CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, January 21, 2026 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 21st day of January 2026 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 January 21, 2026.

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 November 14, 2025 Zoning and Planning Commission Workshop Minutes
    b. Approval of the November 19, 2025 Zoning and Planning Commission Meeting minutes
    c. Approval of the January 7, 2026 Zoning and Planning Commission Workshop Minutes

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

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 **4904 Old Bee Cave Rd**.: Discuss and make recommendations to City Council 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 installation of a fence that does not allow 80% visibility through the fence (Section 22.03.173(d)(6)(A)(i)).
    3. To allow for a fence without the required minimum 80% landscaping screening (Section 22.03.173(d)(6)(A)(i).
    4. To allow for the installation of a fence with a height of 7 feet above natural grade (Section 22.03.173(d)(9)(A)).

    Applicant: Dylan Freytag, Property Owner

6. Public Hearing **116 Skyline Dr.**: Discuss and make a recommendation to City Council on the following variances for a fence:

    1. To allow for the installation of a fence without required landscaping visibly screening a minimum of 80% of the fence between the street and fence (Section 22.03.173 (d)(6)(A)(i)).
    2. To allow for the installation of a fence that does not allow 80% visibility through the fence (Section 22.03.173 (d)(6)(A)(i)).

    Applicant: Brian Sharples, Property Owner

7. Public Hearing **1100 Block of Kennan Rd**.: Discuss and make a recommendation to City Council on a variance request to reduce the extent of the tree survey requirement for the entirety of a property for a new construction on an undeveloped lot (Section 22.03.304(b)(1)).
    Applicant: Paula Ables, Designer/Owner Representative

8. Public Hearing **701 S Capital of Texas Highway Suite A050 (Sweetgreen)**: Discuss and make recommendations to City Council on the following variances:

a. For the installation of a wall sign exceeding the maximum 10-foot length (Section 32.03.009 (2) West Lake Hills Code).
b. For the installation of a second sign for a restaurant with square footage of less than 5,000 square feet (Section II.B.1, Village at Westlake Uniform Signage Criteria)

Applicant: Jesus Sanchez, Santech Signs, LLC

9. Public Hearing **603 Spurlock Valley Rd**.: Discuss and make a recommendation to the Board of Adjustment on a variance to install a new septic tank encroaching on the 30-foot front building setback (Section 22.03.276 and Section 22.03.281)
Applicant: James Kuykendall, Sunset Construction & Excavation

10. Public Hearing **300 Block of Laurel Valley Rd**.: Discuss and make recommendations on proposed variances:

    1. Allow for a driveway height greater than 6 feet above natural grade (Section 22.03.175(e)(1))
    2. Allow building height greater than 32 feet above natural grade on a slope of 25% or greater (Section 22.03.279(b))
    3. Encroach 20 feet into the platted 50-foot front building setback along Yaupon Valley Road (Section 22.03.281)
    4. Encroach 15 feet into both 25-foot side setbacks (Section 22.03.281)
    5. Allow fills up to 15 feet where the maximum allowed is 6 feet on slopes of less than 35% (Section 22.03.170(b) – Drainage and Erosion Control Design Manual Section 7.4.1)
    6. Allow for grading in areas of slopes greater than 35% where none is allowed (Section 22.03.170(b) – Drainage and Erosion Control Design Manual Section 7.4.1)
    7. Allow grading greater 18 inches within setbacks (Section 22.03.170(f).

    Applicant: Matt Garcia, Matt Garcia Design

11. Public Hearing **300 Block of Laurel Valley Rd**.: Discuss and make recommendations to City Council on a proposed variance:
Allow replacement trees for unpermitted removals to be planted at the end of the project, more than 601 days since final order (Section 22.03.304(c)(5).
Applicant: Matt Garcia, Matt Garcia Design

12. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the January 21, 2026 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Wednesday, January 14, 2026 at 5:00 pm. and will remain posted continuously until said meeting is convened.

_____

By Joel Sherrouse, Development Coordinator

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

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

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
Workshop

Wednesday, November 14, 2025 at 12:00 PM

1. **Call to Order: Vice-Chair Jim Pledger**
    a. Meeting begins at 12:00pm.
    b. Roll Call
        1. Chair Robert Meisel: Present
        2. Vice-Chair Jim Pledger: Present
        3. Commissioner Julia Webber: Present
        4. Commissioner Karen Bartoletti: Present
        5. Commissioner Patrick Stewart: Present
        6. Commissioner Laurie Maccini: Present

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

3. **Administration:** Discussion related to Title II Building and Development Regulations.
    a. Mayor Vaughan and the Architectural Committee led a discussion with the Commission related to proposed changes to the Development Process, including:
        1. A streamlined remodeling process to allow for simplified approval of small remodels.
        2. Code amendments to allow by right certain items that have historically received variance approvals to allow Boards and Commissions to more-strictly interpret variance criteria while still allowing for the types of development regularly approved by Council and BOA.
        3. The potential to split the Board of Adjustments into a separate board not made up by members of Council, and to streamline variances to limit public hearings to a single board or commission instead of the existing 2-step process.

4. **Adjournment** – Chair Robert Meisel

    Chair Meisel adjourns the meeting at 2:00 pm.

    APPROVED:

    _____

    Robert Meisel, Chair

    ATTEST:

DRAFT

_____
Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2026.

DRAFT

City of West Lake Hills

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

Wednesday, November 19, 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: Present
        3. Commissioner Julia Webber: Present
        4. Commissioner Karen Bartoletti: Present
        5. Commissioner Patrick Stewart: Present
        6. Commissioner Laurie Maccini: Present

2. **Citizen Communications:**
    a. Laurie Maccini: Spoke as citizen in memory of Randy Lee and his contributions to the City of West Lake Hills

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

    Action: Commissioner Bartoletti moves for approval of the Consent Agenda

        i. Commissioner Webber Seconds
        ii. Motion carries unanimously (4 – 0)
            - Commissioner Pledger abstains

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

A. **Staff Report:**
    a. Director Bills describes fence that was installed partially within the City's Right-of-Way without permits and requests for variances for encroachment on the front setback and on the critical root zone of protected trees
        i. Commissioner Webber: would the fence be required to move out of the Right-of-Way if the variance were approved
            1. Director Bills: Yes

B. Public Comments
    a. Sara Charles – applicant
        i. Spoke in favor of variance request
    b. Francisco Rios – Neighbor
        ii. Spoke in opposition to the variance
    B. Mike Haberman - Neighbor
        i. Spoke in opposition to the variance
        ii. Read portions of letter from Rob Harrison also in opposition

C. Discussion:
    c. Pledger: Asks applicant about fence in ROW
        i. Applicant was not aware the fence was in the ROW
        ii. Applicant requests postponement

D. Action: Commissioner **Bartoletti** moves that variance request be postponed to the January 21, 2026 ZAPCO meeting at the applicant's request
    i. Commissioner **Pledger** Seconds
    ii. Motion carries unanimously (5-0)

The item is postponed and will be considered at the regular ZAPCO meeting on January 21, 2026.

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

A. **Staff Report:**
   a. Director Bills describes request for grading on slopes in excess of the maximum grading allowed by code

B. Public Comments:
   a. Michael Woodland – Alterstudio architecture
      i. Described the proposed project and the variance requests

C. Discussion:
   a. Commissioner Webber: Has applicant explored raising floorplate of garage to minimize cut?
      i. Michael Woodland: Client wants the house to be designed to age in place and keep garage at same level of house
   b. Commissioner Webber: Are trees at West of property impacted by proposed wall?
      i. Michael Woodland: Trees should not be impacted
   c. Commissioner Webber: Have applicants considered moving entire house East
      i. Michael Woodland: Existing retaining walls create grade change making heights difficult
   d. Commissioner Webber: 11-ft ceiling heights seem to drive part of request
   e. Commissioner Maccini: Is this request too early in the process?
   f. Chair Meisel: We don't want to grant variances that result in requirements for future variances
   g. Commissioner Webber: Would like to see disturbance dimension, not just final wall location.
   h. Commissioner Meisel: 2-car instead of 3-car garage would remove need for variance

D. Action:
   a. Commissioner Webber: moves that the commission forward the variance requests to the Board of Adjustment with a recommendation of denial based on a lack of hardship, as the 3-car garage is a design-driven feature driving the requested variance, and that any variance ultimately granted by BOA should be conditional to adequate tree protection.
      i. Commissioner Pleger seconds
      ii. Motion carries unanimously (5-0)

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The recommendation will be forwarded to the Board of Adjustment for consideration at the regular meeting on December 10, 2025

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

A. Staff Report:

a. Director Bills describes the request for variance for unpermitted walls in the in the front and side building setback, as well as variances related to the reconstruction of a previously existing non-conforming house damaged in a fire.

B. Public Comments:

a. Bill Roesch
    a. Described the proposed project, prior conditions of site, and the fire damage
b. Santiago Montoya: Neighbor
    a. Spoke in support of the variance requests
c. Mark Blumenthal
    a. Spoke in support of the variance requests

C. Discussion:

a. Chair Meisel:
    i. This is not a design driven issue – fire forced the issue of the 50%
    ii. Not as clear on the cut/fill issue
b. Commissioner Stewart: Would the walls be taken into account in the drainage plan?
    i. Director Bills: Yes
c. Commissioner Maccini asks about retaining walls in right-of-way
    i. Director Bills: If height of walls in the ROW changed, it would require a license to encroach

d. Meisel: we have photographic evidence that they have flooding issues in the yard.

D. Action: Commissioner Pledger moves that the variances be forwarded to the Board of Adjustment with a recommendation of approval with the condition that the applicant demonstrates that the walls in the setback are for the purpose of mitigation of flooding in the yard.

i. Commissioner Bartoletti Seconds

ii. Motion Carries unanimously (5-0)

The recommendation will be forwarded to the Board of Adjustment for consideration at the regular meeting on December 10, 2025

7. **Staff Report:** Discussion and possible action on a recommendation to City Council on the 2026 Street Maintenance projects.

A. Staff Report:

a. Director Bills describes the proposed projects for the 2026 Street Maintenance projects

B. Public Comment:

a. None

C. Discussion:

a. Chair Meisel requests that Reveille receive center and edge striping, as well as signs related to parking along Reveille

b. Commissioner Pledger expressed that the seal coat process on Madrone Road took too long to dry and had damage from residents driving on it before it was dry.

c. Commissioner Maccini asked if the level of the top of the pavement would increase with the mill and overlay

1. Bills stated that mill and overlay would keep the pavement at the same height.

d. Commissioner Bartoletti asked about projects for Terrace Mountain

1. Bills stated that sections from the bond projects that were not completed, as well as from the 2017 Drainage Master Plan would be reviewed and incorporated as appropriate. Some work was not addressed due to lack of easements to complete the work.

D. Action:

a. None taken

8. **Adjournment** – Chair Robert Meisel

Chair Meisel adjourns the meeting at 8:23 pm

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2026.

DRAFT

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
Workshop
Wednesday, January 7, 2026 at 12:00 PM

1. **Call to Order: Vice-Chair Jim Pledger**
    a. Meeting begins at 12:03pm.
    b. Roll Call
        1. Chair Robert Meisel: Absent
        2. Vice-Chair Jim Pledger: Present
        3. Commissioner Julia Webber: Present
        4. Commissioner Karen Bartoletti: Present
        5. Commissioner Patrick Stewart: Present
        6. Commissioner Laurie Maccini: Absent

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

3. **Administration:** Discussion regarding the City's Drainage and Erosion Control Design Manual and related provisions related to drainage, stormwater management, and the prevention of floods.
    a. City Administrator Trey Fletcher introduces the Commission to City Engineer Chris Otto and other members of the Colliers Engineering consultants that have been working with the City to update the Drainage and Erosion Control Design Manual.
    b. Administrator Fletcher and Mayor Vaughan briefly explain the overall purpose and goals of having a Drainage Manual, and the reasons for updating the current manual.
    c. City Engineer Otto walks the Commission through key features of the proposed Drainage Manual Update.
        1. Commissioner Webber requests clarification regarding permeable pavement.
            1. The commission and city engineers have an extended discussion on how permeable pavers can become impervious over time, how credit may be granted in the case of novel designs, and the difference between TCEQ permeable credits versus the City's may differ depending on how they are defined.
                a. The balance between clarity and simplicity of the regulations versus flexibility for developers is discussed.
        2. The commission discusses definition of impervious cover regarding retaining walls. As currently enforced, steel retaining walls are considered virtually 0% impervious, while stone retaining walls can quickly add up.
            1. City Engineer Otto suggests developing standards (e.g. maximum depth, no grout, no compacted base, and maximum linear feet) to allow a certain amount of stone retaining/landscaping wall

material that can be considered 0% impervious.

3. Commissioner Stewart asks how standards are enforced after permit issuance.
    1. Director Bills explains that projects are inspected throughout construction, and any changes made during construction need to be reflected in as-built plans or revisions, as appropriate.
4. Commissioner Webber recommends considering metal grate decks as 0% impervious.
    1. City Engineer Otto suggests replacing “metal deck” impervious credit with “other materials as approved by City Engineer” to provide greater flexibility.
5. City Engineer Otto explains a proposed process for Stormwater Mitigation Permits for public mitigation, in which developers can propose off-site public stormwater improvements to be built by developers.
    1. The commission asks why the developers would do the work instead of the City.
        a. City Engineer Otto explains a difference between mitigation project built by applicants and “Fee in Lieu of” (FILO) projects funded by property owners and developed by the city is that FILO projects can take a long time to implement because they need all the properties in an area to contribute over time as they build out, and private development on sites can move forward ahead of public improvements designed to mitigate the impact from those developments.
6. Mayor Vaughan initially recommended removing clarification in code that foundations are considered closed fill.
    1. Following discussion and clarification from staff that this is a clarification on the existing interpretation and not a new restriction, Mayor Vaughan agreed that the clarification should be included in the new manual.
7. The commission had an extended discussion around the methods by which slope percentage is measured as it related to cut and fill. The proposed change is to measure slope based on a 5ft contour instead of a 1ft contour to “smooth” the contours on sites. The intent is to keep minor isolated bumps and changes in slope on sites from creating small areas where no cut or fill is allowed in the middle of large areas of minimal slope.

5. **Adjournment** – Vice-Chair Jim Pledger

Vice-Chair Pledger adjourns the meeting at 1:45 pm

DRAFT

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2026.

DRAFT

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

Meeting Date:	January 21, 2026	**Item Number:**	3d
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	N/A	**Source of Funds:**	N/A

Subject

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

Discussion

Since the November 19, 2025 ZAPCO meeting, the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment:

1. **704 Laurel Valley:** Cut/Fill Variances
    a. At the December 10, 2025 Board of Adjustment meeting the variance was approved
2. **803 Loma Linda:** Variances for existing non-conforming status, setback encroachment, and grading in the setback
    a. At the December 10, 2025 Board of Adjustment meeting the variances were approved with the condition that the applicant demonstrate the retaining walls in the setback are for the purpose of mitigation of yard flooding

City Council:

1. No items forwarded

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

Meeting Date:	January 21, 2026	**Item Number:**	4
Department:	Building & Development		
Prepared By:	Jennifer C. Bills, Director of Building & Development	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

109 Swiftcurrent Trl.: Discuss and make a recommendation to City Council 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 ½ and ¼ 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 February 11, 2026 for review and a public hearing.

Discussion

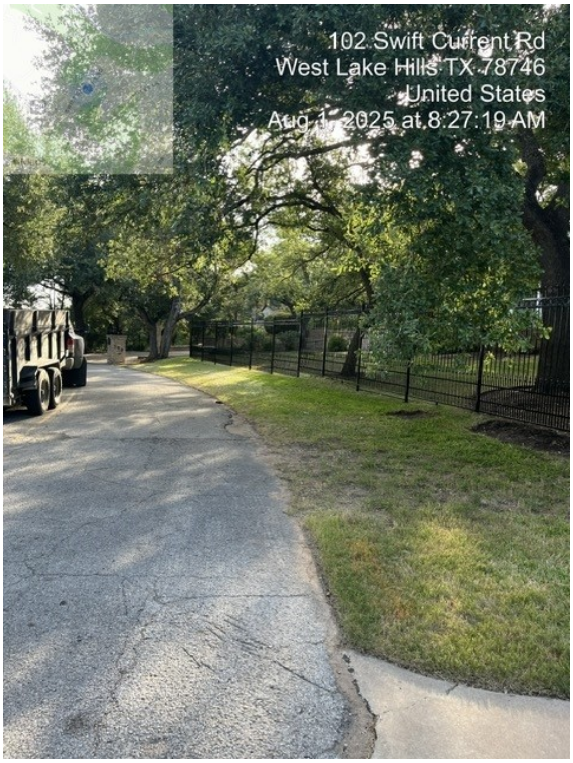
Property Information, Zoning & Site Characteristics:
Owner: David and Sara Charles
Legal Description: Mirkwood Subdivision Lot 5
Lot Size: 1.0 acre
Zoning: R-1, One-Family
Wastewater: On-site Sewage Facility (septic)

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

Background & Analysis:
The item was considered and postponed at the November 19, 2025, ZAPCO meeting. No new information has been submitted by the applicant since the meeting.

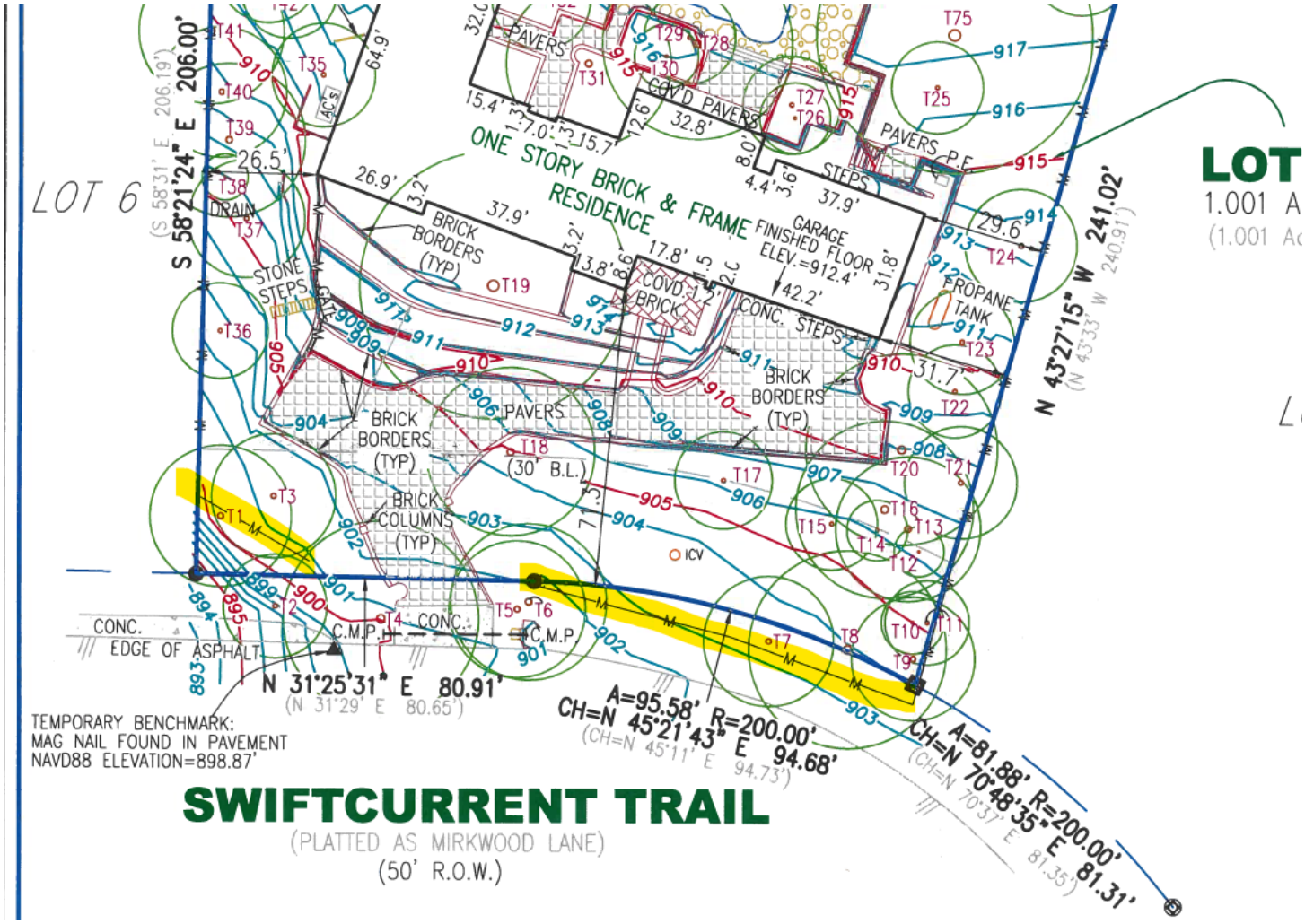
The applicant is requesting two variances related to a front yard fence that was installed without permits. The fence variances include allowances for encroachment into the front fence setback and encroaching into the ½ and ¼ critical root zone of protected trees. (Attachment 1). A stop work order for 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.



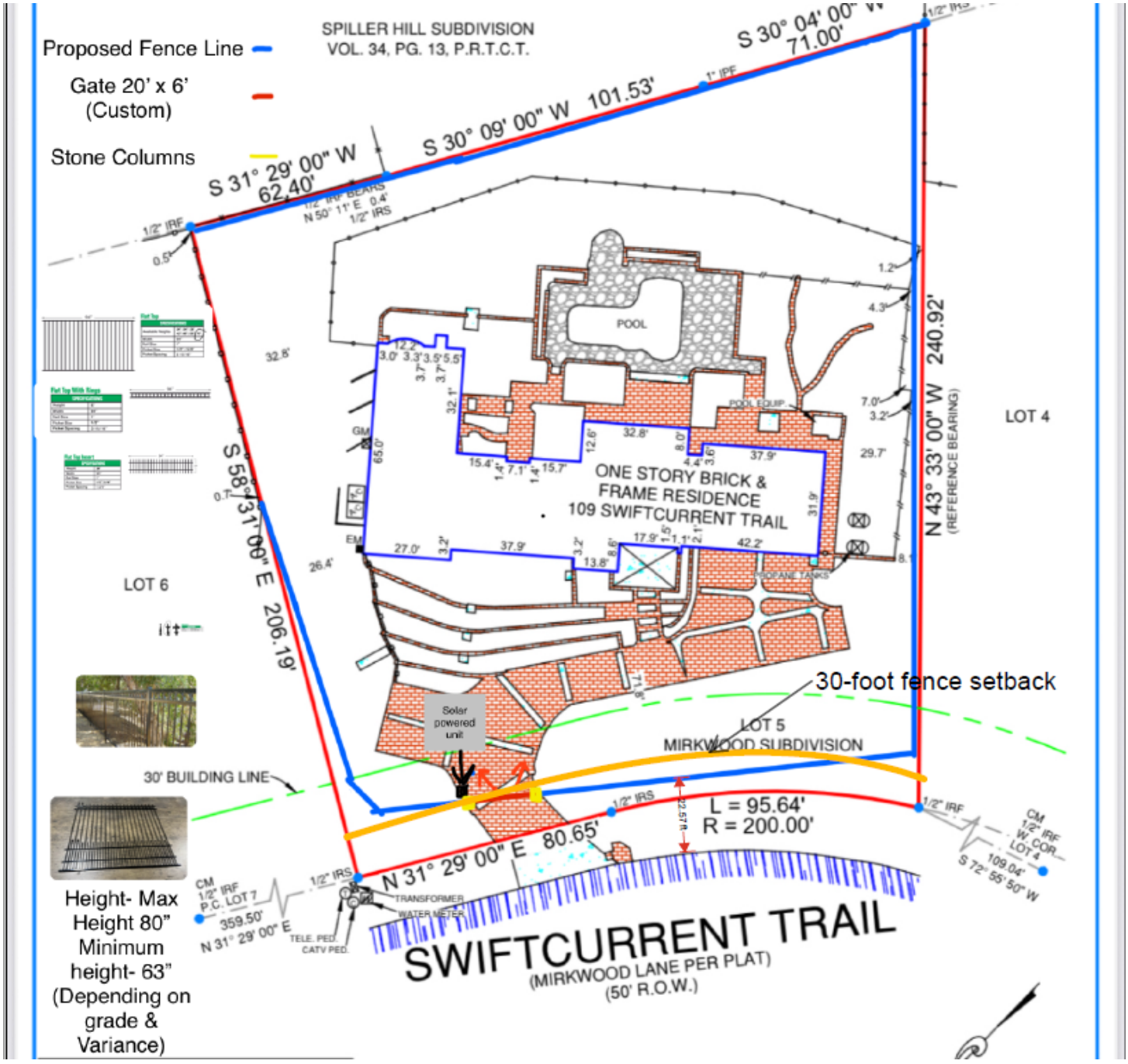


The application requested variance for the location and encroachment into the CRZ but is not requesting variances for the maximum height of 6 feet above natural grade or for the open pickets.

The applicant provided a survey that was done after the unpermitted fence construction that shows the location of the new fence in the street right-of-way.



The proposed site plan provided shows the applicant moving the fence out of the ROW but still encroaching into the 30-foot setback at approximately 22.5 to 30 feet from the edge of pavement. However, the applicant's letter is requesting to maintain the current location.



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:

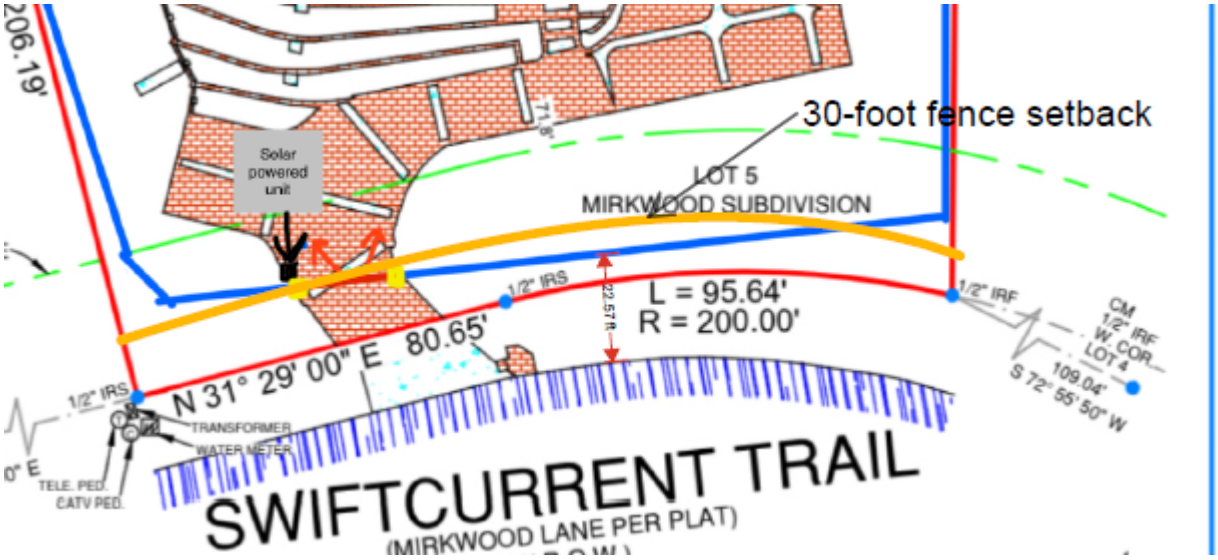
(i) For lots less than 0.75 acre, the minimum front setback distance for front-yard fences shall be 20 feet from the nearest pavement edge of the public or private street, provided that no fence shall be constructed in the right-of-way.

(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 ½ and ¼ 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, seven written comments were received 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.

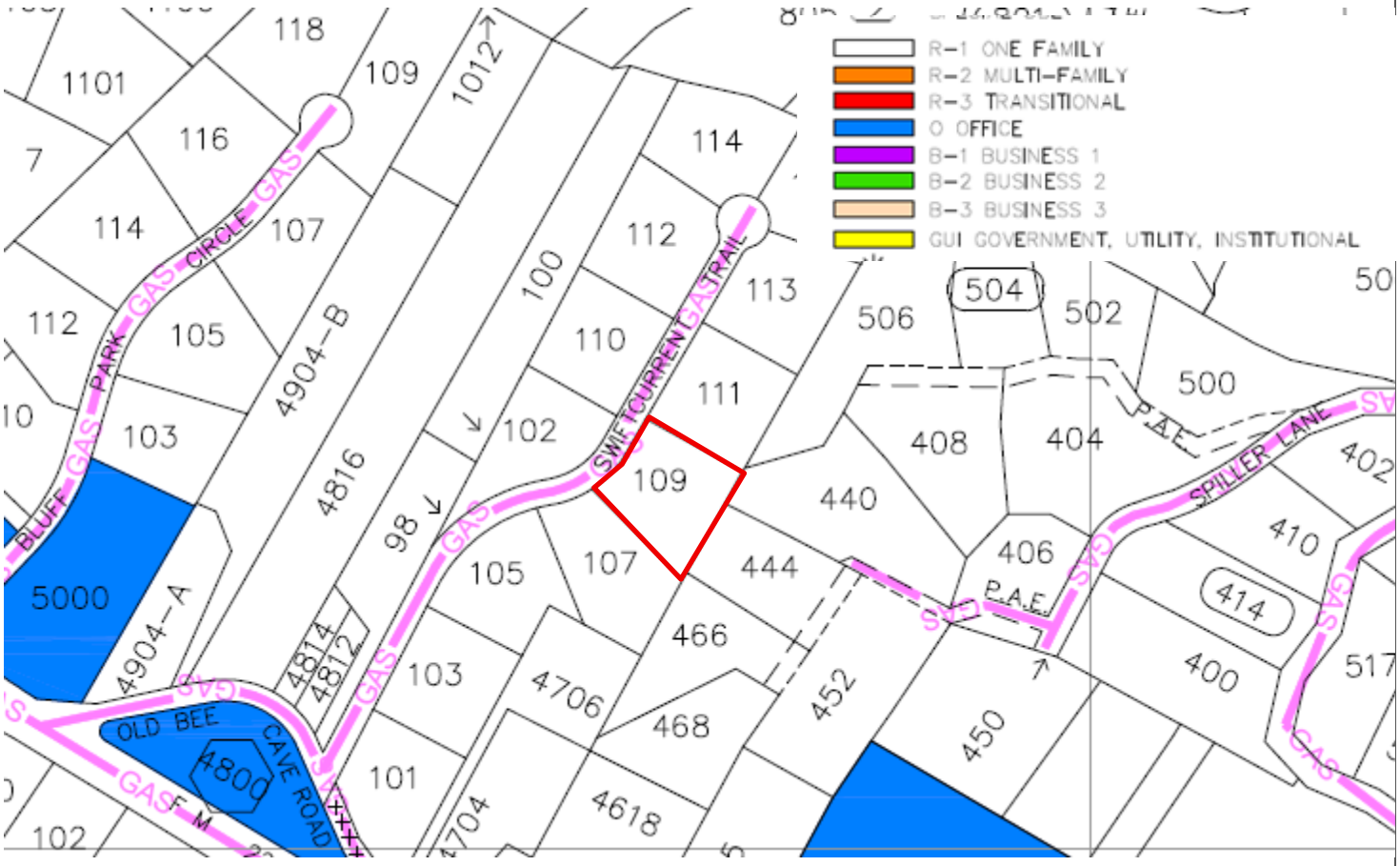
Comprehensive Planning Analysis

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

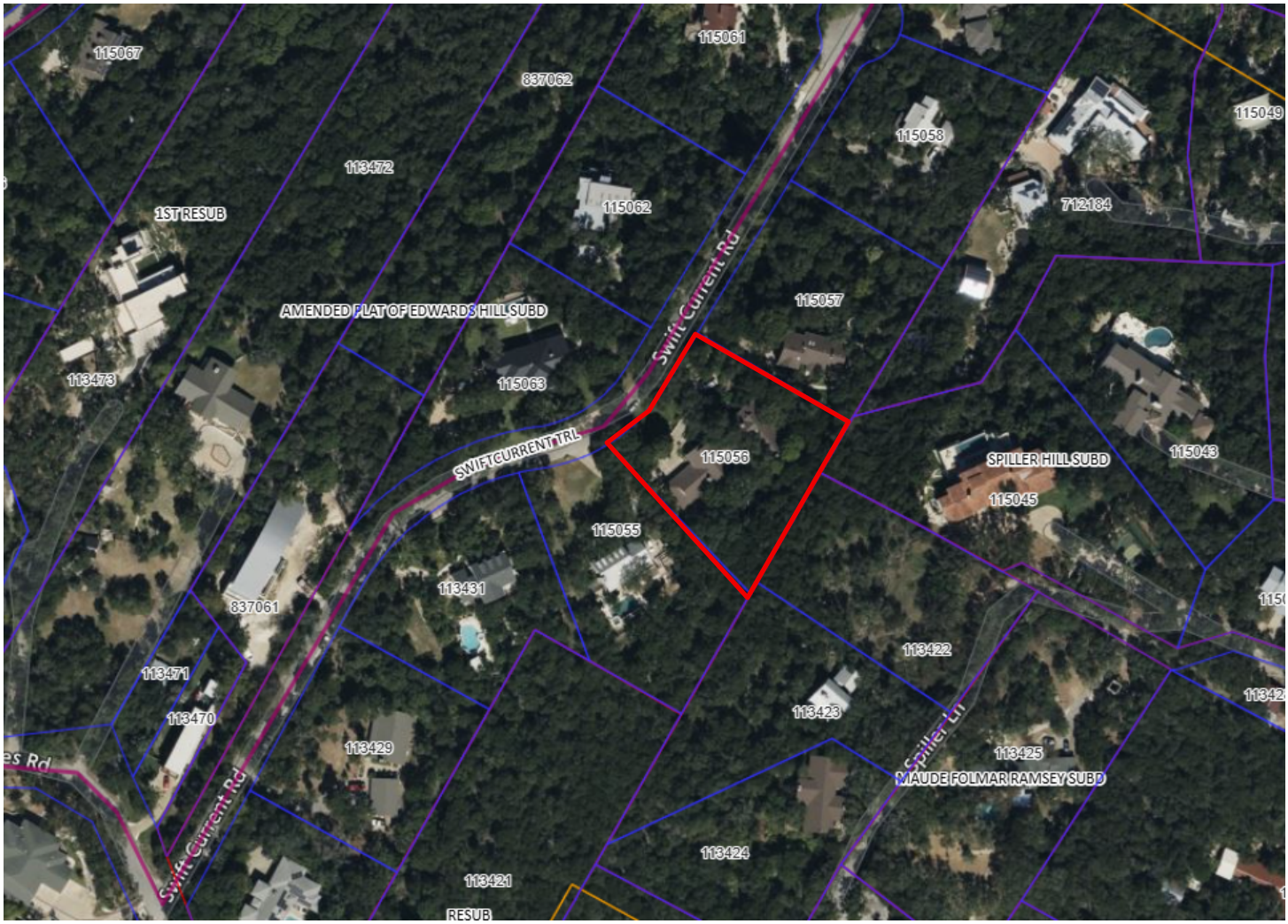
Links to Relevant Code:

- **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.**

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
SWIFTCURRENT GAS TRAIL
SPILLER LANE
BLUFF PARK CIRCLE
OLD BEE CAVE ROAD
P.A.E.
4904-B
4904-A
4816
4814
4812
5000
4800
4706
4704
4618
504
502
500
506
408
404
440
406
444
466
468
452
450
414
410
400
402
517
109
111
110
112
113
114
107
105
103
102
101
100
98
116
118
1101
1012

Aerial:


115067
837062
115061
115049
115058
113472
1ST RESUB
115062
712184
AMENDED PLAT OF EDWARDS HILL SUBD
Swift Current Rd
115057
113473
115063
SWIFTCURRENT TRL
115056
SPILLER HILL SUBD
115043
115045
115055
837061
113431
113422
113471
113423
113470
113429
113425
MAUDE FOLMAR RAMSEY SUBD
113424
113421
RESUB

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

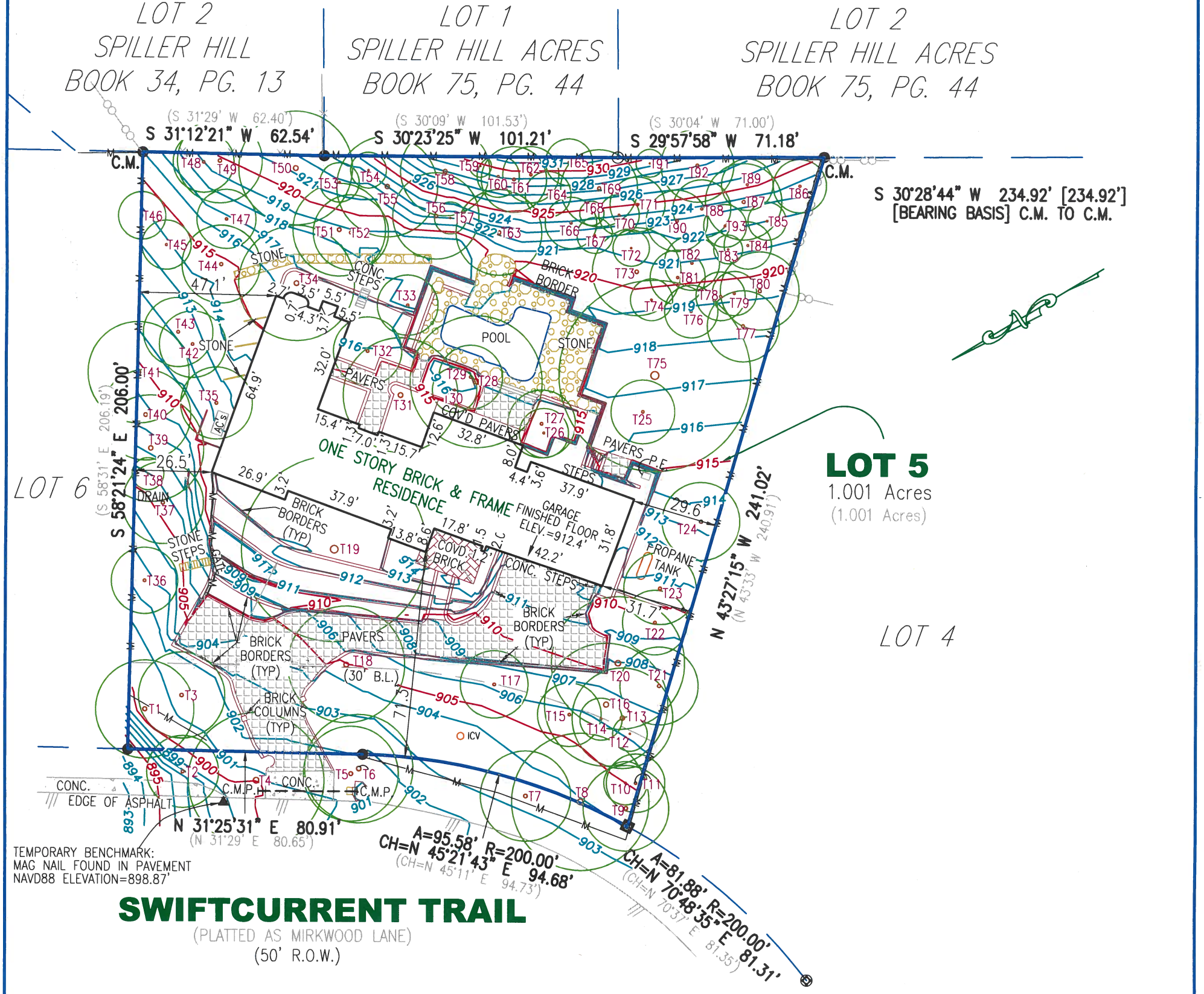
TAG No.	TREE DESCRIPTION
T61	11.3" CEDAR
T62	9.7" MS CEDAR
T63	14.8" MS CEDAR
T64	7.9" CEDAR
T65	8.1" MS CEDAR
T66	8.9" CEDAR
T67	6.2" CEDAR
T68	4.2" CEDAR
T69	13.3" CEDAR
T70	7.0" CEDAR
T71	9.5" MS CEDAR
T72	6.3" CEDAR
T73	15.3" MS CEDAR
T74	7.3" CEDAR
T75	33.1" MS CEDAR
T76	9.2" CEDAR
T77	12.4" MS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



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
M	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
VICTOR M GARZA
PROFESSIONAL
SURVEYOR

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.

40' 0 40'

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.

S 30° 04' 00" W 71.00'

1/2" IRS

S 30° 09' 00" W 101.53'

1" IPF

S 31° 29' 00" W 62.40'

1/2" IRF BEARS N 50° 11' E 0.4' 1/2" IRS

1/2" IRF

0.5'

1.2'

4.3'

POOL

12.2'

3.0' 3.3' 3.5' 5.5'

3.7" 3.7"

32.1'

32.8'

12.6'

8.0'

4.4' 3.6'

37.9'

15.4' 1.4' 7.1' 1.4' 15.7'

POOL EQUIP.

7.0'

3.2'

29.7'

GM

65.0'

ONE STORY BRICK & FRAME RESIDENCE
109 SWIFTCURRENT TRAIL

31.9'

EM

27.0' 3.2' 37.9' 3.2' 13.8' 8.6' 17.9' 1.5' 1.1' 2.1' 42.2'

26.4'

PROPANE TANKS

N 43° 33' 00" W 240.92'
(REFERENCE BEARING)

LOT 4

S 58° 31' 00" E 206.19'

0.7'

LOT 6

32.8'

Solar powered unit

30-foot fence setback

LOT 5
MIRKWOOD SUBDIVISION

30' BUILDING LINE

1/2" IRS

22.57 ft

L = 95.64'
R = 200.00'

1/2" IRF

CM 1/2" IRF W. COR. LOT 4

S 72° 55' 50" W 109.04'

N 31° 29' 00" E 80.65'

CM 1/2" IRF P.C. LOT 7

1/2" IRS

N 31° 29' 00" E 359.50'

TRANSFORMER

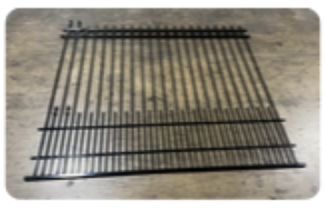
WATER METER

TELE. PED.

CATV PED.

SWIFTCURRENT TRAIL
(MIRKWOOD LANE PER PLAT)
(50' R.O.W.)





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



0' 20' 40' 80'

SCALE: 1"= 40'

LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

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

- ASPHALT
- CONCRETE
- GRAVEL
- TILE
- WOOD
- BRICK
- STONE
- (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

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL LAND SURVEYOR

David Apple
Registered Professional Land Surveyor

109 SWIFTCURRENT TRAIL, WEST LAKE HILLS, TX 78746

LOT 5, MIRKWOOD SUBDIVISION

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

DATE:

ACCEPTED BY:

Premier Surveying LLC
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



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.

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— 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,



Francisco and Katie Rios

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

RECEIVED
SEP 29 2025
BY:

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

M. Haberman
L. Haberman

From: Mike Haberman
To: Planner
Subject: 11/19 ZAPCO Speaking Request
Date: Tuesday, November 18, 2025 2:02:04 PM

You don't often get email from [redacted] Learn why this is important

Hello,

My name is Mike Haberman, I live at 107 Swiftcurrent Trail and my phone number is [redacted].

I would like to speak at the ZAPCO meeting this Wednesday 11/19. This is specific to the variance requests for 109 Swiftcurrent Trail.

My wife and I provided a written letter explaining our position and objections to the variance. Now that we've seen the homeowner's actual request I would like to address the specifics within their application.

Thank you,
Mike

From: Rob Harrison
To: Planner
Cc: Lindsay Bundrick
Subject: Response to "Notice to Neighbors of Variance Request" - 109 Swiftcurrent Trail
Date: Sunday, November 16, 2025 8:24:19 PM

You don't often get email from [redacted]. Learn why this is important

Dear Chairperson and Members of the Zoning and Planning Commission (ZAPCO),

My name is Rob Harrison, and I am a resident and property owner at 111 Swiftcurrent, which is the adjoining property to the parcel located at 109 Swiftcurrent Trail (Variance Request Re: §22.03.173(d)(6)(b)(ii) and §22.03.305(b)

I recently received a notice of an "After the Fact" variance request in my mailbox. I regret that I am unable to attend the public hearing on November 19, 2025, but I wish to formally submit my comments regarding the requested variances for the existing fence.

First, I want to say I sympathize with the applicants for receiving bad advice from their fence contractors. I wish the applicants had a conversation with us ahead of building the fence, and we could have let them know that Westlake Hills requires permits to build a fence.

I strongly support the rights of property owners to enjoy and improve their land. However, this must be balanced against the integrity of the City's established zoning codes, which are designed to protect the collective aesthetic, character, and property values of the neighborhood. It is on the basis of upholding this common standard that I must oppose the granting of this variance.

The primary point of concern is the request to allow a fence to encroach into the required 30-foot front-yard setback.

Our street is a small, quiet community of approximately 10 homes where the 30-foot front yard setback creates a consistent, open, natural, and low-density visual character. These are all characteristics that drew our family to the neighborhood when we moved here, and why we continue to love this neighborhood today. The proposed metal fence, placed significantly closer to the street, is highly non-conforming and visually disrupts this established neighborhood aesthetic. Allowing this structure to stand would devalue the integrity of the code compliance shown by all other residents.

The applicant's letter cites the lot's steep slope and mature trees as the physical hardship. While these conditions present challenges, similar topography and mature trees are common characteristics across the City of West Lake Hills. Could simply fencing in the backyard be an alternative? Granting a setback variance based on the general geography of the lot, rather than a unique hardship, sets a precedent that could potentially invalidate the 30-foot setback requirement across the entire jurisdiction.

An additional concern is the precedent that would be established by approving a variance for a structure that has already been constructed in violation of a core zoning requirement. If the Committee grants this variance, it could be interpreted by others in our small neighborhood—and potentially the wider City—as evidence that front-yard setback rules are flexible and negotiable. This risks encouraging subsequent property owners to bypass the application process and seek retroactive approvals, thereby undermining the authority of the zoning and planning commission.

In conclusion, I urge ZAPCO and the City Council to deny the request to vary the 30-foot front-yard setback requirement. I believe the existing code is essential to maintaining the

character and compliance standards of our neighborhood.

Thank you for considering my opposition.

Sincerely,

Rob and Lindsay Harrison
Home Owners of 111 Swiftcurrent Trail

From: Marsha Jones
To: Planner
Subject: Variance request for 109 Swiftcurrent Trail
Date: Tuesday, November 18, 2025 12:20:58 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

My husband and I have lived at 105 Swiftcurrent Trail for over 30 years. While I am sorry that the contractor that Sara and David Charles used for their fence gave them incorrect information, it is still the home owners' responsibility. I don't really know why they felt the need to fence the front yard for their dogs when the back yard is fenced. The fact that there is some slope on their lot is consistent to many of the lots on this street and some have very steep slopes. We oppose the request for variances on the front yard setback.

Sincerely, Mac and Marsha Jones

From: Smita Rao
To: Planner
Cc: Ramesh Jandhyala
Subject: Public Hearing on 109 Swift Current Trail — Request for Consistent Enforcement of Fence Ordinances
Date: Tuesday, November 18, 2025 1:36:21 PM

You don't often get email from [redacted]. Learn why this is important

Subject: Public Hearing on 109 Swift Current Trail — Request for Consistent Enforcement of Fence Ordinances

To: City of West Lake Hills / ZAPCO Members
From: Ramesh Jandhyala and Smita Rao
Address: 101 Swift Current Trail, West Lake Hills, TX

Dear ZAPCO Members and City Council,

We are the homeowners at 101 Swift Current Trail and have been proud residents of West Lake Hills for over seven years. During this time, we have built deep ties within this community—our neighbors are friends, our children have grown up together, and we truly value the character and integrity that make this neighborhood so special. From the day we moved in, when a neighbor's daughter arrived at our door with homemade cookies, we felt welcomed into a community that values kindness, respect, and responsibility.

We love living in West Lake Hills and deeply respect the ordinances that make it such a beautiful, safe, and well-preserved city. Those ordinances protect what residents cherish most: its natural beauty, privacy, and rural character.

Over the years, we have also learned how essential it is to uphold those ordinances consistently. Our neighborhood has faced several challenging proposals that, if approved, would have fundamentally changed its residential and environmental character. Along with other neighbors, we have had to oppose applications such as:

- The proposed school development directly behind our property at **4700 and 4704 Bee Cave Road**, which sought variances and rezoning from residential to commercial use and would have introduced heavy traffic and stormwater risks to our backyard.
- **A second attempted rezoning at 4700 and 4704 Bee Cave Road** to allow a commercial development incompatible with our residential surroundings.
- The application for a private school at **5000 Bee Cave Road**, which would have compounded traffic congestion and safety issues on an already overburdened corridor.

We are now facing two separate fence issues on our street—one at ***4904 Old Bee Caves Road*** and the other at ***109 Swift Current Trail***—both involving requests or actions that do not align with city ordinances. These situations highlight a broader problem: when the City does not enforce its own standards, residents are forced into the uncomfortable role of confronting one another. We have met the owners at **109 Swift Current Trail**, Sara and David Charles, and we truly appreciate their warmth and neighborly spirit. We have not yet met the neighbors at 4904 Old Bee Caves Road. Regardless, the dynamic is the same—rather than beginning or continuing relationships with new neighbors in a positive, welcoming way, we find ourselves

preparing to speak publicly about noncompliance. This places an unnecessary social burden on residents and disrupts the harmony that makes West Lake Hills so special. Neighbors should not be responsible for upholding city ordinances or for opposing one another in public hearings. That responsibility must rest with the City, which has both the authority and the duty to ensure fairness, consistency, and predictability for everyone.

It is within this broader context that we view the current application at *109 Swift Current Trail*, which seeks the following variances:

1. To allow a fence encroachment into the 30-foot front-yard setback; and

2. To allow the placement of fence posts within the ½ and ¼ critical root zones of protected trees.

Allowing repeated variances for fences, setbacks, or protected trees—and rezoning of properties for commercial use within residential areas of the city—erodes confidence in the process and creates a slippery slope where compliance begins to feel optional and based heavily on neighbor support. This dynamic disrupts neighborly relationships and undermines the spirit of community that West Lake Hills has worked so hard to build and preserve.

In summary, we bought our home in West Lake Hills because of the city's clear ordinances that help preserve its unique natural beauty, privacy, and rural residential charm. We have spent considerable time and effort tracking, understanding, and opposing large variance requests—such as the attempted conversion of neighboring residential property to commercial use—that would have significant and lasting effects on our quality of life and property values. We hope the City and ZAPCO will continue to uphold these ordinances and not place the burden on neighbors to ensure that even the largest variance requests are reviewed and enforced in accordance with the city's established code.

For these reasons, we respectfully ask ZAPCO and the City Council to uphold the intent of the city's ordinances regarding setbacks, protected trees, and the conversion of residential properties to commercial use within residential neighborhoods. We trust that you will apply these standards consistently so that all residents can rely on clear, fair, and predictable enforcement. This approach protects both individual property rights and the long-standing character of our neighborhood.

Thank you for your time and for your continued service to our community.

Warm regards,
Ramesh Jandhyala and Smita Rao
101 Swift Current Trail
West Lake Hills, TX

From: Francisco Rios
To: Planner
Subject: Speaking on Thursday at 6:30pm
Date: Sunday, November 16, 2025 6:15:59 PM

> You don't often get email from [redacted]. Learn why this is important

All -

I plan to speak in person at the ZAPCO meeting on Thursday at 6:30pm on agenda topic #4.

Name: Francisco Rios
Phone Number: [redacted]
Agenda Topic: #4

Please let me know if you need anything else from me.

Thank you.

Best regards,
Francisco

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:	January 21, 2026	**Item Number:**	5
Department:	Building & Development		
Prepared By:	Jennifer C. Bills, Director of Building & Development	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

4904 Old Bee Cave Rd.: Discuss and make recommendations to City Council 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 installation of a fence that does not allow 80% visibility through the fence (Section 22.03.173(d)(6)(A)(i)).
3. To allow for a fence without the required minimum 80% landscaping screening (Section 22.03.173(d)(6)(A)(i).
4. To allow for the installation of a fence with a height of 7 feet above natural grade (Section 22.03.173(d)(9)(A)).

Applicant: Dylan Freytag, 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 February 11, 2026 for review and a public hearing.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Dylan & Kati Freytag Trust
Legal Description: First Resubdivision of Martha Townsley Subdivision Lot 2
Lot Size: 1.04 acres
Zoning: R-1, One-Family
Wastewater: On-Site Sewer System (Septic)

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

Background & Analysis:
The applicant is requesting four variances related to a fence that was installed at the property line without permits. The fence variances include allowances for encroachment into the front fence setback, exceeding landscaping and visibility measures for the front fence, and maximum height of the entire fence.

The applicant provided street-view photos of the fence showing the existing native vegetation, but do not directly address the 80% transparency standards required for front-yard fences. As the fence is on the property line, all of this vegetation is in the Old Bee Cave Road right-of-way and is subject to removal by utilities and the city.



Views from street of existing native landscaping with new fence shown beyond.

§22.03.173(d)(6)(A)(i): *Front-yard fences shall: Be landscaped on the side(s) facing the street(s) with native vegetation from the city's recommended plan list so that a minimum of 80% of the total area of the front-yard fence exposed to the streetscape is effectively screened from view*

To meet this requirement, we plan to keep existing native vegetation in place, as shown in its current state in these the photographs. To the extent the 80% coverage is deemed not achieved, we will supplement the vegetation with additional native landscaping.

Photos provided by the applicant on 11/12/2025

The applicant provided a picture which shows the fence exceeding the minimum 80% transparency standards.



Photo provided by the applicant on 11/10/2025

The applicant provided a site plan depicting the setback encroachment

Front-yard Fence Setback

- Front yard fence and gate encroaching up 11.5 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:

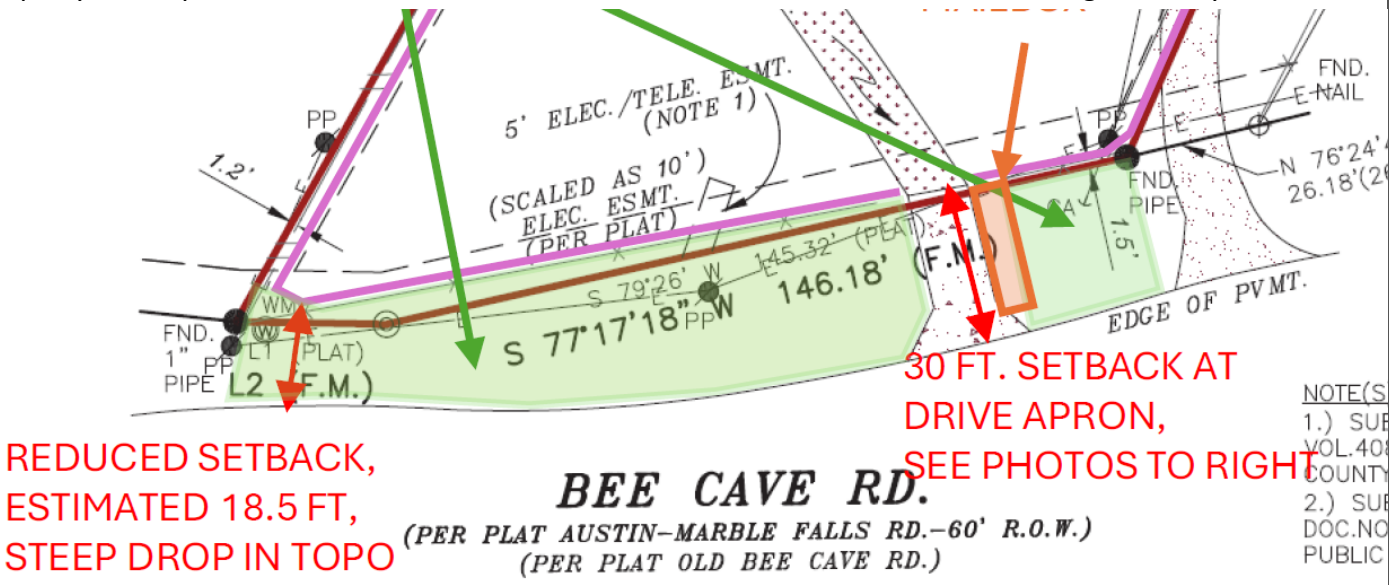
(i) For lots less than 0.75 acre, the minimum front setback distance for front-yard fences shall be 20 feet from the nearest pavement edge of the public or private street, provided that no fence shall be constructed in the right-of-way.

(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 11.5 feet into the front-yard fence setback, which is measured from the edge of pavement. The edge of pavement varies from the property line from 16 to 30 feet. At the closest point, the fence is at the front property line. If the fence were to remain at the property line, a pedestal call/code box cannot be installed as it would be within the right-of-way.



Fence height

- Front yard fence exceeds maximum 6 feet in height from the natural grade

Code Reference

Section 22.03.173(d)(9)(A)

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

Request

The applicant requested a variance for a 7 foot tall fence along the front as interior lot lines.

Front-yard transparency standards

- Front yard fence does not meet the minimum 80% visibility standards from 45 to 180 degrees.

Code Reference

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

- Be constructed to allow a minimum of 80% visibility through the front-yard fence prior to the installation of the landscaping required in subsection (6) (A).

Request

The applicant requested a variance for 0% transparency where the minimum 80%.

Front-yard landscaping requirement

- Front-yard fence does not meet the landscaping visibility screening minimum of 80% of the fence between the street and fence.

Code Reference

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

(i) Be landscaped on the side(s) facing the street(s) with native vegetation from the city's recommended plant list so that a minimum of 80% of the total area of the front-yard fence exposed to the streetscape is effectively screened from view.

Request

The applicant is requesting to allow for the installation of a fence without any landscaping provided on the applicant's property, as the fence is at the property line. The existing vegetation is within the street right-of-way, which is subject to maintenance for fire, drainage and utility access by the city and other utilities.

Public Comments:
As of the date of the report, no written public comments were received.

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.

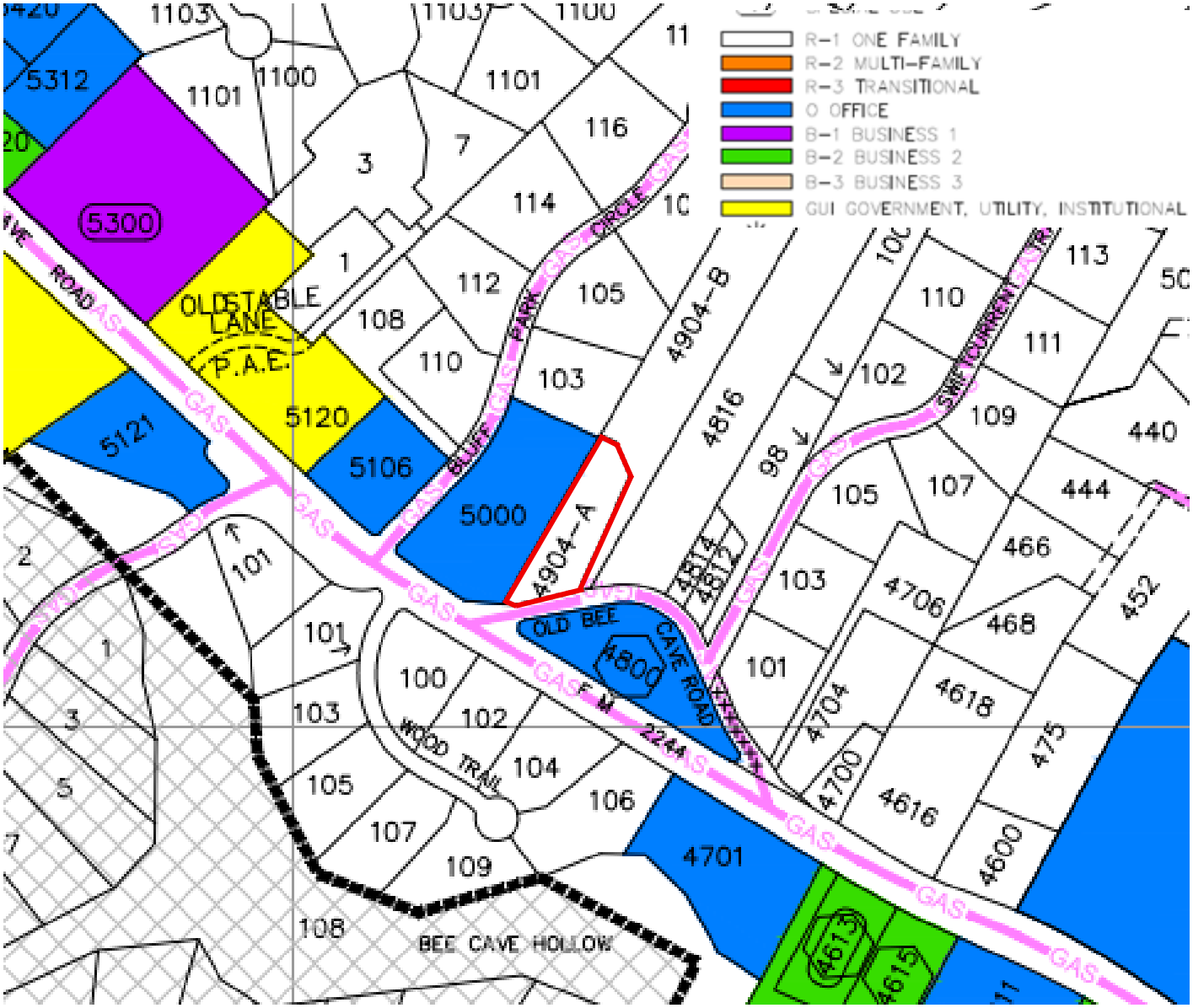
Comprehensive Planning Analysis

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.**

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
5300
5312
5121
5120
5106
5000
4904-A
4904-B
4816
4800
4701
4706
4704
4700
4618
4616
4600
4613
4615
OLD STABLE LANE
P.A.E.
OLD BEE CAVE ROAD
WOOD TRAIL
BEE CAVE HOLLOW
CAN BLUFF PARK CIRCLE
SWEETGUM CREST TR
GAS

Aerial:


837062
115111
Old Stable Ln
THE BLUFF ABOVE BEE CAVE
115109
115066
113472
1ST RESUB
Bluff Bluff Park Cir
115121
AMENDED PLAT OF EDWARDS HILL SUBD
115120
RESUB
115225
113473
115063
SWIFT CURRENT TRL
115122
115224
113431
837061
BEE CAVES RD
113474
113471
BEE CAVES RD
113470
113429
OLD BEE CAVES RD
Swift Current Rd
2244
113421
RESUB
359803
Bee Caves Rd
113430
113468
359802
WOOD TRL

512.731.4560
FREYTAG@GMAIL.COM

4904 OLD BEE CAVE RD.
WEST LAKE HILLS, TX 78746

DECEMBER 14, 2025

DEAR CHAIR MEISEL AND MEMBERS OF THE ZONING & PLANNING COMMISSION,

We respectfully submit this letter in support of our variance application regarding the fence project at our property located at 4904 Old Bee Cave Road.

Through research and our helpful discussions with City staff, it is our understanding that under the current West Lake Hills municipal code, residential fences are permitted up to 6 feet in height and must meet specific setback requirements from public or private streets and property lines. Front-yard fences on lots 0.75 acres and greater must be set back 30 feet from the nearest pavement edge and must be 80% transparent, and side/rear yard fences may be located on property lines that do not face a street. Fences exceeding these limits or encroaching into setback zones require approval by ZAPCO and City Council after variance review.

Due to our property's unique site conditions, including its positioning between two commercial properties, close proximity to the busyness of Bee Caves Road, and sloped topography, strict compliance with these requirements would create difficulties and significantly limit the effective use and enjoyment of the property. We also would like to keep the existing native landscaping at the front of the property, but it is our understanding that another variance will be required to do so. The requested variance will allow placement, height, and construction adjustments that are consistent with the intent of the city's zoning standards, while respecting neighboring property rights, maintaining safety, and preserving the native landscaping/flora, and preserving the character of the neighborhood.

We believe the approved variances will result in a reasonable and context-sensitive solution that balances the code objectives with the unique situation of our property. We appreciate your consideration and are available to provide any additional information the Board may require.

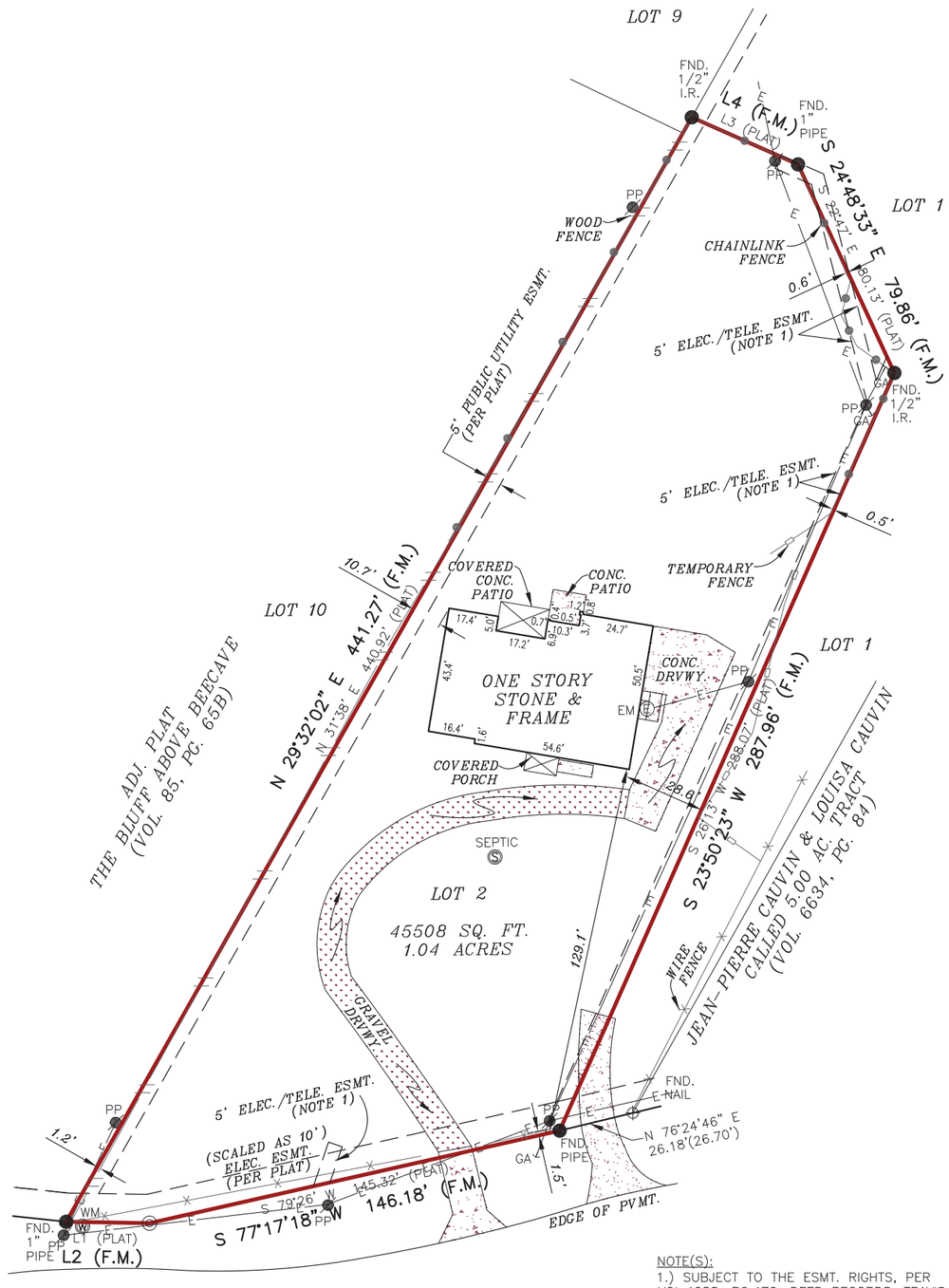
Thank you for your time.

Sincerely,



DYLAN & KATI FREYTAG

FREYTAG@GMAIL.COM (512) 731-4560



BEE CAVE RD.

(PER PLAT AUSTIN-MARBLE FALLS RD.-60' R.O.W.)
(PER PLAT OLD BEE CAVE RD.)

NOTE(S):
1.) SUBJECT TO THE ESMT. RIGHTS, PER VOL.4088, PG.470, DEED RECORDS, TRAVIS COUNTY, TEXAS.
2.) SUBJECT TO THE TERMS IN DOC.NOS.2018038700 AND 2018086616, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N 86°56' W	28.99'
L2	N 89°01'58" W	28.99'
L3	S 64°05' E	40.84'
L4	S 66°05'42" E	40.41'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- WOOD FENCE
- WIRE FENCE
- TEMPORARY FENCE
- E—E OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND NAIL
- (W) WATER METER
- (E) ELECTRIC METER
- POWER POLE
- (S) SEPTIC TANK
- GUY ANCHOR
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48453C 0440 H effective date of SEPTEMBER 26, 2008 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

GRAPHIC SCALE

0' 50' 100'

1 Inch = 50 Feet

I, *RACHEL LYNN HANSEN*, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to *AUSTIN TITLE COMPANY, ALAMO TITLE COMPANY* and *SENTE MORTGAGE, INC.* that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: *JOHN TORKELSON*

Address: *4904 BEE CAVE ROAD, AUSTIN, TX 78746* GF No. *AUT-60-664-AUT19008127N*

Legal Description of the Land:

LOT 2, FIRST RESUBDIVISION OF MARTHA TOWNSLEY SUBDIVISION, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 82, PAGE 37, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS RATIFIED IN VOLUME 8336, PAGE 36, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 54, PAGE 18, PLAT RECORDS, TRAVIS COUNTY, TEXAS
VOLUME 82, PAGE 37, PLAT RECORDS, TRAVIS COUNTY, TEXAS
VOLUME 8336, PAGE 36, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213
Phone: (210) 572-1995 Fax: (210) 572-1993

FINAL "AS-BUILT" SURVEY

JOB NO.:	1909064922	NO.	REVISION	DATE
DATE:	07/20/17	01.	UPDATED SURVEY	09/10/19
DRAWN BY:	MN/AM			
APPROVED BY:	RLH	(REFER JOB NO. 1707046433/1803052464)		

STATE OF TEXAS REGISTERED RACHEL LYNN HANSEN 6358 PROFESSIONAL LAND SURVEYOR

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBER 10146400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com

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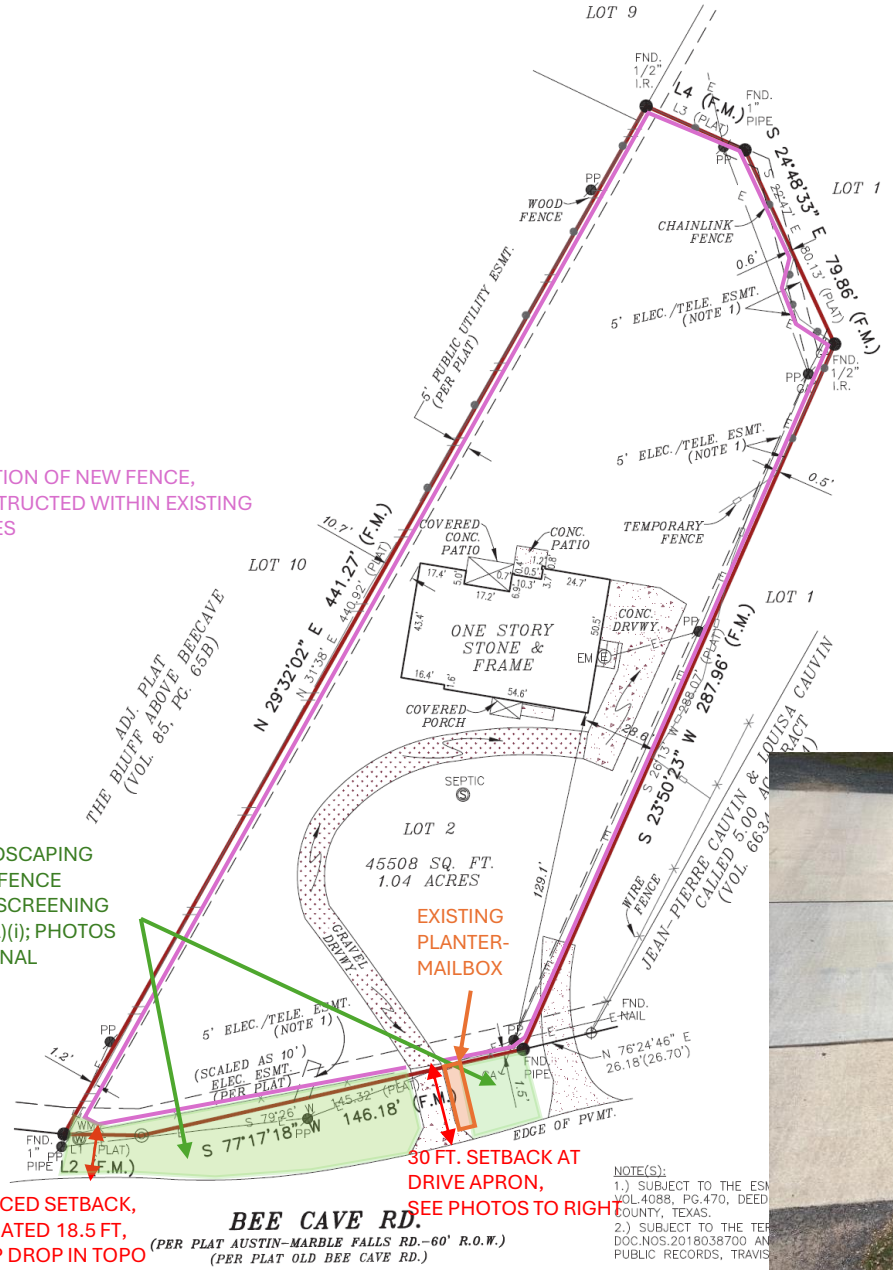
LOCATION OF NEW FENCE, CONSTRUCTED WITHIN EXISTING FENCES

EXISTING NATIVE LANDSCAPING TO REMAIN BETWEEN FENCE FRONT AND ROAD AS SCREENING PER §22.03.173(d)(6)(A)(i); PHOTOS INCLUDED IN ADDITIONAL ATTACHMENT

EXISTING PLANTER-MAILBOX

REDUCED SETBACK, ESTIMATED 18.5 FT, STEEP DROP IN TOPO

30 FT. SETBACK AT DRIVE APRON, SEE PHOTOS TO RIGHT



NOTE(S):
1.) SUBJECT TO THE ESM VOL.4088, PG.470, DEED COUNTY, TEXAS.
2.) SUBJECT TO THE TER DOC.NOS.2018038700 AN PUBLIC RECORDS, TRAVIS

LEGEND

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Views from street of existing native landscaping with new fence shown beyond.

§22.03.173(d)(6)(A)(i): *Front-yard fences shall: Be landscaped on the side(s) facing the street(s) with native vegetation from the city's recommended plan list so that a minimum of 80% of the total area of the front-yard fence exposed to the streetscape is effectively screened from view*

To meet this requirement, we plan to keep existing native vegetation in place, as shown in its current state in these the photographs. To the extent the 80% coverage is deemed not achieved, we will supplement the vegetation with additional native landscaping.



Exhibit A

4904 Old Bee Cave Road – Fence Variance

Applicant's Findings of Fact

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

   The property is adjacent to two commercial properties and an extremely busy street, presenting multiple hardships for the current (and any future) owner of the property. Variances are necessary to address these hardships:
   - Reduced Safety
   - Lack of Privacy
   - Traffic noise and light pollution
   - Litter nuisances

   The two adjacent commercial properties permit unrestricted access for people to park in the commercial parking lots and study the property from multiple sides and angles. This access creates safety and privacy concerns, as security is reduced. Furthermore, the headlights from early morning and late evening arriving/leaving tenants and visitors disrupt the property owners' enjoyment of the property. Litter blows onto the property from these commercial parking lots, as well as from Bee Cave Road.

   The property is located near a very busy street (Bee Cave Road), creating nuisances and hazards including visible vehicular traffic (which can be bumper-to-bumper during rush hour), high vehicular traffic noise, headlight glare, frequent vehicular coming/going from the adjacent commercial day-to-day operations, as well as safety concerns for any children or pets on the property. Unfortunately, only a solid fence along the front of the property can mitigate these hardships. Numerous residential properties along Bee Cave Road have solid fences, likely due to the same concerns.

   Since there is a significant change in grade over the breadth of the property, a 6 foot-high fence is inadequate in many places around the fence perimeter. Even with a 7 foot-high fence, an average-height person standing inside the property can see over the fence in places due to the natural grade, reducing the effective height of the fence and associated privacy. The height variance is necessary to provide a minimum level of privacy without modifying the property's natural grade.

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

For this project, no trees are being removed, and no grading changes are needed, so the existing flora will remain unharmed and the existing terrain will remain. In fact, the height variance enables the fence to provide necessary privacy without changing the natural grade/terrain. A pre-existing wire fence has been in place for many years (based on its appearance), so a fence is not a new boundary condition for existing flora. The new fence is placed inside the existing fence, and no flora have been removed.

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

   There is an existing wire mesh fence that is insufficient for both security and privacy. We have considered a 6-foot wrought iron fence and similar options with 80% transparent assemblies, but they will not provide the security and privacy benefits of a solid wood fence. A 6-foot tall 80% transparent fence will perform in the same way as the existing wire mesh fence, as it permits traffic views, louder traffic noise, headlight glare, and a lack of privacy from Bee Caves Road and the two adjacent commercial properties.

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

   The variances requested provide the minimum fence characteristics needed to address the numerous hazards and nuisances listed previously. The solid wood 7 foot-high fence permits privacy without disturbing the natural grade, and greatly improves the overall security of the property by providing protection against theft, vandalism, traffic noise, traffic views, headlight glare, and windborne litter from the adjacent commercial properties and Bee Cave Road. These issues cannot be addressed by the standard compliant fence, as: 1) a 6 foot-high fence is insufficient for the natural grade, and 2) an 80% transparent fence cannot provide privacy from adjacent commercial properties nor mitigate the traffic noise, vehicle headlight glare, and traffic views from Bee Cave Road.

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
   The city's Zoning Ordinance and goals of the Comprehensive Plan are laudable, and we respect their intent. In fact, we especially appreciate that provision 22.03.173(b) states: "This policy derives from the desire to preserve the rural nature and aesthetic attractiveness of the environs and to facilitate the safe movement of people, wildlife, and vehicles about the city." In this particular instance, the variances requested do not violate the intent of the zoning ordinance or goals of the City's plan...in fact, our aim with this fence project is to enjoy the "rural nature and aesthetic attractiveness of the environs", which are unfortunately disrupted by proximity to the high traffic volume of Bee Cave Road and 2 busy commercial properties. Coupled with the subject property's naturally sloped topography, these unique circumstances create a need for a variance to provide the same level of safety and privacy that the typical (non-variance) privacy fence would afford on a flat lot in a less busy location. Additionally, many existing residential properties that border

Bee Cave Road have solid fences mitigating the hardships created by Bee Cave Road, so the solid fence is not out of character.

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

   The variance will not adversely affect the neighboring properties because of the topography (the subject property is at a lower elevation than the adjacent residential properties) and the fence should provide additional shared privacy, security, and noise reduction for other neighbors' enjoyment. We believe the fence has a simple, tasteful design that improves the appearance of the property, and the privacy, security, and noise reduction provided by the fence will be a benefit to neighboring owners.

   Furthermore, many residential properties that border Bee Cave Road have solid wooden front-yard fences, so the solid fence is not out of character.

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

Meeting Date:	January 21, 2026	**Item Number:**	
Department:	Building & Development		
Prepared By:	Jennifer C. Bills, Director of Building & Development	**Cost / Budget:**	
Exhibits:	See Attached	**Source of Funds:**	

Subject

116 Skyline Dr: Discuss and make a recommendation to City Council on the following variances for a fence:

1. To allow for the installation of a fence without required landscaping visibly screening a minimum of 80% of the fence between the street and fence (Section 22.03.173 (d)(6)(A)(i)).
2. To allow for the installation of a fence that does not allow 80% visibility through the fence (Section 22.03.173 (d)(6)(A)(i)).

Applicant: Brian Sharples, 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 February 11, 2026 for review and public hearing.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Brian Sharples
Legal Description: ABS 21 SUR 1 SPARKS W
Lot Size: 0.850 acres
Zoning: R-1, One-Family
Wastewater: On-site Sewer Facility (Septic)

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

Background & Analysis:
The applicant is requesting a variance related to a front yard fence that was installed to replace an existing fence. The fence replacement began without a permit and a stop work order was issued on April 30, 2025. In addition to replacing the existing fence, the applicant was adding stones and increasing the height of the retaining wall in the right-of-way. That work has since been removed. The variance request includes the allowance to construct a fence under the 80% minimum visibility standard and to plant landscaping screening that is not on the adopted plant list.

The property received a variance on June 8, 2021 for the existing fence location. The fence was to be limited to 54" in height and comply with the front yard fence ordinance (Attachment 4). The fence as currently installed is 6 feet (72 inches) in height from the existing grade. The applicant has not requested a variance for the height as required in the previous variance.

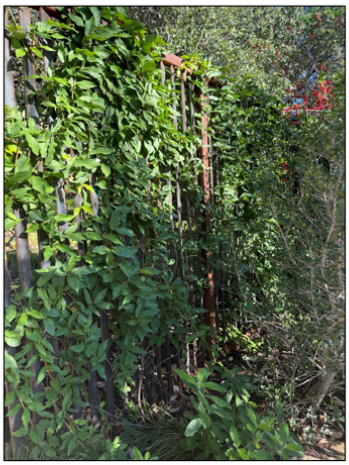
Fence Photographs – 116 Skyline



Existing/old 54" fence being replaced



New 54" fence sections installed before shutdown

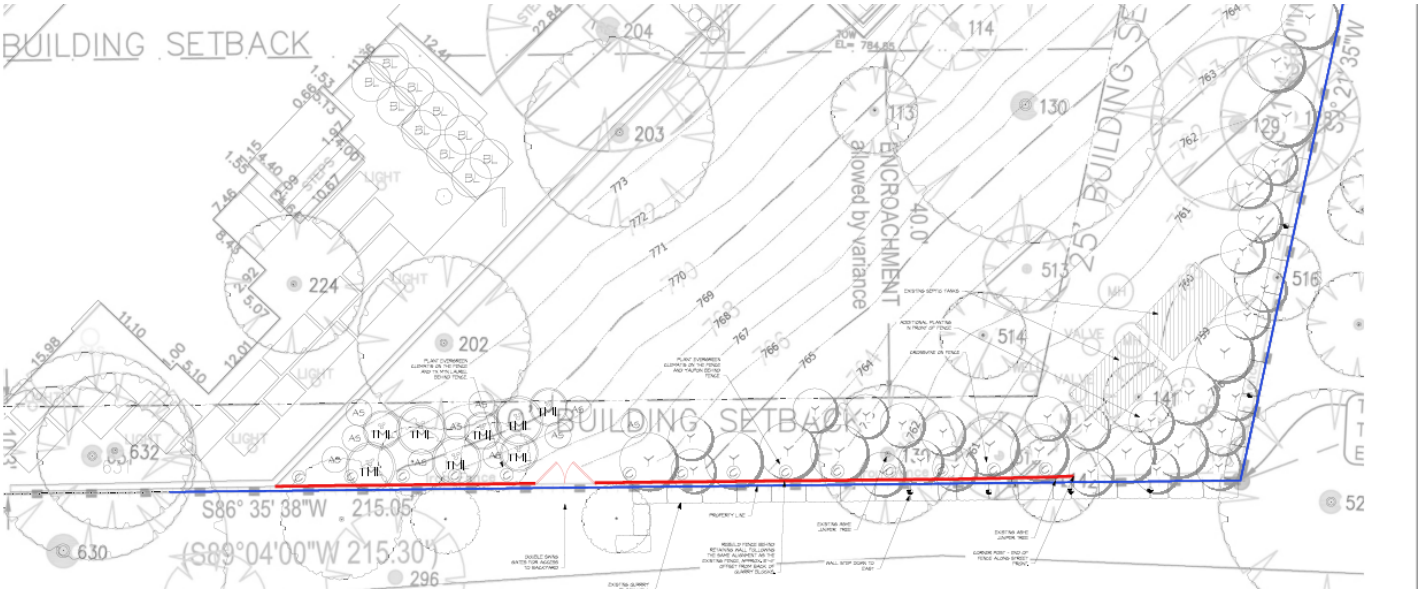


Side fence (installed) with landscaping

Photo provided by the applicant on 12/3/2025

Measurement of new fence height provided by applicant

The applicant provided a topographical survey and landscaping site plan which show the location and description of the new fence, and landscaping screening details.



As fence is on the property line, any plantings that meet code requirements would have to be installed in the right-of-way, which would require a license to encroach approved by City Council.

Front-yard transparency standards

- Front yard fence does not meet the minimum 80% visibility standards from 45 to 180 degrees.

Code Reference

Section 22.03.173(d)(6)(A)(i) Front-yard fence requirement

- Be constructed to allow a minimum of 80% visibility through the front-yard fence prior to the installation of the landscaping required in subsection (6) (A).

Request

A variance from the minimum 80% transparency standard at all right-of-way vantage points. The louvered fence panels are set at a 45 degree angle, so when viewed from the west, it meets the 80%



transparency, but as you move east, the fence becomes opaque.

Front-yard landscaping requirement

- Allow Landscaping plantings for visibility screening that are not on city's native vegetation list.

Code Reference

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

(i) Be landscaped on the side(s) facing the street(s) with native vegetation from the city's recommended plant list so that a minimum of 80% of the total area of the front-yard fence exposed to the streetscape is effectively screened from view.
Section 22.03.305 Tree care and maintenance
Exhibit A Eligible Species

Small Trees/Large Shrubs, Deciduous

American Smoketree (Cotinus obovatus)
Anacacho Orchid-tree (Bauhinia congesta)
Carolina Buckthom (Rhamnus caroliniana)
Common Hoptree (Ptelea trifoliata)
Desert-Willow (Chilopsis linearis)
Goldenball Leadtree (Leucaena retusa)
Honey Mesquite (Prosopis glandulosa)
Huisache (Acacia famesiana)
Mexican Buckeye (Ungnadia speciosa)
Mexican Plum (Prunus mexicana)
Mexican Redbud (Cercis canadensis var. mexicana)
Paloverde (Parkinsonia aculeata)
Possum-Haw Holly (Ilex decidua)
Prairie Flameleaf Sumac (Rhus lanceolata)
Prickly Ash (Zanthoxylum hirsutum)
Red Buckeye (Aesculus pavia)
Rusty Blackhaw (Viburnum rufidulum)
Rough-Leaf Dogwood (Comus drummondii)
Texas Buckeye (Aesculus glabra var. arguta)
Texas Redbud (Cercis canadensis var. texensis)
Wooly Bumelia (Bumelia lanuginosa)

Small Trees/Large Shrubs, Evergreen

Eve's Necklace (Sophora affinis)
Yaupon Holly (Ilex vomitoria)

Texas Mountain-Laurel (Sophora secundiflora)
Texas Persimmon (Diospyros texana) (semi-evergreen)
Texas Pistache (Pistacia texana)
Cherry Laurel (Prunus caroliniana)
Spanish Bayonet (Yucca treculeana)
Torrey Yucca (Yucca torreyi)

Medium-Large Trees, Deciduous
Escarpment Black Cherry (Prunus serotina var. eximia)
Bald Cypress (Taxodium distichum)
American Elm (Ulmus americana)
Cedar Elm (Ulmus crassifolia)
Texas Madrone (Arbutus texana)
Bur Oak (Quercus macrocarpa)
Chinquapin Oak (Quercus muehlenbergii)
Durand Oak (Quercus sinuata var. sinuata)
Lacey Oak (Quercus laceyi)
Post Oak (Quercus stellata)
Monterrey Oak/Mexican White Oak (Ouercus polymorpha)
Shin Oak (Quercus sinuata var. breviloba)
Shumard Red Oak (Quercus shumardii)
Texas Red Oak (Quercus texana)
Pecan (Carya illinoensis)
Texas Ash (Fraxinus texensis)
Sycamore (Platanus occidentalis)
Texas Walnut (Juglans microcarpa)
Western Soapberry (Sapindus drummondii)

Medium-Large Trees, Evergreen
Live Oak (Quercus virginiana)
Plateau Live Oak (Quercus fusiformis)

Request
The applicant is requesting to allow for the installation of a fence at the property line and use evergreen clematis directly on the fence to serve as the 80% screening requirement.



Public Comments:
As of the date of the report, no comments were received.

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:

(i) 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.

(ii) 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.

(iii) 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.

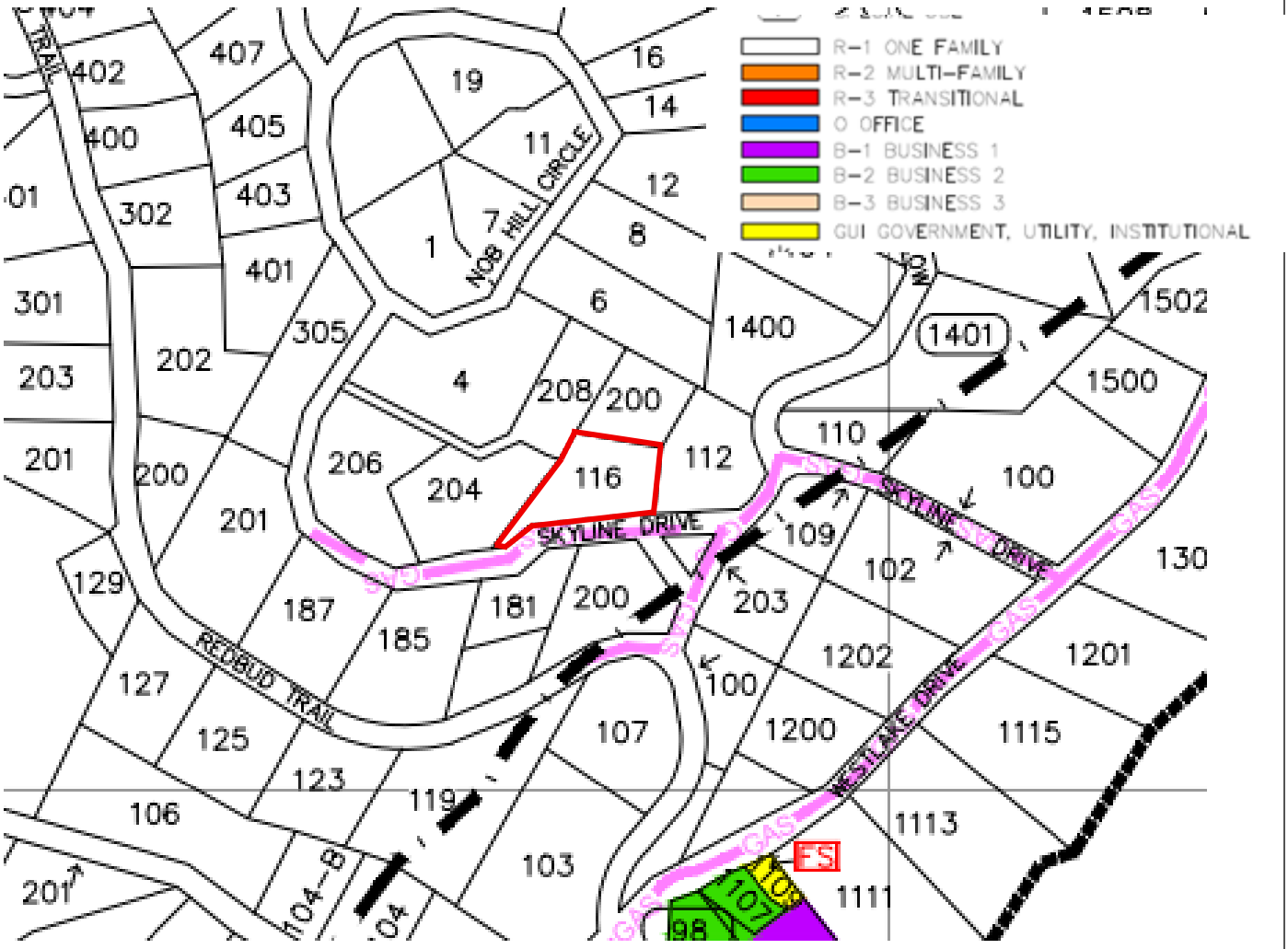
Comprehensive Planning Analysis

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

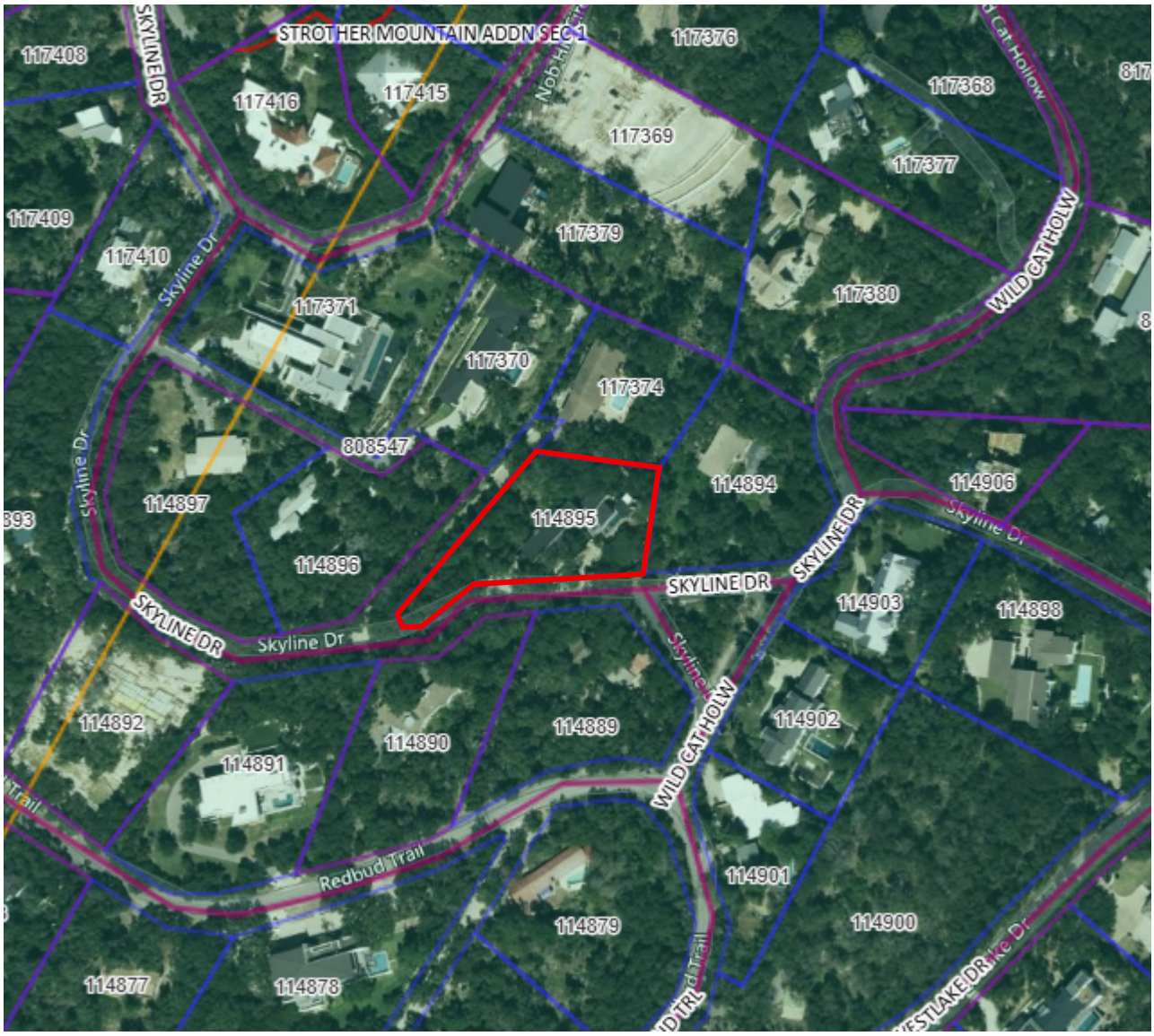
Links to Relevant Code:

- **Section 22.03.173: Fences (Residential)**
- **Section 22.03.514: Criteria and process required for granting variance.**
- **Section 22.03.511: Procedure and notice.**

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
NOB HILL CIRCLE
SKYLINE DRIVE
REDBUD TRAIL
WESTLAKE DRIVE
GAS
ES
1401
1502
1500
1400
1200
1202
1201
1115
1113
1111
130
100
102
109
110
112
116
204
206
208
200
305
202
201
203
301
302
400
402
403
405
407
401
129
127
125
123
119
106
107
103
98
105
107
187
185
181
200
203
16
14
12
11
19
8
6
4
1
7

Aerial:


STROTHER MOUNTAIN ADDN SEC 1
117408
117416
117415
117376
117368
117369
117377
117409
117410
117379
117380
117371
117370
117374
808547
114894
114906
114897
114895
114896
SKYLINE DR
Skyline Dr
114903
114898
114892
114890
114889
114902
114891
WILD CAT HOLW
Redbud Trail
114901
114879
114900
114877
114878

BRIAN SHARPLES

116 Skyline Drive | 512-750-8531 |Sharplesbrian@gmail.com

12/03/2025

ZAPCO Chair
City of West Lake HIlls

Dear Zapco Chair:

This letter is regarding a requrest for a variance to Ordinance 22.03.172 (Fences). The PDF Variance request only allowed for a few lines per question, so am using this to describe the issue in full.

In 2011, our property was granted a variance to put a fence along Skyline Drive within the required 50" setback. A letter from the City to the previous owner, Jon Luce, is attached. The reason this variance was needed was because of the unique characteristics of the lot – the front yard is also the "back yard" and includes a pool, but also contains a septic field that goes well beyond a 50' distance from the street.

Based on that variance, and verbal approval from the City, we installed a 54" high fence in 2014 (just outside of the septic field – the only place it could go), and also installed a stone wall to hold the septic in place as it was eroding from rain into the street below.

That fence (and wall) has been in place for over 10 years but got severely damaged when we put a permitted addition onto our house between 2020-2022. (It was damaged and partially removed to allow heavy equipment in for the construction).

Since 2022, we have been trying to install a new fence in the same location as the previous one. One of our objectives for the new fence was to block automobile lights from continuously shining into our house at night. If you look on a map, you'll see there is a connecting road between Wildcat Hollow and Skyline Drive. If someone is headed up the hill on Skyline, they must first stop on this connecting road before turning up Skyline. That road is

angled up, and headlights point directly into our property, creating flashes of light into our "backyard" and house.

We know we can only build 54" high, so designed a new fence at this height with a louvered design, such that the fence was 83% permeable and visible at a certain angle (45 degrees) but would provide some protection from the headlights that shined straight ahead when cars stopped at the intersection facing our house.

We have a recent communication from the city (verbally and in email) that indicated that if we replaced the fence in the same location, kept it at 54 inches, and met the 80% visibility in the ordinance for front yard fences, we were fine to proceed. Our landscapers had also added some new stone blocks to further retain soil, and the city asked that we remove these, and we complied with that request. On that basis, our landscaper designed and produced the louvered fence, telling us that it was 83% visible, and in their opinion compliant.

However, when we began installing the fence, the City shut down the project (after a handful of sections were installed) arguing that the fence was not compliant, because the 80% rule needed to apply at various angles, even though this is not specified directly in the code.

In conclusion, there are a few hardships here. The first and most important is the auto light issue we are trying to solve. The second is that we have bought and paid for a fence that was fairly expensive, and at the time we believed it met code, which remains open to interpretation. The third is that the only way hide most of this fence with landscaping is to grow vines on it, and this new design is far better at retaining this type of screening.

Either way the design of fence should not make much of a difference, as most of it will be screened with landscaping where possible. As such we are requesting a variance, based on the City's interpretation of the 80% rule, to complete construction of the new fence and proceed with additional landscaping to finish the project.

Thanks for your consideration on this.

Sincerely,

Brian & Danielle

PARTIAL TOPOGRAPHIC SURVEY FOR
BRIAN AND TRACEY SHARPLES
0.85 ACRES

KLK CONSTRUCTION CO., INC. HERITAGE TITLE COMPANY OF AUSTIN, INC.
CALLED 0.854 AC. OF THE WILKENSON SPARKS SUR. #4 A-21
DOC. 2011084202, a.k.a. LOT 6 OF THE L.L. BRADSHAW SUBDIVISION,
CITY OF WESTLAKE HILLS, IN TRAVIS COUNTY, TEXAS

0 20 40 Feet

SCALE: 1" = 20'

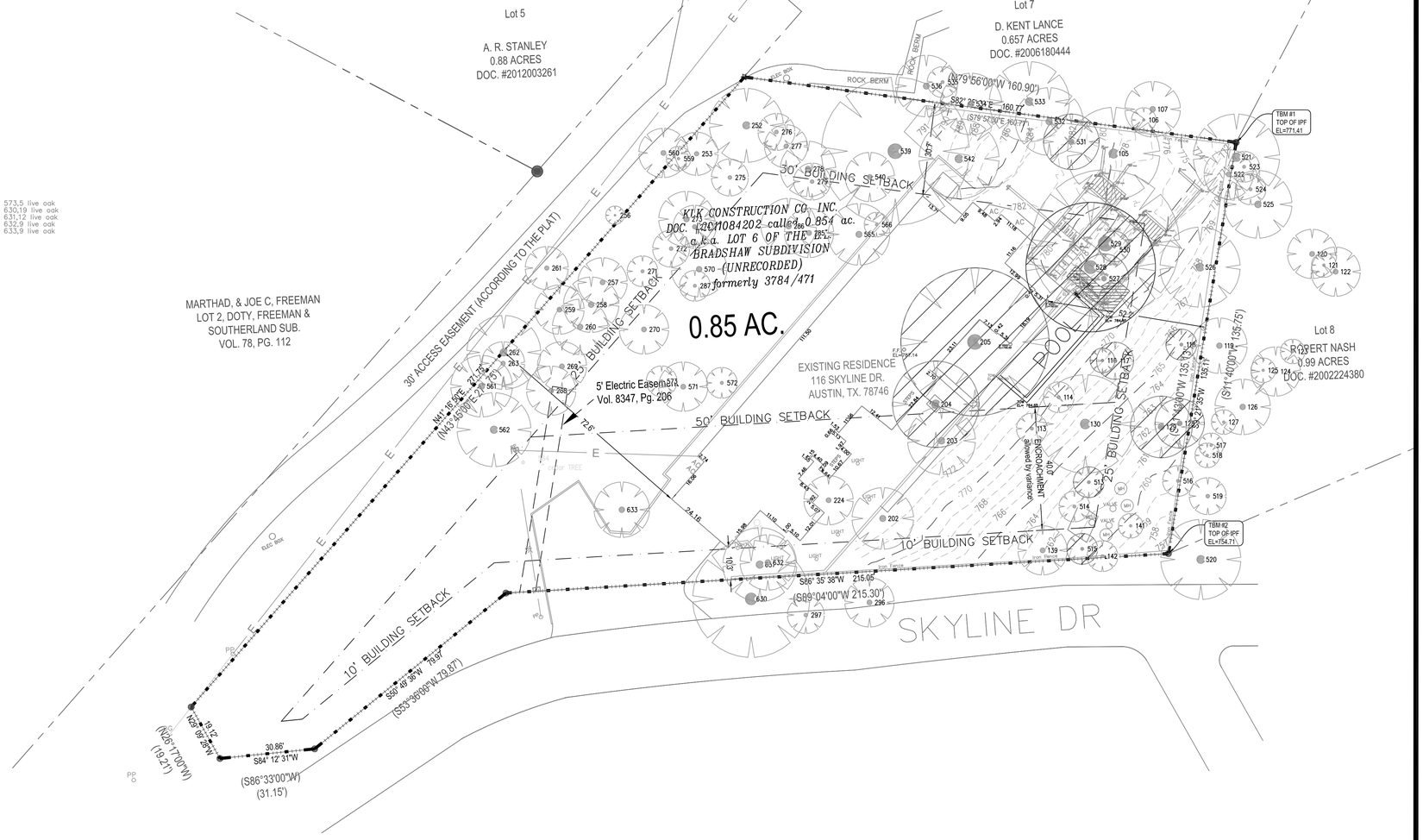
Note:
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A Datum: NAVD88, CONVERGENCE: 1° 18' 20.96"

TREE LIST

105,15" live oak
106,4" elm
107,9" live oak
113,5" oak
114,5" oak
119,9" cedar
120,8" cedar
121,4" hackberry
122,8" cedar
123,4" cedar
124,8" cedar
125,4" cedar
126,9" cedar
127,4" cedar
130,16" live oak
139,8" cedar
141,4" cedar
142,5" cedar
202,10" live oak
203,11" live oak
224,8" live oak
252,12" live oak
253,7" spanish oak
256,3" spanish oak
257,8" live oak
258,9" live oak
259,8" cedar
260,9" cedar
261,7" cedar
262,12" cedar
263,7" cedar
268,8" cedar
269,8" cedar
270,8" cedar
271,5" cedar
272,6" cedar
273,9" cedar
274,7" cedar
275,6" cedar
276,6" cedar
277,7" cedar
278,9" live oak
279,8" live oak
285,8" live oak
286,9" cedar
287,5" live oak
296,8" cedar elm
297,6" cedar el
514,5" cedar
516,5" cedar
517,4" cedar
518,4" cedar
519,6" cedar
520,13" cedar
521,14" live oak
522,8" cedar
523,5" cedar
524,5" cedar
525,11" live oak
526,13" live oak
529,24" live oak
532,11" cedar
533,13" cedar
534,10" cedar
535,5" cedar
536,10" cedar
539,24" live oak
540,8" elm
542,13" live oak
559,4" cedar
560,8" cedar
561,10" live oak
562,12" cedar
564,6 cedar
565,10 cedar
566,4 live oak
570,9 cedar
571,8 live oak
572,5 live oak
573,5 live oak
630,19 live oak
631,12 live oak
632,9 live oak
633,9 live oak

TREE REMOVED

116,4" sycamore
117,6" sycamore
118,5" cedar oak
128,8" hack
129,10" live oak
204,14" live oak
205,24" live oak
513,5" cedar
515,5" cedar
527,8" hackberry
528,21" live oak
530,5" hackberry
531,9" red oak



LEGEND

ELEVATION BENCHMARK
AXLE FOUND
STEEL COTTON SPINDLE
IRON PIN FOUND
CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
IRON PIN SET
IRON PIPE FOUND
FENCE POST
NAIL FOUND
NAIL SET
MAG SPIKE SET
CONCRETE MONUMENT FOUND
EXISTING WIRE FENCE
CHAINLINK FENCE
BOARD FENCE
DRAINAGE MANHOLE
GAS LINE VALVE
WELL
FIRE HYDRANT
POWER POLE
WATER VALVE
TELEPHONE CABLE
WATERLINE EXISTING
OVERHEAD POWER LINE
CENTER LINE OF CHANNEL
RECORD CALLS (BEARING / DISTANCE)
RECORD FILE LOCATION VOLUME / PAGE
DATA THIS SURVEY BEARING/ DISTANCE
SPECIAL FLOOD HAZARD AREA PER F.E.M.A.
(APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
TRACT LINES
BOUNDARY LINES
LAND GRANT LINES

All document references are in Travis Co.
Official Public Records of Travis Co., Tx. OPRTCT

TREES REMOVED BY PRIOR CONSTRUCTION

116 SKYLINE

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO. 10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors 1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. RECORD EASEMENTS HAVE BEEN LISTED HEREON AS IDENTIFIED FOR THIS SURVEY BY COMMITMENT OF 201300346, EFF. DATE JAN. 31, 2013 PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. AS FOLLOWS (MAY APPLY IF EXTENDING TO SITE):
A) LIENS, LEASES, MINERAL RIGHTS AND OTHER MATTERS THAT HAVE NOT BEEN REQUESTED HAVE NOT BEEN REVIEWED AS A PART OF THIS SURVEY
B) RESTRICTIVE COVENANTS HAVE NOT BEEN REVIEWED.
SCHEDULE B EASEMENT ITEMS AS FOLLOWS;
B. 10. B. TELEPHONE AND TELEGRAPH EASEMENT TO HERMAN BROWN OF RECORD IN VOL. 554, PG. 635; VOL. 661, PG. 568; VOL. 614, PG. 260; VOL. 650, PG. 570; AND VOL. 676, PG. 298 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS CONVEYS A BLANKET EASEMENT TO CONSTRUCT TELEPHONE AND TELEGRAPH LINES (SUBJECT TO RESTRICTIONS) ON THE 45 ACRE L.L. BRADSHAW (PARENT TRACT). NO EVIDENCE WAS FOUND TO INDICATE ANY CONSTRUCTION UNDER THIS EASEMENT ON THIS PARCEL. THIS EASEMENT MAY APPLY TO THE POWER LINE CONSTRUCTED WITHIN THE 30' ACCESS STRIP ALONG THE WEST BOUNDARY OF THIS PARCEL.
B. 10. C. A 5' WIDE ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT OF RECORD IN VOL. 8347, PG. 206 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS IN SHOWN HERON. IT IS NOTED THAT THE EXISTING POWER LINE IS ONLY PARTIALLY WITHIN THE DESCRIBED EASEMENT.

NOTE: THE CITY OF WESTLAKE HILLS GRANTED A VARIANCE ON AUGUST 11, 2011 TO ALLOW THE CONSTRUCTION A BUILDING ON THIS TRACT TO ENCROACH 40' INTO THE 50' FRONT BUILDING SETBACK (SECTION 22.03.281 OF THE WESTLAKE HILLS CODE). SEE OTHER TERMS FOR RETAINING WALLS.

STANDARD SURVEY NOTE:
THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO IDENTIFY ADDITIONAL RECORD EASEMENTS WHICH MAY BE APPLICABLE. RESTRICTIVE COVENANTS AND OTHER MATTERS HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY. SEE APPLICABLE RESTRICTIVE COVENANTS AND LOCAL CODES FOR APPLICABLE DEVELOPMENT LIMITATIONS. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

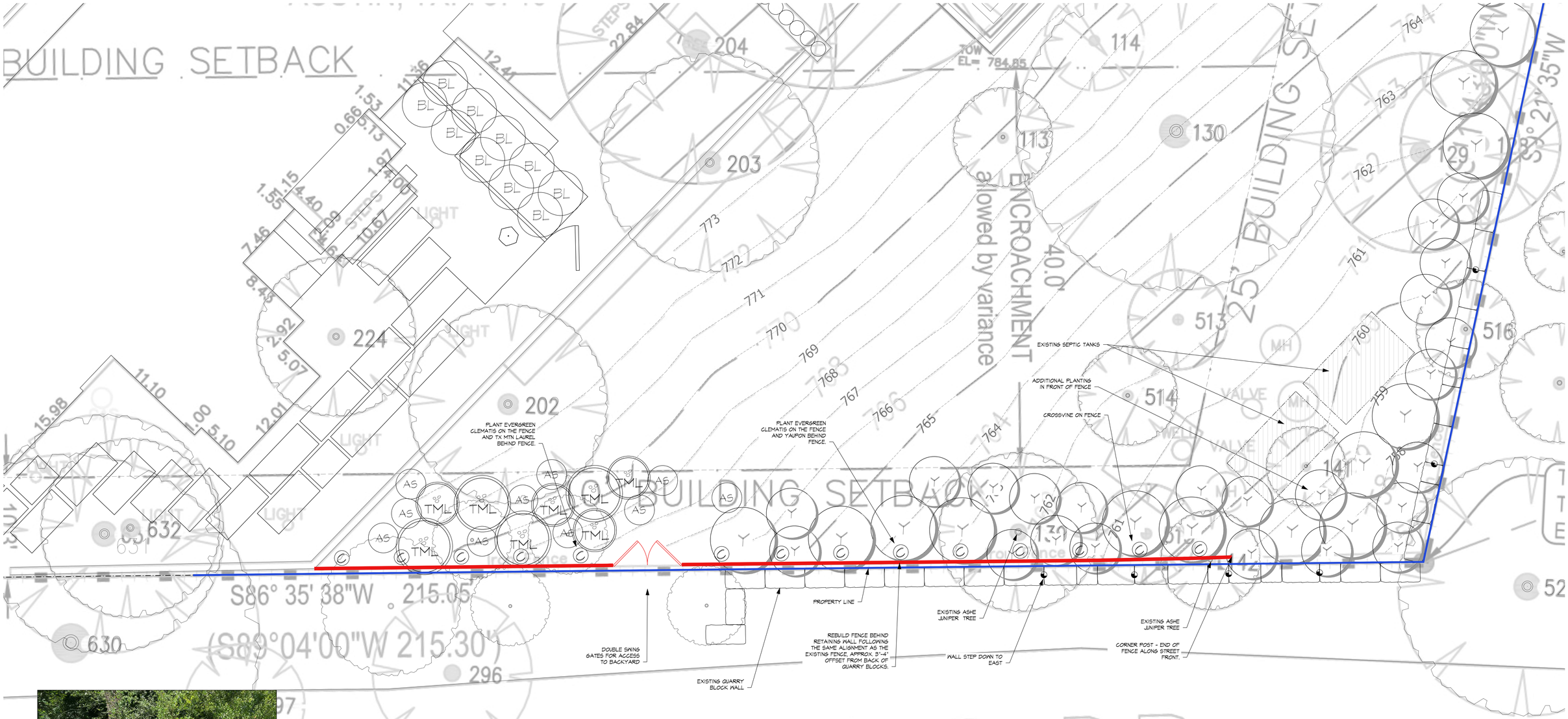
Survey Date September 22, 2020

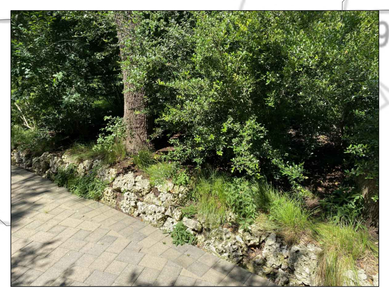
William F. Forest, Jr. R.P.L.S. 1847

STATE OF TEXAS
REGISTERED
WILLIAM F. FOREST, JR.
1847
PROFESSIONAL
LAND SURVEYOR

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DATE: October 12, 2020
PROJECT : 116 Skyline
DRAWING: 116 Skyline Boundary
Sheet One of Two

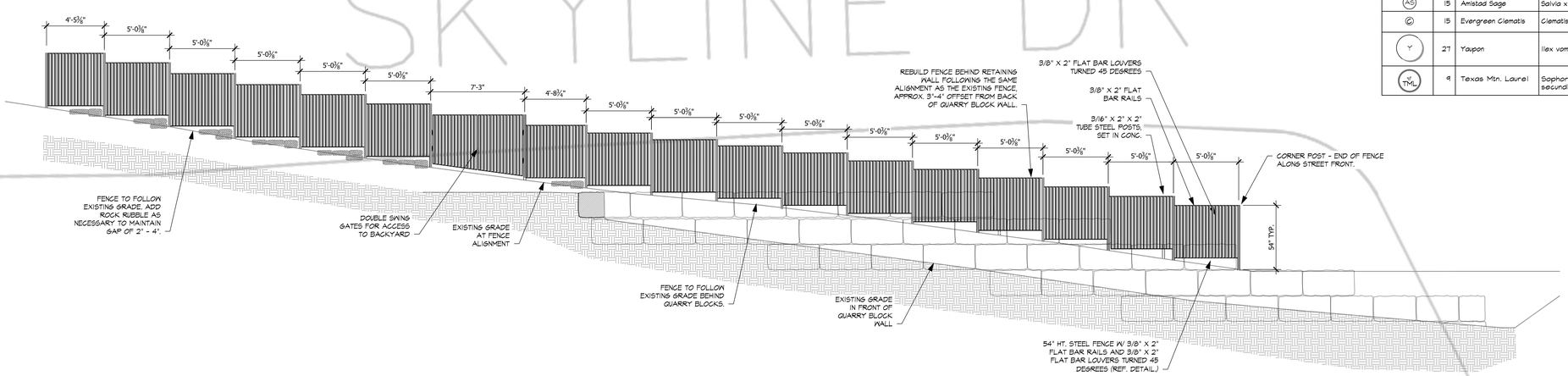




Yaupon screen behind fence



Evergreen Clematis on fence



SHRUB & VINE PLANTING SCHEDULE

Symbol	Qty	Common Name	Scientific Name	Size & Condition	Spacing
AS	15	Amistad Sage	Salvia x 'Amistad'	1 gal.	As Shown
C	15	Evergreen Clematis	Clematis armandii	1 gal.	As Shown
Y	27	Yaupon	Ilex vomitoria	10 gal.- 24" box	As Shown
Y TML	9	Texas Mtn. Laurel	Sophora secundiflora	10 gal.- 24" box	As Shown

Madrone LDC
P.O. Box 28884
Austin,TX. 78755
madrone@madroneldc.com
512.786.4767

Sharples Residence

116 Skyline Drive
West Lake Hills, TX 78746

Scale: 1/4" = 1'-0"
12-01-25

Fence Plan

SCALE : 1/4"=1'-0"
2' 8' 0' 4'

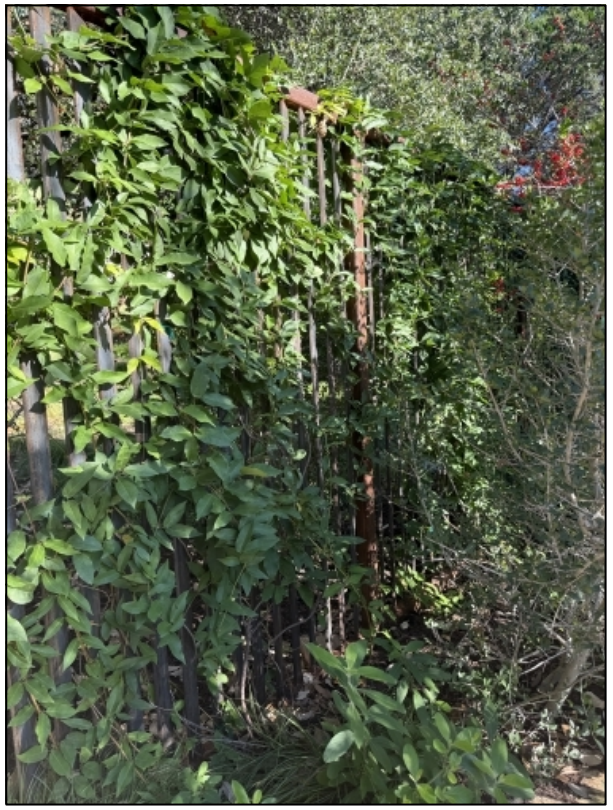
Fence Photographs – 116 Skyline



Existing/old 54” fence being replaced



New 54” fence sections installed before shutdown



Side fence (installed) with landscaping



Intersection where cars stop before making left turn up Skyline Drive

MINUTES OF BOARD OF ADJUSTMENT (BOA)
PUBLIC HEARING AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, June 8, 2011
7:00 p.m.

PRESENT: Chairman Dave Claunch, BOA Members Davin Fillpot, Jean Goehring, Stan Graham, Andrew Schwartz, and Spencer Stevens

ABSENT: None

1. Call to Order. Chairman Dave Claunch.

Chairman Claunch called the meeting to order at 7:05 p.m. A quorum was present. BOA Member Schwartz had not arrived yet.

For the record, the items in these minutes are listed in order addressed and may not be in numerical order.

2. **CONSENT AGENDA:** The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of BOA Meetings, it is intended that these items will be acted upon by the BOA with a single motion because no public hearing or determination is necessary. However, a BOA Member or Citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the BOA voting on the consent agenda as a collective, singular item. Citizens requesting items be removed from the consent agenda must submit a written Speaker Card to the City Secretary before the meeting begins. Prior to voting on the consent agenda, the BOA may add additional items that are listed elsewhere on the same agenda.

a. May 11, 2011 Regular Meeting Minutes.

b. Land Use: Request to postpone to June 15, 2011 (ZAPCO) and July 13, 2011 (BOA): Two variances for master bedroom addition at 105 Westspring Drive: 1) Variance to encroach 15' into the 20' side setback; and 2) Variance to exceed the maximum 25% impervious cover from existing 37.3% to 40.8%. Applicant Linda Webb. (Section 22.03.281 of the West Lake Hills Code.)
   1) Staff Briefing.
   2) Presentation by Applicant.
   3) Public Hearing: All persons wishing to speak for or against shall be heard.
   4) Recommendation to BOA.

c. Land Use: Request to postpone to June 15, 2011 (ZAPCO) and July 13, 2011 (BOA): Variance to exceed the maximum 30' height requirement to allow for third level living space at 1429 Redbud Trail. Applicant Kay Flowers. (Section 22.03.279 and 22.03.281 of the West Lake Hills Code.)
   1) Staff Briefing.
   2) Presentation by Applicant.
   3) Public Hearing: All persons wishing to speak for or against shall be heard.
   4) Recommendation to BOA.

d. Land Use: Request to postpone to July 13, 2011 (BOA): Four after-the-fact variances at 715 Windsong Trail: 1) Variance to encroach 20' into the 50' front setback for rock wall (around propane tank); 2) Variance to encroach 25' into the 25' side setback for patio; 3) Variance to encroach 50' into the 50' front setback for wall structure; and 4) Variance to exceed the maximum 20' entrance/exit width allowed to 40'. Representatives David Wilkes and Kasi Painter. (Section 22.03.281 and Section 22.03.175 of the West Lake Hills Code).
   1) Staff Briefing.
   2) Presentation by Applicant.
   3) Public Hearing: All persons wishing to speak for or against shall be heard.
   4) Recommendation to BOA.

e. Land Use: Request to postpone to August 10, 2011: Three variances for storage area add-on to carport at 429 Brady Lane: 1) Variance to encroach up to 9' into the 30' front setback; 2) variance to encroach up to 17' into the 20' side setback; and 3) variance to exceed the maximum 25% allowed impervious cover from existing 41.7% to 40.5%. Representative David Webber. (Section 22.03.275 and 22.03.281 of the West Lake Hills Code.) (Postponed on May 11, 2011.)
   1) Staff Briefing.
   2) Presentation by Applicant.
   3) Public Hearing: All persons wishing to speak for or against shall be heard.
   4) Deliberation and Action.

Council Member Stevens requested the correction of two typos in the minutes.

BOA MEMBER STEVENS MADE A MOTION, SECONDED BY BOA MEMBER GOEHRING, TO APPROVE THE CONSENT AGENDA ITEMS AS AMENDED. MOTION PASSED BY UNANIMOUS (5-0) VOTE.

3. Land Use: Appeal of administrative decision regarding the rebuilding of a stone walkway in the right-of-way at 895 Live Oak Circle. Applicants Jim and Ellen Balthazar. (Section 22.03.485, Section 22.03.512 and Section 38.02.008 of the West Lake Hills Code.) (Postponed on May 11, 2011.)
   a. Staff Briefing.
   b. Presentation by Applicant.
   c. Public Hearing: All persons wishing to speak for or against shall be heard.
   d. Deliberation and Action.

City Administrator Wood said BOA discussed this item last month and then wanted more information regarding the right-of-way. The applicant found a survey that was done in 1987 and copies of it are at the dais and were also sent to you by email. He stated that there were questions about permits regarding what had been applied for and what had been issued.

Ms. Balthazar was present to answer questions. She said she did not have much additional information to add. They were able to determine where their property line is even though they were not sure exactly where the right-of-way was. She said that regarding the comment that City Inspector Rogers came by twice, she said he came by after the walkway had been completed. Then he came back again and said talked to them. She said their perception is that the contractor did what he was asked to do both times. Other issues raised at the last meeting was should this request be considered differently in regard to the old construction and the new construction.

She said she has certified mail receipt that the neighbor was notified and chose not to come tonight. She said she hopes that the City engineer can weigh in on this since that part of the ridge is doing what it is suppose to do.

Chairman Claunch opened the Public Hearing. There was no one present to speak.

When Chairman Claunch asked if the size of the walkway installed was in the same footprint as the previous walkway, Ms. Balthazar said yes.

BOA Member Stevens said he was confused because he thought he read somewhere that the City Inspector had told the contractor to split this job up.

Ms. Balthazar said apparently when he submitted the exterior remodel permit; it was split into two requests, one for work to be done in the right-of-way and the other for work that was not in the right-of-way. What was returned was the general exterior, so he thought that everything was okay, not realizing that there were two building permits.

BOA Member Graham said he likes the work that was done but the permits were clearly broken up. Since the contractor broke them up, why did he not know that there were two permits? He should have known not to start work. When the old rock walkway and stairs were removed, then that took away the grandfathering.

Chairman Claunch said if this is in City right-of-way and they are not allowed to have this there, then it will be the City's responsibility to put something there if this is pulled up.

BOA Member Graham said there is no curb, so water is going to drain more.

Ms. Baltzar said the slope is greater when you get to the driveway. That is what she is concerned about, stabilizing the corner of driveway, but said she is not an engineer. She wouldn't mind moving the mailbox.

BOA Member Goehring said what rubs him wrong is that they are appealing City Inspector Rogers' decision.

BOA MEMBER STEVENS MADE A MOTION, SECONDED BY BOA MEMBER GOEHRING, TO OVERTURN THE ADMINISTRATIVE DECISION TO DENY AND ALLOW THE WALKWAY TO STAY. MOTION PASSED BY UNANIMOUS (5-0) VOTE.

BOA Member Stevens said the contractor should be cited on this.

4. Land Use: Variance to encroach 50' into the 50' front setback for residence and pool at 116 Skyline Drive. Representative Jon Luce. (Section 22.03.281 of the West Lake Hills Code.)

a. Staff Briefing.
b. Presentation by Applicant.
c. Public Hearing: All persons wishing to speak for or against shall be heard.
d. Deliberation and Action.

Representative Applicant Jon Luce was present to speak.

City Administrator Wood said the property was previously owned by Liz Carpenter. This is a unique situation because the house is close to the road. The applicant wants to take down the existing house and wants permission to encroach into the front setback. ZAPCO recommended two different encroachment amounts: 40' for the house and 50' into the front setback for the retaining walls. The proposal is to put the new house in almost the exact footprint. With ZAPCO's recommendation, they would have to change the layout of the retaining walls.

Mr. Luce said the property is a real long narrow lot. In 1960 when the original house was built, the architect decided that the right way to build was not perpendicular but parallel. They agreed this was also the best way to build. He said they saved all of the oak trees which predate the house. They want to take down the old house and put in a new house.

Chairman Claunch opened the Public Hearing. There being no one present to speak, Chairman Claunch closed the Public Hearing.

BOA Member Graham said he was very much in favor of this project and appreciates what you have done with this lot in not disturbing the lot. The issue he had was with the retaining wall. That wall already existed and if you had not removed it, it would have been grandfathered.
BOA Member Fillpot agreed. One thing that concerned him was how in the front area of the lot as you are turning on Skyline, there is a lot of brush canopy that shields the house and softens the fact that the house is close to the road. That being said, if there is any way to help bolster the understory and vegetation screening on Skyline, he would feel really good about this request. Though it may not be the look you are going for.

When BOA Member Stevens asked what ZAPCO recommended, City Administrator Wood said they recommended a 40' encroachment into the front setback for the house and a 50' encroachment for the retaining walls. He said what is shown in the drawing is the retaining walls into the right-of-way. Actually the encroachment of the retaining walls in the rear setback and ZAPCO did not include a recommendation on that issue. Mr. Luce referenced BOA Member Stevens to the drawing (colored version), saying that the double ink line is existing retaining wall. If you look at where the garage is, the double line shows what would be a new wall, a proposed wall and also a gate. He said that when they discussed this at ZAPCO, they were agreeable to removing all the retaining wall that extends into the right-of-way.

When Chairman Claunch asked how the applicant would transition the wall over by the garage, the architect said they would follow city guidelines, with maybe just a gate and a fence for pool security.

Chairman Claunch said that would require a variance too and BOA would want to see the plans before we grant a variance. He said some of us are confused regarding where the walls are going to really be and location of the fence for the pool. We want to see how you are going to treat this before we move forward on the variance.

Mr. Luce said our option to buy expires tonight.

When Mr. Luce said we could put a do not exceed height limit, BOA Member Stevens said it is not just the height issue. Your economic situation cannot be a factor in our decision.

Chairman Claunch said let's give him some guidance and are you okay with having him go off tonight to work on this and come back tonight? BOA Stevens said he wanted to see official plans, saying this is too mismatched for him to approve. He said if we are going to be here a long time tonight, they can go to their office and come back, but they needed to also address the fence material.

When Mr. Luce said what we are asking for is variance for the house and a portion of the pool to extend into the front setback, Chairman Claunch said we approve specific encroachments only.

When Mr. Luce said we will just take it off and not put up a fence, Chairman Claunch said the fence issue needs to be answered tonight as well as the rear setback issue. Are you leaving the retaining wall on the north side of the property undisturbed? Mr. Luce said that on the north side, they probably won't do anything. City Administrator Wood said it should be included to make it clear.

BOA Member Stevens said we don't have notice for the encroachment into the rear setback and asked are you changing the material of the walls?

It was stated that ZAPCO recommended that nothing be in the right-of-way and that the applicant did not turn in new drawings for BOA.

Chairman Claunch stated that this item would be postponed for awhile this evening.

(BOA addressed item 6 and then came back to this item.)

Revised drawings were handed out and explained. The new wall would be poured concrete.

BOA Member Stevens said there was not proper notice on the agenda for granting a variance for the rear encroachment (north side).

The City Attorney agreed saying that the neighbors on the other side might have shown up if they had received notice.

The applicant said then they would take out that part of the retaining wall. They were basically doing it to make it nicer for the neighbor.

BOA Member Stevens said now we need a front yard fence variance for putting in a 54" wall.

Someone said if you decide it is a front yard fence then there is a problem because it is a solid fence.

BOA Member Stevens said it is a front yard wall.

The architect said then they would change the 54" wall to a metal fence. BOA Member Stevens said it would have to be 80% visible and screened.

BOA MEMBER STEVENS MADE A MOTION, SECONDED BY BOA MEMBER FILLPOT, TO APPROVE VARIANCE RECOMMENDED BY ZAPCO TO ENCROACH 40' INTO THE 50' SETBACK FOR THE BUILDING AND 50' INTO THE SETBACK FOR RETAINING WALL NOT TO EXCEED EXISTING RETAINING WALL HEIGHT, CONTINGENT UPON ENROACHMENT OF REAR PROPERTY BEING REMOVED AND FENCE FOR POOL IS LIMITED TO 54" IN HEIGHT AND COMPLYING WITH THE FRONT YARD FENCE ORDINANCE. THERE WERE FOUR YES VOTES AND BOA MEMBER STEVENS HAD NOT VOTED.

Chairman Claunch then recessed the BOA Meeting in order to convene the Council Meeting agenda at 9:10 p.m.

The BOA Meeting was then reconvened at 9:28 p.m.

5. Land Use: Variance to encroach 5' into the 10' driveway setback for driveway extension turn around at 300 Las Lomas Drive. Applicant Mary Katherine Bowles. (Section 22.03.175 of the West Lake Hills Code.)

a. Staff Briefing.
b. Presentation by Applicant.
c. Public Hearing: All persons wishing to speak for or against shall be heard.
d. Deliberation and Action.

Mary Katherine Bowles was present to speak. She said they are requesting a 5' extension of their driveway, so that guests can turn around and go out the driveway front ways. She said they have had to replace their sprinkler heads because of guests driving over them and that between the ZAPCO meeting and this meeting, they had someone go off the curb.

Chairman Claunch opened the Public Hearing.

Neighbor Don Taylor spoke. He said his wife sent an email to ZAPCO. They are trying to sell their house. He said he understands why the applicant wants the variance, but he has the same situation regarding his driveway. He said he remodeled ten years ago and thought about a variance, but decided not to request one. He said he has had four kids driving and they all dealt with it. He thinks her extension looks like a parking spot and it is after the fact.

Chairman Claunch closed the Public Hearing.

Ms. Bowles said she read through their email and the only thing she could get that was straightforward and true and doesn't see how this messes with their view at all. She said she understands they are trying to sell their house. She said she could back out her driveway, but the problem is when her guests try to. She said City Inspector Rogers encouraged her to apply for a variance.

When Chairman Claunch asked if her contractor was forming up this extension, Ms. Bowles said her contractor did screw up and he should have paid a fine for it.

Chairman Claunch asked if she had another turnaround down closer to the driveway, if we approved it at the top, would she remove the turnaround at the bottom. Ms. Bowles said the turnaround at the bottom is poorly designed and she could remove it, but it would be an extra expense for her.

When BOA asked the neighbor if he would be okay with the variance if she removed the turnaround closer to driveway, he said no.

When BOA Member Graham told the applicant that she could get another 10 plus feet if she went to the 10' setback, and then she would not need a variance, Ms. Bowles said there was a really tall retaining wall.

Chairman Claunch said legally we have to come up with a hardship and that there was no alternative to the variance.

Chairman Claunch told the applicant that BOA can vote now, or the applicant could come back to us showing us a tree survey or just add some additional space that does not require tree removal. He said we need to see that you have no alternative. BOA Member Graham said he would not grant a 5' extension variance even if she did come back.

BOA Member Goehring told the applicant you haven't showed us a hardship, your plans aren't detailed, and you have a neighbor who objects.

Chairman Claunch told the applicant she could only have one negative vote.

BOA Member Fillpot said he would want to see an enlarged drawing of the turnaround area.

BOA Member Stevens agreed with BOA Member Graham and said he would not vote for a variance.

BOA then said they would postpone this item to a future meeting and the applicant said she would be gone for a few months.

6. Land Use: Amendment to approved site plan/building permit with after-the-fact variance to encroach 8' into the 25' side setback for construction of a wooden deck for Saucer Sound at 3823 Bee Cave Road, Building C. Representative Brian Hernandez. (Section 22.03.281 of the West Lake Hills Code.)

a. Staff Briefing.
b. Presentation by Applicant.
c. Public Hearing: All persons wishing to speak for or against shall be heard.
d. Deliberation and Action.

(Note: This item requires dual action. BOA action on variance and Council action on amendment to approved site plan/building permit.)

Representative Brian Hernandez was present to speak.

EXCERPT FROM THE JUNE 8, 2011 CITY COUNCIL MEETING MINUTES:

4. Land Use: Amendment to approved site plan/building permit with after-the-fact variance to encroach 8' into the 25' side setback for construction of a wooden deck for Saucer Sound at 3823 Bee Cave Road, Building C. Representative Brian Hernandez. (Section 22.03.281 of the West Lake Hills Code.)

a. Staff Briefing.
b. Presentation by Applicant.
c. Public Hearing: All persons wishing to speak for or against shall be heard.
d. Deliberation and Action.

(Note: This item requires dual action. BOA action on variance and Council action on amendment to approved site plan/building permit.)

Mayor Claunch opened the Public Hearing. There being no one present to speak, Mayor Claunch closed the Public Hearing.

MAYOR PRO TEM SCHWARTZ MADE A MOTION, SECONDED BY COUNCIL MEMBER GRAHAM, TO APPROVE THE AMENDMENT TO THE SITE PLAN/BUILDING PERMIT. MOTION PASSED WITH A (4-1) VOTE WITH COUNCIL MEMBER STEVENS VOTING AGAINST.

Chairman Claunch opened the Public Hearing. There being no one present to speak, Chairman Claunch closed the Public Hearing.

BOA Member Graham commented on the unique hardship.

BOA MEMBER GRAHAM MADE A MOTION, SECONDED BY BOA MEMBER FILLPOT, TO APPROVE THE VARIANCE WITH THE HARDSHIP BEING SENSORY DEPRIVATION AND SECURITY REASONS, AND THEIR BEING NO IMPACT ON THE NEIGHBORING PROPERTY. A VOTE OF (4-1) WAS TAKEN WITH BOA MEMBER STEVENS OPPOSED. BOA THEN POSTPONED THIS ITEM SAYING THEY WOULD COME BACK TO IT LATER IN THE EVENING.

For the record, BOA Member Schwartz arrived at 9:16 p.m.

A FINAL VOTE OF (5-1) WAS TAKEN (BOA MEMBER SCHWARTZ WAS PRESENT TO VOTE FOR AND BOA MEMBER STEVENS VOTED AGAINST). MOTION PASSED WITH A (5-1) VOTE.

ATTACHED IS AN EXCERPT FROM THE JUNE 8, 2011 COUNCIL MEETING MINUTES REGARDING THEIR ACTION ON THE AMENDMENT TO THE APPROVED SITE PLAN/BUILDING PERMIT.

7. Adjournment. Chairman Dave Claunch.

Chairman Claunch adjourned the meeting at 9:32 p.m.

DAVE CLAUNCH, CHAIRMAN

ATTEST:

CITY OF WEST LAKE HILLS
SEAL
TEXAS

JANET ROGERS, CITY SECRETARY

Exhibit A

116 Skyline Drive – Fence Variance

Applicant's Findings of Fact

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

   1. There is a small connector road between Wildcat Hollow and Skyline drive where cars need to stop before turning left on Skyline. The cars stop in a location where the cars are pointed uphill facing our house. This results in flashing lights during the evenings in our living room and outdoor areas. By building louvers into the fence design, it helps to block some of this light, while still providing a degree of transparency.
   2. We have invested a lot of money in production of this steel fence, believing it met the 80% rule. The ordinance does not specify whether or not this 80% should be met at all viewing angles. If we do not get the variance we will lose the money we've invested in the fence and have to buy a new one.

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

It is being put in exactly the same place as the fence that has been there for 10 years. Consistent with the ordinance, we will seek to screen the fence with vegetation. For the section of fence that sits just behind an existing stone wall, we plan to grow vines to help make the fence disappear into the landscape.

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

The alternative is to remove the sections of new fence that have been installed and put up a fence similar to the one we had. It will have the same problems with headlights, although we could perhaps mitigate with dense landscaping. However the section of fence where the headlights shine is behind and above a stone wall (see attached pictures) that was installed to in 2014 to keep the septic system from eroding into the street. The only way to screen this is either to grow vines on the fence, or to plant new trees in front of the stone wall. We believe the new design will be more effective at growing vines, and have already done this with our side fence (picture attached) successfully. As for the trees in front of wall, the city has told me they would prefer for fire safety reasons to not plant new trees in front of wall.

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

It really comes down to a decision about fence design to help mitigate a unique issue relative to our lot and cars stopping directly in front of the house.

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

   A variance was already issues in 2011 for fence location and height. This all comes down to an interpretation of the 80% visibility rule that is somewhat unclear in the ordinance.

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

   There is no neighboring property across the street from this fence. If someone wants to look through the louvered fence and see our backyard they can do this. Small animals like mice and squirrels still have an 83% visible path to move in an out of the fence. All of the neighbors we have spoken with like the new fence design better with the old one.

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

Meeting Date:	January 21, 2026	**Item Number:**	7
Department:	Building & Development		
Prepared By:	Jennifer C. Bills, Director of Building & Development	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

1100 Block of Kennan Rd.: Discuss and make a recommendation to City Council on a variance request to reduce the extent of the tree survey requirement for the entirety of a property for a new construction on an undeveloped lot (Section 22.03.304(b)(1)).

Applicant: Paula Ables, Designer/Owner Representative

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.

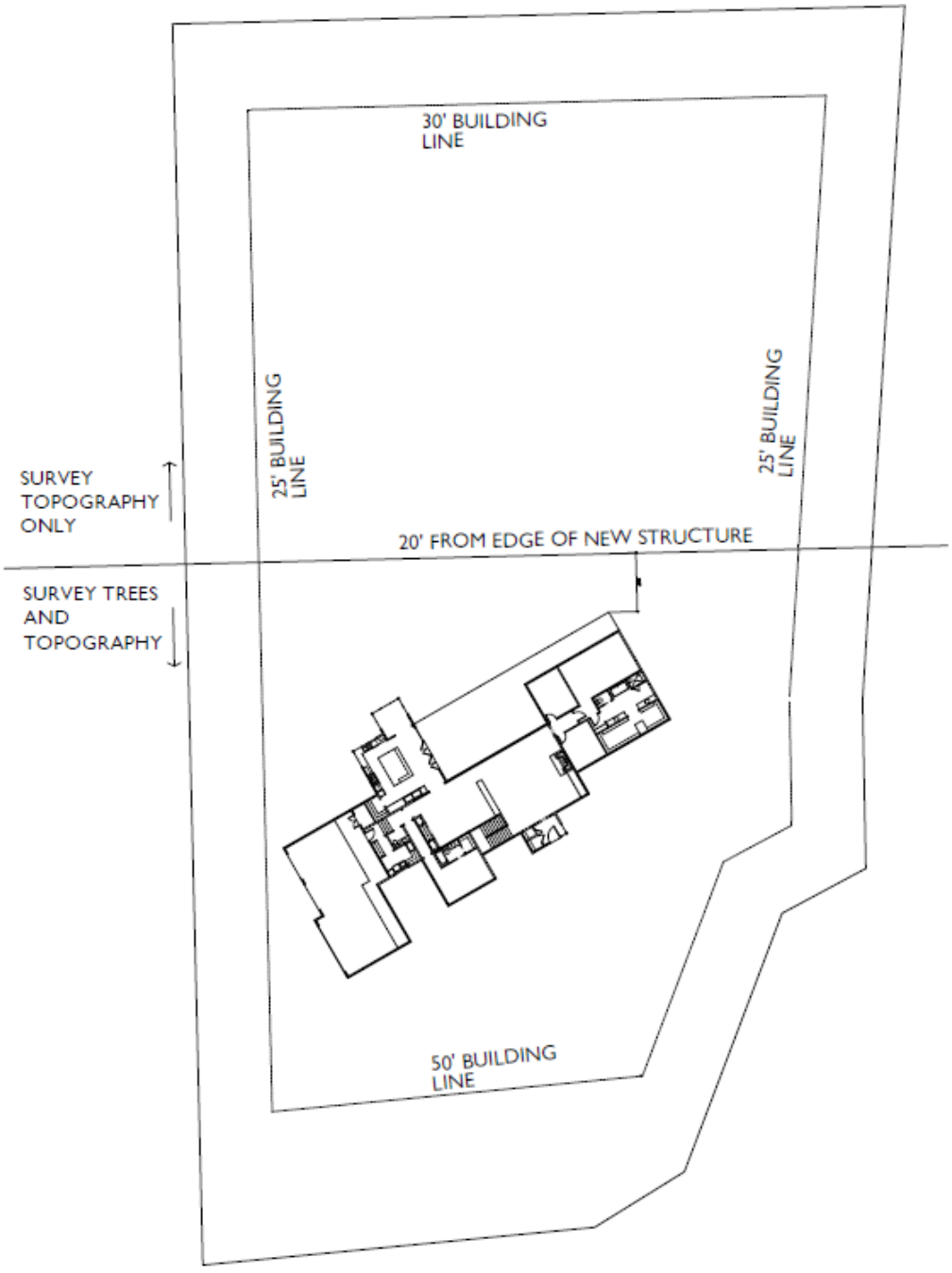
This item will be forwarded to the City Council meeting on February 11, 2026 for review and a public hearing.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: William & Annette Paape
Legal Description: Lot 1A El Ojo de Agua Subd Amended Plat of Lot 1 & Lots 1 & 2 Wild Basin Wilderness Sec 2
Lot Size: 2.14 acre
Zoning: R-1, One-Family
Wastewater: On-Site Sewer Facility (Septic)

The properties surrounding the subject property are zoned R-1, One-Family, and GUI, Government, Utility, Institutional

Background & Analysis:
The applicant is requesting a variance to reduce the tree survey requirement for an undeveloped lot. The applicant is requesting to survey only the portion of the lot (Attachment 3) rather than the entire site, as required by Section 22.203.304 (b)(1).


30' BUILDING LINE
25' BUILDING LINE
25' BUILDING LINE
SURVEY TOPOGRAPHY ONLY
20' FROM EDGE OF NEW STRUCTURE
SURVEY TREES AND TOPOGRAPHY
50' BUILDING LINE

Required Tree Survey

- Tree survey for only a portion of the property.

Code Reference

Section 22.203.304 (b)(1) *Tree survey*

(A) For a**ll new construction on an undeveloped lot without existing structures**, the property owner must provide the city inspector with a tree survey of the entire property.
(B) For all new construction on a developed lot with existing structures, the city administrator at his sole discretion may allow the property owner to submit a tree survey of less than the entire property.
(C) All tree surveys must be conducted by a state-registered surveyor or engineer prior to a permit being issued and must include all trees with trunk diameters of three (3) inches or greater at twelve (12) inches above the ground.
(D) All trees to be removed must be highlighted or marked on the survey.

Request

The applicant is requesting to survey only the trees 20 feet north of the proposed new structure to the southernmost portion of the property (Attachment 3).

Public Comments:
As of the date of the report, no written comments were received.

Variance Criteria Review:
Variances 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.

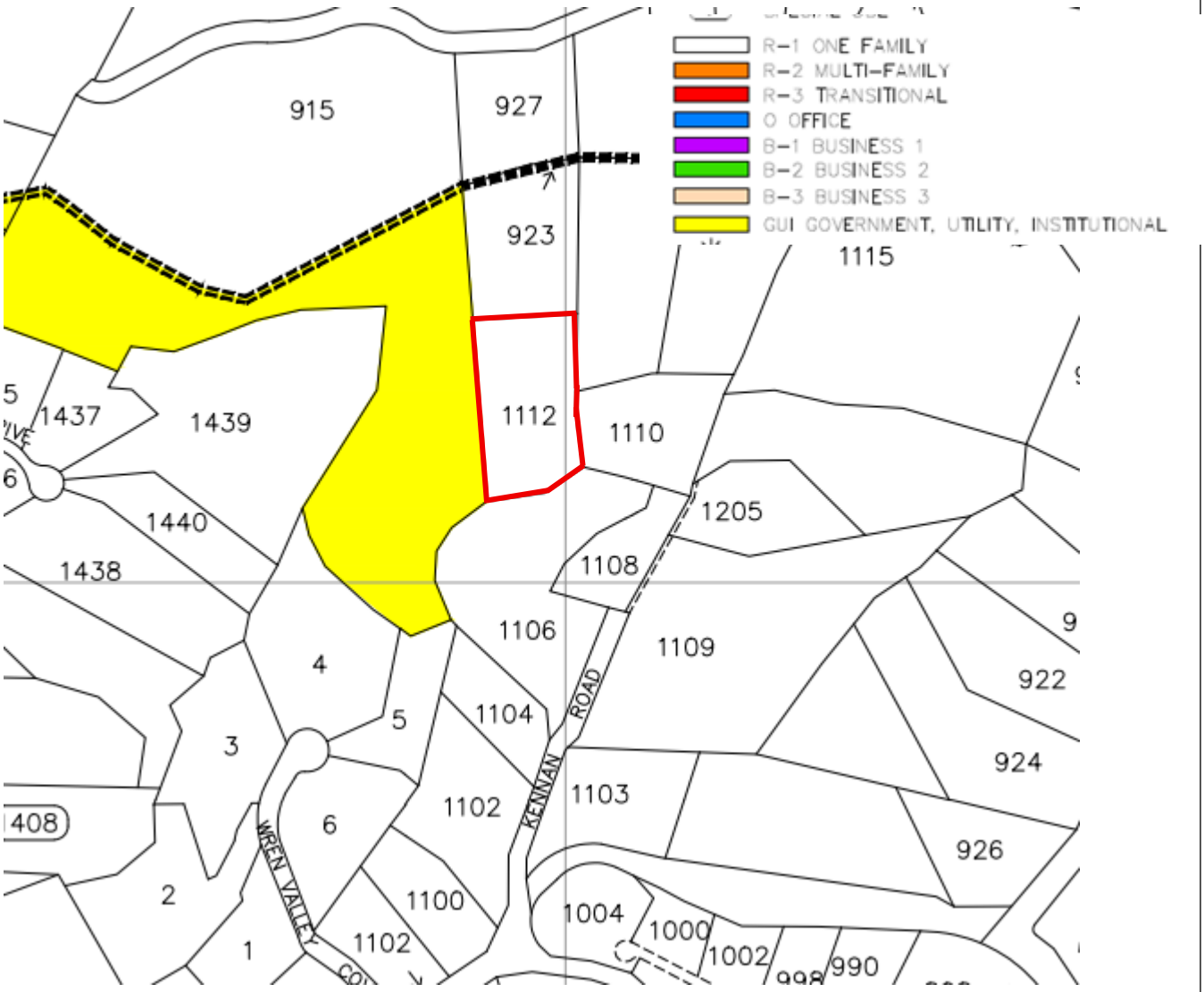
Comprehensive Planning Analysis

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

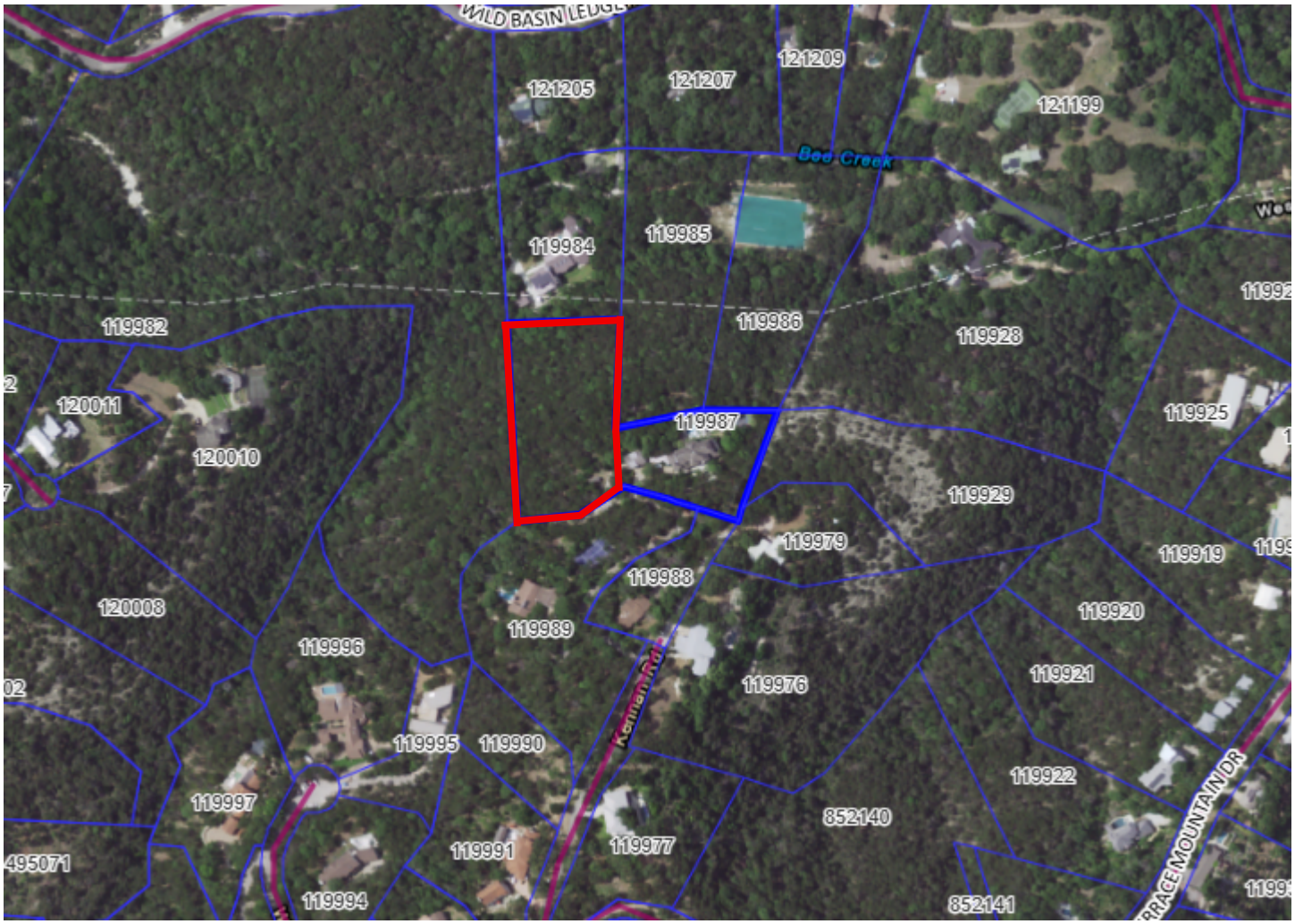
Links to Relevant Code:

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

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
915
927
923
1115
1112
1110
1437
1439
1440
1438
1205
1108
1106
1109
922
924
926
1104
1103
1102
1100
1004
1000
1002
990
KENNAN ROAD
WREN VALLEY
408
1
2
3
4
5
6

Aerial:


WILD BASIN LEDGE
121209
121205
121207
121199
Bee Creek
119984
119985
119982
119986
119928
120011
119987
119925
120010
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119988
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852140
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TERRACE MOUNTAIN DR

December 15, 2025

Dear ZAPCO Chairperson,

I am writing to request a variance from the requirements of City of West Lake Hills Code ***§22.03.304(b)(1) For all new construction on an undeveloped lot without existing structures, the property owner must provide the city inspector with a tree survey of the entire property*** for the property located at 1112 Kennan Rd (2.14 acre lot). The code requires that all trees meeting the minimum size threshold be surveyed across the entire property. I am requesting approval to survey only a portion of the lot rather than 100 percent of the site.

The proposed construction is limited to the upper portion of the property, and a significant portion of the lot will remain undisturbed. The property contains more than 100 trees that meet the survey threshold, and the cost associated with surveying every qualifying tree across the entire site is cost prohibitive ($15 per tree on least expensive bid). Limiting the tree and topographic survey to the area associated with the proposed development would allow the project to move forward while still meeting the intent of the ordinance.

Thank you for your time and consideration of this request. Please let me know if additional information is needed.

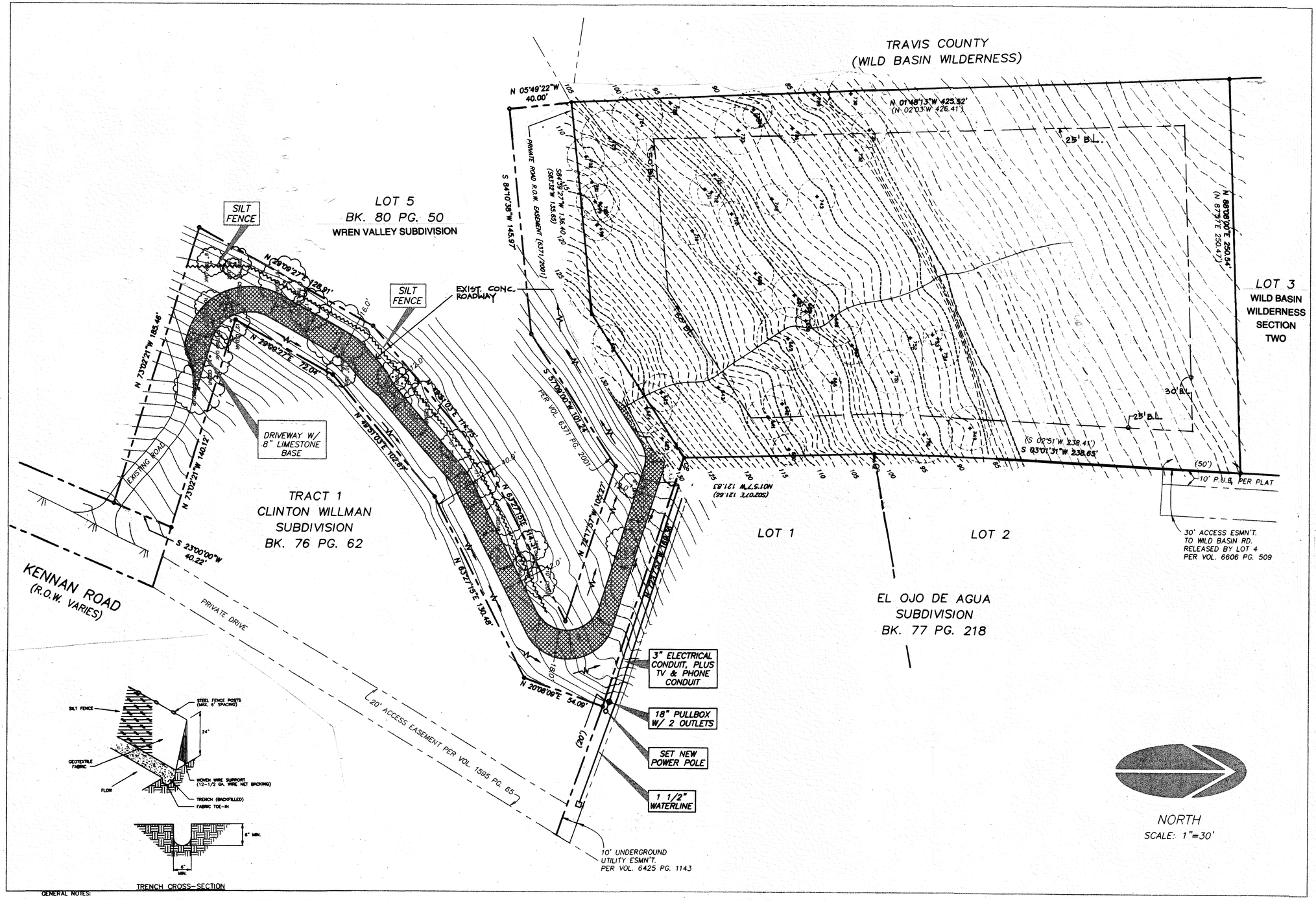
Sincerely,

Paula Ables

Designer/Owner Representative

Paula Ables Interiors
Austin, TX 78746 • phone: 512-658-4534 • www.paulaablesinteriors.com

STARNES RESIDENCE—1112 KENNAN RD.



TRENCH CROSS-SECTION

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHOULD BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SITUATION.

STANDARD SYMBOL SF / L=

SILT FENCE

N.T.S.

LEGEND

●———	1/2" IRON PIN FOUND
○———	1/2" IRON PIN SET
◉———	1/2" IRON PIPE FOUND
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
( )	RECORD INFORMATION
—//—	WOOD FENCE
—oo—	CHAIN LINK FENCE
—x—	WIRE FENCE
—●—o—	OVERHEAD ELECTRIC
←—	GUY WIRE

TREE DESCRIPTION

623	10" LIVE OAK
624	16" CEDAR
625	12" CEDAR
626	10" CEDAR
640	10" SPANISH OAK
641	14" CEDAR
642	12" CEDAR
643	10" CEDAR
666	6" SPANISH OAK
667	12" CEDAR
668	TRIPLE 10" CEDAR
669	TRIPLE 10" CEDAR
687	14" CEDAR
688	12" CEDAR
689	6" SPANISH OAK
698	10" CEDAR
699	12" CEDAR
700	12" CEDAR
701	10" CEDAR
702	12" CEDAR
710	DOUBLE 6" SPANISH OAK
711	10" LIVE OAK
712	DOUBLE 6" LIVE OAK
713	TRIPLE 6" SPANISH OAK
714	8" LIVE OAK
723	6" LIVE OAK
724	16" CEDAR
725	18" CEDAR
729	10" CEDAR
730	14" CEDAR
731	TRIPLE 8 & 6" SPANISH OAK
732	TRIPLE 8 & 6" SPANISH OAK
733	CLUSTER OF 6" SPANISH OAKS
734	6" SPANISH OAK
735	TRIPLE 8" SPANISH OAK
736	DOUBLE 6" SPANISH OAK
742	10" LIVE OAK
743	12" CEDAR
749	14" CEDAR
750	18" CEDAR
751	14" CEDAR
752	6" SPANISH OAK
753	6" SPANISH OAK
754	DOUBLE 6" SPANISH OAK

LEGAL DESCRIPTION: LOT 4, WILD BASIN WILDERNESS SECTION TWO, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 75, PAGE 274, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A 40' NON-EXCLUSIVE PRIVATE ROAD RIGHT-OF-WAY EASEMENT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6371, PAGE 2001, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NORTH

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED BY

PROJECT: KEENAN ROAD
SCALE: 1" = 30'

REGISTERED ARCHITECT JON HARRIS STARNES #8188 STATE OF TEXAS

Mr. & Mrs. Jon H. Starnes Residence

Address
1112 Kennan Road
West Lake Hills, Texas 78746

Legal Description
Lot 4, Wild Basin Wilderness, Section Two
Travis County, Book 75, Page 274

Architect
Allied Interests Inc.
816 Terrace Mountain Dr.
West Lake Hills, Texas 78746
(512) 327-6318

Builder
Christopher Homes
PMB 266, 134-92 Research Blvd., Ste. 120
Austin, Texas 78750
(512) 249-5932

DATE

SHEET NO.

30' BUILDING
LINE

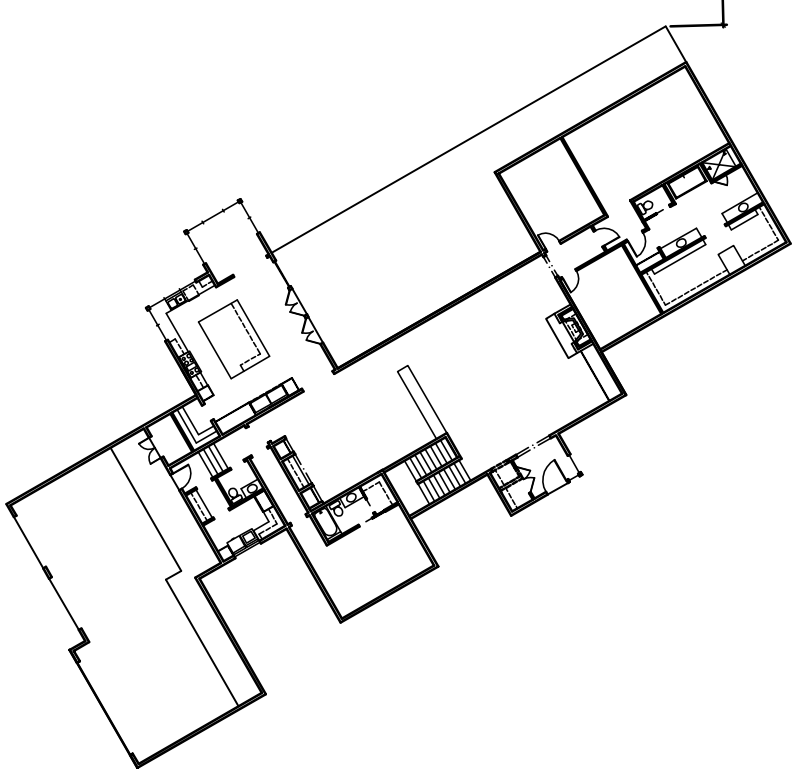
25' BUILDING
LINE

25' BUILDING
LINE

SURVEY
TOPOGRAPHY
ONLY

20' FROM EDGE OF NEW STRUCTURE

SURVEY TREES
AND
TOPOGRAPHY



50' BUILDING
LINE

Exhibit A

1100 Block Kennan Rd – Tree Survey Variance

Applicant's Findings of Fact

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

   The property is 2.14 acres and contains over 100 trees that meet the 3" tagging requirement. The lowest survey quote received is $15 per tree, making full compliance cost prohibitive, particularly since much of the property will remain undisturbed by the proposed construction. Additionally, the driveway from the street is a shared easement with numerous trees that will not be impacted, and we request that these trees not be required to be surveyed.

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

   We intend to only touch the top 1/2 of the property to build a new home. The bottom 1/2 of the property will remain untouched.

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

   We would like to have the top 1/2 of the property surveyed for trees per the code requirement. We are happy to have all trees within 20' (±) of the proposed new home on the survey as well if that extends past the 1/2 mark of the property

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

   We believe only tagging trees 20' from the lowest edge of the proposed new home gives all of the information that the city would need to approve or deny the construction of the new home once the plans have been completed. Beyond that area, we do not plan to touch. It will stay wild and natural.

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

   This does not violate the goals of the city because we do not intend to touch the lower part of the property at all. We would like it to stay natural and wild.

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

   This variance request does not affect the neighbor in any way. We would like to not survey a part of the trees on the lot. There will be no cutting or clearing planned for these areas.

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

Meeting Date:	January 21, 2026	**Item Number:**	8
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

701 S Capital of Texas Highway Suite A050 (Sweetgreen): Discuss and make recommendations to City Council on the following variances:

1. For the installation of a wall sign exceeding the maximum 10-foot length (Section 32.03.009 (2) West Lake Hills Code).
2. For the installation of a second sign for a restaurant with square footage of less than 5,000 square feet (Section II.B.1, Village at Westlake Uniform Signage Criteria)

Applicant: Jesus Sanchez, Santech Signs, LLC

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 included in the staff report below.

This item will be forwarded to the City Council meeting on February 11, 2026 for review and a public hearing.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Westlake Retail LP
Legal Description: 48.0955 A OF LOT 1 LOOP 360/RM 2244 CENTER
Lot Size: 48.0955 acres
Zoning: B-3, Business 3

The properties surrounding the subject property are zoned B-1, Business 1, B-2, Business 2, O, Office, and GUI, Government, Utility, Institutional.

Background & Analysis:
The applicant is proposing to install a second wall sign for the residing tenant, Sweetgreen. The applicant is proposing a second wall sign for adequate visibility beyond the surrounding landscaping. The Village at Westlake Uniform Sign Agreement was approved in 2010 by the City of West Lake Hills which only allowed one wall sign for businesses under 5000 square feet, with an additional sign allowed for tenants exceeding 5000 square feet. The applicant proposed the wall sign to be 11 feet and 8 inches in length, exceeding the West Lake Hills City Code which permits a maximum of 10 feet in length for wall signs (Attachment 3).

The view from the drive aisle off Bee Cave Road shows the landscaping obstructing the view of the existing wall sign. The proposed second wall sign would be placed on the façade facing the interior of the shopping center, not the entrance drive aisle (Attachment 5).



RIGHT ELEVATION - PROPOSED SIGNAGE
SCALE: 3/16"=1'-0"



FRONT VIEW
SCALE: 1/2" = 1'-0"



Public Comment:
At the time of the report, staff received no comments in support of or opposition to the request.

Conditions for Granting a Sign Variance (justification provided by applicant):
Practical difficulty or unnecessary physical hardship may result from:*

1. *The size, shape, or dimensions of a structure, or the location of the structure;*
   The sign is located on an existing building. The dimensions of the sign are 11' 8" x 15 ¾"
2. *From topographic or physical conditions on the site or in the immediate vicinity; or*

The site location is landscaped, obstructing the view of the tenant space.

3. *From other physical limitations, street locations or traffic conditions in the immediate vicinity*
   The additional width will not compromise safety and may enhance visibility of the facility and its location.

**Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.*

Variance Interpretative Criteria (justification provided by applicant):

1. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of. Is the hardship unique to this property? Have alternatives been considered have you considered?*
   The business has complied with the Uniformed Sign Agreement by installing only one wall sign; however, it has not provided sufficient visibility because of the building's setback and surrounding landscaping obscuring the tenant space from the main roadway.

2. *Was the hardship self-created?*
   The purpose of the sign is to denote the location of the city hall, municipal court and the police department in a clear and legible manner.

3. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
   The physical sign dimensions, lettering and characteristics are not excessive.

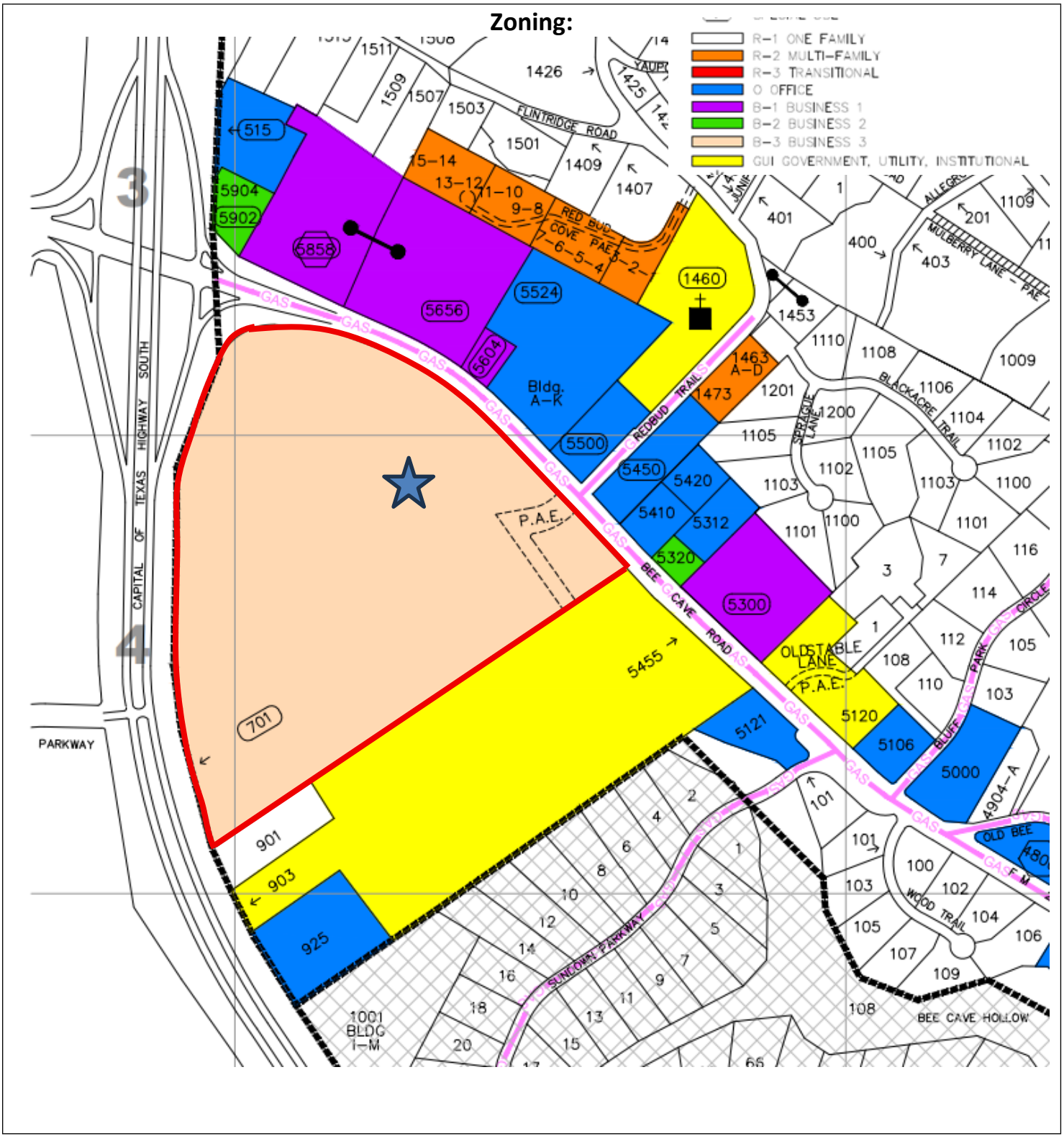
4. *The variance may violate the intent of this chapter or the goals of the city's comprehensive plan. Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?*
   The requested sign variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan. Its purpose is to provide adequate identification for a tenant within an existing commercial development, which supports economic sustainability and community accessibility.

5. *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?*
   The sign will not adversely affect neighboring properties. The sign will be installed on an existing building façade.

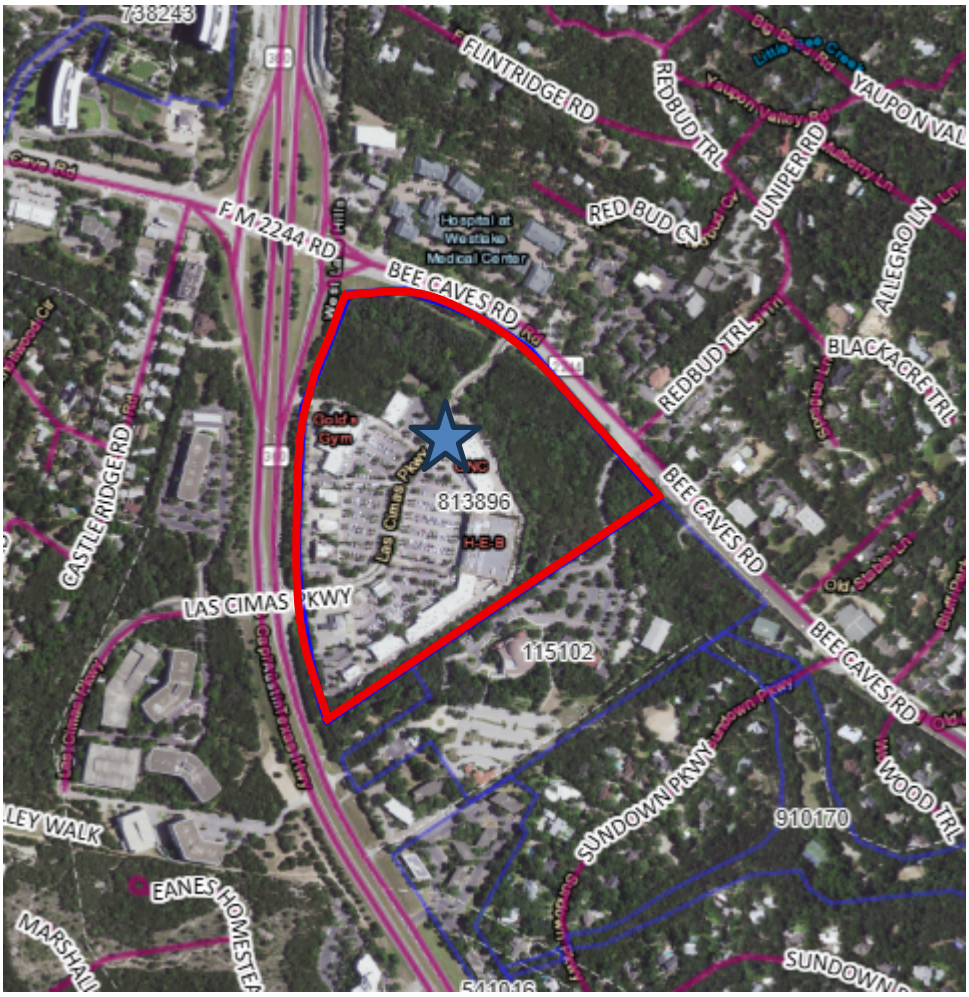
Links to Relevant Code:

- Section 32.04.001: Sign Variance Purpose; limitations.
- Section 32.03.009: Projecting, wall, and hanging, commercial signs

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
CAPITAL OF TEXAS HIGHWAY SOUTH
PARKWAY
FLINTRIDGE ROAD
RED BUD COVE PAE
REDBUD TRAIL
BLACKACRE TRAIL
MULBERRY LANE - PAE
SERAGUE LANE
BEE CAVE ROAD
OLDSTABLE LANE
P.A.E.
SUNFOWL PARKWAY
WOOD TRAIL
BEE CAVE HOLLOW
BLUFF PARK CIRCLE
OLD BEE
GAS
Bldg. A-K
1001 BLDG I-M
1463 A-D
4904-A
515
5904
5902
5858
5656
5604
5524
1460
5500
5450
5420
5410
5312
5320
5300
5455
5120
5121
5106
5000
701
901
903
925

Aerial:


738243
FLINTRIDGE RD
REDBUD TRL
YAUPON VAL
JUNIPER RD
RED BUD CV
ALLEGRO LN
FM 2244 RD
Hospital at Westlake Medical Center
BEE CAVES RD
REDBUD TRL
BLACKACRE TRL
Gold's Gym
813896
H-E-B
CASTLE RIDGE RD
LAS CIMAS PKWY
115102
BEE CAVES RD
SUNDOWN PKWY
910170
WOOD TRL
LEY WALK
EANES HOMESTEA
MARSHALL
SUNDOWN

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

11/25/2025

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

Dear Board Members,

We respectfully request a variance to allow the installation of a secondary wall sign for our tenant located at 701 S. Capitol of Texas Hwy, Suite A050, within The Village at Westlake. This request is based on the following considerations:

1. **Previous Tenant Signage**
   The location previously had a wall sign in the same area for the prior tenant. Maintaining signage in this location is consistent with the established appearance of the property and does not introduce any new visual impact.
2. **Hardship Due to Visibility Constraints**
   The tenant space is significantly set back from the main roadway and partially obscured by landscaping and building orientation. The single wall sign permitted under the ordinance does not provide adequate visibility for customers, creating an unnecessary hardship that affects the tenant's ability to operate successfully.
3. **Alignment with City Goals and Ordinance Intent**
   The requested variance supports the intent of the Zoning Ordinance and the City's Comprehensive Plan by promoting economic vitality and accessibility for local businesses while preserving the community's character. The sign will be proportionate to the building, comply with aesthetic standards, and will not require grading or removal of vegetation, ensuring that natural terrain and existing flora remain undisturbed. This approach aligns with the city's goals of maintaining visual harmony and supporting sustainable commercial activity.
4. **Property Manager Support**
   The property manager fully supports this variance request, recognizing that additional signage is essential for wayfinding and tenant identification within the center.

The proposed sign is the minimum necessary to alleviate the hardship and ensure the tenant can be properly identified by customers. It will not adversely affect neighboring properties or interfere with their owners' enjoyment.

Thank you for your consideration. Please feel free to contact us with any questions or for additional information.

Thank you,

Stacy Bryan
Permit Coordinator
920-241-8432

sweetgreen

VICINITY MAP



SCALE: NTS

SIGN CODE REVIEW

City Code summary:
Site is subject to the Village at Westlake Uniform Sign Agreement- there are specific criteria for each building.

Building A sign requirements:
Allowed 1 wall sign per tenant, unless tenant leases over 5,000 SF of space and the clock tower space- then a 2nd sign can be added.

Wall sign max allowed letter height is 18", which is based on the # of letters in the tenant name. Allowed 24 SF max per sign.

Halo-lit letters only, 6500K LED color temp. Letter faces can be 1 of 6 colors (see below), must be constructed of .090 aluminum, and be 3" deep with 2" spacers.

Maximum sign length shall not exceed 75% of the storefront width (or in the case of an architectural tower 90% tower width).

Blade signs not allowed in shopping center.
All wall signs require an engineer's stamp for permits.

Approved colors:
PMS 153U (burnt orange)
PMS 4625U (dark brown)
PMS 3305U (dark green)
PMS 484U (dark red)
PMS 7506U (cream/white)
Hexachrome Black

****Note:** a variance will be required in order to use the Sweetgreen trademark color for signage.

JONES SIGN
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A MORTENSEN COMPANY

JOB #: **310734_R1**
DATE: 11.12.2025
DESIGNER: J. Sotka
SALES REP: M. Bjorklund
PROJ MGR: S. Kostka

REQUIRED:
☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING
OTHER:

LANDLORD APPROVAL DATE
CLIENT APPROVAL DATE

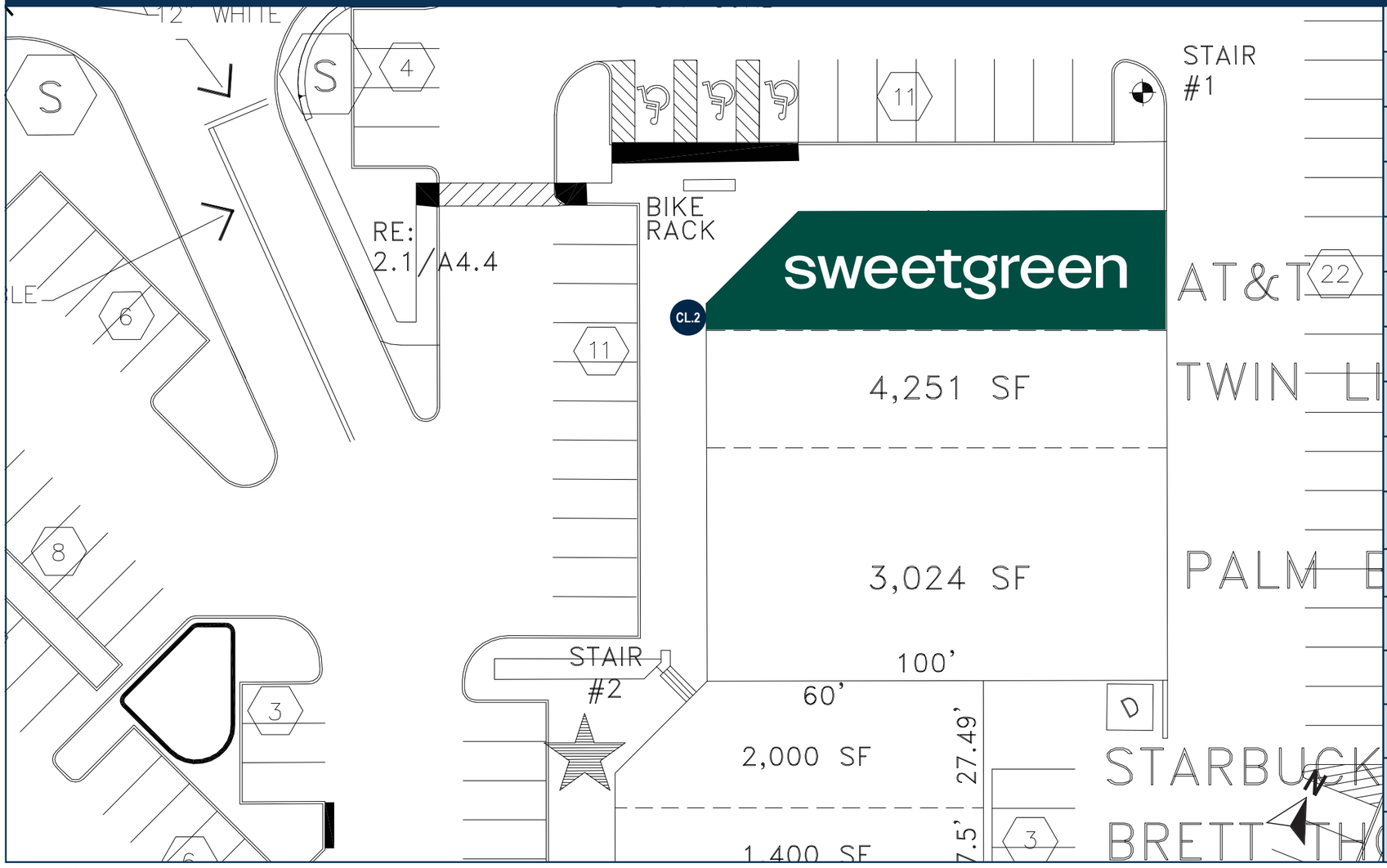
SG

SWEET GREEN
701 S. CAPITOL OF TEXAS HWY
SUITE A050
WEST LAKE HILLS, TX 78746

SHEET NUMBER
2.0

sweetgreen

SITEPLAN



SCALE: NTS

SCOPE OF WORK

EXTERIOR SIGNS		QTY
CL.2	HALO LIT CHANNEL LETTERS - EXTERIOR	1

JONES SIGN Your Vision. Accomplished. A Mortensen Company	JOB #: 310734_R1 DATE: 11.12.2025 DESIGNER: J. Sotka SALES REP: M. Bjorklund PROJ MGR: S. Kostka	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:
LANDLORD APPROVAL DATE CLIENT APPROVAL DATE	sg	SWEET GREEN 701 S. CAPITOL OF TEXAS HWY SUITE A050 WEST LAKE HILLS, TX 78746
SHEET NUMBER 3.0		

DESIGNS PREPARED FOR:

sweetgreen

SITE ADDRESS:
701 S. CAPITOL OF TEXAS HWY
SUITE A050
WEST LAKE HILLS, TX 78746

JOB NUMBER:
310734

ZONE:

SALES REPRESENTATIVE:
P. BALLAS

PROJECT MANAGER:
L. HAWKINS

DESIGN REVISIONS:

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT	REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	11.18.24	JS	REDUCED WIDTH, MAX 90" OF FACADE		●		13						
2							14						
3							15						
4							16						
5							17						
6							18						
7							19						
8							20						
9							21						
10							22						
11							23						
12							24						

DESIGNER NOTES

DATE	DESIGNER	NOTE

PRE-FLIGHT PRINT LIST

GOOD TO GO	PRIMARY CHECKS	GOOD TO GO	ADDITIONAL CHECKS
	NO MISSING / UNPACKAGED / UNLINKED IMAGES		REMOVE ANY NON-PRINTING DATA
	ENSURE IMAGE RESOLUTION 100 PPI AT FULL SCALE - REFER TO JONES ART REQUIREMENTS REGARDING POSSIBLE EXCEPTIONS		**FLATTEN TRANSPARENCIES** (FLATTEN RASTER IMAGES AND EFFECTS, LEAVE VECTOR COPY, LOGOS ETC. INTACT AS VECTORS)
	COLORS - MUST BE CMYK OR PANTONE		CONVERT FONTS TO PATHS (OR CURVES)
	ENSURE IMAGE SIZE & PROPORTIONS ARE CORRECT FOR FINAL PRODUCT, AND ANY INCLUDED BLEED & TRIM MARKS MATCH CLIENT SPECS		EMBED IMAGES OR ENSURE UNEMBEDDED IMAGES ARE PROPERLY LOCATED FOR SYSTEM USE

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A Mortensen Company

JOB #: 310734_R1
DATE: 11.12.2025
DESIGNER: J. Sotka
SALES REP: M. Bjorklund
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REQUIRED:

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OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

SG

SWEET GREEN
701 S. CAPITOL OF TEXAS HWY
SUITE A050
WEST LAKE HILLS, TX 78746

SHEET NUMBER
1.0

sweetgreen

VICINITY MAP



SCALE: NTS

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JOB #: **310734_R1**
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OTHER:

LANDLORD APPROVAL DATE
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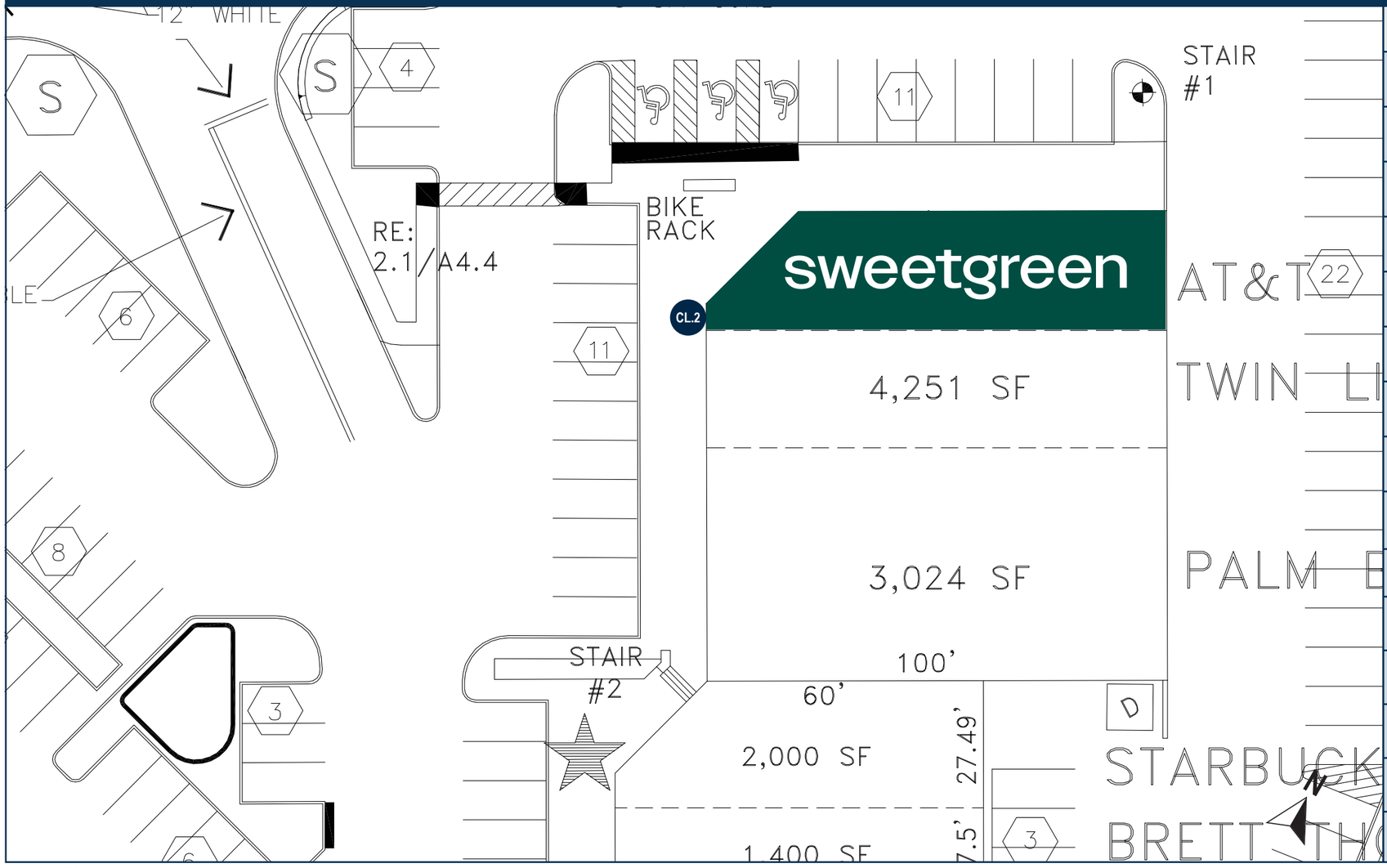
SG

SWEET GREEN
701 S. CAPITOL OF TEXAS HWY
SUITE A050
WEST LAKE HILLS, TX 78746

SHEET NUMBER
2.0

sweetgreen

SITEPLAN



SCALE: NTS

SCOPE OF WORK

EXTERIOR SIGNS		QTY
CL.2	HALO LIT CHANNEL LETTERS - EXTERIOR	1

JONES SIGN Your Vision. Accomplished. A Mortensen Company	JOB #: 310734_R1 DATE: 11.12.2025 DESIGNER: J. Sotka SALES REP: M. Bjorklund PROJ MGR: S. Kostka	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:
LANDLORD APPROVAL DATE CLIENT APPROVAL DATE	sg	SWEET GREEN 701 S. CAPITOL OF TEXAS HWY SUITE A050 WEST LAKE HILLS, TX 78746
SHEET NUMBER 3.0		

RIGHT SIDE ELEVATION



RIGHT ELEVATION - PROPOSED SIGNAGE
SCALE: 3/16"=1'-0"

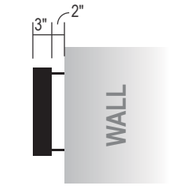
JONES SIGN Your Vision. Accomplished. A Mortensen Company	JOB #: 310734_R1 DATE: 11.12.2025 DESIGNER: J. Sotka SALES REP: M. Bjorklund PROJ MGR: S. Kostka	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE CLIENT APPROVAL DATE	sg	SWEET GREEN 701 S. CAPITOL OF TEXAS HWY SUITE A050 WEST LAKE HILLS, TX 78746	SHEET NUMBER 4.0

CL.2 HALO LIT CHANNEL LETTERS - EXTERIOR (QTY 1)

OVERALL SQUARE FOOTAGE: 19.81



FRONT VIEW
SCALE: 1/2" = 1'-0"



SIDE VIEW
SCALE: 1/2" = 1'-0"



NIGHT VIEW
SCALE: NTS

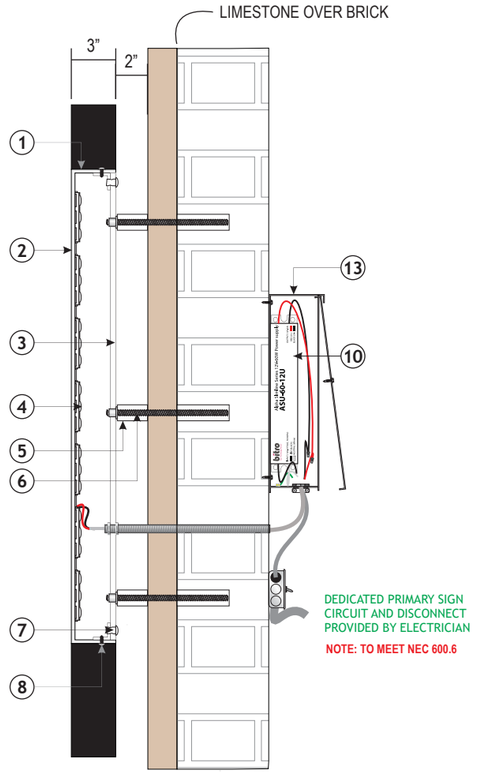
SPECIFICATIONS:

1. .090" X 3" ALUMINUM RETURNS STITCH WELDED TO ALUMINUM FACE PAINTED P-1 (INTERIOR PAINTED WHITE)
2. .125" ALUMINUM FACES P-2
3. 3/16" THK WHITE POLYCARBONATE BACK TEK SCREWED TO ALUMINUM TABS (NO MORE THAN 24" APART)
4. BITRO LITE 6500K WHITE LED'S / LUMENS: 4,180 / 76 LED MODULES PER SIGN / 55 LUMENS PER MODULE
5. 3/8" I.D. X 2" L COMPRESSION SLEEVE PAINTED TO MATCH MOUNTING SURFACE P-1
6. 1/4" DIA. S.S. ANCHOR ROD x 3 1/8" MIN. EMBED. HILTI HIT-HY 270 +HAS-R 316 ADHESIVE ANCHORW/ HIT-SC SCREEN. ICC-ESR#4143, TYP.
7. 1/4" DIA. WEEP HOLES IN BACK, AT BOTTOM .063 DRAIN HOLE COVERS (EXTERIOR APPLICATIONS ONLY)
8. 1/8" ALUMINUM TABS FASTENED TO RETURNS W/ COUNTERSUNK SCREWS
9. 7/8" ELECTRICAL HOLE / 1/2" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE). INSTALLER TO FOLLOW LOCAL CODE.
10. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
11. DEDICATED PRIMARY SIGN CIRCUIT AND DISCONNECT PROVIDED BY ELECTRICIAN
12. 15 FT. MIN. WHIP LENGTH. IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE.
13. POWER SUPPLY BOX - PAIGE 980054C SNAP 2 ENCLOSURE
14. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15 FT. MINIMUM WHIP LENGTH FOR LOW VOLTAGE WIRE.

NOTES:
1. ETL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND
2. LEAVE SLACK IN LINE OF CONDUIT FOR FUTURE SURFACE
3. ACCESS BEHIND WALL FOR WIRING REQUIRED / PERMANENT ACCESS FOR REMOTE POWER SUPPLY

COLORS / FINISHES:

P-1 MP HEXACHROME BLACK
P-2 MP TO MATCH PMS 3305U GREEN



CROSS SECTION VIEW
SCALE: NTS

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: 310734_R1
DATE: 11.12.2025
DESIGNER: J. Sotka
SALES REP: M. Bjorklund
PROJ MGR: S. Kostka

REQUIRED:
☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING
OTHER:

LANDLORD APPROVAL DATE
CLIENT APPROVAL DATE

SG

SWEET GREEN
701 S. CAPITOL OF TEXAS HWY
SUITE A050
WEST LAKE HILLS, TX 78746

SHEET NUMBER
5.0



Original Uniform Sign Agreement
Approved by West Lake Hills City Council on February 10, 2010
Amendment for Building E - City Council Review January 10, 2024
Amendment for Building D - Approved February 28, 2024

VILLAGE AT WESTLAKE UNIFORM SIGNAGE CRITERIA

I. GENERAL TENANT SIGNAGE CRITERIA

A. Signs shall be individual channel letters, open to the back wall, internally illuminated with white LED's to match the color of 6500 white neon.

B. Each tenant may use an individual style oflettering, subject to landlord's approval.

C. Sign letters shall be constructed of .090 aluminum and painted.

D. Sign colors to be compatible with building architectural design and approved by landlord.

E. Sign letter depth shall be 3 inches. Signs shall be mounted with two inches of clearance between the back of the letters and the masonry face.

F. The advertising and infonnative content of all exterior tenant signage except as expressly provided herein shall be limited to letters designating the store name and as long as it does not conflict with the architectural character of the shopping center (determined by landlord) a crest, shield or logo which shall be subject to the constraints of one letter.

G. The maximum overall length ofsigns, except as provided herein, shall not exceed 75% of the storefront width (or in the case of architectural tower signage, 90% of the tower width.) In no case shall any sign or po1iion of any sign extend beyond 75% of the storefront (or building wall length) of the tenant's lease premises without landlord's approval. Where allotted, fascia length is less than the storefront width (as at comers), the sign shall be no longer than 90% of the applicable fascia length, without landlord's approval.

H. Formula to calculate square footage ofthe sign:

1. Calculate area of each letter as follows:
   Height of letter (in inches) squared X .75.
2. Sum the areas of the individual letters from (a).
3. Divide the sum from (b) by 144.

I. Maximum area of any sign is 95 square feet.

J. Color samples are attached to be used for ve1ification purposes.

K. APPROVED (UNIVERSAL) COLORS:

PMS 153U (burnt orange)
PMS 4625U (dark brown)
PMS 3305U (dark green)
PMS 484U (dark red)
PMS 7506U (cream/white)
Hexachrome Black

L. All tenants shall submit design drawings oftheir signage to landlord for landlord's approval and shall be subject to compliance to The Village at Westlake sign crite1ia approved by the City of West Lake Hills.

11. TENANT IDENTIFICATION SIGNAGE CRITERIA BY BUILDING

A. General Provisions. Except as otherwise provided herein, each tenant shall be limited to one sign containing the name of the business and is subject to the following conditions: **Any exceptions will need to be approved by Landlord.**

1. If the total number of letters in tenant's sign is <= 14 letters, the tenant may utilize up to 18" high letters.

2. If the total number of letters in tenant's sign is 15-20 letters, the tenant may utilize up to 15" high letters.

3. Ifthe total number ofletters in tenant's sign is 21-32 letters, the tenant may utilize up to 12" letters.

4. The greater of 1 letter for each word in tenant's sign, or 2 letters, may be up to 9" higher than otherwise allowed for total number of letters.

5. The sign area (surface area) of a sign shall not exceed 24 square feet.

B. **Special Provisions.** The special provisions are subject to landlord's approval on a case-by-case basis and in no event shall the total square feet of any one sign exceed 95 square feet.

1. **Building A.** If a tenant leases over 5,000 sq. ft. and leases the tower element, tenant may have a) up to 18" high letters for up to two signs (if two sides of the leased storefront face the interior of the site) with not more than 32 letters for the two signs combined; or b) up to 24" high letters but not more than 48 sq. ft. of sign area for the two signs combined for alternative "b".

2. **Building C.** If a tenant leases 35,000 sq. ft. or more, the tenant may have up to 24" high letters for one sign and the sign may also contain the nature of tenant's business (<=12 letters), tenant's log o and tenant's name.

3. **Building D.** If a tenant leases 2,000 sq. ft. or more, the tenant may customize color and logo-to-letter sizing ratio provided the overall sq.ft. of the sign does not exceed 25 sq.ft.

4. **Building E.**
If a Tenant leases 4,000 sq. ft or more, the tenant may have up to 30" max letter height for one sign and the sign may also contain the nature of the tenant's business (<12 letters), Tenant's logo and Tenant's name, but not more than 50sq ft of sign area. If a tenant leases 4,000sq ft or more

and leases the tower element, the tenant may have one sign on the exterior of each of two sides of the leased premises that are visible from the interior of the site. If a tenant leases 6,500sq. ft. or more and leases the tower element, the tenant may have a) up to two signs with up to 30" high letters but not more than 75sq ft of sign area for the two signs combined.

5. **Building F, (G).** If a tenant leases the space facing loop 360, the tenant may have one sign with up to 24" high letters on the side facing loop 360, and one other sign on the side of Building F, (G) facing building H, (J) so long as the sign sq. ft. of the two signs combined does not exceed 48 sq. ft. per tenant.

6. **Building H.** One tenant leasing the entire building may have signs as pennitted in II.A, but a sign on three sides of the building shall be allowed.

7. **Buildings J, K.** A tenant may have signs on two sides of the building as long as the total sq. ft. of the two signs combined does not exceed 60 sq. ft. with a maximum individual letter height of 38". The signs may also contain the nature of tenant's business and tenant's logo.

8. **Buildings L, M.** A tenant may have signs on two sides of the building as long as the total sq. ft. of the two signs combined does not exceed 48 sq. ft. with a maximum individual letter size of 36". The signs may also contain the nature of tenant's business and tenant's logo. One wood sign may also be included on the building entry side as part of one of the two signs allowed (with total signage sq. ft. still limited to 48 sq. ft.)

9. **Building N, (Q).** If a tenant leases the front corner closest to to building M, (P), the tenant may have 2 signs per tenant, one facing building M, (P), the other at the front of building N, (Q).

10. **Building P.** If a tenant leases 20,000 sq. ft. or more, the tenant may have two signs with letters up to 30" high for one sign, and up to 30" for a second sign on a different side of the building visible from the interior of the site. The sign may also include the nature of tenant's business (<=12 letters) and tenant's logo.

III. TENANT ADDRESS SIGNAGE CRITERIA

Standard vinyl applied address numerals/letters for identification of tenant's space and hours of operation shall be allowed on tenant's storefront. Numeral/letter height shall be 4". Color to be silver, gold leaf or white.

IV. TENANT SERVICE ENTRY SIGN CRITERIA

Tenant identification on rear or side service doors shall be 5" in height and the color shall be black.

Approved:

City of West Lake Hills, TX

Mayor Linda Anthony

CITY OF WEST LAKE HILLS CORPORATE SEAL TEXAS

Westlake Retail Limited Partnership
dba WLR Limited Partnership

By: _____ **Date:** 2/2/24

Name: Colin Bearden

Title: Senior Vice President

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

Meeting Date:	January 21, 2026	**Item Number:**	9
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

603 Spurlock Valley Rd.: Discuss and make a recommendation to the Board of Adjustment on a variance to install a new septic tank encroaching on the 30-foot front building setback (Section 22.03.276 and Section 22.03.281).

Applicant: James Kuykendall, Sunset Construction & Excavation

Recommendation

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

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

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

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

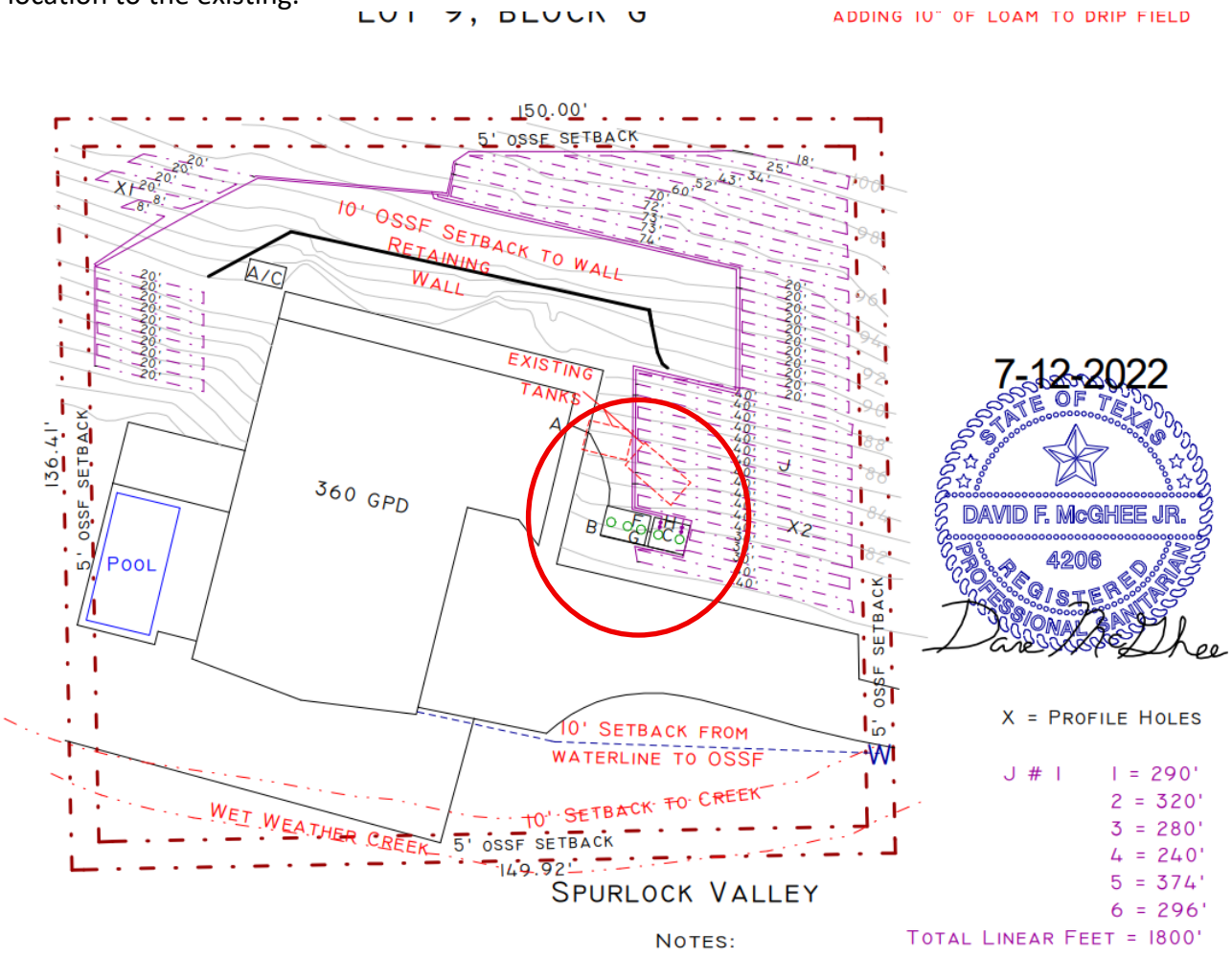
This item will be forwarded to the February 11, 2026 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Hover Holdings, LLC
Legal Description: Stonehedge Estates Block G, Lot 9
Lot Size: As Surveyed - 0.465 acres (20,252 sf), on TCAD - 0.55 acres (23,958 sf)
Zoning: R-1 One-Family Residential
Wastewater: Private on-site sewage facility (public sewer not available)

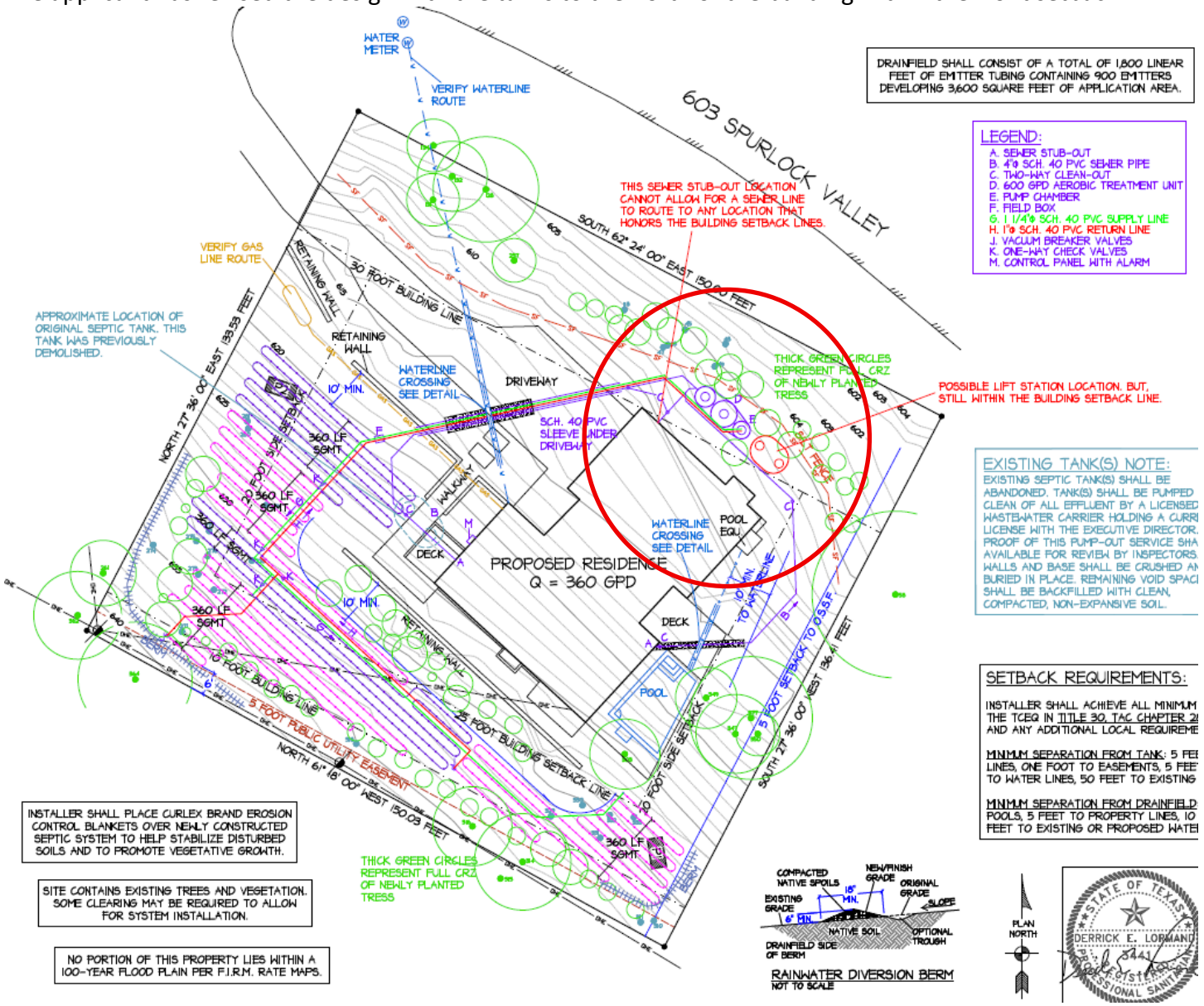
The properties surrounding the subject property are zoned R-1 One-Family Residential.

Background:
The property was built in 1985. The previous property owner received a permit for a remodel and addition in April 2023. The house was 1,888 sf of conditioned space and they are adding an additional 1,897 sf of additional conditioned space, with 4,959 sf of impervious cover on site. The site had an OSSF installed with tanks to the west of the building, outside of the setbacks. A previous OSSF design was approved in 2024 that proposed tanks in a similar location to the existing.



**Previous approved OSSF plan for 603 Spurlock.*

The applicant has revised the design with the tanks to the north of the building within the front setback.



**Proposed OSSF Plan from Applicant*

Analysis:

Setback Code Requirements

- Section 22.03.275. Building setback distances.

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

  - Unroofed steps and ramps shall not be considered as part of the principal building when

measuring the setback distance of such building.

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

- Section 22.03.276. Setbacks for accessory structures.

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

- Section 22.03.281 Schedule of Regulations

Minimum Building Setback Distance in Feet From Front Lot Line									
Lot Size/ Zoning	**R-1**	**R-2**	**R-3**	**O**	**GUI**	**B-1**	**B-2**	**B-3**	**MU-1**
Greater than or equal to .5 acre	50	50	50	50	50	50	50	(IV)(a)	(C)
Less than .5 acres	30	30	N/A	30	30	30	30	N/A	N/A

Request:

The applicant is requesting to encroach 11 feet into the 30-foot front setback for a replacement OSSF system.

Variance Criteria Review:

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

- Section 38.05.031. Provisions subject to variance.

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

- Section 38.05.032. Conditions required for granting variance.

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

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

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

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

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

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

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

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

(B) (Reserved).

(C) (Reserved).

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

- Section 38.0.033. Interpretative criteria.

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

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

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

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

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

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

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

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

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

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

- Section 38.05.035. Conditions.

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

Public Comments:
At the time of the report, no written comments have been received for this request.

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

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

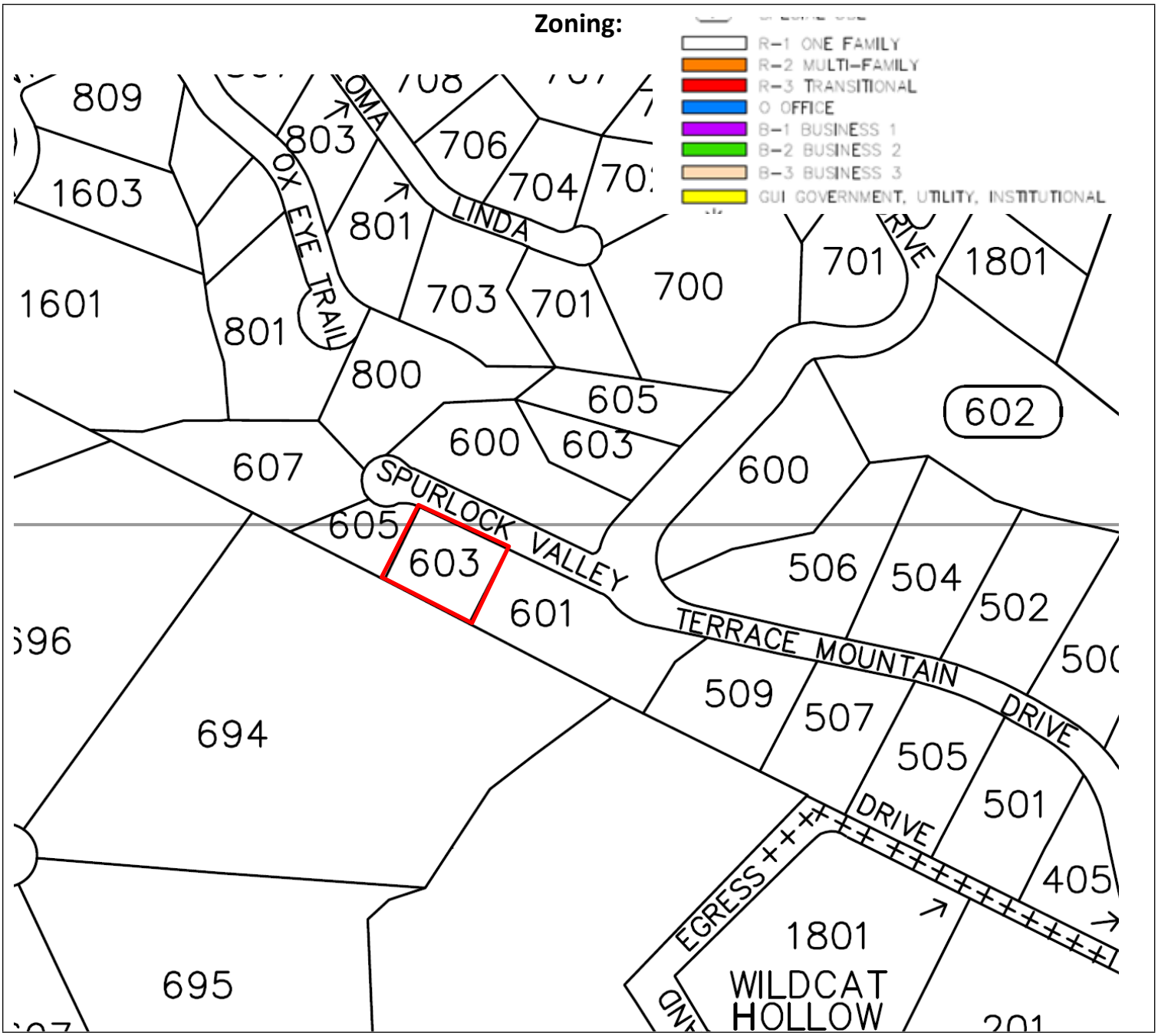
Subdivision
There is no change to the subdivision proposed with this application.

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

Links to Relevant Code:

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

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
809
1603
1601
803
801
706
704
LINDA
OX EYE TRAIL
703
701
700
801
800
605
600
603
607
SPURLOCK VALLEY
605
603
601
600
602
701
1801
506
504
502
TERRACE MOUNTAIN DRIVE
509
507
505
501
405
694
695
EGRESS
DRIVE
1801
WILDCAT HOLLOW

Aerial:


Linda Dr
119836
119838
119831
119831
119837
Ox Eye Trail
119832
119850
TERRACE MOUNTAIN DR
119851
119853
119861
Spurlock Valley
SPURLOCK VALLEY
Valley
Terrace Mountain Dr
119874
119852
119854
119860
Terrace Mountain Dr
119956
119855
119956

DELCON
FOUNDED 1997
13508 Flat Top Ranch Road
Austin, Texas 78732
Office/Fax: (512) 583-1397
www.DelconEnvironmental.com

DELCON ENVIRONMENTAL SYSTEMS, LLC

December 22, 2025

The City of West Lake Hills
911 Westlake Drive
West Lake Hills, Texas 78746
Attn: Mr. Robert Meisel, Place 1, Chair

Re: Project Number 2025-12698
The Allday Residence
603 Spurlock Valley, West Lake Hills, Texas 78746
Lot 9, Block G, Stonehedge Estates

Mr. Meisel,

This letter is offered in response to the septic system design review recently performed by the staff at the permit office.

1. The proposed septic treatment tank must be positioned within the building setback lines as there is no other location available to place a tank and collect the wastewater from each of the three existing sewer lines exiting the foundation. The proposed location for the tank is, in my opinion, the most logical location and allows for all three lines to route by gravity. Installing this treatment tank at any alternate location would then require the use of one or more lift station tanks - which would also be placed within the building setback lines.

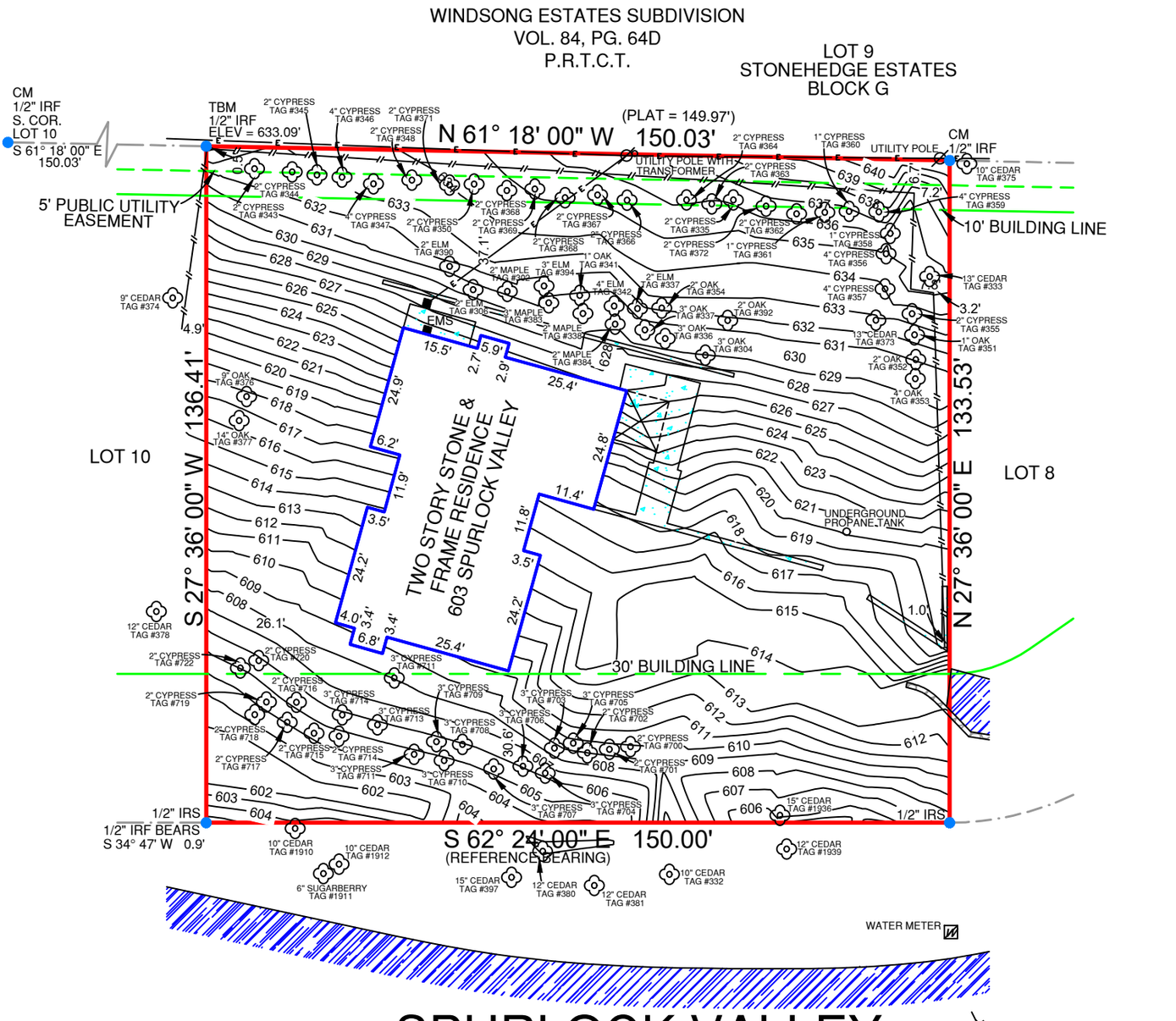
   Variance Request
   For the stated reason, I must request a variance from the minimum standards to allow for the installation of the proposed treatment tank within the 30-foot building setback line. The building line setback applies to the proposed septic treatment tank per Section 22.06.276 "Setbacks for Accessory Structures" per the City's code. The proposed tank location will still provide approximately 19 feet of clearance to the front property line while still honoring the 5-feet of clearance to the residence's foundation, and the tanks will be somewhat hidden with the proposed landscaping. It is my professional opinion that equivalent protect to both the environment, and the public health will be maintained even with the approval of this request. The proposed treatment tank location and the balance of the full system design honor all other code requirements required by Title 30, TAC Chapter 285.

Please feel free to contact me with any questions or comments.

Respectfully,

Derrick E. Lormand, R.S.
Managing Partner
Delcon Environmental Systems, LLC





LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

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

- ASPHALT =
- CONCRETE =
- GRAVEL =
- TILE =
- WOOD =
- BRICK =
- STONE =
- (WOOD) RAILROAD TIE =

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
TBM - TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

0' 15' 30' 60'
SCALE: 1"= 30'

LEGAL DESCRIPTION:
BEING LOT 9, STONEHEDGE ESTATES BLOCK G, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 91, OF THE 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 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.

TECH	AV
FIELD	JT

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.

DATE: 09/29/2025 JOB NO.: 25-03028TOPOTS
FIELD: 09/29/2025 REV. DATE: 10/02/2025

603 SPURLOCK VALLEY, WEST LAKE HILLS, TX 78746
LOT 9, STONEHEDGE ESTATES BLOCK G



STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR
David Apple
Registered Professional Land Surveyor

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

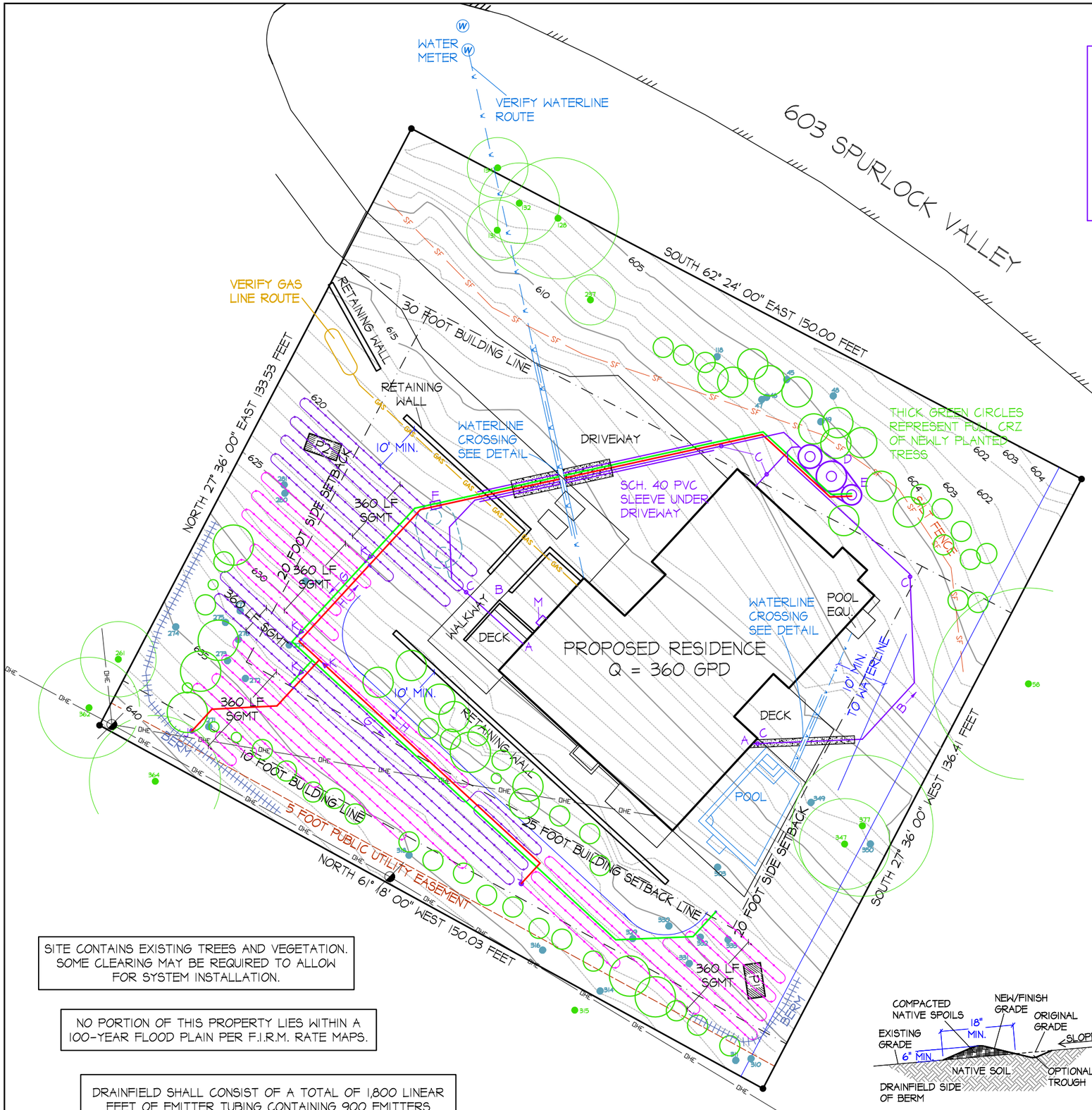
DATE:_____

ACCEPTED BY:

_____

_____

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



LEGEND:

A. SEWER STUB-OUT
B. 4"ø SCH. 40 PVC SEWER PIPE
C. TWO-WAY CLEAN-OUT
D. 600 GPD AEROBIC TREATMENT UNIT
E. PUMP CHAMBER
F. FIELD BOX
G. 1 1/4"ø SCH. 40 PVC SUPPLY LINE
H. 1"ø SCH. 40 PVC RETURN LINE
J. VACUUM BREAKER VALVES
K. ONE-WAY CHECK VALVES
M. CONTROL PANEL WITH ALARM

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#29, hac 6"
#30, jun 10"
#31, jun 9",6"
#32, jun 9"
#33, jun 5"
#34, jun 10"
#35, lig 13",8"
#45, jun 7"
#46, hack 7"
#47, jun 7"
#48, jun 8"
#49, hack 6"
#58, jun 19"
#99, chinaberry 22", tag#3375
#103, jun 10"
#105, jun 13"
#118, hack 12"
#122, jun 11"
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EXISTING TANK(S) NOTE:

EXISTING SEPTIC TANK(S) SHALL BE ABANDONED. TANK(S) SHALL BE PUMPED CLEAN OF ALL EFFLUENT BY A LICENSED WASTEWATER CARRIER HOLDING A CURRENT LICENSE WITH THE EXECUTIVE DIRECTOR. PROOF OF THIS PUMP-OUT SERVICE SHALL BE AVAILABLE FOR REVIEW BY INSPECTORS. LID, WALLS AND BASE SHALL BE CRUSHED AND BURIED IN PLACE. REMAINING VOID SPACE SHALL BE BACKFILLED WITH CLEAN, COMPACTED, NON-EXPANSIVE SOIL.

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SETBACK REQUIREMENTS:

INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE JUNE 2023, EFFECTIVE SEPTEMBER 1, 2023, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

MINIMUM SEPARATION FROM TANK: 5 FEET TO FOUNDATIONS, SWIMMING POOLS AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET TO WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.

MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT TO FOUNDATIONS, EASEMENTS AND SWIMMING POOLS, 5 FEET TO PROPERTY LINES, 10 FEET TO GRADE BREAKS, 10 FEET TO WATER LINES, 100 FEET TO EXISTING OR PROPOSED WATER WELLS.

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NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN PER F.I.R.M. RATE MAPS.

DRAINFIELD SHALL CONSIST OF A TOTAL OF 1,800 LINEAR FEET OF EMITTER TUBING CONTAINING 900 EMITTERS DEVELOPING 3,600 SQUARE FEET OF APPLICATION AREA.

RAINWATER DIVERSION BERM
NOT TO SCALE

PLAN NORTH

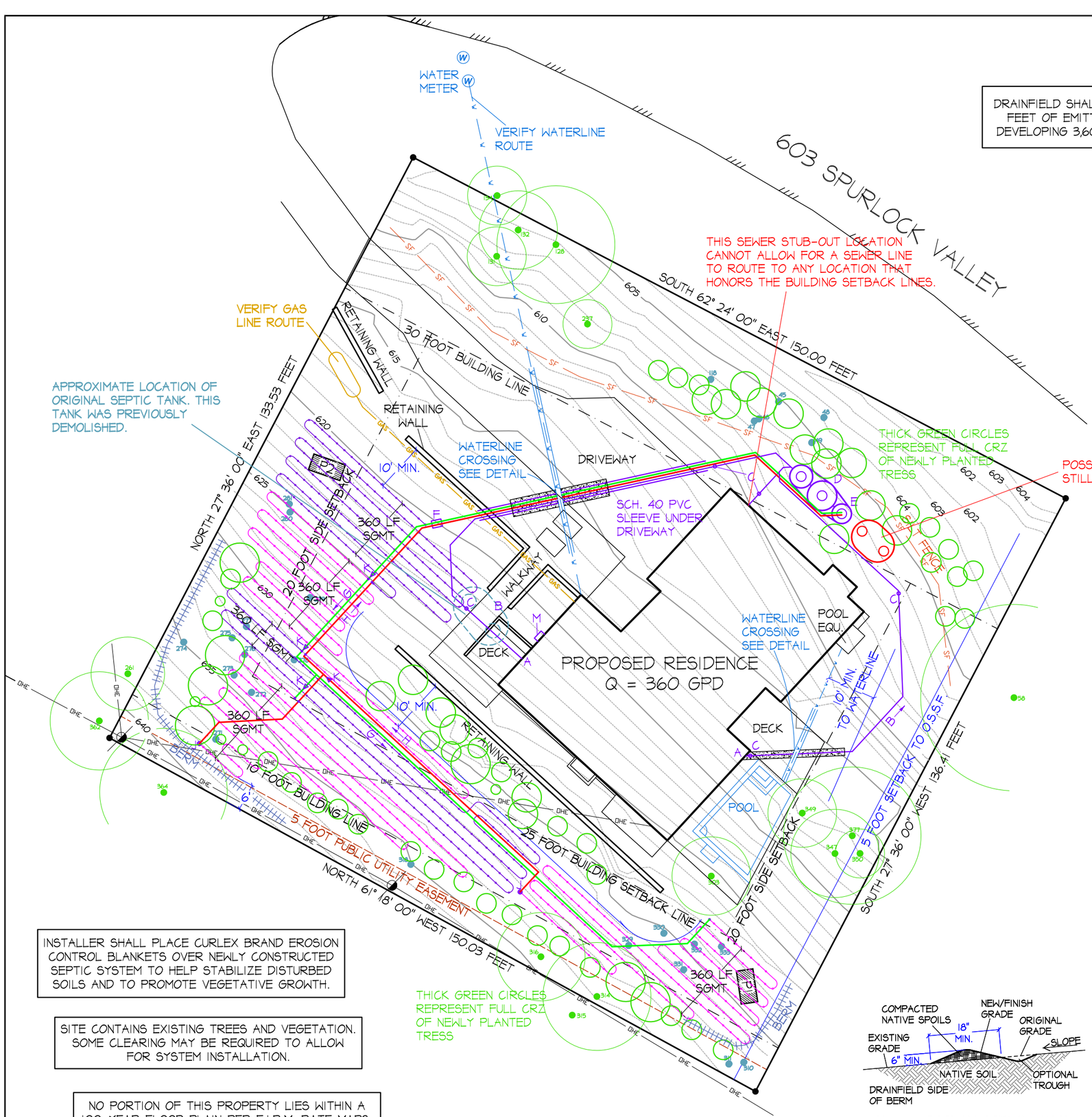
REVISED SHEET 1 - SITE PLAN

STATE OF TEXAS
DERRICK E. LORMAND
5441
REGISTERED
PROFESSIONAL SANITARIAN

DELCON ENVIRONMENTAL SYSTEMS, LLC
13508 FLAT TOP RANCH ROAD
AUSTIN, TEXAS 78732
OFFICE/FAX: (512) 583-1397
WWW.DELCONENVIRONMENTAL.COM

DELCON FOUNDED 1997

CLIENT:	THE ALLDAY RESIDENCE
ADDRESS:	603 SPURLOCK VALLEY, WEST LAKE HILLS...
LEGAL DESCRIPTION:	LOT 9, BLOCK G, STONEHEDGE ESTATES
PERMIT AUTHORITY:	THE CITY OF WEST LAKE HILLS
DRAWN BY:	DATE: 10/13/2025 SCALE: 1" = 20'
D. E. LORMAND, R.S.	



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tree
root zone +/-

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INSTALLER SHALL PLACE CURLEX BRAND EROSION CONTROL BLANKETS OVER NEWLY CONSTRUCTED SEPTIC SYSTEM TO HELP STABILIZE DISTURBED SOILS AND TO PROMOTE VEGETATIVE GROWTH.

SITE CONTAINS EXISTING TREES AND VEGETATION. SOME CLEARING MAY BE REQUIRED TO ALLOW FOR SYSTEM INSTALLATION.

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RAINWATER DIVERSION BERM
NOT TO SCALE

PLAN NORTH

REVISED SHEET 1 - SITE PLAN

STATE OF TEXAS
DERRICK E. LORMAND
9441
LICENSED SYSTEM INSTALLER
PROFESSIONAL SANITARIAN

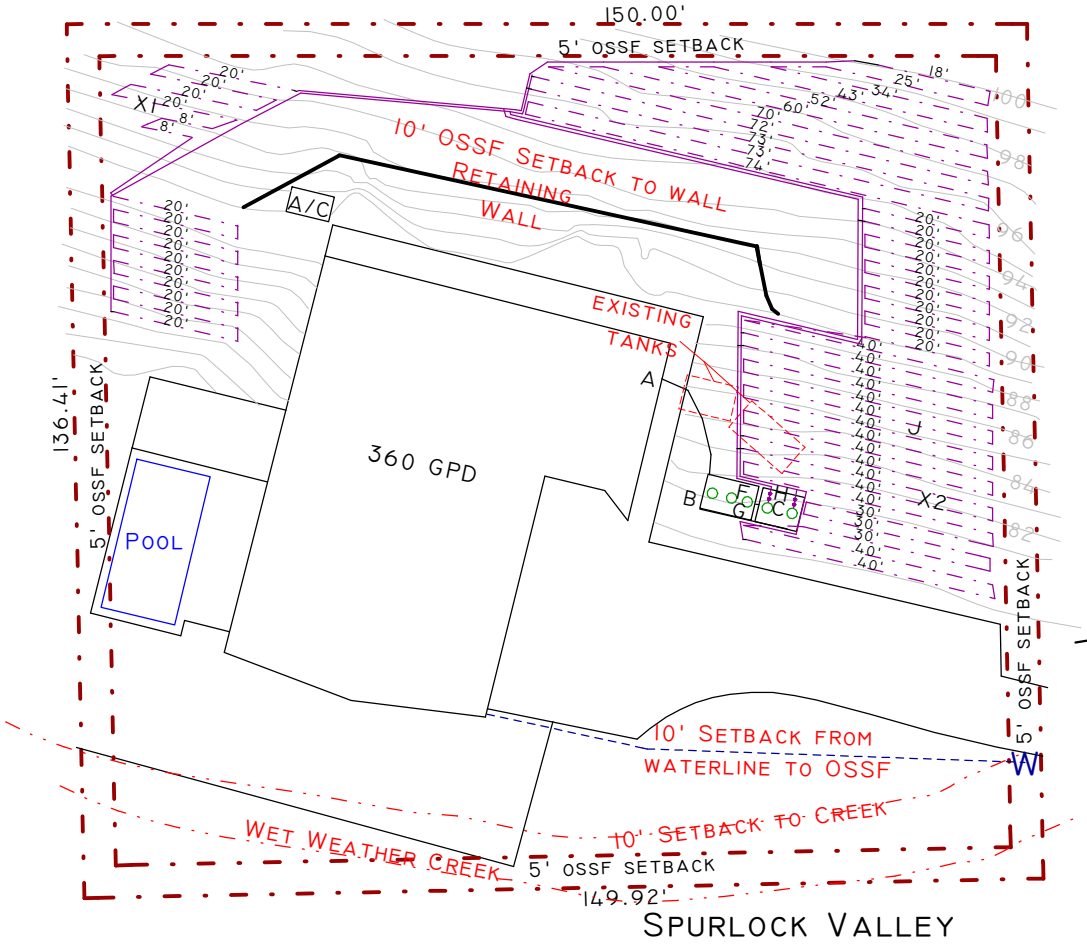
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CLIENT:	THE ALLDAY RESIDENCE	
ADDRESS:	603 SPURLOCK VALLEY, WEST LAKE HILLS...	
LEGAL DESCRIPTION:	LOT 9, BLOCK G, STONEHEDGE ESTATES	
PERMIT AUTHORITY:	THE CITY OF WEST LAKE HILLS	
DRAWN BY:	DATE:	SCALE: 1" = 20'
D. E. LORMAND, R.S.	12/17/2025	

SAFEbuilt
Approved for construction by: MichaelWard Date: 08/20/2024

603 SPURLOCK VALLEY
STONE RIDGE ESTATES
LOT 9, BLOCK G

REMOVE SURFACE ROCK BEFORE ADDING 10" OF LOAM TO DRIP FIELD



7-12-2022

STATE OF TEXAS
DAVID F. McGHEE JR.
4206
REGISTERED PROFESSIONAL SANITARIAN

X = PROFILE HOLES

J # 1
1 = 290'
2 = 320'
3 = 280'
4 = 240'
5 = 374'
6 = 296'
TOTAL LINEAR FEET = 1800'

SYSTEM COMPONENTS

A. 4" SCH. 40 PVC PIPE WITH 2-WAY CLEAN OUT
B. BIOMICROBICS MICROFAST .75 AEROBIC UNIT (750GPD) 750 GALLON INFILTRATOR PUMP TANK, NO CHLORINATOR
C. 1" ARKAL 100-MICRON DISC FILTER ON SUPPLY LINE
D. 1.25" SCH. 40 PVC PURPLE PIPE SUPPLY LINE
E. 1.25" SCH. 40 PVC PURPLE PIPE RETURN LINE
F. 1" BALL VALVE (UNDER VALVE BOX)
G. PRESSURE GAUGE SET AT 10 PSI
H. SENNINGER PRESSURE REGULATOR (MODEL PMR40MF)
I. VACUUM BREAKERS, ONE ON THE SUPPLY AND RETURN LINE LOCATED AT THE HIGHEST POINT OF FIELD
J. 1800 OF .6 GPH NETAFIM DRIP TUBING. DRIP TUBING WILL BE INSTALLED ON 10" OF IMPORTED CLASS III SOIL WITH DRIP TUBING PARALLEL TO CONTOURS. THE FIELD WILL BE COVERED WITH 8" OF CLASS III SOIL. THE FIELD WILL BE SEEDED AND COVERED WITH EROSION BLANKET

NOTES:

*ALL PIPING SHALL BE BEDDED WITH FOUR INCHES CLASS IB, CLASS II OR, CLASS III SOIL WITH LESS THAN 30% GRAVEL. THE BEDDING SOIL SHALL BE FREE OF ORGANIC MATERIAL AND ANY ROCKS OR GRAINS LARGER THAN HALF INCH

*DISTRIBUTION FIELD MUST HAVE ESTABLISHED VEGETATIVE COVER BEFORE SYSTEM IS OPERATED

*VACUUM BREAKERS (LOCATED AT THE HIGHEST POINT ON BOTH THE SUPPLY AND RETURN LINES)

* OSSF TO REMAIN A MINIMUM 10' AWAY FROM ALL POTABLE WATER SOURCES

*GUTTERS MUST BE DIRECTED AWAY FROM OSSF

NORTH

SCALE: 1" = 30'

Exhibit A

603 Spurlock – Setback Variance

Applicant's Findings of Fact

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

   The proposed septic treatment tank must be positioned within the building setback lines as there is no other location available to place a tank and collect the wastewater from each of the three sewer lines exiting the foundation. Installing this treatment tank at any alternate location would then require the use of one or more lift station tanks - which would also be placed within the building setback lines.

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

   The proposed treatment tank location and the balance of the full system design honor all other code requirements.

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

   Installing this treatment tank at any alternate location would then require the use of one or more lift station tanks - which would also be placed within the building setback lines.

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

   The minimum standards to allow for the installation of the proposed treatment tank within the 30-foot building setback line. The proposed tank location will still provide approximately 19 feet of clearance to the front property line, and the tanks will be somewhat hidden with the proposed landscaping. It is my professional opinion

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

   The proposed treatment tank location and the balance of the full system design honor all other code requirements.

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

The proposed treatment tank location and the balance of the full system design honor all other code requirements.

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

Meeting Date:	January 21, 2026	**Item Number:**	10
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

300 Block of Laurel Valley Rd.: Discuss and make recommendations on proposed variances:

1. Allow for a driveway height greater than 6 feet above natural grade (Section 22.03.175(e)(1))
2. Allow building height greater than 32 feet above natural grade on a slope of 25% or greater (Section 22.03.279(b))
3. Encroach 20 feet into the platted 50-foot front building setback along Yaupon Valley Road (Section 22.03.281)
4. Encroach 15 feet into both 25-foot side setbacks (Section 22.03.281)
5. Allow fills up to 15 feet where the maximum allowed is 6 feet on slopes of less than 35% (Section 22.03.170(b) – Drainage and Erosion Control Design Manual Section 7.4.1)
6. Allow for grading in areas of slopes greater than 35% where none is allowed (Section 22.03.170(b) – Drainage and Erosion Control Design Manual Section 7.4.1)
7. Allow grading greater 18 inches within setbacks (Section 22.03.170(f).

Applicant: Matt Garcia, Matt Garcia Design

Recommendation

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

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

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

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

This item will be forwarded to the February 11, 2026 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Graham Schmergel
Legal Description: Yaupon Valley Subdivision, Lot 8
Lot Size: 0.4371 acres
Zoning: R-1 One Family
Wastewater: On-site Sewage Facility (Septic)

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

Background:
The applicant is proposing to build a new 4,320 sf house (Attachment 1). The site is 0.4371 acres in size, which was platted in 1962. The total impervious cover in the concept plan is 5,2701.5 sf (27.2%). For a lot under 0.5 acres you can have greater impervious cover only when connected to city sewer, otherwise they are limited to 25% impervious cover. No impervious cover variance request was made. The property was issued a permit for new residential construction on March 12, 2022. The house was never started and due to more than six months of inactivity, the permit was marked as expired October 24, 2024. There is an additional variance that goes to City Council regarding the timing of tree replacement for trees that were illegally removed during the prior project. The previous approved project had the house located more central to the lot and took access from Yaupon Valley with a switch back driveway. The applicant is proposing to take access off of Yaupon Valley and place the house on the top of the hill. The existing houses adjacent to this lot take access from Laurel Valley and are situated at bottom of the hill.

Analysis:

1. Driveway Height

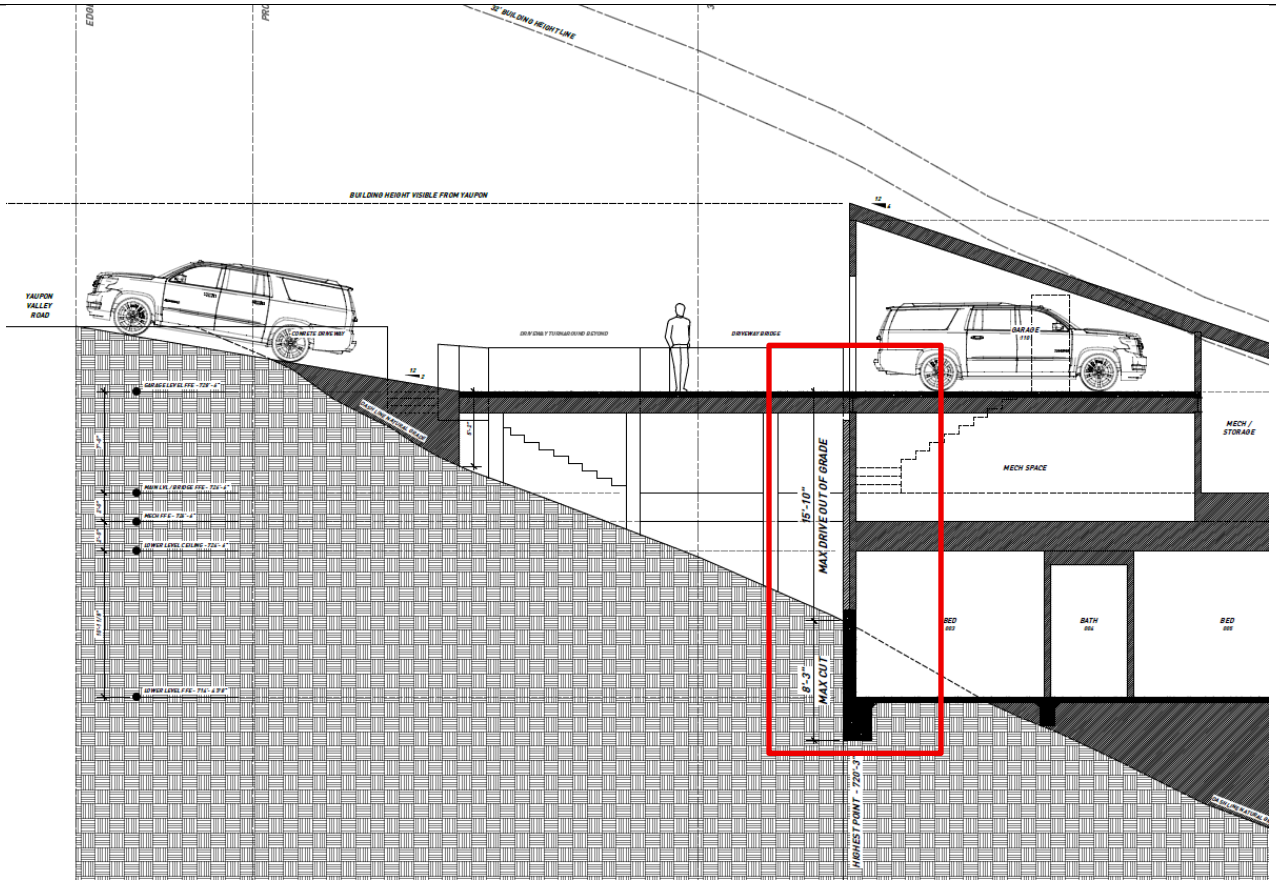
Code Requirements

- 22.03.175. Off-street parking and parking pad requirements in residential areas.

(e) Every driveway entrance/exit shall be at roadway grade level where the driveway intersects the city's right-of-way except as otherwise approved by the city inspector.

(1) Each dwelling shall be on a lot abutting a public street or having access to an improved public street, and all structures shall be so located on lots as to provide safe, convenient access for servicing, police protection, fire protection and required off-street parking. Driveways shall not exceed a maximum of 20 percent grade at any point after construction. **No part of a driveway shall rise more than 6' above natural ground grade directly below.**

Request
The applicant is requesting a variance for a driveway 15 feet, 10 inches feet above natural grade where the maximum height is 6 feet.



2. Height of Structures

Code Requirements

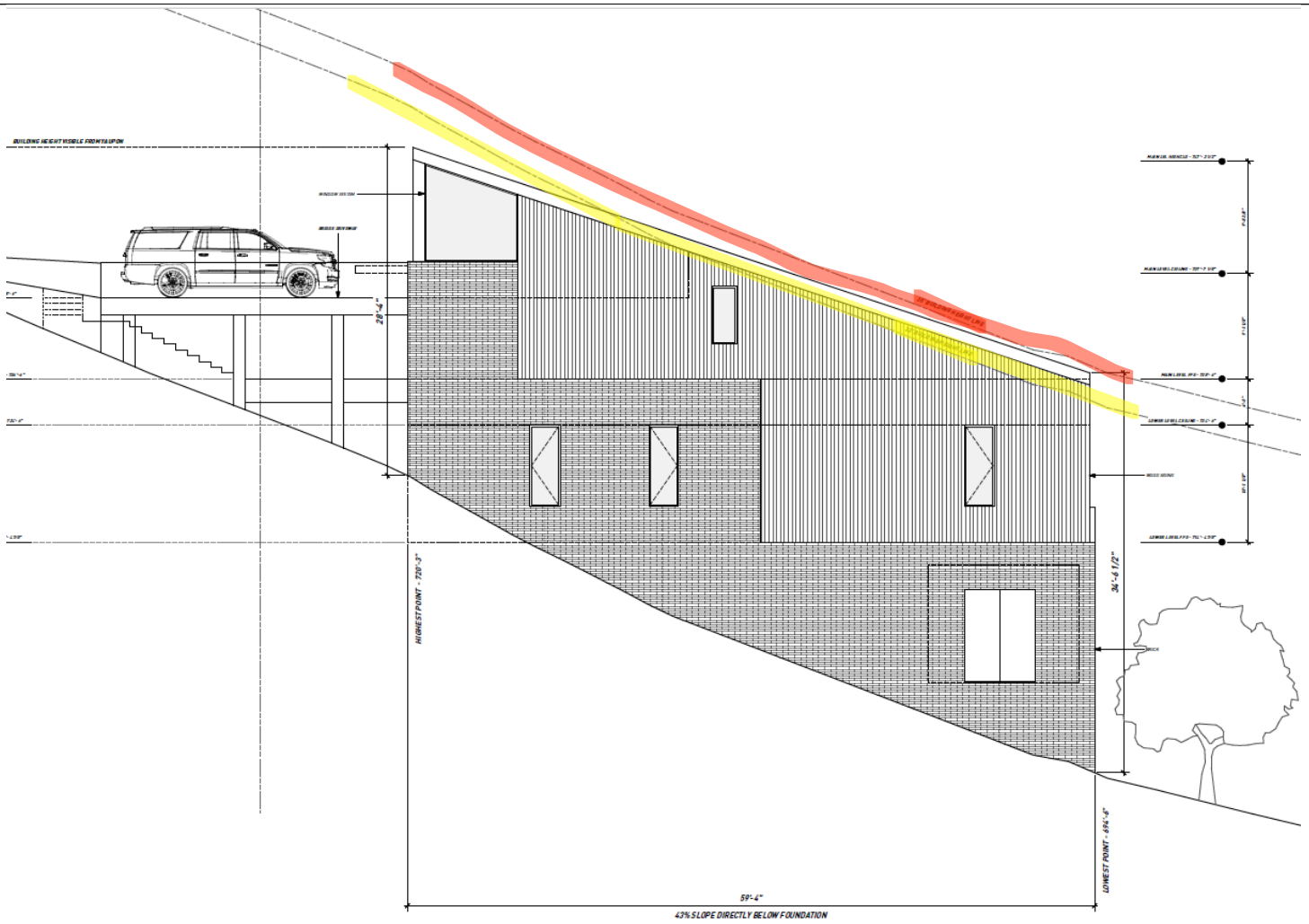
- Section 22.03.279

(b) *Measuring height.*

No part of any principal structure shall rise more than the maximum height shown on the schedule of regulations contained in section 22.03.281, above natural ground grade or original grade directly below. If the average natural slope in the area directly below the foundation of the principal structure **is 25% or greater, than no part of any principal structure shall rise more than 32' above natural ground grade directly below.**

Request

The applicant is requesting a variance to increase the maximum height to 35 feet (3 feet over the maximum). The red line is 35 feet above natural grade. The yellow line is 32 feet.



3 & 4. Encroachment into Setbacks

Code Requirements

- Section 22.03.275

(a)

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

- Section 22.03.281 Schedule of Regulations

Minimum Building Setback Distance in Feet From Front Lot Line									
Lot Size/ Zoning	**R-1**	**R-2**	**R-3**	**O**	**GUI**	**B-1**	**B-2**	**B-3**	**MU-1**
Greater than or equal to .5 acre	50	50	50	50	50	50	50	(IV)(a)	(C)
Less than .5 acres	30	30	N/A	30	30	30	30	N/A	N/A

Minimum Building Setback Distance in Feet From Rear Lot Line									
Lot Size/ Zoning	**R-1**	**R-2**	**R-3**	**O**	**GUI**	**B-1**	**B-2**	**B-3**	**MU-1**
Greater than or equal to .5 acre	30	30	50	40	40	40	40	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	25	25	N/A	30	30	30	30	N/A	N/A
Less than .375 acres–zero	15 (F, E)/20	15 (F, E)/20	N/A	30	30	30	30	N/A	N/A

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

- Section 38.05.005 Provisions of chapter are minimum requirements; conflicting provisions

The provisions of this chapter shall be held to be minimum requirements adopted for the promotion of the public health, safety and general welfare. Wherever the requirements of any other applicable law are in conflict with the requirements of this chapter, the most restrictive requirement, or that imposing the higher standard, shall apply. The provisions of this chapter are not intended to repeal or interfere with private restrictions placed upon property by covenant, deed, easement or other private agreement.

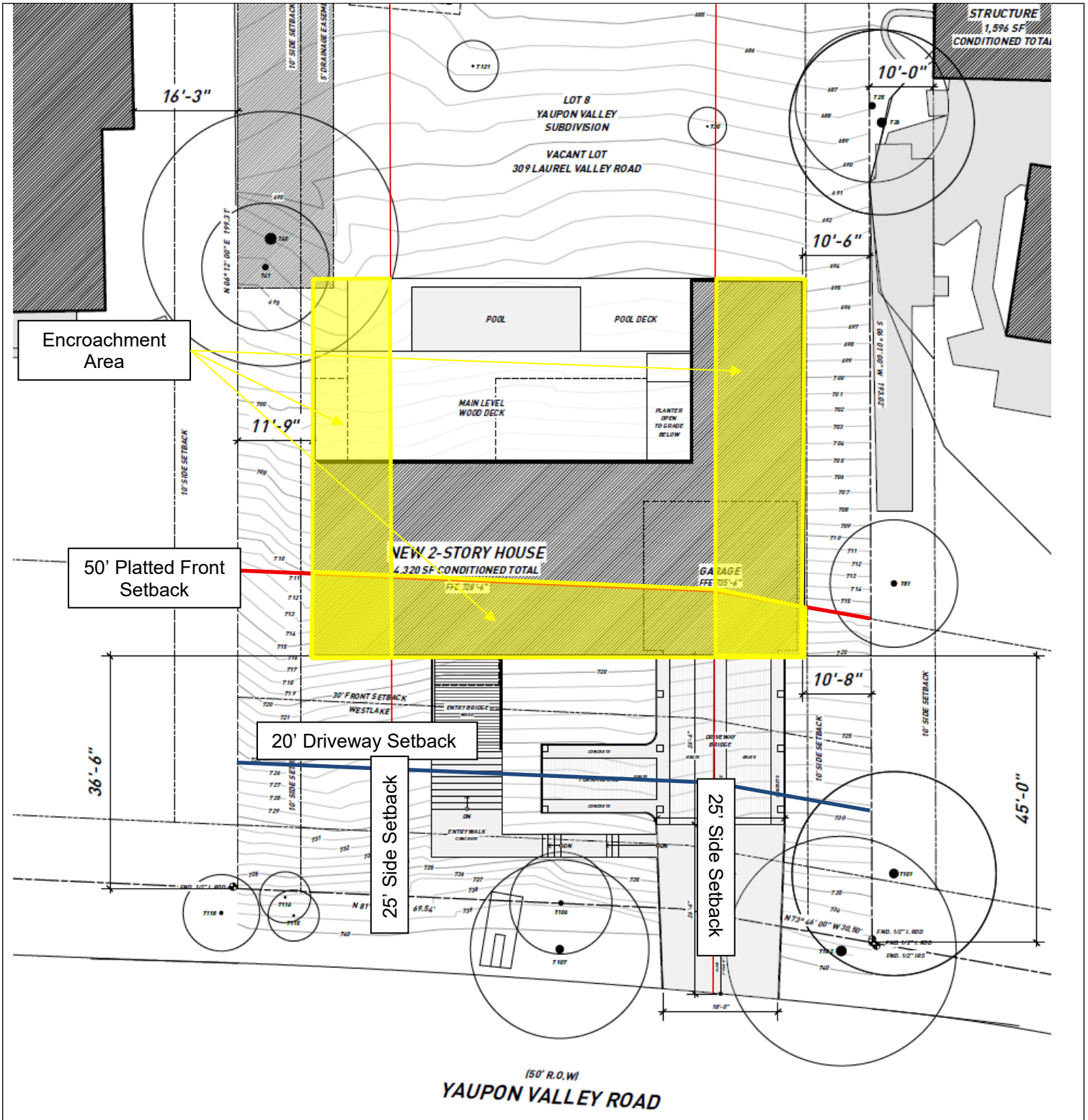
- Section 36.01.019 Conflict with other ordinances

Whenever the standards and specifications in this article conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.

Request

- To encroach 20 feet into the 50-foot platted setback from Yaupon Valley Road
- To encroach 10 feet into the 40-foot platted setback from Laurel Valley Road.
- To encroach 15 feet into both 25-foot side setbacks (required by zoning).

The parking pad is shown encroaching into the 20 foot parking setback, but no variance was requested for this item.



5 & 6. Maximum Grading on Slopes under 35% and over 35%

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

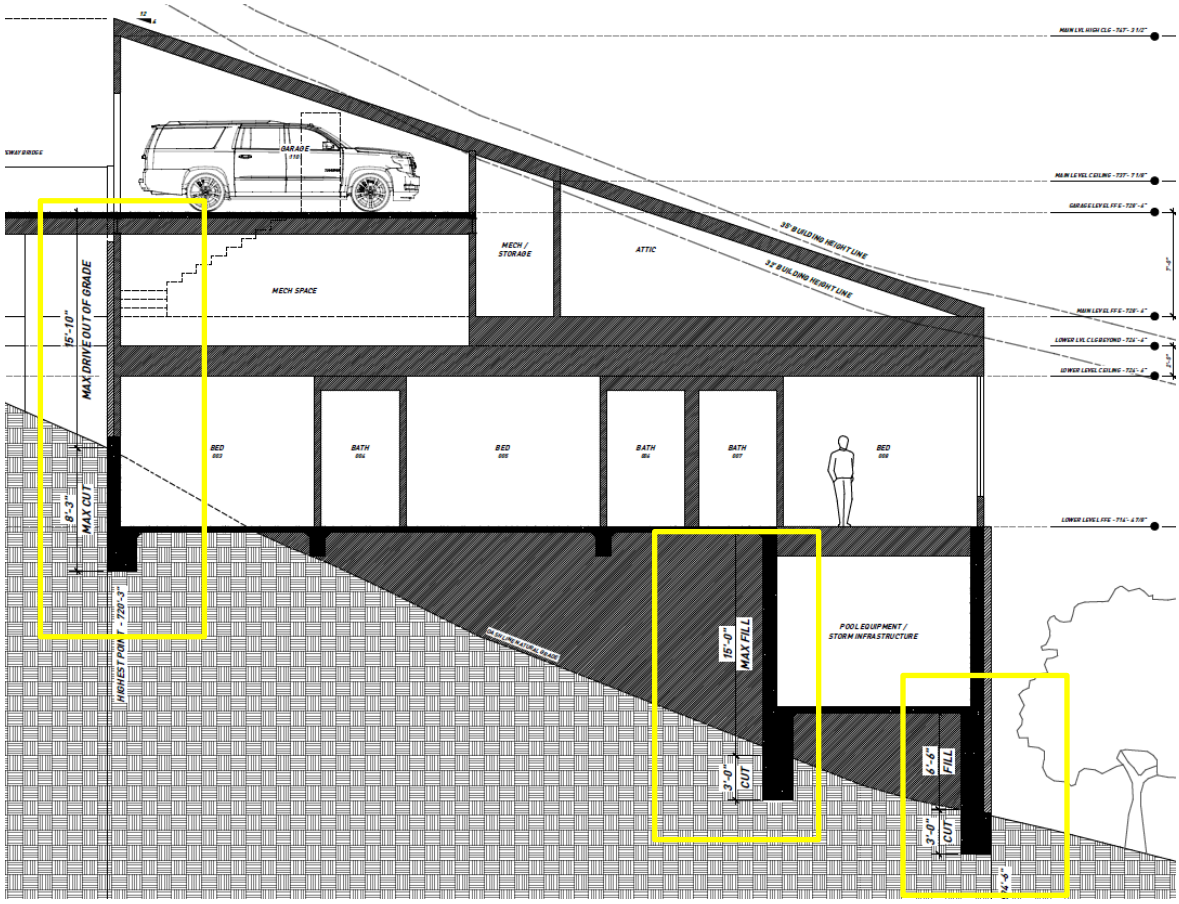
greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 7-1.

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

Request:

- Allow for fills of 15 feet, where 6 feet is the maximum on all grades under 35%. Slope of the property under the proposed house footprint is 43%.
- Allow for fills of 15 feet and cuts of up to 8 feet 3 inches maximum on all grades greater than 35%.



7. 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 letter does not explicitly call out the grading/excavating within the setback, but would be similar to maximums previously listed of 15 feet of fill and 8 feet 3 inches of cut, as they are also proposing to encroach into the side setbacks 15 feet with the house footprint.

Public Comment:
As of the date of the report, one written comment in opposition has been received (Attachment 7).

Variance Criteria Review:

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

- Section 38.05.031. Provisions subject to variance.

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

- Section 38.05.032. Conditions required for granting variance.

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

- 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.

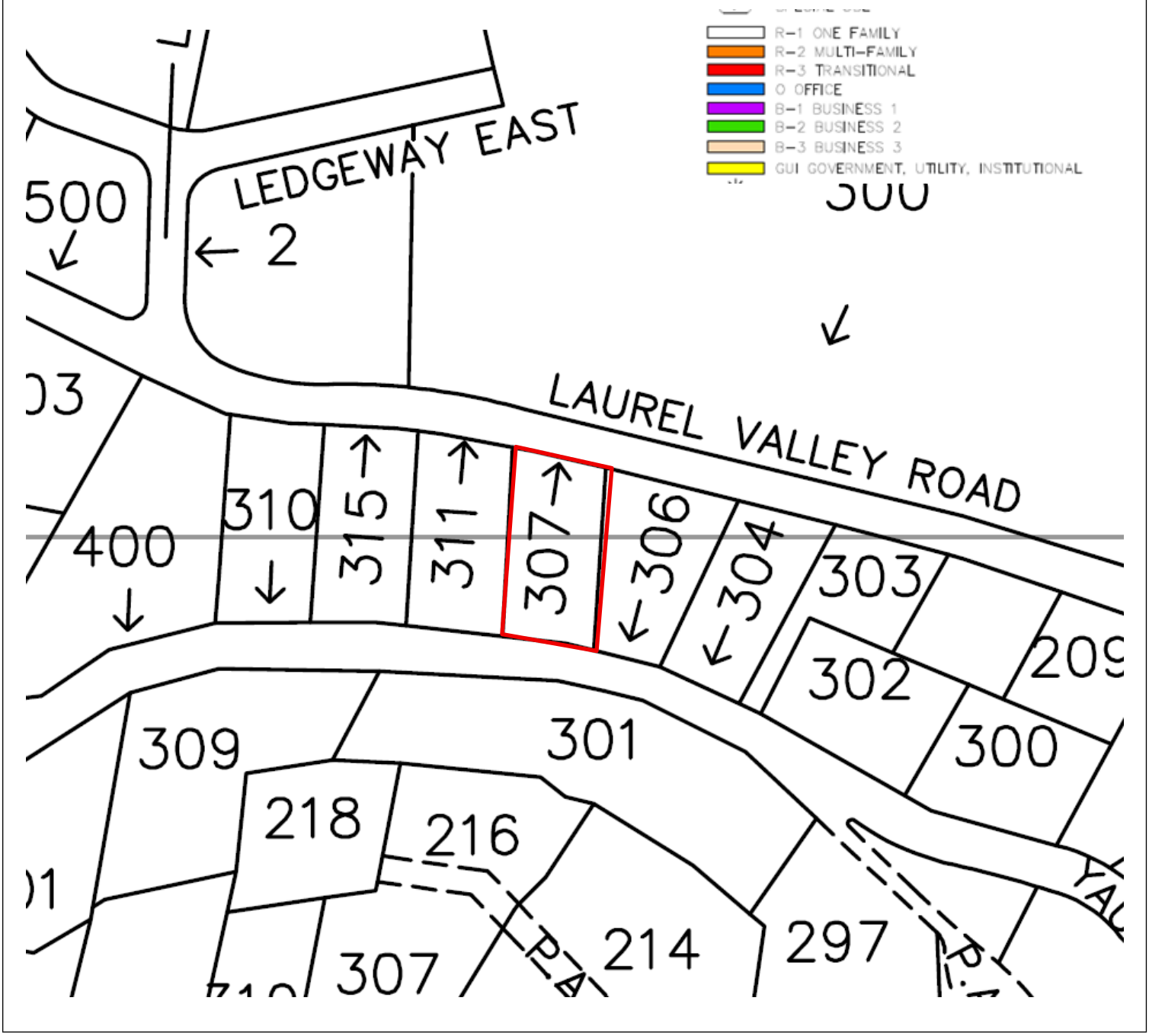
Comprehensive Planning Analysis

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

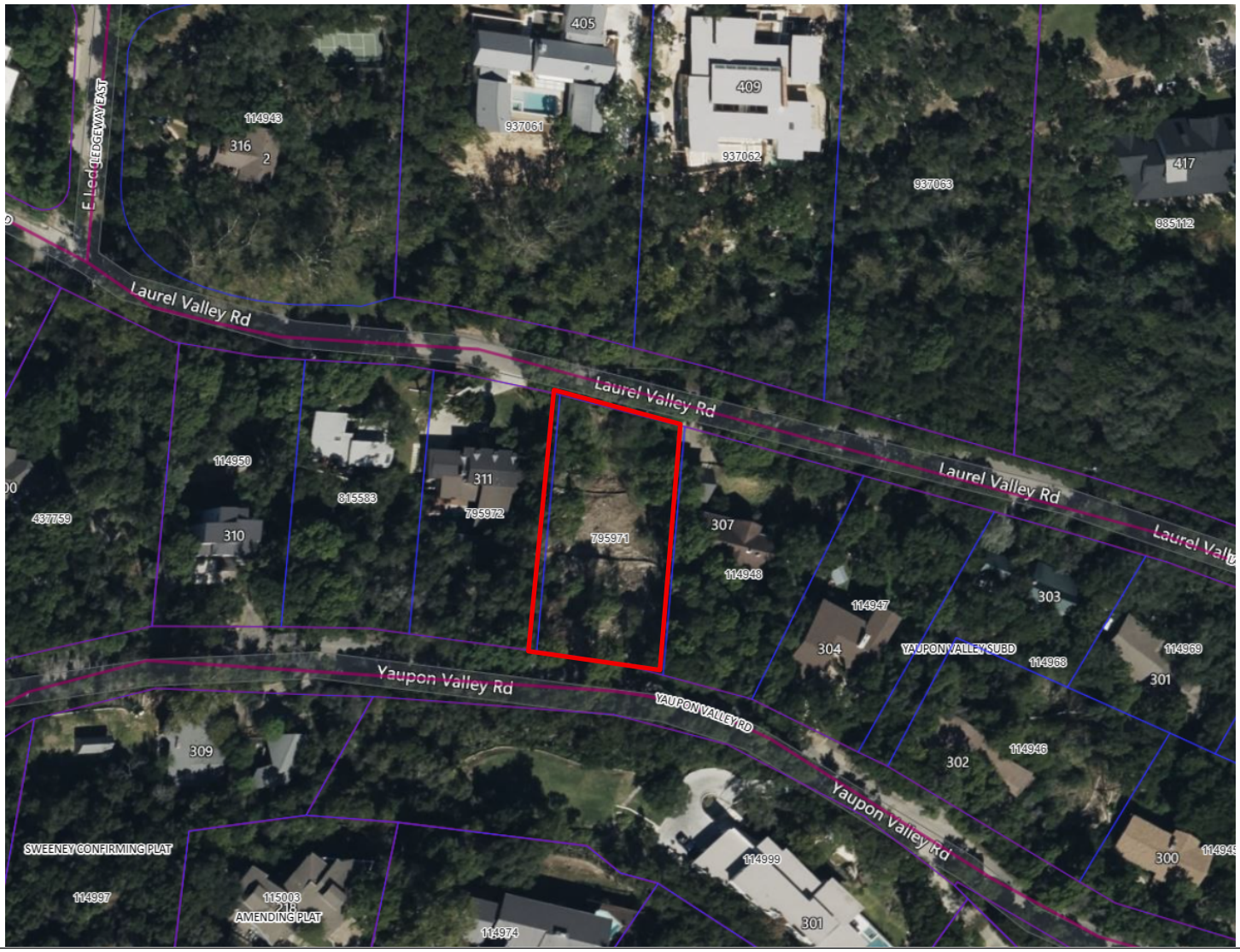
Links to Relevant Code:

- **Section 22.03.170 Site Disturbance (Excavation, grading or filling)**
- **Drainage and Erosion Control Manual**
- **Section 22.03.175 Driveway Height**
- **Section 22.03.279 Height of Structures**
- **Section 22.03.281 Schedule of Regulations**
- **Section 22.03.514 Criteria and process required for granting variance**
- **Section 38.05.031 Variances**

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY, INSTITUTIONAL
LEDGEWAY EAST
LAUREL VALLEY ROAD
500
2
300
03
400
310
315
311
307
306
304
303
302
209
309
301
300
218
216
214
297
307

Aerial:


405
409
937061
937062
937063
417
985112
114943
316
2
Laurel Valley Rd
Laurel Valley Rd
Laurel Valley Rd
114950
311
815583
795972
795971
307
310
437759
114948
114947
303
304
YAUPON VALLEY SUBD
114968
114969
301
Yaupon Valley Rd
YAUPON VALLEY RD
309
302
114946
Yaupon Valley Rd
SWEENEY CONFIRMING PLAT
114999
300
114987
115003
AMENDING PLAT
114974
301

Schmergel Residence
309 Laurel Valley (R1, .4371 acres)

Zoning and Planning commission members,

A quick note to orient you, this lot is addressed as 309 Laurel Valley, we will be using Yaupon Valley for our main access, and the lot will be readdressed Yaupon Valley. City staff informed us this is normal and does not require any additional requests. Our setbacks are based on Yaupon Valley being our front and Laurel Valley, the back.

This lot provides exceptional challenges given its 33% average natural slope (43% under building foundation). The design of this proposed residence is centered around providing a safe driveway experience as requested by our clients, a young family. Multiple options were studied to limit these requests. We feel like our design solution accomplishes our goals while staying in line with the city's vision and goals.

My team has met with City of Westlake development staff 3 times to review our project and consider their feedback. We were able to eliminate 2 requests based on that feedback.

We understand that drainage is always a concern for the city and its neighbors. We have engaged a civil engineer, Millian Engineering to guide us along the way. They have put together an initial drainage study, concept plan and narrative, attached.

Literal enforcement of the requested code variances below will provide hardship to develop this project as-is and provide an unsafe driveway experience. I believe our requests are in line with the city's comprehensive plan goals and do not violate the intent of those goals. This is a modest project by size and scale and fits in with the neighboring houses in character and scale.

REQUEST #1 - TREES

There is an existing tree violation on this property that has come up in our reviews with development staff. This violation was inherited by my clients from the previous owner. An illegal, non-permitted extensive tree clearing occurred and there is a significant tree caliper mitigation required. As part of this submittal, we are showing all areas we intend to provide this mitigation (bubbled, see sheet 1). Staff has asked for this mitigation to happen now, which we understand as before construction would start. We are proposing providing this mitigation as part of the project, happening after the building is in place. There is general concern for planting trees before and bringing in heavy equipment after for foundation and framing erection, especially on the slope. A proposed tree species list is on sheet 1.

Not providing this variance will require us to plant, protect and work around many young trees. The risk for damage and death of these trees would be significant once construction begins. Heavy equipment will be required to work on this slope, there is little area for construction staging, working in and around the tree protection on slope provides incredible safety concerns for subcontractors. Our client is committed to providing the necessary mitigation and will do so as part of the end of project landscaping, typical for any construction project.

REQUEST #2 - DRIVEWAY (HIGHER THAN 6' OUT OF NATURAL GRADE) **§ 22.03.175 (E-1)**

We are requesting the driveway variance to provide our clients with a useable, safe driveway first and foremost. Our driveway solution proposes a level bridge that connects street to garage. There is an initial 15% drop to the bridge driveway (see site/building section on page 2). Given the steepness of the lot, the bridge is higher out of grade than allowed. The proposed bridge driveway is raised on steel columns to provide a lighter, less heavy aesthetic as opposed to pouring concrete down to grade. The raised structure provides a way for sunlight and rainwater to reach the natural terrain below. Portions of the driveway will be open steel grate in another effort to allow sunlight and rainwater to reach natural terrain. A level turn around area has also been provided. This driveway approach significantly limits the impervious coverage and steepness that other driveway approaches do not.

Not providing this variance will require a much longer and steeper switch back driveway scheme to negotiate the slope, resulting in much more natural site disturbance, unnecessary impervious coverage and dangerous driveway conditions in future ice heavy weather events. The switchback scheme would also require a variance for driveway setback encroachment to achieve the minimum required driveway length.

REQUEST #3 - HEIGHT (35' ALLOWANCE) **§ 22.03.279 (B)**

We are requesting a 36" height increase from the allowed 32' max at our site slope of 33%. The amount of slope within our building footprint is at 43%. We determined our building location and vertical positioning thru various studies of the bridge driveway concept. As you can see on page 2 our single shed roof line follows the site's natural topography to reduce the scale of this building and comply with code goals. Small variations in that topography create moments where our roof becomes noncompliant. The front, street side roof edge is compliant and moves into noncompliance to the back of the building. The building height visible from the street is only 8'-6". Along with the positioning of our building in relation to the neighbors (see sheet 3), we see low visual impact from their properties and from the street.

Not providing this variance will require us to lower our building, thus creating the need for a much steeper driveway approach. Lowering the building 36" will eliminate the level bridge area and create a slope greater than the code limit of 20%.

REQUEST #4 - BUILDING SETBACKS (front and sides) **§ 22.03.281**

We are requesting to use a combination of City of Westlake required setbacks along with platted setbacks, in which, City of Westlake enforces the worse of the two. City of Westlake enforces a 30' front, 20' sides and 25' rear setbacks on lots less than one acre. The platted setbacks are 50' front, 10' sides and 40' rear. We are requesting to use the 30' front, 10' sides and 40' rear on our project. The 30' front complies with Westlake and allows us to provide the level driveway and turnaround as well as provide space downhill for our septic and tree mitigation requirements. The side setbacks allow us to provide a narrower building footprint front to back. Neighboring homes at 307 and 311 Laurel Valley are encroaching into the code prescribed side setbacks, see sheet 3. Our building is positioned significantly higher up the hill limiting the houses feeling too close together and hopefully limiting any changes in neighbor experience.

Not providing this variance will force us to reduce our building in width and add it to the depth. The further we push out on the site at a level elevation will push the building massing even further out of natural grade, making the building appear more massive. The tree mitigation and septic areas will be significantly limited with a deeper building.

REQUESTS #5 and 6 - CUT AND FILL (within and outside of code prescribed setbacks) **§ 22.03.170 (B) (F)**

We are requesting variances for cut and fill within city code buildable area as well as outside city code buildable area. Our building has a 43% slope under foundation which has limit of zero feet for closed cuts and zero feet for closed fill. The cut is consistent along the entire front of the building limiting site disturbance. The greatest cut amount is 8'-3", see sheet 2. The max fill amount on site is 15'-0" in height. Given the extreme slope it is difficult to stay closer to natural grade while keeping a level floor area. Due to the side setback request we would be cutting more than 18" into a prescribed setback.

Not providing this variance will require us to add additional stairways at the lower level both interior and exterior, disrupting the flow between spaces better experienced on one level. The lower level is all bedrooms, three of them for children, adding additional stairs creates disconnection and safety issues.

REQUEST #7 – GRADING ON SLOPE GREATER THAN 35% § **Drainage/Erosion Control Manual 7.4.1, table 7-1**

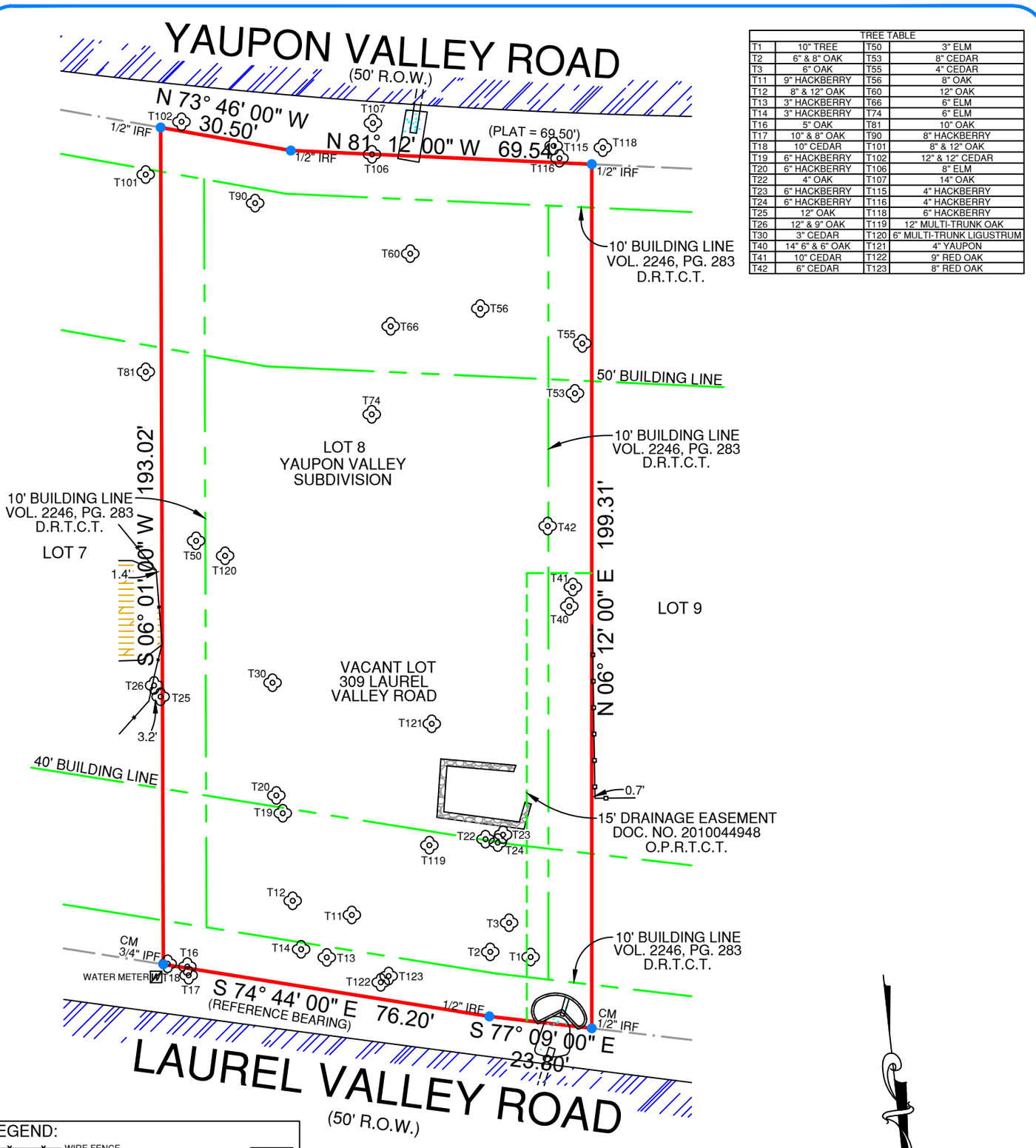
We are requesting a variance for grading as our building has a 43% natural slope under our foundation.

Not providing this variance will not allow us to proceed with development on much of this property given its natural topography.

Thank you for the consideration.

Matt Garcia

Principal, Matt Garcia Design



TREE TABLE			
T1	10" TREE	T50	3" ELM
T2	6" & 8" OAK	T53	8" CEDAR
T3	6" OAK	T55	4" CEDAR
T11	9" HACKBERRY	T56	8" OAK
T12	8" & 12" OAK	T60	12" OAK
T13	3" HACKBERRY	T66	6" ELM
T14	3" HACKBERRY	T74	6" ELM
T16	5" OAK	T81	10" OAK
T17	10" & 8" OAK	T90	8" HACKBERRY
T18	10" CEDAR	T101	8" & 12" OAK
T19	6" HACKBERRY	T102	12" & 12" CEDAR
T20	6" HACKBERRY	T106	8" ELM
T22	4" OAK	T107	14" OAK
T23	6" HACKBERRY	T115	4" HACKBERRY
T24	6" HACKBERRY	T116	4" HACKBERRY
T25	12" OAK	T118	6" HACKBERRY
T26	12" & 9" OAK	T119	12" MULTI-TRUNK OAK
T30	3" CEDAR	T120	6" MULTI-TRUNK LIGUSTRUM
T40	14" 6" & 6" OAK	T121	4" YAUPON
T41	10" CEDAR	T122	9" RED OAK
T42	6" CEDAR	T123	8" RED OAK

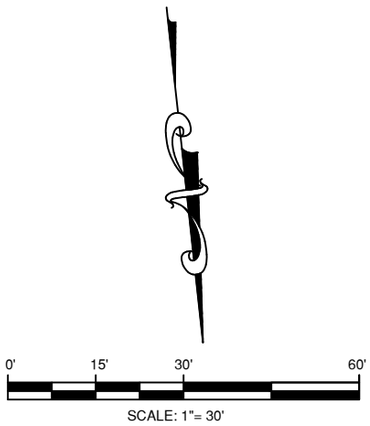
LEGEND:

- WIRE FENCE
- CHAINLINK FENCE
- METAL FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

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

- ASPHALT =
- CONCRETE =
- GRAVEL =
- TILE =
- WOOD =
- BRICK =
- STONE =
- (WOOD) RAILROAD TIE =

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



SCALE: 1"= 30'

LEGAL DESCRIPTION:
BEING LOT 8, YAUPON VALLEY SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 44, PLAT RECORDS, 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 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.

TECH	MSP
FIELD	TM

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.

DATE: 08/31/22 JOB NO.: 19-02287TS
FIELD: 08/25/22 REV.: 09/01/22

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor

309 LAUREL VALLEY ROAD, WEST LAKE HILLS, TX 78746
LOT 8, YAUPON VALLEY SUBDIVISION

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

DATE: _____

ACCEPTED BY:

_____

_____

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





MATT GARCIA
DESIGN

3609 BONNIE ROAD
AUSTIN, TEXAS, 78703

TELEPHONE 512.522.5401

www.mattgarciadesign.com

PROJECT

SCHMERGEL RESIDENCE

309 LAUREL VALLEY RD
WEST LAKE HILLS, TEXAS 78746

CLIENTS
GRAHAM & PAIGE SCHMERGEL

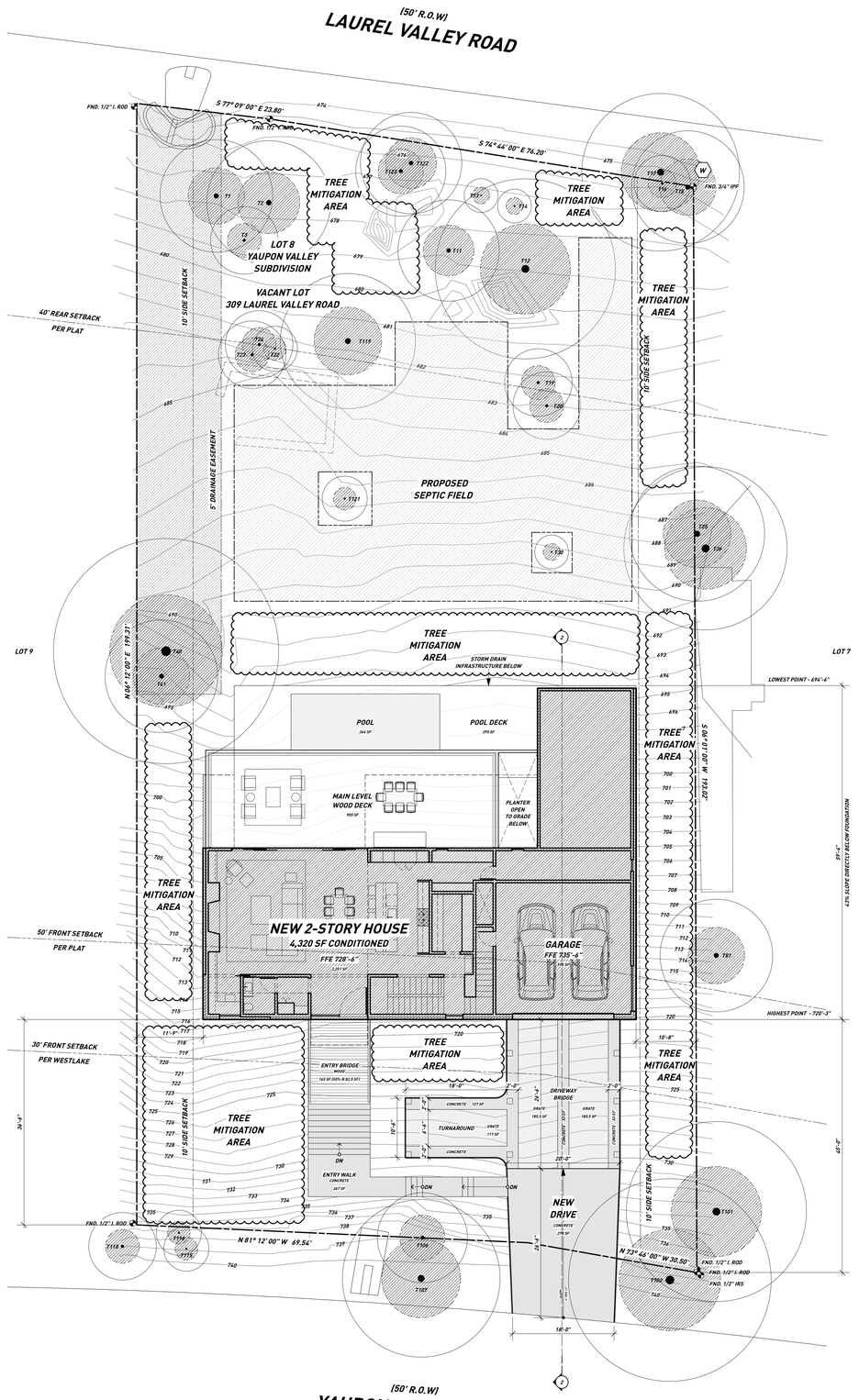
DESIGN
MATT GARCIA DESIGN
CONTACT: MATT GARCIA
EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

ISSUE
VARIANCE SUBMITTAL - 2025 12 15

TITLE

DATE ***DECEMBER 15 2025***

SHEET



1 SITE PLAN
1" = 10 ft

PROJECT DATA

309 LAUREL VALLEY RD
WEST LAKE HILLS, TX 78746

JURISDICTION: WESTLAKE
ZONING: R-1
COUNCIL DISTRICT: ?
COUNTY: TRAVIS
MAP GRID: ?

LEGAL DESCRIPTION

???

AREA CALCULATIONS

LOT (PER SURVEY)	**19,397 SF (.44 ACRES)**
IMPERVIOUS ALLOWED	28% (5,420 SF)

BUILDING COVERAGE

BUILDING FOOTPRINT (MAIN LEVEL)	2,251 SF
GARAGE	595 SF
MAIN LEVEL DECK	905 SF
POOL DECK	395 SF
TOTAL BUILDING COVERAGE	**4,146 SF**
BUILDING COVERAGE %	(21.4%)

IMPERVIOUS COVERAGE

BUILDING COVERAGE	4,146 SF
ENTRY STEPS	267 SF
ENTRY BRIDGE (WOOD @ 50%)	82.5 SF
DRIVEWAY (CONCRETE ONLY)	511 SF
POOL	264 SF
TOTAL BUILDING COVERAGE	**5,270.5 SF (27.2%)**
BUILDING COVERAGE ALLOWED	**5,420 SF (28%)**

SITE GENERAL NOTES

1. NO UNDERGROUND UTILITY TRENCHES PERMITTED IN THE 1/2 CRITICAL ROOT ZONE OR WITHIN 12' OF THE TRUNK, WHICHEVER DISTANCE IS GREATER.

2. TREE PROTECTION FENCING TO BE INSTALLED AT THE 1/2 CRZ OF TREES WITHIN THE AREAS OF CONSTRUCTION, STORAGE OR TRANSPORT IMPACT.

3. CONTRACTOR TO SET UP ON-SITE PRE-CONSTRUCTION MEETING WITH ARBORIST AND MATT GARCIA DESIGN TO REVIEW TREE PROTECTION.

4. NO PIERS WITHIN 5' OF TREE TRUNKS.

5. NO ACCESS, PARKING OR MATERIAL STORAGE WITHIN LIMITS OF TREE PROTECTION FENCE.

6. ALL ROOT CUTS TO BE CLEAN (NO FRAYED EDGES).

7. FERTILIZE TREE ROOTS AND PROVIDE IRRIGATION DURING CONSTRUCTION ON A REGULAR BASIS.

8. APPLY MULCH AT CRITICAL ROOT ZONES OF ALL TREES.

9. MINIMIZE DISTURBANCE OF EXISTING GRADE AND LANDSCAPE WHEREVER POSSIBLE, WHILE PROVIDING POSITIVE DRAINAGE AWAY FROM THE HOUSE.

10. AFTER CONSTRUCTION, AIRSPADE ALL TREES WHERE CONSTRUCTION ACTIVITIES HAVE COMPACTED SOIL WITHIN THE CRITICAL ROOT ZONE.

11. COORDINATE AREAS FOR MATERIAL STORAGE AND DELIVERY WITH MGD AND PREPARE SUCH AREAS SO THAT THEY CAN BE EFFECTIVELY USED FOR DELIVERIES.

12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REGULARY INSPECTING THE SILT FENCE DURING CONSTRUCTION/DEMOLITION INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ANY ACCUMULATED SILT AND DEBRIS.

13. CONTRACTOR WILL NOT BEGIN WORK UNTIL THE SILT FENCE AND TREE PROTECTION HAVE BEEN INSTALLED.

14. NOTIFY "ONE-CALL" OR APPROPRIATE AUTHORITY TO LOCATE EXISTING UTILITY LINES AND PROTECT ALL UTILITIES FROM EXCAVATION OR SIMILAR HAZARDS.

15. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

16. LIMITS OF CONSTRUCTION - THIS SITE IS NOT SUBJECT TO LIMITS OF CONSTRUCTION. ALL AREAS OF THE SITE CAN BE UTILIZED FOR CONSTRUCTION ACTIVITY EXCEPT AREAS REQUIRED FOR TREE PROTECTION.

ABBREVIATIONS

TPF - TREE PROTECTION FENCE
PSRW - PLATE STEEL RETAINING WALL
TOW - TOP OF WALL

TREE PLAN NOTES

MAIN SITE ACCESS ROUTE

HALF CRZ OF PROTECTED TREES

TEMPORARY TREE PROTECTION FENCING (CHAIN LINK, 5' TALL)

8" MULCH LAYER

1. PRIOR TO TD DEVELOPMENT, CONTRACTOR TO PROVIDE A ROOT ZONE MULCH LAYER AND MAINTAIN TREE PROTECTION FENCING (CHAIN LINK, FIVE FOOT TALL) FOR ALL PROTECTED TREES ON THE SITE FOR THE DURATION OF THE PROJECT. SEE DIAGRAM IMAGE BELOW.

2. A 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE. SEE DIAGRAM BELOW.

3. THERE SHALL BE NO UTILITY ROUTES OR METERS WITHIN THE 1/2 CRZ OF PROTECTED TREES ON THE SITE.

4. THERE SHALL BE NO ACCESS ROUTES, MATERIAL STAGING, CONCRETE WASHOUTS, DUMPSTERS, SCAFFOLDING, OR PORTABLE TOILETS WITHIN THE CRZ OF PROTECTED TREES ON THE SITE.

5. 2x4 PLANKS, 6' TALL MIN, TO BE STRAPPED SECURELY AROUND ALL PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT. SEE DIAGRAM BELOW.

6. THERE SHALL BE NO PRUNING OF PROTECTED TREES WITHOUT THE ASSESMENT BY A PRIVATE CERTIFIED ARBORIST. PAID RECEIPTS FOR ANY NEEDED WORK ON PROTECTED SIZE TREES WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.

7. AT LEAST 50% OF THE TOTAL AREA OF THE OF THE CRITICAL ROOT ZONE OF PROTECTED TREES MUST BE PRESERVED AT NATURAL GRADE WITH NATURAL GROUND COVER PER ECM SECTION 3.5.2.

TREE LIST

T1	10" TREE	T81	10" OAK
T2	6" & 8" OAK	T101	8" & 12" OAK
T3	6" OAK	T102	12" & 12" CEDAR
T11	9" HACKBERRY	T106	8" ELM
T12	8" & 12" OAK	T107	14" OAK
T13	3" HACKBERRY	T115	4" HACKBERRY
T14	3" HACKBERRY	T116	4" HACKBERRY
T16	5" OAK	T118	6" HACKBERRY
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T18	10" CEDAR	T121	4" YAUPON
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T22	4" OAK		
T23	6" HACKBERRY		
T24	6" HACKBERRY		
T25	12" OAK		
T26	12" & 9" OAK		
T30	3" CEDAR		
T40	14" 4" & 6" OAK		
T41	10" CEDAR		

TREE MITIGATION LIST

MEXICAN BUCKEYE

YAUPON HOLLY

TEXAS MOUNTAIN LAUREL

TEXAS PERSIMMON

MEXICAN PLUM

REDBUD

N

MATT GARCIA DESIGN

3609 BONNIE ROAD
AUSTIN, TEXAS, 78703

TELEPHONE 512.522.5401

www.mattgarciadesign.com

PROJECT

SCHMERGEL RESIDENCE

309 LAUREL VALLEY RD
WEST LAKE HILLS, TEXAS 78746

CLIENTS
GRAHAM & PAIGE SCHMERGEL

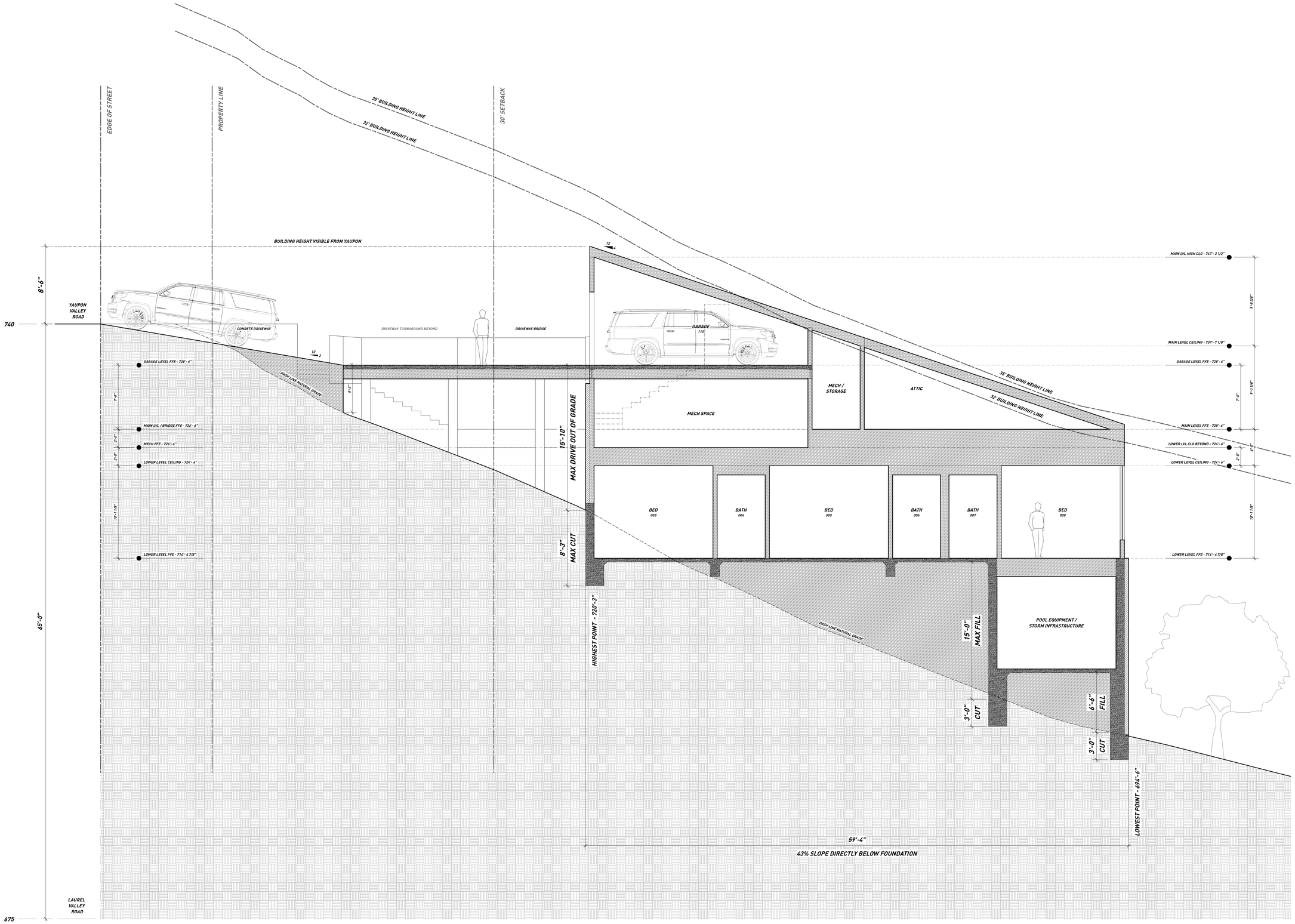
DESIGN
MATT GARCIA DESIGN
CONTACT: MATT GARCIA
EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

ISSUE
VARIANCE SUBMITTAL - 2025 12 15

TITLE SITE PLAN

DATE DECEMBER 15 2025

SHEET 1



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

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ISSUE
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TITLE SECTION

DATE DECEMBER 15 2025

SHEET

2



1 SITE PLAN W/ NEIGHBORING PROPERTIES
1" = 10 ft

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ISSUE
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TITLE SITE PLAN W/ NEIGHBOR PROP.

DATE DECEMBER 15 2025

SHEET 3



1 LOWER FLOOR PLAN

1/4" = 1'-0"

MAIN LEVEL (CONDITIONED)	**1,685 SF**
LOWER LEVEL (CONDITIONED)	**2,635 SF**
GARAGE	**595 SF**
TOTAL CONDITIONED	**4,320 SF**

5 BEDROOM/5.5 BATH

MATT GARCIA DESIGN

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AUSTIN, TEXAS, 78703

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SCHMERGEL RESIDENCE

309 LAUREL VALLEY RD
WEST LAKE HILLS, TEXAS 78746

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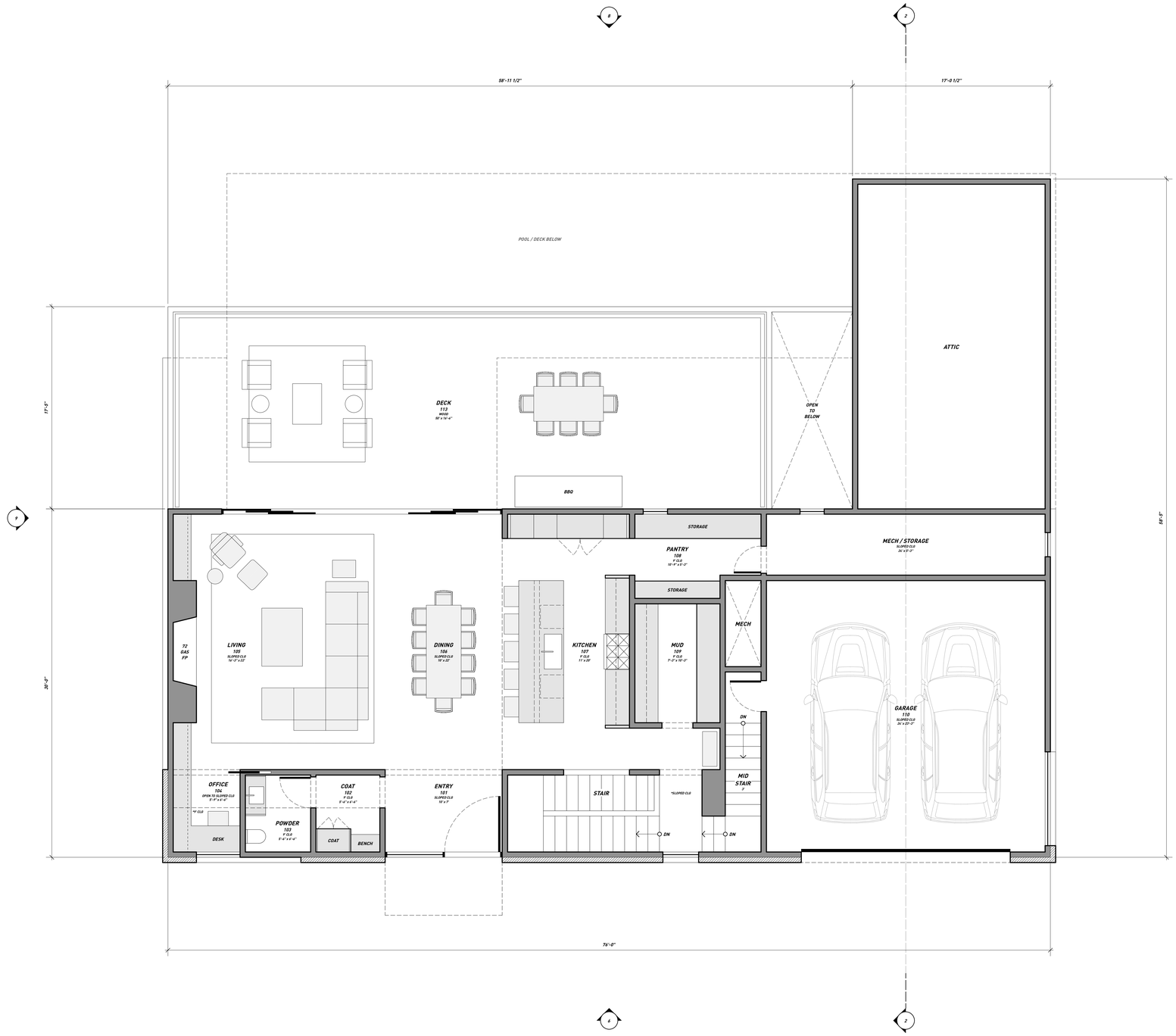
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EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

ISSUE
VARIANCE SUBMITTAL - 2025 12 15

TITLE LOWER LEVEL PLAN

DATE DECEMBER 15 2025

SHEET 4



1 MAIN FLOOR PLAN

1/4" = 1'-0"

MAIN LEVEL (CONDITIONED)	1,685 SF
LOWER LEVEL (CONDITIONED)	2,635 SF
GARAGE	595 SF
TOTAL CONDITIONED	4,320 SF

5 BEDROOM/5.5 BATH

MATT GARCIA
DESIGN

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AUSTIN, TEXAS, 78703

TELEPHONE 512.522.5401

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PROJECT

SCHMERGEL RESIDENCE

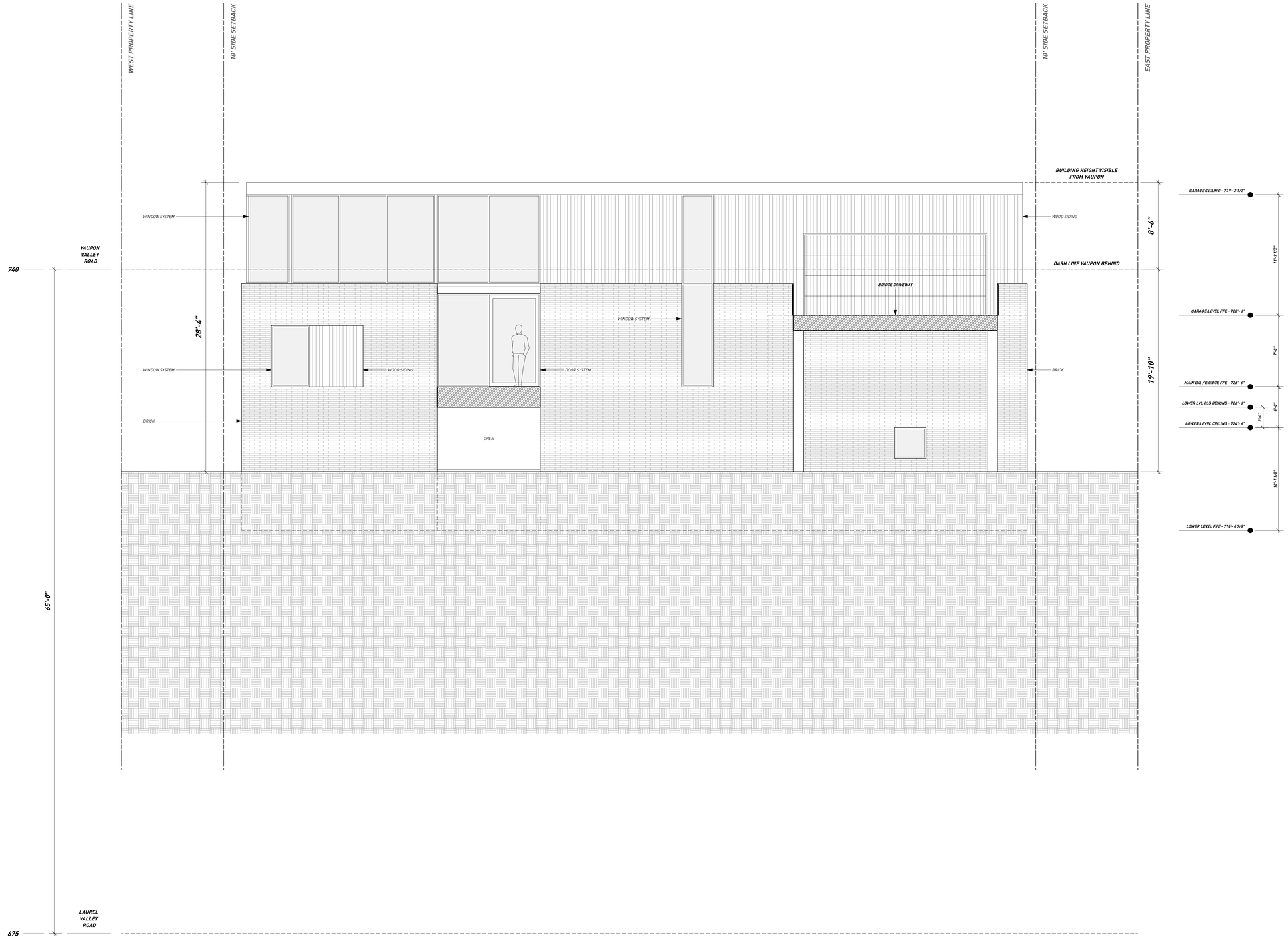
309 LAUREL VALLEY RD
WEST LAKE HILLS, TEXAS 78746

CLIENTS
GRAHAM & PAIGE SCHMERGEL

DESIGN
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CONTACT: MATT GARCIA
EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

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TITLE MAIN LEVEL PLAN
DATE DECEMBER 15 2025
SHEET 5



1 SOUTH ELEVATION
1/4" = 1'-0"

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AUSTIN, TEXAS, 78703

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PROJECT

SCHMERGEL RESIDENCE

309 LAUREL VALLEY RD
WEST LAKE HILLS, TEXAS 78746

CLIENTS
GRAHAM & PAIGE SCHMERGEL

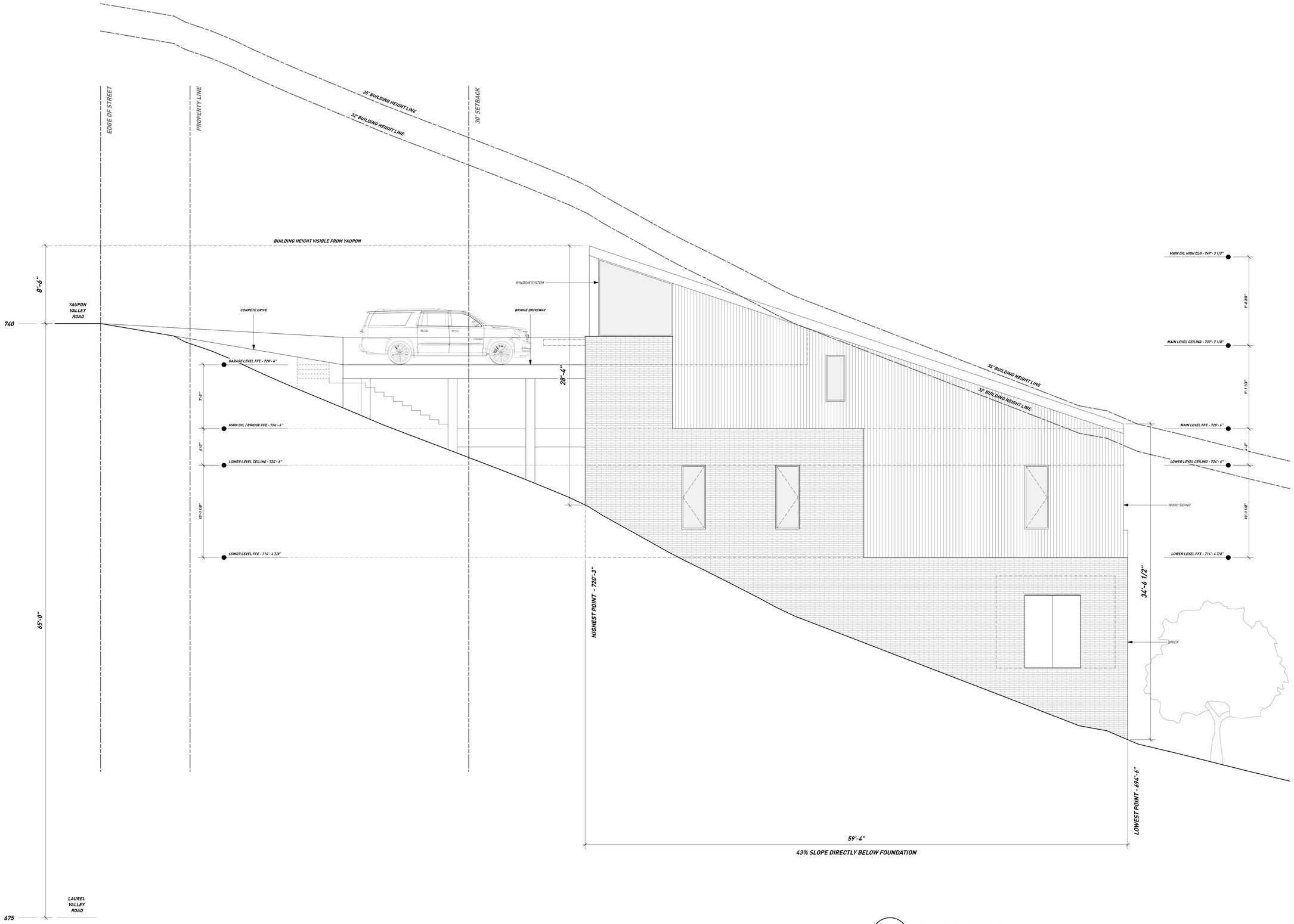
DESIGN
MATT GARCIA DESIGN
CONTACT: MATT GARCIA
EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

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TITLE ELEVATIONS

DATE DECEMBER 15 2025

SHEET 6



1 EAST ELEVATION
1/4" = 1'-0"

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DESIGN

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AUSTIN, TEXAS, 78703

TELEPHONE 512.522.5401

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PROJECT

SCHMERGEL RESIDENCE

309 LAUREL VALLEY RD
WEST LAKE HILLS, TEXAS 78746

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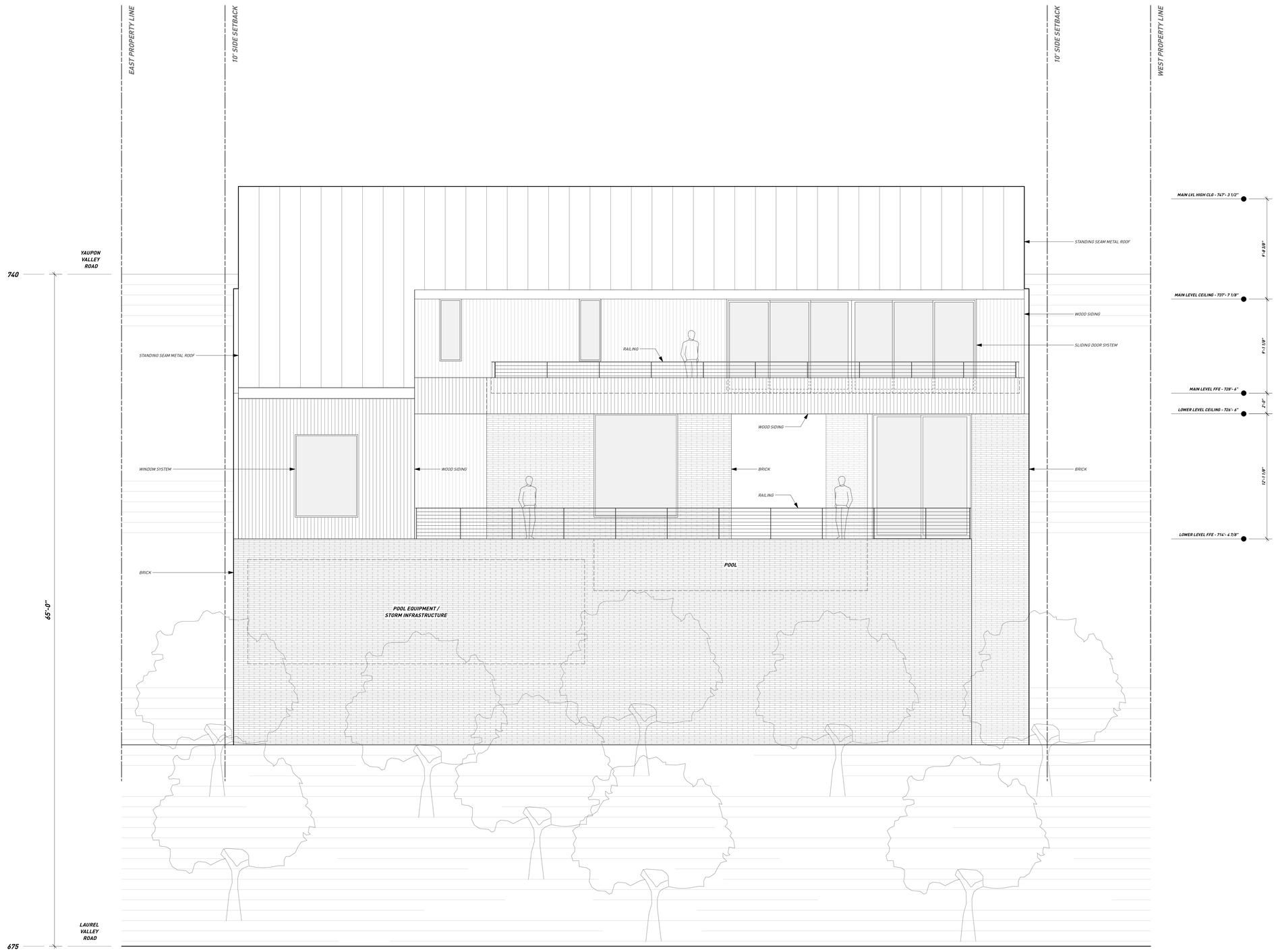
ISSUE
VARIANCE SUBMITTAL - 2025 12 15

TITLE ***ELEVATIONS***

DATE ***DECEMBER 15 2025***

SHEET

7



1 NORTH ELEVATION
1/4" = 1'-0"

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PROJECT

SCHMERGEL RESIDENCE

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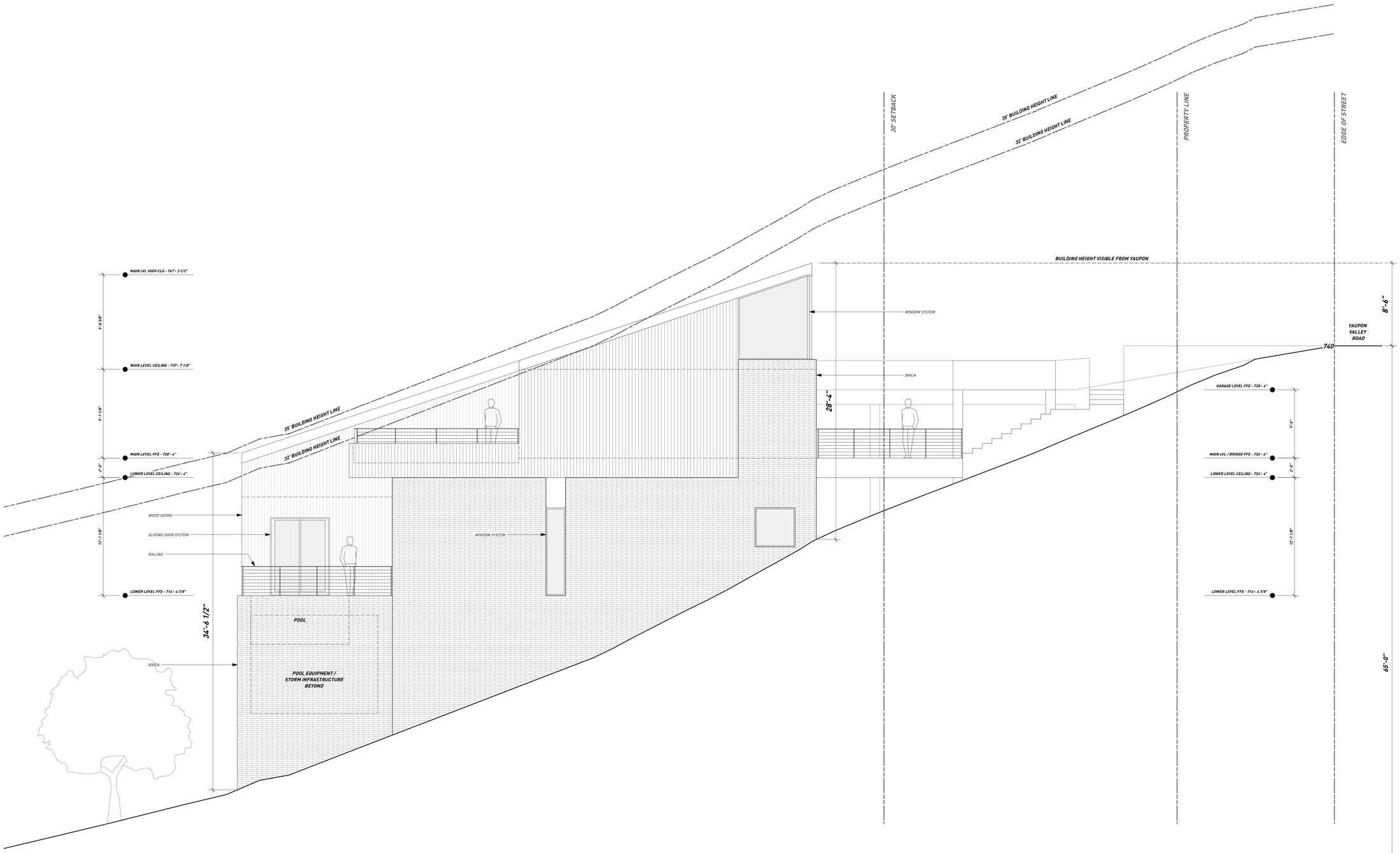
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GRAHAM & PAIGE SCHMERGEL

DESIGN
MATT GARCIA DESIGN
CONTACT: MATT GARCIA
EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

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TITLE ELEVATIONS
DATE DECEMBER 15 2025
SHEET

8



1 WEST ELEVATION
1/4" = 1'-0"

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AUSTIN, TEXAS, 78703

TELEPHONE 512.522.5401

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PROJECT
SCHMERGEL RESIDENCE

309 LAUREL VALLEY RD
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CLIENTS
GRAHAM & PAIGE SCHMERGEL

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CONTACT: MATT GARCIA
EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

ISSUE
VARIANCE SUBMITTAL - 2025 12 15

TITLE ELEVATIONS
DATE DECEMBER 15 2025
SHEET

9

December 9, 2025

Ms. Jennifer C. Bills
City of Westlake Hills
Building & Development Services

RE: Drainage Plan Narrative
309 Laurel Valley Rd.
West Lake Hills, TX 78746

Dear Ms. Bills,

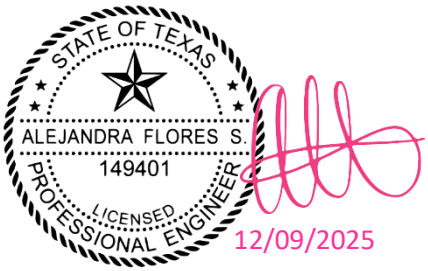
The subject project is currently undeveloped and proposes the construction of one single-family house with an outdoor deck, pool, and a driveway access. The property is zoned residential R-1, is located within the Edwards Aquifer Contributing Zone, but it is not within the FEMA floodplain per FEMA map no. 48453C0445K.

The topography indicates a noticeable drop in grade from the southern boundary of the lot towards the north, where an existing storm inlet collects runoff from surrounding area. Given these conditions, the drainage patterns around the property are well defined and can be effectively managed with appropriately designed stormwater controls.

In accordance with the City of West Lake Hills Drainage and Erosion Control Design Manual, the project will provide both detention and permanent water quality measures. A detention pond and a rainwater harvesting system will be incorporated into the design to address stormwater mitigation and treatment requirements. Based on the site's natural drainage characteristics and the proposed improvements, the planned system can be designed and built in a manner that ensure no adverse impacts to adjacent or downstream properties. An exhibit of the proposed drainage plan has been included to accompany this letter.

If you have any questions, please do not hesitate to contact me at 830-513-9451.

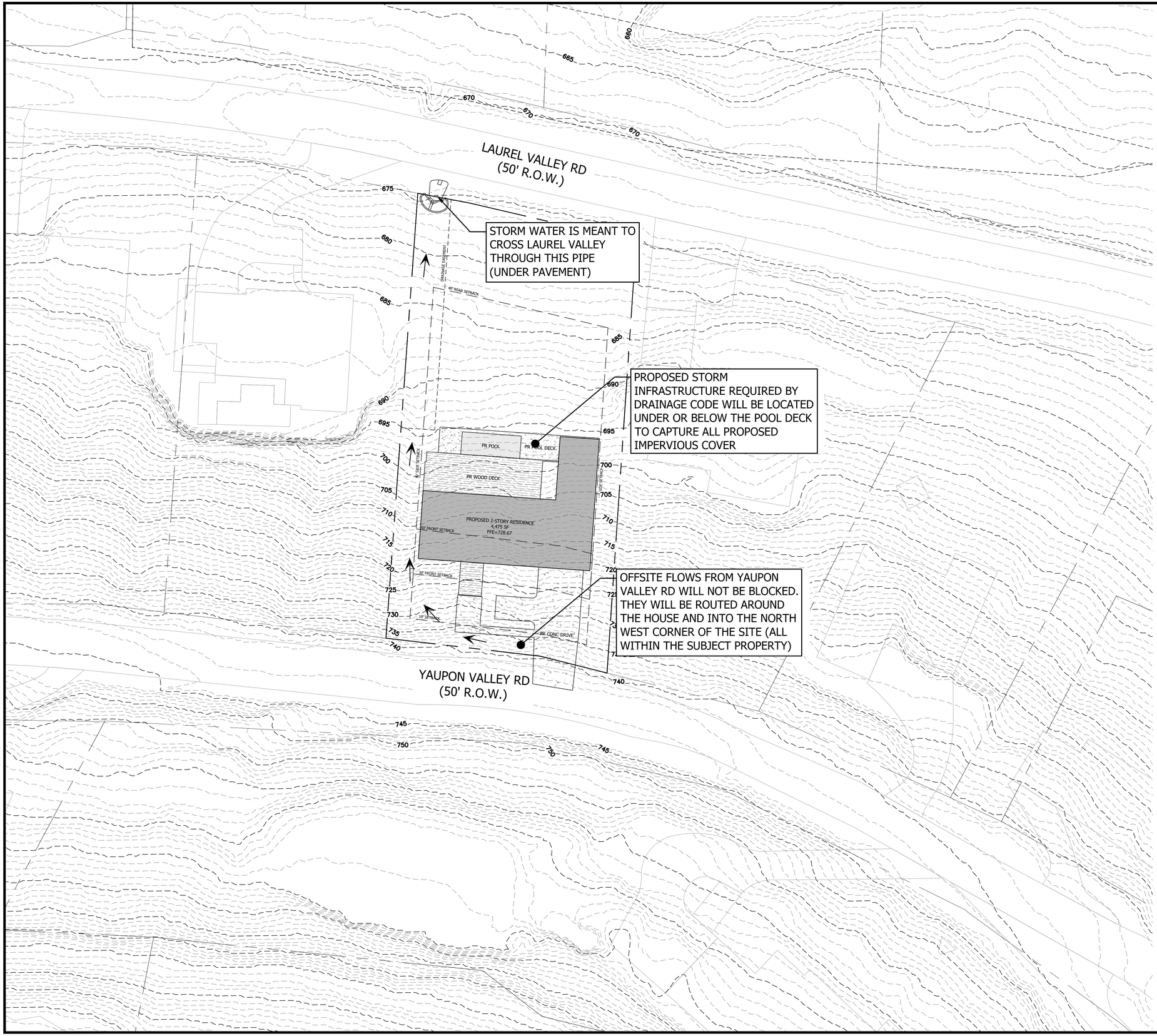
Sincerely,



Alejandra Flores S., PE

Principal

Milian Engineering



N

0' 10' 20' 40'

SCALE: 1"=20'

LEGEND

- BOUNDARY / RIGHT OF WAY
- OU — OVERHEAD UTILITY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED SOLID FENCE
- SURFACE FLOW DIRECTION ARROW

NO.	DATE	DESCRIPTION

MILIAN

ALEJANDRA@MILIANENGINEERING.COM
FIRM REG# F-22686
830.513.9451

STATE OF TEXAS
ALEJANDRA FLORES S.
149401
LICENSED PROFESSIONAL ENGINEER
12/09/2025

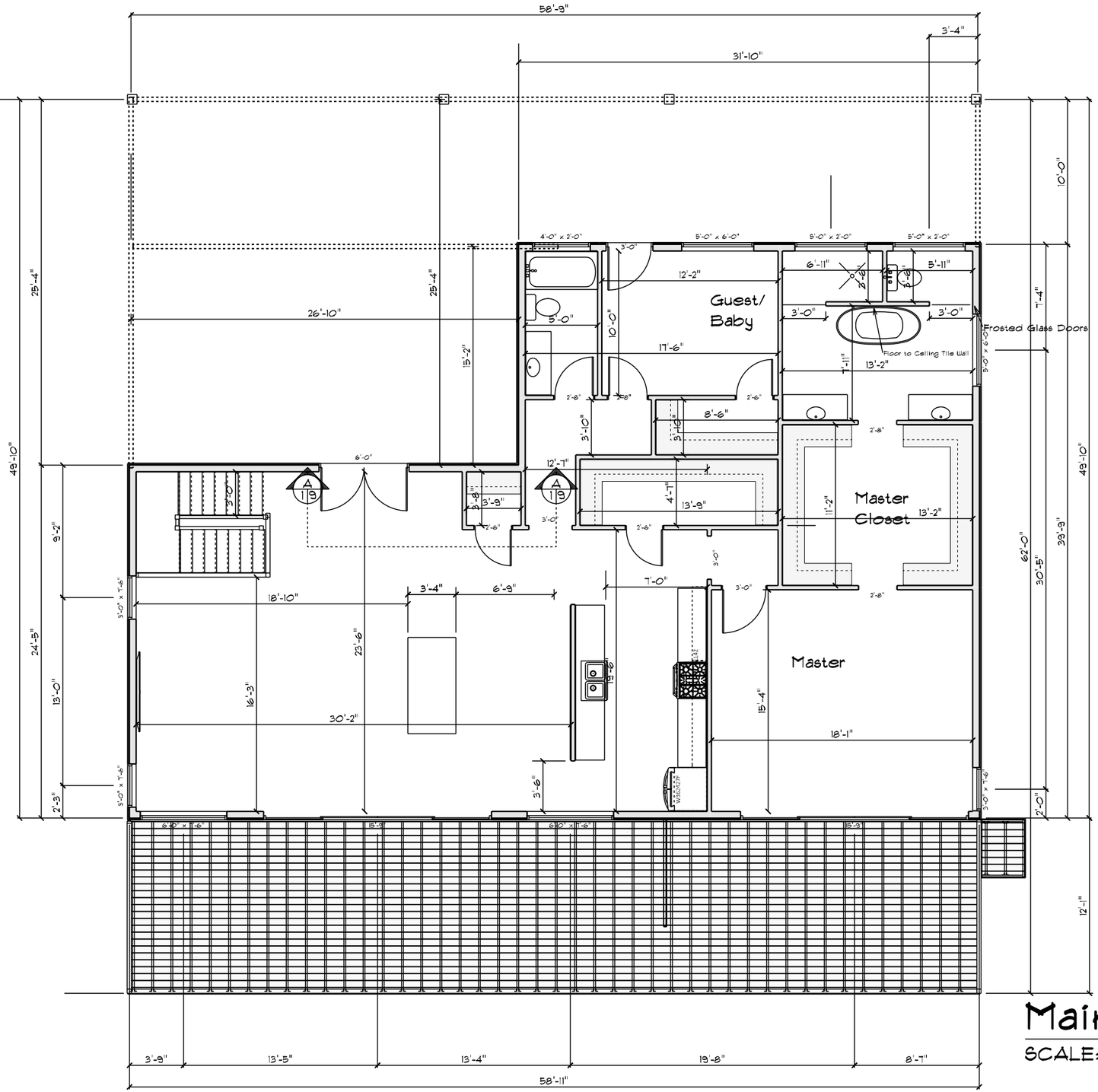
RESIDENTIAL DRAINAGE PLAN

309 LAUREL VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS 78746

DRAINAGE PLAN EXHIBIT

1 OF 1

AREA SCHEDULE	
NAME	AREA
Main Floor	1929 sq ft.
First Floor	1069 sq ft.
Total Heated	2998 sq ft.
Slab	2964 sq ft.
Framing	4751 sq ft.
Roof	39 sq.
Stucco	3264 sq ft.
Window	325 sq ft.
Upper Deck	731 sq ft.
Driveway	2036 sq ft.
Covered Parking	1034 sq ft.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - haiku	2	
can light 6inch	31	
ceiling dish round	7	
orbit	4	
fan 50 CFM	3	50 CFM
outlet	26	
outlet gfi	13	GFCI
smoke detector	6	
vanity bar light 02	6	
light	2	
switch double - rocker style	5	$$
switch triple - rocker style	3	$$$
switch quad - rocker style	2	$$$$
Superdome	3	
3 LED fixture with bracket-15745	4	
switch - rocker style	2	$
switch 3 way - rocker style	4	$3

Main Floor

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

2015 IIRC
It is the responsibility of the contractor to ensure all improvements are built to code in accordance with city standards.

These plans have been reviewed by ATS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes, ordinances, State and Federal laws. Copy of plans bearing this stamp shall be available on the jobsite at all times.

309 Laurel Valley
PHONE:
FAX:
MOBILE:

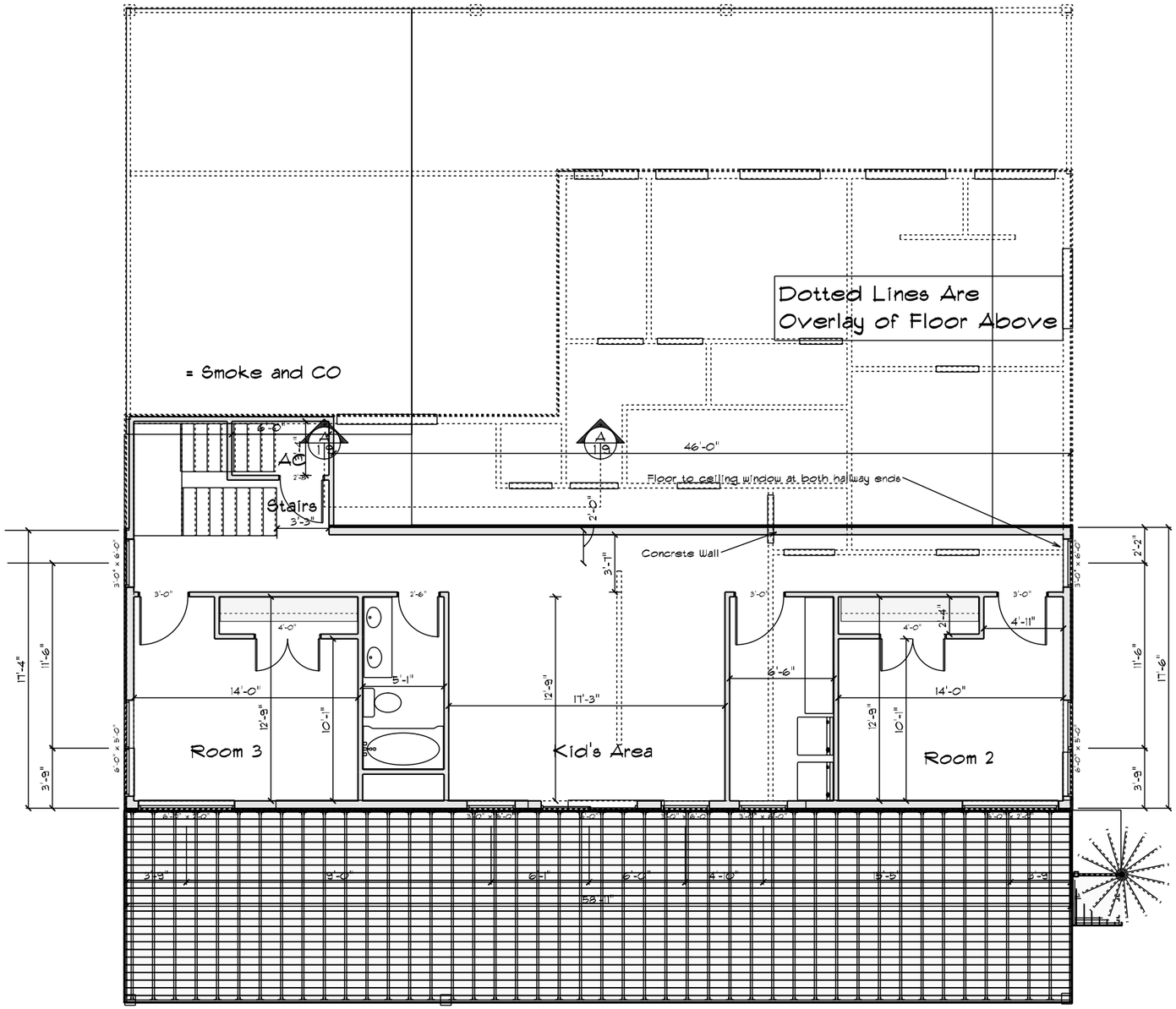
DRAWN BY:
SCALE: 1/8" = 1'-0"
DATE: Wednesday, January 27, 2021

Main Floor

PAGE: 1/14

KLM DESIGN BUILD
LIBERTY HILL TX 78642
PHONE:
FAX:
MOBILE:512-927-7091
Construction@KLMDESIGNBUILD

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	
ceiling dish round	6	
fan 50 CFM	2	50 CFM
smoke detector	6	
vanity bar light 02	3	
outlet	33	
outlet gfi	4	gfci
switch double - rocker style	5	
orbit	4	
switch - rocker style	1	
switch triple - rocker style	1	
pull chain light	1	



FIRST FLOOR

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

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FAX:
MOBILE:

DRAWN BY:
SCALE: 1/8" = 1'-0"
DATE: Wednesday, January 27, 2021

First Floor

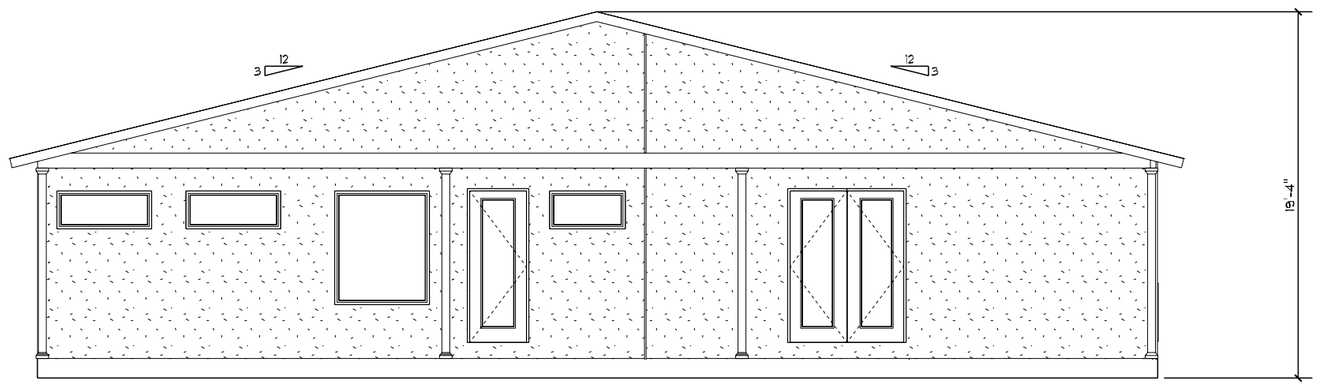
PAGE: 2/14

KLM DESIGN BUILD
LIBERTY HILL TX 78642
PHONE:
FAX:
MOBILE:512-927-7091
Construction@KLMDESIGNBUILD



ELEVATION FRONT

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



ELEVATION REAR

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

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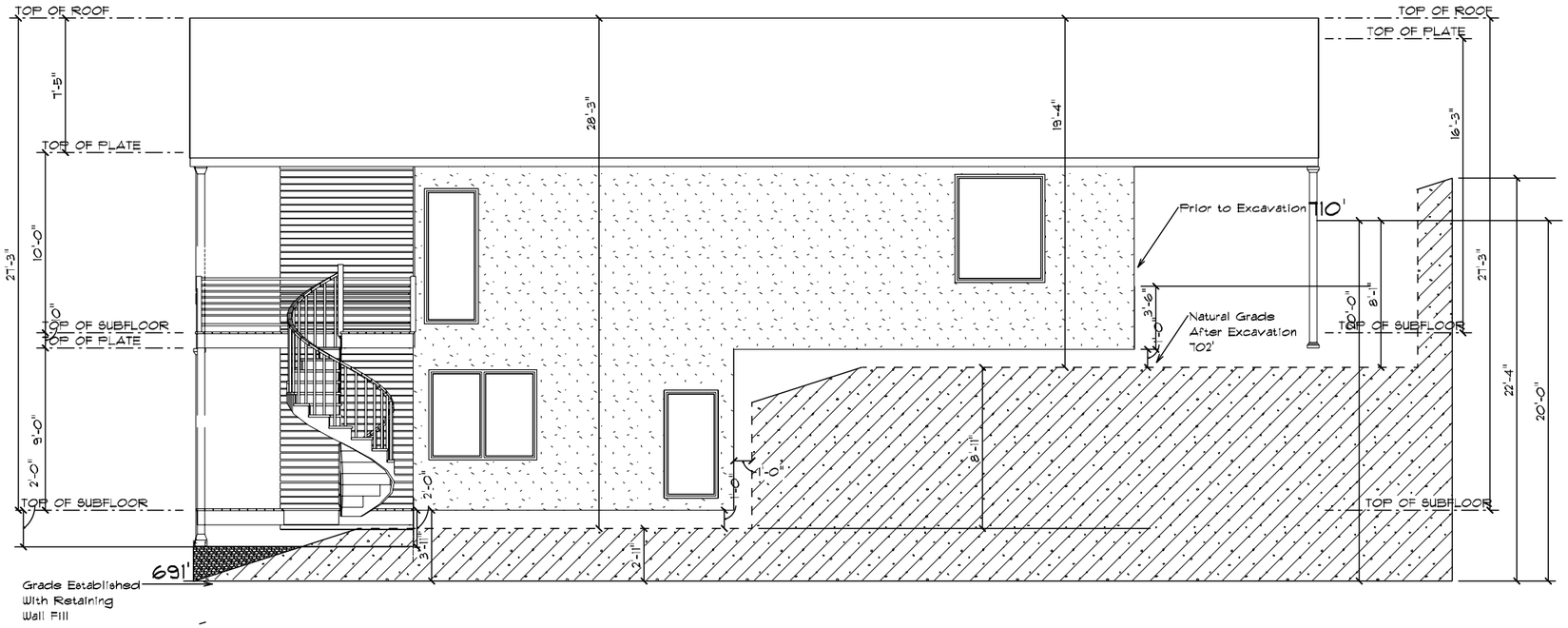
309 Laurel Valley
PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 1/8" = 1'-0"
DATE: Wednesday, January 27, 2021

Front and Rear Elevations

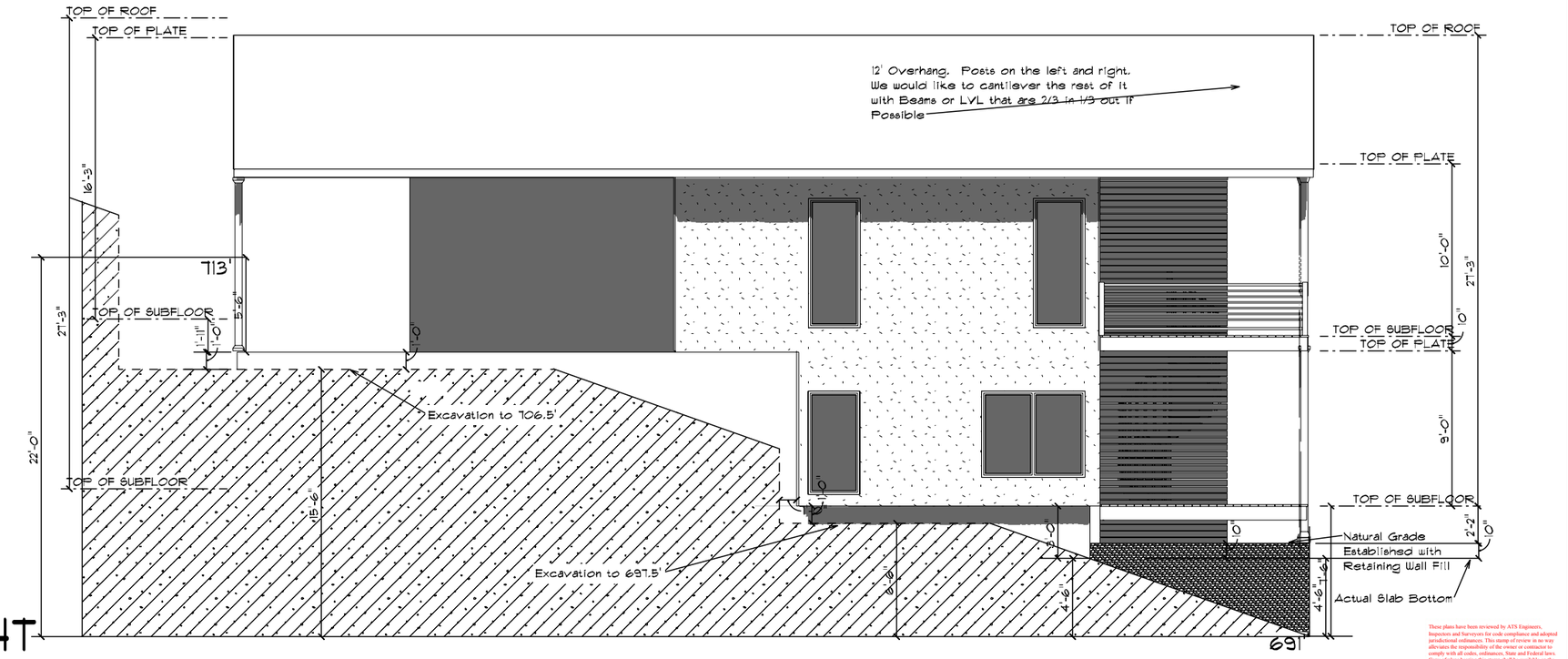
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PHONE:
FAX:
MOBILE:512-927-7091
Construction@KLMDESIGNBUILD



ELEVATION LEFT

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



ELEVATION RIGHT

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

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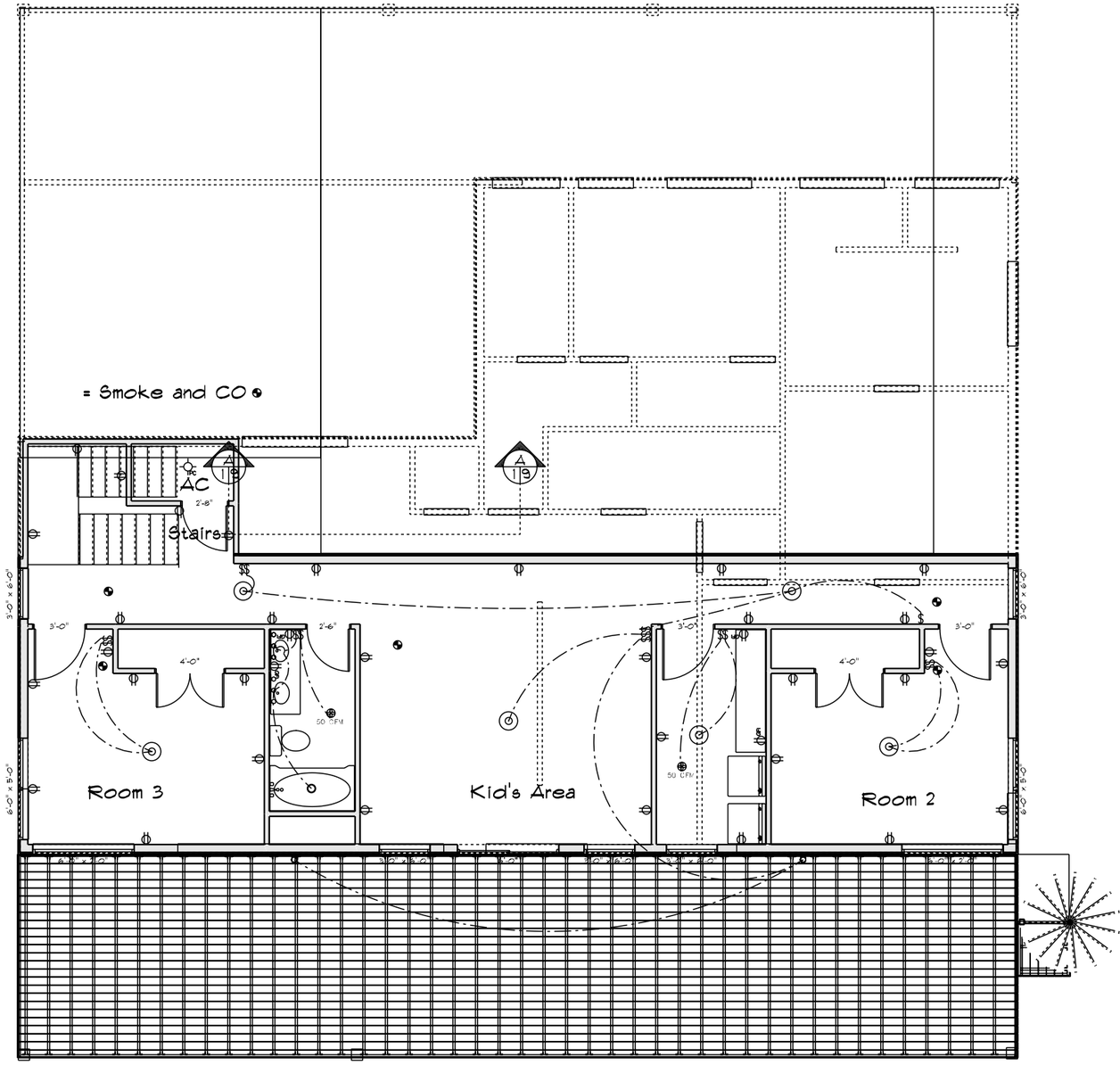
DRAWN BY:
SCALE: 1/8" = 1'-0"
DATE: Wednesday, January 27, 2021

Left and Right Elevations

PAGE: 4/14

KLM DESIGN BUILD
LIBERTY HILL TX 78642
PHONE:
FAX:
MOBILE:512-927-7091
Construction@KLMDESIGNBUILD

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	
ceiling dish round	6	
fan 50 CFM	2	50 CFM
smoke detector	6	
vanity bar light 02	3	
outlet	33	
outlet gfi	4	GFI
switch double - rocker style	5	$$
orbit	4	
switch - rocker style	1	$
switch triple - rocker style	1	$$$
pull chain light	1	



MAIN FLOOR - ELECTRICAL

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

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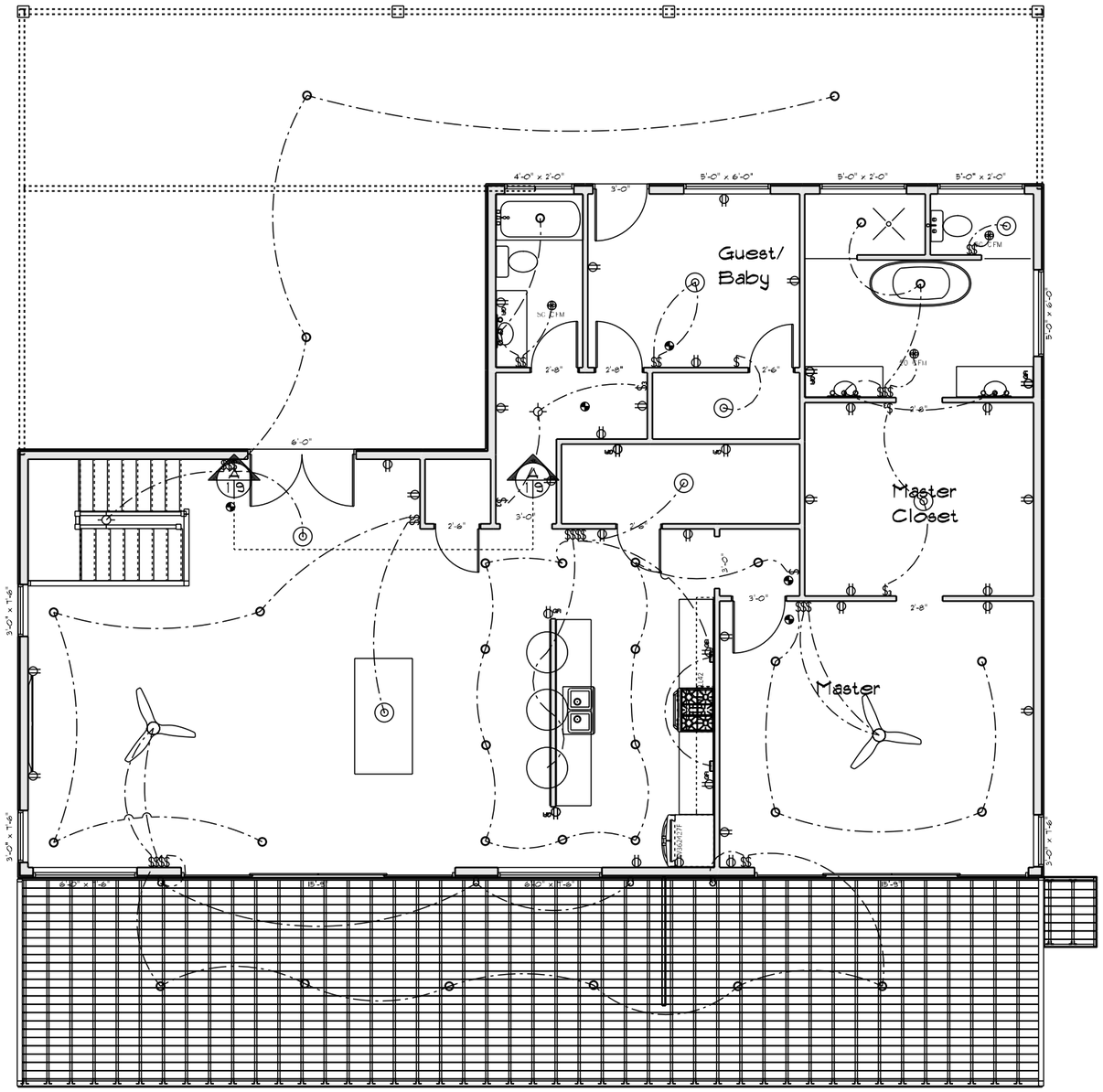
309 Laurel Valley
PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 1/8" = 1'-0"
DATE: Wednesday, January 27, 2021
First Floor Electric

PAGE: 5 / 14

KLM DESIGN BUILD
LIBERTY HILL TX 78642
PHONE:
FAX:
MOBILE:512-927-7091
Construction@KLMDESIGNBUILD

= Smoke and CO



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - haiku	2	
can light 6inch	31	
ceiling dish round	7	
orbit	4	
fan 50 CFM	3	50 CFM
outlet	28	
outlet gfi	13	GFCI
smoke detector	6	
vanity bar light 02	6	
light	2	
switch double - rocker style	5	$$
switch triple - rocker style	3	$$$
switch quad - rocker style	2	$$$$
Superdome	3	
3 LED fixture with bracket-15745	4	
switch - rocker style	2	$
switch 3 way - rocker style	4	$3

ORIGINAL MAIN FLOOR LAYOUT - ELECTRICAL

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

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DRAWN BY:
SCALE: 1/8" = 1'-0"
DATE: Wednesday, January 27, 2021

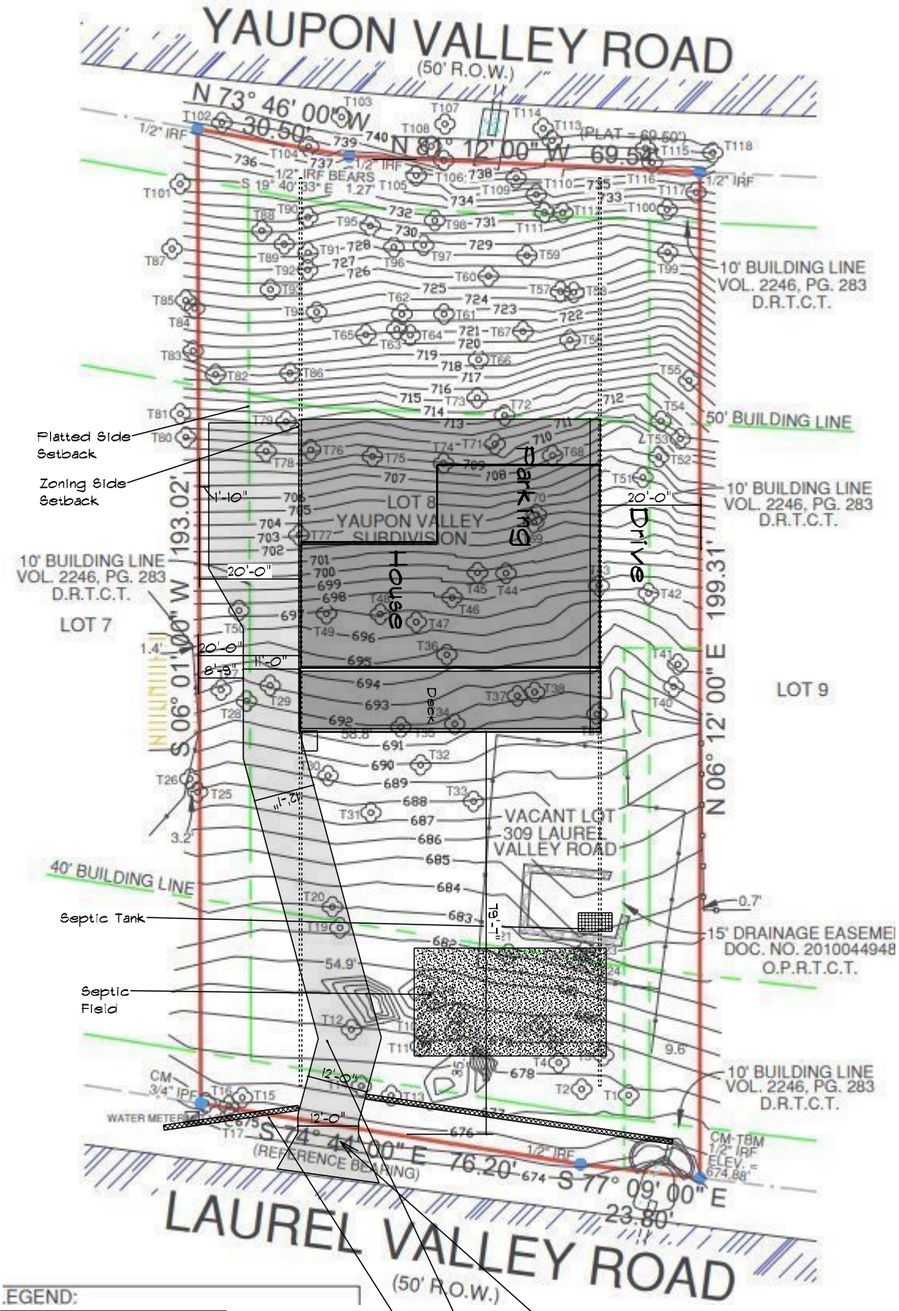
Main Floor Electric

PAGE: 6/14

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MOBILE:512-927-7091
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TOPO HOME PLACEMENT FLIP

SCALE: 1" = 30'-0"



TREE TABLE			
T1	10" TREE	T60	12" OAK
T2	6" & 8" OAK	T61	6" CEDAR
T3	6" OAK	T62	8" CEDAR
T4	6" OAK	T63	8" CEDAR
T5	4" OAK	T64	4" CEDAR
T6	8" HACKBERRY	T65	6" & 8" CEDAR
T7	9" OAK	T66	6" ELM
T8	9" OAK	T67	6" 6" & 4" CEDAR
T9	8" OAK	T68	6" & 4" CEDAR
T10	9" OAK	T69	8" OAK
T11	9" HACKBERRY	T70	3" OAK
T12	8" & 12" OAK	T71	8" & 8" CEDAR
T13	3" HACKBERRY	T72	12" CEDAR
T14	3" HACKBERRY	T73	6" CEDAR
T15	7" CEDAR	T74	6" ELM
T16	5" OAK	T75	3" ELM
T17	10" & 8" OAK	T76	10" CEDAR
T18	10" CEDAR	T77	10" & 12" CEDAR
T19	6" HACKBERRY	T78	8" CEDAR
T20	6" HACKBERRY	T79	9" CEDAR
T21	12" & 12" ELM	T80	10" CEDAR
T22	4" OAK	T81	10" OAK
T23	6" HACKBERRY	T82	12" CEDAR
T24	6" HACKBERRY	T83	6" CEDAR
T25	12" OAK	T84	8" CEDAR
T26	12" & 9" OAK	T85	7" CEDAR
T27	10" CEDAR	T86	10" CEDAR
T28	12" CEDAR	T87	8" CEDAR
T29	8" CEDAR	T88	11" CEDAR
T30	3" CEDAR	T89	5" CEDAR
T31	6" CEDAR	T90	8" HACKBERRY
T32	8" CEDAR	T91	7" CEDAR
T33	6" CEDAR	T92	8" CEDAR
T34	8" OAK	T93	10" CEDAR
T35	4" OAK	T94	4" OAK
T36	4" CEDAR	T95	12" CEDAR
T37	6" OAK	T96	8" CEDAR
T38	8" CEDAR	T97	4" CEDAR
T39	3" ELM	T98	8" CEDAR
T40	14" 6" & 6" OAK	T99	12" CEDAR
T41	10" CEDAR	T100	8" CEDAR
T42	6" CEDAR	T101	8" & 12" OAK
T43	8" CEDAR	T102	12" & 12" CEDAR
T44	8" CEDAR	T103	10" CEDAR
T45	5" CEDAR	T104	6" CEDAR
T46	8" CEDAR	T105	6" CEDAR
T47	8" HACKBERRY	T106	8" ELM
T48	4" HACKBERRY	T107	14" OAK
T49	16" CEDAR	T108	4" & 4" CEDAR
T50	3" ELM	T109	6" CEDAR
T51	12" CEDAR	T110	4" & 4" CEDAR
T52	8" CEDAR	T111	6" CEDAR
T53	8" CEDAR	T112	8 CEDAR
T54	14" CEDAR	T113	3" CEDAR
T55	4" CEDAR	T114	12" CEDAR
T56	8" OAK	T115	4" HACKBERRY
T57	6" CEDAR	T116	4" HACKBERRY
T58	10" CEDAR	T117	6" HACKBERRY
T59	6" CEDAR	T118	6" HACKBERRY

LEGEND:

Impervious Schedule	
NAME	AREA
Total Impervious	4,999 sq ft.
Total Lot	19,036 sq ft.
Allowed Impervious %	28%
Actual Impervious %	26%

Type 1 Driveway Detail on Page 14

THIS SET TO REMAIN ON-SITE

PERMIT DOCUMENTS

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Jacob

Signature required before any stamp shall be available on the jobsite at all times.

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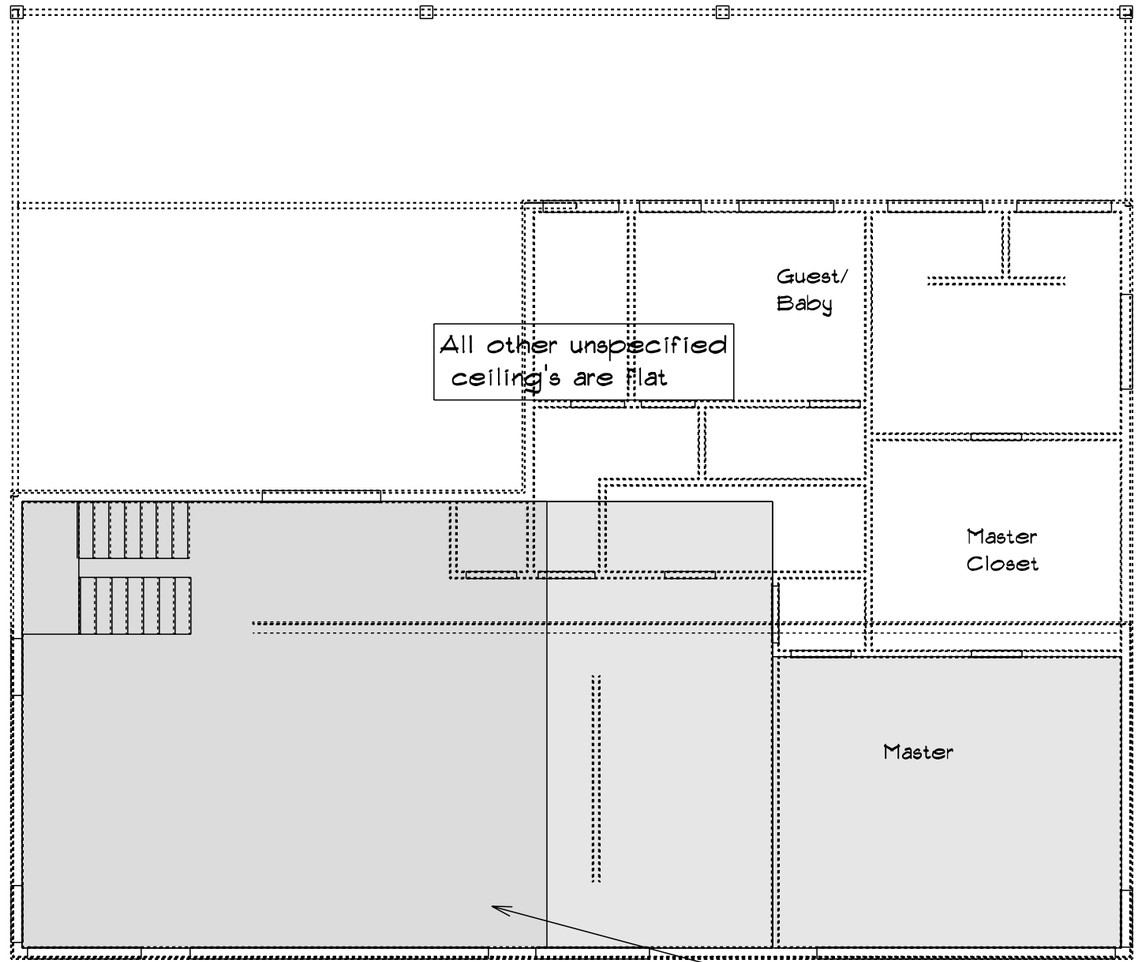
PAGE: 7/14

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SCALE: 1" = 30'-0"
DATE: Wednesday, January 27, 2021

Site Plan



3/12 Cathedral Continued Into Master

3/12 Cathedral Ceiling

ORIGINAL MAIN FLOOR LAYOUT - CEILING

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

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Ceiling Plan

PAGE: 8/14

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R311.7 Stairways.

❖ The requirements for stairways are contained in Sections R311.7.1 through R311.7.9. The provisions address a wide variety of issues that must be considered when designing a stairway that is both safe and usable.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than $4^1/_2$ inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than $31^1/_2$ inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

R311.7.5.1 Risers. The riser height shall be not more than $7^3/_4$ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm).

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

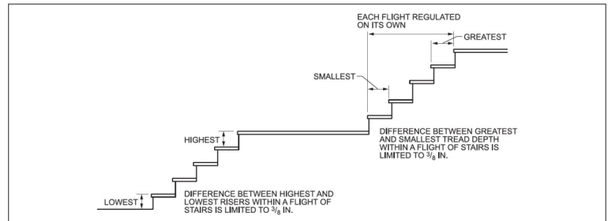
Exceptions:

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than $4^3/_4$ inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

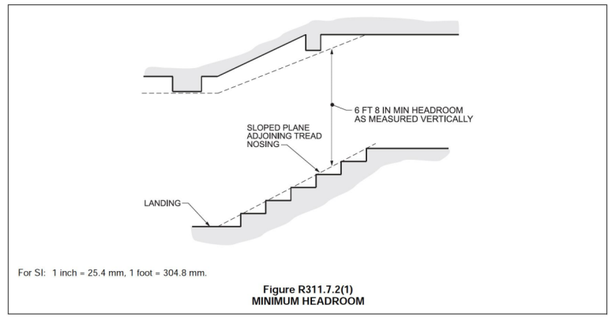
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.8 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.



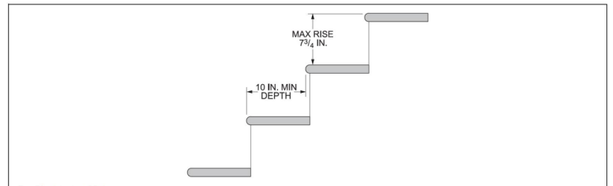
For SI: 1 inch = 25.4 mm.

Figure R311.7.5.1(2)
STAIR TOLERANCES



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Figure R311.7.2(1)
MINIMUM HEADROOM



For SI: 1 inch = 25.4 mm.

Figure R311.7.5.1(1)
CONVENTIONAL STAIRWAY

R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than $^9/_{16}$ inch (14 mm). A nosing projection not less than $^3/_4$ inch (19 mm) and not more than $1^1/_4$ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than $^3/_8$ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed $^1/_2$ inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm).

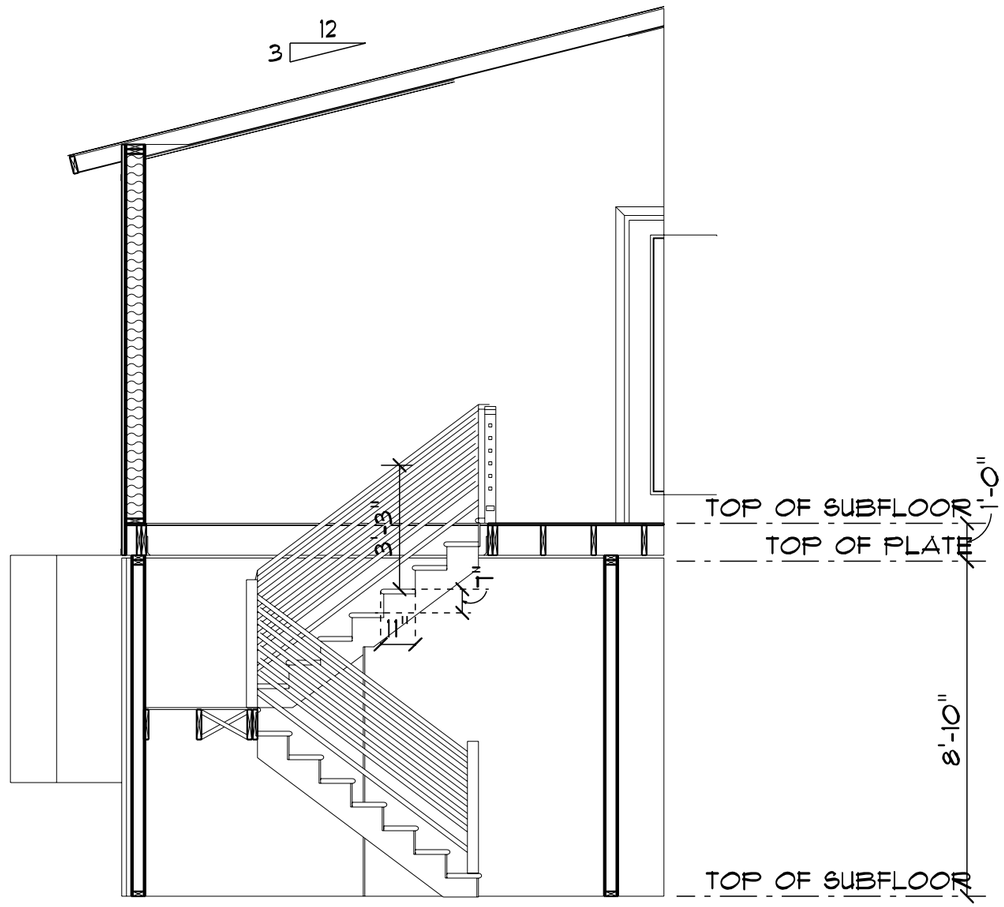
R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to *guard*, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.3 Grip-size. Required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than $1^1/_4$ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than $6^1/_4$ inches (160 mm) with a cross section of dimension of not more than $2^1/_4$ inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than $6^1/_4$ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of $^3/_4$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than $^5/_{16}$ inch (8 mm) within $^7/_8$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than $^3/_8$ inch (10 mm) to a level that is not less than $1^3/_4$ inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than $1^1/_4$ inches (32 mm) and not more than $2^3/_4$ inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).



A/9

STAIR CROSS SECTION

SCALE: 1/4" = 1'-0"

R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any sof-

R312.1.1 Where required. *Guards* shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

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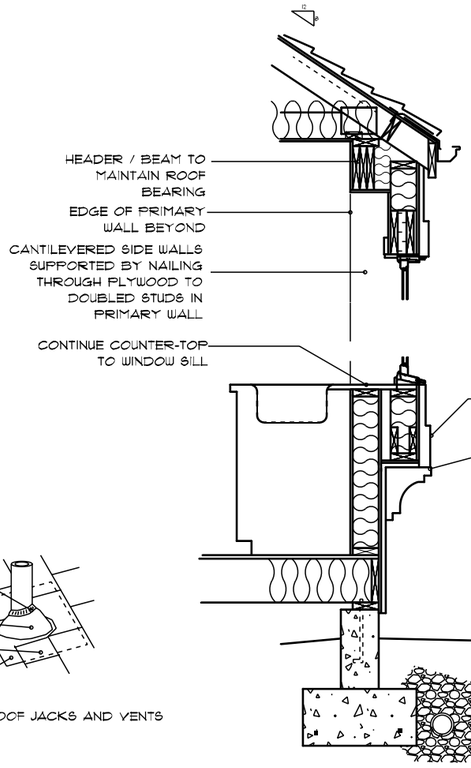
DRAWN BY:
SCALE: 1/4" = 1'-0"
DATE: Wednesday, January 27, 2021
Stairs

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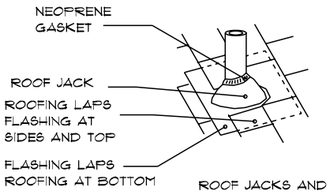
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DETAIL PAGE

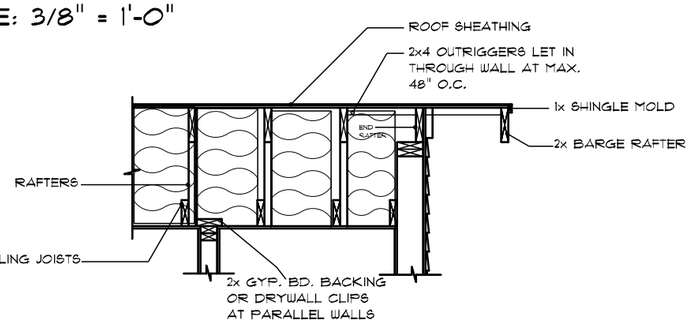
SCALE: 3/8" = 1'-0"



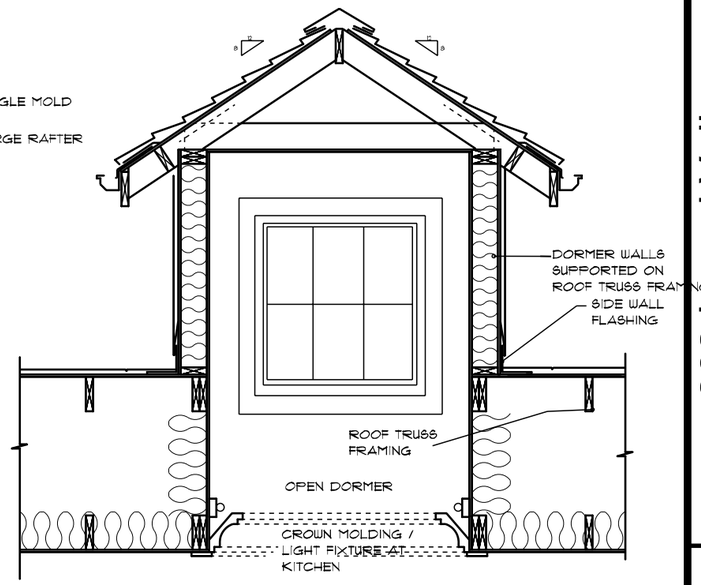
BOX WINDOW SECTION



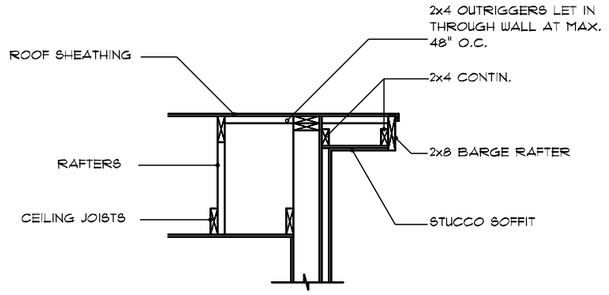
ROOF JACKS AND VENTS



STICK FRAME GABLE END ROOF



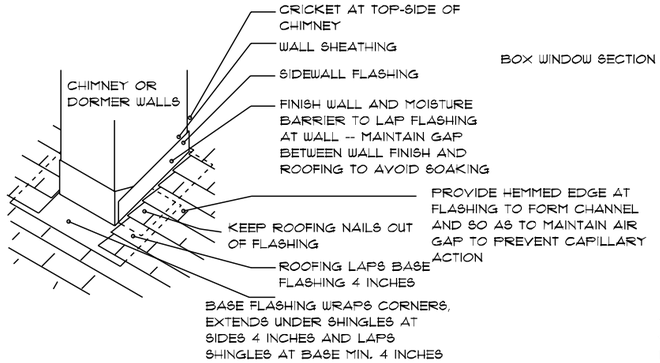
DORMER SECTION



BOXED RAKE GABLE END STICK FRAMED

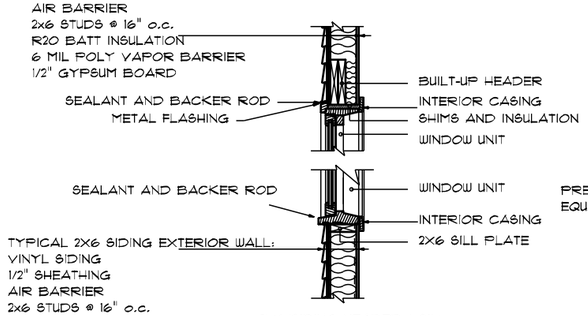
ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS -- PROVIDE 36 INCH ROLL ROOFING, MINIMUM 55 LB., CENTERED ON ALL HIPS AND VALLEYS

METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES -- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION

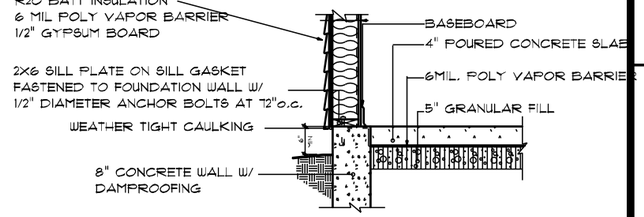


FLASHING DETAILS / NOTES

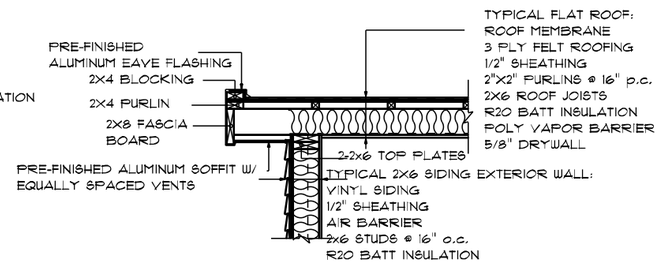
TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD



2X6/SIDING HEADER & SILL



2X6/SIDING SLAB ON GRADE



2X6/SIDING FLAT ROOF EAVE

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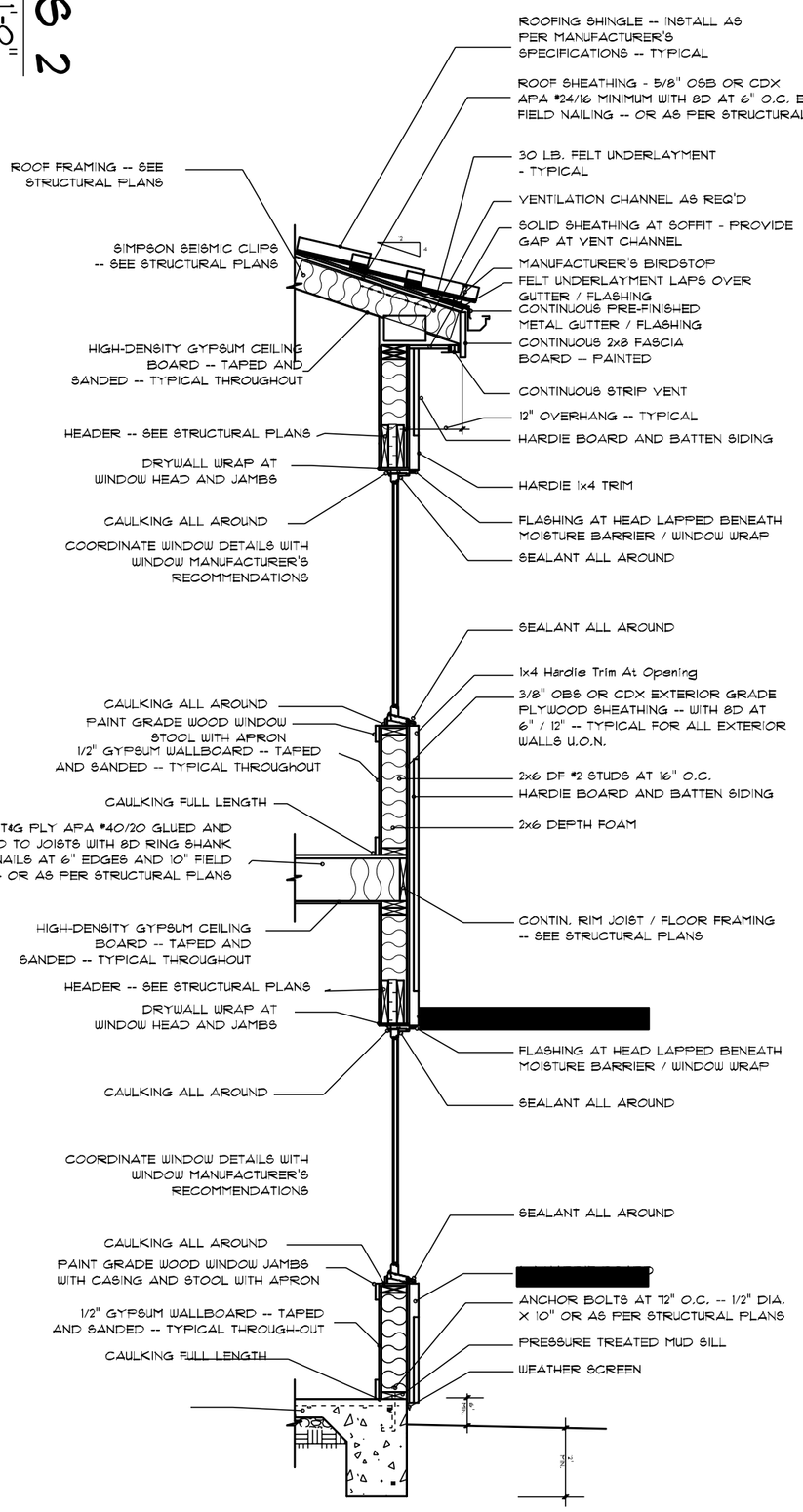
General notes and drawings

PAGE: 10/14

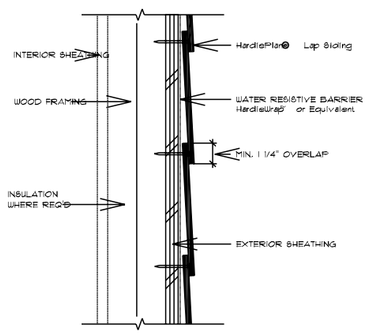
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DETAILS 2

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

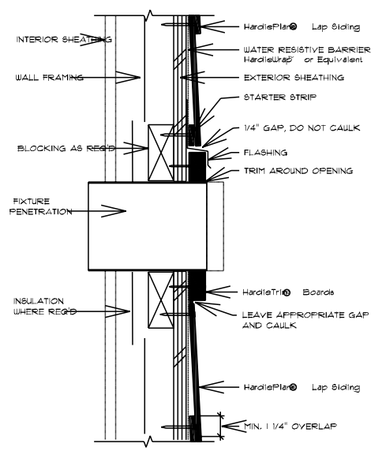


2 STOREY WALL SECTION



5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



7 FIXTURE PENETRATION

SCALE: 3"=1'-0"

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TABLE R802.5.1(1)—continued
RAFTER SPANS FOR COMMON LUMBER SPECIES
(Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a]									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
24	Douglas fir-larch	SS	9-1	14-4	18-10	23-9	Note b	9-1	13-3	16-10	20-7	23-10
	Douglas fir-larch	#1	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Douglas fir-larch	#2	8-2	11-11	15-1	18-5	21-4	7-0	10-4	13-0	15-11	18-6
	Douglas fir-larch	#3	6-2	9-1	11-6	14-1	16-3	5-4	7-10	10-0	12-2	14-1
	Hem-fir	SS	8-7	13-6	17-10	22-9	Note b	8-7	12-10	16-3	19-10	23-0
	Hem-fir	#1	8-5	12-4	15-8	19-2	22-2	7-4	10-9	13-7	16-7	19-3
	Hem-fir	#2	7-11	11-7	14-8	17-10	20-9	6-10	10-0	12-8	15-6	17-11
	Hem-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9
	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern pine	#2	7-4	11-0	10-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1
	Spruce-pine-fir	SS	8-5	13-3	17-5	21-8	25-2	8-4	12-2	15-4	18-9	21-9
	Spruce-pine-fir	#1	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#2	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9

Check sources for availability of lumber in lengths greater than 20 feet.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. Where ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the following factors:

H_c/H_a	Rafter Span Adjustment Factor
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 or less	1.00

TABLE R802.4(1)—continued
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
19.2	Douglas fir-larch	SS	11-3	17-8	23-3	Note a
	Douglas fir-larch	#1	10-10	17-0	22-5	Note a
	Douglas fir-larch	#2	10-7	16-8	21-4	26-0
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10
	Hem-fir	SS	10-7	16-8	21-11	Note a
	Hem-fir	#1	10-4	16-4	21-6	Note a
	Hem-fir	#2	9-11	15-7	20-6	25-3
	Hem-fir	#3	8-7	12-6	15-10	19-5
	Southern pine	SS	11-0	17-4	22-10	Note a
	Southern pine	#1	10-7	16-8	22-0	Note a
	Southern pine	#2	10-2	15-7	19-8	23-5
	Southern pine	#3	8-0	11-9	14-10	18-0
	Spruce-pine-fir	SS	10-4	16-4	21-6	Note a
	Spruce-pine-fir	#1	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#2	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#3	8-7	12-6	15-10	19-5
24	Douglas fir-larch	SS	10-5	16-4	21-7	Note a
	Douglas fir-larch	#1	10-0	15-9	20-1	24-6
	Douglas fir-larch	#2	9-10	15-0	19-1	23-3
	Douglas fir-larch	#3	7-10	11-6	14-7	17-9
	Hem-fir	SS	9-10	15-6	20-5	Note a
	Hem-fir	#1	9-8	15-2	19-10	24-3
	Hem-fir	#2	9-2	14-5	18-6	22-7
	Hem-fir	#3	7-8	11-2	14-2	17-4
	Southern pine	SS	10-3	16-1	21-2	Note a
	Southern pine	#1	9-10	15-6	20-5	24-0
	Southern pine	#2	9-3	13-11	17-7	20-11
	Southern pine	#3	7-2	10-6	13-3	16-1
	Spruce-pine-fir	SS	9-8	15-2	19-11	25-5
	Spruce-pine-fir	#1	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#2	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#3	7-8	11-2	14-2	17-4

Check sources for availability of lumber in lengths greater than 20 feet.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

a. Span exceeds 26 feet in length.

TABLE R802.4(1)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch	SS	13-2	20-8	Note a	Note a
	Douglas fir-larch	#1	12-8	19-11	Note a	Note a
	Douglas fir-larch	#2	12-5	19-6	25-8	Note a
	Douglas fir-larch	#3	11-1	16-3	20-7	25-2
	Hem-fir	SS	12-5	19-6	25-8	Note a
	Hem-fir	#1	12-2	19-1	25-2	Note a
	Hem-fir	#2	11-7	18-2	24-0	Note a
	Hem-fir	#3	10-10	15-10	20-1	24-6
	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-5	19-6	25-8	Note a
	Southern pine	#2	11-10	18-8	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
	Spruce-pine-fir	SS	12-2	19-1	25-2	Note a
	Spruce-pine-fir	#1	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#2	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#3	10-10	15-10	20-1	24-6
16	Douglas fir-larch	SS	11-11	18-9	24-8	Note a
	Douglas fir-larch	#1	11-6	18-1	23-10	Note a
	Douglas fir-larch	#2	11-3	17-8	23-4	Note a
	Douglas fir-larch	#3	9-7	14-1	17-10	21-9
	Hem-fir	SS	11-3	17-8	23-4	Note a
	Hem-fir	#1	11-0	17-4	22-10	Note a
	Hem-fir	#2	10-6	16-6	21-9	Note a
	Hem-fir	#3	9-5	13-9	17-5	21-3
	Southern pine	SS	11-9	18-5	24-3	Note a
	Southern pine	#1	11-3	17-8	23-10	Note a
	Southern pine	#2	10-9	16-11	21-7	25-7
	Southern pine	#3	8-9	12-11	16-3	19-9
	Spruce-pine-fir	SS	11-0	17-4	22-10	Note a
	Spruce-pine-fir	#1	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#2	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#3	9-5	13-9	17-5	21-3

EXAMPLE: Garage Door Header – Supporting Roof Loads Only
(See Table 5 on page 10)

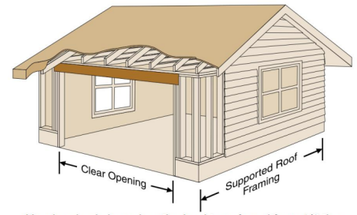
Live Load = 20 psf

Dead Load = 10 psf

Load Duration Factor = 1.25

Span of Supported Roof Framing = 24'

Clear Opening = 10'



Header size is based on the load transferred from 1/2 the span of the supported roof framing, plus a 24" overhang.

Southern Pine Header Selected: No.1 Southern Pine Lumber - (2) 2x12s or
(from Table 5) No.2 Southern Pine Lumber - (3) 2x10s or
24F-1.7E (V4) Southern Pine Glulam - 3-1/2" x 9-1/4"

Note: Detailed bracing may be required for wall sections less than 4' in length adjacent to garage door openings. Refer to the *Braced Wall Detail for Garage Door Header* illustration on page 6.

Table 19 – 20 psf Live Load, 10 psf Dead Load, 1.25 Load Duration Factor

Grade	Clear Opening	Span of Supported Roof Framing (sum of rafter spans from both sides of beam)						
		16'	20'	24'	28'	32'	36'	40'
No. 1	10'	(1) 2 x 12	(2) 2 x 10s	(2) 2 x 12s	(2) 2 x 12s	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 10s
	12'	(2) 2 x 10s	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(3) 2 x 12s
	14'	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	3-1/2 x 11-1/4
	16'	(3) 2 x 10s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*
	18'	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*
	20'	(4) 2 x 12s	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*
	22'	(4) 2 x 12s	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*5-1/2 x 16*
	24'	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 18*	*5-1/2 x 16*	*5-1/2 x 16*
No. 2	10'	(2) 2 x 10s	(2) 2 x 12s	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(3) 2 x 12s
	12'	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s
	14'	(3) 2 x 10s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*
	16'	(3) 2 x 12s	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*
	18'	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*
	20'	*3-1/2 x 11-1/4*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*
	22'	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*5-1/2 x 16*
	24'	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 18*	*5-1/2 x 16*	*5-1/2 x 16*
No. 3	10'	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*
	12'	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*
	14'	(4) 2 x 12s	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/2*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*
	16'	*3-1/2 x 9-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*
	18'	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*
	20'	*3-1/2 x 11-1/4*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*
	22'	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*5-1/2 x 16*
	24'	*5-1/2 x 14*	*3-1/2 x 16*	*5-1/2 x 16*	*5-1/2 x 16*	*5-1/2 x 18*	*5-1/2 x 16*	*5-1/2 x 16*

(See *Requirements for Use* on page 7, *Key* (*) and *Notes* on page 19, and *Example* on page 22)

Requirements for Use of Size Selection Tables

1. These tables are for gravity loads only. Consult a registered design professional for wind and seismic load analysis and design.
2. All tables are based on uniformly distributed loads only. Other loads, such as concentrated or unbalanced snow loads, have not been considered and must be analyzed separately.
3. These tables are only applicable to members used under dry-service conditions where the moisture content in use is a maximum of 19% for lumber and less than 16% for glued laminated timber.
4. The compression edge of the header or beam must be laterally supported at intervals of 24" or less. In addition, lateral support must be provided at bearing points.
5. Design loads used to select a header or beam must be equal to or greater than the actual applied loads.
6. Multiple-member headers and beams must be properly connected together. See page 5 for connection guidelines.
7. These tables assume unbalanced glued laminated timber combinations used in simple-span applications. Balanced beam combinations with equal or greater design values may be substituted and used in either simple-span or continuous-span applications.
8. These tables are only applicable to members used under ordinary ranges of temperature and occasionally heated in use up to 150° F.

Southern Forest Products Association does not develop design values for either lumber or glued laminated timber. Accordingly, SFPA does not warrant the design values on which these tables are based, and assumes no liability for damage caused or contributed to by the use of such design values. In addition, SFPA and its members have no knowledge of the loads, spans, materials used, quality of workmanship, professional competence of the users, and other factors involved in specifying headers or beams for any given project; and accordingly, cannot, and do not, represent or warrant the performance in use of headers or beams incorporated into any particular construction project, and disclaim liability for injury or damage caused by the failure of a header or beam in use.

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These plans have been reviewed by ATS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes, ordinances, State and Federal laws. Copy of plans bearing this stamp shall be available on the jobsite at all times.

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DRAWN BY:
SCALE: As Noted
DATE: Wednesday, January 27, 2021

Span Notes

PAGE: 12/14

R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where *alterations* or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an *attic*, crawl space or *basement* available that could provide access for interconnection without the removal of interior finishes.

SECTION R314
SMOKE ALARMS

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.

❖ Section R314 provides the details of smoke detection and notification to alert occupants of potential problems. When asleep, the occupants of residential buildings will usually be unaware of a fire, and the fire will have an opportunity to spread before being detected. A majority of fire deaths occurring in residential buildings have occurred because of this delay in detection. It is for this reason that the code requires smoke alarms that comply with NFPA 72 and Section R314.

R314.1.1 Listings. Smoke alarms shall be *listed* in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be *listed* in accordance with UL 217 and UL 2034.

❖ Smoke alarms must be listed to UL 217. Combination smoke and carbon monoxide alarms, if they are provided, must be listed in accordance with UL 217 and UL 2034.

R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

❖ See commentary to Section R314.1.

R314.2.1 New construction. Smoke alarms shall be provided in *dwelling units*.

❖ See commentary to Section R314.1.

R314.2.2 Alterations, repairs and additions. Where *alterations*, *repairs* or *additions* requiring a permit occur, or where one or more sleeping rooms are added or created in existing *dwellings*, the individual *dwelling unit* shall be equipped with smoke alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, the

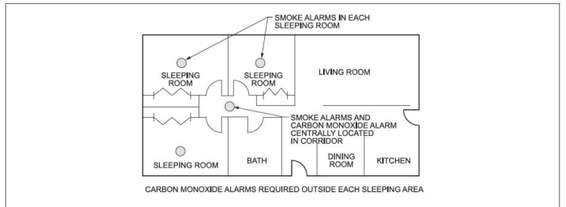


Figure R315.3
LOCATION OF CARBON MONOXIDE ALARMS

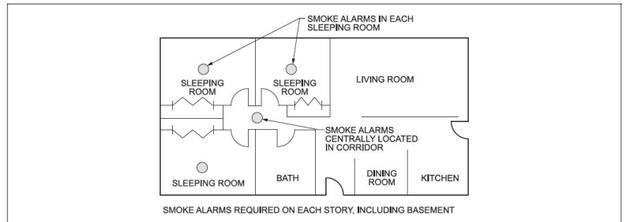


Figure R314.3(1)
LOCATION OF SMOKE ALARMS

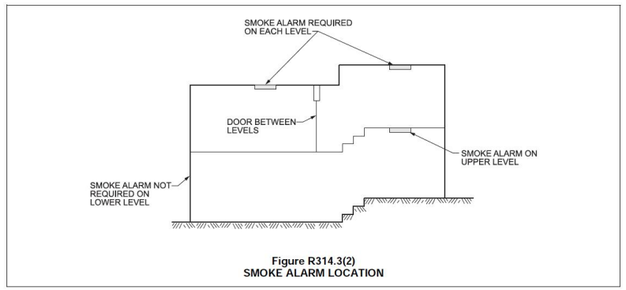


Figure R314.3(2)
SMOKE ALARM LOCATION

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

❖ This section allows listed combination smoke and carbon monoxide alarms to be used in lieu of smoke alarms.

R314.6 Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

❖ Smoke alarms must use AC power as their primary source and battery power as a secondary source to enhance their reliability. For example, during a power outage, the probability of fire is increased because of the use of candles or lanterns for temporary light. Required backup battery power provides for continued performance of the smoke alarms. Smoke alarms are commonly designed to emit a recurring signal when batteries are low and need to be replaced. It is also for the reliability issue that the code does not permit the alarms to be on any type of circuit that could be disconnected or turned off, such as a lighting circuit with a switch. The only way to disconnect power to the smoke alarms should be through the electrical panel box by either flipping a circuit breaker or removing the circuit's fuse.

The exceptions acknowledge that the code does not require that smoke alarms in all existing buildings be served from a commercial power source. Battery-operated smoke alarms may be the only power source when a commercial power source is not available or when extensive alterations or repairs (see Section R314.2.2) are not being made. Where permanent building wiring can be installed without the removal of interior finishes, this section recognizes the increased reliability that the "hardwired" commercial power source with battery back-up can provide. Therefore, where feasible, permanent wiring is to be installed.

R314.7 Fire alarm systems. Fire alarm systems shall be permitted to be used in lieu of smoke alarms and shall comply with Sections R314.7.1 through R314.7.4.

❖ The detection and notification system requirements of Sections R314.7 through R314.7.4 provide early warning to occupants of the building in the event of a fire, thereby providing a greater opportunity for everyone in the building to evacuate or relocate to a safe area. Installation of a fire alarm system in accordance with this section is considered a viable alternative to the installation of required smoke alarms. Of all of the provisions for safety features that have been placed within the code over the past few decades other than fire sprinkler system requirements, the provisions for these detection and alarm devices have probably offered the greatest benefit in increasing safety and reducing the loss of life, and these benefits come at a comparatively minor expense.

Requiring the system to become a permanent fixture (see Section R314.7.3) of the occupancy and not be leased will prevent the system from being removed due to nonpayment. "Owned by the homeowner" is a good beginning and adds additional language that will ensure system reliability by requiring the owner to have the system electronically monitored and maintained in accordance with the referenced standard.

For larger homes, the only possible way to provide detection is through the use of a household fire warning system (see Section R314.7.1). NFPA 72, *National Fire Alarm Code*, has limits as to the number of smoke alarms that may be interconnected. Section 11.8.2.2 of the 2006 edition of the NFPA 72 allows only 12 smoke alarms to be interconnected if the interconnecting means is not supervised. Up to 42 smoke alarms may be interconnected if they are supervised. A number of homeowners prefer that their household fire warning systems be monitored by a supervising station. The requirement in Section R314.1.1 for listing of smoke alarms with UL 217, however, prohibits them from being monitored.

R314.7.1 General. Fire alarm systems shall comply with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72. Smoke detectors shall be *listed* in accordance with UL 268.

❖ See the commentary to Section R314.7.

R314.7.2 Location. Smoke detectors shall be installed in the locations specified in Section R314.3.

❖ See the commentary to Section R314.7.

R314.7.3 Permanent fixture. Where a household fire alarm system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner.

❖ See the commentary to Section R314.7.

R314.7.4 Combination detectors. Combination smoke and carbon monoxide detectors shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are *listed* in accordance with UL 268 and UL 2075.

❖ See the commentary to Section R314.7.

SECTION R315
CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

❖ Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill occupants before they are aware it is in their home. At lower levels of

addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

❖ This section contains a unique provision in the code, applying the smoke alarm provisions to existing buildings when an addition, alteration or repair is made that will require a permit, or if any sleeping rooms are added or created. See the commentary to Section R105.2 regarding what types of repairs or alterations require a permit. The smoke alarms in these existing buildings are to be installed in the same manner as required for new dwellings. This would not only require their installation in the same locations within the dwelling, but also that they be interconnected and receive their power from the building wiring. The commentary to Section R314.4 contains more discussion of the power source.

Two exceptions provide relief from the normal smoke alarm requirements in existing buildings that undergo some types of alteration, repair or addition.

The first exception exempts "exterior surface" repairs from initiating the requirement for smoke alarms being placed in an existing dwelling. This exception exempts work that is done on the exterior only. The final determination of what type of work is included is left to the building official, but this would generally be viewed as covering reroofing, siding repairs or siding replacement and could possibly include some window replacements.

The second exception exempts alterations that involve the replacement or repair of plumbing or mechanical equipment, fixtures or systems. This exception would allow replacement of items such as a furnace without expanding the project to include smoke alarms.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable *attics*. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

❖ So that all areas have at least some level of protection, and so that sleeping areas are adequately protected, Section R314.3 specifies where smoke alarms are to be installed. The code requires that alarms be located within each sleeping room, as well as outside each separate sleeping area in the immediate vicinity of the bedrooms. The device within the bedroom will provide protection should the fire begin within that sleeping room, while the device outside of the room will provide early notification and protection should a problem develop in the area that generally will serve as the egress path for the bedroom. In addition, Item 3 will require installation of at least one smoke alarm on each story of the dwelling, including basements and habitable attics. The code does not require the installation of alarms within crawl spaces or within attics that are not habitable. This provides detection and notification within the areas of general occupancy, but ignores spaces that are not occupied. See Commentary Figure R314.3(1) for an illustration of the required alarm locations.

Where split levels occur in a dwelling and the adjacent levels openly communicate with each other, the alarm may be placed on the upper portion of the split level if it is not more than one full story different in elevation. Commentary Figure R314.3(2) is an example of this provision. This requirement is based on the fact that any fire initiating on the lower portion of the level will send products of combustion up to the upper portion and that a detector there will provide a quick response and early warning.

Item 4 prohibits smoke alarms within 3 feet, as measured horizontally, from doors or openings to spaces that contain a tub or shower, except where it would interfere with the location of another smoke alarm required by this section.

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking *appliance*.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking *appliance*.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking *appliance*.

❖ Ionization smoke alarms must not be installed within 20 feet, as measured horizontally, of a permanently installed cooking appliance except that, where the alarms are equipped with an alarm-silencing switch, they are permitted to be installed within 10 feet. Photoelectric smoke alarms must not be installed within 6 feet (1828 mm) of a permanently installed cooking appliance. These restrictions do not apply if they would prevent smoke alarm placement in accordance with Section R314.3.

These plans have been reviewed by ATS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes, ordinances, State and Federal laws. Copy of plans bearing this stamp shall be available on the jobsite at all times.

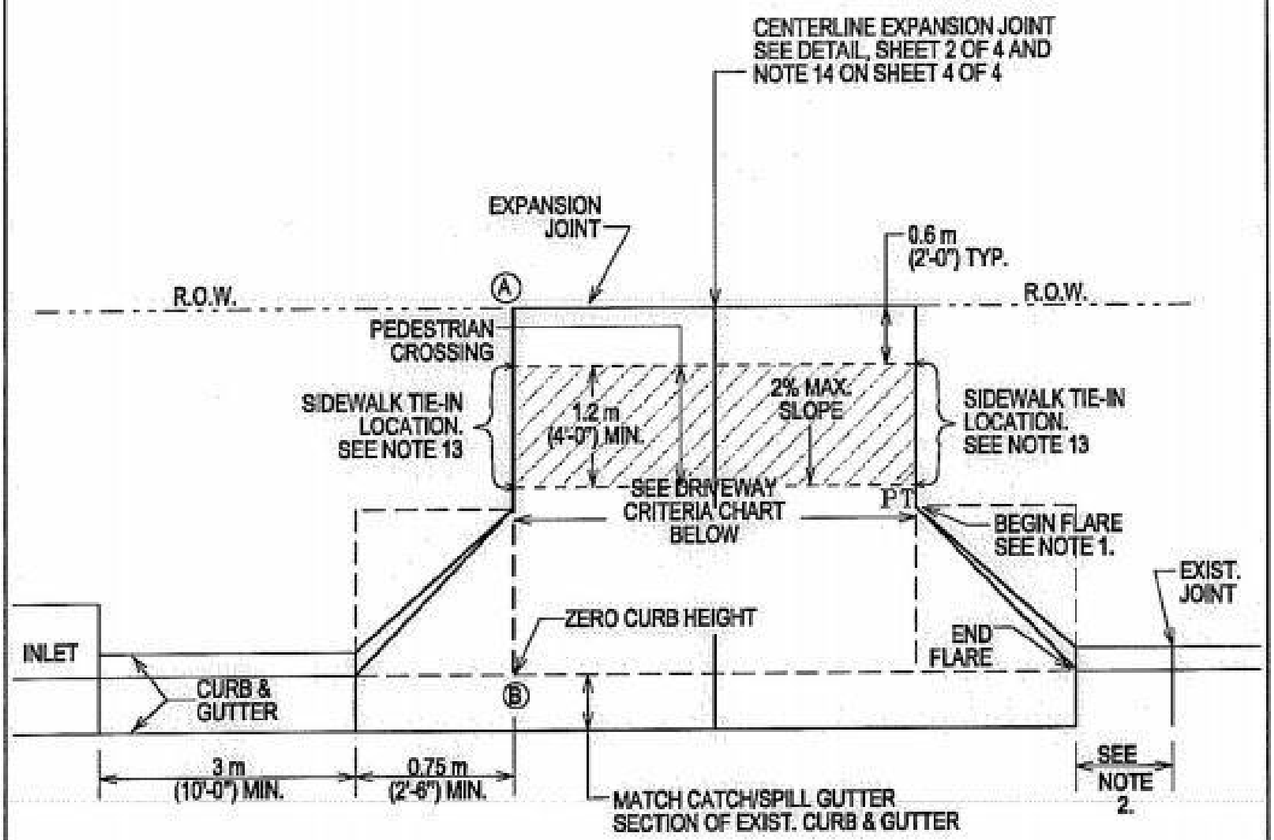
309 Laurel Valley
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FAX:
MOBILE:

KLM DESIGN BUILD
LIBERTY HILL TX 78642
PHONE:
FAX:
MOBILE:512-927-7091
Construction@KLMDESIGNBUILD

DRAWN BY:
SCALE: As Noted
DATE: Wednesday, January 27, 2021

Smoke and Carbon Notes

PAGE: 13 / 14



PLAN

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

*OPTIMUM

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE, ELEVATION OF POINT Ⓐ ABOVE POINT Ⓑ IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m ($\frac{1}{4}$" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FLARED TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1A 1 OF 4

KLM DESIGN BUILD	PAGE: 14/14	309 Laurel Valley PHONE: FAX: MOBILE:
LIBERTY HILL TX 78642 PHONE: FAX: MOBILE:512-927-7091 Construction@KLMDESIGNBUILD		DRAWN BY: SCALE: As Noted DATE: Wednesday, January 27, 2021 Type 1 Driveway

Framing General Notes

SECTION 1 GENERAL CONDITION AND STATEMENTS

A. THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.

B. STRUCTURAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. DO NOT SCALE THESE DRAWINGS. IN CASE OF DIMENSIONAL DISCREPANCIES, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

C. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL DRAWINGS REPORT ANY DISCREPANCIES TO STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.

D. STRUCTURAL DRAWINGS INDICATE TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. SHOP DRAWINGS SHALL DETAIL ALL CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND THE SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON THE DRAWINGS.

E. NON-STRUCTURAL FRAMING REQUIREMENTS ARE NOT SPECIFIED ON STRUCTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL FRAMING REQUIRED.

F. THE USE OR REPRODUCTION OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.

G. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, MASONRY, TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.

H. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION OR AS NOTED IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

I. THESE STRUCTURAL DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE JURISDICTION ADOPTED LOCAL VERSION OF THE INTERNATIONAL BUILDING CODE.

SECTION 2 CONCRETE MASONRY UNITS

A. U.N.O. HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C90, LIGHTWEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH f'm = 1500 PSI. ON THE NET BLOCK AREA.

B. LOAD BEARING MASONRY USED IN AREAS REQUIRING SOUND TRANSMISSION RATING AND SOUND ABSORPTION RATING SHALL CONFORM TO ASTM C90, HEAVYWEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH f'm = 1500 PSI. ON THE NET BLOCK AREA. CALCULATING REQUIRED MASONRY UNIT WEIGHT SHALL BE PER NCMA-TEK 69B BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

C. MORTAR SHALL CONFORM TO ASTM C270 CEMENT-LIME TYPE M OR S. MINIMUM COMPRESSIVE STRENGTH TO BE 1500 PSI.

D. COURSE MASONRY GROUT SHALL CONFORM TO ASTM C476 WITH MAXIMUM AGGREGATE SIZE OF 3/8". MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI. AT 28 DAYS. PROVIDE CLEAN OUT OPENINGS WHERE GROUT LIFT EXCEEDS 4'-0.

E. CONCRETE MASONRY QUALITY CONTROL:
1. WORK IN PROGRESS SHALL BE INSPECTED FOR CONFORMANCE WITH SPECIFIED MATERIALS AND THAT WORKMANSHIP AND CONSTRUCTION IS IN COMPLIANCE WITH PLANS, SPECIFICATIONS AND INDUSTRY STANDARDS.

2. WORK SHALL BE SAMPLED AND TESTED.
   A. MORTAR: 2 X 4 CYLINDERS OR 2 INCH CUBES PER ASTM C780. 1 TEST OF 3 CYLINDERS OR CUBES PRIOR TO CONSTRUCTION, 1 TEST OF 3 CYLINDERS OR CUBES ON EACH OF THE FIRST DAYS OF CONSTRUCTION AND 1 TEST OF 3 CYLINDERS OR CUBES FOR EACH 5000 SF OF WALL AREA OR PER WEEK WHICHEVER OCCURS FIRST.

   B. GROUT: TEST 3 X 3 X 6 SAMPLE CAST BETWEEN BLOCK UNITS (SEE NCMA TEK – 23A) CAP PER ASTM C617 AND TEST PER ASTM C39. TAKE 2 SPECIMENS PER TEST EACH 30 CUBIC YARDS OF GROUT OR FRACTION THEREOF PLACED EACH DAY AND WHEN MIX PROPORTIONS ARE CHANGED.

F. HORIZONTAL REINFORCEMENT SHALL BE DUR-O-WALL, TRUSS TYPE, GALVANIZED OR EQUAL CONFORMING TO ASTM A82. PLACEMENT SHALL BE AT 16" O.C. IN CMU JOINT. SPLICES SHALL LAP AT LEAST 6" AND SHALL BE CONTINUOUS AROUND CORNERS.

G. VERTICAL REINFORCEMENT SHALL BE A MINIMUM OF #5 BAR AT MAX. 48" O.C. IN FULLY GROUTED CELL U.N.O. ALL VERTICAL REINFORCEMENT IN MASONRY WALLS SHALL HAVE 48 BAR DIAMETER LAP SPLICES.

H. PROVIDED 1-#5 OR 2-#4 BARS IN FULL GROUT CELL VERTICALLY AT CORNERS AND ENDS OF WALLS.

BOND BEAMS TO BE PROVIDED @ EACH FLOOR AND TOP OF WALL. BOND BEAMS SHALL BE REINFORCED WITH MINIMUM (1) #5 CONTINUOUS FOR 8 INCH "U" BLOCKS, AND MINIMUM (2) #5 BOTTOM FOR 12 INCH "U" BLOCKS AND BE FULLY GROUTED.

J. CONTROL JOINTS AT EXTERIOR WALLS SHALL BE PLACED AT THE LESSER OF 50 FT. OR THREE TIMES THE WALL HEIGHT. COORDINATE WITH ARCHITECT FOR EXACT PLACEMENT. USE SLOTTED CMU'S AND JOINT FILLER AT CONTROL JOINTS.

K. COORDINATE WITH ARCHITECTURAL FOR PLACEMENT OF EXPANSION AND CONTRACTION JOINTS IN WALLS.

L. OPENINGS LESS THAN 6 FT. SHALL BE SPANNED WITH LINTEL BLOCK, GROUTED AND REINFORCED WITH 1 #5 BARS EXTENDING AT LEAST 8" INTO THE SUPPORT AT EACH END, UNLESS NOTED OTHERWISE.

SECTION 3 CONCRETE

A. MIX DESIGNS FOR EACH TYPE OF CONCRETE SPECIFIED SHALL BE SUBMITTED FOR APPROVAL. ADMIXTURES, CURING COMPOUNDS AND HARDENERS INTENDED FOR USE ARE TO BE SUBMITTED FOR APPROVAL. NO MORE THAN 5% PERCENT AIR ENTRAINMENT MAY BE PROVIDED.

B. TESTING LABORATORY SHALL SAMPLE AND TEST CONCRETE AS FOLLOWS:

1. SAMPLING:
   A. GENERAL: IN ACCORDANCE WITH ASTM C31.
   B. NO.: 4 CYLINDERS FOR EACH 50 CUBIC YARDS, 5000 SQ. FT. OF SURFACE AREA, OR EACH PLACEMENT OF EACH MIX DESIGN OF CONCRETE PLACED IN ANY ONE DAY.
   C. DESIGNATION: LABEL EACH CYLINDER IN EACH SET OF 4 CYLINDERS WITH AN ALPHANUMERIC DESIGNATION, E.G. THE FIRST SET SHALL BE NUMBERED 1A, 1B, 1C, AND 1D

2. TESTING:
   A. SLUMP: IN ACCORDANCE WITH ASTM C 143, TO BE TAKEN WHEN EACH SET OF CYLINDERS IS MADE.
   B. AIR CONTENT: SEE SPECIFICATIONS.
   C. COMPRESSIVE STRENGTH: IN ACCORDANCE WITH ASTM C 39 BREAK ONE CYLINDER AT 7 DAYS, 2 AT 28 DAYS, AND HOLD ONE IN RESERVE. EACH PAIR OF BREAKS FROM EACH SET OF CYLINDERS WILL BE CONSIDERED ONE TEST.
3. TEST REPORTS SHALL BE AVAILABLE AT JOBSITE.

C. CONCRETE FOR FOOTINGS, PIERS, SLABS, AND WALLS SHALL BE STANDARD WEIGHT 3000 PSI. COMPRESSIVE STRENGTH AT 28 DAYS.

D. CONCRETE WORK SHALL CONFORM TO ACI 318 (REINF. CONCRETE) AND/OR 318.1 (PLAIN CONCRETE).

E. REINFORCING BARS SHALL CONFORM WITH ASTM A 615. ALL BARS SHALL BE GRADE 60.

F. ALL REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. DESIGNATION 1-615 GRADE 60 (60,000 PSI. YIELD POINT). REINFORCEMENT TO BE WELDED SHALL BE WELDABLE GRADE REINFORCEMENT TO BE WELDED SHALL BE WELDABLE GRADE REINFORCEMENT CONFORMING TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY AWS D12.1-75.

G. ALL POST-TENSIONING TENDONS AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE GUIDE SPECIFICATIONS FOR POST-TENSIONING MATERIALS, POST-TENSIONING INSTITUTE 1980.

H. TENDONS SHALL BE FABRICATED FROM 1/2" DIA., 270 KSI STRAND IN ACCORDANCE WITH A.S.T.M. A-416. TENDONS SHALL BE GREASED PLASTIC SHEATHED AND ANCHORAGE AT 289 KIPS. IF STRAND IS DAMAGED, IT SHOULD BE REPAIRED PER P.T.I. RECOMMENDATIONS. ANCHORAGES MUST CONFORM TO P.T.I. DESIGN SPECIFICATIONS.

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. AT 28 DAYS AND A MINIMUM OF 2000 PSI. AT THE TIME OF TENSIONING. SLAB SHOULD BE STRESSED WITHIN 7-10 DAYS.

J. STRAND LENGTHS ARE THE RESPONSIBILITY OF THE POST TENSIONED MATERIAL SUPPLIER.

K. CONTRACTOR SHALL SUBMIT INSPECTION REPORTS INDICATING STRESS IN TENDONS TO ENGINEER WITHIN 3 DAYS OF STRESSING OPERATION.

L. ANCHOR BOLTS:
ASTM A 36 FOR MATERIAL; A 307 FOR OTHER PROPERTIES, WITH CUT THREADS. FURNISH WITH HEAVY HEX NUT AND WASHER.

M. REBAR SUPPORT DEVICES:
CRSI MANUAL OF STANDARD PRACTICE.

N. REINFORCING STEEL COVERAGE SHALL BE AS FOLLOWS:
CAST IN PLACE CONCRETE

(A)	PIERS	– 2" TO TIES
(B)	GRADE BEAMS	– 3" SIDES AND BOTTOM, 2" TOP
(C)	SLABS ABOVE GRADE	– 3/4" NOT EXPOSED TO WEATHER
(D)	BEAMS ABOVE GRADE	– 1 1/2" NOT EXPOSED TO WEATHER
(E)	CONCRETE JOINTS	– 3/4" NOT EXPOSED TO WEATHER
(F)	WALLS	– 2" NOT EXPOSED TO EARTH & WEATHER
(G)	FOOTINGS	– 3" SIDES AND BOTTOM, 2" TOP

O. ALL CONTINUOUS BARS SHALL HAVE 42 BARS DIAMETER LAP SPLICE (26" FOR #5 BARS) AT OUTSIDE CORNER BARS OF ALL WALL AND GRADE BEAM CORNERS. BARS SHALL BE THE SAME SIZE AND SPACING AS THE HORIZ. REINF. INTERSECTING WALLS OR GRADE BEAMS SHALL BE DOWELED IN THE SAME MANNER. PROVIDE TWO #4 TOP DIAGONAL BARS 4'-0" LONG AT ALL REENTRANT CORNERS IN ALL SLABS ON GRADE AND ELEVATED SLABS.

P. CONFORM TO ACI 306R FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. CONCRETE IS TO BE REJECTED IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEG. F OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.

Q. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL EQUIPMENT ARRANGEMENT. CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PLACING ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY THE VARIOUS TRADES.

R. WATERPROOFING SHALL BE PLACED BETWEEN SOIL AND CONCRETE WHEREVER SOIL IS USED AS A FORM FOR CONCRETE, EXCEPT FOR FOOTINGS.

S. SLEEVE ALL PIPES THRU SLABS INDIVIDUALLY: UNLESS APPROVED BY ENGINEER.

T. CONCRETE SLABS SHALL BE PLACED AND FINISHED W/ IN A MINIMUM TOLERANCE OF 1/8 INCH EVERY 10 FEET AS DETERMINED BY PLACING A 10 FOOT STRAIGHT EDGE ON THE SLAB IN ANY DIRECTION. ANY DEVIATION FROM THIS WHICH REQUIRES ADDITIONAL CUTTING OF OTHER BUILDING COMPONENTS SHALL BE THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR.

U. AGGREGATES FOR CONCRETE OF NORMAL WEIGHT SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR CONCRETE AGGREGATES" (ASTM C 33-82). THE NOMINAL MAXIMUM SIZE OF COARSE AGGREGATES SHALL NOT BE MORE THAN 3/4" INCH.

V. NO ADMIXTURES, OTHER THAN AIR-ENTRAINING ADMIXTURE CONFORMING TO "STANDARD SPECIFICATIONS FOR AIR ENTRAINING ADMIXTURES FOR CONCRETE" (ASTM C 260-77) MAY BE USED WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER, THE USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.

W. THE CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 5 INCHES OR LESS. A TOLERANCE OF 1 INCH ABOVE THIS AMOUNT SHALL BE PERMITTED FOR INDIVIDUAL BATCHES PROVIDED THE AVERAGE FOR ALL BATCHES DOES NOT EXCEED 5 INCHES. THE SLUMP SHALL BE DETERMINED BY "STANDARD TESTING METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE"(ASTM C143-78).

X. CONCRETE SEALERS SHALL BE APPROVED BY ENGINEER PRIOR TO USE. APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

Y. ALL WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A-185 AND SHALL BE INSTALLED ONLY IN FLAT SHEETS.

Z. WHEN REINFORCING STEEL IS INTERRUPTED BY OPENINGS OR EMBEDDED EQUIP. IN THE SLAB, AN EQUAL AMOUNT OF STEEL SHALL BE PLACED AT SIDES OF THE OPENING PARALLEL TO THE UNINTERRUPTED STEEL AND SHALL EXTEND A MIN. OF 40-BAR-DIA. PAST THE EDGE OF OPENING OR EQUIPMENT.

AA. NO HORIZONTAL JOINTS WILL BE PERMITTED IN CONCRETE EXCEPT AS NOTED. VERTICAL CONSTRUCTION JOINT LOCATIONS, REQUIRED AT POINTS OTHER THAN SHOWN, SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR APPROVAL A MIN. OF (30) DAYS PRIOR TO CONSTRUCTION.

SECTION 4 STRUCTURAL STEEL

A. WELDER QUALIFICATIONS: QUALIFY WELDING PROCESSES AND WELDING OPERATORS IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURE". OPERATORS SHALL CARRY PROOF OF QUALIFICATION ON THEIR PERSONS. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE" BY THE AMERICAN WELDING SOCIETY.

B. TEST REPORTS: 2 COPIES, PLUS THE NUMBER CONTRACTOR WANTS RETURNED OF STEEL PRODUCER'S REPORT OF MILL ANALYSIS AND TENSILE AND BEND TESTS FOR STRUCTURAL STEEL MADE NO MORE THAN 60 DAYS BEFORE SHIPMENT.

C. CERTIFICATES: TESTING LABORATORY'S CERTIFICATE THAT:
1. STRUCTURAL STEEL HAS BEEN FURNISHED AND INSTALLED IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. THE ON-SITE INSPECTIONS HAVE BEEN CONDUCTED AND INSTALLED IN ACCORDANCE WITH THE FIELD QUALITY CONTROL BELOW.

D. TESTING LABORATORY SHALL INSPECT CONNECTIONS IN ACCORDANCE WITH REFERENCES AS FOLLOWS:
1. WELDED CONNECTIONS: INSPECT ALL COMPLETE PENETRATION WELDS AND ALL BUTT WELDS MADE BY FABRICATOR. IF THE FABRICATOR USES THE FULL VALUE FOR FILLET WELDS, AS SPECIFIED IN THE REFERENCES, INSPECT 15% OF THESE WELDS. VISUALLY INSPECT 50% MINIMUM OF FIELD WELDS. SHOULD ANY WELDS FAIL, 100% SHALL BE INSPECTED.
2. BOLTED CONNECTORS: INSPECT AT LEAST 10% OF ALL HIGH STRENGTH BOLTS WHICH ARE WELL SCATTERED THROUGHOUT THE STRUCTURE. IF LESS THAN 95% OF THE BOLTS MEET DESIGN TENSION, THEN ALL BOLTS SHALL BE REWORKED. INSPECT 50% UNTIL ABOVE REQUIREMENTS ARE MET. LOAD INDICATOR WASHERS MAY BE USED TO TEST 100% OF ALL HIGH STRENGTH BOLTS.
3. VISUALLY INSPECT ALL STEEL DECK ATTACHMENT.

E. COPIES OF TEST RESULTS AND INSPECTION REPORTS SHALL BE SENT DIRECTLY TO THE ENGINEER.

F. PRE-CONCRETE AND PRE-STEEL ERECTION CONFERENCES SHALL BE HELD BY THE CONTRACTOR WITH SUBCONTRACTORS, TESTING LAB PERSONNEL, ARCHITECT AS WELL AS ENGINEERS PRESENT. THESE CONFERENCES SHALL BE HELD WELL IN ADVANCE OF CONSTRUCTION TO INSURE PROPER INTERPRETATION OF DESIGN INTENT. STEEL ERECTOR SHALL FIELD VERIFY CORRECTNESS OF FOUNDATION, ANCHOR BOLTS, OR OTHER EXISTING WORK AFFECTING THE STEEL BEFORE STARTING ERECTION.

G. STRUCTURAL STEEL DETAILING, FABRICATION, AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. SHOP DRAWINGS SHALL GIVE COMPLETE WELDING INFORMATION, BOTH SHOP AND FIELD, USING AWS SYMBOLS. WELDING ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 E-70XX. ALL CONNECTIONS, EXCEPT THOSE INDICATED ON THE DRAWINGS AS WELDED CONNECTIONS, ARE TO BE MADE USING 3/4" DIAMETER ASTM A-325 BOLTS (U.N.O.). STRUCTURAL STEEL BEAMS & GIRDERS SHALL CONFORM TO ASTM A572 GR 50. TUBES TO BE ASTM A-500 GRADE B. PIPES TO BE ASTM A53.

H. SUBMIT SHOP DRAWINGS FOR FABRICATION AND ERECTION OF ALL STEEL MEMBERS IN ACCORDANCE WITH AISC STANDARDS NOTED ABOVE.

FABRICATOR SHALL DESIGN ALL CONNECTIONS NOT SPECIFICALLY DETAILED ON DRAWINGS. REGARDLESS OF PROVISION TO THE CONTRARY IN AISC CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES, ALL CONNECTIONS DESIGNED BY FABRICATOR SHALL BE HIS RESPONSIBILITY AND REVIEW OF SHOP DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE FABRICATOR OF THIS RESPONSIBILITY.

J. UNLESS OTHERWISE NOTED, ALL BEAM CONNECTIONS SHALL BE STANDARD FRAMED OR SEATED CONNECTIONS AS SHOWN IN PART 4 OF THE AISC MANUAL OF STEEL CONSTRUCTION (EIGHTH EDITION). UNLESS GREATER REACTIONS ARE NOTED ON THE DRAWINGS, CONNECTIONS SHALL DEVELOP AT LEAST ONE-HALF OF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM. CONNECTIONS SHALL BE DESIGNED AS BEARING-TYPE CONNECTIONS WITH THREADS IN THE SHEAR PLANE, UNLESS OTHERWISE NOTED. IN NO CASE SHALL THE LENGTH OF FRAMED CONNECTIONS BE LESS THAN ONE-HALF THE "T" DISTANCE OF THE BEAM WEB.

K. ALL BRACING CONNECTIONS SHALL DEVELOP EITHER THE FORCE NOTED ON THE DRAWINGS OR THE ALLOWABLE TENSION FORCE IN THE MEMBER, WHICHEVER IS LARGER, BRACING CONNECTIONS SHALL BE DESIGNED AND DETAILED SO THAT ALL FORCE COMPONENTS WILL BE TRANSMITTED DIRECTLY TO THE CENTER OF GRAVITY OF INTERSECTING MEMBERS. WHERE THIS IS NOT POSSIBLE, CONNECTIONS SHALL BE DESIGNED FOR ALL RESULTING ECCENTRICITIES, BOLTED BRACING CONNECTIONS SHALL BE CONNECTED TO A MINIMUM OF TWO BOLTS.

L. IN GENERAL, CONNECTIONS SHALL BE FIELD BOLTED, WELDED CONNECTIONS SHALL BE MADE WITH E70 ELECTRODES, UNLESS OTHERWISE RECOMMENDED BY AWS. ALL BOLTED CONNECTIONS SHALL BE MADE WITH A 3/4" DIAMETER A 325 OR A 490 HIGH STRENGTH BOLTS, UNLESS OTHERWISE NOTED ON DRAWINGS OR APPROVED BY ENGINEER. 3/4" DIAMETER A 307 PLAIN BOLTS MAY BE USED FOR SECONDARY CONNECTIONS SUCH AS GIRTS, STAIRS AND FRAMED ROOF OPENINGS.

M. MINIMUM WELD SIZE SHALL BE 3/16" UNLESS OTHERWISE NOTED.

N. GUSSET PLATES SHALL BE 3/8" MINIMUM THICKNESS.

O. THE GENERAL CONTRACTOR SHALL VERIFY THE REQUIRED CAMBER IN THE FIELD PRIOR TO ERECTION OF EACH MEMBER.

P. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER AS TO LOCATION AND TYPE OF SPLICE TO BE MADE. ANY MEMBER HAVING A SPLICE NOT SHOWN AND DETAILED ON SHOP DRAWING WILL BE REJECTED.

Q. THIS STRUCTURE IS NOT DESIGNED FOR EACH COLUMN LINE BENT TO RESIST LATERAL FORCES FROM WIND OR SEISMIC LOADS. THIS STRUCTURE DEPENDS ON THE DIAPHRAGM AND BRACING IN EACH DIRECTION DURING THE ERECTION PHASE. SUCH BRACING SHALL REMAIN IN PLACE UNTIL ALL DIAPHRAGM AND WIND BRACING ELEMENTS AE IN PLACE IN THEIR ENTIRETY AND HAVE BEEN APPROVED BY THE STRUCTURAL ENGINEER.

R. ALL DAMAGED JOISTS DELIVERED TO THE JOB SITE SHALL BE REJECTED OR REPAIRED BY THE JOIST MANUFACTURER. REPAIR METHODS SHALL BE SUBMITTED FOR APPROVAL AND SEALED BY A PROFESSIONAL ENGINEER.

S. STRUCTURAL STEEL JOISTS AND JOIST GIRDERS SHALL BE FABRICATED AND ERECTED IN STRICT CONFORMANCE TO THE LATEST EDITION OF THE STEEL JOIST INSTITUTE STANDARDS. JOIST AND JOIST GIRDER ERECTION PROCEDURE SHALL CONFORM STRICTLY TO S.J.I. STANDARDS. CONTRACTOR IS TO SUBMIT DESIGN CALCULATIONS FOR ALL JOISTS AND JOIST GIRDERS WITH CONCENTRATED LOADS FROM OTHER STRUCTURAL COMPONENTS AND EQUIPMENT, AND UPLIFT LOADS. PROVIDE SPECIAL MARKINGS FOR THESE SPECIAL JOISTS. DESIGN CALCULATIONS ARE TO BE SUBMITTED WITH SHOP DRAWINGS.

T. WHERE BAR JOISTS ARE UTILIZED, AND COLUMNS ARE NOT FRAMED IN AT LEAST TWO DIRECTIONS WITH STRUCTURAL STEEL MEMBERS, A BAR JOIST NEAREST TO THE COLUMN SHALL BE FIELD BOLTED (EACH END OF JOIST) TO PROVIDE LATERAL STABILITY DURING CONSTRUCTION. EXTEND BOTTOM CHORDS OF ALL JOISTS AT COLUMN LINES OR NEAR COLUMN IF JOIST IS NOT ON CENTERLINE COLUMN, AND WELD TO COLUMNS OR BEAM AFTER ALL DEAD LOAD IS IN PLACE. PROVIDE JOIST BRIDGING AND JOIST GIRDER BRACING PER ASTC AND SJI REQUIREMENTS. NOTHING SHALL BE SUSPENDED FROM THE DECK AND BRIDGING.

SECTION 5 WOOD

A. DIMENSIONAL LUMBER FOR CEILING JOISTS, BEAMS, OR RAFTERS SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER, 19% KD. DESIGN VALUES ARE AS FOLLOWS:

2X4's	Fb = 1100/1265 PSI	FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X6's	Fb = 1000/1150 PSI	FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X8's	Fb = 925/1063 PSI	FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X10's	Fb = 800/920 PSI	FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X12's	Fb = 750/862 PSI	FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.

B. ALL LUMBER SHALL BE STAMPED WITH GRADE MARK OF AN APPROVED TESTING AGENCY.

C. ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER.

D. HEADER & BEAM SUPPORT: MINIMUM DOUBLE VERTICAL STUDS FOR SPANS LESS THAN 8'-0". TRIPLE STUDS FOR SPANS LARGER THAN 8'-0" CLEAR UNLESS NOTED OTHERWISE. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE. BUILDER IS TO ENSURE THAT ALL LOADS TRANSFERRED BY HEADERS AND BEAMS TO THE STUDS ARE TRANSFERRED DOWN TO THE FOUNDATION.

E. ALL FLUSH BEAMS AND JOISTS TO BE SUPPORTED WITH SIMPSON BEAM OR JOIST HANGER, SIZED TO SUPPORT THE DEAD AND LIVE LOADS AS DEFINED BY THE GOVERNING CODE.

F. DEFLECTION DUE TO LIVE LOAD SHALL BE LIMITED TO L/360 AND DEFLECTION DUE TO LIVE LOAD + DEAD LOAD + CREEP SHALL BE LIMITED TO L/240.

G. ALL MEMBERS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE.

H. ROOF FRAMING LAYOUT IS PROVIDED TO ILLUSTRATE CONDITIONS OF CONSTRUCTION AND DO NOT NECESSARILY INDICATE SPECIFIC QUANTITIES OF MATERIALS OR COMPONENTS REQUIRED FOR CONSTRUCTION.

I. CONSTRUCTION BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO MAINTAIN THE BUILDING PLUMB AND TRUE, THIS BRACING SHALL REMAIN UNTIL THE SPECIFIED SHEAR WALLS ARE COMPLETELY INSTALLED.

J. STRUCTURAL PANEL ROOF DECK SHALL BE 15/32" APA-RATED PLYWOOD SHEATHING OR 7/16" O.S.B. OR BETTER FOR 24" O.C. RAFTER SPACING OR LESS. ALL SHEATHING SHALL USE EXTERIOR GLUE. NAIL DECK TO SUPPORTS W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN THE FIELD OR W/ 16 Ga. 1-1/2" LONG STAPLES W/ MIN 7/16" CROWN @ 4" O.C. AT PANEL EDGES AND AT 8" O.C. IN THE FIELD ALONG INTERMEDIATE FRAMING MEMBERS.

K. EXTERIOR SHEATHING ON SHEAR WALLS SHALL BE A MINIMUM OF 15/32" THICK C-D PLYWOOD OR 7/16" OSB UNLESS NOTED OTHERWISE. NAIL SHEATHING TO VERTICAL STUDS WITH 8d NAILS, REFER TO SCHEDULE FOR SPACING.

L. WOOD CONNECTORS SHALL BE SIMPSON OR BETTER.

M. SILL ON CONCRETE SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED SOUTHERN PINE OR FIR, ANCHORED WITH 1/2 INCH DIAMETER ANCHOR BOLTS MIN. 7" INTO CONCRETE AT 72 INCHES O.C. OR WITH HILTI X-U POWDER ACTUATED FASTENERS @ 16" O.C., UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. MINIMUM OF 2 ANCHORS OR FASTENERS PER PIECE WITH ONE ANCHORS OR FASTENER WITHIN 12 INCHES OF EACH END.

N. PROVIDE STANDARD WASHERS FOR MACHINE BOLTS AND LAG SCREWS WITH HEADS OR NUTS BEARING ON WOOD, UNLESS NOTED OTHERWISE.

O. MINIMUM NAILING SCHEDULE – ALL MEMBERS THROUGHOUT THIS PROJECT SHALL BE CONNECTED TOGETHER WITH NAILS LISTED IN THIS SCHEDULE UNLESS A GREATER NUMBER OR SIZE IS INDICATED ON DRAWINGS. ALL NAILS SHALL BE A COMMON WIRE AND STANDARD LENGTH EXCEPT AS OTHERWISE NOTED.

JOISTS OR RAFTERS TO ALL BEARING	2-8d TOENAILS EACH SIDE
STUDS TO BEARING	4-8d TOENAILS EACH SIDE OR 2-16d END NAILS
BLOCKING BETWEEN JOISTS OVER TOP PLATE	2-8d TOENAILS EACH SIDE
HERRINGBONE AND STUD BLOCKING	2-8d NAILS EACH END MULTIPLE
STUDS AND BUILT-UP BEAMS	16d TOP & BOTTOM @ 12" O.C. MAX.
2X CEILING STRIPPING (FURRING)	2-16d TO EACH BEARING
BLOCKING BETWEEN RAFTERS OVER TOP PLATE	10d TOENAILS @ 6" O.C.
DOUBLE TOP PLATES:	
LOWER PLATE TO TOP STUD	2-16d NAILS
UPPER PLATE TO LOWER PLATE	16d @ 6" O.C. (MIN. 8'-0") @ SPLICES
SHEATHING (UNLESS NOTED OTHERWISE)	8d @ 6" O.C. PLYWOOD EDGES
	8d @ 12" O.C. FIELD

P. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.

SECTION 6 ENGINEERED LUMBER

A. ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERITES:

TYPE	Fb(PSI)	Fv(PSI)	E(PSI)
SYP GLUED LAMINATED TIMBER (24F-1.8E OR BETTER)	2400	200	1,800,000
MICROLLAM LAMINATED VENEER LUMBER	2600	285	1,900,000
PARALLAM	2900	290	2,000,000

B. QUALITY ASSURANCES: MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARD ANSI/AITC A190.1 (LATEST EDITION).

C. PROVIDE SIZES AND SHAPES SHOWN ON PLANS. FINAL DESIGN SIZES ARE SUBJECT TO THE MANUFACTURER. MANUFACTURER TO PROVIDE DESIGN CALCULATIONS AND TO DESIGN LAMINATED TIMBER MEMBERS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF AITC 117, "DESIGN, STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES".

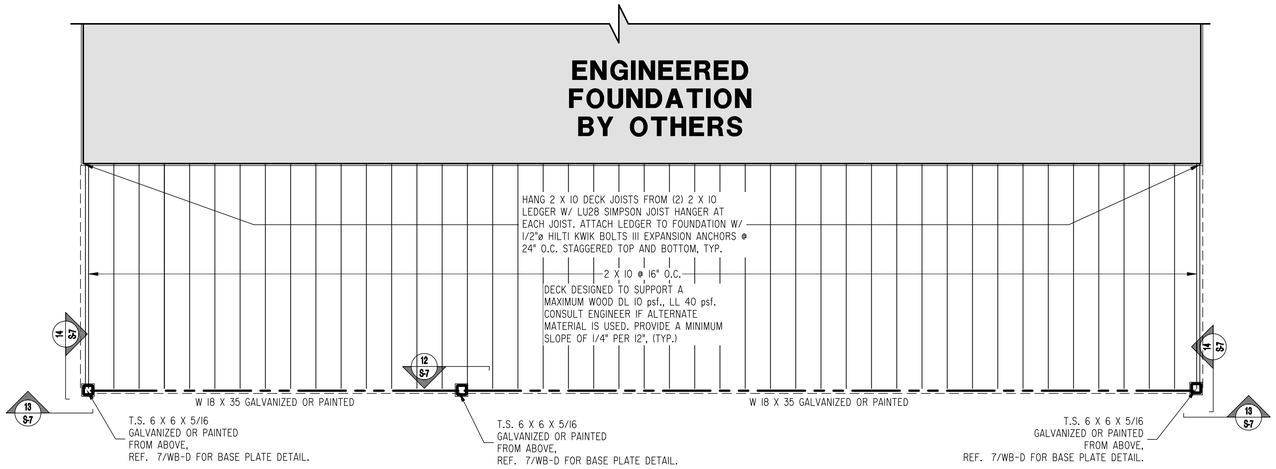
D. GLUED LAMINATED MANUFACTURER TO DESIGN AND FURNISH STEEL CONNECTIONS TO JOIN LAMINATED TO LAMINATED, AND LAMINATED TO SUPPORTS EXCLUSIVE OF ITEMS EMBEDDED IN CONCRETE OR WELDED TO STRUCTURAL STEEL OR CONNECTED TO STUD WALLS.

E. EXPOSED MEMBERS SHALL BE AITC ARCHITECTURAL APPEARANCE GRADE. MEMBERS NOT EXPOSED SHALL BE USI INDUSTRIAL GRADE. ARCHITECTURAL APPEARANCE GRADE BEAMS SHALL BE FINISHED WITH A FACTORY APPLIED PENETRATING SEALER AND INDIVIDUALLY WRAPPED. DO NOT REMOVE WRAPPING ON INDIVIDUALLY WRAPPED MEMBERS UNTIL IT WILL SERVE NO USEFUL PURPOSE, INCLUDING PROTECTION FROM THE WEATHER, SOILING AND DAMAGE FROM WORK OF OTHER TRADES.

F. BUILT-UP MEMBERS SHALL BE CONNECTED PER MANUFACTURER'S RECOMMENDATIONS.

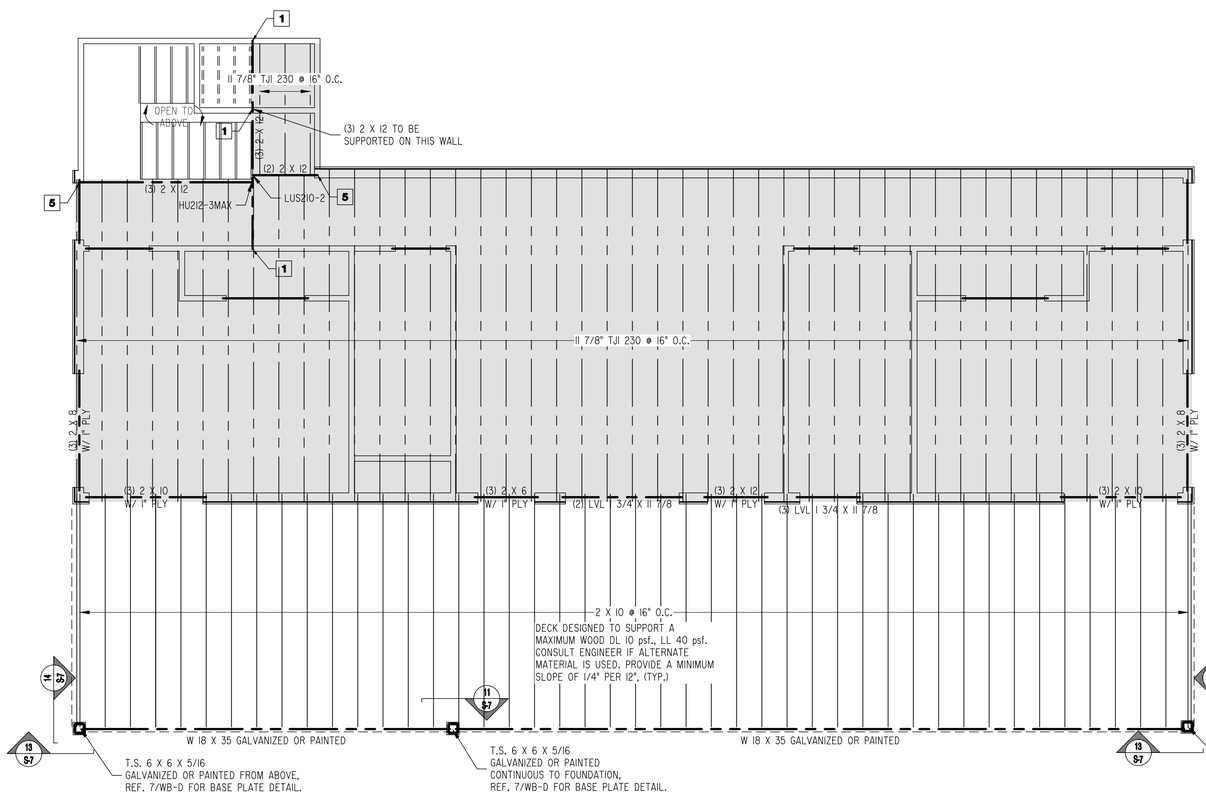
SECTION 7 PRE-ENGINEERED WOOD TRUSSES

A. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS. DESI



LOWER STORY DECK FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET) SQ. FOOTAGE - 1825



LOWER STORY CEILING FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET) SQ. FOOTAGE - 1825

GENERAL NOTES

01. DESIGN IS BASED ON A MAXIMUM COMP. SHINGLE ROOF DEAD LOAD OF 500 LBS/SQUARE. CONSULT ENGINEER IF OTHER MATERIALS ARE USED.
02. ALL MEMBERS SHALL BE CONTINUOUS AND SYP. #2 UNLESS NOTED OTHERWISE.
03. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.
04. ALL JOISTS TO BE 2 X 6 @ 24" O.C. UNLESS NOTED OTHERWISE.
05. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE.
06. ALL HANGERS TO BE SIMPSON OR BETTER UNLESS NOTED OTHERWISE.
07. PROVIDE MINIMUM HANGER FOR ALL BEAM TO BEAM CONNECTIONS UNLESS SPECIFIC HANGER SIZE IS CALLED OUT ON PLAN.
08. NOTCH BEAMS @ SLOPED ROOFS AND REPAIR WHERE INDICATED ON PLANS. BEAM TAPERS HAVE BEEN DESIGNED BASED ON A MINIMUM BEAM DEPTH EQUAL TO THE VERTICAL DEPTH OF THE RAFTERS AT THE INTERIOR FACE OF THE STUD WALL (a.k.a. THE DEPTH FROM THE ROOF DECK TO THE TOP OF THE TOP PLATE.)
09. (4) LVL BEAMS TO BE BOLTED W/ (2) ROWS OF 1/2"ø THROUGH BOLTS @ 12" O.C. ROWS SHOULD BE LOCATED 2" FROM THE TOP AND BOTTOM OF THE BEAM.
10. STUD SIZES AND SPACINGS TO BE IN ACCORDANCE WITH PROVISIONS OF IRC SECTION R602 AND/OR AWC WFCM 3.4.1.1 OF THE JURISDICTION'S ADOPTED VERSION OF THE APPLICABLE CODE. ENGINEER MAY BE CONTACTED FOR STUD WALL DESIGNS AT AN ADDITIONAL FEE.
11. ALL EXPOSED LUMBER TO BE TREATED FOR MOISTURE PROTECTION.
12. SQ. FOOTAGE IS INCLUSIVE OF FRAMED ATTICS, FLOORS, AND EXTERIOR DECKS.

FRAMING LEGEND

- TJI FLOOR JOIST
- BEAM
- ATD — ASSUMED TRUSS DIRECTION: TRUSS DESIGNER TO DESIGN TRUSSES TO SPAN PARALLEL TO THE ARROWS.
- NON-LOAD BEARING WALLS
- LOAD BEARING WALLS

NOTE: NON-LOAD BEARING AND LOAD BEARING WALLS APPLY TO UPPER FLOOR WALLS ONLY. I.E. WALLS THAT DO NOT TIE INTO THE FOUNDATION.

- RIDGE OR VALLEY SUPPORT
- SUPPORT AND LOCATION
- ROOF SPLICE
- DENOTES UNFACTORED POINT LOAD (lbs) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A POINT LOAD OF DL__#, LL__# AT THIS LOCATION FROM BEAM(S)___ ABOVE.
- DENOTES UNFACTORED LINE LOAD (plf) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A LINE LOAD OF DL__plf, LL__plf FROM LOAD BEARING WALL ABOVE AT THIS LOCATION.

LEGEND:

1	(2) 2 X 4 S.Y.P. #2
2	(3) 2 X 4 S.Y.P. #2
3	(4) 2 X 4 S.Y.P. #2
4	(5) 2 X 4 S.Y.P. #2
5	(2) 2 X 6 S.Y.P. #2
6	(3) 2 X 6 S.Y.P. #2
7	(4) 2 X 6 S.Y.P. #2

REPRESENTS MIN. # OF STUDS FOR END SUPPORT OF MEMBER.

IRC 2006
IRC 2009
IRC 2012
IRC 2015
IRC 2018

NOTE:
FRAMING PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

NOTE:
THE 3RD PARTY FLOOR TRUSS DESIGNER MUST FOLLOW THE FLOOR TRUSS LAYOUT SHOWN ON THESE PLANS WITH NO EXCEPTION.

Thank you for allowing ATS the opportunity to assist you on your home. To ensure the quality of our design we recommend an inspection prior to the placement of concrete. Inspections start at $75.00 each. Please contact ATS at (512) 328-6995 at least 24 hours prior to the scheduled pour. Visit www.ats-engineers.com for additional inspection and engineering services offered.

PERMIT DOCUMENTS

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(512) 328-6995
FAX: (512) 329-6996

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STATE OF TEXAS
PHILIP R. SCHULTZ
99989
LICENSED PROFESSIONAL ENGINEER

2/12/2021 10:50 AM

DATE ISSUED
09/19/2020

REVISIONS

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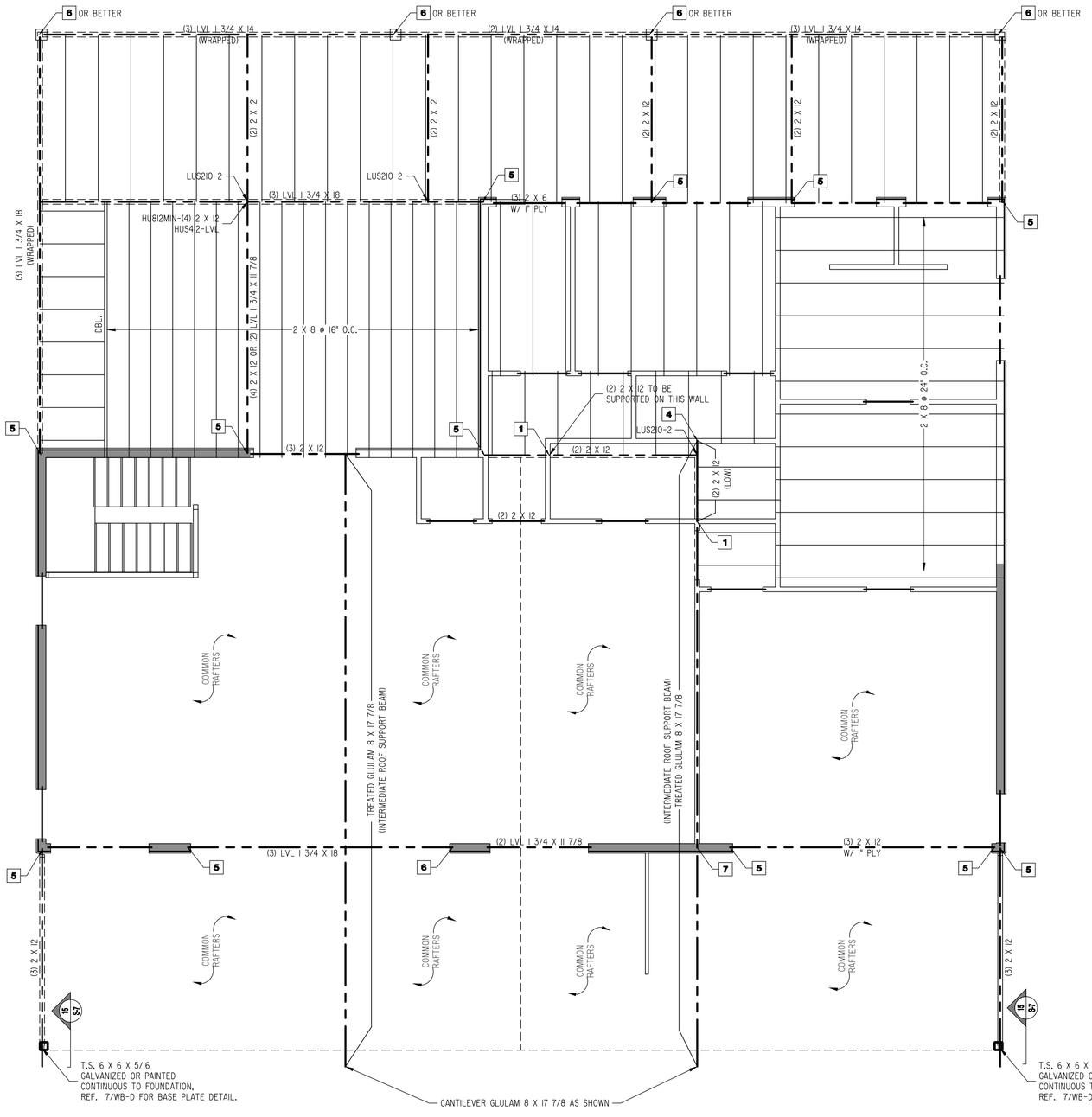
DRWN BY	CKD BY
DB	

SQ. FOOTAGE: 5500 ±
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
S-4

CEILING FRAMING PLAN



GENERAL NOTES

01. DESIGN IS BASED ON A MAXIMUM COMP. SHINGLE ROOF DEAD LOAD OF 500 LBS/SQUARE. CONSULT ENGINEER IF OTHER MATERIALS ARE USED.
02. ALL MEMBERS SHALL BE CONTINUOUS AND SYP. #2 UNLESS NOTED OTHERWISE.
03. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.
04. ALL JOISTS TO BE 2 X 6 @ 24" O.C. UNLESS NOTED OTHERWISE.
05. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE.
06. ALL HANGERS TO BE SIMPSON OR BETTER UNLESS NOTED OTHERWISE.
07. PROVIDE MINIMUM HANGER FOR ALL BEAM TO BEAM CONNECTIONS UNLESS SPECIFIC HANGER SIZE IS CALLED OUT ON PLAN.
08. NOTCH BEAMS @ SLOPED ROOFS AND REPAIR WHERE INDICATED ON PLANS. BEAM TAPERS HAVE BEEN DESIGNED BASED ON A MINIMUM BEAM DEPTH EQUAL TO THE VERTICAL DEPTH OF THE RAFTERS AT THE INTERIOR FACE OF THE STUD WALL (a.k.a. THE DEPTH FROM THE ROOF DECK TO THE TOP OF THE TOP PLATE.)
09. (4) LVL BEAMS TO BE BOLTED W/ (2) ROWS OF 1/2"ø THROUGH BOLTS @ 12" O.C. ROWS SHOULD BE LOCATED 2" FROM THE TOP AND BOTTOM OF THE BEAM.
10. STUD SIZES AND SPACINGS TO BE IN ACCORDANCE WITH PROVISIONS OF IRC SECTION R602 AND/OR AWC WFCM 3.4.1.1 OF THE JURISDICTION'S ADOPTED VERSION OF THE APPLICABLE CODE. ENGINEER MAY BE CONTACTED FOR STUD WALL DESIGNS AT AN ADDITIONAL FEE.
11. ALL EXPOSED LUMBER TO BE TREATED FOR MOISTURE PROTECTION.
12. SQ. FOOTAGE IS INCLUSIVE OF FRAMED ATTICS, FLOORS, AND EXTERIOR DECKS.

FRAMING LEGEND

- TJI FLOOR JOIST
- BEAM
- ATD — ASSUMED TRUSS DIRECTION: TRUSS DESIGNER TO DESIGN TRUSSES TO SPAN PARALLEL TO THE ARROWS.
- NON-LOAD BEARING WALLS
- LOAD BEARING WALLS

NOTE: NON-LOAD BEARING AND LOAD BEARING WALLS APPLY TO UPPER FLOOR WALLS ONLY. I.E. WALLS THAT DO NOT TIE INTO THE FOUNDATION.

- RIDGE OR VALLEY SUPPORT
- SUPPORT AND LOCATION
- ROOF SPLICE
- DENOTES UNFACTORED POINT LOAD (lbs) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A POINT LOAD OF DL__#, LL__# AT THIS LOCATION FROM BEAM(S)___ ABOVE.
- DENOTES UNFACTORED LINE LOAD (plf) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A LINE LOAD OF DL__plf, LL__plf FROM LOAD BEARING WALL ABOVE AT THIS LOCATION.

LEGEND:

1	(2) 2 X 4 S.Y.P. #2
2	(3) 2 X 4 S.Y.P. #2
3	(4) 2 X 4 S.Y.P. #2
4	(5) 2 X 4 S.Y.P. #2
5	(2) 2 X 6 S.Y.P. #2
6	(3) 2 X 6 S.Y.P. #2
7	(4) 2 X 6 S.Y.P. #2

REPRESENTS MIN. # OF STUDS FOR END SUPPORT OF MEMBER.

IRC 2006
IRC 2009
IRC 2012
IRC 2015
IRC 2018

NOTE:
FRAMING PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

NOTE:
THE 3RD PARTY FLOOR TRUSS DESIGNER MUST FOLLOW THE FLOOR TRUSS LAYOUT SHOWN ON THESE PLANS WITH NO EXCEPTION.

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UPPER STORY CEILING FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET) SQ. FOOTAGE - 3675

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FAX: (512) 329-6996

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PHILIP R. SCHULTZ
99989
LICENSED PROFESSIONAL ENGINEER

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CEILING FRAMING PLAN

DATE ISSUED
09/19/2020

REVISIONS

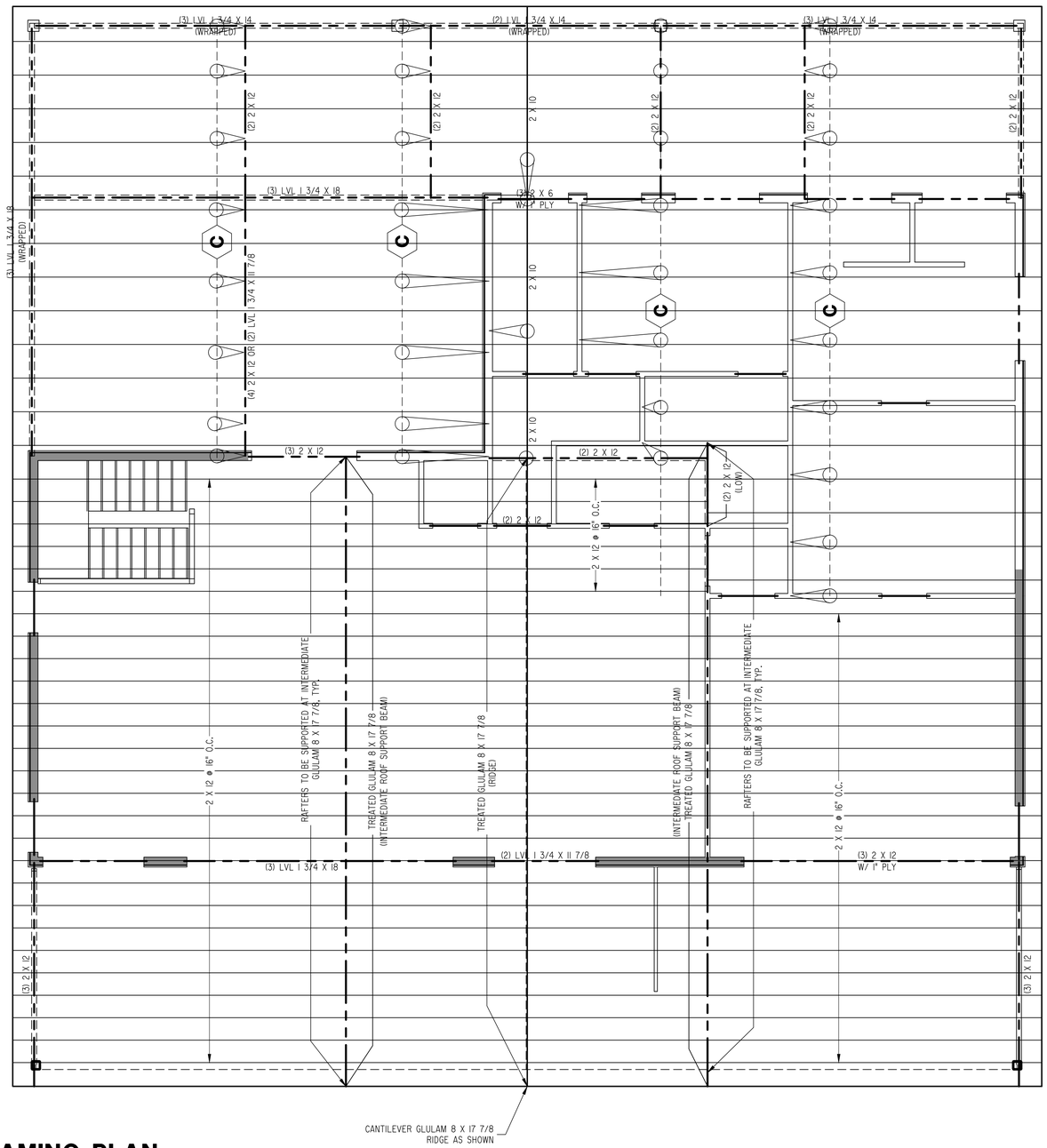
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SQ. FOOTAGE: 5500 ±
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
S-5



ROOF FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)

GENERAL NOTES

01. DESIGN IS BASED ON A MAXIMUM COMP. SHINGLE ROOF DEAD LOAD OF 500 LBS/SQUARE. CONSULT ENGINEER IF OTHER MATERIALS ARE USED.
02. ALL MEMBERS SHALL BE CONTINUOUS AND SYP. #2 UNLESS NOTED OTHERWISE.
03. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.
04. ALL RAFTERS TO BE 2 X 6 @ 24" O.C. UNLESS NOTED OTHERWISE.
05. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE.
06. SQ. FOOTAGE IS INCLUSIVE OF FRAMED ATTICS, FLOORS, AND EXTERIOR DECKS.

SPECIAL NOTES

(C) PURLIN FROM WALL OR BEAM BELOW TO SUPPORT RAFTERS.

FRAMING LEGEND

- TJI FLOOR JOIST
- BEAM
- ATD — ASSUMED TRUSS DIRECTION: TRUSS DESIGNER TO DESIGN TRUSSES TO SPAN PARALLEL TO THE ARROWS.
- NON-LOAD BEARING WALLS
- LOAD BEARING WALLS

NOTE: NON-LOAD BEARING AND LOAD BEARING WALLS APPLY TO UPPER FLOOR WALLS ONLY. I.E. WALLS THAT DO NOT TIE INTO THE FOUNDATION.

- RIDGE OR VALLEY SUPPORT
- SUPPORT AND LOCATION
- ROOF SPLICE
- DENOTES UNFACTORED POINT LOAD (lbs) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A POINT LOAD OF DL___#, LL___# AT THIS LOCATION FROM BEAM(S)____ ABOVE.
- DENOTES UNFACTORED LINE LOAD (plf) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A LINE LOAD OF DL___plf, LL___plf FROM LOAD BEARING WALL ABOVE AT THIS LOCATION.

LEGEND:

1	(2) 2 X 4 S.Y.P. #2
2	(3) 2 X 4 S.Y.P. #2
3	(4) 2 X 4 S.Y.P. #2
4	(5) 2 X 4 S.Y.P. #2
5	(2) 2 X 6 S.Y.P. #2
6	(3) 2 X 6 S.Y.P. #2
7	(4) 2 X 6 S.Y.P. #2

REPRESENTS MIN. # OF STUDS FOR END SUPPORT OF MEMBER.

IRC 2006
IRC 2009
IRC 2012
IRC 2015
IRC 2018

NOTE:
FRAMING PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

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NOTE:
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09/19/2020

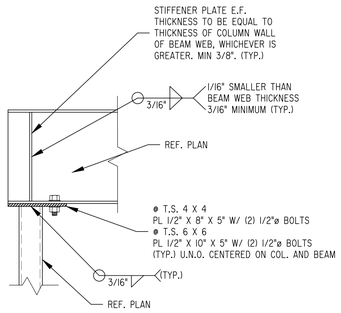
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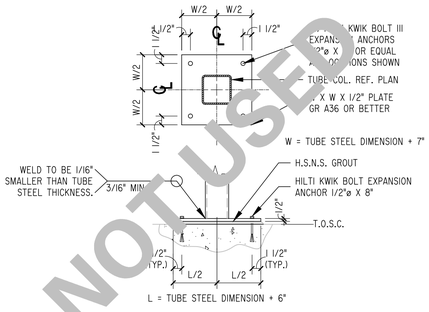
SQ. FOOTAGE: 5500 ±
SEE GENERAL NOTES
PROJECT NUMBER 2008041.1

SHEET NO.
S-6



1 BEAM PROFILE w/ BOLTED CONNECTION

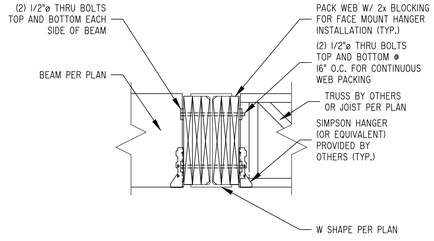
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NOT USED

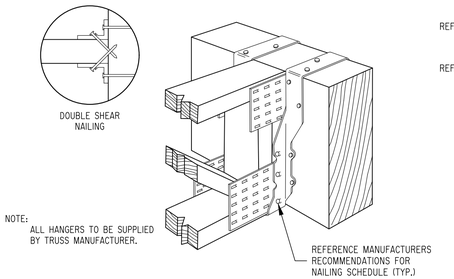
2 BASE PLATE TO FOUNDATION

SCALE: NTS



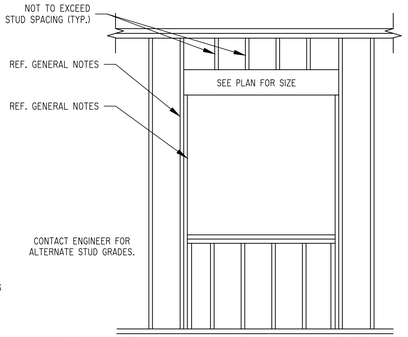
3 TYPICAL WOOD FRAMING MEMBER TO STEEL BEAM

SCALE: NTS



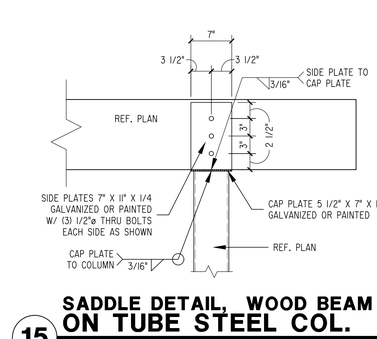
4 FLOOR TRUSS TO BEAM CONNECTION

SCALE: NTS



5 TYPICAL WINDOW OPENING

SCALE: NTS



6 TYPICAL DOOR OPENING

SCALE: NTS

7 TYPICAL ROOF OPENING

SCALE: NTS

8 TYPICAL WALL SECTION

SCALE: NTS



9 TYPICAL WALL BRACING

SCALE: NTS

WIDE FLANGE SIZE	# THRU BOLTS PER VERT. ROW
W8 X & W10 X	(2) 3/4" ø
W12 X & W14 X	(3) 3/4" ø
W16 X & W18 X	(4) 3/4" ø
W21X & W24 X	(5) 3/4" ø

10 BEAM TO BEAM CONNECTION STEEL

SCALE: NTS

11 STEEL BEAMS TO TOP OF T.S. COLUMN CONNECTION

SCALE: NTS

12 STEEL BEAMS TO SIDE OF T.S. COLUMN CONNECTION

SCALE: NTS

13 STEEL BEAMS TO SIDE OF T.S. COLUMN CONNECTION

SCALE: NTS

14 DOUBLE JOIST TO SIDE OF STEEL COLUMN

NOT TO SCALE

15 SADDLE DETAIL, WOOD BEAM ON TUBE STEEL COL.

SCALE: NTS

PERMIT DOCUMENTS

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DETAILS

DATE ISSUED
09/19/2020

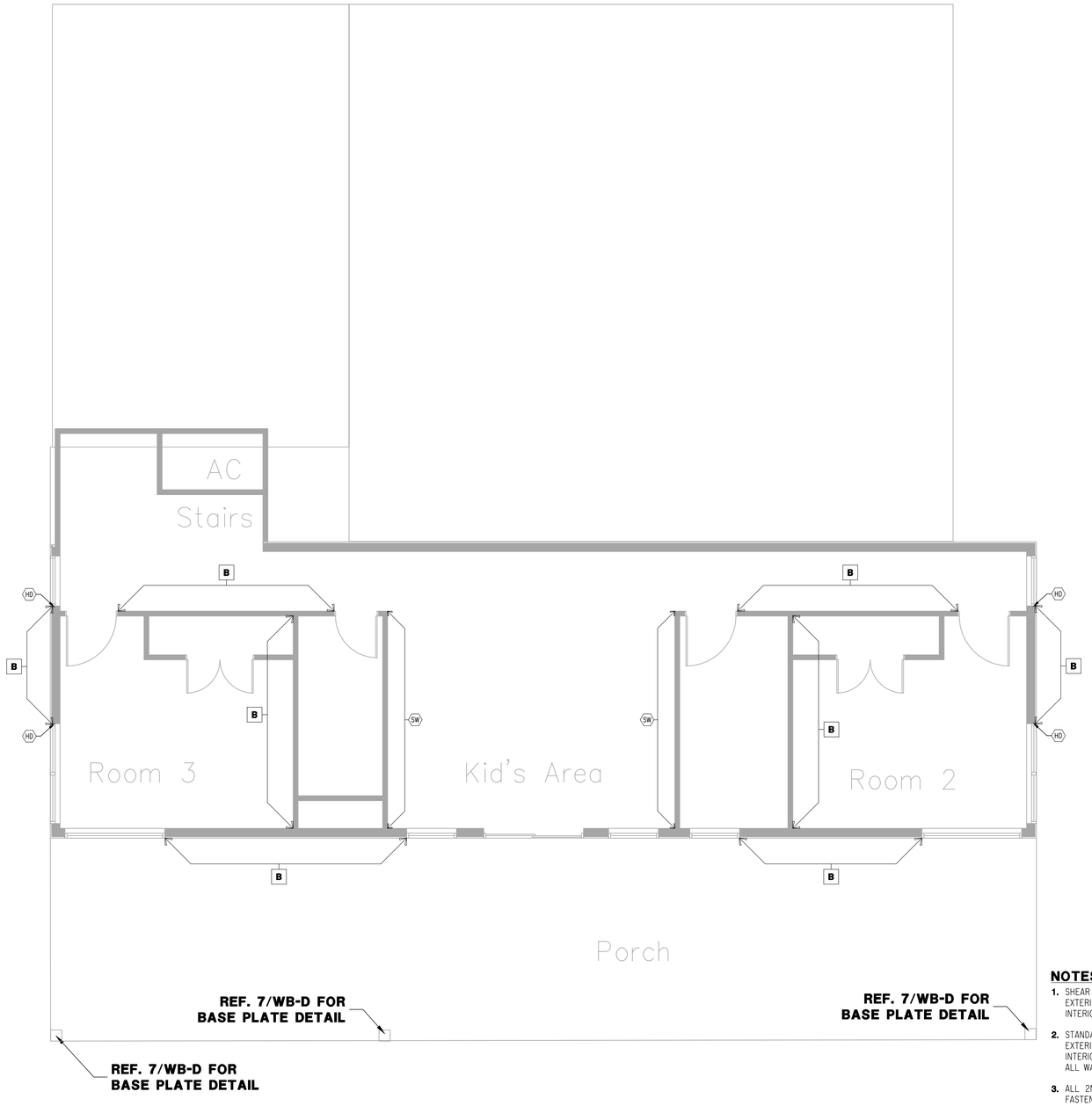
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SQ. FOOTAGE: Ø
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
S-7



GENERAL

SHEAR WALL DESIGN BASED UPON FOLLOWING ASSUMPTIONS U.N.O.

1. ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**
2. THIS DESIGN RELIES ON THE FOLLOWING BRACING METHODS, WITHOUT CONTRIBUTION FROM CEILING DIAPHRAGMS:
   - GB (GYPSUM BOARD) - SEE (SW) AND NOTE 1 ABOVE.
   - WSP (STRUCTURAL SHEATHING) - SEE A , B & T .
3. THE MOST RESTRICTIVE PRESCRIPTIVE FASTENING REQUIREMENTS AND CONSTRUCTION METHODS OF IRC TABLE 602.3 OR IBC 2304.9.1 SHALL APPLY. **UNLESS NOTED OTHERWISE.**
4. OSB ON PLAN TO BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE OF THE FLOOR ON WHICH IT IS INDICATED.
5. THIS WINDBRACING PLAN IS VALID ONLY FOR LISTED ELEVATIONS AND OPTIONS.
6. ENGINEER HAS DESIGNED WINDBRACING ONLY.
7. ALL WALLS SHALL HAVE A CONTINUOUS TOP PLATE OR DRAG STRUT PER DETAIL 1,2/**WB-D**.
8. BLOCK AND NAIL ALL COFFERED CEILING LINES.
9. WINDBRACE PLANS HAVE BEEN DESIGNED TO WITHSTAND CENTRAL TEXAS AREA BASIC WIND SPEED OF 115 MPH AND EXPOSURE B.

ANCHORAGE

ANCHORAGE TO FOUNDATION & FRAMING SHALL BE AS FOLLOWS:

10. SHEAR WALL A , B AND T SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C. AND 12" FROM DOORS & ENDS. SHEAR WALL A , B & T SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 8" O.C. AND 12" FROM DOORS & ENDS.
11. STANDARD SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C. AND 12" FROM DOORS & ENDS. STANDARD SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 16" O.C. AND 12" FROM DOORS & ENDS.
12. ALL EXTERIOR WALLS & SHEAR WALLS DESIGNATED (SW) ARE CONSIDERED BRACED WALL PANELS. 2ND FLOOR SHEAR WALLS DESIGNATED (SW) SHALL BE DIRECTLY SUPPORTED BY FLOOR FRAMING MEMBERS OR 2x BLOCKING (FLAT) BETWEEN FLOOR TRUSSES, USING TOENAILING OR A PRODUCT SIMILAR TO THE SIMPSON TP57 TIE PLATE. FASTEN ALL SW SOLE PLATES W/ 3-16D NAILS 16" O.C.
13. ALL PATIO COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON ABA OR USP PAE POST BASES FOR TIMBER OR BUILT-UP POSTS. BOXED COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON DTT2Z OR USP DTB-TZ HOLD-DOWNS. SEE DETAIL 6/**WB-D**

NOTE: ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT REQUIRED SPACING.

SHEATHING & BRACING SCHEDULE

ALL NOTES ON WB-G FOR APPLY TO THIS WINDBRACING PLAN.

ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**

EXTERIOR SIDES OF EXTERIOR WALLS:

B 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD **UNLESS NOTED OTHERWISE.** .

A 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 4" O.C. ON EDGE AND 12" O.C. IN FIELD. **ONLY WHERE INDICATED.**

T RED-STRUCTURAL GRADE THERMO-PLY (TER 1004-01) EXTERIOR SHEATHING FASTENED TO STUDS SPACED 16" O.C. USING MIN. 16GA, 1" CROWN STAPLES SPACED A MAX. OF 3" O.C. AT THE PANEL EDGES AND 3" O.C. IN THE FIELD. ROOFING NAILS (MIN. 0.120" X 1 1/4" W/ A 3/8" HEAD) ARE A PERMITTED ALTERNATE FASTENER.

NOTE: T MAY BE USED IN LIEU OF B AND VICE-VERSA. ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT SPACING.

GARAGE STRAPS:

D SIMPSON CS14 OR USP RS14-100 STRAP BRACING SPANNING DIAGONALLY ACROSS THE GARAGE CEILING. STRAP TO BE NAILED TO UNDERSIDE OF EACH CEILING JOIST AND EXTEND OVER THE WALL PLATES AND DOWN AND AROUND CORNER STUDS TO ENSURE MIN. 25" LAP WITH FULL NAILING AT EACH END.

CALLOUTS

——— ——— ——— -2-PLY DRAG STRUT REF. DETAIL SHEET

(SW) -SHEAR WALL PANEL

(HD) -SIMPSON HDU5-SDS2.5 HOLD DOWN OR USP HTT5 HOLD DOWN. (ATTACH TO (2) 2x KING STUDS. EPOXY 5/8" THREADED ROD MIN. 6" INTO CONCRETE AT HOLD DOWN)

(PA) -POSITIVE ANCHORAGE PER 3/WB-G AND 6/**WB-D**:
POSTS: SIMPSON ABA/USP PAE
BOX COLUMNS: SIMPSON DTT2Z/USP DTB-TZ

IRC 2012
IRC 2015
IRC 2018

NOTES:

1. SHEAR WALL A , B AND T SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 8" O.C.
2. STANDARD SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 16" O.C.
   ALL WALLS: ANCHORS/P.A.F. 12" FROM DOORS & ENDS.
3. ALL 2ND FLOOR EXTERIOR WALLS AND 2ND FLOOR (SW) WALLS: FASTEN W/ 3-16D NAILS @ 16" O.C. DIRECTLY TO FLOOR FRAMING MEMBERS OR FLAT 2X BLOCKING BETWEEN FLOOR MEMBERS. 2X BLOCKING TOE-NAILED TO FLOOR MEMBERS OR FASTENED USING SIMPSON TP57 TIE PLATE OR EQUIVALENT.
4. POSITIVE ANCHORAGE REQUIRED AT ALL PORCH OR PATIO COLUMNS, WHETHER SINGLE OR BOX-COLUMNS.

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

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LOWER STORY WINDBRACING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)

GRAHAM SCHMERGEL
309 LAUREL VALLEY ROAD
WESTLAKE, TEXAS

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STATE OF TEXAS
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119836
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WINDBRACING PLAN

DATE ISSUED
09/21/2020

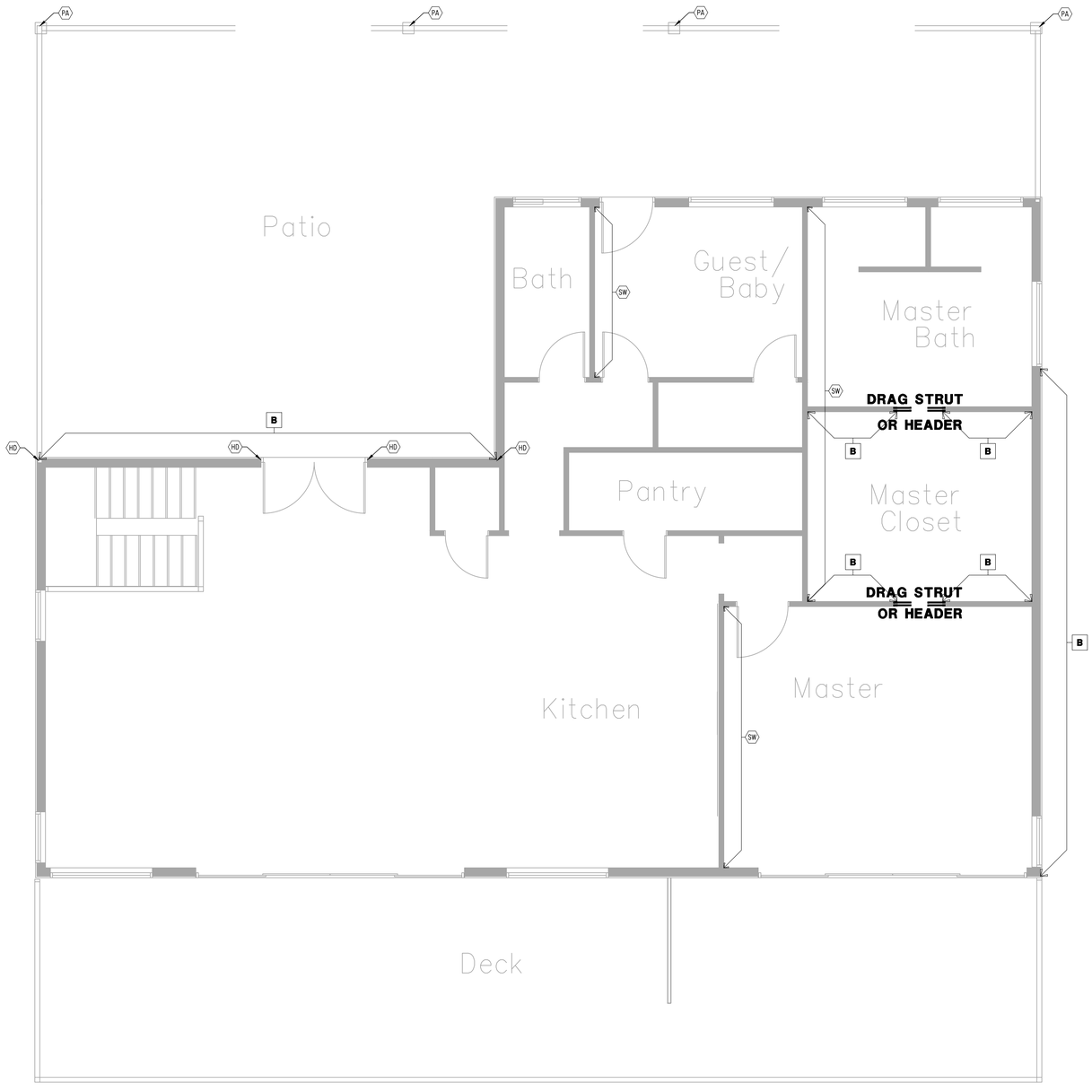
REVISIONS			
NO.	DATE	FDN	FRM
1	02/12/21	DB	DB

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DB	LAF

SQ. FOOTAGE: ⎅
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
WB-1



GENERAL

SHEAR WALL DESIGN BASED UPON FOLLOWING ASSUMPTIONS U.N.O.

1. ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**
2. THIS DESIGN RELIES ON THE FOLLOWING BRACING METHODS, WITHOUT CONTRIBUTION FROM CEILING DIAPHRAGMS:
   - GB (GYPSUM BOARD) - SEE (SW) AND NOTE 1 ABOVE.
   - WSP (STRUCTURAL SHEATHING) - SEE A , B & T .
3. THE MOST RESTRICTIVE PRESCRIPTIVE FASTENING REQUIREMENTS AND CONSTRUCTION METHODS OF IRC TABLE 602.3 OR IBC 2304.9.1 SHALL APPLY. **UNLESS NOTED OTHERWISE.**
4. OSB ON PLAN TO BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE OF THE FLOOR ON WHICH IT IS INDICATED.
5. THIS WINDBRACING PLAN IS VALID ONLY FOR LISTED ELEVATIONS AND OPTIONS.
6. ENGINEER HAS DESIGNED WINDBRACING ONLY.
7. ALL WALLS SHALL HAVE A CONTINUOUS TOP PLATE OR DRAG STRUT PER DETAIL 1,2/**WB-D**.
8. BLOCK AND NAIL ALL COFFERED CEILING LINES.
9. WINDBRACE PLANS HAVE BEEN DESIGNED TO WITHSTAND CENTRAL TEXAS AREA BASIC WIND SPEED OF 115 MPH AND EXPOSURE B.

ANCHORAGE

ANCHORAGE TO FOUNDATION & FRAMING SHALL BE AS FOLLOWS:

10. SHEAR WALL A , B AND T SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C. AND 12" FROM DOORS & ENDS. SHEAR WALL A , B & T SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 8" O.C. AND 12" FROM DOORS & ENDS.
11. STANDARD SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C. AND 12" FROM DOORS & ENDS. STANDARD SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 16" O.C. AND 12" FROM DOORS & ENDS.
12. ALL EXTERIOR WALLS & SHEAR WALLS DESIGNATED (SW) ARE CONSIDERED BRACED WALL PANELS. 2ND FLOOR SHEAR WALLS DESIGNATED (SW) SHALL BE DIRECTLY SUPPORTED BY FLOOR FRAMING MEMBERS OR 2x BLOCKING (FLAT) BETWEEN FLOOR TRUSSES, USING TOENAILING OR A PRODUCT SIMILAR TO THE SIMPSON TP57 TIE PLATE. FASTEN ALL SW SOLE PLATES W/ 3-16D NAILS 16" O.C.
13. ALL PATIO COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON ABA OR USP PAE POST BASES FOR TIMBER OR BUILT-UP POSTS. BOXED COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON DTT2Z OR USP DTB-TZ HOLD-DOWNS. SEE DETAIL 6/**WB-D**

    NOTE: ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT REQUIRED SPACING.

SHEATHING & BRACING SCHEDULE

ALL NOTES ON WB-G FOR APPLY TO THIS WINDBRACING PLAN.

ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**

EXTERIOR SIDES OF EXTERIOR WALLS:

B 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD **UNLESS NOTED OTHERWISE.** .

A 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 4" O.C. ON EDGE AND 12" O.C. IN FIELD. **ONLY WHERE INDICATED.**

T RED-STRUCTURAL GRADE THERMO-PLY (TER 1004-01) EXTERIOR SHEATHING FASTENED TO STUDS SPACED 16" O.C. USING MIN. 16GA, 1" CROWN STAPLES SPACED A MAX. OF 3" O.C. AT THE PANEL EDGES AND 3" O.C. IN THE FIELD. ROOFING NAILS (MIN. 0.120" X 1 1/4" W/ A 3/8" HEAD) ARE A PERMITTED ALTERNATE FASTENER.

NOTE: T MAY BE USED IN LIEU OF B AND VICE-VERSA. ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT SPACING.

GARAGE STRAPS:

D SIMPSON CS14 OR USP RS14-100 STRAP BRACING SPANNING DIAGONALLY ACROSS THE GARAGE CEILING. STRAP TO BE NAILED TO UNDERSIDE OF EACH CEILING JOIST AND EXTEND OVER THE WALL PLATES AND DOWN AND AROUND CORNER STUDS TO ENSURE MIN. 25" LAP WITH FULL NAILING AT EACH END.

IRC 2012
IRC 2015
IRC 2018

NOTES:

1. SHEAR WALL A , B AND T SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 8" O.C.
2. STANDARD SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 16" O.C.
   ALL WALLS: ANCHORS/P.A.F. 12" FROM DOORS & ENDS.
3. ALL 2ND FLOOR EXTERIOR WALLS AND 2ND FLOOR (SW) WALLS: FASTEN W/ 3-16D NAILS @ 16" O.C. DIRECTLY TO FLOOR FRAMING MEMBERS OR FLAT 2X BLOCKING BETWEEN FLOOR MEMBERS. 2X BLOCKING TOE-NAILED TO FLOOR MEMBERS OR FASTENED USING SIMPSON TP57 TIE PLATE OR EQUIVALENT.
4. POSITIVE ANCHORAGE REQUIRED AT ALL PORCH OR PATIO COLUMNS, WHETHER SINGLE OR BOX-COLUMNS.

CALLOUTS

——— ——— ——— -2-PLY DRAG STRUT REF. DETAIL SHEET

(SW) -SHEAR WALL PANEL

(HD) -SIMPSON HDU5-SDS2.5 HOLD DOWN OR USP HTT5 HOLD DOWN. (ATTACH TO (2) 2x KING STUDS. EPOXY 5/8" THREADED ROD MIN. 6" INTO CONCRETE AT HOLD DOWN)

(PA) -POSITIVE ANCHORAGE PER 3/WB-G AND 6/**WB-D**:
POSTS: SIMPSON ABA/USP PAE
BOX COLUMNS: SIMPSON DTT2Z/USP DTB-TZ

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

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UPPER STORY WINDBRACING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)

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WINDBRACING PLAN

DATE ISSUED
09/21/2020

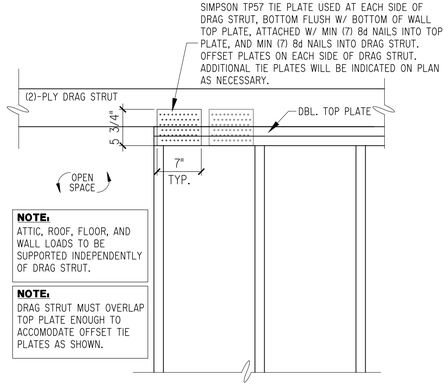
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SQ. FOOTAGE: ⍰
SEE GENERAL NOTES

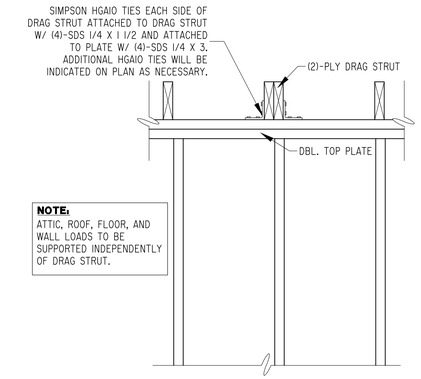
PROJECT NUMBER
2008041.1

SHEET NO.
WB-2



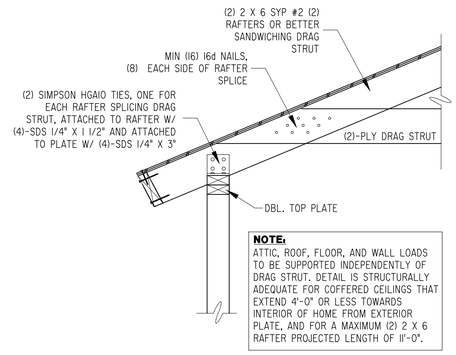
1 PARALLEL CONNECTION DRAG STRUT TO WALL

SCALE: 1" = 1'-0"



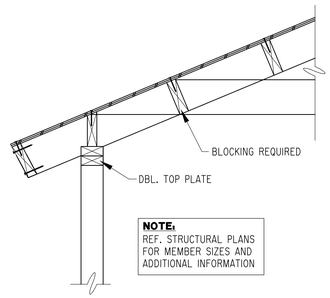
2 PERPENDICULAR CONNECTION DRAG STRUT TO WALL

SCALE: 1" = 1'-0"



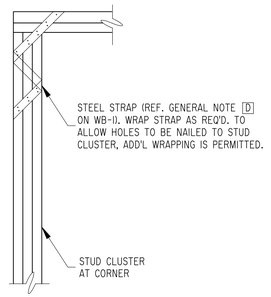
3 DRAG STRUT TO RAFTERS

SCALE: 1" = 1'-0"



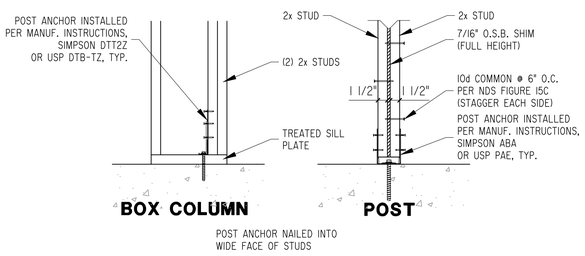
4 COFFERED CEILING BLOCKING

SCALE: 1" = 1'-0"



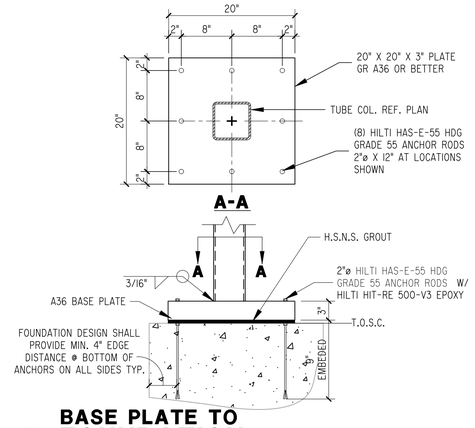
5 STRAP AT NARROW GARAGE WALL

SCALE: 1" = 1'-0"



6 POSITIVE ANCHORAGE

SCALE: 1" = 1'-0"



7 BASE PLATE TO FOUNDATION

SCALE: 1" = 1'-0"

WINDBRACING DETAILS

SCALE: 1" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)

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

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IRC 2015
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NOTE:
THE DETAILS SHOWN ON THIS SHEET ARE GENERIC IN NATURE. ALL DETAILS MAY NOT APPLY. SEE WB-1 FOR SPECIFIC REFERENCES TO DETAILS.

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WINDBRACING DETAILS

DATE ISSUED
09/21/2020

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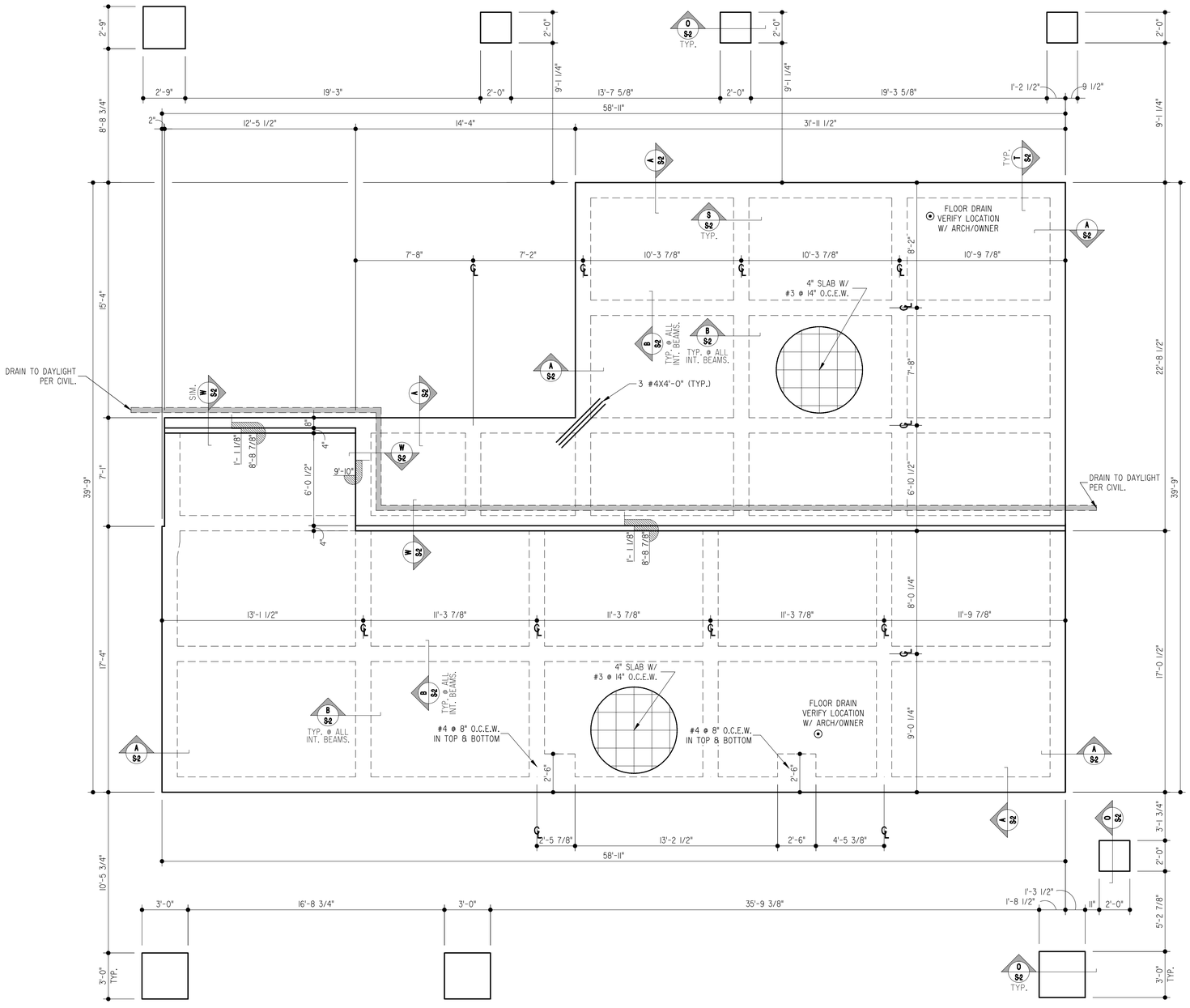
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SQ. FOOTAGE: 0
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
WB-D

VERIFY ALL DROPS AND DIMENSIONS W/ ARCH/OWNER PRIOR TO CONSTRUCTION. CONTACT ENGINEER AS necessary.



FOUNDATION PLAN

1/4" = 1'-0"

GENERAL PLAN NOTES

1. BUILDER MUST VERIFY ALL DIMENSIONS WITH ARCHITECTURE PRIOR TO START OF CONSTRUCTION.
2. CONTACT ENGINEER IF GROUNDWATER IS ENCOUNTERED OR OTHER SOIL CONDITIONS NOT IDENTIFIED IN GEOTECHNICAL REPORT ARE ENCOUNTERED.
3. CONSULT ENGINEER FOR INTERIOR PIER LOCATIONS WHEN DEPTH OF FILL EXCEEDS 5'-0".
4. GRADE BEAMS ARE TO BE EXTENDED 12" MIN. INTO EXISTING UNDISTURBED/NATIVE SOILS.
5. GRADE BEAM DEPTHS MAY BE REDUCED WHEN BEARING ON LIMESTONE, CONTACT ENGINEER FOR ADDITIONAL INFORMATION.
6. MINIMUM BEAM SIZES = 12 X 28

NOTE:
CONDITIONS BASED ON A SOIL ANALYSIS PREPARED
BY: TERRADYNE
DATED: 10/13/20
REPORT #: A201235
AND RECOGNIZED ENGINEERING PRACTICES.
Q.U. = 1.0 TONS/SQ. FT.
E_m 9.0 CENTER, 5.8 EDGE
Y_m 0.38 CENTER, 0.65 EDGE
DESIGN P.I. = 11

NOTE:
A FINISHED FLOOR ELEVATION WAS NOT PROVIDED TO ATS. REFER TO DETAIL E/S-2 FOR ANY PERIMETER BEAMS OVER 48" AS NOTED ON DETAIL A/S-2 AND PROVIDE HARD POINTS PER DETAIL T/S-2 AT INTERIOR BEAM INTERSECTIONS WHERE THE DEPTH OF FILL EXCEEDS 5'-0". CONTACT ENGINEER AS NECESSARY.

Thank you for allowing ATS the opportunity to assist you on your home. To ensure the quality of our design we recommend a pre-pour inspection prior to the placement of concrete. Inspections start at $85.00 each. Please contact ATS at (512) 328-6995 at least 24 hours prior to the scheduled pour. Visit www.ats-engineers.com for additional inspection and engineering services offered.

NOTE:
FOUNDATION PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

✳VISITABILITY NOTE:
ALL RELEVANT EGRESS SHALL COMPLY WITH CURRENT CITY OF AUSTIN VISITABILITY REQUIREMENTS. REFER TO ARCHITECTURE PLANS. BUILDER SHALL BE RESPONSIBLE FOR ADJUSTING DROPS SHOWN AS REQUIRED TO COMPLY WITH THIS REQUIREMENT.

LEGEND

1. 3 - #4 X 4'-0" (TYP)
2. 2 - #5 IN BOTTOM
3. #3 @ 14" O.C.
4. 2 - #4 TOP & BOTTOM W/ #3 STIRRUPS @ 36" O.C.
5. 2 - #5 TOP & BOTTOM W/ #3 STIRRUPS @ 36" O.C.
6. 2 - #5 IN TOP W/ #3 STIRRUPS @ 36" O.C.

PERMIT DOCUMENTS

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FOUNDATION PLAN

DATE ISSUED
11/30/2020

REVISIONS

NO.	DATE	EDIT	FRM
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DRWN BY	CKD BY
CH	DB

SQ. FOOTAGE: 1927 ±
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
S-1

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

01. DRAWINGS ARE GENERALLY DRAWN TO SCALE (UNLESS NOTED BY "NTS"). DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT STRUCTURAL ENGINEER FOR INSUFFICIENT OR UNCLEAR DIMENSIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

02. CODES AND DESIGN SPECIFICATIONS:
INTERNATIONAL RESIDENTIAL CODE 2009/2012/2015, POST TENSIONING INSTITUTE: "DESIGN & CONSTRUCTION OF POST TENSIONED GROUND" 3RD EDITION; WIRE REINFORCEMENT INSTITUTE: "DESIGN OF SLAB-ON-GRADE FOUNDATIONS", (1981) AND THE "PHA BROAD REPORT #33" (1968); AND PREVAILING AND STANDARD LOCAL PRACTICE.

03. DESIGN LIVE LOADS ARE AS FOLLOWS:

A. FLOOR LOADS	40 PSF
B. ATTIC	20 PSF
C. ROOF	16/20 PSF

04. USE OF THIS DOCUMENT IS EXCLUSIVELY PURSUANT TO CONTRACTUAL AGREEMENT BETWEEN ARCH TECHNICAL SERVICES AND THE PERSON(S) AND /OR ENTITY DESCRIBED HEREIN. IT IS UNDERSTOOD AND AGREED THAT THE WORK PRODUCT REPRESENTED BY THIS DOCUMENT IS THAT OF ARCH TECHNICAL SERVICES ONLY, AND THAT NO INDEPENDENT PERSON, CORPORATE OFFICER, REPRESENTATIVE OR UNDERSIGNED ENGINEER IS INDIVIDUALLY RESPONSIBLE FOR THESE DOCUMENTS AND THE WORK RELATED THERETO. RELIANCE ON THESE PLANS BY ENTITIES OR PERSONS FOR USES OTHER THAN SPECIFICALLY DETAILED HEREIN IS PROHIBITED WITHOUT WRITTEN CONSENT OF ARCH TECHNICAL SERVICES.

05. ANY REFERENCE TO NON-STRUCTURAL ITEMS IS AS A MINIMUM REQUIREMENT ONLY. THOSE USING THESE PLANS ARE RESPONSIBLE FOR MEETING ALL OTHER CODE REQUIREMENTS FOR THESE ITEMS. WORK PRESCRIBED HEREIN IS INTENDED SOLELY AS A REPRESENTATION OF ENGINEERS RECOMMENDATION FOR STRUCTURAL SUPPORT. BUILDER SHALL COMPLY WITH ALL OTHER APPLICABLE PROVISIONS OF GOVERNING BUILDING CODES, INCLUDING BUT NOT LIMITED TO MOISTURE PROTECTION, EXCAVATION, INSULATION, AND DRAINAGE.

06. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ENGINEER DOES NOT TAKE RESPONSIBILITY FOR DIMENSIONS OR FOR ARCHITECTURAL FEATURES. ENGINEER'S BASIC RESPONSIBILITY IS FOR MEMBER SIZE AND STRENGTH. CONTRACTOR IS RESPONSIBLE FOR FIT & FINISH. WHERE THERE IS A DISCREPANCY BETWEEN DIMENSIONS SHOWN HEREON AND ON THE ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL. SEE MECHANICAL DRAWINGS FOR OPENINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT CANNOT BE RESOLVED IN THE FIELD.

07. FOUNDATION INSPECTIONS ARE LIMITED TO OBSERVATION OF THE GRADE BEAM DEPTHS, NUMBER OF GRADE BEAMS, SCHEDULED REINFORCING AND THE PRESENCE OF A VAPOR BARRIER (AS SELECTED BY OTHERS). ALL OTHER CONSTRUCTION AND DESIGN ASPECTS ARE EXCLUDED, INCLUDING, BUT NOT LIMITED TO DIMENSION ACCURACY OF PLANS AND PROPOSED CONSTRUCTION.

08. FOUNDATION DESIGN IS BASED ON THE USE OF JOINERY DETAILS BETWEEN CLEAR SPAN TRUSSES AND INTERSECTING NON-LOAD BEARING PARTITIONS WHICH PERMIT RELATIVE MOVEMENT WITHOUT INDUCING STRESSES INTO THE PARTITIONS. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THE PROPER JOINERY DETAILS ARE UTILIZED. CONTACT ENGINEER FOR REQUIRED FOUNDATION CHANGES WHERE DETAILS ARE NOT TO BE USED.

09. COORDINATION OF CONSTRUCTION DOCUMENTS: ATS IS NOT RESPONSIBLE FOR THE DISPOSITION AND COORDINATION OF CONSTRUCTION DOCUMENTS BETWEEN PARTIES TO CONSTRUCTION OF THE PROJECT. THIS IS THE RESPONSIBILITY OF OTHERS. ATS SHALL NOT BE HELD ACCOUNTABLE FOR THE PROPER COMMUNICATION OF THE REQUIREMENTS IN THE ENGINEERING DRAWINGS.

DIVISION 2 - SITEWORK

01. THE FOLLOWING RECOMMENDATIONS ARE GENERIC IN NATURE, BUILDER SHALL REFER TO SPECIFIC RECOMMENDATIONS PROVIDED BY GEOTECHNICAL ENGINEER.

02. SUBGRADE: REMOVE ALL VEGETATION, ROOTS, BOULDERS AND OTHER OBSTRUCTION FROM BENEATH BUILDING SITE AND TO A POINT FIVE FEET (5') BEYOND THE BUILDING LINES. THE EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO FILL PLACEMENT. ALL GRADE BEAMS AND FOOTINGS ARE REQUIRED TO BE EXCAVATED A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL OR 6 INCHES TO ROCK. THE WATER CONTENT SHALL BE MAINTAINED AT OR SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT UNTIL THE SUBGRADE IS PERMANENTLY COVERED, SUBGRADE THAT IS WETTER THAN 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT SHALL NOT BE ACCEPTED WITHOUT APPROVAL OF THE GEOTECHNICAL ENGINEER.

03. TREES WITHIN A DISTANCE OF 1.0 x THE TREE HEIGHT MAY DAMAGE THE FOUNDATION. TREES LEFT IN PROXIMITY OF THE FOUNDATION ARE AT THE RISK OF THE BUILDER AND HOMEOWNER. VOIDS LEFT BY TREES, REMOVED WITHIN THE BUILDING LINE SHALL BE COMPACTED.

04. WHEN HIGHLY ACTIVE SOILS ARE PRESENT, CONSTRUCTION ON DRY SOILS CAN RESULT IN DISTRESS IN THE STRUCTURE. WHERE HIGHLY ACTIVE SOIL IS EXTREMELY DRY, FUTURE SOIL MOVEMENTS WILL BE INCREASED. SOAK SOIL MIN. 7 DAYS PRIOR TO PLACING CONCRETE AND ADD MOISTURE IMMEDIATELY PRIOR TO POURING CONCRETE.

DIVISION 3 - CONCRETE

03200 REINFORCING STEEL

01. ALL REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. DESIGNATION A-615 GRADE 60 (60,000 P.S.I. YIELD POINT) EXCEPT THAT #3 TIES AND STIRRUPS MAY BE STEEL CONFORMING TO A.S.T.M. DESIGNATION A-615 GRADE 40 (40,000 P.S.I. YIELD POINT) UNLESS SPECIFICALLY NOTED OTHERWISE. REINFORCEMENT TO BE WELDED SHALL BE WELDABLE GRADE REINFORCEMENT CONFORMING TO THE REQUIREMENTS TO THE AMERICAN WELDING SOCIETY AWS D12.1-75.

02. ALL POST-TENSIONING TENDONS AND ANCHORAGE SHALL CONFORM TO THE REQUIREMENTS OF THE GUIDE SPECIFICATIONS FOR POST-TENSIONING MATERIALS, POST-TENSIONING INSTITUTE 1980.

03. TENDONS SHALL BE FABRICATED FROM 1/2"ϕ, 270 KSI STRAND IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED PLASTIC, SHEATHED AND ANCHORAGE AT 28.9 KIPS. IF STRAND IS DAMAGED, IT SHOULD BE REPAIRED PER P.T.I. RECOMMENDATIONS. ANCHORAGES MUST CONFORM TO P.T.I. DESIGN SPECIFICATIONS.

04. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND A MINIMUM OF 2000 PSI AT THE TIME OF TENSIONING. SLAB SHALL BE STRESSED WITHIN 3-7 DAYS OF POURING.

05. STRAND LENGTHS ARE THE RESPONSIBILITY OF THE POST-TENSION MATERIAL SUPPLIER.

QUALIFICATION:
POST-TENSION MATERIAL SUPPLIER SHALL UPON REQUEST, FURNISH THE FOLLOWING:
A. LABORATORY TEST ON ANCHORAGE SYSTEM.
B. LATEST CALIBRATION DATE OF STRESSING EQUIPMENT USED.
C. LABORATORY TEST COEFFICIENT OF FRICTION OF STRANDS.
D. MILL TEST CERTIFICATION ON STRAND SUPPLIED.
E. ALL TENDONS 25'-0" OR LESS IN LENGTH MUST HAVE WEDGES HAND SEATED.

06. ALL WELDED STEEL WIRE FABRIC CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A-185 AND SHALL BE INSTALLED ONLY IN FLAT SHEETS.

07. DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACES IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL, ACI-315, LATEST EDITION.

08. DETAILING OF BARS IN UNSCHEDULED BEAMS AND SLABS, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

A. RUN TOP AND BOTTOM BARS CONTINUOUSLY BETWEEN ENDS OF MEMBERS.
B. TOP BARS AT THE ENDS OF BEAMS TO HAVE STANDARD 90 DEGREE HOOKS.
C. SPLICE TOP BARS AT THE MEMBER CENTER LINE BETWEEN SUPPORTS.
D. SPLICE BOTTOM BARS DIRECTLY OVER MEMBERS SUPPORTS
E. ALTERNATE SPLICES IN MIDDLE BARS BETWEEN SUPPORTS AND MIDSPANS WITH NO MORE THAN 1/2 OF THE BARS SPLICED AT ANY ONE LOCATION.
F. ALL BAR LAP SPLICES IN BEAMS, SLABS AND WALLS SHALL BE 40 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER.

09. CONCRETE COVER OVER PRINCIPLE REINFORCING (NO STIRRUPS OR TIES) SHALL BE AS FOLLOWS:
A. GRADE BEAMS AND THICKENED EDGES 3" (4" - FOR HBW COMPLIANCE)
B. SLABS-ON-GRADE 2"

10. PROVIDE CORNER BARS AT THE OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS. CORNER BARS SHALL BE THE SAME SIZE AS THE SMALLER BAR AT THE INTERSECTION AND SHALL EXTEND EACH SIDE OF THE CORNER AS DETAILED.

11. WHEN REINFORCING STEEL IS INTERRUPTED BY OPENINGS OF EMBEDDED EQUIPMENT IN THE SLAB, AN EQUAL AMOUNT OF STEEL SHALL BE PLACED AT SIDES OF THE OPENING PARALLEL TO THE UNINTERRUPTED STEEL AND SHALL EXTEND A MINIMUM OF 40-BAR-DIAMETERS PAST THE OPENING OR EQUIPMENT.

03300 CAST-IN-PLACE CONCRETE

01. ALL CONCRETE MATERIALS AND PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318-LASTEST EDITION), EXCEPT AS NOTED ON DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL MEET HOT WEATHER AND COLD WEATHER REQUIREMENTS.

02. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'C) AS FOLLOWS:
GRADE BEAMS AND SLABS-ON-GRADE 3000 PSI

03. STRUCTURAL SLAB ON GRADE SHALL BE THE THICKNESS INDICATED ON PLAN AND REINFORCEMENT SHALL BE REINFORCED PER PLAN, PLACED AT CENTER OF SLAB. WELDED WIRE FABRIC HAVING AN EQUIVALENT CROSS SECTIONAL AREA PER LINEAR FOOT MAY BE USED IN LIEU OF THE BARS. THE WELDED WIRE FABRIC SHALL BE PLACED IN FLAT SHEETS ONLY. WHERE CONCRETE IS USED AS FINISHED SURFACE INSTALL WWM 6 X 6 W1.4 X W1.4 1-1/2" BELOW FINISHED SURFACE OF SLAB.

04. FLOOR FINISHES UNLESS OTHERWISE NOTED SHALL BE A TROWELED OR DIRECT STAIN SUITABLE (TRUE AND LEVEL) FOR DIRECT APPLICATION OF VINYL, TILE, AND CARPET. SLAB FINISH TOLERANCES SHALL BE TRUE PLANE WITHIN 1/8" IN 10 FEET AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON THE SLAB IN ANY DIRECTION.

05. VERIFY ALL CAST-IN-PLACE BOLTS, INSERTS, ANCHORS, ETC. AND ALL SLAB LEAVE-OUTS, SLOPES, DEPRESSIONS, ETC. VERIFY THE SIZE, LOCATION AND QUANTITY OF ALL EMBEDDED ANCHORS, HANGERS, TIES AND OTHER MISCELLANEOUS HARDWARE WITH APPROPRIATE MECHANICAL AND ELECTRICAL DRAWINGS.

06. NO HORIZONTAL JOINTS WILL BE PERMITTED IN CONCRETE EXCEPT AS NOTED. VERTICAL CONSTRUCTION JOINT LOCATIONS, REQUIRED AT POINTS OTHER THAN SHOWN, SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR APPROVAL AT LEAST THIRTY (30) DAYS PRIOR TO CONSTRUCTION.

07. PROVIDE 1/2 INCH RADIUS OR 3/4 INCH CHAMFER AT ALL EDGES OF EXPOSED CONCRETE, UNLESS OTHERWISE NOTED ON ARCHITECTURAL PLANS.

08. EXPANSION JOINTS: IT IS THE BUILDER'S RESPONSIBILITY TO PROPERLY ADDRESS THE DESIGN OF EXPANSION JOINTS IN THE STRUCTURE. THE PRESENCE OF EXPANSION JOINTS IN THE ENGINEERING DRAWINGS CAN RESULT IN DIFFERENTIAL MOVEMENT BETWEEN ADJACENT COMPONENTS, AND EXPANSION AND CONTRACTION AT THE EXPANSION JOINTS. VERTICAL EXPANSION JOINTS ARE ADVISABLE AT THE SAME LOCATIONS AS THE FOUNDATION EXPANSION JOINTS.

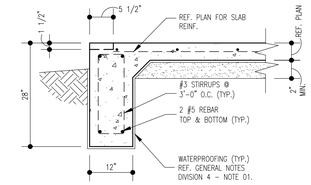
DIVISION 4 - THERMAL AND MOISTURE PROTECTION

01. IT IS RECOMMENDED THAT THE SELECTION OF A VAPOR RETARDER OR BARRIER (BY OTHERS) BE MADE BASED UPON:
A. THE DEGREE OF PROTECTION REQUIRED.
B. THE SENSITIVITY OF THE FLOORING TO MOISTURE IN THE CONCRETE.
C. THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER WITHIN THE SOILS REPORT.

IT IS RECOMMENDED THAT THE TYPE OF VAPOR RETARDER OR BARRIER BE DECIDED IN CONSULTATION WITH THE FLOORING CONSULTANT. AMERICAN CONCRETE INSTITUTE (ACI) 302 STRONGLY RECOMMENDS A MINIMUM OF 10 MIL POLYETHYLENE FILM (POLY) BE PLACED UNDER THE ENTIRE CONCRETE SLAB AREA. WHILE THE IRC R406.3.2 AND ACI 332 RECOMMENDS A 6 MIL POLY FOR A MOISTURE BARRIER. IT IS RECOMMENDED THAT THE VAPOR RETARDER CONFORM TO ASTM E 1745, CLASS C OR BETTER AND HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 0.044 WHEN TESTED IN ACCORDANCE WITH ASTM E96. PROVIDE ONE (1) LAYER OF POLYETHYLENE VAPOR BARRIER BENEATH ALL STRUCTURAL SLABS AND ON THE SIDES OF BEAMS. PROVIDE TWO (2) LAYERS OF POLYETHYLENE UNDER ALL CONSTRUCTION JOINTS 3'-0" WIDE CENTERED ON JOINT.

02. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION IN ACCORDANCE WITH APPLICABLE CODES. ENGINEER ASSUMES NO RESPONSIBILITY FOR FOUNDATION WITH INADEQUATE DRAINAGE AND/OR GROUNDWATER COLLECTION. USER IS ADVISED THAT INADEQUATE DRAINAGE CAN DISTRESS STRUCTURE AND ATTACHED COMPONENTS.

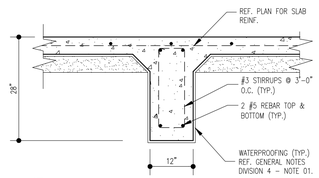
03. BUILDER SHALL ADVISE HOMEOWNER THAT GRASS OR SIMILAR GROUND COVER SHALL BE MAINTAINED AROUND THE FOUNDATION PERIMETER FOR 5'-0" MIN. SYSTEMATIC AND UNIFORM WATERING OF FOUNDATION IS REQUIRED PARTICULARLY IN TIMES OF EXTREME DRYNESS. THIS WATERING MUST KEEP SOIL IN DAMP STATE SUCH THAT A GREEN LAWN IS MAINTAINED. OVER-WATERING WILL CAUSE FOUNDATION HEAVE. UNDER-WATERING WILL CAUSE SHRINKAGE OF THE SUPPORTING SOIL AND FOUNDATION SETTLEMENT.



NOTE:
WHERE FIRM ROCK IS ENCOUNTERED DURING TRENCHING FOR BEAMS, BEAM DEPTH MAY BE REDUCED. BEAMS MUST PENETRATE ROCK TO PROVIDE MIN. 12" BEAM DEPTH, WEATHERED SHALE IS NOT ROCK.

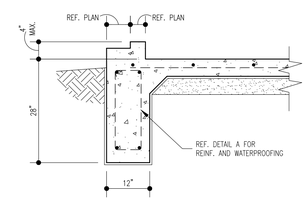
NOTES:
1. REF. DTL. 'E' FOR BEAM DEPTHS OVER 48"
2. REF. DTL. 'M' IF BRICKLEDGE DROPS OVER 1 1/2"

EXTERIOR BEAM W/ OPT. BRICKLEDGE
A

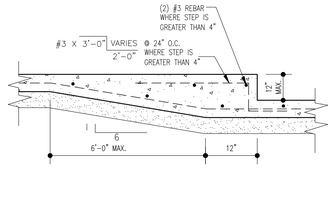


NOTE:
TRENCHES FOR BURIED PLUMBING SHALL NOT RUN ALONG OR UNDER BEAMS EXCEPT TO CROSS AT RIGHT ANGLES. TRENCH BACKFILLS SHALL BE THROUGHLY COMPACTED. IF SAND IS USED FOR BACKFILL, USE A CLAY MOISTURE PLUG AT THE EDGE OF THE FOUNDATION.(TYP.)

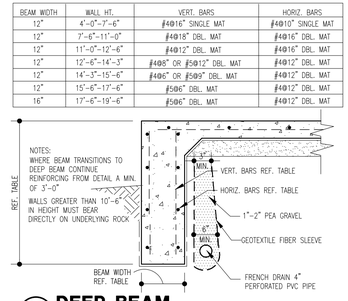
INTERIOR BEAM
B



CURB @ EXT. BEAM W/ OPT. BRICKLEDGE
C

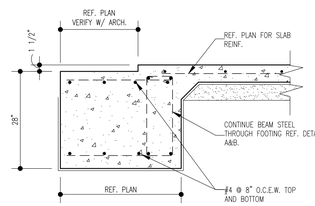


DROP IN SLAB
D

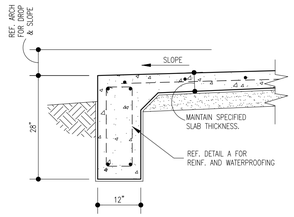


BEAM WIDTH	WALL HT.	VERT. BARS	HORIZ. BARS
12"	4'-0"-7'-6"	#4@16" SINGLE MAT	#4@10" SINGLE MAT
12"	7'-6"-11'-0"	#4@18" DBL. MAT	#4@16" DBL. MAT
12"	11'-0"-12'-6"	#4@12" DBL. MAT	#4@16" DBL. MAT
12"	12'-6"-14'-3"	#4@8" OR #5@12" DBL. MAT	#4@12" DBL. MAT
12"	14'-3"-15'-6"	#4@6" OR #5@9" DBL. MAT	#4@12" DBL. MAT
12"	15'-6"-17'-6"	#5@6" DBL. MAT	#4@12" DBL. MAT
16"	17'-6"-19'-6"	#5@6" DBL. MAT	#4@12" DBL. MAT

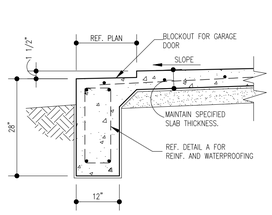
DEEP BEAM
E



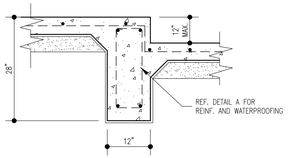
MASONRY ONLY FIREPLACE FOOTING
G



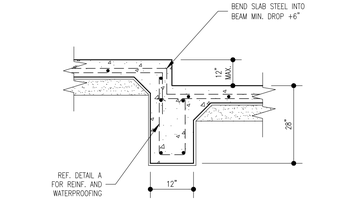
SLOPE IN SLAB
H



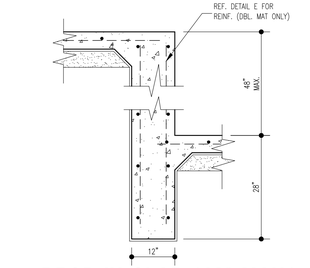
GARAGE DOOR BLOCKOUT
I



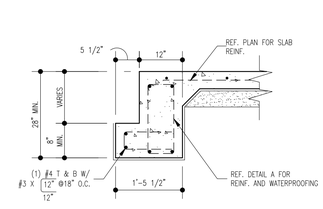
DROP IN SLAB (12" MAX.)
J



DROP IN SLAB (12" MAX.)
K

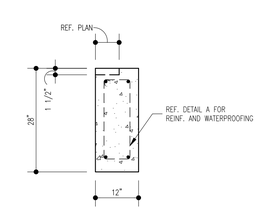


DROP IN SLAB (48" MAX.)
L

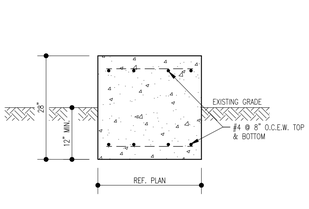


NOTE:
WHERE BEAM DEPTH IS GREATER THAN 48" IN DEPTH REF. DTL. "L" FOR ADDN'L REINF.

DROPPED BRICKLEDGE
M

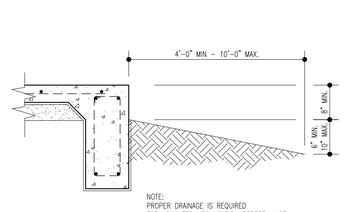


FOOTING W/ OPT. BRICKLEDGE
N



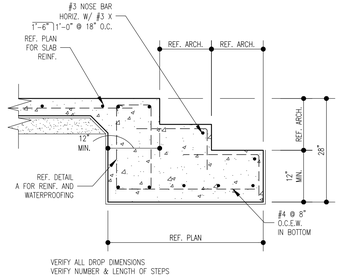
NOTE:
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STRUCTURAL PAD
O



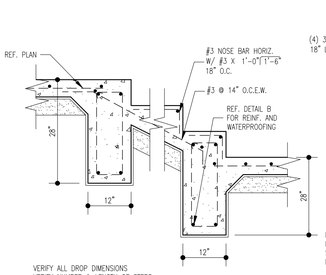
NOTE:
PROPER DRAINAGE IS REQUIRED FOR LONG TERM FOUNDATION PERFORMANCE REFERENCE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

PROTECTIVE BACK SLOPE
P



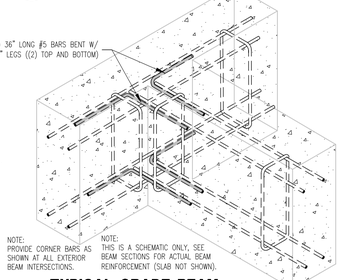
VERIFY ALL DROP DIMENSIONS
VERIFY NUMBER & LENGTH OF STEPS

STAIR DETAIL (2 STEP MAX.)
Q

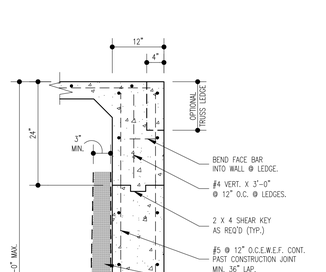


VERIFY ALL DROP DIMENSIONS
VERIFY NUMBER & LENGTH OF STEPS

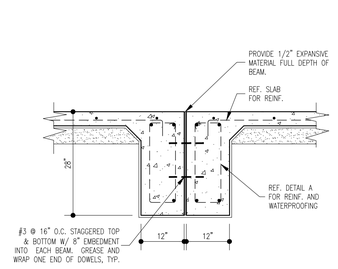
STAIR DETAIL
R



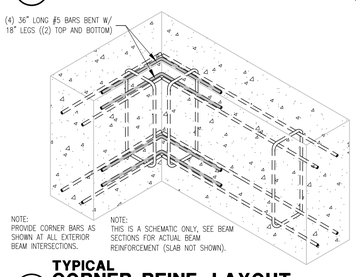
TYPICAL GRADE BEAM INTERSECTION REINF. LAYOUT
S



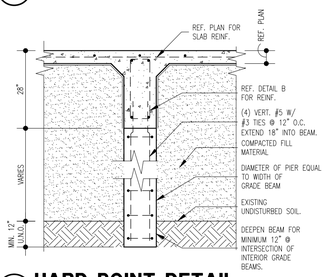
RETAINING WALL
W



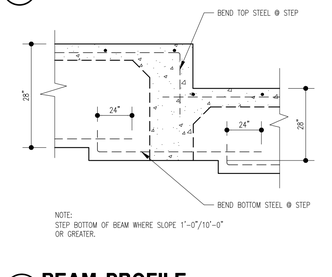
EXPANSION JOINT
X



TYPICAL CORNER REINF. LAYOUT
T



HARD POINT DETAIL
U



NOTE:
STEP BOTTOM OF BEAM WHERE SLOPE 1'-0"/10'-0" OR GREATER.

BEAM PROFILE
V

PERMIT DOCUMENTS

GRAHAM SCHMERGEL
309 LAUREL VALLEY ROAD
WESTLAKE, TEXAS

USE OF THESE DRAWINGS INDICATES AGREEMENT TO CONFORM WITH GENERAL NOTES. LEGAL RIGHTS AND COPYRIGHTS ARE PROPERTY OF ARCH TECHNICAL SERVICES FIRM REGISTRATION NO. 2487.

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(512) 328-6995
FAX: (512) 328-6996

STATE OF TEXAS
LUIS A. FRANCO
119836
LICENSED PROFESSIONAL ENGINEER

2/12/2021 11:08 AM

FOUNDATION DETAILS

DATE ISSUED
11/30/2020

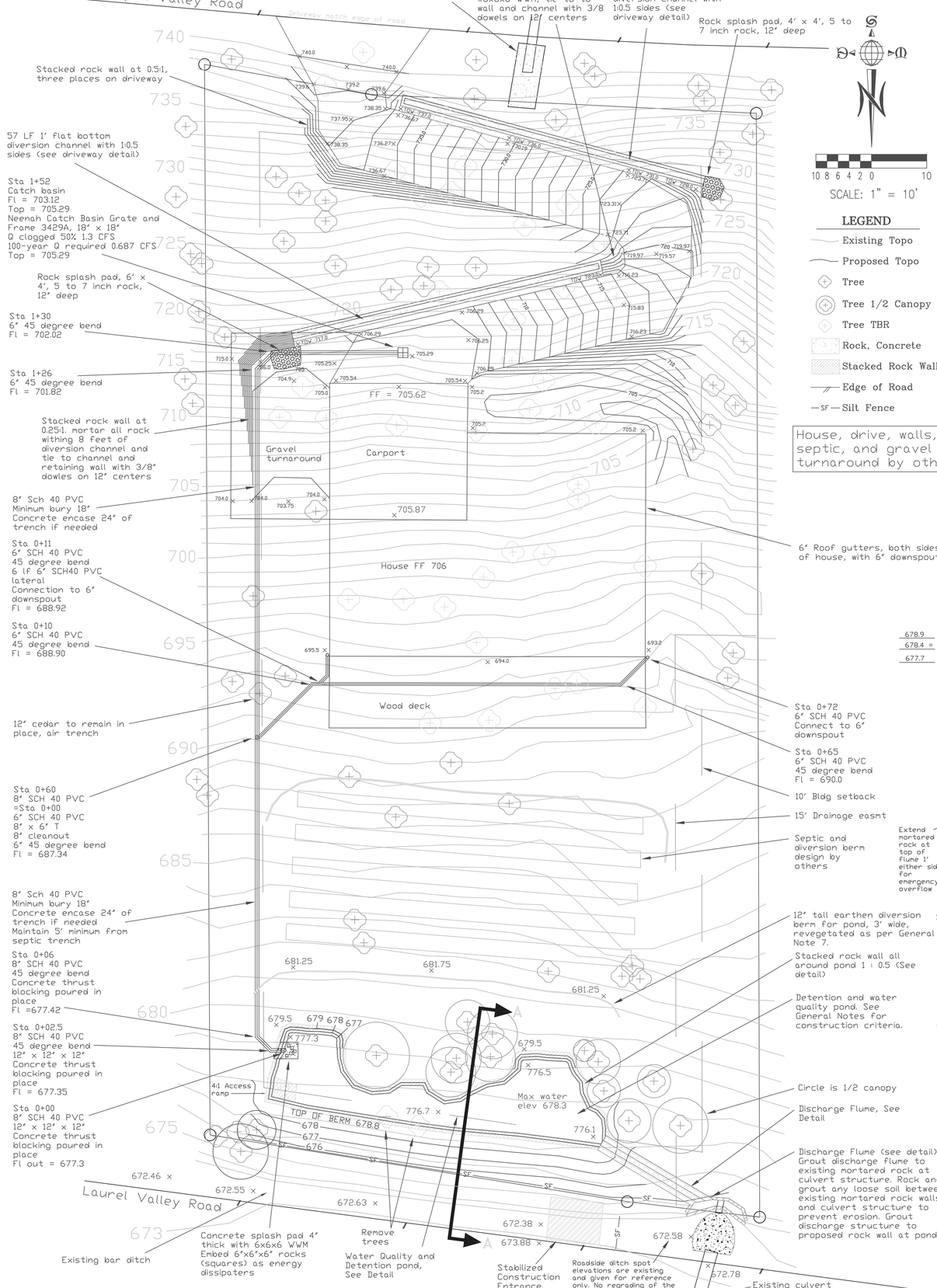
REVISIONS

NO.	DATE	DRN	CKD
1	02/12/21	DB	DDB

DRWN BY: DB
CKD BY:
SQ. FOOTAGE: @
SEE GENERAL NOTES
PROJECT NUMBER
2008041.1
SHEET NO.
S-2

309 Laurel Valley Road

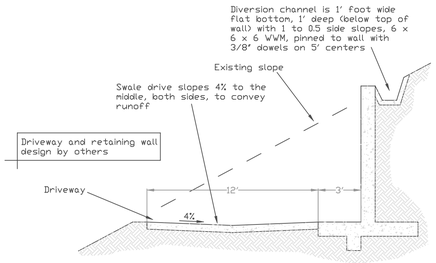
Stormwater Detention and Water Quality Treatment



LEGEND

- Existing Topo
- Proposed Topo
- Tree
- Tree 1/2 Canopy
- Tree TBR
- Rock, Concrete
- Stacked Rock Wall
- Edge of Road
- —SF— Silt Fence

House, drive, walls, septic, and gravel turnaround by others.

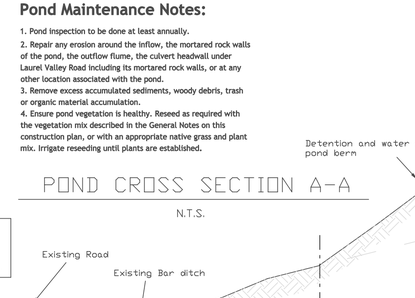


DRIVEWAY CROSS SECTION

N.T.S.

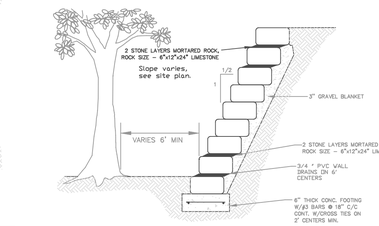
Pond Maintenance Notes:

1. Pond inspection to be done at least annually.
2. Repair any erosion around the inflow, the mortared rock walls of the pond, the outflow flume, the culvert headwall under Laurel Valley Road including its mortared rock walls, or at any other location associated with the pond.
3. Remove excess accumulated sediments, woody debris, trash or organic material accumulation.
4. Ensure pond vegetation is healthy. Reseed as required with the vegetation mix described in the General Notes on this construction plan, or with an appropriate native grass and plant mix. Irrigate reseeding until plants are established.



POND CROSS SECTION A-A

N.T.S.



1 : 1/2 SLOPE
STACKED ROCK RIPRAP

N.T.S.

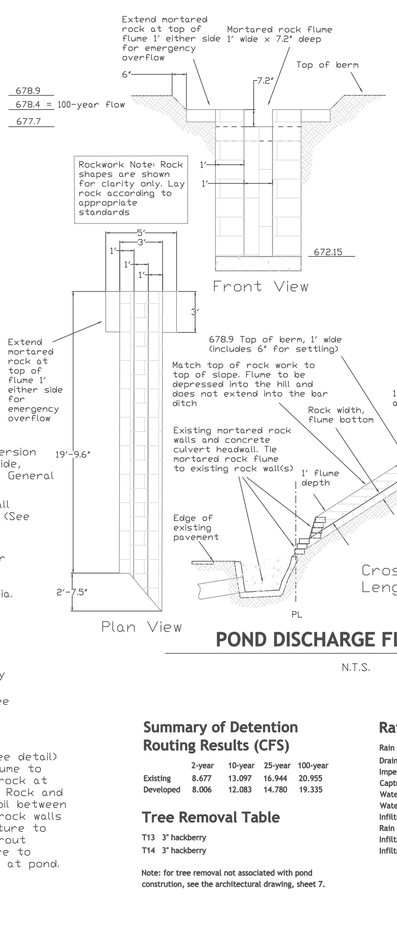


Westlake Hills Notes

1. Project is a Type 3 Development
2. No concentrated stormwater flows will leave this lot onto adjacent properties, unless they discharge directly into an approved channel that is within a drainage easement.
3. No fences or structures are allowed across any drainage easement.
4. The drainage designer is responsible for the adequacy of these plans. In accepting these plans, the City of West Lake Hills and all reviewers rely upon the adequacy of the design by the drainage designer.
5. Per TPDES General Permit No. 150000, disturbed areas on which construction activities have ceased (temporarily or permanently) shall be stabilized within 14 days unless activity resumes within 21 days.
6. The Owner of the property is responsible for cleaning and removing all sediment that is washed from the site in dedicated streets, alleys, waterways, or other properties.
7. Stripping of vegetation from project sites shall be phased so as to expose the minimum amount of area to soil erosion for the shortest possible period of time per the West Lake Hills Drainage and Erosion Control Design Manual Sec. 7.1(1).
8. No part of this project lies within any FEMA flood hazard Zone as per FIRM Map 48453C0445k, Eff. 1/22/2020.
9. The project is located within the Edwards Aquifer Contr Zone.
10. Easements on this site plan are taken from the architectural drawings, KLM Design Build, sheet 7/14.
11. All walls over three feet will be screened with landscaping materials.

GENERAL NOTES

1. See Engineer's Report for full calculations.
2. Full infiltration type rain garden requires no underdrain and utilizes existing, in-place soils.
3. Remove top 12 inches of soil for reuse in revegetation.
4. Place 12 inches of topsoil from note #3 above on bottom of rain garden pond.
5. Place 6 inches of existing topsoil from note #3 above on all areas disturbed by construction for the Rain Garden including the pond area, berm and discharge structure area.
6. For driveway and roof downspout storm drain, remove top 12 inches of soil before trench excavation for reuse with revegetation.
7. Revegetate with native grass seed as follows:
Canada Wild Rye, Elymus canadensis, 20 pounds per acre
Upland Sea Oats, Chasmanthium latifolium, 20 pounds per acre
8. DO NOT REVEGETATE ANYWHERE ON THE SITE WITH NON-NATIVE plants or grasses, ESPECIALLY BERMUDA GRASS. This includes the house, drive, waterline and septic system. Non-native plants and grasses, ESPECIALLY BERMUDA GRASS, will compromise the functionality of the rain garden.
9. Place excelsior revegetation matting after seeding on all disturbed areas of: rain garden, berm, discharge structure and storm drain.



POND DISCHARGE FLUME DETAIL

N.T.S.

Summary of Detention Routing Results (CFS)

	2-year	10-year	25-year	100-year
Existing	8.677	13.097	16.944	20.955
Developed	8.006	12.083	14.780	19.335

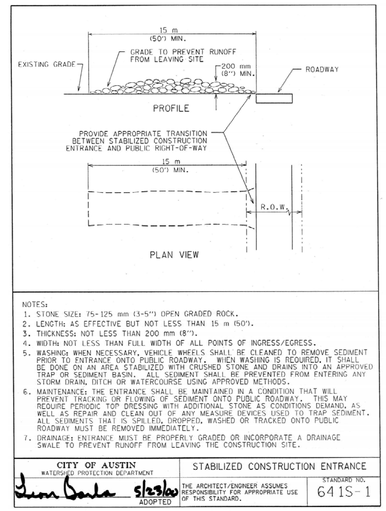
Tree Removal Table

T13 3" hackberry
T14 3" hackberry

Note: for tree removal not associated with pond constrution, see the architectural drawing, sheet 7.

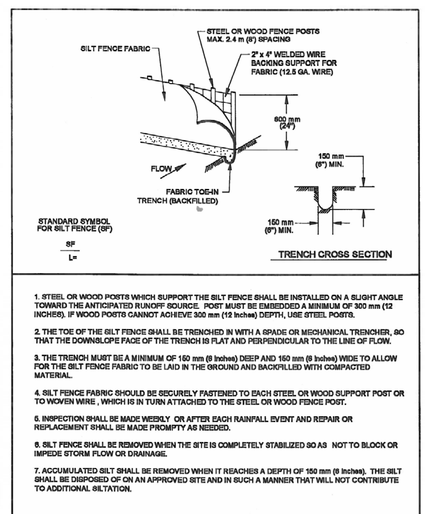
Rain Garden Calculations

Rain Garden Type: Full Infiltration
Drainage Area = 0.130 acres
Impervious Cover = 80%
Capture Depth = 12 inches
Water Quality Volume Required = 518 cubic feet
Water Quality Volume Provided = 541 cubic feet
Infiltration Rate = 0.45 inches/hour
Rain Garden Drawdown Time = 27 hours
Infiltration Area Required = 279 square feet
Infiltration Area Provided = 518 square feet



NOTES:
1. STONE SIZE: 75- 125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
ADOPTED 5/23/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
ADOPTED 9/1/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

Pond Stage/Storage/Discharge

Discharge is via a 1-foot channel, 0.00293 slope

Stage/Storage (CF)/Discharge		
676.7	0.0	0.000
676.75	25.0	0.000
676.8	50.0	0.000
676.85	75.0	0.000
676.9	100.0	0.000
676.95	125.0	0.000
677	150.0	0.000
677.05	175.0	0.000
677.1	200.0	0.000
677.15	225.0	0.000
677.2	250.0	0.000
677.25	275.0	0.000
677.3	300.0	0.000
677.35	325.0	0.000
677.4	350.0	0.000
677.45	375.0	0.000
677.5	400.0	0.000
677.55	425.0	0.000
677.6	450.0	0.000
677.65	475.0	0.000
677.7	0.0	0.005 Wier Elevation
677.71	5.0	0.010
677.72	10.0	0.020
677.73	15.0	0.030
677.74	20.0	0.040
677.75	25.0	0.110
677.8	50.0	0.190
677.85	75.0	0.290
677.9	100.0	0.400
677.95	125.0	0.530
678	150.0	0.660
678.05	175.0	0.800
678.1	200.0	0.950
678.15	225.0	1.100
678.2	250.0	1.280
678.25	275.0	1.450
678.3	300.0	1.650
678.35	325.0	1.850
678.4	350.0	2.050



April 12, 2022

MESA ENGINEERING
8103 KIRKHAM, AUSTIN TEXAS 78736 (512) 799-7998
MELTON ENGINEERING SERVICES AUSTIN
Bruce Melton PE BMelton@earthlink.net

From: Jim Mcbride
To: Planner
Subject: Variance request for 300 Laurel Valley
Date: Tuesday, January 6, 2026 12:07:11 PM

> You don't often get email from [redacted]. Learn why this is important

I write in opposition to the subject variance request.

Having recently constructed a new home we had to compromise to comply with city regulations. The scope and the magnitude of these variances strikes me as unprecedented. We redesigned our home because we encroached above the setback (ie our soffit) by 24". Having lived here now for two years I better appreciate the need for these regulations. Additionally drainage is a critical issue along Little Bee Creek.

Jim

Jim McBride
Blue Sage Capital
2700 Via Fortuna, Suite 300
Austin, TX. 78746
[redacted] | www.blue sage.com

Exhibit A

309 Laurel Valley Spiller Lane – Multiple Variances

Applicant's Findings of Fact

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

   Literal enforcement of the requested code variances below will provide hardship to develop this project as-is and provide an unsafe driveway experience. I believe our requests are in line with the city's comprehensive plan goals and do not violate the intent of those goals. This is a modest project by size and scale and fits in with the neighboring houses in character and scale.

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

   Due to the extreme, illegal clearing on this property, there is very little flora to work around. We did work around all existing trees at the top and bottom of the lot. There are even less trees now than shown on the most recent tree survey provided.

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

   Please see requests 2, 3, 5 and 6.

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

   The variances requested are at the minimum amount required and are not excessive or greater than the city's comprehensive plan goals. Please see requests 3 and 4.

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

   Please reference requests 3 and 4.

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

   Please reference request 4.

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

Meeting Date:	January 21, 2026	**Item Number:**	11
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

300 Block of Laurel Valley Rd.: Discuss and make recommendations to City Council on a proposed variance:

1. Allow replacement trees for unpermitted removals to be planted at the end of the project, more than 601 days since the final order (Section 22.03.304(c)(5).

Applicant: Matt Garcia, Matt Garcia Design

Recommendation

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

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

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

This item will be forwarded to the February 11, 2026 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Graham Schmergel
Legal Description: Yaupon Valley Subdivision, Lot 8
Lot Size: 0.4371 acres
Zoning: R-1 One Family
Wastewater: On-site Sewage Facility (Septic)

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

Background:
The applicant is proposing to build a new 4,320 sf house (Attachment 1). The site is 0.4371 acres in size, which was platted in 1962. The total impervious cover in the concept plan is 5,2701.5 sf (27.2%). The property was issued a permit for new residential construction on March 12, 2022. The house was never started, however during site preparation, trees were illegally removed. Through the municipal court deferred adjudication, the

owner was required to submit a plan for 408 caliper inches planted on site, to be completed with the previous permit. The tree plan was approved June 12, 2023. Due to more than six months of inactivity, the permit was marked as expired October 24, 2024. It has been more than 900 days since the final order in June 2023.

Analysis:

Violation of removal procedure

Code Requirements

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

(c) Violation of removal procedure

(5) It is a separate offense to fail to replace trees or vegetation, or remit to the city cash-in-lieu, as provided in this code, within 601 days of issuance of a final order by the city.

Request

- To delay planting trees to an undetermined time at the end of the building project.

Public Comment:

As of the date of the report, one written comment has been received in opposition (Attachment 7 of Item 10).

Variance Criteria Review:

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

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

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

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

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

- Findings. The applicant has established by competent evidence that:
    - The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
    - There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
    - There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
    - The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

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

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

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

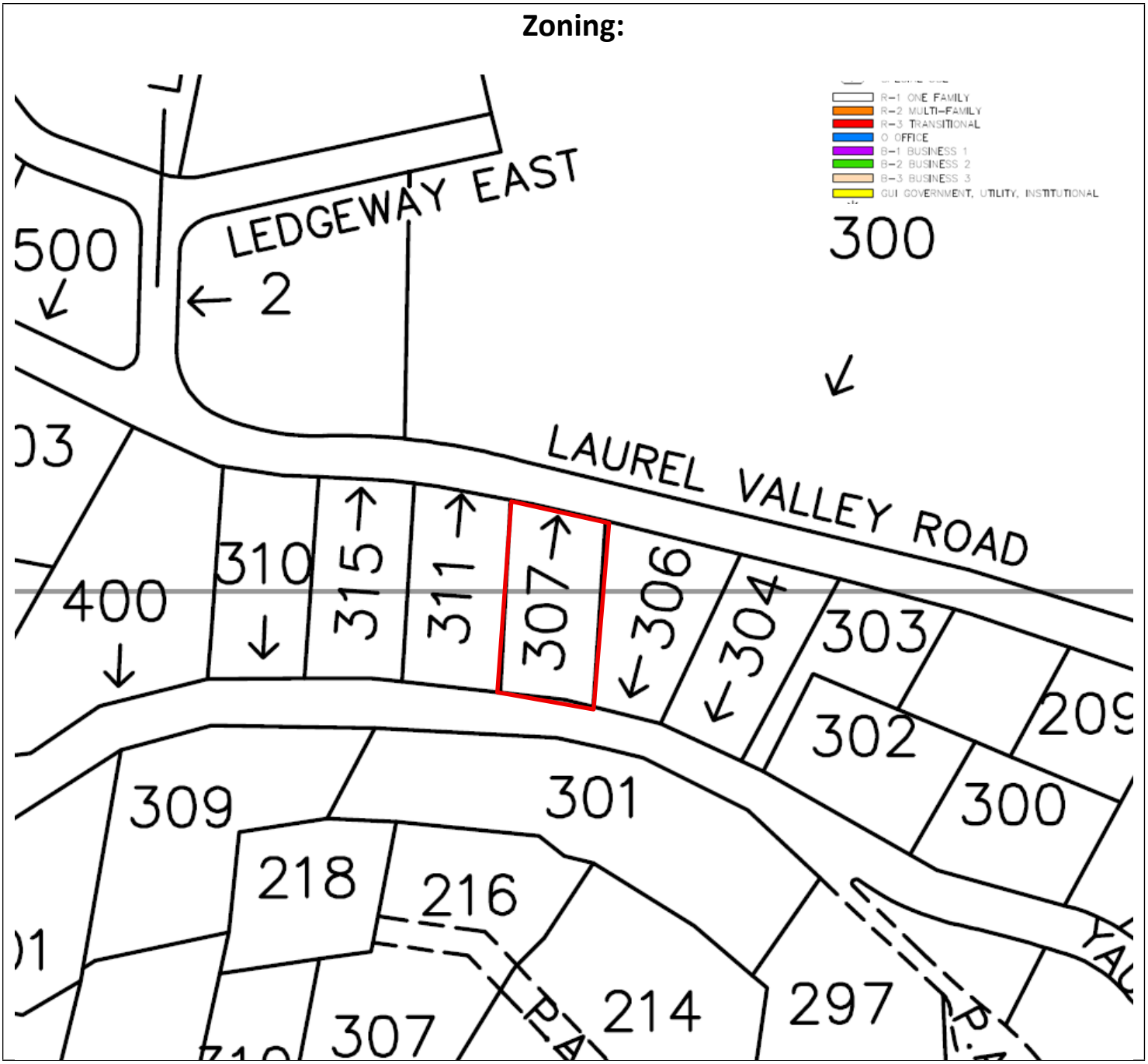
Comprehensive Planning Analysis

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

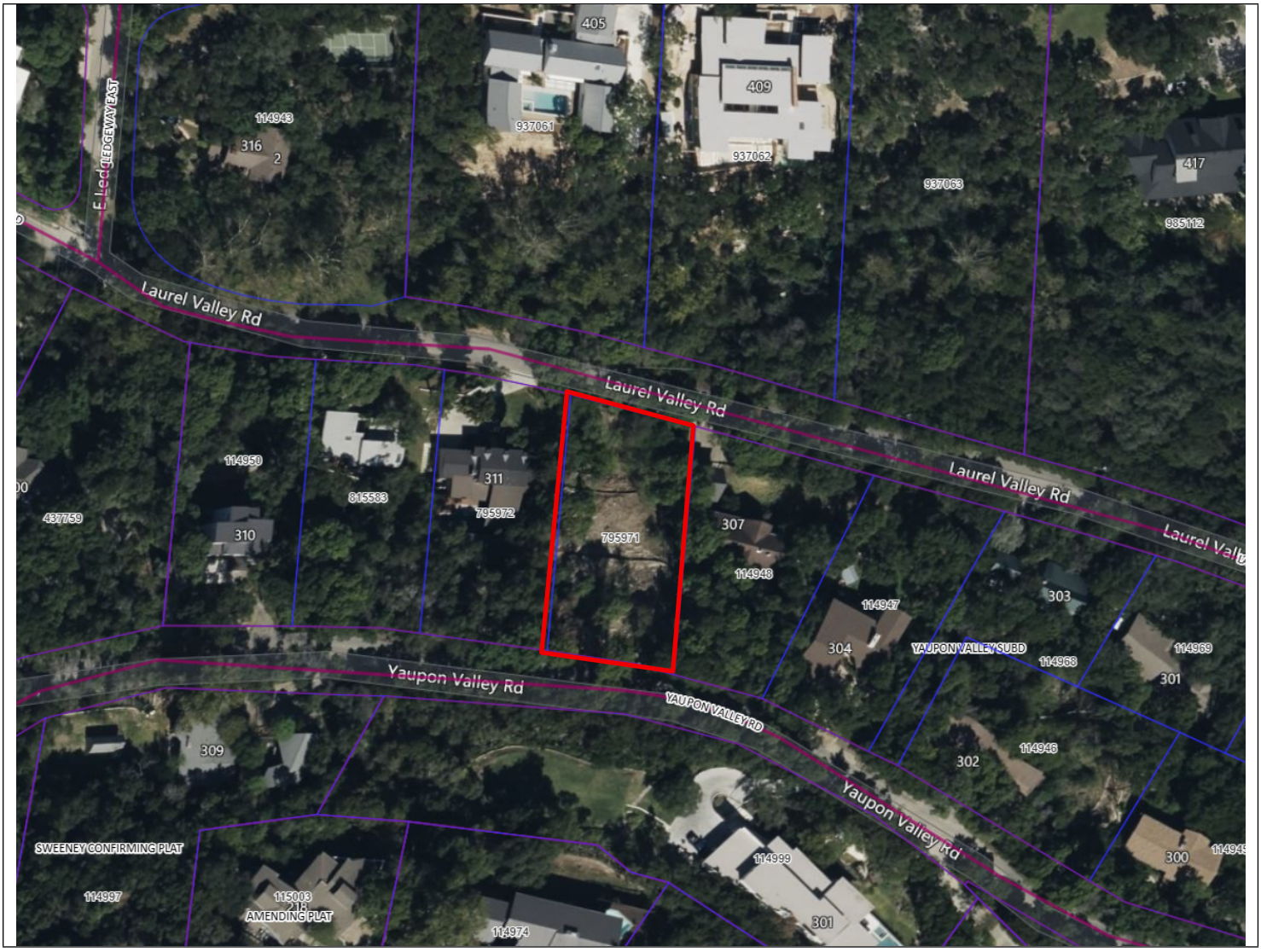
Links to Relevant Code:

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

Zoning:


R-1 ONE FAMILY
R-2 MULTI-FAMILY
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GU GOVERNMENT, UTILITY, INSTITUTIONAL
LEDGEWAY EAST
LAUREL VALLEY ROAD
500
2
300
400
310
315
311
307
306
304
303
302
209
309
301
300
218
216
214
297
307

Aerial:


405
409
937061
937062
937063
417
985112
114943
316
2
E Ledgeway East
Laurel Valley Rd
Laurel Valley Rd
Laurel Valley Rd
Laurel Valley Rd
114950
311
815583
795972
795971
307
310
437759
114948
114947
303
304
YAUPON VALLEY SUBD
114968
114969
301
Yaupon Valley Rd
YAUPON VALLEY RD
Yaupon Valley Rd
309
302
114946
SWEENEY CONFIRMING PLAT
114999
300
114987
115003
AMENDING PLAT
114974
301

Schmergel Residence
309 Laurel Valley (R1, .4371 acres)

Zoning and Planning commission members,

A quick note to orient you, this lot is addressed as 309 Laurel Valley, we will be using Yaupon Valley for our main access, and the lot will be readdressed Yaupon Valley. City staff informed us this is normal and does not require any additional requests. Our setbacks are based on Yaupon Valley being our front and Laurel Valley, the back.

This lot provides exceptional challenges given its 33% average natural slope (43% under building foundation). The design of this proposed residence is centered around providing a safe driveway experience as requested by our clients, a young family. Multiple options were studied to limit these requests. We feel like our design solution accomplishes our goals while staying in line with the city's vision and goals.

My team has met with City of Westlake development staff 3 times to review our project and consider their feedback. We were able to eliminate 2 requests based on that feedback.

We understand that drainage is always a concern for the city and its neighbors. We have engaged a civil engineer, Millian Engineering to guide us along the way. They have put together an initial drainage study, concept plan and narrative, attached.

Literal enforcement of the requested code variances below will provide hardship to develop this project as-is and provide an unsafe driveway experience. I believe our requests are in line with the city's comprehensive plan goals and do not violate the intent of those goals. This is a modest project by size and scale and fits in with the neighboring houses in character and scale.

REQUEST #1 - TREES

There is an existing tree violation on this property that has come up in our reviews with development staff. This violation was inherited by my clients from the previous owner. An illegal, non-permitted extensive tree clearing occurred and there is a significant tree caliper mitigation required. As part of this submittal, we are showing all areas we intend to provide this mitigation (bubbled, see sheet 1). Staff has asked for this mitigation to happen now, which we understand as before construction would start. We are proposing providing this mitigation as part of the project, happening after the building is in place. There is general concern for planting trees before and bringing in heavy equipment after for foundation and framing erection, especially on the slope. A proposed tree species list is on sheet 1.

Not providing this variance will require us to plant, protect and work around many young trees. The risk for damage and death of these trees would be significant once construction begins. Heavy equipment will be required to work on this slope, there is little area for construction staging, working in and around the tree protection on slope provides incredible safety concerns for subcontractors. Our client is committed to providing the necessary mitigation and will do so as part of the end of project landscaping, typical for any construction project.

REQUEST #2 - DRIVEWAY (HIGHER THAN 6' OUT OF NATURAL GRADE) **§ 22.03.175 (E-1)**

We are requesting the driveway variance to provide our clients with a useable, safe driveway first and foremost. Our driveway solution proposes a level bridge that connects street to garage. There is an initial 15% drop to the bridge driveway (see site/building section on page 2). Given the steepness of the lot, the bridge is higher out of grade than allowed. The proposed bridge driveway is raised on steel columns to provide a lighter, less heavy aesthetic as opposed to pouring concrete down to grade. The raised structure provides a way for sunlight and rainwater to reach the natural terrain below. Portions of the driveway will be open steel grate in another effort to allow sunlight and rainwater to reach natural terrain. A level turn around area has also been provided. This driveway approach significantly limits the impervious coverage and steepness that other driveway approaches do not.

Not providing this variance will require a much longer and steeper switch back driveway scheme to negotiate the slope, resulting in much more natural site disturbance, unnecessary impervious coverage and dangerous driveway conditions in future ice heavy weather events. The switchback scheme would also require a variance for driveway setback encroachment to achieve the minimum required driveway length.

REQUEST #3 - HEIGHT (35' ALLOWANCE) **§ 22.03.279 (B)**

We are requesting a 36" height increase from the allowed 32' max at our site slope of 33%. The amount of slope within our building footprint is at 43%. We determined our building location and vertical positioning thru various studies of the bridge driveway concept. As you can see on page 2 our single shed roof line follows the site's natural topography to reduce the scale of this building and comply with code goals. Small variations in that topography create moments where our roof becomes noncompliant. The front, street side roof edge is compliant and moves into noncompliance to the back of the building. The building height visible from the street is only 8'-6". Along with the positioning of our building in relation to the neighbors (see sheet 3), we see low visual impact from their properties and from the street.

Not providing this variance will require us to lower our building, thus creating the need for a much steeper driveway approach. Lowering the building 36" will eliminate the level bridge area and create a slope greater than the code limit of 20%.

REQUEST #4 - BUILDING SETBACKS (front and sides) **§ 22.03.281**

We are requesting to use a combination of City of Westlake required setbacks along with platted setbacks, in which, City of Westlake enforces the worse of the two. City of Westlake enforces a 30' front, 20' sides and 25' rear setbacks on lots less than one acre. The platted setbacks are 50' front, 10' sides and 40' rear. We are requesting to use the 30' front, 10' sides and 40' rear on our project. The 30' front complies with Westlake and allows us to provide the level driveway and turnaround as well as provide space downhill for our septic and tree mitigation requirements. The side setbacks allow us to provide a narrower building footprint front to back. Neighboring homes at 307 and 311 Laurel Valley are encroaching into the code prescribed side setbacks, see sheet 3. Our building is positioned significantly higher up the hill limiting the houses feeling too close together and hopefully limiting any changes in neighbor experience.

Not providing this variance will force us to reduce our building in width and add it to the depth. The further we push out on the site at a level elevation will push the building massing even further out of natural grade, making the building appear more massive. The tree mitigation and septic areas will be significantly limited with a deeper building.

REQUESTS #5 and 6 - CUT AND FILL (within and outside of code prescribed setbacks) **§ 22.03.170 (B) (F)**

We are requesting variances for cut and fill within city code buildable area as well as outside city code buildable area. Our building has a 43% slope under foundation which has limit of zero feet for closed cuts and zero feet for closed fill. The cut is consistent along the entire front of the building limiting site disturbance. The greatest cut amount is 8'-3", see sheet 2. The max fill amount on site is 15'-0" in height. Given the extreme slope it is difficult to stay closer to natural grade while keeping a level floor area. Due to the side setback request we would be cutting more than 18" into a prescribed setback.

Not providing this variance will require us to add additional stairways at the lower level both interior and exterior, disrupting the flow between spaces better experienced on one level. The lower level is all bedrooms, three of them for children, adding additional stairs creates disconnection and safety issues.

REQUEST #7 – GRADING ON SLOPE GREATER THAN 35% § **Drainage/Erosion Control Manual 7.4.1, table 7-1**

We are requesting a variance for grading as our building has a 43% natural slope under our foundation.

Not providing this variance will not allow us to proceed with development on much of this property given its natural topography.

Thank you for the consideration.

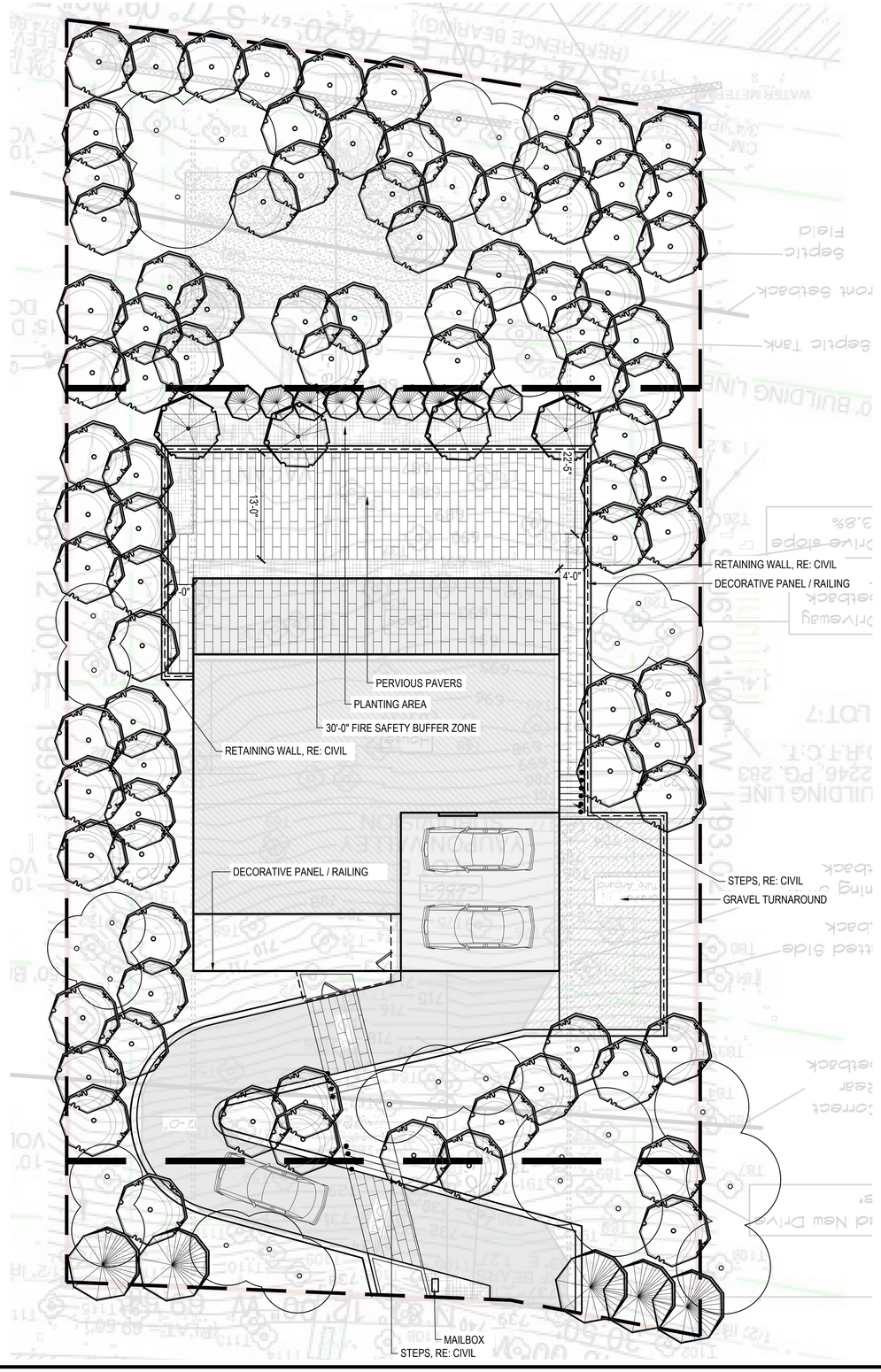
Matt Garcia

Principal, Matt Garcia Design

Approved Tree Mitigation Plan
06/12/2023

Jennifer C. Bills

Director of Building & Development Services



LANDSCAPE LEGEND		
SYMBOL	DESCRIPTION	QTY.
	PROPERTY LINE	N/A
	30'-0" FIRE SAFETY BUFFER ZONE	N/A
	EXISTING TREE GROVE TO BE PRESERVED	N/A
	MEDIUM-LARGE TREES, OR APPROVED EQUIVALENT SPECIES (DECIDUOUS OR EVERGREEN) (4" CAL.)	89
	MEDIUM-LARGE TREES, OR APPROVED EQUIVALENT SPECIES (EVERGREEN ONLY) (3" CAL.)	5
	SMALL TREES/LARGE SHRUBS, OR APPROVED EQUIVALENT SPECIES (DECIDUOUS OR EVERGREEN) (3" CAL.)	4
	SMALL TREES/LARGE SHRUBS, OR APPROVED EQUIVALENT SPECIES (DECIDUOUS OR EVERGREEN) (3" CAL.)	9

TREE MITIGATION CALCULATIONS

DEFERRED ADJUDICATION MITIGATION REQUIREMENT *	408 CALIPER INCHES MITIGATION
TOTAL MITIGATION INCHES PLANTED ONSITE	408 CALIPER INCHES
MEDIUM-LARGE TREES, OR APPROVED EQUIVALENT SPECIES (DECIDUOUS OR EVERGREEN) - 4" CALIPER x 89 TREES = 356" REPLACEMENT	
MEDIUM-LARGE TREES, OR APPROVED EQUIVALENT SPECIES (EVERGREEN ONLY) - 3" CALIPER x 5 TREES = 15" REPLACEMENT	
SMALL TREES/LARGE SHRUBS, OR APPROVED EQUIVALENT SPECIES (DECIDUOUS OR EVERGREEN) - 3" CALIPER x 4 TREES = 12" REPLACEMENT	
SMALL TREES/LARGE SHRUBS, OR APPROVED EQUIVALENT SPECIES (DECIDUOUS OR EVERGREEN) - 3" CALIPER x 9 TREES = 27" REPLACEMENT	
TOTAL MITIGATION INCHES PAID INTO TREE FUND	$0.00

NOTES:

* PER MUNICIPAL COURT CAUSE NO 2300128297, 2300128298

ALL REPLACEMENT TREE SPECIES ARE SELECTED FROM THE LIST ON APPENDIX A.

309 LAUREL VALLEY - TREE CALCULATIONS

06/06/2023

NORTH

0 5 10 20

SCALE 1" = 10'

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Exhibit A

309 Laurel Valley Spiller Lane – Tree Timing Variance

Applicant's Findings of Fact

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

   Literal enforcement of the requested code variances below will provide hardship to develop this project as-is and provide an unsafe driveway experience. I believe our requests are in line with the city's comprehensive plan goals and do not violate the intent of those goals. This is a modest project by size and scale and fits in with the neighboring houses in character and scale.

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

   Due to the extreme, illegal clearing on this property, there is very little flora to work around. We did work around all existing trees at the top and bottom of the lot. There are even less trees now than shown on the most recent tree survey provided.

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

   Please see requests 2, 3, 5 and 6.

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

   The variances requested are at the minimum amount required and are not excessive or greater than the city's comprehensive plan goals. Please see requests 3 and 4.

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

   Please reference requests 3 and 4.

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

   Please reference request 4.