



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 19, 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 19th day of August 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 August 19, 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 July 15, 2026 Zoning and Planning Commission minutes
 - b. Report of previous cases presented to ZAPCO acted on by BOA/City Council
4. Land Use 3311 Gentry Drive: Discuss and make a recommendation to City Council on a release of easement for a portion of a 18-foot-wide public utility and drainage easement established on a recorded plat (Section 36.01.017 of the West Lake Hills Code).

Applicant: Davin Fillpot, Architect

5. **Public Hearing 19 Nob Hill Cir.:** Discuss and make a recommendation to the Board of Adjustment on the following variances:
- a. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
 - b. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
 - c. To allow walls greater than 6 feet in height (Section 22.03.170(g))
 - d. To allow grading/retaining walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
 - e. To fill over 6 feet, where only 6 feet is allowed (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Thad Decker, Applicant

6. **Public Hearing 441 Brady Lane:** Discuss and make recommendations to Board of Adjustment on proposed variances:
- a. To allow the continuation of an existing non-conforming structure following demolition exceeding 50% of replacement cost of the structure (Section 38.04.061(8))
 - b. To increase the height of an existing structure in the front and side setback (Section 22.03.281)
 - c. To allow for the construction of a driveway without the required maneuvering area (Section 22.03.249(3))

Applicant: Cole Bland, Owner

7. **Public Hearing 441 Brady Lane:** Discuss and make recommendations to City Council on a proposed variance for encroachments of the critical root zone of a tree greater than 14 inches (#860- 19.5” Live Oak).

Applicant: Cole Bland, Owner

8. Adjournment. Chairman Robert Meisel.

Certificate

I certify that the above Notice of the August, 19 2026 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, August 13 , 2026 at 5:00 pm. and will remain posted continuously

NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO)
REGULAR MEETING
AUGUST 19, 2026

PAGE 2

until said meeting is convened.

/s/ Joel Sherrouse
Development Coordinator

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

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

City of West Lake Hills

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

Wednesday, July 15, 2026 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 Karen Bartoletti: Present
 - 4. Commissioner Patrick Stewart: Absent
 - 5. Commissioner Laurie Maccini: Present
 - 6. Commissioner: Vacant Seat
- B. Staff Representatives:
 - 1. Development Coordinator Joel Sherrouse
 - 2. Assistant City Planner Elizabeth McNamara

2. **Citizen Communications:**

- A. No comments

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 June 17, 2026 Zoning and Planning Commission meeting minutes
 - b. Report of previous cases ZAPCO acted on by BOA/City Council.

Action: Commissioner Pledger moves for approval of the Consent Agenda

- i. Commissioner Bartoletti Seconds
- ii. Motion carries unanimously (5–0)

4. **Public Hearing 704 Laurel Valley:** Consider action to make a recommendation to City Council on a replat for Lot 1R, a replat of 1.212 acres of Block W, Site A of the Stonehedge Estates Subdivision, within the city limits (Section 36.01.004(f) of the West Lake Hills Code).

Applicant: Davin Fillpot, Architect

- A. Staff Report:** Assistant City Planner McNamara described the proposed replat and the required corrections prior to its approval and recordation.
- B. Public Comment:**
 - 1. **Davin Fillpot** – applicant
 - 1. spoke in support of variance request
 - 2.
- C. Discussion:**
 - 1. **None**
- D. Action:** Commissioner Bartoletti moves to recommend that the Commission forward a recommendation to City Council that the Replat be **Approved with Conditions**, based on the conditions listed in the staff report.
 - 1. Commissioner Pledger seconds
 - 2. Motion **carries** 5-0

The recommendation will be forwarded to the July 22, 2026 City Council meeting

- 5. Public Hearing 19 Nob Hill Cir.: Discuss and make a recommendation to the Board of Adjustment on the following variances:
 - 1. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
 - 2. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
 - 3. To allow walls greater than 6 feet in height (Section 22.03.170(g))
 - 4. To allow walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
 - 5. To fill over 6 feet, where only 6 feet is allowed (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Thad Decker, Applicant

The applicant for this item requested the item be postponed for alteration of the requests prior to the meeting, but after the posting of the agenda. This item will be heard by the Board of Adjustment on August 19, 2026.

6. Adjournment

Chair Meisel adjourns the meeting at 6:40pm

APPROVED:

Robert Meisel, Chair

ATTEST:

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2026.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	August 19, 2026	Item Number:	4
Department:	Building & Development Services		
Prepared By:	Elizabeth McNamara, Assistant Planner	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

3311 Gentry Drive: Discuss and make a recommendation to City Council on a release of easement for a portion of an 18-foot-wide public utility and drainage easement on a recorded plat (Section 36.01.017 of the West Lake Hills Code).

Applicant: Davin Fillpott, Architect

Recommendation

Staff recommends approval of the release of easement request.

This item will be forwarded to the September 9, City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Marlene Ciccarelli

Legal Description: Lot 2 Ridgewood Village Sec 4

Lot Size: 0.2689 acres

Easement Area: sf

Zoning: R-1 (One-Family)

The properties surrounding the subject property are zoned One-Family and Extraterritorial Jurisdiction.

Background & Analysis:

The applicant is proposing to vacate an 18-foot public utility easement that was exclusively used by the old Ridgewood Water System (Attachment 1). The easement was dedicated for public utilities, however no utility provider currently has any utilities located in the easement (Attachment 3).

The applicant is seeking easement releasement to combine the adjacent lot through an Amending plat.

Easement Release Criteria:

Location of the easement area to be released.

The applicant has provided a surveyed metes and bound description of the easement (Exhibit A).

Permission from applicable entities releasing rights to easement.

The applicant has provided a release from Texas Gas, Water District 10, Spectrum, AT&T, ESD #9, and Austin Energy that they have no equipment in the easement and no objection to the release (Attachment 3).

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

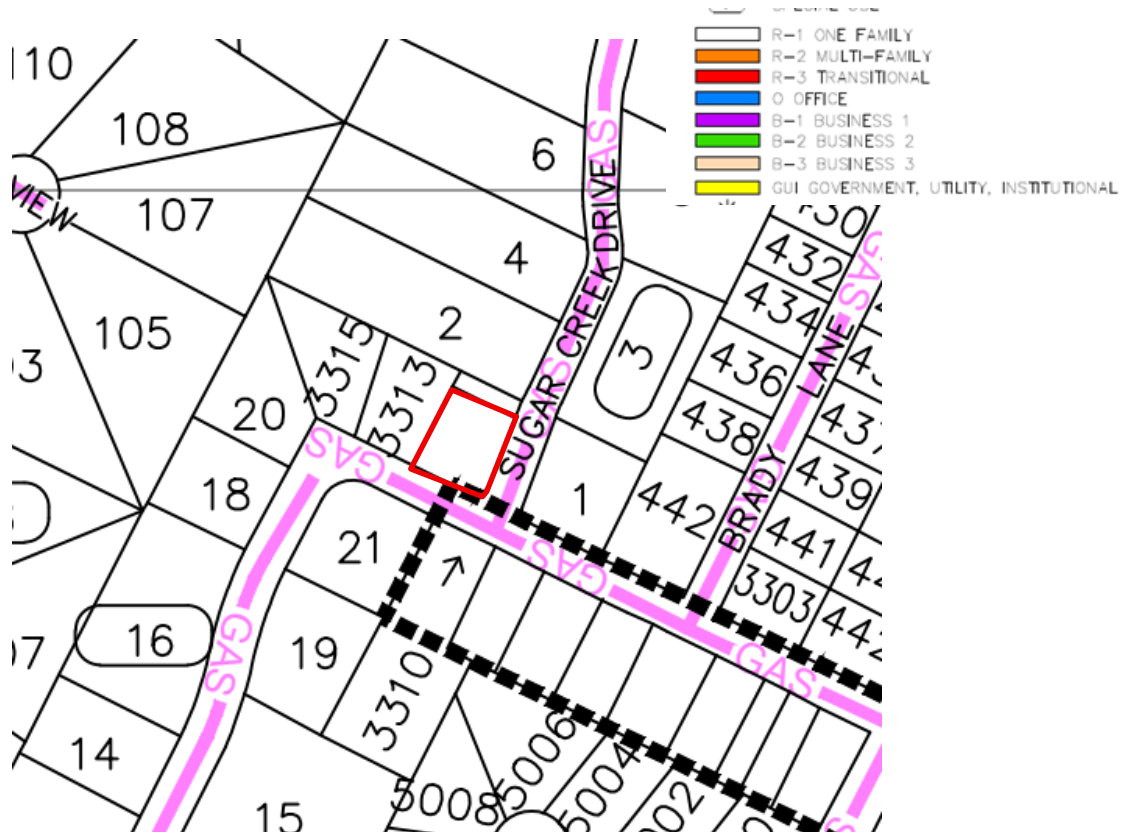
Public comment:

At this time one comment of opposition has been received (Attachment 5).

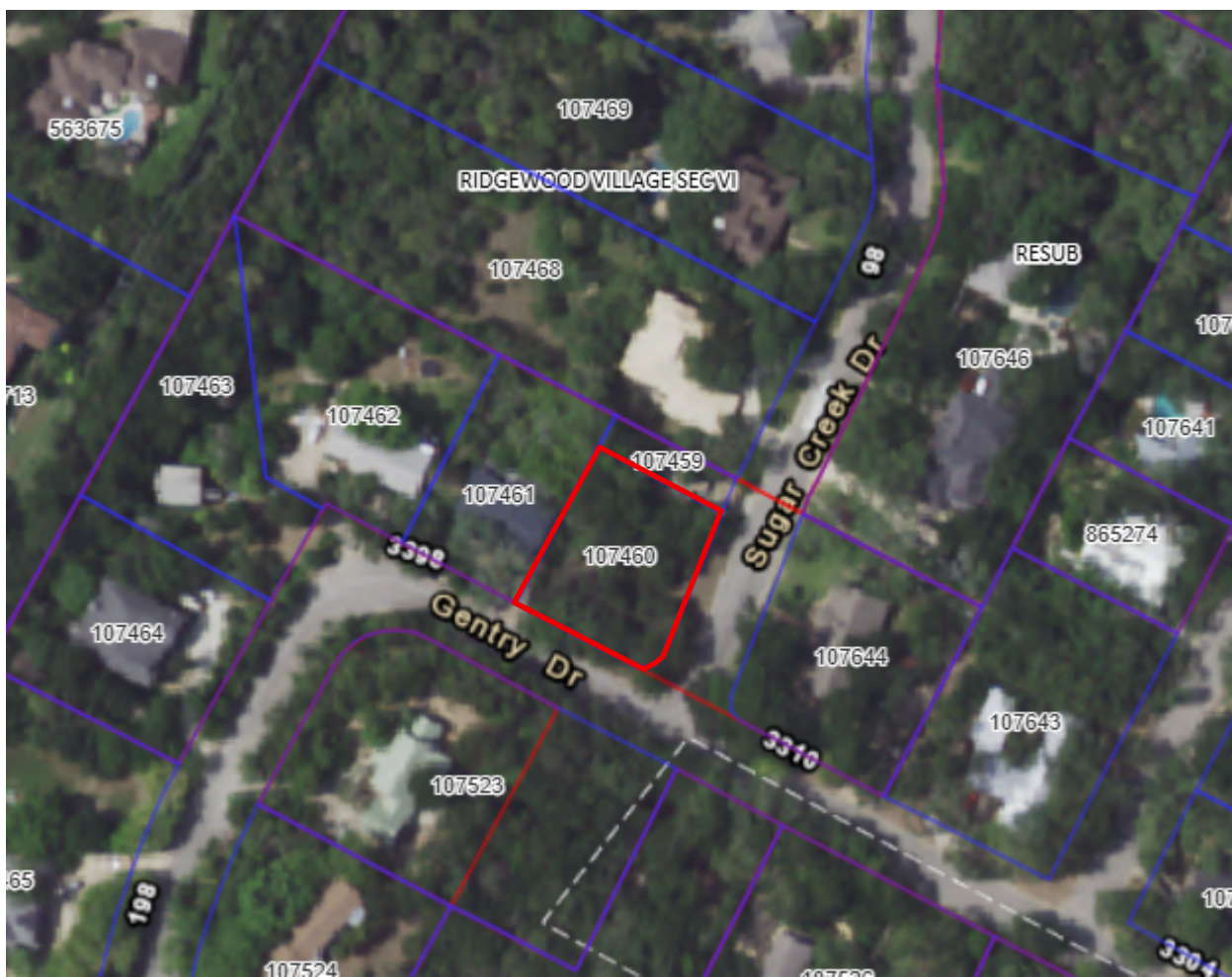
Links to Relevant Code:

[§ 36.01.017: Release of easement.](#)

Zoning:



Aerial:



August 1, 2026

RE: 3311 Gentry Drive, West Lake Hills Texas - Easement Release Request

Existing Legal Description:

LOT 2 RIDGEWOOD VILLAGE SEC 4

ATTN: Members of West Lake Hills Zoning and Planning Commission and Board of Adjustment

The owner is seeking to remove a public utility easement on their property.

This easement was exclusively used by the old Ridgewood Water System, also formerly located on this lot and the adjacent lot. The easement was dedicated as a public utility easement, however no public utilities have ever used the easement.

The goal is to get the easement released so that LOT 2 RIDGEWOOD VILLAGE SECTION 4 and LOT 2A RIDGEWOOD VILLAGE SEC 4 could have a plat amendment filed to adjoin the 2 parcels into a single lot. But the easement release needs to be approved prior to the plat amendment application is able to be filed with the City of West Lake Hills.

Kind Regards,

Davin Fillpot

Resident of 404 Red Bud Trail / Architect / West Lake Hills Code Consultant

Legend

- Brass Disk Found in concrete imprinted "Kent McMillan"
 - ⊙ 1/2" Iron Rod Found unless noted
 - ⊙ 1/2" Iron Pipe Found
 - ⊙ Calculated Point
 - ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc." unless noted
 - ▲ Elevation Benchmark
 - ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - ⊙ Fire Hydrant
 - ⊙ Telephone Pedestal
 - ⊙ Water Meter
 - ⊙ Water Well
 - ⊙ Electric Manhole
 - ⊙ Street Sign
 - ⊙ Tree "Crown" and Tree Tag Number
 - ▨ Rock or Concrete Wall
 - x- Wire Fence
 - o-o- Chain Link Fence
- (Record Bearing and Distance)

CURVE DATA

(C1)
 $\Delta = 96^\circ 29' 52''$ ($96^\circ 00'$)
 $R = 15.00'$ ($15.00'$)
 $T = 16.81'$ ($16.66'$)
 $C = 22.38'$ ($22.30'$)
 $A = 25.26'$ ($25.13'$)
 $CB = S68^\circ 24' 59'' W$ ($S70^\circ 08' W$)

LOT 3
 RIDGEWOOD VILLAGE, SEC. 4
 VOLUME 20 PAGE 2

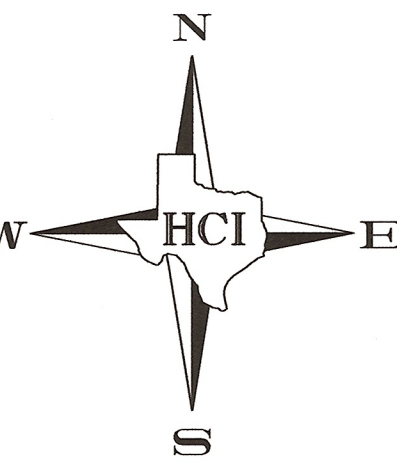
Gregg Ueckert
 General Warranty Deed
 with Vendor's Lien
 Document No. 2012077173
 Tax Parcel No. 107461

Orientation for this survey was based upon the State Plane Coordinate System.
 (4203-Texas Central Zone). All distances shown hereon are surface values.

TOPOGRAPHIC NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD 1988 Elevations shown hereon are based upon Trimble RTKNET Network GPS observations.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Tree "crowns" for trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

SCALE 1" = 10'
 10 5 0 10 20
 GRAPHIC SCALE



ELEVATION BENCHMARKS
 (BM-1)
 Triangle cut on curb
 North: 10,073,704.12'
 East: 3,098,195.03'
 NAVD88 Elevation (GEOD18) 653.22 ft.

(BM-2)
 Triangle cut on curb
 North: 10,073,763.09'
 East: 3,098,338.01'
 NAVD88 Elevation (GEOD18) 634.39 ft.

LOT 2
 RESUBDIVISION OF
 LOTS 1 THRU 4, SECTION 6,
 RIDGEWOOD VILLAGE
 UNRECORDED PLAT
 VOLUME 90 PAGE 96

LOT 1
 RIDGEWOOD VILLAGE, SEC. 4
 VOLUME 20 PAGE 2

Karen Smith Davis
 Death Certificate
 no deed info found
 Tax Parcel No. 107644

TREE LISTING

4401	9.5" Cedar Elm
4402	5" Sumac
4403	10.5" Cedar
4404	10" Cedar
4405	8" Cedar
4406	6", 7", and 8" Cedar (Total 14.5")
4407	5.5", 6", and 10" Cedar (Total 15.75")
4408	9" Cedar
4409	7.5" Cedar
4410	3.5" Cedar
4411	3.5" Cedar
4412	6.5" Cedar
4413	4" Cedar
4414	4" Ligustrum
4415	11" Cedar
4416	8" Cedar
4417	6.5" Cedar
4418	8" Cedar
4419	6" Ligustrum
4420	5.5" and 6" Cedar (Total 8.75")
4421	four 3" Bumelia (Total 7.5")
4422	5.5" Cedar Elm
4423	4" Persimmon
4424	8" Cedar Elm
4425	6" Cedar
4426	11" Cedar
4427	4" Ligustrum
4428	4" Cedar
4429	4" Cedar
4430	3.5" Ligustrum
4431	6.5" Cedar
4432	6" Cedar
4433	4" Cedar
4434	4" Persimmon
4435	20" Mesquite
4436	5" Ligustrum
4437	2.5" Cedar
4438	8" Cedar
4439	4" Cedar
4440	3" Cedar Elm
4441	4.5" Sumac
4442	3.5" Hackberry
4443	6.5" Mesquite
4444	4.5" Cedar
4445	5.5" Mesquite
4446	6" Mesquite
4447	3.5" Cedar Elm
4448	5.5" Cedar Elm
4449	two 3" Cedar Elm (Total 4.5")
4450	6" Hackberry
4451	8" Cedar Elm
4452	6.5" Cedar
4453	4.5" and 5.5" Cedar (Total 7.75")
4454	3" Mountain Laurel
4455	6.5" Cedar
4456	5" Live Oak
4457	5.5" Live Oak
4458	13" Ligustrum
4459	6" Ligustrum
4460	3.5" Cedar Elm
4461	4" Chinaberry
4462	6" Hackberry
4463	7" Cedar
4464	7.5" Cedar
4465	6.5" Cedar
4466	10" Cedar
4467	6.5" Cedar Elm
4468	3.5" Cedar Elm
4469	6" Cedar Elm
4470	3.5" Cedar Elm
4471	15.5" Cedar
4472	6.5" Cedar
4473	10.5" Cedar
4474	9.5" Cedar Elm
4475	6" Cedar Elm
4476	7" Cedar Elm
4477	8.5" Cedar Elm
4478	6" Cedar Elm
4479	11" Cedar
4480	6.5" Cedar Elm
4481	3" Cedar
4482	5" Cedar
4483	5" Cedar
4484	6" Cedar
4485	7" Cedar
4486	7.5" Cedar Elm
4487	3" Cedar
4488	13" Cedar Elm
4489	5" Persimmon
4490	5" Cedar Elm
4491	4.5" Cedar
4492	3" Cedar Elm
4493	5.5" and 8.5" Cedar Elm (Total 11.25")
4494	6.5" Cedar
4495	3" Cedar
4496	6.5" Cedar
4497	9" Cedar
4498	8" Cedar
4499	10" and 12" Cedar (Total 17")
4500	4.5" Cedar
4701	8.5" Cedar
4702	5.5" Cedar
4703	6" Chinaberry
4704	8.5" Cedar Elm
4705	8" Ligustrum
A	11" Live Oak

TOPOGRAPHIC SURVEY MAP OF:

ALL OF LOT 2 AND ALL OF LOT 2A, RIDGEWOOD VILLAGE, SEC. 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID LOTS HAVING BEEN CONVEYED TO MARLENE CICCARELLI BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2001037033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

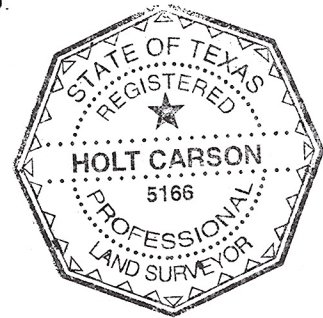
LOCATED ON GENTRY DRIVE AND SUGAR CREEK DRIVE

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 6, Condition 1, Topographic Survey. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C0445K, dated January 22, 2020.

THIS the 18th day of MARCH, A.D., 2026.

BY: 
 Holt Carson
 Registered Professional Land Surveyor No. 5166



LOT 1
 AMENDING PLAT OF
 PRESCOTT ADDITION
 Volume 99 Page 87

HOLT CARSON, INCORPORATED
 PROFESSIONAL LAND SURVEYORS
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990

email: survey@hciaustin.com web: www.hciaustin.com
 Texas Licensed Surveying Firm Registration No. 10050700

© copyright 2026 B 1183118

APPLICATION TO VACATE EASEMENT
TO BE SENT TO Travis County WCID No. 10 at
5324 Bee Cave Road, Austin, TX 78746
Email generalmanager@waterdistrict10.com

Application is hereby made to vacate the following easement(s) as described below:

The easement(s) is on property legally described as:

Subdivision / Section:

Tax Parcel ID 107460

Lot and Block No:

Lot 2 Ridgewood Village Sec. 4

Deed book volume/page
or Document #

original doc 2001037033

Street Address:

3311 Gentry Dr Westlake Hills TX 78746

Provide or attach common description of the easement requested to vacate, indicating the amount of the easement to be vacated (ex: X' x X' = XYZ SF) Provide a certified survey of the property with the easements to be vacated highlighted and the purpose to vacate this easement.

18' utility easement per plat
to be released

Property Owner's Name:

Marlene ~~Placencia~~ Ciccarelli

Mailing Address:

2 Sugar Creek Dr Westlake Hills TX 78746

Telephone No.:

(Note: if multiple owners are joining in this request, the complete names, addresses and phone numbers on each must be attached.)

THE UNDERSIGNED WILL HOLD THE DISTRICT HARMLESS, AND INDEMNIFY IT AGAINST ALL SUITS, COSTS, EXPENSES, LOSSES, CLAIMS, AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE VACATION AND ABANDONMENT APPLIED FOR HEREIN. IT IS THE INTENTION OF THE UNDERSIGNED AND THE DISTRICT THAT THE UNDERSIGNED SHALL INDEMNIFY AND PROTECT THE DISTRICT FROM CONSEQUENCES OF THE DISTRICT'S OWN NEGLIGENCE, SHOULD SUCH OCCUR IN CONNECTION WITH THE VACATION AND ABANDONMENT APPLIED FOR HEREIN

Signed by

Marlene Ciccarelli
Property Owner

To be sent to 5324 Bee Cave Road, Austin, TX 78746 along with survey plat of property showing easement(s), and legal description with the volume and page or the document # from recording of the property deed in County Records.

Application to vacate approved by:

[Signature]

Travis County WCID10

5/13/26



9228 Tuscany Way
Austin, Texas 78754
texasgasservice.com

June 24th, 2026

Davin Fillpot, Owner's Representative
404 Red Bud Trail
West Lake Hills, Texas, 78746
512-289-4736
davin@randdarchitecture.com

RE: No Conflict/Objection Letter
3311 Gentry Drive, West Lake Hills, Texas 78746

Dear Mr. Fillpot,

Texas Gas Service, a Division of ONE Gas, Inc., (TGS), has reviewed your request regarding a proposed abandonment of the existing 18-foot Public Utility Easement located across Lot 2 Ridgewood Village Section 4, with property address of 3311 Gentry Drive, West Lake Hills, Texas 78746. TGS has confirmed it has no gas facilities located within the designated 18-foot public utility easement of the referenced property. The proposed release within the easement presents no conflicts at this time and TGS does not object.

Please note that TGS's non-objection to the current proposed construction in no way or manner serves as a waiver of any existing or future rights afforded TGS pursuant to any existing easements or rights of way or any other express or implied rights in law or equity, including the laws and regulations established by any designated utility easement. This letter does not relieve the property owner from any existing or future legal requirements, including calling Texas 811 for utility locates prior to excavation.

Should you have any questions or require additional information, please feel free to contact me at (512)-465-1188 or at rene.pena@onegas.com.

Thank you,

Rene Pena

Rene A. Peña, PE
Texas Gas Service – Engineering Manager CTX

Alejandro Fernandez
730 W Stassney Lane

Austin, TX 78745

EASEMENT RELEASE STATEMENT FOR VACATION OF PROPERTY

A request for release of the P.U.E. easement(s) has been made on the property legally described as:

Subdivision or Section: **RIDGEWOOD VILLAGE SECTION 4**

Lot and Block Numbers: **LOT 2**

Street Address: **2 SUGAR CREEK DRIVE, WEST LAKE HILLS, TEXAS 78746**

Property Owner: **MARLENE CICCARELLI**

STATEMENT

 X Charter Communications **does not** have a need for an easement on the property as described in the accompanying document.

 Charter Communications **does** have a need for an easement on the property as described in the accompanying document.

Charter Communications

Construction Coordinator
Title

Alejandro Fernandez
Print Name

Alejandro
Signature

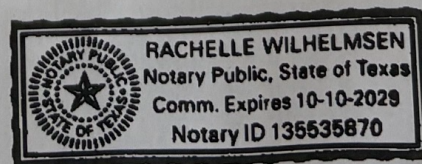
State of Texas County of Travis

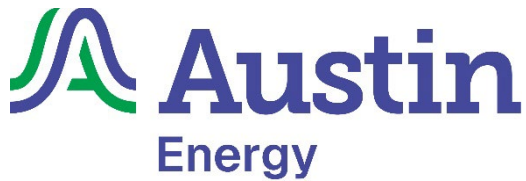
This instrument was acknowledged before me on APRIL 22, 2026

By

Rachelle

Notary Public





4815 Mueller Blvd.
Austin, TX 78723

June 24, 2026

City of West Lake Hills

Attn: Jennifer C. Bills, Director of Building & Development Services

jbills@westlakehills.gov

RE: Request of release of Public Utility Easements

1311 Gentry Drive, West Lake Hills, Texas

Lot 2, Ridge Village Section 4

Ms. Bills,

Austin Energy (AE) received a request from Mr. Davin Fillpot, to approve the release of existing 18' wide PUEs, located across the rear portion of Lot 2, Ridge Village Section 4 (see Exhibit A).

AE approves the requested release. **Please be advised that we are only one of approximately 17 public utilities and we do not review these requests for any utility other than AE.**

Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink that reads 'Tina Phiifer'.

Tina Phiifer
Project Coordination Services Supervisor
Austin Energy



SOUTHWESTERN BELL TELEPHONE COMPANY
RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY*, a Delaware corporation, GRANTOR AND, Omayra Santos Otero and Josue Rivera Class, GRANTEE, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of certain easements for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in Travis County, Texas, and described as follows:

Ridgewood Village, SEC 4
2001037033TR
LOTS 2 & 2A, Ridgewood Village, SEC.4 VOL 20, PAGE 2
3311 Gentry Drive, West Lake Hills TX 78746

Said land of GRANTEE being subject to:

The portion of said easements to be hereby released is described as follows:

Release the U.E. for the entire strip of land 18.16' x 92.35' = 1,677 SF between lots 2 & 2A.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 11th day of May 2026.

SOUTHWESTERN BELL TELEPHONE COMPANY

Name: Michael S Luna

Title: OSP Design Engineer

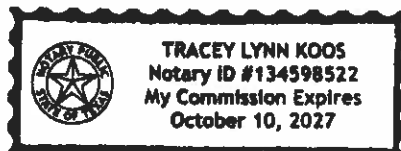
THE STATE OF TX

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally

Appeared Michael Luna, known to me to be the person whose name is subscribed to the foregoing instrument as Manager, Engineering-Design of Southwestern Bell Telephone Company, a Delaware corporation, and acknowledged to me that he/she executed the same for purposes and considerations therein expressed in the capacity stated, and as the apt and deed of said corporation.

Given under my hand and seal of office this the 11th day of May, 2026.


Notary Public in and for the State of Texas
My Commission Expires October 10 2027



EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9 Headquarters 512-539-3400
1301 S. Capital of Texas Highway, Suite B-123 Facsimile 512-327-2780
West Lake Hills, TX 78746 P. O. Box 162170 Austin, TX 78716-2170
www.WestlakeFD.org

July 8th, 2026

Davin Fillpot
Owner's Representative
404 Red Bud Trail
West Lake Hills, TX 78746
Davin@randdarchitecture.com

Re: Letter of No Objection – Public Utility Easement Release – 3311 Gentry Drive

Dear Mr. Fillpot,

Travis County Emergency Services District No. 9 (also known as the Westlake Fire Department) has reviewed the request concerning the proposed release and abandonment of the 18-foot-wide public utility easement consisting of approximately 0.038 acres (1,677 square feet) located on Lot 2, Ridgewood Village, Section 4, associated with the property at 3311 Gentry Drive, West Lake Hills, Texas.

Based on the information and documentation provided, ESD No. 9 has no facilities or utility interests located within the subject easement area and has identified no fire protection concerns associated with the proposed release and abandonment of the easement. Accordingly, ESD No. 9 has no objection to the proposed release and abandonment of the subject public utility easement.

Please Note: This Letter of No Objection is limited to the interests and authority of Travis County Emergency Services District No. 9 and does not constitute a release or abandonment of any easement rights or interests held by other governmental entities, utility providers, or third parties. This letter does not constitute approval of the proposed plat amendment or any associated development, construction, or permitting activity. Any future development or construction shall remain subject to all applicable adopted codes, ordinances, plan review requirements, permits, and inspections.

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

Sincerely,

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

Cc: FILE

By *Claude F. Bush, Jr.*
CLAUDE F. BUSH, JR
 Reg. Public Surveyor #202

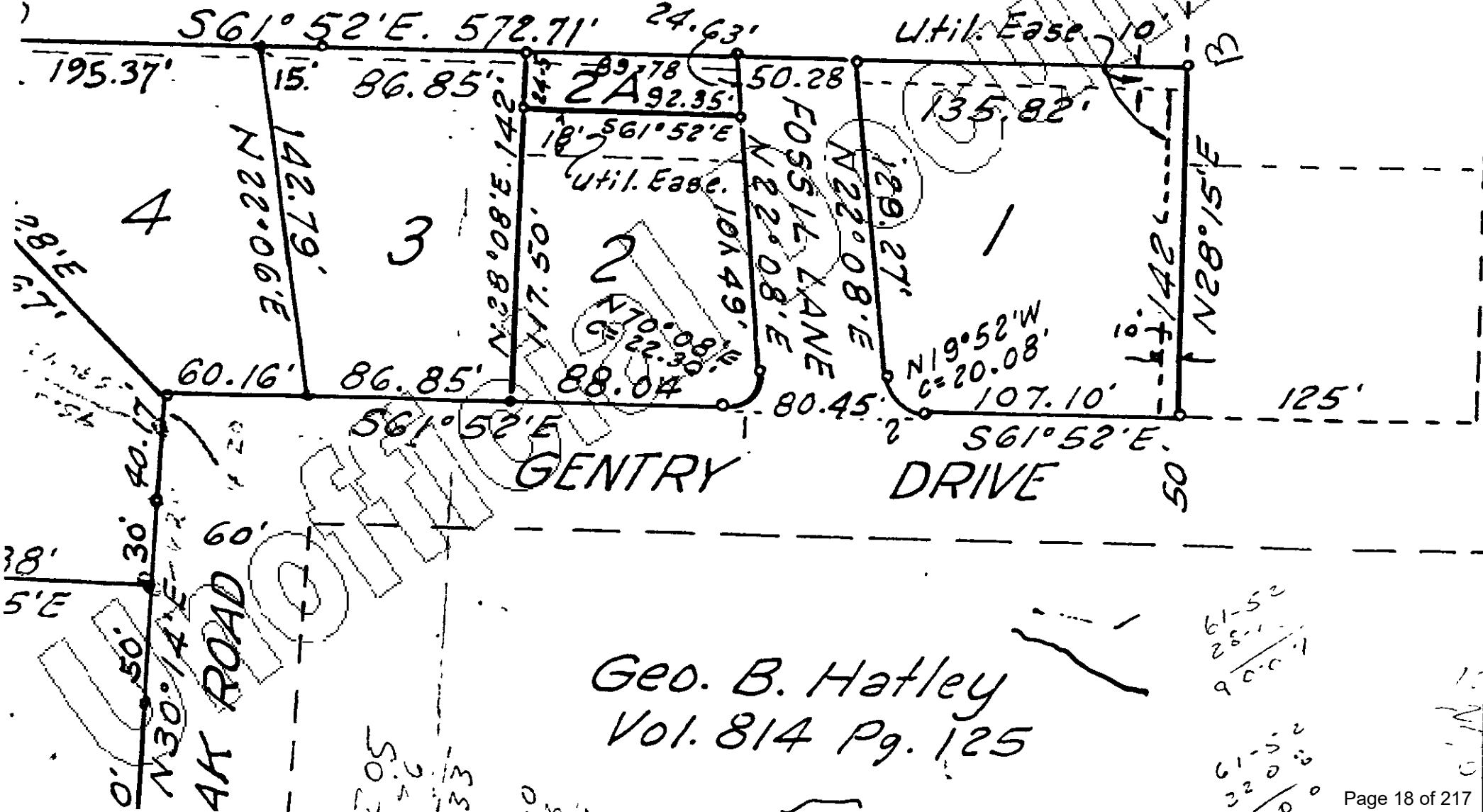
202
 SIERED
 SURVEY

E. S. Towns, Tr.
 Vol. 1711 Pg. 89 & 125

RECORDED
 6-3-64

Blk 20 Pr. 2

© - Iron pipe Four
 5' 2" Set
 Util. Easemen





Outlook

Release of public utility easement

From Sussman, Harvey [REDACTED]**Date** Tue 8/11/2026 8:27 PM**To** Planner <planner@westlakehills.gov>

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

8/12/06

To: Building and Development Department at City Hall

We are writing to voice strong opposition to the request for a release of the public utility easement that will be discussed by the Zoning and Planning Commission on 8/19/26 for the property located at 3311 Gentry Dr. Our property is directly across the street from that address as we live around the corner at 21 N.Peak Rd. We have lived at this address since 1980.

At present, the corner of Gentry & Sugar Creek (the side adjacent to the now defunct Stenger water source) is a small, but very attractive strip of land, typical of our Westlake neighborhood. It is untouched, wooded, with native shrubs. It has been like this forever, and it should remain like this. If the public utility easement is removed, to enlarge the lot, and allow the owner to more readily sell the property, that idyllic corner will be the site of yet another huge home, totally destroying the tranquility and natural Hill country look we all love, and what Westlake Hills is known for.

Our neighbor, Dr. Gregg Eueckert, who lives at 2314 Gentry, directly adjacent to the property under discussion, will be speaking at the Sept. 9th meeting, voicing his strong opposition to this request.

Harvey & Sandra Sussman
21 North Peak Rd

HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF 0.038 ACRE OR 1,677 SQUARE FEET OF LAND OUT OF THE HENRY P. HILL SURVEY NO. 21, ABSTRACT NO. 14, IN TRAVIS COUNTY, TEXAS, AND BEING AN EIGHTEEN FEET (18') WIDE UTILITY EASEMENT TO BE RELEASED OVER AND ACROSS A PORTION OF LOT 2, RIDGEWOOD VILLAGE, SEC. 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO MARLENE CICCARELLI BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2001037033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 3/4" iron rod found in the North right-of-way line of Gentry Drive, at the Southwest corner of Lot 2, same being the Southeast corner of Lot 3, Ridgewood Village, Sec. 4, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 20, Page 2 of the Plat Records of Travis County, Texas;

THENCE leaving the North right-of-way line of Gentry Drive with the West line of Lot 2 and the East line of Lot 3, Ridgewood Village, Sec. 4, N 26 deg. 28'14" E 99.67 ft. to a calculated point at the Southwest corner of the herein described easement to be released and being the Southwest corner and the **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing with the West line of Lot 2 and the East line of Lot 3, Ridgewood Village, Sec. 4, and also with the West line of the herein described easement to be released, N 26 deg. 28'14" E 18.00 ft. to a calculated point at the Northwest corner of the herein described easement to be released, same being the Northwest corner of Lot 2, and the Southwest corner of Lot 2A, Ridgewood Village, Sec. 4 and the Northwest corner of the herein described tract;

THENCE leaving the East line of Lot 3, with the North line of Lot 2, and with the South line of Lot 2A, Ridgewood Village, Sec. 4, and also with the North line of the herein described easement to be released, S 63 deg. 53'34" E 92.29 ft. to a calculated point in the West right-of-way line of Sugar Creek Drive, at the Northeast corner of said Lot 2, same being the Southeast corner of said Lot 2A, also being the Northeast corner of the herein described easement to be released and also being the Northeast corner of the herein described tract;

**0.038 Acre – 1,677 Square Feet
18' Utility Easement to be released
End of Page 1 of 2**

0.038 Acre – 1,677 Square Feet
18' Utility Easement to be released
Page 2 of 2

THENCE with the West right-of-way line of Sugar Creek Drive, with the East line of Lot 2, Ridgewood Village, Sec. 4, and also with the East line of the herein described easement to be released, **S 20 deg. 36'56"W 18.08 ft.** to a calculated point at the Southeast corner of the herein described easement to be released and being the Southeast corner of the herein described tract, from which a ¾" iron pipe found at a point of curvature in the West right-of-way line of Sugar Creek Drive, same being a point of curvature of said Lot 2 bears, S 20 deg. 36'56" W 83.66 ft.;

THENCE leaving the West right-of-way line of Sugar Creek Drive and crossing through the interior of Lot 2, Ridgewood Village, Sec. 4, with the South line of the herein described easement to be released, **N 63 deg. 53'34" W 94.14 ft.** to the **PLACE OF BEGINNING** of the herein described easement to be released and containing **0.038 acre** of land.

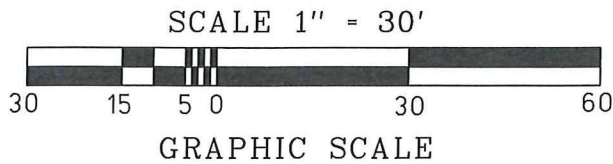
PREPARED: April 2, 2026



Holt Carson

Registered Professional Land Surveyor No. 5166
Reference map: C 1183118





LOT 1
RIDGEWOOD VILLAGE SECTION VI
VOLUME 75 PAGE 275

Marlene S. Ciccarelli
Will to other than surviving Spouse
PC#C-1-PB-03-078511
Tax Parcel No. 107468

PLACE OF BEGINNING

LOT 3

Gregg Ueckert
General Warranty Deed
with Vendor's Lien
Document No. 2012077173
Tax Parcel No. 107461

REFERENCE POINT

**0.038 ACRE
(1,677 Square Feet)
SURVEYED**

LOT 2

RIDGEWOOD VILLAGE, SEC. 4
VOLUME 20 PAGE 2

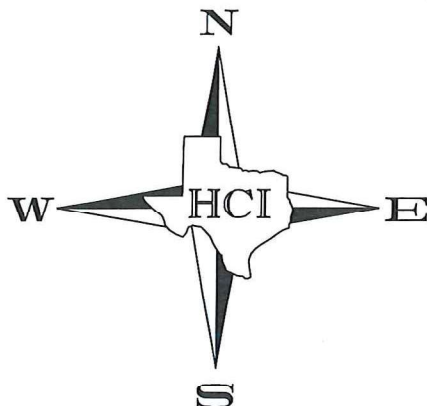
Marlene Ciccarelli
Warranty Deed
Document No. 2001037033
Tax Parcel No. 107460

SUGAR CREEK DRIVE (50' R.O.W.)
Fossil Lane per plat Volume 20 Page 2
Payton Place per plat Volume 75 Page 275

LOT 1

RIDGEWOOD VILLAGE, SEC. 4
VOLUME 20 PAGE 2

GENTRY DRIVE (50' R.O.W.)



S68°24'59"W
C=22.38' A=25.26'
I=96°29'52"
(S70°08'W)
(C=22.30' A=25.13')
(I=96°00' R=15.00')

S21°28'47"E
C=20.03' A=21.93'
I=83°45'11"
(S19°52'E)
(C=20.08' A=21.99')
(I=84°00' R=15.00')

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email: survey@hciaustin.com web: www.hciaustin.com
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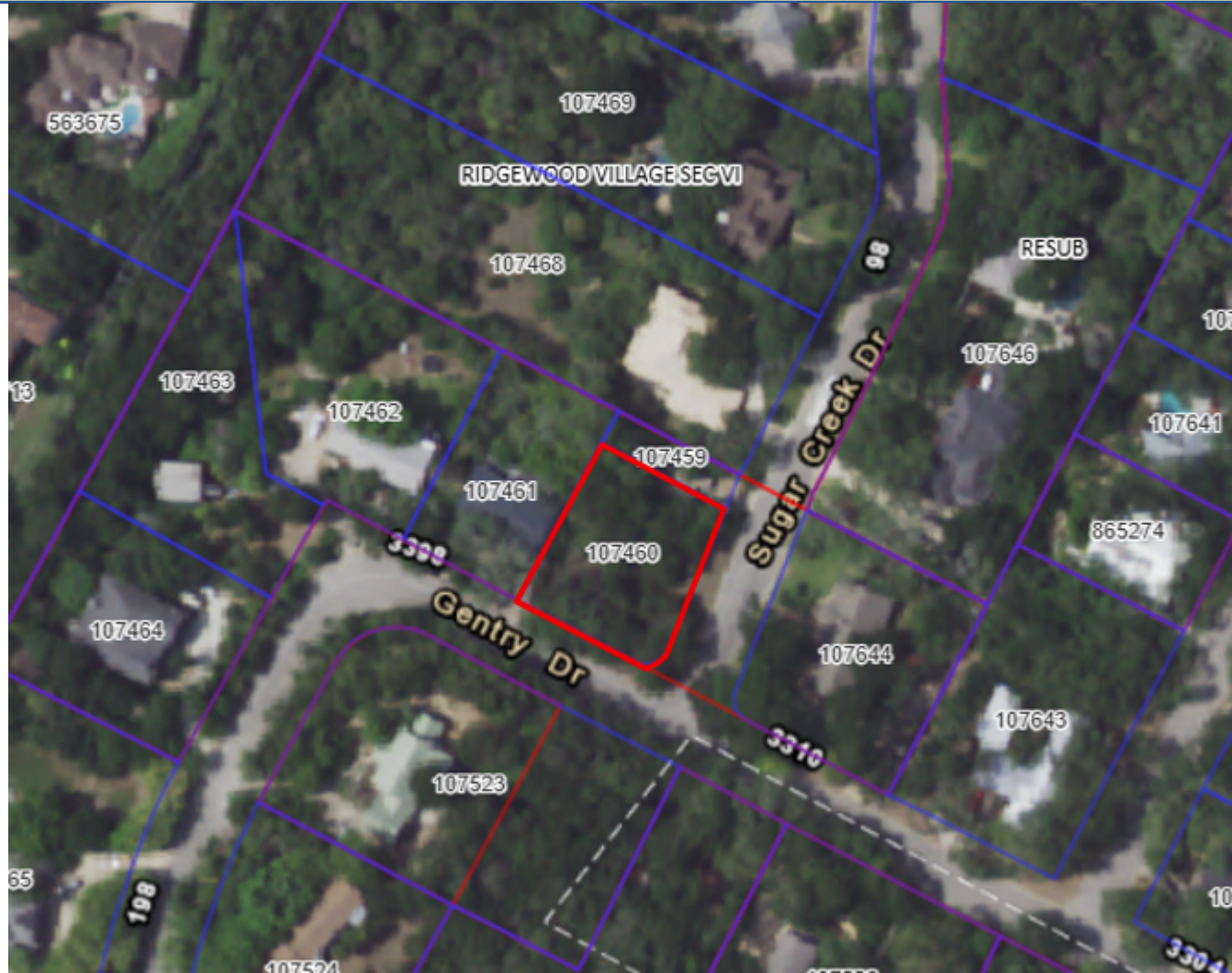
3311 Gentry Drive

4. Discuss and make a recommendation to City Council on a release of easement for a portion of an 18-foot-wide public utility and drainage easement on a recorded plat (Section 36.01.017 of the West Lake Hills Code).

Applicant: Davin Fillpot, Architect



3311 Gentry Drive



3311 Gentry Drive

- Proposing to vacate an 18-foot public utility easement that was exclusively used by the old Ridgewood Water System
- The easement was dedicated for public utilities; however no utility provider currently has any utilities located in the easement
- The applicant has provided a release from Texas Gas, Water District 10, Spectrum, AT&T, ESD #9, and Austin Energy that they have no equipment in the easement and no objection to the release

CURVE DATA
 (C1)
 Δ: 96°29'52" (96°00')
 R: 15.00' (15.00')
 T: 16.81' (16.66')
 C: 22.38' (22.30')
 A: 25.26' (25.13')
 CB: 568°24'59"W (570°08'W)

LOT 3
 RIDGEWOOD VILLAGE, SEC. 4
 VOLUME 20 PAGE 2
 Gregg Ueckert
 General Warranty Deed
 with Vendor's Lien
 Document No. 2012077173
 Tax Parcel No. 107461

concrete driveway
 BM-1
 curb
 speed limit and sharp turn left sign
 watch out
 stop
 concrete water tank partially covered with dirt
 18" Utility Easement released by Document No.
 0.315 ACRE SURVEYED
 LOT 2
 RIDGEWOOD VILLAGE, SEC. 4
 VOLUME 20 PAGE 2
 concrete drive
 pressure tank on concrete
 BM-2
 SUGAR CREEK DRIVE (80' R.O.W.)
 Fossil Lane per plat Volume 20 Page 2
 Payton Place per plat Volume 75 Page 275

3311 Gentry Drive

Staff recommend **approval** of the easement release



3311 Gentry Drive

Plat will be forwarded to the September 9 City Council meeting for action.





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	August 19, 2026	Item Number:	5
Department:	Building & Development Services		
Prepared By:	Elizabeth McNamara, Assistant Planner	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

19 Nob Hill Cir.: Discuss and make a recommendation to the Board of Adjustment on the following variances:

1. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
2. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
3. To allow walls greater than 6 feet in height (Section 22.03.170(g))
4. To allow grading/retaining walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
5. To fill over 6 feet, where only 6 feet is allowed (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Thad Decker, Applicant

Recommendation

Discuss and make a recommendation to the Board of Adjustment 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, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

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

The applicant's findings of fact are in Exhibit A.

This item will be forwarded to the September 9, 2026 Board of Adjustments meeting.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Richard & Amanda F Schmidt

Legal Description: .997 ACR of Lot 5 & .003 ACR of Lot 1 Strother Mountain Addition Sec 1

Lot Size: 1.000 acres

Zoning: R-1, One-Family Residential

Wastewater: On-site Sewer Facility (OSSF)

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

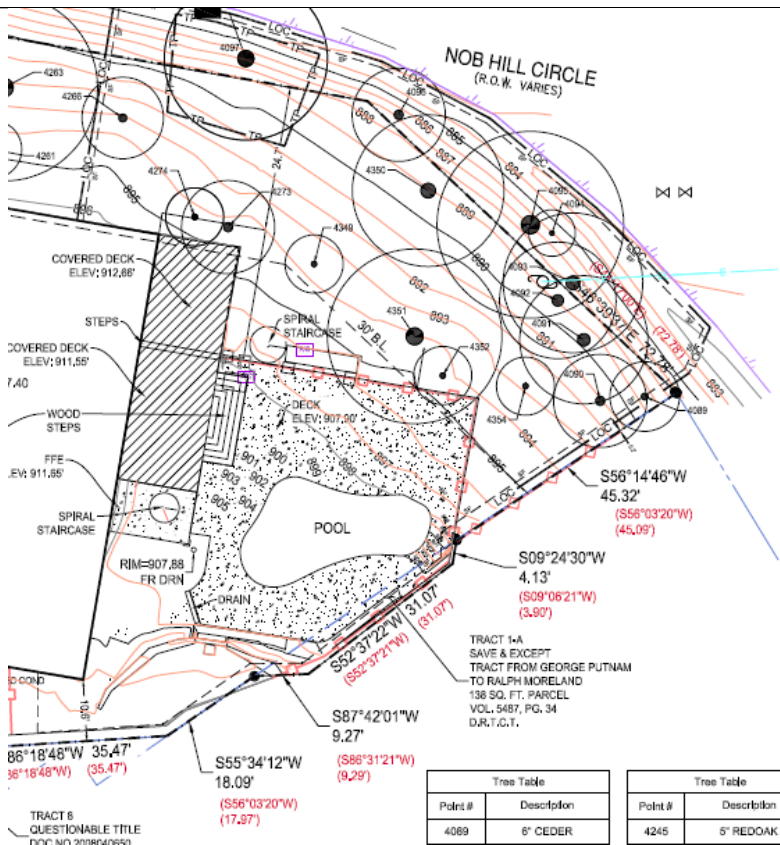
Background & Analysis:

The applicant is requesting variances to replace the existing swimming pool and deck. The applicant states the existing pool and deck have become a safety hazard due to rusted steel joists and are seeking to maintain their existing non-conforming encroachment status (Attachment 1). The existing pier and beam structure will be replaced with a solid foundation. The area of the deck and pool are proposed to be decreased in size, reducing the site's overall impervious cover.

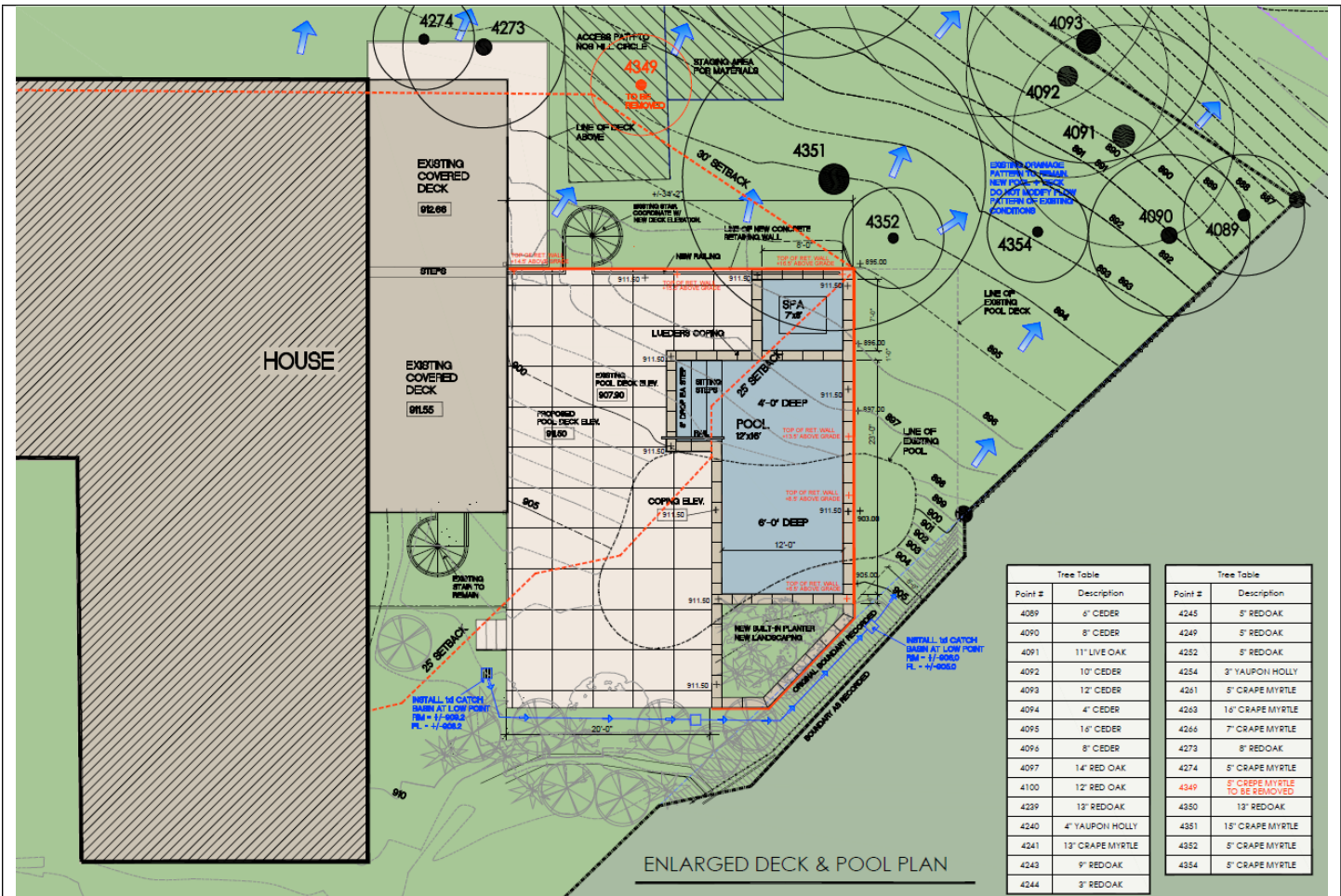
The applicants state the project does not modify the existing drainage patterns (Attachment 3). The proposed plan will only require the removal of one 5-inch Crepe Myrtle.

The property lines have been adjusted by a deed division and are not the correct subdivision process, so an amending plat will be required to correct the lot lines.

The variance requests were originally scheduled to be presented at the July 17th ZAPCO meeting, but the applicants postponed the meeting to update their request.



(Attachment 2, Existing Survey)



(Attachment 3, Proposed Site Plan)

Setbacks for Accessory Structures

Code Requirements:

- Section 22.03.275. Building setback distances.

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

- Unroofed steps and ramps shall not be considered as part of the principal building when measuring the setback distance of such building.
- Roof overhangs and eaves a minimum of 8 feet above natural grade up to two (2) feet into the front, side or rear setback. All other building elements shall not encroach into setbacks.
- Allowed encroachments: Equipment slabs for pool equipment and/or mechanical equipment, generators and other similar equipment may encroach up to five (5) feet into side and rear setbacks after meeting all the following requirements:

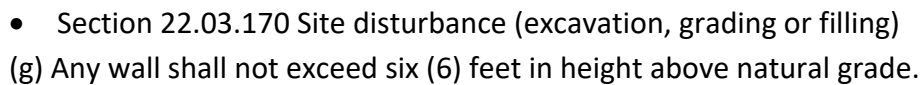
- Attached to the primary structure foundation;
- Screened to appropriately dampen noise;
- Slab is limited to 12 feet in length;
- Equipment cannot be greater than five (5) feet in height measured from natural grade;
- Screening must extend six (6) inches above the height of the equipment; and
- Must be shown on the approved building plans.

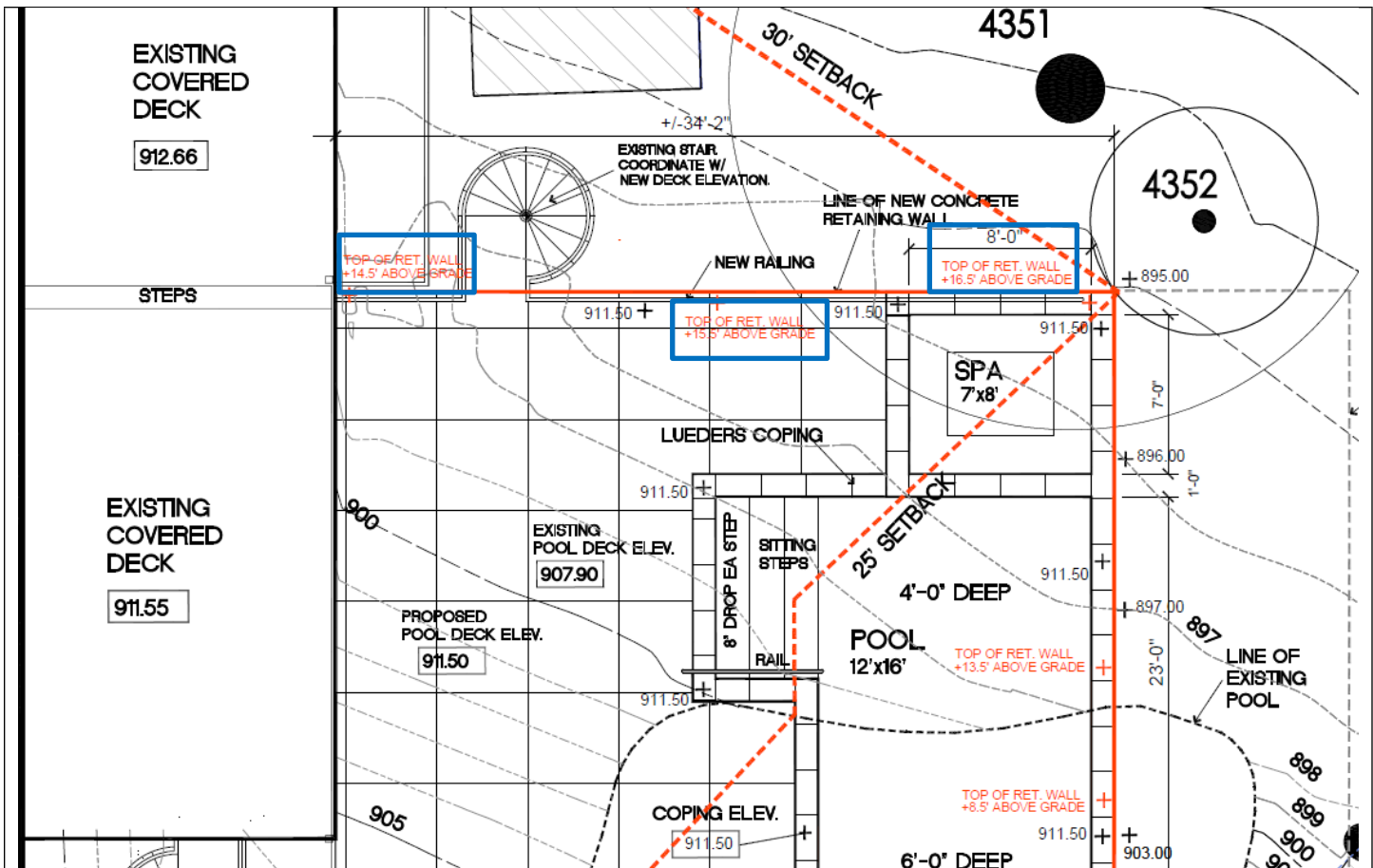
- Section 22.03.276. Setbacks for accessory structures.

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

- Section 22.03.281 Schedule of Regulations

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





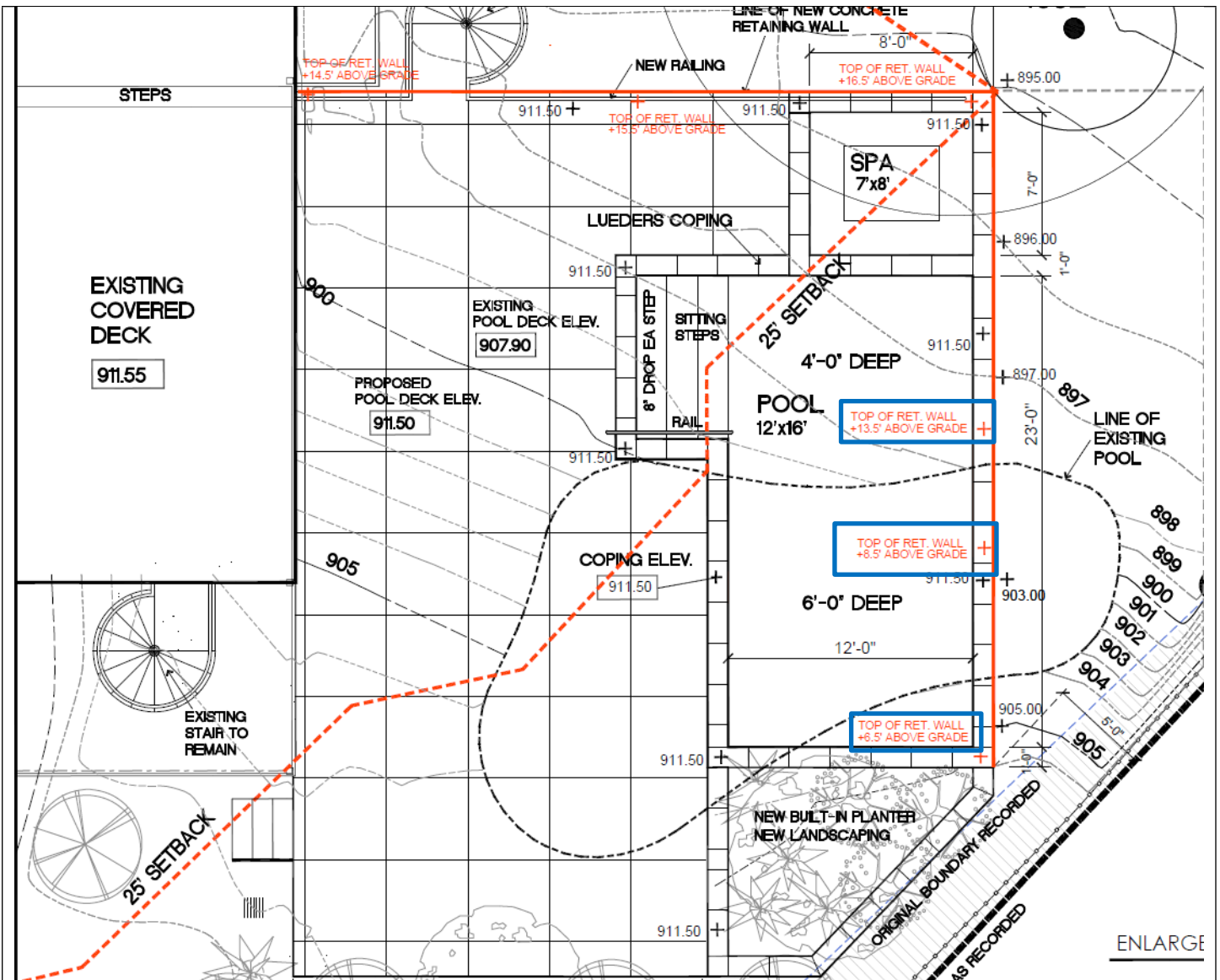
Request:

To allow walls up to 16.5 feet above natural grade.

Retaining Wall Height in Building Setback

Code Requirements:

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

**Request:**

To allow walls up to 13.5 feet above natural grade in the building setback.

Site Disturbance- Cut/Fill Limits

Code Requirements:

- Drainage and Erosion Control Design Manual, Section 9.4.1 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 9.4.1

Table 9-1: 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:

To allow grading/fill up to 15 feet.

Public Comments:

As of the date of the report, two comments have been received (Attachment 4).

Variance Criteria Review:

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

- Section 38.05.031. Provisions subject to variance.

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

- Section 38.05.032. Conditions required for granting variance.

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

- (1) The applicant has established by competent evidence that:
 - (A) The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
 - (B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
 - (C) There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
 - (D) The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
- (2) The recommendation of zoning and planning commission shall include an analysis of whether:
 - (A) The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.
 - (B) (Reserved).
 - (C) (Reserved).

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

- Section 38.0.033. Interpretative criteria.

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

- (1) Variances from the terms of this chapter should be granted sparingly.
- (2) Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.
- (3) Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.
- (4) Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.
- (5) The variance shall not violate the goals of the master plan for the city.
- (6) The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.
- (7) The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.
- (8) See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.
- (9) When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

- Section 38.05.035. Conditions.

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

Outdoor Lighting

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

Compliance with Adopted International Building Code

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

Subdivision

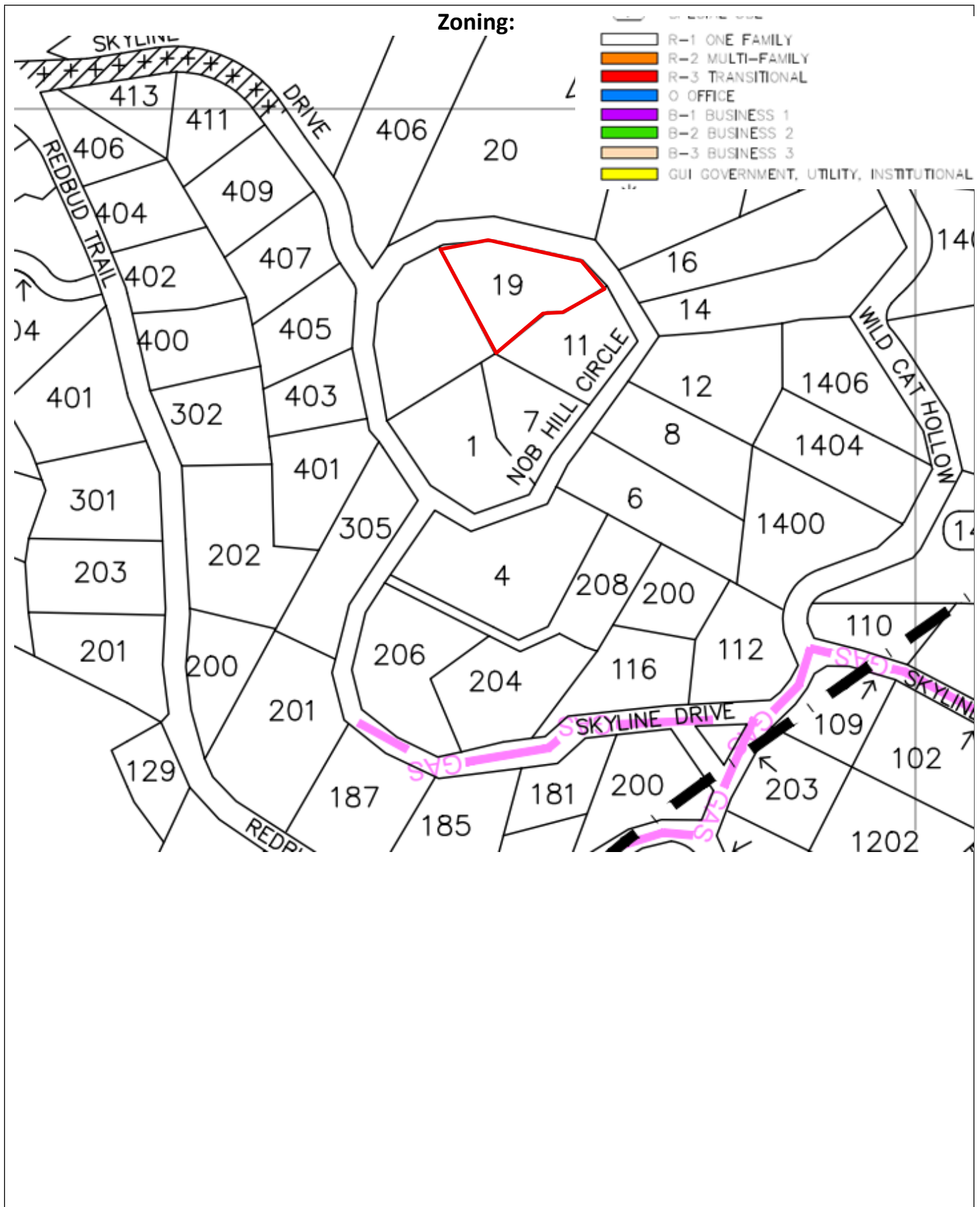
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

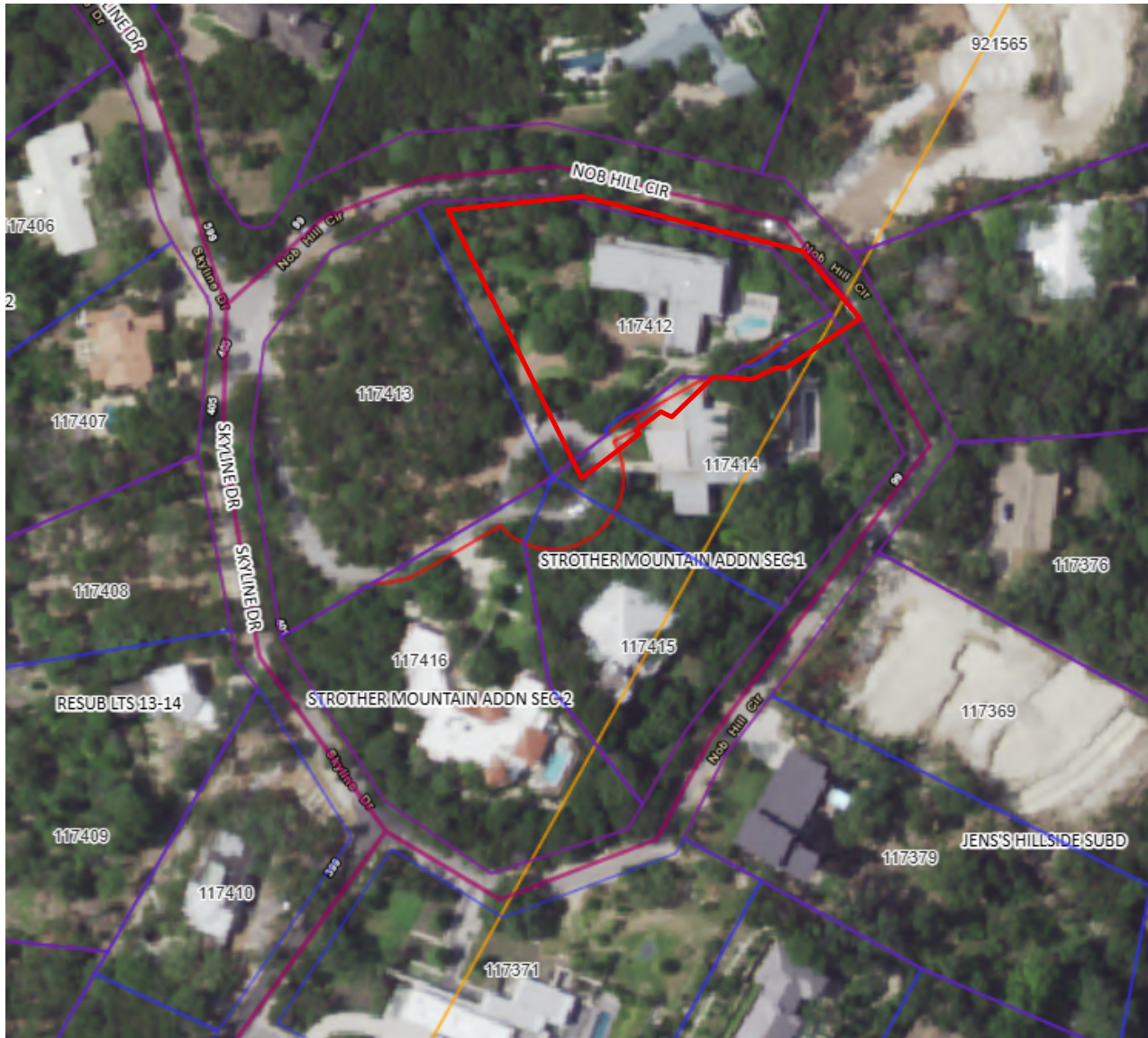
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

-
- [Section 22.03.276 Setbacks for accessory structures](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Drainage and Erosion Control Design Manual](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)

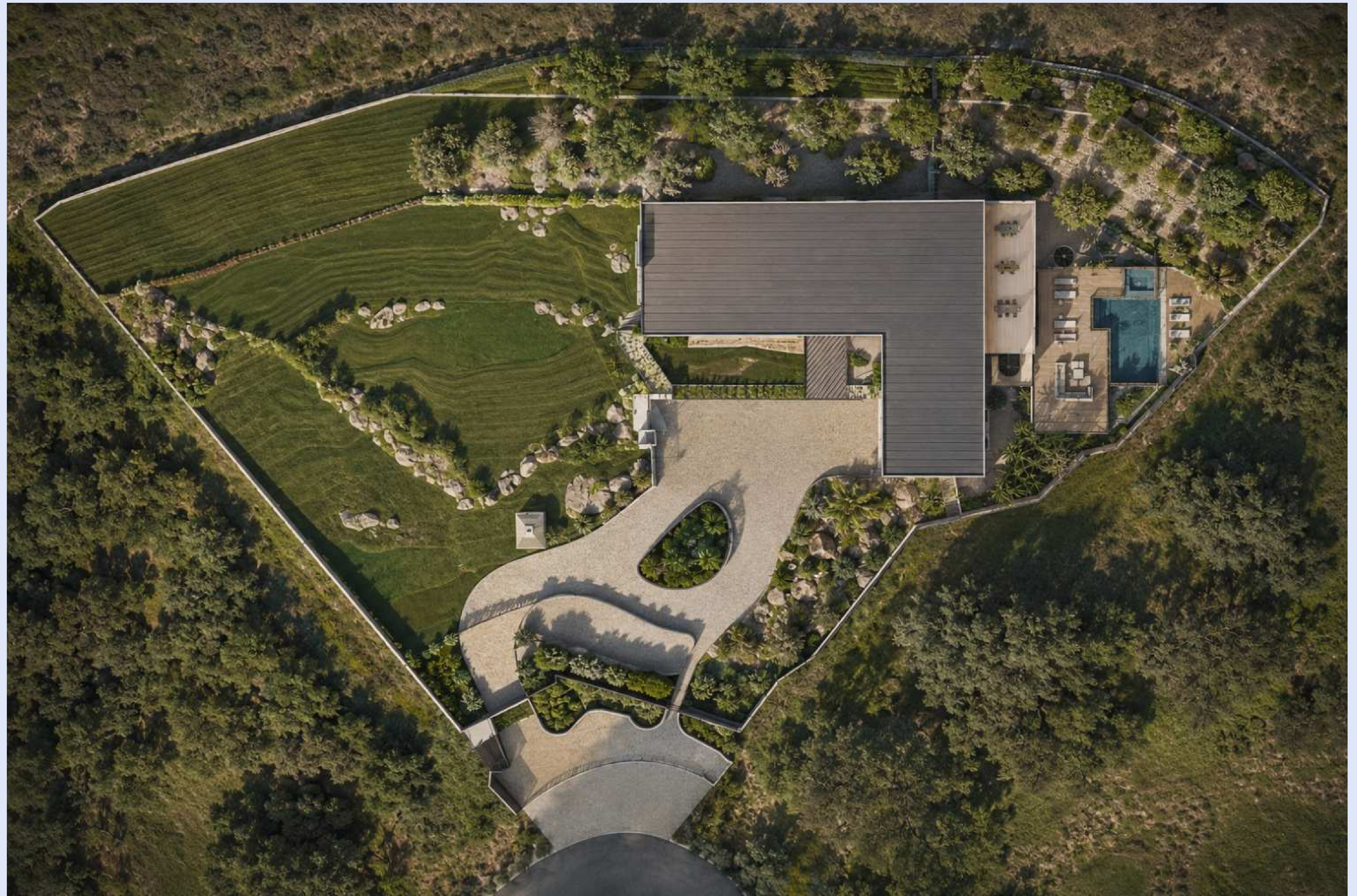


Aerial:





Richard & Amanda Schmidt are requesting a variance to replace an existing swimming pool and deck. The existing 1970's pool and deck were constructed using steel joists and a concrete deck, which after years of use, have become a safety hazard. The deck is cracked and the joists are rusted and deteriorated. The new pool and deck will include an engineered concrete retaining wall and approved fill, typical to similar sloping residential lots in the West Lake and Austin area. The pool and deck are being reduced in size, thereby reducing the impervious cover.



Preliminary Rendering

Variance Requests

Section 22.03.276 – Setbacks for accessory structures

The existing house and existing pool currently encroach into the adopted 25' side yard building setback. The house and pool were constructed in the 1970's. The applicant seeks to maintain the non-conforming status of the existing house and proposed new pool. The new pool and deck are smaller than the existing which reduces that encroachment.

Section 22.03.281(b) – Dimensional Regulations

The new pool and deck, while reduced in size, are proposed to encroach into the 25' side yard setback. The location of the residence on the site requires that the pool be in the approximate same location as existing.

Section 22.03.170(f) – Site Disturbance (excavation, grading and filling)

The new pool and deck are proposed to have retaining walls in excess of the 18" allowed within the building setback.

Section 22.03.170(g) – Site Disturbance (excavation, grading and filling)

The existing pool was constructed in the 1970's using a steel joist and concrete deck method. The new pool and deck are proposed to be constructed using an engineered concrete retaining wall and site tested backfill, a method commonly used in pool construction in the Austin and West lake area. The wall varies in height with the slope of the lot from 4' at one corner to 16.5' at its highest.

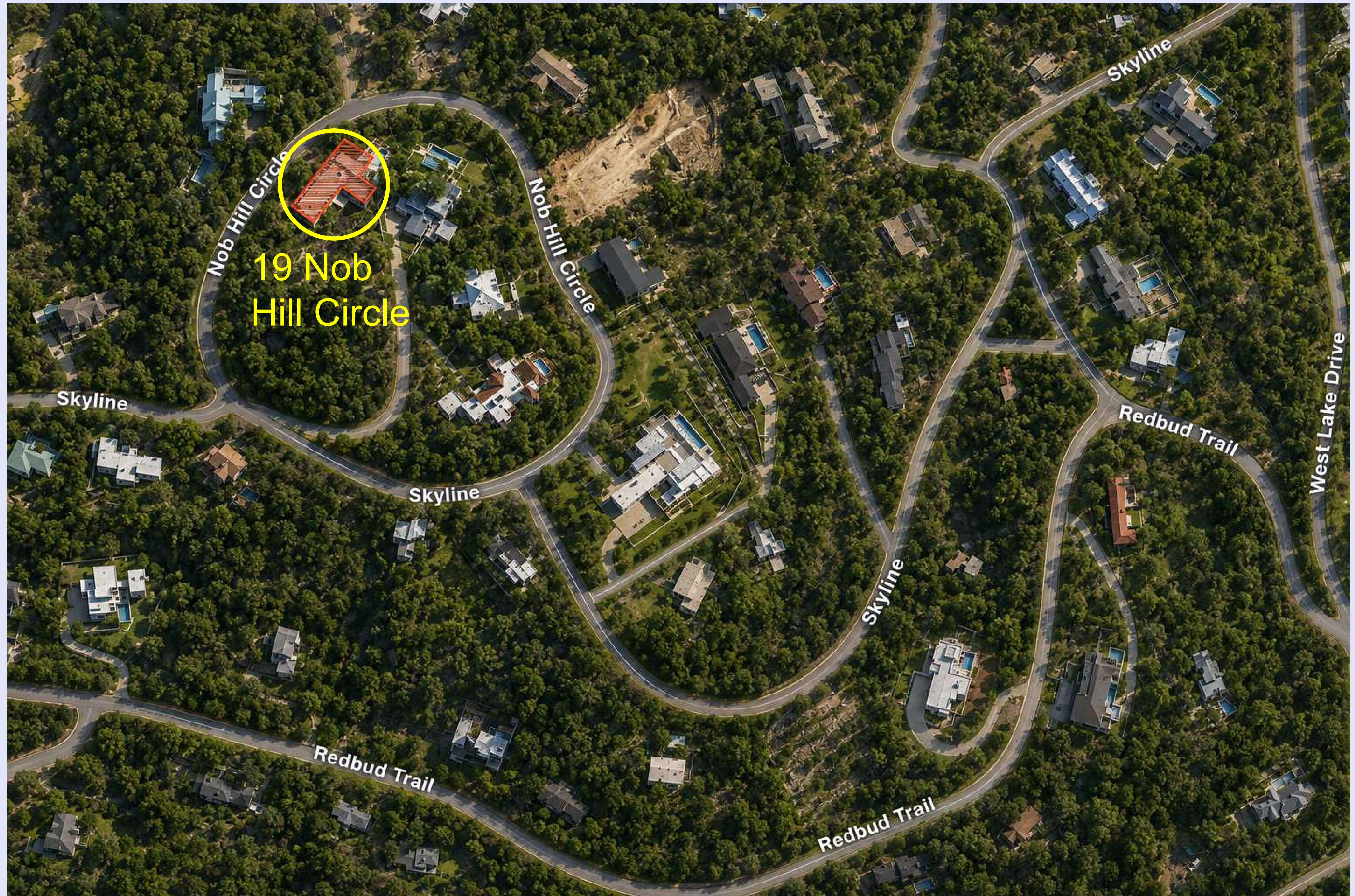
Variance Requests

Section 22.03.170(b) – Site Disturbance deferral to Drainage and Erosion Control Design Manual

Drainage and Erosion Control Design Manual Section 9.4.1 – Cut/ Fill Limits

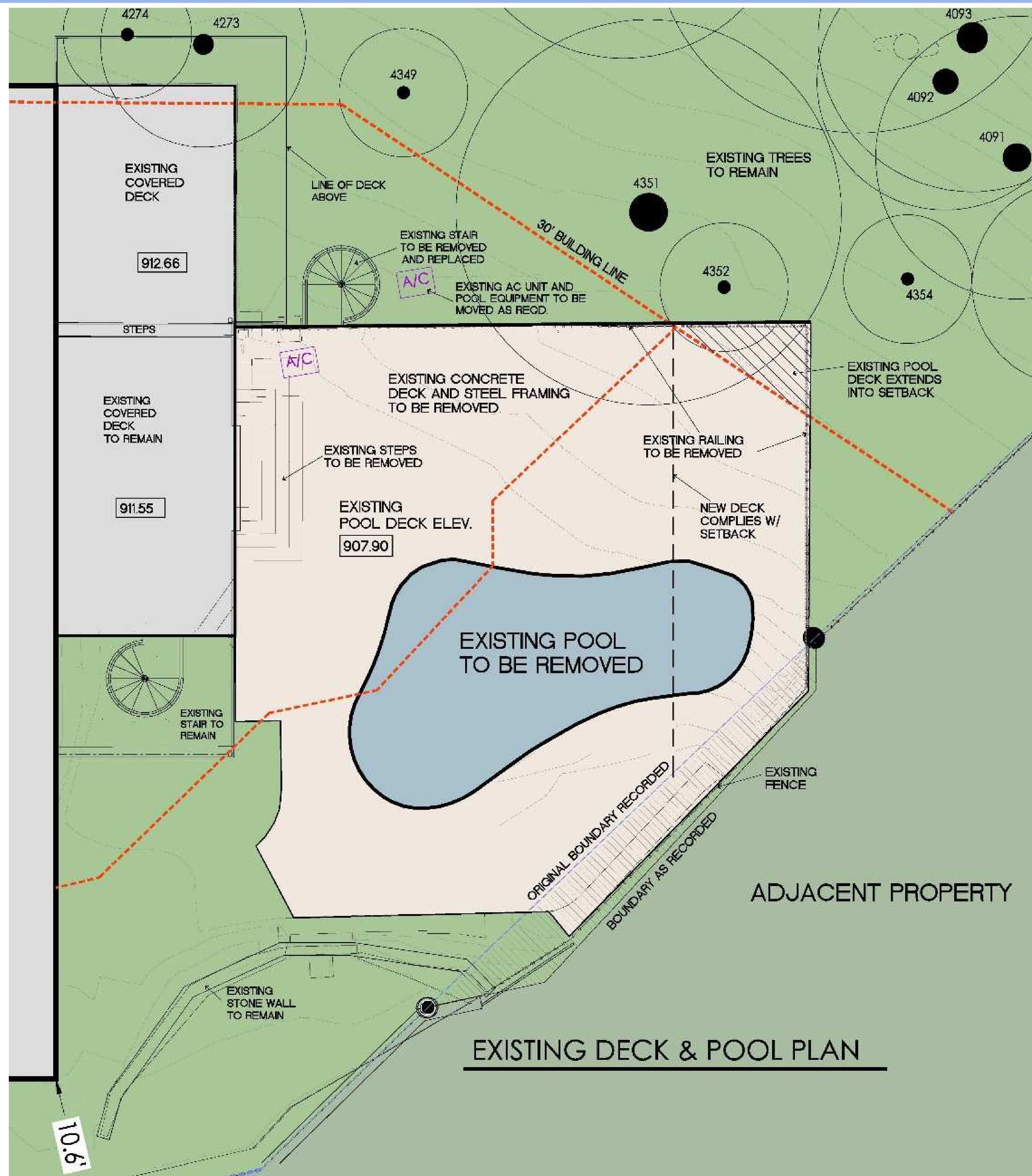
The proposed pool and deck do not modify the existing drainage patterns. Since the proposed deck is reduced and the impervious cover reduced, the natural drainage patterns will be maintained. The only proposed fill occurs on the pool side/ back side of the retaining wall, thereby having no effect on drainage.

Existing trees and landscaping will remain. Construction access will be minimized. Views from Nob Hill Circle below are currently minimal. Additional landscaping, along the proposed retaining wall, will be added to further reduce potential views.



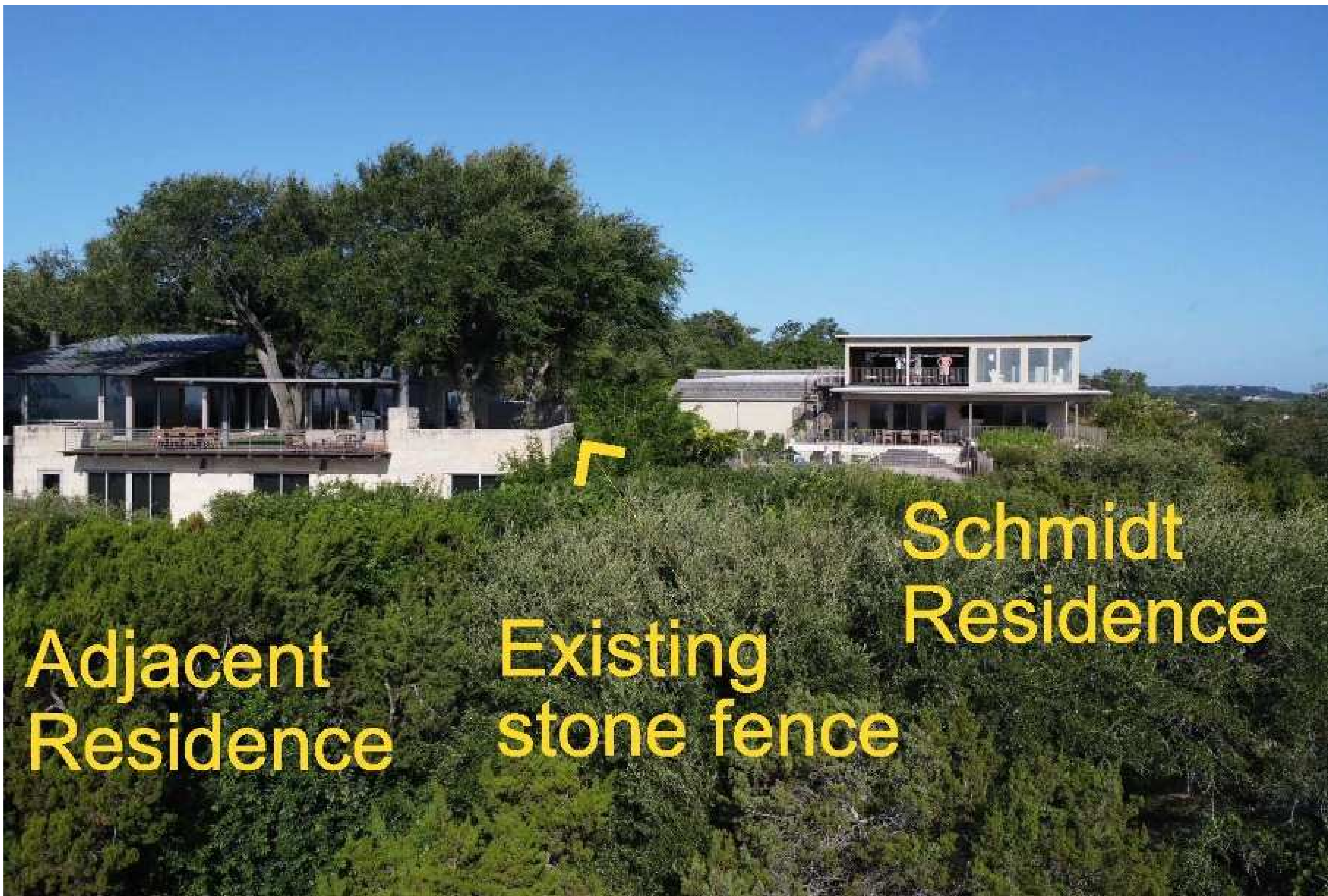
Existing Pool

19 Nob Hill Circle





Existing pool.
New pool deck is
reduced by 10'



Adjacent
Residence

Existing
stone fence

Schmidt
Residence

Existing trees and landscaping provide minimal views to the Schmidt residence from Nob Hill Circle below. Proposed additional landscaping further reduce those views.



Existing stone wall at
adjacent residence

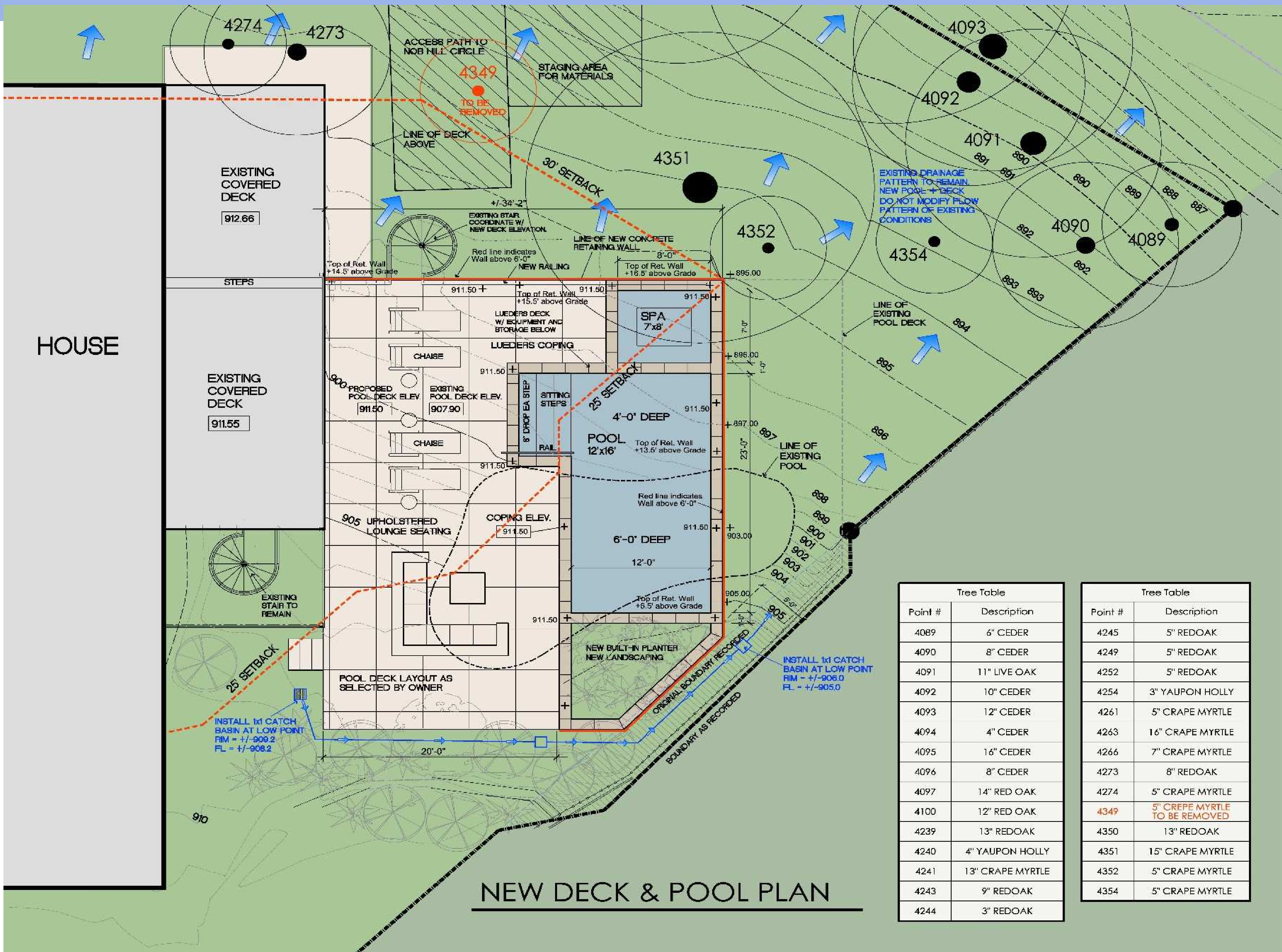


Adjacent
Residence Beyond

Existing
Stone Fence

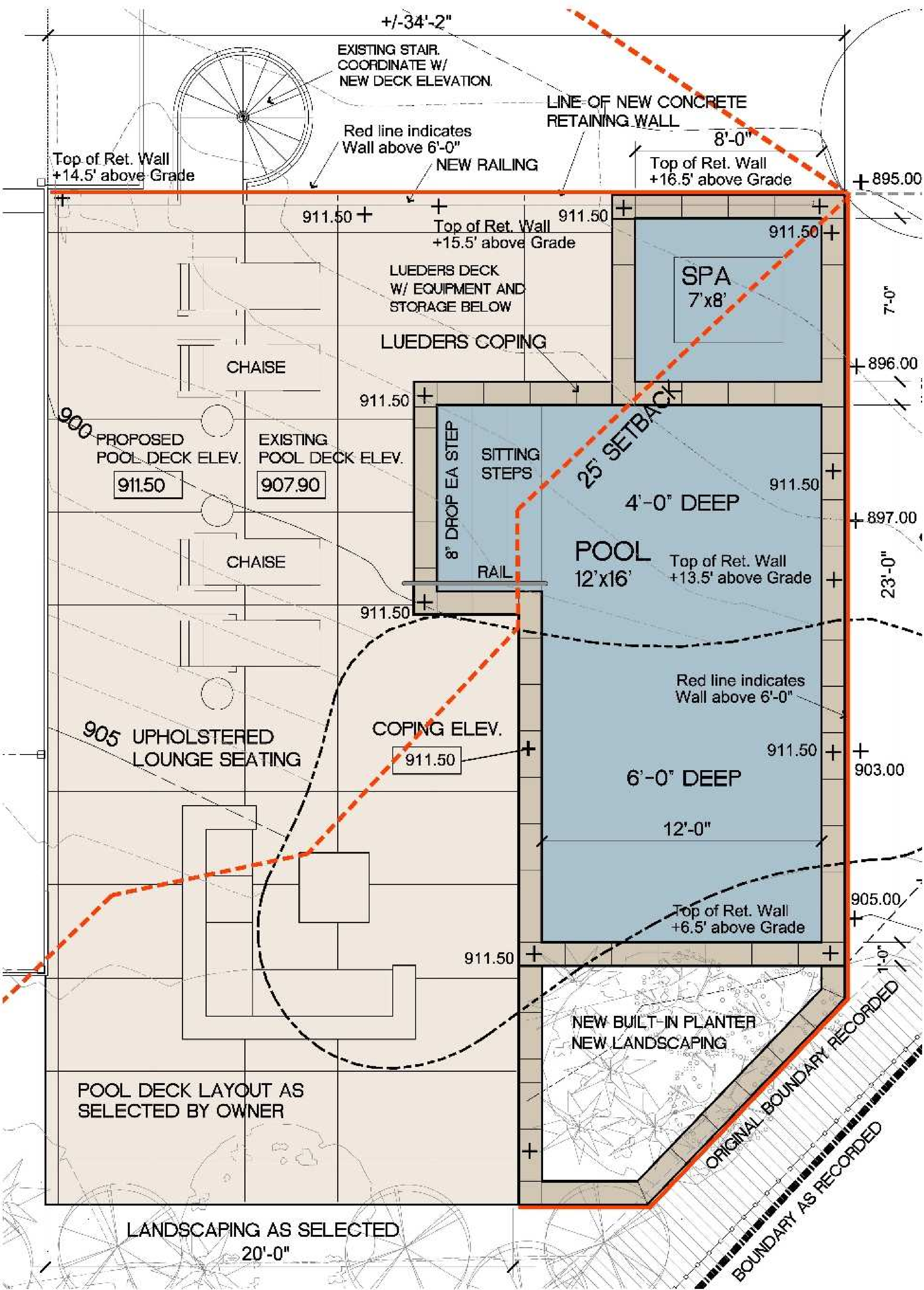
Existing
Landscaping





Tree Table	
Point #	Description
4089	6" CEDER
4090	8" CEDER
4091	11" LIVE OAK
4092	10" CEDER
4093	12" CEDER
4094	4" CEDER
4095	16" CEDER
4096	8" CEDER
4097	14" RED OAK
4100	12" RED OAK
4239	13" REDOAK
4240	4" YAUPON HOLLY
4241	13" CRAPE MYRTLE
4243	9" REDOAK
4244	3" REDOAK

Tree Table	
Point #	Description
4245	5" REDOAK
4249	5" REDOAK
4252	5" REDOAK
4254	3" YAUPON HOLLY
4261	5" CRAPE MYRTLE
4263	16" CRAPE MYRTLE
4266	7" CRAPE MYRTLE
4273	8" REDOAK
4274	5" CRAPE MYRTLE
4349	5" CREPE MYRTLE TO BE REMOVED
4350	13" REDOAK
4351	15" CRAPE MYRTLE
4352	5" CRAPE MYRTLE
4354	5" CRAPE MYRTLE





Preliminary Rendering

Proposed Construction

Engineer designed concrete retaining wall with engineer approved and tested backfill material behind the wall.

The new pool deck will be reduced 10' from its current size to fit behind the 30' building line.

Existing drainage patterns will remain. One existing 5" Crepe Myrtle to be removed for construction access. All other landscaping to remain.

Conclusion

The Schmidt family request these variance approvals to replace the existing pool and pool deck with one that is safer and more usable.

July 28, 2026

Zapco Director

City of West Lake Hills

4010 Bee Cave Road

West Lake Hills, Texas 78746

Re: Variance for:

Richard and Amanda Schmidt

19 Nob Hill Circle

West Lake Hills, Texas 78746

West Lake Project Number #2026-1325

Richard and Amanda Schmidt are requesting a variance to replace an existing swimming pool and deck. The existing 1970's pool and deck are constructed using steel joists and a concrete deck which have become a safety hazard. The deck is cracked and the joists are rusted. The replacement will include an engineered concrete retaining wall and approved fill, typical for similar sloping residential lots in the area. The pool and deck are being reduced in size, thereby reducing the impervious cover.

Included in the variance application are:

Section 22.03.276 – Setbacks for accessory structures

The proposed replacement pool and deck will encroach approximately 20' into the adopted 25' setback. The applicant seeks to maintain the non-conforming status of the existing house and proposed pool. The existing pool and deck encroaches the full 25' from setback to property line. The new deck reduces that encroachment.

Drainage and Erosion

The proposed pool and deck does not modify the existing drainage patterns. Since the proposed deck is reduced and the impervious cover reduced, the natural drainage patterns will be maintained. The only proposed fill occurs on the pool side of the retaining wall, thereby having no effect on drainage.

Section 22.03.170(g) – Wall greater than 6'-0"

A portion of the proposed retaining wall is greater than 6'-0". Refer to Sheet C103 for the locations of all retaining walls proposed to exceed 6'.

Section 22.03.170(f) – Walls over 18" in setback

The proposed design does include retaining walls over 18" in the setback. Refer to Sheet C103 for the locations of all retaining walls over 18" in the setback.

Re: Variance for:
Richard Schmidt
19 Nob Hill Circle
West Lake Hills, Texas 78746
West Lake Project Number #2026-1325

Page 2

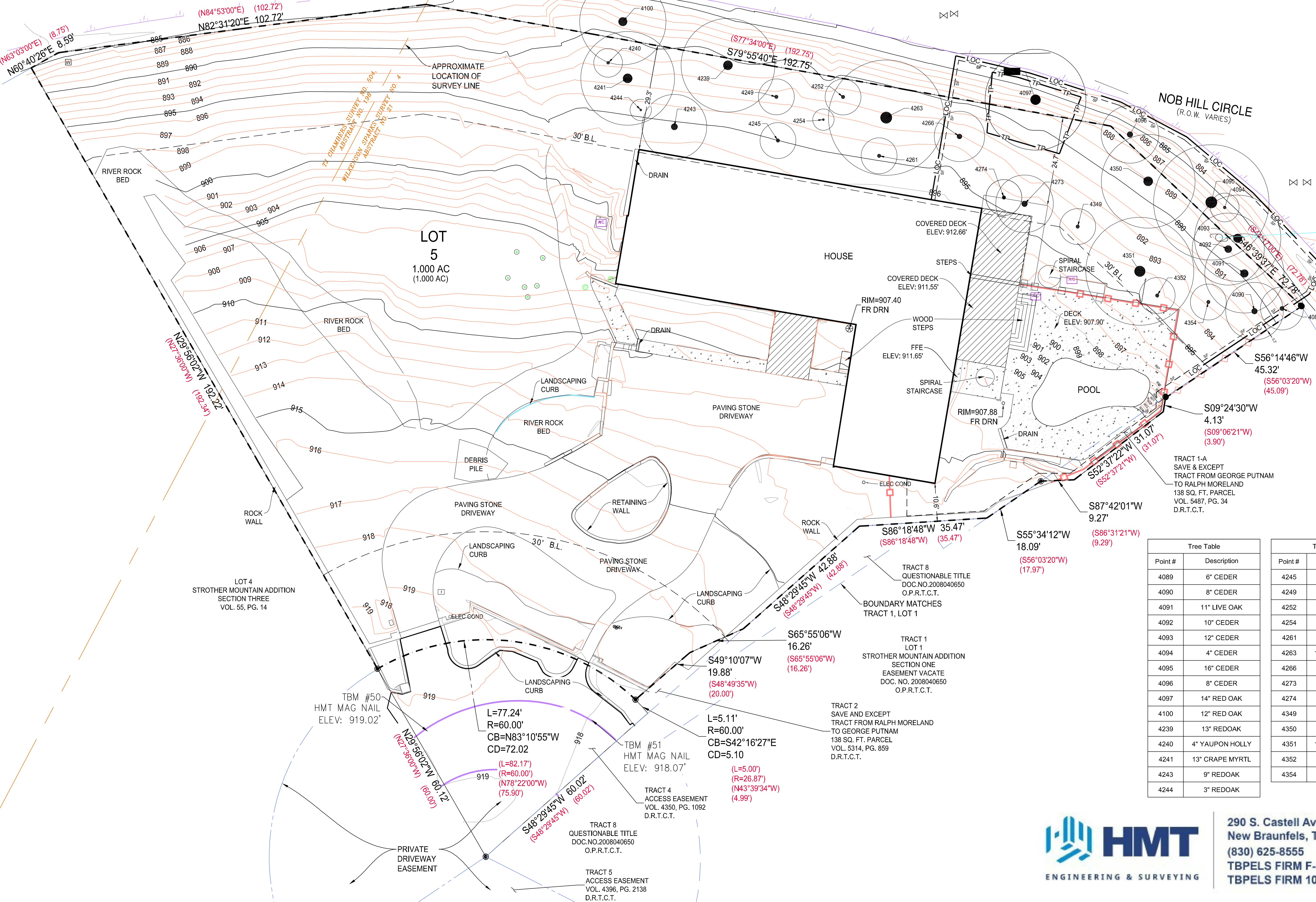
The drawings will clarify the existing conditions and the proposed scope of work.

Thad Decker is the Architect working on the project with the Schmidts.

Thank you for your consideration. The application will provide additional information.

Thad R Decker, Architect
tdecker@anthemventures.net
512-660-4906

NOB HILL CIRCLE
(R.O.W. VARIES)



Tree Table	
Point #	Description
4089	6" CEDER
4090	8" CEDER
4091	11" LIVE OAK
4092	10" CEDER
4093	12" CEDER
4094	4" CEDER
4095	16" CEDER
4096	8" CEDER
4097	14" RED OAK
4100	12" RED OAK
4239	13" REDOAK
4240	4" YAUPON HOLLY
4241	13" CRAPE MYRTL
4243	9" REDOAK
4244	3" REDOAK

Tree Table	
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4273	8" REDOAK
4274	5" CRAPE MYRTYL
4349	5" CRAPE MYRTYL
4350	13" REDOAK
4351	15" CRAPE MYRTYL
4352	5" CRAPE MYRTYL
4354	5" CRAPE MYRTYL



290 S. Castell Avenue, Ste 100,
New Braunfels, TX 78130
(830) 625-8555
TBPELS FIRM F-10961
TBPELS FIRM 10153600

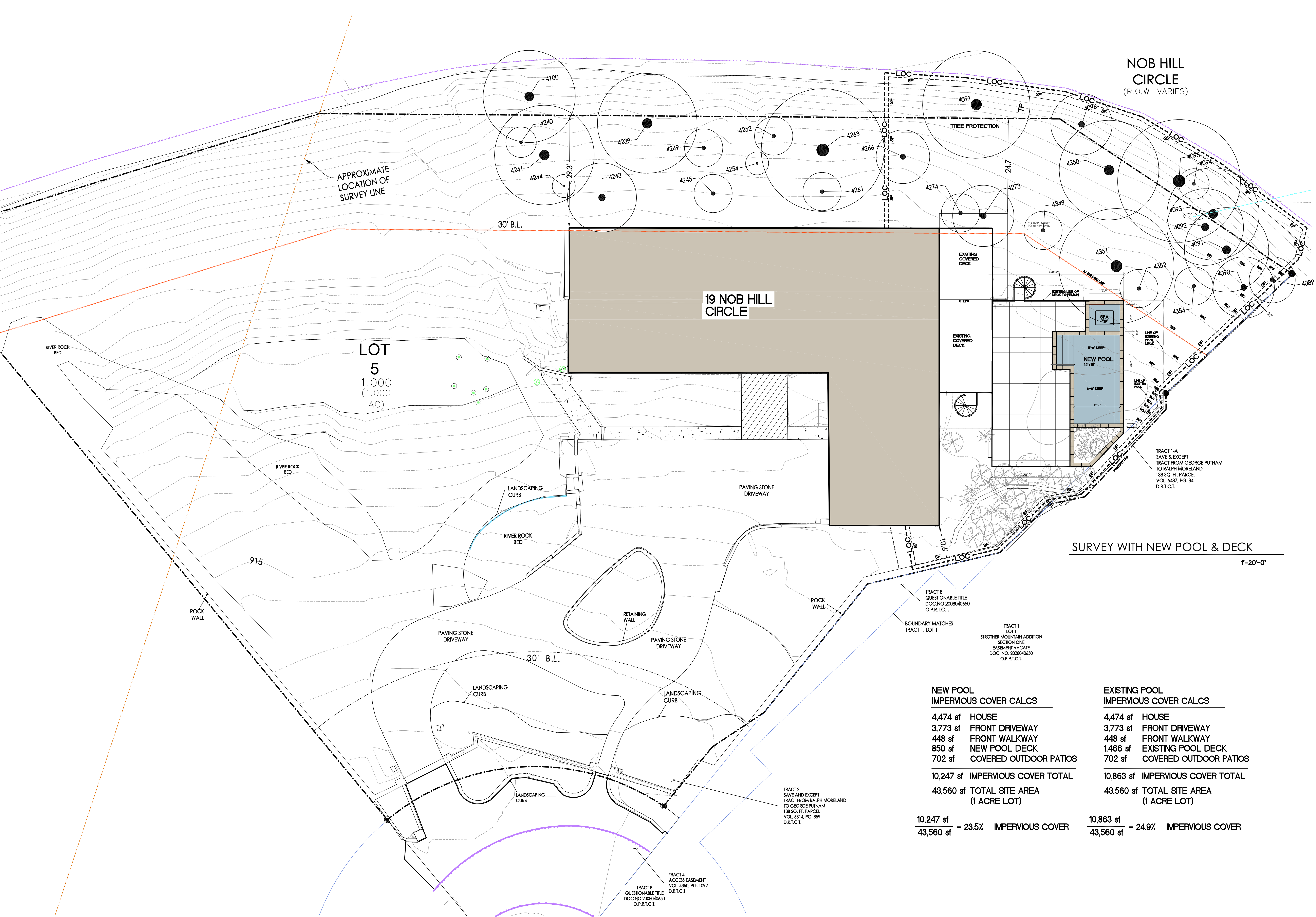


Thad R Decker Architect
15 Glenway Drive
Austin, Texas 78738
512-660-4906

Pool and Deck for:
Schmidt Family
19 NOB HILL CIRCLE Austin, Texas 78746

SITE PLAN W/
NEW POOL
& DECK
SCALE: 1"=10'

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ISSUE DATE: July 23 2026
PROJECT NO:
PLOT DATE: July 23 2026
FILE NAME:
SHEET NO.
C1.01





Architect

I had R Decker

512-660-4906

I had R Decker
15 Glenway Drive
Austin, Texas 78738

Schmidt Family
19 NOB HILL CIRCLE Austin, Texas 78746

Schmidt Family

19 NOB HILL CIRCLE
Austin, Texas 78746

NEW DECK POOL PLAN

SALE: AS NOTED

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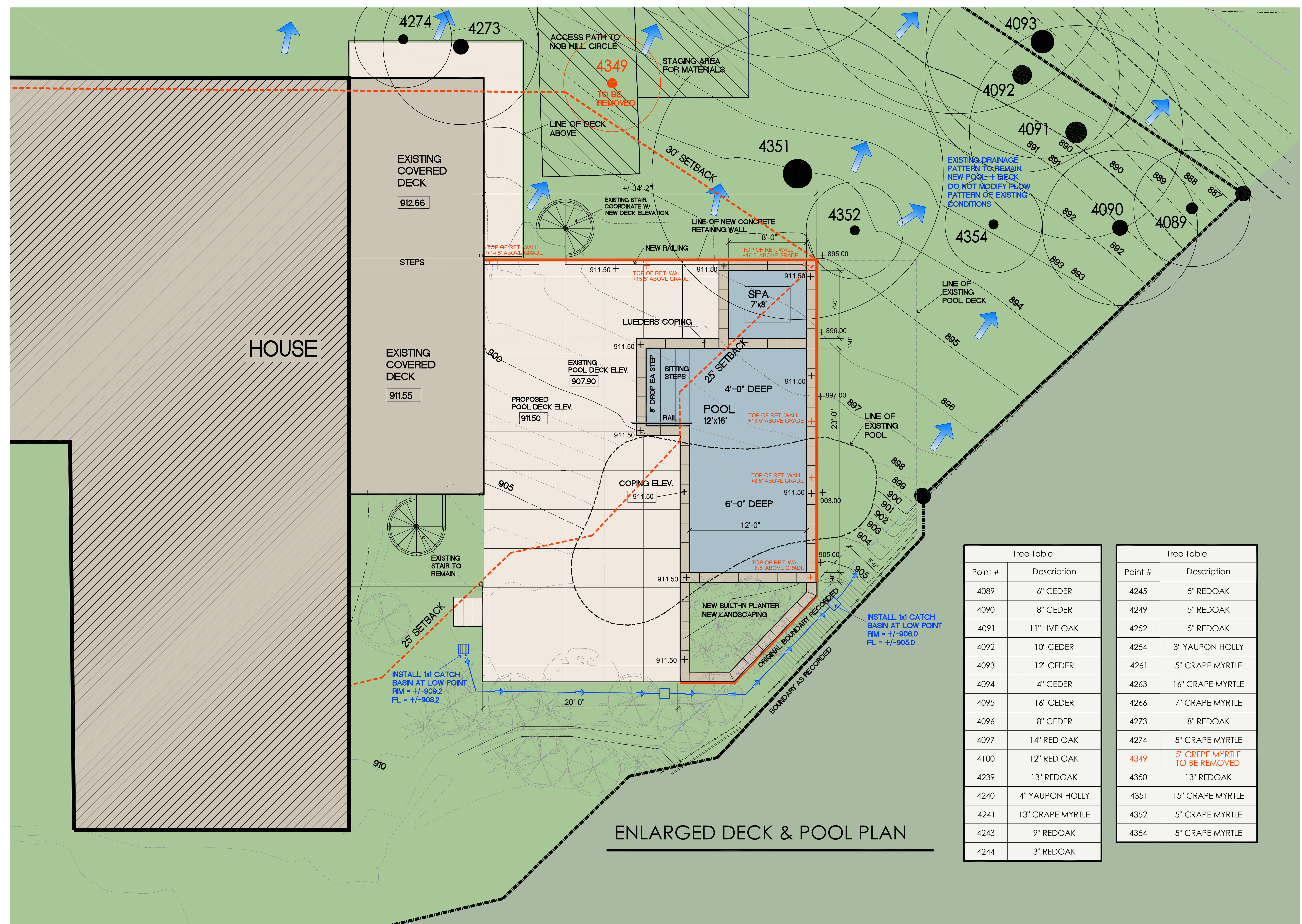
DATE: July 28 2026

NAME: _____

T NO.

C1.02

e 57 of 217



HOUSE

EXISTING
COVERED
DECK

912.66

STEPS

EXISTING
COVERED
DECK

911.55

EXISTING
STAIR
TO
REMAIN

25' SETBACK

EXISTING STAIR.
COORDINATE W/
NEW DECK ELEVATION.

LINE OF NEW CONCRETE
RETAINING WALL

NEW RAILING

SPA
7'x8'

LUEDERS COPING

EXISTING
POOL DECK ELEV.
907.90

PROPOSED
POOL DECK ELEV.
911.50

8' DROP EA STEP

SITTING
STEPS

RAIL

POOL
12'x16'

COPING ELEV.
911.50

6'-0" DEEP

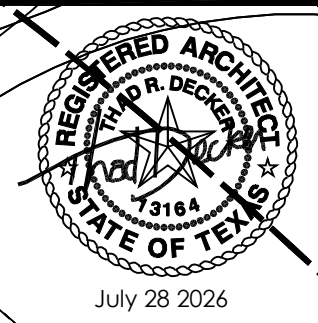
12'-0"

NEW BUILT-IN PLANTER
NEW LANDSCAPING

ORIGINAL BOUNDARY RECORDED
BOUNDARY AS RECORDED

ENLARGED NEW DECK & POOL PLAN

3/8"=1'-0"



Architect
Thad Decker
15 Glenway Drive
Austin, Texas 78738
512-663-8990

Pool and Deck for:
Schmidt Family
19 NOB HILL CIRCLE Austin, Texas 78746

ENLARGED
NEW DECK
& POOL
PLAN

SCALE: AS NOTED

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ISSUE DATE: July 28 2026

PROJECT NO:

PLOT DATE: July 28 2026

FILE NAME:

SHEET NO.

C1.03



Outlook

19 Nob Hill Circle Request

From Steven Zinn [REDACTED]
Date Sun 7/12/2026 11:13 AM
To Planner <planner@westlakehills.gov>

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

To Planning Board:

My Wife, Susan, and I wish to voice our Support for the Requested Variance at 19 Nob Hill Circle. We reside at 20 Nob Hill Circle directly across the street from 19 Nob Hill Circle. Upon receipt of the City Notice I contacted the Schmidts. They graciously shared the motivation and circumstances of the proposed project. The Pool and Deck Structure were part of the House when constructed in the 1970's. Apparently, the modern setbacks did not exist a half century ago. The structure is now failing despite previous repair efforts. The Variance Request would seem to be an appropriate Repair Measure. The Plan actually somewhat reduces the Modern Setback incursion while providing Landscape Screening. I know the City will validate all appropriate Engineering. We believe this Project is Necessary and Appropriate and fully support approval.

Respectfully,
Steven Zinn, M.D.



Outlook

FW: 19 Nob Hill Cir Project # 2026-1325 Variance Request

From Jennifer Bills <jbills@westlakehills.gov>**Date** Wed 7/15/2026 9:12 AM**To** Elizabeth McNamara <EMcNamara@westlakehills.gov>

Thanks,

Jennifer

From: Joy Hill <[REDACTED]>
Sent: Tuesday, July 14, 2026 9:09 PM
To: Planner <planner@westlakehills.gov>
Cc: Betty Barker <[REDACTED]>
Subject: 19 Nob Hill Cir Project # 2026-1325 Variance Request

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

Dear West Lake Hills Planning and Zoning Commission:

I am submitting this request on behalf of my mom, Betty Barker, who lives at 12 Nob Hill Circle. My mom recently received your letter concerning the variance request for 19 Nob Hill Circle. I am not asking to speak at the meeting, but wish to submit the following comments.

We have read through the variance request and see that it states drainage will not be affected and the impervious cover is being slightly reduced. It also appears there will be a new retaining wall and fill. We would request that ZAPCO review to insure there will be no negative impact to the drainage that enters the ditch that runs around the base of Nob Hill Circle. For many decades the water entering the ditch has been an issue for 12 Nob Hill Circle. My parents have approached the City of West Lake Hills multiple times over the decades for help to be sure the water stays in the ditch as it funnels down to the end where it drains under the road near 6 Nob Hill Circle. At one point the city told my dad they would concrete the ditch to contain the water around to the drain, but later came back and said they had to use the money elsewhere. Over time as it rains and dirt fills in and plants and weeds grow or during the drought a year or two ago water was entering the ditch from somewhere and the water can't always continue around the bend in front of 12 Nob Hill Circle. Instead it overflows out of the ditch, across the road, and into the carport of 12 Nob Hill Circle where it becomes dangerously slick to walk on. This has become even more of a problem with the house construction that has been going on for almost five years at 8 Nob Hill Circle. The construction project started by them dumping a load of mulch in the ditch, so they could use it for parking. We asked that they clear a path for the water to flow through. As they continue to park or pull into the ditch tires create dams of dirt that block the water. It is a constant battle to remind the contractor that they must keep that ditch open for water flow. The dams they create cause the water to back up and flow across the street at the same bend in the road.

My grandparents built 12 Nob Hill Circle in 1960, so I have watched the changes to the water flow my entire life. There was not an issue with water coming into the carport, but as the years passed and more construction was completed above the house the water coming into the carport has increased, especially when the ditch is compromised.

All of this information is to give you insight as to why we are concerned that there is no way this variance will affect the amount of runoff into the ditch. I do not want to continue to see water in my elderly mother's carport that could cause her to slip and fall.

We wish the Schmidts the best as they upgrade their pool and deck area. We just need assurance that these changes will not impact the flow in the ditch and add to the overflow of water from the ditch to my mother's carport. We hope the City of West Lake Hills can locate funds to concrete the ditch, so it can flow down to the drain under the road across from 6 Nob Hill Circle.

Thank you,
Joy Barker Hill

512-497-1289

Exhibit A

19 Nob Hill - 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.**

Without the approval of the variances, the pool and deck are a safety hazard and would require significant repairs to create a safe environment. The replacement allows a peace of mind for the homeowners and their kids and grandkids. The variances sought will allow its replacement.

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

The replacement of the pool and deck requires the removal of one 5" Crepe Myrtle. The removal is required by construction access. All other trees and existing natural landscape will be protected during construction and remain in place. The natural terrain and slope will not be affected. Drainage will not be affected.

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

The alternative would be to replace or significantly repair the steel joist support framing, replace the existing concrete pool deck and repair the existing pool. Repairing the existing structure - the steel deck and pool would require continued significant repairs. The Schmidts would rather implement a more practical construction that would require less maintenance and fewer repairs. Furthermore, in addition to being a safety hazard the current construction is somewhat of an eyesore to neighbors as the rusted steel infrastructure below the pool is visible from the street below as are the pool equipment and air conditioning equipment that are currently located underneath the pool deck. In addition to removing the safety risks of the current structure, the Schmidts would like to build something that is more attractive to their next-door neighbor who has a view of it from his backyard and for neighbors walking and driving along Nob Hill Circle, the street below the pool deck. The proposed plan provides a space under the deck and out of view for pool and HVAC equipment. Additionally, the proposed retaining wall and fill construction would greatly reduce the risk of damage to the pool equipment in the event of a hard freeze. Because all of the existing pool equipment and pipes are located above ground and are exposed to the elements, they were damaged in the 2021 freeze when the Schmidts lost power for several days and had to be replaced, as did the plaster in the pool.

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

The retaining wall height variance is required by the existing slope. The side yard setback allows the location of the pool to remain in approximately the same locations as it has for over 50 years. The cut/fill variance allows the area behind the engineered retaining wall to be filled. The non-conforming variance allows the residence and pool to remain in the same general location as it was when it was originally constructed.

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

The variances allow replacement of the pool and deck and do not violate the intent of Zoning Ordinance or the goals of the City's Comprehensive Plan. As stated above, by building the new pool deck as we propose the structure will be safer and more aesthetically pleasing to neighbors and passerby. Furthermore, the construction proposed would not affect drainage and does not affect the existing site conditions. The proposed construction also reduces the impervious cover by approximately 2%.

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

The new deck and pool are partially visible by the adjacent neighbor. The construction of the pool reduces his view of the Schmidt's pool. The new construction also eliminates any view of the underbelly of the pool and equipment by neighbors and anyone on Nob Hill Circle below. The reduction in pool deck area allows the planting of additional landscape further reducing any view of the underside of the pool.

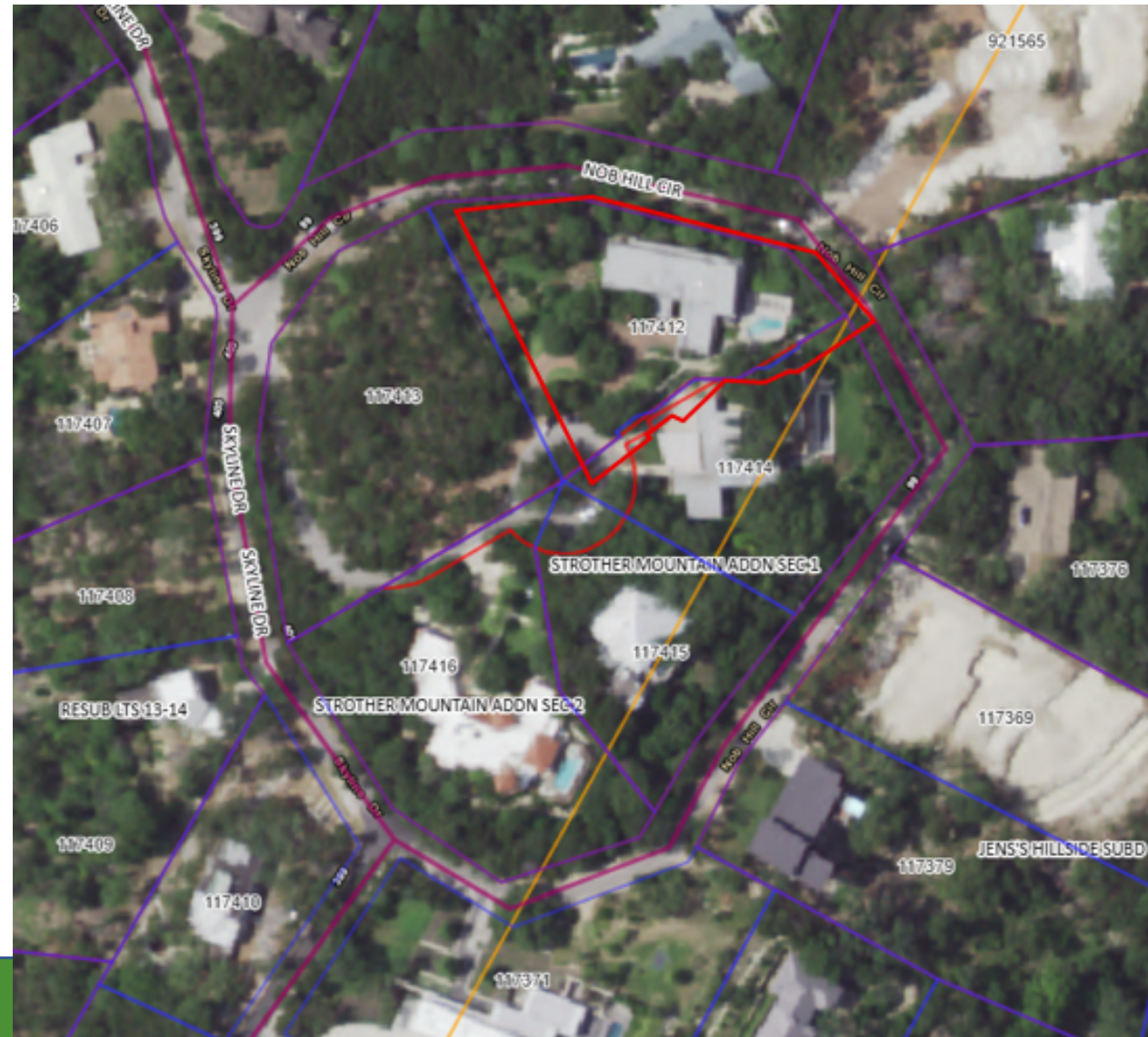
19 Nob Hill

5. Discuss and make a recommendation to the Board of Adjustment on the following variances:

1. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
2. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
3. To allow walls greater than 6 feet in height (Section 22.03.170(g))
4. To allow grading/retaining walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
5. To fill over 6 feet, where only 6 feet is allowed (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Thad Decker, Applicant

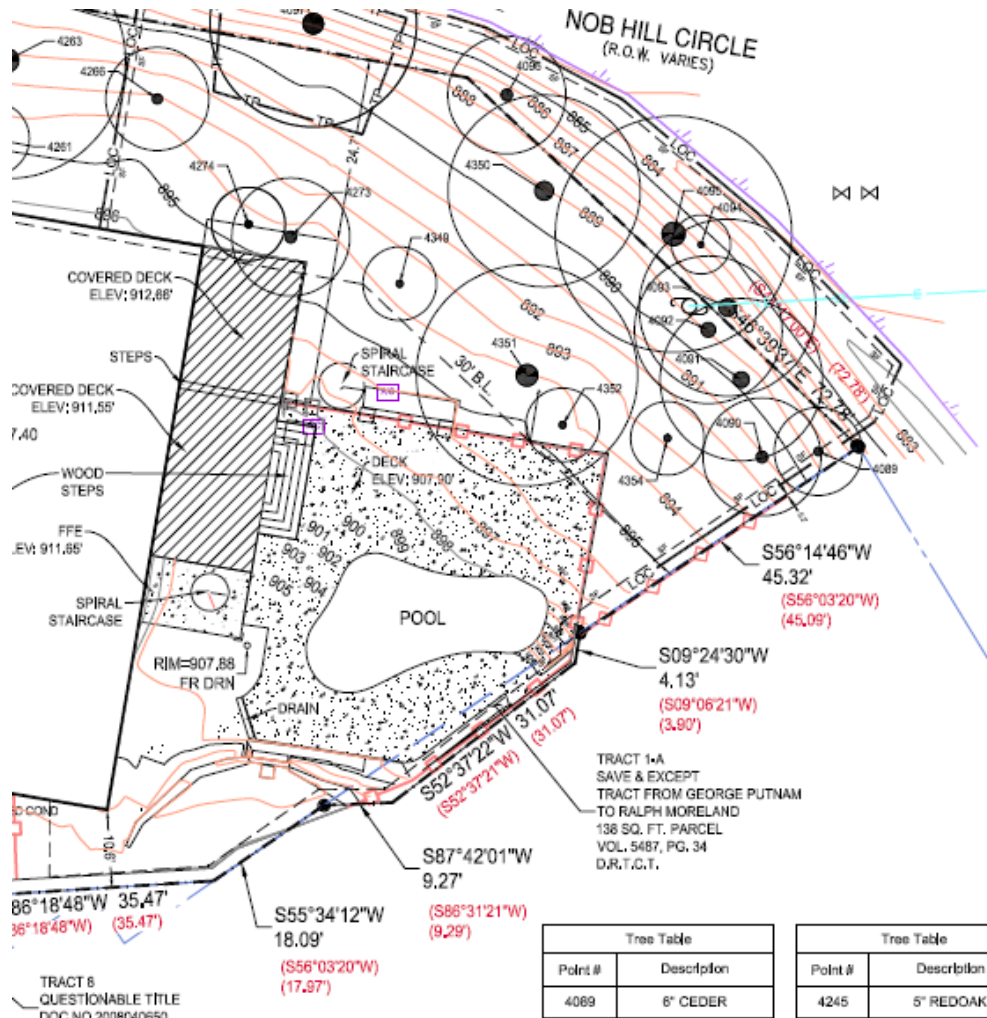
19 Nob Hill



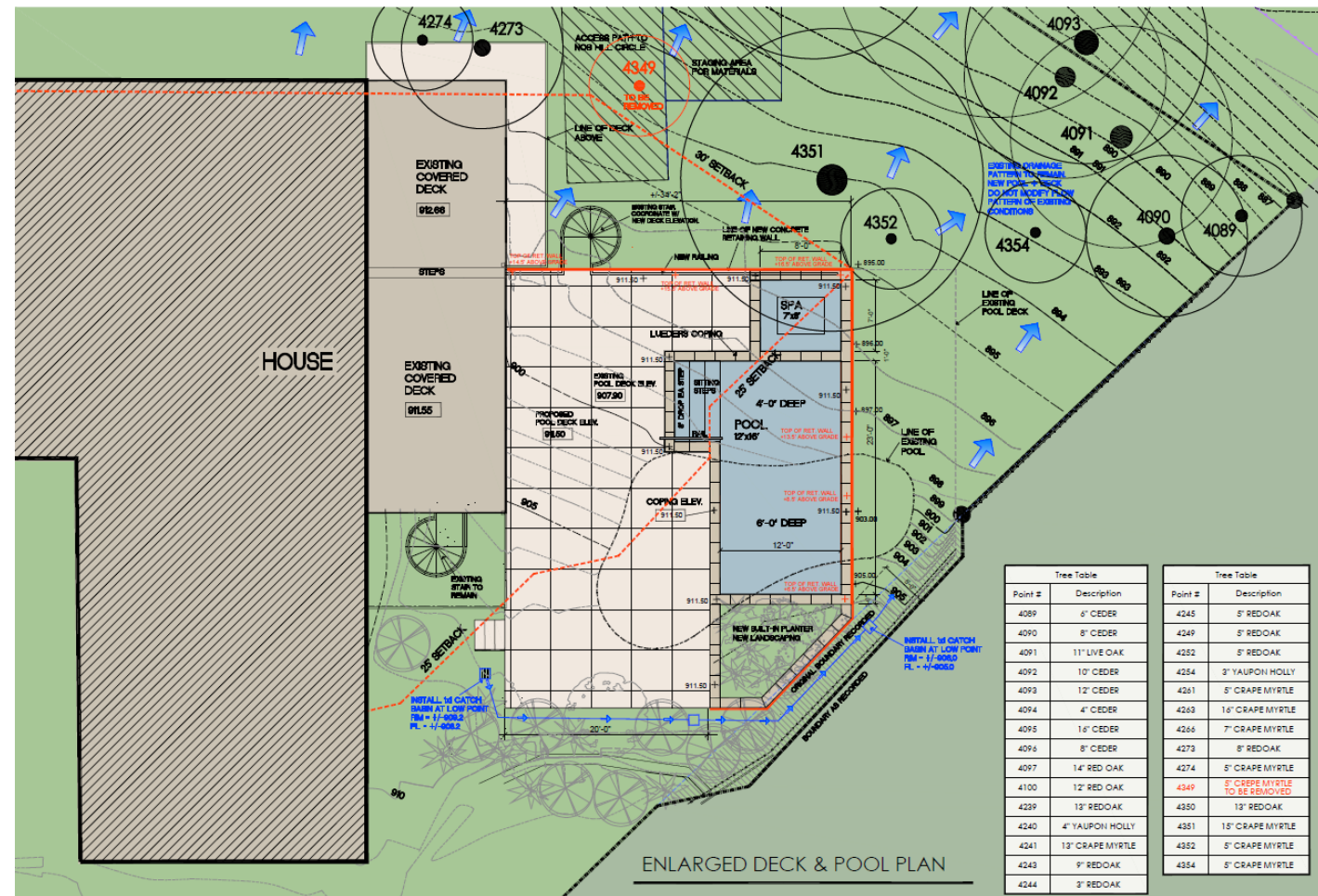
19 Nob Hill

- The applicant is requesting variances to replace a pool and deck encroaching into the side setback
- The existing structures are on pier and beam and will be replaced with a solid foundation

19 Nob Hill



Existing pool and deck



Proposed pool and deck

19 Nob Hill

- The applicant is requesting variances to replace a pool and deck encroaching into the side setback
- The existing structures are on pier and beam and will be replaced with a solid foundation

19 Nob Hill

Setbacks for Accessory Structures

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

19 Nob Hill

Encroachment into Setbacks

Code Requirements:

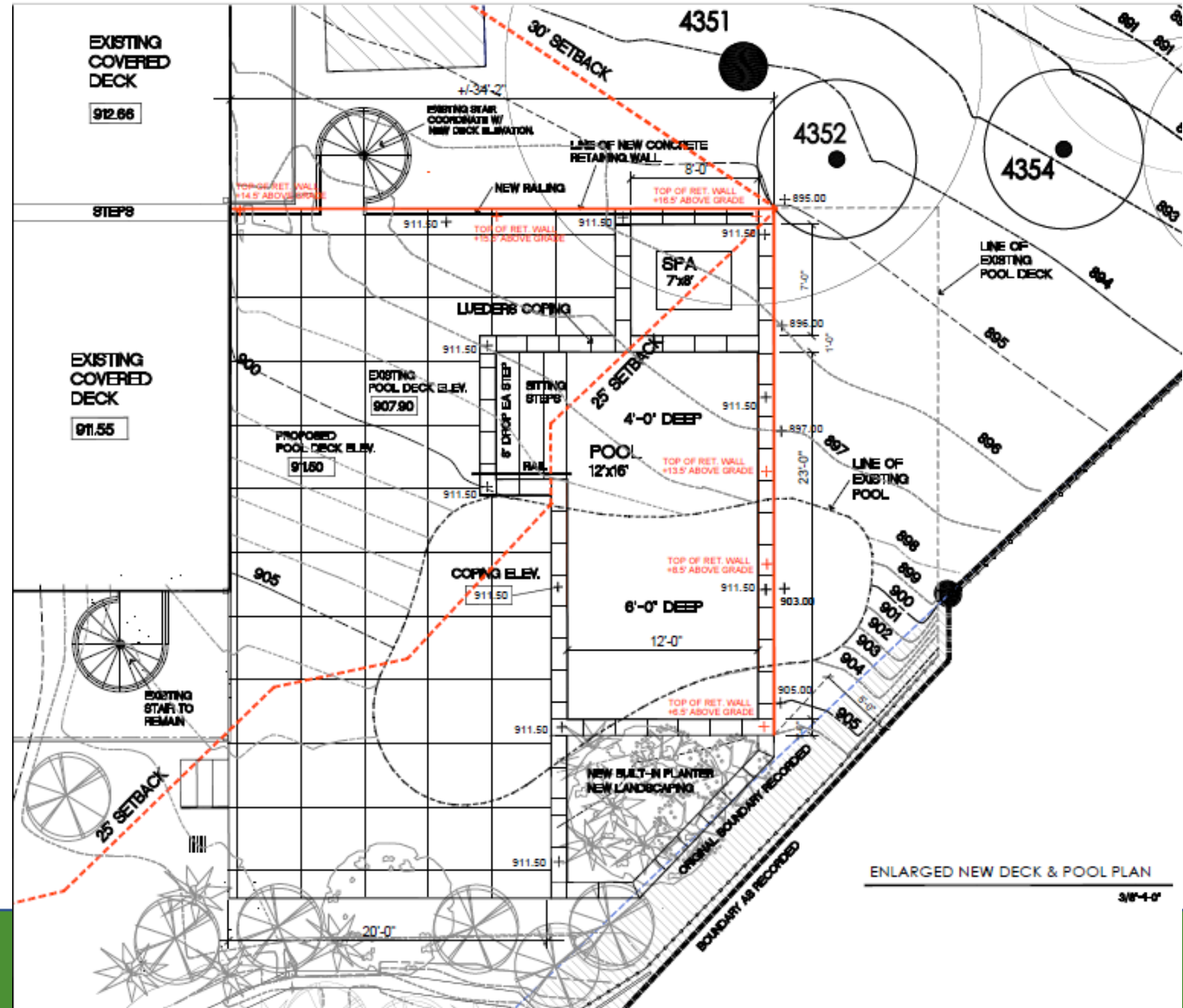
Section 22.03.281 Schedule of Regulations

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

19 Nob Hill

Request:

Encroach 20 feet into the
25-foot side setback



19 Nob Hill

Retaining Wall Height

Code Requirements:

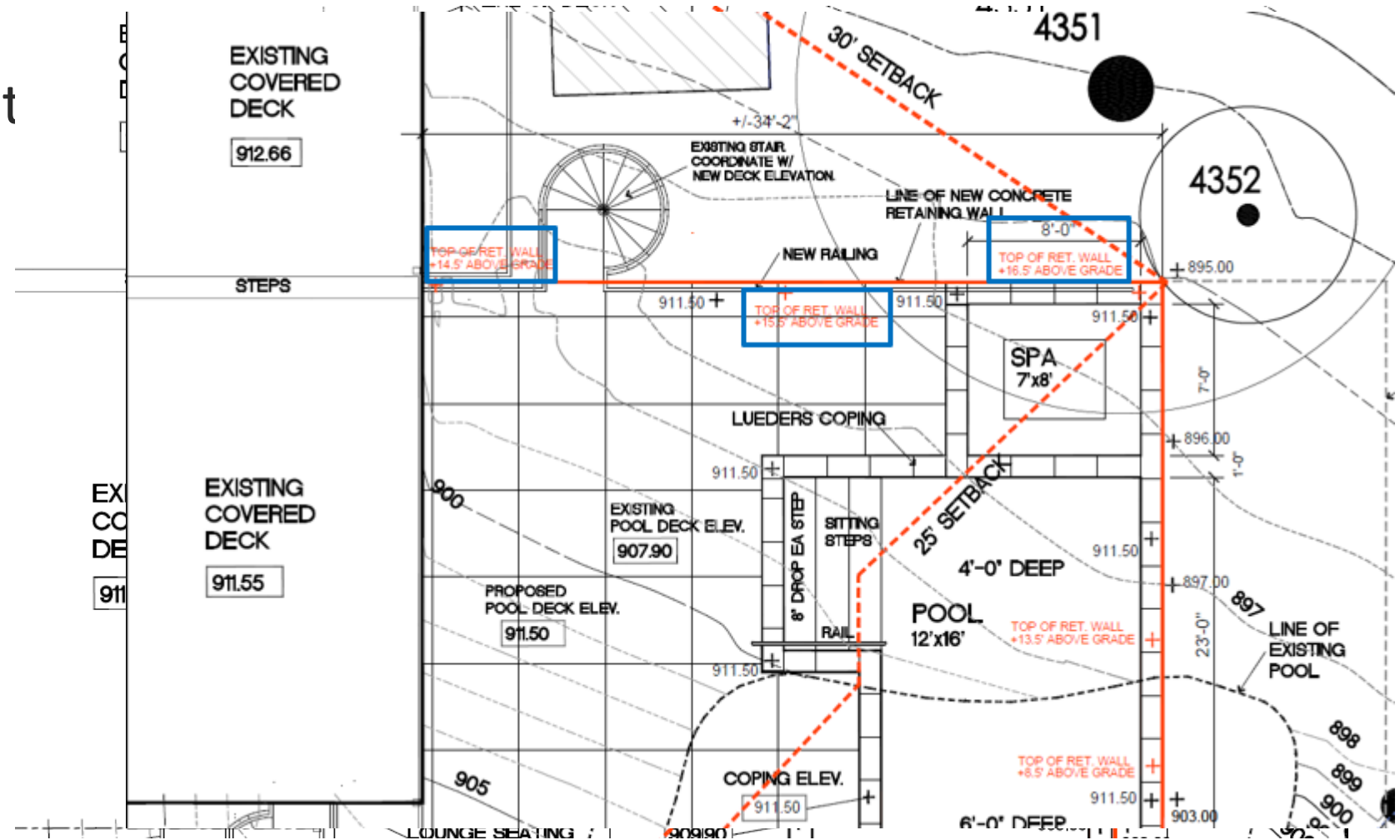
Section 22.03.170 Site disturbance (excavation, grading or filling)

(g) Any wall shall not exceed six (6) feet in height above natural grade.

19 Nob Hill

Request:

Allow walls up to 16.5 feet above natural grade



19 Nob Hill

Retaining Wall Height in Building Setbacks

Code Requirements:

Section 22.03.170 Site disturbance (excavation, grading or filling)

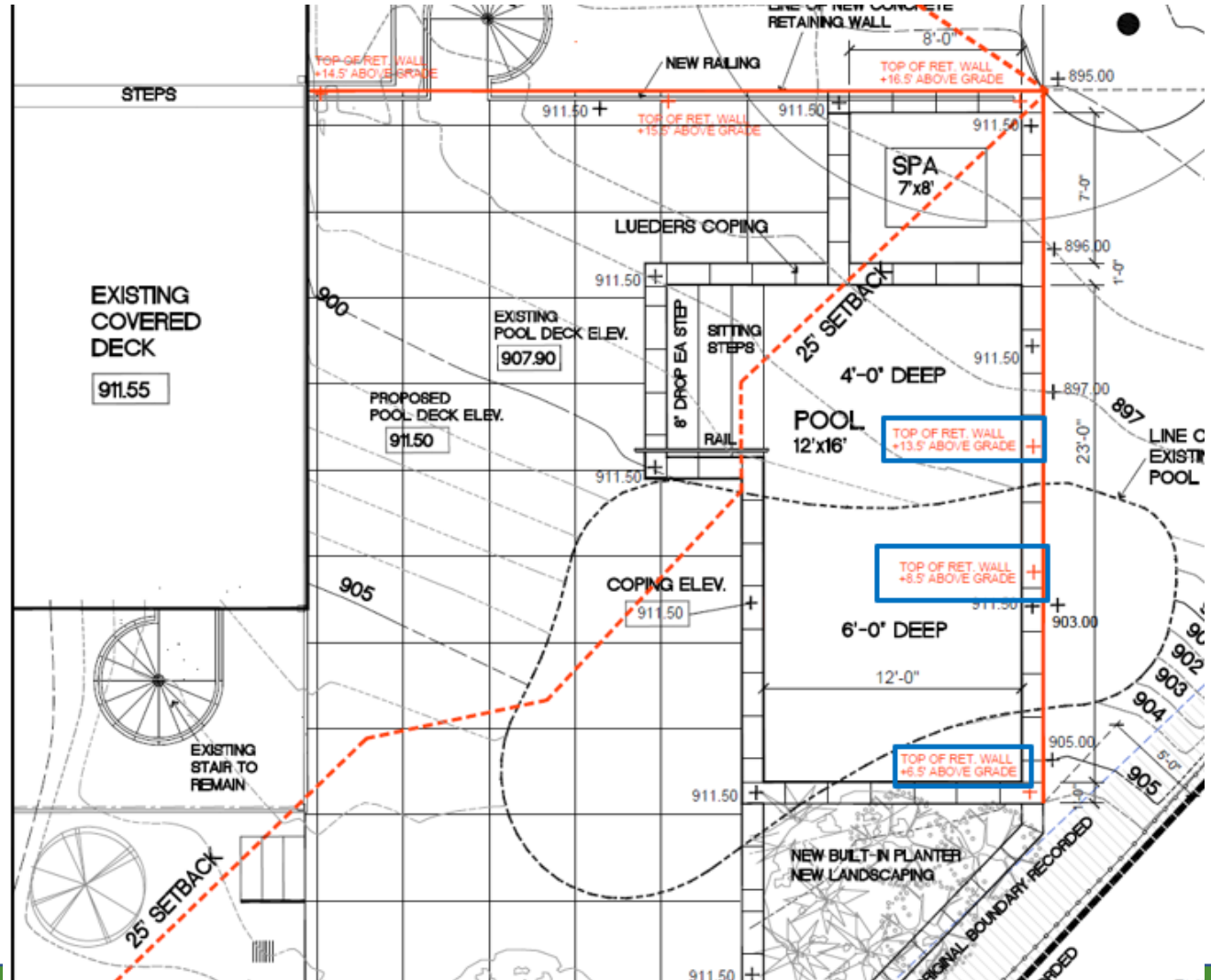
Excavating, grading or filling shall minimize the negative impacts of development on natural slopes and interfere as little as possible with the natural landscape by minimizing the alteration of the natural terrain.

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

19 Nob Hill

Request:

Allow walls up to 13.5 feet above natural grade in the building setback.



19 Nob Hill

Maximum Grading on Slopes over 15%

Code Reference:

Drainage and Erosion Control Design Manual, Section 9.4.1 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 9-1.

Table 9-1: 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

19 Nob Hill

Request:

To allow grading/fill up to 15 feet.



19 Nob Hill

Public Comments: As of the date of the report, two letters have been received.



19 Nob Hill

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.

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

This item will be forwarded to the September 9, 2026, Board of Adjustments meeting for consideration.



19 Nob Hill

Applicable 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.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	August 19, 2026	Item Number:	6
Department:	Building & Development		
	Elizabeth McNamara,		
Prepared By:	Assistant Planner	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

441 Brady Lane: Discuss and make recommendations to Board of Adjustment on proposed variances:

1. To allow the continuation of an existing non-conforming structure following demolition exceeding 50% of replacement cost of the structure (Section 38.04.061(8))
2. To increase the height of an existing structure in the front and side setback (Section 22.03.281)
3. To allow for the construction of a driveway without the required maneuvering area (Section 22.03.249(3))

Applicant: Cole Bland, Owner

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.

The applicant's findings of facts are attached in Exhibit A.

This item will be forwarded to the September 9, 2026 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Cole Bland & Olivia McGillis

Legal Description: Abs 14 Sur 21 Hil H P Acr .240

Lot Size: 0.2247 acres

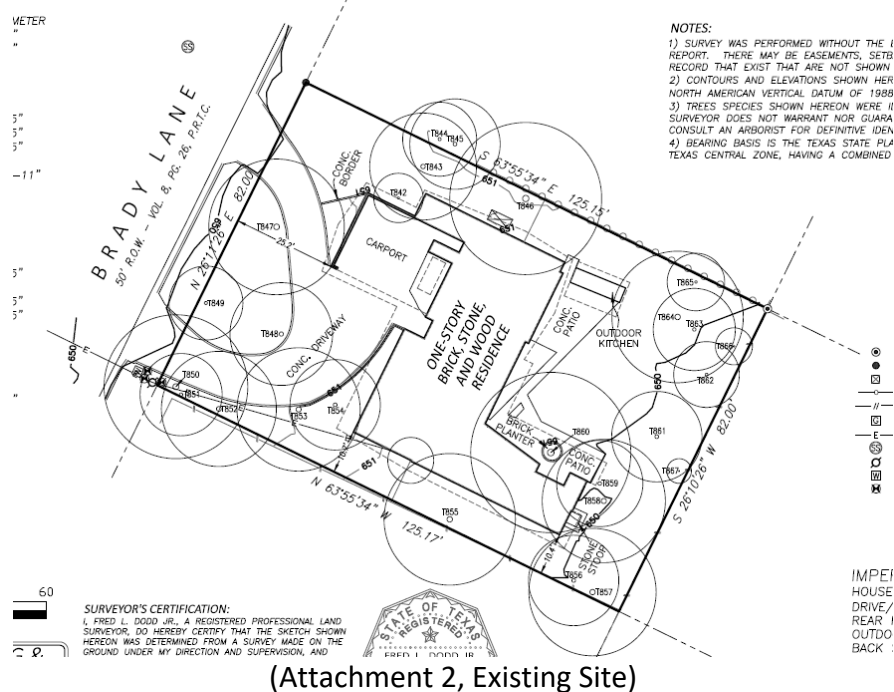
Zoning: R-1 One Family

Wastewater: City Sewer

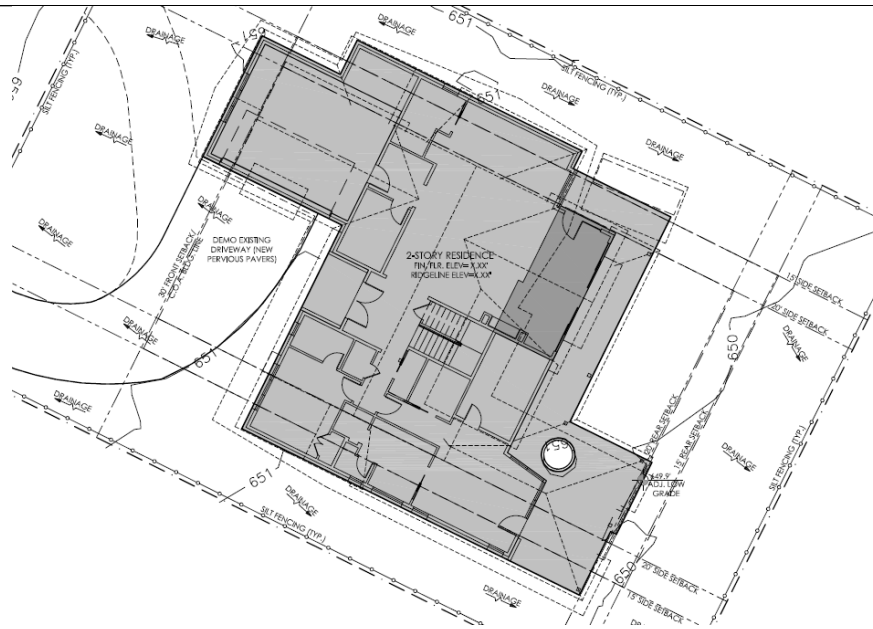
The properties surrounding the subject property are zoned R-1, One Family Residential.

Background:

The applicant is requesting variances to allow the remodel and addition to an existing single-family home. The applicants are proposing a 3,352 square foot house. The applicants are seeking a remodel and addition after a mold and carpenter ant infestation in the existing home required demolition of the interior walls (Attachment 1 & 4). However, the demolition plan shows a complete demolition of all but a few exterior walls with plans to rebuild a new house from the existing foundation (Attachment 3).



The proposed addition is adding a second floor on top of an existing front and side setback encroachment to make the house two stories tall. The addition of a second story on a lot less than 0.375 acres changes the side setback from 15 feet to 20 feet, making the encroachment up to 12 feet. Additionally, the applicants are requesting to abstain from building a driveway maneuvering area to avoid encroaching into the CRZs of the front yard trees while maintaining the minimum driveway width (Attachment 2).



(Attachment 3, Proposed Site)

The variance requests being requested in tandem with the tree encroachment variance at this site.

Analysis:

1. Nonconforming use of land or structure

Code Requirements

- 38.04.061. Nonconforming uses of land and structures

(8) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at the time of destruction.

Request

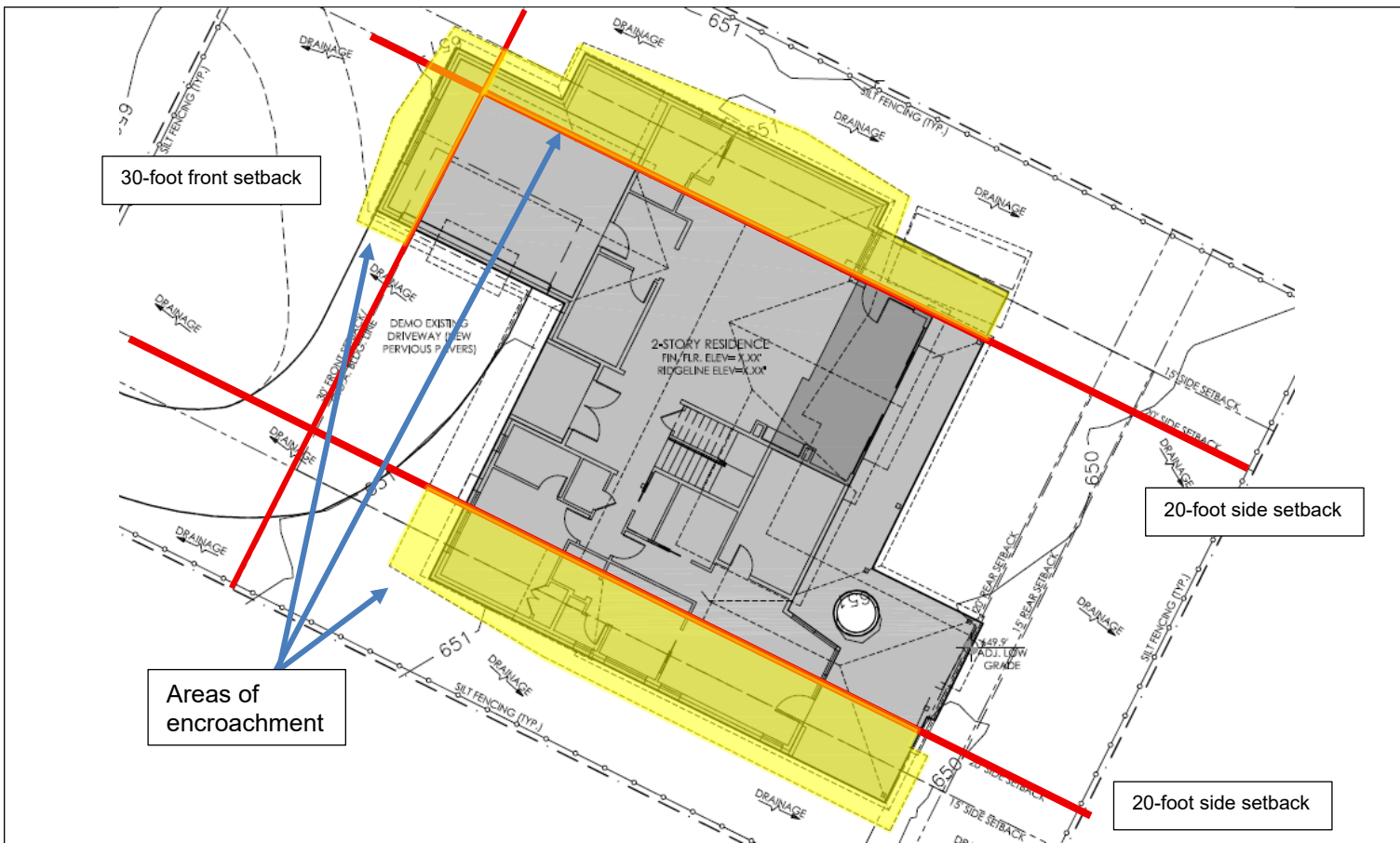
For the continuation of existing non-conforming status following destruction or demolition exceeding 50% of the replacement cost of the structure.

Code Requirements

- | 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

Page 84 of 217



3. Driveway maneuvering area

Code Requirements Section 22.03.249(3)

- Section 22.03.249(3) Driveways, parking and loading area setbacks

(3) The term “driveways” includes those areas used for required vehicle turnaround or other maneuvering. Where commercial driveways adjoin R-1, R-2 and R-3 districts, the ten-foot setback shall be landscaped as provided elsewhere in this article.

Request

To allow for the construction of a driveway without the required driveway maneuvering area

Public Comment:

As of the date of the report, five comments of support have 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.

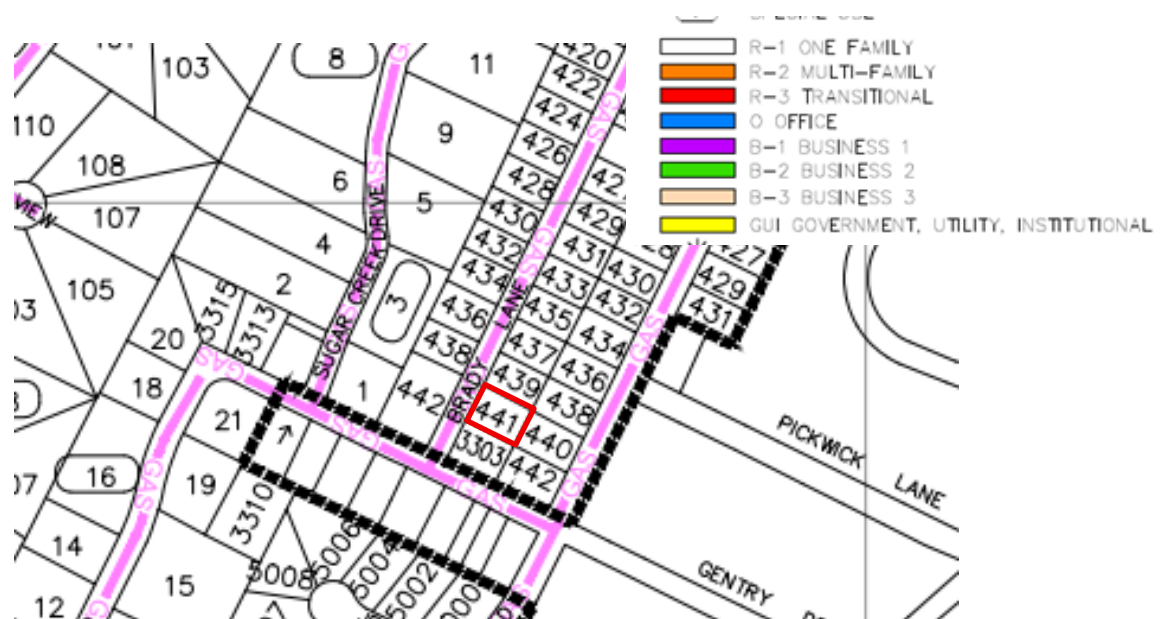
Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 38.04.061 Nonconforming uses of land and structures](#)
- [Section 22.03.249 Driveway, parking and loading area setbacks](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.514 Criteria and process required for granting variance](#)
- [Section 38.05.031 Variances](#)

Zoning:



Aerial:



Cole and Olivia Bland
441 Brady Lane
West Lake Hills, Texas 78746

July 29, 2026

Robert Meisel, Chairperson
Zoning and Planning Commission
City of West Lake Hills
4010 Bee Cave Road
West Lake Hills, Texas 78746

Re: Variance Application for 441 Brady Lane, Case No. 2026-1327; Reconstruction of Nonconforming Exterior Walls, Wall Plate Height, Roof Pitch, Tree Critical Root Zone Encroachment, and Driveway Maneuvering Area

Dear Chairperson Meisel and Members of the Commission:

We are the owners and residents of 441 Brady Lane, a single-family home built in the early 1960s. This letter replaces our letter of July 13, 2026 and summarizes our complete request, including two additional variance requests submitted in response to the City's review letter from Elizabeth McNamara, Assistant Planner.

Portions of our home's exterior walls were lawfully built decades before the current setback requirements and now sit within today's required setbacks. Earlier this year, mold was detected throughout the residence, including canine-assisted detection alerting in every room and along an exterior wall within the nonconforming area. Our young child was experiencing health effects, and our family was forced to move out of the home. We remain displaced. Professional assessment indicates that remediation requires removal of affected framing, including exterior wall framing within the nonconforming areas. The structure also has documented carpenter ant damage, and portions of the nonconforming areas have clearances below seven feet, which fall below habitable standards and prevent normal use of the garage.

Our proposed project is a remodel and second-story addition. All new square footage and all new foundation are located entirely within the current conforming setbacks. We are not requesting any encroachment beyond the existing wall planes, and we are not requesting any height above the structure's existing maximum ridge height within the nonconforming areas.

Our application requests five variances. The first three concern the existing nonconforming walls and roof:

1. Permission to remove and rebuild the mold-damaged and pest-damaged exterior wall framing in its exact existing location, on the existing foundation, within the existing footprint.
2. Permission to reconstruct those walls at a ten-foot plate height, in lieu of existing heights as low as six feet, without exceeding the structure's existing maximum ridge height within the nonconforming area.

3. Permission to rebuild the roof over the nonconforming areas at a functional pitch that directs drainage away from the foundation, rather than along the walls where mold was found.

The two additional requests concern existing site conditions identified by staff:

4. Tree Critical Root Zone encroachment. Tree 860 grows through an opening in the roof of our existing covered porch, surrounded at grade by an existing brick planter ring within the existing patio. The prior owner's plans, which are enclosed, carry the notations "Existing Trees Protect" and "Provide Opening at New Roof for Existing Tree." The only change we propose affecting this tree is raising the elevation of that roof opening from its current height of seven feet seven inches. The opening remains the same size in the same location, and nothing changes at grade: no cut, no fill, no grade change, and no alteration of ground cover within any Critical Root Zone. We have also confirmed that no change is proposed at Trees 858 and 859.
5. Driveway maneuvering area. The segment of our original circular drive proposed for removal measures nine feet six inches in width, which is below the twelve-foot minimum the Code requires, and it sits directly over the Critical Root Zone of Tree 847, a sixteen and one-half inch protected cedar elm whose roots are actively displacing the pavement. Preserving that segment as a vehicle turnaround would require widening it further into the root zone of a protected tree. We are asking not to be required to build a turnaround in that location. We would also note that back-out driveways without turnarounds are the prevailing condition on Brady Lane and throughout our neighborhood, and that vehicles at our property have backed onto the street for over sixty years.

What these variances allow is for our family to rebuild a safe and healthy home in the place our home has always stood. Everything the setback and tree regulations are written to protect is preserved by this request. The spacing between our home and our neighbors' homes stays exactly as it has been for more than sixty years. The one-story scale along both side property lines is retained, and the tallest elements of the project sit within the conforming setbacks, farther from our neighbors than the existing walls. Two mature protected trees remain in place, and pavement is permanently removed from the root zone of one of them.

What we are asking to change is confined to the condition of the structure itself: contaminated and damaged framing replaced, clearances raised to habitable heights, and a roof that carries water away from the foundation instead of along the walls where mold was found. Our request seeks no new encroachment into any setback and no height above what the structure already reaches today. The result is a home that sits on its lot and relates to its street exactly as it always has, and one our children can live in safely.

The enclosed application includes the variance descriptions, responses to the variance questionnaire, the supplement covering the two additional requests, mold and pest documentation, photographs with measurements, the property and tree survey, and the current plan set. Updated exhibits requested by staff will be provided by July 31, 2026. We would welcome the opportunity to answer any questions at the Commission's next available meeting, and we thank the Commission and City staff for their time and consideration.

Respectfully submitted,

Cole Bland

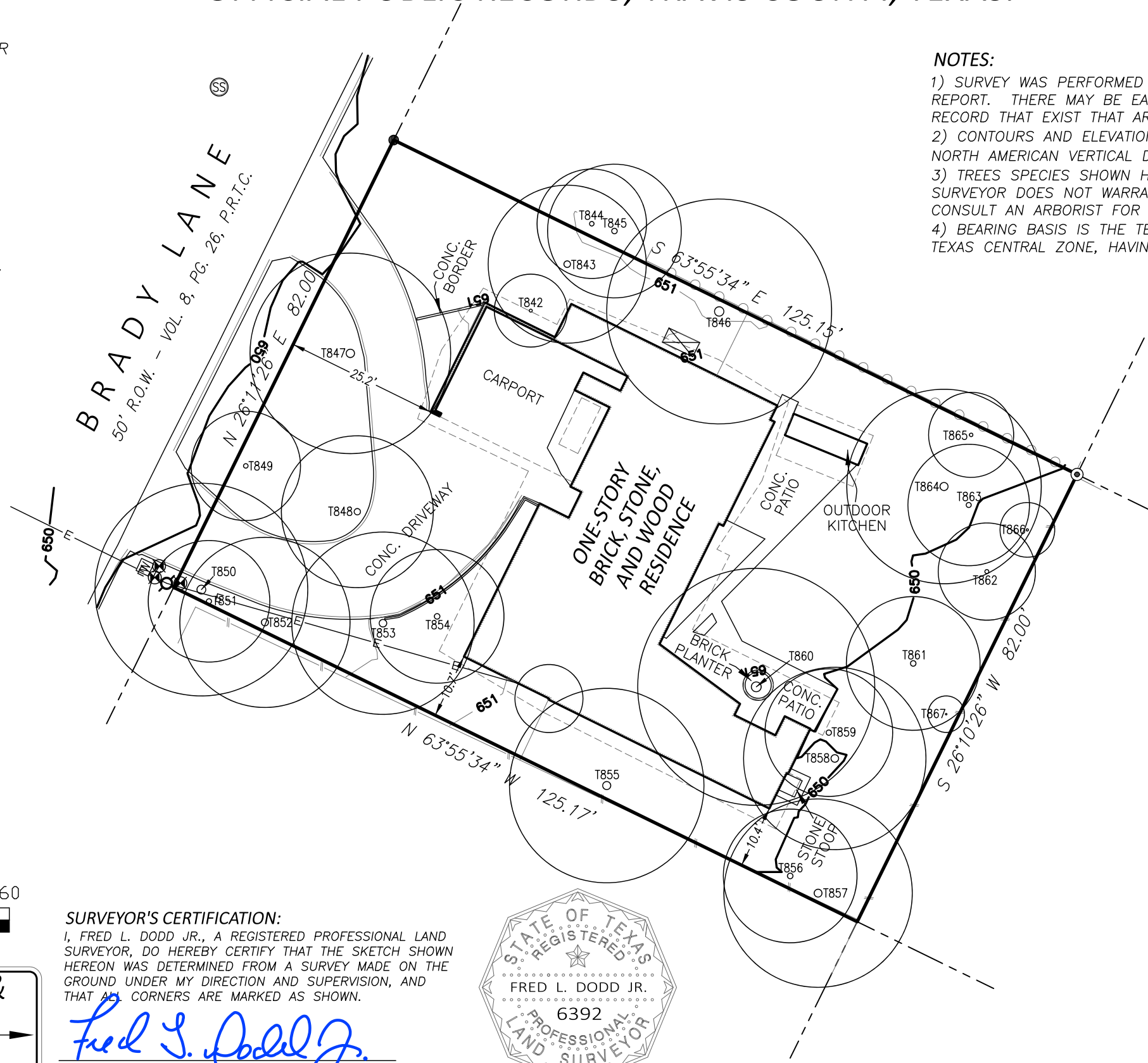
Olivia Bland

Owners, 441 Brady Lane

TREE AND TOPOGRAPHIC SURVEY WITH IMPERVIOUS COVER CALCULATIONS OVER 0.236 ACRE TRACT, MORE OR LESS
 OUT OF THE HENRY P. HILL SURVEY NO. 21, ABSTRACT NO. 14, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE SAME
 TRACT DESCRIBED IN THE DEED TO COLE BLAND AND OLIVIA McGILLIS, RECORDED IN DOCUMENT NO. 2020190561,
 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TREE LIST		
TAG#	TYPE	DIAMETER
840	LIVE OAK	8.5"
841	LIVE OAK	9.5"
842	LIVE OAK	6"
843	CEDAR ELM	13"
844	LIVE OAK	9"
845	LIVE OAK	11"
846	LIVE OAK	18.5"
847	CEDAR ELM	16.5"
848	CEDAR ELM	12.5"
849	CEDAR ELM	9"
850	LIVE OAK-TWIN	12"-11"
851	LIVE OAK	10"
852	LIVE OAK	14"
853	CEDAR ELM	15"
854	CEDAR ELM	11"
855	CEDAR ELM	16"
856	CEDAR ELM	11"
857	LIVE OAK	15.5"
858	LIVE OAK	15"
859	LIVE OAK	10.5"
860	LIVE OAK	19.5"
861	CEDAR ELM	11"
862	CEDAR ELM	8"
863	CEDAR ELM	10"
864	CEDAR ELM	16"
865	BOX ELDER	7"
866	TX MTN. LAUREL	4.5"
867	HACKBERRY	3"

- NOTES:
- 1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD THAT EXIST THAT ARE NOT SHOWN HEREON.
 - 2) CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
 - 3) TREES SPECIES SHOWN HEREON WERE IDENTIFIED BY THE SURVEYOR. SURVEYOR DOES NOT WARRANT NOR GUARANTY THAT THE SPECIES IS CORRECT. CONSULT AN ARBORIST FOR DEFINITIVE IDENTIFICATION.
 - 4) BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99992994.



MAP SYMBOLS

	1/2" IRON PIPE FOUND (UNLESS NOTED)
	1/2" IRON ROD FOUND (UNLESS NOTED)
	AIR CONDITIONING CONDENSER UNIT
	FENCE - CHAIN LINK
	FENCE - WOOD PRIVACY
	GAS METER
	OVERHEAD ELECTRIC/TELEPHONE LINE
	SANITARY SEWER MANHOLE
	UTILITY POLE
	WATER METER
	WATER VALVE

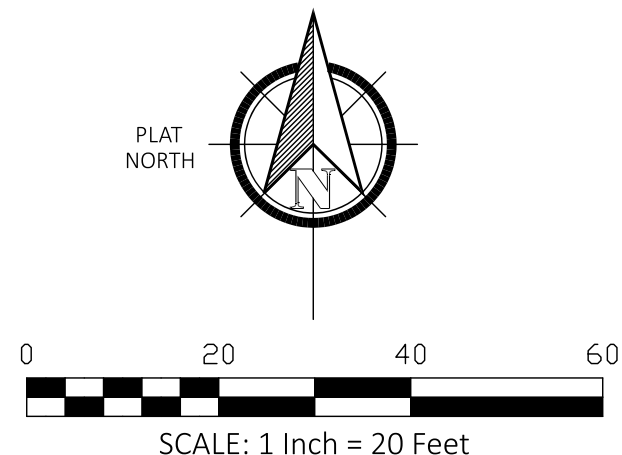
SURVEYOR'S CERTIFICATION:
 I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

Fred L. Dodd Jr.
 FRED L. DODD, JR. RPLS NO. 6392
 DATE: 10/02/2023 JOB NO. TC23057



IMPERVIOUS COVER CALCS.

HOUSE	2093 SQ. FT.
DRIVE/CARPORT	1757 SQ. FT.
REAR PATIO	508 SQ. FT.
OUTDOOR KITCHEN	49 SQ. FT.
BACK STOOP	19 SQ. FT.
AC PAD	14 SQ. FT.
STONE WALL	8 SQ. FT.
CONC. BORDER	4 SQ. FT.
TOTAL IMPERVIOUS	4452 SQ. FT.
LOT AREA	10,623 SQ. FT.
IMPERVIOUS COVER	41.9 %



DODD SURVEYING & MAPPING CO., INC.

TBPELS FIRM NO. 10194646
 P.O. BOX 1695 LIBERTY HILL, TX 78642
 OFFICE: (512) 953-5705
 WWW.DODDSURVEYING.COM

SUPPLEMENT TO VARIANCE APPLICATION

441 Brady Lane, West Lake Hills, Texas 78746

Case No. 2026-1327; Original Application Submitted July 13, 2026

Applicants: Cole and Olivia Bland

Date of Supplement: July 29, 2026

This supplement is submitted in response to the City's review letter from Elizabeth McNamara, Assistant Planner, and adds the following two variance requests to the three requests contained in the original application. The three original variance requests remain unchanged and as described in the application submitted July 13, 2026.

ADDITIONAL VARIANCE REQUESTED: VARIANCE 4

Variance 4: Tree care and maintenance, Section 22.03.305(b) and Section 3.5.0 of the Austin Environmental Criteria Manual as adopted by reference. To the extent the proposed improvements are determined to increase an existing encroachment into the Critical Root Zone of Tree 860, a 19.5 inch diameter live oak, and, to the extent required by staff, Trees 858 and 859, live oaks of 15 inch and 10.5 inch diameter respectively, the applicants request permission to construct the improvements as shown on the plans.

DESCRIPTION AND BASIS OF REQUEST

Tree 860 grows through an opening in the roof of the existing covered porch. The trunk is surrounded at grade by an existing brick planter ring set within the existing hardscape patio, which is itself surrounded by the existing foundation. These conditions appear on the property survey and are reflected in the prior owner's architectural plans, which carry the notations "Existing Trees Protect" and "Provide Opening at New Roof for Existing Tree - Protect Tree." This tree has coexisted with the surrounding structure, in this exact configuration, under plans previously reviewed in connection with the property.

The only proposed change affecting Tree 860 is the elevation of the roof opening. The opening is currently at a height of 7 feet 7 inches. The proposed roof raises the opening to 10 feet 1 and one eighth inches, consistent with Variances 2 and 3 of the original application. The size and location of the opening around the trunk do not change.

No change of any kind is proposed at the ground plane within the Critical Root Zone of Tree 860 or any other tree, with one exception that benefits a protected tree: the driveway removal described in Variance 5, which permanently removes existing pavement from within the Critical Root Zone of Tree 847. The existing brick planter and patio at Tree 860 remain untouched. Specifically, at Tree 860 there is no cut, no fill, no grade change, no removal or alteration of ground cover, no new foundation, no new hardscape, and no removal of existing hardscape within any Quarter, Half, or full Critical Root

Zone. Each ground plane standard listed in Section 22.03.305(b), including preservation of at least fifty percent of the Critical Root Zone at natural grade, protection of the Half Critical Root Zone, and the prohibition on cut or fill within the Quarter Critical Root Zone, is satisfied by the existing conditions, and those conditions do not change.

Trees 858 and 859: no change of any kind is proposed to these trees or within their Critical Root Zones, as shown on the marked existing conditions exhibit. The existing encroachments are not increasing.

Tree protection fencing and protective measures per City requirements will be implemented during demolition and construction for all preserved trees.

The applicants respectfully note their position that the proposed work does not increase any encroachment within the meaning of Section 22.03.305(b), because every regulated condition at the ground plane remains exactly as it exists today. This request is submitted protectively at staff's direction so that the application may proceed without delay, and the applicants welcome staff's or the Commission's determination that no variance is required for this item.

HARDSHIP STATEMENT FOR VARIANCE 4

Special conditions and unnecessary hardship: The special condition is the tree itself: a mature protected tree growing through the roof of the existing structure, a configuration established decades ago and previously reflected in reviewed plans. Strict enforcement would prohibit raising the roof opening even though nothing at the ground plane changes, which would in turn defeat Variances 2 and 3 and force retention of the substandard roof over this portion of the home.

Terrain and flora: The requested variance involves no ground disturbance whatsoever. The purpose of the tree ordinance is maximum preservation of existing trees. This request preserves Tree 860 in place, in its existing planter, under a roof opening of identical size, and avoids the alternative of removing the tree.

Alternatives: The alternatives are to remove the tree, which is contrary to the ordinance's purpose and the applicants' wishes, or to retain the existing 7 foot 7 inch roof over this area, which conflicts with the remediation and reconstruction described in the original application. Raising the existing opening while changing nothing at grade is the least impactful path available.

Minimum necessary: The opening remains the same size, in the same location, around the same tree. The only change is elevation, an increase of approximately two feet six inches. Nothing else within any Critical Root Zone changes.

Ordinance intent and neighboring properties: Granting this request preserves a mature protected tree and an existing home, consistent with the stated intent of the tree ordinance and of the June 2026 code amendments

favoring modification of existing homes over demolition. Neighboring properties experience no change at ground level; the roof height change is addressed in Variances 2 and 3 and remains below the district height maximum.

ADDITIONAL VARIANCE REQUESTED: VARIANCE 5

Variance 5: Driveway maneuvering area, Sections 22.03.175(d), 22.03.249, and 22.03.250(3). To the extent the replacement of the existing driveway is determined to constitute a new driveway subject to the maneuvering area requirement, the applicants request relief from the requirement to provide a vehicle maneuvering or turnaround area, and request permission to replace the retained portion of the existing driveway as shown on the attached site plan and plan set.

DESCRIPTION AND BASIS OF REQUEST

The existing driveway is an original circular concrete drive from the early 1960s. Its joints are uneven and portions of the slab have been displaced by root growth from Tree 847, a 16.5 inch diameter cedar elm protected under Section 22.03.304. The relief requested here concerns the segment of the existing circular drive that lies over the Critical Root Zone of Tree 847, which the proposed scope permanently removes. Driveway surfaces are masonry pavers per Section 22.03.247. The proposed driveway configuration is shown on the attached site plan and plan set.

The segment proposed for removal measures 9 feet 6 inches in surface width, as shown on the attached site plan. Section 22.03.250(c)(8) requires that residential driveways be not less than 12 feet in surface width, with a 10 foot width permitted only in areas of 25 percent grade, which do not exist in this location. The segment proposed for removal is therefore approximately 2 feet 6 inches below the minimum width the Code requires and could not lawfully be constructed today. The retained portion of the driveway exceeds 12 feet in surface width and complies with Section 22.03.250(c)(8).

Because the segment is substandard in width, it cannot serve as a compliant maneuvering area in its present condition. Preserving it for that purpose would require widening it by at least 2 feet 6 inches, and the only direction available for that widening is further into the Critical Root Zone of Tree 847. At 16.5 inches in diameter, Tree 847 has a Critical Root Zone radius of 16.5 feet, a Half Critical Root Zone radius of approximately 8.25 feet, and a Quarter Critical Root Zone radius of approximately 4.1 feet. Section 22.03.305(b) requires preservation of at least fifty percent of the Critical Root Zone at natural grade, protects the entirety of the Half Critical Root Zone, and prohibits any cut or fill within the Quarter Critical Root Zone. Section 22.03.302 states the City's policy of preserving existing vegetation to the maximum extent possible, and Section 22.03.304 prohibits removal of a protected tree of this size absent City Council variance and 150 percent replacement.

Strict enforcement of the maneuvering area requirement would therefore compel the applicants to add new impervious pavement directly over the root zone of a protected tree, on a lot that is already over its impervious cover allowance, in order to preserve a driveway segment that fails the Code's own minimum width standard. The proposed scope does the opposite. It permanently removes substandard pavement from the root zone of Tree 847, reduces total impervious cover on the lot, and reduces the number of driveway street entrances from two toward one, consistent with Section 22.03.175(2).

The exiting condition of the property is unchanged by this request. Vehicles exiting 441 Brady Lane today back onto Brady Lane, and that has been the condition of this lot for over sixty years. The requested relief does not eliminate a functioning turnaround; it declines to construct one where none has ever lawfully existed.

Back out driveways are the prevailing condition in this neighborhood. The overwhelming majority of residential driveways on Brady Lane and the surrounding streets, including properties within 200 feet of 441 Brady Lane, were developed in the same era and do not provide a vehicle turnaround. Vehicles at those properties back onto the street. Section 38.05.033(7) provides that the Commission and the Board may consider whether similar conditions exist on properties within 200 feet, and here the condition for which relief is requested is not merely similar to the neighborhood pattern, it is the neighborhood pattern. Brady Lane is a low volume residential street, and no traffic safety concern distinguishes this property from its neighbors.

The applicants respectfully note their position that replacement of a deteriorated existing driveway, in the same location and serving the same street entrance, is in the nature of maintenance and repair rather than construction of an entirely new driveway. This request is submitted protectively at staff's direction so that the application may proceed without delay, and the applicants welcome staff's or the Commission's determination that no variance is required for this item.

HARDSHIP STATEMENT FOR VARIANCE 5

Special conditions and unnecessary hardship: The special conditions are the lot's original 1960s development pattern and the presence of a large protected tree within the driveway area. The lot was developed with a circular drive whose removal segment is 9 feet 6 inches wide, below the Code minimum, and which sits directly over the Critical Root Zone of a 16.5 inch protected cedar elm whose roots are actively displacing the pavement. Strict enforcement would require the applicants to widen substandard pavement over a protected tree's root zone, on an over allowance lot, as a condition of removing that pavement from the tree.

Terrain and flora: The requested relief involves removal of existing hardscape and no new ground disturbance. It directly benefits Tree 847 by permanently

clearing pavement from its Critical Root Zone, and it reduces total site coverage.

Alternatives: The alternatives are to widen and retain the substandard segment as a maneuvering area, which adds new impervious cover over a protected tree's root zone in direct tension with Sections 22.03.302 and 22.03.305, or to leave the deteriorated substandard pavement in place, which perpetuates root damage and a failing surface. Neither alternative serves the purposes of the ordinances as well as the proposed scope.

Minimum necessary: The relief requested is narrow. The applicants do not seek to add any driveway area within the Critical Root Zone of Tree 847, to encroach further into that root zone, or to alter the location of the driveway entrance. The single item of relief sought is that the applicants not be required to construct a vehicle maneuvering area, because the only location available for one is over the root zone of a protected tree and the segment that would serve that function is below the minimum width the Code permits. Every other applicable driveway standard, including the width minimum of Section 22.03.250(c)(8), the 20 foot maximum entrance width and one driveway limit of Section 22.03.175(2), the surface requirements of Section 22.03.247, and the driveway setbacks of Section 22.03.249, is met by the proposed configuration.

Ordinance intent and neighboring properties: The purposes of the driveway regulations are traffic safety and neighborhood character, and the purpose of the tree ordinance is preservation of protected trees. This request serves the tree ordinance directly by clearing pavement from a protected tree, and it leaves the existing condition of the lot exactly as it has existed for over sixty years. That condition, backing onto a low volume residential street, is the prevailing condition of the surrounding neighborhood and of the properties within 200 feet, nearly all of which have back out driveways without turnarounds. Granting this relief therefore preserves neighborhood character rather than departing from it. Neighboring properties experience a preserved protected tree and no change to traffic conditions on Brady Lane.

EXHIBITS FOR THIS SUPPLEMENT

1. Marked existing conditions elevations (prior owner plan set, Sheet A4) noting Trees 858 and 859 unchanged and identifying the roof cutout at Tree 860, existing height 7 feet 7 inches. These sheets also provide the existing roof elevations and cross sections within the setbacks requested in the City's review letter.
2. Photographs of existing conditions at Tree 860 showing the trunk, existing brick planter ring, existing hardscape patio, and the tree passing through the existing porch roof.
3. Site plan showing the existing driveway, the 9 foot 6 inch width of the segment proposed for removal, the retained portion, and the extent of existing pavement within the Critical Root Zone of Tree 847.

4. Property survey and tree survey showing Trees 847, 858, 859, and 860, the existing circular driveway, the existing planter, and existing hardscape.
5. Photographs of the existing driveway showing joint displacement and root damage within the Critical Root Zone of Tree 847 (to be provided with the updated exhibit set due July 31, 2026).
6. Aerial or street level survey of driveway configurations on properties within 200 feet of 441 Brady Lane, demonstrating that back out driveways without vehicle turnarounds are the prevailing neighborhood condition (to be provided with the updated exhibit set due July 31, 2026).
7. Proposed roof elevations and cross sections within the setbacks, showing existing versus proposed conditions (to be provided with the updated exhibit set due July 31, 2026).

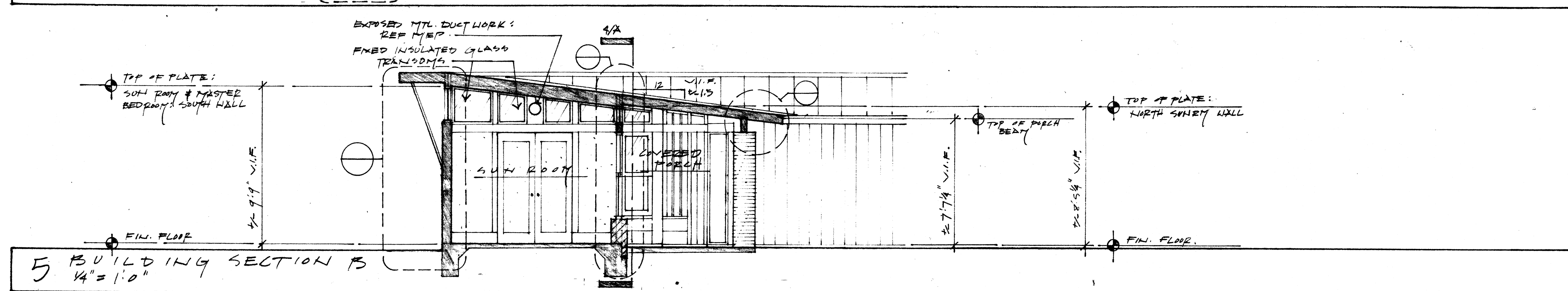
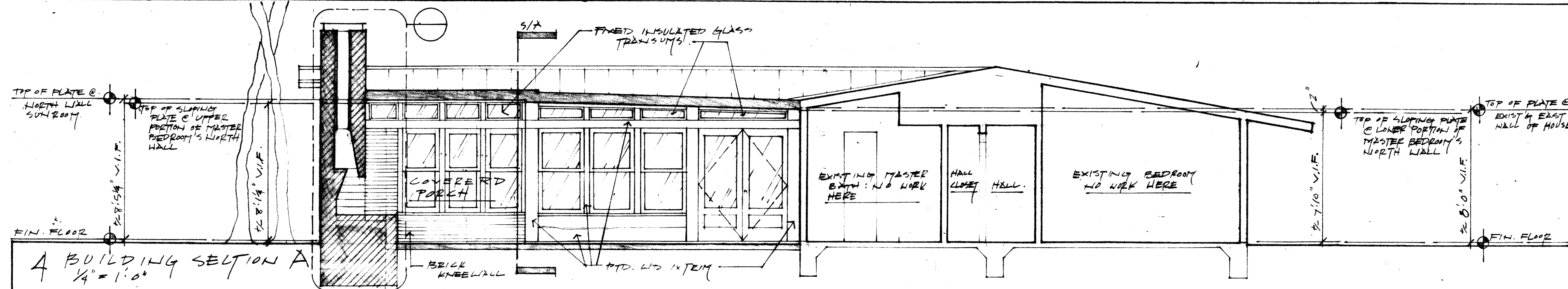
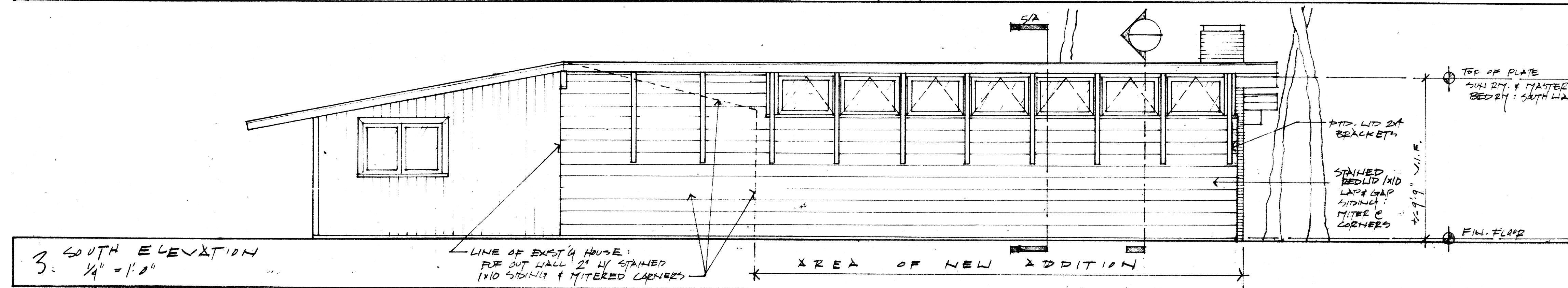
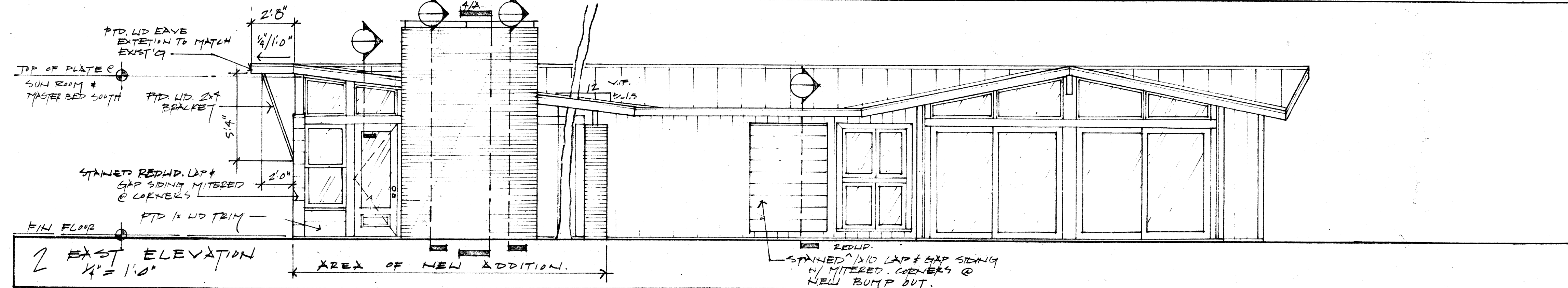
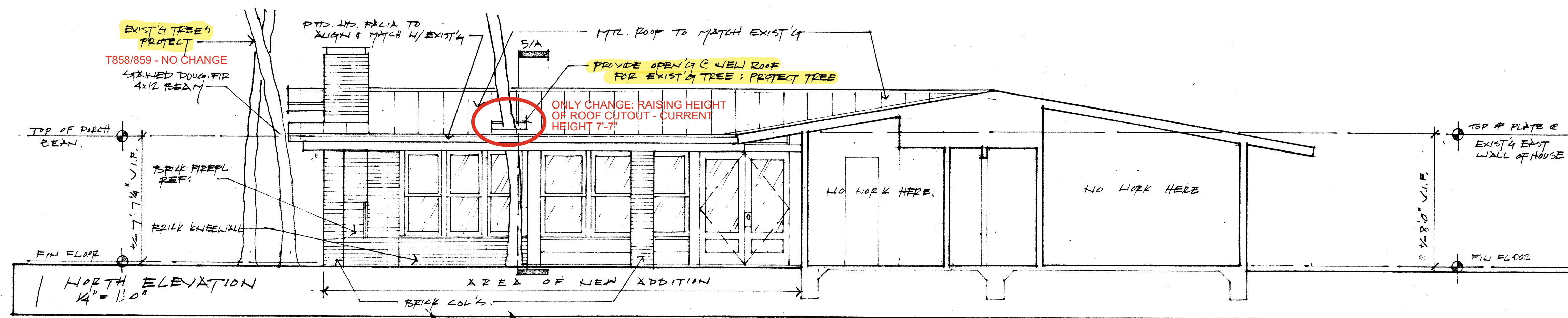
Respectfully submitted,

Cole Bland
Olivia Bland
Owners, 441 Brady Lane

EXHIBIT 1

Marked Existing Conditions Elevations (Prior Owner Plan Set, Sheet A4)

Annotations identify: Trees 858 and 859 - no change;
roof cutout at Tree 860, existing height 7'-7", only change is raising cutout elevation.
Also provides existing roof elevations and cross sections within the setbacks.



RICHARD HUGHES DESIGN
711 CARONAL LN., AUSTIN, TX
(512) 416-6960

COVERT REMODEL & ADDITION
441 BRADY LN. WEST LAKE, TX

DATE:
1-21-01
1-24-01
2-14-01
3-11-01

A4

EXHIBIT 2

Photographs of Existing Conditions at Tree 860

Photographs taken by applicant, July 2026.

Trunk, existing brick planter ring, existing hardscape patio,
and the tree passing through the existing covered porch roof.
All conditions shown remain unchanged under the proposed plans.



Photo 1: Tree 860 trunk at grade. Existing brick planter ring with natural soil and ground cover, set within existing hardscape patio. No cut, fill, grade change, or ground cover change is proposed within this Critical Root Zone.



Photo 2: Tree 860 passing through the existing covered porch roof, surrounded by existing hardscape, existing brick planter, and existing structure, all of which remain. The only proposed change is the elevation of the roof opening, currently 7'-7".

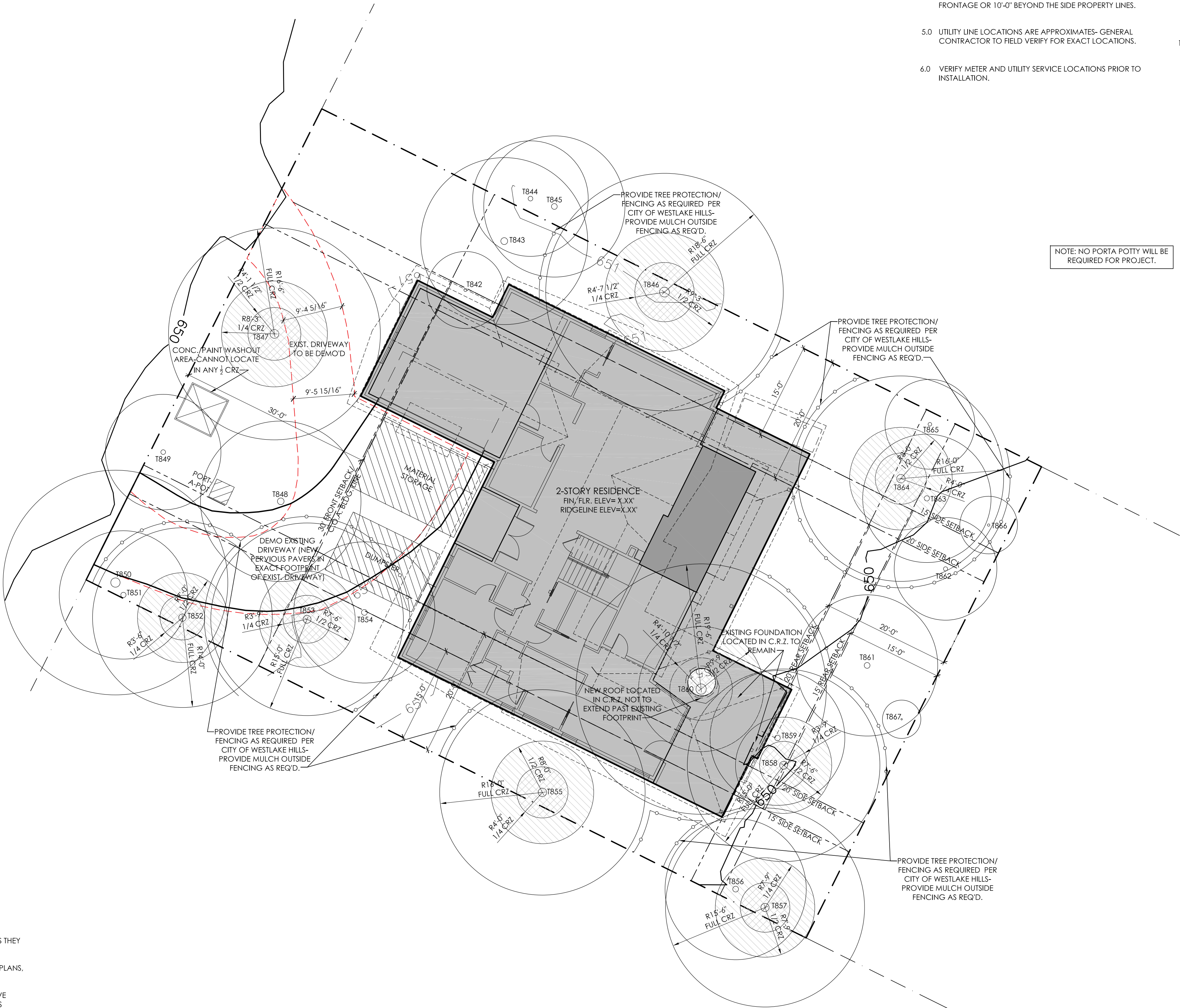
EXHIBIT 3

Site Plan - Existing Driveway, Removal Area, and Tree 847 Critical Root Zone

Prepared by Washer Architecture, July 29, 2026.

Shows the 9'-6" surface width of the driveway segment proposed for removal, which is below the 12 foot minimum required by Section 22.03.250(c)(8); the retained portion, which exceeds 12 feet in width; and the extent of existing pavement within the Critical Root Zone of Tree 847 (16.5" cedar elm).

TREE LIST		
TAG#	TYPE	DIAMETER
840	LIVE OAK	8.5"
841	LIVE OAK	9.5"
842	LIVE OAK	6"
843	CEDAR ELM	13"
844	LIVE OAK	9"
845	LIVE OAK	11"
846	LIVE OAK	18.5"
847	CEDAR ELM	16.5"
848	CEDAR ELM	12.5"
849	CEDAR ELM	9"
850	LIVE OAK-TWIN	12"-11"
851	LIVE OAK	10"
852	LIVE OAK	14"
853	CEDAR ELM	15"
854	CEDAR ELM	11"
855	CEDAR ELM	16"
856	CEDAR ELM	11"
857	LIVE OAK	15.5"
858	LIVE OAK	15"
859	LIVE OAK	10.5"
860	LIVE OAK	19.5"
861	CEDAR ELM	11"
862	CEDAR ELM	8"
863	CEDAR ELM	10"
864	CEDAR ELM	16"
865	BOX ELDER	7"
866	TX MTN. LAUREL	4.5"
867	HACKBERRY	3"



CITY OF WEST LAKE HILLS NOTES:

A) "PROJECT IS A TYPE 1 DEVELOPMENT"

B) "WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN."

C) "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."

D) "NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT."

E) "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."

F) "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."

G) "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."

H) "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 (I)."

I) (FEMA NOTE INCLUDING A DESCRIPTION OF WHAT PORTION OF THE PROJECT, IF ANY, IS LOCATED IN A FLOOD HAZARD AREA, AS WELL AS THE EFFECTIVE FIRM PANEL NUMBER AND DATE.)

J) (EDWARDS AQUIFER JURISDICTIONAL BOUNDARY NOTE INCLUDING WHICH ZONE, IF ANY, THE PROJECT IS LOCATED.)

CITY OF WEST LAKE HILLS NOTES:

• NO MECHANICAL EQUIPMENT, EAVES OR OVERHANGS CAN ENCROACH INTO THE SETBACKS.

• GLASS CANNOT HAVE A REFLECTIVITY FACTOR OF 20% OR GREATER. SAMPLES OF METALLIC, REFLECTIVE, OR SHINY EXTERIOR BUILDING MATERIALS SHALL BE PROVIDED TO THE CITY INSPECTOR BEFORE INSTALLATION AND SUCH MATERIALS SHALL NOT BE INSTALLED IF THE CITY INSPECTOR JUDGES THESE MATERIALS TO BE IN VIOLATION OF THIS SECTION OF THIS CODE.

• NO FENCES ARE APPROVED WITH THIS PERMIT.

• SWIMMING POOLS REQUIRE A SEPARATE PERMIT AND COUNT AGAINST IMPERVIOUS COVER. • ALL IMPROVEMENTS IN THE STREET RIGHT-OF-WAY REQUIRE A PERMIT (LANDSCAPING, MAILBOX, ETC)

• NO EXCAVATION, GRADING OR FILLING SHALL BE PERMITTED IN SETBACKS EXCEPT FOR UP TO 18 INCHES IN HEIGHT OR DEPTH.

• EXPOSED FOUNDATIONS WITH 4 VERTICAL FEET OR MORE EXPOSED THAT ARE VISIBLE FROM THE STREET OR NEIGHBORING PROPERTY MUST BE CONCEALED WITH DENSE, EVERGREEN VEGETATIVE BUFFERS.

• ALL EXTERIOR COMPRESSORS AND OTHER MECHANICAL EQUIPMENT OR DEVICES SHALL BE SHIELDED AND INSULATED SO AS TO ENSURE THAT SOUND EMANATING THEREFROM DOES NOT INTERFERE WITH THE USE AND ENJOYMENT OF SURROUNDING PROPERTY (22.03.171).

GENERAL SITE NOTES:

- 1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- 13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- 16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- 17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- 18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

NOTE: NO PORTA POTTY WILL BE REQUIRED FOR PROJECT.

NOTE: ROOF CANNOT OVERHANG INTO BLDG. SETBACKS

IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY PROTECTED FULL CRZ, CONSIDER PROVIDING 3" PLYWOOD OVER 2X4 LUMBER OF A 12" LAYER OF MULCH BRIDGE. AT PROJECT COMPLETION, SPREAD MULCH AROUND SITE TO LEAVE A MAX. LAYER OF 3" OF MULCH WITHIN ROOT ZONES.

NOTE: IN ORDER TO ASSURE THAT THE REMAINING ROOT ZONES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD BE INDICATED TO PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA OR AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE CRITICAL ROOT ZONE, AN EIGHT INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.

NOTE: PROVIDE 2X4 OR GREATER SIZE PLANKS (6" TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES' TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/4 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT. TREE PROTECTION FENCING MUST BE ON GRADE (FLAT POST BASES WEIGHTED DOWN WITH SAND BAGS) AND MUST ENCOMPASS THE 1/4 CRZ AT MINIMUM.

APPLICABLE CODE: 2024 I.R.C.
ZONING: SF-3-NP

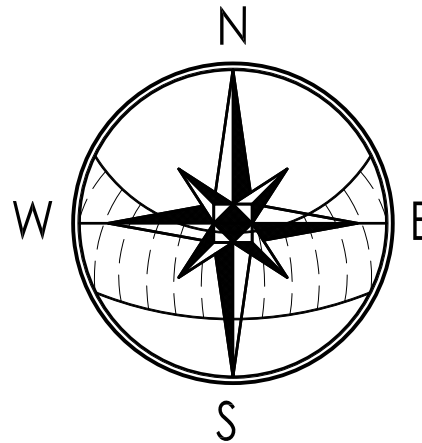
LEGAL DESCRIPTION:
441 BRADY LANE
LOT X BLOCK X
AUSTIN, TX 78746
TRAVIS COUNTY

EXISTING IMPERVIOUS COVER - CALCS	
EXISTING RESIDENCE	2,838' / 27.65%
EXISTING DRIVEWAY	1,263' / 12.30%
EXISTING REAR PLATWORK	593' / 5.78%
EXISTING IMPERVIOUS COVER	4,694' / 45.73%

PROPOSED IMPERVIOUS COVER - CALCS	
TOTAL RESIDENCE FOUNDATION (NEW & EXIST.)	3,376'
PROPOSED DRIVEWAY (PERVIOUS PAVERS)	958'
PROPOSED/EXISTING IMPERVIOUS:	4,334' / 42.23%
PROPOSED PERVIOUS:	5,930' / 57.77%
TOTAL	10,264' / 100%

PROPOSED IMPERVIOUS COVER REMOVES 360sf FOR NEW PERVIOUS SURFACE

R-1 ZONING ALLOWABLE IMPERVIOUS COVERAGE
FOR LOTS LESS THAN 0.5 ACRES, GREATER THAN OR EQUAL TO 0.2 ACRES:
P=(SIZE OF ACRES EXPRESSED AS A WHOLE NUMBER & DECIMAL)(X)(0.5)-(0.5)
10.264 / 43.56=0.24 ACRES
(0.24 ACRES)(0.5)-(0.5)= -0.38.22%
P=38% ALLOWABLE IMPERVIOUS COVER FOR A 0.24 ACRE LOT
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE=3,923 S.F.



SITE PLAN
SCALE: 1:10

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THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF ARCHITECT:
JAMES WASHER

REVISIONS

DATE 07.27.2026

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THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION
FOR ONE HOUSE ON ONE LOT. FURTHER REPRODUCTION
OR USE OF THESE PLANS FOR ANY OTHER PROJECT
OR THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET
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NO CONTRACTING SHALL BE PROVIDED &
COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, 78746
512.680.9576

**A Remodel/Addition for
COLE & OLIVIA BLAND**

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LANE

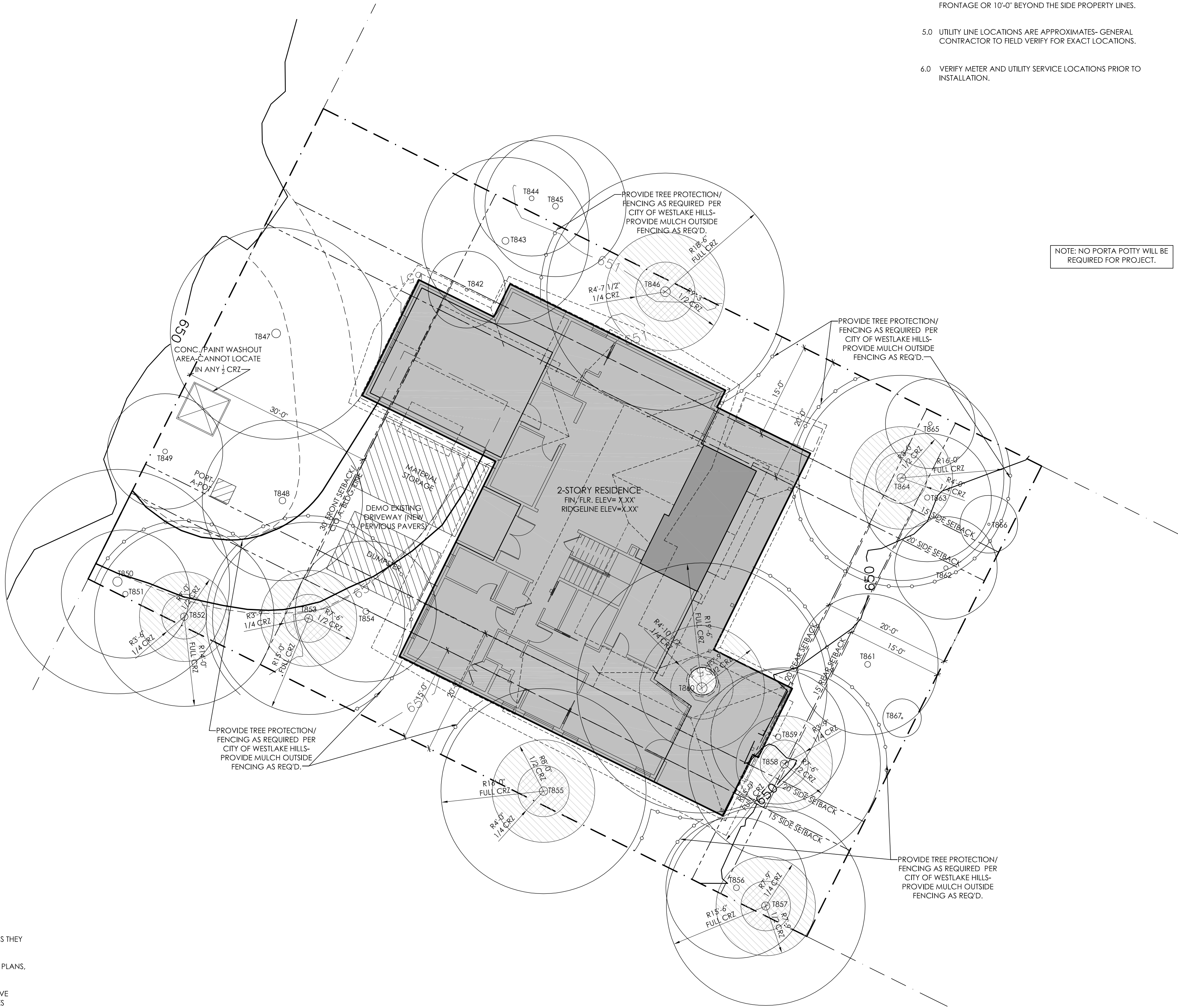
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SHEET

A1

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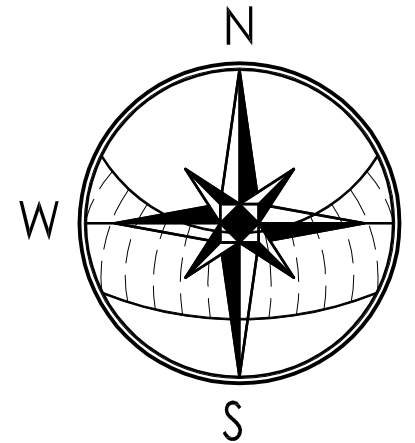
APPLICABLE CODE: 2024 I.R.C.
ZONING: SF-3-NP

LEGAL DESCRIPTION:
441 BRADY LANE
LOT X BLOCK X
AUSTIN, TX 78746
TRAVIS COUNTY

EXISTING IMPERVIOUS COVER	4,264' / 41.54%
IMPERVIOUS COVER CALCS	
TOTAL RESIDENCE FOUNDATION (NEW & EXIST.)	3,352'
PROPOSED DRIVEWAY (PERVIOUS PAVERS @ 75%)	623'
PROPOSED IMPERVIOUS:	3,975' / 38.73%
PROPOSED PERVIOUS:	6,289' / 61.27%
TOTAL	10,264' / 100%

PROPOSED IMPERVIOUS COVER REMOVES 289' OF PERVIOUS SURFACE

R-1 ZONING ALLOWABLE IMPERVIOUS COVERAGE FOR LOTS LESS THAN 0.5 ACRES, GREATER THAN OR EQUAL TO 0.2 ACRES:
P=(SIZE OF ACRES EXPRESSED AS A WHOLE NUMBER & DECIMAL)(X)(0.5)-(0.5)
10,264 / 43.560= 0.24 ACRES
(0.24 ACRES)(0.5)-(0.5)= -0.38.22%
P=38% ALLOWABLE IMPERVIOUS COVER FOR A 0.24 ACRE LOT
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE=3,923 S.F.



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REVISIONS	

DATE 06.23.2026

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COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LANE

NAME: SITE PLAN

SCALE: 1:10

SHEET

A1

TRAFFIC MARKING NOTES

1. BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND ... CONSTRUCTED ON ALL DEAD PUBLIC SAFETY. CITY OF WEST LAKE HILLS | PAGE 3 GENERAL NOTES MARCH 2018
2. ANY METHODS, STREET MARKINGS, AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS, OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
3. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS, AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

EROSION CONTROL NOTES

1. EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE 2. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.
3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER. MAJOR REVISIONS MUST BE APPROVED BY THE CITY. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER ANY RAINFALL EVENT TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.
7. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 7.1(I).
9. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

CITY OF WESTLAKE HILLS NOTES:

- A) "PROJECT IS A TYPE 1 DEVELOPMENT"
- B) "WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN."
- C) "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."
- D) "NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT."
- E) "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."
- F) "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."
- G) "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."
- H) "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(I)."
- I) (FEMA NOTE INCLUDING A DESCRIPTION OF WHAT PORTION OF THE PROJECT, IF ANY, IS LOCATED IN A FLOOD HAZARD AREA AS WELL AS THE EFFECTIVE FIRM PANEL NUMBER AND DATE.)
- J) (EDWARDS AQUIFER JURISDICTIONAL BOUNDARY NOTE INCLUDING WHICH ZONE, IF ANY, THE PROJECT IS LOCATED.)

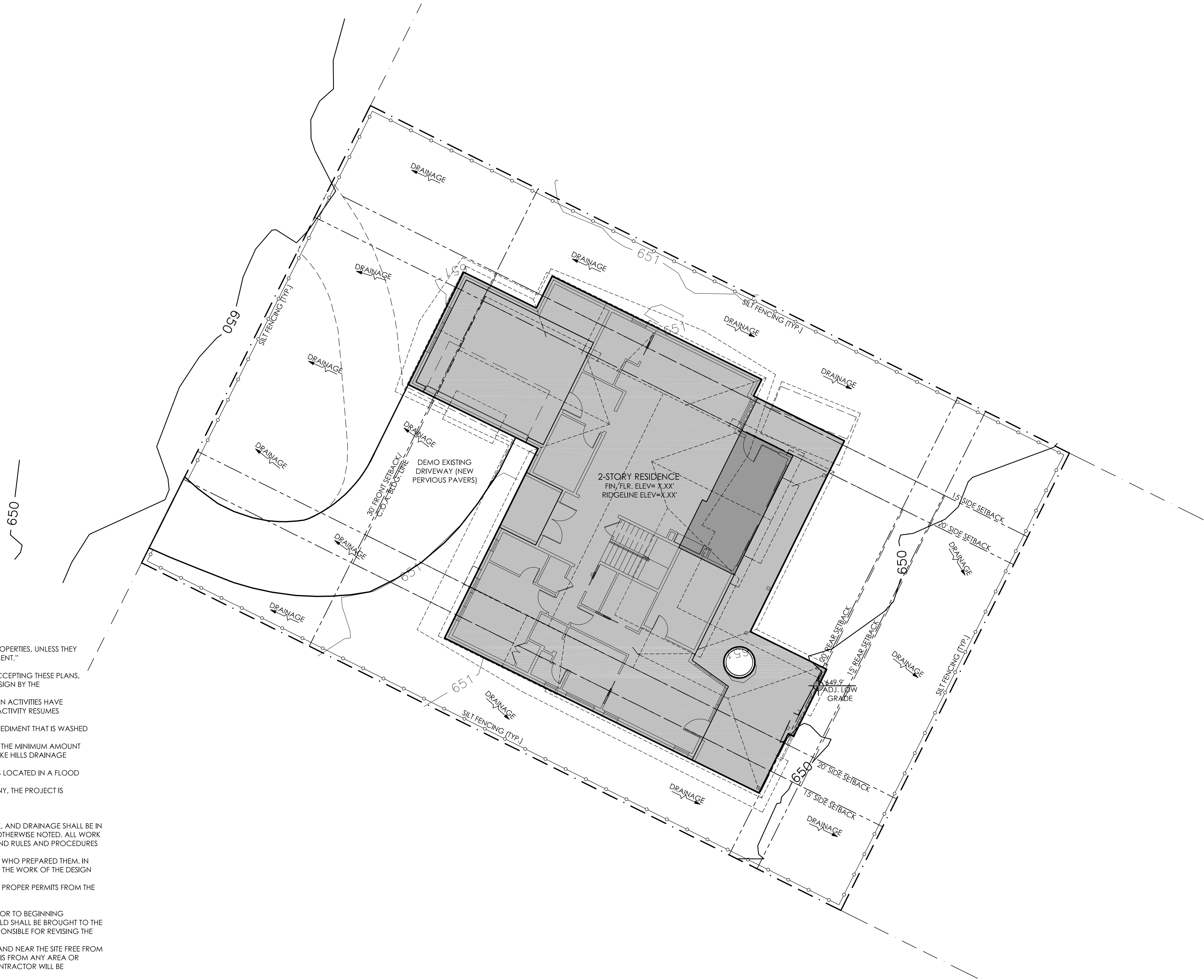
GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITEWORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE TEXAS STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES, ORDINANCES, SAFETY CODES, AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
4. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
5. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.
6. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.
8. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE CONSTRUCTION CONFERENCE BETWEEN THE CITY OF OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE WEST LAKE HILLS DESIGN ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.
9. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.
10. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

TRENCH SAFETY NOTES

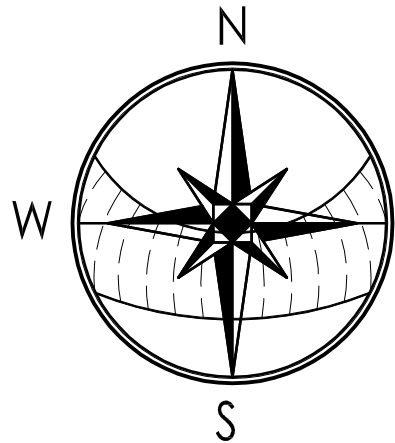
1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, PERSONS ARE IN TRENCHES 4 MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED CITY OF WEST LAKE HILLS | PAGE 2 GENERAL NOTES MARCH 2018 TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF WEST LAKE HILLS.

SILT FENCING DETAIL:



TYPE "I" DRAINAGE PLAN

SCALE: 1:10



STREET AND DRAINAGE NOTES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOUR NOTICE PRIOR TO ANY TESTING.
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DENSITY TO WITHIN 3 INCHES OF THE TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSION. THE REMAINDER 3 INCHES SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. ALL RCP SHALL BE MINIMUM CLASS III.
4. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY N/A. THE PAVING SECTIONS WERE DESIGNED BY N/A IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: STREET STATION FLEX. BASE THICKNESS HMAC THICKNESS LIME STAB. THICKNESS
5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE FOR FURNISHING THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. (IF APPLICABLE)
6. THE FEMA MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES/DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FIRM PANEL 48453CO445K, DATED 01/21/2020.
7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF WEST LAKE HILLS FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS AND FLOOD HEIGHTS MAY BE INCREASED BY MAN PLAN BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THE PLAN CREATE LIABILITY ON THE PART OF THE CITY OF WEST LAKE HILLS OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAN OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

APPLICABLE CODE: 2024 I.R.C.
ZONING: SF-3-NP

LEGAL DESCRIPTION:
441 BRADY LANE
LOT X BLOCK X
AUSTIN, TX 78746
TRAVIS COUNTY

EXISTING IMPERVIOUS COVER	4,264' / 41.54%
IMPERVIOUS COVER CALC	
TOTAL RESIDENCE FOUNDATION (NEW & EXIST.)	3,352'
PROPOSED DRIVEWAY (PERVIOUS PAVERS @ 75%)	623'
PROPOSED IMPERVIOUS:	3,975' / 38.73%
PROPOSED PERVIOUS:	6,289' / 61.27%
TOTAL	10,264' / 100%

PROPOSED IMPERVIOUS COVER REMOVES 289' OF PERVIOUS SURFACE

R-1 ZONING ALLOWABLE IMPERVIOUS COVERAGE
FOR LOTS LESS THAN 0.5 ACRES, GREATER THAN OR EQUAL TO 0.2 ACRES:
P=(SIZE OF ACRES EXPRESSED AS A WHOLE NUMBER & DECIMAL)(X)(0.5)-(0.5)
10.264 / 43.560= 0.24 ACRES
(0.24 X CRES)(0.5)-(0.5)= -0.38.22%
P=38% ALLOWABLE IMPERVIOUS COVER FOR A 0.24 ACRE LOT
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE=3,923 S.F.

REVISIONS	

DATE 06.23.2026

DRAWN SE

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FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION
REQUIRED TO CONSTRUCT THE PROJECTS GIVEN.
NO ENGINEERING SHALL BE PROVIDED &
COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, 78746
512.680.9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LANE

NAME: DRAINAGE PLAN

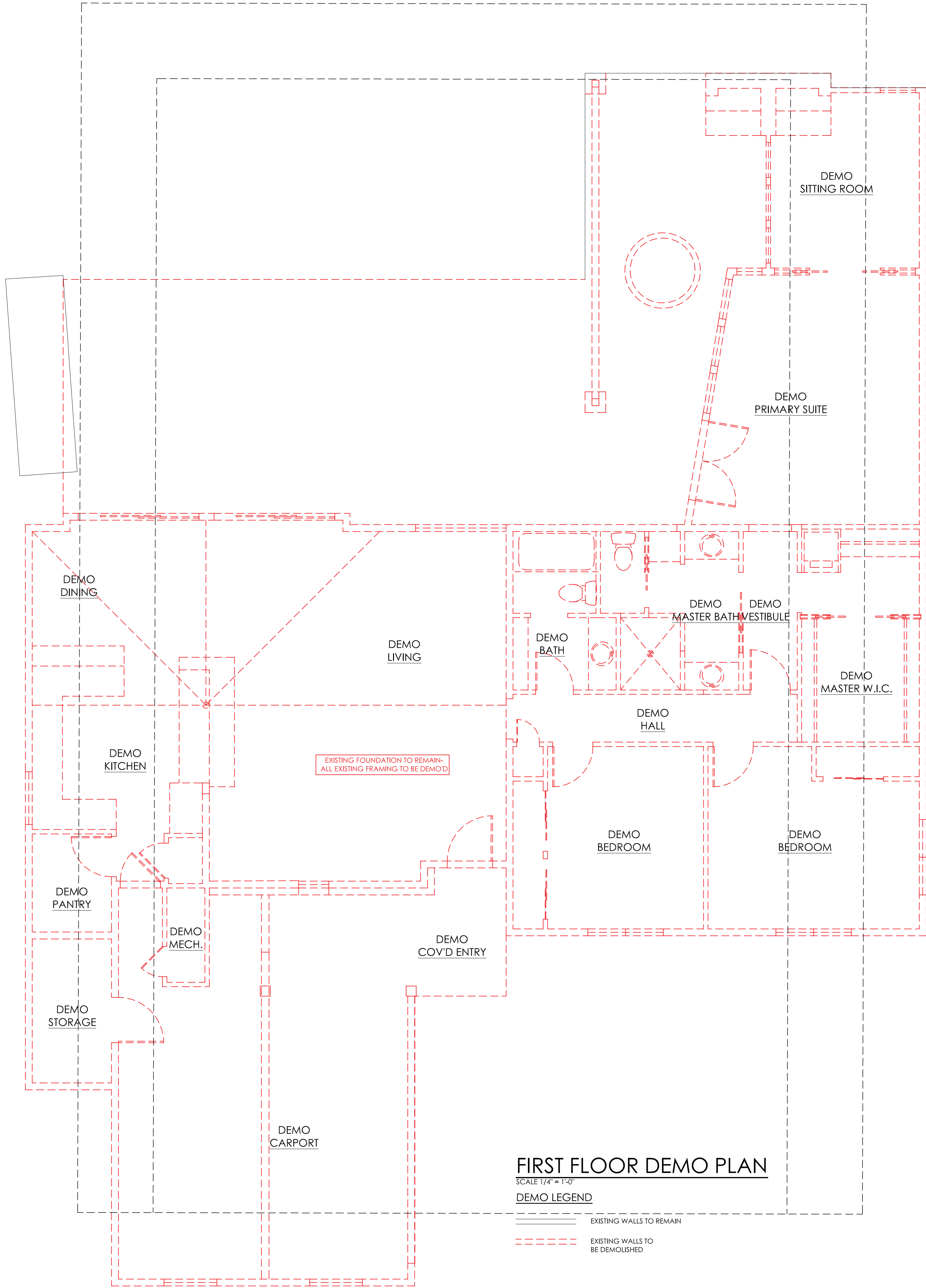
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JAMES WASHER



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

REVISIONS	
DATE	06.02.2026
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(512) 680-9576

**A Remodel/Addition for
COLE & OLIVIA BLAND**
441 BRADY LANE
WEST LAKE HILLS, TX 78746

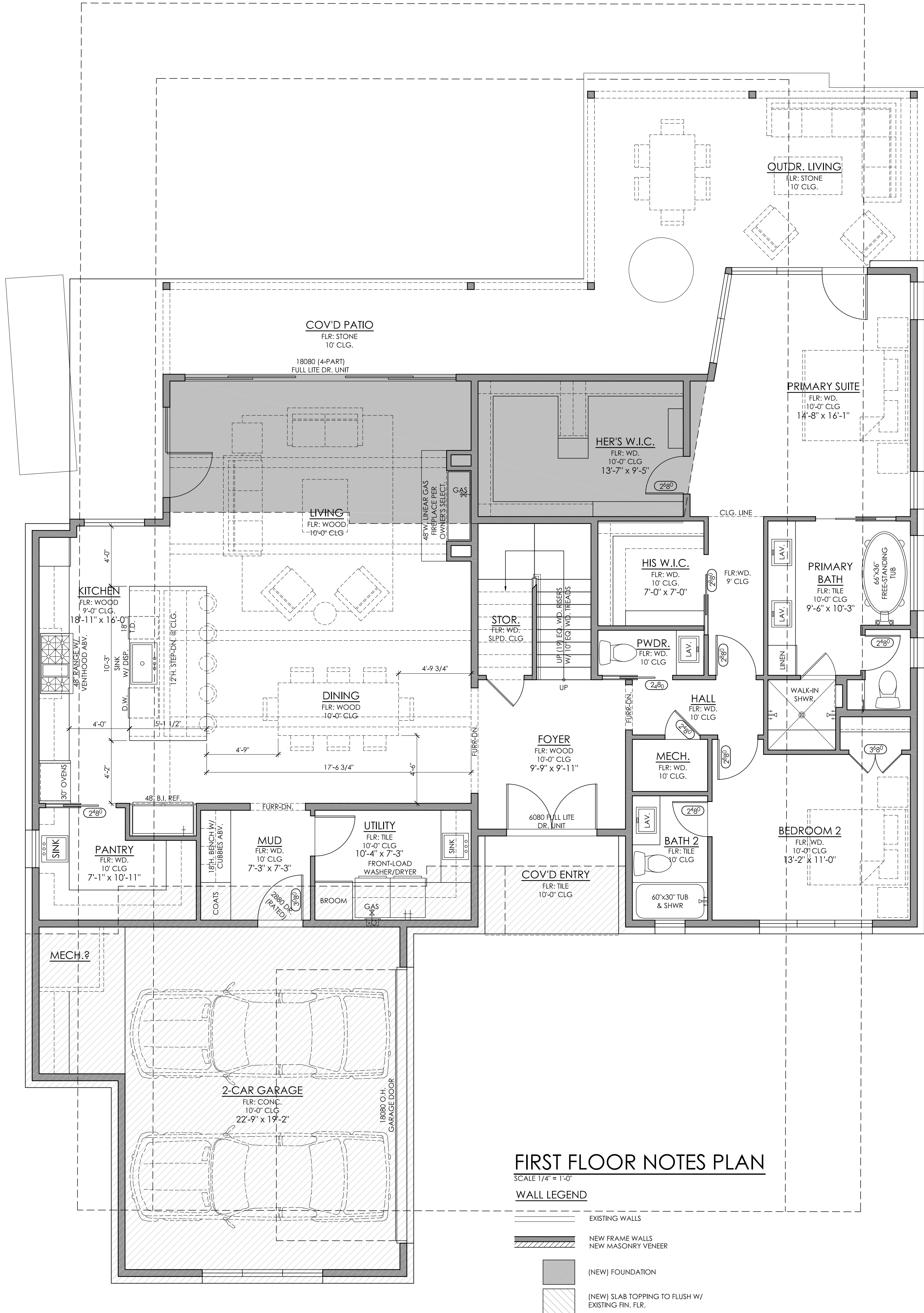
JOB NO.:	441 BRADY LN.
NAME:	1ST FLR, DEMO PLAN
SCALE:	1/4"=1'-0"

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A2

GENERAL PROJECT NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. (512)458-1363.
5. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
6. PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
7. THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
8. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
9. WHEN THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS, MATERIALS OR SYSTEMS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS, MATERIALS, AND SYSTEMS SELECTED WHEN INSTALLED.
10. ALL COMPONENTS, MATERIALS, SYSTEMS AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES. IF CONFLICTS ARISE BETWEEN ARCHITECTURAL PLANS OR SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS CONTRACTOR IS TO CONTACT ARCHITECT PRIOR TO PURCHASE AND OR INSTALLATION OF MATERIALS FOR DIRECTION.
11. ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
12. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
13. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
14. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
15. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
16. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
17. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
18. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
19. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
20. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.
21. CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.



GENERAL ELECTRICAL NOTES:

1. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
2. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS, APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
5. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
6. ALL RECESSED DOWN LIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.
7. PROVIDE DIMMER SWITCHES TO ALL LIGHTING FIXTURES AND RECESSED DOWN LIGHTS. EXCLUDING STORAGE AREAS AND SECONDARY BEDROOM CLOSETS.
8. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
9. ALL SWITCHES TO BE 3'-0" A.F.F. TO CENTER LINE OF SWITCH PLATE. ALL OUTLETS TO BE 1'-0" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
10. OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.
11. OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.
12. VERIFY LOCATION, HEIGHT & TYPE OF POWER TO ALL APPLIANCES. COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.
13. LOCATION OF FLOOR OUTLETS NOT REQUIRED BY CODE & ALL FLOOR PHONE OUTLETS NOT REQUIRED BY OWNER.
14. PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
15. PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.
16. SUPPLY POWER TO ALL HVAC UNIT(S). (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
17. PROVIDE SWITCH AT ATTIC ACCESS AND LIGHT NEAR HVAC UNIT(S) IN ATTIC.
18. MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.
19. PROVIDE BLOCKING FOR CEILING FANS WHERE SHOWN ON PLANS.
20. PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS.
21. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
22. COMBINATION SMOKE / CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL DETECTORS SHALL BE HARD WIRED TO PRIMARY AND HAVE BATTERY BACK UP.

WILL WASHER: ARCHITECT
801 SINGLE OAK COVE, AUSTIN, TX 78746
(512)680-9576

**A Remodel/Addition for
COLE & OLIVIA BLAND**

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LN.

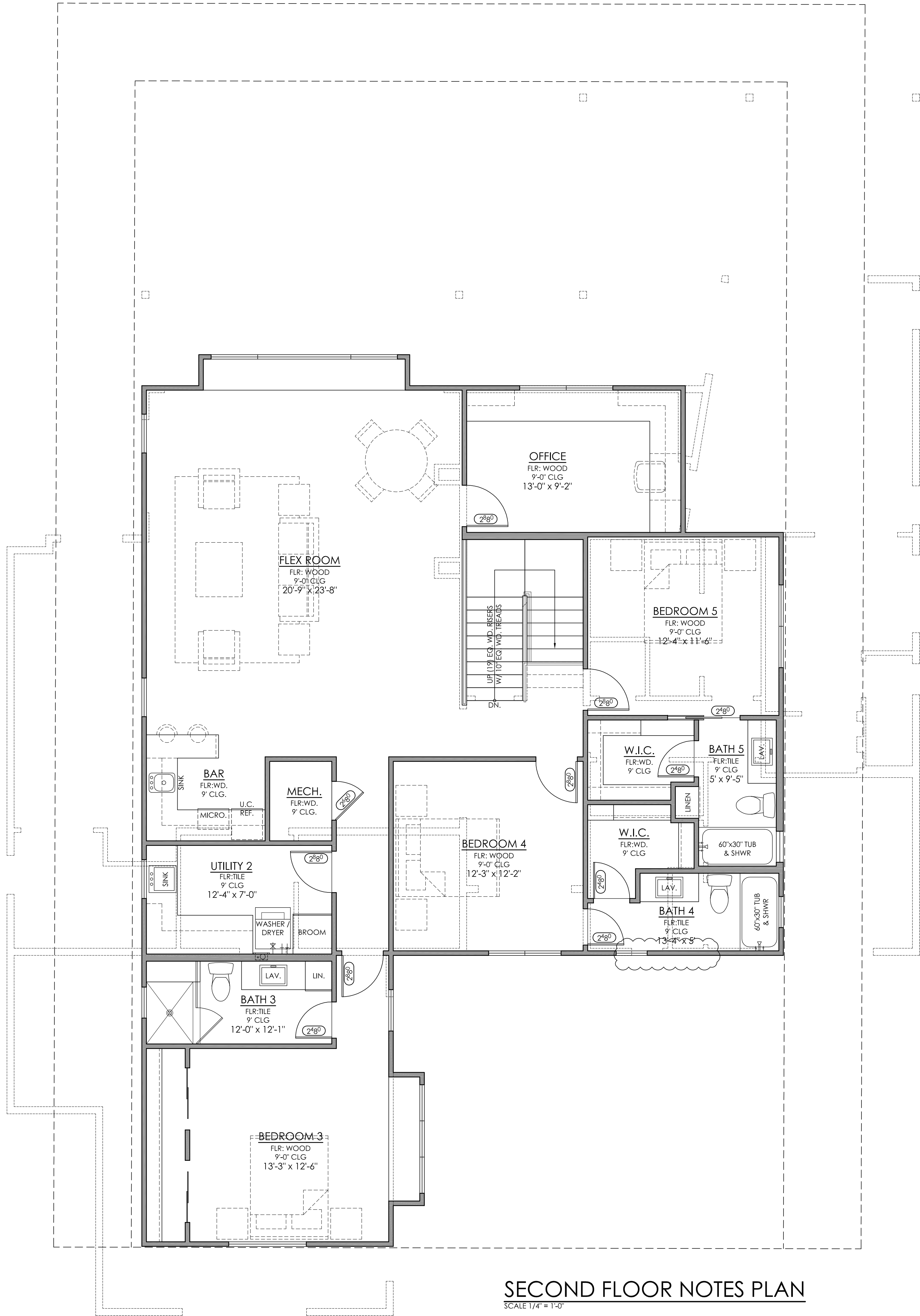
NAME: 1ST FLR. NOTES PLAN

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

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SECOND FLOOR NOTES PLAN
SCALE 1/4" = 1'-0"

REVISIONS	

DATE	06.17.2026
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CHECKED	XX

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WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, TX 78746
(512) 680-9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LN.

NAME: 2ND FLR. NOTES PLAN

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

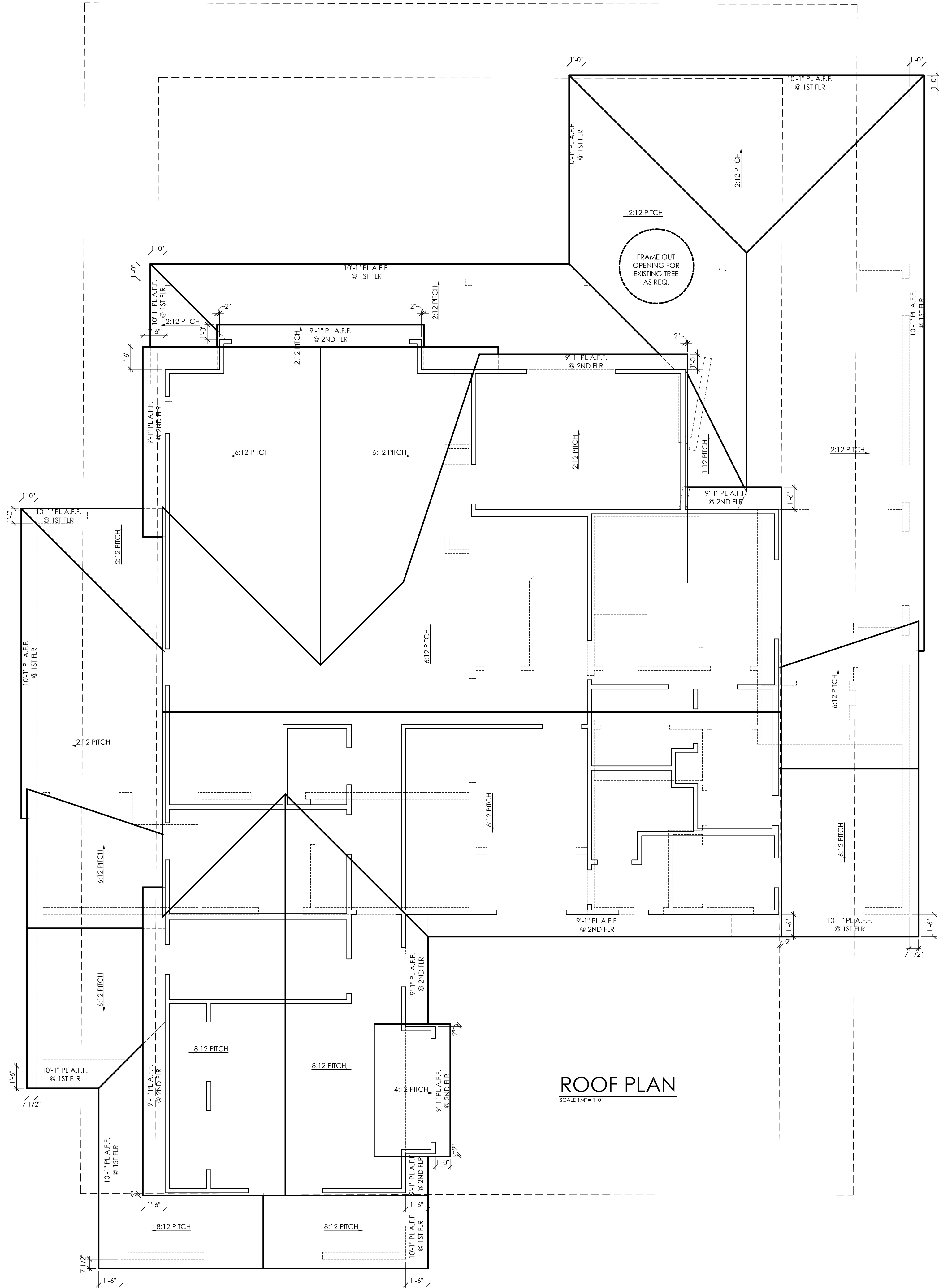
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GENERAL ROOF NOTES:

1. PITCHES TO BE AS NOTED ON PLANS.
2. HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
3. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE.
4. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
5. ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
6. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
7. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
8. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
9. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
10. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.

REVISIONS	

DATE	06.17.2026
DRAWN	SE/WW
CHECKED	XX

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WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, TX 78746
(512) 680-9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.:	441 BRADY LN.
NAME:	ROOF PLAN
SCALE:	1/4"=1'-0"

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SHEET
A5



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



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

- GENERAL ELEVATION NOTES
- 1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 7'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 - 2.0 PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 WD. TRIM AT SIDING/WOOD VENEERS.
 - 3.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
 - 4.0 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
 - 5.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
 - 6.0 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
 - 7.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

REVISIONS	

DATE	06.02.2026
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801 SINGLE OAK COVE, AUSTIN, TX 78746
(512) 680-9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.:	441 BRADY LN.
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NAME:	EXTERIOR ELEVATIONS
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SCALE:	1/4"=1'-0"
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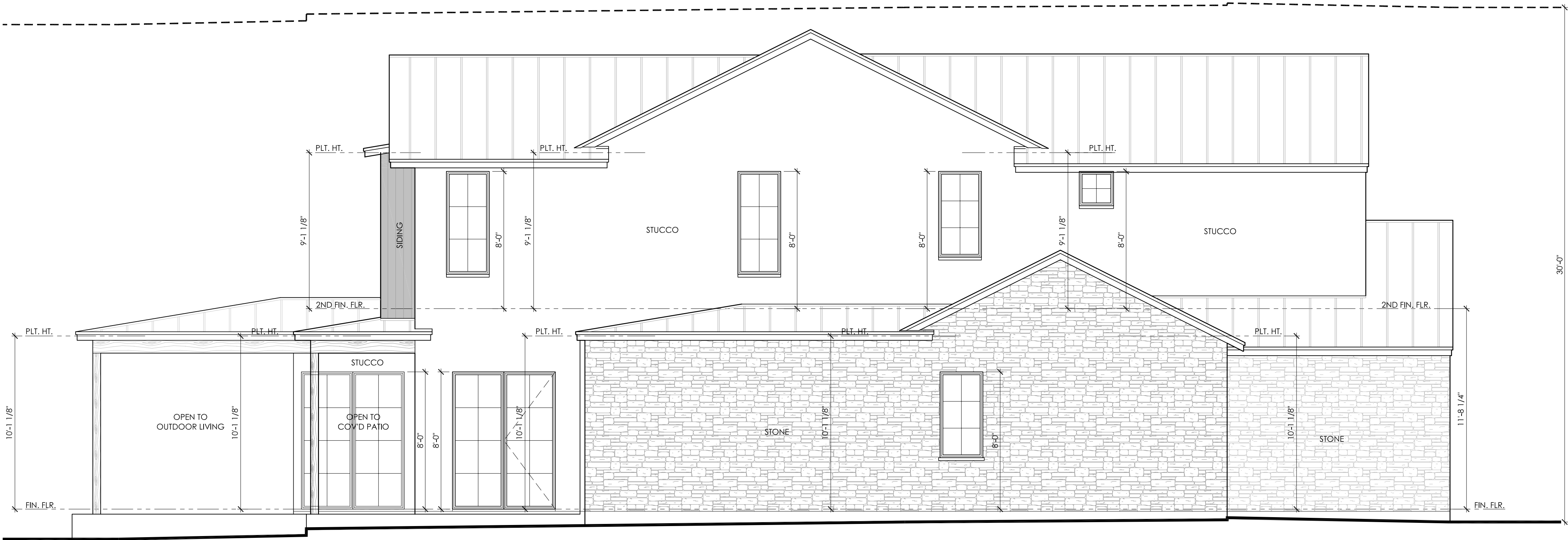
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REAR ELEVATION
SCALE 1/4" = 1'-0"



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

GENERAL ELEVATION NOTES

- 1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 7'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
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- 7.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

REVISIONS	

DATE	XX.XX.XXXX
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DRAWN	XX
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WILL WASHER: ARCHITECT
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A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LN.

NAME: EXTERIOR ELEVATIONS

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

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441 Brady Ln, Westlake Hills, TX, 78746

MOLD ASSESSMENT REPORT

February 24, 2026



Mold Assessment Consultant

Licence #MAC 2207, Exp. 11/2027



Jonathan Cohen

MBS. MAC, IAC2, WRT (IICRC Cert.)



www.houseofthyme.co



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Office: 512-500-0622

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Assessment Snapshot

REMEDIATION RECOMMENDED

Without proper remediation, this property may become unsafe for ongoing occupancy

MASTER BATHROOM BASEBOARD



ACTIVE MOLD CONFIRMED.

Water-damage species present.
Immediate remediation
required.

DAUGHTER'S BEDROOM



ACTIVE MOLD CONFIRMED.

Water-damage species
present. Immediate
remediation required.

HVAC & MINI SPLIT SYSTEM



POTENTIAL CONTAMINATION

Presence of mold suspected in
duct and on fan blade. The
system should be professionally
cleaned and disinfected prior to
operation.

What this means for you

Primary sources of mold growth should be completely eliminated to mitigate further spreading potential of toxigenic mycotoxins. Air sampling does not yet suggest uninhabitable conditions; however, physical findings suggest swift and decisive action should be taken to mitigate risk to building occupants, especially young children.

Mold Assessment Consultant

Licence #MAC 2207, Exp. 11/2027
MBS, MAC, IAC2, WRT (IICRC Cert.)

Jonathan Cohen



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How to Read This Report

This report is designed to be useful to two different readers: the homeowner and a treating physician. Each section is clearly labeled and self-contained. You do not need to read this document in order. Feel free to use the Table of Contents to jump directly to what matters most to you.

How to Use This Report as a Physician

FOR TREATING PHYSICIANS

Start with the Clinical Summary on the [Executive Summary](#) page. The Air/Bulk Sampling Results confirm whether active aerosolization and/or mold colonization is ongoing (an exposure risk even during a short visit). The Recommendations section identifies the remediation steps required before the home can be considered safe for re-occupancy by a biotoxin-sensitive patient.

How to Use This Report as a Homeowner

You do not need a background in mold science to use this report. Each test result comes with a plain-language interpretation. The Recommendations section tells you exactly what needs to happen, in what order, and why. If anything is unclear, call us to explain the findings to homeowners are part of our service.

A NOTE ON READING SPORE COUNTS

Air sample results are always interpreted relative to the outdoor control sample collected the same day. Outdoor mold levels vary naturally with season, weather, and geography. An indoor count that matches the outdoor count may be acceptable. An indoor count that significantly exceeds the outdoor count or that contains species not found outdoors is the key finding. The [Mold Spore Concentration Guide](#) explains what each count range means in plain language.



Executive Summary

CLINICAL SUMMARY — FOR TREATING PHYSICIANS

The environmental assessment confirms the presence of several toxigenic and allergenic fungal species. Air sampling (Air-O-Cell) and surface analysis identified **Aspergillus/Penicillium** and **Fusarium** at "Slightly Elevated" concentrations within occupied bedrooms and the master bath. These species are categorized as water-damage indicators (WDI) and are known to produce secondary metabolites, including **mycotoxins**, which can have significant health implications for occupants. Clinically, exposure to these fungal groups is associated with Type I (IgE-mediated) allergies, Type III hypersensitivity pneumonitis, and systemic inflammatory responses. Species such as *Aspergillus* and *Fusarium* are also opportunistic pathogens, particularly in immunocompromised individuals or those with pre-existing respiratory conditions. Because mycotoxins are non-volatile compounds that can persist in dust even after spores are no longer viable, the patient's symptoms should be evaluated in the context of chronic inflammatory response syndrome (CIRS) or related environmental toxicities resulting from a water-damaged building.

This assessment identified active mold growth caused by moisture intrusion in two primary locations: Master Bathroom (Baseboard and Door Casing) and Daughter's Bedroom (HVAC Supply Boot and Adjacent Wall Materials). Laboratory analysis confirmed the presence of water-damage indicator molds, meaning these organisms typically grow indoors only when building materials have been wet for an extended period.

Although total mold levels in the air were not high on the day of testing, the type of mold present in the daughter's bedroom coupled with confirmation of visible growth indicates an active indoor mold source. Mold growth will continue and may spread if the underlying moisture conditions are not corrected.

In the daughter's bedroom, hyphal fragments and *Fusarium* were detected in air samples, consistent with nearby active growth. Re-occupancy of this room is not recommended until remediation is completed and clearance testing confirms acceptable conditions. At this time, contamination appears localized to the supply boot, grill, and adjacent drywall/wallpaper. Full system duct contamination was not visually confirmed; however, cleaning of affected HVAC components is recommended as a precaution.

Next Steps — Remediation Required:

A licensed Texas Mold Remediation Contractor (MRC) should be engaged to remove and remediate affected materials in the master ensuite, daughter's bedroom and guest washroom vanity, including water-damaged trim, drywall, and HVAC-adjacent components.

Remediation must be performed in accordance with a written Mold Remediation Protocol prior to work commencing. Following completion, Post-Remediation Verification (PRV) testing is required before re-occupancy of affected areas.

Recommendations & Solutions

Based on the findings of this comprehensive mold and IAQ assessment, the following remediation and corrective actions are recommended. Items are organized by urgency.

IMMEDIATE

Remove and replace the wood casing, jamb and baseboard with water-resistant building materials like tile, quartz or other stone materials to mitigate water absorption and future mold growth in water prone areas in the master bathroom.

Provide water deflection or stops to keep liquid water inside the shower.

Remediation efforts should be directed towards the daughter's bedroom due to finding of physical and airborne mold species.

Localized removal and disinfection of guest bathroom vanity cabinet due to suspected mold growth.

HVAC & MECHANICAL

HVAC professional to verify if dew point temperature of the supply air and surface temperatures of the building materials is leading to condensation formation.

BUILDING ENVELOPE REPAIRS

The General Contractor should be engaged to verify any breaks in the air barrier/vapor retarder plane as interstitial condensation is possible if uncontrolled air leakage occurs behind the wall in the master bedroom above the fireplace.

Repair mortar joints on fireplace breast wall at both exterior & interior areas of the master bedroom.

PRE-REMEDICATION

Soft toys, clothing and upholstered furniture should be removed from the daughter's bedroom and professionally cleaned if replacement is not possible.

POST-REMEDICATION

Post-clearance testing is required following all remediation work.

An ERMI test is recommended after remediation to confirm clearance.



Methodology

The following tests were performed:

Three (3) indoor air samples (Son's bedroom, daughter's bedroom and master ensuite), 1 outdoor baseline air sample and two (2) physical samples were collected from the subject home.

Areas of suspected surface growth were documented photographically.

All air samples were collected using Air-O-Cell™ cassettes via Bio-Pump IAQ Lite at a volume of 75 liters per sample and analyzed under microscopy per ASTM D7391.

Moisture mapping was conducted using an Extech MO260 moisture meter.

Infrared scanning was performed using a FLIR E6 Pro thermal camera. Areas of concern are shown in the photo section of this report.

All instruments were calibrated prior to use. Their results are tabulated below.



Findings By Testing Type

Visual Inspection

Upon visual inspection of the interior and exterior of the home as well as the use of an infrared camera and moisture meter mapping, the following items were identified as areas of concern. Photo references correspond to the [Photographs](#) section of this report.

Color key: ■ **Red text color = urgent / immediate action required.**

Area	Observations & Recommendations
Primary Bedroom	The homeowner confirmed window coverings were usually closed for prolonged periods of time. It was suggested that during periods of large temperature change, differences from outdoors to indoors (i.e winter) is to open up blinds and heavy drapes to allow air circulation across windows to mitigate condensation potential. Localized discoloration was observed on the ceiling adjacent to the fireplace wall (Photo 05). Deteriorated mortar joints in the fireplace masonry wall could result in uncontrolled air leakage behind the building envelope. It is recommended that the homeowners engage a general contractor to investigate the air/vapor barrier and thermal protection of the building envelope is intact across the ceiling and continuous masonry wall.
Laundry	Evidence of prior water leak from the washing machine was evident with old staining beneath the unit (Photo 14) as well as swelling of the laundry unit gable (Photo 13). Excessive dust accumulation was also observed between the laundry unit and the cabinet (Photo 15). Excess dust accumulation in close proximity to water sources can be a breeding ground for mold. Grime and possible mold build up was also observed within the washer door gasket and soap dispenser tray (Photos 16 & 17).
Master Bathroom	Clear indication of water-damaged building materials is noted on the toilet room door casing and jamb (Photo 01). Water is escaping the shower through the clearance gap in the glass shower door and pooling at the door casing/framing. A means for directing water away from this gap or other water stop methods is strongly recommended. Additionally, replacing the wood casing, jamb and baseboard with water-resistant building materials like tile, quartz or other stone materials would mitigate water absorption and future mold growth.
Master Shower	Tile grout observed to be deteriorated on the upper 1/3 of the shower walls (Photo 19) Re-grouting of the shower wall may be warranted to substantially remove mold contamination. Future mitigation includes drying surfaces as much as possible post showering (i.e. squeegee walls, dry surfaces with a towel) run bathroom extraction fan for prolonged periods (i.e. up to 1 hr) to sufficiently draw out moisture in the air. Spray application of botanical-based mold disinfectants as part of regular housekeeping items.

Area	Observations & Recommendations
Master bathroom vanities	Dust accumulation observed on the bottom of the cabinet (Photos 04). Given that showers produce excess moisture into their environments, it is recommended that regular removal of dust accumulation is recommended. Potential mold was observed on the top edge of the vanity drawer (Photo 20). While the specific area was not sampled, local disinfection and cleaning is strongly recommended.
HVAC	Mold accumulation detected on Daughter's supply air grill (Photos 08). Visual inspection of ducting upstream does not seem to be overtly contaminated (Photo 07). Contamination may be limited to the supply air outlet point at the time of our assessment. Suspected mold growth observed on master bedroom mini-split ductless air conditioning system (Photos 10). Replacement of this unit is recommended.
Son's Bedroom	As with the Master bedroom, heavy, black-out style drapery was observed to be drawn for prolonged periods of time. Opening heavy curtains when the room is unoccupied for sleep is best practice for "washing" the windows with fresh air circulation. The room-specific humidifier was observed to be placed on the area rug. IR imaging shows localized colder thermal patterns likely due to operation of the humidifier (Photos 21). The homeowner was advised at the time to elevate the humidifier off of the ground to mitigate accumulation of vaporized moisture from accumulating into the area rug. No physical signs of mold accumulation or deterioration was observed on the rug, underpad or flooring at the time of our assessment. Annual steam cleaning/disinfection of the area rug is recommended.
Daughter's Bedroom	Isolated thermal anomaly was observed in the area rug near the dresser unit (Photo 24). No marking or stains or obvious mold accumulation was observed on the carpet, underpad or finished floor. Annual steam cleaning/disinfection of the area rug is recommended.
Guest Bathroom Vanity	Visual observance discovered staining and potential mold accumulation on the bottom of the vanity cabinet likely due to plumbing leak (Photos 11 & 12). Plumbing issues should be resolved by a licensed plumber and the affected cabinet surfaces should be removed with the unaffected surfaces disinfected.



Mold Results (Air Sampling)

The table below summarizes air sampling results for each location tested. All counts are in spores per cubic meter (spores/m³). Results are interpreted relative to the outdoor control sample collected the same day.

Color key: ■ **Elevated** ■ **Slightly Elevated** / **Monitor** ■ **Acceptable** ■ **Reference (Outdoor Control)**

Sample Area	Total Concentration	Comments
Outdoor Control	3,570	Moderately high spore concentration day with bulk of spores detected being <i>Cladosporium</i> at 3,000spores/m ³ this was 84% of the sample total concentration.
Son's Bedroom	270	All identified fungi in this room, including <i>Aspergillus/Penicillium</i> (200 Count/m ³), were within "Acceptable" guidelines when compared to the background. Nothing harmful was detected at the time of our inspection.
Daughter's Bedroom	420	Finding of <i>Fusarium</i> (a known toxigenic mold species) indicates presence of water-damaged building materials along with Hyphal Fragments of 100 spores/m ³ indication of colonization is present (as evidenced by the physical findings on the supply air grill). Immediate remediation is recommended for this bedroom and re-occupancy of the child's room is not recommended until post verification testing is completed.
Master Ensuite	440	Despite physical findings of mold growth on framing, nothing harmful was detected in the air sample at the time of our assessment. This does not mean the ensuite is completely free of any issues, rather that mold growth may not have been releasing spores yet in their lifecycle at the time of our assessment. Immediate remediation of wanted damaged building materials is strongly recommended and post-remediation verification of the washroom is necessary.



Physical Mold (Tape Lift Sampling) Analysis

The finding of **Acremonium** and **Fusarium** together on a baseboard is what professionals call a "high water-activity" profile. These molds show up when a material has been significantly wet for an extended period

Allergic Potential: Exposure to Acremonium spores is reported to potentially cause allergies in sensitive individuals, including symptoms like hay fever, asthma, and allergic fungal sinusitis.

Opportunistic Pathogen: Fusarium is one of the more aggressive "opportunistic" molds. While it rarely bothers healthy individuals, it can cause Fusariosis, which is an infection that can affect the skin, nail fungus (onychomycosis), and eyes (keratitis) in individuals with weakened immune systems (immunocompromised). Acremonium can become an opportunistic pathogen. It has been associated with similar infections as caused by Fusarium.

Toxin Production: The lab report notes that a "potential for mycotoxin production exists" with the fungi identified, which includes Fusarium & Acremonium. This adds a layer of chemical concern beyond simple allergic reactions for building occupants. Fusarium is a prolific producer of mycotoxins, including **Trichothecenes** (like T-2 toxin), **Zearalenone**, and **Fumonisin**s.



Laboratory Results

Physical Mold Sampling Results

Surface (tape) samples were collected from two (2) locations and submitted to a third-party accredited laboratory for microscopic examination. Results identify spore type and semi-quantitative category per area analyzed.

An asterisk (*) denotes the presence of fruiting structures and/or hyphae, confirming active growth at the sampled surface.

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number: Client Sample ID: Sample Location:	152600965-0005 M-1 Master Ens. Tape Lift	152600965-0006 M-2 Daughters S/A Wall			
Spore Types	Category	Category	-	-	-
Alternaria (Ulocladium)	-	-			
Ascospores	-	-			
Aspergillus/Penicillium++	-	-			
Basidiospores	-	-			
Bipolaris++	-	-			
Chaetomium++	-	-			
Cladosporium	Rare	*High*			
Curvularia	-	-			
Epicoccum	-	-			
Fusarium++	Rare	-			
Ganoderma	-	-			
Myxomycetes++	-	-			
Pithomyces++	-	-			
Rust	-	-			
Scopulariopsis/Microascus	-	-			
Stachybotrys/Memnoniella	-	-			
Unidentifiable Spores	-	-			
Zygomycetes	-	-			
Acremonium++	Low	-			
Penicillium/Talaromyces	-	*High*			
Trichoderma	-	Medium			
Hyphal Fragment	Low	-			
Insect Fragment	Rare	Rare			
Pollen	-	Rare			
Fibrous Particulate	High	Low			

Sample 4819 — Son's Bedroom

Proj: 10004 - 441 Brady Lane

Spore Trap ASSESSMENT Report™ Air-O-Cell™ Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

	Particle Identification	Raw Count	(Count/m ³)	% of Total	Interpretation Guideline
152600965-0002	Alternaria (Ultradium)	1*	10*	3.7	Acceptable
	Ascospores	-	-	-	
Client Sample ID	Aspergillus/Penicillium++	-	-	-	
4819	Basidiospores	1	60	22.2	Acceptable
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	4	200	74.1	Acceptable
Son's Bedroom	Curvularia	-	-	-	
	Epicoocum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
75	Ganoderma	-	-	-	
	Myxomycetes++	-	-	-	
Sample Type	Pithomyces++	-	-	-	
	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
	Unidentifiable Spores	-	-	-	
Comments	Zygomycetes	-	-	-	
	Corynespora	-	-	-	
	Nigrospora	-	-	-	
	Total Fungi	6	270	100	Acceptable
	Hyphal Fragment	2*	30*	-	Acceptable
	Insect Fragment	-	-	-	
	Pollen	-	-	-	
Analytical Sensitivity 600x: 61 counts/cubic meter		Skin Fragments: 1 1 to 4 (low to high)			
Analytical Sensitivity 300x: 13* counts/cubic meter		Fibrous Particulate: 1 1 to 4 (low to high)			
		Background: 2 1 to 4 (low to high); 5 (overloaded)			

Acceptable

Concentration at or below background

Slightly Elevated

Concentration above background

ELEVATED

Concentration 10X or more above background



Not commonly found growing indoors, spores likely come from outside.



Spores reported to be able to cause allergies in individuals.



Potential for mycotoxin production exists with these fungi.



These fungi are considered water damage indicators.

Sample 1417— Daughter's Room

Proj: 10004 - 441 Brady Lane

Spore Trap ASSESSMENT Report™ Air-O-Cell™ Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

	Particle Identification	Raw Count	(Count/m ³)	% of Total	Interpretation Guideline
152600965-0003	Alternaria (Ultradium)	1*	10*	2.4	Acceptable
	Ascospores	1	60	14.3	Acceptable
Client Sample ID	Aspergillus/Penicillium++	3	200	47.6	Slightly Elevated
1417	Basidiospores	-	-	-	
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	1	60	14.3	Acceptable
Daughters Bedroom	Curvularia	-	-	-	
	Epicoocum	-	-	-	
Sample Volume (L)	Fusarium++	1	60	14.3	Slightly Elevated
75	Ganoderma	-	-	-	
	Myxomycetes++	-	-	-	
Sample Type	Pithomyces++	-	-	-	
	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
	Unidentifiable Spores	-	-	-	
Comments	Zygomycetes	-	-	-	
	Corynespora	-	-	-	
	Nigrospora	2*	30*	7.1	Slightly Elevated
	Total Fungi	9	420	100	Acceptable
	Hyphal Fragment	2	100	-	Acceptable
	Insect Fragment	-	-	-	
	Pollen	1*	10*	-	Acceptable
Analytical Sensitivity 600x: 61 counts/cubic meter		Skin Fragments: 1 1 to 4 (low to high)			
Analytical Sensitivity 300x: 13* counts/cubic meter		Fibrous Particulate: 1 1 to 4 (low to high)			
		Background: 1 1 to 4 (low to high); 5 (overloaded)			

Acceptable

Concentration at or below background

Slightly Elevated

Concentration above background

ELEVATED

Concentration 10X or more above background



Not commonly found growing indoors, spores likely come from outside.



Spores reported to be able to cause allergies in individuals.



Potential for mycotoxin production exists with these fungi.



These fungi are considered water damage indicators.

Sample 1417 — Master Ensuite

Proj: 10004 - 441 Brady Lane

Spore Trap ASSESSMENT Report™ Air-O-Cell™ Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

	Particle Identification	Raw Count	(Count/m ³)	% of Total	Interpretation Guideline
152600965-0004	Alternaria (Ultradium)	-	-	-	
	Ascospores	1	60	13.6	Acceptable
Client Sample ID	Aspergillus/Penicillium++	13*	170*	38.6	Slightly Elevated
1418	Basidiospores	-	-	-	
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	4	200	45.5	Acceptable
Master Ens.	Curvularia	-	-	-	
	Epicoocum	1*	10*	2.3	Acceptable
Sample Volume (L)	Fusarium++	-	-	-	
75	Ganoderma	-	-	-	
	Myxomycetes++	-	-	-	
Sample Type	Pithomyces++	-	-	-	
	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
	Unidentifiable Spores	-	-	-	
Comments	Zygomycetes	-	-	-	
	Corynespora	-	-	-	
	Nigrospora	-	-	-	
	Total Fungi	19	440	100	Acceptable
	Hyphal Fragment	1	60	-	Acceptable
	Insect Fragment	-	-	-	
	Pollen	1	60	-	Slightly Elevated
Analytical Sensitivity 600x: 61 counts/cubic meter		Skin Fragments: 1 1 to 4 (low to high)			
Analytical Sensitivity 300x: 13* counts/cubic meter		Fibrous Particulate: 1 1 to 4 (low to high)			
		Background: 2 1 to 4 (low to high); 5 (overloaded)			

Acceptable

Concentration at or below background

Slightly Elevated

Concentration above background

ELEVATED

Concentration 10X or more above background



Not commonly found growing indoors, spores likely come from outside.



Spores reported to be able to cause allergies in individuals.



Potential for mycotoxin production exists with these fungi.



These fungi are considered water damage indicators.

Testing Methods

Test / Service	What It Does	Why It Matters
Mold Air Test	Analyzes mold spores currently in the air. A pump draws a measured volume of air through a cassette, which is analyzed under microscopy to identify and count spore species.	Tell us what you are breathing right now. Elevated indoor counts — especially when higher than the outdoor control — confirm active mold release into the living space and an ongoing inhalation exposure risk.
Mold Swab/Tape Lift Test	A sterile swab, or adhesive-backed strip is used to sample a visible suspect surface such as a stain, discoloration, or growth, and sent to a lab for species identification.	Confirms whether a visible area is actually mold and identifies exactly which species. Critical for determining whether a surface requires professional remediation or can be addressed with cleaning.
Visual Inspection	A systematic room-by-room examination of all accessible areas — walls, ceilings, crawlspaces, attic access points, plumbing areas, and HVAC systems — looking for visible mold growth, staining, and structural vulnerabilities.	Provides the clinical narrative that numbers alone cannot. Identifies exactly where mold is visible, documents conditions photographically, and guides the remediation contractor to the right locations.
Infrared Camera Imaging	A thermal imaging camera detects temperature differentials (through radiation) in building materials in walls, floors, and ceilings. Cool spots within wall or ceiling cavities may indicate moisture evaporation or thermally unprotected areas hidden behind finished surfaces.	Moisture and the mold it feeds can be present for months before it is visible or detectable by odor. Infrared scanning detects thermal radiation differences of building materials before they become a larger problem, without performing any demolition.



Mold Spore Concentration Guide

Air sample results are always read in context: indoor counts are compared against the outdoor control collected the same day. The ranges below reflect typical indoor spore levels and what they typically indicate. All counts are in spores per cubic meter (spores/m³). This table is not meant to be read as a standalone document and always requires interpretation based on site assessment, age of the subject property, site observations, and/or other testing methods.

Important: If water-damage indicator/toxigenic species (e.g., *Fusarium*) or visible growth is confirmed, remediation may be required even at low total counts.

Count Range	Level	What It Means
0–50	Trace / Clean	No concern. Air quality is excellent (assuming no findings of <i>Stachybotrys</i> , <i>Chaetomium</i> or <i>Fusarium</i>).
51–500	Very Low / Extremely Clean	Negligible mold presence. Still considered extremely clean. <i>Penicillium</i> / <i>Aspergillus</i>) are also detected. <i>Aspergillus</i> / <i>Penicillium</i> concentrations at this concentration are typically found indoors.
501–1,500	Low / Acceptable	Normal range. Common species like <i>Penicillium</i> / <i>Aspergillus</i> and <i>Cladosporium</i> are expected here. Remediation is not required — routine cleaning is sufficient.
1,501–3,000	Slightly Elevated	May indicate an indoor mold source. Compared to outdoor control to rule out natural infiltration. If no visible mold or moisture is found, hyphal fragments >100/m ³ suggest active nearby growth. Cleaning, air purification and improved ventilation are first steps.
3,001–4,500	Moderate	Cleanup is likely needed unless outdoor levels are similarly elevated. If no visible mold or moisture is present, suspect a hidden source — mold mapping can locate it. Most healthy individuals tolerate this level short-term; sensitive or immunocompromised individuals may develop symptoms.
4,501–10,000	Moderate–High	Cleanup is required. Professional assessment of hidden growth is recommended. <i>Stachybotrys</i> and <i>Memmoniella</i> at any concentration above this threshold are considered elevated. Sensitive individuals should limit exposure immediately.
10,001–25,000	High	Professional remediation required. Hidden fungal growth is likely nearby. Relative humidity is typically above 60%. Most people will develop symptoms with prolonged exposure. Consider restricting access to affected areas.



Count Range	Level	What It Means
25,001–75,000	Very High	Professional Mold Remediation Contractor required. Growth is typically >100 sq ft. Nearly all occupants will experience symptoms. Area access should be restricted.
75,001+	Hazardous	Immediately vacate. This level is unsafe for human occupancy. Professional remediation is mandatory before re-entry.



Photographs

The following photographs document areas of concern identified during the on-site assessment. Images are organized by location and correspond to findings described in the Visual Inspection & Findings section. Photo documentation supports interpretation of test results and provides a visual reference for remediation contractors.

HOW TO USE THIS SECTION

Critical and significant findings are shown full-width with a colored banner. All other photos are arranged in pairs by location.

CRITICAL & SIGNIFICANT FINDINGS

⚠ CRITICAL FINDING — Photo #01



Photo #01: CRITICAL: Active mold growth adjacent to shower.

▲ CRITICAL FINDING — Photo #02



Photo #02 :CRITICAL: Mold growth detected around supply air boot, drywall and wallpaper in daughter's bedroom.

▲ SIGNIFICANT FINDING — Photo #03

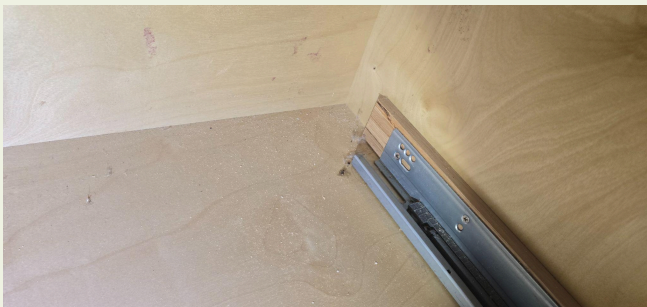


Photo #03: SIGNIFICANT: Suspected mold growth observed in guest bathroom vanity likely due to prolonged water dripping from loose plumbing fitting.



GENERAL CONDITIONS

Photo #04



Minor accumulation of dust and debris inside the vanity cabinet.

Photo #05



Deteriorated mortar joint and discoloration on ceiling finish in master bedroom office above fireplace.

Photo #06



Pen "tip" location of IR anomaly in daughter's area rug. 46" from left border and 24" from top edge of rug adjacent to dresser.



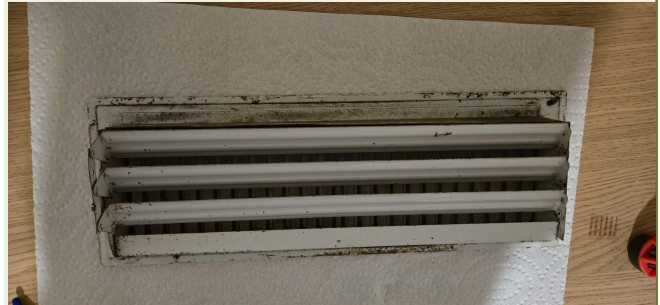
HVAC & MECHANICAL SYSTEMS

Photo #07



Mold accumulation around supply boot in daughter's bedroom.

Photo #08



Back of supply air grill - debris and mold accumulation present.

Photo #09



Master bedroom/Office mini-split air conditioning system

Photo #10



Closer view of suspected mold accumulation inside of mini-split unit at supply air outlet.



MAIN FLOOR BATHROOMS

Photo #11



Likely mold accumulation from plumbing leak.

Photo #12



Evidence of slow leak from plumbing line above staining

LAUNDRY

Photo #13



Evidence of past water damage to the cabinet gable.

Photo #14



Evidence of prior water leak.

Photo #15



Dust accumulation observed between laundry unit and cabinet. Potential breeding ground for mold and indoor air quality issues.

Photo #16



Debris builds up inside of the washing machine door gasket/Baffle. Disinfection is possible however removal and replace is best option.

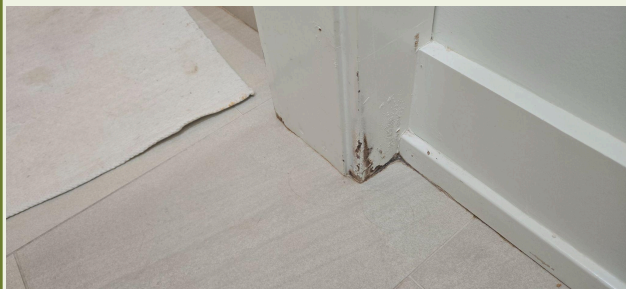
Photo #17



The laundry dispensing tray should be removed, disinfected and dried prior to reinstallation.

MASTER BATHROOM

Photo #18



Other view of damaged door casing

Photo #19



Deteriorated shower grout

Photo #20



Suspected mold on top edge of master vanity drawer.



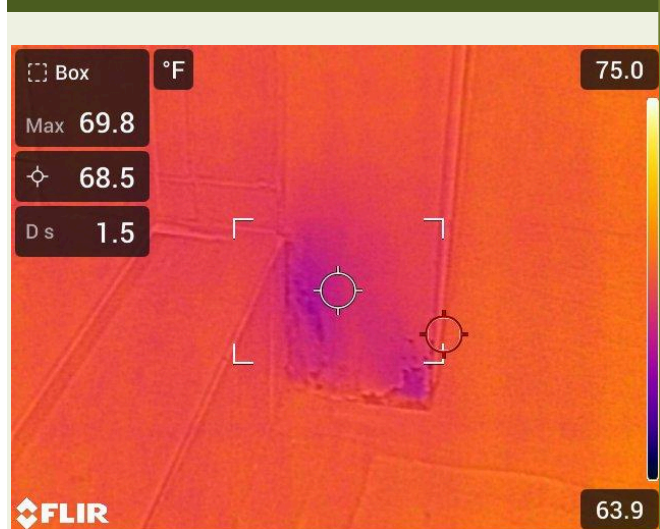
INFRARED THERMAL IMAGING

Photo #21



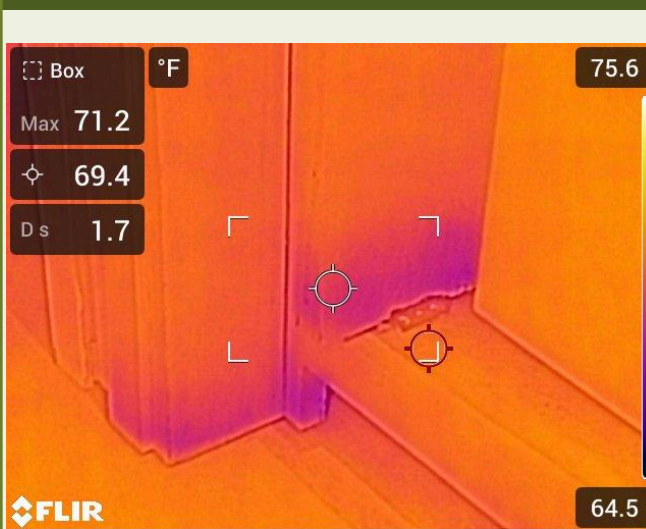
Thermal variance beneath humidifier in son's bedroom. Elevate unit off the floor and lay down a tray to catch any settled moisture.

Photo #22



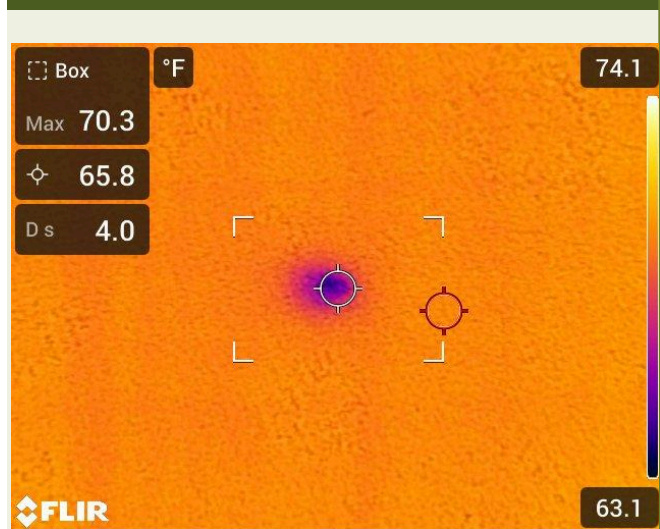
IR image of master bathroom door casing

Photo #23



IR thermal variance on cabinet framing at laundry unit. Signifying moisture-laden building material.

Photo #24



Anomaly in daughter's area rug. Keep watch for any potential discoloration or surface deterioration.



Glossary of Terms

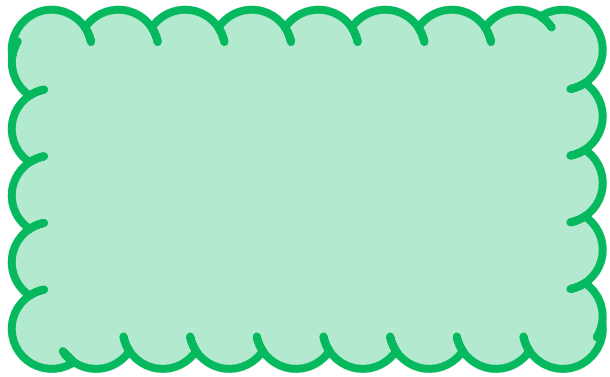
Term	Definition
Fruiting Structures	The reproductive organs of a mold colony — the structures that produce and release spores. Their presence at a sampled surface confirms the mold is alive and actively growing there, not simply dormant or settled from the air.
Hyphae	The thread-like filaments that form the body (mycelium) of a mold colony. Visible under microscopy, their presence at a surface confirms active mold growth — not merely airborne spores that have landed and settled.
Aspergillus/Penicillium	A grouped category of common indoor mold species that appear similar under microscopic analysis. These molds are frequently associated with moisture-damaged building materials. Elevated indoor levels—especially when disproportionately higher than the outdoor control sample—may indicate active indoor growth or amplification.
Stachybotrys chartarum	"Black mold." A significant water-damage mold that produces mycotoxins.
Fusarium	A water-damage indicator mold that produces the mycotoxins including Trichothecenes (like T-2 toxin), Zearalenone, and Fumonisin.
Spore Trap (Air-O-Cell™)	A cassette-based air sampling device that captures airborne particles. Analyzed under microscopy per ASTM D7391 to identify and count fungal spores.
Count/m³	Spore concentration per cubic meter of air. Standard unit for reporting air sampling results.
Post-Clearance Testing	Air and/or surface sampling performed after remediation to confirm mold levels have returned to acceptable ranges before re-occupancy.
Dew Point	The temperature at which air becomes saturated and water vapor condenses into liquid moisture on surfaces. When building materials reach dew point temperature, condensation and mold growth may occur.

Disclaimer & Credentials

This report has been prepared by Jonathan Cohen, MBS, MAC, IAC2, WRT (IICRC Certified), Mold Assessment Consultant, License #MAC 2207, Exp. 11/2027. The findings contained herein are based on conditions observed at the time of inspection and do not constitute a guarantee of the absence of mold or moisture in areas not accessible or tested.

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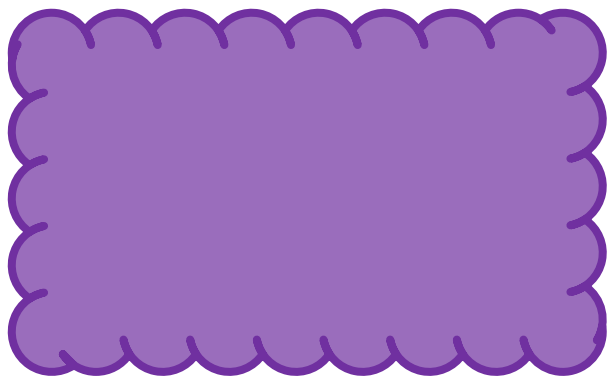




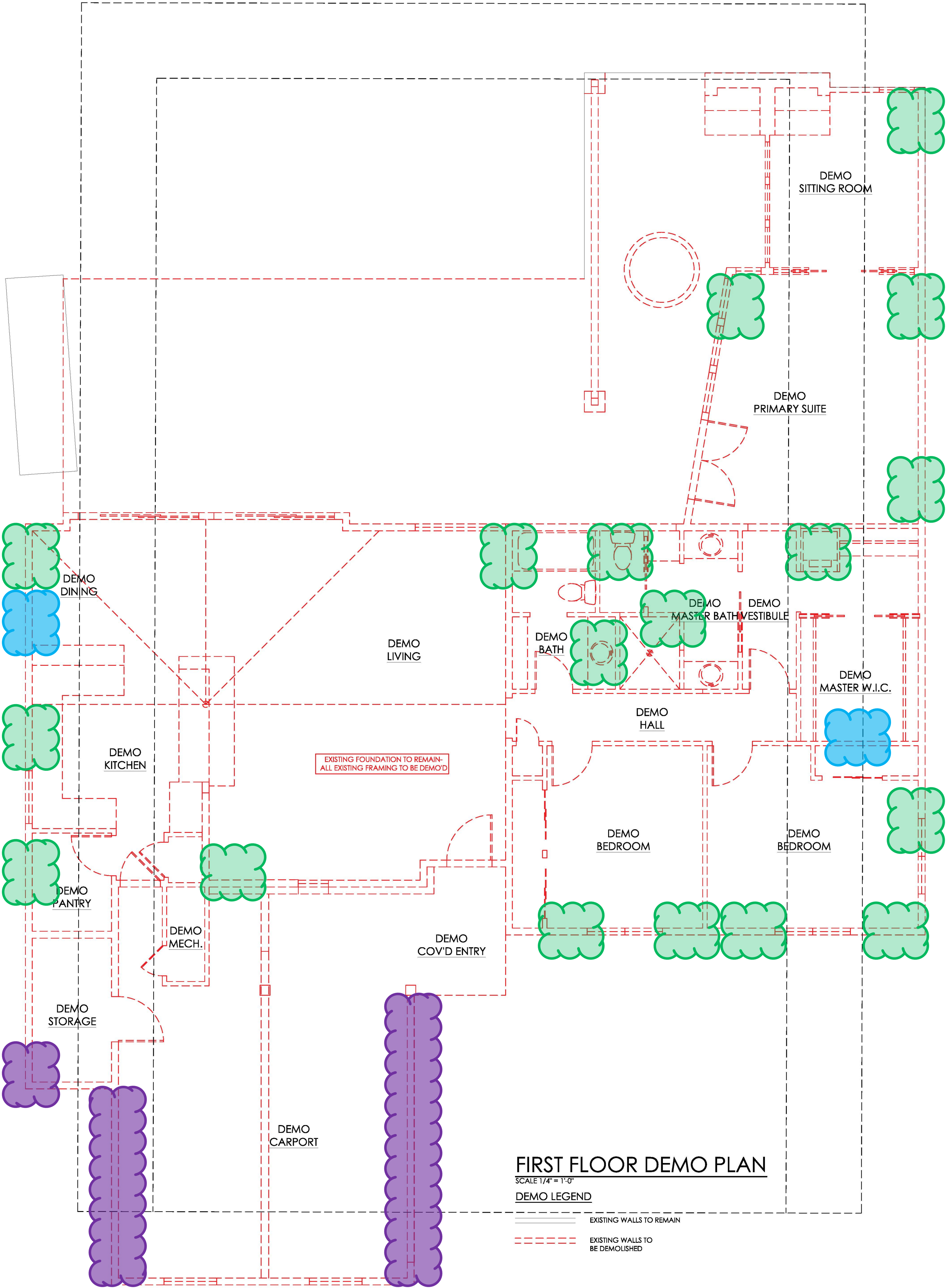
MOLD DAMAGE



CARPENTER ANT
TREATMENT AREA



BELOW 7' HABITABLE
SPACE MINIMUM



FIRST FLOOR DEMO PLAN

SCALE 1/4"=1'-0"

DEMO LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED

GENERAL DEMOLITION NOTES:

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

REVISIONS	

DATE	06.02.2026
DRAWN	SE/WW
CHECKED	XX

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THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION
FOR ONE HOUSE ON ONE LOT. FURTHER REPRODUCTION
& DISTRIBUTION IS STRICTLY PROHIBITED.
THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET
FOR THE PROJECT. NO OTHER INFORMATION
REQUIRED TO CONSTRUCT THIS PROJECT IS GIVEN.
ENGINEERING AND SURVEYING SHALL BE PROVIDED &
COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, TX 78746

(512)680-9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LN.

NAME: 1ST FLR. DEMO PLAN

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

SHEET
A2

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF ARCHITECT:
JAMES WASHER

Photographic Documentation of Existing Heights

441 Brady Lane, West Lake Hills, Texas 78746

Exhibit to Variance Application

July 13, 2026

Photographs taken by applicant with tape measure shown in each image.

Nine (9) photographs follow, one per page.



Photo 1: Interior - existing sloped roof structure at exterior wall (tape measure shown)

Location / measured height: _____



Photo 2: Interior - underside of existing roof framing at exterior wall (tape measure shown)

Location / measured height: _____



Photo 3: Interior - existing ceiling height at wall (tape measure shown)

Location / measured height: _____



Photo 4: Interior - vaulted ceiling peak at clerestory windows (tape measure shown)

Location / measured height: _____



Photo 5: Interior - vaulted ceiling peak between clerestory windows (tape measure shown)

Location / measured height: _____



Photo 6: Interior - exposed beam ceiling at ridge (tape measure shown)

Location / measured height: _____



Photo 7: Interior - exposed beam ceiling at ridge beam (tape measure shown)

Location / measured height: _____



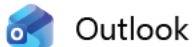
Photo 8: Exterior - existing eave / roof edge height at exterior wall (tape measure shown)

Location / measured height: _____



Photo 9: Exterior - carport / entry header clearance (tape measure shown)

Location / measured height: _____



Support for Variance – 441 Brady Lane, Case No. 2026-1327

From Ellie Wheeler [REDACTED]
Date Tue 8/11/2026 11:26 AM
To Planner <planner@westlakehills.gov>
Cc [REDACTED]

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

Dear Chairperson Robert Meisel and Members of the Zoning and Planning Commission,

I am writing in strong support of Cole and Olivia's request for a variance for their home at 441 Brady Lane, Case No. 2026-1327.

I have lived on Brady Lane since 2014 and currently own both 432 and 433 Brady Lane. I know our street and our neighborhood well, and I have had the pleasure of knowing Cole and Olivia as wonderful neighbors since they moved to Brady Lane in 2020.

I received and reviewed the August 3 notice regarding their variance request, and I want to make clear that I fully support their application.

Cole and Olivia have two young children, and unfortunately, they have had to move out of their home after mold was discovered in the property. From my perspective as a neighbor, it is entirely reasonable that they be given the opportunity to address the mold properly while also creating the additional space their growing family needs.

I believe the proposed remodel is a much better outcome for our neighborhood than forcing the family into a solution that does not adequately address their needs. I would much rather see the existing home thoughtfully repaired and improved than see a larger, taller, more boxy replacement that could have a greater impact on the character of Brady Lane. Preserving the existing home and the mature trees around it is important to me, and I believe this approach is consistent with maintaining the character of our street.

I have lived here long enough to appreciate the importance of allowing longtime residents and families to adapt their homes as their needs change. Cole and Olivia have been wonderful neighbors, and I hope the Commission will give them the reasonable opportunity to make their home safe, functional, and appropriate for their family.

For these reasons, I respectfully ask that you approve their variance request.

Thank you for your consideration.

Sincerely,

Ellie Walker
432 Brady Lane

Austin, TX



Outlook

441 Brady Lane, Case No 2026-1327

From Mary Elizabeth Cofer [REDACTED]**Date** Mon 8/10/2026 8:44 PM**To** Planner <planner@westlakehills.gov>; [REDACTED]

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

My name is Mary Elizabeth Cofer and my husband George and I have lived at 3306 Gentry Drive, Rollingwood, 78746 for almost 40 years. If you are not familiar with the neighborhood, we live about 3 houses down from the home of Cole and Olivia Bland at 441 Brady Lane. We have seen many changes come to this area during these past years and we are always grateful when someone moves here and appreciates the neighborhood for what it is without trying to make big changes.

Cole and Olivia have been wonderful neighbors and we have loved watching their family grow. Spending time in the front yard is not something many people get to enjoy but it is a regular occurrence on this street, especially at their home.

We were saddened to learn of the mold issues in the house and have missed them since they moved out.. We are just glad they finally know what the problem is and are looking for a way to resolve it.

I have carefully looked over the changes they would like to make and wholeheartedly support them. If they can make the necessary changes without increasing the footprint, that is a bonus for all the neighbors. We love that they want to remove some of the pavement of the driveway and turn it back into greenspace, I know how much they value the huge tree in the backyard and I am sure they will do everything they can to protect it.

So with all due respect to you, Chairperson Meisel and the Zoning and Planning Commission, I hope you will approve these changes.

Mary Elizabeth Cofer

3306 Gentry Drive



Outlook

441 Brady Lane, Case No. 2026-1327

From Cole Schindler [REDACTED]
Date Mon 8/10/2026 1:17 PM
To Planner <planner@westlakehills.gov>
Cc Eliza Schindler [REDACTED]

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

Good Afternoon,

I am writing in support of the variance notice we received on August 3 concerning the property at 441 Brady Lane.

My wife and I have lived at 3304 Gentry Dr in Rollingwood for the past 11 years. We deeply love the neighborhood and want people who are here for the long run. We fully support the construction of this new home and the young family undertaking it.

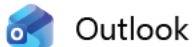
We were saddened to learn that Cole and Olivia had to move away due to the mold they found. We were very happy to hear the property is going to be completely repaired. We love that they are taking it down to the studs instead of putting in a big white box. We look forward to having a much nicer updated home in the area. We intend to attend the August 19th hearing as well.

Please let us know if there is anything we more we can do to support this project.

Thank you

--

Cole Schindler



Support for Variance Requests – 441 Brady Lane

From Michael Marshall [REDACTED]

Date Tue 8/11/2026 6:36 PM

To Planner <planner@westlakehills.gov>

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

August 11, 2026

City of West Lake Hills
Building and Development Department
4010 Bee Cave Road
West Lake Hills, TX 78746

Re: Support for Variance Requests – 441 Brady Lane

Dear Zoning and Planning Commission, Board of Adjustment, and City Council:

My wife, Allyson, and I are neighbors of Cole Bland and the property at **441 Brady Lane**, living just two doors down. We have reviewed the Notice to Neighbors of Variance Request dated August 3, 2026, and are writing to express our **full support for the proposed renovation and each of the variances requested**, specifically:

- **§28.04.061(8) – Nonconforming use of land or structure:** For the continuation of existing non conforming status following destruction or demolition exceeding 50% of the replacement cost of the structure.
- **§22.03.281 – Dimensional regulations:** To increase the height of an existing structure in the front setback and to increase the height of an existing structure in the side setback.
- **§22.03.305(b) – Tree care and maintenance:** For encroachments of the critical root zones of three trees greater than 10 inches.
- **§22.03.249(3) – Driveway maneuvering area:** For the construction of a driveway without the required maneuvering area.

As nearby neighbors who will be directly affected by the project, **we have no objection to any of these variance requests and fully support their approval**. We believe allowing Cole Bland to substantially renovate and improve the existing property is appropriate and will be a positive investment in our neighborhood.

We respectfully encourage the City to approve **all of the requested variances for 441 Brady Lane** so that the project may proceed as proposed.

Thank you for considering our comments and for the opportunity to express our support.

Best regards,

Michael and Allyson Marshall

437 Brady Ln
West Lake Hills, Texas
512.694.4198



Outlook

Re: 441 Brady Lane, Case No. 2026-1327

From amy Keiller [REDACTED]
Date Tue 8/11/2026 9:16 PM
To Planner <planner@westlakehills.gov>

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

To Whom It May Concern,

My name is Amy Clarkson and my husband, Tom, and I have lived at 435 Brady Lane for 11 years. We received the notice for 441 Brady Lane and have reviewed their request. We absolutely support Olivia and Cole Bland's request for renovation of their property. Olivia and Cole with their children, Annie and Brady, are incredible neighbors and we love that they are a part of our Brady Lane community. We were very saddened to learn that the Bland family had to move out of their home due to mold. We are in total support of their desire to see their current house repaired rather than have another larger and/or boxy replacement. We very much share in the belief that the trees that live on all of our properties should be preserved. I will be unable to attend the August 19th hearing but remain in support of Olivia and Cole.

Thank you,

Amy Clarkson



441 Brady Lane, Case No. 2026-1327

From Ashley Horne [REDACTED]
Date Wed 8/12/2026 5:38 PM
To Planner <planner@westlakehills.gov>

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

Dear Chair Robert Meisel and the Zoning and Planning Commission,

I wanted to send a note in regard to the variance request for Brady Lane. Our home is on Gentry and is perpendicular to the Bland's house, making the view from our house a direct view of their home. We received the August 3rd notice and reviewed the request.

We have no objections and are fully in favor of the variance request. They are striving to preserve the trees and want to avoid building a big boxy home. The variance would allow them to situate their home on the lot and preserve more trees while maximizing the layout of their land.

We have lived in the neighborhood for over 20 years and have watched it change and grow.

I know time is of an essence they discovered mold in their existing home and have two little children that were being effective by it. So I just wanted to send my endorsement of the variance requested by the Bland family.

Thank you for your consideration,
Ashley Horne
3308 Gentry Drive

Exhibit A

441 Brady Lane - Variances

Applicant's Findings of Fact

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

The Code itself now recognizes this situation as grounds for hardship. The exterior walls of this early-1960s residence were lawfully built decades before the current setback requirements existed; the City now classifies those portions of the structure as nonconforming. Under the variance provisions adopted June 24, 2026 (§38.05.032(3)), the Board may find unnecessary hardship for an existing structure based on the grounds listed in §38.02.006(c). Two of those grounds apply directly here. First, the City considers this structure to be a nonconforming structure — the very classification that prevents the needed repairs is a recognized basis for relief. Second, strict compliance would force the structure to remain out of compliance with other requirements: retaining the existing framing preserves clearances below the 7-foot habitable-space minimum and leaves mold-affected structural members in place, as detailed below.

Strict enforcement requires retaining mold-contaminated framing our family cannot safely live with. Mold was detected throughout the residence, including canine-assisted detection alerting in every room and along the [northern] exterior wall within the nonconforming area. Our young child was experiencing health effects, and our family was forced to move out of our home, where we remain displaced. Professional assessment indicates remediation requires removal of affected framing, including exterior wall framing within the nonconforming areas (report attached). Strictly enforced, the ordinance permits us to replace no more than 25% of structural members and prohibits rebuilding these walls even in their identical location: it would compel us to retain contaminated structural framing inside the walls of our children's home.

The structure also has documented pest and age-related structural damage. The property has required repeated professional treatment for carpenter ants, with damage encountered in the exterior wall framing (treatment records attached). The framing is over 60 years old. A hardship built on concealed damage of this kind is exactly the "unusual condition peculiar to the parcel" contemplated by §38.05.033(3).

Strict enforcement locks in conditions below habitable standards. Clearances within the nonconforming areas fall as low as 5'-6" — below the 7-foot habitable-space minimum recognized in building codes throughout the region (photo documentation with measurements attached). The garage entry clearance of 75" prevents parking a standard vehicle in the garage; a full-grown adult must duck to avoid injury at the carport entry. Because the ordinance, as amended, prohibits any roof modification that alters height, these sub-habitable conditions cannot be corrected without a variance.

Strict enforcement perpetuates the drainage condition associated with the mold. The existing roof directs drainage parallel to the structure — along the same exterior walls where mold was detected, rather than away from the foundation. The ordinance's prohibition on altering roof pitch forecloses correcting the very site condition connected to the contamination that displaced our family.

These conditions are not self-created. The setback nonconformity results from ordinances adopted decades after lawful construction. The mold, pest damage, and substandard heights are inherent to the

original 1960s structure and were concealed within the walls. The applicants' proposed design places all new square footage and foundation entirely within conforming setbacks and requests no encroachment beyond the existing wall planes.

The hardship is substantial. Strictly enforced, the ordinance leaves two outcomes: our family reoccupies a home with contaminated, damaged, sub-habitable framing in its walls, or the home is demolished and replaced with fully conforming new construction, the outcome the City's June 2026 amendments expressly sought to discourage in favor of preserving existing homes.

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

The variances requested involve no new ground disturbance. All three requests concern reconstruction of existing walls and roof on the existing foundation, within the existing footprint — no excavation, grading, or fill is required in any setback or previously undisturbed area to accomplish the relief sought. The broader project is similarly contained. All new foundation and square footage are located entirely within the current conforming setbacks, and the rear addition is sited over an area that is already impervious hardscape today. The project reduces site coverage: approximately half of the existing driveway will be removed, and the site's existing impervious cover will decrease. No trees are proposed for removal, and no construction encroaches on any critical root zone; tree protection measures per City requirements will be implemented during construction. Notably, the variances advance the opposite of site disruption: they allow the existing home, foundation, and building location to be preserved and reused. The denial scenario (full demolition and construction of an entirely new conforming structure) would involve substantially greater site disturbance, demolition debris, and heavy equipment activity than the requested reconstruction in place.

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

Alternative 1 — Interior-only remodel, leaving all exterior framing untouched. This is permissible administratively, and we considered it first. It fails because the hardship is inside the exterior walls: mold detection alerted along the [northern] exterior wall within the nonconforming area, and carpenter ant damage has been documented in the wall framing. An interior remodel cannot remove contaminated or damaged structural members, cannot correct clearances below 7 feet, and cannot alter the roof drainage condition associated with the contamination. It would return our family to the home with the causes of our displacement sealed back inside the walls.

Alternative 2 — Remodel and second-story addition retaining the nonconforming walls and roof at existing heights. City staff confirmed this could be permitted today, and we examined it seriously. It fails for the same core reason as Alternative 1 — the contaminated and damaged framing remains — and adds new problems: the garage remains unusable for a standard vehicle; sub-7-foot clearances remain at [locations]; and the existing shallow roof would abut the new addition's roof, requiring two conflicting roof systems and preserving the drainage pattern along the walls where mold was found.

Alternative 3 — Partial retention with selective member replacement and structural splicing. We reviewed this approach with our design team, including methods used on comparable projects in the

neighborhood. It fails on three grounds. First, the 25% structural-member limit is far below the replacement that the documented mold and ant damage is expected to require. Second, mold remediation cannot be confined in advance to a member count — contamination discovered as walls are opened would force work stoppages each time the threshold is reached, leaving our family displaced indefinitely. Third, splicing new framing into 60-year-old members of unknown condition raises structural engineering concerns regarding continuous load paths and wind bracing that rebuilding the same walls in place resolves outright.

Alternative 4 — Full demolition and construction of a new conforming residence. This alleviates the physical hardship but creates disproportionate new harms, and is the outcome the City's June 2026 amendments expressly sought to discourage. The property is unplatted, adding a legal lot determination process while our family remains displaced. A fully conforming two-story structure on this lot, constrained by [20-foot] two-story side setbacks, produces a narrow "box" massing inconsistent with the existing one-story-stepping-to-two-story character of the street — replacing a preservable home with precisely the outcome the ordinance's stated intent opposes. It also entails substantially greater demolition, debris, and site disturbance than reconstruction in place.

The requested variances are the only path that resolves the hardship — removal of contaminated and damaged framing, correction of sub-habitable clearances, and drainage directed away from the foundation — while preserving the existing home's location, foundation, footprint, and neighborhood character.

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

Each of the three requests is limited by an existing dimension of the structure, and nothing is requested beyond what resolving the documented conditions requires.

Variance 1 asks only to rebuild what already exists, where it already exists. The reconstructed walls will occupy the identical location, on the existing foundation, within the existing footprint. No encroachment beyond the existing wall planes is requested — not by an inch. The relief sought is the narrowest possible: permission to replace contaminated and damaged framing rather than retain it. Any lesser relief (partial member replacement within the 25% limit) fails to remove the documented contamination, as detailed in Question 3.

Variance 2 requests no height that the structure does not already have. The requested 10-foot plate does not exceed the structure's existing maximum ridge height within the nonconforming area. The overall height envelope of the structure in the nonconforming areas does not increase; the request redistributes existing height to correct clearances that fall below the 7-foot habitable minimum. Ten feet is not an arbitrary figure; it matches the plate height of the adjoining conforming portions of the project, allowing a single continuous structural and roof system rather than two conflicting ones. The structure remains far below the 30-foot district maximum; we are requesting roughly one-third of the height the district permits.

Variance 3 requests only the pitch change necessary to reverse the drainage condition. The existing roof drains along the walls where mold was detected; the requested pitch directs drainage away from the

foundation. The reconstructed roof will not exceed the existing maximum ridge height, remaining well below the 30-foot maximum.

What we are not requesting defines the minimum as clearly as what we are. No new encroachment into any setback. No expansion of the nonconforming footprint. No height above the existing structure's maximum. No increase in impervious cover; the project reduces it. All new square footage is placed entirely within the current conforming setbacks, where no relief is needed. The variances touch only the existing nonconforming walls and roof, and only to the extent that the documented mold, pest damage, substandard clearances, and drainage conditions require.

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

The City has stated the intent of these very provisions, and this application embodies it. The June 24, 2026 agenda report accompanying the adopted amendments describes their purpose: to "allow for modification of existing homes rather than inadvertently encourage demolition and reconstruction." That is precisely the choice before the Board here. These variances allow an existing early-1960s home to be preserved, repaired, and modified — its foundation reused, its footprint unchanged, its one-story-stepping-to-two-story massing retained. Denial produces one of the two outcomes the ordinance was written to avoid: a home retained with contaminated framing sealed in its walls, or full demolition and replacement with a conforming two-story structure whose boxlike massing is out of character with the street.

The purposes of the setback regulations are fully preserved. Setbacks exist to maintain light, air, spacing, and privacy between neighboring homes. This application changes none of those: the reconstructed walls occupy the identical planes the neighborhood has lived with for over sixty years, and every square foot of new construction is placed within the current conforming setbacks. No neighbor's spacing, light, or outlook is diminished by any relief requested.

The purposes of the height regulations are fully preserved. The district permits 30 feet; the reconstructed nonconforming areas remain at roughly one-third of that, and do not exceed the structure's existing maximum ridge height. The regulation's purpose — controlling scale and protecting views — is untouched by redistributing height the structure already has.

The variances advance, rather than offend, the ordinance's underlying health-and-safety purposes. Zoning and building regulations exist fundamentally to protect public health and safety. The relief requested removes mold-contaminated and pest-damaged structural members, corrects clearances below the 7-foot habitable minimum, and redirects roof drainage away from the foundation and away from the walls where contamination was found. A reading of the ordinance that compels retention of contaminated framing in a family home would invert the ordinance's own purpose.

The relief is consistent with the pattern the City itself has recognized. The amended code acknowledges that relief tied to existing conditions — existing building lines, existing encroachments, existing structures — is appropriate where wholesale conformity would force demolition (e.g., §22.03.275(d)(2); §38.05.032(3)). These variances ask the Board to apply that same principle to a reconstruction of the

new administrative allowances almost, but not quite, reach: same walls, same location, same footprint, with only the contaminated framing replaced and substandard heights corrected.

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

Neighbors will see the same walls in the same places they have seen for over sixty years. The reconstructed exterior walls occupy the identical planes, in the identical locations, as the walls standing today — no encroachment beyond the existing wall planes is requested, and no neighbor gains a closer structure by any dimension. The spacing, privacy, and outlook each adjoining owner has experienced for decades are unchanged.

No new height is introduced where neighbors are closest. Within the nonconforming areas — the portions of the structure nearest the property lines — the reconstructed walls and roof will not exceed the structure's existing maximum ridge height. The only new height in the project, the second story, is placed entirely within the current conforming setbacks, including the [20-foot] two-story side setbacks — meaning the tallest elements sit farther from neighboring properties than the code required of the existing one-story walls.

The project reduces impacts neighbors actually experience. Impervious cover decreases with the removal of approximately half the existing driveway. Roof drainage will be collected and managed on-site in accordance with the City's drainage requirements and the project's drainage plan; no runoff will be diverted onto neighboring property. Site drainage patterns leaving the property will not be adversely changed.

The alternative is worse for every neighbor. Denial pushes this property toward full demolition and a conforming rebuild: a two-story box massing out of character with the street, months of additional demolition activity, debris hauling, and heavy equipment. Granting the variances preserves the existing home's stepped, low-profile massing — a direct visual benefit to adjoining owners — and shortens the construction disturbance they experience.

The relief requested matches the established conditions of the neighborhood. Under §38.05.033(7), the Board may consider that nearby properties within 200 feet share similar nonconforming conditions and prior variance relief; homes in this neighborhood have received variances for reconstruction of walls in these same circumstances. This request asks for nothing unusual for this street — only what the neighborhood's existing pattern already reflects.

441 Brady Lane

6. Discuss and make recommendations to Board of Adjustment on proposed variances:
 1. To allow the continuation of an existing non-conforming structure following demolition exceeding 50% of replacement cost of the structure (Section 38.04.061(8))
 2. To increase the height of an existing structure in the front and side setback (Section 22.03.281)
 3. To allow for the construction of a driveway without the required maneuvering area (Section 22.03.249(3))

Applicant: Cole Bland, Owner



441 Brady Lane



441 Brady Lane

- Proposed 3352 square foot house after mold and carpenter ant damage required demolition of the interior walls
- The proposed addition is adding a second floor on top of an existing front and side setback encroachment to create a two-story house
- The addition of a second story on a lot less than 0.375 acres changes the side setback from 15 feet to 20 feet, making the encroachment up to 12 feet
- The applicants are requesting to not construct a driveway maneuvering area to avoid encroaching into the CRZs of the front yard trees while keeping the minimum driveway width

NOTES:

- 1) SURVEY WAS PERFORMED WITHOUT THE I REPORT. THERE MAY BE EASEMENTS, SETB RECORD THAT EXIST THAT ARE NOT SHOWN
- 2) CONTOURS AND ELEVATIONS SHOWN HER NORTH AMERICAN VERTICAL DATUM OF 1988
- 3) TREES SPECIES SHOWN HEREON WERE II SURVEYOR DOES NOT WARRANT NOR GUARA CONSULT AN ARBORIST FOR DEFINITIVE ID
- 4) BEARING BASIS IS THE TEXAS STATE PLA TEXAS CENTRAL ZONE, HAVING A COMBINED



441 Brady Lane

Nonconforming use of land or structure

Code Requirements:

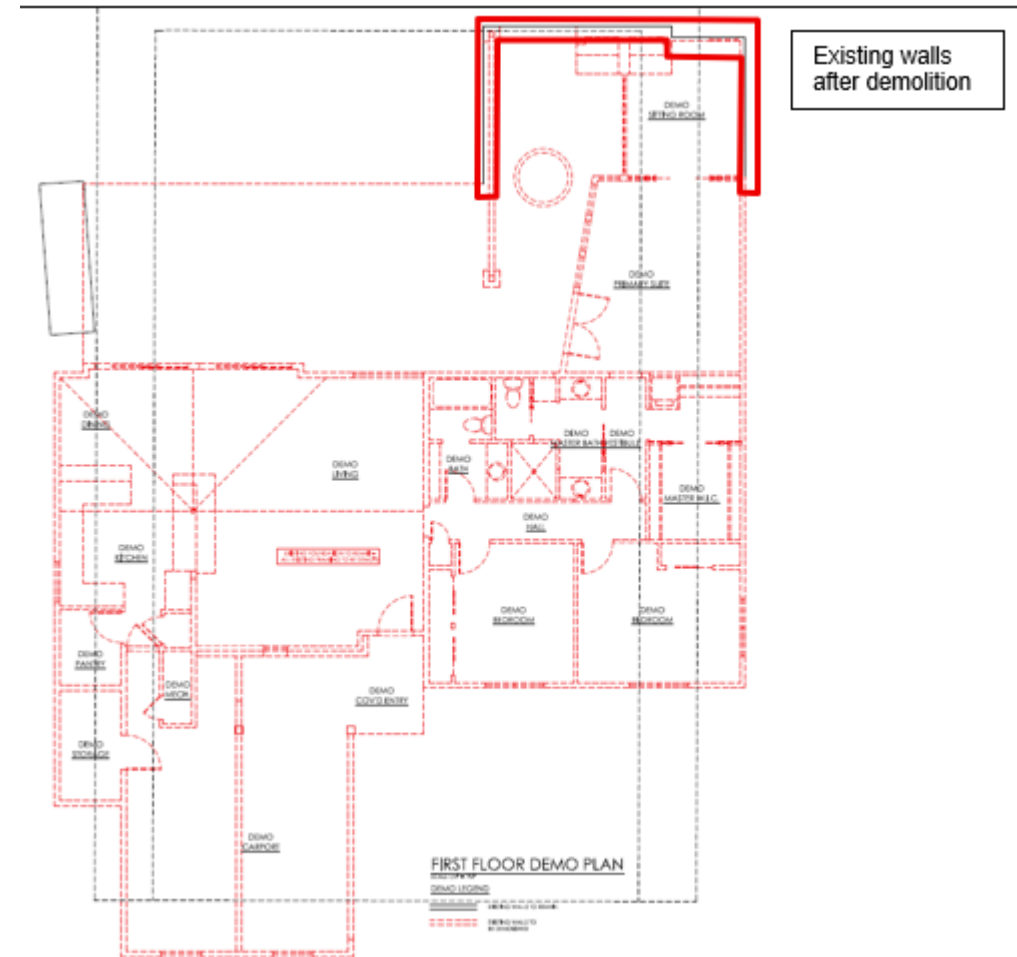
38.04.061. Nonconforming uses of land and structures

(8) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at the time of destruction

441 Brady Lane

Request:

To allow the continuation of existing non-conforming status following destruction or demolition exceeding 50% of the replacement cost of the structure.



441 Brady Lane

Encroachment into Setbacks

Code Requirements:

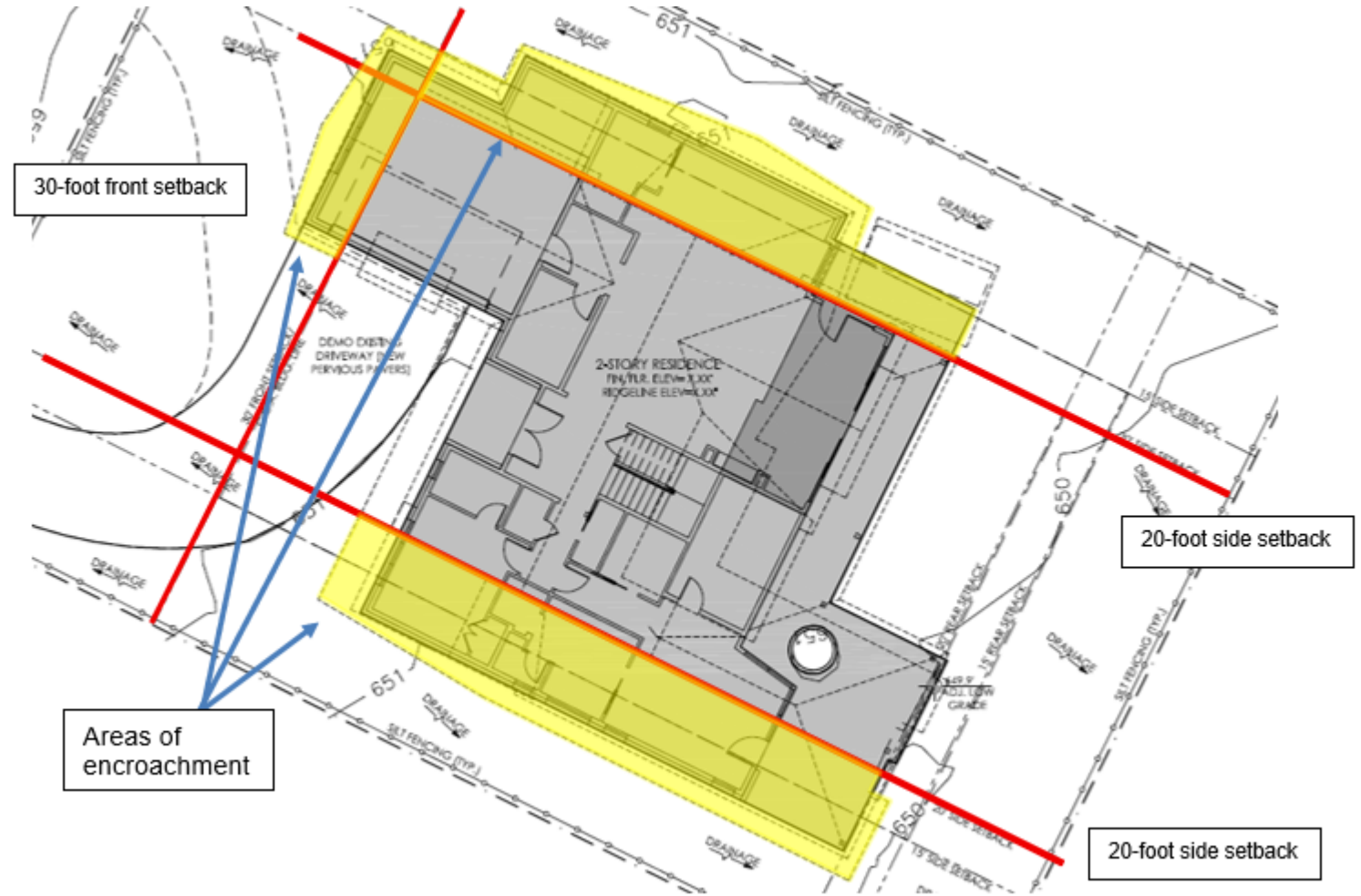
Section 22.03.281 Schedule of Regulations

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

441 Brady Lane

Request:

To increase the height of an existing structure in the front and side setback



441 Brady Lane

Driveway maneuvering area

Code Requirements:

Section 22.03.249(3) Driveways, parking and loading area setbacks

(3) The term “driveways” includes those areas used for required vehicle turnaround or other maneuvering. Where commercial driveways adjoin R-1, R-2 and R-3 districts, the ten-foot setback shall be landscaped as provided elsewhere in this article.

Request:

To allow for the construction of a driveway without the required driveway maneuvering area



441 Brady Lane

Public Comments: As of the date of the report, five letters have been received.



441 Brady Lane

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.

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

This item will be forwarded to the September 9, 2026, Board of Adjustments meeting for consideration.



441 Brady Lane

Applicable 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.





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	August 19, 2026	Item Number:	7
Department:	Building & Development		
	Elizabeth McNamara,		
Prepared By:	Assistant Planner	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

441 Brady Lane: Discuss and make recommendations to City Council on a proposed variance for encroachments of the critical root zones of a tree greater than 14 inches (#860- 19.5" Live Oak).

Applicant: Cole Bland, 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 applicant's findings of facts are attached in Exhibit A.

This item will be forwarded to the September 9, 2026 City Council meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Cole Bland & Olivia McGillis

Legal Description: Abs 14 Sur 21 Hil H P Acr .240

Lot Size: 0.2247 acres

Zoning: R-1 One Family

Wastewater: City Sewer

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

Background:

The applicant is requesting a variance to allow additional encroachment in the tree critical root zone (CRZ) as a result of reconstruction and a new addition to a single-family home. This is being requested in tandem with the other setback, driveway, and nonconforming structure variances at this site in the previous item. The tree

Staff provided the above exhibit to the applicants showing the proposed addition footprint in pink overlayed onto the existing site. The proposed addition shows an additional CRZ encroachment on tree #860- 19.5" Live Oak.

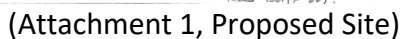




Photo 2: Tree 860 passing through the existing covered porch roof, surrounded by existing hardscape, existing brick planter, and existing structure, all of which remain. The only proposed change is the elevation of the roof opening, currently 7'-7".

(Attachment 1, Existing tree condition)

Analysis:

Tree Care and Maintenance

Code Requirements

- **Section 22.03.305(b) Tree Care and Maintenance**

(b) Tree protection that meets City of Austin standards must be provided during any construction project.

City of Austin standards can be found online at http://www.ci.austin.tx.us/trees/preserve_code.htm

1. 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.
2. 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 1/2 CRZ.
3. No cut or fill is allowed within the 1/4 CRZ.

Request

- To allow an increase encroachment on a tree 14 inches and greater #860- 19.5" Live Oak

Public Comment:

As of the date of the report six comments of support have been received (Attachment 2).

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 care and maintenance](#)
- [Section 22.03.511 Procedure and notice \(for variance\).](#)
- [Section 22.03.514 Criteria and process required for granting a variance.](#)

Zoning:



Aerial:



SUPPLEMENT TO VARIANCE APPLICATION

441 Brady Lane, West Lake Hills, Texas 78746

Case No. 2026-1327; Original Application Submitted July 13, 2026

Applicants: Cole and Olivia Bland

Date of Supplement: July 29, 2026

This supplement is submitted in response to the City's review letter from Elizabeth McNamara, Assistant Planner, and adds the following two variance requests to the three requests contained in the original application. The three original variance requests remain unchanged and as described in the application submitted July 13, 2026.

ADDITIONAL VARIANCE REQUESTED: VARIANCE 4

Variance 4: Tree care and maintenance, Section 22.03.305(b) and Section 3.5.0 of the Austin Environmental Criteria Manual as adopted by reference. To the extent the proposed improvements are determined to increase an existing encroachment into the Critical Root Zone of Tree 860, a 19.5 inch diameter live oak, and, to the extent required by staff, Trees 858 and 859, live oaks of 15 inch and 10.5 inch diameter respectively, the applicants request permission to construct the improvements as shown on the plans.

DESCRIPTION AND BASIS OF REQUEST

Tree 860 grows through an opening in the roof of the existing covered porch. The trunk is surrounded at grade by an existing brick planter ring set within the existing hardscape patio, which is itself surrounded by the existing foundation. These conditions appear on the property survey and are reflected in the prior owner's architectural plans, which carry the notations "Existing Trees Protect" and "Provide Opening at New Roof for Existing Tree - Protect Tree." This tree has coexisted with the surrounding structure, in this exact configuration, under plans previously reviewed in connection with the property.

The only proposed change affecting Tree 860 is the elevation of the roof opening. The opening is currently at a height of 7 feet 7 inches. The proposed roof raises the opening to 10 feet 1 and one eighth inches, consistent with Variances 2 and 3 of the original application. The size and location of the opening around the trunk do not change.

No change of any kind is proposed at the ground plane within the Critical Root Zone of Tree 860 or any other tree, with one exception that benefits a protected tree: the driveway removal described in Variance 5, which permanently removes existing pavement from within the Critical Root Zone of Tree 847. The existing brick planter and patio at Tree 860 remain untouched. Specifically, at Tree 860 there is no cut, no fill, no grade change, no removal or alteration of ground cover, no new foundation, no new hardscape, and no removal of existing hardscape within any Quarter, Half, or full Critical Root

Zone. Each ground plane standard listed in Section 22.03.305(b), including preservation of at least fifty percent of the Critical Root Zone at natural grade, protection of the Half Critical Root Zone, and the prohibition on cut or fill within the Quarter Critical Root Zone, is satisfied by the existing conditions, and those conditions do not change.

Trees 858 and 859: no change of any kind is proposed to these trees or within their Critical Root Zones, as shown on the marked existing conditions exhibit. The existing encroachments are not increasing.

Tree protection fencing and protective measures per City requirements will be implemented during demolition and construction for all preserved trees.

The applicants respectfully note their position that the proposed work does not increase any encroachment within the meaning of Section 22.03.305(b), because every regulated condition at the ground plane remains exactly as it exists today. This request is submitted protectively at staff's direction so that the application may proceed without delay, and the applicants welcome staff's or the Commission's determination that no variance is required for this item.

HARDSHIP STATEMENT FOR VARIANCE 4

Special conditions and unnecessary hardship: The special condition is the tree itself: a mature protected tree growing through the roof of the existing structure, a configuration established decades ago and previously reflected in reviewed plans. Strict enforcement would prohibit raising the roof opening even though nothing at the ground plane changes, which would in turn defeat Variances 2 and 3 and force retention of the substandard roof over this portion of the home.

Terrain and flora: The requested variance involves no ground disturbance whatsoever. The purpose of the tree ordinance is maximum preservation of existing trees. This request preserves Tree 860 in place, in its existing planter, under a roof opening of identical size, and avoids the alternative of removing the tree.

Alternatives: The alternatives are to remove the tree, which is contrary to the ordinance's purpose and the applicants' wishes, or to retain the existing 7 foot 7 inch roof over this area, which conflicts with the remediation and reconstruction described in the original application. Raising the existing opening while changing nothing at grade is the least impactful path available.

Minimum necessary: The opening remains the same size, in the same location, around the same tree. The only change is elevation, an increase of approximately two feet six inches. Nothing else within any Critical Root Zone changes.

Ordinance intent and neighboring properties: Granting this request preserves a mature protected tree and an existing home, consistent with the stated intent of the tree ordinance and of the June 2026 code amendments

favoring modification of existing homes over demolition. Neighboring properties experience no change at ground level; the roof height change is addressed in Variances 2 and 3 and remains below the district height maximum.

ADDITIONAL VARIANCE REQUESTED: VARIANCE 5

Variance 5: Driveway maneuvering area, Sections 22.03.175(d), 22.03.249, and 22.03.250(3). To the extent the replacement of the existing driveway is determined to constitute a new driveway subject to the maneuvering area requirement, the applicants request relief from the requirement to provide a vehicle maneuvering or turnaround area, and request permission to replace the retained portion of the existing driveway as shown on the attached site plan and plan set.

DESCRIPTION AND BASIS OF REQUEST

The existing driveway is an original circular concrete drive from the early 1960s. Its joints are uneven and portions of the slab have been displaced by root growth from Tree 847, a 16.5 inch diameter cedar elm protected under Section 22.03.304. The relief requested here concerns the segment of the existing circular drive that lies over the Critical Root Zone of Tree 847, which the proposed scope permanently removes. Driveway surfaces are masonry pavers per Section 22.03.247. The proposed driveway configuration is shown on the attached site plan and plan set.

The segment proposed for removal measures 9 feet 6 inches in surface width, as shown on the attached site plan. Section 22.03.250(c)(8) requires that residential driveways be not less than 12 feet in surface width, with a 10 foot width permitted only in areas of 25 percent grade, which do not exist in this location. The segment proposed for removal is therefore approximately 2 feet 6 inches below the minimum width the Code requires and could not lawfully be constructed today. The retained portion of the driveway exceeds 12 feet in surface width and complies with Section 22.03.250(c)(8).

Because the segment is substandard in width, it cannot serve as a compliant maneuvering area in its present condition. Preserving it for that purpose would require widening it by at least 2 feet 6 inches, and the only direction available for that widening is further into the Critical Root Zone of Tree 847. At 16.5 inches in diameter, Tree 847 has a Critical Root Zone radius of 16.5 feet, a Half Critical Root Zone radius of approximately 8.25 feet, and a Quarter Critical Root Zone radius of approximately 4.1 feet. Section 22.03.305(b) requires preservation of at least fifty percent of the Critical Root Zone at natural grade, protects the entirety of the Half Critical Root Zone, and prohibits any cut or fill within the Quarter Critical Root Zone. Section 22.03.302 states the City's policy of preserving existing vegetation to the maximum extent possible, and Section 22.03.304 prohibits removal of a protected tree of this size absent City Council variance and 150 percent replacement.

Strict enforcement of the maneuvering area requirement would therefore compel the applicants to add new impervious pavement directly over the root zone of a protected tree, on a lot that is already over its impervious cover allowance, in order to preserve a driveway segment that fails the Code's own minimum width standard. The proposed scope does the opposite. It permanently removes substandard pavement from the root zone of Tree 847, reduces total impervious cover on the lot, and reduces the number of driveway street entrances from two toward one, consistent with Section 22.03.175(2).

The exiting condition of the property is unchanged by this request. Vehicles exiting 441 Brady Lane today back onto Brady Lane, and that has been the condition of this lot for over sixty years. The requested relief does not eliminate a functioning turnaround; it declines to construct one where none has ever lawfully existed.

Back out driveways are the prevailing condition in this neighborhood. The overwhelming majority of residential driveways on Brady Lane and the surrounding streets, including properties within 200 feet of 441 Brady Lane, were developed in the same era and do not provide a vehicle turnaround. Vehicles at those properties back onto the street. Section 38.05.033(7) provides that the Commission and the Board may consider whether similar conditions exist on properties within 200 feet, and here the condition for which relief is requested is not merely similar to the neighborhood pattern, it is the neighborhood pattern. Brady Lane is a low volume residential street, and no traffic safety concern distinguishes this property from its neighbors.

The applicants respectfully note their position that replacement of a deteriorated existing driveway, in the same location and serving the same street entrance, is in the nature of maintenance and repair rather than construction of an entirely new driveway. This request is submitted protectively at staff's direction so that the application may proceed without delay, and the applicants welcome staff's or the Commission's determination that no variance is required for this item.

HARDSHIP STATEMENT FOR VARIANCE 5

Special conditions and unnecessary hardship: The special conditions are the lot's original 1960s development pattern and the presence of a large protected tree within the driveway area. The lot was developed with a circular drive whose removal segment is 9 feet 6 inches wide, below the Code minimum, and which sits directly over the Critical Root Zone of a 16.5 inch protected cedar elm whose roots are actively displacing the pavement. Strict enforcement would require the applicants to widen substandard pavement over a protected tree's root zone, on an over allowance lot, as a condition of removing that pavement from the tree.

Terrain and flora: The requested relief involves removal of existing hardscape and no new ground disturbance. It directly benefits Tree 847 by permanently

clearing pavement from its Critical Root Zone, and it reduces total site coverage.

Alternatives: The alternatives are to widen and retain the substandard segment as a maneuvering area, which adds new impervious cover over a protected tree's root zone in direct tension with Sections 22.03.302 and 22.03.305, or to leave the deteriorated substandard pavement in place, which perpetuates root damage and a failing surface. Neither alternative serves the purposes of the ordinances as well as the proposed scope.

Minimum necessary: The relief requested is narrow. The applicants do not seek to add any driveway area within the Critical Root Zone of Tree 847, to encroach further into that root zone, or to alter the location of the driveway entrance. The single item of relief sought is that the applicants not be required to construct a vehicle maneuvering area, because the only location available for one is over the root zone of a protected tree and the segment that would serve that function is below the minimum width the Code permits. Every other applicable driveway standard, including the width minimum of Section 22.03.250(c)(8), the 20 foot maximum entrance width and one driveway limit of Section 22.03.175(2), the surface requirements of Section 22.03.247, and the driveway setbacks of Section 22.03.249, is met by the proposed configuration.

Ordinance intent and neighboring properties: The purposes of the driveway regulations are traffic safety and neighborhood character, and the purpose of the tree ordinance is preservation of protected trees. This request serves the tree ordinance directly by clearing pavement from a protected tree, and it leaves the existing condition of the lot exactly as it has existed for over sixty years. That condition, backing onto a low volume residential street, is the prevailing condition of the surrounding neighborhood and of the properties within 200 feet, nearly all of which have back out driveways without turnarounds. Granting this relief therefore preserves neighborhood character rather than departing from it. Neighboring properties experience a preserved protected tree and no change to traffic conditions on Brady Lane.

EXHIBITS FOR THIS SUPPLEMENT

1. Marked existing conditions elevations (prior owner plan set, Sheet A4) noting Trees 858 and 859 unchanged and identifying the roof cutout at Tree 860, existing height 7 feet 7 inches. These sheets also provide the existing roof elevations and cross sections within the setbacks requested in the City's review letter.
2. Photographs of existing conditions at Tree 860 showing the trunk, existing brick planter ring, existing hardscape patio, and the tree passing through the existing porch roof.
3. Site plan showing the existing driveway, the 9 foot 6 inch width of the segment proposed for removal, the retained portion, and the extent of existing pavement within the Critical Root Zone of Tree 847.

4. Property survey and tree survey showing Trees 847, 858, 859, and 860, the existing circular driveway, the existing planter, and existing hardscape.
5. Photographs of the existing driveway showing joint displacement and root damage within the Critical Root Zone of Tree 847 (to be provided with the updated exhibit set due July 31, 2026).
6. Aerial or street level survey of driveway configurations on properties within 200 feet of 441 Brady Lane, demonstrating that back out driveways without vehicle turnarounds are the prevailing neighborhood condition (to be provided with the updated exhibit set due July 31, 2026).
7. Proposed roof elevations and cross sections within the setbacks, showing existing versus proposed conditions (to be provided with the updated exhibit set due July 31, 2026).

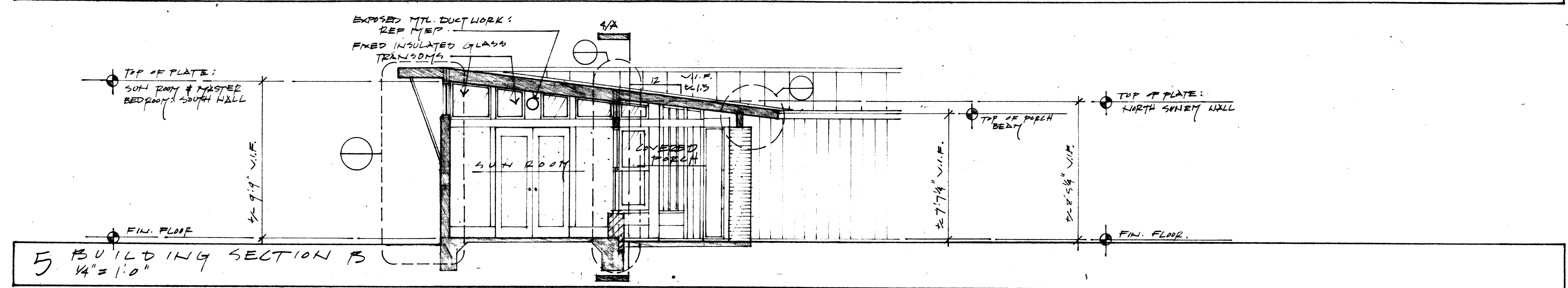
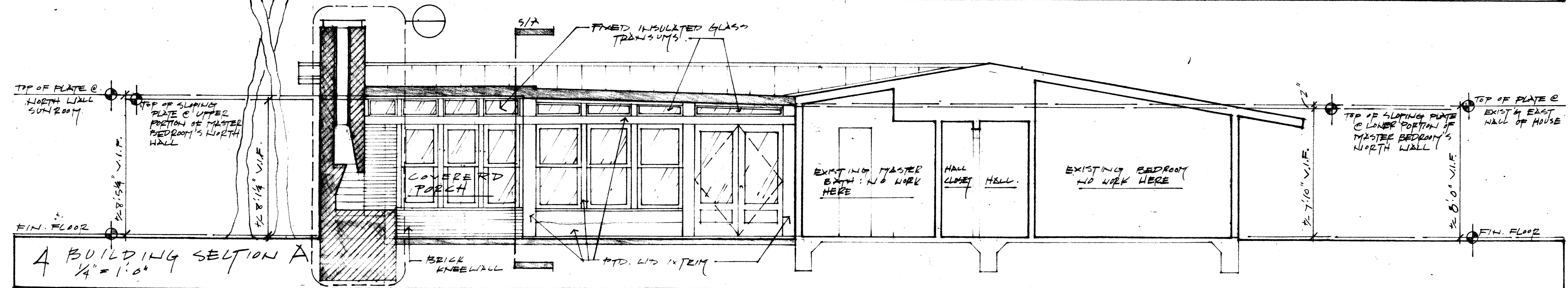
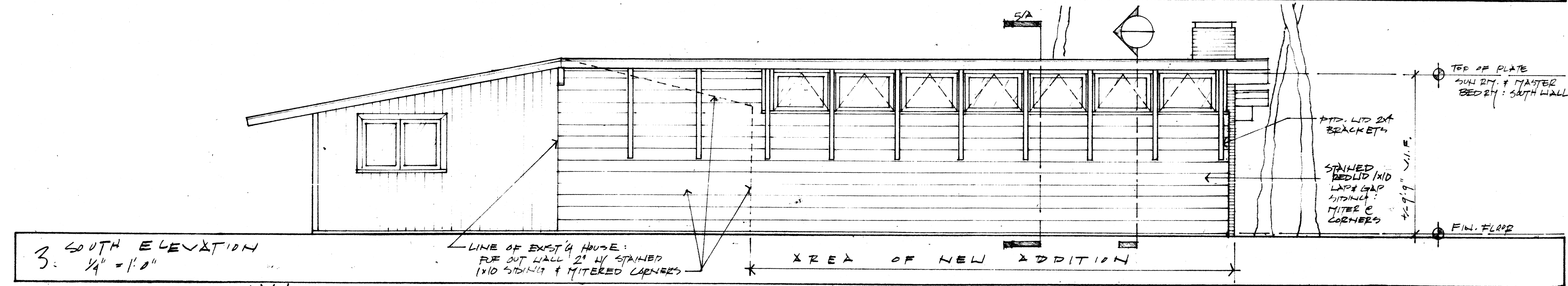
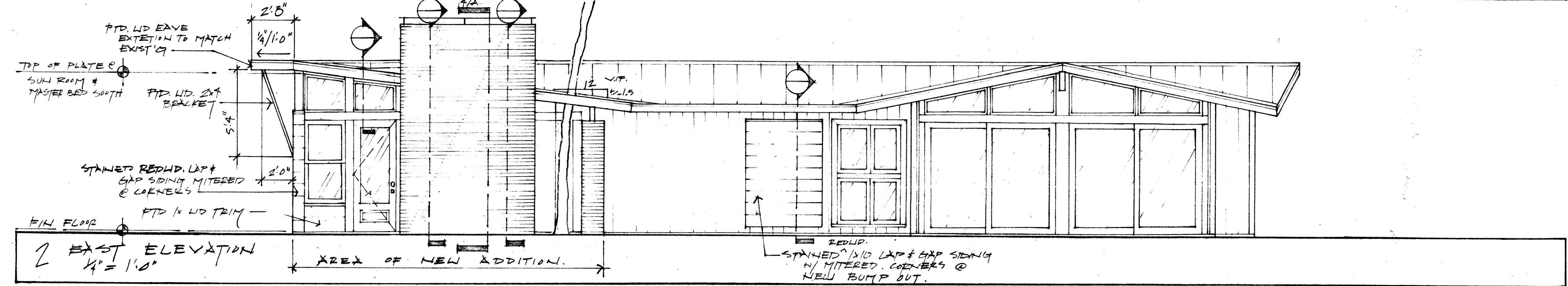
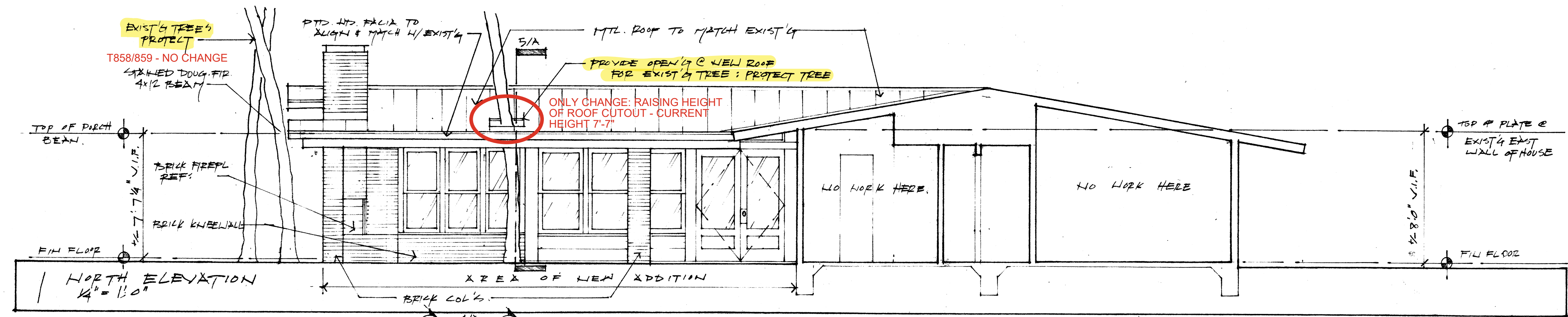
Respectfully submitted,

Cole Bland
Olivia Bland
Owners, 441 Brady Lane

EXHIBIT 1

Marked Existing Conditions Elevations (Prior Owner Plan Set, Sheet A4)

Annotations identify: Trees 858 and 859 - no change;
roof cutout at Tree 860, existing height 7'-7", only change is raising cutout elevation.
Also provides existing roof elevations and cross sections within the setbacks.



RICHARD HUGHES DESIGN
711 CARONAL LN., AUSTIN, TX
(512) 416-6960

COVERT REMODEL & ADDITION
441 BRADY LN. WEST LAKE, TX

DATE:
1-21-01
1-24-01
2-14-01
3-11-01

A4

EXHIBIT 2

Photographs of Existing Conditions at Tree 860

Photographs taken by applicant, July 2026.

Trunk, existing brick planter ring, existing hardscape patio,
and the tree passing through the existing covered porch roof.
All conditions shown remain unchanged under the proposed plans.



Photo 1: Tree 860 trunk at grade. Existing brick planter ring with natural soil and ground cover, set within existing hardscape patio. No cut, fill, grade change, or ground cover change is proposed within this Critical Root Zone.



Photo 2: Tree 860 passing through the existing covered porch roof, surrounded by existing hardscape, existing brick planter, and existing structure, all of which remain. The only proposed change is the elevation of the roof opening, currently 7'-7".

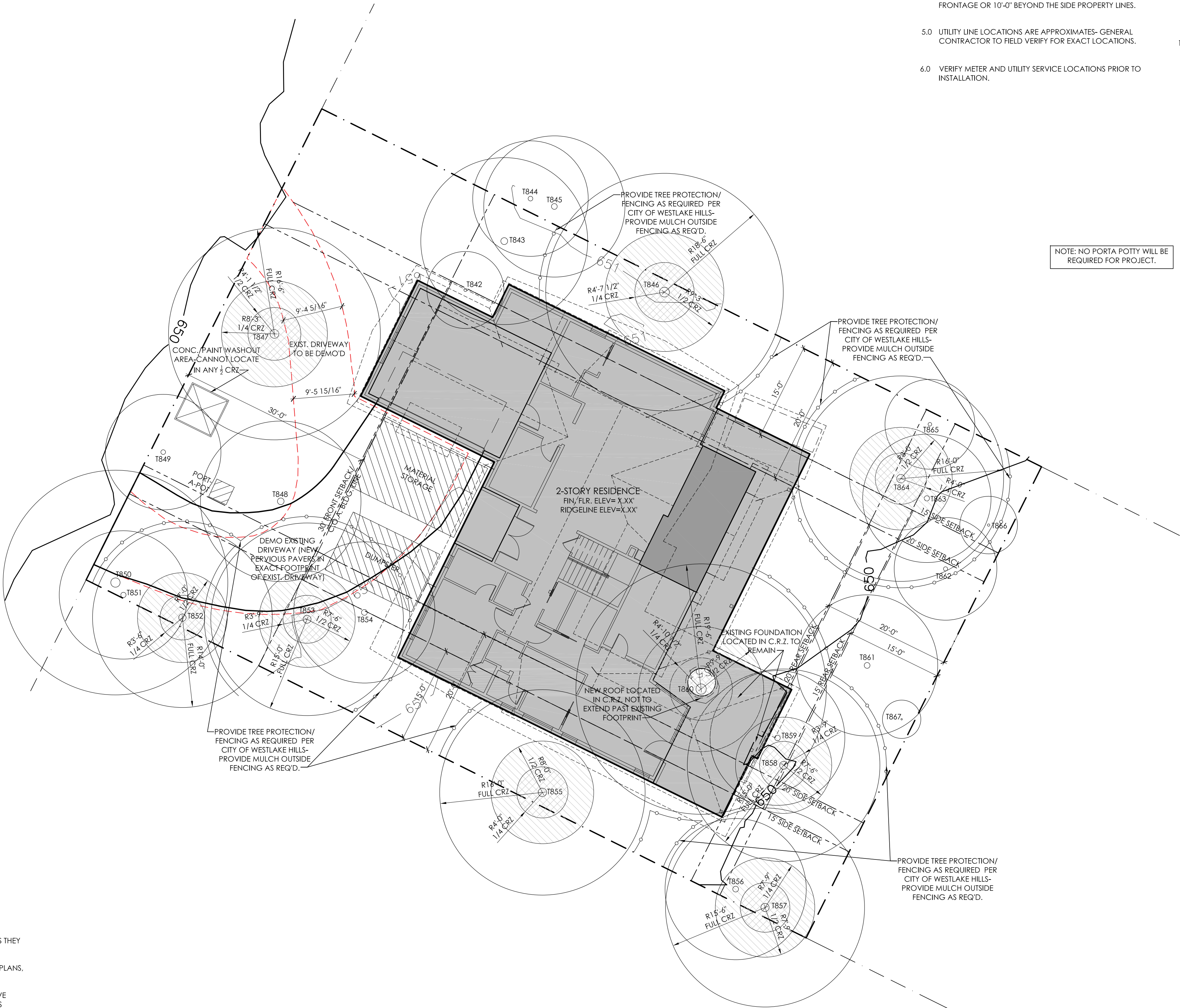
EXHIBIT 3

Site Plan - Existing Driveway, Removal Area, and Tree 847 Critical Root Zone

Prepared by Washer Architecture, July 29, 2026.

Shows the 9'-6" surface width of the driveway segment proposed for removal, which is below the 12 foot minimum required by Section 22.03.250(c)(8); the retained portion, which exceeds 12 feet in width; and the extent of existing pavement within the Critical Root Zone of Tree 847 (16.5" cedar elm).

TREE LIST		
TAG#	TYPE	DIAMETER
840	LIVE OAK	8.5"
841	LIVE OAK	9.5"
842	LIVE OAK	6"
843	CEDAR ELM	13"
844	LIVE OAK	9"
845	LIVE OAK	11"
846	LIVE OAK	18.5"
847	CEDAR ELM	16.5"
848	CEDAR ELM	12.5"
849	CEDAR ELM	9"
850	LIVE OAK-TWIN	12"-11"
851	LIVE OAK	10"
852	LIVE OAK	14"
853	CEDAR ELM	15"
854	CEDAR ELM	11"
855	CEDAR ELM	16"
856	CEDAR ELM	11"
857	LIVE OAK	15.5"
858	LIVE OAK	15"
859	LIVE OAK	10.5"
860	LIVE OAK	19.5"
861	CEDAR ELM	11"
862	CEDAR ELM	8"
863	CEDAR ELM	10"
864	CEDAR ELM	16"
865	BOX ELDER	7"
866	TX MTN. LAUREL	4.5"
867	HACKBERRY	3"



CITY OF WEST LAKE HILLS NOTES:

A) "PROJECT IS A TYPE 1 DEVELOPMENT"

B) "WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN."

C) "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."

D) "NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT."

E) "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."

F) "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."

G) "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."

H) "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 (I)."

I) (FEMA NOTE INCLUDING A DESCRIPTION OF WHAT PORTION OF THE PROJECT, IF ANY, IS LOCATED IN A FLOOD HAZARD AREA, AS WELL AS THE EFFECTIVE FIRM PANEL NUMBER AND DATE.)

J) (EDWARDS AQUIFER JURISDICTIONAL BOUNDARY NOTE INCLUDING WHICH ZONE, IF ANY, THE PROJECT IS LOCATED.)

CITY OF WEST LAKE HILLS NOTES:

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- NO FENCES ARE APPROVED WITH THIS PERMIT.
- SWIMMING POOLS REQUIRE A SEPARATE PERMIT AND COUNT AGAINST IMPERVIOUS COVER. • ALL IMPROVEMENTS IN THE STREET RIGHT-OF-WAY REQUIRE A PERMIT (LANDSCAPING, MAILBOX, ETC)
- NO EXCAVATION, GRADING OR FILLING SHALL BE PERMITTED IN SETBACKS EXCEPT FOR UP TO 18 INCHES IN HEIGHT OR DEPTH.
- EXPOSED FOUNDATIONS WITH 4 VERTICAL FEET OR MORE EXPOSED THAT ARE VISIBLE FROM THE STREET OR NEIGHBORING PROPERTY MUST BE CONCEALED WITH DENSE, EVERGREEN VEGETATIVE BUFFERS.
- ALL EXTERIOR COMPRESSORS AND OTHER MECHANICAL EQUIPMENT OR DEVICES SHALL BE SHIELDED AND INSULATED SO AS TO ENSURE THAT SOUND EMANATING THEREFROM DOES NOT INTERFERE WITH THE USE AND ENJOYMENT OF SURROUNDING PROPERTY (22.03.171).

GENERAL SITE NOTES:

- 1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
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NOTE: ROOF CANNOT OVERHANG INTO BLDG. SETBACKS

IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY PROTECTED FULL CRZ, CONSIDER PROVIDING 3" PLYWOOD OVER 2X4 LUMBER OF A 12" LAYER OF MULCH BRIDGE. AT PROJECT COMPLETION, SPREAD MULCH AROUND SITE TO LEAVE A MAX. LAYER OF 3" OF MULCH WITHIN ROOT ZONES.

NOTE: IN ORDER TO ASSURE THAT THE REMAINING ROOT ZONES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD BE INDICATED TO PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA OR AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE CRITICAL ROOT ZONE, AN EIGHT INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.

NOTE: PROVIDE 2X4 OR GREATER SIZE PLANKS (6" TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES' TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/4 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT. TREE PROTECTION FENCING MUST BE ON GRADE (FLAT POST BASES WEIGHTED DOWN WITH SAND BAGS) AND MUST ENCOMPASS THE 1/4 CRZ AT MINIMUM.

APPLICABLE CODE: 2024 I.R.C.
ZONING: SF-3-NP

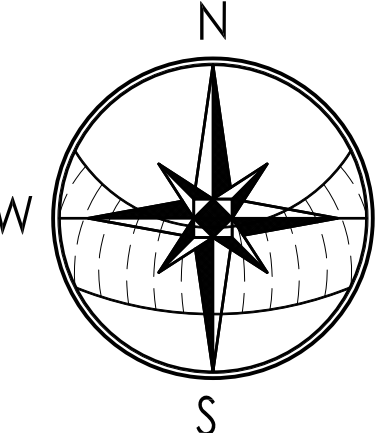
LEGAL DESCRIPTION:
441 BRADY LANE
LOT X BLOCK X
AUSTIN, TX 78746
TRAVIS COUNTY

EXISTING IMPERVIOUS COVER - CALCS	
EXISTING RESIDENCE	2,838' / 27.65%
EXISTING DRIVEWAY	1,263' / 12.30%
EXISTING REAR PLATWORK	593' / 5.78%
EXISTING IMPERVIOUS COVER	4,694' / 45.73%

PROPOSED IMPERVIOUS COVER - CALCS	
TOTAL RESIDENCE FOUNDATION (NEW & EXIST.)	3,376'
PROPOSED DRIVEWAY (PERVIOUS PAVERS)	958'
PROPOSED/EXISTING IMPERVIOUS:	4,334' / 42.23%
PROPOSED PERVIOUS:	5,930' / 57.77%
TOTAL	10,264' / 100%

PROPOSED IMPERVIOUS COVER REMOVES 360sf FOR NEW PERVIOUS SURFACE

R-1 ZONING ALLOWABLE IMPERVIOUS COVERAGE
FOR LOTS LESS THAN 0.5 ACRES, GREATER THAN OR EQUAL TO 0.2 ACRES:
P=(SIZE OF ACRES EXPRESSED AS A WHOLE NUMBER & DECIMAL)(X)(0.5)-(0.5)
10.264 / 43.56=0.24 ACRES
(0.24 ACRES)(0.5)-(0.5)= -0.38.22%
P=38% ALLOWABLE IMPERVIOUS COVER FOR A 0.24 ACRE LOT
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE=3,923 S.F.



SITE PLAN
SCALE: 1:10

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARCHITECT:
JAMES WASHER

REVISIONS

DATE 07.27.2026

DRAWN SE

CHECKED XX

COPYRIGHT 2026, JAMES WASHER
THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION FOR ONE HOUSE ON ONE LOT. FURTHER REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF JAMES WASHER IS PROHIBITED.
THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION REQUIRED TO CONSTRUCT THE PROJECT IS GIVEN. ANY NECESSARY OMISSIONS SHALL BE PROVIDED & COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, 78746

512.680.9576

A Remodel/Addition for COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LANE

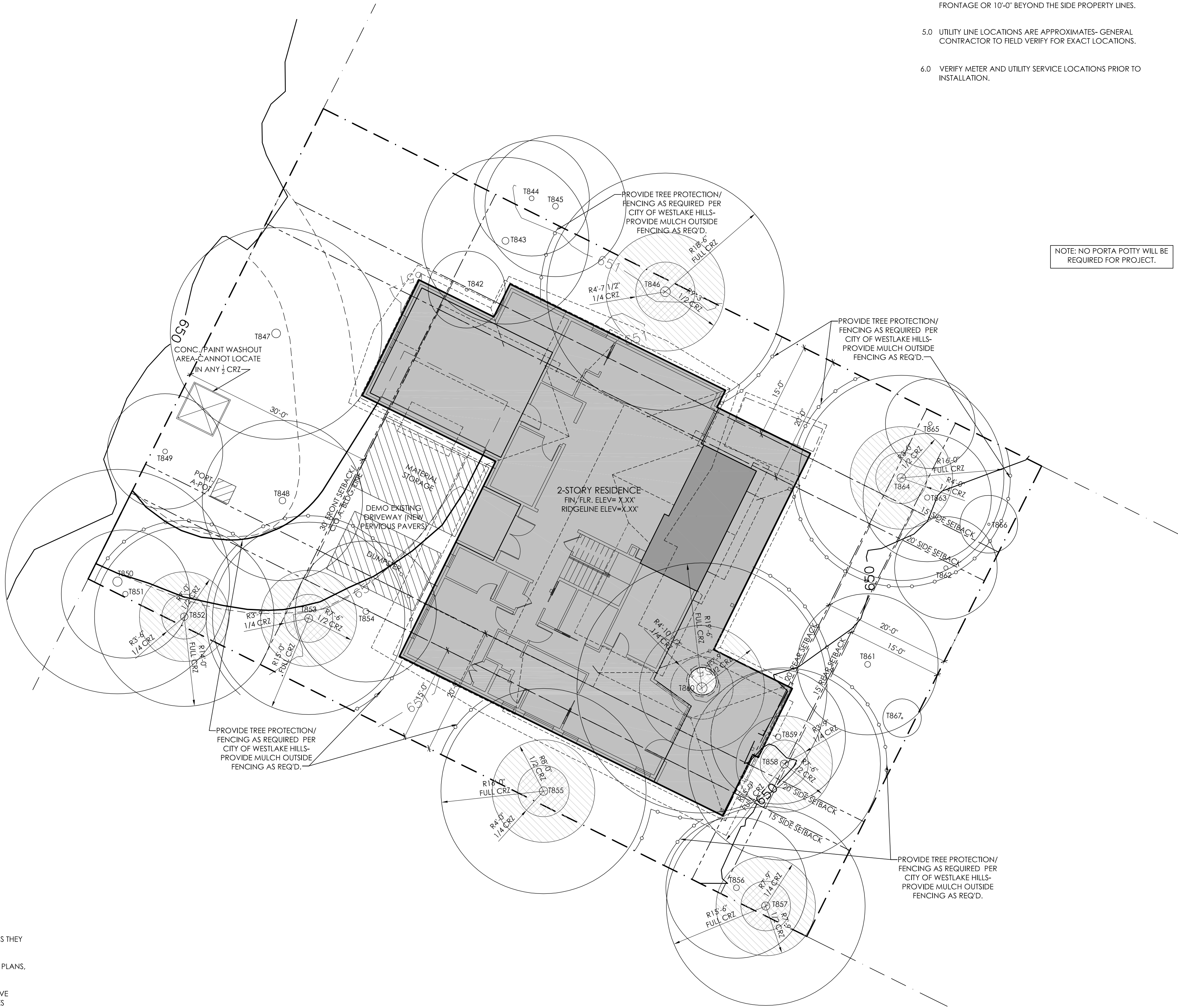
NAME: SITE PLAN

SCALE: 1:10

SHEET
A1

Page 194 of 217

TREE LIST		
TAG#	TYPE	DIAMETER
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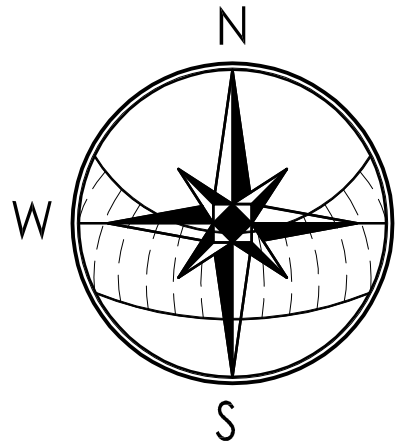
APPLICABLE CODE: 2024 I.R.C.
ZONING: SF-3-NP

LEGAL DESCRIPTION:
441 BRADY LANE
LOT X BLOCK X
AUSTIN, TX 78746
TRAVIS COUNTY

EXISTING IMPERVIOUS COVER	4,264' / 41.54%
IMPERVIOUS COVER CALCS	
TOTAL RESIDENCE FOUNDATION (NEW & EXIST.)	3,352'
PROPOSED DRIVEWAY (PERVIOUS PAVERS @ 75%)	623'
PROPOSED IMPERVIOUS:	3,975' / 38.73%
PROPOSED PERVIOUS:	6,289' / 61.27%
TOTAL	10,264' / 100%

PROPOSED IMPERVIOUS COVER REMOVES 289' OF PERVIOUS SURFACE

R-1 ZONING ALLOWABLE IMPERVIOUS COVERAGE FOR LOTS LESS THAN 0.5 ACRES, GREATER THAN OR EQUAL TO 0.2 ACRES:
P=(SIZE OF ACRES EXPRESSED AS A WHOLE NUMBER & DECIMAL)(X)(0.5)-(0.5)
10,264 / 43.560= 0.24 ACRES
(0.24 ACRES)(0.5)-(0.5)= -0.38.22%
P=38% ALLOWABLE IMPERVIOUS COVER FOR A 0.24 ACRE LOT
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE=3,923 S.F.



SITE PLAN
SCALE: 1:10

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AUTHORITY OF ARCHITECT:
JAMES WASHER

REVISIONS

DATE06.23.2026

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FOR ONE HOUSE ON ONE LOT. FURTHER REPRODUCTION
OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF
THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET
FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION
REQUIRED TO CONSTRUCT THE PROJECTS GIVEN.
CONSTRUCTION SHALL BE PROVIDED &
COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, 78746

512.680.9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LANE

NAME: SITE PLAN

SCALE: 1:10

SHEET
A1

TRAFFIC MARKING NOTES

1. BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND ... CONSTRUCTED ON ALL DEAD PUBLIC SAFETY. CITY OF WEST LAKE HILLS | PAGE 3 GENERAL NOTES MARCH 2018
2. ANY METHODS, STREET MARKINGS, AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS, OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
3. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS, AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

EROSION CONTROL NOTES

1. EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE 2. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.
3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER. MAJOR REVISIONS MUST BE APPROVED BY THE CITY. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER ANY RAINFALL EVENT TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.
7. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 7.1(I).
9. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

CITY OF WESTLAKE HILLS NOTES:

- A) "PROJECT IS A TYPE 1 DEVELOPMENT"
- B) "WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN."
- C) "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."
- D) "NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT."
- E) "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."
- F) "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."
- G) "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."
- H) "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(I)."
- I) (FEMA NOTE INCLUDING A DESCRIPTION OF WHAT PORTION OF THE PROJECT, IF ANY, IS LOCATED IN A FLOOD HAZARD AREA AS WELL AS THE EFFECTIVE FIRM PANEL NUMBER AND DATE.)
- J) (EDWARDS AQUIFER JURISDICTIONAL BOUNDARY NOTE INCLUDING WHICH ZONE, IF ANY, THE PROJECT IS LOCATED.)

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITEWORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE TEXAS STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES, ORDINANCES, SAFETY CODES, AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
4. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
5. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.
6. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.
8. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE CONSTRUCTION CONFERENCE BETWEEN THE CITY OF OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE WEST LAKE HILLS DESIGN ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.
9. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.
10. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

TRENCH SAFETY NOTES

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, PERSONS ARE IN TRENCHES 4 MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED CITY OF WEST LAKE HILLS | PAGE 2 GENERAL NOTES MARCH 2018 TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF WEST LAKE HILLS.

SILT FENCING DETAIL:

STREET AND DRAINAGE NOTES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOUR NOTICE PRIOR TO ANY TESTING.
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DENSITY TO WITHIN 3 INCHES OF THE TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSION. THE REMAINING 3 INCHES SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. ALL RCP SHALL BE MINIMUM CLASS III.
4. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY N/A. THE PAVING SECTIONS WERE DESIGNED BY N/A IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: STREET STATION FLEX. BASE THICKNESS HMAC THICKNESS LIME STAB. THICKNESS
5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE FOR FURNISHING THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. (IF APPLICABLE)
6. THE FEMA MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES/DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FIRM PANEL 48453CO445K, DATED 01/21/2020."
7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF WEST LAKE HILLS FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS AND FLOOD HEIGHTS MAY BE INCREASED BY MAN PLAN BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THE PLAN CREATE LIABILITY ON THE PART OF THE CITY OF WEST LAKE HILLS OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAN OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

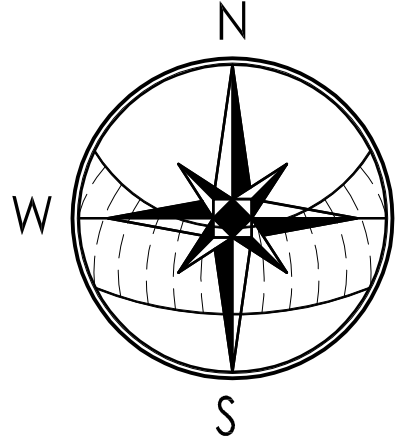
APPLICABLE CODE: 2024 I.R.C.
ZONING: SF-3-NP

LEGAL DESCRIPTION:
441 BRADY LANE
LOT X BLOCK X
AUSTIN, TX 78746
TRAVIS COUNTY

EXISTING IMPERVIOUS COVER	4,264' / 41.54%
IMPERVIOUS COVER CALCS	
TOTAL RESIDENCE FOUNDATION (NEW & EXIST.)	3,352'
PROPOSED DRIVEWAY (PERVIOUS PAVERS @ 75%)	623'
PROPOSED IMPERVIOUS:	3,975' / 38.73%
PROPOSED PERVIOUS:	6,289' / 61.27%
TOTAL	10,264' / 100%

PROPOSED IMPERVIOUS COVER REMOVES 289' OF PERVIOUS SURFACE

R-1 ZONING ALLOWABLE IMPERVIOUS COVERAGE
FOR LOTS LESS THAN 0.5 ACRES, GREATER THAN OR EQUAL TO 0.2 ACRES:
P=(SIZE OF ACRES EXPRESSED AS A WHOLE NUMBER & DECIMAL)(X)(0.5)-(0.5)
10.264 / 43.560= 0.24 ACRES
(0.24 X CRES)(0.5)-(0.5)= -0.38.22%
P=38% ALLOWABLE IMPERVIOUS COVER FOR A 0.24 ACRE LOT
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE=3,923 S.F.



TYPE "1" DRAINAGE PLAN

SCALE: 1:10

REVISIONS	

DATE 06.23.2026

DRAWN SE

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NO ENGINEERING SHALL BE PROVIDED &
COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

801 SINGLE OAK COVE, AUSTIN, 78746
512.680.9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LANE

NAME: DRAINAGE PLAN

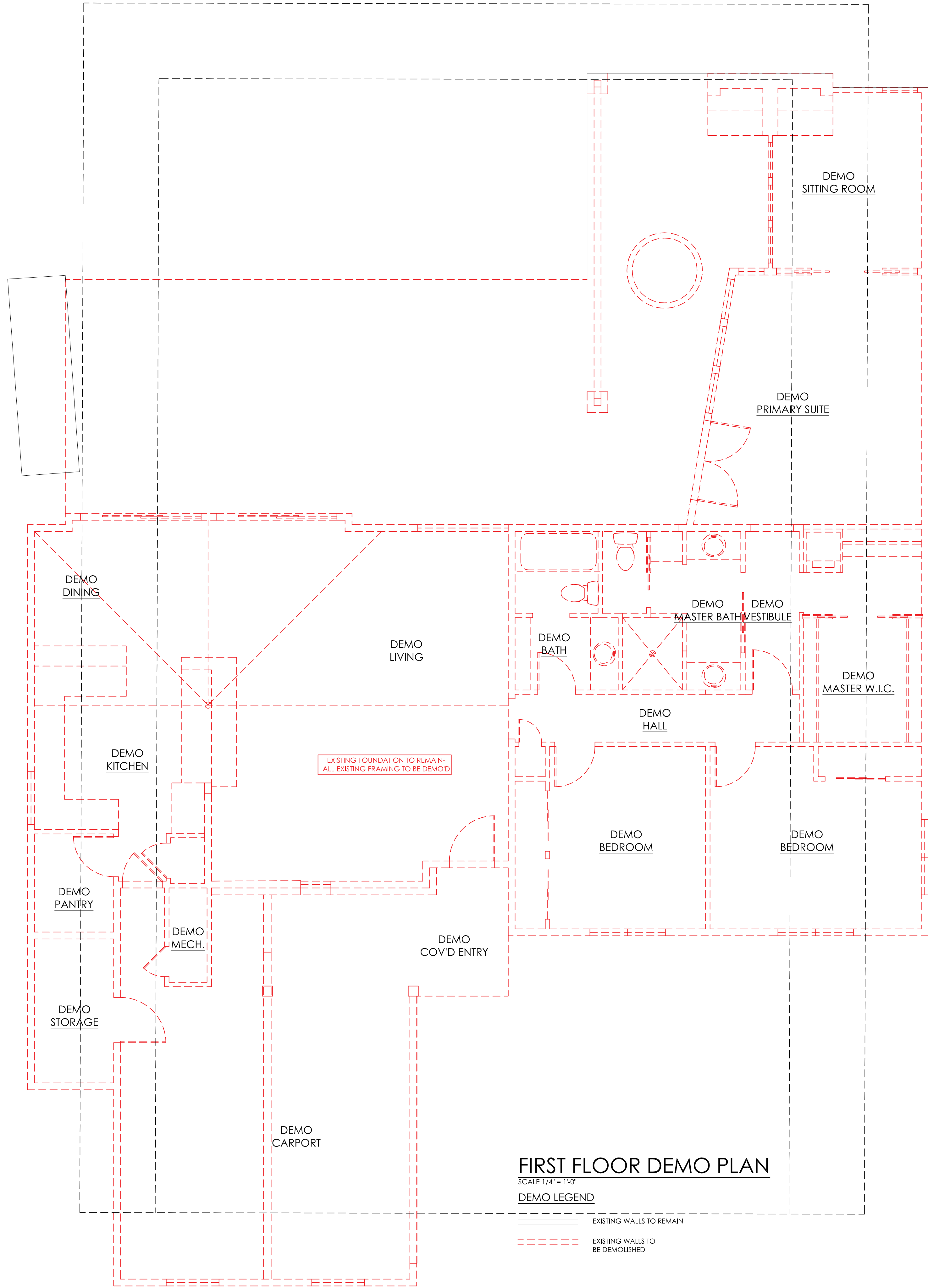
SCALE: 1:10

SHEET

A1A

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

REVISIONS	
DATE	06.02.2026
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 (512) 680-9576

A Remodel/Addition for COLE & OLIVIA BLAND
 441 BRADY LANE
 WEST LAKE HILLS, TX 78746

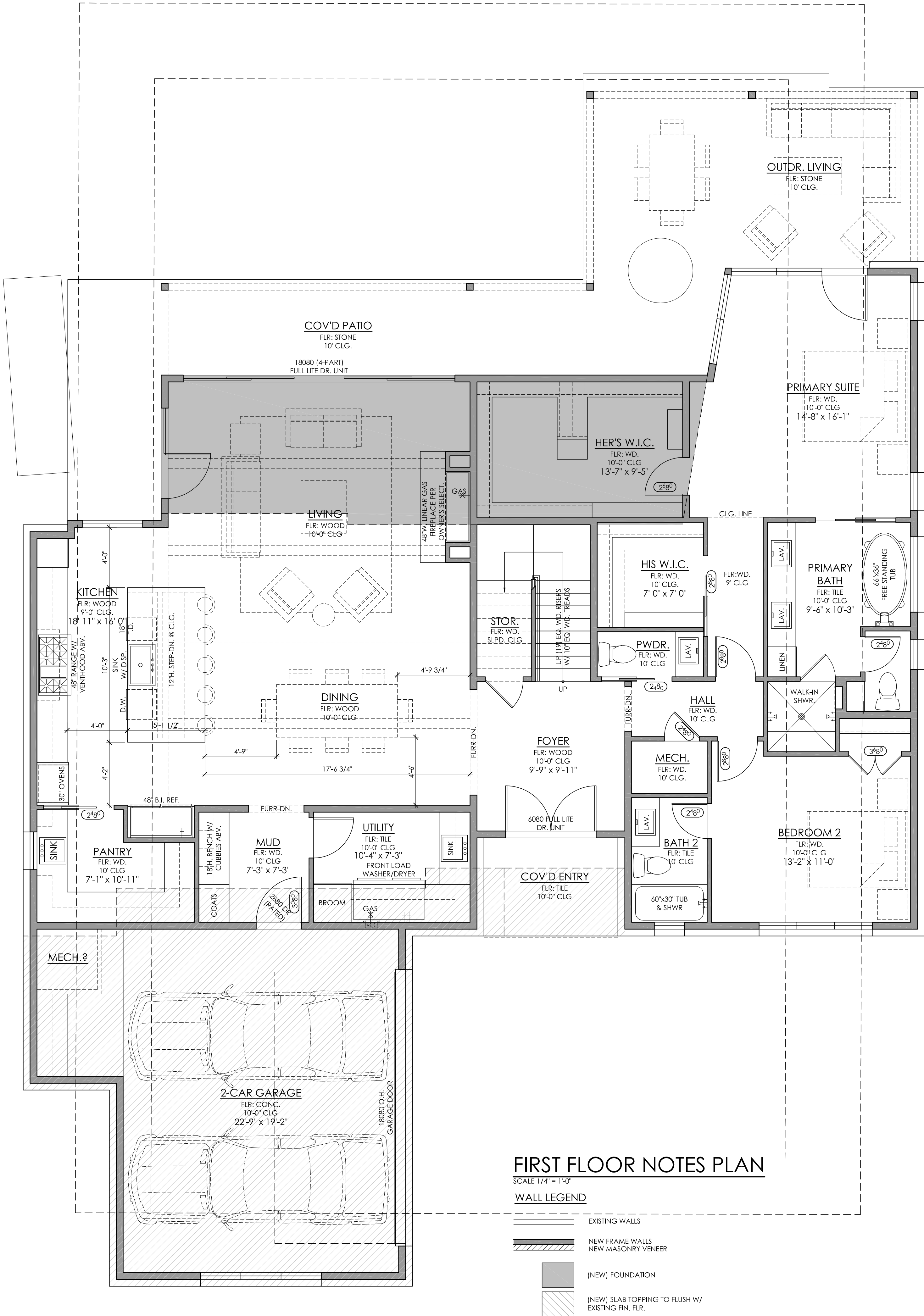
JOB NO.:	441 BRADY LN.
NAME:	1ST FLR, DEMO PLAN
SCALE:	1/4"=1'-0"

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SHEET
A2

GENERAL PROJECT NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. (512)458-1363.
5. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
6. PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
7. THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
8. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
9. WHEN THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS, MATERIALS OR SYSTEMS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS, MATERIALS, AND SYSTEMS SELECTED WHEN INSTALLED.
10. ALL COMPONENTS, MATERIALS, SYSTEMS AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES. IF CONFLICTS ARISE BETWEEN ARCHITECTURAL PLANS OR SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS CONTRACTOR IS TO CONTACT ARCHITECT PRIOR TO PURCHASE AND OR INSTALLATION OF MATERIALS FOR DIRECTION.
11. ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
12. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
13. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
14. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
15. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
16. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
17. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
18. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
19. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
20. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.
21. CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.



GENERAL ELECTRICAL NOTES:

1. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
2. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS, APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
5. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
6. ALL RECESSED DOWN LIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.
7. PROVIDE DIMMER SWITCHES TO ALL LIGHTING FIXTURES AND RECESSED DOWN LIGHTS. EXCLUDING STORAGE AREAS AND SECONDARY BEDROOM CLOSETS.
8. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
9. ALL SWITCHES TO BE 3'-0" A.F.F. TO CENTER LINE OF SWITCH PLATE. ALL OUTLETS TO BE 1'-0" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
10. OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.
11. OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.
12. VERIFY LOCATION, HEIGHT & TYPE OF POWER TO ALL APPLIANCES. COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.
13. LOCATION OF FLOOR OUTLETS NOT REQUIRED BY CODE & ALL FLOOR PHONE OUTLETS NOT REQUIRED BY OWNER.
14. PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
15. PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.
16. SUPPLY POWER TO ALL HVAC UNIT(S). (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
17. PROVIDE SWITCH AT ATTIC ACCESS AND LIGHT NEAR HVAC UNIT(S) IN ATTIC.
18. MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.
19. PROVIDE BLOCKING FOR CEILING FANS WHERE SHOWN ON PLANS.
20. PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS.
21. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
22. COMBINATION SMOKE / CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL DETECTORS SHALL BE HARD WIRED TO PRIMARY AND HAVE BATTERY BACK UP.

WILL WASHER: ARCHITECT
801 SINGLE OAK COVE, AUSTIN, TX 78746
(512)680-9576

**A Remodel/Addition for
COLE & OLIVIA BLAND**

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LN.

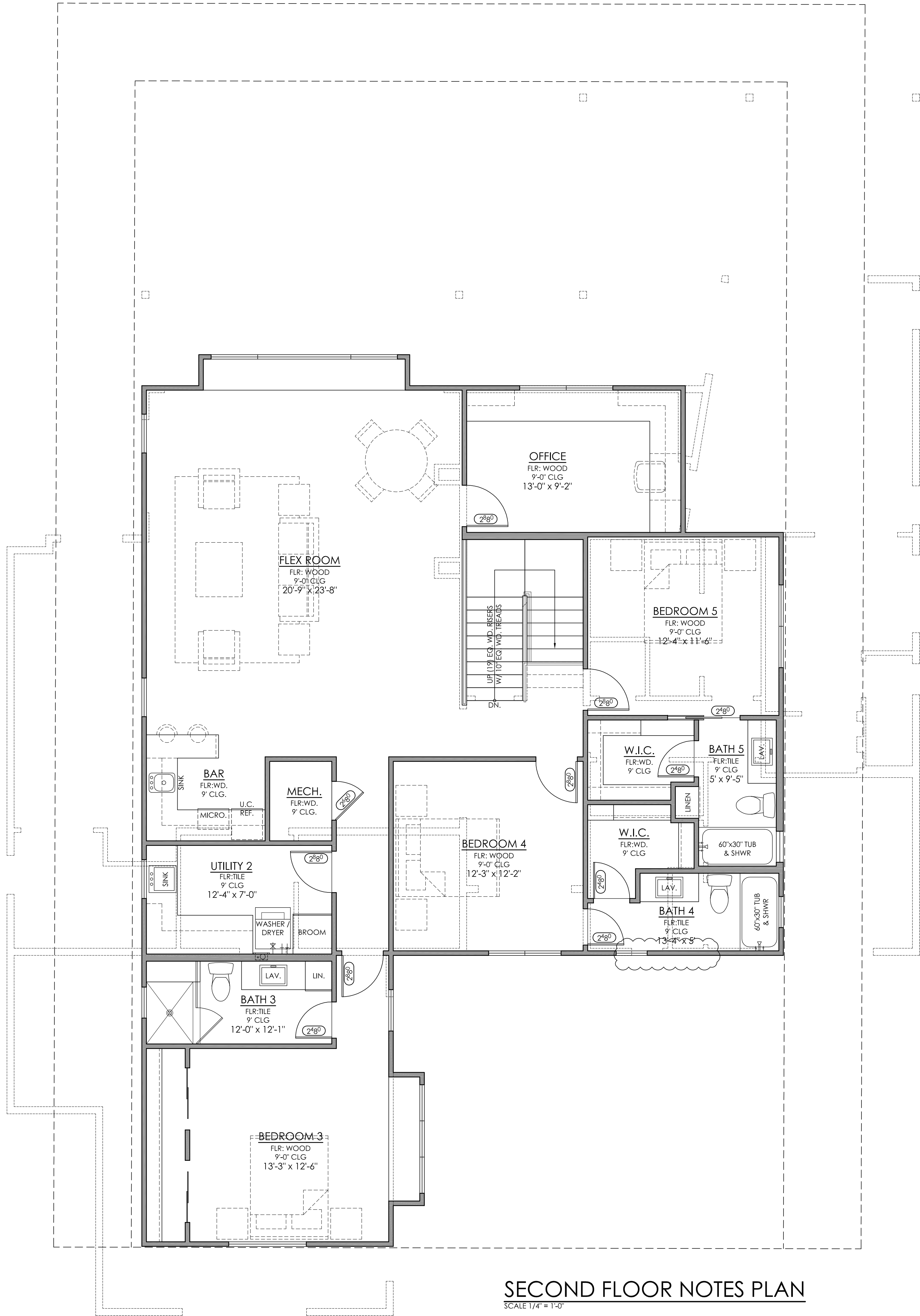
NAME: 1ST FLR. NOTES PLAN

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

SHEET

A3

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SECOND FLOOR NOTES PLAN

SCALE 1/4" = 1'-0"

REVISIONS	

DATE	06.17.2026
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(512) 680-9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.:	441 BRADY LN.
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NAME:	2ND FLR. NOTES PLAN
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SCALE:	1/4"=1'-0"
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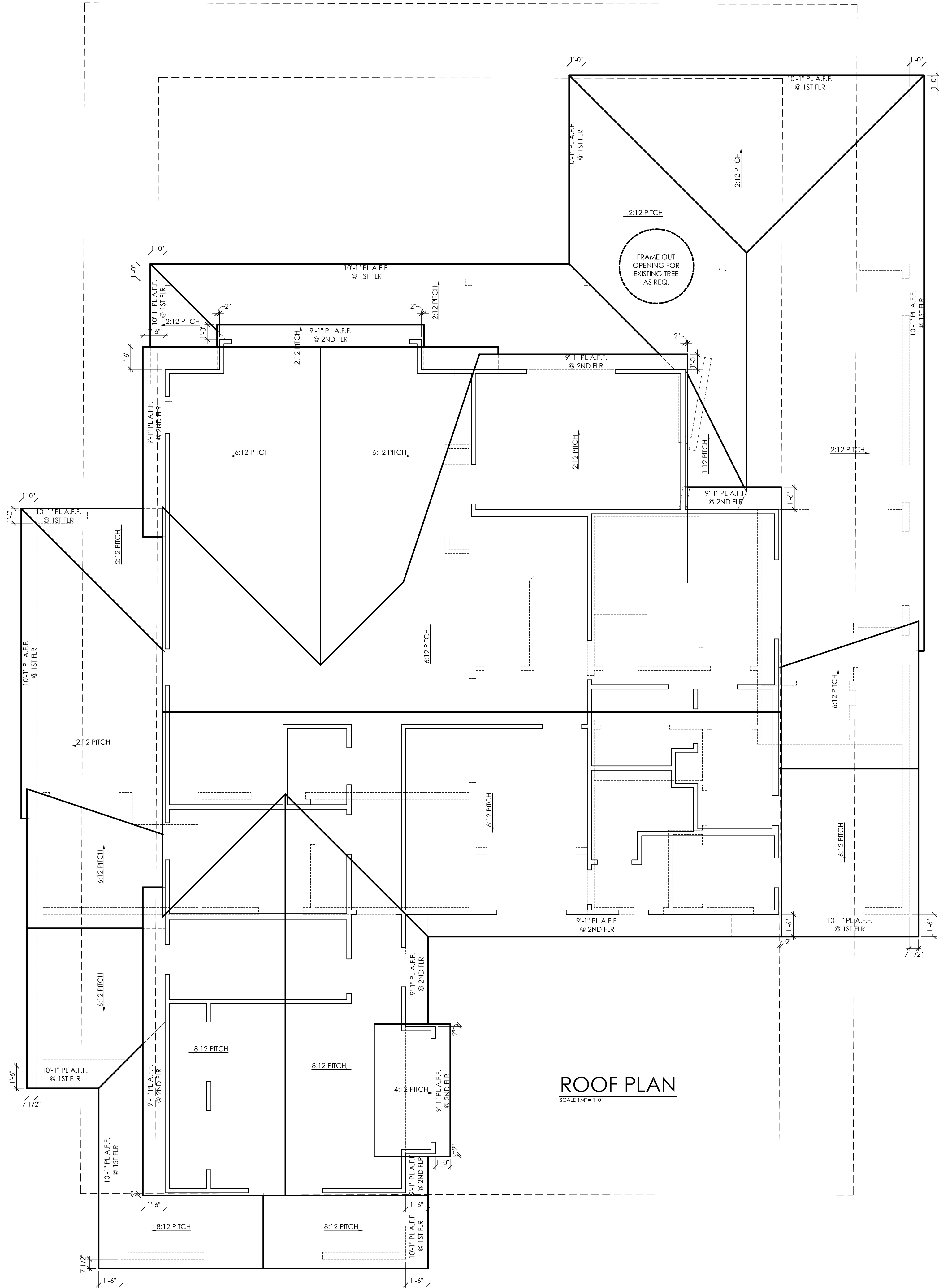
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GENERAL ROOF NOTES:

1. PITCHES TO BE AS NOTED ON PLANS.
2. HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
3. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE.
4. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
5. ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
6. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
7. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
8. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
9. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
10. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.

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A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.:	441 BRADY LN.
NAME:	ROOF PLAN
SCALE:	1/4"=1'-0"

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



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

- GENERAL ELEVATION NOTES
- 1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 7'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 - 2.0 PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 WD. TRIM AT SIDING/WOOD VENEERS.
 - 3.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
 - 4.0 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
 - 5.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
 - 6.0 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
 - 7.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

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WILL WASHER: ARCHITECT
801 SINGLE OAK COVE, AUSTIN, TX 78746
(512) 680-9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.: 441 BRADY LN.

NAME: EXTERIOR ELEVATIONS

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

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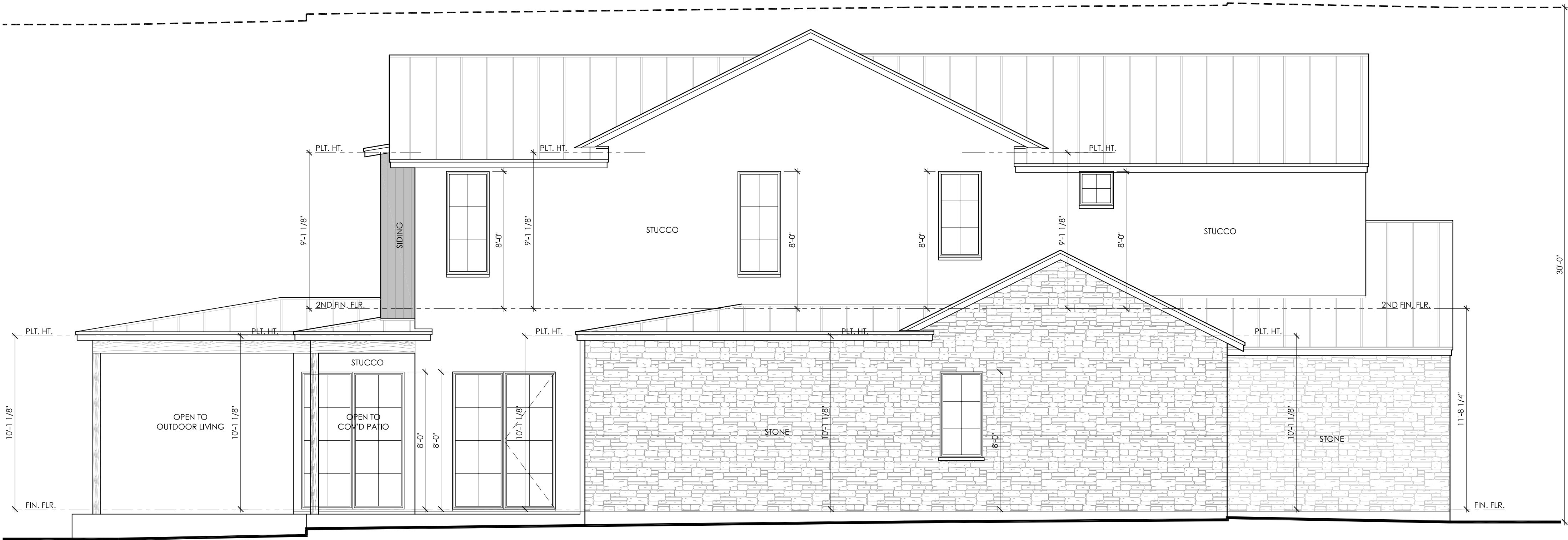
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REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

GENERAL ELEVATION NOTES

- 1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 7'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
- 2.0 PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 WD. TRIM AT SIDING/WOOD VENEERS.
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- 6.0 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
- 7.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

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801 SINGLE OAK COVE, AUSTIN, TX 78746

(512) 680-9576

A Remodel/Addition for
COLE & OLIVIA BLAND

441 BRADY LANE
WEST LAKE HILLS, TX 78746

JOB NO.:	441 BRADY LN.
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NAME:	EXTERIOR ELEVATIONS
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SCALE:	1/4"=1'-0"
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Outlook

19 Nob Hill Circle Request

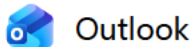
From Steven Zinn [REDACTED]
Date Sun 7/12/2026 11:13 AM
To Planner <planner@westlakehills.gov>

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

To Planning Board:

My Wife, Susan, and I wish to voice our Support for the Requested Variance at 19 Nob Hill Circle. We reside at 20 Nob Hill Circle directly across the street from 19 Nob Hill Circle. Upon receipt of the City Notice I contacted the Schmidts. They graciously shared the motivation and circumstances of the proposed project. The Pool and Deck Structure were part of the House when constructed in the 1970's. Apparently, the modern setbacks did not exist a half century ago. The structure is now failing despite previous repair efforts. The Variance Request would seem to be an appropriate Repair Measure. The Plan actually somewhat reduces the Modern Setback incursion while providing Landscape Screening. I know the City will validate all appropriate Engineering. We believe this Project is Necessary and Appropriate and fully support approval.

Respectfully,
Steven Zinn, M.D.



FW: 19 Nob Hill Cir Project # 2026-1325 Variance Request

From Jennifer Bills <jbills@westlakehills.gov>

Date Wed 7/15/2026 9:12 AM

To Elizabeth McNamara <EMcNamara@westlakehills.gov>

Thanks,

Jennifer

From: Joy Hill <[REDACTED]>
Sent: Tuesday, July 14, 2026 9:09 PM
To: Planner <planner@westlakehills.gov>
Cc: Betty Barker <[REDACTED]>
Subject: 19 Nob Hill Cir Project # 2026-1325 Variance Request

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

Dear West Lake Hills Planning and Zoning Commission:

I am submitting this request on behalf of my mom, Betty Barker, who lives at 12 Nob Hill Circle. My mom recently received your letter concerning the variance request for 19 Nob Hill Circle. I am not asking to speak at the meeting, but wish to submit the following comments.

We have read through the variance request and see that it states drainage will not be affected and the impervious cover is being slightly reduced. It also appears there will be a new retaining wall and fill. We would request that ZAPCO review to insure there will be no negative impact to the drainage that enters the ditch that runs around the base of Nob Hill Circle. For many decades the water entering the ditch has been an issue for 12 Nob Hill Circle. My parents have approached the City of West Lake Hills multiple times over the decades for help to be sure the water stays in the ditch as it funnels down to the end where it drains under the road near 6 Nob Hill Circle. At one point the city told my dad they would concrete the ditch to contain the water around to the drain, but later came back and said they had to use the money elsewhere. Over time as it rains and dirt fills in and plants and weeds grow or during the drought a year or two ago water was entering the ditch from somewhere and the water can't always continue around the bend in front of 12 Nob Hill Circle. Instead it overflows out of the ditch, across the road, and into the carport of 12 Nob Hill Circle where it becomes dangerously slick to walk on. This has become even more of a problem with the house construction that has been going on for almost five years at 8 Nob Hill Circle. The construction project started by them dumping a load of mulch in the ditch, so they could use it for parking. We asked that they clear a path for the water to flow through. As they continue to park or pull into the ditch tires create dams of dirt that block the water. It is a constant battle to remind the contractor that they must keep that ditch open for water flow. The dams they create cause the water to back up and flow across the street at the same bend in the road.

My grandparents built 12 Nob Hill Circle in 1960, so I have watched the changes to the water flow my entire life. There was not an issue with water coming into the carport, but as the years passed and more construction was completed above the house the water coming into the carport has increased, especially when the ditch is compromised.

All of this information is to give you insight as to why we are concerned that there is no way this variance will affect the amount of runoff into the ditch. I do not want to continue to see water in my elderly mother's carport that could cause her to slip and fall.

We wish the Schmidts the best as they upgrade their pool and deck area. We just need assurance that these changes will not impact the flow in the ditch and add to the overflow of water from the ditch to my mother's carport. We hope the City of West Lake Hills can locate funds to concrete the ditch, so it can flow down to the drain under the road across from 6 Nob Hill Circle.

Thank you,
Joy Barker Hill

[REDACTED]
512-497-1289

Exhibit A

441 Brady Lane - Variances

Applicant's Findings of Fact

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

The Code itself now recognizes this situation as grounds for hardship. The exterior walls of this early-1960s residence were lawfully built decades before the current setback requirements existed; the City now classifies those portions of the structure as nonconforming. Under the variance provisions adopted June 24, 2026 (§38.05.032(3)), the Board may find unnecessary hardship for an existing structure based on the grounds listed in §38.02.006(c). Two of those grounds apply directly here. First, the City considers this structure to be a nonconforming structure — the very classification that prevents the needed repairs is a recognized basis for relief. Second, strict compliance would force the structure to remain out of compliance with other requirements: retaining the existing framing preserves clearances below the 7-foot habitable-space minimum and leaves mold-affected structural members in place, as detailed below.

Strict enforcement requires retaining mold-contaminated framing our family cannot safely live with. Mold was detected throughout the residence, including canine-assisted detection alerting in every room and along the [northern] exterior wall within the nonconforming area. Our young child was experiencing health effects, and our family was forced to move out of our home, where we remain displaced. Professional assessment indicates remediation requires removal of affected framing, including exterior wall framing within the nonconforming areas (report attached). Strictly enforced, the ordinance permits us to replace no more than 25% of structural members and prohibits rebuilding these walls even in their identical location: it would compel us to retain contaminated structural framing inside the walls of our children's home.

The structure also has documented pest and age-related structural damage. The property has required repeated professional treatment for carpenter ants, with damage encountered in the exterior wall framing (treatment records attached). The framing is over 60 years old. A hardship built on concealed damage of this kind is exactly the "unusual condition peculiar to the parcel" contemplated by §38.05.033(3).

Strict enforcement locks in conditions below habitable standards. Clearances within the nonconforming areas fall as low as 5'-6" — below the 7-foot habitable-space minimum recognized in building codes throughout the region (photo documentation with measurements attached). The garage entry clearance of 75" prevents parking a standard vehicle in the garage; a full-grown adult must duck to avoid injury at the carport entry. Because the ordinance, as amended, prohibits any roof modification that alters height, these sub-habitable conditions cannot be corrected without a variance.

Strict enforcement perpetuates the drainage condition associated with the mold. The existing roof directs drainage parallel to the structure — along the same exterior walls where mold was detected, rather than away from the foundation. The ordinance's prohibition on altering roof pitch forecloses correcting the very site condition connected to the contamination that displaced our family.

These conditions are not self-created. The setback nonconformity results from ordinances adopted decades after lawful construction. The mold, pest damage, and substandard heights are inherent to the

original 1960s structure and were concealed within the walls. The applicants' proposed design places all new square footage and foundation entirely within conforming setbacks and requests no encroachment beyond the existing wall planes.

The hardship is substantial. Strictly enforced, the ordinance leaves two outcomes: our family reoccupies a home with contaminated, damaged, sub-habitable framing in its walls, or the home is demolished and replaced with fully conforming new construction, the outcome the City's June 2026 amendments expressly sought to discourage in favor of preserving existing homes.

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

The variances requested involve no new ground disturbance. All three requests concern reconstruction of existing walls and roof on the existing foundation, within the existing footprint — no excavation, grading, or fill is required in any setback or previously undisturbed area to accomplish the relief sought. The broader project is similarly contained. All new foundation and square footage are located entirely within the current conforming setbacks, and the rear addition is sited over an area that is already impervious hardscape today. The project reduces site coverage: approximately half of the existing driveway will be removed, and the site's existing impervious cover will decrease. No trees are proposed for removal, and no construction encroaches on any critical root zone; tree protection measures per City requirements will be implemented during construction. Notably, the variances advance the opposite of site disruption: they allow the existing home, foundation, and building location to be preserved and reused. The denial scenario (full demolition and construction of an entirely new conforming structure) would involve substantially greater site disturbance, demolition debris, and heavy equipment activity than the requested reconstruction in place.

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

Alternative 1 — Interior-only remodel, leaving all exterior framing untouched. This is permissible administratively, and we considered it first. It fails because the hardship is inside the exterior walls: mold detection alerted along the [northern] exterior wall within the nonconforming area, and carpenter ant damage has been documented in the wall framing. An interior remodel cannot remove contaminated or damaged structural members, cannot correct clearances below 7 feet, and cannot alter the roof drainage condition associated with the contamination. It would return our family to the home with the causes of our displacement sealed back inside the walls.

Alternative 2 — Remodel and second-story addition retaining the nonconforming walls and roof at existing heights. City staff confirmed this could be permitted today, and we examined it seriously. It fails for the same core reason as Alternative 1 — the contaminated and damaged framing remains — and adds new problems: the garage remains unusable for a standard vehicle; sub-7-foot clearances remain at [locations]; and the existing shallow roof would abut the new addition's roof, requiring two conflicting roof systems and preserving the drainage pattern along the walls where mold was found.

Alternative 3 — Partial retention with selective member replacement and structural splicing. We reviewed this approach with our design team, including methods used on comparable projects in the

neighborhood. It fails on three grounds. First, the 25% structural-member limit is far below the replacement that the documented mold and ant damage is expected to require. Second, mold remediation cannot be confined in advance to a member count — contamination discovered as walls are opened would force work stoppages each time the threshold is reached, leaving our family displaced indefinitely. Third, splicing new framing into 60-year-old members of unknown condition raises structural engineering concerns regarding continuous load paths and wind bracing that rebuilding the same walls in place resolves outright.

Alternative 4 — Full demolition and construction of a new conforming residence. This alleviates the physical hardship but creates disproportionate new harms, and is the outcome the City's June 2026 amendments expressly sought to discourage. The property is unplatted, adding a legal lot determination process while our family remains displaced. A fully conforming two-story structure on this lot, constrained by [20-foot] two-story side setbacks, produces a narrow "box" massing inconsistent with the existing one-story-stepping-to-two-story character of the street — replacing a preservable home with precisely the outcome the ordinance's stated intent opposes. It also entails substantially greater demolition, debris, and site disturbance than reconstruction in place.

The requested variances are the only path that resolves the hardship — removal of contaminated and damaged framing, correction of sub-habitable clearances, and drainage directed away from the foundation — while preserving the existing home's location, foundation, footprint, and neighborhood character.

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

Each of the three requests is limited by an existing dimension of the structure, and nothing is requested beyond what resolving the documented conditions requires.

Variance 1 asks only to rebuild what already exists, where it already exists. The reconstructed walls will occupy the identical location, on the existing foundation, within the existing footprint. No encroachment beyond the existing wall planes is requested — not by an inch. The relief sought is the narrowest possible: permission to replace contaminated and damaged framing rather than retain it. Any lesser relief (partial member replacement within the 25% limit) fails to remove the documented contamination, as detailed in Question 3.

Variance 2 requests no height that the structure does not already have. The requested 10-foot plate does not exceed the structure's existing maximum ridge height within the nonconforming area. The overall height envelope of the structure in the nonconforming areas does not increase; the request redistributes existing height to correct clearances that fall below the 7-foot habitable minimum. Ten feet is not an arbitrary figure; it matches the plate height of the adjoining conforming portions of the project, allowing a single continuous structural and roof system rather than two conflicting ones. The structure remains far below the 30-foot district maximum; we are requesting roughly one-third of the height the district permits.

Variance 3 requests only the pitch change necessary to reverse the drainage condition. The existing roof drains along the walls where mold was detected; the requested pitch directs drainage away from the

foundation. The reconstructed roof will not exceed the existing maximum ridge height, remaining well below the 30-foot maximum.

What we are not requesting defines the minimum as clearly as what we are. No new encroachment into any setback. No expansion of the nonconforming footprint. No height above the existing structure's maximum. No increase in impervious cover; the project reduces it. All new square footage is placed entirely within the current conforming setbacks, where no relief is needed. The variances touch only the existing nonconforming walls and roof, and only to the extent that the documented mold, pest damage, substandard clearances, and drainage conditions require.

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

The City has stated the intent of these very provisions, and this application embodies it. The June 24, 2026 agenda report accompanying the adopted amendments describes their purpose: to "allow for modification of existing homes rather than inadvertently encourage demolition and reconstruction." That is precisely the choice before the Board here. These variances allow an existing early-1960s home to be preserved, repaired, and modified — its foundation reused, its footprint unchanged, its one-story-stepping-to-two-story massing retained. Denial produces one of the two outcomes the ordinance was written to avoid: a home retained with contaminated framing sealed in its walls, or full demolition and replacement with a conforming two-story structure whose boxlike massing is out of character with the street.

The purposes of the setback regulations are fully preserved. Setbacks exist to maintain light, air, spacing, and privacy between neighboring homes. This application changes none of those: the reconstructed walls occupy the identical planes the neighborhood has lived with for over sixty years, and every square foot of new construction is placed within the current conforming setbacks. No neighbor's spacing, light, or outlook is diminished by any relief requested.

The purposes of the height regulations are fully preserved. The district permits 30 feet; the reconstructed nonconforming areas remain at roughly one-third of that, and do not exceed the structure's existing maximum ridge height. The regulation's purpose — controlling scale and protecting views — is untouched by redistributing height the structure already has.

The variances advance, rather than offend, the ordinance's underlying health-and-safety purposes. Zoning and building regulations exist fundamentally to protect public health and safety. The relief requested removes mold-contaminated and pest-damaged structural members, corrects clearances below the 7-foot habitable minimum, and redirects roof drainage away from the foundation and away from the walls where contamination was found. A reading of the ordinance that compels retention of contaminated framing in a family home would invert the ordinance's own purpose.

The relief is consistent with the pattern the City itself has recognized. The amended code acknowledges that relief tied to existing conditions — existing building lines, existing encroachments, existing structures — is appropriate where wholesale conformity would force demolition (e.g., §22.03.275(d)(2); §38.05.032(3)). These variances ask the Board to apply that same principle to a reconstruction of the

new administrative allowances almost, but not quite, reach: same walls, same location, same footprint, with only the contaminated framing replaced and substandard heights corrected.

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

Neighbors will see the same walls in the same places they have seen for over sixty years. The reconstructed exterior walls occupy the identical planes, in the identical locations, as the walls standing today — no encroachment beyond the existing wall planes is requested, and no neighbor gains a closer structure by any dimension. The spacing, privacy, and outlook each adjoining owner has experienced for decades are unchanged.

No new height is introduced where neighbors are closest. Within the nonconforming areas — the portions of the structure nearest the property lines — the reconstructed walls and roof will not exceed the structure's existing maximum ridge height. The only new height in the project, the second story, is placed entirely within the current conforming setbacks, including the [20-foot] two-story side setbacks — meaning the tallest elements sit farther from neighboring properties than the code required of the existing one-story walls.

The project reduces impacts neighbors actually experience. Impervious cover decreases with the removal of approximately half the existing driveway. Roof drainage will be collected and managed on-site in accordance with the City's drainage requirements and the project's drainage plan; no runoff will be diverted onto neighboring property. Site drainage patterns leaving the property will not be adversely changed.

The alternative is worse for every neighbor. Denial pushes this property toward full demolition and a conforming rebuild: a two-story box massing out of character with the street, months of additional demolition activity, debris hauling, and heavy equipment. Granting the variances preserves the existing home's stepped, low-profile massing — a direct visual benefit to adjoining owners — and shortens the construction disturbance they experience.

The relief requested matches the established conditions of the neighborhood. Under §38.05.033(7), the Board may consider that nearby properties within 200 feet share similar nonconforming conditions and prior variance relief; homes in this neighborhood have received variances for reconstruction of walls in these same circumstances. This request asks for nothing unusual for this street — only what the neighborhood's existing pattern already reflects.

441 Brady Lane

7. Discuss and make recommendations to City Council on a proposed variance for encroachments of the critical root zones of a tree greater than 14 inches (#860- 19.5" Live Oak).

Applicant: Cole Bland, Owner



441 Brady Lane

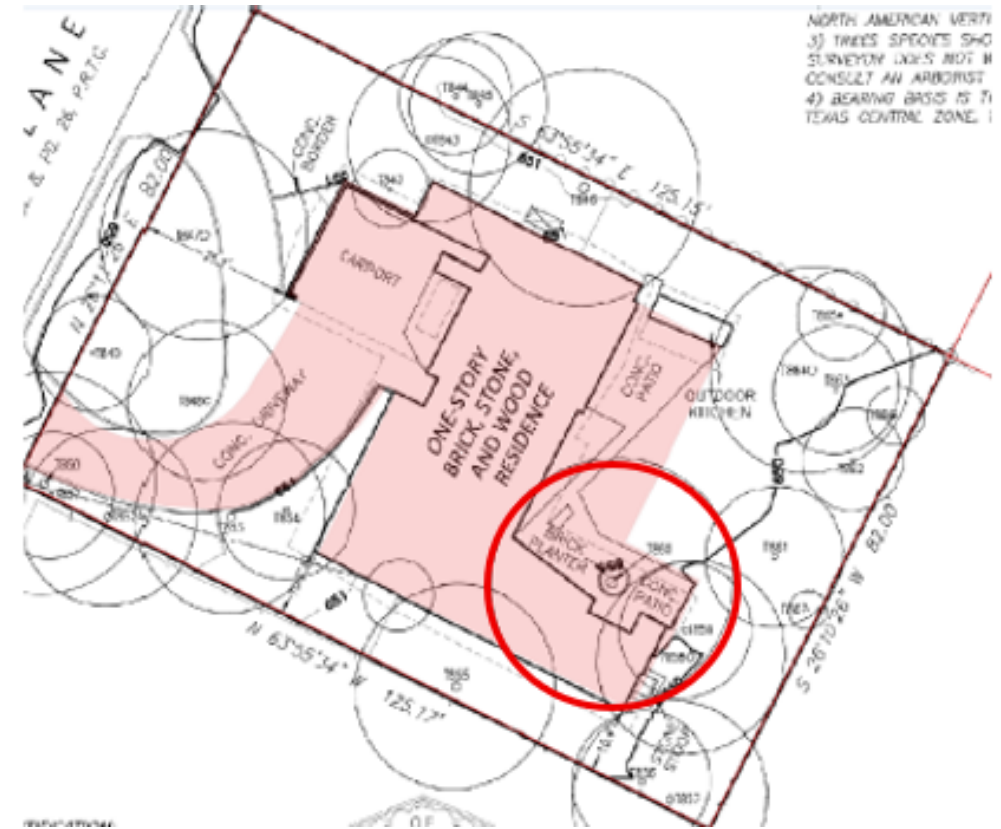


441 Brady Lane

- The applicant is requesting a variance to allow additional encroachment in the tree critical root zone (CRZ) as a result of reconstruction and a new addition to a single-family home.
- The tree variance was not originally requested until staff reviewed the applicant's initial application and highlighted the initial tree CRZ encroachment.

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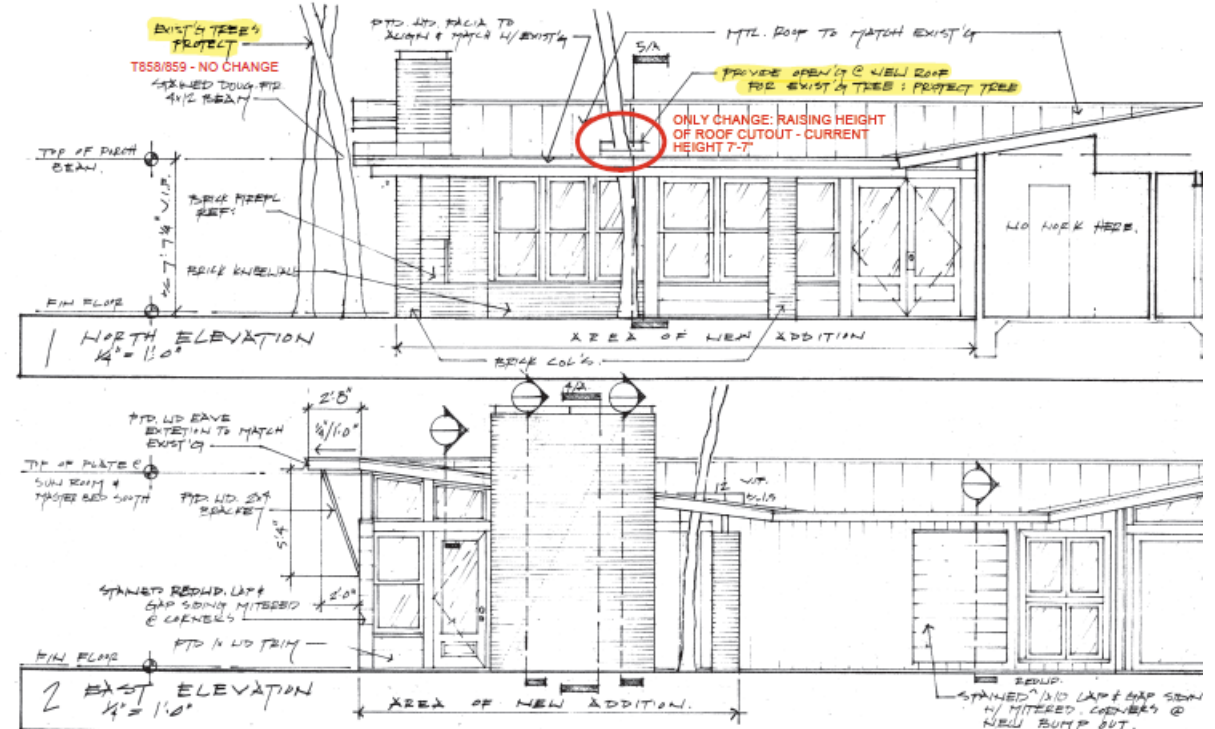
- The applicants stated in their application that the proposed work did not increase any tree encroachment and was applied for based off staff direction.
- Staff provided an exhibit to the applicants showing the proposed addition footprint in pink overlayed onto the existing site. The proposed addition shows an additional CRZ encroachment on tree #860- 19.5" Live Oak.



441 Brady Lane



Photo 2: Tree 860 passing through the existing covered porch roof, surrounded by existing hardscape, existing brick planter, and existing structure, all of which remain. The only proposed change is the elevation of the roof opening, currently 7'-7".



Existing conditions

Proposed site

441 Brady Lane

Tree Care and Maintenance

Code Requirements:

Section 22.03.305(b) Tree Care and Maintenance

(b) Tree protection that meets City of Austin standards must be provided during any construction project. City of Austin standards can be found online at http://www.ci.austin.tx.us/trees/preserve_code.htm

1. 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.
2. 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 1/2 CRZ.
3. No cut or fill is allowed within the 1/4 CRZ.

Request:

To allow an increase encroachment on a tree 14 inches and greater #860- 19.5" Live Oak

441 Brady Lane

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.

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

This item will be forwarded to the September 9, 2026, City Council meeting for consideration.

