



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, May 19, 2021 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 May 2021 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the Zoning & Planning Commission of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The public may participate in this meeting by dialing in to the following toll-free number **1-346-248-7799, Meeting ID: 825 1327 4641, Password: 410962**

If you wish to speak during the meeting, please submit your **name, phone number and the item #** you wish to speak on at least 6 hours prior to the meeting (12:30 p.m. on Wednesday May 19th) by emailing NCullis@westlakehills.gov or pzsec@westlakehills.gov.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing NCullis@westlakehills.gov or pzsec@westlakehills.gov. **Comments must be received by 12:30 P.M. on May 19th.**

1. Call to Order. Chairman Robert Meisel.
2. 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.

Approval of the April 21, 2021 Regular Meeting Minutes.

3. Land Use **3520 Bee Cave Road**, American Bank: Discussion/consideration of a variance request for an increase in the maximum square footage allowed for a free-standing sign and a secondary sign. (West Lake Hills Code Sec.32.01.001). Applicant is Chandler Signs LLC.
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
4. Land Use **507 Konstanty Circle**: Discussion/consideration of a variance request for a sport court encroaching the front setback (West Lake Hills Code Sec. 22.03.281). Applicant Hank Smith
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
5. Land Use **603 Rocky Ledge**: Discussion / consideration of a variance request to build a pool increasing the maximum impermeable coverage. (West Lake Hills Code Sec. 22.03.281) Applicant is Daniel and Aysha Doman
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action

6. **Land Use 1505 Wildcat Hollow:** Discussion/consideration of a variance request for

- Section 22.03.170(f) – Cut and Fill/Grading in a setback;
- Section 22.03.175 – Off-street parking in residential areas;
- Section 38.03.032 – Guest quarters to exceed 800 sq. ft.; and
- Section 38.03.032 – Guest quarters to have more than one bedroom.

Applicant is Kim Power of Dick Clark and Associates.

a. Staff Briefing

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

7. **Land Use 1906 Yaupon Valley Road:** Discussion/consideration of a variance request for a new home that will require the removal of 5 trees 14" or greater. (Cedar Tree #2729 15", Cedar Tree #2737 15", Cedar Tree #2745 multi-trunk 7", 7" 5", 4" and 3" and Cedar Tree #2752 multi-trunk 10", 9" and 7". Spanish Oak Tree #2721 multi-trunk 13", 9" and 7") (West Lake Hills Code Sec. 22.03.304) Applicant is Rhett Hoestenbach

a. Staff Briefing

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

8. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Mark Littrell, Zoning & Planning
Secretary

Certificate

I certify that the above Notice of the May 19, 2021 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 14, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

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, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, April 21, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Bill Harwell, Laurie Maccini and Karen Bartoletti. Commissioner Vaughan is not present.

2. 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 March 17, 2021 Regular Meeting Minutes.

COMMISSIONER BARTOLETTI MOVES TO APPROVE. COMMISSIONER HARWELL SECONDS. (4-0) APPROVAL.

3. Land Use 1437 Circle Ridge Drive: Discussion/recommendation on an application for a variance request to install septic tanks encroaching a side yard setback (West Lake Hills Code Sec. 22.03.281). Owners Bobby & Ida Floyd/Applicant Kristopher White, Dick Clark + Associates.
 - a. Staff Briefing

Planner Naini: Staff briefing is read. Recommendation: Approval due to topography.

Commissioner Maccini: Has this property gotten an earlier variance?

Planner Naini: Yes, a couple of years ago.

- b. Presentation by applicant

Kristopher White: Explains the need for the request of a five foot grace for the septic.

- c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

d. Deliberation and Action

Commissioner Harwell: What is the requirement for septic inspections?

Planner Naini: I believe in the code it's every three years.

Commissioner Harwell: Any issue with the driveway?

Kristopher; No issue.

Commissioner Maccini: This is a lot that received a significant setback variance. The architect didn't address the slope during construction? That is a concern.

Kristopher: We made sure the house didn't encroach because the drop off was significant.

Commissioner Maccini: You managed to get in a pool. I am concerned about that. The waste disposal should be first consideration.

Commissioner Bartoletti: I see no concern.

Chairman Meisel: The septic could have gone right where the pool is.

Commissioner Harwell: I'm looking at the diagram of the new location, I don't see the location of the new septic field?

Kristopher: The field was planned to stay; it is troublesome. It will be routed down.

Commissioner Harwell: It's as longer run than first proposed.

Chairman Meisel: I'm getting more uncomfortable the more we talk about it.

Commissioner Maccini: Has the foundation already been poured? How does the digging not affect the trees?

Chairman Meisel: I'm not seeing a hardship. You can ask for postpone to get your engineers up here.

Kristopher requests to postpone.

4. **Land Use 701 S. Capital of Texas Highway, Ste. C300 (HEB):**

Discussion/recommendation on a building permit application to extend the HEB building footprint to accommodate expanded Curbside services. (West Lake Hills Code Chapter 22). Applicants PermitUsNow & Acuform Architecture.

- a. Staff Briefing

Planner Naini: Staff briefing is given. Recommendation: Approval due to meeting our Codes.

- b. Presentation by applicant

Aaron Dahl is representing HEB. The staff summed it up well. They are wanting to accommodate additional orders.

- c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

- d. Deliberation and Action

COMMISSIONER HARWELL MOVES TO RECOMMEND APPROVAL AS PRESENTED. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0) APPROVAL.

5. **Land Use Seven Point Seven Ranch:** Discussion/recommendation on an application for several variance requests for a proposed subdivision located at Caravan Circle between Kennan Road and Terrace Mountain: 1) Variance for more than 50% of the lot area with slopes greater than 30%; 2) Variance to showing two 6,000sf septic drain fields on each lot on slopes less than 30%; and 3) Variance to allow for driveway and parking on slopes greater than 25%. (West Lake Hills Code Sec. 36.01.009(A)(2)(E), 36.01.011(E), & 36.01.007(f)(2)XV(b)). Owner Ranch Dubois Holdings & Jeffrey Dochen/Power of Attorney Michele Lynch and Ric Thompson.

- a. Staff Briefing

Planner Naini: Staff briefing is given: Recommendation: Approval. These variances are before they submit for the subdivision application.

- b. Presentation by applicant

Chairman Meisel: If a septic is limited to 4,000 sq. ft., does that limit the house?

Planner Naini: Maybe the engineer can answer that.

Michelle Lynch: Navigates the commission through the exhibits and slides. Alternative plans are also addressed. We're only asking for two houses on 7 acres. Neither tract can be developed without variances.

Ric Thompson is the engineer.

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Ric Thompson: I'm available to questions.

Jeffrey Dochen: I've lived here for 50 years. We are not planning a subdivision here. These are two privately owned tracts. I hope you vote yes.

Chris Thu: We abut the property. We would be effected by this. They are building two houses from one side of these lots. We have no issue with change or someone building on their property. I do have issue with destructive change. It is a self-made hardship. I'm asking you not approve these variances.

John Nicklos lives at 1000 Redbud Trail. I hold the easement which goes to Thu's lot. I'm uncomfortable with this meeting. There have been 3 difference times we've received notices. It's more than confusing. If this project goes through because it will destroy the value of my property. We're talking about a road and a valley. I don't understand what you're doing here.

Rose Cardona Hargrave is the attorney representing 10 properties. We are asking for direction. We consider this a change of use. We request denial for the variances. Secondary we don't believe these are justified. Who is the actual applicant? This is as self-made hardship.

Gita Lal has lived here since 1998 on Kennan Road. The approach taken prior to this they requested numerous variances. Caravan was the front road and Kennan was the side road. Our codes are not being enforced and too many variances are granted. My request that these not be granted.

Dwight Thompson lives at 900 Redbud Trail. 808 Caravan borders this property. These homes will be too close to other properties. It was a disorderly process. There is no effort to enhance fire safety. When I bought both properties, Caravan was the road for those plats. I do appreciate all the work that ZAPCO does.

Chairman Meisel closes the public comment section.

d. Deliberation and Action

Chairman Meisel: Caravan Circle has been continuous since 1967. It is a public right-of-way.

Commissioner Maccini: I have a huge question. We're talking about two lots. This land is not platted as two?

Chairman Meisel: Yes. It is appropriate to apply for variances before the plat.

Commissioner Maccini: Talking septic seems premature to me. I needed that clarified.

Vice-Chairman Pledger: I apologize for being late. I heard everything on this application. I believe Caravan Circle is a road regardless of who owns the property. I think the fact it has been a road for decades. Fire risk is a serious problem.

Commissioner Harwell: Judging from the comments from the neighbors regarding how presented, a delay is required for clarification.

Vice-Chairman Pledger: Do we have flexibility to postpone this matter?

City Attorney: If it is a new application, it is up to the commission.

Chairman Meisel: We can table it and take it up at the next meeting.

Commissioner Bartoletti: Are we required to rationalize a denial? The last thing I saw from the applicant, Mr. Dochen doesn't speak for her. I'm not sure how to go on I know that I'm going to vote to denial.

Chairman Meisel: Hardship is certainly an issue and I'm not seeing one.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL OF ALL VARIANCES ON THE GROUNDS THAT THE VARIANCES INCLUDE A CHANGE OF USE AND ATTEMPT THE ABANDONMENT OF A PUBLIC RIGHT-OF-WAY. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0) DENIAL.

6. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 8:00 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2020.



SIGN VARIANCE STAFF REPORT

May 19, 2021

Project Address: 3520 Bee Cave Road

Project Number: 16539

Agenda Item: Land Use: **3520 Bee Cave Road:** Discussion/recommendation on an application for a sign variance request to (West Lake Hills Code Sec. 22.03.281). American Bank

Applicant Information:

Hearing Dates:

May 19, 2021 ZAPCO

June 12, 2021 Board of Adjustment

Location: The subject property is located near the northeast corner of Bee Cave Road and West Brook Drive.

Zoning & Site Characteristics:

The subject property is zoned B-2 Business 2.

The site is surrounded by similar office and retail development located along the Bee Cave Road business corridor.

Background & Analysis:

The applicant is requesting an increase in the maximum square footage allowed for a primary free-standing sign and for a secondary smaller free-standing sign which may provide the property owner better viability along Bee Cave Road to customers.

The concept design is for two monument signs which includes a sign box with the bank name supported by a sandstone base which includes the required address number. Thus, the total square footage of the sign and supporting structure is identified as a free-standing sign.

The property currently has two signs. One free-standing sign and one sign located on the front facade. The applicant is proposing to replace the one free-standing sign with two free-standing signs and add an additional wall sign on the south façade of the building.

The City Sign ordinance does allow for two on site free-standing signs, one sign per street frontage and a smaller sign for multi-tenet buildings. The subject property does include one large building; however, American Bank is the only tenet.

The property is located along the City's commercial corridor and is heavily landscaped.

The following variance to the City Sign Ordinance:

- An increase in the maximum square footage for a stand-alone on-site sign from 24 square feet to 48 square feet.
- An increase in the maximum square footage for allowed secondary stand-alone on-site sign from 12 square feet to 22 square feet.

Subsection 2D states the following regarding monument commercial signs:

"2(D) Number. One sign on the major traffic street or main entrance. If a multitenant shopping center has two or more public entrances, a separate sign is permitted on the subordinate driveway and such sign shall be limited in area to 12 square feet, no part of such sign shall extend above 5 feet from average natural grade and such sign shall only"

The property fronts two major streets namely Bee Cave Road and Westbrook Drive and is adjacent to commercial and residential development.

The applicant is proposing two monument signs to replace an existing monument sign located on the southwest corner of the property. The larger proposed sign labeled A2 on the applicant's submission would be placed along Bee Cave Road while the smaller sign labeled A-1 would be placed along Westbrook Drive. The property also includes two main entrance locations off Bee Cave Road and Westbrook Drive where each sign is proposed to be located adjacent to.

However, other commercial building with single tenets along Bee Cave Road only have one free-standing monument sign.

The surrounding commercial corridor includes several monuments signs similar and design to the signs the applicant is proposing but are limited to one sign. Two signs increases the amount of signage appearing along the commercial corridor and may contribute for future signage to dominate the landscape and therefore, would not be in harmony with the City's Comprehensive Plan.

"Sign location, configuration, design, materials, and colors should be harmonious with the rural setting and scale of our city. Signs should not visually dominate the landscape or structure to which they belong. Signs should be made of native stone or wood. Natural colors (earth tones) should be favored, and bright colors should be used only for accent. Landscaping, where required, should be designed to harmonize with the building and the surrounding natural landforms and native plants. Reflective surfaces should not be allowed. Lighting should be of no greater wattage than is necessary to make the sign visible at night. "City of West Lake Hills Section 28.02, 3(8)

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

- 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 application states - *"With the code restrictions there will be a dramatic decrease of visibility on Bee Cave Road. This will cause hardships on the clients and result in difficulties*

seeing the monuments identifying the building. Additionally, restricted visibility will cause clients to slow down to identify the building and complicate traffic flow.”

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

The application states - “The natural terrain and existing flora will not be unreasonably disrupted or destroyed. The area of the base, that was approved, will not change so there will be no additional expansion and or disruption.”

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

The application states – “We have considered utilizing the square footage allowed in a vertical layout. However, due to the natural layout of the American Bank logo, this will not increase visibility or ease ability for the members.”

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

The application states – “We believe that the variance we are requesting is the minimum because Signs A1 and A2 are still within the code allowed height.”

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

The application states - “We believe that the variance does not violate the intent of the zoning ordinance because of the overall height of the proposed signage does not exceed the code.”

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

The application states - “The variance will not effect any of the neighboring properties. There will not be any obstruction that will impede the enjoyment of the surrounding properties by their owners.”

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

The existing and future land use is not in conformance with the City of West Lake Hills Master Plan for this area of the City.

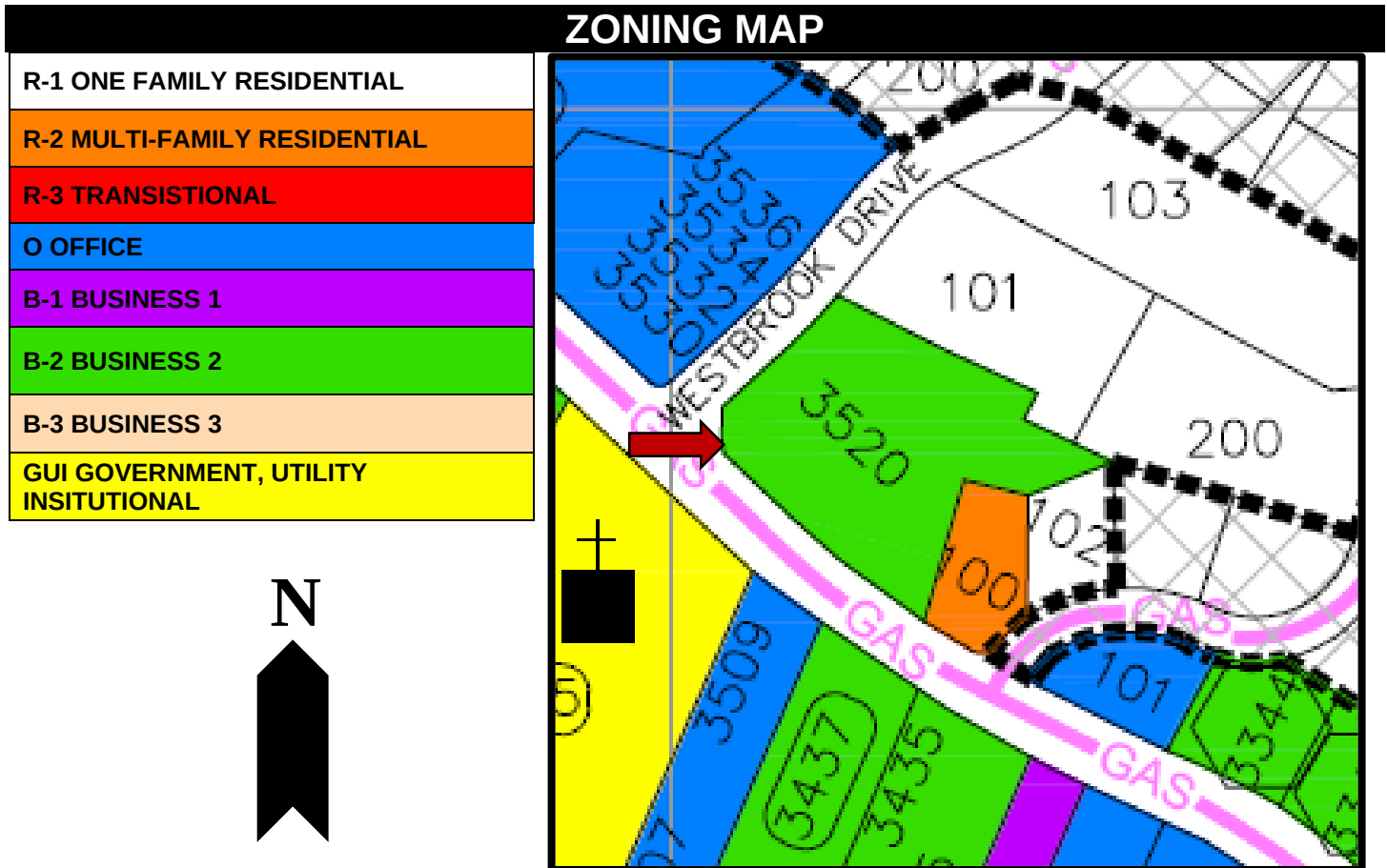
Staff Recommendation:

Staff recommends DENIAL because:

- There are no special conditions that exist that contribute to a physical hardship preventing the applicant from marketing the business through the existing signage.
- The request is also not in harmony with the intent of the City sign ordinance.

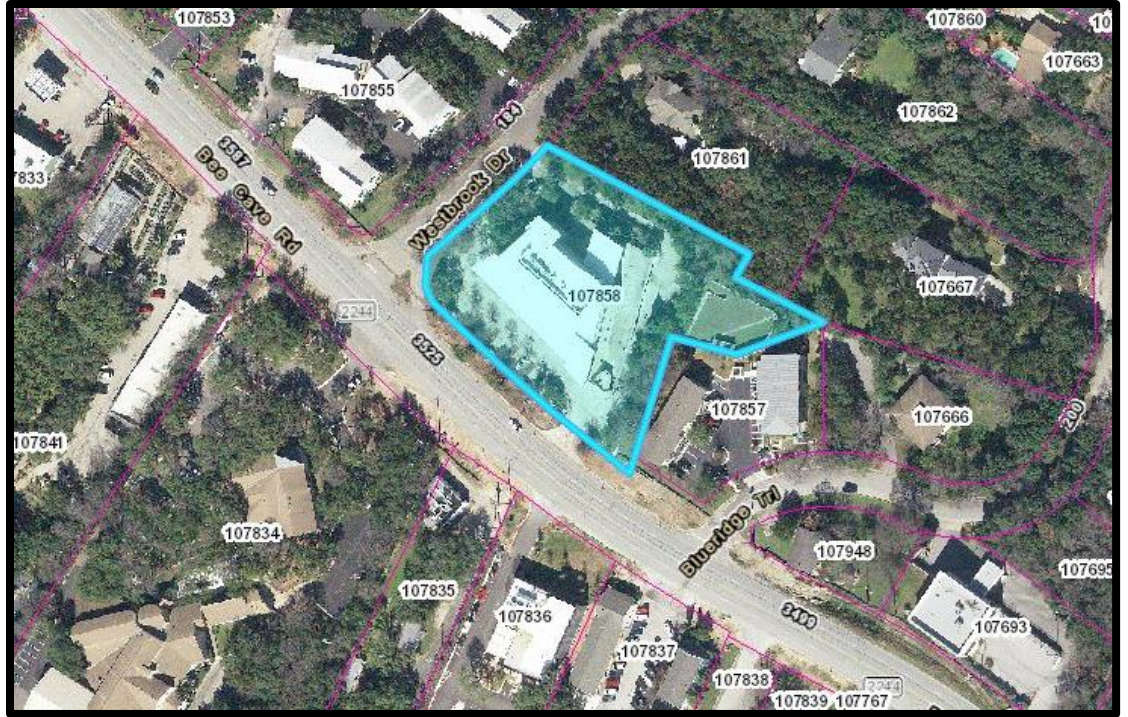
Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)



AERIAL PHOTO

N



VARIANCE APPLICATION



Date Received: _____	Received By: _____
Amount Due \$ _____	Date Payment Received: _____
Admin Complete Date: _____	Permit No: _____

****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: American Bank Phone: (512) 306-5526
 Email: scooper@americanbank.com
 Address: 3520 Bee Caves Rd St 200 City: Austin State: TX Zip: 78746
 Agent*: Chandler Signs LLC Phone: (210) 421-0785
 Email: Kmoltz@chandlersigns.com
 Address: 17319 San Pedro Ave #200 City: San Antonio State: TX Zip: 78232
 Property Address: 3520 Bee Caves #100 City: Austin State: TX Zip: 78746

Property Information

Subdivision Name: Westwood Villas Section Three Subdivision
 Block: _____ Lot: 1A TCAD Tax Parcel ID: _____
 Current Zoning Classification: _____ Total Lot Size (Acres): _____

***Please submit Power of Attorney form designating authorized agent.**

PROJECT INFORMATION

Please list all variances being applied for: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

- 1) Sign A1: Variance on location: A1 on Bee Cave Rd
- 2) _____: Variance on square feet: Increase of 10.5 square feet
- 3) Sign A2: Variance on height of base: 32" additional height
- 4) _____: Variance on square feet: Increase of 24 square feet
- 5) _____



VARIANCE APPLICATION

- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____

Brief Description of project/why variances are needed: Variances are needed to optimize visibility for future and existing clients.

Variance Questionnaire (Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.)

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

With the code restrictions there will be a dramatic decrease of visibility on Bee Cave Road. This will cause hardships on the clients, and result in difficulties seeing the monuments identifying the building. Additionally, restricted visibility will cause clients to slow down to identify the building and complicate traffic flow.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

The natural terrain and existing flora will not be unreasonably disrupted or destroyed. The area of the base, that was approved, will not change so there will be no additional expansion and/or disruption.

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

We have considered utilizing the square footage allowed in a vertical layout. However, due to the natural layout of the American Bank logo, this will not increase visibility or ease the accessibility for the members.

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

We believe that variance we are requesting is the minimum because Signs A1 and A2 are still within the code allowed height.



VARIANCE APPLICATION

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

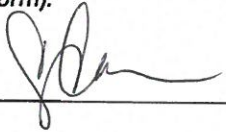
We believe that the variance does not violate the intent of the zoning ordinance because the overall height of the proposed signage do not exceed the code.

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

The variance will not affect any neighboring properties. There will not be any obstruction that will impede on the enjoyment of the surrounding properties and their owners.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).


Signature

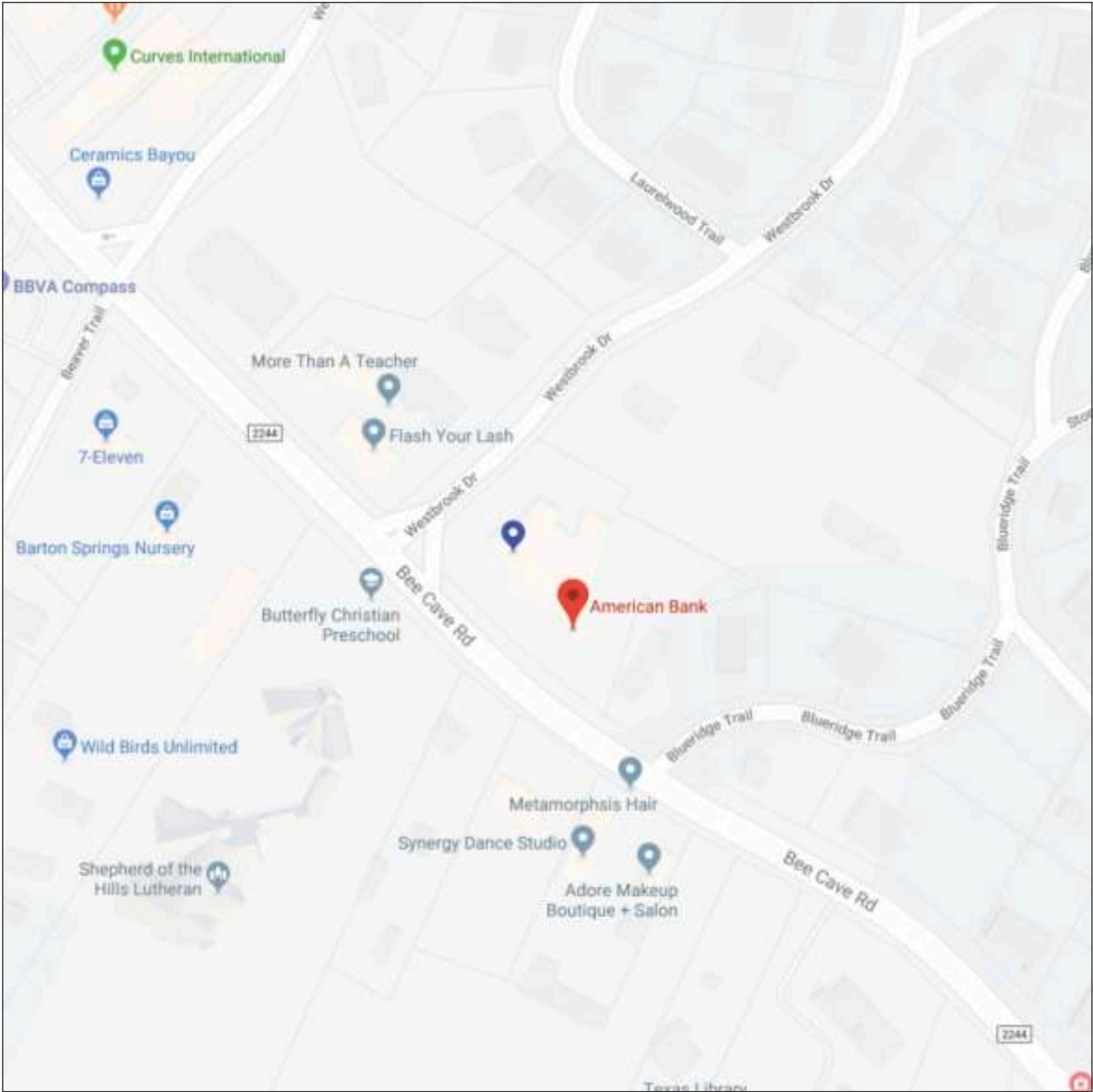
3-19-21
Date

Steve Cooper
Printed Name

APPLICATION CHECKLIST

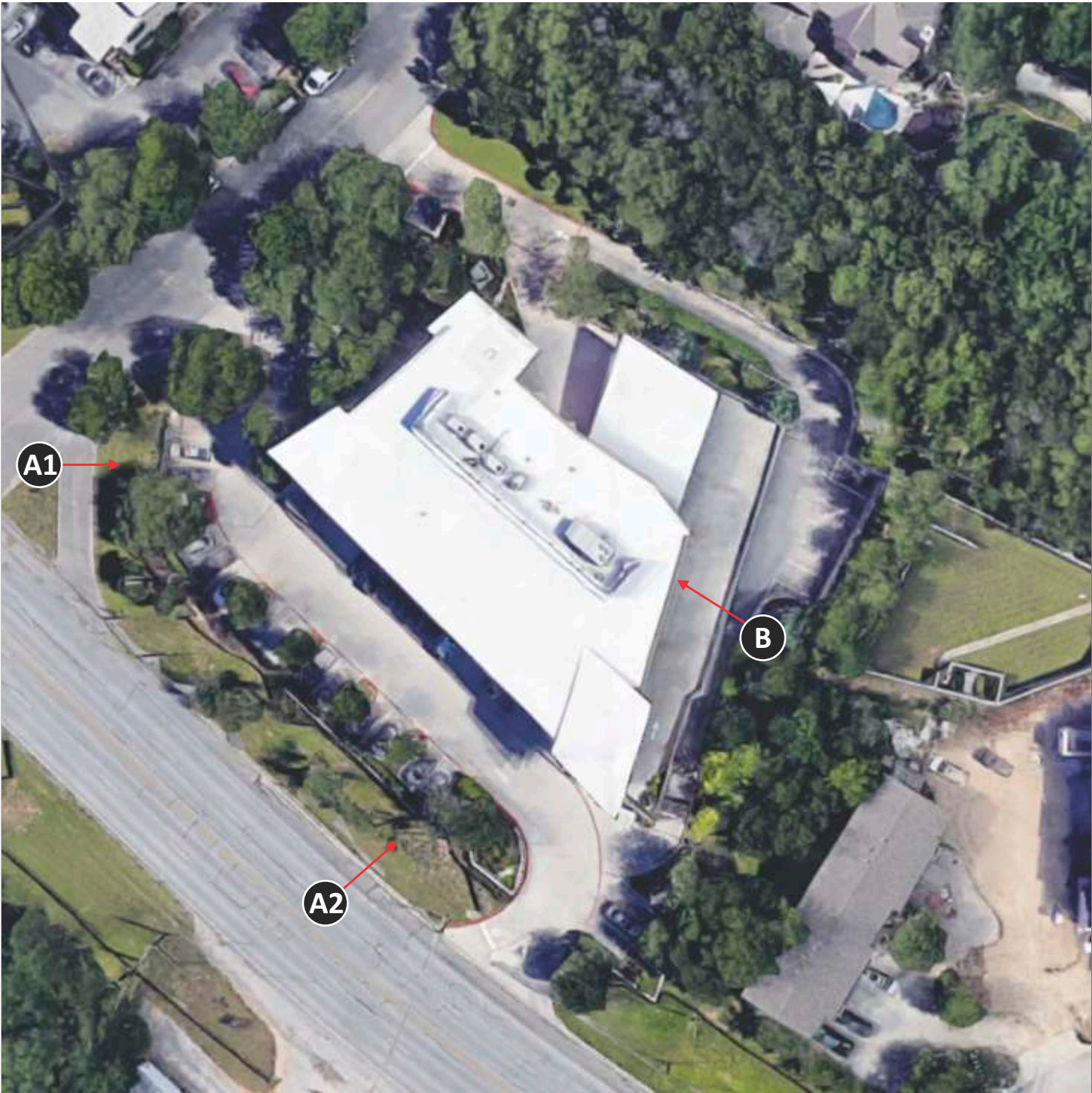
City of West Lake Hills
Variance Application

December 2020
Page 3 of 5



VICINITY AND AERIAL MAP

NTS



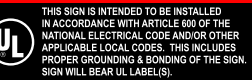
Design #	
0621481AR11	
Sheet	1 of 7
Client	
American Bank	
Address	
3520 Bee Caves Rd. West Lake Hills, TX 78746	
Acct. Rep.	KATHERINE MOLTZ
Coordinator	AMBER ZAVALA
Designer	JOEL GONZALES
Date	1/22/2019
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1(1/23/19)JGZ: REVISE SIGNS B AND C	
R2(UNKNOWN)	
R3(10-4-19)BD: ADD 3 OPTIONS FOR SIGN 'D'	
R4(10-8-19)BD: REPLACE PHOTOS OF OP2 & OP3 SIGN 'D' TO GIVE CLEAR SHOT FROM DOWN STREET.	
R5(11/13/19)JGZ: ADD LIMESTONE BASE TO MONUMENT SIGN.	
R6(12/9/19)JGZ: ADD EARTH TONE COLOR OPTIONS AND BUILDING SIGN OPTIONS.	
R7(12/10/19)JGZ: REVISE BUILDING SIGNS TO 30+ SQ. FEET. REVISE EARTH TONE MONUMENT.	
R8(8/7/20)JGZ: REMOVE A AND D. REVISE MONUMENT LOCATIONS. SPACE OUT CL ON BUILDING	
R9(8/17/20)JGZ: REVISE A1 TO 5' OAH AND 12SF	
R10(1/11/22)JGZ: ADD LANDSCAPE PLAN	
R11(3/18/21)JGZ: REVISE SIGN B TO 10'-0" OAL	



chandler signs.com	
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
West Coast	3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 426-1100 Fax (863) 424-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (961) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL
CONNECTION BY
CUSTOMER



Design #	0621481AR11
Sheet	2 of 7
Client	American Bank
Address	3520 Bee Caves Rd. West Lake Hills, TX 78746
Acct. Rep. Coordinator	KATHERINE MOLTZ AMBER ZAVALA
Designer	JOEL GONZALES
Date	1/22/2019
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

R1(1/23/19)JGZ: REVISE SIGNS B AND C
R2(UNKNOWN)
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R10(1/12/21)JGZ: ADD LANDSCAPE PLAN
R1(3/18/21)JGZ: REVISE SIGN B TO 10'-0" OAL

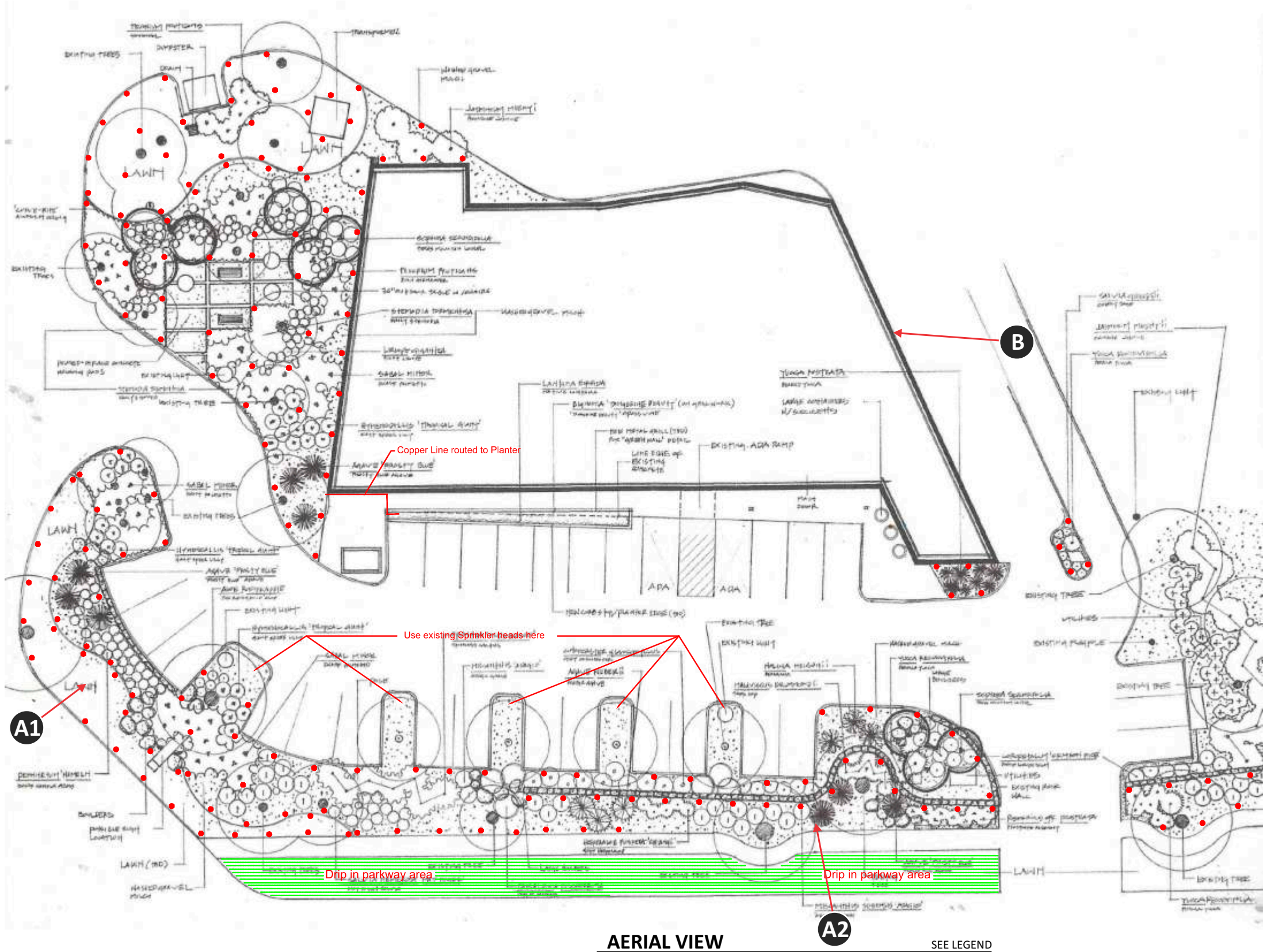


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West Coast	3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 426-1100 Fax (863) 424-1160
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South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (961) 563-5599 Fax (361) 643-6533

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Design #	
0621481AR11	
Sheet	3 of 7
Client	
American Bank	
Address	
3520 Bee Caves Rd. West Lake Hills, TX 78746	

Acct. Rep. KATHERINE MOLTZ
Coordinator AMBER ZAVALA

Designer JOEL GONZALES

Date 1/22/2019

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date	
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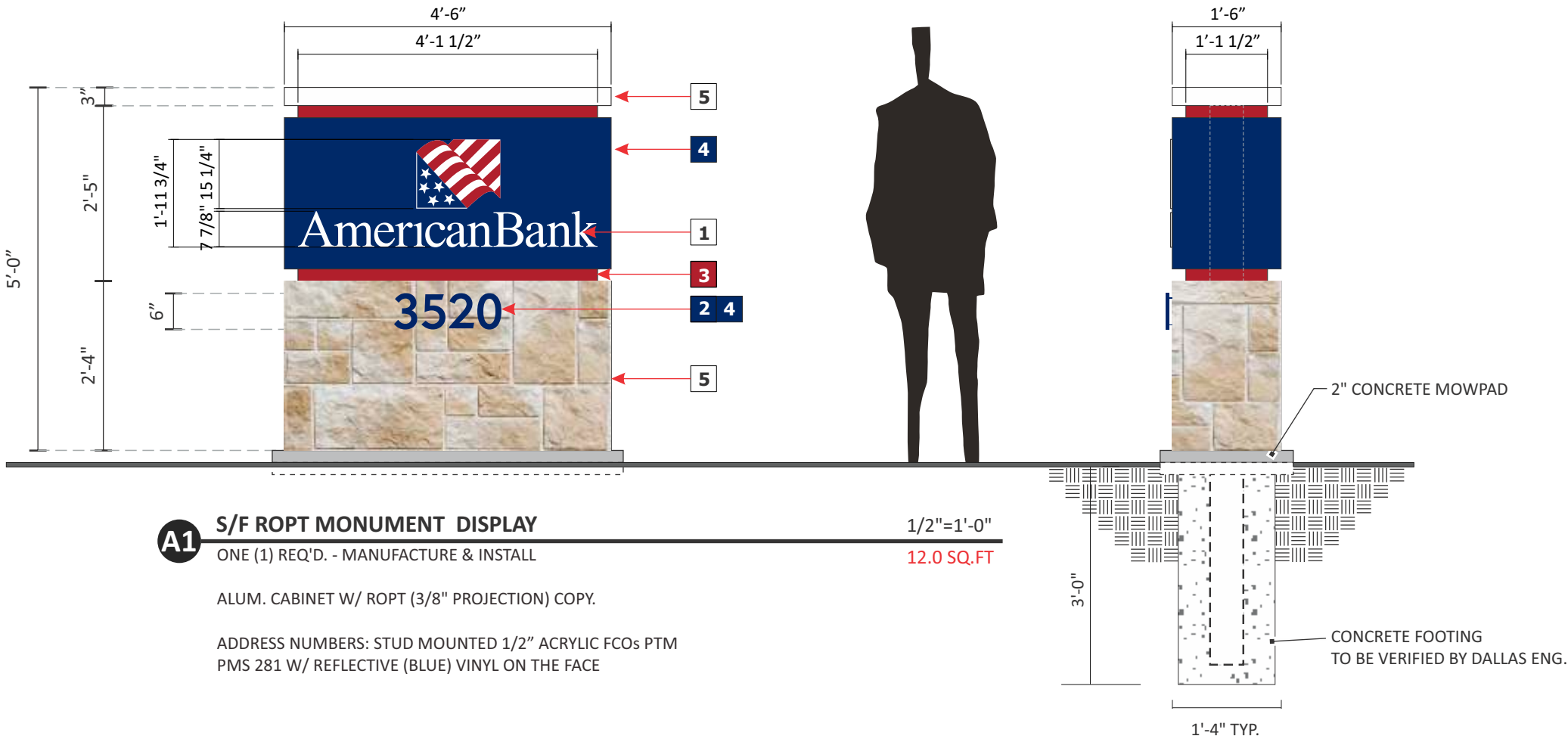


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A1 S/F ROPT MONUMENT DISPLAY

ONE (1) REQ'D. - MANUFACTURE & INSTALL

ALUM. CABINET W/ ROPT (3/8" PROJECTION) COPY.

ADDRESS NUMBERS: STUD MOUNTED 1/2" ACRYLIC FCOs PTM
PMS 281 W/ REFLECTIVE (BLUE) VINYL ON THE FACE

COLORS

- 1 WHITE ACRYLIC
- 2 3M 3630-36 BLUE (REFLECTIVE)
- 3 PTM. 3M 680-82 RUBY RED
- 4 PTM. M.A.P. PMS 281c BLUE
- 5 LIMESTONE BASE TO MATCH BUILDING

Design #	
0621481AR11	
Sheet	4 of 7
Client	
American Bank	
Address	
3520 Bee Caves Rd. West Lake Hills, TX 78746	
Acct. Rep.	KATHERINE MOLTZ
Coordinator	AMBER ZAVALA
Designer	JOEL GONZALES
Date	1/22/2019
Approval / Date	
Client	
Sales	
Estimating	
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BURIED UTILITIES / POSSIBLE PUE’S



EXISTING ELEVATION

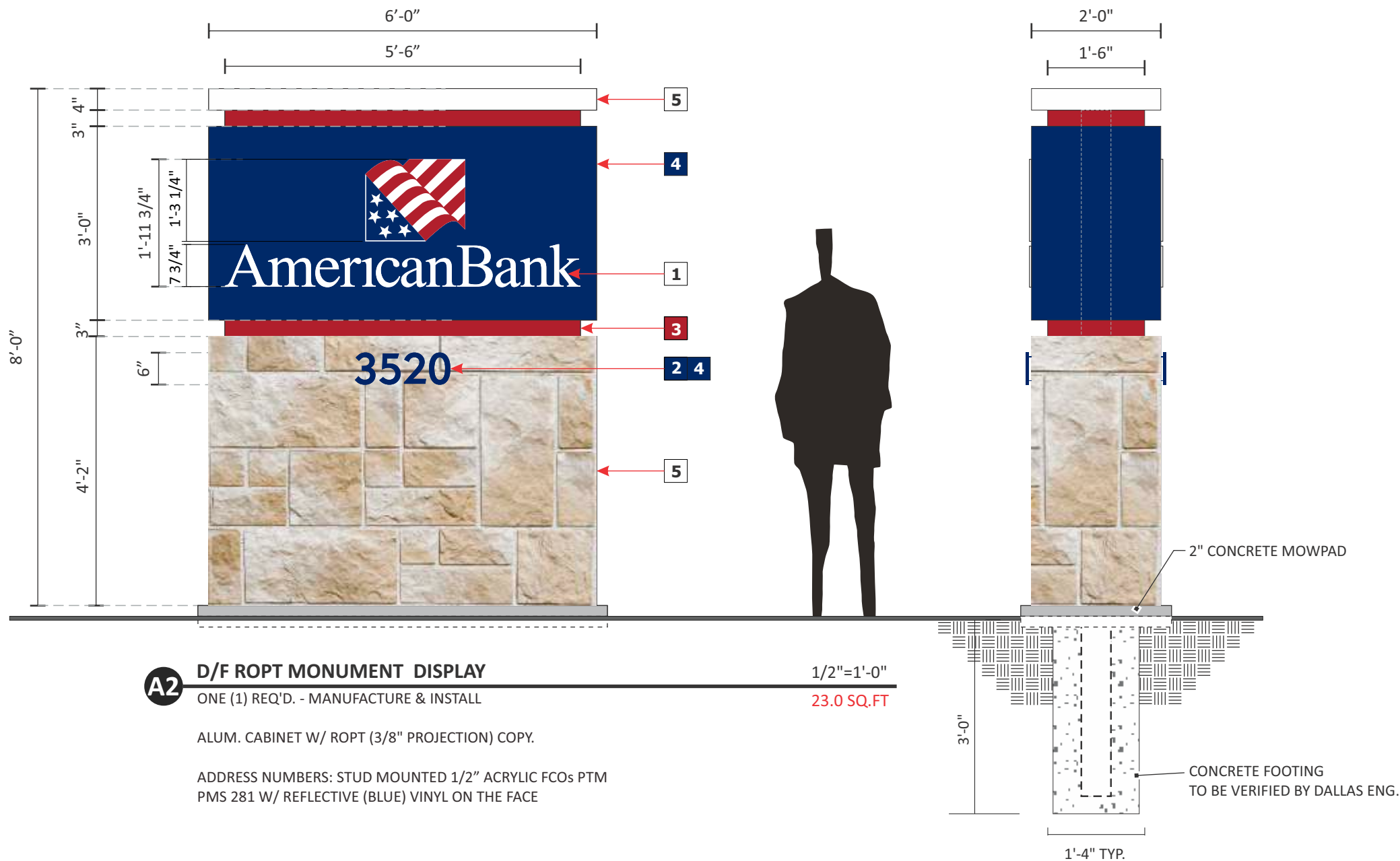
NTS



PROPOSED ELEVATION

NTS

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in no way represent the exact placement of signage.



A2

D/F ROPT MONUMENT DISPLAY

ONE (1) REQ'D. - MANUFACTURE & INSTALL

1/2"=1'-0"

23.0 SQ.FT

ALUM. CABINET W/ ROPT (3/8" PROJECTION) COPY.

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Design #

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Sheet 5 of 7

Client

American Bank

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3520 Bee Caves Rd.
West Lake Hills, TX
78746

Acct. Rep. KATHERINE MOLTZ
Coordinator AMBER ZAVALA

Designer JOEL GONZALES

Date 1/22/2019

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AmericanBank

Design #

0621481AR11

Sheet

6 of 7

Client

American Bank

Address

3520 Bee Caves Rd.
West Lake Hills, TX
78746

Acct. Rep.
Coordinator

KATHERINE MOLTZ
AMBER ZAVALA

Designer

JOEL GONZALES

Date

1/22/2019

Approval / Date

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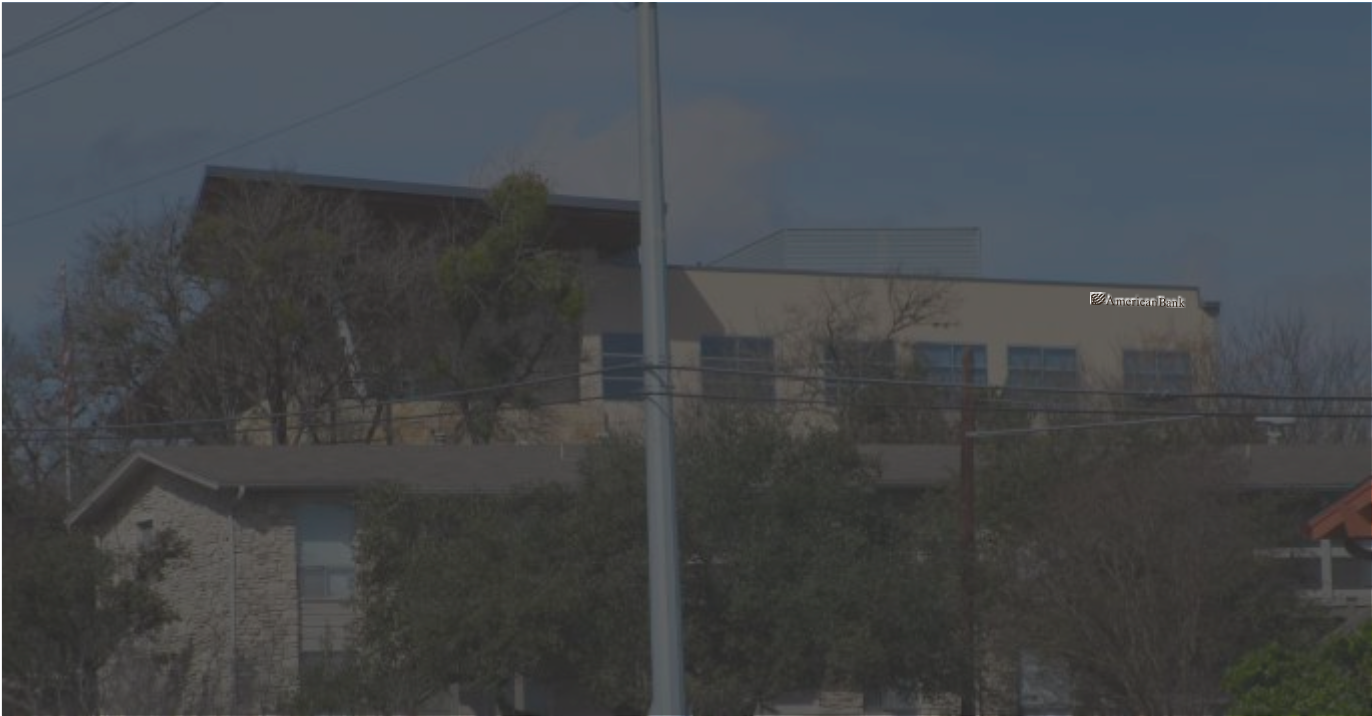
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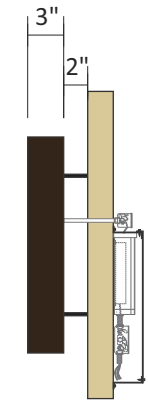
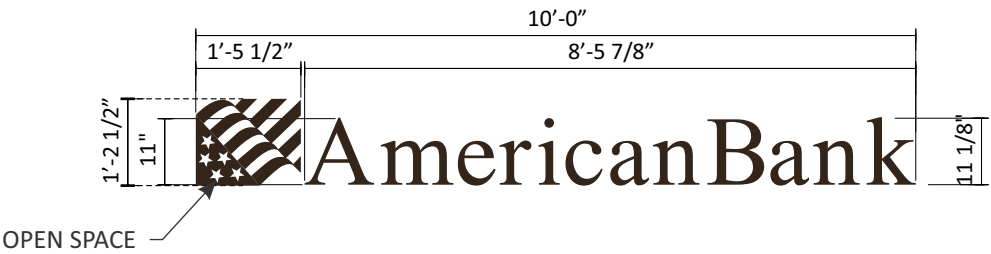
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PROPOSED



NIGHT VIEW



SIDE VIEW

B

REVERSE LIT CHANNEL LETTERS

ONE (1) REQ'D. - MANUFACTURE & INSTALL

3/8"=1'-0"

12.0 SQ.FT

DARK BRONZE, REVERSE LIT, ALUM. CHANNEL LETTERS W/ 3200K LEDS

SURVEY REQUIRED

COLORS

1

DARK BRONZE

Design #
0621481AR11

Sheet 7 of 7

Client
American Bank

Address
3520 Bee Caves Rd.
West Lake Hills, TX 78746

Acct. Rep. KATHERINE MOLTZ
Coordinator AMBER ZAVALA

Designer JOEL GONZALES

Date 1/22/2019

Approval / Date

Client

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LETTER TO ZAPCO CHAIRPERSON

April 28, 2021

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
Westlake Hills, TX 78746

Dear Mr. Chairman

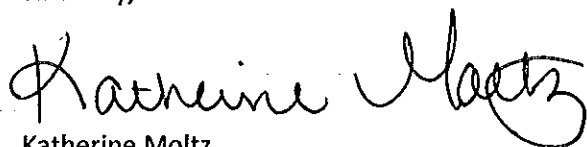
This letter summaries our request for a square footage variance for the limestone landscaping wall on 3520 Bee Caves Road. We are requesting a variance because of the following:

1. The set back of the building and location on Bee Caves Road makes it a challenge for travelers to see where they need to turn when approaching the drive into the property.
2. The presence of heavily landscaped natural terrain including several heritage trees and mature foliage have hindered the sign on the building as you approach.
3. We meet all requirements and are asking only for an increase in size to the limestone landscaping wall that the sign sits on to match the materials in the area.

There is currently an existing small monument on the property that sits on the ground and is not visible. We plan on removing that sign and replacing with two signs that meet the overall height requirements allowed. Our only ask is for a variance to the size of the landscaping wall that the sign will sit on.

We feel that by granting us this variance it will help with the congestion of traffic in this area on Bee Caves as it pertains to cars turning left on to the property. It allows them to identify two points of entry onto the property alleviating the congestion at the main entry off of Bee Caves Rd.

Sincerely,



Katherine Moltz
National Account Executive
Chandler Signs LLP



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Steve Cooper representing American Bank have made, constituted and appointed Katherine Moltz - Chandler Signs representative to be my duly authorized representative in connection with an application dated March 19, 2021, to be heard by the Building Design Committee, Zoning & Planning Commission, and City Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether oral or written, made by the representative in support of the request have the full force and effect of the applicant's approval. I do by this document constitute the above named representative as my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act in connection with such application which I myself might perform or do if I was personally present.

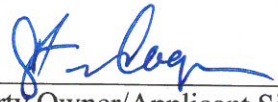
Steve Cooper

Property Owner/Applicant Name

3520 Bee Caves Road Austin

Street Address

City


Property Owner/Applicant Signature

TX

State

78746

Zip Code

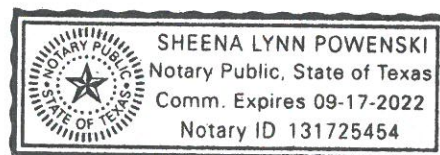
512-306-5526

Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 19th day of March, 20 21.



Notary Public in and for the State of Texas





SETBACK AND VARIANCE STAFF REPORT

May 19, 2021

Project Address: 507 Konstanty Circle

Project Number: 16557

Agenda Item: Land Use: **507 Konstanty Circle:** Discussion/consideration of a variance request for a sport court encroaching the front setback (West Lake Hills Code Sec. 22.03.281). Applicant Hank Smith

Applicant Information: Hank Smith of Atwell Group

Hearing Dates:

May 19, 2021 ZAPCO
June 9, 2021 Board of Adjustment

Location: The subject property is in a single-family residential subdivision along Konstanty Circle.

Zoning & Site Characteristics:

The subject property is zoned R-1 One Family Residential.

The site is in a single-family residential neighborhood.

Background & Analysis:

The applicant is requesting a variance for a 30' front setback instead of 50' and the removal of five (5) trees in order to build a pickleball court is 32.8' from the ROW.

The property is located in a single-family residential subdivision near West Lake Hills High School. The property includes an existing residence.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

- 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 application states: "We are proposing a 30x50ft pickleball court at the home of Mr. Brandon Brydson. This sport court will be constructed between the house/ driveway and the front of the lot. There is not enough room between the front of the lot and the existing driveway to comply with a 50' setback from the front ROW. This location will also allow us to protect and preserve the most number of trees.

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

The application states: *"The proposed pickle ball court will only require the removal of 5 trees. The trees are 13" in diameter or less. The one tree that is a 13" oak will be mitigated at 1:1."*

As stated on the applicant's application, five (5) trees will need to be removed

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

The application states: *"We first attempted to move the sport court behind the 50' setback. However, the sport court then interfered with the existing driveway."*

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

The application states: *"Using a 30' setback will allow the sport court to be in the front of the lot, as the owner requested, but still not interfere with the driveway."*

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

The application states: *"Even with the 30' setback, the sport court will still be far enough from the ROW to be concealed by trees for the owner's privacy. The sport court will not overshadow the street, so it still conforms to the intent of the Zoning Ordinance and Comprehensive Plan."*

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

The application states: *"Even with the 30' setback, the sport court will still be far enough from the ROW to be concealed by trees for the owner's privacy. The sport court will not overshadow the street, so it still conforms to the intent of the Zoning Ordinance and Comprehensive Plan."*

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

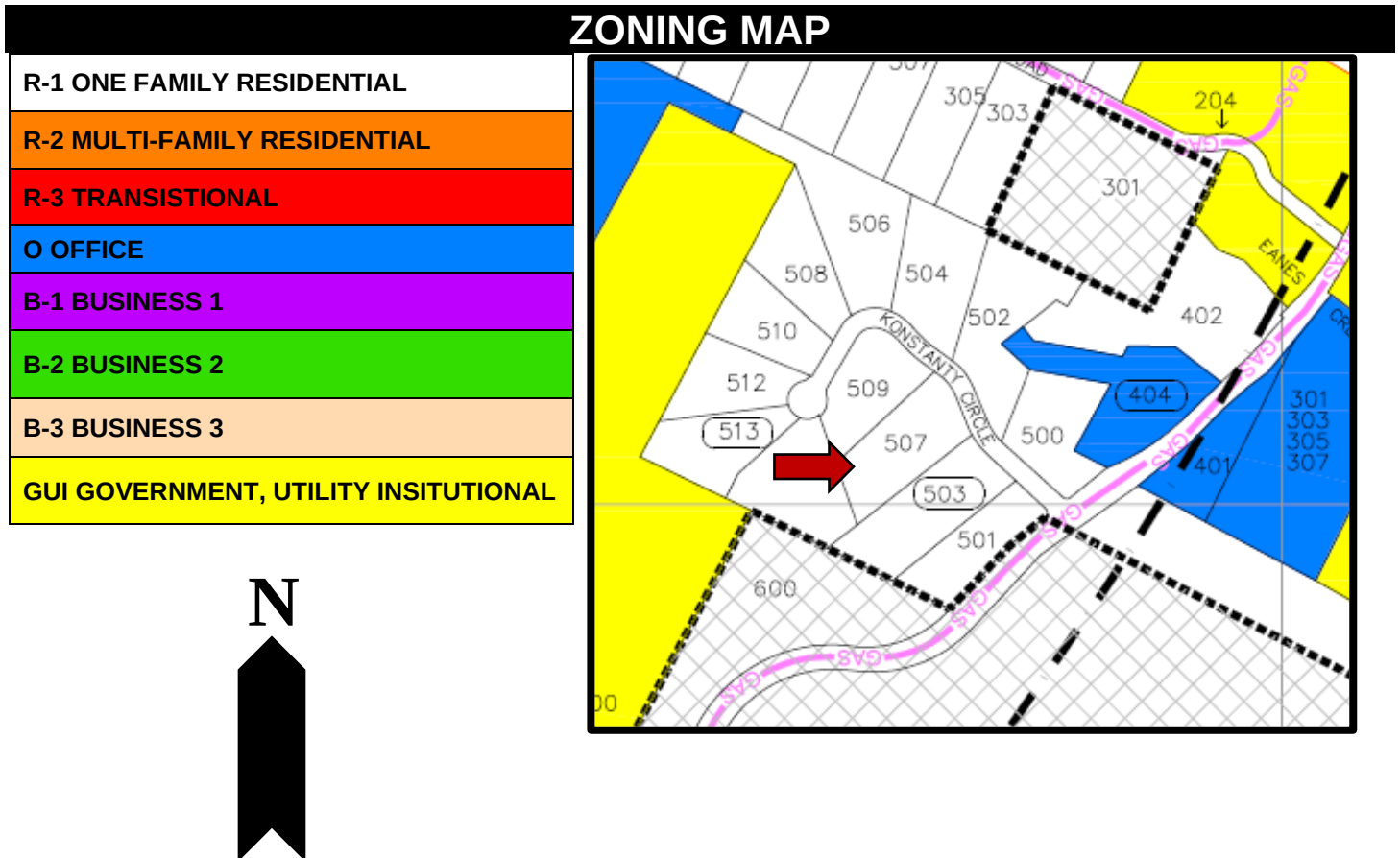
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Staff Recommendation

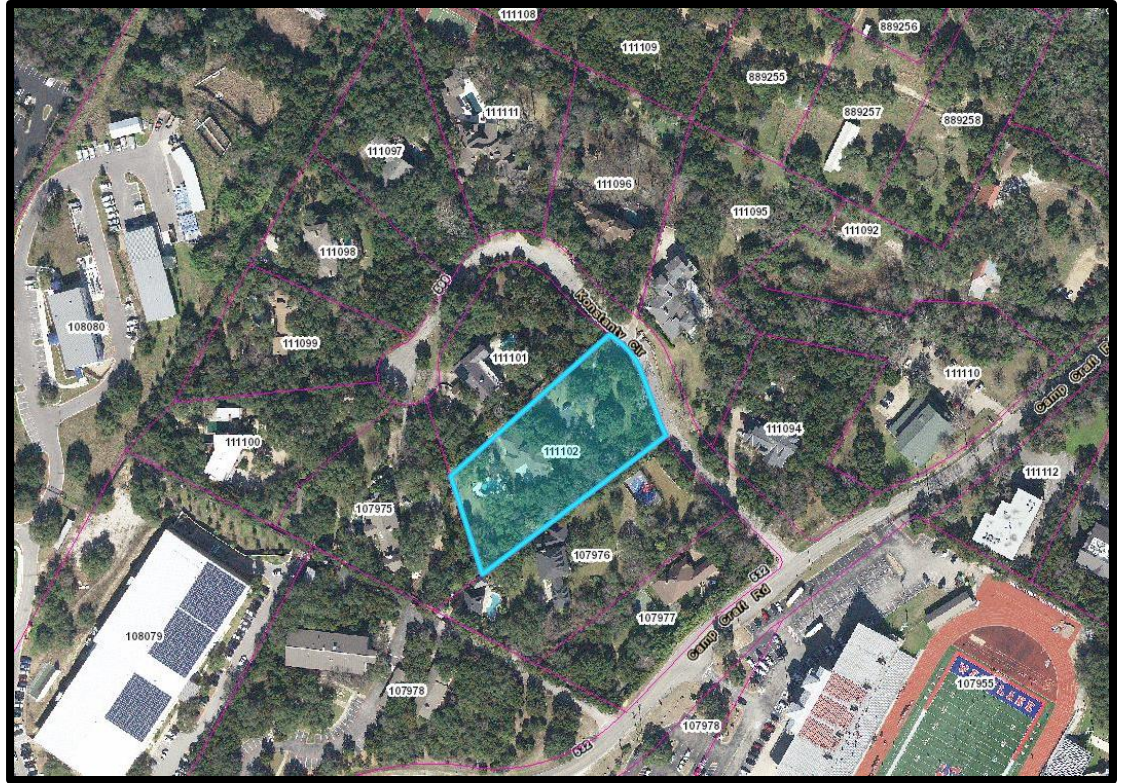
Staff recommends APPROVAL based on the topography of the property and that it will not violate the intent of the goals of the City Zoning Ordinance or Comprehensive Plan and will not adversely affect the neighboring properties.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)



AERIAL PHOTO



VARIANCE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

*****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org*****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Brandon Brydson Phone: (512) 983-4042

Email: brandon@monrealframing.com

Address: 507 Konstanty Circle City: West Lake Hills State: TX Zip: 78746

Agent*: Hank Smith Phone: (512) 695-3914

Email: HSmith@atwell-group.com

Address: 805 Las Cimas Parkway, Suite 310 City: Austin State: TX Zip: 78746

Property Address: 507 Konstanty Circle City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Konstanty Circle

Block: _____ Lot: 3 TCAD Tax Parcel ID: 111102

Current Zoning Classification: R-1 One Family Total Lot Size (Acres): 1.488

**Please submit Power of Attorney form designating authorized agent.*

PROJECT INFORMATION

Please list all variances being applied for: *(Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)*

1) We request a variance for a 30' front setback instead of 50'. Our proposed pickleball court is 32.8' from the ROW.

2) _____

3) _____

4) _____



VARIANCE APPLICATION

- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____

Brief Description of project/why variances are needed: We request a variance for a 30' front setback instead of 50'. Our proposed pickleball court is 32.8' from the ROW.

Variance Questionnaire *(Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.)*

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

We are proposing a 30x50ft pickleball court at the home of Mr. Brandon Brydson. This sport court will be constructed between the house/ driveway and the front of the lot. There is not enough room between the front of the lot and the existing driveway to comply with a 50' setback from the front ROW. This location will also allow us to protect and preserve the most number of trees.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

The proposed pickleball court will only require the removal of 5 trees. The trees are 13" in diameter or less. The one tree that is a 13" oak will be mitigated at 1:1.

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

We first attempted to move the sport court behind the 50' setback. However, the sport court then interfered with the existing driveway.

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

Using a 30' setback will allow the sport court to be in the front of the lot, as the owner requested, but still not interfere with the driveway.

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

Even with the 30' setback, the sport court will still be far enough from the ROW to be concealed by trees for the owner's privacy. The sport court will not overshadow the street, so it still conforms to the intent of the Zoning Ordinance and Comprehensive Plan.



VARIANCE APPLICATION

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

Even with the 30' setback, the sport court will still be far enough from the ROW to be concealed by trees for the owner's privacy. The sport court will not overshadow the street, so it still conforms to the intent of the Zoning Ordinance and Comprehensive Plan.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).

A handwritten signature in black ink, appearing to read "Hank B. Smith".

Signature

March 30, 2021

Date

Hank B. Smith

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Variance Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Completed Variance Hardship Questionnaire
- ☒ Property survey
- ☒ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☒ Tree and topo survey, if applicable
- ☒ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☐ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☒ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Brandon Brydson
have made, constituted and appointed Hank Smith (Attwell)
to be my duly authorized representative in connection with an application dated March 30, 2021
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

Brandon Brydson
Property Owner/Applicant Name

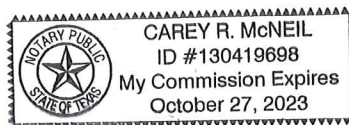
[Signature]
Property Owner/Applicant Signature

507 Konstanty Cir Westlake Hills TX 78746
Street Address City State Zip Code

512-983-4042
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 28 day of April, 20 21.

Carey R McNeil
Notary Public in and for the State of Texas





THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK T. ZUPAN #128994 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER THE OWNER OR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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AUSTIN, TX 78704
O: 512-904-0505 / F: 512-904-0508
TBPE No. 12242

SURVEY

CLIENT
BRANDON BRYDSON

DATE
February 5, 2021

REVISIONS

SCALE
0

DR. CJM **CH.** AA

P.M. MZ

BOOK --

JOB 19003836

SHEET NO. 2 OF 7

CAD FILE: B 507 KC PLAT.DWG

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GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITEWORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF AUSTIN 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.
- 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.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
- 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.
- 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.
- 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.
- AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF WEST LAKE HILLS, DESIGN ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.
- 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.
- AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

- "PROJECT IS A TYPE 2 DEVELOPMENT"
- "WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN."
- "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."
- "NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT."
- "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."
- "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."
- "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."
- "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(1)."

TRENCH SAFETY:

- 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 OR 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.
- IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
- IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF WEST LAKE HILLS.

STREET AND DRAINAGE NOTES:

- 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.
- 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.
- ALL RCP SHALL BE MINIMUM CLASS III.

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

STREET	STATION	FLEX BASE THICKNESS	HM-AC THICKNESS	LIME STAB. THICKNESS
--------	---------	---------------------	-----------------	----------------------

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

TRAFFIC MARKING NOTES:

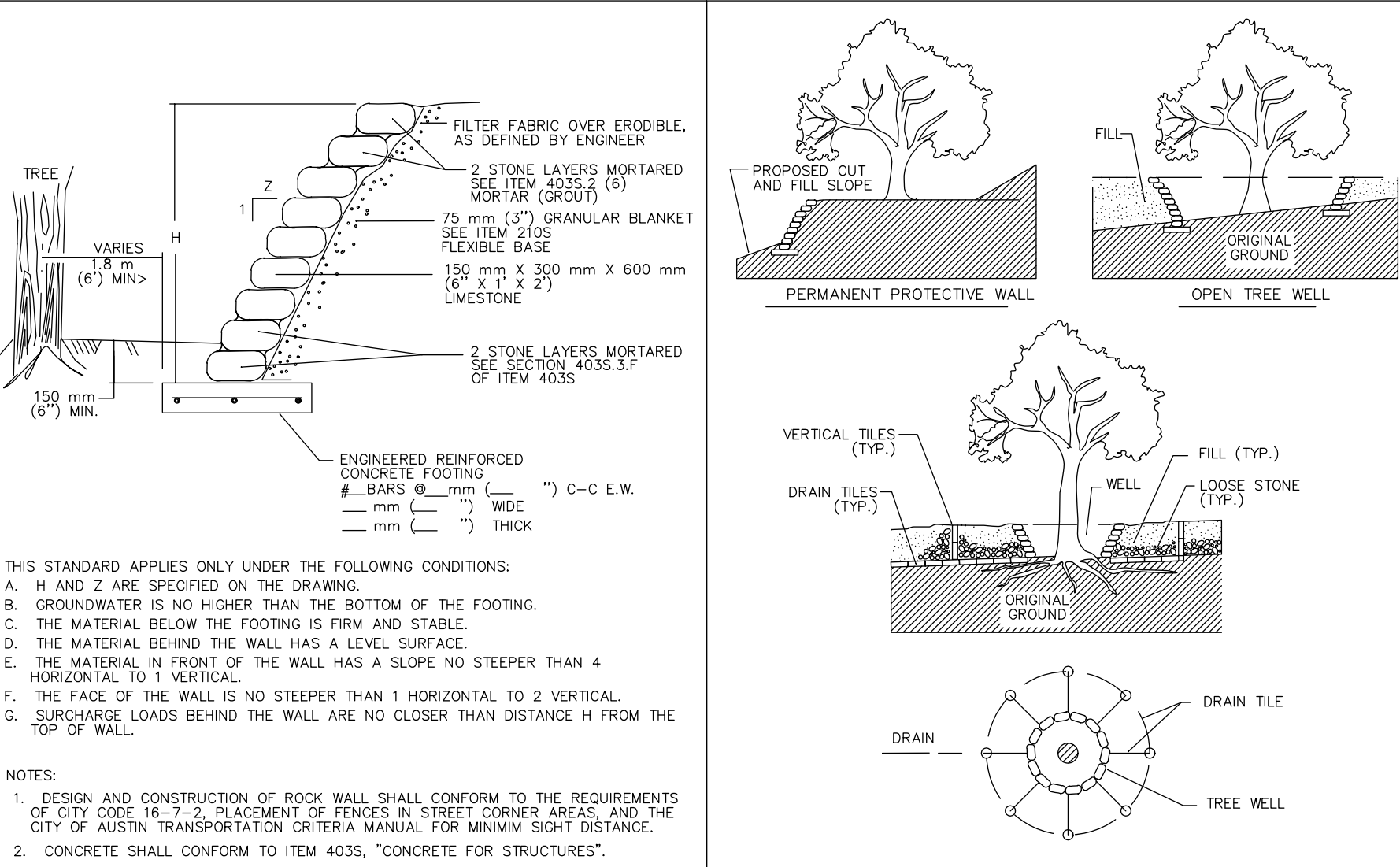
- BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- ANY METHODS, STREET MARKINGS, AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS, OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- 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:

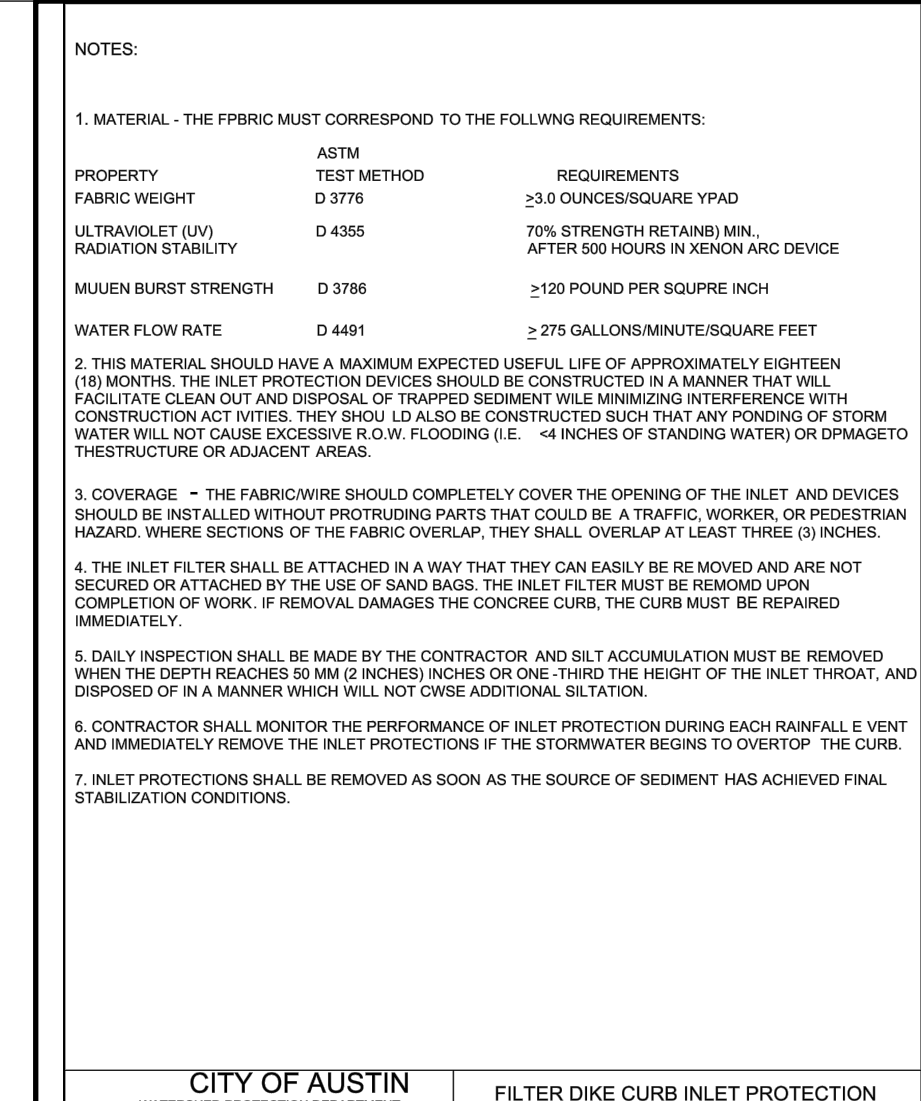
- EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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(1).
- PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED AND 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.

STANDARD SEQUENCE OF CONSTRUCTION

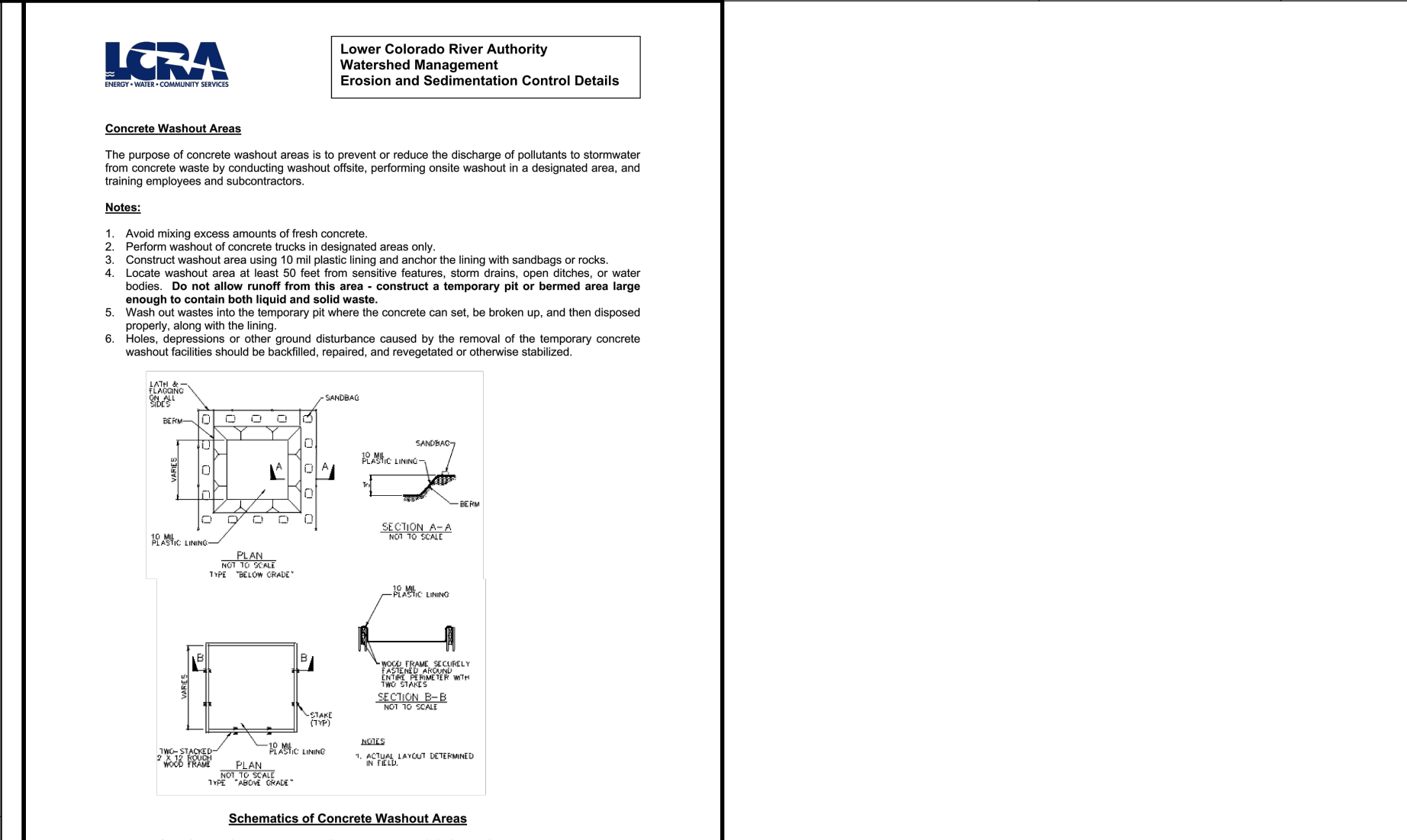
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESD) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
- THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
- THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESD) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
- ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESD) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
- BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
- IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL MEASURES. AFTER THE CONFERENCE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
- PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO CONCURRENTLY WITH REVEGETATION OF SITE.
- COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
- UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
- UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
- AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION. RESULTS OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.



CITY OF AUSTIN	CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT	WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED BY J. PATRICK MURPHY	RECORD COPY SIGNED BY J. PATRICK MURPHY
5/23/00	03/13/06
ADOPTED	ADOPTED
STANDARD NO. 610S-6	STANDARD NO. 610S-6
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN	CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT	WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED BY MAPI VISIL	RECORD COPY SIGNED BY MAPI VISIL
10/09/09	10/09/09
ADOPTED	ADOPTED
STANDARD NO. 628S-2	STANDARD NO. 628S-2
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN	CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT	WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED BY J. PATRICK MURPHY	RECORD COPY SIGNED BY J. PATRICK MURPHY
5/23/00	5/23/00
ADOPTED	ADOPTED
STANDARD NO. 610S-1	STANDARD NO. 610S-1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

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TBPE No. 12242

NOTES

BRANDON BRYDSON

507 KONSTANTY CIR.
AUSTIN, TEXAS 78746

CLIENT

DATE

February 5, 2021

SCALE 0

DR. CJM CH. AA

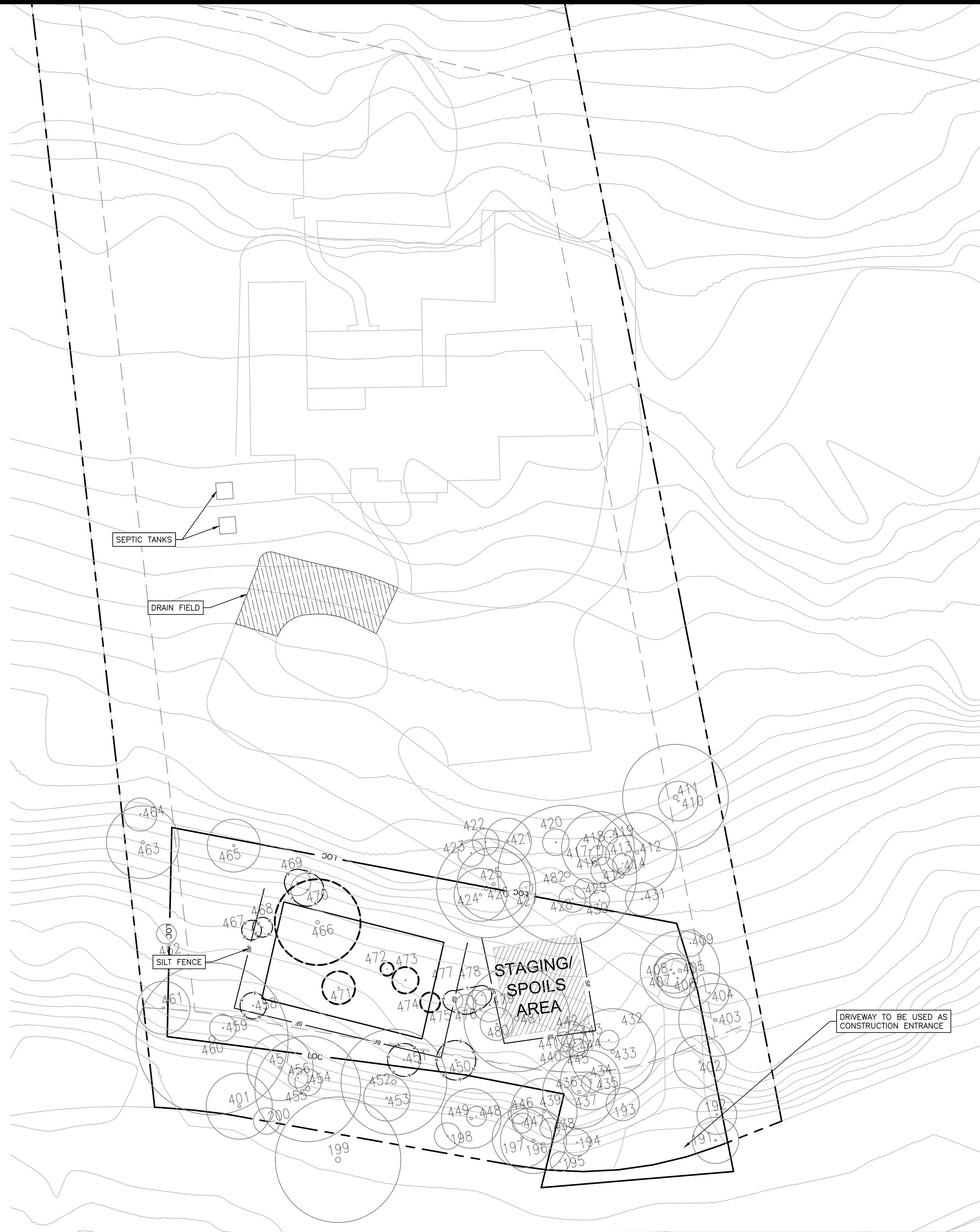
BOOK

JOB 1900336

SHEET NO. 3 OF 7

191	7" OAK
192	6" OAK
193	5" OAK
194	4" OAK
195	3" OAK
196	10" OAK
197	9" OAK
198	4" M.S. OAK
199	19" COTTONWOOD
200	4" OAK
401	10" OAK
402	8" OAK
403	11" COTTONWOOD
404	6" COTTONWOOD
405	12" OAK
406	6" OAK
407	6" OAK
408	5" OAK
409	4" MTN. LAUREL
410	6" M.S. YAUPON
411	16" CEDAR
412	12" M.S. OAK
413	6" M.S. YAUPON
414	3" MTN. LAUREL
415	4" M.S. YAUPON
416	3" YAUPON
417	4" M.S. YAUPON
418	11" OAK
419	2" YAUPON
420	4" YAUPON
421	7" M.S. YAUPON
422	4" M.S. YAUPON
423	5" YAUPON
424	8" OAK
425	15" OAK
426	11" M.S. OAK
427	2" MTN. LAUREL
428	4" MTN. LAUREL
429	3" MTN. LAUREL
430	3" MTN. LAUREL
431	5" M.S. YAUPON
432	3" MTN. LAUREL
433	13" M.S. CEDAR
434	9" CEDAR
435	3" M.S. YAUPON
436	3" M.S. OAK
437	11" M.S. CEDAR
438	3" M.S. OAK
439	10" CEDAR
440	2" MTN. LAUREL
441	3" M.S. MTN. LAUREL
442	4" M.S. MTN. LAUREL
443	4" M.S. MTN. LAUREL
444	4" M.S. MTN. LAUREL
445	3" M.S. MTN. LAUREL
446	3" MTN. LAUREL
447	3" M.S. MTN. LAUREL
448	3" M.S. OAK
449	9" CEDAR
450	6" M.S. MTN. LAUREL
451	5" M.S. MTN. LAUREL
452	16" M.S. OAK
453	7" M.S. YAUPON
454	4" M.S. YAUPON
455	16" M.S. CEDAR
456	3" OAK
457	10" CEDAR
458	4" HACKBERRY
459	4" M.S. MTN. LAUREL
460	23" M.S. CEDAR

461	8" CEDAR
462	3" OAK
463	11" HACKBERRY
464	5" PECAN
465	8" M.S. YAUPON
466	13" OAK
467	3" MTN. LAUREL
468	3" MTN. LAUREL
469	4" MTN. LAUREL
470	5" M.S. MTN. LAUREL
471	5" M.S. OAK
472	2" MTN. LAUREL
473	4" MTN. LAUREL
474	3" M.S. MTN. LAUREL
475	3" M.S. MTN. LAUREL
476	3" MTN. LAUREL
477	3" M.S. MTN. LAUREL
478	2" MTN. LAUREL
479	5" M.S. MTN. LAUREL
480	5" M.S. MTN. LAUREL
481	16" OAK
482	21" OAK

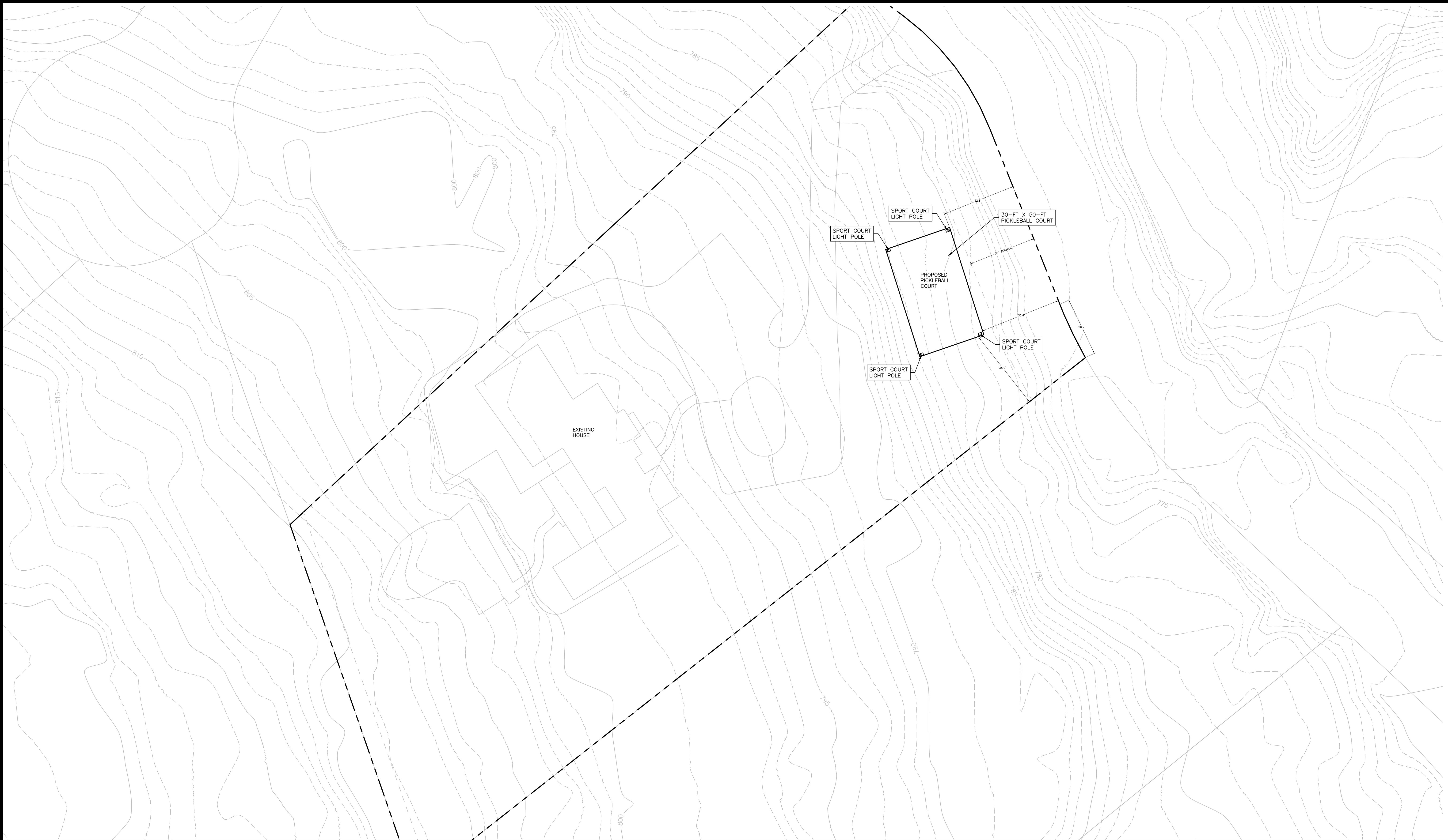


LEGEND	NOTES	TREE LEGEND	NORTH ARROW & SCALE	KEYMAP	
PROPOSED CONTOURS EXISTING CONTOURS EX PROPERTY BOUNDARY LIMITS OF CONSTRUCTION SILT FENCE TREE PROTECTION FENCE STAGING & TEMPORARY SPOILS AREA STABILIZED CONSTRUCTION ENTRANCE INLET PROTECTION TEMPORARY ROCK BERM	1. LIMITS OF CONSTRUCTION, 50' ACRES 2. THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 1.4.5.D. 3. ALL AREA INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION. 4. THE TRAVIS COUNTY AND COA INSPECTORS HAVE THE AUTHORITY TO MODIFY EROSION/SEDIMENTATION CONTROLS AS REQUIRED TO ENSURE THE CONTROLS ARE FUNCTIONING PROPERLY. 5. ANY DIRT, MUD, ROCKS OR OTHER DEBRIS CARRIED ONTO EXISTING ROADS SHALL BE REMOVED IMMEDIATELY AND THE ROAD RESTORED TO A DRIVABLE CONDITION, FREE FROM OBSTRUCTIONS. 6. WHERE STREET IMPROVEMENTS END ON A GRADE THAT ALLOWS OFFSITE SEDIMENT TO WASH ONTO PAVEMENT, THE CONTRACTOR SHALL INSTALL ROCK BERMS AT THE EDGE OF PAVEMENT. ROCK BERMS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL ADJACENT PHASE IMPROVEMENTS BEGIN. 7. AT THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS, THE CONTRACTOR SHALL REVEGETATE THE AREAS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH THE CONDITIONS LISTED ON THE GENERAL NOTES SHEET. 8. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100'.	9. OFFSITE DISPOSAL OF SPOIL MATERIAL MUST BE CLEARED BY COUNTY INSPECTOR PRIOR TO THE REMOVAL FROM THE JOBSITE. 10. DIRT TRACKED INTO THE ROADWAY OUTSIDE THE LOC MUST BE IMMEDIATELY REMOVED UPON DISCOVERY. 11. CONTRACTOR SHALL ATTEMPT TO REVEGETATE MAJOR AND CRITICAL PORTIONS OF THE PROJECT IN DISCREET PHASES AND AS EARLY AS POSSIBLE. 12. FOR THE STABILIZATION OF ALL THE SLOPES 3:1 OR GREATER, SUITABLE ESC MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. (TYPE II) FOR CHANNELS. 13. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR VEGETATION MATTING. 14. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS. 15. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5 (A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. 16. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. 17. FOR OFF-SITE UTILITY LINES- PROVIDE PERPENDICULAR EROSION CONTROLS EVERY 30' AS YOU FINISH LINE.	TREE PROTECTED TREE REMAIN TREE REMOVE	SCALE: 1" = 20'	

JOB	19003836
INSTRUMENT	

Page 41 of 104

T:\PRIVATE\MONREAL FRAMING\DESIGNS\HTS CONSTRUCTION\B 507 KC STE.DWG 2/5/2021 4:24 PM ABIGAIL SHELTON



LINE & CURVE TABLES:

LEGEND

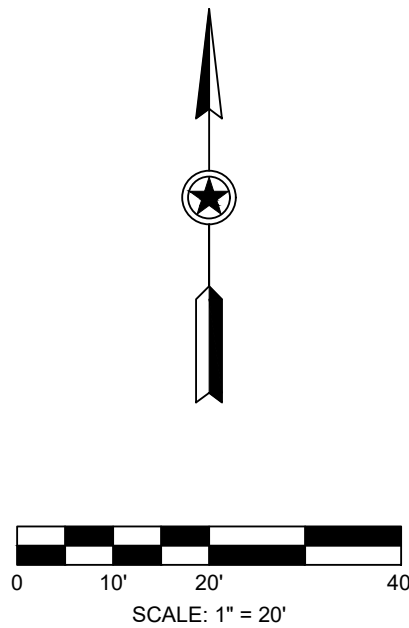
- PROPERTY BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- SIDEWALK
- CURB AND GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EASEMENT
- ACCESSIBLE PATH

TREE LEGEND

- TREE PROTECTED
- TREE REMAIN
- TREE REMOVE

NOTES

NORTH ARROW & SCALE



KEYMAP



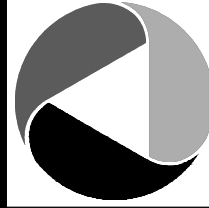
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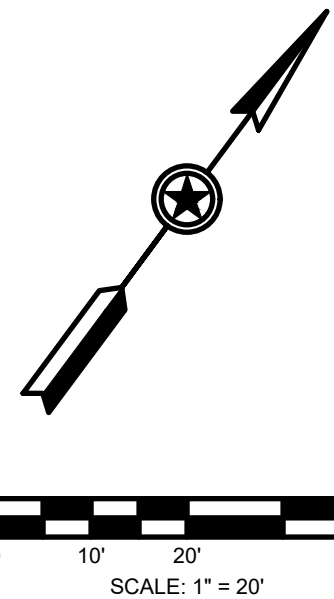
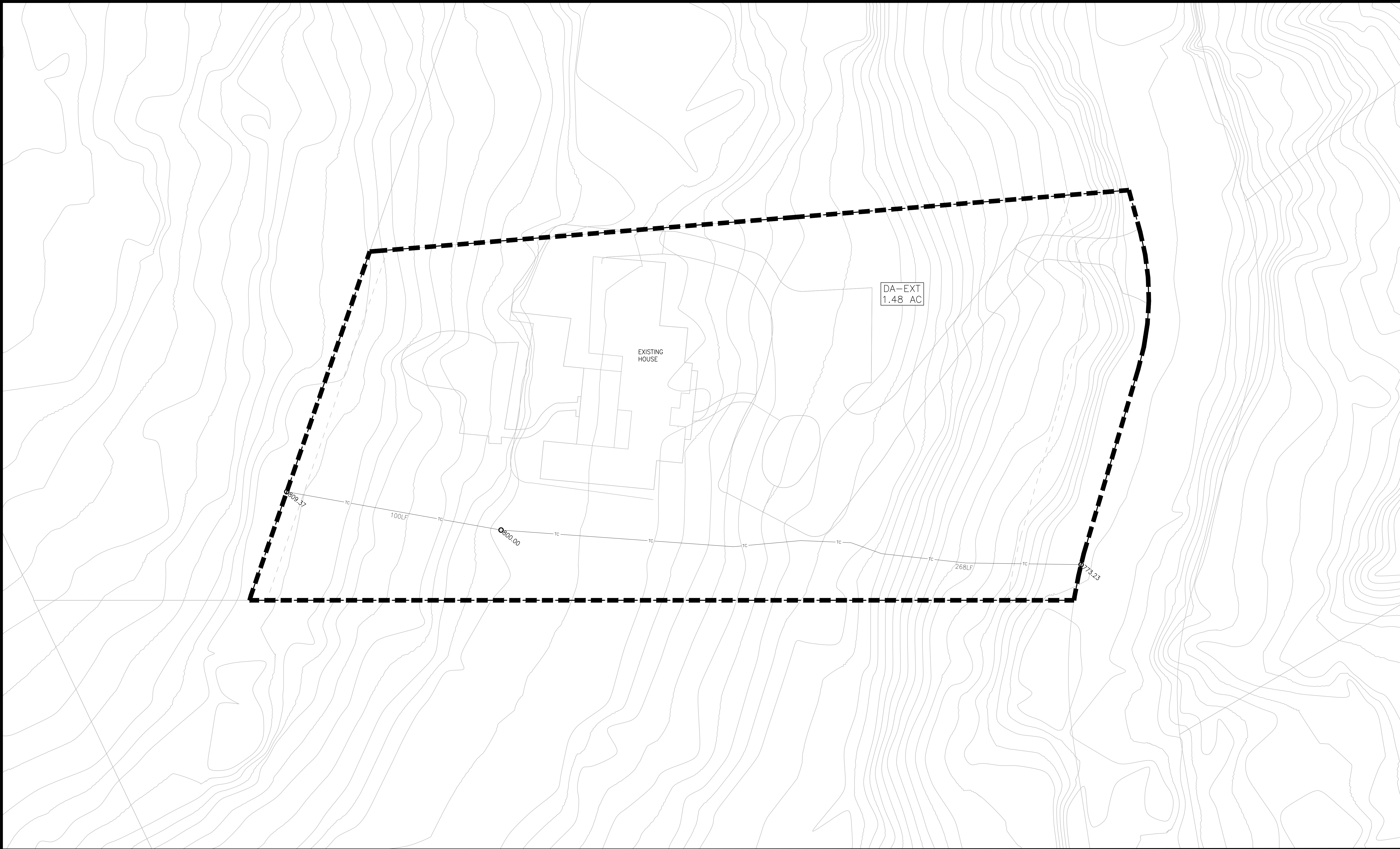
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SITE AND DIMENSION CONTROL	
CLIENT	BRANDON BRYDSON
	507 KONSTANTY CIR. AUSTIN, TEXAS 78746

DATE	February 5, 2021
REVISIONS	
SCALE	0
DR.	CJM
CH.	AA
P.M.	MZ
BOOK	--
JOB	19003836
SHEET NO.	5 OF 7

T:\PRIVATE\MONREAL FRAMING\DESIGN\SHS TS CONSTRUCTION\B 507 KC DAM.DWG 2/5/2021 4:27 PM ABIGAIL SHELTON



Storm Sewer Drainage Calculations - Basin IC Tables						
Basin Name	Area (sq ft)	Area (ac)	Total IC (%)	Total IC (ac)	Street/House IC (sf)	Sidewalk IC (sf)
EXT	64,518	1.48	25.34	0.38	14,459	1,890
PROP	64,518	1.48	27.67	0.41	15,959	1,890

Storm Sewer Drainage Calculations (Rational Method)																											
Drainage Area / Basin Name	Area (ac)	Total IC (%)	Composite C Value				Sheet Flow					Shallow Concentrated Flow - Unpaved					Tc-Total (min)	Intensity				Q _{peak} (Rational Method)				Basin Area	
			2-Year	10-Year	25-Year	100-Year	Length (ft)	Mannings n	Delta - Vertical (ft)	Slope (ft/ft)	2yr-24hr Rainfall (in)	Tc-Sheet (min)	Length (ft)	Delta - Vertical (ft)	Slope (ft/ft)	Velocity (ft/sec)		Tc-Shallow (min)	2-Year	10-Year	25-Year	100-Year	Q-2yr (cfs)	Q-10yr (cfs)	Q-25yr (cfs)		Q-100yr (cfs)
EXT	1.48	25.34	0.47	0.52	0.57	0.64	100.00	0.24	9.37	0.094	4.14	6.76	268.00	26.77	0.100	5.10	0.88	7.64	5.57	8.45	10.36	13.52	3.84	6.55	8.69	12.85	EXT
PROP	1.48	27.67	0.48	0.53	0.58	0.65	100.00	0.24	9.37	0.094	4.14	6.76	268.00	26.77	0.100	5.10	0.88	7.64	5.57	8.45	10.36	13.52	3.92	6.67	8.84	13.05	PROP

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CLIENT

DATE February 5, 2021

REVISIONS

SCALE 0

DR. CJM CH. AA

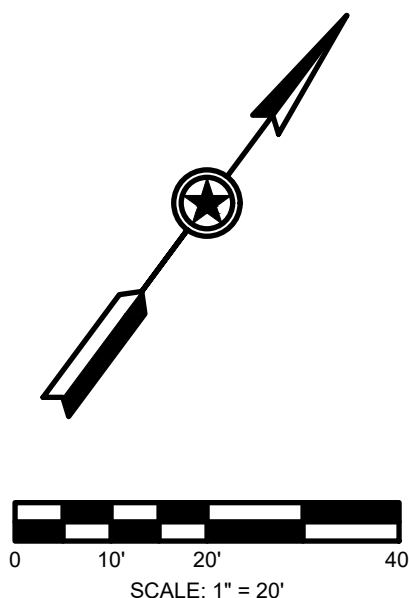
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JOB 19003836

SHEET NO. 6 OF 7

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Basin Name	Area (sq ft)	Area (ac)	Total IC (%)	Total IC (ac)	Street/ House IC (sf)	Sidewalk IC (sf)
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PROPOSED DRAINAGE AREA MAP

CLIENT
BRANDON BRYDSON

DATE
February 5, 2021

REVISIONS

DR.	CJM	CH.	AA
P.M.	MZ		
BOOK	--		
JOB	19003836		
SHEET NO.	7 OF 7		



SETBACK VARIANCE STAFF REPORT

May 19, 2021

Project Address: 603 Rocky Ledge Road

Project Number: 16562

Agenda Item: Land Use: 603 Rocky Ledge: Discussion / consideration of a variance request to build a pool increasing the maximum impermeable coverage. (West Lake Hills Code Sec. 22.03.281) Applicant is Daniel and Aysha Doman

Applicant Information: Owners/Agent Daniel & Aysha Doman

Hearing Dates:

May 19, 2021

ZAPCO

June 9, 2021

Board of Adjustment

Location: The subject property fronts Rocky Ledge Road and is surrounded by similar single-family residential home parcels.

Zoning & Site Characteristics:

The subject property is zoned R-1 – One-Family Residential and is approximately .539 acres and near the intersection of Buena Vista and Rocky Ledge Road. The property consists of an existing single-family residential home, built by the previous owners and a detached garage. The City did grant a variance for a decrease the maximum impervious cover allowed to build the detached garage.

The site is surrounded by single-family homes and are under similar development constraints.

Background & Analysis:

The applicant is requesting two variances to the City's Land Use Code in order to build an outdoor pool:

- An increase to the impervious cover from 28.8% to 29.4% in order to build a pool and spa totaling 553 square feet.
- Decrease in the minimum rear setback from 30 feet to 10 feet.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

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 application states – *"Because our house was originally a duplex transported to this location over 50 years ago and placed further back in the lot, we don't have wiggle room in*

the backyard. Today, I can attest that our house and driveway are pretty efficiently laid out in the lot. The house is of average footprint for the adjacent neighborhood and the footprint is not wasteful (I.e. no 4 car garage or anything egregious). This means that in order to build a pool, we would have to remove square footage from our home somehow (to meet impervious cover) AND place it in the front yard (to avoid rear setback issue). Both of these are pretty challenging propositions for us as homeowners with realistic financial constraints. Our immediately adjacent neighbor to the west is in the same situation with respect to the placement of their home near the back of their lot, and they built a pool inside the rear setback, less than 10 ft from our property line. It has NOT caused any degradation of our ability to enjoy our property."

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

The application states – "There isn't much to be disrupted. The current area is occupied by grass and some gravel from the previous owner's landscaping. The large oak tree on the side yard has been documented in the drawing provided and will be appropriately avoided and protected during the project. The closest point of the pool is 35+ feet away from this tree. Access for any construction related equipment will happen on the other side of the house."

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

The application states – "As I allude above, I think the only option would be to remove square footage from the house AND place the pool in the front yard. In addition to being cost prohibitive, I feel confident that my neighbors would be against this option. As part of my application, I've included emails (and will add more as they come in) from our adjacent neighbors in support of us receiving these two variances for the purpose of adding a pool in the backyard."

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

The application states – "I think our proposal is for a modest pool size (not overly elaborate in size nor scope) and located in a place that minimizes impact to our friends and neighbors by being in the more appropriate backyard setting. Additionally, and as mentioned above, we've taken steps to reduce impervious cover previous to this project and as a part of this project to minimize the ratio. We, too, love our green space and want to maximize it."

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

The application states – "Admittedly, deciphering intent of the Zoning Ordinance is a hard thing to do, but I hope the spirit of the Ordinances and Plan is to allow homeowners the ability to enjoy their property without inconveniencing VARIANCE APPLICATION City of West Lake Hills December 2020 Variance Application Page 4 of 6 others and also to maintain standards that allow for aesthetic continuity within the neighborhood. As I look around the neighborhood, I see many people who are in the same boat (having previously required variances for impervious cover and setbacks) and I notice that they have been able to add pools that achieve both of these intentions of the Ordinances and Plan. I am confident that our plan and approach will too. Thank you for your consideration."

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

The application states – "I believe we have handled this in the most appropriate and neighborly fashion. We've personally reached out to all of our adjacent neighbors, shared our plan with them, answered their questions, and received their support. Some of this support has been added to this application and more will be added as we get it in writing. We have a great relationship with our

neighbors and that is very important to us. From our perspective, nothing replaces an active dialogue with neighbors, and this has been our top priority throughout this process.”

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Staff Recommendation

Staff recommends APPROVAL due the limited space and that granting the request will not adversely affect the neighboring properties or undue damage to flora or fauna and does not violate the intent of the City Zoning Ordinance or Comprehensive Plan.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

(Maps to follow)

ZONING MAP

R-1 ONE FAMILY RESIDENTIAL

R-2 MULTI-FAMILY RESIDENTIAL

R-3 TRANSITIONAL

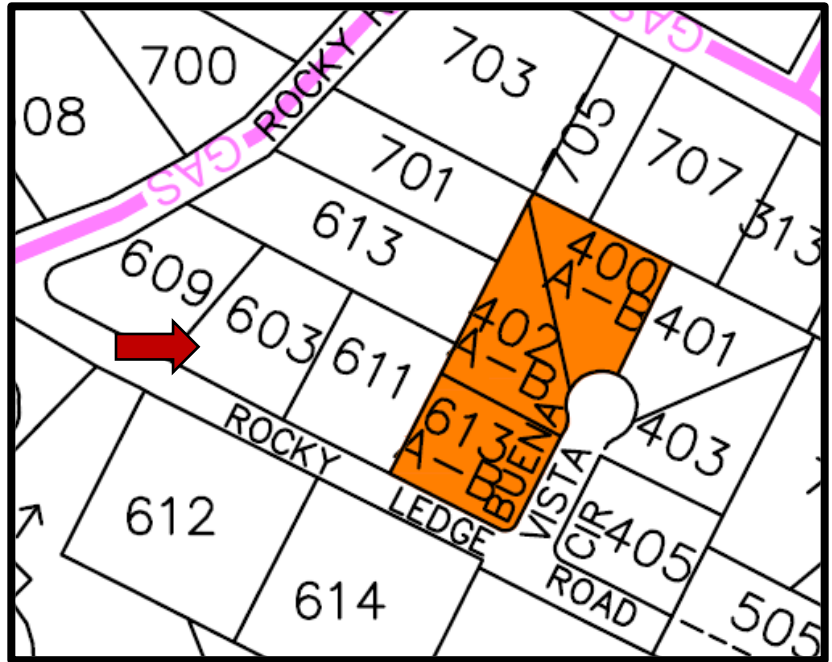
O OFFICE

B-1 BUSINESS 1

B-2 BUSINESS 2

B-3 BUSINESS 3

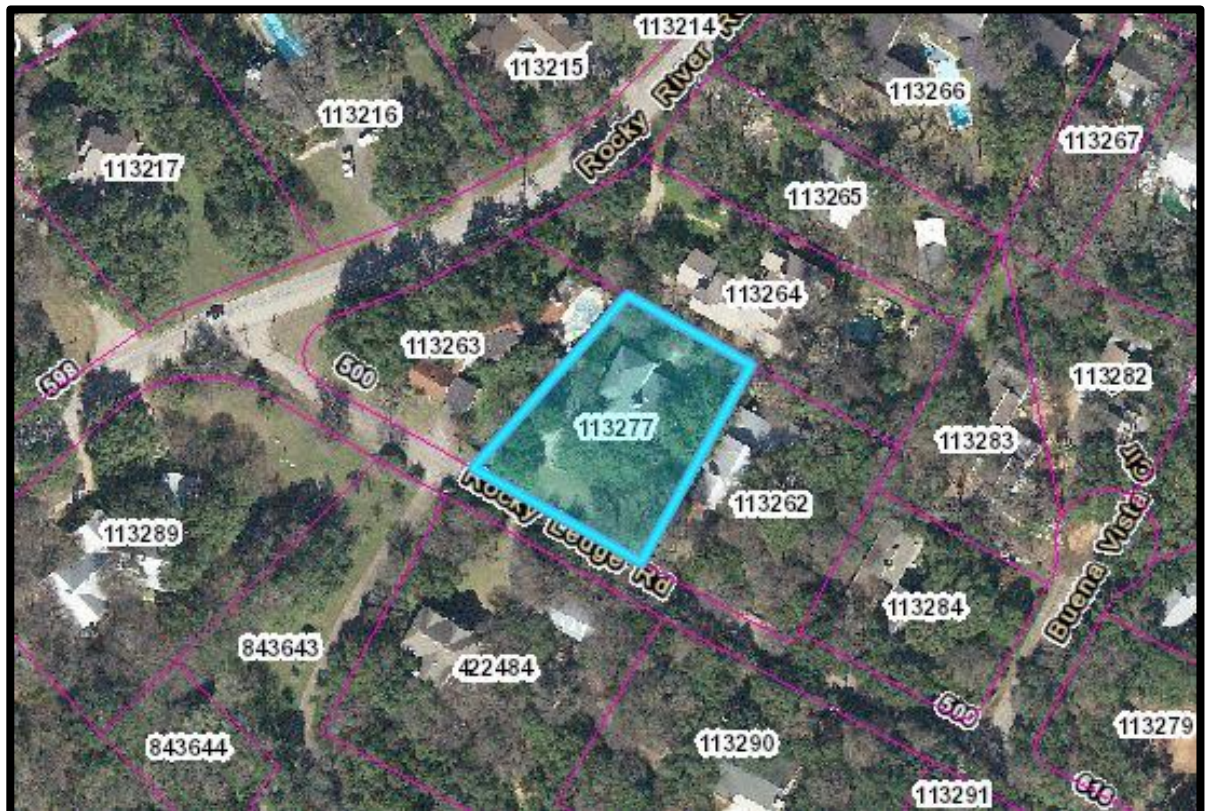
GUI GOVERNMENT, UTILITY INSTITUTIONAL



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AERIAL PHOTO



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VARIANCE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

*****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org*****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Daniel & Aysha Doman Phone: (512) 284-1591

Email: dmdoman@hotmail.com

Address: 603 Rocky Ledge Rd. City: West Lake Hills State: TX Zip: 78746

Agent*: owner Phone: _____

Email: _____

Address: _____ City: _____ State: _____ Zip: _____

Property Address: _____ City: _____ State: _____ Zip: _____

Property Information

Subdivision Name: Forest View

Block: CORE M5700 Lot: LOT 2 COLVIN M R NO 1 TCAD Tax Parcel ID: 113277

Current Zoning Classification: Residential? Total Lot Size (Acres): .5319

**Please submit Power of Attorney form designating authorized agent.*

PROJECT INFORMATION

Please list all variances being applied for: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

- 1) Impervious Coverage (to 28.8% from 29.4% - see explanation below)
- 2) Build in Rear Setback (30ft for our lot, which is just slightly over .5 acre)
- 3) _____
- 4) _____



VARIANCE APPLICATION

- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____

Brief Description of project/why variances are needed:

Our project is to build a modest sized pool (~16.5' by 28', outside dimensions including coping) and slightly overlapping spa (9' by 9', outside dimensions including coping). The total impervious cover (with equipment concrete pads) should be approximately 553 sq ft. Because our lot is a hair over .5 acres (.5319 precisely) and our home is situated near the back of the lot we have an extremely tight buildable area given the code. Our house is not oversized for the lot – 2 floors and ~3800 total sq ft. Thus, we require two variances (as mentioned above) for this project. It is worth noting that we could technically wedge the pool in the front yard and NOT require the variance to build in the rear setback (nor infringe on the front setback), but for obvious reasons we don't think that option fits with the spirit of West Lake Hills, nor that of the more immediate neighborhood.

A point on the impervious cover variance – In 2007, the previous owners received variances for a project (garage, I believe). One of the variances awarded was to take impervious cover to 29.4% (2007 City of West Lake Hills letter attached to application). According to the letter, this actually brought the impervious cover ratio down from 29.9%. Since 2007, the previous owners and, subsequently since purchasing the home in late 2019, my wife and I, have removed even more impervious cover in the form of decking and lueder paths, bringing the current ratio down to 27.1%. As part of this project we will removing an additional 163 sq. Ft and then adding 553 sq. Ft. For the pool. This will bring the proposed impervious cover ratio to ~28.8%. I think it is worth pointing out that we are doing our best to minimize impact here and, as it concerns the city, effectively bringing the ratio down by over half a percent from the previously granted level of 29.4%. I will also point out that we are on city wastewater/sewer; i.e. no septic field on property. Lastly, I will point out that we spent a good portion of 2020 remodeling our residence and made it a priority to not increase the footprint of the house, nor add a single square foot to any of the structures on the property.

Variance Questionnaire (Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.)

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

Because our house was originally a duplex transported to this location over 50 years ago and placed further back in the lot, we don't have much wiggle room in the backyard. Today, I can attest that our house and



VARIANCE APPLICATION

driveway are pretty efficiently laid out in the lot. The house is of average footprint for the adjacent neighborhood and the footprint is not wasteful (i.e. no 4 car garage or anything egregious). This means that in order to build a pool, we would have to remove square footage from our home somehow (to meet impervious cover) AND place it in the front yard (to avoid rear setback issue). Both of these are pretty challenging propositions for us as homeowners with realistic financial constraints. Our immediately adjacent neighbor to the west is in the same situation with respect to the placement of their home near the back of their lot, and they built a pool inside the rear setback, less than 10 ft from our property line. It has NOT caused any degradation of our ability to enjoy our property.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

There isn't much to be disrupted. The current area is occupied by grass and some gravel from the previous owner's landscaping. The large oak tree on the side yard has been documented in the drawing provided and will be appropriately avoided and protected during the project. The closest point of the pool is 35+ feet away from this tree. Access for any construction related equipment will happen on the other side of the house.

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

As I allude above, I think the only option would be to remove square footage from the house AND place the pool in the front yard. In addition to being cost prohibitive, I feel confident that my neighbors would be against this option. As part of my application, I've included emails (and will add more as they come in) from our adjacent neighbors in support of us receiving these two variances for the purpose of adding a pool in the backyard.

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

I think our proposal is for a modest pool size (not overly elaborate in size nor scope) and located in a place that minimizes impact to our friends and neighbors by being in the more appropriate backyard setting. Additionally and as mentioned above, we've taken steps to reduce impervious cover previous to this project and as a part of this project to minimize the ratio. We, too, love our green space and want to maximize it.

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

Admittedly, deciphering intent of the Zoning Ordinance is a hard thing to do, but I hope the spirit of the Ordinances and Plan is to allow homeowners the ability to enjoy their property without inconveniencing



VARIANCE APPLICATION

others and also to maintain standards that allow for aesthetic continuity within the neighborhood. As I look around the neighborhood, I see many people who are in the same boat (having previously required variances for impervious cover and setbacks) and I notice that they have been able to add pools that achieve both of these intentions of the Ordinances and Plan. I am confident that our plan and approach will too. Thank you for your consideration.

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

I believe we have handled this in the most appropriate and neighborly fashion. We've personally reached out to all of our adjacent neighbors, shared our plan with them, answered their questions, and received their support. Some of this support has been added to this application and more will be added as we get it in writing. We have a great relationship with our neighbors and that is very important to us. From our perspective, nothing replaces an active dialogue with neighbors, and this has been our top priority throughout this process.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).

A handwritten signature in black ink, appearing to read "Daniel Doman", is written over a horizontal line.

Signature

3/30/2021
Date

Daniel Doman
Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Variance Application Checklist

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Completed Variance Hardship Questionnaire
- ☐ Property survey
- ☐ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☐ Tree and topo survey, if applicable
- ☐ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☐ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☐ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

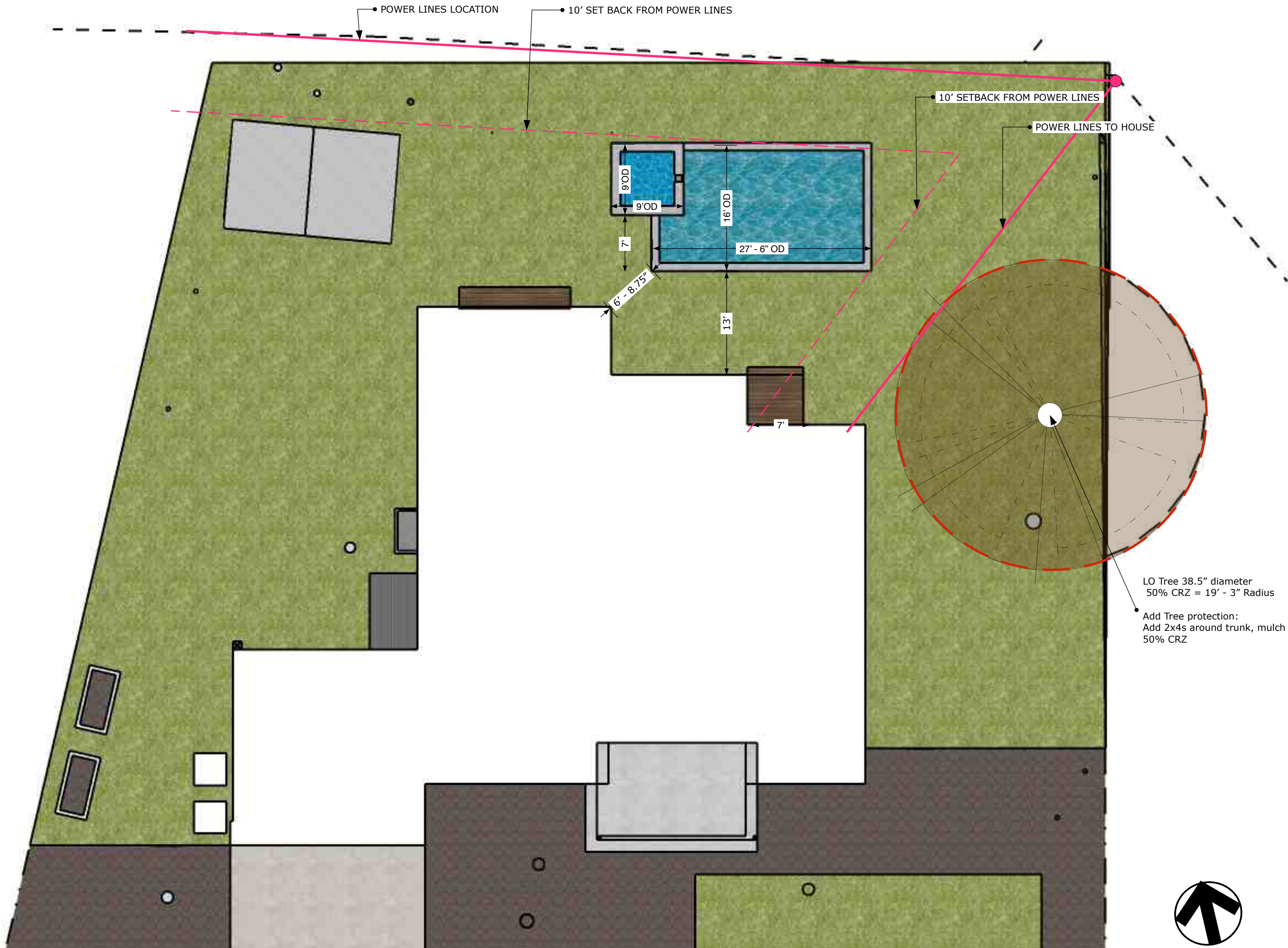
ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



SCALE: 1"=30'

LEGEND

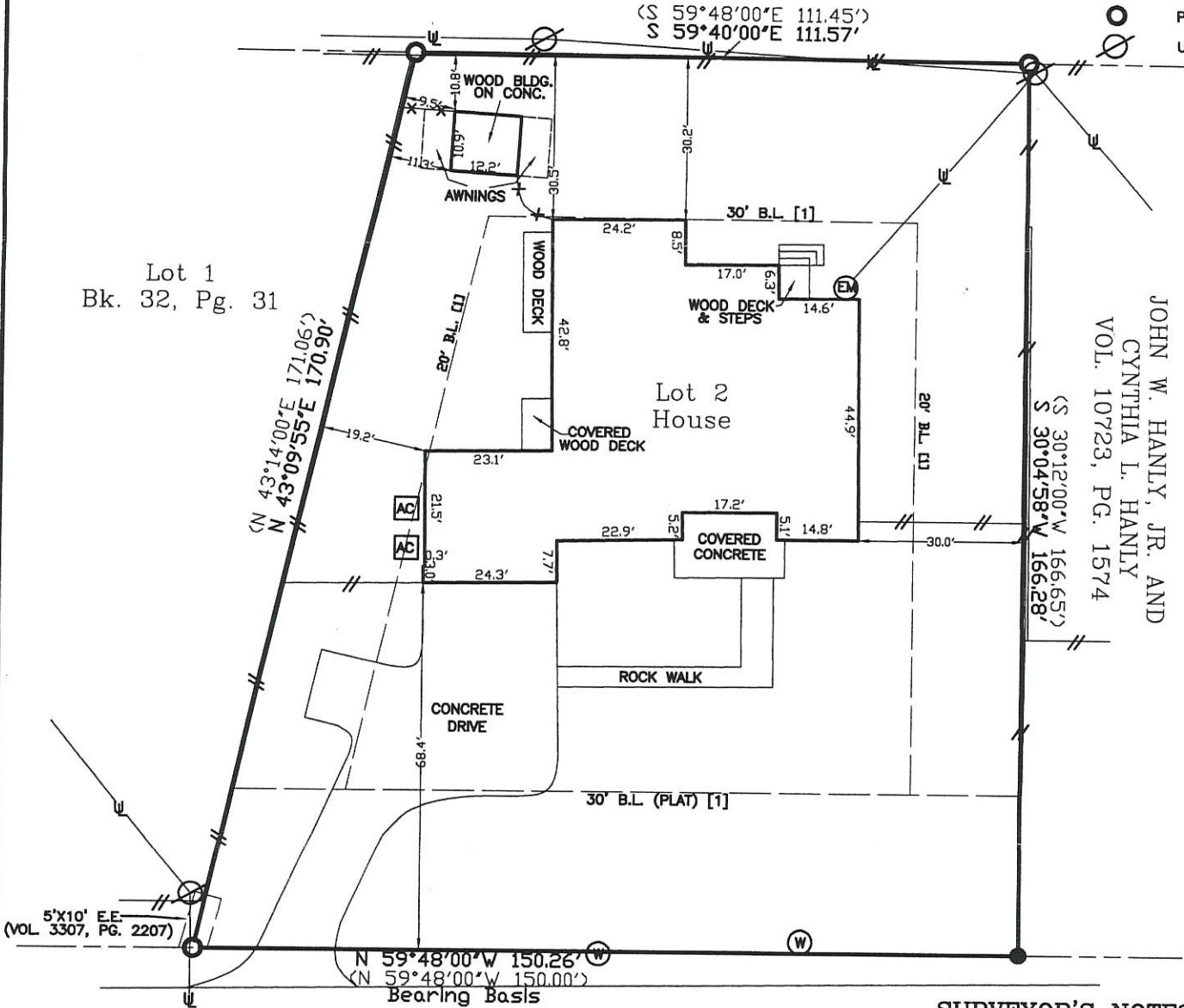
- WOOD FENCE
- UTILITY LINE
- A/C UNIT
- ELEC. METER
- GAS METER
- WATER METER
- IRON ROD FND.
- PIPE FND.
- UTILITY POLE

LOWELL S. FINK
DOC. #2002000374

(S 59°48'00"E 111.45')
(S 59°40'00"E 111.57')

Lot 1
Bk. 32, Pg. 31

JOHN W. HANLY, JR. AND
CYNTHIA L. HANLY
VOL. 10723, PG. 1574



603 ROCKY LEDGE ROAD
(40' R.O.W.)

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] BUILDING LINE PER CITY OF WESTLAKE HILLS ZONING ORDINANCE.

ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY TITLE RESOURCE GUARANTY CO. PER COMMITMENT G.F. #9991-091116 PARAGRAPH 10, EFFECTIVE DATE: JANUARY 8, 2009
LOT 2 IS SUBJECT TO THE ESMT. RIGHTS, BUILDING LINES & RESTRICTIVE COVENANTS AS STATED IN: VOL. 816, PG. 134
VOL. 32, PG. 31 (PLAT)

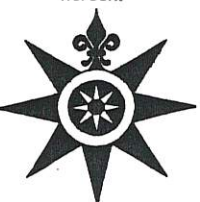
LOT 2 IS NOT SUBJECT TO THE EASEMENT IN VOL. 554, PG. 508.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. 2 BLOCK " " SUBDIVISION / ADDITION M.R. COLVIN
SECTION - PHASE - Book 32 Page(s) 31 Cabinet - Slide - PLAT RECORDS
CITY TRAVIS COUNTY, TEXAS
Reference: CHRIS LOWRIMORE

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
TITLE RESOURCES GUARANTY COMPANY/PREFERRED HOME LOAN, LTD.

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

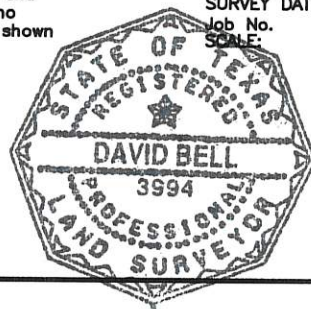


ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIELD WORK	By:	Date:
DRAFTING	WW	2-10-09
FINAL CHECK	NM	
CORRECTIONS	DB	
UP DATE		

SURVEY DATE: 2-11-2009
Job No. 02R10409
SCALE: 1"=30'



RE: Pool Variance Discussion

[REDACTED]
Sat 4/3/2021 10:58 AM

To: 'D Doman' [REDACTED]

Dan & Aysha,

We are happy to support your efforts at obtaining the variance(s) for the pool. If you need us to attend a council meeting, either online or at city hall, we will be pleased to attend.

Our pool should be open sometime next week. We will let you know. Your family may use the pool at any time. Please let us know if you wish to use it.

Regards.

Harry & Nancy

From: "D Doman"
To: "Harry & Nancy Keirns"
Cc: "Aysha Doman"
Sent: Wednesday March 31 2021 11:19:39PM
Subject: Pool Variance Discussion

Harry & Nancy,

Hope you are both well and enjoying this weather. As I mentioned to Harry in the street this afternoon, I'm writing to get your feedback and, ultimately, your support towards our variance quest from the City of Westlake for a pool - something we know our young kids would love to use in the hot summer months. As we look to follow the strict letter of the law to obtain a pool permit, we potentially have two issues that I'm sure will lead to neighbor notification. I'm hoping to get in front of that and give you the details ahead of time. We are likely seeking 1-2 variances - rear setback & impervious cover (maybe). Because our lot is just over .5 acre (which is the line of demarcation for stricter guidelines) and our house is situated near the rear of the lot, we have a hard time wedging the pool inside the City's definition of our buildable area in the back. Ironically, we wouldn't have an issue putting the pool in the front yard, but I think that may be contrary to the spirit of our neighborhood!

Long story short, to put a modest sized pool in the backyard we will need to build inside the rear setback, which is technically 30 feet. Also, we might need a variance to increase our impervious cover by a few percent above the current limit of 25% of the lot. We've taken care to count every damn rock, lueder, square ft of structure and driveway! Know that we knew this was likely to be an issue when we did our remodel last year and, thus, we didn't add a square foot to our house's footprint during that process.

Lastly, it is worth noting that we will not need a variance for either 25 foot side setback (including the side we share with you). The pool will be pretty far from our shared property line - the closest edge to you starts at mid-house and actually goes in the other direction.

Anyway... hoping to get your support on this so we can let the City know that we've been proactive with neighbors. Please let me know if you have any questions. We are around and happy to discuss any details further. Much appreciated.

Dan & Aysha

Re: 603 Rocky Ledge Neighbors (Domans)

John Hanly [REDACTED]

Tue 3/30/2021 4:41 PM

To: D Doman [REDACTED]**Cc:** Cindy Hanly [REDACTED]

Hello Dan & Ashlie,

I don't see this as a problem. Do you happen to have a drawing of the design layout I can look at?

Also, I think if you are on city sewer instead of septic the impervious requirements change in your favor. You might check with the city on that.

Anyway, good luck with your project and let me know if there is anything I can do to help.

Have a great evening and welcome to the neighborhood.

John Hanly

Founder

Commercial Real Estate Solutions LLC.

611 Rocky Ledge

Austin, TX 78746

Mobile [512-203-5608](tel:512-203-5608)<http://www.CRESolutions.com>

"No warranty, or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals."

On Mar 29, 2021, at 1:53 PM, D Doman [REDACTED] > wrote:

Cindy & John,

Hope you are both well and your plumbing adventure is behind you. I'm writing to get your feedback and, ultimately, your support towards our variance quest from the City of Westlake for a pool - something we know our young kids would love to use in the hot summer months. As we look to follow the strict letter of the law to obtain a pool permit, we have two issues that I'm sure will lead to neighbor notification. I'm

hoping to get in front of that and give you the details ahead of time. We are seeking two variances - rear setback & impervious cover. Because our lot is just over .5 acre (which is the line of demarcation for stricter guidelines) and our house is situated near the rear of the lot, we have a hard time of wedging the pool inside of our buildable area in the back. Ironically, we wouldn't have an issue putting the pool in the front yard, but I think that may be contrary to the spirit of our neighborhood!

Long story short, to put a modest sized pool in the backyard we will need to build inside the rear setback, which is technically 30 feet. Also, we will need a variance to increase our impervious cover by a few percent above the current limit of 25% of the lot. We've taken care to count every damn rock, lueder, square ft of structure and driveway! Know that we knew this was likely to be an issue when we did our remodel last year and, thus, we didn't add a square foot to our house's footprint during that process.

Lastly, it is worth noting that we will not need a variance for either side setback (including the side we share with you), which is 25 feet. The pool will be over 30 feet from our shared property line.

Anyway... hoping to get your support on this so we can let the City know that we've been proactive getting our neighbors' support here. Please let me know if you have any questions. We are around and happy to discuss any details. Much appreciated.

Dan & Aysha



MINIMUM SETBACK VARIANCE STAFF REPORT

May 19, 2021

Project Address: 1505 Wildcat Hollow

Project Number: 16564

Agenda Item: Land Use: 1505 Wildcat Hollow: Discussion/consideration of a variance request for a driveway and home expansion which will encroach into the minimum front yard setback. (West Lake Hills Code Sec. 22.03.281). Applicant is Kim Power of Dick Clark and Associates.

Applicant Information: Kim Power of Dick Clark and Associates

Hearing Dates:

May 19, 2021

ZAPCO

June 9, 2021

Board of Adjustment

Location: The subject property is located near the corner of Wildcat Hollow and Harbor View Drive.

Zoning & Site Characteristics:

The subject property is zoned R-1 One Family Residential. (See City Zoning Map on page 4).

The site is surrounded by single-family residential home lots.

Background & Analysis:

The applicant is requesting a reduction in the minimum front yard and side yard setbacks to allow a driveway and home expansion to be developed.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

- 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 application states: "(Driveway cut/fill): Additional off-street parking is a safety and functional necessity for the family. The existing home contains 3 parking spaces, which is not adequate for the family, guests and service people. Currently, visitors are forced to park in the street along Wildcat Hollow, which is a narrow and winding road with limited visibility and maneuvering, causing unsafe and undesirable conditions for the Alvarezes and their neighbors. The site slopes steeply on nearly all parts, and much of it is densely covered in trees. As such, the existing driveway, garage, and turnaround are compressed at the front (top) of the lot, and there is not room to construct additional parking or drive areas within the building setbacks. The only option is to drive around the side of the house and

construct additional garage and guest parking space to the rear of the house. Due to the significant slope of the site, is not possible to build driveway access without more than 18" of cut/fill in the setback."

"Variance 2 & 3 (Guesthouse): The existing house is set along the front setback line at the uphill side of the property, and even though the majority of the house is one-story and is cut in several feet at the front, all parts of it come in right under the height limit at the downhill side of the property. Connecting to the existing house is preferred, but the only way to do this would be to build an enclosed projection that angles down with the height limit and squeezes between the ½ CRZ of the trees behind the existing garage. From a design perspective, this would be visually & functionally awkward, and from a code/neighborhood perspective, this would result in a more visible building mass added to the back of the house which is high out of grade, rather than a detached structure completely dropped below the level of the existing house. Due to the setbacks and extreme slope of the lot, there is not a place to add to the existing home the additional 2 bedrooms needed and supplemental living and parking spaces to accommodate the growing family. Thus, this space is proposed as a detached accessory structure, which falls under the code's definition of Guesthouse as it contains bedrooms."

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

The application states – "No trees sized 14" diameter or greater will need to be removed or have ½ CRZ impacts. The additional driveway is pulled off of the existing driveway and woven between the protected trees as an elevated bridge with only the column footings touching the ground. This not only minimizes impervious cover and site grading, it allows for the natural understory vegetation to be restored and cultivated after construction. The proposed design places the accessory structure in the part of the site that is already the most open and the least sloped. The elevation of the garage level has been carefully calculated to minimize the overall driveway run distance needed for access, and the driveway slope is optimized to balance code compliance (max 20%) with again minimizing the overall run distance (approx. 125'). Detaching the structure allows us to maintain clearance from the protected trees along the back of the existing garage and carport. If the structure were to be attached, these trees would need to be removed."

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

The application states – "Variance 1 (Driveway cut/fill): The design team worked through a number of different parking/driveway configurations, and the proposed design is the most minimal in scope and size. Staying within the building setbacks for cut/fill would require connecting through the existing garage/carport, but height limitations at the back do not allow for expansion at the level of the existing garage. Tearing down the existing garage and/or carport and rebuilding at a lower level is not possible due to the existing driveway already being sloped as much as allowable, and starting the new driveway slope near the top as shown is necessary to achieve enough drop to avoid running switchbacks across the backyard, which would be incredibly disruptive to the site and require the removal of more trees. Additionally, there are multiple 14"+ diameter trees along the back of the existing garage/carport that would require removal for any intervention other than coming in separately around the south side as proposed. Adding a second driveway around the north side was considered, but code limits one driveway per property, and the house's utility

connections and propane tank are located in this area along the north side. Variance 2 & 3 (Guesthouse): Due to the limitation of the buildable area by setbacks, height requirements, and tree CRZs, it made the most sense to detach the structure and place it below the existing house. The height restrictions prevent virtually any addition to the existing structure other than along the very front of the house, but there is not sufficient space to add even one bedroom without breaking the building height limitations. Attaching the structure to the house requires additional building mass projecting from the back of the house at some point, but detaching the structure allows it to be set much lower and entirely behind the house. The top of the roof of the proposed structure is a full story (11') below the main floor level of the existing house."

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

The application states: "Variance 1 (Driveway cut/fill): The proposed driveway complies with the code's driveway setbacks (10' at side), slope (max 20%), and is composed of a "bridge" elevated above the ground to minimize concrete cover. There are no impacts to protected-size trees. Variance 2 & 3 (Guesthouse): The main objective of this project is to provide additional spaces needed to accommodate the homeowners' growing family. This includes 2 bedrooms (one designated for their parents to stay when visiting, and one for a maid's quarters), as well as a fitness room, media room, playroom, and storage. This program exceeds 800 sq ft, but accommodates the full scope of spaces for the family and their extended family guests and maintenance of the home. The extreme slope of the lot does not allow for these spaces to be added on to the existing home."

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

The application states – "Variance 1 (Driveway cut/fill): The additional garage space enabled by the driveway will remove cars from the street and allow the homeowners to store their cars and guest cars out of sight. The driveway addition was carefully configured to work with and extend from the existing driveway in order to keep the street connection intact and avoid making a variance request for a second driveway. Variance 2 & 3 (Guesthouse): Functionally, this structure is an extension of their existing house and is well within the scale of building appropriate for a 1.93-acre lot. While it met their needs very well before having children, the existing home's size and components do not adequately serve a growing family with parents who live far away and therefore need a designated place to stay when visiting. The family-focused design will accommodate their day-to-day life with places to play and be together.

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

The application states – "Variance 1 (Driveway cut/fill): The additional garage and parking area this driveway serves will provide much needed off-street parking to alleviate the congestion and safety issues at the street. Cut and fill of this nature and configuration would be required in order to provide any amount of additional vehicular accommodation on this site. The proposed driveway respects the 10' driveway setback along property lines. Variance 2 & 3 (Guesthouse): The existing house is set below Wildcat Hollow, and the proposed additional structure is set well below and behind the existing house. It is near the center of the 1.93-acre property, which has dense tree cover around the perimeter. The structure will be used for guest and domestic employee quarters as allowed by Special Use

in R-1 districts, and uses incidental to the main house (gym, playroom, additional parking and storage, etc). The use of the property will not change from its existing single-family character and is compatible with the surrounding neighborhood uses.”

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Staff Recommendation

Staff recommends APPROVAL based on the topography of the property and that it will not violate the intent of the goals of the City Zoning Ordinance or Comprehensive Plan and will not adversely affect the neighboring properties.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

(Maps to follow)

ZONING MAP

R-1 ONE FAMILY RESIDENTIAL

R-2 MULTI-FAMILY RESIDENTIAL

R-3 TRANSITIONAL

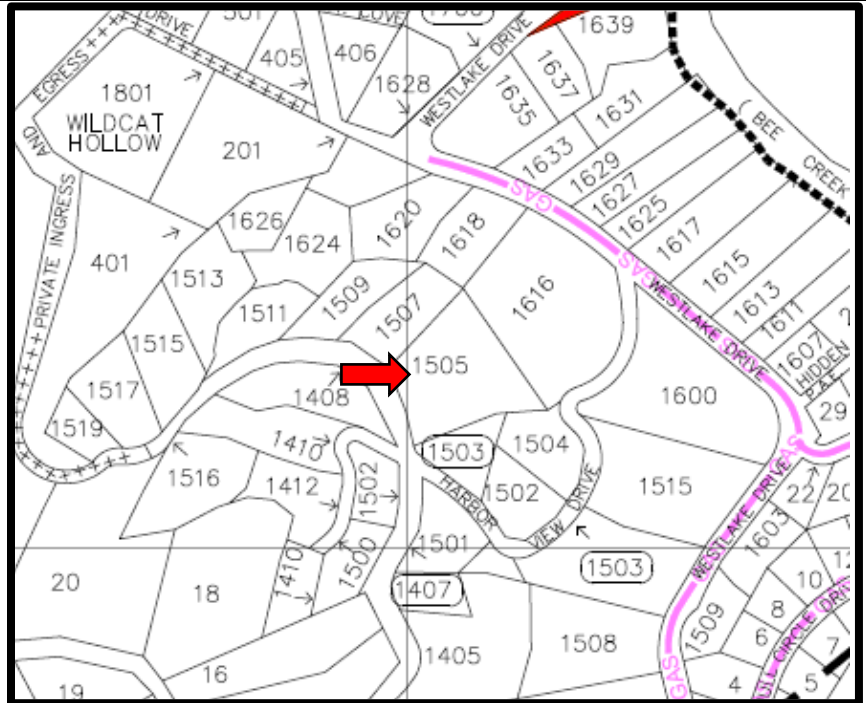
O OFFICE

B-1 BUSINESS 1

B-2 BUSINESS 2

B-3 BUSINESS 3

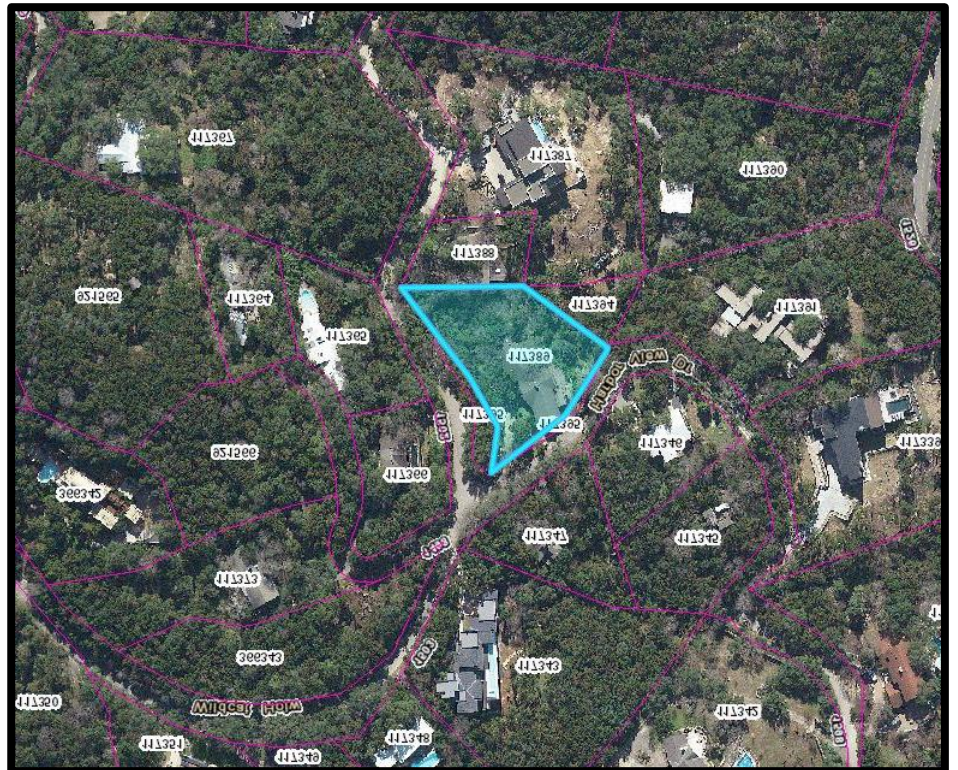
GUI GOVERNMENT, UTILITY
INSITUTIONAL



N



AERIAL PHOTO



APPLICATION COVER SHEET

Property Address: 1505 WILDCAT HOLLOW

Applicant Name: SERGIO ALVAREZ

Designated Agent (if any, Power of Attorney Required): KIM POWER (DC+A)

Applicant Phone Number: KIM: 512-472-4980 ext 239 Email Address: power@dcarch.com

Date Application was Submitted: 4/2/2021

Variance(s) Requested: 1. Sec. 22.03.170 (f) - Grading/filling in setback exceeding 18" (not exceeding 6').
2. Sec. 1.01.003 Guesthouse - guest quarters exceeding 800 sq ft in size.
3. Sec. 1.01.003 Guesthouse - containing more than one bedrm (2 bedrms proposed).

Applicant completes above section; City Staff completes the section below:

Variance File Number: _____ *[A sequential identifier based on application date and noted in a Variance Application Log maintained by staff. Examples: 20110903A, 20110903B, 20111021A, etc.]*

Application Fees Due: \$ _____ ☐ Fees Received on _____ by _____

DRAFT APPLICATION PACKET MATERIALS

Draft Application Packet Received on _____ by _____
☐ Letter to ZAPCO Chairperson ☐ Variance Approval Criteria Answers
☐ Site Plan Coversheet ☐ Site Plan Drawings
☐ Elevation Views and Floor Plans (new structures only)
☐ Septic Assessment (new structures only)
☐ Additional Support Materials (if any): _____
☐ Power of Attorney (if any) – Designated Representative: _____
Staff Analysis completed on _____ by _____
Staff Analysis sent to Applicant on _____ by _____

FINAL APPLICATION PACKET

Final Application Packet Reviewed and Approved on _____ by _____
Notice to Proceed Letter sent to Applicant on _____ by _____
• Notification Letter must be postmarked by _____ ☐ Confirmed by _____
• Sign must be posted by _____ ☐ Confirmed by _____
15 Copies of Final Packet received on _____ ☐ Confirmed by _____

ZAPCO

Scheduled for ZAPCO Hearing on: _____
ZAPCO Action Letter sent on _____ by _____
ZAPCO Recommendation: _____
Conditions/Comments (if any): _____
Modified application and materials (if any) received on _____ by _____

BOA/CITY COUNCIL

Scheduled for BOA/Council Hearing on: _____
BOA/Council Action: _____
Conditions/Comments (if any): _____
BOA/Council Action Letter sent on _____ by _____

FOLLOW-UP

Follow-up dates (vegetative screening installed, survival verification, etc.): _____
• Notifications added to Incode on _____ by _____

Postponement History (if any): _____
Notes: _____

LETTER TO ZAPCO CHAIRPERSON

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive, West Lake Hills, Texas 78746

April 2, 2021

Dear Mr. Chairman:

The property located at 1505 Wildcat Hollow is currently an existing two-story, single-family home on an incredibly sloped lot of 1.93 acres. Dr. Sergio and Erika Alvarez would like to expand their home to meet their family's spatial needs, and provide additional off-street parking space to alleviate the congestion and safety issues along their section of Wildcat Hollow.

Currently their home does not allow for adequate parking, and guests or service people must park along Wildcat Hollow, which is a narrow and curving road. Visibility is severely limited, and access is tight. Street parking creates unsafe traffic conditions for this and neighboring properties, which would be alleviated by the addition of supplemental garage space. Additionally, the owners are a young, growing family, whose parents travel to visit for periods of time, and the existing home does not accommodate adequate play space for children and guest space for parents.

We are requesting 3 variances per the proposed design:

1. Cut/fill greater than 18" in the building setback – to tie into the existing concrete driveway, the concrete connection will be 0' to 6' above grade. Once the driveway exceeds 6' out of grade, it will transition to an open steel "bridge" structure, supported on steel columns in footings to float above the ground and minimize grading & disturbance in the side setback.
2. Guest Quarters greater than 800 sq ft – because the guest quarters are combined with the additional living areas supplementing the existing house, the area exceeds 800 sq ft. Due to site considerations, we did not feel it was practical to construct a separate guest house detached from the living & accessory spaces and the additional garage.
3. Guest Quarters containing more than 1 bedroom – one bedroom is needed for the owners' visiting parents, and one bedroom for a live-in housekeeper.

The proposed two-level structure will be located entirely behind the existing home, with the top of the new roof set 11' below the first floor of the existing home. Driveway access will be provided by tying into the existing driveway, connecting at the side and extending around the side of the existing house to the new garage level. The proposed structure will be within the building setback lines, and comply with impervious cover limits, height limits, and drainage regulations. The placement of the structure is intended to conceal it behind the existing home to minimize visibility, and does not require removal or ½ CRZ impacts of any trees 14" diameter or greater.

The design team explored options for a fully-connected structure in order to avoid the Special Use Permit limitations, and extending the garage to avoid the side driveway, but height considerations and protected trees on this steeply sloping lot would necessitate a much more obtrusive solution. The intent of the proposed design is to provide an elegant, enjoyable series of spaces to effectively extend the living areas of the house.

We very much appreciate your consideration and look forward to your comments.

Respectfully,



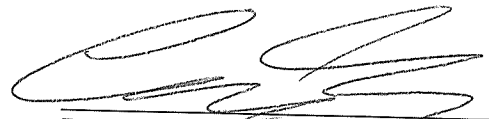
Kim Power, AIA
Partner - Dick Clark + Associates



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, SERGIO ALVAREZ
have made, constituted and appointed KIM POWER (DICK CLARK + ASSOCIATES)
to be my duly authorized representative in connection with an application dated 4/2/2021,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

SERGIO ALVAREZ
Property Owner/Applicant Name

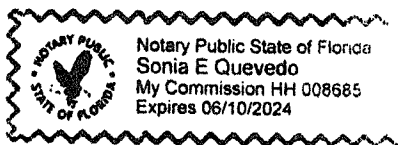

Property Owner/Applicant Signature

<u>1505 WILDCAT HOLLOW</u>	<u>WEST LAKE HILLS</u>	<u>TX</u>	<u>78746</u>
Street Address	City	State	Zip Code

214-797-4082
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 31 day of March, 20 21.

Sonia Quevedo, SONIA QUEVEDO
Notary Public in and for the State of Texas



ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

West Lake Hills City Code requires applicants to answer each of the following questions. The ZAPCO Commissioners, Board of Adjustment and City Council Members consider your answers to these questions when evaluating your application.

(1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

Variance 1 (Driveway cut/fill): Additional off-street parking is a safety and functional necessity for the family. The existing home contains 3 parking spaces, which is not adequate for the family, guests and service people. Currently, visitors are forced to park in the street along Wildcat Hollow, which is a narrow and winding road with limited visibility and maneuvering, causing unsafe and undesirable conditions for the Alvarezes and their neighbors. The site slopes steeply on nearly all parts, and much of it is densely covered in trees. As such, the existing driveway, garage, and turnaround are compressed at the front (top) of the lot, and there is not room to construct additional parking or drive areas within the building setbacks. The only option is to drive around the side of the house and construct additional garage and guest parking space to the rear of the house. Due to the significant slope of the site, is not possible to build driveway access without more than 18" of cut/fill in the setback.

Variance 2 & 3 (Guesthouse): The existing house is set along the front setback line at the uphill side of the property, and even though the majority of the house is one-story and is cut in several feet at the front, all parts of it come in right under the height limit at the downhill side of the property. Connecting to the existing house is preferred, but the only way to do this would be to build an enclosed projection that angles down with the height limit and squeezes between the ½ CRZ of the trees behind the existing garage. From a design perspective, this would be visually & functionally awkward, and from a code/neighborhood perspective, this would result in a more visible building mass added to the back of the house which is high out of grade, rather than a detached structure completely dropped below the level of the existing house. Due to the setbacks and extreme slope of the lot, there is not a place to add to the existing home the additional 2 bedrooms needed and supplemental living and parking spaces to accommodate the growing family. Thus, this space is proposed as a detached accessory structure, which falls under the code's definition of Guesthouse as it contains bedrooms.

(2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

No trees sized 14" diameter or greater will need to be removed or have ½ CRZ impacts. The additional driveway is pulled off of the existing driveway and woven between the protected trees as an elevated bridge with only the column footings touching the ground. This not only minimizes impervious cover and site grading, it allows for the natural understory vegetation to be restored and cultivated after construction. The proposed design places the accessory structure in the part of the site that is already the most open and the least sloped. The

elevation of the garage level has been carefully calculated to minimize the overall driveway run distance needed for access, and the driveway slope is optimized to balance code compliance (max 20%) with again minimizing the overall run distance (approx. 125'). Detaching the structure allows us to maintain clearance from the protected trees along the back of the existing garage and carport. If the structure were to be attached, these trees would need to be removed.

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

Variance 1 (Driveway cut/fill): The design team worked through a number of different parking/driveway configurations, and the proposed design is the most minimal in scope and size. Staying within the building setbacks for cut/fill would require connecting through the existing garage/carport, but height limitations at the back do not allow for expansion at the level of the existing garage. Tearing down the existing garage and/or carport and rebuilding at a lower level is not possible due to the existing driveway already being sloped as much as allowable, and starting the new driveway slope near the top as shown is necessary to achieve enough drop to avoid running switchbacks across the backyard, which would be incredibly disruptive to the site and require the removal of more trees. Additionally, there are multiple 14"+ diameter trees along the back of the existing garage/carport that would require removal for any intervention other than coming in separately around the south side as proposed. Adding a second driveway around the north side was considered, but code limits one driveway per property, and the house's utility connections and propane tank are located in this area along the north side.

Variance 2 & 3 (Guesthouse): Due to the limitation of the buildable area by setbacks, height requirements, and tree CRZs, it made the most sense to detach the structure and place it below the existing house. The height restrictions prevent virtually any addition to the existing structure other than along the very front of the house, but there is not sufficient space to add even one bedroom without breaking the building height limitations. Attaching the structure to the house requires additional building mass projecting from the back of the house at some point, but detaching the structure allows it to be set much lower and entirely behind the house. The top of the roof of the proposed structure is a full story (11') below the main floor level of the existing house.

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

Variance 1 (Driveway cut/fill): The proposed driveway complies with the code's driveway setbacks (10' at side), slope (max 20%), and is composed of a "bridge" elevated above the ground to minimize concrete cover. There are no impacts to protected-size trees.

Variance 2 & 3 (Guesthouse): The main objective of this project is to provide additional spaces needed to accommodate the homeowners' growing family. This includes 2 bedrooms

(one designated for their parents to stay when visiting, and one for a maid's quarters), as well as a fitness room, media room, playroom, and storage. This program exceeds 800 sq ft, but accommodates the full scope of spaces for the family and their extended family guests and maintenance of the home. The extreme slope of the lot does not allow for these spaces to be added on to the existing home.

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

Variance 1 (Driveway cut/fill): The additional garage space enabled by the driveway will remove cars from the street and allow the homeowners to store their cars and guest cars out of sight. The driveway addition was carefully configured to work with and extend from the existing driveway in order to keep the street connection intact and avoid making a variance request for a second driveway.

Variance 2 & 3 (Guesthouse): Functionally, this structure is an extension of their existing house and is well within the scale of building appropriate for a 1.93-acre lot. While it met their needs very well before having children, the existing home's size and components do not adequately serve a growing family with parents who live far away and therefore need a designated place to stay when visiting. The family-focused design will accommodate their day-to-day life with places to play and be together.

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

Variance 1 (Driveway cut/fill): The additional garage and parking area this driveway serves will provide much needed off-street parking to alleviate the congestion and safety issues at the street. Cut and fill of this nature and configuration would be required in order to provide any amount of additional vehicular accommodation on this site. The proposed driveway respects the 10' driveway setback along property lines.

Variance 2 & 3 (Guesthouse): The existing house is set below Wildcat Hollow, and the proposed additional structure is set well below and behind the existing house. It is near the center of the 1.93-acre property, which has dense tree cover around the perimeter. The structure will be used for guest and domestic employee quarters as allowed by Special Use in R-1 districts, and uses incidental to the main house (gym, playroom, additional parking and storage, etc). The use of the property will not change from its existing single-family character and is compatible with the surrounding neighborhood uses.

Property Address: 1505 Wildcat Hollow, West Lake Hills, TX 78746

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Property Address: 1505 Wildcat Hollow, West Lake Hills, TX 78746



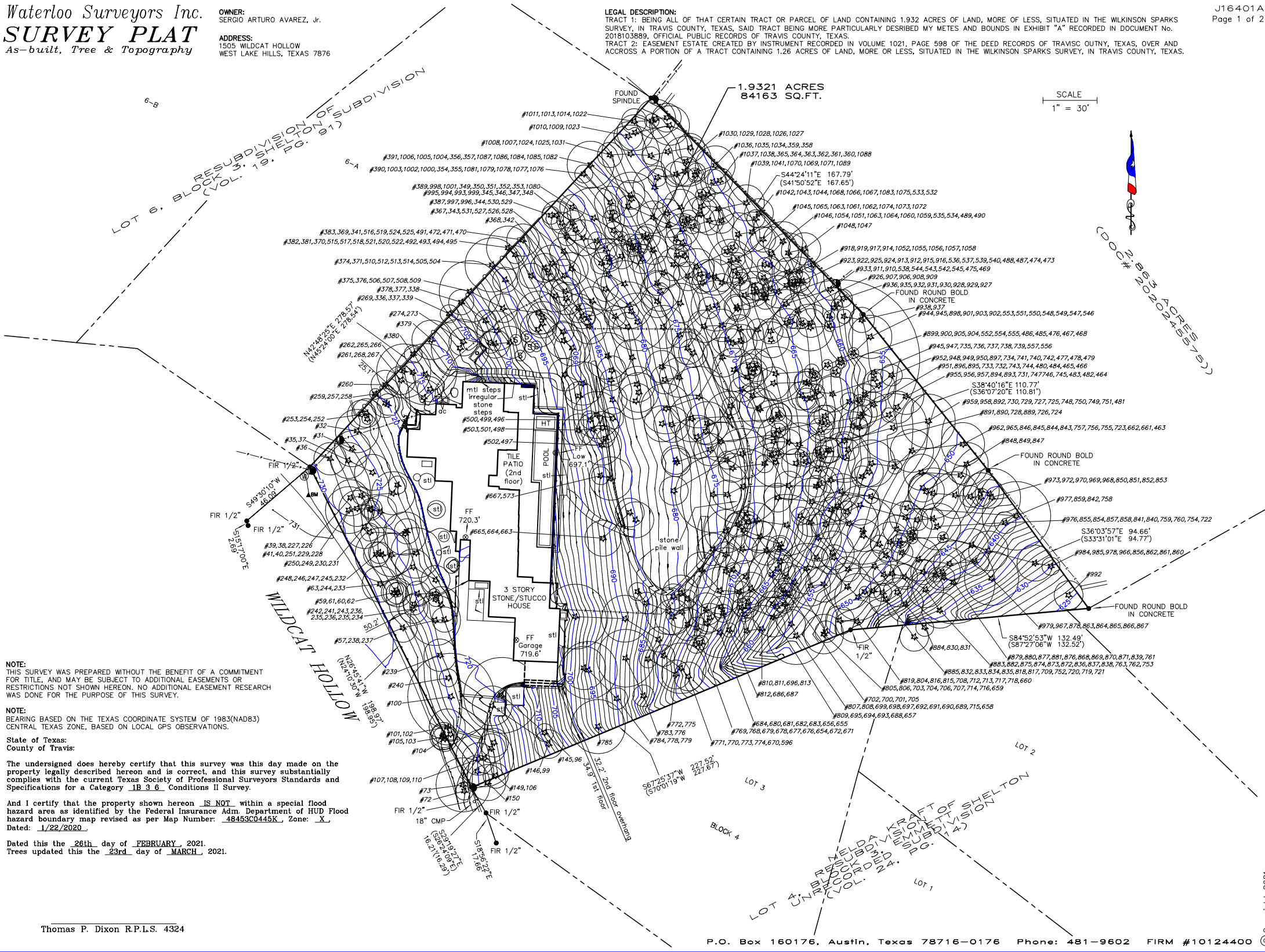
Waterloo Surveyors Inc.
SURVEY PLAT
As-built, Tree & Topography

OWNER:
SERGIO ARTURO AVAREZ, Jr.

ADDRESS:
1505 WILDCAT HOLLOW
WEST LAKE HILLS, TEXAS 7876

LEGAL DESCRIPTION:
TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.932 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILKINSON SPARKS SURVEY, IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS IN EXHIBIT "A" RECORDED IN DOCUMENT No. 2018103889, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 2: EASEMENT ESTATE CREATED BY INSTRUMENT RECORDED IN VOLUME 1021, PAGE 598 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, OVER AND ACROSS A PORTION OF A TRACT CONTAINING 1.26 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILKINSON SPARKS SURVEY, IN TRAVIS COUNTY, TEXAS.

J16401A
Page 1 of 2





PROJECT NAME:

ALVAREZ ADDITION

IMAGE NAME:

SITE CONTEXT



DATE:

4/2/21



MAID'S QUARTERS	327
BASEMENT LEVEL	3,560
GARAGE LEVEL	4,500

PROJECT NAME:

ALVAREZ ADDITION



EXISTING IMPERVIOUS COVER	10,920
PROPOSED IMPERVIOUS COVER	8,715
	19,635 sq ft 23 %
ALLOWABLE IMPERVIOUS COVER	21,031 SF 25 %

NO IMPACT AT GROUND LEVEL TO PROTECTED TREE 1/2 CRITICAL ROOT ZONE

THIS PORTION OF DRIVEWAY TO BE ELEVATED PERVIOUS BRIDGE ON PIER STRUCTURE

PROPOSED VARIANCE #1:
+18" CUT FILL INSIDE FRONT SETBACK

HIGHLIGHTED AREA TO BE CONCRETE DRIVEWAY, HEIGHT NOT TO EXCEED 6'-0" ABOVE ADJACENT GRADE

GENERAL NOTE:

ALL PROTECTED TREES ARE SHOWN WITH GREEN FILL & 1/2 CRITICAL ROOT ZONE SHOWN DASHED

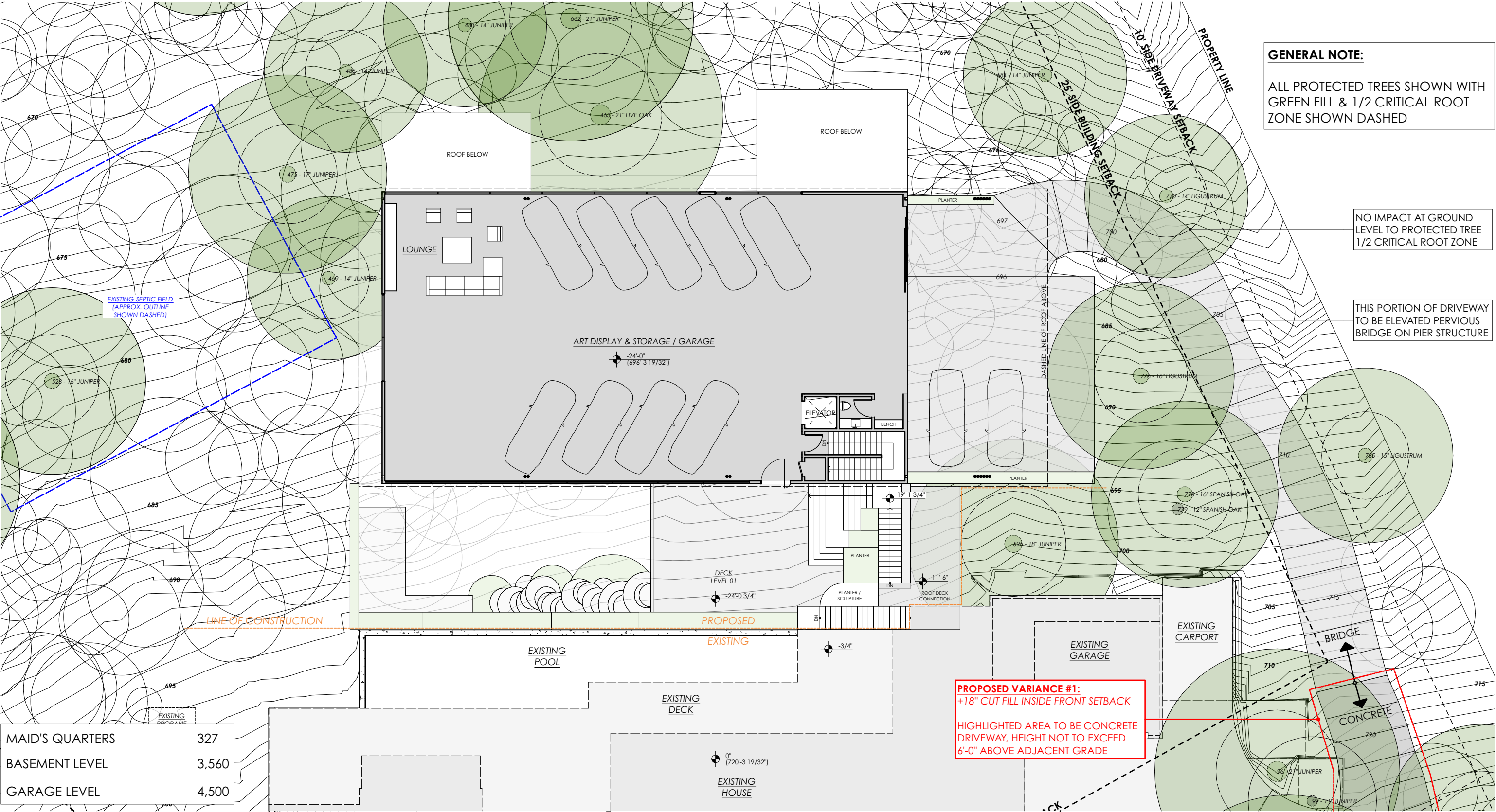
IMAGE NAME: SCALE: DATE:

SITE PLAN



1" = 30'

4/2/21





ALVAREZ ADDITION
04-02-2021

EXISTING DRIVE FROM WILDCAT HOLLOW



ALVAREZ ADDITION
04-02-2021

EXISTING DRIVE FROM WILDCAT HOLLOW



ALVAREZ ADDITION
04-02-2021

PROPOSED DRIVE FROM WILDCAT HOLLOW



ALVAREZ ADDITION
04-02-2021

DRIVEWAY TRANSITION



ALVAREZ ADDITION
04-02-2021

ELEVATED DRIVEWAY



ALVAREZ ADDITION
04-02-2021

COVERED PARKING



ALVAREZ ADDITION
04-02-2021

REAR



ALVAREZ ADDITION
04-02-2021

ROOF DECK CONNECTION



ALVAREZ ADDITION
04-02-2021

DECK 0 COURTYARD



TREE REMOVAL VARIANCE STAFF REPORT

May 19, 2021

Project Address: 1906 Yaupon Valley Road

Project Number: 1631

Agenda Item: Land Use: **1906 Yaupon Valley Road:** Discussion/consideration of a variance request for a new home that will require the removal of 5 trees 14" or greater. (Cedar Tree #2729 15", Cedar Tree #2737 15", Cedar Tree #2745 multi-trunk 7", 7" 5", 4" and 3" and Cedar Tree #2752 multi-trunk 10", 9" and 7". Spanish Oak Tree #2721 multi-trunk 13", 9" and 7") (West Lake Hills Code Sec. 22.03.304) Applicant is Rhett Hoestenbach

Applicant Information: Rhett Hoestenbach

Hearing Dates:

May 19, 2021 ZAPCO
June 9, 2021 Board of Adjustment

Location: The subject property is located

Zoning & Site Characteristics:

The subject property is zoned R-1 One Family Residential. (See City Zoning Map on page 4)

The site is surrounded by wooded single-family residential lots.

Background & Analysis:

The applicant is requesting to cut 4 cedar trees and 1 Spanish oak tree so that we can establish a building site for a single-family residence.

The property is an approved parceled lot by the City Council. The property is currently undeveloped and contains numerous trees.

The applicant intends to build a new single-family residence on the property like other residential homes on adjacent properties. Removing some of the existing tree is necessary to build the new residence, therefore the applicant is seeking a tree removal variance.

The property is currently covered with trees and after carefully surveying the property, the best place for the proposed residence would require remove several trees and by not allowing the variance the applicant could not make use of their property.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

- 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 application states – *“The lot is undeveloped with over 100 surveyed trees of which more than 30 trees measure “14” or greater. The density and large number of trees results in the hardship of being able to build a home if the ordinance is strictly enforced. The proposed home site minimizes the need to cut more desirable trees. The lot is steep dropping over 100 feet from front to back. Siting the home at the top of the lot where the slope is more gentle avoids triggering other variances.”*

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

The application states – *“The plan is to develop the upper section of the lot leaving the lower middle to lower sections of the lot undisturbed. This will minimize terrain cuts and will save many mature native trees. The plan preserves the wooded scenic views enjoyed by the neighbors and enhances privacy. The placement of the home avoids the necessity of removing desirable oak trees in favor of removing less desirable cedar trees.”*

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

The application states – *“Alternative placement of the home on the lot has been explored. There is no alternative that will result in zero protected trees being removed. The other alternatives will result in the necessity of the removal of more desirable trees, cut and fill and height issues. Building at the bottom of the lot will destroy the current beautiful views of the wooded valley enjoyed by the neighbors.”*

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

The application states – *“The variance request does not call for setback encroachment, cutting more desirable trees and other invasive development. The proposed plan minimizes the impact upon the natural environment and respects the privacy and views of the existing neighbors. The selected home site is unquestionably the best place on the lot to accomplish the overall goal of minimal site disturbance and preserving the beauty of the lot.”*

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

The application states – *“The purpose of the comprehensive plan is to keep West Lake Hills a quiet and private urban forest while allowing lot owners to build on their lots. The requested variance leaves the home site surrounded by trees. The proposal is considerate of neighbors, scenic views and promotes privacy.”*

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

The application states – *“The variance requested maintains a home site inside the wooded envelope of the lot. The proposal is the least disruptive to the neighbors due to the home site being positioned out of the sight lines of neighbors. The plan preserves the views enjoyed by neighbors and emphasizes quiet privacy.”*

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Staff Recommendation:

Staff recommends APPROVAL based on: T

- The topography of the property creates a special circumstance,
- The requested variance will not be greater than the minimum required to alleviate the difficulty of the hardship.
- The requested variance will not violate the intent of the goals of the City Zoning Ordinance or Comprehensive Plan.
- The requested variance will not adversely affect the neighboring properties.
- The proposal will preserve the most significant trees and flora and will not cause unreasonable destruction or disruption of the terrain or fauna.

Links to Relevant Code:

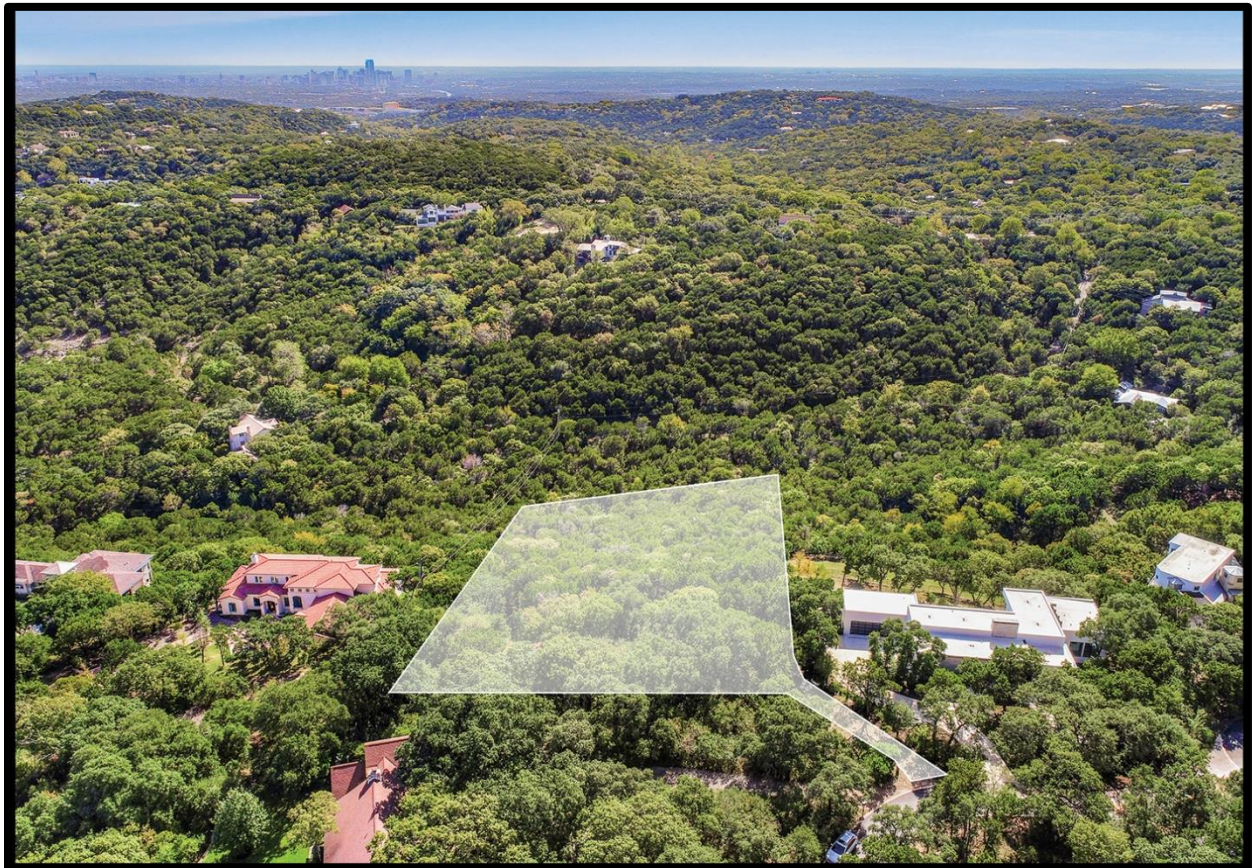
- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

Maps appear on the next page:

AERIAL PHOTOS (Cont.)



AERIAL PHOTOS (Cont.)



VARIANCE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Rhett Hoestenbach Phone: 512.587.7773

Email: rhett.hoestenbach@gmail.com

Address: 310 Devon Dr. City: Coppell State: TX Zip: 75019

Agent*: _____ Phone: _____

Email: _____

Address: _____ City: _____ State: _____ Zip: 75019

Property Address: 1906 Yaupon Valley Rd. City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Los Rincones

Block: _____ Lot: 2A TCAD Tax Parcel ID: 889158

Current Zoning Classification: Residential - Single Family Total Lot Size (Acres): 1.765

**Please submit Power of Attorney form designating authorized agent.*

PROJECT INFORMATION

Please list all variances being applied for: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

- 1) Tree #2729 15" Cedar
- 2) Tree #2737 15" Cedar
- 3) Tree # 2745 multi-trunk (7", 7", 5", 4", 3") Cedar
- 4) Tree #2752 multi-trunk (10", 9", 7") Cedar
- 5) Tree #2721 multi-trunk (13", 9", 7") Spanish Oak



VARIANCE APPLICATION

- 6) _____
7) _____
8) _____
9) _____
10) _____

Brief Description of project/why variances are needed: _____

The project is for the construction of a single family residence. The lot has never been developed and includes more than 100 surveyed trees. More than 30 trees measure 14" or greater. It is not possible to build on the lot without removing some variance sized trees. Care was taken in the design of the home to preserve native trees.

Variance Questionnaire *(Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.)*

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

The lot is undeveloped with over 100 surveyed trees of which more than 30 trees measure 14" or greater. The density and large number of trees results in the hardship of being able to build a home if the ordinance is strictly enforced. The proposed home site minimizes the need to cut more desirable trees. The lot is steep dropping over 100 feet from front to back. Siting the home at the top of the lot where the slope is more gentle avoids triggering other variances.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

The plan is to develop the upper section of the lot leaving the lower middle to lower sections of the lot undisturbed. This will minimize terrain cuts and will save many mature native trees. This plan preserves wooded scenic views enjoyed by neighbors and enhances privacy. The placement of the home avoids the necessity of removing desirable oak trees in favor of removing less desirable cedar trees.

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

Alternative placement of the home on the lot has been explored. There is no alternative that will result in zero protected trees being removed. The other alternatives will result in the necessity of the removal of more desirable trees, cut and fill and height issues. Building at the bottom of the lot will destroy the current beautiful views of the wooded valley enjoyed by neighbors.

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

The variance requested does not call for setback encroachment, cutting more desirable trees and other more invasive development. The proposed plan minimizes the impact upon the natural environment and respects the privacy and views of existing neighbors. The selected home site is unquestionably the best place on the lot to accomplish the overall goal of minimal site disturbance and preserving the beauty of the lot.



VARIANCE APPLICATION

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

The purpose of th comprehensive plan is to keep West Lake Hills a quiet and private urban forest while allowing lot owners to build on their lots. The requested variance leaves the home site surrounded by trees. The proposal is considerate of neighbors scenic views and promotes privacy.

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

The variance requested maintains a home site inside the wooded envelope of the lot. The proposal is the least disruptive to neighbors due to the home site being positioned out of the sight lines of neighbors. The plan preserves the views enjoyed by neighbors and emphasizes quiet privacy.

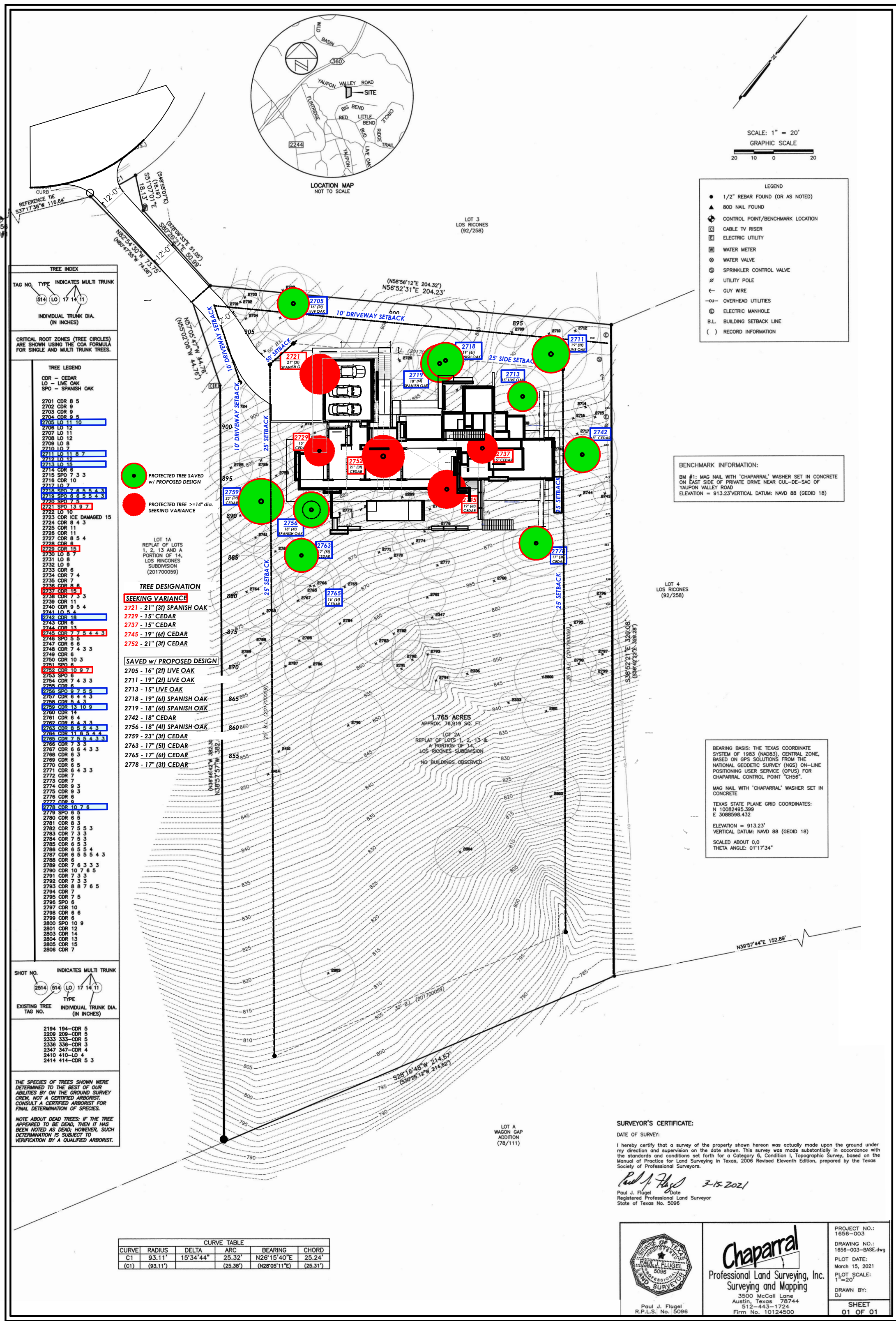
AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).


Signature

4/28/21
Date

R. Lett Horstenbach
Printed Name



1 PROPOSED- SITE PLAN - KEY PLAN
SCALE: 1" = 40'

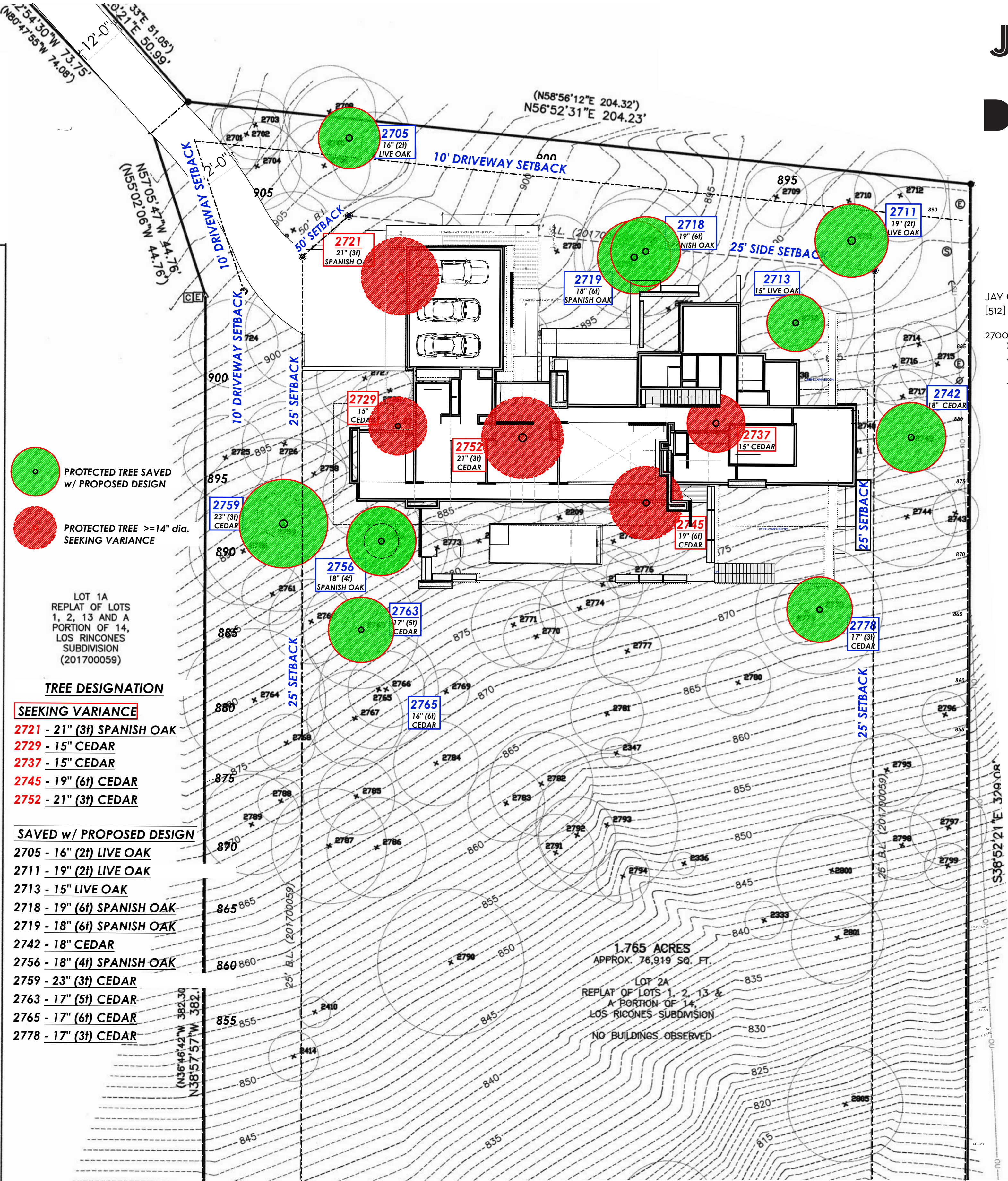
SITE PLAN FOR REVIEW

1906 YAUPON VALLEY ROAD
WEST LAKE HILLS, TX
01.13.21
03.30.21 - UPDATED TREE LOCATIONS

TREE LEGEND	
CDR - CEDAR	
LO - LIVE OAK	
SPO - SPANISH OAK	

2701 CDR 8 5	
2702 CDR 9	
2703 CDR 9	
2704 CDR 9 5	
2705 LO 11 10	
2706 LO 12	
2707 LO 11	
2708 LO 12	
2709 LO 8	
2710 LO 7	
2711 LO 11 8 7	
2712 LO 12	
2713 LO 15	
2714 CDR 6	
2715 SPO 7 3 3	
2716 CDR 10	
2717 LO 7	
2718 SPO 7 6 5 5 4 3	
2719 SPO 6 6 5 5 4 3	
2720 SPO 7 5	
2721 SPO 13 9 7	
2722 LO 10	
2723 CDR ICE DAMAGED 15	
2724 CDR 8 4 3	
2725 CDR 11	
2726 CDR 11	
2727 CDR 8 5 4	
2728 CDR 6	
2729 CDR 15	
2730 LO 8 7	
2731 LO 8	
2732 LO 9	
2733 CDR 6	
2734 CDR 7 4	
2735 CDR 7	
2736 CDR 8 6	
2737 CDR 15	
2738 CDR 7 3 3	
2739 CDR 11	
2740 CDR 9 5 4	
2741 LO 5 4	
2742 CDR 18	
2743 CDR 6	
2744 CDR 13	
2745 CDR 7 7 5 4 4 3	
2746 SPO 5 5	
2747 CDR 6 6	
2748 CDR 7 4 3 3	
2749 CDR 6	
2750 CDR 10 3	
2751 SPO 6	
2752 CDR 10 9 7	
2753 SPO 6	
2754 CDR 7 4 3 3	
2755 CDR 8	
2756 SPO 9 7 5 5	
2757 CDR 6 4 4 3	
2758 CDR 5 4 3	
2759 CDR 13 10 9	
2760 CDR 14	
2761 CDR 6 4	
2762 CDR 6 4 3 3	
2763 CDR 8 5 5 4 3	
2764 CDR 11 6 5 4 4	
2765 CDR 7 5 5 4 3 3	
2766 CDR 7 3 3	
2767 CDR 6 6 4 3 3	
2768 CDR 6 3	
2769 CDR 6	
2770 CDR 6 5	
2771 CDR 6 4 3 3	
2772 CDR 7	
2773 CDR 7	
2774 CDR 9 3	
2775 CDR 9 3	
2776 CDR 6	
2777 CDR 9	
2778 CDR 10 7 6	
2779 SPO 6 5	
2780 CDR 6 5	
2781 CDR 8 3	
2782 CDR 7 5 5 3	
2783 CDR 7 3 3	
2784 CDR 7 5 5	

2 PROPOSED- NEW TREE PROTECTION + STAGING PLAN (1)
SCALE: 1/16" = 1'-0"



0 8' 16' 32'

JAY
CORDER
ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507
2700 W. ANDERSON LANE
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM







DOUGLAS G. ROSENER

2005 Yaupon Valley Road
West Lake Hills, Texas 78746

512-347-0123
512-699-0141 Mobile


May 4, 2021

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

Re: Rhett Hoestenbach
Variance Application
1906 Yaupon Valley Road

Dear Chairman Meisel:

Rhett Hoestenbach has notified me that he has filed a variance application regarding his property at 1906 Yaupon Valley Road. I am a nearby property owner and I am familiar with his property. Rhett provided me with copies of all of the materials in his application, which I have reviewed. I have no objection to his request for the removal of the specified trees and I urge the Commission to approve the request.

Respectfully submitted,

Douglas G. Rosener

DOUGLAS G. ROSENER

2005 Yaupon Valley Road
West Lake Hills, Texas 78746

512-347-0123
512-699-0141 Mobile
[REDACTED]

May 4, 2021

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

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Variance Application
1906 Yaupon Valley Road

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Respectfully submitted,



Douglas G. Rosener



Rhett Hoestenbach <rhett.hoestenbach@gmail.com>

1906 Variance Support Letter

1 message

Dana Harmon [REDACTED] >

Tue, May 11, 2021 at 8:26 PM

To: Rhett Hoestenbach [REDACTED]

Hi Rhett,

Please feel free to include this statement of support in your variance application with the city.

To City of West Lake Hills Zoning and Planning Commission,

I am the property owner at [1900 Yaupon Valley Road](#). My husband, Brad, and I are in support of the tree variances requested by Rhett & Juliette Hoestenbach at [1906 Yaupon Valley Rd](#).

Sincerely,
Dana Harmon
281-636-7804
[REDACTED]

DANA HARMON | Executive Director | **Texas Energy Poverty Research Institute** | Office (512) 707-1009 | Mobile (281) 636-7804