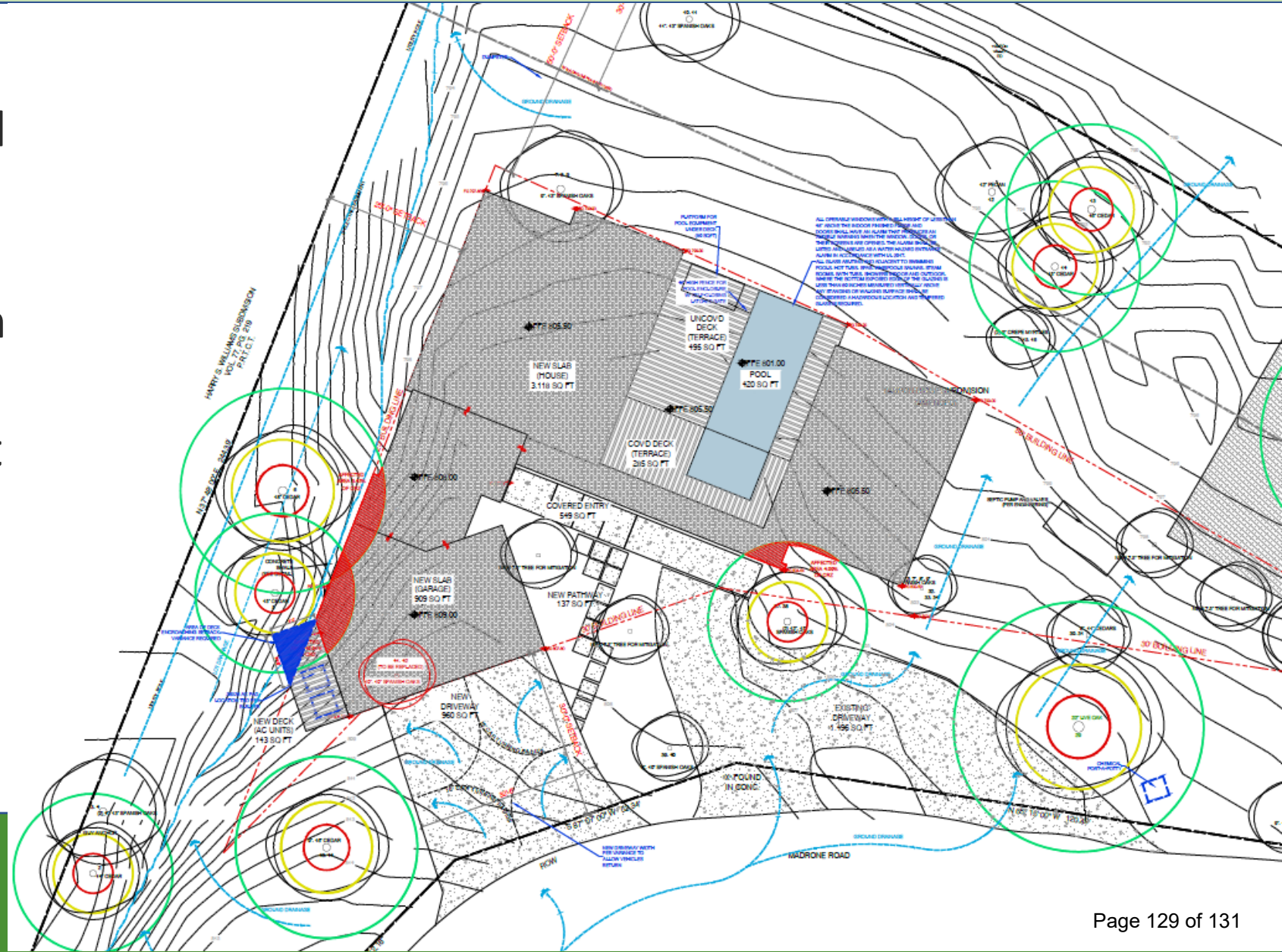
Presented at 2022 variance
and in 2023 approved plans.



1001 Madrone Rd.

Current request (as built)

- New Driveway expand 32.5 feet wide, no maneuver area
- Deck shown to remain setback 5.2 feet.
- Existing driveways not removed



1001 Madrone Rd.

Public comment: One comment has been received for upholding the city's ordinances and requirements (in packet)

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
- To allow three driveways, where only one per primary dwelling unit is allowed To allow the driveway width exceeding the maximum 20 feet by 12.5 feet

1001 Madrone Rd.

This item was considered by the Zoning and Planning Commission at their April 16 regular meeting. The Commission recommended the following:

- Approval of the approximately 5.2 feet into the 25-foot side setback for the construction of a new deck and the reduction of the maneuver area setback from 20 feet to 15 feet.
- Denial of the variance to allow three driveways, where only one per primary dwelling unit is allowed, and driveway width exceeding the maximum 20 feet by 12.5 feet.

The recommendation passed by a vote of 4-1 (Stewart opposed).

