



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, November 19, 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 19th day of November 2025 at 6:30 p.m., in the Council Chamber, Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on November 19, 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 October 15, 2025 Zoning and Planning Commission Meeting minutes
 - b. Report of previous ZAPCO cases acted on by the BOA/City Council
 - c. Recommendation to City Council for the adoption of 2026 submittal calendars for variances, zoning, subdivision, and special use permit applications.

4. **Public Hearing 109 Swiftcurrent Trl.:** Discuss and consider a recommendation to the City Council on variances for a fence:
 1. To allow for a fence encroachment into the 30-foot front-yard fence setback (Section 22.03.173(d)(6)(B)(ii)).
 2. To allow for the placement of fence posts within the ½ and ¼ critical root zones of protected trees (Section 22.03.3052 (b)).

Applicant: Sara Charles, Property Owner

5. **Public Hearing 704 Laurel Valley Dr.:** Discuss and consider a recommendation to the Board of Adjustment on variances for new residential construction:
 1. For grading on a slope greater than 35%, where no grading is allowed by code (Drainage and Erosion Control Manual Section 7.4.1)
 2. For closed cuts and fills greater than 10' in height on slopes between 25% and 35%, where the maximum closed cut is 10 feet and the maximum closed fill is 6 feet by code (Drainage and Erosion Control Manual Section 7.4.1)

Applicant: Davin Fillpot, Architect LLC

6. **Public Hearing 803 Loma Linda Dr.:** Discuss and consider a recommendation to the Board of Adjustment on variances for new residential construction:
 1. For the continuation of existing non-conforming status following destruction exceeding 50% of the replacement cost of the damaged structure (Section 38.04.061 (8))
 2. For roof overhangs/eaves extending more than 2 feet into the front yard setback (Section 22.03.275 (3))
 3. For grading greater than 18 inches in the front and side building setback (Section 22.03.170 (f))

Applicant: Bill Roesch, Property Owner

7. **Public Hearing** Discuss and possible action on a recommendation to City Council on the 2026 Street Maintenance Projects.
8. Adjournment. Chairman Robert Meisel.

Certificate

I certify that the above Notice of the November 19 2025 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday November 13, 2025 at 5:00 pm. and will remain posted continuously until said meeting is convened.

Joel Sherrouse, Development Coordinator

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

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

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, October 15, 2025 at 6:30 PM

1. **Call to Order: Chair Robert Meisel**
 - a. Meeting begins at 6:30pm
 - b. Roll Call
 1. Chair Robert Meisel: Present
 2. Vice-Chair Jim Pledger: Absent - excused
 3. Commissioner Julia Webber: Present
 4. Commissioner Karen Bartoletti: Absent
 5. Commissioner Patrick Stewart: Present
 6. Commissioner Laurie Maccini: Present
2. **Citizen Communications:**
 - a. None
3. **Consent Agenda:** The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.
 1. Approval of the September 17, 2025 ZAPCO meeting minutes
 2. Report of previous ZAPCO cases acted upon by the BOA/Council
 - a. **Action:** Commissioner Maccini moves for approval of the Consent Agenda
 - i. Commissioner Webber Seconds
 - ii. Motion carries unanimously (4 – 0)
4. **Administration:** Appointment of Zoning and Planning Commission vice-chair
 1. Chair Meisel appoints Commissioner Pledger vice-chair of the Zoning and Planning Commission
5. **Public Hearing: 706 Laurel Valley Rd.:** Discuss and consider action to make a recommendation to City Council on the release of a portion of a 10-foot wide public utility and drainage easement on a recorded plat (Section 36.01.017 of the West Lake Hills Code).

Applicant: Donald Henslee, Property Owner

1. **Staff Report:**
 - i. Director Bills describes request to remove release drainage and utility easement along historic lot line that was removed in a 1976 subdivision without the easement being removed.
2. **Public Comments** (Citizen Comment Forms attached as Exhibit A)
 - i. **None**
3. **Discussion:**
 - i. **Chair Meisel:** Concerned about language in exhibit regarding partial release of easement
4. **Action:**
 - i. Commissioner **Bartoletti** moves that the easement release request be forwarded to City Council with a recommendation of **approval** conditional to the language in the easement being clear that the entire portion of the easement along the historic property line is be released.
 1. Commissioner **Webber** Seconds
 2. Motion carries unanimously (4-0)

The recommendation will be forwarded to City Council for consideration at the regular meeting on November 12, 2025

6. **Public Hearing: 406 Redbud Trl.:** Discuss and consider action to make a recommendation to the Board of Adjustment on a variance to allow for grading on a slope of 35% or greater (Drainage and Erosion Control Design Manual Section 7.4.1).

Applicant: Bhavani Singal - Workshop No 5

- a. **Staff Report:**
 - i. Director Bills describes the request for grading in excess of the maximums permitted in the Drainage and Erosion Control Design Manual.
- b. **Public Comments:**
 - i. **Eric Vann** – Quiddity Engineering:
 - a. Explained the general design of the house and why the grading variances are being requested
 - ii. **Bhavani Singal** – Workshop No 5 :
 - a. Spoke in favor of variance request
 - iii. **Stephen Barron** – Neighbor:

- a. Spoke in opposition to variance request based on size of home relative to lot in comparison to neighboring properties, revegetation, and the inadequacy of the site for septic
 - iv. **Dharma Rajah:** Owner
 - a. Appealed to ZAPCO for approval
- c. **Discussion:**
 - i. **Commissioners Webber** and **Stewart** asked for details regarding the design and location of the septic system and whether it would also require grading in areas of grater than 35% slope south of the main house
 - ii. **Commissioner Webber** asks if other options, such as lower ceilings and or a lower square footage have been attempted instead of the variance requests.
 - iii. **Chair Meisel:** Variance is 100% design-driven
 - iv. **Commissioner Stewart:** Concerned about need for additional variances in the future
- d. **Action:** At applicant request, Commissioner **Webber** moves to postpone the item to the **November 19** Zoning and Planning Commission meeting
 - i. Commissioner **Maccini** Seconds
 - ii. Motion Carries unanimously (4-0)

The recommendation will be postponed to the November 19 Zoning and Planning Commission meeting

- 7. Public Hearing: **701 S Capital of Highway Building J:** Discuss and consider action to make a recommendation to City Council on the following variances from the Uniform Sign Agreement and Chapter 32 of the Code of Ordinances for Building J in the Village at Westlake shopping center:
 - 1. For the installation of 2 signs not spaced within 2 inches of a masonry face (Village at Westlake Uniform Sign Criteria section I.E)
 - 2. For the installation of 2 signs not matching the approved colors for the site (Village at Westlake Uniform Sign Agreement section I.K)
 - 3. For the installation of a sign on the roof of a building (Code of Ordinances Section 32.01.016(15) - Prohibited Signs)
 - 4. For the installation of a canopy sign that does not match any of the allowed sign types (Code of Ordinances Section 32.03 - Sign Categories)

Applicant: Vince Buxton - First and Main Signs

a. Staff Report:

- i. **Director Bills** describes the variance requests related to 2 signs for a proposed Postino restaurant at the site of the former University Federal Credit Union in the Village at Westlake shopping center
- ii. **Commissioner Bartoletti:**
 - a. ZAPCO variance criteria seem to be based on physical hardship, not brand identity

b. Public Comments:

- i. **Steve Tyler** – SignTek
 - a. Indicates that sign design is well-within industry standards

c. Discussion:

- i. **Commissioners Webber, Maccini, and Stewart** Indicate they have no objection to sign
- ii. **Chair Meisel:** Signs shouldn't be placed on rooftops
- iii. **Commissioner Bartoletti indicates** misgivings over whether stated hardships are hardships ZAPCO can consider
 - a. **Assistant City Attorney Thamm** clarifies that the variance criteria are considerations for a sign variance, but are not binding on ZAPCO as they are in a Zoning variance.

d. Action:

- i. Commissioner **Maccini** recommends that the variances be forwarded to City Council with a recommendation of **approval** conditional to Dark Sky compliance
 - a. Commissioner **Webber** seconds
 - b. Motion carries unanimously (4-0)

The recommendation will be forwarded to City Council for consideration at the regular meeting on November 12, 2025

8. **Adjournment** – Chair Robert Meisel

Chair Meisel adjourns the meeting at 7:49 pm

APPROVED:

Robert Meisel, Chair

ATTEST:

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2025.

DRAFT



City of West Lake Hills
Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	November 19, 2025	Item Number:	3b
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	N/A	Source of Funds:	N/A

Subject

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

Discussion

Since the October 15, 2025 ZAPCO meeting, the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment:

- a. No items forwarded

City Council:

- 2. **706 Laurel Valley:**
 - a. At the November 12 City Council meeting, the easement release was approved.
- 3. **701 S Capital of Texas Highway Building J (Postino Sign):**
 - a. At the November 12 City Council meeting, the sign variances were approved



City of West Lake Hills
Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	November 19, 2025	Item Number:	3c
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	2026 Schedules	Source of Funds:	N/A

Subject

Recommendation to City Council for the adoption of 2026 submittal schedules for variances, zoning, subdivision, and special use permit applications.

Recommendation

Staff recommend approval of the 2026 schedules.

Discussion

Background & Analysis:

The Code of Ordinances and the State of Texas have required review and notification timelines that must be met. The attached schedules provide the application dates for ZAPCO and BOA/City Council meetings to ensure that those timelines can be met.

The regular time (2nd Wednesday) for the November Board of Adjustment/City Council meeting falls on Veterans Day in 2026. While the current calendar proposes that date, when the official Council Calendar is updated to accommodate the holiday the submittal schedule will be updated accordingly. This currently has the largest impact on 2nd submissions for subdivision and special use permit applications, as their submittal dates are based on the dates of Board of Adjustment/Council meetings. Variance, zoning, and initial subdivision submittal deadlines are based on Zoning and Planning Commission meeting dates.

2026 Application Schedule Variance/Zoning Change

Submittal Date	Submittal Check Date	Notification Posted (mailed & sign)	ZAPCO Posting Date	Zoning & Planning Commission Meeting Date	BOA/CC Posting Date	BOA/City Council Meeting Date**
Must be received by 5:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	15 days in advance of meeting	3 Business Days	Public Hearing (Wednesday)	3 Business Days	Public Hearing (Wednesday)
12/15/2025	12/16/2025	1/5/2026	1/14/2026*	1/21/2026	2/5/2026	2/11/2026
1/12/2026	1/13/2026	2/2/2026	2/12/2026	2/18/2026	3/5/2026	3/11/2026
2/9/2026	2/10/2026	3/2/2026	3/12/2026	3/18/2026	4/1/2026*	4/8/2026
3/9/2026	3/10/2026	3/30/2026	4/9/2026	4/15/2026	5/7/2026	5/13/2026
4/13/2026	4/14/2026	5/4/2026	5/14/2026	5/20/2026	6/4/2026	6/10/2026
5/11/2026	5/12/2026	6/1/2026	6/11/2026	6/17/2026	7/1/2026*	7/8/2026
6/8/2026	6/9/2026	6/29/2026	7/9/2026	7/15/2026	8/6/2026	8/12/2026
7/13/2026	7/14/2026	8/3/2026	8/13/2026	8/19/2026	9/2/2026*	9/9/2026
8/10/2026	8/11/2026	8/31/2026	9/10/2026	9/16/2026	10/8/2026	10/14/2026
9/14/2026	9/15/2026	10/5/2026	10/15/2026	10/21/2026	11/5/2026***	11/11/2026***
10/12/2026	10/13/2026	11/2/2026	11/12/2026	11/18/2026	12/3/2026	12/9/2026
No December ZAPCO						
12/14/2026	12/15/2026	1/4/2027	1/14/2027	1/20/2027	2/4/2026	2/10/2026

*Change due to holiday

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

*** November 2026 BOA/Council meeting falls on City holiday and will be moved according to Council/BOA schedule. This schedule to be updated accordingly

2026 Application Schedule Special Use Permit

Submittal Date	Submittal Check Date	Notification Posted (mailed & sign)	Agenda Posted	BOA Meeting Date**
Must be received by 5:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	15 days in advance of meeting	3 business days	Public Hearing (Wednesday)
12/15/2025	12/16/2025	12/29/2025	1/8/2026	1/14/2026
1/12/2026	1/13/2026	1/26/2026	2/5/2026	2/11/2026
2/9/2026	2/10/2026	2/23/2026	3/5/2026	3/11/2026
3/9/2026	3/10/2026	3/23/2026	4/1/2026*	4/8/2026
4/13/2026	4/14/2026	4/27/2026	5/7/2026	5/13/2026
5/11/2026	5/12/2026	5/25/2026	6/4/2026	6/10/2026
6/8/2026	6/9/2026	6/22/2026	7/1/2026*	7/8/2026
7/13/2026	7/14/2026	7/27/2026	8/6/2026	8/12/2026
8/10/2026	8/11/2026	8/24/2026	9/2/2026*	9/9/2026
9/14/2026	9/15/2026	9/28/2026	10/8/2026	10/14/2026
10/12/2026	10/13/2026	10/26/2026	11/5/2026***	11/11/2026***
11/9/2026	11/10/2026	11/23/2026	12/3/2026	12/9/2026
12/14/2026	12/15/2026	12/28/2026	1/7/2027	1/13/2027

*Change due to holiday

Refer to **Section 38.04.032 (e) (2): Notice of public hearing before board of adjustment for SUP approval process.

*** November 2026 BOA/Council meeting falls on holiday and will be moved according to Council/BOA schedule. This schedule to be updated

2026 Application Schedule Subdivision Initial Submittal

Submittal Date	Submittal Check Date	Zoning & Planning Commission	City Council Meeting Date
Must be received by 5:00 pm CDT (Monday unless City holiday, then next business day)	All submissions must have all required items to enter review	Public Hearing (Wednesday)	Public Hearing (Wednesday)
12/22/2025	12/23/2025	1/21/2026	1/28/2026
1/20/2026*	1/22/2025	2/18/2026	2/25/2026
2/16/2026	2/17/2026	3/18/2026	3/25/2026
3/16/2026	3/17/2026	4/15/2026	4/22/2026
4/20/2026	4/21/2026	5/20/2026	5/27/2026
5/18/2026	5/19/2026	6/17/2026	6/24/2026
6/15/2026	6/16/2026	7/15/2026	7/22/2026
7/20/2026	7/21/2026	8/19/2026	8/26/2026
8/17/2026	8/18/2026	9/16/2026	9/23/2026
9/21/2026	9/22/2026	10/21/2026	10/28/2026
10/19/2026	10/20/2026	11/18/2026	11/25/2026
No December ZAPCO Meeting			
12/21/2025	12/22/2025	1/20/2026	1/27/2026

*Change due to holiday

2026 Application Schedule Subdivision Resubmittal

Resubmittal Date	City Council Meeting Date
Must be received by 5:00 pm CDT (Monday unless City holiday, then next business day)	Public Hearing (Wednesday)
12/29/2025	1/14/2026
1/26/2026	2/11/2026
2/23/2026	3/11/2026
3/23/2026	4/8/2026
4/27/2026	5/13/2026
5/26/2026*	6/10/2026
6/22/2026	7/8/2026
7/27/2026	8/12/2026
8/24/2026	9/9/2026
9/28/2026	10/14/2026
10/26/2026**	11/11/2026**
11/23/2026	12/9/2026
12/28/2026	1/13/2027

*Change due to holiday

** November 2026 BOA/Council meeting falls on holiday and will be moved according to Council/BOA schedule. This schedule to be updated accordingly.



City of West Lake Hills
Zoning and Planning Commission
AGENDA REPORT

Meeting Date: November 19, 2025
Department: Building & Development
Prepared By: Jennifer C. Bills, Director of Building & Development
Exhibits: See Attached
Item Number: 4
Cost / Budget: None
Source of Funds: N/A

Subject

109 Swiftcurrent Trl.: Discuss and consider action on the following variances for a fence:
1. To allow for a fence encroachment into the 30-foot front-yard fence setback (Section 22.03.173(d)(6)(B)(ii)).
2. To allow for the placement of fence posts within the 1/2 and 1/4 critical root zones of protected trees (Section 22.03.3052 (b)).
Applicant: Sara Charles, Property Owner

Recommendation

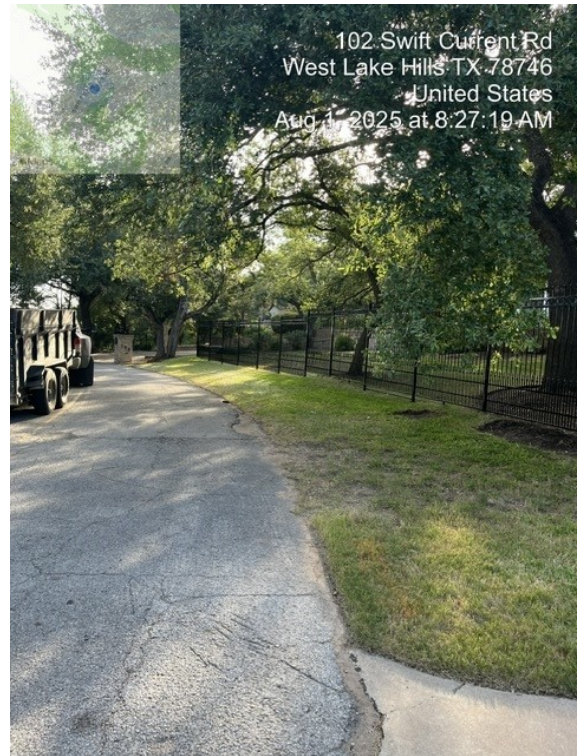
Discuss and make a recommendation to the City Council including an analysis of whether:
1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' 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.
The findings of fact as alleged by the applicant are attached in Exhibit A.
This item will be forwarded to the City Council meeting on December 10, 2025 for review and a public hearing.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: David and Sara Charles
Legal Description: Mirkwood Subdivision Lot 5
Lot Size: 1.0 acre
Zoning: R-1, One-Family
Wastewater: On-site Sewage Facility (septic)
The properties surrounding the subject property are zoned R-1, One-Family.

Background & Analysis:

The applicant is requesting two variances related to a front yard fence that was installed without permits. The fence variances include allowances for encroachment into the front fence setback and encroaching into the ½ and ¼ critical root zone of protected trees. (Attachment 1). A stop work order for the fence was issued the week of July 25. As installed the fence was observed to be over 6 feet in height, have open pickets at the top and encroaching in the front-yard fence setback.



The application requested variance for the location and encroachment into the CRZ but is not requesting variances for the maximum 6 feet of height above natural grade or for the open pickets.

Front-yard Fence Setback

- Front yard fence and gate encroaching up 7.5 feet into the 30-foot front yard fence setback.

Code Reference

Section 22.03.173(d)(6)(B)(ii) Front-yard fence requirement

(B) Except as may be required by subsection (5) above, the setback distance for a front-yard fence shall be determined as follows:

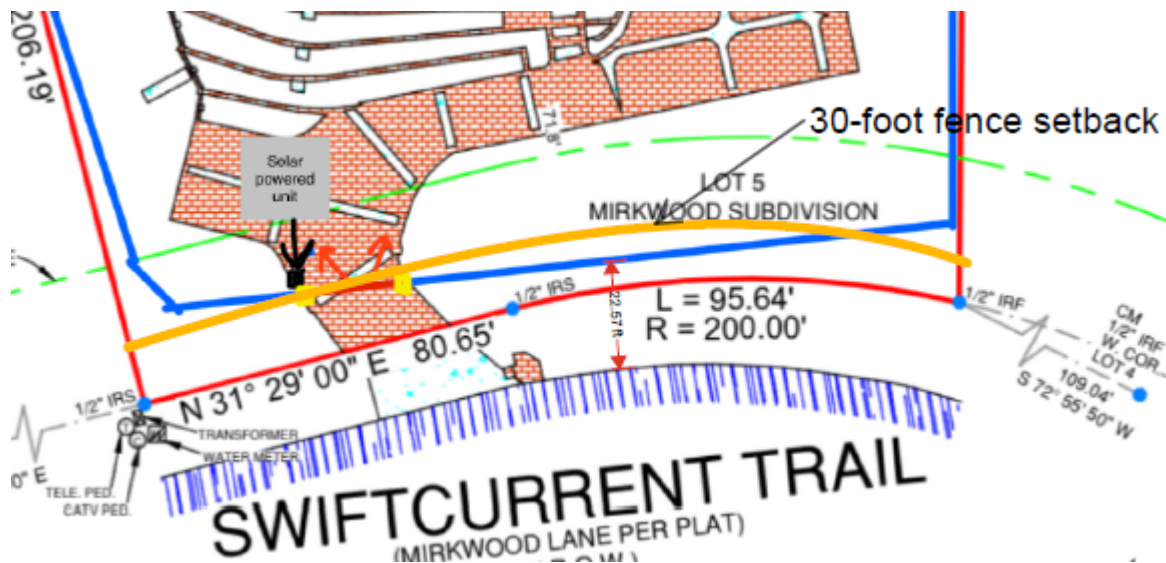
(i) For lots less than 0.75 acre, the minimum front setback distance for front-yard fences shall be 20 feet from the nearest pavement edge of the public or private street, provided that no fence shall be constructed in the right-of-way.

(ii) For lots 0.75 acre and larger, the minimum front setback distance for front-yard fences shall be 30 feet from the nearest pavement edge of the public or private street, provided, that no fence shall be constructed in the right-of-way.

(iii) Rear and side setbacks set forth in section 22.03.281 do not apply to front-yard fences.

Request

The applicant is requesting to place the fence up to 7.5 feet into the front-yard fence setback, which is measured from the edge of pavement. At the closest point, the fence is approximately 5.5 feet from the front property line.



Encroachment into Tree Critical Root Zone (CRZ)

- Allow for the placement of fence posts within the $\frac{1}{2}$ and $\frac{1}{4}$ critical root zones of protected trees.

Code Requirements

- Section 3.5.2 (A) Tree and Natural Area Preservation – Austin Environmental Criteria Manual – adopted by reference Section 22.03.305(b) West Lake Hills Code of Ordinances

Most trees can tolerate some Critical Root Zone impacts. Impacts may be allowed as long as the following Preservation Criteria are met:

- a. At least fifty percent of the total area (square footage) of the Critical Root Zone must be preserved at natural grade, with natural ground cover.
- b. The entirety of the Half CRZ must be protected, with the exception that cut or fill of four inches or less is allowed within the Half CRZ.
- c. No cut or fill is allowed within the Quarter CRZ.

Request

The applicant is requesting to encroach into existing trees, however the trees listed in the online application do not match up to trees around the proposed fence line.

Public Comments:

As of the date of the report, two written comments were received both in opposition (Attachment 5).

Variance Criteria Review:

Fences 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:

- 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.

- **ZAPCO.** 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; and
 - b. The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners’ enjoyment thereof; and
 - c. 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.

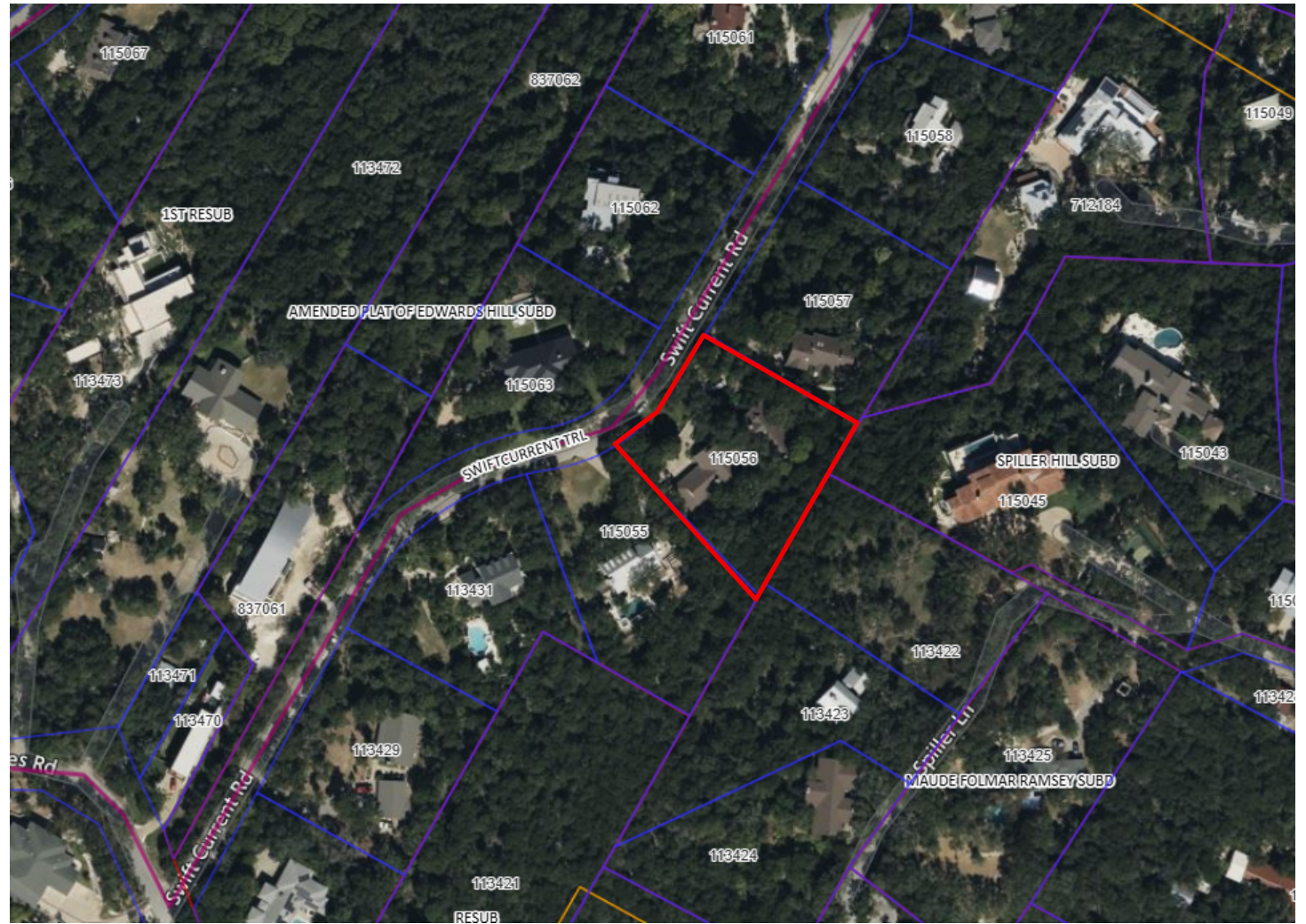
Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 22.03.173: Fences \(Residential\)](#)
- [Section 22.03.304. Tree and vegetation removal and replacement.](#)
- [Section 22.03.514: Criteria and process required for granting variance.](#)
- [Section 22.03.511: Procedure and notice.](#)

Aerial:



October 2025

Chairperson, Zoning and Planning Commission (ZAPCO)

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

Re: Variance Request – 109 Swiftcurrent Trail

Dear Chairperson and Members of the Commission,

We are the homeowners at 109 Swiftcurrent Trail, requesting approval of two variances in connection with an after-the-fact permit for our wrought-iron fence and the future installation of an automatic driveway gate. The requested variances are for (1) front setback encroachment and (2) limited intrusion into tree critical root zones (CRZs).

The fence was installed based on incorrect contractor guidance that no City permit was required. Once we were informed otherwise, we immediately halted all work and retained a licensed surveyor, certified arborist, and drainage engineer to bring the project into full compliance. We are currently under a stop-work order, which was issued before the driveway gate could be installed. Once authorization is granted, we will complete all corrective actions, including removal of decorative picket tops and reduction of the fence height to six feet.

Due to the steep slope of our lot, the placement of mature trees, and the grade of our driveway, relocation of the fence and future gate to meet the 30-foot setback would require significant regrading, retaining wall reconstruction, and excavation within multiple protected tree root zones. Such work would disrupt the natural terrain, alter drainage, and damage the mature canopy that defines both our property and the neighborhood. The current alignment preserves the slope, maintains existing drainage flow, and follows the natural grade without increasing impervious cover.

The requested variances are the minimum necessary to address the property's physical hardships while maintaining environmental protection and neighborhood character. Our certified arborist's mitigation plan and vegetative screening plan further enhance compliance with the City's environmental and aesthetic goals.

We respectfully request ZAPCO's favorable consideration of this variance request. Thank you for your time and for your commitment to protecting the beauty and integrity of West Lake Hills.

Sincerely,

Sara and David Charles

Homeowners, 109 Swiftcurrent Trail
West Lake Hills, TX 78746

Brief Description of project/why variances are needed::

This application seeks approval of variances to legalize and bring into compliance a wrought-iron fence and automatic driveway gate installed under incorrect contractor guidance. The fence provides safety, security, and aesthetic enhancement for the residence at 109 Swiftcurrent Trail. After installation, we learned a City of West Lake Hills permit and variances were required. The property sits on a steeply sloped lot, with the home positioned near the top of the hill and the driveway descending sharply toward Swiftcurrent Trail. The fence and gate were placed based on the only alignment that allows proper gate operation and safe vehicle access. Relocating the fence or gate further back to meet the 30-foot front setback would make the automatic gate inoperable due to the slope, require significant regrading, and impact drainage patterns. Such relocation would also necessitate altering the driveway and retaining walls, adding impervious cover, and excavating into multiple protected tree critical root zones (CRZs). Several fence posts are already within tree CRZs. Moving the fence would create greater root disturbance and risk tree loss. A Certified Arborist has provided a mitigation plan including soil aeration, root-zone fertilization, and long-term monitoring to ensure tree preservation. The requested front setback and CRZ variances will allow the fence and gate to remain in their current alignment, preserving existing trees, drainage, and slope stability while meeting the City's intent for environmental protection and visual harmony.

Variance Questionnaire:

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you ...:

Strict enforcement of the ordinance would create an unnecessary hardship due to the property's unique topography, existing mature trees, and the functional requirements of the automatic gate. The residence at 109 Swiftcurrent Trail sits on a steeply sloped lot where the driveway descends sharply to meet the street. The grade change between the house and roadway limits where a functional gate and fence can be placed. Relocating the fence and gate to meet the 30-foot front setback would require significant regrading and reconfiguration of the driveway. This would render the automatic gate mechanically inoperable because the gate swing would conflict with the uphill slope. It would also require extending or reconstructing retaining walls, altering drainage flow, and adding impervious cover, all of which would have environmental and structural impacts. Additionally, moving the fence would necessitate excavation into the critical root zones (CRZs) of multiple mature oak and cedar trees located along the front of the property. These trees contribute significantly to neighborhood character and slope stability. A Certified Arborist confirmed that relocation would cause severe root damage, potentially resulting in tree loss, while the current alignment allows mitigation through soil aeration and root protection. Given the slope, existing structures, and location of protected trees, literal enforcement of the ordinance would impose a disproportionate and unnecessary hardship by requiring costly structural changes, environmental disturbance, and potential tree mortality. Approval of the requested variances would allow compliance while preserving the natural topography, existing vegetation, and overall aesthetic integrity of the property and surrounding area.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed ...:

Granting the requested variances will not unreasonably disrupt or destroy the natural terrain or existing flora. In fact, approval will preserve and enhance the site's environmental integrity by maintaining existing trees, slope stability, and natural drainage patterns while supporting a landscape plan that increases native biodiversity and reduces long-term ecological stress. The property at 109 Swiftcurrent Trail sits on a steeply sloped lot with mature oaks and cedars that define both the visual and ecological character of the site. The fence and automatic gate follow the existing topography and natural grade without requiring regrading or additional impervious cover. Relocating the fence and gate to meet strict setback requirements would demand significant excavation, retaining wall expansion, and driveway reconstruction, which would disturb soil, alter natural drainage, and cause severe root damage to multiple protected trees. The current alignment, by contrast, allows all of these natural conditions to remain undisturbed. Several posts are near the critical root zones (CRZs) of mature trees, but these areas have been professionally assessed by a Certified Arborist. The arborist determined that root impacts are minor and can be fully mitigated through soil aeration, mycorrhizae-based fertilization, and organic amendments to strengthen existing root systems. Long-term monitoring and care will ensure these trees remain healthy and stable, protecting both the property and surrounding canopy. Beyond preservation, the landscape plan actively improves ecological health. The vegetative screening plan introduces layered native and adaptive plantings that stabilize the slope, increase water infiltration, and provide new habitat for pollinators, butterflies, and small wildlife. A dense mix of groundcovers, shrubs, and trees will protect topsoil from erosion and filter runoff before it reaches the drainage system. Importantly, the fence will limit over-browsing by deer, which is a major cause of understory loss in the Hill Country. By protecting these new plantings, the landscape will mature into a sustainable micro-ecosystem that supports pollinators, improves air quality, and visually integrates with the wooded character of West Lake Hills. The plantings will require minimal irrigation once established, reducing long-term water demand and chemical inputs. In summary, granting the variances will prevent unnecessary disruption to the existing hillside, protect mature trees through proactive mitigation, and enable a landscape plan that enhances biodiversity, stabilizes soil, and restores natural ecological function. The design works with the terrain rather than against it, preserving the essential natural character of the property and surrounding neighborhood.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?:

We have evaluated several alternatives to relocating or redesigning the fence and gate to comply with the standard setback and tree protection requirements. Unfortunately, none of these options would alleviate the hardship created by the property's unique topography, the location of mature trees, and the mechanical and safety requirements of the automatic gate. The fence and gate were originally installed without a permit, based on incorrect contractor guidance that the property fell under City of Austin jurisdiction. As soon as we were informed otherwise, we halted work and engaged a licensed surveyor, certified arborist, and drainage engineer to bring the project into full compliance and minimize environmental impacts. 1. Moving the Fence and Gate Further Back (to meet the 30' setback): Relocating the fence and automatic gate upslope would render the gate mechanically inoperable due to the steep grade. The driveway rises sharply toward the house, and the gate arms require a level area for proper function. Shifting the alignment back would also require extensive regrading, retaining wall modification, and excavation within several tree critical root zones (CRZs). Such work would disturb the hillside, alter natural drainage, and risk loss of mature oak and cedar trees. 2. Redesigning the Fence (stepped or alternative material): Stepping the fence along the slope or using a different design would not address the setback issue and would increase soil disturbance by requiring additional posts and deeper footings. This would create more—not less—impact on tree root systems and slope stability. 3. Installing the Gate in an Alternate Location: Placing the gate closer to the street or at a different alignment would create unsafe conditions. Vehicles would need to stop on Swiftcurrent Trail while the gate opens, creating a traffic hazard. The current location allows vehicles to safely queue on private property while maintaining required sight lines for drivers and pedestrians. 4. Removing or Partially Relocating the Fence: Eliminating or reducing the fence would remove necessary containment for pets and would allow deer to enter and over-browse new landscaping. The fence is essential to protect the planned native and adaptive vegetation, which will serve as pollinator habitat and stabilize the slope. Without protection, this ecological improvement could not succeed. After reviewing all alternatives, the existing alignment is the least invasive, safest, and most environmentally responsible configuration. It maintains natural terrain, protects existing trees, preserves drainage flow, and allows the gate to operate safely on the sloped driveway.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?:

The variances requested are the minimum necessary to alleviate the hardship created by the property's steep slope, existing mature trees, and driveway geometry while bringing the project into full compliance with City standards. We are not seeking to expand or increase any noncompliance. In fact, we are reducing all conditions that can be corrected: The decorative picket tops and finials are being removed, and the fence height is being lowered to the legal 6 feet throughout. Two fence panels that extended slightly over the property line are being moved fully inside the boundary. These corrections are costly and extensive but demonstrate our commitment to compliance. The only variances we are requesting, the front setback and tree critical root zone (CRZ), are those that physically cannot be remedied without severe environmental and structural consequences. Moving the fence and automatic gate further back would render the gate mechanically inoperable due to the steep grade, require excavation into multiple CRZs, and disrupt the natural drainage and retaining wall system. These conditions are unique to this site and not self-imposed. The current alignment represents the least intrusive and most environmentally responsible configuration. It avoids unnecessary grading, tree removal, and additional impervious cover while maintaining safe vehicle access and preserving the natural topography. Granting these limited variances allows the fence and gate to remain functional and code-compliant in every other respect, while ensuring the property's slope, trees, and drainage remain undisturbed. In summary, we have corrected all feasible violations and are requesting only what is essential to address the physical hardship created by the site itself. The requested variances are narrowly tailored, environmentally protective, and the minimum relief necessary to bring the project into lasting compliance with the City's regulations and intent.

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?:

The requested variances do not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan. In fact, they uphold the City's guiding principles of environmental preservation, safety, and maintaining the community's natural, wooded character. The intent of the Zoning Ordinance is to protect the city's steep terrain, tree canopy, and drainage patterns while ensuring development remains compatible with the surrounding landscape. The fence and automatic gate meet that intent: they follow the existing natural grade without regrading, do not add impervious cover, and are designed to preserve existing mature trees. The open wrought-iron design allows air and water to flow freely through the fence, minimizing impact on natural drainage. The requested front setback variance simply allows the fence to remain in the only location where it can function safely and environmentally responsibly given the slope of the property. Relocating it would require extensive grading, excavation into multiple tree critical root zones (CRZs), and modification of the driveway and retaining walls; actions that would directly contradict the Comprehensive Plan's goals of protecting existing vegetation, limiting impervious cover, and preserving the natural terrain. The CRZ variance also aligns with the City's environmental intent. By leaving the fence in place and implementing a certified arborist's mitigation plan, including soil aeration, root fertilization, and long-term monitoring; we are protecting rather than disturbing the site's most important natural assets. Furthermore, the proposed vegetative screening plan adds layered native plantings that enhance the property's ecological value and reinforce the visual character of West Lake Hills. These plantings will provide habitat for pollinators, prevent erosion, and ensure that the fence blends naturally into its surroundings. Overall, granting these limited variances supports the spirit and purpose of the City's regulations: - It preserves trees, natural topography, and drainage flow. - It prevents unnecessary disturbance of the hillside and root systems. - It maintains safe access and sight lines along Swiftcurrent Trail. - It enhances the property's integration with the neighborhood's natural setting. In short, the variances requested are fully consistent with the City's Comprehensive Plan and zoning goals, they promote environmental stewardship, safety, and long-term harmony with the natural landscape that defines West Lake Hills.

6) Why do you believe your variance will not adversely affect neighboring properties or ...:

The requested variances will not adversely affect neighboring properties or interfere with their use and enjoyment. On the contrary, the fence and gate have been designed and located to enhance neighborhood safety, preserve views, and visually integrate with the surrounding natural environment. The fence follows the existing terrain and maintains the open, low-visibility character of wrought iron fencing, which allows air, light, and sight lines to pass freely. It does not block views, alter the neighborhood's visual rhythm, or impose any sense of enclosure on adjacent properties. The fence height is being corrected to the legal six feet, and the decorative picket tops are being removed to ensure full compliance with City code. Two panels that extended slightly over the property line are also being relocated fully within our boundary. These corrective actions eliminate all potential encroachments and further reduce visual impact. Additionally, the variances support environmental preservation, which benefits neighboring properties as well. Moving the fence or gate to meet the 30-foot setback would require grading, retaining-wall work, and tree removal, activities that could destabilize the slope and alter natural drainage shared by adjoining lots. By keeping the fence and gate in their current location, the terrain, drainage, and mature trees that define the area remain undisturbed. The attached vegetative screening plan also provides substantial aesthetic and environmental value to the neighborhood. Layered native trees, shrubs, and groundcovers along the fence line will create a lush, natural frontage that complements existing vegetation on adjacent lots. These plantings will enhance privacy for both properties, support pollinators and native wildlife, and reinforce the wooded Hill Country character valued throughout West Lake Hills. In summary, the project maintains the neighborhood's natural appearance, preserves views and tree canopy, and improves environmental stability. The fence and gate are unobtrusive, visually compatible, and environmentally responsible. Granting these limited variances will have no adverse impact on neighboring properties and will instead contribute to the shared aesthetic and ecological integrity of the community.

Authorization & Acknowledgement (Type Full Name): Sara Charles and David Paul Charles

TREE LEGEND

TAG No.	TREE DESCRIPTION
T1	17.0" CEDAR
T2	12.4" CEDAR
T3	14.9" OAK
T4	23.4" OAK
T5	16.4" OAK
T6	18.7" CEDAR
T7	15.6" MS OAK
T8	23.7" OAK
T9	14.8" CEDAR
T10	7.5" CEDAR
T11	10.1" CEDAR
T12	6.0" CEDAR
T13	17.4" MS CEDAR
T14	7.3" OAK
T15	11.0" CEDAR
T16	21.3" MS OAK
T17	11.7" OAK
T18	20.2" OAK
T19	32.0" OAK
T20	23.0" MS CEDAR

M.S.=MULTI-STEMMED

TAG No.	TREE DESCRIPTION
T21	13.5" MS CEDAR
T22	11.2" CEDAR
T23	12.5" CEDAR
T24	13.4" OAK
T25	11.0" OAK
T26	8.5" OAK
T27	11.7" MS OAK
T28	22.8" MS OAK
T29	11.0" OAK
T30	7.7" OAK
T31	19.8" MS OAK
T32	11.8" OAK
T33	10.5" MS OAK
T34	20.0" MS OAK
T35	12.4" OAK
T36	11.5" CEDAR
T37	14.0" HACKBERRY
T38	5.5" OAK
T39	18.3" MS CEDAR
T40	15.6" CEDAR

M.S.=MULTI-STEMMED

TAG No.	TREE DESCRIPTION
T41	17.5" CEDAR
T42	11.5" MS OAK
T43	12.0" CEDAR
T44	13.5" CEDAR
T45	8.5" CEDAR
T46	8.2" CEDAR
T47	10.2" CEDAR
T48	10.5" CEDAR
T49	14.6" CEDAR
T50	19.6" MS CEDAR
T51	16.0" CEDAR
T52	13.0" MS CEDAR
T53	6.8" MS CEDAR
T54	6.2" CEDAR
T55	17.4" MS CEDAR
T56	14.9" MS CEDAR
T57	5.5" CEDAR
T58	15.4" MS CEDAR
T59	3.8" CEDAR
T60	7.3" CEDAR

M.S.=MULTI-STEMMED

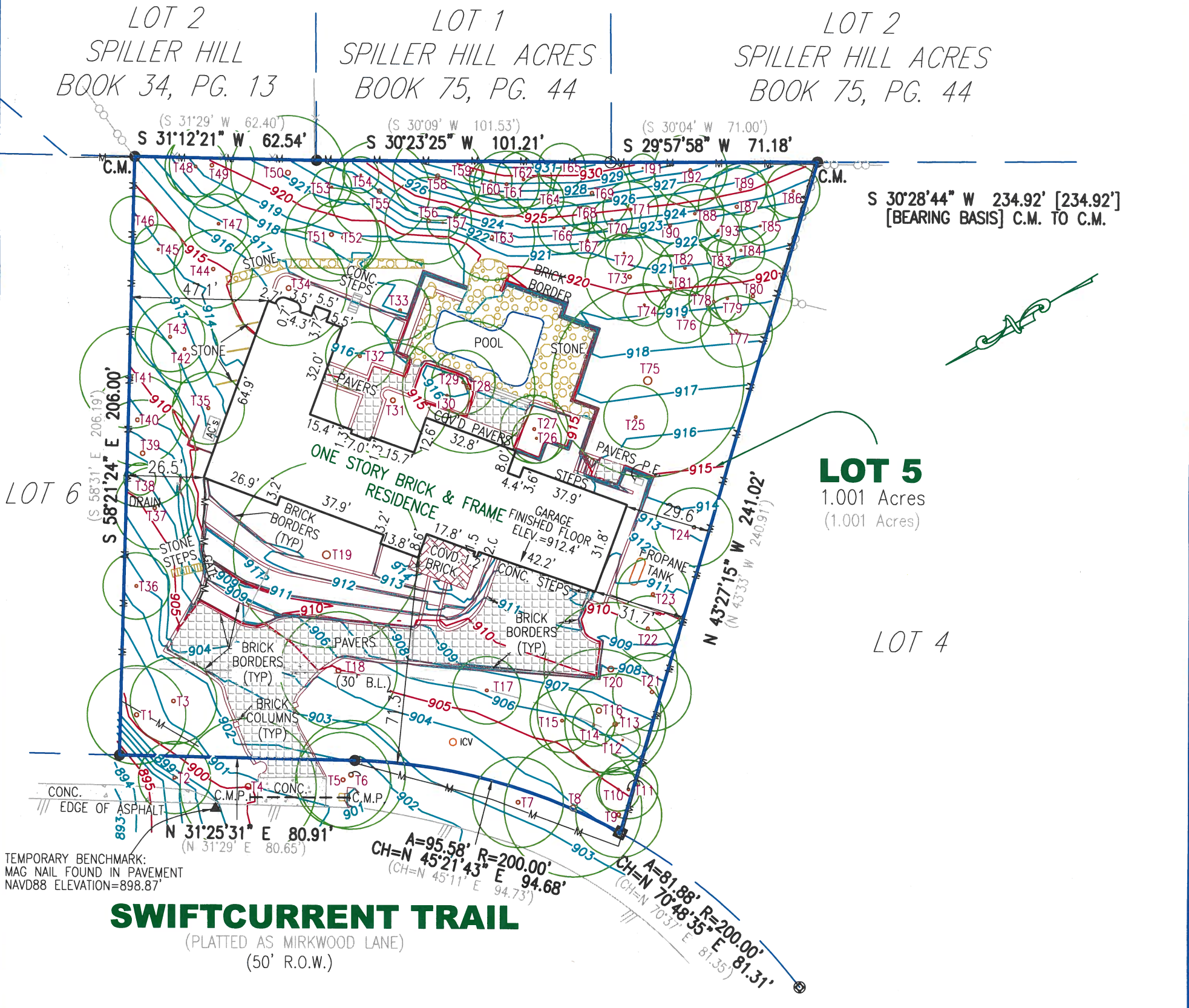
TAG No.	TREE DESCRIPTION
T61	11.3" CEDAR
T62	9.7" MS CEDAR
T63	14.8" MS CEDAR
T64	7.9" CEDAR
T65	8.1" MS CEDAR
T66	8.9" CEDAR
T67	6.2" CEDAR
T68	4.2" CEDAR
T69	13.3" CEDAR
T70	7.0" CEDAR
T71	9.5" MS CEDAR
T72	6.3" CEDAR
T73	15.3" MS CEDAR
T74	7.3" CEDAR
T75	33.1" MS CEDAR
T76	9.2" CEDAR
T77	12.4" MS CEDAR
T78	8.5" CEDAR
T79	7.7" CEDAR
T80	13.6" CEDAR

M.S.=MULTI-STEMMED

TAG No.	TREE DESCRIPTION
T81	9.5" CEDAR
T82	8.5" MS CEDAR
T83	5.0" CEDAR
T84	8.2" CEDAR
T85	6.6" CEDAR
T86	9.2" CEDAR
T87	13.2" MS CEDAR
T88	10.0" CEDAR
T89	8.9" CEDAR
T90	10.6" MS CEDAR
T91	4.8" CEDAR
T92	12.6" MS CEDAR
T93	7.4" CEDAR

M.S.=MULTI-STEMMED

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.



SWIFTCURRENT TRAIL

(PLATTED AS MIRKWOOD LANE)
(50' R.O.W.)

TEMPORARY BENCHMARK:
MAG NAIL FOUND IN PAVEMENT
NAVD88 ELEVATION=898.87'

LEGEND

- 1/2" REBAR FOUND
- ◻ 1/2" CAPPED REBAR SET
- ⊙ 1/2" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- △ 60D NAIL SET
- ◼ CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- ⊙ COTTON SPINDLE FOUND
- ⊕ BREAK IN SCALE
- ⊖ CHAIN LINK FENCE
- ⊖ WOOD FENCE
- ⊖ METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- I.C.V. IRRIGATION CONTROL VALVE
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- C.M.P. CORRUGATED METAL PIPE
- OH OVERHEAD UTILITY LINE
- ⊕ POWER POLE
- AC AIR CONDITIONER

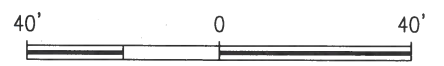
STATE OF TEXAS
REGISTERED PROFESSIONAL SURVEYOR
VICTOR M GARZA
No. 100363-00
EXPIRES 09/15/2025

[Signature]

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED.

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.



STREET ADDRESS: 109 SWIFTCURRENT TRAIL CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
 LOT: 5 SUBDIVISION: MIRKWOOD SUBDIVISION VOL/CAB 77 PG/SLD 332 PLAT RECORDS
 REFERENCE NAME: SARA CHARLES



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 #: B0807825_TA
DATE: 09/15/2025
SCALE: 1" = 40'

FIELD WORK BY	ELIAS	09/10/2025
CALC'D BY	GRACE	09/11/2025
DRAFTED BY	VIPO	09/15/2025
CHECKED BY	VG/ML	09/15/2025

- Proposed Fence Line —
- Gate 20' x 6' (Custom) —
- Stone Columns —

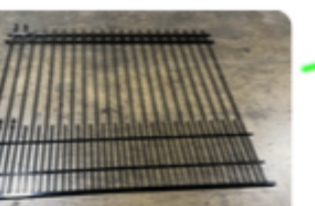
SPILLER HILL SUBDIVISION
VOL. 34, PG. 13, P.R.T.C.T.

Flat Top	
Specifications	
Height	3"
Width	12"
Flat Top	1"
Post Spacing	12"
Post Diameter	1.315"
Post Material	1.315"

Flat Top With Rings	
Specifications	
Height	3"
Width	12"
Flat Top	1"
Post Spacing	12"
Post Diameter	1.315"
Post Material	1.315"

Flat Top Insert	
Specifications	
Height	3"
Width	12"
Flat Top	1"
Post Spacing	12"
Post Diameter	1.315"
Post Material	1.315"

LOT 6



Height- Max
Height 80"
Minimum
height- 63"
(Depending on
grade &
Variance)

LEGEND:

—●—●—	BARBWIRE FENCE	▨	ASPHALT
—○—○—	CHAINLINK FENCE	▤	CONCRETE
—○—○—	WROUGHT IRON FENCE	▥	GRAVEL
—#—#—	WOOD FENCE	▧	TILE
—V—V—	VINYL FENCE	▩	WOOD
—E—E—	ELECTRIC LINE	▪	BRICK
—		▫	STONE

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT (WOOD) RAILROAD TIE

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
BEING LOT 5, OF MIRKWOOD SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77, PAGE 332, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	202301736
BORROWER	
TITLE CO.	HERITAGE TITLE
TECH	AS
FIELD	MW

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0440 J, DATED JANUARY 22, 2020.

DATE: 07/23/23 JOB NO.: 23-05959
FIELD: 07/21/23

109 SWIFTCURRENT TRAIL, WEST LAKE HILLS, TX 78746
LOT 5, MIRKWOOD SUBDIVISION

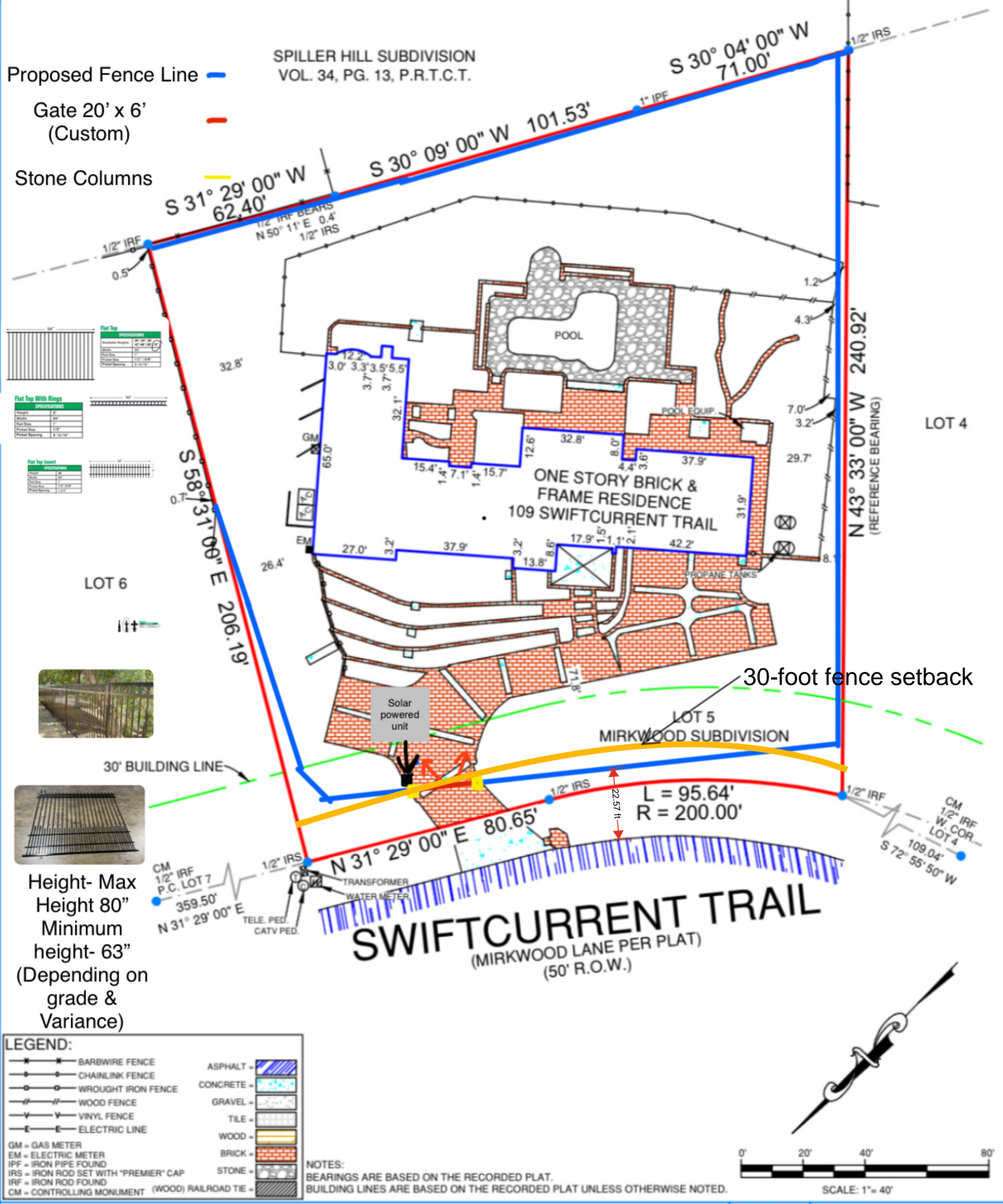
David Apple
Registered Professional Land Surveyor

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

DATE: _____
ACCEPTED BY: _____



5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200





CERTIFIED ARBOR CARE

PO BOX 1868 ROUND ROCK, TEXAS 78680 - 512.671.8733 OFFICE - 512.532.6272 FAX - WWW.CERTIFIEDARBORCARE.NET

October 16, 2025
Sara Charles
109 Swift Current Road
West Lake Hills, Texas 78746

RE: Stress mitigation at 109 Swift Current Road due to fence installation.

Suggested services and practices:

- Annual inspection
 - To be completed by a certified arborist for 2 years
- Fertilization
 - Fertilization will include a mycorrhizae component to aid in root development
 - All products will be applied at label rates
 - Apply to trees affected by the new fence installation
- Soil aeration & amendment
 - Aerate with air spade to loosen any compacted soil in the CRZ and promote gas exchange in the root zone
 - Add organic material to the soil, which will create a rich healthy organic profile for small fibrous roots to grow in. (To be completed at time of soil aeration.)
 - Apply to trees affected by the new fence installation

Please do not hesitate to contact me with any questions or concerns on my mobile, 512.571.7086 or via email: bella@certifiedarborcare.net

Best regards,

Isabella Garcia, BSF

ISA Certified Arborist TX-4670A
Texas Oak Wilt Certified Arborist
Tree Risk Assessment Qualified
Licensed TDA Applicator No.0843398



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TREES TO BE ANNUALLY INSPECTED, AIR SPADED AND DEEP ROOT FERTILIZED



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CERTIFICATE OF PERFORMANCE

I, Isabella Garcia, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this report are true and correct.
2. That the report analysis, opinions, and conclusions are personal, unbiased professional analysis, opinions, and conclusions derived from current scientific procedures and facts.
3. That I have no present or prospective interest in the vegetation that is the subject of this report and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions were developed with commonly accepted arboricultural practices.
6. That my report is based on the information known to me at this time. If more information is disclosed, I may have further opinions.

I further certify that I am an ISA Certified Arborist, a Texas Oak Wilt Certified Arborist, a Licensed Texas Department of Agriculture Commercial Pesticide Applicator, Tree Risk Assessment Qualified Arborist and a member in good standing with the International Society of Arboriculture. I have been involved in the arboriculture field since 2001.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other person to whom it is addressed, without the prior expressed written consent of the consultant.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent.
7. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or property in question may not arise in the future.



CERTIFIED ARBOR CARE

PO BOX 1868 ROUND ROCK, TEXAS 78680 - 512.671.8733 OFFICE - 512.532.6272 FAX - WWW.CERTIFIEDARBORCARE.NET

— ARBORIST DISCLOSURE STATEMENT —

Arborist: Isabella Garcia

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition affecting tree health or that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and fail in ways we do not fully understand. Conditions impacting health and safety are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

With reference to safety, trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Client hereby releases Consultant from liability and agrees to defend, indemnify, and hold Consultant harmless from any and all claims, liabilities, damages or expenses arising, in whole or in part, from the foregoing, including, without limitation, claims of negligence, trespass, and conversion.

September 22, 2025

To City of West Lake Hills City Council -

We are the owners of the property at 102 Swiftcurrent Trail. The purpose of this letter is to formally document our rejection of any variances for the recently installed black fence at 109 Swiftcurrent. The black fence was not built within the established code and has several violations. If the owners of 109 Swiftcurrent desire to build a fence on their property, they should adhere to the established West Lake city code for fence construction and other requirements. Any and all variances should be rejected as it is potentially harmful to life safety in the event of a fire or other extreme event(s) in the neighborhood, not limited to, restricting access to emergency vehicles, heavily impeding the movement of animals, and does not align with the neighborhood design and environment.

We request that City Council reject any and all variances for the black fence at 109 Swiftcurrent.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Francisco and Katie Rios', with a large, stylized flourish extending from the end of the signature.

Francisco and Katie Rios

Michael and Leslie Haberman
Owners of 107 Swift Current Road
West Lake Hills, TX 78746



Date: September 29, 2025

To:
City of West Lake Hills
4010 Bee Cave Road
West Lake Hills, TX 78746

Subject: Formal Objection to Fence at 109 Swift Current Road

Dear City of West Lake Hills Officials,
We are the owners of 107 Swift Current Road, and we are writing to formally express our opposition to the recently constructed fence at the neighboring property, 109 Swift Current Road.

Upon observation, we believe the fence is not in compliance with the City of West Lake Hills Code of Ordinances. Additionally, not only do portions of it cross over to our property but they have also installed a gate which opens onto our land with no easement.

We believe this fence, as currently constructed, negatively impacts the property value of our home as well as those in the immediate area. Therefore, we are opposed to any potential variances the owners may be requesting and strongly believe the best solution for the neighborhood, and West Lake Hills, is for them to correct the fence to comply with city codes.

We are committed to maintaining the integrity and character of our neighborhood, and hope the city will take appropriate actions to address this issue.
Thank you for your attention to this matter.

Sincerely,
Michael and Leslie Haberman
Owners, 107 Swift Current Road

Brief Description of project/why variances are needed::

This application seeks approval of variances to legalize and bring into compliance a wrought-iron fence and automatic driveway gate installed under incorrect contractor guidance. The fence provides safety, security, and aesthetic enhancement for the residence at 109 Swiftcurrent Trail. After installation, we learned a City of West Lake Hills permit and variances were required. The property sits on a steeply sloped lot, with the home positioned near the top of the hill and the driveway descending sharply toward Swiftcurrent Trail. The fence and gate were placed based on the only alignment that allows proper gate operation and safe vehicle access. Relocating the fence or gate further back to meet the 30-foot front setback would make the automatic gate inoperable due to the slope, require significant regrading, and impact drainage patterns. Such relocation would also necessitate altering the driveway and retaining walls, adding impervious cover, and excavating into multiple protected tree critical root zones (CRZs). Several fence posts are already within tree CRZs. Moving the fence would create greater root disturbance and risk tree loss. A Certified Arborist has provided a mitigation plan including soil aeration, root-zone fertilization, and long-term monitoring to ensure tree preservation. The requested front setback and CRZ variances will allow the fence and gate to remain in their current alignment, preserving existing trees, drainage, and slope stability while meeting the City's intent for environmental protection and visual harmony.

Variance Questionnaire:

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you ...:

Strict enforcement of the ordinance would create an unnecessary hardship due to the property's unique topography, existing mature trees, and the functional requirements of the automatic gate. The residence at 109 Swiftcurrent Trail sits on a steeply sloped lot where the driveway descends sharply to meet the street. The grade change between the house and roadway limits where a functional gate and fence can be placed. Relocating the fence and gate to meet the 30-foot front setback would require significant regrading and reconfiguration of the driveway. This would render the automatic gate mechanically inoperable because the gate swing would conflict with the uphill slope. It would also require extending or reconstructing retaining walls, altering drainage flow, and adding impervious cover, all of which would have environmental and structural impacts. Additionally, moving the fence would necessitate excavation into the critical root zones (CRZs) of multiple mature oak and cedar trees located along the front of the property. These trees contribute significantly to neighborhood character and slope stability. A Certified Arborist confirmed that relocation would cause severe root damage, potentially resulting in tree loss, while the current alignment allows mitigation through soil aeration and root protection. Given the slope, existing structures, and location of protected trees, literal enforcement of the ordinance would impose a disproportionate and unnecessary hardship by requiring costly structural changes, environmental disturbance, and potential tree mortality. Approval of the requested variances would allow compliance while preserving the natural topography, existing vegetation, and overall aesthetic integrity of the property and surrounding area.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed ...:

Granting the requested variances will not unreasonably disrupt or destroy the natural terrain or existing flora. In fact, approval will preserve and enhance the site's environmental integrity by maintaining existing trees, slope stability, and natural drainage patterns while supporting a landscape plan that increases native biodiversity and reduces long-term ecological stress. The property at 109 Swiftcurrent Trail sits on a steeply sloped lot with mature oaks and cedars that define both the visual and ecological character of the site. The fence and automatic gate follow the existing topography and natural grade without requiring regrading or additional impervious cover. Relocating the fence and gate to meet strict setback requirements would demand significant excavation, retaining wall expansion, and driveway reconstruction, which would disturb soil, alter natural drainage, and cause severe root damage to multiple protected trees. The current alignment, by contrast, allows all of these natural conditions to remain undisturbed. Several posts are near the critical root zones (CRZs) of mature trees, but these areas have been professionally assessed by a Certified Arborist. The arborist determined that root impacts are minor and can be fully mitigated through soil aeration, mycorrhizae-based fertilization, and organic amendments to strengthen existing root systems. Long-term monitoring and care will ensure these trees remain healthy and stable, protecting both the property and surrounding canopy. Beyond preservation, the landscape plan actively improves ecological health. The vegetative screening plan introduces layered native and adaptive plantings that stabilize the slope, increase water infiltration, and provide new habitat for pollinators, butterflies, and small wildlife. A dense mix of groundcovers, shrubs, and trees will protect topsoil from erosion and filter runoff before it reaches the drainage system. Importantly, the fence will limit over-browsing by deer, which is a major cause of understory loss in the Hill Country. By protecting these new plantings, the landscape will mature into a sustainable micro-ecosystem that supports pollinators, improves air quality, and visually integrates with the wooded character of West Lake Hills. The plantings will require minimal irrigation once established, reducing long-term water demand and chemical inputs. In summary, granting the variances will prevent unnecessary disruption to the existing hillside, protect mature trees through proactive mitigation, and enable a landscape plan that enhances biodiversity, stabilizes soil, and restores natural ecological function. The design works with the terrain rather than against it, preserving the essential natural character of the property and surrounding neighborhood.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?:

We have evaluated several alternatives to relocating or redesigning the fence and gate to comply with the standard setback and tree protection requirements. Unfortunately, none of these options would alleviate the hardship created by the property's unique topography, the location of mature trees, and the mechanical and safety requirements of the automatic gate. The fence and gate were originally installed without a permit, based on incorrect contractor guidance that the property fell under City of Austin jurisdiction. As soon as we were informed otherwise, we halted work and engaged a licensed surveyor, certified arborist, and drainage engineer to bring the project into full compliance and minimize environmental impacts. 1. Moving the Fence and Gate Further Back (to meet the 30' setback): Relocating the fence and automatic gate upslope would render the gate mechanically inoperable due to the steep grade. The driveway rises sharply toward the house, and the gate arms require a level area for proper function. Shifting the alignment back would also require extensive regrading, retaining wall modification, and excavation within several tree critical root zones (CRZs). Such work would disturb the hillside, alter natural drainage, and risk loss of mature oak and cedar trees. 2. Redesigning the Fence (stepped or alternative material): Stepping the fence along the slope or using a different design would not address the setback issue and would increase soil disturbance by requiring additional posts and deeper footings. This would create more—not less—impact on tree root systems and slope stability. 3. Installing the Gate in an Alternate Location: Placing the gate closer to the street or at a different alignment would create unsafe conditions. Vehicles would need to stop on Swiftcurrent Trail while the gate opens, creating a traffic hazard. The current location allows vehicles to safely queue on private property while maintaining required sight lines for drivers and pedestrians. 4. Removing or Partially Relocating the Fence: Eliminating or reducing the fence would remove necessary containment for pets and would allow deer to enter and over-browse new landscaping. The fence is essential to protect the planned native and adaptive vegetation, which will serve as pollinator habitat and stabilize the slope. Without protection, this ecological improvement could not succeed. After reviewing all alternatives, the existing alignment is the least invasive, safest, and most environmentally responsible configuration. It maintains natural terrain, protects existing trees, preserves drainage flow, and allows the gate to operate safely on the sloped driveway.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?:

The variances requested are the minimum necessary to alleviate the hardship created by the property's steep slope, existing mature trees, and driveway geometry while bringing the project into full compliance with City standards. We are not seeking to expand or increase any noncompliance. In fact, we are reducing all conditions that can be corrected: The decorative picket tops and finials are being removed, and the fence height is being lowered to the legal 6 feet throughout. Two fence panels that extended slightly over the property line are being moved fully inside the boundary. These corrections are costly and extensive but demonstrate our commitment to compliance. The only variances we are requesting, the front setback and tree critical root zone (CRZ), are those that physically cannot be remedied without severe environmental and structural consequences. Moving the fence and automatic gate further back would render the gate mechanically inoperable due to the steep grade, require excavation into multiple CRZs, and disrupt the natural drainage and retaining wall system. These conditions are unique to this site and not self-imposed. The current alignment represents the least intrusive and most environmentally responsible configuration. It avoids unnecessary grading, tree removal, and additional impervious cover while maintaining safe vehicle access and preserving the natural topography. Granting these limited variances allows the fence and gate to remain functional and code-compliant in every other respect, while ensuring the property's slope, trees, and drainage remain undisturbed. In summary, we have corrected all feasible violations and are requesting only what is essential to address the physical hardship created by the site itself. The requested variances are narrowly tailored, environmentally protective, and the minimum relief necessary to bring the project into lasting compliance with the City's regulations and intent.

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?:

The requested variances do not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan. In fact, they uphold the City's guiding principles of environmental preservation, safety, and maintaining the community's natural, wooded character. The intent of the Zoning Ordinance is to protect the city's steep terrain, tree canopy, and drainage patterns while ensuring development remains compatible with the surrounding landscape. The fence and automatic gate meet that intent: they follow the existing natural grade without regrading, do not add impervious cover, and are designed to preserve existing mature trees. The open wrought-iron design allows air and water to flow freely through the fence, minimizing impact on natural drainage. The requested front setback variance simply allows the fence to remain in the only location where it can function safely and environmentally responsibly given the slope of the property. Relocating it would require extensive grading, excavation into multiple tree critical root zones (CRZs), and modification of the driveway and retaining walls; actions that would directly contradict the Comprehensive Plan's goals of protecting existing vegetation, limiting impervious cover, and preserving the natural terrain. The CRZ variance also aligns with the City's environmental intent. By leaving the fence in place and implementing a certified arborist's mitigation plan, including soil aeration, root fertilization, and long-term monitoring; we are protecting rather than disturbing the site's most important natural assets. Furthermore, the proposed vegetative screening plan adds layered native plantings that enhance the property's ecological value and reinforce the visual character of West Lake Hills. These plantings will provide habitat for pollinators, prevent erosion, and ensure that the fence blends naturally into its surroundings. Overall, granting these limited variances supports the spirit and purpose of the City's regulations: - It preserves trees, natural topography, and drainage flow. - It prevents unnecessary disturbance of the hillside and root systems. - It maintains safe access and sight lines along Swiftcurrent Trail. - It enhances the property's integration with the neighborhood's natural setting. In short, the variances requested are fully consistent with the City's Comprehensive Plan and zoning goals, they promote environmental stewardship, safety, and long-term harmony with the natural landscape that defines West Lake Hills.

6) Why do you believe your variance will not adversely affect neighboring properties or ...:

The requested variances will not adversely affect neighboring properties or interfere with their use and enjoyment. On the contrary, the fence and gate have been designed and located to enhance neighborhood safety, preserve views, and visually integrate with the surrounding natural environment. The fence follows the existing terrain and maintains the open, low-visibility character of wrought iron fencing, which allows air, light, and sight lines to pass freely. It does not block views, alter the neighborhood's visual rhythm, or impose any sense of enclosure on adjacent properties. The fence height is being corrected to the legal six feet, and the decorative picket tops are being removed to ensure full compliance with City code. Two panels that extended slightly over the property line are also being relocated fully within our boundary. These corrective actions eliminate all potential encroachments and further reduce visual impact. Additionally, the variances support environmental preservation, which benefits neighboring properties as well. Moving the fence or gate to meet the 30-foot setback would require grading, retaining-wall work, and tree removal, activities that could destabilize the slope and alter natural drainage shared by adjoining lots. By keeping the fence and gate in their current location, the terrain, drainage, and mature trees that define the area remain undisturbed. The attached vegetative screening plan also provides substantial aesthetic and environmental value to the neighborhood. Layered native trees, shrubs, and groundcovers along the fence line will create a lush, natural frontage that complements existing vegetation on adjacent lots. These plantings will enhance privacy for both properties, support pollinators and native wildlife, and reinforce the wooded Hill Country character valued throughout West Lake Hills. In summary, the project maintains the neighborhood's natural appearance, preserves views and tree canopy, and improves environmental stability. The fence and gate are unobtrusive, visually compatible, and environmentally responsible. Granting these limited variances will have no adverse impact on neighboring properties and will instead contribute to the shared aesthetic and ecological integrity of the community.

Authorization & Acknowledgement (Type Full Name): Sara Charles and David Paul Charles



City of West Lake Hills
Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	November 19, 2025	Item Number:	5
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

704 Laurel Valley Dr.: Discuss and consider a recommendation to the Board of Adjustment on variances for new residential construction:

1. For grading on a slope greater than 35%, where no grading is allowed by code (Drainage and Erosion Control Manual Section 7.4.1)
2. For closed cuts and fills greater than 10' in height on slopes between 25% and 35%, where the maximum closed cut is 10 feet and the maximum closed fill is 6 feet by code (Drainage and Erosion Control Manual Section 7.4.1)

Applicant: Davin Fillpot, Architect LLC

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.

The findings of fact as alleged by the applicant are attached in Exhibit A.

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

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Ganesh Muthaiah Family Trust

Legal Description: 1.21 acres of Site A, Block W of Stonehedge Estates

Lot Size: 1.21 acres

Zoning: R-1 One Family

Wastewater: On-Site Sewage System (Septic)

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

Background:

The applicant is proposing to demolish the existing residential buildings (3,045 sf and 976 sf) built in 1965/1980 and build a new residential house. The footprint of the new two-story house is 6,062 sf. No plans have been submitted for building review at this time.

Analysis:

Cut and fill limits

Code Requirements

- Drainage and Erosion Control Design Manual, Section 7.4.1 Cut/Fill Limits.

In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 7-1.

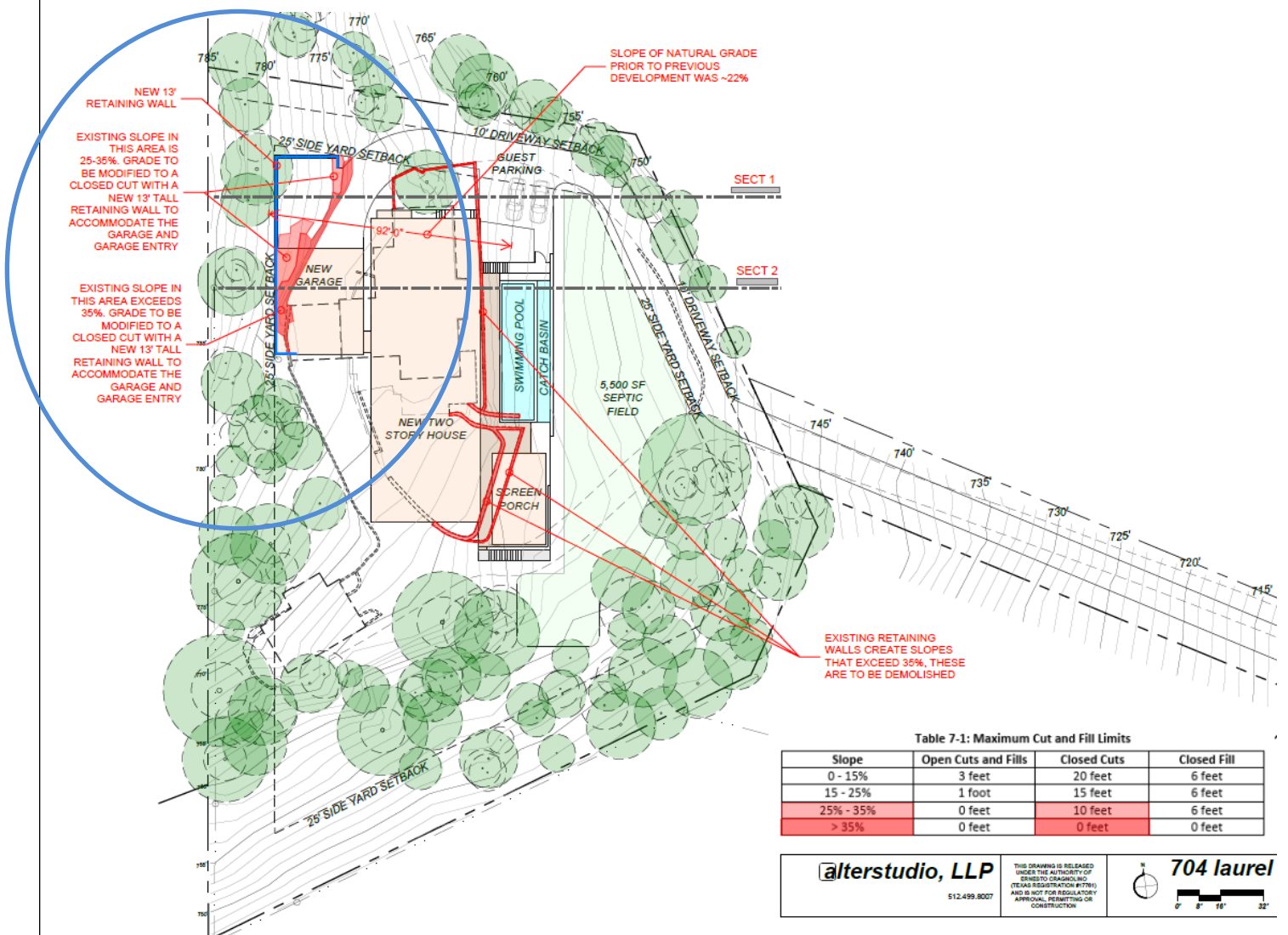
Table 7-1: Maximum Cut and Fill Limits

Slope	Open Cuts and 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

Requests:

1. Allow for grading on a slope of 35% or greater with a closed cut of 13 feet.
2. Allow a closed cut up to 13 feet on a slope 25-25%

The applicant has provided a diagram that shows the existing grade relative to the existing and proposed house footprint (Attachment 2).



City Engineer Opinion:

The city engineering team has reviewed the variance application materials, and based on the information provided, recommend approval of the variance requests as presented (Attachment 3).

Public Comment:

At the time of this report, two written comments in support have been received (Attachment 4).

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.

Variations 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. Variations 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 variations, may be guided by these interpretative criteria:

- (1) Variations 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:

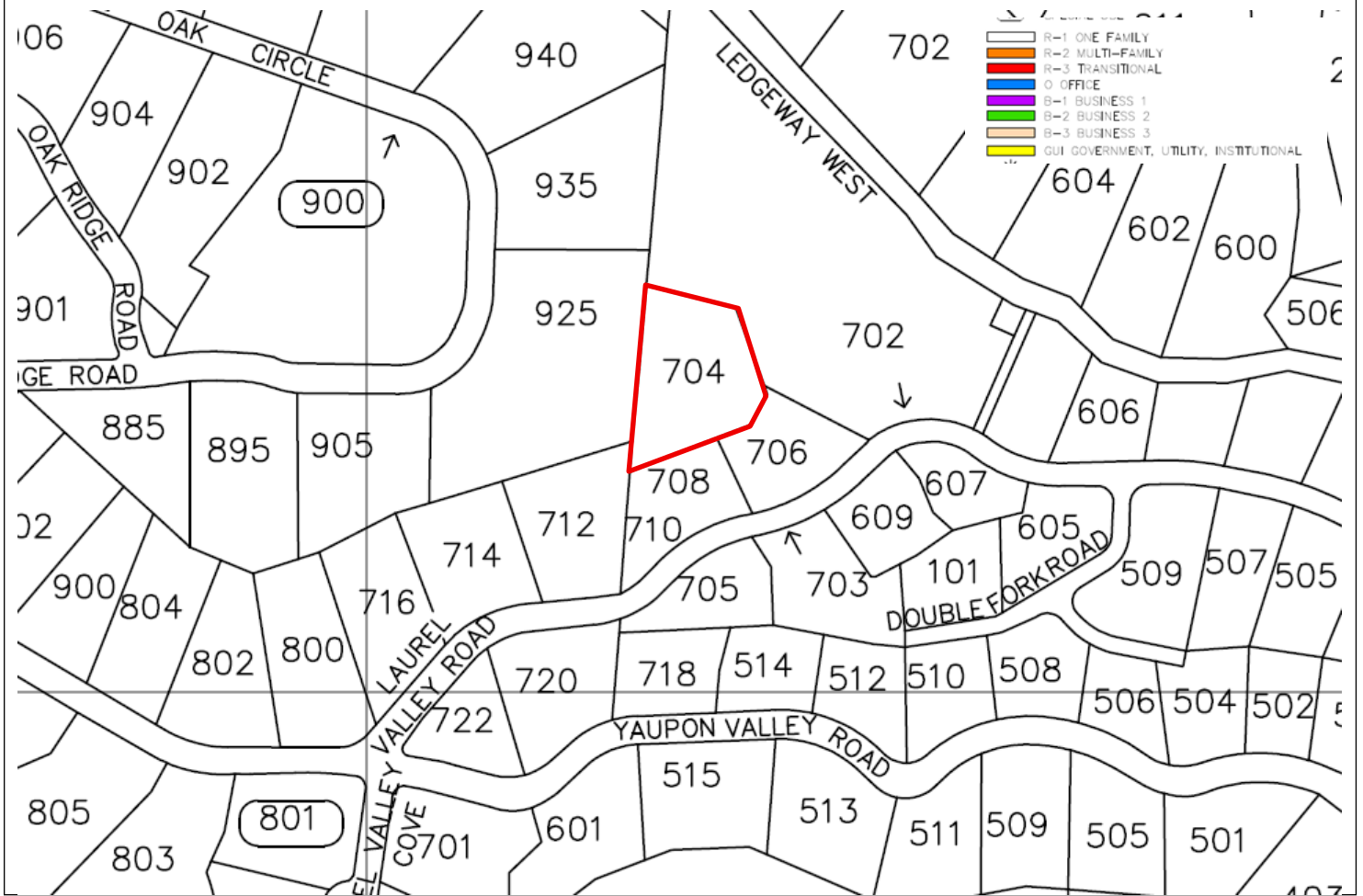
[Section 22.03.170 Site Disturbance \(Excavation, grading or filling\)](#)

[Drainage and Erosion Control Manual](#)

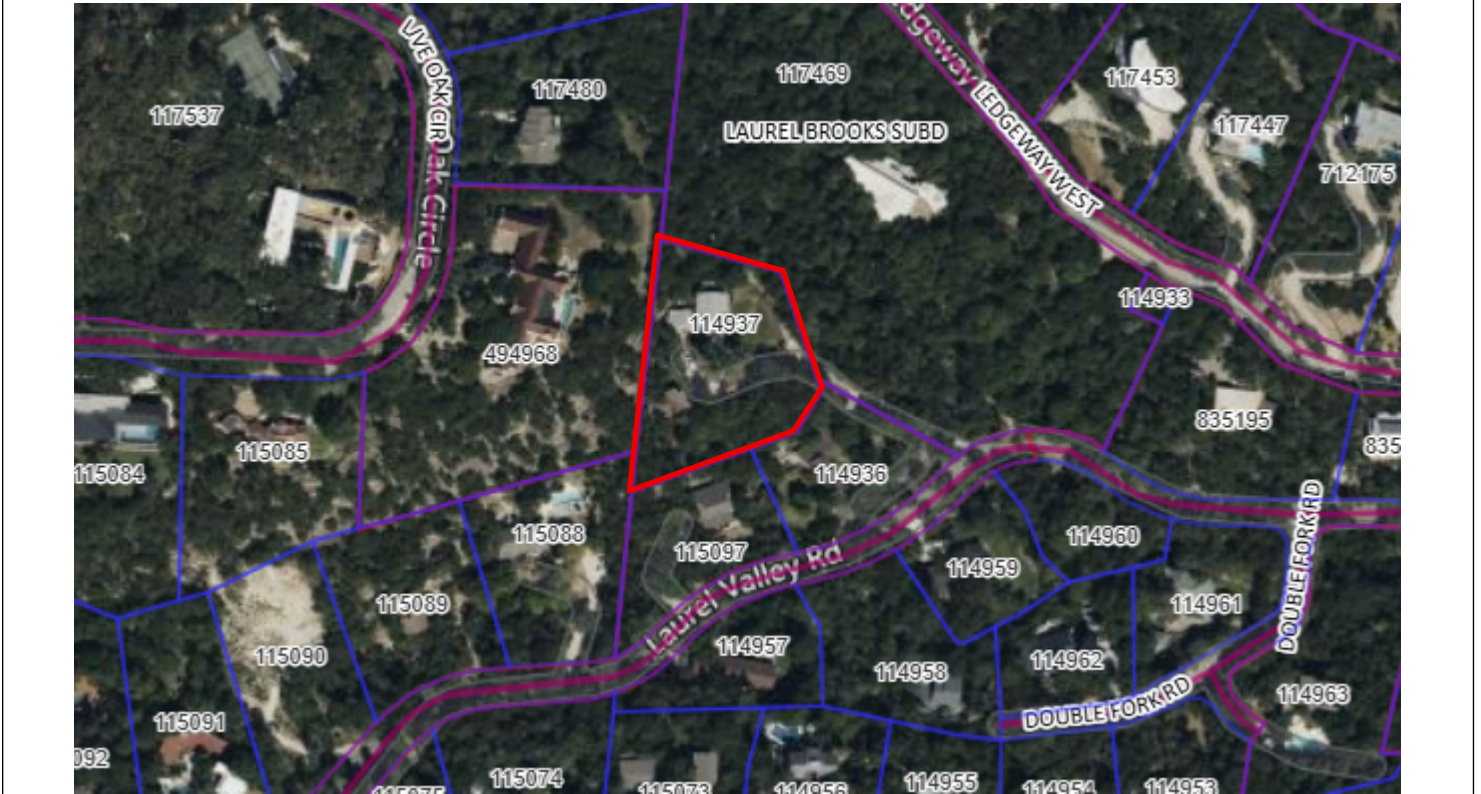
[Section 38.05.031 Variances](#)

[Section 22.03.514 Criteria and process required for granting variance](#)

Zoning:



Aerial:



Letter to ZAPCO Chair
RE: Variance Request
704 Laurel Valley, West Lake Hills, Texas 78746

Dear Chairman Meisel,

These variance requests are for a new home in West Lake Hills.

The existing home on this property was built in 1980. When the original house was built, it was built under a different set of rules that are currently enforced in West Lake Hills.

The original construction resulted in site modification, cuts/fills, and retaining walls that currently are partially requiring the new home to apply for variances to accommodate.

It is the goal of the new homeowner and architect to build the new home on top of the location for the 1980's home to be demolished, prior to construction. By building the new home in the location of the old home, it will allow for a large majority of existing vegetation to remain as privacy buffers between the new home and adjacent properties. As well as utilizing pre-existing cuts and site modification that will greatly assist in minimizing site disturbance.

The associated variance that are being applied for are within the allowable buildable area on the property, and do not trigger any variances for setback encroachments or significant tree removal, while also bringing other pre-existing non conforming conditions into compliance by adjusting the pre-existing driveway to conform with current driveway setback regulations.

Should you have any questions about this application, please do not hesitate reaching out.

Kind Regards,
Davin Fillpot, WLH Code Consultant
512-289-4736
davinfillpot@gmail.com



704 Laurel Valley Residence

Partner Ernesto Cragolino
Project Architect Michael Woodland
Applicant Davin Fillpot
Home Owners Nat Ganesh and Vali Mutihiah

PROPERTY DESCRIPTION:

TRACT I: FEE SIMPLE

BEING A 1.213 ACRE TRACT OF LAND SITUATED IN THE T. J. CHAMBERS SURVEY, ABSTRACT NO. 198, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NATARAJAN GANESH AND VALLIKANNU MUTHIAH, AS RECORDED IN INSTRUMENT NO. 2025027984, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID GANESH/MUTHIAH TRACT, SAID IRON ROD BEING A RE-ENTRANT CORNER OF RESUBDIVISION OF LAUREL RIDGE SUBDIVISION, SECTION ONE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74, PAGE 95, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 31° 25' 00" WEST, A DISTANCE OF 60.90 FEET ALONG THE COMMON LINE OF SAID GANESH/MUTHIAH TRACT AND SAID RESUBDIVISION TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID GANESH/MUTHIAH TRACT;

THENCE SOUTH 71° 01' 00" WEST, A DISTANCE OF 226.70 FEET ALONG SAID COMMON LINE TO AN "X" FOUND IN STONE AT THE COMMON WEST CORNER OF SAID GANESH/MUTHIAH TRACT AND SAID RESUBDIVISION, BEING ON THE EAST LINE OF LOT 33, MAYO ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70, PAGE 95, AFORESAID PLAT RECORDS;

THENCE NORTH 07° 04' 00" EAST, A DISTANCE OF 327.65 FEET ALONG THE WEST LINE OF SAID GANESH/MUTHIAH TRACT TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID GANESH/MUTHIAH TRACT AND LOT 1, LAUREL BROOK SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84, PAGE 78A, SAID PLAT RECORDS, SAID IRON ROD BEING ON THE EAST LINE OF LOT 9A, AMENDED PLAT OF LOTS 9 & 10, MAYO ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200000167, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 74° 01' 00" EAST, A DISTANCE OF 162.40 FEET ALONG THE COMMON LINE OF SAID GANESH/MUTHIAH TRACT AND SAID LOT 1 TO THE NORTHEAST CORNER OF SAID GANESH/MUTHIAH TRACT;

THENCE SOUTH 17° 48' 00" EAST ALONG SAID COMMON LINE, PASSING THE COMMON WEST CORNER OF SAID LOT 1 AND AFORESAID RESUBDIVISION AT A DISTANCE OF 145.27 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GANESH/MUTHIAH TRACT AND SAID RESUBDIVISION A TOTAL DISTANCE OF 162.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52,847 SQUARE FEET OR 1.213 ACRES OF LAND.

TRACT II: EASEMENT ESTATE

BEING A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT CREATED BY THAT CERTAIN WARRANTY DEED WITH VENDORS LIEN DATED APRIL 23, 1964, RECORDED IN VOLUME 2769, PAGE 108, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING CALLED A 30 FOOT PRIVATE ACCESS EASEMENT OVER AND ACROSS LOT 1, LAUREL BROOK SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84, PAGE 78A, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TBM = TEMPORARY BENCHMARK. CONTOUR INTERVAL EQUALS ONE FOOT. ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS. THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING: EASEMENT, VOL. 744, PG. 532, D.R.T.C.T. EASEMENT, VOL. 554, PG. 502, VOL. 614, PG. 260, VOL. 661, PG. 565, D.R.T.C.T.

FEMA NOTE

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

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

GENERAL NOTES

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

704 LAUREL VALLEY ROAD CITY OF AUSTIN TRAVIS COUNTY, TEXAS

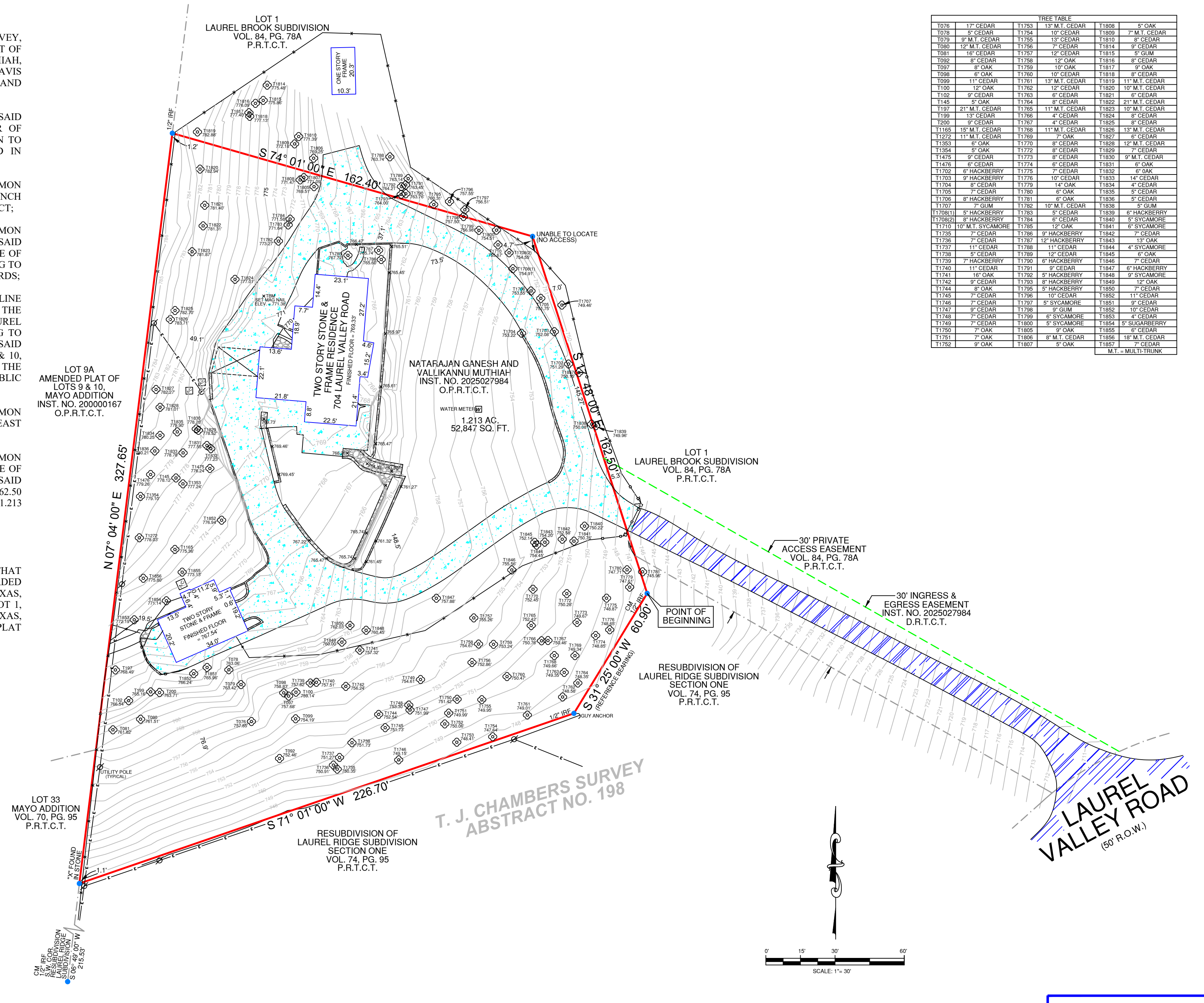
PREMIER JOB #: 23-08234TOPOTS2 TECH: MSP DATE: 07/09/25 FIELD: RC FIELD DATE: 07/08/25



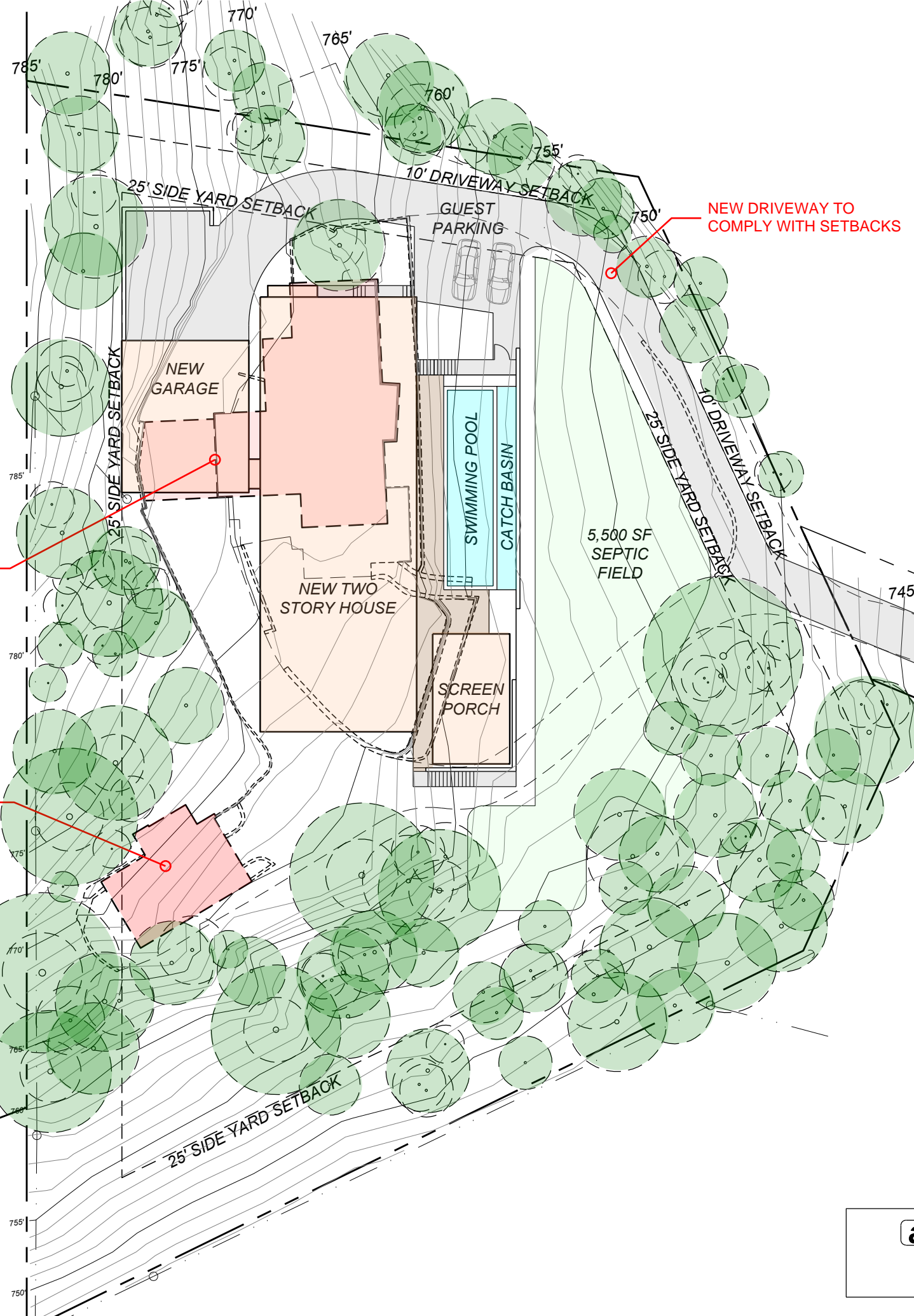
Legend for symbols and materials: CONCRETE, BRICK, ASPHALT, WOOD, STONE, GRAVEL, COVERED AREA, CM = CONTROLLING MONUMENT, WOOD FENCE, CHAIN LINK FENCE, WROUGHT IRON FENCE, BARB WIRE FENCE, R.R. TIE RETAINING WALL, BRICK WALL, STONE WALL, OVERHEAD TELEPHONE LINE, OVERHEAD ELECTRIC LINE, IRF = IRON ROD FOUND, IPF = IRON PIPE FOUND, IRS = IRON ROD SET, MFCP = METAL FENCE COR POST, WFCP = WOOD FENCE COR POST

Premier Surveying LLC logo and contact information: 5700 W. Plano Parkway Suite 1200 Plano, Texas 75093 972-612-3601 (O) | 855-892-0468 (F) www.premiersurveying.com premierorders@premiersurveying.com

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



TREE TABLE with columns for tree ID, species, and trunk diameter (M.T.). Includes entries for Cedar, Oak, Hackberry, Gum, and Sycamore.



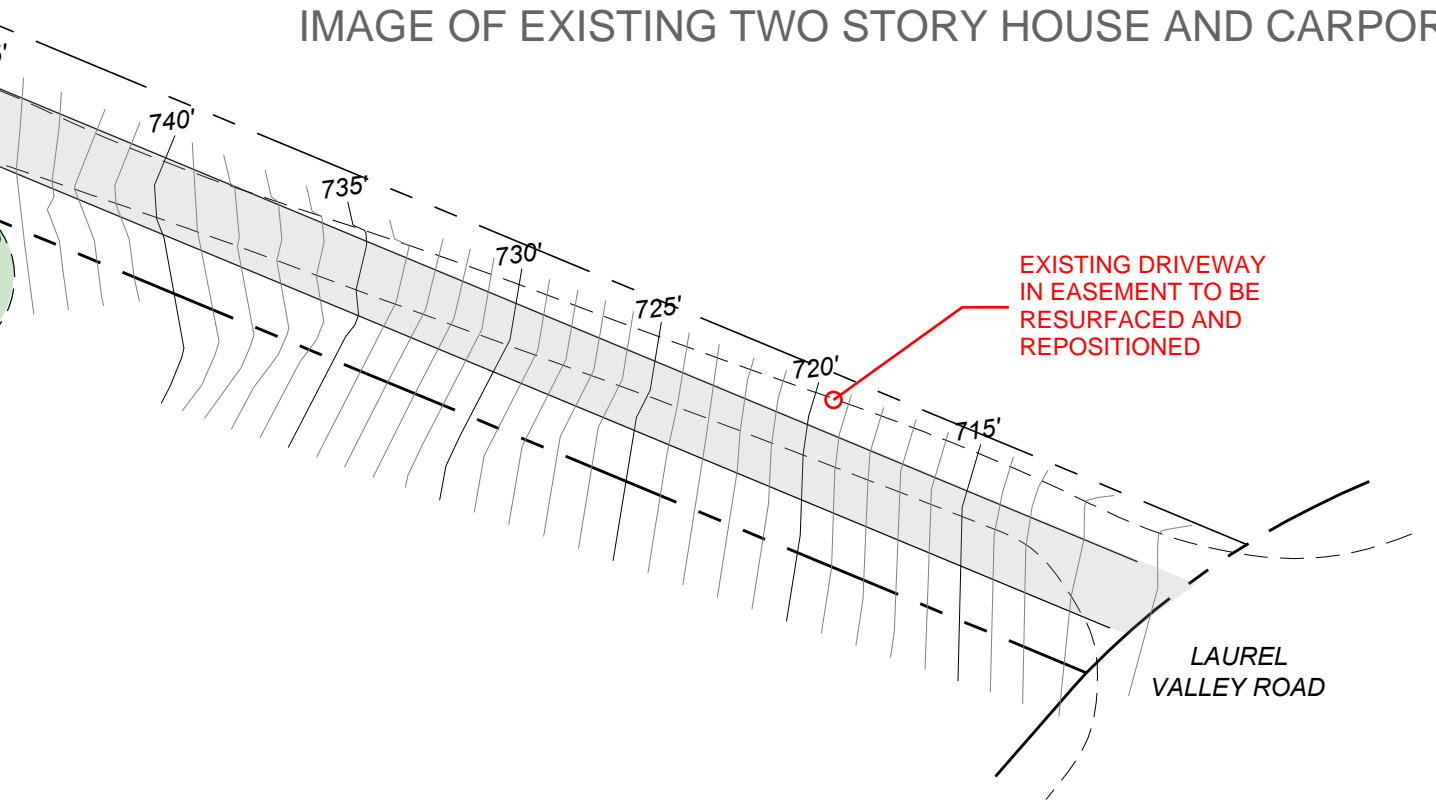
EXISTING TWO STORY HOUSE AND CARPORT TO BE DEMOLISHED

EXISTING ACCESSORY BUILDING TO BE DEMOLISHED

NEW DRIVEWAY TO COMPLY WITH SETBACKS



IMAGE OF EXISTING TWO STORY HOUSE AND CARPORT



EXISTING DRIVEWAY IN EASEMENT TO BE RESURFACED AND REPOSITIONED

LAUREL VALLEY ROAD

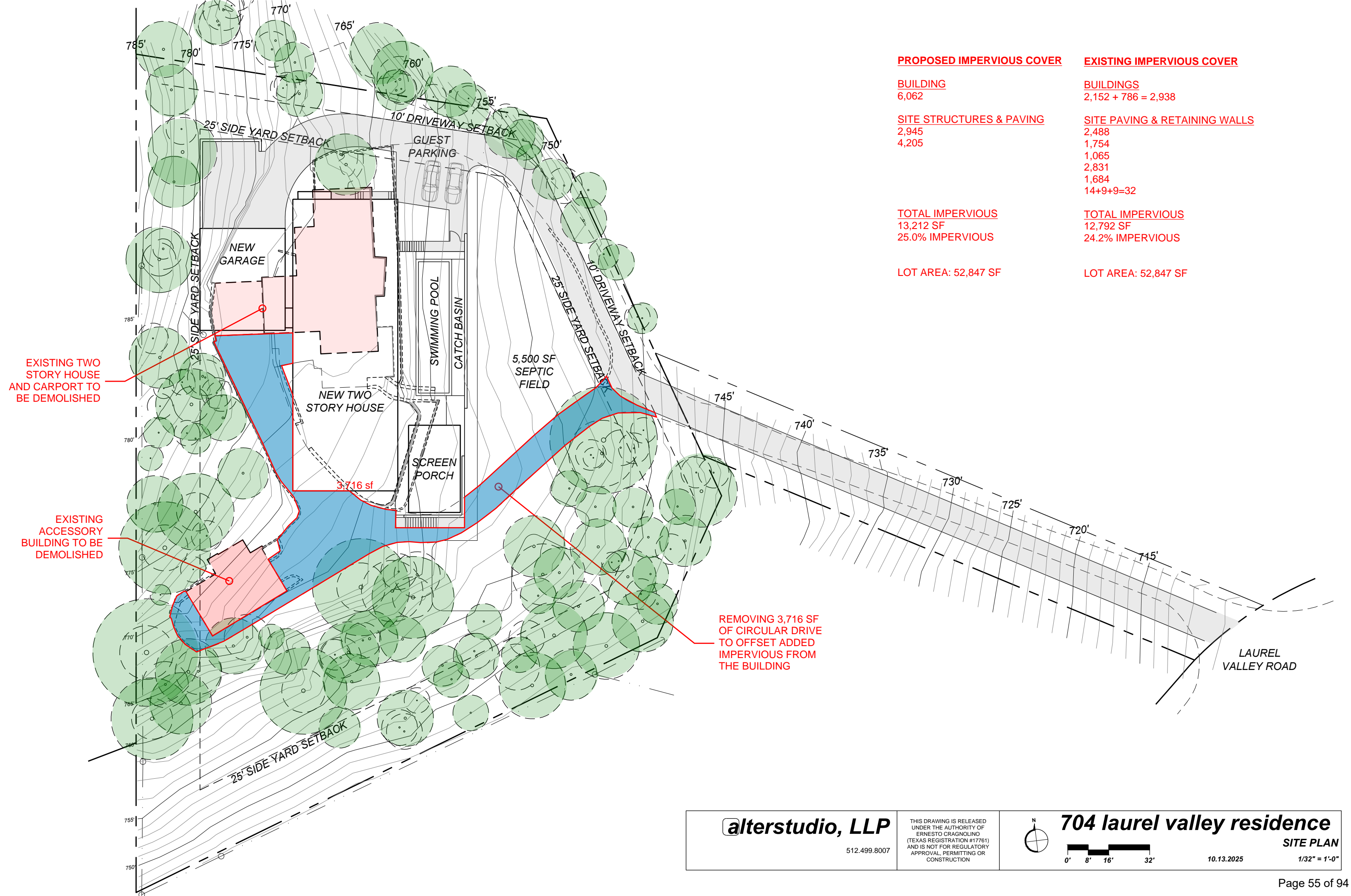
<p>alterstudio, LLP</p>	<p>THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ERNESTO CRAGNOLINO (TEXAS REGISTRATION #17761) AND IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION</p>		<p>704 laurel valley residence</p>	<p>SITE PLAN</p>
<p>512.499.8007</p>		<p>10.13.2025</p>	<p>1/32" = 1'-0"</p>	



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



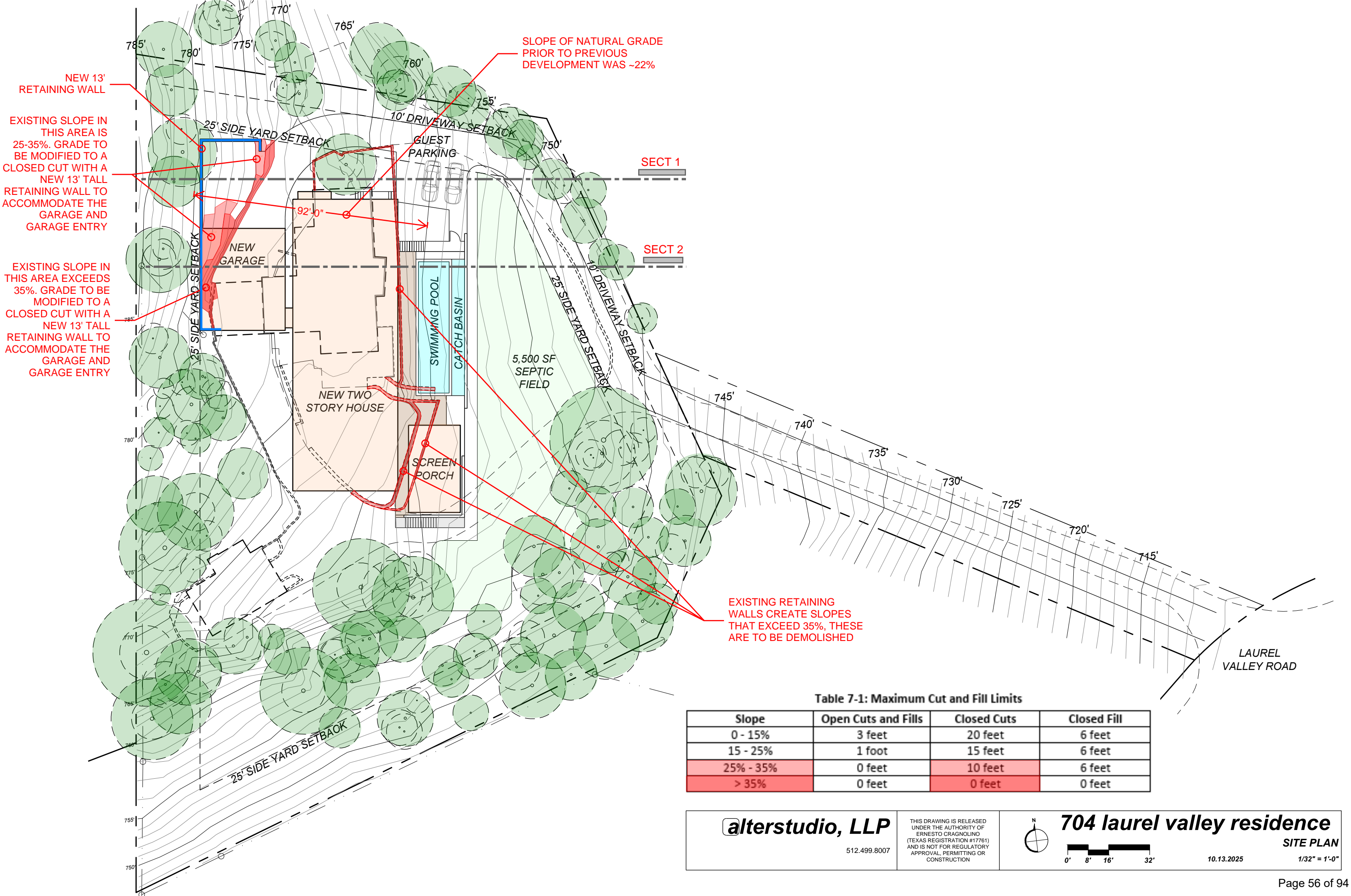
PROPOSED IMPERVIOUS COVER	EXISTING IMPERVIOUS COVER
BUILDING 6,062	BUILDINGS 2,152 + 786 = 2,938
SITE STRUCTURES & PAVING 2,945 4,205	SITE PAVING & RETAINING WALLS 2,488 1,754 1,065 2,831 1,684 14+9+9=32
TOTAL IMPERVIOUS 13,212 SF 25.0% IMPERVIOUS	TOTAL IMPERVIOUS 12,792 SF 24.2% IMPERVIOUS
LOT AREA: 52,847 SF	LOT AREA: 52,847 SF

EXISTING TWO STORY HOUSE AND CARPORT TO BE DEMOLISHED

EXISTING ACCESSORY BUILDING TO BE DEMOLISHED

REMOVING 3,716 SF OF CIRCULAR DRIVE TO OFFSET ADDED IMPERVIOUS FROM THE BUILDING

	<small>THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ERNESTO CRAGNOLINO (TEXAS REGISTRATION #17761) AND IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION</small>		704 laurel valley residence	SITE PLAN



NEW 13' RETAINING WALL

EXISTING SLOPE IN THIS AREA IS 25-35%. GRADE TO BE MODIFIED TO A CLOSED CUT WITH A NEW 13' TALL RETAINING WALL TO ACCOMMODATE THE GARAGE AND GARAGE ENTRY

EXISTING SLOPE IN THIS AREA EXCEEDS 35%. GRADE TO BE MODIFIED TO A CLOSED CUT WITH A NEW 13' TALL RETAINING WALL TO ACCOMMODATE THE GARAGE AND GARAGE ENTRY

SLOPE OF NATURAL GRADE PRIOR TO PREVIOUS DEVELOPMENT WAS ~22%

EXISTING RETAINING WALLS CREATE SLOPES THAT EXCEED 35%, THESE ARE TO BE DEMOLISHED

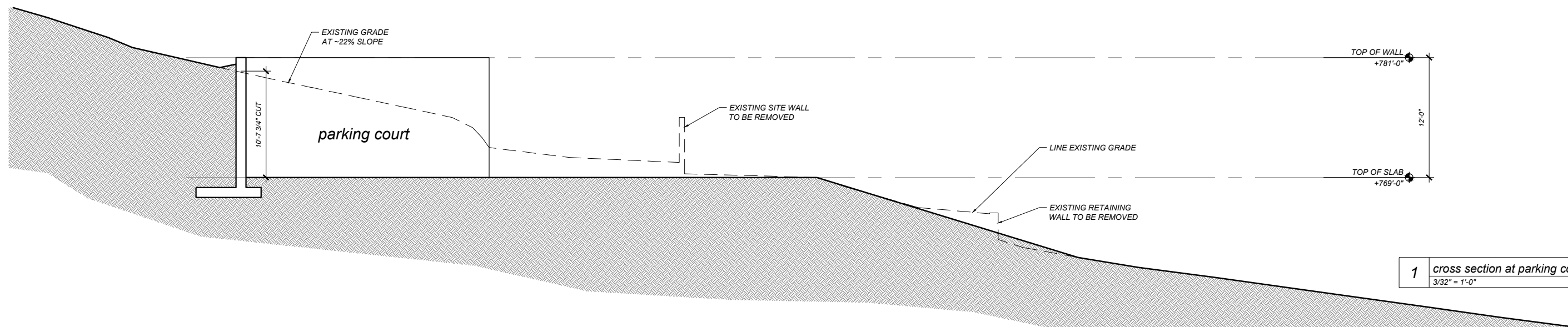
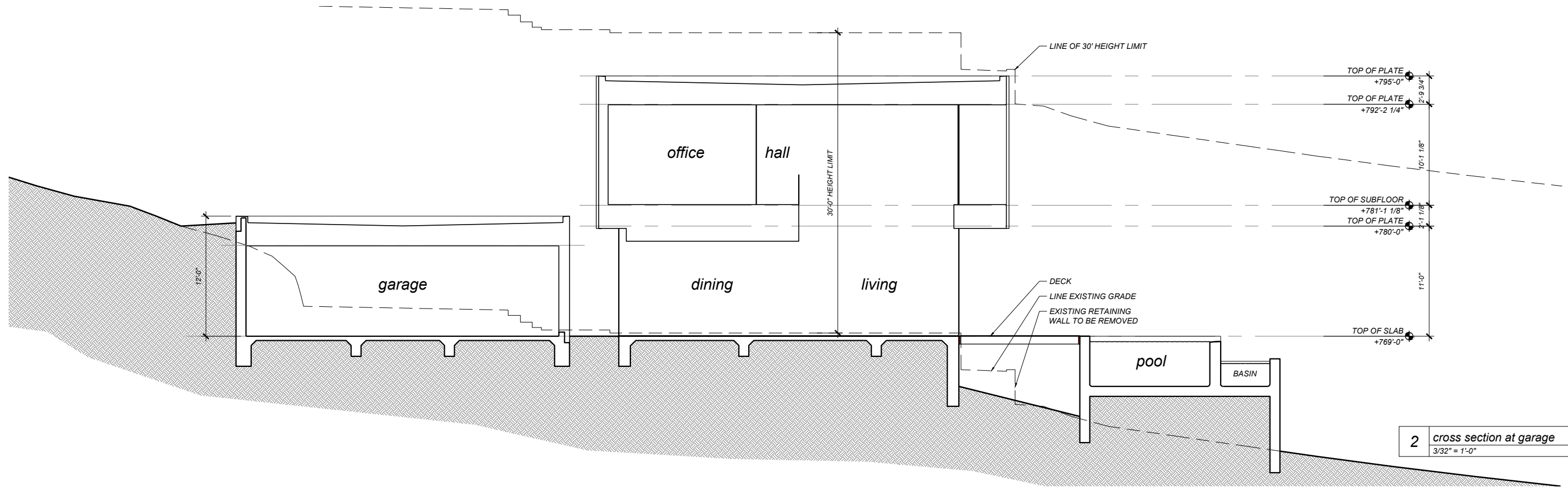
Table 7-1: Maximum Cut and Fill Limits

Slope	Open Cuts and 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

alterstudio, LLP
512.499.8007

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ERNESTO CRAGNOLINO (TEXAS REGISTRATION #17761) AND IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

704 laurel valley residence
SITE PLAN
1/32" = 1'-0"
10.13.2025



alterstudio, LLP

512.499.8007

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ERNESTO CRAGNOLINO (TEXAS REGISTRATION #17761) AND IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

laurel valley residence

SITE SECTIONS



2025.10.13

3/32" = 1'-0"



VIEW TO EXISTING ROCK RETAINING WALL



VIEW TO GARAGE FROM NORTH



AERIAL VIEW OF GARAGE FROM NORTH

October 30, 2025

On behalf of the:

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



Re: Permit No. 2025-1288 – 704 Laurel Valley – Variance Request Review #1

We have reviewed the variance requests for the property located at 207 Yaupon Valley. 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. *Drainage and Erosion Control Manual, 7.4.1 CUT/FILL LIMITS, Table 7-1: Maximum Cut and Fill Limits:* Closed Cut/Fill on slopes greater than 35%
2. *Drainage and Erosion Control Design Manual, 7.4.1 CUT/FILL LIMITS, Table 7-1: Maximum Cut and Fill Limits:* Closed Cut/Fill greater than 10' in height on slopes between 25 and 35%

After reviewing the documents provided and the city code, the engineering team on behalf of the City of West Lake Hills recommends the variances be **approved**.

Sincerely,

Andy Carruth, P.E.
Reviewer for the City of West Lake Hills



Davin Fillpot <[redacted]>

Fw: Variance request for 704 Laurel Valley Rd.

Nat Ganesh <[redacted]>
To: Davin Fillpot <[redacted]>

Mon, Oct 13, 2025 at 2:41 PM

----- Forwarded Message -----

From: Donald Henslee <[redacted]>
To: "[redacted]" <[redacted]>
Cc: Nat Ganesh <[redacted]>
Sent: Sunday, October 12, 2025 at 03:02:49 PM PDT
Subject: Variance request for 704 Laurel Valley Rd.

Dear Commissioners and members of the Board of Adjustments,

I understand that a public hearing for variance request for [704 Laurel Valley Rd, West Lake Hills](#) will be coming soon. I am the owner of the neighboring adjacent property at [706 Laurel Valley Rd](#) and I wish to indicate my support for this application.

I have been in contact with my neighbor Nat Ganesh, and I support his request for a Variance from cut and fill limits that are included in the Drainage Criteria Manual. I understand that in order to site the new house in the location of the existing house and to lower the elevation of the garage, a variance is required to allow for a retaining wall that exceeds the limits for the slope classification.

Regards,
Donald Henslee
[706 Laurel Valley Rd.](#)
[West Lake Hills, TX 78746](#)
[redacted]



Davin Fillpot [REDACTED]

Variance 704 laurel valley rd

Barb [REDACTED] >
Reply- to: Barb [REDACTED] >
To: [REDACTED]

Mon, Oct 13, 2025 at 2:18 PM

Dear Commissioners and members of the Board of Adjustments,

I understand that a public hearing for variance request for [704 Laurel Valley Rd, West Lake Hills](#) will be coming soon. I am the owner of the neighboring adjacent property at [702 Laurel Valley Rd](#) and 607 Laurel Valley Rd. I wish to indicate my support for this application.

I have been in contact with my neighbor Nat Ganesh, and I support his request for a Variance from cut and fill limits. I understand that in order to site the new house in the location of the existing house and to lower the elevation of the garage, a variance is required to allow for a retaining wall that exceeds the limits for the slope classification.

Regards,
Barbara

Barbara Horan, Owner
Texan Theater Greenville

Please list all variances being applied for:

1. DECDM - 7.4.1 CUT/FILL LIMITS on slopes 35% or Greater

In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 7-1. Located at rear of property. Cut / Fill on Slopes greater than 35% - Closed Cut proposed of up to 13' In height, where No Closed Cut / Fill is permitted

2. DECDM - 7.4.1 CUT/FILL LIMITS on slopes 25-35%

In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 7-1. Closed Cut / Fill greater than 10' in height on slopes between 25 and 35%

Brief Description of project/why variances are needed:

In order to minimize disturbance on the site, and preserve as much existing vegetation on the property, the architect and owner would like to place the new home and garage in the same locations as the existing home (to be demo'd).

The new home would generally be placed in the same location as the existing home, and take advantage of the existing site cuts between the rear of the house and the pre-existing cut, up hill from the house.

The variances that are being requested are partially due to pre-existing conditions created by the existing house when it was constructed, as well as removing several pre-existing retaining walls that modify the original natural grade.

The proposed driveway will generally exist in the a very similar location to the original driveway, however the original driveway extended into the 10' driveway setback, and the new driveway will correct the non-conforming condition of the original driveway in the property boundaries, as well as the driveway easement.

As indicated on Sheet 7 of the attached graphic exhibits, it can be calculated that the average slope above, below and through the existing house comes out to be approx. 22%. If these topos existed today, then the applicant would not need to apply for the variances in this application, as a closed cut of up to 15' would be allowed

Variance Questionnaire:

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you ...

This property was originally developed in 1980. The original home is still on the property. When this home was built, the site and topography were modified with the introduction of closed cuts, closed fills and retaining walls. These pre-existing improvements are still present on the property. Every location of a retaining wall generates a slope that exceeds 35%. The drainage manual states that NO CUT OR FILL can exist on slopes greater than 35%.

If these pre-existing modified conditions are viewed as natural grades exceeding 35%, it will result in unnecessary hardship to the homeowner.

As indicated on Sheet 7 of the attached graphic exhibits, it can be calculated that the average slope above, below and through the existing house comes out to be approx. 22%. If these topos existed today, then the applicant would not need to apply for the variances in this application, as a closed cut of up to 15' would be allowed.

In order to preserve as much of the existing vegetation and minimize excavation and site disturbance on the site, the owner and architect have carefully planned the new building so that it primarily sits in the same location as the original home and re-utilizes existing site cuts. The only variances being requested are primarily related to utilizing and restoring existing cuts on the property.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed ...

We believe that the natural terrain and existing flora will be minimally disturbed, because the proposed design places the new home, in generally the same location as the original home on the property. Many of the existing trees around the original home are going to be able to be preserved by siting the new building in the old buildings footprint.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

We believe that a careful analysis of the existing site plan compared to the proposed site plan will clearly demonstrate that the siting of the new building is an act of minimization by preserving existing vegetation and utilizing existing site modifications.

Many design options were explored, however each design triggered the same variances, and in some cases different variances as well.

As a team we felt it best to only have to ask for the variances related to cut / fill on slopes previously altered and modified with the existing construction.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

We believe that the granting of these cut/fill variances will allow the large majority of the site to remain in its current state, because it will be placing the new development in generally the same location as the existing development. The proposed location of the new home will also be located very deep into the property which will preserve vegetative buffers between the new residence and all of the existing surrounding properties.

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

We believe that the granting of the variances is an act of minimization to preserve the vegetative buffers on the property, minimize excavation and preserve privacy between this lot and the surrounding properties. We feel that the granting of these variances will allow this project to actually be in alignment with the core tenets of the City's master plan.

6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

The granting of these variances will permit the proposed development to exist in the same location as the house that was originally built on this property many decades ago, therefore the property will function just as it has for as long as the original house existed. No variances are being requested for setback encroachments, impervious cover or removal of any trees 14" or greater.

If the original topography was never altered for the construction of the original 1980's home, it is very likely that these variances would not be required.



City of West Lake Hills
Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	November 19, 2025	Item Number:	6
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

803 Loma Linda Dr.: Discuss and consider a recommendation to the Board of Adjustment on variances for new residential construction:

1. For the continuation of existing non-conforming status following destruction exceeding 50% of the replacement cost of the damaged structure (Section 38.04.061 (8))
2. For roof overhangs/eaves extending more than 2 feet into the front yard setback (Section 22.03.275 (3))
3. For grading greater than 18 inches in the front and side building setback (Section 22.03.170 (f))

Applicant: Bill Roesch, Property Owner

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.

The findings of fact as alleged by the applicant are attached in Exhibit A.

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

Discussion

Property Information, Zoning & Site Characteristics:

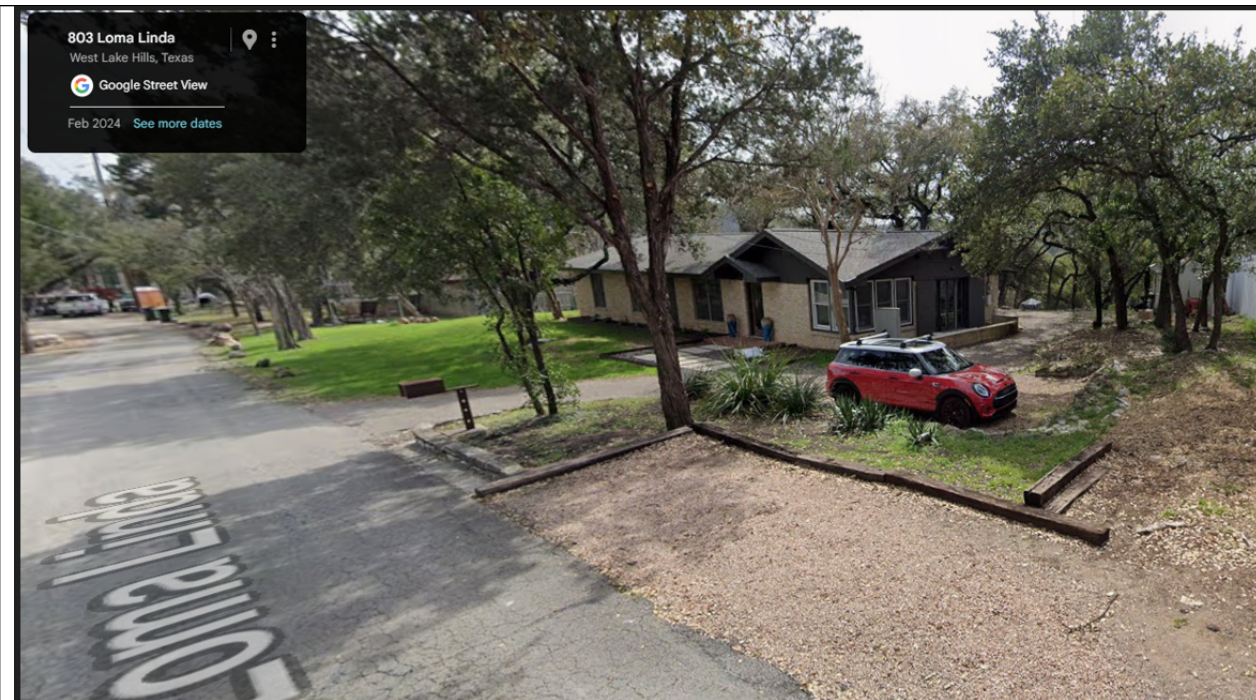
Owner: Roesch Family Revocable Trust
Legal Description: Stonehedge Estates Block N, Lot 6
Lot Size: 0.47 acres
Zoning: R-1 One Family
Wastewater: On-site Sewage Facility (Septic)

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

Background:

The retaining wall/grading work was constructed without a permit. A stop work order was issued on December 11, 2024 and notice of violation was sent on December 12, 2024.





On December 19, 2024, there was a house fire that significantly damaged the building (Attachment 1).

The applicant is proposing to demolish the existing house and rebuild it in the same location with some expansion on the side/rear.

Analysis:

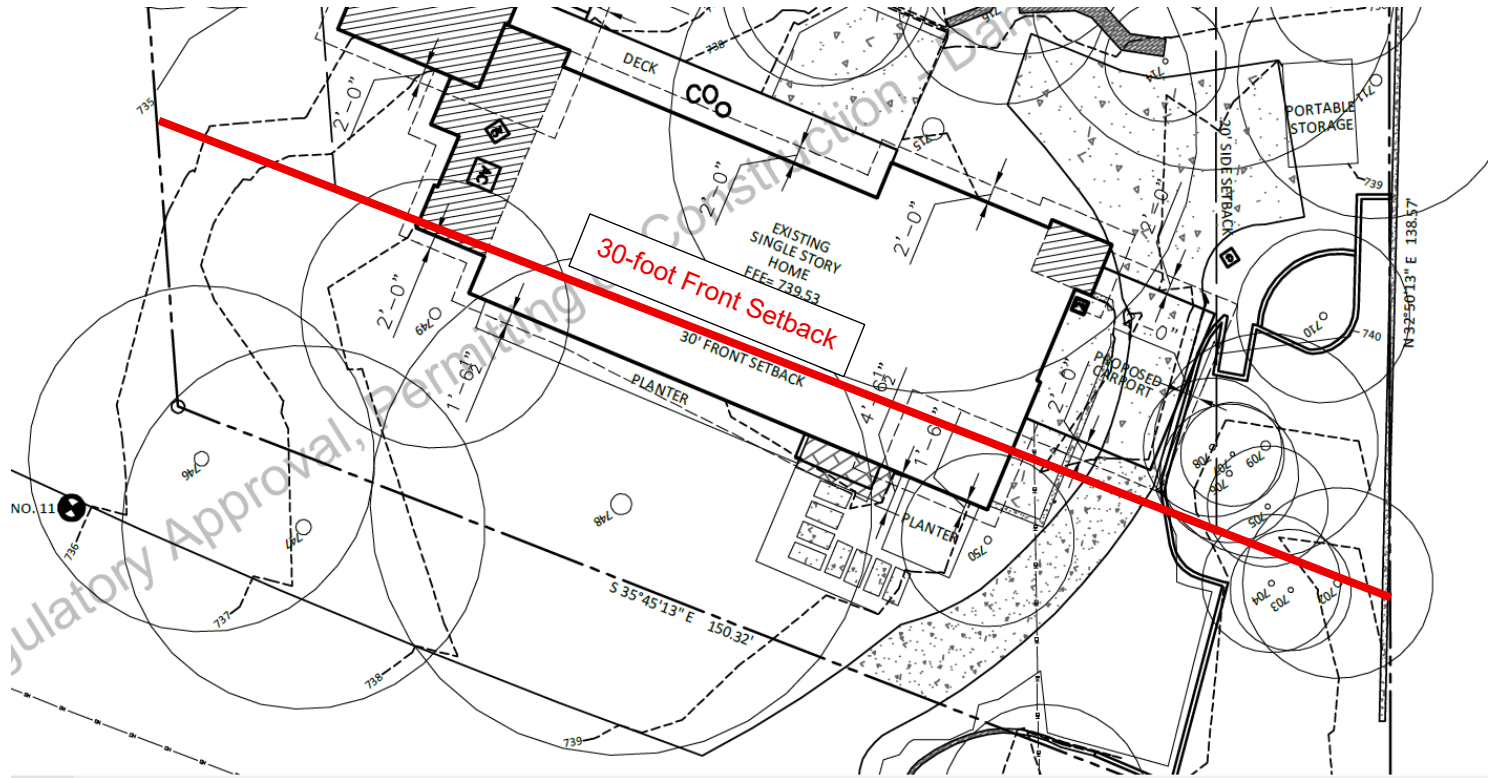
Retaining Nonconforming House Location

Code Requirements

- Section 38.04.061. Nonconforming uses of land and structures.
Any use of land or structures lawfully existing on the effective date of the ordinance from which this chapter is derived, or the effective date of any amendment to this chapter, that is not permitted in the district in which the use is located may be continued, subject to the following conditions:
- (8) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at the time of destruction.

Request

The applicant is requesting a variance to maintain the nonconforming status for the house location for the foundation/front walls to be built back in the existing location.



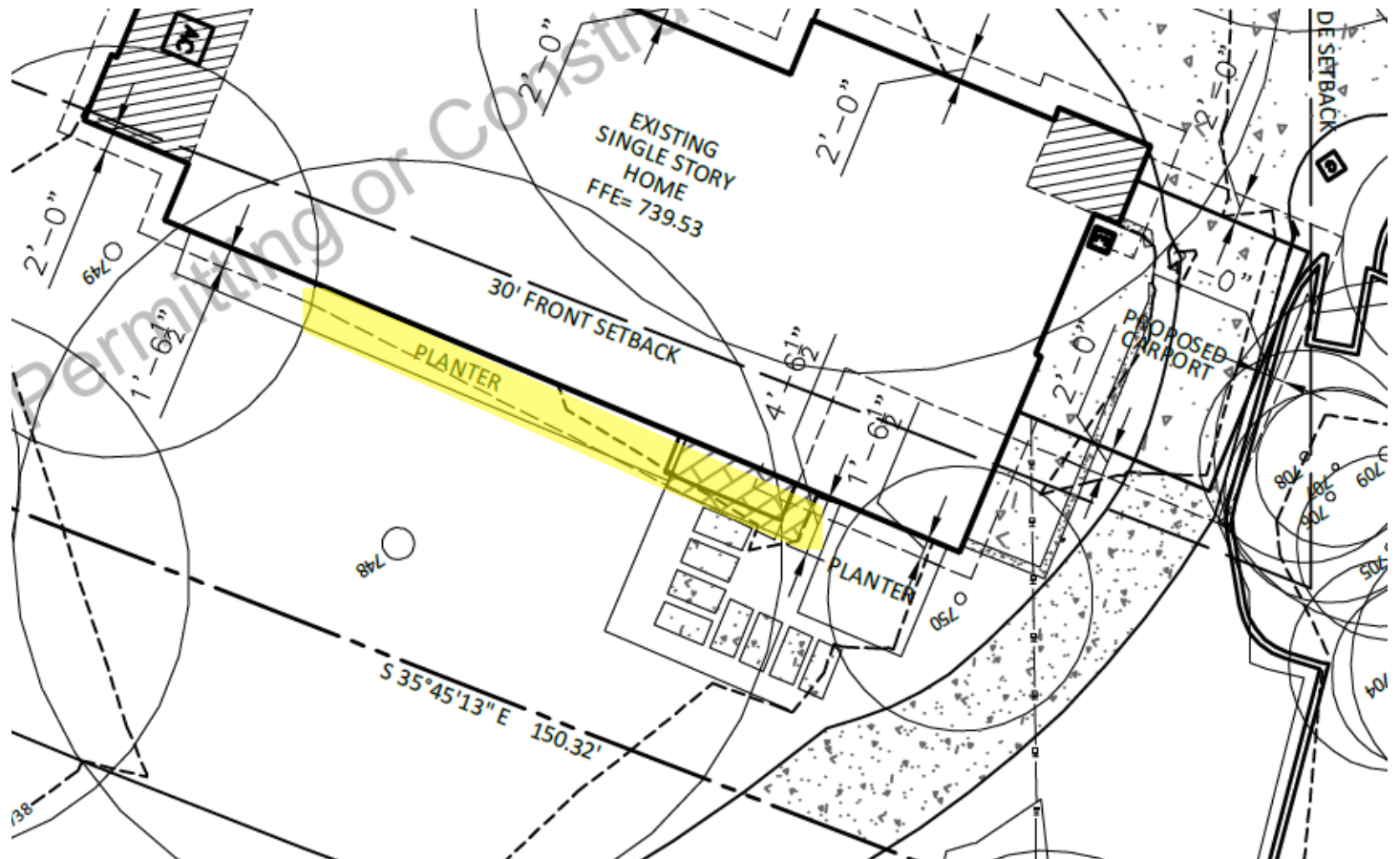
Encroachment of Eaves into setbacks

Code Requirements

- Section 22.03.275. Building setback distances.
- (3) 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.

Request

- Allow eaves to extend up to 4 feet 6.5 inches from the house into the front setback.



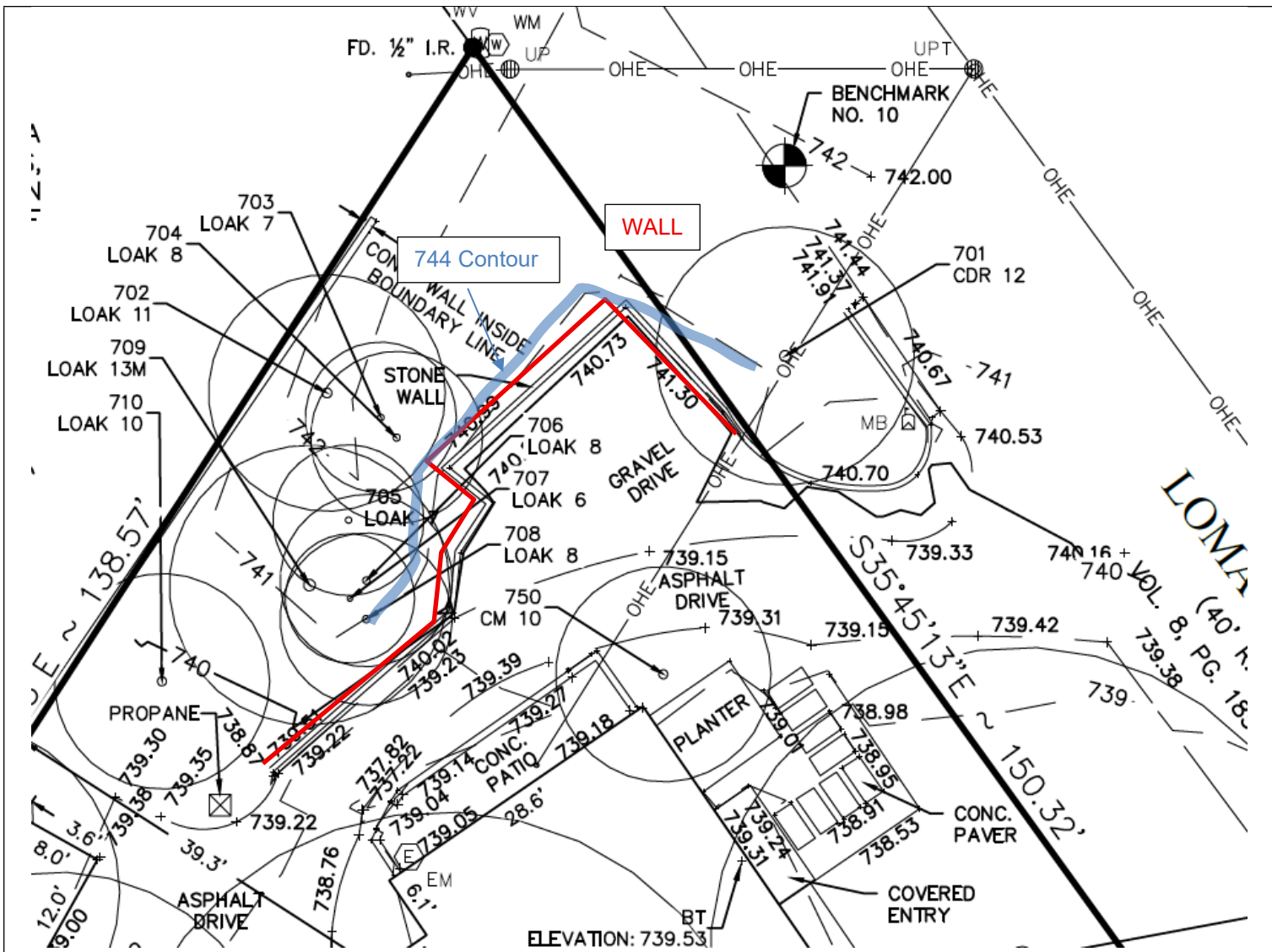
Grading in the setback

Code Requirements

- Section 22.03.170. Site disturbance (excavation, grading or filling).
- 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.**
- No excavation, grading or filling shall be permitted in setbacks except **for up to 18 inches in height or depth.**

Request

- The applicant's request does not give the height wall/grading, but from the 2025 survey, it appears that the maximum height of the wall is 3 feet over the existing grade.



Public Comment:

As of the date of the report, four written comments have been received in support of the requests (Attachment 6).

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.

Variations 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. Variations 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:

- 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.
- 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.
 - (Reserved).
 - (Reserved).
 - 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:

- Variances from the terms of this chapter should be granted sparingly.
- Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.
- 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.
- 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.

- The variance shall not violate the goals of the master plan for the city.
- The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.
- 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.
- See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.
- 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

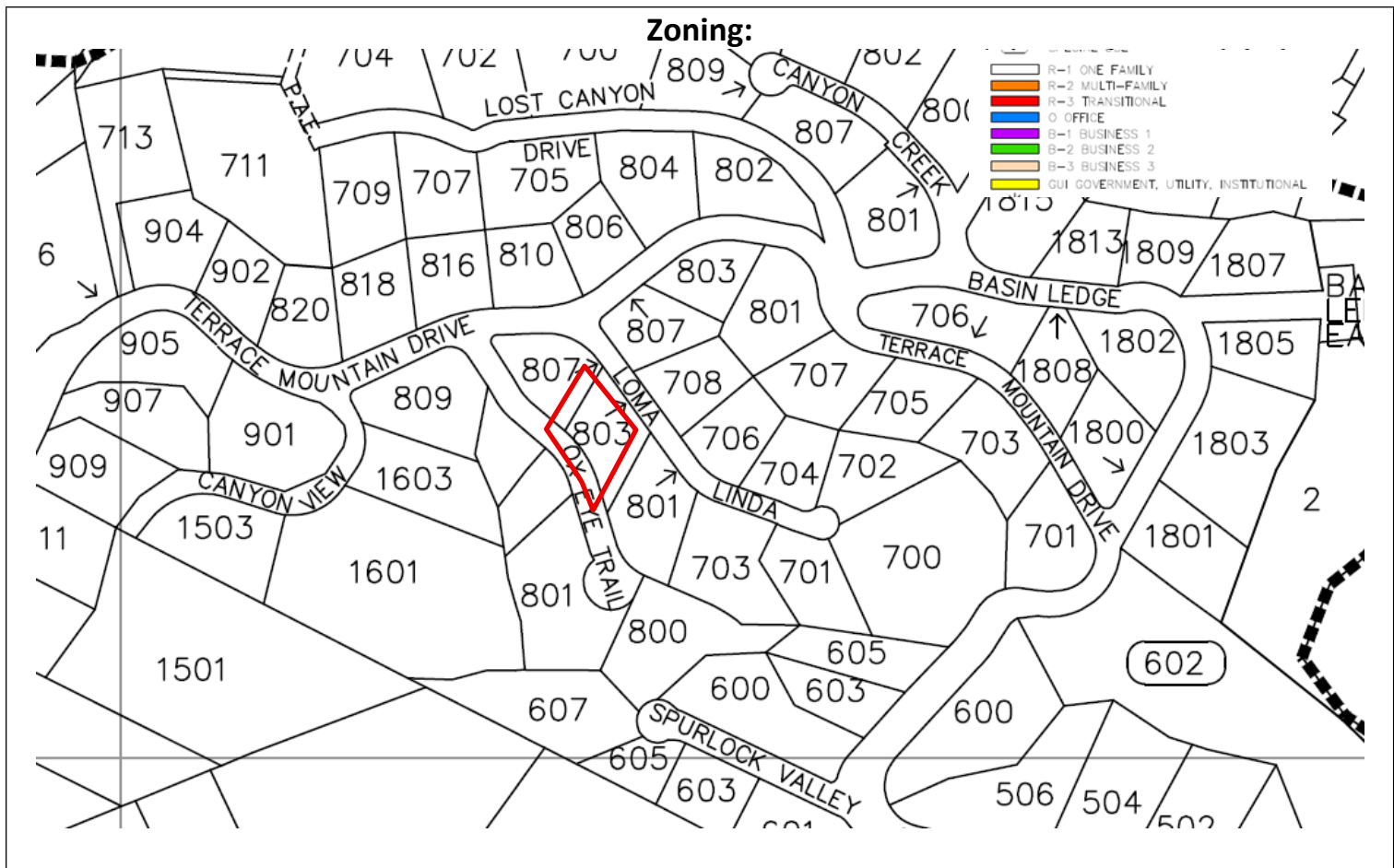
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

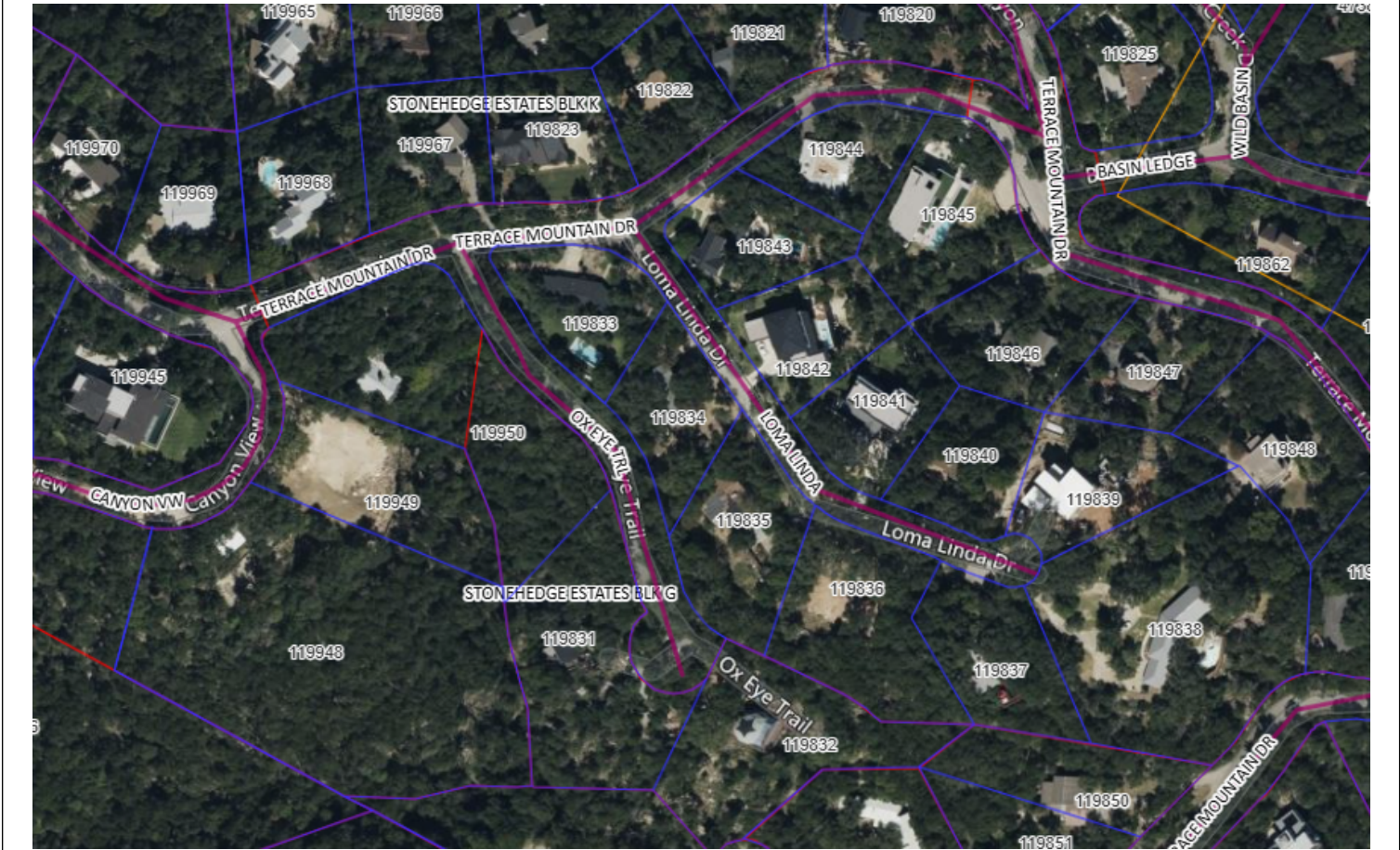
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 38.04.061: Nonconforming uses of land and structures.](#)
- [Section 22.03.170 Site Disturbance \(Excavation, grading or filling\)](#)
- [Section 22.03.275 Building Setback Distances](#)
- [Drainage and Erosion Control Manual](#)
- [Section 22.03.514 Criteria and process required for granting variance](#)
- [Section 38.05.031 Variances](#)



Aerial:



Roesch Family
803 Loma Linda Drive
W. Lake Hills, TX 78746

October 6, 2025

Robert Meisel, Chair
City of West Lake Hills Zoning and Planning Commission
West Lake Hills, TX 78746

Re: 803 Loma Linda Drive

Dear Chair Meisel,

This letter requests several variances for my property located at 803 Loma Linda Drive. For background, our home was destroyed by fire on December 19, 2024, and we are now seeking to rebuild it as soon as possible. As part of this planning process, we discovered that the house is a non-conforming structure under current code ordinances, as the home's construction predates the current setback ordinances. Despite the fire, the home's exterior walls and facade are structurally intact, except for the roofing system, which was compromised during the fire.

We plan to rebuild the house in its current location with an upgraded roof design and modest additions to the existing footprint. These additional improvements will not create any new encroachments into the front, rear, or side yard setbacks, and the site will comply with all impervious cover requirements.

The following summarizes the requests for relief being made in this application:

Relief from Sec 38.04.061(8) for the renovation of an existing non-conforming structure that suffered a loss of 50% of the replacement cost value of the home.

Relief from Sec. 22.03.275 (3) for roof overhangs and eaves which encroach on the front yard setback as summarized in the attached plan.

Relief from Sec 22.03.170 (f) for stone wall sections greater than 18" located in both the front and side yard setback, which fixed failed retention and significant drainage challenges.

We appreciate your consideration as we navigate this unwelcome challenge.

Sincerely,



Bill Roesch, Trustee

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Description. Includes CONC., ELEC., B.L., BT, A/C, FD., I.R., (GOT), VOL., PG., DOC. NO., R.O.W., P.U.E., D.R., P.R., O.P.R., MONUMENT FOUND (AS NOTED), and 1/2" I.R. WITH CAP MARKED.

LEGEND

Legend table with symbols and descriptions: CO SANITARY SEWER CLEANOUT, MB MAILBOX, EM ELECTRIC METER, GUY GUY ANCHOR, UP UTILITY POLE, UPT UTILITY POLE & TRANSFORMER, WM WATER METER, WV WATER VALVE, CHAIN LINK FENCE, HOG WIRE FENCE, WOOD FENCE, OVERHEAD ELEC. LINES, EXISTING EASEMENT LINE, SETBACK LINE.

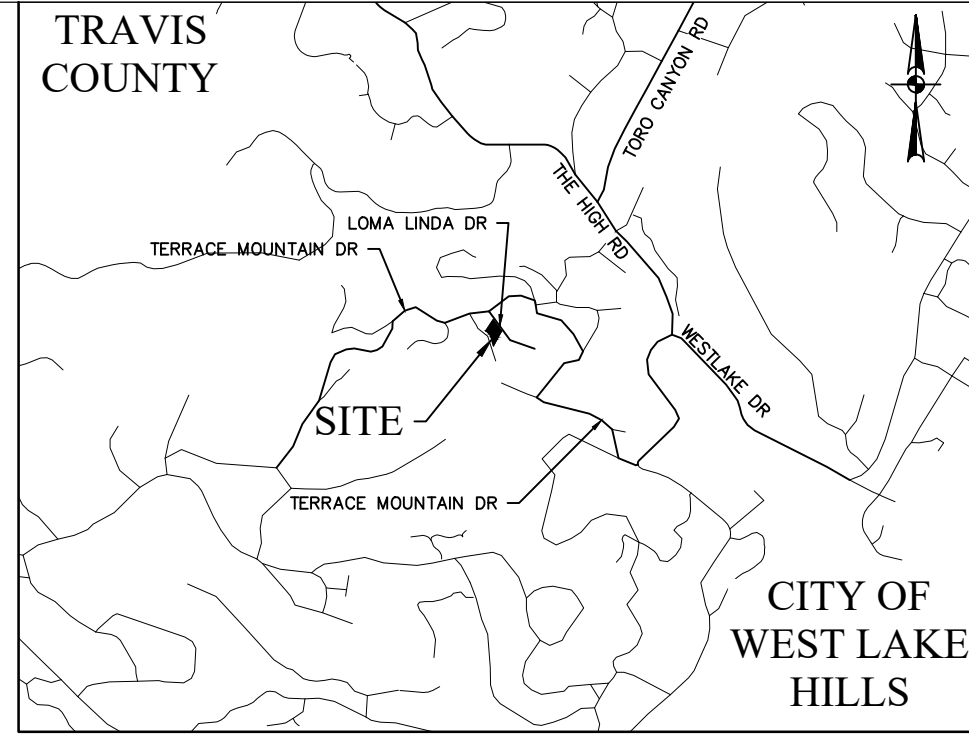
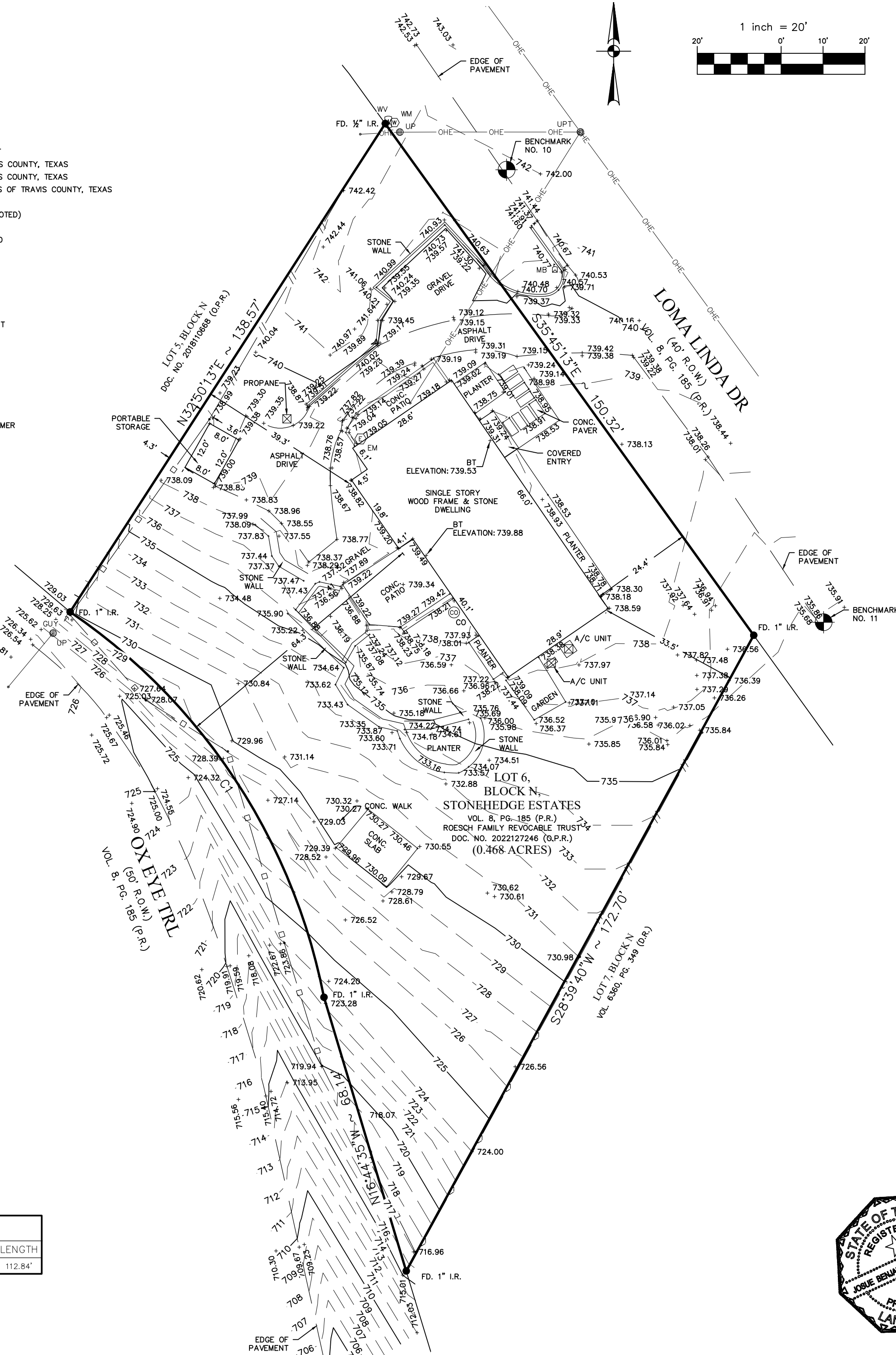
BENCHMARK INFORMATION:

BENCHMARK NO. 10; MAG NAIL WITH WASHER SET ON WEST EDGE OF PAVEMENT ON LOMA LINDA DR, NEAR THE NORTH CORNER OF LOT 6, BLOCK N, STONEHEDGE ESTATES. GRID NORTHING: 10083793.0429'

BENCHMARK NO. 11; MAG NAIL WITH WASHER SET ON WEST EDGE OF PAVEMENT ON LOMA LINDA DR, NEAR THE EAST CORNER OF LOT 6, BLOCK N, STONEHEDGE ESTATES. GRID NORTHING: 10083685.1746'

CURVE TABLE

Table with 6 columns: CURVE NO., RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Row 1: C1, 144.43', 044°45'56", N33°22'33"W, 110.00', 112.84'



VICINITY MAP

SCALE: 1"=2000'

IMPERVIOUS COVER CALCULATION table with 2 columns: AREA DESCRIPTION and SQUARE FOOTAGE. Rows include: EXISTING BUILDING (2131), OTHER COVERED AREA (2077), GRAVEL AREA (50%) (245), TOTAL IMPERVIOUS COVER (4274), LOT SIZE (20398), TOTAL IMPERVIOUS COVER % (21.92%).

NOTES:

- 1. THE PROFESSIONAL SERVICES PROVIDED HERewith DOES NOT INCLUDE THE PREPARATION OF A METES & BOUNDS DESCRIPTION.
2. 1/2" IRON ROD WITH PLASTIC CAP MARKED 'GEONET OF TEXAS' SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00. DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00010 (0.9999000099990001) APPLIED AT AN ORIGIN OF NORTHING=0, EASTING=0. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (GEOID18), AND ESTABLISHED BY RTK OBSERVATION.
5. ADJOINERS SHOWN FOR INFORMATION PURPOSE ONLY.
6. THE SURVEYED PROPERTY IS WITHIN ZONE X, DEFINED AS: "AREAS OF MINIMAL FLOOD HAZARD", AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48453C0445K, DATED JANUARY 22, 2020, FOR THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION:

LOT 6, BLOCK N, STONEHEDGE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 185, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS MADE ON NOVEMBER 17, 2022 ON THE GROUND OF LOT 6, BLOCK N, STONEHEDGE ESTATES, (0.468 ACRE TRACT) AS SHOWN HEREON AND THAT: (I) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY G. WILLIAM ROESCH, II & KELLEY W. ROESCH; AND ROESCH FAMILY REVOCABLE TRUST; THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT (II) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY SHOWN HEREON; (III) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (IV) EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; EXCEPT AS SHOWN HEREON; (V) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS, SHOWN HEREON ARE TRUE AND CORRECT; (VI) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II, TSPS STANDARD LAND SURVEY; AND FOR A CATEGORY 6, CONDITION II, TSPS TOPOGRAPHIC SURVEY. DATE OF MAP: NOVEMBER 28, 2022



JOSUE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637
STATE OF TEXAS
GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION NO. 10194782
jmiranda@geonetofexas.com

11/28/2022
DATE

Revision table with columns: Revision, By, Appd., Issued. Includes entries for YI,MM,DD.

Client/Project: G. WILLIAM ROESCH, II & KELLEY W. ROESCH & KELLEY W. ROESCH
803 LOMA LINDA DR
WEST LAKE HILLS, TX 78746
Title: TOPOGRAPHIC AND STANDARD LAND SURVEY

Permit-Seal table with columns: JMO, Dwn., Chkd., JMO, Dsgn., JMO, 22.11.28, YI,MM,DD. Includes Drawing No. 10296-22 and Sheet 1 of 1.

Geonet
GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION NO. 10194782
1308 NOKOTA BEND
GEORGETOWN, TX, 78626
JOB NO. 10296-22
REQUESTED BY: BILL ROESCH

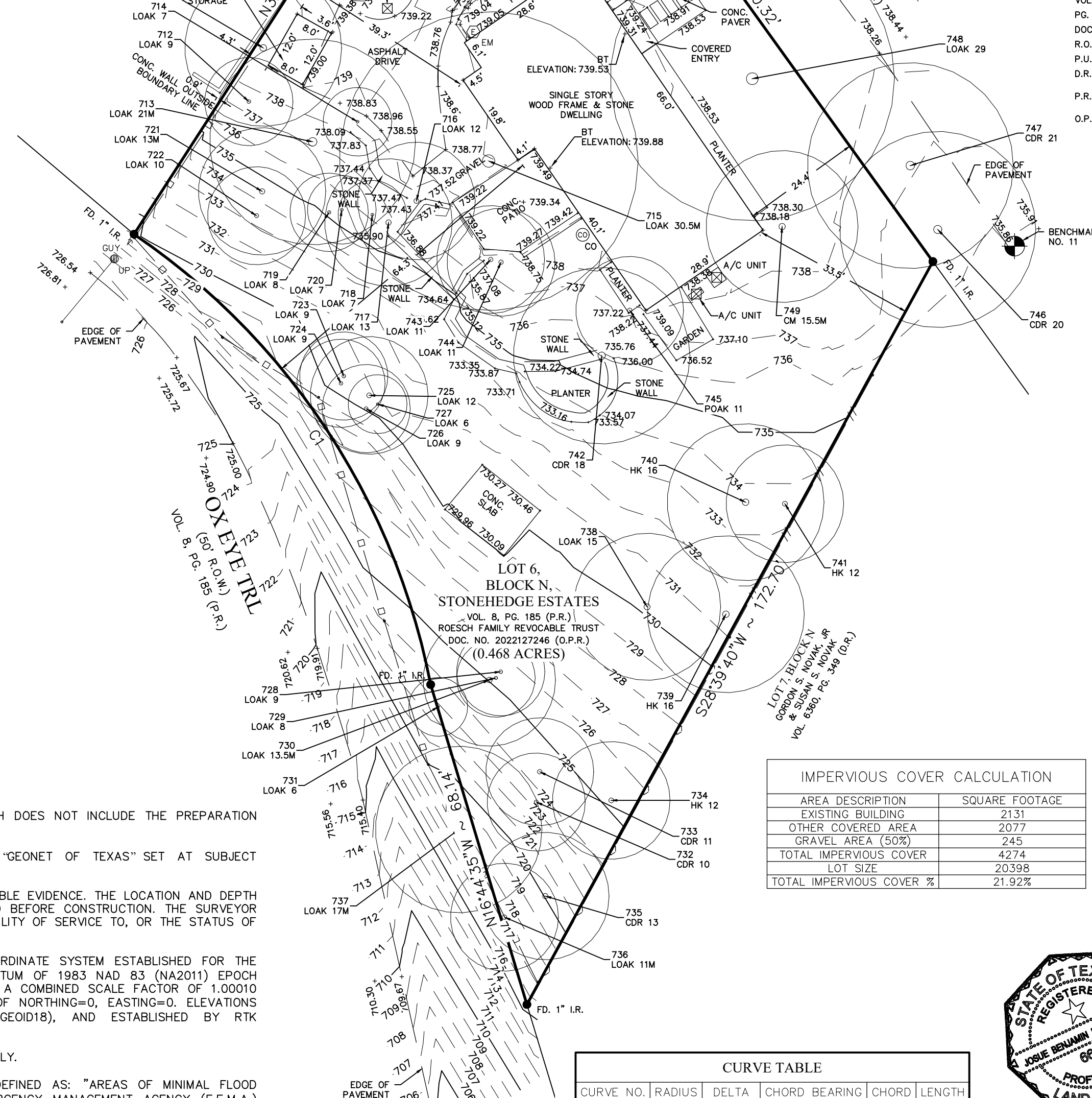
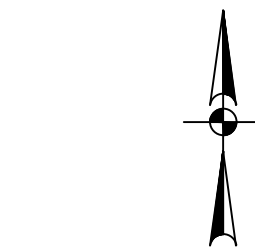
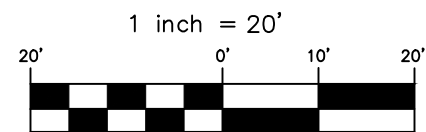
TAG NO.	TREE SIZE & COMMON NAME
701	12" CEDAR
702	11" LIVE OAK
703	7" LIVE OAK
704	8" LIVE OAK
705	7" LIVE OAK
706	8" LIVE OAK
707	6" LIVE OAK
708	8" LIVE OAK
709	13M" LIVE OAK
710	10" LIVE OAK
711	16" HACKBERRY
712	9" LIVE OAK
713	21M" LIVE OAK
714	7" LIVE OAK
715	30.5M" LIVE OAK
716	12" LIVE OAK
717	13" LIVE OAK
718	7" LIVE OAK
719	8" LIVE OAK
720	7" LIVE OAK
721	13M" LIVE OAK
722	10" LIVE OAK
723	9" LIVE OAK
724	9" LIVE OAK
725	12" LIVE OAK
726	9" LIVE OAK
727	6" LIVE OAK
728	9" LIVE OAK
729	8" LIVE OAK
730	13.5M" LIVE OAK
731	6" LIVE OAK
732	10" CEDAR
733	11" CEDAR
734	12" HACKBERRY
735	13" CEDAR
736	11M" LIVE OAK
737	17M" LIVE OAK
738	15" LIVE OAK
739	16" HACKBERRY
740	16" HACKBERRY
741	12" HACKBERRY
742	18" CEDAR
743	11" LIVE OAK
744	11" LIVE OAK
745	11" POST OAK
746	20" CEDAR
747	21" CEDAR
748	29" LIVE OAK
749	15.5M" CRAPEMYRTLE
750	10" CRAPEMYRTLE

TREE NOTES:

- "M" NEXT TO TREE DIAMETER INDICATE MULTI-TRUNK TREE.
- WHILE REASONABLE EFFORTS ARE MADE IN IDENTIFICATION OF TREES, THE SURVEYOR MAKES NO ABSOLUTE WARRANTY THAT THE SPECIES AS IDENTIFIED IS CORRECT, AN ARBORIST SHOULD BE ENGAGED.

LEGAL DESCRIPTION:

LOT 6, BLOCK N, STONEHEDGE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 185, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

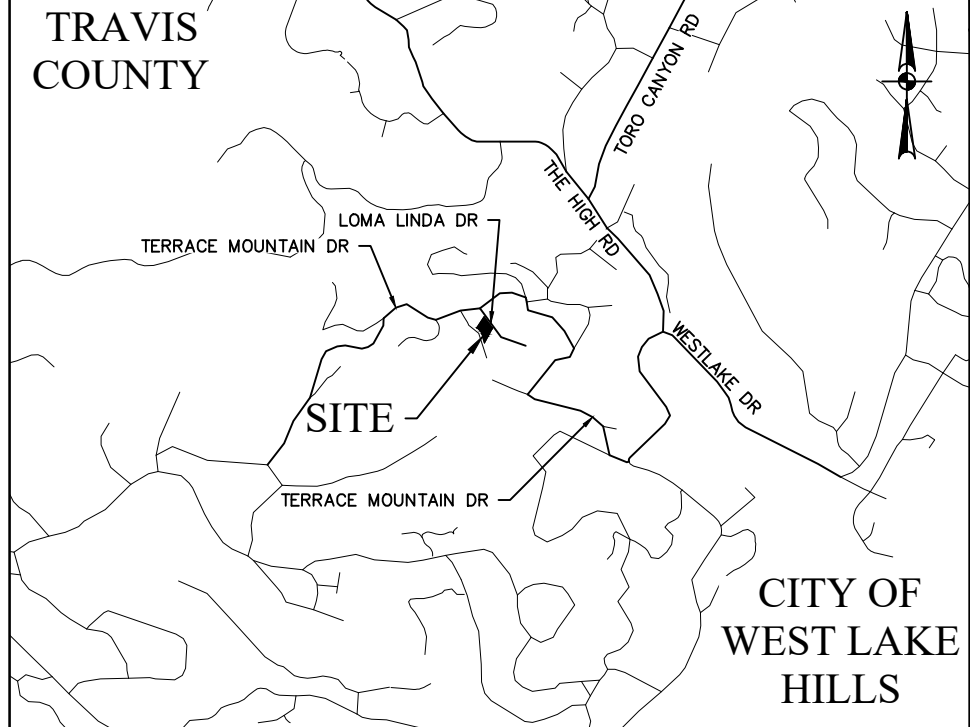


CURVE TABLE					
CURVE NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	144.43'	044°45'56"	N33°22'33"W	110.00'	112.84'

BENCHMARK INFORMATION:

BENCHMARK NO. 10; MAG NAIL WITH WASHER SET ON WEST EDGE OF PAVEMENT ON LOMA LINDA DR, NEAR THE NORTH CORNER OF LOT 6, BLOCK N, STONEHEDGE ESTATES. GRID NORTHING: 10083793.0420' GRID EASTING: 3095644.6263' ELEVATION: 742.17' NAVD88 (GEOID18)

BENCHMARK NO. 11; MAG NAIL WITH WASHER SET ON WEST EDGE OF PAVEMENT ON LOMA LINDA DR, NEAR THE EAST CORNER OF LOT 6, BLOCK N, STONEHEDGE ESTATES. GRID NORTHING: 10083685.1746' GRID EASTING: 3095720.1949' ELEVATION: 735.98' NAVD88 (GEOID18)



ABBREVIATIONS:

- CONC. CONCRETE
- ELEC. ELECTRIC
- B.L. BUILDING SETBACK LINE
- BT BUILDING THRESHOLD
- A/C AIR CONDITIONING
- FD. FOUND
- I.R. IRON ROD
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

VICINITY MAP

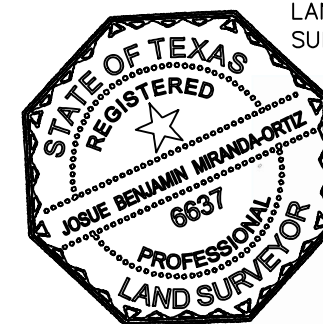
SCALE: 1"=2000'

LEGEND

- CO SANITARY SEWER CLEANOUT
- MB MAILBOX
- EM ELECTRIC METER
- GUY GUY ANCHOR
- UP UTILITY POLE
- UPT UTILITY POLE & TRANSFORMER
- WM WATER METER
- WV WATER VALVE
- MONUMENT FOUND (AS NOTED)
- 1/2" I.R. WITH CAP MARKED "JMO-TX RPLS 6637" SET
- CHAIN LINK FENCE
- HOG WIRE FENCE
- WOOD FENCE
- OVERHEAD ELEC. LINES
- EXISTING EASEMENT LINE
- SETBACK LINE
- CM 4 4" CRAPE MYRTLE
- CDR 4 4" CEDAR
- HK 4 4" HACKBERRY
- LOAK 4 4" LIVE OAK
- POAK 4 4" POST OAK

CERTIFICATION:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS MADE ON NOVEMBER 17, 2022 ON THE GROUND OF LOT 6, BLOCK N, STONEHEDGE ESTATES, (0.468 ACRE TRACT) AS SHOWN HEREON AND THAT; (I) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY G. WILLIAM ROESCH, II & KELLEY W. ROESCH; AND ROESCH FAMILY REVOCABLE TRUST; THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT (II) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY SHOWN HEREON; (III) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (IV) EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, INTRUSION/PROTRUSION OF IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON; (V) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS, SHOWN HEREON ARE TRUE AND CORRECT; (VI) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II, TSPS STANDARD LAND SURVEY; AND FOR A CATEGORY 6, CONDITION II, TSPS TOPOGRAPHIC SURVEY. DATE OF MAP: NOVEMBER 28, 2022. (REVISED ON JUNE 27, 2025)



JOSUE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637
STATE OF TEXAS
1308 NOKOTA BEND
GEORGETOWN, TX, 78626
jmiranda@geonetoftexas.com

JOSUE B. MIRANDA ORTIZ
REGISTERED PROFESSIONAL
LAND SURVEYOR
1308 NOKOTA BEND
GEORGETOWN, TX, 78626

JOB NO. 10254-24
REQUESTED BY: G. WILLIAM ROESCH, II

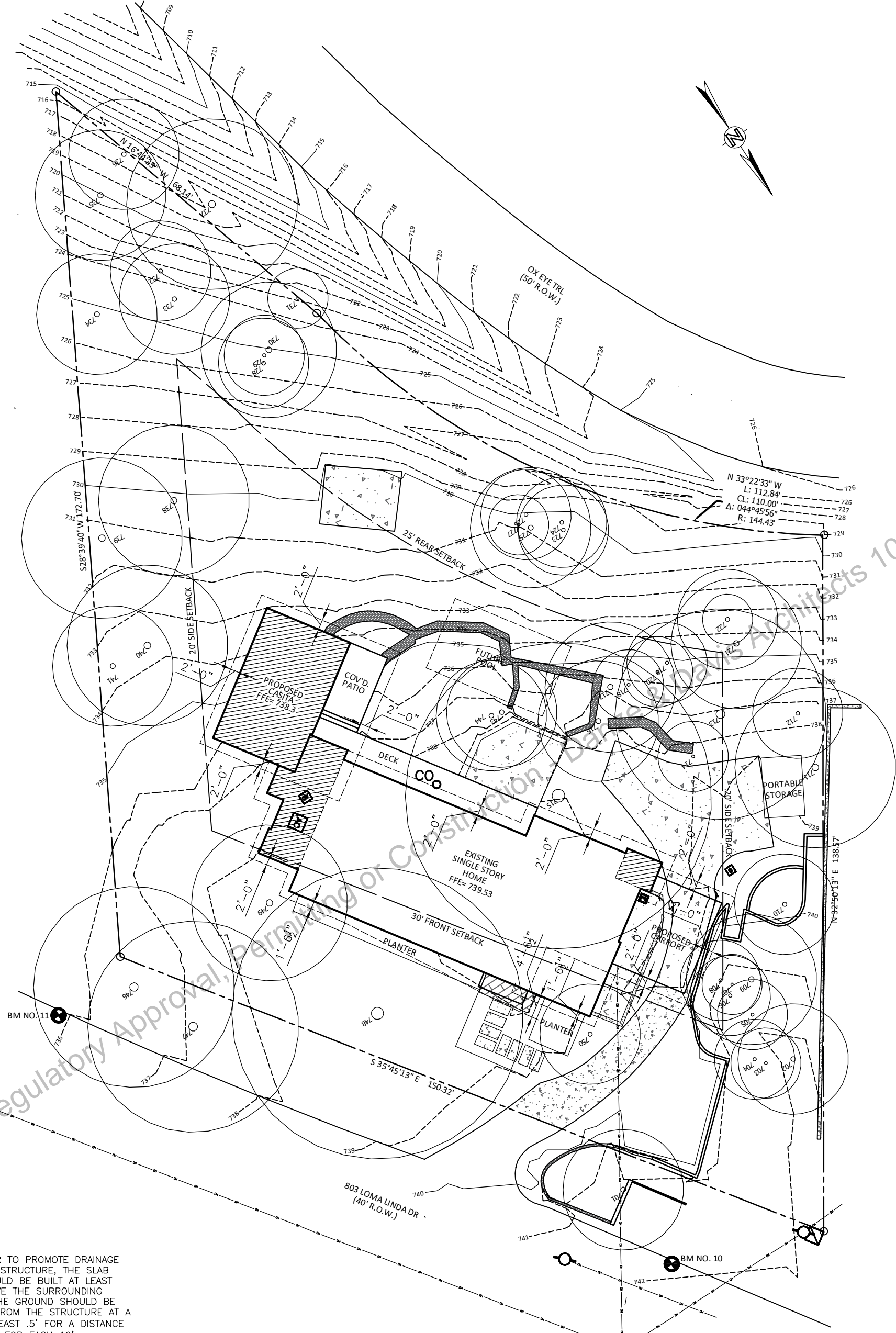
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100	JMO	23.08.24	

G. WILLIAM ROESCH, II
& KELLEY W. ROESCH
803 LOMA LINDA DR
WEST LAKE HILLS, TX 78746

Client/Project
Permit-Seal

Title
**TOPOGRAPHIC, TREE AND
STANDARD LAND SURVEY**

Project Number:	10254-24		
File Name:	BITT-10254-24_R2.dwg		
JMO	JMO	JMO	25.06.27
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No. 10296-22		Sheet	
Revision	Sheet		
R2	1 of 1		



NOTE: IN ORDER TO PROMOTE DRAINAGE AWAY FOR THE STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF AT LEAST .5' FOR A DISTANCE OF 10' AND .1' FOR EACH 10' THEREAFTER TO CORNER OF LOT.

803 LOMA LINDA DRIVE
 PAVED STREETS w/ CONC. CURB
 SEWER APPROX. 3' BELOW GRADE
 SCALE: 1" = 20'

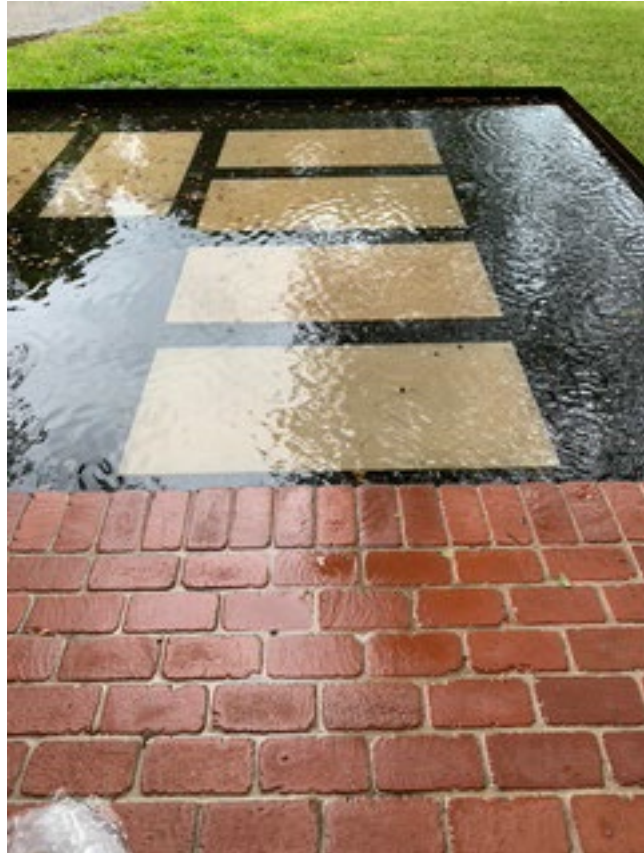
400284		
REVISIONS		
DATE	SUB/INT	DESC
10.21.25	00/PRM	PLOT

STONEHEDGE ESTATES	
SECTION #	PHASE #
PLAN: -	ADDRESS: 803 LOMA LINDA DRIVE
LOT: 6	BLOCK: N
NCB: ###	WEST LAKE HILLS, ##

**ROESCH
REMODEL**

**DANZE & DAVIS
ARCHITECTS, INC.**
4701 Spicewood Springs Road, Suite 200 Austin, TX 78759 Phone 512.343.0714 Fax 512.343.0716
 WWW.DANZE-DAVIS.COM

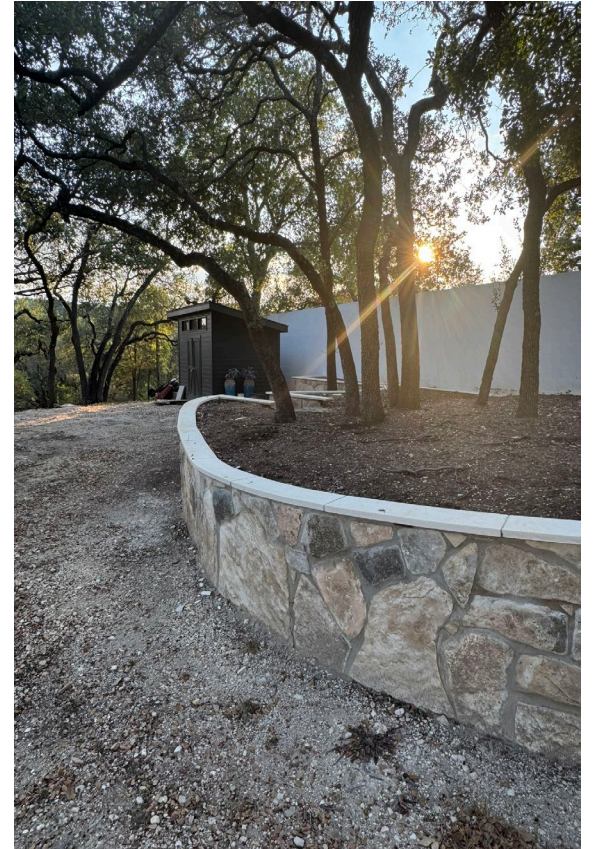
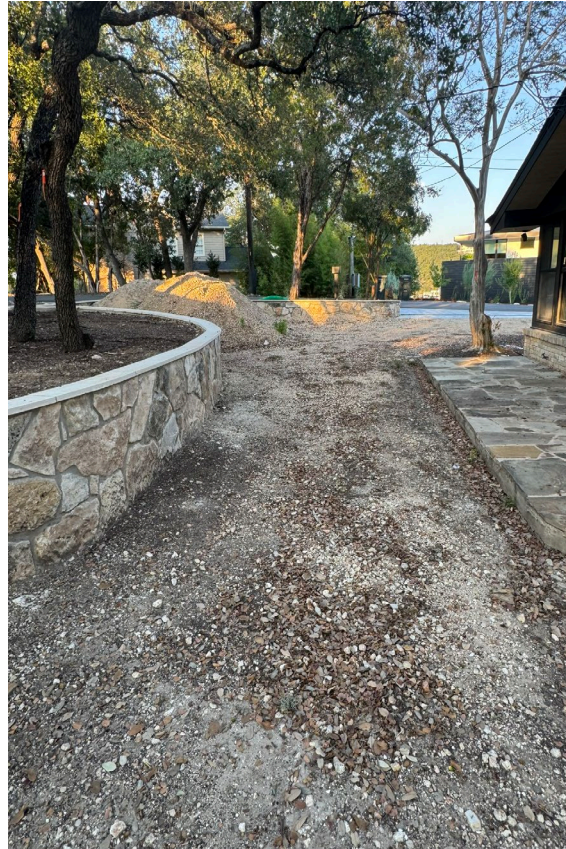
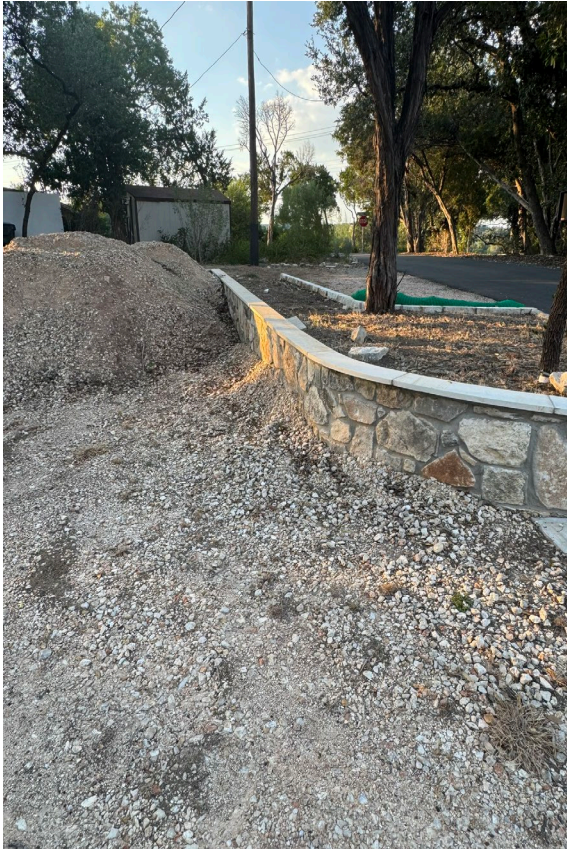
**Problem: Excessive Flooding/Drainage
at Front Door**



**Solution(s): Rebuild Retention Walls &
Add new Drainage at the Apron**



Solution(s): Rebuild Retention Walls & Additional Photos



Lou and Hanna Senko
706 Loma Linda Drive

October 6, 2025

West Lake Hills Zoning Board
c/o City of West Lake Hills
West Lake Hills, TX 78746

Re: Letter of Support for Variance at 803 Loma Linda Drive – Roesch Family Property

Dear Zoning Board of Adjustments Members,

My family and I live across the street from the Roesch family at 803 Loma Linda Drive, and our neighborhood hasn't felt the same since the devastating fire on December 19, 2024. Watching their home burn just days before Christmas was heartbreaking, and knowing they lost their beloved dog, Hunter, while everyone searched for their cat, Mika, until he was finally found, made the tragedy even harder to bear.

The Roesch's are more than neighbors to us; they are family in every sense. They're the ones I list as an emergency contact for my kids, the people I lean on in times of need, and the first to step in to help others without hesitation. Their presence has always been a cornerstone of our neighborhood's warmth and spirit, and I can't express enough how much we miss them.

I strongly support their variance for the front yard and minor side yard setbacks, as well as the necessary removal of two trees. This thoughtful plan avoids any overdevelopment, instead focusing on a home that blends seamlessly with our surroundings while safeguarding the majestic live oaks and open green spaces that define our neighborhood.

Granting this variance would be an act of compassion, helping a deeply loved family return home without unnecessary delays or stress. I hope you will consider the impact of your decision not only on the Roesch's but for all of us in the community.

Thank you for your time and understanding.

Best regards,

Lou, Hanna, and Greyson Senko



Mark Blumenthal
Jacquelyn Small

950 Roadrunner Rd.
Westlake Hills, TX 78746

Email: [REDACTED] **Landline:** [REDACTED]

October 4, 2025

Attn: West Lake Hills Zoning Board

Re: Support for the Roesch Family home on 803 Loma Linda Dr.

Dear Westlake Hills Leaders and Relevant City Staff Members

We are writing this letter in strong and full support of the proposed zoning variance(s) for the remodeling of the fire-damaged home owned by the Roesch family on Loma Linda Dr.

We are nearby neighbors. We have lived on Roadrunner Rd. for ca. 50 years, having built our home in 1974. We take daily walks in our Loma Linda, Terrace Mountain, Roadrunner neighborhood and we walk past the Roesch home almost daily.

One of the most positive and brightest parts of our daily walks was the opportunity to engage with the Roesch's late dog Hunter, a spirited and loving Wheaten Terrier who lamentably and tragically died in the fire at the Roesch home on December 19, 2024. We still mourn the loss of Hunter, who epitomized the highest and most loving traits found in dogs. Although our initial connection to the Roesches was via our daily interactions with Hunter, we were able to develop a friendship with the humans in the Roesch family (and their beautiful cat Mika), and we are profoundly grateful that they afforded us so much quality time with their beloved Hunter. Our walks are not as lively or as fulfilling without his presence.

We fully support the Roesch's ability to rebuild their home and return to our neighborhood.

We support their application for a variance and know that the plans they have for the home will enhance our treasured neighborhood. We respectfully request that you please move forward with approval of their rebuilding plans. We believe that they are a true asset to our little area of WLH and our community at large.

We thank you in advance for your consideration. We are available to answer any questions.

Respectfully,

Mark Blumenthal & Jacquelyn Small

October 4, 2025

City of West Lake Hills
c/o Zoning Board, 4010 Bee Cave Road
West Lake Hills, TX 78746

Re: In Support of Zoning Variance for 803 Loma Linda Drive – The Roesch Family

Dear Board Members,

We are neighbors around the corner from the Roesch Family – Bill, Kelley, Saylor, and Mika, and we've had the joy of getting to know their family in the neighborhood and at our local church. They are incredibly friendly and kind-hearted neighbors and are an integral part of our peaceful community. Before their home was destroyed in a fire, you would regularly see them out walking, checking in on neighbors and enjoying the trees and natural beauty that we all cherish. Their house was an ongoing labor of love, and they were often out in the yard and around the house working on one home improvement project or another, working to turn their house into their forever home. Their dog, Hunter, would monitor everything through their glass front door, greeting neighbors as they would walk by. That life was abruptly taken from them a few days before Christmas on December 19, 2024 when a fire destroyed their house, taking the life of their dog, Hunter, and changing their lives forever. The fire happened mid-morning – my dog and I had just passed their house on our morning walk, business as usual, and within the hour, it was gone.

This kind of loss is unimaginable, but the reaction to this tragedy speaks volumes about the type of people and neighbors the Roesches are, and how beloved they are in our community. In the immediate aftermath, we learned that various neighbors on Loma Linda and Terrace Mountain had seen the fire, called 911, notified Bill and Kelley (who weren't home), broken into the house in an attempt to save Hunter, provided food and comfort, and given them a place to stay. Other neighbors combed the streets and woods for their cat, Mika, who went missing in the fire but we hoped had survived, posted signs with Mika's picture, and set up food and a wildlife camera to find her (Mika was found!). Other neighbors coordinated gathering Christmas gifts and a trimmed tree to bring Christmas to the Roesches. The way they were immediately surrounded with love and support is a testament to the way they had previously loved and supported their neighbors. Also, I watched the Roesches respond to losing their beloved dog and every possession they owned but their cars and the clothes on their backs with resilience, humor, and an unshakable gratitude that they still possessed what really matters, including their family, health, and loved ones.

Now that they are seeking to rebuild, nothing would make us happier than seeing them rejoin our close-knit group of neighbors and finally get their forever home on Loma Linda, in a community of neighbors that loves them dearly.

However, in this process, the Roesches have learned that their house was a non-conforming structure, since, like a vast number of older homes in West Lake Hills (including our own), its original construction predates the current setback ordinances. As a result, they are requesting variances for the front and side yard setbacks to rebuild their house – I understand they do not intend to alter the appearance of their home and they just want their house back as it was before it burned down. I also know they will seek to honor our neighborhood's charm and protect the expansive live oaks and natural beauty of our community that they value as much as anyone as part of what makes our community so special.

We urge you to approve this application. This is not a typical variance request that simply affects whether a homeowner can design their home a certain way, complete a discretionary project, or overbuild on a lot. This is a request to allow the Roesches to rejoin their community, continue to rebuild their lives, and have a home once again.

Warmly,

A handwritten signature in black ink, appearing to read "Jimmy & Jessica Blacklock". The signature is written in a cursive, flowing style.

Jimmy & Jessica Blacklock

Santiago and Jenna Montoya
702 Loma Linda Drive
West Lake Hills, TX 78746

October 3, 2025

Zoning Board of Adjustments
West Lake Hills, TX 78746

Re: Support for Zoning Variance Application at 803 Loma Linda Drive – Roesch Family

Dear Members of the Zoning Board of Adjustments,

We are writing as long-time neighbors to wholeheartedly support the variance request by the Roesch family for their property at 803 Loma Linda Drive. As folks who live just down the street on Loma Linda Drive, we've seen firsthand the warmth and generosity of this family—they're the kind who always lend a hand when needed. The devastating fire that destroyed their home on December 19, 2024, right before the holidays, broke our hearts, and we're eager to see them rebuild and return to our community.

The proposed setbacks for the front and side yards, along with the limited removal of two trees, are minor adjustments. Far from overbuilding, this plan respects the large live oak groves and open spaces we all cherish, preserving the natural beauty that makes our area so special.

Please approve this variance so the Roesch family can come home. They deserve it, and so does our neighborhood. Thank you for considering this request.

Sincerely,



Santi and Jenna Montoya

Exhibit A

803 Loma Linda Drive – Setbacks, Non-Conforming Structure, Retaining Walls

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

The strict enforcement of front and side yard setbacks presents a significant challenge for our family, who has already endured the loss of our home and beloved dog. A strict ruling would force us to demolish and replace the existing structure, with costs far exceeding what is necessary to rebuild in its current form. The footings, foundation, and wall systems remain intact and do not require demolition. Demolishing these sound structures would result in significantly higher costs and a longer rebuilding period. We are aware of many homes built around the same period (mid-century) that are non-conforming and grandfathered for use purposes.

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

This property is home to lovely live oak groves and sits on approximately half an acre. Over the past 7 years, we have actively worked to preserve all natural elements of the land, including a tight grove of trees located within the side yard setback in question. This area was experiencing erosion and flooding, threatening both the trees and the existing side yard driveway. Our investment in improved retaining walls directly addresses this erosion and flooding, stabilizing the soil to protect and preserve these established natural features. By reinforcing the existing conditions rather than demolishing and rebuilding, we will minimize ground disturbance and avoid unnecessary disruption to the mature trees' root systems. The proposed variance enables us to maintain the home's existing footprint while preserving the natural terrain and flora that we have carefully managed throughout our time on this property.

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

We explored demolishing the existing home and starting with a vacant site (a wasteful and prohibitively expensive option), rebuilding within setbacks (which requires abandoning the existing structure), or selling (which prevents returning to this neighborhood and would undoubtedly lead to a larger development with greater ecological impacts).

None is realistically feasible. The requested variances preserve existing conditions with minimal impact— which we believe is the only reasonable path forward.

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

We believe the variance we are requesting is truly the minimum necessary because we are seeking only to rebuild what existed before the fire, with a modest addition. We want to preserve the existing footprint of a structurally sound home.

The alternative—strict code enforcement—would force us to demolish sound structures or undertake a complete rebuilding. The second scenario will undoubtedly result in a much larger home, 2-3 times the current square footage, causing far greater site disturbance, tree removal, and disruption to the natural terrain. Our modest proposal represents the least impactful path forward, preserving the established character of the neighborhood and property.

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

We are not creating new violations; we're preserving decades-old conditions that predate and include our ownership. Our approach minimizes site disturbance and protects mature trees, consistent with environmental goals. Strict enforcement would paradoxically result in a larger redevelopment with greater setback conflicts and a more significant ecological impact. The variance allows for the upholding of the ordinance's intent to preserve neighborhood character and natural features.

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

Our variance will not adversely affect neighboring properties for several important reasons:

Maintaining existing conditions: We are not expanding into new setback areas or changing the home's established relationship with neighboring properties. The footprint and positioning have been in place for years without creating issues for adjacent landowners. Our rebuild preserves what has long been a part of the West Lake Hills enclave.

Minimal visual impact: The modest addition is situated at the rear of the property, out of sight from neighboring properties. We are not increasing height or mass in ways that would affect neighbors' views, privacy, or property values.

Environmental benefits to all: The retaining walls stabilize erosion that could otherwise impact adjacent properties. Preserving mature trees and minimizing site disturbance maintains the natural screening and aesthetic character that benefits the entire neighborhood.

The alternative is worse for neighbors: If forced to sell, the property would likely be redeveloped as a much larger home with greater mass, height, and site disturbance. This would have far more significant impacts on neighboring properties than our proposal to rebuild modestly on the existing footprint.

No infrastructure burden: Our rebuild does not increase demand on shared resources, drainage, or access that would affect neighboring properties.

The variance allows us to restore our home in a way that maintains the established neighborhood character and minimizes disruption to our neighbors.



City of West Lake Hills
Zoning & Planning Commission
AGENDA REPORT

Meeting Date:	November 19, 2025	Item Number:	7
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

Discuss and possible action on a recommendation to City Council on the 2026 Street Maintenance Projects.

Recommendation

Receive presentation and provide feedback.

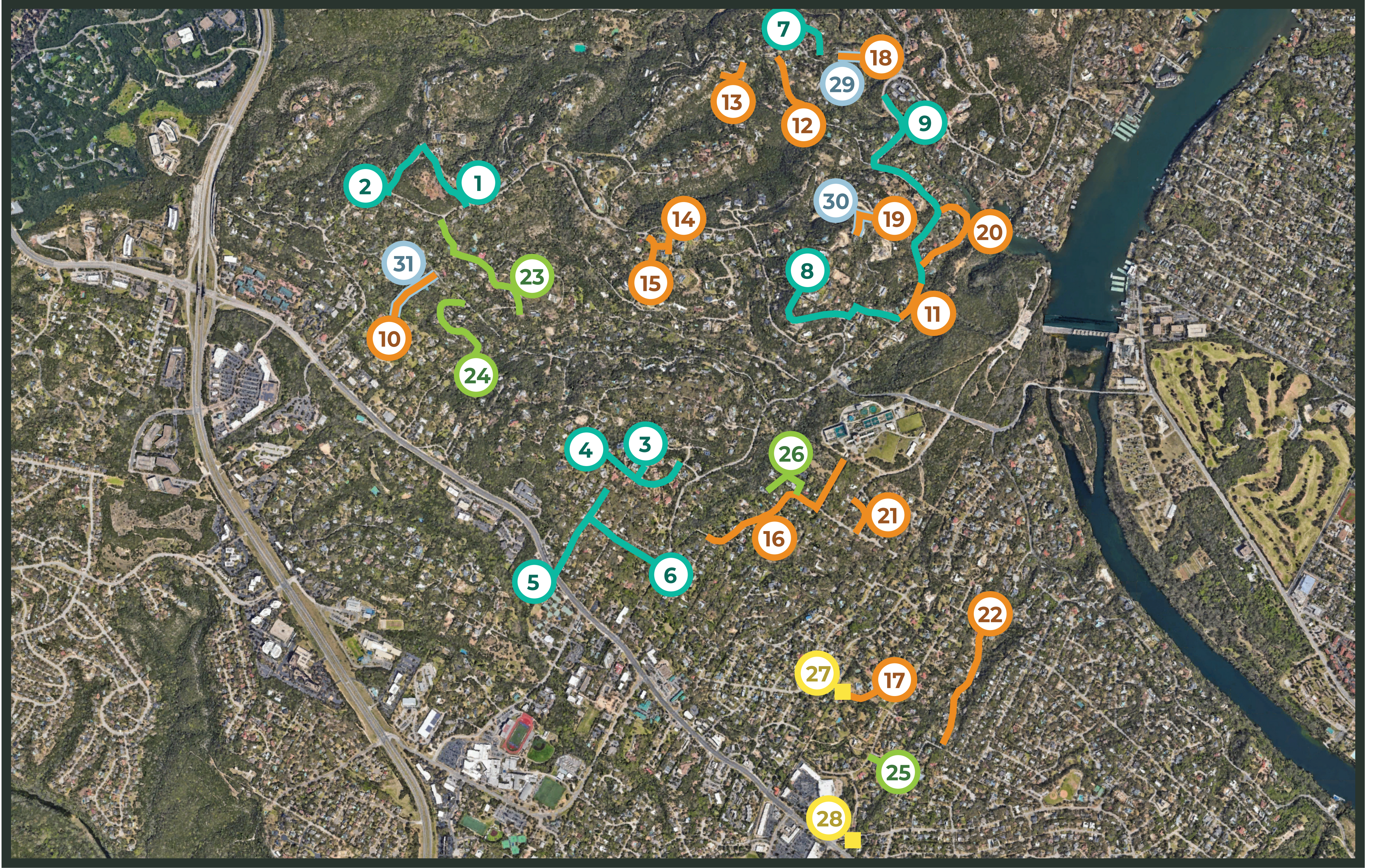
Discussion

In 2021, the West Lake Hills voters approved the street maintenance sales tax collection. This sales tax was reauthorized in September 25 for an additional eight years. The city completed projects in 2025, which were a mix of crack seal, seal coat, mill and overlay (with some full depth repairs).

For the next round of projects, Chris Otto, with Colliers (city engineer) and city staff have identified the next streets and drainage projects that will be completed for fiscal year 2025-2026. In 2023, Roadway Asset Services (RAS) provided a pavement evaluation report which updated the street maintenance inventory created by the previous engineers. The condition of the streets listed have been visually reviewed, and the planned road segments, description of treatment type and estimated expense are attached.



STREET MAINTENANCE PROJECTS 2024



CRACK SEAL

- 1 CIRCLE RIDGE DR:
LITTLE BEND RD - REDBUD TRL
- 2 LITTLE BEND RD:
RED BUD TRL - CIRCLE RIDGE DR
- 3 CORTONA CV:
CORTONA DR - END
- 4 CORTONA DR:
CARRARA - END
- 5 MCCONNELL DR:
BEE CAVE RD - END
- 6 W SPRING DR:
MCCONNELL DR - WESTLAKE DR
- 7 CANYON CREEK:
BASIN LEDGE - END
- 8 SKYLINE DR:
REDBUD TRAIL - NOB HILL CIR
- 9 WESTLAKE DR:
HARBOR VIEW DR - CITY LIMIT (BRIDGE)

MILL AND OVERLAY

- 10 ALLEGRO LN:
YAUPON VALLEY-END
- 11 WESTLAKE DR:
HARBOR VIEW DR - CITY LIMIT (BRIDGE)

- 12 LOMA LINDA:
TERRACE MTN - END
- 13 CANYON VIEW:
TERRACE MTN - END
- 14 BUTLER CV:
OLD STONEHEDGE - END
- 15 OLD STONEHEDGE:
REDBUD TR - LIMERICK LN
- 16 ROCKY RIVER RD:
REVEILLE RD - END
- 17 BENT TREE:
HILLCREST CT - END
- 18 BASIN LEDGE E:
BASIN LEDGE - END
- 19 HARBOR VIEW DR:
WILDCAT HOLLOW - END
- 20 HULL CIRCLE:
WESTLAKE DR - END
- 21 CEDAR PARK DR:
FOREST VIEW DR -
OAK RIDGE DR
- 22 SUGAR CREEK DR:
GENTRY DR - END

SURFACE PRESERVATION

- 23 LIVE OAK RIDGE RD:
RED BUD TRL - LIVE OAK CIRCLE
- 24 MADRONE RD:
YAUPON VALLEY RD - END
- 25 PARKWOOD CT:
LAS LOHMAS DR - END
- 26 ROCKY RIVER CV:
ROCKY RIVER - END

DRAINAGE IMPROVEMENT

- 27 BENT TREE:
HILLCREST CT - END
- 28 ROLLINGWOOD DR & LAS LOMAS
DRAINAGE IMPROVEMENT

RIBBON CURB

- 29 BASIN LEDGE E:
BASIN LEDGE - END
- 30 HARBOR VIEW DR:
WILDCAT HOLLOW - END
- 31 ALLEGRO LN:
YAUPON VALLEY-END

Project Name Street Maintenance Projects 2025
City, State West Lake Hills, Travis County, TX
Project # 1212-02-01

UNIT PRICE FORM (Crack Seal / Seal Coat)								
Item #	Street Name	Extents	Length (LF)	Width (LF)	Unit	Total Quantities	Unit Price	Amount
Line No.								
1	LEDGEWAY E	END-END	2620	14	SY	4,076	\$ 4.00	\$ 16,302.22
2	YAUPON VALLEY RD	DOUBLE BEND BACK RD - END	3650	23	SY	9,328	\$ 4.00	\$ 37,311.11
3	SUNDOWN PKWY	BEE CAVE RD - CITY LIMIT	460	24	SY	1,227	\$ 4.00	\$ 4,906.67
4	WOOD TRL	BEE CAVE RD - END	690	25	SY	1,917	\$ 4.00	\$ 7,666.67
5	WESTHAVEN DR	BEE CAVE RD - END	1710	24	SY	4,560	\$ 4.00	\$ 18,240.00
6	LAS BRISAS DR	END-END	1450	30	SY	4,833	\$ 4.00	\$ 19,333.33
7	WESTBANK DR	BEE CAVE RD - CITY LIMITS	1500	30	SY	5,000	\$ 4.00	\$ 20,000.00
8	WILDCAT HOLLOW	RED BUD TRL - END	2750	20	SY	6,111	\$ 4.00	\$ 24,444.44
9	CARRARA	CORTONA DR - WESTLAKE DR	275	32	SY	978	\$ 4.00	\$ 3,911.11
10	ROCKY RIVER CV	ROCKY RIVER RD - END	765	18	SY	1,530	\$ 4.00	\$ 6,120.00
11	FOREST VIEW DR	OAK RIDGE DR - CITY LIMIT	880	30	SY	2,933	\$ 4.00	\$ 11,733.33
12	OAK RIDGE DR	ROCKY RIVER RD - WESTBROOK DR	930	38	SY	3,927	\$ 4.00	\$ 15,706.67
13	BULIAN LN	CITY LIMITS-END	810	27	SY	2,430	\$ 4.00	\$ 9,720.00
14	MANOR RIDGE CT	LAS LOMAS DR - END	60	28	SY	187	\$ 4.00	\$ 746.67
15	HILLCREST CT	LAS LOMAS DR - END	560	28	SY	1,742	\$ 4.00	\$ 6,968.89
16	WOODVIEW CT	LAS LOMAS DR - END	100	28	SY	311	\$ 4.00	\$ 1,244.44
17	REVELLE RD	105 REVELLE RD - END	1878	22	SY	4,591	\$ 4.00	\$ 18,362.67
18A	LAS LOMAS DR	WOODVIEW CT - END	2250	28	SY	7,000	\$ 4.00	\$ 28,000.00
18B	CRESTWOOD CT	LAS LOMAS DR - END	410	28	SY	1,276	\$ 4.00	\$ 5,102.22
18C	RIDGEMONT CT	LAS LOMAS DR - END	170	28	SY	529	\$ 4.00	\$ 2,115.56
19A	WESTBROOK DR	BEE CAVE DR - CITY LIMITS	600	28	SY	1,867	\$ 4.00	\$ 7,466.67
19B	WESTBROOK DR	CITY LIMITS - OAK RIDGE DR	1250	28	SY	3,889	\$ 4.00	\$ 15,555.56
20	CALITHEA RD	TERRACE MOUNTAIN DR - END	470	14	SY	731	\$ 4.00	\$ 2,924.44
							Subtotal	\$ 283,882.67

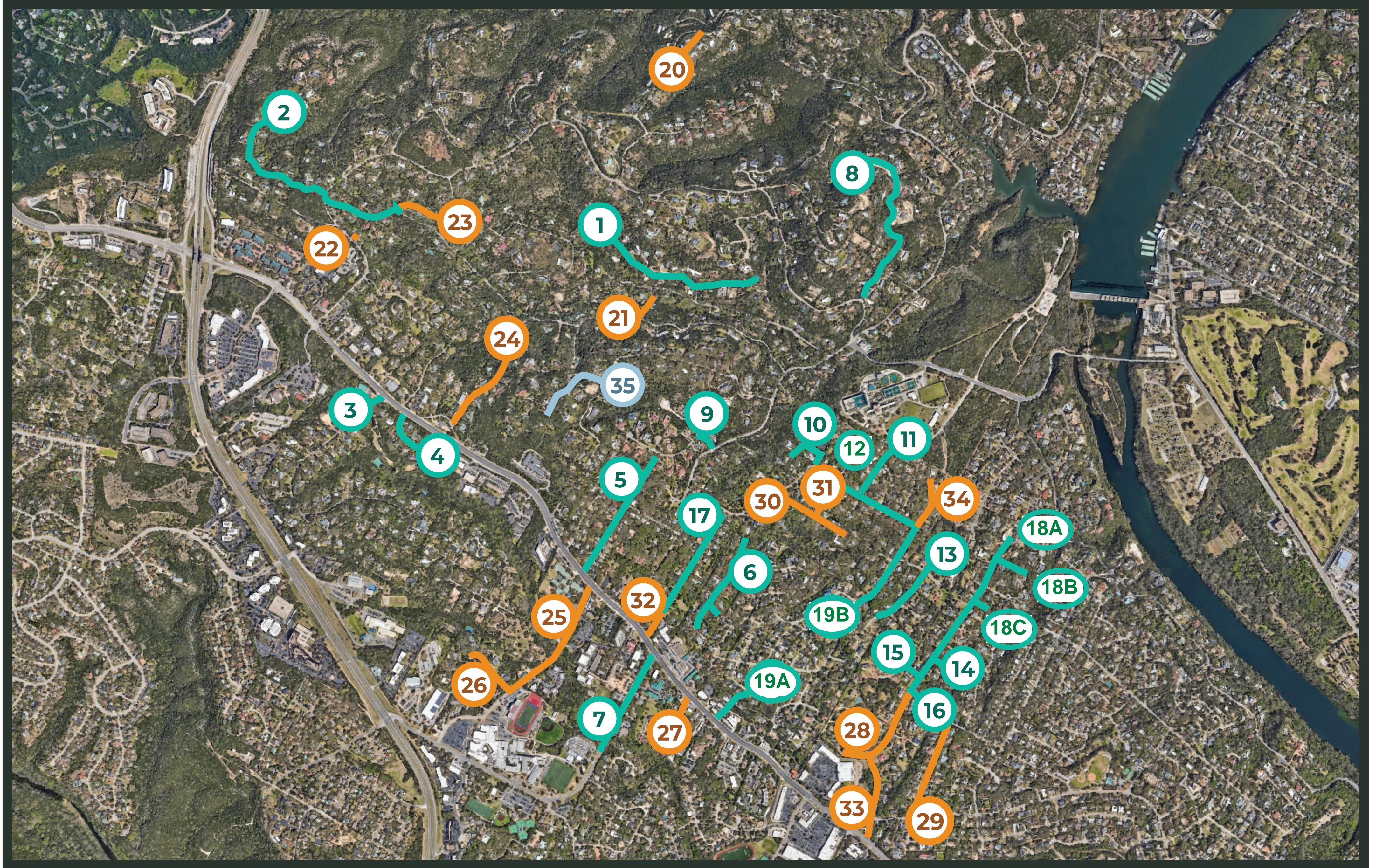
UNIT PRICE FORM (2" Type D Mill & Overlay)								
Item #	Street Name	Extents	Length (LF)	Width (LF)	Unit	Total Quantities	Unit Price	Amount
Line No.								
21	DOUBLE FORK RD	265 FT AT SOUTHWEST END	265	14	SY	412	\$ 24.25	\$ 9,996.39
22	WASHINGTON CUTOFF	REDBUD TRL - YAUPON VALLEY RD	60	12	SY	80	\$ 24.25	\$ 1,940.00
23	DOUBLE BEND BACK RD	YAUPON VALLEY RD - END	830	13	SY	1,199	\$ 24.25	\$ 29,073.06
24	SWIFTCURRENT TRL	OLD BEE CAVE RD - END	1910	19	SY	4,032	\$ 24.25	\$ 97,781.39
25	CAMP CRAFT RD	BEE CAVE RD - KONSTANTY CIR	1950	20	SY	4,333	\$ 24.25	\$ 105,083.33
26	KONSTANTY CIR	CAMP CRAFT RD - END	1000	24	SY	2,667	\$ 24.25	\$ 64,666.67
27	BEAVER TRL	BEE CAVE RD - CITY LIMITS	250	28	SY	778	\$ 24.25	\$ 18,861.11
28	LAS LOMAS CT	LAS LOMAS DR - END	500	26	SY	1,444	\$ 24.25	\$ 35,027.78
29	NORTH PEAK RD	ROLLINGWOOD DR - GENTRY	1445	22	SY	3,532	\$ 24.25	\$ 85,656.39
30	ROCKY LEDGE RD	ROCKY RIVER RD - END	1170	18	SY	2,340	\$ 24.25	\$ 56,745.00
31	BUENA VISTA CIR	ROCKY LEDGE RD - END	230	30	SY	767	\$ 24.25	\$ 18,591.67
32	REVELLE RD	BEE CAVE RD - 105 REVELLE RD	310	22	SY	758	\$ 24.25	\$ 18,376.11
33	LAS LOMAS DR	ROLLINGWOOD - WOODVIEW CT	1975	30	SY	6,583	\$ 24.25	\$ 159,645.83
34	WESTBROOK DR	OAK RIDGE DR - END	665	38	SY	2,808	\$ 24.25	\$ 68,088.61
							Subtotal	\$ 769,533.33

UNIT PRICE FORM (Ribbon Curb)								
Item #	Street Name	Extents	Length (LF)	Width (LF)	Unit	Total Quantities	Unit Price	Amount
Line No.								
35	SPILLER LN	BUCKEYE TRL -R406	1010	14	LF	2,020	\$ 23.00	\$ 46,460.00
							Subtotal	\$ 46,460.00

Construction Total \$ 1,099,876.00
Contingency (30%) \$ 329,962.80
Total \$ 1,429,838.80



STREET MAINTENANCE PROJECTS 2026



CRACK SEAL

- 1 LEDGEWAY E
END - END
- 2 YAUPON VALLEY RD
DOUBLE BEND BACK RD - END
- 3 SUNDOWN PKWY
BEE CAVES RD - CITY LIMIT
- 4 WOOD TRL
BEE CAVES RD - END
- 5 WESTHAVEN DR
BEE CAVES RD - END
- 6 LAS BRISAS DR
- 7 WESTBANK DR
BEE CAVES RD - CITY LIMITS
- 8 WILD CAT HOLLOW
RED BUD TRL - END
- 9 CARRARA
CORTONA DR - WESTLAKE
- 10 ROCKY RIVER CV
ROCKY RIVER RD - END
- 11 FOREST VIEW DR
OAK RIDGE DR - CITY LIMIT
- 12 OAK RIDGE DR

- 13 BULIAN LN
CITY LIMITS - END
- 14 MANOR RIDGE CT
- 15 HILLCREST CT
- 16 WOODVIEW CT
- 17 REVEILLE RD
BEE CAVES RD - ROCKY RIVER RD
- 18 LAS LOMAS DR
ROLLINGWOOD DR - TBD
- 19 WESTBROOK DR.
BEE CAVES DR - END

MILL AND OVERLAY

- 20 CALITHEA RD
TERRACE MOUNTAIN DR - END
- 21 DOUBLE FORK RD
265 FEET AT SOUTHWEST END
- 22 WASHINGTON CUTOFF
REDBUD TRL - YAUPON VALLEY RD
- 23 DOUBLE BEND BACK RD
YAUPON VALLEY RD - END
- 24 SWIFTCURRENT TRL
BEE CAVES RD - END

- 25 CAMP CRAFT RD
BEE CAVES RD - KONSTANTY CIR
- 26 KONSTANTY CIR
CAMP CRAFT RD - END
- 27 BEAVER TRL
BEE CAVES RD - R910
- 28 LAS LOMAS CT
ROLLINGWOOD DR - END
- 29 NORTH PEAK RD
ROLLINGWOOD DR - GENTRY
- 30 ROCKY LEDGE RD
ROCKY RIVER RD - END
- 31 BUENA VISTA CIR:
ROCKY LEDGE RD - END
- 32 REVEILLE RD
BEE CAVES RD - ROCKY RIVER RD
- 33 LAS LOMAS DR
ROLLINGWOOD DR - TBD
- 34 WESTBROOK DR.
BEE CAVES DR - END

RIBBON CURB

- 35 SPILLER LN
BUCKEYE TRL - R406