



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, March 16, 2022 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 23rd day of March 2022 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

Join Zoom Meeting: Copy and Paste the link below:

Meeting ID: 349 954 9035
Passcode: 387042

If you wish to listen via telephone: Dial (346) 248-7799, Meeting ID: 349 954 9035 Passcode: 387042

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to pzsec@westlakehills.gov by 1:00 P.M. on March 23rd, 2022.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing pzsec@westlakehills.gov. Comments must be received by 1:00 P.M. on March 23, 2022.

1. Call to Order. Chairman Robert Meisel.
2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the February 16, 2022 Meeting Minutes
3. Land Use **300 Westlake Drive:** Discuss/decision on an application for a variance to remove one tree with a trunk diameter of fourteen inches or greater (West Lake Hills Code Section 22.03.304). Applicant Nicolas Bustamonte.

4. **Land Use 200 Redbud Trail:** Discuss and consider action on an application to allow cut and fill for a driveway slope. (West Lake Hills Code 22.03.170(f)). Applicant Mezz Management Company, LLC.
5. **Land Use 309 Laurel Valley Road:** Discussion/recommendation on an application for a variance request to exceed the maximum allowed cut and fill and retaining wall in the front setback, construct on slopes greater than the maximum allowed and a front driveway setback encroachment (West Lake Hills Code Section 22.03.175, 22.03.170 and Drainage Criteria Manual Section 7.4.1). Applicant Graham Schmergel.
6. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the March 23, 2022 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on March 11, 2022 by 5:00 pm, and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, February 16, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

Chairman Meisel calls the meeting to Order at 6:31 p.m.

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 January 19, 2021 Regular Meeting Minutes.

VICE-CHAIRMAN PLEDGER MOVES TO APPROVE THE MINUTES. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (3-0) APPROVAL.

- b. City Council and Board of Adjustment Results

Vice-Chairman Pledger states the information is very helpful.

3. 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.

Director Grundman gives the Staff Briefing. Staff Recommendation: Denial due to being design driven.

Presentation by Applicant

Nina Sterrett and David Cancialosi are present to explain the application.

David Cancialosi: This is a fairly older 1970's structure. The lot behind has a sliver of property that is on Rocky River Road. The rear lot offsets the property line setback. That configuration creates a hardship. We have to design a certain way by maintaining a 30' setback off of Rocky River and make the front to Reveille. It's a unique circumstance. There is no impact to surrounding properties by keeping 30' along Rocky River.

Public Hearing

Jed Fogdall lives at 305 Reveille. It would have a negative impact to be 10' away from the property line. It would reduce our enjoyment of our property.

Gary Henderson lives at 7 Las Brisas. This does not conform the Master Plan. We chose West Lake Hills and we complied to the rules to conform. They knew the rules. The setback

will not leave us in the same position. No justification in reducing the setback.

Dave Kroll lives at 314 Reveille. The setbacks are the issue. We built our home to comply and the 10' setback is egregious. Regarding the trees, we removed zero. We re-designed and kept the Oaks. This is an oversized home for this lot.

Jane Henderson lives at 7 Las Brisas. The Master Plan has buffer zones. We try to protect the trees. I'm against all setback variances.

Mindy Vescovo lives at 604 Rocky River. They are proposing a 4,500 sq. ft. house, but the entire project would be 7,000 sq. ft. and with a garage would be 8,000 sq. ft. The lot is too small for this design. I didn't have to remove a tree or variances for my house.

Duke Kimbrough lives at 509 Rocky River. I've lived here since 1992. That sliver is not an easement. I support staff's recommendation.

Lynn Dodson lives at 501 Rocky River which is adjacent to the property. You need a lot that allows the density. The tree request is puzzling. We built around two heritage Oaks. You have to conform. These trees cannot be replaced.

Kevin Leede lives at 6 Las Brisas. I agree with the neighbors. I'm against the setback requests.

Pat Epstein lives at 505 Rocky Ledge. I built a garage and a tree is in the middle of my driveway. Why are you asking to be closer to the street when you can build around the tree?

Bob Gutermuth lives at 405 Buena Vista. I was held to setbacks without variances. I've been here 30 years and know everyone on this call. This is not an average house for our neighborhood.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Deliberation and Action

Vice-Chairman Pledger: The comments are appropriate. I oppose the application.

Commissioner Bartoletti: I agree.

Chairman Meisel: All neighbors gave good presentations. We don't grant setbacks to create space.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL DUE TO BEING DESIGN DRIVEN. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (3-0) DENIAL.

4. Land Use 107 Reveille Road: Discussion/recommendation on an application for variances to remove four trees with trunk diameters of greater than 14 inches and encroach a side driveway setback (West Lake Hills Code Section 22.03.175 and 22.03.304). Applicant William Rodriguez.

Director Grundman gives the Staff Briefing: The applicant reduced the variances requested.

Staff Recommendation: Approval of the driveway request but recommends the location of the pool could be moved.

Presentation by Applicant

Michael Stouse and Charlotte Cotera are the architects.

Michael: Ashby Grundman did a great job explaining the request. The driveway encroachment is adjacent to Lake Reveille. There are more than 50 trees on the property. We are reducing the impact. Four are the casualties of the design. 24 New trees will be added to the lot.

Public Hearing

Duke Kimbrough: I appreciate the staff's evaluation. I wasn't aware the driveway was previously approved.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Deliberation and Action

Commissioner Maccini: I live at 202 Reveille for 26 years. My concern is, the driveway is okay. I do have concerns about the trees. Parking on Reveille is an issue.

Chairman Meisel: Tree variances are design driven. Re-orient the pool. Concerning Lake Reveille, That is a re-charge port for the Edward's Aquifer.

Vice-Chairman Pledger: I concur the pool be re-oriented and the pavilion deleted. The impervious adjustment is a positive. It is minimization.

Chairman Meisel: Master Plan does mention garages not face the street.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL ON THE DRIVEWAY BUT DENAL ON THE TREE LOSS, CONDITIONED TO THE RECHARGE ZONE. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (3-0).

5. Land Use 300 Westlake Drive: Discussion/recommendation on an application for a variance request to remove one tree with a trunk diameter of 14 inches or greater (West Lake Hills Code Section 22.03.279 and 22.03.304). Applicant Nicolas Bustamonte.

Director Grundman gives the Staff Briefing: Recommends approval with 26.25 inch replacement.

Presentation by Applicant

Applicant is not present.

Public Hearing

Deliberation and Action

Item is postponed until the March 16, 2022 meeting.

6. Land Use 112 Bluff Park Circle: Discussion/decision on an After-the-Fact variance request for a fence with the finished side on the interior. (West Lake Hills Code Sec. 22.03.173). Applicant David Hebert.

Director Grundman gives Staff Briefing: Denial due to lack of hardship.

Presentation by Applicant

Anne Marie McCombs is an attorney representing the applicant. The Hebert's had trees removed without consent by 7 Old Stable. Those trees were a barrier. Other fences look the same way. This is a 170' long fence. The City is asking for compliance. When first contacted, the neighbors were consulted and there were no objections.

Public Hearing

Nancy Dickelman lives at 114 Bluff Park Circle. E-mails and photos were sent to the City.

What has been told is not true. Financial hardship cannot be because he can afford a lawyer. There are two fences; the one on the side was an issue. He said financial hardship because of health. He knew the code on the fence. There is no reasonable alternatives. It should be done properly. It is not consistent with the neighbors. My husband and I didn't object? That's nonsense. The fence was built 2' on our property. He told them to do that.

Chairman Meisel closes the Public Hearing and reconvenes the meeting.

Deliberation and Action

Commissioner Bartoletti: I question the financial hardship.

Director Grundman: It may be considered by not required.

Commissioner Bartoletti: How much to correct it?

Anne Marie: \$5,000.00.

Chairman Meisel: The permit was issued by code but it wasn't done correctly. Did they get a violation?

Commissioner Bartoletti: I don't see hardship for variance.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (3-0) DENIAL.

7. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:52 p.m.



**TREE REMOVAL
STAFF REPORT**

MARCH 16, 2022

Project Address: 300 Westlake Drive

Project Number: 2022-1024

Agenda Item: Land Use: **300 Westlake Drive:** Discussion/recommendation on an application for a variance request to remove one tree with a trunk diameter of 14 inches or greater (West Lake Hills Code Section 22.03.279 and 22.03.304). Applicant Nicolas Bustamonte.

Applicant Information: Nicolas Bustamonte

Hearing Dates:

March 16, 2022,	ZAPCO
March 23, 2022,	City Council

Location: The subject property is located along the west side of Westlake Drive, north of Bee Cave Road and south of West Spring Drive.

Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

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

Background & Analysis:

Currently there is a single-family residential house on the property. The owner is proposing to demolish the existing residence and build a new one.

The proposed variance request is for the removal of T663, a 17.5-inch Live Oak.

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 natural terrain and number of trees on the property present significant challenges for design of the proposed home. The proposed design has incorporated multiple trees surrounding the home while following the contours to reduce foundation cost and minimize environmental impact."*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

The application states – *“The natural terrain and existing flora will not be unreasonable disrupted because the architect has gone to great lengths to minimize the number of trees needing to be removed while creating a unique design to fit within the natural setting.”*

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“Numerous footprint design options were considered for the residence and because of the number and density of trees on the property, other options would require more trees/inches to be removed.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“This unique design has incorporated the shape and placement of the building footprint to minimize the variance request to just this one tree. Alternative designs that were considered required tree removal to a greater extent.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The variance does not violate the intent of the zoning ordinance because the proposed design has made every effort to retain as many trees as possible while maintaining the reasonable economic enjoyment of the property.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“The lot is heavily wooded and naturally buffered from neighboring properties. Tree #863 is on the interior of the lot and surrounded by numerous other trees so views or enjoyment of these properties by their owners will not be affected with the removal of this tree.”*

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City’s Code.

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

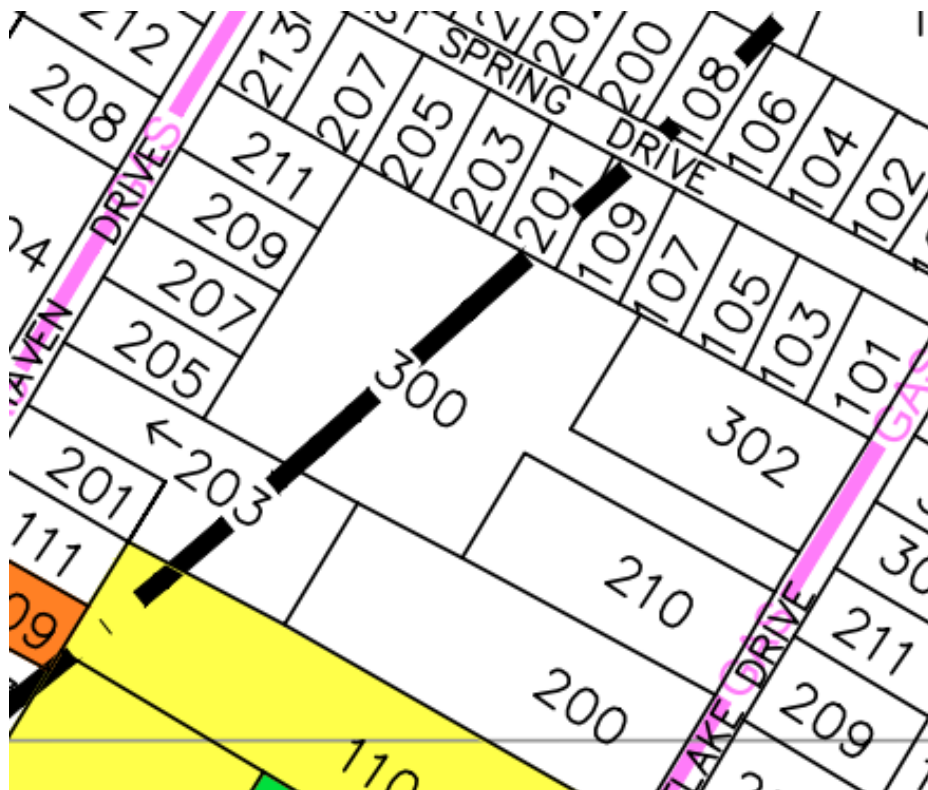
Staff Recommendation

Staff recommends: APPROVAL of the variance request

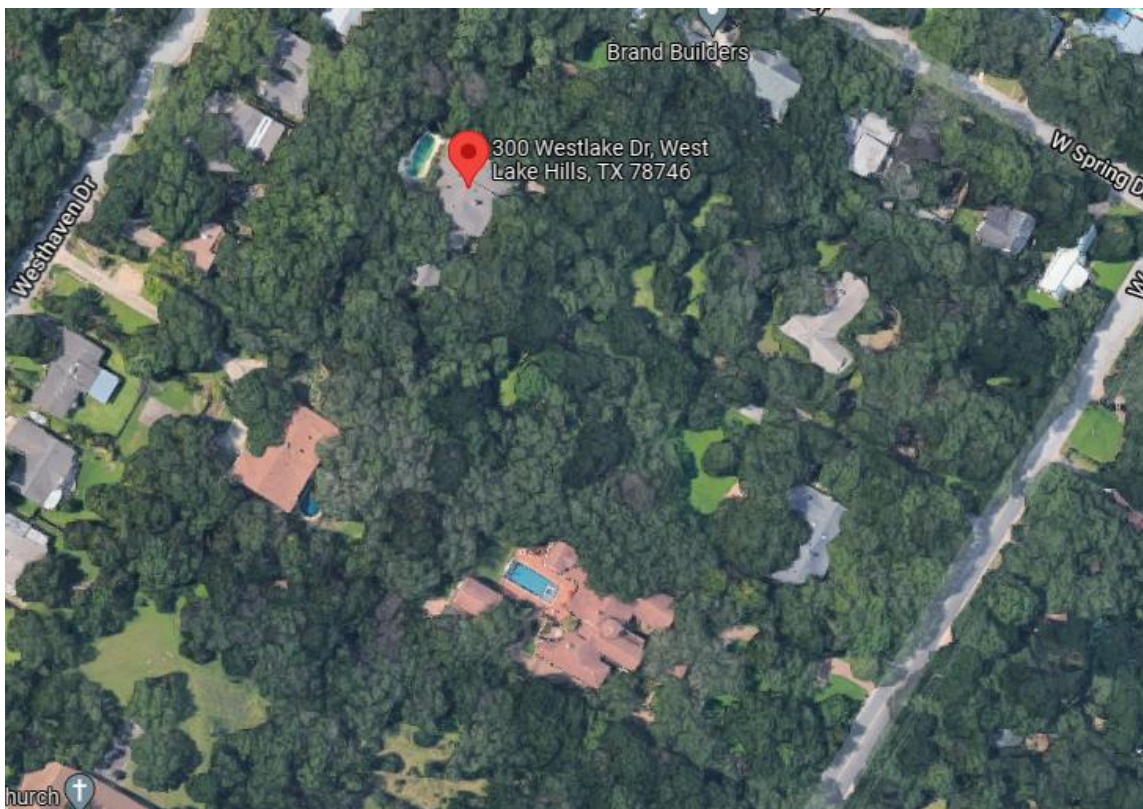
Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.304](#) [Tree and Vegetation Removal and Replacement](#)

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: Nicolas Bustamonte Phone: 5126586354

Email: [REDACTED]

Address: 300 Westlake Drive City: West Lake Hills State: TX Zip: 787486

Agent*: John Hussey/Site Specifics Phone: 5124725252

Email: [REDACTED]

Address: 700 N. Lamar Blvd. 200A City: Austin State: TX Zip: 787486

Property Address: 300 Westlak Drive City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Jacques Place

Block: _____ Lot: 3 TCAD Tax Parcel ID: 0111150214

Current Zoning Classification: R-1 Total Lot Size (Acres): 2.97 ac

**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) Variance request to remove Tree #663, 17-1/2" Live Oak
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

The project is a proposed new residence on a heavily vegetated lot. The footprint of the proposed primary structure requires a variance for the removal of tree #663. The overall design layout preserves as many other trees as possible.

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 natural terrain and number of trees on the property present significant challenges for design of the proposed home. The proposed design has incorporated multiple trees surrounding the home while following the contours to reduce foundation cost and minimize environmental impact

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

The natural terrain and existing flora will not be unreasonably disrupted because the architect has gone to great lengths to minimize the number of trees needing to be removed while creating a unique design to fit within the natural setting

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

Numerous footprint design options were considered for the residence and because of the number and density of trees on the property, other options would require more trees/inches to be removed.

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

This unique design has incorporated the shape and placement of the building footprint to minimize the variance request to just this one tree. Alternative designs that were considered required tree removal to a greater extent.



VARIANCE APPLICATION

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

This variance does not violate the intent of the Zoning Ordinance because the proposed design has made every effort to retain as many mature trees as possible while maintaining the reasonable economic enjoyment of the private property.

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 lot is heavily wooded and naturally buffered from neighboring properties. Tree #863 is on the interior of the lot and surrounded by numerous other trees so views or the enjoyment of these properties by their owners will not be affected with the removal of this tree.

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).

John Hussey

Digitally signed by John Hussey
Date: 2022.01.14 10:01:25 -06'00'

Signature

1/14/2022

Date

John Hussey

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:



S I T E S P E C I F I C S

January 14, 2022

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

Re: Tree Variance Application

300 Westlake Drive

Chairman Weisel,

On behalf of Nicolas Bustamante, owner of the property located at 300 Westlake Drive, we are requesting a variance from the City zoning ordinance to remove a 17 ½" Live Oak tree for the construction of the new Bustamonte residence. The tree in question is a multi-trunk with two trunks split below 4.5', totaling 17 ½".

This lot is heavily vegetated with over 500 trees cataloged on the tree list provided with the application submittal. Mr. Bustamonte and his architect have worked diligently on a unique design to meet the property owner's needs, while fitting the proposed residence into the existing terrain and minimizing trees to be removed. This design has resulted in the need for a variance to remove the identified 17 ½" Live Oak. Alternative footprint designs and placement options resulted in the need for more trees and tree inches to be removed. The heavily wooded lot is naturally buffered from neighboring properties and we feel this request would not adversely affect the adjacent property owners.

With the information stated above, we feel our request is reasonable and justified. We respectfully request your consideration and approval of this variance request for the removal of the tree # 663, 17 ½" Live Oak.

Sincerely,

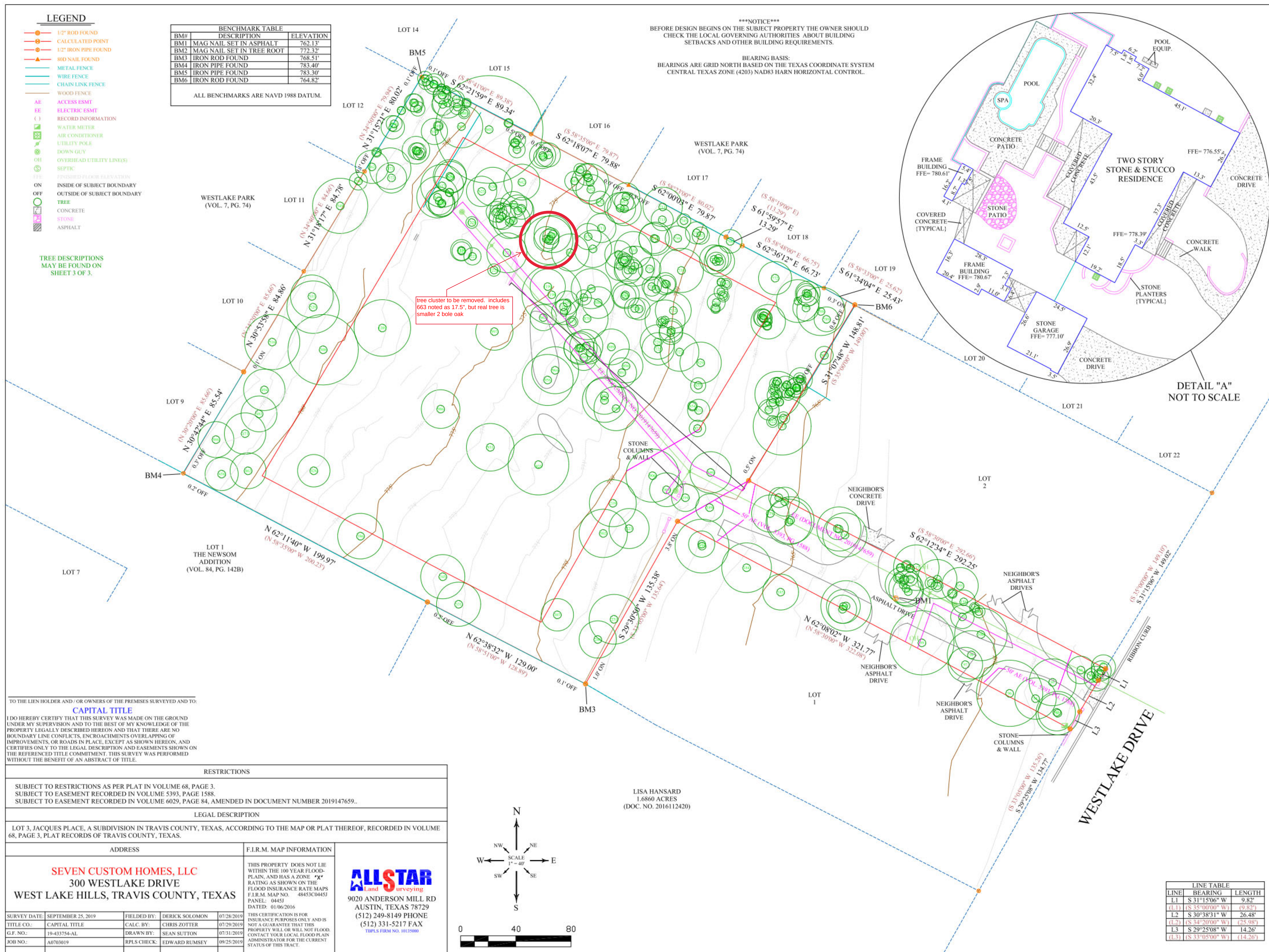
John Hussey
Site Specifics
512-472-5252

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Jan. 11, 2021

A00 I

Survey





**CUT & FILL AND RETAINING WALL VARIANCES
STAFF REPORT**

MARCH 16, 2022

Project Address: 200 Redbud Trail

Project Number: 2022-1027

Agenda Item: Land Use: **200 Redbud Trail:** Discussion/recommendation on an application for variances to exceed the maximum allowed cut and fill in the setback and buildable area and exceed the maximum allowed retaining wall in the setback and buildable area (West Lake Hills Code Section 22.03.170). Applicant Jonathan Kaplan.

Applicant Information: Jonathan Kaplan

Hearing Dates:

March 16, 2022,	ZAPCO
April 13, 2022,	Board of Adjustment

Location: The subject property is located along the north side of Redbud Trail and falls in between the Wildcat Hollow and Cedar Oak intersections.

Property Information, Zoning & Site Characteristics:

Owner: Mezz Management Company LLC
Legal Description: Lot 1 Skyline Terrace Section 2
Lot Size: 0.73 acres (31,798.80 square feet)
Zoning: R1 – One Family Residential
Existing House: ~3,531 square foot house, built in 1979

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

Background & Analysis:

Currently there is a single-family residential house on the property. The owner is proposing to demolish the existing residence and build a new one.

The proposed variance request is to allow cut and fill and retaining walls over 18 inches in the front setback and cut and fill and retaining walls over 6 feet in the buildable area. They are proposing up to 8 feet of cut in the setback, and up to 10 feet 9 inches of cut in the buildable area.

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 – *“Under the current regulations, the maximum allowable cut is 18” within the front setback of the property. The current driveway regulations required that we cannot exceed 15% grade on the driveway and the development regulations specify that the yard cannot have more than a 25% grade for development. With these regulations we will not be able to add in a driveway that will meet these regulations if the cut/fill variance is not approved.”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“The existing lot is covered with small 2-8” diameter cedar trees that will be removed and replaced with nicer trees to meet the city regulations and the existing round cover is primarily dirt or grass with no special flora on the property.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“There is no other location on the lot to construct a driveway that will meet current code. The selected location will minimize the impact to the lot and surrounding vegetation and aesthetics.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“I have created several models of the property and designed code compliant driveways to them, and this one requires the least amount of cut into the existing terrain.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The City’s code was not designed to prevent development; it was put in place to regulate construction and preserve the aesthetics of the community. In this case the 18” cut and fill regulations were designed to prevent developers from destroying the natural beauty of the terrain without have to get the city approval on a case-by-case basis.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“The current driveway and other properties in the immediate area also have non-conforming driveways as they were either built up prior to the adoption of the code regulations or were granted a variance at the time of construction. The variance being requested is to construct a driveway that mirrors the adjacent neighbors located at 202 Redbud Trail.”*

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City’s Code.

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

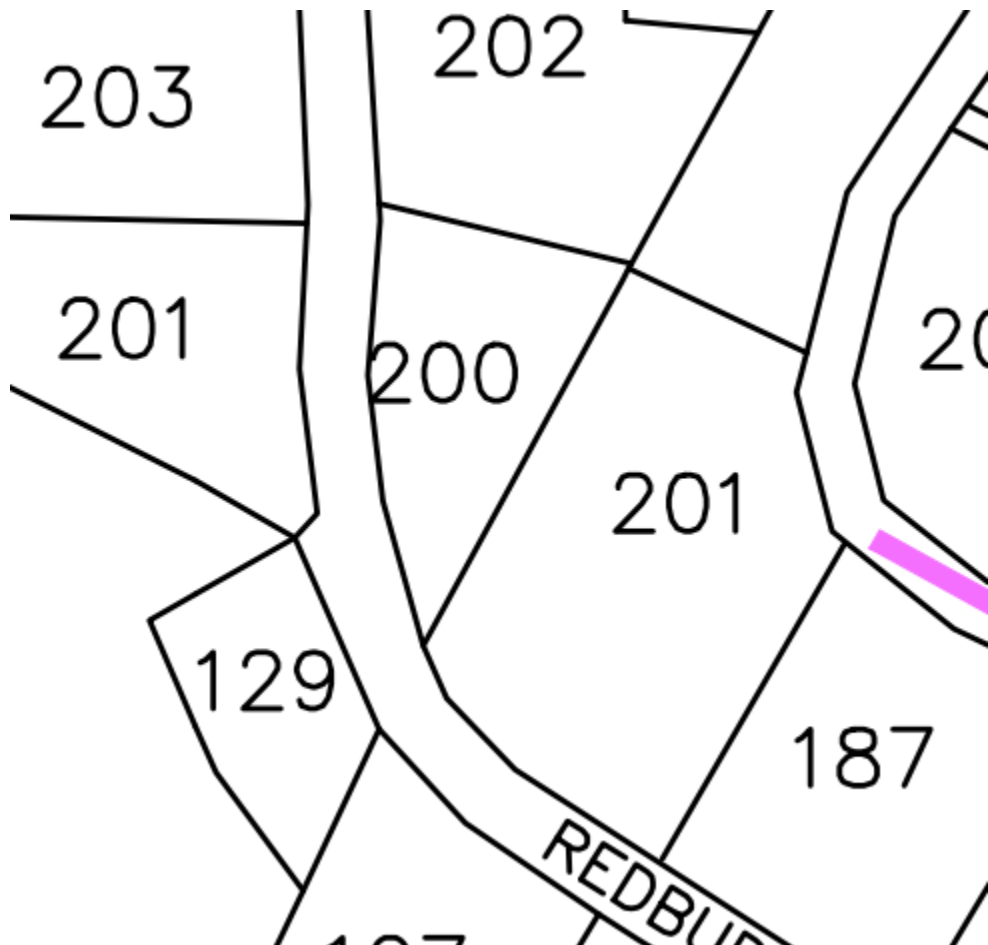
Staff Recommendation

Staff recommends approval of the cut and fill and retaining wall variances as the lot could not be accessed without the necessity of these variances.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.170](#) [Site Disturbance \(Excavation, Grading or Filling\)](#)

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: Mezz Management Co. Phone: 757-287-6000

Email: _____

Address: 10900 Stonelake Blvd. #2106 City: Austin State: TX Zip: 78734

Agent*: Jonathan Kaplan Phone: 512-920-3439

Email: _____

Address: 214 Sailors Run City: Lakeway State: TX Zip: 78734

Property Address: 200 Redbud Trail City: Westlake Hills State: TX Zip: 78746

Property Information

Subdivision Name: SKYLINE TERRACE SEC 2

Block: _____ Lot: 1 TCAD Tax Parcel ID: 117396

Current Zoning Classification: R-1 Total Lot Size (Acres): .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) Cut and Fill Variance for the construction of the driveway in the front 50' building setback. The excavation
- 2) required to build the driveway with a slope less than 15% grade will require a cut of up-to 8' cut at the highest point.
- 3) The cut will be up-to 10' 9" within the building area.
- 4) The specific code that we are requesting a variance from is 22.03.170 (f) _____
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

The variance is required to allow for the construction of the driveway to meet the code standards of the City of Westlake Hills. Without this variance there is no way to construct a driveway on the property or a house on the property

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

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

Under the current regulations the maximum allowable cut is 18" within the front setback of the property.

The current driveway regulations require that we cannot exceed a 15% grade on the driveway, and the development regulations specify that the yard cannot have more than a 25% grade for development. With these regulations we will not be able to add in a driveway that will meet these regulations if the cut/fill variance is not approved.

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

The existing lot is covered with small 2-8" diameter cedar tree's (scrub brush) that will be removed and replaced with nicer tree's to meet city regulations and the existing ground cover is primarily dirt or grass with no special Flora on the property.

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

There is no other location on the lot to construct a driveway that will meet the current code. The selected location will minimize the impact to the lot and surrounding vegetation and aesthetics

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

I have created several models of the property and designed code compliant driveways to them and this one requires the least amount of Cut into the existing terrain.



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 city code was not designed to prevent development, it was put in place to regulate construction and preserve the aesthetics of the community. In this case the 18" cut and fill regulations was designed to prevent developers from destroying the natural beauty of the terrain without having to get the city approval on a case by case basis.

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 current driveway and other properties in the immediate area also have non-conforming driveways as they were either built prior to the adoption of the code regulations or were granted a variance at the time of construction. The variance being requested is to construction a driveway that mirrors the adjacent neighbors located at 202 Redbud Trail.

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).

Jonathan Kaplan
Signature

2-2-2022
Date

Jonathan Kaplan
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:



Urban Building Services LLC
(512) 76-UBSTX
[REDACTED]
www.ubstx.com

Owners Authorization Letter

for

200 Redbud Trail, Westlake Hills, TX 78746

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize Jonathan Kaplan, Urban Building Services of Texas LLC and its employee's to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Services allowed to act on my/our behalf.

Variance application process and build permit applications.

First Owners Signature

Michelle Taylor

Date 02/02/2022

First Ownrs Printed Name

Michelle Taylor

Second Owners Signature

Date _____

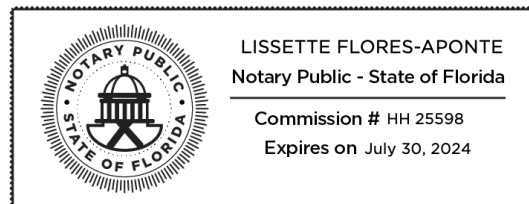
Second Ownrs Printed Name

Sworn and subscribed before me this 2nd day of February, 2022

Lissette Flores-Aponte

Notary Public in and for the State of Florida

My commission expires on 07/30/2024



Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)

☐ City ☒ County of Lake)

On 02/02/2022 before me, Lisette Flores-Aponte,
Date Notary Name

personally appeared Michelle Taylor
Name(s) of Signer(s)

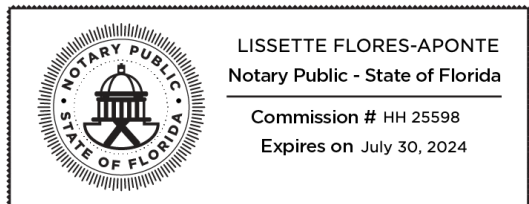
☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.



Notary Public Signature: Lisette Flores-Aponte

Notary Name: Lisette Flores-Aponte

Notary Commission Number: HH 25598

Notary Commission Expires: 07/30/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: OWNER AUTHORIZATION LETTER

Document Date: 02/02/2022 Number of Pages (w/ certificate): 2

Signer(s) Other Than Named Above: Michelle Taylor

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michelle Taylor

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: _____



Wednesday, February 2, 2022

To: City of Westlake Hills
ZAPCO Committee

Reference: 200 Redbud Trail – Variance Request

I am writing to formally request the approval of the variance application that has been provided along with this letter. Within these documents you can see that we have provided two different options for consideration of the ZAPCO committee as follows.

Background: The property located at 200 Redbud Trail currently has a single-family home sitting on it that is not built within the current code regulations for setbacks, height, or driveway entry. We are proposing to demolish the current structure in its entirety and construct a new home that meets all the current codes and setback requirements except for the Cut and Fill regulations set forth in Sec. 22.03.170 (f) due to the current grade of the property and the required driveway slope requirements.

Variance Request: We are proposing a driveway that will not exceed the 15% grade requirement set forth by 22.03.249 (b - 4) starting in the Southwest corner of the property and going in the North direction to minimize the slope of the driveway of the distance of the run. In this process the amount of cut within the building setback area will be 8' in height and up-to 10'9" in cut in the building area. This path was chosen to minimize any visual change to the lot from the street as the driveway will be cut into the ground and not be elevated above the graded at any location. In addition, the area that will be visible from the center of the driveway at the property line will only have up to approximately 6' in cut at the tallest point and at the same point of entry there will only be 29% of the overall driveway visible from the roadway. This design will be similar to the one constructed at 202 Redbud Trail, but their project seems to have been done with a large amount of overall property cut.

The driveway is designed to provide the proper turnaround areas required to prevent anyone from having to back out of the driveway and the garage is also designed large enough to prevent any on street parking for a house of this size. If you review sheet B-101 the 7 cars shown are the same size as a full-sized Chevy Suburban's

If you have any questions on this matter, please contact me at any time.

Regards,

A handwritten signature in black ink that reads "Jonathan Kaplan". The signature is written in a cursive, flowing style.

Jonathan Kaplan
Managing Member

Urban Building Services of Texas LLC
512-768-2789 ext. 501
[Redacted]

GENERAL INFO

ACCOUNT

Property ID: 117396
Geographic ID: 0117130401
Type: R
Zoning:
Agent:
Legal Description: LOT 1 SKYLINE TERRACE SEC 2

Property Use:

OWNER

Name: MEZZ MANAGEMENT COMPANY LLC
Secondary Name:
Mailing Address: 555 E 5th St Apt 912 Austin TX 78701-4000
Owner ID: 1902625
% Ownership: 100.00
Exemptions: HS - Homestead

LOCATION

Address: 200 REDBUD TRL WEST LAKE HILLS TX 78746
Market Area:
Market Area CD: M5700
Map ID: 011818

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

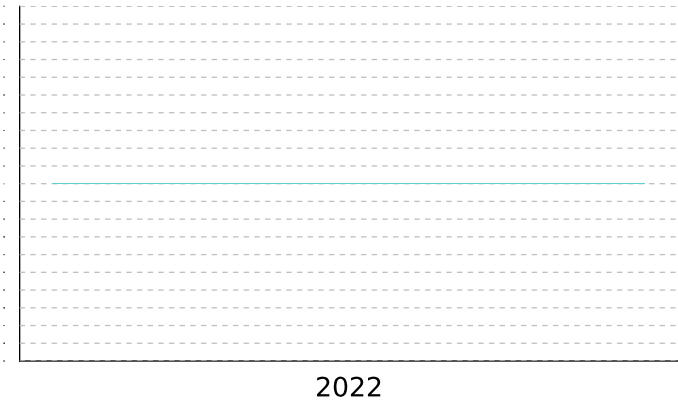
Land Homesite: N/A
Land Non-Homesite: N/A
Special Use Land Market: N/A
Total Land: N/A

Improvement Homesite: N/A
Improvement Non-Homesite: N/A
Total Improvement: N/A

Market: N/A
Special Use Exclusion (-): N/A
Appraised: N/A
Value Limitation Adjustment (-): N/A

Net Appraised: N/A

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	N/A	N/A	N/A	N/A	N/A	N/A

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
08	EANES ISD	N/A	N/A	N/A	N/A
09	CITY OF WEST LAKE HILLS	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
10	TRAVIS CO WCID NO 10	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
39	TRAVIS CO ESD NO 9	N/A	N/A	N/A	N/A

TOTAL TAX RATE: 0.00000

ESTIMATED TAXES WITH CURRENT EXEMPTIONS: \$0.00

ESTIMATED TAXES WITHOUT EXEMPTIONS: \$0.00

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: 1 FAM DWELLING

Improvement Value: N/A

Main Area: 3,531

State Code: A1

Gross Building Area: 8,313.5

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R4		0	1979	1979	2,123
2ND	2nd Floor	R4		0	1979	1979	1,408
011	PORCH OPEN 1ST F	R4		0	1979	1979	484
051	CARPORT DET 1ST	R4		0	1979	1979	506
095	HVAC RESIDENTIAL	R4		0	1979	1979	3,531
522	FIREPLACE	R4		0	1979	1979	1
581	STORAGE ATT	R4		0	1979	1979	88
011	PORCH OPEN 1ST F	R4		0	1979	1979	66
512	DECK UNCOVERED	R4		0	1979	1979	104
251	BATHROOM	R4		0	1979	1979	2.5

Improvement Features

1ST Foundation: SLAB, Roof Style: GABLE, Roof Covering: COMPOSITION SHINGLE, Shape Factor: I, Floor Factor: 1ST

2ND Shape Factor: I, Floor Factor: 2ND

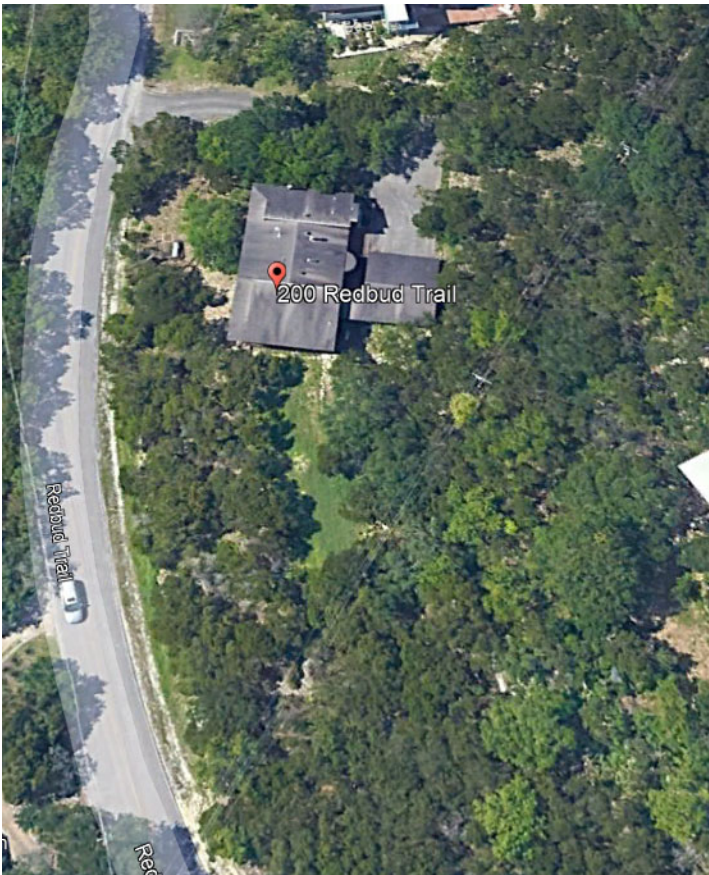
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.73	31,798.8	\$17.90	N/A	N/A

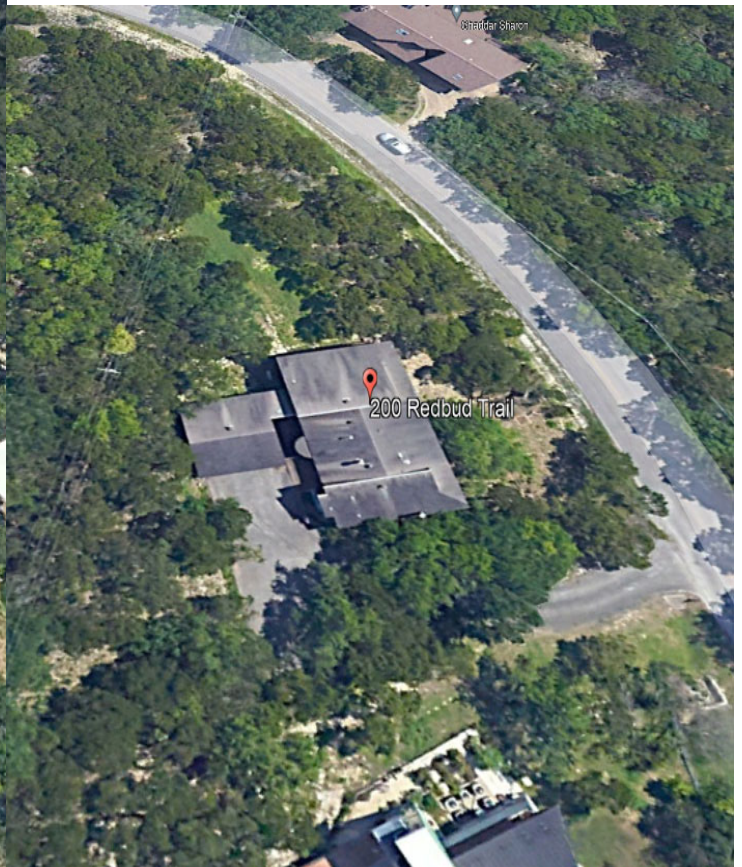
DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
6/29/21	WD	WARRANTY DEED	NEVAR6 LLC	MEZZ MANAGEMENT				2021151439
5/19/21	WD	WARRANTY DEED	MONTOYA DAVID A	NEVAR6 LLC				2021113746
4/8/17	L	LISTING INFORMATIO						

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/13/05	WD	WARRANTY DEED	MONTOYA D A &	MONTOYA DAVID A				2005013429 TR
10/7/04	DV	DIVORCE	MONTOYA DAVID A & MICHELLE	MONTOYA D A &				2005006699 TR
5/29/98	WD	WARRANTY DEED	FREDLUND ERIC V & TINA M TABLE	MONTOYA DAVID A & MICHELLE KWA		13194	03419	
2/25/92	WD	WARRANTY DEED	CHALLSTROM JAMES M	FREDLUND ERIC V & TINA M TABLE		11633	01105	



Lot from overhead North Side Up



Lot from overhead South Side Up



Lot from overhead East Side Up



Entry location of the new driveway



Street Frontage



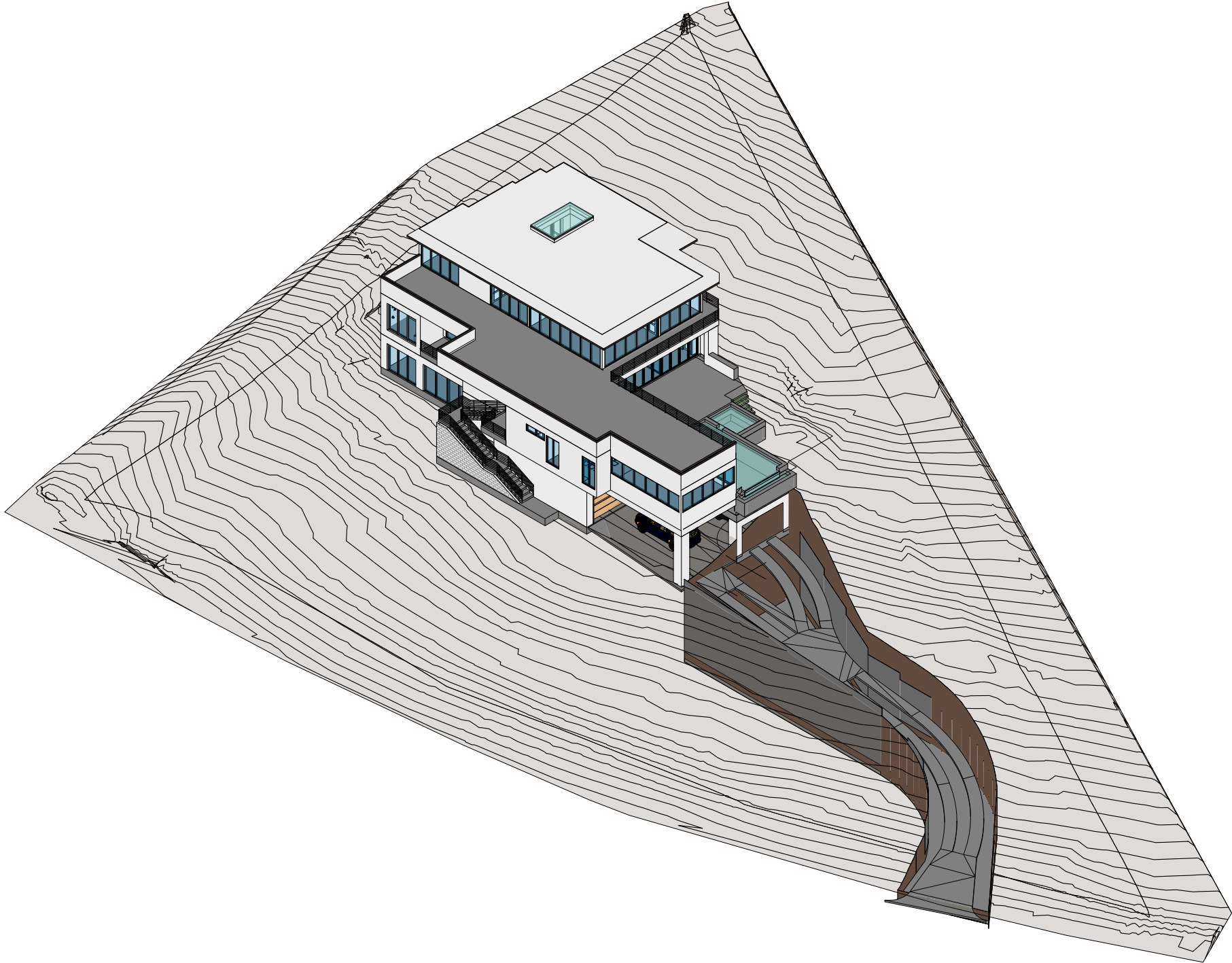
Proposed Design Similar to the Neighbors House (202 Redbud Trail)

DESIGN TEAM INFORMATION

<u>Building Designer</u> Urban Building Services of Texas LLC 214 Sailors Run Lakeway, TX 78734 (512) 596-4663 jon@urbandesignsllc.com	<u>Owner:</u>
<u>Structrual Engineer:</u>	<u>Contractor:</u>

GENERAL NOTES

PROJECT INFORMATION	PROJECT SCOPE
<u>LEGAL DESCRIPTION:</u>	
Property ID # = Lot # = Block # = Legal Description =	
<u>BUILDING ENVELOPE COMPLIANCE METHOD:</u>	
1) INSULATION & FENESTRATION: A. U-FACTOR (MAX): .40 B. SHGC (MAX): .25 C. CEILING, R-VALUE: R-38 D. WALL, R-VALUE: R-15 E. FLOOR, R-VALUE: N/A	
<u>REFERENCED CODES & CONSTRUCTION STANDARDS:</u>	
2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2015 UNIFORM PLUMBING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE + LOCAL AMMENDMENTS 2015 INTERNATIONAL GAS CODE 2015 International Wildland-Urban Interface Code	



B-000
Page 37 of 73

ABBREVIATIONS

A
AB ANCHOR BOLT
ABV. ABOVE
ACC. ACCESS / ACCESSIBLE
ACC. FL. ACCESS FLOOR
ACC. PNL. ACCESS PANEL
ACM ALUMINUM COMPOSITE METAL
ACOUS. ACOUSTICAL
A.C.T. ACOUSTIC CEILING TILE
ADJUST. ADJUSTABLE
ADJ. ADJACENT
AD AREA DRAIN
A.F.F. ABOVE FINISH FLOOR
AGG. AGGREGATE
ALT. ALTERNATE
ALUM. ALUMINUM
ANCH. ANCHOR / ANCHORAGE
ANG. ANGLE
ANOD. ANODIZED
APPROX. APPROXIMATE
ARCH. ARCHITECT / ARCHITECTURAL
AUTO. AUTOMATIC
AUX. AUXILIARY
AVE. AVENUE
AVG. AVERAGE
A/C AIR CONDITIONING
AV AUDIO VISUAL

B
BD. BOARD
B/F BOTH FACES
BITUM. BITUMINOUS
BLDG. BUILDING
BLKG. BLOCKING
BLK. BLOCK
BM BEAM
B.M. BENCH MARK
BOT. BOTTOM
B.O.C. BOTTOM OF CURB
BRG. BEARING
BRG. PL. BEARING PLATE
BRKT. BRACKET
B.S. BOTH SIDES
BSMT. BASEMENT
BTW. BETWEEN
B.U.R. BUILT-UP ROOFING
B.W. BOTH WAYS
B&B BALLED AND BURLAPPED
B-B BACK TO BACK

C
CAB. CABINET
CB CATCH BASIN
CCTV CLOSED CIRCUIT TELEVISION
CEM. CEMENT
CER. CERAMIC
CFMF COLD FORMED METAL FRAMING
CIP CAST IN PLACE
C.I. CAST IRON
CIR. CIRCLE
CJ CONTROL JOINT
CKBD. CHALK BOARD
CLG. CEILING
CLG. HT. CEILING HEIGHT
CLR. CLEAR(ANCE)
CL. CLOSET
CM / cm CENTIMETER
CMU CONCRETE MASONRY UNIT
CNTR. COUNTER
COL. COLUMN
COMPRES. COMPRESSIBLE
COMP. COMPOSITION
CONC. CONCRETE
COND. CONDITION
CONF. CONFERENCE
CONST. CONSTRUCTION
CONTR. CONTRACTOR
CONT. CONTINUOUS
CORRU. CORRUGATED
CORR. CORRIDOR
CORNER GUARD
CSMT. CASEMENT
CTR. CENTER
CTSK. COUNTERSUNK
C.T. CERAMIC TILE
CU. FT. CUBIC FOOT (FEET)
CU. YD. CUBIC YARD
CW COLD/CHILLED WATER
C.C. CENTER TO CENTER
C.O. CASED OPENING
C.W. COOL WHITE
C.W.X. COOL WHITE DELUXE

D
DBL. DOUBLE
DEFL. DEFLECTION
DEPT. DEPARTMENT
DF DRINKING FOUNTAIN
D.H. DOUBLE-HUNG
DIAG. DIAGONAL
DIA. DIAMETER
DIM. DIMENSION
DISC. DISCONNECT
DISP. DISPENSER
D.L. DEAD LOAD
DMPFG. DAMPPROOFING
DN DOWN
DR. DOOR
DS DOWNSPOUT
DTL. DETAIL
DWC. DRYWALL FURRING CHANNEL
DWG. DRAWING
DWR. DRAWER
D. / d. DEEP / DEPTH

E
EA. EACH
EDF. ELECTRIC DRINKING FOUNTAIN
EF0B EXTERIOR FACE OF BUILDING
EJ EXPANSION JOINT
ELAS. ELASTIC / ELASTOMERIC
ELEC. ELECTRICAL
ELEV. ELEVATOR
ELEV. ELEVATION
CL. EMERGENCY
EMER. EMERGENCY
EP EXPLOSION PROOF
EQUIP. EQUIPMENT
EQ. EQUAL
ESR. ELASTIC SHEET ROOFING
E.W. EACH WAY
EWC. ELECTRIC WATER COOLER
EWH. ELECTRIC WATER HEATER
EXH. EXHAUST
EXIST. EXISTING
EXPAN. EXPANSION
EXP. EXPOSED
EXT. EXTERIOR

F
FA FIRE ALARM
F.C. FIRE CODE
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FH FIRE HOSE CABINET
FHT FIRE HYDRANT
FIN. FINISH / FINISHED
FIXT. FIXTURE
FLRG. FLOORING
FLR. FLOOR
FLSHG. FLASHING
FLUOR. FLUORESCENT
F.P.W. FLOOD PROTECTION WALL
FL FLOW LINE
F.M. FACTORY MUTUAL
FND. FOUNDATION
FRPF. FIREPROOF(ING)
FSEC. FOOD SERVICE EQUIPMENT CONTRACTOR
F.S. FULL SIZE
FTG. FOOTING
FOOT / FEET
FURN. FURNISH
FURR. FURRED / FURRING
F.V. FIELD VERIFY
F.V.C. FIRE VALVE CABINET
F.W.C. FABRIC WALL COVERING

G
GALV. GALVANIZED
GAL. GALLON
GA GAUGE
GC GENERAL CONTRACTOR
GD. GUARD
GEN. GENERAL
G.I. GALVANIZED IRON
GL. GLASS / GLAZING
GMP. GUARANTEED MAXIMUM PRICE
GR. GRADE / GRADING
GYP. GYPSUM

H
HB HOSE BIBB
H.C. HOLLOW CORE
HDCP. HANDICAPPED
HWD. HARDWOOD
HWD. HARDWARE
HD. HEAD
H.F.S. HALF FULL-SIZE
H.M. HOLLOW METAL
HORIZ. HORIZONTAL
HP HORSEPOWER
HR. HOUR
HT. HEIGHT
HVAC HEATING / VENTILATING / AIR CONDITIONING
HW HOT WATER
HYD. HYDRANT

I
I.D. INSIDE DIAMETER
I.D. INCAND. INCANDESCENT
INCL. INCLUDE(D)
INFO. INFORMATION
INSUL. INSULATION
INT. INTERIOR
IN INCH(ES)
I.P.S. INSIDE PIPE SIZE

J
JAN. JANITOR
JST. JOIST
JT. JOINT

L
LAM. LAMINATED
LAV. LAVATORY
LGTH. LENGTH
LH LEFT-HAND
LV. LEVEL
LIN. LINEAR
LL LIVE LOAD
LT. LIGHT
LVR. LOUVER
LWT. LIGHT-WEIGHT

M
M / m METER
MM / mm MILLIMETER
MACH. MACHINE
MAINT. MAINTENANCE
MAS. MASONRY
MATL. MATERIAL
MAX. MAXIMUM
MECH. MECHANICAL
MEP. MECHANICAL / ELECTRICAL / PLUMBING
MFR. MANUFACTURER
MH. MANHOLE
MIN. MINIMUM
MISC. MISCELLANEOUS
M.L. METAL LATH
MLDG. MILLING
M.O. MASONRY OPENING
MTD. MOUNTED
MTG. MOUNTING
MTL. METAL
MULL. MULLION

N
NAT. NATURAL
NFHB NON-FREEZE HOSE BIBB
N.I.C. NOT IN CONTRACT
NOM. NOMINAL
NO. or # NUMBER
N.R. NOISE REDUCTION
N.R.C. NOISE REDUCTION COEFFICIENT
N.T.S. NOT TO SCALE

O
OA OVERALL
ON CENTER
O.C. OUTSIDE DIAMETER
O.D. OUTSIDE DIAMETER
TEI OWNER FURNISHED / CONTRACTOR INSTALLED
OFOI OWNER FURNISHED / OWNER INSTALLED
OH OVERHEAD
O.P. OPERABLE PARTITION
OPH OPPOSITE HAND
OPNG. OPENING
OPP. OPPOSITE
OPQ. OPAQUE
ORD. OVERFLOW ROOF DRAIN
O.S. OVERFLOW SCUPPER
O/A OUTSIDE AIR

P
PART. PARTITION
PCF POUNDS PER CUBIC FOOT
PCP PORTLAND CEMENT PLASTER
PCT PORCELAIN CERAMIC TILE
PED. PEDESTAL
PERF. PERFORATED
P.G. PLATE GLASS
PL. PLATE
PLAST. PLASTER
PLAS. PLASTIC
PLF POUNDS PER LINEAR FOOT
PLBG. PLUMBING
PLYWD. PLYWOOD
PNL. PANEL
POL. POLISHED
PRKG. PARKING
PR. PAIR
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PTD. PAINTED
P.V.C. POLYVINYL CHLORIDE
PVG. PAVING
P.VMT. PAVEMENT
P.L. PROPERTY LINE
P.LAM. PLASTIC LAMINATE
P/C PRECAST
PFP PREFINISHED PANEL

Q
QT QUARRY TILE

R
RCP REFLECTED CEILING PLAN
R.C.P. REINFORCED CONCRETE PIPE
RD. ROOF DRAIN
REBAR REINFORCING BAR
RECEP. RECEPTION
RECEP. RECEPTION
RECOM. RECOMMENDATION
REC. RECESSED
REF. REFRIGERATOR
REG. REGULATION
REINF. REINFORCED
REQ'D. REQUIRED
RES. RESILIENT
RET. RETURN
REV. REVERSE / REVISION
RE REFER TO
RFG. ROOFING
RH RIGHT-HAND
R RISER
RM ROOM
R.O. ROUGH OPENING
R.O.W. RIGHT OF WAY
RAD. RADIUS
R/AG RETURN AIR GRILLE
R/A RETURN AIR

S
SCHD. SCHEDULE
S.C. SOLID CORE
SD STORM DRAIN
SECT. SECTION
SF SQUARE FOOT / FEET
SH SINGLE-HUNG
SHVL. SHELVES / SHELVING
SHTG. SHEATHING
SHT. SHEET
SHT. GL. SHEET GLASS
SHWR. SHOWER
SIM. SIMILAR
SPEC. SPECIFICATION
SPKR. SPEAKER
SQ. SQUARE
S.S. STAINLESS STEEL
SS SANITARY SEWER
STAB. STABILIZE(D)
STA. STATION
S.T.C. SOUND TRANSMISSION COEFFICIENT
STD. STANDARD
STL. STEEL
STOR. STORAGE
STRUCT. STRUCTURE / STRUCTURAL
SUSP. SUSPENDED
SW SWITCH
SYM. SYMMETRICAL
SYN. SYNTHETIC
SYS. SYSTEM
SIAD SUPPLY AIR DIFFUSER
S/A SUPPLY AIR

T
T.B. TOWEL BAR
TCOC TEXTURE COATING ON CONCRETE
TEL. TELEPHONE
TEMP. TEMPERED / TEMPORARY / TEMPERATURE
THK. THICK(NESS)
THRES. THRESHOLD
TINT. TINTED
TKBD. TACKBOARD
T.O.C. TOP OF CURB / CONCRETE
TOL. TOLERANCE
T.O.S. TOP OF STEEL / SLAB
T.O.S.S. TOP OF STRUCTURAL SLAB
T.O.W. TOP OF WALL
T.P.D. TOILET PAPER DISPENSER
TRANS. TRANSFER
TRZO. TERRAZZO
T. TREAD
T&G TONGE & GROOVE
T.S. TUBE STEEL
T.T.C. TELEPHONE TERMINAL CABINET
TV TELEVISION
TYP. TYPICAL

U
UL UNDERWRITERS LABORATORY
U.N.O. UNLESS NOTED OTHERWISE
UR. URINAL

V
VAC. VACUUM
V.C.T. VINYL COMPOSITION TILE
VERT. VERTICAL
VEST. VESTIBULE
V.W.C. VINYL WALL COVERING

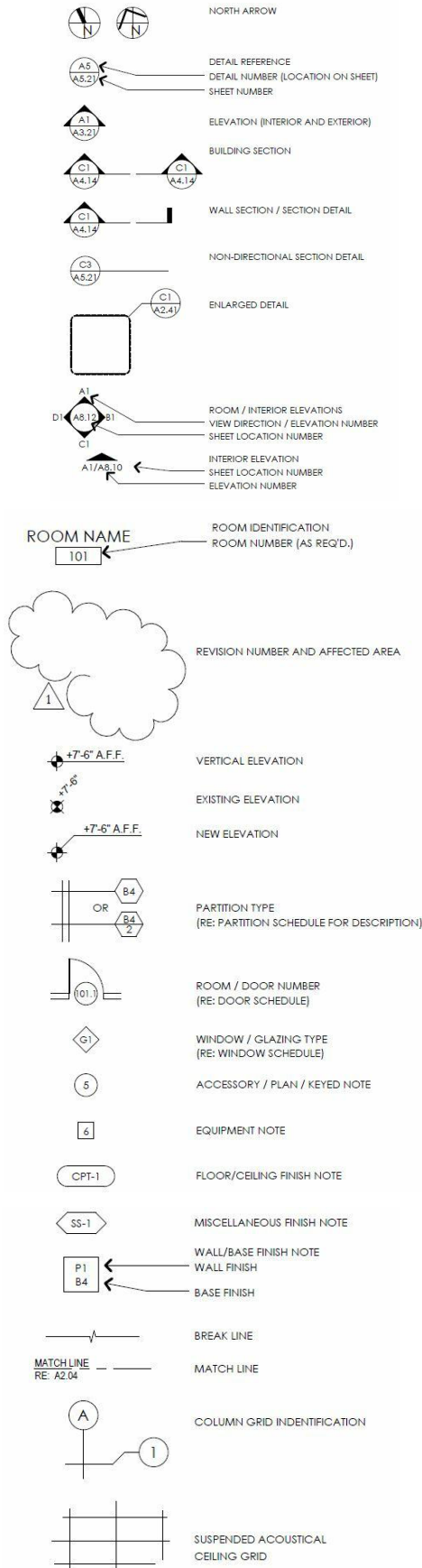
W
WC WATER CLOSET
WDW. WINDOW
WD. WOOD
WF WIDE FLANGE
WH WALL-HUNG
W.I. WROUGHT IRON
WP. WATERPROOF(ING)
WR. WATER RESISTENT
WT. WEIGHT
W.W.F. WELDED WIRE FABRIC
W.P. WORK POINT
W.W. WARM WHITE
W.W.X. WARM WHITE DELUXE
W/ WITH
W/I WITHIN
W/O WITHOUT

X
XFMR. TRANSFORMER

SYMBOLS

⋮ CENTERLINE
@ AT
[CHANNEL
/ ROUND/DIAMETER
℞ PLATE
△ ANGLE
& AND
/ PER
◻ SQUARE
± PLUS OR MINUS

SYMBOLS



MATERIAL REPRESENTATIONS

SECTION		ELEVATION
	CONCRETE	
	PRECAST CONCRETE	
	CMU	
	BRICK	
	CAST/CUT STONE	
	NATURAL STONE	
	FINISHED WOOD	
	METAL LATH & PLASTER	
	CERAMIC/QUARRY TILE	
	GLASS/MIRROR	
	STEEL	
	ALUMINUM	
	BRASS/BRONZE	
	GRADE/EARTH	
	GRAVEL	
	SAND	
	CONT. WOOD BLOCKING	
	DISCONT. WOOD SHIM	
	PLYWOOD (LOW & HIGH DETAIL)	
	SPRAYED FIREPROOFING	
	BATT/BLANKET INSUL.	
	RIGID INSUL.	
	ROOF DECK INSUL.	
	GYPSUM SHEATHING	
	GYPSUM WALLBOARD	
	BACKER ROD & SEALANT	
	JOINT FILLER	
	ACOUS. CEILING	
	CARPET	



A I American Institute
B D of Building Design

Certification # 44-752

Office: 512-76-UBSTX (8-2789)

Email: jon@ubstx.com

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PROJECT INFORMATION
New Custom Home
Zelle Companies
200 Redbud Trail, Westlake Hills TX

CONSTRUCTION DOCUMENTS

DRAWING TITLE:

Misc.

22' X 34' SCALE:

11' X 17' SCALE:

HALF SCALE

ISSUES DATE:

2/2/2022 12:30:45 PM

DRAWN BY:

Author

SHEET NUMBER:

B-001
Page 38 of 73

TREE PROTECTION NOTES	
Definitions: HERITAGE TREE means a tree that has a diameter of 24 inches or more, measured four and one-half feet above natural grade, and is one of the following species: (a)Ash, Texas (b)Cypress, Bald (c)Elm, American (d)Elm, Cedar (e)Madrone, Texas (f)Maple, Bigtooth (g)All Oaks (h)Pecan (i)Walnut, Arizona (j)Walnut, Eastern Black This list of eligible heritage tree species may be supplemented but not reduced, as prescribed by the rule. PROTECTED TREE means a tree with a diameter of 19 inches or more, measured four and one-half feet above natural grade. Measurements: A protected size tree is determined by measuring the tree trunk at 4.5 feet above the ground. This is commonly known as DBH (diameter at breast height). A tree within the Austin city limits is protected once it reaches 19 inches. Diameter = Circumference / 3.1416 and Circumference = Diameter X 3.1416.	
Silt Fencing: A.Fabric 1.General: The silt fence fabric shall be of nonwoven polypropylene, polyethylene, or polyamide thermoplastic fibers with non-raveling edges. The silt fence fabric shall be non-biodegradable, inert to most soil chemicals, ultraviolet resistant, unaffected by moisture or other weather conditions, and permeable to water while retaining sediment. The silt fence fabric shall be supplied in rolls a minimum of 36 inches (0.9 meters) wide. 2.Physical Requirements: The fabric shall meet the requirements presented in Table 1, when sampled and tested in accordance with the methods indicated herein, on Standard Detail No. 642S-1 and/or on the Drawings. B.Posts: Posts shall be steel Tee or Y-posts, not less than 4 feet (1.22 meters) in length with a minimum weight of 1.25 pounds per foot (1.86 kilograms per meter) with a minimum Brinell Hardness of 143. Hangers shall be adequate to secure the fence and fabric to posts. Posts and anchor plates shall conform to ASTM A-702. Caps are required (*not specifying discretionary criteria). C.Wire Fence: Wire fence shall be welded wire fabric 2 in. x 4 in. 12.5 SWG, wire diameter 0.099 in (± 0.005 in.), and shall conform to Standard Specification Item No. 406, "Reinforcing Steel."	
Construction Methods: The silt fence fabric shall be securely attached to the posts and the wire support fence with the bottom 12 inches (300 mm) of the material buried in a trench a minimum of 6 inches (150 mm) deep and 6 inches (150 mm) wide to prevent sediment from passing under the fence. When the silt fence is constructed on impervious material, a 12-inch (300-mm) flap of fabric shall be extended upstream from the bottom of the silt fence and weighted to limit potential loss. No horizontal joints will be allowed in the silt fence fabric. Vertical joints shall be overlapped a minimum of 12 inches (300 mm) with the ends sewn or otherwise securely tied. The silt fence shall be a minimum of 24 inches (0.6 meters) high. Posts shall be embedded a minimum of 12 inches (300 mm) in the ground, placed a maximum of 8 feet (2.4 meters) apart, and set on a slight angle toward the anticipated runoff source. When directed by the Engineer or designated representative, posts shall be set at specified intervals to support concentrated loads. * Per OSHA §1926.701, "all protruding reinforcing steel, onto and into which employees could fall, shall be guarded to eliminate the hazard of impalement". Caps must be large enough to dissipate the forces of impact to prevent impalement from a reasonably foreseeable fall distance. It should be noted that the use of impalement protection caps is but one method of protection; covers or wooden troughs can be another means of meeting the guarding requirement. For City of Austin purposes, this also applies to t-posts and wooden stakes. The silt fence shall be repaired, replaced, and/or relocated when necessary or as directed by the Engineer or designated representative. Accumulated silt shall be removed when it reaches a depth of 6 inches (150 mm).	
Mulch Socks: Materials A. Mulching material can be manufactured on or off the project site and may consist of: 1.Shredded bark 2.Stump grindings 3.Composted bark B. The mulch shall have the following composition: 1.Wood chips shall be produced from a 3-inch minus screening process (equivalent to TxDOT item 161, Compost, Section 1.6.2.B Wood Chip Requirements). 2.Large portions of silts, clays, or fine sands are not acceptable. 3.The pH of the mulch shall be between 5.5 and 8.5. 4.The organic matter content shall be greater than or equal to 25% on a dry weight basis. C. Mulch material must be free of refuse, physical contaminants and material toxic to plant growth. It is not acceptable for the mulch material to contain ground construction debris, biosolids, manure, or recyclable material. D. Prior to placement, a representative sample of the mulching material must be tested and certified by the project engineer or his/her designee and accepted by the city inspector. E. The sock material mesh opening shall be equal to, or less than 3/8 inch (10 mm), and the material tensile strength shall be equal to or greater than 202 psi (14.2 kg/cm 2). Installation A. Use 12 or 18-inch diameter mulch socks for all sediment control applications. This diameter of mulch sock material has proven to be the most consistent for all sediment control applications (TxDOT, April 2006). B. Install mulch socks per Figure 1.4.5.F in the City of Austin Environmental Criteria Manual. C. Mulch socks should be used at the base of slopes no steeper than 2:1 and should not exceed the maximum spacing criteria provided in the following table.	
These notes were taken from the COA municipal code website and are subject to change. The contractor is responsible for verifying all inspection requirements and updated codes and regulation.	

Diagram illustrating the installation of a mulch sock. The plan view shows the sock with posts at 4 FT spacing (both sides). The cross-section shows the sock material, mulch material, and a trench cross-section with a 150 mm deep and 150 mm wide trench. Labels include: DIRECTION OF FLOW, POSTS, 4 FT SPACING (BOTH SIDES), MULCH SOCK MATERIAL, MULCH SOCK, MULCH MATERIAL, MIN. 24" anchor posts or earth anchors, and place additional mulch material to fill seam between the sock and the ground.	MULCH SOCK MATERIAL USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUVALENT TO TxDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS). MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK. LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.								
NOTES: 1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE. 2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OF MULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches). 3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE. 4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL. 5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY. 6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.									
<table><tr><th colspan="2">CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</th><th colspan="2">MULCH SOCK</th></tr><tr><td>RECORD COPY SIGNED BY MORGAN BYARS</td><td>08/24/2010 ADOPTED</td><td>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</td><td>STANDARD NO. 648S-1</td></tr></table>		CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		MULCH SOCK		RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1
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RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1						

15 m
(50') MIN.

GRADE TO PREVENT RUNOFF
FROM LEAVING SITE

200 mm
(8') MIN.

ROADWAY

PROFILE

PROVIDE APPROPRIATE TRANSITION
BETWEEN STABILIZED CONSTRUCTION
ENTRANCE AND PUBLIC RIGHT-OF-WAY

15 m
(50') MIN.

R.O.W.

PLAN VIEW

TES:

STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.

LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').

THICKNESS: NOT LESS THAN 200 mm (8").

WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

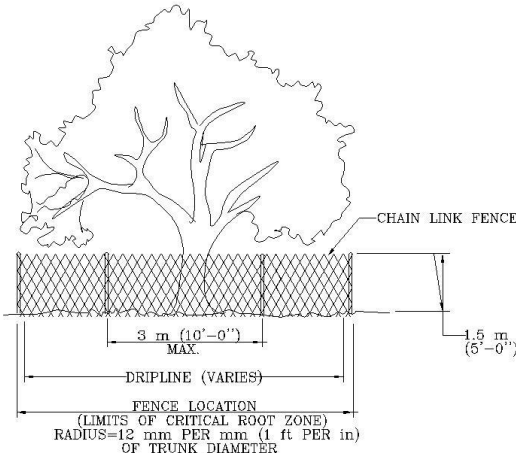
DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN		STABILIZED CONSTRUCTION ENTRANCE	
WATERSHED PROTECTION DEPARTMENT			
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00	ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

z.z. BOARDS WOOD CHIP MULCH AREA 100 mm -150 mm (4'-6") DEPTH TEMPORARY ACCESS ROAD, EXISTING ROADWAY AS APPROVED	FENCE LOCATION PRIOR TO CLEARING, GRADING AND PAVING PERMEABLE PAVING AREA CURB FENCE LOCATION DURING PERMEABLE PAVING INSTALLATION C.R.Z.
LINEAR CONSTRUCTION THROUGH TREES	TREES IN PAVING AREA
LIMIT OF CONSTRUCTION LINE AS SHOWN ON PLAN	MINIMUM NECESSARY WORK AREA (WOOD CHIP MULCH 100 TO 150 mm (4" TO 6" DEPTH)) BLDG. C.R.Z.
NATURAL AREAS	TREES NEAR CONSTRUCTION ACTIVITY
CRITICAL ROOT ZONE (C.R.Z.) RADIUS = 12 mm PER mm (1 FT. PER INCH) OF TRUNK DIAMETER	
INDIVIDUAL TREE	GROUP OF TREES
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS
RECORD COPY SIGNED J. PATRICK MURPHY 11/15/99	STANDARD NO. 610S-1
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD SYMBOL FOR SILT FENCE (SF) SF L=									
TRENCH CROSS SECTION									
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS. 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. 3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL. 4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST. 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.									
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CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		SILT FENCE							
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 CHAIN LINK FENCE 1.5 m (5'-0') 3 m (10'-0") MAX. DRIPLINE (VARIES) FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) RADIUS=12 mm PER mm (1 ft PER in) OF TRUNK DIAMETER CRITICAL ROOT ZONE DRIPLINE TREE PROTECTION FENCE 6.0 m FOR 500 mm DIA. TREE (20'-0" FOR 20" DIA. TREE)	
CITY OF AUSTIN	
WATERSHED PROTECTION DEPARTMENT	
TREE PROTECTION FENCE	
TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99	ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	
STANDARD NO. 610S-2	

URBAN
DESIGNS

American Institute
of Building Design
Certification # 44-752
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PROJECT INFORMATION

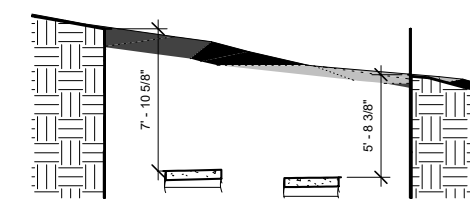
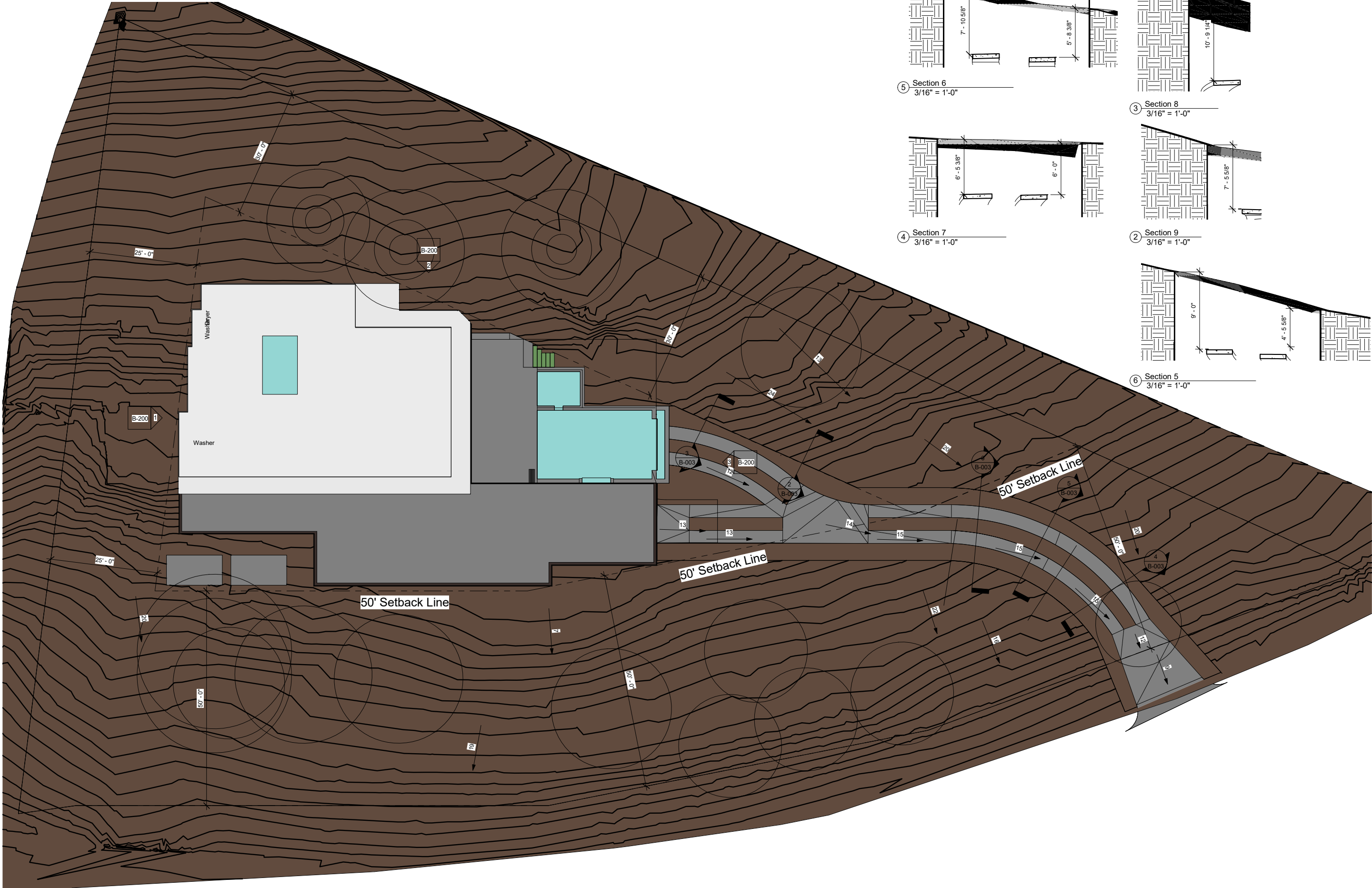
New Custom Home
Zelle Companies
200 Redbud Trail, Westlake Hills TX

CONSTRUCTION DOCUMENTS

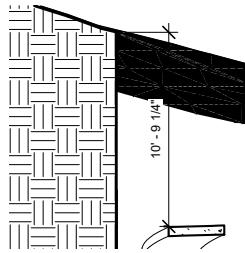
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Enviromental

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11' X 17' SCALE:
HALF SCALE
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Author

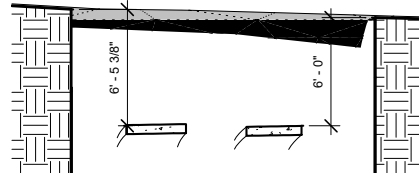
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Page 39 of 73



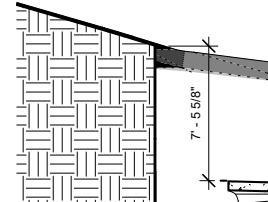
⑤ Section 6
3/16" = 1'-0"



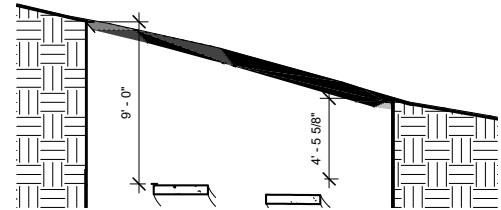
③ Section 8
3/16" = 1'-0"



④ Section 7
3/16" = 1'-0"



② Section 9
3/16" = 1'-0"



⑥ Section 5
3/16" = 1'-0"



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B D of Building Design**

Certification # 44-752

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PROJECT INFORMATION

**New Custom Home
Zelle Companies
200 Redbud Trail, Westlake Hills TX**

CONSTRUCTION DOCUMENTS

DRAWING TITLE:

Site Plan V1

22' X 34' SCALE:

As indicated

11' X 17' SCALE:

HALF SCALE

ISSUES DATE:

2/2/2022 12:30:51 PM

DRAWN BY:

Author

SHEET NUMBER:

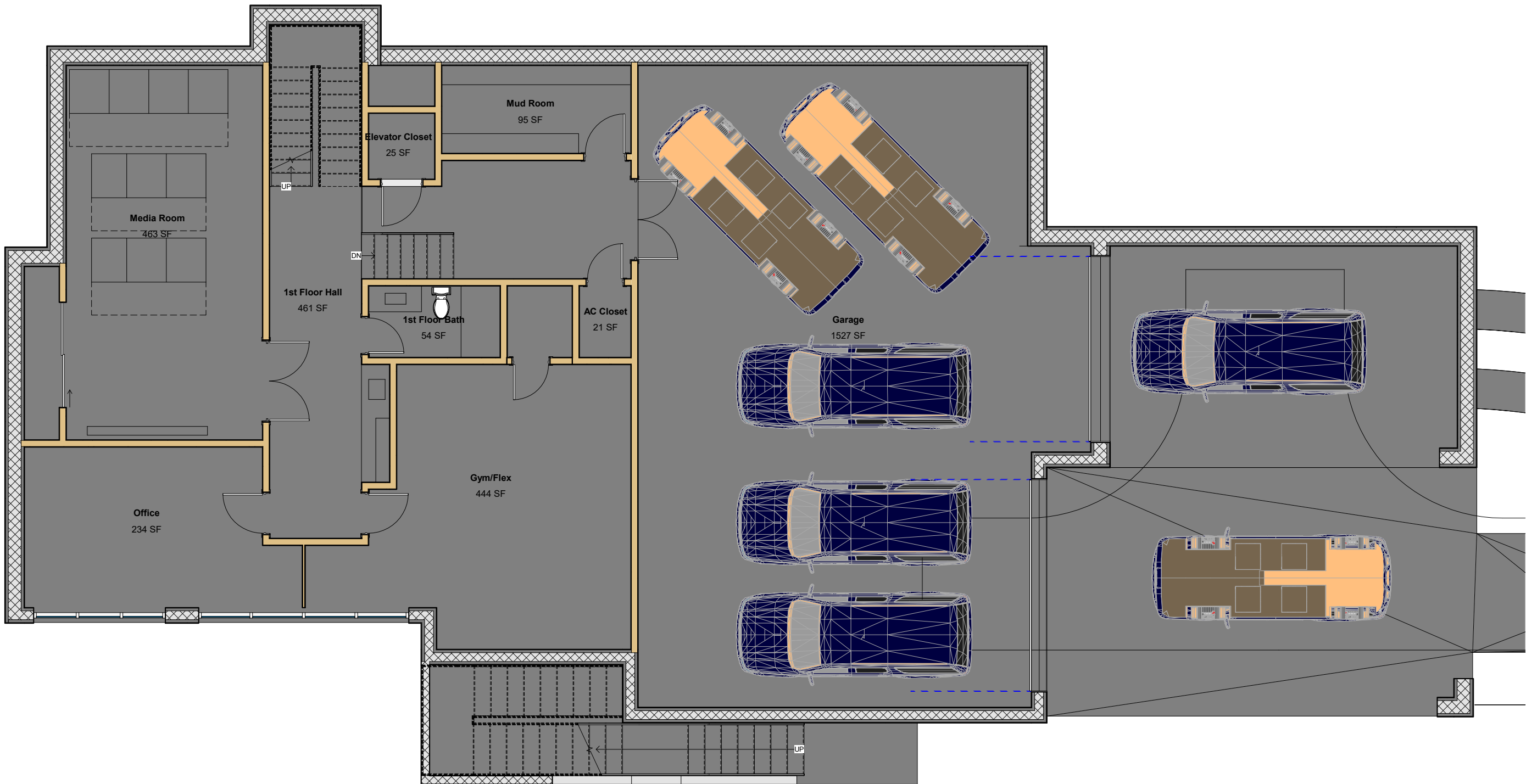
B-003
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① Site
3/32" = 1'-0"

The drawings, specifications, ideas, designs, and arrangements presented herein are and shall remain the property of Urban Building Services of Texas LLC. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Urban Building Services of Texas LLC. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

PROJECT INFORMATION
New Custom Home
Zelle Companies
200 Redbud Trail, Westlake Hills TX

CONSTRUCTION DOCUMENTS
DRAWING TITLE:
1st Floor - Proposed
22' X 34' SCALE:
1/4" = 1'-0"
11' X 17' SCALE:
HALF SCALE
ISSUES DATE:
2/2/2022 12:31:23 PM
DRAWN BY:
Author

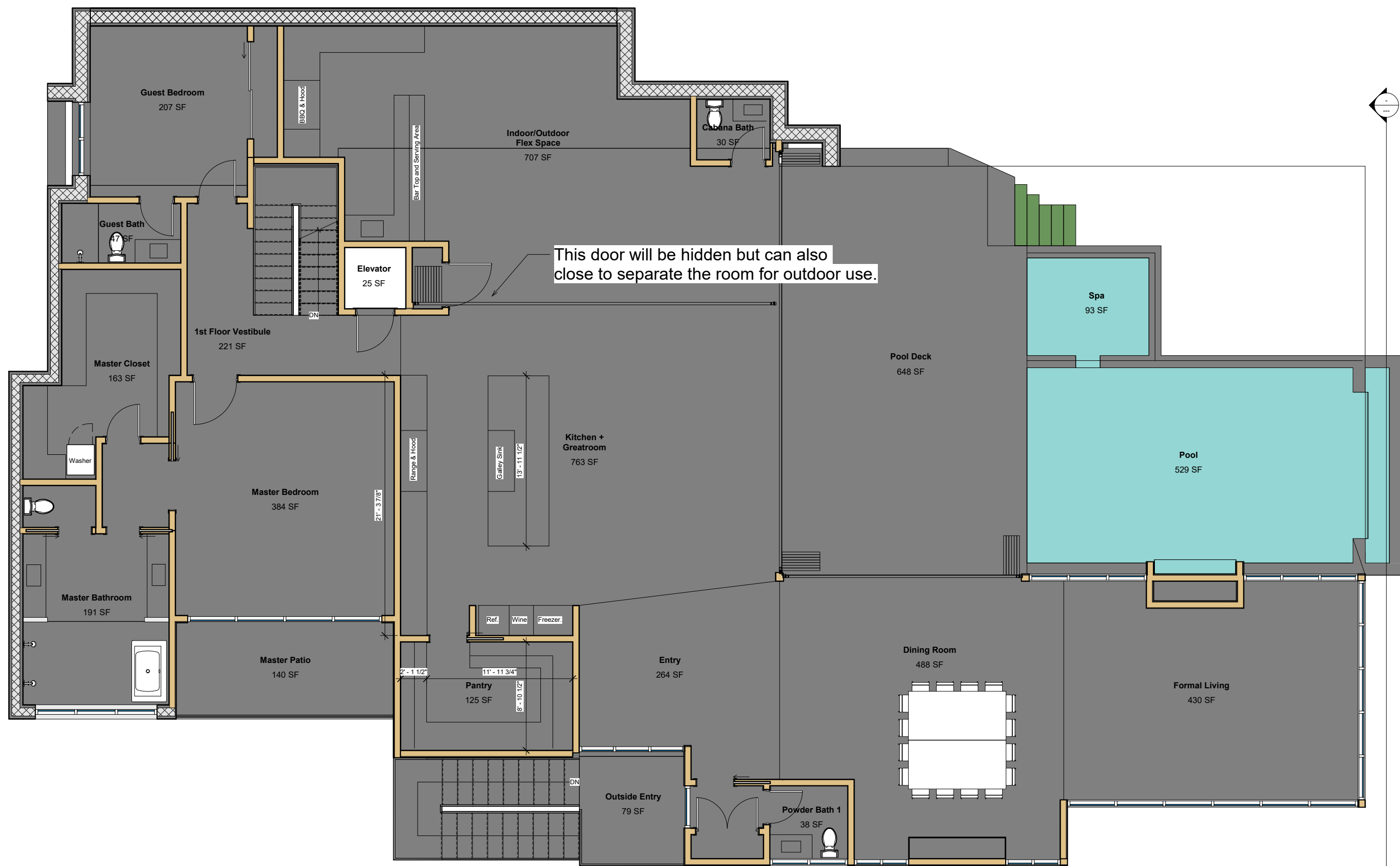


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PROJECT INFORMATION
New Custom Home
Zelle Companies
200 Redbud Trail, Westlake Hills TX

CONSTRUCTION DOCUMENTS
DRAWING TITLE:
2nd Floor Proposed

22' x 34' SCALE:
1/4" = 1'-0"
11' x 17' SCALE:
HALF SCALE
ISSUES DATE:
2/2/2022 12:31:27 PM
DRAWN BY:
Author



The drawings, specifications, ideas, designs, and arrangements presented herein are and shall remain the property of Urban Building Services of Texas LLC. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Urban Building Services of Texas LLC. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

PROJECT INFORMATION

New Custom Home
Zelle Companies
200 Redbud Trail, Westlake Hills TX

CONSTRUCTION DOCUMENTS

DRAWING TITLE:
3rd Floor

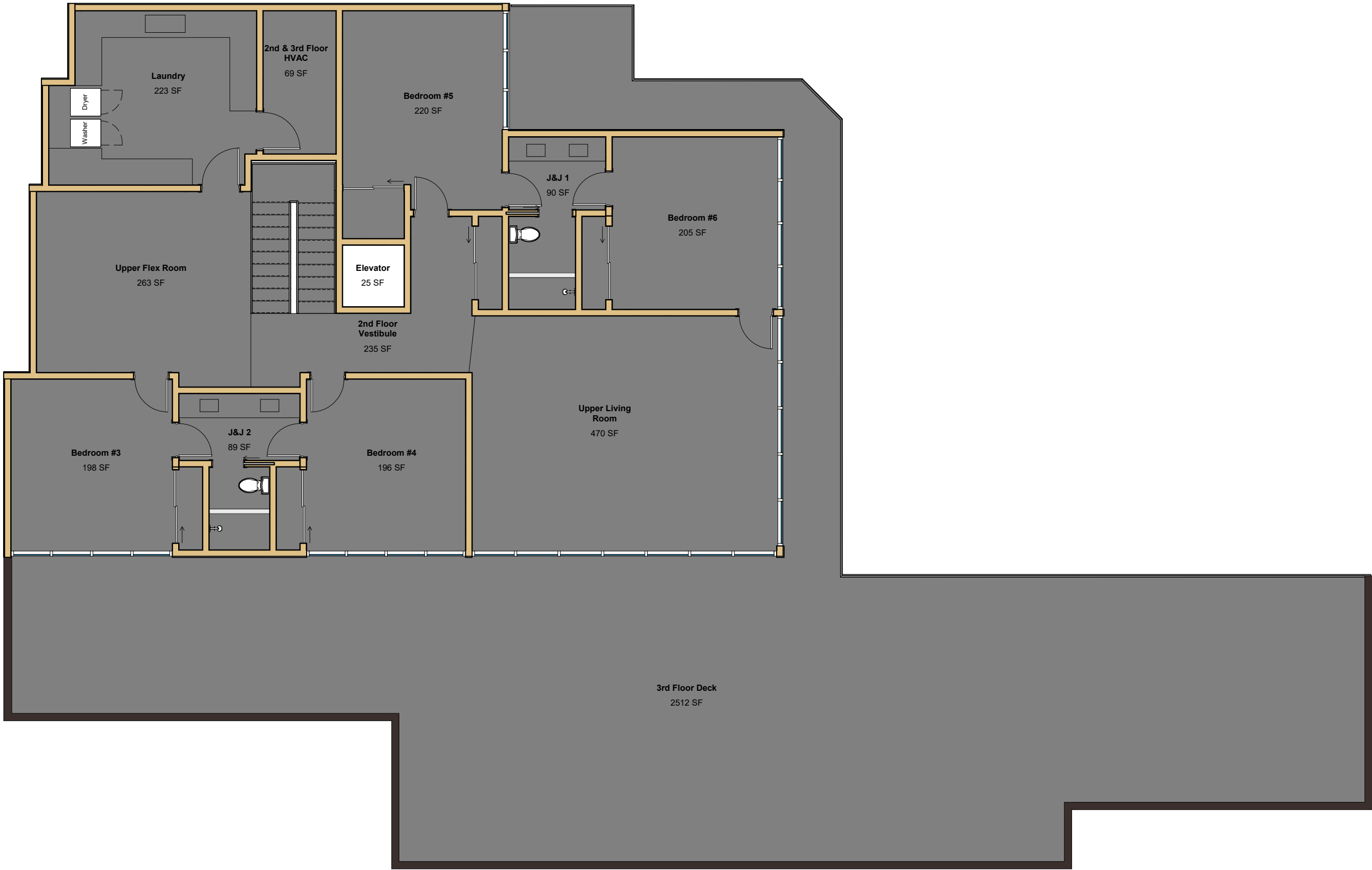
22' X 34' SCALE:
1/4" = 1'-0"

11' X 17' SCALE:
HALF SCALE

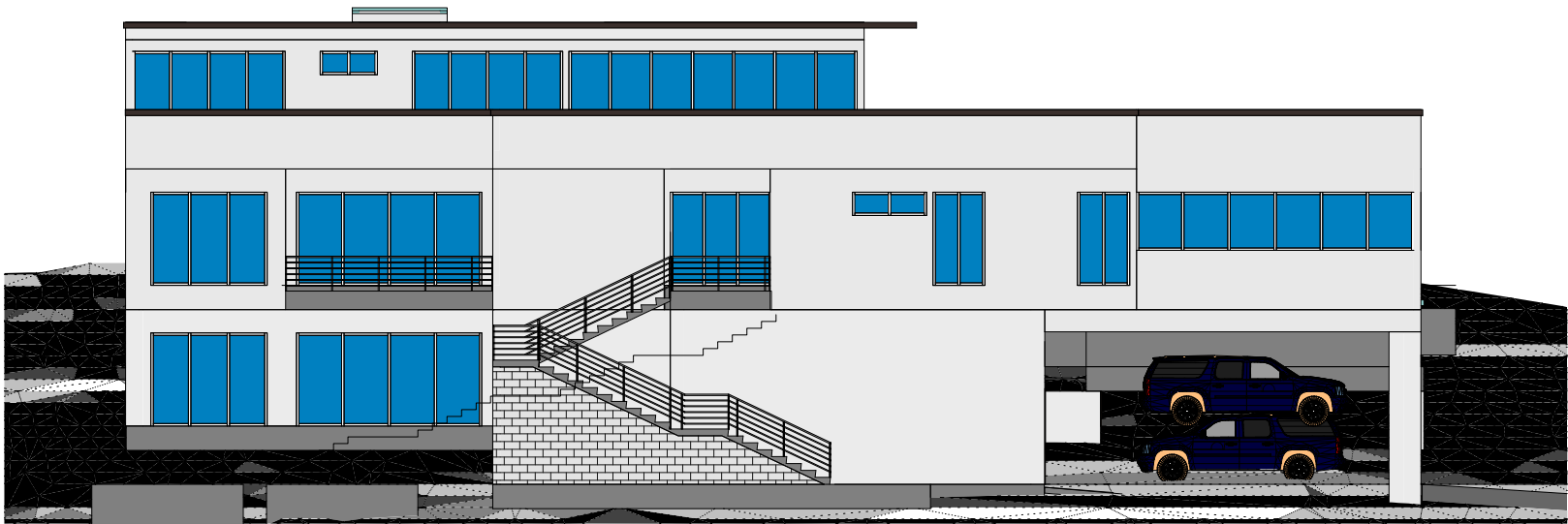
ISSUES DATE:
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Author

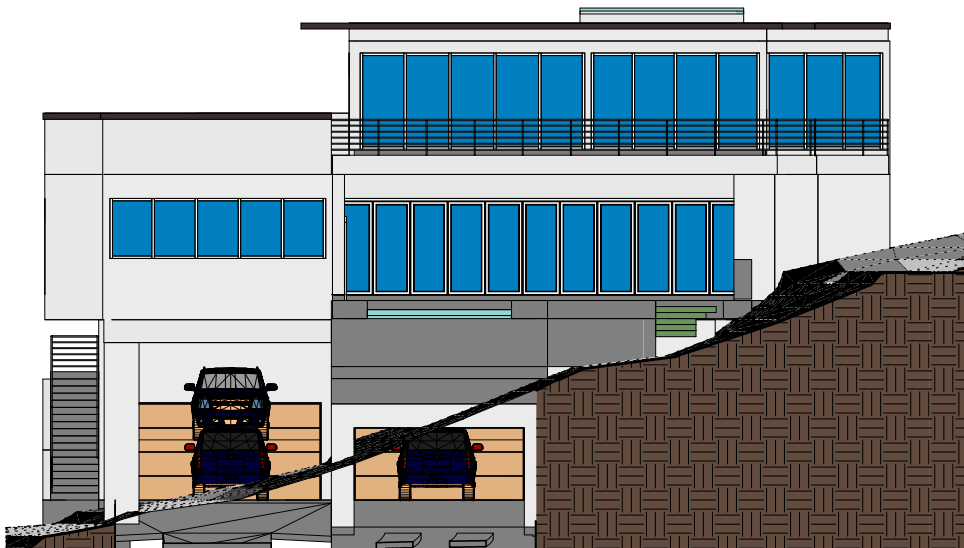
SHEET NUMBER:



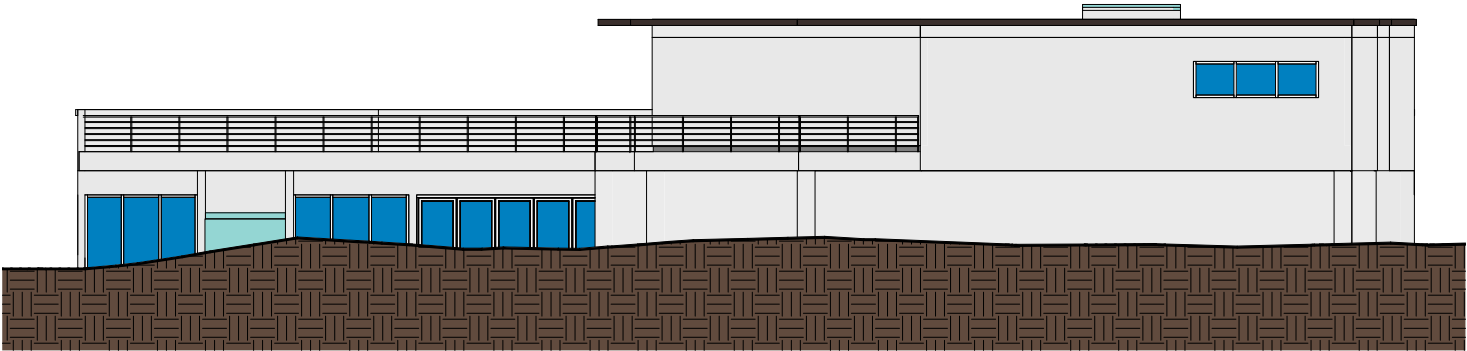
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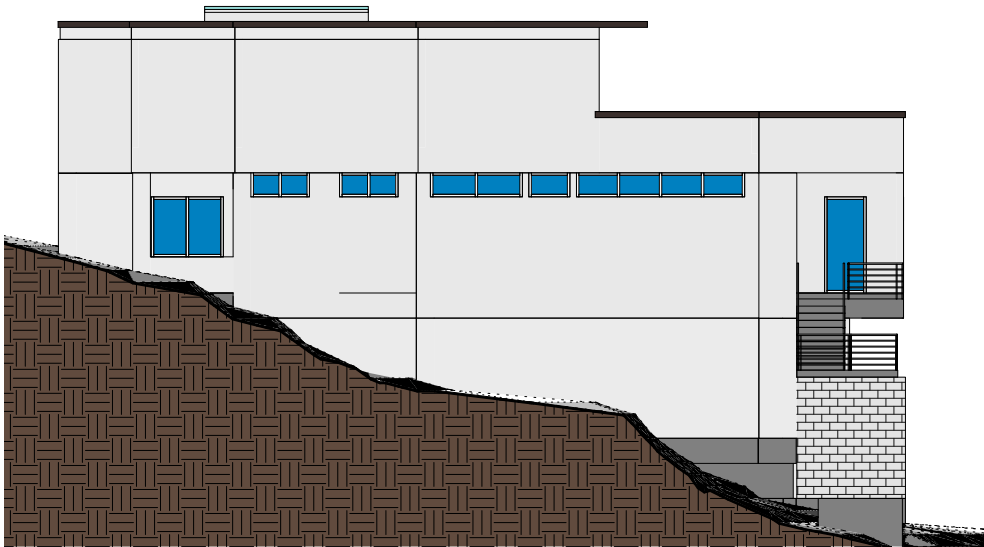
④ Front Elevation
1/8" = 1'-0"



③ Right
1/8" = 1'-0"



② Back
1/8" = 1'-0"



① Left Side
1/8" = 1'-0"

PROJECT INFORMATION

New Custom Home
Zelle Companies
200 Redbud Trail, Westlake Hills TX

CONSTRUCTION DOCUMENTS

DRAWING TITLE:

Elevations

22' X 34' SCALE:

1/8" = 1'-0"

11' X 17' SCALE:

HALF SCALE

ISSUES DATE:

2/2/2022 12:31:38 PM

DRAWN BY:

Author

SHEET NUMBER:

X:\2021\21-1755\06-21-1755 200 REDBUD TRAIL.dwg



TAG# TYPE SIZE

701	HACKBERRY	10
702	CEDAR	8
703	HACKBERRY	6
704	CEDAR	6
705	CEDAR	6
706	CEDAR	10
707	CEDAR	10
708	HACKBERRY	13
709	HACKBERRY	18
710	HACKBERRY	18
711	HACKBERRY	8
712	HACKBERRY	10
713	CEDAR	12
714	CEDAR	8
715	CEDAR	8
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717	CEDAR	6
718	CEDAR	6
719	CEDAR	12
720	CEDAR	16
721	CEDAR	6
722	HACKBERRY	15
723	CEDAR	8
724	CEDAR	6
725	CEDAR	8
726	CEDAR	10
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762	CEDAR	10
763	CEDAR	8



TAG# TYPE SIZE

764	CEDAR	8
765	CEDAR	6
766	HACKBERRY	9
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769	CEDAR	8
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772	HACKBERRY	6
773	HACKBERRY	12
774	HACKBERRY	10
775	CEDAR	10
776	CEDAR	6
777	CEDAR	8
778	CEDAR	8
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780	CEDAR	6
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782	CEDAR	6
783	CEDAR	8
784	HACKBERRY	14
785	CEDAR	6
786	CEDAR	6
787	HACKBERRY	14
788	CEDAR	12
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792	CEDAR	6
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812	CEDAR	6
813	OAK	6.5
814	HACKBERRY	10
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824	CEDAR	6
825	CEDAR	8
826	CEDAR	10
827	CEDAR	8
828	CEDAR	6
829	CEDAR	6

LEGEND / ABBREVIATIONS

---	ABSTRACT LINE
---	ADJOINER LINE
---	BOUNDARY LINE
---	ASPHALT
---	CHAINLINK FENCE
---	WOOD FENCE
---	OVERHEAD ELEC LINE
---	IRON ROD FOUND
---	CAPPED IRON ROD SET
---	POWER POLE
---	GY WIRE
---	PROPANE TANK
---	WATER VALVE
---	WATER METER
---	FIRE HYDRANT
---	BENCHMARK
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRP	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET

TITLE/TOPO/TREE SURVEY
LOT 1
SKYLINE TERRACE
SECTION TWO
BOOK 20, PG. 26
T.J. CHAMBERS SURVEY, A-198
TRAVIS COUNTY, TEXAS

CERTIFICATION:

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 15, 2021, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Robert Glen Maloy
Robert Glen Maloy
Registered Professional Land Surveyor
Texas Registration No. 6028

07/23/2021



OWNER	DAVID A. MONTOYA	FIELD BOOK	MF
DATE	07/15/2021	DRAFTING	CJ
PURCHASER	N/A	DATE	07/23/2021
CHECKED	RM	DATE	07/23/2021
MTGE. CO.	N/A	TITLE CO.	N/A
ADDRESS	200 REDBUD TRAIL AUSTIN, TEXAS 78746	C.F. NO.	N/A
SCALE	1"=40'	KEY MAP	N/A
JOB NO.	21-1755		



6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 1 OF 1

GENERAL NOTES

- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
- Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations.
- All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Non-shaded Zone "X" in the City of Westlake Hills, Travis County, Texas according to FEMA map number 48483CD445K, dated JANUARY 22, 2020. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- Elevations tied to the City of Austin benchmark system, Survey Monument ID-2030109 (ADAM), Elev=513.75' NAVD88.

LEGAL DESCRIPTION

Being Lot 1, Skyline Terrace, Section Two, an addition in Travis County, Texas, according to the map or plat thereof recorded in Book 20, Page 26, Plat Records, Travis County, Texas.



**CUT AND FILL AND RETAINING WALL VARIANCES
STAFF REPORT**

MARCH 16, 2022

Project Address: 309 Laurel Valley Road

Project Number: 2022-1028

Agenda Item: Land Use: **309 Laurel Valley Road:** Discussion/recommendation on an application for a variance request to exceed the maximum allowed cut and fill and retaining wall in the front setback, construct on slopes greater than the maximum allowed and a front driveway setback encroachment (West Lake Hills Code Section 22.03.175, 22.03.170 and Drainage Criteria Manual Section 7.4.1). Applicant Graham Schmergel.

Applicant Information: Graham Schmergel

Hearing Dates:

March 16, 2022,

ZAPCO

April 13, 2022,

City Council

Location: The subject property is located along the west side of Westlake Drive, north of Bee Cave Road and south of West Spring Drive.

Property Information, Zoning & Site Characteristics:

Owner: Graham and Paige Schmergel

Legal Description: Lot 8 Yaupon Valley Subdivision

Lot Size: 0.437 acres (19,035.72 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

The lot is vacant, and the proposed home conforms to code. The variances are tied to accessing the property.

The lot slopes steeply from the right-of-way to the buildable area and to provide safe access, exceeding the maximum allowed cut/fill and retaining walls is necessary. The tallest portion is right at 8 feet for a cut with a retaining wall.

The lot elevation at the street is 739 and the proposed finished floor elevation of the house is 706. That is a 33-foot drop in 50 feet.

See below for the chart from the Drainage Criteria Manual:

Table 7-1: Maximum Cut and Fill Limits

Slope	Open Cuts and Fills	Closed Cuts	Closed Fill
0 - 15%	3 feet	20 feet	6 feet
15 - 25%	1 foot	15 feet	6 feet
25% - 35%	0 feet	10 feet	6 feet
> 35%	0 feet	0 feet	0 feet

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – *“This is a very steep lot platted in 1962 where construction on slopes greater than 35% is required to prevent a taking where the lot is unusable. The slope requirements in the West Lake Hills Drainage Criteria Manual, Section 7.4.1 were not in effect in 1962 when the lot was platted.”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“We are proposing retaining walls to limit the natural area disturbance.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“The entire site is very steep, and it can only be assumed to have required large retaining walls to allow construction when it was platted in 1962 before slope limitations were adopted by West Lake Hills.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“The site we propose is the third iteration of the site design and the best that can be accomplished given the existing topography.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The variance does not violate the intent of existing slope requirements because these slope requirements did not exist when the lot was platted.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“Other homes in the neighborhood have similar site constraints.”*

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City’s Code.

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Staff Recommendation

Staff recommends: APPROVAL of the variance request as the cut and fill and retaining walls allow for safe access to the site and the site would not be accessible without these variances.

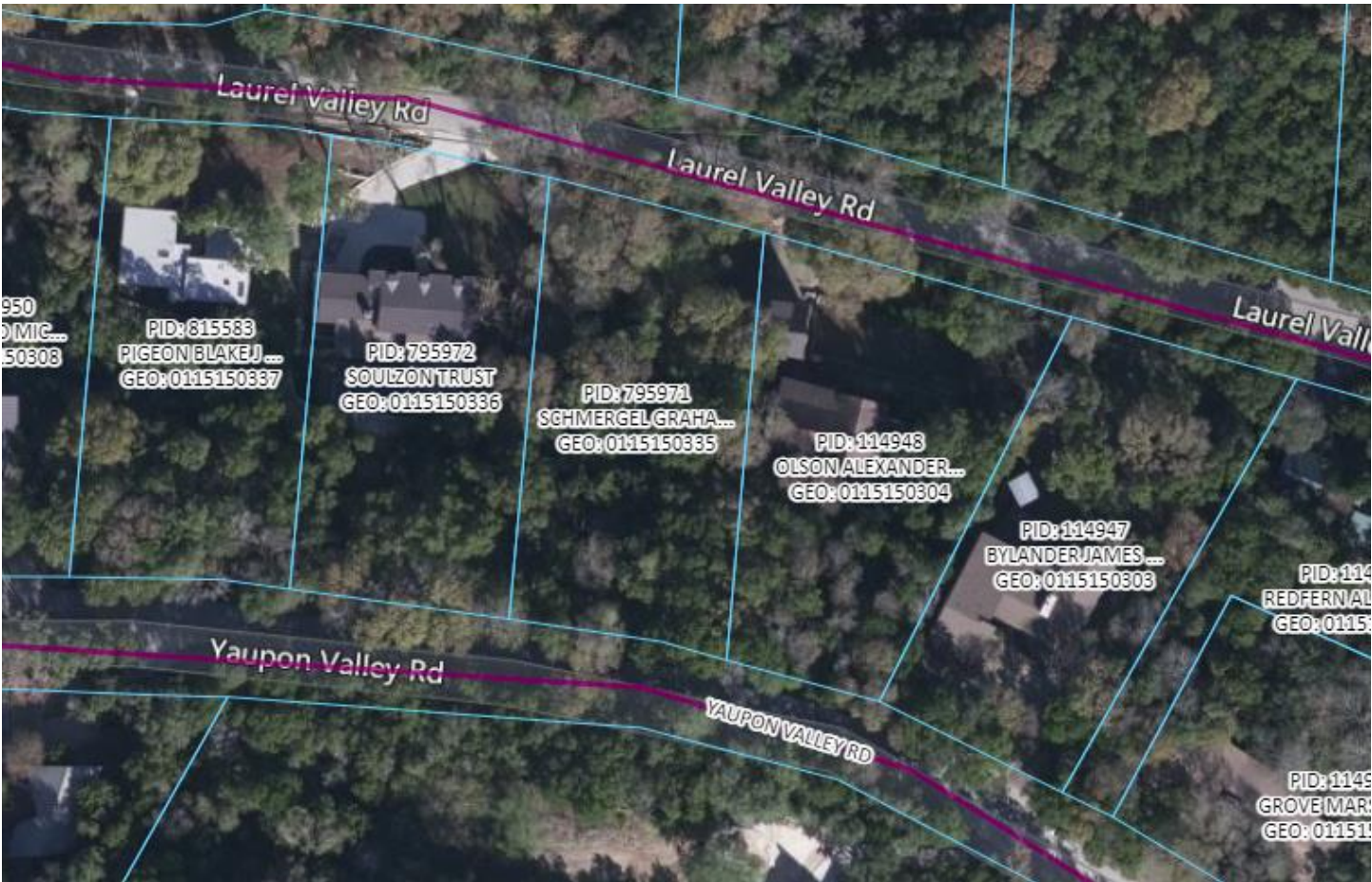
Links to Relevant Code:

- | | |
|--|---|
| • Sec. 22.03.281 | Schedule of Regulations |
| • Sec. 22.03.514 | Criteria and process required for granting variance |
| • Sec. 22.03.170 | Site Disturbance (Excavation, Grading or Filling) |
| • Drainage Criteria Manual Section 7.4.1 | Cut/Fill Limits |

ZONING MAP



AERIAL PHOTO



Date: February 14, 2022
To: Westlake Hills ZAPCO
From: Graham Schmergel
Re: 309 Laurel Valley, West Lake Hills
Building Permit Application No. 16385
Variance Request

Dear ZAPCO,

We are asking for the following variances:

From the cut/fill limits in the Westlake Hills Drainage Criteria Manual Section 7.4.1., for construction on slopes greater than 35 percent grade.

<https://www.westlakehills.org/DocumentCenter/View/760/Drainage-and-Erosion-Control-Manual?bidId=>

From Westlake Development Code Sec. 22.03.175 (A) (2) (e) (1) Off-street parking and parking pad requirements in residential areas for, driveway slope greater than 20 percent, and driveway fill of over 6 feet.

<https://www.westlakehills.org/DocumentCenter/View/2379/Ordinance-No-2021-007-Ch-22-Driveway>

From Westlake Development Code Sec. 22.03.175 (h) (1) and (2) Off-street parking and parking pad requirements in residential areas for, garage facing the street, and enclosed garage.

<https://www.westlakehills.org/DocumentCenter/View/2379/Ordinance-No-2021-007-Ch-22-Driveway>

From Westlake Building and Development Regulations, Sec. 22.03.170 (f) and (g) Site disturbance (excavation, grading or filling) for, excavation greater than 18 inches in the building setback, and a wall greater than 6 feet in height.

https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=westlakehillsset&collection=westlakehills&docode=z2Code_z20001513

From Westlake Building and Development Regulations, Sec. 22.03.175 (a) (1) and (e) (1) Off-street parking and parking pad requirements in residential areas for, minimum setback for driveways from ROW lines of 20 feet, and a driveway exceeding a maximum grade of 20 percent and a driveway exceeding 6 feet of fill.

https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=westlakehillsset&collection=westlakehills&docode=z2Code_z20001513

Rationale For Variances:

This is a very steep lot platted in 1962. The prohibition of construction on lots greater than 35 slope adopted by Westlake Hills after this lot was platted. This prohibition creates a significant hardship to the property owner that disallows construction on this piece of land. Likewise, the other variances we are requesting; for driveway slope, fill, wall height, excavation in a setback, and driveway setback from the right of way, create a hardship because of the steep slope.

The entire site is very steep and it can only be assumed to have required large retaining walls to allow construction when it was platted in 1962 before slope limitations disallowing construction on steep slopes were adopted by Westlake Hills. Only 8 percent of the lot has a slope lower than 15 percent and 46 percent of the lot has a slope over 35 percent. The less steep areas of the lot are needed for onsite septic, and the stormwater flood prevention and water quality pond. Because the total lot is only 19,036 square feet, this leaves almost no room for construction on slopes that are less than 35 percent.

We have iterated this design three times to minimize the issues for which we are requesting variances. To mitigate for the variances, we are proposing retaining walls to limit natural disturbance in cut areas and stacked rock walls in fill areas. What we are proposing in our building permit application is the third iteration of the site design and the best that can be accomplished given the existing topography.

This variance will not violate the intent of existing slope requirements because these slope requirements did not exist when the lot was platted. Other homes in the neighborhood have similar site constraints.

Attachments: The two Google street images show 1) the view of Lot 309 Laurel Valley from Laurel Valley road. this side of the lot is the low slope side where we have proposed the septic and flood and water quality treatment pond and, 2) from the Yaupon Valley Road side (the lot has two fronts) that is the steep side.

Also attached is the application form, deed, hardship questionnaire, proposed site plan and building permit application that includes setbacks and trees

Sincerely,

Graham Schmergel
Property Owner

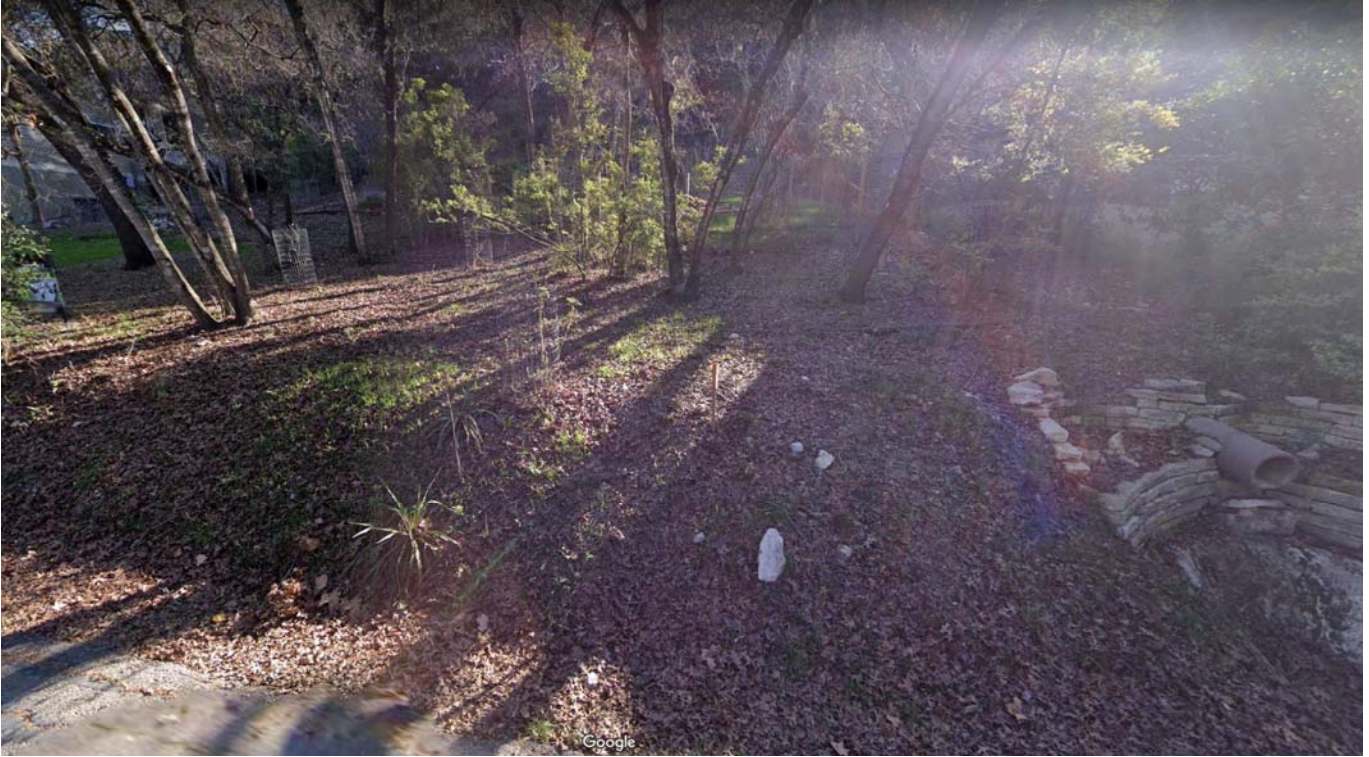




This is the view from Laurel Valley road showing the flat side of the lot where the septic systems and flood and water quality pond is located.



This is the view from Yaupon Valley Road (the lot has two fronts).



This is the view from Laurel Valley road showing the flat side of the lot where the septic systems and flood and water quality pond is located.



This is the view from Yaupon Valley Road (the lot has two fronts).

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: Graham Schmergel Phone: 7202197768

Email: Graham Schmergel [REDACTED] com>

Address: 309 Laurel Valley City: Westlake Hills State: _____ Zip: _____

Agent*: _____ Phone: _____

Email: _____

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

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

Property Information

Subdivision Name: Yaupon Valley Subdivision, 1962

Block: na Lot: 8 TCAD Tax Parcel ID: 795971

Current Zoning Classification: Res Total Lot Size (Acres): 0.437

***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) Cut fill on steep slopes, Westlake Hills Drainage Criteria Manual: 7.4.1 CUT/FILL LIMITS
- 2) Westlake Development Code Sec. 22.03.175 (A) (2) (e) (1) Off-street parking and parking pad requirements in residential areas
- 3) Westlake Development Code Sec. 22.03.175 (h) (1) and (2) Off-street parking and parking pad requirements in residential areas
- 4) Westlake Building and Development Regulations, Sec. 22.03.170 (f) and (g) Site disturbance
- 5) Westlake Building and Development Regulations, Sec. 22.03.175 (a) (1) and (e) (1) Off-street parking and parking pad requirements



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

This is a very steep lot platted in 1962 where construction on slopes greater than 35% is required to
prevent a hardship to the property owner where the lot is unusable.

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.

This is a very steep lot platted in 1962 where construction on slopes greater than 35% is required to
prevent a taking where the lot is unusable. The slope requirements in the Westlake Hills Drainage
Criteria Manual, Section 7.4.1, were not in effect in 1962 when the lot was platted.

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?

We are proposing retaining walls to limit natural area disturbance.

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

The entire site is very steep and it can only be assumed to have required large retaining walls to allow
construction when it was platted in 1962 before slope limitations were adopted by Westlake Hills.

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

The site we propose is the third iteration of the site design and the best that can be accomplished
given the existing topography.



VARIANCE APPLICATION

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

This variance will not violate the intent of existing slope requirements because these slope requirements did not exist when the lot was platted.

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

Other homes in the neighborhood have similar site constraints.

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

2/14/2022
Date

Graham Schmechel
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:

309 Laurel Valley Road

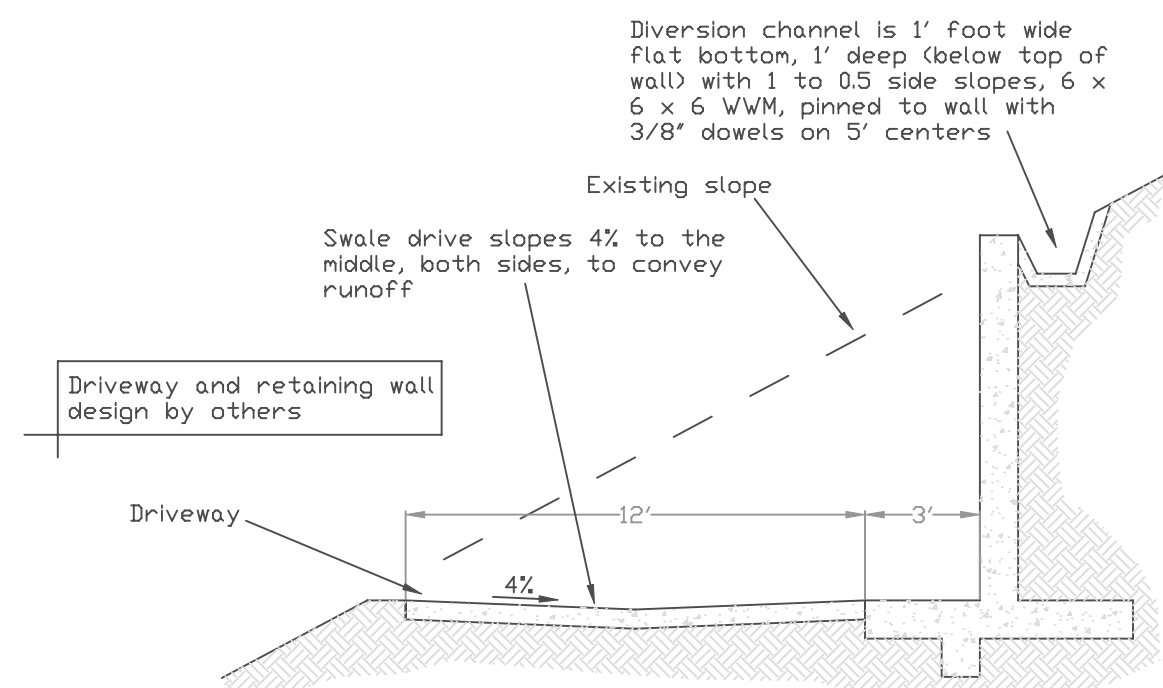
Stormwater Detention and Water Quality Treatment

Westlake Hills Notes

1. Project is a Type 3 Development.
2. No concentrated stormwater flows will leave this lot onto adjacent properties, unless they discharge directly into an approved channel that is within a drainage easement.
3. No fences or structures are allowed across any drainage easement.
4. The drainage designer is responsible for the adequacy of these plans. In accepting these plans, the City of West Lake Hills and all reviewers rely upon the adequacy of the design by the drainage designer.
5. Per TPOES General Permit No. 150000, disturbed areas on which construction activities have ceased (temporarily or permanently) shall be stabilized within 14 days unless activity resumes within 21 days.
6. The Owner of the property is responsible for cleaning and removing all sediment that is washed from the site in dedicated streets, alleys, waterways, or other properties.
7. Striping of vegetation from project sites shall be phased so as to expose the minimum amount of area to soil erosion for the shortest possible period of time per the West Lake Hills Drainage and Erosion Control Design Manual Sec. 7.1(i).
8. No part of this project lies within any FEMA flood hazard Zone as per FIRM Map 4843C0445K, Eff. 1/22/2020.
9. The project is located within the Edwards Aquifer Confr Zone.
10. Easements on this site plan are taken from the architectural drawings, KLM Design Build, sheet 7/14.
11. All walls over three feet will be screened with landscaping materials.

GENERAL NOTES

1. See Engineer's Report for full calculations.
2. Full infiltration type rain garden requires no underdrain and utilizes existing, in-place soils.
3. Remove top 12 inches of soil for reuse in revegetation.
4. Place 12 inches of topsoil from note #3 above on bottom of rain garden pond.
5. Place 6 inches of existing topsoil from note #3 above on all areas disturbed by construction for the Rain Garden including the pond area, berm and discharge structure area.
6. For driveway and roof downspout storm drain, remove top 12 inches of soil before trench excavation for reuse with revegetation.
7. Revegetate with native grass seed as follows:
Canada Wild Rye, Elymus canadensis, 20 pounds per acre
Upland Sea Oats, Chasmanthium latifolium, 20 pounds per acre
8. DO NOT REVEGETATE ANYWHERE ON THE SITE WITH NON-NATIVE plants or grasses, ESPECIALLY BERMU DA GRASS. This includes the house, drive, waterline and septic system. Non-native plants and grasses, ESPECIALLY BERMU DA GRASS, will compromise the functionality of the rain garden.
9. Place excelsior revegetation matting after seeding on all disturbed areas of: rain garden, berm, discharge structure and storm drain.



DRIVEWAY CROSS SECTION

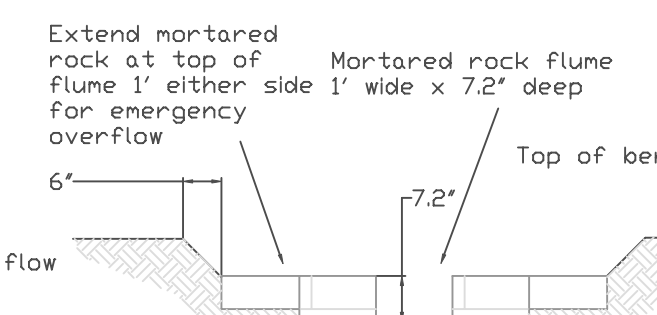
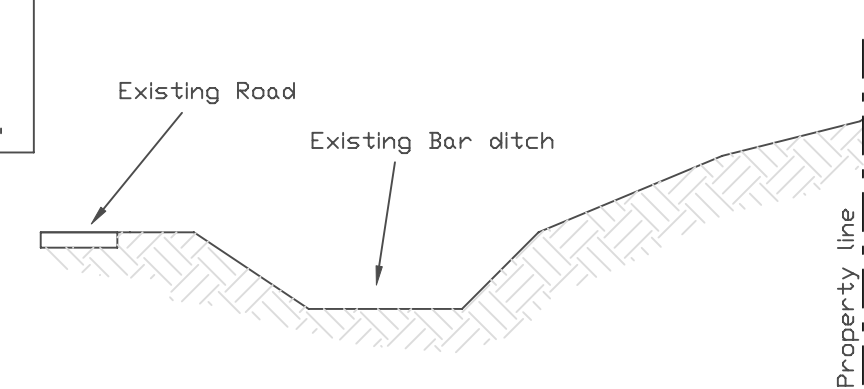
N.T.S.

Pond Maintenance Notes:

1. Pond inspection to be done at least annually.
2. Repair any erosion around the inflow, the mortared rock walls of the pond, the outflow flume, the culvert headwall under Laurel Valley Road including its mortared rock walls, or at any other location associated with the pond.
3. Remove excess accumulated sediments, woody debris, trash or organic material accumulation.
4. Ensure pond vegetation is healthy. Reseed as required with the vegetation mix described in the General Notes on this construction plan, or with an appropriate native grass and plant mix. Irrigate reseeding until plants are established.

POND CROSS SECTION A-A

N.T.S.



Front View

678.8 Top of berm, 1' wide (includes 6' for setting)

1' wide flume x 3' at 2%

Match top of rock work to top of slope. Flume to be depressed into the hill and does not extend into the bar ditch

Existing mortared rock walls and concrete culvert headwall. Tie mortared rock flume to existing rock wall(s)

Rock width, flume bottom

1' flume depth

Edge of existing pavement

2'-7.5"

19'-9.6"

678.3 Top of detention, 100-year

677.7 Top of water quality, bottom of flume

Bottom of Pond, 2% slope

676.1

676.1

676.1

676.1

Summary of Detention Routing Results (CFS)

	2-year	10-year	25-year	100-year
Existing	3.7035	6.5485	8.8046	13.2887
Developed	3.4184	6.0459	8.1267	12.2630

Tree Removal Table

T13 3" hackberry

T14 3" hackberry

Note: for tree removal not associated with pond construction, see the architectural drawing, sheet 7.

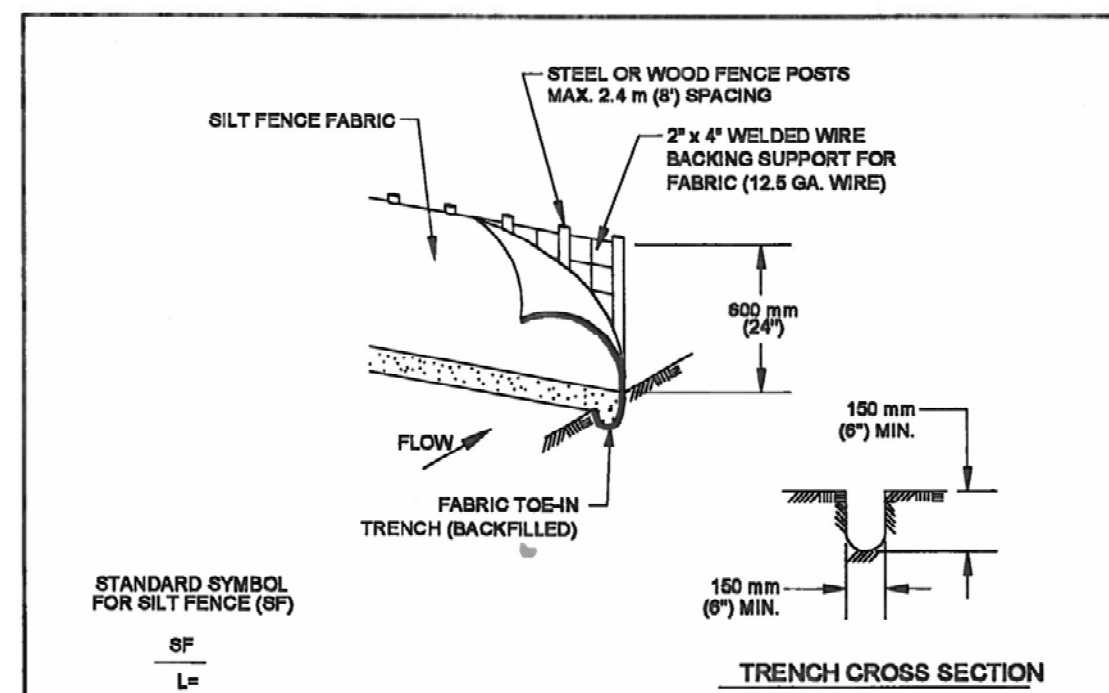
Rain Garden Calculations

Rain Garden Type: Full Infiltration
Drainage Area = 0.130 acres
Impervious Cover = 80%
Capture Depth = 12 inches
Water Quality Volume Required = 518 cubic feet
Water Quality Volume Provided = 541 cubic feet
Infiltration Rate = 0.45 inches/hour
Rain Garden Drawdown Time = 27 hours
Infiltration Area Required = 279 square feet
Infiltration Area Provided = 518 square feet

Pond Stage/Storage/Discharge

Discharge is via a 1-foot channel, 0.00293 slope

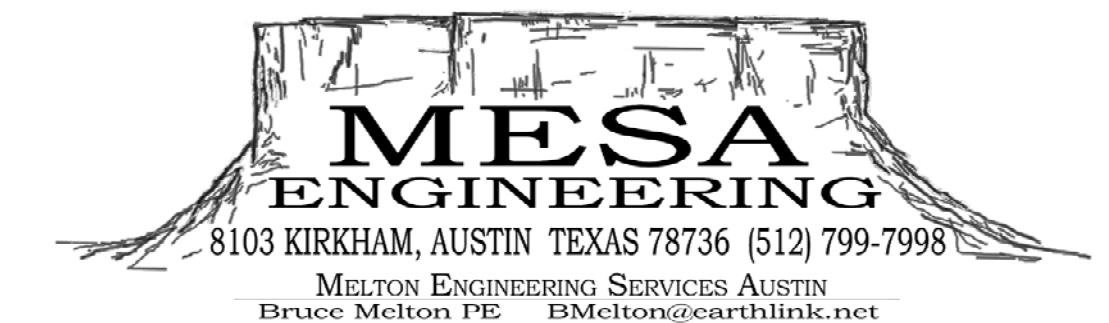
Stage/Storage (CF)/Discharge	Stage/Storage (CF)/Discharge
676.70 0.0 0.000	676.70 0.0 0.000
676.75 25.0 0.000	676.75 25.0 0.000
676.80 50.0 0.000	676.80 50.0 0.000
676.85 75.0 0.000	676.85 75.0 0.000
676.90 100.0 0.000	676.90 100.0 0.000
676.95 125.0 0.000	676.95 125.0 0.000
677.00 150.0 0.000	677.00 150.0 0.000
677.05 175.0 0.000	677.05 175.0 0.000
677.10 200.0 0.000	677.10 200.0 0.000
677.15 225.0 0.000	677.15 225.0 0.000
677.20 250.0 0.000	677.20 250.0 0.000
677.25 275.0 0.000	677.25 275.0 0.000
677.30 300.0 0.000	677.30 300.0 0.000
677.35 325.0 0.000	677.35 325.0 0.000
677.40 350.0 0.000	677.40 350.0 0.000
677.45 375.0 0.000	677.45 375.0 0.000
677.50 400.0 0.000	677.50 400.0 0.000
677.55 425.0 0.000	677.55 425.0 0.000
677.60 450.0 0.000	677.60 450.0 0.000
677.65 475.0 0.000	677.65 475.0 0.000
677.70 500.0 0.000	677.70 500.0 0.000
677.75 525.0 0.000	677.75 525.0 0.000
677.80 550.0 0.110	677.80 550.0 0.110
677.85 575.0 0.190	677.85 575.0 0.190
677.90 600.0 0.290	677.90 600.0 0.290
677.95 625.0 0.400	677.95 625.0 0.400
678.00 650.0 0.530	678.00 650.0 0.530
678.05 675.0 0.660	678.05 675.0 0.660
678.10 700.0 0.800	678.10 700.0 0.800
678.15 725.0 0.950	678.15 725.0 0.950
678.20 750.0 1.100	678.20 750.0 1.100
678.25 775.0 1.280	678.25 775.0 1.280
678.30 800.0 1.450	678.30 800.0 1.450



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 INCHES) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A GRADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 INCHES) DEEP AND 150 mm (6 INCHES) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY PARTIALLY TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 INCHES). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTING.

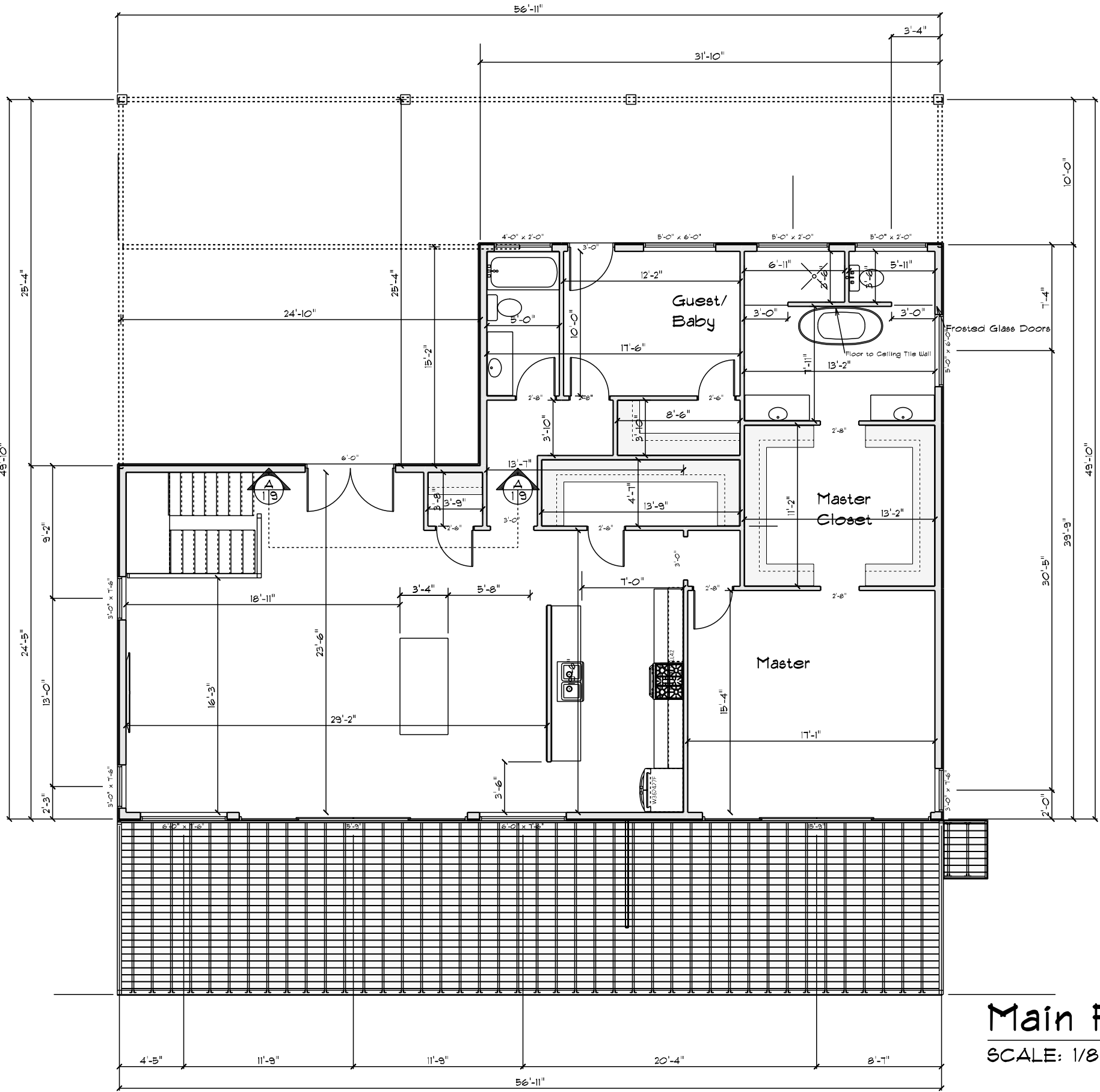
CITY OF AUSTIN WATERBUD PROTECTION DEPARTMENT	SILT FENCE	STANDARD NO.
<i>Amey B. Rapp</i> 9/12/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	642S-1

December 17, 2021



AREA SCHEDULE	
NAME	AREA
Main Floor	1891 sq ft.
First Floor	1027 sq ft.
Total Heated	2918 sq ft.
Slab	2527 sq ft.
Framing	4942 sq ft.
Roof	39 sq.
Stucco	3264 sq ft.
Window	325 sq ft.
Upper and Lower Deck	1388 sq ft.
Driveway	2036 sq ft.
Covered Parking	1034 sq ft.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - haiku	2	
can light 6inch	30	
ceiling dish round	7	
orbit	4	
fan 50 CFM	3	
outlet	28	
outlet gfi	13	
smoke detector	6	
vanity bar light 02	6	
light	2	
switch double - rocker style	5	
switch triple - rocker style	3	
switch quad - rocker style	2	
Superdome	3	
3 LED fixture with bracket 15745	4	
switch - rocker style	2	
switch 3 way - rocker style	4	



Main Floor
SCALE: 1/8" = 1'-0"
2015 IIRC
It is the responsibility of the contractor
to ensure all improvements are built to code
in accordance with city standards.

309 Laurel Valley

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SCALE: 1/8" = 1'-0"
DATE: Thursday, June 3, 2021

Main Floor

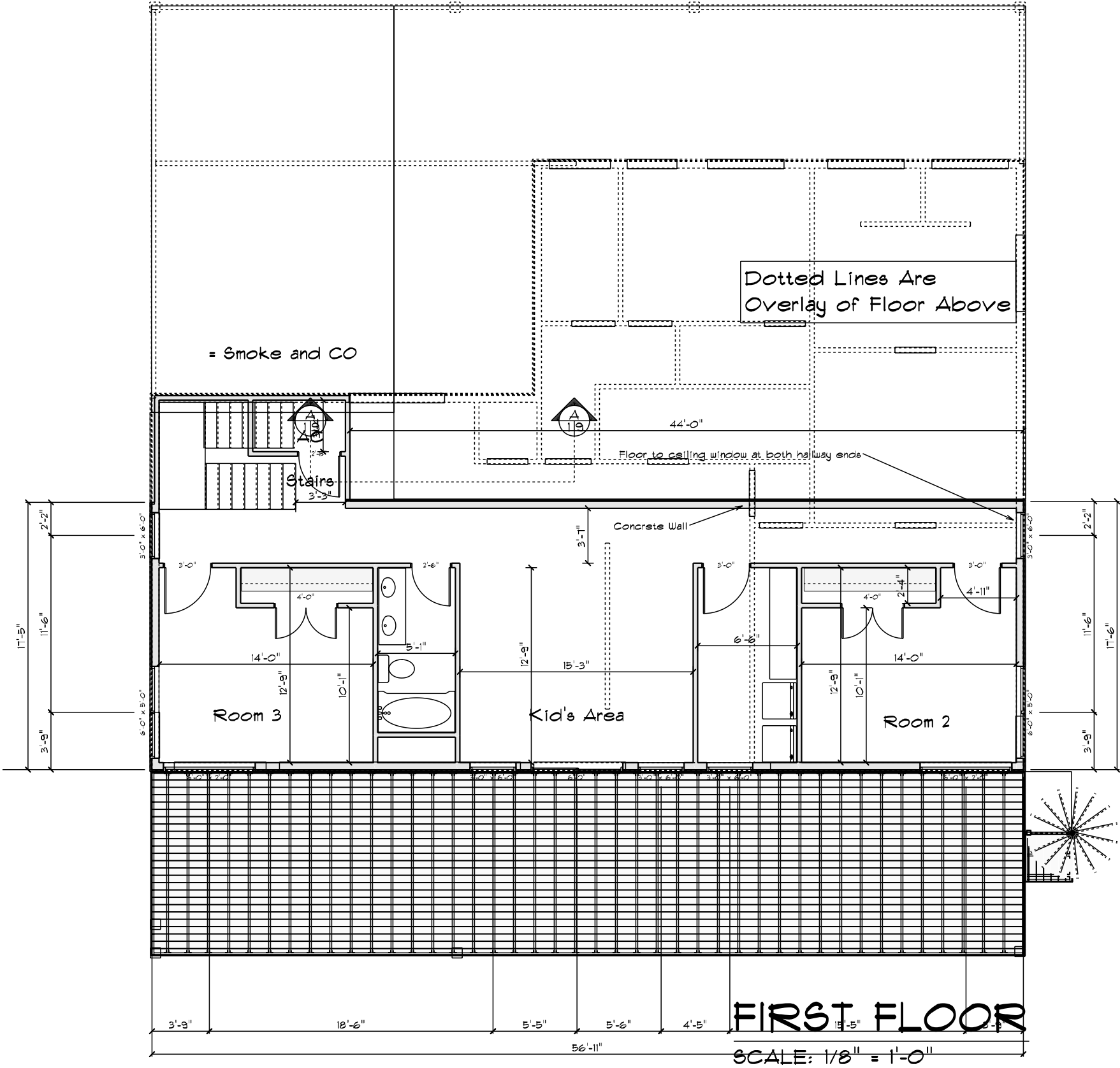
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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	⊙
ceiling dish round	6	⊙
fan 50 CFM	2	⊙
smoke detector	6	⊙
vanity bar light 02	3	⊙
outlet	33	⊙
outlet gfi	4	⊙
switch double - rocker style	5	⊙
orbit	4	⊙
switch - rocker style	1	⊙
switch triple - rocker style	1	⊙
pull chain light	1	⊙



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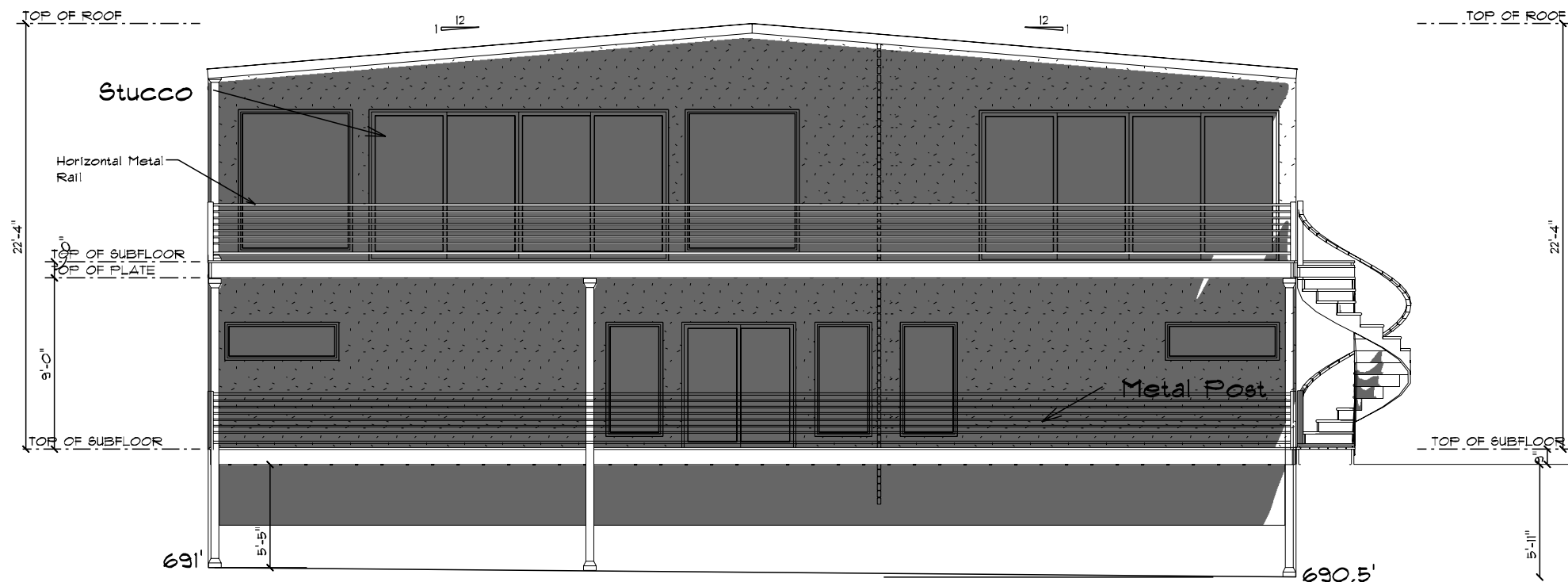
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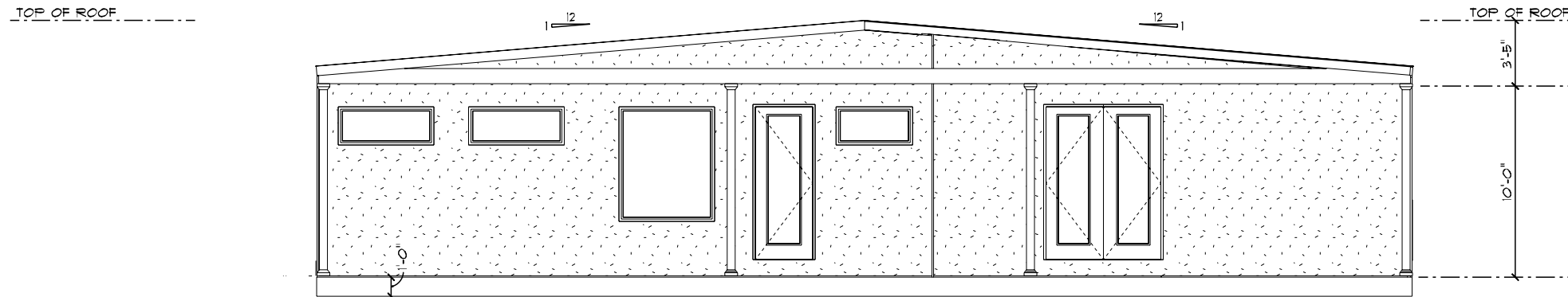
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First Floor



ELEVATION FRONT

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



ELEVATION REAR

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

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

DATE: Thursday, June 3, 2021

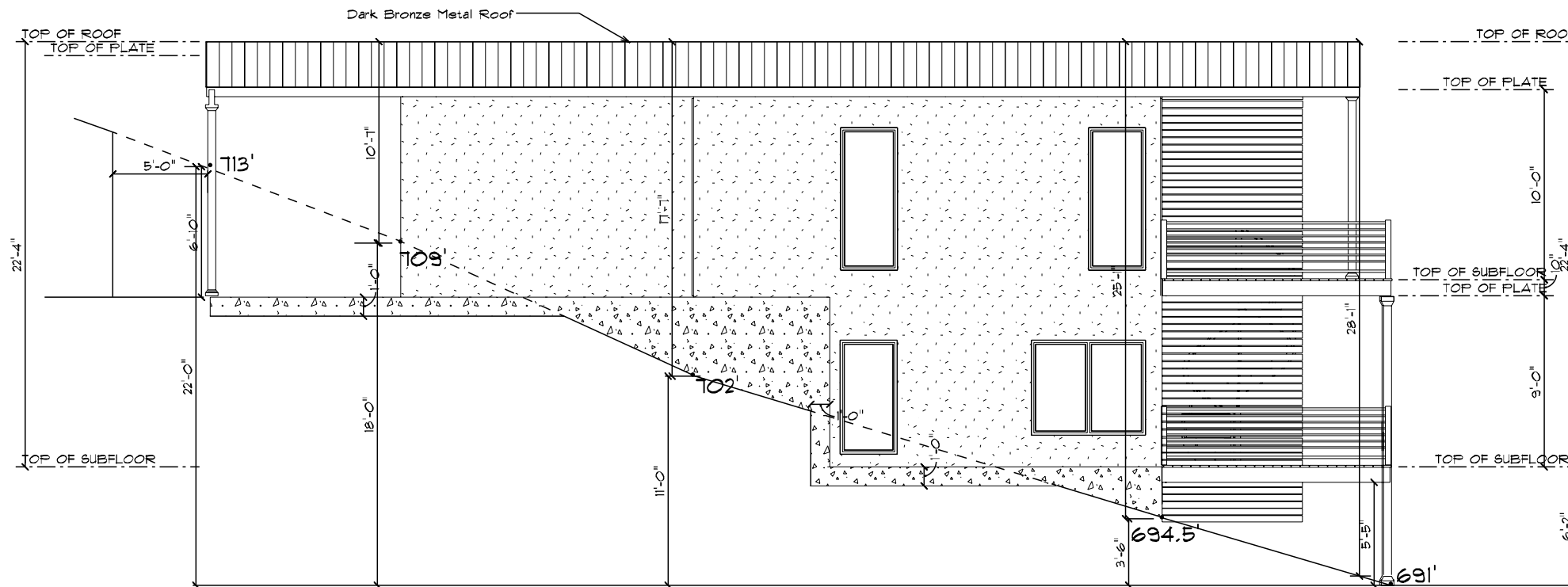
Front and Rear Elevations

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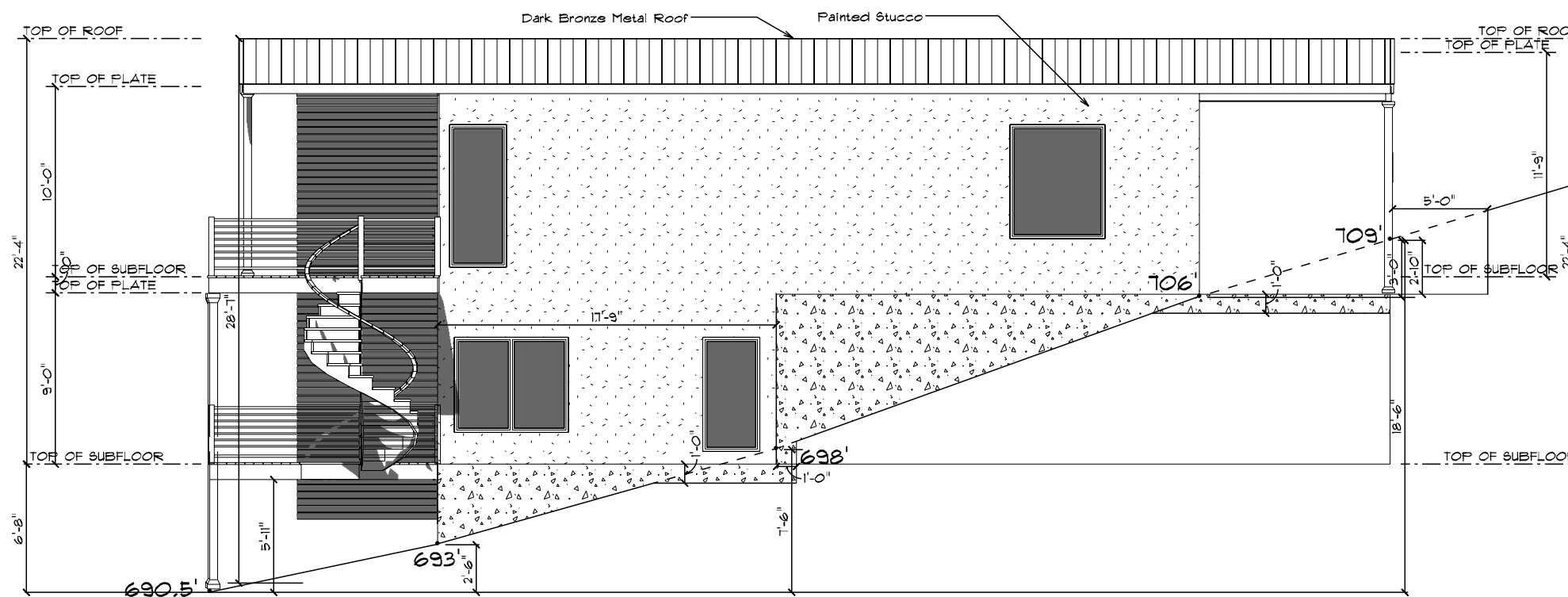
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Upper 706
Garage 705.87
Drive 705.75

ELEVATION LEFT

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



ELEVATION RIGHT

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

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

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Left and Right Elevations

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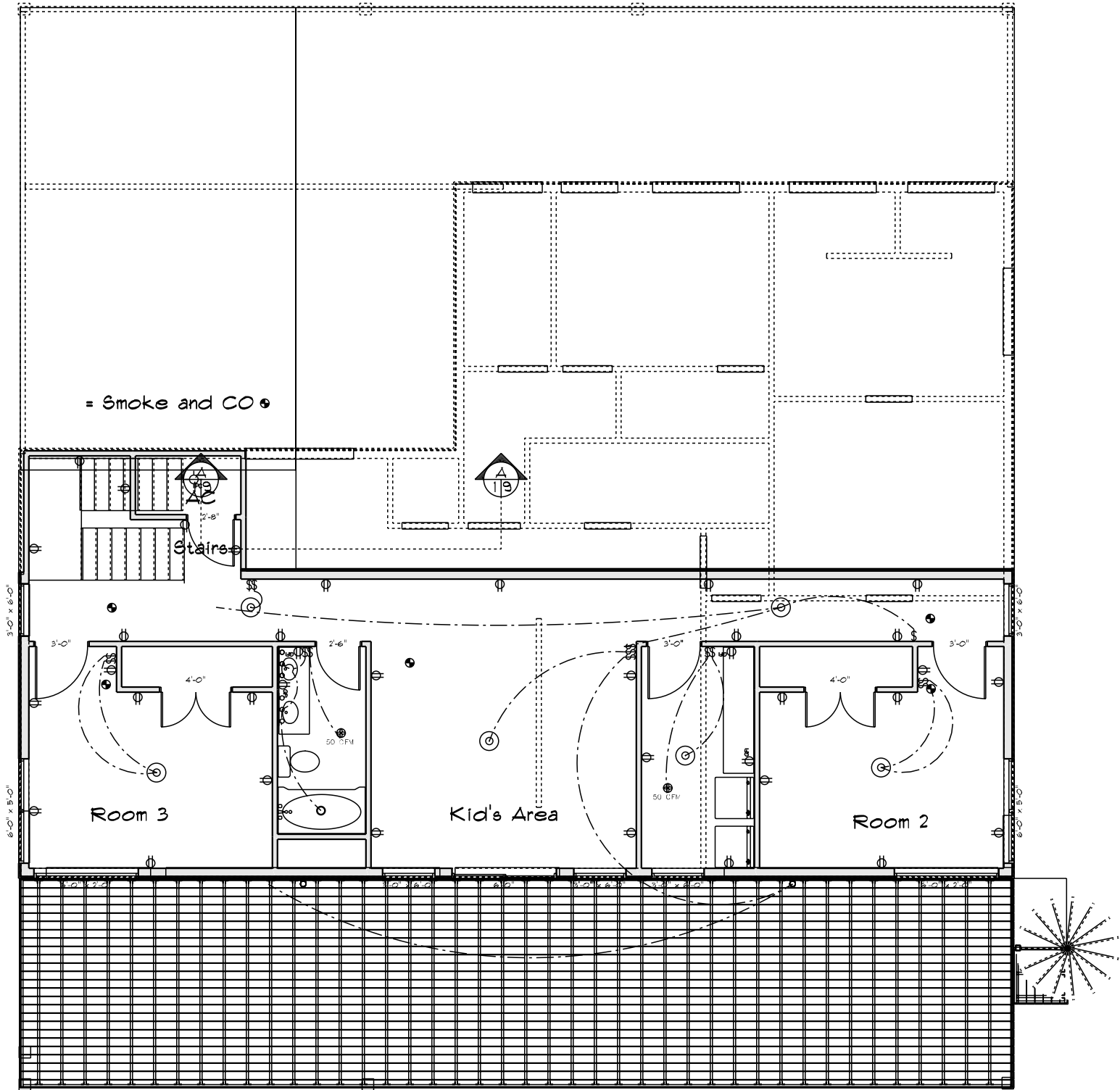
MAIN FLOOR - ELECTRICAL

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

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	⊙
ceiling dish round	6	⊙
fan 50 CFM	2	⊙ 50 CFM
smoke detector	6	⊙
vanity bar light 02	3	⊙
outlet	33	⊙
outlet gfi	4	⊙
switch double - rocker style	5	⊙
orbit	4	⊙
switch - rocker style	1	⊙
switch triple - rocker style	1	⊙
pull chain light	1	⊙

All Wall Mounted
Exterior Lights
Model: 11251BKT30
Lumens: 550

All Exterior Cans
Model: RL560WH6940R
Lumens: 680



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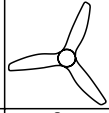
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DATE: Thursday, June 3, 2021

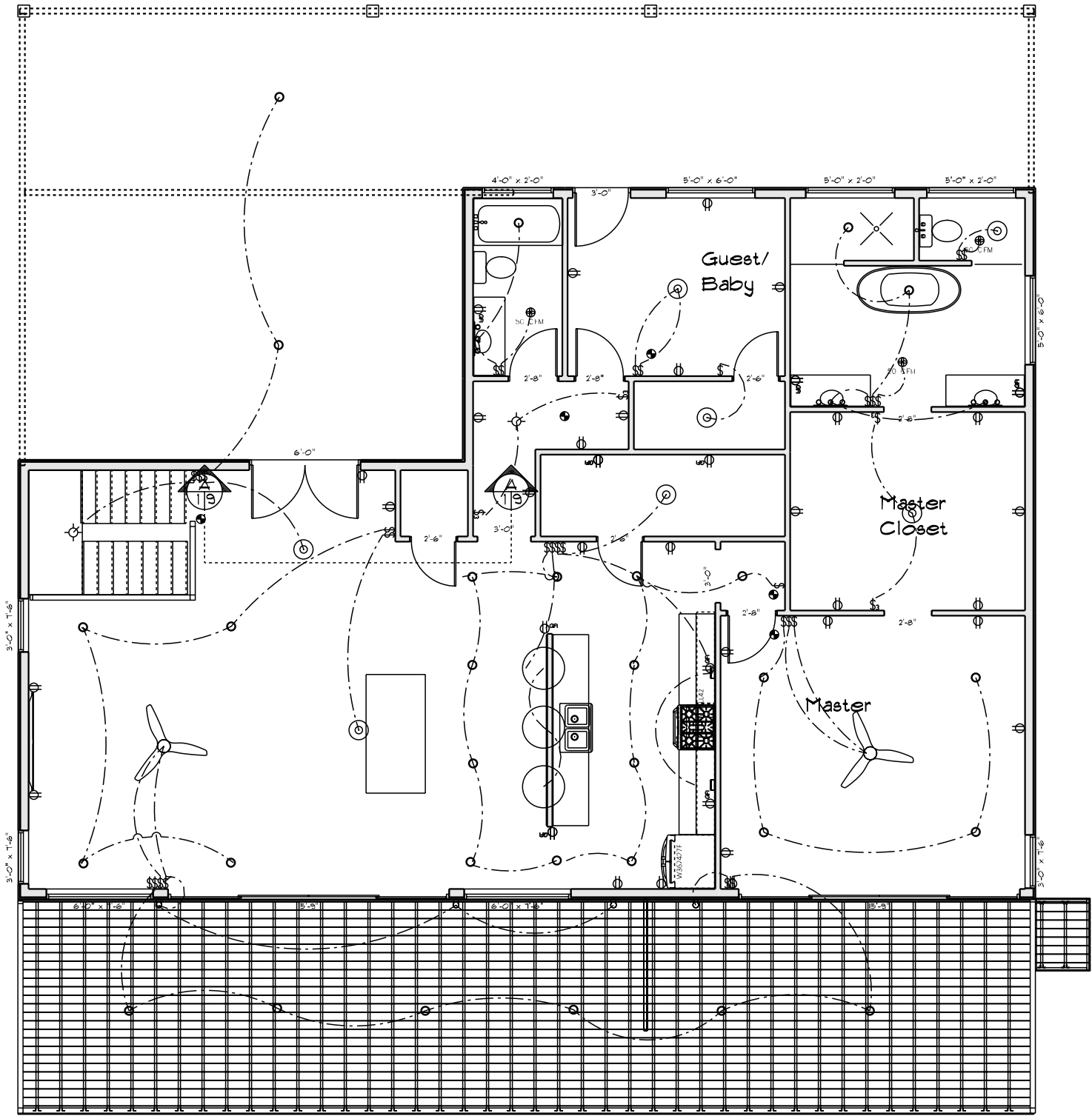
First Floor Electric

All Exterior Cans
Model: RL560WH6340R
Lumens: 680

All Wall Mounted
Exterior Lights
Model: 11251BKT30
Lumens: 550

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - haku	2	
can light 6inch	30	
ceiling dish round	7	
orbit	4	
fan 50 CFM	3	
outlet	28	
outlet gfi	13	
smoke detector	6	
vanity bar light 02	6	
light	2	
switch double - rocker style	5	
switch triple - rocker style	3	
switch quad - rocker style	2	
Superdome	3	
3 LED fixture with bracket-15745	4	
switch - rocker style	2	
switch 3 way - rocker style	4	

= Smoke and CO



ORIGINAL MAIN FLOOR LAYOUT - ELECTRICAL

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

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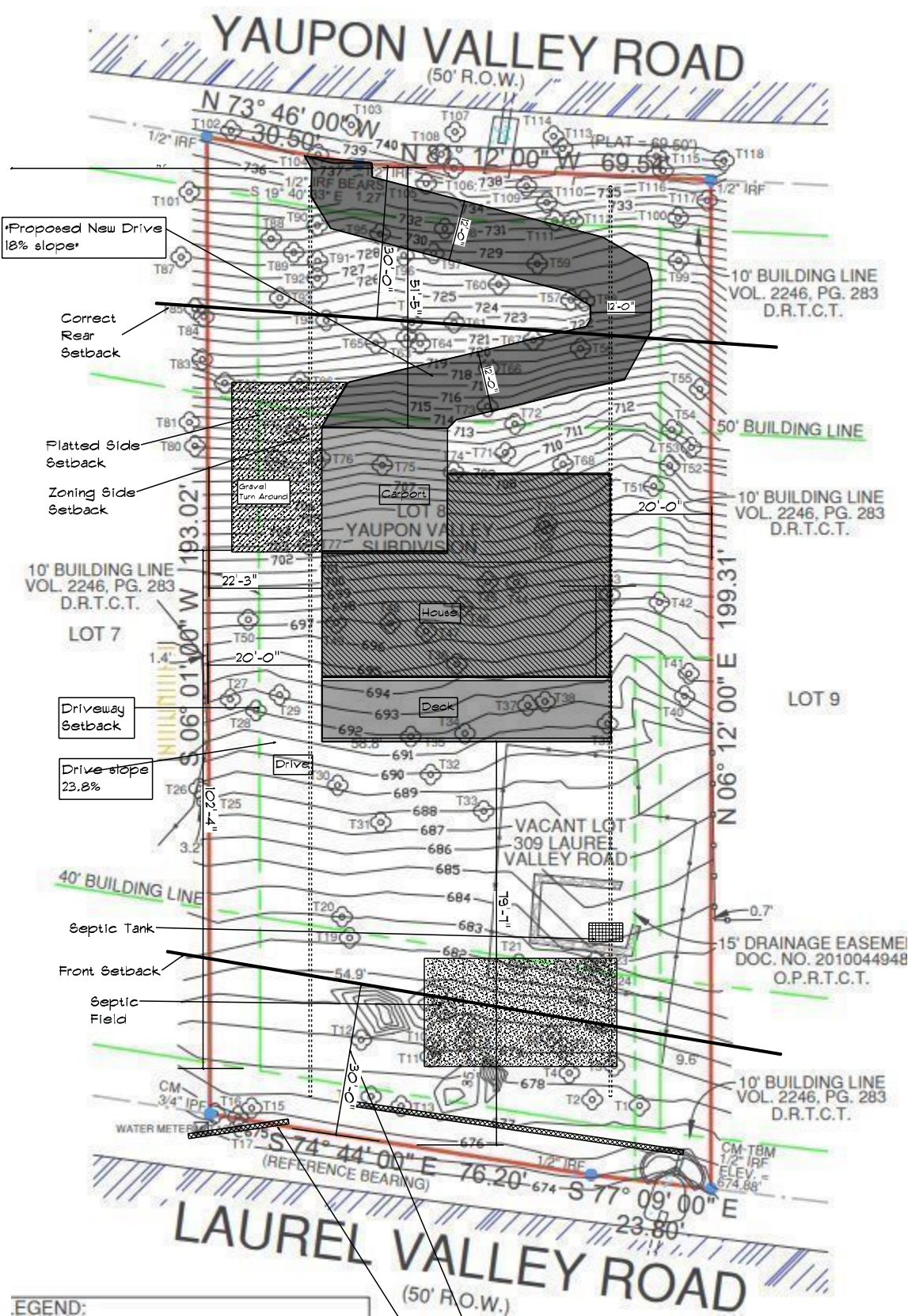
SCALE: 1/8" = 1'-0"

DATE: Thursday, June 3, 2021

Main Floor Electric

TOPO HOME PLACEMENT FLIP Y AUPON

SCALE: 1" = 30'-0"



LEGEND:

Impervious Schedule	
NAME	AREA
Car Port	636 sq ft.
House	1891 sq ft.
Deck (2' is 50% pervious)	637 sq ft.
Driveway	1681 sq ft.
Total Impervious	4,845 sq ft.
Total Lot	19,041 sq ft.
Allowed Impervious %	25%
Actual Impervious %	25%

A/C Pad Not Included Because It Will Be Under Deck or Carport

During Construction All Staging, Dumpster, and Deliveries Will Take Place Here. Septic will be done last.
Storm water drainage protection
Silt Fence

TREE TABLE			
T1	10" TREE	T60	12" OAK
T2	6" & 8" OAK	T61	6" CEDAR
T3	6" OAK	T62	8" CEDAR
T4	6" OAK	T63	8" CEDAR
T5	4" OAK	T64	4" CEDAR
T6	8" HACKBERRY	T65	6" & 8" CEDAR
T7	9" OAK	T66	6" ELM
T8	9" OAK	T67	6" 6" & 4" CEDAR
T9	8" OAK	T68	6" & 4" CEDAR
T10	9" OAK	T69	8" OAK
T11	9" HACKBERRY	T70	3" OAK
T12	8" & 12" OAK	T71	8" & 8" CEDAR
T13	3" HACKBERRY	T72	12" CEDAR
T14	3" HACKBERRY	T73	6" CEDAR
T15	7" CEDAR	T74	6" ELM
T16	5" OAK	T75	3" ELM
T17	10" & 8" OAK	T76	10" CEDAR
T18	10" CEDAR	T77	10" & 12" CEDAR
T19	6" HACKBERRY	T78	8" CEDAR
T20	6" HACKBERRY	T79	9" CEDAR
T21	12" & 12" ELM	T80	10" CEDAR
T22	4" OAK	T81	10" OAK
T23	6" HACKBERRY	T82	12" CEDAR
T24	6" HACKBERRY	T83	6" CEDAR
T25	12" OAK	T84	8" CEDAR
T26	12" & 9" OAK	T85	7" CEDAR
T27	10" CEDAR	T86	10" CEDAR
T28	12" CEDAR	T87	8" CEDAR
T29	8" CEDAR	T88	11" CEDAR
T30	3" CEDAR	T89	5" CEDAR
T31	6" CEDAR	T90	8" HACKBERRY
T32	8" CEDAR	T91	7" CEDAR
T33	6" CEDAR	T92	8" CEDAR
T34	8" OAK	T93	10" CEDAR
T35	4" OAK	T94	4" OAK
T36	4" CEDAR	T95	12" CEDAR
T37	6" OAK	T96	8" CEDAR
T38	8" CEDAR	T97	4" CEDAR
T39	3" ELM	T98	8" CEDAR
T40	14" 6" & 6" OAK	T99	12" CEDAR
T41	10" CEDAR	T100	8" CEDAR
T42	6" CEDAR	T101	8" & 12" OAK
T43	8" CEDAR	T102	12" & 12" CEDAR
T44	8" CEDAR	T103	10" CEDAR
T45	5" CEDAR	T104	6" CEDAR
T46	8" CEDAR	T105	6" CEDAR
T47	8" HACKBERRY	T106	8" ELM
T48	4" HACKBERRY	T107	14" OAK
T49	16" CEDAR	T108	4" & 4" CEDAR
T50	3" ELM	T109	6" CEDAR
T51	12" CEDAR	T110	4" & 4" CEDAR
T52	8" CEDAR	T111	6" CEDAR
T53	8" CEDAR	T112	8 CEDAR
T54	14" CEDAR	T113	3" CEDAR
T55	4" CEDAR	T114	12" CEDAR
T56	8" OAK	T115	4" HACKBERRY
T57	6" CEDAR	T116	4" HACKBERRY
T58	10" CEDAR	T117	6" HACKBERRY
T59	6" CEDAR	T118	6" HACKBERRY

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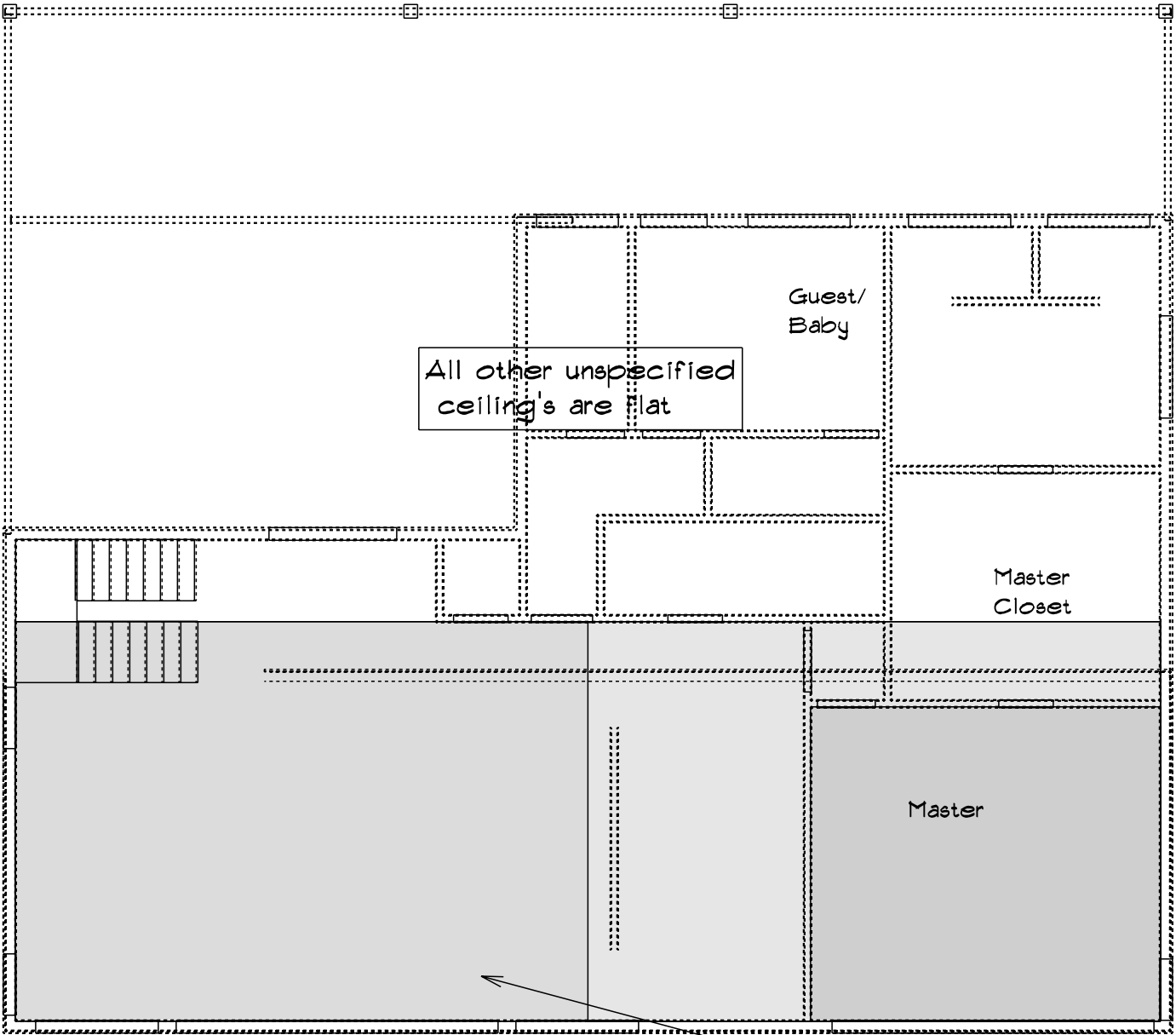
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SCALE: 1" = 30'-0"
DATE: Thursday, June 3, 2021

ORIGINAL MAIN FLOOR LAYOUT - CEILING

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



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Ceiling Plan

R311.7 Stairways.

❖ The requirements for stairways are contained in Sections R311.7.1 through R311.7.9. The provisions address a wide variety of issues that must be considered when designing a stairway that is both safe and usable.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4½ inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31½ inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

R311.7.5.1 Risers. The riser height shall be not more than 7¾ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread’s leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm).

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

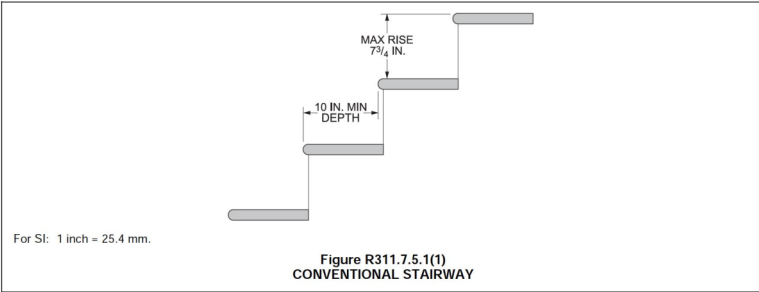
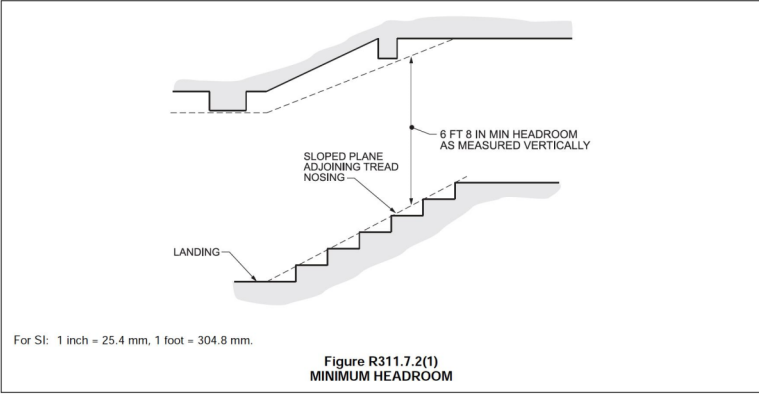
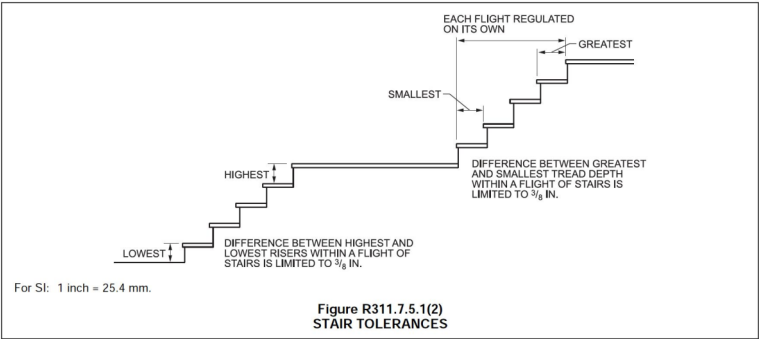
Exceptions:

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4¾ inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.8 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.



R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than ¾ inch (19 mm) and not more than 1¼ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than ¾ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed ½ inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread’s leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm).

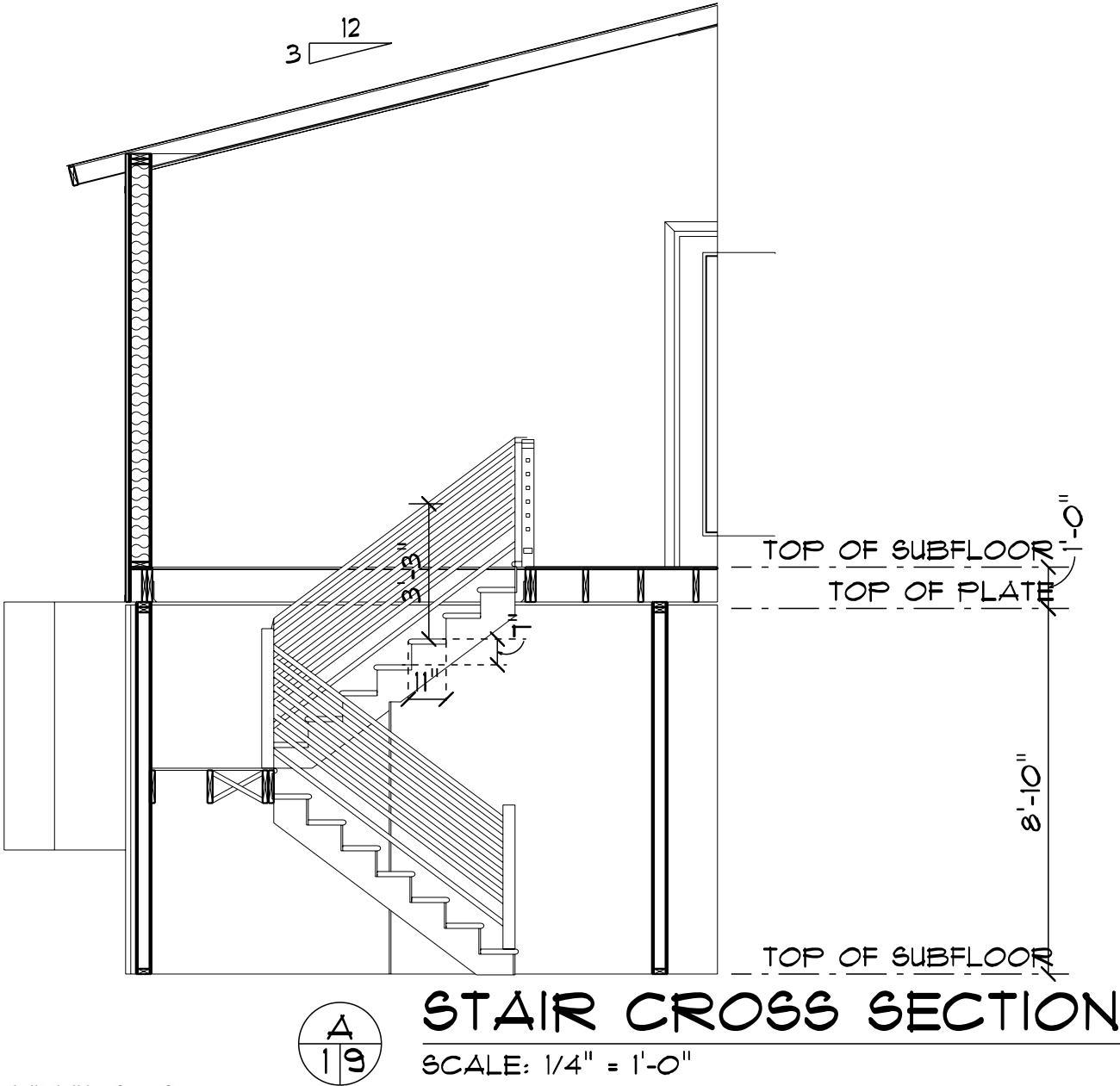
R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to *guard*, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.3 Grip-size. Required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a cross section of dimension of not more than 2¼ inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 7/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1¼ inches (32 mm) and not more than 2¾ inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).



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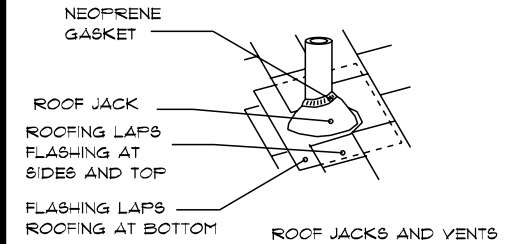
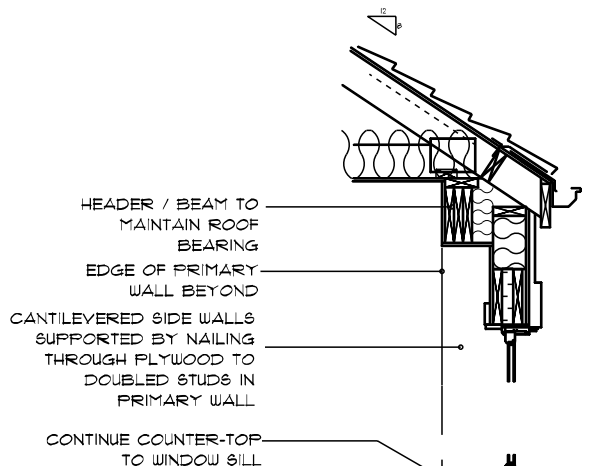
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Stairs

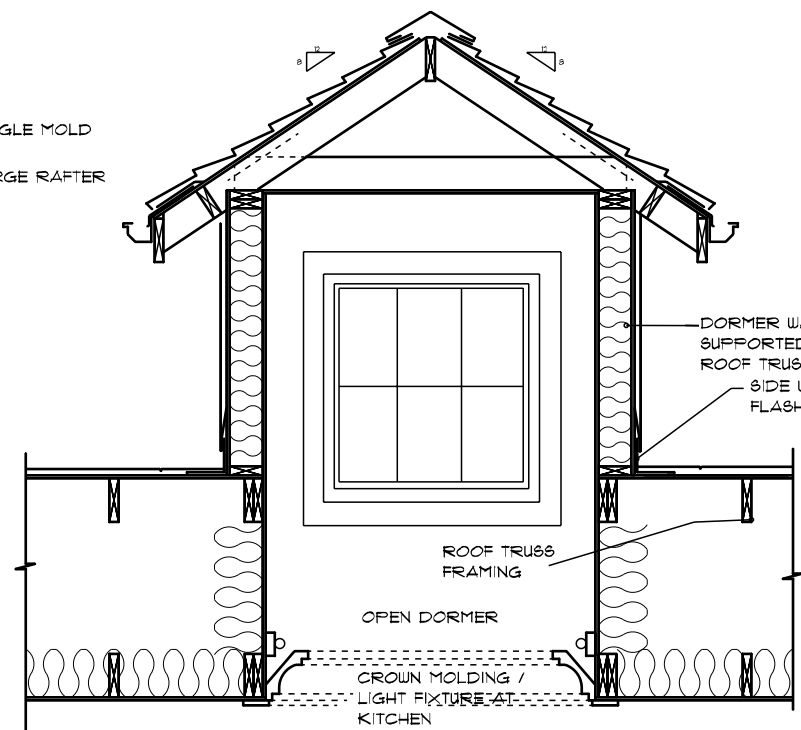
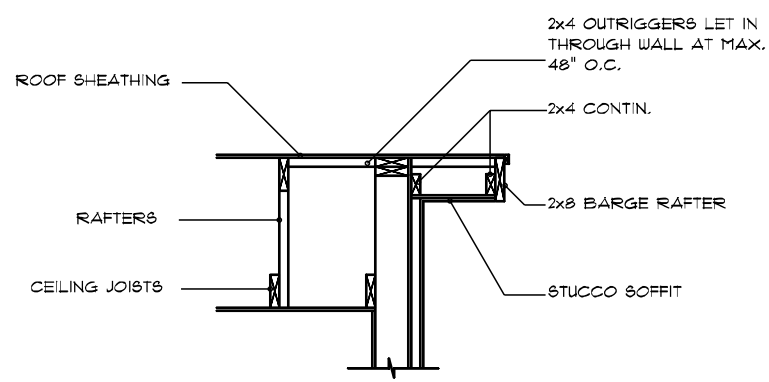
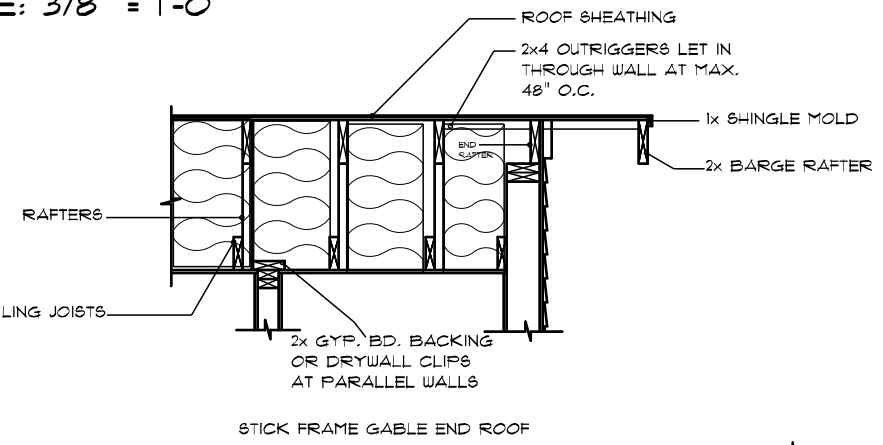
DETAIL PAGE

SCALE: 3/8" = 1'-0"

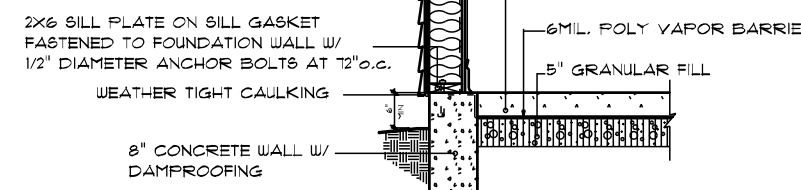


COORDINATE WINDOW AND OPENING FRAMING WITH CASEWORK / COUNTER-TOP

STUCCO FINISH OVER TRIMS BUILT UP WITH FOAM / RIGID INSUL.
STUCCO FINISH OVER DECORATIVE CORBEL FOAM TRIM BEYOND -- TRIM SELECTED FROM MANUFACTURER'S STANDARD PROFILES

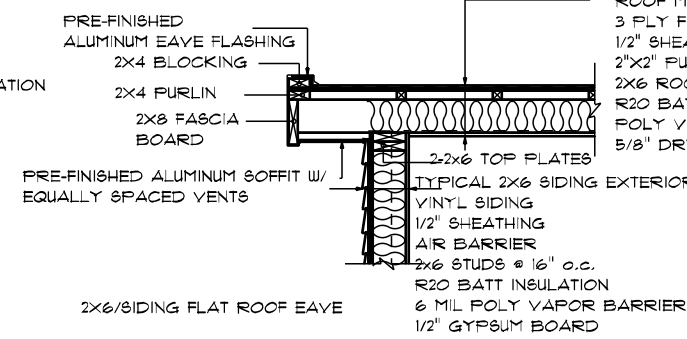


TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD



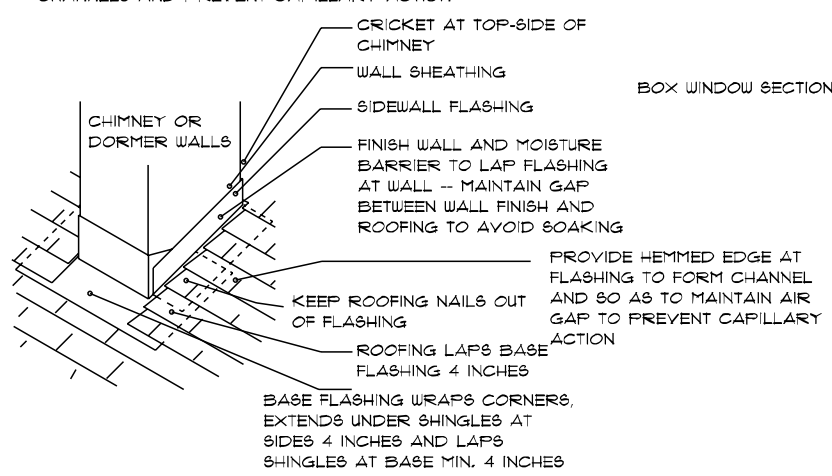
2X6/SIDING SLAB ON GRADE

TYPICAL FLAT ROOF:
ROOF MEMBRANE
3 FLY FELT ROOFING
1/2" SHEATHING
2"x2" FURLINS @ 16" p.c.
2X6 ROOF JOISTS
R20 BATT INSULATION
POLY VAPOR BARRIER
5/8" DRYWALL

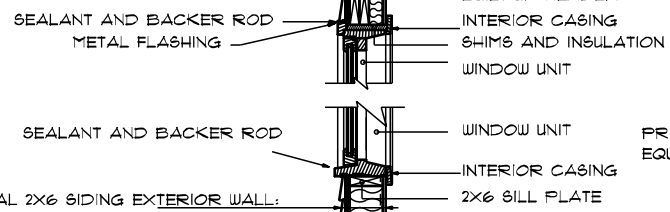


ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS
-- PROVIDE 36 INCH ROLL ROOFING, MINIMUM 55 LB., CENTERED ON ALL HIPs AND VALLEYS

METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES
-- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION



TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD



TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

FLASHING DETAILS / NOTES

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General notes and drawings

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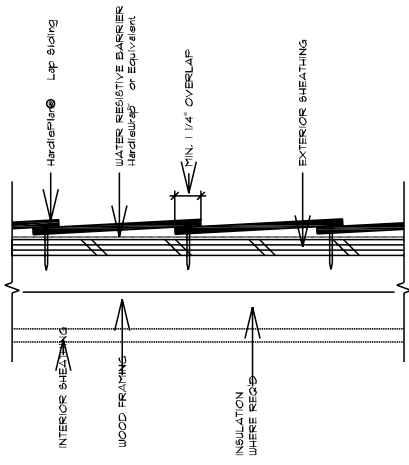
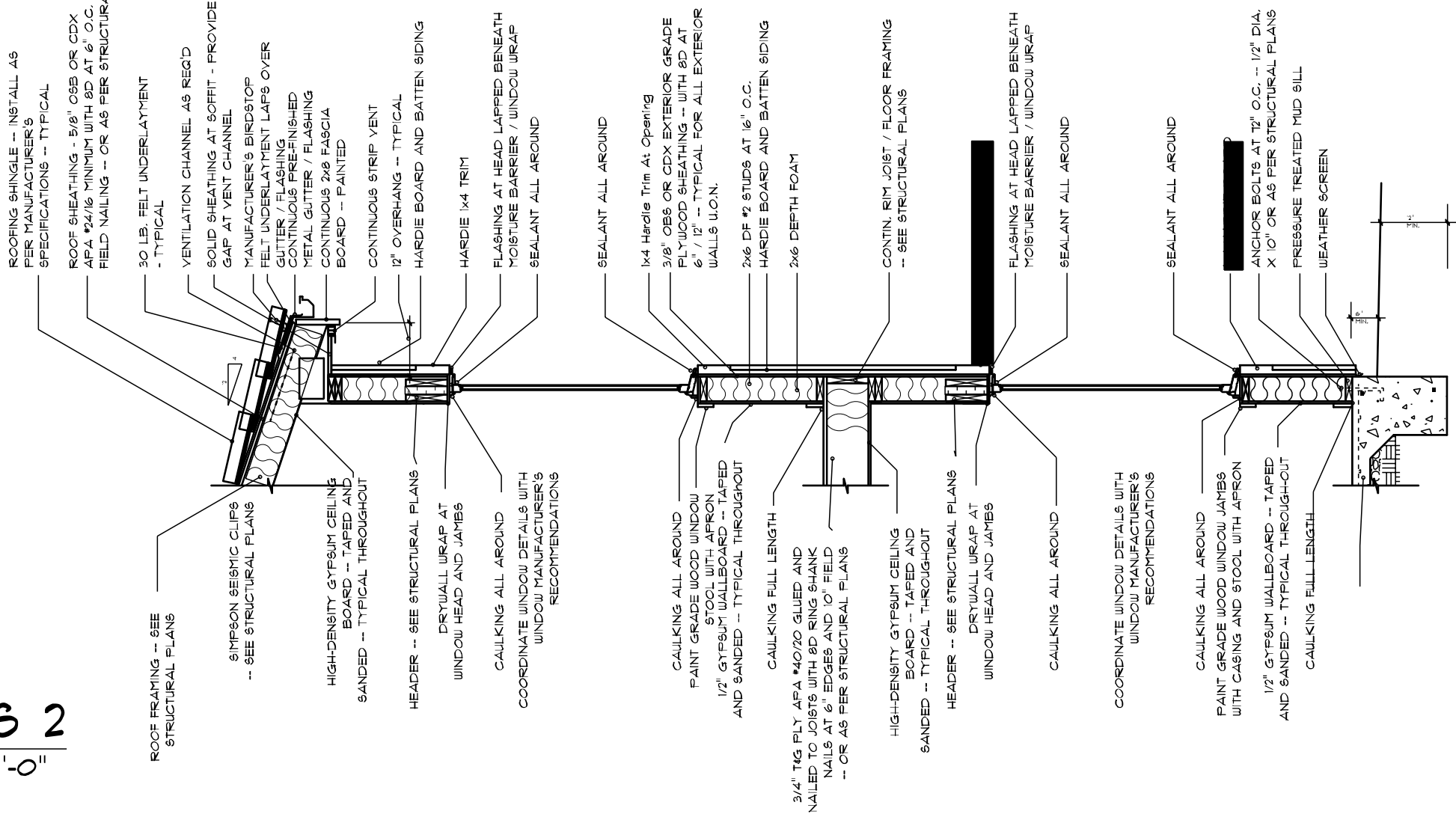
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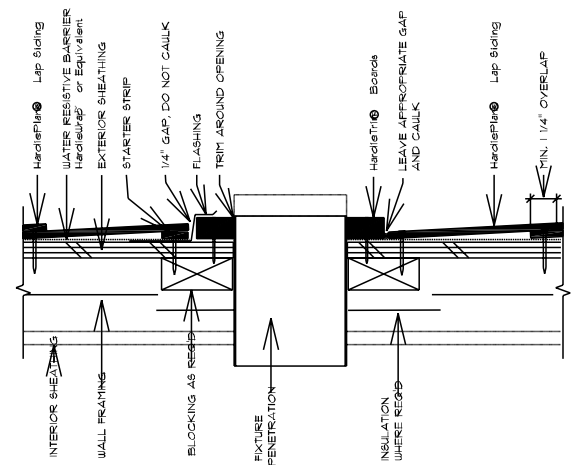
DETAILS 2

SCALE: 3/8" = 1'-0"



5 HORIZONTAL LAP VIEW

SCALE: 3/4" = 1'-0"



7 FIXTURE PENETRATION

SCALE: 3/4" = 1'-0"

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general notes and drawings 1

TABLE R802.5.1(1)—continued RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)												
RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf					DEAD LOAD = 20 psf					
		2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	
		Maximum rafter spans ^a										
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	
24	Douglas fir-larch	SS	9-1	14-4	18-10	23-9	Note b	9-1	13-3	16-10	20-7	23-10
	Douglas fir-larch	#1	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Douglas fir-larch	#2	8-2	11-11	15-1	18-5	21-4	7-0	10-4	13-0	15-11	18-6
	Douglas fir-larch	#3	6-2	9-1	11-6	14-1	16-3	5-4	7-10	10-0	12-2	14-1
	Hem-fir	SS	8-7	13-6	17-10	22-9	Note b	8-7	12-10	16-3	19-10	23-0
	Hem-fir	#1	8-5	12-4	15-8	19-2	22-2	7-4	10-9	13-7	16-7	19-3
	Hem-fir	#2	7-11	11-7	14-8	17-10	20-9	6-10	10-0	12-8	15-6	17-11
	Hem-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9
	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern pine	#2	7-4	11-0	10-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1
	Spruce-pine-fir	SS	8-5	13-3	17-5	21-8	25-2	8-4	12-2	15-4	18-9	21-9
	Spruce-pine-fir	#1	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#2	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9

Check sources for availability of lumber in lengths greater than 20 feet.
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. Where ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the following factors:

H_u/H_e	Rafter Span Adjustment Factor
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 or less	1.00

TABLE R802.4(1)—continued CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)					
CEILING JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 6 psf			
		2 × 4	2 × 6	2 × 8	2 × 10
		Maximum ceiling joist spans			
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
19.2	Douglas fir-larch	SS	11-3	17-8	Note a
	Douglas fir-larch	#1	10-10	17-0	Note a
	Douglas fir-larch	#2	10-7	16-8	21-4
	Douglas fir-larch	#3	8-9	12-10	16-3
	Hem-fir	SS	10-7	16-8	21-11
	Hem-fir	#1	10-4	16-4	Note a
	Hem-fir	#2	9-11	15-7	20-6
	Hem-fir	#3	8-7	12-6	15-10
	Southern pine	SS	11-0	17-4	Note a
	Southern pine	#1	10-7	16-8	22-0
	Southern pine	#2	10-2	15-7	19-8
	Southern pine	#3	8-0	11-9	14-10
	Spruce-pine-fir	SS	10-4	16-4	Note a
	Spruce-pine-fir	#1	10-2	15-11	21-0
	Spruce-pine-fir	#2	10-2	15-11	21-0
24	Spruce-pine-fir	#3	8-7	12-6	15-10
	Douglas fir-larch	SS	10-5	16-4	21-7
	Douglas fir-larch	#1	10-0	15-9	20-1
	Douglas fir-larch	#2	9-10	15-0	19-1
	Douglas fir-larch	#3	7-10	11-6	14-7
	Hem-fir	SS	9-10	15-6	20-5
	Hem-fir	#1	9-8	15-2	19-10
	Hem-fir	#2	9-2	14-5	18-6
	Hem-fir	#3	7-8	11-2	14-2
	Southern pine	SS	10-3	16-1	21-2
	Southern pine	#1	9-10	15-6	20-5
	Southern pine	#2	9-3	13-11	17-7
	Southern pine	#3	7-2	10-6	13-3
	Spruce-pine-fir	SS	9-8	15-2	19-11
	Spruce-pine-fir	#1	9-5	14-9	18-9
	Spruce-pine-fir	#2	9-5	14-9	18-9
	Spruce-pine-fir	#3	7-8	11-2	14-2

Check sources for availability of lumber in lengths greater than 20 feet.
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Span exceeds 26 feet in length.

TABLE R802.4(1) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)						
CEILING JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 6 psf				
		2 × 4	2 × 6	2 × 8	2 × 10	
		Maximum ceiling joist spans				
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	
12	Douglas fir-larch	SS	13-2	20-8	Note a	Note a
	Douglas fir-larch	#1	12-8	19-11	Note a	Note a
	Douglas fir-larch	#2	12-5	19-6	25-8	Note a
	Douglas fir-larch	#3	11-1	16-3	20-7	25-2
	Hem-fir	SS	12-5	19-6	25-8	Note a
	Hem-fir	#1	12-2	19-1	25-2	Note a
	Hem-fir	#2	11-7	18-2	24-0	Note a
	Hem-fir	#3	10-10	15-10	20-1	24-6
	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-5	19-6	25-8	Note a
	Southern pine	#2	11-10	18-8	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
	Spruce-pine-fir	SS	12-2	19-1	25-2	Note a
	Spruce-pine-fir	#1	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#2	11-10	18-8	24-7	Note a
16	Spruce-pine-fir	#3	10-10	15-10	20-1	24-6
	Douglas fir-larch	SS	11-11	18-9	24-8	Note a
	Douglas fir-larch	#1	11-6	18-1	23-10	Note a
	Douglas fir-larch	#2	11-3	17-8	23-4	Note a
	Douglas fir-larch	#3	9-7	14-1	17-10	21-9
	Hem-fir	SS	11-3	17-8	23-4	Note a
	Hem-fir	#1	11-0	17-4	22-10	Note a
	Hem-fir	#2	10-6	16-6	21-9	Note a
	Hem-fir	#3	9-5	13-9	17-5	21-3
	Southern pine	SS	11-9	18-5	24-3	Note a
	Southern pine	#1	11-3	17-8	23-10	Note a
	Southern pine	#2	10-9	16-11	21-7	25-7
	Southern pine	#3	8-9	12-11	16-3	19-9
	Spruce-pine-fir	SS	11-0	17-4	22-10	Note a
	Spruce-pine-fir	#1	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#2	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#3	9-5	13-9	17-5	21-3

EXAMPLE: Garage Door Header – Supporting Roof Loads Only
(See Table 5 on page 10)

Live Load = 20 psf

Dead Load = 10 psf

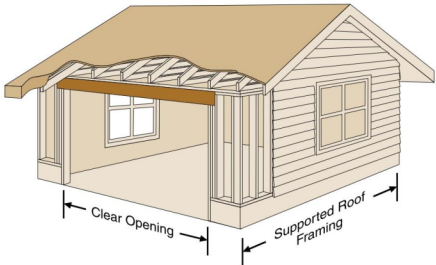
Load Duration Factor = 1.25

Span of Supported Roof Framing = 24'

Clear Opening = 10'

Southern Pine Header Selected: No.1 Southern Pine Lumber - (2) 2x12s or
(from Table 5) No.2 Southern Pine Lumber - (3) 2x10s or
24F-1.7E (V4) Southern Pine Glulam - 3-1/2" x 9-1/4"

Note: Detailed bracing may be required for wall sections less than 4' in length adjacent to garage door openings. Refer to the *Braced Wall Detail for Garage Door Header* illustration on page 6.



Header size is based on the load transferred from 1/2 the span of the supported roof framing, plus a 24" overhang.

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Span Notes

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Requirements for Use of Size Selection Tables

- These tables are for gravity loads only. Consult a registered design professional for wind and seismic load analysis and design.
- All tables are based on uniformly distributed loads only. Other loads, such as concentrated or unbalanced snow loads, have not been considered and must be analyzed separately.
- These tables are only applicable to members used under dry-service conditions where the moisture content in use is a maximum of 19% for lumber and less than 16% for glued laminated timber.
- The compression edge of the header or beam must be laterally supported at intervals of 24" or less. In addition, lateral support must be provided at bearing points.
- Design loads used to select a header or beam must be equal to or greater than the actual applied loads.
- Multiple-member headers and beams must be properly connected together. See page 5 for connection guidelines.
- These tables assume unbalanced glued laminated timber combinations used in simple-span applications. Balanced beam combinations with equal or greater design values may be substituted and used in either simple-span or continuous-span applications.
- These tables are only applicable to members used under ordinary ranges of temperature and occasionally heated in use up to 150° F.

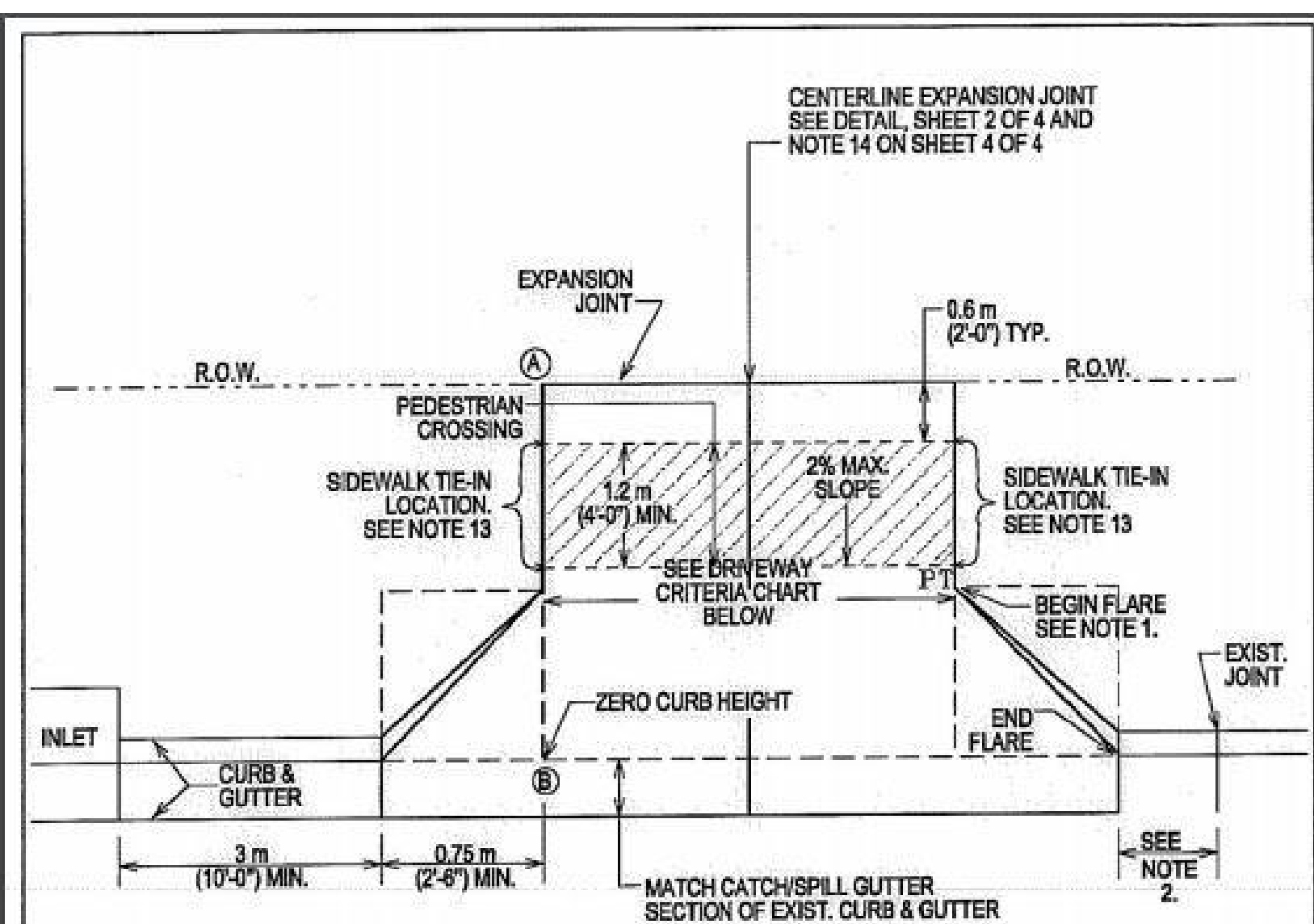
Southern Forest Products Association does not develop design values for either lumber or glued laminated timber. Accordingly, SFPA does not warrant the design values on which these tables are based, and assumes no liability for damage caused or contributed to by the use of such design values. In addition, SFPA and its members have no knowledge of the loads, spans, materials used, quality of workmanship, professional competence of the users, and other factors involved in specifying headers or beams for any given project; and accordingly, cannot, and do not, represent or warrant the performance in use of headers or beams incorporated into any particular construction project, and disclaim liability for injury or damage caused by the failure of a header or beam in use.

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SOUTHERN PINE HEADERS & BEAMS
2013 Edition

7



PLAN

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT A ABOVE POINT B IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (1/4" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
	MIN.	*OPT.	MAX.
SINGLE FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

*OPTIMUM

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		FLARED TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1A 1 OF 4

KLM DESIGN BUILD LIBERTY HILL TX 78642 PHONE: 512-927-7091 FAX: 512-927-7091 MOBILE: 512-927-7091 Construction@KLMDDESIGNBUILD	PAGE: 14 / 14	309 Laurel Valley PHONE: FAX: MOBILE:	
		DRAWN BY: SCALE: As Noted DATE: Thursday, June 3, 2021	Type 1 Driveway