



CITY OF WEST LAKE HILLS, TEXAS  
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING  
Wednesday, June 16, 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 REMOTE Regular Meeting on the 16th day of JUNE 2021 at 6:30 p.m., 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: 826 0198 4924, Password: 436216.**

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 June 16th) 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 June 16th.**

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.
  - a. **Approval of the May 19, 2021 Regular Meeting Minutes**

3. Land Use **507 Konstanty Circle** in the City of West Lake Hills, Texas Tom **Hank and Brandon Brydson** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment into a 50' front building setback

Staff Briefing

Presentation by Applicant

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

Deliberation and Action

4. Land Use **3625 Bee Cave Road** in the City of West Lake Hills, Texas, Casey Britten and Yoshihiro Hatsuno have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances: Section 32.01.016(16) – Freestanding Commercial Signs – LED Signs

Re-facing an existing monument sign and retrofitting to LED lighting.

Staff Briefing

Presentation by applicant

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

Deliberation and Action

5. Land Use **4100 Westbank Drive** in the City of West Lake Hills, Texas Eanes ISD (Westlake High School Robotics Center) have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 32.03.009(2) – Projecting, wall and commercial hanging signs

Purpose: Allow sign to exceed allowable square footage to 59.5 sq. ft.

Staff Briefing

Presentation by Applicant

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

Deliberation and Action



6. Land Use **4100 Westbank Drive** in the City of West Lake Hills, Texas Eanes ISD (West Lake High School Aquatics Center) have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 32.03.009(2) – Projecting, wall and commercial hanging signs  
Allow sign to exceed allowable square footage to 59.5 sq. ft.

Staff Briefing

Presentation by Applicant

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

Deliberation and Action

7. Land Use **313 Oak Ridge Drive** in the City of West Lake Hills, Texas **Angelica Norton, Todd and Katrina Ohlmeyer** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment into a building setback;  
Section 22.03.281 - Increase in the maximum impervious coverage; and  
Section 22.03.003 - Outdoor lighting in the minimum side-yard setback.

The request is so that the property owners may: Encroach 14' 11" into a 30' rear setback and encroach 9' 11" into a 20' side setback for the construction of decking around an existing non-conforming swimming pool.

Staff Briefing

Presentation by Applicant

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

Deliberation and Action

8. Land Use **110 Skyline Drive** in the City of West Lake Hills, Texas **James Saadi and Ashley Kroh** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment in a building setback;  
Section 22.03.170(f) – Cut and Fill/Grading in a building setback; and  
Section 22.03.275 – Building structure in a front yard setback.

Staff Briefing

Presentation by Applicant

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

Deliberation and Action

9. Land Use **1407 Wildcat Hollow** in the City of West Lake Hills, Texas **Andrew and Kaitlyn Comey** have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

Section 22.03.281 – Encroachment in a building setback;  
Section 22.03.125 – Excavating or grading.

Remodeling an existing non-conforming house and driveway.

Staff Briefing

Presentation by Applicant

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

Deliberation and Action

10. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the JUNE, 16, 2021 Zoning & Planning Commission Remote Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on FRIDAY, JUNE 11, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

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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, May 19, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

**With a quorum present, Chairman Meisel called the meeting to order at 6:34 p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan.**

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.

**Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Maccini.**

**Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.**

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

**Interim Director Noah Cullis: Staff Briefing is given. Staff Recommendation: Denial due to no special conditions.**

**Commissioner Bartoletti: Should the applicant be asking for two signs instead of one?**

**Noah Cullis: They are asking for two monument signs and increasing the square footage.**

b. Presentation by applicant

**Katherine Moltz: Since TxDOT widened Bee Cave, we're coming up there is a ravine between the building and apartment complex. We want to be able to be identified at a busy intersection. We just want the limestone face increased.**

**John Greenwood is the Austin President of American Bank. I want to echo Katherine's comments. It's very difficult to see. The hardship is being able to identify the building.**

**Katherine:** There is an architect that is leased out on the bottom floor.

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

**Chairman Meisel** closes the Public Hearing and reconvenes the meeting.

d. Deliberation and Action

**Commissioner Maccini:** I'm a fan of seeing signs easier on the Bee Cave corridor. I'm not sure we need to the two signs. I do understand the need for a sign there. My concern is, will somebody going to come in wanting to add more names?

**John:** We have spent the past year renovating the space. The only other tenant will not be renewing. By the end of the year we'll occupy 100% of the building.

**Katherine:** The height is what you need there. The square footage is the challenge.

**Commissioner Maccini:** The base is part of the sign.

**Chairman Meisel:** Safety is a sensitive issue. Westbrook is a residential street and doing more signage I'm not comfortable with.

**John:** When travelling east bound you must turn on Westbrook because of a no left turn sign.

**Chairman Meisel:** Have you talked with TxDOT about the no left turn?

**John:** I have not personally reached out.

**Chairman Meisel:** Is there any chance to wait a month and talk with TxDOT?

**John:** A-2 would help traffic flow.

**Commissioner Vaughan:** Can they withdraw one sign and continue with one?

**Chairman Meisel:** Sign B is just on the side of the building?

**Katherine:** Yes.

**COMMISSIONER VAUGHAN MOVES TO RECOMMEND THAT A-1 BE WITHDRAWN AND RECOMMEND APPROVAL FOR A-2 AS REQUESTED. COMMISSIONER MACCINI SECONDS. (4-0).**

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

**Noah Cullis gives the staff briefing. Staff Recommendation: Approval based on topography and will not affect neighboring properties.**

**Commissioner Maccini: Does the court involve fencing around it?**

**Noah Cullis: That maybe a question for the applicant.**

b. Presentation by applicant

**Hank Smith states there is a fence around the sport court. The back topography is not adequate for a location.**

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

**Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

d. Deliberation and Action

**Vice-Chairman Pledger: I have a question for the applicant. There are no trees proposed except in the location where you want to put it? Just from a presentation stand point, you're making it hard.**

**Hank: We only surveyed in the front, not the back because it's too dense with trees.**

**Commissioner Bartoletti: The application didn't make this simple. The back wasn't explained at all. I know the issue of lighting is not before us, it shows light poles and it is so close to the street, it is bothering me.**

**Hank: It will be down lighting and only during use.**

**Vice-Chairman Pledger: We need some kind of presentation on the back.**

**Commissioner Maccini: You're putting a sport court in the front, there is no hardship and is design driven.**

**Hank: You can't see if from the street and I have letters to support that.**

**Chairman Meisel: We have a lighting ordinance and it will be enforced. Is the applicant comfortable with postponing to June?**

**Hank: Yes.**

**Commissioner Vaughan:** I'm not certain if the applicant proves there are heritage trees in the back, there is no guarantee the commission is going to approve this variance with no hardship.

**Hank:** I request to postpone.

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

**Noah Cullis gives the staff briefing. Staff recommendation: Approval due to limited space.**

b. Presentation by applicant

**Dan Doman is the applicant. Staff has been great dealing with all my questions. This is a reduction in impervious cover. The previous owner had gotten a detached garage. The lot size is just over the half acre. We abut the neighbor's side yard. We've gone to all our neighbors and have gotten support from them. There are no trees in play here.**

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

**Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

d. Deliberation and Action

**Commissioner Maccini:** This is a design driven request. The house has just been remodeled.

**Dan:** The remodel didn't adjust the square footage; all interior.

**Vice-Chairman Pledger:** I'm looking at the history here on previous variances. There is no hardship. Buying a small lot doesn't give you a hardship because the lot is small. Clarify the reduction in impervious coverage.

**Dan:** Several deck areas have been removed and pads in the backyard.

**Vice-Chairman Pledger:** I would include it in your visual and the detail of the impervious cover.

**Dan:** A spreadsheet was provided with the application. 2007 numbers given with the approved previous variance. 532 square feet was removed. We're trying to do it the right way.

**Commissioner Vaughan:** I'm inclined to support the proposal.

**Commissioner Bartoletti:** I'm also inclined to support. The neighbor has written the e-mail and is it in the packet?

**Dan:** That was definitely in the packet. There is a fence between the two properties. Kristen Armstrong is the neighbor.

**Commissioner Maccini:** I see that you are trying to do your best.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.  
COMMISSIONER VAUGHAN SECONDS. APPROVED (3-1). VICE-CHAIRMAN  
PLEDGER OPPOSES.**

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

**Noah Cullis gives the staff briefing: Staff recommendation: Approval based on topography of the property and will not affect neighboring properties.**

**Commissioner Maccini:** The neighbor at 1503 Wild Cat Hollow, how close are they to their setback?

**Noah Cullis:** I don't have that information with me.

b. Presentation by applicant

**Kim Power explains the need for the variances. Due to the topography it is cut into the front and slopes from front to back. There is no additional space for adding to the residence. We pushed it down as far as we could and minimized the driveway. We looked at the bottom of the lot but it is full of trees. Due to topography we couldn't build a concrete driveway. It's almost two acres. It's about getting the additional space for the family and getting the cars off the street for safety. No negative feedback was**



received.

**Sergio is the property owner:** My wife and I are looking forward to making this our forever home.

**Sergio:** Only recently did our in-laws come into town. There will be a lot more visitors.

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

**David Karr lives at 1503 Wild Cat Hollow.** Sergio, I just saw the plans and frankly, I was kind of shocked and not in a good way. Your addition really disturbs me. That driveway is going to be right next to our house. I spend a lot of time outdoors. It will have a huge impact on me and my property. If there is any way to make it smaller? The parking situation on Wild Cat Hollow, frequently there are cars parked there. In looking at the plans, it looks more like a car museum. I'm sorry for having this opinion, this is not what I thought. Katy is also the neighbor. We didn't see the plans and it was a real shock.

**Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

d. Deliberation and Action

**Vice-Chairman Pledger:** I typically like houses that staircase down and have to admit I was intrigued by the idea. It seems to be very extreme. If you had more space between the neighbors, it might be something that is worth considering. I would be concerned about a bridge to see every single day.

**Commissioner Maccini:** We're talking about a guest house that is supposed to be 800 sq. ft. This is design-driven and no hardship. This is a design want. It would negatively affect the neighbors.

**Kim:** There is not a way to park one more car on this site without building a driveway. Due to the slope there is no way to get a driveway anywhere. We don't want to take protected trees. The driveway does conform to the setback. This property is well equipped to support the project.

**Vice-Chairman Pledger:** If you were standing in Mr. Karr's backyard, how high is the bridge?

**Kim:** It's about 15 feet.

**Vice-Chairman Pledger:** And 12' from the property line? That seems like a lot to me. If I were in Mr. Karr's position I would be concerned.

**Commissioner Maccini:** The guest quarters is 3,800 sq. ft. We're talking about a huge addition.

**Vice-Chairman Pledger:** I believe based on the application if they could connect to the existing house, it appears to be a little bit disconnected. If this was something sticking up, this is driven by the topography of the lot. It's part of the house.

**Commissioner Maccini:** Can you do it as a variance? We're still talking about a variance that is a very substantial variance.

**COMMISSIONER VAUGHAN MOVES TO RECOMMEND DENIAL AS PRESENTED. COMMISSIONER MACCINI SECONDS. UNANIMOUS (4-0) DENIAL.**

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

**Noah Cullis gives the staff briefing. Staff Recommendation: Approval based on topography and preservation of many large trees.**

**Commissioner Maccini:** We did get more letters correct?

**Noah Cullis:** Yes.

b. Presentation by applicant

**Rhett Hoestenbach is the property owner. This lot has never been developed. There were over 100 trees on the lot. My main concern was to avoid asking for variances but with the number of trees it was impossible. Based on the nature site position the most impacted are Cedar trees. The hardship, you have 100 feet in drop and an irregular lot. I have visited with neighbors and have submitted letters from them. I have pledged to them that I will implement additional screening on the sides.**

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

**Rabya Gillani lives at 1904 Yaupon Valley. We did purchase our home from Rhett. Privacy is the main concern for me and the size of the home.**

**Richard Schwartz live at 2002 Yaupon on the other side. I did submit a letter of support with conditions. None of us can see each other. Planting be done to preserve the seclusion on that side of the property. The second request is a drip septic. With those concerns I did offer conditional support.**

**Chairman Meisel closes the Public Hearing and reconvenes the meeting.**

d. Deliberation and Action

**Commissioner Maccini:** This is a spec home and again, the design of the home is what is creating the hardship. I didn't see how big the house is going to be. It makes me sad preclude designing around our trees.

**Vice-Chairman Pledger:** When you look at all the trees on the part that is most likely to end up having a house, it's pretty remarkable we're only talking about five. There is an effort to preserve the trees around the house.

**Commissioner Maccini:** Please don't use bamboo.

**VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND APPROVAL AS SUBMITTED. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0) APPROVAL.**

8. Adjournment. Chairman Robert Meisel.

**MEETING IS ADJOURNED AT 8:42 P.M.**

Respectfully submitted,

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ROBERT MEISEL, CHAIRMAN

ATTEST:

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ZAPCO Secretary Mark Littrell

These minutes were approved on \_\_\_\_\_, 2020.



## 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**

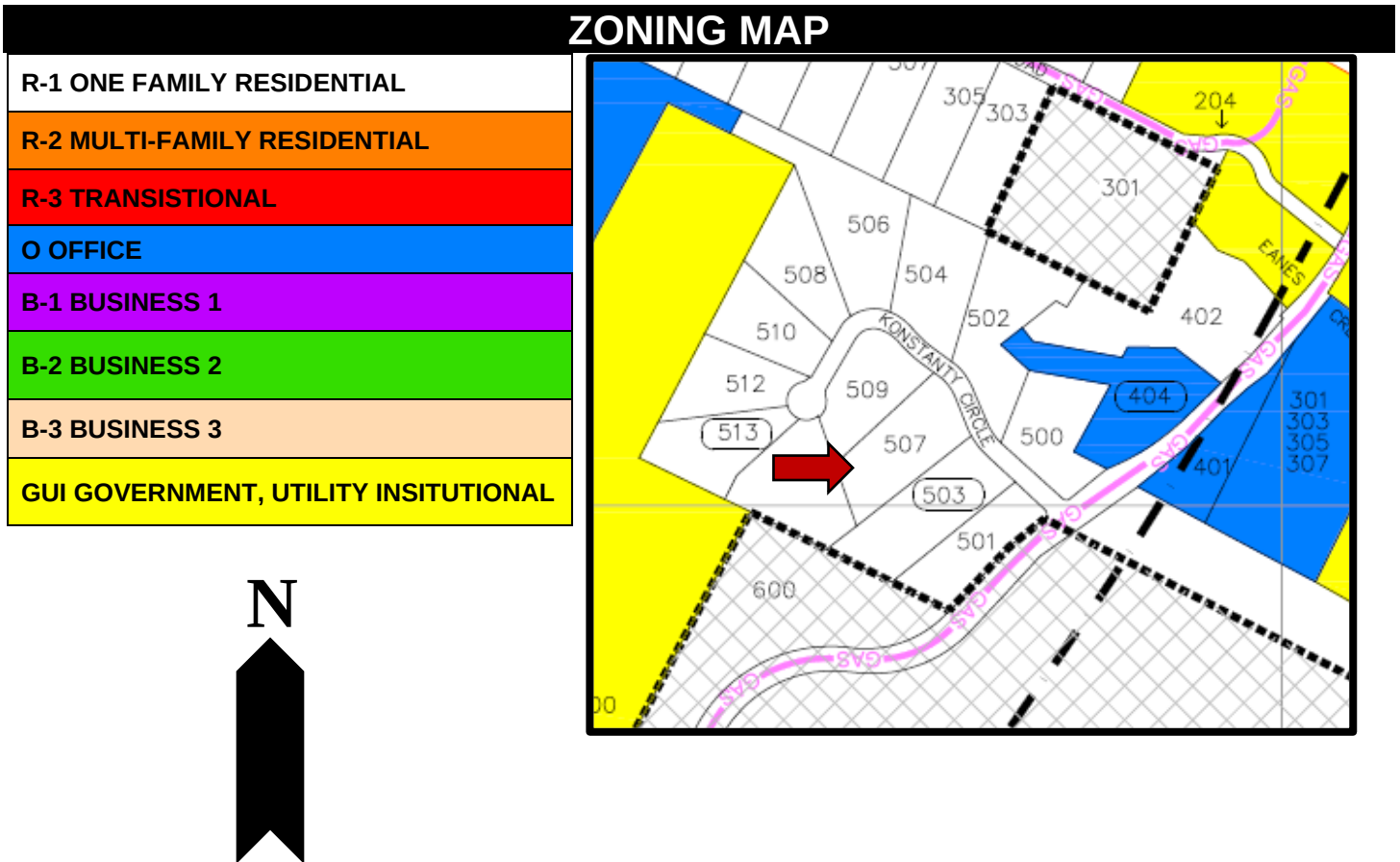
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

### Staff Recommendation

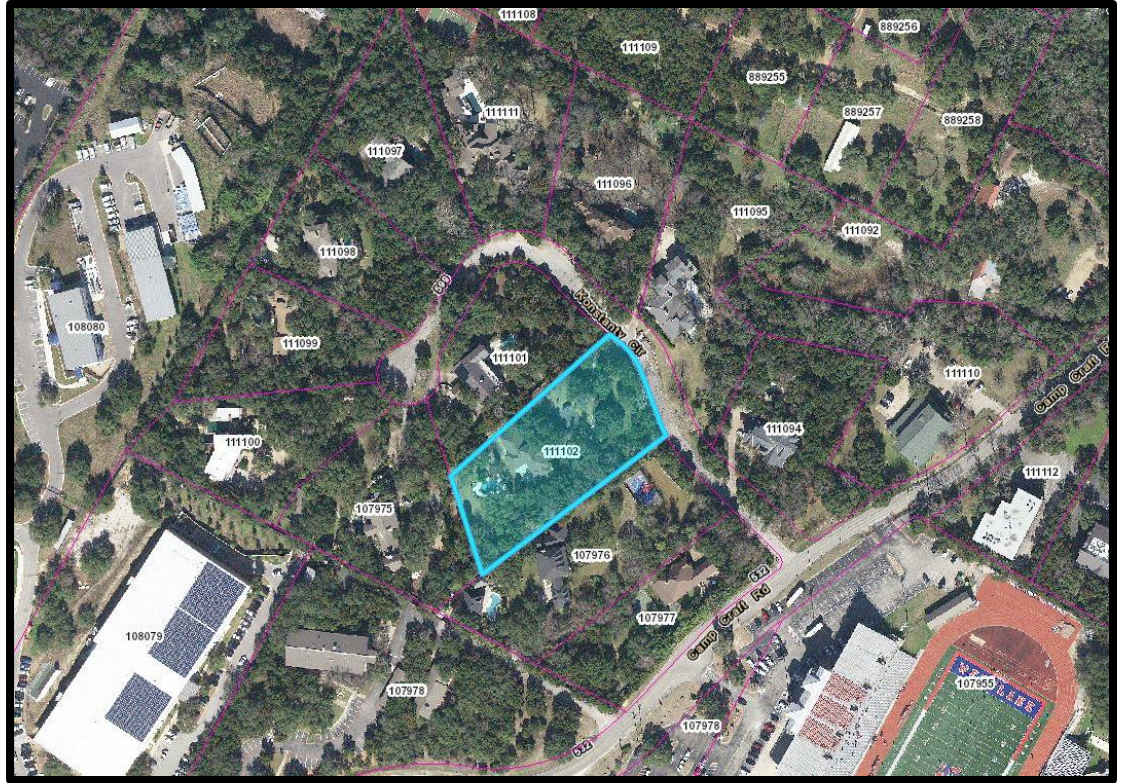
Staff recommends APPROVAL based on the topography of the property and that it will not violate the intent of the goals of the City Zoning Ordinance or Comprehensive Plan and will not adversely affect the neighboring properties.

### 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](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto: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: \_\_\_\_\_

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", is written over a horizontal line.

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:

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**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

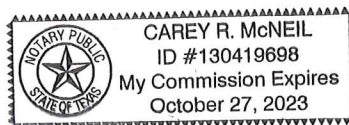
[Signature]  
Property Owner/Applicant Signature

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













GENERAL NOTES:

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

11. "PROJECT IS A TYPE 2 DEVELOPMENT"
12. "WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN."
13. "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."
14. "NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT."
15. "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."
16. "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."
17. "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."
18. "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:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD 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.
2. 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.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF WEST LAKE HILLS.

STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24-HOUR NOTICE PRIOR TO ANY TESTING.
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DENSITY TO WITHIN 3 INCHES OF THE TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSION. THE REMAINING 3 INCHES SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. ALL RCP SHALL BE MINIMUM CLASS III.

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

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

5. LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE FOR FURNISHING THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. (IF APPLICABLE)
6. THE FEMA MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES/DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FIRM PANEL \_\_\_\_\_, DATED \_\_\_\_\_.
7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF WEST LAKE HILLS FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY 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 DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAN OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

TRAFFIC MARKING NOTES:

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

EROSION CONTROL NOTES:

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

1. 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).
2. 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.
3. 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.
4. 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).
5. 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.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. 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 RECEIVING THIS LETTER, A FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. 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.
11. 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.
12. 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.

THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

- A. H and Z ARE SPECIFIED ON THE DRAWING.
- B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
- C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
- D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
- E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
- F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
- G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2.2, PLACEMENT OF FENCES IN STREET CORNER AREAS AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 4035, "CONCRETE FOR STRUCTURES".

| 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                                                                             |
| THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. |
| STANDARD NO. 610S-6                                                                 | STANDARD NO. 610S-6                                                                 |

NOTES:

1. MATERIAL - THE FFRBC MUST CORRESPOND TO THE FOLLOWING REQUIREMENTS:

| PROPERTY                             | ASTM   | TEST METHOD | REQUIREMENTS                                                   |
|--------------------------------------|--------|-------------|----------------------------------------------------------------|
| FABRIC WEIGHT                        | D 3778 |             | ≥3.0 OUNCES/SQUARE YARD                                        |
| ULTRAVIOLET (UV) RADIATION STABILITY | D 4395 |             | 70% STRENGTH RETAINED MIN. AFTER 500 HOURS IN XENON ARC DEVICE |
| MULLEN BURST STRENGTH                | D 3481 |             | ≥100 POUND PER SQUARE INCH                                     |
| WATER FLOW RATE                      | D 4481 |             | ≥275 GALLONS/MINUTE/SQUARE FOOT                                |

2. THE MATERIAL SHOULD HAVE A MAXIMUM EXPECTED USEFUL LIFE OF APPROXIMATELY EIGHTEEN (18) MONTHS. THE INLET PROTECTION DEVICES SHALL BE CONSTRUCTED IN A MANNER THAT FACILITATE CLEAN OUT AND DISPOSAL OF TRAPPED SEDIMENT WHILE MINIMIZING INTERFERENCE WITH CONSTRUCTION ACTIVITIES. THEY SHOULD ALSO BE CONSTRUCTED SUCH THAT ANY PONDING OF STORM WATER WILL NOT CAUSE EXCESSIVE R.O.W. FLOODING (I.E. 4+ INCHES OF STANDING WATER) OR DAMAGE TO STRUCTURE OR ADJACENT AREAS.

3. COVERAGE - THE FABRIC/WIRE SHOULD COMPLETELY COVER THE OPENING OF THE INLET AND DEVICES SHOULD BE INSTALLED WITHOUT PROTRUDING PARTS THAT COULD BE A TRAFFIC, WORKER, OR PEDESTRIAN HAZARD. THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.

4. THE INLET FILTER SHALL BE ATTACHED IN A WAY THAT THEY CAN EASILY BE MOVED AND ARE NOT SECURED OR ATTACHED BY THE USE OF SAND BAGS. THE INLET FILTER MUST BE REMOVED UPON COMPLETION OF WORK. IF REMOVAL DAMAGES THE CONCRETE CURB, THE CURB MUST BE REPAIRED IMMEDIATELY.

5. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN THE DEPTH REACHES 10 IN (2 INCHES) INCHES OR ONE THIRD THE HEIGHT OF THE INLET THROAT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

6. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.

7. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT HAS ACHIEVED FINAL STABILIZATION CONDITIONS.

| 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                                                                            | 03/13/06                                                                            |
| ADOPTED                                                                             | ADOPTED                                                                             |
| THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. |
| STANDARD NO. 628S-2                                                                 | STANDARD NO. 610S-6                                                                 |

Lower Colorado River Authority  
Watershed Management  
Erosion and Sedimentation Control Details

**Concrete Washout Areas**

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing concrete washout in a designated area, and ensuring proper disposal and maintenance.

NOTES:

1. Avoid mixing excess amounts of fresh concrete.
2. Perform washout of concrete trucks in designated areas only.
3. Construct washout area using 10 mil plastic lining and anchor the lining with sandbags or rocks.
4. Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area to contact a temporary pit or storm area large enough to contain both liquid and solid waste.
5. Washout areas into the temporary pit where the concrete can set, be broken up, and then disposed of in a designated area.
6. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled, repaired, and revegetated or otherwise stabilized.

NOTES:

1. THE INLET FILTER SHALL BE ATTACHED IN A WAY THAT THEY CAN EASILY BE MOVED AND ARE NOT SECURED OR ATTACHED BY THE USE OF SAND BAGS. THE INLET FILTER MUST BE REMOVED UPON COMPLETION OF WORK. IF REMOVAL DAMAGES THE CONCRETE CURB, THE CURB MUST BE REPAIRED IMMEDIATELY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN THE DEPTH REACHES 10 IN (2 INCHES) INCHES OR ONE THIRD THE HEIGHT OF THE INLET THROAT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT HAS ACHIEVED FINAL STABILIZATION CONDITIONS.

| 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                                                                            | 03/13/06                                                                            |
| ADOPTED                                                                             | ADOPTED                                                                             |
| THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. |
| STANDARD NO. 628S-2                                                                 | STANDARD NO. 610S-6                                                                 |

NOTES:

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5 inch) OPEN GRADED ROCK OR T.O.E.D. IN 150 mm (6 inch) WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE EXISTING STRUCTURE SHALL BE TRENCHED IN 100 mm (4 inch).
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6 inch) WIRE TIE (3/8 inch) DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6 inch) TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6 inchX6 inch) WIRE MESH, 450 mm (18 inch) ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inch) AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

| 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                                                                             | 11/16/99                                                                            |
| ADOPTED                                                                             | ADOPTED                                                                             |
| THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. |
| STANDARD NO. 610S-2                                                                 | STANDARD NO. 610S-4                                                                 |

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**811**

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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR 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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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

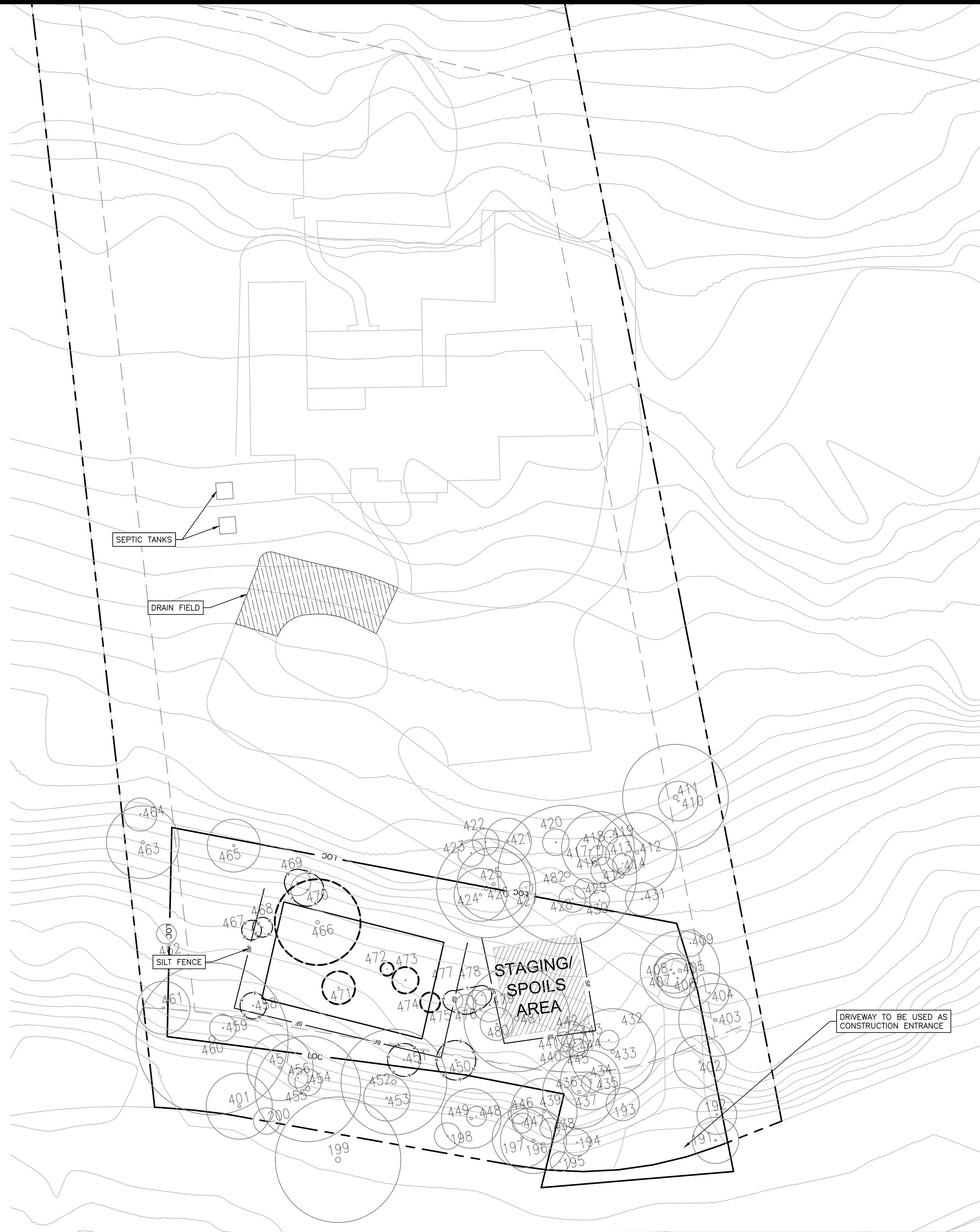
SHEET NO. 3 OF 7

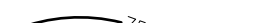
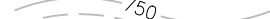
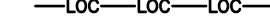
CAO FILE: B 807 KC NTS.DWG



|     |                     |
|-----|---------------------|
| 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             |

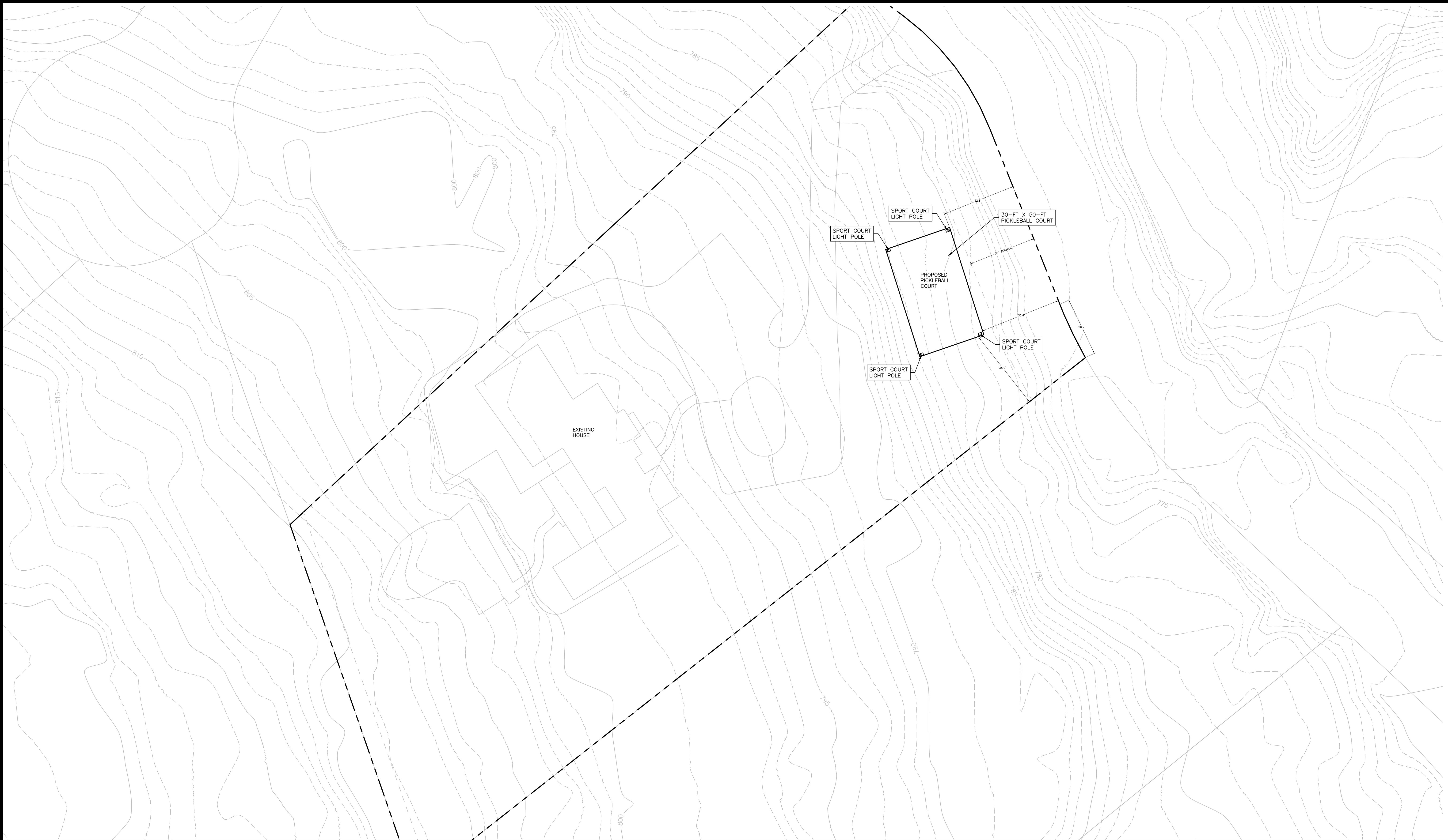


| LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TREE LEGEND                                                                                                                                                                                                                                                                                                                               | NORTH ARROW & SCALE                                                                                                                                                                                                          | KEYMAP                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <div> PROPOSED CONTOURS</div> <div> EXISTING CONTOURS</div> <div> EX PROPERTY BOUNDARY</div> <div> LIMITS OF CONSTRUCTION</div> <div> SILT FENCE</div> <div> TREE PROTECTION FENCE</div> <div> STAGING &amp; TEMPORARY SPOILS AREA</div> <div> STABILIZED CONSTRUCTION ENTRANCE</div> <div> INLET PROTECTION</div> <div> TEMPORARY ROCK BERM</div> | <div>1. LIMITS OF CONSTRUCTION, 50' ACRES</div> <div>2. THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 1.4.5.D.</div> <div>3. ALL AREA INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.</div> <div>4. THE TRAVIS COUNTY AND COA INSPECTORS HAVE THE AUTHORITY TO MODIFY EROSION/SEDIMENTATION CONTROLS AS REQUIRED TO ENSURE THE CONTROLS ARE FUNCTIONING PROPERLY.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>8. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100'.</div> | <div>9. OFFSITE DISPOSAL OF SPOIL MATERIAL MUST BE CLEARED BY COUNTY INSPECTOR PRIOR TO THE REMOVAL FROM THE JOBSITE.</div> <div>10. DIRT TRACKED INTO THE ROADWAY OUTSIDE THE LOC MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.</div> <div>11. CONTRACTOR SHALL ATTEMPT TO REVEGETATE MAJOR AND CRITICAL PORTIONS OF THE PROJECT IN DISCREET PHASES AND AS EARLY AS POSSIBLE.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>16. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.</div> <div>17. FOR OFF-SITE UTILITY LINES- PROVIDE PERPENDICULAR EROSION CONTROLS EVERY 30' AS YOU FINISH LINE.</div> | <div> TREE PROTECTED</div> <div> TREE REMAIN</div> <div> TREE REMOVE</div> | <div></div> <div></div> <div>SCALE: 1" = 20'</div> | <div></div> |

BOOK ..



T:\PRIVATE\MONREAL FRAMING\DESIGNS\T'S CONSTRUCTION\B 507 KC STE.DWG 2/5/2021 4:24 PM ABIGAIL SHELTON



LINE & CURVE TABLES:

LEGEND

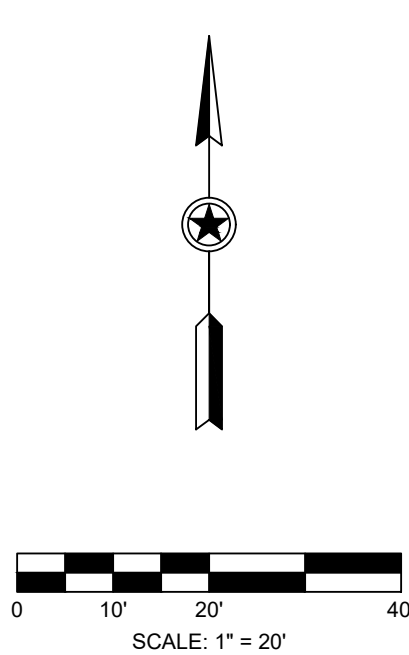
- PROPERTY BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- SIDEWALK
- CURB AND GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EASEMENT
- ACCESSIBLE PATH

TREE LEGEND

- TREE PROTECTED
- TREE REMAIN
- TREE REMOVE

NOTES

NORTH ARROW & SCALE



KEYMAP



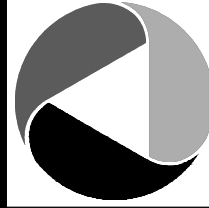
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**CLIENT**  
BRANDON BRYDSON  
507 KONSTANTY CIR.  
AUSTIN, TEXAS 78746

**SITE AND DIMENSION  
CONTROL**

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



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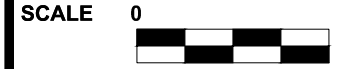
## EXISTING DRAINAGE AREA MAP

**BRANDON BRYDSON**

507 KONSTANTY CIR.

DATE February 5, 20

## REVISIONS



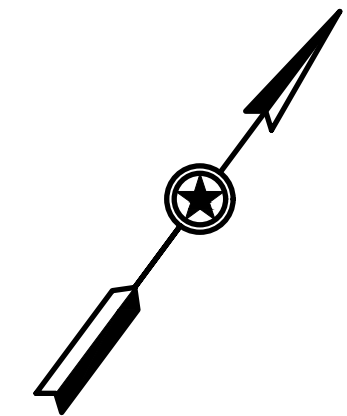
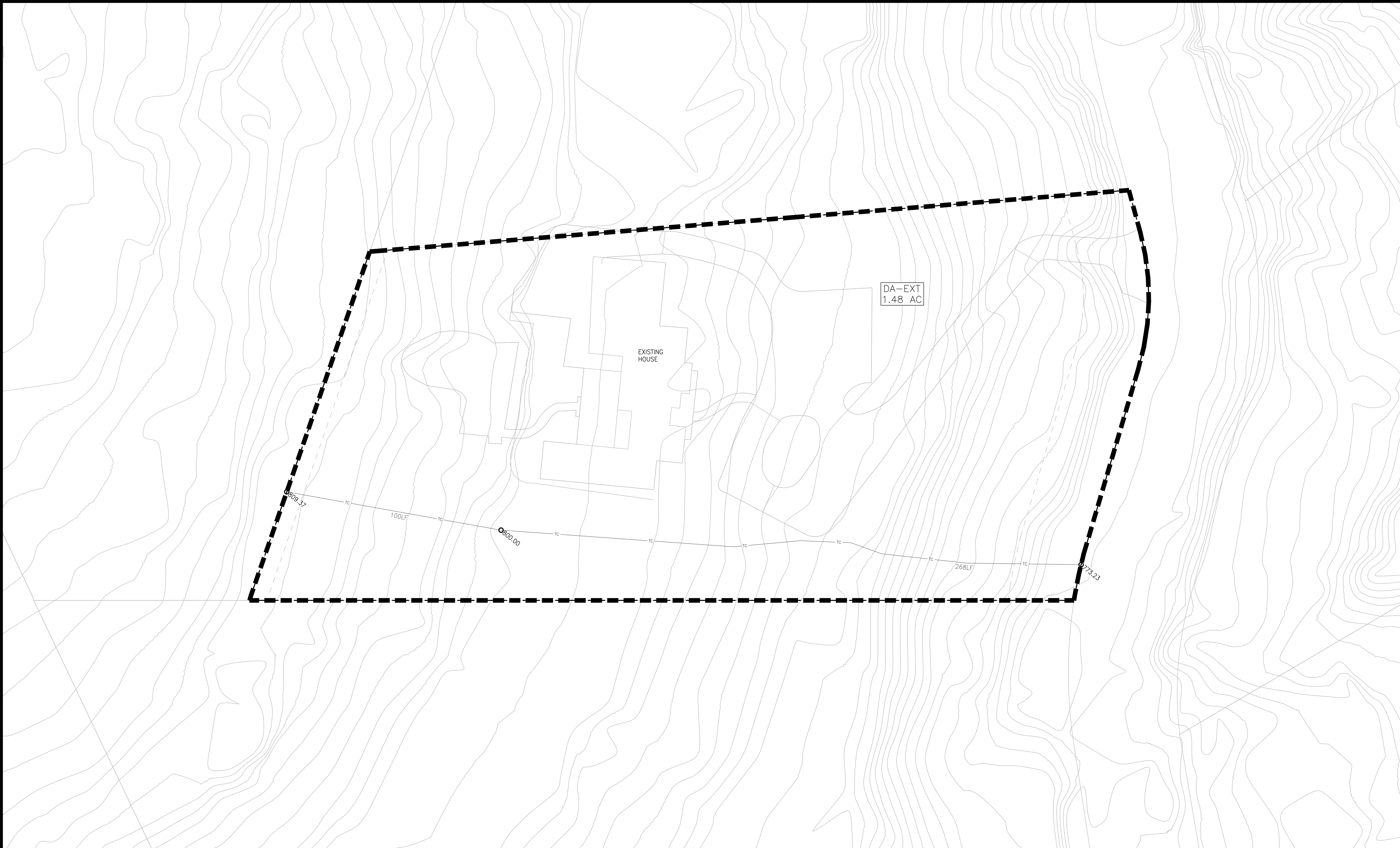
DR. CJM

BOOK

| JOB |  |
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SHEET NO.

6 OF 7

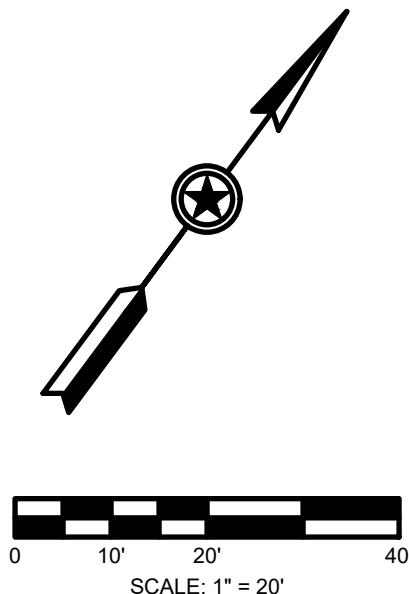
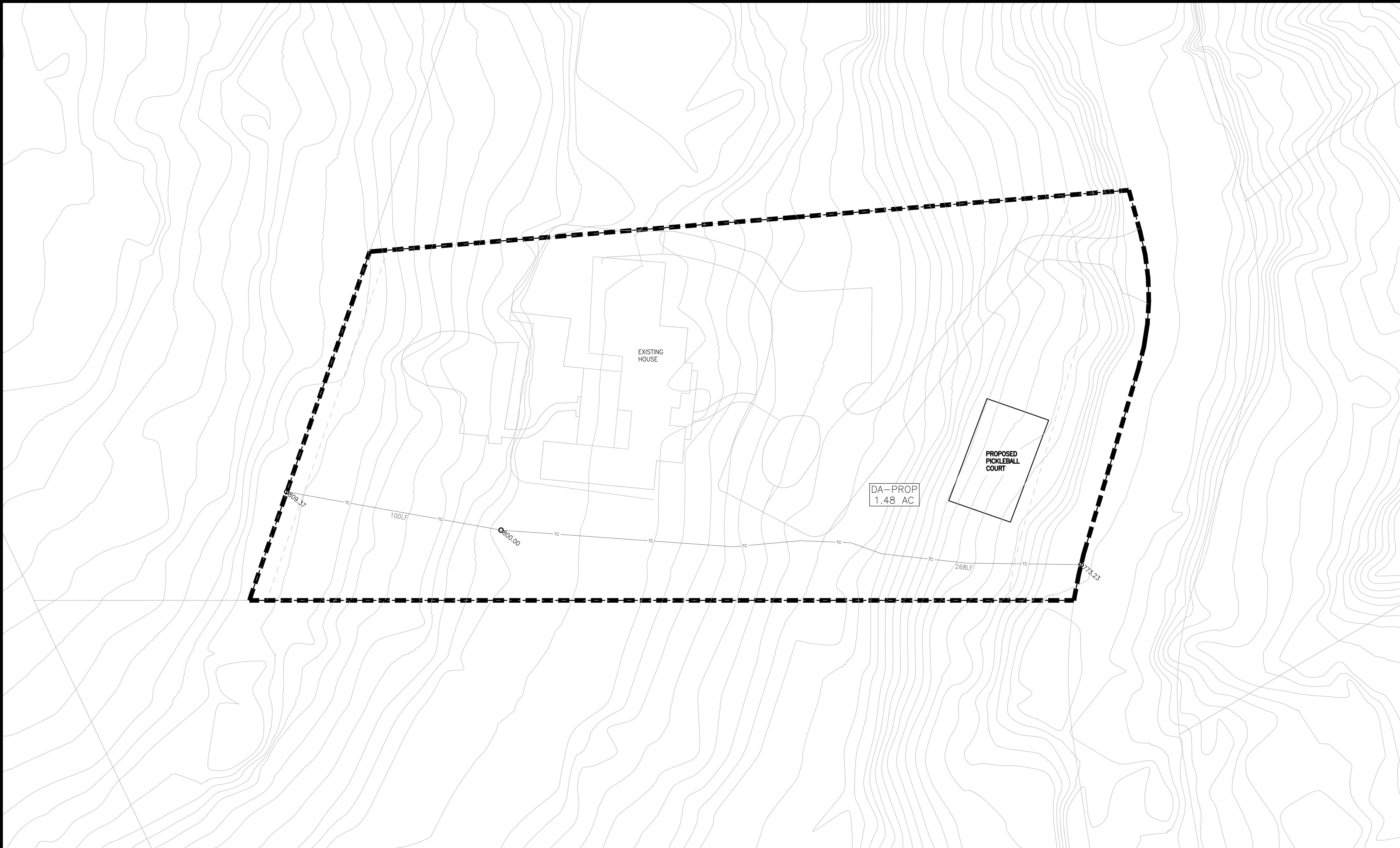


| Storm Sewer Drainage Calculations - Basin IC Tables |              |           |              |               |                       |                  |
|-----------------------------------------------------|--------------|-----------|--------------|---------------|-----------------------|------------------|
| 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 C (%) | Composite C Value |         |         |          | Sheet Flow  |            |                       |               |                        | Shallow Concentrated Flow - Unpaved |             |                       |               |                   | Tc-Total (min) | Intensity        |        |         |         | Q <sub>peak</sub> (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             | 5.67   | 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             | 5.67   | 8.45    | 10.36   | 13.52                               | 3.92        | 6.67         | 8.84         | 13.05      | PROP          |



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 <sub>peak</sub> (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          |

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. NEITHER THE OWNER NOR 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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O: 512-904-0506 / F: 512-904-0509  
FBPE No. 12242

**PROPOSED DRAINAGE AREA MAP**

CLIENT  
**BRANDON BRYDSON**

DATE  
February 5, 2021

REVISIONS

SCALE  
0

DR. CJM CH. AA

P.M. MZ

BOOK --

JOB 19003836

SHEET NO. **7 OF 7**

CAD FILE: B 507 KC DAM.DWG

Page 30 of 186





## **SIGN VARIANCE STAFF REPORT**

**June 16, 2021**

**Project Address:** 3625 Bee Cave Road

**Project Number:** 16626

**Agenda Item:** Land Use: **3625 Bee Cave Road**, Discussion/recommendation on an application for a variance request to (West Lake Hills Code Sec. 32.01.016). Casey Britten and Yoshiro Hatsuno.

**Applicant Information:** Casey Britten and Yoshiro Hatsuno

### **Hearing Dates:**

June 16, 2021      ZAPCO

June 23, 2021      City Council

**Location:** The subject property fronts Bee Cave Road along the commercial corridor and is a retail gas station.

### **Zoning & Site Characteristics:**

The subject property is zoned Business B2.

The site is surrounded by commercial and residential uses.

### **Background & Analysis:**

The applicant is requesting to reface an existing monument sign with new faces and retrofitting the existing lighting with LEDs.

### **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 – “Failing to use new technology that has become standard for the brand will create a marketing disadvantage and cause additional work for our employees sometimes multiple times per day. Further, if we do not update and modernize our signage our business will appear antiquated compared to competition in the area.”*

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

*The application states – “There will be no impact on flora, this is a face change to an existing sign only.”*



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

The application states – *“The alternative to updating these faces would be leaving the existing signage which creates increased work for employees and a marketing disadvantage for our company.”*

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

The application states – *“This requested new sign will easily and clearly convey gas prices to customers utilizing technology.”*

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

The application states – *“This is not a constantly changing message board, the gas prices will remain stationary and not cause any distraction.”*

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

The application states – *“There is already an existing sign including gas prices, the reface of this sign and changing the existing pricer to a reader board will create an improved aesthetic for neighbors and, because the numbers are stationary, it will not be a distraction. Customers will also more readily be able to see prices.”*

**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 DENIAL based on the following findings of fact:

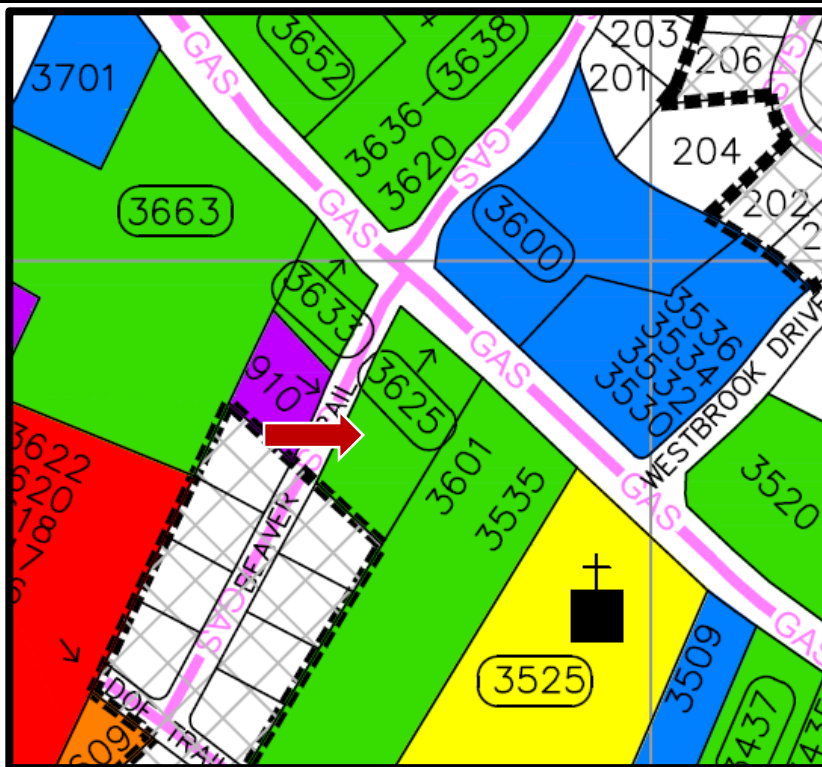
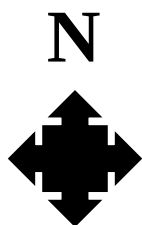
- There are no existing special circumstances resulting in a physical hardship.
- The request is not in harmony with the intent of the City Sign Ordinance and Comprehensive Plan

**Links to Relevant Code:**

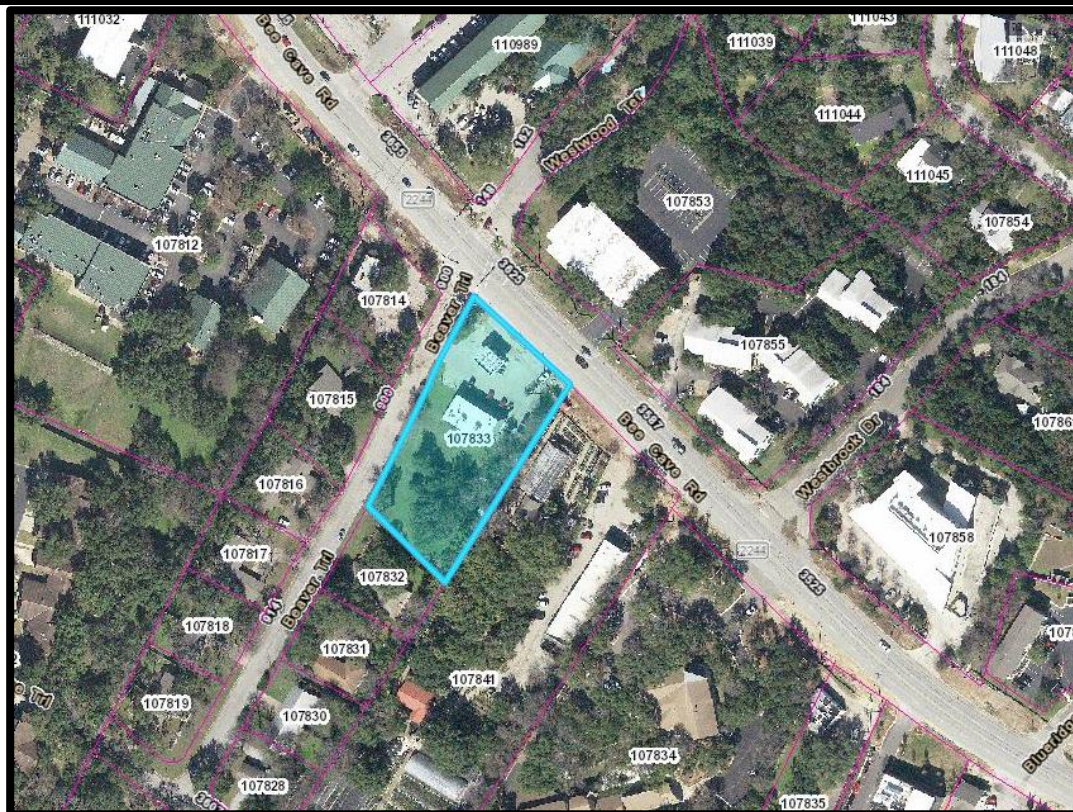
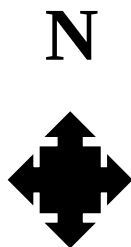
- [Sec. 32.01.016 Schedule of Regulations](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)

## ZONING MAP

|                                              |
|----------------------------------------------|
| <b>R-1 ONE FAMILY RESIDENTIAL</b>            |
| <b>R-2 MULTI-FAMILY RESIDENTIAL</b>          |
| <b>R-3 TRANSITIONAL</b>                      |
| <b>O OFFICE</b>                              |
| <b>B-1 BUSINESS 1</b>                        |
| <b>B-2 BUSINESS 2</b>                        |
| <b>B-3 BUSINESS 3</b>                        |
| <b>GUI GOVERNMENT, UTILITY INSTITUTIONAL</b> |



## AERIAL PHOTO





**SPECIAL POWER OF ATTORNEY FORM**

KNOW ALL PERSONS BY THIS DOCUMENT that I, Yoshihiro Hatsuno  
have made, constituted and appointed Casey Britten  
to be my duly authorized representative in connection with an application dated 4.29.2021,  
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.

Yoshihiro Hatsuno  
Property Owner/Applicant Name

[Signature]  
Property Owner/Applicant Signature

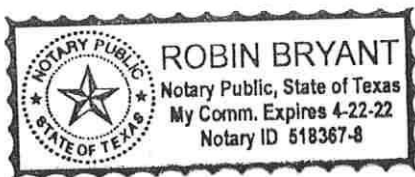
3200 Hackberry Rd. Irving  
Street Address City

TX 75063  
State Zip Code

972-828-7011  
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 14 day of April, 20 21.

Robin Bryant  
Notary Public in and for the State of Texas





# 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: 7-Eleven, Inc Phone: 972-828-7011

Email: \_\_\_\_\_

Address: 3200 Hackberry Road City: Irving State: TX Zip: 75063

Agent\*: Yoshihiro Hattuno <sup>Casey Britten</sup> Phone: 972-828-7543 210-771-5143

Email: Yoshihiro.Hattuno@7-11.com casey@ihangsigns.com

Address: 10803 Gulfdale Dr, Ste 209 City: San Antonio State: TX Zip: 78216

Property Address: 3625 Bee Cave Road City: West Lake Hills State: TX Zip: 78746

### Property Information

Subdivision Name: Sam B. Griffin Subdivision

Block: \_\_\_\_\_ Lot: One TCAD Tax Parcel ID: 2002105079

Current Zoning Classification: B2 (Business 2 District) Total Lot Size (Acres): 1.02 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) Refacing existing monument sign and retrofitting to LED's
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_





## VARIANCE APPLICATION

- 6) \_\_\_\_\_  
7) \_\_\_\_\_  
8) \_\_\_\_\_  
9) \_\_\_\_\_  
10) \_\_\_\_\_

**Brief Description of project/why variances are needed:** Refacing an existing monument sign with new

faces and retrofitting the lighting to LED's. The variance is needed due to Sec. 32.01.016 - Prohibited Signs:  
states LED's and changeable sign faces proposed do not meet standards and changeable electronic variable  
message signs, digital signs and light emitting LED signs are prohibited.

**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.

Failing to use new technology that has become standard for the brand will create a marketing  
disadvantage and cause additional work for our employees sometimes multiple times per day.  
Further, if we do not update and modernize our signage our business will appear antiquated  
compared to competition in the area.

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 will be no impact on flora, this is a face change to an existing sign only.

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

The alternative to updating these faces would be leaving the existing signage which creates  
increased work for employees and a marketing disadvantage for our company.

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

This requested new sign will easily and clearly convey gas prices to customers utilizing technology.



## 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?

This is not a constantly changing message board, the gas prices will remain stationary and not cause any distraction.

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

There is already an existing sign including gas prices, the reface of this sign and changing the existing pricer to a reader board will create an improved aesthetic for neighbors and, because the numbers are stationary, it will not be a distraction. Customers will also more readily be able to see prices.

### 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

Date

April 14, 2021

Printed Name

Yoshihiro Hatsuho



## 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:

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Attention: ZAPCO Commissioner

We are requesting a variance for the 7-Eleven monument sign located at 3625 Bee Cave Road. Our scope of work will involve refacing the existing monument sign with new faces and retrofitting the lighting to LED's.

The variance is due to Sec. 32.01.016 - Prohibited Signs. The LED's and changeable sign faces proposed do not meet standards and changeable electronic variable message signs, digital signs and light emitting LED signs are prohibited.

The new LED's we are installing are not a constantly changing message board. The gas prices will remain stationary and will not cause any distraction. Failure to use this new technology that has become a standard for the brand will create a marketing disadvantage and cause additional work for our employees. Further, if we do not update and modernize our signage, our business will appear antiquated compared to competition in the area. This requested new sign will easily and clearly convey gas prices to customers utilizing technology.

We appreciate your consideration in this matter, please do not hesitate to let us know if you need any additional information.

A handwritten signature in black ink, appearing to read "P. Imbus", with a stylized flourish at the end.

Patti Imbus, Permit Expeditor  
Britten Lift & Installation Services, LLC

LED SET CONFIGURATION

ITEM CONSISTS OF  
FOUR (4) WHITE 8" LED PRICE LINE  
ONE (1) MASTER CONTROLLER  
ONE (1) REMOTE CONTROL

SPECIFIED LED MANUFACTURER  
PWM ELECTRONIC PRICE SIGNS

ITEM 2 - LED PART NUMBER:  
1SEPWM08W1-SSTRK

PARTS COMPONENT LIST

| ITEM | PART NUMBER        | DESCRIPTION                             | QTY |
|------|--------------------|-----------------------------------------|-----|
| 1    | 1SENYLED2PD7248A01 | 71 3/4" x 47 3/4" 2 PRODUCT PRICER      | 2   |
| 2    | 1SEPWM30W1-SSTRK   | 8" 1P WHITE LED PRICER (PWM TRACK LEDS) | 4   |
| 3    |                    |                                         |     |
| 4    |                    |                                         |     |



6135 District Blvd • Maywood, CA 90270  
800.423.4283 • Fax 323.560.7143  
Website: [www.signresource.com](http://www.signresource.com)

REVISION HISTORY:

| REV                     | DATE     | REQUESTED BY | UPDATED BY |
|-------------------------|----------|--------------|------------|
| A                       | 03/18/21 | KH           | AM/RA      |
| REVISION DESCRIPTION    |          |              |            |
| INITIAL DRAWING RELEASE |          |              |            |

PARTS LIST:

| ITEM          | DECORATION                 |
|---------------|----------------------------|
| A             | WHITE                      |
| B             | BLACK                      |
| C             |                            |
| D             |                            |
| E             |                            |
| F             |                            |
| G             |                            |
| MATERIAL LIST |                            |
| 1             | PLASTIC                    |
| 2             | 1 1/2" STRUCTURAL RETAINER |
| 3             |                            |
| 4             |                            |
| 5             |                            |

SECOND SURFACE DECORATION

SCALE: 1:14

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- 1.TOLERANCE ( UNLESS NOTED)  
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16"-1/4"  
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"  
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION  
6' x 4' APPROX.  
FLAT REPL FACE  
W/ ATTACHED RETAINER

|                                                                                                                                                                                                                                                                          |                  |                        |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------|--------------|
| VOLTAGE:                                                                                                                                                                                                                                                                 | CIRCUIT:         | CURRENT:               | DESIGN LOAD: |
| DRAWN BY: RITCHEL                                                                                                                                                                                                                                                        |                  | CHECKED BY: A.MATTHEWS |              |
| CLIENT: 7-ELEVEN                                                                                                                                                                                                                                                         |                  |                        |              |
| LOCATION: 346242 - AUSTIN TX 78102                                                                                                                                                                                                                                       |                  |                        |              |
| QUOTE: 346242                                                                                                                                                                                                                                                            | DATE: 03/18/2021 |                        |              |
| DRAWING/PART #                                                                                                                                                                                                                                                           | REV              | SHEET #                |              |
| SENYLED7248A01-KIT                                                                                                                                                                                                                                                       | A                | 1 OF 3                 |              |
| This document reflects trade secrets and confidential business information, and may not be copied, published, or disseminated in any manner without the prior express written approval of SignResource. All rights reserved, including patent, trademark and copyrights. |                  |                        |              |
| Page 41 of 18                                                                                                                                                                                                                                                            |                  |                        |              |



FRONT VIEW



OPPOSITE FRONT VIEW

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

INFORMATION BAR:  
**THIS IS A KIT PART ORDER**

KIT PART NUMBER  
**SENYLED7248A01-KIT**

PAGE NUMBER  
**1 OF 3**

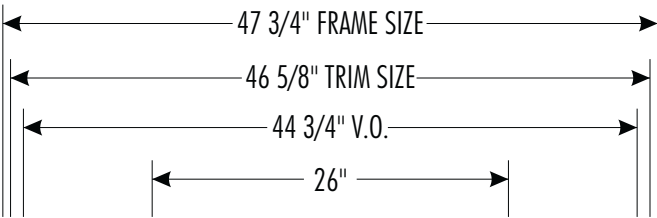
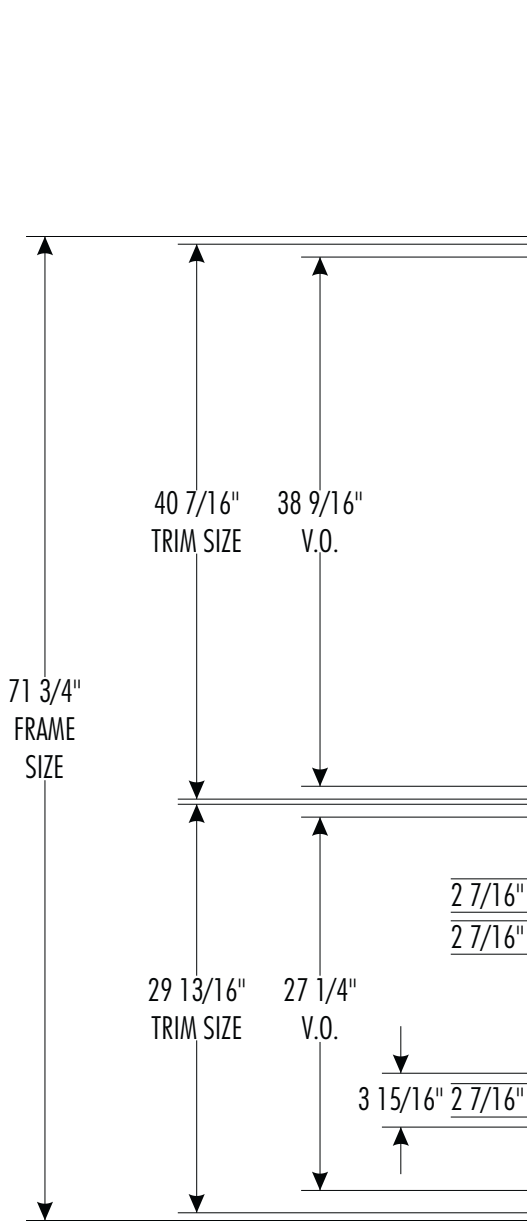
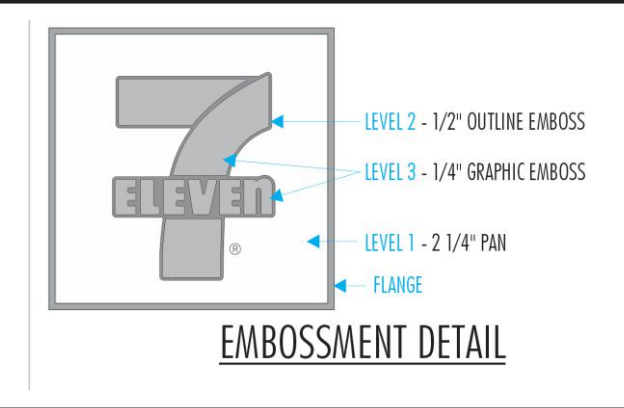
QUOTE:  
**346242**

APPROVAL SIGNATURE  
By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

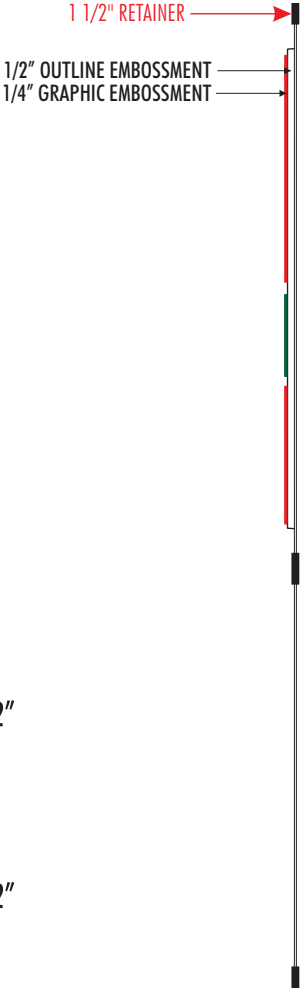


**INSTALLER RESPONSIBLE TO MODIFY CABINET TO HAVE PROPER VENTING IN THE SIGN FOR THE LEDS**

**INSTALLER MUST VENT SIGNS PER LED MANUFACTURER SPECIFICATIONS**



**FRONT VIEW**  
**CABINET SIZE: 72 1/4" x 48 1/4"**



**SIDE VIEW**

**USES PWM WHITE LED'S PART# (2)1SEPWM08W1-SSTRK**

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statutes and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE  
By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

|                                 |                           |                           |               |               |
|---------------------------------|---------------------------|---------------------------|---------------|---------------|
| INFORMATION BAR:                | KIT PART NUMBER           | PART NUMBER               | PAGE NUMBER   | QUOTE NUMBER  |
| <b>THIS IS A KIT PART ORDER</b> | <b>SENYLED7248A01-KIT</b> | <b>1SENYLED2PD7248A01</b> | <b>2 OF 3</b> | <b>346242</b> |

| REVISION HISTORY:       |          |              |            |
|-------------------------|----------|--------------|------------|
| REV                     | DATE     | REQUESTED BY | UPDATED BY |
| A                       | 03/18/21 | KH           | AM/RA      |
| REVISION DESCRIPTION    |          |              |            |
| INITIAL DRAWING RELEASE |          |              |            |

| PARTS LIST:   |                            |
|---------------|----------------------------|
| ITEM          | DECORATION                 |
| A             | WHITE                      |
| B             | BLACK                      |
| C             |                            |
| D             |                            |
| E             |                            |
| F             |                            |
| G             |                            |
| MATERIAL LIST |                            |
| 1             | PLASTIC                    |
| 2             | 1 1/2" STRUCTURAL RETAINER |
| 3             |                            |
| 4             |                            |
| 5             |                            |

**SECOND SURFACE DECORATION**  
**7-11 FIRST SURFACE DECORATION**  
**SCALE: 1:14**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

**GENERAL NOTES**

1. TOLERANCE ( UNLESS NOTED )
  - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
  - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
  - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

| DESCRIPTION                                                                                                                                                                                                                                                             |                  |                |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------|
| <b>6' x 4' APPROX. FLAT REPL FACE W/ ATTACHED RETAINER</b>                                                                                                                                                                                                              |                  |                |              |
| VOLTAGE:                                                                                                                                                                                                                                                                | CIRCUIT:         | CURRENT:       | DESIGN LOAD: |
| DRAWN BY: RITCHEL                                                                                                                                                                                                                                                       |                  |                |              |
| CHECKED BY: A.MATTHEWS                                                                                                                                                                                                                                                  |                  |                |              |
| CLIENT: 7-ELEVEN                                                                                                                                                                                                                                                        |                  |                |              |
| LOCATION: 346242 - AUSTIN TX 78102                                                                                                                                                                                                                                      |                  |                |              |
| QUOTE: 346242                                                                                                                                                                                                                                                           | DATE: 03/18/2021 |                |              |
| DRAWING/PART # 1SENYLED2PD7248A01                                                                                                                                                                                                                                       | REV. A           | SHEET # 2 OF 3 |              |
| This document reflects trade secrets and confidential business information, and may not be copied, published, or disseminated in any manner without the prior express written approval of SignResource. All rights reserved, including patent, trademark and copyright. |                  |                |              |
| Page 42 of 186                                                                                                                                                                                                                                                          |                  |                |              |





**EXISTING**

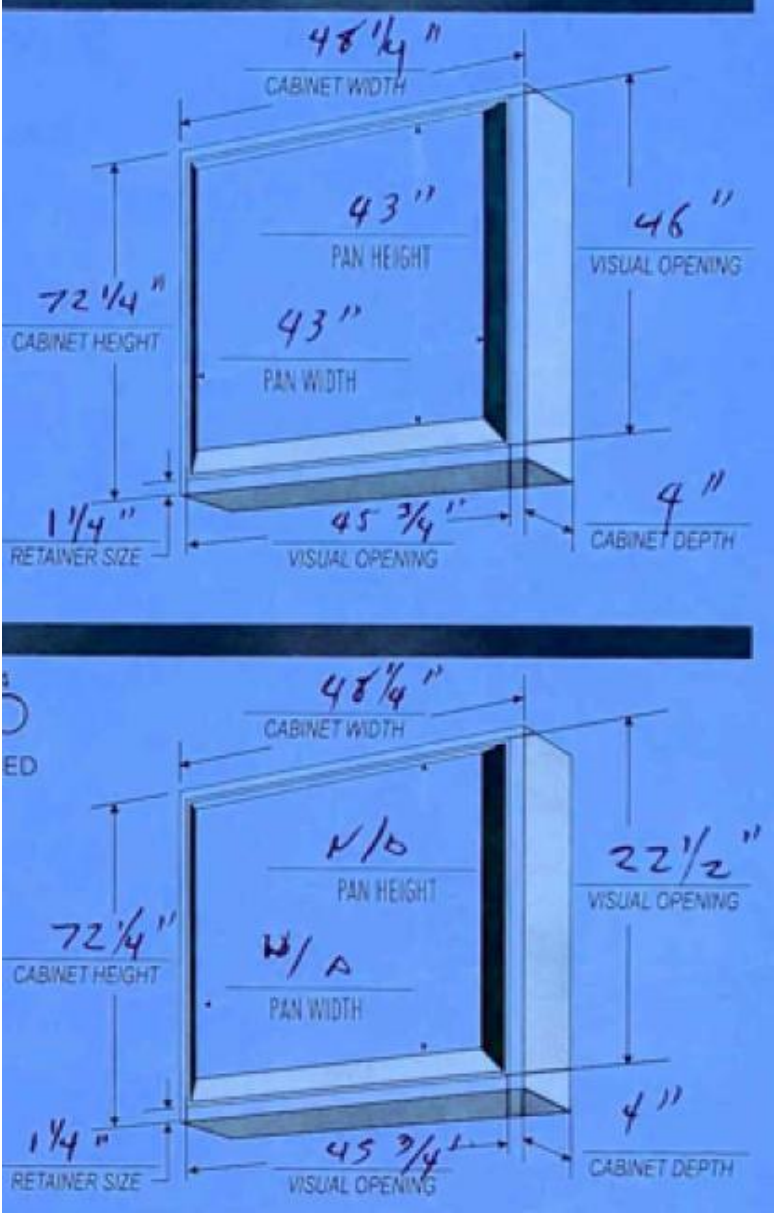
EXISTING FONT 9"

24.20 SQ. FT.



**PROPOSED**

24.20 SQ. FT.



INFORMATION BAR

**THIS IS A KIT PART ORDER**

KIT PART NUMBER

**SENYLED7248A01-KIT**

PART NUMBER

**SURVEY**

PAGE NUMBER

**3 OF 3**

QUOTE:

**346242**

**SITE # 346242**

**SITE ADDRESS:**

**3625 BEE CAVE RD.  
AUSTIN TX 78102**



REGULAR  
UNLEADED

1.89  $\frac{9}{10}$

DIESEL

2.21  $\frac{9}{10}$





**7-Eleven**

|                  |                                   |
|------------------|-----------------------------------|
| REGULAR UNLEADED | 1.89 <sup>9</sup> / <sub>10</sub> |
| DIESEL           | 2.21 <sup>9</sup> / <sub>10</sub> |









REGULAR  
UNLEADED

1.89  $\frac{9}{10}$

DIESEL

2.21  $\frac{9}{10}$







MID SIGN

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY.  
ANY SEPARATE OF OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY  
VERIFY SIZE OF LEDS WITH PRODUCTION GRAPHICS PRIOR TO ORDERING LED MODULES

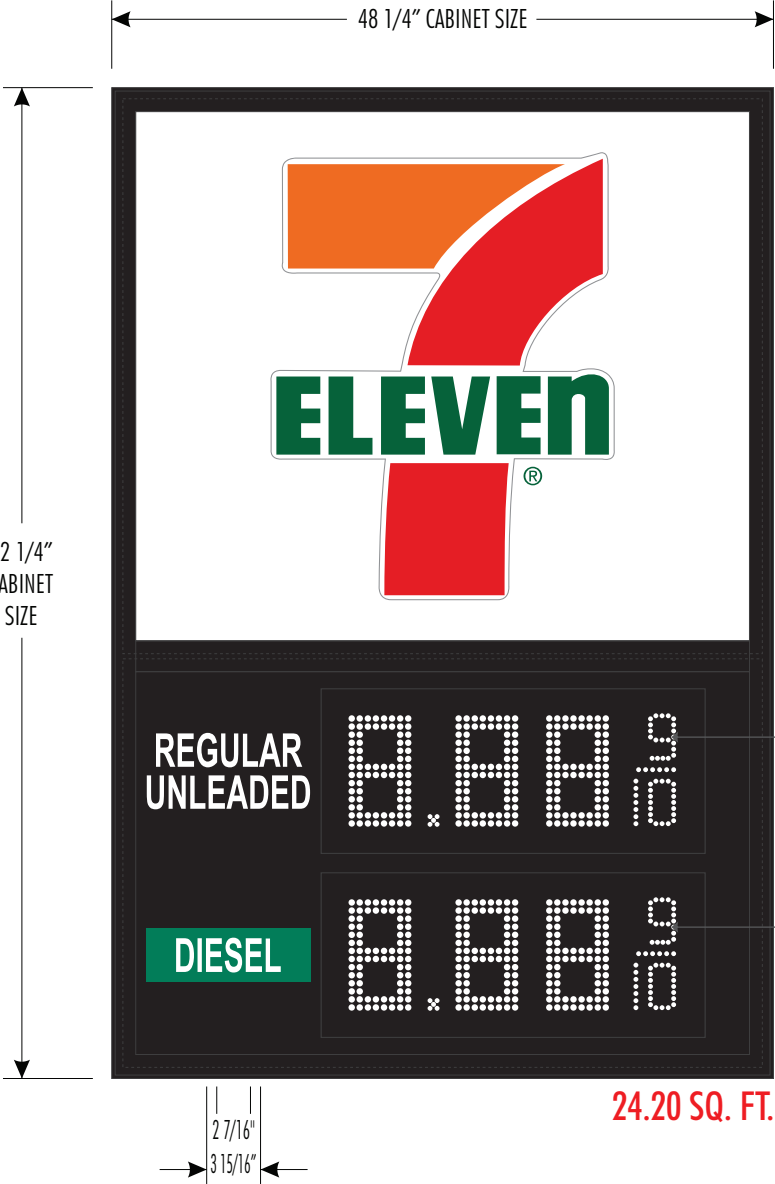


EXISTING    EXISTING FONT 9"    24.20 SQ. FT.



PROPOSED    24.20 SQ. FT.

CLEAN/POWERWASH  
PAINT CABINETS AND POLES IF NEEDED



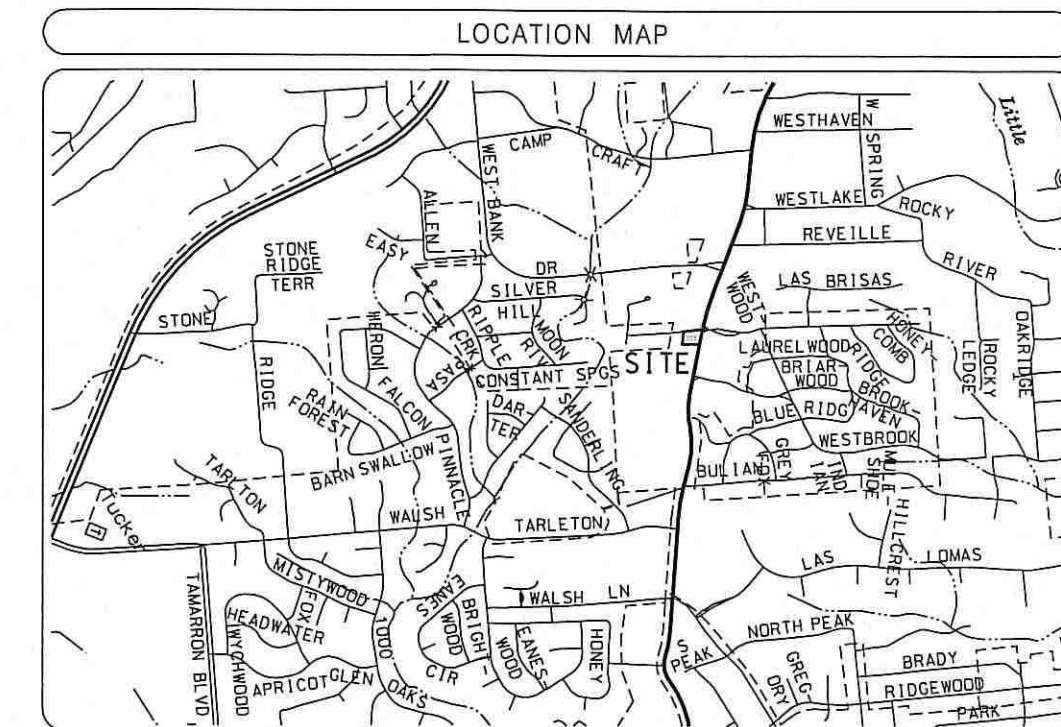
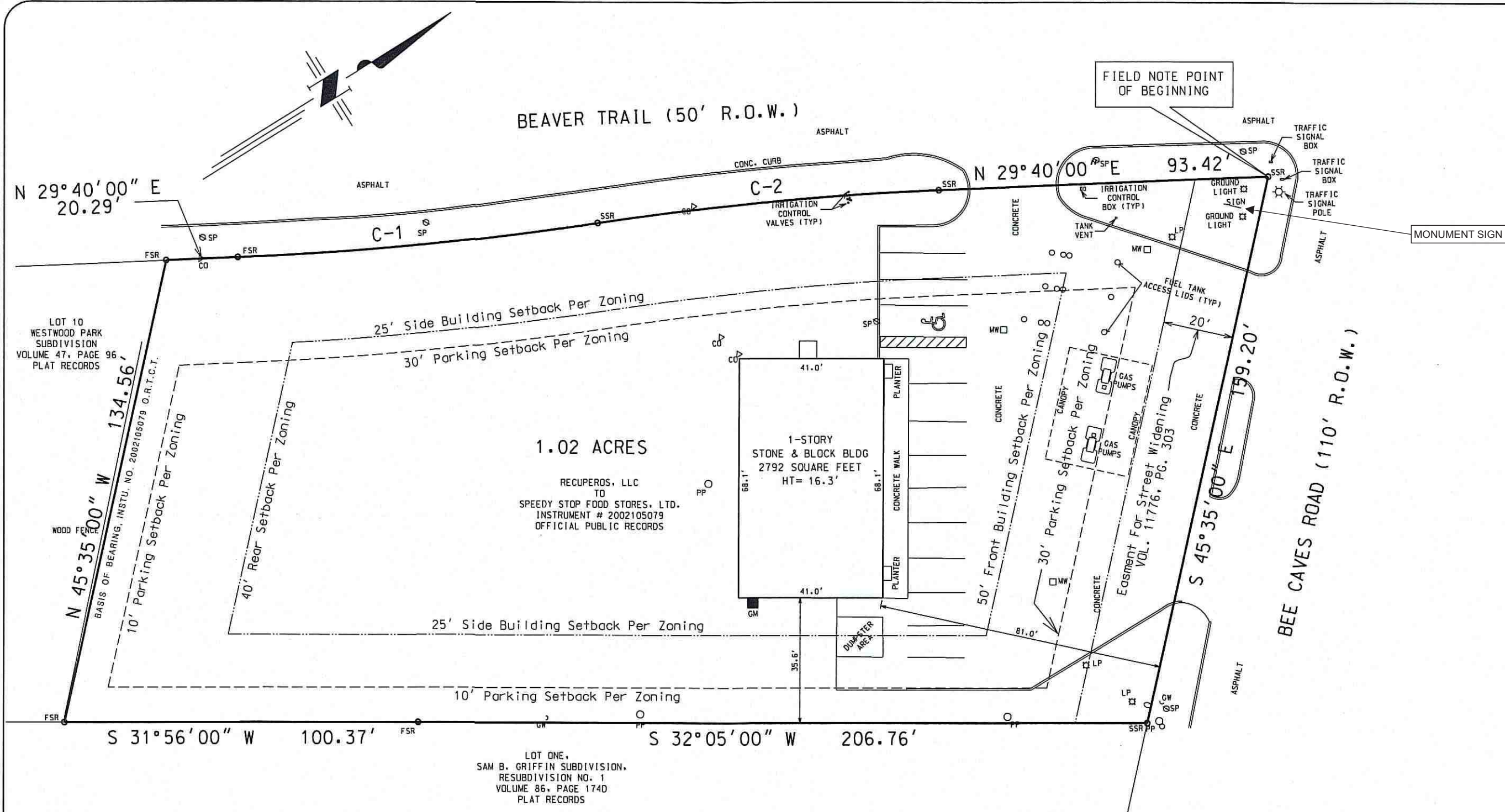
REPLACEMENT FACES

SCALE 1:14

SITE #: 36577

SITE ADDRESS:  
3625 BEE CAVE RD  
AUSTIN TX 78102





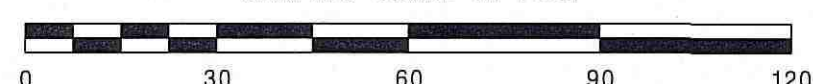
NOTES CORRESPONDING TO SCHEDULE "B"  
B(10)(b). A street widening easement granted to the City of West Lake Hills, as described in Volume 11776, Page 303, of the Real Property Records of Travis County, Texas.

PARKING SPACES: (OBSERVED)  
REGULAR: 13  
HANDICAPPED: 1  
TOTAL: 14

#### LEGEND

- OPP POWER POLE
- LP LIGHT POLE
- TB TELEPHONE BOX
- EM ELECTRIC METER
- AC AIR CONDITIONER
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- MH MANHOLE
- COL COLUMN
- CO CLEANOUT
- B BOLLARD
- H HANDICAP PARKING
- W WOOD FENCE
- CONC CONCRETE
- FSR FOUND 5/8" STEEL REBAR
- IRV IRRIGATION CONTROL VALVE
- SP SIGN POLE
- GM GAS METER
- MW MONITOR WELL
- SSR SET 5/8" STEEL REBAR

GRAPHIC SCALE IN FEET



#### CURVE DATA

C-1 R=933.54' CHORD=N 26°31'00" E, 102.60' L=102.65'  
C-2 R=883.54' CHORD=N 26°31'00" E, 97.10' L=97.15'

#### FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0445H, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

#### GENERAL NOTES

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITH THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- THE SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT OF WAY EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSIST OF TWO OR MORE PARCELS, THESE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.
- THE ABOVE GROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE FIELD INFORMATION OBTAINED.

#### LEGAL DESCRIPTION

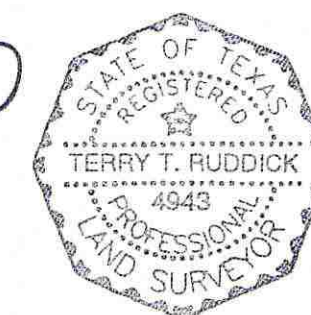
BEING a 1.02 acre tract of land situated in the Wilkenson Sparks Survey, Travis County, Texas and being a portion of that certain tract of land as conveyed to Lamar Beard, as recorded in Volume 1638, Page 480 of the Deed Records of said County, same being a portion of Lots Seven (7) and Eight (8) of Barton Springs Estates, according to the established map and plat of said addition of record in Volume 3, Page 192 of the Plat Records of Travis County, Texas, and further being that same tract of land as conveyed by Recuperos, LLC to Speedy Stop Food Stores, Ltd. according to Instrument # 2002105079 of the Official Public Records of said County.

#### SURVEYOR'S CERTIFICATE

TO: 7-ELEVEN, INC., SPEEDY STOP FOOD STORES, LLC AND STEWART TITLE OF THE COASTAL BEND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (a), 7(b)(1), 7(c), 8, 9, 11(a), 13 and 14 OF TABLE "A" THEREOF.

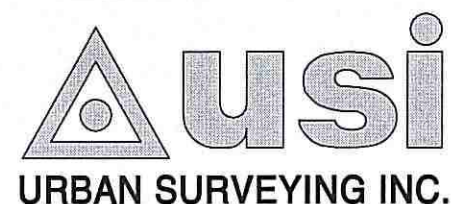
TERRY T. RUDDICK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 4943



FIELD WORK COMPLETED ON 09/05/2012

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT FILE NO. 2121502 WITH AN EFFECTIVE DATE OF AUGUST 23, 2012.

SPEEDY STOP STORE NO. 78, LOCATION 1255  
3625 BEE CAVES, WESTLAKE HILLS, TEXAS 78746



2004 N. COMMERCE ST., VICTORIA, TEXAS 77901  
(361) 578-9837 FAX (361) 576-9924  
104 E. FRENCH ST., CUERO, TEXAS 77954  
(361) 277-9061 FAX (361) 277-9063

## ALTA/ACSM LAND TITLE SURVEY

PROJECT:

CLIENT:

STEWART TITLE COMPANY

DGN BY: W.P.H.  
DATE: 09/06/12  
FILE: S18912

JOB: S18912.00

SHEET 1 OF 1





## 1 TITLE DESCRIPTION

BEING A 1.02 ACRES OF LAND SITUATED IN THE WILKINSON SPARKS SURVEY, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LAMAR BEARD, AS RECORDED IN VOLUME 1638, PAGE 480 OF THE DEED RECORDS OF SAID COUNTY, SAME BEING A PORTION OF LOTS SEVEN (7) AND EIGHT (8) OF BARTON SPRINGS ESTATES, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 192 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT SAME TRACT OF LAND AS CONVEYED BY RECUPEROS, LLC TO SPEEDY STOP FOOD STORES, LTD. ACCORDING TO INSTRUMENT #2002105079 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 1.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BEAVER TRAIL (50' R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF BEE CAVES ROAD (110' R.O.W.);

THENCE, SOUTH 45 DEG. 35' 00" EAST, ALONG SAID BEE CAVES ROAD RIGHT-OF-WAY LINE, A DISTANCE OF 159.20 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE COMMON CORNER OF SAID SPEEDY STOP FOOD STORES TRACT OF LAND AND THAT CERTAIN TRACT OF LAND KNOWN AS LOT ONE (1) OF THE SAM B. GRIFFIN SUBDIVISION, RESUBDIVISION NO. 1, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 86, PAGE 1740 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE, SOUTH 32 DEG. 05' 00" WEST, ALONG THE COMMON LINE OF SAID LOT 1, A DISTANCE OF 206.76 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING AN ANGLE POINT;

THENCE, SOUTH 31 DEG. 56' 00" WEST, ALONG THE COMMON LINE OF SAID LOT 1, A DISTANCE OF 100.37 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID SPEEDY STOP FOOD STORES TRACT OF LAND AND THAT CERTAIN TRACT OF LAND KNOWN AS LOT TEN (10) OF WESTWOOD PARK SUBDIVISION, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 47, PAGE 96 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE, NORTH 45 DEG. 35' 00" WEST, (BASIS OF BEARING) ALONG THE COMMON LINE OF SAID LOT 10, A DISTANCE OF 134.56 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID SPEEDY STOP FOOD STORES TRACT OF LAND AND SAID LOT 10, IN THE AFORESAID EAST RIGHT-OF-WAY LINE OF BEAVER TRAIL;

THENCE, NORTH 29 DEG. 40' 00" EAST, ALONG SAID BEAVER TRAIL RIGHT-OF-WAY LINE, A DISTANCE OF 20.29 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID BEAVER TRAIL RIGHT-OF-WAY LINE WITH SAID CURVE TO THE LEFT, RADIUS = 933.54 FEET, CHORD = N 26 DEG. 31' 00" E, 102.60 FEET, FOR AN ARC LENGTH OF 102.65 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID BEAVER TRAIL RIGHT-OF-WAY LINE WITH SAID CURVE TO THE RIGHT, RADIUS = 883.54 FEET, CHORD = N 26 DEG. 31' 00" EAST, 97.10 FEET, FOR AN ARC LENGTH OF 97.15 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE POINT OF TANGENCY;

THENCE NORTH 29 DEG. 40' 00" EAST, CONTINUING ALONG SAID BEAVER TRAIL RIGHT-OF-WAY LINE, A DISTANCE OF 93.42 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 1.02 ACRE TRACT OF LAND, MORE OR LESS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 16000332298, DATED SEPTEMBER 30, 2016, ISSUED OCTOBER 26, 2016.

## 3 SCHEDULE 'B' ITEMS

### NOTES CORRESPONDING TO SCHEDULE "B":

#### 1. - 9. NOT SURVEY ITEMS

(10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

(10A) NOT A SURVEY ITEM

(10B) A STREET WIDENING EASEMENT GRANTED TO THE CITY OF WEST LAKE HILLS, AS DESCRIBED IN VOLUME 11776, PAGE 303, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, PLOTTED)

## 11 SURVEYOR'S NOTES

1. This survey does not constitute a title search by Boundary Boys, LLC. To determine ownership or easements of record, rights of way or title of record, Boundary Boys, LLC relied upon Stewart Title Guaranty Company's, Commitment No. 16000332298, effective September 30, 2016, issued October 20, 2016.

2. This ALTA/NSPS Land Title Survey, and the information herein, may not be used for any additional or extended purposes beyond that for which it was intended and may not be used by any parties other than those to which it is certified.

3. No observable evidence of earth moving work, building construction or building additions within recent months.

4. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.

5. Property has direct access to Bee Cave Road and Beaver Trail, both public rights-of-way.

6. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

7. Notice: According to Texas law, no legal action based upon any defect in this survey may be commenced more than ten years from the date of the certificate shown hereon.

8. The land shown depicts the same property as is insured on Stewart Title Guaranty Company's, Commitment No. 16000332298, effective September 30, 2016, issued October 20, 2016.

9. This Survey Substantially Complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 2 Survey.

## 9 LEGEND

|          |                                      |      |                        |
|----------|--------------------------------------|------|------------------------|
| □        | STORM DRAIN GRATE                    | —X—  | FENCE                  |
| ⊙        | SEWER MANHOLE                        | —    | SIGN                   |
| ☆        | LIGHT POLE                           | ⊞    | TELEPHONE PEDESTAL     |
| ⚡        | FIRE HYDRANT                         | ELEC | ELECTRICAL BOX         |
| WV       | WATER VALVE                          | ⊞    | WATER MANHOLE          |
| ⊞        | STORM DRAIN MANHOLE                  | ⊞    | UNKNOWN MANHOLE        |
| •        | BOLLARD                              | ⊞    | ELECTRIC PEDESTAL      |
| (M)      | MEASURED                             | TLVT | TELEPHONE VAULT        |
| (P)      | PLATTED                              | WM   | WATER METER            |
| (U.N.O.) | UNLESS NOTED OTHERWISE               | R    | RISER                  |
| ●        | FOUND MONUMENT AS DESCRIBED (U.N.O.) | ⊞    | CLEANOUT               |
| CONCRETE |                                      | EVL  | ELECTRICAL VAULT       |
| ⊞        | HANDICAPPED PARKING                  | GM   | GAS METER              |
| ⊞        | ELECTRIC POLE                        | HT   | HEIGHT TAKEN           |
| ⊞        | GUY WIRE ANCHOR                      | —DH— | OVERHEAD ELECTRIC LINE |
|          |                                      | —PL— | PROPERTY LINE          |

## 8 ZONING INFORMATION

SITE RESTRICTION:  
ZONE - B-2 (Business 2 District)

SETBACKS  
FRONT - 50'  
SIDE - 25' each side, 50' total  
REAR - 40'

HEIGHT - 30'  
Max Floor Area: 20,000 Sq. Ft.  
Parking Requirements: 1 space for each 200 square feet of floor area --- 14 spaces

All site restrictions were obtained per the Commercial Due Diligence Services Zoning Compliance Report, Store #36577, dated December 2, 2016.

## 10 BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THAT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, STATE OF TEXAS, DESCRIBED IN THE WARRANTY DEED RECORDED IN DOCUMENT NO. 2002105079, RECORDS OF TRAVIS COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREON AND HAVING A GPS DERIVED VRS NAD 83 BEARING OF N45°53'44"W.

## 2 TITLE INFORMATION

The Title Description and Schedule B Items hereon are from Stewart Title Guaranty Company's, Commitment No. 16000332298, effective September 30, 2016, issued October 20, 2016.

## 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

## 13 LAND AREA

44,254 Square Feet or  
±1.016 Acres

## 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48453C04453, which bears an effective date of January 6, 2016, and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Zone "X" denotes areas outside the 500 year flood plain.

## 15 BUILDING HEIGHT

Bldg1: Height 19.0' or 1 Story

## 14 BUILDING AREA

Bldg 1: 2,748 square feet

## 12 PARKING INFORMATION

13 Striped Standard Spaces  
1 Striped Handicap Spaces  
14 Total Striped Parking Spaces

### Approved CDS Surveyor

Survey and Plat by:

**David C. Holmes**

Professional Land Surveyor  
Certificate of Authorization Number RPLS 6595  
Boundary Boys, LLC  
P.O. Box 2441  
Harker Heights, TX 76548  
Telephone: 303-709-7899  
d.holmes@boundaryboys.com

### Key to CDS ALTA Survey

1 TITLE DESCRIPTION

2 TITLE INFORMATION

3 SCHEDULE 'B' ITEMS

4 SURVEYOR CERTIFICATION

5 FLOOD INFORMATION

6 CEMETERY

7 POSSIBLE ENCROACHMENTS

8 ZONING INFORMATION

9 LEGEND

10 BASIS OF BEARING

11 SURVEYOR'S NOTES

12 PARKING INFORMATION

13 LAND AREA

14 BUILDING AREA

15 BUILDING HEIGHT

16 VICINITY MAP

17 NORTH ARROW / SCALE

18 CLIENT INFORMATION BOX

19 SURVEY DRAWING

20 PROJECT ADDRESS

## 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)"

This Survey Coordinated By:



3550 W. Robinson Street, Third Floor  
Norman, OK 73072  
Office: 405.253.2444

Toll Free: 888.457.7878

|                              |                |
|------------------------------|----------------|
| Drawn By:<br>JP              | Date: 11-15-16 |
| Surveyor<br>Ref.No: 1CDD0364 | Revision: #1   |
| Aprvd By:<br>DCH             | Date: 12-8-16  |
| Field Date:<br>11-2-16       | Revision: #2   |
| Scale:<br>1" = 30'           | Date: 12-13-16 |
|                              | Revision: #3   |
|                              | Date:          |
|                              | Revision:      |

Prepared For:

Store #36577

## 20 PROJECT ADDRESS

3625 Bee Cave Road,  
Austin, TX

Project Name:

SLB - 7 - ELEVEN

CDS Project Number

16-08-0453:109

## 4 SURVEYOR CERTIFICATION

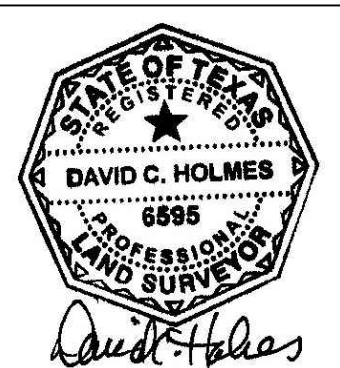
To: Eleven, Inc., a Texas corporation; MDC COAST 6, LLC, a Delaware limited liability company; Stewart Title Guaranty Company, and Commercial Due Diligence Services.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1 (Except in states that require record monument plotting), 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 20, and 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A").

The field work was completed on November 2, 2016.

Date of Plat or Map: November 14, 2016

David C. Holmes, Professional Licensed Surveyor  
RPLS 6595 (TX), Firm No. 10194189  
Boundary Boys, LLC  
P.O. Box 2441  
Harker Heights, TX 76548  
Telephone: 303-709-7899

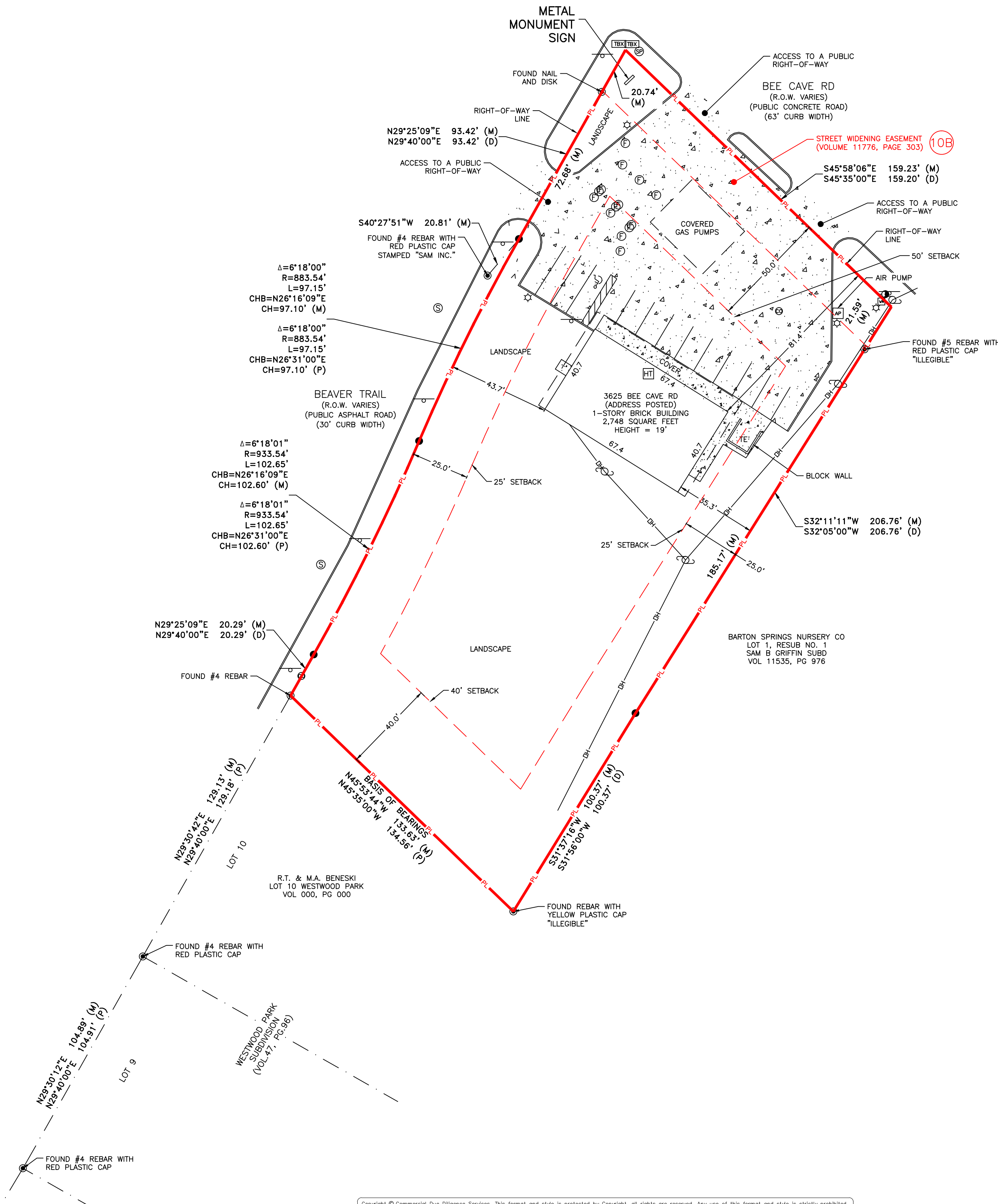




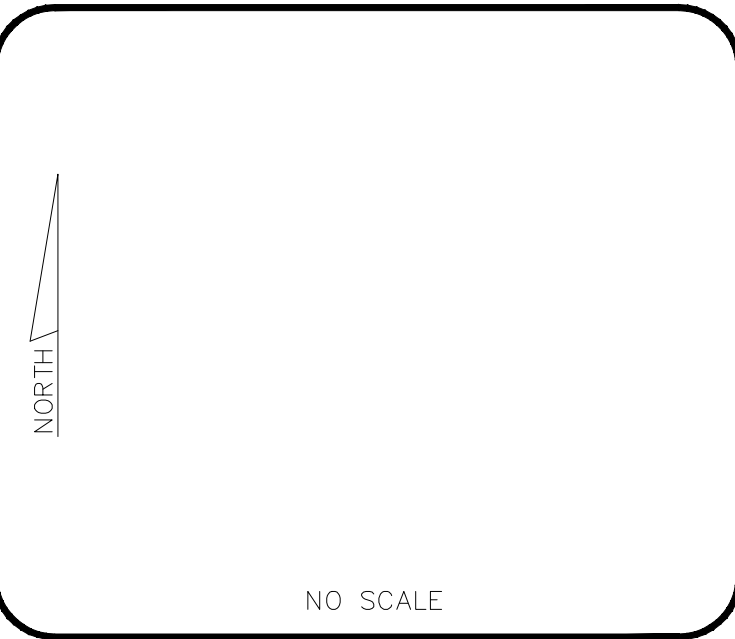


# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND IN THE WILKENSON SPARKS SURVEY, VOLUME 1638, PAGE 480,  
COUNTY OF TRAVIS, STATE OF TEXAS



## 16 VICINITY MAP



VICINITY MAP

Approved CDS Surveyor

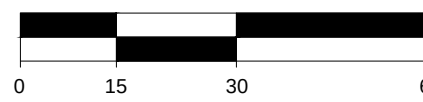
Survey and Plot by:

David C. Holmes

Professional Land Surveyor  
Certificate of Authorization Number RPLS 6595  
Boundary Boys, LLC  
PO Box 2441  
Harker Heights, TX 76548  
Telephone: 303-709-7899  
d.holmes@boundaryboys.com

SCALE : 1" = 30'

## 17 NORTH ARROW / SCALE



## 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard  
Detail Requirements for ALTA/NSPS Land Title Surveys  
(Effective February 23, 2016)

This Work Coordinated By:



3550 W. Robinson Street, Third Floor  
Norman, OK 73072  
Office: 405.253.2444

Toll Free: 888.457.7878

|                              |                                |
|------------------------------|--------------------------------|
| Drawn By:<br>JP              | Date: 11-15-16<br>Revision: #1 |
| Surveyor<br>Ref.No: 1CDD0364 | Date: 12-8-16<br>Revision: #2  |
| Aprvd By:<br>DCH             | Date: 12-13-16<br>Revision: #3 |
| Field Date:<br>11-2-16       | Date:                          |
| Scale:<br>1"=30'             | Revision:                      |

Prepared For:

Store #36577

## 20 PROJECT ADDRESS

3625 Bee Cave Road,  
Austin, TX

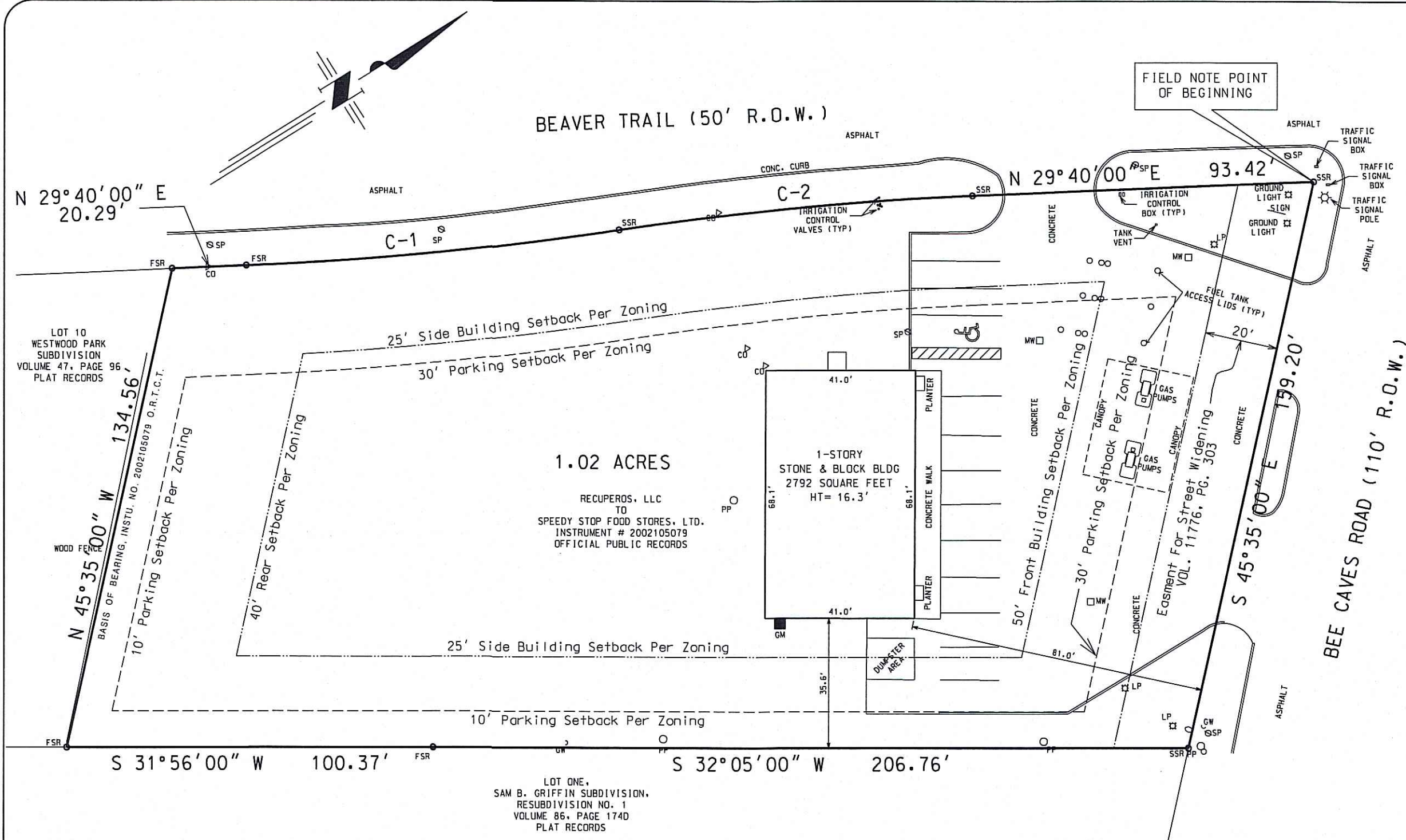
Project Name:  
SLB - 7 - ELEVEN

CDS Project Number  
16-08-0453:109

Sheet 2 of 2

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PARKING SPACES: (OBSERVED)  
REGULAR: 13  
HANDICAPPED: 1  
TOTAL: 14

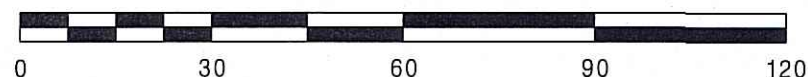
#### CURVE DATA

C-1 R=933.54' CHORD=N 26°31'00" E, 102.60' L=102.65'  
C-2 R=883.54' CHORD=N 26°31'00" E, 97.10' L=97.15'

#### LEGEND

OPP POWER POLE  
LP LIGHT POLE  
TB TELEPHONE BOX  
EM ELECTRIC METER  
AC AIR CONDITIONER  
WM WATER METER  
FH FIRE HYDRANT  
WV WATER VALVE  
MH MANHOLE  
COL COLUMN  
CO CLEANOUT  
B BOLLARD  
B HANDICAP PARKING  
W WOOD FENCE  
CONC CONCRETE  
FSR FOUND 5/8" STEEL REBAR  
IRV IRRIGATION CONTROL VALVE  
SP SIGN POLE  
GM GAS METER  
MW MONITOR WELL  
SSR SET 5/8" STEEL REBAR

GRAPHIC SCALE IN FEET

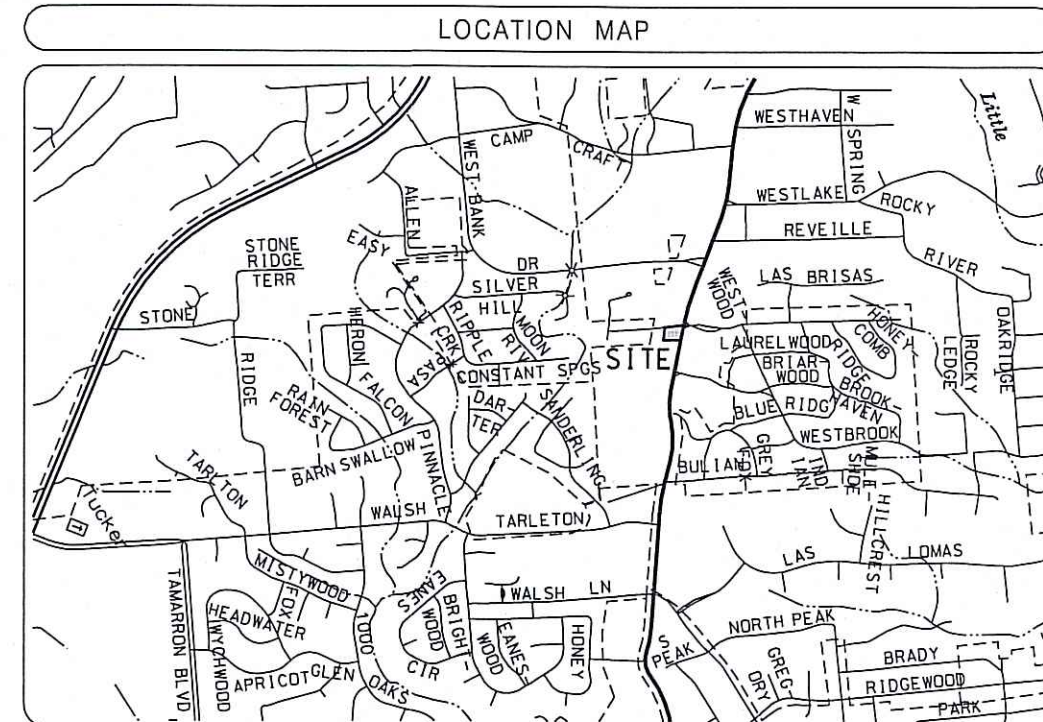


#### FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0445H, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

#### GENERAL NOTES

1. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITH THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
2. THE SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
3. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
4. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
5. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT OF WAY EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
6. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSIST OF TWO OR MORE PARCELS, THESE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
7. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.
8. THE ABOVE GROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE FIELD INFORMATION OBTAINED.



#### NOTES CORRESPONDING TO SCHEDULE "B"

B(10)(b). A street widening easement granted to the City of West Lake Hills, as described in Volume 11776, Page 303, of the Real Property Records of Travis County, Texas.

#### LEGAL DESCRIPTION

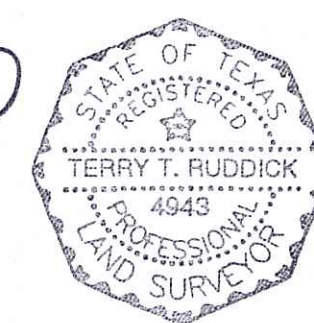
BEING a 1.02 acre tract of land situated in the Wilkenson Sparks Survey, Travis County, Texas and being a portion of that certain tract of land as conveyed to Lamar Beard, as recorded in Volume 1638, Page 480 of the Deed Records of said County, same being a portion of Lots Seven (7) and Eight (8) of Barton Springs Estates, according to the established map and plat of said addition of record in Volume 3, Page 192 of the Plat Records of Travis County, Texas, and further being that same tract of land as conveyed by Recuperos, LLC to Speedy Stop Food Stores, Ltd. according to Instrument # 2002105079 of the Official Public Records of said County.

#### SURVEYOR'S CERTIFICATE

TO: 7-ELEVEN, INC., SPEEDY STOP FOOD STORES, LLC AND STEWART TITLE OF THE COASTAL BEND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (a), 7(b)(1), 7(c), 8, 9, 11(a), 13 and 14 OF TABLE "A" THEREOF.

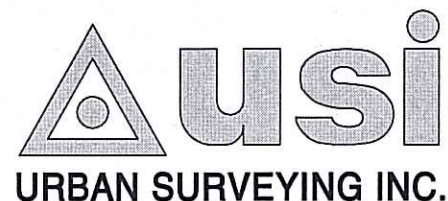
TERRY T. RUDDICK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 4943



FIELD WORK COMPLETED ON 09/05/2012

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT FILE NO. 2121502 WITH AN EFFECTIVE DATE OF AUGUST 23, 2012.

SPEEDY STOP STORE NO. 78, LOCATION 1255  
3625 BEE CAVES, WESTLAKE HILLS, TEXAS 78746



2004 N. COMMERCE ST., VICTORIA, TEXAS 77901  
(361) 578-9837 FAX (361) 576-9924  
104 E. FRENCH ST., CUERO, TEXAS 77954  
(361) 277-9061 FAX (361) 277-9063

## ALTA/ACSM LAND TITLE SURVEY

PROJECT:

CLIENT:

STEWART TITLE COMPANY

DGN BY: W.P.H.  
DATE: 09/06/12  
FILE: S18912

JOB: S18912.00

SHEET 1 OF 1





## **SIGN VARIANCE STAFF REPORT**

**June 16, 2021**

**Project Address:** 4100 Westbank Drive

**Project Number:** 16591

Land Use: 4100 Westbank Drive: Discussion/recommendation on an application for a variance request to Allow a sign to exceed allowable square footage to 59.5 sq. ft. (West Lake Hills Code Sec. 32.03.009(2)). Jeremy Trimble agent for Westlake Hills High School Robotics Center

**Applicant Information:** Jeremy Trimble agent for Westlake Hills High School Robotics Center

### **Hearing Dates:**

|               |              |
|---------------|--------------|
| June 16, 2021 | ZAPCO        |
| June 23, 2021 | City Council |

**Location:** The subject property is the West Lake Hills High School property.

### **Zoning & Site Characteristics:**

The subject property is zoned One Family Residential R1.

The site is surrounded by single-family residential lots.

### **Background & Analysis:**

The applicant is requesting to allow a wall mounted sign to exceed allowable square footage to 59.5 sq. ft. Section 32.03.009(2) – Projecting, wall and commercial hanging signs. The City Sign ordinance allow a maximum square footage for “projecting” and “wall” signs not to exceed twelve (12 sf) square 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 – *“Since the building will be utilized often for after-school events, building identification and wayfinding to the building will be critical for potential visitors to the building. Without explicit identification of the building that is clearly visible from a distance, there is concern that parents and visitors from the community will become disoriented and could wander astray while trying to locate the building – i.e., parents and visitors will experience uncertainty and unnecessary hardship in trying to locate the building.”*

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

The application states – *“The proposed signage would be mounted directly to the building structure, adjacent to a drive that is located internally within the school campus, distant from any city/neighborhood road. Since the proposed signage is not an independent free-standing structure on the site, natural terrain and existing flora would not be affected (other than disturbance caused by the actual building footprint) if a variance were granted.”*

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

The application states – *“There two other alternatives; adhere to the signage size restrictions, which would result in signage so small as to be insignificant and essentially pointless; or delete the provision of signage altogether. Both of these options would not address the important need for explicit building identification and wayfinding.”*

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

The application states – *“Explicit building identification and wayfinding to the building are critical for the potential occupants. Clear, easily visible signage is an important information system that would help guide and navigate students, staff, visitors, parents, and members of the community to this specific building destination. Wayfinding is particularly relevant within a complex built environment such as the existing high school campus.”*

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

The application states – *“Presuming the intent of the Ordinance is to avert the introduction of any obtrusive man-made feature that would corrupt the natural beauty of the surrounding contextual environment, please know that the proposed signage would be an internal feature exclusive to the*

*school campus grounds, essentially inconspicuous and imperceptible to the surrounding city and neighborhood areas outside of the campus.”*

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

*The application states – “The proposed signage would be mounted to a building and tucked away internally within the school campus, distant from any city/neighborhood road or thoroughfare. As perceived from the scale of the entire campus, the proposed signage would be achromatic and blend in amongst the existing campus features and structures, unnoticeable to the surrounding neighboring properties.”*

**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: DENIAL based on the following findings of fact:

- There are no special circumstances resulting in a physical hardship.
- The proposed scale of the sign is not in harmony with the intent of the City Zoning Ordinance and Comprehensive Plan.
- The sign could be designed to meet the standards of the City Sign Code and properly provide building identification and direction.

**Links to Relevant Code:**

- [Sec. 32.03.009\(2\) Sign Ordinance Regulations](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)



## ZONING MAP

R-1 ONE FAMILY RESIDENTIAL

R-2 MULTI-FAMILY RESIDENTIAL

R-3 TRANSITIONAL

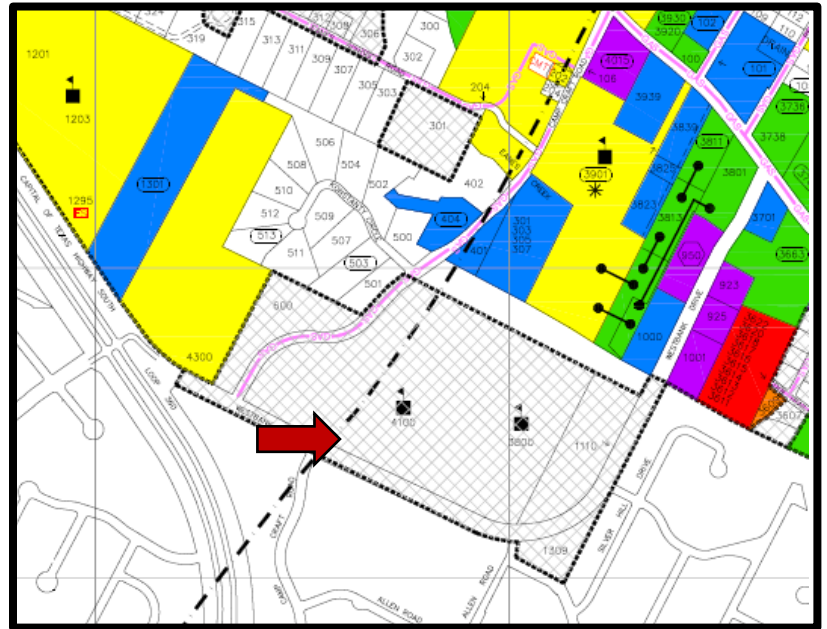
O OFFICE

B-1 BUSINESS 1

B-2 BUSINESS 2

B-3 BUSINESS 3

GUI GOVERNMENT, UTILITY INSITUTIONAL



## 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](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto: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:** \_\_\_\_\_ Eanes ISD \_\_\_\_\_ Phone: \_\_\_\_\_ (512) 731-9280 \_\_\_\_\_

Email: \_\_\_\_\_ jtrimble@eanesisd.net \_\_\_\_\_

Address: \_\_\_\_\_ 4100 Westbank Drive \_\_\_\_\_ City: \_\_\_\_\_ Austin \_\_\_\_\_ State: \_\_\_\_\_ TX \_\_\_\_\_ Zip: \_\_\_\_\_ 78746 \_\_\_\_\_

**Agent\*:** \_\_\_\_\_ Jeremy Trimble \_\_\_\_\_ Phone: \_\_\_\_\_ (512) 732-9000 \_\_\_\_\_

Email: \_\_\_\_\_ jtrimble@eanesisd.net \_\_\_\_\_

Address: \_\_\_\_\_ 601 Camp Craft Road \_\_\_\_\_ City: \_\_\_\_\_ Austin \_\_\_\_\_ State: \_\_\_\_\_ TX \_\_\_\_\_ Zip: \_\_\_\_\_ 78746 \_\_\_\_\_

Property Address: \_\_\_\_\_ 4100 Westbank Drive \_\_\_\_\_ City: \_\_\_\_\_ Austin \_\_\_\_\_ State: \_\_\_\_\_ TX \_\_\_\_\_ Zip: \_\_\_\_\_ 78746 \_\_\_\_\_

#### Property Information

Subdivision Name: \_\_\_\_\_ West Lake Hills \_\_\_\_\_

Block: \_\_\_\_\_ 37.137 Acres \_\_\_\_\_ Lot: \_\_\_\_\_ Street L.P. Sundberg Survey 71 \_\_\_\_\_ TCAD Tax Parcel ID: \_\_\_\_\_ City Abstract 723 \_\_\_\_\_

Current Zoning Classification: \_\_\_\_\_ Public Educational Facility/Property located within City of West Lake Hills ETJ \_\_\_\_\_

Total Lot Size (Acres): \_\_\_\_\_ 37.137 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 Permit Variance: Allow size increase for exterior building identification signage (1 line of letters).





## VARIANCE APPLICATION

**Brief Description of project/why variances are needed:** The project consists of construction of a new Robotics Building and associated Building Identification Signage for an existing High School campus. The building will be utilized by students, staff, and the community, both during & outside of normal school hours, particularly for parent/community events and district sanctioned competitive events. For wayfinding purposes, it's important that identification of the building (i.e., signage) be explicit and easily visible from a distance, particularly given the complex site layout of the existing high school campus. A variance is required because compliance with the current size restrictions would result in signage so small as to be imperceptible from even a short distance; thus, defeating the entire purpose for the signage.

**Variance Questionnaire** *(Applicant must demonstrate a hardship for variance request. The ZAPCO V 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.

Since the building will be utilized often for after-school events, building identification and wayfinding to the building will be critical for potential visitors to the building. Without explicit identification of the building that is clearly visible from a distance, there is concern that parents and visitors from the community will become disoriented and could wander astray while trying to locate the building – i.e., parents and visitors will experience uncertainty and unnecessary hardship in trying to locate the building.

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 signage would be mounted directly to the building structure, adjacent to a drive that is located internally within the school campus, distant from any city/neighborhood road. Since the proposed signage is not an independent free-standing structure on the site, natural terrain and existing flora would not be affected (other than disturbance caused by the actual building footprint) if a variance were granted.

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

There two other alternatives; adhere to the signage size restrictions, which would result in signage so small as to be insignificant and essentially pointless; or delete the provision of signage altogether. Both of these options would not address the important need for explicit building identification and wayfinding.

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

Explicit building identification and wayfinding to the building are critical for the potential occupants. Clear, easily visible signage is an important information system that would help guide and navigate students, staff, visitors, parents, and members of the community to this specific building destination. Wayfinding is particularly relevant within a complex built environment such as the existing high school campus.



## 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?

Presuming the intent of the Ordinance is to avert the introduction of any obtrusive man-made feature that would corrupt the natural beauty of the surrounding contextual environment, please know that the proposed signage would be an internal feature exclusive to the school campus grounds, essentially inconspicuous and imperceptible to the surrounding city and neighborhood areas outside of the campus.

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 proposed signage would be mounted to a building and tucked away internally within the school campus, distant from any city/neighborhood road or thoroughfare. As perceived from the scale of the entire campus, the proposed signage would be achromatic and blend in amongst the existing campus features and structures, unnoticeable to the surrounding neighboring properties.

### 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).*

Jeremy Trimble  
Signature

4/5/2021

Date

Jeremy Trimble, COO  
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: \_\_\_\_\_

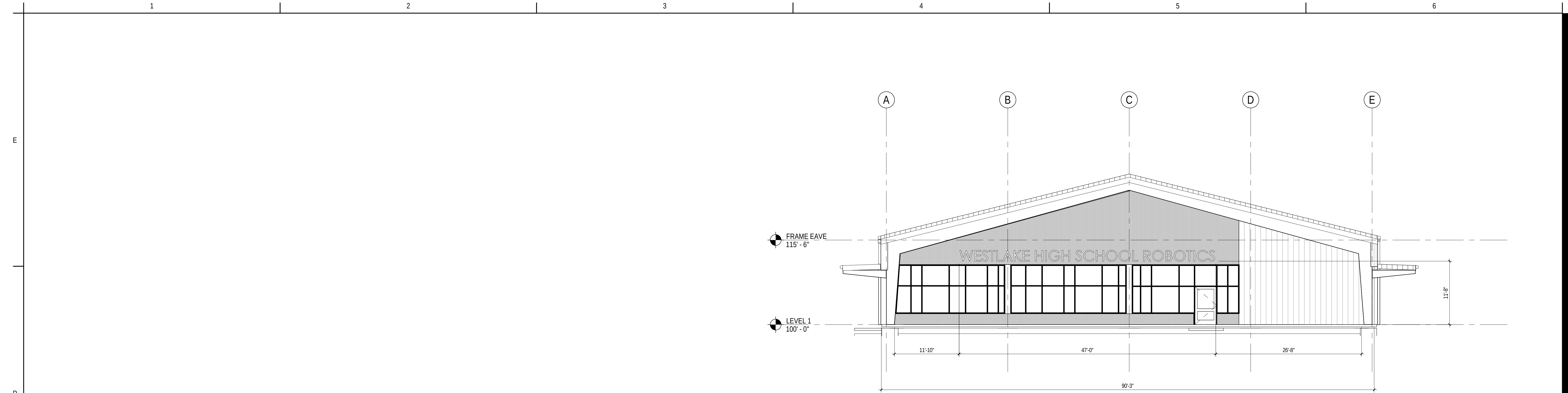
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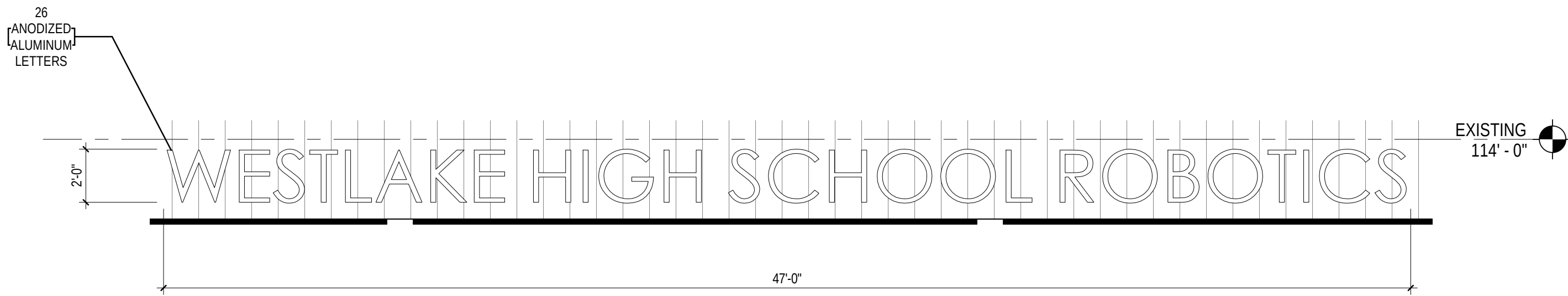
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2 SOUTH ELEVATION  
R.A303 1/8" = 1'-0"



1 Signage Elevation- Callout  
R.A303 1/4" = 1'-0"



STANTEC ARCHITECTURE INC.  
3001 Bee Caves Road  
Suite 300  
Austin, TX 78746-5590  
Tel: (512) 867-6000 • www.stantec.com

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Consultant

Notes

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Revision By Appd YYYY.MM.DD

|                                   |              |                |               |
|-----------------------------------|--------------|----------------|---------------|
| FOR BIDDING, PERMIT, CONSTRUCTION |              |                | 2020.04.02    |
| Issued                            | By           | Appd           | YYYY.MM.DD    |
| File Name: N/A                    | Author: Dwn. | Designer: Dgn. | Checker: Ckd. |
|                                   |              |                | 07/27/20      |
|                                   |              |                | YYYY.MM.DD    |

Permit/Seal

Client/Project Logo

Client/Project  
Eanes ISD

Westlake HS Robotics Addition

4100 Westbank Dr  
Austin Texas 78746

Title  
Signage Elevation

|                          |                       |
|--------------------------|-----------------------|
| Project No.<br>214000736 | Scale<br>As indicated |
| Revision                 | Drawing No.           |

R.A303





WESTLAKE HIGH SCHOOL ROBOTICS



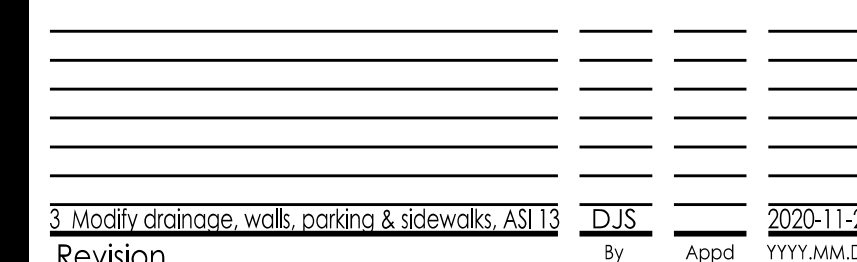




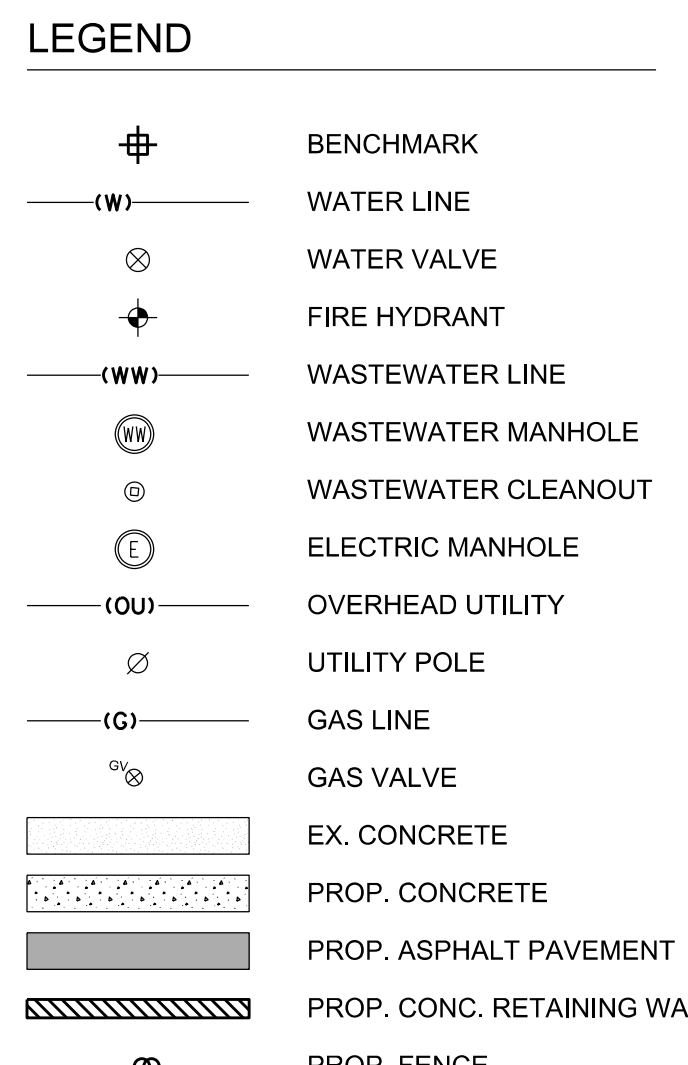
WESTLAKE HIGH SCHOOL ROBOTICS



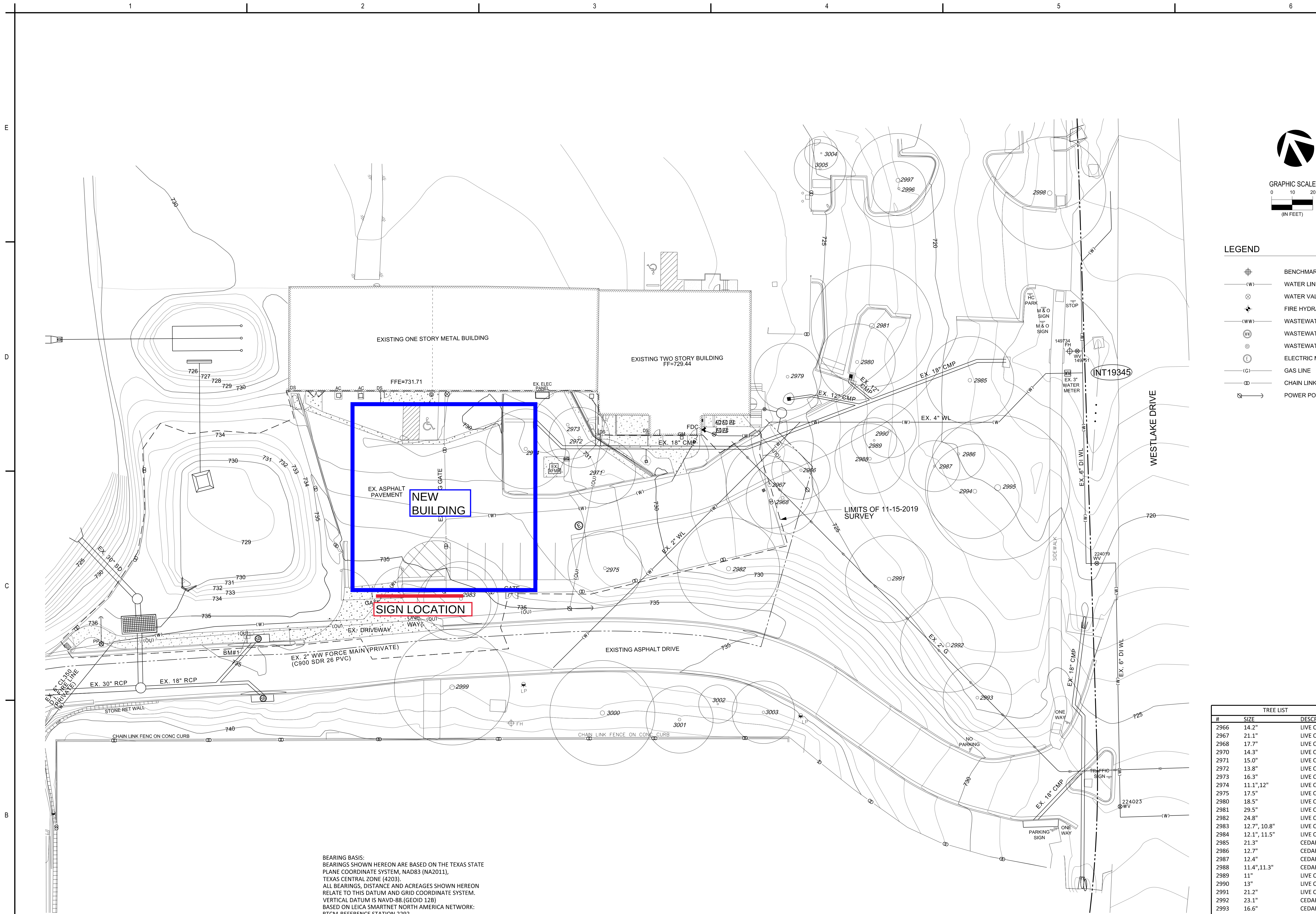


Permit/SealWestlake HS Robotics  
Addition

|                          |                           |
|--------------------------|---------------------------|
| Project No.<br>214000736 | Scale<br>As indicated     |
| Revision<br>1            | Drawing No.<br><b>RC8</b> |







- LEGEND
- BENCHMARK
  - WATER LINE
  - WATER VALVE
  - FIRE HYDRANT
  - WASTEWATER LINE
  - WASTEWATER MANHOLE
  - WASTEWATER CLEANOUT
  - ELECTRIC MANHOLE
  - GAS LINE
  - CHAIN LINK FENCE
  - POWER POLE & GUY

| TREE LIST |                   |             |
|-----------|-------------------|-------------|
| #         | SIZE              | DESCRIPTION |
| 2966      | 14.2"             | LIVE OAK    |
| 2967      | 21.1"             | LIVE OAK    |
| 2968      | 17.7"             | LIVE OAK    |
| 2970      | 14.3"             | LIVE OAK    |
| 2971      | 15.0"             | LIVE OAK    |
| 2972      | 13.8"             | LIVE OAK    |
| 2973      | 16.3"             | LIVE OAK    |
| 2974      | 11.1",12"         | LIVE OAK    |
| 2975      | 17.5"             | LIVE OAK    |
| 2980      | 18.5"             | LIVE OAK    |
| 2981      | 29.5"             | LIVE OAK    |
| 2982      | 24.8"             | LIVE OAK    |
| 2983      | 12.7", 10.8"      | LIVE OAK    |
| 2984      | 12.1", 11.5"      | LIVE OAK    |
| 2985      | 21.3"             | CEDAR ELM   |
| 2986      | 12.7"             | CEDAR ELM   |
| 2987      | 12.4"             | CEDAR ELM   |
| 2988      | 11.4",11.3"       | CEDAR ELM   |
| 2989      | 11"               | LIVE OAK    |
| 2990      | 13"               | LIVE OAK    |
| 2991      | 21.2"             | LIVE OAK    |
| 2992      | 23.1"             | CEDAR ELM   |
| 2993      | 16.6"             | CEDAR ELM   |
| 2994      | 23"               | CEDAR ELM   |
| 2995      | 2", 24"           | LIVE OAK    |
| 2996      | 2"                | LIVE OAK    |
| 2997      | 8"                | LIVE OAK    |
| 2998      | 3"                | LIVE OAK    |
| 2999      | 11.7",14.7",14.9" | LIVE OAK    |
| 3000      | 10.8",20.1"       | LIVE OAK    |
| 3001      | 16.3"             | SYCAMORE    |
| 3002      | 9.3"              | SYCAMORE    |
| 3003      | 15.2"             | SYCAMORE    |
| 3004      | 8.1"              | HACKBERRY   |
| 3005      | 8.2",8.5"         | LIVE OAK    |

BEARING BASIS:  
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (NA2011), TEXAS CENTRAL ZONE (4203).  
ALL BEARINGS, DISTANCE AND ACRESAGES SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM.  
VERTICAL DATUM IS NAVD-88 (GEOID 128)  
BASED ON LEICA SMARTNET NORTH AMERICA NETWORK: RTCM-REFERENCE STATION 2292 (SITE: LCAS AUSTIN - SE TX)

BENCHMARKS:  
BM#1  
SQUARE CUT AT THE NORTHEAST CORNER OF STORM INLET  
N: 10073113.25  
E: 3092510.781  
ORTHO: 735.55

TREE NOTE:  
THE SPECIES OF THE TREES LOCATED HEREON WERE DETERMINED BY FIELD SURVEY PERSONNEL AND MAY NOT BE ACCURATE IN EVERY CASE. THE OWNER AND OTHER USERS OF THIS INFORMATION ARE ADVISED TO SECURE THE SERVICES OF A QUALIFIED ARBORIST IF THE IDENTIFICATION OF TREE SPECIES IS CRITICAL.

EXISTING CONDITIONS:  
THE LOCATION OF EXISTING UTILITIES AND STORM SEWER SHOWN ON PLANS WERE TAKEN FROM CITY OF AUSTIN RECORDS WHICH MAY NOT BE COMPLETE AND/OR ACCURATE. THEREFORE, THE PRESENCE, LOCATION, AND ELEVATION OF EXISTING UTILITIES AND STORM SEWER IN THE FIELD SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. FAILURE OF AN EXISTING UTILITY OR STORM SEWER TO APPEAR ON THE PLANS OR RECORDS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROTECT AND REPAIR, IF THEY DAMAGE, SUCH UTILITIES AND STORM SEWER.



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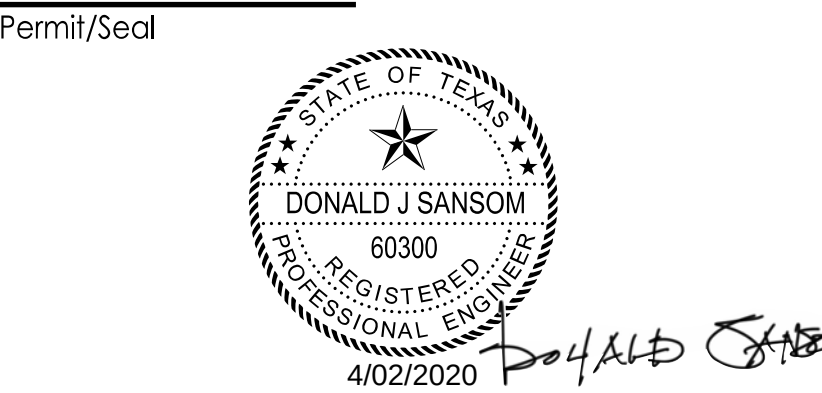
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TBPLS Firm No. 10065900  
5707 Southwest Parkway  
Building 2, Suite 250  
Austin, TX 78735  
Phone: 512-306-8252

Notes



| Revision | By | Appd | YYYY.MM.DD |
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| File Name: N/A | Author | Designer | Checker    |
|                | Dwnr   | Drgh     | Chkd       |
|                |        |          | YYYY.MM.DD |



Client/Project Logo

Client/Project  
EANES ISD

Westlake HS Robotics  
Addition

Title  
EXISTING CONDITIONS

|                          |                            |
|--------------------------|----------------------------|
| Project No.<br>214000736 | Scale<br>As indicated      |
| Revision<br>1            | Drawing No.<br><b>R.C3</b> |





## **SIGN VARIANCE STAFF REPORT**

**June 16, 2021**

**Project Address:** 4100 Westbank Drive

**Project Number:** 16590

**Agenda Item:** Land Use: 4100 Westbank Drive: Discussion/recommendation on an application for a variance request to Allow a sign to exceed allowable square footage to 59.5 sq. ft. (West Lake Hills Code Sec. 32.03.009(2)). Jeremy Trimble agent for Westlake Hills High School Aquatics Center

**Applicant Information:** Jeremy Trimble agent for Westlake Hills High School Aquatics Center

### **Hearing Dates:**

|               |              |
|---------------|--------------|
| June 16, 2021 | ZAPCO        |
| June 23, 2021 | City Council |

**Location:** The subject property is the West Lake Hills Highschool property.

### **Zoning & Site Characteristics:**

The subject property is zoned One Family Residential R1.

The site is surrounded by single-family residential lots.

### **Background & Analysis:**

The applicant is requesting to allow a wall mounted sign to exceed maximum square footage of 12 square feet to 59.5 sq. ft. Section 32.03.009(2) – Projecting, wall and commercial hanging signs.



## 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 – *“Since the building will be utilized often for after-school events, building identification and wayfinding to the building will be critical for potential visitors to the building. Without explicit identification of the building that is clearly visible from a distance, there is concern that parents and visitors from the community will become disoriented and could wander astray while trying to locate the building – i.e., parents and visitors will experience uncertainty and unnecessary hardship in trying to locate the building.”*

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

The application states – *“The proposed signage would be mounted directly to the building structure, adjacent to a drive that is located internally within the school campus, distant from any city/neighborhood road. Since the proposed signage is not an independent free-standing structure on the site, natural terrain and existing flora would not be affected (other than disturbance caused by the actual building footprint) if a variance were granted.”*

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

The application states – *“There two other alternatives; adhere to the signage size restrictions, which would result in signage so small as to be insignificant and essentially pointless; or delete the provision of signage altogether. Both of these options would not address the important need for explicit building identification and wayfinding.”*

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

The application states – *“Explicit building identification and wayfinding to the building are critical for the potential occupants. Clear, easily visible signage is an important information system that would help guide and navigate students, staff, visitors, parents, and members of the community to this specific building destination. Wayfinding is particularly relevant within a complex built environment such as the existing high school campus.”*

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

The application states – *“ Presuming the intent of the Ordinance is to avert the introduction of any obtrusive man-made feature that would corrupt the natural beauty of the surrounding contextual*

*environment, please know that the proposed signage would be an internal feature exclusive to the school campus grounds, essentially inconspicuous and imperceptible to the surrounding city and neighborhood areas outside of the campus.”*

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

*The application states – “The proposed signage would be mounted to a building and tucked away internally within the school campus, distant from any city/neighborhood road or thoroughfare. As perceived from the scale of the entire campus, the proposed signage would be achromatic and blend in amongst the existing campus features and structures, unnoticeable to the surrounding neighboring properties.”*

**Outdoor Lighting**

Outdoor lighting is 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: DENIAL based on the following findings of fact:

- There are no special circumstances resulting in a physical hardship.
- The proposed scale of the sign is not in harmony with the intent of the City Zoning Ordinance and Comprehensive Plan.
- The sign could be designed to meet the standards of the City Sign Code and properly provide building identification and direction.

**Links to Relevant Code:**

- [Section 32.03.009\(2\) – Projecting, wall and commercial hanging signs.    Schedule of Regulations](#)
- [Sec. 22.03.514    Criteria and process required for granting variance](#)



## ZONING MAP

R-1 ONE FAMILY RESIDENTIAL

R-2 MULTI-FAMILY RESIDENTIAL

R-3 TRANSITIONAL

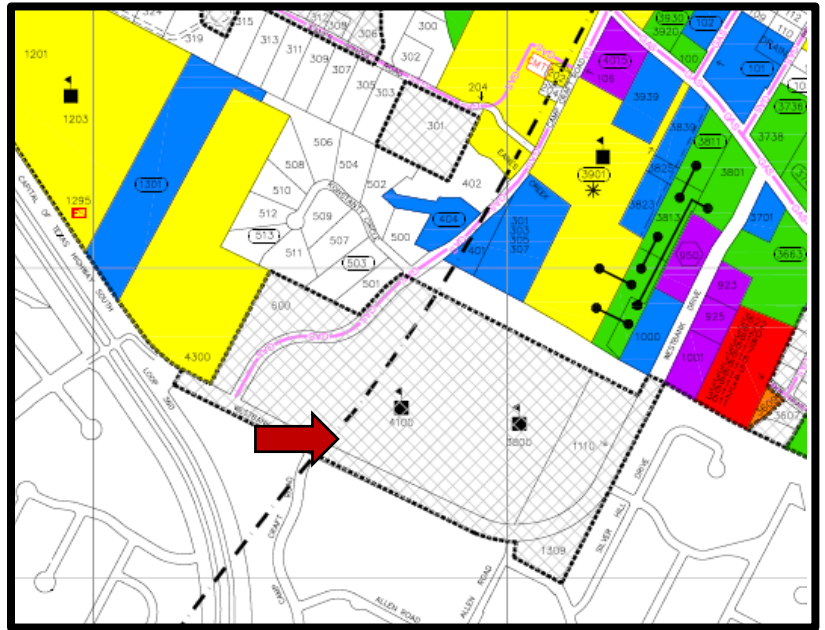
O OFFICE

B-1 BUSINESS 1

B-2 BUSINESS 2

B-3 BUSINESS 3

GUI GOVERNMENT, UTILITY INSTITUTIONAL



N



## 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](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto: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:** \_\_\_\_\_ Eanes ISD \_\_\_\_\_ Phone: \_\_\_\_\_ (512) 731-9280 \_\_\_\_\_

Email: \_\_\_\_\_ jtrimble@eanesisd.net \_\_\_\_\_

Address: \_\_\_\_\_ 4100 Westbank Drive \_\_\_\_\_ City: \_\_\_\_\_ Austin \_\_\_\_\_ State: \_\_\_\_\_ TX \_\_\_\_\_ Zip: \_\_\_\_\_ 78746 \_\_\_\_\_

**Agent\*:** \_\_\_\_\_ Jeremy Trimble \_\_\_\_\_ Phone: \_\_\_\_\_ (512) 732-9000 \_\_\_\_\_

Email: \_\_\_\_\_ jtrimble@eanesisd.net \_\_\_\_\_

Address: \_\_\_\_\_ 601 Camp Craft Road \_\_\_\_\_ City: \_\_\_\_\_ Austin \_\_\_\_\_ State: \_\_\_\_\_ TX \_\_\_\_\_ Zip: \_\_\_\_\_ 78746 \_\_\_\_\_

Property Address: \_\_\_\_\_ 4100 Westbank Drive \_\_\_\_\_ City: \_\_\_\_\_ Austin \_\_\_\_\_ State: \_\_\_\_\_ TX \_\_\_\_\_ Zip: \_\_\_\_\_ 78746 \_\_\_\_\_

#### Property Information

Subdivision Name: \_\_\_\_\_ West Lake Hills \_\_\_\_\_

Block: \_\_\_\_\_ 37.137 Acres \_\_\_\_\_ Lot: \_\_\_\_\_ Street L.P. Sundberg Survey 71 \_\_\_\_\_ TCAD Tax Parcel ID: \_\_\_\_\_ City Abstract 723 \_\_\_\_\_

Current Zoning Classification: \_\_\_\_\_ Public Educational Facility/Property located within City of West Lake Hills ETJ \_\_\_\_\_

Total Lot Size (Acres): \_\_\_\_\_ 37.137 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 Permit Variance: Allow size increase for exterior building identification signage (1 line of letters).





## VARIANCE APPLICATION

**Brief Description of project/why variances are needed:** The project consists of construction of a new Aquatics Building and associated Building Identification Signage for an existing High School campus. The building will be utilized by students, staff, and the community, both during & outside of normal school hours, particularly for parent/community events and district sanctioned competitive events. For wayfinding purposes, it's important that identification of the building (i.e., signage) be explicit and easily visible from a distance, particularly given the complex site layout of the existing high school campus. A variance is required because compliance with the current size restrictions would result in signage so small as to be imperceptible from even a short distance; thus, defeating the entire purpose for the signage.

**Variance Questionnaire** *(Applicant must demonstrate a hardship for variance request. The ZAPCO V 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.

Since the building will be utilized often for after-school events, building identification and wayfinding to the building will be critical for potential visitors to the building. Without explicit identification of the building that is clearly visible from a distance, there is concern that parents and visitors from the community will become disoriented and could wander astray while trying to locate the building – i.e., parents and visitors will experience uncertainty and unnecessary hardship in trying to locate the building.

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 signage would be mounted directly to the building structure, adjacent to a drive that is located internally within the school campus, distant from any city/neighborhood road. Since the proposed signage is not an independent free-standing structure on the site, natural terrain and existing flora would not be affected (other than disturbance caused by the actual building footprint) if a variance were granted.

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

There two other alternatives; adhere to the signage size restrictions, which would result in signage so small as to be insignificant and essentially pointless; or delete the provision of signage altogether. Both of these options would not address the important need for explicit building identification and wayfinding.

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

Explicit building identification and wayfinding to the building are critical for the potential occupants. Clear, easily visible signage is an important information system that would help guide and navigate students, staff, visitors, parents, and members of the community to this specific building destination. Wayfinding is particularly relevant within a complex built environment such as the existing high school campus.



## 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?

Presuming the intent of the Ordinance is to avert the introduction of any obtrusive man-made feature that would corrupt the natural beauty of the surrounding contextual environment, please know that the proposed signage would be an internal feature exclusive to the school campus grounds, essentially inconspicuous and imperceptible to the surrounding city and neighborhood areas outside of the campus.

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 proposed signage would be mounted to a building and tucked away internally within the school campus, distant from any city/neighborhood road or thoroughfare. As perceived from the scale of the entire campus, the proposed signage would be achromatic and blend in amongst the existing campus features and structures, unnoticeable to the surrounding neighboring properties.

### 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).*

Jeremy Trimble  
Signature

4/5/2021  
Date

Jeremy Trimble, COO  
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:

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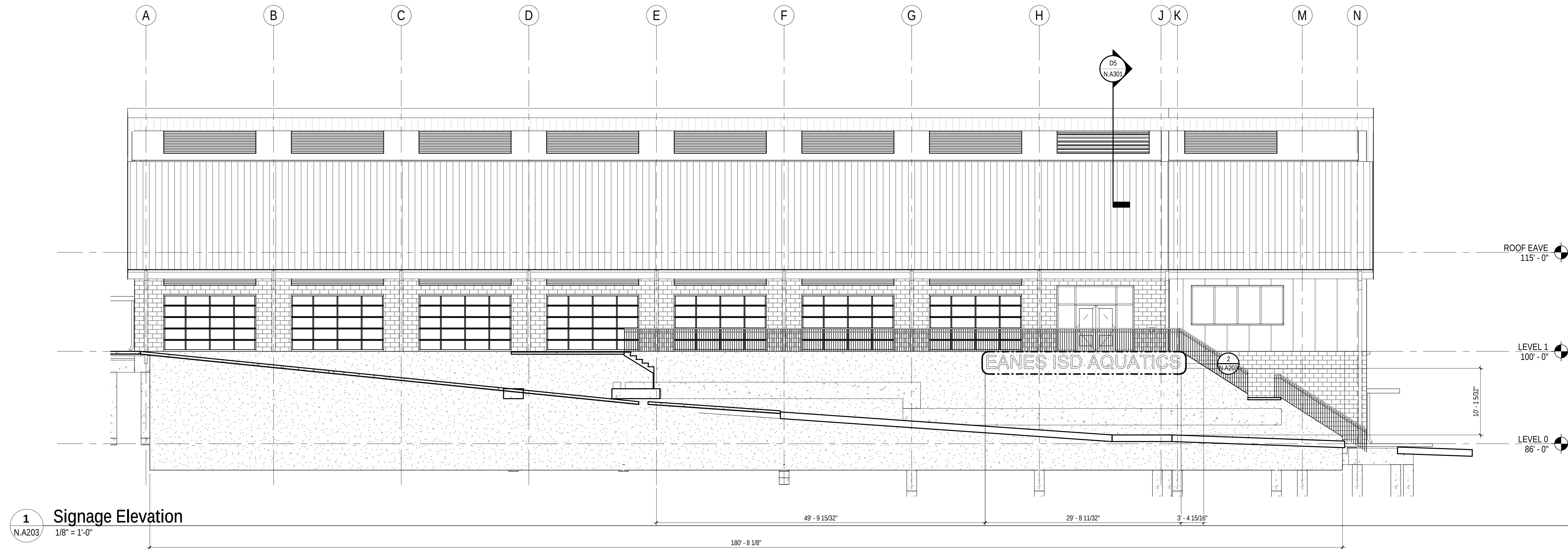
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D

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A



**1** Signage Elevation  
1/8" = 1'-0"



**2** Signage Elevation - Callout 1  
1/4" = 1'-0"

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FOR BIDDING, PERMIT, CONSTRUCTION  
Issued By Appd 2020.04.02  
YYYY.MM.DD

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|                |              |                |               | YYYY.MM.DD |

Permit/Seal

Client/Project Logo

Client/Project  
Eanes ISD

Westlake HS Aquatic Center

4100 Westbank Dr  
Austin Texas 78746

Title  
Building Signage

Project No.  
214000736  
Revision

Scale  
As indicated  
Drawing No.

**N.A203**



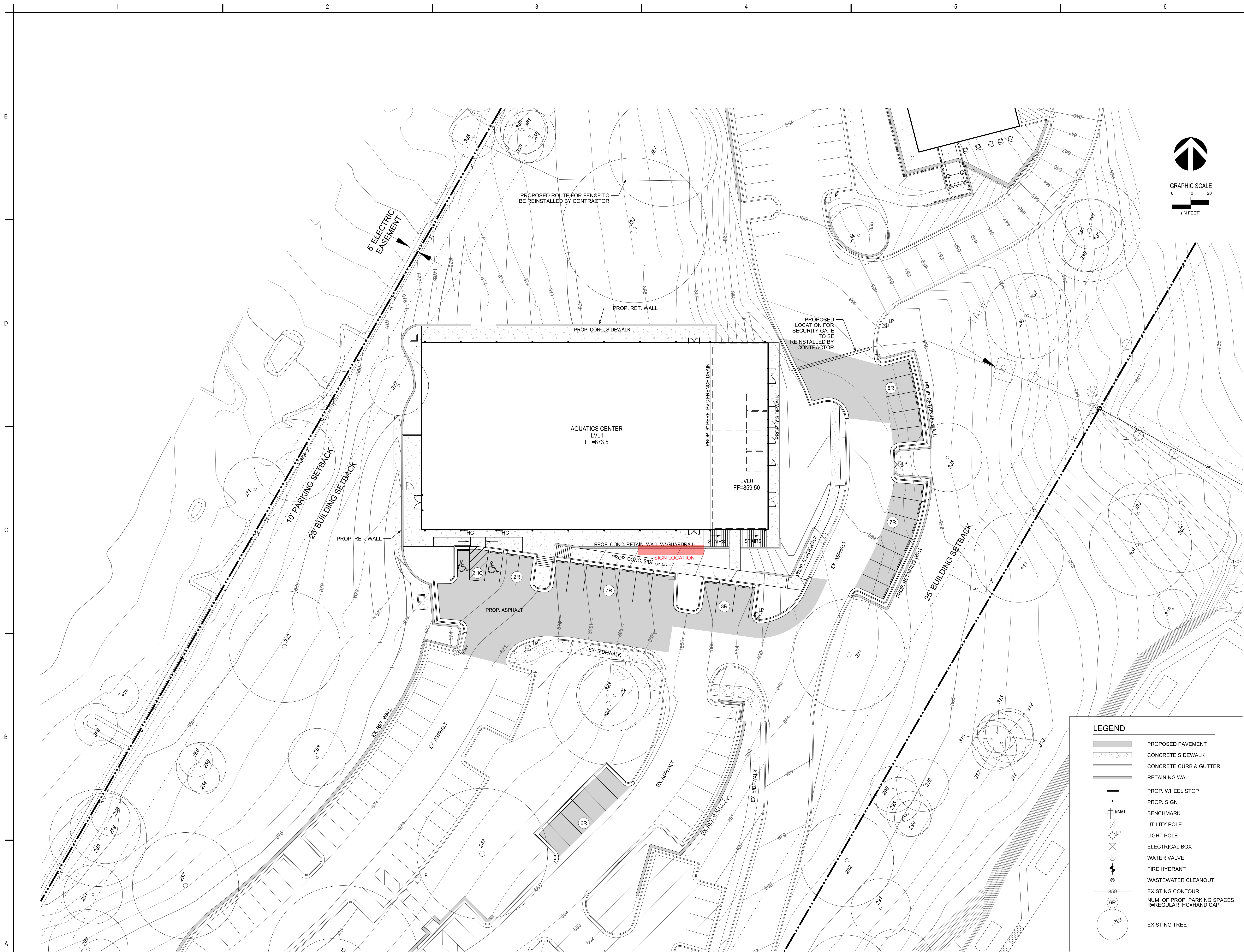


EANES ISD AQUATICS









Stantec Architecture Inc.  
3021 Bee Caves Road  
Suite 300  
Austin, TX 78746-5590  
Tel: (512) 867-6000 • www.stantec.com

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TX Registered Engineering Firm #F-1114  
TBPLS Firm No. 10065900  
5707 Southwest Parkway  
Building 2, Suite 250  
Austin, TX 78735  
Phone: 512-306-8252

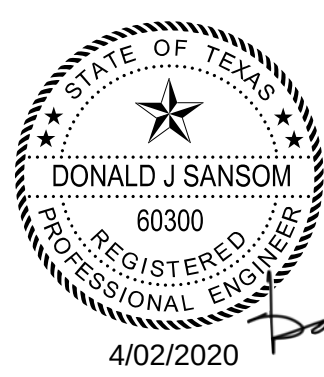
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|                |        |          | YYYY.MM.DD |

Permit/Seal



Client/Project Logo

Client/Project  
EANES ISD

Westlake HS Aquatic Center

Title  
SITE PLAN

|                          |                            |
|--------------------------|----------------------------|
| Project No.<br>214000736 | Scale<br>As indicated      |
| Revision                 | Drawing No.<br><b>N.C8</b> |

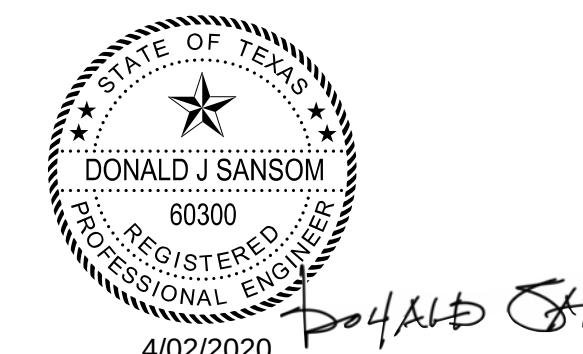




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| File Name: N/A | Author | Designer | Checker    |
|                | Dwn    | Drgh     | Chkd       |
|                |        |          | YYYY.MM.DD |

Permit/Seal



Client/Project Logo

Client/Project

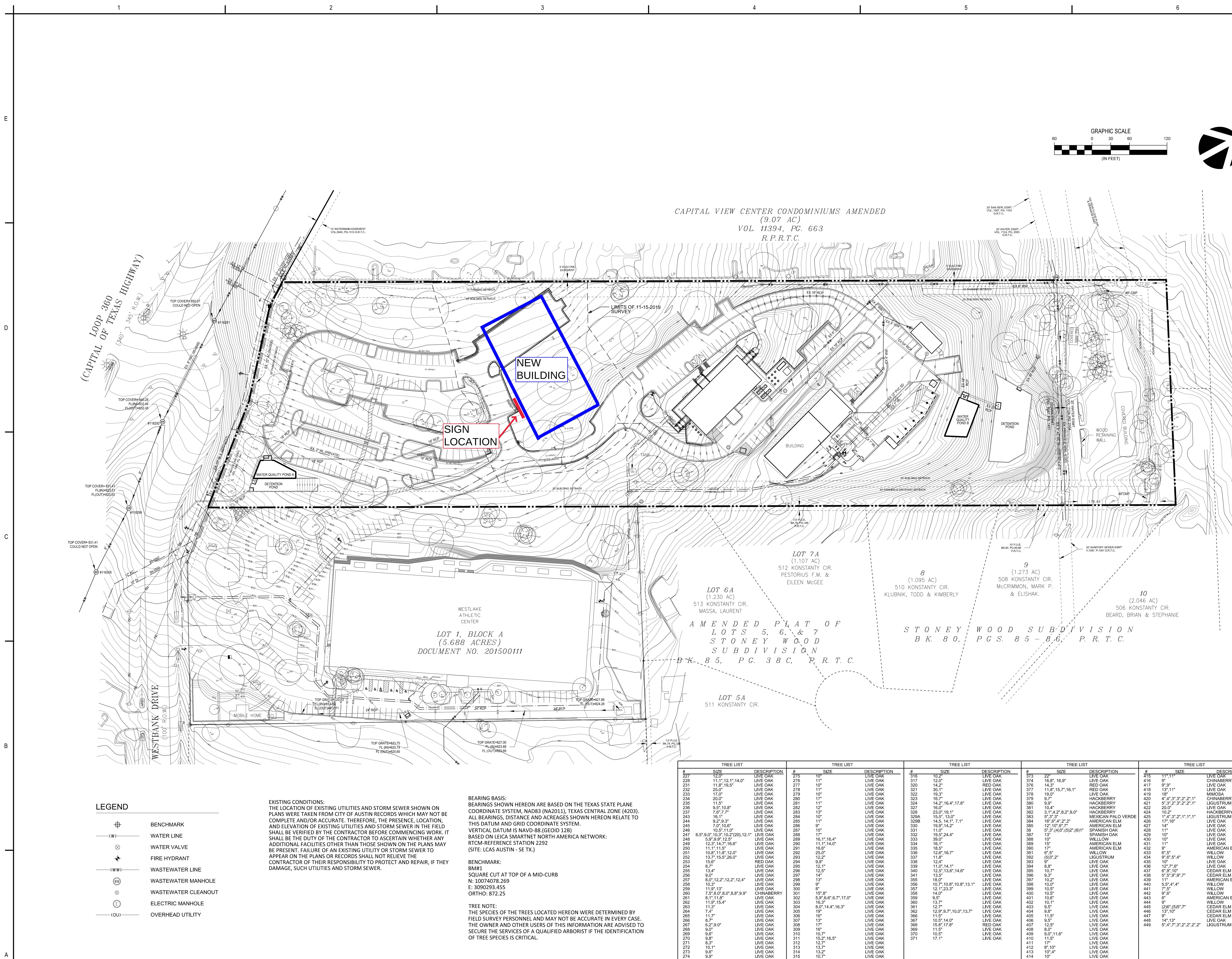
EANES ISD

Westlake HS Aquatic Center

Title  
EXISTING CONDITIONS

Project No.  
214000736  
Revision

Scale  
As indicated  
Drawing No.  
**N.C3**







## MULTI- VARIANCE STAFF REPORT

June 16, 2021

**Project Address:** 313 Oak

**Project Number:** 16559

**Agenda Item:** Land Use: **313 Oakridge Drive:** Discussion/recommendation on an application for a variance request to:

1. Section 22.03.281 – Encroachment into a building setback.
2. Section 22.03.281 - Increase in the maximum impervious coverage
3. Section 22.03.003 - Outdoor lighting in the minimum side-yard setback.

The request is so that the property owners may: **Encroach 14' 11" into a 30' rear setback and encroach 9' 11" into a 20' side setback for the construction of decking around an existing non-conforming swimming pool.**

(West Lake Hills Code Sec. 22.03.281).

**Applicant Information:** Angelica Nobel agent for Todd & Katrina Ohlmeyer

### Hearing Dates:

June 16, 2021                      ZAPCO  
July 14, 2021                      Board of Adjustment

**Location:** The subject property is located along Oak Ridge Drive, surrounded by similar single-family residential lots.

### Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

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



## Background & Analysis:

The applicant is requesting the following variances:

1. Encroach into a building setback.

The applicant is requesting to Increase in the maximum impervious coverage, as shown I the table below table below:

| IMPERVIOUS COVERAGE                      |                  |                                 |
|------------------------------------------|------------------|---------------------------------|
| <b>Total Lot Area</b>                    | <b>21,914 sf</b> |                                 |
| Existing House                           | 3,418 sf         |                                 |
| Existing Covered Porches                 | 385 sf           |                                 |
| Existing Limestone pool Coping           | 666 sf           |                                 |
| Existing Driveway                        | 1339 sf          |                                 |
| Existing Utility Pads                    | 90sf             |                                 |
| Existing Gravel in Setbacks 50%          | 348 sf           |                                 |
| <b>Proposed Replacement</b>              |                  |                                 |
| Wood Deck Replacement 50%                | 260sf            |                                 |
| Stone Wall Replacement                   | 19 sf            |                                 |
| Concrete Landings                        | 141 sf           |                                 |
| Concrete Pavers                          | 112 sf           |                                 |
| Gravel (Outside of Setback) 50%          | 388 sf           |                                 |
| Gravel (Inside of Setback)100%           | 250 sf           |                                 |
| Artificial Turf (Outside of Setback) 50% | 4 sf             |                                 |
| Artificial Turf (Inside of Setback) 100% | 1,870 sf         |                                 |
| <b>ADDED IMPERVIOUS COVERAGE</b>         | <b>5,380 sf</b>  |                                 |
|                                          |                  |                                 |
| <b>TOTAL IMPERVIOUS COVERAGE</b>         | <b>11,833 sf</b> | <b>Percentage of Lot: 54.23</b> |

2. Outdoor lighting in the minimum side-yard setback.
3. Encroaching into the rear yard setback.

## 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 pool is existing non-compliant, encroaching in the 25’ rear yard setback; the pool and pool decking obviously cannot be changed or moved. The grade around the pool slopes on the East side, disallowing living space immediately surrounding the pool. Grass has consistently failed around the splash zone, leaving exposed soil, which can erode to neighboring properties. Furniture can’t easily fit on the pool decking without blocking circulation. The main bedroom exits to the West side of the pool, and a step of any kind encroaches on the side yard setback. While this part of the yard is more level, the existing pool decking is even narrower on this side. Some surface treatment is necessary to provide level play and living spaces around the pool, and the ordinance setbacks, as it stands, restricts its usage and enjoyment.”*



2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.  
The application states – “The natural terrain slopes and decks would delicately create level living spaces with minimal disturbance via deck posts. There is no existing native flora in these locations and turf grass won’t take.”
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.  
The application states – *“The two proposed composite decks provide a barefoot connection from house to the pool, reducing the debris currently tracked into the water. Any other surface treatment would not work as well. Exposed soil or mulch is messy and erodes, natural pavers would be slippery, concrete and natural pavers would add 50% more impervious cover than wood/composite decking, and gravel hurts bare feet. Composite decks have been proven to be an appropriate solution around splashing and allow for more permeability of rainfall.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.  
The application states – *“The dimensions of the East deck encroach in the rear setback only enough to allow for loungers, growing the space 2’ 5 ½” away from the existing pool decking. The rest of the deck aligns to the edge of the sliding door. The West deck allows for a landing and steps down from the main bedroom. The 10’ x 13’ 5 ½” usable space (outside of the circulation) of the deck is scaled for four to six chairs facing each other over a dining table or fire feature. It is pushed as close to the pool as possible, with the intention of being surrounded by dense planting beds.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.  
The application states – *“Visibility is minimized as the decks are within the privacy of the backyard and are ensconced by vegetative screening, so the look and character of the neighborhood are both preserved and the backyard space is improved for the increased enjoyment of the home.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.  
The application states – *“The two decks do not adversely affect nearby neighbors as the backyard is already in use by the homeowners, and no line of sight is visible through the existing fence.”*

### **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.



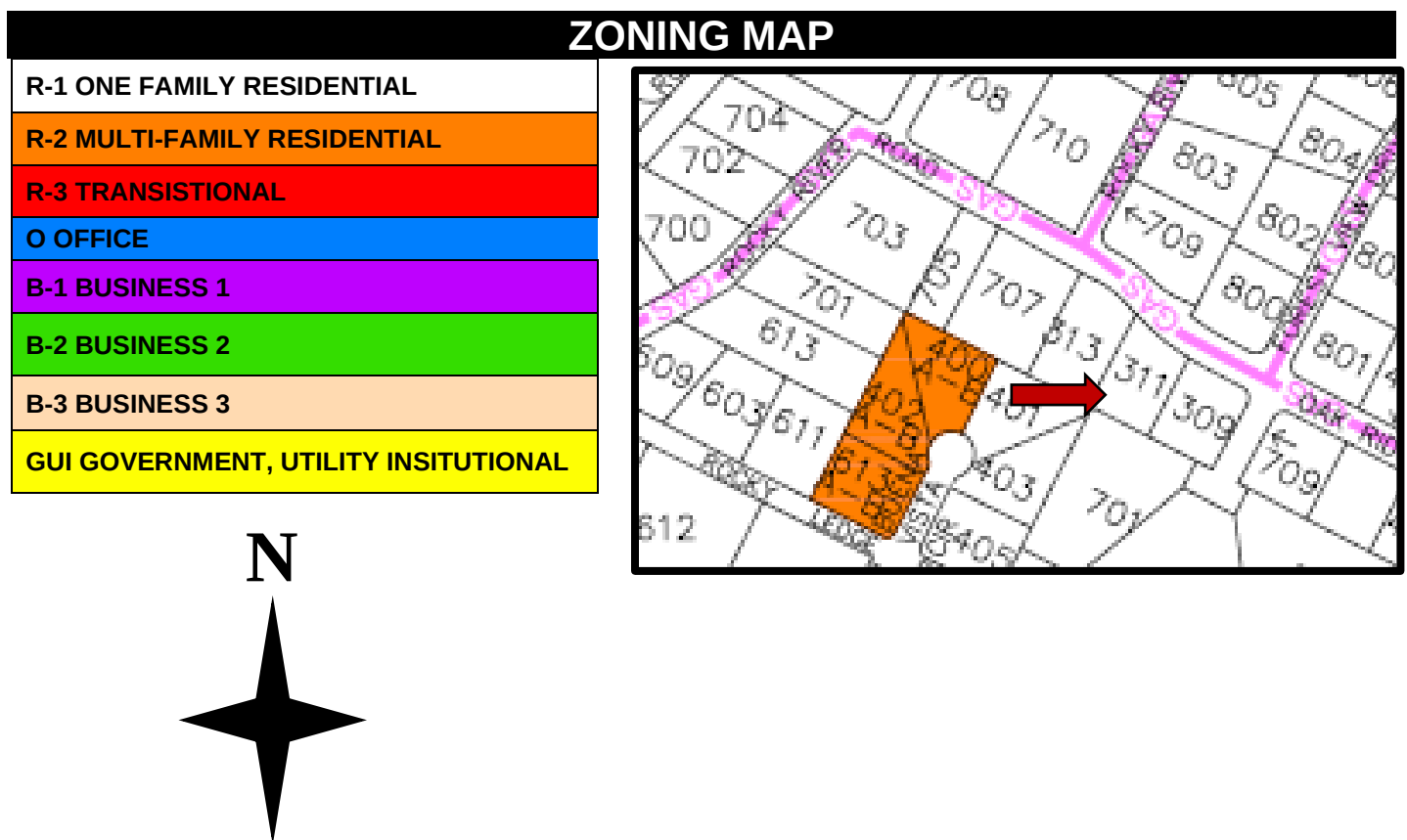
## Staff Recommendation

Staff recommends: APPROVAL based on the following findings of fact:

- The request does not violate the intent of the City Zoning Ordinance or Comprehensive Plan.
- The Request will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

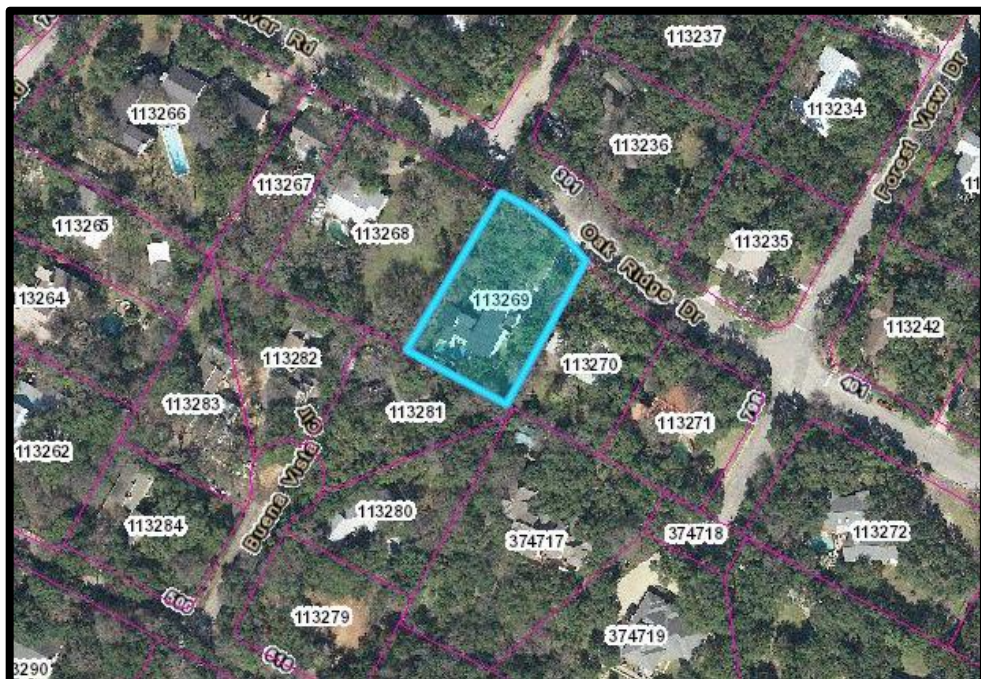
## Links to Relevant Code:

- [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](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto: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: Todd + Katrina Ohlmeyer Phone: 512-638-0901

Email: \_\_\_\_\_  
Address: 313 Oak Ridge Dr City: WLH State: TX Zip: 787

Agent\*: Angelica Norton Phone: 512-293-6972

Email: angelica@openenvelopestudio.com  
Address: 828 Airport Blvd #1 City: Austin State: TX Zip: 787

Property Address: 313 Oak Ridge Dr City: WLH State: TX Zip: 78746

#### Property Information

Subdivision Name: Liveoak Terrace Partial Replat

Block: 1 Lot: 1 TCAD Tax Parcel ID: 0113130514

Current Zoning Classification: R-1 Total Lot Size (Acres): .4927

**\*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) rear yard setback - 14' 11" encroachment
- 2) side yard setback - 9' 11" encroachment
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_





## VARIANCE APPLICATION

- 6) \_\_\_\_\_
- 7) \_\_\_\_\_
- 8) \_\_\_\_\_
- 9) \_\_\_\_\_
- 10) \_\_\_\_\_

**Brief Description of project/why variances are needed:** \_\_\_\_\_

Two composite decks flanking an existing pool that already encroaches on the rear setback; one of the decks would encroach on the side yard setback

**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.  
See separate document for answers 1 - 6

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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?

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

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

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## 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?

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

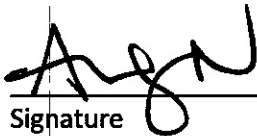
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### AUTHORIZATION & ACKNOWLEDGEMENT

*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

3/31/2021

Date

Angelica Norton

Printed Name





# VARIANCE APPLICATION

## APPLICATION CHECKLIST

### Zoning Change Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☒ Completed Variance Hardship Questionnaire
- ☐ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ 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:

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## VARIANCE QUESTIONNAIRE

**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 pool is existing non-compliant, encroaching in the 25' rear yard setback; the pool and pool decking obviously cannot be changed or moved.

The grade around the pool slopes on the East side, disallowing living space immediately surrounding the pool. Grass has consistently failed around the splash zone, leaving exposed soil, which can erode to neighboring properties. Furniture can't easily fit on the pool decking without blocking circulation.

The main bedroom exits to the West side of the pool, and a step of any kind encroaches on the side yard setback. While this part of the yard is more level, the existing pool decking is even narrower on this side.

Some surface treatment is necessary to provide level play and living spaces around the pool, and the ordinance setbacks, as it stands, restricts its usage and enjoyment.

**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 slopes and decks would delicately create level living spaces with minimal disturbance via deck posts. There is no existing native flora in these locations and turf grass won't take.

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

The two proposed composite decks provide a barefoot connection from house to the pool, reducing the debris currently tracked into the water. Any other surface treatment would not work as well. Exposed soil or mulch is messy and erodes, natural pavers would be slippery, concrete and natural pavers would add 50% more impervious cover than wood/composite decking, and gravel hurts bare feet. Composite decks have been proven to be an appropriate solution around splashing and allow for more permeability of rainfall.

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

The dimensions of the East deck encroach in the rear setback only enough to allow for loungers, growing the space 2' 5 1/2" away from the existing pool decking. The rest of the deck aligns to the edge of the sliding door. The West deck allows for a landing and steps



down from the main bedroom. The 10' x 13' 5 ½" usable space (outside of the circulation) of the deck is scaled for four to six chairs facing each other over a dining table or fire feature. It is pushed as close to the pool as possible, with the intention of being surrounded by dense planting beds.

**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?**

Visibility is minimized as the decks are within the privacy of the backyard and are ensconced by vegetative screening, so the look and character of the neighborhood are both preserved and the backyard space is improved for the increased enjoyment of the home.

**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 two decks do not adversely affect nearby neighbors as the backyard is already in use by the homeowners, and no line of sight is visible through the existing fence.



April 1, 2021

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

Dear Mr. Chairman:

I am writing on behalf of Todd and Kati Ohlmeyer, owners of 313 Oak Ridge Drive. I am a co-owner of and landscape designer at Open Envelope Studio. They came to us because of several needs in their backyard, namely a sloped yard that felt unusable, grass that did not want to become established after several tries, and for larger living spaces surrounding their pool..

To make their backyard more usable, inviting, and aesthetically pleasing, our design proposal included two composite decks flanking the existing pool, in order to extend the existing pool decking by just under 2' 6" in order to fit loungers, and to create a nook over by the main bedroom to sit in a small group. The pool has a somewhat narrow pool decking that is scaled for passage around the pool; pool decking by the spa it is slightly larger, however putting a chair would mean cutting off circulation. There was a small deck on this east side that acted as a landing coming out of the sliding door which provided an awkward connection to the pool as the ground plane slopes from the pool decking down to the side yard. On the west side, there is a concrete stoop coming out from the main bedroom, but there is no formal connection to the pool. The ground is more level here, but all around the pool in the splash zone, the exposed soil becomes a muddy mess. The usable yard feels confined to the porch at the back of the house.

The pool is already in use and enjoyed by the family, and decks would reduce the volume of debris that is tracked into the water. In order to minimize the change to the natural terrain, we felt decks were an appropriate solution as they float above the ground plane and allow water to permeate between the deck boards. Part of our landscape proposal (in a separate permit application) addresses methods of erosion control under the decks.

Our landscape proposal also includes vegetative screening as a visual buffer to the living spaces being brought further out into the yard closer to adjoining fences. Neighbors have sent in letters of support expressing that the decks pose no problems to them, but we wanted to include privacy strategies regardless, to benefit the homeowners as well as neighbors.

Since the pool is situated in the rear setback and cannot be moved, we are asking for a variance for the two composite decks. The areas we proposed encroach into the rear and side yard setbacks. The deck on the east encroaches by 14' 5" into the rear 25' setback; the deck on the west encroaches by 14' 11" into the rear setback and 9' 11" into the side setback.

Thanks very much for your consideration,

A handwritten signature in black ink, appearing to read 'Angelica Norton', with a stylized, flowing script.

Angelica Norton  
Agent of The Ohlmeyers

FROM THE DESK OF

Tom R. Walton, Jr.

March 31, 2021

**Todd & Kati Ohlmeyer**

Hello.

My name is Tom Walton and I am a longtime neighbor and owner of the adjoining property to the west of Todd and Kati Ohlmeyer. I would like to state that I have no problems with any of Ohlmeyer's home improvements projects or contractors. I would like to express my full support of their landscaping project and I attest that I have no objection to the new decks around their pool that are inside the rear and side yard setback in their fenced backyard. Feel free to contact me anytime.

Sincerely yours,

*Tom R Walton Jr.*

Tom R Walton, Jr

707 Rocky River Road

West Lake Hills, Texas 78746

(512) 656-2666

707 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746 ~ [TRWALTON@ME.COM](mailto:TRWALTON@ME.COM)



To Whom it may Concern,

My name is Adrian Najera, my wife Gentil and I live at 401 Buena Vista Circle. Todd and Kati Ohlmeyer live directly behind us. I would like to state that I have absolutely no problem with their current landscape project and support it 100 percent. Please feel free to reach out with any questions.

Many Thanks,

A handwritten signature in black ink, appearing to read 'Adrian Najera', followed by two small dots.

Adrian Najera  
512.563.8142

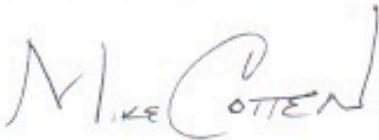


March 31, 2021

To Whom It May Concern:

My name is Michael Cotten and I am a neighbor of Todd and Kati Ohlmeyer. I would like to state that I have no problems with the decks the Ohlmeyer family wants to build on the property adjoining mine.

Sincerely,

A handwritten signature in black ink that reads "Mike COTTEN". The word "Mike" is written in a cursive style, and "COTTEN" is written in a more formal, slightly cursive capital style.

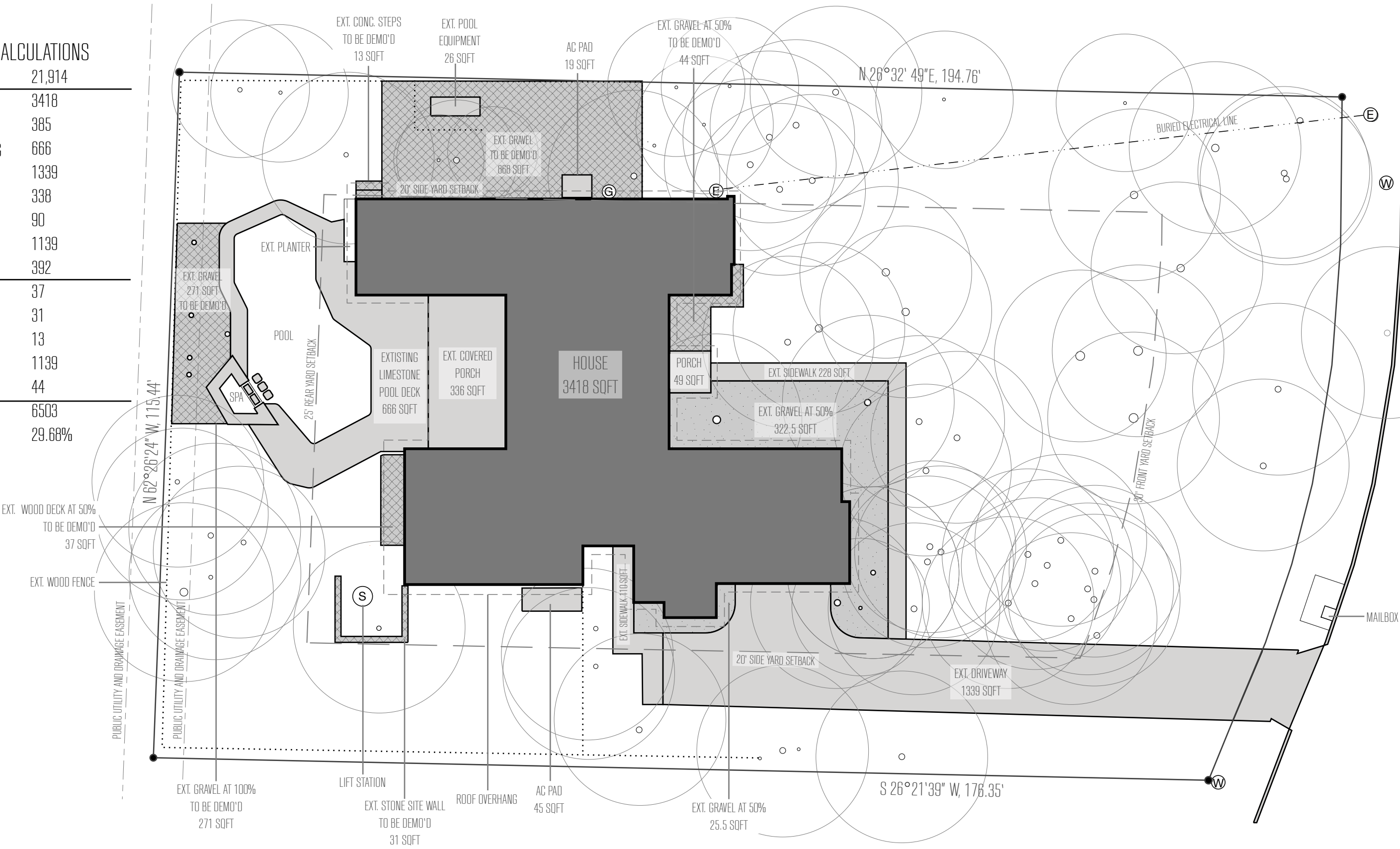
Michael Cotten  
311 Oak Ridge Drive  
West Lake Hills, TX 78746  
512-327-2180



IMPERVIOUS COVERAGE CALCULATIONS

|               |                            |        |
|---------------|----------------------------|--------|
| EXISTING      | LOT AREA                   | 21,914 |
|               | HOUSE                      | 3418   |
|               | COVERED PORCHES            | 385    |
|               | LIMESTONE POOL DECK+COPING | 666    |
|               | DRIVEWAY                   | 1339   |
|               | SIDEWALKS                  | 338    |
|               | UTILITY PADS               | 90     |
|               | GRAVEL OUTSIDE SETBACK     | 1139   |
| TO BE REMOVED | GRAVEL INSIDE SETBACK      | 392    |
|               | WOOD DECK                  | 37     |
|               | SITEWALL                   | 31     |
|               | CONCRETE STEPS             | 13     |
|               | GRAVEL OUTSIDE SETBACK     | 1139   |
|               | GRAVEL INSIDE SETBACK      | 44     |
|               | TOTAL COVERAGE             | 6503   |
|               | PERCENT OF LOT             | 29.68% |

-  EXT. IMPERVIOUS
-  TO BE DEMO'D
-  GRAVEL AT 100%/ INSIDE SETBACK
-  GRAVEL AT 50%/ OUTSIDE SETBACK



00 16' 32' 64'



**L :: EXISTING IMPERVIOUS COVERAGE PLAN**  
104 scale: 1/16"=1' on 13" x 19" sheet

LANDSCAPE DESIGNER  
Open Envelope Studio  
828 Airport Blvd  
Austin, TX 78702  
www.oes.design  
AN (512) 293-6972  
angelica@openenvelopestudio.com  
MN (512) 825-2363  
matt@openenvelopestudio.com

PROJECT  
Ohlmeyer Residence  
313 Oak Ridge Dr  
Austin, TX 78746

DRAWING  
Existing Impervious

STAGE  
[NOT FOR CONSTRUCTION]  
1/Schematic Design  
2/Design Development  
3/Final Revision  
[CONSTRUCTION DOCS]  
::4/Build

DRAWN BY  
MN

PLOT DATE  
05.03.2021

REVISIONS  
02.28.2021  
03.26.2021

IMPERVIOUS COVERAGE CALCULATIONS

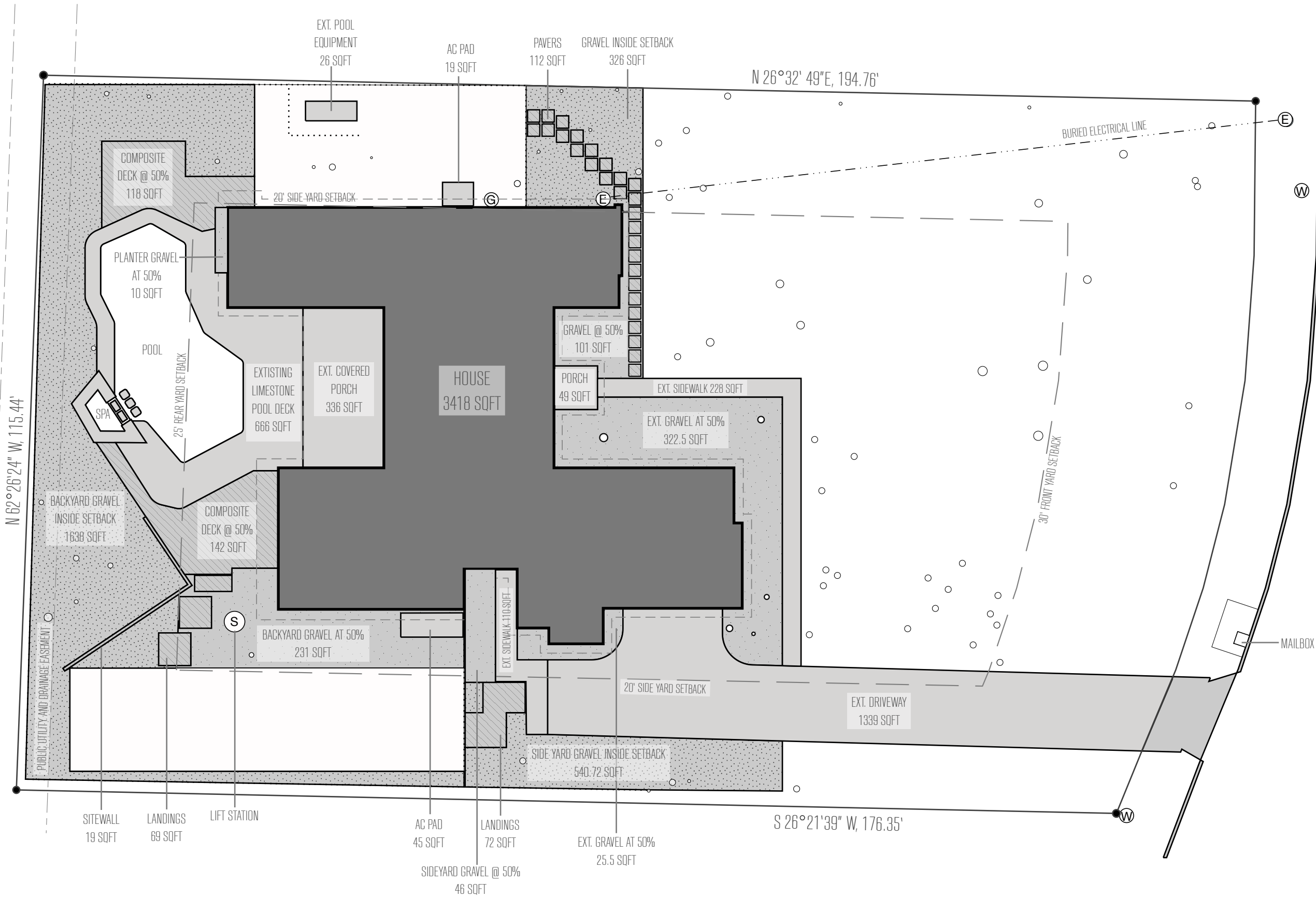
| EXISTING               | LOT AREA                   | 21914  |
|------------------------|----------------------------|--------|
|                        | HOUSE                      | 3418   |
|                        | COVERED PORCHES            | 385    |
|                        | LIMESTONE POOL DECK+COPING | 666    |
|                        | DRIVEWAY                   | 1339   |
|                        | SIDEWALKS                  | 338    |
|                        | UTILITY PADS               | 90     |
|                        | GRAVEL OUTSIDE SETBACK     | 348    |
| PROPOSED               | WOOD DECKS                 | 260    |
|                        | SITEWALL                   | 19     |
|                        | CONCRETE LANDINGS          | 141    |
|                        | CONCRETE PAVERS            | 112    |
|                        | GRAVEL OUTSIDE SETBACK     | 388    |
|                        | GRAVEL INSIDE SETBACK      | 2505   |
|                        | TOTAL COVERAGE             | 10,009 |
|                        | PERCENT OF LOT             | 45.67% |
| TOTAL ADDED IMPERVIOUS |                            | 3506   |

- 
- EXT. IMPERVIOUS

PROPOSED DECKING AND HARDSCAPE

GRAVEL AT 100%/INSIDE SETBACK

GRAVEL AT 50%/OUTSIDE SETBACK



00 16' 32' 64'



**L :: PROPOSED IMPERVIOUS COVERAGE PLAN**  
105 scale: 1/16"=1' on 13" x 19" sheet

LANDSCAPE DESIGNER

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MN (512) 825-2363  
matt@openenvelopestudio.com

PROJECT

Olmeyer Residence  
313 Oak Ridge Dr  
Austin, TX 78746

DRAWING

Proposed Impervious

STAGE

[NOT FOR CONSTRUCTION]  
1/Schematic Design  
2/Design Development  
3/Final Revision  
[CONSTRUCTION DOCS]  
::4/Build

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MN

PLOT DATE  
05.03.2021

REVISIONS  
02.28.2021  
03.26.2021

SHEET

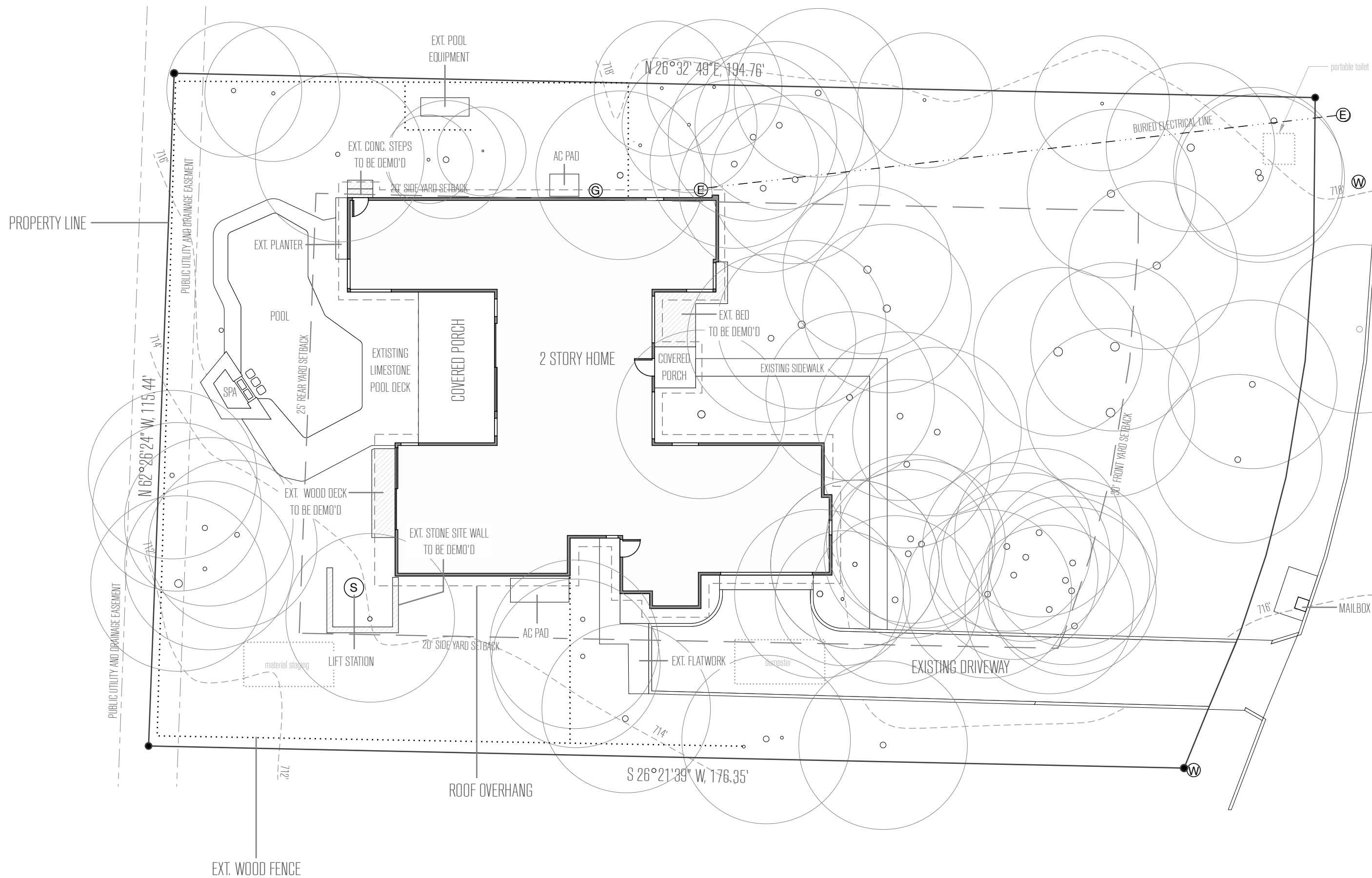
L105











00 16' 32' 64'



**L** :: EXISTING SITE PLAN  
102 scale: 1/16"=1' on 13" x 19" sheet

LANDSCAPE DESIGNER  
Open Envelope Studio  
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matt@openenvelopestudio.com

PROJECT  
Ohlmeyer Residence  
313 Oak Ridge Dr  
Austin, TX 78746

DRAWING  
Existing Site Plan

STAGE  
[NOT FOR CONSTRUCTION]  
1/Schematic Design  
2/Design Development  
3/Final Revision  
[CONSTRUCTION DOCS]  
4/Build

DRAWN BY  
MN

PLOT DATE  
02.28.2021

REVISIONS

LANDSCAPE DESIGNER  
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 angelica@openenvelopestudio.com  
 MN (512) 825-2363  
 matt@openenvelopestudio.com

PROJECT  
 Ohlmeyer Residence  
 313 Oak Ridge Dr  
 Austin, TX 78746

DRAWING  
 Proposed Site Plan

STAGE  
 [NOT FOR CONSTRUCTION]  
 1/Schematic Design  
 2/Design Development  
 3/Final Revision  
 [CONSTRUCTION DOCS]  
 ::4/Build

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 MN

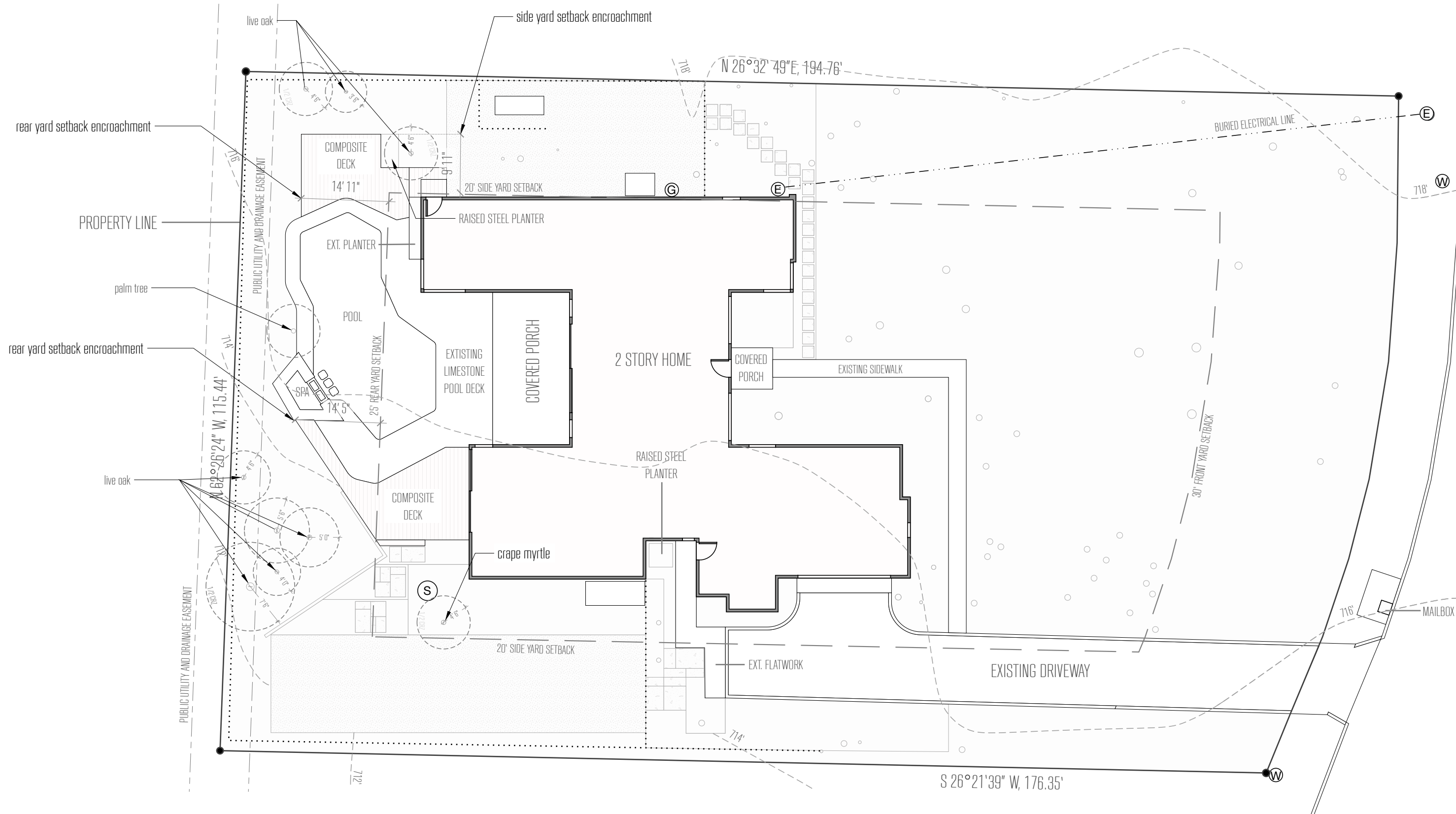
PLOT DATE  
 03.31.2021

REVISIONS  
 02.28.2021

SHEET

L103

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## NOTES

- Plan rendered in transparent white is in a separate landscape permit or existing
- Proposed strategies for tree preservation: only hand tools used for excavation for consideration of Tree Preservation; 1/2 and 1/4 CRZ protected during construction process of decks and concrete wall and paver installation. No more than 4" cut or cover will impact existing trees. Existing trees are preserved to the "greatest extent possible" and no demolition is planned to remove any trees.
- Site Disturbance minimization strategies: any grading or excavation shall be covered by revegetation or gravel (for erosion prevention); earth work is used to gently expose tree flares to discourage collar rot as well as address current erosion issues by redirecting stormwater flow to percolate on site instead of on neighboring properties.

00 16' 32' 64'

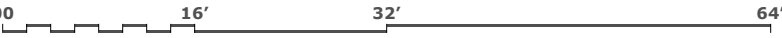
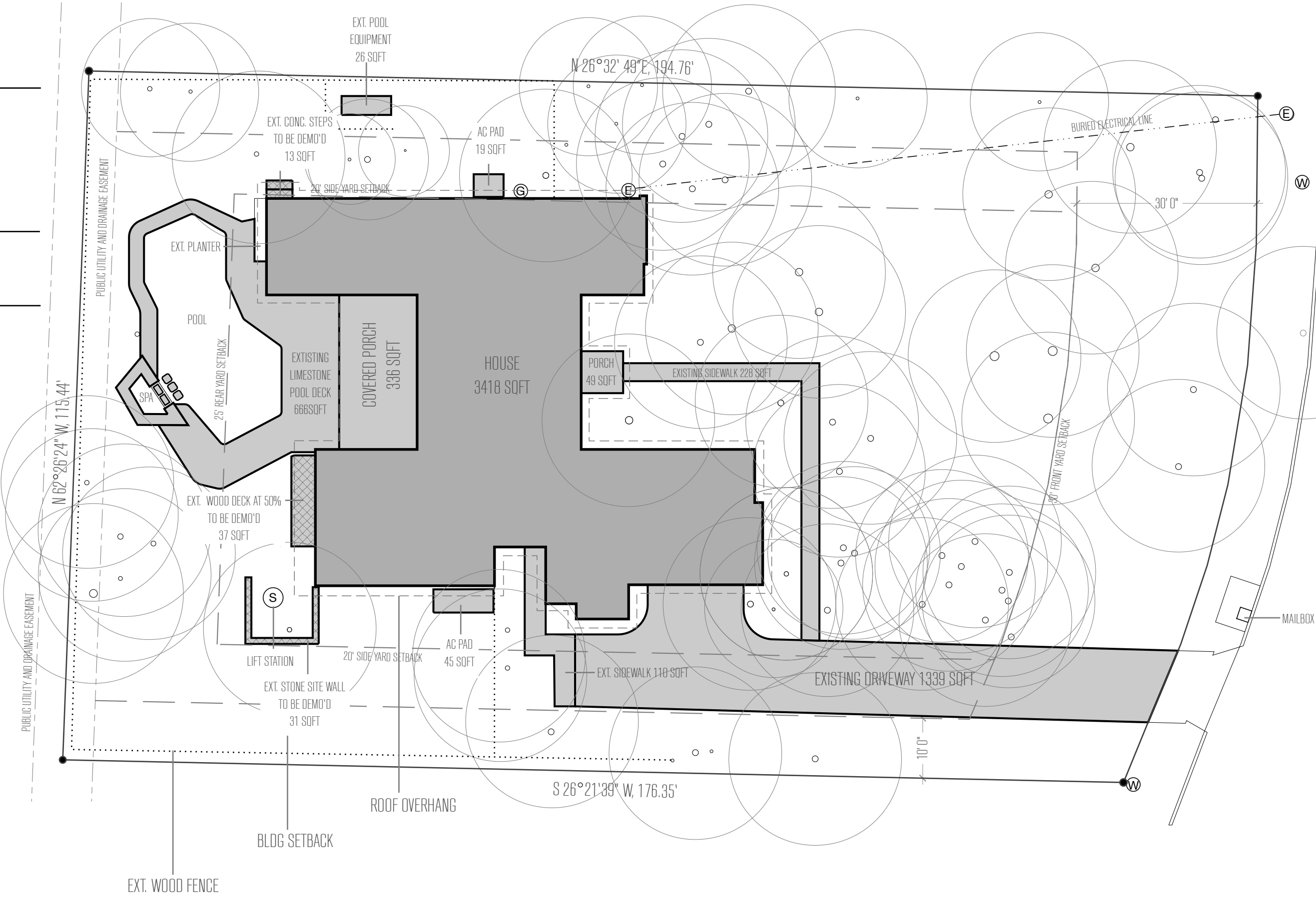


**L** :: PROPOSED SITE PLAN  
 103 scale: 1/16"=1' on 13" x 19" sheet



IMPERVIOUS COVERAGE CALCULATIONS

|               |                            |        |
|---------------|----------------------------|--------|
| EXISTING      | LOT AREA                   | 21914  |
|               | HOUSE                      | 3418   |
|               | COVERED PORCHES            | 385    |
|               | LIMESTONE POOL DECK+COPING | 666    |
|               | DRIVEWAY                   | 1339   |
|               | SIDEWALKS                  | 338    |
| TO BE REMOVED | UTILITY PADS               | 90     |
|               | WOOD DECK                  | 37     |
|               | SITEWALL                   | 31     |
|               | CONCRETE STEPS             | 13     |
|               | TOTAL COVERAGE             | 6317   |
|               | PERCENT OF LOT             | 28.83% |



**L** :: EXISTING IMPERVIOUS COVERAGE PLAN  
104 scale: 1/16"=1' on 13" x 19" sheet

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PROJECT  
Ohlmeyer Residence  
313 Oak Ridge Dr  
Austin, TX 78746

DRAWING  
Existing Impervious

STAGE  
[NOT FOR CONSTRUCTION]  
1/Schematic Design  
2/Design Development  
3/Final Revision  
[CONSTRUCTION DOCS]  
::4/Build

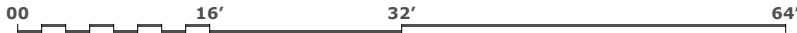
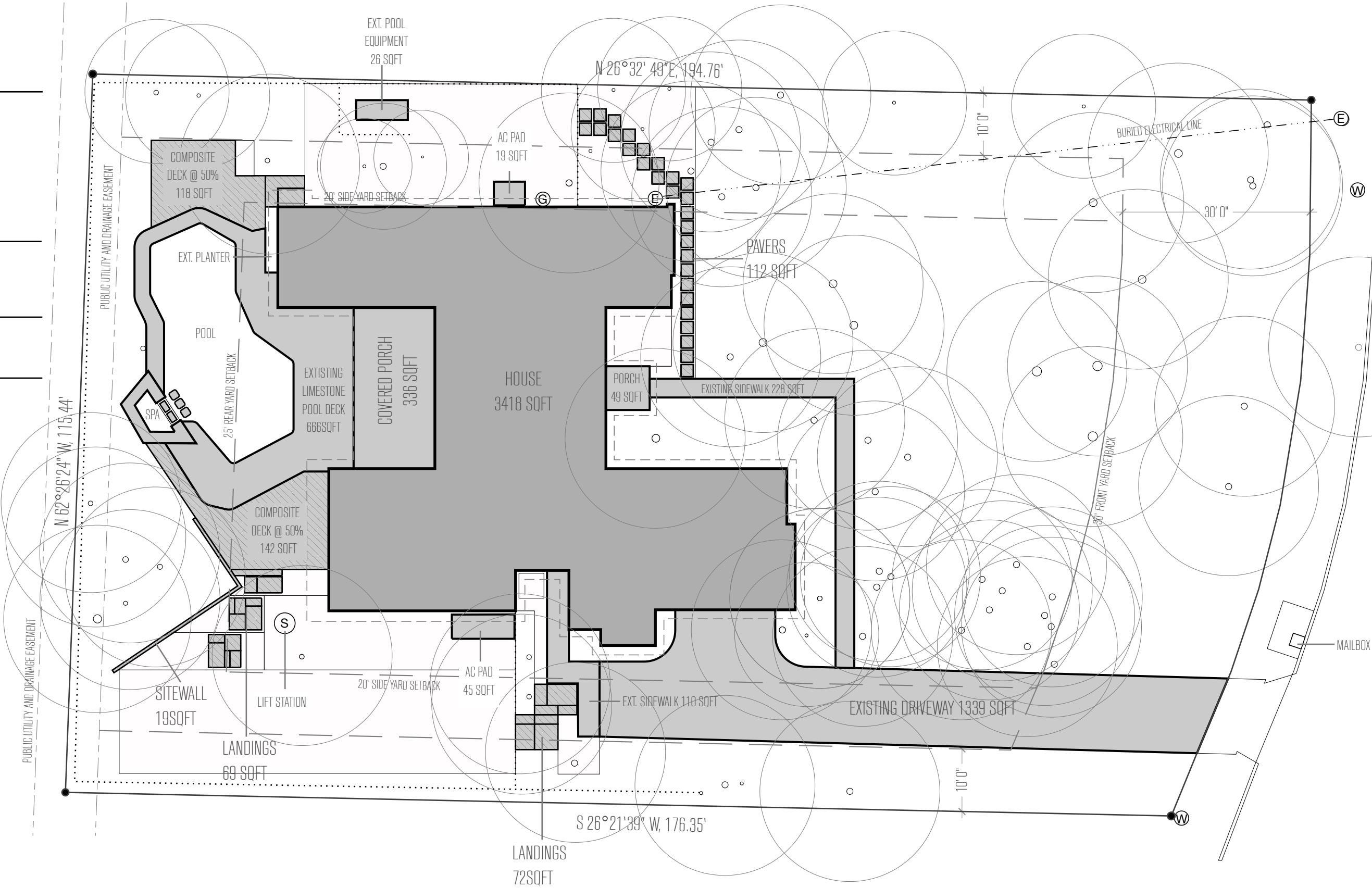
DRAWN BY  
MN

PLOT DATE  
02.28.2021

REVISIONS

IMPERVIOUS COVERAGE CALCULATIONS

|                 |                            |        |
|-----------------|----------------------------|--------|
| EXISTING        | LOT AREA                   | 21914  |
|                 | HOUSE                      | 3418   |
|                 | COVERED PORCHES            | 385    |
|                 | LIMESTONE POOL DECK+COPING | 666    |
|                 | DRIVEWAY                   | 1339   |
|                 | SIDEWALKS                  | 338    |
| SEPARATE PERMIT | UTILITY PADS               | 90     |
|                 | SITEWALL                   | 19     |
|                 | CONCRETE LANDINGS          | 141    |
| PROPOSED        | CONCRETE PAVERS            | 112    |
|                 | COMPOSITE DECKS            | 260    |
|                 | TOTAL COVERAGE             | 6768   |
|                 | PERCENT OF LOT             | 30.88% |



**L** :: PROPOSED IMPERVIOUS COVERAGE PLAN  
105 scale: 1/16"=1' on 13" x 19" sheet

LANDSCAPE DESIGNER

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matt@openenvelopestudio.com

PROJECT

Ohlmeyer Residence

313 Oak Ridge Dr

Austin, TX 78746

DRAWING

Proposed Impervious

STAGE

[NOT FOR CONSTRUCTION]

1/Schematic Design

2/Design Development

3/Final Revision

[CONSTRUCTION DOCS]

::4/Build

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MN

PLOT DATE

03.31.2021

REVISIONS

02.28.2021

SHEET

L105



LANDSCAPE DESIGNER

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matt@openenvelopestudio.com

PROJECT

Ohlmeyer Residence

313 Oak Ridge Dr

Austin, TX 78746

DRAWING

Drainage Site Plan

STAGE

[NOT FOR CONSTRUCTION]

1/Schematic Design

2/Design Development

3/Final Revision

[CONSTRUCTION DOCS]

::4/Build

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MN

PLOT DATE

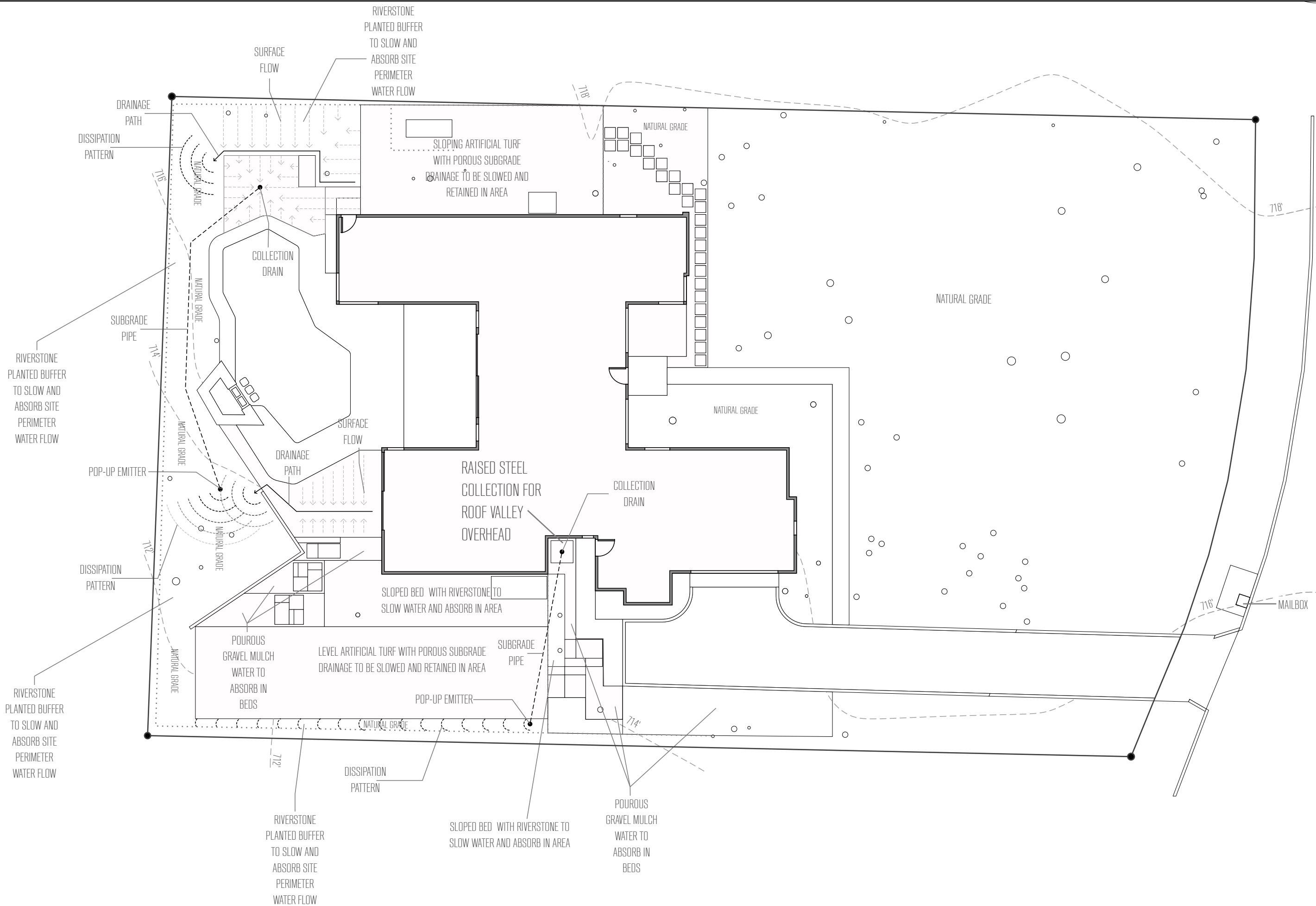
02.28.2021

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SHEET

L106

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NOTES

Erosion and stormwater strategies to include: in areas of extreme shade and moving sediment, where grass has been shown to repeatedly fail to establish, 5/8" Texas basalt has proven to be an excellent surface treatment that can both limit future soil movement and act as pathway. River rock is used in beds where no foot traffic is expected (besides maintenance), and its 1-2" size shows minimal movement on slopes like those on the property. The larger voids between the rounded stones, in addition to vegetative buffers with native plants that can withstand riparian conditions found in creek beds, do an excellent job of slowing down water flow and directing percolation along roots below grade. Gravel as a surface treatment is specifically selected for the filtration properties for cleaner percolation of stormwater into the ground plane per University of Florida's Field Guide to Low Impact Development as well as "riprap or rock blanket hard armor" erosion protection per USDA Forest Service's Erosion Control Treatment Selection Guide. No fines are used in surface treatment and sub grade is permeable (not compacted).

00 16' 32' 64'



**L :: DRAINAGE PLAN**

106 scale: 1/16"=1' on 13" x 19" sheet

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828 Airport Blvd  
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angelica@openenvelopestudio.com  
MN (512) 825-2363  
matt@openenvelopestudio.com

PROJECT  
Ohlmeyer Residence  
313 Oak Ridge Dr  
Austin, TX 78746

DRAWING  
Elevation Plan

STAGE  
[NOT FOR CONSTRUCTION]  
1/Schematic Design  
2/Design Development  
3/Final Revision  
[CONSTRUCTION DOCS]  
::4/Build

DRAWN BY  
MN

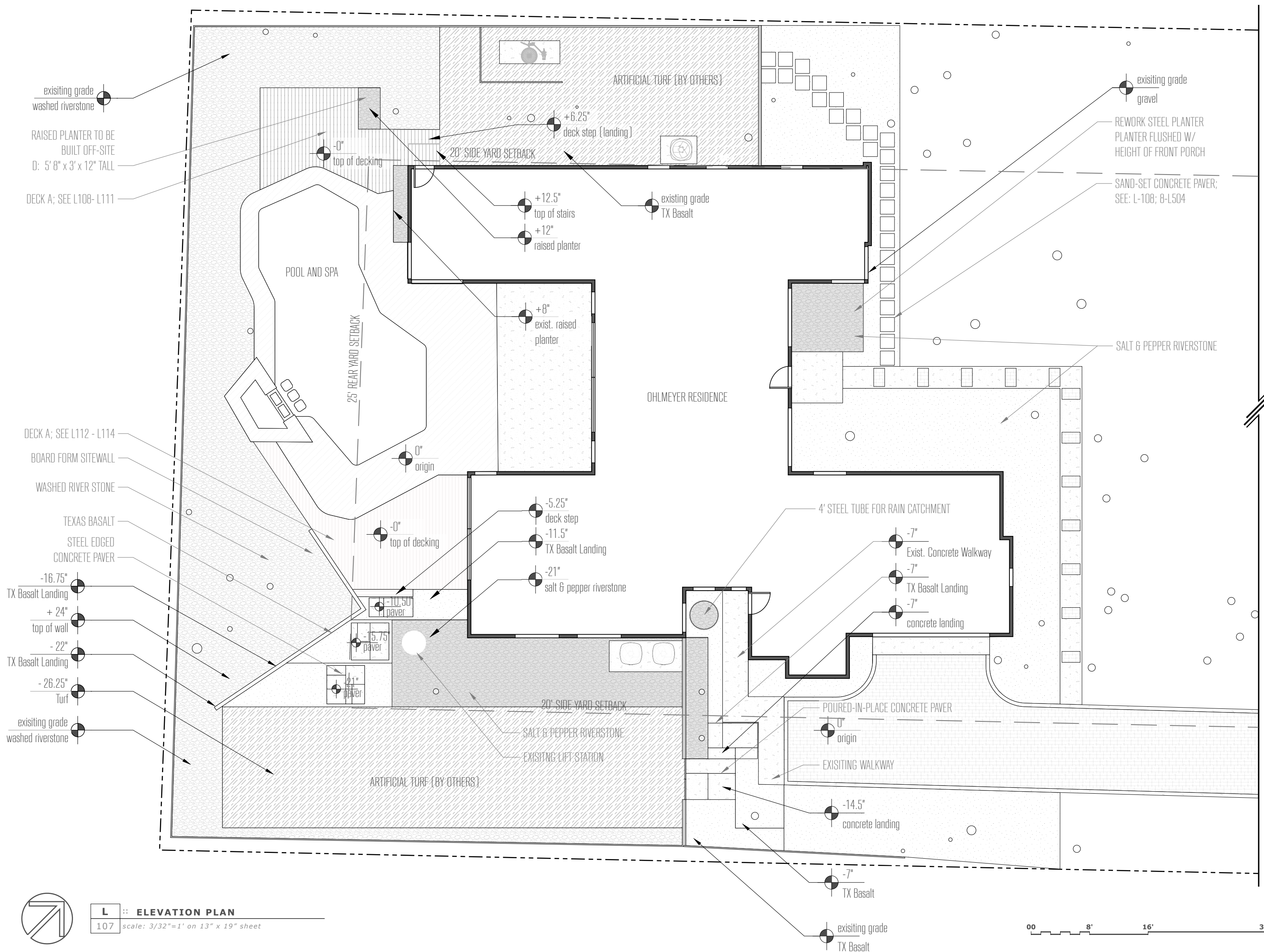
PLOT DATE  
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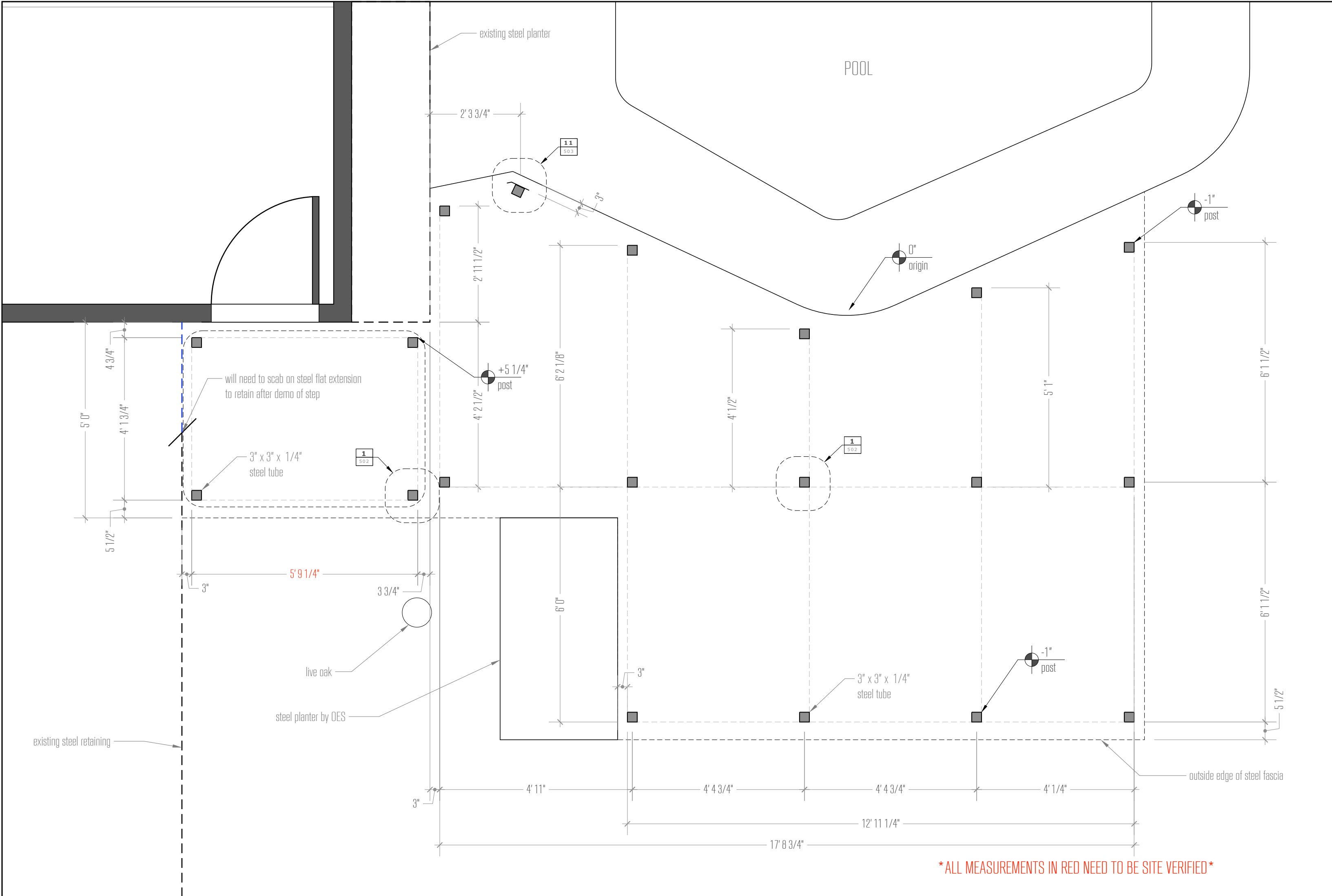
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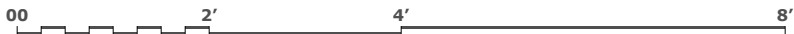


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**L :: DECK A POSTS**

401 scale: 1/2"=1' on 13" x 19" sheet



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PROJECT  
Ohlmeyer Residence  
313 Oak Ridge Dr  
Austin, TX 78746

DRAWING  
Enlargement: Deck A Posts

STAGE  
[NOT FOR CONSTRUCTION]  
1/Schematic Design  
2/Design Development  
3/Final Revision  
[CONSTRUCTION DOCS]  
::4/Build

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MN

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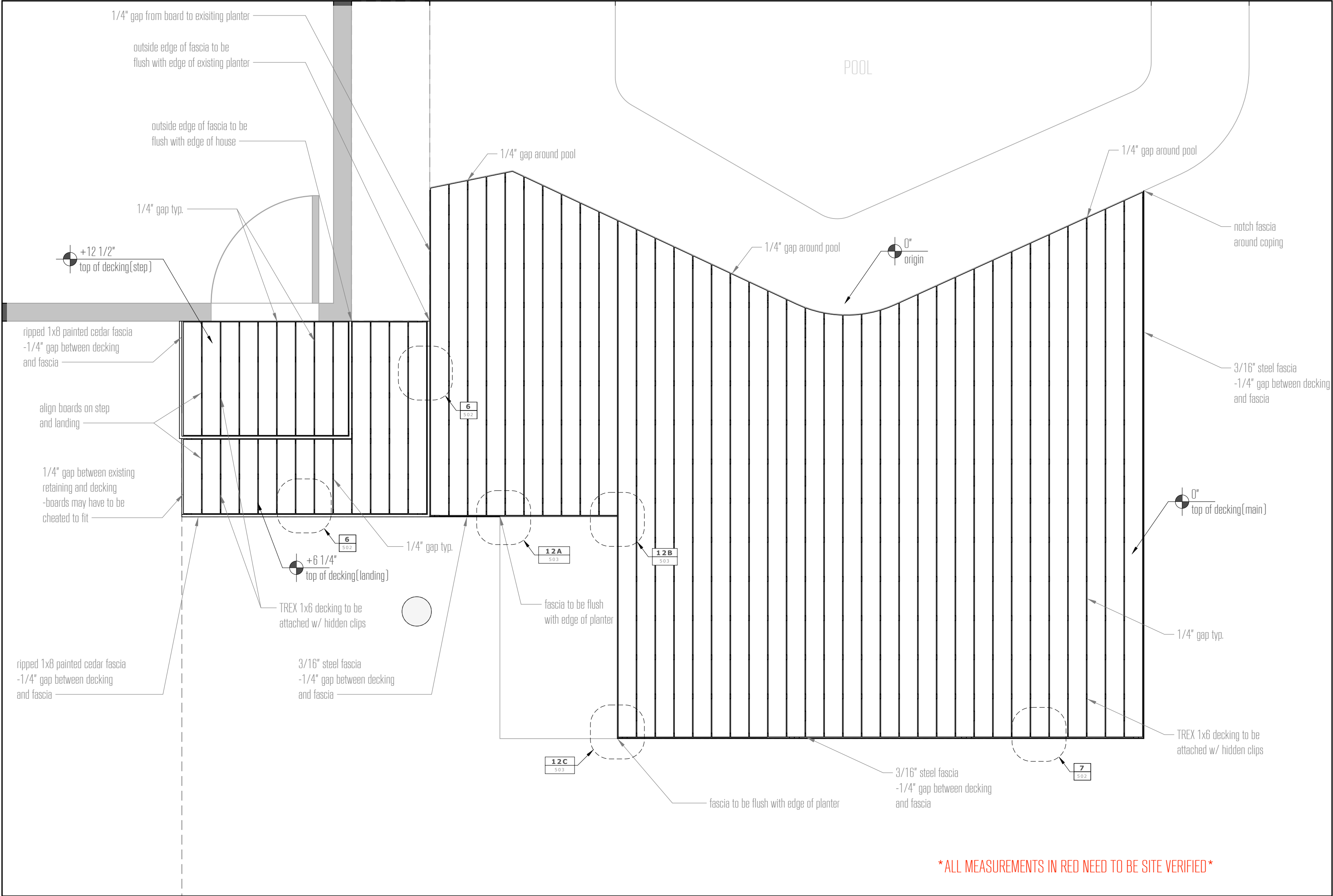
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DRAWING  
Enlargement: Deck A  
Decking

STAGE  
[NOT FOR CONSTRUCTION]  
1/Schematic Design  
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3/Final Revision  
[CONSTRUCTION DOCS]  
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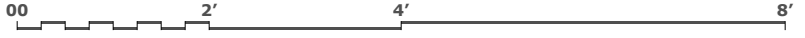
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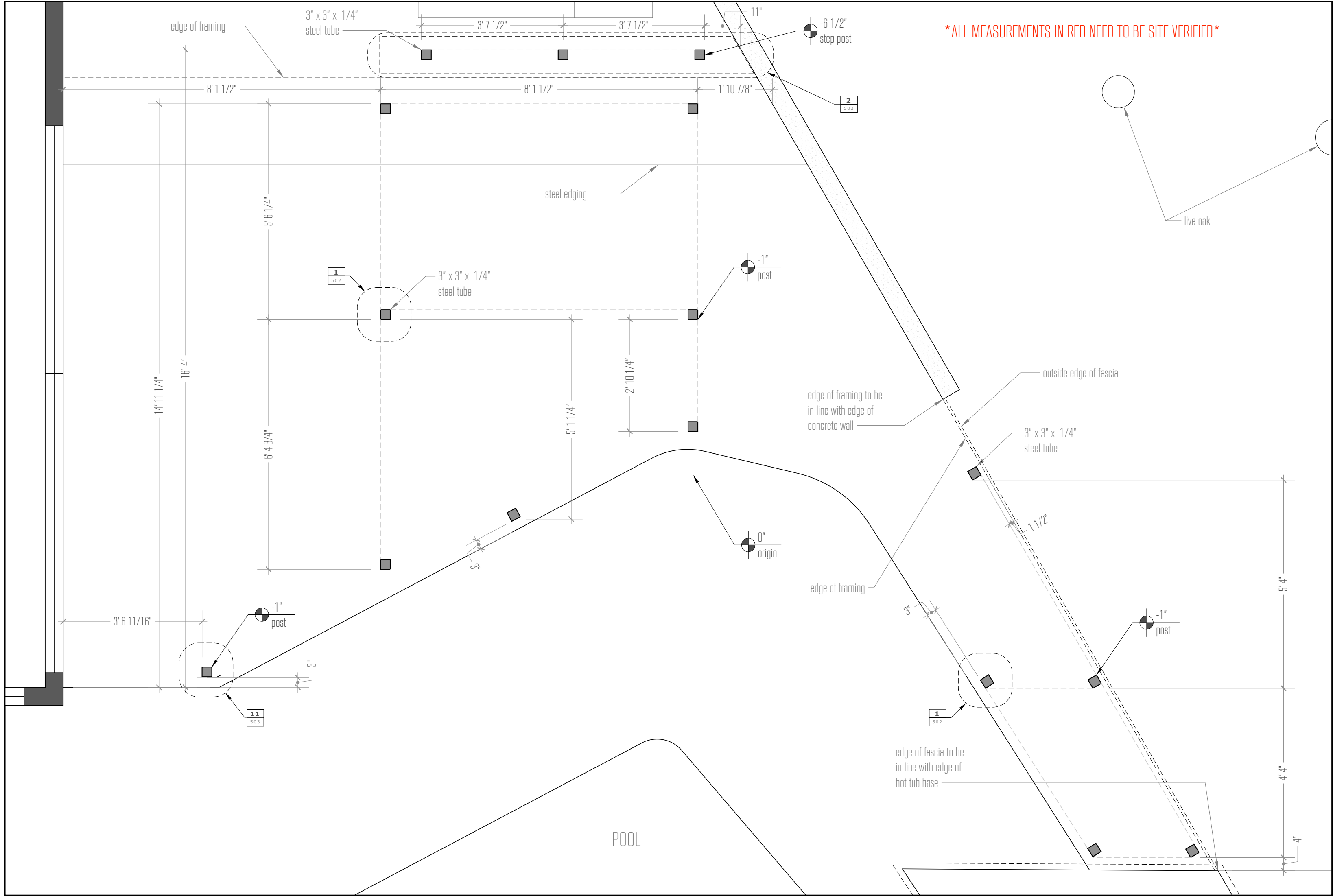
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**L** :: **DECK A DECKING**  
404 scale: 1/2"=1' on 13" x 19" sheet







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PROJECT

Ohlmeyer Residence

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DRAWING

Enlargement: Deck B Posts

STAGE

[NOT FOR CONSTRUCTION]

1/Schematic Design

2/Design Development

3/Final Revision

[CONSTRUCTION DOCS]

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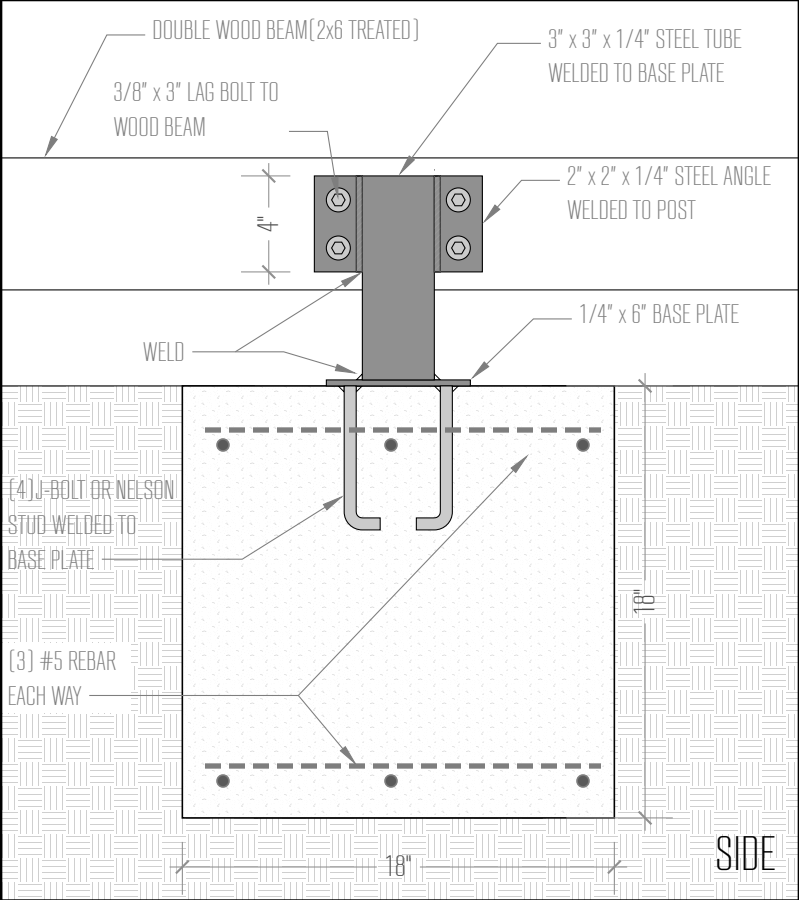
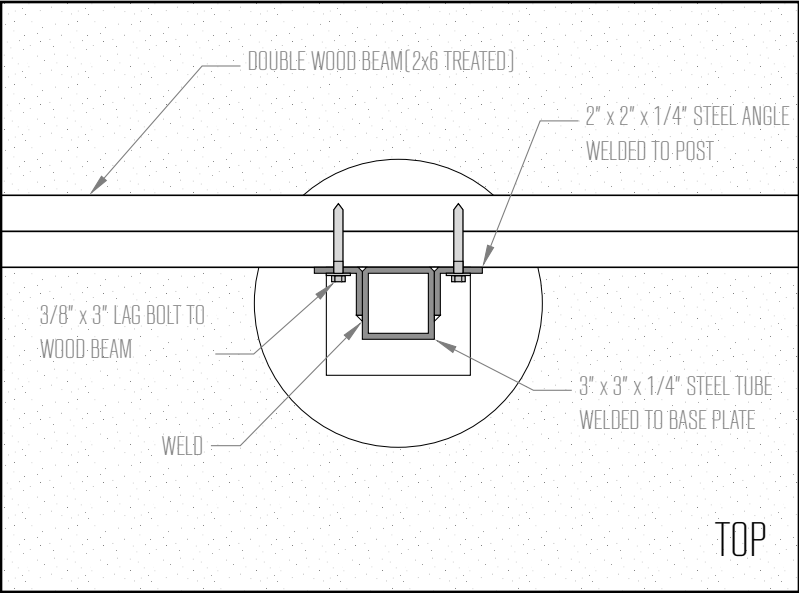
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Page 112 of 186



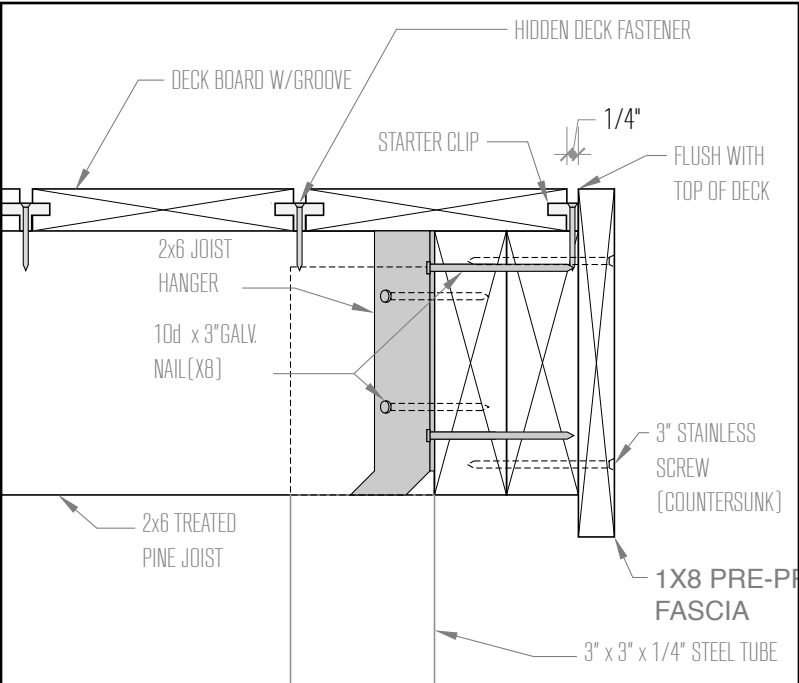






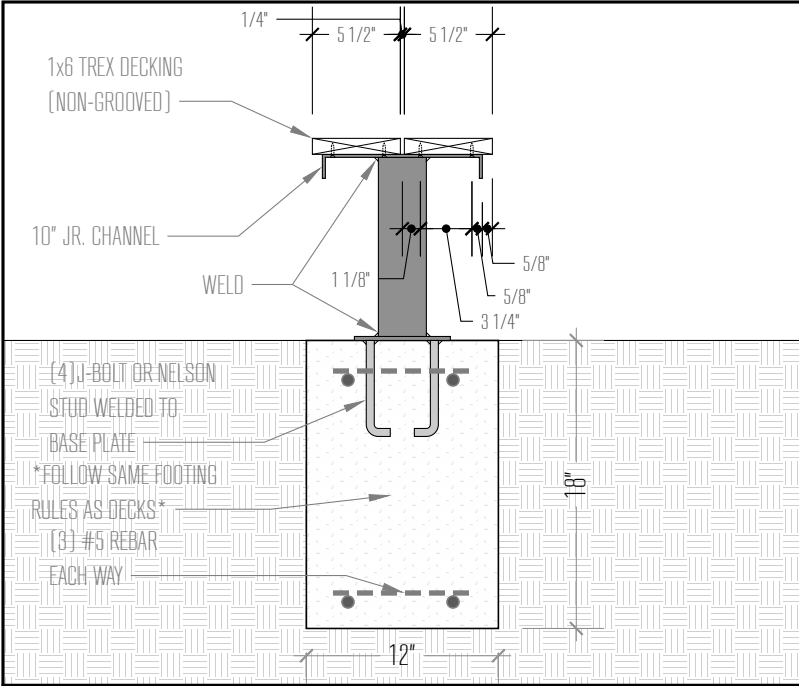
**1 :: TYPICAL DECK FOOTING(0-10")**

501 scale: 1-1/2"=1'



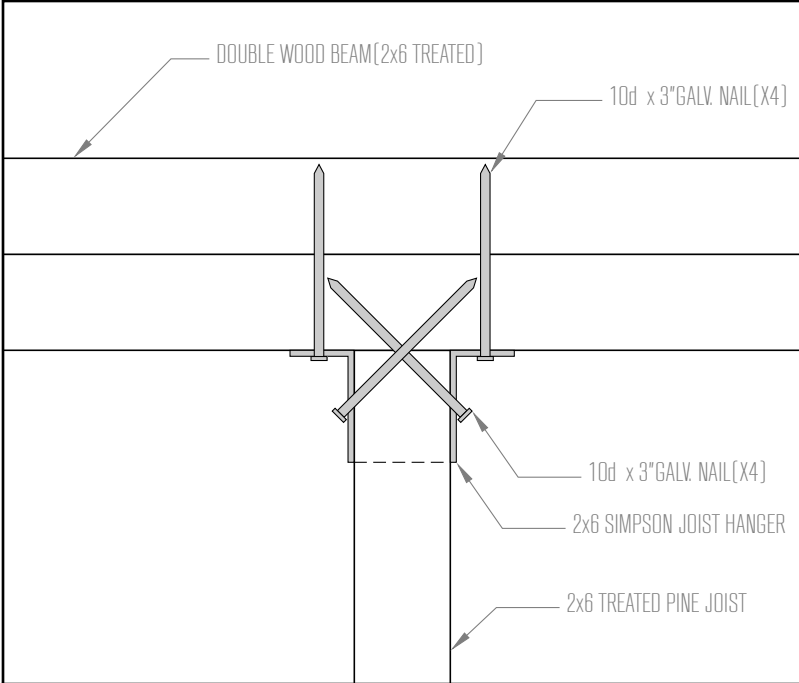
**6 :: TYPICAL DECK FASCIA(WOOD FLUSH)**

501 scale: 3"=1'



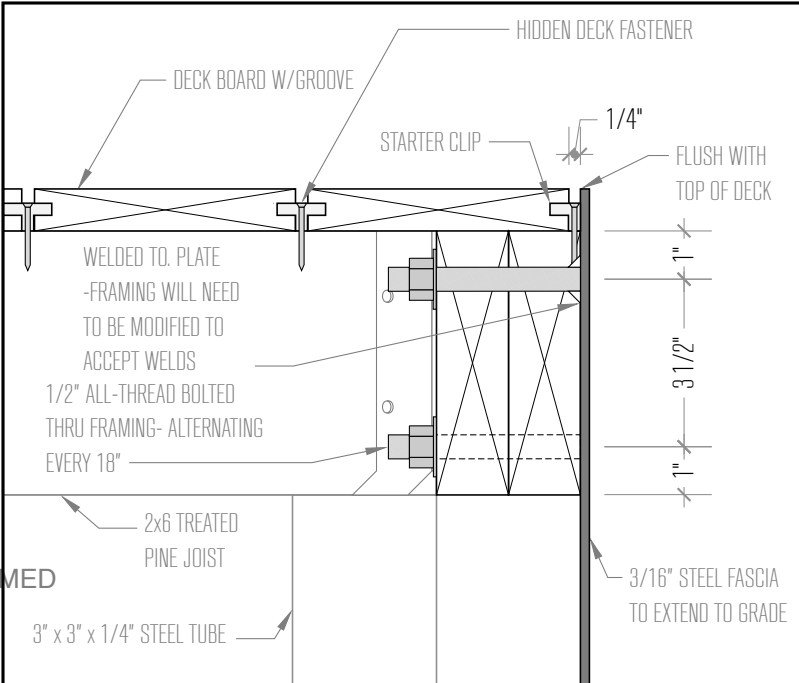
**2 :: JR.CHANNEL @ POST**

501 scale: 1"=1'



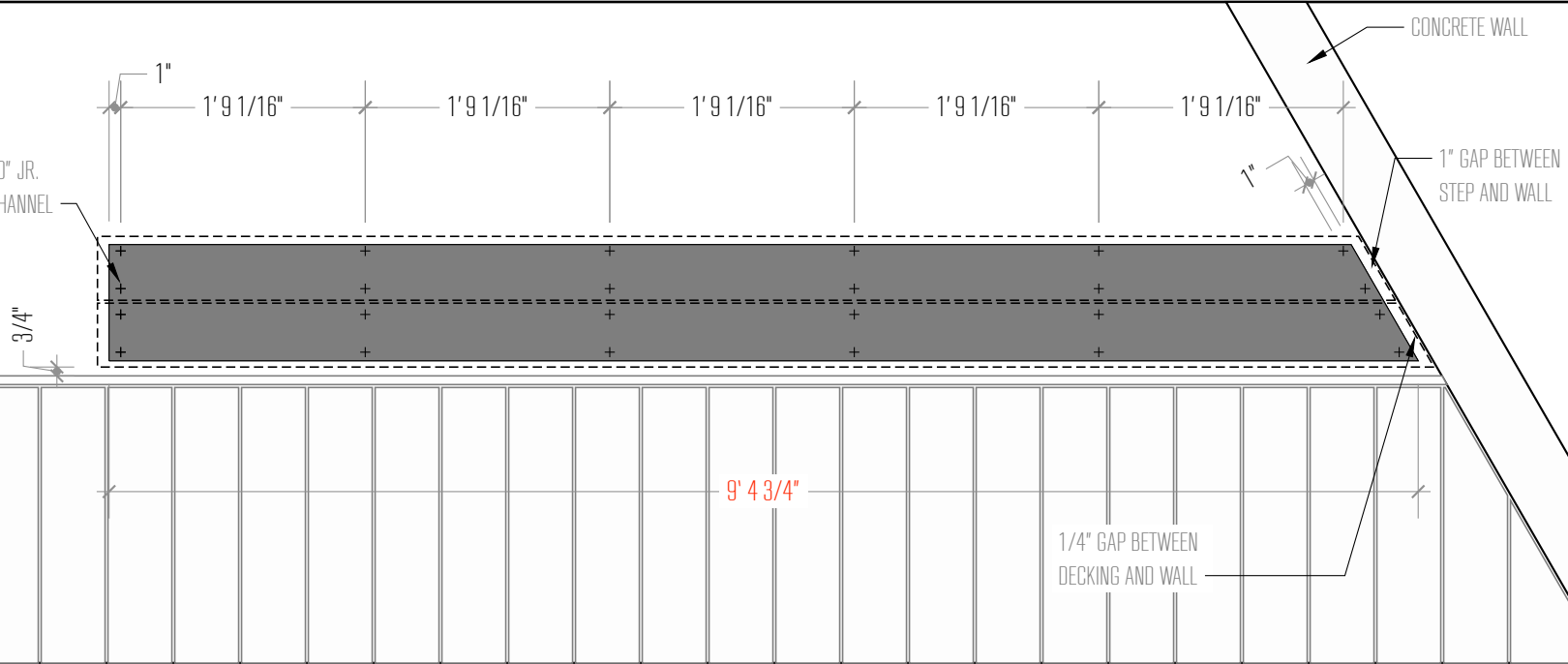
**3 :: TYPICAL JOIST @ BEAM**

501 scale: 4"=1'



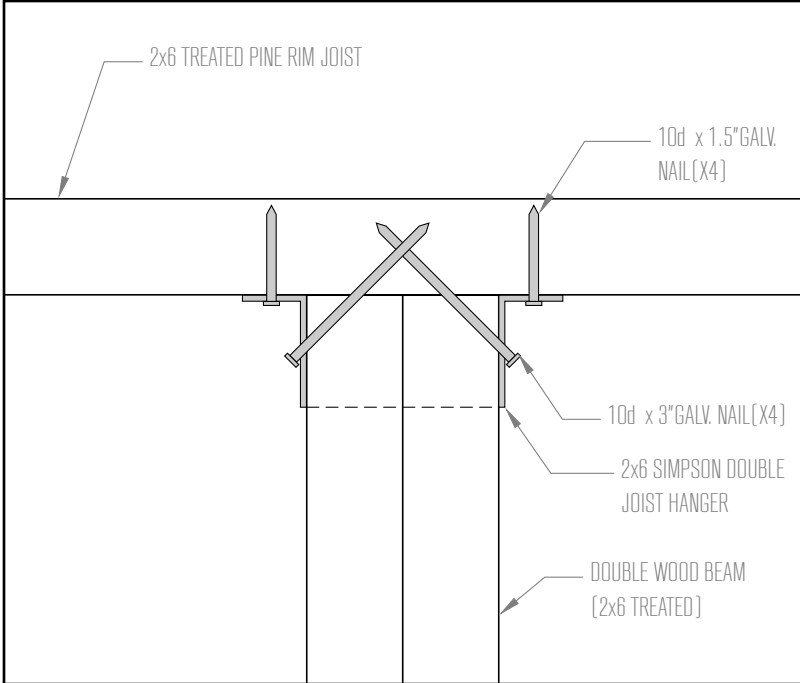
**7 :: TYPICAL DECK FASCIA(STEEL FLUSH)**

501 scale: 3"=1'



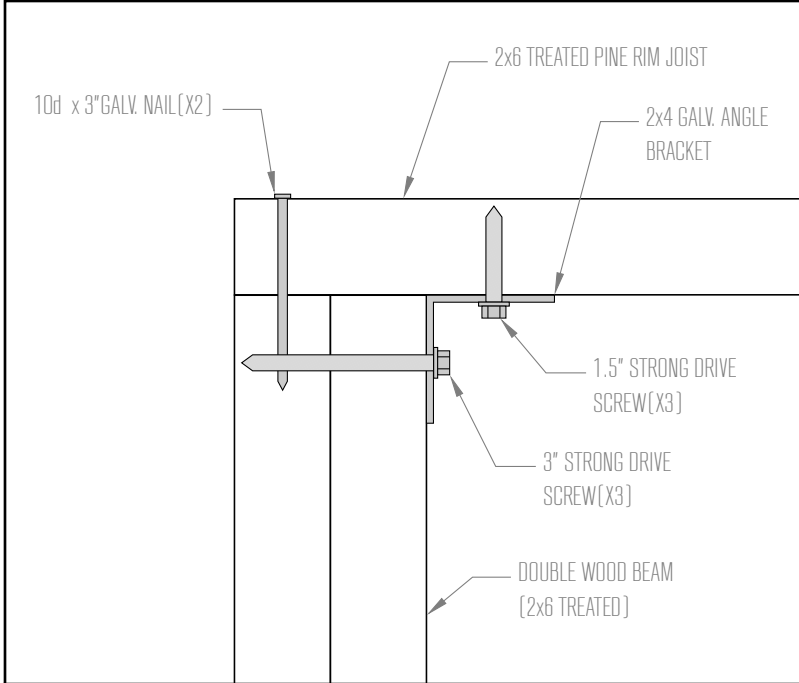
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scale: 3/4"=1'



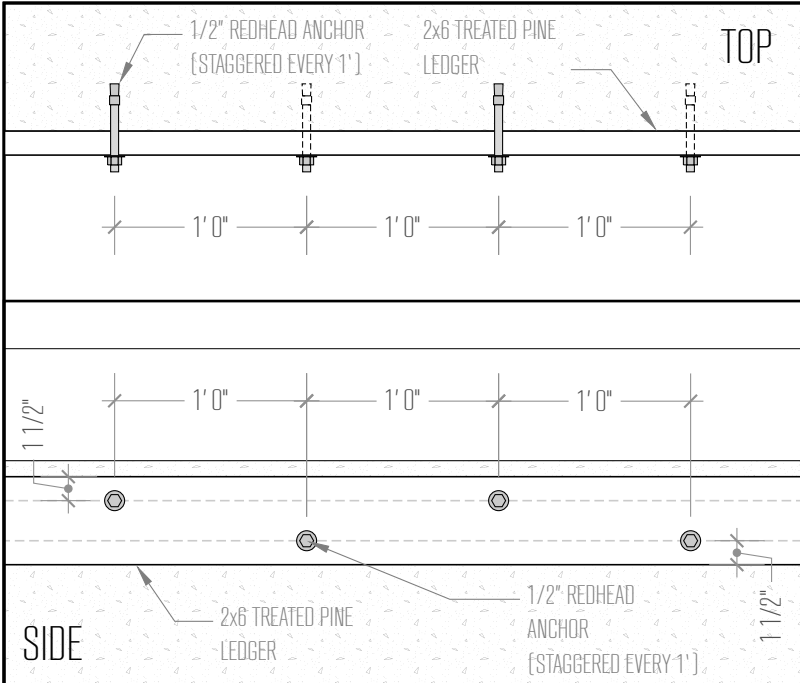
**4 :: TYPICAL BEAM @ RIM JOIST**

501 scale: 4"=1'



**5 :: TYPICAL CORNER FRAMING**

501 scale: 4"=1'



**8 :: TYPICAL DECK LEDGER**

501 scale: 1"=1'

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313 Oak Ridge Dr  
Austin, TX 78746

DRAWING  
Details: Deck A Decking

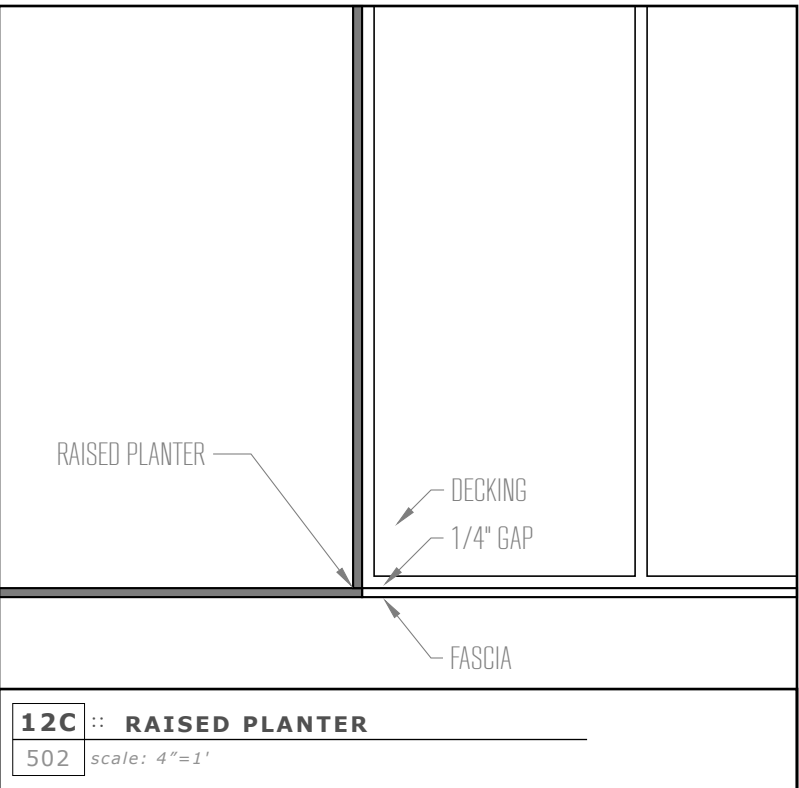
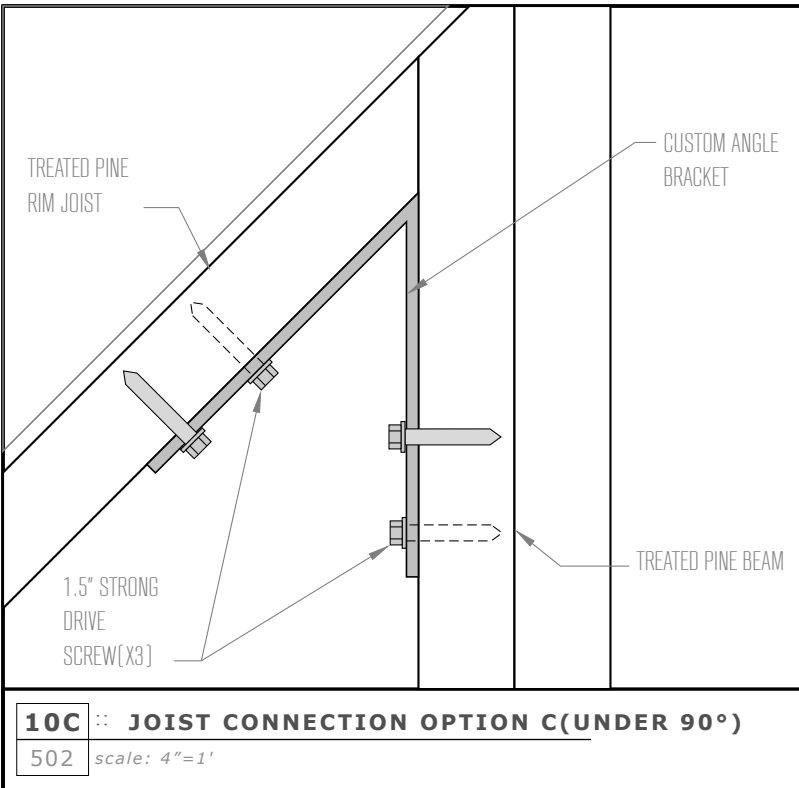
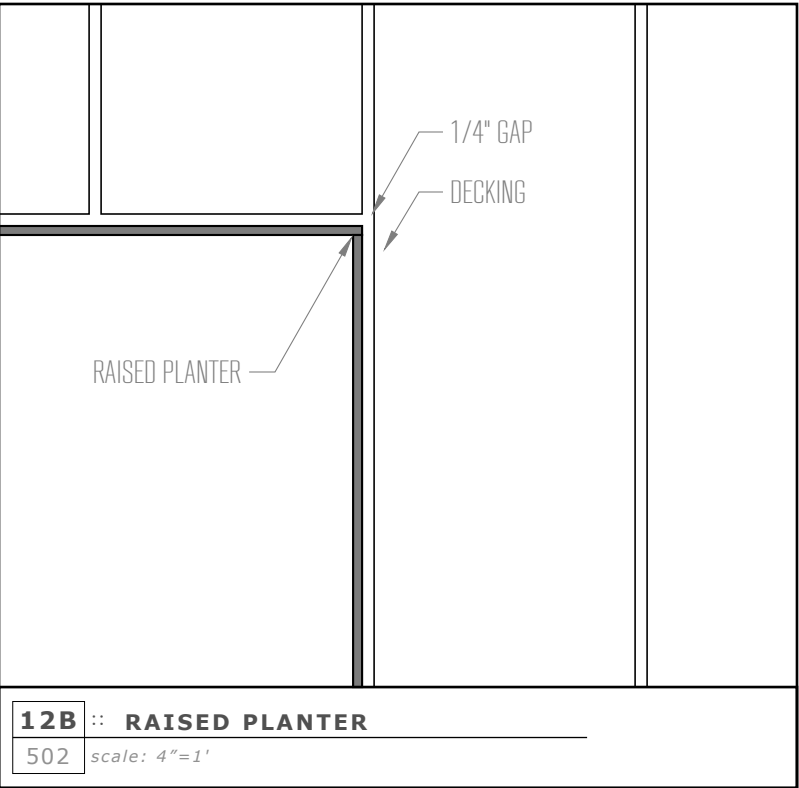
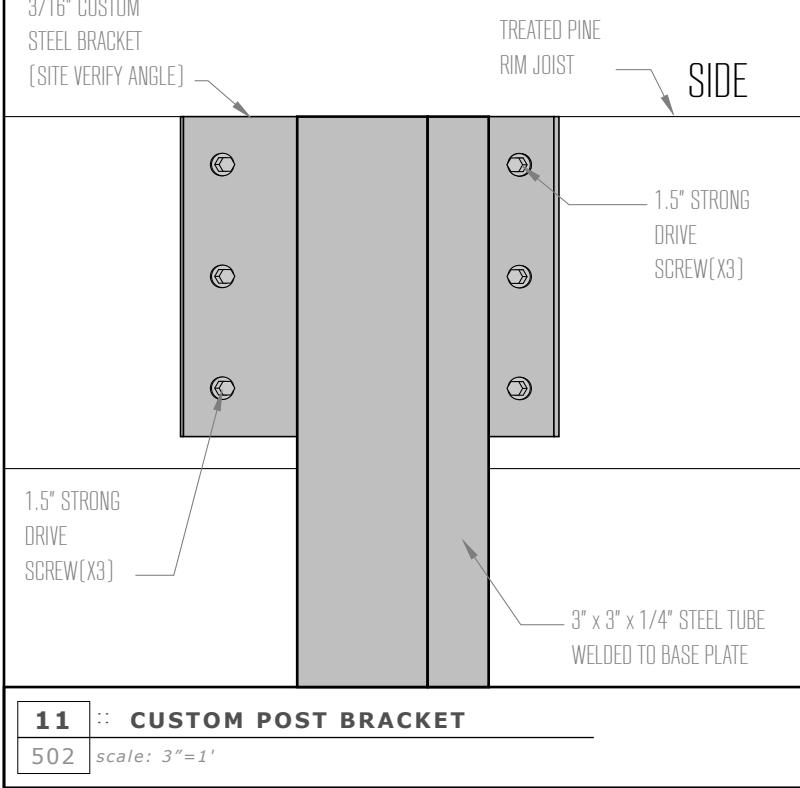
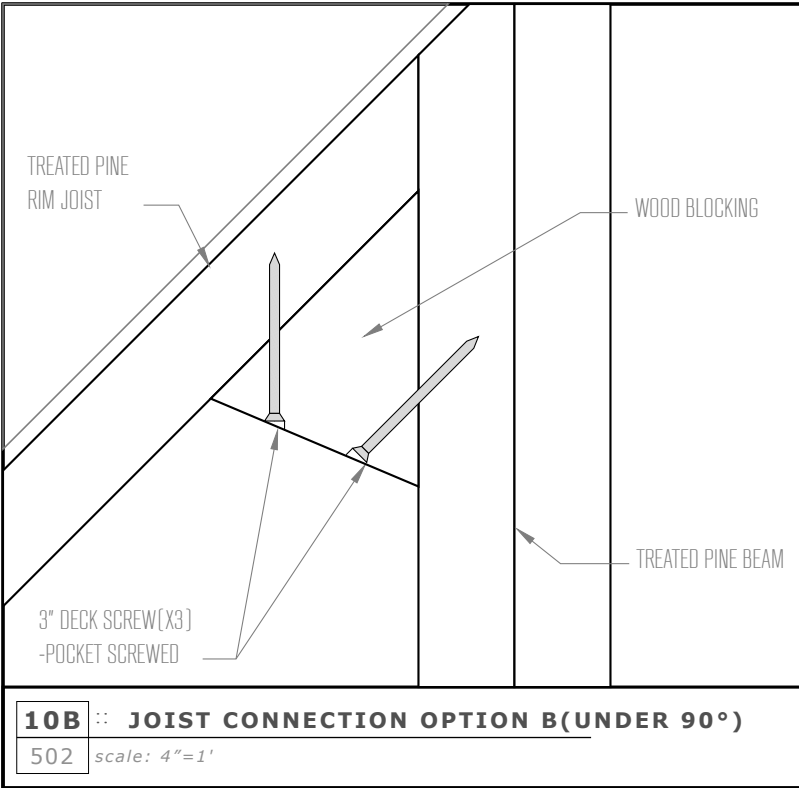
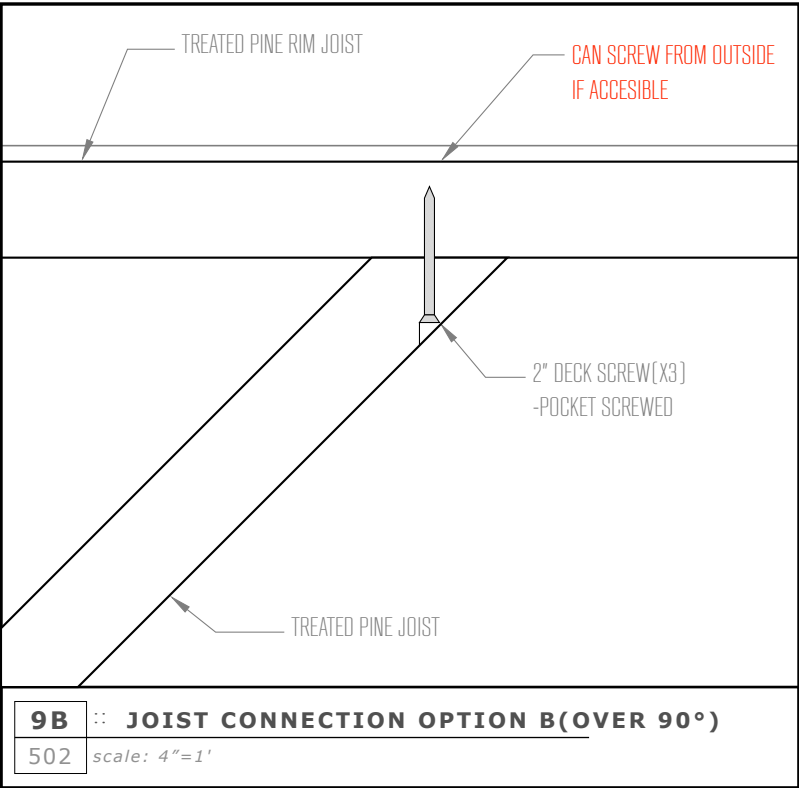
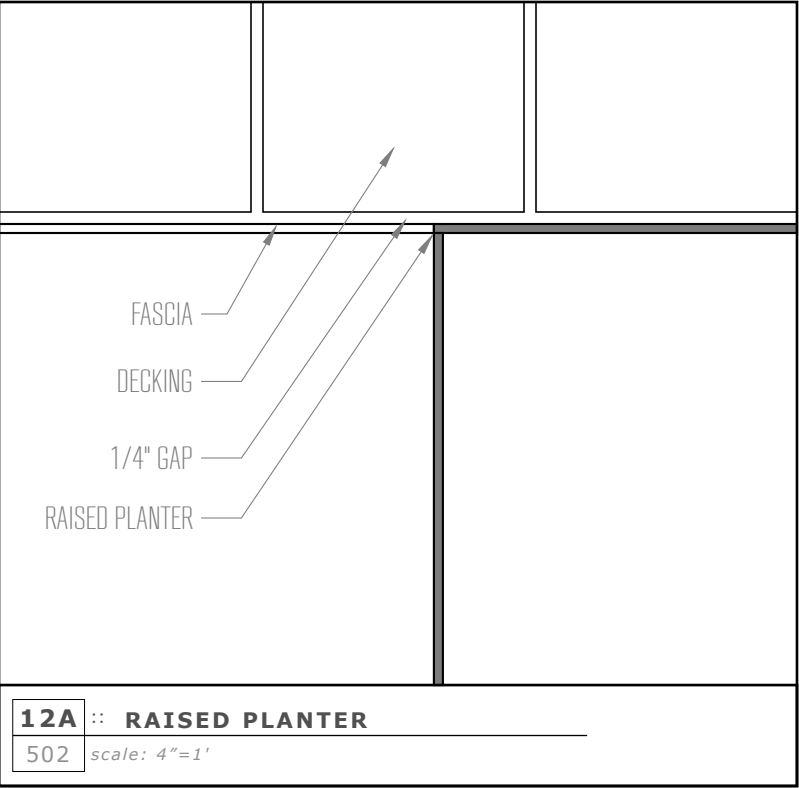
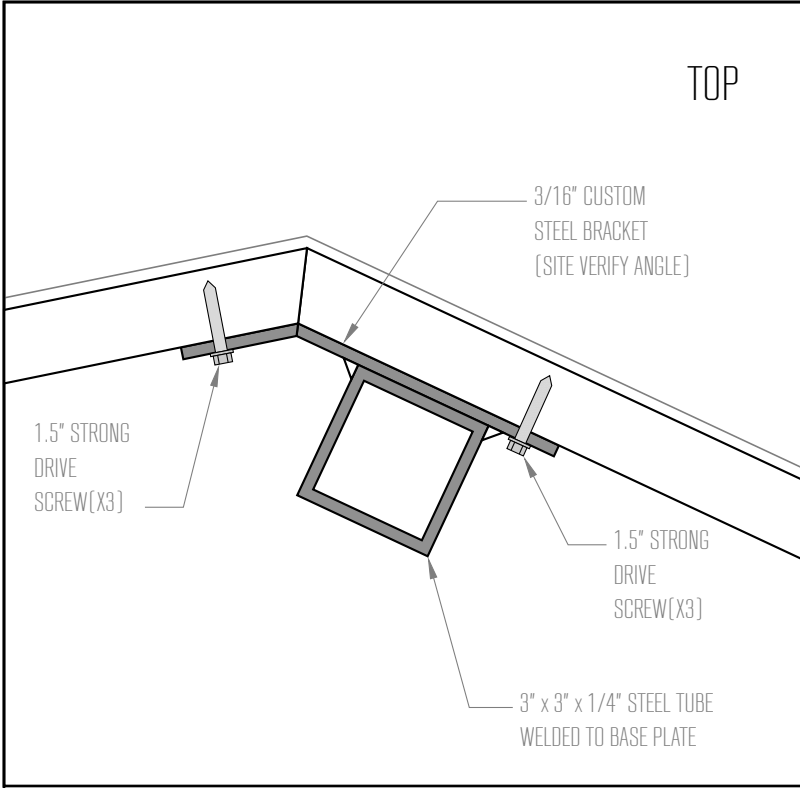
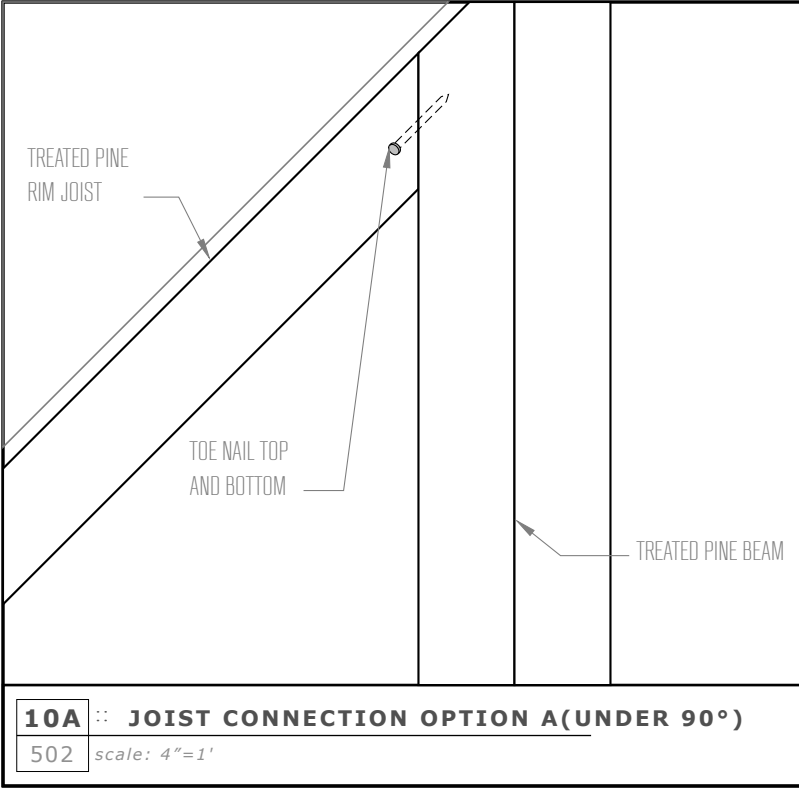
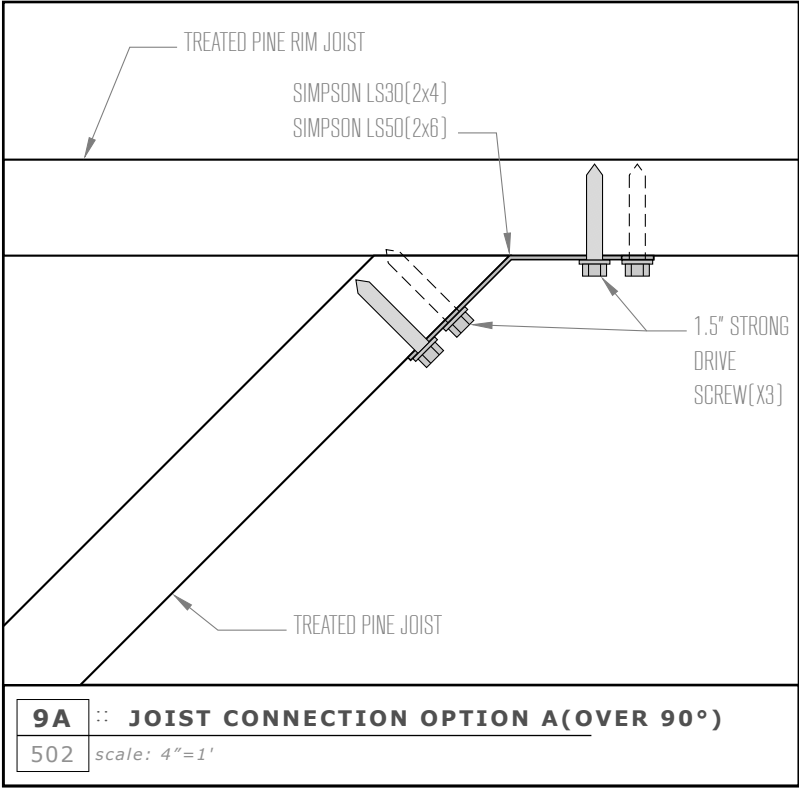
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2/Design Development  
3/Final Revision  
[CONSTRUCTION DOCS]  
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DRAWING  
Enlargement: Deck A  
Decking

STAGE  
[NOT FOR CONSTRUCTION]  
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CONCRETE SUB

TBD

SUBCONTRACTOR

TBD

DRAWING

3D Conceptual Renderings

STAGE

[NOT FOR CONSTRUCTION]

1/Schematic Design

2/Design Development

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CONCRETE SUB

TBD

SUBCONTRACTOR

TBD

DRAWING

3D Conceptual Renderings

STAGE

[NOT FOR CONSTRUCTION]

1/Schematic Design

2/Design Development

::3/Final Revision

[CONSTRUCTION DOCS]

4/Build

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PLOT DATE

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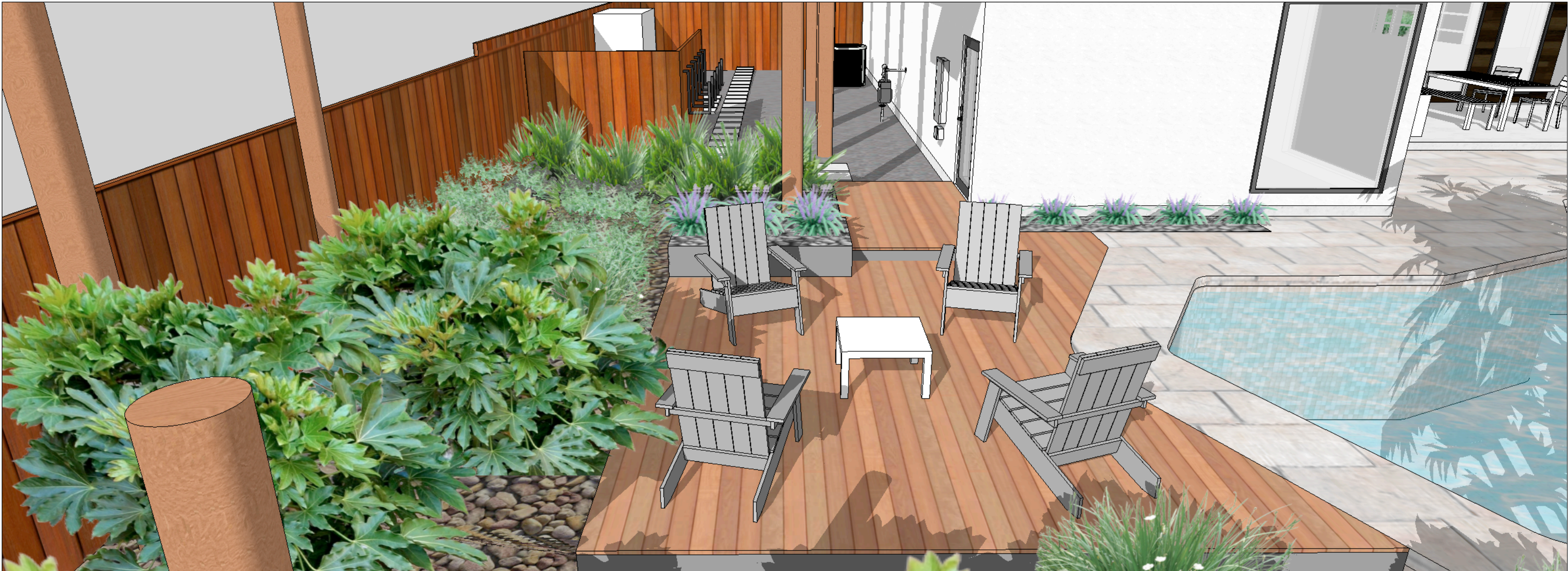
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PROJECT  
Ohlmeyer Residence  
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CONCRETE SUB  
TBD

SUBCONTRACTOR  
TBD

DRAWING  
3D Conceptual Renderings

STAGE  
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1/Schematic Design  
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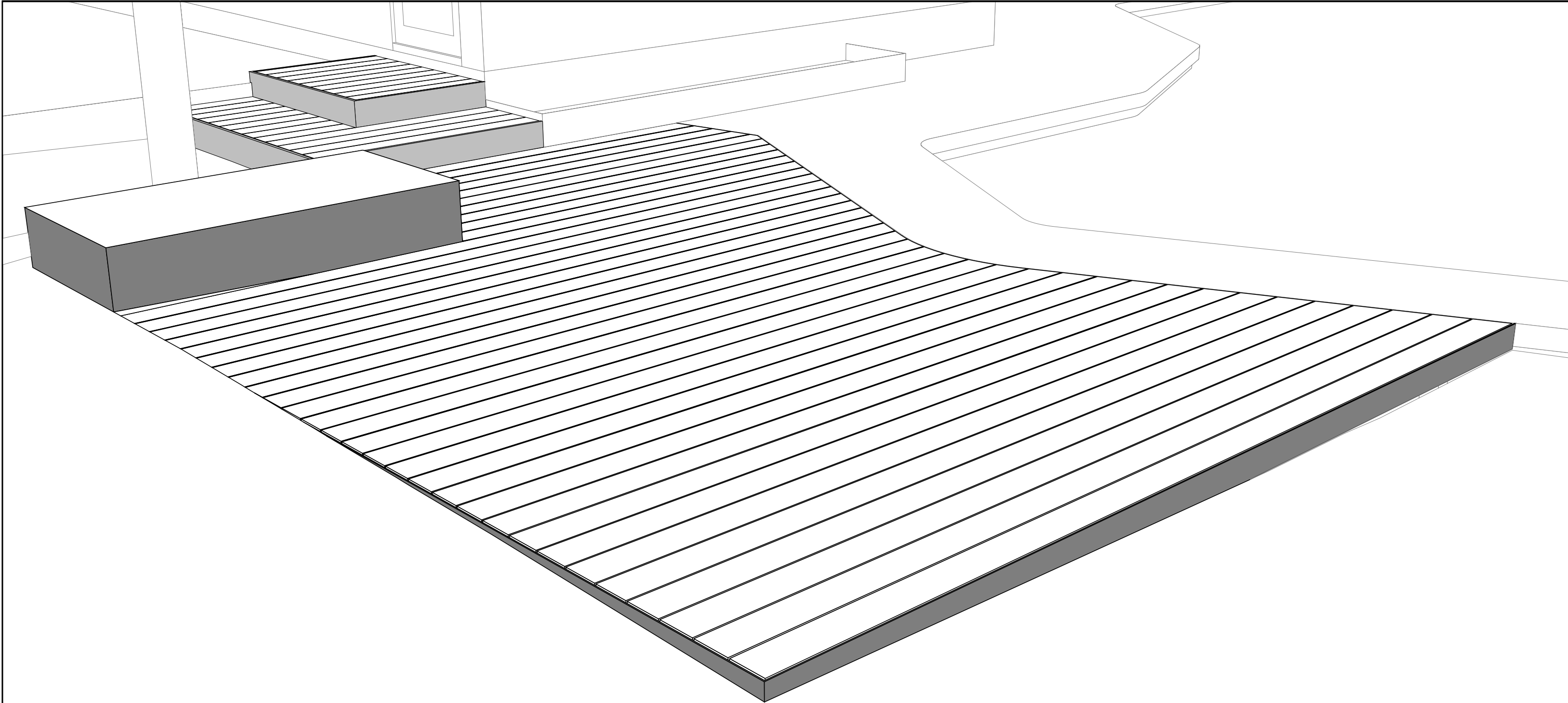
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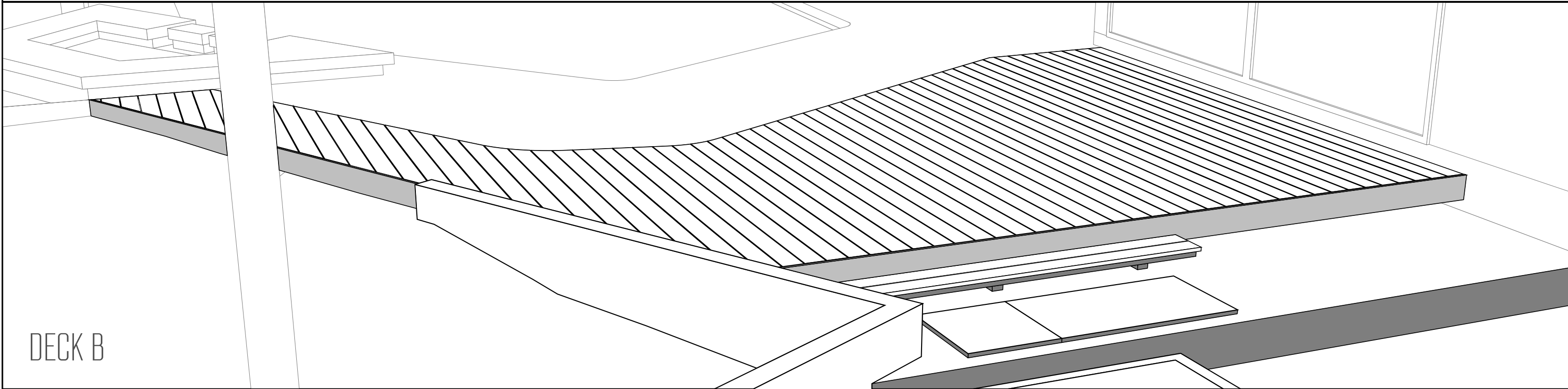
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DECK A



DECK B

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Ohlmeyer Residence

313 Oak Ridge Dr

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DRAWING

3D Representation: Decks

STAGE

[NOT FOR CONSTRUCTION]

1/Schematic Design

2/Design Development

3/Final Revision

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**SPECIAL POWER OF ATTORNEY FORM**

KNOW ALL PERSONS BY THIS DOCUMENT that I, Todd Ohlmeyer  
have made, constituted and appointed Angelica and Matt Norton of OES  
to be my duly authorized representative in connection with an application dated April 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.

Todd Ohlmeyer

Property Owner/Applicant Name  
313 Oak Ridge Drive

West Lake Hills

  
Property Owner/Applicant Signature  
TX 78746

Street Address

City

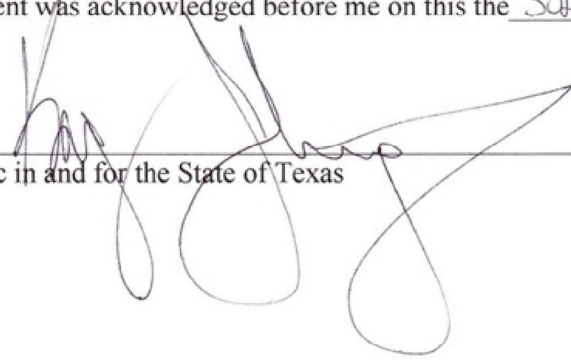
State

Zip Code

512-638-0191

Property Owner/Applicant Phone Number

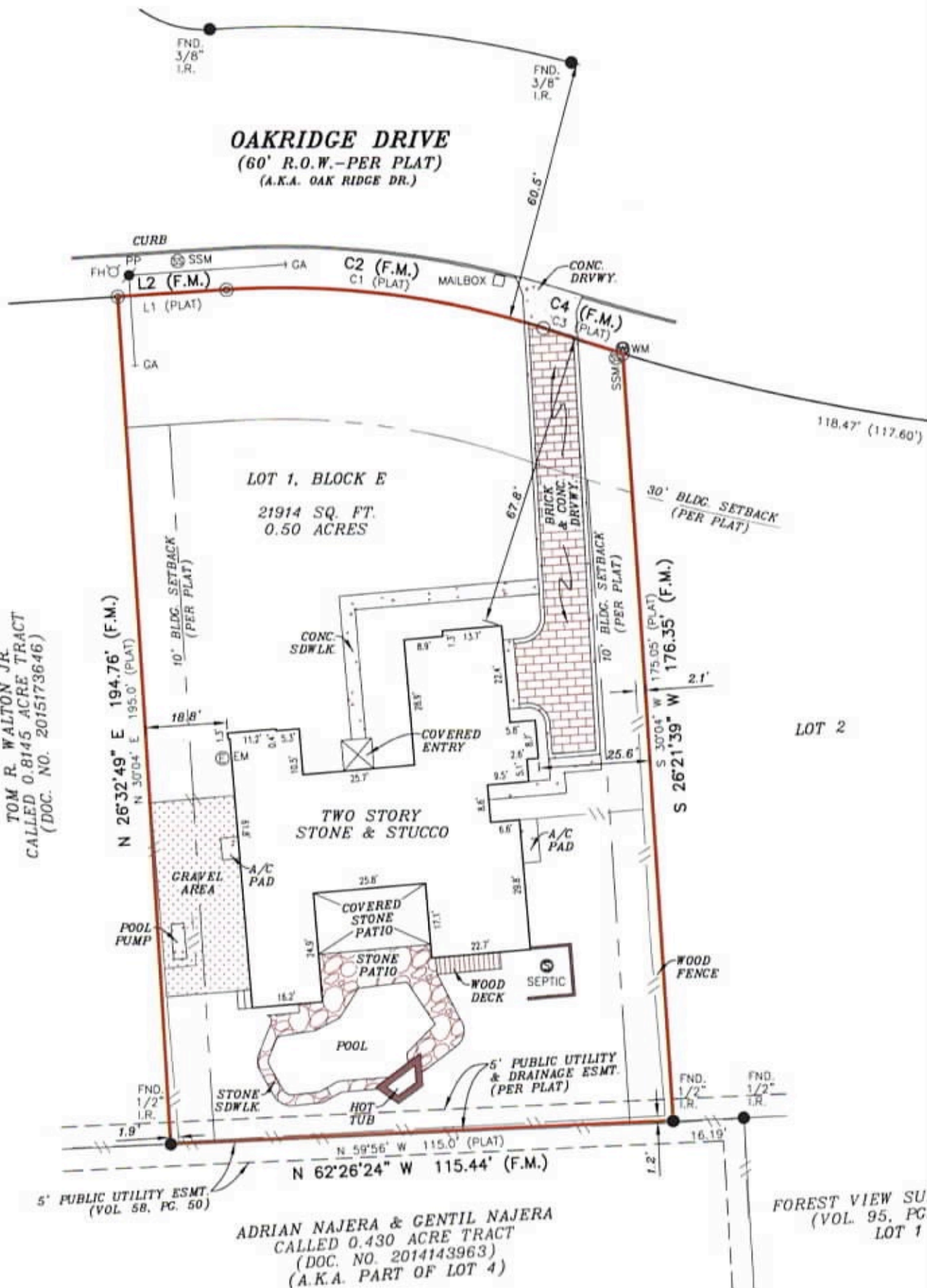
This instrument was acknowledged before me on this the 30th day of March, 2021.

  
Notary Public in and for the State of Texas





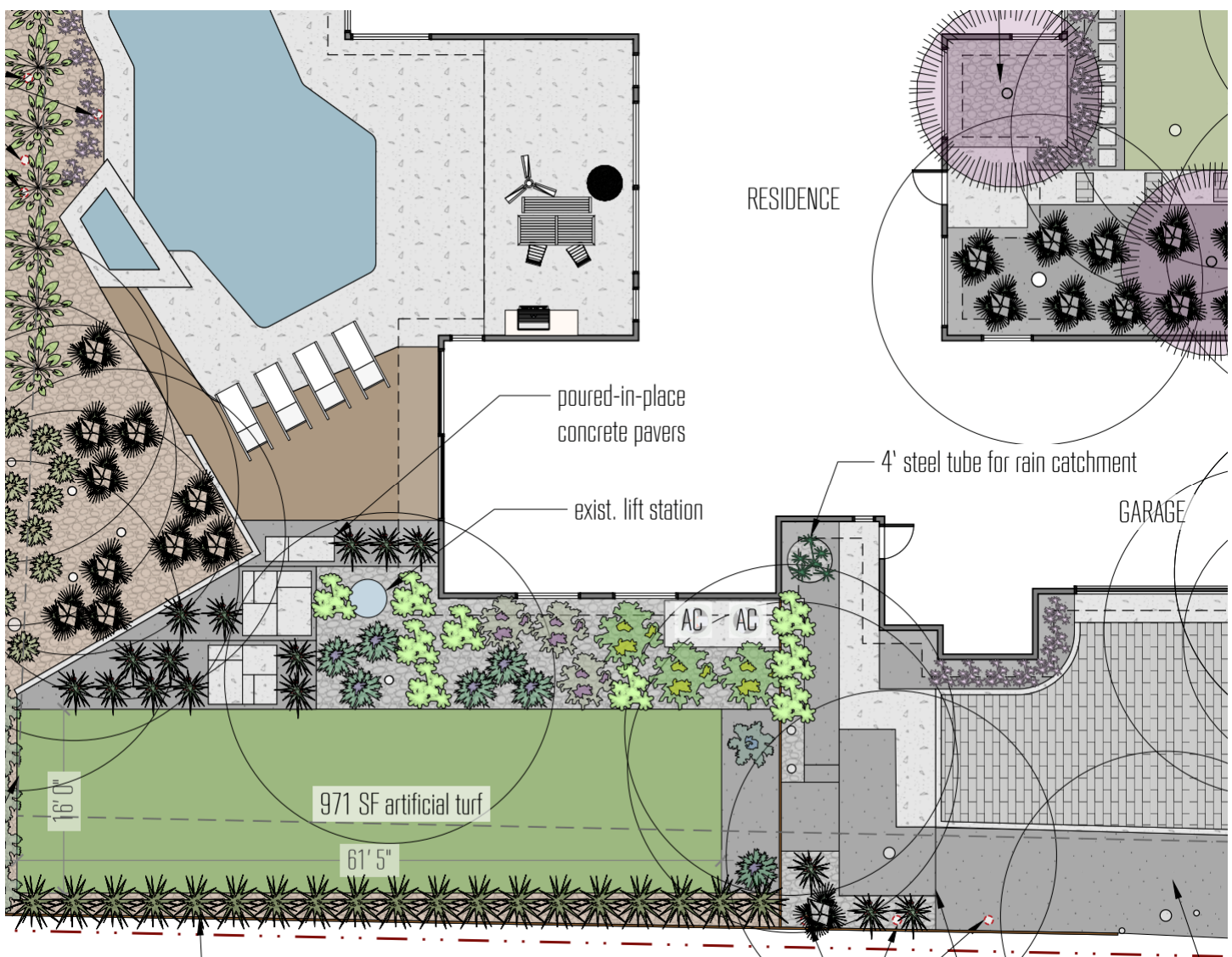
TOM R. WALTON JR.  
CALLED 0.8145 ACRE TRACT  
(DOC. NO. 2015173646)



## Stephanie Mills

**From:** Todd Ohlmeyer  
**Sent:** Tuesday, May 18, 2021 4:24 PM  
**To:** Noah Cullis  
**Subject:** 313 Oak Ridge Drive

Thanks for the follow up Noah. I spoke with my contact with the group that is doing the artificial grass area. He informed me underneath the artificial turf is Class 2 Road Base and decomposed granite, all three of which are permeable. The area of this "grass" is 971 square feet. Please let me know if you have any other questions or would like to speak with him as I am sure I can arrange a call.







## **MULTIPLE VARIANCE** **STAFF REPORT**

**June 16, 2021**

**Project Address:** 110 Skyline Drive

**Project Number:** 16563

**Agenda Item:** Land Use: **110 Skyline Drive:** Discussion/recommendation on an application for a variance request to (West Lake Hills Code Sec. 22.03.281). James Legeai agent for James Saadi

- Section 22.03.281 – Encroachment in a building setback;
- Section 22.03.170(f) – Cut and Fill/Grading in a building setback; and
- Section 22.03.275 – Building structure in a front yard setback.

**Applicant Information:** James Legeai agent for James Saadi

**Hearing Dates:**

|               |                     |
|---------------|---------------------|
| June 16, 2021 | ZAPCO               |
| July 14, 2021 | Board of Adjustment |

**Location:** The subject property is located at 110 Skyline Drive.

**Zoning & Site Characteristics:**

The subject property is zoned R1 Family Residential.

The site is surrounded by single-family residential lots.

**Background & Analysis:**

The applicant is requesting the following dimensional standard variances for a building addition on an existing dwelling unit.

- **Encroachment in a building setback;**
- **Cut and Fill/Grading in a building setback; an**
- **Building structure in a front yard setback**

## 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 buildable area of this property is severely limited due to the triangular shape of the lot with two adjacent front yard setbacks along the long sides. The resultant buildable area is limited to 3,415 SF. When compared to the site area (23,228 SF) the buildable area to lot ratio is less than 0.15:1. As the existing building, built in 1955, is located primarily in the 50’ front yard setback along Skyline Drive and the addition is located almost entirely within the buildable area, any addition to the existing house or structures in the rear of the house can only be placed within the 50’ front yard setback (Variance 1 + 4). As a result of the site limitations, the proposed footprint of the pool will require the cut and fill of more than 18” within the front yard setback (Variance 2). This will also require us to build on the flattest part of the property that is available which means that we will be encroaching into the ½ critical root zone of two trees over 14”; a 17” Cedar (Variance 3A) and a 18” Hackberry (Variance 3B).”*

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

The application states – *“The proposed design is a response to a combination of the buildable area restrictions and footprint of the existing house. By limiting the majority of the construction to the flattest parts of the lot and on top of the existing house the design preserves the vast majority of the existing flora on the property. The lawn and pool are located directly adjacent to the deck so that we disturb the minimum amount of vegetation. We purposely restricted the size of the lawn and pool so that we would not have to remove the two variance trees. The 3rd floor office addition also allows us to build on top of the existing building so that we will not have to remove any vegetation.”*

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

The application states – *“Other reasonable alternatives were considered, but due to the limitation of the buildable area, any combination of efficient layout and good design that accommodates the clients’ needs would almost certainly require even more building within the front yard setback than is currently planned in order to connect to the existing house and meet the project objectives.”*



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

The application states – *“The main objective of this renovation and addition on the third floor (Variance 4) is to provide an at home office space for the clients. They have one child and a second on the way. The existing house is a 3 bedroom/3 bath. They are both working from home for the foreseeable future due to COVID concerns and have no office space. In order to accommodate the clients’ growing family in this new work from home reality, we feel that expanding the third floor to provide an office space is the most reasonable and minimal option. The proposed addition brings the conditioned square footage of the house to approximately 4,100 GSF, which, along with the new layout, is a reasonable size for the current neighborhood. The location of the lawn and pool are situated so as not to impact the street view from Skyline Drive. If the location of the pool and lawn were changed, multiple variances would be required; either for removal of additional trees or additional square footage within the setbacks.”*

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

The application states – *“The placement, configuration, and elevation of the addition and lawn and pool are designed to follow the preferred practice of building a residence that responds to the landscape, terrain, and site boundary requirements.”*

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

The application states – *“The pool and lawn will have little-to-no effect on views from adjacent properties or the street as it is located toward the center of the site, behind and lower than the existing house. It is also surrounded by existing trees on all sides and located 60’ back from the street.”*

*“The third-floor addition will be somewhat visible from the street though given the trees surrounding the house, the impact on the existing view will be minimal. We have also designed the addition to be in keeping with the feel of the rest of the design so that it will not feel like an eyesore. Due to the site’s slope, the first floor of the existing house is between 10’ and 15’ below the street elevation. The addition is a horizontal expansion of the existing third floor, we are not adding height to the existing structure.”*

### **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 of the variance request based on the following findings of fact:

Staff recommends APPROVAL because of the following findings of fact:

- The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
- There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
- The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
- The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
- The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

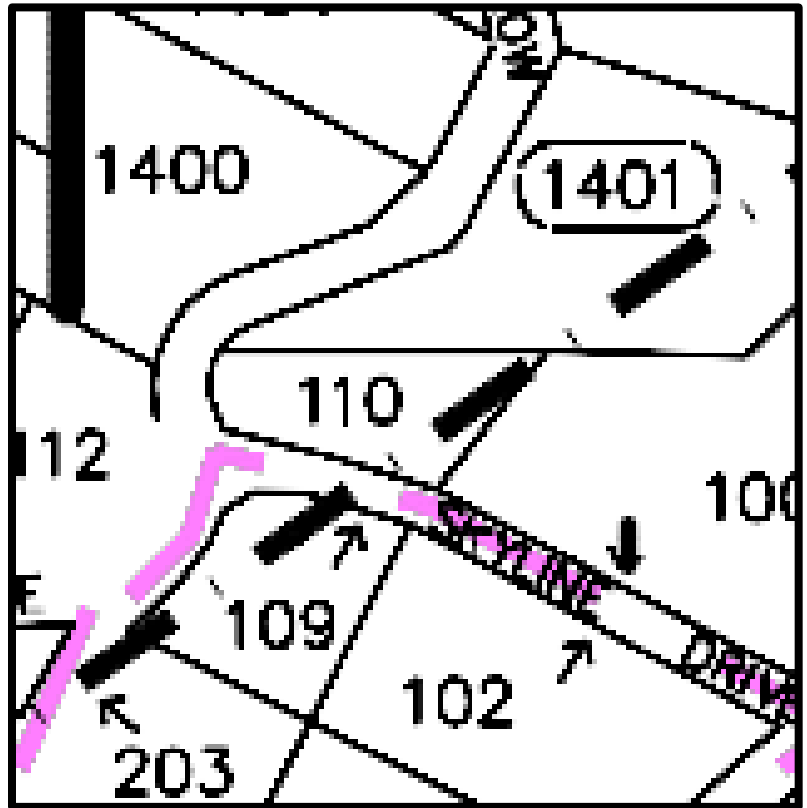
### **Links to Relevant Code:**

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

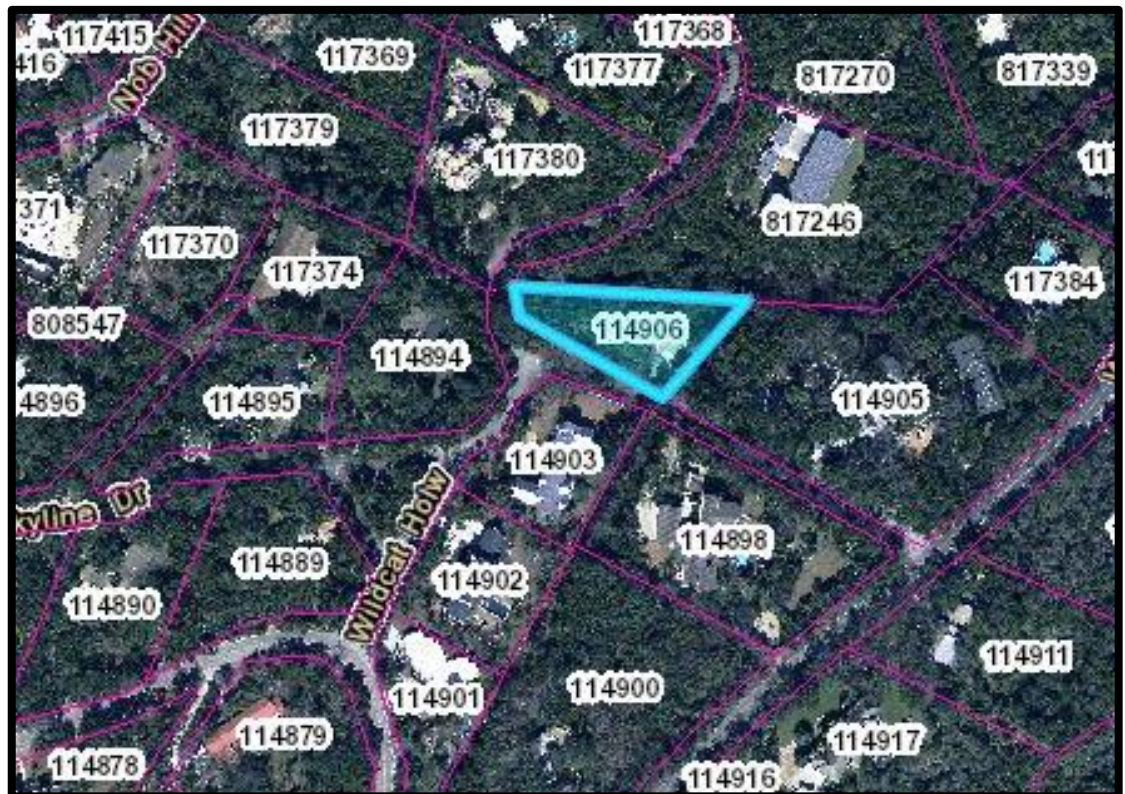
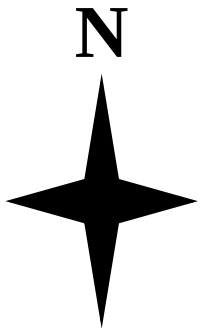


## ZONING MAP

|                                       |
|---------------------------------------|
| 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 |



## AERIAL PHOTO



**APPLICATION COVER SHEET**

Property Address: 110 Skyline Dr  
Applicant Name: James Saadi + Ashley Kroh  
Designated Agent (if any, Power of Attorney Required): \_\_\_\_\_  
Applicant Phone Number: 512-472-4980 Email \_\_\_\_\_  
Date Application was Submitted: 04/02/2021  
Variance(s) Requested: 1. Building structure in front yard setback [22.03.275]  
2. Cut/Fill/Grading in setback [22.03.170.f]  
3A + 3B. Impact to 1/2 critical root zone  
4. Building structure in the front yard setback [22.03.275]

*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: \_\_\_\_\_



**NOTICE TO PROCEED LETTER**

Date: \_\_\_\_\_

Dear Variance Applicant:

Your Application for a Variance has been reviewed. Enclosed is the Staff Analysis of your application which will be provided to the Zoning and Planning Commission members and the Board of Adjustment/City Council members prior to the public hearings on your application.

**Please contact me at your earliest convenience to discuss the next step for your application.**

If, after reviewing the Staff Analysis, you would like to modify your application to address any of the issues or concerns raised in the Staff Analysis, please contact me as soon as possible at 327-3628 or [planner@westlakehills.org](mailto:planner@westlakehills.org). Otherwise, if you are ready for your application to proceed through the process, the next steps are outlined below along with tentative hearing dates.

**However, you must contact me to confirm that you are ready to proceed before your application will move forward to a public hearing.** If I have you have not contacted me within 90 days of the date of this letter, your application will be considered “withdrawn” and no further action will be taken on it.

For Variance Applications for properties NOT zoned R-1 Residential ONLY: Your Variance Application is tentatively scheduled for consideration by the City’s Building Design Committee (BDC) on \_\_\_\_\_. The BDC is an advisory body and its role is to provide the applicant with basic, general feedback about the application prior to the ZAPCO hearing. The BDC meetings are typically informal conversations about the project and are generally considered to be very helpful to the applicants. *(Note: residential variance applications do not go before the BDC – only “commercial” variance applications.)*

Your Variance Application is tentatively scheduled to be considered during a public hearing before the Zoning and Planning Commission (ZAPCO) on \_\_\_\_\_. The ZAPCO meeting starts at 6:30pm in the City Council chambers at 911 Westlake Drive. The agenda notice listing all of the public hearings scheduled for this ZAPCO meeting will be posted in the “Meetings & Minutes” section of the City’s website at [www.westlakehills.org](http://www.westlakehills.org) by no later than three days prior to the meeting date.

At that hearing, ZAPCO may vote to recommend approval or denial of your Application and may recommend that you consider additional modifications to your Application. ZAPCO’s vote is non-binding upon the Board of Adjustment/City Council who are legally empowered to make the final determination regarding your Application.

Your Variance Application is tentatively scheduled for a second public hearing before the Board of Adjustment (BOA)/City Council on \_\_\_\_\_. This meeting begins at 6:00 p.m. in the City Council chambers; the meeting agenda will also be posted on the City’s website by no later than three days prior to the meeting date.

Once you have notified me that you wish to proceed to the public hearing, the next steps are:

## **NOTICE TO PROCEED LETTER**

**1. City will Distribute your Notification Letter to the nearby property owners.**

Once the applicant has paid all applicable variance fees, the City will mail out the notification letter to all property owners within 300 feet in all directions. The notification must be sent to all property owners within those distances, even if the property is not within the West Lake Hills city limits.

**2. Obtain a Variance Notification Sign** from City Hall and post in front of your property by no later than thirty (30) days prior to your Zoning and Planning hearing date. The sign must be placed in a conspicuous place that is visible from the public roadway.

**3. Take a Photograph of the Variance Notice sign on display in front of your property.**  
Email a photo of the sign to [planner@westlakehills.org](mailto:planner@westlakehills.org).

**4. Submit 15 copies of your final Application Packet** to the City by no later than 5pm on the day that is fifteen (15) calendar days prior to your ZAPCO hearing date. Your final Application Packet should include:

- a) the most current version of the Application Packet materials submitted to the City,
- b) a black and white photocopy of the Photograph of the Variance Notice Sign as described in #4 above.
- c) Any letters from neighbors or additional support material.

City Staff will review the completeness of your final materials.

Please contact me if you have any questions. I look forward to seeing you at the Zoning and Planning Commission meeting.

Sincerely,

Ashby Grundman  
*West Lake Hills City Planner*  
[planner@westlakehills.org](mailto:planner@westlakehills.org)  
(512) 327-3628 ext. 838



**ZAPCO ACTION LETTER**

Date: \_\_\_\_\_

Dear Variance Applicant:

A public hearing for your variance application was held before the Zoning and Planning Commission (ZAPCO) on \_\_\_\_\_. During the discussion of your application, ZAPCO suggested the following actions or modifications to your application:

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During those same discussions, you or your legal representative indicated that you intended to make the following modifications to your application:

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Based on those discussions, the City will need to receive the following information and/or materials from you by no later than nine (9) calendar days prior to the Board of Adjustment and/or City Council meeting to be held on \_\_\_\_\_ in order for your application to be considered at that time:

---

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If you are submitting new or revised application materials, please include a cover letter explaining the modifications that you are proposing in the new materials. Please contact me if you have any questions.

Sincerely,  
  
Ashby Grundman  
*West Lake Hills City Planner*  
[planner@westlakehills.org](mailto:planner@westlakehills.org)  
(512) 327-3628 ext. 838

**CITY COUNCIL/BOARD OF ADJUSTMENT COMMISSION ACTION LETTER**

Date: \_\_\_\_\_

Dear Variance Applicant:

A public hearing for your variance application was held before the Board of Adjustment and/or City Council on \_\_\_\_\_.

*If variance was denied:* The BOA/City Council voted to deny your request for a variance. You may choose to reapply for the variance after one year.

*If variance was approved:* The BOA/City Council voted to approve your request for a variance. The following conditions were placed upon that approval:

\_\_\_\_\_

As defined in our City Code, the following additional requirements apply to your variance:

☐ Replacement vegetation (if any) must be in healthy, living condition and have grown and been maintained to provide sufficient screening (if applicable) by \_\_\_\_\_ (3 years hence). Any replacement vegetation not meeting those requirements at that time must be replaced.

☐ Other: \_\_\_\_\_

Please understand that additional permits and approvals may be needed before you may proceed with your proposed project. Please contact me to discuss those requirements as soon as possible.

The approval of your variance request expires on \_\_\_\_\_. You must have received all necessary permits and begun construction on your project prior to that date to avoid the automatic expiration of the variance approval. If the variance expires, you will have to reapply for the variance, pay the relevant fees, and go through the entire process again – with no guarantee that the variance will be approved the second time.

Please contact me if you have any questions. Good luck with your project!

Sincerely,

Ashby Grundman  
West Lake Hills City Planner  
[planner@westlakehills.org](mailto:planner@westlakehills.org)  
(512) 327-3628 ext. 838



## 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](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto: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:**

Phone:

Email

Address: 110 Skyline City: West Lake Hills State: TX Zip: \_\_\_\_\_

**Agent\*:** James Legeai Phone: 5046550108

Email: legeai@dcarch.com

Address: 2120 E 7th St City: Austin State: TX Zip: \_\_\_\_\_

Property Address: 110 Skyline Dr City: West Lake Hills State: TX Zip: 78746

#### Property Information

Subdivision Name: O'Connor Subdivision

Block: - Lot: 1 TCAD Tax Parcel ID: 114906

Current Zoning Classification: R-1 Total Lot Size (Acres): .53

*\*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) Building structure in front yard setback [22.03.275]
- 2) Cut/Fill/Grading in setback [22.03.170.f]
- 3) 3A + 3B. Impact to 1/2 critical root zone
- 4) Building structure in the front yard setback [22.03.275]
- 5) \_\_\_\_\_



## VARIANCE APPLICATION

- 6) \_\_\_\_\_
- 7) \_\_\_\_\_
- 8) \_\_\_\_\_
- 9) \_\_\_\_\_
- 10) \_\_\_\_\_

**Brief Description of project/why variances are needed:** \_\_\_\_\_

see separate attachment

**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.

see separate attachment

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?

see separate attachment

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

see separate attachment

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

see separate attachment





## 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?

see separate attachment

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

see separate attachment

### 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

James Legeai

Printed Name

04/13/2021

Date



# VARIANCE APPLICATION

## APPLICATION CHECKLIST

### Zoning Change Application Checklist

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Completed Variance Hardship Questionnaire
- ☐ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☐ 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:

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Project Name:

Kroh-Saadi Remodel - 110 Skyline

Date:

2 APRIL 2021

Image Name:

ADJACENT PROPERTIES





TREE TABLE

|     |                      |
|-----|----------------------|
| 230 | 8" CEDAR             |
| 231 | 15" DBL HACKBERRY    |
| 232 | 3" YAUPON            |
| 233 | 22" DBL LIVE OAK     |
| 234 | 5" MT. LAUREL        |
| 235 | 3" MT. LAUREL        |
| 236 | 11" ASH              |
| 237 | 8" HACKBERRY         |
| 238 | 7" MT. LAUREL        |
| 239 | 9" MT. LAUREL        |
| 240 | 6" MT. LAUREL        |
| 241 | 10" LIVE OAK         |
| 243 | 5.5" DBL CRATEMYRTLE |
| 244 | 13" ELM              |
| 245 | 14" ELM              |
| 246 | 20" LIVE OAK         |
| 247 | 18" LIVE OAK         |
| 248 | 5" CHINKAPIN OAK     |
| 249 | 11" ASH              |
| 250 | 4" PERSIMMON         |
| 251 | 14" LIVE OAK         |
| 252 | 14" CEDAR            |
| 253 | 13" DBL CEDAR        |
| 254 | 7" HACKBERRY         |
| 255 | 17" CEDAR            |
| 256 | 11" LIGUSTRUM        |
| 257 | 12" CEDAR            |
| 258 | 11.5" LIGUSTRUM      |
| 259 | 18" HACKBERRY        |
| 260 | 10" LIGUSTRUM        |
| 261 | 6" LIGUSTRUM         |
| 262 | 16" CEDAR            |
| 263 | 8" HACKBERRY         |
| 264 | 10.5" SHIN OAK       |
| 265 | 10" SHIN OAK         |
| 266 | 6" ELM               |
| 267 | 6" ELM               |
| 268 | 22" CHINABERRY       |
| 269 | 7" ELM               |
| 270 | 6" HACKBERRY         |
| 271 | 6" ELM               |
| 272 | 5" ELM               |
| 273 | 16.5" DBL CEDAR      |
| 274 | 5" ELM               |
| 275 | 10" DBL ELM          |
| 276 | 6" SHIN OAK          |
| 277 | 17" CEDAR            |
| 278 | 10" LIGUSTRUM        |
| 279 | 16" CEDAR            |

Project Name:

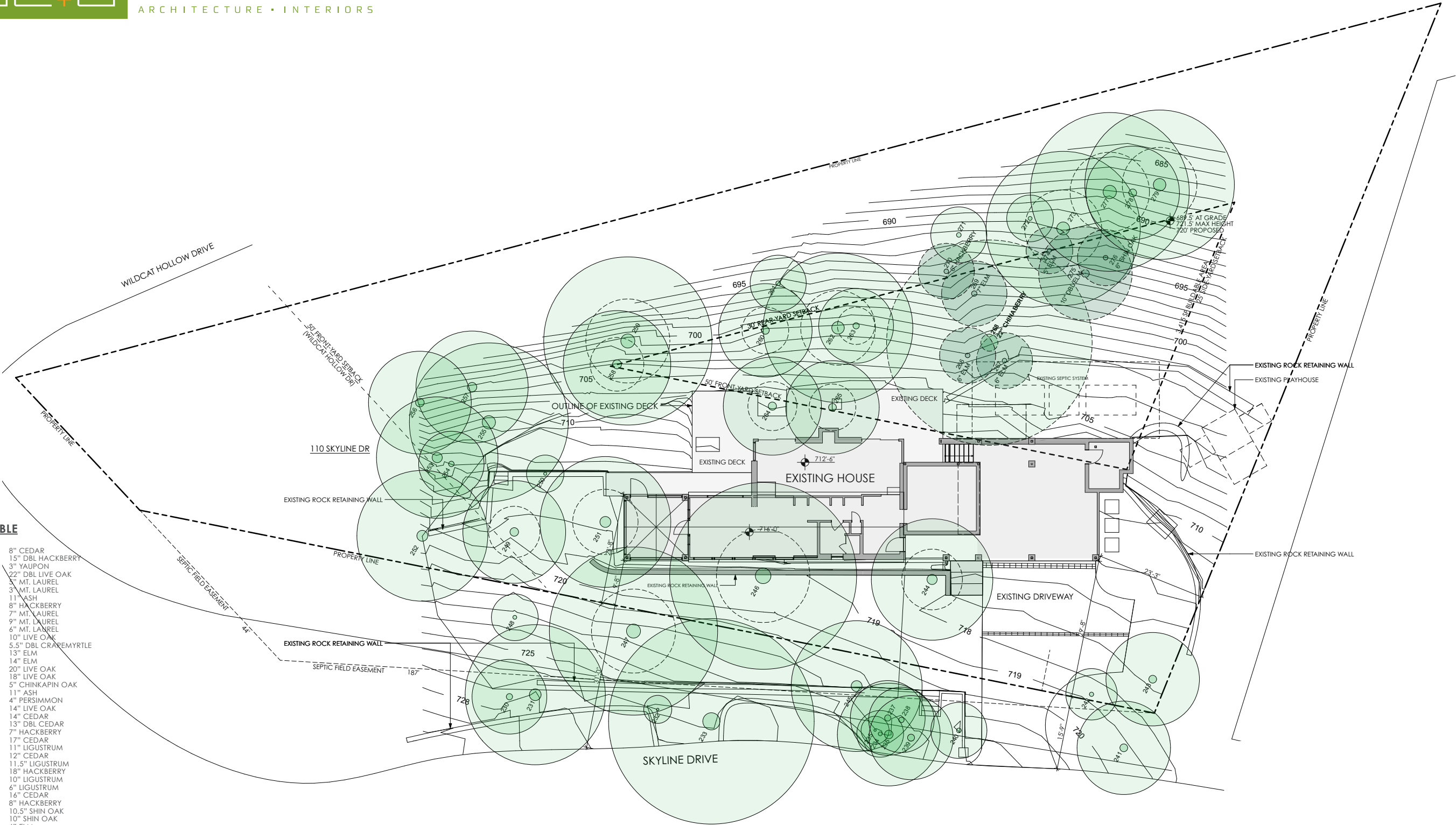
Date:

Image Name:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021

EXISTING SITE PLAN



SCALE: 1" = 20'



TREE TABLE

|     |                      |
|-----|----------------------|
| 230 | 8" CEDAR             |
| 231 | 15" DBL HACKBERRY    |
| 232 | 3" YAUPON            |
| 233 | 22" DBL LIVE OAK     |
| 234 | 5" MT. LAUREL        |
| 235 | 3" MT. LAUREL        |
| 236 | 11" ASH              |
| 237 | 8" HACKBERRY         |
| 238 | 7" MT. LAUREL        |
| 239 | 9" MT. LAUREL        |
| 240 | 6" MT. LAUREL        |
| 241 | 10" LIVE OAK         |
| 243 | 5.5" DBL CrapeMyrtle |
| 244 | 13" ELM              |
| 245 | 14" ELM              |
| 246 | 20" LIVE OAK         |
| 247 | 18" LIVE OAK         |
| 248 | 5" CHINKAPIN OAK     |
| 249 | 11" ASH              |
| 250 | 4" PERSIMMON         |
| 251 | 14" LIVE OAK         |
| 252 | 14" CEDAR            |
| 253 | 13" DBL CEDAR        |
| 254 | 7" HACKBERRY         |
| 255 | 17" CEDAR            |
| 256 | 11" LIGUSTRUM        |
| 257 | 12" CEDAR            |
| 258 | 11.5" LIGUSTRUM      |
| 259 | 18" HACKBERRY        |
| 260 | 10" LIGUSTRUM        |
| 261 | 6" LIGUSTRUM         |
| 262 | 16" CEDAR            |
| 263 | 8" HACKBERRY         |
| 264 | 10.5" SHIN OAK       |
| 265 | 10" SHIN OAK         |
| 266 | 6" ELM               |
| 267 | 6" ELM               |
| 268 | 22" CHINABERRY       |
| 269 | 7" ELM               |
| 270 | 6" HACKBERRY         |
| 271 | 6" ELM               |
| 272 | 5" ELM               |
| 273 | 16.5" DBL CEDAR      |
| 274 | 5" ELM               |
| 275 | 10" DBL ELM          |
| 276 | 6" SHIN OAK          |
| 277 | 17" CEDAR            |
| 278 | 10" LIGUSTRUM        |
| 279 | 16" CEDAR            |

Project Name:

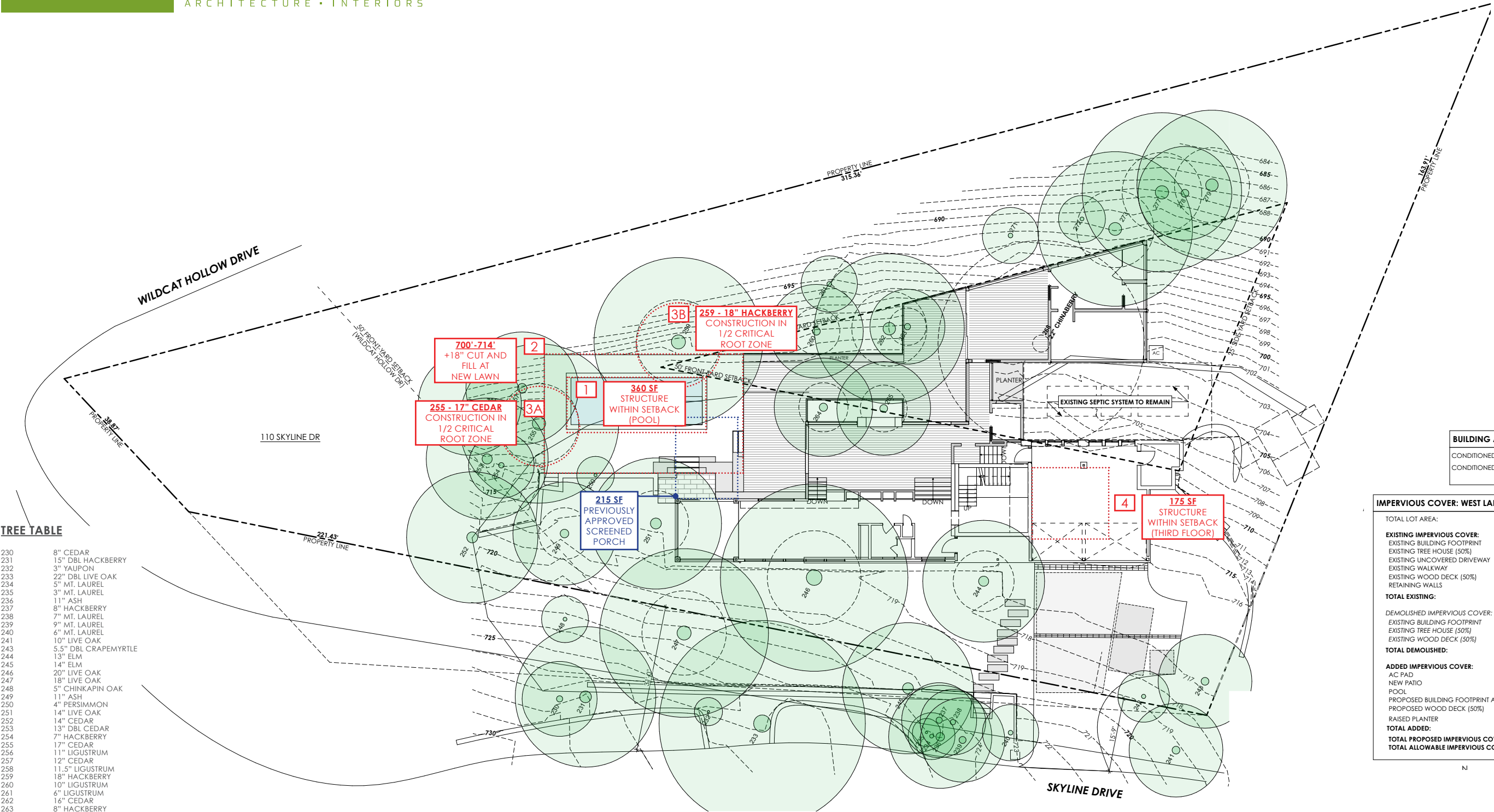
Date:

Image Name:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021

PROPOSED SITE PLAN



| BUILDING AREA          |       |    |
|------------------------|-------|----|
| CONDITIONED (EXISTING) | 2,653 | SF |
| CONDITIONED (NEW)      | 1,511 | SF |
|                        | 4,164 | SF |

| IMPERVIOUS COVER: WEST LAKE HILLS       |                  |              |
|-----------------------------------------|------------------|--------------|
| TOTAL LOT AREA:                         | 23,228 SF        | 100%         |
| <b>EXISTING IMPERVIOUS COVER:</b>       |                  |              |
| EXISTING BUILDING FOOTPRINT             | 2,339 SF         | 10.1%        |
| EXISTING TREE HOUSE (50%)               | 79 SF            | 0.3%         |
| EXISTING UNCOVERED DRIVEWAY             | 761 SF           | 3.3%         |
| EXISTING WALKWAY                        | 114 SF           | 0.5%         |
| EXISTING WOOD DECK (50%)                | 441 SF           | 2.1%         |
| RETAINING WALLS                         | 314 SF           | 1.4%         |
| <b>TOTAL EXISTING:</b>                  | <b>4,047 SF</b>  | <b>17.6%</b> |
| <b>DEMOLISHED IMPERVIOUS COVER:</b>     |                  |              |
| EXISTING BUILDING FOOTPRINT             | 415 SF           | 1.8%         |
| EXISTING TREE HOUSE (50%)               | 79 SF            | 0.3%         |
| EXISTING WOOD DECK (50%)                | 441 SF           | 1.9%         |
| <b>TOTAL DEMOLISHED:</b>                | <b>-936 SF</b>   | <b>4%</b>    |
| <b>ADDED IMPERVIOUS COVER:</b>          |                  |              |
| AC PAD                                  | 27 SF            | 0.1%         |
| NEW PATIO                               | 70 SF            | 0.2%         |
| POOL                                    | 360 SF           | 1.5%         |
| PROPOSED BUILDING FOOTPRINT ADDITION    | 1,524 SF         | 6.6%         |
| PROPOSED WOOD DECK (50%)                | 446              | 1.9%         |
| RAISED PLANTER                          | 178              | 0.7%         |
| <b>TOTAL ADDED:</b>                     | <b>+2,607 SF</b> | <b>11%</b>   |
| <b>TOTAL PROPOSED IMPERVIOUS COVER</b>  | <b>5,717 SF</b>  | <b>26.6%</b> |
| <b>TOTAL ALLOWABLE IMPERVIOUS COVER</b> | <b>5,807 SF</b>  | <b>25%</b>   |



SCALE: 1" = 20'





Project Name:

Date:

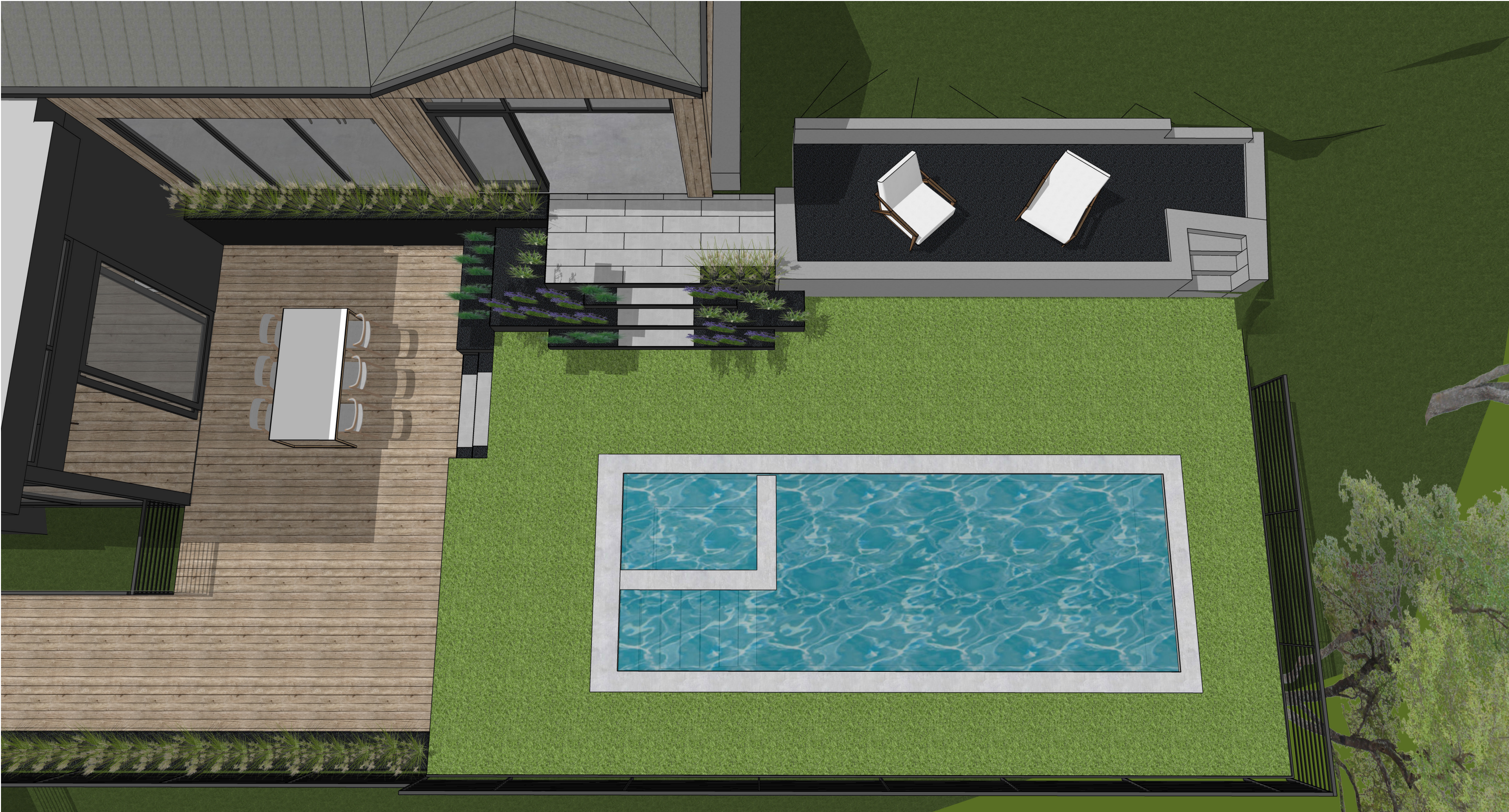
Image Name:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021

**OVERALL:** View from Rear





Project Name:

Kroh-Saadi Remodel - 110 Skyline

Date:

2 APRIL 2021

Image Name:

**POOL:** Overhead View





Project Name:

Date:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021



Image Name:

**EXISTING:** View of Rear Deck





Project Name:

Date:

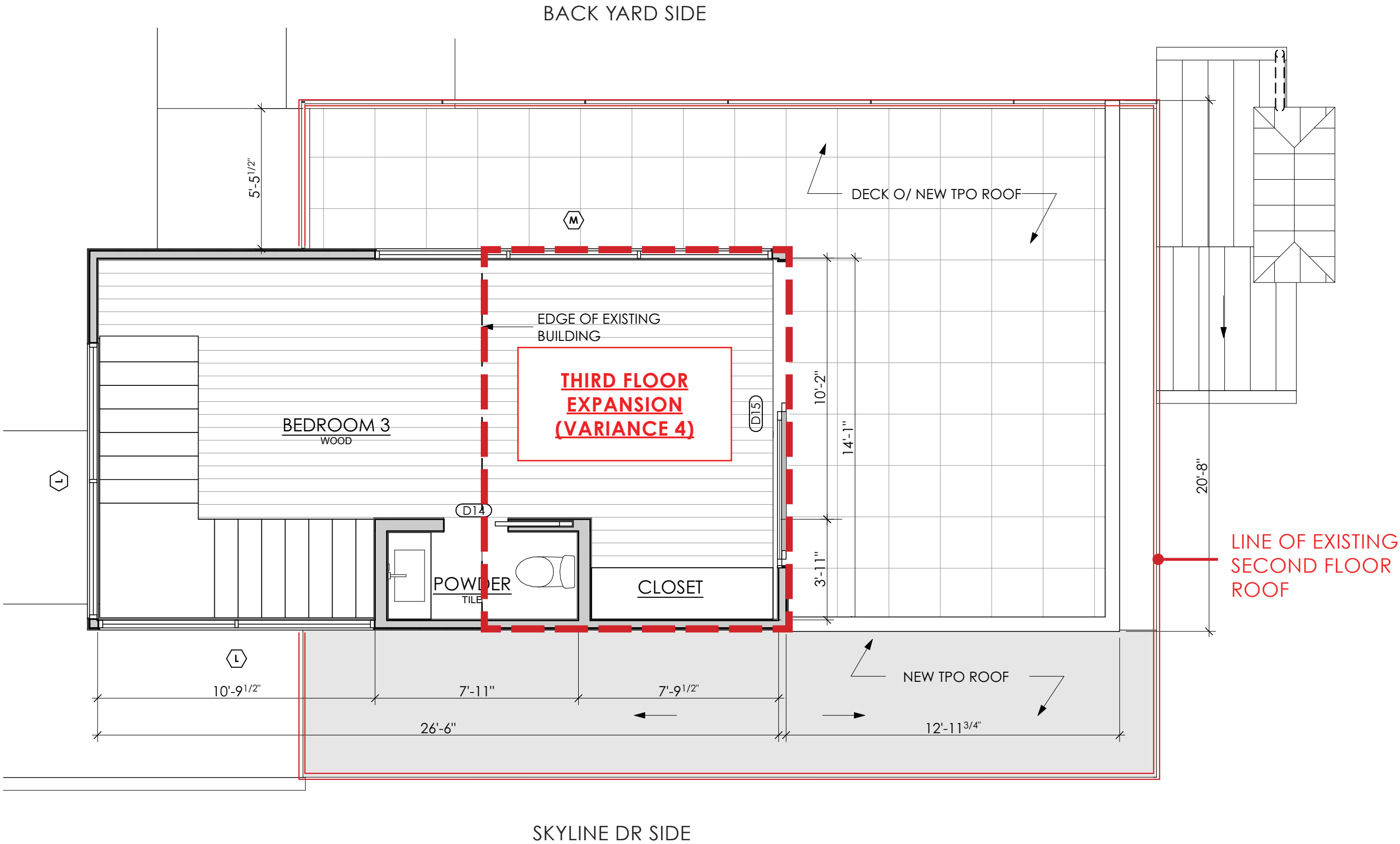
Image Name:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021

**POOL:** View from lower deck





Project Name:

Date:

Image Name:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021

THIRD FLOOR EXPANSION





Project Name:

Date:

Image Name:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021

**EXISTING:** View from Skyline





Project Name:

Date:

Image Name:

Kroh-Saadi Remodel - 110 Skyline

2 APRIL 2021

**PROPOSED:** View from Skyline



CAUTION: DO NOT SCALE DRAWINGS  
THESE DRAWINGS ARE THE PROPERTY OF THE  
ARCHITECT AND MAY ONLY BE USED IN  
CONJUNCTION WITH THIS PROJECT

SEAL

MARK VORNBERG - TEXAS ARCHITECT  
REGISTRATION #17707  
This document is incomplete and  
may not be used for regulatory  
approval, permitting, or construction.

PROJECT

KROH-SAAD RESIDENCE

110 SKYLINE DRIVE  
WEST LAKE HILLS, TX 78746

DRAWN BY

KP, JL, CA, BS

SET ISSUE

REVISIONS

REV ID CHANGE NAME DATE

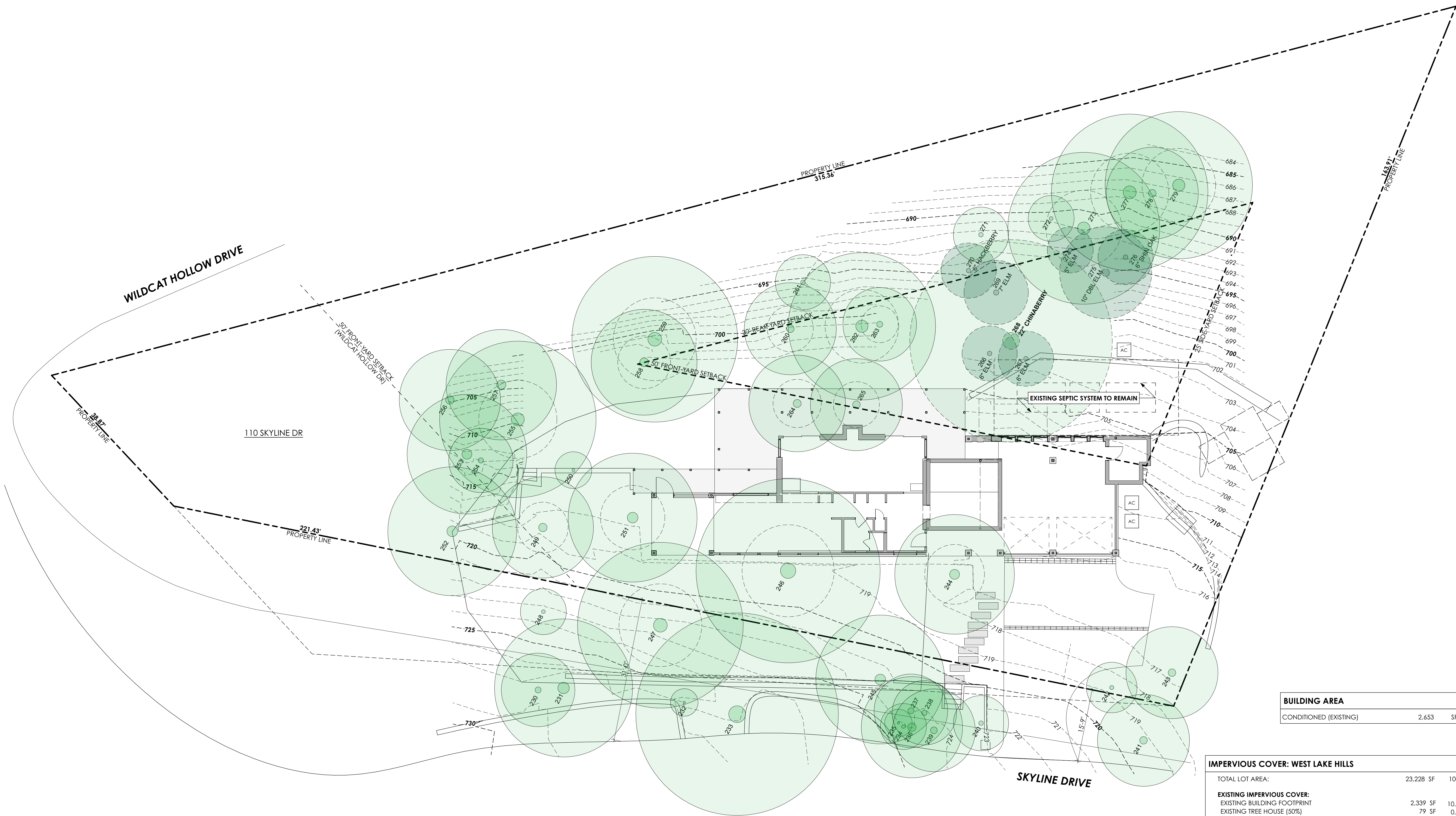
SHEET TITLE

ARCHITECTURAL SITE  
PLAN - EXISTING

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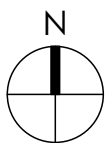
Thursday, April 1, 2021 | 22:06

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| BUILDING AREA          |       |    |
|------------------------|-------|----|
| CONDITIONED (EXISTING) | 2,653 | SF |

| IMPERVIOUS COVER: WEST LAKE HILLS |           |       |
|-----------------------------------|-----------|-------|
| TOTAL LOT AREA:                   | 23,228 SF | 100%  |
| EXISTING IMPERVIOUS COVER:        |           |       |
| EXISTING BUILDING FOOTPRINT       | 2,339 SF  | 10.1% |
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| EXISTING WALKWAY                  | 114 SF    | 0.5%  |
| EXISTING WOOD DECK (50%)          | 441 SF    | 2.1%  |
| RETAINING WALLS                   | 314 SF    | 1.4%  |
| TOTAL EXISTING:                   | 4,047 SF  | 17.6% |



1 ARCHITECTURAL SITE PLAN - EXISTING  
SCALE: 1" = 10'



CAUTION: DO NOT SCALE DRAWINGS  
THESE DRAWINGS ARE THE PROPERTY OF THE  
ARCHITECT AND MAY ONLY BE USED IN  
CONJUNCTION WITH THIS PROJECT

SEAL

MARK VORNBERG - TEXAS ARCHITECT  
REGISTRATION #17707  
This document is incomplete and  
may not be used for regulatory  
approval, permitting, or construction.

PROJECT

KROH-SAADI RESIDENCE  
110 SKYLINE DRIVE  
WEST LAKE HILLS, TX 78746

DRAWN BY  
KP, JL, CA, BS

SET ISSUE

REVISIONS

REV ID CHANGE NAME DATE

SHEET TITLE

ARCHITECTURAL SITE  
PLAN

A0.2

Thursday, April 1, 2021 | 22:27

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FINISH SCHEDULE: EXTERIOR FINISHES

NOTE: SOME FINISH IMPROVEMENTS OUTSIDE LIMIT OF ADDITION

STUCCO-1: STO BRAND STUCCO SYSTEM - "STOPOWERWALL-DRAINSCREEN", SMOOTH, "COLOR"

MASONRY-1: PARGED STONE, INTEGRAL COLOR STUCCO or EXISTING STONE

WOOD SIDING-1: T&G RAINSCREEN SYSTEM, CYPRESS

M-1: BRAKE METAL TO MATCH WINDOW SYSTEM

M-2: PAINTED GUARDRAILS

CONC-1: PAINTED

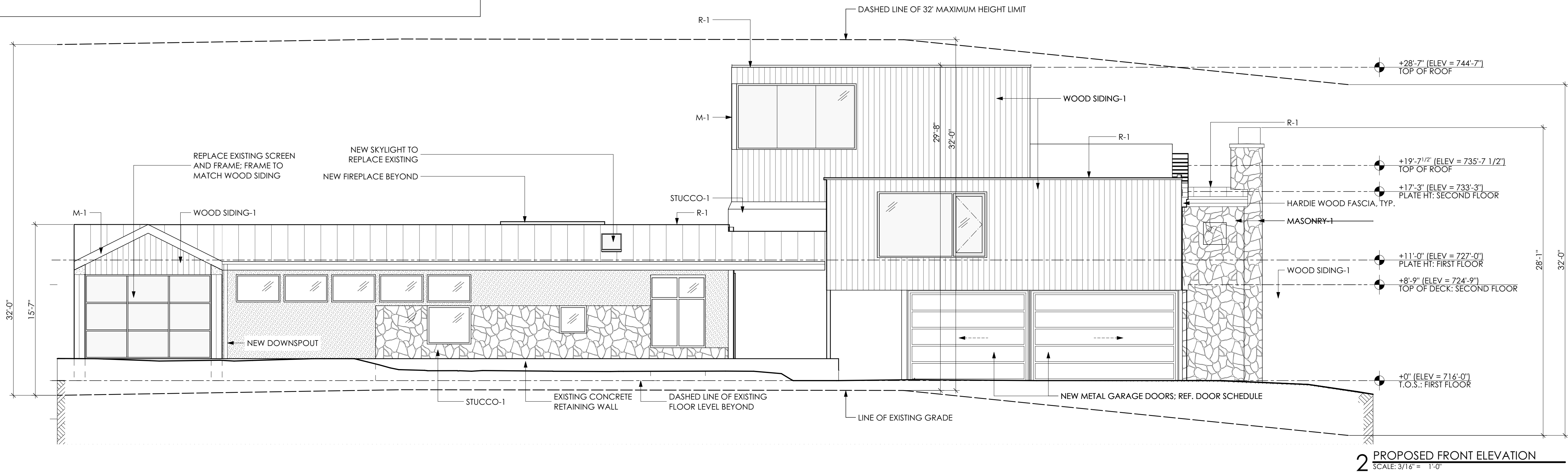
R-1 STANDING SEAM METAL ROOF: BERRIDGE, COLOR: MATTE BLACK

R-2 TPO ROOF MEMBRANE: DUROLAST GRAY 60MIL FULLY ADHERED TPO ROOFING WITH METAL EDGE TO MATCH STANDING SEAM METAL ROOF

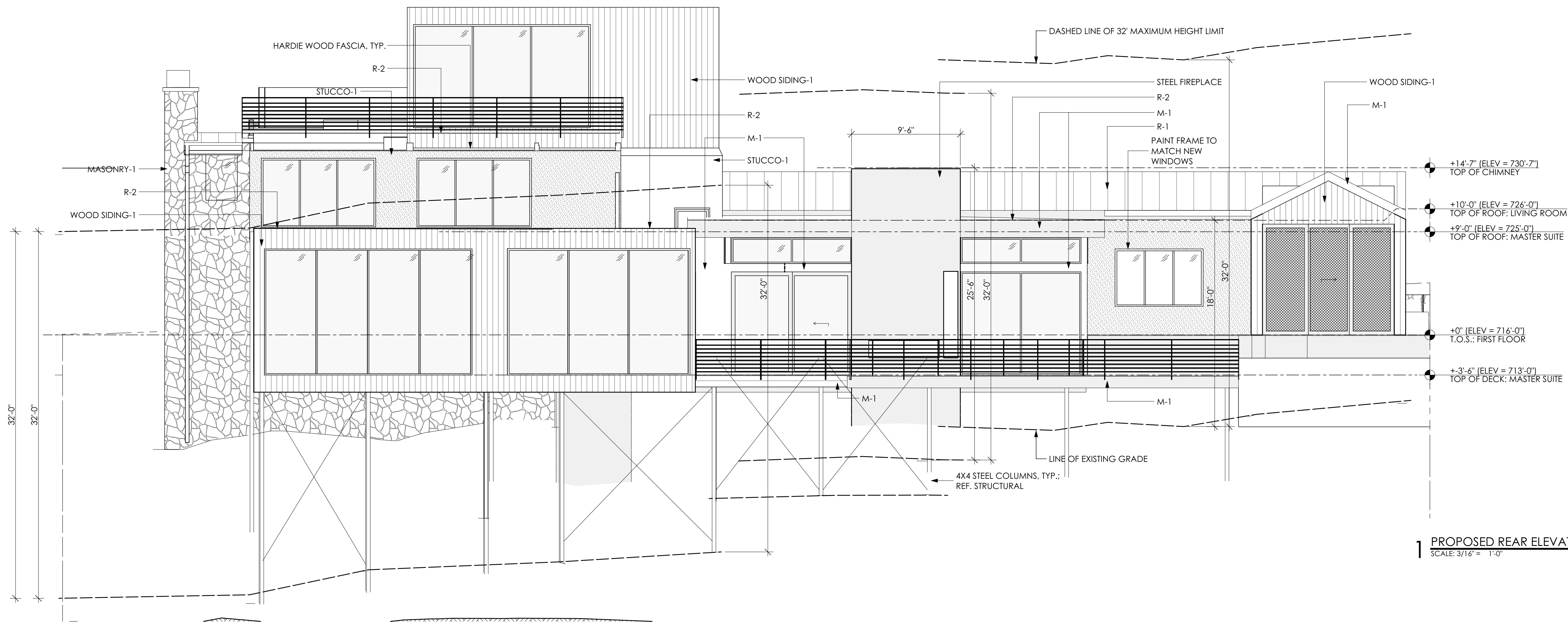
NOTES:

ALL DIMENSIONS SHOWN  
ILLUSTRATE DISTANCES TO  
FRAMING, U.N.O.

VERIFY ALL DIMENSIONS IN  
FIELD



2 PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



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

CAUTION: DO NOT SCALE DRAWINGS  
THESE DRAWINGS ARE THE PROPERTY OF THE  
ARCHITECT AND MAY ONLY BE USED IN  
CONJUNCTION WITH THIS PROJECT

SEAL

MARK VORNBERG - TEXAS ARCHITECT  
REGISTRATION #17707  
This document is incomplete and  
may not be used for regulatory  
approval, permitting, or construction.

PROJECT

KROH-SAADI RESIDENCE

110 SKYLINE DRIVE  
WEST LAKE HILLS, TX 78746

DRAWN BY

REV. (U) L. (DATE) NAME DATE

SHEET TITLE

EXTERIOR ELEVATIONS

A2.1



FINISH SCHEDULE: EXTERIOR FINISHES

NOTE: SOME FINISH IMPROVEMENTS OUTSIDE LIMIT OF ADDITION

STUCCO-1: STO BRAND STUCCO SYSTEM - "STOPOWERWALL-DRAINSCREEN", SMOOTH, "COLOR"

MASONRY-1: PARGED STONE, INTEGRAL COLOR STUCCO o/ EXISTING STONE

WOOD SIDING-1: T&G RAINSCREEN SYSTEM, CYPRESS

M-1: BRAKE METAL TO MATCH WINDOW SYSTEM

M-2: PAINTED GUARDRAILS

CONC-1: PAINTED

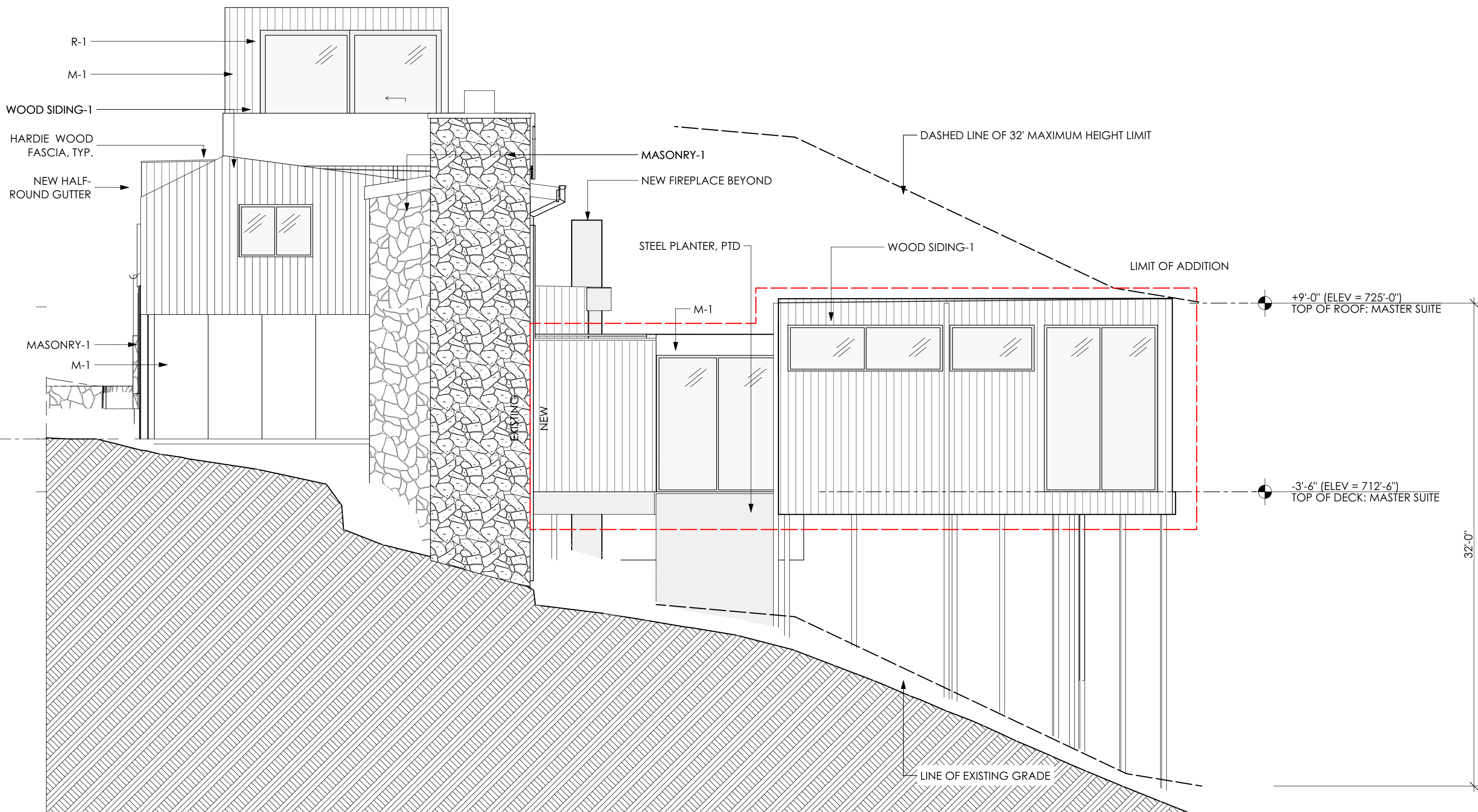
R-1 STANDING SEAM METAL ROOF: BERRIDGE, COLOR: MATTE BLACK

R-2 TPO ROOF MEMBRANE: DUROLAST GRAY 60MIL FULLY ADHERED TPO ROOFING WITH METAL EDGE TO MATCH STANDING SEAM METAL ROOF

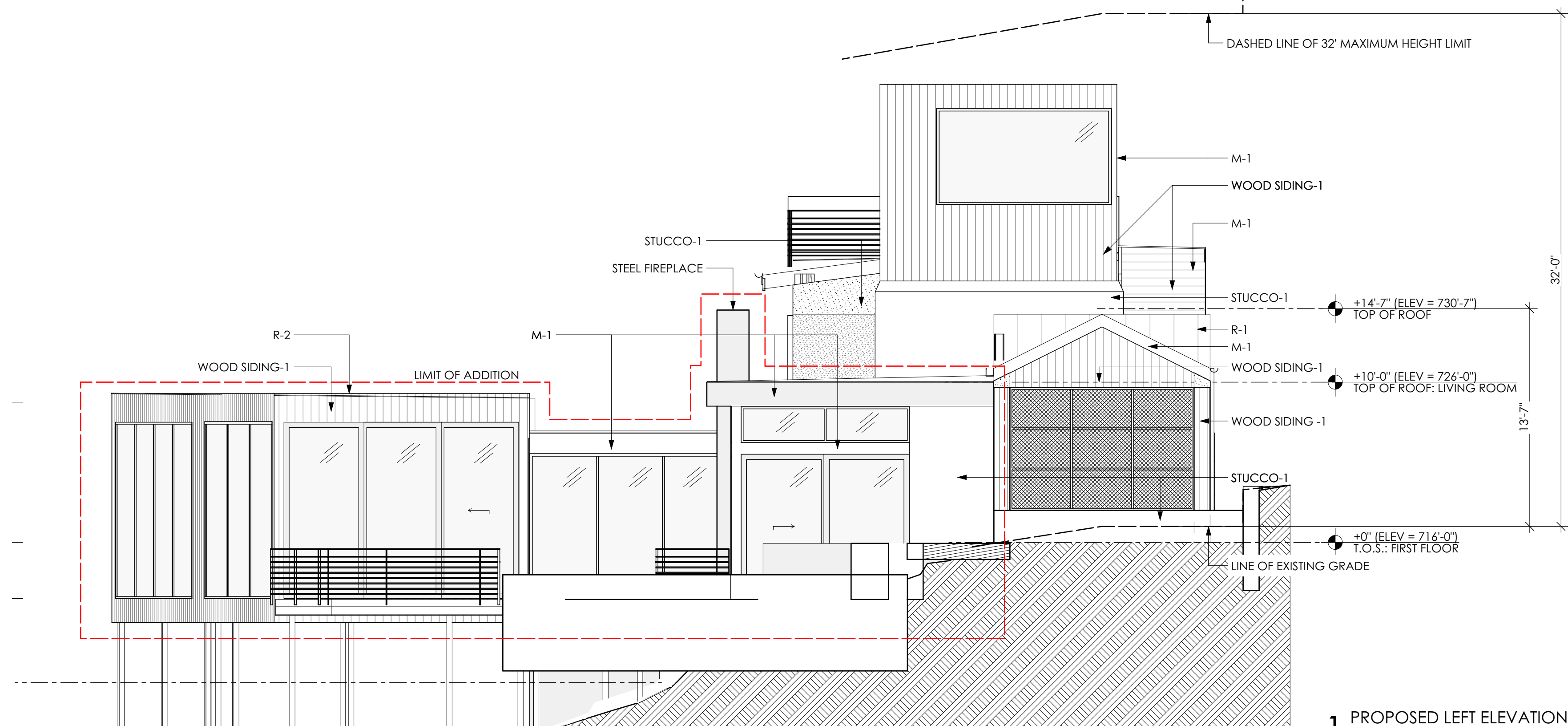
NOTES:

ALL DIMENSIONS SHOWN  
ILLUSTRATE DISTANCES TO  
FRAMING, U.N.O.

VERIFY ALL DIMENSIONS IN  
FIELD



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



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



DICK CLARK + ASSOCIATES

ARCHITECTURE • INTERIORS

512.472.4980 • WWW.DCARCH.COM  
2120 EAST 7TH STREET • AUSTIN, TX 78702

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SEAL

MARK VORNBERG - TEXAS ARCHITECT  
REGISTRATION #17707

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approval, permitting, or construction.

PROJECT

KROH-SAADI RESIDENCE

110 SKYLINE DRIVE  
WEST LAKE HILLS, TX 78746

DRAWN BY

KP, JL, CA, BS

SET ISSUE

07/01/2020 - PERMIT SUBMISSION

11/24/2020 - COMMENT RESPONSE

12/23/2020 - PRICING SET

01/28/2021 - 100% CD

REVISIONS

| REV ID | CHANGE NAME | DATE |
|--------|-------------|------|
|--------|-------------|------|

SHEET TITLE

EXTERIOR ELEVATIONS

A2.2

Friday, April 2, 2021 | 10:33 AM

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## LETTER TO ZAPCO CHAIRPERSON

April 02, 2021

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

Dear Mr. Chairman:

The property located at 110 Skyline Dr. is a residential lot, approximately 1/2 acre in size, and in an atypical triangular shape; the two long sides of the lot front Skyline Drive and Wildcat Hollow, respectively. Due to the unique shape and orientation of the lot in combination with a 50' front yard setback on two sides, the buildable area is limited to about 3,415 SF acute triangle in the center of the site.

The existing residence on the lot, a renovated hunting lodge built in 1955, is a 1 bedroom, 2 bath, multi-level house of approximately 2,500 SF. The rustic home is located almost entirely in the 50' front yard setback along Skyline Drive. The owners, James Saadi and Ashley Kroh, fell in love with the unassuming characteristics of the original house and wish to maintain its distinctive quality even as they seek to renovate and expand. Now that they have a 2 year old and one on the way, they are renovating the existing residence and build an additional 2 bedrooms and 2 bathrooms. All of this work has already been permitted and they are under construction. The work for which we are requesting a variance is the addition of a lawn and pool behind the house and the expansion of the existing third floor loft space in order to accommodate a home office as both clients will be working from home for the foreseeable future. The third floor addition will be located completely over the existing second floor, so the building footprint will not be expanded. The lawn and pool is located in the flattest part of the site where it will have a minimal impact on the existing trees and vegetation.

Our design team evaluated various approaches to the layout and location of the pool and lawn area. Given the existing topography, the proposed design is oriented along the site's existing contours to minimize the impact to the natural conditions of the site. This approach allows the pool and lawn to remain within the behind the existing house and at a lower elevation so as to minimize any impact on the current view from the street. This location is also ideal as it requires a minimal number of trees to be disturbed. As a result of the location of the existing septic system and building setback orientation, the proposed pool and lawn structure will be located in the front yard setback (Variance 1) and will require cut and fill over 18" in the setback (Variance 2). It will also require us to build within the half critical root zone of two trees that are over 14" in diameter: 255 - 17" Cedar (Variance 3A) and 259 - 18" Hackberry (Variance 3B).

The third floor addition is an expansion of the existing third floor space. This space will accommodate a home office that will allow them to continue working from home after their second child is born. The

expansion does not add height to the existing third floor; it will simply elongate over the existing second floor structure. As the existing house was built in the 1950s and renovated again in the 70s, the current building is completely within the front yard setback. Therefore, it would be impossible to expand this third floor space without obtaining a variance for structures within the setback (Variance 4).

We very much appreciate your consideration and look forward to working with you.

Sincerely,

James Legeai, RA

Associate - Dick Clark + Associates



## 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.

The buildable area of this property is severely limited due to the triangular shape of the lot with two adjacent front yard setbacks along the long sides. The resultant buildable area is limited to 3,415 SF. When compared to the site area (23,228 SF) the buildable area to lot ratio is less than 0.15:1. As the existing building, built in 1955, is located primarily in the 50' front yard setback along Skyline Drive and the addition is located almost entirely within the buildable area, any addition to the existing house or structures in the rear of the house can only be placed within the 50' front yard setback (Variance 1 + 4). As a result of the site limitations, the proposed footprint of the pool will require the cut and fill of more than 18" within the front yard setback (Variance 2). This will also require us to build on the flattest part of the property that is available which means that we will be encroaching into the ½ critical root zone of two trees over 14"; a 17" Cedar (Variance 3A) and a 18" Hackberry (Variance 3B).

(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 design is a response to a combination of the buildable area restrictions and footprint of the existing house. By limiting the majority of the construction to the flattest parts of the lot and on top of the existing house, the design preserves the vast majority of the existing flora on the property. The lawn and pool are located directly adjacent to the deck so that we disturb the minimum amount of vegetation. We purposely restricted the size of the lawn and pool so that we would not have to remove the two variance trees. The 3rd floor office addition also allows us to build on top of the existing building so that we will not have to remove any vegetation.

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

Other reasonable alternatives were considered, but due to the limitation of the buildable area, any combination of efficient layout and good design that accommodates the clients' needs would almost certainly require even more building within the front yard setback than is currently planned in order to connect to the existing house and meet the project objectives.

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

The main objective of this renovation and addition on the third floor (Variance 4) is to provide an at home office space for the clients. They have one child and a second on the way. The existing house is a 3 bedroom/3 bath. They are both working from home for the foreseeable future due to COVID concerns and have no office space. In order to accommodate the clients' growing family in this new work from home reality, we feel that expanding the third floor to provide an office space is the most reasonable and minimal option. The proposed addition brings the conditioned square footage of the house to approximately 4,100 GSF, which, along with the new layout, is a reasonable size for the current neighborhood.

The location of the lawn and pool are situated so as not to impact the street view from Skyline Drive. If the location of the pool and lawn were changed, multiple variances would be required; either for removal of additional trees or additional square footage within the setbacks.

(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 placement, configuration, and elevation of the addition and lawn and pool are designed to follow the preferred practice of building a residence that responds to the landscape, terrain, and site boundary requirements.



(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 pool and lawn will have little-to-no effect on views from adjacent properties or the street as it is located toward the center of the site, behind and lower than the existing house. It is also surrounded by existing trees on all sides and located 60' back from the street.

The third floor addition will be somewhat visible from the street though given the trees surrounding the house, the impact on the existing view will be minimal. We have also designed the addition to be in keeping with the feel of the rest of the design so that it will not feel like an eyesore. Due to the site's slope, the first floor of the existing house is between 10' and 15' below the street elevation. The addition is a horizontal expansion of the existing third floor, we are not adding height to the existing structure.

Property Address: 110 Skyline Drive, West Lake Hills, TX 78746



## **MULTIPLE VARIANCE STAFF REPORT**

**June 16, 2021**

**Project Address:** 1407 Wildcat Hollow

**Project Number:** 16627

**Agenda Item:** Land Use: **1407 Wildcat Hollow:** Discussion/recommendation on an application for a variance request to (West Lake Hills Code Sec. 22.03.281). Kristopher White agent for Andrew & Kaitlyn Coney

- Section 22.03.281 – Encroachment in a building setback;
- Section 22.03.125 – Excavating or grading.

**Applicant Information:** Kristopher White agent for Andrew & Kaitlyn Coney

**Hearing Dates:**

|               |                     |
|---------------|---------------------|
| June 16, 2021 | ZAPCO               |
| July 14, 2021 | Board of Adjustment |

**Location:** The subject property is located 1407 Wildcat Hollow.

**Zoning & Site Characteristics:**

The subject property is zoned R1 One Family Residential

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

**Background & Analysis:**

The applicant is requesting an encroachment in a building setback and excavating or grading in the setback to modify the existing drainage on the front of the site not to be concentrated and directed into a culvert that runs all stormwater under the existing main floor and adjacent to the lower floor exterior wall. The attempt is to re-create the driveway in order to slow down and more evenly disperse the stormwater appropriately into the existing ravine that runs along the side of the 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 – #1) *“The current stormwater drainage for the front 1/3 of the lot is all collected and directed to a 5’ narrow spot between the house and the beautiful 28” live oak tree. This concentrated stream of rainwater travels along the house in a ditch and into a culvert below the front door that then runs under the main floor, turns a 90 degree corner and runs along the wall of the lower floor between the hill and the house before finally dumping the stormwater into the ravine in a concentrated location. Even during a normal rain event, this is a considerable amount of water running through within the house footprint to drain into the ravine that spans along the entire property.”*

*“We are requesting to remove the concern of so much water running within our building footprint. But we also understand that the existing 1955 house and property are currently over the current code’s Impervious Cover limits. Our proposition to fix this is by asking to remove the existing driveway to allow for us to re-grade and re-pour the driveway and turn-around space for two major benefits:*

- “re-distributing the stormwater coming down the driveway and hillside to disperse directly into the drainage ravine using drainage trench strips in the driveway to slow the speed of water and direct the stormwater more evenly and conventionally into the ravine before coming to the house.”*
- “re-pouring the driveway (between the trenches) in a rougher finish concrete to help slow the inundation of water as it comes down the hill. The added benefit is traction for vehicle tires that currently slip while it rains.”*

# 2) *“Beyond creating some stability from the ravine in the side yard, there is also a decent amount of unpredictable site work right up on the homeowners’ rear property line. With the ever-changing terrain from the neighboring property, The Coneys would like to have a structural engineer design a steel retaining wall to make sure their property and rear yard is secured along the property line.”*

*“Additionally, with septic standards being different from 1955, the septic engineer confirmed that the septic system will need to be replaced. With the considerations listed above and to assist keeping the septic effluent on our site before slumping into the ravine, the homeowners have requested to flatten out a small portion of the rear of the lot to allow for a small flatter area to end the backyard.”*

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

The application states –

*#1) “We are requesting to remove the existing pavers that create the driveway and replace with concrete to the extents of the current driveway and motor court. With reasonable disturbance to the site from extending the trenches to daylight into the ravine, we will be replacing and improving what is already there.”*

*#2) “The rear property line and subsequent retaining wall that comes back towards the house is at the extent of where the current septic leach field needs replacing. The current state of the rear property line has been cut and refilled a few times on the neighboring property. It is not evident if there was previous flora or fauna there. The retaining wall and cut/fill we are requesting will stay out of any ½ CRZ.”*

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

The application states – *#1) “Currently, without the variance to modify the driveway, there are no other alternates that we can design to modify the drainage path. With respect to the large trees that cover the allowable building area in the front portion of the house, other trenches, ditches or pathways would be more invasive on the valuable trees on the lot in order to avoid sending the water through the house footprint.”*

*#2) “We considered terracing the backyard to assist both the assurance of lot stability and the septic effluent, but without exceeding 18” for any retaining portion, it becomes a much more invasive project and troublesome for both a septic leach field and usability.”*

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

The application states – *“#1) We are requesting to address the problem from it’s source and not to continue to patch the effects. The driveway was created in the best way it could when the house was built and we are requesting to improve the drainage path of the stormwater and slow the velocity to disperse properly as if we were able to design the driveway today.”*

*#2) “The hardship here is asking ourselves if we can rely on our neighbor to support our lot, but feel like we would want to make sure it is engineered and designed to hold. So we are requesting to take that responsibility upon ourselves. The little bit of yard we are flattening is a request as this gets completed since the homeowner would already be going to the effort of doing the site work for*



*the septic field and would like a tiny benefit from that expense. A plate steel retaining wall will be utilized so as not to add impervious cover.”*

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

*The application states – “#1) By re-developing the previously disturbed land and replacing the existing driveway with a new system that is designed to handle the current storm water volume in a much more efficient and evenly-distributed method, this variance looks to preserve the existing look to the site while helping to remove the homeowners’ worries about what happens when it rains. The proposed design is a replacement of what is there, for a zero net change in impervious cover.”*

*“#2) This variance looks to preserve the goals of the Master Plan by disturbing the land where previous development is being replaced and while creating peace of mind to secure their lot and quality of life. A plate steel retaining wall will be utilized so as not to add impervious cover.”*

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

*The application states – #1) “The work associated with this variance would be visible from the street as you walked or drove by, but the slope falls away from the street at a rapid pace, as the house sits well below Wild Cat Hollow. It would not be visible from either neighbor while standing on their lot.”*

*#2) “Even though this is our rear property line, it is our neighbors side yard and their house sits past our entire property. The location of the retaining walls is also around 40 feet lower in elevation than their home. There is a high probability that they will not be able to see the walls at all. The height of the retaining wall be mostly under 18” but the back corner will start at 0” up to a max of 6’-0” in height for the 30’ length of the wall along the property line.”*

**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

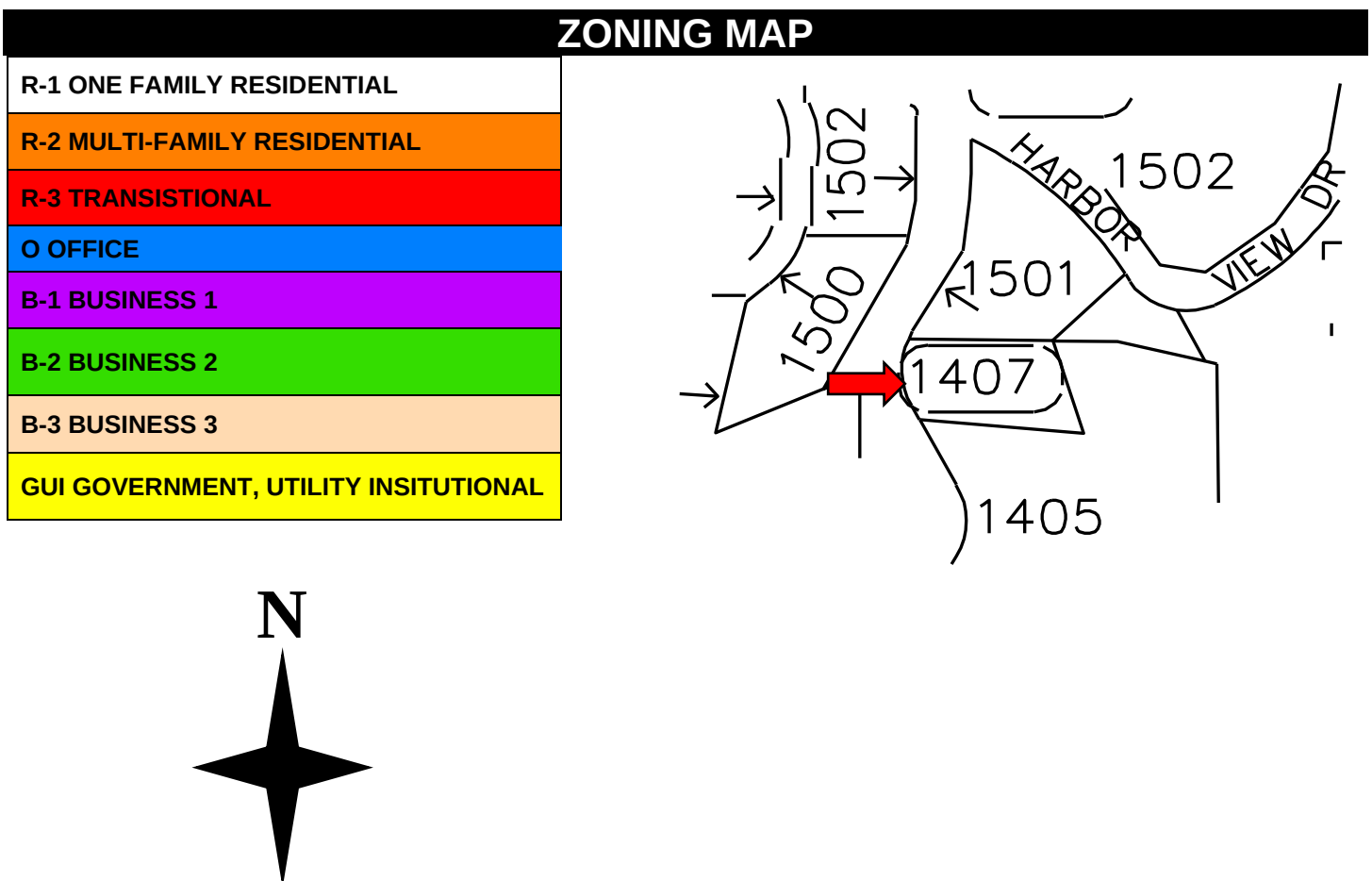
Staff recommends APPROVAL because of the following findings of fact:

- The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
- There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
- The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
- The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
- The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

### Links to Relevant Code:

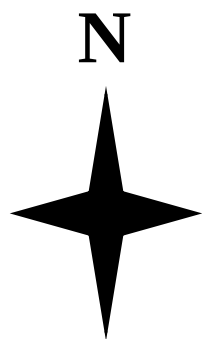
- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

\*\*\*





## 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](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto: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: Andrew & Kaitlyn Coney Phone: 512.913.2005

Email: \_\_\_\_\_

Address: 1407 Wild Cat Hollow City: West Lake Hills State: TX Zip: 78702

Agent\*: Dick Clark + Associates Phone: 512.472.4980

Email: white@dcarch.com - Kristopher White

Address: 2120 E. 7th Street City: Austin State: TX Zip: 78702

Property Address: 1407 Wild Cat Hollow City: West Lake Hills State: TX Zip: 78746

#### Property Information

Subdivision Name: Gill R Scott Trust & William J Stegeman Trust

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ TCAD Tax Parcel ID: 117388

Current Zoning Classification: R.1 Total Lot Size (Acres): 0.35

**\*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) Request to remove existing driveway to re-grade and replace in exact location with concrete and drainage trenches to improve site drainage and driveway traction.
- 2) Request to allow greater than 18" steel retaining wall in rear setback to level septic drain field and protect against neighbors' lot cutting.
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_





## VARIANCE APPLICATION

- 6) \_\_\_\_\_
- 7) \_\_\_\_\_
- 8) \_\_\_\_\_
- 9) \_\_\_\_\_
- 10) \_\_\_\_\_

**Brief Description of project/why variances are needed:** \_\_\_\_\_

- #1) Improve the stormwater drainage in the front yard of the site to drain and disperse away from house.  
#2) For both stability against septic erosion into the ravine and reassurance against unpredictable site work directly against the homeowners' rear property line.

**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.

#1) The current stormwater drainage for the front 1/3 of the lot is all collected and directed to a 5' narrow spot between the house and the beautiful 28" live oak tree. This concentrated stream of rainwater travels along the house in a ditch and into a culvert below the front door that then runs under the main floor, turns a 90 degree corner and runs along the wall of the lower floor between the hill and the house before finally dumping the stormwater into the ravine in a concentrated location. Even during a normal rain event, this is a considerable amount of water running through within the house footprint to drain into the ravine that spans along the entire property. We are requesting to remove the concern of so much water running within our building footprint. But we also understand that the existing 1955 house and property are currently over the current code's Impervious Cover limits. Our proposition to fix this is by asking to remove the existing driveway to allow for us to re-grade and re-pour the driveway and turn-around space for two major benefits:  
• re-distributing the stormwater coming down the driveway and hillside to disperse directly into the drainage ravine using drainage trench strips in the driveway to slow the speed of water and direct the stormwater more evenly and conventionally into the ravine before coming to the house  
~~• re-pouring the driveway (between the trenches) in a rougher finish concrete to help slow the inundation of water as it comes down the hill. The added benefit is traction for vehicle tires that currently slip while it rains.~~  
#2) Beyond creating some stability from the ravine in the sideyard, there is also a decent amount of unpredictable site work right up on the homeowners' rear property line. With the ever changing terrain from the neighboring property, The Coneys would like to have a structural engineer design a steel retaining wall to make sure their property and rear yard is secured along the property line.  
Additionally, with septic standards being different from 1955, the septic engineer confirmed that the septic system will need to be replaced. With the considerations listed above and to assist keeping the septic effluent on our site before slumping into the ravine, the homeowners have requested to flatten out a small portion of the rear of the lot to allow for a small flatter area to end the backyard.

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?

- #1) We are requesting to remove the existing driveway and replace with concrete to the extents of the current driveway, turn-around and parking space. With reasonable disturbance to the site from extending the trenches to daylight into the ravine, we will be replacing and improving what is already there.  
#2) The rear property line and subsequent retaining wall that comes back towards the house is at the extent of where the current septic leach field needs replacing. The current state of the rear property line has been cut and refilled a few times on the neighboring property. It is not evident if there was previous flora or fauna there. The retaining wall and cut/fill we are requesting will stay out of any 1/2 CRZ

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

- #1) Currently, without the variance to modify the driveway, there are no other alternates that we can design to modify the drainage path. With respect to the large trees that cover the allowable building area in the front portion of the house, other trenches, ditches or pathways would be more invasive on the valuable trees on the lot in order to avoid sending the water through the house footprint.  
#2) We considered terracing the backyard to assist both the assurance of lot stability and the septic effluent, but without exceeding 18" for any retaining portion, it becomes a much more invasive project and troublesome for both a septic leach field and usability.

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

- #1) We are requesting to address the problem from it's source and not to continue to patch the effects. The driveway was created in the best way it could when the house was built and we are requesting to improve the drainage path of the stormwater and slow the velocity to disperse properly as if we were able to design the driveway today.  
#2) The hardship here is asking ourselves if we can rely on our neighbor to support our lot, but feel like we would want to make sure it is engineered and designed to hold. So we are requesting to take that responsibility upon ourselves. The little bit of yard we are flattening is a request as this gets completed since the homeowner would already be going to the effort of doing the site work for the septic field and would like a tiny benefit from that expense. A plate steel retaining wall will be utilized so as not to add impervious cover.



## 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?

#1) By re-developing the previously disturbed land and replacing the existing driveway with a new system that is designed to handle the current storm water volume in a much more efficient and evenly-distributed method, this variance looks to preserve the existing look to the site while helping to remove the homeowners' worries about what happens when it rains. The proposed design is a replacement of what is there, for a zero net change in impervious cover.

#2) This variance looks to preserve the goals of the Master Plan by disturbing the land where previous development is being replaced and while creating peace of mind to secure their lot and quality of life. A plate steel retaining wall will be utilized so as not to add impervious cover.

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

#1) The work associated with this variance would be visible from the street as you walked or drove by, but the slope falls away from the street at a rapid pace, as the house sits well below Wild Cat Hollow. It would not be visible from either neighbor while standing on their lot.

#2) Even though this is our rear property line, it is our neighbors side yard and their house sits past our entire property. The location of the retaining walls is also around 40 feet lower in elevation than their home. There is a high probability that they will not be able to see the walls at all. The height of the retaining wall be mostly under 18" but the back corner will start at 0" up to a max of 6'-0" in height for the 30' length of the wall along the property line.

## 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

Kristopher White

Printed Name

04.30.21

Date





# VARIANCE APPLICATION

## APPLICATION CHECKLIST

### Zoning Change Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☒ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ 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:

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## LETTER TO ZAPCO CHAIRPERSON

April 30, 2021

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

Dear Mr. Chairman:

First of all, thank you for your consideration and support in the variance for the remodel work on this house in December. These subsequent variance requests below are dealing with issues that have come up with the site and although we regret that we have to come in front of your Commission again, we truly appreciate your time and effort in considering these next items.

As discussed before, Andrew & Kaitlyn Coney own the property located at 1407 Wild Cat Hollow, an existing two-story, single-family home built in 1955 on an incredibly sloped lot of .35 acres. The lot has a significant downward slope away from the street. Centered right in the middle of the lot, within the existing courtyard, there is a stunning 28" Live Oak tree that commands the site and existing home layout. The main floor of the house sits under and around the tree, pushing the existing house into the side yard & front yard setbacks and thus making some of the south side and the carport, a non-conforming structure, which you were gracious enough to allow to be remodeled.

We are, respectfully, requesting two variances on behalf of the Homeowners, Andrew, Kaitlyn and 3 daughters :

- #1) Due to the significant slope and the beautiful tree taking up most of the buildable front site area, we are requesting to modify the existing drainage on the front of the site not to be concentrated and directed into a culvert that runs all that stormwater under the existing main floor and adjacent to the lower floor exterior wall. The proper way to do this is to re-create the driveway to slow down and more evenly disperse the stormwater appropriately into the existing ravine that runs along the side of the property. We realize we are limited by modifying the existing driveway in the front setback and that the impervious cover for the lot is currently non-conforming. We propose to regrade & rebuild the driveway, but maintain the existing footprint (extents) of the current driveway and thus no change in impervious cover square footage.
- #2) Separately, we are also asking to build an engineered steel retaining wall within the rear setback for both stability against septic erosion into the ravine, and reassurance against unpredictable site work directly against the homeowners' rear property line. We are requesting permission to build a retaining wall in the backyard setback to do so, which involves cut and fill of more than 18". We will use steel as the retaining material to avoid adding additional impervious cover.

We feel these variances allow some piece of mind and affect the quality of life for the Coneys, whom are excited to make this house their home and begin to enjoy many happy years here in West Lake Hills.

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

Respectfully,



Kristopher White, AIA  
Partner - Dick Clark + Associates



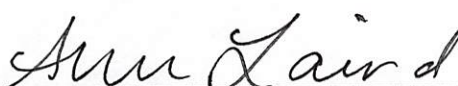
**SPECIAL POWER OF ATTORNEY FORM**

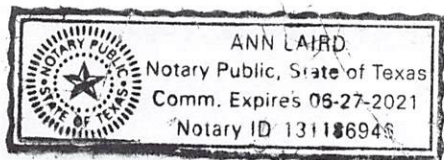
KNOW ALL PERSONS BY THIS DOCUMENT that I, Andrew Coney  
have made, constituted and appointed Dick Clark + Associates  
to be my duly authorized representative in connection with an application dated 04.30.21,  
to be heard by the Building Design Committee, Zoning & Planning Commission, and City  
Council/Board 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.

|                               |                                                                                     |           |              |
|-------------------------------|-------------------------------------------------------------------------------------|-----------|--------------|
| <u>Andrew Coney</u>           |  |           |              |
| Property Owner/Applicant Name | Property Owner/Applicant Signature                                                  |           |              |
| <u>1407 Wild Cat Hollow</u>   | <u>West Lake Hills</u>                                                              | <u>TX</u> | <u>78746</u> |
| Street Address                | City                                                                                | State     | Zip Code     |

512.913.2005  
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 28<sup>th</sup> day of April, 20 21.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas







**SPECIAL POWER OF ATTORNEY FORM**

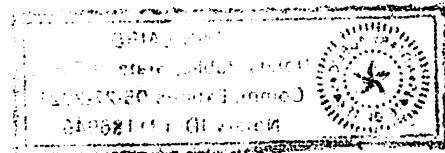
KNOW ALL PERSONS BY THIS DOCUMENT THAT I, Andrew Coney  
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to be my duly authorized representative in connection with an application dated 04.30.21  
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Council/Board of Adjustment of the City of West 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.

Property Owner/Applicant Name Andrew Coney  
Property Owner/Applicant Signature  
1407 Wild Cat Hollow  
West Lake Hills TX 78746  
City State Zip Code

Property Owner/Applicant Phone Number 817.913.5002

This instrument was acknowledged before me on this the 10 day of April, 2021.

[Signature]  
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.

#1) The current stormwater drainage for the front 1/3 of the lot is all collected and directed to a 5' narrow spot between the house and the beautiful 28" live oak tree. This concentrated stream of rainwater travels along the house in a ditch and into a culvert below the front door that then runs under the main floor, turns a 90 degree corner and runs along the wall of the lower floor between the hill and the house before finally dumping the stormwater into the ravine in a concentrated location. Even during a normal rain event, this is a considerable amount of water running through within the house footprint to drain into the ravine that spans along the entire property.

We are requesting to remove the concern of so much water running within our building footprint. But we also understand that the existing 1955 house and property are currently over the current code's Impervious Cover limits. Our proposition to fix this is by asking to remove the existing driveway to allow for us to re-grade and re-pour the driveway and turn-around space for two major benefits:

- re-distributing the stormwater coming down the driveway and hillside to disperse directly into the drainage ravine using drainage trench strips in the driveway to slow the speed of water and direct the stormwater more evenly and conventionally into the ravine before coming to the house
- re-pouring the driveway (between the trenches) in a rougher finish concrete to help slow the inundation of water as it comes down the hill. The added benefit is traction for vehicle tires that currently slip while it rains.

#2) Beyond creating some stability from the ravine in the sideyard, there is also a decent amount of unpredictable site work right up on the homeowners' rear property line. With the ever changing terrain from the neighboring property, The Coneys would like to have a structural engineer design a steel retaining wall to make sure their property and rear yard is secured along the property line.

Additionally, with septic standards being different from 1955, the septic engineer confirmed that the septic system will need to be replaced. With the considerations listed above and to assist keeping the septic effluent on our site before slumping into



the ravine, the homeowners have requested to flatten out a small portion of the rear of the lot to allow for a small flatter area to end the backyard.

(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?

#1) We are requesting to remove the existing pavers that create the driveway and replace with concrete to the extents of the current driveway and motor court. With reasonable disturbance to the site from extending the trenches to daylight into the ravine, we will be replacing and improving what is already there.

#2) The rear property line and subsequent retaining wall that comes back towards the house is at the extent of where the current septic leach field needs replacing. The current state of the rear property line has been cut and refilled a few times on the neighboring property. It is not evident if there was previous flora or fauna there. The retaining wall and cut/fill we are requesting will stay out of any ½ CRZ.

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

#1) Currently, without the variance to modify the driveway, there are no other alternates that we can design to modify the drainage path. With respect to the large trees that cover the allowable building area in the front portion of the house, other trenches, ditches or pathways would be more invasive on the valuable trees on the lot in order to avoid sending the water through the house footprint.

#2) We considered terracing the backyard to assist both the assurance of lot stability and the septic effluent, but without exceeding 18" for any retaining portion, it becomes a much more invasive project and troublesome for both a septic leach field and usability.

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

#1) We are requesting to address the problem from it's source and not to continue to patch the effects. The driveway was created in the best way it could when the house was built and we are requesting to improve the drainage path of the stormwater and slow the velocity to disperse properly as if we were able to design the driveway today.

#2) The hardship here is asking ourselves if we can rely on our neighbor to support our lot, but feel like we would want to make sure it is engineered and designed to hold. So we are requesting to take that responsibility upon ourselves. The little bit of yard we are flattening is a request as this gets completed since the homeowner would already be going to the effort of doing the site work for the septic field and would like a tiny benefit from that expense. A plate steel retaining wall will be utilized so as not to add impervious cover.

(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?

#1) By re-developing the previously disturbed land and replacing the existing driveway with a new system that is designed to handle the current storm water volume in a much more efficient and evenly-distributed method, this variance looks to preserve the existing look to the site while helping to remove the homeowners' worries about what happens when it rains. The proposed design is a replacement of what is there, for a zero net change in impervious cover.

#2) This variance looks to preserve the goals of the Master Plan by disturbing the land where previous development is being replaced and while creating peace of mind to secure their lot and quality of life. A plate steel retaining wall will be utilized so as not to add impervious cover.

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

#1) The work associated with this variance would be visible from the street as you walked or drove by, but the slope falls away from the street at a rapid pace, as the house sits well below Wild Cat Hollow. It would not be visible from either neighbor while standing on their lot.

#2) Even though this is our rear property line, it is our neighbors side yard and their house sits past our entire property. The location of the retaining walls is also around 40 feet lower in elevation than their home. There is a high probability that they will not be able to see the walls at all. The height of the retaining wall be mostly under 18" but the back corner will start at 0" up to a max of 6'-0" in height for the 30' length of the wall along the property line.

Property Address: 1407 Wildcat Hollow, West Lake Hills, TX 78746





DICK CLARK + ASSOCIATES  
ARCHITECTURE • INTERIORS

IMAGE NAME:  
Existing Site Plan

DATE:  
April 2021

Coney Residence - WCH



**VARIANCE #1**

EXISTING SEPTIC FIELD TO BE RE-USED

STONE WALL

RETAINING WALL (OFF PROPERTY)

EXISTING DECK TO REMAIN

20' REAR YARD SETBACK

20' SIDE YARD SETBACK

20' FRONT YARD SETBACK

WALKWAY

EXISTING STONEWALL

PORT-O-POTTY

MATERIAL STAGING AREA

DUMPSTER

WILD CAT HOLLOW (50' PUBLIC R.O.W.)

ASPHALT

30' CMP FL: 721.37

30' CMP

SITE BENCHMARK:  
DESC: COTTON GIN SPINDLE IN TREE  
ELEV: 724.26'

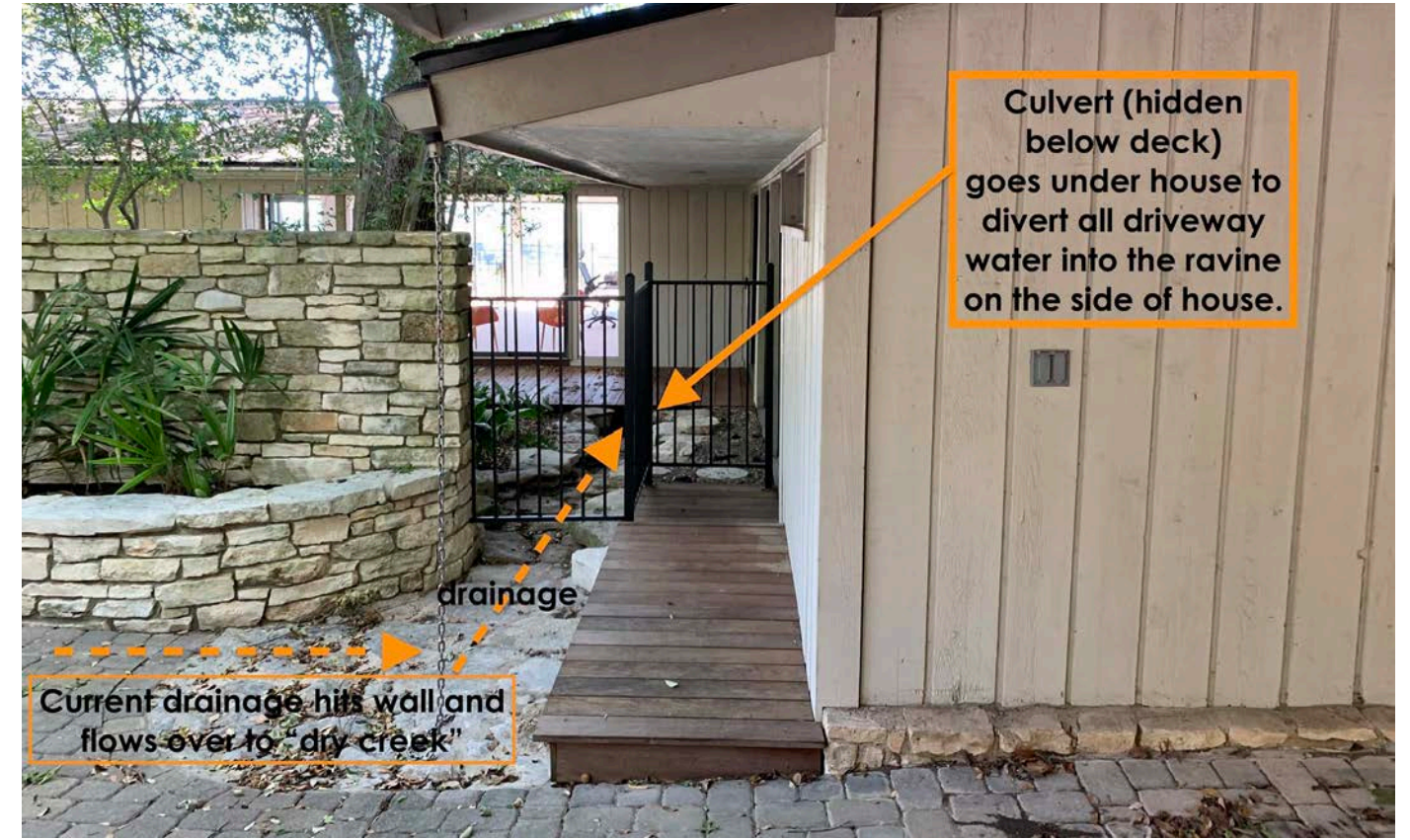
LIMITS OF CONSTRUCTION

WATER FLOWS TO CULVERT

CULVERT DRAINS TO RAVINE

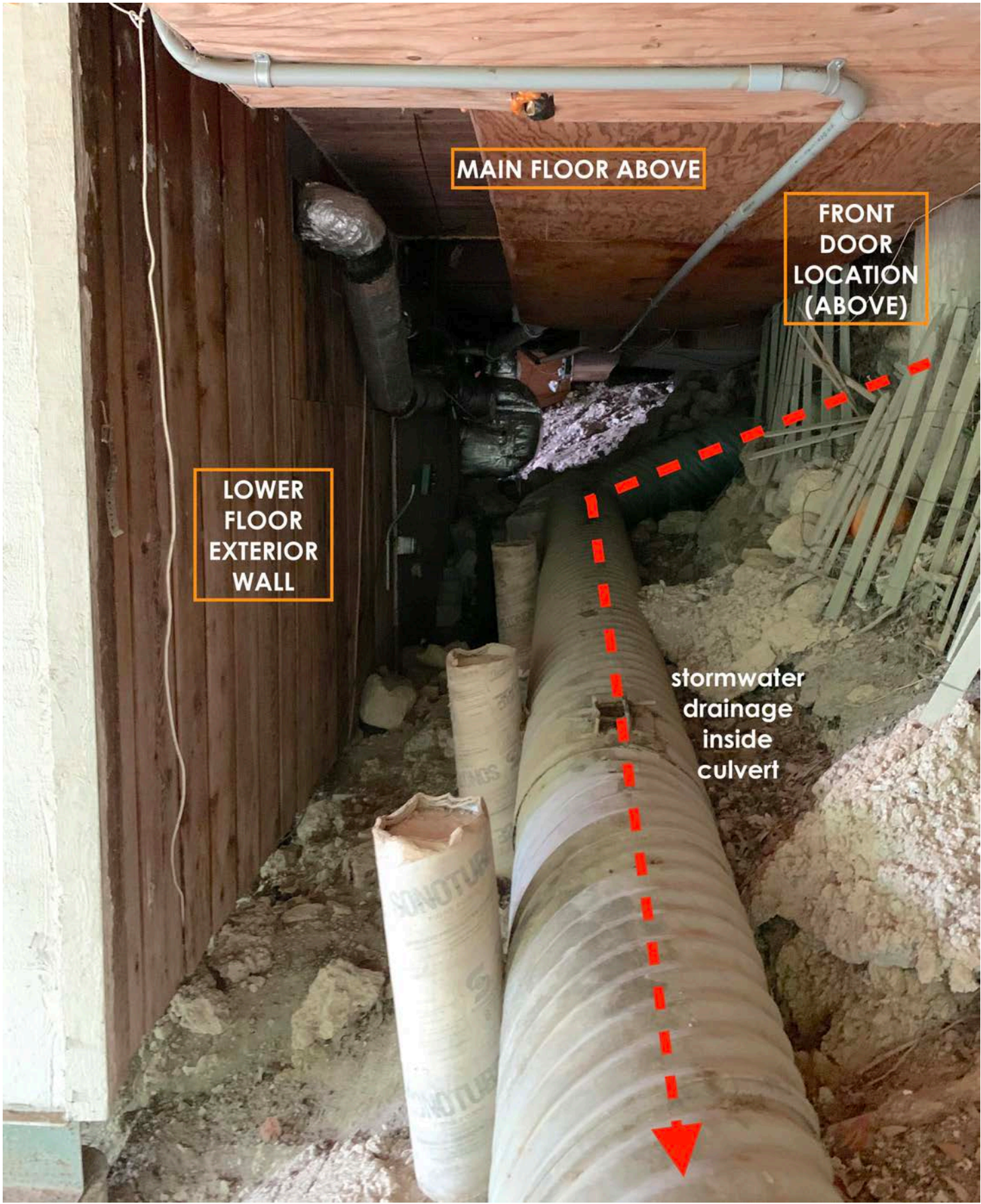
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VARIANCE #1



DICK CLARK + ASSOCIATES  
ARCHITECTURE • INTERIORS

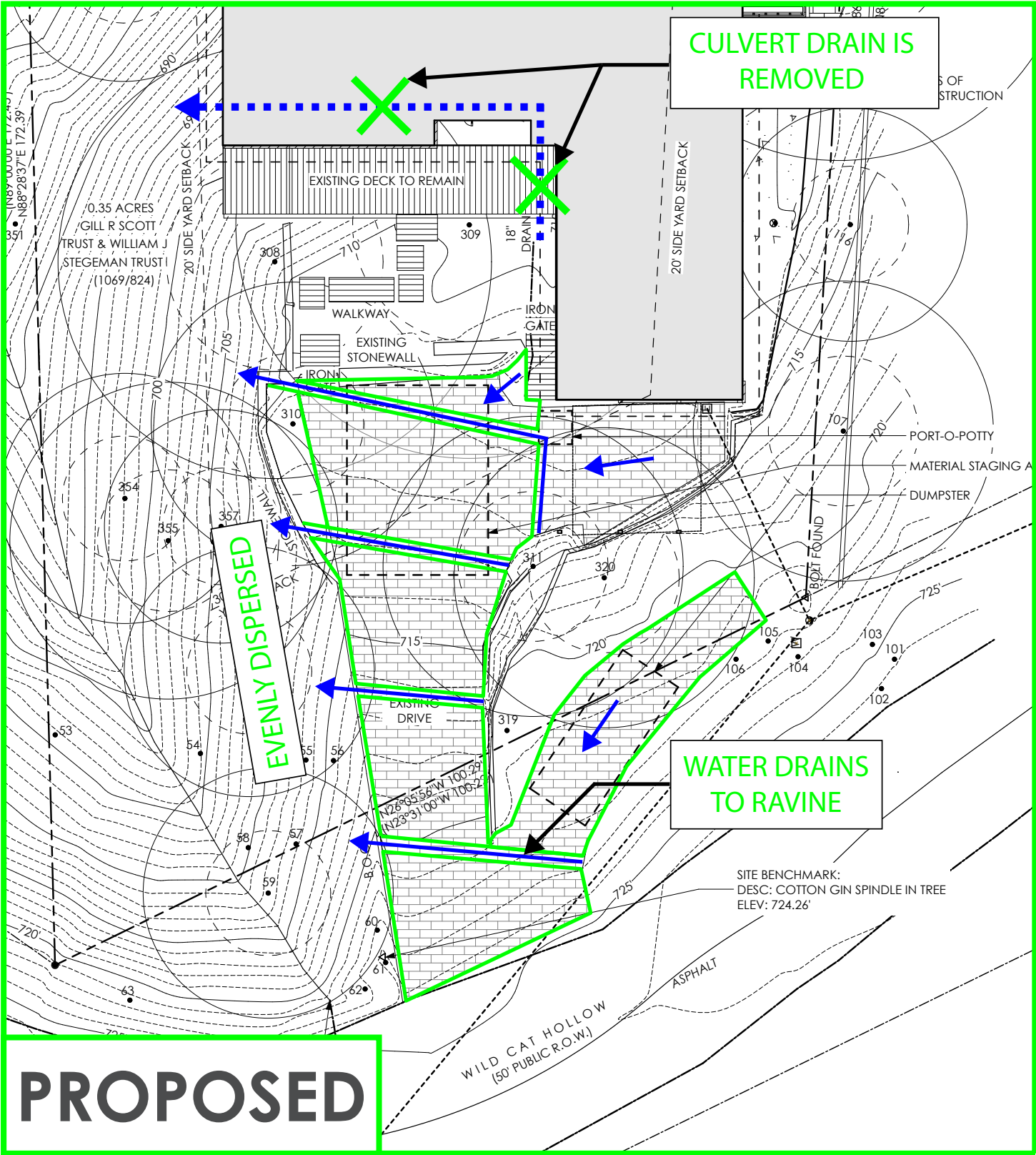
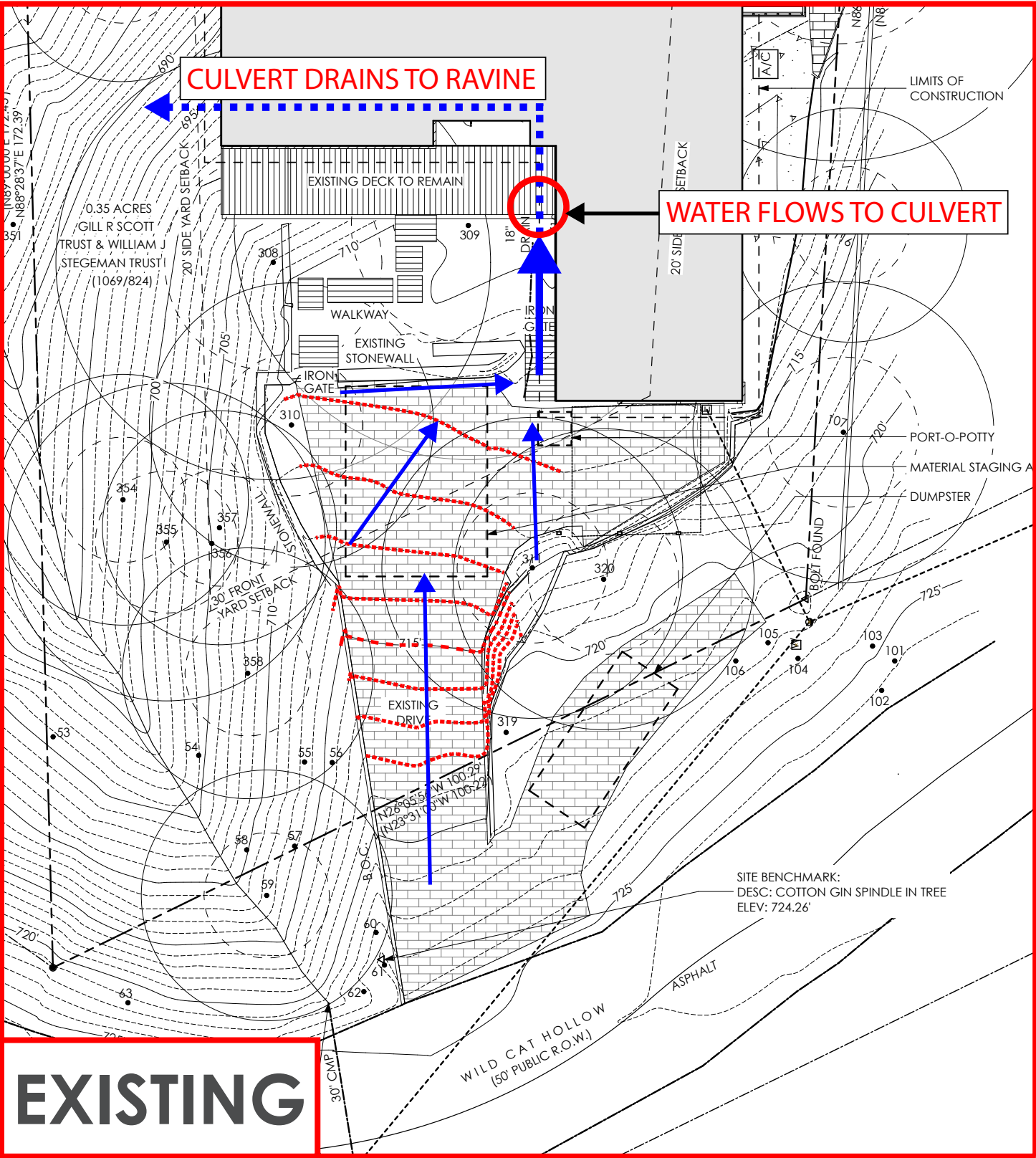
IMAGE NAME:  
Existing Driveway Water Runoff

DATE:  
April 2021

Coney Residence - WCH



VARIANCE #1





VARIANCE #1

ravine on  
side of  
house

PROPOSED Driveway  
Drainage AWAY  
from house

Current Driveway  
Drainage  
TOWARDS house



DICK CLARK + ASSOCIATES  
ARCHITECTURE • INTERIORS

IMAGE NAME:  
Existing vs Proposed

DATE:  
April 2021

Coney Residence - WCH



## VARIANCE #2





VARIANCE #2



DICK CLARK + ASSOCIATES  
ARCHITECTURE • INTERIORS

IMAGE NAME:  
Existing Backyard

DATE:  
April 2021

Coney Residence - WCH



VARIANCE #2



DICK CLARK + ASSOCIATES  
ARCHITECTURE • INTERIORS

IMAGE NAME:  
Proposed Septic Retaining Wall

DATE:  
April 2021

Coney Residence - WCH



VARIANCE #2



VARIANCE PROPOSED FOR  
RETAINING WALL HERE  
IN REAR SETBACK

VARIANCE PROPOSED FOR  
RETAINING WALL HERE  
TO SHORE UP PROPERTY LINE

AREA PROPOSED  
TO FLATTEN



VARIANCE #2



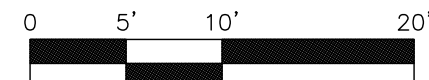
DICK CLARK + ASSOCIATES  
ARCHITECTURE • INTERIORS

IMAGE NAME:  
Proposed Septic Retaining Wall

DATE:  
April 2021

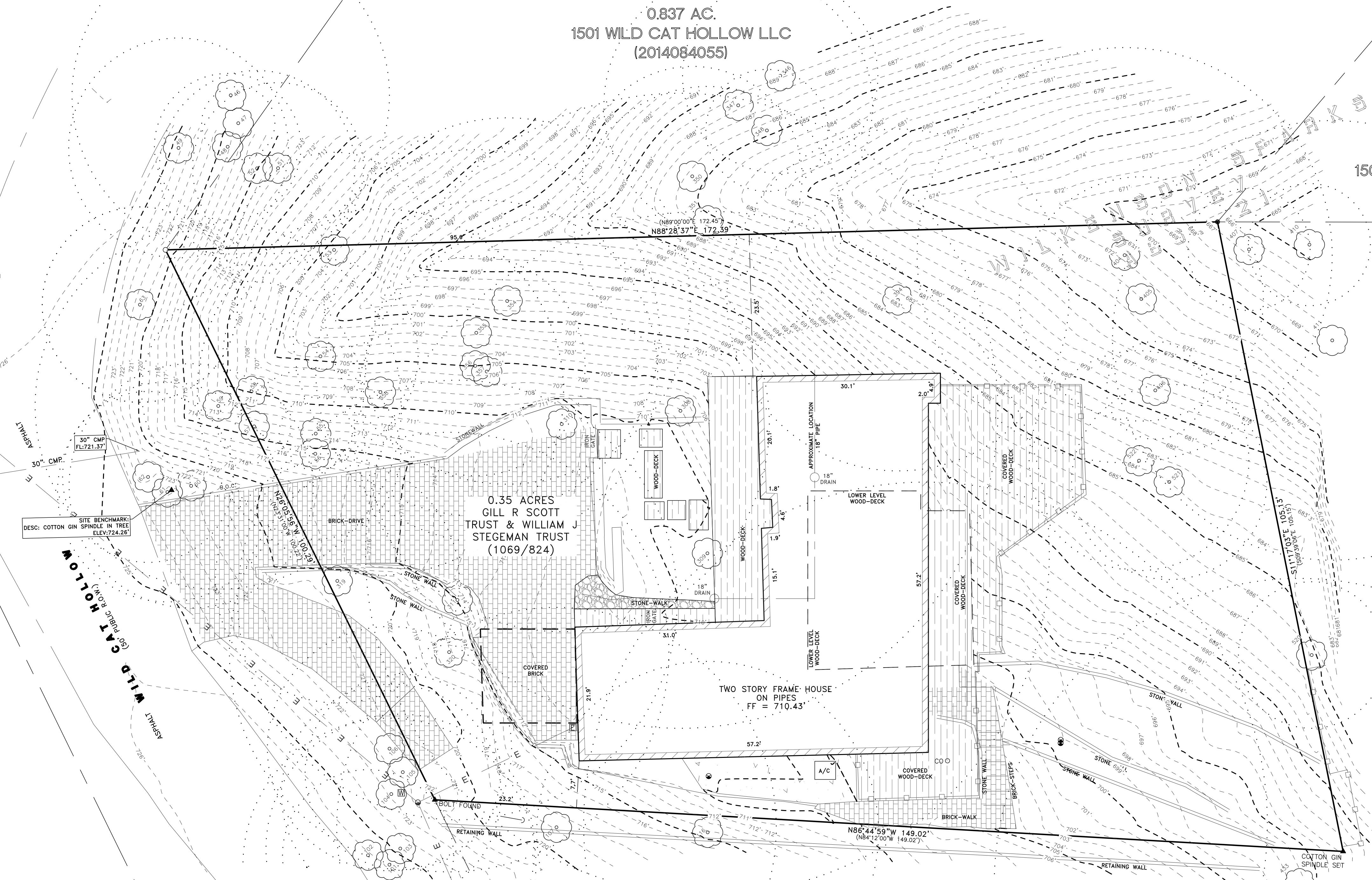
Coney Residence - WCH





GRAPHIC SCALE: 1" = 10'

- LEGEND
- IRON PIPE FOUND
  - IRON ROD FOUND
  - IRON ROD SET
  - CAPPED "RPLS 5687"
  - "X" IN CONCRETE
  - PK FOUND
  - CALCULATED POINT
  - CONCRETE MONUMENT
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - CLEANOUT
  - GAS VALVE
  - POWER POLE
  - OVERHEAD ELECTRIC LINE
  - DOWN GUY
  - ELECTRIC METER
  - LIGHT POLE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - WIRE FENCE
  - METAL FENCE
  - GAS METER
  - TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - SANITARY SEWER MANHOLE
  - STW M
  - STW M
  - STW M
  - ELECTRIC GROUND
  - CONTROL POINT
  - UNDERGROUND UTILITY MARKER SIGN
  - UNDERGROUND UTILITY TEST STATION
  - SIGN POST
  - ELECTRIC TRANSFORMER
  - TRAFFIC SIGNAL BOX
  - P.U.E. PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - B.L. BUILDING LINE
  - (BRG-DIST) RECORD CALL
  - TREE
  - TREE DRIP LINE



K & J  
SUBDIVISION  
(91/389)

LOT 1  
K & J P SUBD  
JAFF VENTURES LLC  
(2017008915)

| TREE TABLE |               |            |           | TREE TABLE |                     |            |           | TREE TABLE |               |            |           |
|------------|---------------|------------|-----------|------------|---------------------|------------|-----------|------------|---------------|------------|-----------|
| NO.        | DESCRIPTION   | NORTHING   | EASTING   | NO.        | DESCRIPTION         | NORTHING   | EASTING   | NO.        | DESCRIPTION   | NORTHING   | EASTING   |
| 46         | 13" CEDAR     | 10081224.1 | 3097062.7 | 102        | 7" LIVE OAK         | 10081099.6 | 3097085.1 | 351        | 11" HACKBERRY | 10081203.5 | 3097140.9 |
| 47         | 3" CEDAR      | 10081219.5 | 3097063.9 | 103        | 11" LIVE OAK        | 10081100.7 | 3097090.4 | 354        | 15" LAGUSTRUM | 10081185.9 | 3097107.9 |
| 48         | 12" CEDAR     | 10081215.6 | 3097062.2 | 104        | 9" CEDAR            | 10081109.6 | 3097089.0 | 355        | 19" LAGUSTRUM | 10081185.2 | 3097102.9 |
| 49         | 9" HACKBERRY  | 10081215.4 | 3097054.1 | 105        | 8" CEDAR ELM        | 10081113.2 | 3097090.8 | 356        | 9" HACKBERRY  | 10081179.7 | 3097102.7 |
| 50         | 7" CEDAR      | 10081212.1 | 3097070.4 | 106        | 10" CEDAR           | 10081117.1 | 3097088.7 | 357        | 14" LIVE OAK  | 10081178.8 | 3097104.6 |
| 51         | 8" CEDAR ELM  | 10081212.1 | 3097067.0 | 107        | 18" LIVE OAK        | 10081104.2 | 3097116.0 | 358        | 15" CEDAR ELM | 10081175.4 | 3097087.2 |
| 52         | 8" HACKBERRY  | 10081198.7 | 3097079.6 | 116        | 14" CEDAR ELM       | 10081103.3 | 3097140.8 | 394        | 14" LAGUSTRUM | 10081190.5 | 3097171.9 |
| 53         | 8" CEDAR      | 10081181.3 | 3097077.4 | 123        | 28" SPAN. OAK QUAD. | 1008104.7  | 3097176.3 | 404        | 17" HACKBERRY | 10081197.9 | 3097209.1 |
| 54         | 3" HACKBERRY  | 10081166.8 | 3097076.6 | 308        | 28" HACKBERRY       | 10081172.4 | 3097136.3 | 405        | 10" CEDAR     | 10081190.7 | 3097211.8 |
| 55         | 7" CEDAR ELM  | 10081165.3 | 3097076.3 | 309        | 28" LIVE OAK        | 10081149.1 | 3097140.8 | 406        | 4" CEDAR ELM  | 10081190.7 | 3097214.1 |
| 56         | 3" HACKBERRY  | 10081169.8 | 3097066.3 | 310        | 17" CEDAR ELM       | 10081170.2 | 3097116.9 | 407        | 5" CEDAR ELM  | 10081198.8 | 3097226.5 |
| 57         | 9" CEDAR ELM  | 10081175.8 | 3097066.1 | 311        | 18" HACKBERRY       | 10081141.4 | 3097099.8 | 410        | 5" LAGUSTRUM  | 10081199.6 | 3097236.4 |
| 58         | 15" CEDAR ELM | 10081175.2 | 3097060.6 | 319        | 10" MAPLE           | 10081144.5 | 3097080.1 | 411        | 18" LAGUSTRUM | 10081183.9 | 3097243.1 |
| 60         | 10" CEDAR ELM | 10081160.1 | 3097056.2 | 320        | 18" PINE            | 10081132.9 | 3097098.4 | 433        | 25" LIVE OAK  | 10081094.9 | 3097237.7 |
| 61         | 9" HACKBERRY  | 10081159.1 | 3097052.3 | 346        | 8" CEDAR            | 10081227.3 | 3097152.7 | 520        | 6" LAGUSTRUM  | 10081132.4 | 3097238.7 |
| 62         | 7" CEDAR      | 10081161.6 | 3097049.1 | 347        | 11" CEDAR           | 10081222.4 | 3097145.8 | 521        | 8" LAGUSTRUM  | 10081160.7 | 3097216.4 |
| 63         | 8" HACKBERRY  | 10081189.8 | 3097047.8 | 348        | 5" HACKBERRY        | 10081218.3 | 3097150.5 | 522        | 9" LIVE OAK   | 10081164.2 | 3097211.4 |
| 101        | 12" LIVE OAK  | 10081098.0 | 3097088.7 | 350        | 9" LAGUSTRUM        | 10081210.8 | 3097138.3 |            |               |            |           |

NOTES:

1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ANY RECORDED EASEMENTS, RESTRICTIONS, COVENANTS, AND RIGHT-OF-WAYS NOT SHOWN HEREON.

2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 448430046K, DATED JANUARY 22, 2020, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

3) BEARING BASIS DERIVED BY OPS MEASUREMENTS ADJUSTED BY HANN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE CENTRAL COORDINATES & NAD83 (HORIZONTAL) & NAVD83 (VERTICAL).

REFERENCE BENCHMARK: SAN MARCOS GPS NO. 1 DESCRIPTION: ALUMINUM DISK SET IN CONCRETE ELEVATION: 607.64' NAVD83.

TOPOGRAPHIC BOUNDARY AND  
IMPROVEMENT SURVEY OF:  
0.35 ACRE TRACT OF LAND  
WILKINSON SPARKS  
SURVEY ABSTRACT 21  
CITY OF WEST LAKE HILLS



RICHARD H. TAYLOR, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 3986 STATE OF TEXAS  
©ASH & ASSOCIATES, L.L.C.

10/16/2020

DRAWING  
TOPO/B&I  
SHEET: 1  
OF 1

DRAWING INFORMATION

DESIGNED BY: MAM  
DRAWN BY: RHT  
APPROVED BY: RHT  
FILE NAME: TOPO/B&I

DATE: 10/16/2020  
PROJECT NO: 20-7619  
PLOT SCALE: 1" = 10'

TOPOGRAPHIC BOUNDARY AND  
IMPROVEMENT SURVEY  
0.35 ACRE TRACT OF LAND  
WILKINSON SPARKS  
SURVEY ABSTRACT 21  
CITY OF WEST LAKE HILLS

REVISIONS

| NO. | REVISION | APPL. | DATE |
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