CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 20, 2025 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 20th day of August 2025 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on August 20, 2025

1. Call to Order. Chairman Robert Meisel.

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

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

    a. Approval of the July 16, 2025 Zoning and Planning Commission Minutes.

    b. Approval of the August 5, 2025 Special ZAPCO meeting minutes.

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

4. Public Hearing **1206 Yaupon Valley:** Discuss and make a recommendation for the rezoning of Lot 9 of Stonehedge Estate Block X from R-2, Two-Family Residential District to R-1, One-Family Residential District (Section 38.05.092 of the West Lake Hills Code).

Applicant: John Hussey, Site Specifics

5. Public Hearing **1801 Basin Ledge:** Discuss and make recommendations on a proposed variance to allow for the removal of one tree 14 inches and greater (Tree 70, 14-inch cedar) (Section 22.03.304 of the West Lake Hills Code).

   Applicant: James Gatlin, JAG Permits

6. Public Hearing **1801 Basin Ledge:** Discuss and make recommendations on the proposed variances:

   1. To allow for a septic tank to encroach 15 feet into the 25-foot side setback (Section 22.03.276 and 22.03.281 of the West Lake Hills Code of Ordinances), and

   2. For excavation and grading, greater than 18" in the building setback (Section 22.03.170 – Site Disturbance (Excavation, Grading, or Filling).

   Applicant: James Gatlin, JAG Permits

7. Public Hearing **477 Cortona Drive:** Discuss and make a recommendation on a variance to encroach 20 feet into the 25-foot side setback with a backup generator (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

   Applicant: David Bravo, Bravo Interior Design

8. Public Hearing **912 Calithea Road:**Discuss and make recommendations on proposed variances:

   1. To allow for a second driveway on a residential lot where one is the maximum (Section 22.03.175(E)(2): Driveway Standards)
   2. To install a new septic tank encroaching on the 25-foor side building setback (Section 22.03.276: Setbacks for accessory structures)
   3. To install a new septic tank encroaching on the 25-foor side building setback (Section 22.03.281: Dimensional Regulations)

   Applicant: Ross Smith, South Town Dream Homes

9. Public Hearing **217 Reveille Rd.:** Discuss and make recommendations on proposed variances:

   1. To allow for a driveway to encroach approximately 2 feet into the 10-foot driveway setback (Section 22.03.175(A)(2): Minimum side parking setback)
   2. To allow for a driveway with a width of 7 feet where 12 feet is the minimum (Section 22.03.175(F): Minimum driveway width)
   3. To keep an existing non-conforming second driveway where only one is allowed by

code (Section 22.03.175(E)(2): Driveway standards)
4. To keep existing non-conforming parking spaces not located behind the dwelling unit (Section 22.03.175(H)(1): Parking locations in the R-2 district)
5. To keep existing non-conforming parking spaces underneath a portion of a dwelling unit (Section 22.03.175(H)(4): Parking prohibited under any portion of dwelling unit)

Applicant: Nathan Quiring, Clayton Korte

10. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the August 20, 2025 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, August 15, 2025 at 5:00 pm. and will remain posted continuously until said meeting is convened.

_____

By Joel Sherrouse, Development Coordinator

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

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

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
REGULAR MEETING
Wednesday, July 16, 2025 at 6:30 PM

1. **Call to Order: Vice-Chair Jim Pledger**
    a. Meeting begins at 6:30pm
    b. Roll Call
        1. Chair Robert Meisel: Absent
        2. Vice-Chair Jim Pledger: Present
        3. Commissioner Julia Webber: Present
        4. Commissioner Karen Bartoletti: Present
        5. Commissioner Patrick Stewart: Present
        6. Commissioner Laurie Maccini: Absent

2. **Citizen Communications:**
        1. None

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

    1. Approval of the June 18, 2025 Zoning and Planning Commission minutes
    2. Report of previous ZAPCO cases acted upon by the BOA/Council

    a. **Action:** Commissioner Bartoletti moves for approval of the Consent Agenda
        i. Commissioner Webber Seconds
        ii. Motion carries unanimously 3 - 0

4. Public Hearing**:** **1801 Basin Ledge:** Discuss and make recommendations on a proposed variance to allow for the removal of one tree 14 inches and greater (Tree 70, 14-inch cedar) (Section 22.03.304 of the West Lake Hills Code).

    Applicant: James Gatlin, JAG Permits

    Note: *Items 4 and 5 were discussed in a joint. The minutes reflecting the staff report, public comments, and commission discussion are reflected in Item 4 of the minutes.*

DRAFT

a. **Staff Report:**
    i. Director Bills explains variance requests for removal of one tree, location of a septic tank in a side setback, and grading in excess of 18 inches in the building setback.
b. **Public Comments:**
    i. James Gatin: Jag Permits – appearing virtually
        a. Describes the variance request on behalf of the homeowners
c. **Discussion:**
    i. The commission expresses that the exhibits and presentation provided by the applicant do not have all the information required for ZAPCO analysis.
d. **Action:**
    i. Commissioner Stewart moves that the tree removal variance be forwarded to the City Council with a motion of approval, based on the request meeting the intent of the comprehensive plan and having no adverse impact on neighboring properties.
        1. Commissioner Bartoletti seconds
        2. Motion fails 2-0
            a. Commissioner Stewart voting in favor
            b. Commissioners Bartoletti and Webber voting in opposition
    ii. Commissioner Webber moves that the tree removal variance be forwarded to the City Council with a recommendation of **denial**, based on lack of information. Included in the recommendation is a request for the applicant to provide a floor plan and tree survey.
        1. Commissioner Bartoletti Seconds
        2. Motion Passes
            a. Commissioner Stewart voting in opposition
            b. Commissioners Bartoletti and Webber voting in favor

Note: *Following the vote to deny the tree variances, the applicant realized certain documents had not been provided to the city in its application. The applicant requested that the item be postponed to the August 20, 2025 ZAPCO meeting to allow for the presentation of more detailed exhibits related to the site and floor plans.*

    iii. Commissioner Webber moves to recall vote to recommend denial and postpone items 4 and 5 to the August 20 meeting, based on applicant's request.
        1. Commissioner Bartoletti Seconds

2. Motion carries unanimously.

Item will be postponed to the August 20, 2025 ZAPCO hearing

5. Public Hearing: **1801 Basin Ledge:** Discuss and make recommendations on proposed variances
    1. To allow for a septic tank to encroach 15 feet into the 25-foot side setback (Section 22.03.276 and 22.03.281 of the West Lake Hills Code of Ordinances), and
    2. For excavation and grading, greater than 18" in the building setback (Section 22.03.170 – Site Disturbance (Excavation, Grading, or Filling).

    Applicant: James Gatlin, JAG Permits

Note: *Items 4 and 5 were discussed in a joint presentation The minutes reflecting the staff report, public comments, and commission discussion are reflected in Item 4 of the minutes.*

a. Action: Item postponed by action on item 4

Item will be postponed to the August 20, 2025 ZAPCO hearing

6. Public Hearing: **105 Wood Trail:** Discuss and make recommendations on proposed variances to the Texas Administrative Code Chapter 30, Chapter 285 adopted in Sections 18.03.064 and 18.03.065 and 22.03.281 of the West Lake Hills Code to allow:
    1. The placement of a structure within 5 feet of a septic facility (TAC 285.91(10); and
    2. The placement of a structure above a septic facility (TAC 285.34(e)(2) and TAC 285.39(c)).

Applicant: Tanya Clement, Property Owner

Note: *Items 6, 7 and 8 were discussed in a joint presentation with separate votes reflecting the differences in variance criteria for Septic, Building, and Zoning-related variances. The minutes reflecting the staff report, public comments, and commission discussion are reflected in Item 6 of the minutes. The separate actions are separated by agenda item.*

a. Staff Report:

i. Director Bills describes the site and nature of variance requests for items 6, 7, and 8 including variances for construction over a septic tank,

restricting access to a septic tank, construction greater than the maximum allowed by code within the ½ critical root zone of a protected tree, and the removal and replacement of impervious cover greater than the maximum allowed by code.

b. Public Comments:

i. John Barton: Property Owner

a. Describes the house and the homeowner's plans to expand the deck space.

c. Discussion:

i. Commissioner Webber: Feels the use is reasonable

ii. Commissioner Bartoletti: Asks for definition of "substantial property right"

1. Director Bills explains that is a question more-appropriately directed to the City Attorney.

iii. Commissioner Stewart expresses that he does not oppose the access variance as long as the homeowners understand they are assuming the risk of having to remove the deck for major repairs.

d. Action:

i. Commissioner Webber moves that the septic variances be forwarded to the City Council with a motion of approval, based upon the criteria for a Chapter 18 variance and that the proposed use is reasonable for the site

1. Commissioner Bartoletti Seconds
2. Motion carries unanimously (3-0)

The recommendation will be forwarded for consideration to the August 13 City Council Meeting

7. Public Hearing: **105 Wood Trail:** Discuss and make recommendations on proposed variances to City of Austin Environmental Criteria Manual 3.5.2 as adopted by reference in Section 22.03.305(b) of the West Lake Hills Code to allow:
    1. For encroachment of greater than 50% of the critical root zone of a tree; and
    2. For grading greater than 4 inches within the 50% critical root zone of a tree.

Applicant: Tanya Clement, Property Owner.

Note: *Items 6, 7 and 8 were discussed in a joint presentation with separate votes reflecting the differences in variance criteria for Septic, Building, and Zoning-related variances. The minutes*

reflecting the staff report, public comments, and commission discussion are reflected in Item 6 of the minutes. The separate actions are separated by agenda item.

a. Action:

i. Commissioner Stewart moves that the tree variances be forwarded to the City Council with a motion of approval based on the requests not violating the intent of Chapter 22 of the Code of ordinances or the comprehensive plan, and that the variances would not have an adverse impact on neighboring properties or the enjoyment thereof

1. Commissioner Bartoletti Seconds
2. Motion carries unanimously (3-0)

The recommendation will be forwarded for consideration to the August 13 City Council Meeting

8. Public Hearing: **105 Wood Trail:** Discuss and make recommendations on a proposed variance to Section 22.03.278 and 22.03.281 to allow:
    1. The removal and replacement of impervious cover up to the existing non-conforming amount of 28.5% where 25% is the maximum.

Applicant: Tanya Clement, Property Owner.

Note: *Items 6, 7 and 8 were discussed in a joint presentation with separate votes reflecting the differences in variance criteria for Septic, Building, and Zoning-related variances. The minutes reflecting the staff report, public comments, and commission discussion are reflected in Item 6 of the minutes. The separate actions are separated by agenda item.*

a. Action:

i. Commissioner Bartoletti moves that the impervious cover variance be forwarded to the Board of Adjustment with a motion of approval based on the request being consistent with the intent of the code and comprehensive plan, that the variances will not have an adverse effect on neighboring properties, and that the variances will satisfy the interpretive criteria for ZAPCO analysis.

1. Commissioner Stewart Seconds
2. Motion carries unanimously (3-0)

The recommendation will be forwarded for consideration to the August 13 Board of Adjustment Meeting

9. **Adjournment** – Vice Chair Jim Pledger
    1. Chair Mesel adjourns the meeting at 7:57 pm

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2025.

DRAFT

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
SPECIAL MEETING

Tuesday, August 5, 2025 at 11:00 AM

1. **Call to Order: Chair Robert Meisel**
    a. Meeting begins at 11:00am
    b. Roll Call
        1. Chair Robert Meisel: Present
        2. Vice-Chair Jim Pledger: Present
        3. Commissioner Julia Webber: Present
        4. Commissioner Karen Bartoletti: Present
        5. Commissioner Patrick Stewart: Present
        6. Commissioner Laurie Maccini: Absent

2. **Citizen Communications:**
        1. None

4. **Staff Report:** ZAPCO Training with City Attorney
    1. City Attorney Charles Zeck hld a training with ZAPCO explaining the difference in duties of the Zoning and Planning Commission, Board of Adjustments, and City Council, especially in the analysis of variances. Also discussed was the difference in criteria between zoning, construction, and other types of variances to city codes.

5. **Adjournment** – Chair Robert Meisel
    1. Chair Mesel adjourns the meeting at 1:20 pm

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

DRAFT

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2025.

DRAFT

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

Meeting Date:	August 20, 2025	**Item Number:**	3c
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	N/A	**Source of Funds:**	N/A

Subject

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

Discussion

Since the July 16, 2025 ZAPCO meeting, the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment:

1. **105 Wood Trail:**
    a. Impervious Cover Variance
        i. At the August 13 Board of Adjustment meeting, the following variance was approved
            1. Removal and replacement of impervious cover up to the existing on-conforming amount of 28.5% where 25% is the maximum

City Council

2. **105 Wood Trail:**
    a. Septic Variances
        i. At the August 13 City Council meeting, the following variances were approved with conditions:
            1. Placement of a structure within 5 feet of a septic
            2. Placement of a structure above a septic facility
        ii. The variances were approved with the conditions that the applicant must provide proof from a sanitarian or professional engineer that the improvement will be installed in a manner to not damage the tank/system and that notice must be provided to any future owners of nature of variance and deviation from TCEQ septic regulations
    b. Tree variances
        i. At the August 13 City Council meeting, the following variances were approved
            1. Encroachment of greater than 50% of the critical root zone of a protected tree
            2. Excavation or grading of more than 4 inches in the 50% critical root zone of a tree

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

Meeting Date:	August 20, 2025	**Item Number:**	4
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

1206 Yaupon Valley Road: Discuss and make a recommendation for the rezoning of Lot 9 of Stonehedge Estate Block X from R-2, Two-Family Residential District to R-1, One-Family Residential District (Section 38.05.092 of the West Lake Hills Code).

Applicant: John Hussey, Site Specifics

Recommendation

Staff recommends approval of the rezoning request. The property is non-conforming under the existing R-2 district. The request moves the zoning to the predominate zoning district in town and will allow for the redevelopment of the property as a single unit.

This item will be forwarded to the City Council meeting on September 10, 2025 for review and a public hearing.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Callie Jenschke
Legal Description: Lot 9 of Stonehedge Estate Block X
Lot Size: 0.54 acres
Zoning: R-2, Two-Family Residential
Wastewater: On-Site Sewage Facility (Septic)

The properties surrounding the subject property are zoned R-1, One-Family Residential and R-2, Two-Family Residential. The lot is currently occupied by a duplex structure and a pool. The lot is addressed to Yaupon Valley, but takes access from Double Bend Back Road.

Background & Analysis:
The applicant is requesting to rezone the property to R-1, One-Family in order to redevelop the duplex into a single-family house. The residential zoning districts are not cumulative, so you cannot have a use allowed in the lesser zoning district. The existing building is currently two units, approximately 1,020 sf each. The applicant is proposing to combine the two units and add additional square footage to convert the structure into a single-family structure. The existing site and structure are currently non-conforming to the current dimensional standards in Section 22.03.281 Schedule of regulations for R-2. The site will be legal non-conforming as a duplex until the applicant files to convert the unit. For the future redevelopment, some

variances will be needed to retain the existing impervious cover and encroachments into setbacks (as would any redevelopment of the property as a duplex).

Permitted uses R-2

The following uses are permitted, provided that there is no nuisance factor:

1. Two-family dwellings, limited to no more than one such building per lot and occupied by no more than a total of two families.
2. Condominium regimes. The city council shall review the condominium regime.
3. Accessory structures and uses customarily incidental to the uses permitted under this subsection.
4. Short-term rentals with an STR permit issued by the city administrator.

Special uses.

Special uses permitted upon authorization of the city council are as follows:

1. Special uses permitted in the R-1 district

Permitted uses R-1

The following uses are permitted, provided that there is no nuisance factor:

1. One-family dwelling, limited to no more than one such building per lot occupied by no more than one family.
2. Accessory structures and uses customarily incidental to the uses permitted under this subsection.
3. Short-term rentals with an STR permit issued by the city administrator.

Special uses.

Special uses permitted upon authorization of the city council are as follows:

1. Guest or domestic employee quarters.
2. Home occupation.
3. Riding stable.

Dimensional Minimums of Lots		
Dimension	**R-1**	**R-2**
Acreage (acres) (A)	1	1
Depth (feet)	150	150
Width (feet) (B)	150	150
Lot Size	**Minimum Building Setback Distance in Feet From Front Lot Line**	
Greater than or equal to .5 acre	50	50
Less than .5 acres	30	30
Lot Size	**Minimum Building Setback Distance in Feet From Rear Lot Line**	
Greater than or equal to .5 acre	30	30
Less than .5 acres, greater than or equal to .375 acres	25	25
Less than .375 acres–zero	15 (F, E)/20	15 (F, E)/20

Lot Size	Minimum Building Setback Distance in Feet From Side Lot Lines	
Greater than or equal to .5 acre	25	25
Less than .5 acres, greater than or equal to .375 acres	20	20
Less than .375 acres–zero	15 (F, E)/20	15 (F, E)/20
Lot Size	**Maximum Impervious Cover in Percent of Lot Area**	
Greater than or equal to .5 acre	25%	25%
Less than .5 acres, greater than or equal to .2 acres	*, †	*, †

Public Comments:
The city provided mailed notice to property owners within 300 feet of the site, posted a sign at the access to the property, posted the notice to the city website and placed a public notice in the Austin American Statesman, in compliance with the West Lake Hills Code of Ordinance and Chapter 211 of the Texas Local Government Code. At the time of this report, no comments have been received.

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.

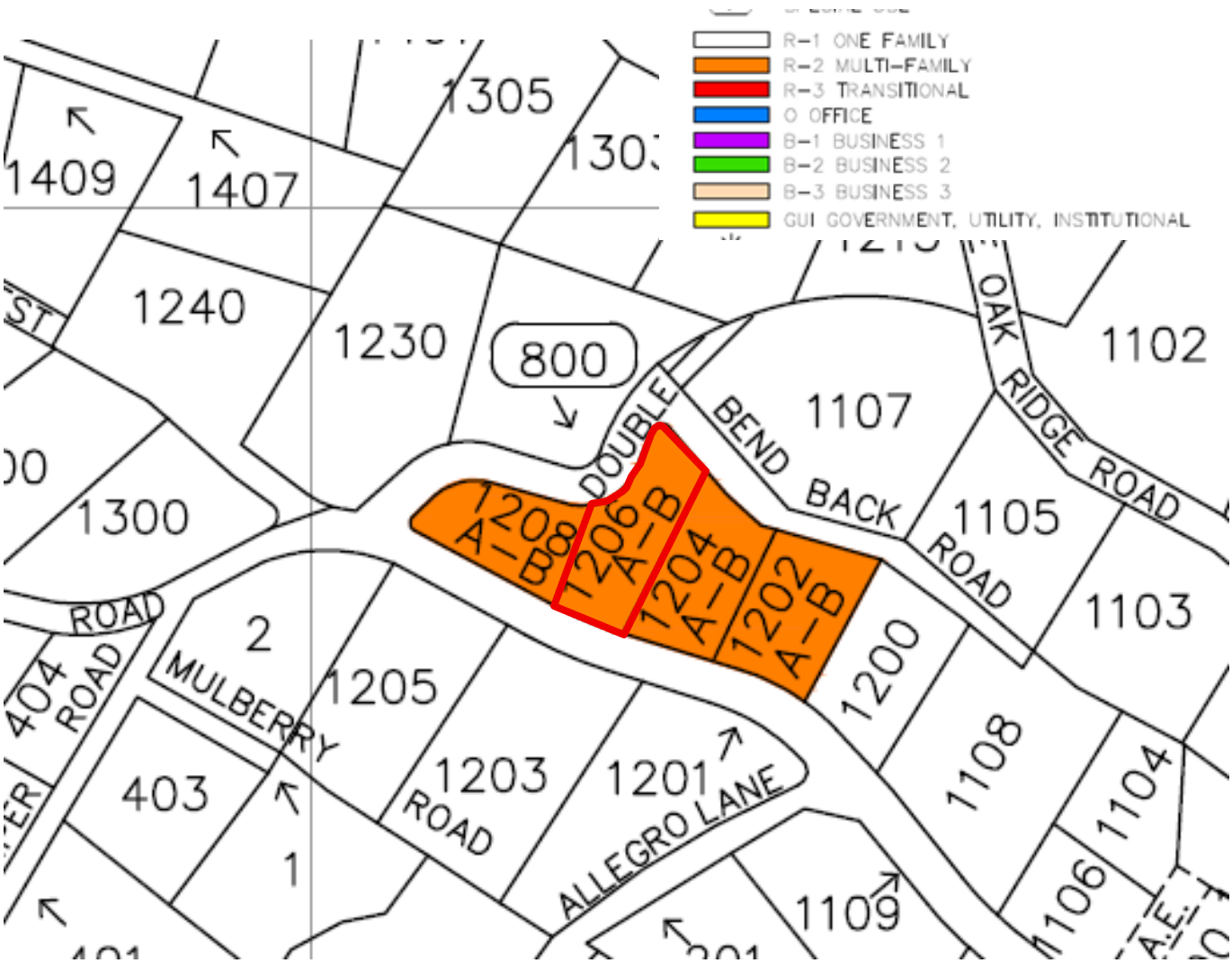
Subdivision
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis
The proposed use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- **Section 22.03.281 Schedule of Regulations**
- **Section 38.03.032 R-1 one-family residential district.**
- **Section 38.03.033R-2 two-family residential district.**
- **Section 38.05.092: Procedure for changing zoning classification of particular parcels of land.**
- **Texas Local Government Code Section 211.006 Procedures Governing adoption of Zoning Regulations and District Boundaries.**

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
1409
1407
1305
1240
1230
800
1107
1102
1300
1208 A-B
1206 A-B
1204 A-B
1202 A-B
1105
1103
1200
1108
1104
1106
1205
1203
1201
403
2
1
1109
DOUBLE BEND BACK ROAD
OAK RIDGE ROAD
MULBERRY ROAD
404 ROAD
ALLEGRO LANE

Aerial:


DOUBLE BEND BACK RD
Double Bend Back Rd
Double Bend Back Rd
1208
1206
117585
JENSCHKE CALLIE...
0117210603
117587
1208 YAUPON VAL...
0117210604
1204
117583
ATWELL MALEE LI...
0117210602
117581
IRION RYAN...
0117210601
1202
Yaupon Valley Rd
YAUPON VALLEY RD
YAUPON VALLEY RD
STONEHEDGE ESTATES BLK V

July 3, 2025

Robert Meisel, Chair
City of West lake Hills
Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, TX 78746

RE: **Proposed Rezoning**
1206 Yaupon Valley Road

Mr. Meisel,

On behalf Ms. Callie Jenschke, owner of property located at 1206 Yaupon Valley Road, we are requesting a zoning change from the existing R-2 Multi-family zoning classification to R-1 One Family zoning.

Ms. Jenschke purchased the existing duplex property in November 2023, and currently resides at the property. With approval of this zoning change request to R-1, she intends to remodel the duplex structure to a single one family residence and continue to live here.

The current duplex structure currently has two separate units connected with a covered breezeway. The proposed remodel plan would incorporate the breezeway area into a single, one family residence, requiring the proposed zoning change.

We have provided in the submittal package, a preliminary development document that includes exhibits showing the existing and proposed site plans, photos and renderings for comparisons. We feel the proposed project stays true to the existing scope and character of the neighborhood and would be enhanced with the conversion from multi-family to one family residence.

We hope you find this application complete and in order as we respectfully request your consideration of this re-zoning of the subject property.

Please contact me if you should have questions or need additional information.

Sincerely,

John Hussey
Site Specifics

SITE SPECIFICS

9103 Bill Hickcock Pass
Austin, Texas 78703

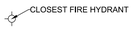
Call 512 589-3531

john@sitespecifi[illegible]

20 0 20
SCALE: 1"=20'

LEGEND

- BENCHMARK
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- GUY WIRE
- POWER POLE
- WATER VALVE
- WATER METER
- ELECTRIC BOX
- ELECTRIC METER
- CLEAN OUT
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- AC UNIT
- OHU — OVERHEAD ELECTRIC
- X — FENCE
- 120 — EXISTING CONTOUR LINE





NOTES:

1. BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK. SITE DATA WAS COLLECTED VIA RTK UTILIZING CONTROL POINT 99 AS BASE STATION.
2. DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS.
3. VERTICAL DATUM: NAVD 88 (GEOID18) BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK.
4. CONTOUR INTERVAL IS 2 FT.
5. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID MODEL 2018 TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83 (NA2011)).

FILE: V:\09165-01-001 1206 YAUPON TOPO.DWG			
DATE: 05/15/2025	DRAWN BY: EAH	CREW: CC	
SCALE: 1"=20'	CHECKED BY: DWC	FB #: 62	
JOB #: 09165-01-001	FN #:	PLAN #:	

NO.	REVISION	BY	DATE
		XXX	MM-DD-YY

PLOT DATE: May 27,2025-11:33am

Bowman CONSULTING

Bowman Consulting Group, Ltd.
807 Las Cimas Pkwy, Las Cimas II, #350, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

TOPOGRAPHIC SURVEY
1206 YAUPON VALLEY RD

1206 Yaupon Valley Road: Zoning Exhibits

Westlake Hills, Texas

July 1, 2025

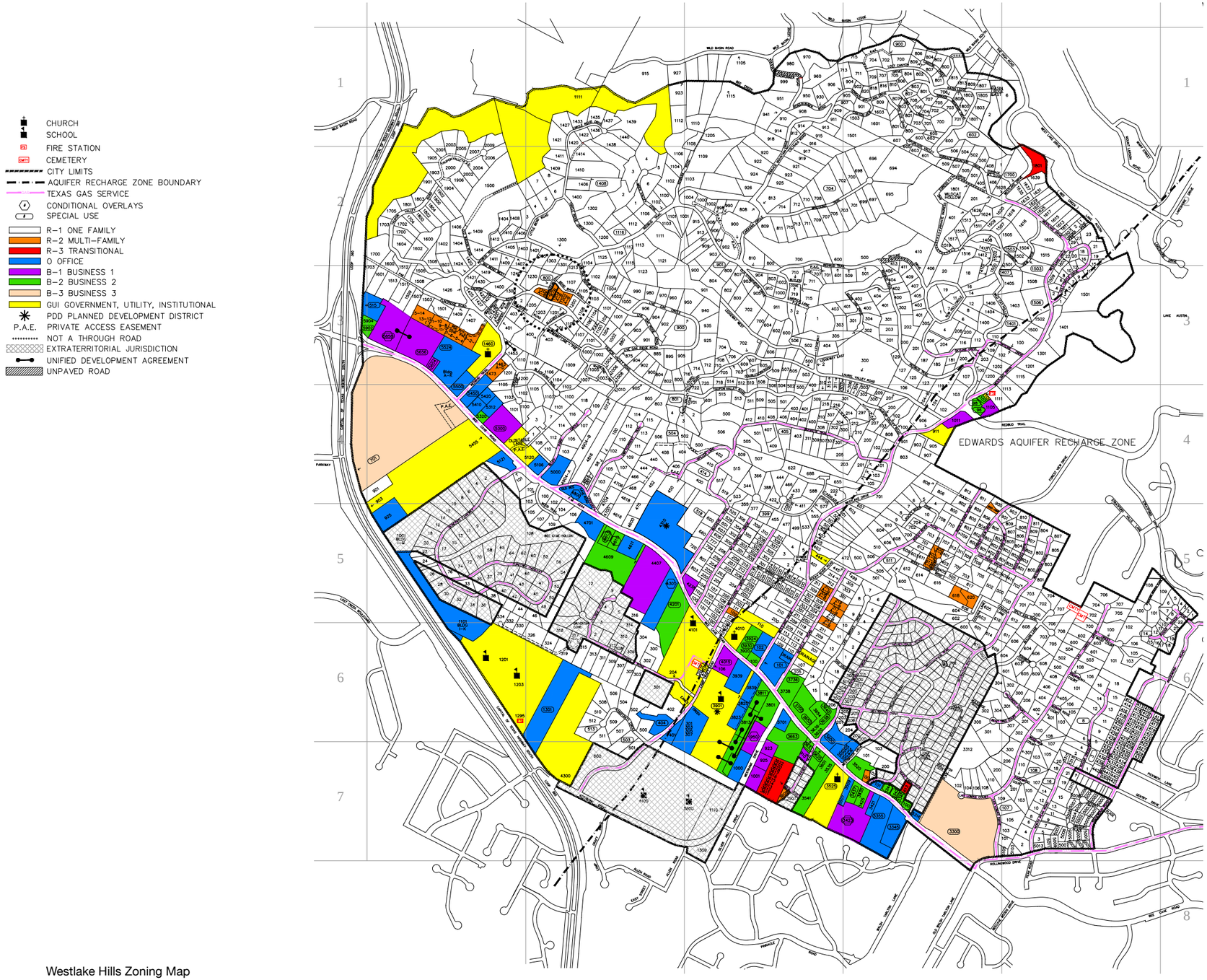
502.314.0670

www.theplanning.agency

R-2 Zoning

1206 Yaupon Valley Road (R-2)


BLD BASIN ROAD
BIG BASIN DRIVE
HIGHRIDER WAY
LOST CANYON DRIVE
CANYON CREST
BASIN LEDGE
SADDLEBACK ROAD
CANYON RIM
SPANISH MOUNTAIN DRIVE
CANYON VIEW
BASIN VIEW
SPANISH MOUNTAIN
GLACIER ROAD
SHADOW VALLEY
TERRACE MOUNTAIN DRIVE
WESTLAKE DRIVE
WEST LAKE DRIVE
WEST LAKE
WEST LAKE HILLS
WEST CREST
RANCH CROSSING
LAKESHORE DRIVE
LAKE AUSTIN
HILLSIDE TERRACE
HILLSIDE
WILLOW CREEK
WILLOW CREEK DRIVE
HILLSIDE DRIVE
WILLOW CREEK CIRCLE
WILLOW CREEK
WILLOW CREEK DRIVE
HILLSIDE
HILLSIDE TERRACE
HILLSIDE DRIVE
HILLSIDE TERRACE
HILLSIDE DRIVE
HILLSID



Westlake Hills Zoning Map



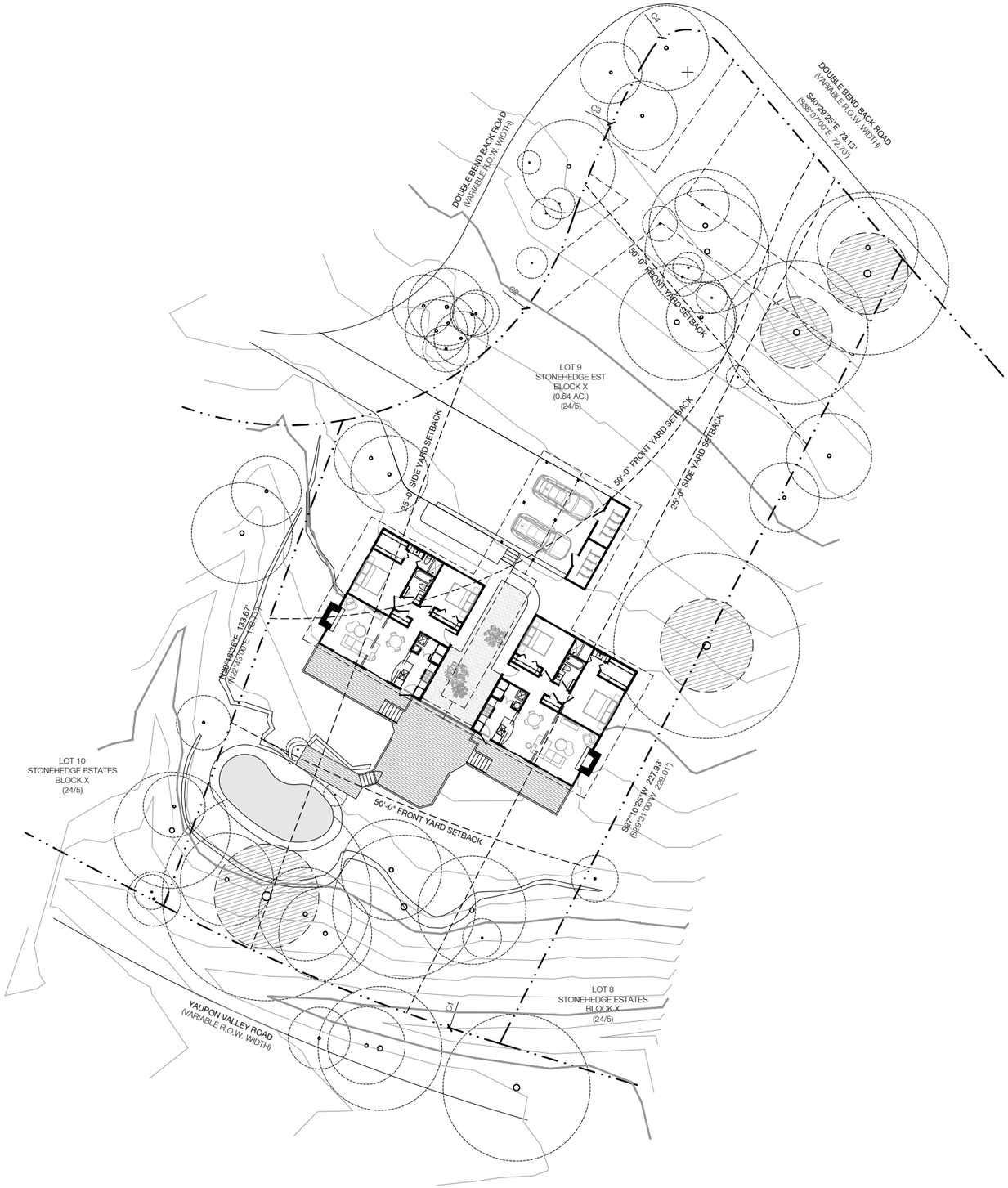
Aerial View

Existing Site Data

Lot Area: .54ac (23,417sf)

Impervious Coverage: 29%
- Driveway: 868sf
- Building: 3,960sf
- Wood Decks (50%): 1027sf (514sf)
- Walkways: 454sf
- Pool/Coping: 635sf
- Site Retaining Walls: 370sf

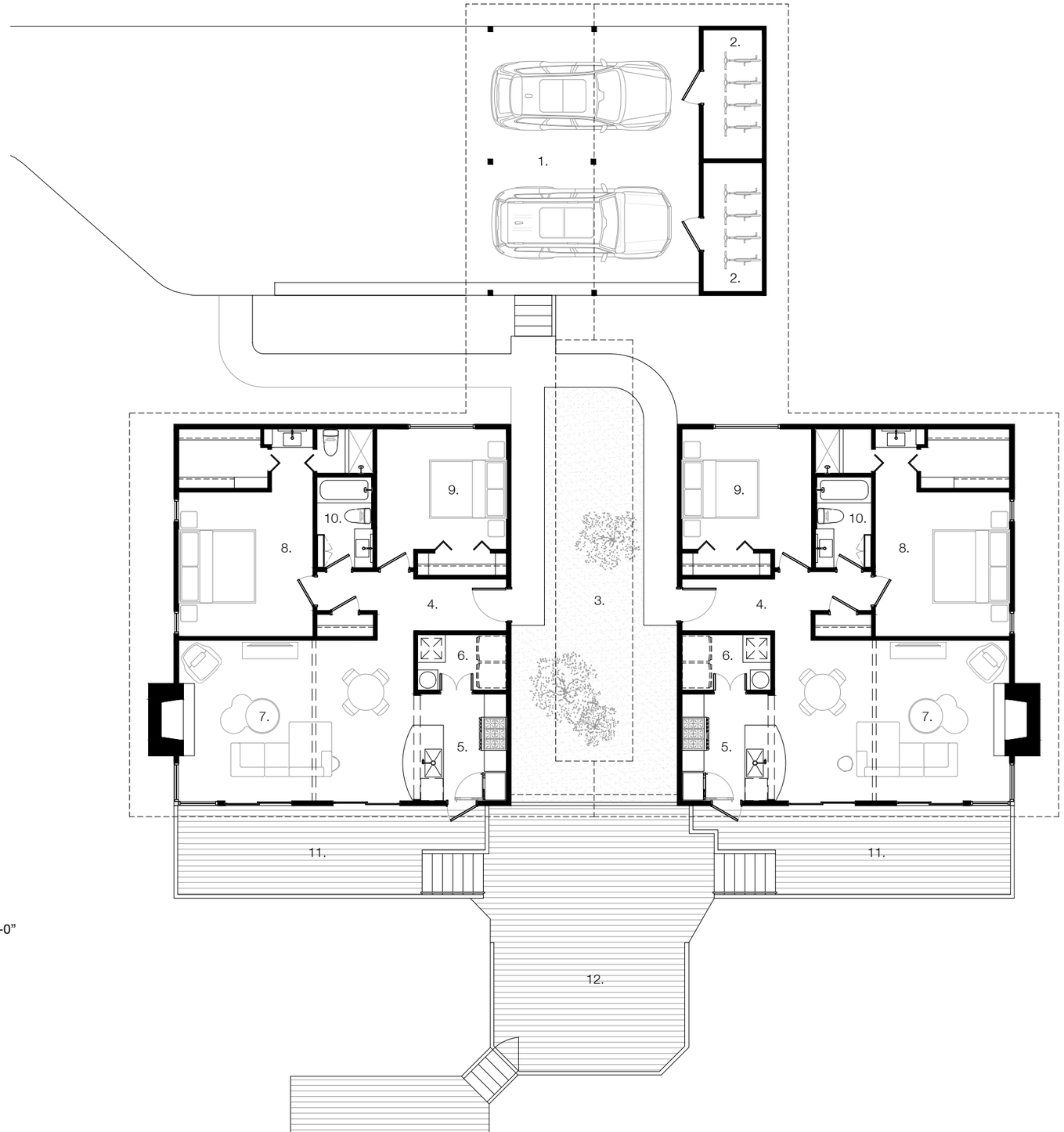
Building Height: 19'-1" (@ back patio)



Existing Site Plan: 1/32" = 1'-0"

Plan Key

1. Carport
2. Tenant Storage
3. Entry Courtyard
4. Tenant Entry
5. Kitchen
6. Laundry
7. Living Room
8. Primary Suite
9. Guest Bedroom
10. Guest Bathroom
11. Tenant Patio
12. Shared Wood Deck



Existing Floor Plan: 3/32” = 1’-0”



Existing Building Exterior



Existing Building Exterior



Existing Building Exterior





Existing Building Exterior



Existing Building Exterior



Existing Building Exterior



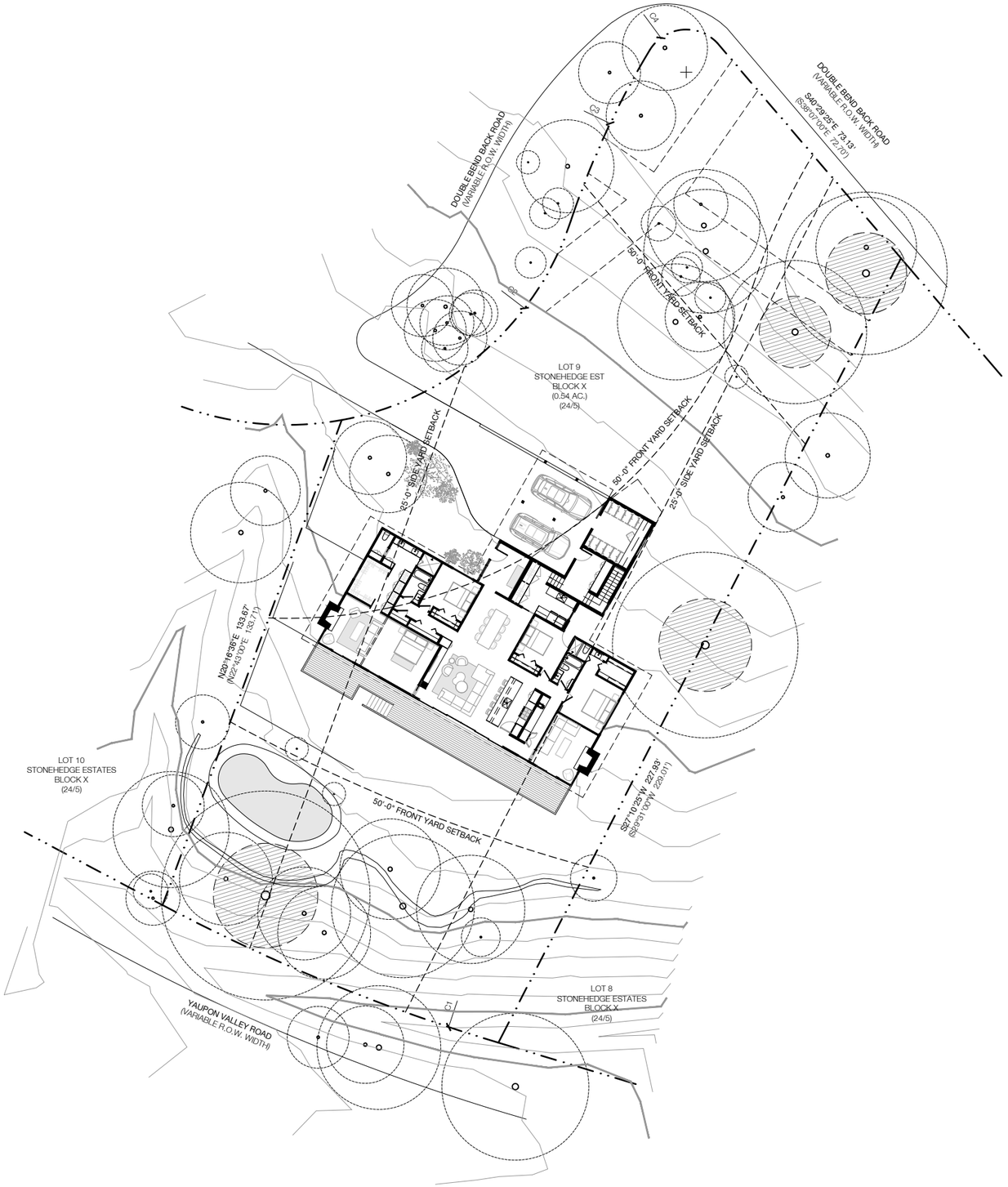
Existing Building Exterior

Proposed Site Data

Lot Area: .54ac (23,417sf)

Impervious Coverage: 24.6%
- Driveway: 576sf
- Building: 4,152sf
- Wood Decks (50%): 840sf (420sf)
- Walkways: 0 sf
- Pool/Coping: 635sf

Building Height: 24’-6” (@ addition)



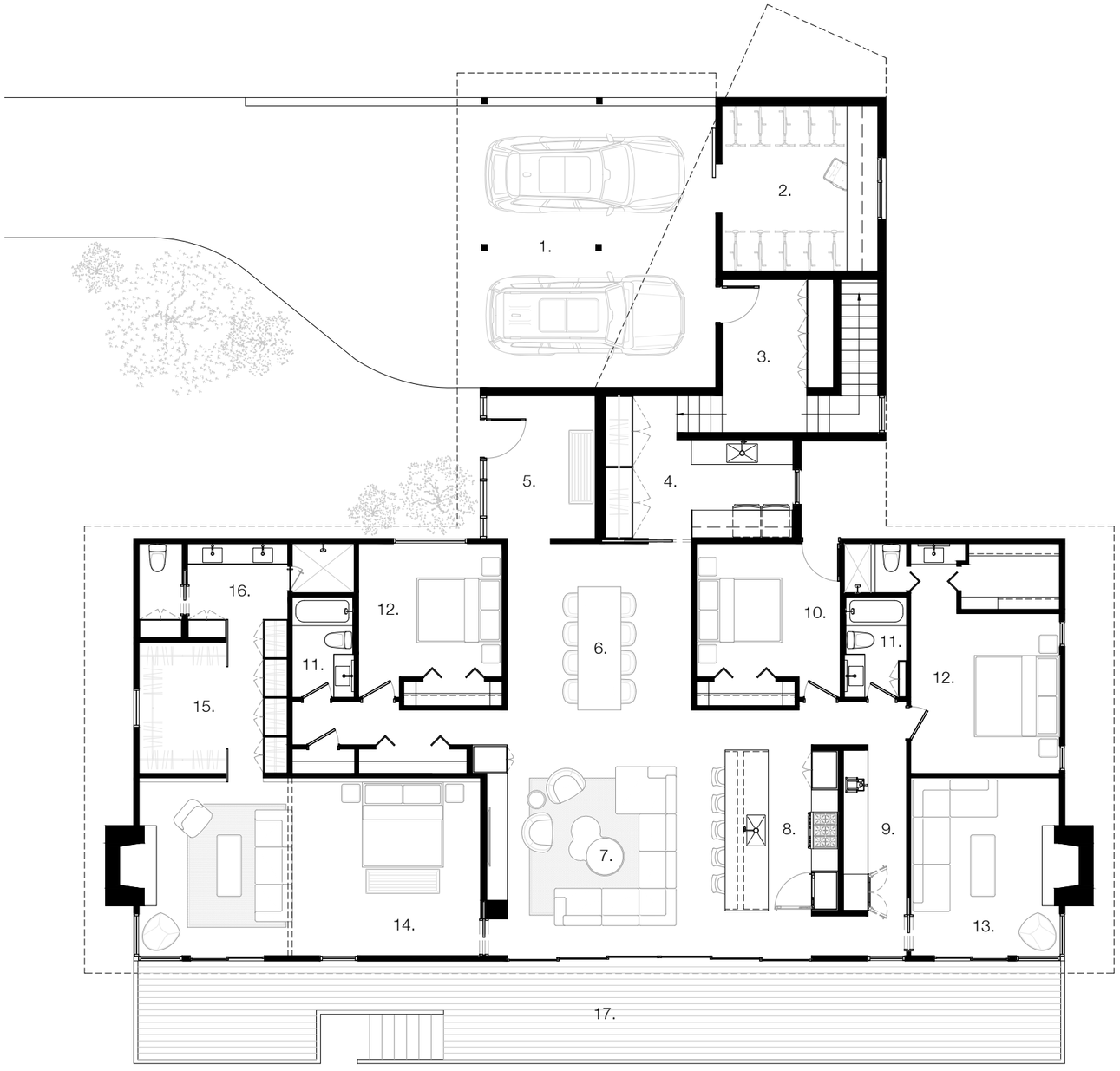
Proposed Site Plan: 1/32” = 1’-0”

Site Plan: 1/32” = 1’-0”

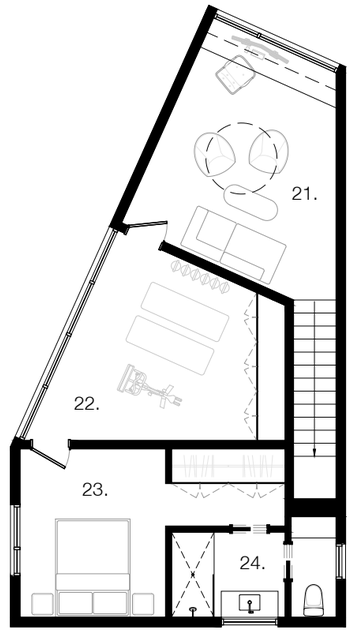
Plan Key

1. Carport
2. Bike Storage / Workshop
3. Carport Covered Entry
4. Laundry
5. Guest Entry
6. Dining Room
7. Living Room
8. Kitchen
9. Pantry
10. Guest Bedroom
11. Guest Bathroom
12. Guest Suite
13. Media Room
14. Primary Suite
15. Primary Closet
16. Primary Bathroom
17. Wood Patio

21. Office
22. Gym
23. Guest Bedroom
24. Guest Bathroom



Proposed Floor Plan: 3/32” = 1’-0”



Second Floor Plan: 3/32” = 1’-0”



Proposed Building Exterior



Proposed Building Exterior



Proposed Building Exterior



Proposed Building Exterior



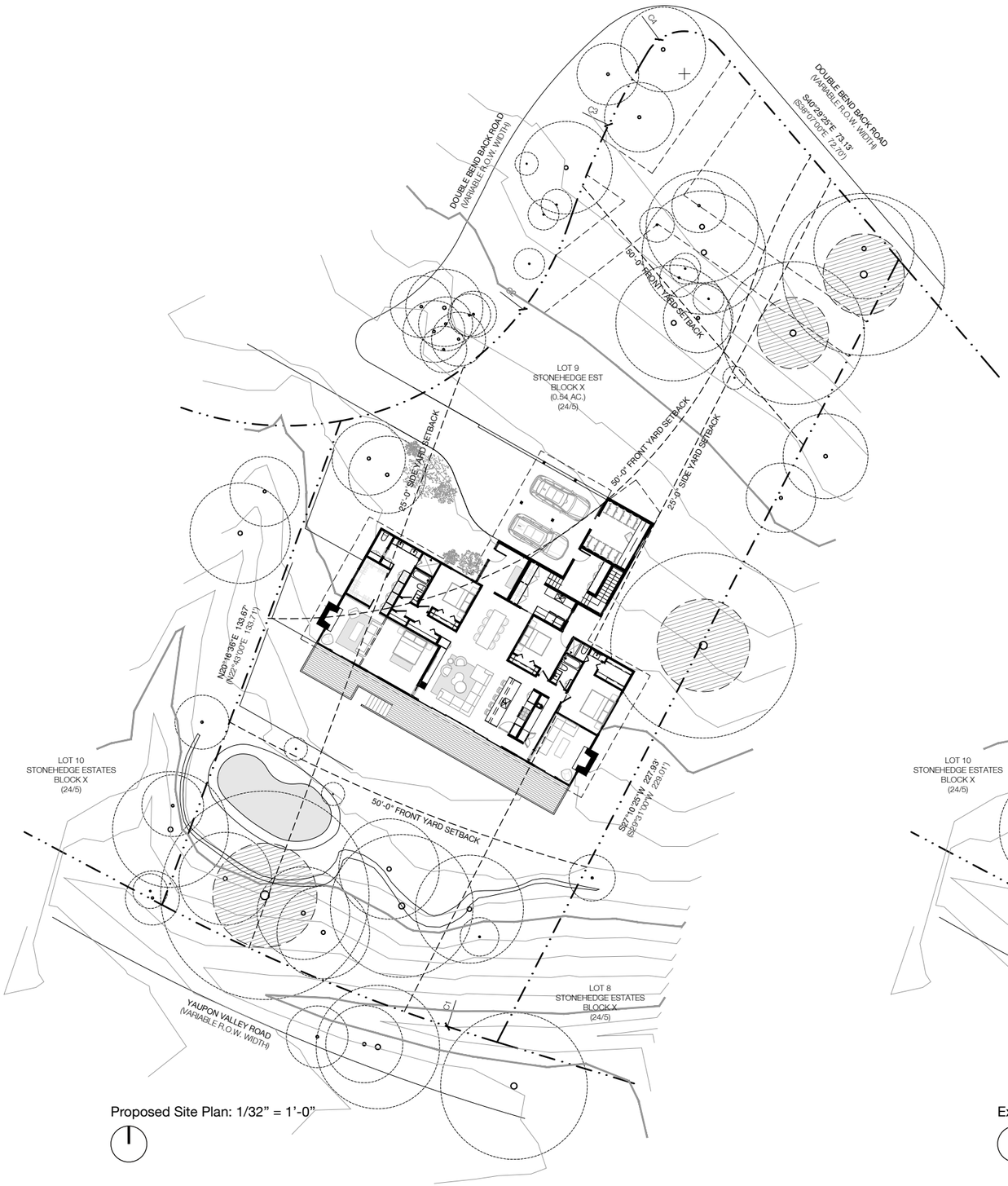
Proposed Building Exterior



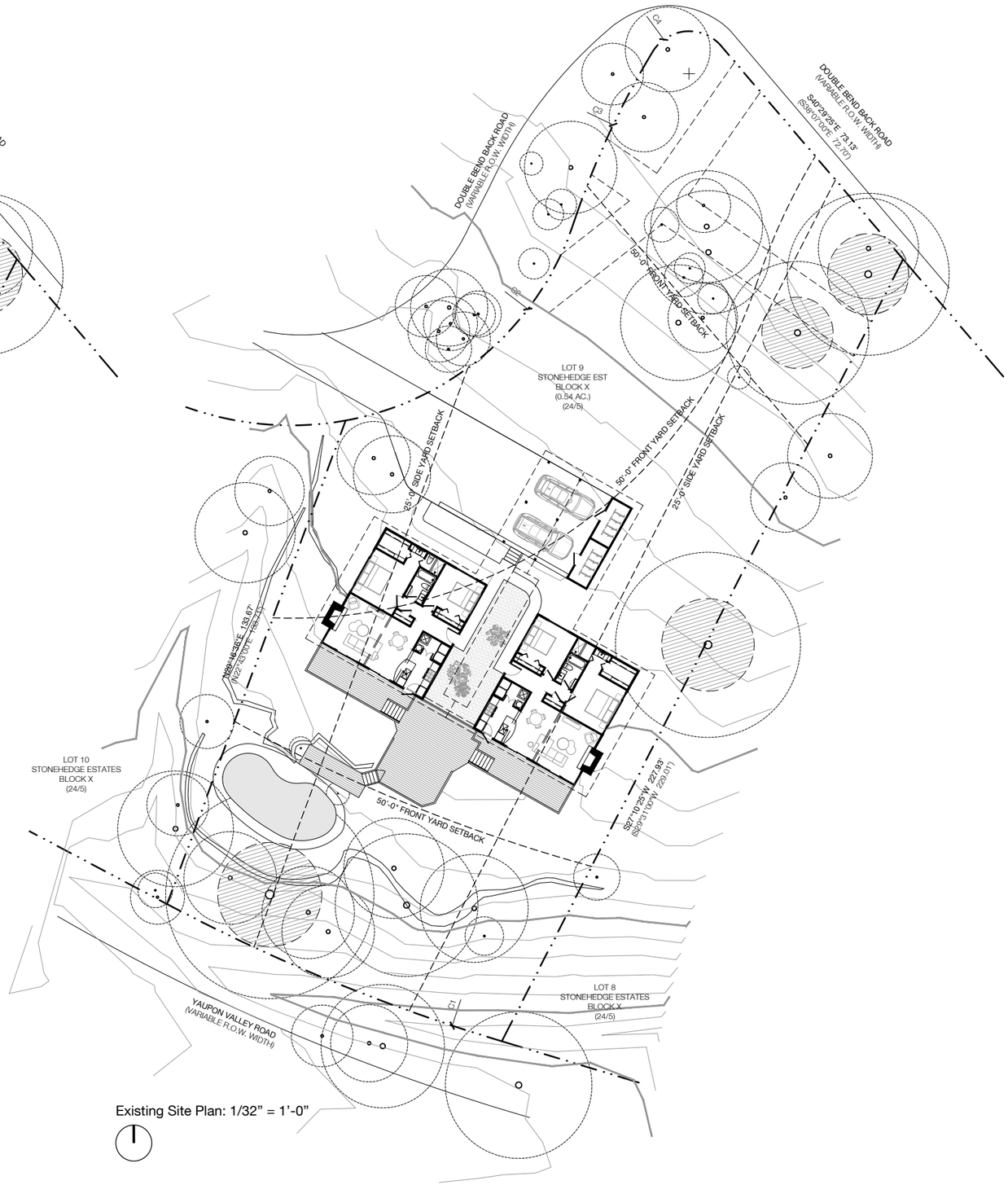
Proposed Building Exterior



Proposed Building Exterior



Proposed Site Plan: 1/32” = 1’-0”



Existing Site Plan: 1/32” = 1’-0”



Existing Building Exterior



Existing Building Exterior



Existing Building Exterior





Existing Building Exterior



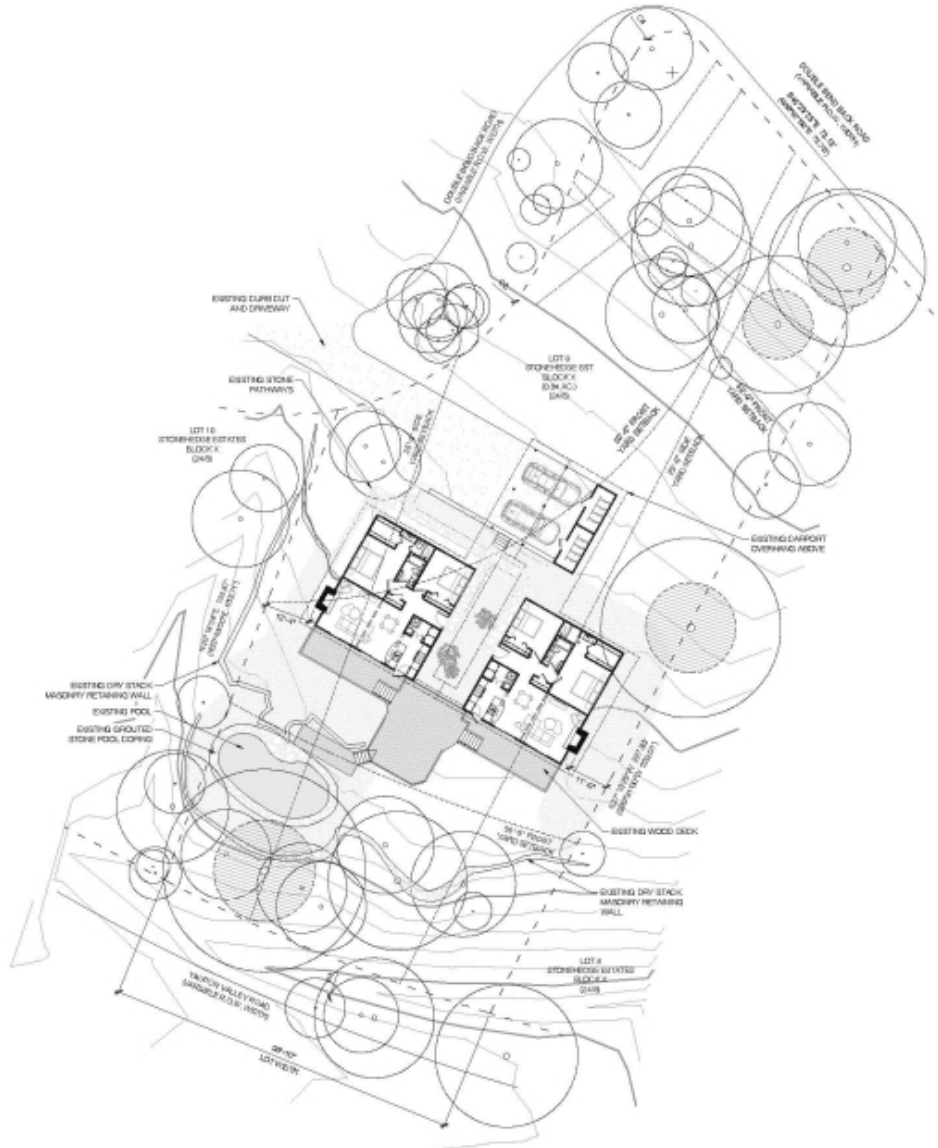
Existing Building Exterior



Existing Building Exterior



Existing Building Exterior



site plan notes

A. DRAWING CONFLICTS: ALL CONFLICTS BETWEEN THESE DRAWINGS AND OTHER DRAWINGS IN THIS SET, THE SETS OF OTHER CONSULTANTS, OR AS-BUILT CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PERFORMING WORK.

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D. CEILINGS: REFERENCE A100 SERIES REFLECTED CEILING PLANS FOR IN THIS SET FOR ALL ELEVATIONS, DIMENSIONS, AND CALLOUTS RELATED TO THE CEILING PLANE.

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keyed notes

1. NOTE HEADING: NOTE TEXT
2. NOTE HEADING: NOTE TEXT

symbol legend

- PROPERTY LINES
- FENCE
- TREE PROTECTION FENCE
- OVERHEAD UTILITY
- BENCHMARK CONTOUR
- PROPOSED TOPO
- EXISTING TOPO
- CENTER LINE
- EXISTING WALL
- HAMMER HEAD TURNAROUND
- GROUND COVER PLANTING
- CRITICAL ROOT ZONE
- GRAVEL BED
- EXISTING TREE SYMBOL (INCLUDE DRIPLINE, ROOT ZONE)
- ADDED TREE SYMBOL
- PROTECTED TREE SYMBOL
- BENCHMARK ELEVATION
- 1/2" IRON PIN FOUND
- POWER POLE
- PHONE PED
- ELECTRIC METER
- WATER UTILITY
- WASTEWATER TAP
- WATER VALVE
- TTB1 EXISTING TREE TAG
- ATB1 ADDED TREE TAG
- APD1 ADDED PLANTING TAG

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YAUPON VALLEY RESIDENCE
1206 Yaupon Valley Road
Westlake Hills, Texas 78746

ISSUE:
08.11.2025 ARCH PROGRESS SET

existing site plan

A0.10

Existing Site Notes

Overlaying setbacks and measurements set forth in § 22.03.281 Schedule of Regulations reveals the following non-conformities on both the site and the structure:

1. Existing building and rear wood patio encroaches the front and side yard setbacks

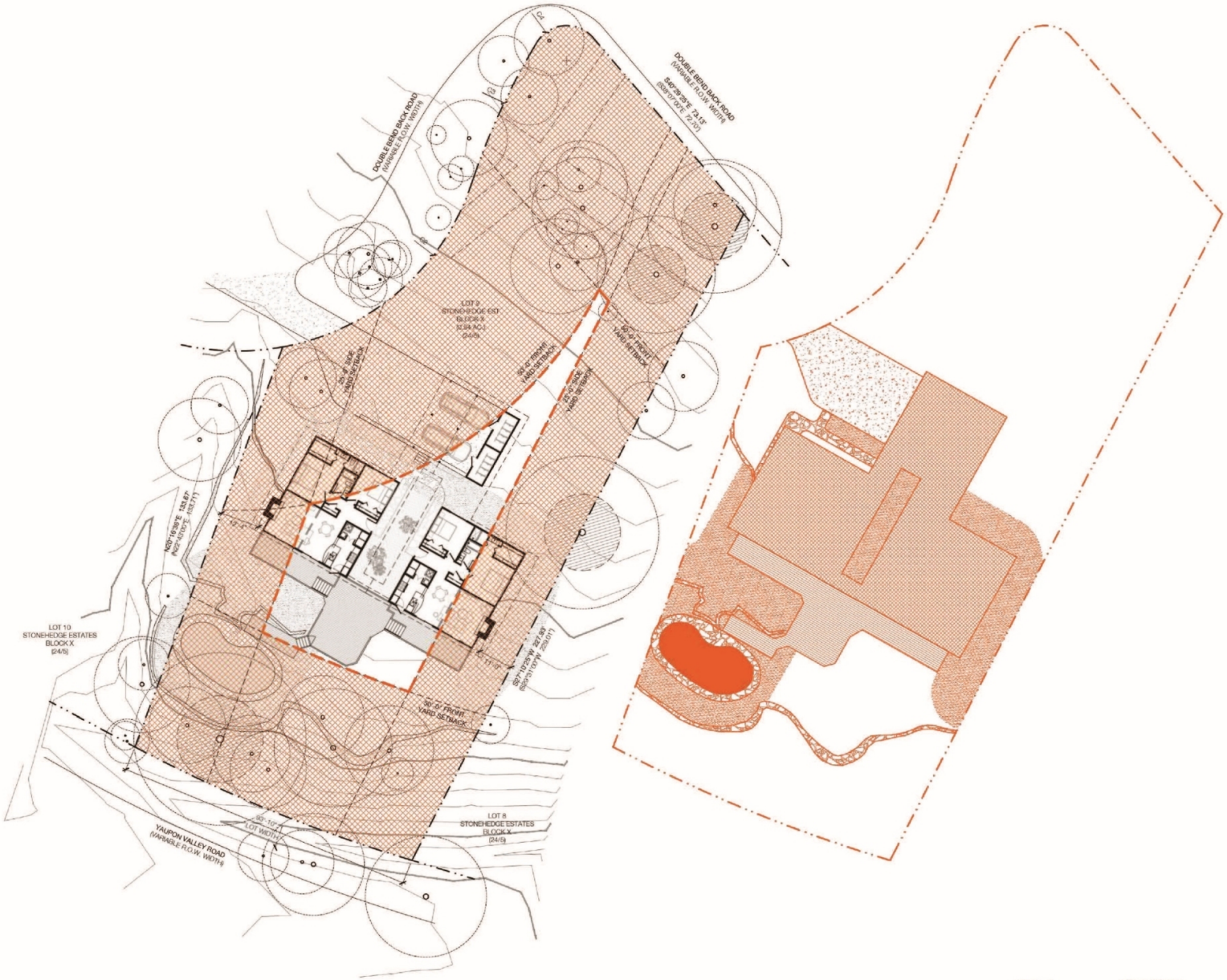
2. Existing pool encroaches the front and side yard setbacks. In addition, a small portion of the west side of the pool actually exists outside the property line.

3. The minimum side width requirement of 150' is not met. The existing lot width is measured at 93'-10" wide.

4. Lot coverage is currently calculated at 39.7%

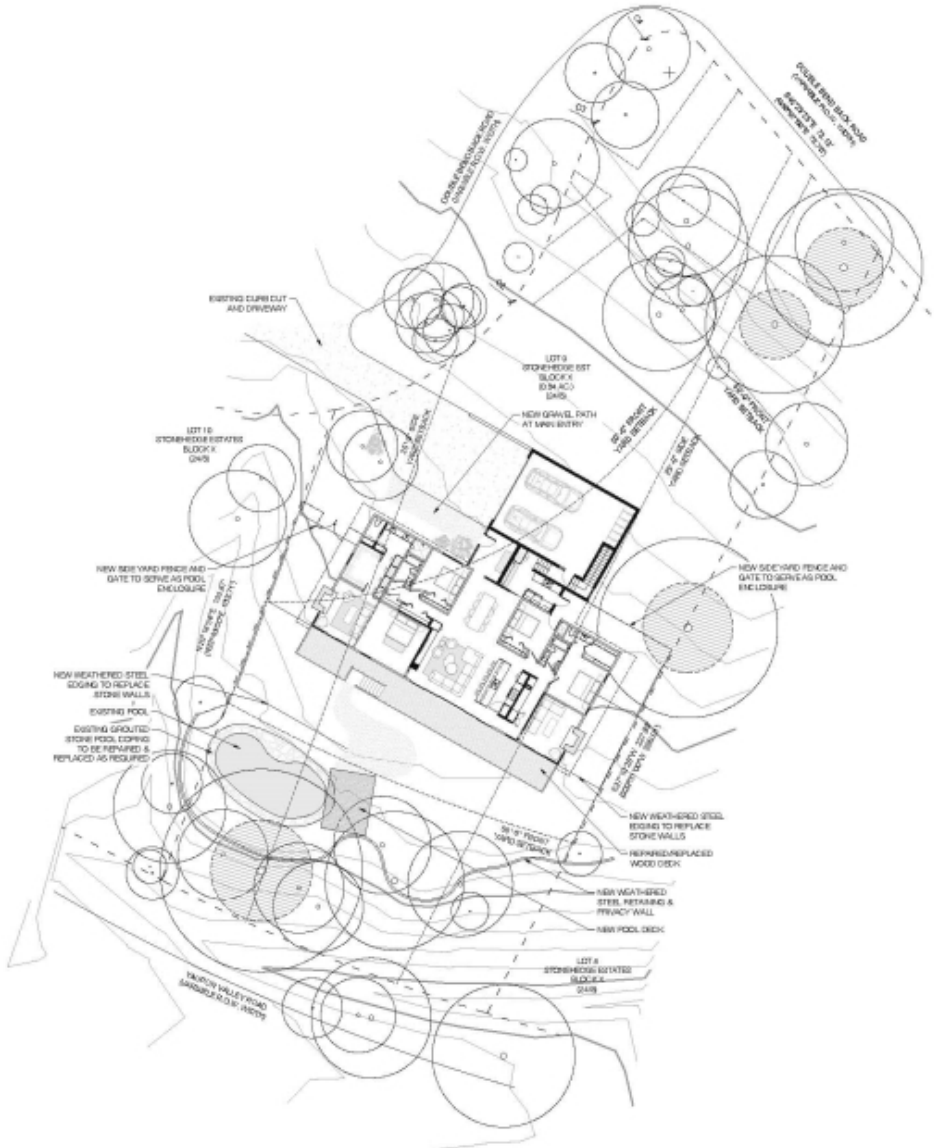
Existing Lot Coverage

Driveway:	870sf
Building:	4,098sf
Wood Decks (50%):	960sf (450sf)
Walkways & Paths:	144sf
Site Walls:	370sf
Pool/Coping:	635sf
Site Retaining Walls:	370sf
Total Existing Lot Coverage	9,249sf (39.7%)
Lot Area:	23,417sf (.54ac)



Existing Site Plan With Setbacks Shaded

1/32" = 1'-0"



site plan notes

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site plan

A0.11

Proposed Variances

1. Variance from §22.03.281 Maximum Impervious Cover, to allow 30% lot coverage.

2. Variance from 25'-0" side yard setback to 10'-0" along west property line to allow work in existing footprint.

3. Variance from 25'-0" side yard setback to 5'-0" along east property line for existing building footprint. (New construction as part of garage addition to maintain 25'-0" setback)

4. Variance from 50'-0" front yard setback to 25'-0" on east property line for renovation & addition within existing footprint.

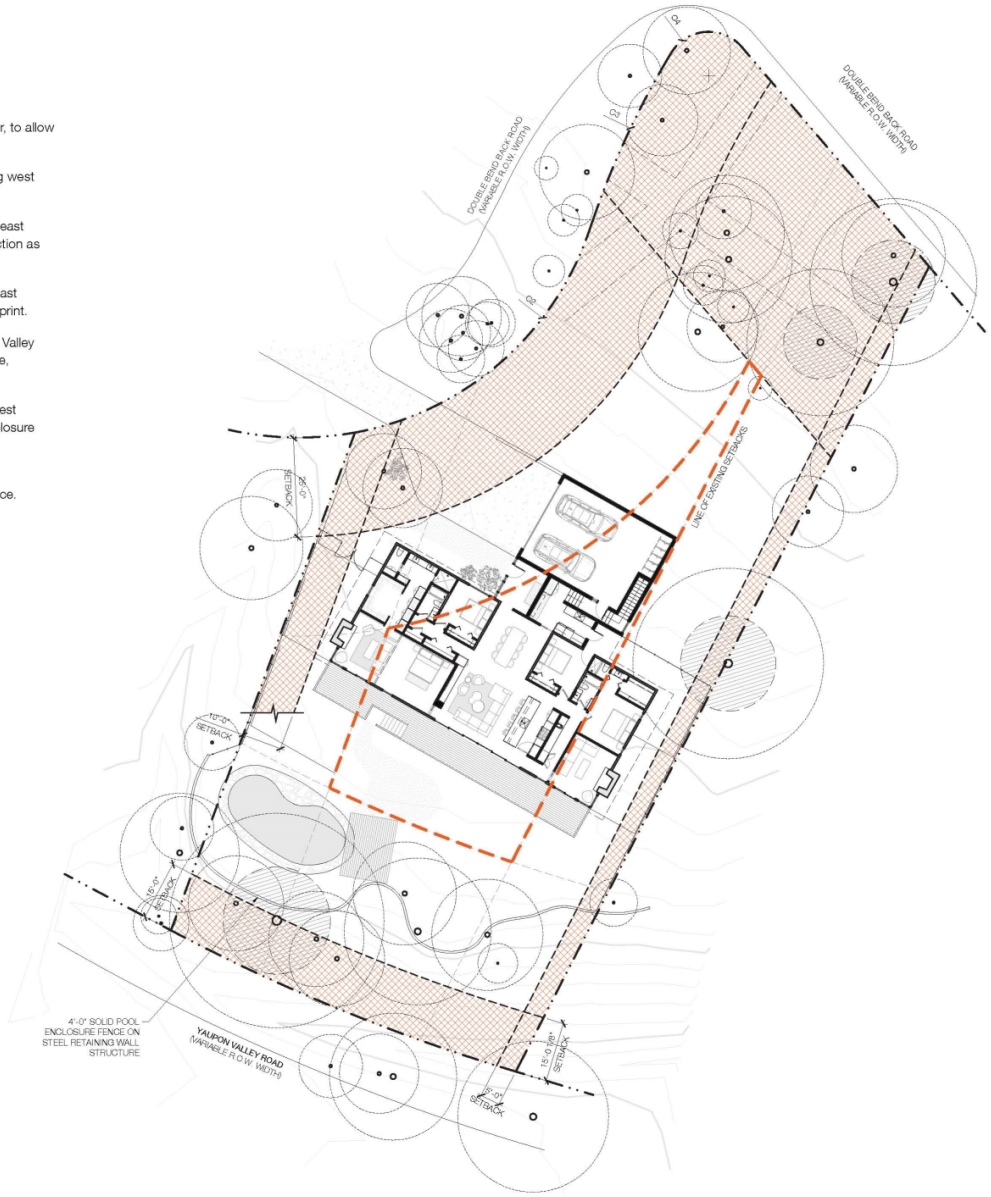
5. Variance from 50'-0" front yard setback along Yaupon Valley Road for existing pool and new pool deck, pool enclosure, retaining wall, and safety/privacy wall.

6. Variance from 25'-0" side yard setback on east and west property lines to 0'-0" for existing pool and new pool enclosure wall.

7. Variance from §22.03.173(d)(6)(A)(ii) Front Yard Fence Requirements to allow 0% visibility through front yard fence.

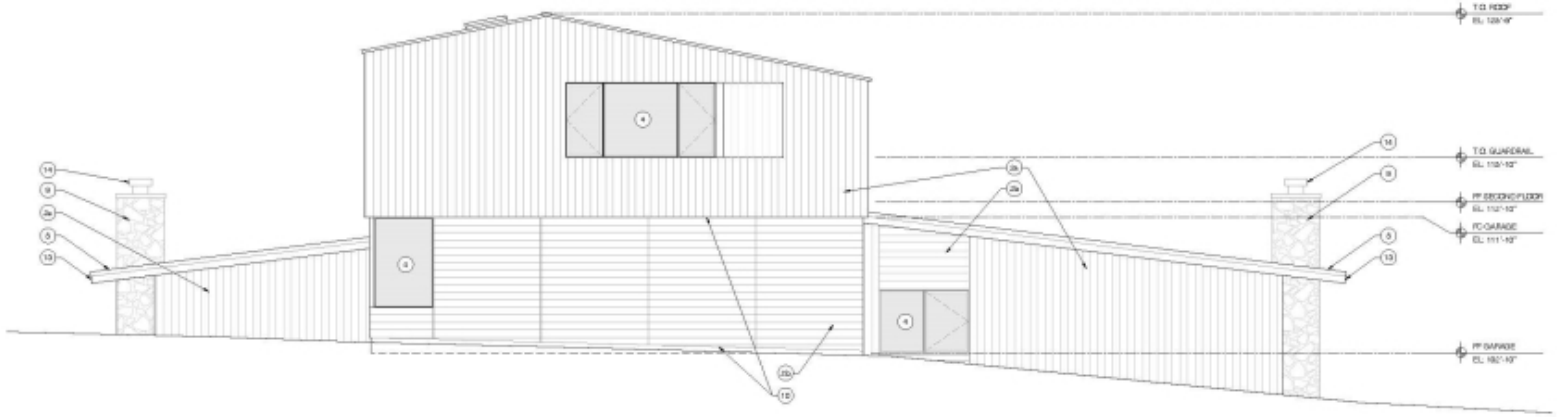
Proposed Lot Coverage

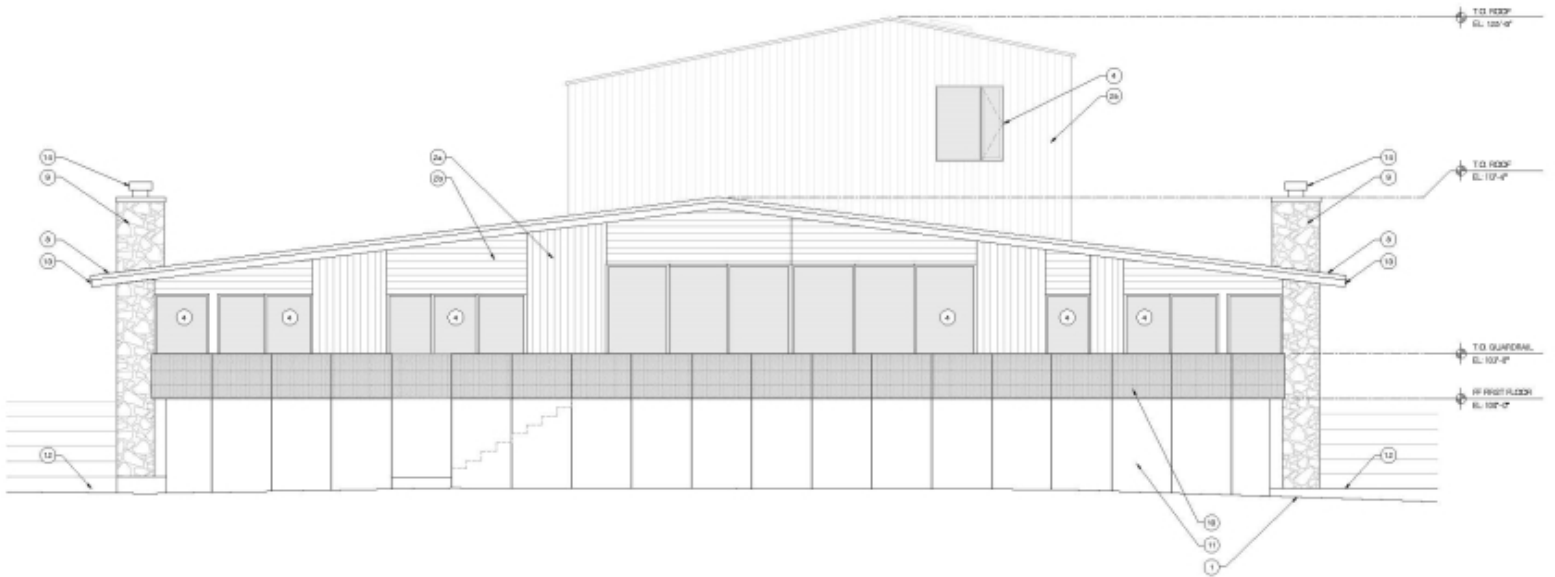
Driveway:	870sf
Building:	4,243sf
Wood Decks (50%):	750sf (375sf)
Walkways & Paths:	790sf
Pool/Coping:	635sf
Site Retaining Walls:	80sf
Total Lot Coverage	6,993sf (29.8%)
Lot Area:	23,417sf (.54ac)



Proposed Site Plan

1/32" = 1'-0"





general notes

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4. BOTTOM FINISHED SURFACE OF ALL CEILINGS AS NOTED IN DRAWINGS. REF. RCP A1.21 FOR CEILING DETAILS, REF FINISH PLAN A-111 FOR FINISHES.
5. ALL INTERIOR PARTITIONS SUPPORTING ROOFS/ DOORS AND OR PLUMBING TO BE CONSTRUCTED WITH 2X6 FRAMING, U.O.N.
6. REFERENCE A-900 & A-940-SERIES FOR DETAILS REGARDING WALL COMPOSITION AND REQUIRED FIRE RATINGS.
7. ALL GLOBAL ELEVATIONS PROVIDED ARE RELATIVE TO A BENCHMARK TBD BY ARCHITECT AND CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
8. BLOCKING TO BE PROVIDED FOR ALL FIXTURES, MILLWORK, HANDRAILS, BATHROOM HARDWARE, SHELVING, AND EQUIPMENT AS REQUIRED BY MANUF. INSTALLER. FINAL CONFIRMATION OF BLOCKING LOCATIONS TO BE CONFIRMED BY ARCHITECT, RELATED TRADE CONTRACTORS, AND CLIENT PRIOR TO CLOSING UP WALLS.

elevation keynotes

1. LINE OF GRADE.
2. 1"x8" CLEAR VG MCHELDAP CEDAR CLADDING.
   a. VERTICAL ORIENTATION ON RAINSCREEN BACKUP; WD-01 A.
   b. HORIZONTAL ORIENTATION ON RAINSCREEN BACKUP; WD-01 B.
3. PAINTED STEEL ANGLE AT BASE OF WOOD CLADDING.
4. OPENING AS SCHEDULED. REF A11.02 FOR DOOR & WINDOW TYPES & SCHEDULES.
5. NEW STANDING SEAM METAL ROOF THROUGHOUT ALL EXISTING AND NEW CONSTRUCTION. RF-01.
6. EXISTING CONCRETE FOUNDATION. EXPOSED PORTIONS TO BE PLANTED AND SCREENED PER GeNVH.
7. NEW HVAC HEAT PUMPS TO BE LOCATED IN EXISTING LOCATIONS.
8. ELECTRICAL SERVICES ENTRANCE TO BE MODIFIED PER GeNVH.
9. EXISTING STONE CHIMNEY AND CAPS TO BE CLEANED AND REPAIRED AS REQUIRED. ST-01.
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11. NEW WEATHERING STEEL PLATE SCREEN WALL ON 1" STEEL ANGLE FRAME TO HIDE EXISTING PAINTED WOOD DECK STRUCTURE. MTL-01.
12. NEW WEATHERING STEEL LANDSCAPE EDGING. MTL-01.
13. PAINTED WOOD FASCIA TO BE CLEANED AND REPAIRED AS REQUIRED. REPAINT. PT-05.
14. REPLACE BRAKE RESISTORS TO MEET CURRENT BUILDING CODES.
15. 2X8 STAINED WOOD SCREEN WALL LOUVRES AT 6" O.C.; WD-02.

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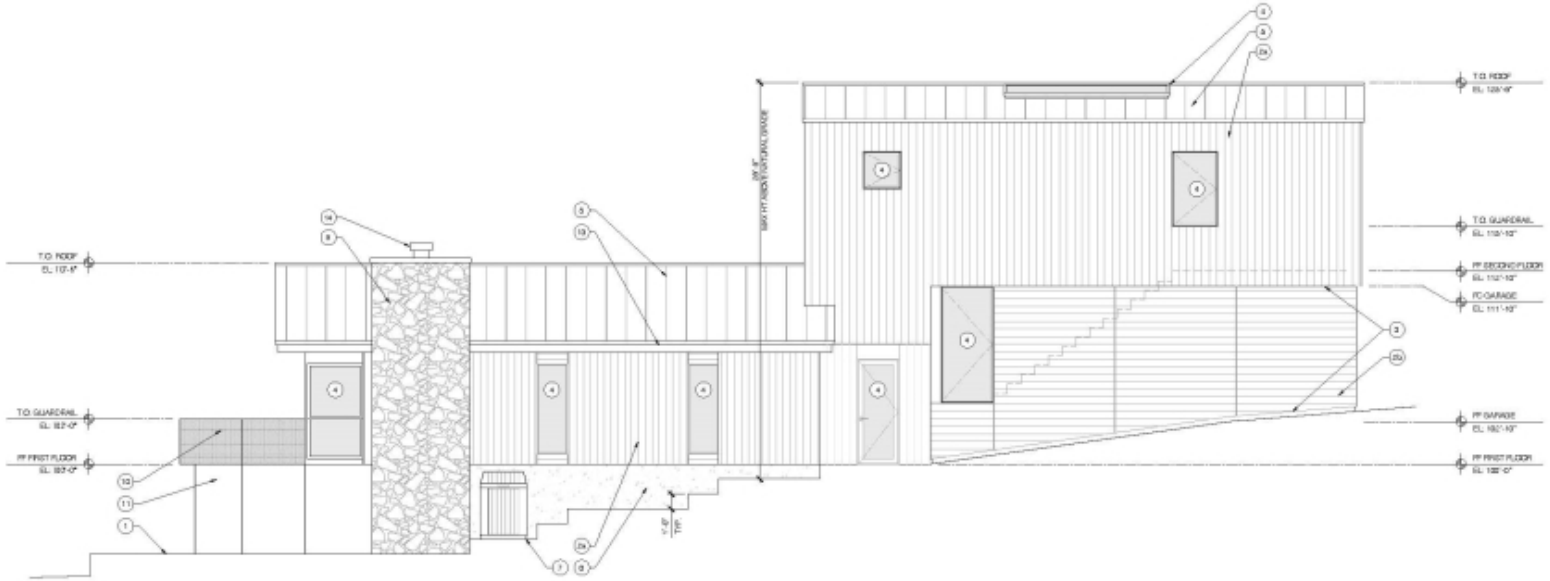
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Westlake Hills, Texas 78746

ISSUE
08.11.2025 ARCH PROGRESS SET

building elevations

A2.00



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15. 2X6 STAINED WOOD SCREEN WALL LOUVRES AT 6" O.C.; 90 DEG

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08.11.2025

YAUPON VALLEY RESIDENCE
1206 Yaupon Valley Road
Westlake Hills, Texas 78746

ISSUE:
08.11.2025 ARCH PROGRESS SET

building elevations

A2.01

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

Meeting Date:	August 20, 2025	**Item Number:**	5
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

1801 Basin Ledge: Discuss and make recommendations on a proposed variance to allow for the removal of one tree 14 inches and greater (Tree 70, 14-inch cedar) (Section 22.03.304 of the West Lake Hills Code).

Applicant: James Gatlin, JAG Permits

Recommendation

Discuss and make a recommendation to the City Council including an analysis of whether:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

The Zoning and Planning Commission can recommend imposition of, reasonable conditions upon granting a variance if the conditions are related to the subject of the variance.

This item will be forwarded to the September 10, 2025 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Joel Cavness and Lavanya Vankayalapati
Legal Description: Stonehedge Estates Block P, Lot 8
Lot Size: 0.67 acres
Zoning: R-1 One-Family
Wastewater: On-site Sewage Facility (Septic)

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

Background:
The applicant is proposing to demolish the existing 1,794 sf house built in 1972 and build a new 5,440 sf house (conditioned) (Attachment 1). The site is 0.67 acres in size, which was platted in 1961. The total impervious cover for the site with unconditioned space and site improvements is 7,294.89 sf (24.98%). The letter lists two trees for removal, a 14-inch cedar and a 20-inch glossy privet. A glossy privet is considered a non-native invasive species per Section 22.03.301 and can be removed without a variance.

There are two additional variances (side setback encroachment and site disturbance in the setback) (Item 5) that will be considered by the Board of Adjustment.

Analysis:

Removal of Trees 14 inches or greater

Code Requirements

- **Section 22.03.304. Tree and vegetation removal and replacement.**

(a) Removal policy.

(1) Existing vegetation shall be left undisturbed to the maximum extent possible. In most circumstances, if a tree must be removed, it shall be replaced with a native, non-invasive species so that the native, natural landscape of the city is preserved for future generations.

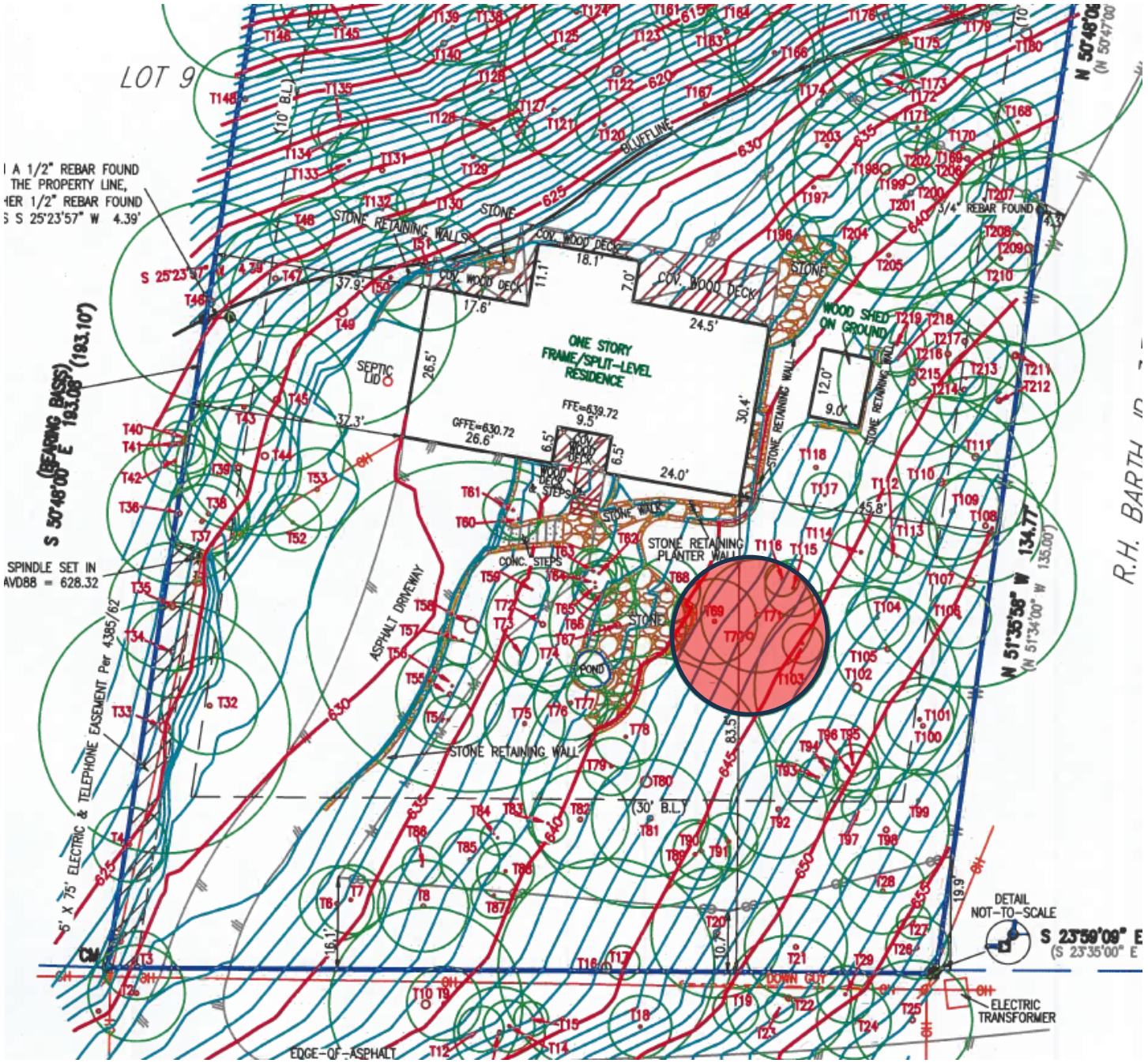
(2) Trees less than ten (10) inches in diameter measured at a point fifty-four (54) inches above the ground may be removed with a permit in accordance with section 22.03.303(b).

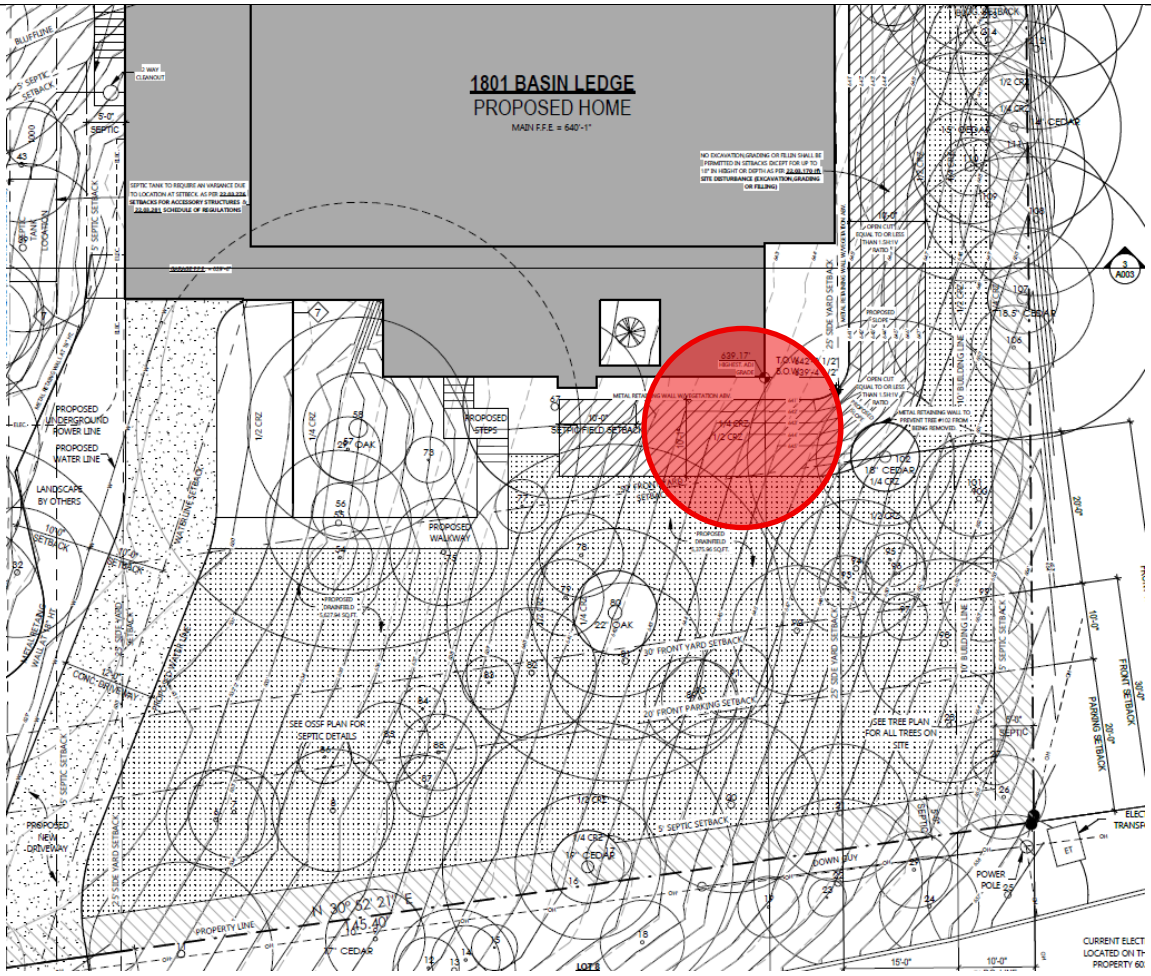
(3) Trees greater than or equal to ten (10) inches and less than fourteen (14) inches in diameter measured at a point fifty-four (54) inches above the ground may be removed with a permit in accordance with section 22.03.303(b)(4). If a tree greater than or equal to ten (10) inches and less than fourteen (14) inches in diameter does not meet the requirements of section 22.03.303(b)(4) then the removal shall be requested through a variance as described by subsection (a)(4) of this section.

(4) **The removal of trees greater than or equal to fourteen (14) inches in diameter measured at a point fifty-four (54) inches above the ground**, or a tree greater or equal to ten (10) inches and less than fourteen (14) inches in diameter that does not meet the requirements of section 22.03.303(b)(4), is prohibited except as allowed under section 22.03.303(b)(7) and **therefore such removal requires a variance from the city council** as outlined in section 22.03.308.

Request

- Remove Tree #70, 14-inch cedar tree for the placement of the house and site grading.





Public Comment:
As of the date of the report, no comments have been received.

Variance Criteria Review:
Trees follow the procedure and notice found in Section 22.03.511 Procedure and notice:

(a) The city council, when petitioned for a variance, after 16 days' written notice to all property owners within 300 feet of the subject property, shall hold a hearing, and the city council may vary the application of any provision of this article to any particular case when, in its opinion, the enforcement thereof would do manifest injustice, and would be contrary to the spirit and purpose of this article or public interest, or when, in its opinion, the interpretation and recommendation of the zoning and planning commission should be modified or reversed.

(b) A decision of the city council to vary the application of any provision of this article shall specify in what manner such variance is made, the conditions upon which it is made and the reasons thereof.

The criteria and process for granting a variance found in Section 22.03.514:

No variance shall be granted under this chapter unless the following criteria are fulfilled:

- Findings. The applicant has established by competent evidence that:
    - The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

- There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
- The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

- ZAPCO. The recommendation of zoning and planning commission shall include an analysis of whether:
  - The variance may violate the intent of this chapter or the goals of the city's comprehensive plan; and
  - The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof; and
  - When considering variance requests for nonresidential projects in the Commercial Overlay District, whether the variance, when considered as part of the proposed project (as a whole), furthers achievement of the land planning principles set forth in the city's master plan, attachment B, as codified in article 28.02 of this code.
- Conditions. The city council can impose, and the zoning and planning commission can recommend imposition of, reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects in the commercial overlay district are necessary to achieve one or more of the land planning principles set forth in the city's master plan, attachment B, as codified in article 28.02 of this code.

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.

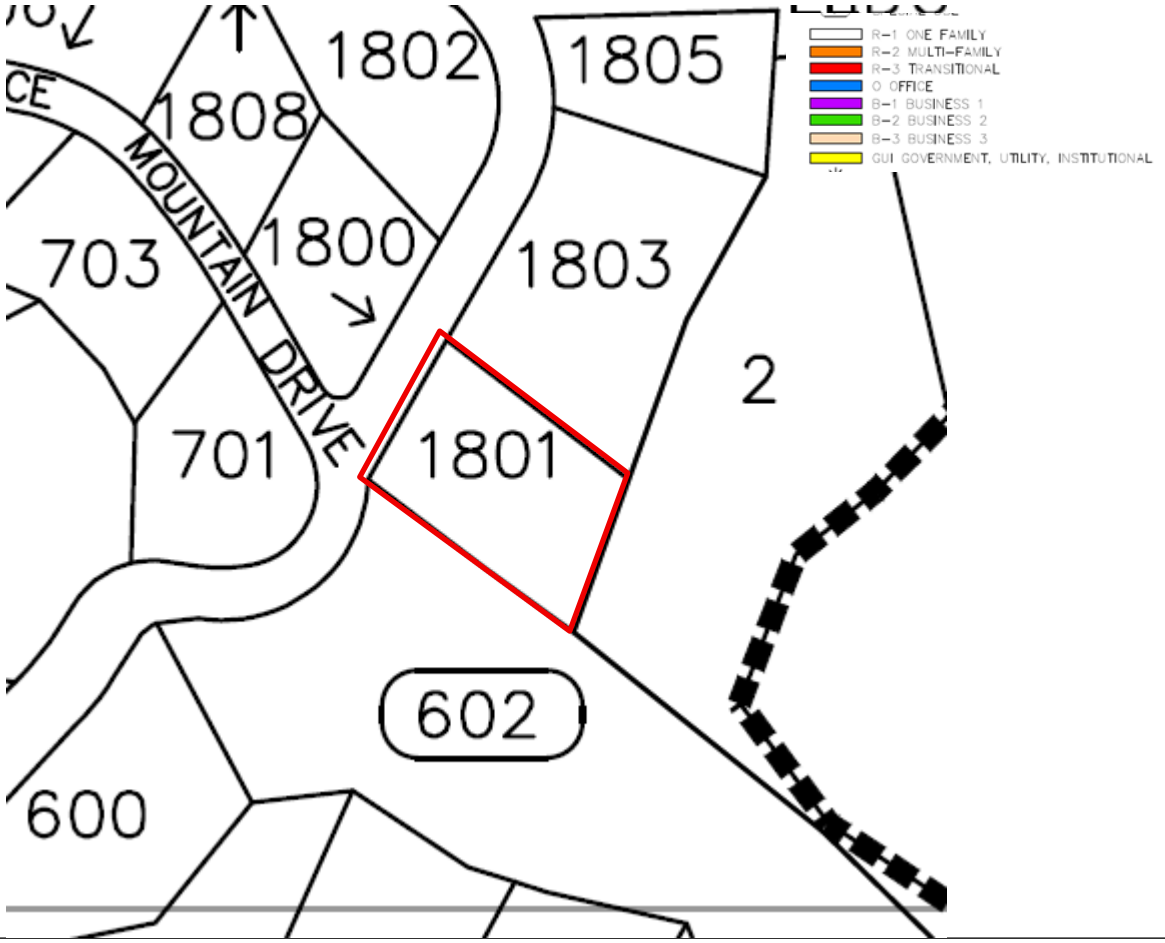
Comprehensive Planning Analysis

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

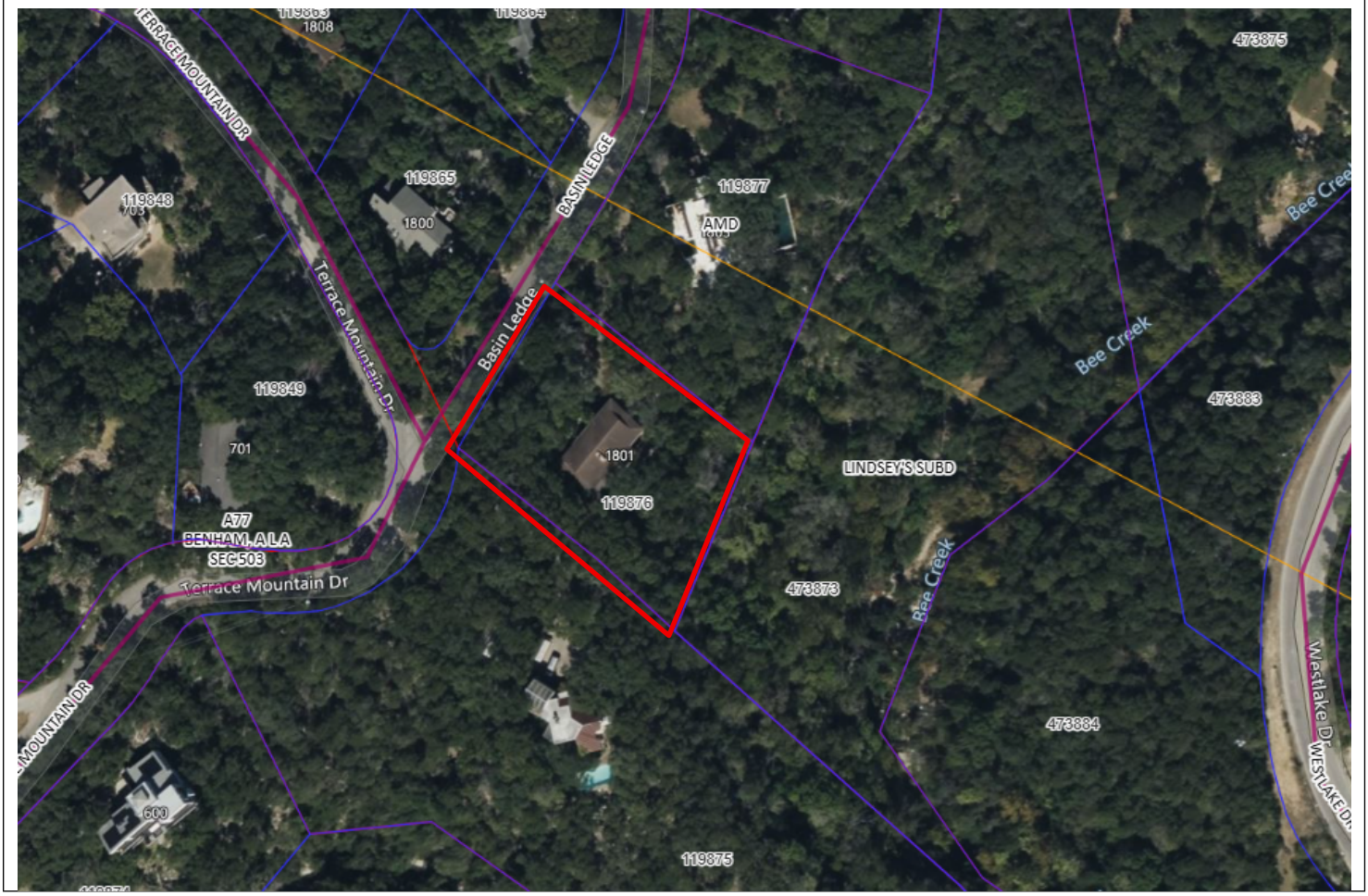
Links to Relevant Code:

- **Section 22.03.304. Tree and vegetation removal and replacement.**
- **Section 22.03.511 Procedure and notice (for variance).**
- **Section 22.03.514 Criteria and process required for granting a variance.**

Zoning:


1802
1805
1808
1800
1803
703
MOUNTAIN DRIVE
701
1801
2
602
600
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL

Aerial:


TERRACE MOUNTAIN DR
1808
119863
119864
473875
119865
1800
BASIN LEDGE
119877
AMD
119848
703
Terrace Mountain Dr
Basin Ledge
Bee Creek
119849
701
1801
LINDSEY'S SUBD
473883
119876
A77
BENHAM, A L A
SEC 503
Terrace Mountain Dr
473873
Bee Creek
Westlake Dr
WESTLAKE DR
473884
600
119875

Variance Summary: 1801 Basin Ledge

Introduction

On behalf of property owner Joel Cavness, we at JAG Permits respectfully submit this request for variances at 1801 Basin Ledge, located in the Stonehedge Estates subdivision (Lot 8, Block P). Due to the severe site constraints, including steep slopes and critical utility placements, we are requesting variances for limited tree removal and for locating a septic system within the required setback. While concerns about development impacts such as height or privacy are valid, the requests in this application are specific to tree mitigation and accessory structure placement and are intended to minimize further disruption to the site.

Tree Variance

We are requesting a variance from §22.03.304 to address mitigation requirements for two protected trees, #70 and #49. These trees are in deteriorating condition, and their removal is necessitated by required site access and construction. An arborist assessment has identified both as unhealthy, and their removal is the least impactful option available. The variance request pertains specifically to the size and mitigation value associated with these trees.

Septic System Setback

We are also requesting a variance from §22.03.276 to allow the placement of a septic field within the front setback. The 35%-50% slope in the rear portion of the lot prohibits placing the house farther back. This necessitates pushing the septic system forward, resulting in an unavoidable encroachment into the setback. There is no feasible alternative location for the septic system due to topographical and health code constraints.

Site Constraints

The home site is "squeezed" between the steep rear slope and the required septic placement in

front. Our design team evaluated alternative solutions such as larger retaining walls, but these would require an additional variance for walls exceeding 6 feet in height. To avoid further impacts and variance requests, we chose the current configuration as the least intrusive approach.

Minimizing Impact

The proposed variance is the minimum necessary to alleviate the hardship posed by the site's natural features and layout. It does not involve unnecessary tree removal or further grading beyond what is required for safe, code-compliant development.

Alignment with City Goals

Our design maintains the existing tree canopy and the scale of surrounding homes. The home will not exceed the height of neighboring structures and will remain below the tree line, preserving mutual privacy and minimizing visual impact from the street or adjoining properties. The development remains in character with the natural terrain and aesthetics of West Lake Hills.

Conclusion

We respectfully ask ZAPCO to recommend approval of these variances. They are necessary to allow safe and practical development of this difficult site while preserving as much of the natural environment as possible. We are committed to working with neighbors and the city to ensure this project is both responsible and respectful of the surrounding community.

Sincerely,

James Gatlin

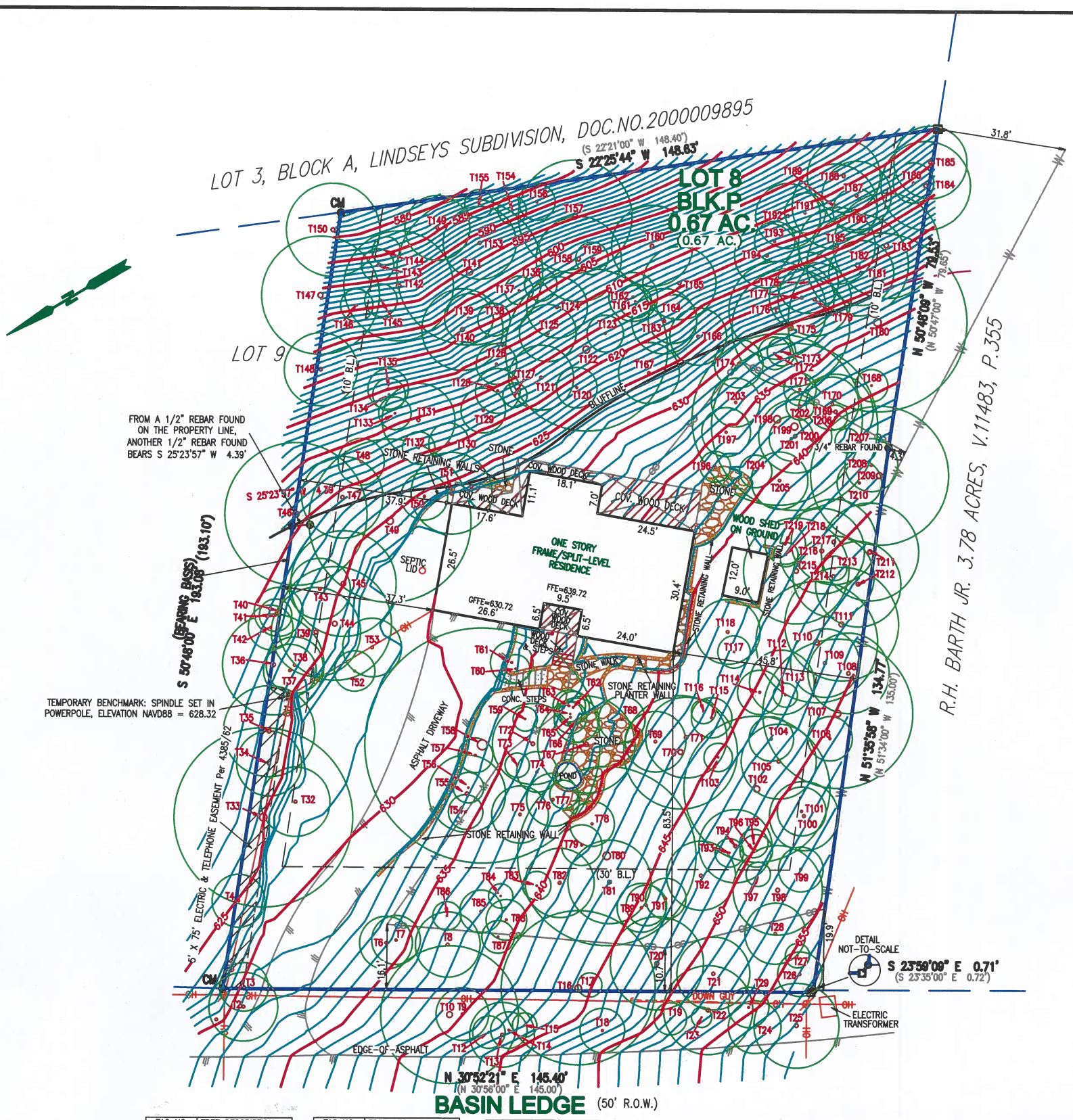
JAG Permits

1490 E Riverside Dr, A-120

Austin, TX 78741

james@jagpermits.com

(512) 638-6688



TAG NO.	TREE DESCRIPTION
2	8.5" YAUPON TREE
3	6" HACKBERRY TREE
4	6.5" HACKBERRY TREE
6	6.5" OAK TREE
7	6" OAK TREE
8	8" CEDAR TREE
9	6.5" CEDAR TREE
10	17" CEDAR TREE
12	4" YAUPON TREE
13	8" OAK TREE
14	4.5" OAK TREE
15	3" YAUPON TREE
16	19" CEDAR TREE
17	3" HACKBERRY TREE
18	5.5" YAUPON TREE
19	4" CEDAR TREE
20	11.5" CEDAR TREE
21	9" CEDAR TREE
22	11" CEDAR TREE
23	10.25" OAK TREE
24	6.5" CEDAR TREE
25	10.5" HACKBERRY TREE
26	5.5" YAUPON TREE
27	3" YAUPON TREE
28	7.5" CEDAR TREE
29	5" YAUPON TREE
32	8.5" YAUPON TREE
33	22" GLOSSY PRIVET
34	8" OAK TREE
35	11.25" CEDAR TREE
36	12.5" CEDAR TREE
37	6.5" OAK TREE
38	7" OAK TREE
39	11" CEDAR TREE
40	6" ELM TREE
41	4" HACKBERRY TREE
42	5.5" ELM TREE
43	7.5" HACKBERRY TREE
44	14" HACKBERRY TREE
45	13" HACKBERRY TREE

TAG NO.	TREE DESCRIPTION
46	17.5" CEDAR TREE
47	10" CEDAR TREE
48	5.7" YAUPON TREE
49	20" GLOSSY PRIVET
50	5.75" YAUPON TREE
51	10" ASH TREE
52	5" CREPE MYRTLE
53	7.25" CREPE MYRTLE
54	4.25" YAUPON TREE
55	9.5" ASH TREE
56	3.75" YAUPON TREE
57	4.25" YAUPON TREE
58	29" OAK TREE
59	3" YAUPON TREE
60	3.5" YAUPON TREE
61	5.25" YAUPON TREE
62	4" YAUPON TREE
63	4" TEXAS MTN LAUREL
64	3" TEXAS MTN LAUREL
65	4" TEXAS MTN LAUREL
66	5.5" TEXAS MTN LAUREL
67	12" OAK TREE
68	5.75" TEXAS MTN LAUREL
69	7.5" CEDAR TREE
70	14" CEDAR TREE
71	10" CEDAR TREE
72	10" OAK TREE
73	3" YAUPON TREE
74	5" YAUPON TREE
75	7" CEDAR TREE
76	6.5" CEDAR TREE
77	3.5" YAUPON TREE
78	5.5" CEDAR TREE
79	5" CEDAR TREE
80	22" OAK TREE
81	10.25" OAK TREE
82	8.5" CEDAR TREE
83	3.5" YAUPON TREE
84	3" YAUPON TREE
85	5.25" YAUPON TREE

TAG NO.	TREE DESCRIPTION
86	3.5" YAUPON TREE
87	4" YAUPON TREE
88	5" YAUPON TREE
89	6" OAK TREE
90	5" OAK TREE
91	5" YAUPON TREE
92	8.5" CEDAR TREE
93	3.5" OAK TREE
94	9" OAK TREE
95	3.5" CEDAR TREE
96	4" CEDAR TREE
97	3" YAUPON TREE
98	11" CEDAR TREE
99	5.5" CEDAR TREE
100	8.5" CEDAR TREE
101	6" ASH TREE
102	18" CEDAR TREE
103	3.5" CEDAR TREE
104	5.5" CEDAR TREE
105	9.25" YAUPON TREE
106	5.5" ASH TREE
107	18.5" CEDAR TREE
108	10" CEDAR TREE
109	8.5" OAK TREE
110	15" CEDAR TREE
111	14" CEDAR TREE
112	3" CEDAR TREE
113	8" CEDAR TREE
114	5.5" CEDAR TREE
115	5" ASH TREE
116	3" ASH TREE
117	4" HACKBERRY TREE
118	8" OAK TREE
120	5" ASH TREE
121	8" CEDAR TREE
122	20" CEDAR TREE
123	4.5" CEDAR TREE
124	7.5" OAK TREE
125	7" CEDAR TREE
126	5" ASH TREE

TAG NO.	TREE DESCRIPTION
127	3" OAK TREE
128	5.5" ASH TREE
129	5.5" OAK TREE
130	5" ASH TREE
131	9" ASH TREE
132	4" ASH TREE
133	4" OAK TREE
134	4" PERSIMMON TREE
135	5" ASH TREE
136	4" ASH TREE
137	3.5" ASH TREE
138	4" ASH TREE
139	6" CEDAR TREE
140	10" CEDAR TREE
141	18" MULBERRY TREE
142	13.5" BLACK WALNUT
143	4" BLACK WALNUT
144	3.5" ASH TREE
145	4" BLACK WALNUT
146	4" ASH TREE
147	14.5" CEDAR TREE
148	9" CEDAR TREE
149	8" MULBERRY TREE
150	11.5" CEDAR TREE
153	9" CEDAR TREE
154	3.5" BLACK WALNUT
155	3.5" BLACK WALNUT
156	4.5" BLACK WALNUT
157	14" CEDAR TREE
158	10.5" CEDAR TREE
159	4" ASH TREE
160	10" ASH TREE
161	4" ASH TREE
162	6" ASH TREE
163	8" ASH TREE
164	6" CEDAR TREE
165	9" CEDAR TREE
166	7" CEDAR TREE
167	7.5" OAK TREE
168	4" CEDAR TREE

TAG NO.	TREE DESCRIPTION
169	9.25" CEDAR TREE
170	6.5" CEDAR TREE
171	4" ASH TREE
172	4" CEDAR TREE
173	3.5" CEDAR TREE
174	6" CEDAR TREE
175	14.5" CEDAR TREE
176	12" CEDAR TREE
177	8" CEDAR TREE
178	7.5" CEDAR TREE
179	9" CEDAR TREE
180	22" CEDAR TREE
181	8" OAK TREE
182	12.5" OAK TREE
183	13" OAK TREE
184	11" CEDAR TREE
185	9" CEDAR TREE
186	5" OAK TREE
187	8.5" CEDAR TREE
188	9" CEDAR TREE
189	10.5" CEDAR TREE
190	5.5" CEDAR TREE
191	5" CEDAR TREE
192	8" CEDAR TREE
194	8" CEDAR TREE
195	9.5" CEDAR TREE
196	3.75" YAUPON TREE
197	6" OAK TREE
198	21" CEDAR TREE
199	20.5" CEDAR TREE
200	9" CEDAR TREE
201	5.5" CEDAR TREE
202	3.5" ASH TREE
203	6" CEDAR TREE
204	4" OAK TREE
205	7" LAQUAT TREE
206	3" YAUPON TREE
207	3" OAK TREE
208	6.5" CEDAR TREE
209	17" CEDAR TREE

TAG NO.	TREE DESCRIPTION
210	5.5" CEDAR TREE
211	12" CEDAR TREE
212	10.5" CEDAR TREE
213	3" OAK TREE
214	10" CEDAR TREE
215	13" CEDAR TREE
216	10.5" CEDAR TREE
217	10.5" CEDAR TREE
218	3" OAK TREE
219	5" OAK TREE

M.S.=MULTI-STEM

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- SQUARE BOLT FOUND
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- POWER POLE
- AC AIR CONDITIONER
- F.F.E. FINISHED FLOOR ELEVATION
- G.F.F.E. GARAGE FINISHED FLOOR ELEVATION

20' 0 20'

REVISED: 02/13/25
UPDATE: 12/10/24
REVISED: 5/22/24
AW3/CP TREE SURVEY: 6/28/21

STREET ADDRESS: 1801 BASIN LEDGE CITY: WESTLAKE COUNTY: TRAVIS STATE OF TEXAS
LOT: 8 BLOCK: P SUBDIVISION: STONEHEDGE ESTATES VOL/CAB 13 PG/SLD 28 PLAT RECORDS
REFERENCE NAME: 1801 BASIN LEDGE, LLC G.F. #: 2119314-ARB

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENCE TITLE COMPANY
TITLE RESOURCES GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

STATE OF TEXAS REGISTERED VICTOR M GARZA 4740 PROFESSIONAL LAND SURVEYOR

Notes:
1) Subject to restrictions and easement rights recorded in V1964, P.545, V.2315, P.520, Deed Records and Book 13, Page 28, Plat Records.

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 – Office 512*458-6969

JOB #: B1107024_TWL
DATE: 6/25/21
SCALE: 1"= 20'

FIELD WORK BY	WB	06/17-24/21
CALC'D BY	JOSE	06/24/21
DRAFTED BY	AW3	06/24-25/21
CHECKED BY	VG	06/25/21

1801 BASIN LEDGE, WEST LAKE HILLS, TX 78746





AERIAL MAP



VICINITY MAP

LEGAL DESCRIPTION

1801 BASIN LEDGE.
LOT 8 BLK P STONEHEDGE ESTATES BLK P
CITY OF WEST LAKE HILLS TEXAS, 78746, TRAVIS COUNTY

PROPERTY ZONING

CITY OF WEST LAKE HILLS
ZONING DISTRICT:
R-1 SINGLE FAMILY. 0.65 ACRE LOT

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

A000 COVER & NOTES
A001 SITE PLAN
A002 TREE PROTECTION PLAN
A003 SITE SLOPE ANALYSIS
A101 LOWER FLOOR PLAN NOTES
A102 MAIN FLOOR PLAN NOTES
A103 UPPER FLOOR PLAN NOTES
A104 LOWER FLOOR PLAN DIMENSIONS
A105 MAIN FLOOR PLAN DIMENSIONS
A106 UPPER FLOOR PLAN DIMENSIONS
A107 ROOF PLAN
A108 EXTERIOR ELEVATIONS
A109 EXTERIOR ELEVATIONS
A110 BUILDING SECTIONS
A115 DOOR SCHEDULE
A116 DOOR SCHEDULE
A117 LOWER FLOOR ELECTRICAL PLAN
A118 MAIN FLOOR ELECTRICAL PLAN
A119 UPPER FLOOR ELECTRICAL PLAN
A120 WALL MATERIAL TAKEOFF
A121 FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

CURRENT ADOPTED CODES

THESE PLANS AND SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES PER THE CITY OF LAKEWAY (SECTION 24.02..087)

1. INTERNATIONAL BUILDING CODE - 2015 EDITION
2. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2015 EDITION.
   UNIFORM PLUMBING CODE - 2015 EDITION OR AS ADOPTED BY THE SERVICE PROVIDER..
3. INTERNATIONAL MECHANICAL CODE - 2015 EDITION.
4. NATIONAL ELECTRICAL CODE 2014 EDITION.
5. INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION.
6. INTERNATIONAL FIRE CODE - 2015 EDITION AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6.
7. INTERNATIONAL GAS CODE - 2015 EDITION.

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING,PAVING,SITEWORK AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS. UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES,ORDINANCES ,SAFETY CODES,AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.

2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

4. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.

5. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.

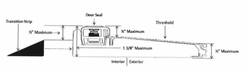
6. CONTACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.

7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC. NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.

8. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUSED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEUDLE A PRE-CONSTRUCTION CONFRENCE BETWEEN THE CITY OF WESTLAKE HILLS, DESIGNER ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.

9. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.

10. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:



GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.

2. ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.

3. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.

4. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.

5. ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.

6. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.

7. IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION...IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.

8. PROVIDE WEATHERSEAL AND DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.

9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.

10. ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.

11. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

13. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.

14. WEATHERSTRIP ATTIC ACCESS DOOR(S).

15. IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.

16. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

17. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.

18. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.

19. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

20. UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:

    A. LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.

    B. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.

21. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

22. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND.

LEGEND

GAS BIBB | GAS KEY | SHOWER HEAD | HOSE BIBB

GENERAL SITE NOTES

1. BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.

2. FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.

3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.

4. THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.

5. UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.

6. VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.

7. EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.

10. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

11. ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.

12. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.

13. LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.

14. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.

15. LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.

16. NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.

17. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.

18. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

TRENCH SAFETY NOTES

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINSTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY CONTRACTOR.

2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINSTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

3. IF TRENCH SAFETY SYSTEMS DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 IN DEPTH AND DURNING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AREA WHERE HAZARDOUS GROUD MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROTPORATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF THE WEST LAKE HILLS.

STREET AND DRAINAGE NOTES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDANT LABORTARY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOUR NOTICE PRIOR TO ANY TESTING.

2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DESNSITY TO WITHIN 3 INCHES OF THE TOP OF THE CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WIH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSIONS. THE REMAINING 3 INCHES SHALL BE TOPSOILL FREE FORM CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.

3. ALL RCP SHALL BE MINIMUM CLASS III.

4. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY _____. THE PAVING SECTIONS WERE DESIGNED BY _____ IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIRMENTS OF THE EDWARDS RULES ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE FOR FURNISHING THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. (IF APPLICABLE)

6. THE FEMA MAPS OF CITY OF WEST LAKE HILLS, TEXAS. INDICATE THAT PROPERTY SHOWN HEREON DOES/DOES NOT LIE WITHIN A SPECAIL FLOOD HAZARD AREA AS DEFINED BY FIRM PANEL _____, DATED.

7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY CITY OF WEST LAKE HILLS FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAN BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAN CREATE LIABILITY ON THE PART OF THE CITY OF WEST LAKE HILLS OR ANY OFFICIAL OR EMPLOYEE THEREOF ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAN OR ANY ADMINSTRATION DECISION LAWFULLY MADE HEREUNDER.

TRAFFIC MARKING NOTES

1. BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.

2. ANY METHODS, STREET MARKINGS, AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS, OR DIVERTING TRAFFIC DURNING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

3. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS, AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

WALL TYPE LEGEND

ALL EXTERIOR FRAMING WALLS ARE TO BE FRAMED WITH 2X6 WOOD STUDS U.N.O. SEE ARCHITECTURAL PLANS FOR REFRENCE.

ALL STRUCTURAL RETAINING WALLS NECESSARY FOR BUILDING THE PROPOSED HOME ARE TO BE REFENCED BY ENGINEER'S DESIGN. SEE STRUCTURAL PLANS FOR REFRENCE.

ALL LANDSCAPING WALLS ARE TO FOLLOW THE DESIGN OF THE LANDSCAPING ARCHITECT U.N.O.

EROSION CONTROL NOTES

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

2. TREE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF ERISION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.

3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IS WHICH THEY APPLIED.

4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE CITY. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURNING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

5. THE CONTROL IS REQUIRED TO INSEPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER ANY RAINFALL EVENT TO ENSURE THAT THEY ARE FUNCTIONING PROPERTY. THE PERSON(S) RESPONSIBLE FOR MAINTAINCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPORVAL OF THE PROJECT BY THE CITY INSEPCTOR. IT SHALL BE RESPONSIBLITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY CITY INSPECTOR.

7. PER TPDES REQUIRMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORALLY OR PERMANETLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSITITUE AS STABILIZATION.

8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSED THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE DRAINAGE AND EROSION CONTROL DESIGN MANAUL SEC 7.1 (1).

9. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMALATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITE.

WALL TYPE KEY

2X6 WOOD STUD WALL	1	NOT TO SCALE
2X4 WOOD STUD WALL	2	
12" CONC. WALL	3	
8" CONC. INT. WALL	4	
12" MASONRY WALL	5	
12"-RETAINING L.S. WALL	6	
METAL RETAINING L.S. WALL	7	

SMOKE DETECTORS AND CARBON MONOXIDE NOTES

SMOKE DETECTORS SHALL BE INSTALLED THROUGHOUT TO COMPLY WITH NFPA 72 AND 2021 IRC 314, AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.

CARBON MONOXIDE ALARMS SHALL COMPLY WITH 2021 IRC R315, AND SHALL BE LISTED IN ACCORDANCE WITH UL 2034.

COMBO CARBON MON OXIDE & SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.

A. PROVIDE SMOKE ALARMS - HARD-WIRED, INTERCONNECTED, WITH BATTERY BACK-UP AT THE FOLLOWING LOCATIONS:
1. AT EACH SLEEPING ROOM;
2. AT IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS;
3. AT EACH ADDITIONAL STORY INCLUDING HABITABLE ATTICS AND BASEMENTS;
4. LOCATED AT NOT LESS THAN 3' FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.

B. PROVIDE CARBON MONOXIDE ALARMS - HARD-WIRED WITH BATTERY BACK-UP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE, AND WITHIN BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ATTACHED BATHROOM.

C. PHYSICAL INTERCONNECTION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED.

D. INTERCONNECTION SHALL NOT BE REQUIRED IN EXISTING AREAS WHERE ALTERATIONS/REPAIRS DO NO RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE PER 2021 IRC R314.5 AND R315.5.

DEMO NOTES

1. REMOVE ALL WALLS, DOORS, AND WINDOWS PER DEMOLITION PLANS (STORE DOORS FOR POSSIBLE RE-USE / SALVAGE).
2. REMOVE ALL ELECTRICAL @ RESIDENCE PER DEMOLITION PLANS. REMOVE ALL NON-REMAINING WIRING & CAP OFF ABOVE CEILING. REMOVE ALL NON-REMAINING ELEC. OUTLETS, PHONE JACKS, ETC. (STORE FOR POSSIBLE RE-USE / SALVAGE).
3. REPLACE ALL DAMAGED SHEETROCK TO REMAIN. TAPE, FLOAT, & TEXTURE TO MATCH EXISTING.
4. REMOVE ALL NON-REMAINING CABINETS & ASSOCIATED FIXTURES (STORE FOR POSSIBLE RE-USE / SALVAGE).
5. REMOVE ALL NON-REMAINING LIGHTING & CAP OFF AFFECTED WIRING. (STORE LIGHTING FOR POSSIBLE RE-USE / SALVAGE).
6. CAP OFF ALL NON-REMAINING PLUMBING.
7. REMOVE ALL NON-REMAINING R/A GRILLS & OTHER HVAC COMPONENTS. REPOSITION AS NEEDED.

MATERIAL INDEX

ALL MATERIALS AND FINISHES ARE TO BE VERIFIED ON SITE BEFORE INSTALLATION. REFER TO ARCHITECTURAL PLANS, EXTERIOR AND INTERIOR ELEVATIONS FOR REFRENCE. MATERIAL TYPE AND FINISH TO BE SELECTED BY OWNER/INTERIOR DESIGNER

FLOORS
- **HWD.** = HARDWOOD
- **CONC.** = CONCRETE
- **TILE** = TILE FLOOR
- **WD. DECK** = WOOD DECK
- **PAVER** = MASONRY PAV.

WALLS
- **WD.1** = VERTICAL WOOD PANELS
- **GYP.1** = GYPSUM BOARD FINISH TYPE 1 - SMOOTH
- **CONC.1** = CONCRETE RAW FINISH
- **MTL.1** = METAL PANELS INT./EXT. WALL
- **STCO.** = STUCCO - SMOOTH "PALO ALTO" TEXTURE
- **MAS.** = MASONRY
- **COLOR -** PAINT COLOR TBD.

CEILINGS/SOFFITS
- **GYP.** 1= GYPSUM BOARD FINISH TYPE 1 - SMOOTH
- **WD.TG.** = WOOD BOARDS TOUNGE & GROOVE
- **STCO.** = STUCCO - SMOOTH "PALO ALTO" TEXTURE

MILLWORK/WINDOWS & DOORS
- **WD. ALUM.** = WOOD CLADDING ON ALUMINUM WINDOW/DOOR
- **ALUM.** = ALUMNIUM WINDOW/DOOR
- **WD.DR.** = WOOD DOOR SOLID OR HOLLOW
- **WD.CAB.**= TYPICAL WOOD CAB BOX.
- **QTZ.** = QUARTZ COUNTERTOP

ROOF
- **MTL.** = METAL GALVALUME 24G OR 26G
- **TPO.** = THERMOPLASTIC POLYOLEFIN MEMBRANE
- **MTL.F.** = MTL.F.
- **MTL.S.** = METAL SCUPPER

ABBREVIATIONS

ABV. = ABOVE
ADJ. = ADJACENT
AVG. = AVERAGE
ALM. = ALUMNIUM
B.I. = BUILT-IN
BLDG. = BUILDING
BLK. = BLOCK
BLW. = BELOW
CAB. = CABINET
CABS.= CABINETS
CLG. = CEILING
CLST. = CLOSET
COMB. = COMBUSTILE
CONC. = CONCRETE
CRZ = CRITICAL ROOT ZONE
C.T. = COUNTER TOP
D. = DEEP
DEMO. = DEMOLITION
DBL. = DOUBLE
DN. = DOWN
DR. = DOOR
DRS. = DOORS
DWG. - DRAWING/S
ENG. = ENGINEER
ELC. = ELECTRICAL
EXT. = EXTERIOR
FL. LITE. = FULL LITE (GL. PANEL @ DOOR)
FLR. = FLOOR
FURR-DN. = FURR-DOWN
GAS. = GAS KEY
GL. = GLASS
GYP. = GYPSUM BOARD
HH. = HEADER HEIGHT
HB. = HOSE BIB
HT. = HEIGHT
INT. = INTERIOR
L.A. = LANDSCAPE ARCHITECT
LAV. = LAVATORY
LIN. FT. = LINEAR FEET
LT. = LITE (GL. PANEL @ DOOR)
LVL. = LAMINATED VENEER LUMBER
MAS. = MASONRY
MTL. = METAL
O.H. = OVERHEAD DOOR GARAGE
OVH. = OVERHEAD
PKT. = POCKET DOOR
REF. = REFRENCE
REV. = REVISION
SIM. = SIMILAR
SHWR. = SHOWER
SQ. FT. = SQUARE FEET
STL. = STEEL
S.R.O. = SHEET ROCK OPENING
TEMP. = TEMPERED GLASS
TL. = TALL
T.O.P = TOP OF PLATE
TYP. = TYPICAL
TV. = TELEVISION
U.C. = UNDERCOUNTER
UNCOV'D = UNCOVERED
U.N.O. = UNLESS NOTED OTHERWISE
UP. = UP (START OF STAIRS/STEPS)
W/. = WITH
WIN. = WINDOW
WD. = WOOD
W/D. = WASHER & DRYER
WP. = WEATHER PROOF
@ = AT
1R= 1 ROD
1S = 1 SHELF
2R= 2 RODS
2S= 2 SHELVES

SITE LEGEND

CONSTRUCTION FENCE
5' CHAIN LINK FENCE
SILT FENCE
PROPERTY LINE
SITE EASEMENT
SITE SETBACK
FLATWORK
BUILDING FOOTPRINT
CANTILIVER
GAS LINE
WASTERWATER LINE
WATER LINE
UNDERGROUND POWER LINE
OVERHEAD POWER LINE
BLUFFLINE
VISIBILITY
SEPTIC SETBACK
SEPTIC DRAINFIELD
PROPOSED CONC.
DUMPSTER & MATERIAL STORAGE
BUILDING FOOTPRINT
ELECTRIC & TELEPHONE EASEMENT

SITE LEGEND

BENCHMARK
PROPERTY CORNER
ELECTRIC TRANSFORMER
ELECTRIC BOX
ELECTRIC METER
DROP INLET
SEWER
CLEANOUT
GAS METER
GAS MARKER
WATER METER
TELEPHONE PEDESTAL
C.A.T.V. PEDESTAL
FIBER OPTICS
TELECOMMUNICATIONS
MANHOLE - WATER
MANHOLE - TELEPHONE
MANHOLE - ELECTRIC
MANHOLE - SEWER
UTILITY POLE
FIRE HYDRANT
ADJ. GRADE ELEVATION

ANNOTATION SYMBOL LEGEND

1i — WALL TYPE
1 / A101 — CALL OUT MARKER - INTERIOR, EXTERIOR ELEVATIONS.
0 — COLUMN GRID
SPOT ELEVATION MARKER
Name / Elevation

GENERAL SITE NOTES

1. BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
2. FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
4. THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
5. UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
6. VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
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12. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
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17. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
18. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

CURRENT ADOPTED CODES

THESE PLANS AND SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES PER THE CITY OF LAKEWAY (SECTION 24.02.087)

1. INTERNATIONAL BUILDING CODE - 2015 EDITION
2. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2015 EDITION.
   UNIFORM PLUMBING CODE - 2015 EDITION OR AS ADOPTED BY THE SERVICE PROVIDER..
3. INTERNATIONAL MECHANICAL CODE - 2015 EDITION.
4. NATIONAL ELECTRICAL CODE 2014 EDITION.
5. INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION.
6. INTERNATIONAL FIRE CODE - 2015 EDITION AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6.
7. INTERNATIONAL GAS CODE - 2015 EDITION.

LOT INFORMATION

TOTAL LOT AREA: 29,185.20 SF **ZONING: R-1**

MAXIMUM ALLOWED IMPERVIOUS COVERAGE **@ 25% = 7,296.30 SF**

BUILDING IMPREVIOUS CALCULATIONS

TOTAL LOT AREA = 29,185.20 SF

AREA NAME	TOTAL
A) LOWER LEVEL	3,056.09 SF
B) MAIN LEVEL	2,494.79 SF
C) UPPER LEVEL	0,000.00 SF
D) TOTAL BUILDING IMPREVIOUS	**5,550.88 SF**

TOTAL BUILDING IMPERVIOUS COVER @ 5,550.88 = 19.01%

SITE IMPREVIOUS CALCULATIONS

AREA NAME	TOTAL
A) LOWER LEVEL: DRIVEWAY	1,081.70 SF
B) MAIN LEVEL: POOL/DECK, & STEPS	662.31 SF
C) UPPER LEVEL	0,000.00 SF
D) TOTAL SITE IMPREVIOUS	**1,744.01 SF**

TOTAL SITE IMPERVIOUS COVER @ 1,744.01 = 5.97%

FINAL IMPREVIOUS CALCULATIONS

AREA NAME	TOTAL
A) BUILDING IMPREVIOUS	5,550.88 SF
B) SITE IMPREVIOUS	1,744.01 SF
D) TOTAL SITE IMPREVIOUS	**7,294.89 SF**

TOTAL FINAL IMPERVIOUS COVER @ 7,294.89 =24.98%

BUILDING AREA CALCULATIONS

TOTAL LOT AREA = 29,185.20 SF

AREA NAME	TOTAL
A) LOWER LEVEL	1,837.91 SF
B) MAIN LEVEL	3,630.61 SF
C) UPPER LEVEL	2,023.87 SF
D) TOTAL GROSS AREA	**7,492.39 SF**

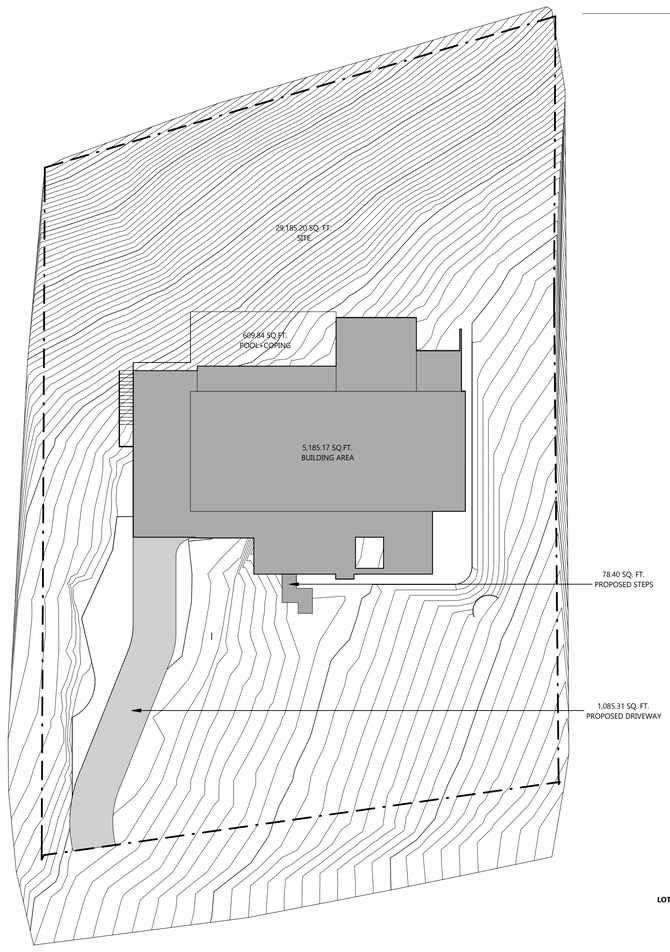
TOTAL GROSS AREA COVERAGE @ 7,492.39 SF 25.67%

AREA NAME	
A) LOWER LEVEL	3,056.09 SF
B) MAIN LEVEL	4,783.53 SF
C) UPPER LEVEL	2,444.25 SF
D) TOTAL BUILDING COVERAGE	**10,283.87 SF**

TOTAL BUILDING COVERAGE @ 10,283.87 SF 35.35%

HEATED & UNHEATED CALCULATIONS

AREA NAME	TOTAL
A) LOWER LEVEL HEATED	355.74 SF
B) LOWER LEVEL UNHEATED	1482.17 SF
C) MAIN LEVEL HEATED	3,630.61 SF
D) MAIN LEVEL UNHEATED	1,075.53 SF
E) UPPER LEVEL HEATED	1,454.01 SF
F) UPPER LEVEL UNHEATED	147.69 SF
G) TOTAL HEATED AREA	**5,440.36 SF**
H) TOTAL UNHEATED AREA	**2,705.39 SF**



2 **Site Plan- Imprevious Coverage Diagram**
1" = 20'-0"

SITE LEGEND

- CONSTRUCTION FENCE
- 5' CHAIN LINK FENCE
- SILT FENCE
- PROPERTY LINE
- SITE EASEMENT
- SITE SETBACK
- FLATWORK
- BUILDING FOOTPRINT
- CANTILIVER
- GAS — GAS LINE
- WW — WASTERWATER LINE
- W — WATER LINE
- ELEC. — ELEC. — UNDERGROUND POWER LINE
- OH — OH — OVERHEAD POWER LINE
- BLUFFLINE
- VISIBILITY
- SEPTIC SETBACK
- SEPTIC DRAINFIELD
- PROPOSED CONC.
- DUMPSTER & MATERIAL STORAGE
- BUILDING FOOTPRINT
- ELECTRIC & TELEPHONE EASEMENT

SITE LEGEND

- BENCHMARK
- PROPERTY CORNER
- ET ELECTRIC TRANSFORMER
- EB ELECTRIC BOX
- EM ELECTRIC METER
- DI DROP INLET
- S SEWER
- CO CLEANOUT
- G GAS METER
- GM GAS MARKER
- WM WATER METER
- T TELEPHONE PEDESTAL
- C C.A.T.V. PEDESTAL
- FO FIBER OPTICS
- TC TELECOMMUNICATIONS
- MW MANHOLE - WATER
- MT MANHOLE - TELEPHONE
- ME MANHOLE - ELECTRIC
- SE MANHOLE - SEWER
- UTILITY POLE
- FIRE HYDRANT
- ADJ. GRADE ELEVATION

APPLICABLE CODES

APPLICABLE CODES: 2021
INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL AMENDMENTS

APPLICABLE CODES: 2015
WILDLAND-URBAN INTERFACE (WUI) CODE WITH LOCAL AMENDMENTS

TREE LEGEND

- ¼ CRITICAL ROOT ZONE (NO CUT/FILL)
- ½ CRITICAL ROOT ZONE (NO CUT/FILL > 4")
- DRIP ZONE

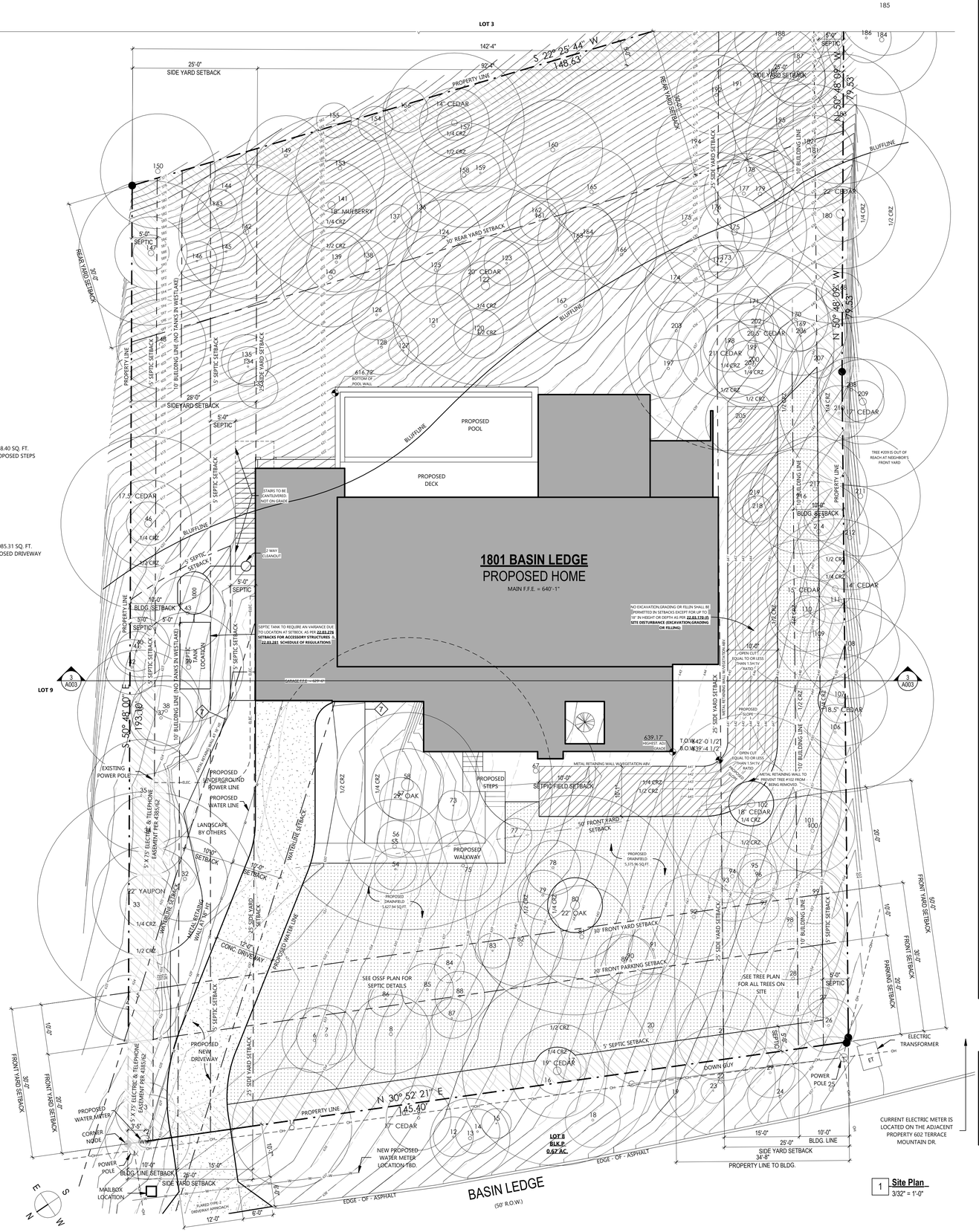
TREE NOTES

PROVIDE A PRIVATE CERTIFIED ARBORIST ASSESSMENT OF THE PRUNING REQUIREMENTS NEEDED FOR THE PROJECT.

SEE TREE PROTECTION PLAN FOR ALL TREES

LEGAL DESCRIPTION

1801 BASIN LEDGE.
LOT 8 BLK P STONEHEDGE ESTATES BLK P
CITY OF WEST LAKE HILLS TEXAS, 78746, TRAVIS COUNTY



1 **Site Plan**
3/32" = 1'-0"

185

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

A000 COVER & NOTES
A001 SITE PLAN
A002 TREE PROTECTION PLAN
A003 SITE SLOPE ANALYSIS
A101 LOWER FLOOR PLAN NOTES
A102 MAIN FLOOR PLAN NOTES
A103 UPPER FLOOR PLAN NOTES
A104 LOWER FLOOR PLAN DIMENSIONS
A105 MAIN FLOOR PLAN DIMENSIONS
A106 UPPER FLOOR PLAN DIMENSIONS
A107 ROOF PLAN
A108 EXTERIOR ELEVATIONS
A109 EXTERIOR ELEVATIONS
A110 BUILDING SECTIONS
A115 DOOR SCHEDULE
A116 DOOR SCHEDULE
A117 LOWER FLOOR ELECTRICAL PLAN
A118 MAIN FLOOR ELECTRICAL PLAN
A119 UPPER FLOOR ELECTRICAL PLAN
A120 WALL MATERIAL TAKEOFF
A121 FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

NOT FOR CONSTRUCTION

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT:	BASIN LEDGE
SHEET NAME:	SITE PLAN
DATE:	06/02/2025
SCALE:	As indicated
NORTH:	N
SHEET #:	A001

TREE LIST

DEMO	TAG NO.	SIZE	SPECIES	Description
	2	8.5"	YAUPON	
	3	6"	HACKBERRY	
	4	6.5"	HACKBERRY	
	5	8.5"	CEDAR	
	6	6.5"	OAK	
	7	6"	OAK	
	8	8"	CEDAR	
	9	6.5"	CEDAR	
	10	17"	CEDAR	
	11	12"	CEDAR	
	12	4"	YAUPON	
	13	8"	OAK	
	14	4.5"	OAK	
	15	3"	YAUPON	
	16	19"	CEDAR	
	17	3"	HACKBERRY	
	18	5.5"	YAUPON	
	19	4"	CEDAR	
	20	11.5"	CEDAR	
	21	9"	CEDAR	
	22	11"	CEDAR	
	23	2.5"	HACKBERRY	
	24	6.5"	CEDAR	
	25	10.5"	HACKBERRY	
	26	5.5"	YAUPON	
	27	3"	YAUPON	
	28	7.5"	CEDAR	
	29	5"	YAUPON	
	32	8.5"	YAUPON	
	33	22"	YAUPON	
	34	8"	OAK	
	35	11.25"	CEDAR	
	36	12.5"	CEDAR	
	37	6.5"	OAK	
	38	7"	OAK	
	39	11"	CEDAR	
	40	6"	ELM	
	41	4"	HACKBERRY	
	42	5.5"	ELM	
	43	7.5"	HACKBERRY	
	44	14"	HACKBERRY	
REMOVE	45	13"	HACKBERRY	
	46	17.5"	CEDAR	
REMOVE	47	10"	CEDAR	
REMOVE	48	5.7"	YAUPON	
REMOVE	49	20"	HACKBERRY	
REMOVE	50	5.75"	YAUPON	
REMOVE	51	10"	ASH	
REMOVE	52	5"	CREPE MYRTILE	
REMOVE	53	7.25"	CREPE MYRTILE	
	54	4.25"	YAUPON	
	55	9.5"	ASH	
	56	3.75"	YAUPON	
	57	4.25"	YAUPON	
	58	29"	OAK	
REMOVE	59	3"	YAUPON	
REMOVE	60	3.5"	YAUPON	
REMOVE	61	5.25"	YAUPON	
REMOVE	62	4"	YAUPON	
REMOVE	63	4"	TEXAS MTN LAUREL	
REMOVE	64	3"	TEXAS MTN LAUREL	
REMOVE	65	4"	TEXAS MTN LAUREL	
REMOVE	66	5.5"	TEXAS MTN LAUREL	
	67	12"	OAK	
REMOVE	68	5.75"	TEXAS MTN LAUREL	
REMOVE	69	7.5"	CEDAR	
REMOVE	70	14"	CEDAR	
REMOVE	71	10"	CEDAR	
REMOVE	72	10"	OAK	
	73	3"	YAUPON	
REMOVE	74	5"	YAUPON	
	75	7"	CEDAR	
REMOVE	76	6.5"	CEDAR	
	77	3.5"	YAUPON	
	78	5.5"	CEDAR	
	79	5"	CEDAR	
	80	22"	OAK	
	81	10.25"	OAK	
	82	8.5"	CEDAR	
	83	3.5"	YAUPON	
REMOVE	84	3"	YAUPON	
	85	5.25"	YAUPON	
	86	3.5"	YAUPON	
	87	4"	YAUPON	
	88	5"	YAUPON	
	89	6"	OAK	
	90	5"	OAK	
	91	5"	YAUPON	
	92	8.5"	CEDAR	
	93	3.5"	OAK	
	94	9"	OAK	
	95	3.5"	CEDAR	
	96	4"	CEDAR	
	97	3"	YAUPON	
	98	11"	CEDAR	
	99	5.5"	CEDAR	
	100	8.5"	CEDAR	
	101	6"	ASH	
	102	18"	CEDAR	
REMOVE	103	3.5"	CEDAR	
REMOVE	104	5.5"	CEDAR	
REMOVE	105	9.25"	YAUPON	
	106	5.5"	ASH	
	107	18.5"	CEDAR	
	108	10"	CEDAR	
	109	8.5"	OAK	
	110	15"	CEDAR	
	111	14"	CEDAR	
REMOVE	112	3"	CEDAR	
REMOVE	113	8"	CEDAR	
REMOVE	114	5.5"	CEDAR	

TREE LIST

DEMO	TAG NO.	SIZE	SPECIES	Description
REMOVE	115	5"	ASH	
REMOVE	116	3"	ASH	
REMOVE	117	4"	HACKBERRY	
REMOVE	118	8"	OAK	
	120	5"	ASH	
	121	8"	CEDAR	
	122	20"	CEDAR	
	123	4.5"	CEDAR	
	124	7.5"	OAK	
	125	7"	CEDAR	
	126	5"	ASH	
	127	3"	OAK	
	128	5.5"	ASH	
REMOVE	129	5.5"	OAK	
REMOVE	130	5"	ASH	
REMOVE	131	9"	ASH	
REMOVE	132	4"	ASH	
	133	4"	OAK	
	134	4"	PERSIMMON	
	135	5"	ASH	
	136	4"	ASH	
	137	3.5"	ASH	
	138	4"	ASH	
	139	6"	CEDAR	
	140	10"	CEDAR	
	141	18"	MULBERRY	
	142	13.5"	BLACK WALNUT	
	143	4"	BLACK WALNUT	
	144	3.5"	ASH	
	145	4"	BLACK WALNUT	
	146	4"	ASH	
	147	14.5"	CEDAR	
	148	9"	CEDAR	
	149	8"	MULBERRY	
	150	11.5"	CEDAR	
	153	9"	CEDAR	
	154	3.5"	BLACK WALNUT	
	155	3.5"	BLACK WALNUT	
	156	4.5"	BLACK WALNUT	
	157	14"	CEDAR	
	158	10.5"	CEDAR	
	159	4"	ASH	
	160	10"	ASH	
	161	4"	ASH	
	162	6"	ASH	
	163	8"	ASH	
	164	6"	CEDAR	
	165	9"	CEDAR	
	166	7"	CEDAR	
	167	7.5"	OAK	
	168	4"	CEDAR	
	169	9.25"	CEDAR	
	170	6.5"	CEDAR	
	171	4"	ASH	
	172	4"	CEDAR	
	173	3.5"	CEDAR	
	174	6"	CEDAR	
	175	12"	CEDAR	
	175	14.5"	CEDAR	
	176	12"	CEDAR	
	177	8"	CEDAR	
	178	7.5"	CEDAR	
	179	9"	CEDAR	
	180	22"	CEDAR	
	181	8"	OAK	
	182	12.5"	OAK	
	183	13"	OAK	
	184	11"	CEDAR	
	185	9"	CEDAR	
	186	5"	OAK	
	187	8.5"	CEDAR	
	188	9"	CEDAR	
	189	10.5"	CEDAR	
	190	5.5"	CEDAR	
	191	5"	CEDAR	
	192	8"	CEDAR	
	194	8"	CEDAR	
	195	9.5"	CEDAR	
REMOVE	196	3.75"	YAUPON	
	197	6"	OAK	
	198	21"	CEDAR	
	199	20.5"	CEDAR	
	200	9"	CEDAR	
	201	5.5"	CEDAR	
	202	3.5"	ASH	
	203	6"	CEDAR	
REMOVE	204	4"	OAK	
	205	7"	LAQUAT	
	206	3"	YAUPON	
	207	3"	OAK	
	208	6.5"	CEDAR	
	209	17"	CEDAR	
	210	5.5"	CEDAR	
	211	12"	CEDAR	
	212	10.5"	CEDAR	
	213	3"	OAK	
	214	10"	CEDAR	
REMOVE	215	13"	CEDAR	
	216	10.5"	CEDAR	
	217	10.5"	CEDAR	
	218	3"	OAK	
	219	5"	OAK	

NON-NATIVE TREE:

22.03.301. DEFENITIONS.
NON-NATIVE INVASIVE SPECIES (ALSO CALLED "NON-INDIGENOUS,""NON-NATIVE" OR ALIEN") EXOTIC PEST PLANTS AND INVASIVE EXOTICS GROWING IN NATIVE PLANT COMMUNITIES THAT ADVERSELY AFFECT THE WILD LIFE HABITATS AND BIOREGIONS THEY INVADE, ECONOMICALLY, ENVIRONOMNETALLY, AND/OR ECOLOGICALLY.

NON-NATIVE SPECIES TREES:
- TREE OF HEAVEN (AILIANTHUS ALTISSIMA)
- MIMOSA, SILK TREE (ALBIZIA JULBRISSIN)
- PAPER MULBERRY (BROUSSONETIA PAPYRIFERA)
- CHINESE PARASOL TREE (FIRMIANA SIMPLEX)
- LARGE/WAXLEAF PRIVETS (LIGUSTRUM LUCIDUM, LIGUSTRUM JAPONICUM, LIGUSTRUM VULGARE)
- CHINABERRY TREE (MELIA AZEDARACH)
- CHINESE PISTACHE (PISTACIA CHINENSIS)
- CHINESE TALLOW TREE (TRIADICA SEBIFERA OR SAPIUM SEBIFERUM)

PROTECTED TREE LIST:

TREE PROTECTION ON TREES LARGER THAN OR EQUAL TO 14 INCHES IN DIAMETER AT A POINT OF 54 INCHES ABOVE THE GROUND IS PROHIBITED , EXCEPT AS ALLOWED UNDER **SECTION 22.03.303** (B)(7) AND THERFORE SUCH REMOVAL REQUIRES A VARIANCE FROM THE CITY COUNCIL (ORDINANCE 223 ADOPTED 9/14/11)

PROTECTED TREE SPECIES:
- OAKS
- CEDAR ELMS
- BALD CYPRESS
- WALNUT
- PECAN
- EASTERN BLACK WALNUT
- AMERICAN ELM
- TEXAS ASH
- BIGTOSH MAPLE
- TEXAS MADORE

TREE PROTECTION LEGEND:

CONSTRUCTION FENCE

5' CHAIN LINK FENCE

SILT FENCE

PROPERTY LINE

SITE SETBACK

BUILDING FOOTPRINT

PROPOSED HOME

PROPOSED DRIVEWAY

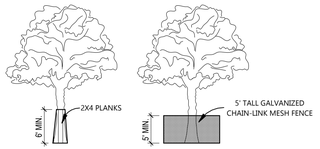
PROPOSED CONSTRUCTION ENTRY

MATERIAL STORAGE

DUMPSTER LOCATION

PORT-A-POTTY

CONSTRUCTION ACCESS ROUTE MINIMUM 4' WIDE



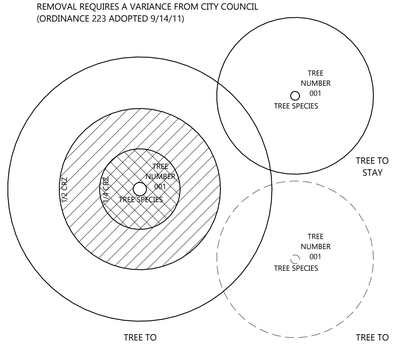
TREE PROTECTION NOTES

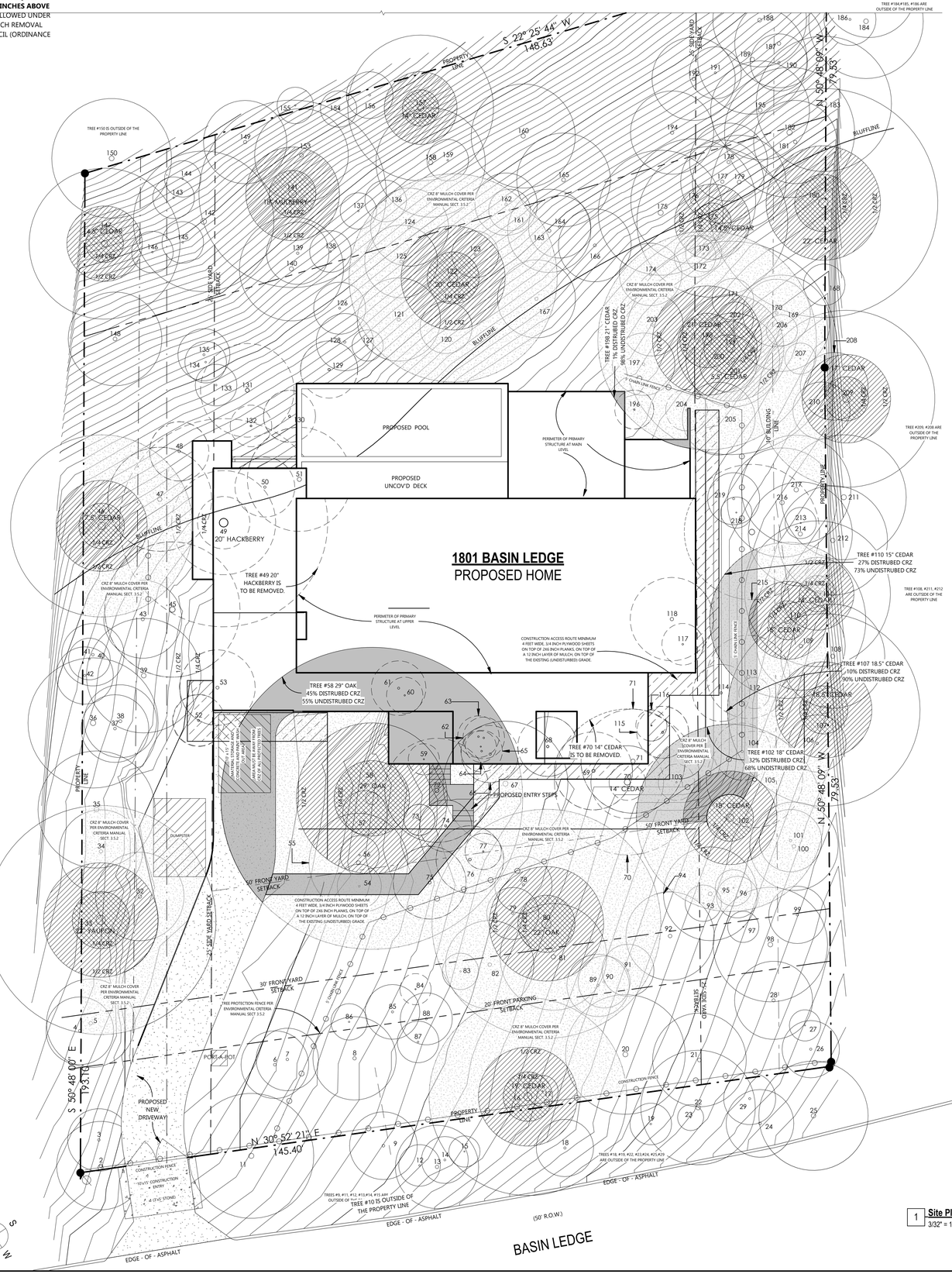
SCALE: NOT TO SCALE

SITE NOTES:
1. TREE TYPES, DIAMETERS + LOCATION PROVIDED BY ROEDER SURVEYING, AUSTIN, TEXAS.
   A. NO NEW CUT/FILL > 4" INTO GRADE WITHIN 1/2 CRZ. IF PIER(S) ARE NEEDED THEY MUST BE DUG WITH AN AIRSPADE; ANY ROOTS SMALLER THAN 2" MAY BE PRUNED BY A SHARP SAW. IF ROOTS LARGER THAN 2" ARE ENCOUNTERED, THE PIER LOCATION MUST BE MOVED.
   B. ALL OF THE 1/2 CRZ OF ANY TREE 19" OR LARGER SHOULD BE FENCED OFF. IF PORTIONS OF THE 1/2 CRZ CANNOT BE FENCED DUE TO WORKER ACCESS ISSUES, 8" LAYER OF MULCH MUST BE PLACED WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA AND 2X4 OR GREATER SIZE PLANKS (6' TALL MINIMUM) MUST BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES.

TREE CANOPY SYMBOL:

THE REMOVAL OF TREES **GREATER THAN** OR **EQUAL TO 14 INCHES** IN DIAMETER MEASURED AT A POINT 54 INCHES ABOVE THE GROUD IS PROHIBITED EXCEPT AS ALLOWED UNDER SECTION **22.03.303** (B)(7) AND THEREFORE SUCH REMOVAL REQUIRES A VARIANCE FROM CITY COUNCIL (ORDINANCE 223 ADOPTED 9/14/11)





1 Site Plan - Tree Plan
3/32" = 1'-0"

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

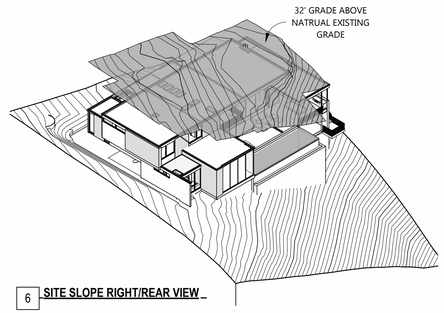
A000 COVER & NOTES
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A123 STRUCTURAL TAKE OFF

BASIN LEDGE

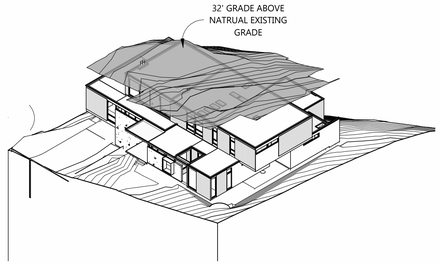
PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746

GCDD GROUP

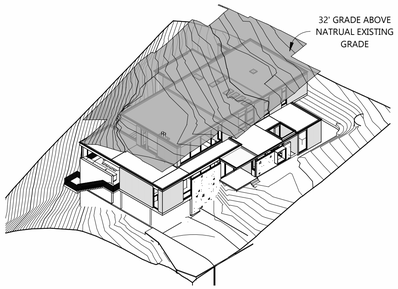
PROJECT: BASIN LEDGE	NORTH: N
SHEET NAME: TREE PROTECTION PLAN	
DATE: 06/02/2025	SHEET #: A002
SCALE: As indicated	



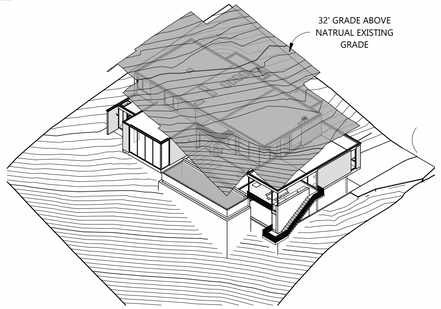
6 **SITE SLOPE RIGHT/REAR VIEW**



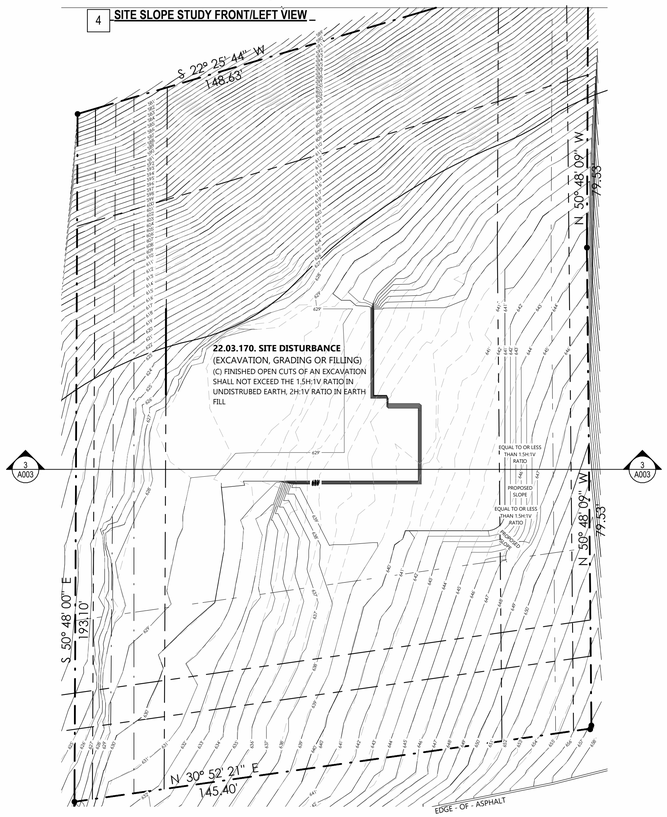
7 **SITE SLOPE FRONT/LEFT VIEW**



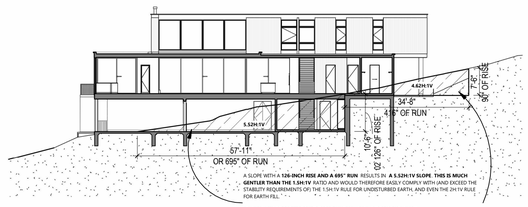
4 **SITE SLOPE STUDY FRONT/LEFT VIEW**



5 **SITE SLOPE LEFT/REAR VIEW**



2 **PROPOSED GRADING SITE PLAN**
1" = 20'-0"

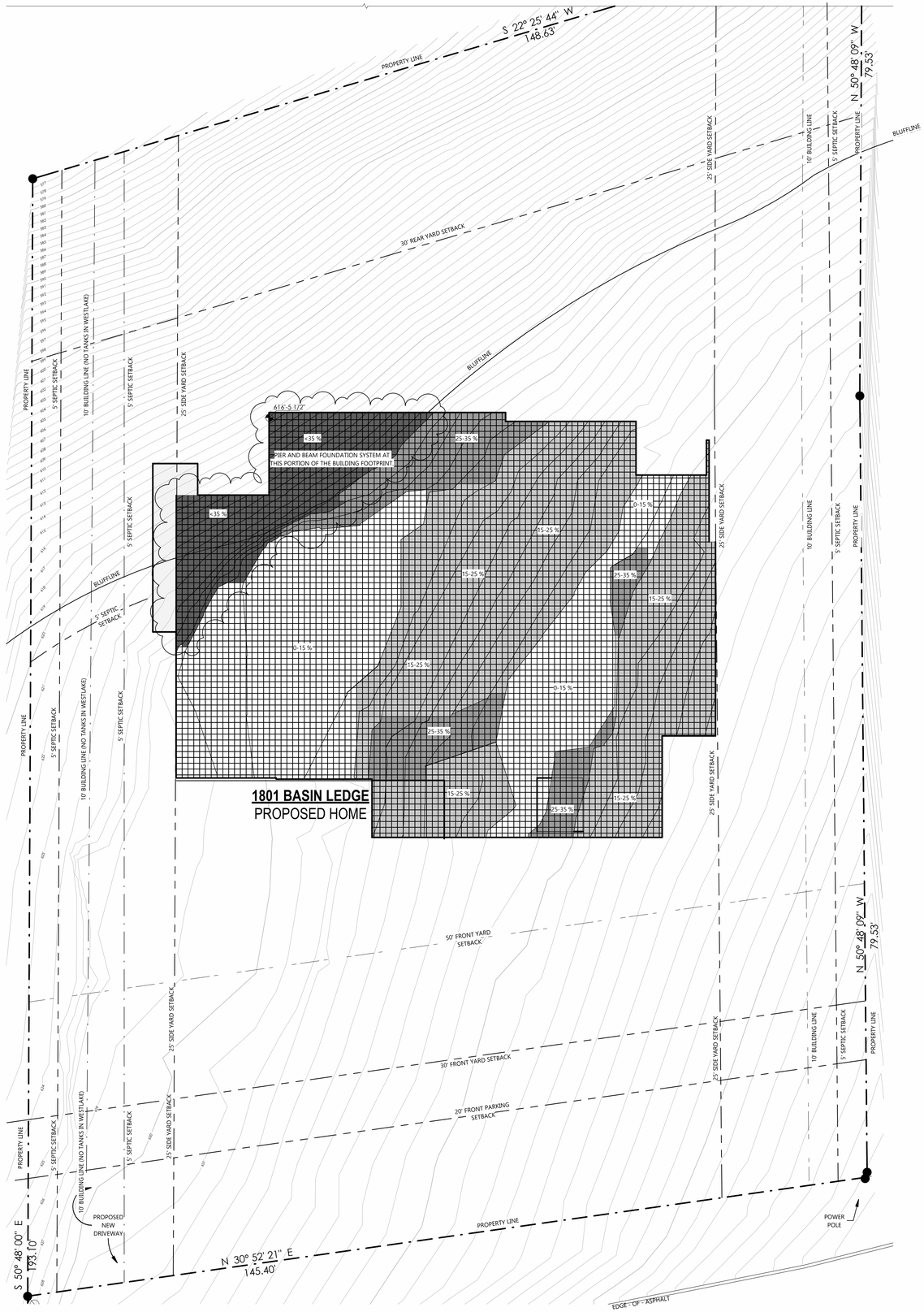


3 **REGRADING SECTION**
1" = 20'-0"

SITE SLOPE LEGEND

CHART BASED ON THE CITY OF WEST LAKE HILLS **EROSION AND DRAINAGE MANUAL 7.4.1 CUT/FILL LIMTS**

COLOR PATTERN	SLOPE	OPEN CUTS & FILLS	CLOSED CUTS	CLOSED FILL
	0-15%	3 FEET	20 FEET	6 FEET
	15-25%	1 FOOT	15 FEET	6 FEET
	25-35%	0 FEET	10 FEET	6 FEET
	<35%	0 FEET	0 FEET	0 FEET



1 **EXISITING SITE SLOPE ANALYSIS**
1" = 10'-0"

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746

GCDD GROUP

PROJECT: BASIN LEDGE
NORTH: N
SHEET NAME: SITE SLOPE ANALYSIS
DATE: 06/02/2025
SHEET #: A003
SCALE: As indicated

GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
2. ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
3. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
4. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
5. ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.
6. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
7. IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION...IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
8. PROVIDE WEATHERSEAL AND DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
10. ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
11. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
13. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
14. WEATHERSTRIP ATTIC ACCESS DOOR(S).
15. IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
16. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
17. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
18. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
19. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
20. UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:
    A. LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
    B. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
21. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
22. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND.

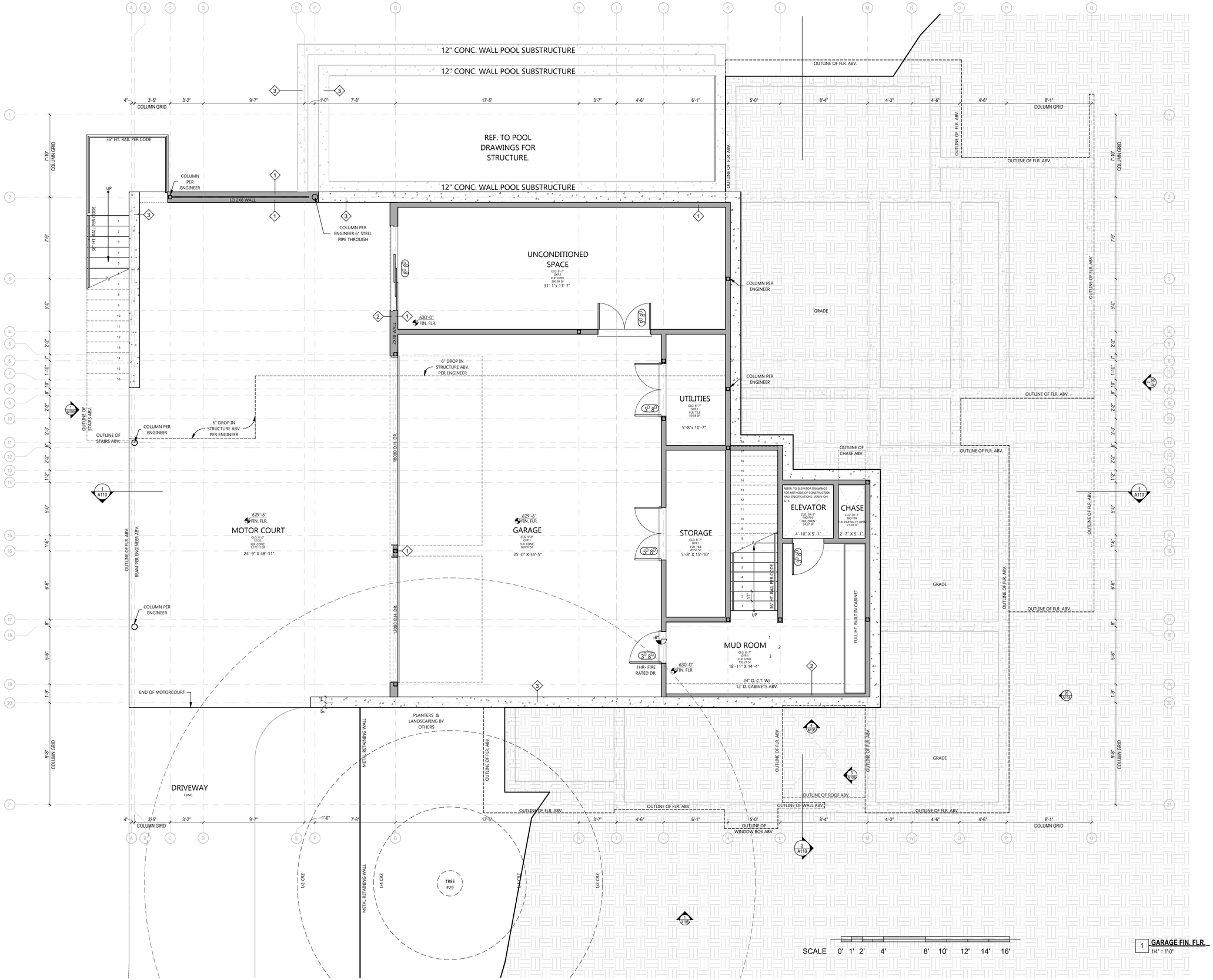
LEGEND

GAS BIBB GAS KEY SHOWER HEAD HOSE BIBB

FRAMING NOTES

1. ALL WALLS TO BE 6" UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS REFERENCE EDGE OF FRAMING WALL.
3. ALL DOORS ARE 8' 0" HT. UNLESS NOTED OTHERWISE.
4. REFER TO ROOF PLAN FOR ROOF AND SKYLIGHT DIMENSIONS.
5. REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL FRAMING AND DETAILS.

NOTE: ALL WALLS TO BE FRAMED W/ 6" STUDS U.N.O.



1 GARAGE FIN. FLR.
1/4" = 1'-0"

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

A000	COVER & NOTES
A001	SITE PLAN
A002	TREE PROTECTION PLAN
A003	SITE SLOPE ANALYSIS
A101	LOWER FLOOR PLAN NOTES
A102	MAIN FLOOR PLAN NOTES
A103	UPPER FLOOR PLAN NOTES
A104	LOWER FLOOR PLAN DIMENSIONS
A105	MAIN FLOOR PLAN DIMENSIONS
A106	UPPER FLOOR PLAN DIMENSIONS
A107	ROOF PLAN
A108	EXTERIOR ELEVATIONS
A109	EXTERIOR ELEVATIONS
A110	BUILDING SECTIONS
A115	DOOR SCHEDULE
A116	DOOR SCHEDULE
A117	LOWER FLOOR ELECTRICAL PLAN
A118	MAIN FLOOR ELECTRICAL PLAN
A119	UPPER FLOOR ELECTRICAL PLAN
A120	WALL MATERIAL TAKEOFF
A121	FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122	STRUCTURAL TAKE OFF
A123	STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT:	BASIN LEDGE
SHEET NAME:	LOWER FLOOR PLAN NOTES
DATE:	06/02/2025
SCALE:	As indicated
NORTH:	N
SHEET #:	A101

GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
2. ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
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9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
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12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
13. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
14. WEATHERSTRIP ATTIC ACCESS DOOR(S).
15. IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
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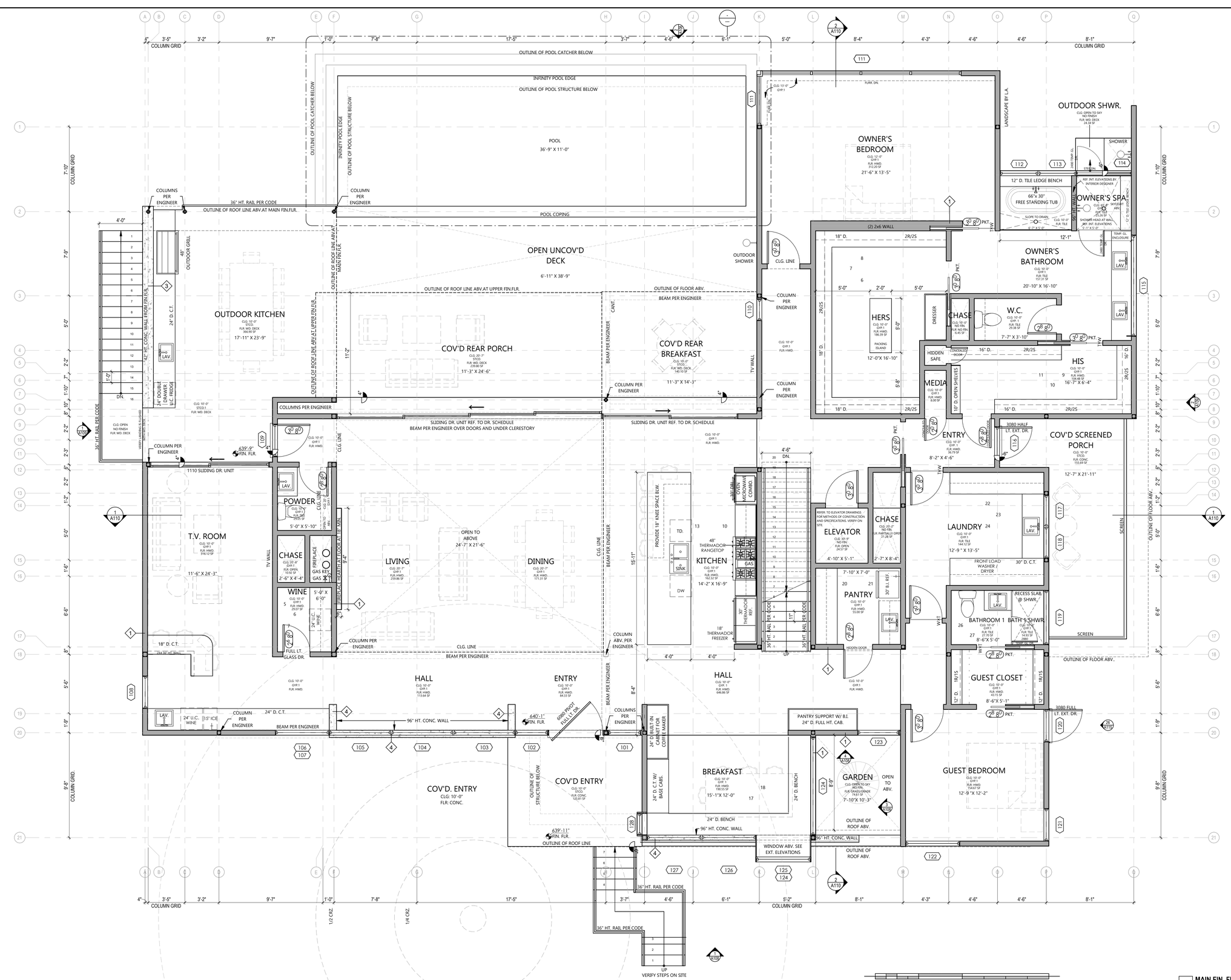
LEGEND

GAS BIBB | GAS KEY | SHOWER HEAD | HOSE BIBB

FRAMING NOTES

1. ALL WALLS TO BE 6" UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS REFERENCE EDGE OF FRAMING WALL.
3. ALL DOORS ARE 8' 0" HT. UNLESS NOTED OTHERWISE.
4. REFER TO ROOF PLAN FOR ROOF AND SKYLIGHT DIMENSIONS.
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NOTE: ALL WALLS TO BE FRAMED W/ 6" STUDS U.N.O.



1 MAIN FIN. FLR.
1/4" = 1'-0"

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A121 FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD group

PROJECT: BASIN LEDGE	NORTH: N
SHEET NAME: MAIN FLOOR PLAN NOTES	
DATE: 06/02/2025	SHEET #: A102
SCALE: As indicated	

GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
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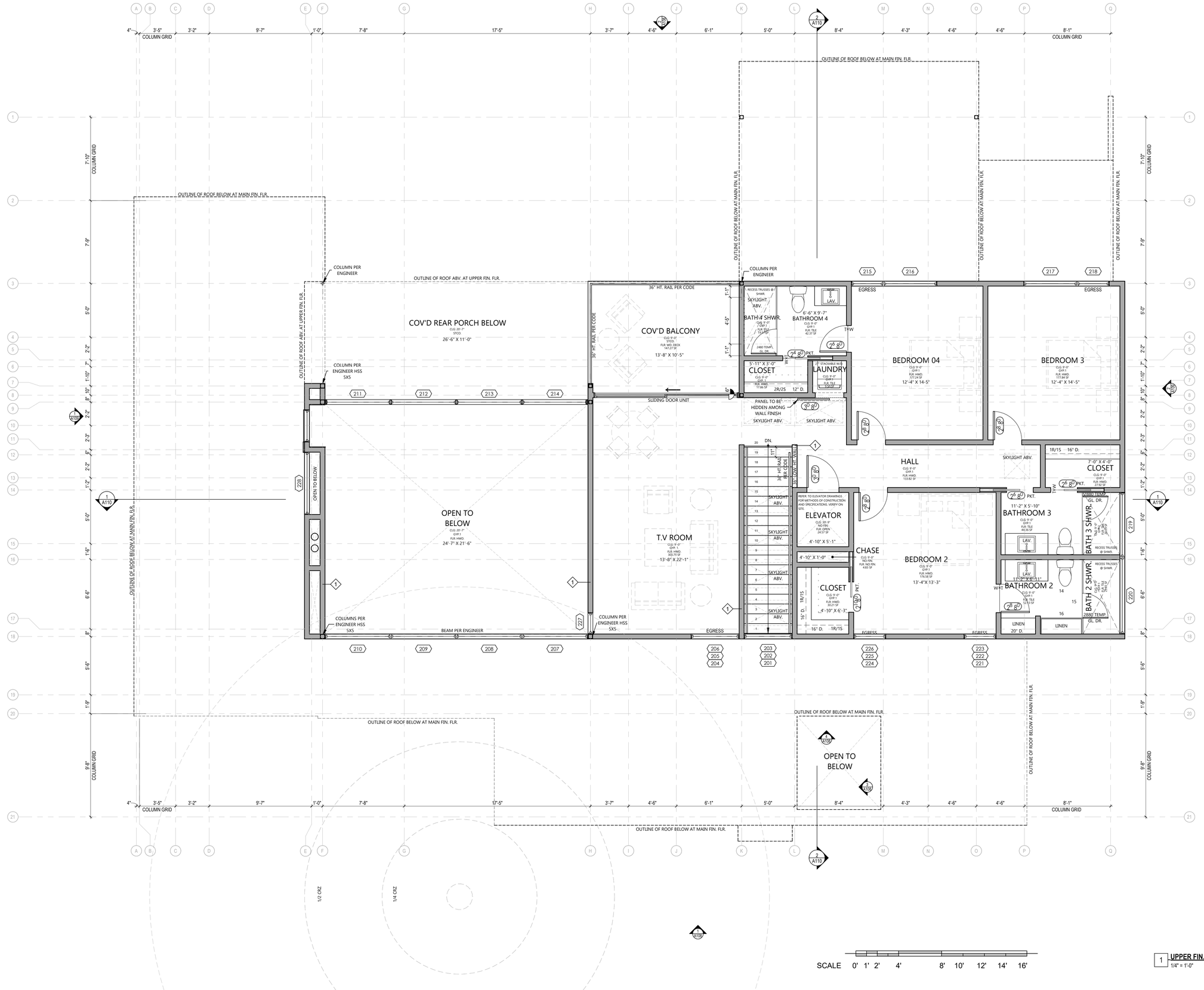
LEGEND

GAS BIBB GAS KEY SHOWER HEAD HOSE BIBB

FRAMING NOTES

1. ALL WALLS TO BE 6" UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS REFERENCE EDGE OF FRAMING WALL.
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NOTE: ALL WALLS TO BE FRAMED W/ 6" STUDS U.N.O.



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A121 FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
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A123 STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE
SHEET NAME: UPPER FLOOR PLAN NOTES
DATE: 06/02/2025
SCALE: As indicated
NORTH: N
SHEET #: A103

MATERIAL INDEX

ALL MATERIALS AND FINISHES ARE TO BE VERIFIED ON SITE BEFORE INSTALLATION. REFER TO ARCHITECTURAL PLANS, EXTERIOR AND INTERIOR ELEVATIONS FOR REFRENCE. MATERIAL TYPE AND FINISH TO BE SELECTED BY OWNER/INTERIOR DESIGNER

FLOORS

- **HWD.** = HARDWOOD
- **CONC.** = CONCRETE
- **TILE** = TILE FLOOR
- **WD. DECK** = WOOD DECK
- **PAVER** = MASONRY PAV.

WALLS

- **WD.1** = VERTICAL WOOD PANELS
- **GYP.1** = GYPSUM BOARD FINISH TYPE 1 - SMOOTH
- **CONC.1** = CONCRETE RAW FINISH
- **MTL.1** = METAL PANELS INT./EXT. WALL
- **STCO.** = STUCCO - SMOOTH "PALO ALTO" TEXTURE
- **MAS.** = MASONRY
- **COLOR -** PAINT COLOR TBD.

CEILINGS/SOFFITS

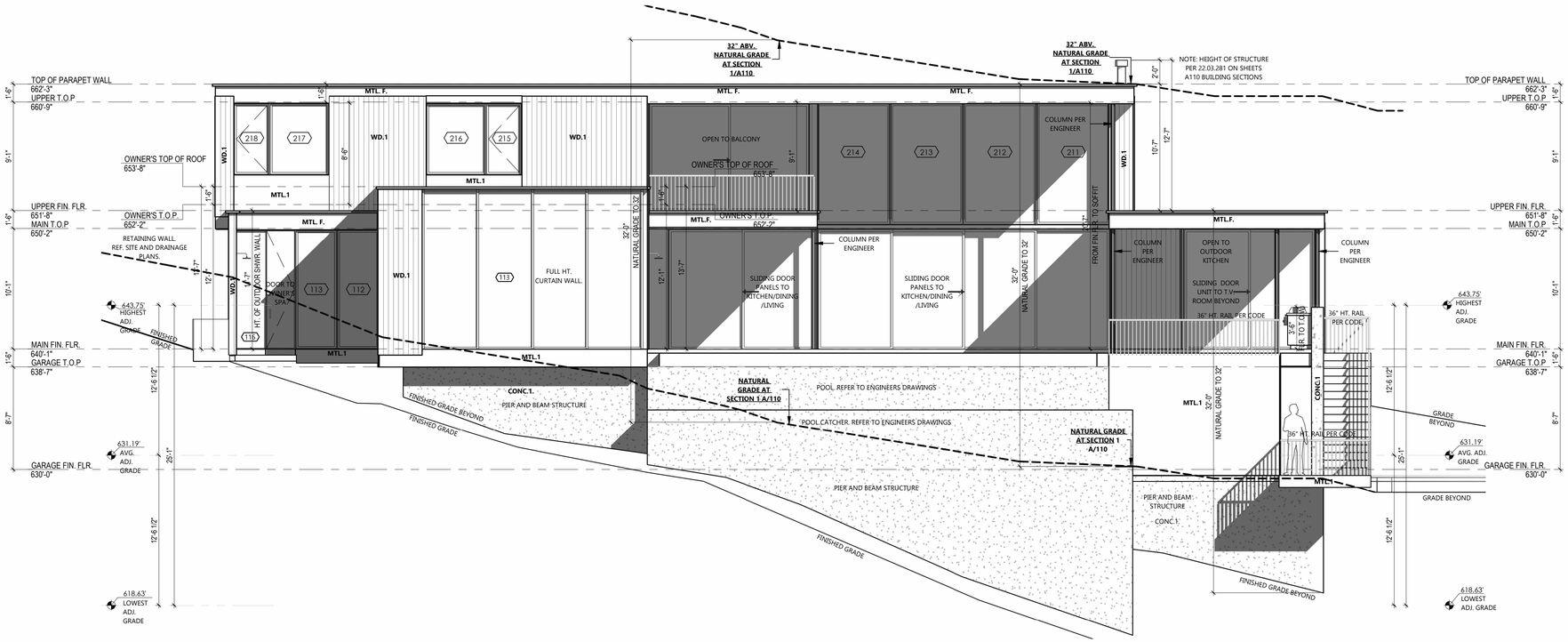
- **GYP. 1**= GYPSUM BOARD FINISH TYPE 1 - SMOOTH
- **WD.TG.** = WOOD BOARDS TOUNGE & GROOVE
- **STCO.** = STUCCO - SMOOTH "PALO ALTO" TEXTURE

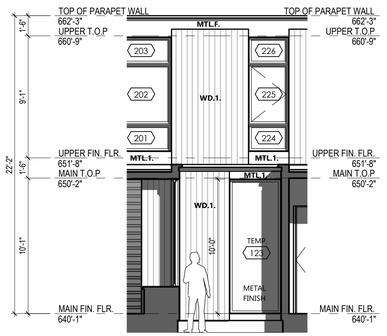
MILLWORK/WINDOWS & DOORS

- **WD. ALUM.** = WOOD CLADDING ON ALUMINUM WINDOW/DOOR
- **ALUM.** = ALUMNIUM WINDOW/DOOR
- **WD.DR.** = WOOD DOOR SOLID OR HOLLOW
- **WD.CAB.**= TYPICAL WOOD CAB BOX.
- **QTZ.** = QUARTZ COUNTERTOP

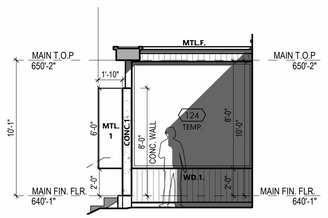
ROOF

- **MTL.** = METAL GALVALUME 24G OR 26G
- **TPO.** = THERMOPLASTIC POLYOLEFIN MEMBRANE
- **MTL.F.** = MTL.F.
- **MTL.S.** = METAL SCUPPER

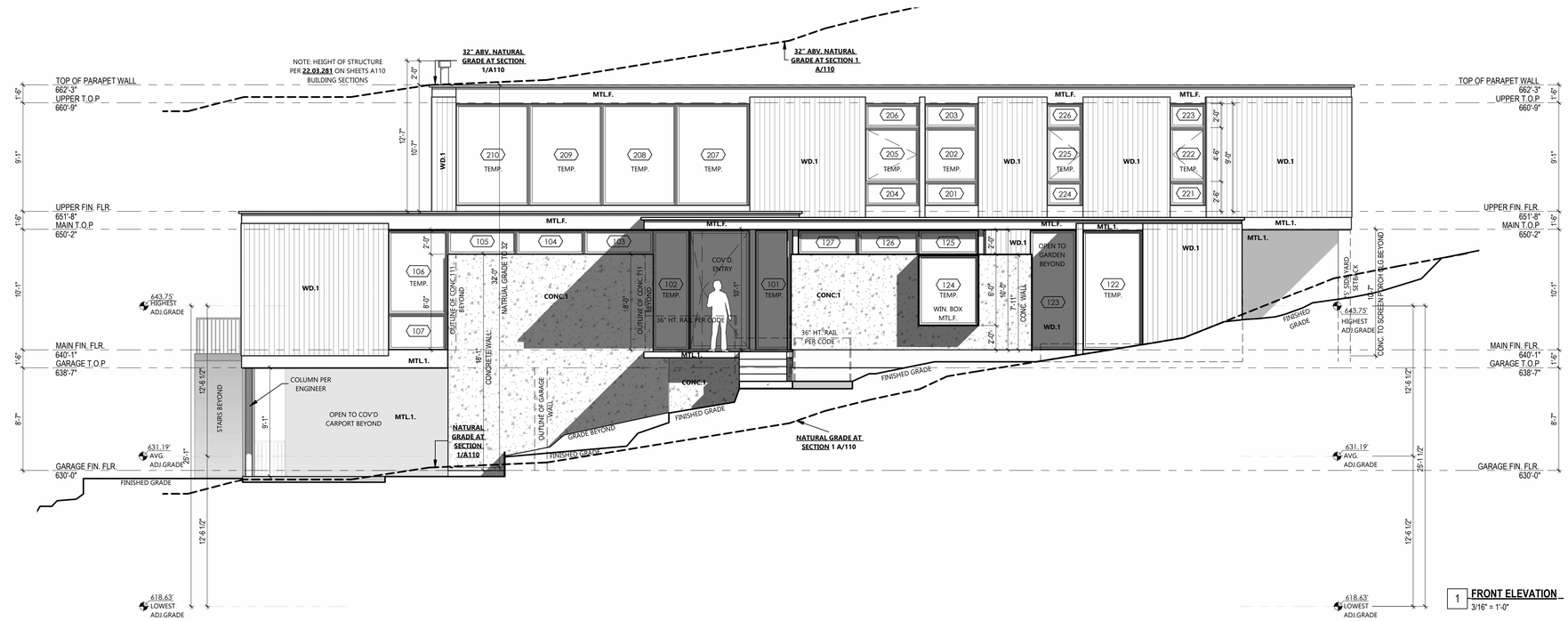




4 **PARTIAL GARDEN ELEVATION 2**
3/16" = 1'-0"



3 **PARTIAL GARDEN ELEVATION**
3/16" = 1'-0"



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NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE	NORTH: N
SHEET NAME: EXTERIOR ELEVATIONS	
DATE: 06/02/2025	SHEET #: A108
SCALE: As indicated	

MATERIAL INDEX

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CEILINGS/SOFFITS

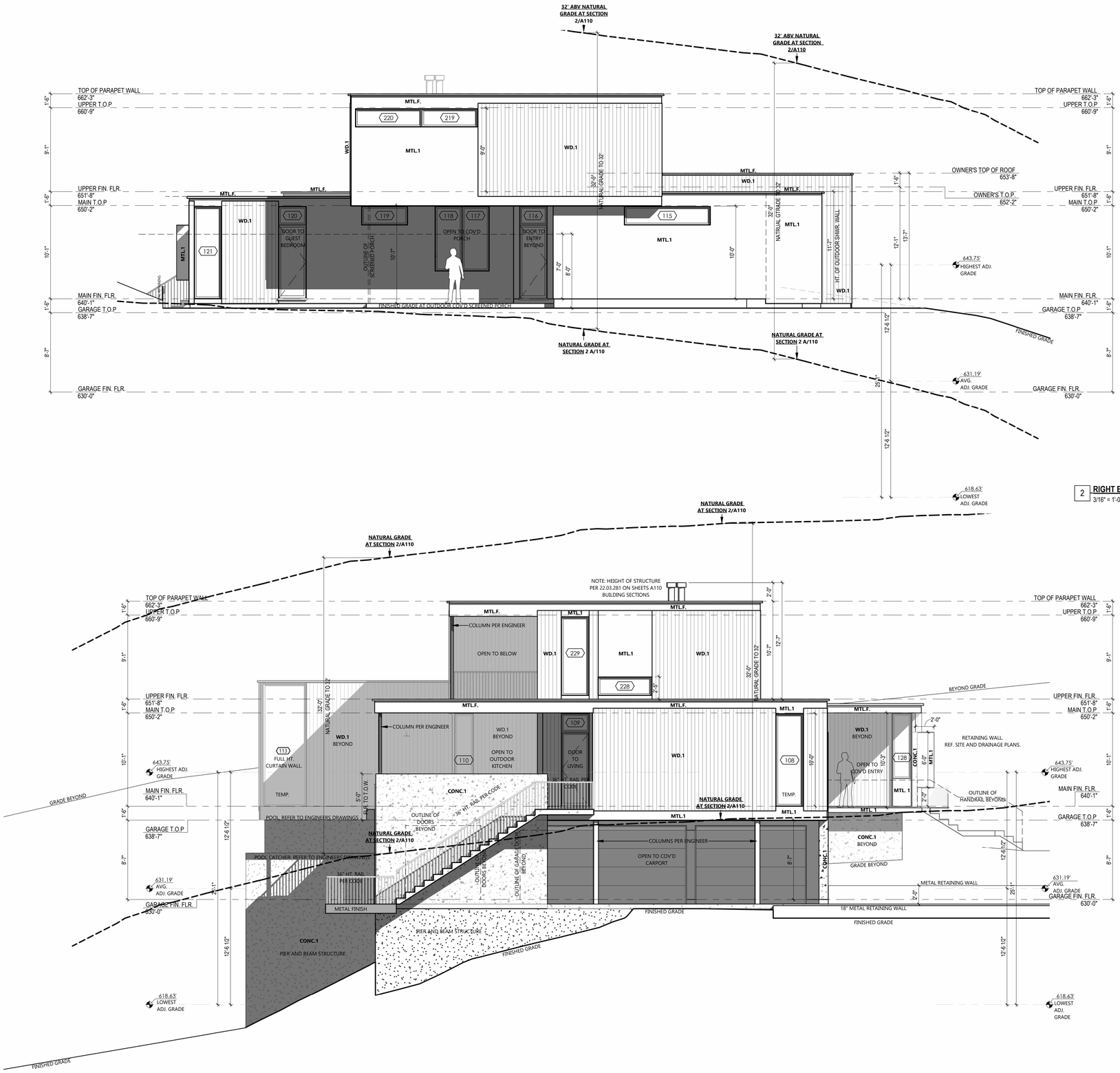
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- **MTL.S.** = METAL SCUPPER



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SHEET LIST

A000 COVER & NOTES
A001 SITE PLAN
A002 TREE PROTECTION PLAN
A003 SITE SLOPE ANALYSIS
A101 LOWER FLOOR PLAN NOTES
A102 MAIN FLOOR PLAN NOTES
A103 UPPER FLOOR PLAN NOTES
A104 LOWER FLOOR PLAN DIMENSIONS
A105 MAIN FLOOR PLAN DIMENSIONS
A106 UPPER FLOOR PLAN DIMENSIONS
A107 ROOF PLAN
A108 EXTERIOR ELEVATIONS
A109 EXTERIOR ELEVATIONS
A110 BUILDING SECTIONS
A115 DOOR SCHEDULE
A116 DOOR SCHEDULE
A117 LOWER FLOOR ELECTRICAL PLAN
A118 MAIN FLOOR ELECTRICAL PLAN
A119 UPPER FLOOR ELECTRICAL PLAN
A120 WALL MATERIAL TAKEOFF
A121 FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

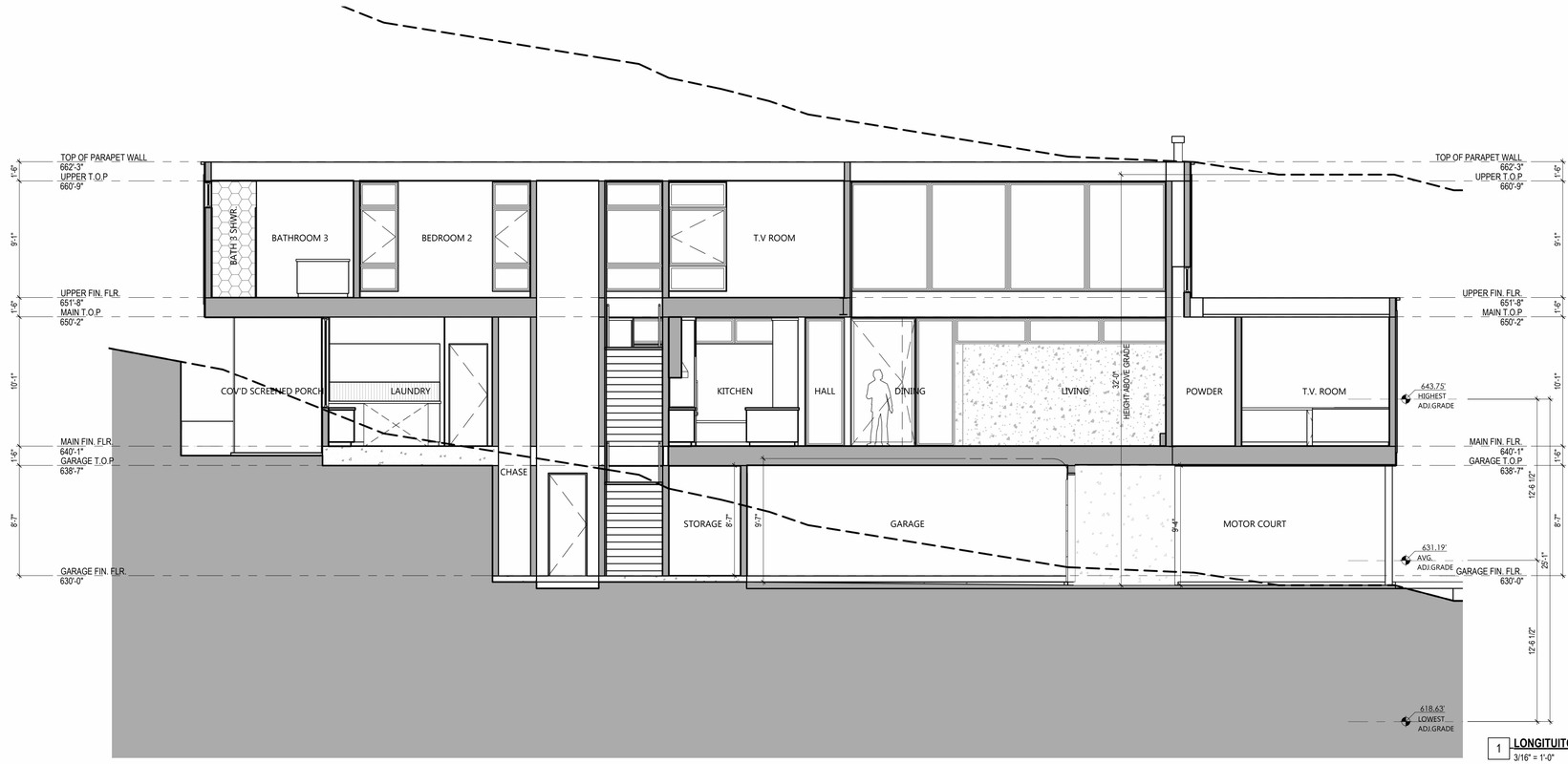
NOT FOR CONSTRUCTION

BASIN LEDGE

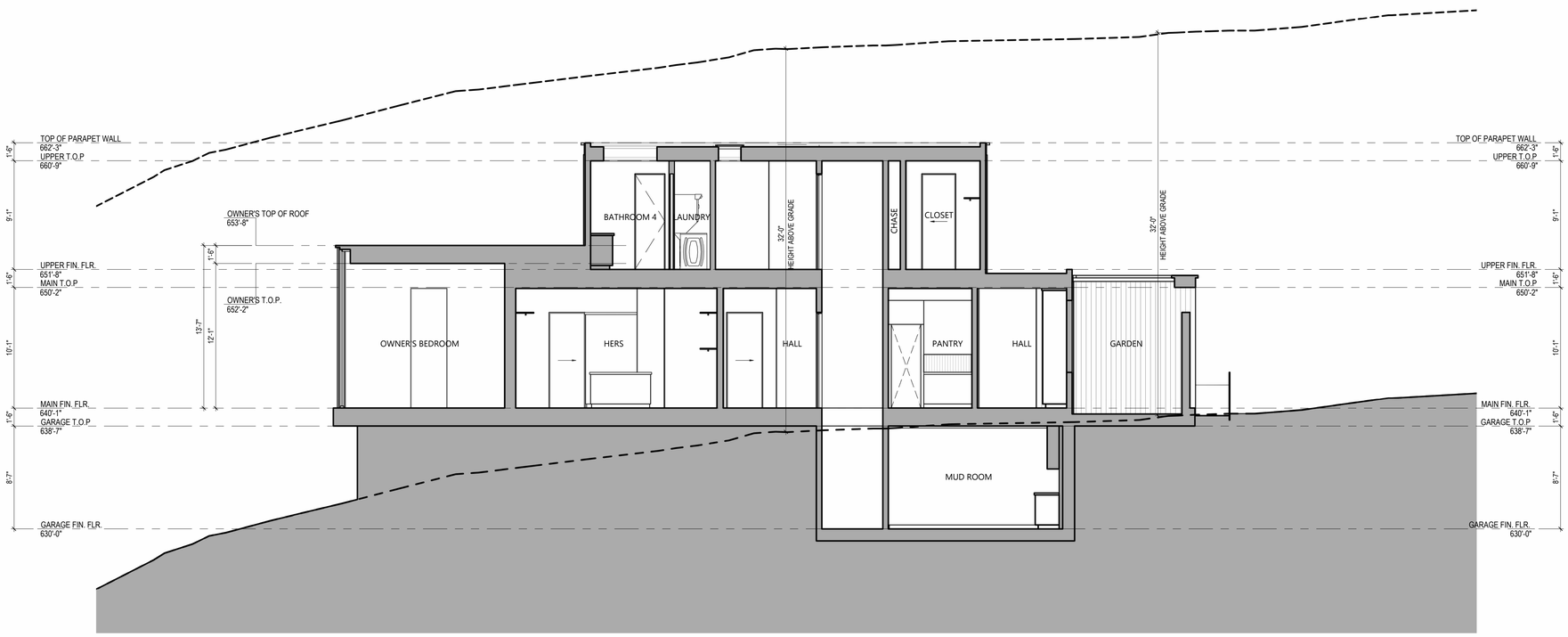
PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE
NORTH: N
SHEET NAME: EXTERIOR ELEVATIONS
DATE: 06/02/2025
SHEET #: A109
SCALE: As indicated



1 **LONGITUITONAL SECTION**
3/16" = 1'-0"



2 **ELEVATOR SHORT SECTION**
3/16" = 1'-0"

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A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE	NORTH: N
SHEET NAME: BUILDING SECTIONS	
DATE: 06/02/2025	SHEET #: A110
SCALE: 3/16" = 1'-0"	

Exhibit A

1801 Basin Ledge – Side Setback, Tree, Site Disturbance

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.

    a. The slope (35%-50%) in the back of the property pushes the placement of the house forward while the placement of the septic field in the front is needed. This required the house to built wider to fit the property.

    b. The conditions of the tree are unhealthy.

    c. Cut and Fill - The house needed to be sunk in the back of the property in the slope and the retaining wall was needed to control that section of the yard in the setback.

    d. The property contains pre-existing, non-conforming built conditions in the backyard that we feel, creates a hardship. The survey and site plan indicate that the swimming pool and surrounding pool deck fully encroach into the rear 30' setback. The new addition can be built in the allowable buildable area, however an egress deck needs to be provided to connect to the existing deck by the pool, and provide a stair to natural grade.

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

    Cut and Fill - The house needed to be sunk in the back of the property in the slope and the retaining wall was needed to control that section of the yard in the setback. The house being squeezed between the slope in the back and the septic yard in the front.

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

    The house being squeezed between the slope in the back and the septic yard in the front. There was an option to is to have another variance to build a retaining wall but because of the height we would have had to request additional variance for the other option of a retaining wall higher than 6 feet.

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

   The variance being sought is the maximum hardship on the property. There is no further need for greater disruption to the property.

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

   The intent of the variance request for development is to keep the property to the character of the neighborhood and character of the city.

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

   The variance request keeps the home in the “height” of the neighborhood homes and not lifted above the tree line. This allows the privacy of the homeowner and neighbors to stay reciprocated.

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

Meeting Date:	August 20, 2025	**Item Number:**	6
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

1801 Basin Ledge: Discuss and make recommendations on proposed variances

1. To allow for a septic tank to encroach 15 feet into the 25-foot side setback (Section 22.03.276 and 22.03.281 of the West Lake Hills Code of Ordinances), and
2. For excavation and grading, greater than 18" in the building setback (Section 22.03.170 – Site Disturbance (Excavation, Grading, or Filling).

Applicant: James Gatlin, JAG Permits

Recommendation

Discuss and provide a recommendation including the analysis of the following criteria:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan; and

2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

The Zoning and Planning Commission, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

The Zoning and Planning Commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance.

This item will be forwarded to the September 10, 2025 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Joel Cavness and Lavanya Vankayalapati
Legal Description: Stonehedge Estates Block P, Lot 8
Lot Size: 0.67 acres
Zoning: R-1 One Family
Wastewater: On-site Sewage Facility (Septic)

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

Background:
The applicant is proposing to demolish the existing 1,794 sf house built in 1972 and build a new 5,440 sf house (conditioned) (Attachment 1). The site is 0.67 acres in size, which was platted in 1961. The total impervious cover for the site with unconditioned space and site improvements is 7,294.89 sf (24.98%) (Attachment 2).

There is a third variance for tree removal (Item 4) that will be considered by City Council.

Analysis:

Location of Septic Tank in Setback

Code Requirements

- Section 22.03.276. Setbacks for accessory structures.

The **minimum setback distances for accessory structures**, other than unroofed steps, ramps, fences, walks, driveways, driveway gates, playscapes. and mailboxes, **shall be the same as the setback distances applicable to a principal building** under the appropriate category in section 22.03.281. Accessory structures, including overhangs and eaves, shall not encroach into setbacks. Propane tanks shall not be required to meet the setback requirements of this section so long as they are permitted and placed in accordance with the Liquefied Petroleum Gas Safety Rules adopted by the Railroad Commission of Texas in title 16, part 1, chapter 9, of the Texas Administrative Code, including any and all future amendments thereto.

- Section 1.01.003 Definitions

Accessory building or accessory structure. A building or structure, the activity or function of which is clearly integral to, or customarily incidental and subordinate to, the permitted use of the main or principal building/structure on the same lot, such as an air-conditioning and heating unit; cabana; carport; domestic quarters; a wall used as a front-yard fence; garage; greenhouse; guesthouse; sports court; swimming pool; tool shed; wood shed; workshop; and the like. (See also the definition of structure in this section).
Structure. The word “structure” means anything constructed, assembled, or erected, the use of which requires location on the ground or attachment to something having location on or in the ground.

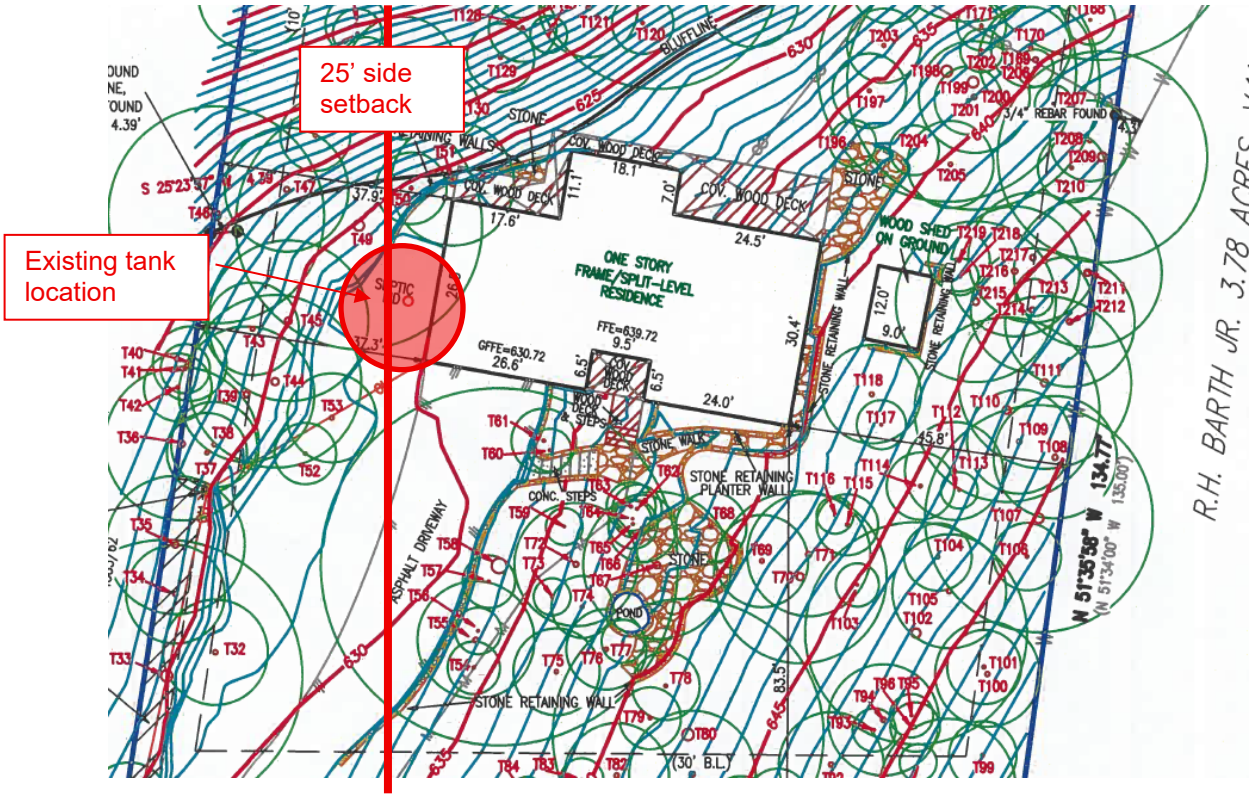
Code Requirements

- Section 22.03.281 Schedule of Regulations

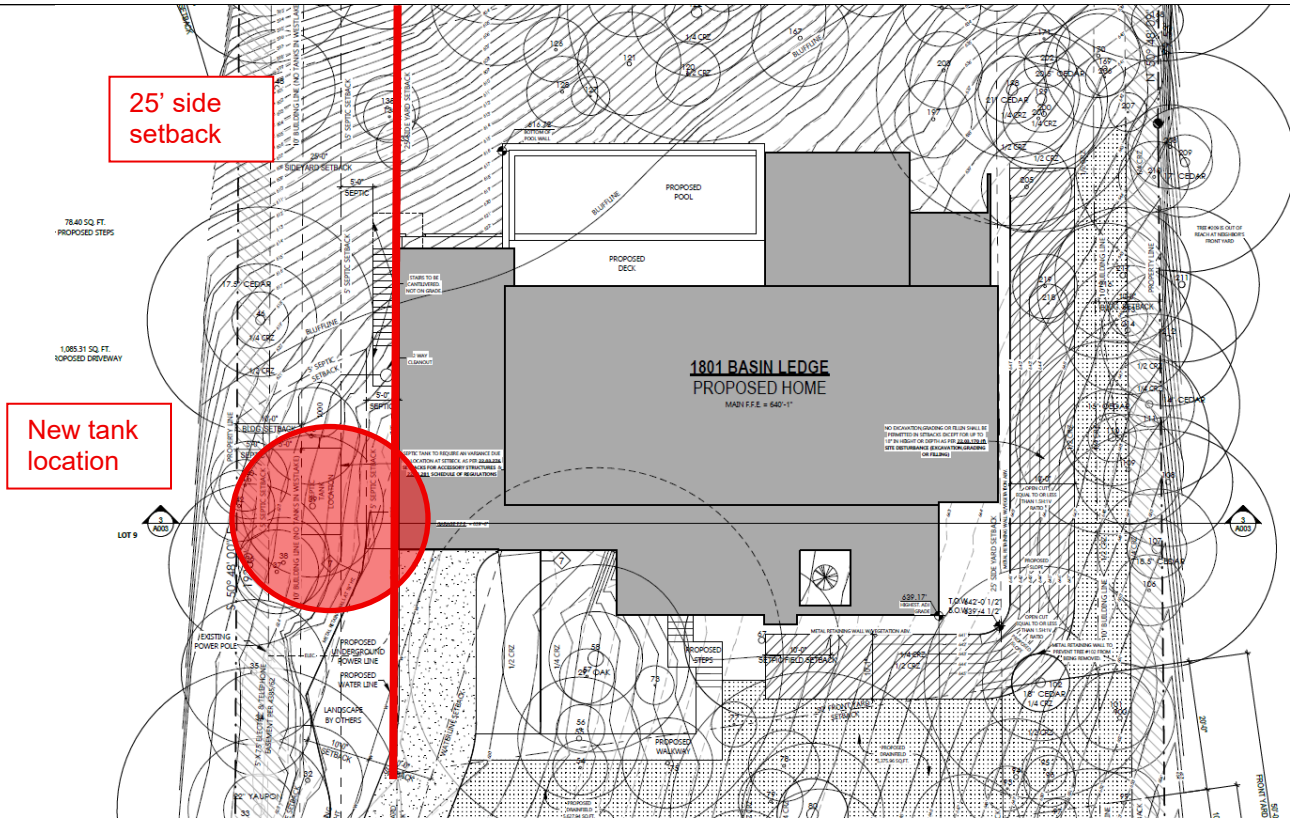
Minimum Building Setback Distance in Feet From Side Lot Lines									
Lot Size/ Zoning	**R-1**	**R-2**	**R-3**	**O**	**GUI**	**B-1**	**B-2**	**B-3**	**MU-1**
Greater than or equal to .5 acre	**25**	25	50	(I)	(I)	(I)	(I)	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	20	20	N/A	(II)	(II)	(II)	(II)	N/A	N/A
Less than .375 acres–zero	15 (F, E)/20	15 (F, E)/20	N/A	(II)	(II)	(II)	(II)	N/A	N/A

Request

The applicant is requesting a variance to place a new septic tank 15 feet into the 25-foot side setback. The existing septic tank is on the same side of the lot approximately 25 feet from the side property line and out of th side setback.



The proposed footprint of the new structure goes up to the side setback lines on both sides.



Grading in the setback

Code Requirements

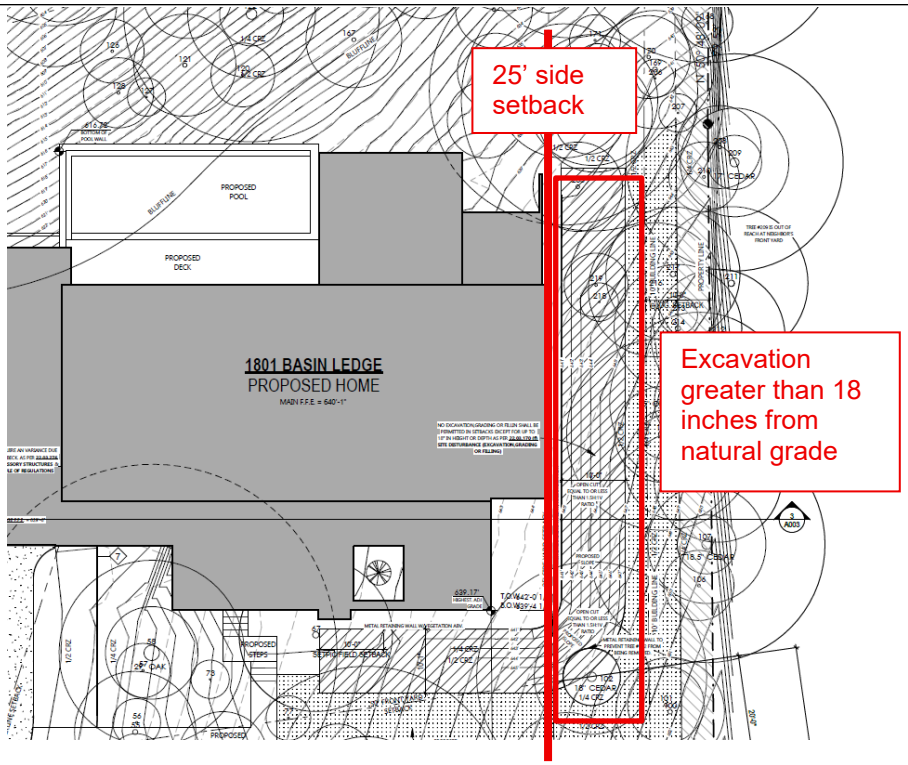
- Section 22.03.170. Site disturbance (excavation, grading or filling).

(a) Excavating, grading or filling shall minimize the negative impacts of development on natural slopes and interfere as little as possible with the natural landscape by **minimizing the alteration of the natural terrain.**

(f) No excavation, grading or filling shall be permitted in setbacks except **for up to 18 inches in height or depth.**

Request

- The applicant's letter does not explicitly call out the grading/excavating more than 18 inches in the setback as a requested variance, but it is listed in their variance justification/findings. The city engineer reviewed the information but is not able to provide a recommendation as it was not listed. Additionally, given the information provided, the city engineer believes that the grading for the driveway will also exceed limits and the house withing the buildable area will exceed the Drainage and Erosion Control Manual limits but there is not enough information provided for evaluation (Attachment 4).



Public Comment:
As of the date of the report, no comments have been received.

Variance Criteria Review:

Per Section 22.03.511 (c) Procedure and notice, Section 22.03.171: Site disturbance (residential buildings), and Section 22.03.276: Setbacks for accessory structures shall be administered in compliance with the rules established by sections 38.05.031 through 38.05.034.

- Section 38.05.031. Provisions subject to variance.

Variances may be granted by the board of adjustment to the provisions of this chapter in accordance with the rules and conditions of this division. A variance may not be granted, however, to authorize a change of use. Variances run with the land, but each variance is specific to the project for which it was granted.

- Section 38.05.032. Conditions required for granting variance.

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

(1) The applicant has established by competent evidence that:

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

(B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

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

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

(2) The recommendation of zoning and planning commission shall include an analysis of whether:

(A) The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.

(B) (Reserved).

(C) (Reserved).

(D) The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof.

- Section 38.0.033. Interpretative criteria.

The board of adjustment and the zoning and planning commission, in performing their respective duties in reference to applications for variances, may be guided by these interpretative criteria:

(1) Variances from the terms of this chapter should be granted sparingly.

(2) Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.

(3) Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.

(4) Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.

(5) The variance shall not violate the goals of the master plan for the city.

(6) The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.

(7) The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.

(8) See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.

(9) When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

- Section 38.05.035. Conditions.

The city council can impose, and the zoning and planning commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects, whether, the City can recommend the imposition of reasonable conditions that are necessary to achieve one or more of the land planning principles set forth in the City's Master Plan, Attachment "B", as codified in chapter 28 of the Code of Ordinances.

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.

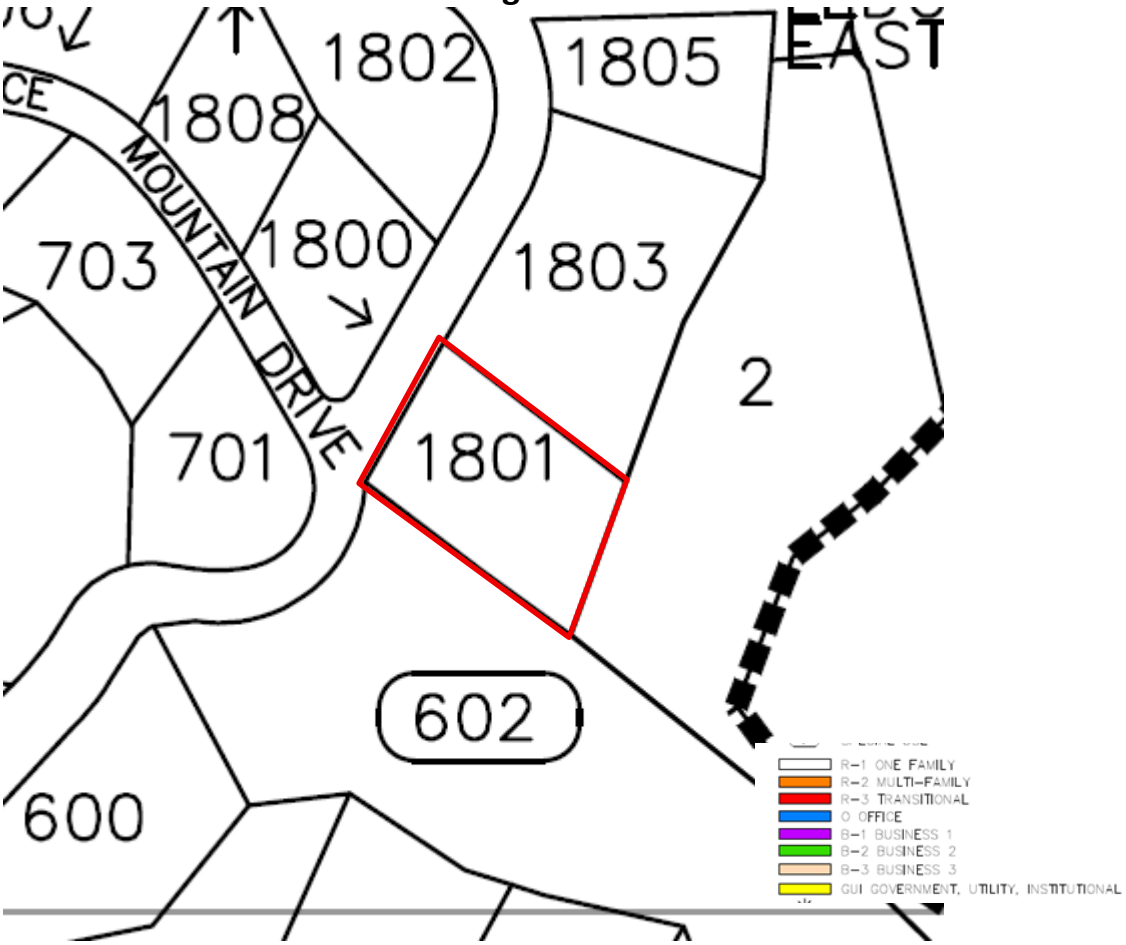
Comprehensive Planning Analysis

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

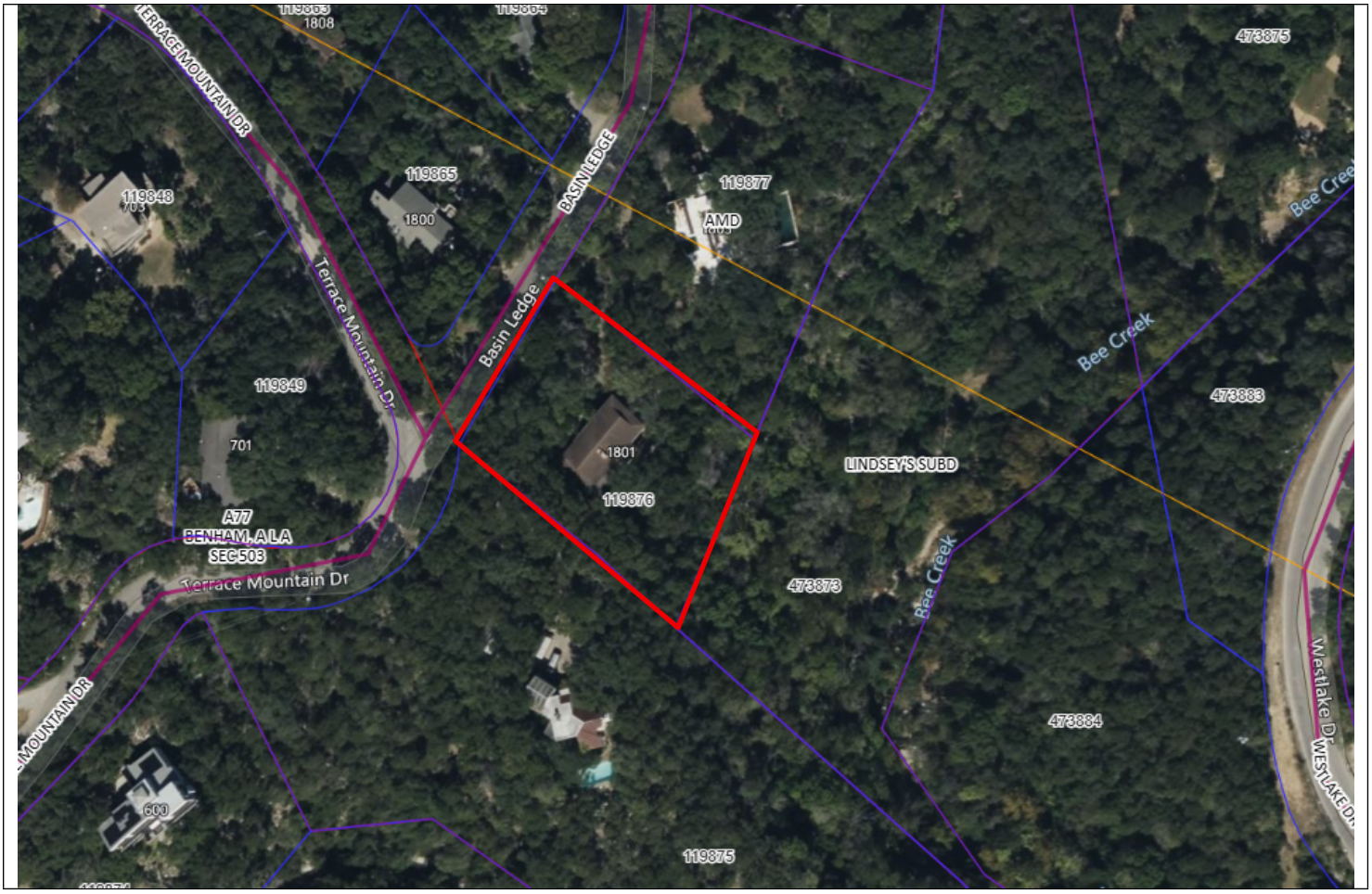
Links to Relevant Code:

- **Section 22.03.170 Site Disturbance (Excavation, grading or filling)**
- **Drainage and Erosion Control Manual**
- **Section 22.03.514 Criteria and process required for granting variance**
- **Section 38.05.031 Variances**

Zoning:


1802
1805
EAST
1808
MOUNTAIN DRIVE
703
1800
1803
2
701
1801
602
600
R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL

Aerial:


1808
473875
TERRACE MOUNTAIN DR
119865
BASIN LEDGE
119877
119848
1800
AMD
Bee Creek
Terrace Mountain Dr
Basin Ledge
119849
473883
701
1801
LINDSEY'S SUBD
119876
A77
BENHAM, A L A
SEC 503
Terrace Mountain Dr
473873
Bee Creek
Westlake Dr
473884
600
119875

Variance Summary: 1801 Basin Ledge

Introduction

On behalf of property owner Joel Cavness, we at JAG Permits respectfully submit this request for variances at 1801 Basin Ledge, located in the Stonehedge Estates subdivision (Lot 8, Block P). Due to the severe site constraints, including steep slopes and critical utility placements, we are requesting variances for limited tree removal and for locating a septic system within the required setback. While concerns about development impacts such as height or privacy are valid, the requests in this application are specific to tree mitigation and accessory structure placement and are intended to minimize further disruption to the site.

Tree Variance

We are requesting a variance from §22.03.304 to address mitigation requirements for two protected trees, #70 and #49. These trees are in deteriorating condition, and their removal is necessitated by required site access and construction. An arborist assessment has identified both as unhealthy, and their removal is the least impactful option available. The variance request pertains specifically to the size and mitigation value associated with these trees.

Septic System Setback

We are also requesting a variance from §22.03.276 to allow the placement of a septic field within the front setback. The 35%-50% slope in the rear portion of the lot prohibits placing the house farther back. This necessitates pushing the septic system forward, resulting in an unavoidable encroachment into the setback. There is no feasible alternative location for the septic system due to topographical and health code constraints.

Site Constraints

The home site is "squeezed" between the steep rear slope and the required septic placement in

front. Our design team evaluated alternative solutions such as larger retaining walls, but these would require an additional variance for walls exceeding 6 feet in height. To avoid further impacts and variance requests, we chose the current configuration as the least intrusive approach.

Minimizing Impact

The proposed variance is the minimum necessary to alleviate the hardship posed by the site's natural features and layout. It does not involve unnecessary tree removal or further grading beyond what is required for safe, code-compliant development.

Alignment with City Goals

Our design maintains the existing tree canopy and the scale of surrounding homes. The home will not exceed the height of neighboring structures and will remain below the tree line, preserving mutual privacy and minimizing visual impact from the street or adjoining properties. The development remains in character with the natural terrain and aesthetics of West Lake Hills.

Conclusion

We respectfully ask ZAPCO to recommend approval of these variances. They are necessary to allow safe and practical development of this difficult site while preserving as much of the natural environment as possible. We are committed to working with neighbors and the city to ensure this project is both responsible and respectful of the surrounding community.

Sincerely,

James Gatlin

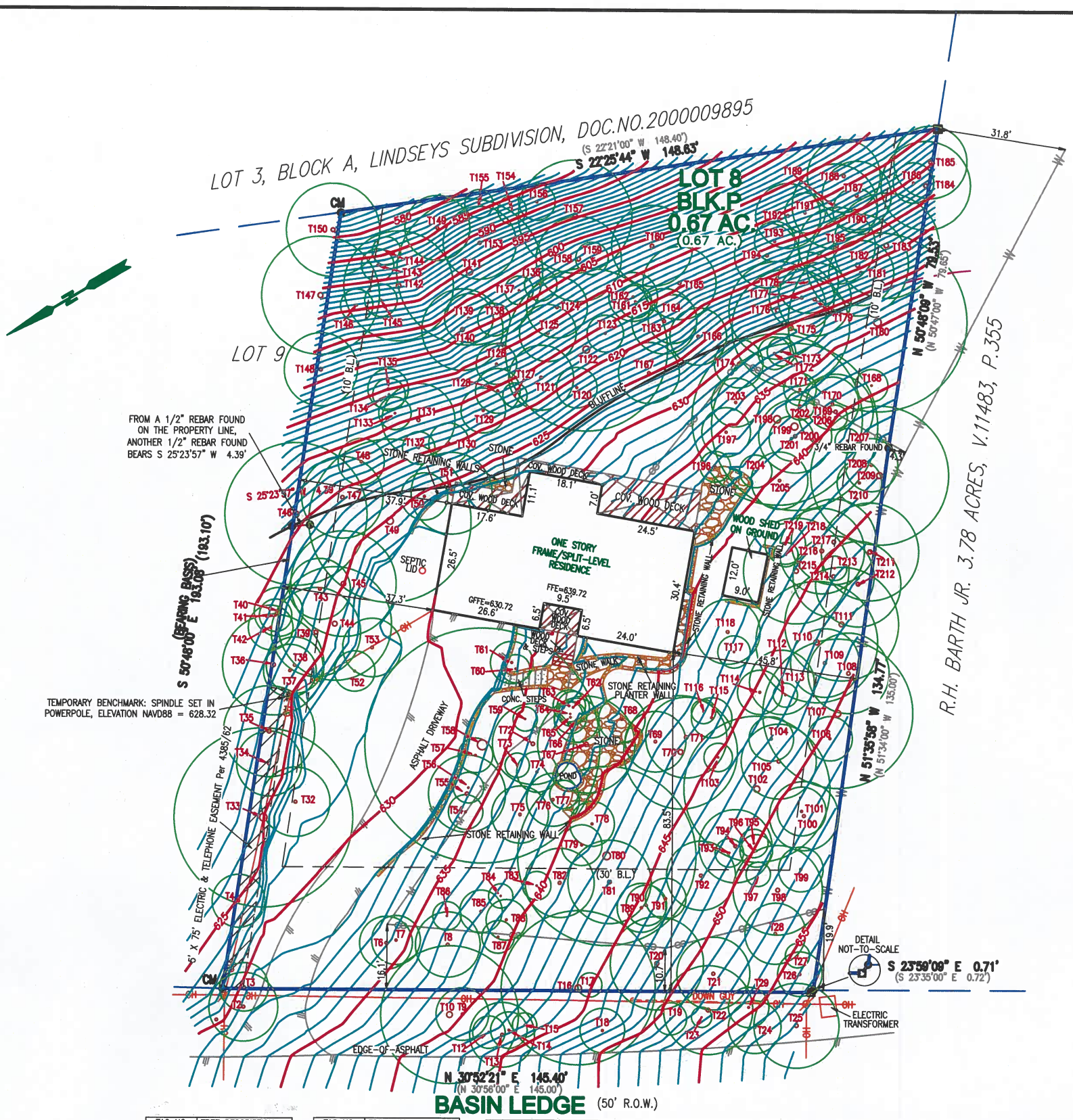
JAG Permits

1490 E Riverside Dr, A-120

Austin, TX 78741

james@jagpermits.com

(512) 638-6688



TAG NO.	TREE DESCRIPTION
2	8.5" YAUPON TREE
3	6" HACKBERRY TREE
4	6.5" HACKBERRY TREE
6	6.5" OAK TREE
7	6" OAK TREE
8	8" CEDAR TREE
9	6.5" CEDAR TREE
10	17" CEDAR TREE
12	4" YAUPON TREE
13	8" OAK TREE
14	4.5" OAK TREE
15	3" YAUPON TREE
16	19" CEDAR TREE
17	3" HACKBERRY TREE
18	5.5" YAUPON TREE
19	4" CEDAR TREE
20	11.5" CEDAR TREE
21	9" CEDAR TREE
22	11" CEDAR TREE
23	10.25" OAK TREE
24	6.5" CEDAR TREE
25	10.5" HACKBERRY TREE
26	5.5" YAUPON TREE
27	3" YAUPON TREE
28	7.5" CEDAR TREE
29	5" YAUPON TREE
32	8.5" YAUPON TREE
33	22" GLOSSY PRIVET
34	8" OAK TREE
35	11.25" CEDAR TREE
36	12.5" CEDAR TREE
37	6.5" OAK TREE
38	7" OAK TREE
39	11" CEDAR TREE
40	6" ELM TREE
41	4" HACKBERRY TREE
42	5.5" ELM TREE
43	7.5" HACKBERRY TREE
44	14" HACKBERRY TREE
45	13" HACKBERRY TREE

TAG NO.	TREE DESCRIPTION
46	17.5" CEDAR TREE
47	10" CEDAR TREE
48	5.7" YAUPON TREE
49	20" GLOSSY PRIVET
50	5.75" YAUPON TREE
51	10" ASH TREE
52	5" CREPE MYRTLE
53	7.25" CREPE MYRTLE
54	4.25" YAUPON TREE
55	9.5" ASH TREE
56	3.75" YAUPON TREE
57	4.25" YAUPON TREE
58	29" OAK TREE
59	3" YAUPON TREE
60	3.5" YAUPON TREE
61	5.25" YAUPON TREE
62	4" YAUPON TREE
63	4" TEXAS MTN LAUREL
64	3" TEXAS MTN LAUREL
65	4" TEXAS MTN LAUREL
66	5.5" TEXAS MTN LAUREL
67	12" OAK TREE
68	5.75" TEXAS MTN LAUREL
69	7.5" CEDAR TREE
70	14" CEDAR TREE
71	10" CEDAR TREE
72	10" OAK TREE
73	3" YAUPON TREE
74	5" YAUPON TREE
75	7" CEDAR TREE
76	6.5" CEDAR TREE
77	3.5" YAUPON TREE
78	5.5" CEDAR TREE
79	5" CEDAR TREE
80	22" OAK TREE
81	10.25" OAK TREE
82	8.5" CEDAR TREE
83	3.5" YAUPON TREE
84	3" YAUPON TREE
85	5.25" YAUPON TREE

TAG NO.	TREE DESCRIPTION
86	3.5" YAUPON TREE
87	4" YAUPON TREE
88	5" YAUPON TREE
89	6" OAK TREE
90	5" OAK TREE
91	5" YAUPON TREE
92	8.5" CEDAR TREE
93	3.5" OAK TREE
94	9" OAK TREE
95	3.5" CEDAR TREE
96	4" CEDAR TREE
97	3" YAUPON TREE
98	11" CEDAR TREE
99	5.5" CEDAR TREE
100	8.5" CEDAR TREE
101	6" ASH TREE
102	18" CEDAR TREE
103	3.5" CEDAR TREE
104	5.5" CEDAR TREE
105	9.25" YAUPON TREE
106	5.5" ASH TREE
107	18.5" CEDAR TREE
108	10" CEDAR TREE
109	8.5" OAK TREE
110	15" CEDAR TREE
111	14" CEDAR TREE
112	3" CEDAR TREE
113	8" CEDAR TREE
114	5.5" CEDAR TREE
115	5" ASH TREE
116	3" ASH TREE
117	4" HACKBERRY TREE
118	8" OAK TREE
120	5" ASH TREE
121	8" CEDAR TREE
122	20" CEDAR TREE
123	4.5" CEDAR TREE
124	7.5" OAK TREE
125	7" CEDAR TREE
126	5" ASH TREE

TAG NO.	TREE DESCRIPTION
127	3" OAK TREE
128	5.5" ASH TREE
129	5.5" OAK TREE
130	5" ASH TREE
131	9" ASH TREE
132	4" ASH TREE
133	4" OAK TREE
134	4" PERSIMMON TREE
135	5" ASH TREE
136	4" ASH TREE
137	3.5" ASH TREE
138	4" ASH TREE
139	6" CEDAR TREE
140	10" CEDAR TREE
141	18" MULBERRY TREE
142	13.5" BLACK WALNUT
143	4" BLACK WALNUT
144	3.5" ASH TREE
145	4" BLACK WALNUT
146	4" ASH TREE
147	14.5" CEDAR TREE
148	9" CEDAR TREE
149	8" MULBERRY TREE
150	11.5" CEDAR TREE
153	9" CEDAR TREE
154	3.5" BLACK WALNUT
155	3.5" BLACK WALNUT
156	4.5" BLACK WALNUT
157	14" CEDAR TREE
158	10.5" CEDAR TREE
159	4" ASH TREE
160	10" ASH TREE
161	4" ASH TREE
162	6" ASH TREE
163	8" ASH TREE
164	6" CEDAR TREE
165	9" CEDAR TREE
166	7" CEDAR TREE
167	7.5" OAK TREE
168	4" CEDAR TREE

TAG NO.	TREE DESCRIPTION
169	9.25" CEDAR TREE
170	6.5" CEDAR TREE
171	4" ASH TREE
172	4" CEDAR TREE
173	3.5" CEDAR TREE
174	6" CEDAR TREE
175	14.5" CEDAR TREE
176	12" CEDAR TREE
177	8" CEDAR TREE
178	7.5" CEDAR TREE
179	9" CEDAR TREE
180	22" CEDAR TREE
181	8" OAK TREE
182	12.5" OAK TREE
183	13" OAK TREE
184	11" CEDAR TREE
185	9" CEDAR TREE
186	5" OAK TREE
187	8.5" CEDAR TREE
188	9" CEDAR TREE
189	10.5" CEDAR TREE
190	5.5" CEDAR TREE
191	5" CEDAR TREE
192	8" CEDAR TREE
194	8" CEDAR TREE
195	9.5" CEDAR TREE
196	3.75" YAUPON TREE
197	6" OAK TREE
198	21" CEDAR TREE
199	20.5" CEDAR TREE
200	9" CEDAR TREE
201	5.5" CEDAR TREE
202	3.5" ASH TREE
203	6" CEDAR TREE
204	4" OAK TREE
205	7" LAQUAT TREE
206	3" YAUPON TREE
207	3" OAK TREE
208	6.5" CEDAR TREE
209	17" CEDAR TREE

TAG NO.	TREE DESCRIPTION
210	5.5" CEDAR TREE
211	12" CEDAR TREE
212	10.5" CEDAR TREE
213	3" OAK TREE
214	10" CEDAR TREE
215	13" CEDAR TREE
216	10.5" CEDAR TREE
217	10.5" CEDAR TREE
218	3" OAK TREE
219	5" OAK TREE

M.S.=MULTI-STEM

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- SQUARE BOLT FOUND
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- POWER POLE
- AC AIR CONDITIONER
- F.F.E. FINISHED FLOOR ELEVATION
- G.F.F.E. GARAGE FINISHED FLOOR ELEVATION

20' 0 20'

REVISED: 02/13/25
UPDATE: 12/10/24
REVISED: 5/22/24
AW3/CP TREE SURVEY: 6/28/21

STREET ADDRESS: 1801 BASIN LEDGE CITY: WESTLAKE COUNTY: TRAVIS STATE OF TEXAS
LOT: 8 BLOCK: P SUBDIVISION: STONEHEDGE ESTATES VOL/CAB 13 PG/SLD 28 PLAT RECORDS
REFERENCE NAME: 1801 BASIN LEDGE, LLC G.F. #: 2119314-ARB

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENCE TITLE COMPANY
TITLE RESOURCES GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

STATE OF TEXAS REGISTERED VICTOR M GARZA 4740 PROFESSIONAL LAND SURVEYOR

Notes:
1) Subject to restrictions and easement rights recorded in V1964, P.545, V.2315, P.520, Deed Records and Book 13, Page 28, Plat Records.

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 – Office 512*458-6969

JOB #: B1107024_TWL
DATE: 6/25/21
SCALE: 1"= 20'

FIELD WORK BY	WB	06/17-24/21
CALC'D BY	JOSE	06/24/21
DRAFTED BY	AW3	06/24-25/21
CHECKED BY	VG	06/25/21

1801 BASIN LEDGE, WEST LAKE HILLS, TX 78746





AERIAL MAP



VICINITY MAP

LEGAL DESCRIPTION

1801 BASIN LEDGE.
LOT 8 BLK P STONEHEDGE ESTATES BLK P
CITY OF WEST LAKE HILLS TEXAS, 78746, TRAVIS COUNTY

PROPERTY ZONING

CITY OF WEST LAKE HILLS
ZONING DISTRICT:
R-1 SINGLE FAMILY. 0.65 ACRE LOT

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

A000 COVER & NOTES
A001 SITE PLAN
A002 TREE PROTECTION PLAN
A003 SITE SLOPE ANALYSIS
A101 LOWER FLOOR PLAN NOTES
A102 MAIN FLOOR PLAN NOTES
A103 UPPER FLOOR PLAN NOTES
A104 LOWER FLOOR PLAN DIMENSIONS
A105 MAIN FLOOR PLAN DIMENSIONS
A106 UPPER FLOOR PLAN DIMENSIONS
A107 ROOF PLAN
A108 EXTERIOR ELEVATIONS
A109 EXTERIOR ELEVATIONS
A110 BUILDING SECTIONS
A115 DOOR SCHEDULE
A116 DOOR SCHEDULE
A117 LOWER FLOOR ELECTRICAL PLAN
A118 MAIN FLOOR ELECTRICAL PLAN
A119 UPPER FLOOR ELECTRICAL PLAN
A120 WALL MATERIAL TAKEOFF
A121 FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

CURRENT ADOPTED CODES

THESE PLANS AND SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES PER THE CITY OF LAKEWAY (SECTION 24.02..087)

1. INTERNATIONAL BUILDING CODE - 2015 EDITION
2. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2015 EDITION.
   UNIFORM PLUMBING CODE - 2015 EDITION OR AS ADOPTED BY THE SERVICE PROVIDER..
3. INTERNATIONAL MECHANICAL CODE - 2015 EDITION.
4. NATIONAL ELECTRICAL CODE 2014 EDITION.
5. INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION.
6. INTERNATIONAL FIRE CODE - 2015 EDITION AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6.
7. INTERNATIONAL GAS CODE - 2015 EDITION.

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING,PAVING,SITEWORK AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS. UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES,ORDINANCES ,SAFETY CODES,AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.

2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

4. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.

5. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.

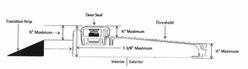
6. CONTACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.

7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC. NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.

8. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUSED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEUDLE A PRE-CONSTRUCTION CONFRENCE BETWEEN THE CITY OF WESTLAKE HILLS, DESIGNER ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.

9. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.

10. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:



GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.

2. ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.

3. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.

4. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.

5. ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.

6. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.

7. IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION...IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.

8. PROVIDE WEATHERSEAL AND DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.

9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.

10. ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.

11. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

13. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.

14. WEATHERSTRIP ATTIC ACCESS DOOR(S).

15. IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.

16. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

17. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.

18. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.

19. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

20. UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:

    A. LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.

    B. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.

21. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

22. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND.

LEGEND

GAS BIBB | GAS KEY | SHOWER HEAD | HOSE BIBB

GENERAL SITE NOTES

1. BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.

2. FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.

3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.

4. THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.

5. UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.

6. VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.

7. EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.

10. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

11. ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.

12. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.

13. LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.

14. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.

15. LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.

16. NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.

17. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.

18. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

TRENCH SAFETY NOTES

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINSTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY CONTRACTOR.

2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINSTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

3. IF TRENCH SAFETY SYSTEMS DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 IN DEPTH AND DURNING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AREA WHERE HAZARDOUS GROUD MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROTPORATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF THE WEST LAKE HILLS.

STREET AND DRAINAGE NOTES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDANT LABORTARY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOUR NOTICE PRIOR TO ANY TESTING.

2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DESNSITY TO WITHIN 3 INCHES OF THE TOP OF THE CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WIH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSIONS. THE REMAINING 3 INCHES SHALL BE TOPSOILL FREE FORM CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.

3. ALL RCP SHALL BE MINIMUM CLASS III.

4. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY _____. THE PAVING SECTIONS WERE DESIGNED BY _____ IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIRMENTS OF THE EDWARDS RULES ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE FOR FURNISHING THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. (IF APPLICABLE)

6. THE FEMA MAPS OF CITY OF WEST LAKE HILLS, TEXAS. INDICATE THAT PROPERTY SHOWN HEREON DOES/DOES NOT LIE WITHIN A SPECAIL FLOOD HAZARD AREA AS DEFINED BY FIRM PANEL _____, DATED.

7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY CITY OF WEST LAKE HILLS FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAN BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAN CREATE LIABILITY ON THE PART OF THE CITY OF WEST LAKE HILLS OR ANY OFFICIAL OR EMPLOYEE THEREOF ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAN OR ANY ADMINSTRATION DECISION LAWFULLY MADE HEREUNDER.

TRAFFIC MARKING NOTES

1. BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.

2. ANY METHODS, STREET MARKINGS, AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS, OR DIVERTING TRAFFIC DURNING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

3. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS, AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

WALL TYPE LEGEND

ALL EXTERIOR FRAMING WALLS ARE TO BE FRAMED WITH 2X6 WOOD STUDS U.N.O. SEE ARCHITECTURAL PLANS FOR REFRENCE.

ALL STRUCTURAL RETAINING WALLS NECESSARY FOR BUILDING THE PROPOSED HOME ARE TO BE REFENCED BY ENGINEER'S DESIGN. SEE STRUCTURAL PLANS FOR REFRENCE.

ALL LANDSCAPING WALLS ARE TO FOLLOW THE DESIGN OF THE LANDSCAPING ARCHITECT U.N.O.

EROSION CONTROL NOTES

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

2. TREE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF ERISION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.

3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IS WHICH THEY APPLIED.

4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE CITY. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURNING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

5. THE CONTROL IS REQUIRED TO INSEPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER ANY RAINFALL EVENT TO ENSURE THAT THEY ARE FUNCTIONING PROPERTY. THE PERSON(S) RESPONSIBLE FOR MAINTAINCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPORVAL OF THE PROJECT BY THE CITY INSEPCTOR. IT SHALL BE RESPONSIBLITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY CITY INSPECTOR.

7. PER TPDES REQUIRMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORALLY OR PERMANETLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSITITUE AS STABILIZATION.

8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSED THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE DRAINAGE AND EROSION CONTROL DESIGN MANAUL SEC 7.1 (1).

9. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMALATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITE.

WALL TYPE KEY

2X6 WOOD STUD WALL	1	NOT TO SCALE
2X4 WOOD STUD WALL	2	
12" CONC. WALL	3	
8" CONC. INT. WALL	4	
12" MASONRY WALL	5	
12"-RETAINING L.S. WALL	6	
METAL RETAINING L.S. WALL	7	

SMOKE DETECTORS AND CARBON MONOXIDE NOTES

SMOKE DETECTORS SHALL BE INSTALLED THROUGHOUT TO COMPLY WITH NFPA 72 AND 2021 IRC 314, AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.

CARBON MONOXIDE ALARMS SHALL COMPLY WITH 2021 IRC R315, AND SHALL BE LISTED IN ACCORDANCE WITH UL 2034.

COMBO CARBON MON OXIDE & SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.

A. PROVIDE SMOKE ALARMS - HARD-WIRED, INTERCONNECTED, WITH BATTERY BACK-UP AT THE FOLLOWING LOCATIONS:
1. AT EACH SLEEPING ROOM;
2. AT IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS;
3. AT EACH ADDITIONAL STORY INCLUDING HABITABLE ATTICS AND BASEMENTS;
4. LOCATED AT NOT LESS THAN 3' FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.

B. PROVIDE CARBON MONOXIDE ALARMS - HARD-WIRED WITH BATTERY BACK-UP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE, AND WITHIN BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ATTACHED BATHROOM.

C. PHYSICAL INTERCONNECTION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED.

D. INTERCONNECTION SHALL NOT BE REQUIRED IN EXISTING AREAS WHERE ALTERATIONS/REPAIRS DO NO RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE PER 2021 IRC R314.5 AND R315.5.

DEMO NOTES

1. REMOVE ALL WALLS, DOORS, AND WINDOWS PER DEMOLITION PLANS (STORE DOORS FOR POSSIBLE RE-USE / SALVAGE).
2. REMOVE ALL ELECTRICAL @ RESIDENCE PER DEMOLITION PLANS. REMOVE ALL NON-REMAINING WIRING & CAP OFF ABOVE CEILING. REMOVE ALL NON-REMAINING ELEC. OUTLETS, PHONE JACKS, ETC. (STORE FOR POSSIBLE RE-USE / SALVAGE).
3. REPLACE ALL DAMAGED SHEETROCK TO REMAIN. TAPE, FLOAT, & TEXTURE TO MATCH EXISTING.
4. REMOVE ALL NON-REMAINING CABINETS & ASSOCIATED FIXTURES (STORE FOR POSSIBLE RE-USE / SALVAGE).
5. REMOVE ALL NON-REMAINING LIGHTING & CAP OFF AFFECTED WIRING. (STORE LIGHTING FOR POSSIBLE RE-USE / SALVAGE).
6. CAP OFF ALL NON-REMAINING PLUMBING.
7. REMOVE ALL NON-REMAINING R/A GRILLS & OTHER HVAC COMPONENTS. REPOSITION AS NEEDED.

MATERIAL INDEX

ALL MATERIALS AND FINISHES ARE TO BE VERIFIED ON SITE BEFORE INSTALLATION. REFER TO ARCHITECTURAL PLANS, EXTERIOR AND INTERIOR ELEVATIONS FOR REFRENCE. MATERIAL TYPE AND FINISH TO BE SELECTED BY OWNER/INTERIOR DESIGNER

FLOORS
- **HWD.** = HARDWOOD
- **CONC.** = CONCRETE
- **TILE** = TILE FLOOR
- **WD. DECK** = WOOD DECK
- **PAVER** = MASONRY PAV.

WALLS
- **WD.1** = VERTICAL WOOD PANELS
- **GYP.1** = GYPSUM BOARD FINISH TYPE 1 - SMOOTH
- **CONC.1** = CONCRETE RAW FINISH
- **MTL.1** = METAL PANELS INT./EXT. WALL
- **STCO.** = STUCCO - SMOOTH "PALO ALTO" TEXTURE
- **MAS.** = MASONRY
- **COLOR -** PAINT COLOR TBD.

CEILINGS/SOFFITS
- **GYP.** 1= GYPSUM BOARD FINISH TYPE 1 - SMOOTH
- **WD.TG.** = WOOD BOARDS TOUNGE & GROOVE
- **STCO.** = STUCCO - SMOOTH "PALO ALTO" TEXTURE

MILLWORK/WINDOWS & DOORS
- **WD. ALUM.** = WOOD CLADDING ON ALUMINUM WINDOW/DOOR
- **ALUM.** = ALUMNIUM WINDOW/DOOR
- **WD.DR.** = WOOD DOOR SOLID OR HOLLOW
- **WD.CAB.**= TYPICAL WOOD CAB BOX.
- **QTZ.** = QUARTZ COUNTERTOP

ROOF
- **MTL.** = METAL GALVALUME 24G OR 26G
- **TPO.** = THERMOPLASTIC POLYOLEFIN MEMBRANE
- **MTL.F.** = MTL.F.
- **MTL.S.** = METAL SCUPPER

ABBREVIATIONS

ABV. = ABOVE
ADJ. = ADJACENT
AVG. = AVERAGE
ALM. = ALUMNIUM
B.I. = BUILT-IN
BLDG. = BUILDING
BLK. = BLOCK
BLW. = BELOW
CAB. = CABINET
CABS.= CABINETS
CLG. = CEILING
CLST. = CLOSET
COMB. = COMBUSTILE
CONC. = CONCRETE
CRZ = CRITICAL ROOT ZONE
C.T. = COUNTER TOP
D. = DEEP
DEMO. = DEMOLITION
DBL. = DOUBLE
DN. = DOWN
DR. = DOOR
DRS. = DOORS
DWG. - DRAWING/S
ENG. = ENGINEER
ELC. = ELECTRICAL
EXT. = EXTERIOR
FL. LITE. = FULL LITE (GL. PANEL @ DOOR)
FLR. = FLOOR
FURR-DN. = FURR-DOWN
GAS. = GAS KEY
GL. = GLASS
GYP. = GYPSUM BOARD
HH. = HEADER HEIGHT
HB. = HOSE BIB
HT. = HEIGHT
INT. = INTERIOR
L.A. = LANDSCAPE ARCHITECT
LAV. = LAVATORY
LIN. FT. = LINEAR FEET
LT. = LITE (GL. PANEL @ DOOR)
LVL. = LAMINATED VENEER LUMBER
MAS. = MASONRY
MTL. = METAL
O.H. = OVERHEAD DOOR GARAGE
OVH. = OVERHEAD
PKT. = POCKET DOOR
REF. = REFRENCE
REV. = REVISION
SIM. = SIMILAR
SHWR. = SHOWER
SQ. FT. = SQUARE FEET
STL. = STEEL
S.R.O. = SHEET ROCK OPENING
TEMP. = TEMPERED GLASS
TL. = TALL
T.O.P = TOP OF PLATE
TYP. = TYPICAL
TV. = TELEVISION
U.C. = UNDERCOUNTER
UNCOV'D = UNCOVERED
U.N.O. = UNLESS NOTED OTHERWISE
UP. = UP (START OF STAIRS/STEPS)
W/. = WITH
WIN. = WINDOW
WD. = WOOD
W/D. = WASHER & DRYER
WP. = WEATHER PROOF
@ = AT
1R= 1 ROD
1S = 1 SHELF
2R= 2 RODS
2S= 2 SHELVES

SITE LEGEND

CONSTRUCTION FENCE
5' CHAIN LINK FENCE
SILT FENCE
PROPERTY LINE
SITE EASEMENT
SITE SETBACK
FLATWORK
BUILDING FOOTPRINT
CANTILIVER
GAS — GAS LINE
WW — WASTERWATER LINE
W — WATER LINE
ELEC — ELEC. — UNDERGROUND POWER LINE
OH — OH — OVERHEAD POWER LINE
BLUFFLINE
VISIBILITY
SEPTIC SETBACK
SEPTIC DRAINFIELD
PROPOSED CONC.
DUMPSTER & MATERIAL STORAGE
BUILDING FOOTPRINT
ELECTRIC & TELEPHONE EASEMENT

SITE LEGEND

BENCHMARK
PROPERTY CORNER
ET ELECTRIC TRANSFORMER
EB ELECTRIC BOX
EM ELECTRIC METER
DI DROP INLET
S SEWER
CO CLEANOUT
G GAS METER
GM GAS MARKER
WM WATER METER
T TELEPHONE PEDESTAL
C C.A.T.V. PEDESTAL
FO FIBER OPTICS
TC TELECOMMUNICATIONS
MW MANHOLE - WATER
MT MANHOLE - TELEPHONE
ME MANHOLE - ELECTRIC
SE MANHOLE - SEWER
UTILITY POLE
FIRE HYDRANT
ADJ. GRADE ELEVATION

ANNOTATION SYMBOL LEGEND

1i — WALL TYPE
1 / A101 — CALL OUT MAR

GENERAL SITE NOTES

1. BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
2. FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
4. THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
5. UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
6. VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
7. EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
10. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
11. ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
12. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
13. LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
14. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
15. LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
16. NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
17. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
18. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

CURRENT ADOPTED CODES

THESE PLANS AND SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES PER THE CITY OF LAKEWAY (SECTION 24.02..087)

1. INTERNATIONAL BUILDING CODE - 2015 EDITION
2. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2015 EDITION.
   UNIFORM PLUMBING CODE - 2015 EDITION OR AS ADOPTED BY THE SERVICE PROVIDER..
3. INTERNATIONAL MECHANICAL CODE - 2015 EDITION.
4. NATIONAL ELECTRICAL CODE 2014 EDITION.
5. INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION.
6. INTERNATIONAL FIRE CODE - 2015 EDITION AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6.
7. INTERNATIONAL GAS CODE - 2015 EDITION.

LOT INFORMATION

TOTAL LOT AREA: 29,185.20 SF **ZONING: R-1**

MAXIMUM ALLOWED IMPERVIOUS COVERAGE **@ 25% = 7,296.30 SF**

BUILDING IMPREVIOUS CALCULATIONS

TOTAL LOT AREA = 29,185.20 SF

AREA NAME	TOTAL
A) LOWER LEVEL	3,056.09 SF
B) MAIN LEVEL	2,494.79 SF
C) UPPER LEVEL	0,000.00 SF
D) TOTAL BUILDING IMPREVIOUS	**5,550.88 SF**

TOTAL BUILDING IMPERVIOUS COVER @ 5,550.88 = 19.01%

SITE IMPREVIOUS CALCULATIONS

AREA NAME	TOTAL
A) LOWER LEVEL: DRIVEWAY	1,081.70 SF
B) MAIN LEVEL: POOL/DECK, & STEPS	662.31 SF
C) UPPER LEVEL	0,000.00 SF
D) TOTAL SITE IMPREVIOUS	**1,744.01 SF**

TOTAL SITE IMPERVIOUS COVER @ 1,744.01 = 5.97%

FINAL IMPREVIOUS CALCULATIONS

AREA NAME	TOTAL
A) BUILDING IMPREVIOUS	5,550.88 SF
B) SITE IMPREVIOUS	1,744.01 SF
D) TOTAL SITE IMPREVIOUS	**7,294.89 SF**

TOTAL FINAL IMPERVIOUS COVER @ 7,294.89 =24.98%

BUILDING AREA CALCULATIONS

TOTAL LOT AREA = 29,185.20 SF

AREA NAME	TOTAL
A) LOWER LEVEL	1,837.91 SF
B) MAIN LEVEL	3,630.61 SF
C) UPPER LEVEL	2,023.87 SF
D) TOTAL GROSS AREA	**7,492.39 SF**

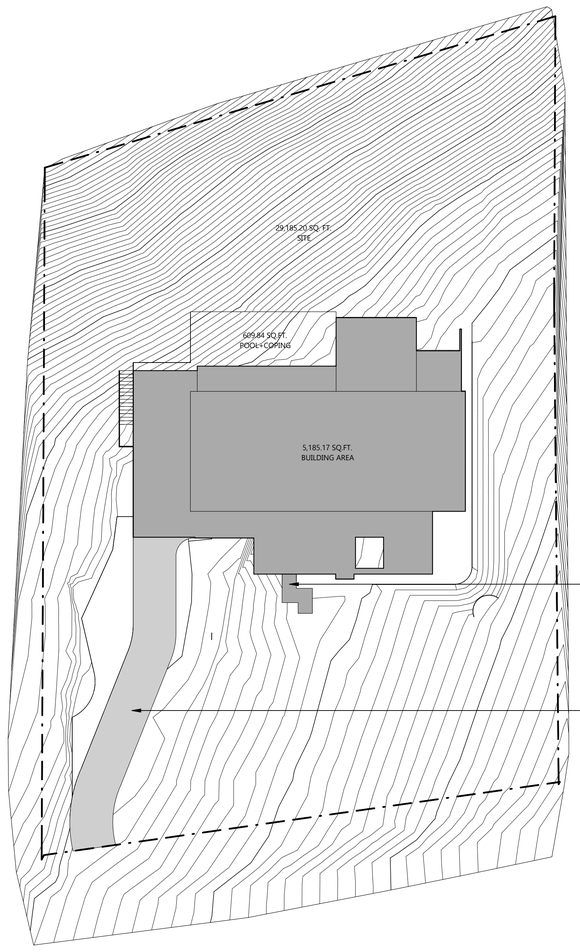
TOTAL GROSS AREA COVERAGE @ 7,492.39 SF 25.67%

AREA NAME	
A) LOWER LEVEL	3,056.09 SF
B) MAIN LEVEL	4,783.53 SF
C) UPPER LEVEL	2,444.25 SF
D) TOTAL BUILDING COVERAGE	**10,283.87 SF**

TOTAL BUILDING COVERAGE @ 10,283.87 SF 35.35%

HEATED & UNHEATED CALCULATIONS

AREA NAME	TOTAL
A) LOWER LEVEL HEATED	355.74 SF
B) LOWER LEVEL UNHEATED	1482.17 SF
C) MAIN LEVEL HEATED	3,630.61 SF
D) MAIN LEVEL UNHEATED	1,075.53 SF
E) UPPER LEVEL HEATED	1,454.01 SF
F) UPPER LEVEL UNHEATED	147.69 SF
G) TOTAL HEATED AREA	**5,440.36 SF**
H) TOTAL UNHEATED AREA	**2,705.39 SF**



2 **Site Plan- Imprevious Coverage Diagram**
1" = 20'-0"

SITE LEGEND

- CONSTRUCTION FENCE
- 5' CHAIN LINK FENCE
- SILT FENCE
- PROPERTY LINE
- SITE EASEMENT
- SITE SETBACK
- FLATWORK
- BUILDING FOOTPRINT
- CANTILIVER
- GAS — GAS LINE
- WW — WASTERWATER LINE
- W — WATER LINE
- ELEC. — ELEC. — UNDERGROUND POWER LINE
- OH — OH — OVERHEAD POWER LINE
- BLUFFLINE
- VISIBILITY
- SEPTIC SETBACK
- SEPTIC DRAINFIELD
- PROPOSED CONC.
- DUMPSTER & MATERIAL STORAGE
- BUILDING FOOTPRINT
- ELECTRIC & TELEPHONE EASEMENT

SITE LEGEND

- BENCHMARK
- PROPERTY CORNER
- ET ELECTRIC TRANSFORMER
- EB ELECTRIC BOX
- EM ELECTRIC METER
- DI DROP INLET
- S SEWER
- CO CLEANOUT
- G GAS METER
- GM GAS MARKER
- WM WATER METER
- T TELEPHONE PEDESTAL
- C C.A.T.V. PEDESTAL
- FO FIBER OPTICS
- TC TELECOMMUNICATIONS
- MW MANHOLE - WATER
- MT MANHOLE - TELEPHONE
- ME MANHOLE - ELECTRIC
- SE MANHOLE - SEWER
- UTILITY POLE
- FIRE HYDRANT
- ADJ. GRADE ELEVATION

APPLICABLE CODES

APPLICABLE CODES: 2021
INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL AMENDMENTS

APPLICABLE CODES: 2015
WILDLAND-URBAN INTERFACE (WUI) CODE
WITH LOCAL AMENDMENTS

TREE LEGEND

- ¼ CRITICAL ROOT ZONE (NO CUT/FILL)
- ½ CRITICAL ROOT ZONE (NO CUT/FILL > 4")
- DRIP ZONE

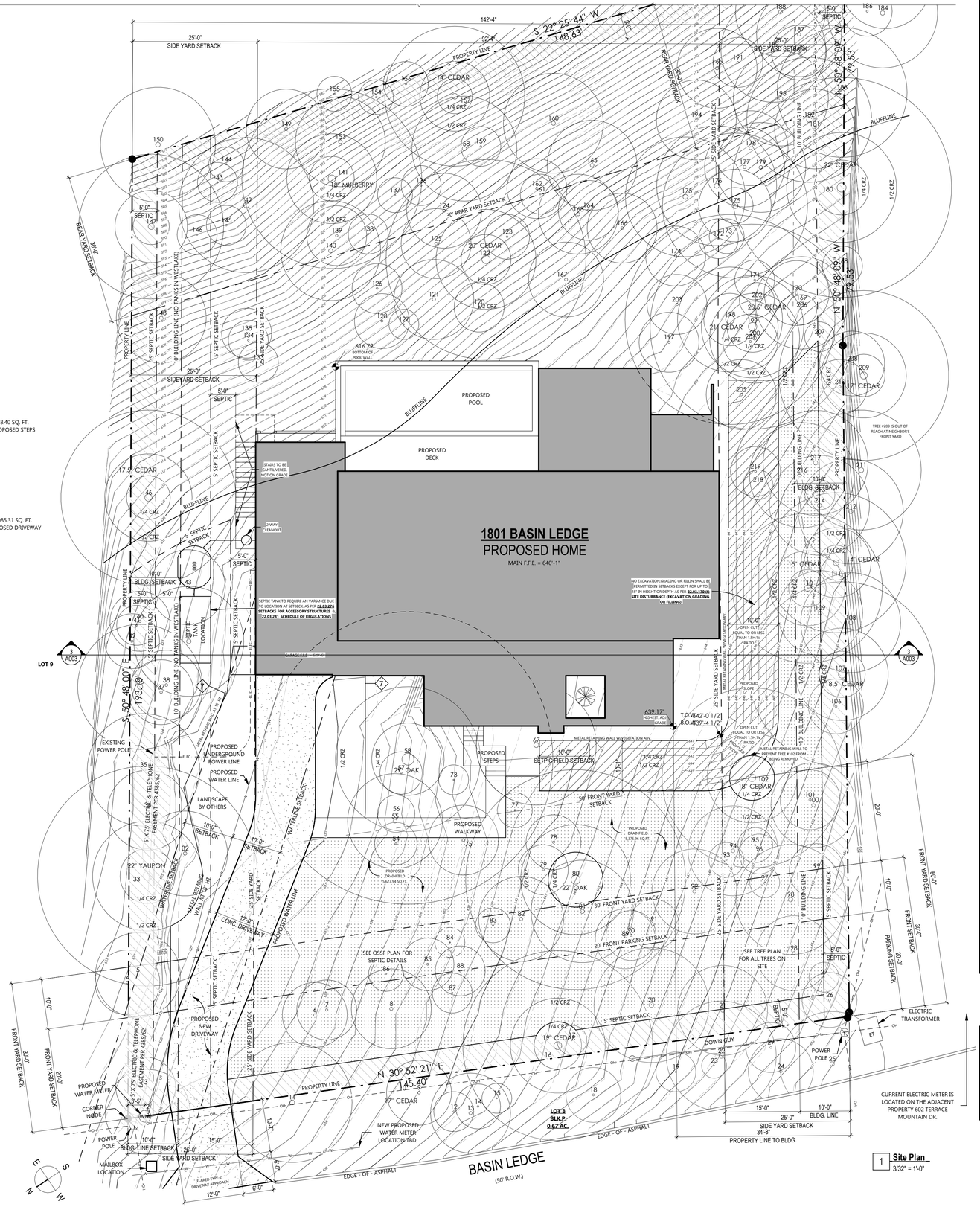
TREE NOTES

PROVIDE A PRIVATE CERTIFIED ARBORIST ASSESSMENT OF THE PRUNING REQUIREMENTS NEEDED FOR THE PROJECT.

SEE TREE PROTECTION PLAN FOR ALL TREES

LEGAL DESCRIPTION

1801 BASIN LEDGE.
LOT 8 BLK P STONEHEDGE ESTATES BLK P
CITY OF WEST LAKE HILLS TEXAS, 78746, TRAVIS COUNTY



1 **Site Plan**
3/32" = 1'-0"

185

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

A000 COVER & NOTES
A001 SITE PLAN
A002 TREE PROTECTION PLAN
A003 SITE SLOPE ANALYSIS
A101 LOWER FLOOR PLAN NOTES
A102 MAIN FLOOR PLAN NOTES
A103 UPPER FLOOR PLAN NOTES
A104 LOWER FLOOR PLAN DIMENSIONS
A105 MAIN FLOOR PLAN DIMENSIONS
A106 UPPER FLOOR PLAN DIMENSIONS
A107 ROOF PLAN
A108 EXTERIOR ELEVATIONS
A109 EXTERIOR ELEVATIONS
A110 BUILDING SECTIONS
A115 DOOR SCHEDULE
A116 DOOR SCHEDULE
A117 LOWER FLOOR ELECTRICAL PLAN
A118 MAIN FLOOR ELECTRICAL PLAN
A119 UPPER FLOOR ELECTRICAL PLAN
A120 WALL MATERIAL TAKEOFF
A121 FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

NOT FOR CONSTRUCTION

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT:	BASIN LEDGE
SHEET NAME:	SITE PLAN
DATE:	06/02/2025
SCALE:	As indicated
NORTH:	N
SHEET #:	A001

TREE LIST

DEMO	TAG NO.	SIZE	SPECIES	Description
	2	8.5"	YAUPON	
	3	6"	HACKBERRY	
	4	6.5"	HACKBERRY	
	5	8.5"	CEDAR	
	6	6.5"	OAK	
	7	6"	OAK	
	8	8"	CEDAR	
	9	6.5"	CEDAR	
	10	17"	CEDAR	
	11	12"	CEDAR	
	12	4"	YAUPON	
	13	8"	OAK	
	14	4.5"	OAK	
	15	3"	YAUPON	
	16	19"	CEDAR	
	17	3"	HACKBERRY	
	18	5.5"	YAUPON	
	19	4"	CEDAR	
	20	11.5"	CEDAR	
	21	9"	CEDAR	
	22	11"	CEDAR	
	23	2.5"	HACKBERRY	
	24	6.5"	CEDAR	
	25	10.5"	HACKBERRY	
	26	5.5"	YAUPON	
	27	3"	YAUPON	
	28	7.5"	CEDAR	
	29	5"	YAUPON	
	32	8.5"	YAUPON	
	33	22"	YAUPON	
	34	8"	OAK	
	35	11.25"	CEDAR	
	36	12.5"	CEDAR	
	37	6.5"	OAK	
	38	7"	OAK	
	39	11"	CEDAR	
	40	6"	ELM	
	41	4"	HACKBERRY	
	42	5.5"	ELM	
	43	7.5"	HACKBERRY	
	44	14"	HACKBERRY	
REMOVE	45	13"	HACKBERRY	
	46	17.5"	CEDAR	
REMOVE	47	10"	CEDAR	
REMOVE	48	5.7"	YAUPON	
REMOVE	49	20"	HACKBERRY	
REMOVE	50	5.75"	YAUPON	
REMOVE	51	10"	ASH	
REMOVE	52	5"	CREPE MYRTILE	
REMOVE	53	7.25"	CREPE MYRTILE	
	54	4.25"	YAUPON	
	55	9.5"	ASH	
	56	3.75"	YAUPON	
	57	4.25"	YAUPON	
	58	29"	OAK	
REMOVE	59	3"	YAUPON	
REMOVE	60	3.5"	YAUPON	
REMOVE	61	5.25"	YAUPON	
REMOVE	62	4"	YAUPON	
REMOVE	63	4"	TEXAS MTN LAUREL	
REMOVE	64	3"	TEXAS MTN LAUREL	
REMOVE	65	4"	TEXAS MTN LAUREL	
REMOVE	66	5.5"	TEXAS MTN LAUREL	
	67	12"	OAK	
REMOVE	68	5.75"	TEXAS MTN LAUREL	
REMOVE	69	7.5"	CEDAR	
REMOVE	70	14"	CEDAR	
REMOVE	71	10"	CEDAR	
REMOVE	72	10"	OAK	
	73	3"	YAUPON	
REMOVE	74	5"	YAUPON	
	75	7"	CEDAR	
REMOVE	76	6.5"	CEDAR	
	77	3.5"	YAUPON	
	78	5.5"	CEDAR	
	79	5"	CEDAR	
	80	22"	OAK	
	81	10.25"	OAK	
	82	8.5"	CEDAR	
	83	3.5"	YAUPON	
REMOVE	84	3"	YAUPON	
	85	5.25"	YAUPON	
	86	3.5"	YAUPON	
	87	4"	YAUPON	
	88	5"	YAUPON	
	89	6"	OAK	
	90	5"	OAK	
	91	5"	YAUPON	
	92	8.5"	CEDAR	
	93	3.5"	OAK	
	94	9"	OAK	
	95	3.5"	CEDAR	
	96	4"	CEDAR	
	97	3"	YAUPON	
	98	11"	CEDAR	
	99	5.5"	CEDAR	
	100	8.5"	CEDAR	
	101	6"	ASH	
	102	18"	CEDAR	
REMOVE	103	3.5"	CEDAR	
REMOVE	104	5.5"	CEDAR	
REMOVE	105	9.25"	YAUPON	
	106	5.5"	ASH	
	107	18.5"	CEDAR	
	108	10"	CEDAR	
	109	8.5"	OAK	
	110	15"	CEDAR	
	111	14"	CEDAR	
REMOVE	112	3"	CEDAR	
REMOVE	113	8"	CEDAR	
REMOVE	114	5.5"	CEDAR	

TREE LIST

DEMO	TAG NO.	SIZE	SPECIES	Description
REMOVE	115	5"	ASH	
REMOVE	116	3"	ASH	
REMOVE	117	4"	HACKBERRY	
REMOVE	118	8"	OAK	
	120	5"	ASH	
	121	8"	CEDAR	
	122	20"	CEDAR	
	123	4.5"	CEDAR	
	124	7.5"	OAK	
	125	7"	CEDAR	
	126	5"	ASH	
	127	3"	OAK	
	128	5.5"	ASH	
REMOVE	129	5.5"	OAK	
REMOVE	130	5"	ASH	
REMOVE	131	9"	ASH	
REMOVE	132	4"	ASH	
	133	4"	OAK	
	134	4"	PERSIMMON	
	135	5"	ASH	
	136	4"	ASH	
	137	3.5"	ASH	
	138	4"	ASH	
	139	6"	CEDAR	
	140	10"	CEDAR	
	141	18"	MULBERRY	
	142	13.5"	BLACK WALNUT	
	143	4"	BLACK WALNUT	
	144	3.5"	ASH	
	145	4"	BLACK WALNUT	
	146	4"	ASH	
	147	14.5"	CEDAR	
	148	9"	CEDAR	
	149	8"	MULBERRY	
	150	11.5"	CEDAR	
	153	9"	CEDAR	
	154	3.5"	BLACK WALNUT	
	155	3.5"	BLACK WALNUT	
	156	4.5"	BLACK WALNUT	
	157	14"	CEDAR	
	158	10.5"	CEDAR	
	159	4"	ASH	
	160	10"	ASH	
	161	4"	ASH	
	162	6"	ASH	
	163	8"	ASH	
	164	6"	CEDAR	
	165	9"	CEDAR	
	166	7"	CEDAR	
	167	7.5"	OAK	
	168	4"	CEDAR	
	169	9.25"	CEDAR	
	170	6.5"	CEDAR	
	171	4"	ASH	
	172	4"	CEDAR	
	173	3.5"	CEDAR	
	174	6"	CEDAR	
	175	12"	CEDAR	
	175	14.5"	CEDAR	
	176	12"	CEDAR	
	177	8"	CEDAR	
	178	7.5"	CEDAR	
	179	9"	CEDAR	
	180	22"	CEDAR	
	181	8"	OAK	
	182	12.5"	OAK	
	183	13"	OAK	
	184	11"	CEDAR	
	185	9"	CEDAR	
	186	5"	OAK	
	187	8.5"	CEDAR	
	188	9"	CEDAR	
	189	10.5"	CEDAR	
	190	5.5"	CEDAR	
	191	5"	CEDAR	
	192	8"	CEDAR	
	194	8"	CEDAR	
	195	9.5"	CEDAR	
REMOVE	196	3.75"	YAUPON	
	197	6"	OAK	
	198	21"	CEDAR	
	199	20.5"	CEDAR	
	200	9"	CEDAR	
	201	5.5"	CEDAR	
	202	3.5"	ASH	
	203	6"	CEDAR	
REMOVE	204	4"	OAK	
	205	7"	LAQUAT	
	206	3"	YAUPON	
	207	3"	OAK	
	208	6.5"	CEDAR	
	209	17"	CEDAR	
	210	5.5"	CEDAR	
	211	12"	CEDAR	
	212	10.5"	CEDAR	
	213	3"	OAK	
	214	10"	CEDAR	
REMOVE	215	13"	CEDAR	
	216	10.5"	CEDAR	
	217	10.5"	CEDAR	
	218	3"	OAK	
	219	5"	OAK	

NON-NATIVE TREE:

22.03.301. DEFENITIONS.
NON-NATIVE INVASIVE SPECIES (ALSO CALLED "NON-INDIGENOUS,""NON-NATIVE" OR ALIEN") EXOTIC PEST PLANTS AND INVASIVE EXOTICS GROWING IN NATIVE PLANT COMMUNITIES THAT ADVERSELY AFFECT THE WILD LIFE HABITATS AND BIOREGIONS THEY INVADE, ECONOMICALLY, ENVIRONOMNETALLY, AND/OR ECOLOGICALLY.

NON-NATIVE SPECIES TREES:
- TREE OF HEAVEN (AILIANTHUS ALTISSIMA)
- MIMOSA, SILK TREE (ALBIZIA JULBRISSIN)
- PAPER MULBERRY (BROUSSONETIA PAPYRIFERA)
- CHINESE PARASOL TREE (FIRMIANA SIMPLEX)
- LARGE/WAXLEAF PRIVETS (LIGUSTRUM LUCIDUM, LIGUSTRUM JAPONICUM, LIGUSTRUM VULGARE)
- CHINABERRY TREE (MELIA AZEDARACH)
- CHINESE PISTACHE (PISTACIA CHINENSIS)
- CHINESE TALLOW TREE (TRIADICA SEBIFERA OR SAPIUM SEBIFERUM)

PROTECTED TREE LIST:

TREE PROTECTION ON TREES LARGER THAN OR EQUAL TO 14 INCHES IN DIAMETER AT A POINT OF 54 INCHES ABOVE THE GROUND IS PROHIBITED , EXCEPT AS ALLOWED UNDER **SECTION 22.03.303** (B)(7) AND THERFORE SUCH REMOVAL REQUIRES A VARIANCE FROM THE CITY COUNCIL (ORDINANCE 223 ADOPTED 9/14/11)

PROTECTED TREE SPECIES:
- OAKS
- CEDAR ELMS
- BALD CYPRESS
- WALNUT
- PECAN
- EASTERN BLACK WALNUT
- AMERICAN ELM
- TEXAS ASH
- BIGTOSH MAPLE
- TEXAS MADORE

TREE PROTECTION LEGEND:

CONSTRUCTION FENCE

5' CHAIN LINK FENCE

SILT FENCE

PROPERTY LINE

SITE SETBACK

BUILDING FOOTPRINT

PROPOSED HOME

PROPOSED DRIVEWAY

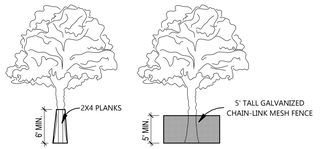
PROPOSED CONSTRUCTION ENTRY

MATERIAL STORAGE

DUMPSTER LOCATION

PORT-A-POTTY

CONSTRUCTION ACCESS ROUTE MINIMUM 4' WIDE



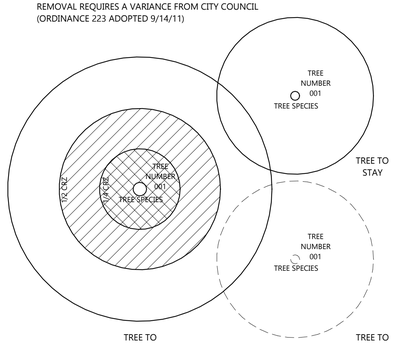
TREE PROTECTION NOTES

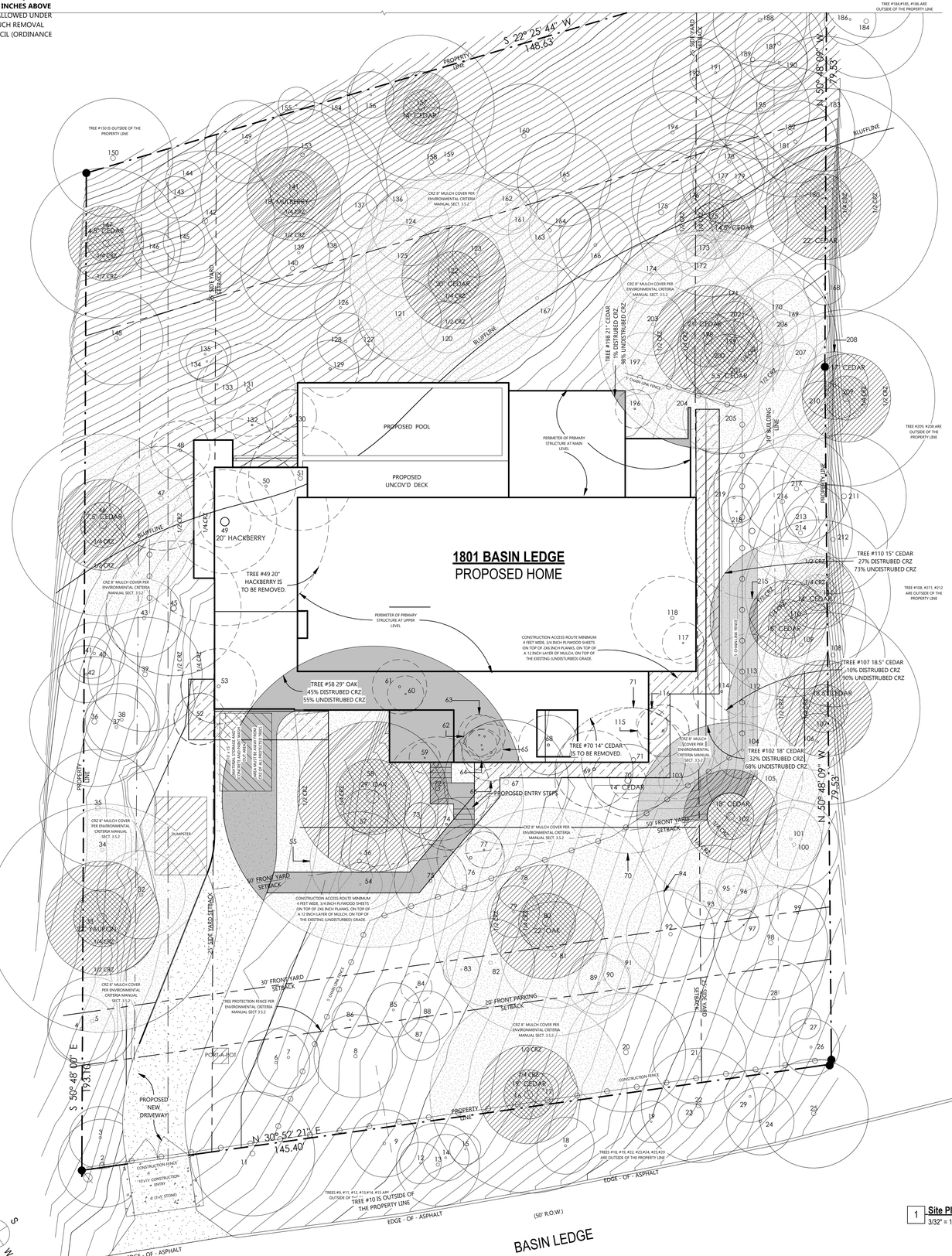
SCALE: NOT TO SCALE

SITE NOTES:
1. TREE TYPES, DIAMETERS + LOCATION PROVIDED BY ROEDER SURVEYING, AUSTIN, TEXAS.
   A. NO NEW CUT/FILL > 4" INTO GRADE WITHIN 1/2 CRZ. IF PIER(S) ARE NEEDED THEY MUST BE DUG WITH AN AIRSPADE; ANY ROOTS SMALLER THAN 2" MAY BE PRUNED BY A SHARP SAW. IF ROOTS LARGER THAN 2" ARE ENCOUNTERED, THE PIER LOCATION MUST BE MOVED.
   B. ALL OF THE 1/2 CRZ OF ANY TREE 19" OR LARGER SHOULD BE FENCED OFF. IF PORTIONS OF THE 1/2 CRZ CANNOT BE FENCED DUE TO WORKER ACCESS ISSUES, 8" LAYER OF MULCH MUST BE PLACED WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA AND 2X4 OR GREATER SIZE PLANKS (6' TALL MINIMIM) MUST BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES.

TREE CANOPY SYMBOL:

THE REMOVAL OF TREES **GREATER THAN** OR **EQUAL TO 14 INCHES** IN DIAMETER MEASURED AT A POINT 54 INCHES ABOVE THE GROUD IS PROHIBITED EXCEPT AS ALLOWED UNDER SECTION **22.03.303** (B)(7) AND THEREFORE SUCH REMOVAL REQUIRES A VARIANCE FROM CITY COUNCIL (ORDINANCE 223 ADOPTED 9/14/11)





1 Site Plan - Tree Plan
3/32" = 1'-0"

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

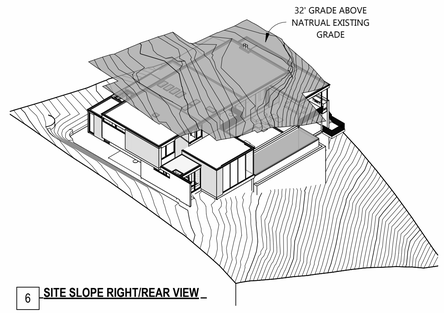
A000 COVER & NOTES
A001 SITE PLAN
A002 TREE PROTECTION PLAN
A003 SITE SLOPE ANALYSIS
A101 LOWER FLOOR PLAN NOTES
A102 MAIN FLOOR PLAN NOTES
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A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

BASIN LEDGE

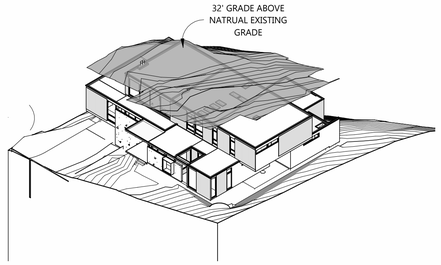
PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746

GCDD GROUP

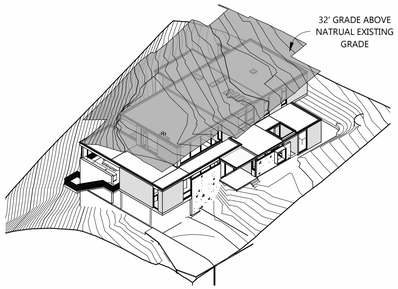
PROJECT: BASIN LEDGE	NORTH: N
SHEET NAME: TREE PROTECTION PLAN	
DATE: 06/02/2025	SHEET #: A002
SCALE: As indicated	



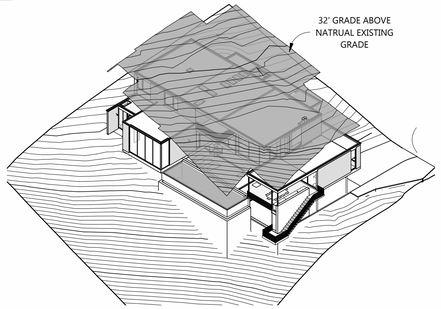
6 **SITE SLOPE RIGHT/REAR VIEW**



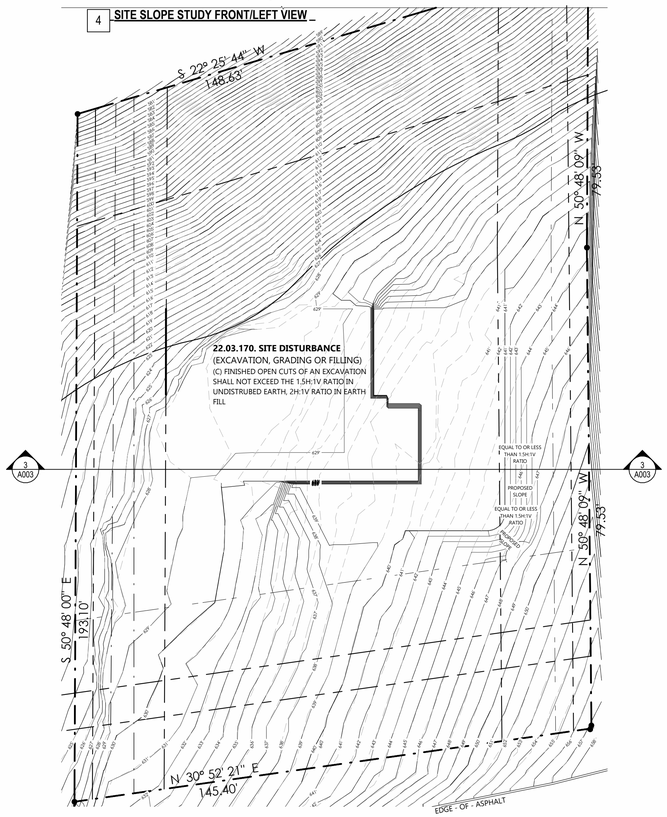
7 **SITE SLOPE FRONT/LEFT VIEW**



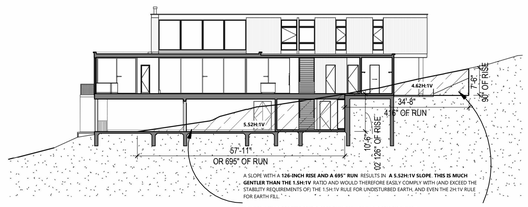
4 **SITE SLOPE STUDY FRONT/LEFT VIEW**



5 **SITE SLOPE LEFT/REAR VIEW**



2 **PROPOSED GRADING SITE PLAN**
1" = 20'-0"

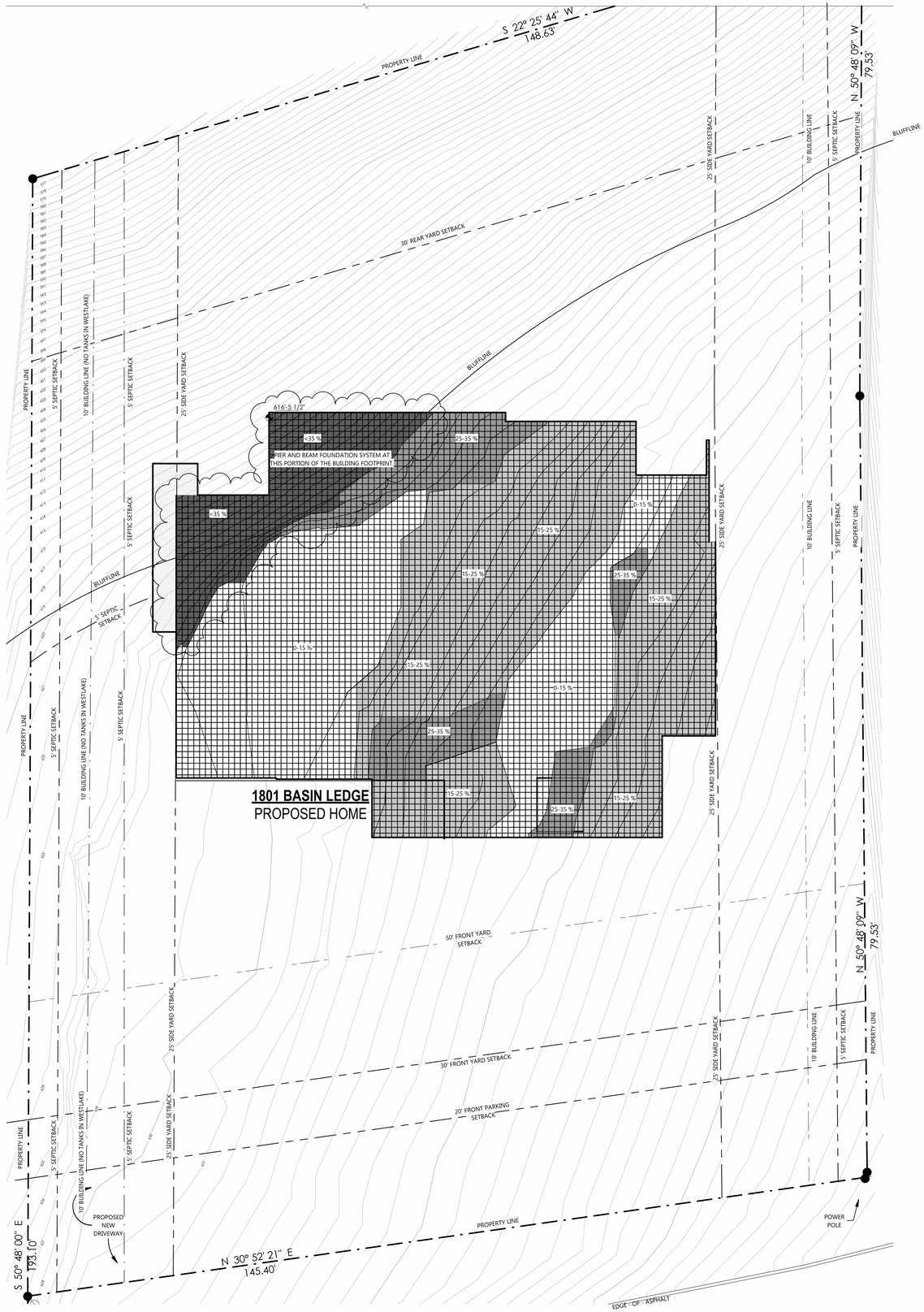


3 **REGRADING SECTION**
1" = 20'-0"

SITE SLOPE LEGEND

CHART BASED ON THE CITY OF WEST LAKE HILLS **EROSION AND DRAINAGE MANUAL 7.4.1 CUT/FILL LIMTS**

COLOR PATTERN	SLOPE	OPEN CUTS & FILLS	CLOSED CUTS	CLOSED FILL
	0-15%	3 FEET	20 FEET	6 FEET
	15-25%	1 FOOT	15 FEET	6 FEET
	25-35%	0 FEET	10 FEET	6 FEET
	<35%	0 FEET	0 FEET	0 FEET



1 **EXISITING SITE SLOPE ANALYSIS**
1" = 10'-0"

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746

GCDD GROUP

PROJECT: BASIN LEDGE
NORTH: N
SHEET NAME: SITE SLOPE ANALYSIS
DATE: 06/02/2025
SHEET #: A003
SCALE: As indicated

GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
2. ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
3. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
4. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
5. ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.
6. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
7. IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION...IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
8. PROVIDE WEATHERSEAL AND DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
10. ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
11. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
13. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
14. WEATHERSTRIP ATTIC ACCESS DOOR(S).
15. IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
16. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
17. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
18. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
19. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
20. UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:
    A. LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
    B. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
21. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
22. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND.

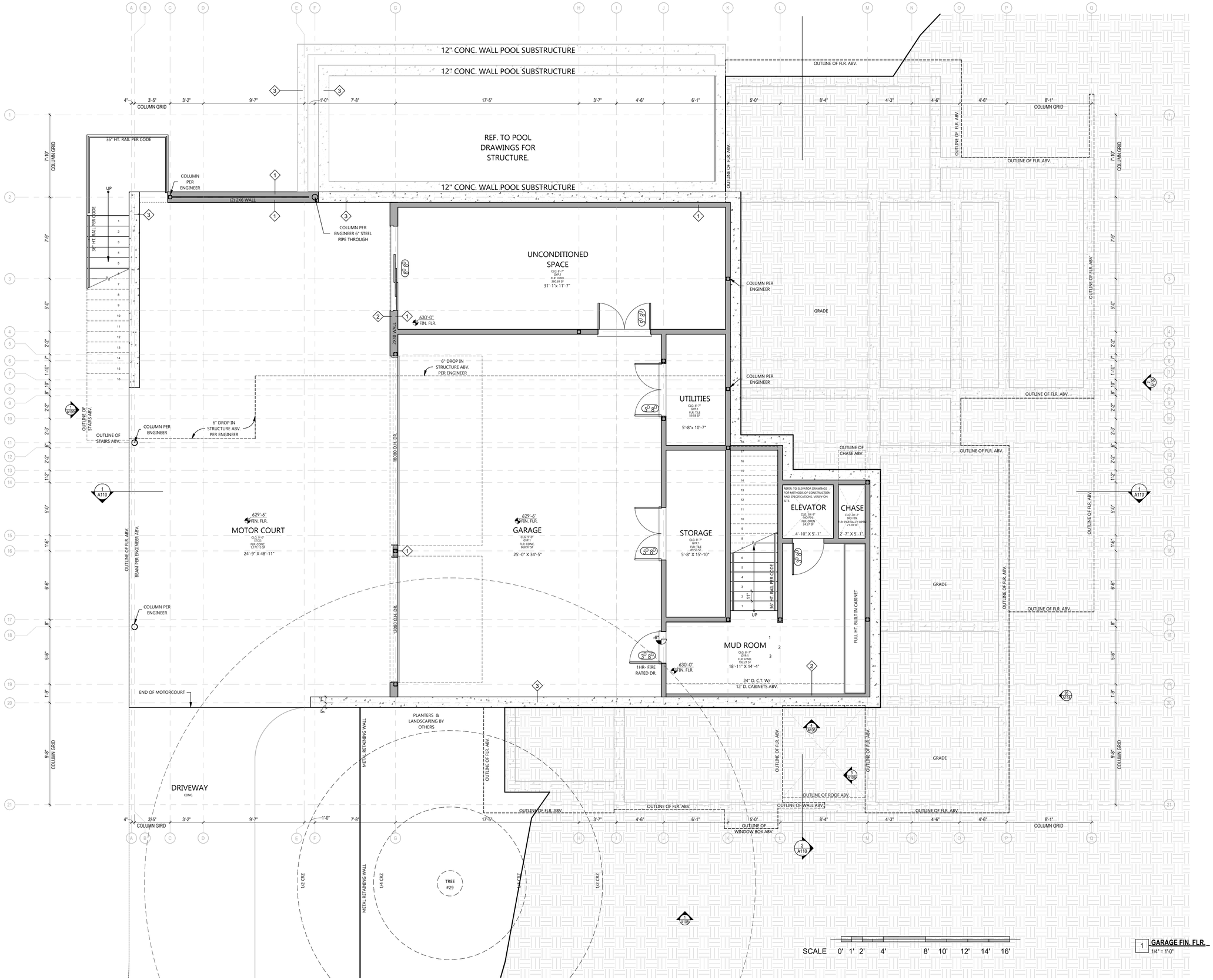
LEGEND

GAS BIBB GAS KEY SHOWER HEAD HOSE BIBB

FRAMING NOTES

1. ALL WALLS TO BE 6" UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS REFERENCE EDGE OF FRAMING WALL.
3. ALL DOORS ARE 8' 0" HT. UNLESS NOTED OTHERWISE.
4. REFER TO ROOF PLAN FOR ROOF AND SKYLIGHT DIMENSIONS.
5. REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL FRAMING AND DETAILS.

NOTE: ALL WALLS TO BE FRAMED W/ 6" STUDS U.N.O.



1 GARAGE FIN. FLR.
1/4" = 1'-0"

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THEM PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SHEET LIST

A000	COVER & NOTES
A001	SITE PLAN
A002	TREE PROTECTION PLAN
A003	SITE SLOPE ANALYSIS
A101	LOWER FLOOR PLAN NOTES
A102	MAIN FLOOR PLAN NOTES
A103	UPPER FLOOR PLAN NOTES
A104	LOWER FLOOR PLAN DIMENSIONS
A105	MAIN FLOOR PLAN DIMENSIONS
A106	UPPER FLOOR PLAN DIMENSIONS
A107	ROOF PLAN
A108	EXTERIOR ELEVATIONS
A109	EXTERIOR ELEVATIONS
A110	BUILDING SECTIONS
A115	DOOR SCHEDULE
A116	DOOR SCHEDULE
A117	LOWER FLOOR ELECTRICAL PLAN
A118	MAIN FLOOR ELECTRICAL PLAN
A119	UPPER FLOOR ELECTRICAL PLAN
A120	WALL MATERIAL TAKEOFF
A121	FLOOR, CEILING & SOFFIT MATERIAL TAKEOFF
A122	STRUCTURAL TAKE OFF
A123	STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE
SHEET NAME: LOWER FLOOR PLAN NOTES
DATE: 06/02/2025
SCALE: As indicated
NORTH: N
SHEET #: A101

GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
2. ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
3. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
4. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
5. ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.
6. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
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9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
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12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
13. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
14. WEATHERSTRIP ATTIC ACCESS DOOR(S).
15. IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
16. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
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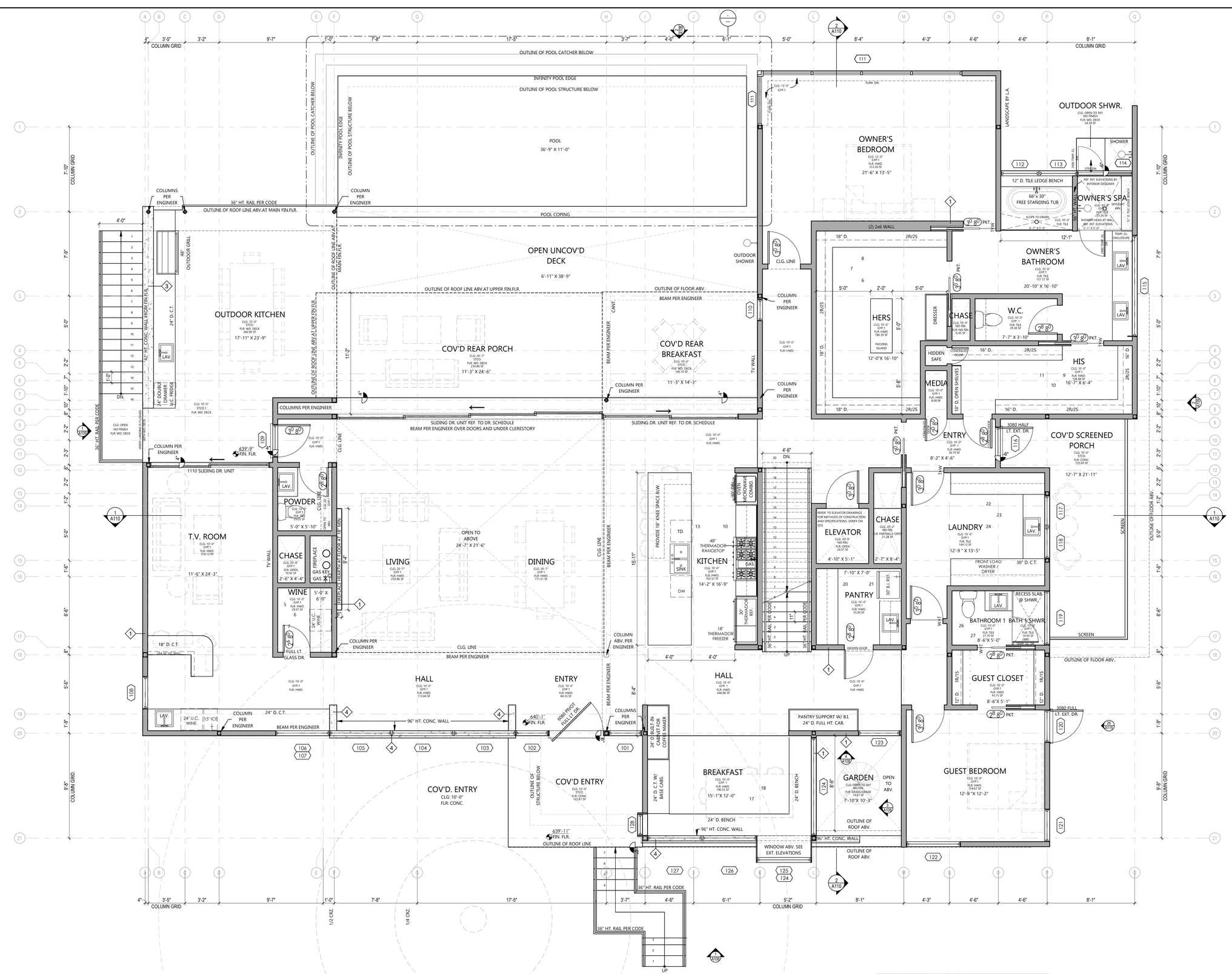
LEGEND

GAS BIBB | GAS KEY | SHOWER HEAD | HOSE BIBB

FRAMING NOTES

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NOTE: ALL WALLS TO BE FRAMED W/ 6" STUDS U.N.O.



1 MAIN FIN. FLR.
1/4" = 1'-0"

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A122 STRUCTURAL TAKE OFF
A123 STRUCTURAL TAKE OFF

NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD group

PROJECT: BASIN LEDGE
SHEET NAME: MAIN FLOOR PLAN NOTES
DATE: 06/02/2025
SCALE: As indicated
NORTH: N
SHEET #: A102

GENERAL PLAN NOTES

1. THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
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13. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
14. WEATHERSTRIP ATTIC ACCESS DOOR(S).
15. IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
16. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
17. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
18. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
19. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
20. UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:
    A. LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
    B. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
21. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
22. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND.

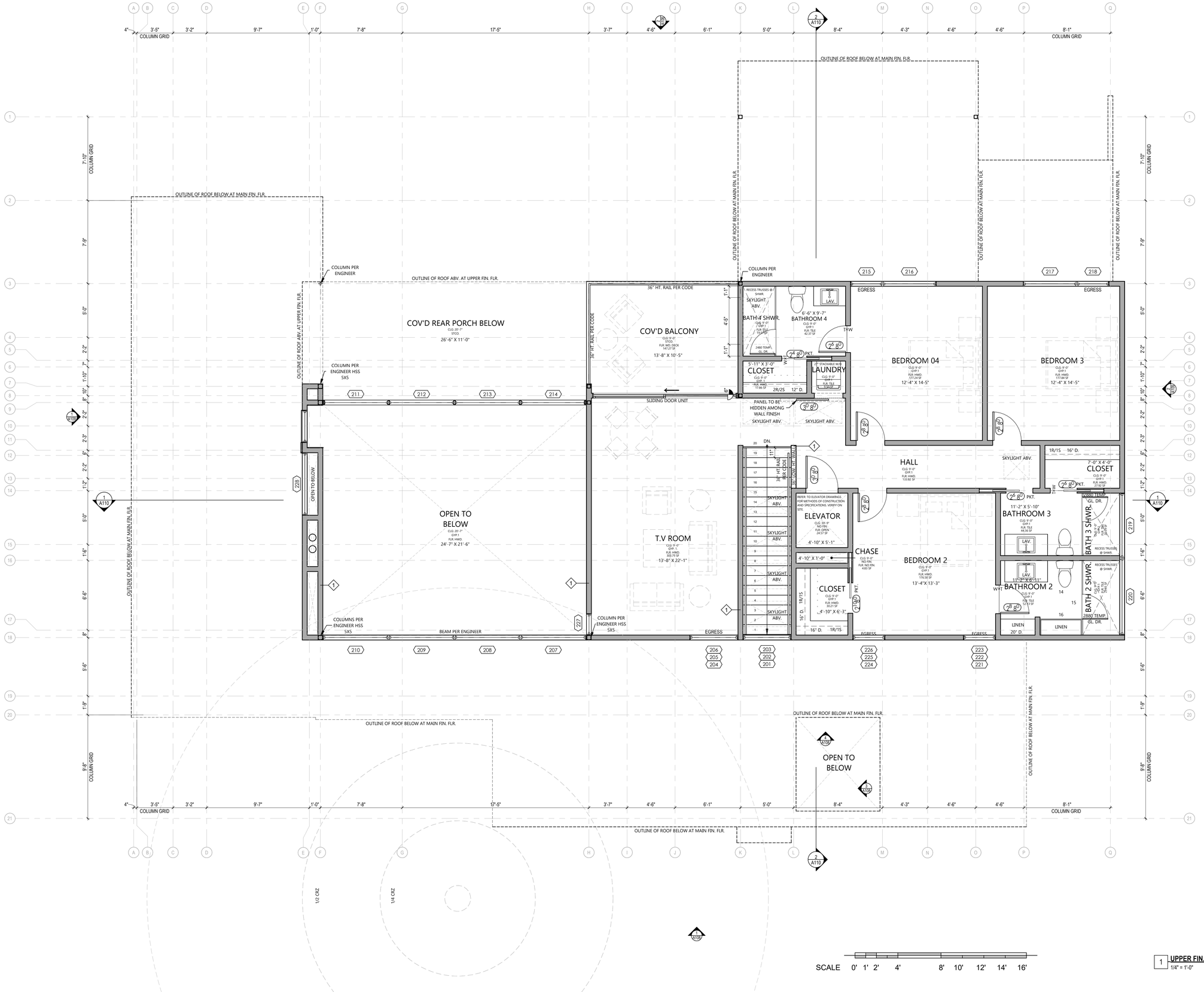
LEGEND

GAS BIBB GAS KEY SHOWER HEAD HOSE BIBB

FRAMING NOTES

1. ALL WALLS TO BE 6" UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS REFERENCE EDGE OF FRAMING WALL.
3. ALL DOORS ARE 8'-0" HT. UNLESS NOTED OTHERWISE.
4. REFER TO ROOF PLAN FOR ROOF AND SKYLIGHT DIMENSIONS.
5. REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL FRAMING AND DETAILS.

NOTE: ALL WALLS TO BE FRAMED W/ 6" STUDS U.N.O.



1 UPPER FIN. FLR.
1/4" = 1'-0"

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NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD group

PROJECT: BASIN LEDGE
SHEET NAME: UPPER FLOOR PLAN NOTES
DATE: 06/02/2025
SCALE: As indicated
NORTH: N
SHEET #: A103

MATERIAL INDEX

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- **CONC.** = CONCRETE
- **TILE** = TILE FLOOR
- **WD. DECK** = WOOD DECK
- **PAVER** = MASONRY PAV.

WALLS

- **WD.1** = VERTICAL WOOD PANELS
- **GYP.1** = GYPSUM BOARD FINISH TYPE 1 - SMOOTH
- **CONC.1** = CONCRETE RAW FINISH
- **MTL.1** = METAL PANELS INT./EXT. WALL
- **STCO.** = STUCCO - SMOOTH "PALO ALTO" TEXTURE
- **MAS.** = MASONRY
- **COLOR -** PAINT COLOR TBD.

CEILINGS/SOFFITS

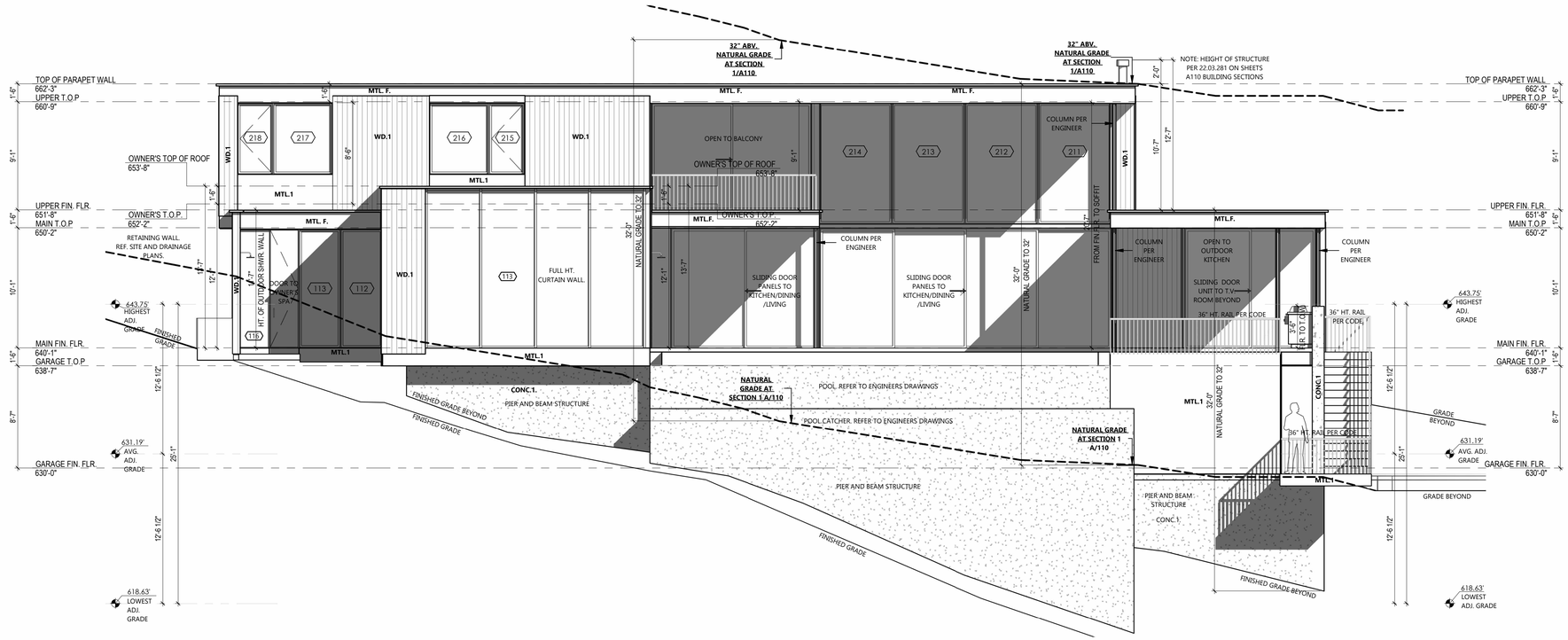
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MILLWORK/WINDOWS & DOORS

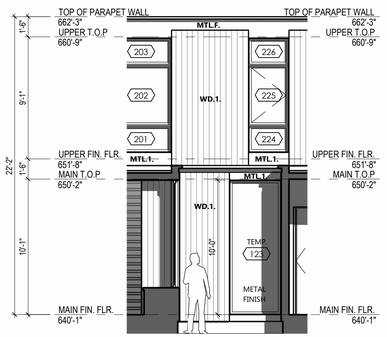
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- **QTZ.** = QUARTZ COUNTERTOP

ROOF

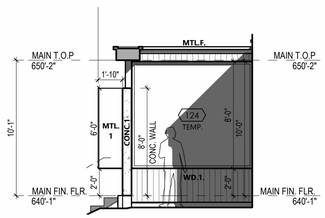
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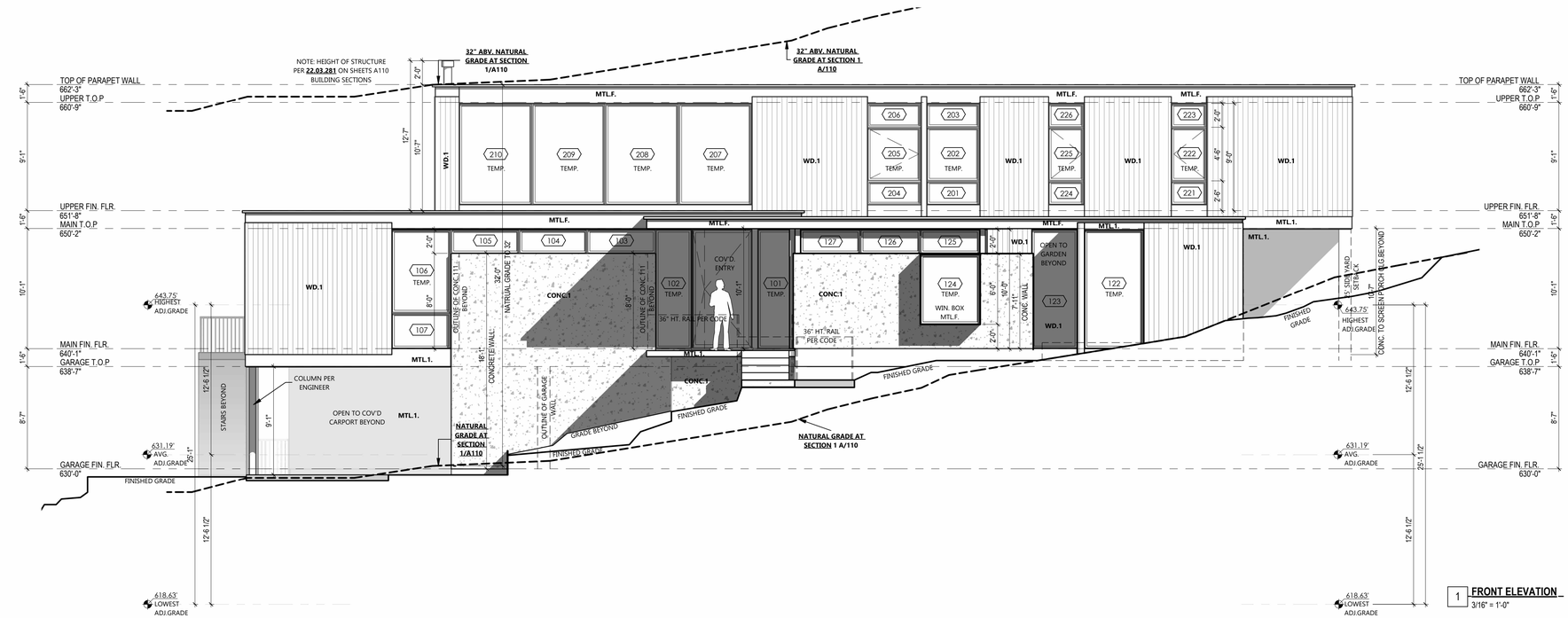
2 **REAR ELEVATION**
3/16" = 1'-0"



4 **PARTIAL GARDEN ELEVATION 2**
3/16" = 1'-0"



3 **PARTIAL GARDEN ELEVATION**
3/16" = 1'-0"



1 **FRONT ELEVATION**
3/16" = 1'-0"

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NOT FOR CONSTRUCTION

BASIN LEDGE

PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE	NORTH: N
SHEET NAME: EXTERIOR ELEVATIONS	
DATE: 06/02/2025	SHEET #: A108
SCALE: As indicated	

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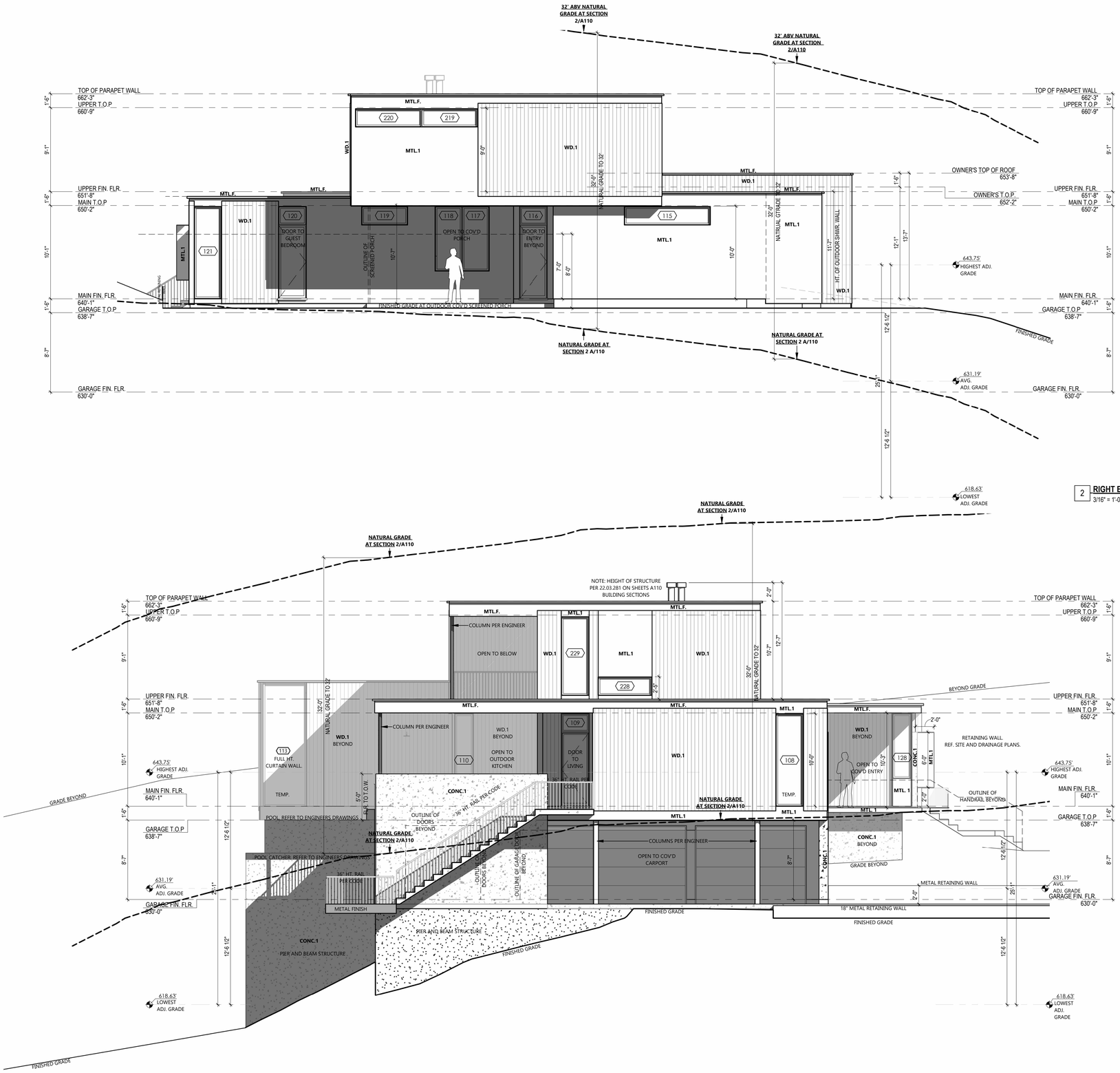
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2 **RIGHT ELEVATION**
3/16" = 1'-0"

1 **LEFT ELEVATION**
3/16" = 1'-0"

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NOT FOR CONSTRUCTION

BASIN LEDGE

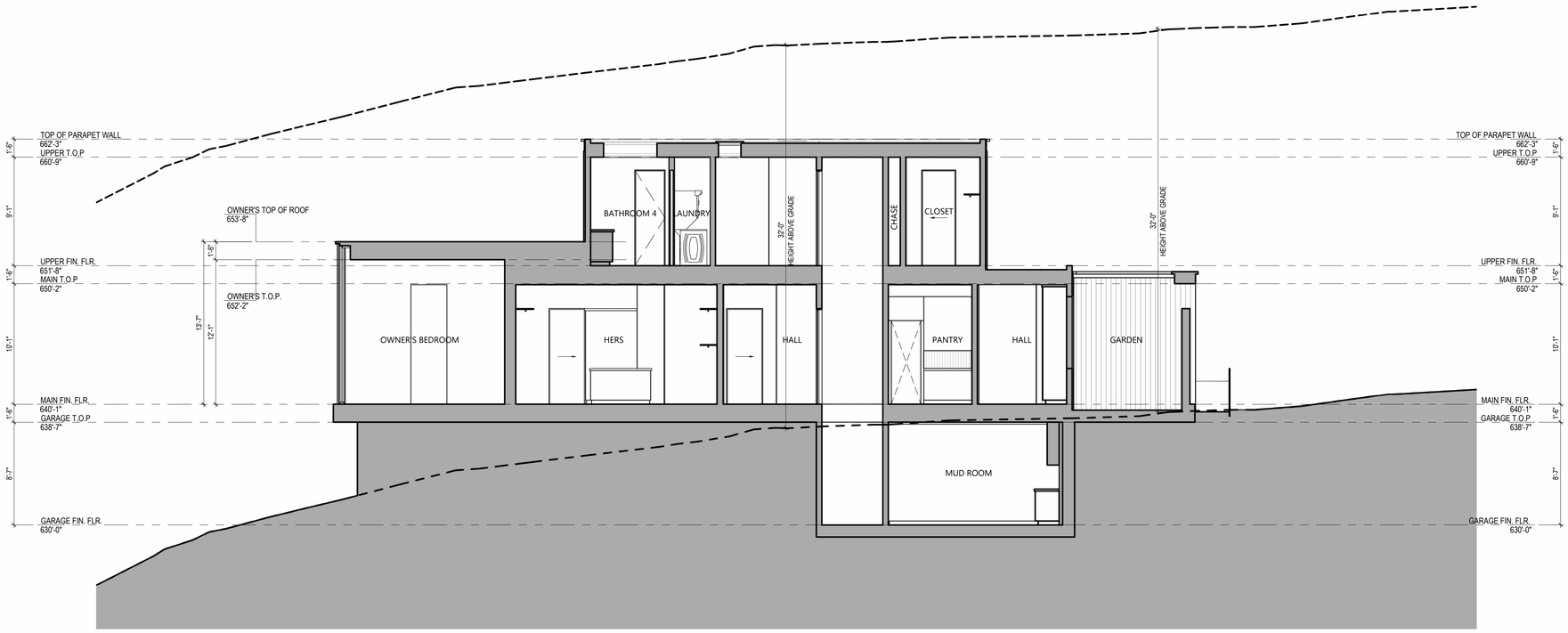
PROJECT NAME AND ADDRESS:
BASIN LEDGE
1801 Basin Ledge, West Lake Hills, TX 78746
NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE
NORTH: N
SHEET NAME: EXTERIOR ELEVATIONS
DATE: 06/02/2025
SHEET #: A109
SCALE: As indicated



1 **LONGITUITONAL SECTION**
3/16" = 1'-0"



2 **ELEVATOR SHORT SECTION**
3/16" = 1'-0"

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NOT FOR CONSTRUCTION

GCDD GROUP

PROJECT: BASIN LEDGE	NORTH: N
SHEET NAME: BUILDING SECTIONS	
DATE: 06/02/2025	SHEET #: A110
SCALE: 3/16" = 1'-0"	

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers Engineering & Design

August 11, 2025

On behalf of the:

Attn: Joel Sherrouse
4010 Bee Cave Road
West Lake Hills, TX 78746

Re: Permit No. 2025-1271: 1801 Basin Ledge – Variances Request Review #2

We have reviewed the variance requests for the property located at 1801 Basin Ledge. This review was performed in the context of the City of West Lake Hills Code of Ordinances which states that no variance shall be granted unless the following conditions are fulfilled:

1. The strict or literal enforcement of the terms of the code, 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.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship.

The following requests were made:

1. § 22.03.304 *Tree and vegetation for removal and replacement* of #49 for a 20" glossy privet and #70 for a 14" cedar tree.

   This variance is **Denied**: As stated in the backup documentation, please provide a signed letter from a certified arborist identifying the specific disease, condition from which the tree suffers, or the threat it poses and providing a professional justification for the tree's removal (§ 22.03.303(b)(7)).

2. § 22.03.276 *Setbacks for accessory structures* to allow placement of a septic system within the setback.

   This variance is **Denied**: Please submit proposed grading plan for the drain field to verify it will function as intended and in compliance with design criteria. Additionally, we note that the variance letter only requests relief for the placement of the septic field within the front setback; however, the submitted site plan also shows an encroachment into the 25-foot side yard setback. Provide an updated variance summary letter if this variance request is intended for both the drain field and septic tank within setbacks.

After reviewing the provided documents and the city code, we recommend the following variances be requested:

1. § 36.01.008 (6) Proposed driveway location for each lot or unit on natural slopes of less than 25 percent grade.
2. § 22.03.170 *Site disturbance (excavation, grading or filling).*
   (b) The minimum site disturbance standards for earth cuts and fills are included in the drainage and erosion control design manual. Current design exceeds cut/fill limits per the DECDM 7.4.1.
   (f) No excavation, grading or filling shall be permitted in setbacks except for up to 18 inches in height or depth.

Exhibit A

1801 Basin Ledge – Side Setback, Tree, Site Disturbance

Applicant's Findings of Fact

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

   1. The slope (35%-50%) in the back of the property pushes the placement of the house forward while the placement of the septic field in the front is needed. This required the house to built wider to fit the property. The conditions of the tree are unhealthy.
   2. Cut and Fill - The house needed to be sunk in the back of the property in the slope and the retaining wall was needed to control that section of the yard in the setback.
   2) The property contains pre-existing, non-conforming built conditions in the backyard that we feel, creates a hardship. The survey and site plan indicate that the swimming pool and surrounding pool deck fully encroach into the rear 30' setback. The new addition can be built in the allowable buildable area, however an egress deck needs to be provided to connect to the existing deck by the pool, and provide a stair to natural grade.

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

   Cut and Fill - The house needed to be sunk in the back of the property in the slope and the retaining wall was needed to control that section of the yard in the setback. The house being squeezed between the slope in the back and the septic yard in the front.

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

   The house being squeezed between the slope in the back and the septic yard in the front. There was an option to is to have another variance to build a retaining wall but because of the height we would have had to request additional variance for the other option of a retaining wall higher than 6 feet.

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

   The variance being sought is the maximum hardship on the property. There is no further need for greater disruption to the property.

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

   The intent of the variance request for development is to keep the property to the character of the neighborhood and character of the city.

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

   The variance request keeps the home in the “height” of the neighborhood homes and not lifted above the tree line. This allows the privacy of the homeowner and neighbors to stay reciprocated.

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

Meeting Date:	August 20, 2025	**Item Number:**	7
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

477 Cortona Dr.: Discuss and make a recommendation on a variance to encroach 20 feet into the 25-foot side setback with a backup generator (Section 22.03.276 and 22.03.281 of the West Lake Hills Code).

Applicant: David Bravo, Bravo Interior Design

Recommendation

Discuss and provide a recommendation including the analysis of the following criteria:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan; and
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

The Zoning and Planning Commission, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

The Zoning and Planning Commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance.

This item will be forwarded to the September 10, 2025 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Rolling Hills Holdings LLC
Legal Description: Cortona Subdivisin, Block A, Lot 3
Lot Size: 1.0183 acres
Zoning: R-1 One-Family Residential
Wastewater: Private on-site sewage facility (public sewer not available)

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

Background:
The property at 477 Cortona was built in 2002. The house is 5,341 sf of conditioned space, with 14,010 sf of improvements on site. The side setback is 25 feet. There is also a 10 foot Austin electric easement along the

east property line. The applicant has received an easement release from the City of Austin for the area of the proposed generator.

Analysis:

Code Requirements

- Section 22.03.275. Building setback distances.

  (1) No principal building shall have any front, side or rear setback distance less than that shown on the schedule of regulations as being required in the district in which the building is located, except that the minimum setback distance from Bee Cave Road shall be 50 feet regardless of which direction the building is facing. The setback distance from the Capital of Texas Highway shall be a minimum of 75 feet.

  - Unroofed steps and ramps shall not be considered as part of the principal building when measuring the setback distance of such building.
  - Roof overhangs and eaves a minimum of 8 feet above natural grade up to two (2) feet into the front, side or rear setback. All other building elements shall not encroach into setbacks.
  - Allowed encroachments: Equipment slabs for pool equipment and/or mechanical equipment, generators and other similar equipment **may encroach up to five (5) feet into side and rear setbacks** after meeting all the following requirements:
    - Attached to the primary structure foundation;
    - Screened to appropriately dampen noise;
    - Slab is limited to 12 feet in length;
    - Equipment cannot be greater than five (5) feet in height measured from natural grade;
    - Screening must extend six (6) inches above the height of the equipment; and
    - Must be shown on the approved building plans.

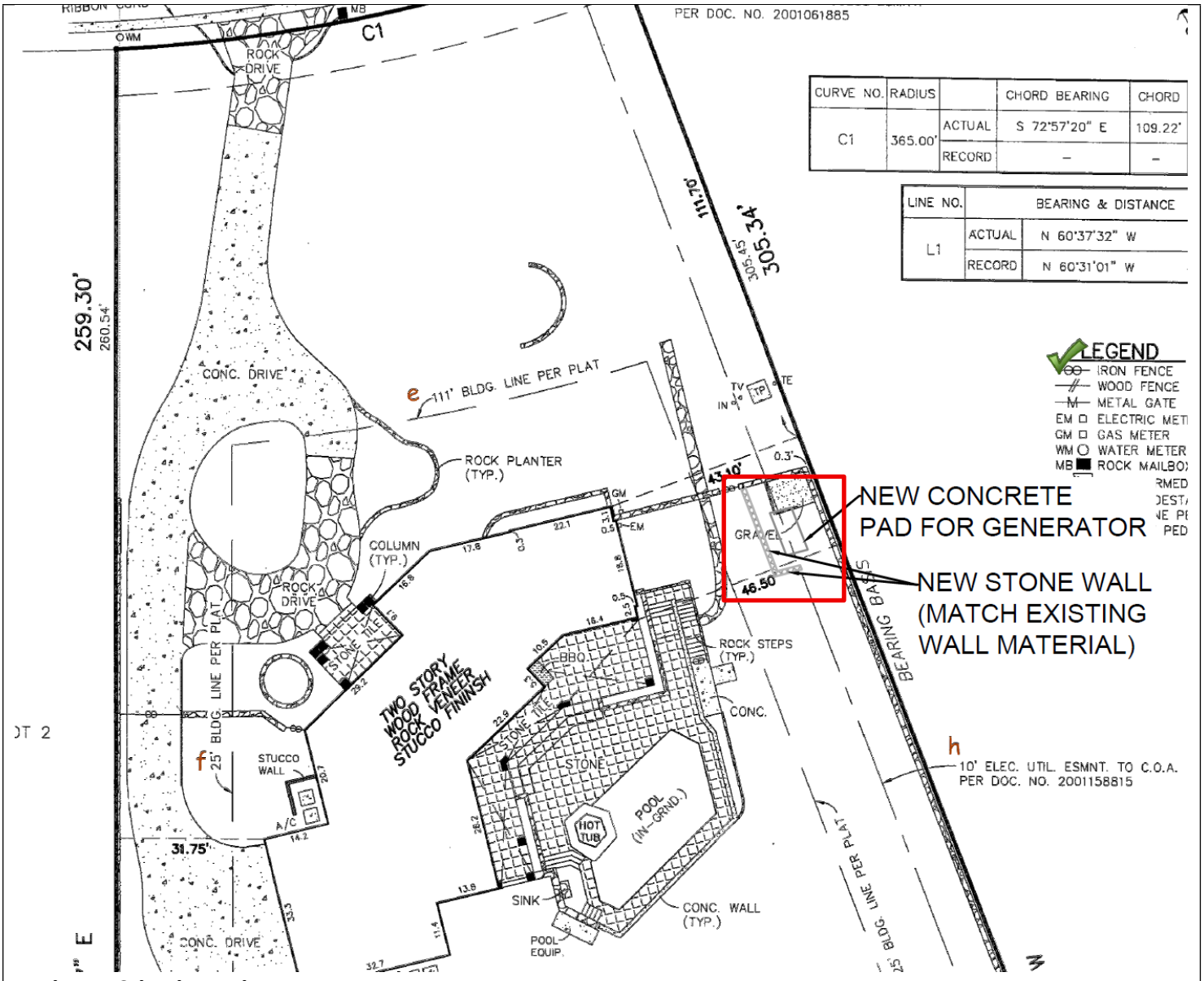
- Section 22.03.276. Setbacks for accessory structures.

The minimum setback distances for accessory structures, other than unroofed steps, ramps, fences, walks, driveways, driveway gates, playscapes. and mailboxes, shall be the same as the setback distances applicable to a principal building under the appropriate category in section 22.03.281. Accessory structures, including overhangs and eaves, shall not encroach into setbacks. Propane tanks shall not be required to meet the setback requirements of this section so long as they are permitted and placed in accordance with the Liquefied Petroleum Gas Safety Rules adopted by the Railroad Commission of Texas in title 16, part 1, chapter 9, of the Texas Administrative Code, including any and all future amendments thereto.

- Section 22.03.281 Schedule of Regulations

Minimum Building Setback Distance in Feet From Side Lot Lines									
Lot Size/ Zoning	**R-1**	**R-2**	**R-3**	**O**	**GUI**	**B-1**	**B-2**	**B-3**	**MU-1**
Greater than or equal to .5 acre	**25**	25	50	(I)	(I)	(I)	(I)	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	20	20	N/A	(II)	(II)	(II)	(II)	N/A	N/A

Request:
The applicant is requesting to install a new generator that encroaches 20 feet to the 25-foot side setback



Variance Criteria Review:

Per Section 22.03.511 (c) Procedure and notice, Section 22.03.171: Site disturbance (residential buildings), and Section 22.03.276: Setbacks for accessory structures shall be administered in compliance with the rules established by sections 38.05.031 through 38.05.034.

- Section 38.05.031. Provisions subject to variance.

Variances may be granted by the board of adjustment to the provisions of this chapter in accordance with the rules and conditions of this division. A variance may not be granted, however, to authorize a change of use. Variances run with the land, but each variance is specific to the project for which it was granted.

- Section 38.05.032. Conditions required for granting variance.

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

(1) The applicant has established by competent evidence that:

(A) The strict or literal enforcement of the terms of this chapter, because of special

conditions, will result in unnecessary hardship to the applicant.

(B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

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

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

(2) The recommendation of zoning and planning commission shall include an analysis of whether:

(A) The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.

(B) (Reserved).

(C) (Reserved).

(D) The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof.

- Section 38.0.033. Interpretative criteria.

The board of adjustment and the zoning and planning commission, in performing their respective duties in reference to applications for variances, may be guided by these interpretative criteria:

(1) Variances from the terms of this chapter should be granted sparingly.

(2) Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.

(3) Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.

(4) Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.

(5) The variance shall not violate the goals of the master plan for the city.

(6) The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.

(7) The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of

previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.

(8) See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.

(9) When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

- Section 38.05.035. Conditions.

The city council can impose, and the zoning and planning commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects, whether, the City can recommend the imposition of reasonable conditions that are necessary to achieve one or more of the land planning principles set forth in the City's Master Plan, Attachment "B", as codified in chapter 28 of the Code of Ordinances.

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

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

Compliance with Adopted International Building Code
The property and future construction will have to comply with all applicable City codes.

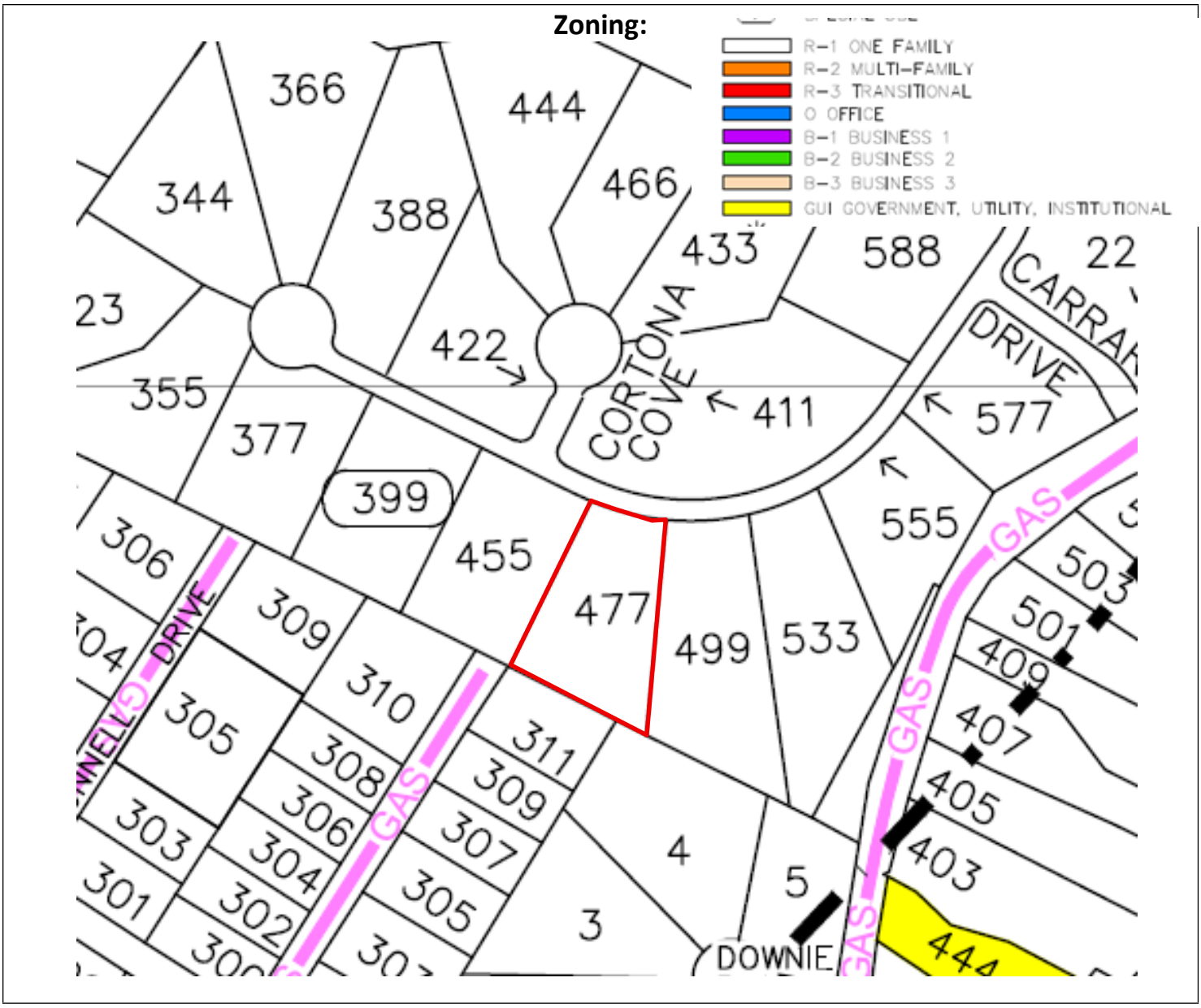
Subdivision
There is no change to the subdivision proposed with this application.

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

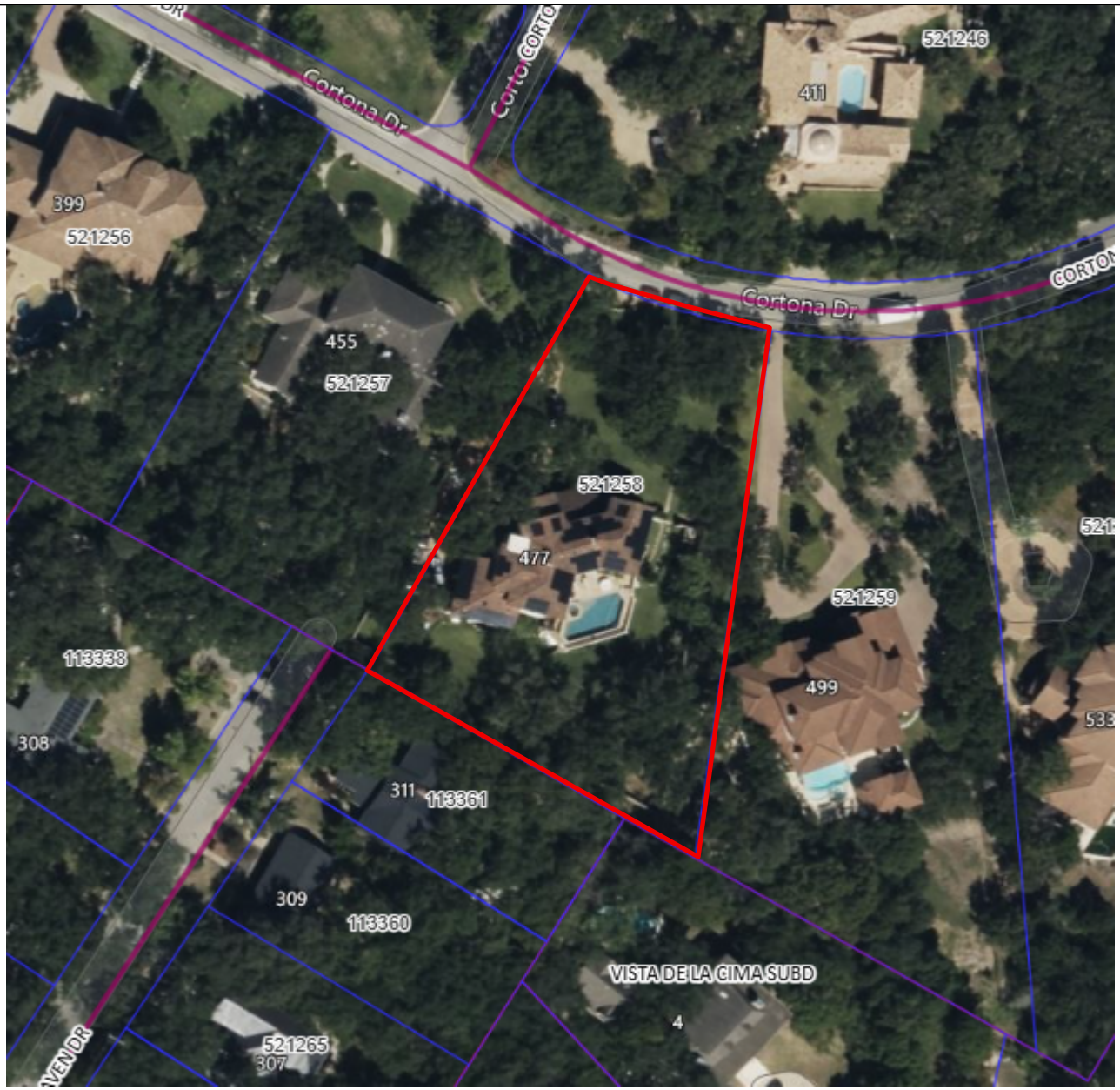
Links to Relevant Code:

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

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
366
444
344
388
466
433
588
22
23
422
CORTONA COVE
411
DRIVE
577
355
377
399
455
477
499
533
555
306
309
310
311
305
308
306
307
303
304
305
301
302
3
4
5
GAS
DOWNIE
503
501
409
407
405
403
444

Aerial:


Cortona Dr
Corto CORTO
521246
411
399
521256
455
521257
Cortona Dr
CORTON
521258
477
521259
499
113338
308
311
113361
309
113360
VISTA DE LA CIMA SUBD
4
521265
307

Charleen Mullenweg
477 Cortona Dr.
West Lake Hills, TX 78746
cmullenweg@gmail.com
512-300-7567

7/15/2025

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

Subject: Cover Letter – Application for Setback Variance for 477 Cortona Dr. West Lake Hills, TX. 78746

Dear ZAPCO Members,

I am writing to formally submit my application for a setback variance for my property at 477 Cortona Dr. West Lake Hills, TX. 78746. The variance I am requesting is for [describe the specific variance clearly—e.g., "a reduction of the 25-foot side setback to 15 feet to allow installation of a residential standby generator"].

Background and Reason for Request
Due to the unique constraints of my lot, including generator placement, lot obstructions, existing vegetation and tree lines, utility access, it is not feasible to install the generator in a location that meets current setback requirements without creating unnecessary hardship.

Placing the generator within the proposed setback will allow:

- Preservation of existing natural vegetation and tree canopy elsewhere on the lot
- Avoidance of conflicts with existing utility lines and structures
- Minimization of visual and acoustic impact on neighboring properties via planned screening walls and landscaping

Mitigation and Compatibility
I have designed the installation to minimize impacts to adjacent properties. This includes a masonry enclosure to reduce noise and visibility, low-profile equipment, screening walls, landscape buffers and non-invasive installation.

I believe this variance represents the **minimum departure necessary** to address the practical difficulty presented by the property's layout while meeting the spirit and intent of the City's zoning ordinance.

Commitment to Compliance and Neighborhood Compatibility
I am committed to ensuring the installation aligns with West Lake Hills' standards for quality, safety, and neighborhood character. I will comply with all building codes and any reasonable conditions the City may require as part of approval.

Thank you for your consideration of this application. I respectfully request your support for granting the variance. Please let me know if you need any additional information, plans, or documentation.

Sincerely,

David Bravo
Bravo Interior Design
512-372-0700
david@bravointeriordesign.com

APPROVED WITH AFFIDAVIT!
By DI at 10:47 am, Jun 01, 2020

CORTONA DRIVE
(30' ROW)

RIBBON CURB

b 10' STREET MAINT. & ACCESS ESMNT. PER DOC. NO. 2001061885

CURVE NO.	RADIUS		CHORD BEARING	CHORD	ARC
C1	365.00'	ACTUAL	S 72°57'20" E	109.22'	109.64'
		RECORD	–	–	109.77'

LINE NO.	BEARING & DISTANCE		
L1	ACTUAL	N 60°37'32" W	45.22'
	RECORD	N 60°31'01" W	45.00'

LEGEND
- IRON FENCE
- WOOD FENCE
- METAL GATE
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- MB ROCK MAILBOX
- TP TRANSFORMED PAD
- TV CATV PEDESTAL
- TE TELEPHONE PEDESTAL
- IN INTERNET PEDESTAL

ROCK DRIVE
ROCK PLANTER (TYP.)
COLUMN (TYP.)
STONE TILE
TWO STORY WOOD FRAME ROCK VENEER STUCCO FINISH
25' BLDG. LINE PER PLAT
STUCCO WALL
A/C
CONC. DRIVE
e 111' BLDG. LINE PER PLAT
259.30' 260.54'
111.70'
305.34' 305.45'
43.10'
0.3'
GRAVEL
GM
EM
ROCK STEPS (TYP.)
BBQ
CONC.
STONE
POOL (IN-GRND.)
HOT TUB
SINK
CONC. WALL (TYP.)
POOL EQUIP.
31.75'
39.75'
CONC. CURB
LOT 3
BLOCK "A"
RET. WALL (TYP.)
f 25' BLDG. LINE PER PLAT
SEPTIC TANK LID (TYP.)
g 30' BLDG. LINE PER PLAT
ROCK WALL (TYP.)
c ~~25'~~ 20' VEGETATIVE BUFFER SCREEN PER PLAT
46.50'
BEARING BASIS
LOT 4
LOT 2
h 10' ELEC. UTIL. ESMNT. TO C.O.A. PER DOC. NO. 2001158815
N 29°23'27" E
N 29°20'24" E
S 08°25'47" W
N 60°11'32" W
N 59°46'26" W
170.97'
170.72'
(RECORD TYP.)
(ACTUAL TYP.)
L1
WESTLAKE PARK
BK. 7, PG. 74
VISTA DE LA CINA SD
BK. 87, PG. 19B

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN DOC. NO. 200100129, DOC. NO. 2001061880, DOC. NO. 2009178763 AND DOC. NO. 2012179389, OFFICIAL PUBLIC RECORDS.

EASEMENT RECORDED IN a VOL. 2128, PG. 220, DEED RECORDS, DOES NOT TRAVERSE THE PROPERTY.

PLAT OF SURVEY

Survey No. 20153 SCALE: 1" = 30' GF 202001398

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0445K & PER PLAT Dated: JAN. 22, 2020

LOT NO. 3 BLOCK NO. "A"

ADDITION OR SUBDIVISION CORTONA SUBDIVISION, DOCUMENT NO. 200100129, OFFICIAL PUBLIC RECORDS

STREET ADDRESS 477 CORTONA DRIVE CITY WEST LAKE HILLS COUNTY TRAVIS

SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE ROLLING HILLS HOLDINGS, LLC TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

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

SNS ENGINEERING, INC.
12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) JM

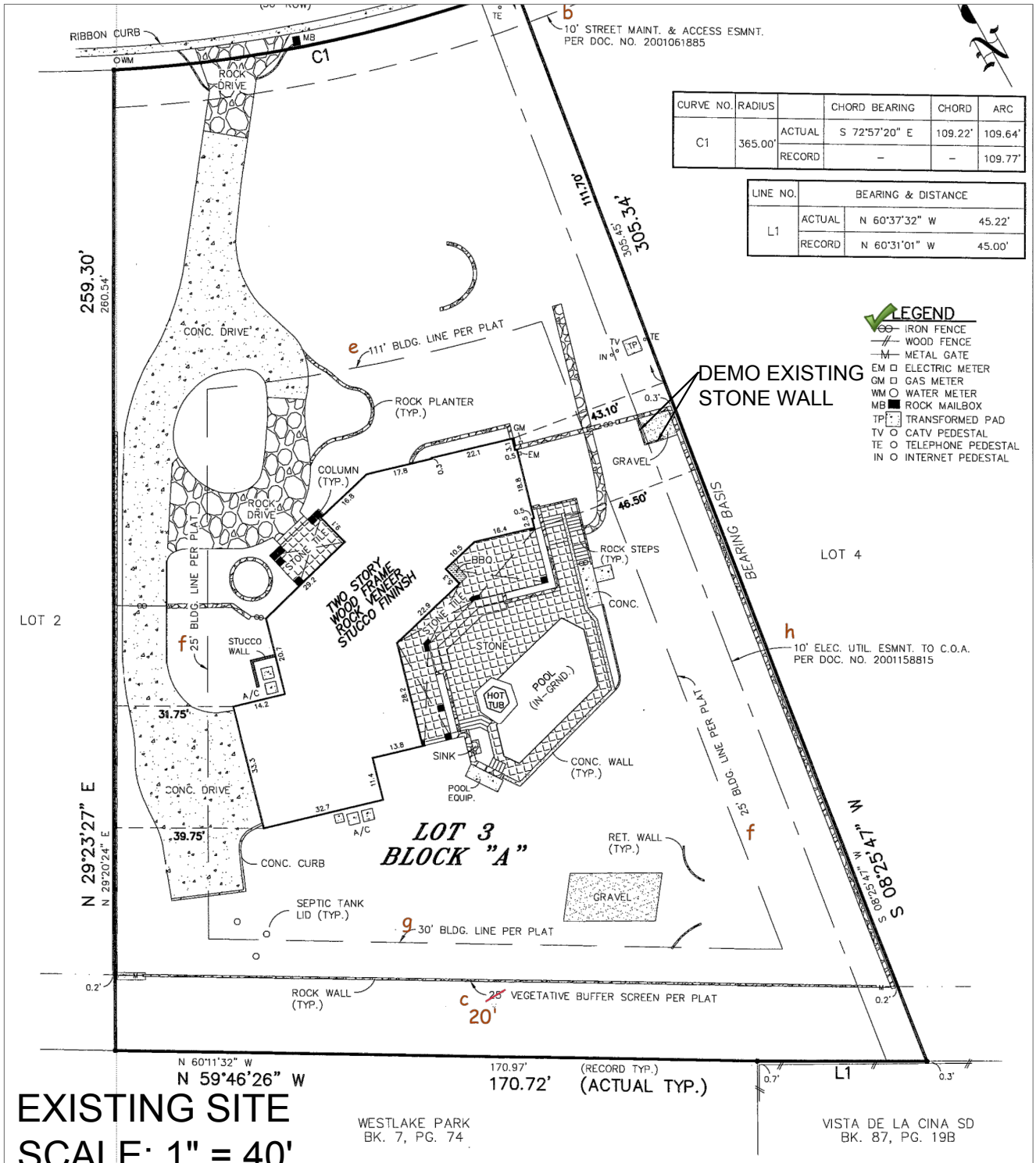
699/09, DC

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

STATE OF TEXAS REGISTERED EDWARD W. BRADFIELD 5617 PROFESSIONAL LAND SURVEYOR

Edward W Bradfield

Date: 06-01-2020



EXISTING SITE
SCALE: 1" = 40'

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN DOC. NO. 200100129, DOC. NO. 2001061880, DOC. NO. 2009178763 AND DOC. NO. 2012179389, OFFICIAL PUBLIC RECORDS.

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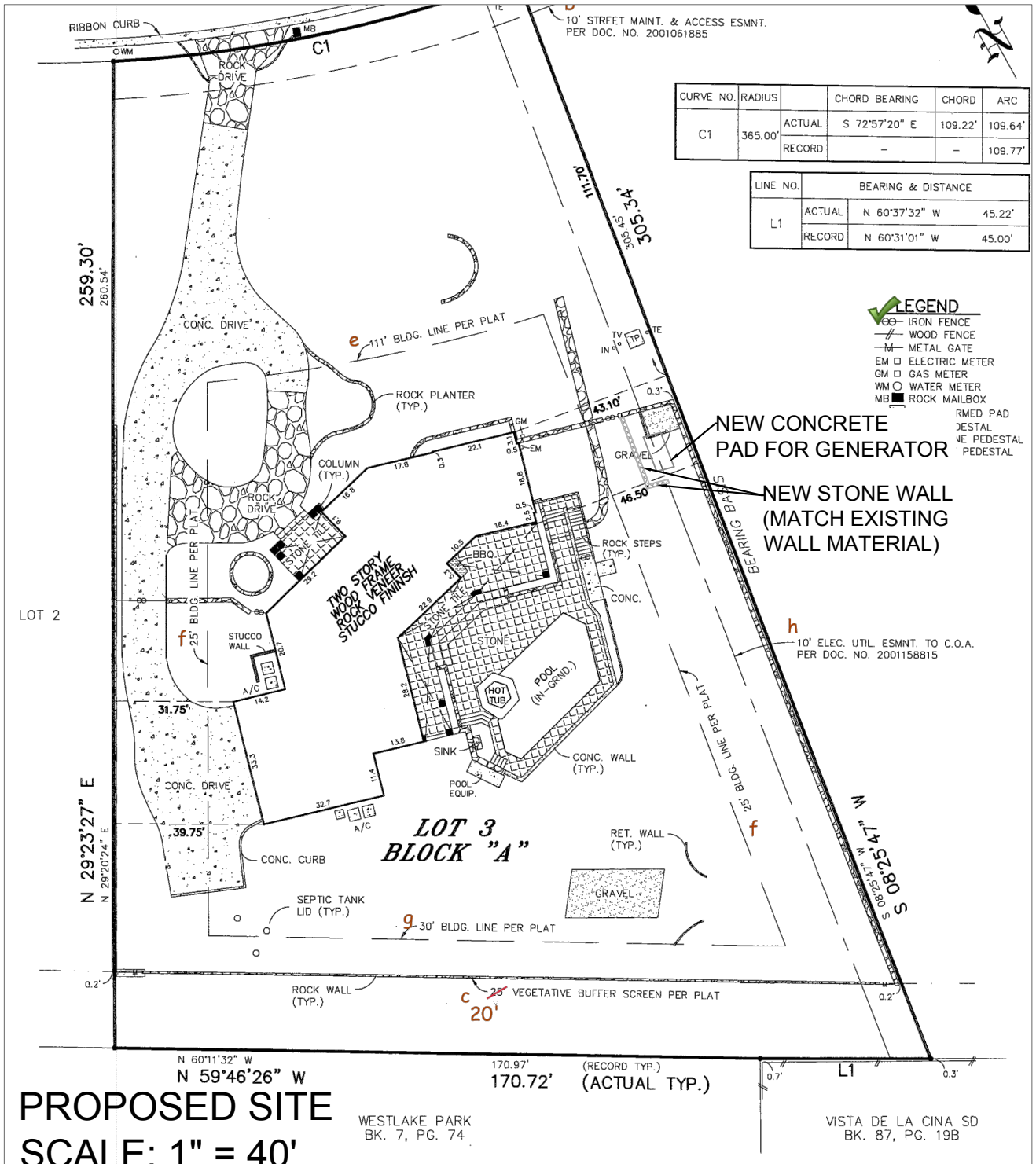
STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN

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

STATE OF TEXAS REGISTERED EDWARD W. BRADFIELD 5617 PROFESSIONAL LAND SURVEYOR

533 CORTONA DRIVE



PROPOSED SITE
SCALE: 1" = 40'

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN DOC. NO. 200100129, DOC. NO. 2001061880, DOC. NO. 2009178763 AND DOC. NO. 2012179389, OFFICIAL PUBLIC RECORDS.

EASEMENT RECORDED IN VOL. 2128, PG. 220, DEED RECORDS, DOES NOT TRAVERSE THE PROPERTY.

PLAT OF SURVEY

Survey No. 20153 SCALE: 1" = 30' GF 202001398

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0445K & PER PLAT Dated: JAN. 22, 2020

LOT NO. 3 BLOCK NO. "A"

ADDITION OR SUBDIVISION CORTONA SUBDIVISION, DOCUMENT NO. 200100129, OFFICIAL PUBLIC RECORDS

STREET ADDRESS 477 CORTONA DRIVE CITY WEST LAKE HILLS COUNTY TRAVIS

SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE ROLLING HILLS HOLDINGS, LLC

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

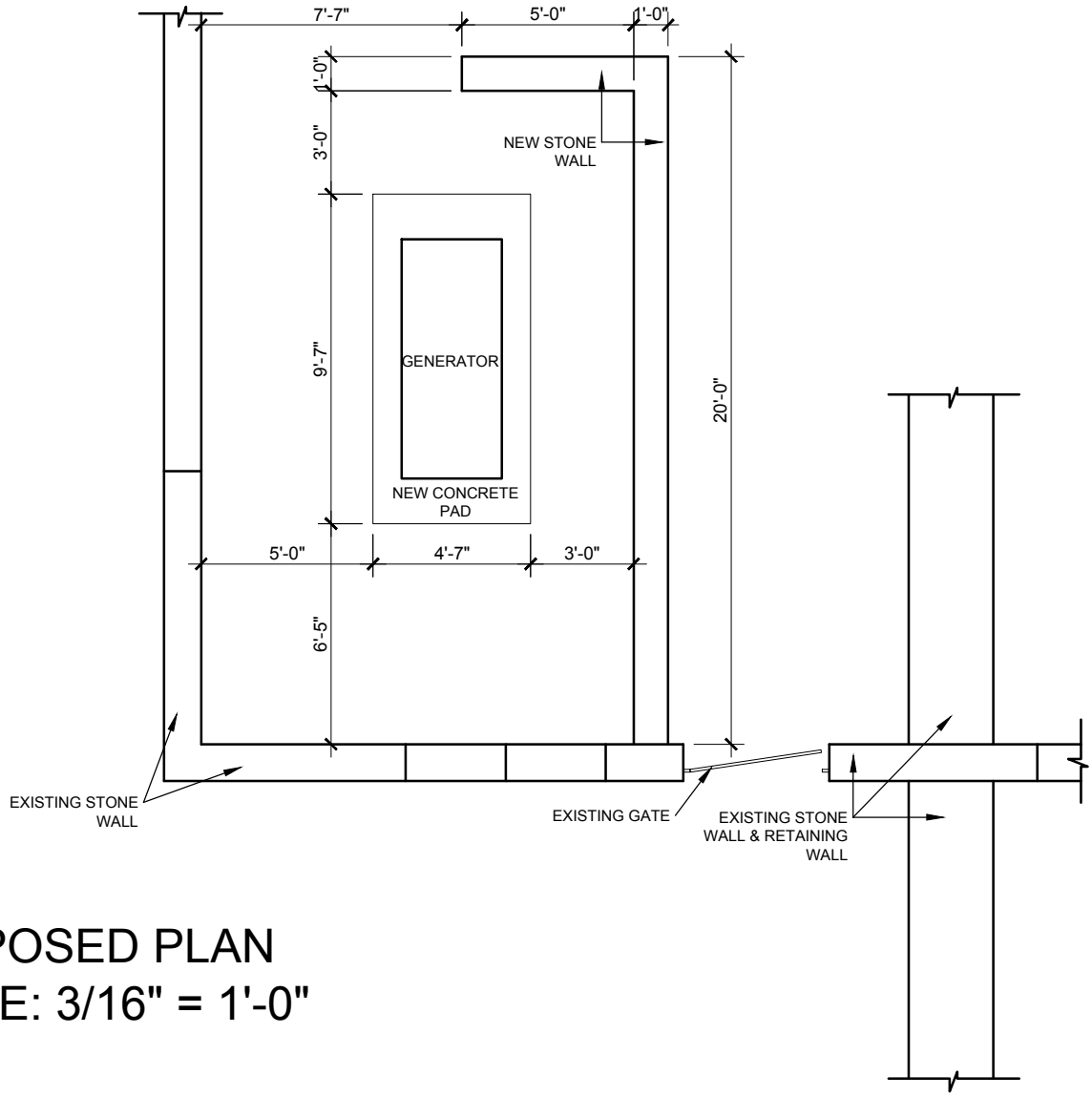
STATE OF TEXAS, COUNTY OF TRAVIS

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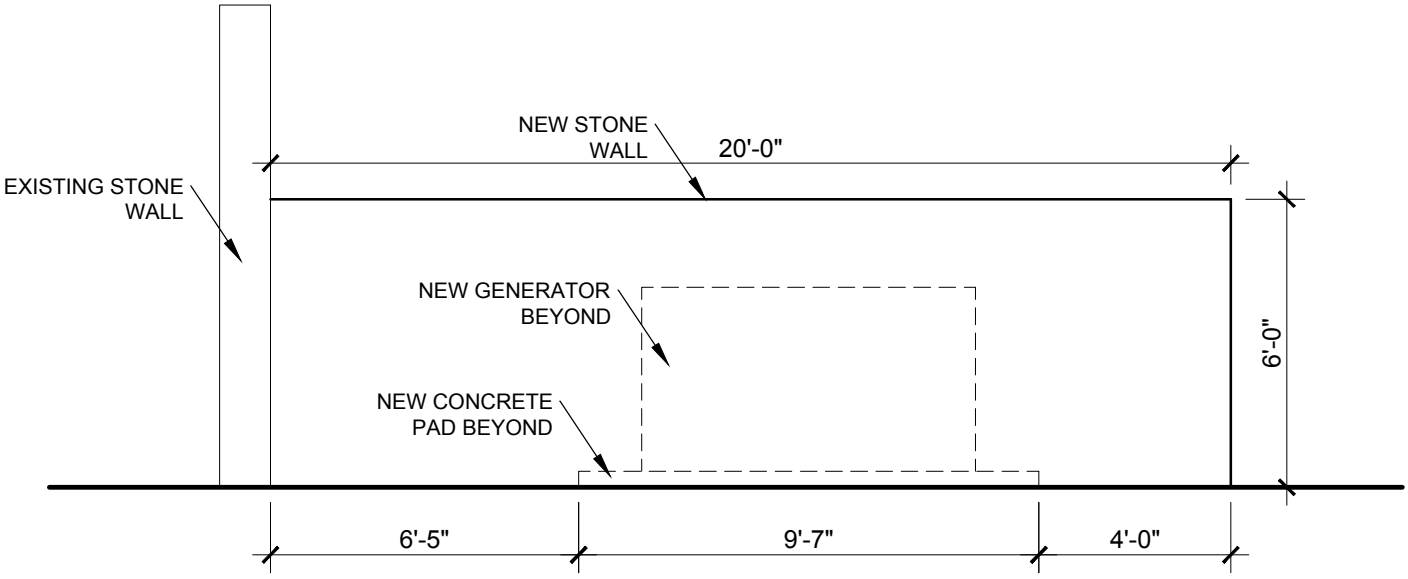
STATE OF TEXAS REGISTERED EDWARD W. BRADFIELD 5617 PROFESSIONAL LAND SURVEYOR

533 CORTONA DRIVE

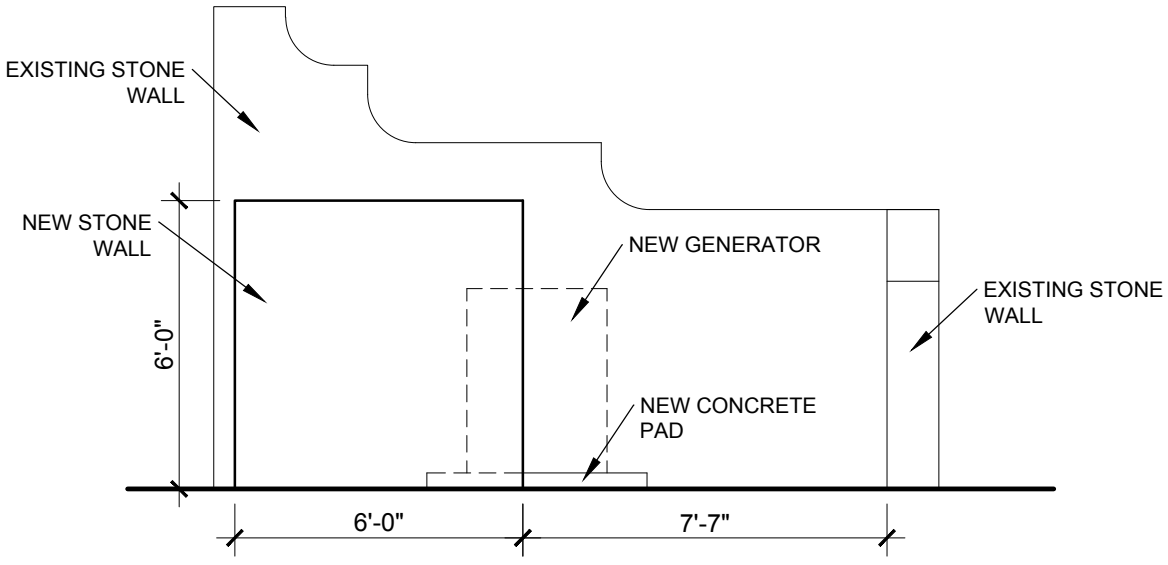


PROPOSED PLAN
SCALE: 3/16" = 1'-0"

533 CORTONA DRIVE

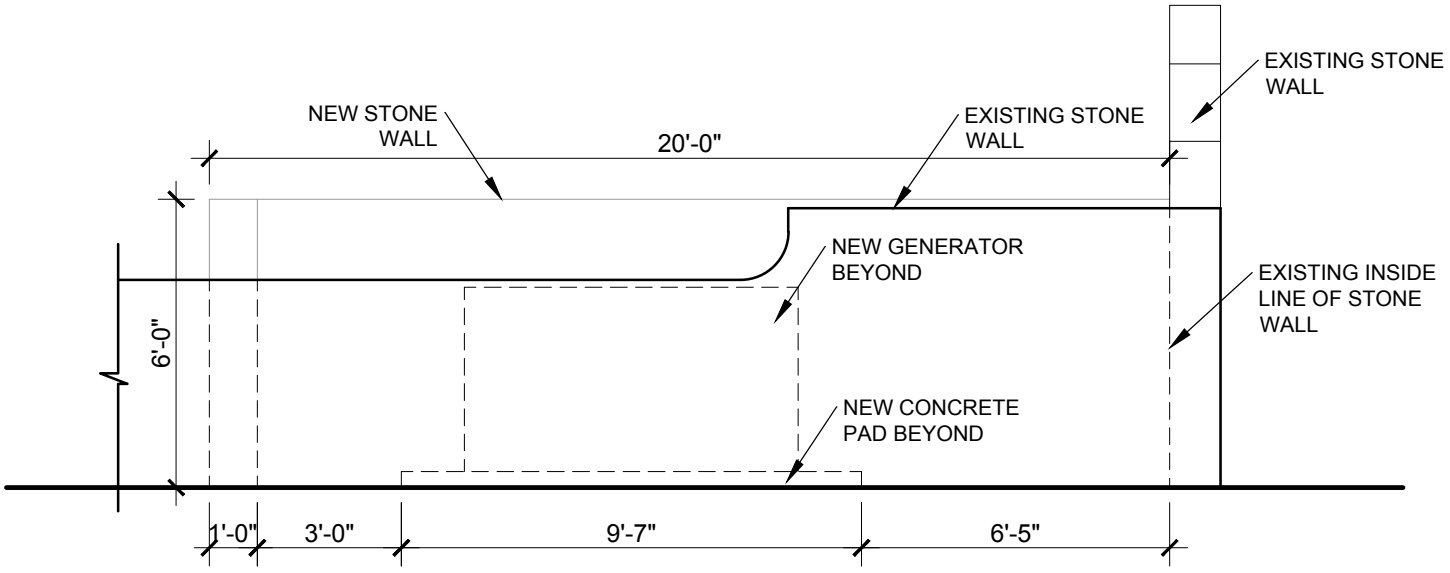


PROPOSED: LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED: FRONT ELEVATION
SCALE: 1/4" = 1'-0"

533 CORTONA DRIVE



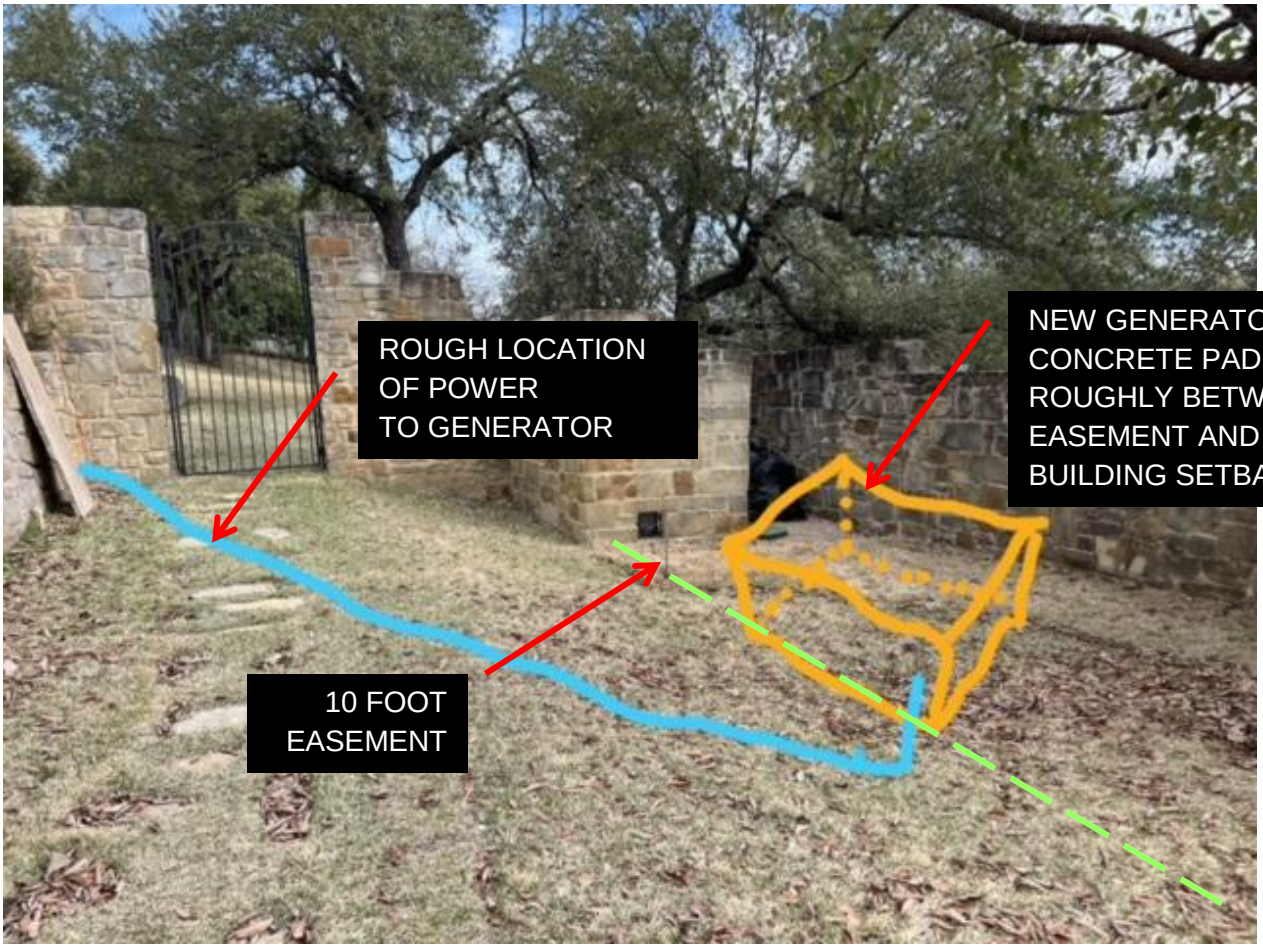
PROPOSED: RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

533 CORTONA DRIVE


LOCATION OF NEW
PANEL FOR NEW
GENERATOR


EXISTING STONE WALLS
DEMO'D


EXISTING WELL
IN 10 FOOT EASEMENT


ROUGH LOCATION
OF POWER
TO GENERATOR
NEW GENERATOR AND
CONCRETE PAD WILL SIT
ROUGHLY BETWEEN
EASEMENT AND 25 FOOT
BUILDING SETBACK
10 FOOT
EASEMENT


EXISTING TRANSFORM BOX,
INTERNET PEDESTAL,
TELEPHONE PEDESTAL,
CATV PEDESTAL LOCATED
IN FRONT YARD

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Oct 03, 2024 05:04 PM Fee: $49.00
2024110430
Electronically Recorded

This page is intentionally added for electronic file stamp.

File No: 2024-069769 LM

PARTIAL RELEASE OF AN ELECTRIC UTILITY EASEMENT

Description of Easement and Recording Data: A ten foot (10') wide electric utility easement, recorded in Document Number 2001158815, Official Public Records of Travis County, Texas, ("Easement").

Description of portion of Easement to be Released: A three hundred square foot (300 sq ft) tract of land being a portion of a ten foot (10') wide electric utility easement as described in the attached and incorporated **Exhibit A** ("Released Property").

Original Easement Grantee and Address: City of Austin, Texas, P.O. Box 1088, Austin, Travis County, Texas 78767-1088 ("City").

Description of Property and Local Address: Lot 3, Block A, Cortona Subdivision, a subdivision in the City of Westlake, recorded in Document Number 200100129, Official Public Records, Travis County, Texas, locally known as 477 Cortona Drive, West Lake, Travis County, Texas.

Current Owner of Property and Address: Rolling Hills Holdings, LLC, a Texas limited liability corporation, 477 Cortona Drive, West Lake, Travis County, Texas 78746.

Consideration: TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

City has determined that the Released Property is not now needed and will not be required in the future since the Released Property portion of the Easement is surplus.

City, for the consideration herein recited, acting by and through its duly authorized City Manager or designee releases the Released Property from the Easement.

EXECUTED this the 03 **day of** September, **2024.**

City of Austin, Texas

By: _____
Richard Mendoza, P.E., M.P.A.
Director, Transportation and Public Works Department

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 3, 2024, by Richard Mendoza, P.E., M.P.A., Director, Transportation and Public Works Department, City of Austin, a Texas municipal corporation, on behalf of said corporation.

[Seal]

DAWNYE DAVIS
Notary Public, State of Texas
Comm. Expires 04-18-2028
Notary ID 134859438

_____
Notary Public, State of Texas

File No. 2024-069769 LM

EXHIBIT "A"

300 SQUARE FEET
PARTIAL RELEASE
ELECTRIC UTILITY EASEMENT
CORTONA SUBDIVISION

FIELD NOTES

FIELD NOTE DESCRIPTION OF 300 SQUARE FEET (0.007 ACRES) OF LAND OUT OF LOT 3, BLOCK A, CORTONA SUBDIVISION, A SUBDIVISION IN THE CITY OF WESTLAKE, TRAVIS COUNTY, TEXAS, BEING A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200100129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID LOT 3 BEING CONVEYED TO ROLLING HILLS HOLDINGS, LLC BY GENERAL WARRANTY DEED DATED JUNE 1, 2020 RECORDED IN DOCUMENT NUMBER 2020089090 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 10 FOOT WIDE ELECTRIC UTILITY EASEMENT TO THE CITY OF AUSTIN RECORDED IN DOCUMENT NUMBER 2001158815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 300 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone (4203) grid, using Leica network rover & Leica Smart Net. Combined scale factor 0.99991587.

COMMENCING at a ½ inch diameter steel pin found on the curving south right-of-way line of Cortona Drive, having a radius of 365.00 feet, at the northeast corner of the said Lot 3, the same being at the northwest corner of Lot 4, Block A, of the said Cortona Subdivision, from which a 1/2 inch diameter steel pin found at the northwest corner of the said Lot 3 bears a chord bearing and distance of N 74°51'23" W, 109.27 feet;

THENCE, S 06°30'10" W, a distance of 130.34 feet along the common line between the said Lots 3 and 4, the same being the east line of the said 10 foot wide Electric Utility Easement, to a computed point for the **PLACE OF BEGINNING,** having grid coordinates N-10077339.51 E-3093893.23;

THENCE, S 06°30'10" W, a distance of 30.00 feet along the common line between the said Lots 3 and 4, the same being the east line of the said 10 foot wide Electric Utility Easement, to a computed point, from which a 1/2 inch diameter steel pin found at the southeast corner of the said Lot 3, the same being the southwest corner of the said Lot 4, bears S 06°30'10" W, 144.89 feet;

THENCE, traversing the interior of the said Lot 3, the following three (3) courses and distances:

1) N 83°29'50" W, 10.00 feet to a computed point on the west line of the said 10 foot wide Electric Utility Easement;

2) N 06°30'10" E, 30.00 feet along the west line of the said 10 foot wide Electric Utility Easement, to a computed point;

300 S.F.
Page 2 of 2

3) S 83°29'50" E, 10.00 feet to the **PLACE OF BEGINNING**, containing 300 square feet of land, more or less.

I, Timothy A. Lenz, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds description and sketch were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for, including but not limited to building footprint, eaves, and roof overhangs and all visible improvements whatsoever. Date of field work May 7, 2024.

August 9, 2024

Timothy A. Lenz, R.P.L.S. No. 4393
Sinclair Land Surveying, Inc.
Firm No. 10089000
4150 Freidrich Lane, Suite A-1
Austin, Texas 78744
(512) 443-1174

STATE OF TEXAS
REGISTERED
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

BEARING BASIS
Texas Coordinate System of 1983 (NAD83), Central Zone
TACD PARCEL ID: 01-1315-0130
AUSTIN GRID F-24

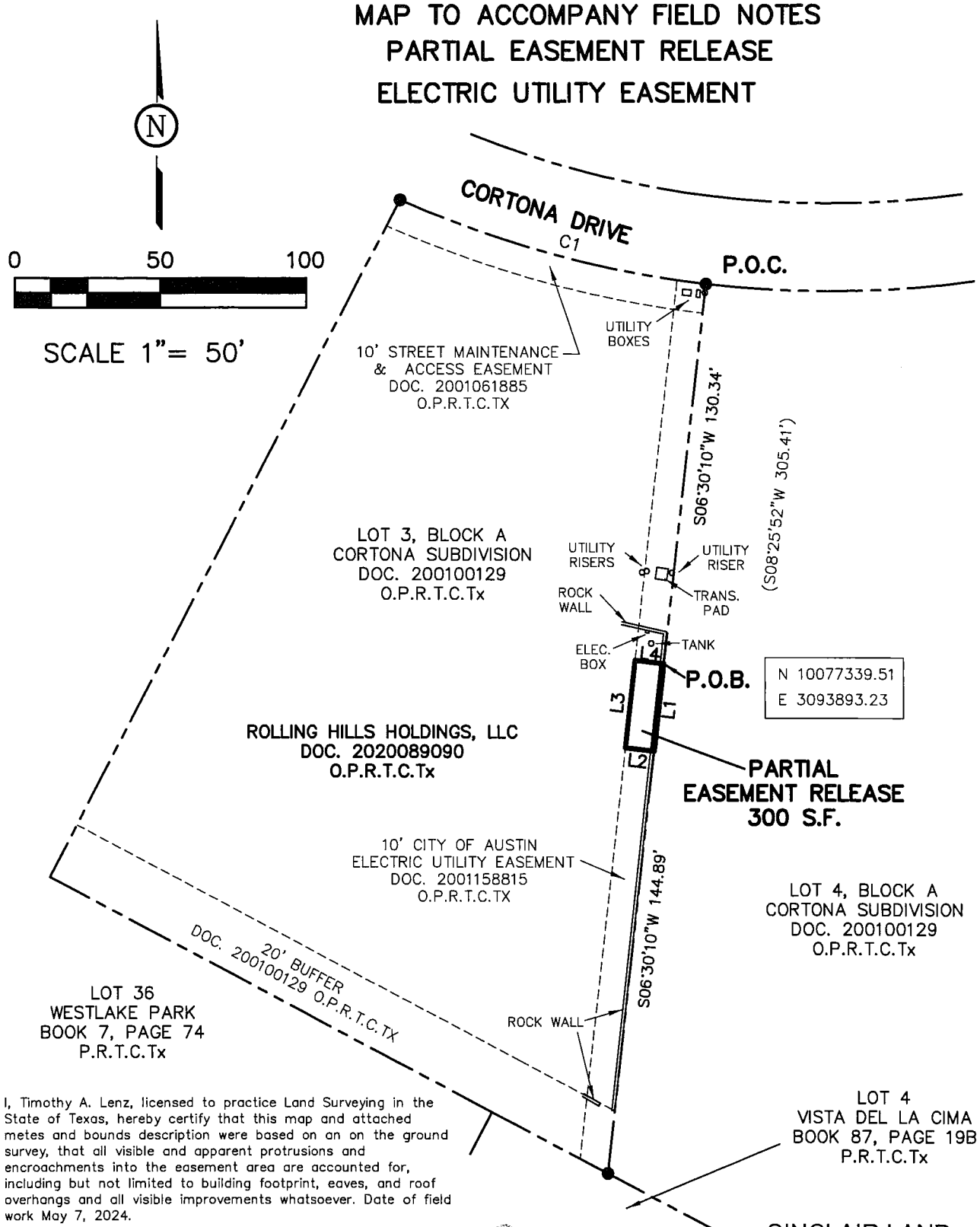
FIELD NOTES REVIEWED
BY DATE: 08/27/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

202400408 (Ease Release).doc

Exhibit "A"

File No. 2024-069769 LM

MAP TO ACCOMPANY FIELD NOTES
PARTIAL EASEMENT RELEASE
ELECTRIC UTILITY EASEMENT



I, Timothy A. Lenz, licensed to practice Land Surveying in the State of Texas, hereby certify that this map and attached metes and bounds description were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for, including but not limited to building footprint, eaves, and roof overhangs and all visible improvements whatsoever. Date of field work May 7, 2024.

Witness my hand and seal on August 9, 2024

Timothy A. Lenz, R.P.L.S. No. 4393

STATE OF TEXAS
REGISTERED
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

SINCLAIR LAND SURVEYING, INC.
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM No. 10089000

JOB NUMBER: 202400408

PAGE 1 OF 2

Exhibit "A"

File No. 2024-069769 LM

MAP TO ACCOMPANY FIELD NOTES
PARTIAL EASEMENT RELEASE
ELECTRIC UTILITY EASEMENT

LEGEND

●	1/2" STEEL PIN FOUND (UNLESS NOTED)
○	1/2" STEEL PIN SET W/CAP MARKED 'SLS.'
▲	NAIL FOUND
△	COMPUTED POINT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
(BRG.~DIST.)	RECORD CALL
Ø	VALVE
E	ELEC BOX
TRAN	TRANSFORMER ON PAD
ØPH	TEL/CABLE RISER/BOX
W	WATER METER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.P.R.T.C.Tx	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.Tx	PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BEARINGS & COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE (4203), GRID USING LEICA NETWORK ROVER & LEICA SMART NET. COMBINED SCALE FACTOR 0.99991587

LINE	BEARING	DISTANCE
L1	S06°30'10"W	30.00'
L2	N83°29'50"W	10.00'
L3	N06°30'10"E	30.00'
L4	S83°29'50"E	10.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°13'05"	365.00'	109.69'	N74°51'23"W	109.27'

C1 – (RECORD CURVE)

RADIUS 365.00'

ARC 109.77'

SINCLAIR LAND SURVEYING, INC.

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512–443–1174

TBPELS FIRM No. 10089000

JOB NUMBER: 202400408

PAGE 2 OF 2

After recording, return to:

City of Austin – PDC
Transportation and Public Works Department – Land Management
P.O. Box 1088
Austin, TX 78767-1088

File No: 2024-069769 LM

Exhibit A

477 Cortona Drive – Side Setback Variance

Applicant's Findings of Fact

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

   22.03.281 Front (north) setback is visible from the street, needs a high wall and cover unit. Interference with existing trees/vegetation. There is also a high-grade slope. Side (west) setback has no room. The driveway to the garage takes the space to the property line. Rear (south) setback has existing tree line, vegetation, and the septic system. No existing room is feasible. Side (east) setback has utilities access, existing wall covers unit from neighbor. An added wall to enclose unit to reduce visibility and noise. It is within the side setback variance but sits inside existing structures.

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

   22.03.302 (a) The unit placement disturbs no existing trees, vegetation or flora. The site is vacant of nature. (c) The unit will be placed inside of an existing wall, covering visibility to the adjacent neighbor.

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

   22.03 Dimensions prohibits structures being built on a 25% slope without variance approval. The front property has several severe slopes. To build on the front (north) part of the property would require extensive grading to recess the unit. Further, covering with new walls to reduce visibility from the street as well as running utilities around existing trees and vegetation would prohibit placement. The side (east) setback is the ideal location.

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

   Aligns with the intent of Section 22.03.276 and Section 22.03.281, which govern utility placement and structure encroachments within setbacks. Avoids excessive trenching, grading, etc. Enclosed within a perimeter wall.

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

The proposed variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan because the generator will be installed in a location that does not interfere with natural tree growth, avoids impact to the existing terrain, and maintains an unobtrusive architectural presence. The placement respects neighborhood aesthetics, preserves the character of the site, and remains consistent with the broader objectives of the City's master plan.

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

   The proposed variance will not adversely affect or interfere with the enjoyment of neighboring properties. The generator is a quiet model and will be enclosed by a wall that provides both sound buffering and visual screening, minimizing any potential impact. Its placement is discreet and designed to blend with the existing architecture and landscape. Additionally, the installation is expected to increase the property value of the residence, which in turn can positively influence the value of neighboring properties.

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

Meeting Date:	August 20, 2025	**Item Number:**	8
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

912 Calithea Rd.: Discuss and make a recommendation on variances:

1. To allow for a second driveway on a residential lot where one is the maximum (Section 22.03.175(E)(2): Driveway Standards)
2. To install a new septic tank encroaching on the 25-foor side building setback (Section 22.03.276: Setbacks for accessory structures)
3. To install a new septic tank encroaching on the 25-foor side building setback (Section 22.03.281: Dimensional Regulations)

Applicant: Ross Smith, South Town Dream Homes

Recommendation

Discuss and provide a recommendation including the analysis of the following criteria:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan; and
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

The Zoning and Planning Commission, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

The Zoning and Planning Commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance.

This item will be forwarded to the September 10, 2025 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: George and Charlotte Howard
Legal Description: Terrace Mountain Block O, Lot 10
Lot Size: 0.631 acres
Zoning: R-1 One-Family Residential
Wastewater: Private on-site sewage facility (public sewer not available)

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

Background:
The property at 912 Calithea was built in 1991 with renovations and carport/deck additions in 2024. The house is 3,848 sf of conditioned space, with 7,819 sf of improvements on site. The property owner received a variance on October 12, 2022 for encroachments to the Terrace Mountain front setback and the side setback for a second story addition (https://westlakehillstx.portal.civicclerk.com/event/182/files/attachment/2443).

Analysis:

Driveway Code Requirements

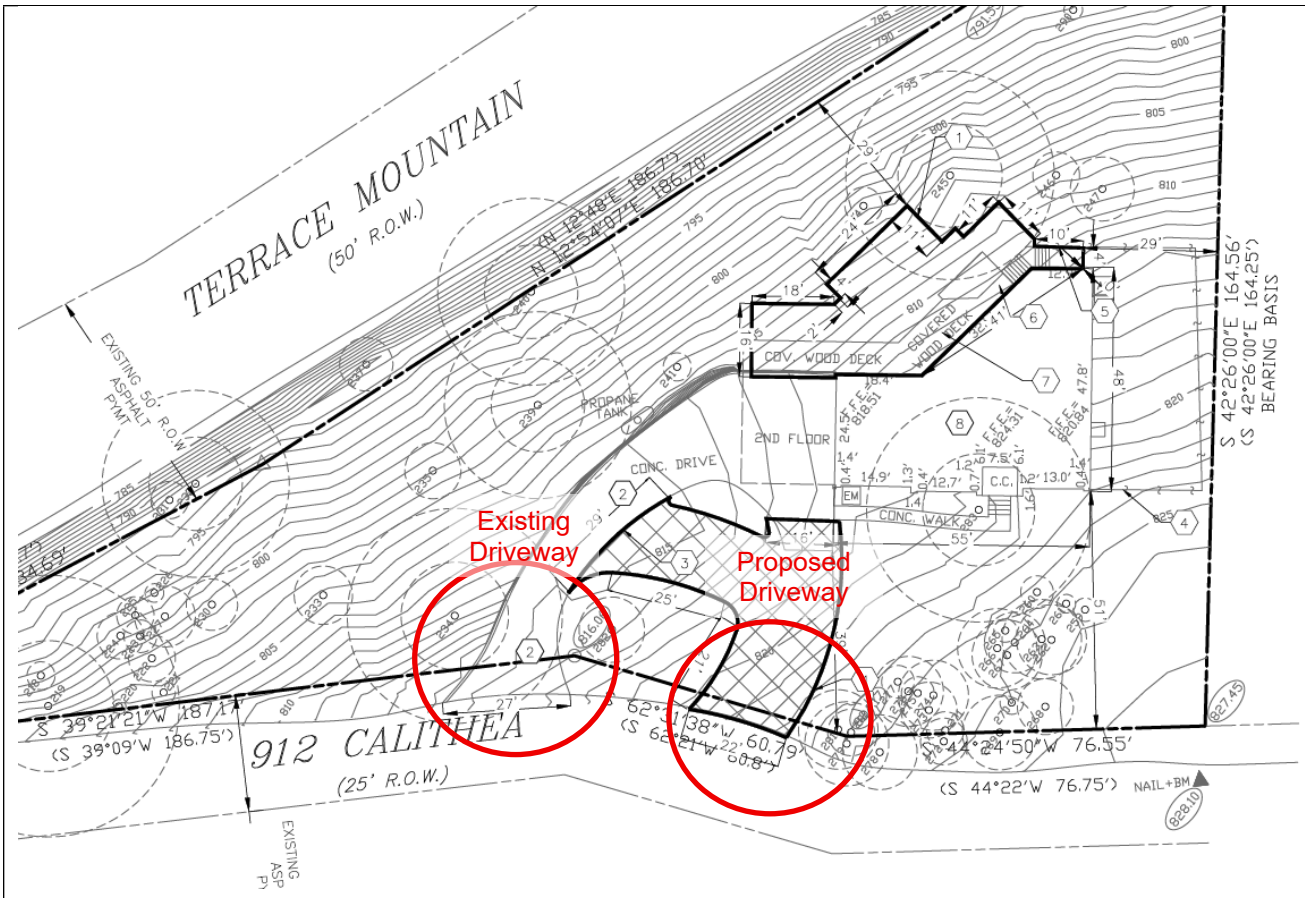
- Section 22.03.175. Off-street parking and parking pad requirements in residential areas.

(a) Every driveway entrance/exit shall be at roadway grade level where the driveway intersects the city's right-of-way except as otherwise approved by the city inspector.

(1) Each dwelling shall be on a lot abutting a public street or having access to an improved public street, and all structures shall be so located on lots as to provide safe, convenient access for servicing, police protection, fire protection and required off-street parking. Driveways shall not exceed a maximum of 20 percent grade at any point after construction. No part of a driveway shall rise more than 6' above natural ground grade directly below.

(2) **Only one driveway is allowed per primary dwelling unit, regardless of the number of lots, frontage on more than one roadway, or character of accessory structures. The driveway entrance/exit shall not exceed 20 feet in width. The location of all driveways shall be approved by the city inspector. The parking spaces and driveway surfaces shall be those required in sections 22.03.241, 22.03.242, 22.03.244 and 22.03.247.**

Request:
The applicant is requesting to construct a second driveway access to provide a loop driveway for additional parking onsite. The exhibit provided shows the loop area 21 feet from the street edge. Parking areas must be set a minimum of 20 feet from the property line. The applicant has not requested a variance for this, so the plans must be revised to show the driveway setback before a permit can be issued.



Setback Code Requirements

- Section 22.03.275. Building setback distances.

  (1) No principal building shall have any front, side or rear setback distance less than that shown on the schedule of regulations as being required in the district in which the building is located, except that the minimum setback distance from Bee Cave Road shall be 50 feet regardless of which direction the building is facing. The setback distance from the Capital of Texas Highway shall be a minimum of 75 feet.

  - Unroofed steps and ramps shall not be considered as part of the principal building when measuring the setback distance of such building.
  - Roof overhangs and eaves a minimum of 8 feet above natural grade up to two (2) feet into the front, side or rear setback. All other building elements shall not encroach into setbacks.
  - Allowed encroachments: Equipment slabs for pool equipment and/or mechanical equipment, generators and other similar equipment **may encroach up to five (5) feet into side and rear setbacks** after meeting all the following requirements:
    - Attached to the primary structure foundation;
    - Screened to appropriately dampen noise;
    - Slab is limited to 12 feet in length;

- Equipment cannot be greater than five (5) feet in height measured from natural grade;
- Screening must extend six (6) inches above the height of the equipment; and
- Must be shown on the approved building plans.

- Section 22.03.276. Setbacks for accessory structures.

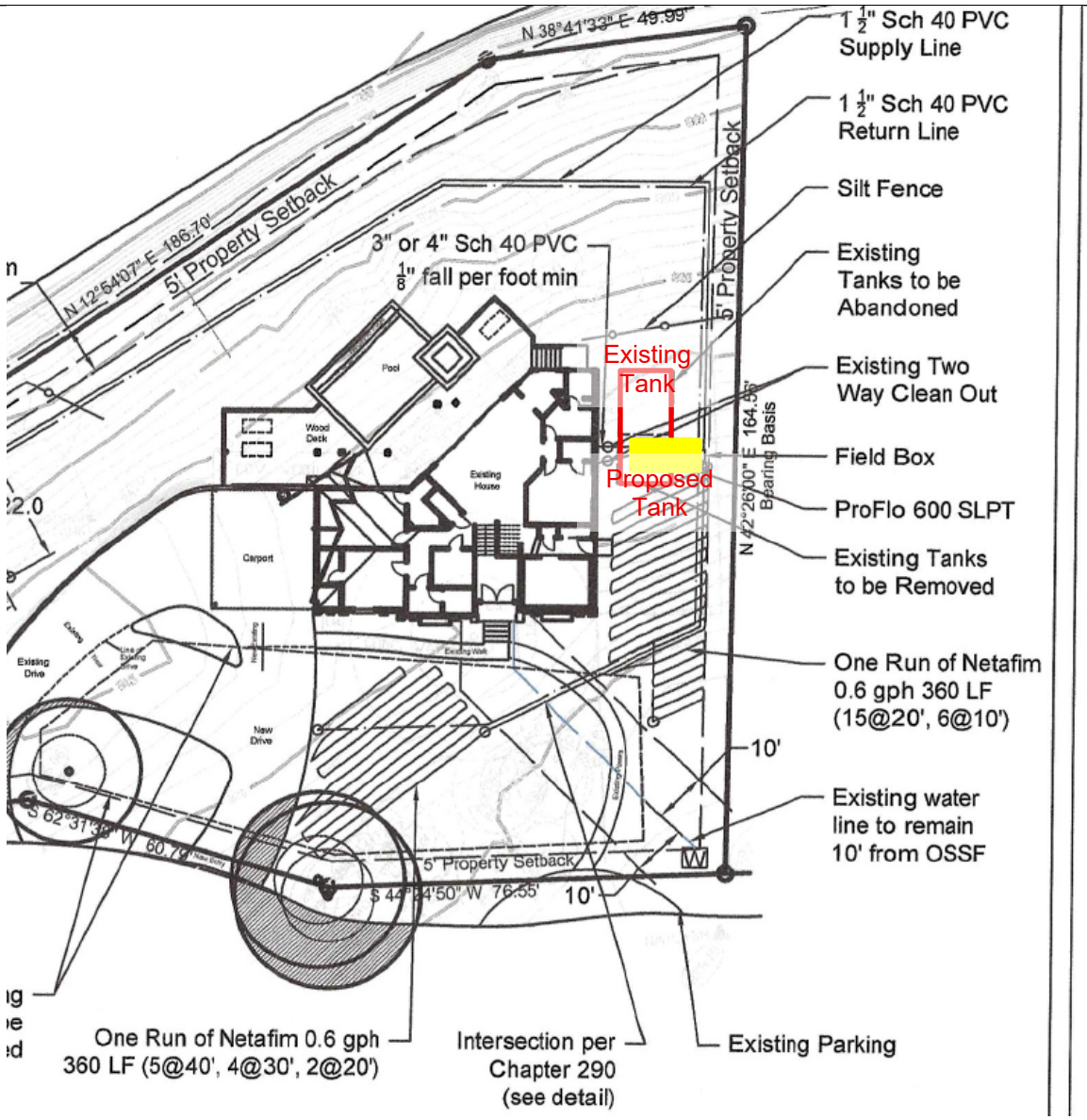
The minimum setback distances for accessory structures, other than unroofed steps, ramps, fences, walks, driveways, driveway gates, playscapes. and mailboxes, shall be the same as the setback distances applicable to a principal building under the appropriate category in section 22.03.281. Accessory structures, including overhangs and eaves, shall not encroach into setbacks. Propane tanks shall not be required to meet the setback requirements of this section so long as they are permitted and placed in accordance with the Liquefied Petroleum Gas Safety Rules adopted by the Railroad Commission of Texas in title 16, part 1, chapter 9, of the Texas Administrative Code, including any and all future amendments thereto.

- Section 22.03.281 Schedule of Regulations

Minimum Building Setback Distance in Feet From Side Lot Lines									
Lot Size/ Zoning	**R-1**	**R-2**	**R-3**	**O**	**GUI**	**B-1**	**B-2**	**B-3**	**MU-1**
Greater than or equal to .5 acre	**25**	25	50	(I)	(I)	(I)	(I)	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	20	20	N/A	(II)	(II)	(II)	(II)	N/A	N/A

Request:

Due to the expansion of the driveway, the septic field will need to be relocated, and the septic tank replaced. The existing tank is encroaching into the side setback approximately 15 feet. The proposed tank would encroach approximately 20 feet.



Variance Criteria Review:

Per Section 22.03.511 (c) Procedure and notice, Section 22.03.171: Site disturbance (residential buildings), and Section 22.03.276: Setbacks for accessory structures shall be administered in compliance with the rules established by sections 38.05.031 through 38.05.034.

- Section 38.05.031. Provisions subject to variance.

Variances may be granted by the board of adjustment to the provisions of this chapter in accordance with the rules and conditions of this division. A variance may not be granted, however, to authorize a change of use. Variances run with the land, but each variance is specific to the project for which it was granted.

- Section 38.05.032. Conditions required for granting variance.

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

(1) The applicant has established by competent evidence that:

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

(B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

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

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

(2) The recommendation of zoning and planning commission shall include an analysis of whether:

(A) The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.

(B) (Reserved).

(C) (Reserved).

(D) The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof.

- Section 38.0.033. Interpretative criteria.

The board of adjustment and the zoning and planning commission, in performing their respective duties in reference to applications for variances, may be guided by these interpretative criteria:

(1) Variances from the terms of this chapter should be granted sparingly.

(2) Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.

(3) Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.

(4) Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.

(5) The variance shall not violate the goals of the master plan for the city.

(6) The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.

(7) The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of

previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.

(8) See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.

(9) When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

- Section 38.05.035. Conditions.

The city council can impose, and the zoning and planning commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects, whether, the City can recommend the imposition of reasonable conditions that are necessary to achieve one or more of the land planning principles set forth in the City's Master Plan, Attachment "B", as codified in chapter 28 of the Code of Ordinances.

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

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

Compliance with Adopted International Building Code
The property and future construction will have to comply with all applicable City codes.

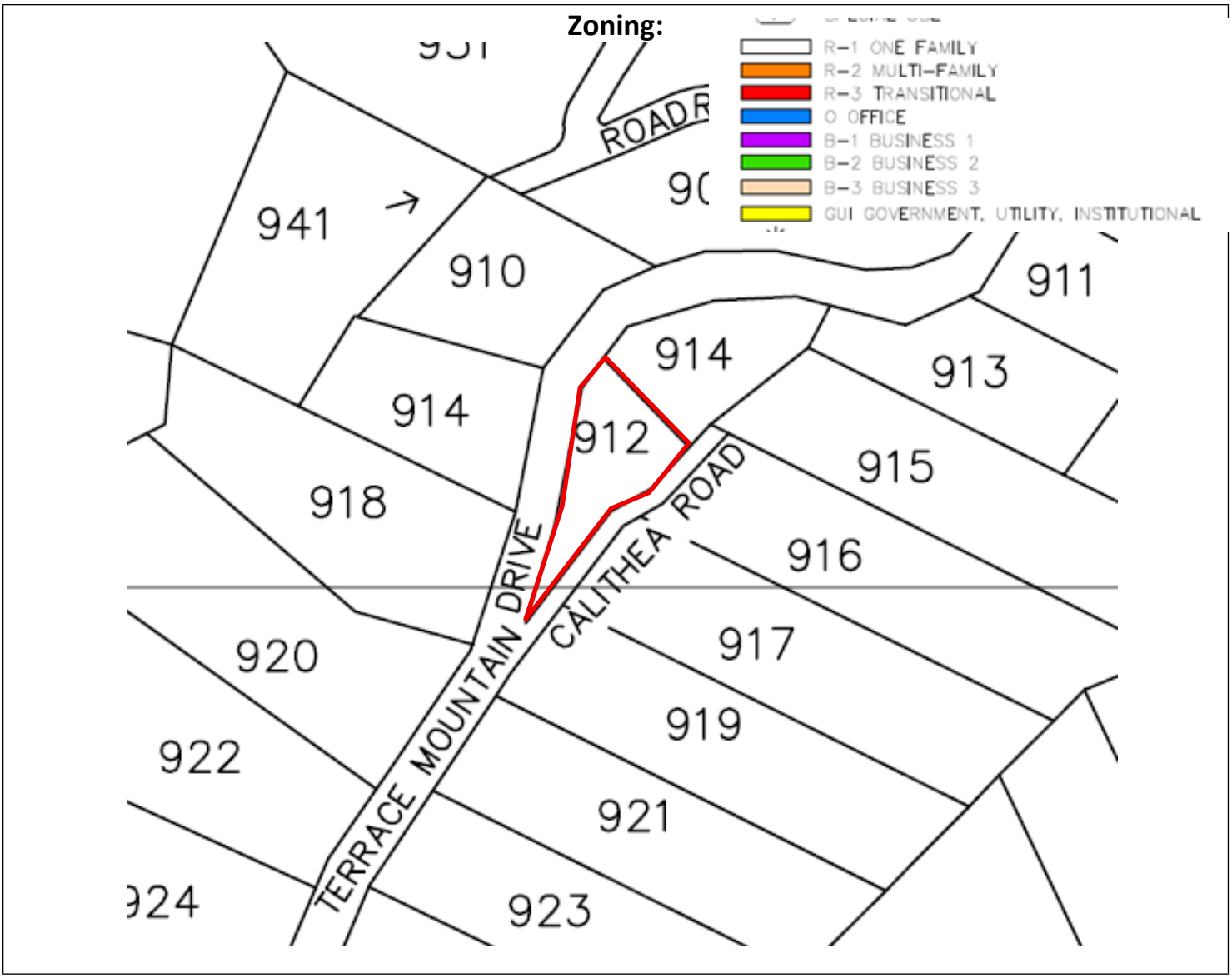
Subdivision
There is no change to the subdivision proposed with this application.

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

Links to Relevant Code:

- **Section 22.03.175 Off-street parking and parking pad requirements in residential areas**
- **Section 22.03.275 Building setback distances**
- **Section 22.03.281 Schedule of Regulations**
- **Section 38.05.031 Variances**
- **Section 22.03.514 Criteria and process required for granting a variance**

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
941
910
911
914
913
914
912
915
918
916
920
917
919
922
921
924
923
TERRACE MOUNTAIN DRIVE
CALITHEA ROAD

Aerial:


914
119941
SMITH LEGACY PE...
0119150211
Calithea Rd
915
914
119918
NIX JAMES S & J...
0119150102
Terrace Mountain Dr
TERRACE MOUNTAIN DR
912
119940
HOWARD GEORGE F...
0119150210
Calithea Rd
916
913
Terrace Mountain Dr
CALITHEA RD
Calithea Rd
917
Calithea Rd
119935
JOHNSON PATRICK...

Ross Smith
912 Calithea Rd
West Lake Hills, TX 78746
August 5, 2025

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

RE: Variance Request for Circular Driveway at 912 Calithea Rd

Dear Chairperson and Members of the Zoning and Planning Commission,

I am writing on behalf of the property owner, Charlotte Howard, to respectfully request approval of a zoning variance for 912 Calithea Rd in West Lake Hills. The variance would allow for the installation of a circular driveway with two points of access to Calithea Road, as well as the removal of an existing OSSF and the installation of a new OSSF, permitted through West Lake Hills.

This request is driven by specific and challenging site conditions. The property features a steep 15-foot drop-off at the end of the driveway, creating an unsafe environment for vehicles attempting to back out. In its current state, the driveway lacks sufficient turnaround space, often forcing residents, guests, and delivery drivers to use neighboring driveways to exit safely. This not only presents a safety concern but also imposes on adjacent properties.

After evaluating multiple design options—all of which either require a similar variance or fail to meet minimum safety and accessibility standards—we determined that the proposed circular driveway is the only solution that fully addresses these concerns. A nearby property on Calithea Rd has implemented a similar configuration with great success, further reinforcing the practicality and appropriateness of this design. The existing OSSF will need to be removed to allow adequate space for the circular driveway, and a new OSSF will be required to be installed. Plans prepared by an OSSF engineer have been submitted to West Lake Hills for the proposed system.

Importantly, the proposed driveway and OSSF will not remove any trees or disturb the native landscape. It will only affect a section of St. Augustine sod previously installed by the homeowner. The plan prioritizes minimal impact while significantly improving safety, functionality, and traffic flow on Calithea Rd.

We believe this variance represents the least invasive and most effective remedy for a clear and specific hardship. It supports the goals of the City’s Comprehensive Plan and the intent of the Zoning Ordinance by promoting responsible land use, protecting neighborhood character, and enhancing public safety.

Thank you for your time and consideration. I look forward to the opportunity to present this request further at the upcoming ZAPCO meeting. Please don't hesitate to reach out if any additional information is needed.

Sincerely,

Ross Smith
On behalf of Charlotte Howard
912 Calithea Rd
West Lake Hills, TX 78746

Ross Smith

SCALE: 1"=30'

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 10.

SURVEYOR'S NOTES

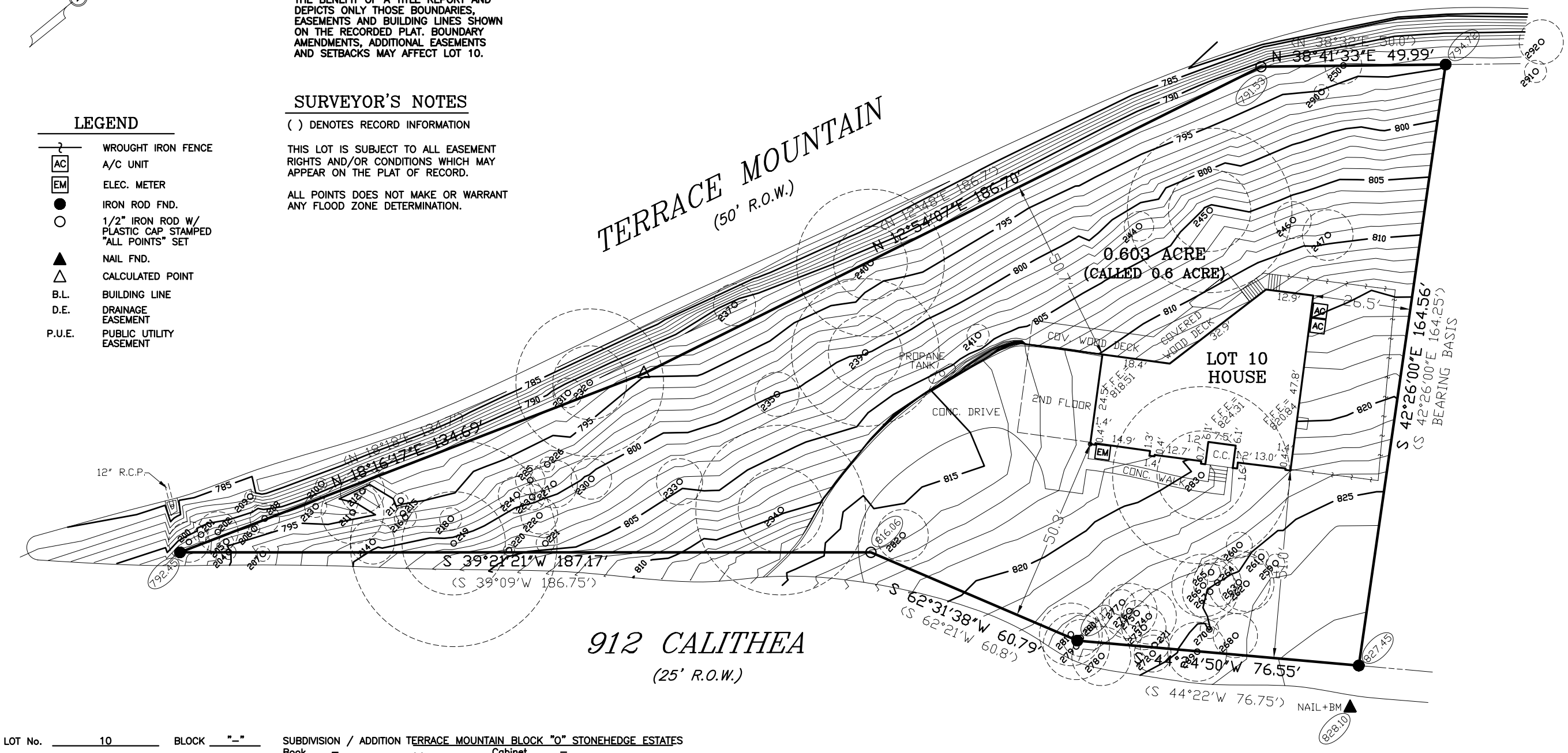
( ) DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LEGEND

WIF	WROUGHT IRON FENCE
AC	A/C UNIT
EM	ELEC. METER
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
▲	NAIL FND.
△	CALCULATED POINT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



TREE TABLE

200	11" DBL LIVE OAK
201	4" MTN LAUREL
202	11" LIVE OAK
204	4" LIVE OAK
205	4" CEDAR
206	3" CEDAR
207	4" CEDAR
208	8" LIVE OAK
209	3" CEDAR
210	3" CEDAR
211	17" CEDAR
212	12" CEDAR
213	6" CEDAR
214	12" CEDAR
215	4" LIVE OAK
216	6" LIVE OAK
217	4" MTN LAUREL
218	6" CEDAR
219	28" CEDAR
220	3" CEDAR
221	5" CEDAR
222	10" SPANISH OAK
223	7" CEDAR
224	10" CEDAR
225	8" CEDAR
226	4" CEDAR
227	13" DBL SPANISH OAK
230	11" DBL CEDAR
231	8" CEDAR
232	20" CEDAR
233	12.5" SPANISH OAK
234	23" LIVE OAK
235	12" SPANISH OAK
237	11.4" DBL SPANISH OAK
239	20" SPANISH OAK
240	20" TRP SPANISH OAK
241	6" LIVE OAK
244	8" DBL SPANISH OAK
245	22.3" QUAD SPANISH OAK
246	10" DBL SPANISH OAK
247	13.7" DBL SPANISH OAK
250	10" QUAD SPANISH OAK
259	5" LIVE OAK
260	7" LIVE OAK
261	4" LIVE OAK
262	15" LIVE OAK
263	17" LIVE OAK
264	13" LIVE OAK
265	5" LIVE OAK
266	17" LIVE OAK
267	15" LIVE OAK
268	12" LIVE OAK
269	16" LIVE OAK
270	5" LIVE OAK
271	8" LIVE OAK
272	10" LIVE OAK
273	12" LIVE OAK
274	15" LIVE OAK
275	7" LIVE OAK
276	15" LIVE OAK
277	7" LIVE OAK
278	16" LIVE OAK
279	18" LIVE OAK
280	10" LIVE OAK
281	17" LIVE OAK
282	14" LIVE OAK
283	24" LIVE OAK
290	4" SPANISH OAK
291	6" DBL SPANISH OAK
292	12" QUAD SPANISH OAK

LOT No. 10 BLOCK "–"

SECTION – PHASE –

CITY WEST LAKE HILLS TRAVIS COUNTY, TEXAS

SUBDIVISION / ADDITION TERRACE MOUNTAIN BLOCK "O" STONEHEDGE ESTATES

Book – Page(s) 83 Cabinet – PLAT RECORDS

Volume 8 Slide –

Reference: SOUTH TOWN DREAM HOMES

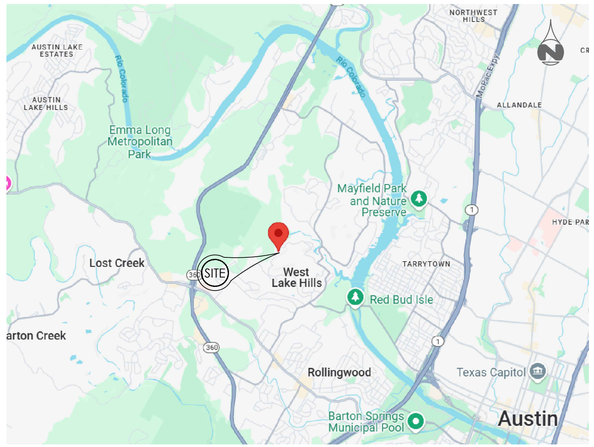
STATE OF TEXAS
REGISTERED
ROGER L. WAY
3910
PROFESSIONAL
LAND SURVEYOR

Roger L Way

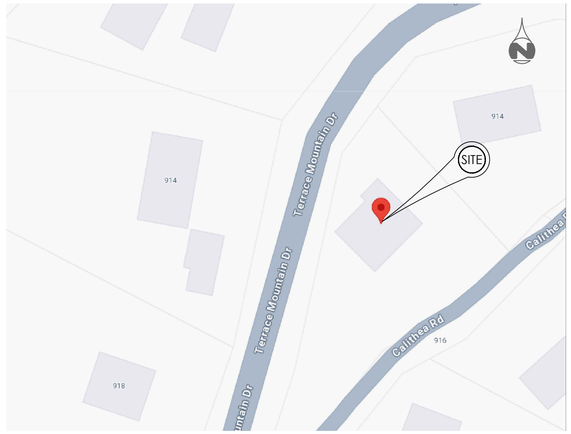
	By:	Date:
FIELD WORK	WW	02-14-25
DRAFTING	EL	

SURVEY DATE: 02-18-25
Job No. 02B02525
SCALE: 1"=30'

ALL POINTS SURVEYING
1714 FORTVIEW ROAD – SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 – FAX: (512) 440-0199
FIRM REGISTRATION # 10118900



LOCATION MAP
N.T.S



VICINITY MAP
N.T.S

PROPOSED DRAINAGE & PAVING CONSTRUCTION PLANS

912 Calithea Rd, West Lake Hills, TX 78746

CASE NUMBER: _____ SUBMITTAL DATE: __/__/__

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS
4. DEMOLITION PLAN
5. SITE PLAN
6. GRADING PLAN
7. EROSION AND SEDIMENTATION CONTROL PLAN
8. EXISTING DRAINAGE AREA MAP
9. DEVELOPED DRAINAGE AREA MAP
10. DETAILS:EROSION AND SEDIMENTATION CONTROL
11. DETAILS

FLOOD INFORMATION:

THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AND IS IN ZONE "X",
AS PER F.E.M.A FLOOD INSURANCE RATE PANEL NO. 48453C0445K, DATE JANUARY 22, 2020

PROJECT DATA

ACREAGE:	0.603 ACRES
LEGAL DESCRIPTION:	LOT 10 BLK 0 TERRACE MOUNTAIN BLK 0
ADDRESS:	912 TERRACE MOUNTAIN DR, WEST LAKE HILLS, TX 78746
ZONING:	R-1 ONE FAMILY
TYPE OF CONSTRUCTION:	TYPE III
SCOPE OF WORK:	PROPOSED DRAINAGE & PAVING

OWNERS CERTIFICATION

AS OWNER OF THIS PROPERTY, I INTEND TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN

NAME OF OWNER/TRUSTEE DATE

ENGINEERS CERTIFICATION

STATE OF TEXAS

COUNTY OF TRAVIS

I, (LICENSED PROFESSIONAL ENGINEER), DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, THE CITY MASTER PLAN AND CITY POLICY.

(SEAL & SIGNATURE OF PROFESSIONAL ENGINEER)

NAME OF PROFESSIONAL ENGINEER DATE

CITY ACCEPTANCE BLOCK

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

CITY ADMINISTRATOR DATE

THIS SPACE RESERVED BLDG INSPECTION	THIS SPACE RESERVED ENGINEERING

OWNER

JOHN HOWARD
512-940-2486
912 CALITHEA RD WEST LAKE HILLS TX 78746

CONSULTANTS

CIVIL ENGINEER

BUILDENG LLC
HOUSTON, TEXAS
P: (713) 623-1827
info@buildengllc.com

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ONE-CALL NOTIFICATION SYSTEM - BEFORE YOU DIG, DRILL, OR BLAST - STOP, CALL: TEXAS ONE CALL SYSTEM
PH. NO.: (800) 344 - 8377

BuildEng
WWW.BUILDENGLLC.COM
INFO@BUILDENGLLC.COM
TEL: 612-451-4545
TX F# 20409

STATE OF TEXAS
TRAVIS T. AIROLA
148422
LICENSED
PROFESSIONAL ENGINEER

PROJECT ADDRESS:
912 Calithea Rd, West Lake Hills, TX 78746

JURISDICTION:
TRAVIS COUNTY
CITY OF WEST LAKE HILLS

REVISIONS:

Mark:	Description:	Date:

SHEET TITLE:
COVER SHEET

DRAWN BY: GC
CHECKED BY: BE

SHEET NO:
C-01.0

N
W E
S

GENERAL NOTES

1. All materials and construction methods for site grading, paving, sitework, and drainage shall be in accordance with the current City of Austin Standard Specifications, unless otherwise noted. All work shall be in accordance with the building codes, ordinances, safety codes, and rules and procedures of the City of West Lake Hills.
2. All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of West Lake Hills must rely on the adequacy of the work of the design engineer.
3. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
4. Blasting or burning shall not be permitted on this project.
5. The contractor shall verify all depths and locations of existing utilities prior to beginning construction. Any discrepancies with the construction plans found in the field shall be brought to the attention of the design engineer immediately. The design engineer shall be responsible for revising the plans as appropriate and submitting a revision to the City.
6. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment, and debris. Contractor will not remove soil, sediment, or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site.
7. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for destruction or removal or other public infrastructure damaged or removed will be by the contractor at his expense before acceptance of the project.
8. After the construction permit has been issued and prior to the beginning construction, the owner or his representative shall schedule a pre-construction conference between the City of West Lake Hills, Design Engineer, Contractor(s), other utility companies, and any other affected parties. The City of West Lake Hills shall be contacted to set up the meeting at least 48 hours prior to the proposed meeting time.
9. Any changes or revisions to these approved plans must be submitted by the design engineer and approved by the City of West Lake Hills prior to construction of the revision.
10. Available benchmarks that may be utilized for the construction of this project are described as follows:

TRENCH SAFETY NOTES

1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor.
2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.
3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of West Lake Hills.

STREET AND DRAINAGE NOTES

1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City Inspector and he shall be given a minimum of 24-hour notice prior to any testing.
2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of the top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.
3. All RCP shall be minimum Class III.
4. The subgrade material for the streets shown herein was tested by _____. The paving sections were designed by _____ in accordance with the current City of West Lake Hills design criteria. The paving sections are to be constructed as follows:

Street	Station	Flex. Base Thickness	HMAC Thickness	Lime Stab. Thickness

5. Lots in this subdivision are located over the Edwards Aquifer Recharge Zone and subject to the current Texas Commission on Environmental Quality Edwards Rules. No building permit will be issued by the City of West Lake Hills until the requirements of the Edwards Rules are fully complied with. The applicant for a building permit is responsible for furnishing the City written compliance to the Edwards Aquifer Rules from the Texas Commission on Environmental Quality. (if applicable)
6. The FEMA maps for the City of West Lake Hills, Texas, indicate that the property shown hereon does/does not lie within a special flood hazard area as defined by FIRM Panel _____, dated _____."
7. FLOOD WARNING: The degree of flood protection required by the City of West Lake Hills Flood Damage Prevention Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. Acceptance of this plan by the City Council does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. Nor shall acceptance of this plan create liability on the part of the City of West Lake Hills or any official or employee thereof for any flood damages that result from reliance on the information contained within this plan or any administration decision lawfully made hereunder.

TRAFFIC MARKING NOTES

1. Barricades built to the Texas Manual on Uniform Traffic Control Devices standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.
2. Any methods, street markings, and signage necessary for warning motorists, warning pedestrians, or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.
3. All pavement markings, markers, paint, traffic buttons, traffic controls, and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

EROSION CONTROL NOTES

1. Every lot in this subdivision is subject to the City of West Lake Hills' site clearance procedures. No site clearance, excavation, grading or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance.
2. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation). The placement of erosion/sedimentation controls shall be in accordance with the current City West Lake Hills Drainage and Erosion Control Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. All slopes shall be sodded or seeded with approved grass, grass mixtures, or ground cover suitable to the area and season in which they are applied.
4. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the Engineer. Major revisions must be approved by the City. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the City Inspector during the course of construction to correct control inadequacies.
5. The contractor is required to inspect the controls at weekly intervals and after any rainfall event to ensure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
6. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.
7. Per TPDES requirements, disturbed areas on which construction activities have ceased (temporarily or permanently) shall be stabilized within 14 days unless activity resumes within 21 days. Seeding does not constitute as stabilization.
8. Stripping of vegetation from project sites shall be phased so as to expose the minimum amount of area to soil erosion for the shortest possible period of time per the Drainage and Erosion Control Design Manual Sec.7.1(I).
9. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

SEQUENCE OF CONSTRUCTION:

1. PLACEMENT OF SILT FENCE
2. DEMOLITION OF DRIVEWAY
3. RETAINING WALL CONSTRUCTION BEHIND POOL AREA
4. BRINGING FILL ON SITE FOR BACKFILL
5. SECOND STORY ADDITION
6. EXTERIOR FACADE AND INTERIOR REMODEL
7. IN GROUND POOL EXCAVATION/CONSTRUCTION
8. DECK CONSTRUCTION
9. CONSTRUCTION OF NEW DRIVEWAY
10. FINAL GRADING AND SOD PLACEMENT

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TEL: 612-451-4545
TX F# 20409

STATE OF TEXAS
TRAVIS T. AIROLA
148422
LICENSED
PROFESSIONAL ENGINEER

PROJECT ADDRESS:
912 Calithea Rd, West Lake Hills, TX 78746

JURISDICTION:
TRAVIS COUNTY
CITY OF WEST LAKE HILLS

REVISIONS:

Mark:	Description:	Date:

SHEET TITLE:
GENERAL NOTE

DRAWN BY:
GC

CHECKED BY:
BE

SHEET NO:
C-02.0

N
W E
S

SCALE: 1"=30'

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 10.

SURVEYOR'S NOTES

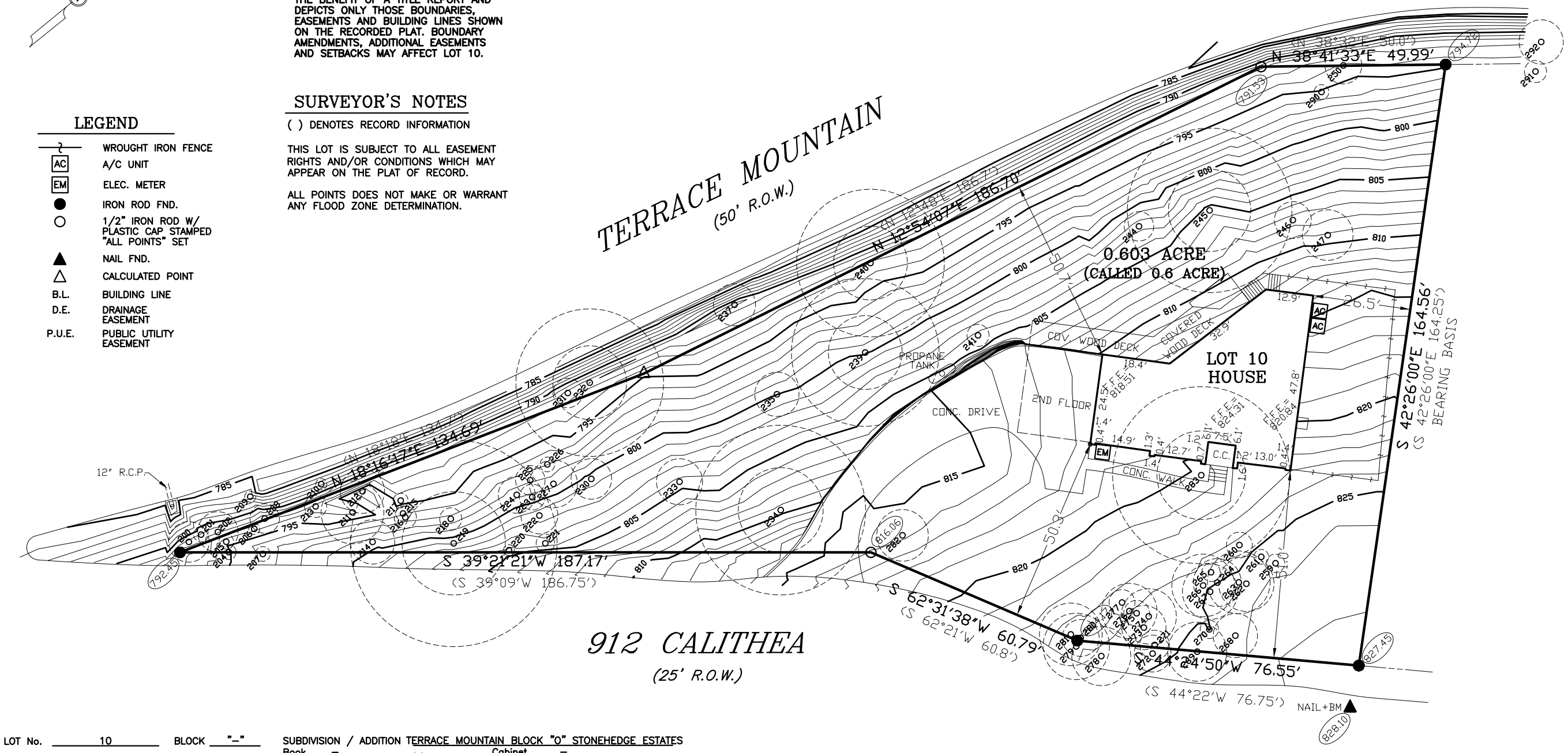
( ) DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LEGEND

WIF	WROUGHT IRON FENCE
AC	A/C UNIT
EM	ELEC. METER
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
▲	NAIL FND.
△	CALCULATED POINT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



LOT No.	10	BLOCK	"–"	SUBDIVISION / ADDITION	TERRACE MOUNTAIN BLOCK "O" STONEHEDGE ESTATES
SECTION	–	PHASE	–	Book – Volume 8	Page(s) 83 Cabinet – Slide – PLAT RECORDS
	TRAVIS	COUNTY, TEXAS			
CITY	WEST LAKE HILLS			Reference:	SOUTH TOWN DREAM HOMES

TREE TABLE

200	11" DBL LIVE OAK
201	4" MTN LAUREL
202	11" LIVE OAK
204	4" LIVE OAK
205	4" CEDAR
206	3" CEDAR
207	4" CEDAR
208	8" LIVE OAK
209	3" CEDAR
210	3" CEDAR
211	17" CEDAR
212	12" CEDAR
213	6" CEDAR
214	12" CEDAR
215	4" LIVE OAK
216	6" LIVE OAK
217	4" MTN LAUREL
218	6" CEDAR
219	28" CEDAR
220	3" CEDAR
221	5" CEDAR
222	10" SPANISH OAK
223	7" CEDAR
224	10" CEDAR
225	8" CEDAR
226	4" CEDAR
227	13" DBL SPANISH OAK
230	11" DBL CEDAR
231	8" CEDAR
232	20" CEDAR
233	12.5" SPANISH OAK
234	23" LIVE OAK
235	12" SPANISH OAK
237	11.4" DBL SPANISH OAK
239	20" SPANISH OAK
240	20" TRP SPANISH OAK
241	6" LIVE OAK
244	8" DBL SPANISH OAK
245	22.3" QUAD SPANISH OAK
246	10" DBL SPANISH OAK
247	13.7" DBL SPANISH OAK
250	10" QUAD SPANISH OAK
259	5" LIVE OAK
260	7" LIVE OAK
261	4" LIVE OAK
262	15" LIVE OAK
263	17" LIVE OAK
264	13" LIVE OAK
265	5" LIVE OAK
266	17" LIVE OAK
267	15" LIVE OAK
268	12" LIVE OAK
269	16" LIVE OAK
270	5" LIVE OAK
271	8" LIVE OAK
272	10" LIVE OAK
273	12" LIVE OAK
274	15" LIVE OAK
275	7" LIVE OAK
276	15" LIVE OAK
277	7" LIVE OAK
278	16" LIVE OAK
279	18" LIVE OAK
280	10" LIVE OAK
281	17" LIVE OAK
282	14" LIVE OAK
283	24" LIVE OAK
290	4" SPANISH OAK
291	6" DBL SPANISH OAK
292	12" QUAD SPANISH OAK

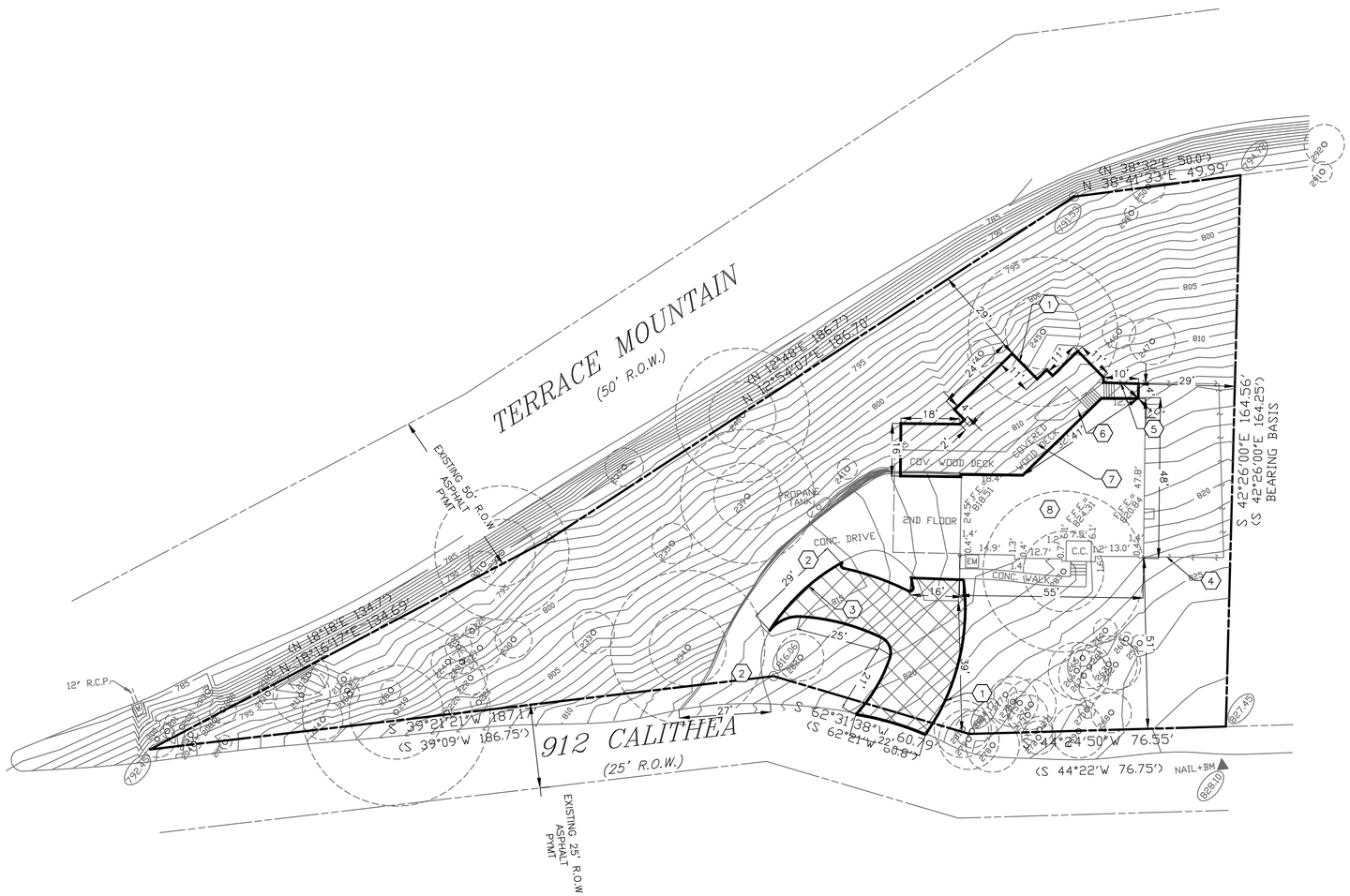
ALL POINTS SURVEYING
1714 FORTVIEW ROAD – SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 – FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

STATE OF TEXAS
REGISTERED
ROGER L. WAY
3910
PROFESSIONAL
LAND SURVEYOR

Roger L Way

	By:	Date:
FIELD WORK	WW	02-14-25
DRAFTING	EL	

SURVEY DATE: 02-18-25
Job No. 02B02525
SCALE: 1"=30'



ALL LINES MUST BE FIELD VERIFIED

CAUTION EXIST GAS FACILITIES IN AREA

NOTE: CONTRACTOR TO FIELD VERIFY THE EXTENT OF DEMOLITION AS IT PERTAINS TO CONSTRUCTABILITY.

LEGAL DESCRIPTION

A LOT OF 0.603 ACRES OF LOT 10, TERRACE MOUNTAIN BLOCK "O" STONEHEDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 83, OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD PLAIN DATA

THIS PROPERTY LIES OUTSIDE 500–YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0445–K, WHICH BEARS AN EFFECTIVE DATE JANUARY 22, 2020. ZONE "X–UNSHADED" DENOTES AREA OUTSIDE 500–YEAR FLOODPLAIN.

TREE TABLE

200	11" DBL LIVE OAK
201	4" MTN LAUREL
202	11" LIVE OAK
204	4" LIVE OAK
205	4" CEDAR
206	3" CEDAR
207	4" CEDAR
208	8" LIVE OAK
209	3" CEDAR
210	3" CEDAR
211	17" CEDAR
212	12" CEDAR
213	6" CEDAR
214	12" CEDAR
215	4" LIVE OAK
216	6" LIVE OAK
217	4" MTN LAUREL
218	6" CEDAR
219	28" CEDAR
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269	16" LIVE OAK
270	5" LIVE OAK
271	8" LIVE OAK
272	10" LIVE OAK
273	12" LIVE OAK
274	15" LIVE OAK
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283	24" LIVE OAK
290	4" SPANISH OAK
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292	12" QUAD SPANISH OAK

DEMOLITION KEY NOTES

1. LIMITS OF SITE CLEARANCE/DEMOLITION.
2. EXISTING CONCRETE DRIVEWAY TO BE REGRADED.
3. EXISTING CURB TO BE REMOVED.
4. EXISTING FENCE TO BE REMAIN. PROTECT IN PLACE.
5. EXISTING FENCE TO BE REMAIN TO BE REMOVED.
6. EXISTING CONCRETE SIDEWALK TO BE REMOVED.
7. EXISTING COVERED WOOD DECK TO BE REMOVED.
8. EXISTING BUILDING TO BE REMAIN. PROTECT IN–PLACE.

DEMOLITION HATCH LEGEND

LIMITS OF SITE CLEARANCE/ DEMOLITION

N

0 20 40

1" = 20'

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CITY OF WEST LAKE HILLS

REVISIONS:

Mark:	Description:	Date:

SHEET TITLE:

DEMOLITION PLAN

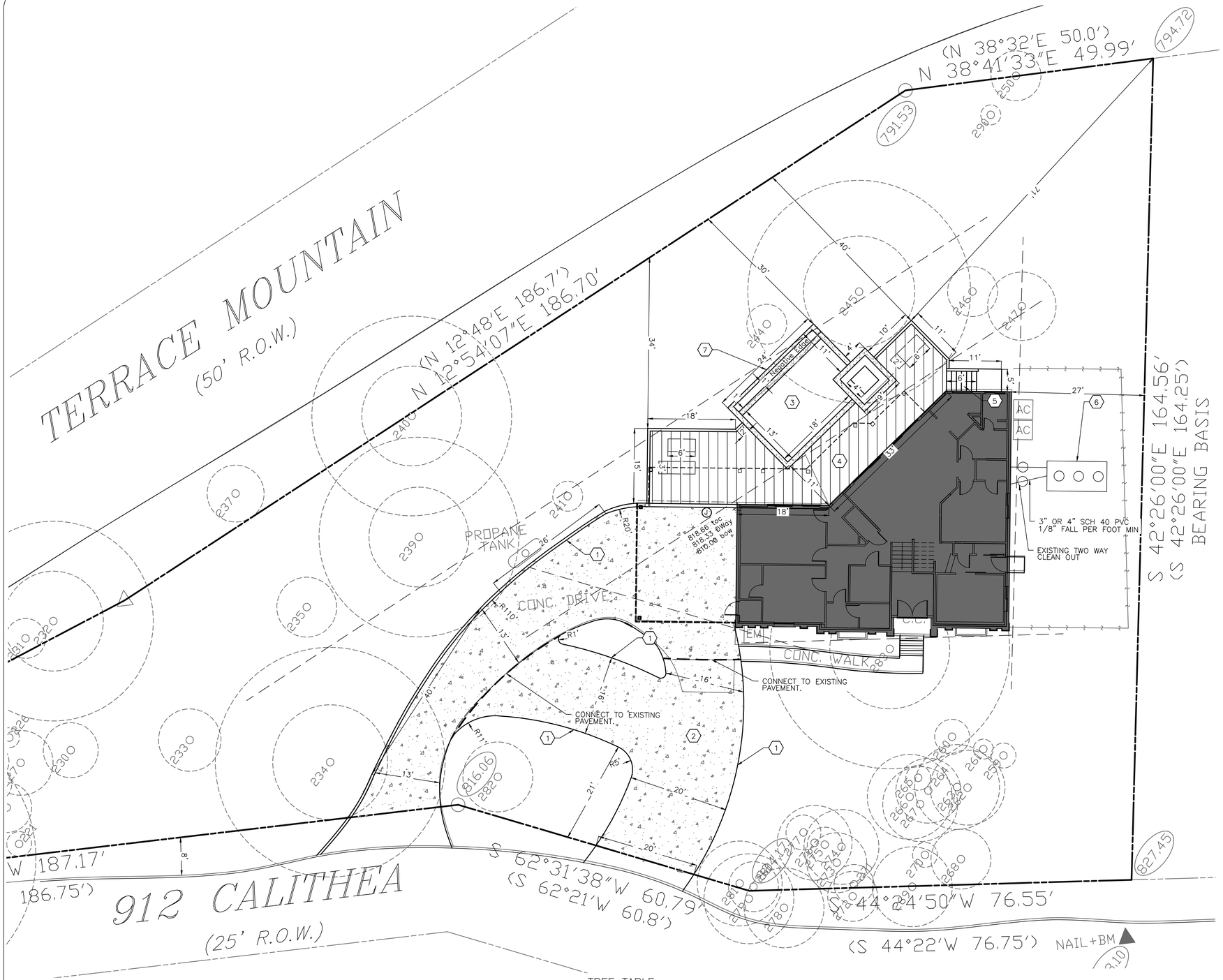
DRAWN BY: GC

CHECKED BY: BE

SHEET NO:

C-04.0

N W E S



0 10 20
1" = 10'

SURVEYOR

All Points Surveying
1714 Fortview Road - Suite 200
Austin, Texas 78704
Telephone: (512) 440-0071

Building Covererage (Proposed)

AREAS	Exist	New
1st Floor Conditioned Area *	2355	--
2nd Floor Conditioned Area	--	--
3rd Floor Conditioned Area	--	--
Basement	1831	--
Carport	464	--
Wood Decks	--	--
Breezeways	--	--
Covered Patios *	579	--
Covered Porches	355	--
Balconies *	--	--
--	--	--
--	--	--
Other Bldg / Covered	--	--
TOTAL BUILDING AREA	5584	--

TOTAL BUILDING COVERAGE ON LOT	
BUILDING AREA	2934
Area Of Lot	26,245.6
PERCENT OF COVERAGE	11.2%

IMPERVIOUS COVERAGE CHART

AREAS	COVERAGE
Total Building Coverage	2934
Driveway area	2052
Sidewalk & walkways	144
Uncovered Patios	--
Uncovered wood decks	229
AC & Spa Equip. pads	40
Concrete Decks	--
Other- Landscape walls & Steps	--
Pool / Spa	461
TOTAL COVERED	5860
Area Of Lot	26,245.6
PERCENTAGE OF LOT COVERED	22.3%
25% Allowable	6561.4

LEGEND

- PROPOSED EXPANSION JOINT RE: C-11.0 DETAILS.
- PROPOSED SAWCUTTING JOINT RE: C-11.0 DETAILS.

LAYOUT KEY NOTES

1. PROPOSED 4" CONCRETE CURB PER PAVEMENT DETAILS.
2. PROPOSED 6" THICK REINF. CONCRETE PAVEMENT PER DETAILS.
3. PROPOSED POOL PER STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. PROPOSED WOOD DECK PER STRUCTURAL AND ARCHITECTURAL DRAWINGS.
5. PROPOSED STAIRS.
6. PROPOSED SEPTIC BOX PER DETAILS.

TREE TABLE

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214	12" CEDAR							278	16" LIVE OAK		

ALL LINES MUST BE FIELD VERIFIED

CAUTION EXIST GAS FACILITIES IN AREA

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TX F# 20409

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

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JURISDICTION:
TRAVIS COUNTY
CITY OF WEST LAKE HILLS

REVISIONS:

Mark:	Description:	Date:

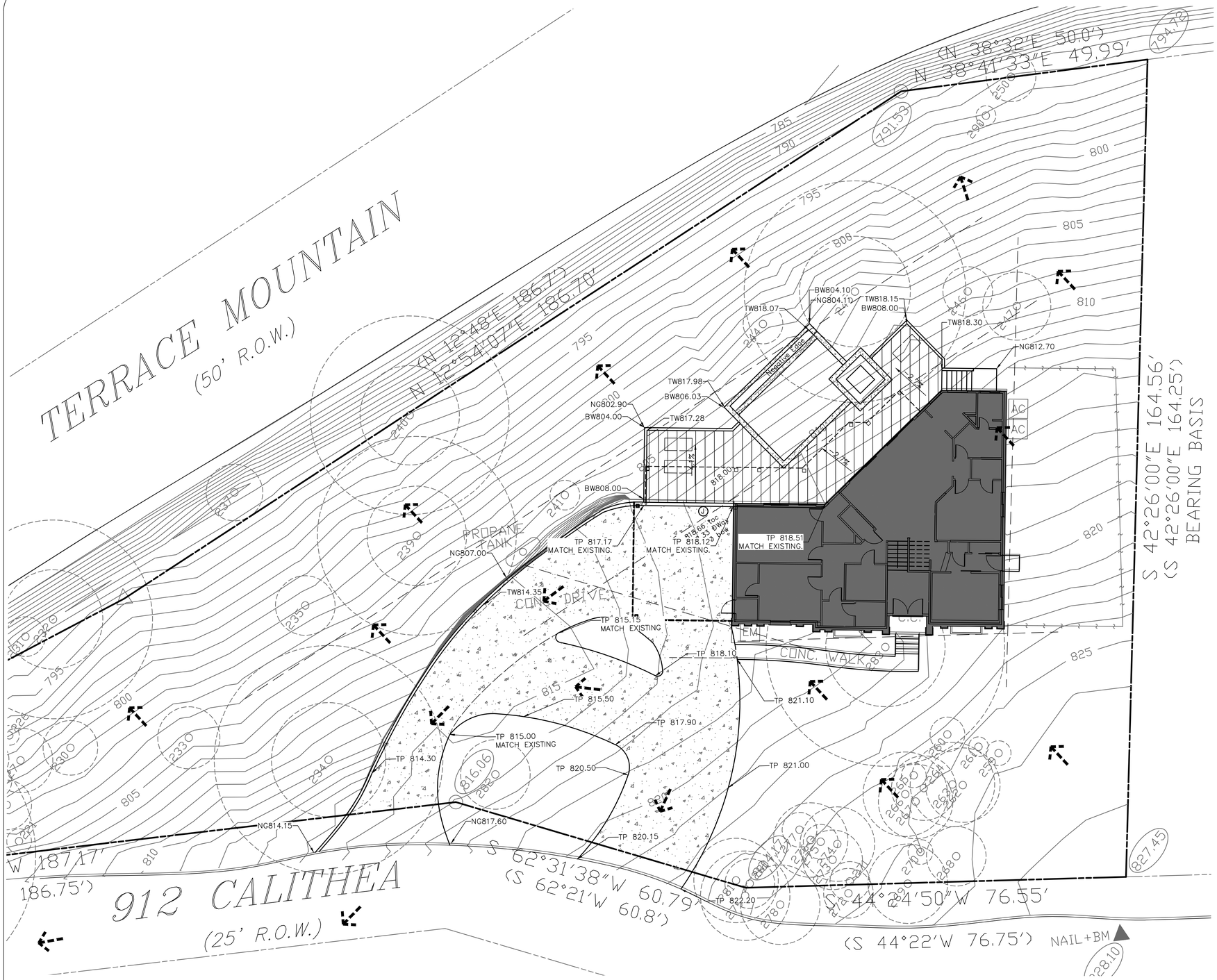
SHEET TITLE:
SITE PLAN

DRAWN BY: GC

CHECKED BY: BE

SHEET NO:
C-05.0

N W E S



ALL LINES MUST BE FIELD VERIFIED

CAUTION EXIST GAS FACILITIES IN AREA

N

0 10 20

1" = 10'

ABBREVIATIONS	
TP	TOP OF PAVEMENT ELEVATION
TC	TOP OF CURB ELEVATION
TG	TOP OF GRATE ELEVATION (STORM DRAIN INLET)
FG	FINISHED GRADE ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASE FLOOD ELEVATION
FL	FLOWLINE ELEVATION

NOTES:

1. REFER TO CITY OF WEST LAKE HILLS GENERAL CONSTRUCTION NOTES AND STANDARD DETAILS FOR ADDITIONAL INFORMATION.

2. HYDROMULCH NOTE: CONTRACTOR SHALL HYDROMULCH ALL NEWLY GRADED AREAS AND EXPOSED SOILS UPON PAVING COMPLETION.

3. CONSTRUCTION NOTE: CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

4. CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING DIMENSIONS & CONDITIONS & SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT MAY AFFECT THE WORK DESCRIBED HEREIN.

5.EXCESS SOIL MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR & IS TO BE DISPOSED OFFSITE RESPONSIBLY AT NO SEPARATE PAY.

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. CALL 811

WARNING

ALL CONTRACTORS MUST KNOW EXACT LOCATION OF, AND AVOID, ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.

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GRADING PLAN

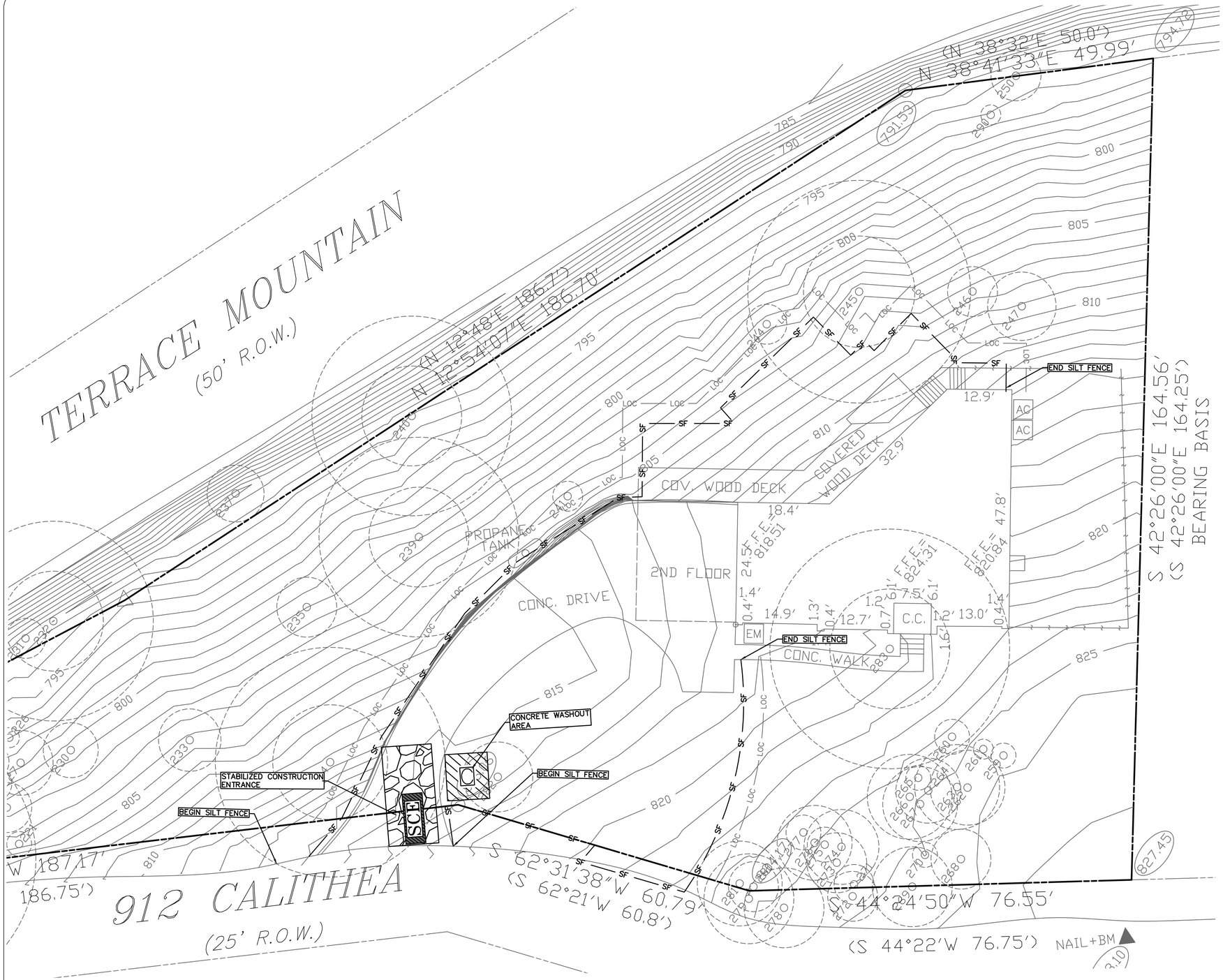
DRAWN BY: GC

CHECKED BY: BE

SHEET NO:

C-06.0

N W E S



N

0 10 20

1" = 10'

SF SILT FENCE

LOC LIMITS OF CONSTRUCTION

IPB INLET PROTECTION BARRIER

SCE STABILIZED CONSTRUCTION ENTRANCE

LEGEND

936 EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

936 PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

ALL LINES MUST BE FIELD VERIFIED

CAUTION EXIST GAS FACILITIES IN AREA

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. CALL 811

WARNING

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JURISDICTION:

TRAVIS COUNTY
CITY OF WEST LAKE HILLS

REVISIONS:

Mark:	Description:	Date:

SHEET TITLE:

EROSION CONTROL

DRAWN BY: GC

CHECKED BY: BE

SHEET NO: C-07.0

N W E S



TIME OF CONCENTRATION											
Existing Conditions											
	A. Sheet Flow					B. Shallow Concentrated Flow				Total Time of Concentration	MIN. TOC
DA	$T_t = \frac{0.42(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$				Tsheet	$T_t = \frac{Ln}{(60s^{0.5})}$					
	L	n	P2	s		L	S	cond.	Tshallow		
	Length of the reach (ft)	Manning's n	2-yr, 24 hr Rainfall (in)	slope of the ground (ft/ft)	min	(ft)	(ft/ft)		min	Tc (min)	Tc(min)
1	100	0,240	4,14	0,25	4,57	76	0,24	unpaved	0,16	4,73	10,00

PRE-DEVELOPED STORM WATER RUNOFF SUMMARY																
Pre-Developed Drainage Areas	Area (acres)	Pervious area (acres)	Impervious area (acres)	Composite C	TC (Min)	I (2YR) (in/hr)	I (10YR) (in/hr)	I (25YR) (in/hr)	I (100YR) (in/hr)	Antecedent Precipitation Coefficient (k) (2YR)	(10YR)	(25YR)	(100YR)	Q (2YR) (cfs)	Q (10YR) (cfs)	Q (25YR) (cfs)	Q (100YR) (cfs)
ON SITE Da 1	0,603	0,603	0,000	0,42	5,00	5,06	7,66	9,4	12,26	1	1	1,1	1,25	**1,28**	**1,94**	**2,38**	**3,10**
						Pre-Developed Q at POA 1:								**1,28**	**1,94**	**2,38**	**3,10**
Total Pre-Developed conditions	0,603	0,603	0,000														

Δ Peak Flows Q (cfs)				
Storm Event	2-YR	10-YR	25-YR	100-YR
EX POA 1	1,28	1,94	2,38	3,10
DEV POA 1	1,56	2,36	2,90	3,78
Δ POA1	0,28	0,42	0,52	0,68

N

0 20 40

1" = 20'

DA 0.00 — DRAINAGE SUB-AREA

DRAINAGE SUB-AREA ACREAGE

DRAINAGE AREA LIMITS

RUNOFF FLOW DIRECTION

Tc — TIME OF CONCENTRATION

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. CALL 811

ALL LINES MUST BE FIELD VERIFIED

CAUTION EXIST GAS FACILITIES IN AREA

WARNING

ALL CONTRACTORS MUST KNOW EXACT LOCATION OF, AND AVOID, ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.

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TX F# 20409

STATE OF TEXAS
TRAVIS T. AIROLA
148422
LICENSED PROFESSIONAL ENGINEER

PROJECT ADDRESS:

912 Calithea Rd, West Lake Hills, TX 78746

JURISDICTION:

TRAVIS COUNTY
CITY OF WEST LAKE HILLS

REVISIONS:

Mark:	Description:	Date:

SHEET TITLE:

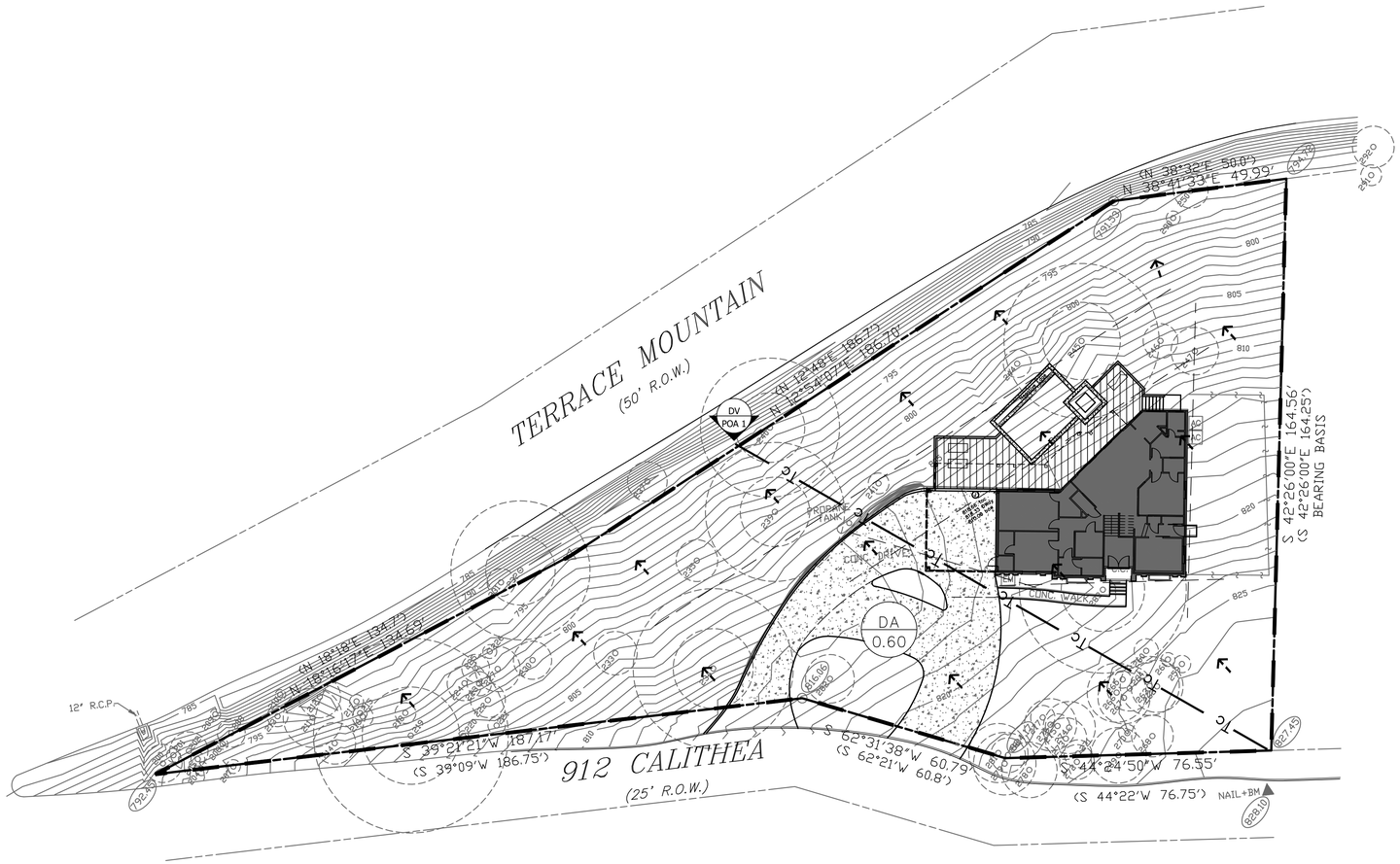
EXISTING DRAINAGE AREA MAP

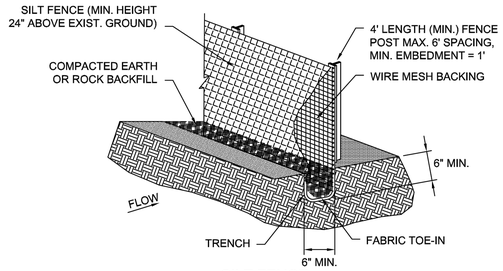
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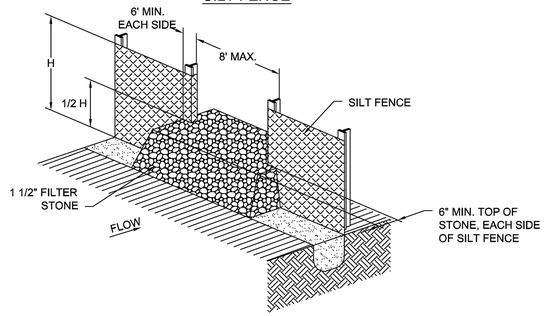
SHEET NO: C-08.0

N W E S


TERRACE MOUNTAIN
(50' R.O.W.)
N 12°48'E 186.73'
N 11°54'07"E 186.70'
N 38°32'E 50.0'
N 38°41'33"E 49.99'
(N 18°18'E 134.73')
(N 18°15'7"E 134.69')
12" R.C.P.
S 39°21'21"W 187.17'
(S 39°09'W 186.75')
912 CALITHEA
(25' R.O.W.)
S 62°31'38"W 60.79'
(S 62°21'W 60.8')
S 44°24'50"W 76.55'
(S 44°22'W 76.75')
NAIL+BM
S 42°26'00"E 164.56'
(S 42°26'00"E 164.25')
BEARING BASIS
DV
POA 1
DA
0.60
PROPANE TANK
CONC. WALK
CONC. DRIVE
NEW CONC. WALK
EXISTING RESIDENCE
NEW RESIDENCE
NEW WOOD DECK
NEW WOOD PERGOLA
EXISTING WOOD DECK
EXISTING WOOD PERGOLA
EXISTING WOOD STAIRS
EXISTING CONC. PATIO
EXISTING CONC. WALK
EXISTING CONC. DRIVE
EXISTING GRAVEL
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING TREE
EXISTING SHRUB
EXISTING GAS METER
EXISTING GAS LINE
EXISTING ELECTRIC LINE
EXISTING ELECTRIC BOX
EXISTING ELECTRIC METER
EXISTING ELECTRIC POLE
EXISTING WATER METER
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING SEWER CLEANOUT
EXISTING SEWER MANHOLE
EXISTING SEPTIC TANK
EXISTING SEPTIC FIELD
EXISTING SEPTIC LINE
EXISTING SEPTIC TANK LID
EXISTING SEPTIC FIELD LID
EXISTING SEPTIC LINE LID



SILT FENCE



STONE OVERFLOW STRUCTURE

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

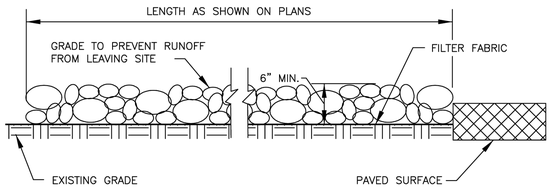
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

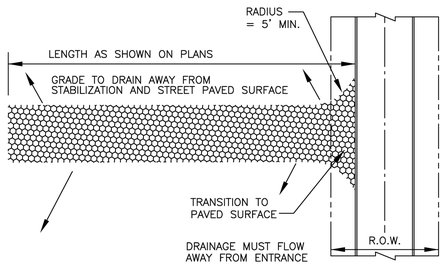
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1020B



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.

2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1070B

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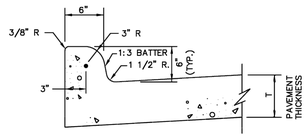
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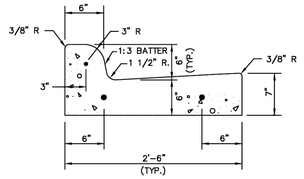
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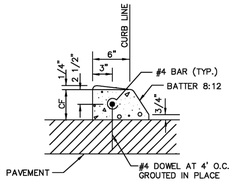
N W E S



INTEGRAL CURB & GUTTER
N.T.S.



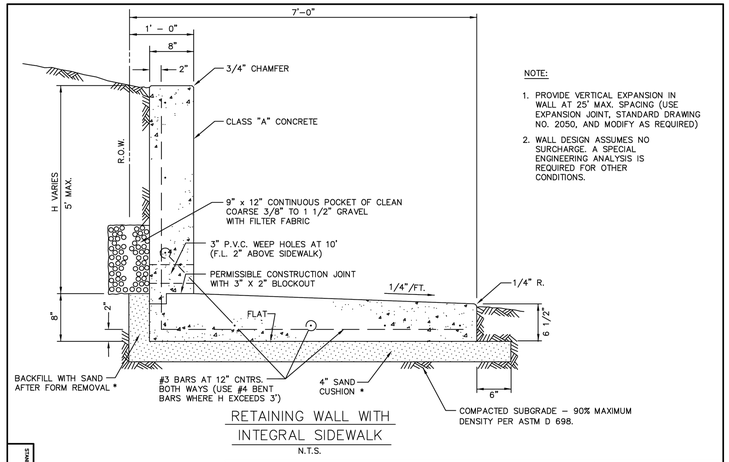
SEPARATE CURB & GUTTER
N.T.S.



DOWELED CURB
N.T.S.

NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1	
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04	STANDARD DRAWING NO. 2120



NOTE:
1. PROVIDE VERTICAL EXPANSION IN WALL AT 25' MAX. SPACING (USE EXPANSION JOINT, STANDARD DRAWING NO. 2050, AND MODIFY AS REQUIRED)
2. WALL DESIGN ASSUMES NO SURCHARGE. A SPECIAL ENGINEERING ANALYSIS IS REQUIRED FOR OTHER CONDITIONS.

RETAINING WALL WITH INTEGRAL SIDEWALK
N.T.S.

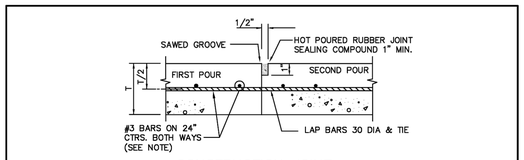
* WHEN SPECIFIED ON PLANS

2180 STANDARD DRAWING NO.	REINFORCED CONCRETE RETAINING WALL INTEGRAL WITH SIDEWALK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 802.2	
			DATE OCT. '04	STANDARD DRAWING NO. 2180

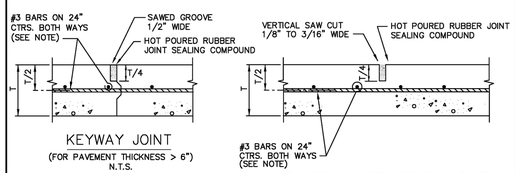
GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT:
   A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   C. BAR LAPS SHALL BE 30 DIAMETERS.
   D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF 6" WITH HYDRATED LIME OR CEMENT WHEN THE P.I. OF THE INPLACE MATERIAL IS GREATER THAN 15. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW. SATURATION P.I. (PH $\geq$ 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
   B. WHERE THE INPLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
3. IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO NCTCOG'S REGIONAL BICYCLE AND PEDESTRIAN FACILITIES DESIGN MANUAL FOR DESIGN GUIDANCE.

PAVEMENT SYSTEMS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 302,303	
GENERAL NOTES		DATE OCT. '04	STANDARD DRAWING NO. 2190



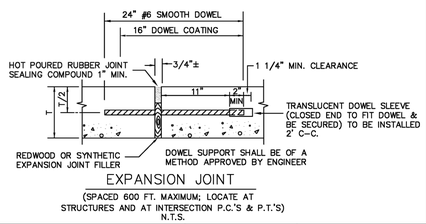
CONSTRUCTION JOINT
N.T.S.



KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

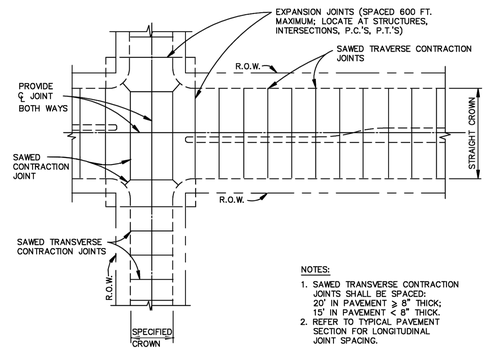
SAWED CONTRACTION JOINT
N.T.S.

NOTE:
ALTERNATE REINFORCEMENT
#4 BARS ON 30" CTRS.
BOTH WAYS.



EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
JOINTS		DATE OCT. '04	STANDARD DRAWING NO. 2050



NOTES:
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT $\geq$ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
TRANSVERSE JOINT SPACING		DATE OCT. '04	STANDARD DRAWING NO. 2060

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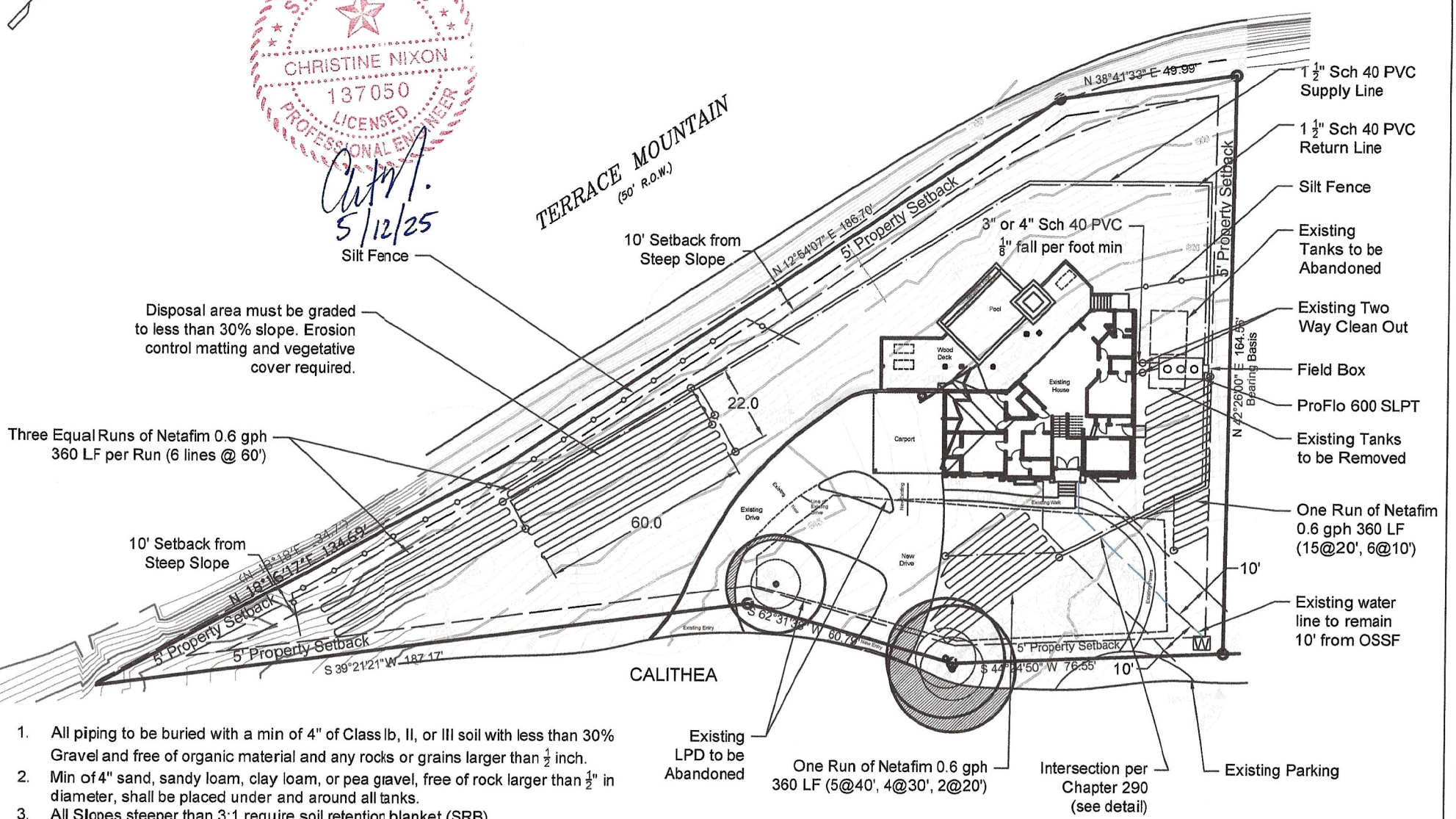
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PAVING DETAILS

DRAWN BY: GC

CHECKED BY: BE

SHEET NO:
C-11.0

N
W E
S



1. All piping to be buried with a min of 4" of Class Ib, II, or III soil with less than 30% Gravel and free of organic material and any rocks or grains larger than ½ inch.
2. Min of 4" sand, sandy loam, clay loam, or pea gravel, free of rock larger than ½" in diameter, shall be placed under and around all tanks.
3. All Slopes steeper than 3:1 require soil retention blanket (SRB)
4. All Disturbed and bare areas will require established permanent stabilization

Revisions

Date	5/12/2025
Drawn by	Christine Nixon
Client	Ross Smith

Burrier Nixon Engineers

912 Calithea
West Lake Hills, TX
Travis County

Scale 1"=50'

Exhibit A

912 Calithea Road – Number of Driveways, Side Setback Variances

Applicant's Findings of Fact

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

   Due to a steep 15-20 ft drop-off at the back of the driveway, this property presents a clear safety concern for drivers attempting to reverse out. The current configuration also lacks sufficient space for vehicles to turn around, forcing residents and guests to use neighboring driveways—an inconvenience for all parties and a potential liability. A neighboring property on Calithea Rd has implemented a circular driveway, which has proven to be an effective solution to the challenges posed by the terrain and roadway. This precedent further supports the practicality and necessity of our proposed plan.

   Approving a variance for a circular driveway with two access points on Calithea Rd is a practical and necessary solution. It will allow for safe, forward-facing entry and exit, eliminate the need to encroach on adjacent properties, and significantly reduce the risk associated with the existing drop-off. This simple adjustment will enhance safety, respect property boundaries, and improve the overall functionality of the lot.

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

   The area impacted by the proposed driveway is limited to existing St. Augustine sod, which was installed by the homeowner and is not part of the natural terrain. No native vegetation or natural features will be disturbed. Importantly, the plan has been carefully designed to avoid the removal of any trees, preserving the property's natural character and minimizing environmental impact.

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

   We have thoroughly evaluated multiple driveway configurations, but each alternative either still requires a variance or fails to meet essential safety and accessibility standards. The proposed plan—with two entrance points—is the only viable solution that allows drivers to safely enter and exit the property face forward, without relying on neighboring driveways.

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

We believe this variance represents the minimum necessary relief to address the hardship presented by the property's unique conditions. All other proposed configurations not only still require a variance, but would also extend the driveway into the steep drop-off—disturbing the natural landscape and continuing to pose significant safety concerns.

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

   This variance supports the intent of the Zoning Ordinance by promoting safety, minimizing environmental impact, and respecting neighborhood character. It provides the safest and least intrusive solution to a unique site condition—without removing trees or altering natural terrain—while aligning with the City's goals for responsible and thoughtful development.

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

   This variance will have a positive impact on neighboring properties by significantly improving traffic flow and safety on Calithea Rd. With the proposed circular driveway, residents, guests, and delivery drivers will no longer need to use adjacent driveways to turn around—reducing congestion, preserving privacy, and minimizing wear on neighboring properties.

   Given the unique challenges posed by the road's layout and limited maneuvering space, the two-entrance design will enhance the overall functionality of the area and contribute to a safer, more enjoyable environment for all nearby residents.

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

Meeting Date:	August 20, 2025	**Item Number:**	9
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

217 Reveille Rd.: Discuss and make a recommendation on proposed variances:

1. To allow for a driveway to encroach into the 10-foot driveway setback (Section 22.03.175(A)(2): Minimum side parking setback)
2. To allow for a driveway with a width of 7 feet where 12 is the minimum (Section 22.03.175(F): Minimum driveway width)
3. To keep an existing non-conforming second driveway where only 1 is allowed by code (Section 22.03.175(E)(2): Driveway standards)
4. To keep existing non-conforming parking spaces not located behind the dwelling unit (Section 22.03.175(H)(1): Parking locations in the R-2 district)
5. To keep existing non-conforming parking spaces underneath a portion of a dwelling unit (Section 22.03.175(H)(4): Parking prohibited under any portion of dwelling unit)

Applicant: Nathan Quiring, Clayton Korte

Recommendation

Discuss and provide a recommendation including the analysis of the following criteria:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan; and
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

The Zoning and Planning Commission, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

The Zoning and Planning Commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance.

This item will be forwarded to the September 10, 2025 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Clay Woody
Legal Description: Resubdivision of Joe Smith Block B, Lot 6
Lot Size: 0.6862 acres
Zoning: R-2 Two-Family Residential
Wastewater: Private on-site sewage facility (public sewer not available)

The properties surrounding the subject property are zonedR-1 One-Family and R-2 Two-Family Residential.

Background:
The property at 217 Reveille was built in 1970. The structure is two units with 2,108 sf of conditioned space, with 5,732 sf of improvements on site. There is an existing non-conforming u-driveway (two driveway cuts) and a covered front carport.

Analysis:

Driveway Setback Code Requirements

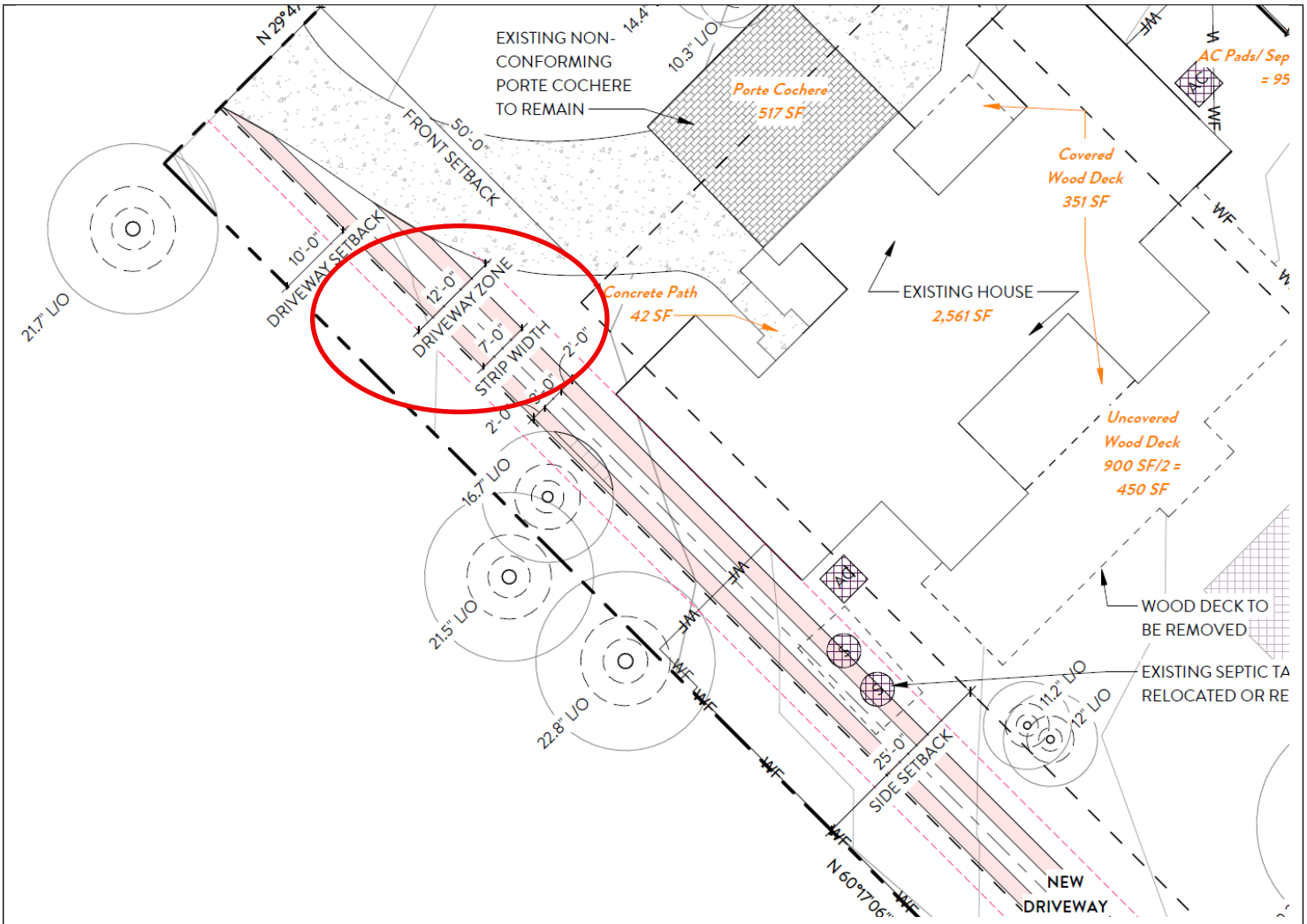
- Section 22.03.175 Off-Street parking and parking pad requirements in residential areas.

  (a) Off-street parking and loading areas, including parking pads, shall be located no closer to street right-of-way lines and to lot boundary lines than the applicable minimum distances prescribed in the following schedules:

  (1) The minimum setback distance for driveways and parking areas from street right-of-way lines shall be 20 feet. Excluded from this setback is the first 20 feet of the driveway that connects to the adjacent street.

  (2) The minimum setback distance for driveways and parking areas from boundary lines shall be 10 feet. Excluded from this setback is the first 10 feet of the driveway that connects to the adjacent street.

Request:
To encroach approximately 2 feet into the 10-foot side setback with the driveway area on the southwest side of the property.

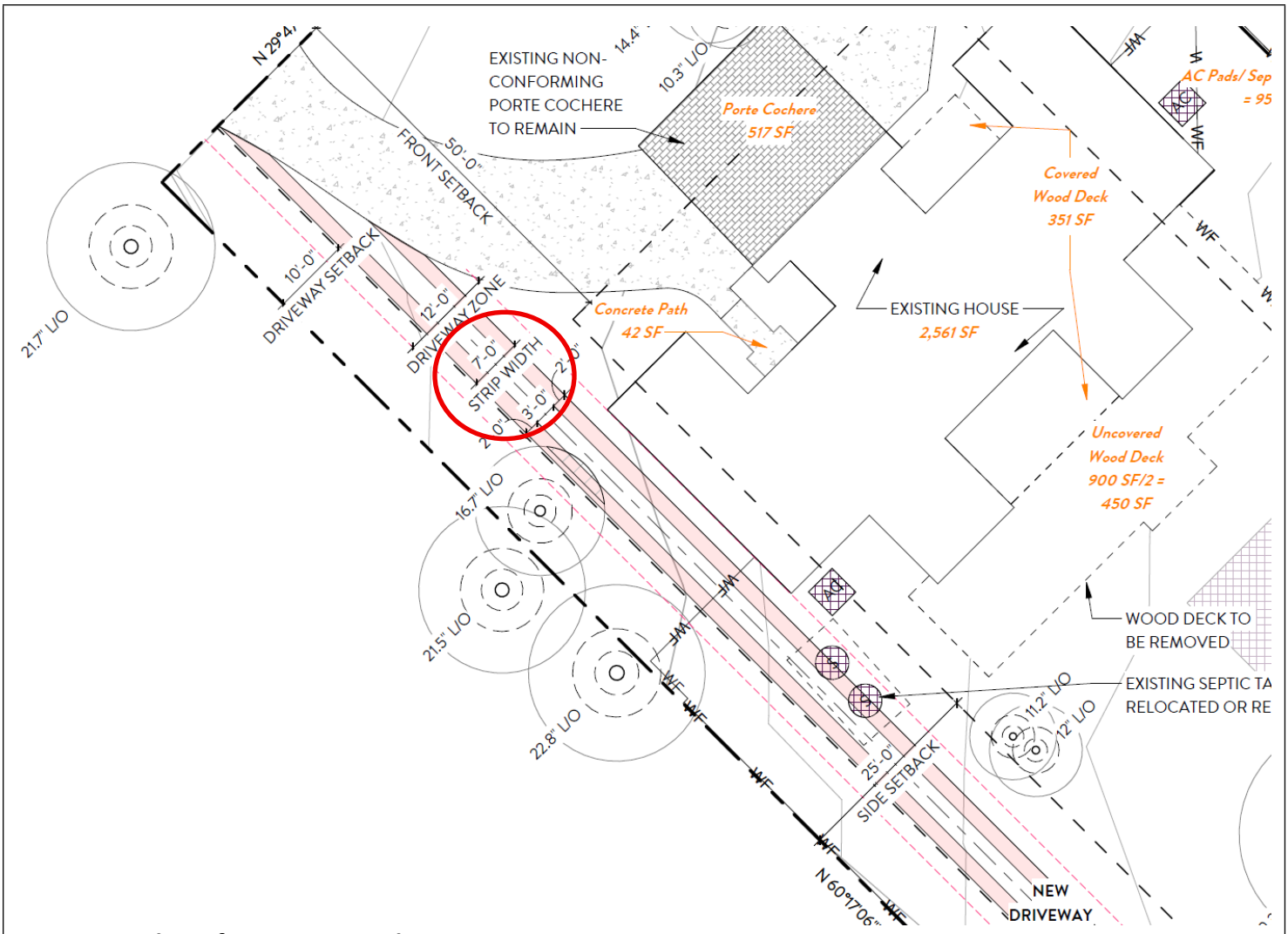


Driveway Width Code Requirements

- Section 22.03.175. Off-street parking and parking pad requirements in residential areas.

  (f) Residential driveways shall not be less than 12 feet in surface width.

Request:
To construct driveway wheel strips that provide 7 feet of driving surface width.



Number of Driveways Code Requirements

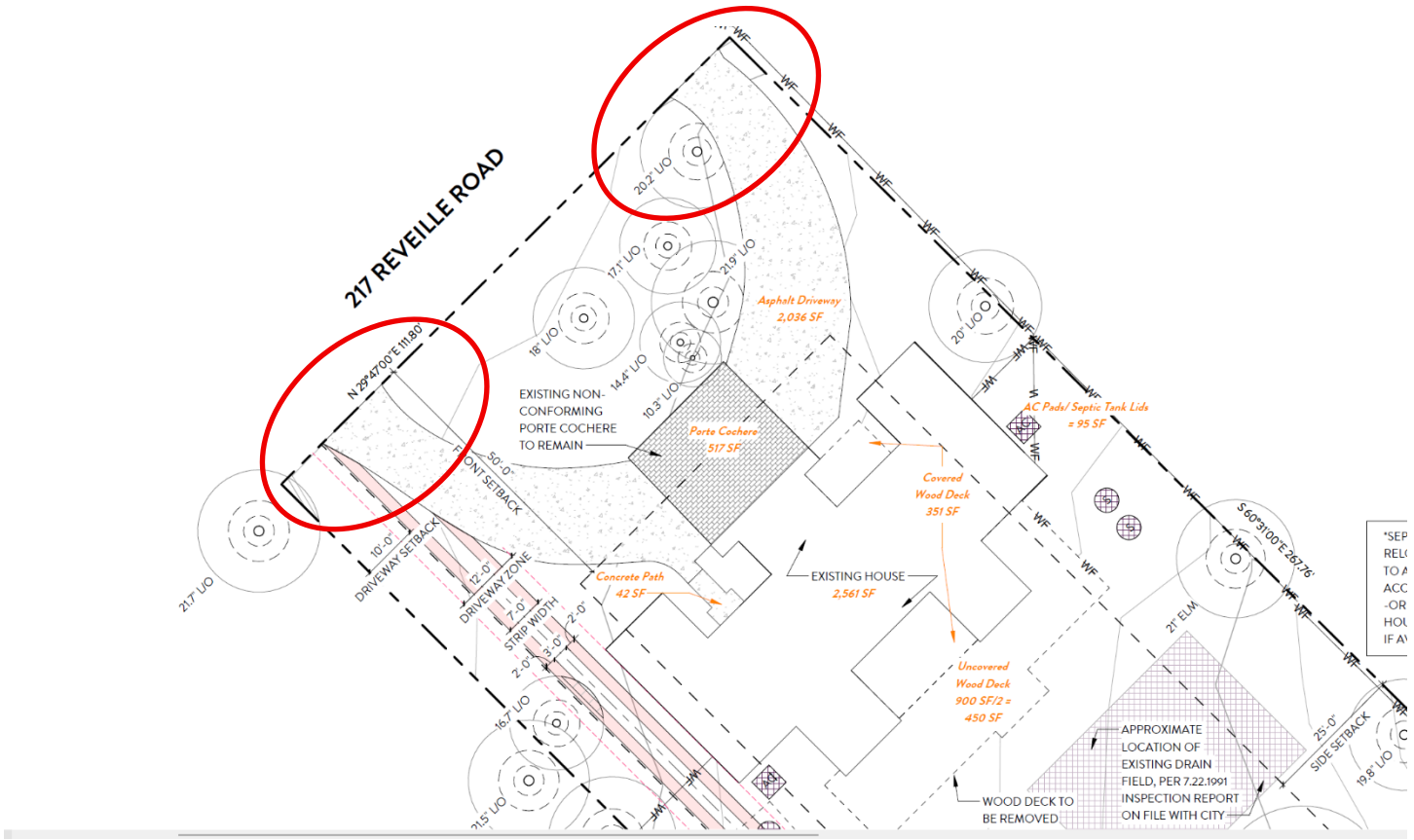
(g) Every driveway entrance/exit shall be at roadway grade level where the driveway intersects the city's right-of-way except as otherwise approved by the city inspector.

a. Each dwelling shall be on a lot abutting a public street or having access to an improved public street, and all structures shall be so located on lots as to provide safe, convenient access for servicing, police protection, fire protection and required off-street parking. Driveways shall not exceed a maximum of 20 percent grade at any point after construction. No part of a driveway shall rise more than 6' above natural ground grade directly below.

b. Only one driveway is allowed per primary dwelling unit, regardless of the number of lots, frontage on more than one roadway, or character of accessory structures. The driveway entrance/exit shall not exceed 20 feet in width. The location of all driveways shall be approved by the city inspector. The parking spaces and driveway surfaces shall be those required in sections 22.03.241, 22.03.242, 22.03.244 and 22.03.247.

Request:

The applicant is requesting to keep the non-conforming driveways and extend one of the driveways to the back of the property.



Additional Code Requirements for R-2 Structures

(h) Additional requirements for two-family residential structures in R-2:

(1) **All parking spaces shall be located behind the dwelling units and the garage entrance shall not face the street.**

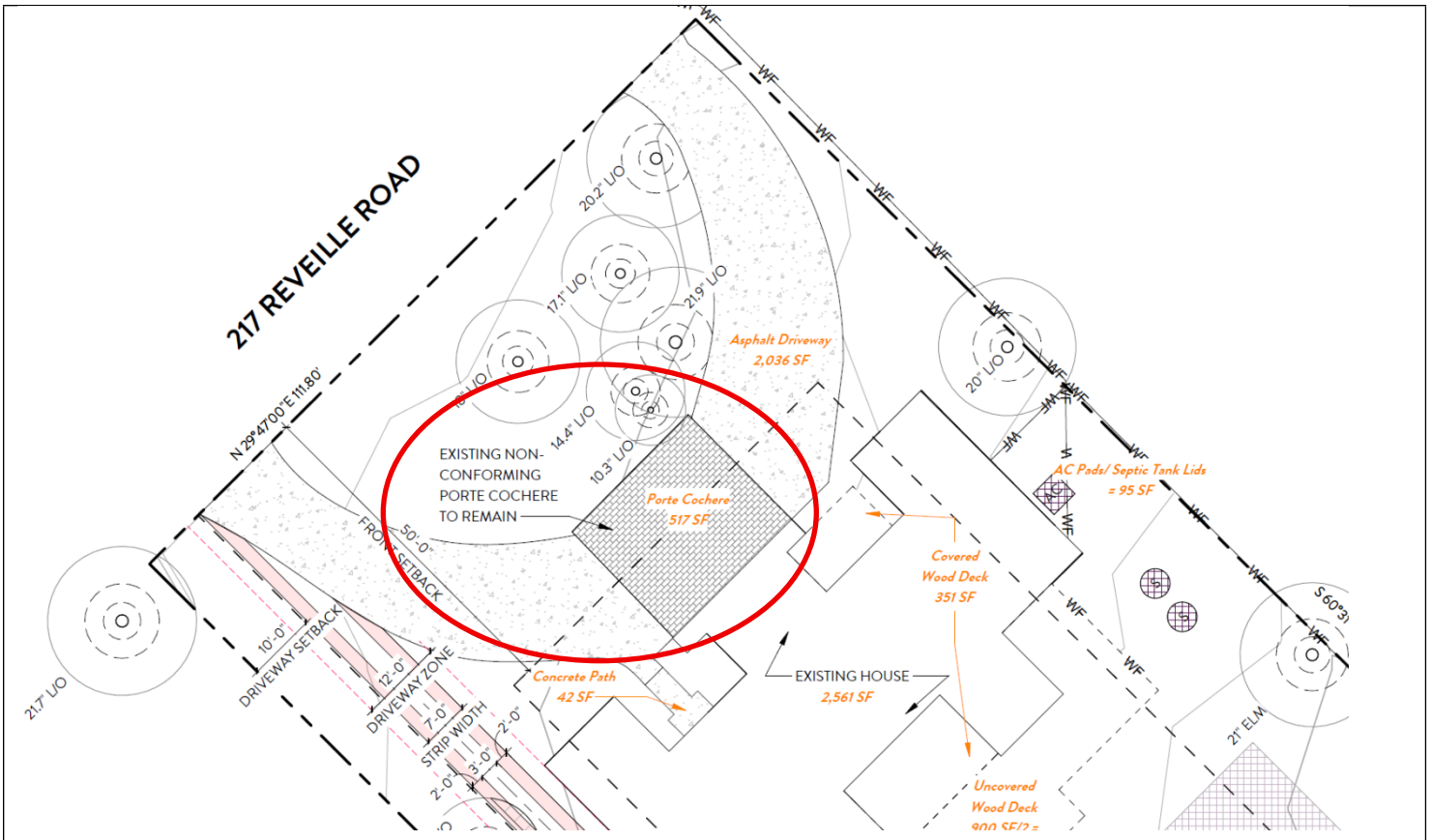
(2) The garage shall be enclosed.

(3) At least two parking spaces are required for each family dwelling unit.

(4) Parking is prohibited under any portion of the dwelling units.

Request:

The applicant is requesting to keep the non-conforming porte cochere at the front of the property over the driveway.



Variance Criteria Review:

Per Section 22.03.511 (c) Procedure and notice, the requested variances shall be administered in compliance with the rules established by sections 38.05.031 through 38.05.034.

(i) Section 38.05.031. Provisions subject to variance.

Variances may be granted by the board of adjustment to the provisions of this chapter in accordance with the rules and conditions of this division. A variance may not be granted, however, to authorize a change of use. Variances run with the land, but each variance is specific to the project for which it was granted.

(j) Section 38.05.032. Conditions required for granting variance.

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

(k) The applicant has established by competent evidence that:

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

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

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

d. The variance will not be greater than the minimum required to alleviate the difficulty or

hardship complained of.

(l) The recommendation of zoning and planning commission shall include an analysis of whether:

a. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.

b. (Reserved).

c. (Reserved).

d. The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof.

(m) Section 38.0.033. Interpretative criteria.

The board of adjustment and the zoning and planning commission, in performing their respective duties in reference to applications for variances, may be guided by these interpretative criteria:

(n) Variances from the terms of this chapter should be granted sparingly.

(o) Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.

(p) Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.

(q) Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.

(r) The variance shall not violate the goals of the master plan for the city.

(s) The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.

(t) The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.

(u) See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.

(v) When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

(w) Section 38.05.035. Conditions.

The city council can impose, and the zoning and planning commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects, whether, the City can recommend the imposition of reasonable conditions that are necessary to achieve one or more of the land planning principles set forth in the City's Master Plan, Attachment "B", as codified in chapter 28 of the Code of Ordinances.

Public Comments:

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

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

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

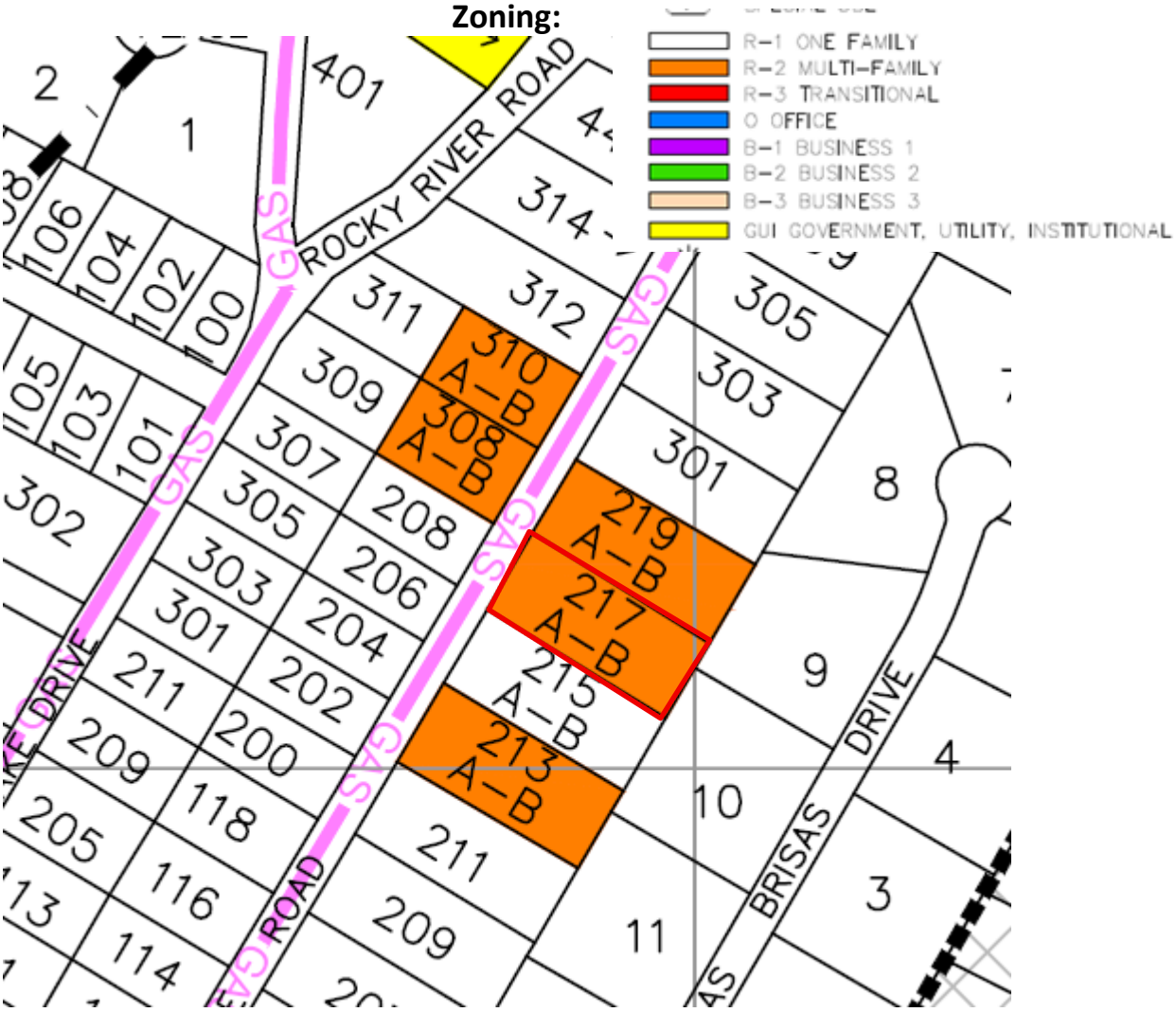
Comprehensive Planning Analysis

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

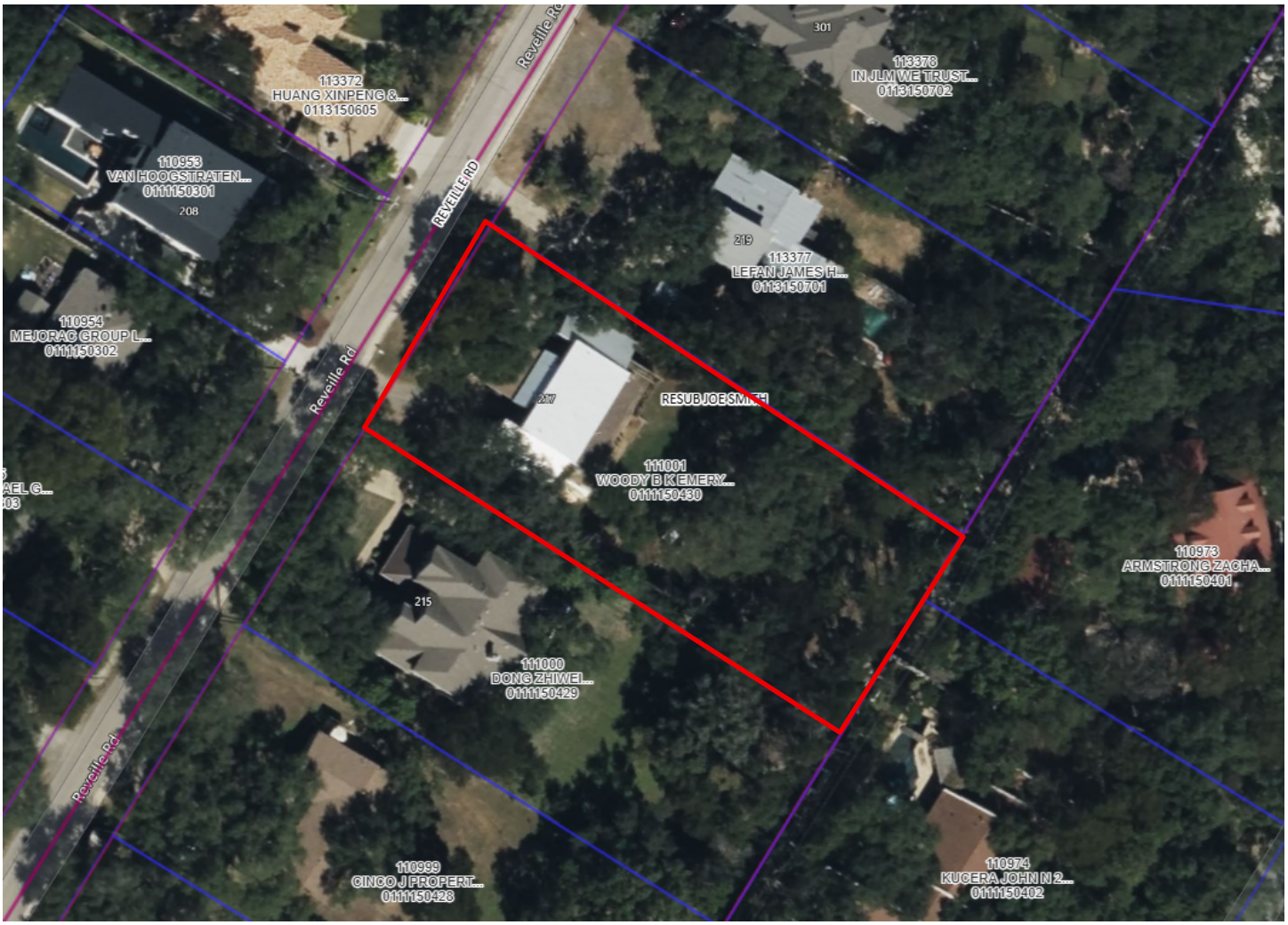
Links to Relevant Code:

(x) Section 22.03.275 Building setback distances
(y) Section 22.03.281 Schedule of Regulations
(z) Section 38.05.031 Variances
(aa) Section 22.03.514 Criteria and process required for granting a variance

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
ROCKY RIVER ROAD
GAS
BRISAS DRIVE
310 A-B
308 A-B
219 A-B
217 A-B
215 A-B
213 A-B

Aerial:


Reveille Rd
113372
HUANG XINPENG &...
0113150605
110953
VAN HOOGSTRATEN...
0111150301
208
REVEILLE RD
301
113378
IN JLM WE TRUST...
0113150702
219
113377
LEFAN JAMES H...
0113150701
110954
MEJORAC GROUP L...
0111150302
Reveille Rd
217
RESUB JOE SMITH
111001
WOODY B KEMERY...
0111150430
110973
ARMSTRONG ZACHA...
0111150401
215
111000
DONG ZHIWEI...
0111150429
Reveille Rd
110999
CINCO J PROPERT...
0111150428
110974
KUCERA JOHN N 2...
0111150402

CLAYTON KORTE

AUSTIN 512-477-1727
SAN ANTONIO 210-446-7556

July 29, 2025
Robert Meisel, Chair
City of West Lake Hills
Zoning and Planning Commission

Re: 217 Reveille Road

Dear Mr. Meisel,

This letter Is to request several variances for the property at 217 Reveille Road. This property does not have a garage, and the owner would like to build one. Consistent with the Intent of other sections of the Ordinance, the garage will be built In the rear yard. The new structure will conform with the required side and rear yard setbacks, and the site will conform with Impervious cover requirements. However, It Is a very narrow site, and there Is no way to access the rear yard without encroaching Into one of the side yards. We are endeavoring to keep the driveway as far from the property line as the existing house location will allow, and there Is a fence along the property line that should minimize any disturbance to the neighboring property.

The new driveway requires two variances:
22.03.175(a)(2) - for the driveway to encroach on the side yard setback,
22.03.175(f) - for the driveway to be comprised of drive strips Instead of the required 12-ft wide paving.

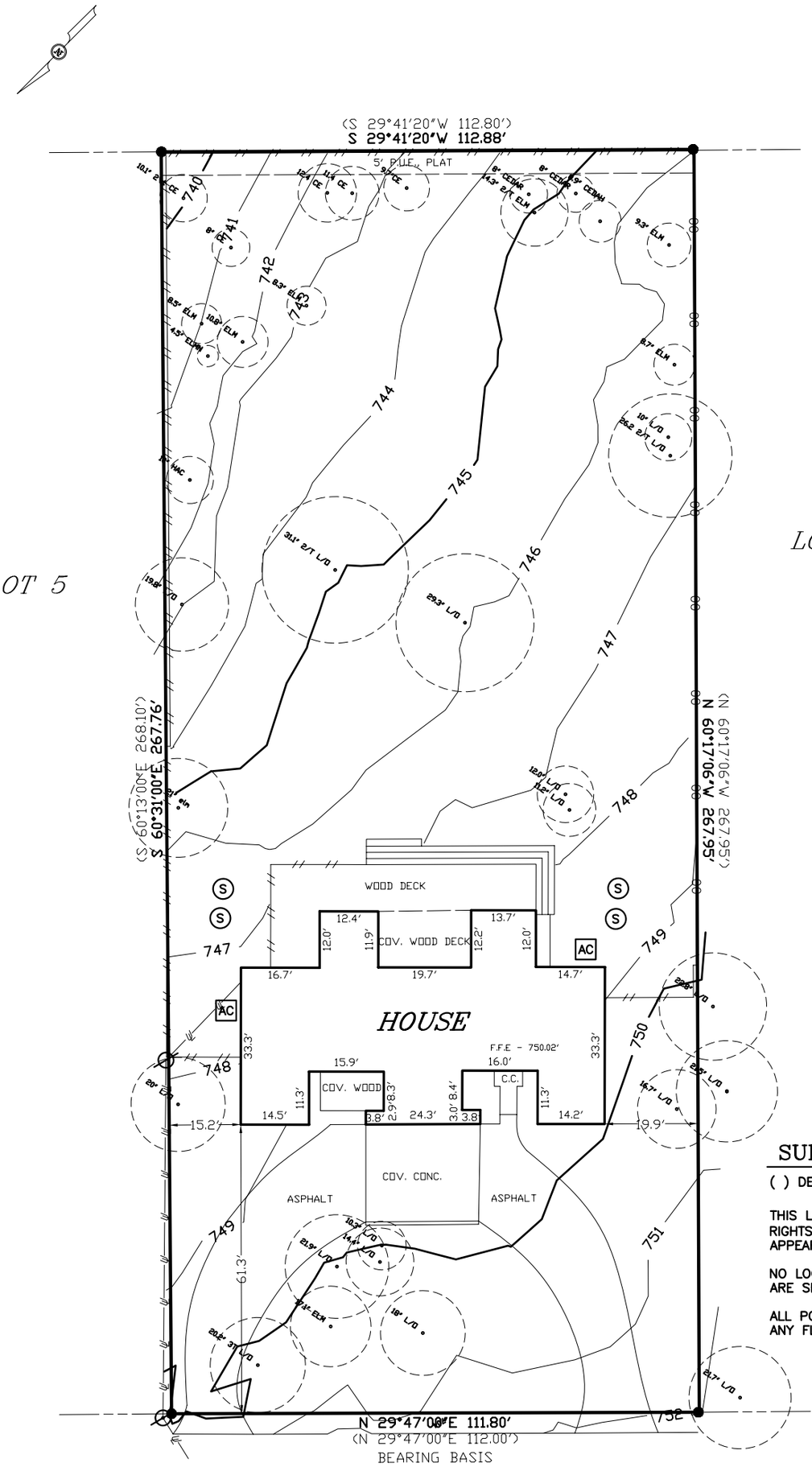
There are also several non-conforming existing conditions which shall remain:
22.03.175(e)(2) to retain the existing circle drive with two curb cuts,
22.03.175(h)(1) to retain the existing park-able driveway In front of the house,
22.03.175(h)(4) to retain the existing porte-cochere structure over the driveway.

Thank you for your consideration.

Sincerely,

Nathan Quiring, AIA, Partner

SCALE: 1"=30'



SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

NO LOCAL JURISDICTION BUILDING LINES ARE SHOWN HEREON.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

217 REVEILLE ROAD

(50' R.O.W.)

LOT No. 6 BLOCK B
SECTION – PHASE –
CITY TRAVIS COUNTY, TEXAS

SUBDIVISION / ADDITION JOE SMITH RESUB
Book – Cabinet – PLAT RECORDS
Volume 73 Page(s) 39 Slide –
Reference: CLAY WOODY

STATE OF TEXAS
REGISTERED
ROGER L. WAY
3910
PROFESSIONAL
LAND SURVEYOR

Roger L Way

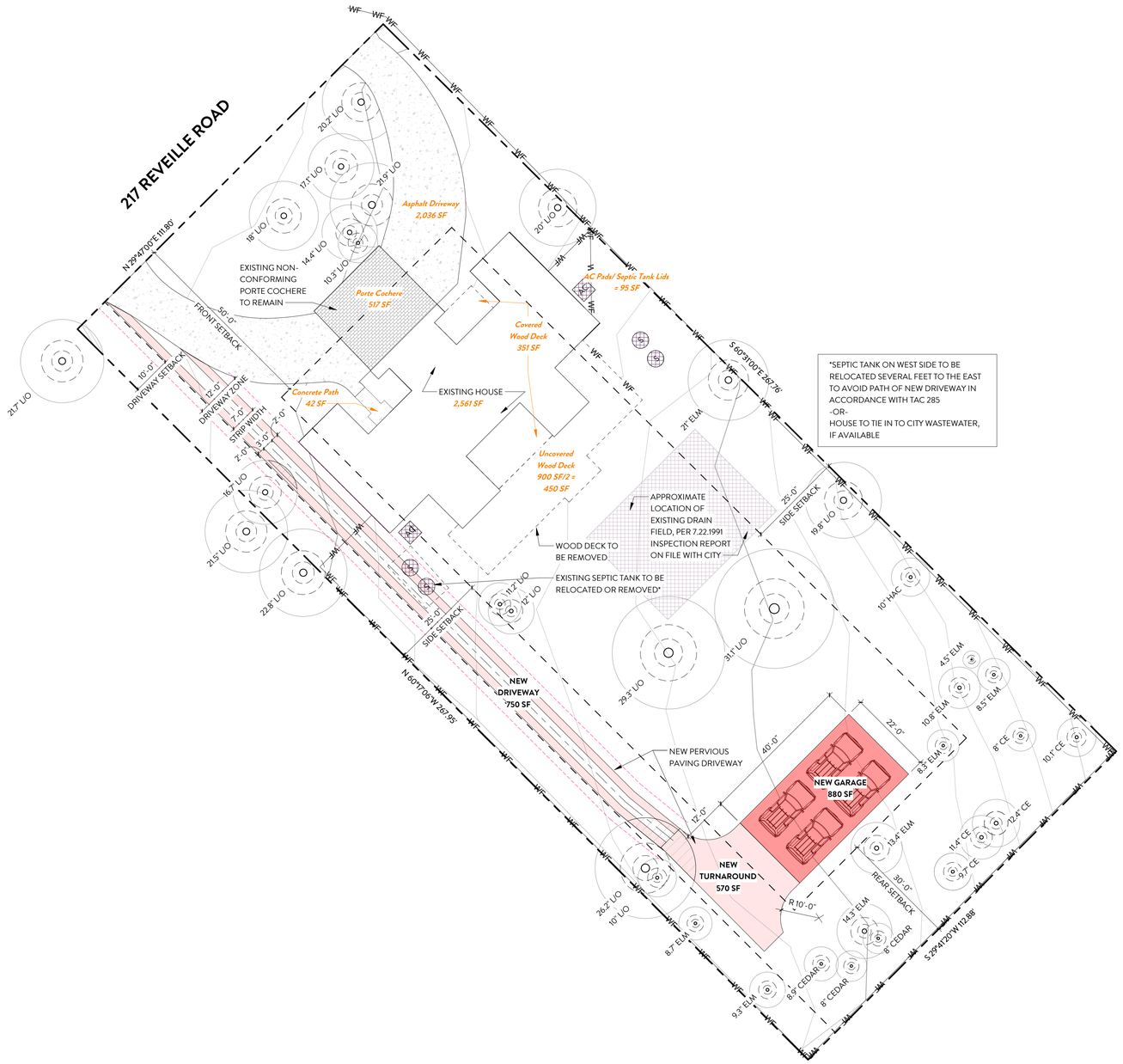
	By:	Date:
FIELD WORK	WW	02-28-25
DRAFTING	EL	

SURVEY DATE: 02-28-25
Job No. 11B04324
SCALE: 1"=20'

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 6.

ALL POINTS SURVEYING
1714 FORTVIEW ROAD – SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 – FAX: (512) 440-0199
FIRM REGISTRATION # 10118900



01 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SET BACK
- (S) SEPTIC LID
- AC A/C UNIT
- WF—WF— WOOD FENCE
- TREE TRUNK DIAMETER
- FULL CRITICAL ROOT ZONE
- 1/2 CRITICAL ROOT ZONE
- 1/4 CRITICAL ROOT ZONE
- CRITICAL ROOTZONE IMPACT AT PROTECTED TREE

SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY ALL POINTS SURVEYING ON 02.28.2025, ROGER L. WAY, R.P.L.S. NO. 3910.

AREA CALCULATIONS

LOT SIZE - 29,889.27 SF	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	2,561 SF	0 SF	2,561 SF
COVERED PARKING	517 SF	880 SF	1,397 SF
COVERED WOOD DECK	351 SF	0 SF	351 SF
TOTAL BUILDING COVERAGE % BUILDING COVERAGE (4,331 / 29,889.27) = 14.5%	3,429 SF	880 SF	4,309 SF
DRIVEWAY	2,036 SF	990 SF*	3,026 SF
WALKWAY TO FRONT DOOR	42 SF	0 SF	42 SF
UNCOVERED WOOD DECK *(50% IMPERVIOUS COVER)*	450 SF	-450SF	0 SF
AC PADS & SEPTIC TANK LIDS	95 SF	0 SF	95 SF
TOTAL NON-BUILDING COVERAGE	2,623 SF	540 SF	3,163 SF
TOTAL SITE COVERAGE (IMPERVIOUS) % IMPERVIOUS COVER (7,472/29,889.27) = 25.0%	6,052 SF	1,420 SF	7,472 SF

** NOTE: PERMEABLE PAVING IS CONSIDERED TO BE 75% IMPERVIOUS COVER. 1,320 SF * 75% = 990 SF*

ZONING REQUIREMENTS

JURISDICTION	WEST LAKE HILLS
ZONING	R-2
MIN. FRONT SETBACK	50 FT
MIN. REAR SETBACK	30 FT
MIN. SIDE SETBACK	25 FT
MAX HEIGHT OF STRUCT.	30 FT
MAX IMPERVIOUS COVER	25%

VARIANCES REQUIRED

22.03.175 (A)(2)	DRIVEWAY SETBACK
22.03.175(E)(2)	DRIVEWAY NUMBER
22.03.175(F)	DRIVEWAY WIDTH
22.03.175(H)(1)	PARKING LOCATION
22.03.175(H)(4)	PARKING UNDER STRUCTURE

CLAYTON KORTE

ISSUE DATE 7/2/2025
PROJECT NUMBER 24033

SCHEMATIC DESIGN

REVISIONS
1 07/29/2025 VARIANCE LIST

217 REVEILLE ROAD

217 REVEILLE RD
WEST LAKE HILLS, TX 78746

A001

ARCHITECTURAL SITE PLAN

© Clayton Korte | 7/29/2025 11:20:16 AM
The Design Professional's electronic seal or signature is effective only as to that version of this document as originally published by Clayton Korte. Clayton Korte is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact the Design Professional.

Exhibit A

217 Reveille Road – Driveway Width, Driveway Setback, Non-conforming Driveways

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.

   Without the variance, parking will be limited to the front yard. There is no way to access the back yard without infringing on the side yard setback.

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

   The proposed driveway route will follow the natural grade of the land. Drive strips will be used to minimize destruction of existing flora, though it is primarily turf grass. Permeable paving will be used to minimize drainage impact.

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

   Placing the Garage in the front yard was considered (though never desired) and violates 38.03.033(c)(4).

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

   The driveway will be kept as far from the lot line, and close to the house, as is practical.

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

   Providing a garage behind the house, instead of open parking in front of the house, is consistent with other sections of the Ordinance.

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

   Most of the driveway length will be screened from the neighbor's property by an existing wood fence.