



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, November 10, 2021 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 10th day of November 2021 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

Due to the COVID-19 Stage 5 status in Travis County, any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing. Facial Coverings are not required, but highly recommended, and will be available for any that need one.

Join Zoom Meeting: Copy and Paste the link below:

<https://us02web.zoom.us/j/83322604372?pwd=ckU3bzkzMlNyZzFvZnRCNVBSRXNxdz09>

Meeting ID: 833 2260 4372

Passcode: 588729

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 833 2260 4372, Password: 588729.

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on November 10, 2021.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing citysec@westlakehills.gov. Comments must be received by 1:00 P.M. on November 10, 2021.

1. Call to Order
2. Citizen Communications The City Council Welcomes Public Comments at this Point on any Issue. If the Issue is Listed on the Agenda, the Speaker May Choose to Comment During the Public Comment Period or When the Specific Agenda item is Taken Up by the Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the

Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen
 - a. Approval of the October 27, 2021 Special Meeting Minutes
 - b. **1 Sugar Shack Drive:** Adopt an Ordinance for a Special Use Permit to Allow for a Home to be Utilized as a Short-Term Rental for a Property Zoned R-1-One-Family (West Lake Hills Code Sec. 38.04.032(c)(2) and Sec. 38.04.034). Applicant Jordan Brooke Hovey.
4. Land Use **313 Oak Ridge Drive:** Discussion/recommendation on an application for variances to exceed the maximum allowed impervious cover and to encroach in the rear and side setbacks for a deck extension (West Lake Hills Code Sec. 22.03.281). Todd and Kati Ohlmeyer.
5. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the November 10, 2021 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, November 5 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Stephanie Mills, City 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. The Board of Adjustment 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 BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, October 27, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:01 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Walker, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South, and Gordon Bowman

2. Citizen Communications The City Council Welcomes Public Comments at this Point on any Issue. If the Issue is Listed on the Agenda, the Speaker May Choose to Comment During the Public Comment Period or When the Specific Agenda item is Taken Up by the Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

Mayor Anthony opened the meeting for public comments. Hearing none, the public comment section was closed

3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen
- a. Approval of the September 8, 2021 Regular Meeting Minutes
 - b. **777 Buckeye Trail:** Adopt an Ordinance for a Special Use Permit to Allow for a Home to be Utilized as a Short-Term Rental for a Property Zoned R-1-One-Family (West Lake Hills Code Sec. 38.04.032(c)(2) and Sec. 38.04.034). Applicant Craig and Marlene Clark.

**This item was removed from Consent and heard by Council as a standalone item
Citizen David Blair and Atila Finta spoke on this item
Motion for Approval made by Councilmember Bowman with a Second by Councilmember South
Motion for Approval carried by a vote of 5 ayes to 0 nays, with Mayor Pro Tem Abstaining**

- c. **708 Split Rail Trail:** Adopt an Ordinance for a Special Use Permit Request to Allow a Guest Quarters on a property zoned R-1 - One Family Residential. (West Lake Hills Code Sec. 38.04.032). Agent Stephen Hawkins and Robert Swett for Owner Chris Smith.

**Motion for Approval of the Consent Agenda with item b 777 Buckeye Trail removed made by Councilmember South with a Second by Councilmember Bowman
Motion for Approval carried unanimously by a vote of 6 ayes to 0 nays**

4. Land Use 910 Beaver Trail: Discussion and decision on an application for a variance request to encroach a rear building setback (West Lake Hills Code Sec. 22.03.281& 22.03.275). Dunaway and Associates, agent for Scott Carr.
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

**Citizens John Doherty, Joyce Raven, John Noell, Patti Keeney and Ali Hussein spoke on this item
Motion for Approval made by Mayor Pro Tem Walker with a Second by Councilmember South
Motion for Approval carried unanimously by a vote of 6 ayes to 0 nays**

5. Adjournment

**Motion to adjourn the meeting made at 7:52 p.m. by Mayor Pro Tem Walker with a Second by Councilmember Bowman.
Motion to Adjourn carried unanimously by a vote of 6 ayes to 0 nays**

Respectfully submitted,

Linda Anthony, Mayor

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2021.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 20, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m. Members in attendance were Chairman Robert Meisel, Commissioners James Vaughan, Karen Bartoletti and Laurie Maccini. Absent was Jim Pledger and Bill Harwell (resigned 10/19/21).

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 September 15, 2021 Regular Meeting Minutes.

COMMISSIONER VAUGHAN MOVES TO APPROVE. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (3-0) APPROVAL.

- b. Board of Adjustment and City Council Results

3. Land Use 402 Camp Craft Road: Discussion/recommendation on an application for a variance request the removal of a two trees with a trunk diameter of greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Robert and Tanja Lee.

Director Grundman: Staff Briefing is given. Staff Recommendation: Approval conditioned with replacements.

Presentation by Applicant

Linda Sullivan is the applicant representative. After re-surveying they needed an additional tree to remove. They worked very hard to not remove any trees. Both trees are pushing on slabs and will be happy to do whatever is required.

Public Hearing

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

Deliberation and Action

Chairman Meisel: We did already approve a previous variance.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (3-0) APPROVAL.**

Commissioner Vaughan: How were these two trees not realized the first time?

Director Grundman: They may not have surveyed back there. I can't speak to the history there.

Linda: I was told by the architect the 14.5 tree and the 17 tree was an error on their part. They re-surveyed and made a mistake on that.

Commissioner Maccini: I recommend a variety of native trees for replacement.

Linda: That will be done.

4. Land Use 313 Oak Ridge Drive: Discussion/recommendation on an application for variances to exceed the maximum allowed impervious cover and to encroach in the rear and side setbacks for a deck extension (West Lake Hills Code Sec. 22.03.281). Todd and Kati Ohlmeyer.

Director Grundman: Staff Briefing given. **Staff Recommendation:** Approval based on the applicant's minimization effort.

Chairman Meisel: The supplemental material showed artificial turf?

Director Grundman: Our engineer has reviewed it and would count as 50% impervious due to drainage.

Presentation by Applicant

Todd and Kati are present. We bought this property in 2018. We hired a company to help. We are seeking guidance to bring this into compliance as possible. Thank you.

Davin Fillpot. I helped them do the impervious cover analysis as part of the landscape. I'm here if anybody has any questions and anything I can do for clarification.

Public Hearing

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

Deliberation and Action

Commissioner Vaughan: I think in the submittal it mentioned the lot is .5 acres and you thought you were .49 acres?

Director Grundman: If it is under half an acre and on sewer, there is a formula to give a better impervious cover total. Setbacks are effected.

Chairman Meisel: What is your professional opinion on this turf?

Davin Fillpot: It was provided by the applicant. It is an engineered system like Westlake High School. It's designed to drain through the turf surface and into the ground. There is a subgrade prep that has to be done in order to operate properly. If permitted along that will be prepping the underneath surface. When installed properly it works. It is designed to go into the ground.

Commissioner Maccini: The trees, 868 sq. ft., if you have to prepare the ground, what is that going to do to the trees? How does a tree react?

Davin Fillpot: If the subgrade is done properly, you are allowed to go into a root zone within the acceptable range of a tree. You're not getting down to the where the roots are. It will drain just like grass would.

Commissioner Maccini: It will drain perfectly and the tree won't be at risk?

Davin Fillpot: I can't speak professionally to that exact question.

Commissioner Vaughan: The sub-grade will be inspected before the turf is done?

Director Grundman: Yes, the City would inspect to make sure it was done correctly for drainage. There will be an inspection process done.

Chairman Meisel: I'm familiar with this property. As a matter of policy we have been liberal in allowing non-conforming structures to continue their use. We need to see they have made a good case for an adjustment here. My personal opinion is they have shown a lot of effort. Can we move forward here?

Commissioner Maccini: I understand the neighbors are fine. I do wish since it is non-conforming that they stick to that percentage. I don't see a hardship to increase the non-conforming percentage.

Chairman Meisel: The outside force is the increased tree covering has created a mud pit. The turf is what is increasing the impervious cover due to losing their natural lawn.

Commissioner Maccini: I'm just looking at the deck. I'm fine with the setbacks on the pool.

Todd: From a hardship standpoint, it's hard to get in and out of the house without going through a mud area. We can't grow or put anything there that will survive. This seems to be the best option.

Commissioner Vaughan: If removing the turf, how close would you be to the limit?

Director Grundman: It would be close to the existing.

Commissioner Vaughan: We will be inspecting to make sure it works as intended? We will end up being where it is right now. I'm on the side of approving this variance.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. COMMISSIONER VAUGHAN SECONDS. APPROVED (2-1). COMMISSIONER MACCINI ABSTAINS.

5. Land Use 703 Loma Linda: Discussion/recommendation on an application for variances requesting the removal of two trees with trunk diameters of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). Steven Johnson.

Director Grundman: Staff Briefing given. **Staff Recommendation:** Approval with required tree replacement.

Commissioner Maccini: Is this a remodel or an existing home?

Director Grundman: The owner will know more.

Presentation by Applicant

Steven Johnson is the property owner. We have two trees that are against the foundation. We have a foundation company that gave us readings. The integrity of the home and foundation are being effected. We started as a remodel but we're leaning toward a new construction. We have over 300 trees on our property.

Public Hearing

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

Deliberation and Action

Commissioner Bartoletti: That explanation and photos are sufficient.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL WITH THE REPLACEMENT REQUIREMENTS.

MOTION DIES WITH NO SECONDS.

Commissioner Vaughan: I remember in my first or second meeting, they wanted to do a remodel, I'm worried about, and this is a question for Ashby, we're seeing a sequence of protecting an old house for tenants but it looks like we're building a new home. In terms of procedure, do we have to assume that with the foundation as is if kept, it's a hardship. The applicant just stated they are building a new house. How do I consider this?

Chairman Meisel: The applicant has made this application as a potential remodel. If they scrape this off they're going to use this space anyhow. Beyond that he needs this variance now to protect this structure. We can't peer to determine what might happen in the future.

Commissioner Maccini: My concern is we've talked about this before. We don't do proactive tree removal in anticipation for future structures. These are 2 huge trees that are going to be cut down. That lot is a huge lot. Our hands are tied on that one.

Chairman Meisel: We cannot control the future. We need to look at it as presented.

Commissioner Maccini: If a new build, I would urge the applicant a new design of the house. Build a house amongst the trees.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (3-0) APPROVAL.**

6. Land Use **Wildcat Club Subdivision** - 0 Wildcat Hollow - A proposed Final Plat of a subdivision to be known as Wildcat Club Subdivision, consisting of six (6) single-family residential lots and two (2) open space lots, described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

Director Grundman: Staff Briefing given. Staff Recommendation: Approval. They did add plat notes clarifying open space lots. 21 outlines the open space, lots 4 and 7 cannot be developed.

Chairman Meisel: As to the maintenance of the road, does the City have the power there?

Director Grundman: The City would have recourse.

Commissioner Vaughan: The plat notes were a major issue. Council has already approved the preliminary.

Commissioner Bartoletti: Is what we get in our packet basically the final plat application or excerpts? It is my impression the final that it had the plat notes that it

had other things that are not in our packet. Is it a work in progress?

Director Grundman: This is the full plat application. They don't seal them until it is stamped and ready for recording.

Commissioner Bartoletti: Is this the final to be recorded?

Director Grundman: Yes. Their application and backup hasn't changed. They addressed some of the notes that we had concerns about.

Presentation by Applicant

Wes Wiggington is the applicant. I don't have a lot to add to what Ashby spoke about. We've gone through our final rounds of comments. I'm here to answer questions.

Public Hearing

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

Deliberation and Action

Commissioner Bartoletti: When I look at this subdivision, the biggest concern is not the internal road, but the private drive. It is a single lane road. It is the only ingress and digress and from the other large houses are going to be on that road. That is going to put a lot of pressure on that road. This is my neighborhood. That road is owned by 3 individuals. Two have lots on that road and one is the predecessor to the developer. What exactly are the arrangements of that private road? Do they have an agreement on maintenance and repair?

Chairman Meisel: My understanding is there is a decision tree. You must have appropriate access for emergency vehicles to have access. Staff has to look at that road.

Commissioner Bartoletti: Is there anything the developer can tell us about the road?

Wes: The road is owned by David and owners to the East. It has been maintained by the owners and will continue to be maintained. Mike Lacey is aware of the road and has no issues with it. They have reviewed our process.

Commissioner Bartoletti: Those other two owners are happy to bear their share of maintenance of this road that will benefit that subdivision? Is there a written agreement on how that's shared?

Wes: There is nothing in writing today.

Chairman Meisel: Is there a recorded document that creates that easement?

Wes: Yes.

Commissioner Bartoletti: They own the road and the HOA has the declaration.

Chairman Meisel: Does the south end hook up with any other public street?

Commissioner Bartoletti: No, it's now been blocked off. The other thing was this, it has been drafted without regard that this is a West Lake Hills property. The private road both internal and external, the HOA will be responsible for it. It talks about the stone wall around the subdivision which is not allowed by code. Some of those provisions are clearly not consistent with our Master Plan. The other is there is nothing about the open space lots in there. That would fall under common area. The board could decide on the maintenance. There is nothing specific on maintenance. The declaration should be consistent with our code and Master Plan. That's a summary of my concerns about the declaration.

Wes: They know from the beginning that it is their responsibility. The City staff has reviewed all of this and made their recommendation.

Commissioner Vaughan: To simply assume an owner will have a contractor that knows the code. I'm in support to what Commissioner Bartoletti wants to move in a motion.

Chairman Meisel: This is a problem. An amendment may need to be recorded to address that the Ordinances have control.

Commissioner Maccini: We have that amendment in there to make it clear to all.

Commissioner Bartoletti: This is a big, important subdivision.

Wes: We can work with Ashby on getting that language.

Commissioner Bartoletti: There should be a broader scope. If you look at 1114 in here, common areas, portions of lots, or similar areas that the board deems necessary to be maintained. I'd love it if it says they will take care of those lots. The City should be the beneficiary of the maintenance language.

Wes: We'll get with Ashby to get some clarify on these documents.

Commissioner Vaughan: There is no existing agreement on maintenance of the roads?

Chairman Meisel: If the road is not being maintained, the City can say fix it. The City has that power.

Director Grundman: I don't know how we make them responsible for something outside the boundaries of the subdivision.

Wes: We can work together on that language.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL OF THE FINAL PLAT SUBJECT TO (1) DECLARATIONS BE MODIFIED TO BE CONSISTANT WITH THE MASTER PLAN AND CODE WITH LANDSCAPING AND FENCING; (2) CLEARLY SET OUT THE DEVELOPMENT/HOA OBLIGATION WITH RESPECT TO MAINTENANCE OF PRIVATE ROADS, FROM TERRACE MOUNTAIN DRIVE TO THE SUBDIVISION; (3) TO CLEARLY SET OUT THE DEVELOPMENT/HOA OBLIGATION TO MAINTAIN THE OPEN SPACE LOTS; AND (4) MAKE THE CITY THE BENEFICIARY OF THE MAINTENANCE/REPAIR OBLIGATION WITH THE PRIVATE ROAD. COMMISSIONER MACCINI SECONDS. UNANIMOUS (3-0) APPROVAL.

7. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting made at 7:56 p.m. by Chairman Meisel.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



SPECIAL USE PERMIT-SHORT TERM RENTAL (STR) STAFF REPORT

NOVEMBER 10, 2021

Permit Number: 2021-10

Agenda Item: 1 Sugar Shack Drive: Adopt an Ordinance for a Special Use Permit Request to Allow for a Home to be Utilized as a Short-Term Rental for a Property Zoned R – 1 – One-Family Residential (West Lake Hills Code Sec. 38.04.032(c)(2) and Sec. 38.04.034). Applicant Jordan Brooke Hovey.

Applicant Information: Jordan Brooke Hovey

Hearing Dates:

November 10, 2021

Board of Adjustment

Requested Action: Special Use Permit for a Short-Term Rental (STR).

Location: The property is located on the north side of Sugar Shack Drive, just west of Ridgewood Road.

Zoning & Site Characteristics: The subject property is zoned R – 1 – One-Family Residential and is approximately 0.29 acres. All of the surrounding properties are zoned R – 1 – One-Family Residential.

Background & Analysis: The homeowner is applying for a short-term rental permit (STR) to rent out their home. There is a homestead exemption at the subject property.

Per the City's Code, STRs are first issued for a period of one year, and then can be renewed for a two-year period upon reapplication. The applicant must have homestead exemption in West Lake Hills. Only the owner of the property may file a STR permit application. The minimum rental period for STRs is two nights

SUP Criteria & Analysis:

(1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;

- The proposed use is allowed by Special Use Permit for residential districts. The proposed use shall not interfere with the surrounding neighborhood, and any violations should be reported to the City. If the City receives three substantiated written complaints in one

twelve-month period, the Board of Adjustment will review the STR permit and may revoke the permit.

- (2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development;
 - The proposed use should not have an adverse impact on the value of the surrounding properties.
- (3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business;
 - The proposed use shall not create a nuisance factor to surrounding neighbors or interfere with their enjoyment of their properties. See response to Item 1 above for violation procedures.
- (4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and
 - The traffic impact would vary depending on the number of guests. All guests must abide by any applicable City traffic and parking regulations.
- (5) The proposed use shall comply with all other applicable ordinances and regulations.
 - All applicable City regulations must be followed, and any complaints should be filed with the City in writing.

Traffic/Transportation

Traffic impact in the neighborhood may vary depending on frequency and number of guests.

Lighting

Outdoor lighting is not proposed with this application.

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 request is in compliance with the Master Plan based on current and future land use.

Staff Recommendation:

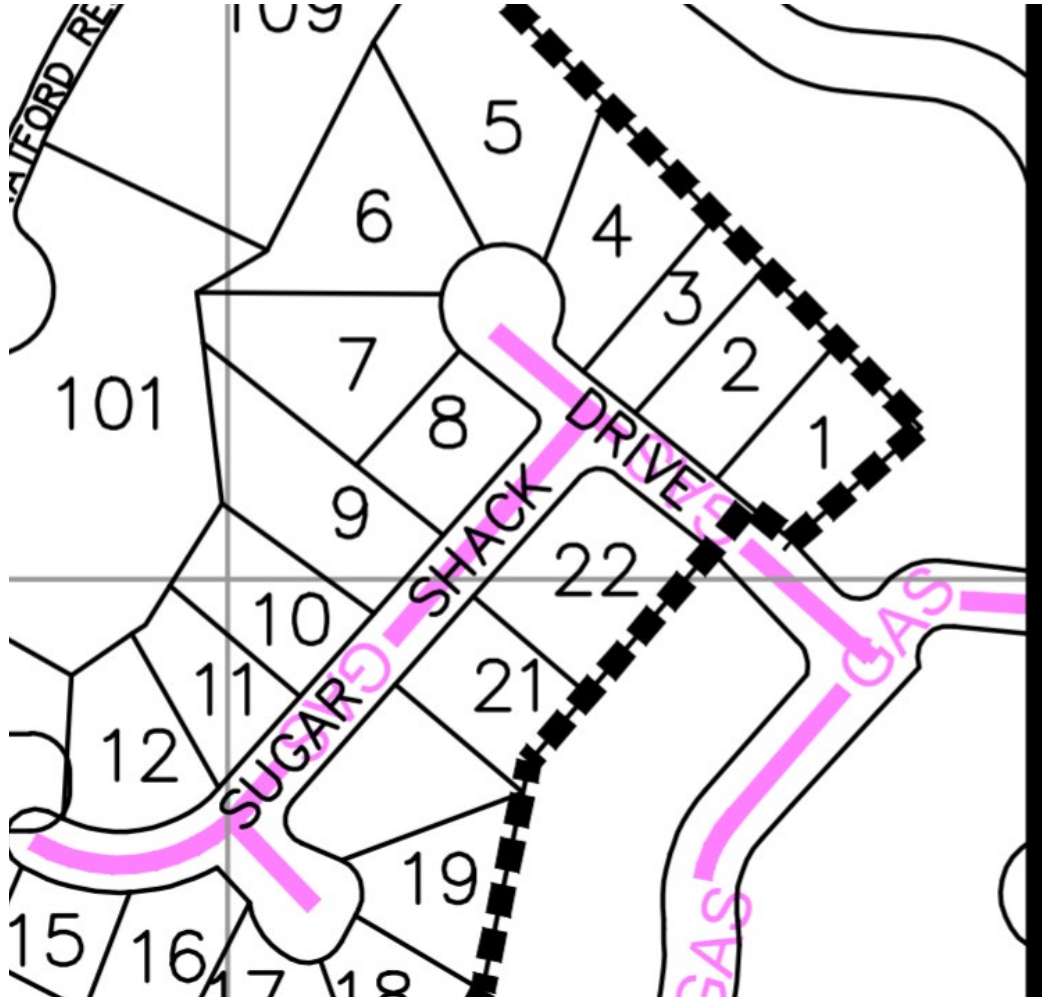
Staff recommends approval. The application as presented meets City Code requirements.

Links to Code:

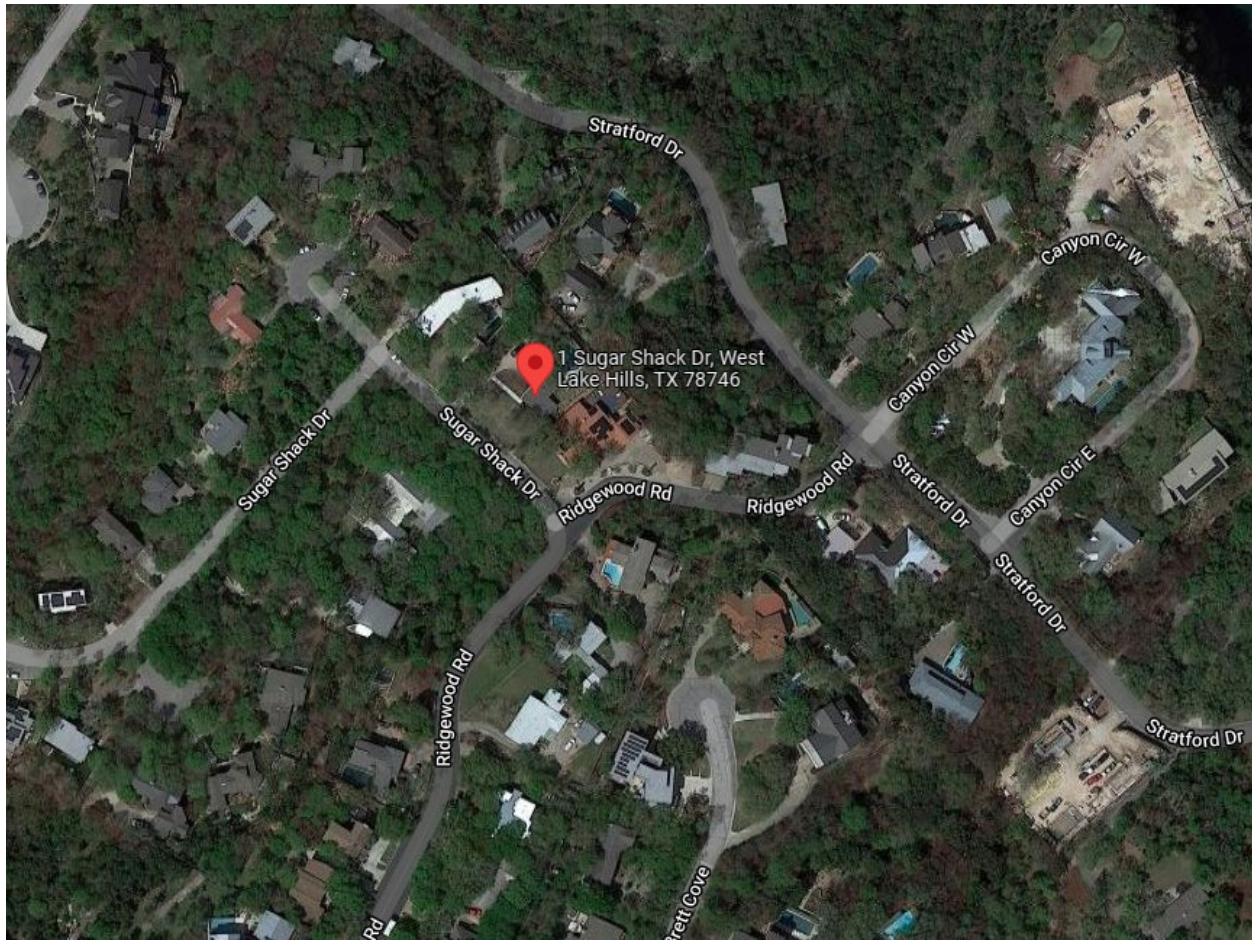
- [Sec. 38.03.032 R-1 one-family residential district](#)

- [Sec. 38.04.031 Criteria for establishment of special use categories; uses allowed in specific districts](#)
- [Sec. 38.04.034 Criteria applicable to individual special uses](#)

(Maps to follow)



Aerial:



Part C

SHORT-TERM RENTAL SPECIAL USE PERMIT APPLICATION

DATE 9/14/21

OWNER NAME JORDAN BROOKE HOVEY PHONE 562-577-9111

HOMESTEAD:
ADDRESS 1 SUGAR SHACK DRIVE CITY WEST LAKE HILLS ZIP 78746

RENTAL HOME (IF DIFFERENT):
ADDRESS _____ CITY _____ ZIP _____

E-MAIL ADDRESS _____

NUMBER OF BEDROOMS TO BE LISTED FOR RENT 4

MAXIMUM RENTAL OCCUPANCY (CALCULATE BY MULTIPLYING NUMBER OF BEDROOMS FOR RENT BY 2) 8

NAME AND CONTACT INFORMATION OF DESIGNATED REPRESENTATIVE WHO IS AVAILABLE IF AN ISSUE ARISES WITH THE USE BUT THE OWNER IS NOT AVAILABLE:
NAME WALKER LUXURY VACATION RENTALS PHONE 912-501-3580

I CERTIFY THAT THE PROPERTY IS THE HOMESTEAD OF THE APPLICANT, OR IS A SEPARATE PROPERTY OF AN OWNER WHO MAINTAINS THEIR HOMESTEAD IN THE CITY, OR THAT THE APPLICANT HAS APPLIED FOR THE HOMESTEAD EXEMPTION, AND THAT THE PROPERTY THAT IS THE SUBJECT OF THE SHORT-TERM RENTAL SPECIAL USE PERMIT APPLICATION IS COMPLIANT WITH ALL LOCAL ORDINANCES AND STATE LAWS.

[Signature]
SIGNATURE OF OWNER/APPLICANT

FOR CITY USE ONLY

FEES PAID: _____ RECEIVED BY/DATE: _____

SEPTIC LICENSE EXPIRATION DATE: _____ WASTEWATER: ☐ GRAVITY ☐ GRINDER PUMP

PROOF OF HOMESTEAD: _____ HOMESTEAD VERIFIED: _____ CODE VIOLATIONS: _____

CITY ADMINISTRATOR ACTION: APPROVED: ☐ DENIED: ☐ EXPIRATION DATE: _____ PERMIT NO. _____

B.O.A. ACTION, IF APPEALED: _____

COMMENTS FOR THE RECORD: _____

Part D

SHORT-TERM RENTAL DESIGNATED REPRESENTATIVE

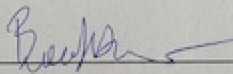
KNOW ALL PERSONS BY THIS DOCUMENT that I JORDAN BROOKE HOVEY
(owner)

have made, constituted and appointed WALKER LUXURY VACATION RENTALS
(name of designated representative)

to be my duly authorized representative in connection with the short-term rental of the property I own at
1 SUGAR SHACK DRIVE, WESTLAKE HILLS, TX 78746 This representative may be
(address of short-term rental property)

reached at 512-501-3580
(representative's phone number and address).

I do by this document constitute the above named representative as my true and lawful representative to act
in my name, place and stead, to do and perform any act in connection with such short-term rental which I myself
might perform or do if I was personally present.



(Owner Signature)

JORDAN BROOKE HOVEY
1 SUGAR SHACK DRIVE
WEST LAKE HILLS, TX 78746

Print name and address of Owner

Address of Rental Home (if different)

After Recording Return To:
WILLOW BEND MORTGAGE COMPANY, LLC
5800 WEST PLANO PARKWAY SUITE 105
PLANO, TEXAS 75093

This instrument was prepared by:
SANDLER LAW GROUP LLC
DAVID PEDERSON
717 N. HARWOOD ST., SUITE 1600
DALLAS, TX 75201
214-257-1700

Loan Number: 103920126181

(Space Above This Line For Recording Data)

DEED OF TRUST

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MIN: 100278590000811128
SIS Telephone #: (888) 679-MERS

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated February 11, 2021, together with all Riders to this document.

(B) "Borrower" is JORDAN BROOKE HOVEY AKA JORDAN BROOKE GARRISON, UNMARRIED WOMAN. Borrower is the grantor under this Security Instrument.

TEXAS Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT with MERS

Form 3044 1/01 (rev. 10/17)

CS, Inc. - 3042

Page 1 of 14

(C) "Lender" is **WILLOW BEND MORTGAGE COMPANY, LLC**. Lender is LLC, organized and existing under the laws of **TEXAS**. Lender's address is **5800 WEST PLANO PARKWAY SUITE 105, PLANO, TEXAS 75093**. Lender includes any holder of the Note who is entitled to receive payments under the Note.

(D) "Trustee" is **MICHAEL BURNS, ATTORNEY AT LAW**. Trustee's address is **P.O. BOX 992, ALLEN, TEXAS 75013**.

(E) "MERS" is **Mortgage Electronic Registration Systems, Inc.** MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of **Delaware**, and has an address and telephone number of **P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS**.

(F) "Note" means the promissory note signed by Borrower and dated **February 11, 2021**. The Note states that Borrower owes Lender **EIGHT HUNDRED SEVENTY-EIGHT THOUSAND THREE HUNDRED AND NO/100 Dollars (U.S. \$878,300.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **March 1, 2051**.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- | | | |
|--|---|--|
| ☐ Adjustable Rate Rider | ☐ Condominium Rider | ☐ Second Home Rider |
| ☐ Balloon Rider | ☐ Planned Unit Development Rider | ☐ VA Rider |
| ☐ 1-4 Family Rider | ☐ Biweekly Payment Rider | |
| ☐ Other (Specify) | | |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of TRAVIS:

LOT 1 AND THE EAST 10' OF LOT 2, RIDGEWOOD VILLAGE, SECTION 5, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 20, PAGE 3, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Parcel ID Number: 01111108360000

which currently has the address of **1 SUGAR SHACK DRIVE
WEST LAKE HILLS, TEXAS 78746**

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to

▼ Property			
Account			
Property ID:	521141	Legal Description:	LOT 1 *& E 10FT OF LOT 2 RIDGEWOOD VILLAGE SEC 5
Geographic ID:	0111110836	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	1 SUGAR SHACK DR WEST LAKE HILLS, TX 78746	Mapsc0:	
Neighborhood:	CORE	Map ID:	011018
Neighborhood CD:	M5000		
Owner			
Name:	GARRISON JORDAN BROOKE	Owner ID:	1796265
Mailing Address:	1 SUGAR SHACK DR WEST LAKE HILLS, TX 78746-4615	% Ownership:	100.000000000000%
		Exemptions:	HS

GARRISON, JORDAN

MAKE CHECK PAYABLE TO: CITY OF WEST LAKE HILLS 500 N CAPITAL OF TEXAS HWY AUSTIN TX 78746	SERVICE ADDRESS		ACCOUNT NUMBER																				
	1 SUGAR SHACK DR		1-02-54606-02 39																				
	SERVICE PERIOD	FROM	TO	BILLING DATE																			
06/30/21		07/31/21	08/10/21																				
Readings and Consumption <table><tr><td>Meter No.</td><td>Read Date</td><td>Type</td><td rowspan="2">WATER GALLONS</td></tr><tr><td>635607201</td><td>07/30/21</td><td>W-GLS</td></tr><tr><td>Current</td><td>Prior</td><td>Usage</td><td>Type</td></tr><tr><td>445.2</td><td>411.4</td><td>33.8</td><td>W</td></tr><tr><td colspan="2">Total:</td><td>33.8</td><td></td></tr></table>			Meter No.	Read Date	Type	WATER GALLONS	635607201	07/30/21	W-GLS	Current	Prior	Usage	Type	445.2	411.4	33.8	W	Total:		33.8		DESCRIPTION	AMOUNT
			Meter No.	Read Date	Type		WATER GALLONS																
			635607201	07/30/21	W-GLS																		
			Current	Prior	Usage	Type																	
			445.2	411.4	33.8	W																	
			Total:		33.8																		
			BALANCE FORWARD		802.72																		
			SEWER CONSUMPTION		76.22																		
			THIS MONTH		183.02																		
					259.24																		
TOTAL NOW DUE		1,061.96																					
PENALTY AMOUNT		PAY THIS AMOUNT AFTER																					
25.00		08/30/2021 1,086.96																					

110 GARRISON, JORDAN

MESSAGES

WASTEWATER BILL Pay online at www.westlakehills.gov 3% fee applies to each credit card transaction and a \$1.00 fee for a check (ACH) payment	Wastewater Repair & Emergencies call CROSSROADS UTILITY SERVICE: (512) 246-1400. Questions about your Wastewater Bill? Call: (512) 402-1990 or Email ww@westlakehills.org ***** Dear Valued Customers, Please don't forget to update your remittance address on your payments from your banking institutions to 500 N Capital of Texas Hwy #1-125, Austin, Texas 78746. The Utility has reinstated its delinquency rules, to include penalties and disconnection for non-payment. City of West Lake Hills and AWR
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AVR, Inc.

IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

CITY OF WEST LAKE HILLS
500 N CAPITAL OF TEXAS HWY
#1-125
AUSTIN TX 78746-

Account Number 1-02-54606-02 39
Service Address 1 SUGAR SHACK DR

1,061.96	08/30/2021	1,086.96
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

GARRISON, JORDAN
1 SUGAR SHACK DR
WEST LAKE HILLS TX 78746



CITY OF WEST LAKE HILLS
500 N CAPITAL OF TEXAS HWY
#1-125
AUSTIN TX 78746-

WATER IS PRECIOUS, USE IT BUT DON'T WASTE IT!



The water meter at your service address is owned by the District and is installed to measure the amount of water you use each month.

Please make any correction of address on the return portion of your bill.



**MULTI- VARIANCE
STAFF REPORT**

November 10, 2021

Project Address: 313 Oak Ridge Drive

Project Number: 16559

Agenda Item: Land Use: 313 Oak Ridge Drive: Discussion/recommendation on an application for variances to exceed the maximum allowed impervious cover and to encroach in the rear and side setbacks for a deck extension (West Lake Hills Code Sec. 22.03.281). Todd and Kati Ohlmeyer.

Applicant Information: Todd & Kati Ohlmeyer

Hearing Dates:

October 20, 2021

ZAPCO

November 10, 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:

There was a similar request filed in April that was recommended denial by ZAPCO and denied by the Board of Adjustment. Since then, the applicant has gathered more information related to the property. The property exceeded the maximum allowable impervious cover at the time of purchase and was at 38.31%. The request is to go up to **41.1%** impervious cover, exceeding the maximum allowed by **16.1%**. This includes removal of about 1,000 sf of impervious cover from when the house was purchased, and the addition of about 1,500 sf of impervious for the landscaping and hardscape work, resulting in a net increase of about 3 percent or about 1,520 square feet.

The other variances requested are for a rear setback encroachment and a side setback encroachment for the deck. The rear encroachment has the deck at 9'-9" from the rear property line, an encroachment of **20'-3"**. The side setback encroachment has the deck at 10'-1" from the property line, an encroachment of **14'-11"**.

There are three letters of support from the adjacent neighbors in the packet.

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 – *“Upon purchase of the our lot and home, we unknowingly inherited a ‘pre-existing/non-conforming’ impervious cover of approximately 38.3%. Of which, 6,798 SF (31.2%) was tied directly to built improvements on the property (house, garage, pool, pool coping, patios, and AC pads). In order to gain IC compliance, some if not, all of these built improvements would need to be demolished and rebuilt closer to the street. This would also require variances to remove trees greater than 14 inches.*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“No existing trees or vegetation will need to be removed to accommodate the items for which we are seeking variances. Nor do we have any desire to remove these trees, as they provide a dense vegetative buffer between our property and our neighbors.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“We have explored removing and replacing many areas of inherited ground cover on our property that are defined as impervious cover. However even if we removed/replaced ALL OF THESE AREAS with ground cover material that is pervious, we would still exceed the maximum impervious cover.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“The response to question 3 above addresses the attempts at minimization.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The location of the house and built improvements are located very deep into the site. Most of the house is located over 100 feet from the edge of pavement, and the front yard is densely vegetated with large protected trees. There are also dense vegetative buffers that surround the property and provide privacy to neighboring yards.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“A large majority of the areas where we are seeking variances related to Impervious Cover and the setbacks are in the backyard. They are almost completely concealed and obstructed from view of the neighbors or the street by fences and trees on all sides.”*

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.

Zoning and Planning Commission Recommendation

ZAPCO voted to recommend approval (2-0, with one abstention).

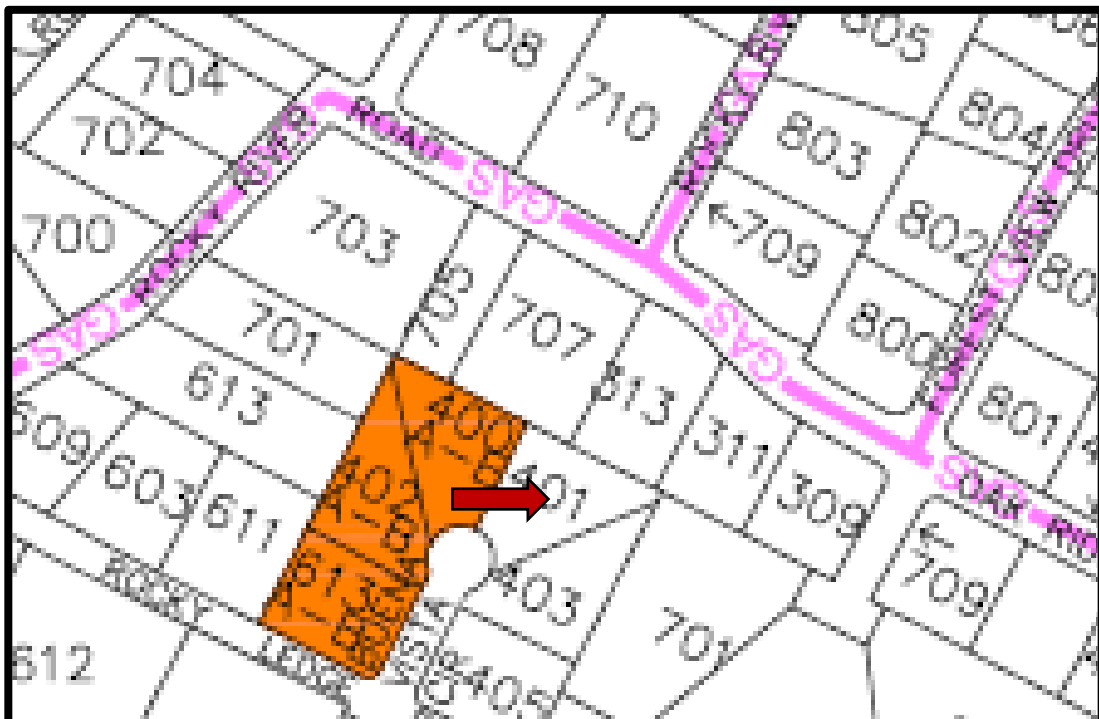
Staff Recommendation

Staff recommends: APPROVAL based on the efforts at minimization proposed by the property owner in addition to the existing non-conforming status of the impervious cover when the property was purchased.

Links to Relevant Code:

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

ZONING MAP



AERIAL PHOTO



VARIANCE APPLICATION



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

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

APPLICANT & PROPERTY INFORMATION

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

Property Owner: Todd and Kati Ohlmeyer Phone: 512.638.0191

Email: [REDACTED]

Address: 313 Oak Ridge City: West Lake Hills State: TX Zip: 78746

Agent*: Todd and Kati Ohlmeyer Phone: 512.638.0191

Email: [REDACTED]

Address: 313 Oak Ridge City: West Lake Hills State: TX Zip: 78746

Property Address: _____ City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: E LIVEOAK TERRACE PARTIAL REPLAT

Block: Block E Lot: Lot 1 TCAD Tax Parcel ID: 113269

Current Zoning Classification: Single Family Total Lot Size (Acres): .50 Acres per Survey

*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.)

See Exhibits A, B, and C

1. Variance to exceed Maximum Allowable Impervious Cover of 25%. When we purchased our home, we inherited a Pre Existing / Non Conforming Impervious Cover percentage of over 38%. Variance for Impervious Cover % will need to be determined by going through the process with ZAPCO and BOA, in order to determine what will need to be removed, in addition to what was added.

2. Setback Variance:

- Up to 9'-9" from Rear Property for Decks, 4'2 from Rear Property to Landscape Wall, and 10'1 from Side Property line for Deck



VARIANCE APPLICATION

Brief Description of project/why variances are needed: _____

We are applying for the following variances:

- An overage of Allowable Impervious Cover (25%) and encroachments into the rear setback of the property.

The letter to the ZAPCO Chair provides a detailed explanation and timeline to the events and challenges that we have faced trying to resolve the issues related to both drainage and associated ground cover. Both are almost entirely confined to our small and private backyard.

- We feel that the issues related to Impervious Cover are an inevitable challenge that we can not solve on our own. This is due to the fact that the primary structures on our lot constitute over 31% of IC and were grandfathered as part of the remodel (prior to our purchase). The issues related to the setback encroachments are primarily tied to the decks. The decks are designed to serve as safety appertenances to the pool and spa for ingress / egress, and also replaces a deck that served as a means of egress directly to the house. The decks do not extend any further into the rear setback, than the pre-existing pool already does.

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.

Upon purchase of our lot and home, we unknowingly inherited a "Pre-Existing / Non Conforming" Impervious Cover Percentage of Aprox 38.3%. Of Which, 6, 798 SF (31.2%) was tied directly to built improvements on the property (IE: House, Driveway, Garage, Pool, Pool Coping, Patios and AC Pads). In order to gain IC Compliance, some, if not all of these built improvements would need to be demolished and rebuilt closer to the street. This would also require additional variances to remove trees greater than 14", present in the front yard. In addition, during this process our As Built survey indicated that our lot was .50 Acres, not the previously assumed .49 Acres indicated by TCAD. This further impacted our site from a setback standpoint. SEE EXHIBIT A FOR INHERITED IMPERVIOUS COVER CALCS and UPDATED SETBACKS

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

No Existing Trees or vegetation will need to be removed to accommodate the items for which we are seeking variances. Nor do we have any desire to remove these trees, as they provide a dense vegetative buffer between our property and our neighbors. It is our goal and intent to preserve all vegetation on the property. As part of this landscape project we have already installed over 80 different understory plants and shrubs throughout the perimeters of the property. These plantings are in addition to preserving all of the existing trees on the property.

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

We have explored removing and replacing many areas of INHERITED ground cover on our property that the WLH Code defines as Impervious Cover. However, even if we removed / replaced ALL OF THESE AREAS with ground cover material that was deemed 100% PERVIOUS, there is not a path to 100% compliance as the above mentioned IC related to built improvements still would exceed the 25% Allowable IC for our property. At this point we WELCOME and will be relying on suggestions from ZAPCO and BOA with respect to these INHERITED and newly built areas of IC, in order minimize our IC overages.

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

The response to Question #3 above, addresses attempts and exercises of minimization. However, most of the areas of Non Compliant Impervious Cover (beyond the built improvements) are located in the backyard of the house. We are more than willing to swap ground cover materials out in locations of non compliance, however, we are uncertain if ZAPCO and BOA would agree with the locations of our concessions, as these bodies might prefer to see the concessions in other areas of the site.



VARIANCE APPLICATION

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

The location of the house and built improvements on the property are located VERY DEEP into the site. Most of the house is located over 100' away from the edge of pavement, and the front yard is densely vegetated with large protected trees. There also are dense vegetative buffers that surround the property and provide privacy to neighboring yards. Should these variances and associated improvements be granted / approved they will almost exclusively be located in the concealed backyard of the property, while the front yard will remain visually undisturbed from the street.

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

A large majority of the areas where we are seeking variances related to Impervious Cover and the setbacks are in the backyard. They are almost completely concealed and obstructed from the view of neighbors or from the street by fences and trees on all sides. As we have gone through this process we have met and discussed our project with all 3 of our direct neighbors and have received letters of support from all of them. We received their support not only for the variances, but also for the drainage improvements adjacent to their 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).

Signature

Todd and Kati Ohlmeyer

Printed Name

9/12/2021

Date

September 17, 2021

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

Dear Chairman Meisel.

Our names are Todd and Kati Ohlmeyer. We are the owners of 313 Oak Ridge Drive, in West Lake Hills, Texas. We are applying for several variances at our home that relate to impervious cover and setback encroachments. We previously filed for similar variance requests back in April of this year, but after going through that process we did not receive a ZAPCO recommendation or BOA approval.

In the time since those meetings, we have reflected on the variance process and our application. We decided to take a step back and enlist the help of a WLH code consultant to perform a forensic analysis of our site plan / survey. We felt that this could help provide greater clarity and understanding of all of the WLH ordinances and Impervious Cover calculations as they relate to our home and lot. We have come to learn that many of the issues that we are encountering are related to "As Built" conditions that we inherited when we purchased the home. And then those issues were further compounded by the unpermitted work that was performed by the Turnkey Landscape Design / Build firm with which we contracted.

We view these variance requests as acts of remediation that will hopefully move our property more toward compliance. As we unravelled all of the issues that created this situation, we felt it would be very important and helpful to provide the city with some background as to how we arrived in this situation.

- We bought our home in 2018, after having lived in the neighborhood since 2009. It had been freshly remodeled, and we loved the deep front yard with lots of very large trees. The backyard was small but it did have a pool, which was great, and the sodded areas in the backyard around the pool provided play space for our children.

- We loved the house, but soon after purchasing it, we began having problems getting grass to take in much of the densely shaded back and side yards. We tried re-sodding several times, but failed with each attempt. The areas all around the pool and side yards had basically turned into mud fields. This was partly due to the dense tree canopies on the site, as well as areas that needed better drainage.

- We engaged with a "Turn Key" Landscape Design / Build company to help us come up with a solution to address the ground cover, access and drainage issues. We decided to work with a turn key company because we felt like it would simplify everything for us. This was to include design, budget, construction, permitting, inspections and completion. Prior to the start of the design process, we communicated verbally and in writing to the landscape firm, our desire to comply with any permitting that may be required and providing them with a link to the WLH code.

- The landscape firm came up with a plan that we really liked. We were presented a plan that included:

- 2 small decks on either side of the pool that would serve as safe areas to get in and out of the pool, as well as replace a pre-existing deck off of the back of the house that served as a means of egress from the indoor living space.

- A series of low planters constructed with steel edging. Many of these planters were to be infilled with gravel and river rock in the shaded areas where we could not get grass to grow.
- Portions of the backyard were scheduled for engineered pervious artificial turf. One of the areas was the side yard where the pool equipment is. The plan was to remove the existing river rock @ 100% IC and replace it with turf. The other area was designated as a play area. We loved the idea of putting down a surface where the kids could play in the backyard year round, but also have it drain properly as the surface is engineered for.
- Areas with new pavers to connect the play area to the pool in a barefoot-friendly way, as well as in areas on the sides of the house, so that we could access the backyard without walking through mud.
- In November of 2020 they started installing the decks, planters and gravel /river rocks in the areas shown on their drawings. We were very excited, as things were coming together nicely.
- In Feb of 2021 we were getting close to finishing the work. We received a visit from Russell Cain who informed us that the work needed to stop because it was unpermitted. Everything came to a screeching halt. We were very upset when we discovered that the landscape firm did not apply for any permits with the City, as we had requested them to.
- We immediately began educating ourselves on what the permitting process entails and were instructed by Anjali at the City of Westlake that we needed to go through the variance process to seek approval for the unfinished work. She noted that the decks were built into the rear setbacks of the backyard, and that we were not compliant with current Impervious Cover regulations.
- We appeared before ZAPCO on June 16, 2021, and then before the Board of Adjustments on July 14, 2021. We were not familiar with and somewhat intimidated by the process, so we had the landscape firm represent us at ZAPCO. We were denied a recommendation for approval. We changed directions and hired an attorney to represent us in front of the BOA. That meeting did not go well either, as we were denied the variances, as they were presented.
- We pulled back and re-grouped. We wanted to take an exhaustive look at how we got into the situation, and examine all paths to resolution. We hired a consultant that was very familiar with the West Lake Hills Code. We had him recalculate all of the Impervious Cover on the site from several different points of view. That analysis is contained in the attached Exhibits:
 - Exhibit A - Impervious Cover that we inherited when we purchased the house
 - Exhibit B - Existing IC + IC related to the newly built Hardscape Improvements
 - Exhibit C - TOTAL SITE IC REQUEST (Includes proposed remediation areas)
- In doing our research, the first thing we learned is that because it had been permitted as a remodel, the house footprint, the driveway, swimming pool, patios and equipment pads were treated as "Pre Existing / Non Conforming Structures". Which meant that things could remain in their Non Conforming locations and retain their Non Conforming Impervious Cover, as they were grandfathered.
- We went through and calculated all of the Impervious Cover for all of the aspects of the property as it existed when we purchased it. This totalled over 38% Impervious Cover, exceeding the 25% max

permitted by code. And of this 38%, 31% was strictly tied to the built elements of our home, driveway, pool and patios. (EXHIBIT A)

- Upon buying the home, we had NO IDEA that this Impervious Cover issue existed. We have since learned that this basically meant that we couldn't even have added simple pavers on our lot, without first seeking a variance to do so.

- During this process we also received an as-built survey that indicated that our lot measured out to .50 Acres, not the .49 Acres in TCAD. This changed our setbacks to be even more restrictive than initially thought.

- Our Impervious Cover issue was then further compounded with the addition of the newly installed hardscape items (EXHIBIT B) and the areas scheduled for Gravel and River Rock (EXHIBIT C)

We come to you now, representing ourselves, in the hopes that engaging in this variance process will provide us with a clear path to remediation and minimization in cooperation with ZAPCO and BOA. However, we can not reasonably see a path to ever meet the 25% Allowable Impervious Cover regulation, short of complete demolition and relocation of every built feature on our lot, moving them closer to the street. But even in this extreme scenario, additional variances would be required to remove trees that are greater than 14".

We are seeking these variances to preserve the improvements outlined in EXHIBIT B. There are also aspects of EXHIBIT C that we would love to be able to retain as well. IE: Pervious Turf Areas, and some areas of infill gravel / river rock. HOWEVER, we do understand that some concessions will need to be made. Therefore, we are also looking at this variance process as an opportunity to work directly with ZAPCO and BOA, to determine acceptable concessions in the areas that the City deems appropriate.

Thank you very much for your patience, advice, and feedback with our application and requests.

Respectfully,
Todd and Kati Ohlmeyer

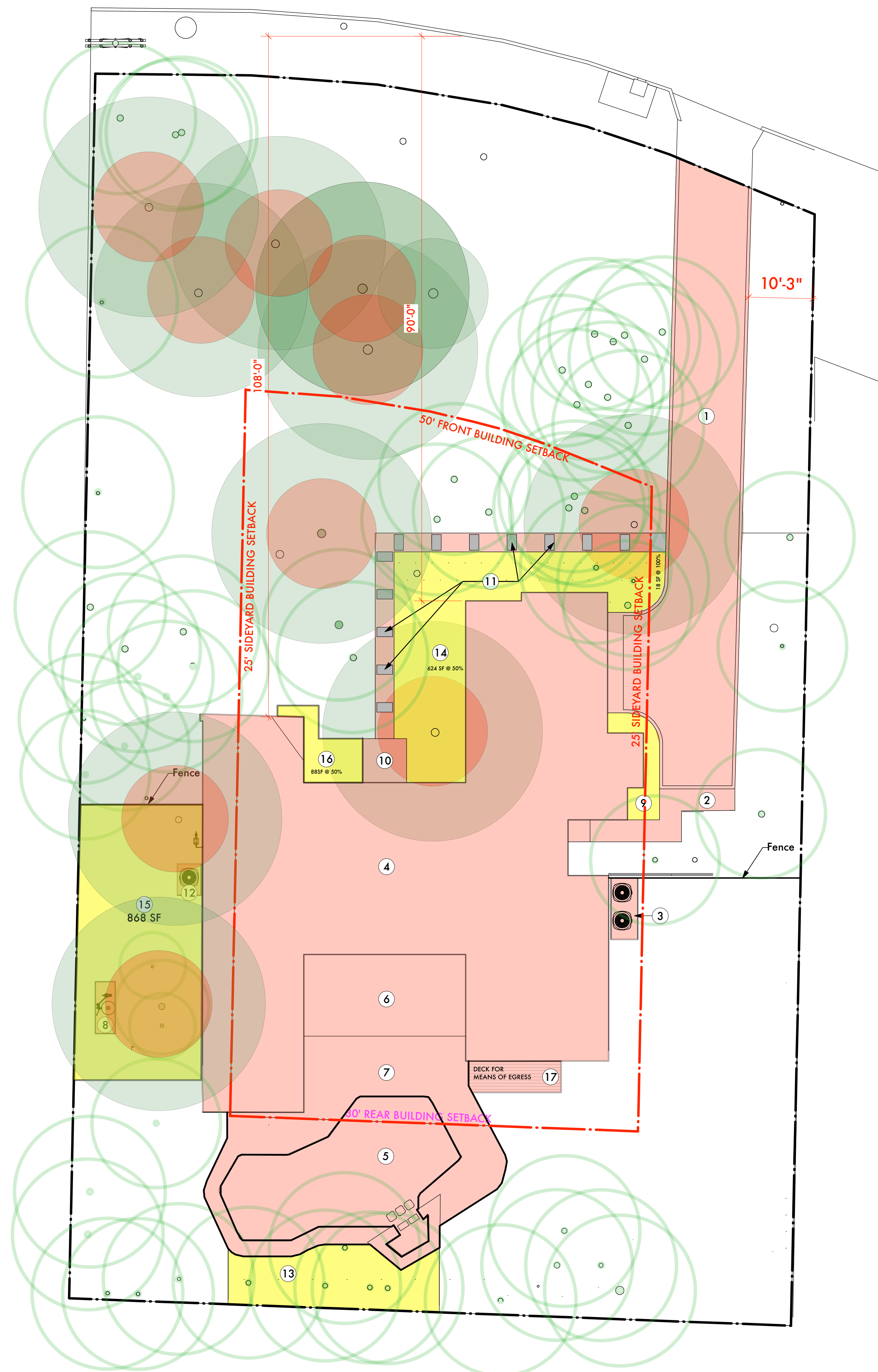
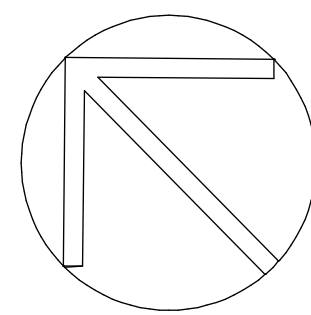


EXHIBIT A: IMPERVIOUS COVER INHERITED AT TIME OF PURCHASE OF OUR HOME

313 OAK RIDGE COMPREHENSIVE IMPERVIOUS COVER ANALYSIS

Existing Lot Area per Survey	0.50 Acres	21,780 SF
25% Allowable Impervious Cover		5,445 SF

EXISTING IMPERVIOUS COVER AT TIME OF PURCHASE	
1 Existing Driveway Footprint	1339 SF = 6.23%
2 Walkway from Driveway to side of house	109 SF = .5%
3 AC Pad 1	41 SF = .2%
4 House Footprint	3411 SF = 15.89%
5 Pool / Spa Water Surface Area	582 SF = 2.71%
6 Rear Covered Patio Footprint	335 SF = 1.56%
7 Stone Pool Deck / Coping	660 SF = 3.07%
8 Pool Equipment Pad	26 SF = .12%
9 Gravel Planter Bed adjacent to House (70SF @50%)	35 SF = .16%
10 Front Entry Patio	49 SF = .22%
11 Entry Walkway	228 SF = 1.06%
12 AC Pad 2	18 SF = .08%
13 Pre-Existing Gravel Area	271 SF = 1.24%
14 Gravel between house and entry walk	330 SF = 1.5%
15 Gravel in NW sideyard	868 SF = 3.98%
16 Gravel to NW of entry 88SF @ 50%	44 SF = .20%
17 Means of Egress Deck (74SF @ 50%)	37 SF = .16%
Existing Impervious Cover @ Time of Purchase	
Exceeded Code Allowable Max Impervious Cover by	
1548 SF of Impervious Cover Related to Ground Cover on the Property	8346 SF = 38.31%
6798 SF of Impervious Cover Related to Build Improvements on the Property	2901 SF = 13.31%

LABELLED AND KEYED AS BLACK #'S ON SITE PLAN

EXHIBIT B: PRE EXISITNG IC + NEW HARDSCAPE ITEMS

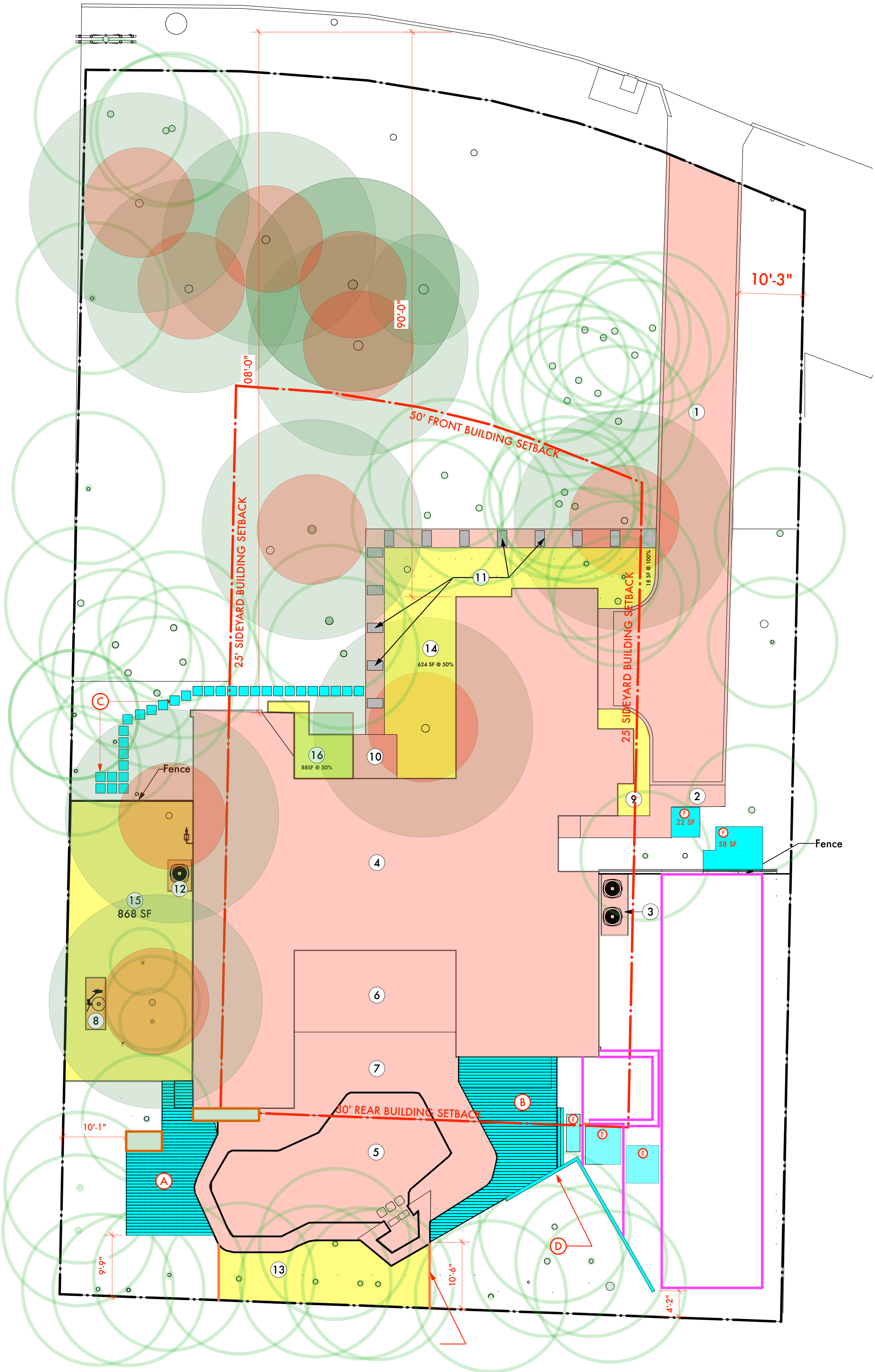
Existing Lot Area per Survey0.50 Acres21,780 SF

25% Allowable Impervious Cover5,445 SF

LABELLED AND KEYED AS BLACK #'S ON SITE PLAN

EXISTING IMPERVIOUS COVER AT TIME OF PURCHASE		
1 Existing Driveway Footprint	1339 SF = 6.23%	
2 Walkway from Driveway to side of house	109 SF = .5%	
3 AC Pad 1	41 SF = .2%	
4 House Footprint	3411 SF = 15.89%	
5 Pool / Spa Water Surface Area	582 SF = 2.71%	
6 Rear Covered Patio Footprint	335 SF = 1.56%	
7 Stone Pool Deck / Coping	660 SF = 3.07%	
8 Pool Equipment Pad	26 SF = .12%	
9 Gravel Planter Bed adjacent to House (70SF @50%)	35 SF = .16%	
10Front Entry Patio	49 SF = .22%	
11Entry Walkway	228 SF = 1.06%	
12AC Pad 2	18 SF = .08%	
13Pre-Existing Gravel Area	271 SF = 1.24%	
14Gravel between house and entry walk	330 SF = 1.5%	
15Gravel in NW sideyard	868 SF = 3.98%	
16Gravel to NW of entry 88SF @ 50%	44 SF = .20%	
Existing Impervious Cover @ Time of Purchase8346 SF = 38.31%		
Exceeded Code Allowable Max Impervious Cover by2901 SF = 13.31%		
1548 SF of Impervious Cover Related to Ground Cover on the Property		
6798 SF of Impervious Cover Related to Build Improvements on the Property		

UNPERMITTED BUILT IMPERVIOUS COVER ASSOCIATED WITH LANDSCAPE PROJECT		
A New Deck Area 1 - 234 @ 50%	117 SF = .54%	
B New Deck Area 2 - 304 @ 50%	157 SF = .73%	
C New Concrete Pavers NW Sideyard	69 SF = .32%	
D New Concrete Landscape Wall	19 SF = .08%	
E New Pavers in backyard	78 SF = .33%	
F New Pavers at end of driveway	80 SF = .37%	
NEW BUILT IMPERVIOUS COVER		520 SF = 2.42%



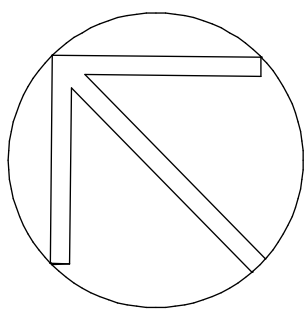
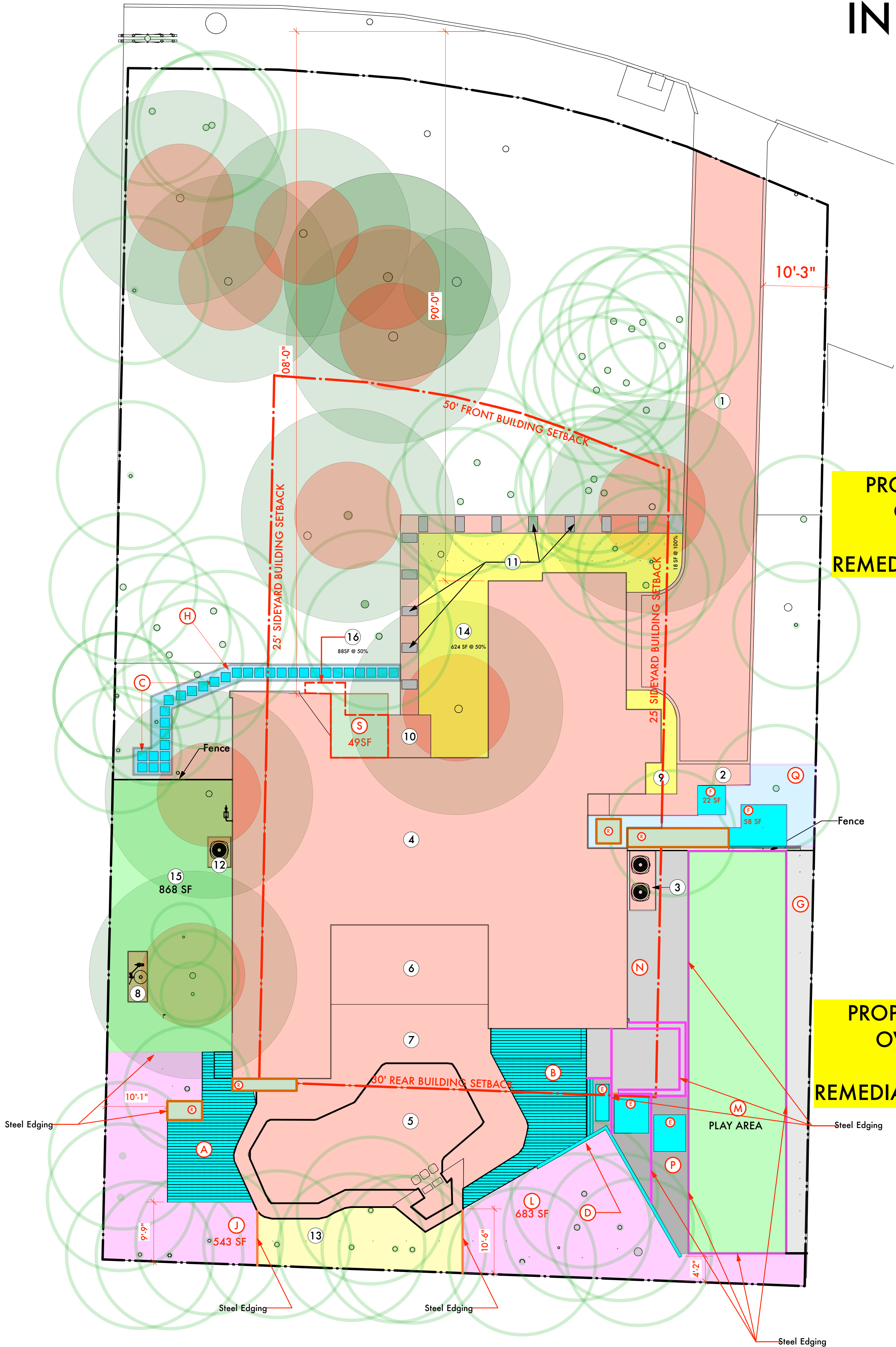


EXHIBIT C - COMPLETE IC ANALYSIS

INHERITED, NEW BUILT, NEW GROUND COVER

Existing Lot Area per Survey
25% Allowable Impervious Cover

0.50 Acres
21,780 SF
5,445 SF



PROPOSED
OWNER
IC
REMEDATION

PROPOSED
OWNER
IC
REMEDATION

EXISTING IMPERVIOUS COVER AT TIME OF PURCHASE

1 Existing Driveway Footprint	1339 SF = 6.23%
2 Walkway from Driveway to side of house	109 SF = .5%
3 AC Pad 1	41 SF = .2%
4 House Footprint	3411 SF = 15.89%
5 Pool / Spa Water Surface Area	582 SF = 2.71%
6 Rear Covered Patio Footprint	335 SF = 1.56%
7 Stone Pool Deck / Coping	660 SF = 3.07%
8 Pool Equipment Pad	26 SF = .12%
9 Gravel Planter Bed adjacent to House (70SF @50%)	35 SF = .16%
10 Front Entry Patio	49 SF = .22%
11 Entry Walkway	228 SF = 1.06%
12 AC Pad 2	18 SF = .08%
13 Rear Yard Zone 3 - Pre-Existing Gravel Area	271 SF = 1.24%
14 Gravel between house and entry walk	330 SF = 1.5%
15 REMOVE ROCK - INSTALL PERVIOUS ENG. TURF	868 SF = ???
16 GRAVEL REMOVED BY OWNER	44 SF = 0%

Existing Impervious Cover @ Time of Purchase	8346 SF = 38.31%
INHERITED IC WITH OWNER PROPOSED REMEDIATION	7434 SF = 34.13%

UNPERMITTED BUILT IMPERVIOUS COVER ASSOCIATED WITH LANDSCAPE PROJECT

A New Deck Area 1 - 234 @ 50%	117 SF = .54%
B New Deck Area 2 - 304 @ 50%	157 SF = .73%
C New Concrete Pavers NW Sideyard	69 SF = .32%
D New Concrete Landscape Wall	19 SF = .08%
E New Pavers in backyard	78 SF = .33%
F New Pavers at end of driveway	80 SF = .37%

NEW BUILT IMPERVIOUS COVER - REQUESTING TO REMAIN 520 SF = 2.42%

OPEN AREAS ON SITE WITH NEW IC - ASSOCIATED WITH LANDSCAPE PROJECT

G Area Adjacent sideyard planter - Currently River Rock	265 SF = 3.65%
H Infill Gravel with Edging @ Sideyard Pavers	68 SF = .31%
J REMOVE RIVER ROCK, INSTALL MULCH / GROUND CVR.	543 SF = 0%
L REMOVE RIVER ROCK, INSTALL MULCH / GROUND CVR.	683 SF = 0%
M REMOVE DECOM. GRANITE INSTALL PERVIOUS ENG TURF	1054SF = ???%
N Planter with River Rock and shrubs @ 50% IC	302 SF = 1.3%
P Planter with Gravel and shrubs @ 100% IC	160 SF = .73%
Q Area Beyond Driveway - Gravel	160 SF = .73%
R Steel Planter with Dirt	0 SF = 0%
S Steel Planter at Entry with Gravel	49 SF = .22%
GROUND COVER W/ IMPERVIOUS COVER PER CODE	2181 SF = 10.01%

GROUND COVER W/ IC AND OWNER PROPOSED REMEDIATION 1004 SF = 4.6%

GRAND TOTAL OF CODE DEFINED IMPERVIOUS COVER 8958 SF = 41.1%

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

LOT 2

ADRIAN NAJERA & GENTIL NAJERA
CALLED 0.430 ACRE TRACT
(DOC. NO. 2014143963)
(A.K.A. PART OF LOT 4)

FOREST VIEW SUB
(VOL. 95, PG.
LOT 1

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

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 '..'. The signature is fluid and cursive.

Adrian Najera
512.563.8142

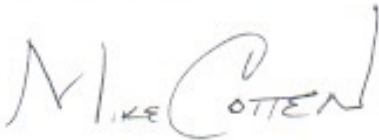


March 31, 2021

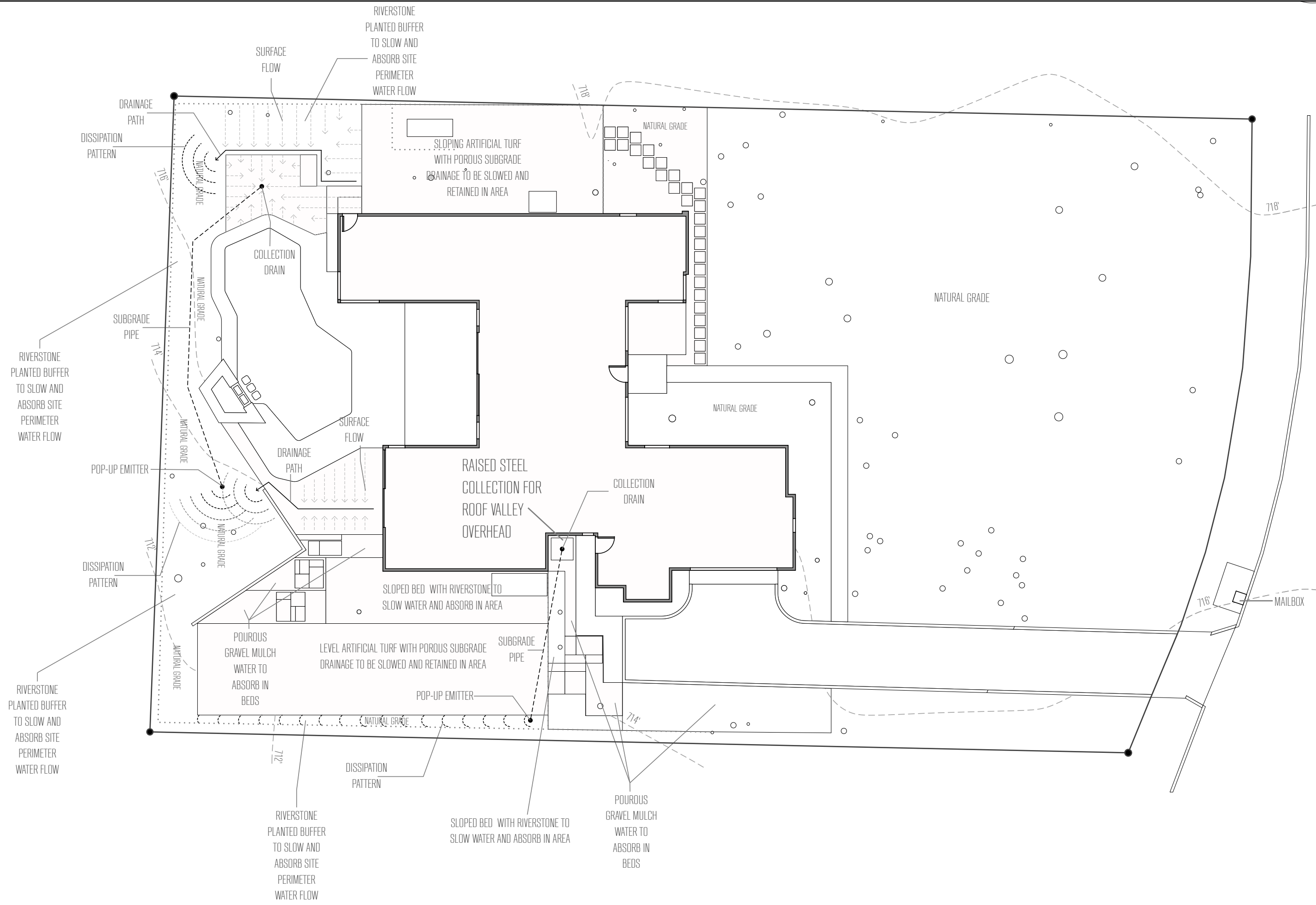
To Whom It May Concern:

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,

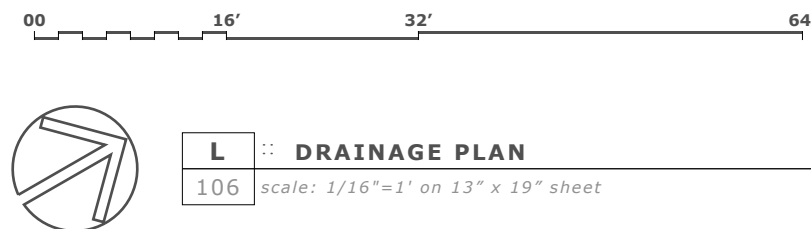
A handwritten signature in black ink that reads "Mike COTTEN". The "Mike" is written in a cursive style, and "COTTEN" is written in a more formal, slightly cursive font.

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



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).



L :: DRAINAGE PLAN
106 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

Drainage 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

SHEET

L106

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September 27, 2021

ATTN:

Ashby Grundman, AICP - Director of Building and Development Services
Chairman Robert Meisel - Chairperson of the Zoning and Planning Commission

911 Westlake Drive
West Lake Hills, Texas 78746

RE: 313 Oak Ridge Variance Request
Engineered Pervious Turf Specification

Greetings,

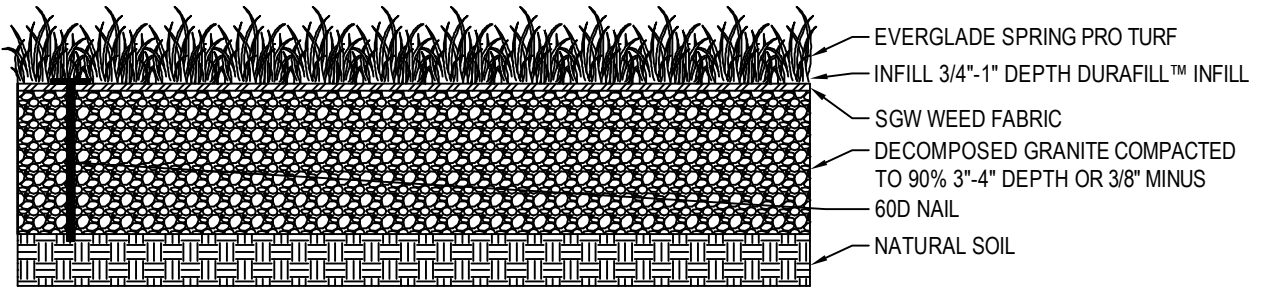
As part of our variance request, we are requesting permission to install engineered pervious artificial turf in 2 areas exclusive to our backyard.

We understand that in order for the turf to perform as a pervious material, that an adequate underlayment / uncompacted base is required. It would be our intent to install the underlayment and turf per manufacturer's specifications and expect an inspection from the City's Engineer to verify that the underlayment and turf are installed properly.

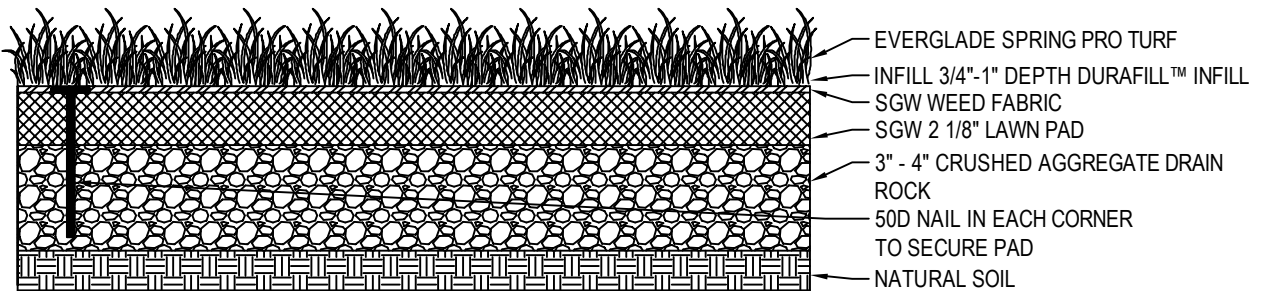
Once the city's 3rd party engineer is able to review the associated turf specification, and determine / review the pervious characteristics of the turf, we will happily provide any additional documentation necessary to the City of WLH to accompany our application.

Kind Regards,

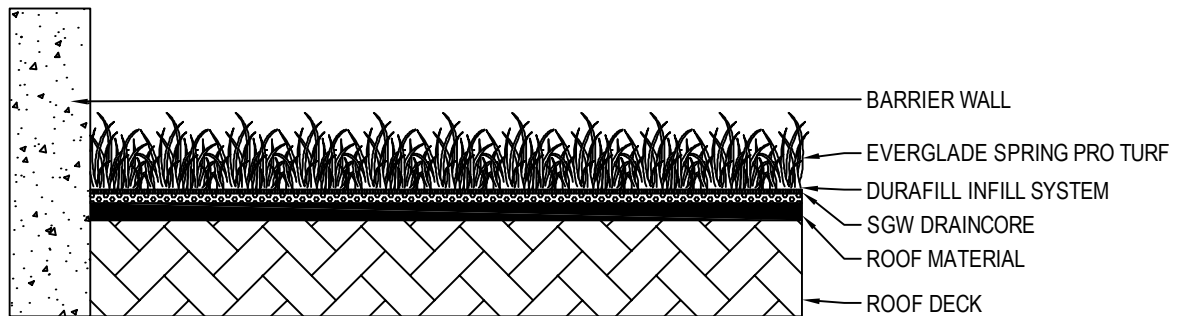
Todd and Kati Ohlmeyer
313 Oak Ridge Drive
West Lake Hills, Texas
78746



STANDARD INSTALL CROSS SECTION



PLAYGROUND INSTALL WITH PAD



ROOFTOP INSTALLATION SECTION

SPECIFICATIONS:

BRAND: TIGER EXPRESS

MODEL: EVERGLADE SPRING PRO

RECOMMENDED USE: MODERATE TO HEAVY TRAFFIC

YARN COLORS: FIELD GREEN / LIME GREEN WITH BROWN THATCH

YARN TYPE: MONOFILAMENT

YARN COMPOSITION: PE WITH THATCH

THATCH COLOR: BROWN

YARN DENIER: 9000 / 5000

FACE WEIGHT: APPROX. 75 OZ/YD

TOTAL WEIGHT: 102 OZ/YD

PILE HEIGHT: APPROX. 1 3/4"

GAUGE: 3/8"

ROLL WIDTH: 15'

ROLL LENGTH: 100'

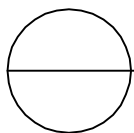
ROLL WEIGHT: 1155 LB

RECOMMENDED INFILL: 1.5 ~ 2.5 LBS/S.F.

WEIGHT/SQ.FT: 0.77 LB

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5028-008.



SYNTHETIC GRASS WAREHOUSE

EVERGLADE SPRING PRO



Platinum

A 2 inch pile, polyethylene monofilament with thatch construction.
Designed specifically for landscape application to enhance recovery.

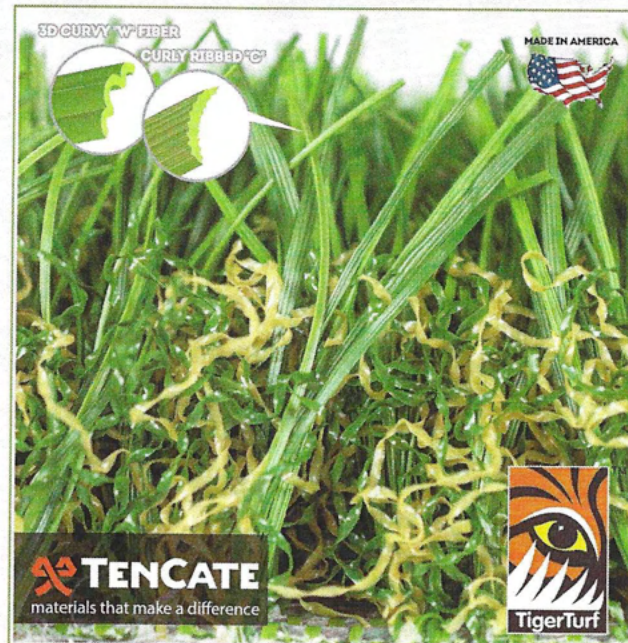
Recommended Use: Moderate to Heavy Traffic

Main Application: Landscape

Colors: Field Green / Clover / Apple

LEAD FREE PRODUCTS:

- All of our products undergo rigorous stringent testing to ensure safety and non-toxicity.
- Our products contain no detectable traces of lead or other RCRA hazardous waste heavy metals.



Main Advantage

- Designed to truly replicate grass
- A 2 inch blade height helps to achieve a natural appearance
- Uniquely formulated proprietary woven clear-flow backing provides greater strength and durability
- Not water soluble
- Heat and frost resistant
- UV stabilized
- No harmful environmental effects
- Non-flammable, ant-acid yarn resistant to chemical attack

**LEAD
FREE
PRODUCT**

Yarn Characteristics

Type: Monofilament PE with Thatch
Composition/Structure: Polyethylene
Denier: 19,500/5,000
Colors: Field Green / Clover / Apple

Manufactured Rolls

Width: 13 feet
Length: 100 feet
Shipping Weight: 745 pounds*
Roll Diameter: 24 inches
Total Product Weight: Approximately 122 ounces per square yard

Additional Info

Recommended Maintenance:
Rinse and groom as needed to limit matting

Drainage Rate:
400+ inches of rain per hour per square yard

*Approximate Weight

Turf Characteristics

Pile/Face Weight: Approx. 88 ounces
Pile Height: Approx. 2 inches
Weave Pattern: Matrix W-Pattern
Thatch Color: Brown

Particulate Infill

Type: Quality Infill
Weight: 2-3 pounds per square foot*
Colors: Green, Black or Natural

Backing Characteristics

Proprietary Woven Clear-Flow Backing

EXCLUSIVELY
DISTRIBUTED
BY SGW





Pet Turf

A 1.00 inch pile, polyethylene monofilament with thatch construction. Designed specifically for landscape application to enhance recovery.

Recommended Use: Moderate to Heavy Traffic

Main Application: Landscape

Colors: Field Green/Lime Green

LEAD FREE PRODUCTS:

- All of our products undergo rigorous stringent testing to ensure safety and non-toxicity.
- Our products contain no detectable traces of lead or other RCRA hazardous waste heavy metals.



Main Advantage

- Designed to truly replicate grass
- A 1.00 inch blade height helps to achieve a natural appearance
- Uniquely formulated polyurethane coated backing provides greater seam strength and durability
- Not water soluble
- Heat and frost resistant
- UV stabilized
- No harmful environmental effects
- Non-flammable, ant-acid yarn resistant to chemical attack



Yarn Characteristics

Type: Monofilament PE with Thatch
 Composition/Structure: Polyethylene
 Denier: 9,000/5,000
 Colors: Field Green/Lime Green

Manufactured Rolls

Width: 15 feet
 Length: 100 feet
 Shipping Weight: 945 pounds*
 Roll Diameter: 24 inches
 Total Product Weight: Approximately 87 ounces per square yard

Additional Info

Recommended Maintenance:
 Rinse and groom as needed to limit matting

Drainage Rate:
 60+ inches of rain per hour per square yard.

*Approximate Weight

Turf Characteristics

Pile/Face Weight: Approx. 60 ounces
 Pile Height: Approx. 1.00 inches
 Machine Gauge: 3/8 inch
 Thatch Color: Brown

Particulate Infill

Type: Quality Infill
 Weight: 0-2 pounds per square foot*
 Height: Approximately .5 inch to .75 inch
 Colors: Green, Black or Natural

For IPEMA Certification, infill must be 2 pounds of Durafill per square foot.

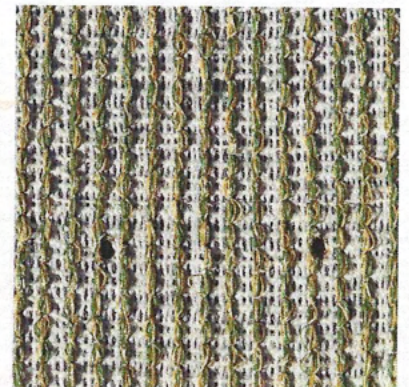
Backing Characteristics

Primary Backing 1
 Composition/Structure: Dual layered w/ Action Back
 Weight: 9 ounces per square yard*
 Finish Coating: 20 oz Clear Permeable Urethane
 Tuft Bind: 10+ pounds

EXCLUSIVELY
 DISTRIBUTED BY
 SGW



To verify product certification, visit www.ipema.org



Everlast Pet

A 1.00 inch pile, polyethylene monofilament with thatch construction.
Designed specifically for landscape application to enhance recovery.

Recommended Use: Moderate to Heavy Traffic
Main Application: Landscape
Colors: Field Green/Olive Green

LEAD FREE PRODUCTS:

- All of our products undergo rigorous stringent testing to ensure safety and non-toxicity.
- Our products contain no detectable traces of lead or other RCRA hazardous waste heavy metals.



Main Advantage

- Designed to truly replicate grass
- A 1.00 inch blade height helps to achieve a natural appearance
- Uniquely formulated polyurethane coated backing provides greater seam strength and durability
- Not water soluble
- Heat and frost resistant
- UV stabilized
- No harmful environmental effects
- Non-flammable, ant-acid yarn resistant to chemical attack



Yarn Characteristics

Type: Monofilament PE with Thatch
Composition/Structure: Polyethylene
Denier: 12,000/4,500
Colors: Field Green/Olive Green

Manufactured Rolls

Width: 15 feet
Length: 100 feet
Shipping Weight: 931 pounds*
Roll Diameter: 24 inches
Total Product Weight: Approximately 87 ounces per square yard

Additional Info

Recommended Maintenance:
Rinse and groom as needed to limit matting

Drainage Rate:
30+ inches of rain per hour per square yard

*Approximate Weight

Turf Characteristics

Pile/Face Weight: Approx. 60 ounces
Pile Height: Approx. 1.00 inches
Machine Gauge: 3/8 inch
Thatch Color: Brown

Particulate Infill

Type: Quality Infill
Weight: 1.5-2.5 pounds per square foot*
Height: Approximately .5 inch to .75 inch
Colors: Green, Black or Natural

Backing Characteristics

Primary Backing 1
Composition/Structure: 13 Pic
Weight: 3.5 ounces per square yard*
Finish Coating: Polyurethane 20 ounces per square yard*

Primary Backing 2
Composition/Structure: 15 Pic
Weight: 3.5 ounces per square yard*
Tuft Bind: 10+ pounds

EXCLUSIVELY
DISTRIBUTED
BY SGW





800.730.2675

info@sgwcorp.comGET FREE
SAMPLE

A very common topic of concern our installers receive from their customers is drainage.

Many homeowners worry about pet urine or potential flooding from heavy rain.

Where does it go? How does it work? You don't have to worry – our artificial grass is engineered for superior drainage.

The drainage systems of synthetic grass are primarily designed to allow water to percolate through the backing of the turf and drain through the base layer into the water table. Most artificial grass backing is perforated with holes that measure approximately ½ centimeter in diameter and can drain at a rate of more than 30 inches per hour per square yard. Believe it or not, this is actually better than a natural lawn!

With the exception of most synthetic putting greens, nearly all landscape turf is perforated and allows for easy, worry-free drainage. A good drainage system can not only help with clean up, but it will also help prevent spores and bacteria from building up within the synthetic grass.

Whether it's water or pet urine, the drainage capacity ensures your turf will continue to look great after installation. No need to feel like you can't have a picnic, run around, or let your dogs loose on it. Synthetic grass harnesses the technology to keep your landscape hassle free with great drainage capability.

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[Advertising](#)



List of Plants - 313 Oak Ridge Drive

47 - inland sea oats
2 - japanese maple
25 - tx dwarf palmetto (4 not planted yet)
16 - yaupon holly
24 - monkey grass (17 not planted yet)
3 - horsetail reed (not planted yet)
17 - red yucca (4 not planted yet)
3 - esperanza
3 - silver bush germander
25 - bicolor iris
6 - bamboo muhly
6 - gulf muhly
6 - artemisia
6 - japanese aralia
8 - clumping bamboo 'graceful' (Note this is a noninvasive species, NOT running bamboo which IS invasive)

TOTAL 197 - Of which 169 have already been planted

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

Planting and Lighting Plan

STAGE

[NOT FOR CONSTRUCTION]

1/Schematic Design

2/Design Development

3/Final Revision

[CONSTRUCTION DOCS]

::4/Build

DRAWN BY

AN

PLOT DATE

02.26.2021

REVISIONS

04.24.2020

05.22.2020

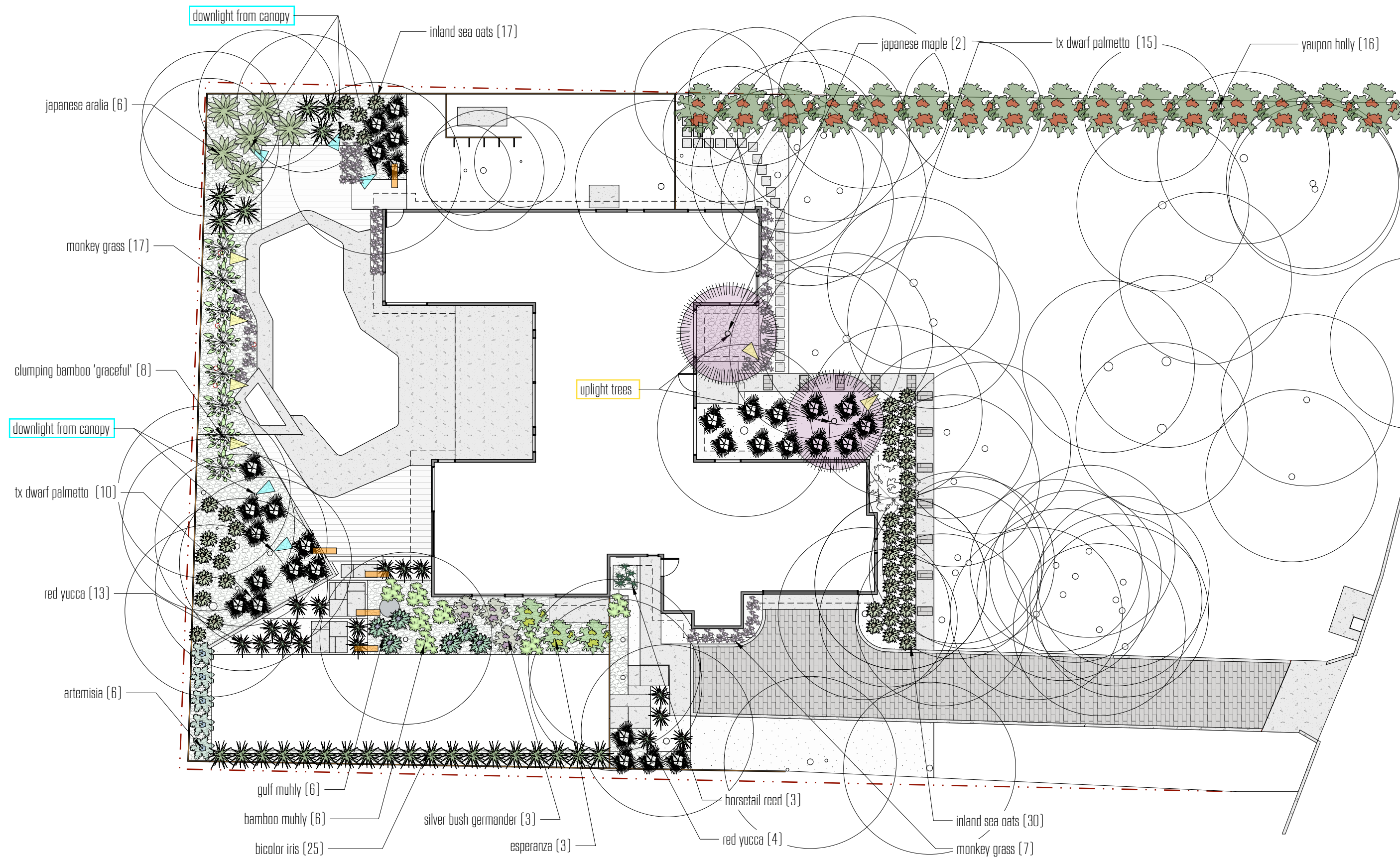
06.29.2020

10.27.2020

SHEET

LP102

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6081 Ledge LED 4.5V
path lights (6)

5111 WAC Mini Accent LED 12v
downlight (5)

DAUER Adjustable Gimble
Well Light Fixture (6)



00 16' 32' 64'



L :: PLAN

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

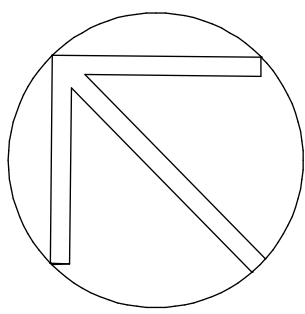


EXHIBIT C - COMPLETE IC ANALYSIS

INHERITED, NEW BUILT, NEW GROUND COVER

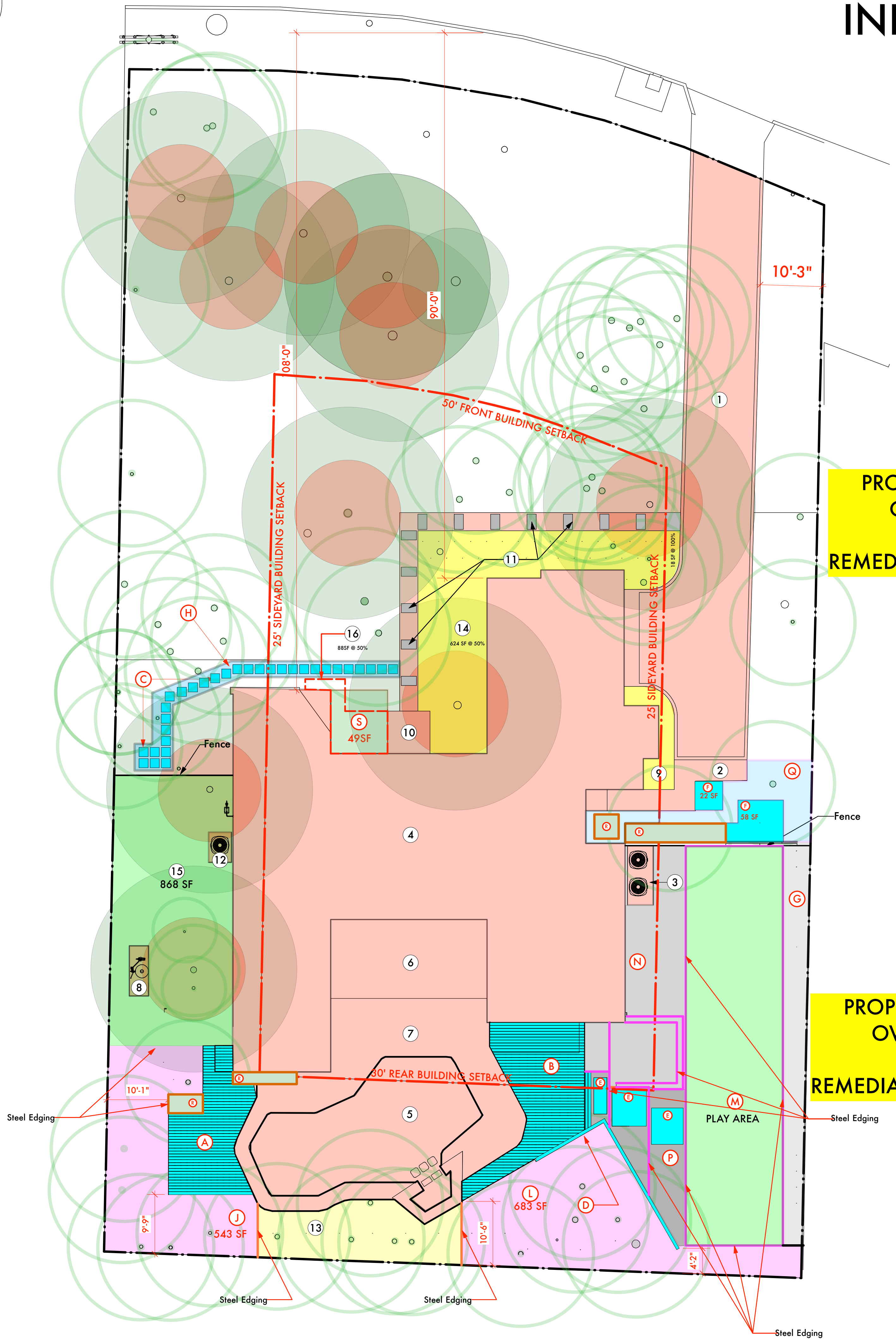
Existing Lot Area per Survey

0.50 Acres

21,780 SF

25% Allowable Impervious Cover

5,445 SF



PROPOSED
OWNER
IC
REMEDATION

PROPOSED
OWNER
IC
REMEDATION

EXISTING IMPERVIOUS COVER AT TIME OF PURCHASE	
1 Existing Driveway Footprint	1339 SF = 6.23%
2 Walkway from Driveway to side of house	109 SF = .5%
3 AC Pad 1	41 SF = .2%
4 House Footprint	3411 SF = 15.89%
5 Pool / Spa Water Surface Area	582 SF = 2.71%
6 Rear Covered Patio Footprint	335 SF = 1.56%
7 Stone Pool Deck / Coping	660 SF = 3.07%
8 Pool Equipment Pad	26 SF = .12%
9 Gravel Planter Bed adjacent to House (70SF @50%)	35 SF = .16%
10 Front Entry Patio	49 SF = .22%
11 Entry Walkway	228 SF = 1.06%
12 AC Pad 2	18 SF = .08%
13 Rear Yard Zone 3 - Pre-Existing Gravel Area	271 SF = 1.24%
14 Gravel between house and entry walk	330 SF = 1.5%
15 REMOVE ROCK - INSTALL PERVIOUS ENG. TURF	868 SF = ???
16 GRAVEL REMOVED BY OWNER	44 SF = 0%
Existing Impervious Cover @ Time of Purchase	
8346 SF = 38.31%	
INHERITED IC WITH OWNER PROPOSED REMEDIATION	
7434 SF = 34.13%	
UNPERMITTED BUILT IMPERVIOUS COVER ASSOCIATED WITH LANDSCAPE PROJECT	
A New Deck Area 1 - 234 @ 50%	117 SF = .54%
B New Deck Area 2 - 304 @ 50%	157 SF = .73%
C New Concrete Pavers NW Sideyard	69 SF = .32%
D New Concrete Landscape Wall	19 SF = .08%
E New Pavers in backyard	78 SF = .33%
F New Pavers at end of driveway	80 SF = .37%
NEW BUILT IMPERVIOUS COVER - REQUESTING TO REMAIN	
520 SF = 2.42%	
OPEN AREAS ON SITE WITH NEW IC - ASSOCIATED WITH LANDSCAPE PROJECT	
G Area Adjacent sideyard planter - Currently River Rock	265 SF = 3.65%
H Infill Gravel with Edging @ Sideyard Pavers	68 SF = .31%
J REMOVE RIVER ROCK, INSTALL MULCH / GROUND CVR.	543 SF = 0%
L REMOVE RIVER ROCK, INSTALL MULCH / GROUND CVR.	683 SF = 0%
M REMOVE DECOM. GRANITE INSTALL PERVIOUS ENG TURF	1054SF = ???%
N Planter with River Rock and shrubs @ 50% IC	302 SF = 1.3%
P Planter with Gravel and shrubs @ 100% IC	160 SF = .73%
Q Area Beyond Driveway - Gravel	160 SF = .73%
R Steel Planter with Dirt	0 SF = 0%
S Steel Planter at Entry with Gravel	49 SF = .22%
NEW IMPERVIOUS COVER PER CODE	
2181 SF = 10.01%	
GROUND COVER W/ IC AND OWNER PROPOSED REMEDIATION	
1004 SF = 4.6%	
GRAND TOTAL OF CODE DEFINED IMPERVIOUS COVER	
8958 SF = 41.1%	

Before Photos (Areas Where General Plantings
Would Not Prosper Replaced with Decking and
Planned for Installation of Pervious Replica Turf)



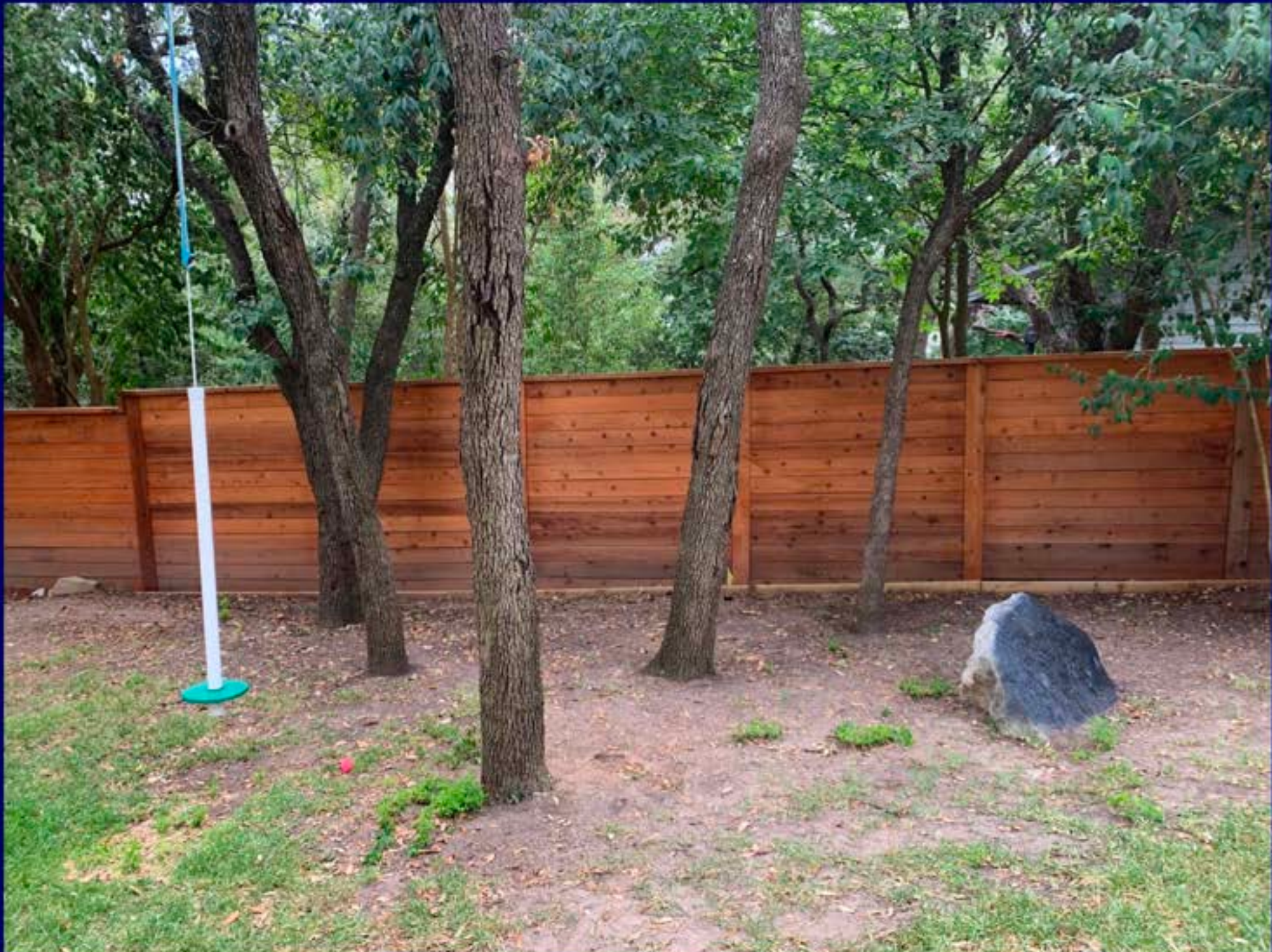
Before Photos (Areas Where General Plantings Would Not Prosper – Area Planned for Installation of Pervious Replica Turf)



Before Photos (Areas Where General Plantings Would Not Prosper Replaced with Decking)



Before Photos (Areas Where General Plantings Would Not Prosper Replaced with Decking)



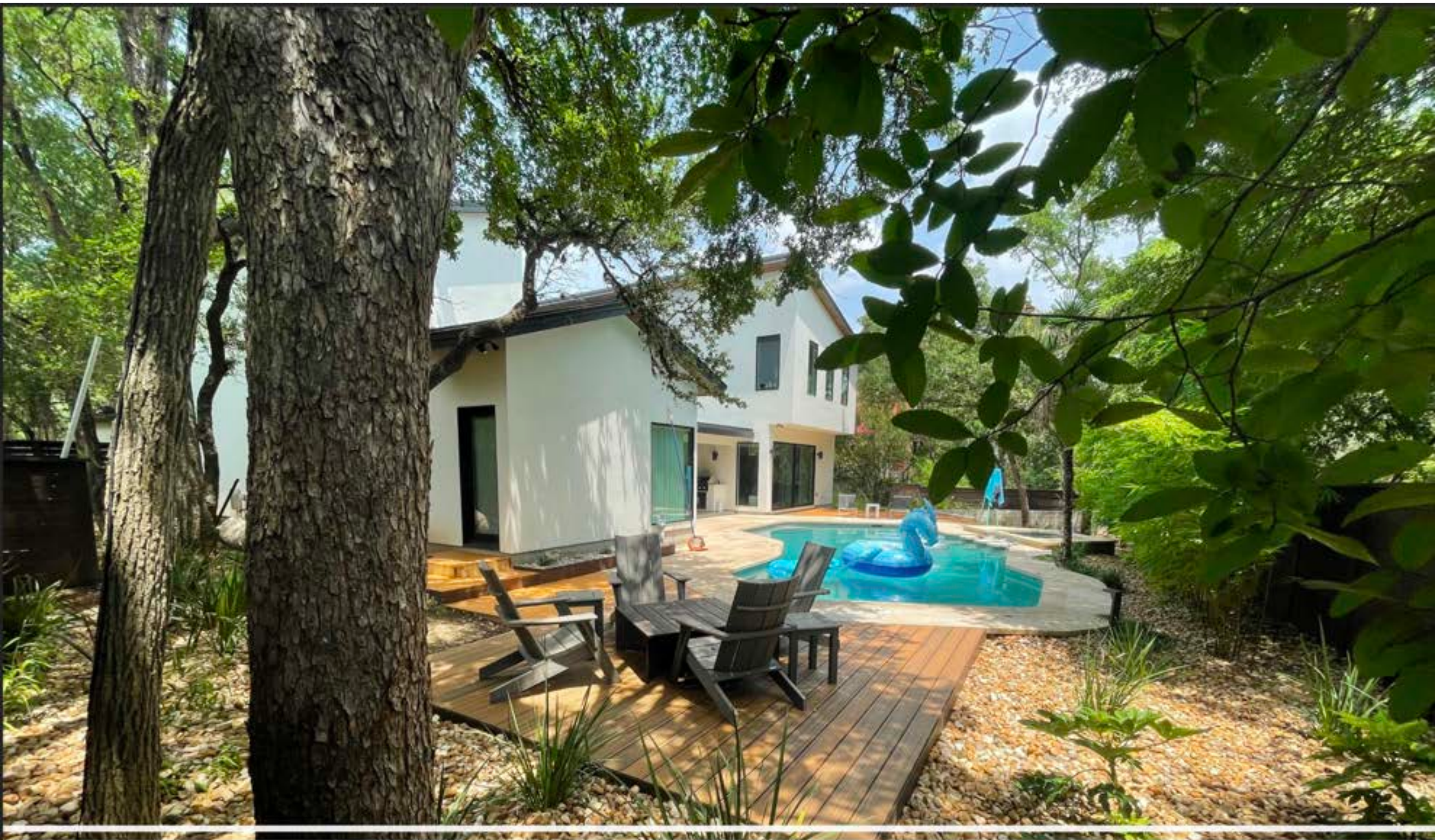
Before Photos (Areas Where General Plantings Would Not Prosper Replaced with Decking)





New Landscaping: Gravel, Retaining Wall, Decking, and Plantings





New Landscaping: Gravel, Decking, and Plantings





Large protected trees in front yard