



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 20, 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 20th day of July 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:

REMOTE ACCESS:

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

The City of West Lake Hills is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

Password: 387042

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 349 954 9035, Password: 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 July 20, 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 July 20, 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 May 18, 2022 Minutes.
 - b. Board of Adjustment and City Council Results.
3. Land Use 803 Westlake Drive: Discussion/Recommendation on an application for variances for side setback reduction, a conservation easement reduction, driveway setback encroachment and minimum lot width variance for a proposed subdivision. (West Lake Hills Code Section 22.03.281, Section 3.01.007, 22.03.249). Applicants Doyle and Colleen Moore.
4. Land Use 301 Buckeye Trail - Discussion/Recommendation on an application for variance to remove one tree of fourteen inches or greater (Tree #199 - 14" Live Oak) to remodel and expand an existing garage (Section 22.03.304 of the West Lake Hills Code). Applicant Ben Brieger.
5. Land Use 803 Forest View - Discussion/Recommendation on a variance application for a front setback encroachment (West Lake Hills Code Section 22.03.281). Applicants Sam and Katie Owen.
6. Land Use 300 Hillcrest Court - Discussion/Recommendation on an After-the-Fact variance to locate pool equipment in a setback. (West Lake Hills Code Section 22.03.281). Applicant Robert Stephen Homes.
7. Land Use 707 Butler Cove - Discussion/Recommendation on numerous after-the-fact tree removals, accessory structure in a side building setback and cut and fill in a setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code.) Applicant Justin Zucurelli.
8. Land Use 212 Buckeye Trail - Discussion/Recommendation on an encroachment into a building setback to replace old retaining walls. (Section 22.03.281 of the West Lake Hills Code.) Applicant Darush Rahmani.
9. Land Use 902 Yaupon Valley - Discussion/Recommendation on tree removals (Tree #3008 - 20" Cedar, Tree #3027 - 15" Cedar and Tree #3025 - 16" Live Oak) for construction of a single family residence. (Section 22.03.304 of the West Lake Hills Code.) Applicant Shayne Horne.
10. Land Use 706 Terrace Mountain - Discussion/Recommendation on variances to encroach a front building setback, fence height, cut and fill, front yard fence visibility, landscape wall in a building setback and removal of a 17" Cedar Tree for the construction of a new single family residence. (Sections 22.03.281, 22.03.173, 22.03.125, 22.03.173 and 22.03.304 of the West Lake Hills Code.) Applicant Ashley Knight.

11. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the July 20, 2022 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on 15th of July 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, May 18, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

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

Chairman Meisel reminds everyone we are trying to protect the integrity of our City.

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 March 16, 2021 Regular Meeting Minutes.
 - b. Board of Adjustment and City Council results.

VICE-CHAIRMAN PLEDGER MOVES TO APPROVE. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0) APPROVAL.

3. Land Use: 3421 Bee Cave Road. Discussion/recommendation on an application for variance requests to encroach in a driveway setback, encroach in a building setback, remove two trees with trunk diameters of fourteen inches or greater, exceed the maximum allowed cut and fill and retaining wall in the front setback and exceed the maximum allowed impervious cover (West Lake Hills Code Section 22.03.249, 22.03.281, 22.03.304, and 22.03.210). Applicant Ramon Aguirre.

Staff Briefing

Director Grundman gives the staff briefing and has updated site plans at the dais. Letters of support are also included in the packet.

Staff Recommendation: Approval on the driveway, tree, and cut and fill. Denial on the impervious cover with possible alternatives.

Presentation by Applicant

Ramon Aguirre is the property owner and introduces the engineers.

David Polkinghorn is an engineer. The property is O office and describes the current structure that was built in 1970 being replaced with a modern office building. We have implemented fire safety. The parking will be under the structure. We minimized the number of variances. Three sides are commercial. The cut and fill is for the detention pond. We

hope you find this reasonable.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Commissioner Maccini: I'm concerned it is design driven. I'm concerned about the trees for a new building.

Chairman Meisel: Every small lot has these problems.

Vice-Chairman Pledger: I commend the applicant for parking under the building.

Commissioner Bartoletti: I have sympathy for the applicant. I think it should be a Code adjustment.

Commissioner Vaughan: This is an example on residential wouldn't be approved. I don't have the same problems with Bee Cave Road. I agree with Commissioner Bartoletti.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND DENIAL FOR LACK OF HARDSHIP. COMMISSIONER MACCINI SECONDS. UNANIMOUS (4-0) DENIAL.

4. Land Use: 3312 Bee Cave Road: Discussion/recommendation on an application for a variance request to exceed the maximum allowed fence height for a new fence (West Lake Hills Code Section 22.03.173). Applicant Martin and Missy Taylor.

Staff Briefing

Director Grundman gives the Staff Briefing. Staff Recommendation: Approval due to improved landscaping.

Commissioner Maccini: Any screening behind the fence?

Presentation by Applicant

Margarita Padilla is representing the owners. We are changing out chain link. They want more privacy to increase height. On the corner side, that is a service drive for the shopping center.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Vice-Chairman Pledger: I'm not sure where the fence is?

Margarita: It is only at the main entrance and ends at the commercial property. It's a long driveway.

Vice-Chairman Pledger: Clarification. Is the fence on the property?

Margarita: Yes.

Commissioner Bartoletti: It's a reasonable request. This is an unusual situation.

Vice-Chairman Pledger: This an entry?

Commissioner Vaughan: What about 8' on the commercial side and 6' on the residential side?

Commissioner Maccini: I agree on the residential side.

Vice-Chairman Pledger: Variances have been approved under different circumstances. I don't see a variance on the residential side.

Chairman Meisel: 6' is a lot of fence.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND A 6' ON THE RESIDENTIAL SIDE AND 8' ON THE COMMERCIAL SIDE. COMMERCIAL MACCINI SECONDS. (2-2) PLEDGER AND MACCINI VOTE NO. VAUGHAN AND BARTOLETTI VOTE YES.

Vice-Chairman Pledger: This is a driveway entrance. MOVES TO RECOMMEND DENIAL WITH LACK OF HARDSHIP. COMMISSIONER MACCINI SECONDS. (2-2) PLEDGER AND MACCINI VOTE NO. VAUGHAN AND BARTOLETTI VOTE YES. CHAIRMAN BREAKS TIE WITH VOTE TO DENY. (3-2).

5. Land Use: 104 Westhaven Drive: Discussion/recommendation on an application for a variance request to exceed the maximum allowed impervious cover (West Lake Hills Code Section 22.03.281). Applicant John Brown.

Staff Briefing

Director Grundman gives the Staff Briefing. Staff Recommendation: Approval based on minimization of impervious cover.

Vice-Chairman Pledger: The cabana is in the buildable area?

Director Grundman: Yes.

Presentation by Applicant

John and Amy Brown are owners since 2020. We met with Davin Fillpot to help with the design to meet code.

Davin Fillpot: All improvements could be made but the impervious cover is the only issue.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Chairman Meisel: I keep seeing a shed in the setback?

Director Grundman: The shed, pool are existing non-conforming.

Commissioner Maccini: I appreciate the attempt to reduce. Having a hot tub is a design choice.

Commissioner Vaughan: This is reasonable.

Commissioner Bartoletti: I agree.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0) APPROVAL.

6. Land Use: **5902 Bee Cave Road**: Discussion/recommendation on an application for a variance request to encroach in a front setback, exceed the maximum allowable impervious cover and remove one tree with a trunk diameter of fourteen inches or greater (West Lake Hills Code Section 22.03.281 and 22.03.304). Applicant Hat Creek Burgers WLRE LLC (Scott Brown).

Staff Briefing

Director Grundman gives the staff briefing. Staff Recommendation: Approval due to improvements to site and tree replacement.

Commissioner Vaughan: This improves the site? What is the hardship?

Director Grundman: More usable space. The hardship is a tough one.

Presentation by Applicant

Kenny Watkins is with Bleyl Engineering. As stated, there is an 89 square foot increase. We need recycling space. The buildings will be under a single roof. This will match other restaurants.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Vice-Chairman Pledger: I like the proposal. I'm leaning favorable.

Commissioner Maccini: Again, I'm concerned about the tree for branding. I wish you could work around that tree.

Commissioner Bartoletti: I echo what Commissioner Maccini said. Replace with the appropriate replacements.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. VICE-CHAIRMAN PLEDGER SECONDS. AMENDED MOTION.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL OF SETBACK AND IMPERVIOUS COVER VARIANCES BUT DENY TREE VARIANCE. UNANIMOUS (4-0)

APPROVAL.

7. Land Use: **412 Ridgewood Road**: Discussion/recommendation on an application for variances to encroach in a side building setback and remove a tree with a trunk diameter of fourteen inches or greater (West Lake Hills Code Section 22.03.281 and 22.03.304). Applicant Gregg and Christine Machon.

Staff Briefing

Director Grundman: Staff briefing is given. Staff Recommendation: Approval.

Commissioner Maccini: A report on the Cedar Elm?

Vice-Chairman Pledger: An invoice is attached stating the recommendation of removal.

Presentation by Applicant

Christine Machon is the property owner. It was bought in June 2021. We have many changes that are mentioned in the application. We have no patio or storage. The tree is where the carport is. It was way over the impervious cover.

Commissioner Maccini: What is the material for the carport?

Christine: Posts with a cover. They are not large posts. This is a unique lot.

Public Hearing

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

Jim Reich owns 410 Ridgewood which is next door. We have lived here for 14 years. They are the 6th owner. They want to be a foot from the lot. She mentions parking. 7 years ago there was a variance for a garage and grass taken away. There are drainage issues. The impervious cover is so much. This is the house they chose. I can't see it.

Chairman Meisel closes the Public Hearing.

Deliberation and Action

Vice-Chairman Pledger: The addition is attractive. I've been on the other side. I have sympathy. I do have runoff issues.

Commissioner Bartoletti: Nice design but a deal breaker in the setback.

Chairman Meisel: Every property owner deserves protections by the city.

Commissioner Vaughan: We have approved carports before.

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

8. Land Use: **703 Loma Linda:** Discussion/recommendation on an application for a variance request to encroach into a building setback (West Lake Hills Code Section 22.03.281). Applicant Steven Johnson.

Staff Briefing

Director Grundman: Staff Briefing is given. Staff Recommendation: Approval.

Vice-Chairman Pledger: Will they retain or install new?

Director Grundman: New one.

Presentation by Applicant

Steven Johnson is the property owner. The current system has been removed. The new system will be a little further from the previous.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Commissioner Vaughan: This is the only variance?

Director Grundman: They did get tree variances.

Commissioner Maccini: Page 13, is that what is there? Page 14, is that what the new will be?

Director Grundman: It's more in line with the lot.

Commissioner Maccini: They are moving it away from the huge tree?

Director Grundman: Closer to the building. Two trees were approved because of the foundation.

Commissioner Maccini: This is design driven. No hardship.

Commissioner Bartoletti: Only 5' in the setback?

Director Grundman: Fields can encroach; tanks cannot.

Chairman Meisel: Septic fields are bad. This is a new tank.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL. VICE-CHAIRMAN PLEDGER SECONDS. APPROVED (3-0). COMMISSIONER MACCINI ABSTAINED.

9. Land Use: **1407 Wildcat Hollow:** Discussion/recommendation on an application for variances to encroach in a side building setback, excavate/grade in the front setback and to exceed the maximum allowed impervious cover (West Lake Hills Code Section 22.03.170 and 22.03.281). Applicants Andrew and Katilyn Coney.

Staff Briefing

Director Grundman: Staff briefing is given. **Staff Recommendation:** Approval for safety and access to the lot.

Presentation by Applicant

Andrew and Kaitlyn Coney are the property owners. The parking is dangerous. We want 180 degrees to move the car safely. This is the best solution without effecting trees.

Kaitlyn: Safety is the main issue.

Public Hearing

All Persons Wishing to Speak for or Against Shall be Heard. Being none, the Public Hearing is closed.

Deliberation and Action

Vice-Chairman Pledger: This is a very elegant solution with little impact.

Commissioner Vaughan: I share your opinion.

Commissioner Bartoletti: I agree.

Chairman Meisel: Reduce the length. Planting is recommended. I'm concerned about the safety.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) APPROVAL.

Commissioner Bartoletti: The impervious cover breakdown shall be in the packet.

10. Adjournment

CHAIRMAN MEISEL ADJOURNS THE MEETING AT 8:31 P.M.

DRAFT



**BUILDING & DEVELOPMENT SERVICES DEPARTMENT
BOARD OF ADJUSTMENT AND CITY COUNCIL
ACTION REPORT**

JULY 20, 2022

Agenda Item: Consent Agenda: Board of Adjustment and City Council Results

Requested Action: No action required.

Background & Purpose:

At the September 15, 2021, Zoning and Planning Commission a request was made for staff to provide the results of items from the Board of Adjustment and City Council on items that were discussed and reviewed by the Zoning and Planning Commission.

Items on May ZAPCO Agendas	ZAPCO Recommendation	City Council/BOA Action
3312 Bee Cave Road (Fence)	Denial	Approved
104 Westhaven Drive (Impervious Cover)	Approval	Approved
5902 Bee Cave Road (Setbacks, Imp Cov)	Partial Approval	Approved
3421 Bee Cave Road (Multiple Variances)	Denial	Approved
412 Ridgewood Road (Setback)	Denial	Approved
1407 Wildcat Hollow (Setback, Cut/Fill)	Approval	Approved
703 Loma Linda (Setback)	Approval	Approved

Should any ZAPCO Commissioner have any questions or feedback on the report, please contact the Interim City Administrator.



**SIDE SETBACK, CONSERVATION EASEMENT, DRIVEWAY SETBACK AND LOT WIDTH VARIANCES
STAFF REPORT**

JULY 20, 2022

Project Address: 803 Westlake Drive (Moore Tract)

Project Number: 2022-1064

Agenda Item: Land Use: **803 Westlake Drive:** Discussion/Recommendation on an application for variances for side setback reduction, a conservation easement reduction, driveway setback encroachment and minimum lot width variance for a proposed subdivision. (West Lake Hills Code Section 22.03.281, Section 3.01.007, 22.03.249). Applicants Doyle and Colleen Moore.

Applicant Information: Doyle and Colleen Moore (Paul Linehan – Landscape Architect)

Hearing Dates:

June 15, 2022,	ZAPCO (meeting cancelled)
July 20, 2022,	ZAPCO
July 27, 2022,	Board of Adjustment

Location: The subject property is located on Westlake Drive, between Buckeye Trail and Carrara Drive.

Property Information, Zoning & Site Characteristics:

Owner: Doyle and Colleen Moore
Legal Description: Abstract 21 Survey 1 Sparks W, 7.829 Acres
Lot Size: 7.829 acres (3415,031.24 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

The applicant has submitted a variance request with four proposed variances:

- Side Setback- to reduce the side setbacks from 25-feet to 15-feet per the provided concept plan.
- Conservation Easement – request is to reduce the required 50-foot conservation easement on the north side of the lot from 50-feet to 40-feet. The applicant has proposed to increase the easement on the south side from 50-feet to 60-feet.
- Lot Width – deviation from the minimum lot width of 150 feet.
- Driveway Setback – deviation from the required 30-foot driveway setback.

This application is tied to an agreement in 1972 with the Moore's and the City of West Lake Hills, where the city would grant a variance to allow 8 lots.

This variance request is tied to an upcoming subdivision application for seven (7) lots. There is currently a lawsuit pending against the City of West Lake Hills regarding this property as well.

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 – *“Development on the overall property is limited due to the presence of floodplain in the rear and additional space in the front required to provide joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size and protecting specific trees. We believe reducing the minimum side setback from 25' to 15' is reasonable. Moore Estates Subdivision proposes 7 lots (reduced from originally proposed 8 lots), to include a joint use access driveway to reduce the number of driveway locations on Westlake Drive, benefitting the health, safety, and welfare of this area.”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“We propose to retain all protected trees. All trees required for removal to provide residential buildable area on each lot are not classified as protected trees. This subdivision proposes to adverse effects to the existing floodplain.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“This property is currently associated with an ongoing lawsuit (Cause No. D-1-GN-21-002632) to alleviate certain subdivision requirements and allow development of this property in accordance with the Code of Ordinances as much as possible.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“We are proposing a 10-foot reduction in the minimum side setback, from 25 feet to 15 feet. Development on the overall property is limited due to the presence of floodplain in the rear and additional space in the front required to provide joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size and protecting specific trees.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“This is a minimal change in side setback for a subdivision of 7 lots on a private joint-access driveway, which will reduce the number of driveway locations on Westlake Drive and benefit the health, safety and welfare in this area. Each lot will retain sufficient protected trees, will retain the minimum one-acre lot size per R-1 district, and not adversely affect the existing drainage easement / floodplain.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“This is a minimal change in side setback for a subdivision of 7 lots on a private joint-access driveway, which will reduce the number of driveway locations on Westlake Drive and benefit the health, safety and welfare in this area. Each lot will retain sufficient protected trees, will retain the minimum one-acre lot size per R-1 district, and not adversely affect the existing drainage easement / floodplain.”*

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 is the first step towards a future subdivision on the lot that would be seven (7) lots.

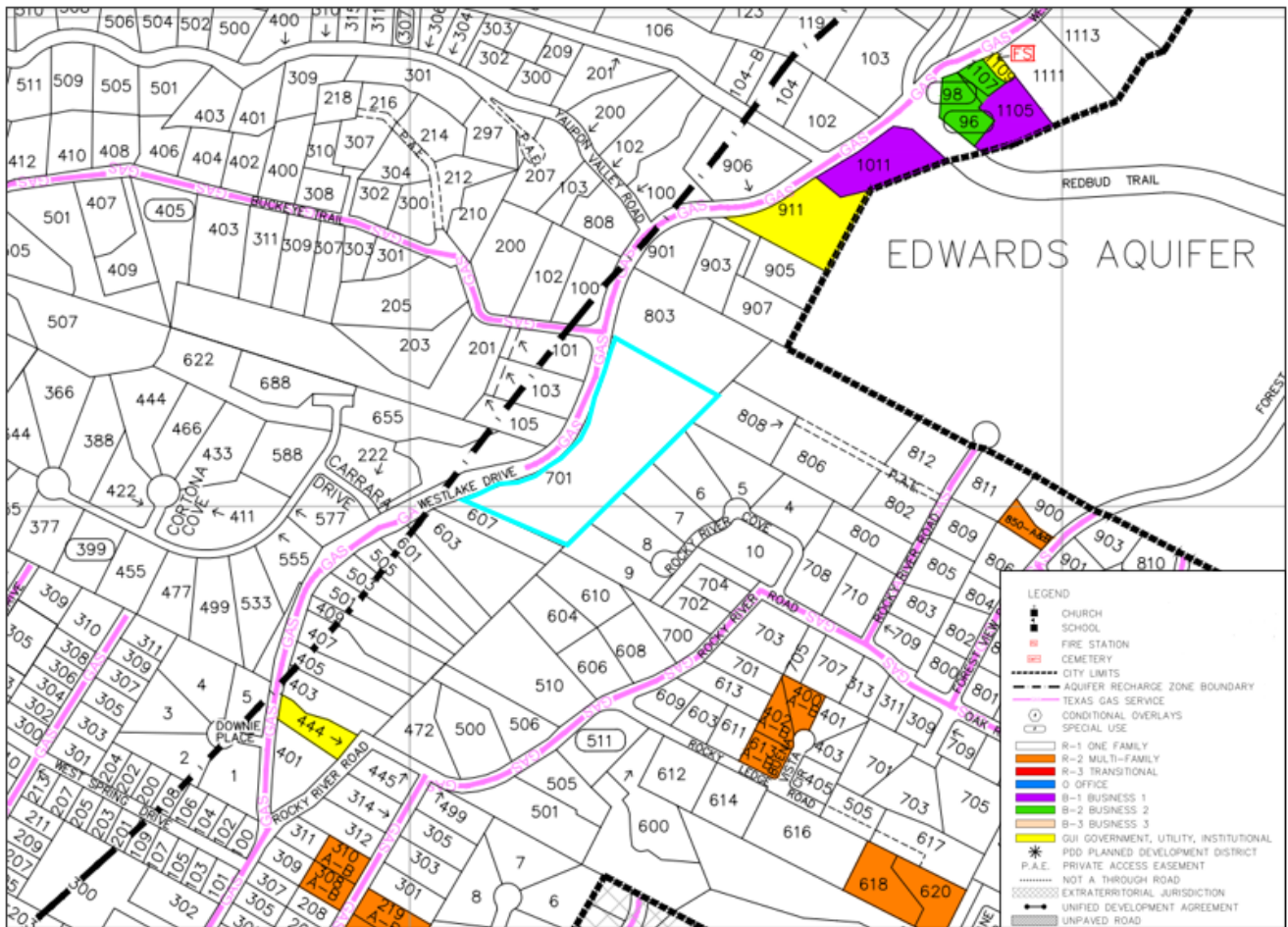
Comprehensive Planning Analysis

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

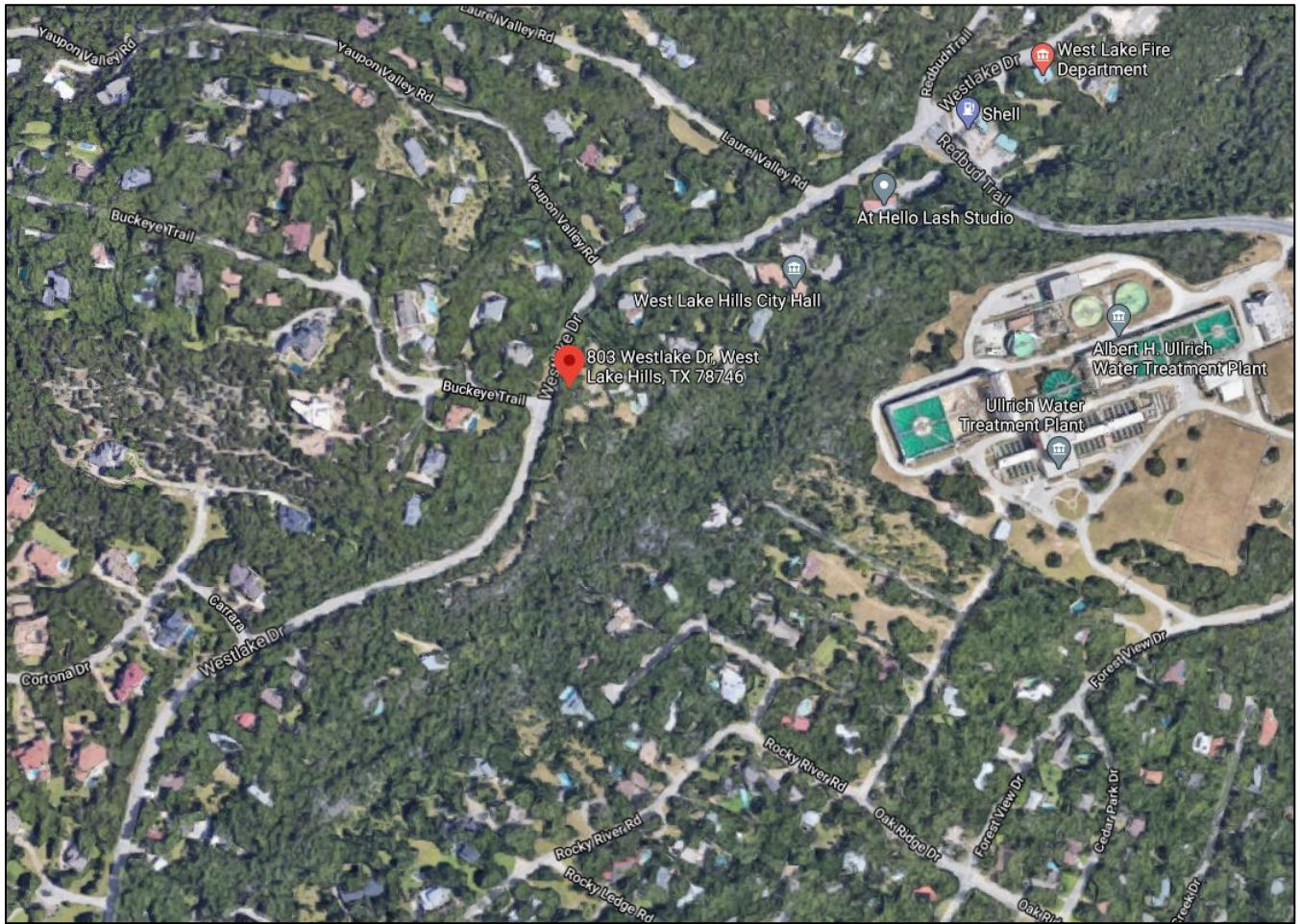
Staff Recommendation**Links to Relevant Code:**

- | | |
|---|--|
| • <u>Sec. 22.03.281</u> | <u>Schedule of Regulations</u> |
| • <u>Sec. 22.03.514</u> | <u>Criteria and process required for granting variance</u> |
| • <u>Sec. 22.03.249</u> | <u>Driveway, Parking and Loading Area Setbacks</u> |
| • <u>Sec. 36.01.007(f)(1)</u> | <u>Plat Preparation, Contents and Submittal</u> |

ZONING MAP



AERIAL PHOTO



June 24, 2022

Ashby Grundman, AICP
City of West Lake Hills
Director of Building and Development Services

Re: Moore Estates Subdivision
Agreement Summary Letter and Variance Request

Dear Ashby:

Land Strategies, Inc., on behalf of the property owner, respectfully submits the following information to act as a summary letter for the agreement associated with the referenced Moore Estates Subdivision, located at the intersection of West Lake Drive and Buckeye Trail. This letter also provides information specific to the building setback variance being proposed with this subdivision.

Site History and General Information

On February 10, 2021, the Moore Estates Subdivision was submitted for review. To-date, no response or comment report has been provided by the City in this regard.

On October 11, 2021, the property owner's attorney filed Cause No. D-1-GN-21-002632 against the City of West Lake Hills. To-date, no response or comment report has been provided by the City in this regard.

Section 20.03.017(b) of the Code of Ordinances states that, "...the city and the property owner may, at any time, enter into a development agreement ... to the extent authorized by law, modifies the determination and the applicable development regulations to be applied to the project. The issue of which rules apply to a permit application may be resolved by mutual agreement. The agreement may contain special terms and conditions, as deemed necessary to protect the public interest." Based on this allowance, we continue to coordinate and negotiate a development agreement with the City of West Lake Hills to govern subdivision of the subject property, as provided in previous documentation and exhibits, and as included with this agreement summary letter.

The property owner's consultant team has been working with City of West Lake Hills staff for several months to come to an equitable agreement for the proposed Moore Estates Subdivision, which is proposed to decrease the total number of lots from the original submittal, and providing justification for a minor variance to side setback regulations. That information is detailed below. All of this coordination has been done in good faith toward the goal of finalizing a Moore Estates Subdivision Agreement, in accordance with Section 20.03.017(b), described above.

Requested Variance (1): Side Setback

Attached please find Exhibits C and D for inclusion in the agreement document. Exhibit C reflects the lot layout, joint use access driveway, acreage information per lot, the proposed 15-foot side setback (please see variance information below), and proposed building pad locations. Exhibit D reflects a list of the trees proposed for removal for each lot.

Variance Request: Findings of Fact (1): Side Setback

I, Paul Linehan, am the applicant's representative specific to this variance request. On behalf of the property owner, I request a variance from Section 22.03.281(b) of the Code of Ordinances requiring a minimum 25-foot side setback for the R-1 zoning district. With this subdivision, we request a minimum 15-foot side setback. This variance is justified due to the following site elements:

1. Development on the overall property is limited due to the presence of floodplain in the rear of the property, as well as additional space in the front of the property required to provide the joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size and protecting specific trees. Therefore, we believe reducing the minimum side setback from 25 feet to 15 feet is reasonable in this situation. Note on the attached Exhibit C, all trees shown in green are protected trees; Exhibit D reflects the only trees proposed for removal on each lot to provide sufficient developable area.
2. The Moore Estates Subdivision proposes a total of 7 lots (reduced from the originally proposed 8 lots), to include a joint use access driveway. This joint use access driveway will reduce the number of driveway locations on Westlake Drive, which will benefit the health, safety and welfare of this area of the City.

Requested Variance (2): Conservation Easement

Exhibit C and the Final Plat (Exhibit B) reflects the requested conservation easement required for subdivisions greater than five (5) acres in size. However, due to the site information described below, this site cannot accommodate the required 50-foot conservation easement on both sides of the overall property.

Variance Request: Findings of Fact (2): Conservation Easement

I, Paul Linehan, am the applicant's representative specific to this variance request. On behalf of the property owner, I request a variance from Section 36.01.007(f)(2)(F)(v) of the Code of Ordinances requiring a 50-foot undisturbed conservation easement for all subdivisions larger than five (5) acres. While the western undisturbed conservation easement meets the 50-foot width requirement, with this subdivision, we request a variance to allow a combination of a 40-foot undisturbed conservation easement on the northern boundary and a 60-foot undisturbed conservation easement on the southern boundary; collectively, these two undisturbed conservation easements will total 100 feet in width, which is the general intent of the referenced code section. This variance is justified due to the following site elements:

1. Development on the overall property is limited due to the presence of floodplain in the rear of the property, as well as additional space in the front of the property required to provide the joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size and protecting specific trees. Therefore, we believe altering the undisturbed conservation easements to a 40-foot and 60-foot easement area as described above will allow the subdivision to meet the intent of this code section.

2. It is important to note that approximately 58.3% of the site is encumbered with floodplain (approximately 2.87 acres) and setbacks (approximately 2.04 acres for the joint-use driveway setback). The undisturbed conservation easement area will be located on portions of proposed Lot 1 and proposed Lot 7.

Requested Variance (3): Minimum Lot Width

Reflected on Exhibit C and the proposed Final Plat (Exhibit B) are the proposed lot widths for each lot. Lots 1, 2, 3, and 4 cannot meet the minimum lot width requirement of 150 feet for property in the R-1 zoning district. While the widths of these lots are narrow at the front, they do widen in the rear and buildable area.

Variance Request: Findings of Fact (3): Minimum Lot Width

I, Paul Linehan, am the applicant's representative specific to this variance request. On behalf of the property owner, I request a variance from Section 22.03.281(b) of the Code of Ordinances requiring a minimum 150-foot minimum lot width for the R-1 zoning district. With this subdivision, we request a minimum 60-foot lot width for Lots 1, 2, 3, and 4. This variance is justified due to the following site elements:

1. Development on the overall property is limited due to the presence of floodplain in the rear of the property, the need to protect specific trees, and additional space in the front of the property required to provide the joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size. Therefore, we believe reducing the minimum lot width from 150 feet to 60 feet is reasonable in this situation. Note on the attached Exhibit C, all trees shown in green are protected trees; Exhibit D reflects the only trees proposed for removal on each lot to provide sufficient developable area.

Requested Variance (4): Minimum Driveway Setback

Reflected on Exhibit C are the proposed driveway locations for each lot. Lots 1 and 2 cannot meet the minimum driveway setback from side lot lines of 30 feet for property in the R-1 zoning district, due to the restricted width of the lots as described in variance #3 above.

Variance Request: Findings of Fact (4): Minimum Driveway Setback

I, Paul Linehan, am the applicant's representative specific to this variance request. On behalf of the property owner, I request a variance from Section 22.03.249(b)(2) of the Code of Ordinances requiring a minimum 30-foot driveway setback from property lines for the R-1 zoning district. With this subdivision, we request a minimum 10-foot driveway setback for Lots 1 and 2, in order to allow for a potential joint-use driveway between these two lots. This variance is justified due to the following site elements:

1. Development on the overall property is limited due to the presence of floodplain in the rear of the property, the need to protect specific trees, and additional space in the front of the property required to provide the joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size. Additionally, in order to retain the protected trees, access to Lots 1 and 2 may require a joint-use driveway, which will require reducing the driveway setback distance. Therefore, we believe reducing the minimum driveway setback from 30 feet to 10 feet is reasonable in this situation for Lots 1 and 2. Note on the attached Exhibit C, all trees shown in green are protected trees; Exhibit D reflects the only trees proposed for removal on each lot to provide sufficient developable area.

Please feel free to contact me with any questions or should you need additional information.

Best regards,

A handwritten signature in black ink, appearing to read "Paul W. Linehan". The signature is fluid and cursive, with a large initial "P" and "L".

Paul W. Linehan, ASLA
President

Attachments

cc: Frosty Moore, property owner
cc: Robert (Ric) Thompson, P.E., Thompson Land Engineering, LLC



May 31, 2022

Ashby Grundman, AICP
City of West Lake Hills
Director of Building and Development Services

Re: Moore Estates Subdivision
Agreement Summary Letter and Variance Request

Dear Ashby:

Land Strategies, Inc., on behalf of the property owner, respectfully submits the following information to act as a summary letter for the agreement associated with the referenced Moore Estates Subdivision, located at the intersection of West Lake Drive and Buckeye Trail. This letter also provides information specific to the building setback variance being proposed with this subdivision.

Site History and General Information

On February 10, 2021, the Moore Estates Subdivision was submitted for review. To-date, no response or comment report has been provided by the City in this regard.

On October 11, 2021, the property owner's attorney filed Cause No. D-1-GN-21-002632 against the City of West Lake Hills. To-date, no response or comment report has been provided by the City in this regard.

Section 20.03.017(b) of the Code of Ordinances states that, "...the city and the property owner may, at any time, enter into a development agreement ... to the extent authorized by law, modifies the determination and the applicable development regulations to be applied to the project. The issue of which rules apply to a permit application may be resolved by mutual agreement. The agreement may contain special terms and conditions, as deemed necessary to protect the public interest." Based on this allowance, we continue to coordinate and negotiate a development agreement with the City of West Lake Hills to govern subdivision of the subject property, as provided in previous documentation and exhibits, and as included with this agreement summary letter.

Attached please find Exhibits C and D for inclusion in the agreement document. Exhibit C reflects the lot layout, joint use access driveway, acreage information per lot, the proposed 15-foot side setback (please see variance information below), and proposed building pad locations. Exhibit D reflects a list of the trees proposed for removal for each lot.

The property owner's consultant team has been working with City of West Lake Hills staff for several months to come to an equitable agreement for the proposed Moore Estates Subdivision, which is proposed to decrease the total number of lots from the original submittal, and providing justification for a minor variance to side setback regulations. That information is detailed below. All of this coordination has been done in good faith toward the goal of finalizing a Moore Estates Subdivision Agreement, in accordance with Section 20.03.017(b), described above.

Variance Request : Findings of Fact

I, Paul Linehan, am the applicant's representative specific to this variance request. On behalf of the property owner, I request a variance from Section 22.03.281(b) of the Code of Ordinances requiring a minimum 25-foot side setback for the R-1 zoning district. With this subdivision, we request a minimum 15-foot side setback. This variance is justified due to the following site elements:

1. Development on the overall property is limited due to the presence of floodplain in the rear of the property, as well as additional space in the front of the property required to provide the joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size and protecting specific trees. Therefore, we believe reducing the minimum side setback from 25 feet to 15 feet is reasonable in this situation. Note on the attached Exhibit C, all trees shown in green are protected trees; Exhibit D reflects the only trees proposed for removal on each lot to provide sufficient developable area.
2. The Moore Estates Subdivision proposes a total of 7 lots (reduced from the originally proposed 8 lots), to include a joint use access driveway. This joint use access driveway will reduce the number of driveway locations on Westlake Drive, which will benefit the health, safety and welfare of this area of the City.

Please feel free to contact me with any questions or should you need additional information.

Best regards,



Paul W. Linehan, ASLA
President

Attachments

cc: Frosty Moore, property owner
cc: Robert (Ric) Thompson, P.E., Thompson Land Engineering, LLC

WARRANTY DEED

FILM CODE

00005680722

Date: January 28, 1998

Grantor: Doyle H. Moore and wife, Colleen N. Moore

Grantor's Mailing Address (including county):

803 Westlake Drive
Austin, Travis County, Texas 78746

Grantee: Doyle H. Moore and Colleen Bohn Moore, Trustees of the Moore Family Trust, Under Trust Agreement of even date herewith

Grantee's Mailing Address (including county):

803 Westlake Drive
Austin, Travis County, Texas 78746

Consideration:

Partial funding of a revocable management trust for the benefit of Grantors

Property (including any improvements):

A 2.89 acre tract of land, more or less, out of a 9 acre tract in the Wilkinson Sparks Survey Number 4, in Travis County, Texas, as set out in deed to Doyle H. Moore and wife Colleen N. Moore recorded in Vol. 1342, Page 161, Travis County Deed Records;

AND

A 5.11 acre tract of land, more or less, out of a 9.0 acre tract in the Wilkinson Sparks Survey Number 4, in Travis County, Texas, as set out in deed to Doyle H. Moore recorded in Vol. 1741, Page 118, Travis County Deed Records;

LESS THE

0.058 acres, more or less, out of said tracts which was conveyed to the City of West Lake Hills, Texas by Right-Of Way Deed dated October 24, 1972 of record in Volume 4434 at page 1113 of the Deed Records of Travis County, Texas;

AND LESS THE

0.021 acres, more or less, and the 0.046 acres, more or less, out of said tracts which were conveyed to the City of West Lake Hills, Texas by Right-Of Way Deed dated October 26, 1972 of record in Volume 4434 at page 1111 of the Deed Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, including liens and conveyances, that affect the property; taxes for 1998, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

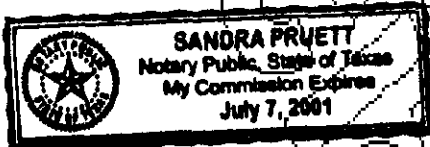
Doyle H. Moore
DOYLE H. MOORE

Colleen N. Moore
COLLEEN N. MOORE

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 28th day of January, 1998, by Doyle H. Moore and Colleen N. Moore.



Sandra Pruett
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rinehart & Pruett
9300 Research Blvd.
Suite 300
Austin, Texas 78759

PREPARED IN THE LAW OFFICE OF:

Rinehart & Pruett
9300 Research Blvd.
Suite 300
Austin, Texas 78759

FILED
98 FEB -3 PM 2:07
DANA DEDEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED in the Volume and Page of the
named RECORDS of Travis County, Texas, on

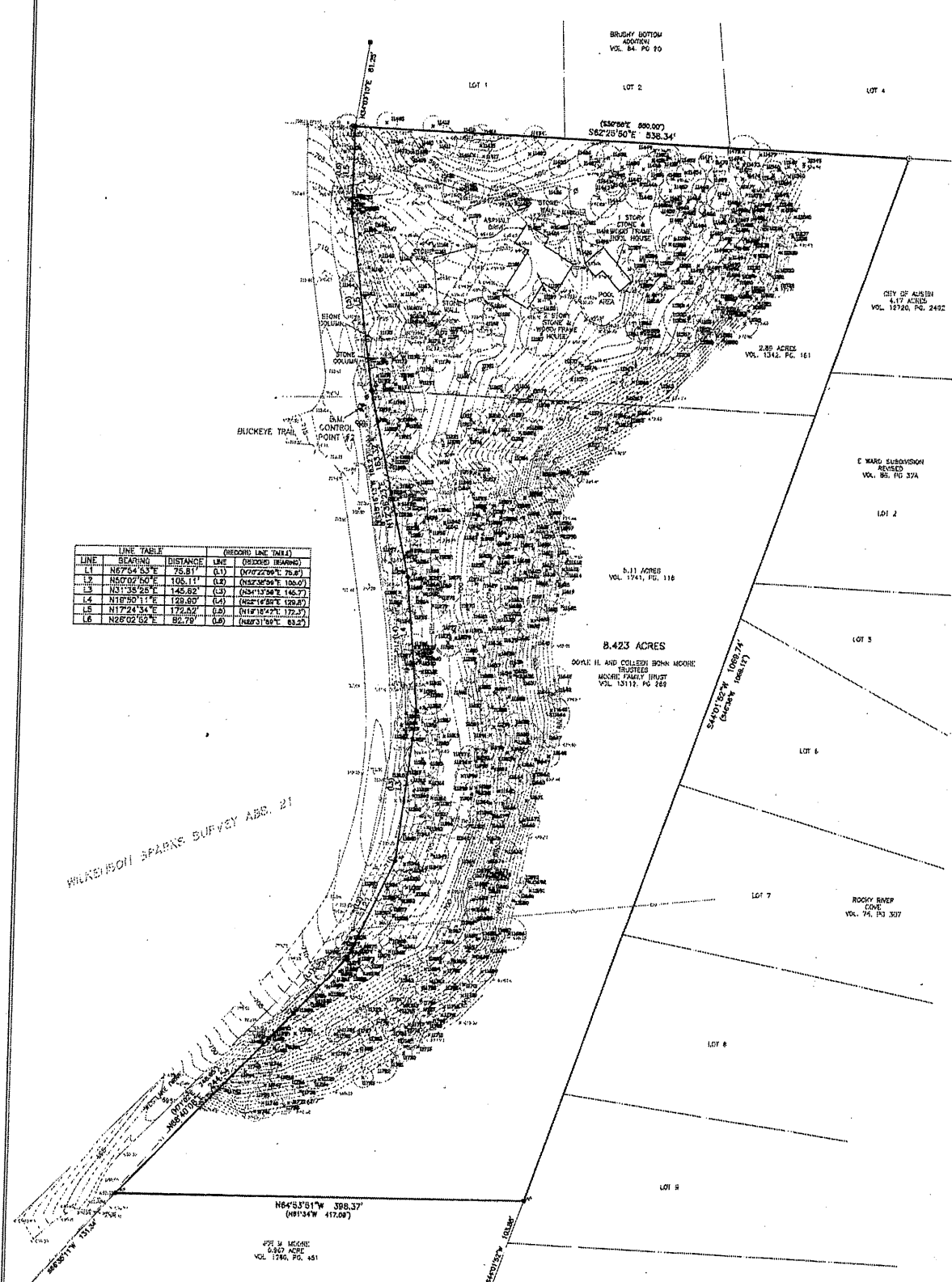
FEB 3 1998



COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIPT#: 000897440 TRANS#: 01726 DEPT: REGULAR RECORD \$11.00
CASHIER: KHTUC FILE DATE: 2/3/98 TRANS DATE: 2/3/98
PAID BY: CHECK# 20400

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS



LINE TABLE		(RECORD LINE DATA)	
LINE	BEARING	DISTANCE	LINE (RECORD BEARING)
1	N77°44'33"E	75.51'	(1) N77°22'56"E 75.8'
2	N50°02'50"E	105.11'	(2) N52°30'30"E 105.0'
3	N31°35'25"E	145.82'	(3) N34°13'30"E 146.7'
4	N16°50'11"E	129.60'	(4) N22°14'50"E 120.8'
5	N17°24'34"E	172.52'	(5) N18°42'17"E 172.5'
6	N26°02'52"E	85.79'	(6) N45°31'40"E 85.2'

SCALE: 1" = 50'

GRAPHIC SCALE

50 75 0 50

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAMARRAL" CAP FOUND
- 1/2" IRON PIPE FOUND
- CONTROL POINT/BENCHMARK LOCATION
- UTILITY POLE
- OUT WIRE
- OVERHEAD UTILITIES
- TELEPHONE UTILITY
- GROUNDWATER
- BDN

BENCHMARK INFORMATION:

BM 423 (this set on the east side of Westlake Dr. at the NW corner of Buckeye Trail +/- 5' from edge of asphalt)

ELEVATION = 810.34'

VERTICAL DATUM: NAVD 83 (GEOID 128)

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (DADED), INITIAL ZONE, BASED ON GPM SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS), ON-LINE POSITIONING SYSTEM SERVICE (OPUS) FOR CHAMARRAL CONTROL POINT 21.

600 NAV SET

SURFACE COORDINATES:

N 10075317.84

E 3095754.07

TEXAS STATE PLANE COORDINATES:

N 10075310.03

E 3095448.53

ELEVATION = 812.35'

VERTICAL DATUM: NAVD 83 (GEOID 128)

COMBINED SCALE FACTOR = 0.999999010 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

TIEH ANGLE 0°00'00"



LAND STRATEGIES INC.

1983 - 2022
39
YEARS OF EXPERIENCE

1411 W. 5TH ST.
SUITE 100
AUSTIN, TX 78703
PH: (512) 328-6050
FAX: (512) 328-6172

THIS DOCUMENT IS
INCOMPLETE AND MAY NOT BE
USED FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

NOTES:

FROSTY MOORE WESTLAKE

EXHIBIT C

LSI # 2073

REVISIONS

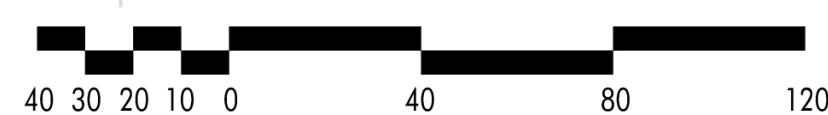
SET ISSUED
05.25.2022
DRAWN BY
DM
SHEET NAME

SHEET



LEGEND

- EXISTING TREE
- EXISTING PROTECTED TREE
- REMOVED TREE
- COMMON DRIVEWAY
- PRIVATE DRIVEWAY
- FENCE
- EROSION SEDIMENTATION CONTROL
- BUILDING AREA



SCALE: 1" = 40'

EXHIBIT D

INDIVIDUAL LOT TREE CALCULATIONS

(W/O CEDAR, HACKBERRY, & CHINA BERRY)

FROSTY MOORE WESTLAKE

TREE NO.	TREE TYPE	TREE REMOVED (CAL. IN.)	TREE NO.	TREE TYPE	TREE REMOVED (CAL. IN.)
11432	CEDAR ELM	9.0	11680	LIVE OAK	8.0
11409	CEDAR ELM	8.0	11681	LIVE OAK	9.0
11440	CEDAR ELM	7.0	11683	LIVE OAK	10.0
11442	LIVE OAK	9.0	TOTAL TREES REMOVED LOT 7= 27.0		
11446	LIVE OAK	9.0	GRAND TOTAL TREES REMOVED= 576.5 (CAL. IN.)		
11447	LIVE OAK	10.0			
11464	LIVE OAK	12.0			
11463	LIVE OAK	10.0			
11495	LIVE OAK	7.0			
11497	CEDAR ELM	9.0			
11499	CEDAR ELM	11.0			
TOTAL TREES REMOVED LOT 1=		101.0 (CAL. IN.)			
11159	LIVE OAK	9.0			
11162	LIVE OAK	13.0			
11148	LIVE OAK	7.0			
11150	LIVE OAK	12.0			
11424	LIVE OAK	12.0			
11421	LIVE OAK	6.0			
11507	LIVE OAK	7.0			
11508	LIVE OAK	9.0			
11512	LIVE OAK	6.0			
11560	LIVE OAK	13.0			
11559	LIVE OAK	12.0			
11561	LIVE OAK	7.0			
TOTAL TREES REMOVED LOT 2=		116.0 (CAL. IN.)			
11165	LIVE OAK	7.0			
11163	SPANISH OAK	9.0			
11166	LIVE OAK	9.0			
11167	LIVE OAK	11.0			
11168	LIVE OAK	9.0			
11169	LIVE OAK	10.0			
11185	LIVE OAK	12.0			
11184	LIVE OAK	7.0			
11183	LIVE OAK	11.0			
11182	LIVE OAK	10.0			
TOTAL TREES REMOVED LOT 3=		95.0 (CAL. IN.)			
11197	LIVE OAK	10.0			
11199	LIVE OAK	12.0			
11234	LIVE OAK	17.5			
11215	LIVE OAK	9.0			
11213	LIVE OAK	13.0			
11214	LIVE OAK	9.0			
11179	LIVE OAK	11.0			
11243	SPANISH OAK	8.0			
11213	LIVE OAK	13.0			
TOTAL TREES REMOVED LOT 4=		102.5 (CAL. IN.)			
11239	LIVE OAK	8.0			
11236	LIVE OAK	9.0			
11271	LIVE OAK	7.0			
11340	LIVE OAK	6.0			
11332	LIVE OAK	6.0			
11333	LIVE OAK	8.5			
11249	SPANISH OAK	11.0			
11602	SPANISH OAK	11.0			
11600	LIVE OAK	7.0			
11251	CEDAR ELM	10.0			
11273	LIVE OAK	6.0			
TOTAL TREES REMOVED LOT 5=		95.5 (CAL. IN.)			
11288	LIVE OAK	12.0			
11296	CEDAR ELM	6.0			
11297	CEDAR ELM	8.0			
11298	CEDAR ELM	7.0			
11299	CEDAR ELM	6.0			
TOTAL TREES REMOVED LOT 6=		39.5 (CAL. IN.)			



SNEED, VINE & PERRY
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
ESTABLISHED 1926

2705 BEE CAVE ROAD, SUITE 160
AUSTIN, TEXAS 78746

TELEPHONE (512) 476-6955

FACSIMILE (512) 476-1825

Writer's Direct Dial:
(512) 494-3135

Writer's e-mail address:
[REDACTED]

July 14, 2022

Via email only AGrundman@westlakehills.gov

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

Re: 7.829 Acres Located at 803 Westlake Drive ("Property"); Three Zoning Variance Applications; ("Variance Requests"); City Project No. 2022-1064

Dear Mayor and Members of the Board of Adjustment:

This firm represents Randy Lee and George Peyton with respect to the above referenced Variance Requests being requested by Doyle and Colleen Moore (collectively, the "Applicant"). According to the June 24, 2022 letter from Paul Linehan of Land Strategies ("Linehan Letter"), the Applicant is requesting three variances to zoning regulations regarding lot width, side setback, and driveway setback in the R-1 Zoning District ("Zoning Variances"). Additionally, the Applicant requests a variance to the City's subdivision ordinance regarding the minimum width of a conservation easement required for subdivisions containing more than 5 acres ("Subdivision Variance").

The premise of this letter is the Zoning Variances cannot be granted as a matter of law based on caselaw interpreting the controlling statutes found in Chapter 211, Texas Local Government Code ("TLGC"). In sum, the Applicant cannot establish by "competent evidence" that a literal enforcement of the City's Zoning Ordinance would result in "unnecessary hardship." Section 211.009(a)(3) TLGC; Section 38.05.032(1)(A), City Code.

Section 211.009(a)(3), TLGC grants the BOA the authority to grant zoning variances if four conditions are met:

"(a) The board of adjustment may . . .

(3) authorize in specific cases a variance from the terms of a zoning ordinance if [1] the variance is not contrary to the public interest and, [2] **due to special conditions**, [3] a literal enforcement of the ordinance would result in **unnecessary hardship**, and [4] so that the spirit of the ordinance is observed and substantial justice is done." (emphasis added).

Per Section 38.05.037, City Code, the Board of Adjustment (“BOA”) has jurisdiction and authority to decide upon all four variances. The City Code of Ordinances establishes *Conditions Required For Granting Variances* (Section 38.05.032) and *Interpretative Criteria* (Section 38.05.033). Section 38.05.034(h) states the “board shall not grant a variance unless it finds, based on competent evidence, that each of the conditions in section 38.05.032 has been established.” (emphasis added). The term “competent evidence” means the evidence would be admissible in a court of law. Therefore, hearsay, speculation, and non-germane evidence and testimony would not be competent evidence and can be ignored by the BOA.

Applicant’s Basis for Zoning Variance Requests

The Linehan Letter presents a single special condition of the Property the floodplain at the rear of the Property:

“Development on the overall property is limited due to [1] the presence of floodplain in the rear and [2] additional space in the front required to provide joint use access driveway. These encumbrances will require the lots to be narrower, thus reducing the developable area per lot, while meeting the minimum one-acre lot size and protecting specific trees.”

Special Conditions

Section 38.05.033, City Code recognizes “exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood” as unusual conditions that meet the statutory “special conditions” requirement. The City’s zoning regulations are neither an “unusual condition” nor a “special condition” of the Property.

“Where, owing to no fault of the owner, lots were configured in such a way as to make them incompatible with applicable zoning laws, and the strict application of those zoning laws would deny the property owner reasonable use of the property, the city board of adjustment had the authority to grant a variance from the zoning restrictions.”¹

Unnecessary Hardship

The Applicant seeks to subdivide the Property for the purpose of the selling the lots for profit. The Applicant pursuit of a subdivision of the Property and earn a profit is a quintessential

¹ 77 Tex. Jur. 3d Zoning § 209 citing *Ferris v. City of Austin*, 150 S.W.3d 514 (Tex. App. Austin 2004).

example of commercial activity. “A variance is not authorized merely to accommodate the highest and best use of the property, but only where the zoning ordinance does not permit any reasonable use of the lot.”²

“There is no unnecessary hardship if the property in question is suitable and usable for the uses permitted in the district in which it lies even if there will be a loss of profit or other economic disadvantage on account of the use³. Thus, financial hardship⁴, diminution of market value, or interference with a property owner’s personal plans and desires relative to his or her property⁵ are not sufficient to show unnecessary hardship and entitle the owner to a variance.”

A finding of hardship must be based on a finding that the property, as situated, would not support some conforming use.⁶

Texas caselaw recognizes a different standard of “unnecessary hardship” where the applicant owns a lot and seeks a variance to allow the construction of an ancillary structure, such as swimming pool. The courts have recognized the recreational use of a residential lot is a customarily recognized property that most lot owners have.⁷ That line of cases is not applicable here because the proposed subdivision is a commercial activity.

The fundamental question that the City’s Board of Adjustment must ask and the Applicant must answer is how many lots can be platted on the Property without any of the Zoning Variances. The requested variances must be considered in light of the baseline number of lots that can be platted without a variance.

The stated goal of the four requested variances is to plat an additional (7th) residential lot on the Property. If four, five or six lots could be platted on the Property without any of the requested variances, then the only possible “unnecessary hardship” would be lessened profit to the Applicant. Based on the previously discussed case law, the Applicant cannot meet the applicable standards for granting the four variance.

2 77 Tex. Jur. 3d Zoning § 181 *citing Board of Adjustment of City of San Antonio v. Willie*, 511 S.W.2d 591 (Tex. Civ. App. San Antonio 1974), writ refused n.r.e., (Dec. 11, 1974).

3 *Id.* *citing Board of Adjustment v. Stovall*, 218 S.W.2d 286 (Tex. Civ. App. Fort Worth 1949); *Luse v. City of Dallas*, 131 S.W.2d 1079 (Tex. Civ. App. Dallas 1939), writ refused, (Nov. 29, 1939).

4 *Id.* *citing City Of Alamo Heights v. Boyar*, 158 S.W.3d 545 (Tex. App. San Antonio 2005); *Ferris v. City of Austin*, 150 S.W.3d 514 (Tex. App. Austin 2004).

5 *Id.* *citing Biddle v. Board of Adjustment, Village of Spring Valley*, 316 S.W.2d 437 (Tex. Civ. App. Houston 1958), writ refused n.r.e.

6 *Ferris v. City of Austin*, 150 S.W.3d 514 (Tex. App. Austin 2004).

7 *Board of Adjustment of City of Piney Point Village v. Solar*, 171 S.W.3d 251 (Tex. App. Houston 14th Dist. 2005).

Board of Adjustment Authority

“The powers of the board of adjustment are limited to those conferred on it by statute,⁸ and the board’s powers must be exercised within their proper limits.⁹ A board of adjustment must act within the strictures set by the legislature and the city council and may not stray outside its specifically granted authority.”¹⁰

Development Agreement for Moore Estates Subdivision

The Linehan Letter states that it is a summary letter for an agreement associated with the Moore Estates Subdivision and then cites Section 20.03.017(b) as the authority for a development agreement. The Linehan Letter does not provide a complete quote of this section.

Section 20.03.017(b) states:

“Notwithstanding the binding nature of a determination issued by the development review committee or city administrator, and any ruling by the BOA, the city and the property owner may, at any time, enter into a development agreement or negotiate the enactment of a planned development district that, to the extent authorized by law, modifies the determination and the applicable development regulations to be applied to the project. The issue of which rules apply to a permit application may be resolved by mutual agreement. The agreement may contain special terms and conditions, as deemed necessary to protect the public interest.” (emphasis added).

It is not clear how Section 20.03.017(b) has any relevance to the three Zoning Variances. I request the BOA clarify during the public hearing the relevancy, if any, of a Section 20.03.017(b) agreement to the merits of the requested Zoning Variances and BOA consideration of the Zoning Variances.

⁸ 77 Tex. Jur. 3d Zoning § 210 *citing* Town of Bartonville Planning and Zoning Bd. of Adjustments v. Bartonville Water Supply Corp., 410 S.W.3d 23 (Tex. App. San Antonio 2013); West Texas Water Refiners, Inc. v. S & B Beverage Co., Inc., 915 S.W.2d 623 (Tex. App. El Paso 1996)

⁹ *Id.* *citing* Board of Adjustment of City of San Antonio v. Nelson, 577 S.W.2d 783 (Tex. Civ. App. San Antonio 1979), writ refused n.r.e., 584 S.W.2d 701 (Tex. 1979); Board of Adjustment v. Stovall, 218 S.W.2d 286 (Tex. Civ. App. Fort Worth 1949).

¹⁰ *Id.* *citing* City of San Antonio v. El Dorado Amusement Co., Inc., 195 S.W.3d 238 (Tex. App. San Antonio 2006).

Board of Adjustment
City of West Lake Hills
Page 5
July 14, 2022

Please distribute this letter to members of the Planning and Zoning Commission as well as the Board of Adjustment.

Please let me know if you have any questions.

Very truly yours,

SNEED, VINE & PERRY,
A PROFESSIONAL CORPORATION

By: 
Robert J. Kleeman

RJK/mb

Cc: Randy Lee
George Peyton
Paul Linehan
Mark Littrell, Planning and Zoning Secretary

6/15/2022ZAPCO6/15/2022

803 Westlake Drive

Thank you for the opportunity to comment on this important issue.

My name is Andrew Sansom and I have lived since 1988 at 722 Yaupon Valley Road in Westlake Hills.

My purpose here is to inform you that I have been attempting for many months to arrange purchase of the property at 803 Westlake Drive as a unit of the Balcones Canyonlands Preserve. I have had several meetings with Mr. Moore and his real estate broker to discuss this option but currently have not received replies from the family or its representative.

I am confident that funds can be made available for such a purpose which would protect this ecologically important property in perpetuity.

Thank you very much for the opportunity to comment.

Andrew Sansom

GEORGE AND JOHANNA PEYTON

7 Rocky River Cove, West Lake Hills, TX 78746 · 817-691-6011



To: West Lake Hills Zoning and Planning Committee and City Council Members

Dear Members,

We are writing you to express our concern regarding, and arguments against, the proposed subdivision and variance request of the property at 803 Westlake Drive, known as the Moore Estates Subdivision. The proposed subdivision is situated directly behind our property and home. Our property will arguably be one of the most negatively impacted should the subdivision move forward. Below are our arguments against the proposal:

- 1) **Impact on Nature:** While we have been residents of Austin since 2009, we moved to West Lake Hills and recently bought our current house in early 2019 precisely because of the beauty, privacy and natural greenspace behind it. West Lake Hills had already undergone tremendous growth, and we were confident that the City would adequately enforce building codes preserving the natural settings. In fact, we paid a premium to surrounding property sales in order to enjoy the privacy and natural beauty of this area, much of which is largely due to disciplined development adjacent to our property. The windows from every room in our house look directly onto the proposed subdivision.
- 2) **Unsuitable Construction Sites:** The terrain is so steep and unsuitable for construction that the engineering work would lead to homes on stilts that stick out of the hillside, not homes that blend gently into the rolling landscape of West Lake Hills. Furthermore, there will undoubtedly be water drainage issues and environmental damages that cannot be rectified through the current city codes. Finally, the request for a side setback variance only proves that the lots are not buildable as proposed.
- 3) **Traffic:** Traffic on Westlake Drive has increased considerably over the years. The addition of multiple new homes will lead to even more congestion on Westlake Drive, and will inevitably cause accidents as drivers are forced to slow down to allow entrance and egress from the proposed subdivision lots. We have three children, all of whom will be driving on Westlake Drive in a few short years.
- 4) **Property Value Impact:** Due to the nature of the subdivision, the loss of natural views from our property, and the additional 4+ neighboring large houses directly viewable from our home, the property value of our house will be negatively

impacted. The defining attribute of our home is its natural setting. Such a setting is why our property had multiple purchase offers when it was for sale, and is why we paid a premium to purchase the home. If the proposed subdivision and subsequent construction are allowed to proceed, that setting will change materially, and our property value will certainly decline relative to its worth currently.

- 5) **Alternatives:** Finally, there are viable alternatives that would conserve and protect the property for future generations. Greenspace is becoming increasingly important as the area becomes more fully developed. To that end, the City and several private foundations have funds in reserve for precisely these types of situations; causes that our family has generously supported over the years. As this property has been for sale in years past, I would suggest the applicant seek to divest it to a group whose interests are more aligned with those of greater West Lake Hills, rather than seek to monetarily exploit the natural environment that has led to the enjoyment and prosperity of so many local property owners.

We greatly appreciate the service performed by the City Planners and Council, and because of you we are thankful to call West Lake Hills home. Thank you for your consideration.

Regards,
George and Johanna Peyton
7 Rocky River Cove
West Lake Hills, TX 78746

Karen and Jack Downing

905 Westlake Drive
West Lake Hills, Texas 78746

June 13, 2022

To: West Lake Hills Zoning and Planning Commission and West Lake Hills City Council

Re: Moore Estates Subdivision Application and Variance Request dated May 31, 2022

Dear Commissioners and Council Members,

We have been residents of Westlake Hills and literally your next-door neighbors since 2007.

We and our neighbors strongly spoke against the previous variance request made in 2021. Now we have the latest edition- the Moore Estates Subdivision Application and Variance Request dated May 31, 2022. Karen and I have read this Application and Variance Request and once again we strongly object to it. For your reference, we have attached **EXHIBIT C** from the application upon which we have labeled lot numbers 1 through 7 and have highlighted the setbacks for these lots.

In general, the bases of our objection at this time include the following:

A. SIDE YARD SETBACKS

The Agreement and Summary Letter with Variance Request written by Land Strategies, Inc. and dated May 31, 2022 refers to "*a minor variance to side setback regulations*". We strongly disagree that this would be a minor variance.

1. The Application and Variance Request states that the side yard setback for all of the lots will be 15' which is 40% less than the 25' minimum requirement. Those non-complying 15' setbacks are shown in pink color on the attachment to this letter. It appears that every building pad would come in contact that 15' setback. Opposing building pads such as 3 and 4, 4 and 5, and 6 and 7 would result in areas of extremely narrow separation.
2. Contrary to what is stated in the Application and Variance Request, a closer examination of **EXHIBIT C** in the Application and Variance Request reveals that the side yard setbacks for lots 1 and 7, shown in orange color on the attachment to this letter, would actually be not 15', but 10' which is 60% less than the minimum 25' requirement. **EXHIBIT C** is misleading, erroneous, and inconsistent with what is stated in the Application and Variance Request.

B. TREES

1. The Application and Variance Request shows that 50 Live Oak and Spanish Oak trees would be destroyed on the 7.875-acre tract. (This does not include Cedar Elm and Ash Juniper trees.) This is a total of 504 caliper inches of Oak trees to be destroyed.
2. **EXHIBIT C** in the Application and Variance Request is not clear as to which and how many existing "Protected Trees" will be destroyed.
3. The existing "Protected Trees" to remain are shown in **EXHIBIT C** in the Application and Variance Request. Approximately 13 of these trees are located very close to the building pads. More likely than not, these trees will suffer damage to their trunks and limbs and/or root systems during and after construction and will not survive.

C. HABITAT DESTRUCTION

We have been the beneficiaries of the presence of a wide range of wildlife visiting our neighborhood. This includes coyotes, ringtail cats, gray foxes, road runners, racoons, opossums, reptiles, many types of birds, and loads of insects pollinating our flower gardens. Studies have shown that there are even more critters that also make their homes along the feeder to Little Bee Creek. If this tract is over-developed and damaged as proposed by this Application and Variance Request, it will destroy significant habitat for one of the things that makes West Lakes Hills special. It would be especially egregious if this were to occur as a result of approval of an unsupported variance request.

D. APPROPRIATENESS

The Application and Variance Request is ill-conceived, mis-leading, and inappropriate. There are too many constraints with this site for the proposed density. As shown by **EXHIBIT C** in the Application and Variance Request, many of the building pad configurations are forced into the shape of the site and are awkward. Because of this, if the request is approved, we are certain that owners, engineers, architects, and builders will be pursuing variances based upon "hardships" imposed by the layout and physical limitations of the "Moore Estates Subdivision".

We appreciate your reading of this communication. We strongly object to the Moore Application and Variance Request and we hope that you will consider our concerns and agree and vote "no".

Sincerely,

A handwritten signature in black ink, appearing to read "Karen A. Downing". The signature is fluid and cursive, with the first name "Karen" being the most prominent part.

Enclosure

- LEGEND
- EXISTING TREE
 - EXISTING PROTECTED TREE
 - REMOVED TREE
 - COMMON DRIVEWAY
 - PRIVATE DRIVEWAY
 - FENCE
 - EROSION SEDIMENTATION CONTROL
 - BUILDING AREA



To: West Lake Hills Zoning and Planning Commission and West Lake City Council

From: Randy & Sherry Lee, 6 Rocky River Cove, West Lake Hills Texas

Re: Objection statement concerning Moore Estates Subdivision Application and Variance Request

Date: June 15th and June 22, 2022

Members of the West Lake City Council and Zoning and Planning Commission, my name is Randy Lee and my wife Sherry and I have resided in the city of West Lake Hills since December, 1989, or 33 years at 6 Rocky River Cove.

I appear before you today to strongly object to the Moore Estate applicant's request to seek approval for a subdivision development agreement and variance for the 7.875-acre tract. This proposal places 7 houses on this very steep and fairly unbuildable piece of property. In West Lake Hills variances are for hardships, not style and prebuilding decisions and preferences. These awkwardly configured lots will bring nothing but a barrage of building construction variance requests over the next few years.

You declined, and correctly so, to adopt approval of the final subdivision of this tract in early 2021. Yes, the applicants are taking another bite at the apple and have reduced the number of lots to 7. However, in order to not ask for a side setback variance of 15 feet, the applicant should have submitted 5, maybe 6 lots. So now, potentially there will be 7 California style box buildings hanging on the side of a steep cliff because of this narrowing variance request, which will look like condos all in a row.

You know it is okay to just say NO to this variance request and subdivision application. When I served on ZAPCO, we said no to the developer of the Baldwin track where Westbank Village sits today, when that developer asked for narrower side setback variances to build residences closer together. Fortunately, we saw a better plan. A new plan for use was developed and the community is much better for the reevaluation.

As I said and objected to at the two previous hearings, a better use for this property for the long term benefit of the community is to let qualified credible conservation organizations fund and preserve it. This property lies in the Upper Little Bee Creek watershed which is a sensitive environmental resource. As a matter of fact, since the initial application was denied, and even before the hearings, a group of us, through Dr. Andrew Sansom, tried reaching out to Doyle Moore, Jr. and his real estate agent to offer a free appraisal and begin negotiations to purchase the tract to set aside as a conservation area; not a park, but an undisturbed natural tract which would benefit the citizens of West Lake Hills for many years to come.

As stated on the city's website regarding trees, "for several decades, the City of West Lake Hills has had various ordinances in effect regulating the removal of trees and vegetation in order to promote and enhance a superior community environment, to maintain the rural character, to maintain air quality and ecologic balance, to maintain property values, and to ensure the maximum preservation of the valuable natural features and scenic rural/wooded character."

The information which the applicants have submitted shows approximately 74 + trees to be cut and removed, mostly live oak. Remediation and replanting certainly cannot be sufficiently accomplished given the hard dense limestone ground of the subject property and the steep incline.

For over a year and a half now, we have been rebuffed by the applicant at all attempts to resolve this problem. While the applicant has the right to dispose of this property for the benefit of the estate and its beneficiaries, to ask for a variance in this process is untenable. This is all about the money, not hardship.

Since before the first two hearings in early 2021, we have asked and utilized the professional environmental services of Nico M. Hauwert, Ph.D., Professional Geoscientist, Program Manager Balcones Canyonlands Preserve, Austin Water Wildlands Conservation Division. He has studied the entire Little Bee Creek watershed for many years. His credentials and knowledge of this area are unparalleled. Please see the report I asked him to forward to Ashby Grundman and to be included in your packets. Since his initial report in April 5, 2021, a more significant environmental discovery has been revealed. I quote from Dr. Huawert's email to Mr. Grundman:

"As example, since the attached memo was produced, in January 2022 on the 4th examination of Box Spring in the Bee Creek BCP Preserve by contractor Crystal Datri, a listed endangered aquatic Barton Springs salamander (*Eurycea sosorum*) was discovered. This discovery reflects the excellent water quality of the Edwards Aquifer in this area. The proximity of the cluster of perennial springs near the Mount Bonnell Fault suggest that this geologic feature plays a role in conveying groundwater through the Edwards Aquifer in this area."

I ask you for two things:

1. Please say no to this subdivision and to the requested variance.
2. Work with us and the applicant and members of the community to further study and consider making this property a valuable conservation preserve for all of the citizens of West Lake Hills.

Thank you.

Randy M. Lee



MEMORANDUM

To: Randy Lee and Doris Robitaille, West Lake Hills neighbor coordinators for Proposed Expansion of Little Bee Creek Preserve

From: Nico M. Hauwert, Ph.D., Texas Professional Geoscientist 5171
Austin Water Balcones Canyonland Preserve Program Manager

Date: April 5, 2021

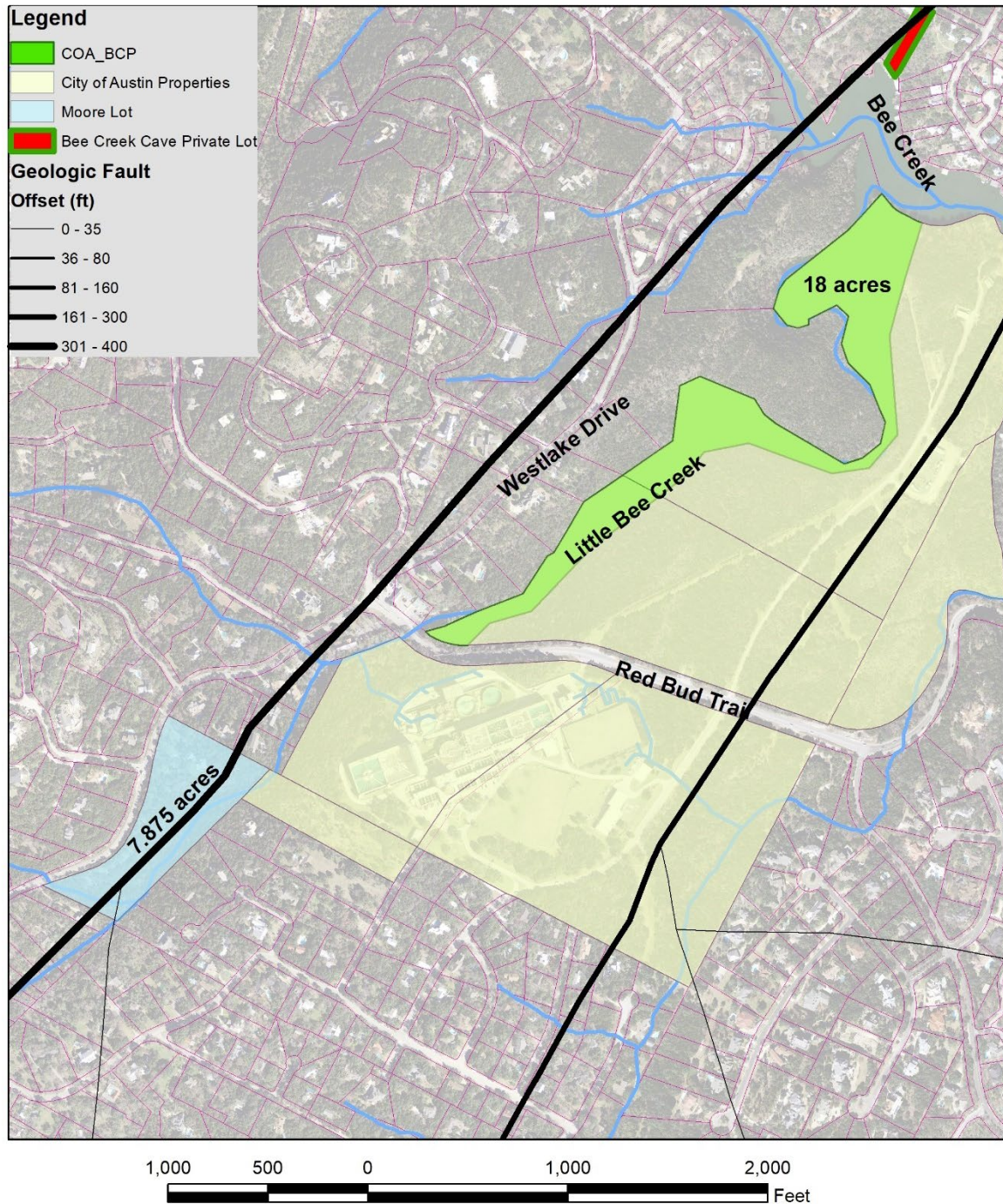
Subject: Initial Assessment of Little Bee Creek

Thank you for reaching out to me for more information on Little Bee Creek. Our Austin Water Balcones Canyonland Preserve program (AW BCP) is committed to preserving portions of Little Bee Creek and Bee Creek for compliance with our federal Balcones Canyonland Conservation Plan Permit issued by the U.S. Fish & Wildlife Service (USFW). Travis County is a partner on this permit. We welcome the opportunity to partner with neighbors and I hope to reach out to the City of West Lake Hills staff in the future, as land preservation here can be mutually beneficial. We appreciate the opportunity to examine your properties to better understand the geology and environmental resources of this area.

The AW BCP manages an existing 18-acre preserve including the mouth of Little Bee Creek that includes Little Bee Creek Cave (Figure 1). Both Little Bee Creek Cave and Bee Creek Cave, which lies on a private lot north of Bee Creek, are both listed for protection with adequate karst preserve (s). Our attempts to acquire the lot containing Bee Creek Cave has so far been unsuccessful. Our permit does have provisions to substitute another cave of similar species and quality if a cave cannot be protected. USFW guidelines include a minimum 50-acre size for a moderate quality karst preserve and 100-acres for a high-quality preserve. Enlarging the size of our existing karst preserve would help us meet compliance with our federal permit.

The Little Bee Creek to Rollingwood area has four known caves including Bee Creek Cave, Little Bee Creek Cave, Bandit Cave (all three on our permit) and Little Black Hole (outside any BCP preserve on AW Ullrich property) which contain the extremely limited range of the listed endangered Bee Creek Cave harvestman (*Texella reddelli*, Figure 2). While these four caves essentially comprise the only known, surveyed caves remaining in this area that naturally had many. We have had success in restoring filled caves to allow former cave ecosystems to return and thrive (Hauwert and Sanders, 2019, [here](#)). My staff cave biologists are fairly confident that *Texella reddelli* would be found in other caves in this area, even previously filled caves that could be restored.

Figure 1. Little Bee Creek Area including AW BCP Little Bee Creek Karst Preserve



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Wildland Conservation Division for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Figure 2. Bee Creek Cave harvestman (*Texella reddelli*) in Little Bee Creek Cave. Photo by Colin Strickland AW BCP biologist.



Figure 3. Little Bee Creek Cave (photo by Mark Sanders, AW BCP biologist)



Our existing Little Bee Creek karst preserve is also one of the few places that bracted twistflower (*Streptanthus bracteatus*, Figure 4) is found. It is becoming increasingly rare and its limited habitat destroyed such that it may be listed as endangered in the future. It is likely present on adjacent properties as well. The area is also confirmed habitat for the endangered Golden-cheeked Warbler (Figure 5).

Figure 4. Bracted twistflower (*Streptanthus bracteatus*)



Figure 5. Golden-cheeked Warbler



The springs in our preserve located near the mouth of Little Bee Creek might be found to have threatened or endangered aquatic life including aquatic Eurycea salamanders. The springs discharging from the mouth of the tributary would likely have Eurycea salamanders as every spring up to Cold Springs (in the Colorado River about a half mile downstream of Bee Creek) that enough effort is spent eventually finds them. In February 2021, we found aquatic subterranean (stygobitic) isopods in one of the springs, which is a sign of a healthy groundwater ecosystem. While the springs are already protected in a preserve, its source area is likely higher on Little Bee Creek. The springflow and runoff of Little Bee Creek enter the Colorado River a short distance upstream of the intake for the Ullrich Water Treatment Plant. Consequently, preserving the water quality of Little Bee Creek is important for water supply.

A permanently established preserve along Little Bee Creek can also benefit the citizens of West Lake Hills by diminishing potential traffic, reducing infrastructure requiring significant maintenance, maintain cooler local summer temperatures and historic character with healthy wilderness areas. While our existing portion of the Little Creek Karst Preserve is not publicly accessible, AW BCP values the importance of supporting outdoor access, and has several karst preserves, including Village at Western Oaks Karst Preserve and Watershed Management Area (5324 Davis Lane Austin Texas 78749) and Whirlpool Cave Preserve (7091 Latta Drive Austin Texas 78749) that are open for public access. Because public access typically requires 6-10 times more staff and excess traffic can damage preserves, we typically partner with neighborhood groups and other municipal partners to facilitate public access.

I have had the fortune of conducting geological mapping of this area, initially as part of a published cooperative project between the US Geological Survey and the Barton Springs/Edwards Aquifer Conservation District ([USGS 1996 Report](#); [2002 BSEACD map](#))

The Mount Bonnell Fault has a displacement of roughly 300 feet in this area and roughly parallels West Lake Drive in this area. This fault generally defines the boundary between the Edwards Aquifer Recharge Zone and Contributing Zone. The large crushing action along this fracture seems to have contributed to the development of caves in this area. At the surface along Westlake Drive, this fault separates the Upper Glen Rose Formation of the Trinity Group to the northwest from the Kirschberg Member of the Edwards Group to the southeast. I was able to verify the presence of the Kirschberg Member of the Edwards Group on your property and also observed the location of the fault separating the Edwards Group and Upper Glen Rose Formation crossing Westlake Drive as we mapped it in the 1996 and 2002 maps. The fault location is similarly mapped, in a 1997 geologic map of the Austin West Quadrangle by the Bureau of Economic Geology (https://store.beg.utexas.edu/5002-tm_thickbox_default/gq0038d.jpg).

We discussed the possibility of extending a preserve further upstream along Little Bee Creek. You mentioned a 7.875-acre Moore tract along Westlake Drive that had been for sale in the

Figure 6. Clip of 2002 Barton Springs/Edwards Aquifer Conservation District 2002 Surface Geology Map of the Little Bee Creek Area



Group	Formation	
Taylor	Undiff.	Taylor Clay
Austin	Undiff.	Igneous Rock
	Undiff.	Austin Chalk
Washita	Eagle Ford	Eagle Ford Shale
	Buda	Buda Limestone
	Del Rio	Del Rio Clay
	Georgetown	Georgetown Limestone
Edwards	Marine Member	Marine Member
	Leached/Collapsed Member	Leached/Collapsed Member
	Regional Dense Member	Regional Dense Member
	Grainstone Member	Grainstone Member
	Kirschberg Member	Kirschberg Member
	Dolomitic Member	Dolomitic Member
	Basal Nodular Mbr. / Walnut Fm. Equivalent	Basal Nodular Mbr. / Walnut Fm. Equivalent
Trinity	Trinity	Upper Glen Rose Limestone

— 50 –100 ft. offset
— > 100 ft. offset

Estimated Fault

— 5 –24 ft. offset
— 25 –49 ft. offset
— 50 –100 ft. offset
- - - - - > 100 ft. offset

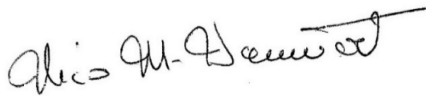
Edwards
Aquifer

Trinity
Aquifer

past. The Moore tract is bisected by the major Mount Bonnell Fault, according to my published geological mapping, increasing the likelihood that it contains caves. An erroneous geologic map submitted in a February 9, 2021 Environmental Resource Inventory by Horizon Environmental for 803 Westlake Drive that shows the entire Moore tract and properties immediately east to be underlain by the Glen Rose Formation, contrary to previous published maps referenced and my verification described above.

In order to consider any tract for acquisition, I would need to examine the site to examine its environmental resources and surface geology. I would be happy to work with the owner to assess its possible value as a preserve and seek funding to acquire it, or work with other partners in preserving it. I could conceive that with conservation easements and fee simple acquisition for caves along Little Bee Creek we could potentially create a karst preserve greater than 50 acres in area with multiple caves containing this endangered cave invertebrates.

If you have any questions, comments or ideas please contact me at 512-695-4597.



Nico M. Hauwert, Ph.D., Professional Geoscientist, Program Manager

Balcones Canyonlands Preserve

Austin Water Wildlands Conservation Division

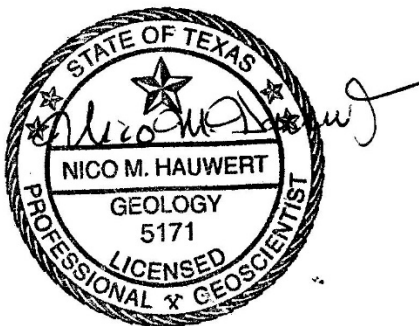
3621 South FM 620, Austin, Texas 78738

Office phone: 512-972-1661 Cell phone: 512-695-4597 Fax: 512-972-1665

nico.hauwert@austintexas.gov

In accordance with the Texas Board of Professional Geoscientists rules 22 Texas Administrative Code, Part 39, Chapter 851, Subchapter C, article 851.156, this report is signed and sealed to insure the work has been performed by the following professional geoscientist who takes full responsibility for this work.

The computer generated seal appearing on this document was authorized by Nico M. Hauwert, P.G. #5171 on April 5, 2021.





**TREE VARIANCE
STAFF REPORT**

JULY 20, 2022

Project Address: 301 Buckeye Trail

Project Number: 2022-1038

Agenda Item: Land Use: **301 Buckeye Trail**: Discussion/recommendation on an application for a variance request to remove a tree with a trunk diameter of fourteen inches or greater (West Lake Hills Code Section 22.03.304). Applicant Ben Brieger.

Applicant Information: Ben Brieger

Hearing Dates:

June 15, 2022,	ZAPCO (meeting cancelled)
July 20, 2022,	ZAPCO
July 27, 2022	City Council

Location: The subject property is located along the south side of Buckeye Trail, just west of Westlake Drive.

Property Information, Zoning & Site Characteristics:

Owner: Ben Brieger
Legal Description: Lot A (0.48 Acres) Frank Phillips Addition
Lot Size: 0.47 acres (20,669.60 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

The applicant is proposing a garage addition of 450 square feet. The proposed addition will occur on the south side of the existing garage. The addition complies with code, except for the request to remove T199, a 14-inch Live Oak. The required replacement per code is 21 inches of trees.

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 – “Benjamin is a car enthusiast. He enjoys collecting and rebuilding classic cars. His two-car garage has become insufficient for him to continue enjoying this therapeutic hobby safely. Currently Benjamin has been working on his cars on a sloping and uneven driveway with a floor jack and jack stands. This is an unsafe and potentially deadly practice. Benjamin is a medical doctor and he has seen first-hand the

types of injuries that could happen when things go wrong while working on cars. The remodel/addition of the existing garage will help alleviate this undue hardship by allowing Benjamin to use a 4-point hydraulic lift on an even surface inside the garage, which in turn makes his hobby safer. The undue hardship not only has to do with safety, Benjamin is also looking to protect his investments from the elements. The remodeled garage will protect his classic cars from corroding in the elements. Keeping the classic cars indoors will also remove an eyesore from his neighbors' view."

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

The application states – "Several options were considered but the proposed option disrupts the natural terrain and existing flora the least. Unfortunately, this development affects tree #199. We believe that if the variance is granted the development will give more to the natural terrain and existing flora than what it is taking. A portion of the addition replaces an existing wood deck. The affected tree #199 only has two branches and has always been limited to grow by the larger adjacent trees and structures. In order to comply with the impervious cover requirement portions of the driveway will be removed. These restored areas are an opportunity to plant new trees that could grow healthier and larger than tree #199."

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

The application states – "There was an attempt to build a detached garage on the southwest corner of the property, but this option would go beyond the building setbacks and not comply with the impervious cover requirements. In May 20, 2019, various variances were applied for, it included variance for more than 30% impervious cover, to build beyond the building setbacks, and remove two large trees. On that ZAPCO meeting Commissioner Vandersteel recommended extending the garage towards the front or back of property. No action was taken on this meeting.

Before applying for this variance, we looked into different layouts to see which disrupted the natural terrain and flora the least. One of the options extended the garage towards the front of the property, which Benjamin dislikes, endangers tree #116, DBL Live Oak with a trunk diameter of 32", and tree #115, Live Oak with a trunk diameter of 17". The existing driveway will need to get regraded to make this option work, therefore affecting the trees mentioned above."

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

The application states – "The variance we are requesting is the minimum required to alleviate the difficulty and hardship, because the proposed option was carefully planned to comply with all the zoning ordinances. Existing impervious cover will be removed to comply with the maximum allowed at this property. The development is maintained within the building setbacks. A portion of the addition replaces an existing wood deck. This development affects tree #199, but Benjamin is committed to plant additional trees on areas within his property where they can grow healthier and larger than tree #199.

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

The application states – "Even though we are proposing to remove Tree #199 we believe we are embracing the Zoning Ordinance and the goals of the City's Comprehensive Plan by removing impervious cover and on these restored areas is where we will plant the trees that will replace Tree #199. On these restored areas the trees will have more space to grow healthier and larger than tree #199.

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

The application states – “The proposed addition to the existing garage will be maintained within the building setbacks and portions of the existing impervious cover will be removed to stay compliant with the Zoning Ordinance. The variance will allow Benjamin to keep his classic cars inside the new garage and therefore give his neighbors a better view.”

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.

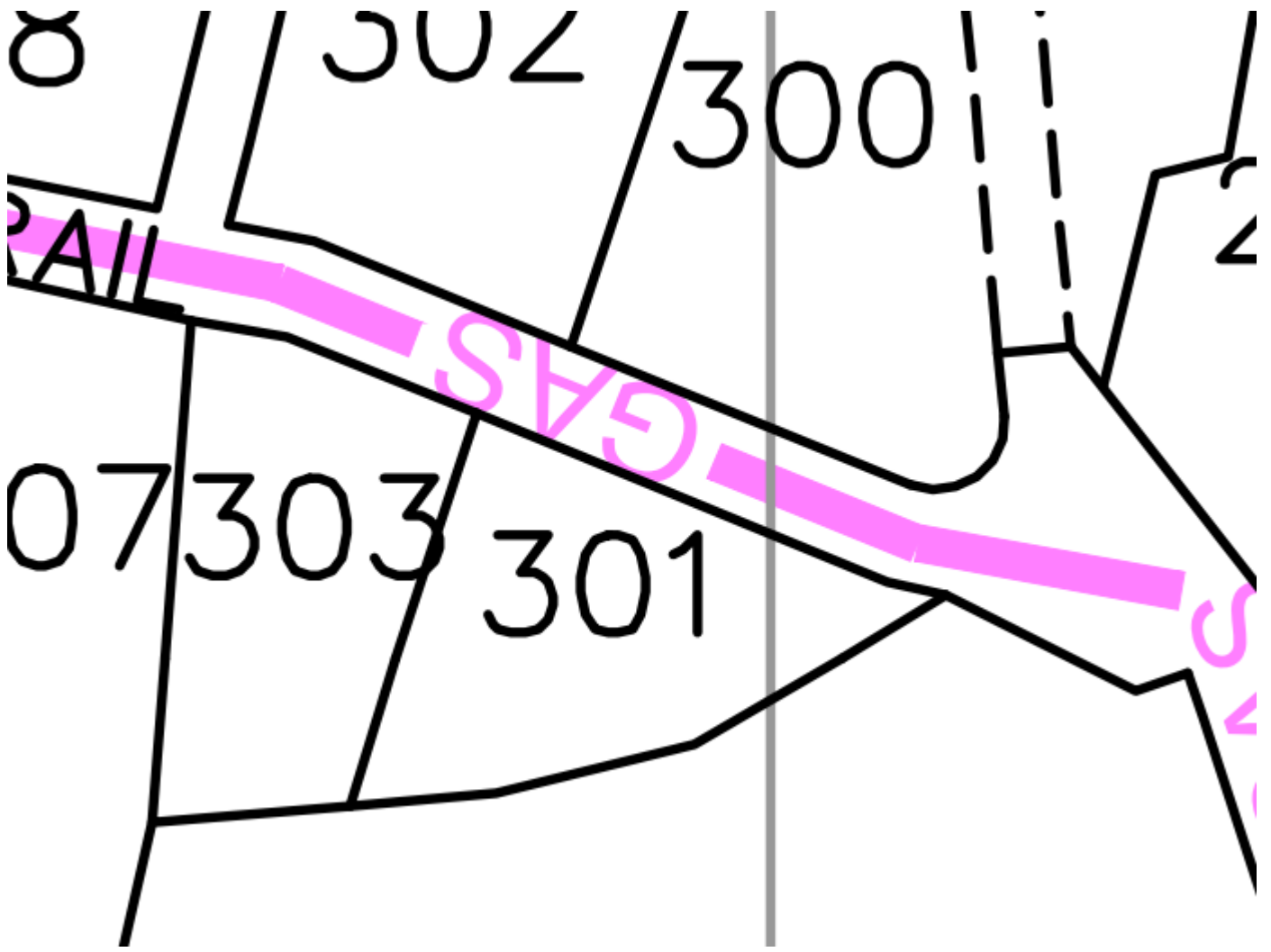
Staff Recommendation

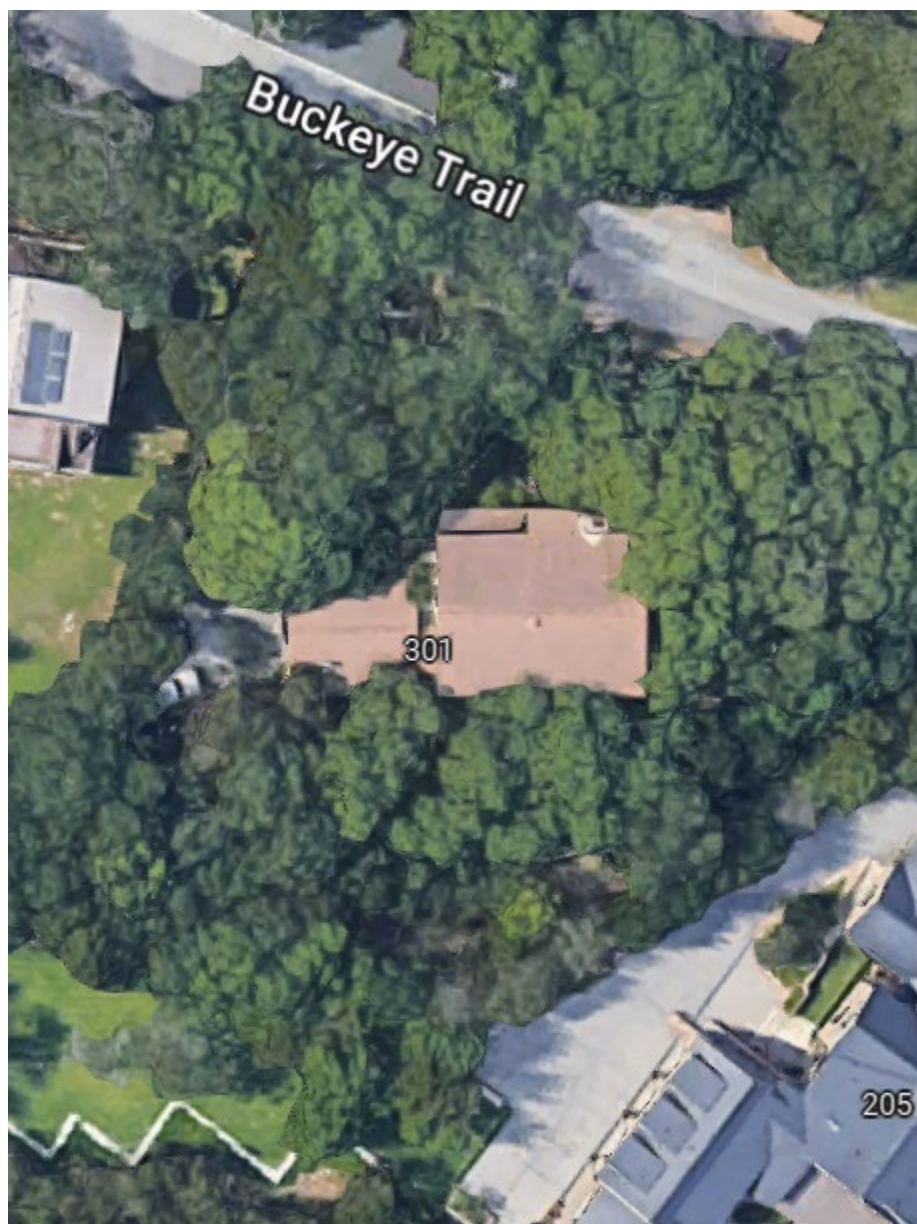
Staff recommends: APPROVAL of the variance request as long as the tree is replaced per code.

Links to Relevant Code:

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

ZONING MAP





February 25 2022

Ben Brieger
301 Buckeye Trail
West Lake Hills, TX
78746

Dear Mr. Meisel and ZAPCO,

I am applying for a variance to remove a tree to allow for a remodel of my garage. 2 years ago I applied to build a freestanding garage, but that was denied because it would have violated building setback lines and impervious cover (and would have felled 3 trees). During those meetings it was suggested by ZAPCO to remodel my current garage, which would solve these two violations.

The reasons for the garage remodel are twofold. The first is my physical safety. I work on classic cars as a hobby; currently I am using jack stands and ramps, often on my slanted driveway or in my cramped garage. This is an ever-present safety hazard. One of these cars could slip off the jack stands and crush me. In my years working in the ER, I have seen this more times than I care to remember. I don't want to be crushed to death—everybody loses, especially me!

Secondly, it would allow indoor storage of my cars protecting them from rust and rodentia. More importantly, it would improve my neighbors' views which is why they wrote letters of support of the freestanding garage project. It would also allow me to landscape the side and back of my house, further improving the immediate milieu. The one removed tree would be replaced manifold.

Thank you for your consideration of my safety and my desire to beautify my small corner of our city.

Sincerely,

Ben Brieger

(512) 431-6683

[REDACTED]

mmry

3218 Gonzales St. Apt. 1477

Austin, Texas 78702

Tel. 956.615.4865

To whom it may concern:

Jose Alfredo Terrones, requests permission from the Client(s), Benjamin Brieger, to act as authorized agent for all variance applications and residential permitting, including the demolition permit, at the City of West Lake Hills for work on the project located at 301 Buckeye Trail, West Lake Hills, TX 78746.

Respectfully,

Jose Alfredo Terrones

Owner Signature (s) and Date:

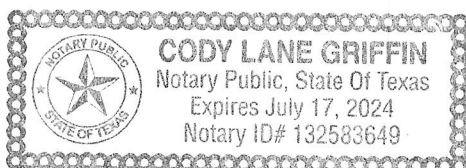
[Signature] 2/21/22

State of Texas County of Travis

Before me, Cody Lane Griffin, on this day personally appeared Benjamin Brieger, known to me (or proved to me on the oath of _____ or through (description of identity TXDL card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of February, 2022

(Personalized Seal)



[Signature]
Notary Public's Signature

Cody Lane Griffin

(Name of Notary Type, Stamped, or Printed)

Notary Public, State of Texas

SCALE: 1"=20'



*** IMPORTANT NOTICE ***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT A.

THE OVERLOOK
AT WESTLAKE
BK. 90, PG. 341

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] PER CITY OF WESTLAKE ZONING (R-1)

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LEGEND

- CHAIN LINK FENCE
- UTILITY LINE
- WROUGHT IRON FENCE
- A/C UNIT
- ELEC. METER
- SEPTIC LID
- GAS METER
- AIR VALVE
- TELE. PED.
- ELECTRIC MANHOLE
- IRON ROD FND.
- BOAT SPIKE
- PIPE FND.
- UTILITY POLE
- S.L. BUILDING LINE
- D.E. DRAINAGE
- EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

IMPERVIOUS COVERAGE

TOTAL LOT AREA.....20648 SQ.FT.
HOUSE.....1378 SQ.FT.
GARAGE.....622 SQ.FT.
COV. WOOD/ROCK/ASPHALT.....2732 SQ.FT.
WOOD (50% VALUE).....869 SQ.FT.
TOTAL IMP. COVERAGE.....5401 SQ.FT.
.....26.2%

NOTE: LARGE ROCK STEPPING STONES ARE NOT INCLUDED IN IMPERVIOUS COVERAGE CALCULATIONS.



ME
AV

Roger L. Way

301 BUCKEYE TRAIL
(VARIABLE WIDTH R.O.W.)



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

TREE TABLE

100	20" DBL LIVE OAK	173	8" CEDAR
101	13" CEDAR	174	6" TRP MOUNTAIN LAUREL
102	3" MOUNTAIN LAUREL	175	3" MOUNTAIN LAUREL
103	13" CEDAR	176	3" MOUNTAIN LAUREL
104	4" MOUNTAIN LAUREL	177	3" CHINABERRY
105	3" CEDAR	178	3" MOUNTAIN LAUREL
106	10" LIVE OAK	179	4" PERSIMMON
107	3" LIVE OAK	180	11" LIVE OAK
108	12" CEDAR	181	14" LIVE OAK
109	6" MOUNTAIN LAUREL	182	3" CEDAR
110	8" TRP PERSIMMON	183	4" DBL PERSIMMON
111	7" DBL PERSIMMON	184	3" CEDAR
112	6" DBL MOUNTAIN LAUREL	185	4" BLUEWOOD
113	11" CEDAR	186	12" LIVE OAK
114	6" QUAD MOUNTAIN LAUREL	187	7" LIVE OAK
115	17" LIVE OAK	188	3" PERSIMMON
116	12" DBL LIVE OAK	189	11" LIVE OAK
117	5" LIVE OAK	190	3" MOUNTAIN LAUREL
118	23" TRP LIVE OAK	191	4" DBL MOUNTAIN LAUREL
119	11" LIVE OAK	192	4" BLUEWOOD
120	23" LIVE OAK	193	3" LIVE OAK
121	5" PERSIMMON	194	7" LIVE OAK
122	8" TRP PERSIMMON	195	7" LIVE OAK
123	3" MOUNTAIN LAUREL	196	8" LIVE OAK
124	21" LIVE OAK	197	11" LIVE OAK
125	16" LIVE OAK	198	7" LIVE OAK
126	9" ASA	199	14" LIVE OAK
127	17" LIVE OAK	200	3" MOUNTAIN LAUREL
128	4" DBL MOUNTAIN LAUREL	201	6" TRP MOUNTAIN LAUREL
129	15" LIVE OAK	202	6" QUAD MOUNTAIN LAUREL
130	6" TRP YAUPOIN	203	5" DBL MOUNTAIN LAUREL
131	16" LIVE OAK	204	3" LIVE OAK
132	5" BLUEWOOD	205	3" MOUNTAIN LAUREL
133	8" LIVE OAK	206	4" LIVE OAK
134	3" PERSIMMON	207	6" LIVE OAK
135	14" LIVE OAK	208	6" LIVE OAK
136	3" MOUNTAIN LAUREL	209	8" DBL CEDAR
137	4" TRP MOUNTAIN LAUREL	210	7" ST MOUNTAIN LAUREL
138	4" MOUNTAIN LAUREL	211	8" CEDAR
139	12" LIVE OAK	212	5" DBL MOUNTAIN LAUREL
140	12" LIVE OAK	213	4" LIVE OAK
141	4" LIVE OAK	214	8" DBL MOUNTAIN LAUREL
142	13" LIVE OAK	215	3" SPANISH OAK
143	10" LIVE OAK	216	3" SPANISH OAK
144	8" LIVE OAK	217	14" CEDAR
145	5" LIVE OAK	218	16" DBL LIVE OAK
146	13" LIVE OAK	219	3" ASA
147	4" LIVE OAK	220	3" CEDAR
148	6" TRP PERSIMMON	221	10" DBL CEDAR
149	4" MOUNTAIN LAUREL	222	10" LIVE OAK
150	7" TRP MOUNTAIN LAUREL	223	8" LIVE OAK
151	12" ST MOUNTAIN LAUREL	224	8" LIVE OAK
152	4" MOUNTAIN LAUREL	225	6" LIVE OAK
153	5" DBL LIVE OAK	226	7" CEDAR
154	9" CEDAR	227	10" DBL CEDAR
155	11" CEDAR	228	10" DBL LIVE OAK
156	11" ST MOUNTAIN LAUREL	229	8" SPANISH OAK
157	4" DBL MOUNTAIN LAUREL	230	10" LIVE OAK
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159	9" ST MOUNTAIN LAUREL	232	7" LIVE OAK
160	4" DBL PERSIMMON	233	11" LIVE OAK
161	5" TRP MOUNTAIN LAUREL	234	2" DBL CEDAR
162	5" DBL MOUNTAIN LAUREL	235	4" LIVE OAK
163	7" HACKBERRY	236	7" QUAD MOUNTAIN LAUREL
164	4" BLUEWOOD	237	9" CEDAR
165	5" CEDAR	238	10" LIVE OAK
166	5" CEDAR	239	12" LIVE OAK
167	7" DBL PERSIMMON	240	7" LIVE OAK
168	6" TRP MOUNTAIN LAUREL	241	3" SPANISH OAK
169	7" TRP MOUNTAIN LAUREL	242	13" DBL LIVE OAK
170	7" DBL PERSIMMON	243	8" LIVE OAK
171	4" MOUNTAIN LAUREL	244	10" LIVE OAK
172	7" CEDAR		

LEGAL DESCRIPTION:

LOT A, FRANK S. PHILLIPS ADDITION, A SUBDIVISION IN WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOL. 68, PG. 41, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: MARC MADELEY

FIELD WORK	By	Date
DRAFTING	WN	06-11-15
SCN		
SURVEY DATE:	03-12-20	
Job No.	06814719	
SCALE:	1"=20'	

SPINDLE SET IN P.P.
BENCHMARK-844.82'



brieger garage

301 Buckeye Trail West Lake Hills Texas 78746 USA

Not for construction. This document is incomplete and may not be used for regulatory approval, permitting, or construction.

Consultants:

Project, *Brieger Garage*, 2021
Project No. 21-001
Remodel/Addition
301 Buckeye Trail
West Lake Hills Texas 78746
30.296895858547, -97.80434438182374

Owner, *Ben Brieger*
301 Buckeye Trail,
West Lake Hills, Texas 78746

Issue:

1. Schematic Design 12.09.2021

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Scale. If printed on a 22"x34" sheet the scale is as indicated. If printed on a 11"x17" sheet the scale is reduced by half.

Cover Sheet

a001

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Consultants:

Project, *Brieger Garage*, 2021
Project No. 21-001
Remodel/Addition
301 Buckeye Trail
West Lake Hills Texas 78746
30.2906895858547, -97.80434438182374

Owner, *Ben Brieger*
301 Buckeye Trail,
West Lake Hills, Texas 78746

Issue:

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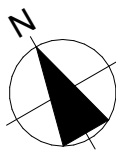
General Information

Development Calculations . City of Westlake Hills			
Impervious Cover . Manmade or constructed coverage of the natural ground with any structure or surface that impedes, inhibits or does not permit the absorption or passage of water into the ground or which results in the conveyance of excess water to the surrounding properties. (Pools are counted at 100%)			
Area Description SF	Existing SF	New/Added SF	Total SF
100% Impervious			
Main Building	1,379.13	0.00	1,379.13
Accessory Structure	0.00	0.00	0.00
Garage, Carport, Breezeway	625.00	450.00	1,075.00
Covered Porch or Patio	195.45	0.00	195.45
Uncovered Patio	0.00	0.00	0.00
Driveway & Parking Area	1,591.68	260.38	1,852.06
Sidewalk & Pavers	242.95	0.00	242.95
Area with Compacted Base	0.00	0.00	0.00
Retaining Walls	135.03	0.00	135.03
Pool & Spa (includes water)	0.00	0.00	0.00
75% Impervious			
Permeable Concrete	0.00	0.00	0.00
Engineer Certified Areas	0.00	0.00	0.00
50% Impervious			
Wooden or composite Decks	1,093.40	0.00	546.70
Loose Rock or Stone (non-compacted)	0.00	0.00	0.00
TOTAL IMPERVIOUS COVER	5,262.64	710.38	5,426.32
		Lot Size	20,669.60
		Total Impervious Allowed (26.275% of Lot)	5,430.94
		Remaining Impervious Cover	4.62
FLOOR AREA. The minimum floor area shall be computed exclusive of breezeways, garages, open porches, carports, or accessory buildings not designed and used directly and specifically for dwelling purposes. Minimum Floor Area is 1,600 SF.			
Area Description SF	Existing SF	New/Added SF	Total SF
1st Floor	1,379.13	100.00	1,479.13
2nd Floor	0.00	0.00	0.00
3rd Floor	0.00	0.00	0.00
Conditioned Basement	0.00	0.00	0.00
Conditioned Attic	0.00	0.00	0.00
Accessory Building (used for dwelling)	0.00	0.00	0.00
TOTAL FLOOR AREA	1,379.13	100.00	1,479.13

symbol legend

1 drawing name
scale: 1/2" = 1'-0"

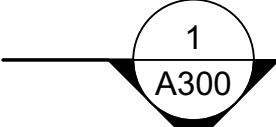
drawing id



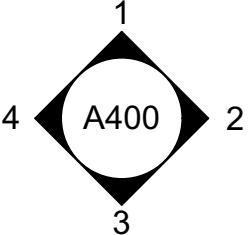
north arrow



building elevation tag
(arrow points in
direction of view)



building section tag
(arrow points in
direction of view)



interior elevation tag
(arrow points in
direction of view)

2/A400

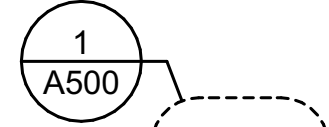
wall section tag
(arrow points in
direction of view)

0"

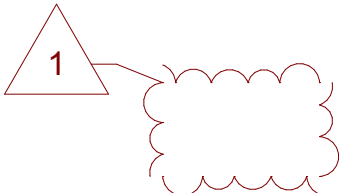
spot elevation tag

10'

elevation tag



detail tag



revision tag

living room

room tag

<ID>

window tag

<ID>

door tag

<ID>

wall tag

<ID>

light fixture tag

<ID>

plumbing fixture tag

<ID>

appliance tag

General Notes

All work shall be performed in accordance with applicable codes; regulations, ordinances, and standards having jurisdiction. If there are any questions or conflicts concerning compliance, the Builder is responsible for notifying the Architect before proceeding with the work in question. All necessary permits, licenses, certificates, tests, etc. shall be procured by the Builder.

The Builder is responsible for checking all documents, field conditions and dimensions for accuracy and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. If there are any questions regarding these or other coordination issues, the Builder is responsible for obtaining clarification from the Architect before proceeding with the work in question.

All materials furnished under this contract shall be new unless otherwise noted. All work shall be guaranteed against defective materials and workmanship for a period of (1) year after the date of substantial completion or acceptance of the work. The Builder shall repair or replace, at his or her own expense when ordered to do so, all work that may develop defects in material and workmanship within said period of time.

All equipment shall be installed in accordance with manufacturer's published recommendations for service intended, as interpreted by the engineer. The installation of all equipment shall be made by experienced craftsman in a neat and workmanlike manner. All materials, tools, costs, and services necessary to completely install all mechanical, electrical, and plumbing work shall be provided by the Builder.

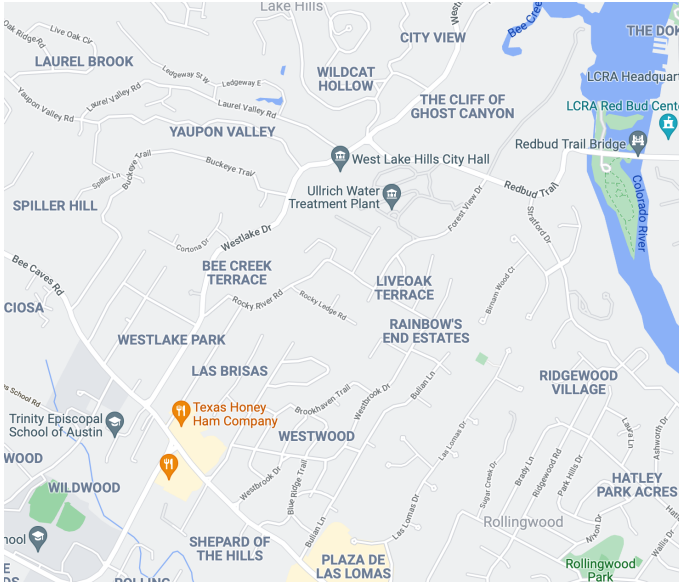
The Builder shall be responsible for adequately bracing and protecting all work during construction against damage, collapse, and misalignment according to applicable codes, standards, and good construction practices. The Builder shall take proper precautions to protect all existing operations and property adjacent, with which work comes in contact, or over or under which he or she may transport, hoist, or move materials, equipment, debris, etc. and shall repair satisfactorily all damages caused by him or her during construction.

The Builder shall verify all coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction begins.

Written dimensions shall have precedence. Do not scale dimensions. If no dimension is listed, contact the Architect for clarification.

Sheet Index

Vicinity Map



project team

Owner, Ben Brieger
301 Buckeye Trail, West Lake Hills, TX 78746

Architect, Alfredo Terrones
Email, ja.terrones@outlook.com
Tel. 956.615.4865

structural engineer
#Structural Engineer Company
#Structural Engineer Address
contact: #Structural Engineer Contact
#Structural Engineer Email
#Structural Engineer Phone

project description

Remodel and addition to convert a two car garage into a four car garage.

Consultants:

Project, *Brieger Garage*, 2021
Project No. 21-001
Remodel/Addition
01 Buckeye Trail
West Lake Hills Texas 78746
0.290895858547, -97.80434438182374

Owner, Ben Brieger
 601 Buckeye Trail,
 West Lake Hills, Texas 78746

Issue:

. Schematic Design 12.09.2021

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scale. If printed on a 22"x34" sheet the scale is as indicated. If printed on a 11"x17" sheet the scale is reduced by half.

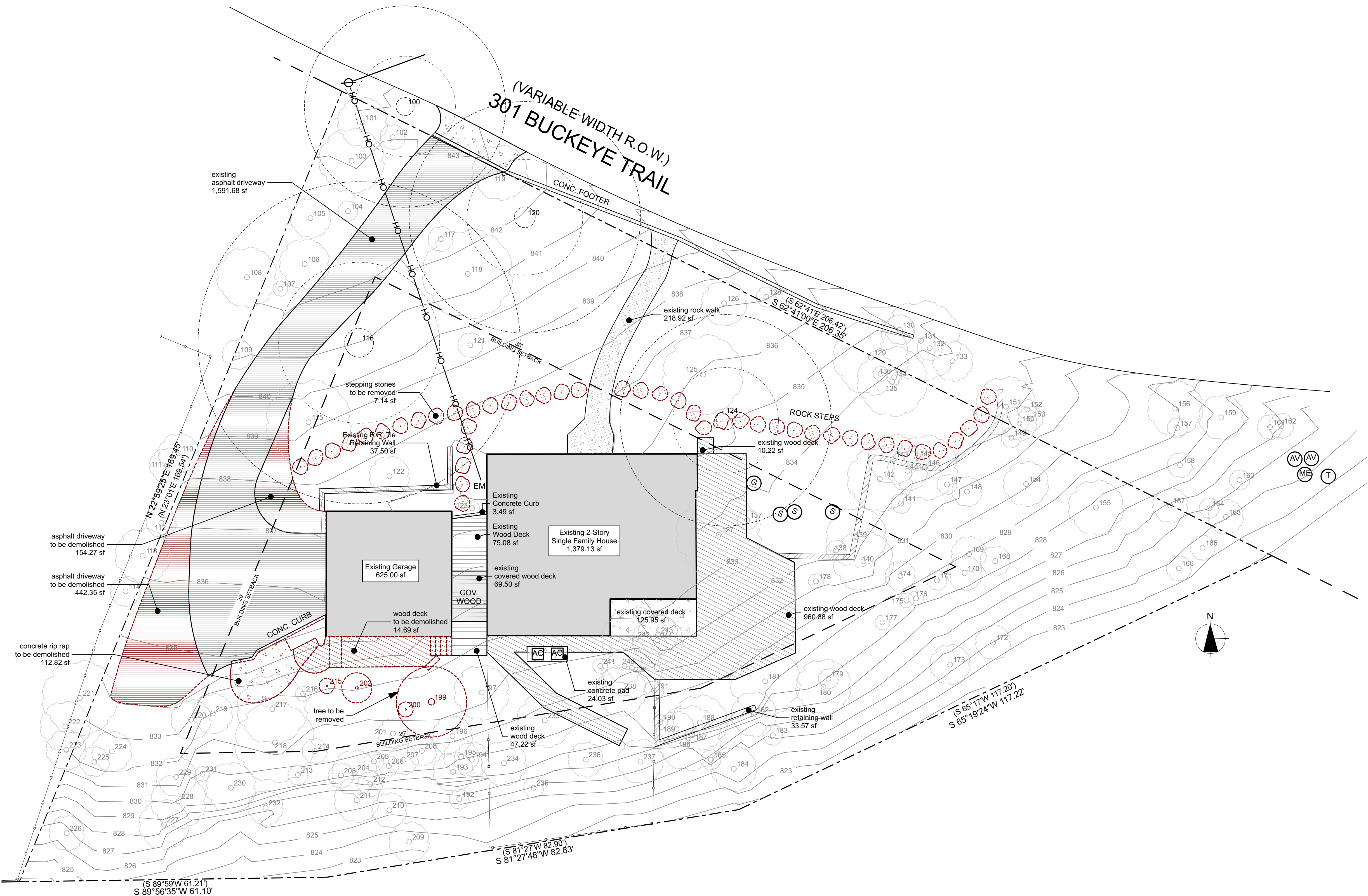
Demolition site plan

demolition site plan general notes

- All conflicts to be brought to the attention of the Architect prior to performing work.
- The dimensions on this sheet are to face of framing and/or masonry, and centerline of column and/or beam, unless otherwise noted.
- The Builder to field verify all dimensions prior to demolition. If a discrepancy is identified, please notify the Architect immediately.
- Do not scale the drawings. If a specific dimension is not given, contact the Architect for clarification.

demolition site plan legend

	wall to remain
	wall to be removed
	remove window
	remove door
	dashed elements to be removed



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Consultants:

Project, *Brieger Garage*, 2021
Project No. 21-001
Remodel/Addition
301 Buckeye Trail
West Lake Hills Texas 78746
30.296895858547, -97.80434438182374

Owner, *Ben Brieger*
301 Buckeye Trail,
West Lake Hills, Texas 78746

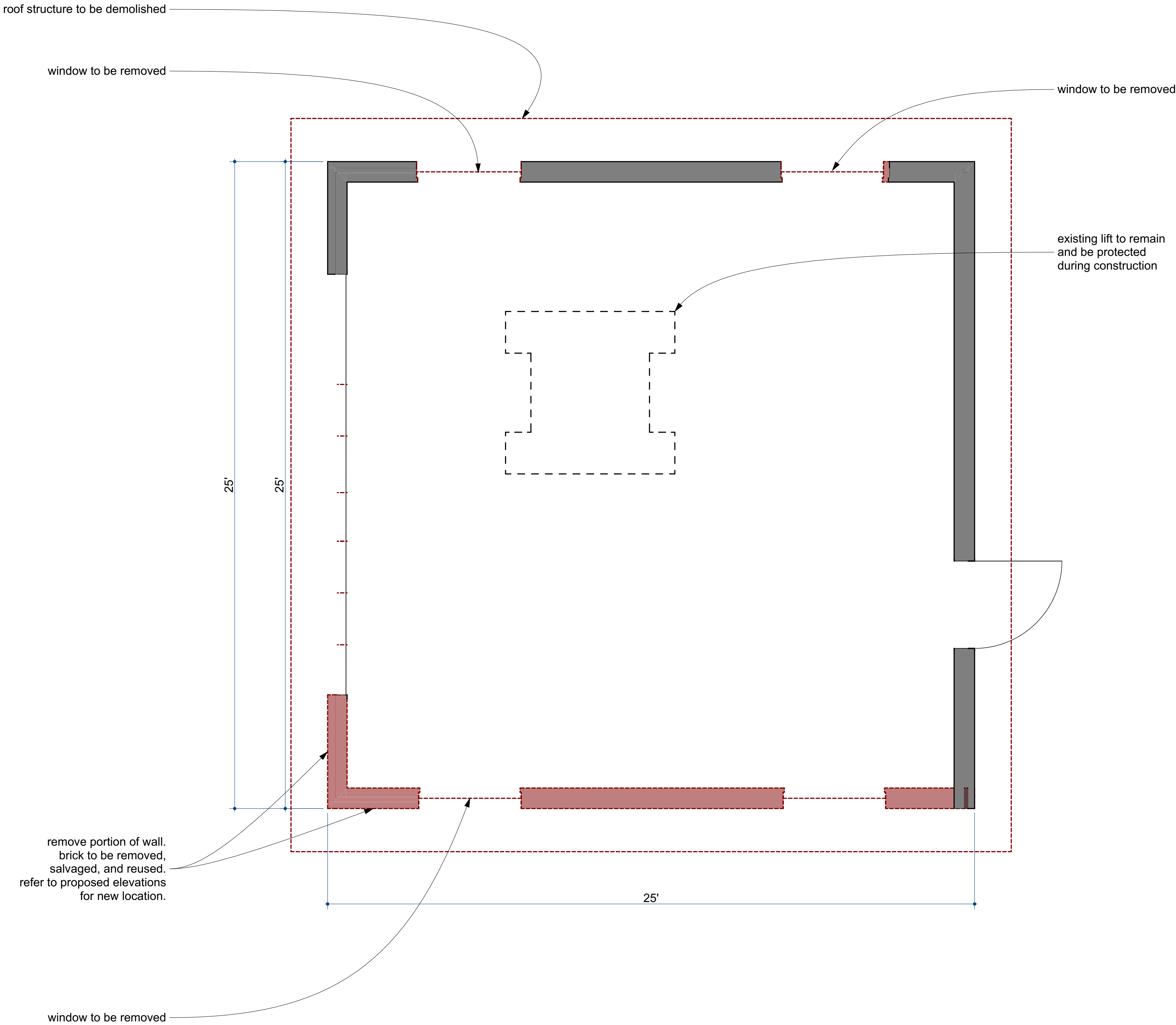
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demolition floor plan



2 demolition floor plan
SCALE: 3/8" = 1'-0"

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Project No. 21-001
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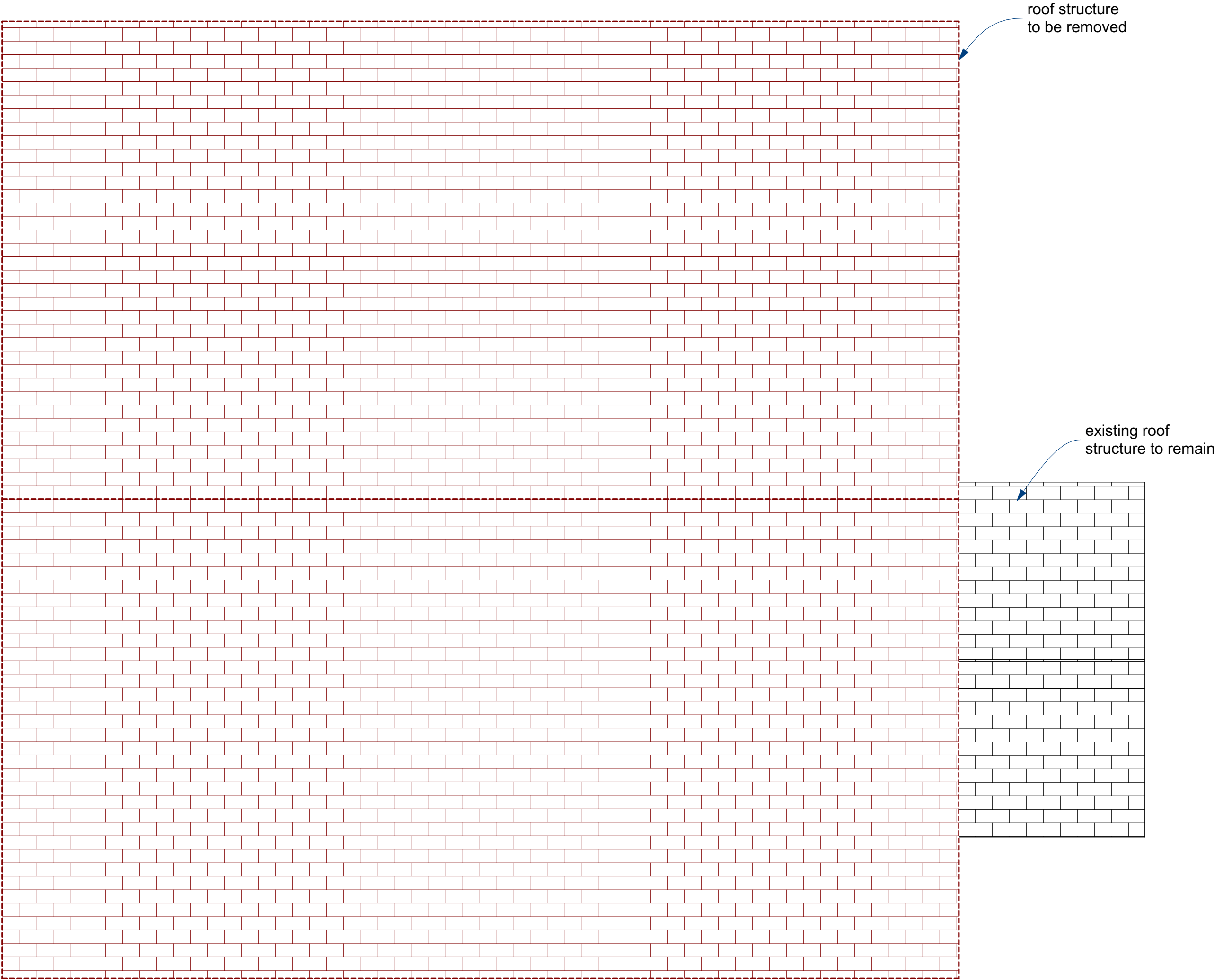
demolition roof plan

demolition roof plan general notes

- All conflicts to be brought to the attention of the Architect prior to performing work.
- The dimensions on this sheet are to face of framing and/or masonry, exterior face of fascia, and centerline of column and/or beam, unless otherwise noted.
- The Builder to field verify all dimensions prior to demolition. If a discrepancy is identified, please notify the Architect immediately.
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demolition roof plan legend

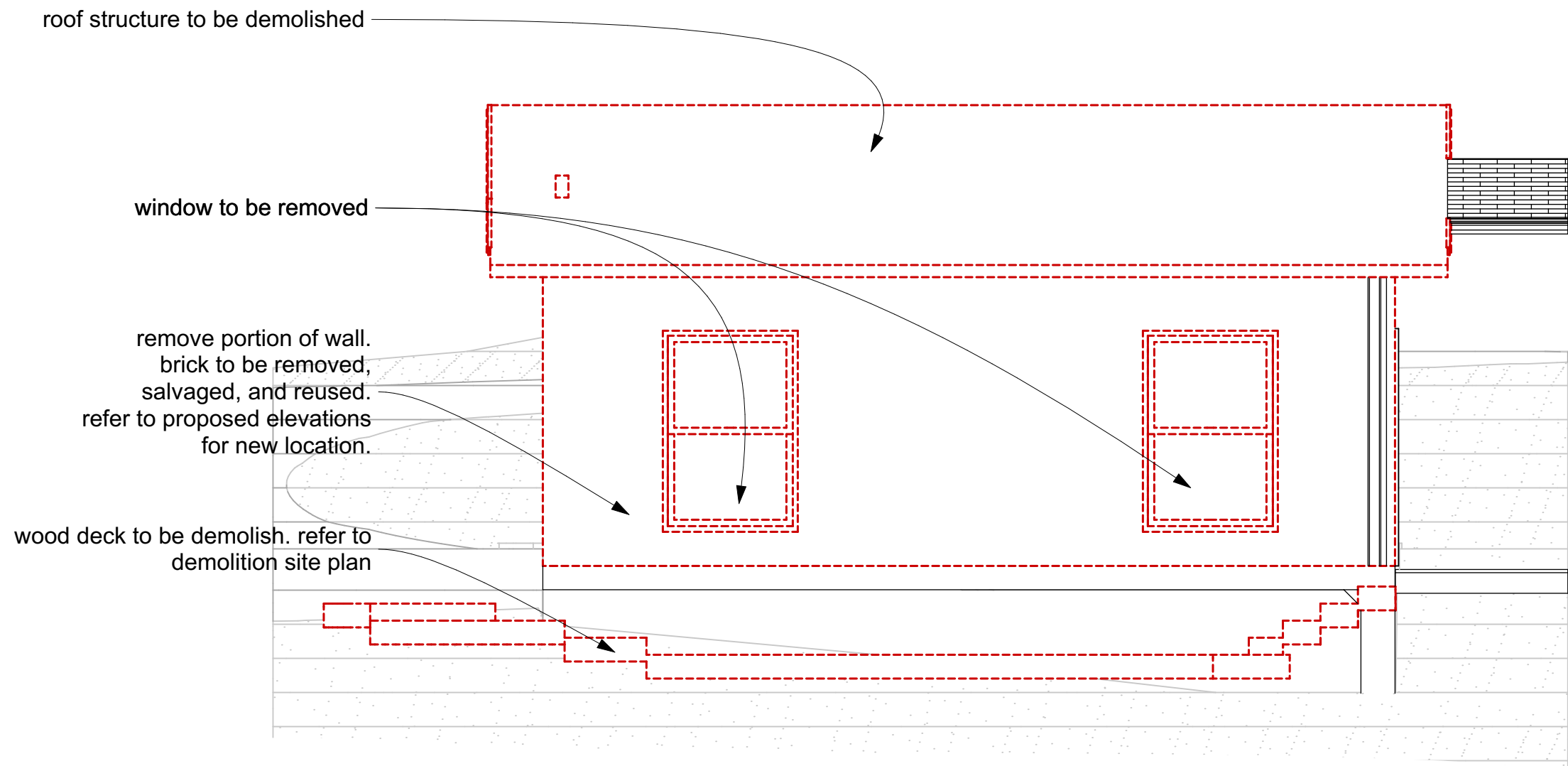
- | | |
|-------------|----------------------------|
| <div></div> | roof framing to remain |
| <div></div> | roof framing to be removed |
| <div></div> | roof finish to be removed |



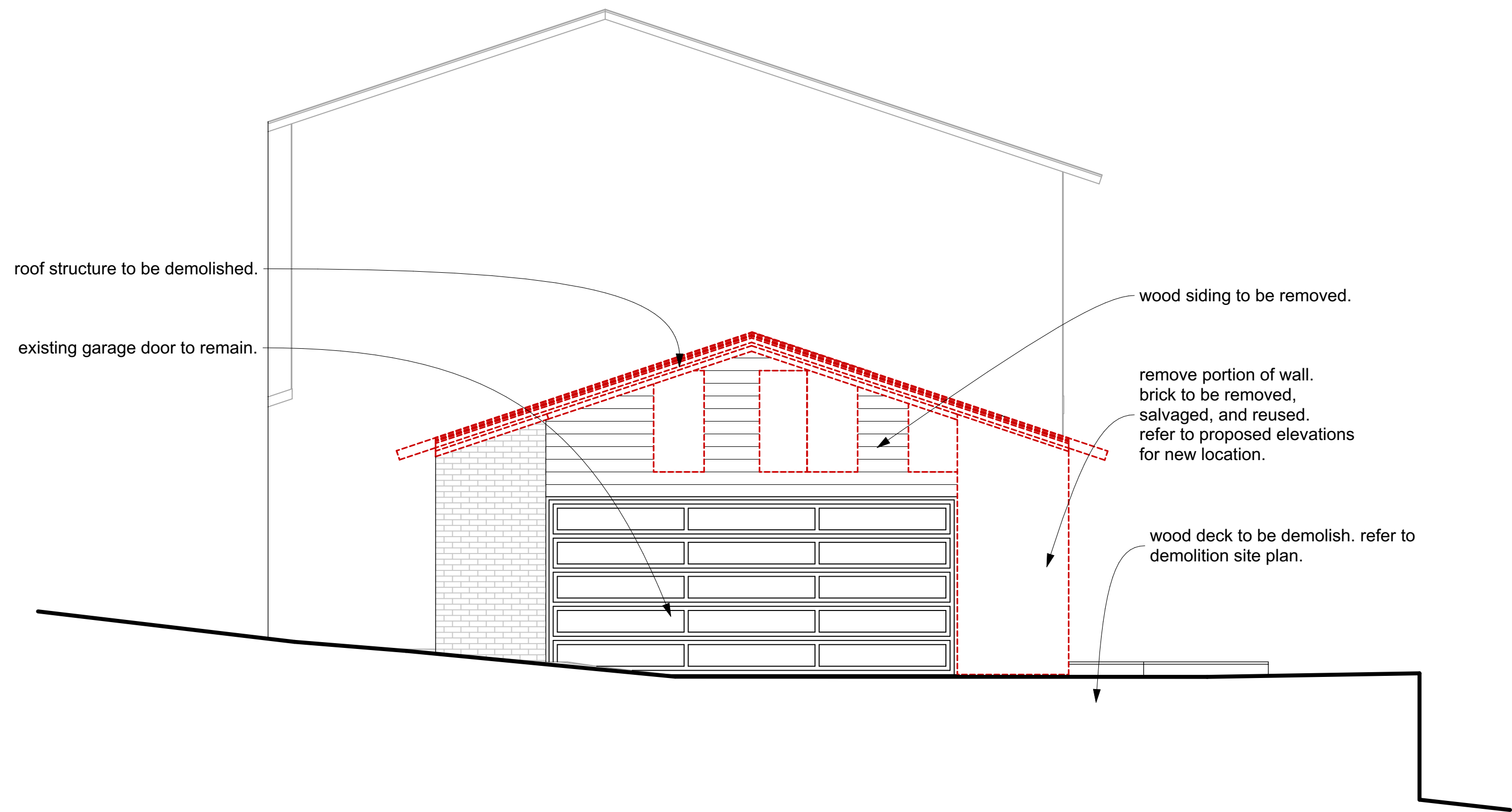
1 demolition roof plan
SCALE: 3/8" = 1'-0"

Not for construction. This document is incomplete and may not be used for regulatory approval, permitting, or construction.

Consultants:



1 demolition south elevation
SCALE: 1/4" = 1'-0"



2 demolition west elevation
SCALE: 1/4" = 1'-0"

Project, *Brieger Garage*, 2021
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Remodel/Addition
301 Buckeye Trail
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30.296895858547, -97.80434438182374

Owner, *Ben Brieger*
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West Lake Hills, Texas 78746

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demolition elevations

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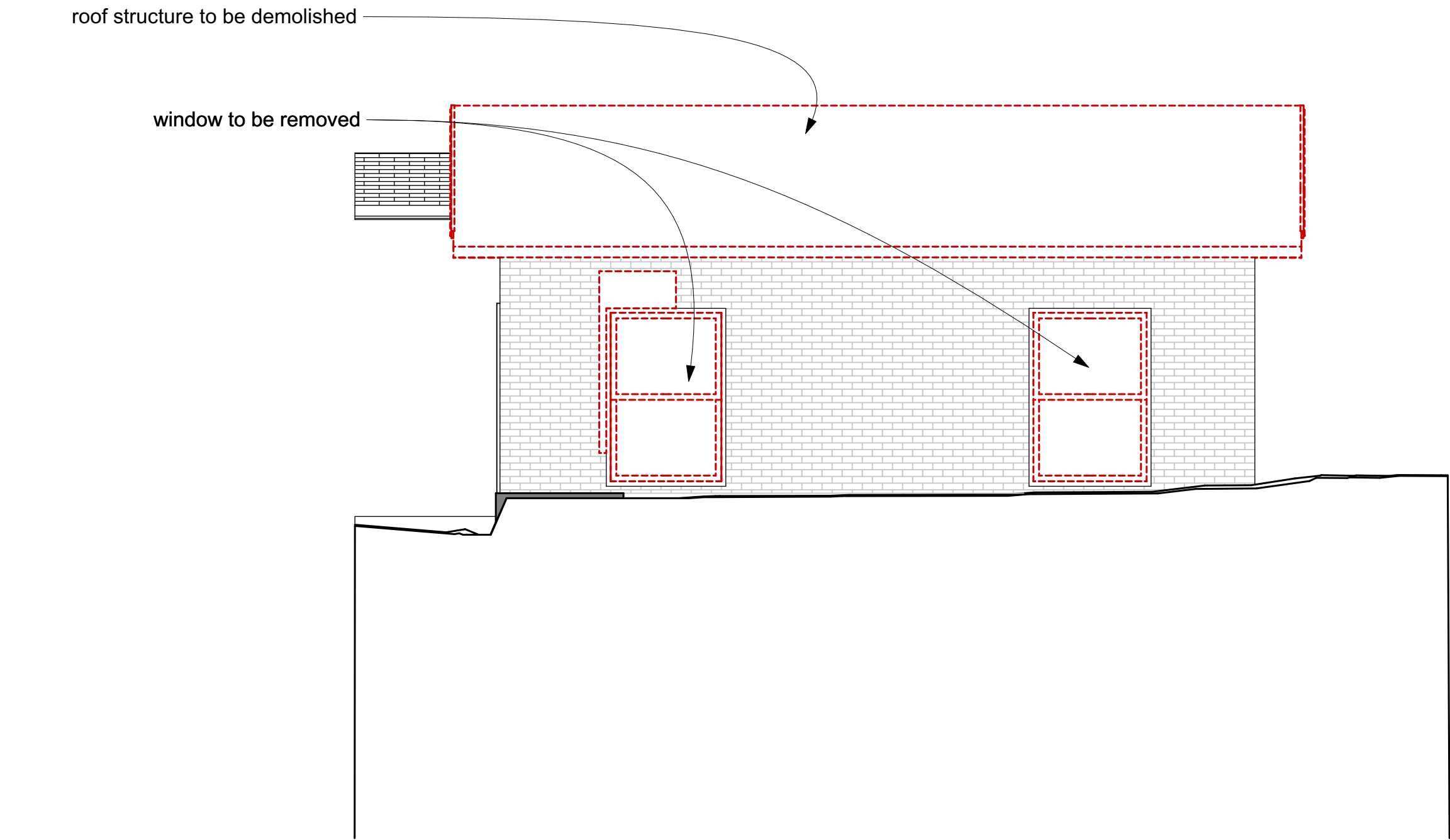
Issue:

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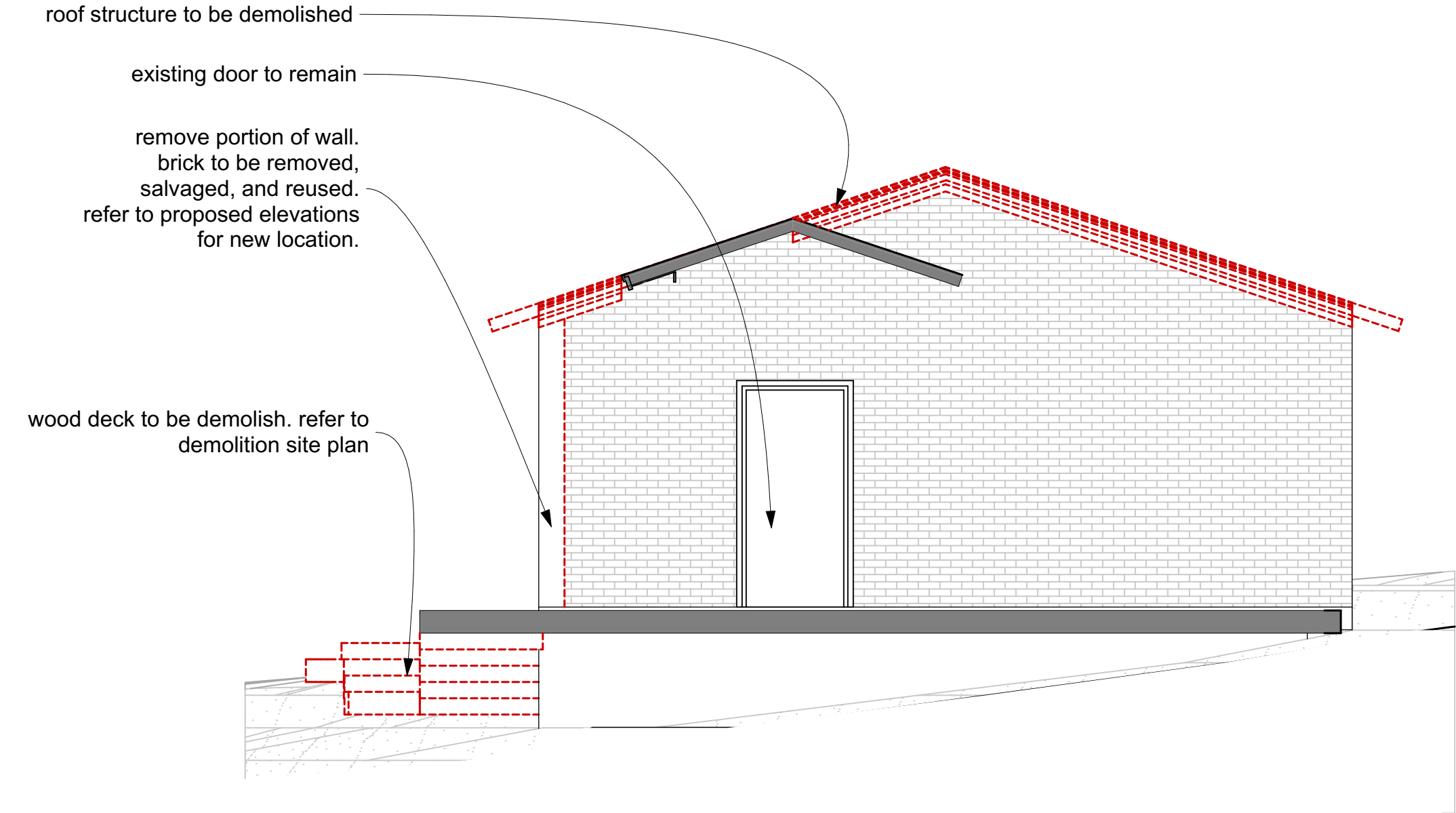
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demolition elevations

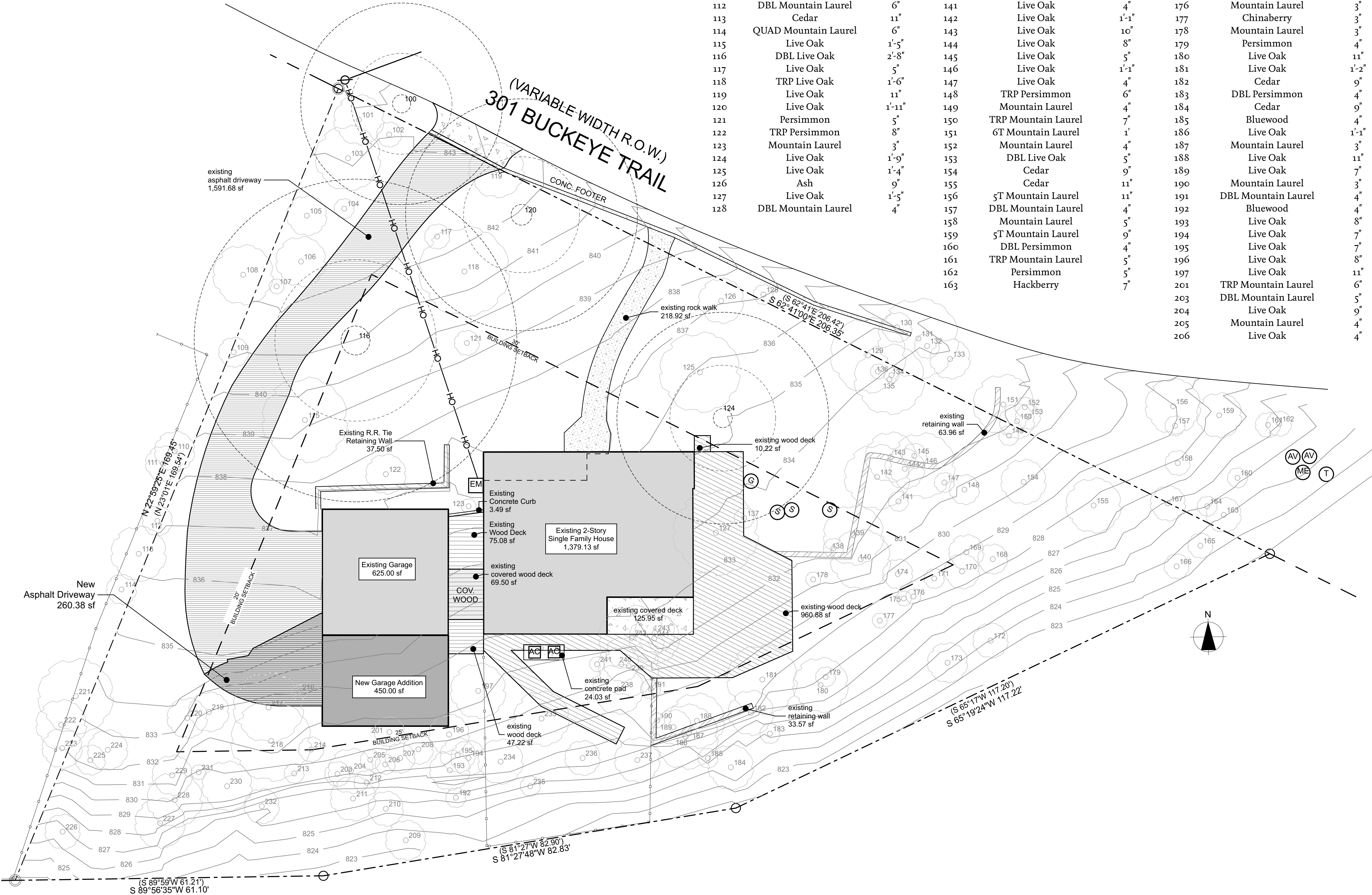


1 demolition north elevation
SCALE: 1/4" = 1'-0"



2 demolition east elevation
SCALE: 1/4" = 1'-0"

Tree ID	Species	Diameter	Tree ID	Species	Diameter	Tree ID	Species	Diameter	Tree ID	Species	Diameter
100	Live Oak	1'-8"	129	Live Oak	1'-3"	164	Bluewood	4"	207	Live Oak	6"
101	Cedar	10"	130	TRP Yaupon	6"	165	Cedar	5"	208	Live Oak	6"
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108	Cedar	1'	137	TRP Mountain Laurel	4"	172	Cedar	7"	215	Spanish Oak	3"
109	Mountain Laurel	6"	138	Mountain Laurel	4"	173	Cedar	8"	216	Spanish Oak	3"
110	TRP Persimmon	8"	139	Live Oak	1'	174	TRP Mountain Laurel	6"	217	Cedar	1'-2"
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112	DBL Mountain Laurel	6"	141	Live Oak	4"	176	Mountain Laurel	3"	219	Cedar	8"
113	Cedar	11"	142	Live Oak	1'-1"	177	Chinaberry	3"	220	Ash	8"
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120	Live Oak	1'-11"	149	Mountain Laurel	4"	184	Cedar	9"	227	DBL Cedar	10"
121	Persimmon	5"	150	TRP Mountain Laurel	7"	185	Bluewood	4"	228	DBL Live Oak	11"
122	TRP Persimmon	8"	151	6T Mountain Laurel	1'	186	Live Oak	1'-1"	229	Spanish Oak	8"
123	Mountain Laurel	3"	152	Mountain Laurel	4"	187	Mountain Laurel	3"	230	Live Oak	10"
124	Live Oak	1'-9"	153	DBL Live Oak	5"	188	Live Oak	11"	231	Live Oak	3"
125	Live Oak	1'-4"	154	Cedar	9"	189	Live Oak	7"	232	Live Oak	7"
126	Ash	9"	155	Cedar	11"	190	Mountain Laurel	3"	233	Live Oak	11"
127	Live Oak	1'-5"	156	5T Mountain Laurel	11"	191	DBL Mountain Laurel	4"	234	DBL Cedar	9"
128	DBL Mountain Laurel	4"	157	DBL Mountain Laurel	4"	192	Bluewood	4"	235	Live Oak	4"
			158	Mountain Laurel	5"	193	Live Oak	8"	236	Quad Mountain Laurel	7"
			159	5T Mountain Laurel	9"	194	Live Oak	7"	237	Cedar	9"
			160	DBL Persimmon	4"	195	Live Oak	7"	238	Live Oak	10"
			161	TRP Mountain Laurel	5"	196	Live Oak	8"	239	Live Oak	1'
			162	Persimmon	5"	197	Live Oak	11"	240	Live Oak	7"
			163	Hackberry	7"	201	TRP Mountain Laurel	6"	241	Spanish Oak	3"
						203	DBL Mountain Laurel	5"	242	DBL Live Oak	1'-1"
						204	Live Oak	9"	243	Live Oak	8"
						205	Mountain Laurel	4"			
						206	Live Oak	4"			



proposed site plan general notes

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proposed site plan legend

- 100 topographic lines 1'-0" interval
- property line
- building setback line
- tent setback plane
- overhead utility line
- underground electrical line
- underground waste water line
- water line
- proposed fence
- existing fence
- 8.5' x 17' parking space
- asphalt
- concrete
- power pole
- electrical meter
- water meter
- water valve
- gas meter
- waste water tap

Not for construction. This document is incomplete and may not be used for regulatory approval, permitting, or construction.

Consultants:

Project, Brieger Garage, 2021
Project No. 21-001
Remodel/Addition
301 Buckeye Trail
West Lake Hills Texas 78746
30.296895858547, -97.80434438182374

Owner, Ben Brieger
301 Buckeye Trail,
West Lake Hills, Texas 78746

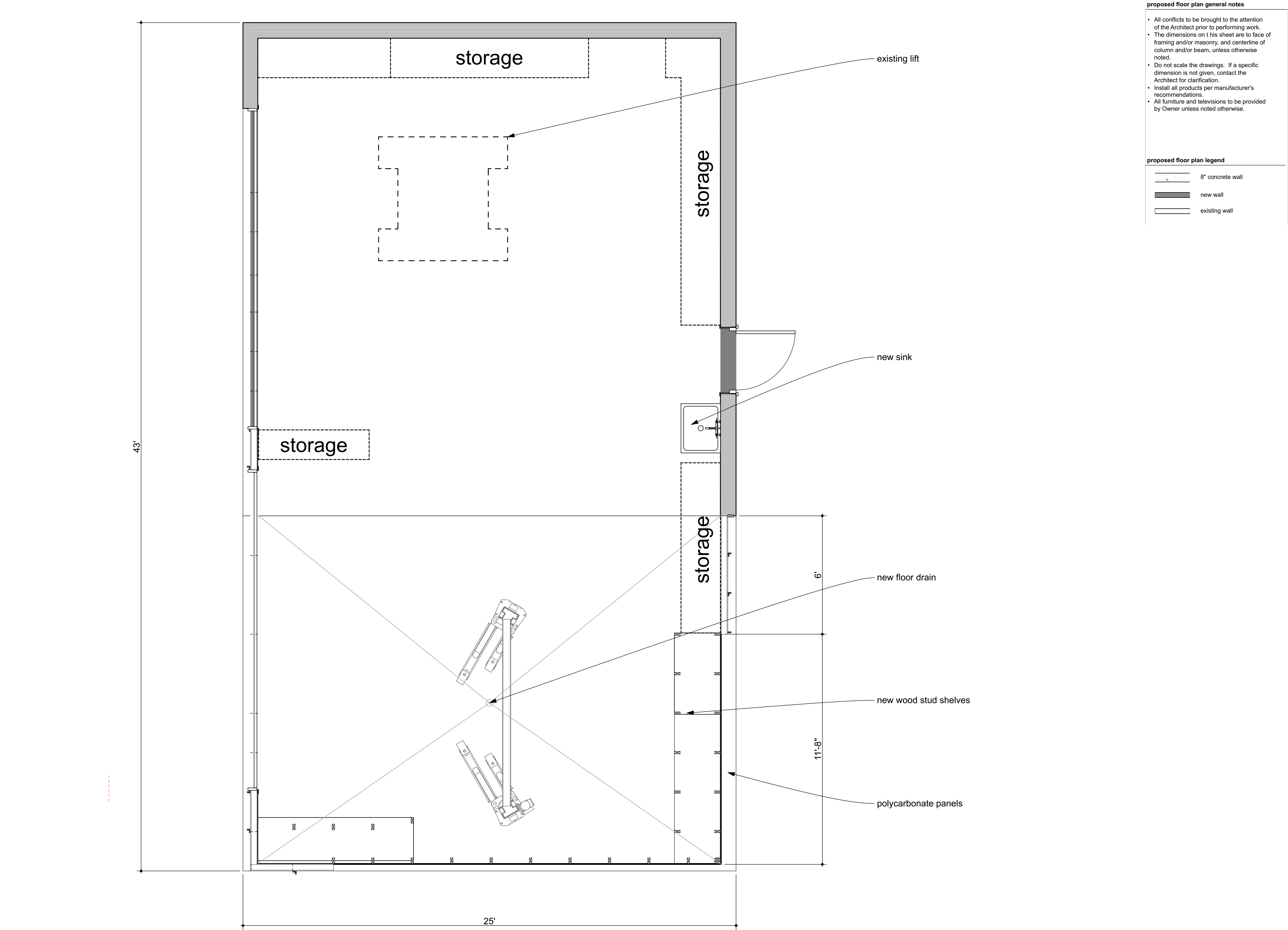
Issue:

1. Schematic Design 12.09.2021

These drawings and specifications are and shall remain the property of the Architect. They may not be reused, reproduced or altered in any way without prior approval from and with compensation to the architect.

Scale. If printed on a 22"x34" sheet the scale is as indicated. If printed on a 11"x17" sheet the scale is reduced by half.

proposed 1st floor plan



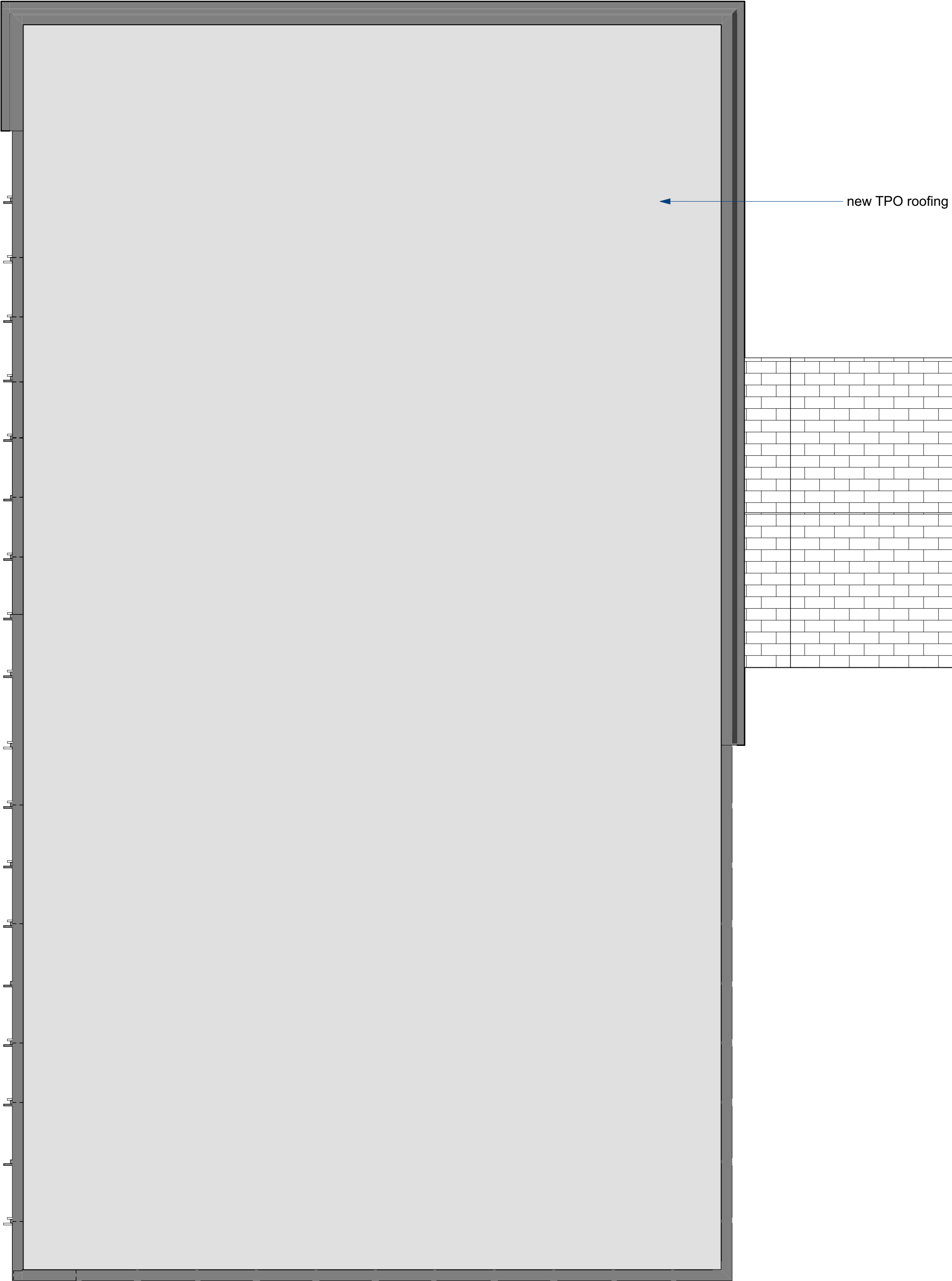
1 garage plan
SCALE: 3/8" = 1'-0"

roof plan general notes

- All conflicts to be brought to the attention of the Architect prior to performing work.
- The dimensions on this sheet are to face of framing and/or masonry, exterior face of fascia, face of awning, and centerline of column and/or beam, unless otherwise noted.
- Do not scale the drawings. If a specific dimension is not given, contact the Architect for clarification.
- Install all products per manufacturer's recommendations.
- All furniture and televisions to be provided by Owner unless noted otherwise.
- Install all products per manufacturer's recommendations.

roof plan legend

- | | |
|-------------|-----------------------|
| <div></div> | existing roof framing |
| <div></div> | new metal roof |



Not for construction. This document is incomplete and may not be used for regulatory approval, permitting, or construction.

Consultants:

Project, *Brieger Garage*, 2021
Project No. 21-001
Remodel/Addition
301 Buckeye Trail
West Lake Hills, Texas 78746
30.296895858547, -97.80434438182374

Owner, *Ben Brieger*
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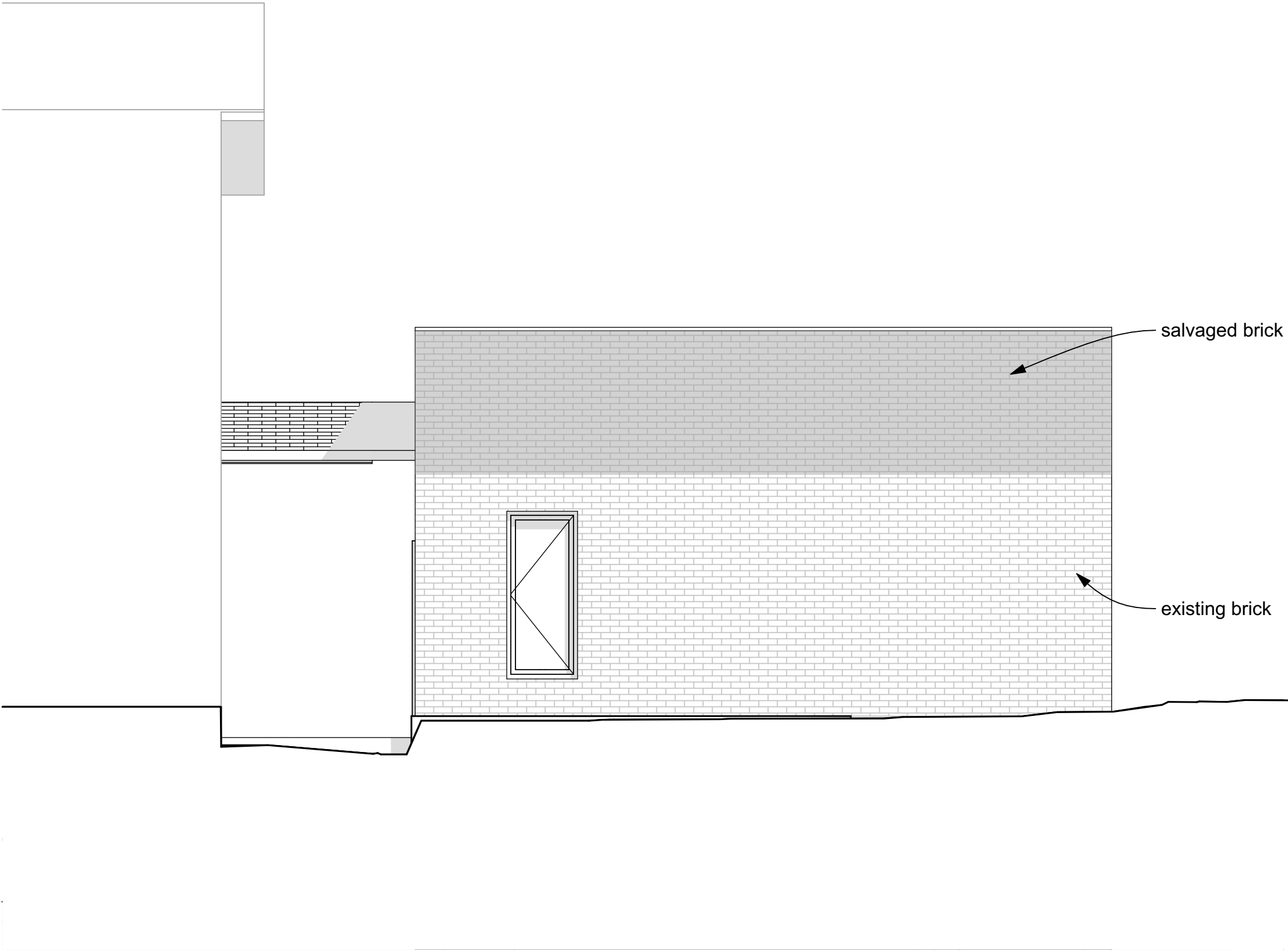
Issue:

1. Schematic Design 12.09.2021

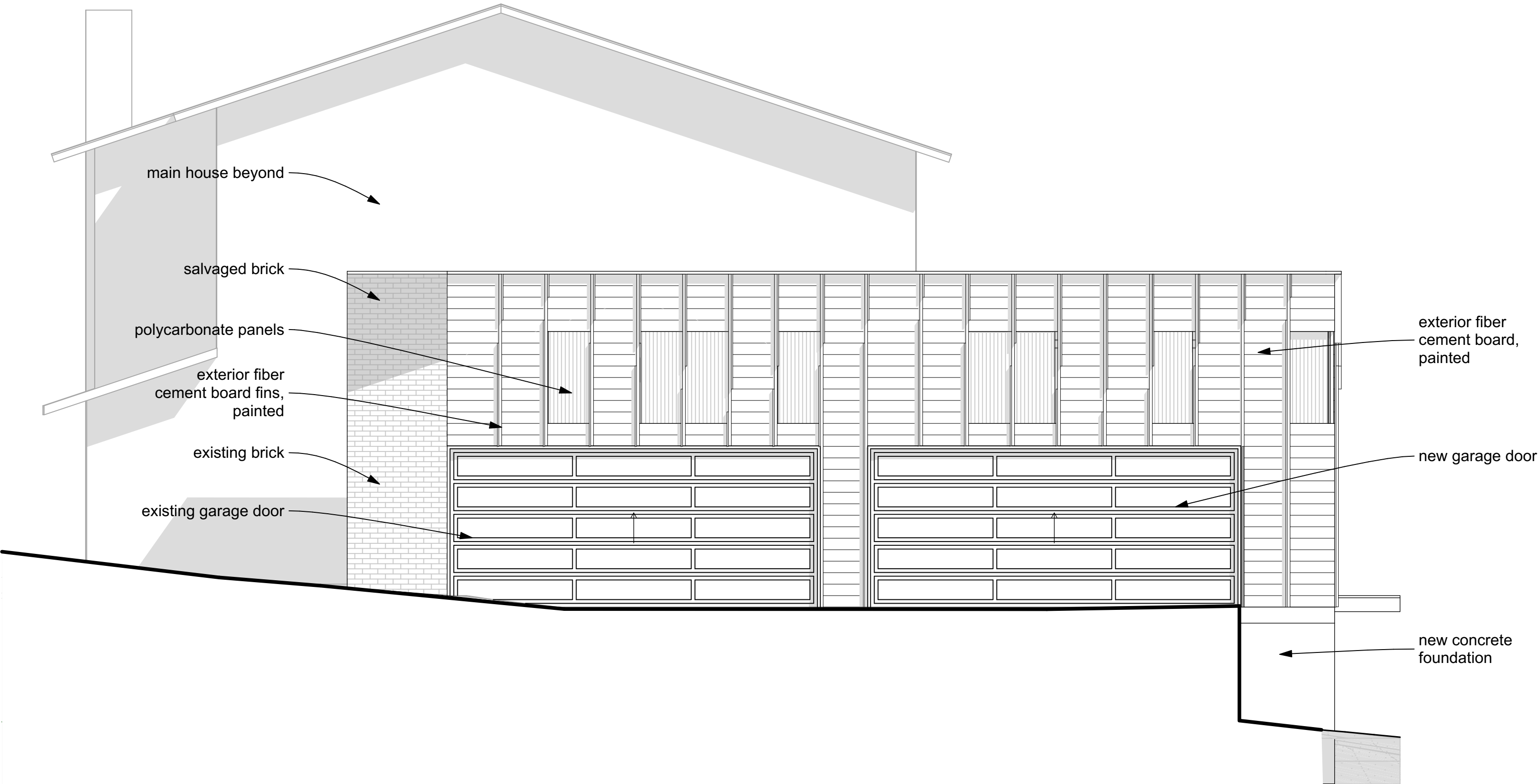
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Scale. If printed on a 22"x34" sheet the scale is as indicated. If printed on a 11"x17" sheet the scale is reduced by half.

elevations



2 north elevation
SCALE: 1/4" = 1'-0"



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

building elevation general notes

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- Do not scale the drawings. If a specific dimension is not given, contact the Architect for clarification.

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Owner, Ben Brieger
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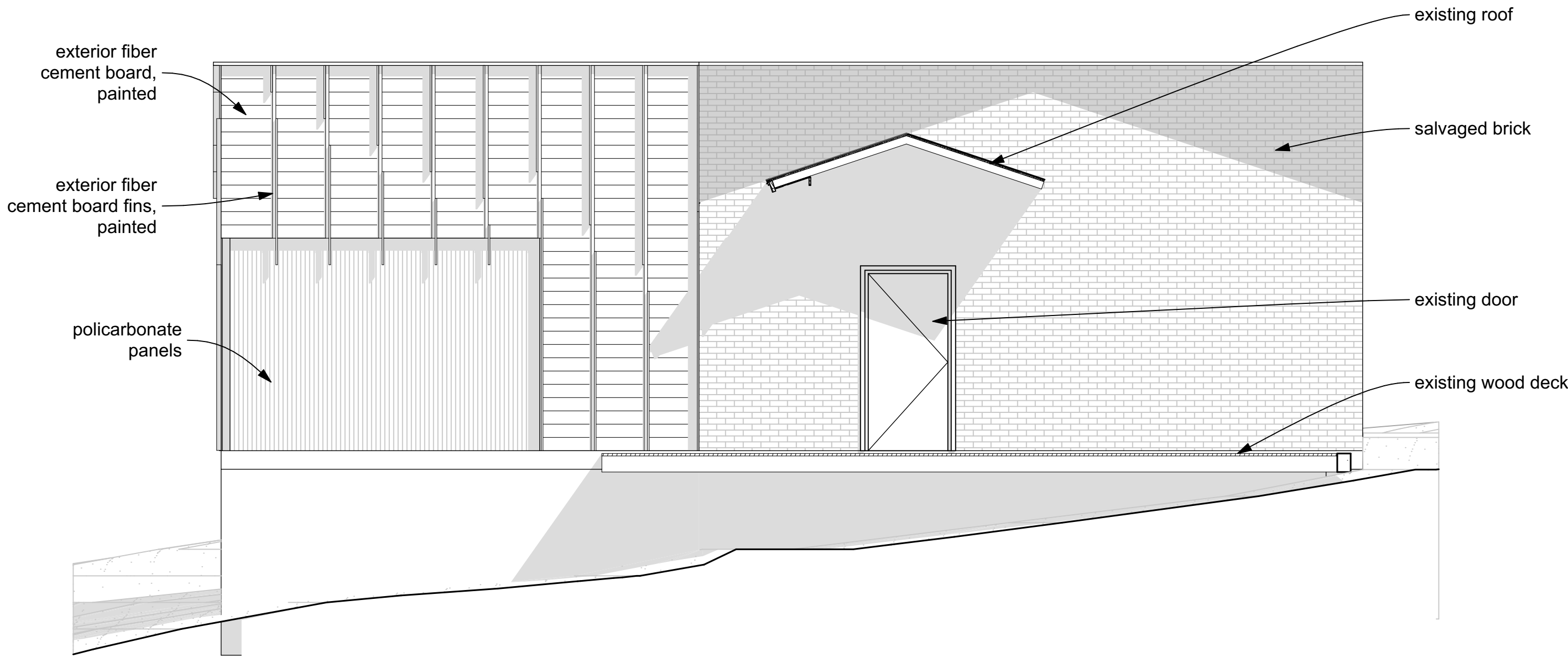
Issue:

1. Schematic Design 12.09.2021

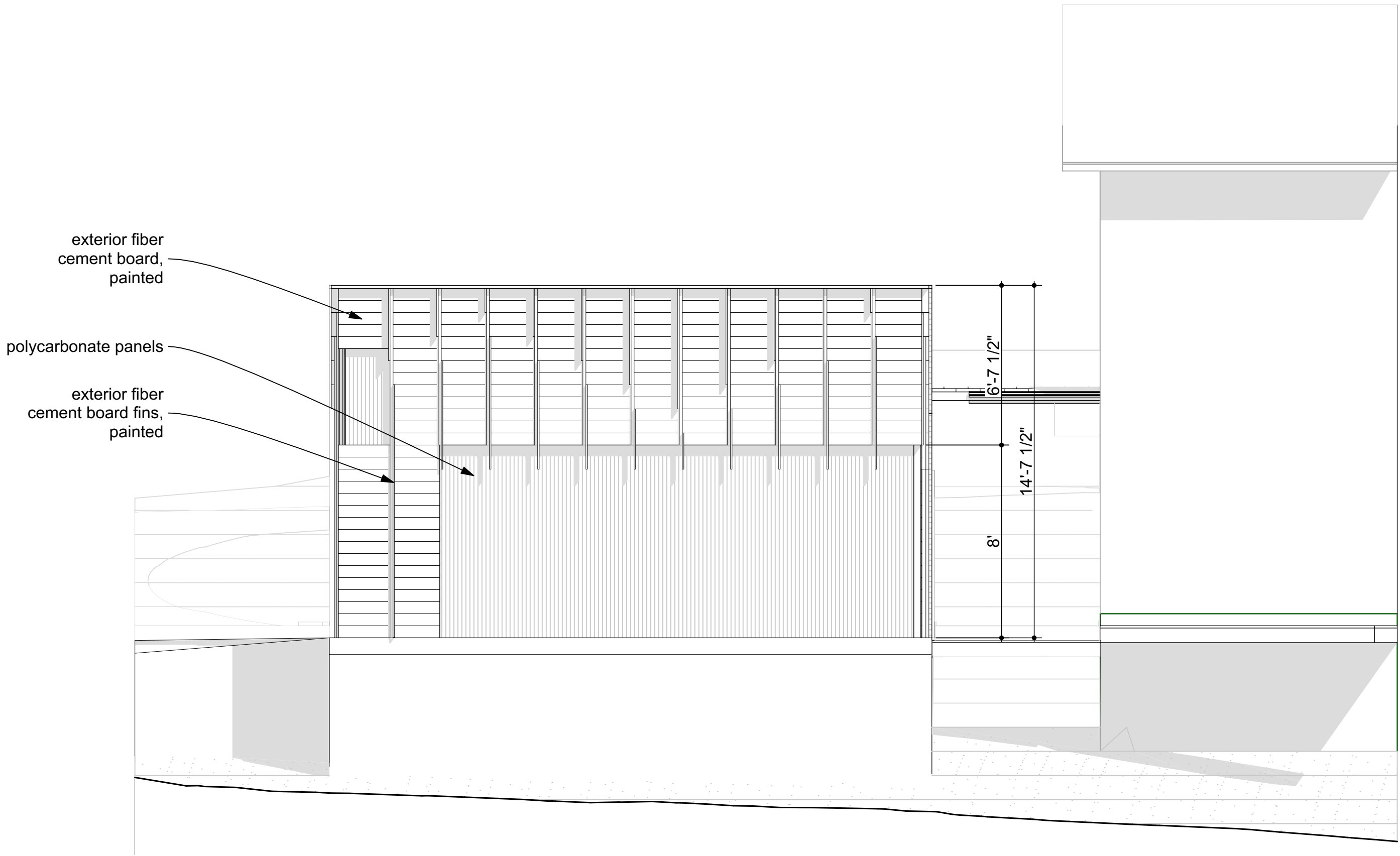
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Scale. If printed on a 22"x34" sheet the scale is as indicated. If printed on a 11"x17" sheet the scale is reduced by half.

elevations



2 east elevation
SCALE: 1/4" = 1'-0"



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

building section general notes

- All conflicts to be brought to the attention of the Architect prior to performing work.
- The dimensions on this sheet are to face of framing and/or masonry, and centerline of column and/or beam, unless otherwise noted.
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Consultants:

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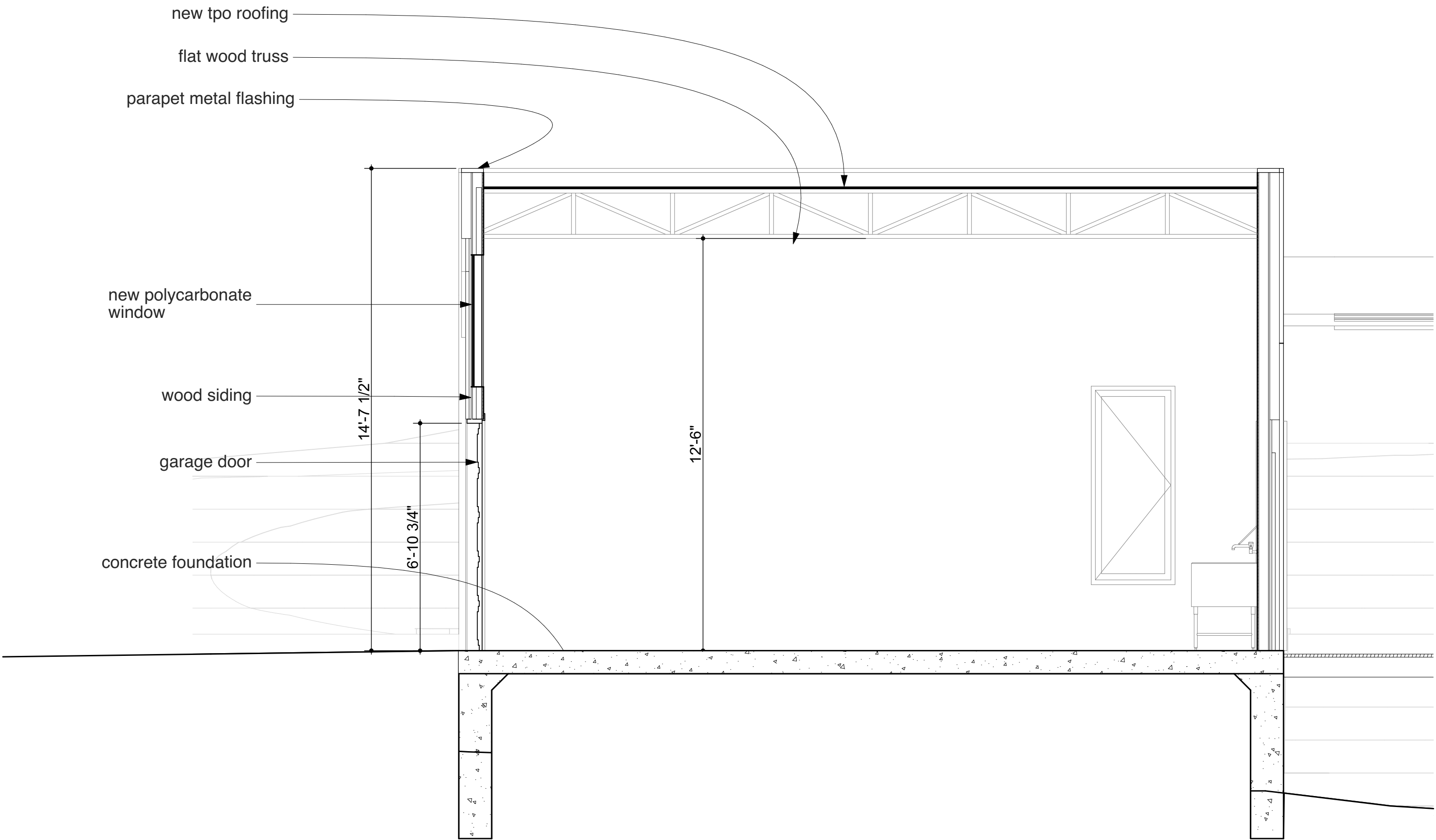
Issue:

1. Schematic Design 12.09.2021

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sections



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



The existing garage is limited in square footage and height.

The exterior conditions are not safe for Benjamin to work on these vehicles. Having the opportunity to keep all vehicles inside the garage will help Benjamin work on his hobby in a safe environment. Keeping the cars indoors will help protect his investment, and improve the neighbor's views.





The existing wood deck will be replaced with the proposed garage addition.



Tree #199



Tree #199



Tree #199



Tree #199



**FRONT SETBACK VARIANCE
STAFF REPORT**

JULY 20, 2022

Project Address: 803 Forest View Drive

Project Number: 2022-1054

Agenda Item: Land Use: **803 Forest View Drive:** Discussion/recommendation on an application for a variance request to encroach in the front building setback (West Lake Hills Code Section 22.03.281). Applicant Sam and Katie Owen.

Applicant Information: Sam and Katie Owen

Hearing Dates:

June 15, 2022,	ZAPCO (meeting cancelled)
July 20, 2022,	ZAPCO
August 10, 2022	Board of Adjustment

Location: The subject property is located along the east side of Forest View Drive, between Cedar Park Drive and Oak Ridge Drive.

Property Information, Zoning & Site Characteristics:

Owner: Sam and Katie Owen
Legal Description: Lot 2 Block B Liveoak Terrace Partial Replat
Lot Size: 0.6292 acres (27,407.70 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

There is currently a single-family residence that was constructed in 1975 that the property owners purchased in 2015. This variance request is tied to a new house for the lot for the current owners.

The request is to allow the property owner to construct a new residence that is 5,075 sf of conditioned space. The requested variance for the front setback encroachment matches the existing encroachment of the current residence that was built in 1975, and sits 30 feet from the front property line, which is a requested encroachment of 20-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 – “The beautiful, protected trees on the Owen’s lot, while certainly an asset to the property, present a serious hardship in terms of buildable area. The buildable area of the lot, when taking into account the required setbacks and staying outside of all protected roots zones, is only 21% of the total lot. The protected trees make the south third of the buildable area unbuildable. Fitting a ~5,000 sf house, pool, and garage on the remaining two thirds of the buildable area footprint would be very difficult and result in a tall and unattractive massing that would not be in keeping with the scale or aesthetics of the neighborhood. (slide 3).”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “The new design works very hard to fit on the site in a responsible way: weaving between and preserving all protected trees, working with the existing slope of the site, and being very contextual in the neighborhood in terms of building height, scale and materiality. (slides 6-10).”
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “The beautiful protected trees on the Owen’s lot, while certainly an asset to the property, present a serious hardship in terms of buildable area. The buildable area of the lot, when taking into account the required setbacks and staying outside of all protected roots zones, is only 21% of the total lot. The protected trees make the south third of the buildable area unbuildable. Fitting a ~5,000 sf house, pool, and garage on the remaining two thirds of the buildable area footprint would be very difficult and result in a tall and unattractive massing that would not be in keeping with the scale or aesthetics of the neighborhood. (slide 3).”
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – “The variance we are requesting allows the Owens to build a house that suits their needs without encroaching the front setback more than their current structure. The area that is proposed to encroach on the setback is also designed to be one story and less intrusive than the existing two-story structure currently in its place.”
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – “The existing house on the lot sits roughly 30 feet off the existing front property line. Nearly half of the footprint of this house is over the required 50’ setback line. The existing pool on the east side of the lot also encroaches on the rear setback. Both neighbors directly adjacent, on the same side of Forest View Drive, encroach on the front setback requirements. They are roughly 25’ and 32’ off the front setback line.”
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The application states – “Both neighbors directly adjacent, on the same side of Forest View Drive, encroach on the front setback requirements. They are roughly 25’ and 32’ off the front setback line. The ability for this house to sit lower on the site than a fully two-story house within the required setbacks means that this proposal will be less intrusive to neighbors.”

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

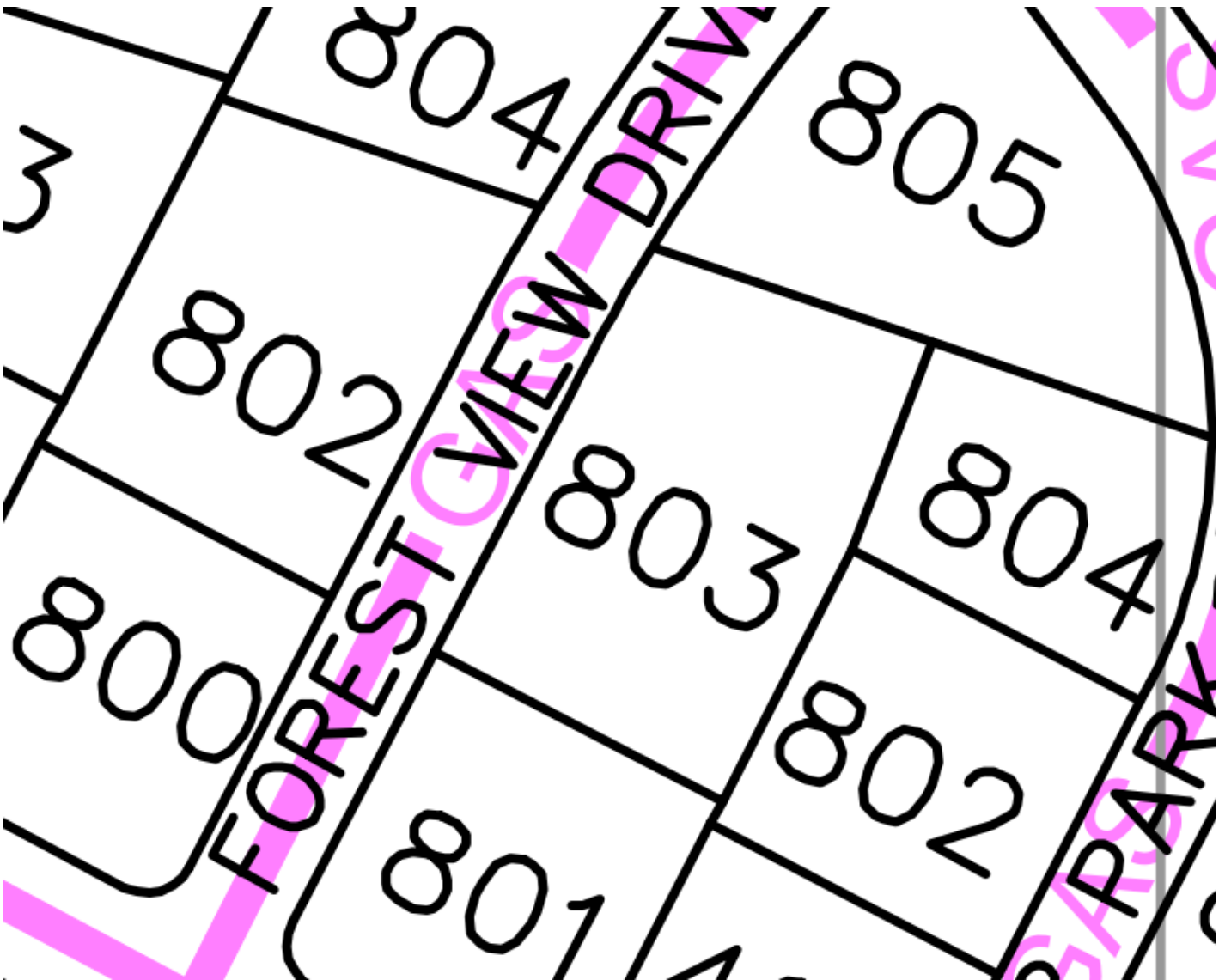
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Staff Recommendation

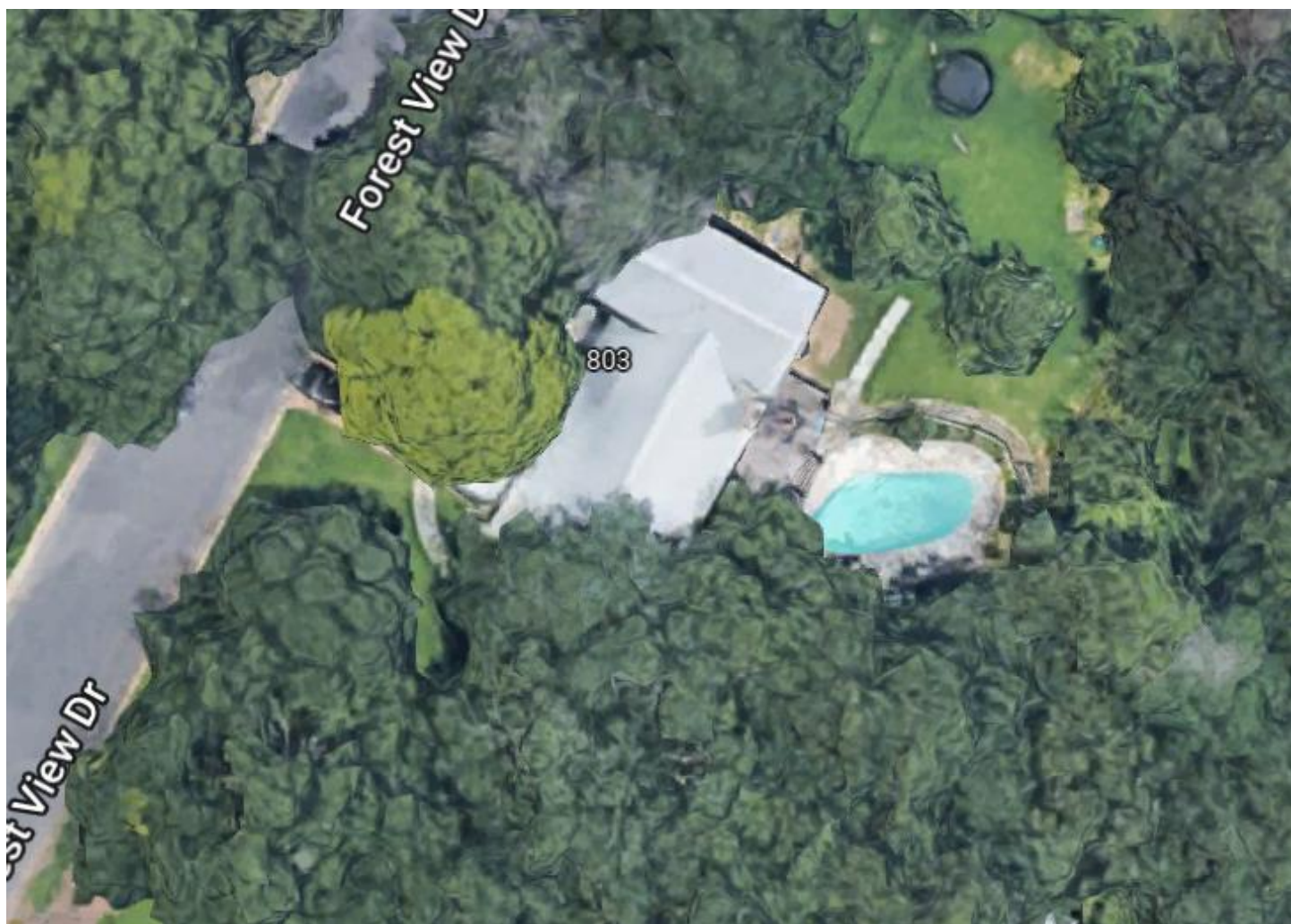
Staff recommends: APPROVAL of the variance request as the proposed new residence’s encroachment is consistent with the existing residence and they designed the house to save the large mature trees.

Links to Relevant Code:

- | | |
|----------------------------------|---|
| • Sec. 22.03.281 | Schedule of Regulations |
| • Sec. 22.03.514 | Criteria and process required for granting variance |







Request for Front Setback Variance
803 Forest View Drive, Westlake Hills

ZAPCO Committee,

We are writing on behalf of our clients, Sam and Katie Owen, who live at 803 Forest View Drive in Westlake Hills. The Owens have lived on this property for seven years and love their lot and the Westlake neighborhood. Their family has recently grown and we are working with them to design a new house that meets the needs of their family and allows them to remain on the lot they love for years to come. During this design process, we have encountered a number of hardships and factors that make it difficult to achieve this task within the required setbacks. We have outlined those issues in the bullet points below and the presentation attached.

We are asking that you consider a variance for this project that would allow us to encroach on the 50 foot front setback by a maximum of 20 feet. This would put the front face of the new house no closer to the street than their existing house currently sits. The proposed design abides by both side setbacks as well as the rear setback.

- The existing house on the lot sits roughly 30 feet off the existing front property line. Nearly half of the footprint of this house is over the required 50' setback line. The existing pool on the east side of the lot also encroaches on the rear setback. (slide 1)
- Both neighbors directly adjacent, on the same side of Forest View Drive, encroach on the front setback requirements. They are roughly 25' and 32' off the front setback line. (slide 2)
- The beautiful protected trees on the Owen's lot, while certainly an asset to the property, present a serious hardship in terms of buildable area. The buildable area of the lot, when taking into account the required setbacks and staying outside of all protected roots zones, is only 21% of the total lot. The protected trees make the south third of the buildable area unbuildable. Fitting a ~5,000 sf house, pool, and garage on the remaining two thirds of the buildable area footprint would be very difficult and result in a tall and unattractive massing that would not be in keeping with the scale or aesthetics of the neighborhood. (slide 3)

May 16, 2022

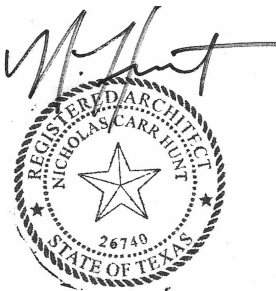
- The Owen's current house is a mix of one and two stories. The two story section is currently the closest part of the house to the street. In the proposed design, the two story component is pushed to the back of the lot to keep the scale of the house low. The area that encroaches on the front setback is all single story. (slides 4,5).
- The new design works very hard to fit on the site in a responsible way: weaving between and preserving all protected trees, working with the existing slope of the site, and being very contextual in the neighborhood in terms of building height, scale and materiality. (slides 6-10)

The Owens are not trying to maximize their lot and squeeze every inch of square footage for resale considerations. They plan on raising their family in this house for years to come. They are trying to create a beautiful home on their land that works with the existing slope, trees, and aesthetics of the neighborhood while providing enough space for their growing family.

Thank you for your consideration on this matter.

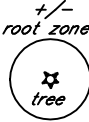
Best,

Nick and Brittany Hunt
Hunt Architecture

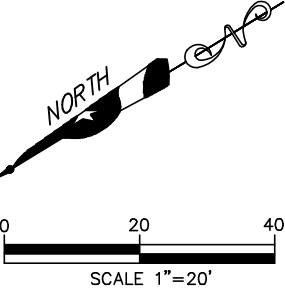


Waterloo Surveyors
SURVEY PLAT

TREE LIST		
NO#	SIZE	TYPE
#108	41", 18"	Live Oak
#109	7", 6"	Crape Myrtle
#110	5", 5", 5"	Crape Myrtle
#111	8", 6"	Crape Myrtle
#112	18", 15", 10"	Spanish Oak
#113	17"	Spanish Oak
#114	23"	Live Oak
#115	29"	Live Oak
#116	6"	Cypress
#117	14"	Cypress
#144	13", 5", 4"	Live Oak
#145	16"	Live Oak
#146	4"	Live Oak
#147	23"	Hackberry
#149	10", 18", 18", 8", 9"	Live Oak
#150	14", 14"	Live Oak
#151	16"	Live Oak
#152	15", 15"	Live Oak
#153	10"	Live Oak
#154	13"	Hackberry
#230	13", 6"	Live Oak
#231	6"	Live Oak
#232	9"	Live Oak
#251	6"	Chinaberry



Cedar Park Drive



(BM)
BENCH MARK
SET "Δ" ON CURB
ELEVATION 689.3'
NAVD88

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
EASEMENTS, RESTRICTIONS
AND CONDITIONS MAY APPLY

NOTE:
THE ELEVATIONS SHOWN HEREON ARE
NAVD88, BASED ON LOCAL NETWORK
GPS OBSERVATION.

NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE
ONE (1) FOOT RADIUS DRAWN FOR EVERY
ONE (1) INCH OF MEASURED TRUNK DIAMETER
AS MEASURED 4.5' FROM GROUND UP. MULTI-
TRUNK TREES ARE DISPLAYED USING THE
FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2 OF THE
SUM OF SMALLER TRUNKS.

ADDRESS:
803 FOREST VIEW DRIVE, 78746

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1B,3,6 Condition II Survey.

And I certify that the property shown hereon _____ IS NOT _____ within a special
flood hazard area as identified by the Federal Insurance Adm. Department of HUD
flood hazard boundary map revised as per Map Number: 48453C0445K
Zone: X Dated: 01/22/2020

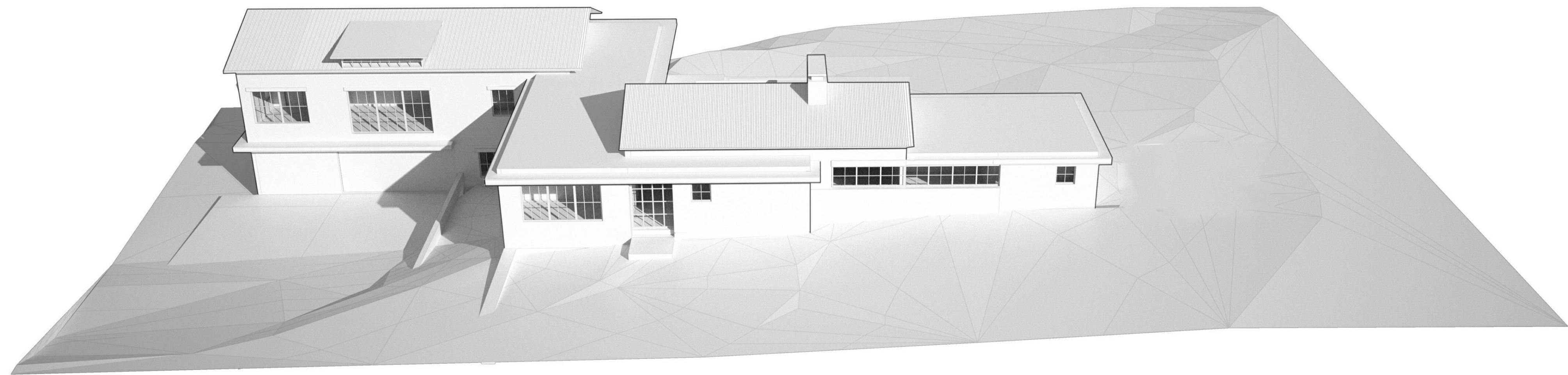
Dated this the 31ST day of MARCH, 2022.



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



Page 82 of 183



Sheet List	
Sheet Name	Sheet Number
COVER	A000
SURVEY, CALCS, NOTES	A001
SITE PLAN	A100
PLAN - LVL 1 MAIN HOUSE	A101
PLAN - LVL 0 MAIN HOUSE	A102
ROOF PLAN	A104
FINISH PLAN LVL 1	A105
FINISH PLAN LVL 0 & OFFICE	A106
ELEVATIONS	A200
ELEVATIONS	A201
SECTIONS	A210
SECTIONS	A211
SECTIONS	A212



803 FOREST VIEW DRIVE - 100% SCHEMATIC DESIGN

MAY 16, 2022

[illegible]

803 FOREST VIEW DRIVE
AUSTIN TX 78703

1717 WEST 30TH STREET, AUSTIN TX 78703

hunt

ARCHITECTURE

A000
COVER

SCALE: _____
DATE: 5/16/2022



SITE PLAN NOTES:

1. CONTRACTOR TO VERIFY EXACT LOCATION OF STRUCTURES, AND RELATED STRUCTURES ON LOT ACCORDING TO THE SET OF DRAWINGS.
2. ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES TO THE DRAWINGS.

PROJECT SPECS:	
SQUARE FOOTAGE	
LOWER LVL CONDITIONED:	875 SF
MAIN LVL CONDITIONED:	4200 SF
GARAGE:	800 SF
UNCONDITIONED STORAGE	375 SF
SCREENED PORCH:	300 SF
WOOD DECK:	700 SF
TOTAL CONDITIONED:	5,075 SF
TOTAL UNDER ROOF:	6,550 SF
IMPERVIOUS COVERAGE	24.35%
TOTAL LOT SIZE:	27,629 SF
BUILDING COVERAGE:	4,765 SF
DRIVEWAY (75%):	1,080 SF
DECK (50%):	220 SF
POOL:	515 SF
FRONT WALK:	150 SF

[illegible]

803 FOREST VIEW DRIVE
AUSTIN TX 78703

1717 WEST 30TH STREET, AUSTIN TX 78703

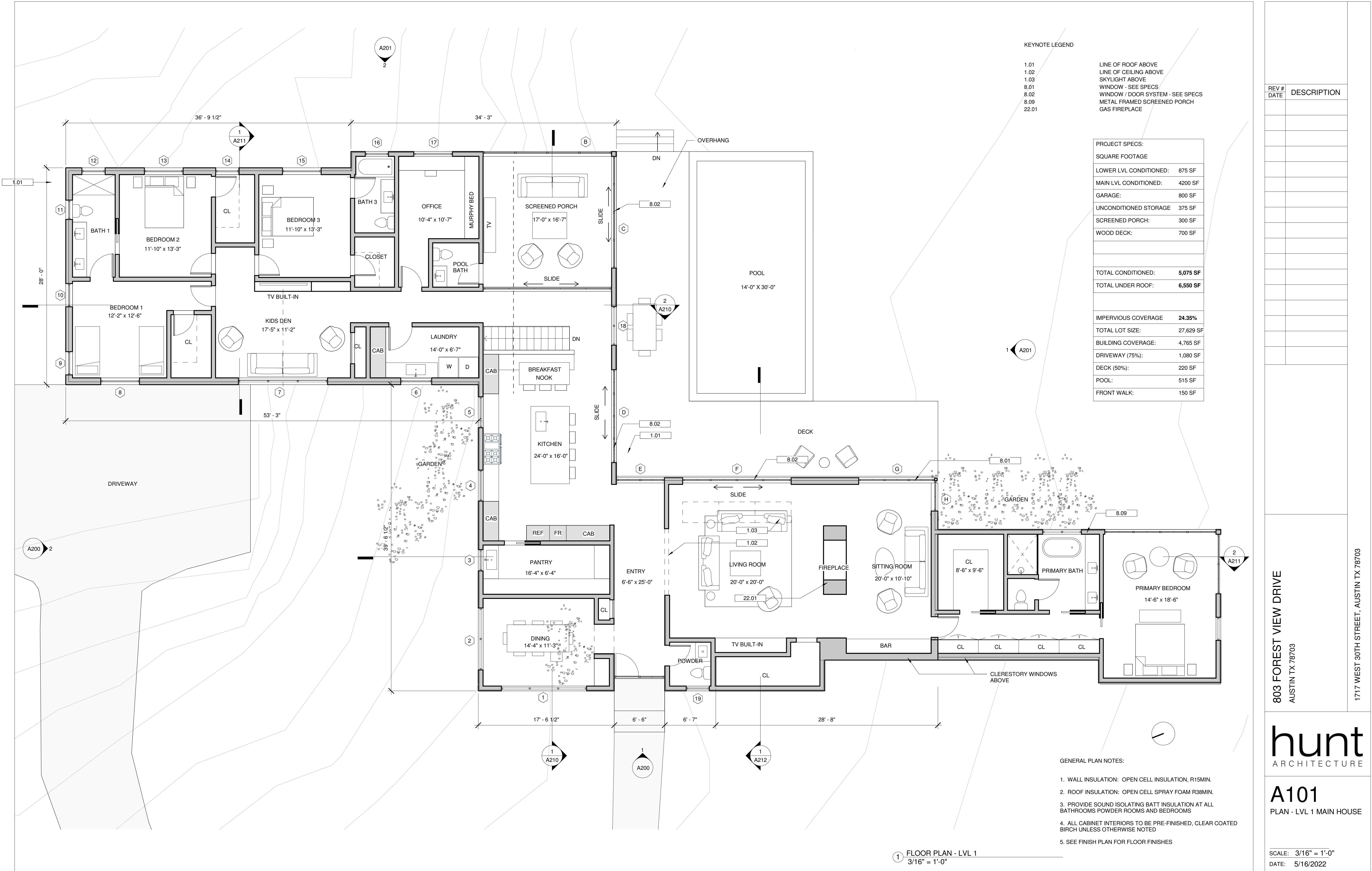
hunt

ARCHITECTURE

A100

SITE PLAN

SCALE: As indicated
DATE: 5/16/2022



KEYNOTE LEGEND

1.01	LINE OF ROOF ABOVE
1.02	LINE OF CEILING ABOVE
1.03	SKYLIGHT ABOVE
8.01	WINDOW - SEE SPECS
8.02	WINDOW / DOOR SYSTEM - SEE SPECS
8.09	METAL FRAMED SCREENED PORCH
22.01	GAS FIREPLACE

PROJECT SPECS:

SQUARE FOOTAGE

LOWER LVL CONDITIONED:	875 SF
MAIN LVL CONDITIONED:	4200 SF
GARAGE:	800 SF
UNCONDITIONED STORAGE	375 SF
SCREENED PORCH:	300 SF
WOOD DECK:	700 SF

TOTAL CONDITIONED:	5,075 SF
TOTAL UNDER ROOF:	6,550 SF

IMPERVIOUS COVERAGE	24.35%
TOTAL LOT SIZE:	27,629 SF
BUILDING COVERAGE:	4,765 SF
DRIVEWAY (75%):	1,080 SF
DECK (50%):	220 SF
POOL:	515 SF
FRONT WALK:	150 SF

GENERAL PLAN NOTES:

1. WALL INSULATION: OPEN CELL INSULATION, R15MIN.
2. ROOF INSULATION: OPEN CELL SPRAY FOAM R38MIN.
3. PROVIDE SOUND ISOLATING BATT INSULATION AT ALL BATHROOMS POWDER ROOMS AND BEDROOMS
4. ALL CABINET INTERIORS TO BE PRE-FINISHED, CLEAR COATED BIRCH UNLESS OTHERWISE NOTED
5. SEE FINISH PLAN FOR FLOOR FINISHES

1 FLOOR PLAN - LVL 1
3/16" = 1'-0"

803 FOREST VIEW DRIVE

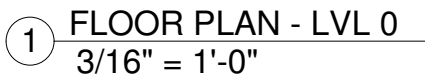
AUSTIN TX 78703

1717 WEST 30TH STREET, AUSTIN TX 78703

hunt
ARCHITECTURE

A101
PLAN - LVL 1 MAIN HOUSE

SCALE: 3/16" = 1'-0"
DATE: 5/16/2022



PROJECT SPECS:	
SQUARE FOOTAGE	
LOWER LVL CONDITIONED:	875 SF
MAIN LVL CONDITIONED:	4200 SF
GARAGE:	800 SF
UNCONDITIONED STORAGE	375 SF
SCREENED PORCH:	300 SF
WOOD DECK:	700 SF
TOTAL CONDITIONED:	5,075 SF
TOTAL UNDER ROOF:	6,550 SF
IMPERVIOUS COVERAGE	24.35%
TOTAL LOT SIZE:	27,629 SF
BUILDING COVERAGE:	4,765 SF
DRIVEWAY (75%):	1,080 SF
DECK (50%):	220 SF
POOL:	515 SF
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[illegible]

803 FOREST VIEW DRIVE
AUSTIN TX 78703

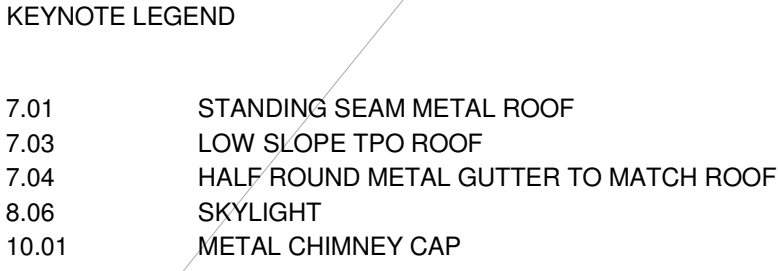
hunt

ARCHITECTURE

A102

PLAN - LVL 0 MAIN HOUSE

SCALE: $3/16" = 1'-0"$
DATE: 5/16/2022



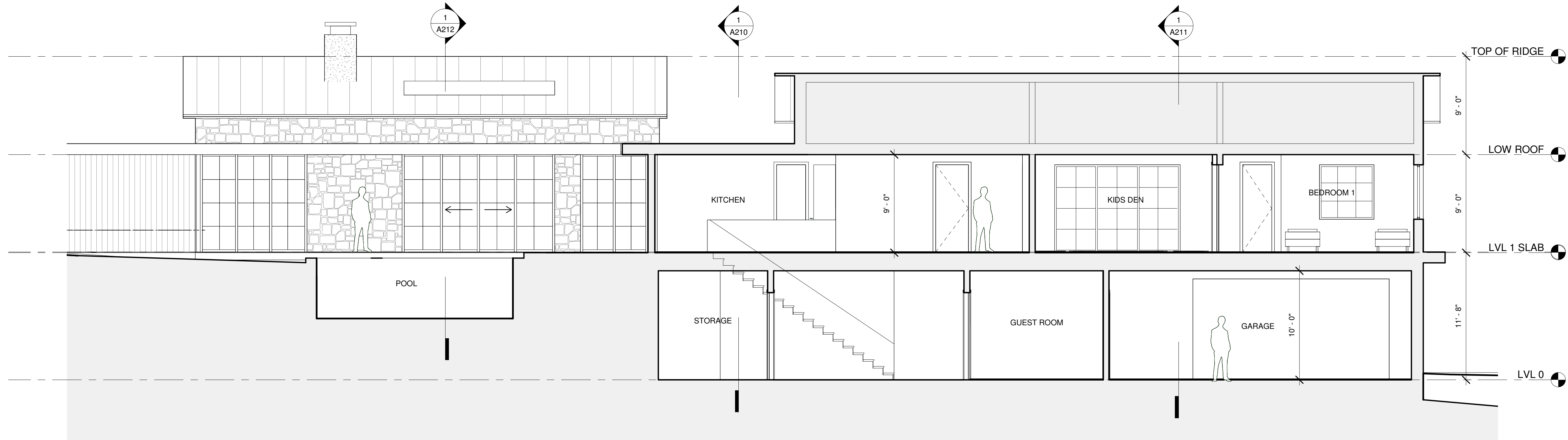
REV #	DESCRIPTION
DATE	

1717 WEST 30TH STREET, AUSTIN TX 78703

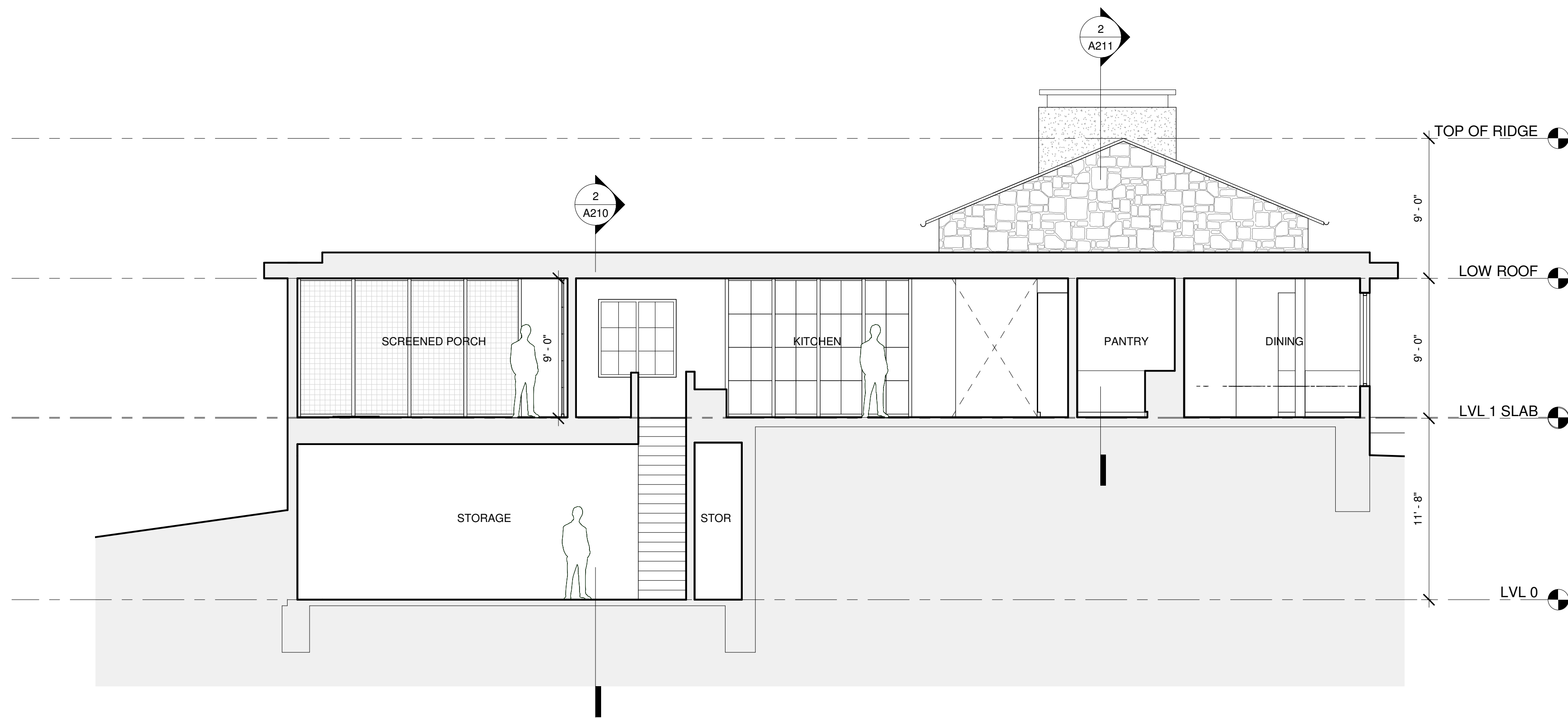
A104

ROOF PLAN

SCALE: $3/16" = 1'-0"$
DATE: 5/16/2022



② NORTH/SOUTH SECTION 2
3/16" = 1'-0"



① EAST/WEST SECTION 2
3/16" = 1'-0"

KEYNOTE LEGEND

REV #	DATE	DESCRIPTION
-------	------	-------------

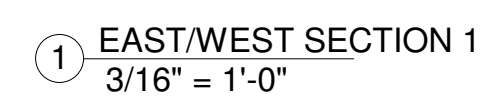
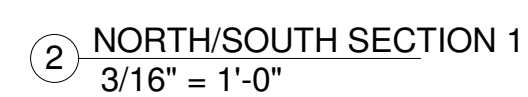
803 FOREST VIEW DRIVE
AUSTIN TX 78703

1717 WEST 30TH STREET, AUSTIN TX 78703

hunt
ARCHITECTURE

A210
SECTIONS

SCALE: 3/16" = 1'-0"
DATE: 5/16/2022



803 FOREST VIEW DRIVE
AUSTIN TX 78703

hunt

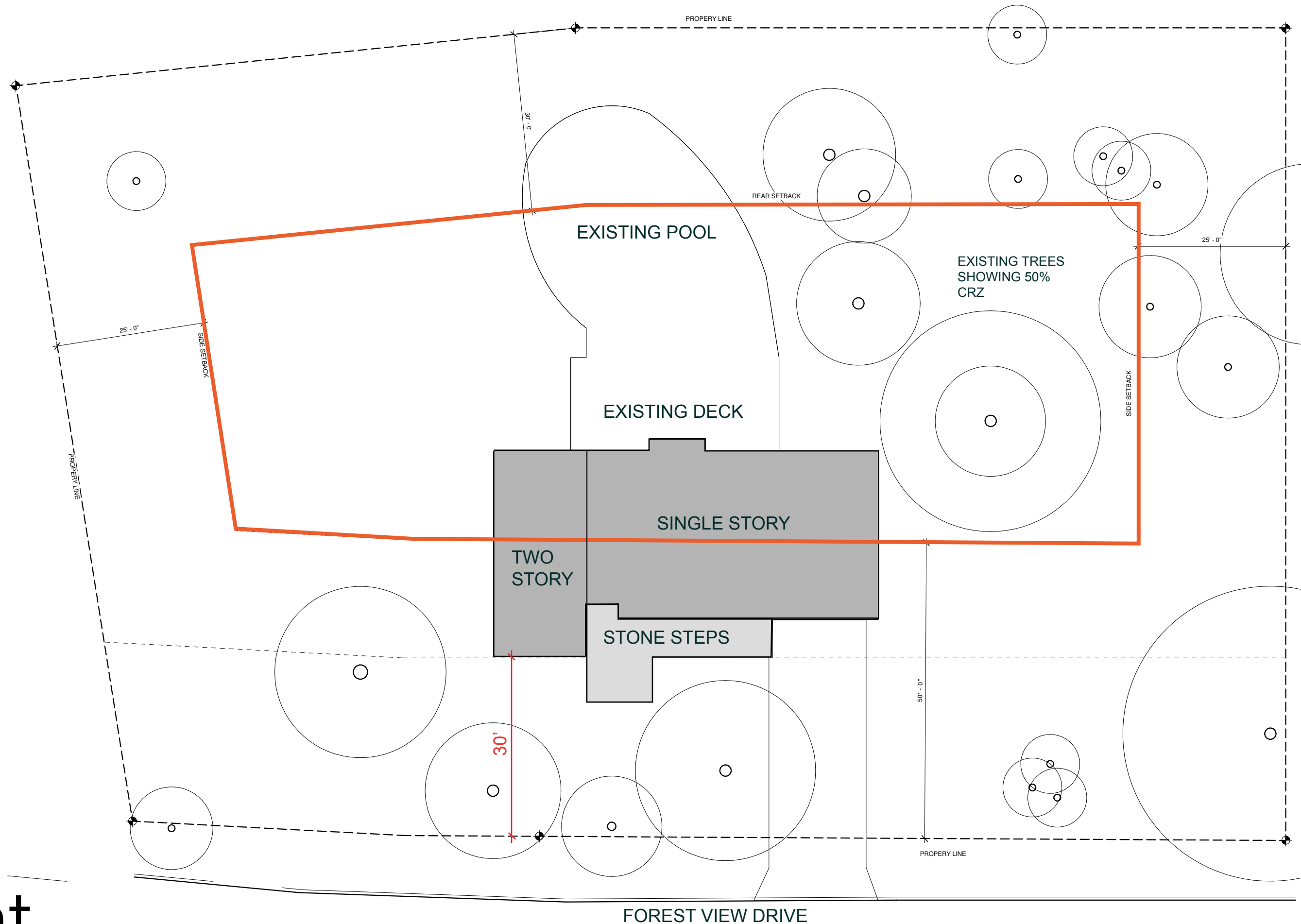
ARCHITECTURE

A211

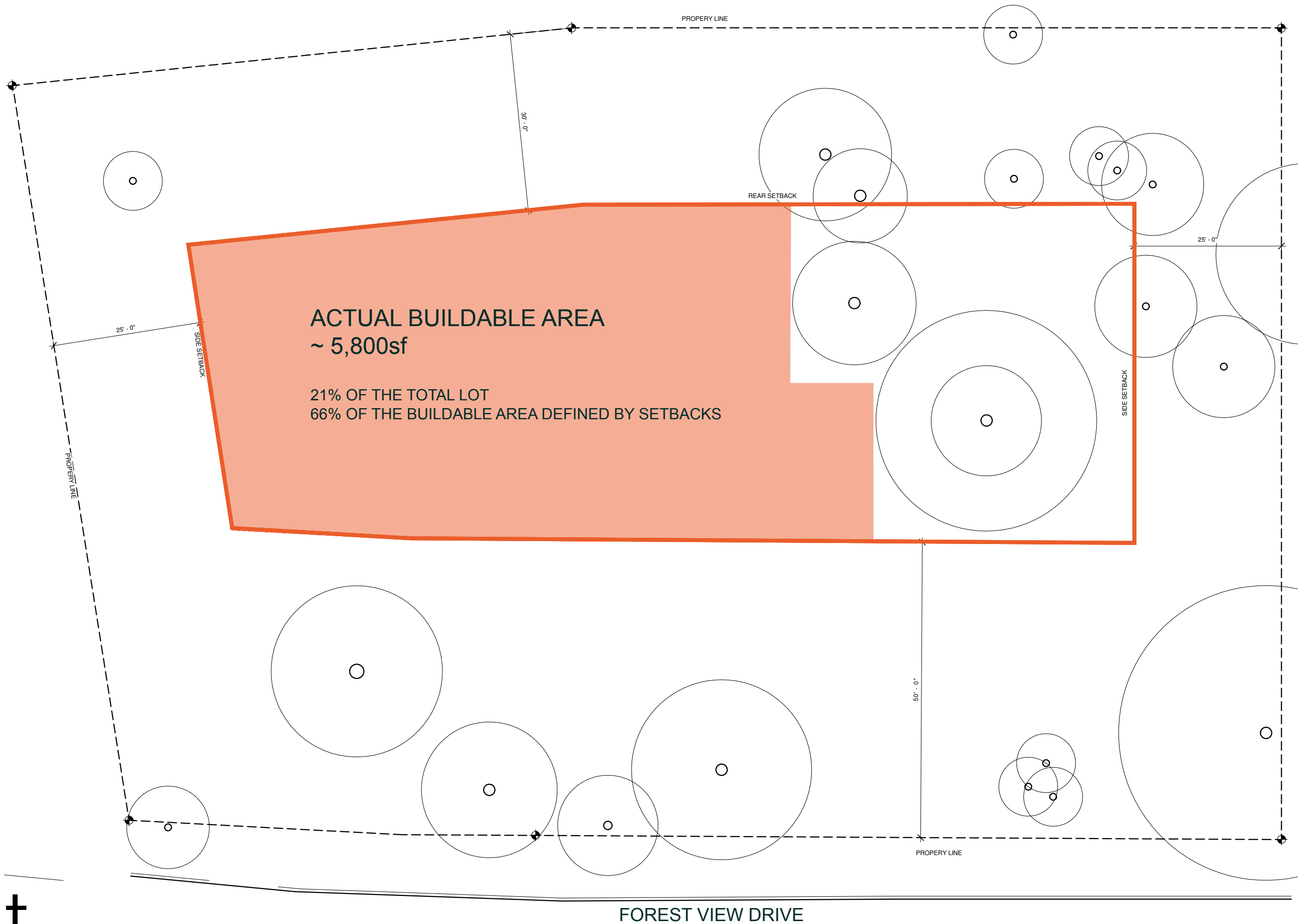
SECTIONS

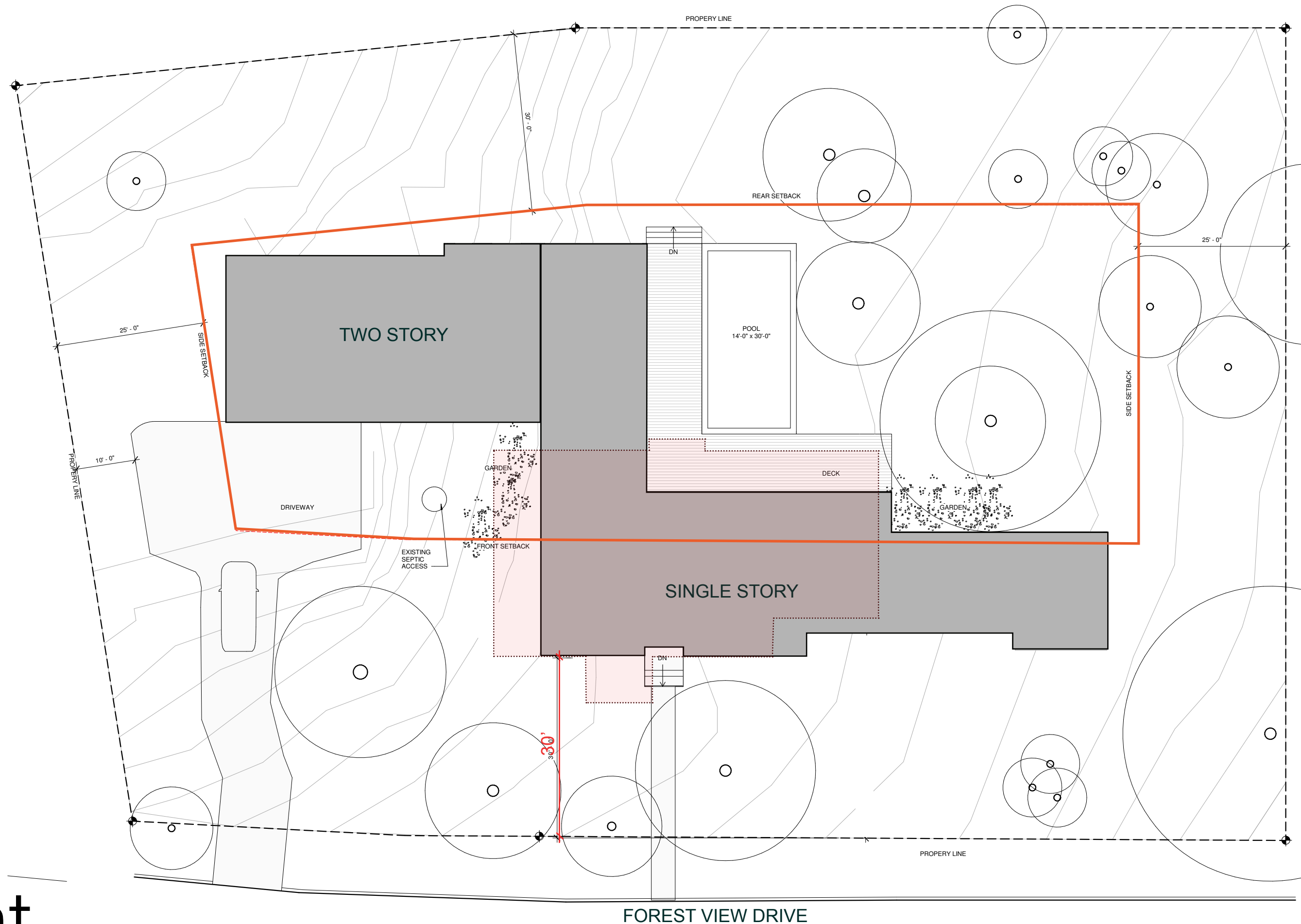
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DATE: 5/16/2022

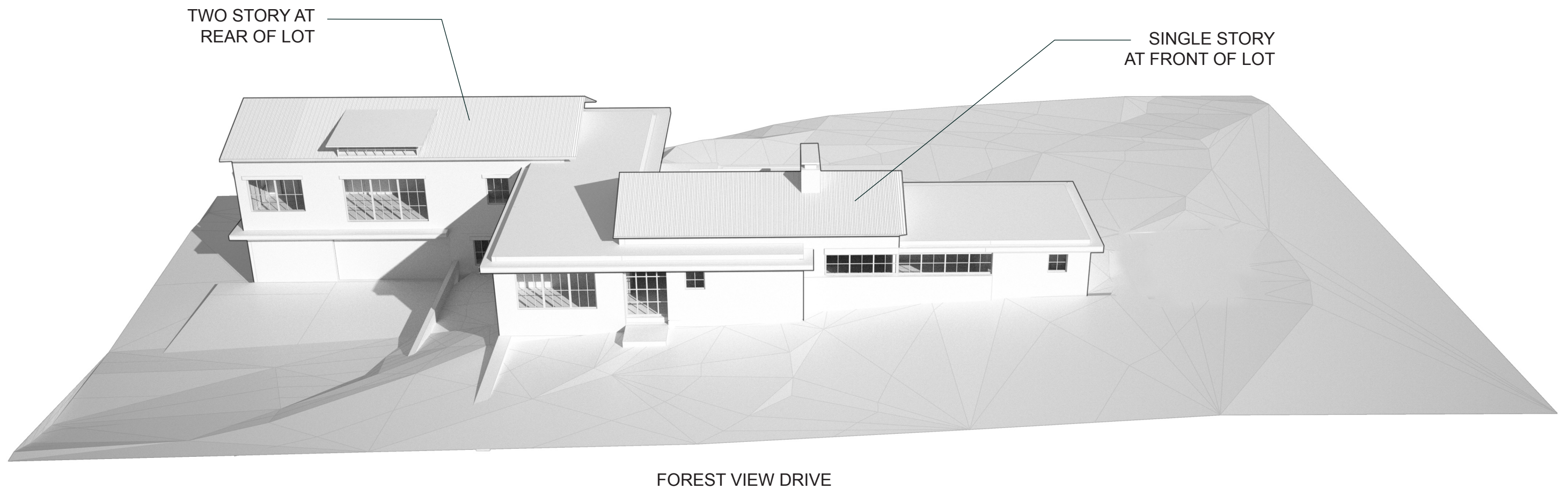
803 FOREST VIEW DRIVE
REQUEST FOR FRONT SETBACK VARIANCE























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

JULY 20, 2022

Project Address: 300 Hillcrest Court

Project Number: 2022-1055

Agenda Item: Land Use: **300 Hillcrest Court**: Discussion/recommendation on an application for an AFTER-THE-FACT variance request to locate pool equipment in a side building setback. (West Lake Hills Code Section 22.03.281). Applicant Robert Swett.

Applicant Information: Robert Swett

Hearing Dates:

July 20, 2022, **ZAPCO**
August 10, 2022, **Board of Adjustment**

Location: The subject property is located along the north side of Hillcrest Court, just west of Las Lomas Drive, in the Las Lomas Subdivision.

Property Information, Zoning & Site Characteristics:

Owner: Robert 300 Hillcrest Court, LLC
Legal Description: Lot 20, Block C, Las Lomas Subdivision
Lot Size: 1.01 acres (43,995.60 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

There is currently a single-family residence with a swimming pool on the lot. The owners installed the pool equipment in the setback without proper approvals and are now seeking an After-the-Fact variance for the equipment.

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 – “Pool equipment was completely compromised during the freeze last year. As we replaced the units, we learned from the previous owner, that the existing location above the pool was causing the electrical components to fail and fall off line on a regular basis. In our effort to replace the equipment it was necessary to find a location that would allow for proper functionality while not disrupting

the defined drainage on the lot. The location chosen was closer to the pool and screened by both fencing and landscaping to prevent site or noise from affecting neighbors while ensuring the proper function of the new units.”

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

Applicant did not answer this question.

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

The application states – “Given the location of the pool to the house, which is 7-8 feet below the structure, and the drainage on the lot, we were very limited in where we could place the units without continued issues with functionality. We chose the location that was farthest from the pool, while maintaining the required relationship to the waterline for proper functioning. It is also as far from any neighbor as allowable by grading and drainage.”

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

The application states – “There are no better alternatives to our positioning available on the site without compromising the established drainage patterns or without causing a hardship to the owner for constant maintenance and management costs.”

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

The application states – “The unique layout and topography of this lot paired with the draining pattern that is needed to move water away from the structure and lot are not conducive to locating the equipment elsewhere without it becoming an eyesore or ongoing issue for maintenance of the units. We have done our best to make this as hidden and non-discernable as possible from any vantage point while taking care of the owners property and financial considerations.”

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

The application states – “The lots in this area are typically an acre in size and allow for ample distance between properties. The equipment is behind a 5 foot wooden fence, and screened by landscaping. The new equipment that was installed has substantially less noise emitting from it than previous equipment by default of better technology. If one stands a short distance from the equipment it is barely perceptible.”

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

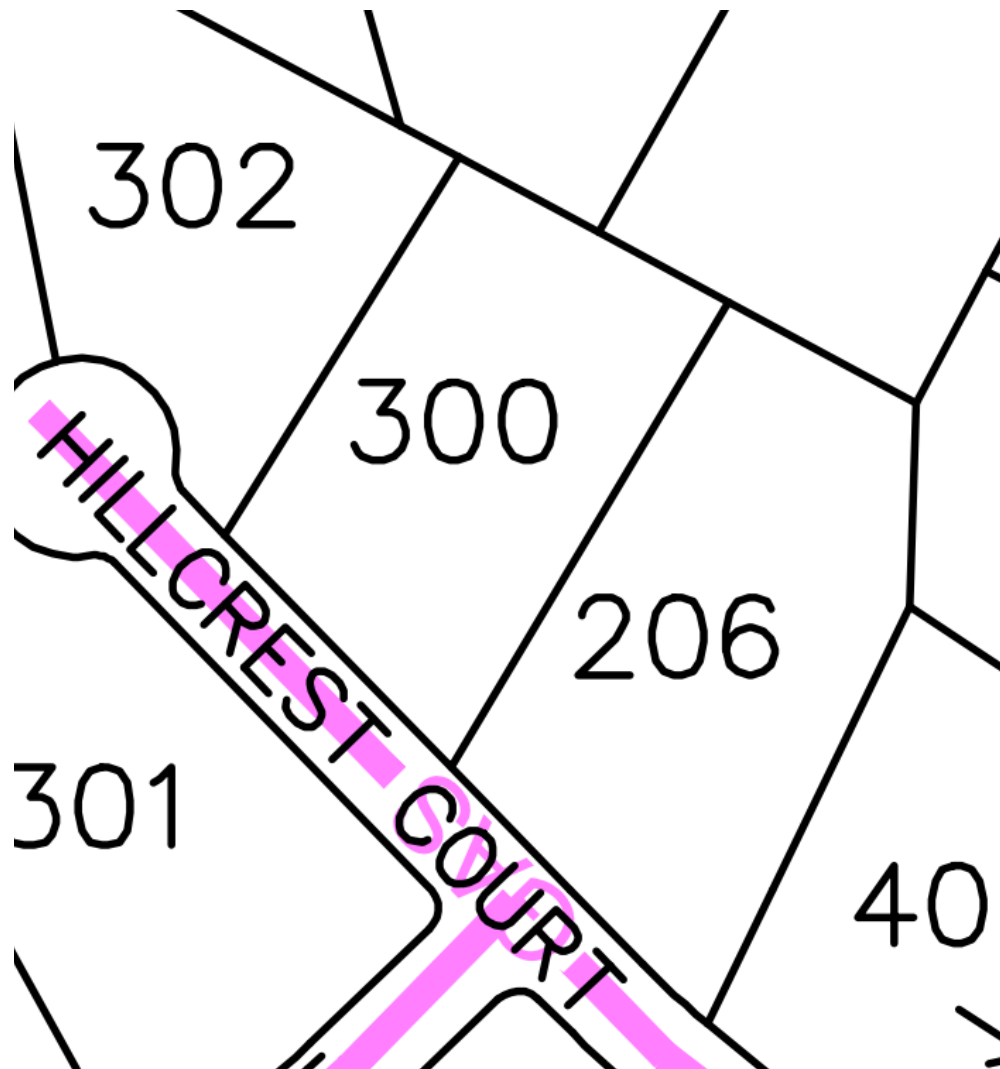
Staff Recommendation

Staff recommends: DENIAL of the After-the-Fact variance request as there is no hardship present.

Links to Relevant Code:

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

ZONING MAP



AERIAL PHOTO



West Lake Hills
911 Westlake Drive
West Lake Hills, Texas 78746

Dear City of West Lake Hills,

Robert Stephen Homes relocated pool equipment at 300 Hillcrest and are writing to request a variance for the new location. The original pool equipment was completely compromised during the freeze last year and as we replaced the units, we learned from the previous owner, that the existing location above the pool was causing the electric components to fail and fall offline on a regular basis. In our effort to replace the equipment, it was necessary to find a location that would allow for proper functionality while not disrupting the defined drainage on the lot.

Given the location of the pool to the house, which is 7-8 feet below the structure, and the drainage on the lot, we were very limited in where we could place the units without continued issues with functionality. We chose the location that was farthest from the pool, while maintaining the required relationship to the waterline for proper functioning. It is also as far from any neighbor as allowable by grading and drainage. The location chosen was closer to the pool and screened by both fencing and landscaping to prevent site or noise from affecting neighbors while ensuring the proper function of the new units.

We of course respect the regulations but were challenged to find better alternatives to our positioning available on the site without compromising the established drainage patterns or without causing a hardship to the owner for constant maintenance and management costs.

We have done our best to make this as hidden and non-discernable as possible from any vantage point while taking care of the owners property and financial considerations. The lots in this area are typically an acre in size and allow for ample distance between properties. The equipment is behind a 5 foot wooden fence, and screened by landscaping. The new equipment that was installed has substantially less noise emitting from it than previous equipment by default of better technology. If one stands a short distance from the equipment, it is barely perceptible.

Thank you very much in advance for your time and consideration. Your regulations ensure the beauty of our community, and we want to always work with you to guarantee that natural beauty is protected.

Rob Swett
Owner/President
Robert Stephen Homes
www.robertstephenhomes.com
512-203-0426

SCALE: 1"=30'

LEGEND

- WOOD FENCE
- WROUGHT IRON FENCE
- A/C UNIT
- ELEC. BOX
- ELEC. METER
- GAS METER
- WATER METER
- C.A.T.V. PED.
- MANHOLE
- ELECTRIC MANHOLE
- IRON ROD END
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
- NAIL SET
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] PER VOL. 11033, PG. 668 & VOL. 11039, PG. 1102.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY TITLE RESOURCES GUARANTY COMPANY PER COMMITMENT G.F. #2071808-ARB, EFFECTIVE NOVEMBER 30, 2020; SCHEDULE B, PARAGRAPH 10.

LOT 20 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 85, PG. 1599; VOL. 11033, PG. 668; VOL. 11039, PG. 1102; VOL. 11268, PG. 228 & VOL. 12240, PG. 662.

LOT 20 IS SUBJECT TO THE ESM.T. RIGHTS AS STATED IN VOL. 11033, PG. 668; VOL. 11039, PG. 1102 & DOC.# 2000073274.

THE WATER LINE ESM.T. RECORDED IN VOL. 9527, PG. 608 & VOL. 10560, PG. 375 DOES AFFECT LOT 20.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

Handwritten notes on plat:

- ORIGINAL LOCATION
- NEW POOL TO BE LOCATED BELOW PATIO BY
- OLD FENCE REMOVED

300 HILLCREST COURT (50' R.O.W.)

LOT 19

LOT 20, BLOCK "C", HOUSE

CONC. DRIVE

CONC. WALK

RET. WALL

POOL PUMP

WOOD BLDG.

ROCK PATIO

CONC. PLANTER

POOL

RET. WALL

CONC.

74.6'

50' B.L. PLAT & [1]

25' B.L. PLAT & [1]

30' B.L. PLAT & [1]

35' WATER LINE ESM.T. VOL. 9527, PG. 608 & VOL. 10560, PG. 375

10' P.U.E. PLAT

(S 60°17'12"E 159.00') (S 60°17'12"E 159.00')

N 34°11'41"E 246.40' N 34°11'41"E 246.40'

N 42°19'49"W 168.42' N 42°19'49"W 168.45' BEARING BASIS

300 HILLCREST COURT (50' R.O.W.)

LOT No. 20 BLOCK "C" SUBDIVISION / ADDITION LAS LOMAS SUBDIVISION

SECTION PHASE 1 Book 85 Page(s) 1599 Cabinet PLAT RECORDS

CITY TRAVIS COUNTY, TEXAS Document No. Official Public Records of Travis County, Texas

Reference: GEORGE C. SMITH AND SHANON B. SMITH

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR TITLE RESOURCES GUARANTY COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the road property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118000

ROGER L. WAY
PROFESSIONAL LAND SURVEYOR
NO. 3910
STATE OF TEXAS

FIELD WORK 12-19-20
DRAWING 12-19-20
SURVEY DATE: 12-21-20
Job No. 12R05420
SCALE: 1"=20'



**AFTER-THE-FACT TREE, RETAINING WALL AND CUT/FILL VARIANCES
STAFF REPORT**

JULY 20, 2022

Project Address: 707 Butler Cove

Project Number: 2022-1051

Agenda Item: Land Use: **707 Butler Cove:** Discussion/Recommendation on after-the-fact tree removals, retaining wall and cut/fill in a side building setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code.)
Applicant Justin Zucarelli.

Applicant Information: Justin Zucarelli

Hearing Dates:

July 20, 2022, **ZAPCO**
August 10, 2022, City Council/Board of Adjustment

Location: The subject property is located along the private access easement portion of Butler Cove, south of Redbud Trail.

Property Information, Zoning & Site Characteristics:

Owner: 1836 Real Estate LLC
Legal Description: Lot 5, Block A, Overlook at Butler Cove
Lot Size: 1.1690 acres (50,921.64 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

There is currently a single-family residence with a swimming pool on the lot. In early 2021, the property owner removed many trees on their lot without permits and some trees on the neighboring lots as well.

The applicant, then planted over 500 inches of cherry laurels, many along the shared property line with 711 Butler Cove (south side), along with a non-conforming coreten retaining wall/planter (see photos in packet).

Staff met with the agent, property owner's attorney and city attorney to discuss a path forward. The applicant had already planted the cherry laurels along the property line totaling 504 inches. They have agreed in principle to plant an additional 96 inches of oaks, for a total of 600 inches.

There were fifteen (15) trees removed with trunk diameters of fourteen inches or greater. They are:

- T670 – 15" Spanish Oak
- T231 – 16" Cedar
- T659 – 17" Live Oak

- T1258 – 14" Spanish Oak
- T733 – 16.5" Spanish Oak
- T613 – 18.5" Spanish Oak
- T633 – 18.5" Spanish Oak
- T715 – 14" Cedar
- T1267 – 19" Spanish Oak
- T725 – 15" Cedar
- T635 – 18" Spanish Oak
- T664 – 14.5 Spanish Oak
- T634 – 16.5" Spanish Oak
- T1246 – 16" Cedar
- T1247 – 14" Cedar

A total of 242.5 inches, with a required replacement of 363.75 inches.

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 hardship here is that the applicant cannot turn back the hands of time and not cut down the protected trees. The applicant desires to plant more inches of new trees than what were cut down. The applicant has met with City staff to formulate a mitigation plan. Even though only 546.75 inches of protected trees were removed, the applicant has already planted 504 inches of trees and has agreed to plant an additional 96 inches (for a total of 600 inches). The remaining 96 inches to be planted will be oak trees what were cut down. The applicant has met with City staff to formulate a mitigation plan. Even though only 546.75 inches of protected trees were removed, the applicant has already planted 504 inches of trees and has agreed to plant an additional 96 inches (for a total of 600 inches). The remaining 96 inches to be planted will be oak trees."

"A variance would prevent several hardships. First, the planter prevents or at least mitigates the runoff problem from the neighboring property, and removing the planter would allow water to continue eroding the foundation of the applicant's home. Second, transplanting the trees currently contained in the planter will likely cause them to die (according to the arborist who inspected them). Third, the neighboring property owner requested that trees be planted to create a privacy screen, which both neighbors desire given the orientation of the houses and windows. Fourth, removing the planter would create a financial hardship for the homeowner, who is already working with City staff to carry out a six-figure mitigation plan to plant 600 inches (diameter) of trees to replace 433 inches (diameter) of trees that the homeowner mistakenly removed, unaware of City regulations. In good faith, the applicant is replanting an extra 53.25 inches beyond what City regulations strictly require."
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – "The planter was a continuation of the existing planter already installed by the homebuilder. If we are made to remove the addition to the planter, it will cause more disruption to the area, as we will need to bring in a small front end loader and other machinery to transplant the mitigation trees into the earth. Further, once the trees are put into the ground, there is no guarantee of survival. The applicant is providing photos for the City's consideration.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

The application states – “The applicant has considered completely removing the planter. But, as described above in the response regarding unnecessary hardship, removal of the planter will be bad both for the land, the surrounding structures, and the trees currently contained in the planter. Removal of the planter will allow erosion to continue, which in turn will weaken the foundation of the applicant’s home. Removal of the planter and replanting of the trees currently contained in it would also likely lead to the death of many of those trees.

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

The application states – “The planter already exists, so leaving it in place is the least amount of disruption to the environment. Nothing would need to be done if we were allowed to keep it. Further, keeping the planter is the least-intrusive means of (1) preventing or mitigating erosion from water running off the neighboring property, (2) ensuring the continued health of the trees contained in it, and (3) providing the screening that the owners on both sides of the property boundary desire.

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

The application states – “As the applicant understands the City’s intent and objectives, 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 continuation of the preexisting planter provides a nourishing environment for the 288 inches of mitigation cherry laurels and continues the aesthetic that was originally designed. This is not a case where the applicant has built a home or other large structure within the setback; unlike a house or other tall structure, the planter does not create a sense of crowding or a serious risk of danger from the collapse of a tall structure. It is a largely a landscaping device that promotes the health of the trees it contains and provides a screen that neighbors on both sides of the fence desire.

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

The application states – “The applicant consulted with the neighboring landowner, who specifically asked for the kind of screening trees contained in the planter. The extension of the planter has accommodated the desires of both the applicant and the neighbors. The planter height and the types of trees planted are providing both properties with the desired privacy and add a natural look from the trees.

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

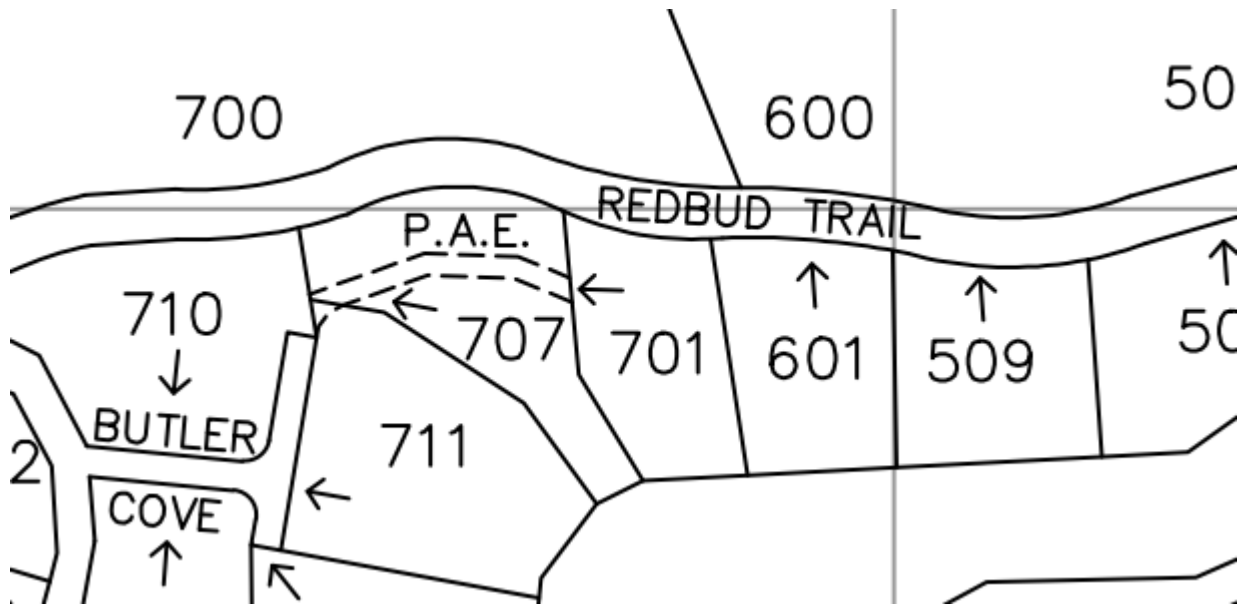
Staff Recommendation

Staff recommends: DENIAL of all variances, there is no hardship present.

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](#)
- [Sec. 22.03.170](#) [Site Disturbance \(excavation, grading or filling\)](#)

ZONING MAP

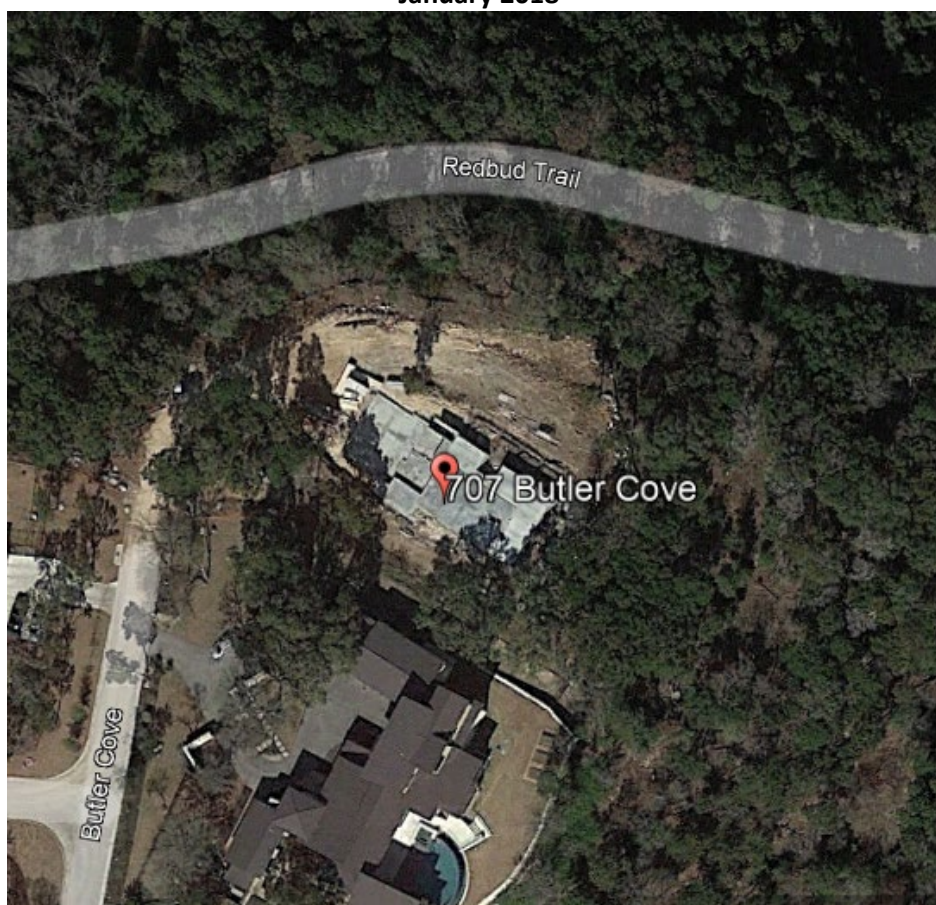


AERIAL PHOTO

January 2022



January 2018



1836 Real Estate LLC

5900 Balcones Dr.

Suite 100

Austin, TX 78731

Date: 1/5/22

Address of Project:

707 Butler Cove

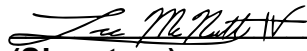
Austin TX, 78746

Re: LETTER OF AUTHORIZATION

Please be advised that 1836 Real Estate LLC authorizes Justin Zucarelli to act as an agent on its behalf in all matters related to requesting, obtaining, and executing municipal permits, approvals, and other related documents.

We further understand and agree that this company shall remain responsible for all permit conditions, permit provisions, fees, deposits, additional charges and collections resulting from permit application processing, permit issuance and inspection of work.

This agreement shall expire on August 1, 2022.


(Signature)

1/5/22
Date

Company Address:

5900 Balcones Dr.

Suite 100

Austin, TX 78731

Inquiry Phone Number:

(512) 522-1060

Arbor Vitae Tree Care

Owned & operated by Guy LeBlanc, Certified Arborist #Tx-0108
P.O. Box 91924 Austin, TX 78709 512-301-8700

December 8, 2021

Justin Zucarelli
707 Butler Cove
Austin, TX 78746

Dear Justin:

Regarding the cherry laurels in the planter along the edge of the property listed above, it is my opinion that they would do quite poorly if you were to remove them from the planter and replant them at the existing grade on that site. This is because first, this species (*Prunus caroliniana*) tends to do poorly in the alkaline soils found throughout west Austin, meaning it really is best for it to be in a planter with amended soil, and secondly, you stated that this would be the third time these plants will have been transplanted recently, meaning that they would undergo a significant amount of “transplant shock”. Between these two factors, primarily due to the former, again my opinion is that these specimens will do very poorly if that is done.

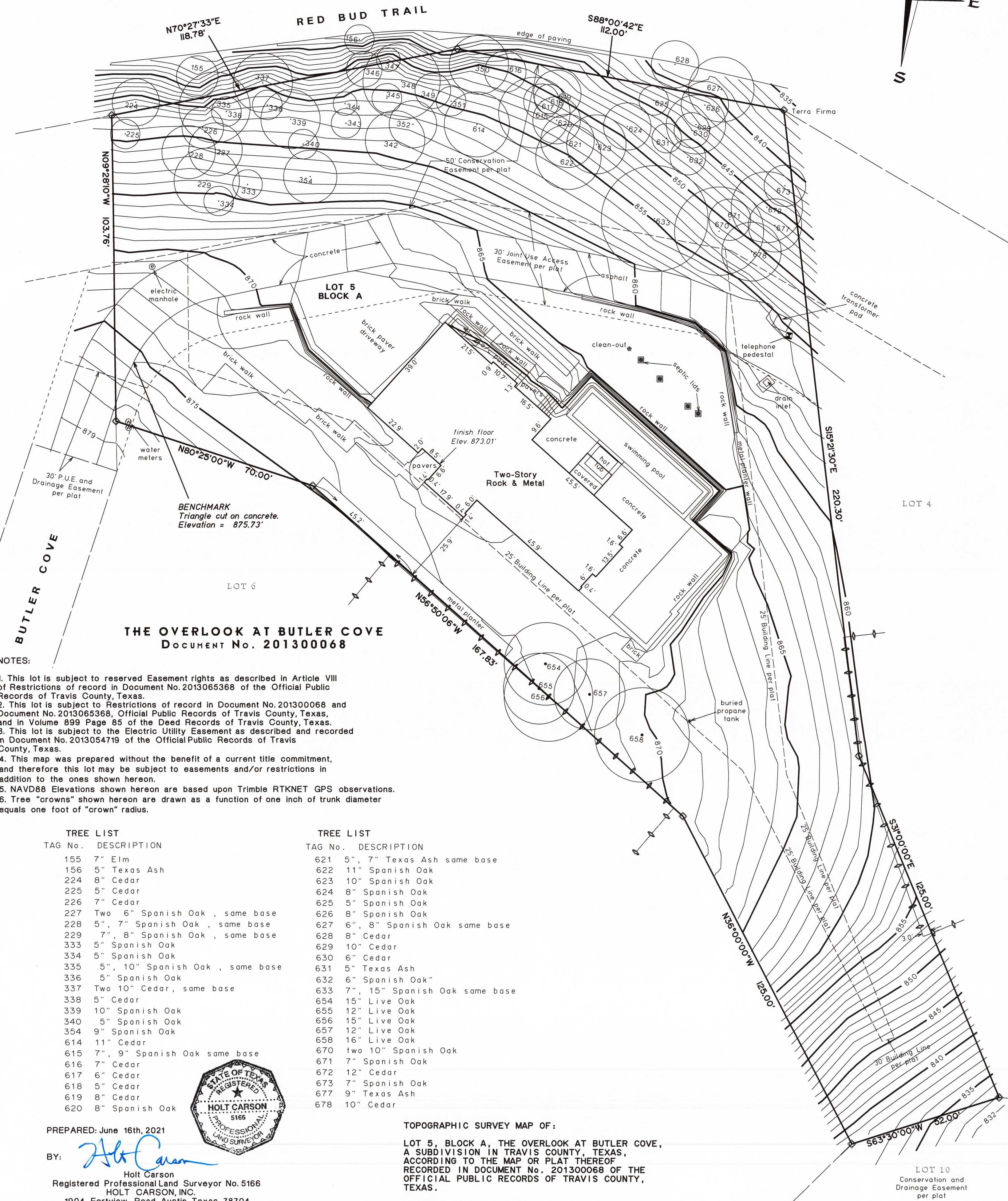
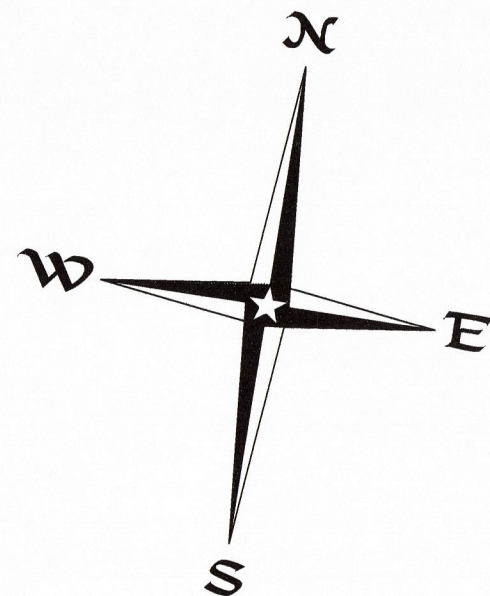
Sincerely,

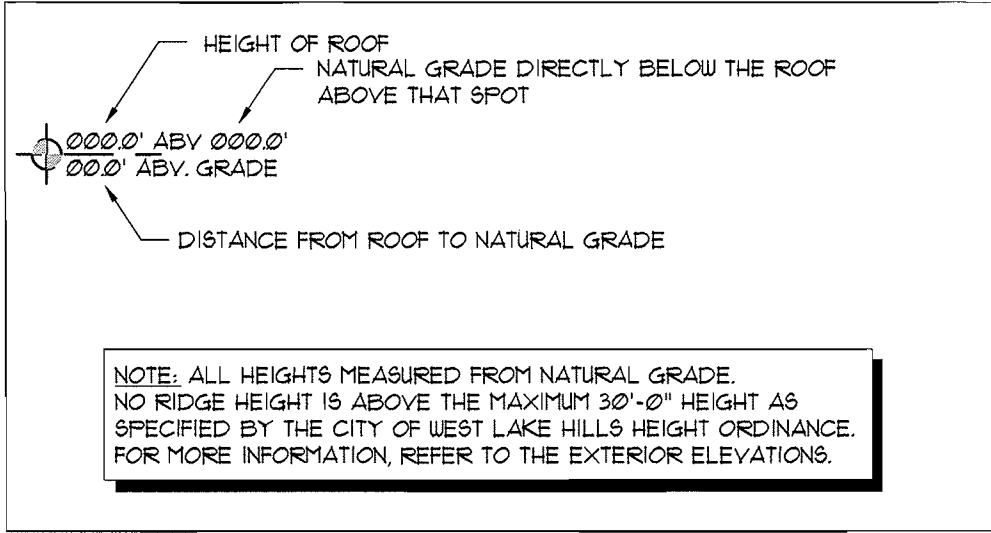
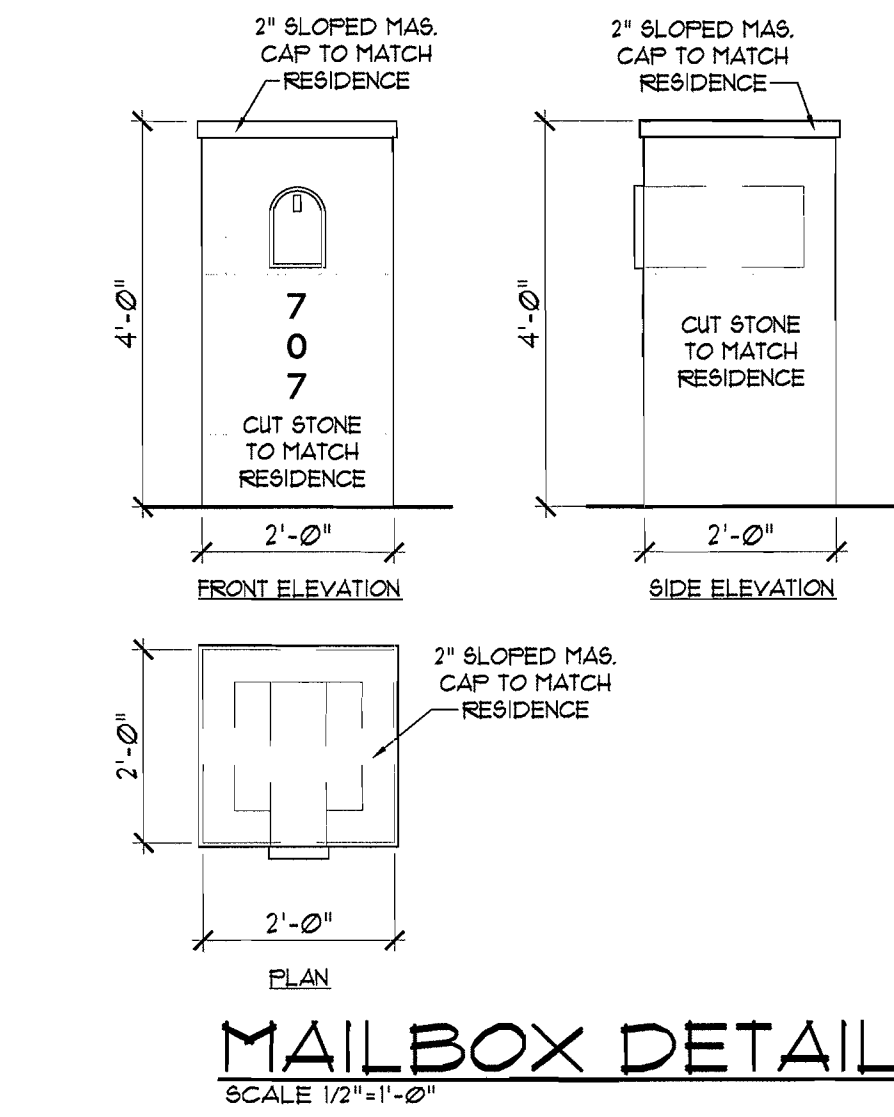
Guy LeBlanc, Certified Arborist

SCALE 1" = 20'

Legend

- ◇ ½" Iron Rod Found with plastic cap
imprinted with "Holt Carson, Inc."
— Wrought Iron Fence





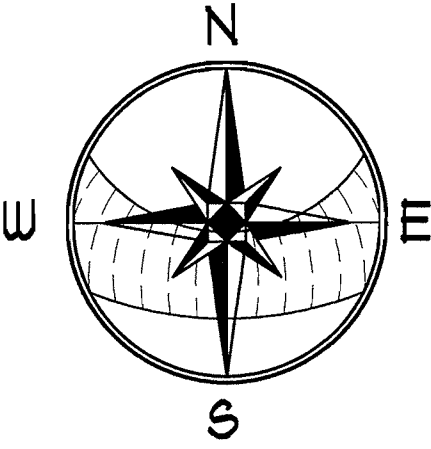
LEGAL DESCRIPTION:
T01 BUTLER COVE
LOT 5
OVERLOOK AT BUTLER COVE
WEST LAKE HILLS, TEXAS
TRAVIS COUNTY

NOTE: PROVIDE FIRE SUPPRESSION SYSTEM PER CODE

IMPERVIOUS	COVER	CALCULATIONS
RESIDENCE		42624 / 8.4%
POOL DECK		2584 / 0.5%
POOL		5364 / 1.1%
DRIVEWAY		38004 / 15%
ACCESS EASEMENT		18814 / 3.1%
AG PADS		1524 / 0.3%
SITE WALLS		254 / 0.4%
WALKS		5204 / 1.0%
IMPERVIOUS:		116324 / 72.8%
PERVIOUS:		392854 / 11.2%
TOTAL		509174 / 100%
ALLOWED		12,1284 / 25%

TO PROTECT TREES AND TREE ROOTS WITHIN THE FENCED CRZ, DO NOT DO THE FOLLOWING:
STOCKPILE CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS.
PARK VEHICLE OR EQUIPMENT AROUND TREES.
PILE SOIL AND/OR MULCH.
TRENCH FOR UTILITIES INSTALLATION OR REPAIR, OR FOR IRRIGATION SYSTEM INSTALLATION.
CHANGE SOIL GRADE BY CUTTING OR FILLING.
DAMAGE ROOTS BY GRADING, TEARING, OR GRUBBING.
COMPACT SOIL WITH EQUIPMENT, VEHICLES, MATERIAL STORAGE, AND/OR FOOT TRAFFIC.
CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT (ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE.
INSTALL IMPERVIOUS PARKING LOTS, DRIVEWAYS, AND WALKWAYS.
ATTACH ANYTHING TO TREES USING NAILS, SCREWS, AND/OR SPIKES.
WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.
WOUND TRUNKS WITH STRING WEED TRIMMERS AND LAWN MOWERS.
CAUSE INJURY BY FIRE OR EXCESSIVE HEAT.

CONSTRUCTION FENCING AROUND TREES 14" OR GREATER SHOULD BE OUT OF THE CRZ OR DRIPLINE.
TREE TRUNKS ON ALL HARDWOODS TO BE UNRAFFED WITH 2x4'S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.

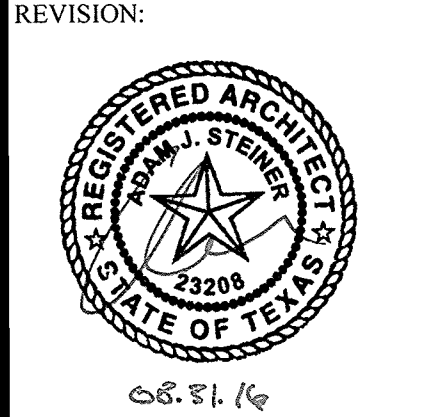


SITE PLAN
SCALE 1:20

- GENERAL SITE NOTES:**
- BUILDER TO RESURFCE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
 - FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
 - EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 12" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
 - THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
 - UTILITY LINE LOCATIONS ARE APPROXIMATE-GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
 - VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
 - PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
 - GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
 - LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
 - LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
 - NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
 - ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.



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THESE DESIGNS/DRAWINGS ARE THE SOLE PROPERTY OF CORNERSTONE ARCHITECTS AND MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE WITHOUT PREVIOUS WRITTEN PERMISSION.



WHEELER DUPONT SPEC.

A-2
2 OF 17
PROJECT NO. 16034
DRAWN BY: AS
DATE: 08.31.16
CHECKED BY: AS/PC
PROJECT MGR: AS



TREES ON LOT:

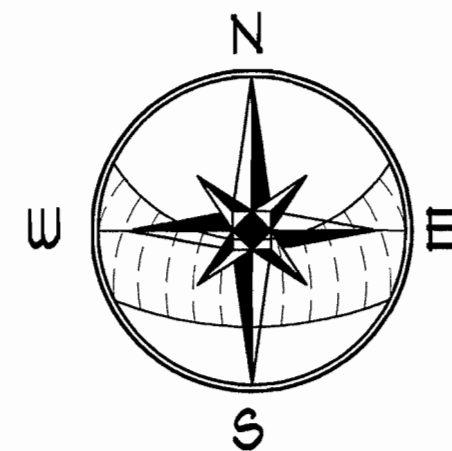
- 225 5' CEDAR -
- 226 7' CEDAR -
- 227 TWO 6" SPANISH OAK , SAME BASE
- 228 5", 7" SPANISH OAK , SAME BASE
- 229 7", 8" SPANISH OAK , SAME BASE
- 230 6' ASH
- 231 16' CEDAR
- 232 6" ASH+ R
- 233 12" CEDAR- R
- 234 11" CEDAR NR
- 235 5" CEDAR- NR
- 236 5" CEDAR- NR
- 237 6" CEDAR
- 238 7" CEDAR
- 239 4" CEDAR -
- 240 4" POST OAK -
- 241 4" CEDAR -
- 242 8" CEDAR
- 243 4" CEDAR -
- 244 5" POST OAK -
- 245 6" CEDAR
- 256 7" CEDAR
- 311 7" LIVE OAK
- 312 6" CEDAR
- 313 6" CEDAR
- 314 8" CEDAR
- 315 12" CEDAR
- 316 10" CEDAR
- 317 7" CEDAR
- 318 7" CEDAR
- 319 11" CEDAR
- 320 8" CEDAR
- 321 7" CEDAR
- 322 7" CEDAR NR
- 323 5" POST OAK -
- 324 6" POST OAK- NR - IN F5BZ
- 325 5" POST OAK- NR - IN F5BZ
- 326 5" POST OAK- NR - IN F5BZ
- 327 6" CEDAR R
- 328 9" CEDAR
- 329 4" CEDAR- NR
- 330 5" CEDAR NR
- 331 13" CEDAR R
- 332 9" CEDAR
- 333 9" SPANISH OAK -
- 334 9" SPANISH OAK -
- 335 5", 10" SPANISH OAK , SAME BASE
- 336 5" SPANISH OAK
- 337 TWO 10", SAME BASE
- 338 5" CEDAR
- 339 10" SPANISH OAK
- 340 5" SPANISH OAK -
- 341 8", 11" SPANISH OAK , SAME BASE
- 342 10" SPANISH OAK
- 343 5" SPANISH OAK
- 344 4" SPANISH OAK -
- 345 5" CEDAR
- 346 6" CEDAR
- 348 13" CEDAR
- 349 6" SPANISH OAK
- 350 10" CEDAR
- 351 5" CEDAR -
- 352 5" CEDAR
- 353 8" SPANISH OAK
- 354 9" SPANISH OAK
- 355 11" SPANISH OAK
- 356 5" ASH NR
- 357 6" ASH R
- 358 9" CEDAR- NR - IN F5BZ
- 359 8" CEDAR- NR - IN F5BZ
- 360 8" CEDAR
- 361 3" HACKBERRY -
- 604 7" CEDAR
- 605 10" CEDAR
- 606 7" CEDAR
- 607 10" CEDAR NR - IN F5BZ
- 608 9" ELM NR - IN F5BZ
- 609 5" ASH -
- 610 7" CEDAR NR - IN F5BZ
- 611 3" SPANISH OAK NR - IN F5BZ
- 612 TWO 7" SPANISH OAK SAME BASE
- 613 5", 8" AND 10" SPANISH OAK SAME BASE
- 614 11" CEDAR
- 615 7", 9" SPANISH OAK SAME BASE
- 616 7" CEDAR
- 617 6" CEDAR
- 618 5" CEDAR -
- 619 8" CEDAR
- 620 8" SPANISH OAK
- 621 5", 7" ASH SAME BASE
- 622 11" SPANISH OAK
- 623 10" SPANISH OAK
- 624 8" SPANISH OAK
- 625 5" SPANISH OAK -
- 626 8" SPANISH OAK
- 628 10" CEDAR
- 630 6" CEDAR
- 631 5" ASH -
- 632 6" 9"
- 633 7", 15" SPANISH OAK SAME BASE
- 634 9", 12" SPANISH OAK SAME BASE
- 635 TWO 8", 10" SPANISH OAK SAME BASE
- 636 8" SPANISH OAK NR
- 637 7" CEDAR
- 638 9" CEDAR NR - IN F5BZ
- 639 6" POST OAK NR - IN F5BZ
- 640 8" POST OAK NR - IN F5BZ
- 641 10" CEDAR NR - IN F5BZ
- 642 5" ASH -
- 643 6" HACKBERRY NR - IN F5BZ
- 644 7" CEDAR NR - IN F5BZ
- 645 10" ELM NR - IN F5BZ
- 646 9", 14" CEDAR SAME BASE R
- 647 8" CEDAR NR - IN F5BZ
- 648 10" CEDAR NR - IN F5BZ
- 649 8" CEDAR NR - IN F5BZ
- 650 9" CEDAR NR - IN F5BZ
- 651 8" CEDAR NR - IN F5BZ
- 652 4" POST OAK NR - IN F5BZ
- 653 8" CEDAR NR - IN F5BZ
- 654 14" LIVE OAK
- 655 12" LIVE OAK
- 656 15" LIVE OAK
- 657 12" LIVE OAK
- 658 16" LIVE OAK
- 659 17" LIVE OAK
- 660 FOUR 3" ASH -
- 661 7" CEDAR
- 662 4" HACKBERRY -
- 663 TWO 9" CEDAR SAME BASE
- 664 9", 10" SPANISH OAK SAME BASE
- 665 12" CEDAR
- 666 12" GUMMI
- 667 8" CEDAR
- 668 6" SPANISH OAK
- 669 12" CEDAR
- 670 TWO 10" SPANISH OAK
- 671 9" SPANISH OAK
- 672 12" CEDAR
- 673 7" SPANISH OAK
- 677 9" ASH
- 678 10" CEDAR
- 679 9" CEDAR
- 680 7" SPANISH OAK
- 707 13" CEDAR
- 710 10" CEDAR
- 711 5", 8" CEDAR SAME BASE
- 712 6" CEDAR
- 713 7" CEDAR
- 714 8" CEDAR
- 715 THREE 7" CEDAR SAME BASE
- 716 10" CEDAR
- 717 10" CEDAR
- 718 11" CEDAR
- 720 5" BOX ELDER-
- 721 3" POST OAK -
- 722 4" POST OAK -
- 723 7" SPANISH OAK
- 724 8" CEDAR
- 725 8", 11" CEDAR SAME BASE
- 726 9" CEDAR
- 728 6" CEDAR
- 729 6" CEDAR
- 730 9" CEDAR
- 731 9" CEDAR
- 732 TWO 7" CEDAR SAME BASE
- 733 THREE 5" AND TWO 6" SPANISH OAK SAME BASE
- 1255 5" ASH -
- 1256 10" SPANISH OAK
- 1257 9" LIVE OAK
- 1258 4", AND TWO 8" SPANISH OAK SAME BASE
- 1259 TWO 5" SPANISH OAK SAME BASE
- 1260 6" SPANISH OAK
- 1261 9" CEDAR
- 1262 5" SPANISH OAK -
- 1267 TWO 7" AND TWO 8" SPANISH OAK SAME BASE

TOTAL ON SITE = 1,608"
TOTAL REMOVED FROM SITE = 260"
REQUIRES REPLACEMENT WITHIN 5 YRS = 214"
(IN THE FIRE SAFETY BUFFER ZONE)
REQUIRES IMMEDIATE REPLACEMENT = 46"
-REQUIRES 75% REPLACEMENT = 30.5"
-REQUIRES 150% REPLACEMENT = 15.5"
-TOTAL REPLACEMENT REQUIRED = 46.125"

IMMEDIATE REPLACEMENT OPTIONS
OP. A - (4) 6" TREES
OP. B - (3) 6" TREES & (4) 3" TREES
OP. C - (2) 6" TREES & (8) 3" TREES
OP. D - (1) 6" TREE & (12) 3" TREES
OP. E - (16) 3" TREES

TO PROTECT TREES AND TREE ROOTS WITHIN THE FENCED CRZ DO NOT DO THE FOLLOWING:
STOCKPILE CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS.
PARK VEHICLE OR EQUIPMENT AROUND TREES.
PILE SOIL AND/ OR MULCH.
TRENCH FOR UTILITIES INSTALLATION OR REPAIR OR FOR IRRIGATION SYSTEM INSTALLATION.
CHANGE SOIL GRADE BY CUTTING OR FILLING.
CHANGE ROOTS BY GRADING, TEARING, OR GRUBBING.
COMPACT SOIL WITH EQUIPMENT, VEHICLES, MATERIAL STORAGE, AND/OR FOOT TRAFFIC.
CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT (ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE.
INSTALL IMPERVIOUS PARKING LOTS, DRIVEWAYS, AND WALKWAYS.
ATTACH ANYTHING TO TREES USING NAILS, SCREWS, AND/OR SPIKES.
WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.
WOUND TRUNKS WITH STRING WEED TRIMMERS AND LAWN MOWERS.
CAUSE INJURY BY FIRE OR EXCESSIVE HEAT.

CONSTRUCTION FENCING AROUND TREES 14" OR GREATER SHOULD BE OUT OF THE CRZ OR DRIPLINE.
TREE TRUNKS ON ALL HARDWOODS TO BE WRAPPED WITH 2x4'S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.



TREE REPLACEMENT PLAN
SCALE 1/2"

CORNERSTONE ARCHITECTS

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REVISION:

WHEELER DUPONT SPEC.

A-3
3 OF 17

PROJECT NO. 16034
DRAWN BY: CRR
DATE: 08.31.16
CHECKED BY: AS/PC
PROJECT MGR: AS







City of West Lake Hills
Received
JUN 28 2022

2 Limerick Lane
Austin TX 78746

27 June 2022

To Whom it May Concern:

I am writing in opposition to the After-the-Fact Variance request by 1836 Real Estate, LLC for the property at 707 Butler Cove in West Lake Hills. I moved to West Lake in 1947 and have always loved the wooded environment of the neighborhoods that I grew up in. I was shocked to see what had happened at 707 Butler Cove. The clearing of so many trees is totally out of keeping with the essence of life in West Lake Hills. It saddens my heart that so many large oaks have been cut down. It is a tragedy.

Thank you,

A handwritten signature in cursive script that reads "Meta Butler Hunt". The signature is fluid and elegant, with a large initial "M" and a long, sweeping underline.

Meta Butler Hunt

2 Limerick Lane
West Lake Hills

Ashby Grundman

From: David Dormady [REDACTED]
Sent: Wednesday, July 13, 2022 12:34 PM
To: Ashby Grundman
Cc: vjpatel13@gmail.com
Subject: variance for 707 Butler Cove

Hello Mr. Grundman,

We walk our neighborhood each morning and have become acquainted with Vijay and Dina Patel at 711 Butler Cove. They built one of our favorite homes in the city about 7 years ago. The residents next door at 707 Butler Cove did a wholesale removal of trees (without a permit) in their backyard. They also removed **many** trees from the backyard of the Patel's. This outrageous act literally and figuratively stripped bare the ability of the Patel family to peacefully enjoy their lives in WLH. The valuation per the city code of the improperly removed trees at 707 Butler Cove is over 150K. The damage to the Patel's property (per code) is likewise more than \$150K. The residents of 707 Butler Cove have requested an **after the fact variance** to retroactively allow the removal of trees from their property. Additionally, they clear cut a section of the property at 710 Butler Cove and put in a parking area. This is against everything that WLH is about. Adherence to the rules is paramount in maintaining the essence of our city. We strongly oppose granting this variance. I hope you will give this matter your full attention.

Sincerely,

David and Joyce Dormady
911 Terrace Mountain Drive



**RETAINING WALL VARIANCE
STAFF REPORT**

JULY 20, 2022

Project Address: 212 Buckeye Trail

Project Number: 2022-1067

Agenda Item: Land Use: **212 Buckeye Trail:** Discussion/Recommendation on an encroachment into a building setback to replace old retaining walls. (Section 22.03.281 of the West Lake Hills Code.) Applicant Darush Rahmani.

Applicant Information: Darush Rahmani

Hearing Dates:

July 20, 2022, **ZAPCO**
August 10, 2022, **Board of Adjustment**

Location: The subject property is located on the north side of Buckeye Trail, west of Westlake Drive.

Property Information, Zoning & Site Characteristics:

Owner: Darush and Sara Rahmani
Legal Description: Abstract 198, TJ Chambers Survey 504, 0.460 acres
Lot Size: 0.460 acres (20,037.60 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

There are currently existing non-conforming retaining walls on the site. This proposed variance is to replace the walls with new, engineered walls as the existing ones are starting to fail. It is also to replace existing columns for the front gate.

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 retaining walls are needed for erosion control. They have been built already. The columns are needed to support a future gate. If they were built 20 feet away from the setback, they would obstruct the driveway.”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

The application states – “We are replacing an old retaining wall. We will not need to disrupt the existing flora and there are no obstructions where we built the structures.”

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “Unfortunately there are no other options for the retaining walls. They will be the most effective means of erosion control.”
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states “We are replacing an old poorly built retaining wall that was falling apart.”
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – “The new retaining wall is built better and more solid. Also more aesthetically pleasing.”
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – “The retaining wall between my house and my neighbor will not interfere with the enjoyment of their property. I obtained permission from the Walker’s before starting the project.”

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

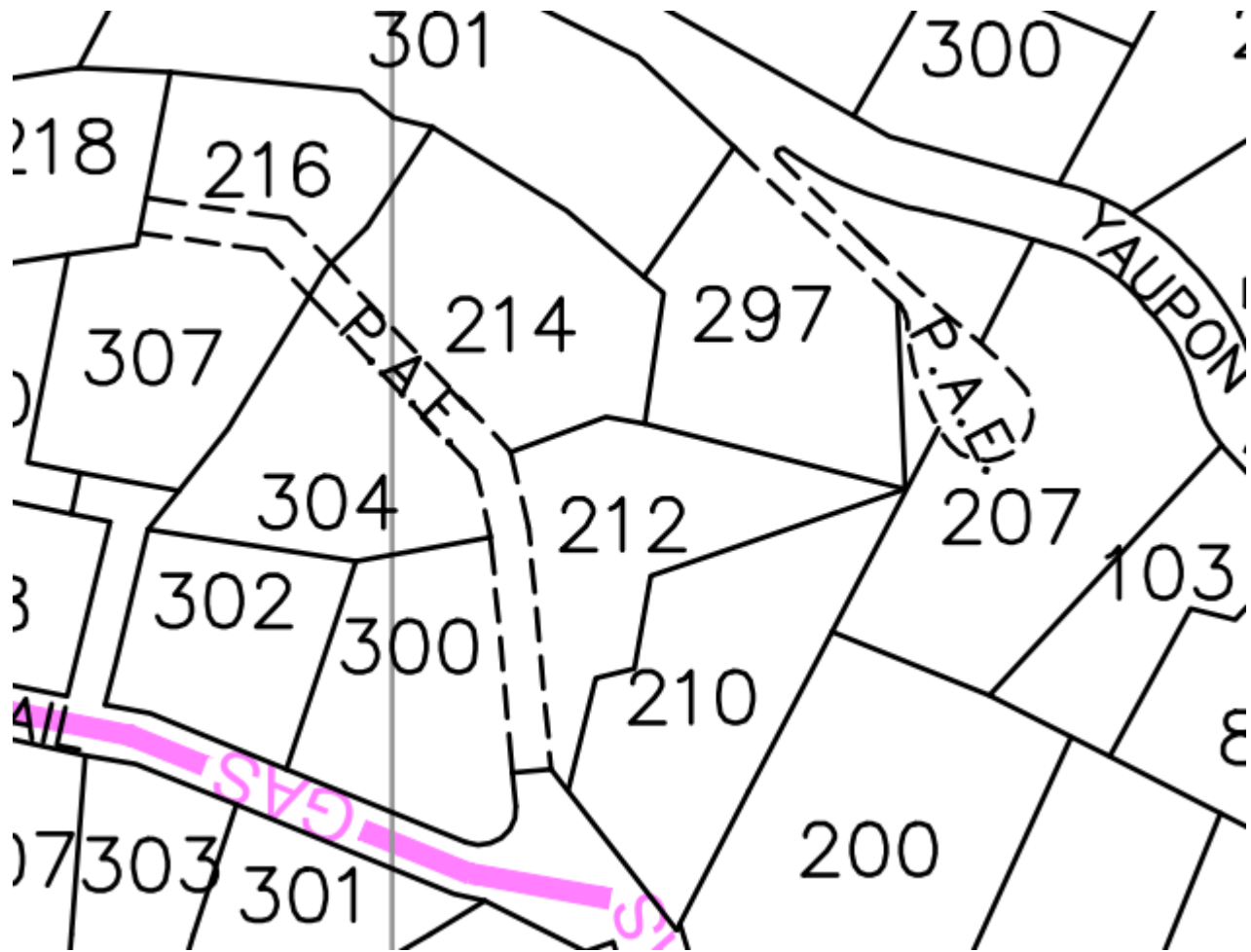
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Staff Recommendation

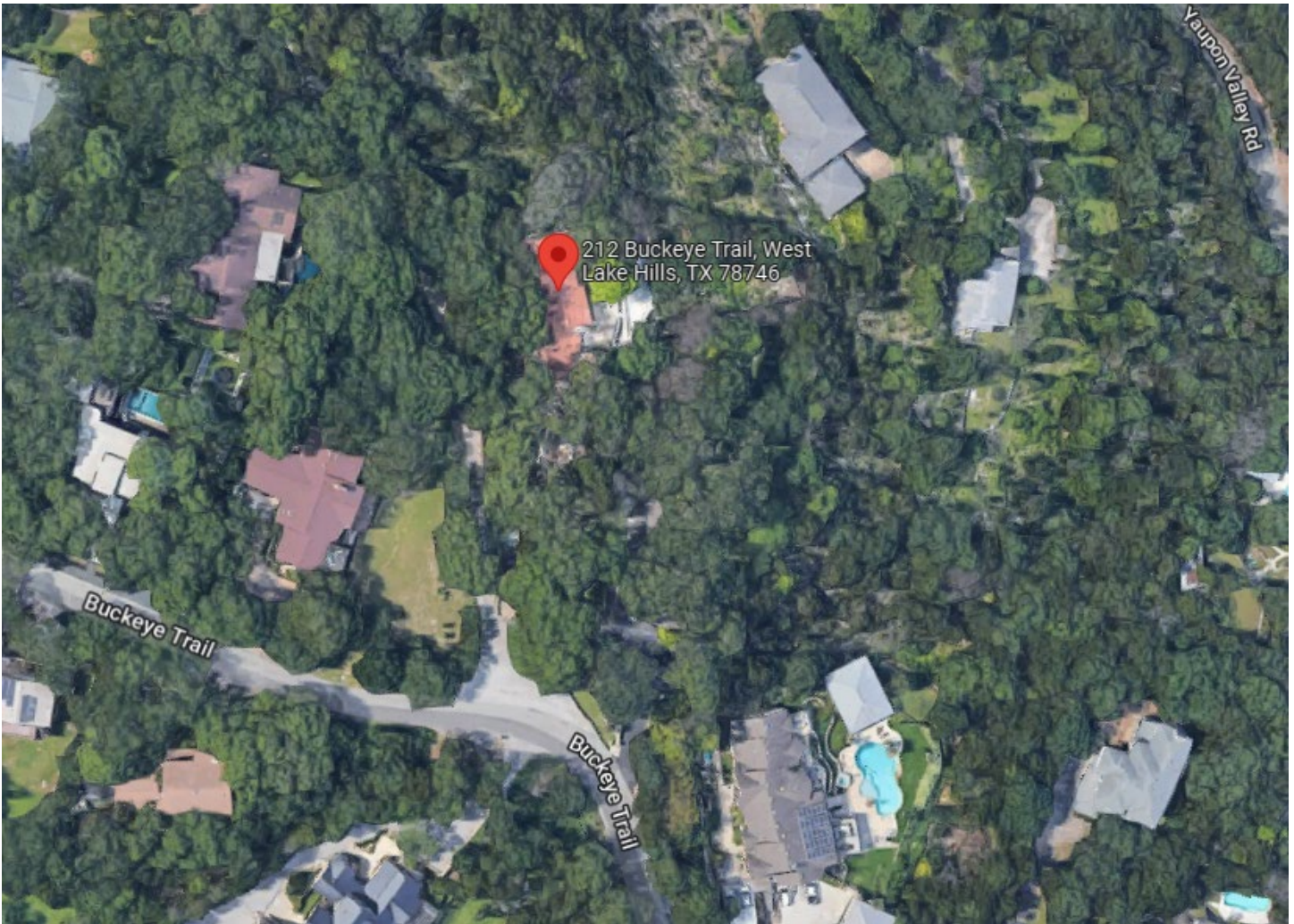
Staff recommends: Approval of the requested variance, as it is a replacement of an old, failing retaining wall.

Links to Relevant Code:

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



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: Darush Rehmani Phone: 512 638 3597
 Email: [REDACTED]
 Address: 212 Buckeye TRL City: West Lake Hills State: TX Zip: 78746
 Agent*: _____ Phone: _____
 Email: _____

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

Property Information

Subdivision Name: _____
 Block: A35198 SUR 504 Chambers TS ACR Lot: .460 TCAD Tax Parcel ID: 115002
 Current Zoning Classification: SF3 Total Lot Size (Acres): 0.46

**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) Replaced old retaining walls along driveway and
- 2) front of home w/ new retaining walls
- 3) Placed two gate columns in driveway for future
- 4) gate
- 5) _____



VARIANCE APPLICATION

6)

7)

8)

9)

10)

Brief Description of project/why variances are needed: The retaining walls
are in the setback and so are the gate
columns

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 retaining walls are need for erosion control. They
have been built already
The columns are needed to support a future gate
If these were built 20ft away from the setback
they would obstruct the driveway in most places

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 replacing an old retaining wall. We will not
need to disrupt the existing flora and there are
not obstructions where we built the structures

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

Unfortunately there are no other options for
the retaining walls. They will be the most
effective means for erosion control

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

We are replacing an old poorly built retaining
wall that was falling apart



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 new retaining wall is built better and more solid. Also more aesthetically pleasing.

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 retaining wall between my house and my neighbor will not interfere with the enjoyment of their property. I obtained permission from the Walker's before starting the project.

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

5/4/22

Date

Darush Rahmani

Printed Name

June 07, 2022

To Whom It May Concern

Re: Pre-Pour inspection at **212 Buckeye Trl, Austin, TX 78746**

To Whom It May Concern:

BSA Structural Engineers have observed the poured footing of the proposed retaining wall in the left side of the property. Based on our observations and review available pictures prior to the pour, the footing was poured same as our recommendations. We approve the placement of stone retaining wall as shown in the details we provided.

Thank you for this opportunity to be of service. If you have any questions, please do not hesitate to contact us.

Sincerely,



Staff Engineer

06/07/2022

Drainage Report
Darush Rahmani Residence
212 Buckeye Trail
West Lake Hills, Texas 78746

June 9, 2022

Prepared By:

Thonhoff Consulting Engineers, Inc.
1301 Capital of Texas Highway South
Suite A-236
Austin, Texas 78746
Phone: 512-328-6736
Fax: 512-328-6848
Website: www.TCEtx.com
Firm Registration # F-002921



Sui Lam Matthew Chu, P.E.

**Darush Rahmani Residence
Drainage Report**

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4.0 DRAINAGE STUDY AND CALCULATIONS	6
5.0 CONCLUSIONS	10

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Figure 2b	City of Austin Property Profile - Edwards Aquifer Recharge Verification Zone
Figure 3	National Flood Hazard Layer FIRMette
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Figure 5	Time of Concentration Calculations for DA2
Figure 6	Drainage Calculation for DA1 and DA2 in Pre-Developed Conditions
Figure 7	Drainage calculations for DA1 and DA2 in Post-Developed Conditions
Figure 8	Summary Table of Pre- and Post-Developed Conditions
Figure 9	Time of Concentration Calculations for DA3
Figure 10	Drainage Calculations for DA3
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Attachment 2	Structural Plan of Retaining Wall and Fence Wall Design
Attachment 3	Proposed Development
Attachment 4	Site Drainage Area Map
Attachment 5	New Fence Wall Drainage Area Map

Darush Rahmani Residence Drainage Report

1.0 INTRODUCTION

The purpose of this drainage report is to demonstrate that there will be no adverse impact to adjacent property owners, particularly downstream property owners, with the development to the site.

The property address is 212 Buckeye Trail, West Lake Hills, Texas 78746 and is located in the West Lake Hills Full Purpose Jurisdiction. A location map is shown in **Figure 1**. The property is located within the Little Bee Creek Watershed and the Edwards Aquifer Recharge Verification Zone. **Figures 2a and 2b** are screenshots captured from the City of Austin Property Profile. **Figure 3** is a National Flood Hazard Layer FIRMette, indicating that no point of the property is located inside the 100-year floodplain.

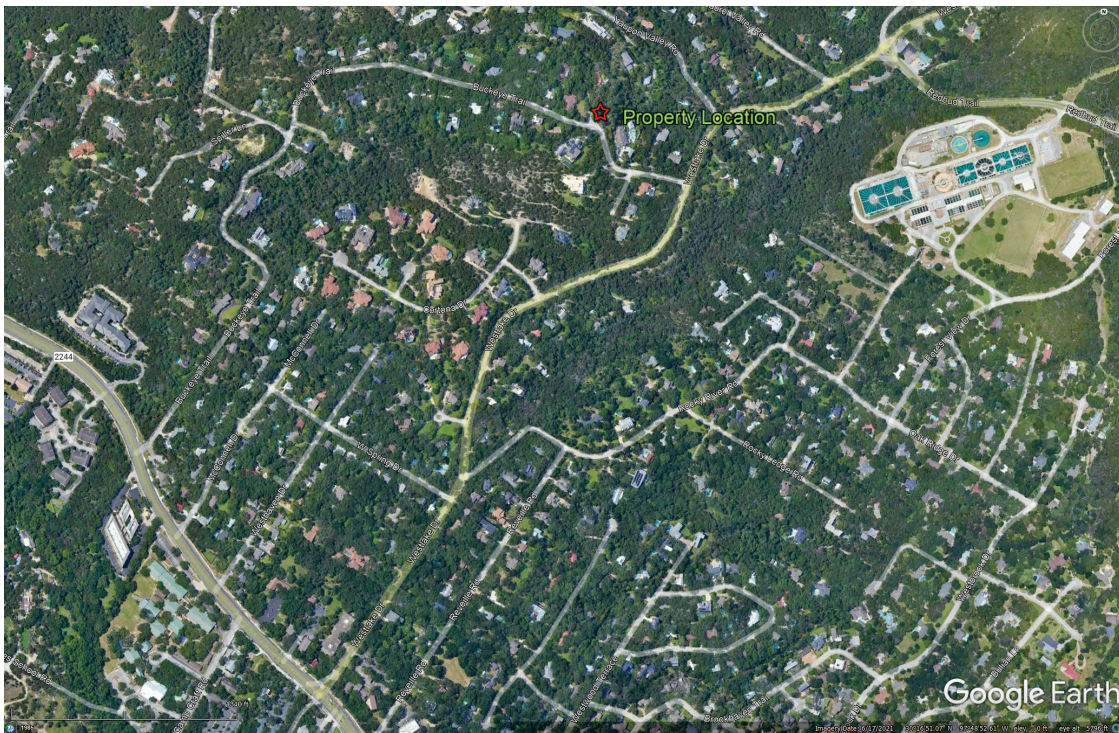


Figure 1

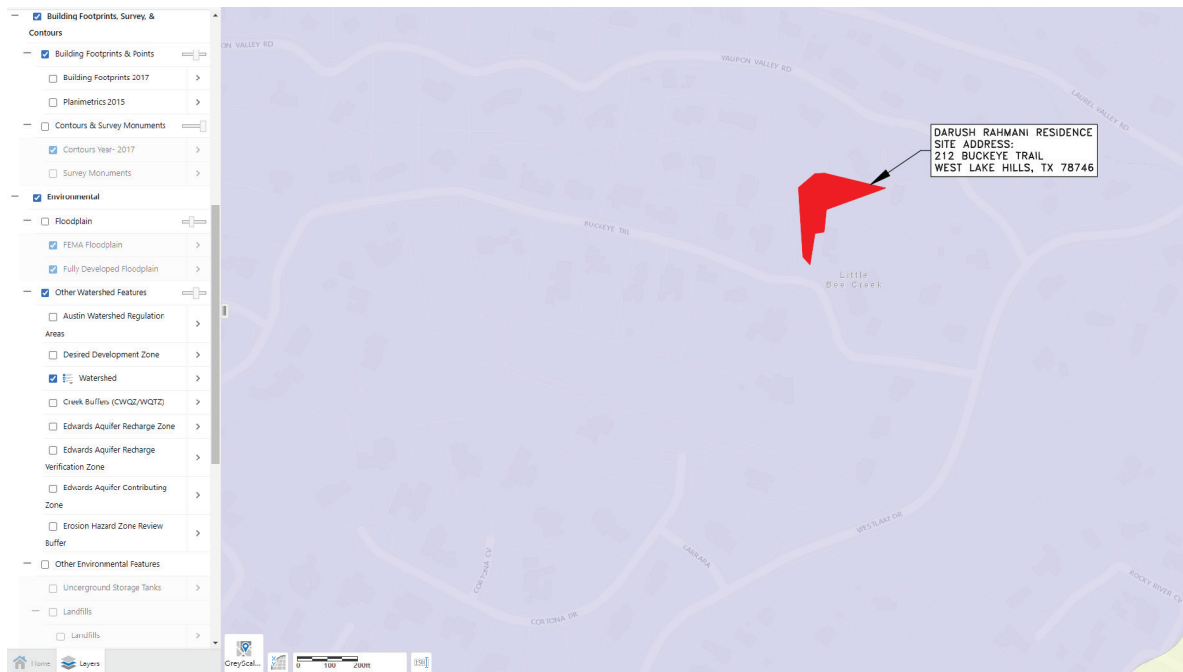


Figure 2a

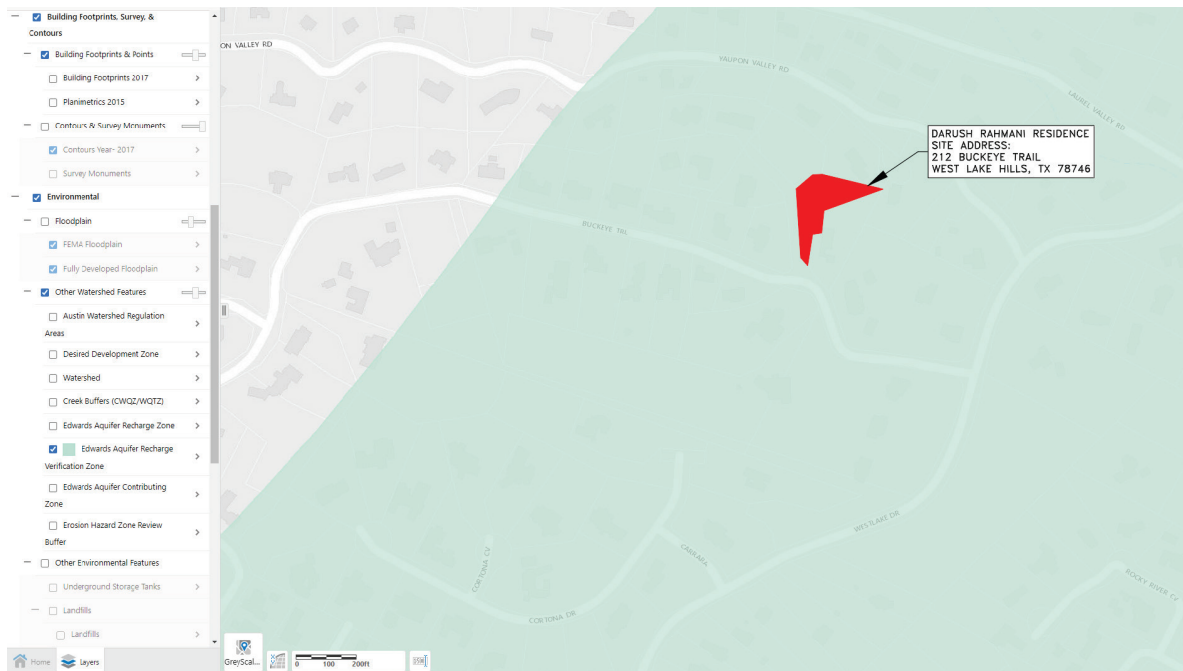


Figure 2b

National Flood Hazard Layer FIRMette



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone F
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/6/2022 at 2:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

Figure 3

2.0 DEVELOPMENT

The owner purchased this property in mid-2020 and shortly thereafter started development of the property. **Attachment 1** is a survey of the property in its existing condition in early 2020.

The majority of the development will involve remodeling the existing house and updating and replacing most of the existing stone walls with new retaining walls. A new fence wall, approximately 96 linear feet, will be constructed along the low side of the driveway. **Attachment 2** shows the structural plan of the retaining wall and fence wall design. Asphalt will be removed and replaced with new pavers on the existing driveway. New pavers will be installed from the property entrance all the way to the house. **Attachment 3** shows the proposed development of the property.

The existing building footprint, deck, pool, and majority of the landscape area will remain the same.

3.0 DEVELOPMENT SUBMITTAL REQUIREMENTS

The property is approximately 25,601 square feet, of which 30% is impervious cover in both pre-developed and post-developed conditions. The disturbed area is estimated to be approximately 15,150 square feet, just over 1/3 acre. The new impervious cover will be approximately 445 square feet for the newly widened driveway entrance and the fence wall. Removal of impervious cover including existing stone walls and existing pond will be approximately 114 square feet. The new fence wall to be constructed along the entrance driveway will require a variance by the City of West Lake Hills.

With the various constraints and requirements, this property is being categorized as a Residential Type III Development.

4.0 DRAINAGE STUDY AND CALCULATIONS

Development on this residential property will have minimal impact on existing drainage. All new retaining walls will replace existing stone walls with the same maximum heights. Only the new fence wall along the low side at the entrance driveway and the widening of the entrance driveway are considered new development, which consists of approximately 445 square feet of new impervious cover.

Based on the City of West Lake Hills Drainage and Erosion Control Design Manual, when there is less than 1000 square feet of impervious covered added to a property and no change to the general drainage pattern is taking place, the Rational Method can be used to calculate the peak flow for the 2-, 10-, 25-, and 100-year storm frequencies in pre-developed and post-developed conditions. All calculations follow this manual.

Attachment 4 shows the site drainage area map. DA1 is the upstream drainage area that produces runoff; DA2 is the drainage area of property that produces runoff. **Figure 4** shows the Time of Concentration Calculations for DA1 and **Figure 5** shows the Time of Concentration Calculations for DA2. **Figure 6** shows the Drainage Calculation for DA1 and DA2 in pre-developed conditions and **Figure 7** shows the drainage calculations for DA1 and DA2 in post-developed conditions.

DA1 - Offsite Drainage Area Runon

TIME OF CONCENTRATION

Type of Flow	Length (ft.)	n	Slope (ft/ft)	Velocity (fps)	Time (min)
Sheet Flow	22	0.015	0.011	4.89	0.08
Sheet Flow	102	0.150	0.044	0.98	1.74
Sheet Flow	16	0.016	0.031	7.70	0.03
Sheet Flow	182	0.150	0.049	1.04	2.92
Shallow Concentrated Flow	95	0.150	0.057	1.59	0.99
Shallow Concentrated Flow	16	0.016	0.064	15.81	0.02
Shallow Concentrated Flow	20	0.150	0.147	2.56	0.13
Time of Concentration					5.91 min.
USE					5.91 min.

Figure 4

DA2 - Onsite Drainage Area Runoff - Pre Developed Condition

TIME OF CONCENTRATION

Type of Flow	Length (ft.)	n	Slope (ft/ft)	Velocity (fps)	Time (min)
Sheet Flow	20	0.150	0.2035	2.11	0.16
Sheet Flow	88	0.015	0.1819	19.90	0.07
Sheet Flow	147	0.150	0.2816	2.48	0.99
Time of Concentration					1.22 min.
USE					5.0 min.
Lag					3.0 min.

Figure 5

AREA DA1 - RUNON Drainage Basin					COMPOSITE C CALCULATIONS			
Event	2-yr	10-yr	25-yr	100-yr		ACRES	%	Event C
Acres	1.63	1.63	1.63	1.63				
C	0.49	0.49	0.49	0.49	29,728	0.682	41.9	Grass/Lawn/Good/Average 2-7% 0.35
Tc	5.91	5.91	5.91	5.91	22,668	0.520	31.9	Grass/Lawn/Good/ Step Over 7% 0.40
I	6.03	9.17	11.25	14.69	11,829	0.272	16.7	Concrete 0.83
k	1.00	1.00	1.10	1.25	6,755	0.155	9.5	Asphalt 0.81
Q	4.81	7.31	9.87	14.66	TOTALS	1.629	100	0.49

AREA DA2 - RUNOFF Drainage Basin					COMPOSITE C CALCULATIONS			
Event	2-yr	10-yr	25-yr	100-yr		ACRES	%	Event C
Acres	0.59	0.59	0.59	0.59	-	0.000	0.0	Grass/Lawn/Good/Average 2-7% 0.35
C	0.53	0.53	0.53	0.53	17,757	0.408	69.3	Grass/Lawn/Good/ Step Over 7% 0.40
Tc	5.00	5.00	5.00	5.00	4,780	0.110	18.7	Concrete 0.83
I	6.31	9.61	11.79	15.42	3,088	0.071	12.1	Asphalt 0.81
k	1.00	1.00	1.10	1.25	TOTALS	0.588	100	0.53
Q	1.96	2.99	4.04	6.01				

Total Pre-Developed Discharge from DA-2				
Event	2-yr	10-yr	25-yr	100-yr
Q	6.77	10.31	13.91	20.66

Figure 6

AREA DA1 - RUNON Drainage Basin					COMPOSITE C CALCULATIONS			
Event	2-yr	10-yr	25-yr	100-yr		ACRES	%	Event C
Acres	1.63	1.63	1.63	1.63	29,728	0.682	41.9	Grass/Lawn/Good/Average 2-7% 0.35
C	0.49	0.49	0.49	0.49	22,668	0.520	31.9	Grass/Lawn/Good/ Step Over 7% 0.40
Tc	5.91	5.91	5.91	5.91	11,829	0.272	16.7	Concrete 0.83
I	6.03	9.17	11.25	14.69	6,755	0.155	9.5	Asphalt 0.81
k	1.00	1.00	1.10	1.25	TOTALS	1.629	100	0.49
Q	4.81	7.31	9.87	14.66				

AREA DA2 - RUNOFF Drainage Basin					COMPOSITE C CALCULATIONS			
Event	2-yr	10-yr	25-yr	100-yr		ACRES	%	Event C
Acres	0.59	0.59	0.59	0.59	-	0.000	0.0	Grass/Lawn/Good/Average 2-7% 0.35
C	0.53	0.53	0.53	0.53	17,426	0.400	68.0	Grass/Lawn/Good/ Step Over 7% 0.40
Tc	5.00	5.00	5.00	5.00	4,729	0.109	18.5	Concrete 0.83
I	6.31	9.61	11.79	15.42	3,470	0.080	13.5	Asphalt 0.81
k	1.00	1.00	1.10	1.25	TOTALS	0.588	100	0.53
Q	1.98	3.02	4.08	6.07				

Total Post-Developed Condition Discharge from DA-2				
Event	2-yr	10-yr	25-yr	100-yr
Q	6.79	10.34	13.95	20.72

Figure 7

Figure 8 provides a summary table that highlights the difference between pre-developed and post-developed conditions. It demonstrates that the maximum increase in discharge is 0.06 cfs in 100-year storm frequency after development on the property takes place, which is insignificant and is considered within the limits of rounding errors. The 0.06 cfs increase in discharge will not produce adverse effects to downstream property owners.

Differential between Pre-Developed Condition and Post-Developed Condition Discharge from DA-2				
Event	2-yr	10-yr	25-yr	100-yr
Q	0.02	0.03	0.04	0.06

Figure 8

Weir Equation

$$Q = cLH^{1.5}$$

where, Q = weir flow rate (cfs)

C = weir coefficient (use 3 for 1 ft wide weir)

L = horizontal length of weir crest (ft)

H = head above weir crest elevation (ft)

**FENCE WALL HOLE (8"H x 12" W)
DISCHARGE CALCULATIONS (Q2)**

Minimum Weir Height, H (ft)	0.11
Weir Length, L (ft)	1.00
Weir Coefficient, c	3.00
DA3 RUNOFF calculated by Rational Method (Q2)(cfs)	2.80
Flow at Each Weir, q (ft ³ /s)	0.12
Velocity at Each Weir, v (ft/s)	1.02
Number of Weir Required	23.99
DISCHARGE FLOW HEIGHT (INCH) AT EACH HOLE	
Number of Hole Provided	24
Flow Height (inch)	1.38

**FENCE WALL HOLE (8"H x 12" W)
DISCHARGE CALCULATIONS (Q25)**

Minimum Weir Height, H (ft)	0.19
Weir Length, L (ft)	1.00
Weir Coefficient, c	3.00
DA3 RUNOFF calculated by Rational Method (Q25)(cfs)	5.75
Flow at Each Weir, q (ft ³ /s)	0.24
Velocity at Each Weir, v (ft/s)	1.29
Number of Weir Required	23.99
DISCHARGE FLOW HEIGHT (INCH) AT EACH HOLE	
Number of Hole Provided	24
Flow Height (inch)	2.23

**FENCE WALL HOLE (8"H x 12" W)
DISCHARGE CALCULATIONS (Q10)**

Minimum Weir Height, h (ft)	0.15
Weir Length, l (ft)	1.00
Weir Coefficient, c	3.00
DA3 RUNOFF calculated by Rational Method (Q10)(cfs)	4.26
Flow at Each Weir, q (ft ³ /s)	0.18
Velocity at Each Weir, v (ft/s)	1.17
Number of Weir Required	23.99
DISCHARGE FLOW HEIGHT (INCH) AT EACH HOLE	
Number of Hole Provided	24
Flow Height (inch)	1.82

**FENCE WALL HOLE (8"H x 12" W)
DISCHARGE CALCULATIONS (Q100)**

Minimum Weir Height, h (ft)	0.24
Weir Length, l (ft)	1.00
Weir Coefficient, c	3.00
DA3 RUNOFF calculated by Rational Method (Q100)(cfs)	8.54
Flow at Each Weir, q (ft ³ /s)	0.36
Velocity at Each Weir, v (ft/s)	1.47
Number of Weir Required	23.99
DISCHARGE FLOW HEIGHT (INCH) AT EACH HOLE	
Number of Hole Provided	24
Flow Height (inch)	2.90

Figure 11

5.0 CONCLUSIONS

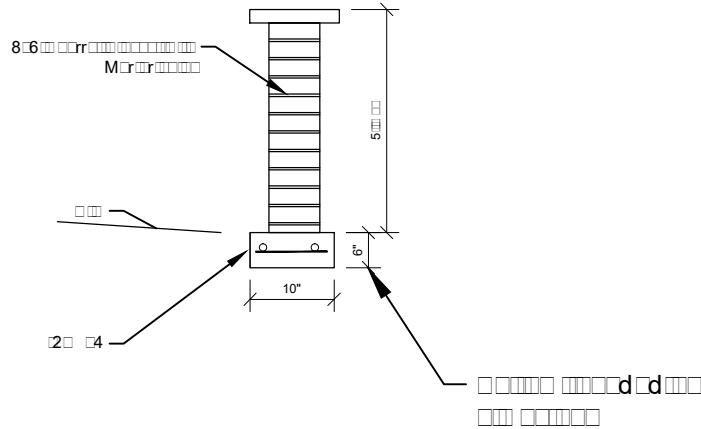
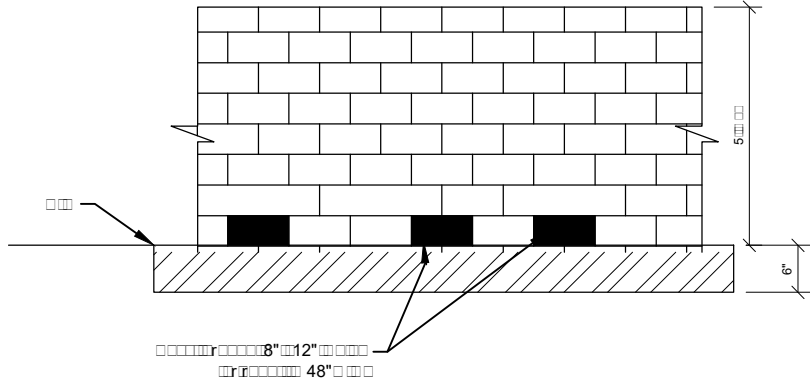
There will be an insignificant increase in discharge (0.06 cfs) from this residential property development. As a result, there will be no impact to downstream property owners.

The new fence wall that will be built along the low side of the entrance driveway can provide sufficient runoff pass-through in a 100-year storm event. The flow pattern will be in sheet flow and there will be no impact to downstream properties.

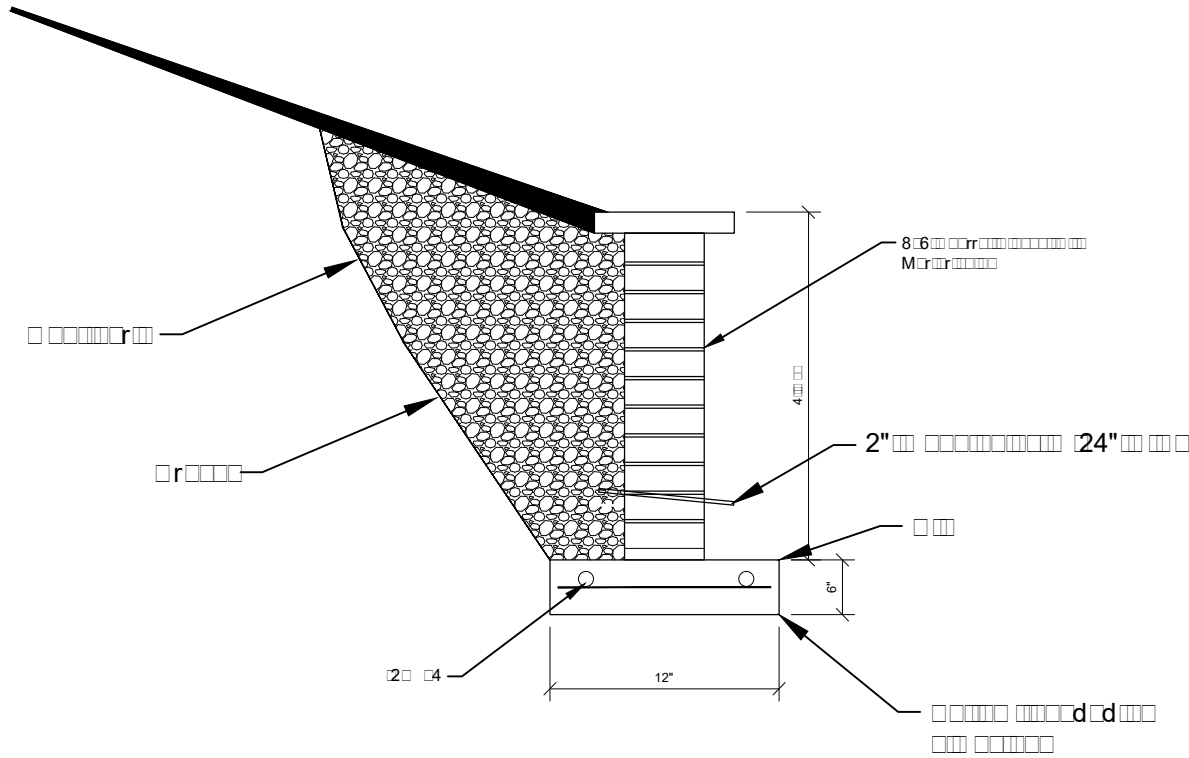
Attachment 1
Property Survey

Attachment 2
Structural Plan of Retaining Wall
and Fence Wall Design

ATTACHMENT 2: STRUCTURAL PLAN OF RETAINING WALL AND FENCE WALL DESIGN
(FOR REFERENCE ONLY)

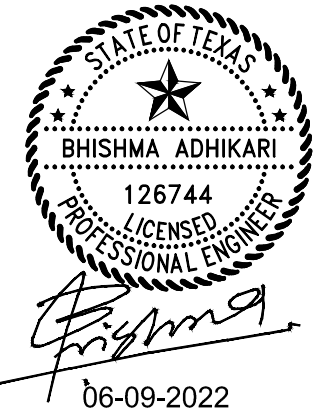


Fence Wall

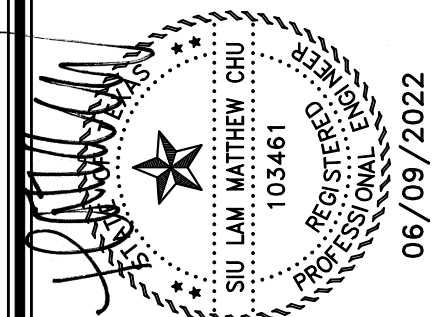


RETAINING WALL

- REVISIONS
- | NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | 2015 | REVISIONS |
| 2 | 2017 | REVISIONS |
| 3 | 2018 | REVISIONS |
| 4 | 2018 | REVISIONS |
| 5 | 2018 | REVISIONS |
- REVISIONS
- | | | |
|---|------|-----------|
| 1 | 2015 | REVISIONS |
| 2 | 2017 | REVISIONS |
| 3 | 2018 | REVISIONS |
| 4 | 2018 | REVISIONS |
| 5 | 2018 | REVISIONS |



Attachment 3
Proposed Development



TCE
THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

FIRM REGISTRATION NO. F-002921
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6736 FAX (512) 328-6846

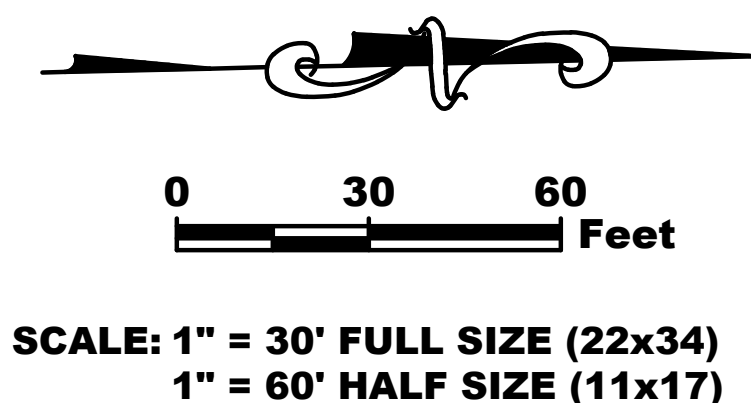
DARUSH RAHMANI RESIDENCE

PROPOSED DEVELOPMENT

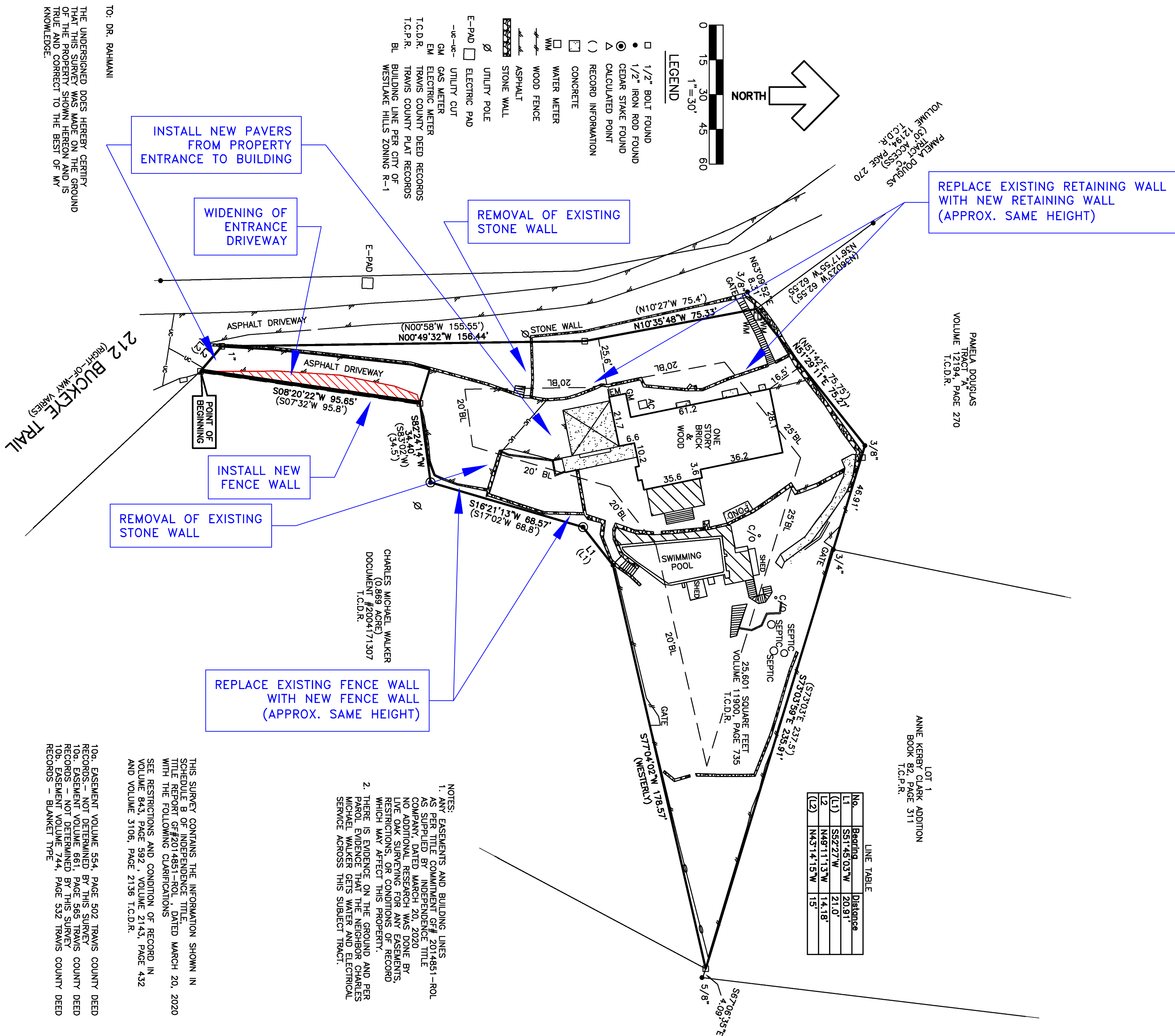
JOB NO. 22018.1.100

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JUNE 2022
SCALE	AS NOTED

SHEET
ATTACHMENT 3
REVISION NO.
DATE



NOTE:
THIS PLAN IS TO SHOW NEW DEVELOPMENT ON EXISTING SITE SURVEY COMPLETED IN MID 2020.
ALL DATA ARE APPROXIMATE AND FOR REFERENCE ONLY.



LINE TABLE

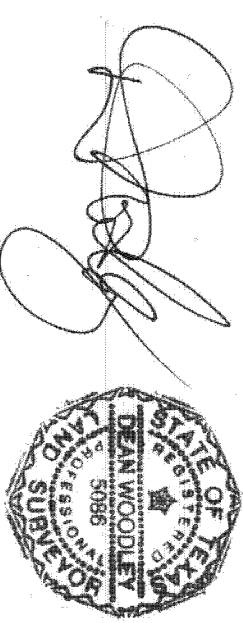
No.	Beginning	Distance
(1)	S81°45.03'W 20.81'	
(2)	S82°27'W 21.0'	
(3)	N87°11.13'W 14.18'	
(4)	N83°14.15'W 15'	

NOTES:
1. EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT GF# 2014891-ROL AS SUPPLIED BY INDEPENDENCE TITLE COMPANY DATED 12/20/2020. THIS ZONE BY MOUNTAIN VIEW RESERVE HAS ZONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
2. PERCEIVING EVIDENCE, FOR THE RECORD CHARLES MICHAEL WALKER GETS WATER AND ELECTRICAL SERVICE ACROSS THIS SUBJECT TRACT.

THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE OF NON-PAID ENCUMBRANCES TITLED MARCH 20, 2020 WITH THE FOLLOWING CLARIFICATIONS:
SEE RESTRICTIONS AND CONDITION OF RECORD IN VOLUME 843, PAGE 392; VOLUME 2143, PAGE 432 AND VOLUME 3106, PAGE 2136 T.C.D.R.

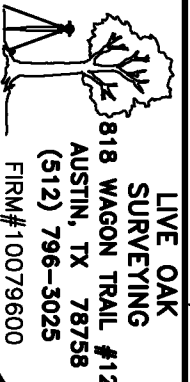
100. EASEMENT VOLUME 554, PAGE 502 TRAVIS COUNTY DEED RECORDS - NOT DETERMINED BY THIS SURVEY
101. EASEMENT VOLUME 554, PAGE 502 TRAVIS COUNTY DEED RECORDS - NOT DETERMINED BY THIS SURVEY
102. EASEMENT VOLUME 744, PAGE 532 TRAVIS COUNTY DEED RECORDS - BLANKET TYPE

TO: DR. RAHMANI
THE UNDERSIGNED DOES HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PROPERTY SHOWN HEREON AND ITS KNOWLEDGE.

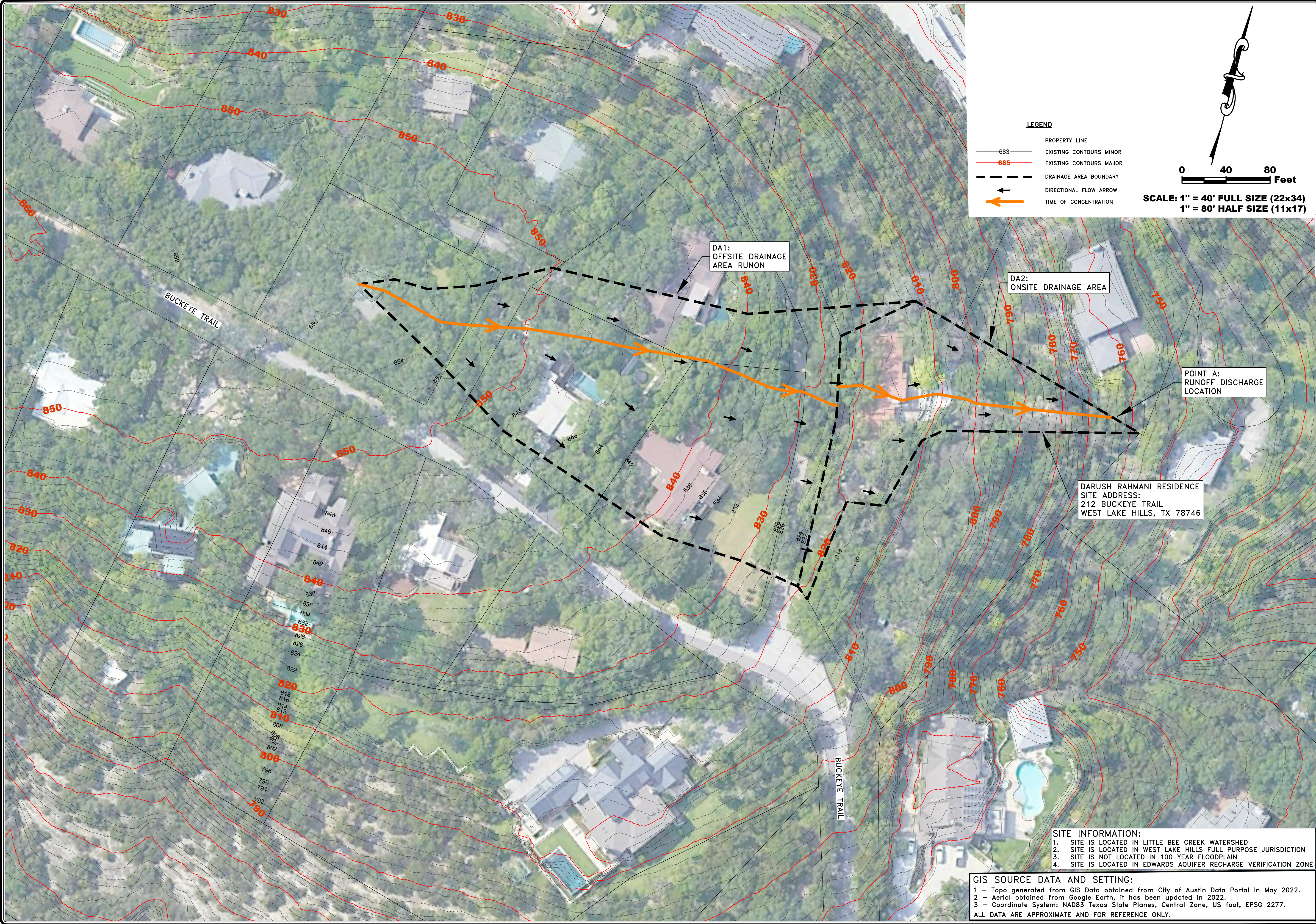


CLIENT: TOM KM
FIELD BOOK: 141, PAGE: 63
DRAWN BY: D.W.
PROJECT NO.: 1187-20-20
DATE: 2022
FILE: 11872020.DWG

TREE AND TOPOGRAPHIC SURVEY
OF 0.49 ACRE TRACT AS CONVERTED TO MARTHA ALICE BAKER AS RECORDED IN VOLUME 11900 PAGE 735
TRAVIS COUNTY DEED RECORDS, TEXAS
PART OF THE THOMAS J. CHAMBERS SURVEY NO. 504



Attachment 4
Site Drainage Area Map



REVISIONS

Tce
THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
FIRM REGISTRATION NO. F-002921

DARUSH RAHMANI RESIDENCE

SITE DRAINAGE AREA MAP

JOB NO. 22018.1.100

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JUNE 2022
SCALE	AS NOTED

SHEET

ATTACHMENT 4

REVISION NO.

DATE

\\TCESERVER\TCE Network Drive\JOBS\Darush Rahmani Residence\DWG\04 05 Drainage Map.dwg

Page 153 of 183

Attachment 5
New Fence Wall Drainage Area Map



**TREE VARIANCE
STAFF REPORT**

JULY 20, 2022

Project Address: 902 Yaupon Valley Road

Project Number: 2022-1069

Agenda Item: Land Use: **902 Yaupon Valley Road:** Discussion/Recommendation on variance request to remove three trees with trunk diameters of fourteen inches or greater for a proposed new residence. (West Lake Hills Code Section 22.03.304.) Applicant Shayne Horne, Yaupon Valley 902 LLC.

Applicant Information: Shayne Horne, Yaupon Valley 902 LLC

Hearing Dates:

July 20, 2022,	ZAPCO
July 27, 2022,	City Council

Location: The subject property is located at the north side of Yaupon Valley Road, between Laurel Valley Road and Live Oak Ridge Road.

Property Information, Zoning & Site Characteristics:

Owner: Yaupon Valley 902 LLC
Legal Description: Lot 26 Mayo Addition
Lot Size: 1.09 acres (47,480.40 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

There is currently a single-family residence on the lot. The applicant is proposing to demolish the existing house and construct a new single-family residence. The proposed new residence is around 9,100 square feet, compared to the current residence that is about 3,000 square feet.

The trees being proposed for removal are:

T3025 – 16-Inch Live Oak
T3027 – 15-Inch Cedar
T3008 – 20-Inch Cedar

The required replacement per code would be 76.5 inches for the three proposed variance three trees.

There is no mention of hardship in the application, only that they could not design around the trees.

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.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states “NO”
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states “WOULD NOT BE ABLE TO REDESIGN AROUND ALL OF THE LARGER TREES”
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

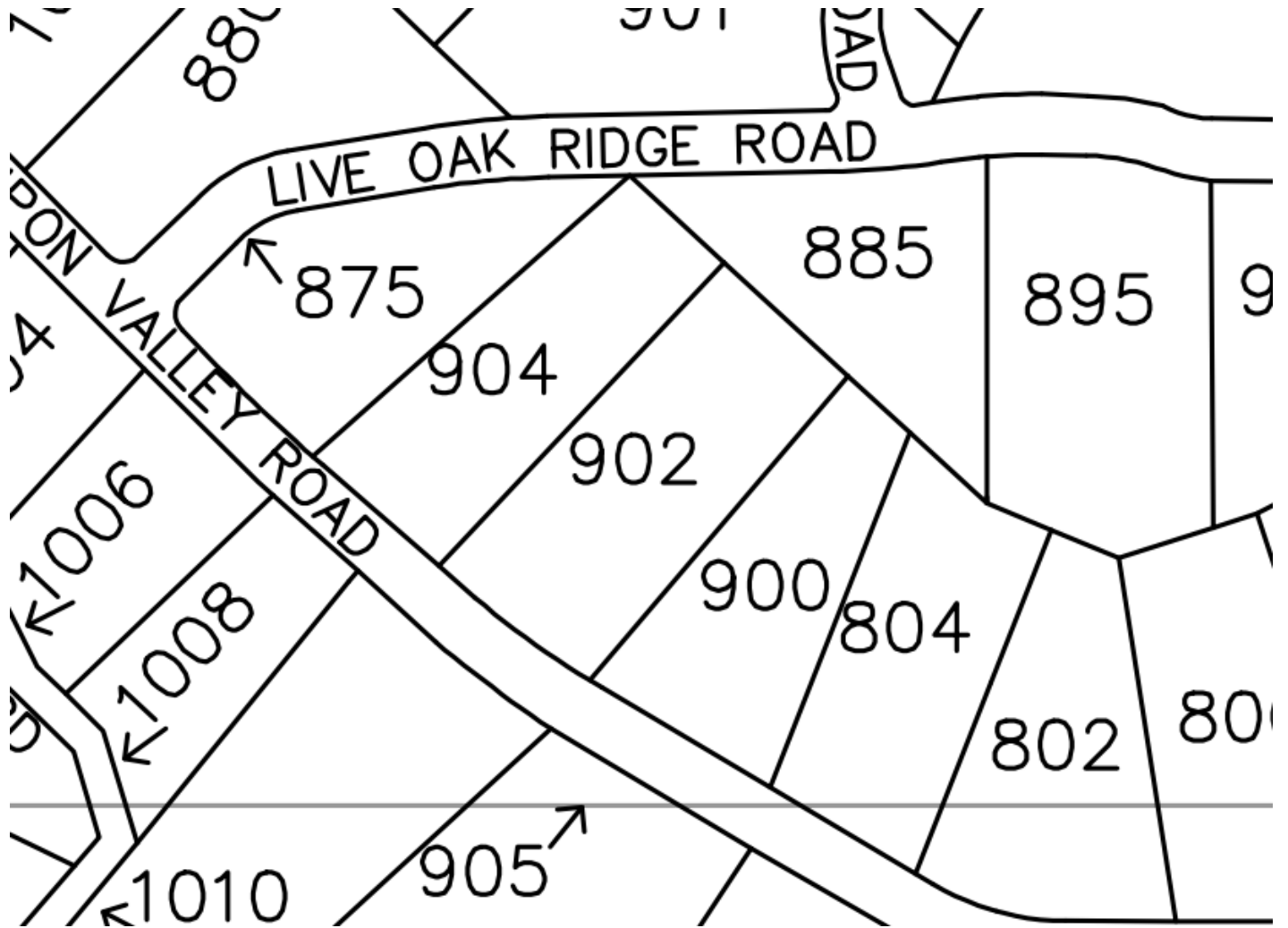
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Staff Recommendation

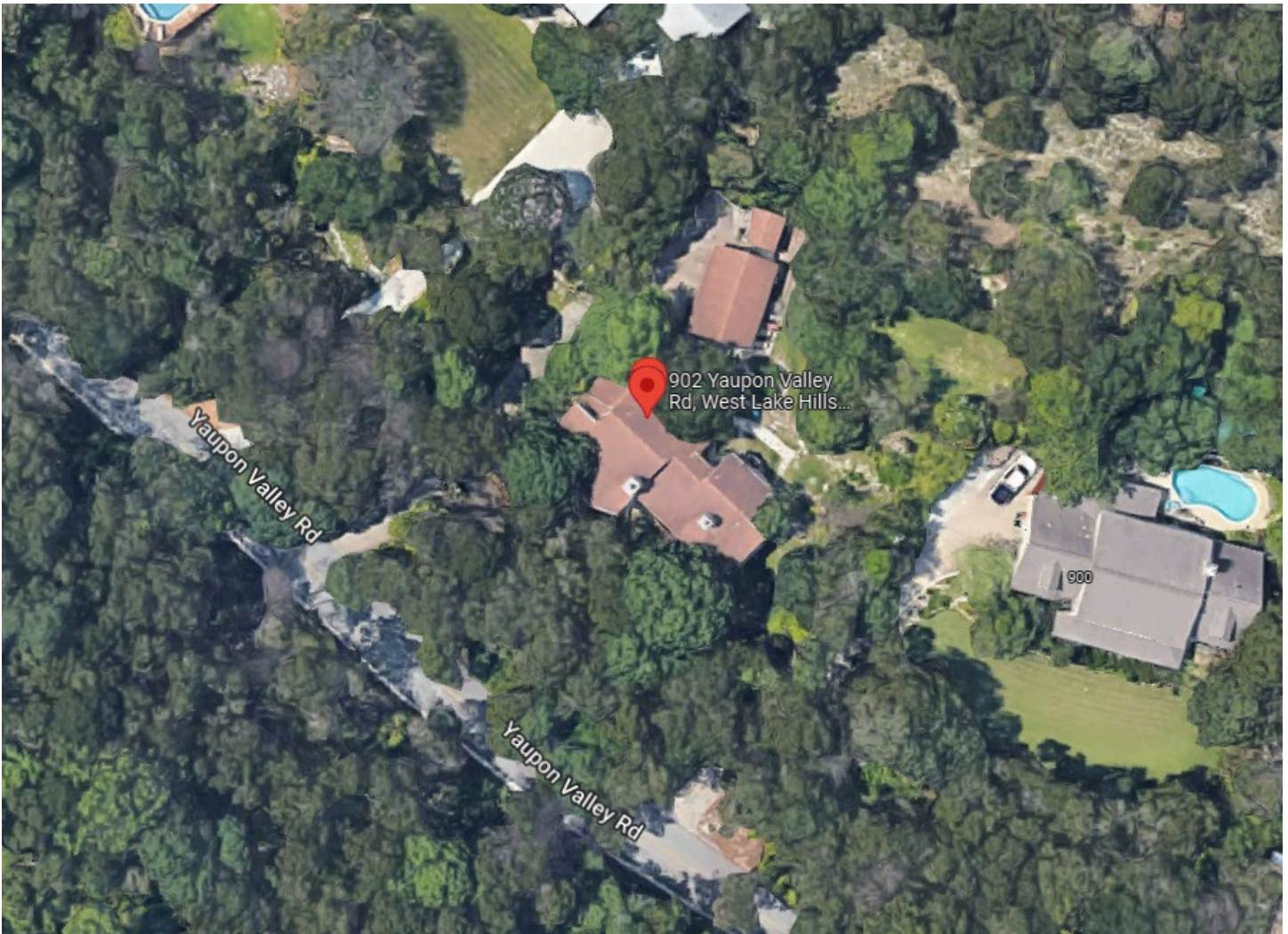
Staff recommends: Denial of the requested tree variances as there is no hardship present.

Links to Relevant Code:

- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.304](#) [Tree and vegetation removal and replacement](#)



AERIAL PHOTO



NOTES

- GENERAL NOTES:
- THIS TOPOGRAPHIC MAP DOES NOT REPRESENT A BOUNDARY SURVEY, AND SHALL NOT BE USED FOR CONVEYANCE. THE LINES AND OTHER INFORMATION REPRESENTING THE PERIMETER OF THE PROPERTY ARE FOR GENERAL DESCRIPTIVE PURPOSES ONLY.
 - EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT, WERE NOT RESEARCHED BY THE SURVEYOR AND A TITLE COMMITMENT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. EASEMENTS SHOWN HEREON ARE IN THE APPROXIMATE LOCATION PER THE SUBDIVISION PLAT RECORDED IN BOOK 70, PAGE 95, P.R.T.C.T.X..
 - ACCORDING TO THE SUBDIVISION PLAT RECORDED IN BOOK 70, PAGE 95, P.R.T.C.T.X., THIS LOT IS SUBJECT TO THE DEED RESTRICTIONS THAT LIMIT THE UTILIZATION OF THE PROPERTY WITHIN TWENTY-FIVE (25) FEET EITHER SIDE OF THE CENTER OF THE CREEK.
 - LIMITED DETAILS OF THE HOUSE AND IMPROVEMENTS WERE LOCATED. WOOD DECKS, MINOR LANDSCAPING BORDERS, AND OTHER MINOR FEATURES WERE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.
 - THE CONTOURS SHOWN HEREON, REPRESENT 1-FOOT CONTOUR INTERVALS.
 - SYMBOLS SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO INDICATE THEIR PRESENCE.
 - ONLY ABOVE-GROUND AND VISIBLE EVIDENCE OF THE UTILITIES WERE OBSERVED AND SHOWN HEREON.
 - FENCE LINES & OVERHEAD UTILITY LINES SHOWN REPRESENT THE AVERAGE CENTERLINE OF THE POSTS.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

ELEVATION REFERENCE:

VERTICAL POSITIONS WERE DETERMINED USING THE "LEICA SMARTNET" AND GPS REAL-TIME SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 128.

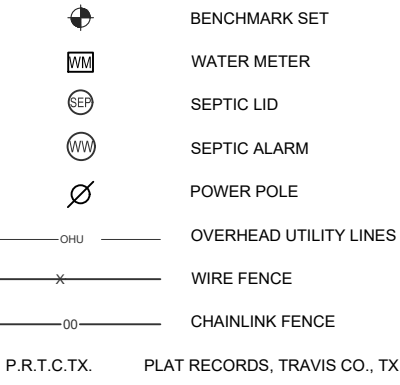
TREE NOTES:

- TREES HAVING A DBH (DIAMETER AT BREAST HEIGHT) OF 3-INCHES AND GREATER WERE LOCATED. OTHER TREES AND VEGETATION EXIST ON SITE.
- TREE CROWNS SHOWN HERE ON ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.
- "MULTI" -- TREE DIAMETER OF MULTI-TRUNK TREES ARE DETERMINED BY ADDING THE DIAMETER OF THE LARGEST TRUNK TO 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK.

DATE OF FIELD WORK:
THIS SURVEY WAS MADE ON THE GROUND IN NOVEMBER OF 2021 AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

SURVEY DRAWING FILES AND PDF ISSUED:
NOVEMBER 19, 2021

LEGEND



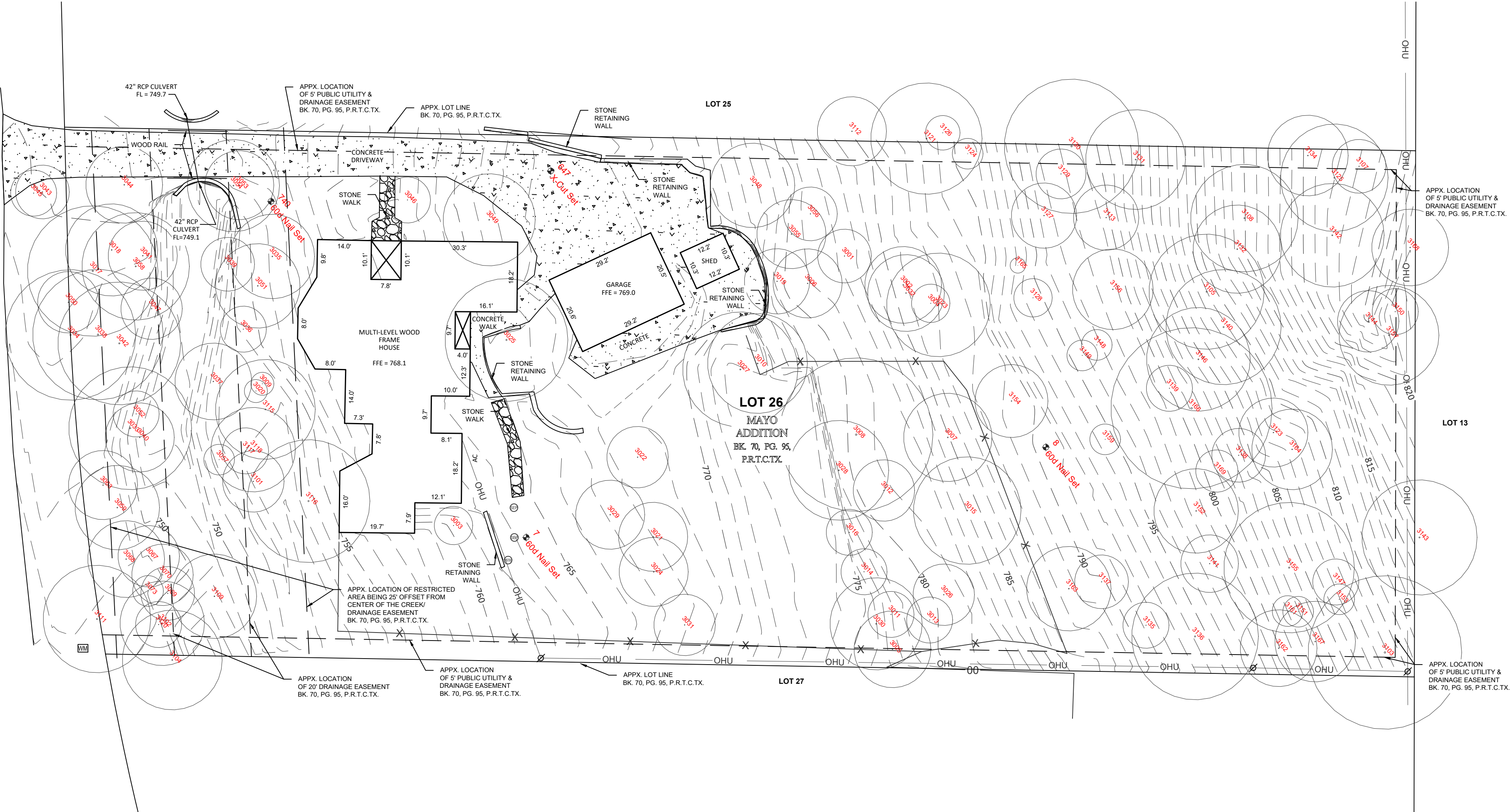
BENCHMARKS

NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
7	10079899.85	3091704.33	763.87	60D NAIL SET
8	10079816.13	3091777.41	789.88	60D NAIL SET
647	10079788.47	3091637.89	788.27	X-SET IN CONCRETE
734	10079649.20	3091517.90	755.27	60D NAIL SET
740	10079709.03	3091594.85	756.83	60D NAIL SET

734
60d Nail Set

YAUPON VALLEY ROAD
(AS R.O.W.)
(BK. 70, PG. 95, P.R.T.C.T.X.)

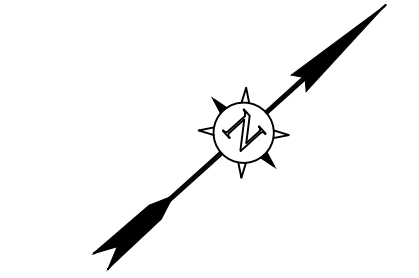
740
60d Nail Set



TOPOGRAPHIC AND TREE SURVEY OF

LOT 26, MAYO ADDITION, A SUBDIVISION OF RECORD IN BOOK 70, PAGE 95, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND SITUATED IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS.

ADDRESS: 902 YAUPON VALLEY ROAD, CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS



SCALE 1" = 20'

SHEET 1 OF 1

TREE LIST

TAG NO.	SIZE & TYPE
3001	7" CEDAR
3002	10" (7" + 6") CEDAR
3003	5" RED OAK
3004	5" RED OAK
3005	10" CEDAR
3006	9" LIVE OAK
3007	11.5" (7" + 5" + 4") CEDAR
3008	20" (14" + 12") CEDAR
3009	3" YAUPON
3010	13" LIVE OAK
3011	6" CEDAR
3012	8" CEDAR
3013	6" CEDAR
3014	6" CEDAR
3015	14" LIVE OAK
3016	6" CEDAR
3017	17" CEDAR
3018	12" CEDAR
3019	8.5" (4" + 4" + 3" + 2") CEDAR
3020	3" YAUPON
3021	9" CEDAR
3022	8" RED OAK
3023	13.5" (6" + 6" + 5" + 4") CEDAR
3024	9" CEDAR
3025	16" LIVE OAK
3026	8" CEDAR
3027	15" (11" + 8") CEDAR
3028	13" RED OAK
3029	9" RED OAK
3030	12" CEDAR
3031	8" (4" + 3" + 3" + 2") CREPE MYRTLE
3032	10" RED OAK
3033	16" CEDAR
3034	17" CEDAR
3035	11" RED OAK
3036	6" CEDAR
3037	10" CEDAR
3038	17" CEDAR
3039	7" CEDAR
3040	9" CEDAR
3041	9" CEDAR
3042	16" CEDAR
3043	7" RED OAK
3044	10" CEDAR
3045	6" RED OAK
3046	6" RED OAK
3047	8" CEDAR
3048	11" CEDAR
3049	12" CYPRESS
3050	8" CEDAR
3051	11" CEDAR
3052	6" CEDAR
3053	9" CEDAR
3054	12" CEDAR
3055	9" LIVE OAK
3056	7" CEDAR
3057	4" YAUPON
3058	14" CEDAR
3059	11" CEDAR
3063	9" RED OAK
3067	8" CEDAR
3068	10" CEDAR
3069	7" CEDAR
3070	8" CEDAR
3073	4" RED OAK
3101	8" RED OAK
3102	11" CEDAR
3103	20" (10" + 9" + 5" + 3" + 3") CEDAR
3104	13" CEDAR
3105	15" (8" + 7" + 7") CEDAR
3107	7" CEDAR
3108	14" CEDAR
3109	11" CEDAR
3111	14" CEDAR
3112	9" CEDAR
3113	8.5" (5" + 4" + 3") CEDAR
3115	13" CEDAR
3116	16" RED OAK
3117	6" CEDAR
3118	11" CEDAR
3120	6" CEDAR ELM
3121	14.5" (6" + 4" + 4" + 3" + 3") CEDAR
3123	9" CEDAR
3124	4" (3" + 2") CEDAR
3125	14" CEDAR
3126	4.5" (3" + 3") CEDAR
3127	8.5" (4" + 4" + 3") CEDAR
3128	5" (3" + 2" + 2") CEDAR
3129	6.5" (5" + 3") CEDAR
3130	17.5" (7" + 6" + 6" + 5" + 4") CEDAR
3131	13" (8" + 6" + 4") CEDAR
3132	11.5" (8" + 4" + 3") RED OAK
3134	10.5" (8" + 5") CEDAR
3135	6" CEDAR
3136	16.5" (8" + 7" + 6" + 4") CEDAR
3137	7" CEDAR
3138	7" CEDAR
3139	6" CEDAR
3140	15" (12" + 6") CEDAR
3141	7.5" (4" + 4" + 3") CEDAR
3142	13.5" (8" + 6" + 5") CEDAR
3143	15" (10" + 10") LIVE OAK
3144	8" CEDAR
3146	13.5" (9" + 5" + 4") CEDAR
3147	6" CEDAR
3148	4" CEDAR
3149	4" LIVE OAK
3150	6" CEDAR
3151	4" LIVE OAK
3152	11" (6" + 4" + 3" + 3") CEDAR
3153	4" CEDAR
3154	9.5" (5" + 4" + 3" + 2") CEDAR
3155	17" CEDAR
3156	10.5" (6" + 5" + 4") CEDAR
3157	13" CEDAR
3159	4" (3" + 2") CEDAR
3161	4" LIVE OAK
3162	10" (7" + 6") CEDAR
3163	11" (9" + 4") CEDAR
3164	10.5" (7" + 7") CEDAR
3165	2" CEDAR
3166	21" (9" + 6" + 6" + 5" + 4" + 3") CEDAR
3167	10.5" (6" + 6" + 3") CEDAR
3168	10" RED OAK
3169	5.5" (4" + 3") CEDAR

AERIOS GEO LLC

601 QUAIL VALLEY DR, STE 318
GEORGETOWN, TEXAS 78626
(512) 200-7713
www.aeriosgeo.com
TBPELS NO. 10194667

EXISTING IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	175.8 SF	0%
TOTAL BUILDING AREA	588.6 SF	1%
TOTAL BUILDING AREA	2683.8 SF	8%
PAVEMENT	181.1 SF	0%
PAVEMENT	3273.6 SF	8%
SITE	16073.6 SF	94%
SITE	47238.7 SF	100%

EXISTING IMPERVIOUS COVERAGE

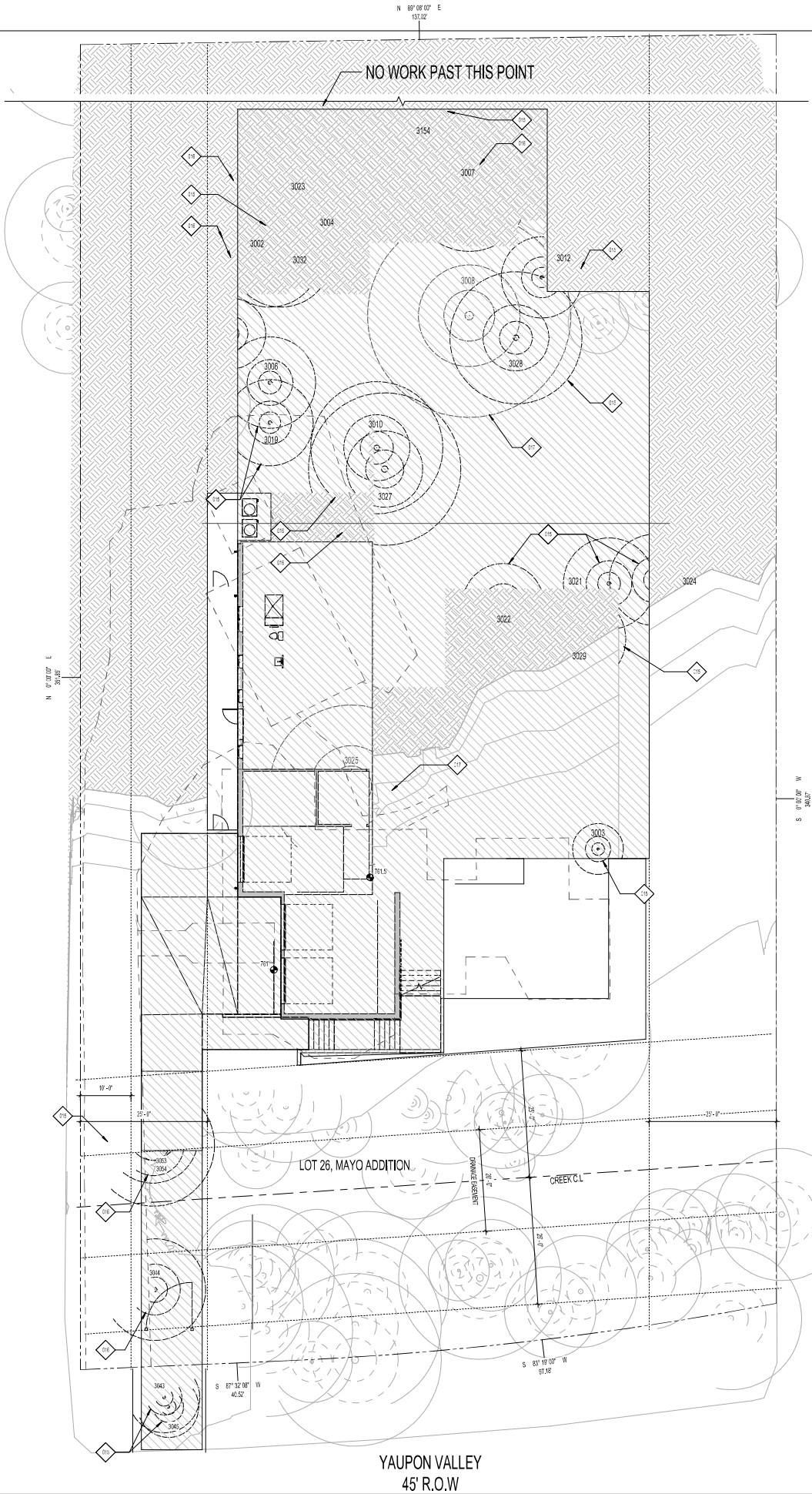
IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
TOTAL	114,472 SF	100%
CONCRETE		
TOTAL, SUBTOTAL AREA	48 SF	0%
TOTAL, SUBTOTAL AREA	776 SF	0%
TOTAL, SUBTOTAL AREA	686 SF	0%
TOTAL, SUBTOTAL AREA	2162 SF	0%
TOTAL, SUBTOTAL AREA	2191 SF	0%
TOTAL, SUBTOTAL AREA	2401 SF	0%
POOL WATER	440 SF	0%
POOL COVERING	92 SF	0%
PAVEMENT	4331 SF	0%
PAVEMENT	6242 SF	5%
PAVEMENT	686 SF	0%
PAVEMENT	6224 SF	5%
PAVEMENT	114,472 SF	100%
SITE		
SITE	1551 SF	0%
SITE	2011 SF	0%
SITE	25641 SF	0%
SITE	33301 SF	0%
	42261 SF	0%
	4771 SF	100%

IMPERVIOUS COVERAGE

HOME AREA	
NAME	Area
FIRST FLOOR	1343.3 SF
SECOND FLOOR	9044.1 SF
THIRD FLOOR	2734.4 SF
	9121.7 SF
GARAGE	1107.0 SF
LOGGIA	401.6 SF
STORAGE	128.9 SF
POOL DECK	3016.7 SF
POOL	482.7 SF
ENTRY / STAIR	712.9 SF
PATIO	1071.5 SF
	6916 SF
	16937.2 SF

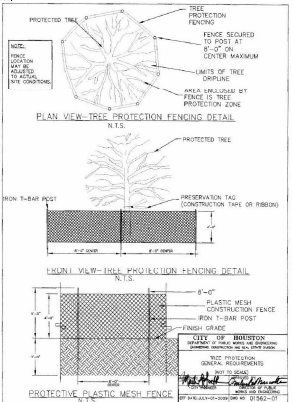
HOME AREAS

SITE PLAN - LOWER

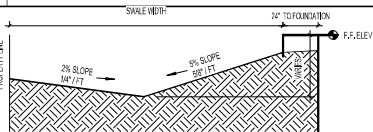


KEY/NOTE	NOTES
015	EXISTING TREE TO BE REMOVED, LESS THAN 10 INCH DIAMETER, WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.04(2)
016	EXISTING TREE TO BE REMOVED, GREATER THAN OR EQUAL TO 10 INCHES AND LESS THAN 14 INCH DIAMETER, WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.04(3)
017	EXISTING TREE TO BE REMOVED, GREATER THAN OR EQUAL TO 14 INCH DIAMETER, WILL REQUIRE VARIANCE TO REMOVE PER WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.04(4)

- A. ALL EXISTING TREES THAT REMAIN ARE TO BE PROTECTED. IT MAY BE WORTH WHILE TO SURVEIL A TREE.
- B. CONTRACTORS, SUB-CONTRACTORS, AND SUPPLIERS ARE TO BE INFORMED AND HELD RESPONSIBLE TO PROTECT THE EXISTING TREES.
- C. A MINIMUM OF CHAINLINK FENCE IS TO BE INSTALLED AROUND THE BASE OF ALL TREES - THAT ARE TO REMAIN ALONG THE LINE OF THE TREE.
- D. SOIL CULTIVATIONAL EQUIPMENT, MACHINERY, TRASH, DISPERSED PRODUCTS, LIQUIDS, OR OTHER DEBRIS ARE TO BE PLUMPED, DUMPED, STORED WITH THE CHAINLINK AND FENCE LINE AROUND TREES. HOW HIGH IT IS TO REMAIN WILL BE DETERMINED BY THE TREE WITHIN THE FENCE LINE AND LINE OF THE TREE.
- E. ALL TREEDROPPING FOR EDUCATION PURPOSES AND ELECTRICAL PLUMBING, OR BENEATH OTHERS OR OTHER UTILITIES THAT RUN CLOSE TO OR BENEATH THE FENCE LINE OR DROPPING OF ANY OF THE TREES IS TO BE DUMPED HERE. WOODS/LANDS LIES WITH IT IN ORDER NOT TO BE CUT, BORE UNDER ROOTS OR RELOCATE UTILITIES AROUND TREE AS NECESSARY.
- F. THE WASHING OF CONCRETE, PAINT, CHEMICALS, OR OTHER LIQUIDS WITH THE FENCE LINE AND LINE OF A TREE AT ANY PERVIOUS AREAS IS NOT TO OCCUR OR ALONG THE SITE SUCH AS JUNCTIONS, PLANTERS, OR ANY OTHER PERVIOUS AREAS.
- G. PROHIBITED, PAINT PRODUCTS ARE TO BE WASHED IN A PROPERLY CONNECTED TO THE SANITARY SYSTEM OR POUNDED AND STORED IN TWO CONTAINERS AND PROPERLY REPOSED.
- H. DO NOT NUDGE THE SOIL LEVEL OF THE EARTH AROUND THE TREES WITH AN SOIL OF FILL, ETC. THIS WILL SUPPORT THE TREE.



03 GENERAL NOTES - TREE PROTECTION



8. INSTALL A DRAINAGE ALONG THE SIDE OF BUILDING AS PER THE DRAINAGE SCALE DETAIL.

9. SURFACE DRAINAGE SHALL BE ALIGNED TO A DRAIN SEWER CONNECTION OR OTHER APPROVED POINT OF CONNECTION THAT DOES NOT REQUIRE A HEAD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER INTO THE DRAINAGE ALIGNED WITH THE DRAINAGE SCALE DETAIL.

10. FINISHING, ACHING, AND DOWNPOUT SPLAYS SHALL NOT OBSTRUCT THE FLOW OF THE SEWAGE.

11. DRAINAGE FROM PERVIOUS SURFACES SHALL BE PROVIDED TO THE STREET OR PROVIDED THE FLOW INTO THE FLOOD HAZARD ZONE.

12. DRAINAGE FROM IMPERVIOUS SURFACES SHALL BE PROVIDED TO THE STREET OR PROVIDED THE FLOW INTO THE FLOOD HAZARD ZONE.

13. THERE ARE FOUNDATION WALLS ON BOTH SIDES OF THE SWALE. PROVIDE A CURB ON BOTH SIDES OF THE SWALE WITH THE CENTERLINE LOCATED AT THE MIDPOINT.

14. THE SWALE SHALL BE DESIGNED TO ACCOMMODATE THE FULL WIDTH WITHIN TWO FEET DRAIN OR SWALES SHALL BE CONSTRUCTED TO EXPOSE DRAINAGE AREA FROM THE STRUCTURE. IMPERVIOUS SURFACES SURFACE DRAINAGE (100) FEET OF BUILDING CONSTRUCTION SHALL BE SLOPED DOWNWARD OF TWO PERCENT AWAY FROM THE BUILDING.

15. THE SWALE SHALL BE DESIGNED TO ACCOMMODATE THE FULL WIDTH WITHIN TWO FEET DRAIN OR SWALES SHALL BE CONSTRUCTED TO EXPOSE DRAINAGE AREA FROM THE STRUCTURE. IMPERVIOUS SURFACES SURFACE DRAINAGE (100) FEET OF BUILDING CONSTRUCTION SHALL BE SLOPED DOWNWARD OF TWO PERCENT AWAY FROM THE BUILDING.

16. WHEN THE SWALE WIDTH IS GREATER THAN 8 INCHES LOCATE THE CENTERLINE SETBACK (20) FEET, THE SWALE WIDTH WITHIN THE FOUNDATION WALL OR ON EACH SIDE OF THE FOUNDATION LINE.

17. A MINIMUM 4% SLOPE IS REQUIRED TO BE MAINTAINED TO THE DRAINAGE GRADE OR THE FINISHED GRADE A MINIMUM OF 4% SLOPE IS REQUIRED TO BE MAINTAINED TO THE FINISHED GRADE.

02 GENERAL NOTES - DRAINAGE & SWALES

[illegible]

01 GENERAL NOTES - SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
FOR REVIEW Confidential - These drawings are the sole property of the Mirador Group. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission from Mirador Group. © 2020		
902 YAUPON VALLEY ADDRESS		
 MIRADOR GROUP 6575 West Loop South Suite 650 Bellaire, Texas 77401 p.713.626.4770 f.713.661.6606		
PROJECT NO. 21-197		
INITIAL PROJECT ISSUE DATE: --		
CHECKED BY: TLE		
DRAWN BY: AMG		
FILE PATH: C:\Users\44140\Documents\21-197-652 Yaupon Valley\Drawings\44140\21-197-652		
ARCHITECTURAL SITE PLAN		
A.100		



**SETBACKS, FENCE, CUT/FILL AND TREE VARIANCES
STAFF REPORT**

JULY 20, 2022

Project Address: 706 Terrace Mountain Drive

Project Number: 2022-1070

Agenda Item: Land Use: **706 Terrace Mountain Drive:** Discussion/Recommendation on variances to encroach a front building setback, fence height, cut and fill, front yard fence visibility, landscape wall in a building setback and removal of a 17" Cedar Tree for the construction of a new single-family residence. (Sections 22.03.281, 22.03.173, 22.03.125, and 22.03.304 of the West Lake Hills Code.) Applicant Ashley Knight.

Applicant Information: Ashley Knight

Hearing Dates:

July 20, 2022,	ZAPCO
August 10, 2022,	Board of Adjustment

Location: The subject property is located at the northeast corner of Terrace Mountain Drive and Basin Ledge.

Property Information, Zoning & Site Characteristics:

Owner: Rio Austin, LLC
Legal Description: Lot 4, Block P, Stonehedge Estates
Lot Size: 0.71 acres (30,927.60 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

There is currently a single-family residence on the lot. The property was purchased in December of 2021, with the plan to demolish the existing non-conforming house and construct a new single-family residence.

The current house sits at 30-feet from the property line, and the applicant is requesting the variances to maintain that setback distance.

T856 – 17 Inch Cedar is being requested for removal. This tree sits in the location the garage is proposed to be located on the western side of the proposed structure.

The applicant is requesting a variance to fill 1'-6" over the maximum allowed fill of 18 inches in the setback and a proposed fence that does not meet the 80% visibility requirements and is over 6 feet in height, with a proposed height of 8'-8".

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 configuration of this corner lot fronts two roadways and it is assigned three front yard setbacks due to its thin, peninsula shape which is overly burdensome. The lot is only on average about 100ft wide between the two streets so the 50ft setbacks off each street reduce the buildable area to a 4.8% of the lot total and only a 1,498sq.ft. sliver that is too small to build a home of adequate size for this neighborhood, or any neighborhood for that matter. Additionally, the substandard width limits private yard space. The existing slope of the lot creates a hardship for privacy. A 6ft fence is inadequate against a natural slope in excess of 15ft from natural grade of construction to the elevation of the street. This slope also necessitates additional fill to correct drainage issues and remove and replace an existing, non-compliant retaining wall which was previously allowed to cut in more than 4ft and is existing in the setback. And finally, there are over 22 protected trees on this site that is less than an acre which restricts build-able area considerably when the other aspects of lot shape, setback and slope are considered.”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “The setback reductions do not affect the existing flora or natural terrain in any way as they are the same setbacks that were previously allowed for decades. The increased fence height is requested to work with the slope of the natural terrain and will not present as being any more than 5-3/8" over the elevation of the street, far less than the 6ft allowed. The increased fill is requested to remove a large, noncompliant retaining wall in the setback which did not comply with cut limits. The request to replace the noncompliant wall with a front yard fence and landscape wall that comply with cut limits and only requests exception from visibility rules is an improvement to the existing flora as it returns the natural grade and improves drainage conditions. The request to remove just one of 22 protected trees allows for a configuration of the driveway that enabled designers to save more trees and this one removal will result in a 150% replacement, leaving the site with more trees that it had previously.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “Alternative design was considered for the garage placement in order to attempt to save the 17" Cedar tree but the alternate design was found to cause even more tree removals than just the one cedar tree. Due to the limited build-able area of the lot, the existing slope and existing trees, design options are very limited. We have submitted a proposed design that strategically avoids the majority of trees and requires only minor setback reductions that were already allowed on this lot previously and if anything, the restoration of the lot to previous conditions with the replacement of the non-compliant retaining wall with a more compliant front yard fence and planter to return the lot to its natural grade and a new landscape wall to improve drainage, as well as increase the amount of trees on the lot as a whole.”

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

The application states – “The proposed design makes the best use of the space allotted by the existing setbacks, trees and slope and requests the least amount of reduction to the setback standards, considering the 30 foot front setbacks were approved for the home previously built on the lot. The tree removal requests to remove only one of 22 protected trees on a comparatively small lot, while proposing to replace said tree at 150%, is minimal. The fence height request is not in excess of what is allowable when the slope is considered, in fact it is over 5ft shorter than a typical 6ft fence is allowed to be over the street elevation, and the fill variance is requested to return the site to its previous natural condition, utilizing a planter to create a step down approach to allow for a minimal amount of fill to be used to restore the natural grade which existed before man-made retaining wall improvements from the previous owner were installed out of compliance with cut limits. The requested fill will not result in excess of 18in over the preexisting natural grade and is only needed in small areas, thanks to the planter design.

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

The application states – “The configuration of this corner lot, is a special circumstance creating three front yards. The reduction we are requesting to 30ft was previously approved. The requested fence height increase is not obtrusive or obstructive to any other views due to the slope of the property and the requested fill is not in excess of 18in over natural grade. The requested front yard fence complies with all zoning regulations except for the 80% visibility but is so far below the street elevation that it is only a 5-3/8" obstruction to neighboring views and vehicle traffic. The planter allows for a restoration of the natural grade and requires no more than 18in of fill on top of said natural grade, once the man made wall is removed and filled. The request for the front yard fence to be in the setback is just as the previous wall was allowed. The request for the new landscape wall is similar to the existing rock walls off Basin ledge but less obstructive given the new location. The removal of 1 protected tree is proposed in order to save 22 protected trees and will be mitigated with 150% replacement. The proposed variance maintains the intent of the previously approved plan and Zoning regulations.

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

The application states – “The changes proposed maintain the setbacks and build-able area of the previous home. There is only 1 neighboring property and there is no change requested to the setback against that lot line. The proposed encroachment into the setback is a more compliant front yard fence and planter than what was previously allowed with the non-compliant retaining wall and it restores the natural grade of the property once the retaining wall is removed. The new landscape wall in the setback is similar but less visible to the existing rock walls in the opposite setback off Basin Ledge. The fill is not over 18in of the natural grade and the fence height will not appear to be excessive in height from the outside of the property due to the slope of the grade and the high elevation of the street. The tree removal is on the interior of the lot and will not affect neighboring properties.”

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

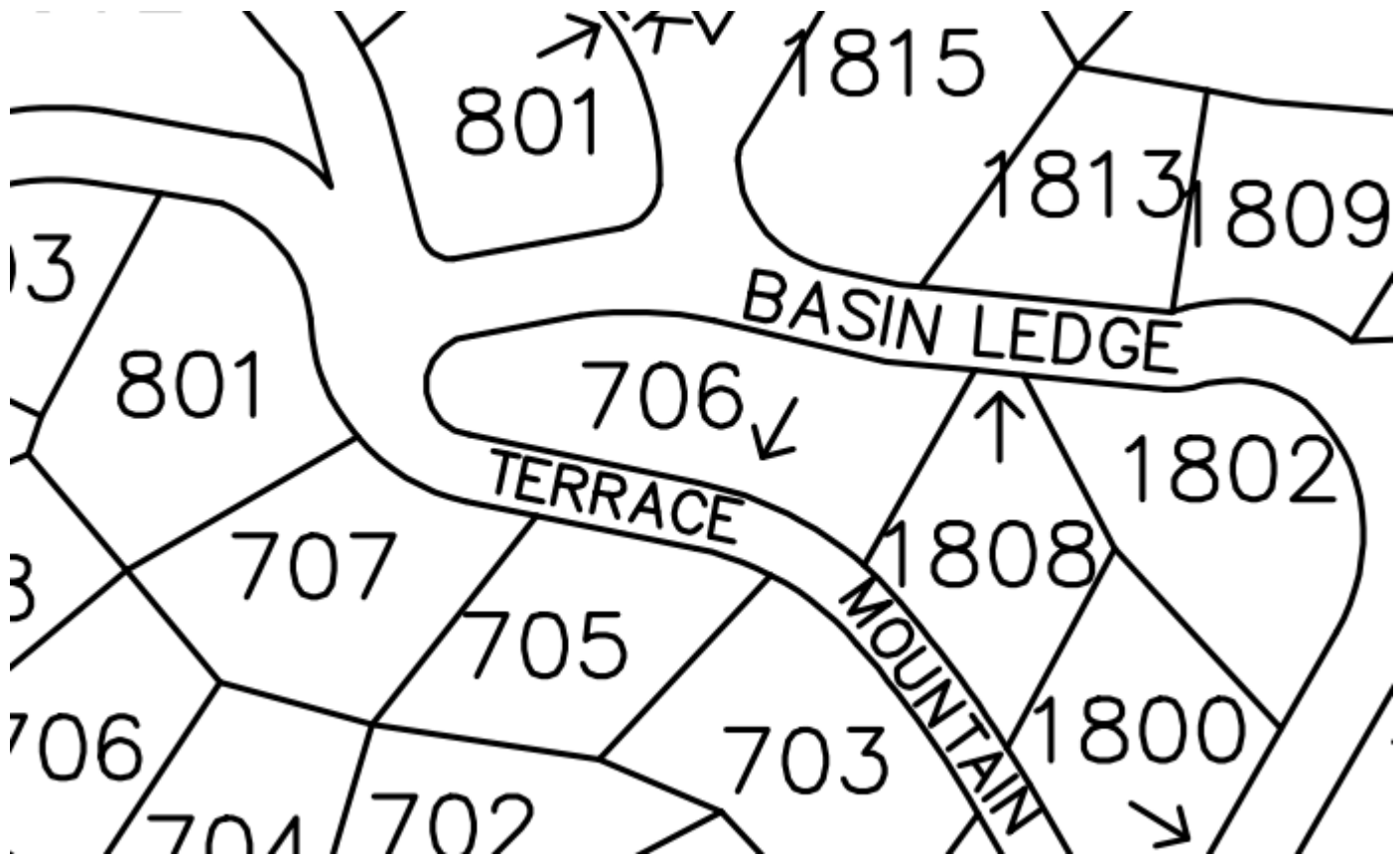
Staff Recommendation

Staff recommends: Approval of the setback and tree variances, but denial of the fence and cut and fill variances.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.304](#) [Tree and vegetation removal and replacement](#)
- [Sec. 22.03.173](#) [Fences](#)
-

ZONING MAP



AERIAL PHOTO





PERMIT PARTNERS, LLC

300 E Highland Mall Blvd. | Suite 207 | Austin, Texas 78752

Office: 512.593.5361

info@permit-partners.com

June 20, 2022

City of Westlake Hills
Westlake Hills, TX 78746
Attn: ZAPCO Chair, Robert Meisel

RE: 706 Terrace Mountain Variance Request

Mr. Meisel and ZAPCO Board Members,

Thank you for your time and consideration of this request before you, which is a variance request for the following as it relates to the property located at 706 Terrace Mountain:

- Maintain the existing 30-foot setback measured from the property line adjacent to Terrace Mountain and Basin Ledge.
- Allow for an increase of 2'8" to the allowable 6-foot fence height to accommodate an excessive slope that will result in the fence only being 5 3/8" over the elevation of the adjacent street
- Allow 5ft of fill so that an existing, non-compliant retaining wall in the setback can be removed and replaced with a front yard fence and grading can be leveled off new landscape wall to address drainage issues.
- Allow exceptions to the front yard fence requirements: 0% visibility rule for front yard fence in addition to a planter to address lack of private yard space due to 3 street frontages and restoration of natural slope from removal of non-compliant retaining wall.
- New landscape wall located in the setback to allow for grade modifications that are designed to prevent drainage issues as a result of the excessive slope of the property.
- Allow for the removal of one 17" Cedar tree which will be replaced at 150%.

The intent is to redevelop this site via demolition of the existing structure and new construction of a single-family home that will abide by the prescribed side lot line setback, height requirements and will comply with the 25% impervious cover limit. Apart from the tree removal, nothing is being requested in this variance application that was not already allowed in the existing condition of this lot and in fact, the goal of this design team has been to propose new construction that is more compliant with the intent of the code and has less of an impact than what is existing as it related to natural surroundings and neighbors.

The lot at 706 Terrace Mountain has two overly burdensome hardships. The first of which being its long and thin peninsula shape which creates right of way frontage with two streets on three sides of the lot, resulting in three front yards. The average width of this lot is only 100 feet, which is 50 feet less than the prescribed minimum of 150 feet wide for a R-1 zoned lot. Even at its



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absolute widest point, it is only 145 feet wide, so it is clearly substandard. As a result, the prescribed 50-foot setbacks along each of the three right of way frontages reduce the buildable area to just 4.8% of the lot total and leave only 1,498 square feet of buildable area. The expectation to only utilize 4.8% of your lot is unfair as 1,498 square feet is hardly sufficient for a single-family home. When you consider this long, thin lot also houses 22 protected trees, the constraints of the 50-foot setbacks become even more burdensome as the leave limits space for structures and even less for a private yard which is a bigger need on this lot than standard lots due to the public visibility that 3 right of way frontages present.

The second hardship is the slope of the lot which is excessive with a 25-foot change in elevation over the very widest portion of the lot which is only 145 feet wide and is 25ft past the side lot setback. Within the 25ft side lot setback and the existing and requested 30ft setbacks, the slope is well over 15%, even exceeding 60% in some areas. This steep slope creates the need for creative solutions with cut and fill and higher privacy fences to account for the higher elevation of Terrace Mountain Drive, in relation to the finished floor of the new home. Such privacy is needed, again, due to the excessive amount of public visibility that results from the 3 right of way frontages.

The first variance request is to retain the existing 30-foot setbacks off Terrace Mountain Drive and Basin Ledge which front 3 sides of the property, creating 3 front yards. This is a very rare situation and creates an undue hardship. The prescribed 25-foot side lot line setback will be complied with so there is no adverse effect to the one adjacent neighboring lot. The requested 30-foot setbacks are existing and have been enjoyed on this lot since the construction of the existing home over 22 years ago. If the prescribed 50-foot setbacks were applied to this .71ac lot, the buildable area would be reduced to 1,498 square feet and just 4.8% of the lot area which is overly burdensome. The request to maintain the existing 30-foot setbacks is not accompanied by a request to increase impervious cover limits as the proposed construction will easily comply with the 25% impervious cover limit. The request is to simply maintain what was already granted and enjoyed by previous owners of this lot for decades.

The second variance request is to increase the allowable 6-foot fence height to 8'8". This request is necessary due to the overly burdensome slope of the lot's existing grade. The elevation of Terrace Mountain Drive sits at 661 feet whereas the proposed finished floor of the home is 647.63 feet. A fence outside of this home, with a height of 8'8" at its highest point, will only be 5-3/8" over the elevation of Terrace Mountain Drive. Where a 6-foot fence on a flat lot would create a 6-foot-tall barrier to the pedestrian and vehicular passersby, the requested variance to install a 8'8" fence will only create a 5-3/8" barrier to the same pedestrian and vehicle passing by 706 Terrace Mountain Drive. This more than complies with the intent of the fencing code as quoted in Sec. 22.03.173, "*(a) In approving permits to construct fences, the city shall be guided by their appropriateness to the character of the neighborhood and the rights of adjacent landowners to*



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views and prevailing breezes.(b) Unless required by an applicable international, national, or uniform code adopted by the city, fences in general, and “front-yard” fences in particular, are discouraged or limited by the city with due regard to the rights of privacy and security inherent in the ownership of property. This policy derives from the desire to preserve the rural nature and aesthetic attractiveness of the environs and to facilitate the safe movement of people, wildlife, and vehicles about the city.”

The third variance request is to increase the fill limit to 5ft in order to bring the development of this lot into a higher state of compliance with the code requirements. Currently there is a 79-foot retaining wall located in the setback which was cut into the natural grade more than 4ft deep. The location of this wall is outside the 30ft building line and should have required a variance for its cut and its encroachment into the setback. To our knowledge, no such variance was ever granted. The proposed design requests to remove this non-compliant retaining wall and fill 3-5ft in order to return the area to its preexisting, natural slope. Although 3-5ft of fill is necessary to achieve the preexisting natural slope, the result will not be more than 18in over the natural grade, which is what code allows.

Which brings us to our fourth request for variance, the addition of a planter to the front yard fence and an exception to the 80% visibility rule for front yard fences. The minimal amount of excess fill is achieved by a step-down method made possible by installing a planter the length of the new front yard fence and allowing for only 3-5ft of fill needed in a small area to gradually restore the natural grade. Code requires no more than 18in over existing grade but in this case, a non-compliant wall was installed which modified the existing grade with manmade construction. And so, this request is being made to correct that non-compliance, returning the area to follow code’s requirement of no more than 18 inches fill over grade. A planter must be allowed as part of the front yard fence in order to achieve this creative solution. As shown in the submitted renderings, the fencing will comply with all other front yard fencing requirements in code Sec. 22-03-173(d)(6)(A)-(B) except 80% visibility. Again, the request for a 0% visibility is to maximize the small amount of privacy that is available on a lot that is of substandard width, with 3 right of way frontages. The smallest amount of height increase is being requested, natural colors and materials will be used, the location is no more than 20 feet from the pavement’s edge as code allows for lots less than .75acres. The only exceptions requested are 0% visibility on a fence that is only a 5-3/8” obstruction from the right of way elevation and a planter on the inside of said fence to restore natural grade after removal of a non-compliant, man-made retaining wall.

The fifth variance request is the addition of a landscape wall located in the 30ft setback to allow for grade modifications that are needed due to the slope of the property and to allow for drainage to flow away from the structure. This landscape wall will serve a similar purpose as the previously allowed rock walls in the opposite setback of Basin Ledge, although its appearance will be less obstructive given the new location. It will require no cut variance and only the same 3-5 foot fill



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variance previously requested. It will have a minimal presence from the right of way as it runs perpendicular to the largest portion of Terrace Mountain, its full length is only visible from one half of the tip of the peninsula shaped lot, as Terrace Mountain Drive turns to become Basin Ledge. The height of the landscape wall is on 6ft above grade, no more than a code compliant fence. Its addition to the site will allow for better drainage conditions and is an overall improvement in function and aesthetic compared to the two rock walls off Basin Ledge it will replace.

The sixth and final variance request is to remove a 17" Cedar tree. Alternate designs were attempted in hopes of saving this tree however with all explored options, more trees were compromised. The removal of this tree allowed designers to reconfigure the shape of the driveway so that additional trees could be saved. Of 22 protected trees, on a lot less than .75ac, with highly restrictive setback requirements and substandard width, the removal of just one Cedar tree took exhaustive design efforts. Additional efforts have been made in order to replace this tree at 150%, adding 25.5" of new trees to the site. As with all other aspects of the proposed design, extensive efforts have been made to leave this site better than it was found.

In closing, we ask the Board to please consider the hardships placed on this lot due to its substandard width of less than 150-feet and the rare existence of right of way frontages on 3 sides of the lot, in addition to its excessive slope. We also ask the Board to please consider the efforts the design team has made to create a solution to these unique hardships that does not exceed in any great way what was already allowed on this lot. And finally, please recognize that the proposed development offers improvements in compliance wherever possible and ensures that its impact to existing flora and neighboring residences presents a relief and not a burden. As mentioned, all efforts have been made to leave this site better than it was found and we appreciate your consideration and help in achieving this goal.

We will be reaching out to neighboring community members, and we welcome inquiries from all interested parties. I look forward to our discussion at the board meeting.

Thank you for your time and consideration.

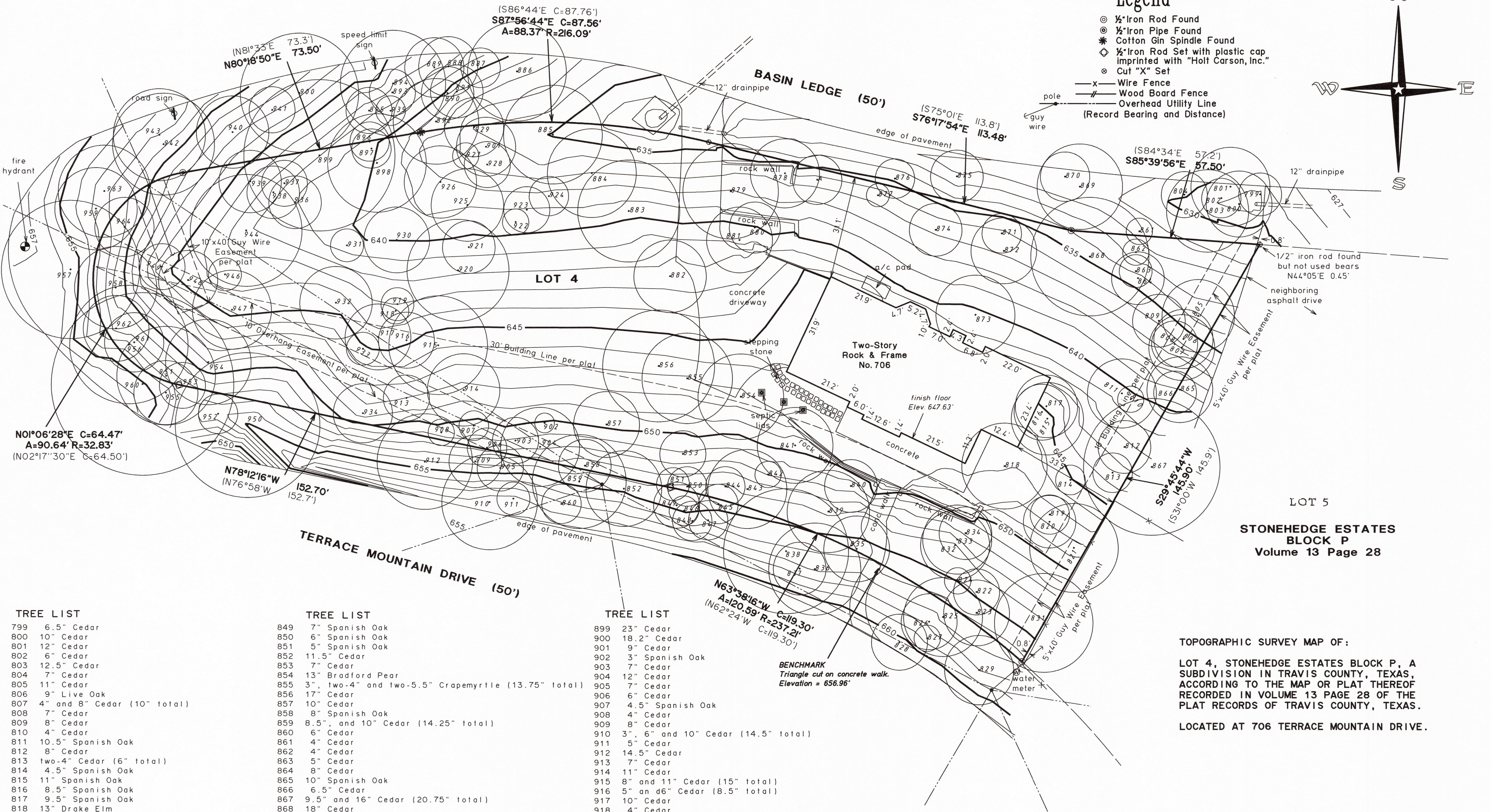
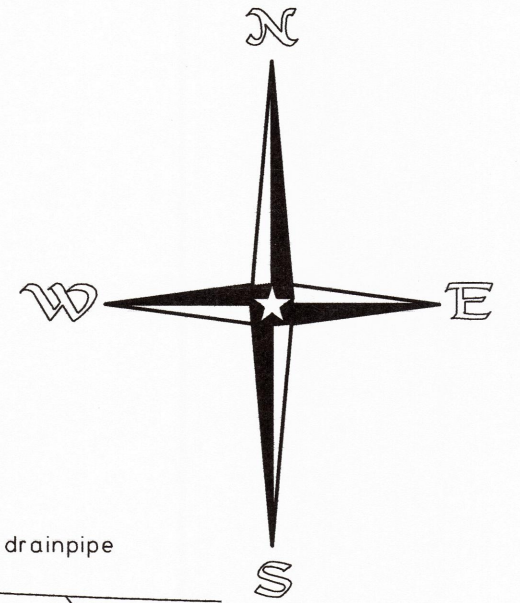
Respectfully,

Ashley Knight
Permit Partners LLC

SCALE: 1"=20'

Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ✱ Cotton Gin Spindle Found
- ⊙ 1/2" Iron Rod Set with plastic cap, imprinted with "Holt Carson, Inc."
- ⊙ Cut "X" Set
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)



TREE LIST

799 6.5" Cedar
800 10" Cedar
801 12" Cedar
802 6" Cedar
803 12.5" Cedar
804 7" Cedar
805 11" Cedar
806 9" Live Oak
807 4" and 8" Cedar (10" total)
808 7" Cedar
809 8" Cedar
810 4" Cedar
811 10.5" Spanish Oak
812 8" Cedar
813 two-4" Cedar (6" total)
814 4.5" Spanish Oak
815 11" Spanish Oak
816 8.5" Spanish Oak
817 9.5" Spanish Oak
818 13" Drake Elm
819 6" Cedar
820 4" and 6" Cedar (8" total)
821 13.5" Cedar
822 7" Cedar
823 4" and 8" Cedar (10" total)
824 4" Cedar
825 12" Spanish Oak
826 5" and 6" Spanish Oak (8.5" total)
827 4" Cedar
828 8.5" Hackberry
829 two-7" Spanish Oak (10.5" total)
830 9" Cedar
831 15" Spanish Oak
832 10.5" Cedar
833 10.5" Spanish Oak
834 8" Spanish Oak
835 6" and 7" Spanish Oak (10" total)
836 6" and 11" Cedar (14" total)
837 8" Spanish Oak
838 9" and 14.5" Spanish Oak (19" total)
839 4", 6" and 7.5" Spanish Oak (12.5" total)
840 8" Spanish Oak
841 11.5" Spanish Oak
842 4" Spanish Oak
843 12" Cedar
844 6" Spanish Oak
845 6" Spanish Oak
846 4.5" Cedar
847 6" Spanish Oak
848 6" Cedar

TREE LIST

849 7" Spanish Oak
850 6" Spanish Oak
851 5" Spanish Oak
852 11.5" Cedar
853 7" Cedar
854 13" Bradford Pear
855 3", two-4" and two-5.5" Crapemyrtle (13.75" total)
856 17" Cedar
857 10" Cedar
858 8" Spanish Oak
859 8.5", and 10" Cedar (14.25" total)
860 6" Cedar
861 4" Cedar
862 4" Cedar
863 5" Cedar
864 8" Cedar
865 10" Spanish Oak
866 6.5" Cedar
867 9.5" and 16" Cedar (20.75" total)
868 18" Cedar
869 13" Cedar
870 7.5" Cedar
871 6" Spanish Oak
872 10" Spanish Oak
873 12" Spanish Oak
874 8" Cedar
875 8" Spanish Oak
876 6" Cedar
877 3.5" Spanish Oak
878 5" and 10" Drake Elm (12.5" total)
879 9" and 10" Cedar (14.5" total)
880 six-3.5" Crapemyrtle (12.25" total)
881 10" Spanish Oak
882 11" Cedar
883 two-7" and 8.5" Spanish Oak (15.5" total)
884 13.5" Cedar
885 15" Cedar
886 15" Cedar
887 6" Spanish Oak
888 9" Arizona Ash
889 9" Cedar
890 8" Cedar
891 8" Cedar
892 13" Cedar
893 7" Spanish Oak
894 16" Spanish Oak
895 7" Cedar
896 6" Cedar
897 6" Cedar
898 15" Ligustrum

TREE LIST

899 23" Cedar
900 18.2" Cedar
901 9" Cedar
902 3" Spanish Oak
903 7" Cedar
904 12" Cedar
905 7" Cedar
906 6" Cedar
907 4.5" Spanish Oak
908 4" Cedar
909 8" Cedar
910 3", 6" and 10" Cedar (14.5" total)
911 5" Cedar
912 14.5" Cedar
913 7" Cedar
914 11" Cedar
915 8" and 11" Cedar (15" total)
916 5" and 6" Cedar (8.5" total)
917 10" Cedar
918 4" Cedar
919 5" Cedar
920 15.5" Live Oak
921 8" Ligustrum
922 4" Cedar
923 7" Cedar
924 6" Cedar
925 11" Cedar
926 11" Ligustrum
927 4" Cedar
928 7" Cedar
929 3" and 7.5" Ligustrum (9" total)
930 10" Cedar
931 5" Cedar
932 11" Cedar
933 5" Cedar
934 9" Cedar
935 4.5" Ligustrum
936 8" Cedar
937 7" Cedar
938 8" Cedar
939 9.5" Cedar
940 11" Cedar
941 7" Cedar
942 15.5" Cedar
943 14" Spanish Oak
944 17" Cedar
945 17" Cedar
946 5" Chinese Parool
947 4" and 10" Spanish Oak (12" total)
948 9" Spanish Oak
949 7" Cedar

TREE LIST

950 22" Cedar
951 15" Cedar
952 6" Cedar
953 7" Ligustrum
954 13" Cedar
955 4.5" and 7.5" Ligustrum (9.75" total)
956 Three-9" Box Elder (18" total)
957 21" Box Elder
958 12.5" Cedar
959 12.5" Cedar
960 5", 7", 9.5", 10" and 12" Ligustrum (27.75" total)
961 9" Box Elder
962 10" Box Elder
963 14" Hackberry
964 9" Spanish Oak

TOPOGRAPHIC SURVEY MAP OF:

LOT 4, STONEHEDGE ESTATES BLOCK P, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 13 PAGE 28 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 706 TERRACE MOUNTAIN DRIVE.

NOTES:

- Orientation for this survey is based upon the State Plane Coordinate System. (4203-Texas Central Zone)
- This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
- NAVD88 Elevations shown hereon are based upon Trimble RKNET GPS observations.
- Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

PREPARED: December 21st, 2021

BY:

Anne Thayer

Anne Thayer
Registered Professional Land Surveyor No. 5850
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

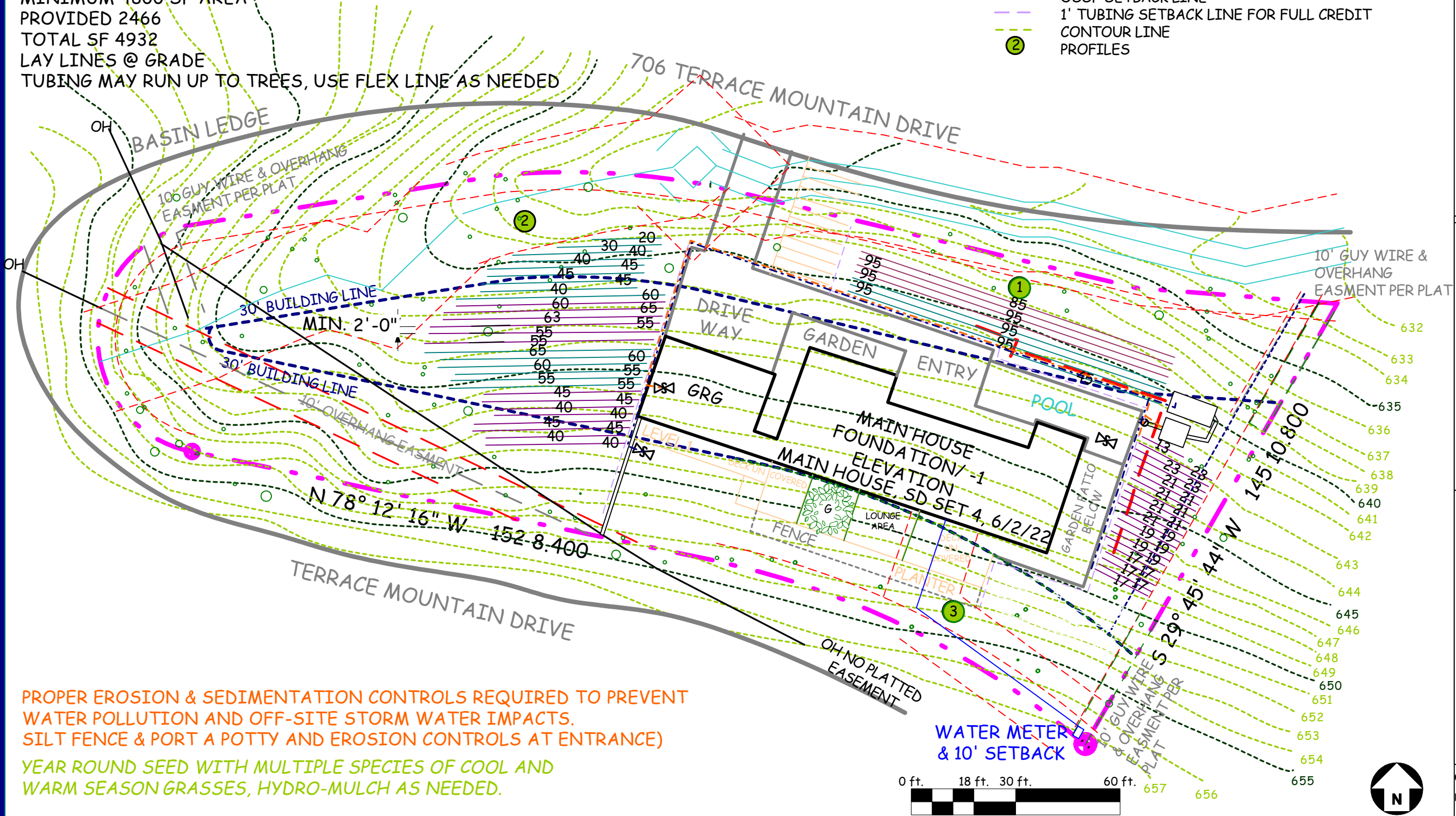


DRIP IRRIGATION OSSF

MAINTAIN 10' SETBACK FROM ALL POTABLE WATER LINES
ANY CUTS OR GRADING WITH 25' OF THE DRAINFIELD WILL VOID DESIGN
5' TANK SETBACK FROM PROPERTY LINES, STRUCTURES, SURFACE ROADS & IMPROVEMENTS, POOLS.
100 YEAR FLOOD PLAIN SHOWN
NO WATER LINE, SPRINKLER LINE OR POOL LINE WITHIN 10' OF OSSF, NO 100 YR FLOOD PLAIN

MINIMUM 2400 LF DRIP TUBING
MINIMUM 4800 SF AREA
PROVIDED 2466
TOTAL SF 4932
LAY LINES @ GRADE
TUBING MAY RUN UP TO TREES, USE FLEX LINE AS NEEDED

- LEGEND
- 750 CONC TRASH TANK & AQUAAIRE AA800-1100
 - 2 WAY CLEANOUT
 - 4" SCH 40 PVC
 - 1.25" SCH 40 PVC SUPPLY & RETURN LINES
 - NETAFIM 0.6 GPH DRIP EMITTER LINE
 - VACUUM BREAKERS
 - FLEX CONNECT
 - OSSF SETBACK LINE
 - 1' TUBING SETBACK LINE FOR FULL CREDIT
 - CONTOUR LINE
 - PROFILES



PROPER EROSION & SEDIMENTATION CONTROLS REQUIRED TO PREVENT
WATER POLLUTION AND OFF-SITE STORM WATER IMPACTS.
SILT FENCE & PORT A POTTY AND EROSION CONTROLS AT ENTRANCE)
YEAR ROUND SEED WITH MULTIPLE SPECIES OF COOL AND
WARM SEASON GRASSES, HYDRO-MULCH AS NEEDED.



Austins Best Septic
Steve Gilmer,
OS9365, RS3506
7916 Siringo Pass
Austin, TX 78749
(512) 680-1721
austinsbestseptic@yahoo.com

REVISIONS		NO.	DATE	DESCRIPTION	CHECKED	DRAWN	SG
706 Terrace Mountain Dr. West Lake Hills, TX 78746 Lot 4 Blk P Stonehedge Estates, Blk P PROP. ID 119862							
DATE ORIGINAL	SCALE						
3/30/22							
LATEST REVISION	JOB						
	62226						

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INTERIOR PERSPECTIVE 1



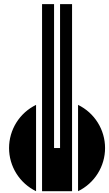
EXTERIOR PERSPECTIVE 2



EXTERIOR PERSPECTIVE 1



ISOMETRIC VIEW



BLACK RABBIT

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GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
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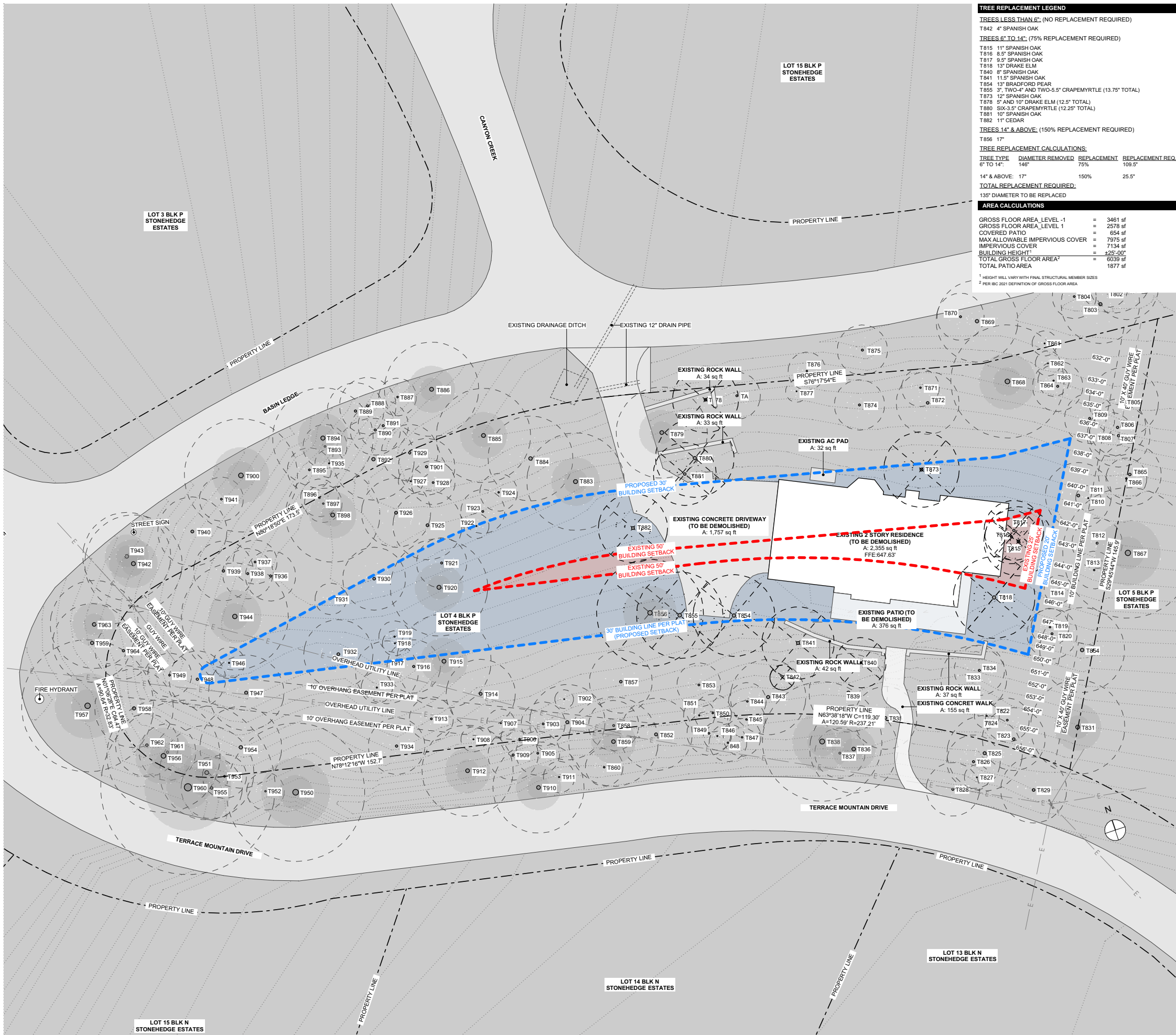
NOTES:

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VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD0.1
3D VIEWS



TREE REPLACEMENT LEGEND			
TREES LESS THAN 6" (NO REPLACEMENT REQUIRED)			
T842	4" SPANISH OAK	T799	6.5" CEDAR
TREES 6" TO 14" (75% REPLACEMENT REQUIRED)			
T815	11" SPANISH OAK	T800	10" CEDAR
T816	8.5" SPANISH OAK	T801	12" CEDAR
T817	9.5" SPANISH OAK	T802	8" CEDAR
T818	13" DRAKE ELM	T803	12.5" CEDAR
T840	8" SPANISH OAK	T804	7" CEDAR
T841	11.5" SPANISH OAK	T805	11" CEDAR
T854	13" BRADFORD PEAR	T806	9" LIVE OAK
T855	3" TWO-4" AND TWO-5.5" CrapeMYRTLE (13.75" TOTAL)	T807	4" AND 8" CEDAR (10" TOTAL)
T873	12" SPANISH OAK	T808	7" CEDAR
T878	5" AND 10" DRAKE ELM (12.5" TOTAL)	T809	8" CEDAR
T880	SIX-3.5" CrapeMYRTLE (12.25" TOTAL)	T810	4" CEDAR
T881	10" SPANISH OAK	T811	10.5" SPANISH OAK
T882	11" CEDAR	T812	8" CEDAR
TREES 14" & ABOVE (150% REPLACEMENT REQUIRED)			
T856	17"	T813	TWO-4" CEDAR (8" TOTAL)
TREE REPLACEMENT CALCULATIONS:			
TREE TYPE	DIAMETER REMOVED	REPLACEMENT	REPLACEMENT REQ.
6" TO 14":	146"	75%	109.5"
14" & ABOVE:	17"	150%	25.5"
TOTAL REPLACEMENT REQUIRED:			
135" DIAMETER TO BE REPLACED			
AREA CALCULATIONS			
GROSS FLOOR AREA LEVEL -1	=	3461 sf	
GROSS FLOOR AREA LEVEL 1	=	2578 sf	
COVERED PATIO	=	654 sf	
MAX ALLOWABLE IMPERVIOUS COVER	=	7975 sf	
IMPERVIOUS COVER	=	7134 sf	
BUILDING HEIGHT	=	425'-00"	
TOTAL GROSS FLOOR AREA	=	6039 sf	
TOTAL PATIO AREA	=	1877 sf	

1	HEIGHT WILL VARY WITH FINAL STRUCTURAL MEMBER SIZES
2	PER IRC 2021 DEFINITION OF GROSS FLOOR AREA

TREE LEGEND	
TREE KEY:	
T799	6.5" CEDAR
T800	10" CEDAR
T801	12" CEDAR
T802	8" CEDAR
T803	12.5" CEDAR
T804	7" CEDAR
T805	11" CEDAR
T806	9" LIVE OAK
T807	4" AND 8" CEDAR (10" TOTAL)
T808	7" CEDAR
T809	8" CEDAR
T810	4" CEDAR
T811	10.5" SPANISH OAK
T812	8" CEDAR
T813	TWO-4" CEDAR (8" TOTAL)
T814	4.5" SPANISH OAK
T815	11" SPANISH OAK
T816	8.5" SPANISH OAK
T817	9.5" SPANISH OAK
T818	13" DRAKE ELM
T819	6" CEDAR
T820	4" AND 8" CEDAR (8" TOTAL)
T821	13.5" CEDAR
T822	7" CEDAR
T823	4" AND 8" CEDAR (10" TOTAL)
T824	4" CEDAR
T825	12" SPANISH OAK
T826	5" AND 8" SPANISH OAK (8.5" TOTAL)
T827	4" CEDAR
T828	8.5" HACKBERRY
T829	TWO-7" SPANISH OAK (10.5" TOTAL)
T830	9" CEDAR
T831	15" SPANISH OAK
T832	10.5" SPANISH OAK
T833	10.5" SPANISH OAK
T834	8" SPANISH OAK
T835	6" AND 7" SPANISH OAK (10" TOTAL)
T836	6" AND 11" CEDAR (14" TOTAL)
T837	8" SPANISH OAK
T838	9" AND 14.5" SPANISH OAK (19" TOTAL)
T839	8" AND 7.5" SPANISH OAK (12.5" TOTAL)
T840	8" SPANISH OAK
T841	11.5" SPANISH OAK
T842	4" SPANISH OAK
T843	12" CEDAR
T844	6" SPANISH OAK
T845	6" SPANISH OAK
T846	4.5" CEDAR
T847	8" SPANISH OAK
T848	6" CEDAR
T849	7" SPANISH OAK
T850	8" SPANISH OAK
T851	5" SPANISH OAK
T852	11.5" CEDAR
T853	7" CEDAR
T854	13" BRADFORD PEAR
T855	3" TWO-4" AND TWO-5.5" CrapeMYRTLE (13.75" TOTAL)
T856	17" CEDAR
T857	10" CEDAR
T858	8" SPANISH OAK
T859	4" AND 10" CEDAR (14.25" TOTAL)
T860	6" CEDAR
T861	4" CEDAR
T862	4" CEDAR
T863	5" CEDAR
T864	8" CEDAR
T865	10" SPANISH OAK
T866	8.5" CEDAR
T867	9.5" AND 16" CEDAR (20.75" TOTAL)
T868	18" CEDAR
T869	13" CEDAR
T870	7.5" CEDAR
T871	6" SPANISH OAK
T872	12" SPANISH OAK
T873	12" SPANISH OAK
T874	8" CEDAR
T875	8" SPANISH OAK
T876	6" CEDAR
T877	3.5" SPANISH OAK
T878	5" AND 10" CEDAR (14.5" TOTAL)
T879	9" AND 10" CEDAR (14.5" TOTAL)
T880	SIX-3.5" CrapeMYRTLE (12.25" TOTAL)
T881	10" SPANISH OAK
T882	11" CEDAR
T883	TWO-7" AND 8.5" SPANISH OAK (15.5" TOTAL)
T884	13.5" CEDAR
T885	12" CEDAR
T886	15" CEDAR
T887	6" SPANISH OAK
T888	8" ARIZONA ASH
T889	9" CEDAR
T890	8" CEDAR
T891	8" CEDAR
T892	13" CEDAR
T893	7" SPANISH OAK
T894	10" SPANISH OAK
T895	7" CEDAR
T896	6" CEDAR
T897	6" CEDAR
T898	15" LIGUSTRUM
T899	23" CEDAR
T900	18.2" CEDAR
T901	9" CEDAR
T902	3" SPANISH OAK
T903	7" CEDAR
T904	12" CEDAR
T905	7" CEDAR
T906	6" CEDAR
T907	4.5" SPANISH OAK
T908	4" CEDAR
T909	8" CEDAR
T910	5" AND 10" CEDAR (14.5" TOTAL)
T911	7" CEDAR
T912	14.5" CEDAR
T913	7" CEDAR
T914	11" CEDAR
T915	8" AND 11" CEDAR (15" TOTAL)
T916	5" AND 6" CEDAR (8.5" TOTAL)
T917	10" CEDAR
T918	4" CEDAR
T919	6" CEDAR
T920	15" LIVE OAK
T921	8" LIGUSTRUM
T922	4" CEDAR
T923	7" CEDAR
T924	6" CEDAR
T925	11" CEDAR
T926	11" LIGUSTRUM
T927	4" CEDAR
T928	7" CEDAR
T929	9" AND 7.5" LIGUSTRUM (9" TOTAL)
T930	10" CEDAR
T931	5" CEDAR
T932	11" CEDAR
T933	5" CEDAR
T934	9" CEDAR
T935	4.5" LIGUSTRUM
T936	8" CEDAR
T937	7" CEDAR
T938	8" CEDAR
T939	9.5" CEDAR
T940	11" CEDAR
T941	7" CEDAR
T942	15.5" CEDAR
T943	14" SPANISH OAK
T944	17" CEDAR
T945	17" CEDAR
T946	8" CHINESE PAROL
T947	4" AND 10" SPANISH OAK (12" TOTAL)
T948	5" SPANISH OAK
T949	7" CEDAR
T950	22" CEDAR
T951	15" CEDAR
T952	6" CEDAR
T953	7" LIGUSTRUM
T954	13" CEDAR
T955	4.5" AND 7.5" LIGUSTRUM (9.75" TOTAL)
T956	THREE-9" BOX ELDER (18" TOTAL)
T957	21" BOX ELDER
T958	12.5" CEDAR
T959	12.5" CEDAR
T960	5" 7" 9.5" 10" AND 12" LIGUSTRUM (27.75" TOTAL)
T961	9" BOX ELDER
T962	10" BOX ELDER
T963	14" HACKBERRY
T964	9" SPANISH OAK
T965	8.75" SPANISH OAK

GENERAL NOTES	
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2. REFER TO A0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGENDS.	
KEYNOTES	
DEMOLITION	MEP
001 SAVE FOR FUTURE USE	601 SWITCH FROM LEVEL ABOVE/ BELOW
201 SIDEWALK (PER CITY OF AUSTIN REQUIREMENTS)	602 MECHANICAL CHASE
202 CONCRETE DRIVEWAY APRON (PER CITY OF AUSTIN REQUIREMENTS)	603 PROPOSED HVAC DUCT
203 EXPANSION JOINT (BITUMINOUS MATERIAL WITH 6" SPACING)	604 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR
204 CURB TERMINAL	CONSTRUCTION
205 LANDSCAPE PAVER (2" GAP TYPICAL)	801 EXISTING STRUCTURE
206 CONCRETE AC PAD	802 LINE OF STRUCTURE/ ROOF ABOVE
207 GAS METER	803 LINE OF STRUCTURE/ ROOF BELOW
208 ELECTRIC METER	804 LINE OF RIDGE ABOVE
209 WATER METER	805 LINE OF VISIBLE NO-STEP ROUTE
210 NATURAL GRADE	806 BLOCKING AS REQUIRED BY LDC
211 PERVIOUS	807 CONCRETE SLAB
212 DECOMPOSED GRANITE PAVING	808 CONCRETE
213 RAISED PLANTER AREA	809 CONCRETE WALL
214 GABION WALL	810 CONCRETE BEAM
215 1/4" STEEL LANDSCAPE EDGE	811 CONCRETE COLUMN
216 GAS LINE FOR FUTURE GAS	812 CONCRETE STEPS
217 SOIL	813 CMU WALL, REFER TO STRUCTURAL
218 GRAVEL FILL	814 2X STUD FRAMING
219 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE	815 WOOD BEAM
220 DRAINED TO PUMP	816 2X JOIST
221 WOOD FENCE, MATCH RAISED	817 2X STUD COLUMN
222 FINISH PLANTER WOOD	818 (2) 2X HEADER
223 FINISH	819 WOOD TRUSS
224 WOOD DECK, MATCH ADJ. WOOD SIDING	820 2X TOP PLATE
225 FENCE GATE	821 2X SILL PLATE
226 LINE OF EXISTING CURB CUT, REPLACE WITH NEW CURB TO MATCH ADJACENT EXISTING CURB	822 2X LEDGER
227 ACCESSIBLE CONCRETE RAMP, MAX 1:12 SLOPE	823 RIDGE BEAM
FF01	824 2X RIPPER, SLOPED PER PLANS
401 EXPOSED STRUCTURE	825 2X SLEEPER
402 FINISH TBD	826 SLOPED PER PLANS
403 CASEWORK	827 2X TRELLIS STRUCTURE
404 SHELF/ SHELVES (BEYOND DRAWERS)	828 FURRING STRIP
405 PULLOUT DRAWERS (BEYOND PANEL)	829 EXISTING CURB
406 COUNTERTOP BACKSPLASH	830 WOOD BLOCKING AS REQUIRED
407 COUNTERTOP MATCH	831 SUBFLOOR
408 COUNTERTOP GYPSUM BOARD	832 1/2" PLYWOOD
409 5/8" GYPSUM BOARD	833 SHEATHING
410 TILE FINISH FLOOR	834 DECKING
411 WOOD SIDING/ FINISH	835 5/8" PLYWOOD
412 STUCCO SIDING/ FINISH	836 DECKING
413 METAL SIDING/ FINISH	837 METAL STUD FRAMING
414 MASONRY VENEER	838 STEEL COLUMN
415 CMU VENEER	839 STEEL BEAM
416 STONE VENEER	840 STEEL JOIST
417 BRICK VENEER	841 OPEN WEB STEEL JOIST
418 BRAKE METAL FINISH (TO MATCH ADJACENT DOORS/ WINDOWS)	842 STEEL PLATE
419 METAL ROOF	843 1-1/2" STEEL TUBE
420 FIBERGLASS ROOF MEMBRANE	844 WOOD HANDRAIL
421 SHINGLE ROOF	845 1-1/2" X 1/2" STEEL BAR STOCK
422 LIGHT FIXTURE	846 HANDRAIL SUPPORT
423 MIRROR	847 STEEL MESH INFILL PANEL WELDED TO OUTSIDE
424 MIRROR CABINET	848 1" STEEL TUBE LOUVER
	849 1-1/2" X 1/2" STEEL BAR STOCK LOUVER
	850 STEEL STRINGER
	851 WOOD TREAD
	852 12" WOOD TRIM
	853 1X WOOD FASCIA TRIM
	854 1X BASEBOARD
	855 ANCHOR BOLT
	856 BOLT
	857 BATT INSULATION
	858 SPRAY FOAM
	859 INSULATION
	860 RIGID INSULATION
	861 VAPOR BARRIER
	862 RIDGE VENT
	863 1" EXPANSION JOINT, PER STRUCTURAL
	864 1/8" REVEAL
	865 1/4" REVEAL
	866 SEALANT (BACKER ROD AS NECESSARY)
	867 FIBERGLASS PARAPET FLASHING
	868 FIBERGLASS FLASHING
	869 MASONRY COPING
	870 METAL GUTTER
	871 METAL DOWNSPOUT
	872 INTERNAL DOWNSPOUT
	873 SCUPPER
	874 AREA DRAIN
	875 SLOT DRAIN
	876 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING
	877 DRAINAGE GRAVEL
	878 ALUMINUM WINDOW/ DOOR UNIT
	879 SILL PAN
	880 ADA THRESHOLD
	881 THRESHOLD
	882 GLASS SHOWER ENCLOSURE (TEMPERED)
	883 GLASS SHOWER DOOR (TEMPERED)
	884 ATTIC ACCESS
	885 PANEL
	886 1" X 2 1/2" STEEL ANGLE
	887 1" X 1" STEEL TUBE
	888 1/2" STEEL TUBE



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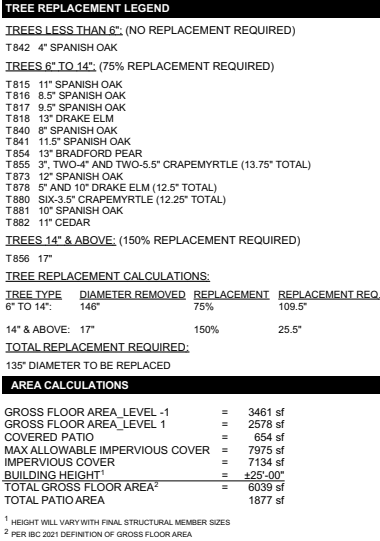
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PHONE: 512.954.2321

VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD1.1
LEVEL 1 EXISTING SITE AND AREA PLAN
Page 175 of 183



GENERAL NOTES	
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KEYNOTES	
DEMOLITION	MEP
001 SAVE FOR FUTURE USE	601 SWITCH FROM LEVEL ABOVE/BELOW
SITE	602 MECHANICAL CHASE
001 SIDEWALK (PER CITY OF AUSTIN REQUIREMENTS)	603 PROPOSED HVAC DUCT
202 CONCRETE DRIVEWAY APRON (PER CITY OF AUSTIN REQUIREMENTS)	604 VERIFICATION TO BE DONE IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR
203 EXPANSION JOINT (BITUMINOUS MATERIAL WITH 6" SPACING)	CONSTRUCTION
204 CURB TERMINAL	801 EXISTING STRUCTURE/ SOFIRIT/ ROOF ABOVE
205 LANDSCAPE PAVEN (2" GAP TYPICAL)	802 EXISTING STRUCTURE/ ROOF BELOW
206 CONCRETE AC PAD	803 LINE ON RIDGE ABOVE
207 GAS METER	804 LINE OF VISITABLE NO-STEP ROUTE
209 ELECTRIC METER	805 BLOCKING AS REQUIRED BY LDC 25-12-243, R320.2
209 WATER METER	806 CONCRETE SLAB FOOTING
211 PERVIOUS DECOMPOSED GRANITE PAVING	807 CONCRETE WALL
212 NATURAL GRADE AREA	808 CONCRETE BEAM
213 GABION WALL	809 CONCRETE COLUMNS
214 1/4" STEEL LANDSCAPE EDGE GAS LINE FOR FUEL GAS	810 CONCRETE STEPS
216 SOIL	811 CONCRETE CEMENT
217 GRAVEL FILL	812 CONCRETE CEMENT
218 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE. DRAINED TO PUMP	813 CONCRETE CEMENT
219 WOOD FENCE, MATCH RAISED PLANTER WOOD FINISH	814 2X STUD FRAMING
220 WOOD DECK, MATCH ADJ. WOOD SIDING	815 2X JOIST
221 FENCE GATE	816 2X STUD COLUMN
222 LINE OF EXISTING CURB OUT, REPLACE WITH NEW CURB TO MATCH ADJACENT EXISTING CURB	817 (2) SLEEPER, SLOPED PER PLANS
223 ACCESSIBLE CONCRETE RAMP, MAX 1:12 SLOPE	818 2X SLEEPER, SLOPED PER PLANS
FF&E	819 2X SLEEPER, SLOPED PER PLANS
401 EXPOSED STRUCTURE	820 2X SLEEPER, SLOPED PER PLANS
402 FINISH T&D	821 2X SLEEPER, SLOPED PER PLANS
403 CASEWORK	822 2X SLEEPER, SLOPED PER PLANS
404 SHELF/ SHELVES	823 2X SLEEPER, SLOPED PER PLANS
405 PULLOUT CABINETS (BEYOND PANEL)	824 2X SLEEPER, SLOPED PER PLANS
406 COUNTERTOP BACKSPLASH, MATCH COUNTERTOP	825 2X SLEEPER, SLOPED PER PLANS
408 1/2" GYPSUM BOARD	826 2X SLEEPER, SLOPED PER PLANS
409 5/8" GYPSUM BOARD	827 2X SLEEPER, SLOPED PER PLANS
410 TILE FINISH FLOOR	828 2X SLEEPER, SLOPED PER PLANS
411 WOOD SIDING/ FINISH	829 2X SLEEPER, SLOPED PER PLANS
412 STUCCO SIDING/ FINISH	830 2X SLEEPER, SLOPED PER PLANS
413 METAL SIDING / FINISH	831 2X SLEEPER, SLOPED PER PLANS
414 MASONRY VENEER	832 2X SLEEPER, SLOPED PER PLANS
415 OMU VENEER	833 2X SLEEPER, SLOPED PER PLANS
416 STONE VENEER	834 2X SLEEPER, SLOPED PER PLANS
417 BRICK VENEER	835 2X SLEEPER, SLOPED PER PLANS
418 BRAKE METAL FINISH (TO MATCH ADJACENT DOORS/ WINDOWS)	836 2X SLEEPER, SLOPED PER PLANS
419 METAL ROOF	837 2X SLEEPER, SLOPED PER PLANS
420 FIBERGLASS ROOF MEMBRANE	838 2X SLEEPER, SLOPED PER PLANS
421 SHINGLE ROOF	839 2X SLEEPER, SLOPED PER PLANS
422 LIGHT FIXTURE	840 2X SLEEPER, SLOPED PER PLANS
423 MIRROR	841 2X SLEEPER, SLOPED PER PLANS
424 MIRROR CABINET	842 2X SLEEPER, SLOPED PER PLANS
	843 2X SLEEPER, SLOPED PER PLANS
	844 2X SLEEPER, SLOPED PER PLANS
	845 2X SLEEPER, SLOPED PER PLANS
	846 2X SLEEPER, SLOPED PER PLANS
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	899 2X SLEEPER, SLOPED PER PLANS
	900 2X SLEEPER, SLOPED PER PLANS



PROJECT DESIGNER

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GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
CONTACT: RYAN STEWART
EMAIL: RYAN@STEWANDCO.COM

PHONE: 512.954.232

401	F&E	830	SOL
401	EXPPOSED	831	1/2" PLYWOOD
401	STRUCTURE	832	SHEATHING
402	FINISH T&D	832	1/2" PLYWOOD
403	CASEWORK	833	DECKING
404	SHELF/SHELVES	833	5/8" PLYWOOD
405	PULL-OUT DRAWERS	834	DECKING
406	(PANEL)	834	1/2" PLYWOOD
406	COUNTERTOP	835	DECKING
407	BACKSPLASH	835	1/2" PLYWOOD
407	MATCH	836	SPACER
407	COUNTERTOP	836	METAL STUD
408	1/2" GYPSUM BOARD	837	FRAMING
409	5/8" GYPSUM BOARD	837	STEEL COLUMN
410	TILE FINISH FLOOR	838	STEEL BEAM
411	WOOD SIDING	839	STEEL JOIST
412	FINISH	840	OPEN WEB STEEL JOIST
412	STUCCO SIDING/	841	STEEL PLATE
413	FINISH	842	1/2" STEEL TUBE
413	METAL SIDING /	843	POST
414	FINISH	843	WOOD HANDRAIL
414	MASONRY VENEER	844	1/2" X 1/2" STEEL
415	CNU VENEER	845	BAR STOCK
416	STONE VENEER	846	WOOD HANGAR, SUPPORT
417	BRICK VENEER	845	STEEL MESH INFILL
418	BRAKE METAL	846	PANEL WELDED TO
418	FINISH (TO MATCH	846	OUTSIDE
418	ADJACENT DOORS/	846	1" STEEL TUBE
419	WINDOWS)	846	LOUVER
419	METAL ROOF	847	1/2" X 1/2" STEEL
420	FIBERGLASS ROOF	847	1/2" STEEL LOUVER
421	MEMBRANE	848	STEEL STRINGER
421	SHINGLE ROOF	849	WOOD TRIM
422	LIGHT FIXTURE	850	1/2" WOOD TRIM
423	MIRROR	851	1X WOOD FASCIA
424	MIRROR CABINET	851	TRIM
		852	1X BASEBOARD
		853	ANCHOR BOLT
		854	BOLT
		855	BAT INSULATION
		856	SPRAY FOAM
		857	INSULATION
		857	RIGID INSULATION
		858	VAPOR BARRIER
		859	AIR BARRIER
		860	RIDGE VENT
		861	1" EXPANSION JOINT,
		861	PER STRUCTURAL
		862	1/8" REVEAL
		863	1/4" REVEAL
		864	SCORE
		865	REGLET
		866	SEALANT (BACKER
		866	ROD AS
		867	NECESSARY)
		867	FIBERGLASS
		868	PARAPET FLASHING
		868	FIBERGLASS
		869	FLASHING
		869	MASONRY COPING
		870	METAL GUTTER
		871	METAL DOWNSPOUT
		872	INTERNAL
		873	DOWNSPOUT
		873	SOUPPER
		874	AREA DRAIN
		875	SLOT DRAIN
		876	CONCRETE SPLASH
		877	BLOCK, SLOPE AWAY
		878	FROM BUILDING
		878	DRAINAGE DRAIN,
		878	ALUMINUM WINDOW/
		879	DOOR UNIT
		879	SILL PAN
		880	ADA THRESHOLD
		881	THRESHOLD
		882	GLASS SHOWER
		883	ENCLOSURE
		883	(TEMPERED
		883	GLASS SHOWER
		884	DOOR (TEMPERED
		884	ATTIC ACCESS
		885	PANEL
		885	1" X 2, 1/2" STEEL
		886	ANGLE
		886	1" X 1" STEEL TUBE
		887	1" X 2, 1/2" STEEL

NOTES:

1. IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

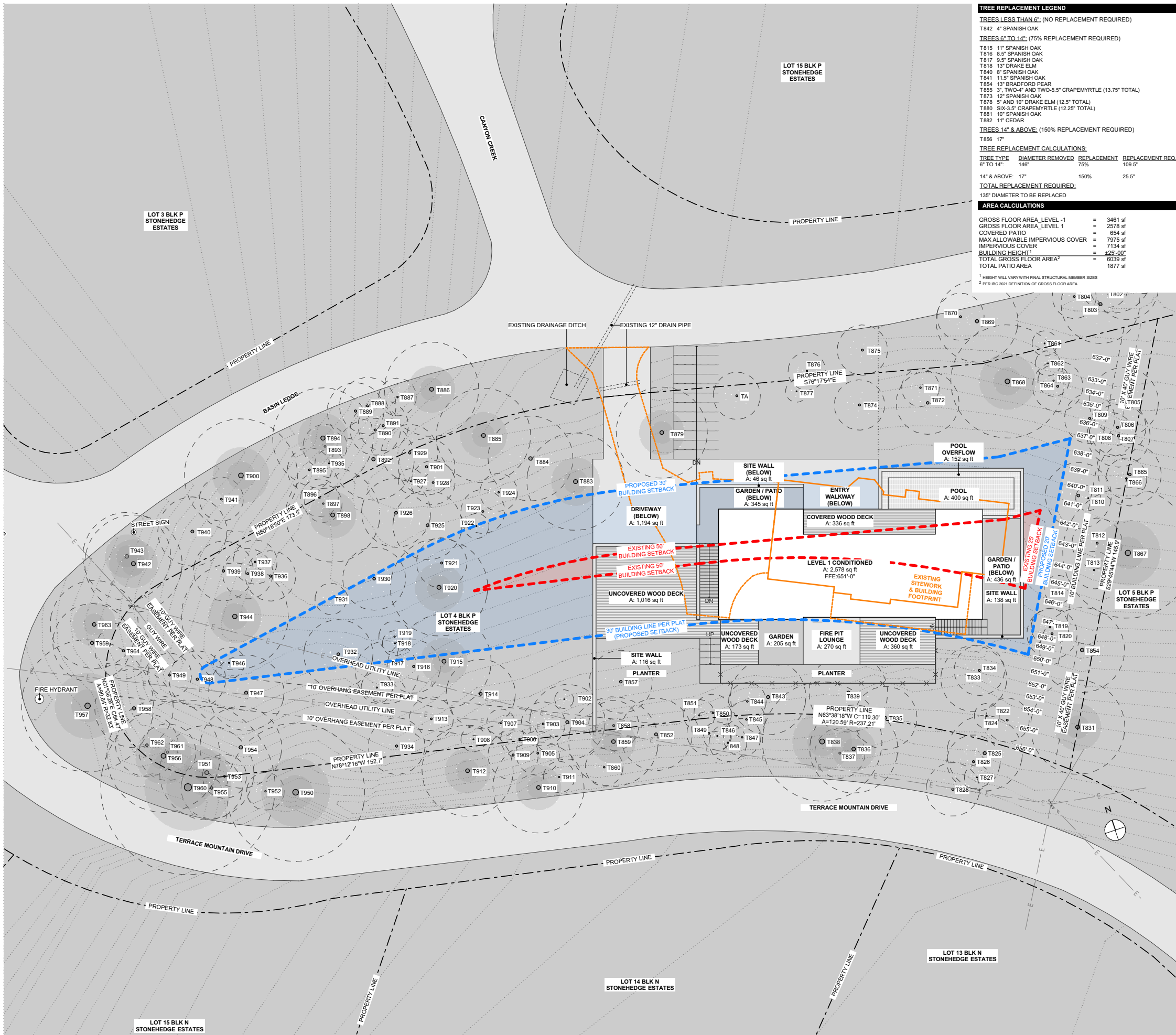
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VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD1.2

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TREE REPLACEMENT LEGEND			
TREES LESS THAN 6" (NO REPLACEMENT REQUIRED)			
T842 4" SPANISH OAK			
TREES 6" TO 14" (75% REPLACEMENT REQUIRED)			
T815 11" SPANISH OAK			
T816 8.5" SPANISH OAK			
T817 9.5" SPANISH OAK			
T818 13" DRAKE ELM			
T840 8" SPANISH OAK			
T841 11.5" SPANISH OAK			
T854 13" BRADFORD PEAR			
T855 3" TWO-4" AND TWO-5.5" CrapeMyrtle (13.75" TOTAL)			
T873 12" SPANISH OAK			
T878 5" AND 10" DRAKE ELM (12.5" TOTAL)			
T880 SIX-3.5" CrapeMyrtle (12.25" TOTAL)			
T881 10" SPANISH OAK			
T882 11" CEDAR			
TREES 14" & ABOVE (150% REPLACEMENT REQUIRED)			
T856 17"			
TREE REPLACEMENT CALCULATIONS			
TREE TYPE	DIAMETER REMOVED	REPLACEMENT	REPLACEMENT REQ.
6" TO 14":	146"	75%	109.5"
14" & ABOVE:	17"	150%	25.5"
TOTAL REPLACEMENT REQUIRED:			
135" DIAMETER TO BE REPLACED			
AREA CALCULATIONS			
GROSS FLOOR AREA LEVEL -1	=	3461 sf	
GROSS FLOOR AREA LEVEL 1	=	2578 sf	
COVERED PATIO	=	654 sf	
MAX ALLOWABLE IMPERVIOUS COVER	=	7975 sf	
IMPERVIOUS COVER	=	7134 sf	
BUILDING HEIGHT	=	425'-00"	
TOTAL GROSS FLOOR AREA	=	6039 sf	
TOTAL PATIO AREA	=	1877 sf	
1 HEIGHT WILL VARY WITH FINAL STRUCTURAL MEMBER SIZES			
2 PER IBC 2021 DEFINITION OF GROSS FLOOR AREA			

TREE LEGEND	
TREE KEY:	
T799 6.5" CEDAR	T800 10" CEDAR
T801 12" CEDAR	T802 8" CEDAR
T803 12.5" CEDAR	T804 7" CEDAR
T805 11" CEDAR	T806 9" LIVE OAK
T807 4" AND 8" CEDAR (10" TOTAL)	T808 7" CEDAR
T809 8" CEDAR	T810 4" CEDAR
T811 10.5" SPANISH OAK	T812 8" CEDAR
T813 TWO-4" CEDAR (8" TOTAL)	T814 4.5" SPANISH OAK
T815 11" SPANISH OAK	T816 8.5" SPANISH OAK
T817 9.5" SPANISH OAK	T818 13" DRAKE ELM
T820 4" AND 8" CEDAR (8" TOTAL)	T821 13.5" CEDAR
T822 7" CEDAR	T823 4" AND 8" CEDAR (10" TOTAL)
T824 4" CEDAR	T825 12" SPANISH OAK
T826 5" AND 8" SPANISH OAK (8.5" TOTAL)	T827 4" CEDAR
T828 8.5" HACKBERRY	T829 TWO-7" SPANISH OAK (10.5" TOTAL)
T830 9" CEDAR	T831 15" SPANISH OAK
T832 10.5" CEDAR	T833 10.5" SPANISH OAK
T834 8" SPANISH OAK	T835 6" AND 7" SPANISH OAK (10" TOTAL)
T836 6" AND 11" CEDAR (14" TOTAL)	T837 8" SPANISH OAK
T838 9" AND 14.5" SPANISH OAK (19" TOTAL)	T839 8" 5" AND 7.5" SPANISH OAK (12.5" TOTAL)
T840 8" SPANISH OAK	T841 11.5" SPANISH OAK
T842 4" SPANISH OAK	T843 12" CEDAR
T844 6" SPANISH OAK	T845 6" SPANISH OAK
T846 4.5" CEDAR	T847 8" SPANISH OAK
T848 6" CEDAR	T849 7" SPANISH OAK
T850 8" SPANISH OAK	T851 5" SPANISH OAK
T852 11.5" CEDAR	T853 7" CEDAR
T854 13" BRADFORD PEAR	T855 3" TWO-4" AND TWO-5.5" CrapeMyrtle (13.75" TOTAL)
T856 17" CEDAR	T857 10" CEDAR
T858 8" SPANISH OAK	T859 4" AND 10" CEDAR (14.25" TOTAL)
T860 6" CEDAR	T861 4" CEDAR
T862 4" CEDAR	T863 5" CEDAR
T864 8" CEDAR	T865 10" SPANISH OAK
T866 8.5" CEDAR	T867 9.5" AND 16" CEDAR (20.75" TOTAL)
T868 18" CEDAR	T869 13" CEDAR
T870 7.5" CEDAR	T871 6" SPANISH OAK
T872 12" SPANISH OAK	T873 12" SPANISH OAK
T874 8" CEDAR	T875 8" SPANISH OAK
T876 6" CEDAR	T877 3.5" SPANISH OAK
T878 5" AND 10" DRAKE ELM (12.5" TOTAL)	T879 9" AND 10" CEDAR (14.5" TOTAL)
T880 SIX-3.5" CrapeMyrtle (12.25" TOTAL)	T881 10" SPANISH OAK
T882 11" CEDAR	T883 TWO-7" AND 8.5" SPANISH OAK (15.5" TOTAL)
T884 13.5" CEDAR	T885 15" CEDAR
T886 15" CEDAR	T887 6" SPANISH OAK
T888 9" ARIZONA ASH	T889 9" CEDAR
T890 8" CEDAR	T891 8" CEDAR
T892 13" CEDAR	T893 7" SPANISH OAK
T894 16" SPANISH OAK	T895 7" CEDAR
T896 6" CEDAR	T897 6" CEDAR
T898 15" LIGUSTRUM	T899 23" CEDAR
T900 18.2" CEDAR	T901 9" CEDAR
T902 3" SPANISH OAK	T903 7" CEDAR
T904 12" CEDAR	T905 7" CEDAR
T906 8" CEDAR	T907 4.5" SPANISH OAK
T908 4" CEDAR	T909 8" CEDAR
T910 3" 5" AND 10" CEDAR (14.5" TOTAL)	T911 5" CEDAR
T912 14.5" CEDAR	T913 7" CEDAR
T914 11" CEDAR	T915 8" AND 11" CEDAR (15" TOTAL)
T916 5" AND 6" CEDAR (8.5" TOTAL)	T917 10" CEDAR
T918 4" CEDAR	T919 6" CEDAR
T920 15" LIVE OAK	T921 8" LIGUSTRUM
T922 4" CEDAR	T923 7" CEDAR
T924 6" CEDAR	T925 11" CEDAR
T926 11" LIGUSTRUM	T927 4" CEDAR
T928 7" CEDAR	T929 9" AND 7.5" LIGUSTRUM (9" TOTAL)
T930 10" CEDAR	T931 5" CEDAR
T932 11" CEDAR	T933 5" CEDAR
T934 9" CEDAR	T935 4.5" LIGUSTRUM
T936 8" CEDAR	T937 7" CEDAR
T938 8" CEDAR	T939 9.5" CEDAR
T940 11" CEDAR	T941 7" CEDAR
T942 15.5" CEDAR	T943 14" SPANISH OAK
T944 17" CEDAR	T945 17" CEDAR
T946 8" CHINESE PAROL	T947 4" AND 10" SPANISH OAK (12" TOTAL)
T948 8" SPANISH OAK	T949 7" CEDAR
T950 22" CEDAR	T951 15" CEDAR
T952 6" CEDAR	T953 7" LIGUSTRUM
T954 13" CEDAR	T955 4.5" AND 7.5" LIGUSTRUM (9.75" TOTAL)
T956 THREE-9" BOX ELDER (18" TOTAL)	T957 21" BOX ELDER
T958 12.5" CEDAR	T959 12.5" CEDAR
T960 5" 7" 9.5" 10" AND 12" LIGUSTRUM (27.75" TOTAL)	T961 9" BOX ELDER
T962 10" BOX ELDER	T963 14" HACKBERRY
T964 9" SPANISH OAK	A 8.75" SPANISH OAK

GENERAL NOTES	
1. REFER TO A0.0 FOR PROJECT INFORMATION, CODE ANALYSIS, OUTLINE SPECIFICATIONS, AND SCHEDULES.	
2. REFER TO A0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGENDS.	
KEYNOTES	
DEMOLITION	MEP
001 SAVE FOR FUTURE USE	601 SWITCH FROM LEVEL ABOVE/BELOW
SITE	602 MECHANICAL CHASE
201 SIDEWALK (PER CITY OF AUSTIN REQUIREMENTS)	603 PROPOSED HVAC DUCT
202 CONCRETE DRIVEWAY APRON (PER CITY OF AUSTIN REQUIREMENTS)	604 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR
203 EXPANSION JOINT (BITUMINOUS MATERIAL WITH 6" SPACING)	CONSTRUCTION
204 CURB TERMINAL	801 EXISTING STRUCTURE
205 LANDSCAPE PAVER (2" GAP TYPICAL)	802 SINE OF STRUCTURE/SOFRITT/ROOF ABOVE
206 CONCRETE AC PAD	803 LINE OF STRUCTURE/ ROOF BELOW
207 GAS METER	804 LINE OF RIDGE ABOVE
208 ELECTRIC METER	805 LINE OF VISIBLE NO-STEP ROUTE
209 WATER METER	806 BLOCKING AS REQUIRED BY LDC
210 NATURAL GRADE	807 CONCRETE SLAB
211 PERVIOUS	808 CONCRETE
212 DECOMPOSED GRANITE PAVING	809 CONCRETE WALL
213 RAISED PLANTER AREA	810 CONCRETE BEAM
214 GABION WALL	811 CONCRETE COLUMN
215 1/4" STEEL LANDSCAPE EDGE	812 CONCRETE STEPS
216 GAS LINE FOR FUTURE GAS	813 CMU WALL, REFER TO STRUCTURAL
217 SOIL	814 2X STUD FRAMING
218 GRAVEL FILL	815 WOOD BEAM
219 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE	816 2X JOIST
220 DRAINED TO PUMP	817 2X STUD COLUMN
221 WOOD FENCE, MATCH RAISED	818 (2) 2X HEADER
222 MATCH ADJ. WOOD SIDING	819 WOOD TRUSS
223 LINE OF EXISTING CURB CUT, REPLACE WITH NEW CURB TO MATCH ADJACENT EXISTING CURB	820 2X TOP PLATE
224 ACCESSIBLE CONCRETE RAMP, MAX 1:12 SLOPE	821 2X SILL PLATE
225 2X LEDGER	822 2X RIDGE BEAM
226 2X RIPPER, SLOPED PER PLANS	823 FURRING STRIP
227 CANT STRIP	824 WOOD BLOCKING AS REQUIRED
228 SUBFLOOR	829 1/2" PLYWOOD
229 1/2" PLYWOOD SHEATHING	830 1/2" PLYWOOD DECKING
230 FINISH TBD	831 5/8" PLYWOOD DECKING
231 CASEWORK	832 5/8" PLYWOOD DECKING
232 SHELF/ SHELVE	833 5/8" PLYWOOD DECKING
233 PULLOUT DRAWERS (BEYOND PANEL)	834 5/8" PLYWOOD DECKING
234 COUNTERTOP BACKSPLASH	835 5/8" PLYWOOD DECKING
235 METAL STUD FRAMING	836 1/2" STEEL COLUMN
236 STEEL BEAM	837 1/2" STEEL JOIST
237 STEEL JOIST	838 1/2" STEEL TUBE
239 OPEN WEB STEEL JOIST	839 1/2" STEEL TUBE
240 STEEL PLATE	840 1/2" STEEL TUBE
241 1/2" X 1/2" STEEL BAR STOCK LOUVER	841 1/2" X 1/2" STEEL HANDRAIL
242 1/2" X 1/2" STEEL HANDRAIL SUPPORT	843 1/2" X 1/2" STEEL HANDRAIL
243 STEEL MESH INFILL PANEL WELDED TO OUTSIDE	844 1/2" X 1/2" STEEL HANDRAIL
244 1" STEEL TUBE LOUVER	845 1/2" X 1/2" STEEL HANDRAIL
245 1/2" X 1/2" STEEL BAR STOCK LOUVER	846 1/2" X 1/2" STEEL HANDRAIL
246 STEEL STRINGER	847 1/2" X 1/2" STEEL HANDRAIL
247 WOOD TREAD	848 1/2" X 1/2" STEEL HANDRAIL
248 12" WOOD TRIM	849 1/2" X 1/2" STEEL HANDRAIL
249 1X WOOD FASCIA TRIM	850 1/2" X 1/2" STEEL HANDRAIL
250 1X BASEBOARD	851 1/2" X 1/2" STEEL HANDRAIL
251 ANCHOR BOLT	852 1/2" X 1/2" STEEL HANDRAIL
252 BOLT	853 1/2" X 1/2" STEEL HANDRAIL
253 BATT INSULATION	854 1/2" X 1/2" STEEL HANDRAIL
254 SPRAY FOAM INSULATION	855 1/2" X 1/2" STEEL HANDRAIL
255 RIGID INSULATION	856 1/2" X 1/2" STEEL HANDRAIL
256 VAPOR BARRIER	857 1/2" X 1/2" STEEL HANDRAIL
257 RIGID INSULATION	858 1/2" X 1/2" STEEL HANDRAIL
258 1" EXPANSION JOINT, PER STRUCTURAL	859 1/2" X 1/2" STEEL HANDRAIL
259 1/8" REVEAL	860 1/2" X 1/2" STEEL HANDRAIL
260 1/4" REVEAL	861 1/2" X 1/2" STEEL HANDRAIL
261 SCORE	862 1/2" X 1/2" STEEL HANDRAIL
262 REGLET SEALANT (BACKER ROD AS NECESSARY)	863 1/2" X 1/2" STEEL HANDRAIL
263 FIBERGLASS PARAPET FLASHING	864 1/2" X 1/2" STEEL HANDRAIL
264 FIBERGLASS FLASHING	865 1/2" X 1/2" STEEL HANDRAIL
265 MASONRY COPING	866 1/2" X 1/2" STEEL HANDRAIL
266 METAL GUTTER	867 1/2" X 1/2" STEEL HANDRAIL
267 METAL DOWNSPOUT	868 1/2" X 1/2" STEEL HANDRAIL
268 INTERNAL DOWNSPOUT	869 1/2" X 1/2" STEEL HANDRAIL
269 SCUPPER	870 1/2" X 1/2" STEEL HANDRAIL
270 AREA DRAIN	871 1/2" X 1/2" STEEL HANDRAIL
271 SLOT DRAIN	872 1/2" X 1/2" STEEL HANDRAIL
272 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING	873 1/2" X 1/2" STEEL HANDRAIL
273 DRAINAGE GRAVEL	874 1/2" X 1/2" STEEL HANDRAIL
274 ALUMINUM WINDOW/ DOOR UNIT	875 1/2" X 1/2" STEEL HANDRAIL
275 SILL PAN	876 1/2" X 1/2" STEEL HANDRAIL
276 ADA THRESHOLD	877 1/2" X 1/2" STEEL HANDRAIL
277 THRESHOLD	878 1/2" X 1/2" STEEL HANDRAIL
278 GLASS SHOWER ENCLOSURE	879 1/2" X 1/2" STEEL HANDRAIL
279 (TEMPERED) GLASS SHOWER ENCLOSURE	880 1/2" X 1/2" STEEL HANDRAIL
280 GLASS SHOWER DOOR (TEMPERED)	881 1/2" X 1/2" STEEL HANDRAIL
281 ATTIC ACCESS	882 1/2" X 1/2" STEEL HANDRAIL
282 PANEL	883 1/2" X 1/2" STEEL HANDRAIL
283 1" X 1" 1/2" STEEL ANGLE	884 1/2" X 1/2" STEEL HANDRAIL
284 1" X 1" 1/2" STEEL TUBE	885 1/2" X 1/2" STEEL HANDRAIL
285 1" X 1" 1/2" STEEL TUBE	886 1/2" X 1/2" STEEL HANDRAIL
286 1" X 1" 1/2" STEEL TUBE	887 1/2" X 1/2" STEEL HANDRAIL



BLACK RABBIT

PROJECT DESIGNER

COMPANY: BLACK RABBIT DESIGN
EMAIL: INFO@BLACKRABBIT.CO
PHONE: 512.474.2544
WEB: BLACKRABBIT.CO
ADDRESS: 1110 WEST AVE. AUSTIN, TX 78701

OWNER

NAME: MATTHEW ROBINS
EMAIL: MATTHEW.ROBINS@ELLMAN.COM
PHONE: 512.496.0235

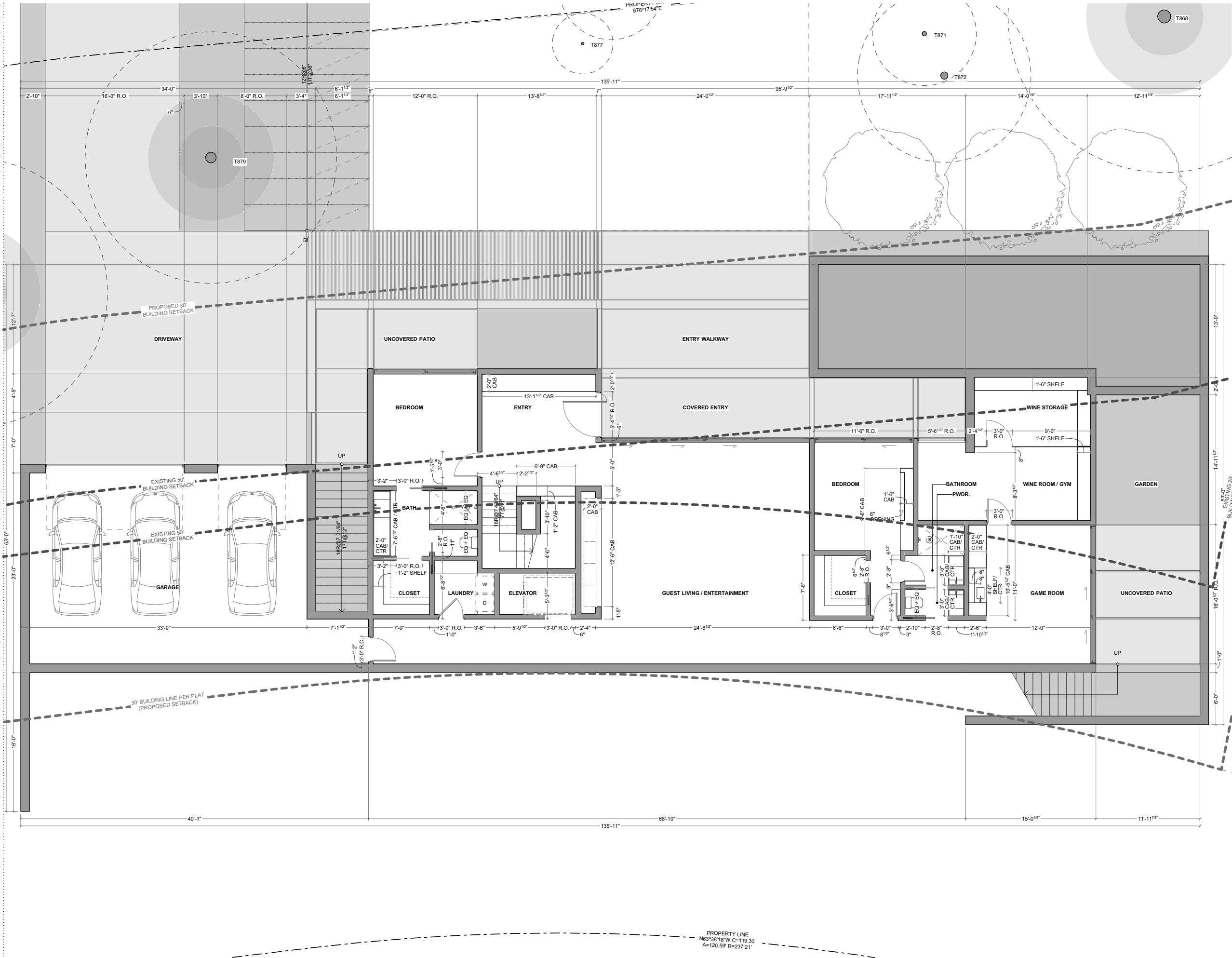
GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
CONTACT: RYAN STEWART
EMAIL: RYAN@STEWARTANDCO.COM
PHONE: 512.954.2321

VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD1.3
LEVEL 1 SITE AND AREA PLAN
Page 177 of 183



GENERAL NOTES

1. REFER TO A0.0 FOR PROJECT INFORMATION, CODE ANALYSIS, OUTLINE SPECIFICATIONS, AND SCHEDULES.
2. REFER TO A0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGENDS.

KEYNOTES

DEMOLITION	MEP
001 SAVE FOR FUTURE USE	601 SWITCH FROM LEVEL ABOVE/ BELOW
201 SIDEWALK (PER CITY OF AUSTIN REQUIREMENTS)	602 MECHANICAL CHASE
202 CONCRETE DRIVEWAY APRON (PER CITY OF AUSTIN REQUIREMENTS)	603 PROPOSED HVAC DUCT
203 EXPANSION JOINT (BITUMINOUS MATERIAL WITH 6" SPACING)	604 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR
204 CURB TERMINAL	CONSTRUCTION
205 LANDSCAPE PAVEMENT (2" GAP TYPICAL)	801 EXISTING
206 CONCRETE AC PAD	802 STRUCTURE
207 GAS METER	803 LINE OF STRUCTURE/ ROOF ABOVE
208 ELECTRIC METER	804 LINE OF RIDGE ABOVE
209 WATER METER	805 LINE OF VISITABLE NO-STEP ROUTE
210 NATURAL GRADE	806 BLOCKING AS REQUIRED BY LDC 25-12-243, R320.2
211 FERVIOUS DECOMPOSED GRANITE PAVING	807 CONCRETE SLAB
212 RAISED PLANTER AREA	808 CONCRETE
213 GABION WALL	809 FOOTING
214 14" STEEL LANDSCAPE EDGE	810 CONCRETE WALL
215 GAS LINE FOR FUTURE GAS FIXTURE	811 CONCRETE BEAM
216 SOIL	812 CONCRETE COLUMN
217 GRAVEL FILL	813 CONCRETE STEPS
218 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE, DRAINAGE TO PUMP	814 2X STUD FRAMING
219 WOOD FENCE, MATCH RAISED PLANTER WOOD FINISH	815 WOOD BEAM
220 WOOD DECK, MATCH ADJ. WOOD SIDING	816 2X JOIST
221 FENCE GATE	817 2X STUD COLUMN
222 LINE OF EXISTING CURB CUT, REPLACE WITH NEW CURB TO MATCH ADJACENT EXISTING CURB	818 (2) 2X HEADER
223 ACCESSIBLE CONCRETE RAMP, MAX 1:12 SLOPE	819 WOOD TRUSS
	820 2X TOP PLATE
	821 2X SILL PLATE
	822 2X LEDGER
	823 RIDGE BEAM
	824 2X RIPPER, SLOPED PER PLANS
	825 2X SLEEPER, SLOPED PER PLANS
	826 2X TRELLIS STRUCTURE
	827 FURRING STRIP
	828 CANT STRIP
	829 WOOD BLOCKING AS REQUIRED
	830 SUBFLOOR
	831 1/2" PLYWOOD SHEATHING
	832 1/2" PLYWOOD DECKING
	833 5/8" PLYWOOD DECKING
	834 1/8" PLYWOOD DECKING
	835 1/2" PLYWOOD SPACER
	836 METAL STUD FRAMING
	837 STEEL COLUMN
	838 STEEL BEAM
	839 WOOD JOIST
	840 OPEN WEB STEEL JOIST
	841 STEEL PLATE
	842 1 1/2" STEEL TUBE POST
	843 WOOD HANDRAIL
	844 1 1/2" X 1/2" STEEL BAR STOCK
	845 STEEL MESH INFILL PANEL WELDED TO OUTSIDE
	846 1" STEEL TUBE LOUVER
	847 1 1/2" X 1/2" STEEL BAR STOCK LOUVER
	848 STEEL STRINGER
	849 WOOD TREAD
	850 1/2" WOOD TRIM
	851 1X WOOD FASCIA TRIM
	852 1X BASEBOARD
	853 ANCHOR BOLT
	854 BOLT
	855 BATT INSULATION
	856 SPRAY FOAM INSULATION
	857 RIGID INSULATION
	858 VAPOR BARRIER
	859 AIR BARRIER
	860 RIDGE VENT
	861 1" EXPANSION JOINT, PER STRUCTURAL
	862 1/8" REVEAL
	863 1/4" REVEAL
	864 SCORE
	865 RESILENT SEALANT (BACKER ROD AS NECESSARY)
	866 FIBERGLASS PARAPET FLASHING
	867 FIBERGLASS FLASHING
	868 MASONRY COPING
	869 METAL GUTTER
	870 METAL DOWNSPOUT
	871 INTERNAL DOWNSPOUT
	872 SCUPPER
	873 AREA DRAIN
	874 SLOT DRAIN
	875 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING
	876 DRAINAGE GRAVEL
	877 ALUMINUM WINDOW/ DOOR UNIT
	878 SILL PAN
	879 THRESHOLD
	880 ADA THRESHOLD
	881 THRESHOLD
	882 GLASS SHOWER ENCLOSURE (TEMPERED)
	883 GLASS SHOWER DOOR (TEMPERED)
	884 ATTIC ACCESS PANEL
	885 1" X 2 1/2" STEEL ANGLE
	886 1" X 1" STEEL TUBE
	887 1" X 2 1/2" STEEL TUBE



BLACK RABBIT

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PHONE: 512.496.0235

GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
CONTACT: RYAN STEWART
EMAIL: RYAN@STEWARTANDCO.COM

PHONE: 512.954.2321

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VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746



PROJECT DESIGNER

COMPANY: BLACK RABBIT DESIGN
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GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
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PHONE: 512.954.232

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203 EXPANSION JOINT (BITUMINUS MATERIAL WITH 6" SPACING)	CONSTRUCTION
204 CURB TERMINAL LANDSCAPE PAVER (2" GAP TYPICAL)	801 EXISTING STRUCTURE
205 CONCRETE AC PAD	802 STRUCTURE/ SOFFIT/ ROOF
206 GAS METER	803 LINE/ STRUCTURE/ ROOF
208 ELECTRIC METER	804 LINE/ POE RIDGE ABOVE
209 WATER METER	805 LINE OF VISITABLE NO-STEP ROUTE
210 NATURAL GRADE	806 BLOCKING AS REQUIRED BY LDC
211 PERVIOUS DECOMPOSED GRAVE PAVING	807 CONCRETE SLAB
212 RAISED PLANTER AREA	808 CONCRETE FOOTING
213 STUCCO WALL	809 CONCRETE WALL
214 14" STEEL LANDSCAPE EDGE	810 CONCRETE BEAM
215 GAS LINE FOR FLUOR GAS FIXTURE	811 CONCRETE COLUMN
216 SOIL	812 CONCRETE STEPS
217 GRAVEL FILL	813 CMU WALL, REFER TO STRUCTURAL
218 4" PERFORATED PVC DRAINAGE TILE SET IN GRADE BASE DRAINED TO PUMP	814 STUD FRAMING
219 WOOD FENCE, MATCH RAISED PLANTER WOOD FINISH	815 WOOD BEAM
220 WOOD DECK, MATCH ADJ. WOOD SIDING	816 2X JOIST
221 FENCE GATE	817 2X STUD COLUMN
222 LINE OF EXISTING CURB CUT, REPLACE WITH NEW CURB TO MATCH ADJACENT EXISTING CURB	818 2X HEADER
223 ACCESSIBLE CONCRETE RAMP, MAX 1:12 SLOPE	819 WOOD TRUSS
FF&E	820 2X TOP PLATE
001 EXPOSED STRUCTURE	821 2X PLATE
002 FINISH TBD	822 XEDGE
003 CEORWORK/ BRICK/ TILES	823 RIDGE BEAM
005 PULLOUT DRAWERS (BEYOND PANEL)	824 2X RUPPER, SLOPED PER PLANS
006 BACKLASH, MATCH COUNTERTOP	825 2X SLEEPER
007 1/2" GYPSUM BOARD	826 2X TRUSS
008 5/8" GYPSUM BOARD	827 CONCRETE STRIP
009 WOOD SIDING/ FINISH	828 CANT STRIP
010 METAL SIDING/ FINISH	829 WOOD BLOCKING AS REQUIRED
011 MASONRY VENEER	830 SUBFLOOR
015 CMU VENEER	831 1/2" PLYWOOD SHEATHING
016 STONE VENEER	832 3/4" PLYWOOD DECKING
017 BRICK VENEER	833 5/8" PLYWOOD DECKING
018 BRAKE METAL FINISH (TO MATCH ADJACENT DOORS/ WINDOWS)	834 11/8" PLYWOOD DECKING
019 METAL ROOF	835 3/4" PLYWOOD DECKING
020 FIBERGLASS ROOF MEMBRANE	836 METAL STUD FRAMING
021 SHINGLE ROOF	837 STEEL COLUMN
022 LIGHT FIXTURE MIRROR	838 STEEL BEAM
023 MIRROR CABINET	839 STEEL JOIST
	840 STEEL WEB STEEL JOIST
	841 1/2" STEEL TUBE POST
	842 WOOD HANDRAIL
	843 1/2" STEEL TUBE BAR STOCK
	844 HANDRAIL SUPPORT
	845 STEEL MESHP INFILL
	846 1/2" WELDED TO OUTSIDE
	847 1" STEEL TUBE LOUVER
	848 1/2" 1/2" STEEL BAR STOCK LOUVER
	849 STEEL STRINGER
	850 WOOD TREAD
	851 10/2" WOOD TRIM
	852 1X WOOD FASCIA
	853 1X BASEBOARD
	854 ANCHOR BOLT
	855 BOLT
	856 BATT INSULATION
	857 SPRAY FOAM

NOTES

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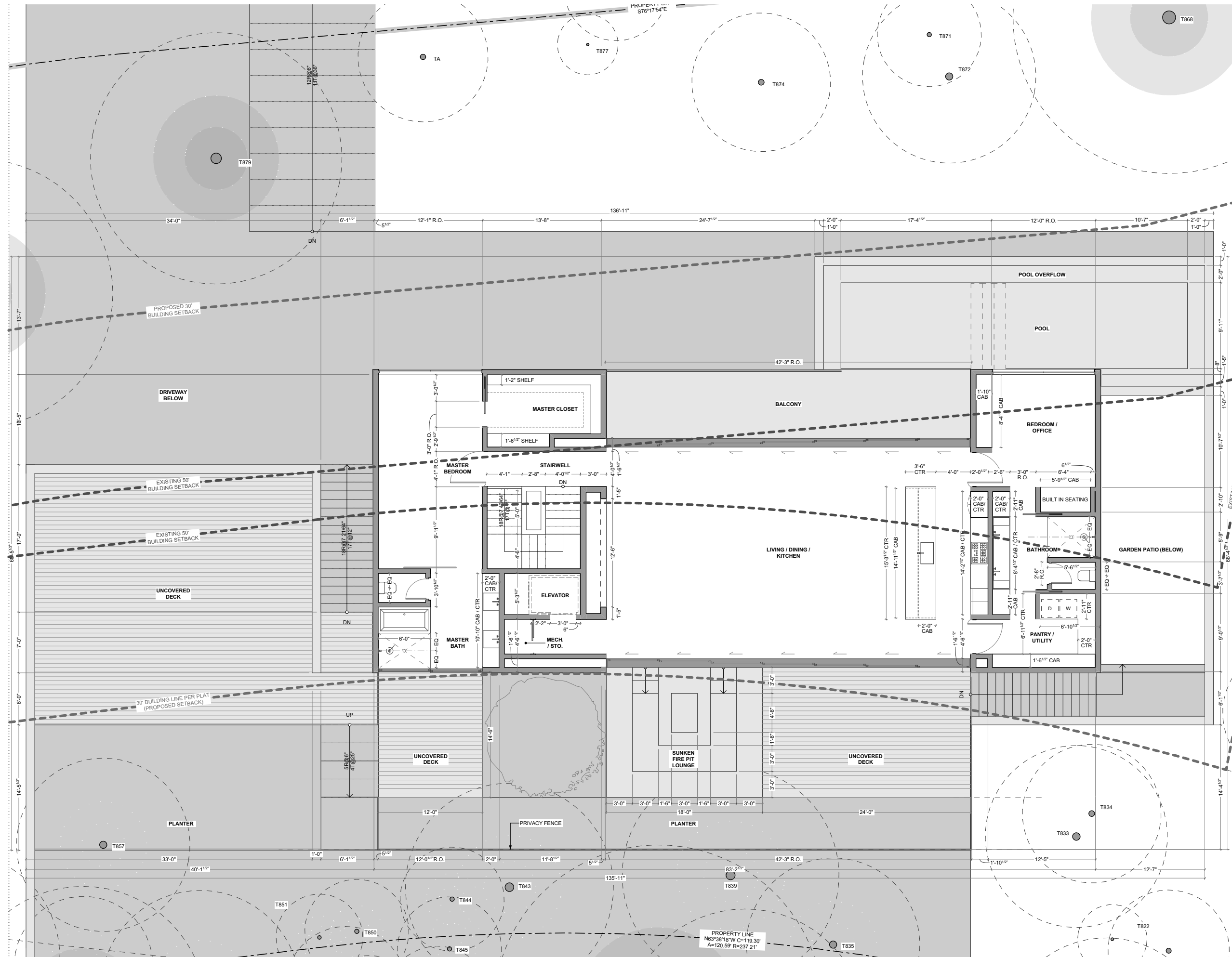
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VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

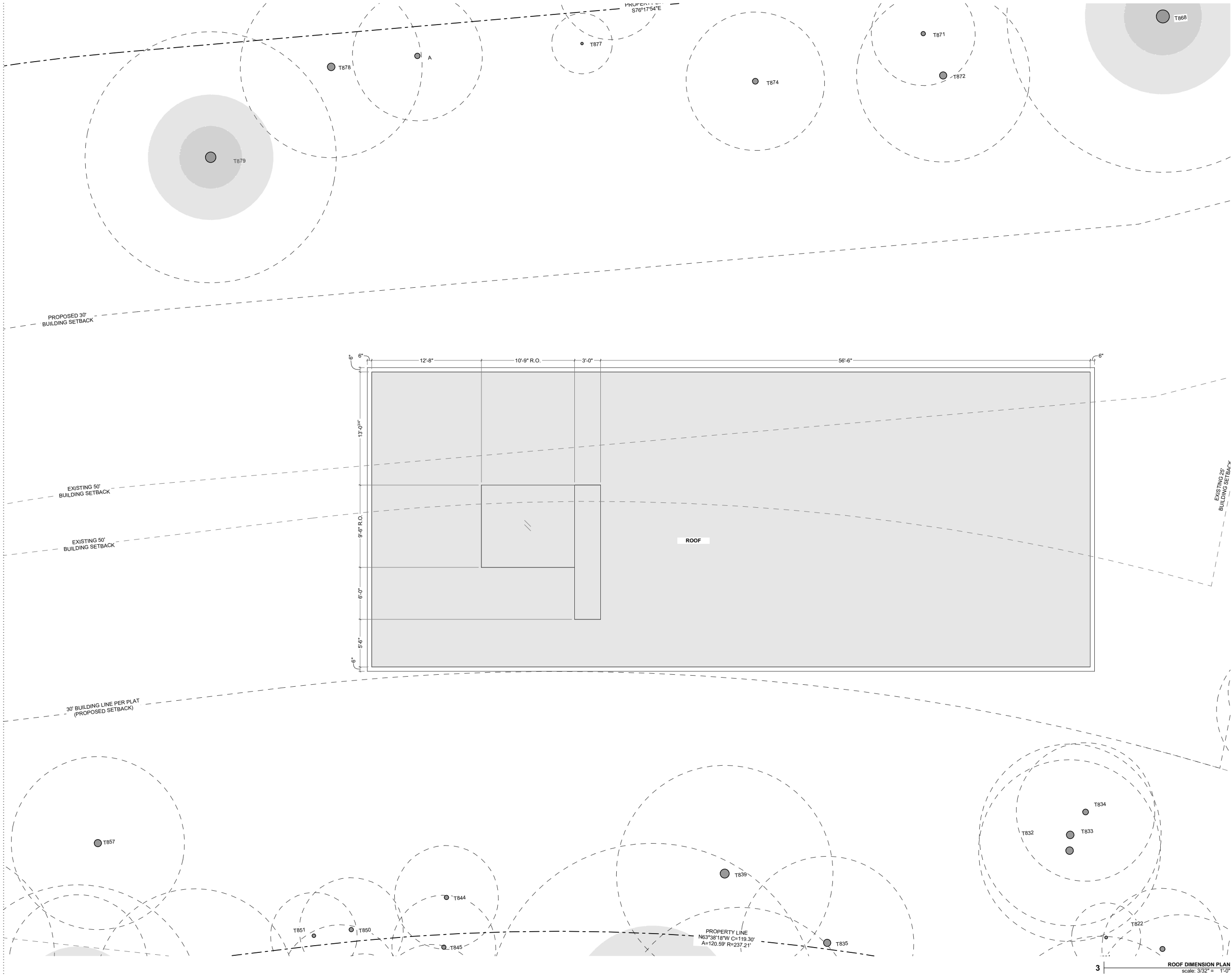
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Page 179 of 183

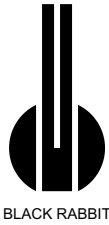


3

LEVEL 1 DIMENSION PLAN
scale: 3/32" = 1'-0"



GENERAL NOTES	
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KEYNOTES	
DEMOLITION	MEP
001 SAVE FOR FUTURE USE	601 SWITCH FROM LEVEL ABOVE/ BELOW
SITE	602 MECHANICAL CHASE
	603 PROPOSED HVAC DUCT
	604 DIMENSION TO BE VERIFIED IN FIELD BY MECHANICAL ENGINEER OR HVAC CONTRACTOR
201 SIDEWALK (PER CITY OF AUSTIN REQUIREMENTS)	CONSTRUCTION
202 DRIVEWAY APRON (PER CITY OF AUSTIN REQUIREMENTS)	
203 EXPANSION JOINT (BITUMINOUS MATERIAL WITH 6" SPACING)	
204 CURB TERMINAL	801 EXISTING STRUCTURE
205 LANDSCAPE PAVER (2" GAP TYPICAL)	802 LINE OF STRUCTURE/ SOFFIT/ ROOF ABOVE
206 CONCRETE AC PAD	803 LINE OF STRUCTURE/ ROOF BELOW
207 GAS METER	804 LINE OF RIDGE ABOVE
208 ELECTRIC METER	805 LINE OF VISITABLE
209 WATER METER	806 NO-STEP ROUTE BLOCKING AS REQUIRED BY LDC
210 NATURAL GRADE	807 25-12-243, R320.2 CONCRETE SLAB
211 FERVIOUS DECOMPOSED GRANITE PAVING	808 CONCRETE
212 RAISED PLANTER AREA	809 FOOTING
213 GABION WALL	810 CONCRETE WALL
214 1/4" STEEL LANDSCAPE EDGE	811 CONCRETE BEAM
215 GAS LINE FOR FUTURE GAS FIXTURE	811 CONCRETE COLUMN
216 SOIL	812 CONCRETE STEPS
217 GRAVEL FILL	813 TO STRUCTURAL
218 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE, DRAINED TO PUMP	814 2X STUD FRAMING
219 WOOD FENCE, MATCH RAISED PLANTER WOOD FINISH	815 WOOD BEAM
	816 2X JOIST
	817 2X STUD COLUMN
220 WOOD DECK, MATCH ADJ. WOOD SIDING	818 (2) 2X HEADER
221 FENCE GATE	819 WOOD TRUSS
222 LINE OF EXISTING CURB CUT, REPLACE WITH NEW CURB TO MATCH ADJACENT EXISTING CURB	820 2X TOP PLATE
223 ACCESSIBLE CONCRETE RAMP, MAX 1:12 SLOPE	821 2X SILL PLATE
FF&E	822 2X LEDGER
	823 RIDGE BEAM
	824 2X RIPPER, SLOPED PER PLANS
401 EXPOSED STRUCTURE	825 2X SLEEPER, SLOPED PER PLANS
402 FINISH TBD	826 2X TRELLIS STRUCTURE
403 CASEWORK	827 FURRING STRIP
404 SHELF/ SHELVES (BEYOND PANEL)	828 CANT STRIP
405 PULLOUT DRAWERS (BEYOND PANEL)	829 WOOD BLOCKING AS REQUIRED
406 COUNTERTOP BACKSPLASH, MATCH COUNTERTOP	830 SUBFLOOR
407 METAL STUD FRAMING	831 1/2" PLYWOOD SHEATHING
408 1/2" GYPSUM BOARD	832 1/2" PLYWOOD DECKING
409 5/8" GYPSUM BOARD	833 5/8" PLYWOOD DECKING
410 TILE FINISH FLOOR	834 11/8" PLYWOOD DECKING
411 WOOD SIDING/ FINISH	835 1/2" PLYWOOD SPACER
412 STUCCO SIDING/ FINISH	836 METAL STUD FRAMING
413 METAL SIDING / FINISH	837 STEEL COLUMN
414 MASONRY VENEER	838 STEEL BEAM
415 CMU VENEER	839 STEEL JOIST
416 STONE VENEER	840 OPEN WEB STEEL JOIST
417 BRICK VENEER	841 STEEL PLATE
418 BRAKE METAL FINISH (TO MATCH ADJACENT DOORS/ WINDOWS)	842 1 1/2" STEEL TUBE POST
419 METAL ROOF	843 WOOD HANDRAIL
420 FIBERGLASS ROOF MEMBRANE	844 1 1/2" X 1/2" STEEL BAR STOCK
421 SHINGLE ROOF	845 HANDRAIL SUPPORT
422 LIGHT FIXTURE	846 STEEL MESH INFILL
423 MIRROR	847 PANEL WELDED TO OUTSIDE
424 MIRROR CABINET	848 1" STEEL TUBE LOUVER
	849 1 1/2" X 1/2" STEEL BAR STOCK LOUVER
	850 STEEL STRINGER
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	852 1/2" WOOD TRIM
	853 1X WOOD FASCIA TRIM
	854 1X BASEBOARD
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	862 RIDGE VENT
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	864 1/8" REVEAL
	865 1/4" REVEAL
	866 SCORE
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	868 FIBERGLASS PARAPET FLASHING
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	871 METAL GUTTER
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	873 INTERNAL DOWNSPOUT
	874 SCUPPER
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	876 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING
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	879 SILL PAN
	880 ADA THRESHOLD
	881 THRESHOLD
	882 GLASS SHOWER ENCLOSURE (TEMPERED)
	883 GLASS SHOWER DOOR (TEMPERED)
	884 ATTIC ACCESS PANEL
	885 1" X 2 1/2" STEEL ANGLE
	886 1" X 1" STEEL TUBE
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GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
CONTACT: RYAN STEWART
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NOTES:

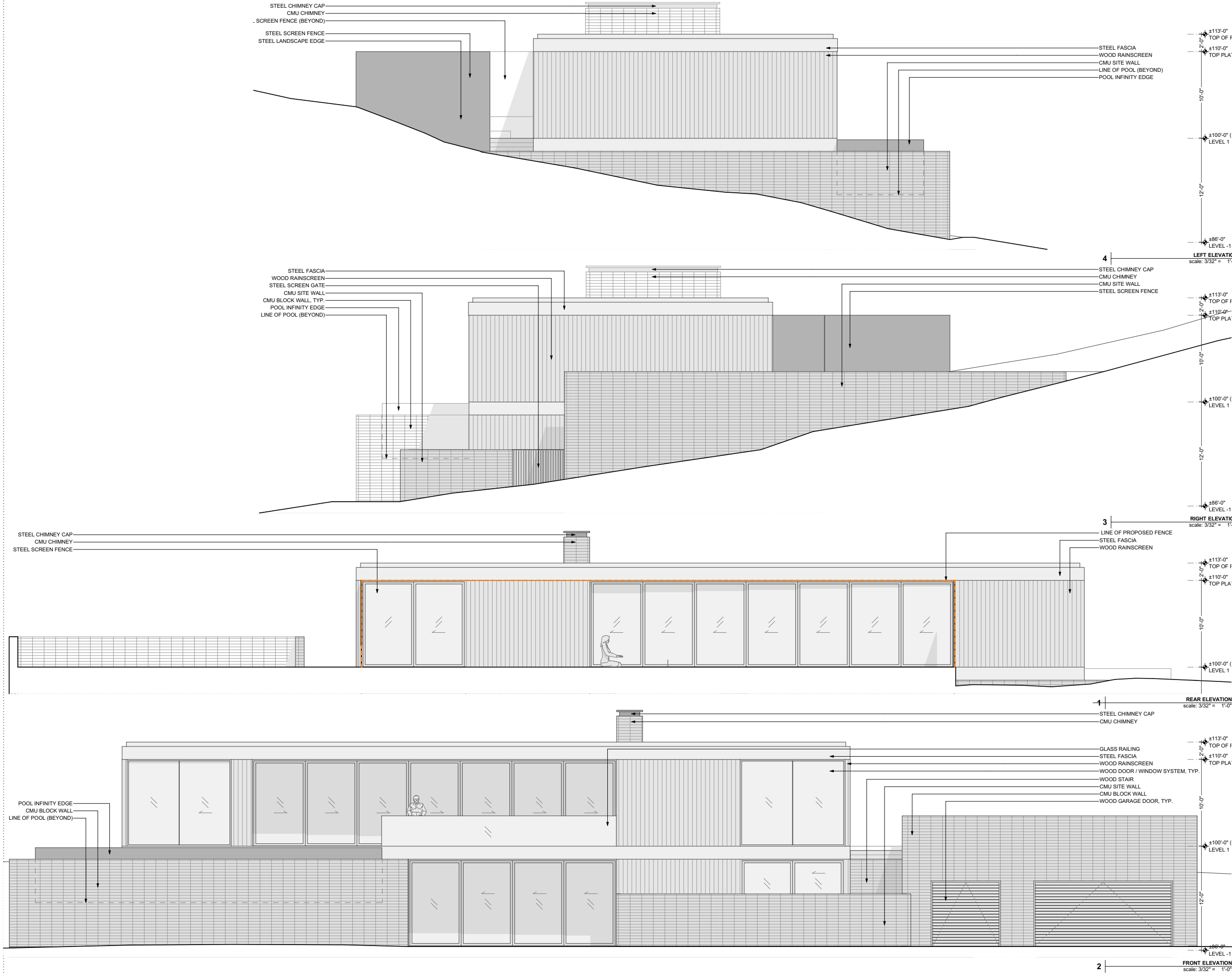
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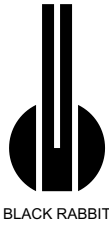
TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD2.3
ROOF DIMENSION PLAN

Page 180 of 183



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204 CURB TERMINAL	804 LINE OF RIDGE ABOVE
205 LANDSCAPE PAVEMENT (2" GAP TYPICAL)	805 LINE OF VISITABLE NO-STEP ROUTE
206 CONCRETE AC PAD	806 BLOCKING AS REQUIRED BY LDC 25-12-243, R320.2
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210 NATURAL GRADE	810 CONCRETE WALL
211 RERIVOUS DECOMPOSED GRANITE PAVING	811 CONCRETE BEAM
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217 4" PERFORATED PVC DRAINAGE TILE SET IN GRAVEL BASE, DRAINED TO PUMP	817 2X STUD COLUMN
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	826 2X TRELLIS STRUCTURE
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	828 CANT STRIP
	829 WOOD BLOCKING AS REQUIRED
	830 SUBFLOOR
	831 1/2" PLYWOOD SHEATHING
	832 1/2" PLYWOOD DECKING
	833 5/8" PLYWOOD DECKING
	834 1/8" PLYWOOD DECKING
	835 1/2" PLYWOOD SPACER
	836 METAL STUD FRAMING
	837 STEEL COLUMN
	838 STEEL BEAM
	839 STEEL JOIST
	840 OPEN WEB STEEL JOIST
	841 STEEL PLATE
	842 1 1/2" STEEL TUBE POST
	843 WOOD HANDRAIL
	844 1 1/2" X 1 1/2" STEEL BAR STOCK
	845 HANDRAIL SUPPORT
	846 STEEL MESH INFILL PANEL WELDED TO OUTSIDE
	847 1" STEEL TUBE LOUVER
	848 1 1/2" X 1/2" STEEL BAR STOCK LOUVER
	849 STEEL STRINGER
	850 WOOD TREAD
	851 1/2" WOOD TRIM
	852 1X WOOD FASCIA TRIM
	853 1X BASEBOARD
	854 ANCHOR BOLT
	855 BOLT
	856 BATT INSULATION
	857 SPRAY FOAM INSULATION
	858 RIGID INSULATION
	859 VAPOR BARRIER
	860 AIR BARRIER
	861 RIDGE VENT
	862 1" EXPANSION JOINT, PER STRUCTURAL
	863 1/8" REVEAL
	864 1/4" REVEAL
	865 SCORE
	866 SEALANT (BACKER ROD AS NECESSARY)
	867 FIBERGLASS PARAPET FLASHING
	868 FIBERGLASS FLASHING
	869 MASONRY COPING
	870 METAL GUTTER
	871 METAL DOWNSPOUT
	872 INTERNAL DOWNSPOUT
	873 DOWNSPOUT
	874 AREA DRAIN
	875 SLOT DRAIN
	876 CONCRETE SPLASH BLOCK, SLOPE AWAY FROM BUILDING
	877 DRAINAGE GRAVEL
	878 ALUMINUM WINDOW/ DOOR UNIT
	879 SILL PAN
	880 ADA THRESHOLD
	881 THRESHOLD
	882 GLASS SHOWER ENCLOSURE (TEMPERED)
	883 GLASS SHOWER DOOR (TEMPERED)
	884 ATTIC ACCESS PANEL
	885 1" X 2 1/2" STEEL ANGLE
	886 1" X 1" STEEL TUBE
	887 1" X 2 1/2" STEEL TUBE



BLACK RABBIT

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GENERAL CONTRACTOR

COMPANY: STEWART AND CO. CONSTRUCTION
CONTACT: RYAN STEWART
EMAIL: RYAN@STEWARTANDCO.COM

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VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD3.1
EXTERIOR ELEVATIONS



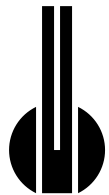
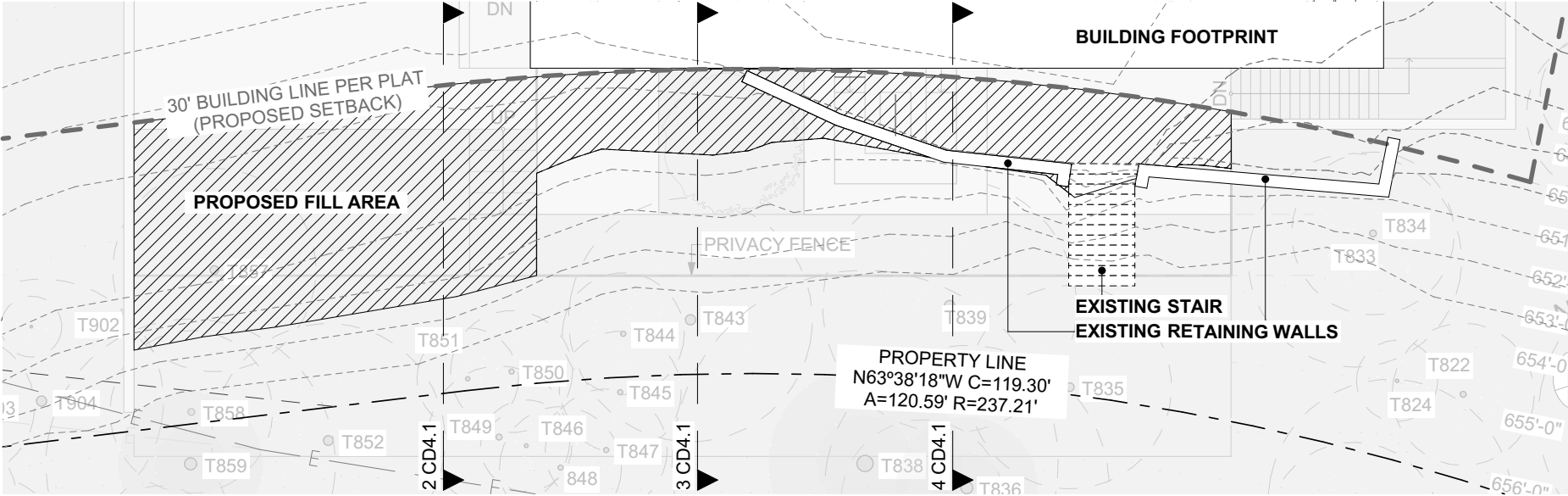
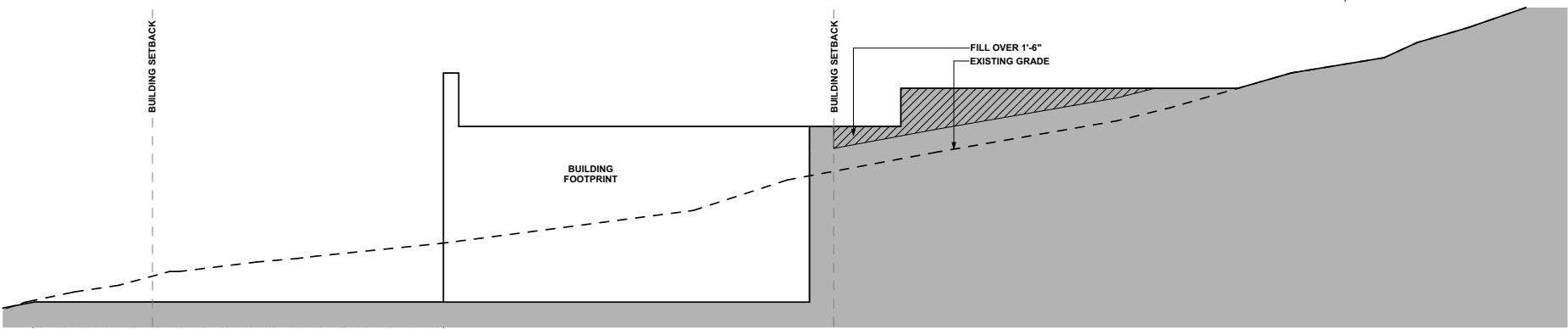
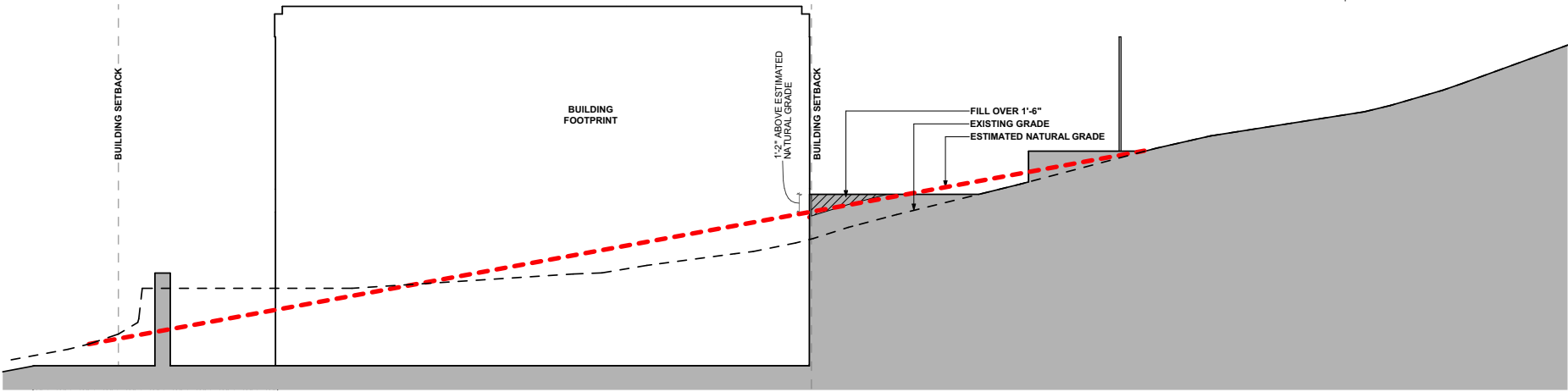
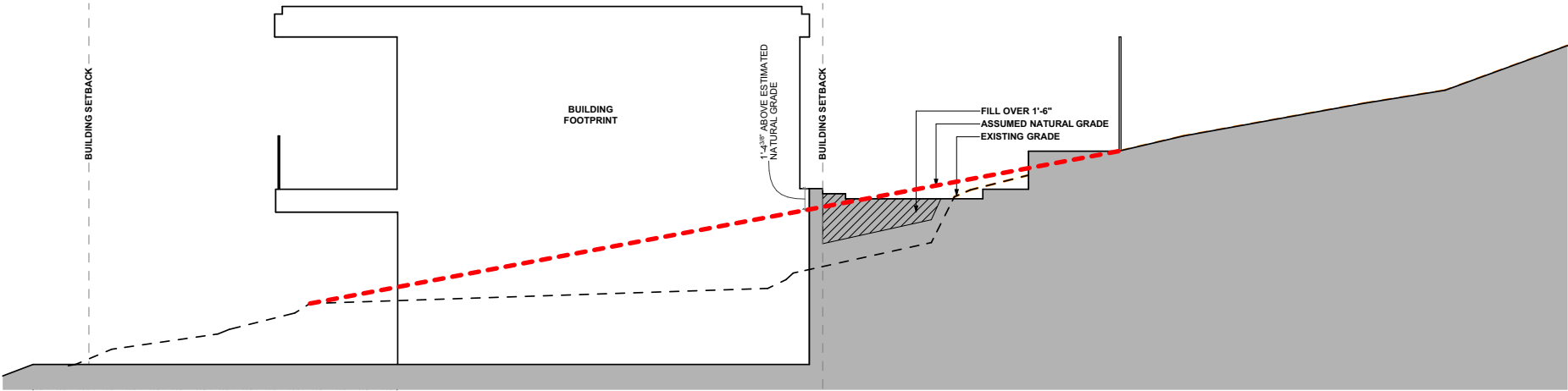
EXISTING PHOTO C



EXISTING PHOTO B



EXISTING PHOTO A



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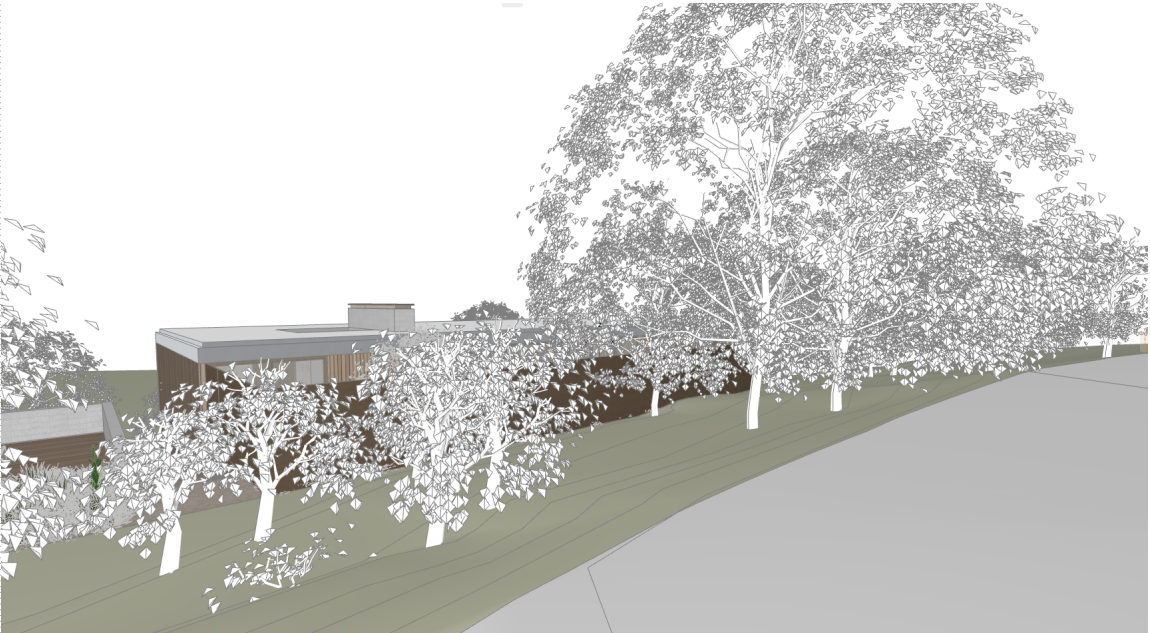
VARIANCE SUBMISSION (DRAFT) SET

TERRACE MOUNTAIN-706
TERRACE MOUNTAIN DRIVE
WEST LAKE HILLS, TX 78746

CD4.1
CUT / FILL EXHIBIT



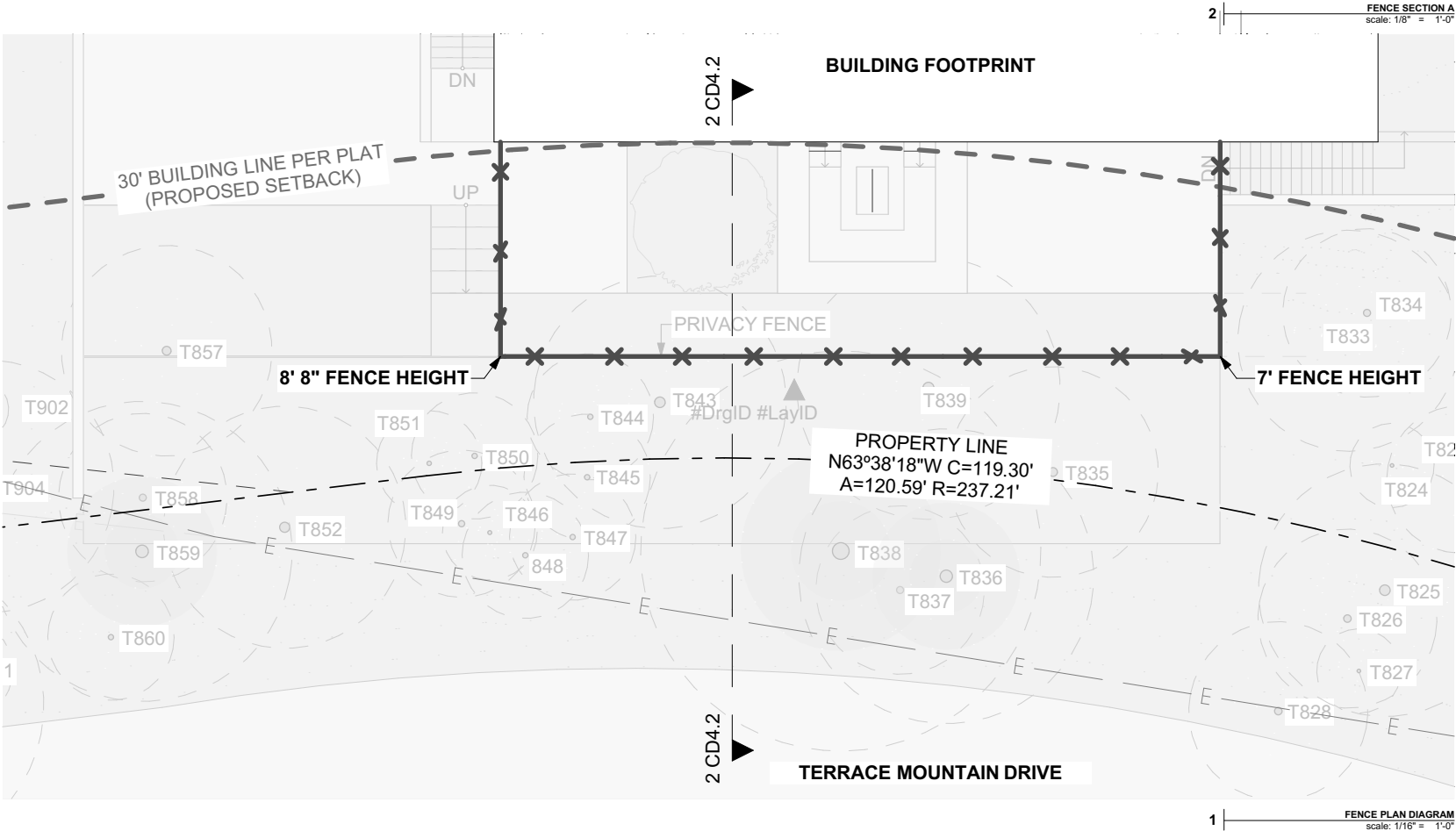
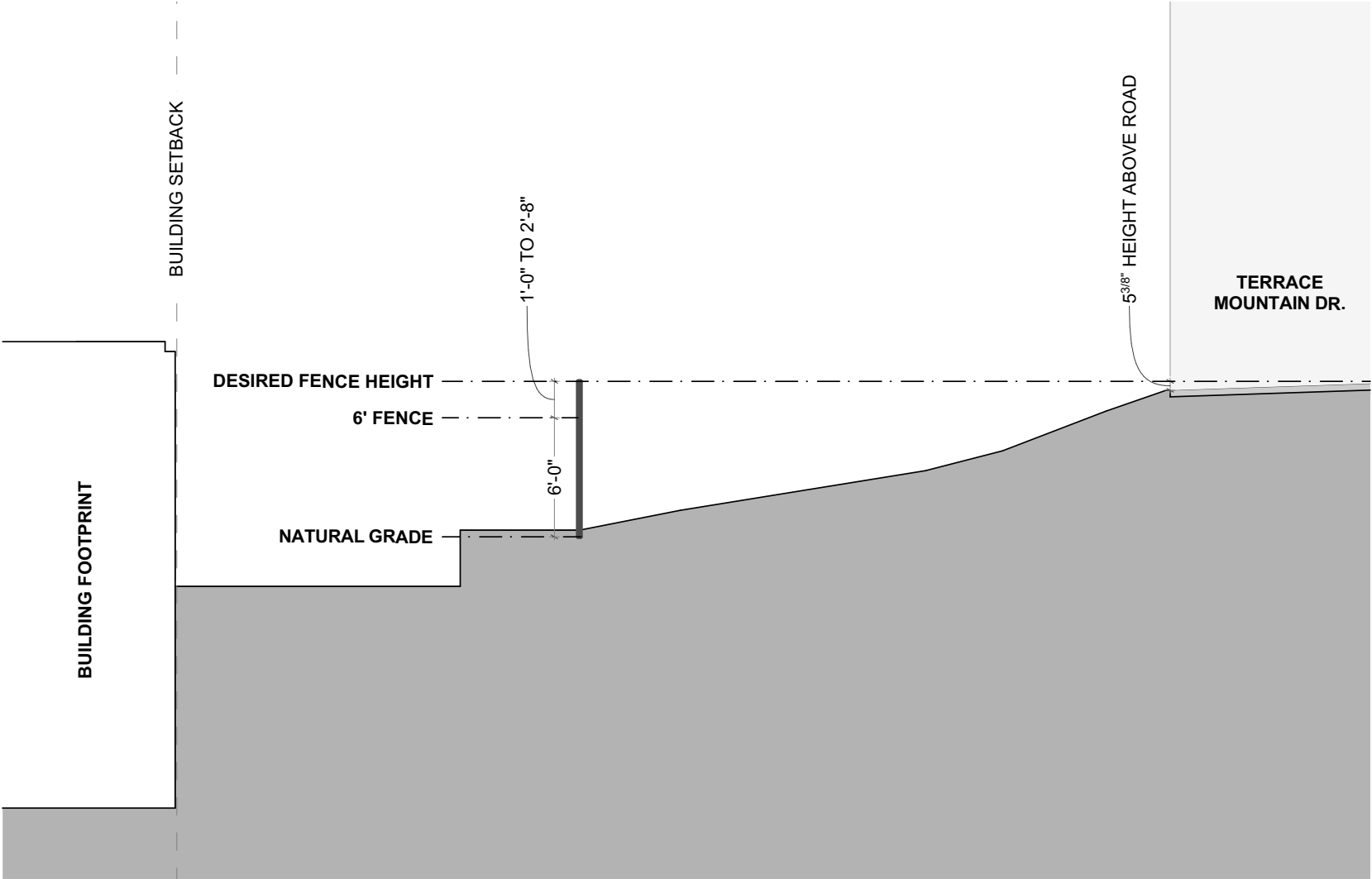
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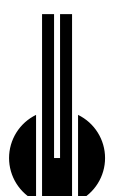


PROPOSED 3D IMAGE A



EXISTING PHOTO D





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CD4.2
FENCE EXHIBIT

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