



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, December 8, 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 8th day of December 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 3 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/82836995685?pwd=ajBsT1JWM241ZFFab0JNY2tQYmFVQT09>

Meeting ID: 828 3699 5685

Passcode: 343091

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 838 3699 5685, Password: 343091

If you wish to speak during the meeting, please provide your name and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on December 8, 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 December 8, 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 November 10, 2021 Regular Meeting Minutes
4. Land Use **1505 Wildcat Hollow**: Discuss and Consider Action on an Appeal of a Staff Decision for Denial of a Building Permit. (West Lake Hills Code Sec. 38.02.006). Agent Kim Power of Dick Clark and Associates for Property Owner Sergio Alvarez.
5. Land Use **900 Forest View**: Discuss and Consider Action on a Variance Request to Exceed the Maximum Allowed Impervious Cover to Build a Garage (West Lake Hills Code Sec. 22.03.281). Applicant Jorge Camargo.
6. Land Use **1801 Wildcat Hollow**: Discuss and Consider Action on an Application for a Variance for a Second Driveway Cut (West Lake Hills Code Sec 22.03.175). Kim Power, Agent for Florian Aigrain.
7. Land Use **902 Terrace Mountain**: Discuss and Consider Action on a Variance request to Construct a Driveway that Encroaches in the Front and Side Driveway Setbacks and Exceeds the Maximum Allowed Slope. (West Lake Hills Code Sec. 22.03.175). Stephen Breaux, Agent for Matt and Jennifer Vonderahe.
8. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the December 8, 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, December 3, 2021 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. City Council 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, November 10, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Linda Anthony called the meeting to order at 7:02 p.m.

Members in attendance were Mayor Linda Anthony, Councilmembers Rhonda McCollough, Beth South, and Gordon Bowman. Councilmember Brian Plunkett was absent

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 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.

Motion for Approval of the Consent Agenda made by Councilmember Bowman with a Second by Mayor Pro Tem Walker

Motion for Approval carried by a vote of 5 ayes to 0 nays, with Councilmember Plunkett absent

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.

Motion for Approval made by Mayor Pro Tem Walker with a Second by Councilmember McCollough

Motion for Approval carried by a vote of 5 ayes to 0 nays, with Councilmember Plunkett absent

5. Adjournment

Motion to adjourn the meeting made at 7:16 p.m. by Councilmember Bowman with a Second by Councilmember South.

Motion to Adjourn carried by a vote of 5 ayes to 0 nays, with Councilmember Plunkett absent

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, November 17, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:32 p.m.

Members in attendance were Chairman Meisel, Vice Chair James Pledger, and Commissioners Karen Bartoletti, and Laurie Maccini. Commissioner James Vaughn was absent.

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 October 20, 2021 Regular Meeting Minutes.

Motion for Approval made by Commissioner Maccini with a Second by Commissioner Bartoletti.

Motion for Approval carried by a vote of 3 ayes to 0 nays, with Commission Pledger Abstaining and Commissioner Vaughn absent.

3. Land Use 900 Forest View: Discussion/recommendation on a variance request to exceed the maximum allowed impervious cover to build a garage (West Lake Hills Code Sec. 22.03.281). Applicant Jorge Camargo.

Presentation by Applicant

Applicant Jorge Camargo spoke on this item.

Public Hearing

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

Deliberation and Action

Motion for Approval made by Commissioner Maccini with a Second by Commissioner

Pledger

Motion for Approval carried by a vote of 4 ayes to 0 nays, with Commissioner Vaughn absent.

4. Land Use 1801 Wildcat Hollow: Discussion/recommendation on an application for a variance for a second driveway cut (West Lake Hills Code Sec 22.03.175). Kim Power, Agent for Florian Aigrain.

Presentation by Applicant

Applicant Kim Power spoke on this item.

Public Hearing

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

Deliberation and Action

Motion for Denial made by Commissioner Maccini with a Second by Commissioner Pledger.

Motion for Denial carried by a vote of 4 ayes to 0 nays, with Commissioner Vaughn absent.

5. Land Use 902 Terrace Mountain: Discussion/recommendation on a variance request to construct a driveway that encroaches in the front and side driveway setbacks and exceeds the maximum allowed slope. (West Lake Hills Code Sec. 22.03.175). Stephen Breaux, Agent for Matt and Jennifer Vonderahe.

Presentation by Applicant

Applicant Matt Vonderahe spoke on this item.

Public Hearing

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

Deliberation and Action

Motion for Approval made by Commissioner Pledger with a Second by Commissioner Bartoletti.

Motion for Approval carried by a vote of 4 ayes to 0 nays, with Commissioner Vaughn

absent.

6. Land Use Wildcat Harbor Minor Plat: Discussion/recommendation on an application for a minor subdivision plat at 1501 Wildcat Hollow, 1.1426 acres of land, zoned One-Family Residential. (West Lake Hills Code Chapter 36 - Subdivisions). Davin Fillpot, Agent for Vincent and Heidi Restivo.

Presentation by Applicant

Applicant Davin Fillpot spoke on this item.

Public Hearing

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

Deliberation and Action

Motion for Approval made by Commissioner Bartoletti with a Second by Commissioner Pledger.

Motion for Approval carried by a vote of 4 ayes to 0 nays, with Commissioner Vaughn absent.

7. Adjournment. Chairman Robert Meisel.

Meeting was adjourned at 7:04 p.m. by Chairman Meisel.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2021.



November 2, 2021

City of West Lake Hills Board of Adjustment
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

VIA EMAIL:

RE: 1505 Wild Cat Hollow, “Alvarez Addition,” Appeal to Board of Adjustment of City Staff Determination, Pursuant to Section. 38.02.006 (b) of the Code of the City of West Lake Hills

Dear Members of the Board of Adjustment for the City of West Lake Hills:

This is an appeal to the City of West Lake Hills Board of Adjustment of a recent decision by the City of West Lake Hills (“City”) to deny a permit for construction of the “Alvarez Addition” at 1505 Wild Cat Hollow, West Lake Hills, Texas 78746.¹ Ashby Grundman, Director of Building and Development Services, advised via e-mail that submission of an appeal by November 2, 2021, would be sufficient to ensure its placement on the agenda for the City Council meeting on November 10, 2021. We filed such an appeal but today were informed that there is a requirement to give neighbors ten day notice and therefore the item would not be placed on the City Council agenda until December.

In light of this, pursuant to the Code of the City of West Lake Hills (“the Code”) we now file this appeal to the Board of Adjustment and ask that this item be placed on the agenda for the Board’s consideration at the November 10, 2021 meeting. As explained in Footnote 1 below, there is no ten day notice requirement to neighbors in the Code for an appeal to the Board of Adjustment. We have no objection to notifying neighbors now, but urge that this be placed on the Board’s agenda for November 10 as it is a time sensitive matter relating to a regulation on an individual property owner’s land use and also a matter of due process of law.

¹ Section. 38.02.006 (b) of the Code of the City of West Lake Hills states that the “...board [of adjustment] shall have the power to: (1) Hear and decide an appeal where it is alleged that there is an error in any order, requirements, decision or determination made by an administrative official in the enforcement of chapters 22, 32, 36 and 38 of the Code.” This is an appeal of a permit for construction submitted and denied pursuant to Chapter 22 of the Code. Section 22.03.512 states in part that “...any person aggrieved by any decision of the city administrator denying a permit may take an appeal to the city council *or* the board of adjustment. Accordingly, Code Section 22.03.512(2) *Appeals to board of adjustment* states that applications for appeals from denial of permits under this chapter shall be administered in compliance with the rules established in sections 38.02.006(b) and 38.02.008. Of note, unlike an appeal to the City Council, there is *no requirement* that neighbors within 200 feet of the property be given a full 10 day notice when there is an appeal to the board of adjustment.



My law firm has been retained by the owner of the property, Dr. Sergio Alvarez, to represent him in all matters related to this project, including the current appeal and any subsequent litigation. Of note, we are working closely with the architecture firm of Dick Clark + Associates (“DCA”), which remains heavily involved.

I. SUMMARY AND NATURE OF “ALVAREZ ADDITION” PROJECT

On July 13, 2021, Dr. Alvarez, along with his architect, Kim Power of DCA, submitted a Residential Permit Application for Development for the “Alvarez Addition.”² In support of the permit application, Dr. Alvarez attached extensive site plan schematics, as well as all forms and fees required by the City.³

Dr. Alvarez purchased 1505 Wild Cat Hollow in 2018 with the intent of building a home for his entire family. The Alvarez Addition is the realization of that vision: building a single dwelling that will serve as a home for himself, his wife, his child, his future children, and his parents.

Exhibits 1 and 2 contain complete descriptions, site plans, schematics, and renderings of the proposed project. In sum, Dr. Alvarez proposes an addition to an existing two-story, single-family residence. The addition consists of lower-level additional bedrooms and accessory spaces; upper-level garage, storage, and accessory spaces; roofing connecting the addition to the existing house; a driveway extension to provide access from the roadway to the planned garage for vehicular access; and outdoor patio spaces. The building materials of the addition will match the existing house: light stucco, dark metal siding, dark metal fascias and soffits, and dark metal-framed windows and doors. The roofing will be DuroLast membrane roofing in “Dark Gray” color. The driveway extension will be concrete at the immediate connection to the existing driveway, transitioning to dark metal to match existing metal accents and railings on the house. The driveway material is well drained and is a durable and dustless all-weather surface.

² Exhibit 1 (Alvarez Addition Permit Application).

³ Exhibit 2 (Site Plans and Supporting Documents). City Staff has had extensive communications with DCA since the application was filed and throughout the “comment” process. At no time has the City Staff indicated that the application itself was deficient in terms of providing the requisite details, plans, or other information.



II. CITY STAFF'S DETERMINATION

On September 30, 2021, Ashby Grundman, Director of Building and Development Services, provided "Review Comments 2."⁴ In his letter, he asked that Dr. Alvarez provide a response within 60 days and offered some insight into why the city was not granting Dr. Alvarez's permit request at that time.

In Comment 4, City Staff stated: "Driveway does not meet code Section 22.03.175. Please provide proof of code compliance." The comment also stated in red type: "Staff does not feel the driveway meets code. Staff has determined that the driveway as proposed is a structure and therefore would require a variance to be permitted as proposed." The comment echoed City Staff's statement in Comment 4 of their first Review Comments: "Driveway does not meet code Section 22.03.175. Please provide proof of code compliance. The proposed driveway will not be allowed in the setback as it is a structure."⁵

In Comment 5, City Staff stated: "Addition does not meet the requirements for accessory structure, a variance is required per Section 38.03.032 and 1.01.003. Please provide proof of code compliance." The comment also stated in red type: "Staff does not feel this complies with the code sections previously provided."

In Comment 8, City Staff stated: "The proposal does not comply with the R1 zoning category in section 38.03.032," which generally restricts use of the property to one-family dwellings and accessory structures. The comment also stated in red type: "Staff does not feel this proposal conforms to the R-1 zoning category."

Finally, Comment 9 stated: "Driveway material not allowed. Per Sec. 22.03.247, metal is not an approved material."

III. RESPONSE AND APPEAL

Dr. Alvarez appeals all actions by the City in not approving or otherwise granting his permit applications. In response to the City's second Review Comments, Kim Power of DCA submitted a detailed response on behalf of Dr. Alvarez in which she went through every line of the applicable code and showed how Dr. Alvarez's project met the letter of the law.⁶ After Ms. Power submitted her response, Mr. Grundman responded that City Staff had not changed their mind and informed Ms.

⁴ Exhibit 3 (Review Comments 2 dated September 30, 2021).

⁵ Exhibit 4 (Review Comments 1 dated August 9, 2021).

⁶ Exhibit 5 (Response of Kim Power).



Power that if she disagreed with their interpretation of the law, her next option would be to appeal to the City Council. This appeal to the Board of Adjustment, as allowed by the Code, followed.

In Comments 4, 5, 8, and 9 of their second Review Comments, City Staff identified four grounds for denying Dr. Alvarez’s permit request. Each of those conclusions commits a clear error of law and is arbitrary and capricious.

A. Driveway Extension

Respectfully, City Staff committed a clear error of law and acted arbitrarily when it denied Dr. Alvarez a permit based on Comment 4’s reasoning: “Staff does not feel the driveway meets code. Staff has determined that the driveway as proposed is a structure and therefore would require a variance to be permitted as proposed.”

As an initial matter, the proposed driveway extension is clearly a “driveway” under the city code.⁷ City Staff does not dispute this, as their Review Comments repeatedly refer to it as a “driveway.” Section 22.03.175(a)(2) of the city code states that the “minimum setback distance for driveways and parking areas from boundary lines shall be 10 feet.” The experts at DCA designed the driveway to comply with this 10-foot setback requirement, so no variance is needed.

City Staff erred by ignoring section 22.03.175(a)(2) and applied the different setback requirement for “structures” (25 ft) to the *driveway* in question. “Structures” are treated differently than “driveways,” as they relate to required setbacks, by the city code. Although there is a general 25-foot setback for “structures,” *driveways* only require a 10-foot setback.

Texas law requires code provisions that are *in pari materia* (i.e., related to the same subject matter) to be read harmoniously, as one law. *See Worsdale v. City of Killeen*, 578 S.W.3d 57, 69 n.81 (Tex. 2019); *Bd. of Land Comm’rs v. Weede*, 1840 WL 2781, Dallam 361, 361 (1840). Myriad provisions of the city code treat “driveways” and “structures” as two different things:

- The definition of “private property” in section 22.03.001 includes, “structures, yards, grounds, driveways, entranceways, passageways, parking areas, working areas, storage areas, vacant lots and recreational facilities.”
- Section 22.03.302(b) states: “Vegetative screening shall be maintained to the greatest extent possible, especially along the perimeter of all properties in order to maximize the screening and buffering of structures, driveways and parking areas from adjacent properties.”

⁷ It is also a “driveway” under Texas law, which defines a . *See* Tex. Transp. Code § 541.302(9).



- Section 22.03.302(c) states: “Structures, driveways, and parking areas shall be designed and located to fit harmoniously with the natural terrain and to minimize the necessity for removing trees, vegetation, and soil, or the addition of fill.”
- Section 22.03.303(b)(3) states that a no-fee permit is required to remove “[t]rees or vegetation for any new construction or expansion of structures, driveways, parking areas, or a small yard not visible from streets or adjacent properties”

Even if the code were not read *in pari materia* and, for the sake of argument, a “driveway” was a type or sub-category of a “structure,” the provisions specific to “driveways” govern over provisions dealing more generally with “structures.” It is an ancient rule of legal interpretation, and even more importantly of Texas law, that if two different provisions of law apply, the more specific provision governs. *Holmes v. Morales*, 924 S.W.2d 920, 923 (Tex. 1996) (“When two sections of an act apply, and one is general and the other is specific, the specific controls.”); *Firemen’s Pension Comm’n v. Jones*, 939 S.W.2d 730, 735 (Tex. App.—Austin 1997, no writ) (“A specific provision controls over a general one.”).

If the inverse were true, as City Staff contends, then the 10-foot setback for driveways in section 22.03.175(a)(2) would be rendered a complete nullity on account of all driveways being structures. The law must be interpreted in a way that avoids rendering provisions meaningless, as the Texas Supreme Court has held. *See, e.g., City of Waco v. Lopez*, 259 S.W.3d 147, 153 (Tex. 2008) (stating that “courts are to avoid interpretating a statute in such a way that renders provisions meaningless”); *Kerrville State Hosp. v. Fernandez*, 28 S.W.3d 1, 8 (Tex. 2000) (stating that “statutory language will not be rendered meaningless if it can be reasonably construed”); *Chevron Corp. v. Redmon*, 745 S.W.2d 314, 316 (Tex. 1987) (“We will give effect to all the words of a statute and not treat any statutory language as surplusage if possible.”).

City Staff committed a clear error of law and acted arbitrarily when they applied the setback requirement for “structures” instead of “driveways.” The Alvarez Addition’s driveway extension is a “driveway,” as City Staff acknowledges, so the 10-foot setback requirement in section 22.03.175(a)(2) applies. The Alvarez Addition complies with that requirement, and no variance is needed.

B. Dwelling Extension

City Staff committed a clear error of law and acted arbitrarily when they denied a permit based on Comment 5’s reasoning that the Alvarez Addition “does not meet the requirements for accessory structure” and that “a variance is required per Section 38.03.032 and 1.01.003.” The same error underlies City Staff’s denial of a permit based on Comment 8’s reasoning that “Staff does not feel this proposal conforms to the R-1 zoning category,” which generally restricts use of the property to one-



family dwellings and accessory structures.

None of the requirements for accessory structures apply because the Alvarez Addition is not an accessory structure. Rather, it is an extension of the existing dwelling, with a single continuous roofed connection. The Alvarez Addition will create a single “building,” which is defined in section 1.01.003 as: “Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including tents, awnings or vehicles situated on private property and used for purposes of a building.”

The completed building will meet the definition of a “one-family dwelling” for R-1 zoning under section 38.03.032(b)(1). A “one-family dwelling” is defined in section 1.01.003 as a “detached building designed and having facilities for year-round human habitation by one family only.” Sections 1.01.003 and 22.03.001 define a “family” as an “individual, or two or more persons related by blood, marriage, or adoption . . . occupying the premises and living as a single, nonprofit housekeeping unit.” The sole purpose of this project is to provide additional space for Dr. Alvarez’s growing family in a single, one-family dwelling.

City Staff’s determination that the Alvarez Addition constitutes an “accessory structure” in violation of R-1 zoning requirements is clearly erroneous and without any evidentiary support. The experts at DCA carefully designed the Alvarez Addition to be an extension of the existing one-family dwelling, in conformity with the requirements of R-1 zoning.

C. Driveway Material

City Staff acted in an arbitrary, capricious, and clearly erroneous manner when they denied a permit based on Comment 9’s reasoning: “Driveway material not allowed. Per Sec. 22.03.247, metal is not an approved material.” Section 22.03.247 states that driveways must be “well drained and maintained with a durable and dustless all-weather surface approved by the city inspector and shall be kept in a state of good repair.” It goes on to state that materials allowed include “concrete, asphalt, masonry pavers and/or other as approved by the city administrator” and that “[g]ravel and loose rocks are not allowed.”

As discussed in Dr. Alvarez’s permit application, the proposed driveway extension will be concrete at the immediate connection to the existing driveway and will transition to dark metal to match existing metal accents and railings on the house. City Staff’s comment did not dispute that the proposed driveway extension would be “well drained and maintained with a durable and dustless all-weather surface.” Furthermore, the proposed driveway extension does not use gravel or loose rocks.



By its plain language, the list of acceptable materials in section 22.03.247 is not exclusive. Section 22.03.247 is clear that the list of materials is intended to be non-exclusive, allowing for other materials. As the Texas Supreme Court has explained, the maxim of *expressio unius est exclusio alterius* (i.e., that the express inclusion of some items implies the exclusion of others) is “not an absolute rule” and “should not be mechanically applied to compel an unreasonable interpretation.” *Mid-Century Ins. Co. of Tex. v. Kidd*, 997 S.W.2d 265, 274 (Tex. 1999). What matters is the overarching purpose of the law—the “legislative intent.” *Id.* at 273–74. Section 22.03.247 clearly contemplates the allowance of appropriate materials other than concrete, asphalt, and masonry pavers, like the material proposed in the Alvarez Addition.

Section 22.03.247’s grant of discretion to City Staff to approve other driveway materials is not an open-ended delegation of authority to arbitrarily reject any materials not listed in section 22.03.247 based on City Staff’s feelings or whims. Rather, section 22.03.247 gives City Staff the limited authority to make case-by-case determinations about whether proposed driveways conform with the general, overarching requirement that driveways be “well drained and maintained with a durable and dustless all-weather surface.” The metal portions of the proposed driveway extension satisfy the requirements of section 22.03.247.

III. CONCLUSION

Dr. Alvarez has patiently taken every step required to ensure that the Alvarez Addition complies with city law. City Staff committed clear errors of law and acted in an arbitrary and capricious manner when they failed to grant his Residential Permit Application for Development. The Board of Adjustment should grant Dr. Alvarez’s permit request.

Should the Board of Adjustment fail to grant the permit, Dr. Alvarez will explore all legal avenues to vindicate his right to make reasonable, lawful use of his property. *See Cedar Point Nursery v. Hassid*, 141 S. Ct. 2063, 2072 (2021) (noting that “while property may be regulated to a certain extent, if regulation goes too far it will be recognized as a taking” in violation of the Fifth Amendment).

Sincerely,

Luis A. Reyes
Ashcroft Sutton Reyes LLC



RESIDENTIAL PERMIT APPLICATION FOR DEVELOPMENT

Date Application Received: _____ Amount Due\$ _____
Amount Recd. \$ _____ Received By: _____
Date Fee Recs \$ _____
Permit No. _____ Admin Completeness Date: _____

PERMIT TYPE:

Construction Type: ☐ New Construction ☒ Remodel/Addition
Permit Type*: ☒ Building ☐ Grading ☐ Pool ☐ Use of Street ☐ Utility
Development Category: ☐ Type I ☒ Type II ☐ Type III

* See related codes sections to determine if additional information is required.

PROJECT INFORMATION:

Project Name: _____ Alvarez Residence Addition
Property Address: _____ 1505 Wild Cat Hollow
ABS 21 SUR 1 SPARKS W ACR 1.932
Block: _____ Lot: _____ Tax Parcel ID: _____ 117343

*PROJECT NARRATIVE: (Please be descriptive):

Addition to existing two-story single-family residence. Addition consists of lower level additional bedrooms and accessory spaces; upper level garage, storage, and accessory spaces; roofed connection to existing house; driveway extension to provide access from existing driveway to additional garage spaces; and outdoor patio spaces.

Building materials of addition will match the existing house: light stucco, dark metal siding, dark metal fascias and soffits, and dark metal-framed windows and doors. Roofing will be DuroLast membrane roofing in "Dark Gray" color. Driveway extension structure will be concrete at immediate connection to existing driveway, transitioning to dark metal to match existing metal accents and railings on house.

Utilities are in place to existing home and will remain. Existing septic system will be modified as required per additional building footprint and expanded to accommodate added square footage, along lower area of site.



PERMIT APPLICATION FOR DEVELOPMENT

PROJECT INFORMATION:

Zoning Classification: R-1 Planned Development District Name: n/a

Total Lot Area: 1.93 acres Net Site Area Calculation: 1.93 acres

Edwards Aquifer: ☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

FEMA Floodplain: ☐ Yes ☒ No

Inside City Limits? ☒ Yes ☐ No

Present use of Property: Single-Family Residential

Additional Impervious Cover: 10,659 sf Total Impervious Cover: 24.8 %

Total Disturbed Area: 0.317 acres Estimated Construction Cost: \$ 2M

Total House Size: Existing: 5,400 sf Total Improvements: Additional: 8,647 sf
Additional: 4,204

WASTEWATER/SEPTIC INFORMATION:

Please identify which type of system applies to you: ☒ Septic ☐ Wastewater – Gravity or low pressure

APPLICANT 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: Sergio Arturo Alvarez Jr. Phone: 214-797-4082 Email: [REDACTED]

Address: 1505 Wild Cat Hollow City: West Lake Hills State: TX Zip: [REDACTED]

Agent: Kim Power / Dick Clark + Associates Phone: 512-472-4980 ext 239 Email: [REDACTED]

Address: 2120 E. 7th St. City: Austin State: TX Zip: 78702
Steinman Luevano

Licensed Engineer/Surveyor: Structures Phone: 512-891-6766 Email: [REDACTED]

Address: 5901 Old Fredericksburg Rd #B101 City: Austin State: TX Zip: 78749

Architect: Dick Clark + Associates Phone: 512-472-4980 ext 239 Email: [REDACTED]

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

General Contractor: tbd Phone: [REDACTED] Email: [REDACTED]

Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Sub-Contractor: tbd Phone: [REDACTED] Email: [REDACTED]

Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]



PERMIT APPLICATION FOR DEVELOPMENT

Electrical Contractor: <u>tbd</u>	Phone: _____	Email: _____
Address: _____	City: _____	State: _____ Zip: _____
License # _____		
Plumbing Contractor: <u>tbd</u>	Phone: _____	Email: _____
Address: _____	City: _____	State: _____ Zip: _____
License # _____		
Mechanical Contractor: <u>tbd</u>	Phone: _____	Email: _____
Address: _____	City: _____	State: _____ Zip: _____
License # _____		
Licensed Irrigator: <u>tbd</u>	Phone: _____	Email: _____
Address: _____	City: _____	State: _____ Zip: _____
License # _____		

***For projects valued at \$25,000 or greater, General Contractor registration form is required and subject to City of West Lake Hills Code, Section 22.03.130**

ADDITIONAL PERMITS MAY BE REQUIRED:

- Are you planning to retire a septic system? ☐ Yes ☒ No
- Are you planning to connect to the City's wastewater system?
If yes, additional applications and fees may be required ☐ Yes ☒ No
- Will this project trigger a new grinder pump?
If yes, additional application & fees are required ☐ Yes ☒ No
- Is a pool proposed with the project? ☐ Yes ☒ No
If yes, a pool permit approval is required prior to permit issuance per Sec. 22.03.167.
- Is excavation within existing City of West Lake Hills right-of-way included? ☐ Yes ☒ No
If yes, a Street Cut permit approval is required prior to permit issuance per Sec. 22.03.482.
- Does the project require the removal of any regulatory trees? ☒ Yes ☐ No
If yes, a tree permit approval is required prior to permit issuance per Sec. 22.03.303.
- Is the project proposing connection to the city wastewater system? ☐ Yes ☒ No
If yes, a utility development permit approval is required prior to permit issuance per Sec. 22.03.128.
- Is the project located within the Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
If yes, a TCEQ permit approval is required prior to permit issuance
- Is the project located within any FEMA regulated floodplain? ☐ Yes ☒ No
If yes, a Floodplain permit approval is required prior to permit issuance
- Is TxDOT Right-of-way included? ☐ Yes ☒ No
If yes, a TxDOT permit approval is required prior to permit issuance



PERMIT APPLICATION FOR DEVELOPMENT

SUBMITTAL REQUIREMENTS

- ☒ Completed and signed application
 - ☒ Completed and signed Acknowledgement of Code of Ordinances
 - ☐ General Contractor Registration Form (required for projects valued at \$25,000 and greater)
 - ☐ 1 hard copy of application submittal package
 - ☒ PDFs of entire application submittal package
 - ☒ Application Fee: \$ \$1,834.70
 - ☒ Detailed Narrative of Work including description of variances if applicable
 - ☒ Copy of the deed showing current ownership
 - ☐ Copy of driver and state licenses for all contractors (general and sub)
 - ☐ Proof of Liability Insurance (minimum \$600,000 unless otherwise specified)
 - ☒ RESCheck or COMMCheck for Energy Code
 - ☐ HVAC JLoad
 - ☒ Outdoor lighting plan and manufacturer cut-sheets, if applicable
 - ☒ Building elevations showing height measured from natural ground grade
 - ☒ Plan showing location of port-a-potty, tree protection, construction dumpster, materials staging
 - ☐ Traffic Impact Assessment (if more than 200 trips per day) N/A
 - ☒ Project Drainage Report
 - ☒ Copy of recorded plat
 - ☒ Tree and topo survey
 - ☒ Property survey including building setbacks (platted setbacks and City Zoning setbacks)
 - ☒ Location of septic fields and tanks, if property on septic
 - ☐ Location of grinder pump on plans and proposed location if to be moved, if applicable N/A
 - ☒ Roof sample if metal roof is proposed N/A: roof will be gray membrane
 - ☐ Subdivision Master Plan (if applicable) (1 pdf) N/A
 - ☐ Planned Development District standards and requirements (if applicable) (1 pdf) N/A
 - ☐ Variance approval letter, if applicable N/A
- Letters of Approval from other entities (as applicable)
- | | | |
|--|-----------------------------------|---|
| ☐ TxDOT | ☐ ESD #9 | ☐ TCEQ |
| ☐ Travis County | ☐ WCID #10 | ☐ City of Austin |

IMPORTANT NOTE:

This permit or application for permit does not relieve the applicant from any construction requirements that may need to be addressed with outside agencies. It is highly recommended that a permit be submitted to any outside agencies prior to submitting this permit application.

I hereby confirm that this application is complete and all required information attached. I further agree to comply with all platting and subdivision design requirements of the City of West Lake Hills. I understand that the permit will not be issued unless staff comments are satisfactorily addressed.

Signature of Owner/Applicant

Sergio Alvarez

Print Name & Title

Date

7/8/21

ALVAREZ ADDITION

DRIVEWAY & GARAGE ADDITION

GENERAL NOTES

- CONTRACTOR TO COORDINATE STAGING AREAS.
- ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE & CONSTRUCTION CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
- COORDINATE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
- NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, SPECIFICATIONS, GENERAL NOTES AND SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE ARCHITECT AND CLIENT. TO OBTAIN PERMISSION WHEN PRICING, RELEVANT DRAWINGS AND DOCUMENTS SHALL BE PROVIDED TO ARCHITECT AND CLIENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS. ALL CONSTRUCTION AND RELATED BUILDING COMPONENTS TO COMPLY WITH THE LATEST AND APPLICABLE IRC, NEC AND LOCAL BUILDING CODES, ETC.
- THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUANTITY/QUALITY IS TO BE PERFORMED OR FURNISHED.
- THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE LEFT SUBJECT TO DAMAGE OR THEFT.
- PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS EXECUTION OF THE CONTRACT WORK. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEREOF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER AND HEATING.
- PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
- A COMPLETE SET OF AS-BUILTS SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE IN THE FORM OF A HARD BINDER, INDEXED, LABELED AND DIVIDERS FOR WHICH INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTORS AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS. ONE COPY SHOULD GO DIRECTLY TO THE OWNER AND ONE COPY TO THE ARCHITECT. PROVIDE PAINT COLORS AND FORMULAS OF ALL PAINTS.
- GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED WITH A COMPLETE SET OF DOCUMENTS. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE BUT GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER A FULL AND COMPLETE SET OF PLANS AND SPECIFICATIONS FIRST AND THEN SUBMIT ANY VALUE ENGINEERING ITEMS SEPARATELY AS A LINE ITEM SUBSTITUTE.
- PROVIDE BLOCKING IN WALLS AS REQUIRED FOR RESTROOM ACCESSORIES, WALL SHELVES, HAND SINKS, ETC... COORDINATE WITH REQUIRED ADA AND KITCHEN EQUIPMENT HEIGHTS AND DIMENSIONS, WHERE APPLICABLE.
- ALL PAINT COLORS TO BE SELECTED AT A LATER DATE, BY OWNER AND ARCHITECT.
- PROVIDE ARCHITECT W/SHOP DWGS. OF ALL MILLWORK
- PROVIDE ARCHITECT & ENGINEER W/ SHOP DWGS. OF ALL STRUCT. STEEL WORK
- ALL NEW & ORIGINAL CONSTRUCTION SHALL BE THOROUGHLY CLEANED AND PAINTED, BOTH EXTERIOR & INTERIOR PRIOR TO OWNER'S OCCUPANCY.
- LAYOUT TILE PATTERNS PRIOR TO INSTALLATION FOR ARCH. APPROVAL
- SEE FINISH SCHEDULE FOR ALL MATERIALS, FINISHES AND FIXTURES; PAINT COLORS TO BE SELECTED AT A LATER DATE
- CONTRACTOR SHALL PROVIDE APPROPRIATE WRITTEN DOCUMENTS THAT REFLECT ANY CHANGES TO ORIGINAL DRAWINGS, FINISH AND MATERIAL SPECIFICATIONS OR LAYOUT
- ALL SUBCONTRACTORS SHALL REVIEW AND STUDY THE COMPLETE SET OF DRAWINGS TO PROVIDE PRICING PROPOSAL AND PRODUCE AND CONSTRUCT THEIR WORK
- ALL WATER PROOFING, ROOFING, FLASHING AND SCUPPERS TO BE CONSTRUCTED ACCORDING TO INDUSTRY, CODE AND MANUFACTURER'S STANDARDS.
- ALL WINDOWS AND GLASS DOORS TO COMPLY WITH I.R.C. AND APPLICABLE CODES.
- CONTRACTOR TO COORDINATE EQUIPMENT AND/OR FURNITURE INSTALLATION WITH CONSTRUCTION SEQUENCING AND ACCESS. INFORM OWNER IN INITIAL CONSTRUCTION SCHEDULE OR MEETING OF ANY MILESTONE DATES OR CRITICAL POINTS.

DIGITAL PDFS OF THE DRAWINGS ARE AVAILABLE FROM DICK CLARK + ASSOCIATES, PROJECT NAME "ALVAREZ ADDITION", PHONE: 512-472-4980

PROJECT DATA

SITE INFORMATION			
84,163	sq ft	LOT SIZE	
21,031	sq ft	ALLOWABLE IMPERVIOUS COVER	25 %
EXISTING IMPERVIOUS COVER			
852		POOL	
1,869		DRIVEWAY	
7,434		BUILDING COVER	
50		A/C PAD	
38		PROPANE PAD	
10,243	sq ft		
PROPOSED IMPERVIOUS COVER			
1,400		NEW COVERED PARKING	
5,768		PROPOSED BUILDING COVER	
60		NEW DRIVEWAY CONNECTION	
942		NEW ROOFED CONNECTION	
315		DECK LEVEL 02	
1,232		DECK LEVEL 00	
826		DECK LEVEL 01	
56		A/C PAD	
36		NEW STAIR LANDING	
24		DRIVEWAY COLUMN FOOTING	
10,659	sq ft		
20,902	sq ft	24.8%	

BUILDING SQUARE FOOTAGES: ADDITION

BASEMENT LEVEL	
133	EXTERIOR STORAGE
4,140	BASEMENT LEVEL
4,273	sq ft
GARAGE LEVEL	
1,199	LOUNGE
3,244	GARAGE & ART STORAGE
4,443	sq ft

8,716 sq ft TOTAL ADDITION

CONTACTS

CLIENT Sergio Alvarez 1505 Wildcat Hollow Austin, TX 78746	GENERAL CONTRACTOR GC Firm Name Street Address Austin, TX 787## PH: (512) ###-#### CONTACT: Contact Name E-MAIL: Contact E-mail
ARCHITECTURE Dick Clark + Associates 2120 E 7th Street, Ste 200 Austin, TX 78702 PH: (512) 472-4980 CONTACT: Kim Power E-MAIL: power@dcarch.com	CIVIL ENGINEER Groundup Design & Consulting 2936 Barton Skyway, Ste 441 Austin, TX 78741 PH: (361) 877-7673 CONTACT: Anthony Guevara E-MAIL: anthonyg@groundup.work
STRUCTURAL ENGINEER Steinman Luevano Structures, LLP 5901 Old Fredericksburg RD #8101 Austin, TX 78749 PH: (512) 891-6766 CONTACT: Matt Kettler E-MAIL: matt@slstructures.com	

DRAWING INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1a	SITE SURVEY
A0.1b	SITE SURVEY - TREE LIST
A0.2	SITE PLAN: ARCHITECTURAL
A0.3a	SITE PLAN: TREE PROTECTION & REMOVAL
A0.3b	SITE PLAN: BUILDING HEIGHTS
A0.4	PLAN: KEY PLAN
A1.0a	PLAN: BASEMENT
A1.0b	PLAN: BASEMENT
A1.1a	PLAN: GARAGE
A1.1b	PLAN: GARAGE
A1.2	PLAN: ROOF
A1.3a	RCP: BASEMENT LEVEL
A1.3b	RCP: LOW & HIGH ROOF
A1.4a	RCP: GARAGE LEVEL
A1.4b	RCP: COVERED PARKING
A1.5	ELECTRICAL PLAN: BASEMENT LEVEL
A1.6	ELECTRICAL PLAN: GARAGE LEVEL
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A6.0	TYPICAL DETAILS
A7.1	DOOR SCHEDULE
A7.2	WINDOW SCHEDULE

ISSUES & REVISIONS

PERMIT SET 07/13/21

ARCHITECTURAL SYMBOLS

	DRAWING NUMBER
	DRAWING TITLE
	NORTH ARROW
	DOOR DESIGNATION NUMBER (PLAN)
	WINDOW DESIGNATION LETTER (PLAN)
	PARTITION TYPE
	CENTERLINE
	ROOM IDENTIFICATION
	FINISH CEILING & HEIGHT
	ELEVATION CHANGE (PLAN)
	INTERIOR ELEVATION KEY
	VIEW NUMBER
	SHEET NUMBER
	VIEW DIRECTION / ELEVATION NUMBER
	DETAIL KEY
	DRAWING NUMBER / SHEET NUMBER
	SECTION DETAIL
	WALL SECTION
	ELEVATION TAG
	SHEET NUMBER / DRAWING NUMBER
	PLATELINE OR FLOOR ELEVATION (ELEVATIONS & SECTIONS)
	DETAIL SECTION
	DRAWING NUMBER / SHEET NUMBER
	REVISION NUMBER AND AFFECTED AREA

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

SEAL



PROJECT 07/13/21

ALVAREZ ADDITION
1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

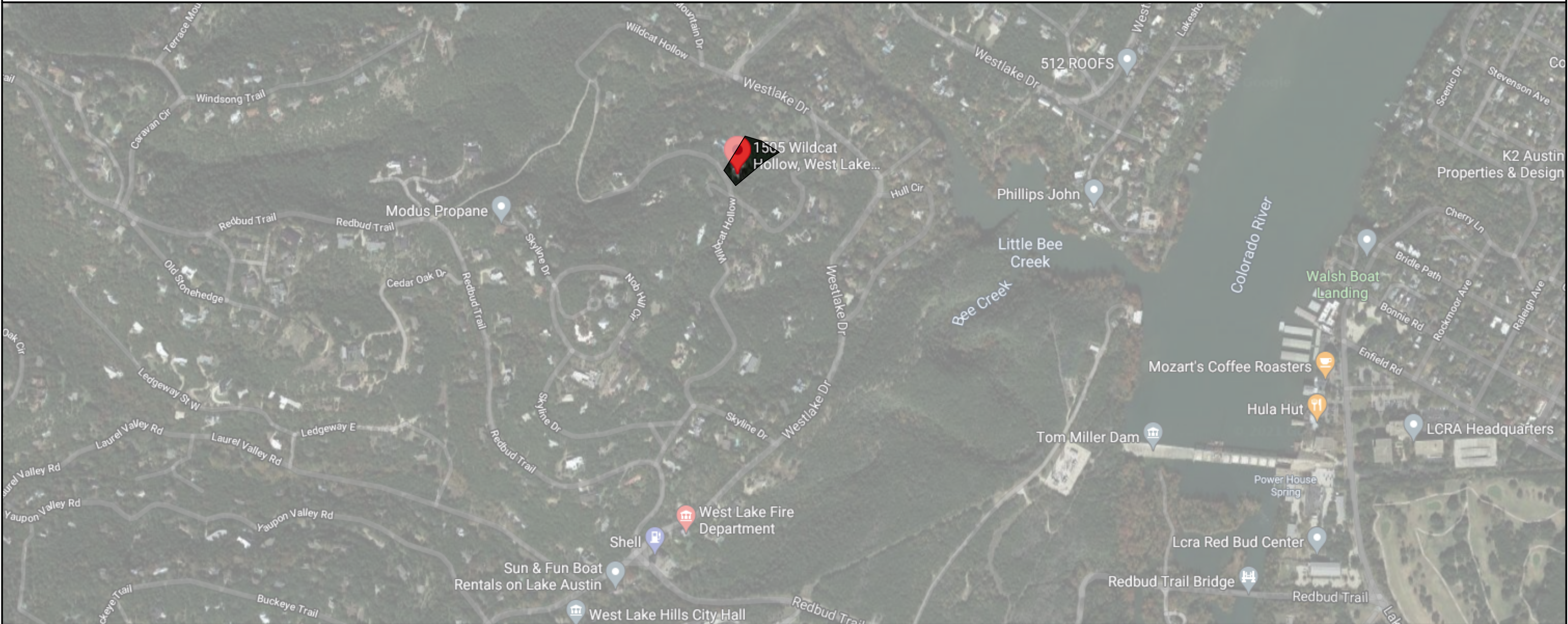
DRAWN BY
KP, CA

SET ISSUE
07/13/21: PERMIT SET

SCHEMATIC RENDERING



VICINITY MAP



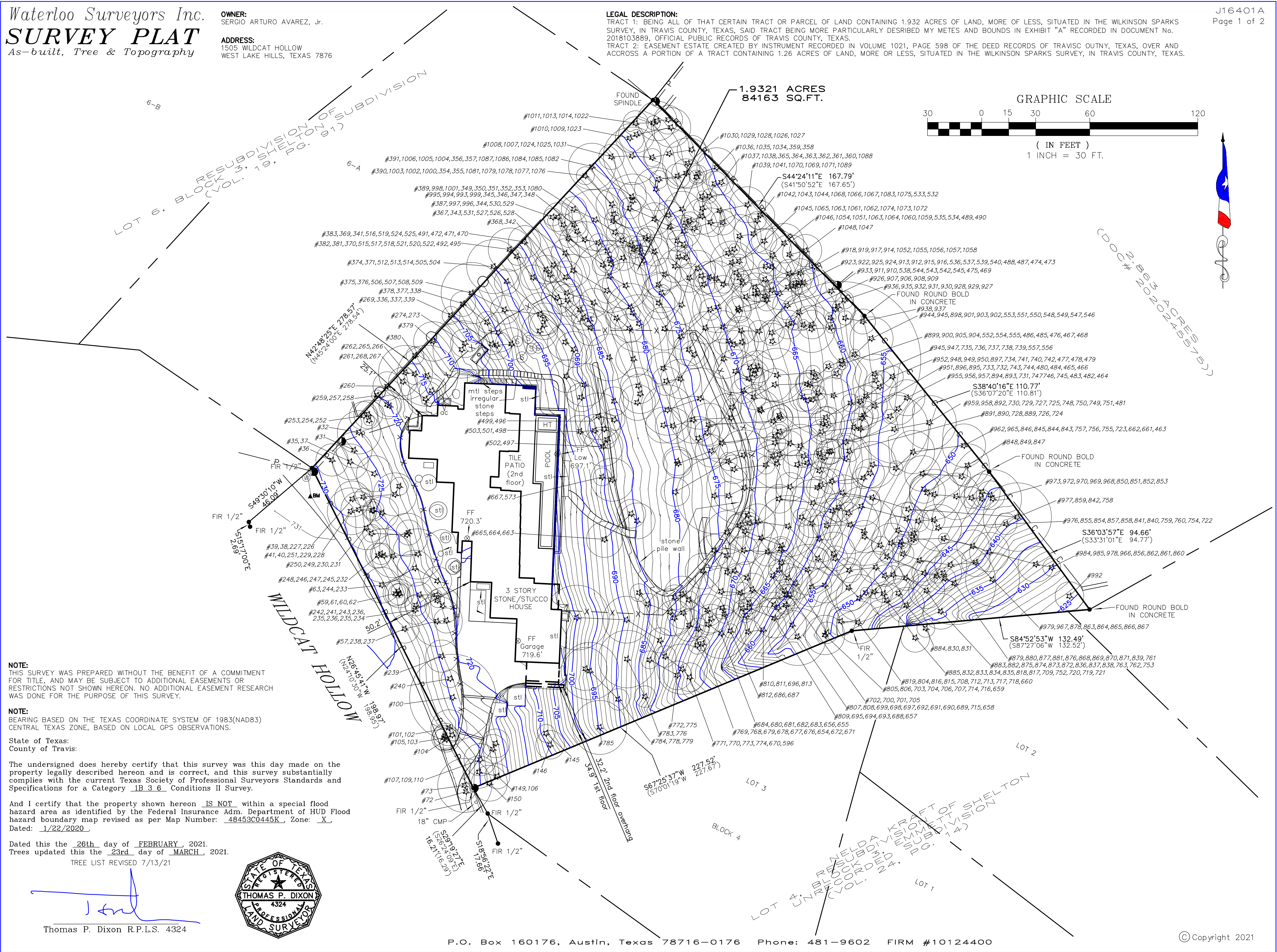
REVISIONS		
REV ID	REV NAME	DATE

SHEET TITLE

COVER SHEET

A0.0

Tuesday, July 13, 2021 | 4:10 PM
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DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS
512.472.4980 • WWW.DCARCH.COM
2120 EAST 7TH STREET-AUSTIN, TX 78702

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

OWNER:
SERGIO ARTURO AVAREZ, Jr.

ADDRESS:
1505 WILDCAT HOLLOW
WEST LAKE HILLS, TEXAS 78766

LEGAL DESCRIPTION:
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.932 ACRES OF LAND, MORE OF LESS, SITUATED IN THE WILKINSON SPARKS SURVEY, IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS IN EXHIBIT "A" RECORDED IN DOCUMENT No. 2018103889, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

J16401A
Page 2 of 2

TREE LIST:

#. TYPE. SIZE

31, Hackberry 10
32, Juniper 12
35, Hackberry 10
36, Lacey Oak 6 6
37, Juniper 10
38, Juniper 5
39, Juniper 10
40, Juniper 10
41, Juniper 13
57, Juniper 8
59, Juniper 7
60, Juniper 8
61, Hackberry 6
62, Juniper 4
63, Juniper 10
72, Elm 5
73, Elm 10
100, Juniper 18 12
101, Juniper 10
102, Spanish Oak 4
103, Spanish Oak 7
104, Spanish Oak 7
105, Spanish Oak 7
106, Juniper 5 4 4
107, Juniper 9
109, Juniper 8
110, Juniper 8
115, Ligustrum 5
145, Juniper 5
146, Juniper 8
149, Elm 5 4
150, Juniper 8 3
226, Mountain Laurel 5
227, Juniper 12
228, Juniper 6 5
229, Juniper 6
230, Juniper 12
231, Spanish Oak 7
232, Juniper 14
233, Juniper 8
234, Juniper 10
235, Juniper 4
236, Crepe Myrtle 3
237, Mountain Laurel 5 4
238, Juniper 14
239, Juniper 9
240, Juniper 5
241, Juniper 6
242, Juniper 8
243, Juniper 7
244, Juniper 10
245, Juniper 12
246, Juniper 6
247, Ligustrum 9 6 5
248, Juniper 5 4
249, Juniper 5
250, Juniper 12
251, Juniper 5
252, Mountain Laurel 3
253, Hackberry 8
254, Hackberry 8
257, Juniper 8
258, Juniper 6
259, Hackberry 3
260, Juniper 8
261, Juniper 8
262, Hackberry 15
265, Juniper 6
266, Ligustrum 12 9
267, Juniper 7
268, Juniper 10
269, Hackberry 5
273, Spanish Oak 11 10
274, Spanish Oak 8

TREE LIST:

#. TYPE. SIZE

336, Juniper 6
337, Juniper 8
338, Juniper 11
339, Juniper 9
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346, Juniper 8
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350, Juniper 5
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352, Juniper 4 3
353, Juniper 7
354, Juniper 5
355, Juniper 3
356, Juniper 7 4
357, Juniper 7
358, Juniper 4 4 3
359, Juniper 8 4
360, Juniper 5
361, Juniper 5
362, Juniper 10
363, Juniper 5
364, Juniper 7
365, Ligustrum 4
367, Juniper 8
368, Juniper 10
369, Juniper 8
370, Juniper 7
371, Juniper 7
374, Hackberry 10 9
375, Ligustrum 8 6 6 8
376, Mountain Laurel 4 4 3
377, Juniper 4 3
378, Ligustrum 5 4
379, Spanish Oak 8 3 3
380, Hackberry 5
381, Juniper 5
382, Juniper 12
383, Juniper 9
387, Juniper 5
388, Juniper 8
389, Juniper 7
390, Juniper 5
391, Juniper 10 6
394, Live Oak 14 13
464, Juniper 8
465, Juniper 8
466, Juniper 8
467, Juniper 7 6
468, Juniper 10
469, Juniper 8 5 3 3
470, Juniper 7 6
471, Juniper 11
472, Juniper 10
473, Juniper 8
474, Juniper 8 5
475, Juniper 13 8
476, Juniper 13
477, Juniper 6 6 5
478, Juniper 5 3
479, Juniper 8 5 3
480, Juniper 6
481, Juniper 8
482, Juniper 9
483, Juniper 8 7 5
484, Juniper 9
485, Juniper 10 8
486, Juniper 5
487, Juniper 8
488, Juniper 8
489, Juniper 7

TREE LIST:

#. TYPE. SIZE

490, Juniper 9
491, Juniper 10
492, Juniper 13
495, Juniper 8
496, Juniper 6
497, Juniper 5
498, Juniper 9
499, Juniper 8 6 3
501, Juniper 6 6
502, Juniper 11
503, Juniper 9
504, Juniper 8
505, Juniper 8 8
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508, Juniper 8
509, Juniper 10
511, Juniper 10
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513, Juniper 8 4
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515, Juniper 9
516, Juniper 8
517, Juniper 9
518, Juniper 6 4
519, Juniper 8
520, Juniper 4
521, Juniper 7
522, Juniper 10
524, Juniper 8
525, Juniper 8
526, Mountain Laurel 3 2
527, Juniper 7
528, Juniper 9 8 5
529, Juniper 8 5 4
530, Live Oak 12 10 5
531, Juniper 7
532, Juniper 8 8
533, Juniper 11
534, Juniper 4 4
535, Juniper 10 8
536, Juniper 7
537, Juniper 7
538, Juniper 8
539, Juniper 6 6
540, Juniper 6 5
542, Juniper 9
543, Juniper 6 3
544, Juniper 6 5
545, Juniper 11
546, Juniper 7 5 4
547, Juniper 8
548, Juniper 8
549, Juniper 7
550, Juniper 4
551, Juniper 7 3
552, Juniper 5 4 3
553, Juniper 8 9 6
554, Juniper 5 4
555, Juniper 5 4
556, Live Oak 11
557, Juniper 5 4
573, Juniper 12
596, Juniper 18
654, Juniper 13
655, Juniper 4
656, Juniper 10
657, Juniper 10
658, Juniper 9
659, Juniper 12
660, Live Oak 5 4
661, Juniper 8
662, Juniper 8 7 7 6 6
663, Juniper 10
664, Juniper 8
753, Juniper 5
667, Mountain Laurel 3 3

TREE LIST:

#. TYPE. SIZE

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492, Juniper 13
495, Juniper 8
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497, Juniper 5
498, Juniper 9
499, Juniper 8 6 3
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518, Juniper 6 4
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525, Juniper 8
526, Mountain Laurel 3 2
527, Juniper 7
528, Juniper 9 8 5
529, Juniper 8 5 4
530, Live Oak 12 10 5
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539, Juniper 6 6
540, Juniper 6 5
542, Juniper 9
543, Juniper 6 3
544, Juniper 6 5
545, Juniper 11
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554, Juniper 5 4
555, Juniper 5 4
556, Live Oak 11
557, Juniper 5 4
573, Juniper 12
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#. TYPE. SIZE

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754, Juniper 11 4

TREE LIST:

#. TYPE. SIZE

490, Juniper 9
491, Juniper 10
492, Juniper 13
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497, Juniper 5
498, Juniper 9
499, Juniper 8 6 3
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662, Juniper 8 7 7 6 6
663, Juniper 10
664, Juniper 8
753, Juniper 5
754, Juniper 11 4

TREE NOTE:

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

LEGEND

RECORD CALL ()
FOUND IRON ROD ()
FOUND IRON ROD WITH CAP ()
FOUND IRON PIPE ()
HOT TUB ()
STEEL BORDER ()
WATER VALVE ()
WATER METER ()
SEPTIC LID ()
UTILITY POLE/GUY ANCHOR ()
UTILITY LINE ()
IRON FENCE ()
CHAIN LINK FENCE ()
CHICKEN WIRE FENCE ()
PROPANE TANK ()
FINISHED FLOOR ELEVATION ()
TREE, DRIPLINE & NUMBER ()

BENCHMARK: ABM
FOUND 1/2" IRON ROD
NAVD88 ELEVATION: 731.07'

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

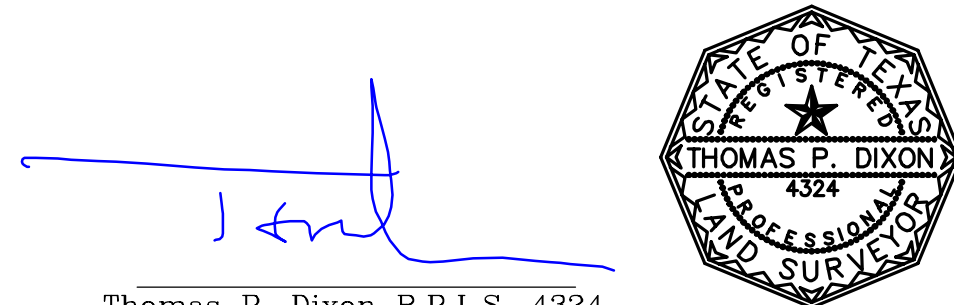
NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B.3.6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445K, Zone: X, Dated: 1/22/2020.

Dated this the 26th day of FEBRUARY, 2021. TREE LIST REVISED 7/13/21



Thomas P. Dixon R.P.L.S. 4324

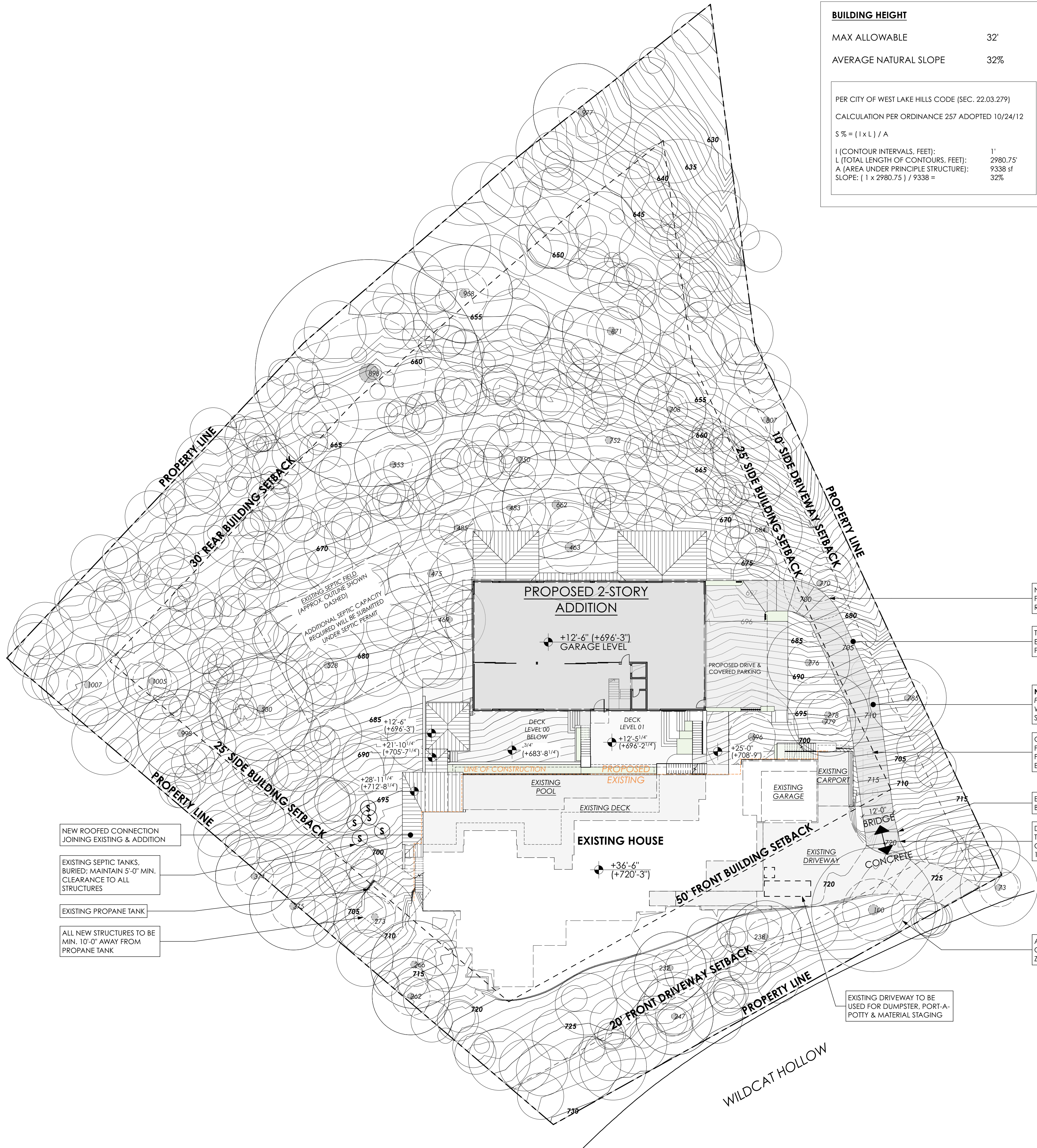
P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

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BUILDING HEIGHT	
MAX ALLOWABLE	32'
AVERAGE NATURAL SLOPE	32%
PER CITY OF WEST LAKE HILLS CODE (SEC. 22.03.279)	
CALCULATION PER ORDINANCE 257 ADOPTED 10/24/12	
$S \% = (I \times L) / A$	
I (CONTOUR INTERVALS, FEET):	1'
L (TOTAL LENGTH OF CONTOURS, FEET):	2980.75'
A (AREA UNDER PRINCIPLE STRUCTURE):	9338 sf
SLOPE: $(1 \times 2980.75) / 9338 =$	32%

IMPERVIOUS COVER		
TOTAL LOT AREA	84,163 sq ft	100 %
EXISTING IMPERVIOUS COVER		
A/C PAD	50	
PROPANE PAD	38	
POOL	852	
DRIVEWAY	1,869	
BUILDING COVER	7,434	
	10,243 sq ft	
PROPOSED IMPERVIOUS COVER		
DRIVEWAY COLUMN FOOTING	24	
A/C PAD	56	
NEW STAIR LANDING	36	
NEW DRIVEWAY CONNECTION	60	
DECK LEVEL 02	315	
DECK LEVEL 01	826	
NEW ROOFED CONNECTION	942	
DECK LEVEL 00	1,232	
NEW COVERED PARKING	1,400	
PROPOSED BUILDING COVER	5,768	
	10,659 sq ft	
TOTAL IMPERVIOUS COVER	20,902 sq ft	24.8 %
ALLOWABLE IMPERVIOUS COVER	21,031 sq ft	25 %

PROTECTED TREE TABLE		
73	1'-3"	ELM
100	2'-0"	JUNIPER
232	1'-2"	JUNIPER
238	1'-2"	JUNIPER
247	1'-3"	LIGUSTRUM
262	1'-3"	HACKBERRY
266	1'-5"	LIGUSTRUM
273	1'-4"	SPANISH OAK
374	1'-3"	HACKBERRY
375	1'-5"	LIGUSTRUM
463	1'-9"	LIVE OAK
469	1'-2"	JUNIPER
475	1'-5"	JUNIPER
483	1'-2"	JUNIPER
485	1'-2"	JUNIPER
528	1'-4"	JUNIPER
530	1'-8"	LIVE OAK
553	1'-3"	JUNIPER
596	1'-6"	JUNIPER
662	1'-9"	JUNIPER
684	1'-2"	JUNIPER
708	1'-2"	JUNIPER
750	1'-2"	JUNIPER
752	1'-5"	JUNIPER
770	1'-2"	LIGUSTRUM
776	1'-4"	LIGUSTRUM
778	1'-4"	SPANISH OAK
785	1'-3"	LIGUSTRUM
807	1'-4"	JUNIPER
871	1'-7"	LIVE OAK
898	3'-8"	LIVE OAK
958	1'-7"	JUNIPER
977	1'-7"	JUNIPER
998	1'-5"	JUNIPER
1005	1'-3"	JUNIPER
1007	1'-4"	JUNIPER

dc+a

DICK CLARK + ASSOCIATES

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PROJECT

07/13/21

ALVAREZ ADDITION
1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

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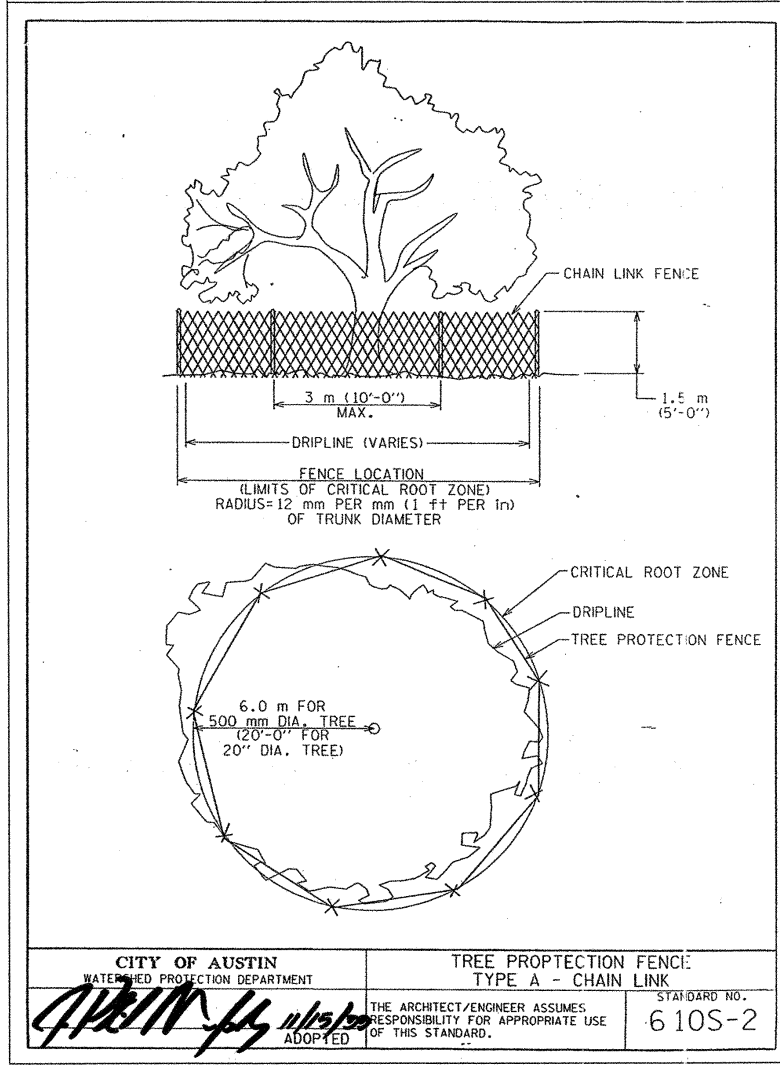
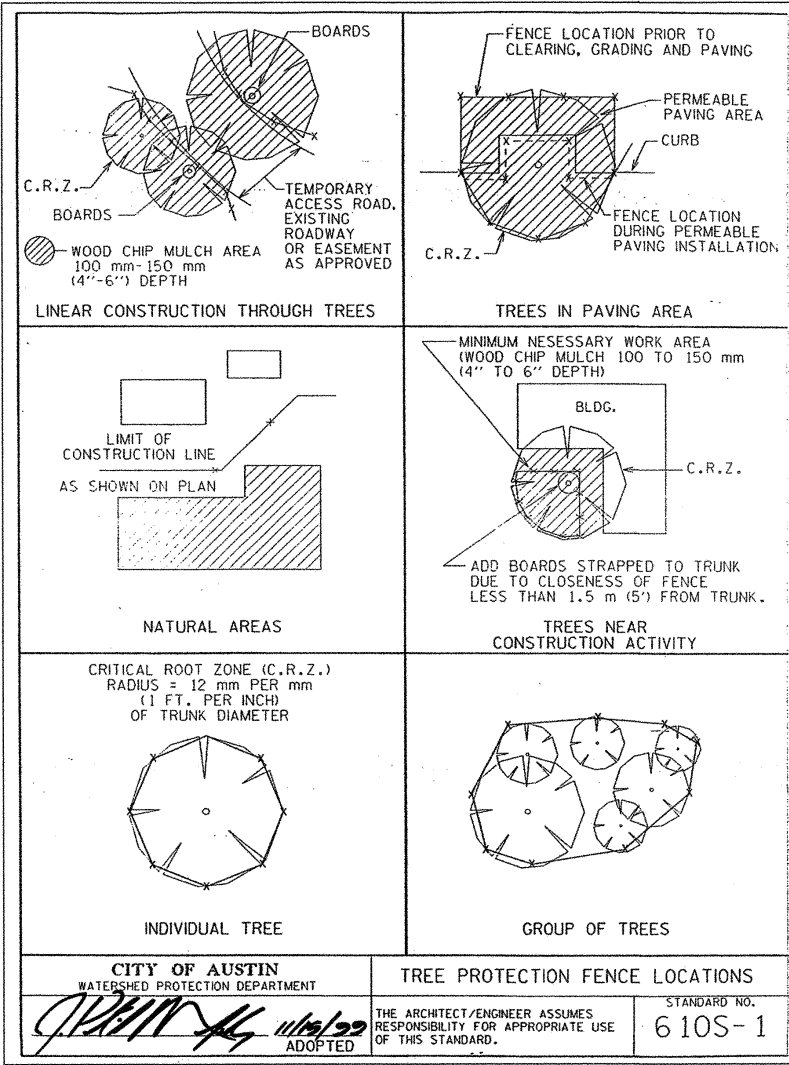
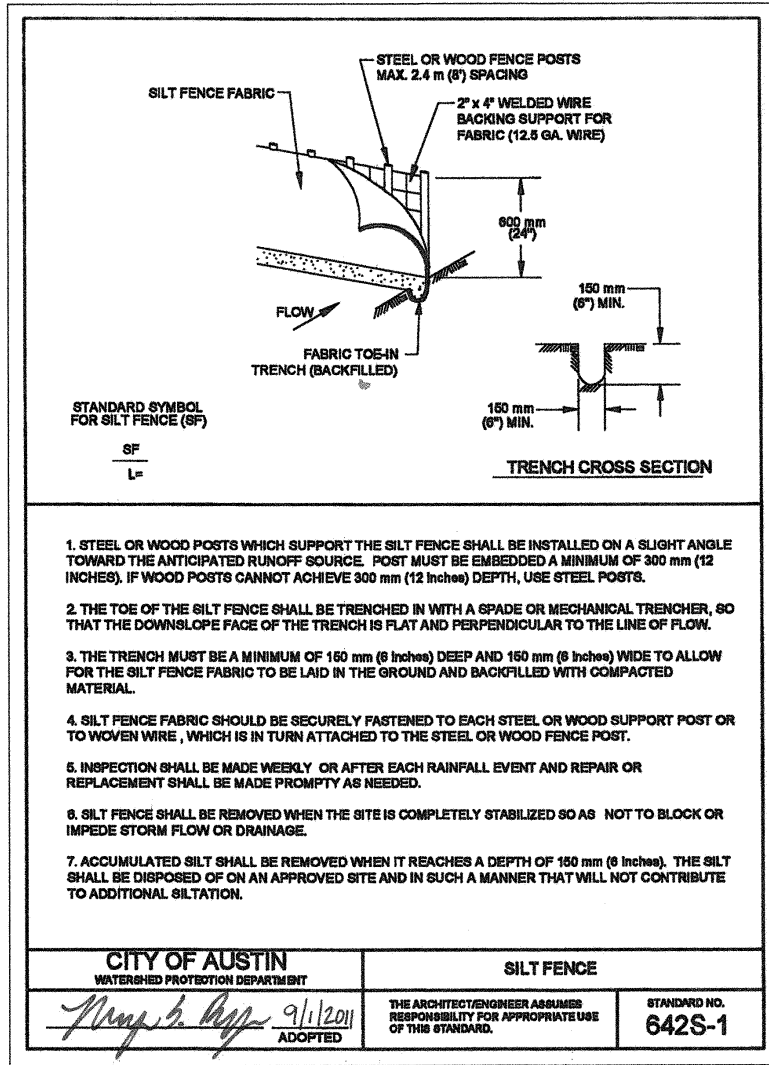
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REVISIONS		
REV. ID.	REV. NAME	DATE

SHEET TITLE

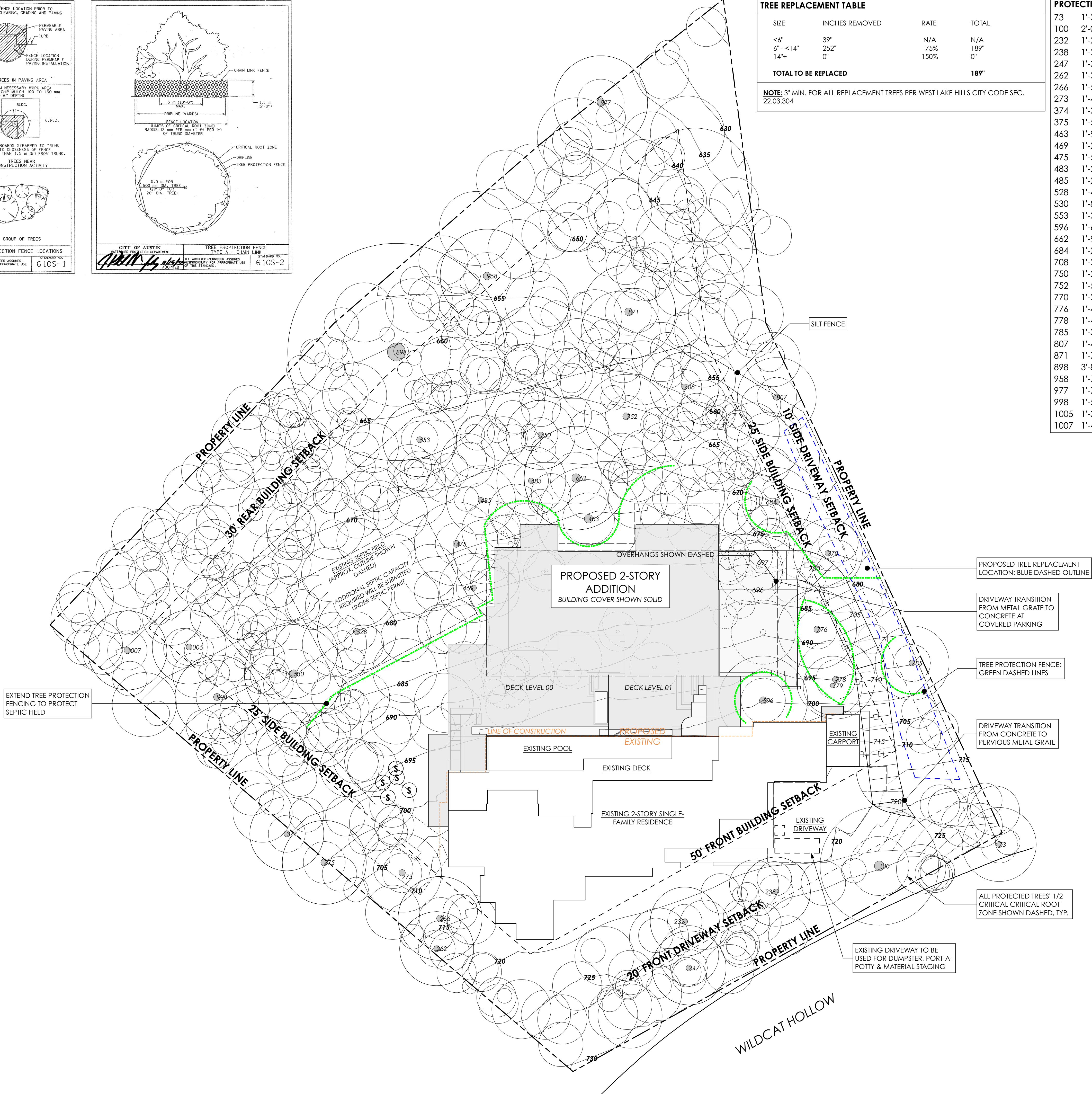
SITE PLAN:
ARCHITECTURAL





TREE REPLACEMENT TABLE			
SIZE	INCHES REMOVED	RATE	TOTAL
<6"	39"	N/A	N/A
6" - <14"	252"	75%	189"
14"+	0"	150%	0"
TOTAL TO BE REPLACED			189"
NOTE: 3" MIN. FOR ALL REPLACEMENT TREES PER WEST LAKE HILLS CITY CODE SEC. 22.03.304			

PROTECTED TREE TABLE		
73	1'-3"	ELM
100	2'-0"	JUNIPER
232	1'-2"	JUNIPER
238	1'-2"	JUNIPER
247	1'-3"	LIGUSTRUM
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REGISTERED ARCHITECT
DICK CLARK + ASSOCIATES
17701

ALVAREZ ADDITION
1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

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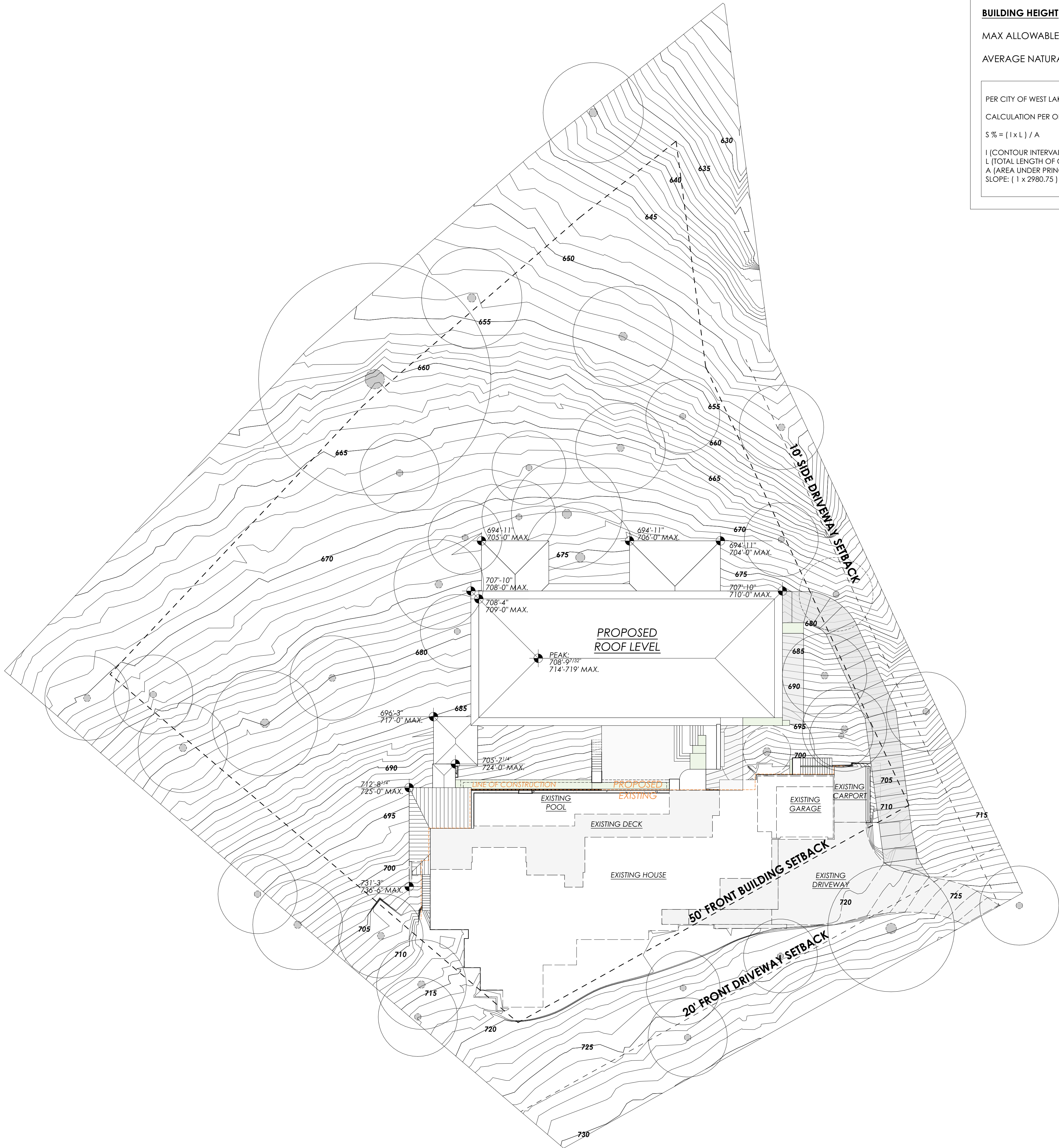
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REVISIONS		
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SHEET TITLE

SITE PLAN: TREE PROTECTION & REMOVAL

A0.3a



BUILDING HEIGHT	
MAX ALLOWABLE	32'
AVERAGE NATURAL SLOPE	32%
PER CITY OF WEST LAKE HILLS CODE (SEC. 22.03.279)	
CALCULATION PER ORDINANCE 257 ADOPTED 10/24/12	
$S \% = (I \times L) / A$	
I (CONTOUR INTERVALS, FEET):	1'
L (TOTAL LENGTH OF CONTOURS, FEET):	2980.75'
A (AREA UNDER PRINCIPLE STRUCTURE):	9338 sf
SLOPE: $(1 \times 2980.75) / 9338 =$	
	32%

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ALVAREZ ADDITION
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REV. ID.	REV. NAME	DATE

SHEET TITLE

SITE PLAN: BUILDING
HEIGHTS



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WEST LAKE HILLS, TX 78746

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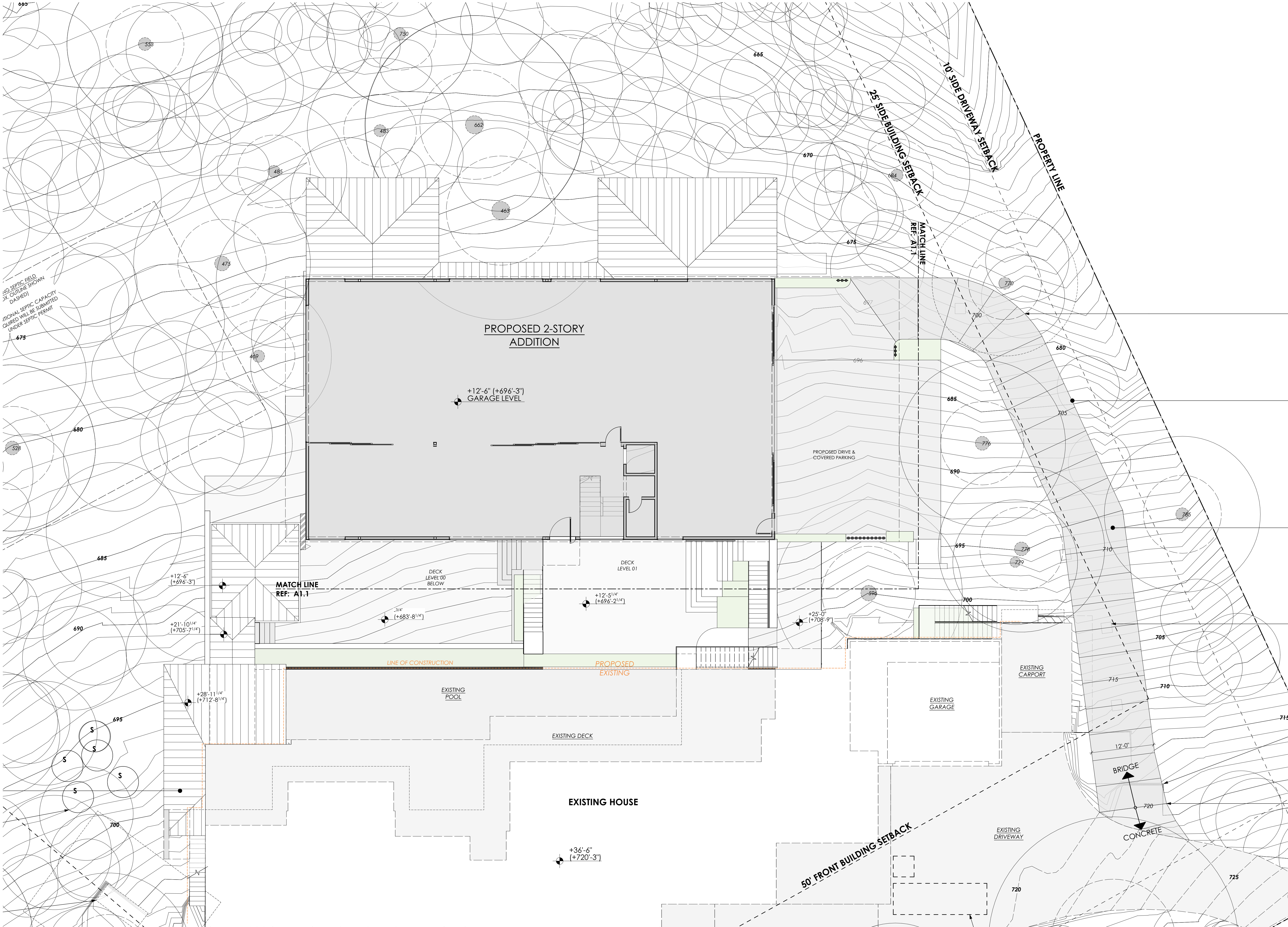
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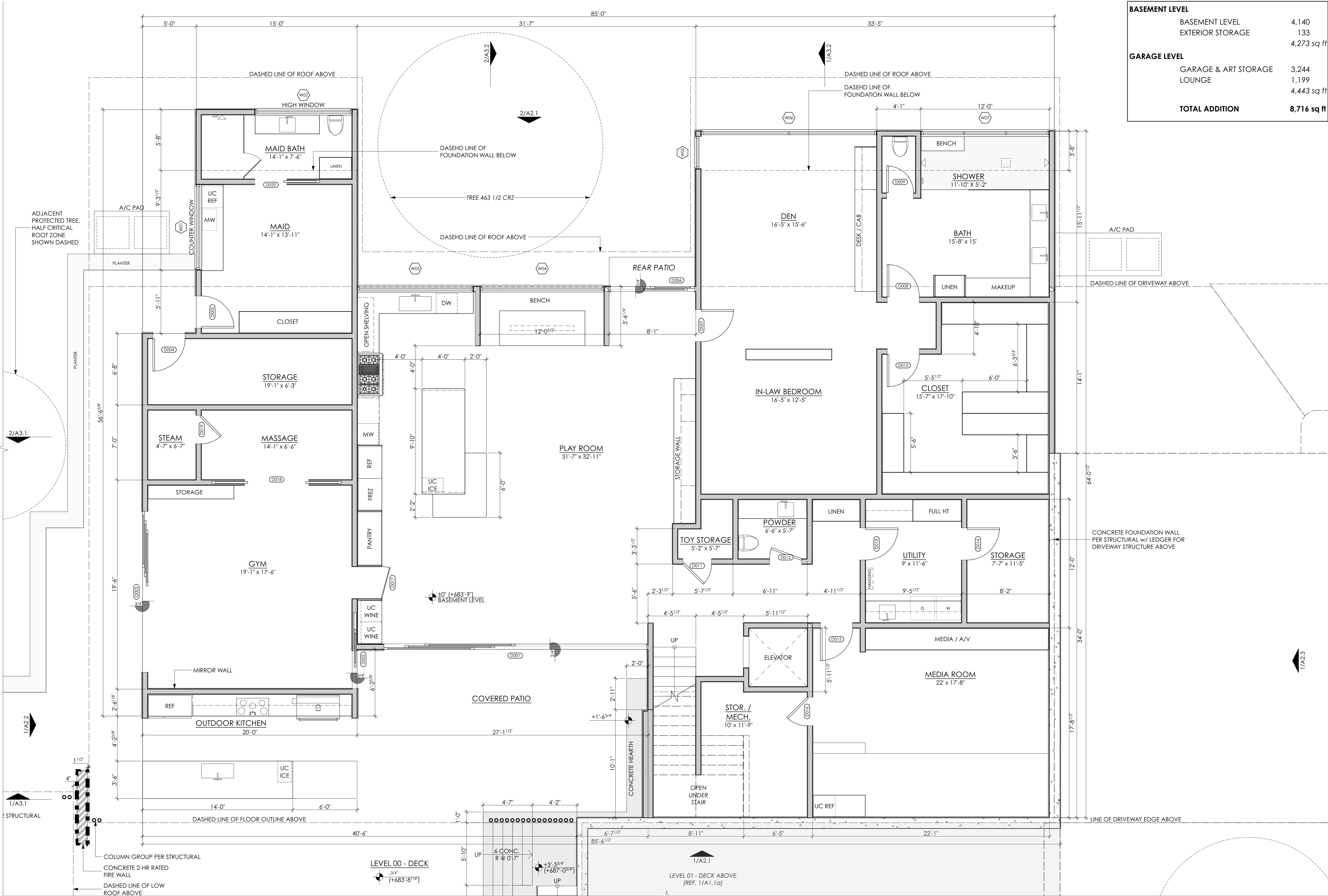
PLAN: KEY PLAN

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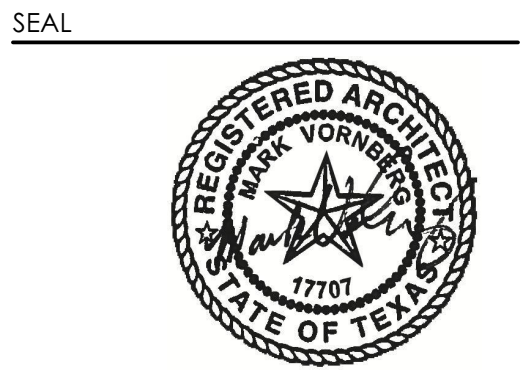


1 KEY PLAN
SCALE: 1/8" = 1'-0"



BASEMENT LEVEL		
BASEMENT LEVEL	4,140	
EXTERIOR STORAGE	133	
	4,273 sq ft	
GARAGE LEVEL		
GARAGE & ART STORAGE	3,244	
LOUNGE	1,199	
	4,443 sq ft	
TOTAL ADDITION	8,716 sq ft	

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PROJECT 07/13/21

ALVAREZ ADDITION
1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

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REV. ID	REV. NAME	DATE

SHEET TITLE

PLAN: BASEMENT

A1.0a

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PROJECT 07/13/21

ALVAREZ ADDITION

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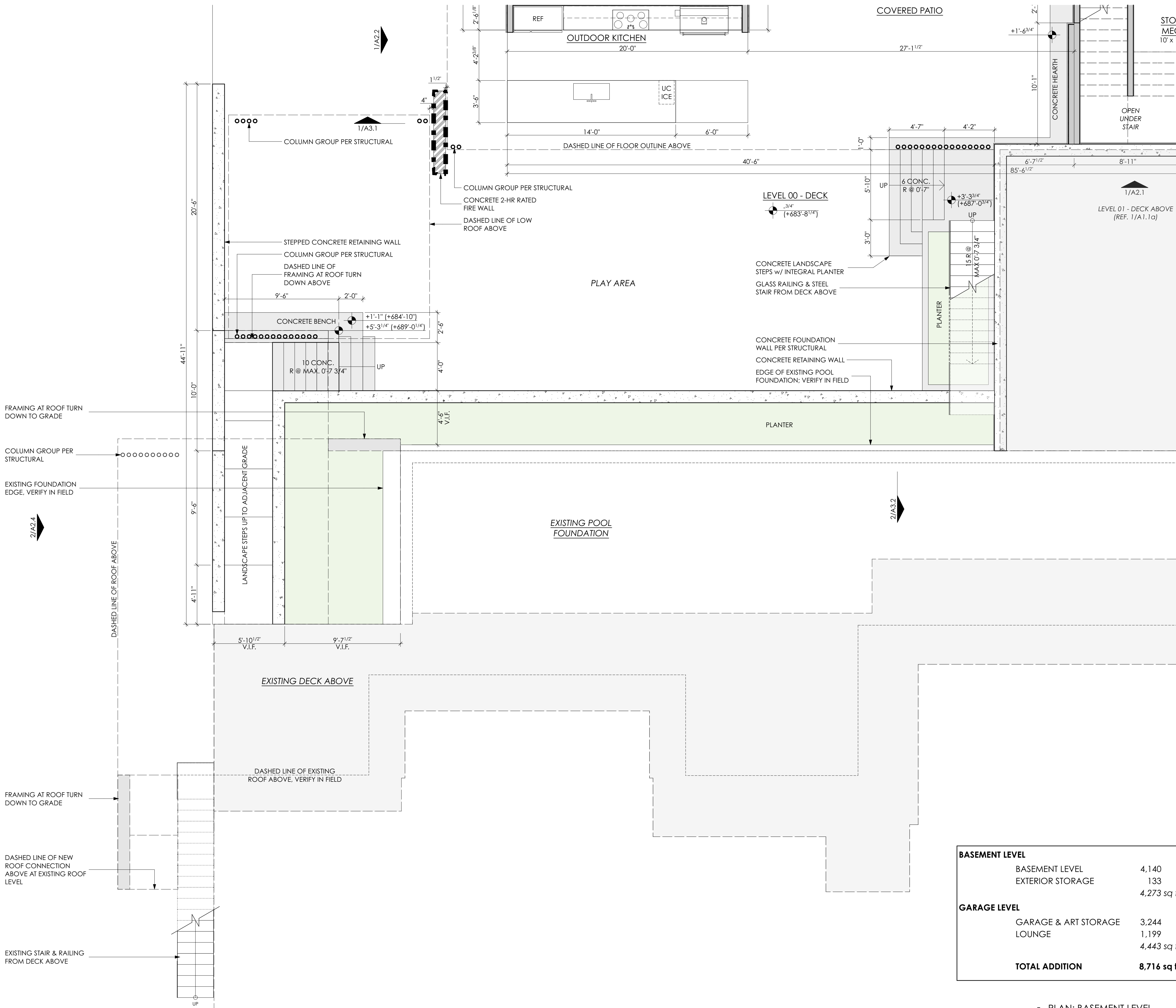
REVISIONS

REV. ID	REV. NAME	DATE
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SHEET TITLE

PLAN: BASEMENT

A1.0b



BASEMENT LEVEL		
BASEMENT LEVEL	4,140	
EXTERIOR STORAGE	133	
	4,273 sq ft	
GARAGE LEVEL		
GARAGE & ART STORAGE	3,244	
LOUNGE	1,199	
	4,443 sq ft	
TOTAL ADDITION	8,716 sq ft	

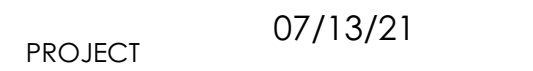
1 PLAN: BASEMENT LEVEL
SCALE: 1/4" = 1'-0"



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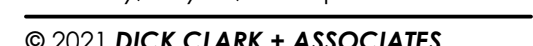
PLAN: GARAGE

A1.1a

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ALVAREZ ADDITION

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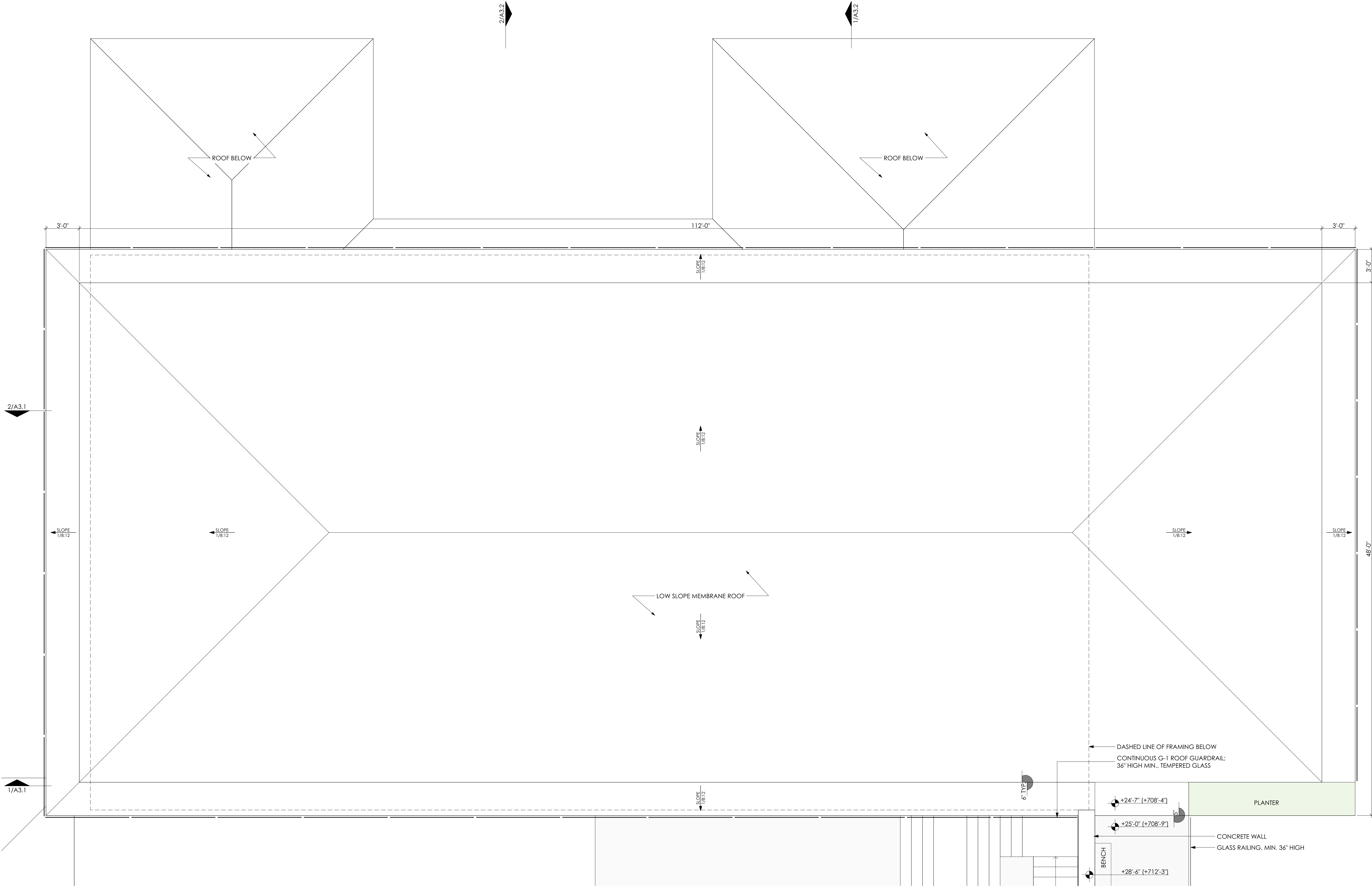
REVISIONS		
REV. ID	REV. NAME	DATE

SHEET TITLE

PLAN: ROOF

A1.2

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1 PLAN: ROOF LEVEL

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



LIGHTING LEGEND	
	SWITCH #
	WALL WASHER
	SQUARE WALL WASHER
	SURFACE MOUNTED FIXTURE
	PENDANT
	WALL SCONCE
	IN-GROUND UPLIGHT
	RECESSED CAN LIGHT
	RECESSED SQUARE CAN LIGHT (LINE UP W/ T&G CEILING)
	PIN HOLE RECESSED LIGHT FIXTURE
	STEP LIGHT
	FAN/LIGHT COMBO
	CHANDELIER PENDANT
	TRACK LIGHTING SYSTEM
	CEILING MOUNTED FLUORESCENT
	EXTERIOR SPOT LIGHT
	CONTINUOUS LINEAR LIGHTING
	LANDSCAPE LIGHT CIRCUIT
	RECESSED CEILING EXHAUST FAN
	CEILING FAN
	GARAGE DOOR OPENER
	RECESSED WALL MOUNTED SPEAKERS
	CEILING MOUNTED SPEAKERS
	DOOR BELL
	SMOKE, HEAT OR IONIZATION DETECTOR
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	CEILING HEIGHT AND MATERIAL CALL OUT
	SOFFIT-MOUNTED CAMERA

- RCP NOTES
1. CEILING DEVICES AND LIGHTS SHOWN FOR LOCATION AND COORDINATION. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR INFORMATION ON ACTUAL CEILING DEVICES AND LIGHTS.
 2. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
 3. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF STUD AND TO THE GRIDLINE OR CENTERLINE OF THE GRID TEE OR LIGHT FIXTURE, ETC.
 4. VERIFY & COORDINATE ALL OUTLETS & SWITCHES WITH CASEWORK.
 5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLARIFICATION WITH ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
 6. LIGHT FIXTURES TO BE CENTERED IN SOFFITS AND CEILING TILES UNLESS NOTED OTHERWISE.
 7. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND ADDITIONAL INFORMATION.
 8. SCHEDULE WALK THRU & VERIFY LOCATIONS OF ALL ELECT. FIXTURE, OUTLET, PANEL, CABLE DATA, SMOKE DETECTOR SWITCH, ETC. W/ OWNER & ARCH. IN FIELD FOR FINAL APPROVAL.
 9. ALL FIXTURES TO BE ALIGNED & SPACED AS SHOWN. PLAN FRAMING AS REQ'D.
 10. ALL SWITCH PLATES & WALL PLATES TO BE SELECTED BY OWNER & ARCH.
 11. ALL SWITCHES, EXCEPT IN MECH. AREAS TO BE DIMMABLE.
 12. ALL SWITCH PLATES TO BE MOUNTED AT 42" A.F.F. U.N.O. VERIFY WITH CONTRACTOR & OWNER.
 13. PROVIDE OWNER WITH ALL MANUF. INSTRUCTIONS.
 14. CONTRACTOR TO PROVIDE GFI OUTLETS AT ALL WET AREAS AS REQUIRED BY CODE.
 15. SWITCHES TO BE GANGED.
 16. FOR EACH FIXTURE PROVIDE ALL NECESSARY PARTS (I.E. TRANSFORMERS, TRIM, LEADS, LAMPS, FITTINGS).
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 22. ALL FLUORESCENT LIGHTS TO BE WARM WHITE UNLESS OTHERWISE NOTED.

1 RCP: BASEMENT LEVEL
SCALE: 1/4" = 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



PROJECT 07/13/21

ALVAREZ ADDITION

1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

DRAWN BY

KP, CA

SET ISSUE

07/13/21: PERMIT SET

REVISIONS

REV. ID	REV. NAME	DATE
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SHEET TITLE

RCP: BASEMENT LEVEL

A1.3a

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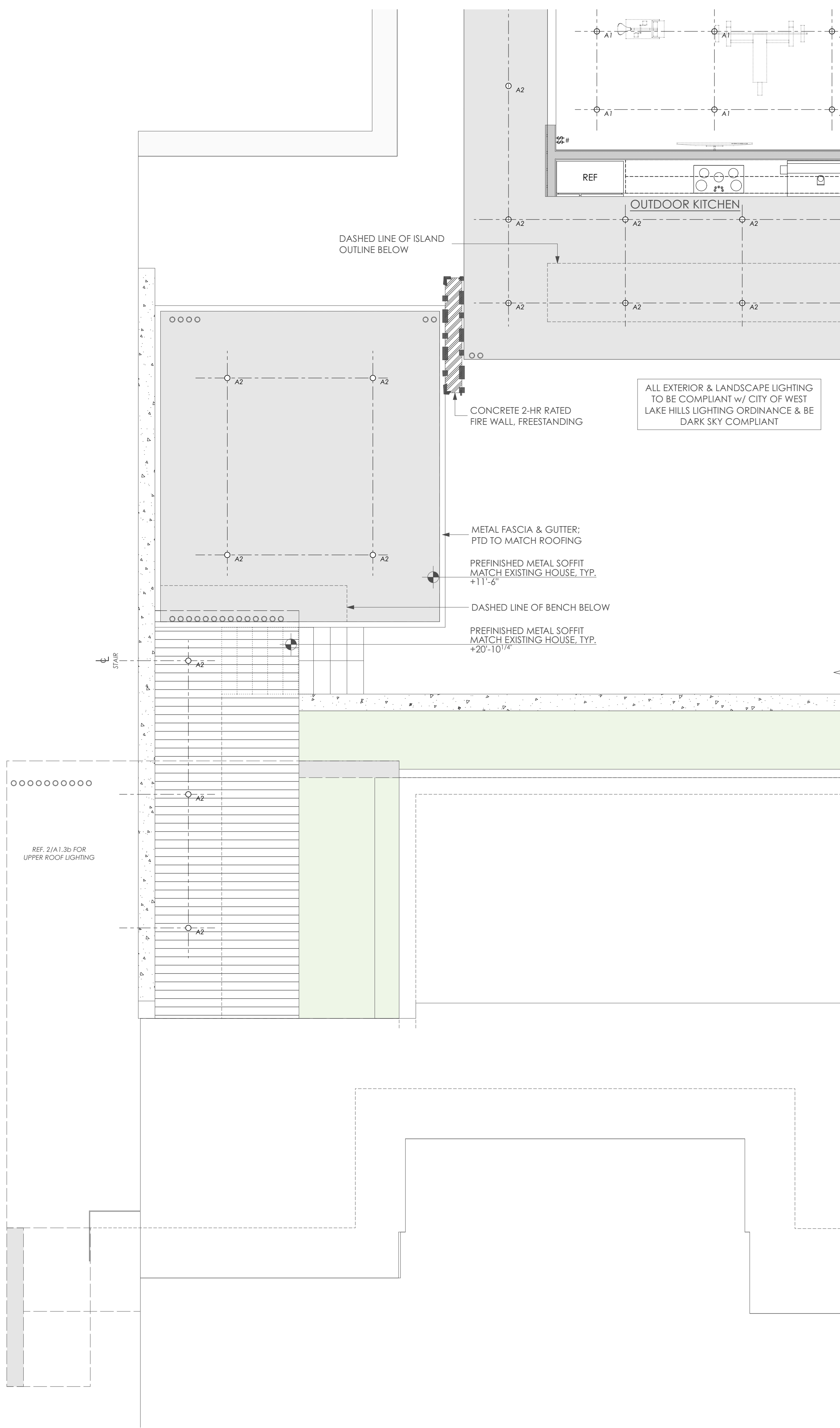
SHEET TITLE

RCP: LOW & HIGH
ROOF

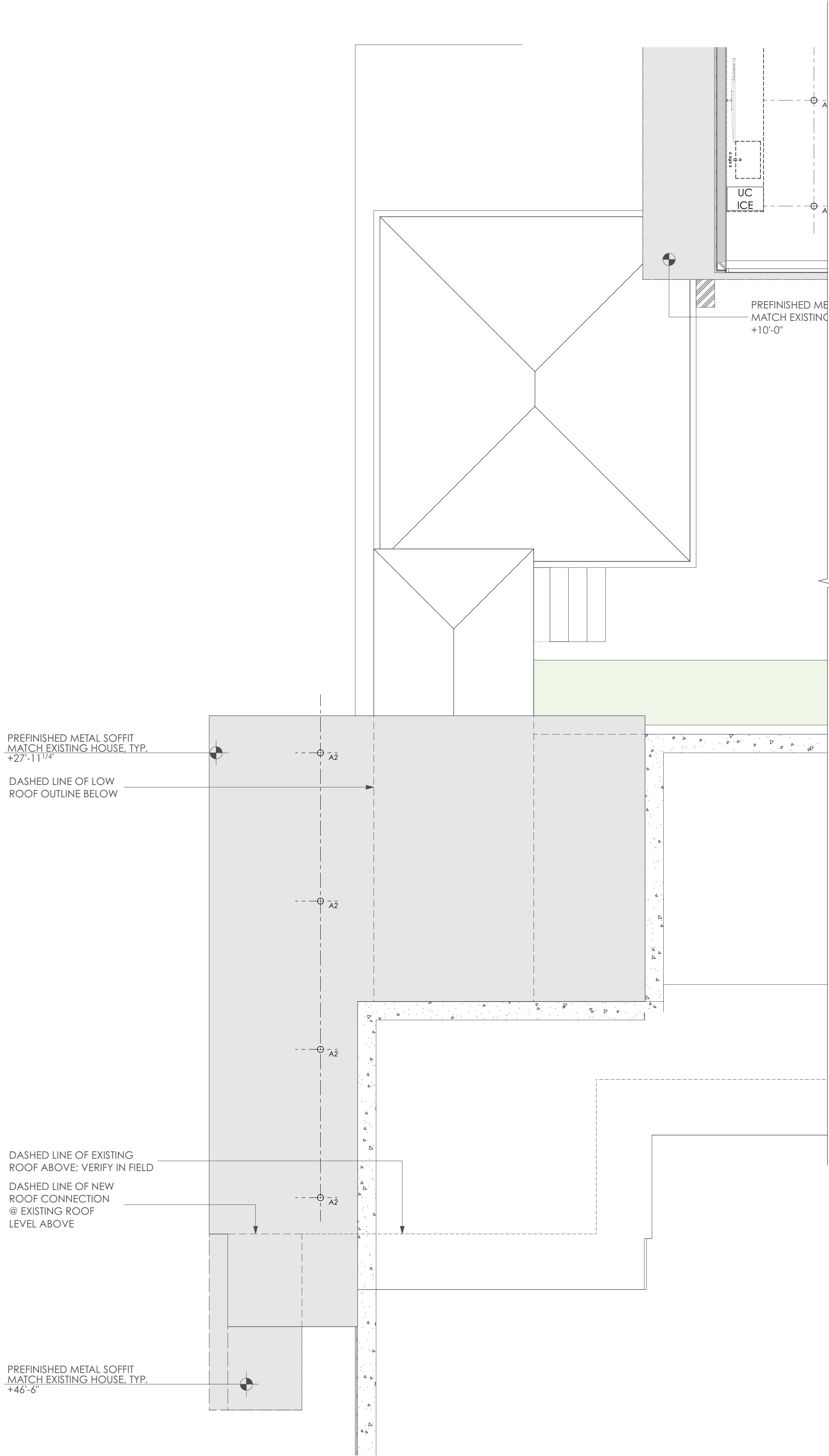
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LIGHTING LEGEND	
	SWITCH #
	WALL WASHER
	SQUARE WALL WASHER
	SURFACE MOUNTED FIXTURE
	PENDANT
	WALL SCONCE
	IN-GROUND UPLIGHT
	RECESSED CAN LIGHT
	RECESSED SQUARE CAN LIGHT (LINE UP W/ T&G CEILING)
	PIN HOLE RECESSED LIGHT FIXTURE
	STEP LIGHT
	FAN/LIGHT COMBO
	CHANDELIER PENDANT
	TRACK LIGHTING SYSTEM
	CEILING MOUNTED FLUORESCENT
	EXTERIOR SPOT LIGHT
	CONTINUOUS LINEAR LIGHTING
	LANDSCAPE LIGHT CIRCUIT
	RECESSED CEILING EXHAUST FAN
	CEILING FAN
	GARAGE DOOR OPENER
	RECESSED WALL MOUNTED SPEAKERS
	CEILING MOUNTED SPEAKERS
	DOOR BELL
	SMOKE, HEAT OR IONIZATION DETECTOR
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	CEILING HEIGHT AND MATERIAL CALL OUT
	SOFFIT-MOUNTED CAMERA

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1 RCP: BASEMENT LEVEL
SCALE: 1/4" = 1'-0"



2 RCP: GARAGE LEVEL
SCALE: 1/4" = 1'-0"

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PROJECT 07/13/21

ALVAREZ ADDITION

1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

DRAWN BY

KP, CA

SET ISSUE

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SHEET TITLE

RCP: GARAGE LEVEL

A1.4a

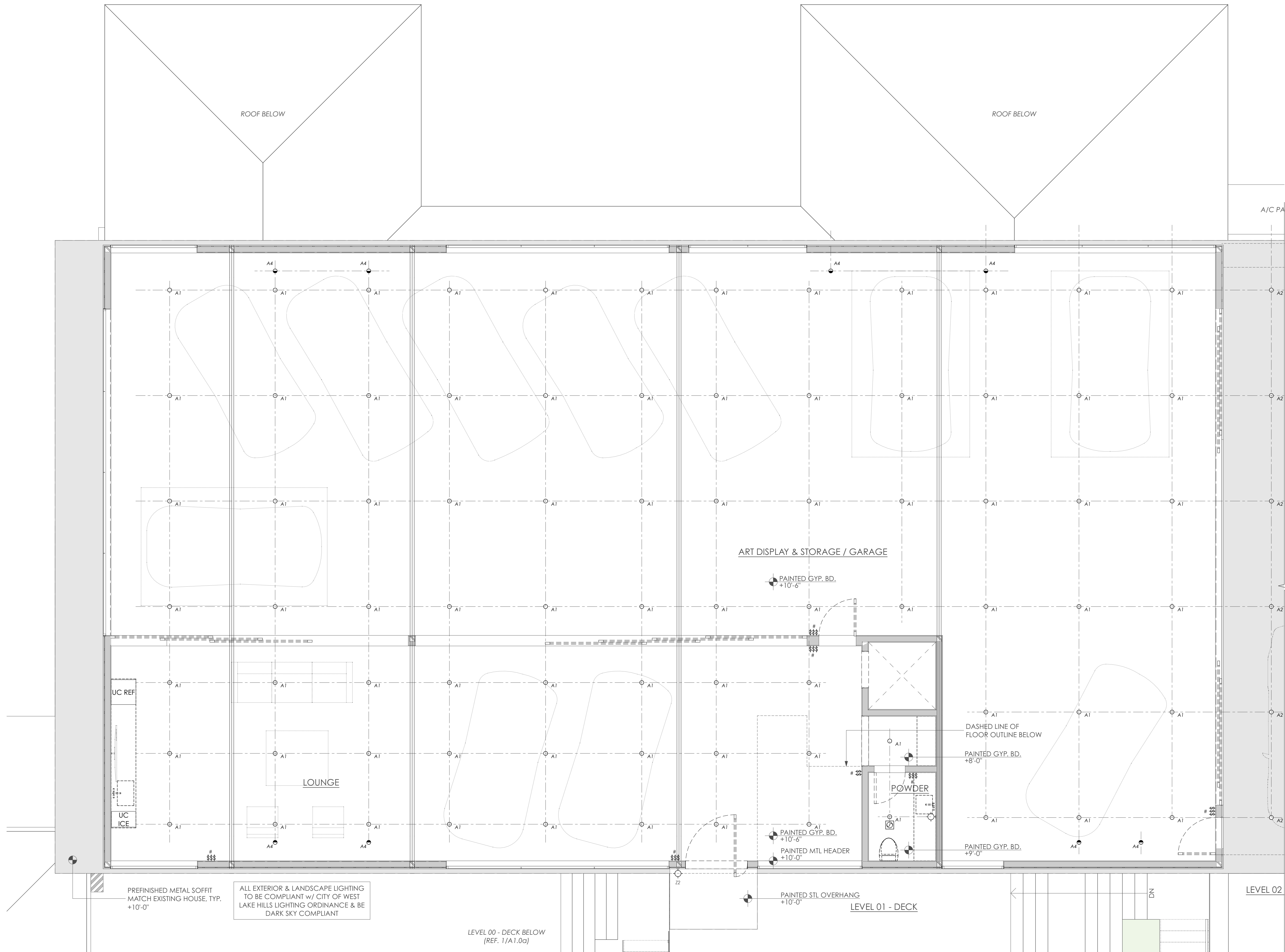
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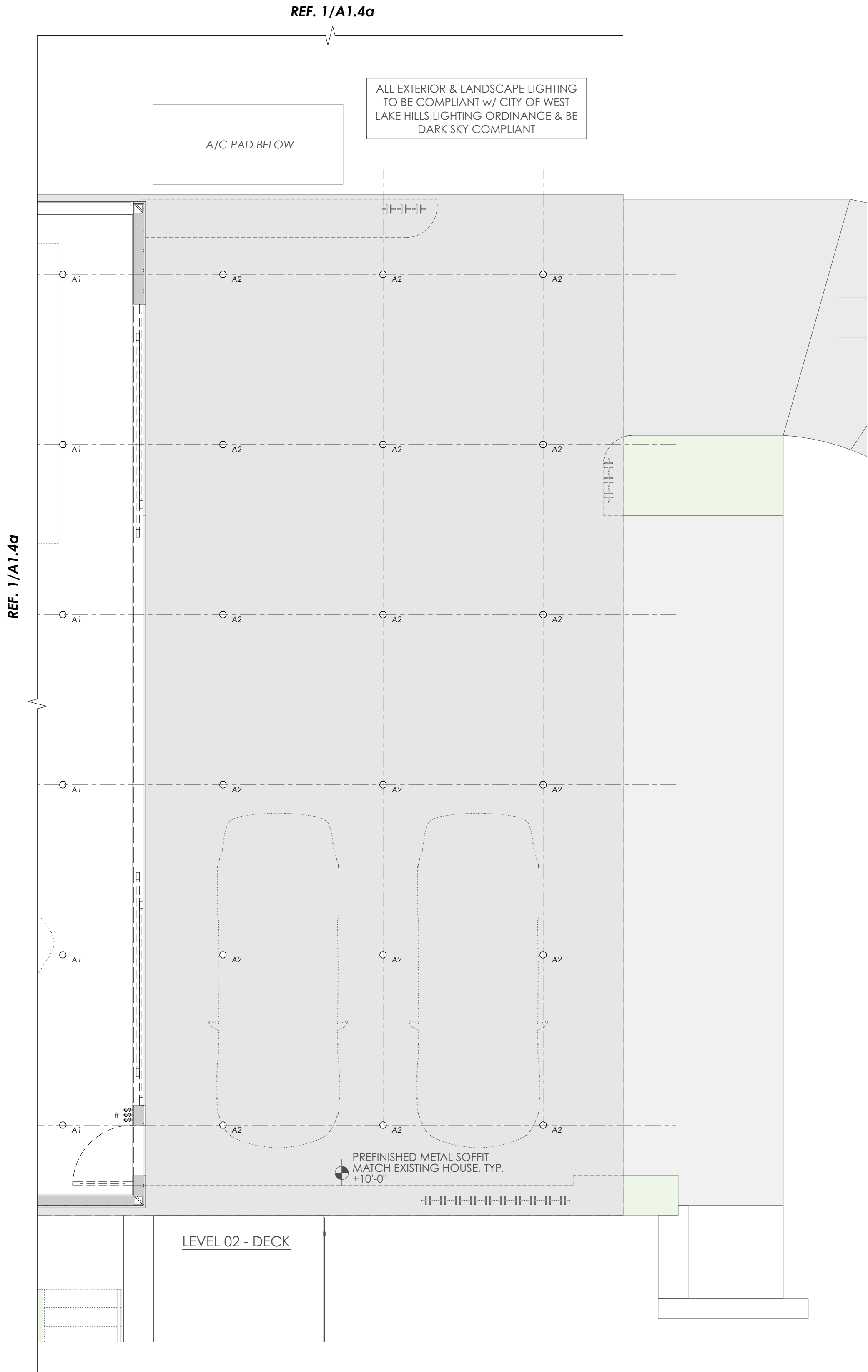
LIGHTING LEGEND	
	SWITCH #
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	SURFACE MOUNTED FIXTURE
	PENDANT
	WALL SCONCE
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1 RCP: GARAGE LEVEL
SCALE: 1/4" = 1'-0"

LIGHTING SCHEDULE								
KEY	TYPE	DESCRIPTION	LOCATION	SIZE	MANUFACTURER	MODEL / MODEL #	TRIM / FINISH	NOTES / REMARKS
A1	RECESSED CAN			4" (ROUND)				
A2	RECESSED CAN: EXTERIOR	4-INCH ALL-PURPOSE LED	EXTERIOR / WET	4" (ROUND)	HALO HOME	RL4	BLACK (EXT.) / WHITE (INT.)	
A3	RECESSED CAN: PINHOLE			2" (ROUND)				
A4	RECESSED CAN: DIRECTIONAL			2" (ROUND)				
B1	LINEAR STRIP LIGHT							
E1	EXHAUST FAN							
F1	CEILING FAN							
S1	STEP LIGHT							
Z2	WALL SCONCE	DOWNLIGHT WALL SCONCE	EXTERIOR		TECH LIGHTING OR SIM.	PITCH 19	BLACK	
Z#	CHANDELIER PENDANT		KITCHEN ISLAND					
Z#	WALL SCONCE		BASEMENT POWDER					
Z#	WALL SCONCE		IN-LAW BATH					



RCP: COVERED PARKING

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

LIGHTING LEGEND	
	SWITCH #
	WALL WASHER
	SQUARE WALL WASHER
	SURFACE MOUNTED FIXTURE
	PENDANT
	WALL SCONCE
	IN-GROUND UPLIGHT
	RECESSED CAN LIGHT
	RECESSED SQUARE CAN LIGHT (LINE UP W/ T&G CEILING)
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	CEILING FAN
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PROJECT 07/13/21

ALVAREZ ADDITION
1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

DRAWN BY
KP, CA

SET ISSUE
07/13/21: PERMIT SET

REVISIONS		
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SHEET TITLE

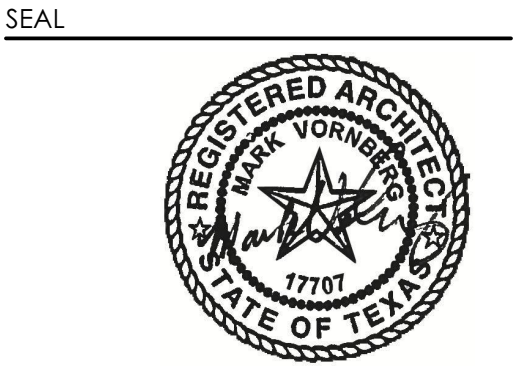
RCP: COVERED PARKING

A1.4b



ELECTRICAL LEGEND	
	DUPLEX CEILING RECEPTACLE
	DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE
	UNDERCOUNTER RECEPTACLE
	APPLIANCE RECEPTACLE
	GROUND FAULT INTERRUPTER
	GROUND FAULT INTERRUPTER IN CABINET
	WATER PROOF
	220 VOLT RECEPTACLE
	DUPLEX FLOOR RECEPTACLE
	SWITCHED DUPLEX RECEPTACLE
	TELEPHONE OUTLET
	DATA OUTLET
	TELEPHONE/DATA OUTLET
	TELEVISION OUTLET
	SURFACE MOUNTED PANELBOARD
	ELECTRICAL MAIN

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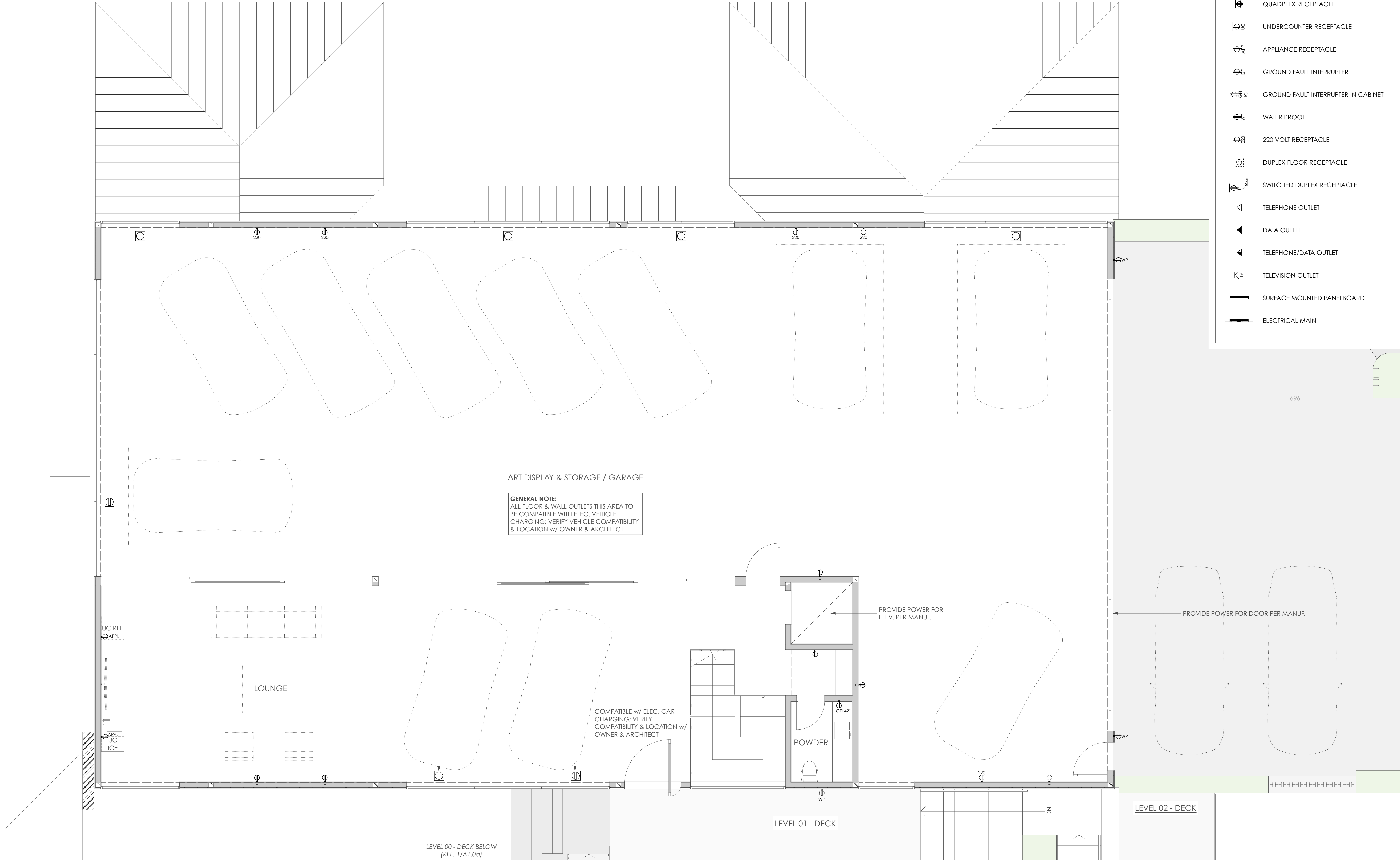
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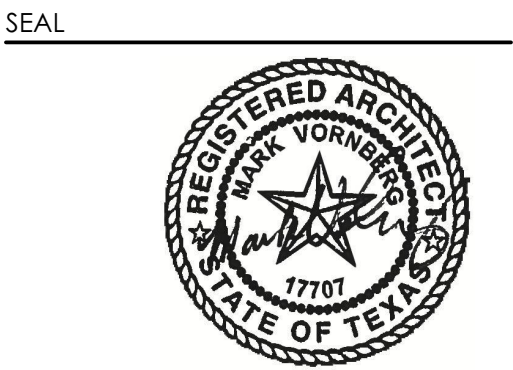
ELECTRICAL PLAN:
BASEMENT LEVEL

A1.5



ELECTRICAL LEGEND	
	DUPLEX CEILING RECEPTACLE
	DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE
	UNDERCOUNTER RECEPTACLE
	APPLIANCE RECEPTACLE
	GROUND FAULT INTERRUPTER
	GROUND FAULT INTERRUPTER IN CABINET
	WATER PROOF
	220 VOLT RECEPTACLE
	DUPLEX FLOOR RECEPTACLE
	SWITCHED DUPLEX RECEPTACLE
	TELEPHONE OUTLET
	DATA OUTLET
	TELEPHONE/DATA OUTLET
	TELEVISION OUTLET
	SURFACE MOUNTED PANELBOARD
	ELECTRICAL MAIN

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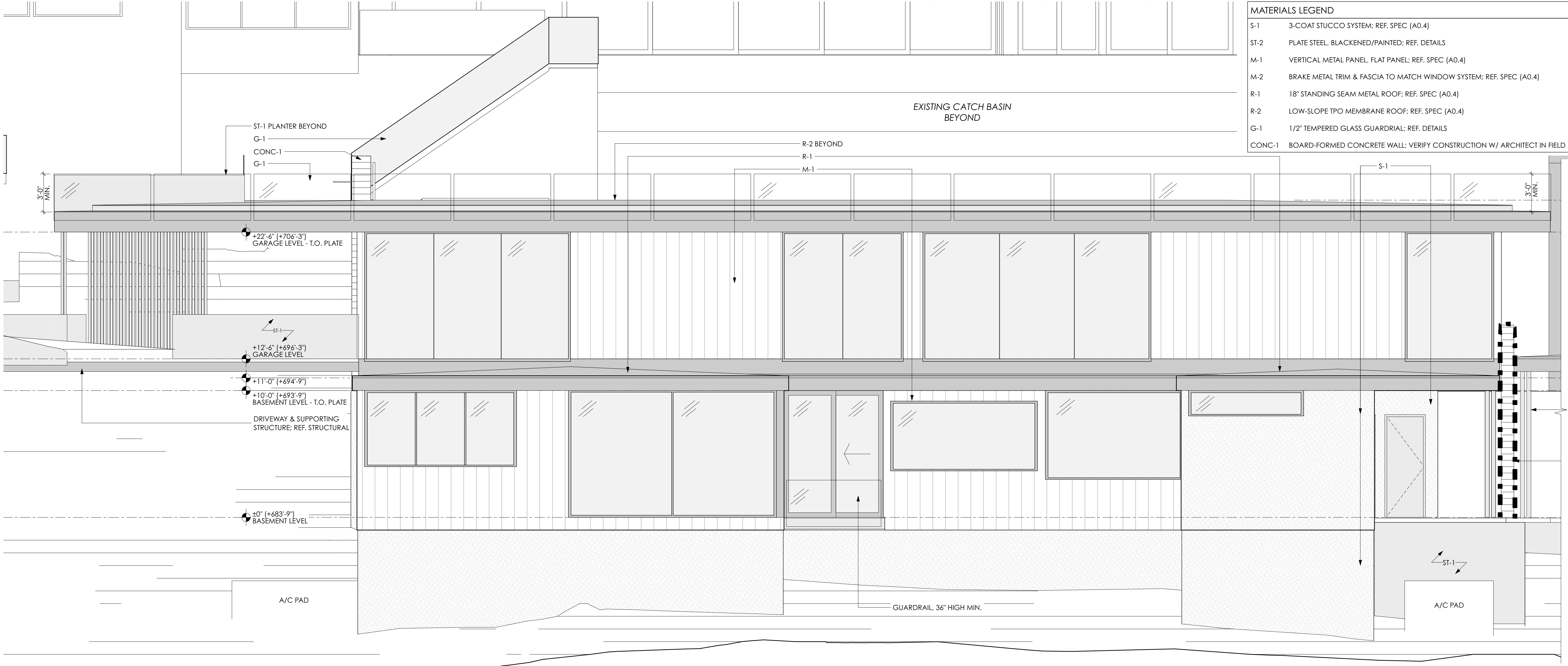
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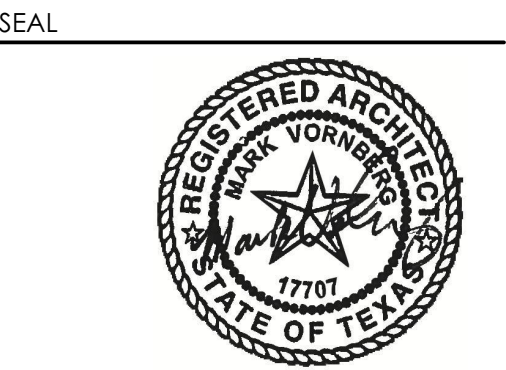
ELECTRICAL PLAN:
GARAGE LEVEL

A1.6



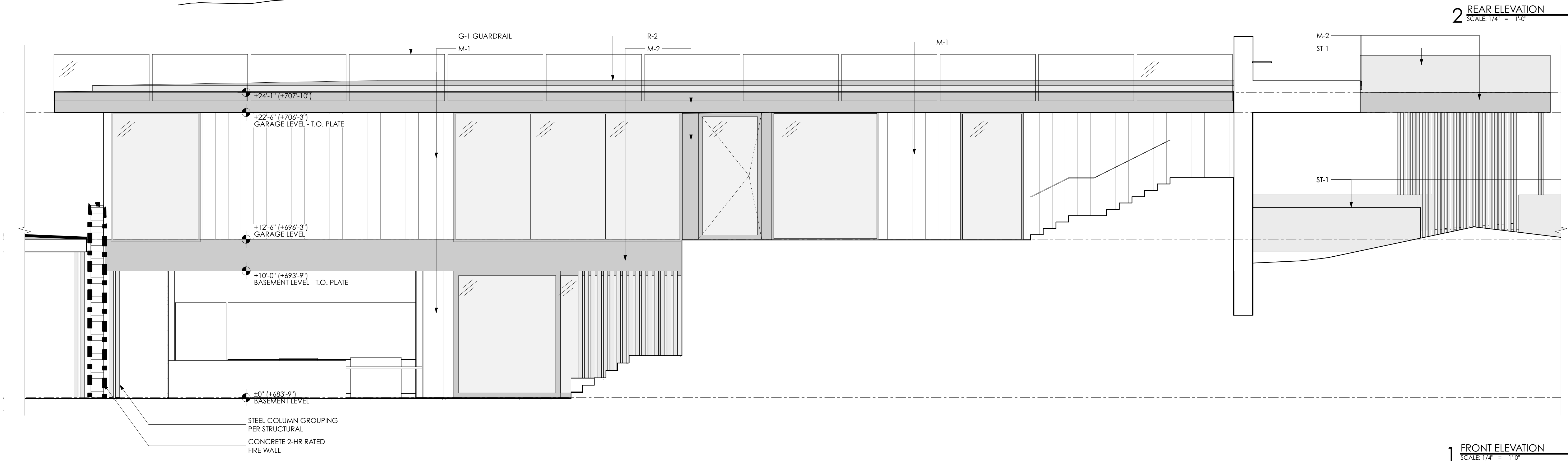
MATERIALS LEGEND	
S-1	3-COAT STUCCO SYSTEM; REF. SPEC (A0.4)
ST-2	PLATE STEEL, BLACKENED/PAINTED; REF. DETAILS
M-1	VERTICAL METAL PANEL, FLAT PANEL; REF. SPEC (A0.4)
M-2	BRAKE METAL TRIM & FASCIA TO MATCH WINDOW SYSTEM; REF. SPEC (A0.4)
R-1	18" STANDING SEAM METAL ROOF; REF. SPEC (A0.4)
R-2	LOW-SLOPE TPO MEMBRANE ROOF; REF. SPEC (A0.4)
G-1	1/2" TEMPERED GLASS GUARDRIAL; REF. DETAILS
CONC-1	BOARD-FORMED CONCRETE WALL; VERIFY CONSTRUCTION W/ ARCHITECT IN FIELD

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PROJECT 07/13/21

ALVAREZ ADDITION
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2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY
KP, CA

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REV. ID.	REV. NAME	DATE

SHEET TITLE

EXTERIOR ELEVATIONS

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

A2.1

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SHEET TITLE

EXTERIOR ELEVATIONS

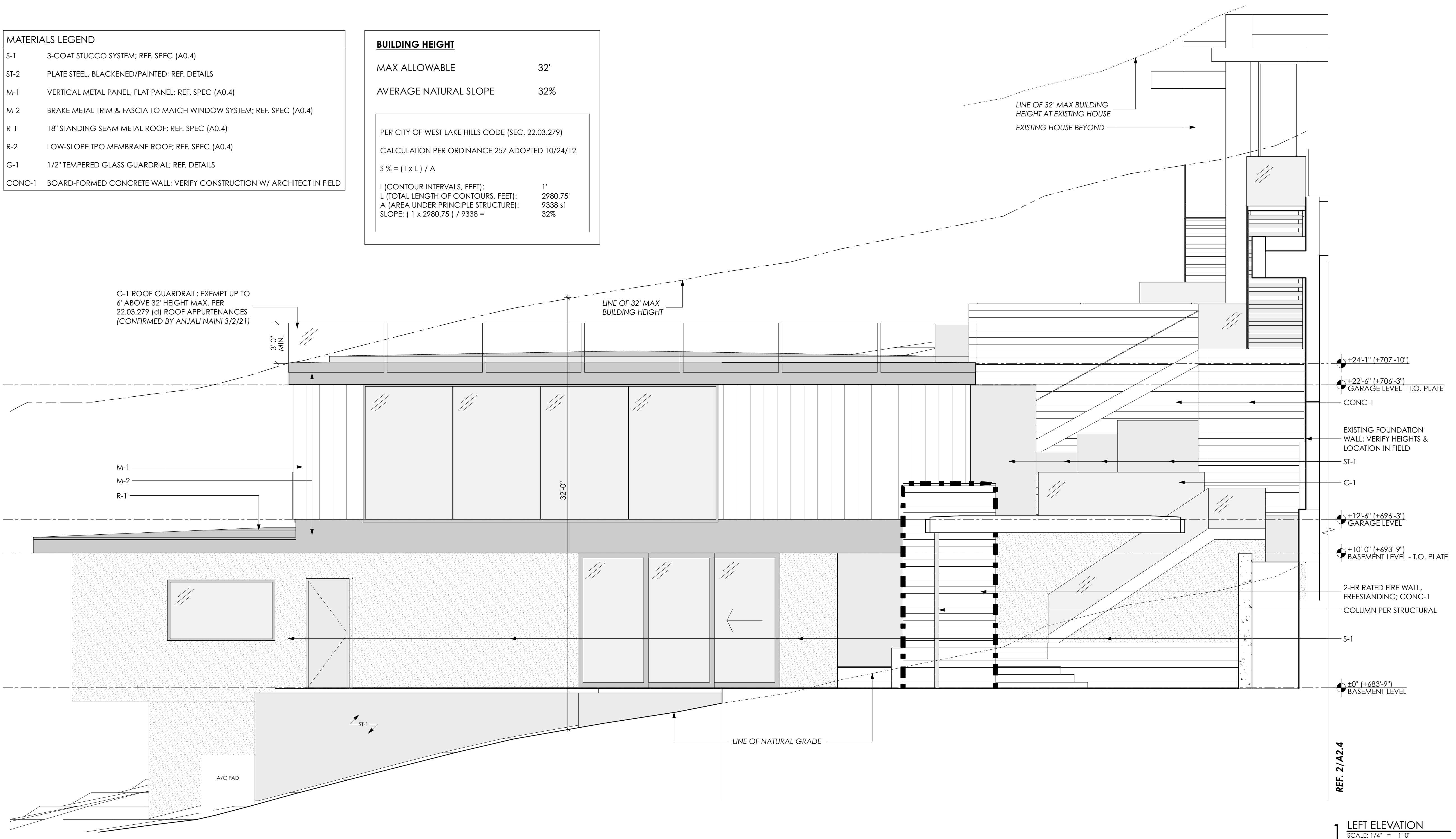
A2.2

Tuesday, July 13, 2021 | 4:10 PM

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S-1	3-COAT STUCCO SYSTEM; REF. SPEC (A0.4)
ST-2	PLATE STEEL, BLACKENED/PAINTED; REF. DETAILS
M-1	VERTICAL METAL PANEL, FLAT PANEL; REF. SPEC (A0.4)
M-2	BRAKE METAL TRIM & FASCIA TO MATCH WINDOW SYSTEM; REF. SPEC (A0.4)
R-1	18" STANDING SEAM METAL ROOF; REF. SPEC (A0.4)
R-2	LOW-SLOPE TPO MEMBRANE ROOF; REF. SPEC (A0.4)
G-1	1/2" TEMPERED GLASS GUARDRIAL; REF. DETAILS
CONC-1	BOARD-FORMED CONCRETE WALL; VERIFY CONSTRUCTION W/ ARCHITECT IN FIELD

<u>BUILDING HEIGHT</u>	
MAX ALLOWABLE	32'
AVERAGE NATURAL SLOPE	32%
PER CITY OF WEST LAKE HILLS CODE (SEC. 22.03.279)	
CALCULATION PER ORDINANCE 257 ADOPTED 10/24/12	
$\% S = (I \times L) / A$	
I (CONTOUR INTERVALS, FEET):	1'
L (TOTAL LENGTH OF CONTOURS, FEET):	2980.75'
A (AREA UNDER PRINCIPLE STRUCTURE):	9338 sf
SLOPE: $(1 \times 2980.75) / 9338 =$	
	32%



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SEAL



PROJECT 07/13/21

ALVAREZ ADDITION

1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

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KP, CA

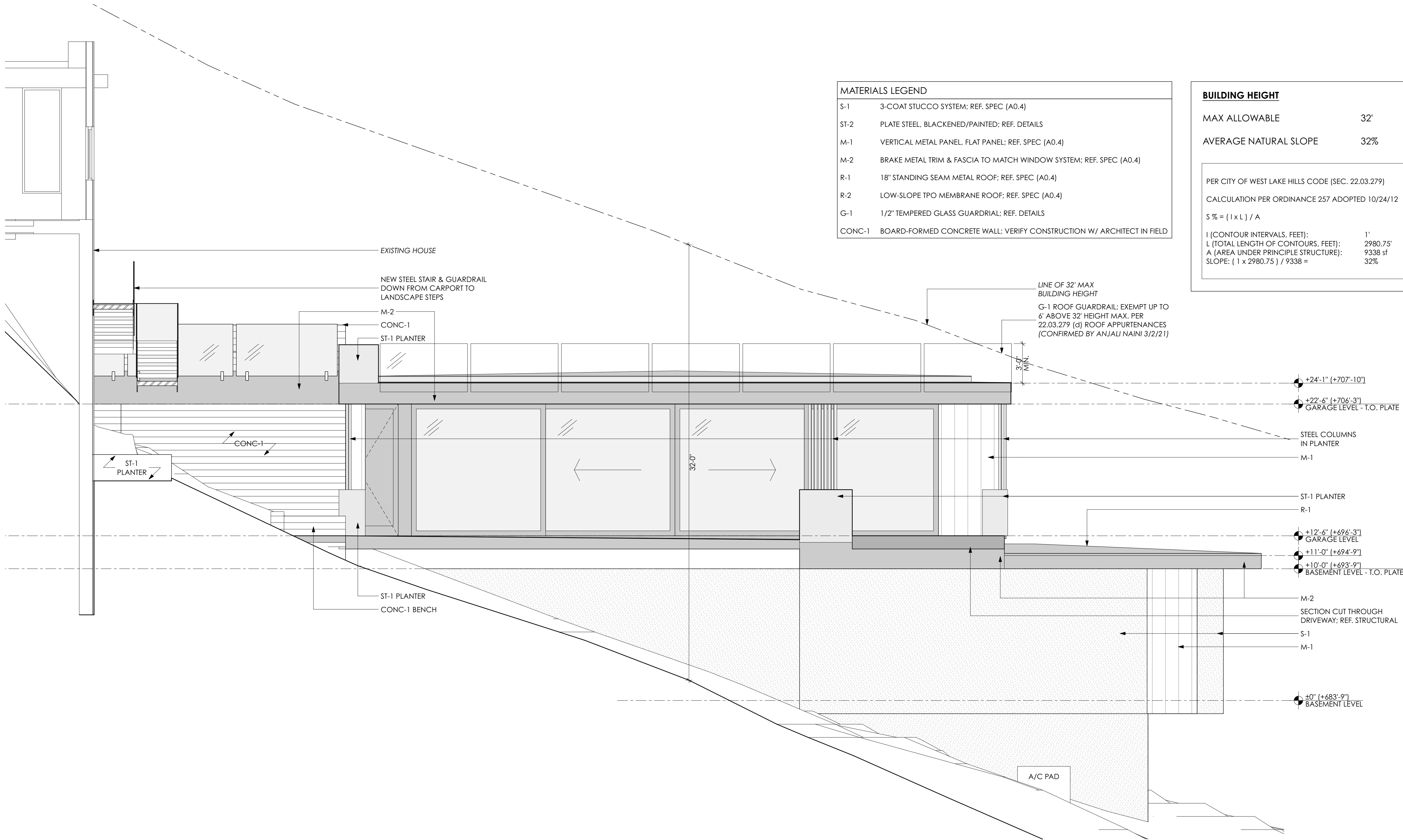
SET ISSUE
07/13/21: PERMIT SET

REVISIONS		
REV. ID	REV. NAME	DATE

SHEET TITLE

EXTERIOR ELEVATIONS

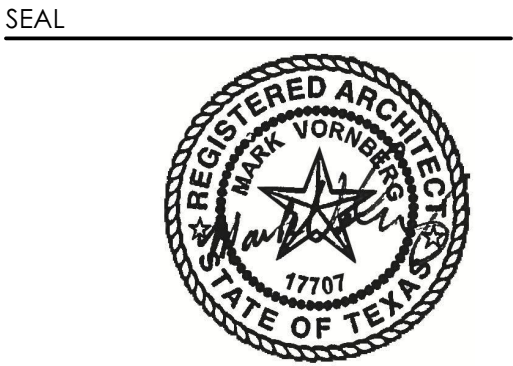
A2.3



1 RIGHT ELEVATION

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

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PROJECT 07/13/21

ALVAREZ ADDITION
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REVISIONS		
REV. ID	REV. NAME	DATE

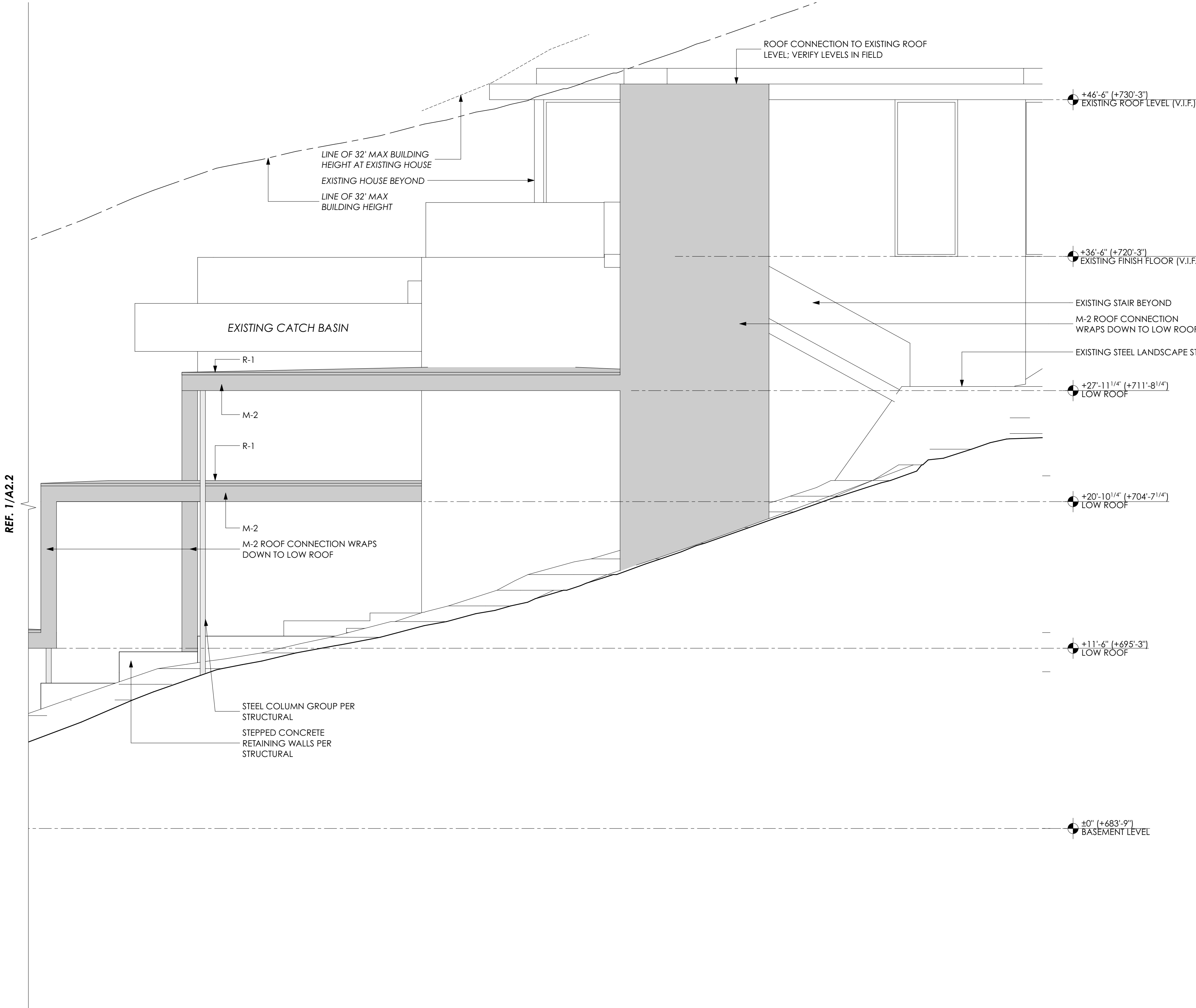
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EXTERIOR ELEVATIONS

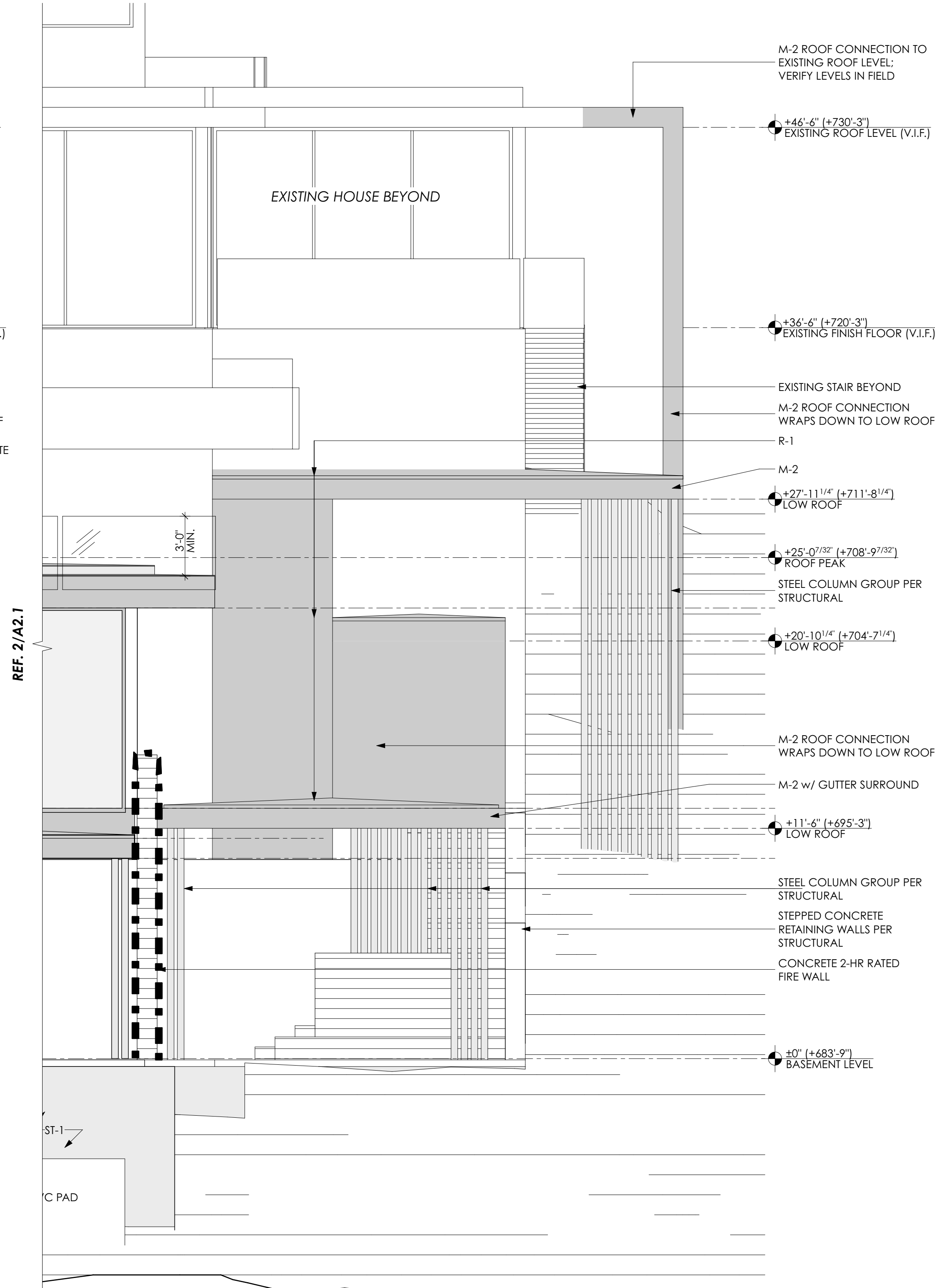
A2.4

BUILDING HEIGHT	
MAX ALLOWABLE	32'
AVERAGE NATURAL SLOPE	32%
PER CITY OF WEST LAKE HILLS CODE (SEC. 22.03.279) CALCULATION PER ORDINANCE 257 ADOPTED 10/24/12 $S \% = (I \times L) / A$ I (CONTOUR INTERVALS, FEET): 1' L (TOTAL LENGTH OF CONTOURS, FEET): 2980.75' A (AREA UNDER PRINCIPLE STRUCTURE): 9338 sf SLOPE: $(1 \times 2980.75) / 9338 =$ 32%	

MATERIALS LEGEND	
S-1	3-COAT STUCCO SYSTEM; REF. SPEC (A0.4)
ST-2	PLATE STEEL, BLACKENED/PAINTED; REF. DETAILS
M-1	VERTICAL METAL PANEL, FLAT PANEL; REF. SPEC (A0.4)
M-2	BRAKE METAL TRIM & FASCIA TO MATCH WINDOW SYSTEM; REF. SPEC (A0.4)
R-1	18" STANDING SEAM METAL ROOF; REF. SPEC (A0.4)
R-2	LOW-SLOPE TPO MEMBRANE ROOF; REF. SPEC (A0.4)
G-1	1/2" TEMPERED GLASS GUARDRIAL; REF. DETAILS
CONC-1	BOARD-FORMED CONCRETE WALL; VERIFY CONSTRUCTION W/ ARCHITECT IN FIELD



2 LEFT ELEVATION - CONNECTION
SCALE: 1/4" = 1'-0"



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

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ALVAREZ ADDITION

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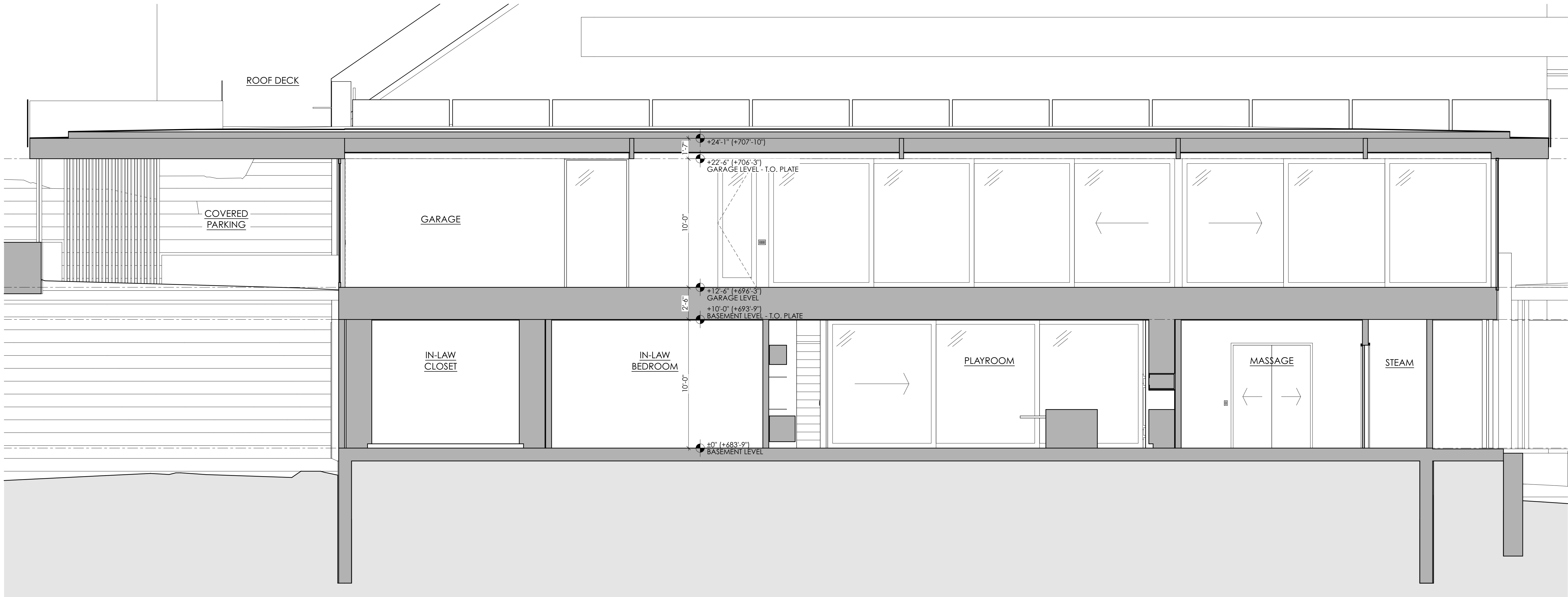
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REV. ID. REV. NAME DATE

SHEET TITLE

BUILDING SECTIONS

A3.1



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PROJECT

07/13/21

ALVAREZ ADDITION

1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746

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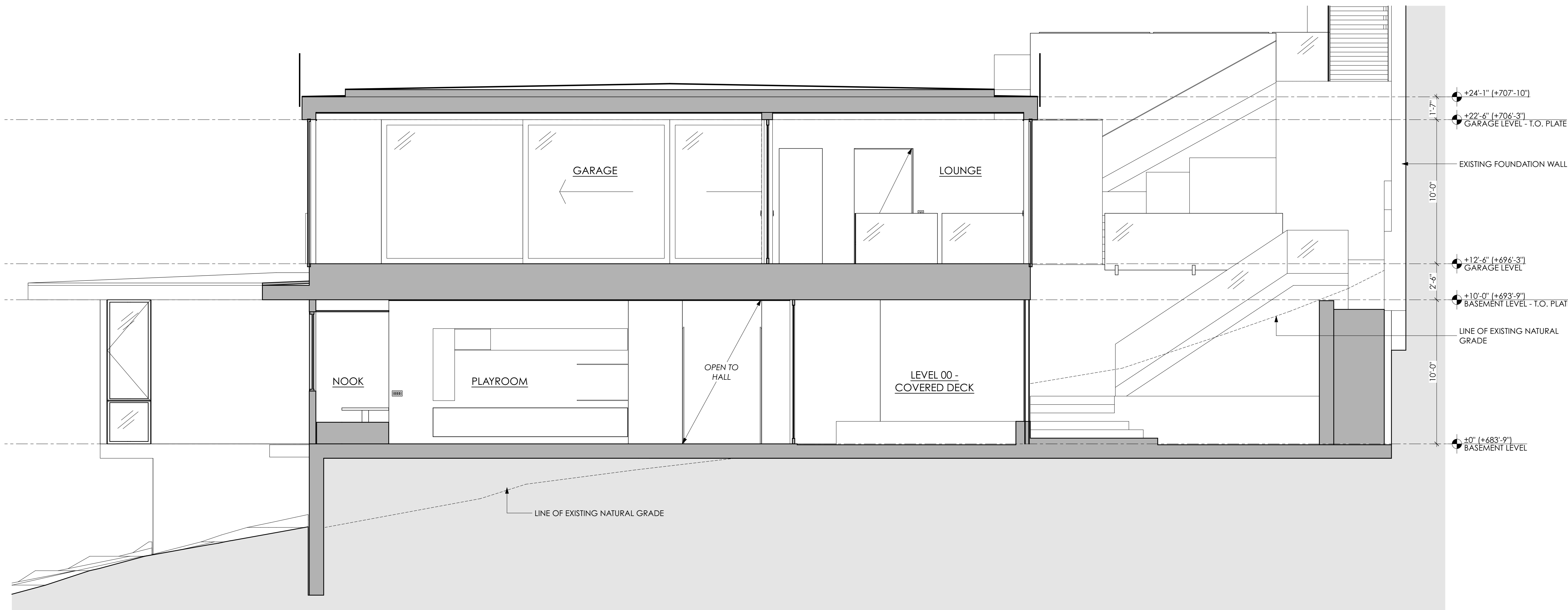
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BUILDING SECTIONS

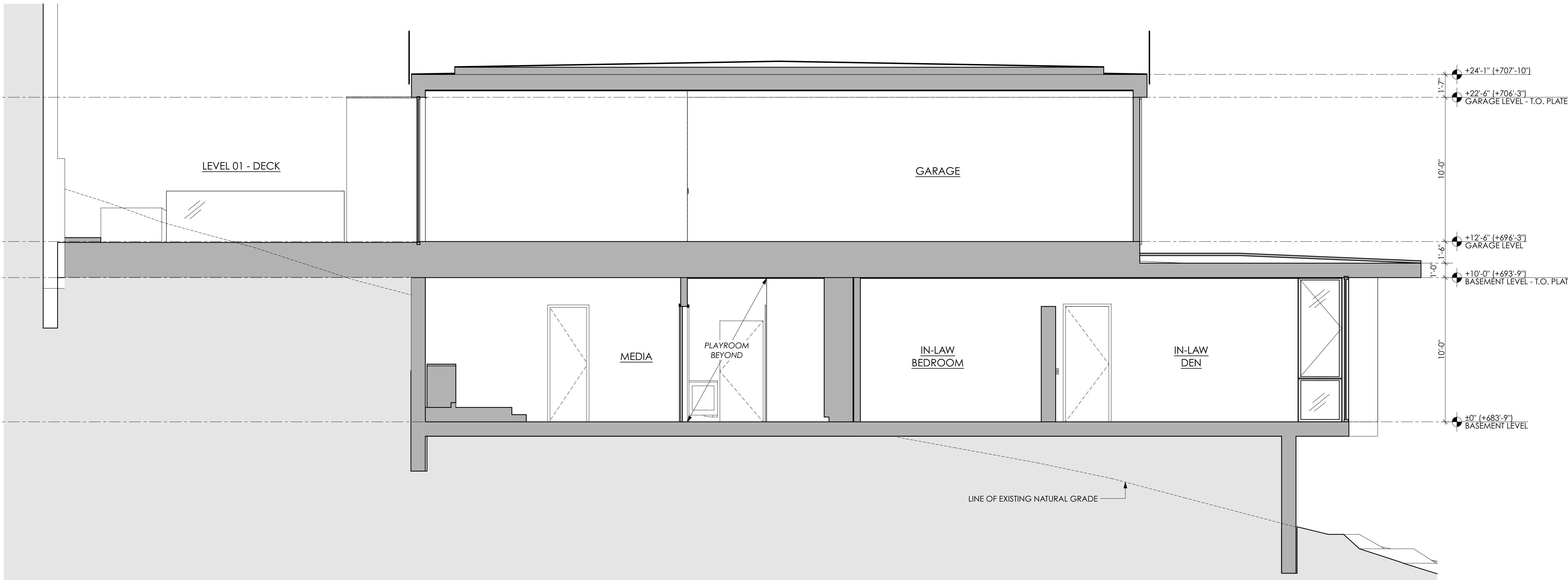
A3.2

Tuesday, July 13, 2021 | 4:10 PM

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2 BUILDING SECTION D
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION B
SCALE: 1/4" = 1'-0"



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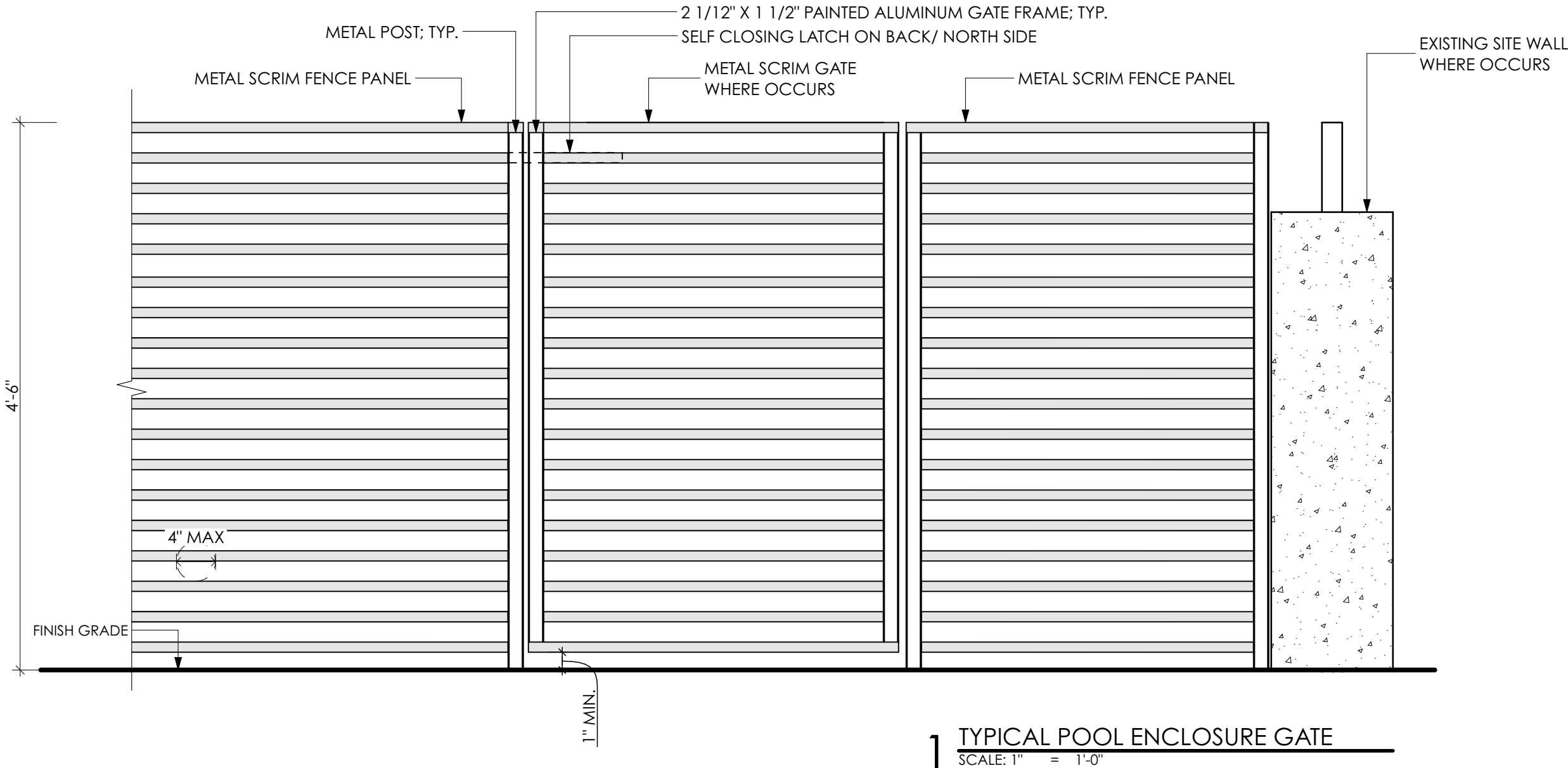
REVISIONS		
REV. ID	REV. NAME	DATE

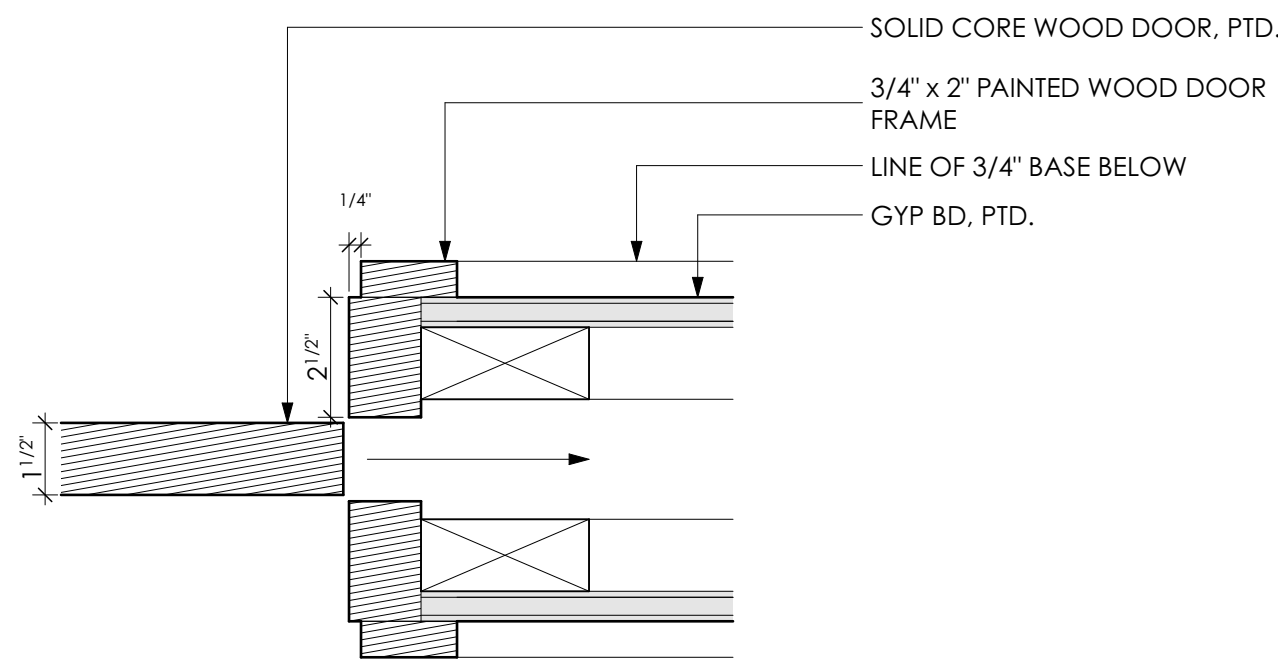
SHEET TITLE

TYPICAL DETAILS

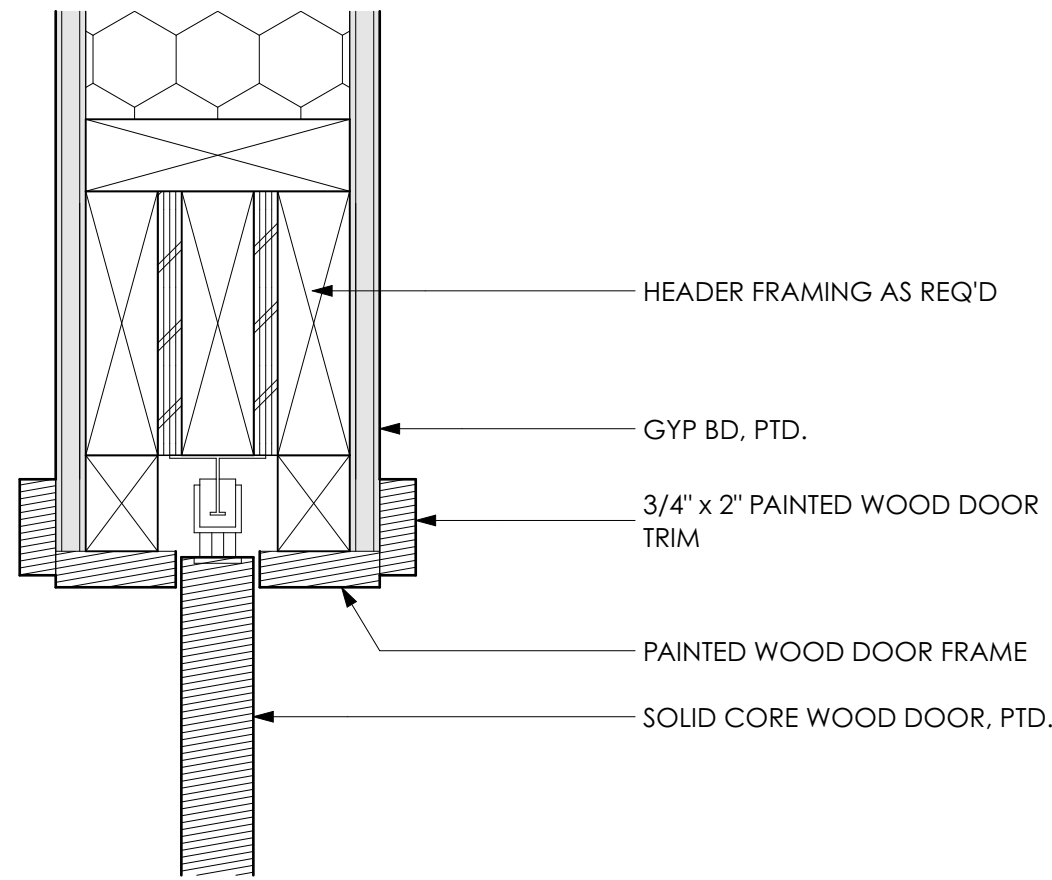
A6.0

- NOTES:**
1. ALL GATE HARDWARE TO APPROVED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION.
2. PAINT COLOR TBD AND APPROVED BY ARCHITECT AND OWNER.





2 TYPICAL POCKET DOOR JAMB
SCALE: 3" = 1'-0"



1 TYPICAL POCKET DOOR HEAD
SCALE: 3" = 1'-0"

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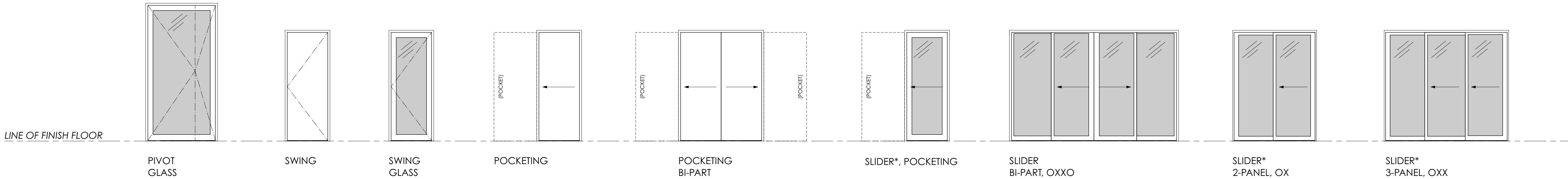
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PROJECT 07/13/21

ALVAREZ ADDITION

1505 WILDCAT HOLLOW
WEST LAKE HILLS, TX 78746



DOOR TYPES

*OPERATIONAL DIRECTION PER PLAN

GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL REQUIRED EGRESS DOORS.
2. CONTRACTOR TO VERIFY QUANTITY OF DOORS.

GLAZING NOTES:
1. GLAZING IN HAZARDOUS LOCATIONS TO BE TEMPERED SAFETY GLASS AS REQUIRED BY IRC 2015 SECTION R308.4.
2. VERIFY ALL WINDOW & DOOR DIMENSIONS IN FIELD PRIOR TO ORDERING & FABRICATION WITH PARTICULAR ATTENTION TO FLOOR-TO-CEILING & WALL-TO-WALL CONFIGURATIONS.
3. PROVIDE EMERGENCY ESCAPE & RESCUE OPENINGS IN COMPLIANCE WITH IRC 2015 SECTION R310.1 WHERE REQUIRED.

DOOR SCHEDULE										
ID	SIZE (WxH)	LOCATION	MATERIAL	FINISH	OPERATION	DOOR TYPE	HARDWARE		*NO DOORS REQUIRE FIRE RATINGS, PROVIDE SAFETY GLAZING IN ALL DOORS AS PER IRC R308.4	
							LOCK	HANDLE	DETAILS	NOTES
D001	24'-6"×10'-0"	PLAYROOM	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SLIDER	3 PANEL, OXX	PER MANUFACTURER	-	-	
D002	3'-6"×10'-0"	GYM	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SLIDER, POCKETING	-	PER MANUFACTURER	-	-	
D003	15'-0"×10'-0"	GYM	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SLIDER	3 PANEL, OXX	PER MANUFACTURER	-	-	
D004	3'-0"×8'-0"	STORAGE	HOLLOW METAL	FLUSH, PTD.	SWING	-	-	-	-	
D005	3'-0"×8'-0"	MAID'S	ALUMINUM + GLASS	FLUSH, PTD.	SWING	-	DEADBOLT	-	-	THIS DOOR TO PROVIDE EGRESS FOR MAID'S BEDROOM
D006	7'-10"×10'-0"	PLAYROOM	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SLIDER	2 PANEL, OX	PER MANUFACTURER	-	-	
D007	3'-0"×8'-0"	IN-LAW BEDROOM	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D008	3'-0"×8'-0"	IN-LAW BATH	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D009	2'-6"×8'-0"	IN-LAW BATH WC	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D010	3'-0"×8'-0"	IN-LAW CLOSET	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D011	2'-8"×8'-0"	TOY STORAGE	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D012	3'-0"×8'-0"	POWDER	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D013	3'-0"×8'-0"	UTILITY	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D014	3'-0"×8'-0"	STORAGE	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D015	3'-0"×8'-0"	MEDIA	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D016	2'-8"×8'-0"	MEDIA / STOR.	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D017	3'-0"×7'-0"	GYM	-	-	SWING	-	-	-	-	BUILT-IN MILLWORK DOOR
D018	6'-0"×8'-0"	MASSAGE	SC WOOD INTERIOR	FLUSH, PTD.	POCKET, BI-PART	-	-	-	-	
D019	2'-8"×8'-0"		SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	
D020	3'-0"×8'-0"	MAID'S BATH	SC WOOD INTERIOR	FLUSH, PTD.	POCKET	-	-	-	-	
D101	40'-0"×10'-0"	GARAGE	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SLIDER, BI-PART	4 PANEL, OXXO	PER MANUFACTURER	-	-	GARAGE REMOTE OPERATION, PROVIDE POWER AT DOOR
D102	3'-0"×10'-0"	GARAGE	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SWING	-	-	-	-	
D103	5'-0"×10'-0"	ENTRY	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	PIVOT	-	PER MANUFACTURER	-	-	
D104	3'-0"×10'-0"	LOUNGE	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SWING	-	-	-	-	
D105	31'-6 1/2"×10'-0"	LOUNGE	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SLIDER	3 PANEL, OXX	PER MANUFACTURER	-	-	
D106	24'-0"×10'-0"	LOUNGE	ALUMINUM + GLASS	MATCH WINDOW SYSTEM	SLIDER	3 PANEL, OXX	PER MANUFACTURER	-	-	
D107	2'-6"×8'-0"	POWDER	SC WOOD INTERIOR	FLUSH, PTD.	SWING	-	-	-	-	

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REV. ID. REV. NAME DATE

SHEET TITLE

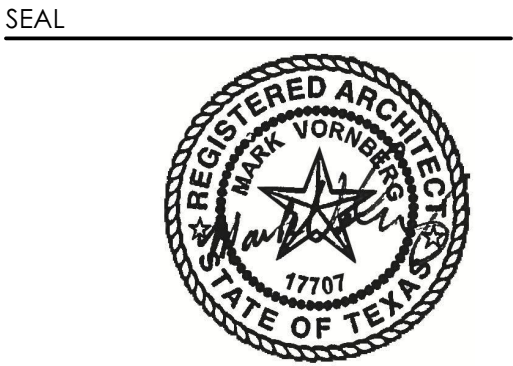
DOOR SCHEDULE

A7.1

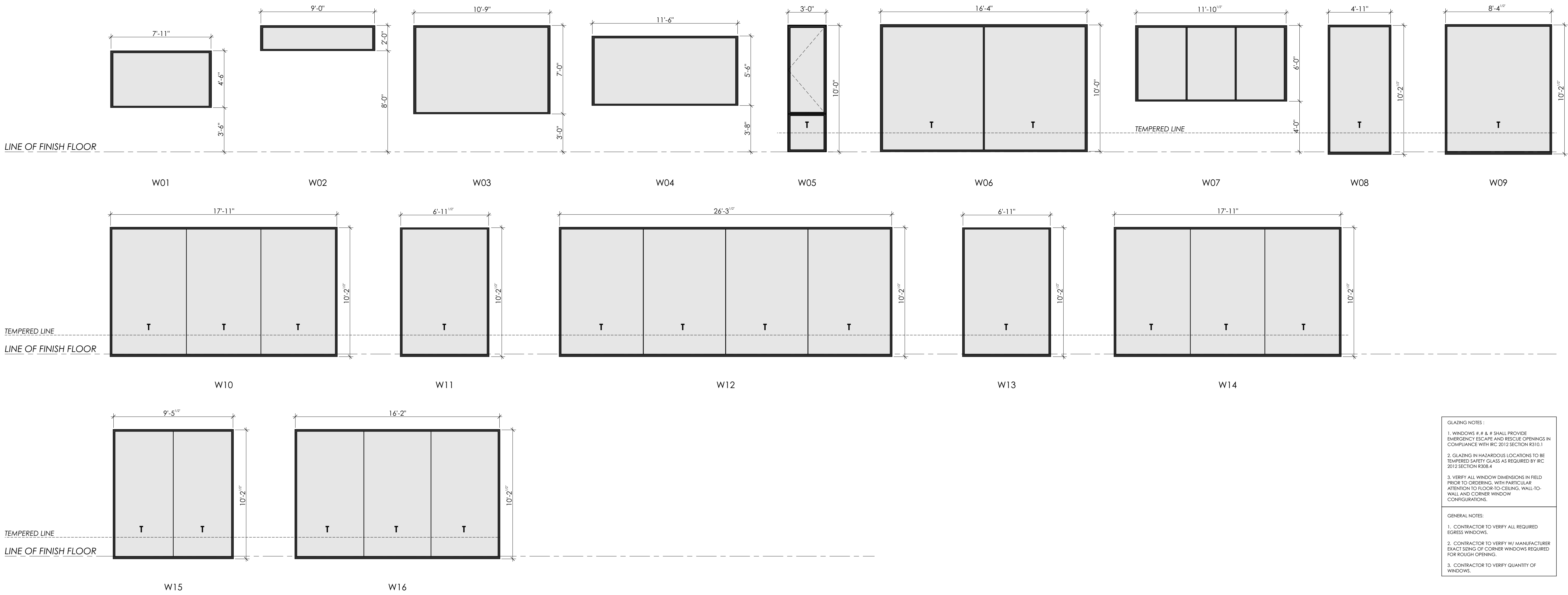


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PROJECT 07/13/21



GLAZING NOTES:

1. WINDOWS # & # & # SHALL PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN COMPLIANCE WITH IRC 2012 SECTION R310.1

2. GLAZING IN HAZARDOUS LOCATIONS TO BE TEMPERED SAFETY GLASS AS REQUIRED BY IRC 2012 SECTION R308.4

3. VERIFY ALL WINDOW DIMENSIONS IN FIELD PRIOR TO ORDERING. WITH PARTICULAR ATTENTION TO FLOOR-TO-CEILING, WALL-TO-WALL AND CORNER WINDOW CONFIGURATIONS.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL REQUIRED EGRESS WINDOWS.

2. CONTRACTOR TO VERIFY W/ MANUFACTURER EXACT SIZING OF CORNER WINDOWS REQUIRED FOR ROUGH OPENING.

3. CONTRACTOR TO VERIFY QUANTITY OF WINDOWS.

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07/13/21: PERMIT SET

REVISIONS		
REV. ID.	REV. NAME	DATE

SHEET TITLE

WINDOW SCHEDULE

A7.2



1505 Wildcat Hollow – Permit No. 16783
Residential and Garage Addition
Review Comments 2 – 9/30/2021

Ashby Grundman, AICP | Director of Building & Development Services

Please provide a comment response letter with resubmittal. Please provide PDFs. Email to pzsec@westlakehills.gov, kroche@westlakehills.gov and planner@westlakehills.gov

Please note comments must be addressed within 60 days of receipt to avoid permit application dormancy/expiration.

- 1) Please provide all outdoor lighting specifications and total calculations (including existing) as well as show locations on a site plan. | **Noted. Lighting consultant to review outdoor lighting.**
- 2) The City Engineer is reviewing for compliance with the Drainage Manual and City will forward any comments when received. | **Drainage comments sent to applicant.**
- 3) Provide septic addition update as part of this submittal. | **Septic is required as part of this application. Please provide.**
- 4) Driveway does not meet code Section 22.03.175. Please provide proof of code compliance. | **Staff does not feel the driveway meets code. Staff has determined that the driveway as proposed is a structure and therefore would require a variance to be permitted as proposed.**
- 5) Addition does not meet the requirements for accessory structure, a variance is required per Section 38.03.032 and 1.01.003. Please provide proof of code compliance. | **Staff does not feel this complies with the code sections previously provided.**
- 6) Please provide more information on Tree at curve of driveway that has a note 'No impact at ground level to protected tree ½ Critical Root Zone.' Need to show how the driveway impacts the canopy. | **Cleared.**
- 7) Why is the driveway extension not counted towards total impervious cover? | **Cleared.**
- 8) This proposal does not comply with the R1 zoning category in section 38.03.032. Please provide proof of code compliance. | **Staff does not feel this proposal conforms to the R-1 zoning category.**
- 9) **Driveway material not allowed. Per Sec. 22.03.247, metal is not an approved material.**



1505 Wildcat Hollow – Permit No. 16783
Residential and Garage Addition
Review Comments – 8/9/2021

Ashby Grundman, AICP | Director of Building & Development Services

Please provide a comment response letter with resubmittal. Please provide PDFs. Email to pzsec@westlakehills.gov, kroche@westlakehills.gov and planner@westlakehills.gov

Please note comments must be addressed within 60 days of receipt to avoid permit application dormancy/expiration.

- 1) Please provide all outdoor lighting specifications and total calculations (including existing) as well as show locations on a site plan.
- 2) The City Engineer is reviewing for compliance with the Drainage Manual and City will forward any comments when received.
- 3) Provide septic addition update as part of this submittal.
- 4) Driveway does not meet code Section 22.03.175. Please provide proof of code compliance. The proposed driveway will not be allowed in the setback as it is a structure.
- 5) Addition does not meet the requirements for accessory structure, a variance is required per Section 38.03.032 and 1.01.003. Please provide proof of code compliance.
- 6) Please provide more information on Tree at curve of driveway that has a note 'No impact at ground level to protected tree ½ Critical Root Zone.' Need to show how the driveway impacts the canopy.
- 7) Why is the driveway extension not counted towards total impervious cover?
- 8) This proposal does not comply with the R1 zoning category in section 38.03.032. Please provide proof of code compliance.



PERMIT COMMENT RESPONSE

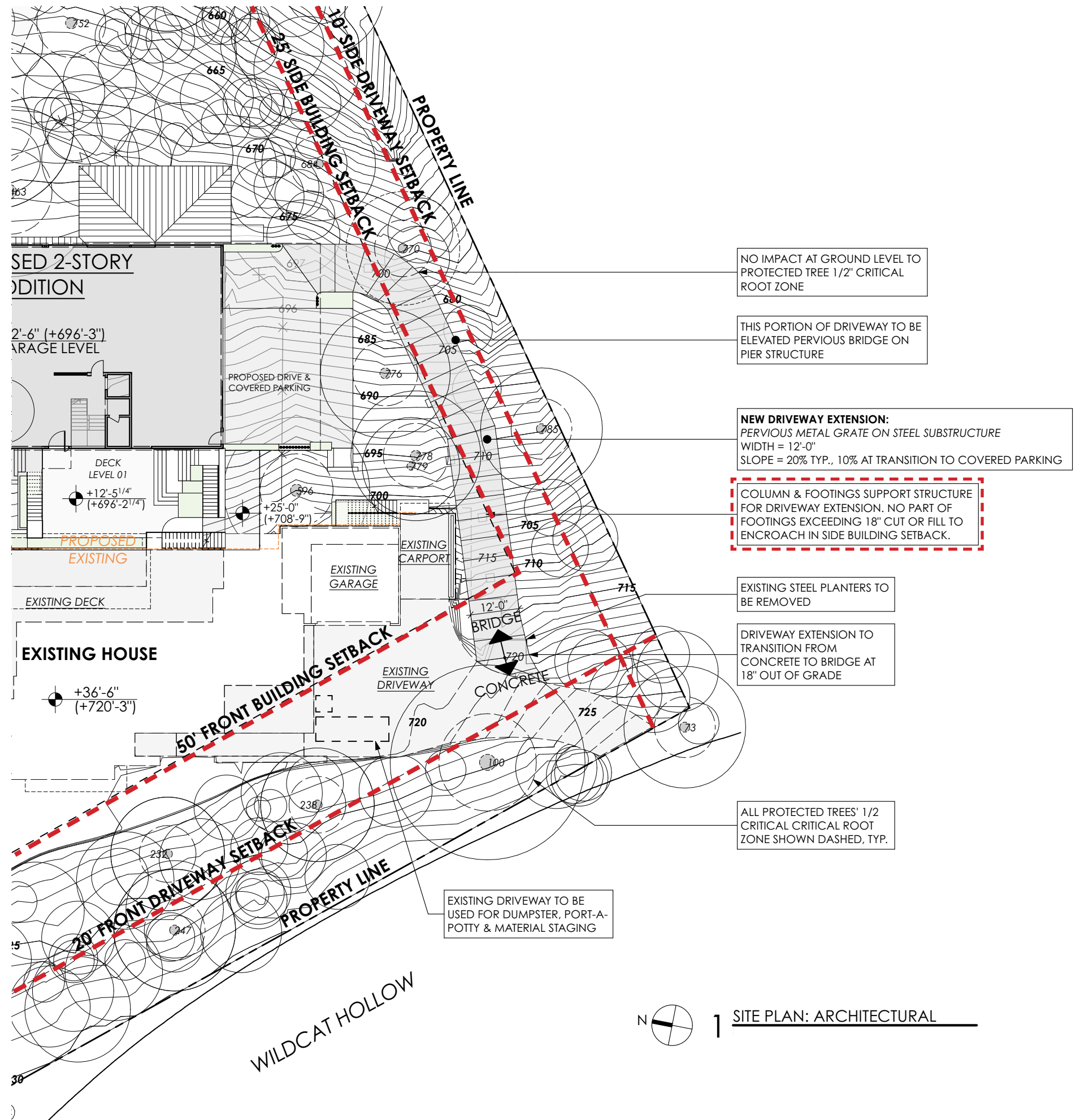
1505 Wildcat Hollow - Permit No. 16783

4. Driveway does not meet code Section 22.03.175. Please provide proof of code compliance. Staff has determined the driveway as proposed is a structure and would require a variance to be permitted as proposed.

01. Per Sec. 01.01.003, the definition of "structure" states "anything constructed, assembled, or erected, the use of which requires location on the ground or attachment to something having location on or in the ground." By this definition, all driveways are considered a "structure". However, per Sec. 22.03.175, "minimum setback distance for driveways and parking areas from boundary lines shall be 10 feet." This means the proposed driveway structure is allowed inside the 25' building setback.
02. Reference **Site Plan: Architectural** for proposed driveway location outside of minimum 10 feet driveway setback per Sec. 22.03.175.
03. Reference **Site Plan: Architectural** for proposed driveway footing locations outside of 50 feet front building setback, as well as 25 feet side building setback. There is no structure located within the setback that is not exempt from principal building setbacks per Sec. 22.03.276: "The minimum setback distances for accessory structures, **other than** unroofed steps, ramps, fences, walks, driveways, driveway gates, playscapes, and mailboxes, shall be the same as the setback distances applicable to a principal building under the appropriate category in section 22.03.281." This code section specifies types of structures that are not subject to the 25' building setback, one of which is driveways.

ALVAREZ ADDITION

10-06-2021





PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783

4. Driveway does not meet code Section 22.03.175. Please provide proof of code compliance.

04. See below references to Sec. 22.03.175 with responses in blue.

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

(a) Off-street parking and loading areas, including parking pads, shall be located no closer to street right-of-way lines and to lot boundary lines than the applicable minimum distances prescribed in the following schedules:

- (1) *The minimum setback distance for driveways and parking areas from street right-of-way lines shall be 20 feet. Excluded from this setback is the first 20 feet of the driveway that connects to the adjacent street. Not relevant, proposed driveway extension is connecting to existing driveway behind the 20 feet driveway setback.*
- (2) *The minimum setback distance for driveways and parking areas from boundary lines shall be 10 feet. Excluded from this setback is the first 10 feet of the driveway that connects to the adjacent street. Proposed driveway extension is outside of minimum driveway setback of 10 feet. (Ref. A0.2)*

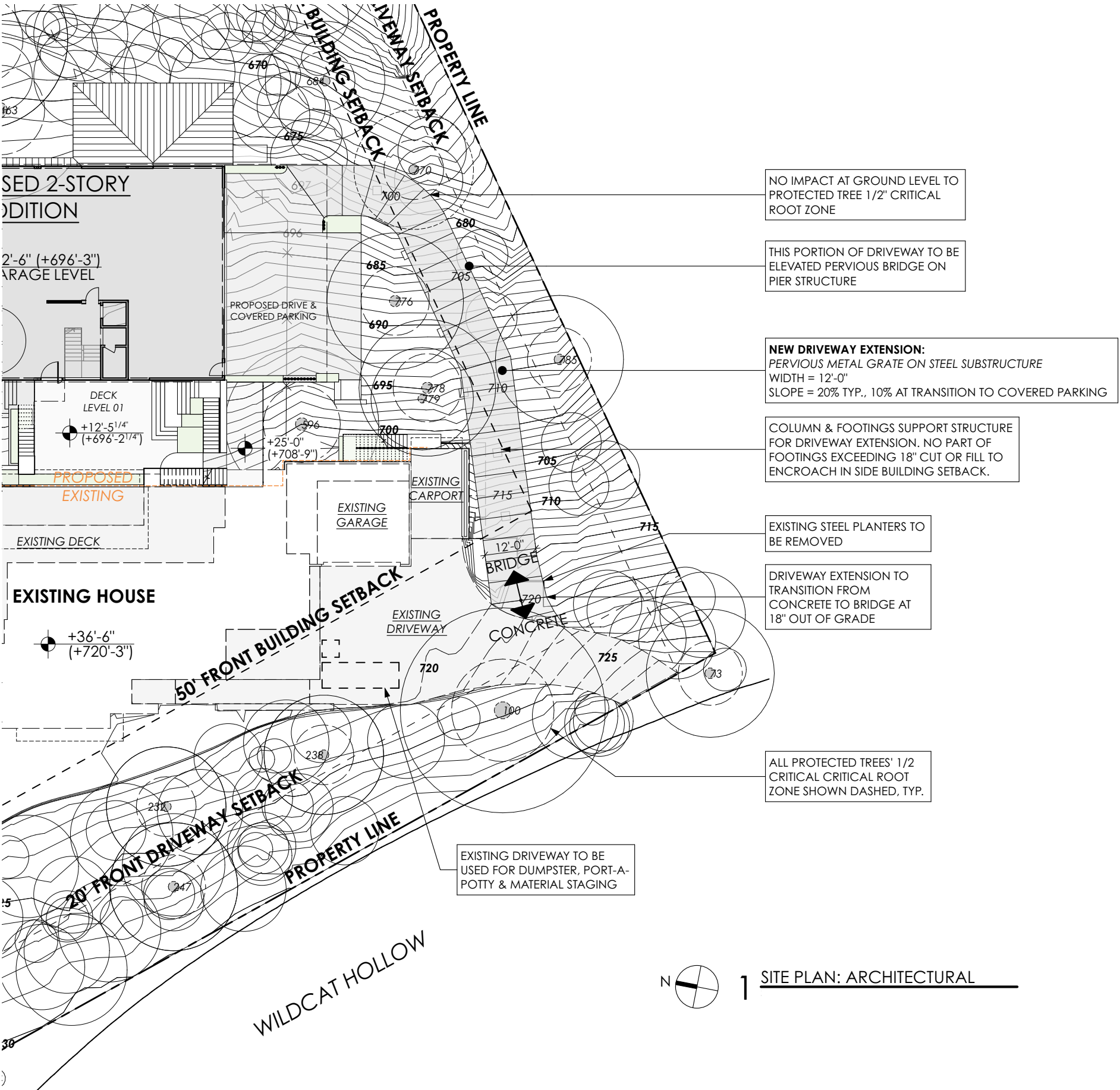
(b) Driveway entrances shall be set back at least 35 feet from the point of tangency of the curb at any intersecting street. Not relevant, proposed driveway extension is connecting to existing driveway.

(c) Adequate culverts shall be provided per the drainage and erosion control design manual. Proposed driveway extension is elevated with minimal impact to existing drainage and erosion control design. Reference Drainage Plan C5 in Drainage Plan submittal.

(d) All driveways shall be designed so as to provide safe vehicular entrance and exit without the necessity of backing out into a public street. Proposed driveway extension meets these design standards utilizing the existing driveway turnaround away from the street.

(e) Every driveway entrance/exit shall be at roadway grade level where the driveway intersects the city's right-of-way except as otherwise approved by the city inspector. Not relevant, proposed driveway extension is connecting to existing driveway.

- (1) *Each dwelling shall be on a lot abutting a public street or having access to an improved public street, and all structures shall be so located on lots as to provide safe, convenient access for servicing, police protection, fire protection and required off-street parking. Driveways shall not exceed a maximum of 20 percent grade at any point after construction. Proposed driveway extension is an average of 10-20 percent grade, not to exceed 20 percent. Reference A0.2 for slope calculations. Fire Chief has also confirmed driveway extension will not be used for emergency access as existing driveway is sufficient for emergency access to the proposed addition.*
- (2) *Only one driveway is allowed per primary dwelling unit, regardless of the number of lots, frontage on more than one roadway, or character of accessory structures. The driveway entrance/exit shall not exceed 20 feet in width. The location of all driveways shall be approved by the city inspector. The parking spaces and driveway surfaces shall be those required in sections 22.03.241, 22.03.242, 22.03.244 and 22.03.247. There remains only one driveway per primary dwelling unit – proposed driveway extension connects to existing driveway with no impact at street access or right of way. Proposed driveway extension surface to be pervious metal grate, in accordance with material requirements outlined in above sections.*



ALVAREZ ADDITION

10-06-2021



PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783

4. Driveway does not meet code Section 22.03.175. Please provide proof of code compliance.

04. See below references to Sec. 22.03.175 with responses in blue.
(cont.)

(3) No residential structure shall be erected or enlarged by an increase in floor area unless the minimum number of off-street parking spaces specified in the following schedule is provided. Adequate aisles and driveways shall also be provided to permit proper maneuvering within the parking area and for safe and orderly entry and exit. Parking area design is included as an integral part of the site plan development. **Not relevant – two spaces are already provided in existing structure.**

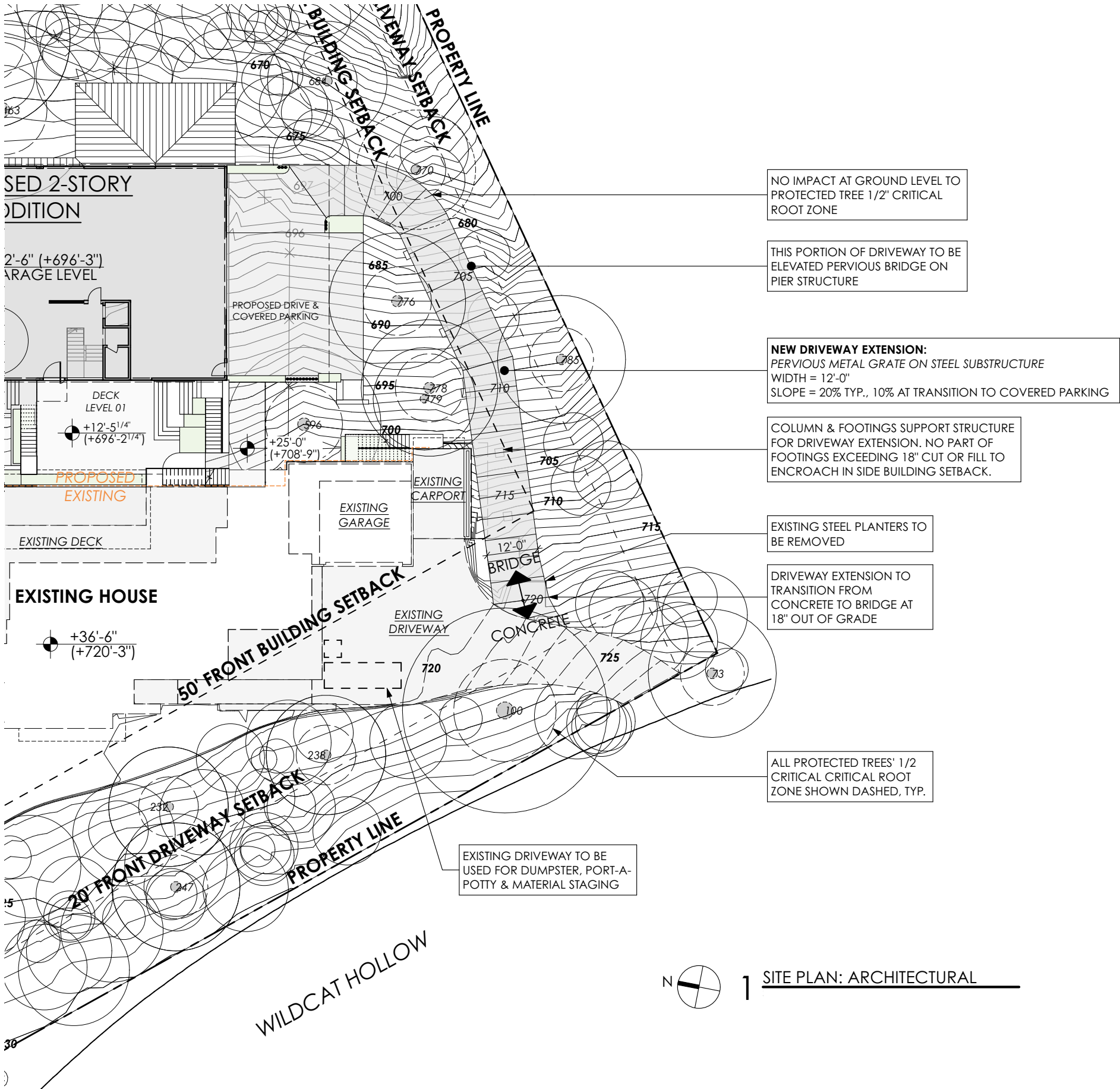
(4) It is the policy of the city to encourage adjoining lot owners to share a common driveway. A variance to the side setback stipulations is required by both adjoining lot owners; however, variance fees may be waived by the city administrator or the board of adjustment. **Not relevant.**

(f) Residential driveways shall not be less than 12 feet in surface width. **Proposed driveway extension has minimum drive width of 12 feet. Reference A0.2.**

(g) All driveway setbacks established in this section apply to temporary (i.e., construction) driveways. **Not relevant – existing driveway will be used for construction access and staging.**

(h) Additional requirements for two-family residential structures in R-2: **This section not relevant to R-1 construction.**

- (1) All parking spaces shall be located behind the dwelling units and the garage entrance shall not face the street.
- (2) The garage shall be enclosed.
- (3) At least two parking spaces are required for each family dwelling unit.
- (4) Parking is prohibited under any portion of the dwelling units.





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PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783



ALVAREZ ADDITION
10-06-2021

DRIVEWAY ILLUSTRATION FROM STREET



PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783



ALVAREZ ADDITION

10-06-2021

DRIVEWAY & COVERED PARKING ELEVATION



PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783

5. Addition does not meet the requirements for accessory structure, a variance is required per Section 38.03.032 and 1.01.003. Please provide proof of code compliance.

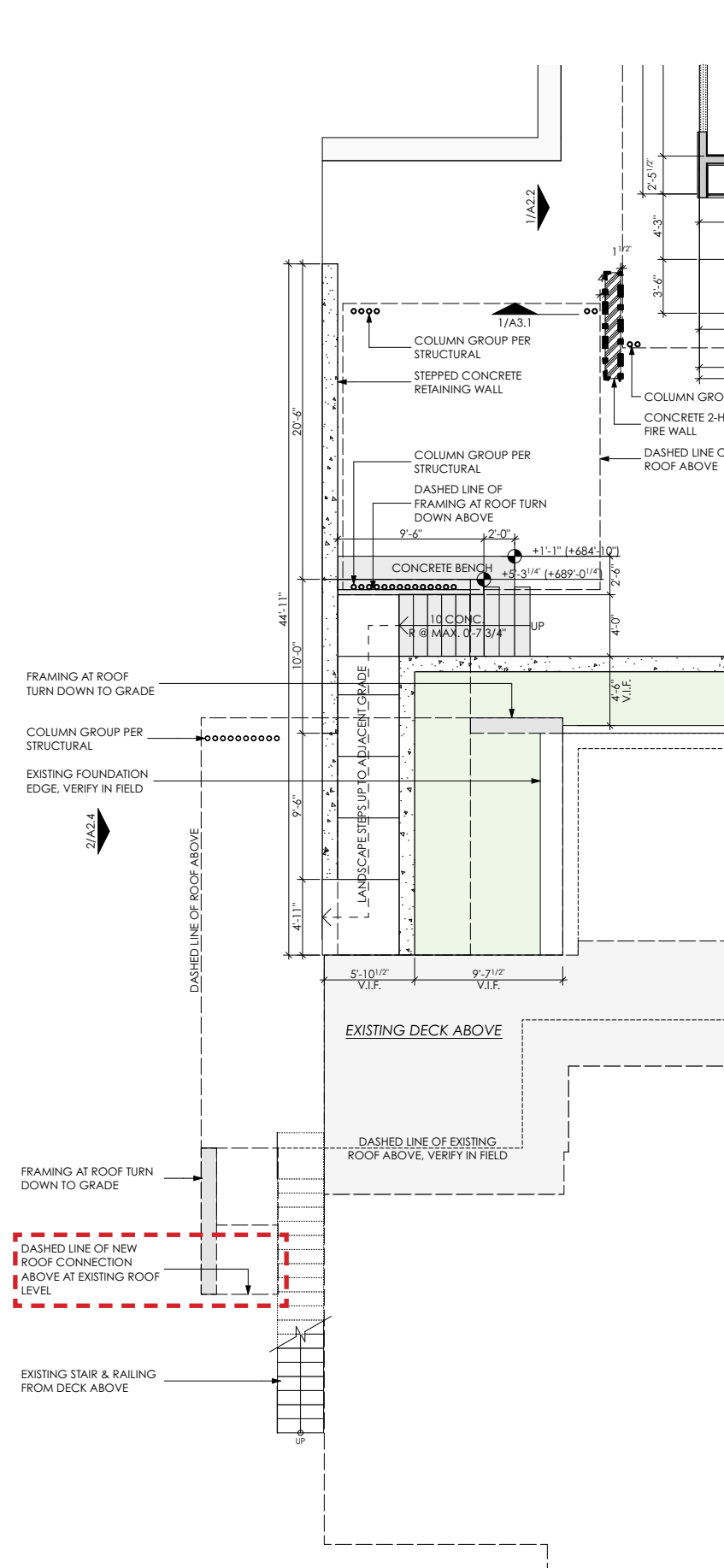
01. Proposed addition is not an accessory structure under Sec. 38.03.032 nor 1.01.003 as **the proposed addition is an extension of the existing structure with a continuous roofed connection.** This results in a single "building" per Sec. 1.01.003 definition of "building" as follows: "Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including tents, awnings or vehicles situated on private property and used for purposes of a building."
02. Per Sec. 1.01.003 definition of "accessory structure", the use of the additional spaces conforms to the definition of "integral to, or customarily incidental and subordinate to the...principal building/structure", as it is additional bedrooms, living spaces, and garage space for the existing home. Nor is the added structure a "guesthouse" by its definition as it will be occupied continuously by a single "family".

8. This proposal does not comply with the R1 zoning category in Section 38.03.032. Please provide proof of code compliance.

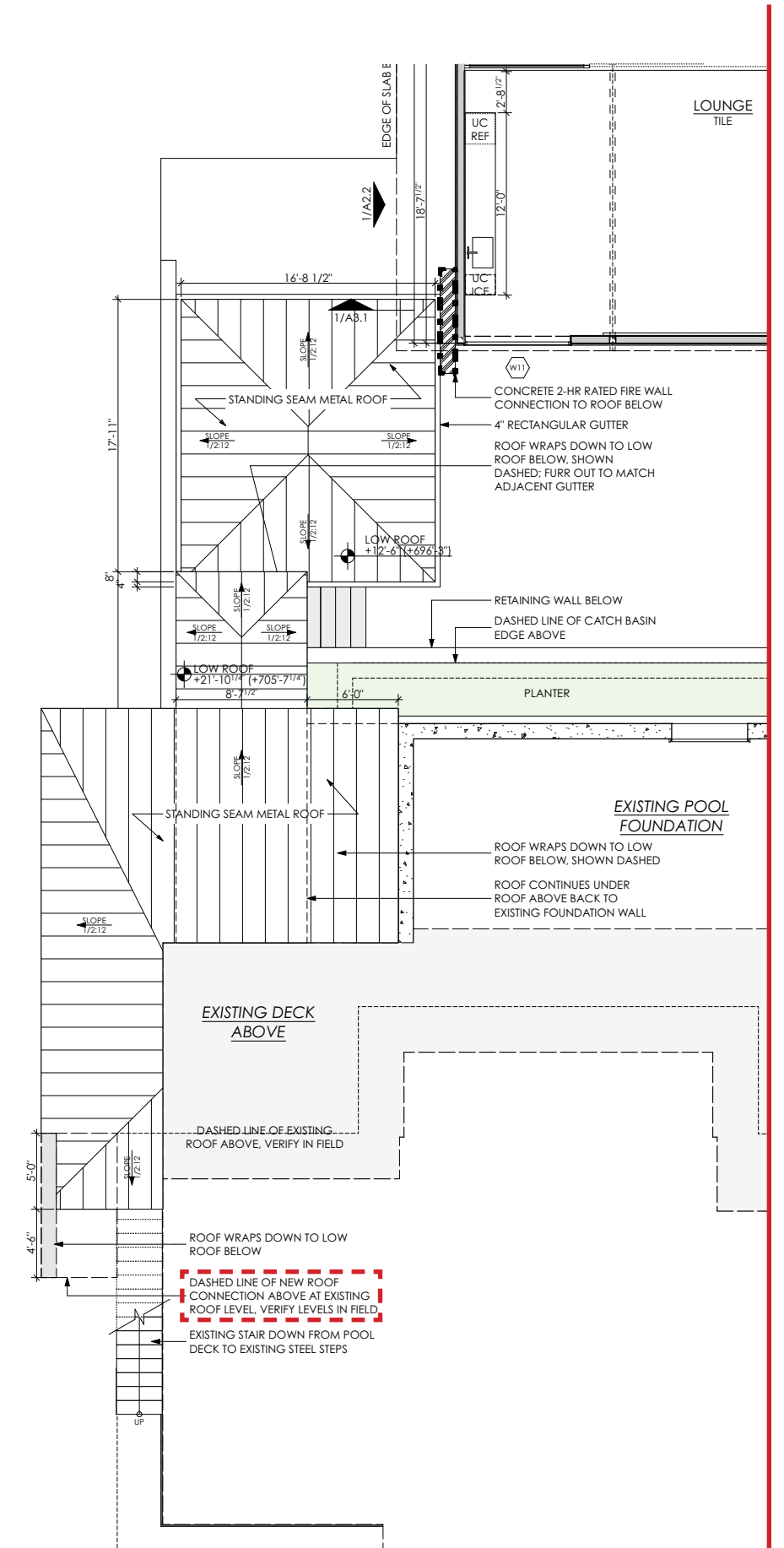
01. Proposed addition remains a "one-family dwelling" in compliance with Sec. 38.03.032(b)1. Inhabitants of the addition are one "family" under the definition in Sec. 1.01.003: "An individual, or two or more persons related by blood, marriage, or adoption..."
02. The proposed addition should not be considered an accessory structure as it is attached to the existing structure by continuous roofed connection, resulting in a single "building" per Sec. 1.03.003 and single-family dwelling. Reference **Basement Level Plan & Garage Level Plan, Left Elevation - Connection & Rear Elevation - Connection, Connection Illustration** for connection location.

ALVAREZ ADDITION

10-06-2021



BASEMENT LEVEL PLAN

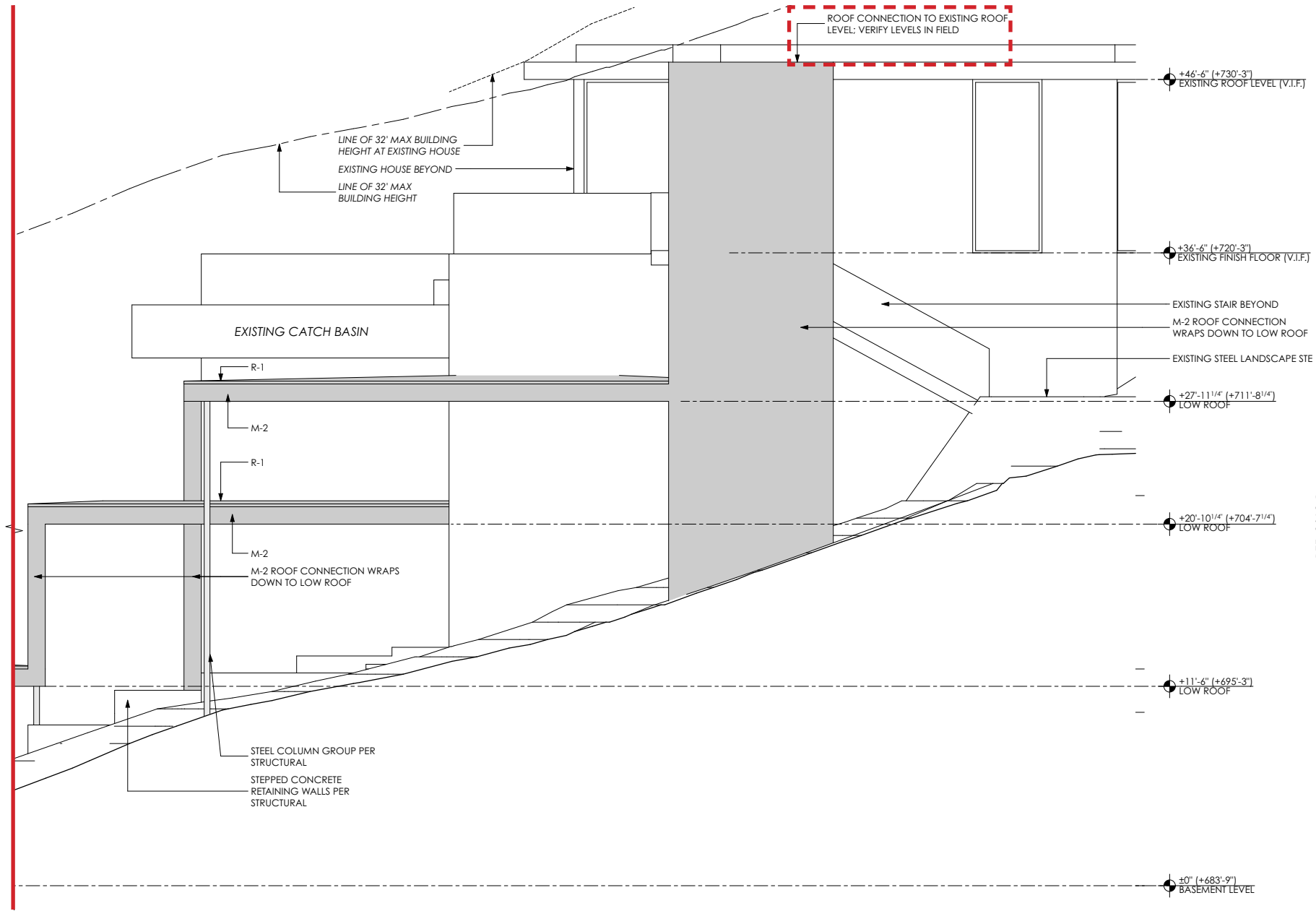


GARAGE LEVEL PLAN

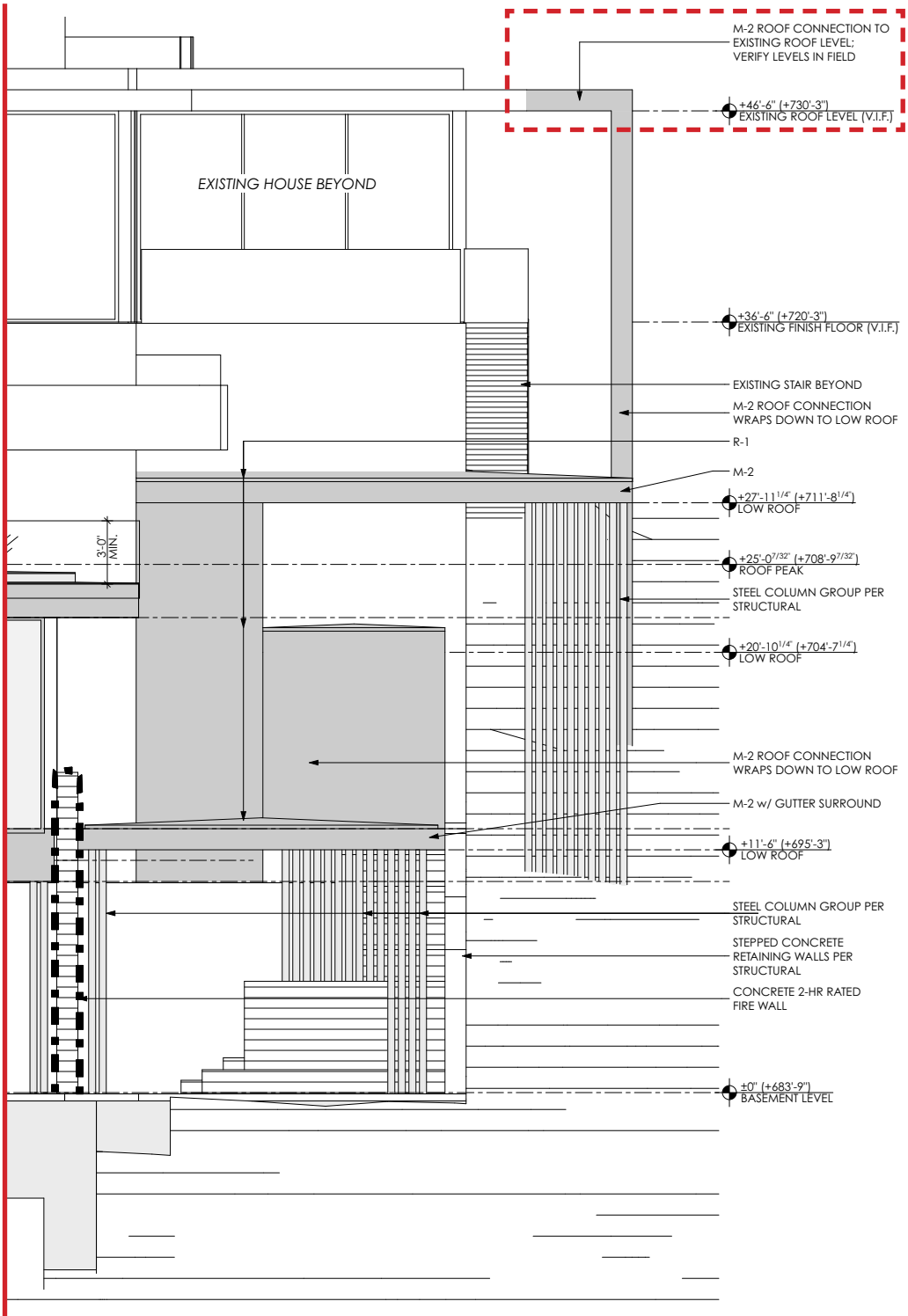


PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783



LEFT ELEVATION - CONNECTION



REAR ELEVATION - CONNECTION

ALVAREZ ADDITION

10-06-2021



PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783



ALVAREZ ADDITION

10-06-2021

CONNECTION ILLUSTRATION



PERMIT COMMENT RESPONSE

1505 Wildcat Hollow - Permit No. 16783

9. Driveway material not allowed. Per Sec. 22.03.247, metal is not an approved material.

01. Per Sec. 22.03.247, “off-street driveway” materials should be “well drained and maintained with a durable and dustless all-weather surface approved by the city inspector”.

02. Please reference relevant material samples and images of proposed metal grate driveway material for requested City Inspector approval. Although metal is not a listed conforming material, we believe this specific material is in keeping with the intent of Sec. 22.03.247 as the metal grate will be elevated and pervious, and thus “well-drained”; as well as a “durable and dustless all-weather surface”. We are requesting approval of this material due to its preferred aesthetic, environmental, and functional characteristics.





**IMPERVIOUS COVER VARIANCE
STAFF REPORT**

DECEMBER 8, 2021

Project Address: 900 Forest View Drive

Project Number: 2021-1012

Agenda Item: Land Use: 900 Forest View Drive: Discussion/decision on an application for a variance to exceed the maximum allowed impervious cover to build a garage (West Lake Hills Code Sec. 22.03.281). Applicant Jorge Camargo.

Applicant Information: Jorge Camargo

Hearing Dates:

November 17, 2021

ZAPCO

December 8, 2021

Board of Adjustment

Location: The subject property is located along the north side of Forest View Drive, at the eastern boundary of the city limits.

Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

The site is surrounded by a duplex to the south, single-family residential to the east and west and the Ullrich Water Treatment Plant to the north.

Background & Analysis:

Currently there is a single-family residential house on the property with a large driveway and a swimming pool. The owner would like to build a two-car garage within the buildable area but is already over the maximum allowed impervious cover.

The lot is 30,492 square feet, which equals 0.70 acres, which by code allows for a maximum of 25% impervious cover, equaling 7,623 square feet. Currently, there is 11,647 square feet of impervious cover, which equals 38.19 percent impervious cover. The proposal includes removing some impervious cover, and reducing the total impervious cover by 165 square feet or 0.5 percent.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – *“Because we are decreasing the actual impervious cover and we’re taking care of all our trees. We will build the new roof within building lines having a good impact on our next door neighbor.”*

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“I see the opposite, because of the need of the garage, we’ll be able to reduce the current impervious cover.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“We analyzed and discussed this project for several months exploring several different alternatives.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“We’ll be able to reduce the current impervious cover and to solve our need of the garage.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“I don’t see any hardship with this project. In fact, because we’re reducing the current impervious cover, we’ll keep all our current trees and we’ll fix the roof building lines.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“We believe the lot location helps because have the Austin water plant by one side, and behind us we have Austin’s land reserve reducing the normal inter-relation with a regular neighbor.”*

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 unanimously (3-0).

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.

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: Jorge A. Camargo Phone: (512) 422-6082

Em [REDACTED]

Address: 900 Forest View Dr City: Westlake Hills State: TX Zip: 78746

Agent*: _____ Phone: _____

Email: _____

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

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

Property Information

Subdivision Name: Amend Plat of Holly Bell Confirming plat of ABST/SUB ID S06430

Block: _____ Lot: 2 TCAD Tax Parcel ID: 01-1313-0201-0000

Current Zoning Classification: _____ Total Lot Size (Acres): 0.7

*Please submit Power of Attorney form designating authorized agent.

PROJECT INFORMATION

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

- 1) Impervious cover reduction
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

Our house was built in 1951. We need to add a garage to our home because of our age, and with all the dangerous climate situations every year, we fear we'll face more physical risks soon. Our proposed plan considers reducing our impervious cover; adding the garage is highly needed. and we'll keep all existing trees on our property.

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

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

Because we're decreasing the actual impervious cover and we're taking care of all our current trees. We will build the new roof within the building lines limits having a good impact on our next door neighbor.

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?

I see the opposite, because of the need of the garage, we'll be able to reduce the current impervious cover having the opportunity to take away the brick zone close to the pool to convert it into a nice garden to increase the size of natural terrain and green areas.

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

We analyzed and discussed this project for several months exploring several different alternatives.

With the valuable assistance and guides from Mr. Grundman we feel we found the best alternative to comply with our existing situation and the Westlake Hills requirements.

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

we'll be able to reduce the current impervious cover and to solve our need of the Garage accomplishing Westlake Hills requirements for it.



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?

I don't see any hardship with this project. In fact, because we're reducing the current impervious cover, we'll keep all our current trees and we'll fix the roof building lines will be the best option for all living in Westlake Hills.

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

We believe the lot location helps because we have the Austin water plant by one side, and behind us we have Austin's land reserve reducing the normal inter-relation with a regular neighbor. We will build the new roof within the building lines limits of Westlake Hills having a good impact on our next door neighbor.

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

Oct 14th, 2021

Date

Jorge A. Camargo

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:

PIERCE CONFIRMING PLAT
(VOL. 99, PG. 166)
LOT 1

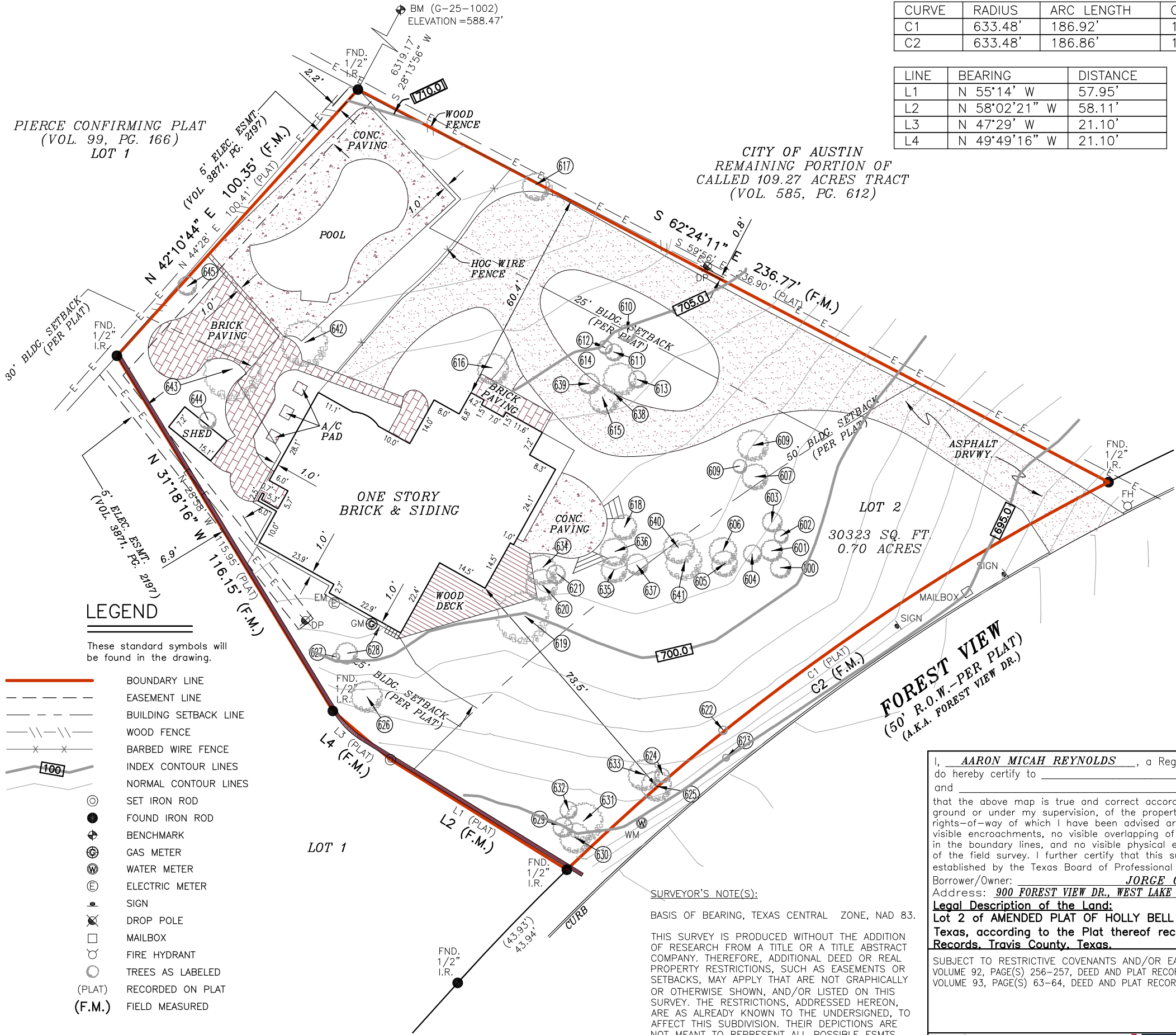
CITY OF AUSTIN
REMAINING PORTION OF
CALLED 109.27 ACRES TRACT
(VOL. 585, PG. 612)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	633.48'	186.92'	186.24'	S 56°54' W	---
C2	633.48'	186.86'	186.18'	S 54°25'48" W	16°54'01"

LINE	BEARING	DISTANCE
L1	N 55°14' W	57.95'
L2	N 58°02'21" W	58.11'
L3	N 47°29' W	21.10'
L4	N 49°49'16" W	21.10'

TREE LABEL#	DIAMETER	DESCRIPTION
600	12"	OAK
601	12.5"	OAK
602	8"	OAK
603	11.5"	OAK
604	10.5"	OAK
605	15"	OAK
606	16"	OAK
607	15"	OAK
608	8"	OAK
609	18"	OAK
610	10"	OAK
611	10"	OAK
612	8"	OAK
613	10"	OAK
614	19"	OAK
615	17"	OAK
616	18"	OAK
617	16"	OAK
618	14.5"	OAK
619	30"	OAK
620	18.5"	OAK
621	11"	OAK
622	5"	MOUNTAIN
623	4"	TREE
624	18.5"	OAK
625	17.5"	OAK
626	18"	OAK
627	4.5"	OAK
628	12.5"	OAK

TREE LABEL#	DIAMETER	DESCRIPTION
629	11.5"	OAK
630	17.5"	OAK
631	22"	OAK
632	10"	OAK
633	18"	OAK
634	17.5"	OAK
635	15"	OAK
636	16"	OAK
637	12.5"	OAK
638	12"	OAK
639	12"	OAK
640	18"	OAK
641	21"	OAK
642	26.5"	OAK
643	33"	OAK
644	10"	OAK
645	11"	OAK



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- BARBED WIRE FENCE
- INDEX CONTOUR LINES
- NORMAL CONTOUR LINES
- SET IRON ROD
- FOUND IRON ROD
- BENCHMARK
- GAS METER
- WATER METER
- ELECTRIC METER
- SIGN
- DROP POLE
- MAILBOX
- FIRE HYDRANT
- TREES AS LABELED
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48453C 0445 K effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN. AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

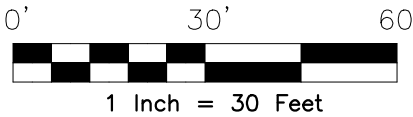
SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 92, PAGE(S) 256-257, DEED & PLAT RECORDS OF TRAVIS COUNTY, TEXAS

FOREST VIEW
(50' R.O.W.-PER PLAT)
(A.K.A. FOREST VIEW DR.)

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

X _____
X _____

GRAPHIC SCALE



I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____
and _____
that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: JORGE CAMARGO & MARIA CAMARGO
Address: 900 FOREST VIEW DR., WEST LAKE HILLS, TX 78746 GF No. _____

Legal Description of the Land:

Lot 2 of AMENDED PLAT OF HOLLY BELL CONFIRMING PLAT, an Addition to Travis County, Texas, according to the Plat thereof recorded in Volume 93, Page(s) 63-64, Plat Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 92, PAGE(S) 256-257, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS VOLUME 93, PAGE(S) 63-64, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"TOPOGRAPHY/TREE" SURVEY

JOB NO.:	2106079967	NO.	REVISION	DATE
DATE:	06/15/21	01.	ADDED TREE & TOPO	07/17/21
DRAWN BY:	MN/HM			
APPROVED BY:	AMR			



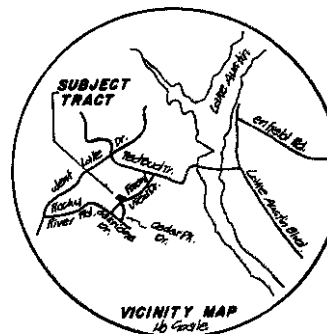
Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

NOTE:

See Detail Map below
for Gravel & Rear Building
Lines.

AMENDED PLAT OF HOLLY BELL CONFIRMING PLAT

LOT 1 - 0.339 AC.
LOT 2 - 0.695 AC.
TOTAL 1.034 AC.



56.00
924
1/1/14

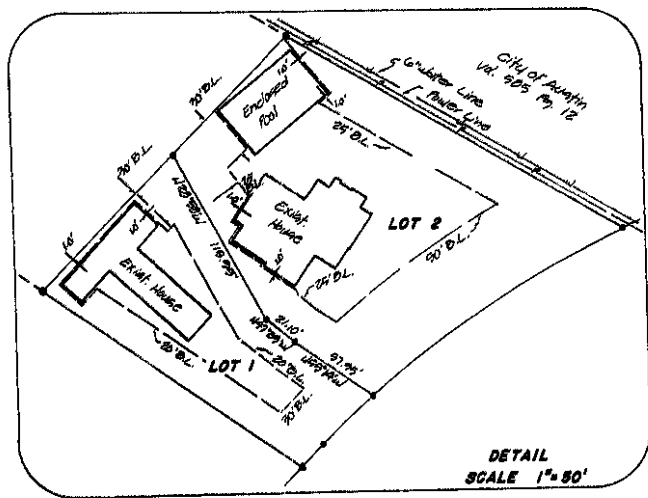
CURVE DATA

1 20' 182.40'
R 69.48'
T 148.72'
C 220.57'
A 230.25'

LEGEND
• Iron Pipe Found
• Iron Pin Found
▲ Nail Found
— Drainage

SCALE

1"=100'

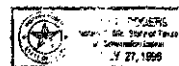


STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF January, 1994 BY HOLLY B. TOLAND.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires: July 27, 1996

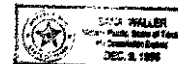


STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF January, 1994 BY WILLIAM HAYES PITTS, JR.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires: Dec. 9, 1996

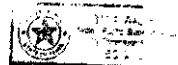


STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF January, 1994 BY MARY KATHERINE PITTS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires: Dec. 9, 1996



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT WE: 1) HOLLY B. TOLAND; AND 2) WILLIAM HAYES PITTS, JR. AND MARY KATHERINE PITTS, OWNERS OF LOTS 1 AND 2, HOLLY BELL CONFIRMING PLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK 92, PAGE 256 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AS CONVEYED TO US BY DEEDS RECORDED IN VOLUME 10624, PAGE 556 AND VOLUME 14018, PAGE 1578, RESPECTIVELY, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY AMEND THE SAID SUBDIVISION IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS AMENDED PLAT OF HOLLY BELL CONFIRMING PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF HOLLY B. TOLAND, THIS THE 18th DAY OF January, 1994, A.D.

Holly B. Toland
HOLLY B. TOLAND - RECORD OWNER
880 Forest View Drive
Austin, Texas 78746

WITNESS THE HANDS OF WILLIAM HAYES PITTS, JR. AND MARY KATHERINE PITTS, THIS THE 18th DAY OF January, 1994, A.D.

William Hayes Pitts Jr.
WILLIAM HAYES PITTS, JR. - RECORD OWNER
900 Forest View Drive
Austin, Texas 78746

Mary Katherine Pitts
MARY KATHERINE PITTS - RECORD OWNER
900 Forest View Drive
Austin, Texas 78746

STATE OF TEXAS
COUNTY OF TRAVIS

I, LARRY A. TURNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OR THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED: January 12, 1994

Larry A. Turner
LARRY A. TURNER
Reg. Prof. Land Surveyor No. 3908 State of Texas

Vol. 93 Page 63

AMENDED PLAT OF HOLLY BELL CONFIRMING PLAT

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY OF WEST LAKE HILLS, TEXAS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATE: 19th DAY OF January, 1994.

RICHARD W. SOUTH, CHAIRMAN

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS.

Dated this the 26th day of January, 1994.



TOM R. TAYLOR
Mayor of West Lake Hills, Texas

ATTEST:

Linda Winn
City Secretary

NOTE: THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 10 AND HAS WATER SERVICE AVAILABLE.

DATED: 16 Feb 94

CLIFF DRUMMOND -
PRESIDENT OF THE BOARD
WCID NO. 10

SEPTIC SYSTEMS:

"EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SANITATION ORDINANCE 108, AS AMENDED. NO SEPTIC SYSTEM OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED ON THOSE IN CITY LOTS UNTIL THE CITY OF WEST LAKE HILLS HAS ISSUED A PERMIT FOR THEIR CONSTRUCTION. NO PRIVATE SEWAGE FACILITY IN THE CITY LIMITS MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE CITY. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO CONSTRUCTION AND DEVELOPMENT LIMITATIONS IN THE SANITATION ORDINANCE 108, AS AMENDED."

SITE CLEARANCE, SITE DISTURBANCE OR IMPERVIOUS COVER:

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.

RECHARGE NOTE:

LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS WATER COMMISSION EDWARDS RULES 31, TEXAS ADMINISTRATIVE CODE (TAC) 313, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 313 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS WATER COMMISSION.

STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES ON PLAT:

THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS. THE CITY OF WEST LAKE HILLS, TEXAS, NOR THE COURT ASSUMES ANY RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. MOREOVER, THE ACCEPTANCE BY THE CITY OF WEST LAKE HILLS FOR MAINTENANCE OF THE STREETS AND ROADS IN THIS PLAT DOES NOT OBLIGATE THE CITY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION; HOWEVER, THE ERECTION OF TRAFFIC-CONTROL SIGNS, SUCH AS "SPEED LIMIT", "STOP" AND "YIELD" SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE CITY OF WEST LAKE HILLS. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS AND IN ADDITION, BY TRAVIS COUNTY.

ZONING:

All lots in this subdivision are utilized as residential.

Lot 1 is zoned R-2 (Two Family Residential).

Lot 2 is zoned R-1 (One Family Residential).

FLOOD PLAIN NOTE: No portion of this tract is within the boundaries of the 100 Year Flood Plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel No. 481030 0205 E, dated June 16, 1993 for Travis County, Texas and Incorporated Areas.

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF APRIL, 1994, A.D. AT 10:00 O'CLOCK A.M. AND ONLY RECORDED ON THE 19th DAY OF APRIL, 1994, A.D. AT 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 91, PAGES 63-67.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 19th DAY OF APRIL, 1994, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS



BY: [Signature]
DEPUTY

FILED FOR RECORD AT 10:00 O'CLOCK A.M. THIS THE 19th DAY OF APRIL, 1994, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: [Signature]
DEPUTY



Vol. 73 Page 64
NOT RECORDED, TRAVIS COUNTY, TEXAS

MSC FILM CODE
00009610802

BISON

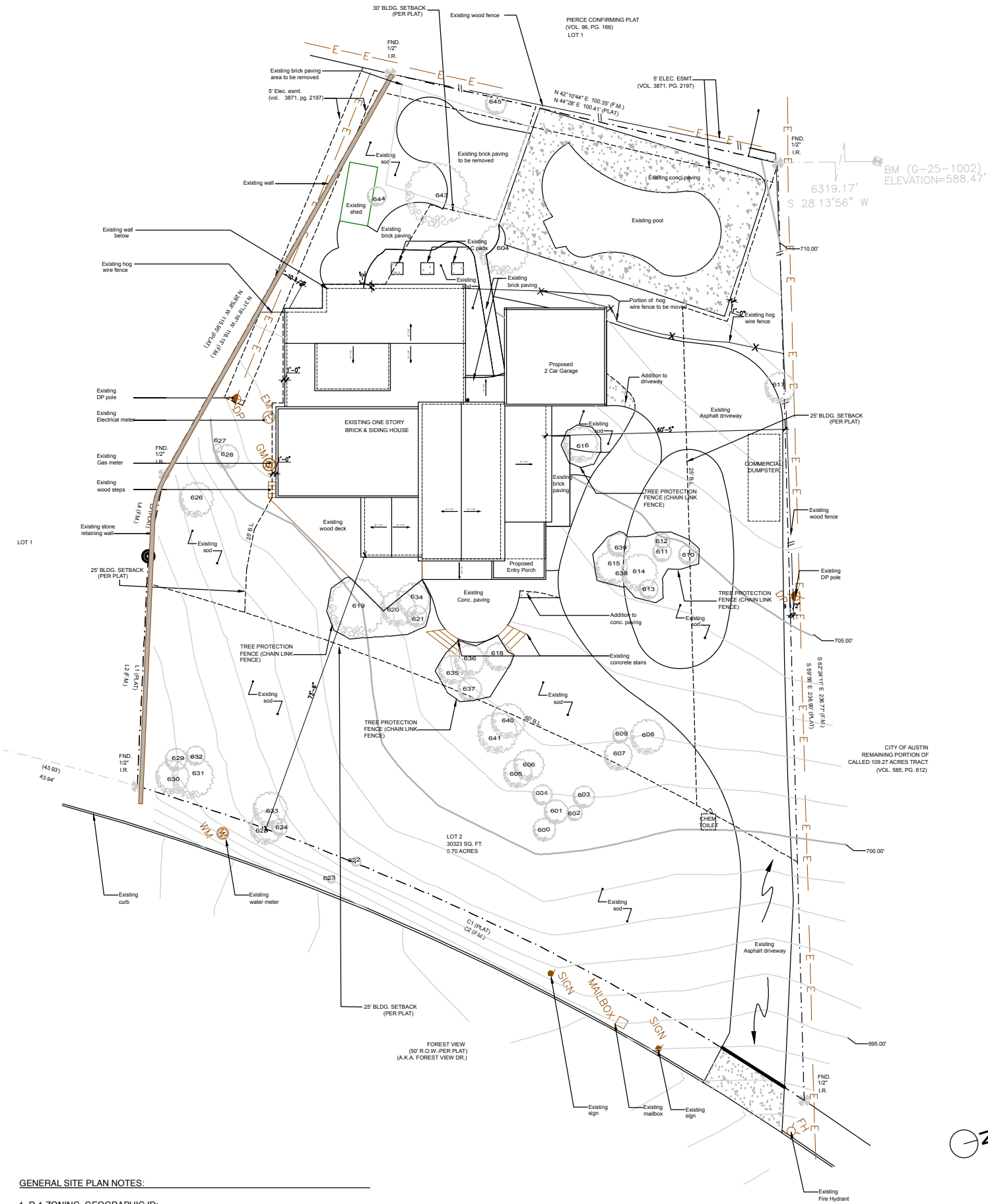
Designer and Builder:
Bison Design Build, LLC
2400 E. Cesar Chavez #302
Austin, TX 78702
P: (512) 997-8061
bisonbuild.com

Client:
Jorge Camargo.
900 Forest View Dr.
Ausitn, TX 78746
P: (512) 422-6082

Structural Engineer:

Surveyor:
Ameri-Surveyors
1100 NW Loop 410, Suite 546
San Antonio, Texas 78213
P:512-661-3044

Forest View House
900 Forest View Dr.
Austin, TX. 78746



GENERAL SITE PLAN NOTES:

1. R-1 ZONING, GEOGRAPHIC ID:
2. DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS AND ANY DRAINAGE EXITING THE LOT ONTO AN ABUTTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY PIN.
3. USE CHAINLINK CONSTRUCTION FENCING ALONG ALL PROPERTY LINES.
4. ENSURE CHEMICAL TOILET AND COMMERCIAL DUMPSTER ARE WITHIN PROPERTY LINES.

ZONING CALCULATIONS

LOT SIZE: 30,492 SF
EXISTING IMPERVIOUS COVER: 11,647 SF
PROPOSED IMPERVIOUS COVER WITH GARAGE: 11,482 SF

STANDARD SITE PLAN NOTES:

1. EXPOSED PORTION OF SLAB OR DRIVEWAY NOT TO EXCEED 1" ABOVE FINISHED GRADE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
3. DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS.
4. LANDSCAPE, FENCING AND POOL TO BE SUBMITTED UNDER SEPARATE PLANS, AND WITH APPLICABLE PERMITS, FEES, AND DEPOSITS.
5. ARCHITECT AND BUILDER CERTIFY THAT THEY HAVE VERIFIED THE LOCATION OF ALL APPLICABLE SETBACKS SHOWN ON SITE PLAN.
6. CONSTRUCTION OF ANY PERMANENT FENCING SHALL NOT BE PERFORMED (UNLESS A SEPARATE FENCE PERMIT IS GRANTED).

TREE LABEL#	DIAMETER	DESCRIPTION
600	12"	OAK
601	12.5"	OAK
602	8"	OAK
603	11.5"	OAK
604	10.5"	OAK
605	15"	OAK
606	16"	OAK
607	15"	OAK
608	8"	OAK
609	18"	OAK
610	10"	OAK
611	10"	OAK
612	8"	OAK
613	10"	OAK
614	19"	OAK
615	17"	OAK
616	18"	OAK
617	16"	OAK
618	14.5"	OAK
619	30"	OAK
620	16.5"	OAK
621	11"	OAK
622	5"	MOUNTAIN
623	4"	TREE
624	16.5"	OAK
625	17.5"	OAK
626	18"	OAK
627	4.5"	OAK
628	12.5"	OAK

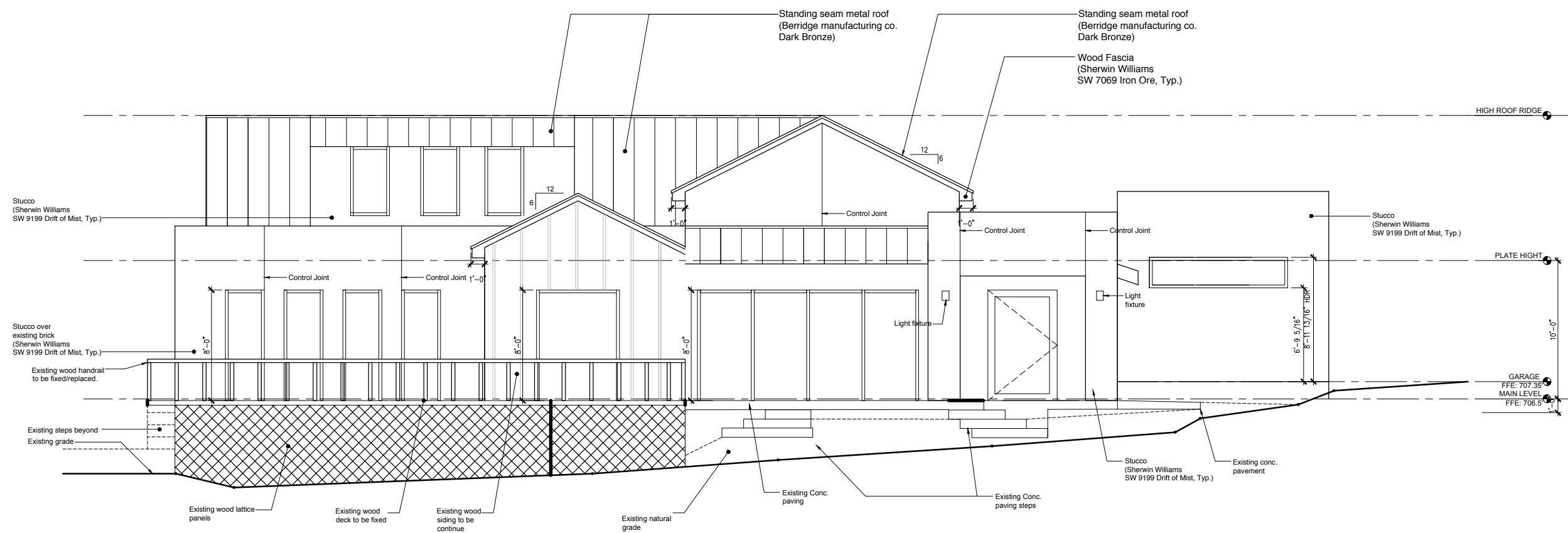
TREE LABEL#	DIAMETER	DESCRIPTION
629	11.5"	OAK
630	17.5"	OAK
631	22"	OAK
632	10"	OAK
633	18"	OAK
634	17.5"	OAK
635	15"	OAK
636	16"	OAK
637	12.5"	OAK
638	12"	OAK
639	12"	OAK
640	18"	OAK
641	21"	OAK
642	26.5"	OAK
643	33"	OAK
644	10"	OAK
645	11"	OAK

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
3. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION AS ADOPTED BY THE CITY.
4. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINES.
6. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIPLINE), OR, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - (A) SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - (B) ROOT ZONE DISTURBANCE DUE TO GRADE CHANGES;
 - (C) WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
 - (D) OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.

Site Plan
Scale: 1" = 16'

A001

Surveyor:
Ameri-Surveyors
1100 NW Loop 410, Suite 546
San Antonio, Texas 78213
P:512-661-3044



Forest View House
900 Forest View Dr.
Austin, TX. 78746

East Elevation
Scale: 1/8" = 1'

A200

BISON

Designer and Builder:
Bison Design Build, LLC
2400 E. Cesar Chavez #302
Austin, TX 78702
P: (512) 997-8061
bisonbuild.com

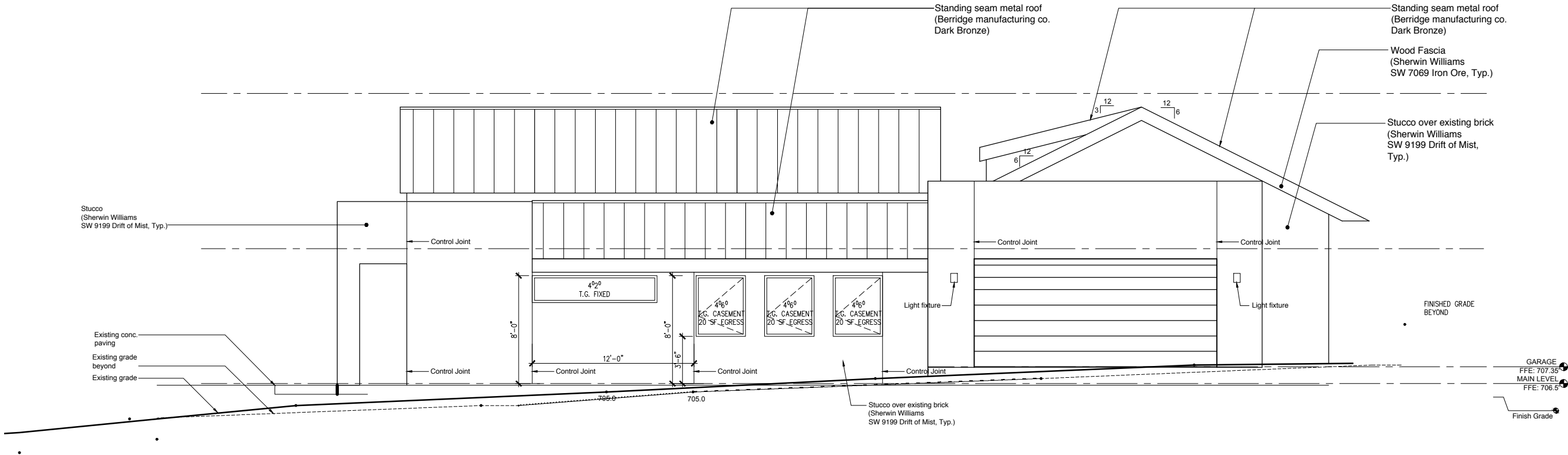
Client:
Jorge Camargo.
900 Forest View Dr.
Ausitn, TX 78746
P: (512) 422-6082

Structural Engineer:

Surveyor:
Ameri-Surveyors
1100 NW Loop 410, Suite 546
San Antonio, Texas 78213
P:512-661-3044

Forest View House

900 Forest View Dr.
Austin, TX. 78746



North Elevation
Scale: 1/8" = 1'

A200

BISON

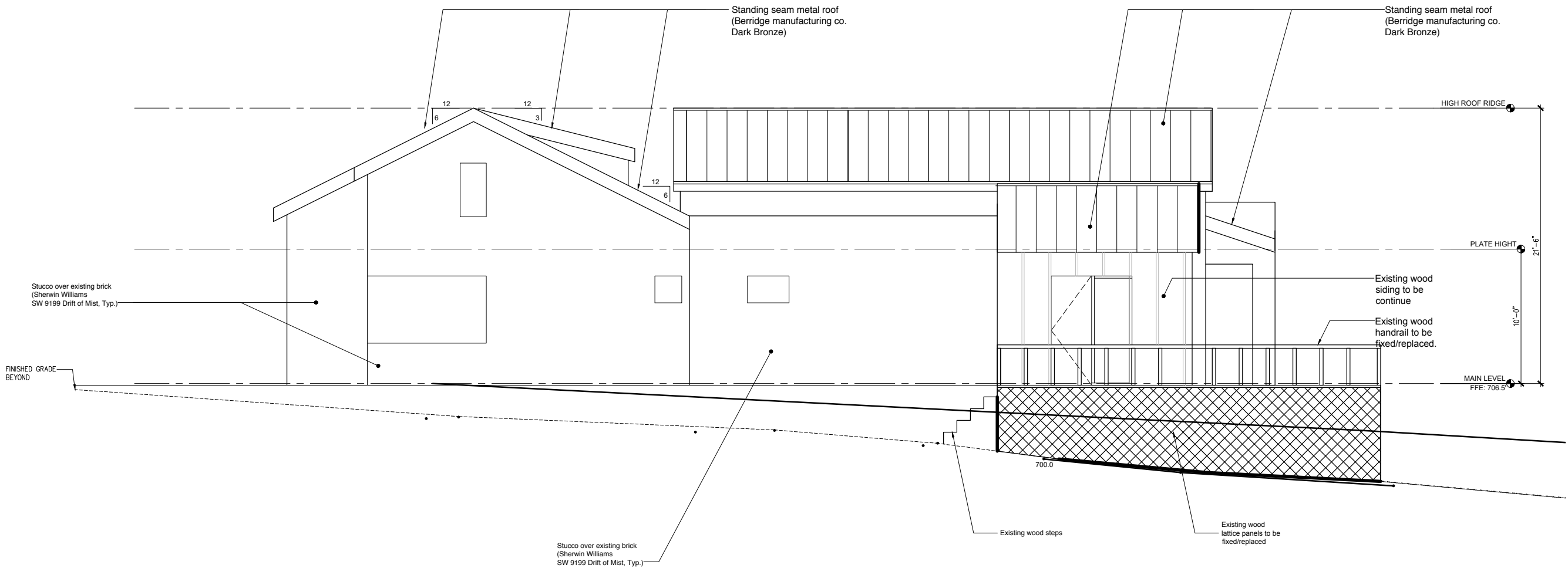
Designer and Builder:
Bison Design Build, LLC
2400 E. Cesar Chavez #302
Austin, TX 78702
P: (512) 997-8061
bisonbuild.com

Client:
Jorge Camargo.
900 Forest View Dr.
Ausitn, TX 78746
P: (512) 422-6082

Structural Engineer:

Surveyor:
Ameri-Surveyors
1100 NW Loop 410, Suite 546
San Antonio, Texas 78213
P:512-661-3044

Forest View House
900 Forest View Dr.
Austin, TX. 78746



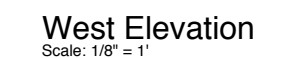
South Elevation
Scale: 1/8" = 1'

A200

Designer and Builder:
Bison Design Build, LLC
2400 E. Cesar Chavez #302
Austin, TX 78702
P: (512) 997-8061
bisonbuild.com

Structural Engineer:

Forest View House
900 Forest View Dr.
Austin, TX. 78746



Page 73 of 115



**DRIVEWAY VARIANCE
STAFF REPORT**

DECEMBER 8, 2021

Project Address: 1801 Wildcat Hollow

Project Number: 2021-1010

Agenda Item: Land Use: 1801 Wildcat Hollow: Discussion/decision on an application for a variance for a second driveway cut (West Lake Hills Code Sec. 22.03.175). Kim Power, Agent for Florian Aigrain.

Applicant Information: Kim Power, Agent for Florian Aigrain

Hearing Dates:

November 17, 2021

ZAPCO

December 8, 2021

Board of Adjustment

Location: The subject property is located along the private portion of Wildcat Hollow, northwest of Westlake Drive and Terrace Mountain, 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, and the new Wildcat Club Subdivision.

Background & Analysis:

The property owner is seeking a variance for a second driveway cut. The proposed second driveway would allow for better access to the lot, and with the proposed Wildcat Club Subdivision, there are going to be six more residential lots using the private road for access. The second cut will allow for safer access to the lot and create an access point that is not near any of the other proposed driveways.

There was a house on the lot that demolished and there is an existing driveway that the applicant is proposing to use as the secondary (guest access) driveway.

There are four 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 – *"The proposed two-driveway setup will improve the overall traffic flow to and from the private access road of Wildcat Hollow. Maintaining the existing driveway as emergency and secondary guest access will provide improved traffic flow away from adjacent neighbors that share the private access road."*

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“The location of the proposed driveway is situated in such a way so as to avoid any protected trees. The natural terrain also provides a gradual entry point that will not exceed any cut & fill greater than 18” inside of the relevant setback. The west side of street frontage is heavily wooded and will remain as such.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“The code limitation of a single driveway would make access at this end of Wildcat Hollow more difficult and would restrict the overall circulation on the lot. Vehicle access is tight in this area, and a secondary driveway immediately adjacent to the fire hydrant that serves the property would provide a more ideal option for first responders and emergency vehicles as well.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“The proposed new driveway location is situated on the straightest area of the private access road with the most straightforward path to the proposed residence for the homeowners.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“Many of the nearby neighbors utilize second driveways as a means of circulation through the site. The proposed driveway will alleviate the flow of traffic near the future Wildcat Hollow Subdivision private access easement and adjacent neighbors.”*
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 primary welling location provides an entry point to the site that is ahead of the planned Wildcat Hollow Subdivision neighbors’ collection of driveways near the southside of the property.”*

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 denial unanimously (3-0).

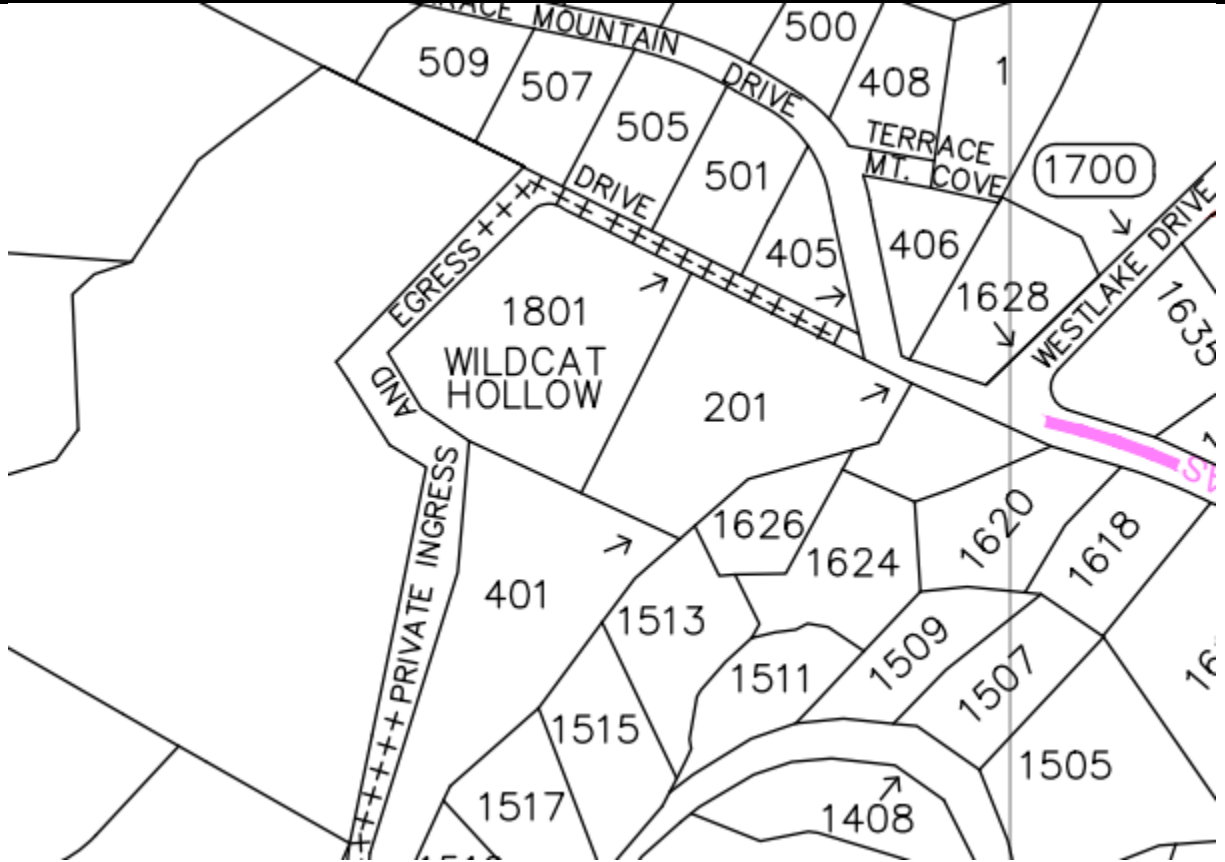
Staff Recommendation

Staff recommends: DENIAL based on lack of hardship. Staff understands the reasoning behind the request but believes the owner can use the driveway that is further away from the Wildcat Club Subdivision and create a turnaround for safety.

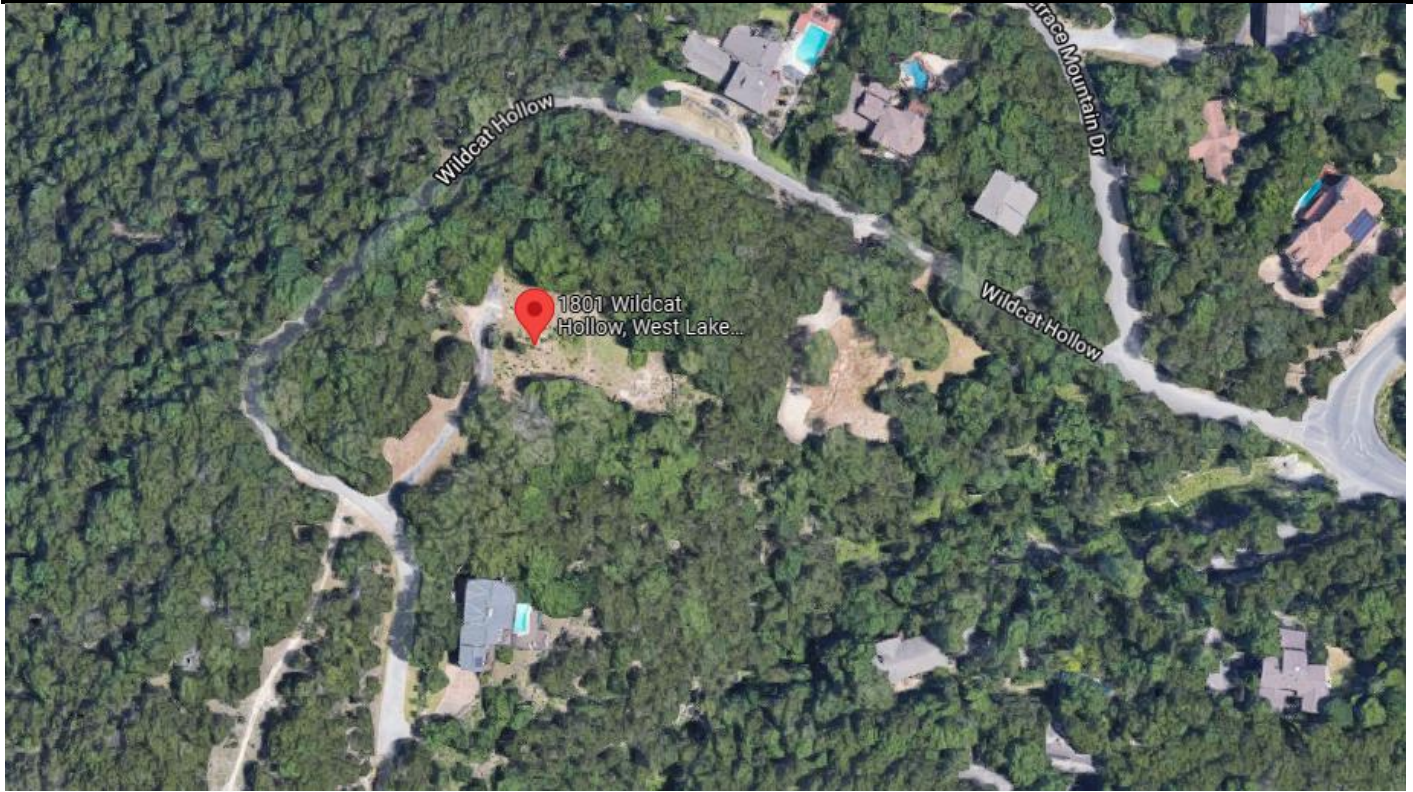
Links to Relevant Code:

- [Sec. 22.03.175 Off-street parking and parking pad requirements in residential areas](#)
- [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: FLORIAN AIGRAIN Phone: (737) 237-4598

Email: _____

Address: 1801 WILDCAT HOLLOW City: WEST LAKE HILL State: TX Zip: 78746

Agent*: KIM POWER (DC+A) Phone: 512-472-4980 ext. 239

Email: _____

Address: 2120 E 7TH ST Ste 200 City: AUSTIN State: TX Zip: 78746

Property Address: 1801 WILDCAT HOLLOW City: WEST LAKE HILL State: TX Zip: 78746

Property Information

Subdivision Name: AMENDED PLAT OF TERRACE RIDGE

Block: N/A Lot: 1 TCAD Tax Parcel ID: 119913

Current Zoning Classification: R-1 Total Lot Size (Acres): 2.73

**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) PROPOSED SECOND DRIVEWAY (SEC. 22.03.175(3)e(2))
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed:

New construction of Single-Family Residence with proposed primary driveway on west side of the property. Variance proposal is to maintain the existing driveway on the south side of the property, primarily for secondary/emergency access and improved street maneuverability.

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

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

The proposed two-driveway setup will improve overall traffic flow to and from the private access road of Wildcat Hollow. Maintaining the existing driveway as emergency and secondary guest access will provide improved traffic flow away from adjacent neighbors that share the private access road. Wildcat Hollow dead ends just past this property and the immediate neighbor's driveways, and maintaining the existing driveway would provide a functional turnaround option rather than the neighbor's property.

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

This driveway already exists, so no tree removal or grading would be required to keep this as a secondary driveway. The existing driveway would be repaved with minor adjustments to the footprint. The location of the proposed driveway is situated in such a way so as to avoid any protected trees. The natural terrain also provides a gradual entry point that will not exceed any cut & fill greater than 18" inside of the relevant setback. The west side of street frontage is heavily wooded and will remain as such.

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

The code limitation of a single driveway would make access at this end of Wildcat Hollow more difficult and would restrict the overall circulation on the lot. Vehicle access is tight in this area, and a secondary driveway immediately adjacent to the fire hydrant that serves the property would provide a more ideal option for first responders and emergency vehicles as well.

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

The proposed new driveway location is situated on the straightest area of the private access road (directly across from a lot that will remain undeveloped in the neighboring new subdivision plans), with the most straightforward path to the proposed residence for the homeowners. The circulation path with the secondary driveway provides more ideal emergency access to the site and optimized vehicular flow through 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?

Due to the tight configuration of Wildcat Hollow, most of the adjacent neighbors have multiple driveways as a means of better vehicular access to their homes. The proposed retention of the existing driveway as a secondary site access will alleviate the flow of traffic near the future Wildcat Hollow Subdivision private access easement and adjacent neighbors, and optimize both safety and convenience for the property, neighboring properties, and emergency vehicles.

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 primary driveway location provides an entry point to the site that is ahead of the planned Wildcat Hollow Subdivision neighbors' collection of driveways near the south side of the property. The additional driveway location pulls secondary use away from the neighboring properties and provides an additional outlet for circulation on the property. Maintaining the existing driveway would provide a useful turnaround option rather than the subdivision private access easement or adjacent neighbor's property.

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

10/18/2021

Date

Florian Aigrain

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:

LETTER TO ZAPCO CHAIRPERSON

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

October 18, 2021

Dear Mr. Chairman:

The property located at 1801 Wildcat Hollow is currently a vacant residential lot of 2.73 acres. Owners Florian and Noelle Aigrain are planning to build their new residence and in doing so request a variance for a secondary driveway.

This property has private access road frontage on three sides, and street maneuverability in the area is limited. The location and design of the proposed primary driveway will provide access to the site in a way that contributes to the safe usage of the shared private access road (Wildcat Hollow). Utilizing the proposed new driveway will also allow for the existing driveway (located near the end of the private access road and closer to adjacent neighbors) to be maintained, through approval of this variance request, and primarily used for secondary/emergency access and guest parking.

Considering that the planned Wildcat Hollow Subdivision on a neighboring property will include a private access easement (located near the existing driveway) to serve 5 future lots, the proposed primary driveway will pull everyday use away from the neighboring properties and future subdivision access. This contributes to the safe usage and overall traffic circulation for not only the subject property, but all of the future lots accessed through the subdivision private access, as well as the neighbor located at the Wildcat Hollow dead end. Beyond the safety and convenience aspects for residents in the area, more access options for first responders will assist by providing more options and maneuverability, which is a significant consideration due to the dead-end road condition and winding nature of the roadways surrounding the property.

This is the only variance request anticipated for the construction of this home. The new primary driveway location is situated in such a way to avoid any protected trees, and the natural terrain also provides a gradual entry point that will not exceed any cut & fill greater than 18" inside the relevant setback. The requested secondary driveway already exists, and therefore would not incur any additional disruption or sitework beyond re-paving.

It is worth noting that many of the immediate nearby neighbors have secondary driveways as well (two of which have three driveways), and we feel this is a reasonable request that is well in line with the existing character of the area.

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

Respectfully,



Kim Power, AIA
Partner - Dick Clark + Associates



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, FLORIAN AIGRAIN
have made, constituted and appointed KIM POWER (DICK CLARK + ASSOCIATES)
to be my duly authorized representative in connection with an application dated 10/18/2021,
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.

FLORIAN AIGRAIN

Property Owner/Applicant Name

1801 WILDCAT HOLLOW

Street Address

WEST LAKE HILLS

City

Property Owner/Applicant Signature

TX

State

78746

Zip Code

(737) 237-4598

Property Owner/Applicant Phone Number

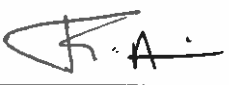
This instrument was acknowledged before me on this the _____ day of _____, 20 _____.

Notary Public in and for the State of Texas



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, FLORIAN AIGRAIN
have made, constituted and appointed KIM POWER (DICK CLARK + ASSOCIATES)
to be my duly authorized representative in connection with an application dated 10/18/2021,
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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.

<u>FLORIAN AIGRAIN</u>			
Property Owner/Applicant Name		Property Owner/Applicant Signature	
<u>1801 WILDCAT HOLLOW</u>	<u>WEST LAKE HILLS</u>	<u>TX</u>	<u>78746</u>
Street Address	City	State	Zip Code

(737) 237-4598
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 20 day of October, 2021.



Notary Public in and for the State of Texas



i Details | 🗺 Map

Click on a title bar to expand or collapse the information. Expand All

▼Property

Account

Property ID:	119913	Legal Description:	LOT 1 TERRACE RIDGE SUBD AMENDED PLAT
Geographic ID:	0119130801	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

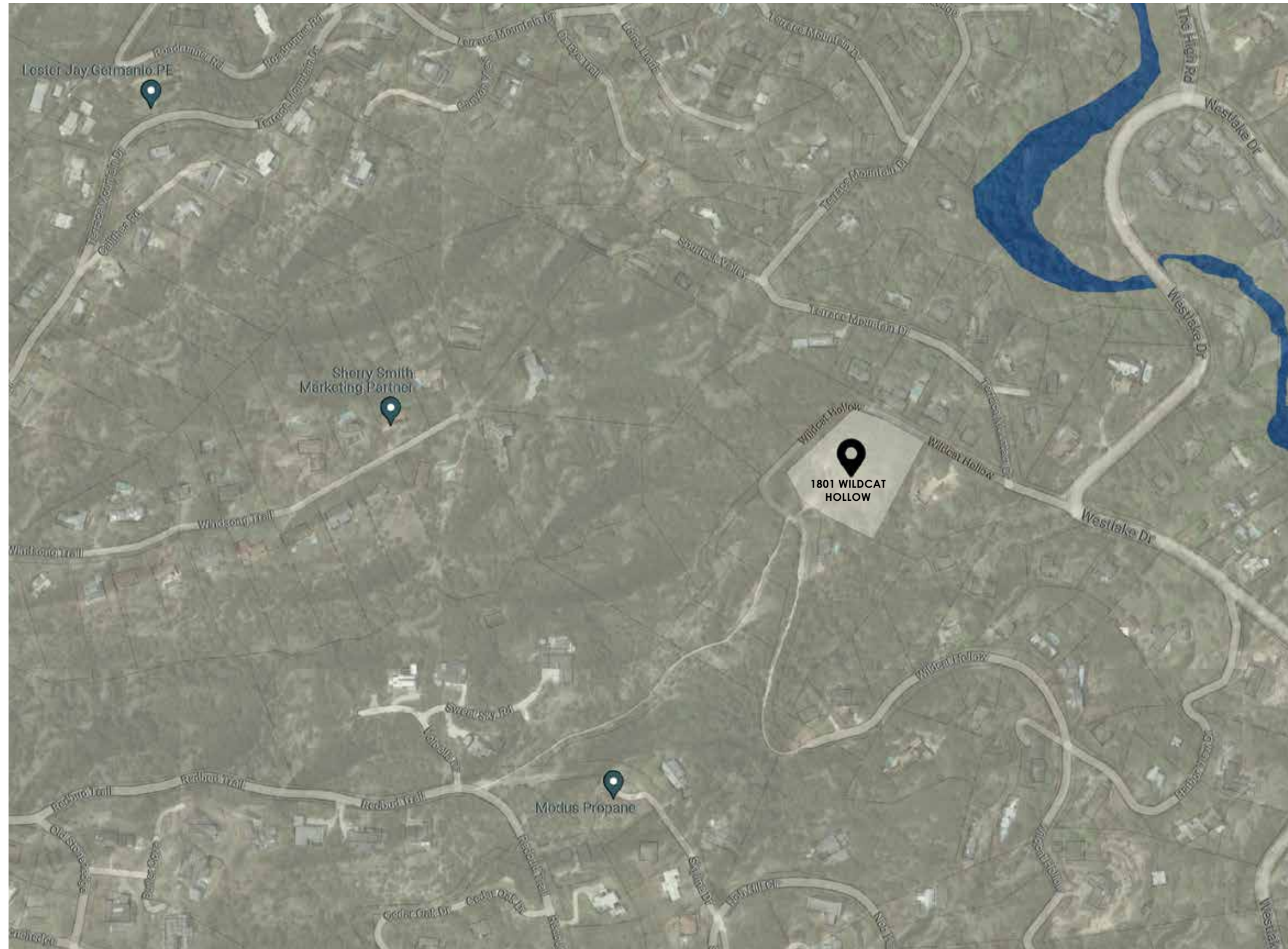
Location

Address:	1801 WILD CAT HOLW TX 78746	Mapsco:	
Neighborhood:	CORE	Map ID:	011818
Neighborhood CD:	M5700		

Owner

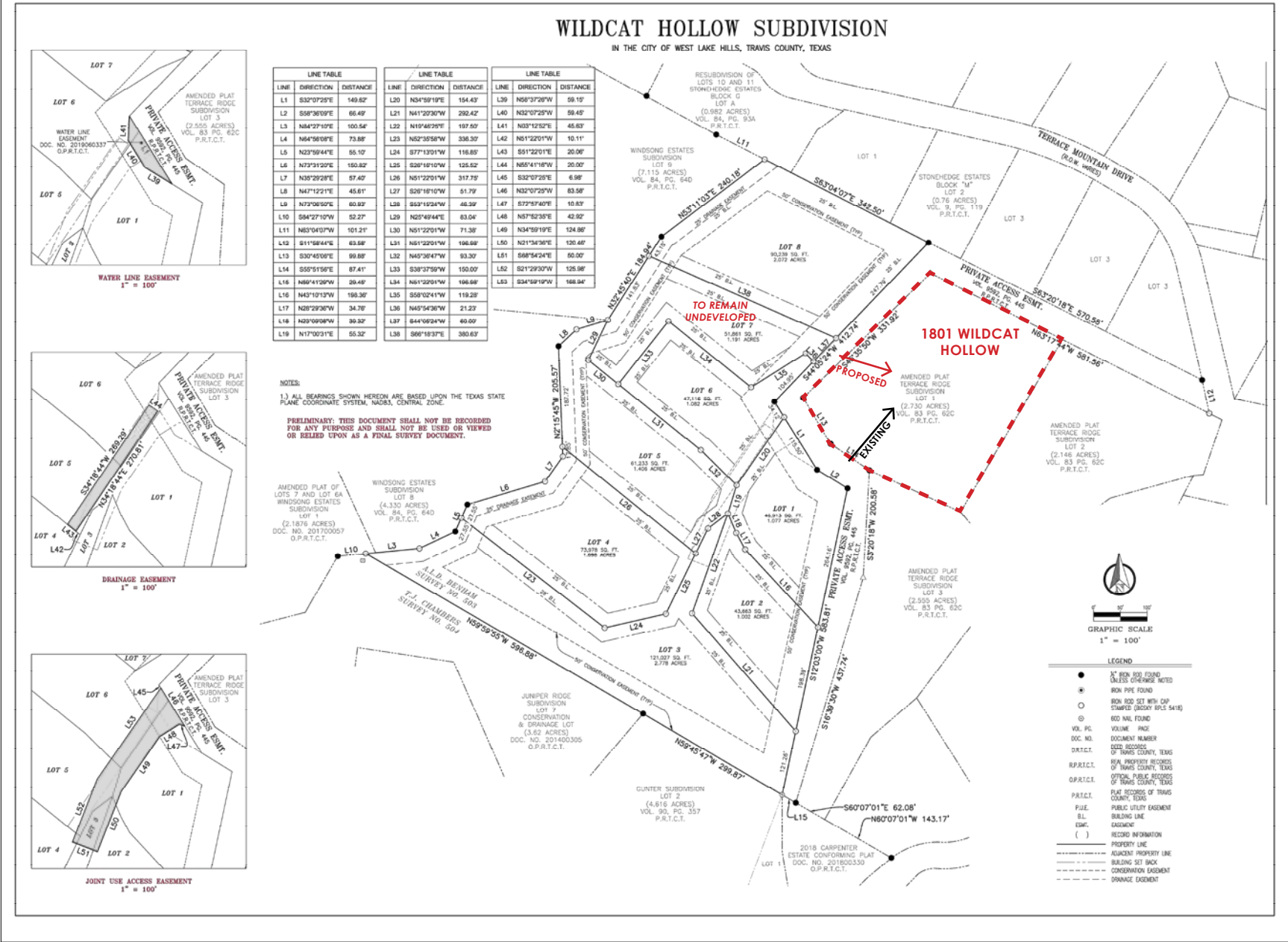
Name:	AIGRAIN FLORIAN & NOELLE AIGRAIN-KAEGI	Owner ID:	1827119
Mailing Address:	700 WATERFRONT DR PITTSBURGH, PA 15222-4742	% Ownership:	100.000000000000%

Exemptions:



10-18-2021

1801 WILDCAT HOLLOW



DRAWING OBTAINED FROM CITY
OF WEST LAKE HILLS CITY COUNCIL
MEETING 9/8/21, ITEM 5

[illegible]

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2600 WAUWATAM, TERRACE 1, SUITE 300, AUSTIN, TX 78746
PHONE: 512-646-2237 FAX: 512-414-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PR E L I M I N A R Y	
FOR REVIEW ONLY Not for construction or permit purposes	
Kimley»Horn	
Engineer:	MICHAEL LOTT
P.E. No.	237309
Date:	06/21/21

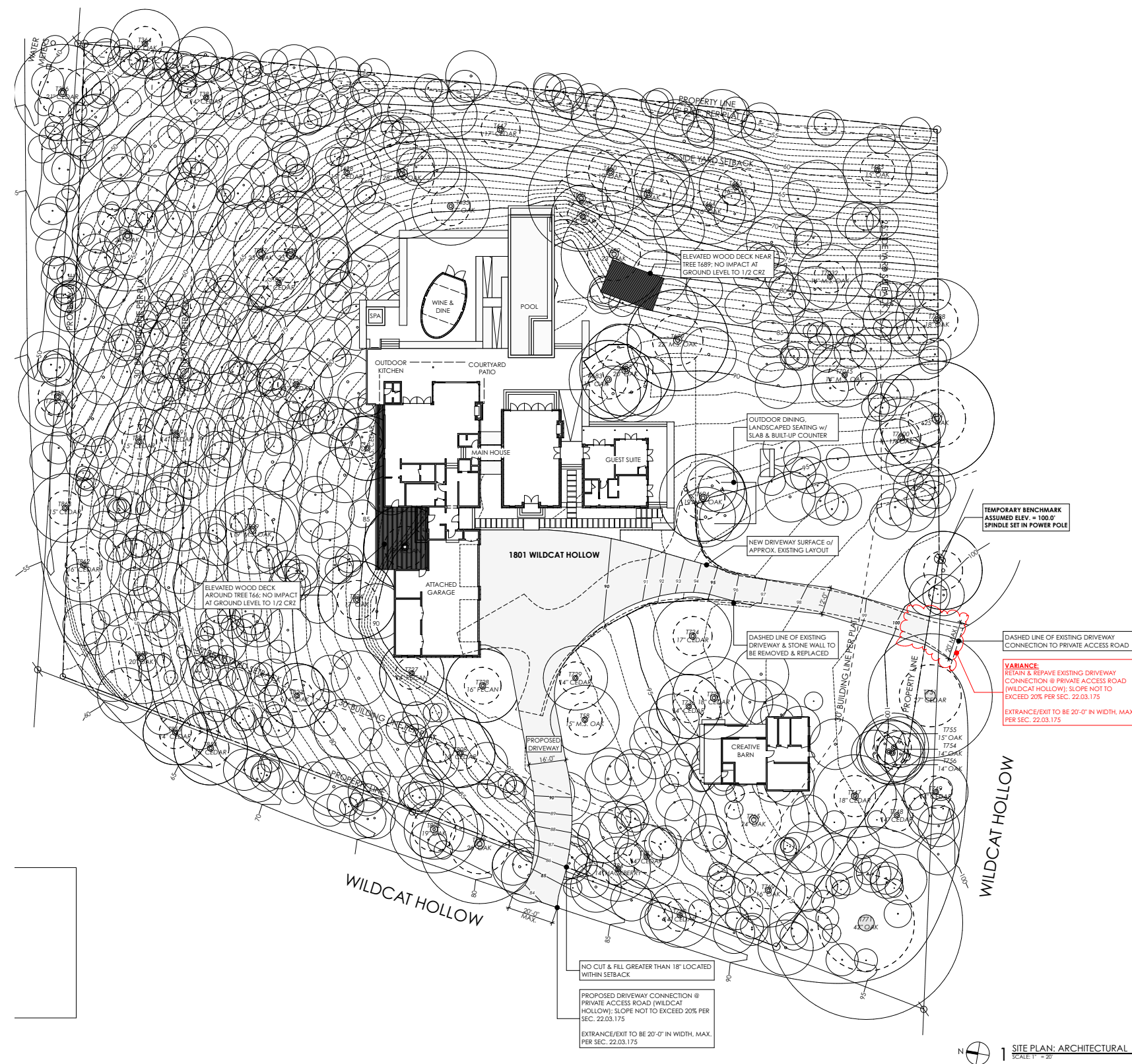
KHA PROJECT 069289800	DATE AUGUST 2021	SCALE: AS SHOWN	DESIGNED BY: ML	DRAWN BY: XXX	CHECKED BY: ML
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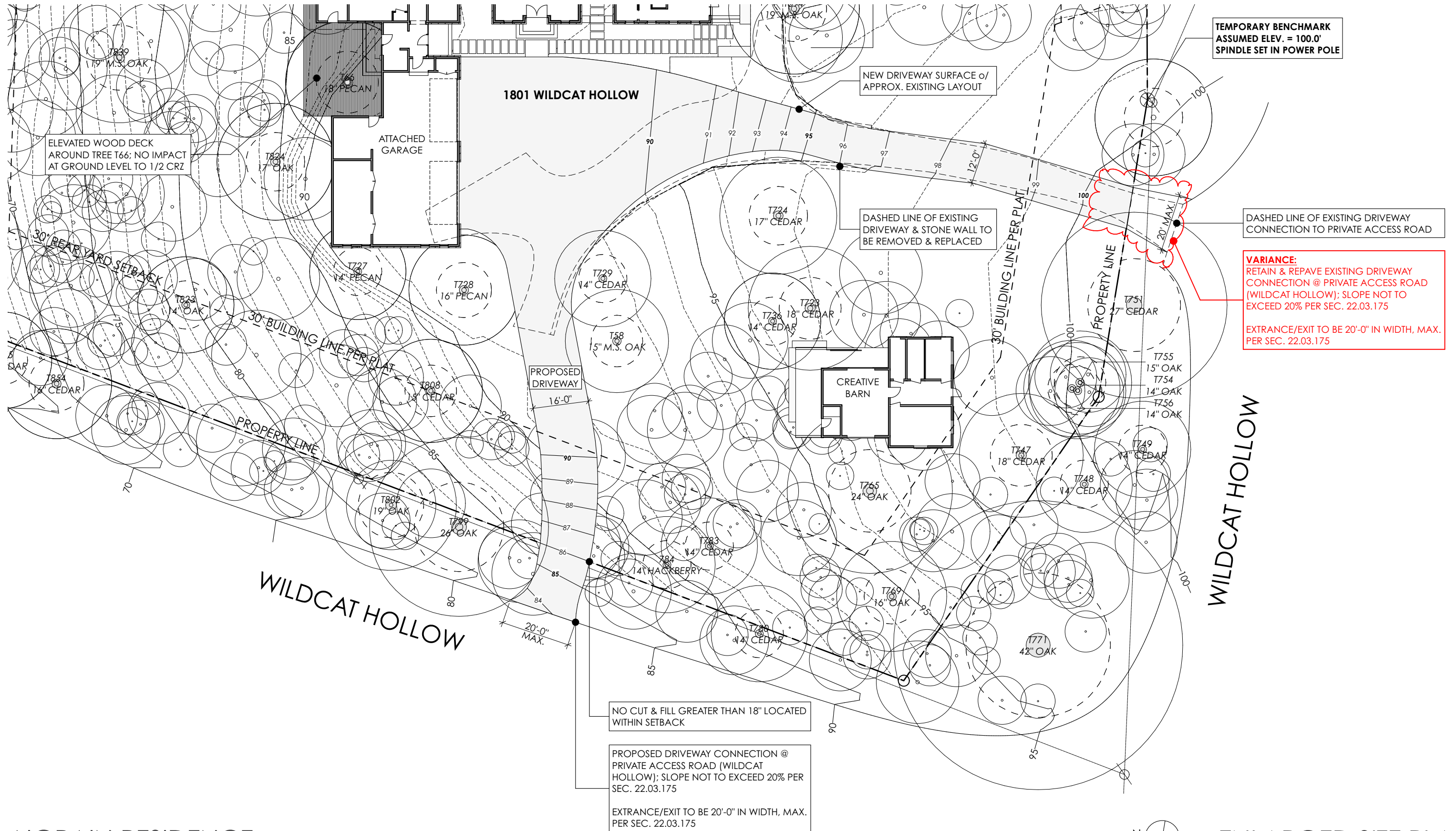
PLAT SHEET (1 OF 2)

**WILD CAT HOLLOW
PRELIMINARY PLAN**

CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

SHEET NUMBER
7
OF 12







AIGRAIN RESIDENCE
10-18-2021

DRONE VIEW OVER PRIVATE ACCESS ROAD



AIGRAIN RESIDENCE
10-18-2021

PROPOSED DRIVEWAY FROM PRIVATE ACCESS ROAD



AIGRAIN RESIDENCE
10-18-2021

PROPOSED DRIVEWAY ENTRY



AIGRAIN RESIDENCE
10-18-2021

EXISTING DRIVEWAY ENTRY
VARIANCE REQUESTED: MAINTAIN EXISTING DRIVEWAY



AIGRAIN RESIDENCE
10-18-2021

EXISTING DRIVEWAY ENTRY
VARIANCE REQUESTED: MAINTAIN EXISTING DRIVEWAY



AIGRAIN RESIDENCE
10-18-2021

EXISTING DRIVEWAY ENTRY
VARIANCE REQUESTED: MAINTAIN EXISTING DRIVEWAY



AIGRAIN RESIDENCE
10-18-2021

401 TERRACE MOUNTAIN
3 DRIVEWAYS



AIGRAIN RESIDENCE
10-18-2021

505 TERRACE MOUNTAIN
2 DRIVEWAYS



AIGRAIN RESIDENCE
10-18-2021

405 TERRACE MOUNTAIN
3 DRIVEWAYS

To: City of West Lake Hills
Zoning & Planning Commission
City Council / Board of Adjustment

Date: October 27, 2021

Commission and Council Members,

I have reviewed the variance request for a second driveway at 1801 Wildcat Hollow Dr. proposed by Florian & Noelle Aigrain for their new home and would like to express my support for the request. As an owner of adjacent property and a one-third owner of the private road that the existing driveway and the new driveway will connect to, I have no objection to the proposed second driveway and believe that it is in line with the existing character of the area.

Regards,

A handwritten signature in black ink, appearing to read 'David Altounian', with a long horizontal flourish extending to the right.

David Altounian
401 Terrace Mountain Drive

and

1.3 undivided interest in 1.862 acres of land out of the A L D Benham Survey, Travis County, Texas recorded in document number 2008079319, official public records, Travis County, Texas, and being described as "Exhibit B" in a Warranty Deed recorded in Volume 9592, Page 445, Deed Records, Travis County, Texas

From: Peace, Adnil <[REDACTED]>

Sent: 09 November 2021 20:44

To: Florian Aigrain <[REDACTED]>

Subject: variance request

CAUTION:

This message was sent from outside of Acutronic. Please do not click links or open attachments unless you recognize the sender and know that the content is safe.

Thank you for your letter and map showing your requested variance. Pat and I totally get your reasoning and wish you success.

Linda & Pat Coover
507 Terrace Mtn Dr.

Peace
[REDACTED]



RE: Update from 1801 Wildcat Hollow

Fri, Oct 29, 2021 at 2:54 PM

[Redacted]
[Redacted]

Hi Noelle and Florian,

Thanks for the heads up, no concerns from us at all. I hope the zoning process goes smoothly.

Let us know anytime y'all are in town. We'd love to say hi and introduce the family.

- Anthony and Sofie

On Oct 28, 2021, at 5:12 PM, Florian Aigrain [Redacted] wrote:

[Quoted text hidden]



VarianceSiteMap-AigrainResidence.pdf
403K

To: City of West Lake Hills
Zoning & Planning Commission
City Council / Board of Adjustment

I have reviewed the variance request for a second driveway (image below) at 1801 Wildcat Hollow Dr. proposed by Florian & Noelle Aigrain for their new home and would like to express my support for the request. As an owner of an adjacent property, I have no objection to the proposed second driveway and believe that it is in line with the existing character of the area.

Regards,



Roy Stocker
505 Terrace Mountain Dr
West Lake Hills, Texas 78746



To: City of West Lake Hills
Zoning & Planning Commission
City Council / Board of Adjustment

Date: November 10, 2021

Commission and Council Members,

I have reviewed the variance request for a second driveway at 1801 Wildcat Hollow Dr. proposed by Florian & Noelle Aigrain for their new home and would like to express my support for the request. As an owner of adjacent property and a one-third owner of the private road that the existing driveway and new driveway will connect to, I have no objection to the proposed second driveway and believe that it is in line with the existing character of the area.

Regards,

A handwritten signature in black ink, appearing to read 'Wes Wigginton', with a long horizontal stroke extending to the right.

Wes Wigginton
Wildcat Club Subdivision



**DRIVEWAY VARIANCE
STAFF REPORT**

DECEMBER 8, 2021

Project Address: 902 Terrace Mountain Drive

Project Number: 2021-1011

Agenda Item: Land Use: 902 Terrace Mountain Drive: Discussion/decision on an application for a variance to construct a driveway that encroaches the front and side driveway setbacks and exceeds the maximum slope. (West Lake Hills Code Sec. 22.03.175). Stephen Breaux, Agent for Matt and Jennifer Vonderahe.

Applicant Information: Stephen Breaux, Agent for Matt and Jennifer Vonderahe.

Hearing Dates:

November 17, 2021

ZAPCO

December 8, 2021

Board of Adjustment

Location: The subject property is located along the north side of Terrace Mountain Drive, just west of Canyon View Drive.

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 seeking a request to improve the access to the lot. There is a current driveway that they are proposing to rebuild with access improvements, including pedestrian access with stairs. Overall, the footprint of the driveway is the same, but there will be improvements to the drainage of the lot.

The variances requested are for front and side driveway setback encroachments and to exceed the maximum finished slope. The existing driveway has all of the same non-conforming items as requested in this proposed variance.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – *“Driveway is being redone to allow safe egress from vehicles at street, safe access to front door from street and to stop flooding of garage.”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“All existing trees are being preserved.”*

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“Very steep grade change from street to home prevents safe access on current driveway.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“The proposed design is minimal and follows the existing driveway closely.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The proposed drive is consistent with the neighborhood standards”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“Proposed design will improve appearance and function of neighborhood.”*

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 unanimously (3-0)

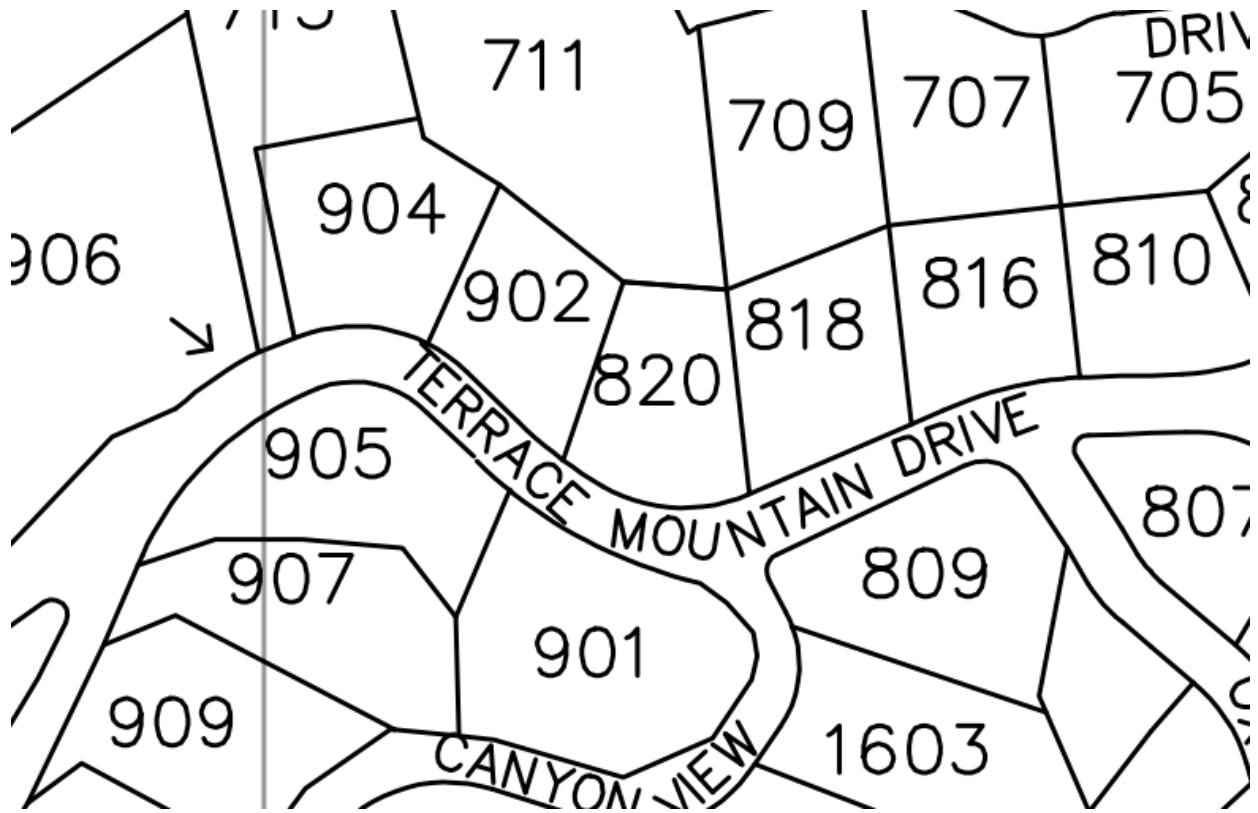
Staff Recommendation

Staff recommends: APPROVAL of the request as it will improve access and drainage for the lot.

Links to Relevant Code:

- [Sec. 22.03.175 Off-street parking and parking pad requirements in residential areas](#)
- [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: Matt & Jennifer Vonderal Phone: 469-323-4343

Email: _____

Address: 902 Terrace Mountain Dr. City: Austin State: TX Zip: 78745

Agent*: Stephen Breaux Phone: 5124186164

Email: _____

Address: 4404 Hank Drive City: Austin State: TX Zip: 78745

Property Address: 902 Terrace Mountain Dr. City: Austin State: TX Zip: 78746

Property Information

Subdivision Name: Stonhedge Estates

Block: K Lot: 2 TCAD Tax Parcel ID: _____

Current Zoning Classification: SF1 Total Lot Size (Acres): 0.47

****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) Driveway
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

non standard driveway apron

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.

Driveway is being redone to allow safe egress from vehicles at street, safe access to front door from street and to stop flooding of garage.

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?

All existing trees are to be preserved.

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

Very steep grade change from street to home prevents safe access on current driveway.

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

The proposed design is minimal and follows the existing driveway closely.



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 proposed drive is consistent with the neighborhood standards

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

Proposed design will improve appearance and function of neighborhood.

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

Stephen Breaux

Printed Name

October 18, 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

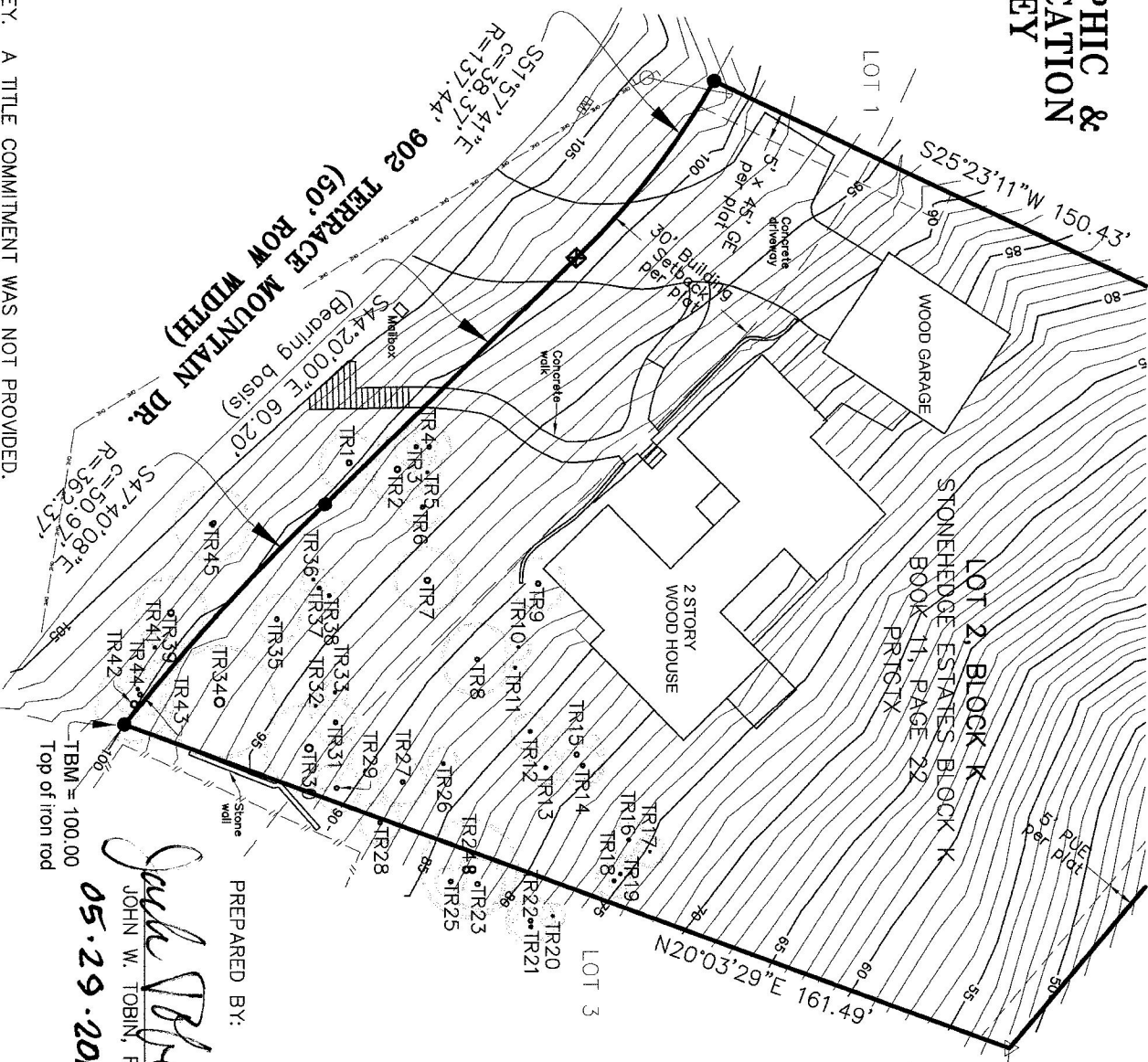
Action: _____

Notes:

TOPOGRAPHIC & TREE LOCATION SURVEY

TREE LIST

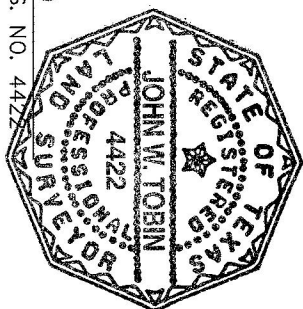
TR1	10 Cedar
TR2	11 Cedar
TR3	7 Cedar
TR4	7 Cedar
TR5	4 Cedar
TR6	7 Cedar
TR7	11 Cedar
TR8	12 Cedar
TR9	9 Cedar
TR10	4 Spanish Oak
TR11	4 Spanish Oak
TR12	6 Cedar
TR13	6 Cedar
TR14	7 Cedar
TR15	9 Cedar
TR16	6 Cedar
TR17	5 Cedar
TR18	6 Cedar
TR19	5 Cedar
TR20	4 Cedar
TR21	6 Cedar
TR22	8 Cedar
TR23	9 Spanish oak
TR24	11/11 Spanish oak
TR25	8 Cedar
TR26	5 Cedar
TR27	8 Cedar
TR28	7 Cedar
TR29	8 Cedar
TR30	15 Cedar
TR31	7 Cedar
TR32	4 Cedar
TR33	4 Cedar
TR34	19 Cedar
TR35	8 Cedar
TR36	4 Cedar
TR37	6 Cedar
TR38	6 Cedar
TR39	12 Cedar
TR40	5 Cedar
TR41	5 Cedar
TR42	13 Cedar
TR43	8 Hackberry
TR44	5 Cedar
TR45	8/5/4 Ligustrum



SCALE:
1" = 30'

LEGEND

- = IRON ROD FOUND
- ⊗ = "X" FOUND IN CONCRETE
- △ = CALCULATED POINT
- = TREE ROOT/D RIP ZONE
- = WOOD FENCE
- = WATER METER
- = OVERHEAD ELECTRICAL
- ⊥ = POWER POLE
- ⊥ = GUY ANCHOR
- PRCTX = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- ROW = RIGHT-OF-WAY
- PUE = PUBLIC UTILITY EASEMENT



PREPARED BY:

John W. Tobin
JOHN W. TOBIN, R.P.L.S. NO. 4422

05.29.2018

THE MOORE GROUP

Eng. Firm Reg. #249
TLSF #10058800

ENGINEERING, SURVEYING & PLANNING

1000 CUERNAYAVACA
AUSTIN, TEXAS 78733

PH: (512) 442-0377
FAX (512) 442-7807

TREES LOCATED MAY 22 & 24, 2018.

CONTOURS & BENCHMARK PROVIDED BY OTHERS.

NOTE:
THIS IS NOT A TITLE SURVEY. A TITLE COMMITMENT WAS NOT PROVIDED.
THIS PROPERTY COULD BE SUBJECT TO EASEMENTS, BUILDING SETBACK
REQUIREMENTS AND RESTRICTIONS NOT SHOWN HEREON.

P:\s18-006 902 Terrace Mtn Dr\dwgs\Topo and Tree Location Survey.dwg

