



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, February 9, 2022 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 9th day of February 2022 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

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

Join Zoom Meeting: Copy and Paste the link below:

<https://us02web.zoom.us/j/82656813688?pwd=Z01DYTBhKzFXdWdwZGVlNW1DeUJMdz09>

Meeting ID: 826 5681 3688

Passcode: 152277

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 826 5681 3688, Password: 152277.

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on February 9, 2022.

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 February 9, 2022.

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 December 8, 2021 Regular Meeting Minutes
 - b. **313 Eanes School Road:** Adopt an Ordinance for a Special Use Permit Request to Allow a Guest Quarters for a property zoned R-1 – One Family Residential (West Lake Hills Code Sec. 38.03.032). Applicant Jenny Walker.
4. Land Use **1109 Yaupon Valley Road:** Discuss and Consider Action on an application for an After-the-Fact variance to encroach into a side setback for a shed. (West Lake Hills Code Section 22.03.281). Applicant Jeffrey Taylor.
5. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the February 9, 2022 Board of Adjustment Regular Meeting was posted on the Municipal Building bulletin board 911 Westlake Drive, West Lake Hills, Texas and online at <https://westlakehills.org/281/Agendas-Minutes>, on February 4, 2022 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 ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, January 19, 2022 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 Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan.

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.

- a. Approval of the November 17, 2021 Regular Meeting Minutes.

Commissioner Vaughan moves to approve the minutes. Seconded by Vice-Chairman Pledger.

3. Land Use 107 Reveille Road: PUBLIC HEARING ONLY on an application for variances to exceed the maximum allowed height and removal of seven trees with trunk diameters of greater than 14 inches (West Lake Hills Code Section 22.03.279 and 22.03.304). Applicant William Rodriguez.

Applicant requests this item to be postponed to the February 16, 2022 meeting.

4. Land Use 499 Rocky River Road: Discussion/recommendation on an application for variances to encroach in a front setback, rear setback and side setback and removal of three trees with trunk diameters of greater than 14 inches (West Lake Hills Code Section 22.03.281 and 22.03.304). Applicant Alice Arterberry.

Applicant requests this item be postponed to the February 16, 2022 meeting.

5. Land Use 1205 Kennan Road: Discussion/recommendation on an application for variances to exceed the maximum cut/fill in a setback, exceed the maximum allowable height of a retaining wall, and removal of eight trees with trunk diameters of greater than 14 inches (West Lake Hills Code Section 22.03.170 and 22.03.304). Applicant John Fitzpatrick.

Director Grundman: Staff Recommendation: DENIAL of the requested variances. Some of the tree variances can be supported, but the basis for the cut/fill and retaining wall is tied to the elevation needed for the house. While emergency vehicle access is important, there are less impactful options that need to be explored.

Presentation by Applicant

John Fitzpatrick is the architect. There are 42 protected trees on this lot and only 8 are variances.

Tim Hill is with Risinger Builders and is also present to answer questions.

Public Hearing

Rose Hargrave is an attorney representing neighbors. She states concerns regarding septic concerns due to the proposed house having 10 restrooms.

Chairman Meisel closes the Public Hearing.

Deliberation and Action

Commissioner Maccini: This request is design drive and has no hardship.

Commissioner Bartoletti: I have a process concern. We can't make a decision with no facts presented. We need more firmly fixed information.

Commissioner Vaughan: I agree with Commissioner Maccini.

Vice-Chairman Pledger: We have no information on the septic. This will change down the line.

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

6. **Land Use 1603 Canyon View**: Discussion/recommendation on an application for a variance to encroach into a front setback.(West Lake Hills Code Sec. 22.03.281). Applicant Denisse Hudock.

Director Grundman: Staff recommends APPROVAL based on the efforts at minimization and topography of the site.

Presentation by Applicant

Ian Lee is speaking on behalf of the homeowner and describing the request.

Public Hearing

Garheng Kong lives across the street from the applicant and has concerns about the new home blocking his downtown view.

Chairman Meisel closes the Public Hearing.

Deliberation and Action

Commissioner Vaughan: We do look at reduction in encroachments and the height is still possible. They are maximizing.

Commissioner Maccini: This is design driven and shows no hardship.

Vice-Chairman Pledger: We're talking about a limited space. I'm torn but it is design driven.

Chairman Meisel: Clearly mark on the documents the trees that are being removed.

COMMISSIONER MACCINI MOVES TO RECOMMEND DENIAL. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) DENIAL.

7. Land Use 1109 Yaupon Valley Road: Discussion/recommendation on an application for an After-the-Fact variance to encroach into a side setback for a shed. (West Lake Hills Code Section 22.03.281). Applicant Jeffrey Taylor.

Director Grundman: Staff recommends DENIAL of the variance as requested. There is no hardship for the location of the to be in the setback.

Presentation by Applicant

Jeffrey Taylor is the homeowner and applicant. He explains where and why the shed is placed where it is to help with privacy and states other properties have sheds in the same fashion.

Public Hearing

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

Deliberation and Action

Commissioner Bartoletti: There is minimal encroachment.

Commissioner Maccini: I support the request.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL
CONDITIONED ON GETTING AN AGREEMENT WITH THE NEIGHBOR.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (4-0) APPROVAL.**

8. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:34 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2022.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, December 8, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:00 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Walker, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South, and Gordon Bowman

2. Citizen Communications Citizen Communications

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 November 10, 2021 Regular Meeting Minutes

A Motion for Approval was made by Councilmember Bowman with a Second by Councilmember South.

The Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

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.

Council went into Executive Session at 7:02 p.m. and reconvened in Open Session at 7:21 p.m.

Luis Reyes spoke on behalf of the applicant.

Citizens Mary Umstadt, David Carr, Gretchen Shartle, James Umstadt, and Katie Reeves spoke on this item.

A Motion for Approval of Staff Decision of Denial of a Building Permit was made by Mayor Pro Tem Walker with a Second by Councilmember Plunkett.

The Motion carried unanimously by a vote of 5 ayes to 0 nays

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.

Applicant Jorge Camargo spoke on this item
A Motion for Approval was made by Mayor Pro Tem Walker with a Second by Councilmember South.
The Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

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.

Kim Power spoke on behalf of the applicant.
Applicant Florian Aigrain spoke on this item.
A Motion for Approval was made by Mayor Anthony with a Second by Mayor Pro Tem Walker.
The Motion for Approval carried by a vote of 4 ayes to 1 nays, with Councilmember Bowman voting nay.

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.

A Motion for Approval was made by Mayor Anthony with a Second by Councilmember Plunkett.
The Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

8. Adjournment

A Motion to adjourn the meeting was made at 8:19 p.m. by Councilmember Plunkett with a Second by Mayor Pro Tem Walker.
The Motion to Adjourn carried unanimously by a vote of 5 ayes to 0 nays

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2022



**SPECIAL USE PERMIT (SUP)
STAFF REPORT**

FEBRUARY 9, 2022

Project Address: 313 Eanes School Road

Permit Number: 2022-1023

Agenda Item: 313 Eanes School Road: Adopt an Ordinance for a Special Use Permit Request to Allow a Guest Quarters for a property zoned R-1 – One Family Residential (West Lake Hills Code Sec. 38.03.032). Applicant Jenny Walker.

Applicant Information: Applicant Jenny Walker

Hearing Dates:
February 9, 2022 Board of Adjustment

Requested Action: Special Use Permit to construct an accessory building for guest quarters.

Location: The property is located on the south side of Eanes School Road, north of the Eanes ISD Operations Center.

Zoning & Site Characteristics: The subject property and adjacent properties are single-family, except the property to the south is zoned GUI. The subject property is approximately 1.46 acres.

Background & Analysis: The homeowners are requesting a Special Use Permit to construct a 799sf accessory structure that will serve as a casita for the pool and guest quarters.

SUP Criteria & Analysis:

- (1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;
 - The proposed accessory building will be hidden from view and will not negatively impact the surrounding neighborhood. The size of the structure meets the Code which permits accessory guest quarters.
- (2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development;
 - The proposed accessory structure is not expected to have an adverse impact on the value of surrounding properties and will not impede their development.
- (3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business;
 - The proposed structure and use will not interfere with neighbors' enjoyment of their properties and should not be a nuisance. It will be utilized by the homeowners as a guest house.

(4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and

- The traffic impact is minimal as the structure will be utilized by the homeowners with the occasional visitor. The property has on-site parking.

(5) The proposed use shall comply with all other applicable ordinances and regulations.

- A building permit will need to be submitted to the City for review prior to construction. Staff will review for compliance with all applicable rules and regulations prior to issuing the permit.

Traffic/Transportation

There may be a localized impact on traffic during the construction process in addition to the occasional visitor after the project is completed.

Lighting

If applicable, outdoor lighting will be reviewed at a later time with the building permit application.

Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

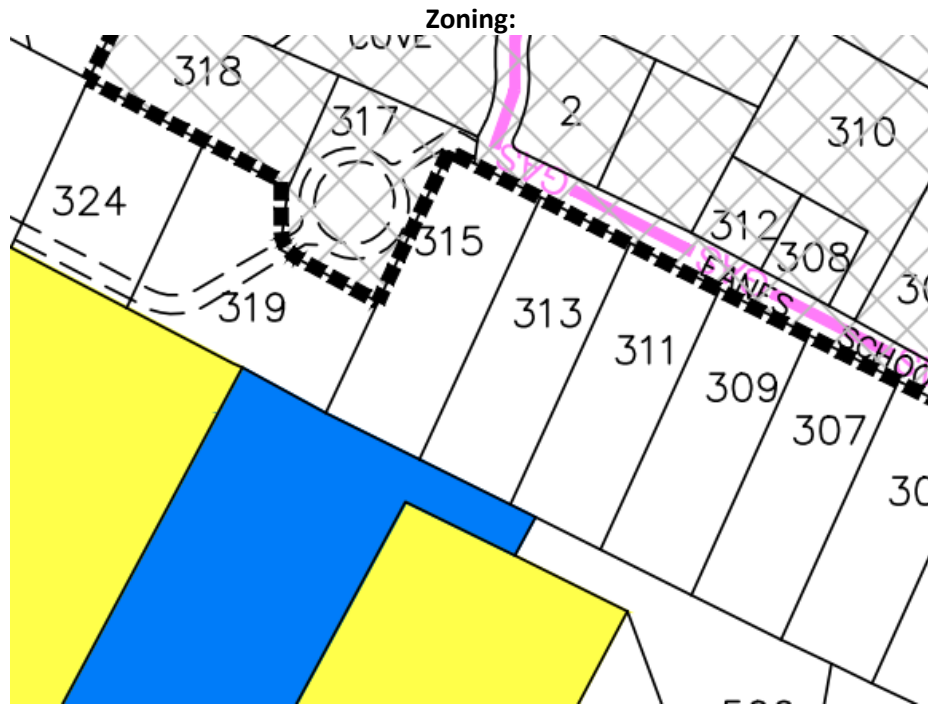
Planning Staff Recommendation:

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

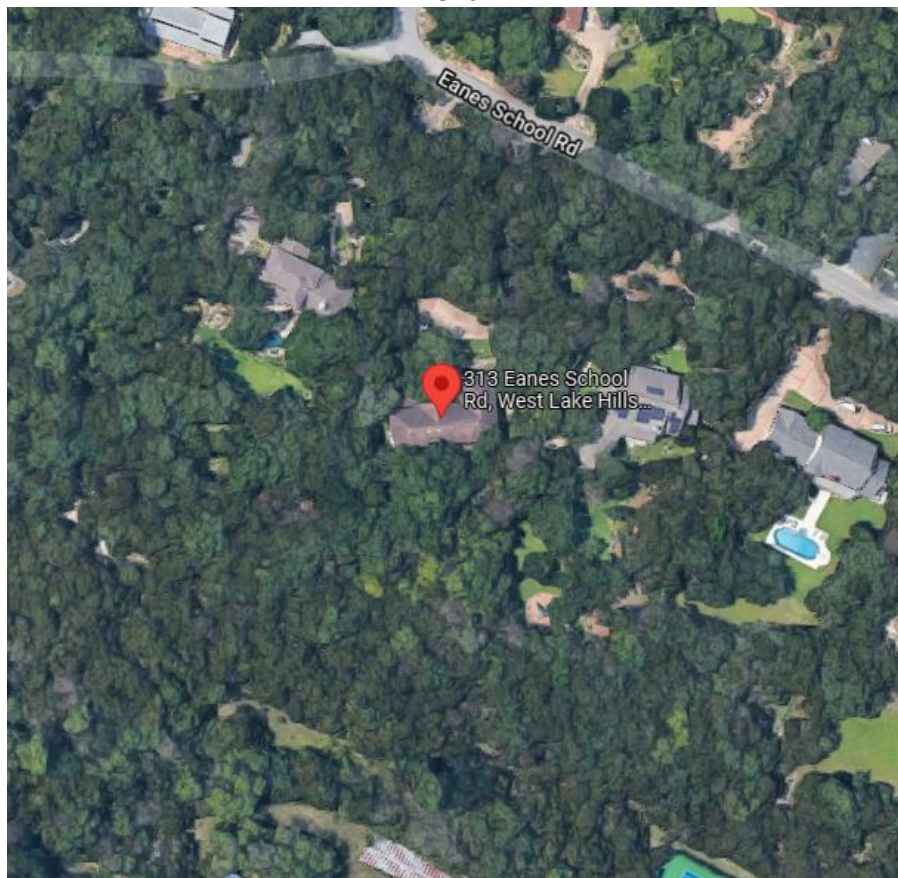
Links to Code:

- [Sec. 38.03.032 R-1 one-family residential district](#)
- [Sec. 38.04.034 Criteria applicable to individual special uses](#)
- [Sec. 38.04.032 Special use permit](#)

(Maps to follow)



Aerial:



Dec. 31, 2021

To Whom it May Concern,

We are building a new home at 313 Eanes School Rd in West Lake Hills. The application for new construction was turned in this month. We have a casita in the plans in the back of the house. It is 799 ft of living space with a kitchen, living room and bathroom. Please see full renderings if you would like to see how it would look. This casita is for the enjoyment of the homeowner for extra entertaining space or to house personal guests. It is not to be a separate rental by any means.

Please reach out with any further questions.

Sincerely,
Jenny Walker with Austin Mod Homes

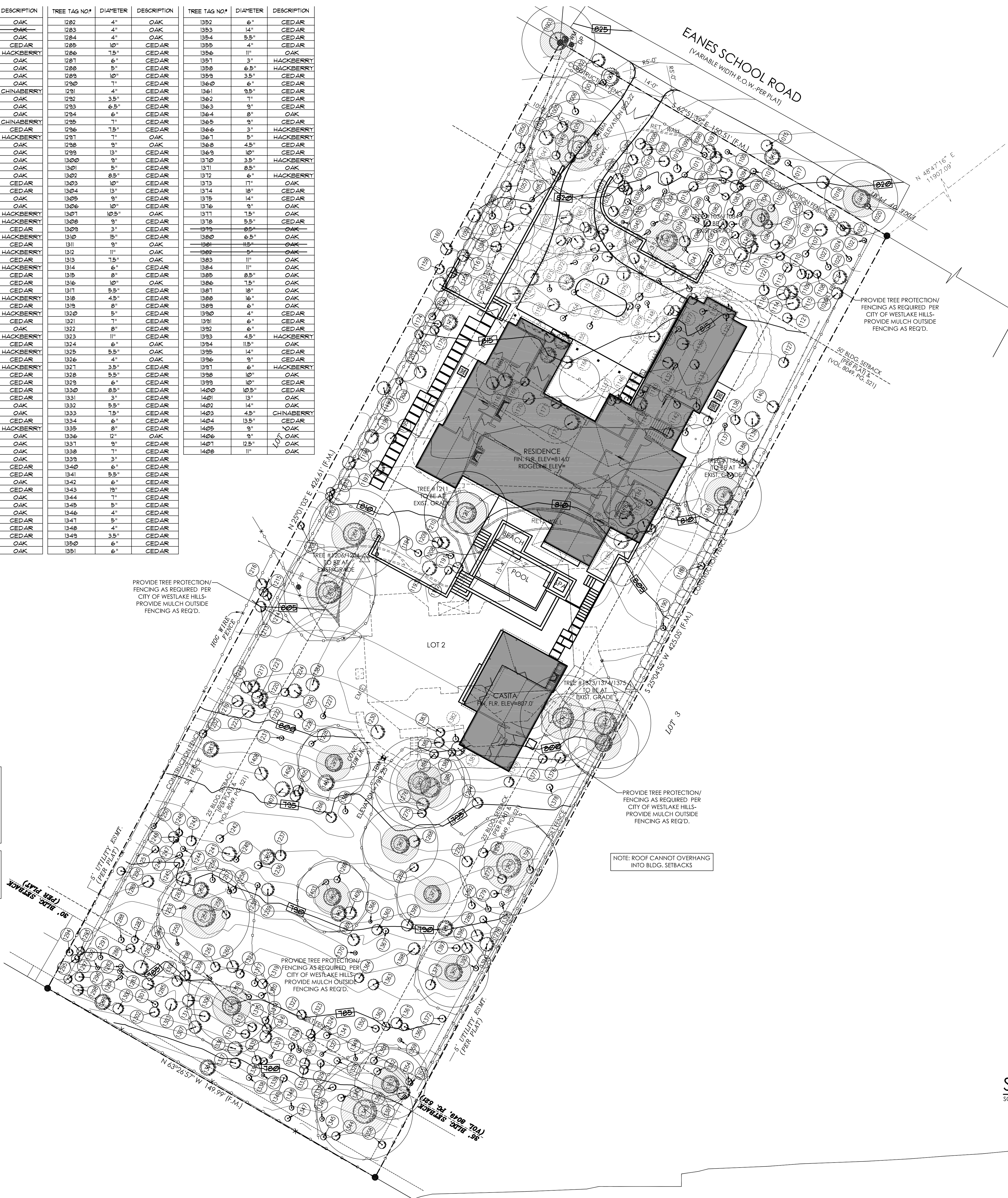
TREE TAG NO.*	DIA*ETER	DESCRIPTION
10020	15"	HACKBERRY
10021	9"	HACKBERRY
10022	11"	CEDAR
10023	14.5"	CEDAR
10024	19"	CEDAR
10025	9"	OAK
10026	5.5"	OAK
10027	12"	CEDAR
10028	9"	CEDAR
10029	9"	CEDAR
10030	9"	HACKBERRY
10031	9"	CEDAR
10032	7"	CEDAR
10033	6.5"	CEDAR
10034	8"	CEDAR
10035	9.5"	CEDAR
10036	13"	CEDAR
10037	5"	CEDAR
10038	10.5"	OAK
10039	14.5"	OAK
10040	5"	CEDAR
10041	4"	HACKBERRY
10042	12"	CEDAR
10043	4.5"	HACKBERRY
10044	4.5"	CEDAR
10045	11.5"	CEDAR
10046	9.5"	CEDAR
10047	9.5"	CEDAR
10048	5"	HACKBERRY
10049	8.5"	CEDAR
10050	4"	HACKBERRY
10051	9.5"	CEDAR
10052	8"	HACKBERRY
10053	4"	CEDAR
10054	9.5"	CEDAR
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10057	9"	CEDAR
10058	5.5"	CEDAR
10059	11"	CEDAR
10060	8.5"	CEDAR
10061	9.5"	CEDAR
10062	12"	CEDAR
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10067	15"	CEDAR
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10081	3"	CEDAR
10082	4"	CEDAR
10083	6"	CEDAR
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10085	3.5"	CEDAR
10086	5"	HACKBERRY
10087	8"	CEDAR
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10126	10"	CEDAR
10127	5"	CEDAR
10128	15"	CEDAR
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10130	4"	CEDAR
10131	8"	CEDAR
10132	4.5"	CEDAR
10133	6"	CEDAR
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10135	12.5"	CEDAR
10136	10"	HACKBERRY
10137	4"	CEDAR
10138	8"	CEDAR
10139	12.5"	CEDAR
10140	10"	HACKBERRY

TREE TAG NO.*	DIA*ETER	DESCRIPTION
1141	5"	CEDAR
1142	5"	CEDAR
1143	5.5"	CEDAR
1144	11.5"	CEDAR
1145	6"	CEDAR
1146	7"	HACKBERRY
1147	3"	CEDAR
1148	3"	CEDAR
1149	6"	CEDAR
1150	5"	OAK
1151	7"	CEDAR
1152	13"	CEDAR
1153	10"	CEDAR
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1156	3"	CEDAR
1157	13"	CEDAR
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1159	8"	CEDAR
1160	10"	OAK
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1162	12"	CEDAR
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1164	12.5"	CEDAR
1165	13"	OAK
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1167	10.5"	CEDAR
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1177	7.5"	CEDAR
1178	13.5"	OAK
1179	12.5"	OAK
1180	10"	OAK
1181	10"	OAK
1182	12"	OAK
1183	8.5"	OAK
1184	5"	OAK
1185	5"	HACKBERRY
1186	15"	CEDAR
1187	8"	CEDAR
1188	6"	CEDAR
1189	6"	HACKBERRY
1190	4.5"	HACKBERRY
1191	9"	OAK
1192	6.5"	OAK
1193	12"	OAK
1194	6"	OAK
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1200	6"	CEDAR
1201	10"	OAK
1202	6.5"	OAK
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1205	6"	HACKBERRY
1206	19"	HACKBERRY
1207	3"	HACKBERRY
1208	7"	OAK
1209	9"	OAK
1210	10"	OAK

TREE TAG NO.*	DIA*ETER	DESCRIPTION
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1223	10.5"	OAK
1224	7"	CHINABERRY
1225	11.5"	CEDAR
1226	7"	HACKBERRY
1227	4.5"	OAK
1228	4.5"	OAK
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1233	13"	CEDAR
1234	13"	OAK
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1276	10.5"	OAK
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1280	10"	OAK
1281	13"	OAK

TREE TAG NO.*	DIA*ETER	DESCRIPTION
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1291	4"	CEDAR
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1297	7"	OAK
1298	9"	OAK
1299	13"	CEDAR
1300	9"	CEDAR
1301	5"	CEDAR
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1303	10"	CEDAR
1304	3"	CEDAR
1305	13"	OAK
1306	10"	CEDAR
1307	10.5"	OAK
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1309	3"	CEDAR
1310	15"	CEDAR
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1312	11"	OAK
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1315	8"	CEDAR
1316	10"	OAK
1317	5.5"	CEDAR
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1319	8"	CEDAR
1320	5"	CEDAR
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1323	11"	CEDAR
1324	6"	OAK
1325	5.5"	OAK
1326	4"	OAK
1327	3.5"	CEDAR
1328	5.5"	CEDAR
1329	6"	CEDAR
1330	8.5"	CEDAR
1331	3"	CEDAR
1332	9.5"	CEDAR
1333	7.5"	CEDAR
1334	6"	CEDAR
1335	8"	CEDAR
1336	7"	OAK
1337	9"	CEDAR
1338	7"	CEDAR
1339	3"	CEDAR
1340	6"	CEDAR
1341	5.5"	CEDAR
1342	6"	CEDAR
1343	19"	CEDAR
1344	7"	CEDAR
1345	5"	CEDAR
1346	4"	CEDAR
1347	5"	CEDAR
1348	4"	CEDAR
1349	3.5"	CEDAR
1350	6"	CEDAR
1351	6"	CEDAR

TREE TAG NO.*	DIA*ETER	DESCRIPTION
1352	6"	CEDAR
1353	14"	CEDAR
1354	5.5"	CEDAR
1355	4"	CEDAR
1356	11"	OAK
1357	3"	HACKBERRY
1358	6.5"	HACKBERRY
1359	3.5"	OAK
1360	6"	CEDAR
1361	9.5"	CEDAR
1362	7"	CEDAR
1363	9"	CEDAR
1364	8"	OAK
1365	9"	CEDAR
1366	3"	HACKBERRY
1367	5"	HACKBERRY
1368	4.5"	HACKBERRY
1369	10"	CEDAR
1370	14"	CEDAR
1371	8.5"	OAK
1372	6"	HACKBERRY
1373	17"	OAK
1374	18"	CEDAR
1375	14"	CEDAR
1376	9"	OAK
1377	7.5"	OAK
1378	5.5"	CEDAR
1379	6.5"	OAK
1380	6.5"	OAK
1381	11.5"	OAK
1382	11"	OAK
1383	11"	OAK
1384	11"	OAK
1385	13"	OAK
1386	7.5"	OAK
1387	18"	OAK
1388	16"	OAK
1389	6"	OAK
1390	4"	CEDAR
1391	9"	CEDAR
1392	6"	CEDAR
1393	4.5"	HACKBERRY
1394	11.5"	OAK
1395	14"	CEDAR
1396	9"	CEDAR
1397	6"	HACKBERRY
1398	10"	OAK
1399	10"	CEDAR
1400	10.5"	CEDAR
1401	9"	CEDAR
1402	14"	OAK
1403	4.5"	CHINABERRY
1404	13.5"	CEDAR
1405	9"	OAK
1406	9"	OAK
1407	12.5"	OAK
1408	11"	OAK



GENERAL SITE NOTES:

- 1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 3.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 4.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 5.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- 6.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 7.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- 8.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- 9.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- 10.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- 11.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- 12.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

LEGAL DESCRIPTION:
313 EANES SCHOOL RD.
LOT 2
SHADOWOOD SUBDIVISION
WESTLAKE HILLS, TX 78746
TRAVIS COUNTY

IMPERVIOUS COVER	CALCS
MAIN RESIDENCE	6,397'
DETACHED CASITA	1,271'
DRIVEWAYS	2,885'
SIDEWALK & OPEN PATIO	77'
WALLS	639'
POOL DECK	545'
POOL	807'
EXTRA IMPERVIOUS COVER	0'
IMPERVIOUS:	12,621' / 19.74%
PERVIOUS:	51,933' / 80.26%
TOTAL	63,944' / 100%

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED & TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2015 IRC F2904 STANDARDS WILL BE INSTALLED IN THE PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED, & INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILING. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY PROTECTED FULL CRZ, CONSIDER PROVIDING 1" PLYWOOD OVER 2X4 LUMBER OF A 12" LAYER OF MULCH BRIDGE. AT PROJECT COMPLETION, SPREAD MULCH AROUND SITE TO LEAVE A MAX. LAYER OF 3" OF MULCH WITHIN ROOT ZONES

NOTE: PROVIDE ALARMS @ ALL EGRESSABLE DRS. & WDWS. TO REAR YARD AS REQ'D PER 2015 INTERNATIONAL POOL & SPA CODE IN ACCORDANCE W/ UL 2017.

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

GENERAL PROJECT NOTES

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

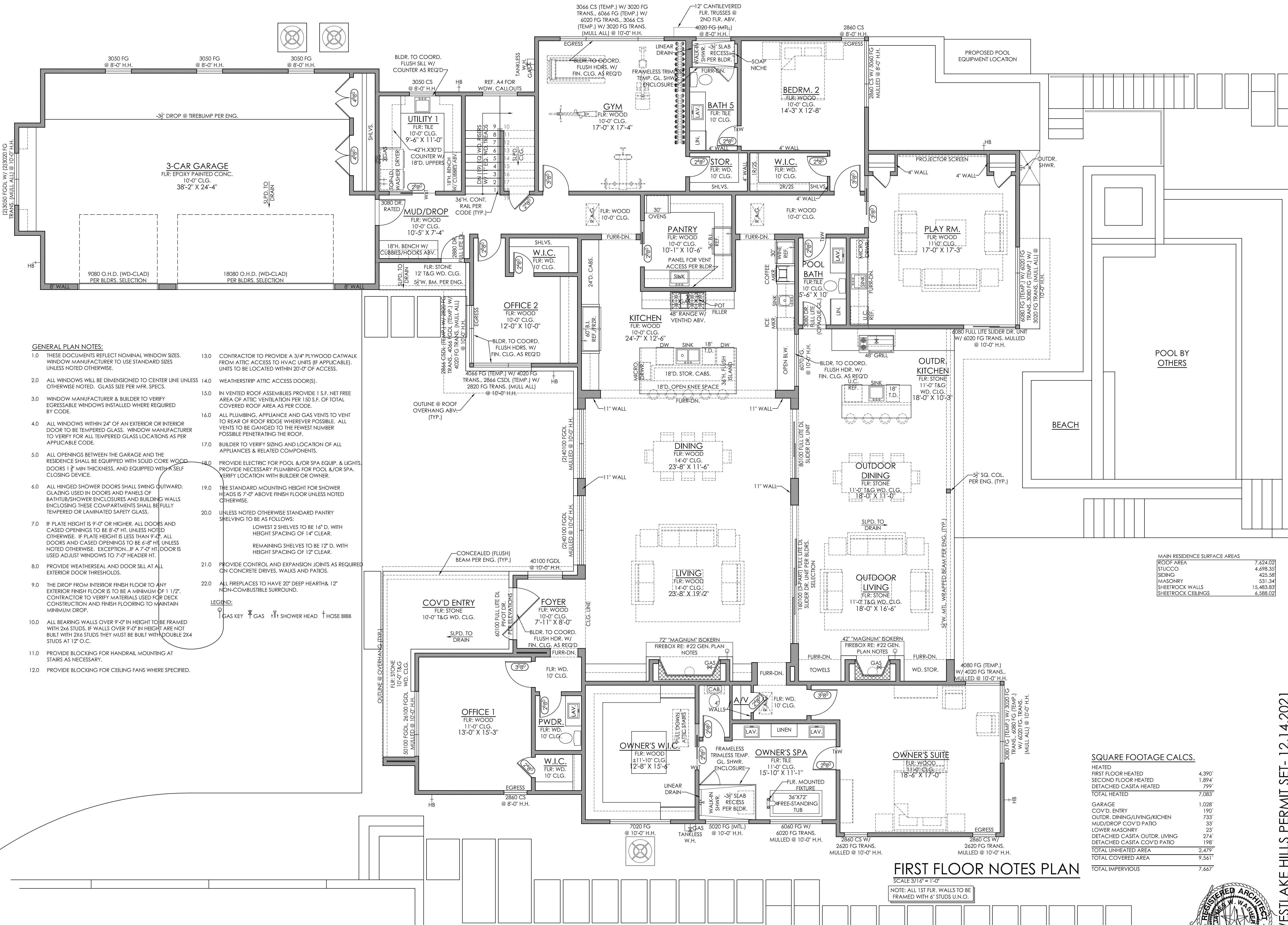
GENERAL PLAN NOTES:

- 1.0 THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
- 2.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- 3.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- 4.0 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- 5.0 ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.
- 6.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- 7.0 IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION, IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
- 8.0 PROVIDE WEATHERSEAL AND DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- 9.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- 10.0 ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
- 11.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- 12.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

- 13.0 CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- 14.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).
- 15.0 IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 16.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- 17.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- 18.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP., & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- 19.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- 20.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVEING TO BE AS FOLLOWS:
LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
- 21.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 22.0 ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.

LEGEND:

- GAS KEY ✕ GAS ⚡ SHOWER HEAD ⚡ SHOWER BIBB



SQUARE FOOTAGE CALCS.

HEATED	
FIRST FLOOR HEATED	4,390'
SECOND FLOOR HEATED	1,894'
DETACHED CASITA HEATED	799'
TOTAL HEATED	7,083'
GARAGE	1,028'
COV'D. ENTRY	190'
OUTDR. DINING/LIVING/KICHEN	733'
MUD/DROP COV'D PATIO	33'
LOWER MASONRY	23'
DETACHED CASITA OUTDR. LIVING	274'
DETACHED CASITA COV'D PATIO	198'
TOTAL UNHEATED AREA	2,479'
TOTAL COVERED AREA	9,561'
TOTAL IMPERVIOUS	7,667'



REVISIONS	
DATE	12.14.2021
DRAWN	WW
CHECKED	XX

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WILL WASHER: ARCHITECT

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

A Custom Spec Residence for
AUSTIN MOD HOMES

313 EANES SCHOOL RD.
AUSTIN, TX 78746

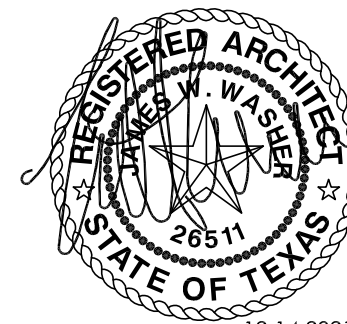
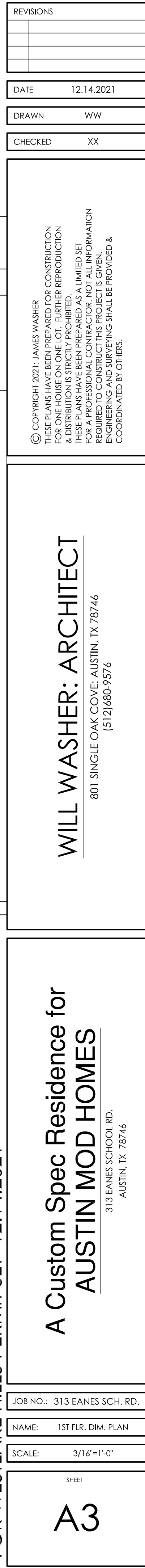
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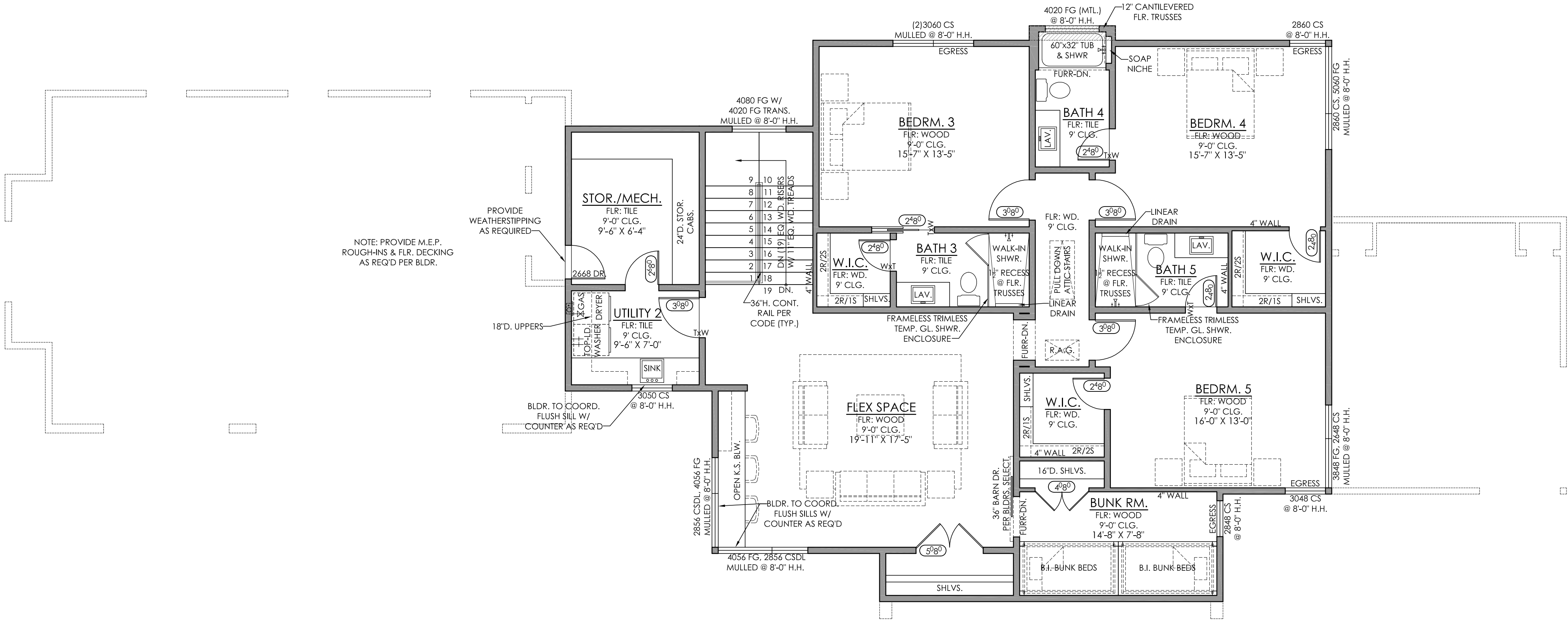
NAME: 1ST FLR. NOTES PLAN

SCALE: 3/16"=1'-0"

SHEET
A2

FOR WESTLAKE HILLS PERMIT SET - 12.14.2021





SECOND FLOOR NOTES PLAN

SCALE 3/16" = 1'-0"

NOTE: ALL 2ND FLR. WALLS TO BE FRAMED WITH 6" STUDS U.N.O.

REVISIONS	

DATE	12.14.2021
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DRAWN	WW
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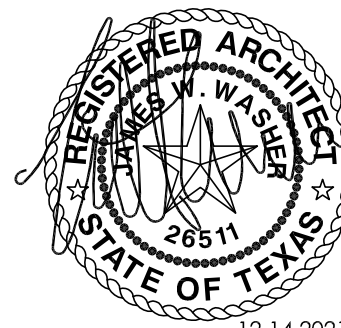
JOB NO.:	313 EANES SCH. RD.
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NAME:	2ND FLR. NOTES PLAN
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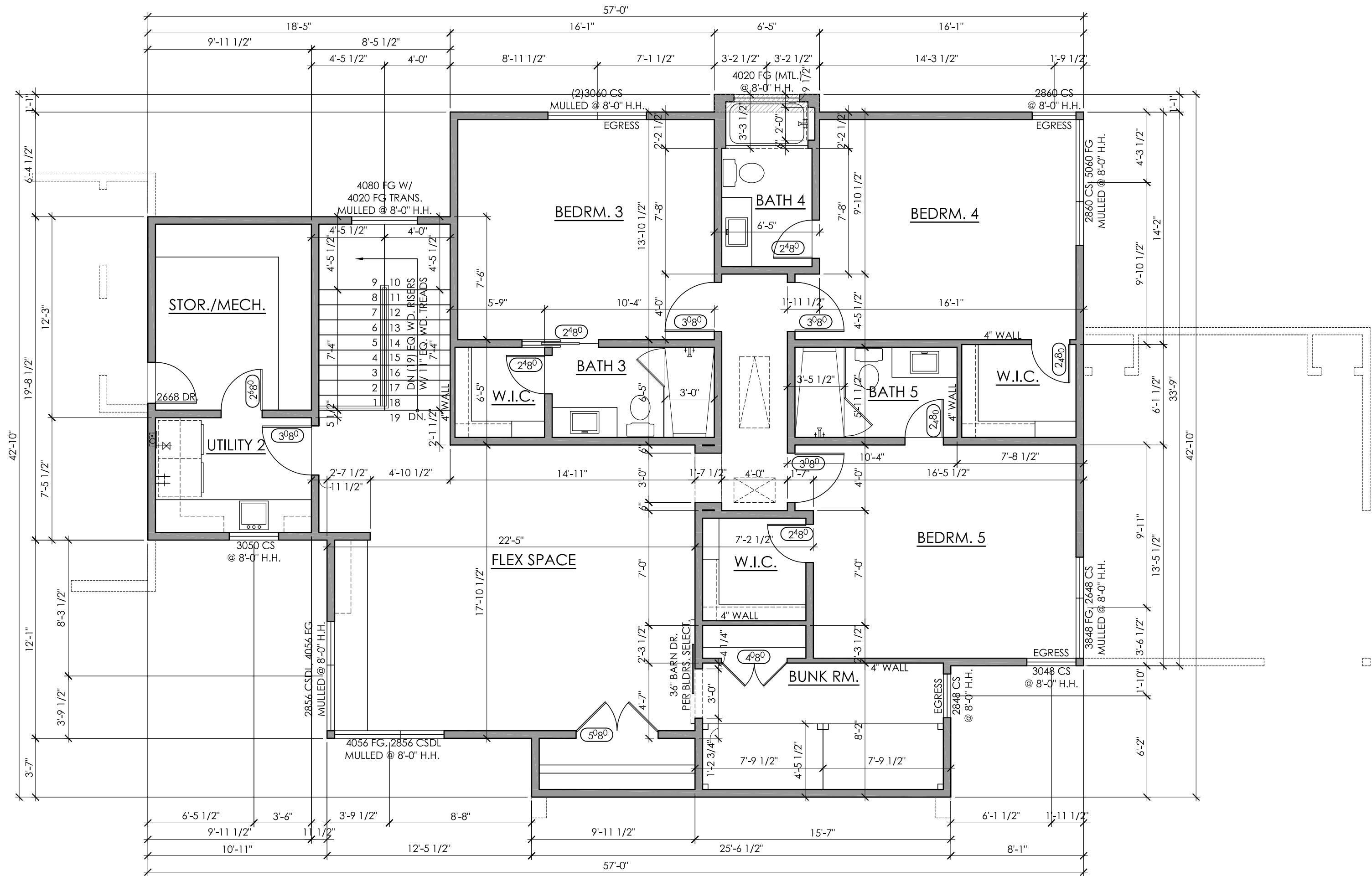
SCALE:	3/16" = 1'-0"
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SHEET

A4



FOR WESTLAKE HILLS PERMIT SET - 12.14.2021



SECOND FLOOR NOTES PLAN

SCALE 3/16" = 1'-0"

NOTE: ALL 2ND FLR. WALLS TO BE
FRAMED WITH 6" STUDS U.N.O.



FOR WESTLAKE HILLS PERMIT SET - 12.14.2021

A Custom Spec Residence for
AUSTIN MOD HOMES

313 EANES SCHOOL RD.
AUSTIN, TX 78746

JOB NO.: 313 EANES SCH. RD.

NAME: 2ND FLR. DIM. PLAN

SCALE: 3/16" = 1'-0"

SHEET

A5

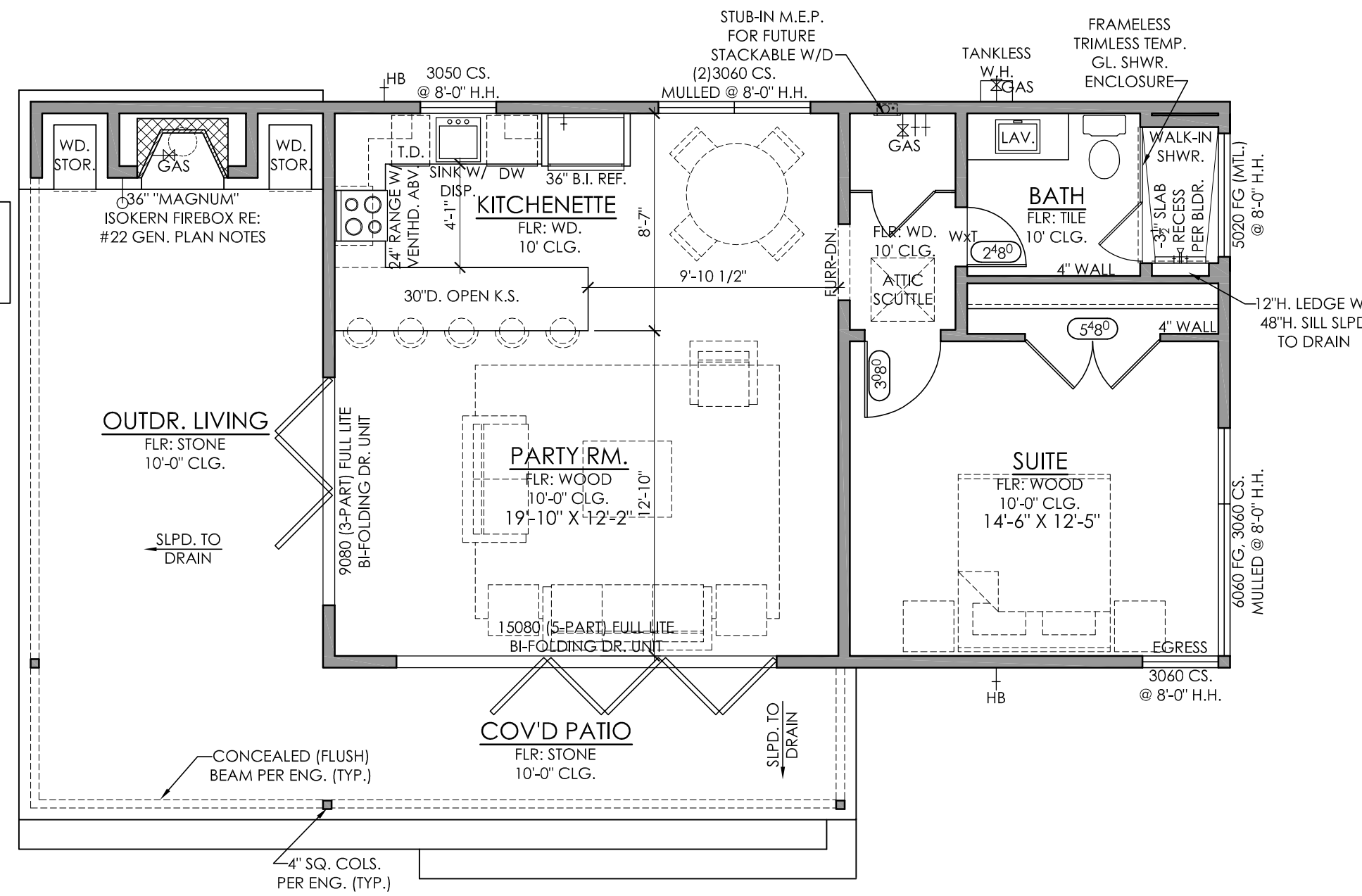
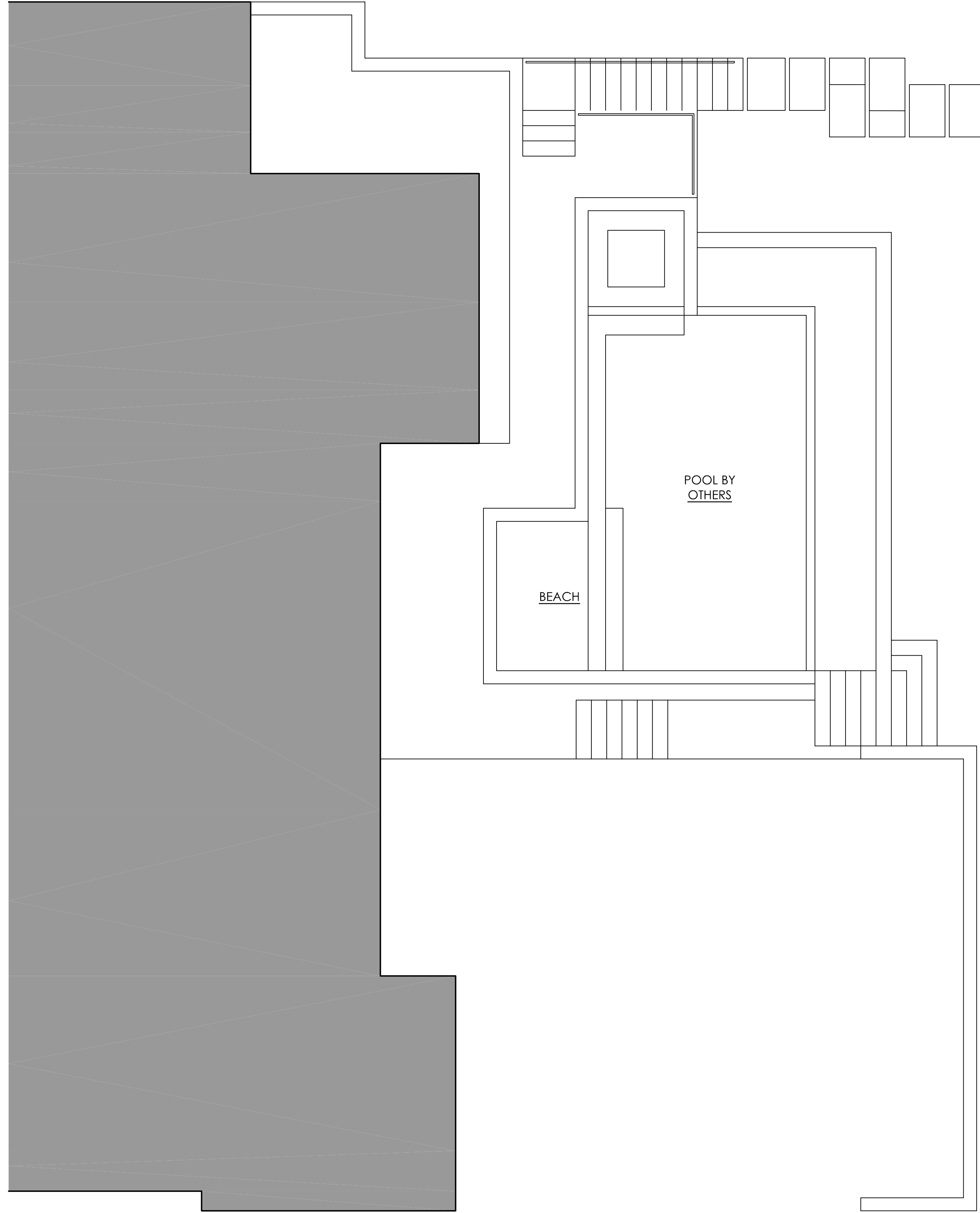
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CONTRACTING SHALL BE PROVIDED &
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CASITA NOTES PLAN
SCALE 3/16" = 1'-0"

NOTE: ALL FRAME WALLS TO BE
FRAMED WITH 6" STUDS U.N.O.

SQUARE FOOTAGE CALCS.

HEATED	799'
CASITA HEATED	274'
OUTDOOR LIVING	198'
COVID PATIO	1,271'
TOTAL IMPERVIOUS COVER	

GUEST CASITA SURFACE AREAS	
ROOF AREA	1,399.39'
STUCCO	1,033.99'
MASONRY	488.99'
SHEETROCK WALLS	1,323.50'
SHEETROCK CEILINGS	722.06'

REVISIONS	

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JOB NO.:	313 EANES SCH. RD.
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NAME:	CASITA NOTES PLAN
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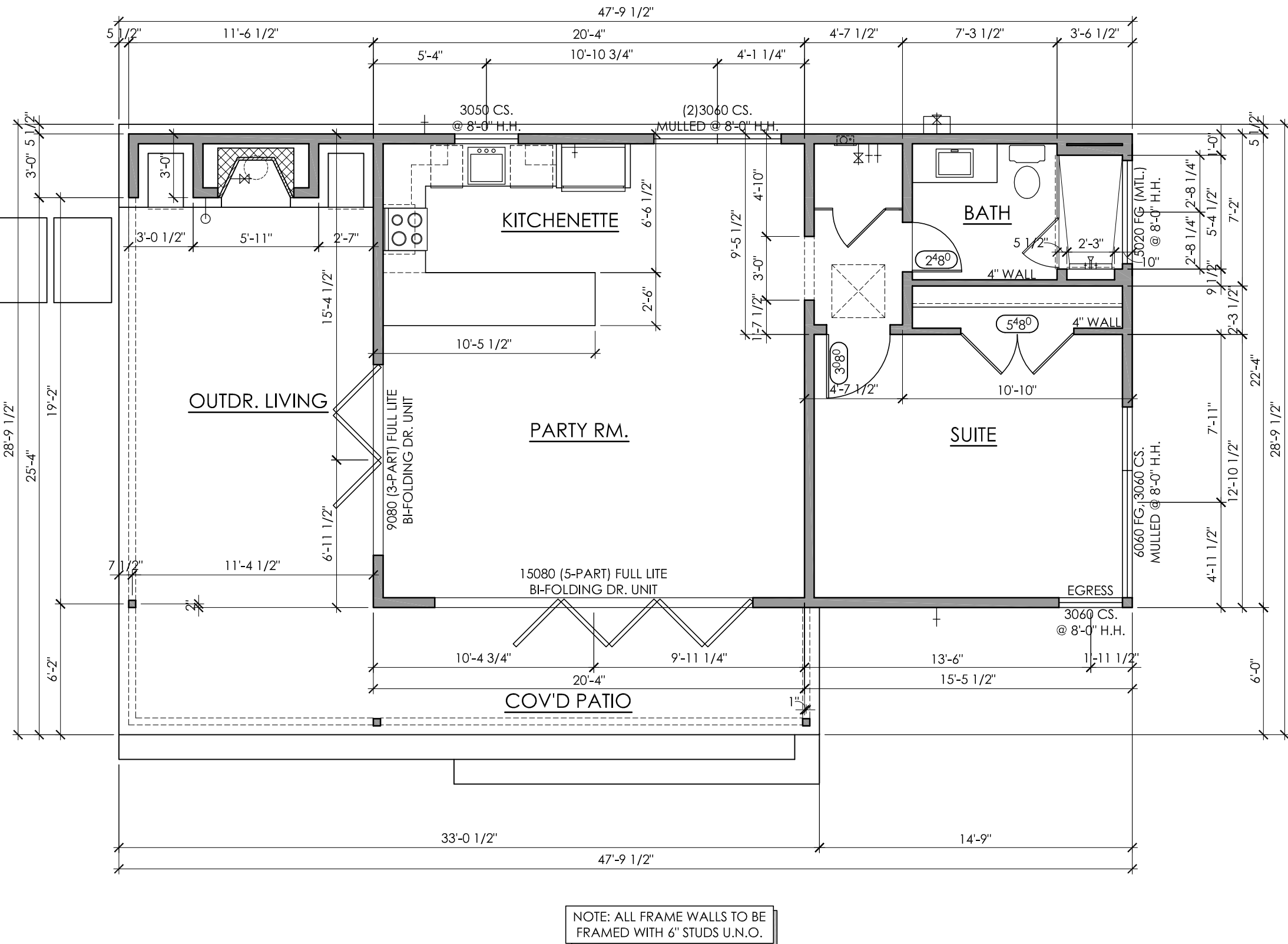
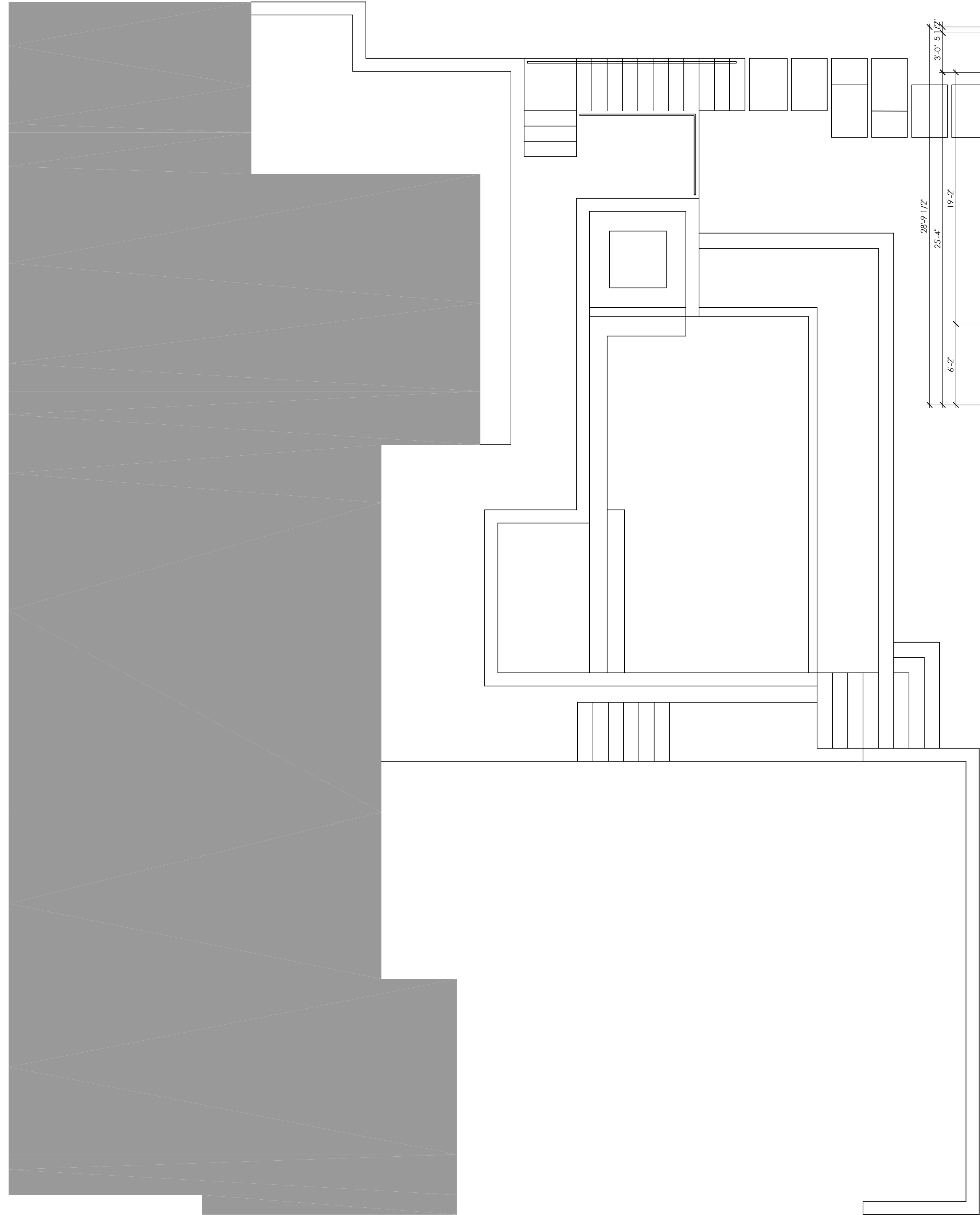
SCALE:	3/16" = 1'-0"
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SHEET

A6



FOR WESTLAKE HILLS PERMIT SET - 12.14.2021



CASITA DIMENSION PLAN

SCALE 3/16" = 1'-0"



FOR WESTLAKE HILLS PERMIT SET - 12.14.2021

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AUSTIN, TX 78746

JOB NO.: 313 EANES SCH. RD.
NAME: CASITA DIM. PLAN
SCALE: 3/16"=1'-0"

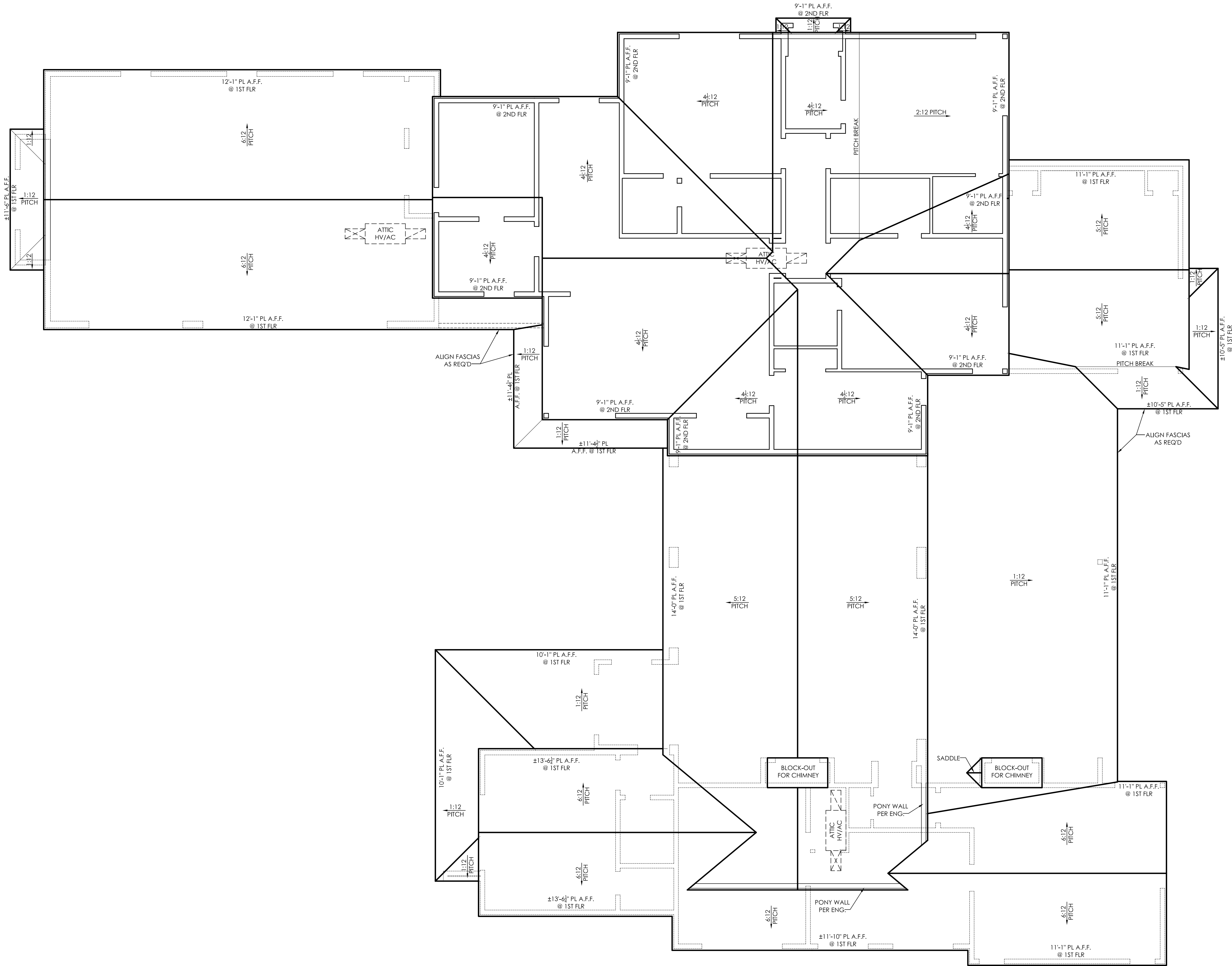
SHEET
A7

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FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION
REQUIRED TO CONSTRUCT THE PROJECTS GIVEN.
COORDINATING SHALL BE PROVIDED &
COORDINATED BY OTHERS.

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DATE	12.14.2021
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ROOF PLAN
SCALE 3/16" = 1'-0"

NOTE: PROVIDE ICE & WATER SHIELD
@ ENTIRE ROOF AS REQ'D

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

REVISIONS	

DATE	12.14.2021
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(512) 680-9576

A Custom Spec Residence for
AUSTIN MOD HOMES

313 EANES SCHOOL RD.
AUSTIN, TX 78746

JOB NO.:	313 EANES SCH. RD.
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NAME:	MAIN RES. ROOF PLAN
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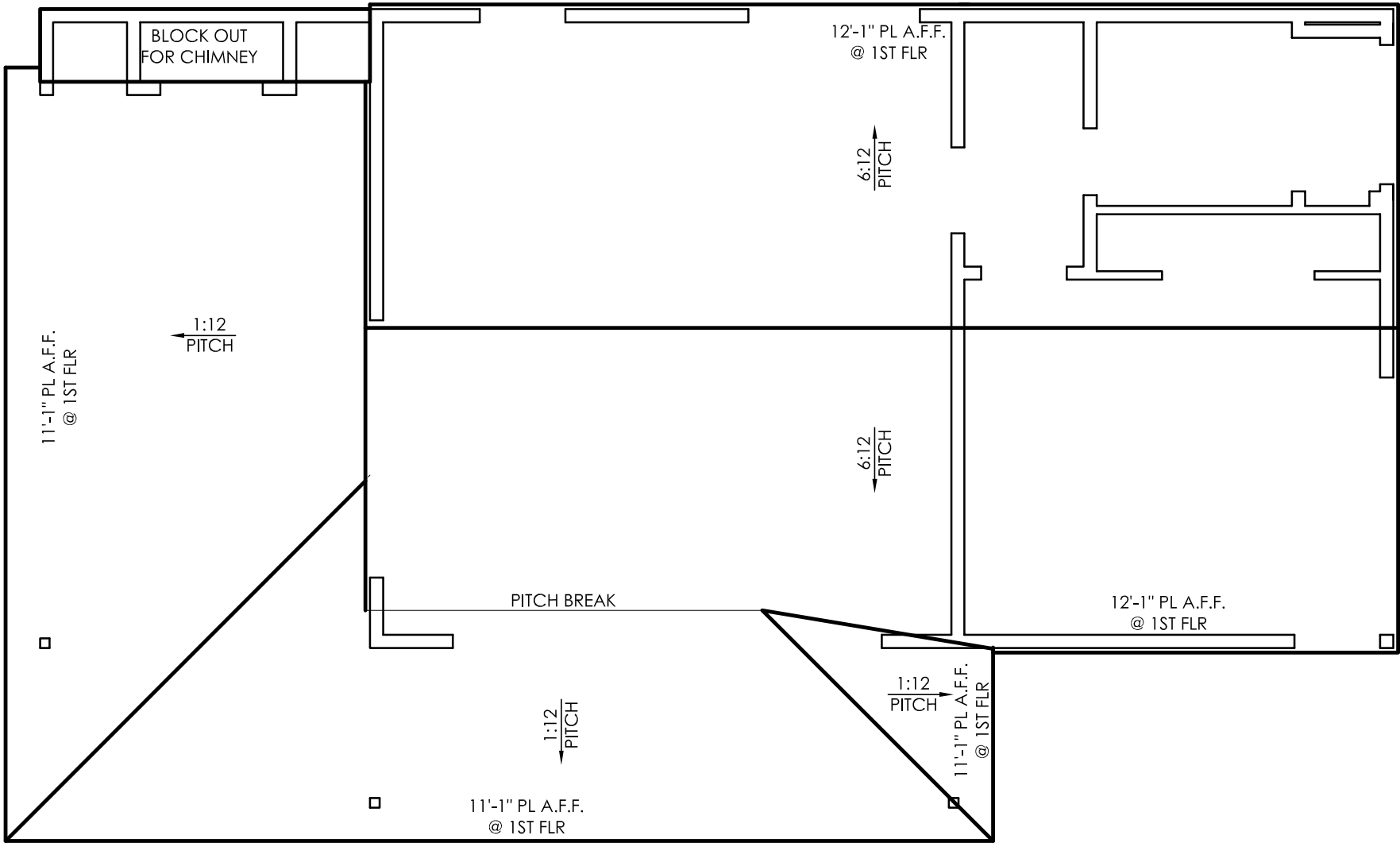
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SHEET

A8



FOR WESTLAKE HILLS PERMIT SET - 12.14.2021



DETACHED CASITA ROOF PLAN

SCALE 3/16" = 1'-0"

NOTE: PROVIDE ICE & WATER SHIELD @ ENTIRE ROOF AS REQ'D



FOR WESTLAKE HILLS PERMIT SET - 12.14.2021

A Custom Spec Residence for
AUSTIN MOD HOMES

313 EANES SCHOOL RD.
AUSTIN, TX 78746

JOB NO.: 313 EANES SCH. RD.

NAME: DET. CASITA ROOF PLAN

SCALE: 3/16"=1'-0"

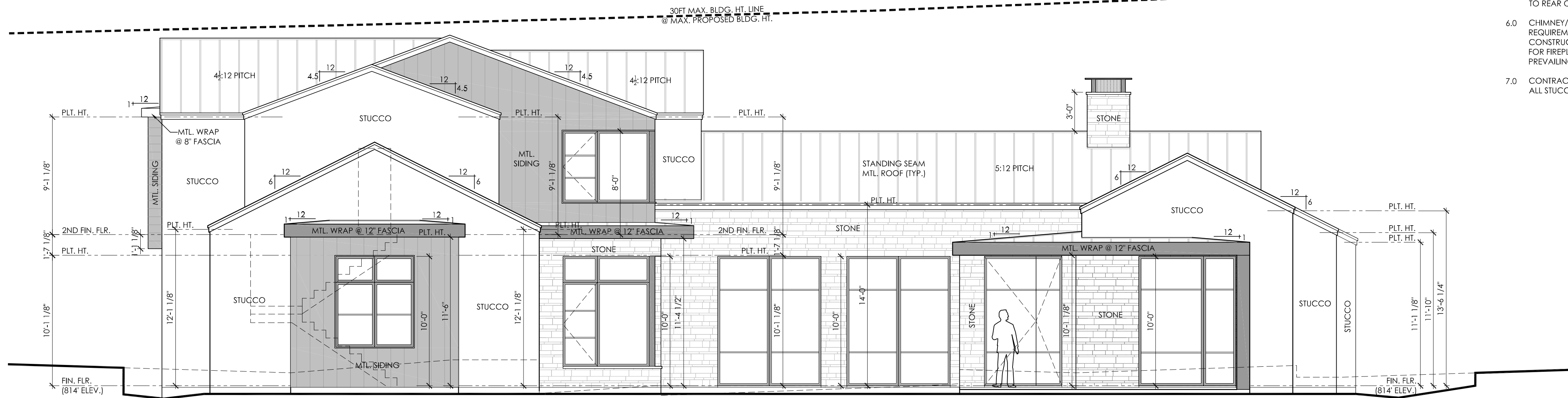
SHEET
A9

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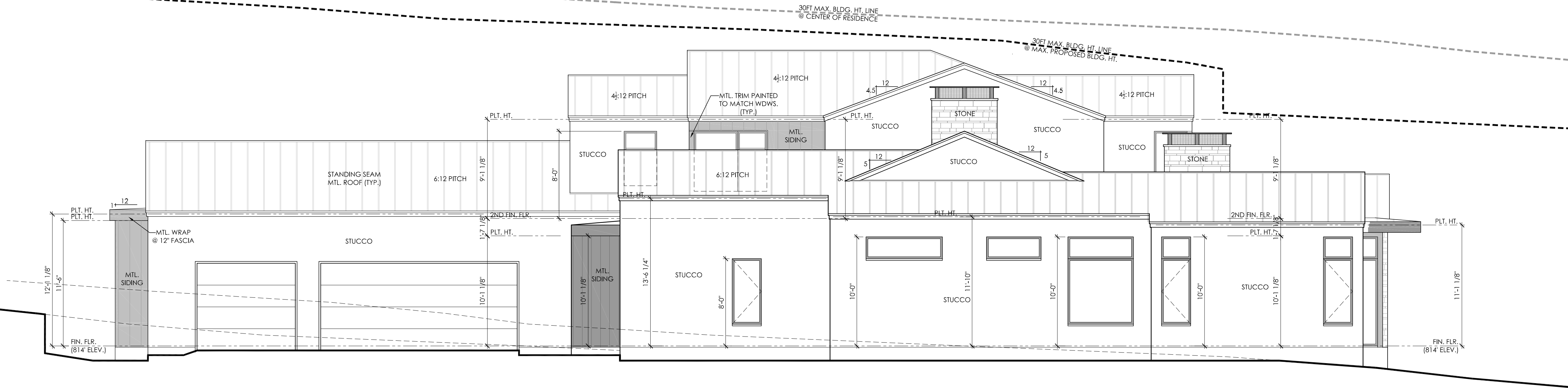
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DATE	12.14.2021
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FRONT ELEVATION

SCALE 3/16" = 1'-0"



RIGHT ELEVATION

SCALE 3/16" = 1'-0"

GENERAL ELEVATION NOTES

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

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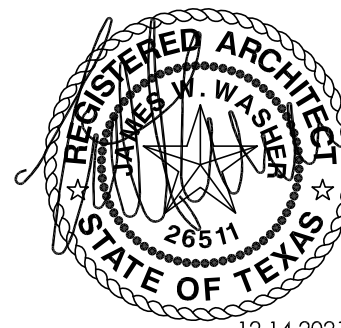
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NAME: EXTERIOR ELEVATIONS

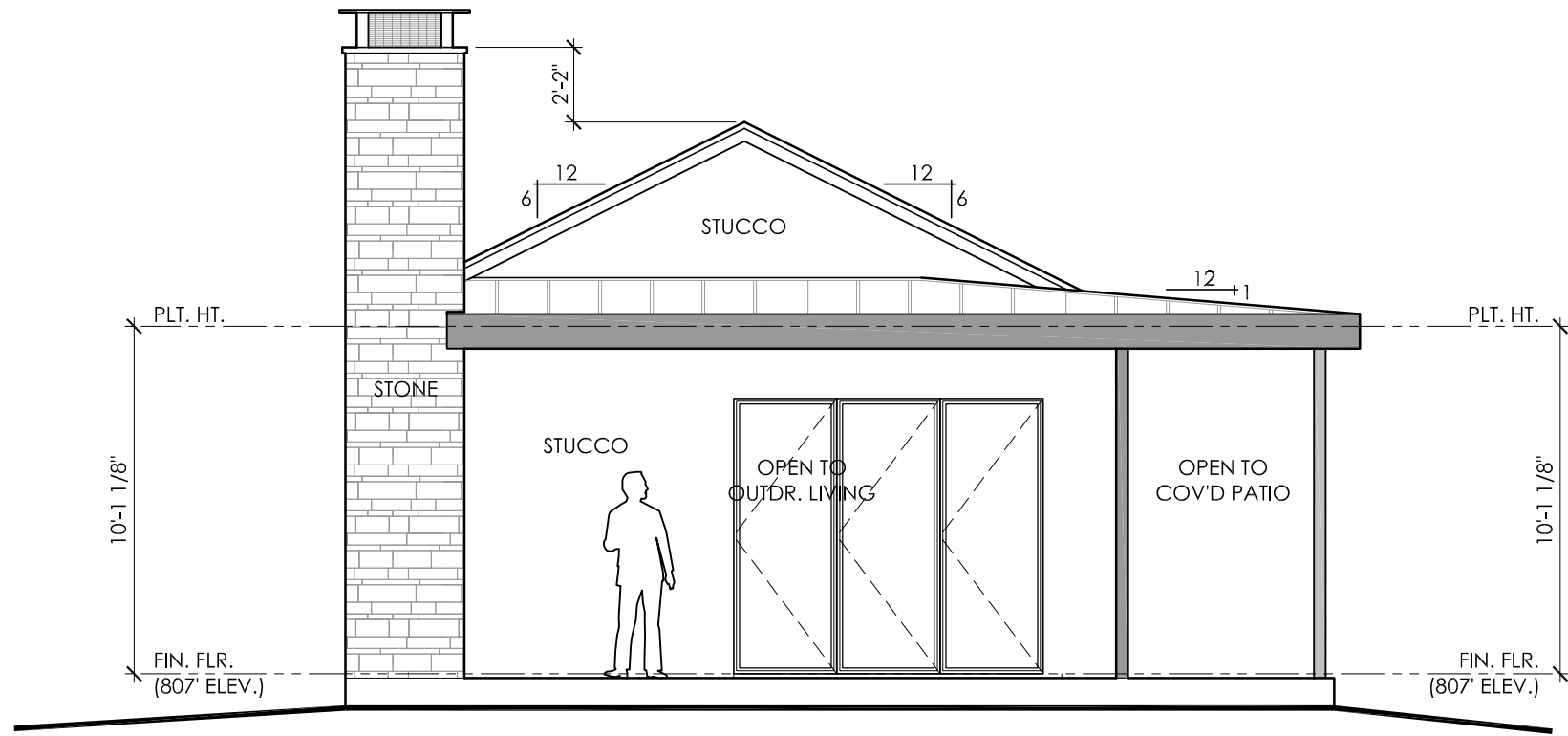
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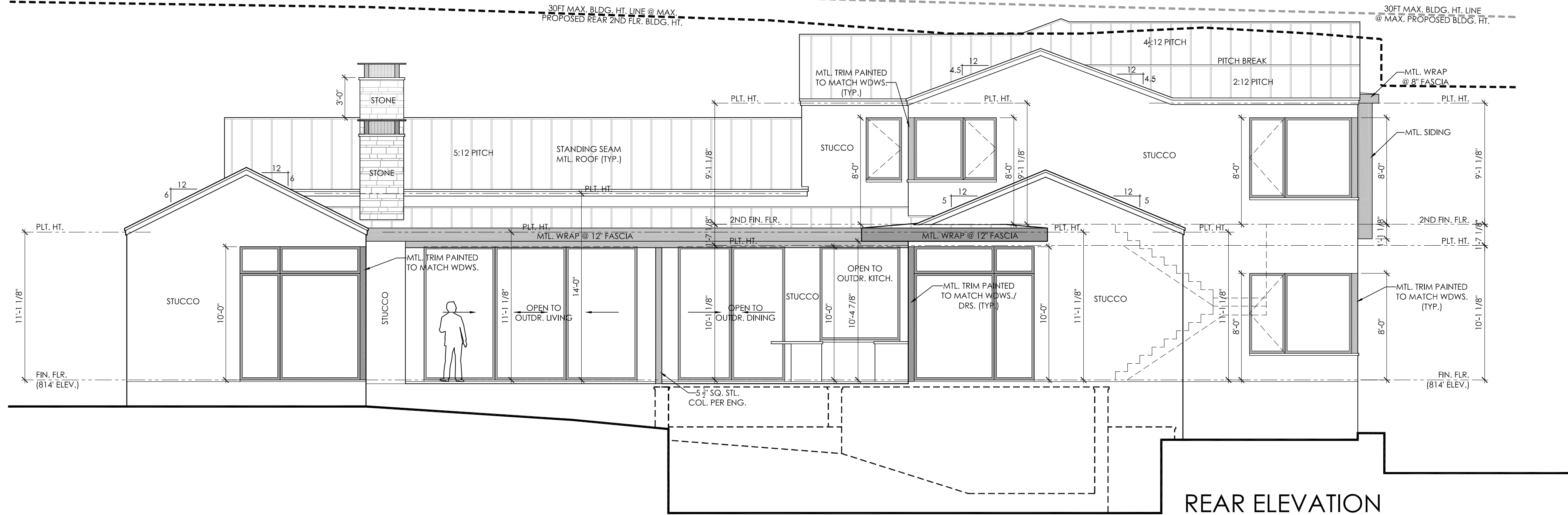
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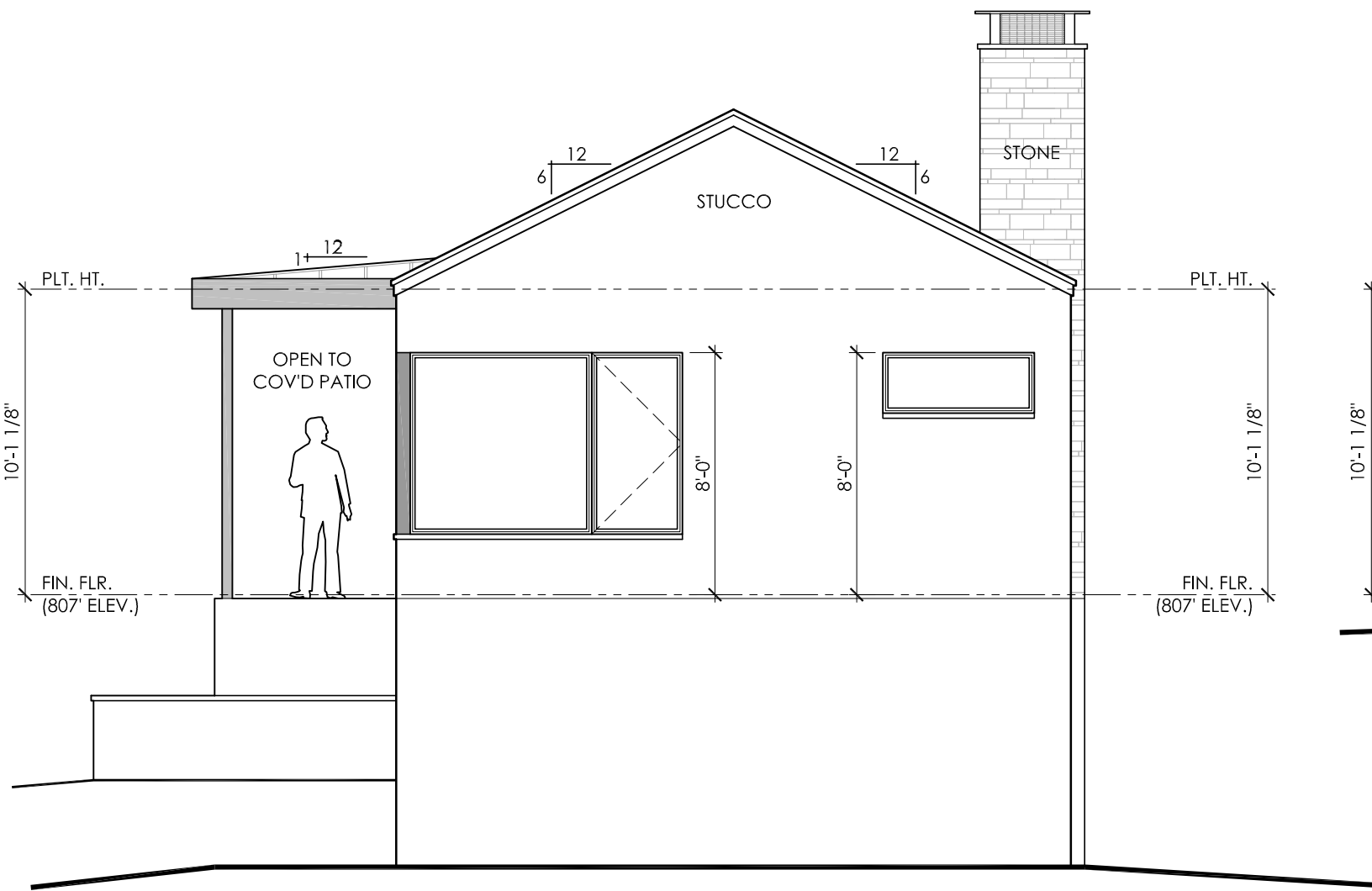
FOR WESTLAKE HILLS PERMIT SET - 12.14.2021



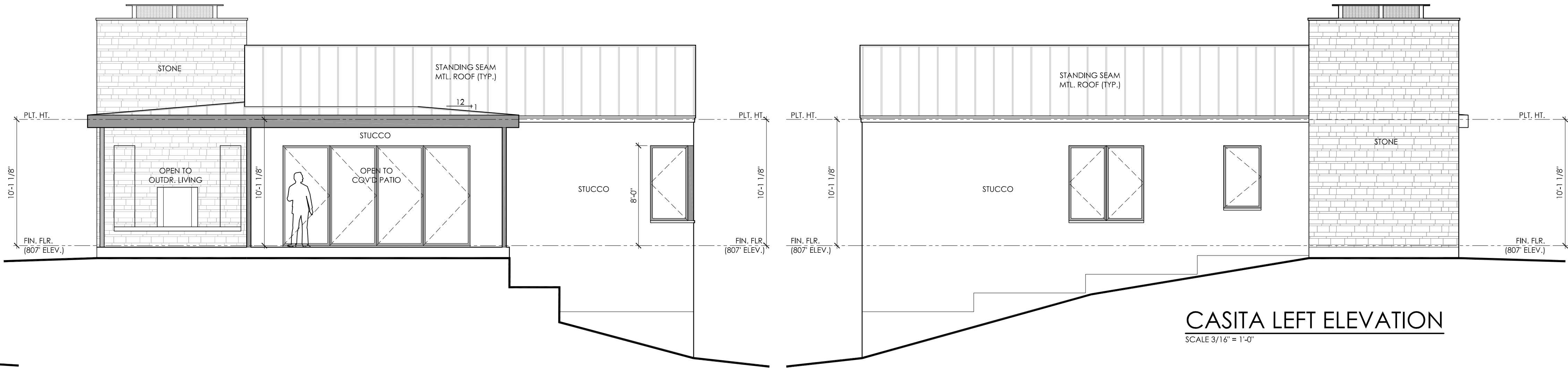
CASITA FRONT ELEVATION
SCALE 3/16" = 1'-0"



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



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



CASITA RIGHT ELEVATION
SCALE 3/16" = 1'-0"



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

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AUSTIN, TX 78746

JOB NO.: 313 EANES SCH. RD.

NAME: EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"

SHEET

A11



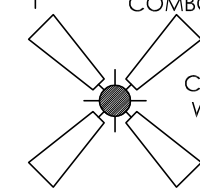
FOR WESTLAKE HILLS PERMIT SET- 12.14.2021

GENERAL ELECTRICAL NOTES:

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

ELECTRICAL LEGEND

SWITCH	DOORBELL CHIMES
SWITCH - DIMMER	INTERCOM / SPEAKER
SWITCH - WATERPROOF	KEYPAD / AUTOMATION CONTROL PAD
SWITCH - PUSH BUTTON	MOTION DETECTOR
JUNCTION BOX	LIGHT - CEILING MOUNT
OUTLET - 110V DUPLEX	LIGHT - WALL MOUNT
OUTLET - ABOVE COUNTER (VERIFY HEIGHT)	LIGHT - RECESSED CAN
OUTLET - 110V WATERPROOF	LIGHT - RECESSED DIRECTIONAL
OUTLET - 110V SET BELOW COUNTERTOP	LIGHT - RECESSED CAN WATERPROOF
OUTLET - 110V SPLIT WIRE SWITCH TOP PLUG ONLY	LIGHT - MINI RECESSED CAN
FLOOR OUTLET - 110V	LIGHT - RECESSED W/ WALLWASH TRIM or ADJ. APERTURE
CEILING OUTLET - 110V	LIGHT - PENDANT
OUTLET - 110V QUADPLEX	LIGHT - RECESSED PIN SPOT
OUTLET - 220V	LIGHT - WALLWASH FIXTURE
OUTLET - CATS CONNECTION	LIGHT - MINI FLOOD
OUTLET - PHONE	LIGHT - LOW VOLTAGE UPLIGHT
OUTLET - FLOOR PHONE	LIGHT - LOW VOLTAGE HALOGEN
OUTLET - TELEVISION	LIGHT - LOW VOLTAGE DIRECTIONAL SPOT
OUTLET - COMBINATION MEDIA	LIGHT - FLUORESCENT
GAS BIB	LIGHT - UNDER CABINET (TYPE PER SPECS)
GAS SHUT-OFF KEY	LIGHT - TRACK
ELECTRICAL SERVICE PANEL	LIGHT - FLOOD
THERMOSTAT	LIGHT - RECESSED IN RISER
COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR	EXHAUST / VENT
HEAT DETECTOR	HEAT LAMP
CEILING FAN (WITHOUT LIGHT)	VENT / LIGHT COMBO
CEILING FAN W/ LIGHT KIT	VENT / LIGHT / HEAT COMBO



1ST FLR. ELECTRICAL PLAN

SCALE 3/16" = 1'-0"

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AUSTIN, TX 78746

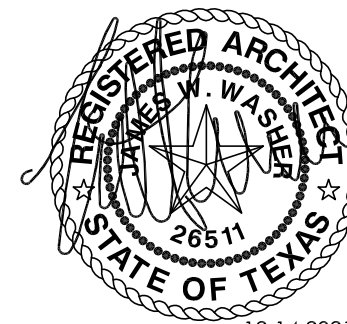
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NAME: 1ST FLR. ELECTRICAL PLAN

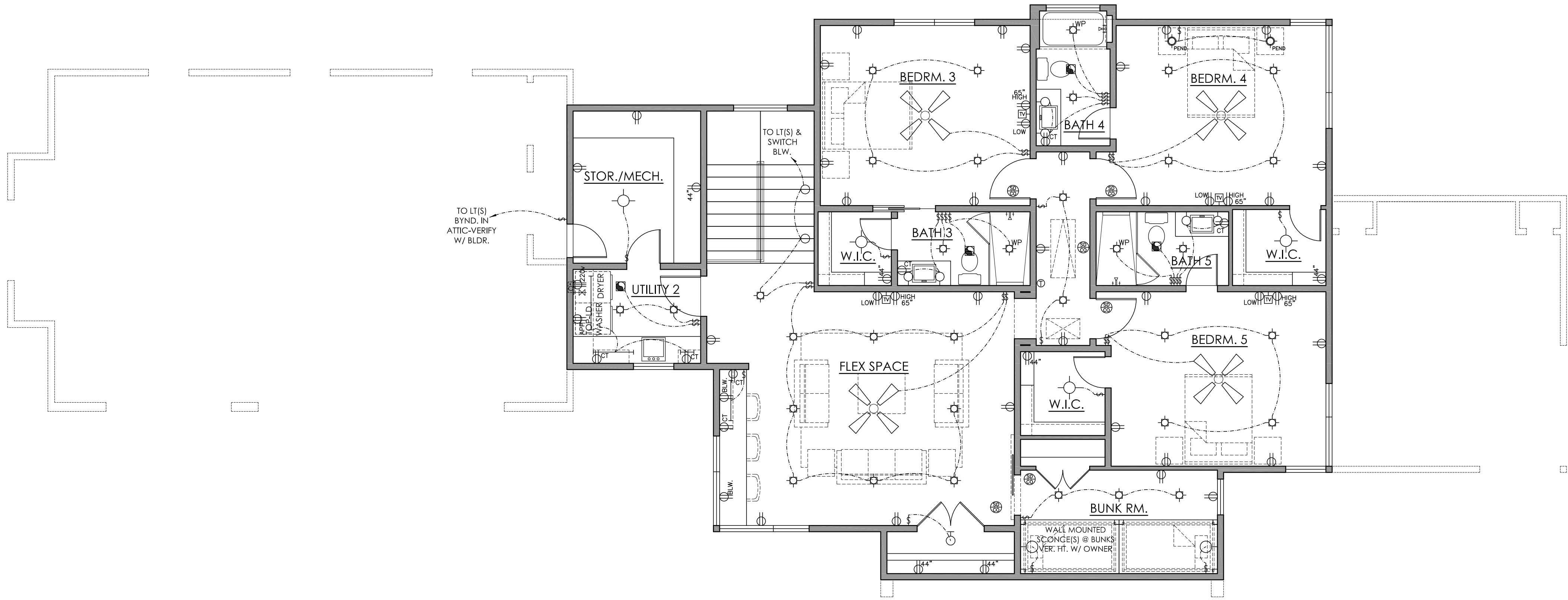
SCALE: 3/16" = 1'-0"

SHEET

A15



12.14.2021



2ND FLR. ELECTRICAL PLAN
SCALE 3/16" = 1'-0"



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AUSTIN, TX 78746

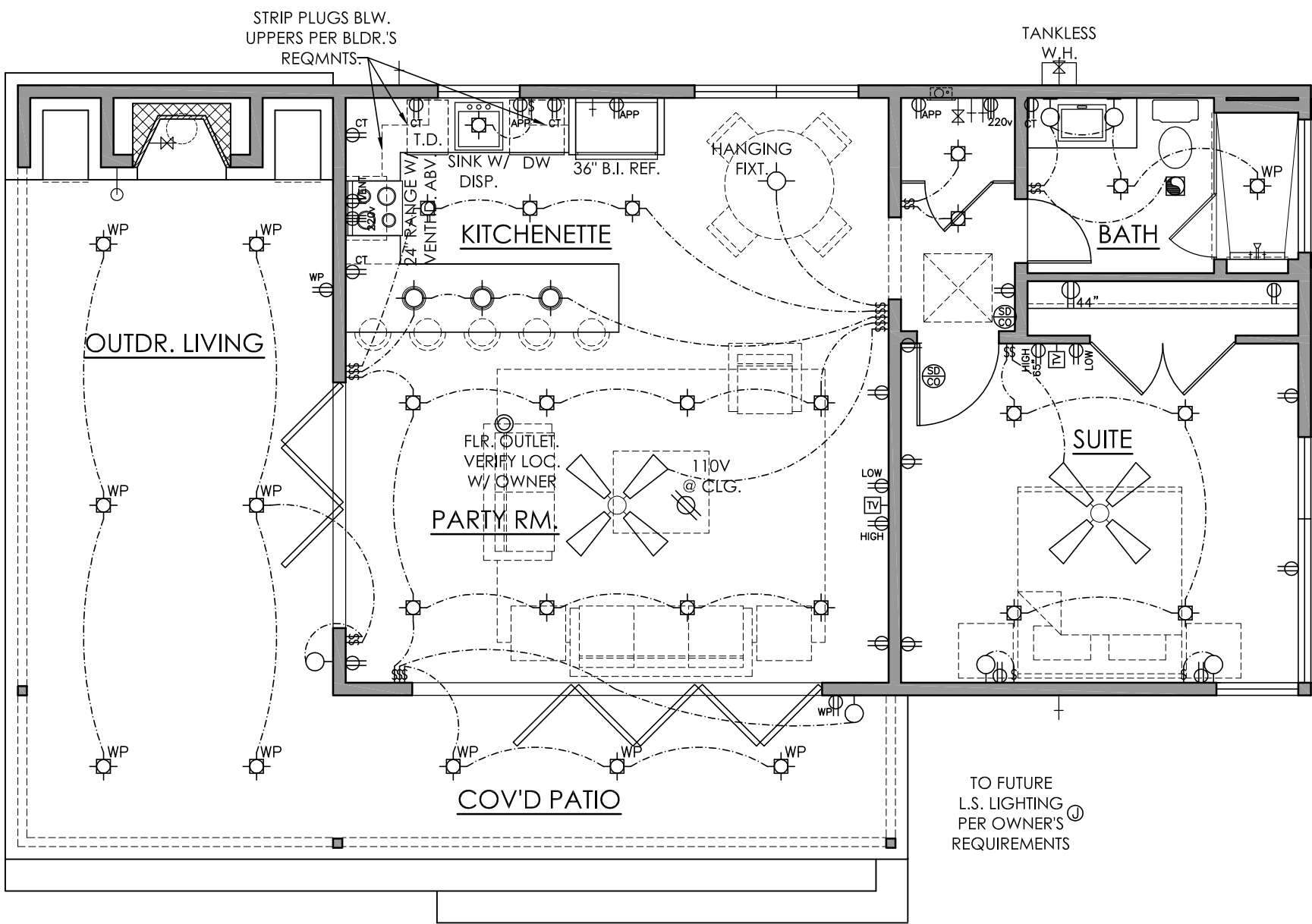
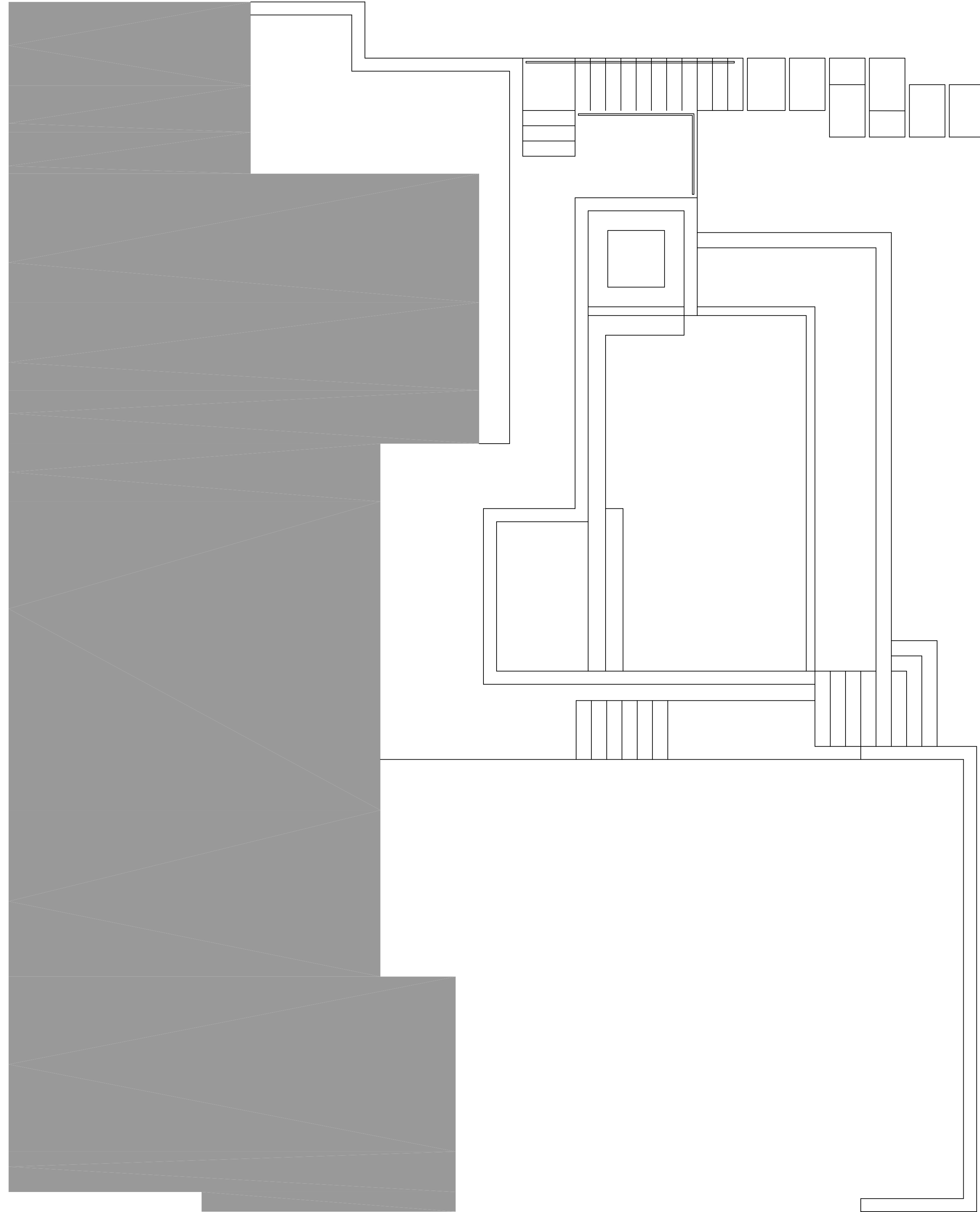
JOB NO.: 313 EANES SCH. RD.
NAME: 2ND FLR, ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

SHEET
A16

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OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.

CASITA ELECTRICAL PLAN

SCALE 3/16" = 1'-0"



FOR WESTLAKE HILLS PERMIT SET - 12.14.2021

A Custom Spec Residence for
AUSTIN MOD HOMES
313 EANES SCHOOL RD.
AUSTIN, TX 78746

JOB NO.: 313 EANES SCH. RD.
NAME: CASITA ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

SHEET
A17

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**AFTER-THE-FACT SETBACK VARIANCE
STAFF REPORT**

FEBRUARY 9, 2022

Project Address: 1109 Yaupon Valley Road

Project Number: 2021-1014

Agenda Item: Land Use: **1109 Yaupon Valley Road:** Discussion/decision on an application for an After-the-Fact variance to encroach into a side setback for a shed. (West Lake Hills Code Section 22.03.281). Applicant Jeffrey Taylor.

Applicant Information: Jeffrey Taylor

Hearing Dates:

January 19, 2022

ZAPCO

February 9, 2022

Board of Adjustment

Location: The subject property is located along the south side of Yaupon Valley Road, at the southeastern corner of Yaupon Valley Road and Allegro Lane.

Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

The site is surrounded by single-family residential on all sides.

Background & Analysis:

This is an After-the-Fact variance request. The shed was installed without a permit and upon permit application, it was discovered that it was installed in the setback. The property owner is seeking a variance to keep the shed in its current location.

The shed is installed inside of a 30-foot setback on the east side of the property.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – *"No other suitable location on the property; other locations require tree removal; this location shields the shed with foliage."*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *"Shed is already in place."*

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “*See #2 above.*”
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – “*It is a very small storage shed, dark colored and does not stand out and is shielded by foliage.*”
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – “*Because it preserves privacy, keeps existing flora in place, requires not altering of terrain.*”
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – “*Neighbors gain privacy as a result the placement of the shed. It fills a spot that is a gap between the properties. I have discussed it with the neighbors.*”

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 of the variance request unanimously (4-0).

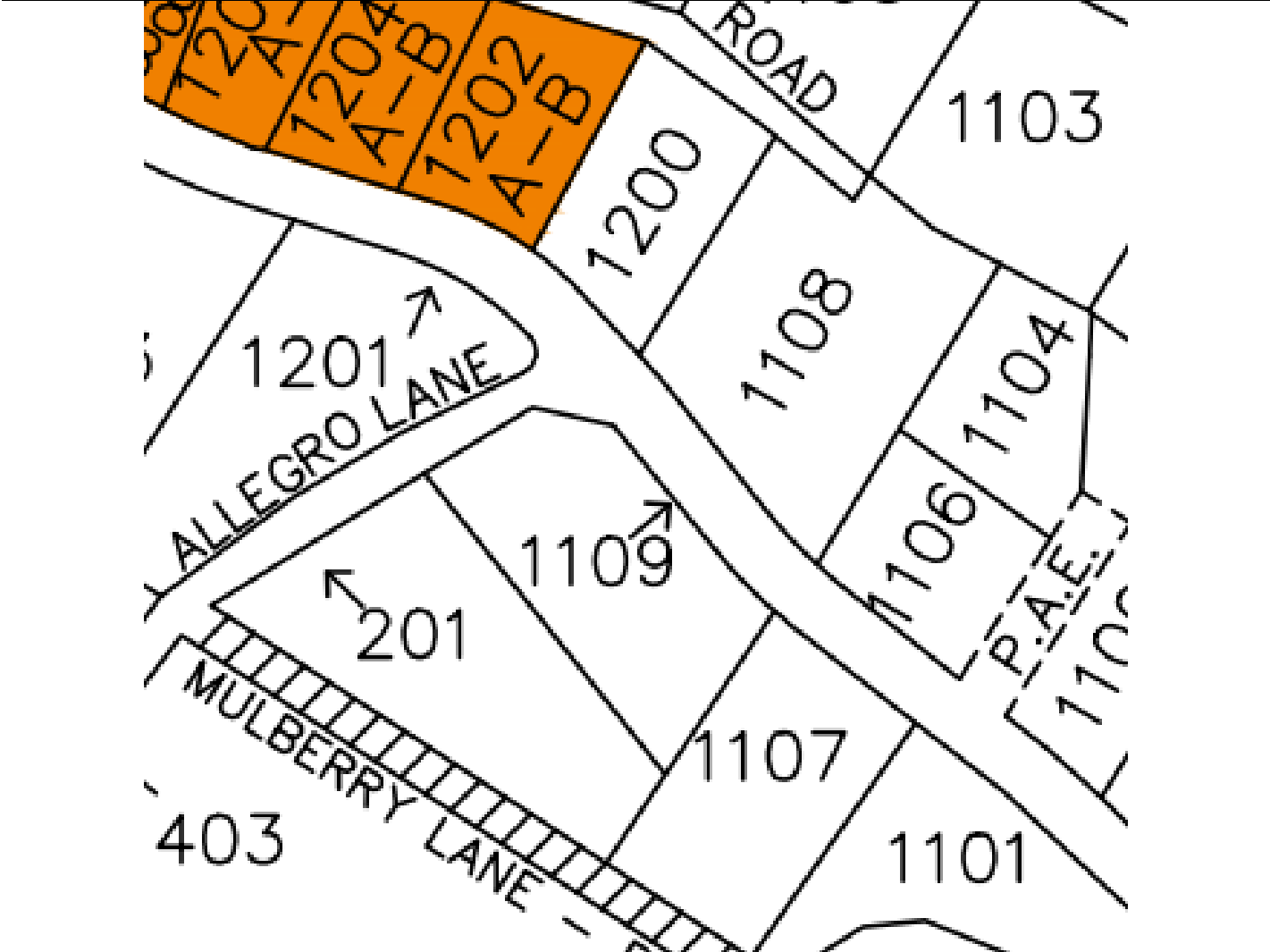
Staff Recommendation

Staff recommends: DENIAL of the variance as requested. There is no hardship for the location of the to be in the setback.

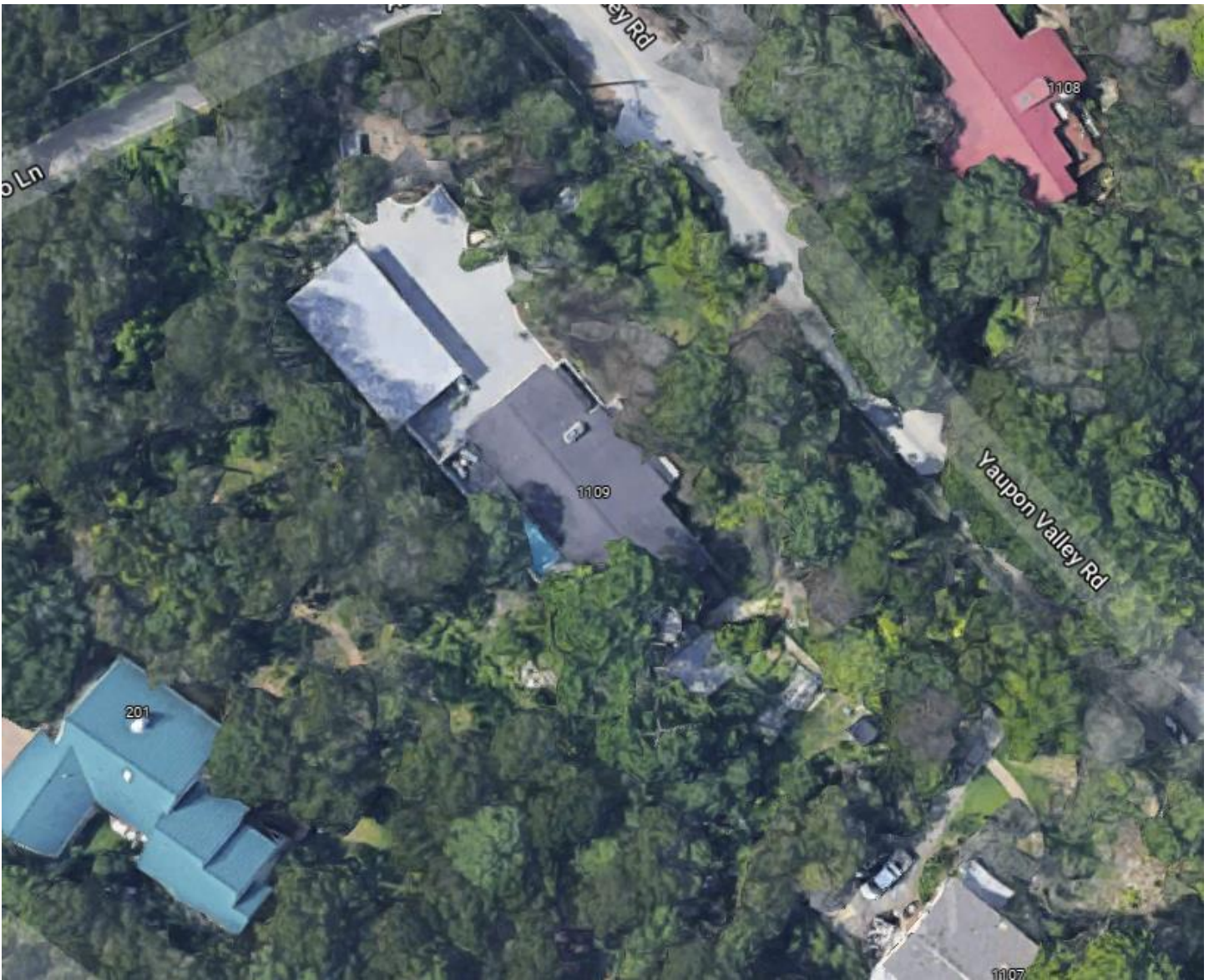
Links to Relevant Code:

- [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: Jeffrey Taylor Phone: 512-653-8362

Email: _____

Address: 1109 Yaupon Valley Rd. City: Austin State: TX Zip: 78746

Agent*: none Phone: _____

Email: _____

Address: _____ City: _____ State: _____ Zip: 78746

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

Property Information

Subdivision Name: Stanley Graham Jr.

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

Current Zoning Classification: _____ Total Lot Size (Acres): 1.01

**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) 7' x 7' storage shed in side setback (25' setback - shed is on edge furthest from property line)
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: needed due to setback

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

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

~~no other suitable location on property; other locations require tree removal; this location shields the shed with foliage~~

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?

~~shed is already in place~~

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

~~See #2 above.~~

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

~~It's a very small storage shed, dark colored, does not stand out, and is shielded by foliage~~



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?

~~Because it preserves privacy, keeps existing flora in place, requires not altering of terrain~~

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

~~Neighbors gain privacy as a result the placement of the shed. It fills a spot that is a gap between the properties. I have discussed it with the neighbors.~~

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

Jeffrey Taylor

Printed Name

11/30/2021

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: _____

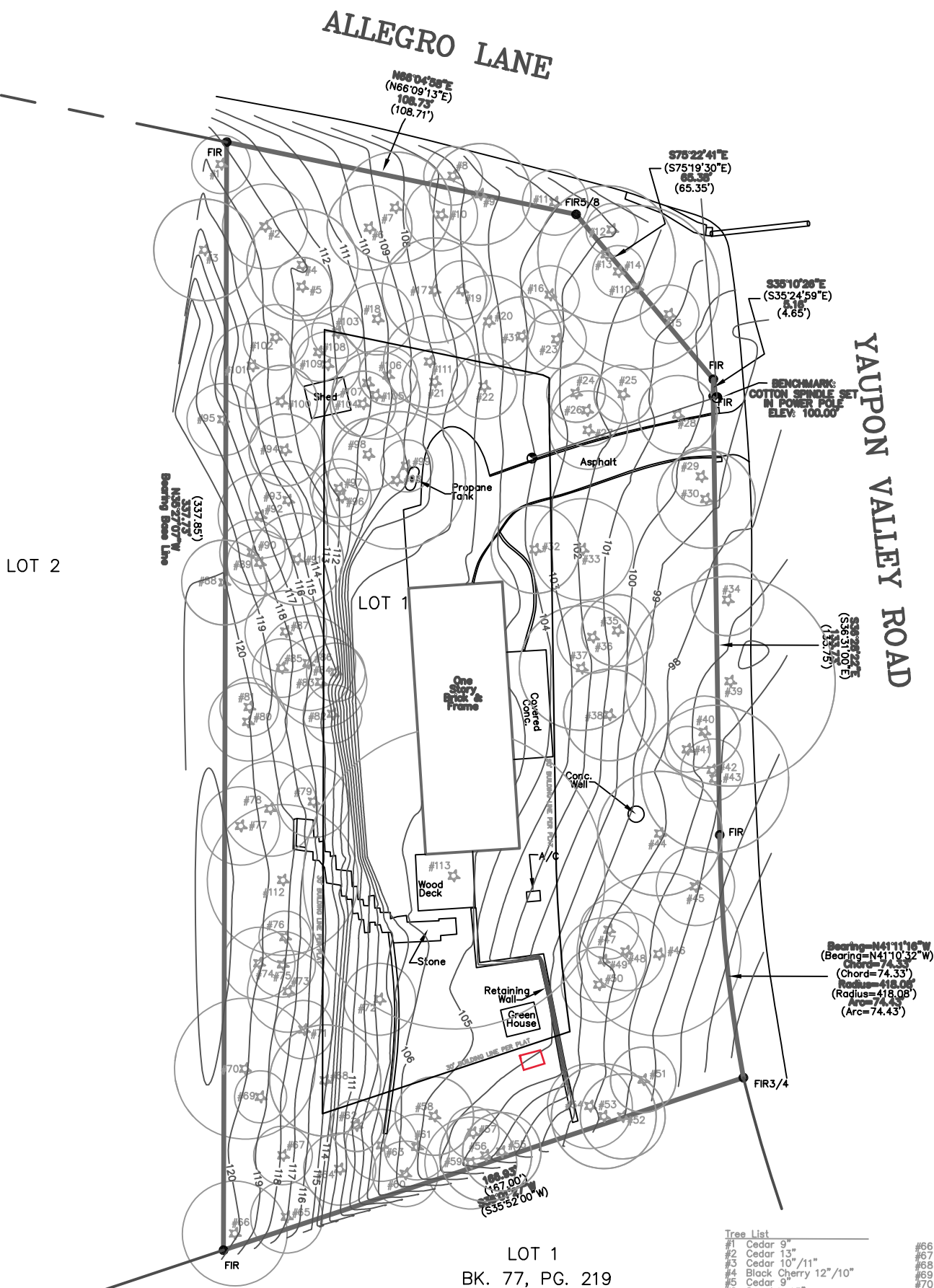
ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



OWNER:
JEFFERY TAYLOR
ADDRESS:
1109 YAUPON VALLEY ROAD, 78746
LEGAL:
LOT 1, STANLEY S. GRAHAM, JR. SUBDIVISION
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD
IN VOLUME 97, PAGE 278, PLAT RECORDS,
TRAVIS COUNTY, TEXAS.

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.

LEGEND
1/2" FOUND IRON ROD ● FIR
5/8" FOUND IRON ROD ● FIR5/8
3/4" FOUND IRON ROD ● FIR3/4
RECORD CALL ()
POWER POLE ○

SCALE
1" = 20'

Tree List	
#1 Cedar 9"	#66 Cedar 16"
#2 Cedar 13"	#67 Cedar 9"
#3 Cedar 10"/11"	#68 Cedar 12"/10"
#4 Black Cherry 12"/10"	#69 Cedar 8"
#5 Cedar 9"	#70 Cedar 16"/11"
#6 Spanish 13"	#71 Cedar 9"
#7 Cedar 12"/10"	#72 Live Oak 11"
#8 Cedar 9"/8"/6"	#73 Red Oak 9"/7"
#9 Cedar 11"/9"	#74 Cedar 11"
#10 Cedar 11"	#75 Cedar 10"
#11 Cedar 10"	#76 Cedar 8"
#12 Spanish Oak 8"	#77 Cedar 12"
#13 Cedar 15"/12"	#78 Cedar 8"
#14 Cedar 8"	#79 Red Oak 11"
#15 Black Cherry 9"	#80 Cedar 9"/6"
#16 Ligustrum 9"	#81 Cedar 9"
#17 Cedar 9"/8"/6"	#82 Cedar 9"
#18 Cedar 11"	#83 Cedar 10"/8"
#19 Cedar 9"	#84 Red Oak 9"
#20 Cedar 14"	#85 Cedar 9"
#21 Cedar 10"	#86 Cedar 10"/9"
#22 Cedar 10"	#87 Red Oak 6"/6"/7"
#23 Cedar 9"	#88 Cedar 13"
#24 Cedar 9"	#89 Cedar 10"
#25 Ligustrum 9"	#90 Cedar 14"
#26 Black Cherry 11"	#91 Cedar 14"
#27 Spanish Oak 12"	#92 Cedar 13"
#28 Spanish Oak 12"	#93 Cedar 12"
#29 Red Oak 9"	#94 Cedar 11"
#30 Red Oak 15"	#95 Cedar 11"
#31 Ligustrum 12"	#96 Cedar 9"
#32 Ligustrum 9"/9"	#97 Cedar 9"
#33 Ligustrum 11"/9"	#98 Cedar 21"
#34 Ligustrum 11"	#99 Spanish Oak 8"
#35 Spanish Oak 11"	#100 Cedar 11"
#36 Ligustrum 11"	#101 Cedar 13"
#37 Ligustrum 11"/10"/6"	#102 Cedar 10"
#38 Hackberry 14"	#103 Cedar 8"
#39 Ligustrum 8"/8"/8"/8"	#104 Cedar 10"
#40 Ligustrum 11"	#105 Black Cherry 9"/9"
#41 Ligustrum 7"	#106 Cedar 9"
#42 Ligustrum 7"/5"	#107 Cedar 8"
#43 Spanish Oak 17"/9"	#108 Cedar 9"
#44 Cottonwood 19"	#109 Cedar 10"
#45 Hackberry 12"	#110 Cedar 17"/16"
#46 Cedar 25"	#111 Spanish Oak 10"/8"
#47 Ligustrum 9"	#112 Cedar 12"/9"/7"/6"
#48 Ligustrum 12"	#113 Elm 46"
#49 Cedar 13"	
#50 Red Oak 9"/5"	
#51 Black Cherry 10"	
#52 Ligustrum 13"	
#53 Cedar 18"	
#54 Cedar 13"	
#55 Cedar 12"	
#56 Cedar 14"	
#57 Live Oak 8"	
#58 Cedar 12"	
#59 Cedar 14"	
#60 Cedar 10"	
#61 Cedar 10"	
#62 Cedar 8"	
#63 Cedar 11"	
#64 Cedar 11"	
#65 Cedar 11"	

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 3 & 6 Condition 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: 48453C0440H
Zone: X Dated: 9/26/08
Dated this the 31ST day of OCTOBER, 2016.

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

From: [Mark Littrell \(PZSec\)](#)
To: [REDACTED]
Cc: [Ashby Grundman](#)
Subject: RE: Letter of Support
Date: Wednesday, January 19, 2022 11:01:22 AM

Good morning, Jeff!

I'll add it to the file.

Thank you.

From: Jeff Taylor [mailto:[REDACTED]]
Sent: Wednesday, January 19, 2022 10:59 AM
To: Mark Littrell (PZSec) <pzsec@westlakehills.gov>
Subject: Fwd: Letter of Support

Mark, see below. This needs to be sent to Board of Adjustment for the hearing tonight. Please confirm receipt.

----- Forwarded message -----

From: Coffey, Tim <[REDACTED]>
Date: Wed, Jan 19, 2022
Subject: RE: Letter of Support
To: Jeff Taylor [REDACTED]

Hey Jeff,

It looks like I sent to the city council but I have not – just haven't looked up the emails yet. If you have can do it that would be great.

From:
Sent: Tuesday, January 18, 2022 4:46 PM
To:
Subject: Re: Letter of Support

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you so much Tim! I assume you sent it to the City Council already? Or do I need to forward it to them?

On Sat, Jan 15, 2022 at 10:03 AM Coffey, Tim <[REDACTED]> wrote:

To: The West Lake Hills City Council,

Jeff and I have spoken and I am writing to express our support for Jeff keeping his outdoor

storage unit in place as it is currently situated near our property, with the understanding that Jeff will plant and maintain plants that materially cover the shed from view.

This will by necessity require the removal of a mostly dead cypress tree, and another trash tree on the property line; and the replanting of native and approved trees, shrubs, and vines agreeable to both parties that shield the shed from our driveway and house. We estimated a \$5,000-\$10,000 budget necessary to conceal the shed properly.

Tim Coffey

CC: Jeff Taylor

Tim Coffey, AAMS®
Financial Advisor
Edward Jones
Sundown Park Building
5121 Bee Cave Road Suite 210
Austin, TX 78746
(512) 328-6263
www.edwardjones.com

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