



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 21, 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 21st day of September 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.

Join Zoom Meeting:

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

Meeting ID: 349 954 9035

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

If you wish to speak during the meeting or provide written comments, please provide your name, phone number, comments, and the item number you wish to speak on to pzsec@westlakehills.gov by 1:00 P.M. on September 21, 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 August 17, 2022 Regular Zoning and Planning Meeting minutes.
 - b. Report on Board of Adjustment and City Council Responses.
3. Land Use 912 Calithea - Discussion/Recommendation on variance requests to encroach a front and side building setback for a second story addition over an existing driveway.

(Section 22.03.281 of the West Lake Hills Code). Applicants George and Charlotte Howard.

4. **Land Use 2 Laurel Valley Cove** - Discussion/Recommendation on a variance for cut and fill to obtain access to an undeveloped lot (Section 22.03.170(f) of the West Lake Hills Code and Section 7.4.1 (Cut and Fill) of the Drainage and Erosion Control Manual). Applicant Davin Fillpot.
5. **Land Use 10 North Peak** - Discussion/Recommendation on variances to encroach a front building setback and removal of three trees with diameters larger than 14 inches (Sections 22.03.281 and 22.03.304 of the West Lake Hills Code). Applicants David and Jennifer Kaufman.
6. **Land Use 1419 Redbud Trail** - Discussion/Recommendation on a variance to minimum setback distances for an accessory structure to replace/improve an existing swimming pool and deck (Section 22.03.276 of the West Lake Hills Code). Applicant Tim Franke.
7. **Land Use 309 Laurel Valley Road** - Discussion/Recommendation on variances to remove four trees with diameters larger than 14 inches for the demolition and rebuild of a single family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Graham Schmergel.
8. **Land Use 1101 Yaupon Valley Road** - Discussion/Recommendation on a variance to encroach a building setback to remodel an existing single family residence (Section 22.03.281 of the West Lake Hills Code). Applicant Edgar Prats.
9. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the September 21, 2022 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on September 16, 2022 at 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, August 17, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m.

Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and new Commissioner Patrick Stewart. James Vaughan was not in attendance.

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 July 20, 2022 Regular Meeting Minutes.
 - b. Board of Adjustment and City Council results.

Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Bartoletti. Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

3. **902 Yaupon Valley** - Discussion/Recommendation on the removal of three trees with trunk diameters of 14" or greater and a driveway setback encroachment. (Sections 22.03.304 and 22.03.175 of the West Lake Hills Code). Applicant Jerry Hooker, Yaupon Valley 902, LLC.

Staff Briefing

Director Grundman: Staff Briefing was given. Staff Recommendation: Denial for tree variances; Approval of the driveway.

Vice-Chairman Pledger: Has there been an evaluation on the impervious cover?

Director Grundman: Page 19 shows it complies with Code.

Vice-Chairman Pledger: Is there a height variance? It's such a large house.

Director Grundman: It's not part of the packet.

Presentation by Applicant

Jerry Hooker is the architect for this application. We want to retain the driveway. We are

saving 80% of the trees on the site. We will replace what is needed.

Public Hearing

Jon Loehman lives at 900 Yaupon Valley. I don't have a problem with the house being taken down. It's going to be a very large house being 9,000 sq. ft. I'm amazed it meets the impervious cover. I'm not arguing, just raising concern.

Erika Nelsen lives at 904 Yaupon Valley. I spoke at the last meeting. It is going to be a giant brick next to me. We want to live in a forest and I have a problem with that.

Chairman Meisel closes the Public Hearing.

Deliberation and Recommendation

Commissioner Maccini: I'm good with the driveway; not with the trees. There is no hardship.

Vice-Chairman Pledger: I agree with Commissioner Maccini. No hardship.

Commissioner Bartoletti: The applicant doesn't articulate a hardship.

Commissioner Stewart: I have no issue with the driveway. The application is lacking a hardship.

Chairman Meisel: 50 years from now that tree will still be there.

Commissioner Bartoletti: A house this size, I wish the city would look at height and impervious cover.

Director Grundman: It is at 24% impervious cover that meets Code.

Commissioner Maccini: Would excavation affect that creek?

Director Grundman: We met on site.

COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL FOR THE DRIVEWAY AND DENIAL ON ALL THREE TREES. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (4-0).

4. 211 Reveille Road - Discussion/Recommendation on a variance request to encroach of a driveway setback. (Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd., LLC.

Staff Briefing

Director Grundman: Staff Briefing is given. This was previously approved in 2017 but was never initiated so it was considered dormant. Staff Recommendation: Approval.

Commissioner Maccini: I live across the street. References letter from one of the neighbors.

Director Grundman: This is a driveway setback request.

Commissioner Maccini: They are showing a split driveway. I didn't see that addressed?

Presentation by Applicant

Nathan Quiring is the architect for this application. We are not trying to keep the extra driveway cut. We want to stay away from the 21" Live Oak. The pandemic put the project on hold. We are doing driveway runners.

Public Hearing

Andrew Holck lives at 200 Reveille Road. The existing driveway is no longer allowed? References Page 105 of the packet. The letter talks about a second driveway entrance. There appears to be a parking pad.

Chairman Meisel: No grandfathering is allowed.

Director Grundman: The driveway setback is the only request.

Andrew: This could change going to permitting? Thanks for clearing the confusion.

Chairman Meisel: It must meet Code.

Connie from Dallas: What is the hardship?

Director Grundman: The trees.

Chairman Meisel closes the Public Hearing.

Deliberation and Recommendation

Commissioner Stewart: What is the driveway material?

Nathan: I'm not sure on that. Concrete. I'll get that done before permitting.

Commissioner Maccini: This is a wonky application. Going forward, a huge wall was built. Parking is a problem on Reveille. This is an incomplete packet.

Commissioner Bartoletti: I'm in favor but the applicant should be more concise.

Vice-Chairman Pledger: Is a plan approved already?

Director Grundman: It went dormant.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND APPROVAL AS REQUESTED. SECONDED BY COMMISSIONER BARTOLETTI. UNANIMOUS (4-0) APPROVAL.

5. 604 Rocky River Road - Discussion/Recommendation on a variance to encroach a side building setback (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

Commissioner Maccini steps away from the dais.

Staff Briefing

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

Vice-Chairman Pledger: Did the city not identify this during permitting?

Director Grundman: It's not shown on the plans.

Commissioner Stewart: All or part of the roof?

Director Grundman: About 3'9" and is at an angle.

Presentation by Applicant

Mindy Vescovo is the applicant. The second story eave will encroach. It is currently under construction. We requested no variances and designed around the trees. The neighbors have no issues. It will safeguard the wall.

Public Hearing

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

Deliberation and Recommendation

Commissioner Stewart: I appreciate the proposal. With no impact it makes sense.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (3-0) APPROVAL. HARDSHIP IS HEALTH AND SAFETY.

6. Adjournment. Chairman Robert Meisel.

Meeting is adjourned at 7:37 p.m.



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

SEPTEMBER 21, 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
707 Butler Cove (Trees, Wall, Cut/Fill)	Denial	Withdrawn
902 Yaupon Valley Road (Trees and Driveway Setback)	Partial Approval and Denial	Approval of Driveway Setback Encroachment, Denial of Trees
211 Reveille Road (Driveway Setback)	Approval	Approved with conditions on submitting for a permit within 60 days
604 Rocky River Road (Side Setback)	Approval	Approved

Should any ZAPCO Commissioner have any questions or feedback on the report, please contact the Director of Building and Development Services.



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	<u>September 21, 2022</u>	Item Number:	<u>3</u>
Department:	<u>Building and Development Services</u>		
Prepared By:	<u>Ashby Grundman</u>	Cost / Budget:	<u>None</u>
Exhibits:	<u>See Attached</u>	Source of Funds:	<u>N/A</u>

Subject

912 Calithea: Discussion/recommendation on variance requests to encroach in a front and side building setback for a second story addition. (West Lake Hills Code Section 22.03.281). Applicants George and Charlotte Howard.

Recommendation

Staff recommends denial of the variances as proposed. The setbacks do make the lot challenging, but the proposed variances are not the minimum needed to grant relief.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: George and Charlotte Howard
Legal Description: Lot 10, Block O, Terrace Mountain
Lot Size: 0.6310 acres (27,487.36 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 an addition to the existing non-conforming house, which is proposed to occur in the setback. The lot is surrounded by right-of-way on two of three sides and therefore has 50-foot setbacks on most of the lot. The variances requested are to encroach in a front setback (Terrace Mountain and Calithea). There is a proposed carport addition and a proposed swimming pool and deck addition.

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 second story addition will be above the existing driveway thus will not disturb the terrain. As for the patio that we be enlarged to be flush with this addition. There exists currently an unsightly driveway foundation what we will be covering up with the patio. All our planning and work has been done in a manner that will not require the removal of any trees. This can be shown on the tree survey attached to our main application.

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

We considered rearranging the floor plan and constructing an addition of the other side of the home. However, there is a neighbor on that side, and we wanted to maintain the existing distance. With our current plan, we are not impeding on any neighbors' views nor closing a gap between homes.

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

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.

Our variance in no way affects the neighboring properties. Due to the property fronting 2 streets, no neighbor will be in closer proximity than before.

Additionally, no neighbor's views of any natural terrain or the valley will be impacted.

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

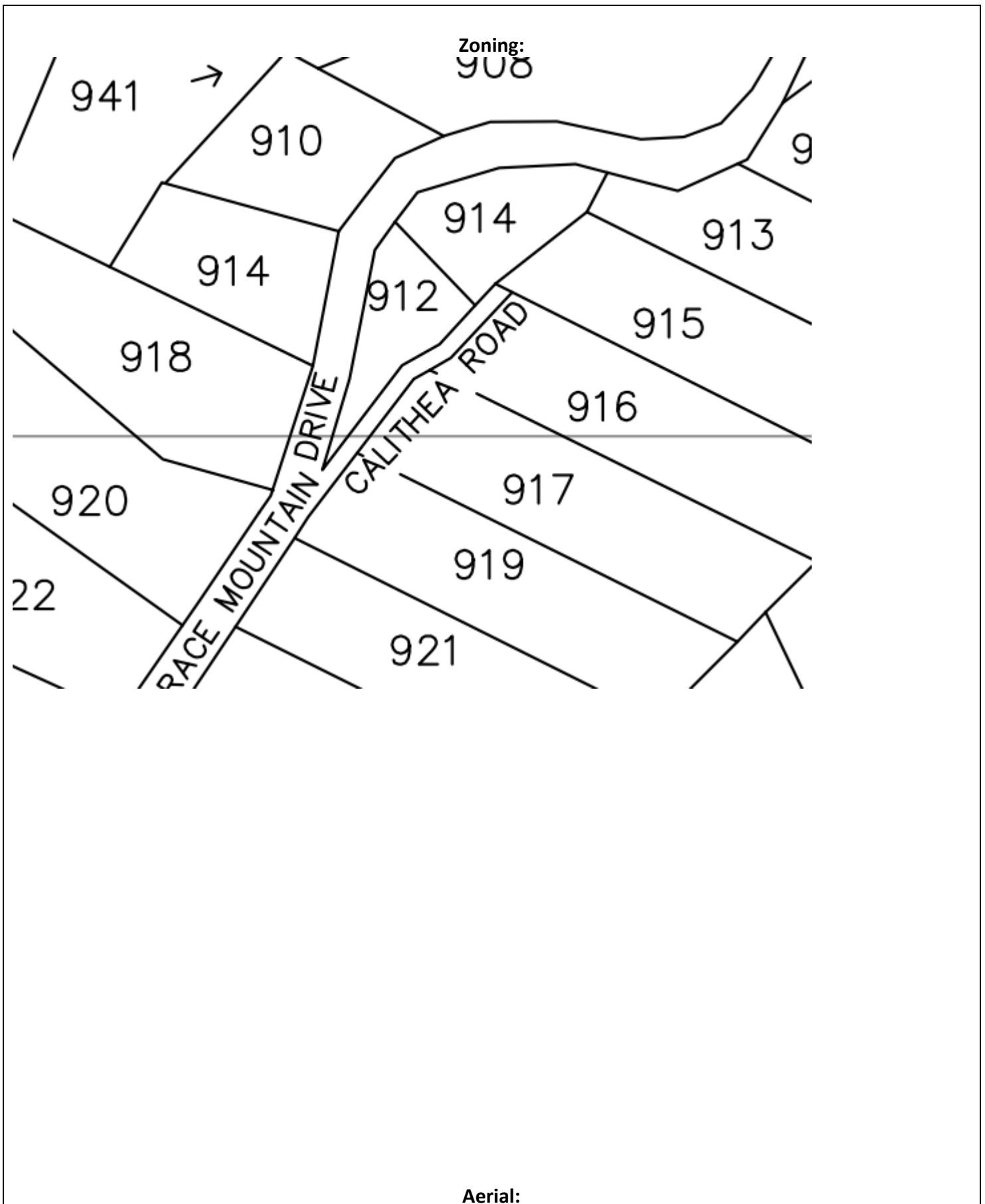
This request will not change the subdivision.

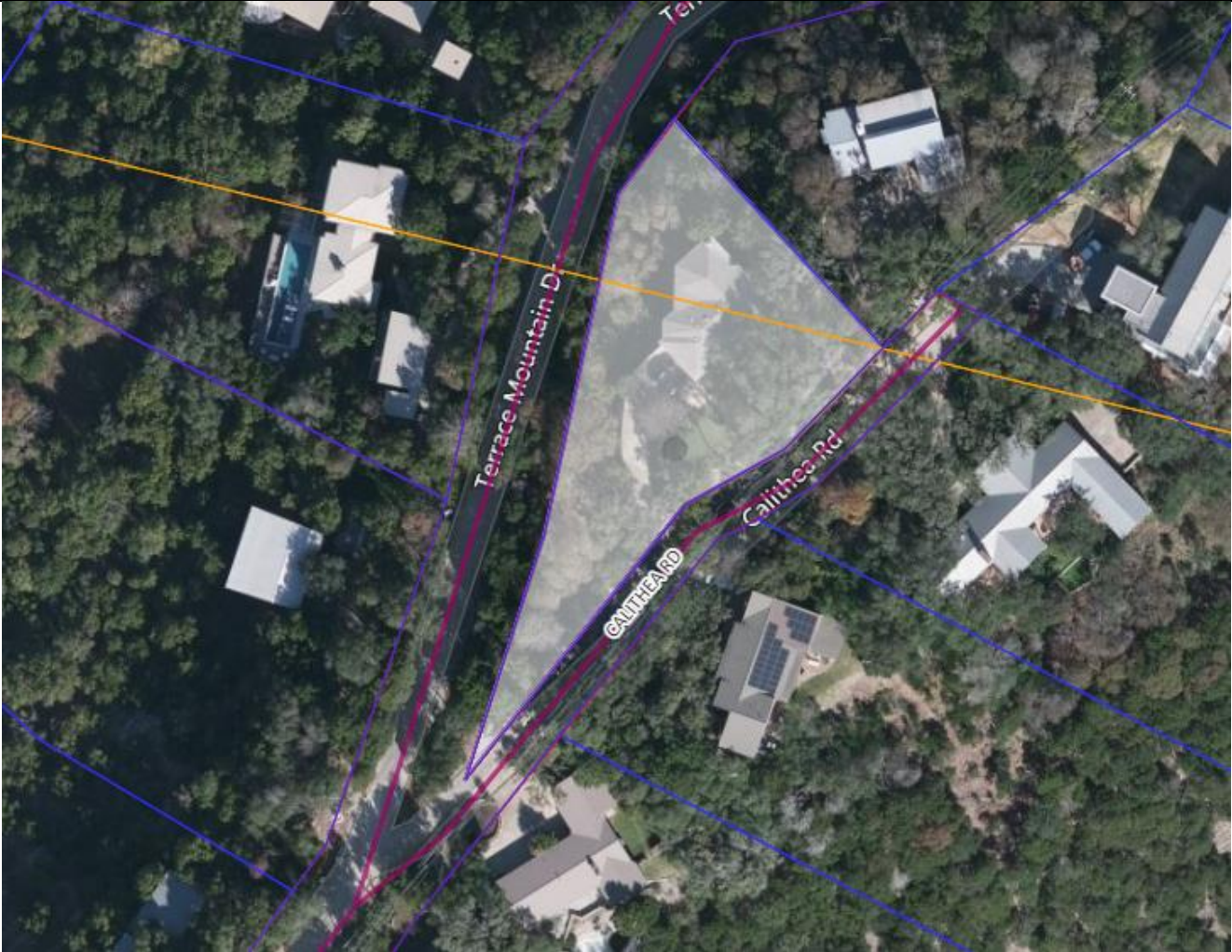
Comprehensive Planning Analysis

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

Links to Relevant Code:

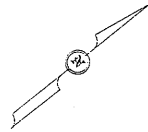
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.281](#) [Schedule of Regulations](#)





Approved By		
	Signature	Date
Department Head	_____	_____
	Signature	Date
City Administrator	_____	_____

SCALE: 1"=30'



*** 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 10.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

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

- WROUGHT IRON FENCE
- AC A/C UNIT
- EM ELEC. METER
- IRON ROD FND.
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
- ▲ NAIL FND.
- △ CALCULATED POINT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

TERRACE MOUNTAIN
(50' R.O.W.)

0.603 ACRE
(CALLED 0.6 ACRE)

LOT 10 HOUSE

912 CALITHEA
(25' R.O.W.)

TREE TABLE

200	11" DBL LIVE OAK
201	4" MTN LAUREL
202	11" LIVE OAK
203	4" LIVE OAK
204	4" CEDAR
205	4" CEDAR
206	3" CEDAR
207	3" CEDAR
208	9" LIVE OAK
209	3" CEDAR
210	3" CEDAR
211	17" CEDAR
212	12" CEDAR
213	6" CEDAR
214	12" CEDAR
215	4" LIVE OAK
216	6" LIVE OAK
217	4" MTN LAUREL
218	6" CEDAR
219	28" CEDAR
220	3" CEDAR
221	5" CEDAR
222	10" SPANISH OAK
223	7" CEDAR
224	10" CEDAR
225	8" CEDAR
226	4" CEDAR
227	13" DBL SPANISH OAK
230	1" DBL CEDAR
231	8" CEDAR
232	20" CEDAR
233	20" TRP SPANISH OAK
234	19" LIVE OAK
235	12" SPANISH OAK
237	10" DBL SPANISH OAK
239	20" SPANISH OAK
240	16" TRP SPANISH OAK
241	6" LIVE OAK
244	8" DBL SPANISH OAK
245	18" QUAD SPANISH OAK
246	10" DBL SPANISH OAK
247	11" DBL SPANISH OAK
250	10" QUAD SPANISH OAK
259	5" LIVE OAK
260	7" LIVE OAK
261	4" LIVE OAK
262	15" LIVE OAK
263	17" LIVE OAK
264	13" LIVE OAK
265	5" LIVE OAK
266	17" LIVE OAK
267	15" LIVE OAK
268	12" LIVE OAK
269	16" LIVE OAK
270	5" LIVE OAK
271	8" LIVE OAK
272	10" LIVE OAK
273	12" LIVE OAK
274	15" LIVE OAK
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276	15" LIVE OAK
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278	16" LIVE OAK
279	19" LIVE OAK
280	10" LIVE OAK
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282	14" LIVE OAK
283	24" LIVE OAK
290	4" SPANISH OAK
291	6" DBL SPANISH OAK
292	12" QUAD SPANISH OAK

LOT No. 10 BLOCK "-" SUBDIVISION / ADDITION TERRACE MOUNTAIN BLOCK "O" STONEHEDGE ESTATES
SECTION - PHASE - Book - Page(s) 83 Cabinet - PLAT RECORDS
CITY TRAVIS COUNTY, TEXAS Volume 8 Slide -
Reference: ROSS SMITH

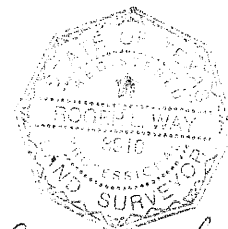


ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900



Roger T. Lay

By:		Date:
FIELD WORK	JS	08-11-21
DRAFTING	SCN	

SURVEY DATE: 09-02-21

Job No. 07B09921

SCALE: 1"=30'

1. DEMOLITION NOTES

CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED IN THE DRAWINGS.

DEMOLITION NOT DESCRIBED HERE BUT NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEMOLITION DRAWINGS ARE ISSUED FOR INFORMATION ONLY AND SHOW THE GENERAL EXTENT OF THE DEMOLITION REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR REMODELING OR NEW CONSTRUCTION.

THE WORK OF THIS PROJECT MAY INCLUDE ALTERATIONS OF THE EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOW THE CHANGES AND ADDITIONS SHOWN AND TO PROVIDE CONTINUING ELECTRICAL AND HVAC SERVICES FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN OPERATIONAL.

ALL DEMOLITION CONSTRUCTION DEBRIS TO BE SHALL BE SORTED SO AS TO COMPLY WITH THE CITY OF AUSTIN'S CONSTRUCTION & DEMOLITION RECYCLING ORDINANCE.

CONTRACTOR TO PROVIDE OWNER / ARCHITECT WITH A COMPLETE INVENTORY OF ALL ITEMS THAT CAN BE RE-USED AND/OR STORED IN BUILDING STOCK.

IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, PARTITIONS, ETC.) CAUSE AN UNEVENNESS IN FLOOR SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.

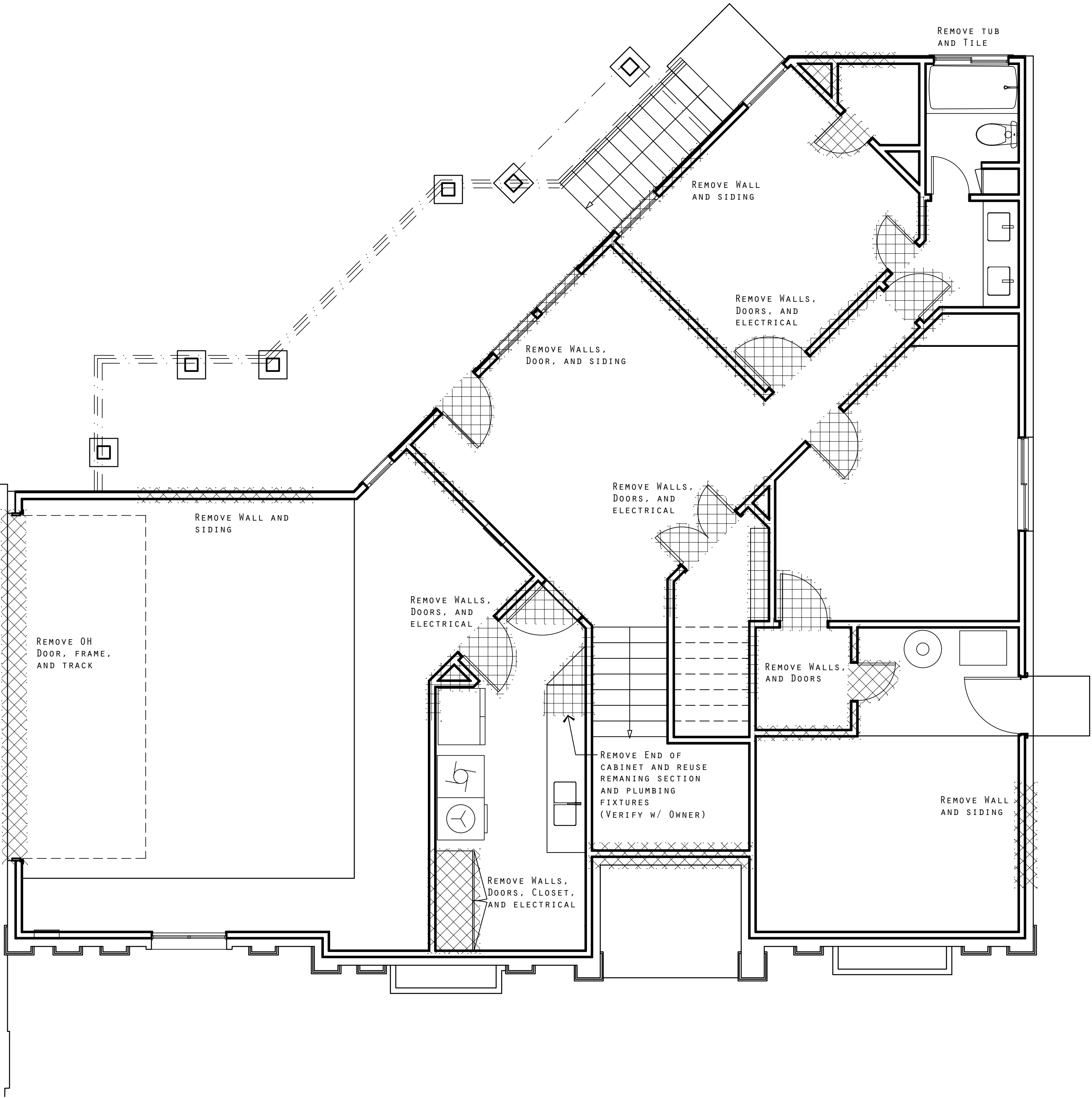
CONTRACTOR SHALL PROVIDE A SEALED PARTITION / BARRIER FROM FLOOR TO CEILING AT ALL INTERFACES WITH EXISTING PART OF STRUCTURE TO REMAIN.

ELECTRICAL, MECHANICAL AND PLUMBING TO BE REMOVED TO THE FURTHEST TERMINATION POINT ON THE FLOOR. REMOVE ALL UNUSED AND DISCONNECTED HVAC, ELECTRICAL, PLUMBING AND PHONE / DATA CABLING ABOVE CEILING AND REMOVE TO THE FURTHEST TERMINATION POINT ON THE FLOOR. COORDINATE EXTENT OF REMOVAL WITH MECHANICAL / ELECTRICAL / PLUMBING DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE REPAIRS TO ANY AND ALL DAMAGE TO EXISTING TO REMAIN" EQUIPMENT, FIXTURES, WALLS, FLOORS, CEILING, DOORS, WINDOWS, OR ANY OTHER BUILDING ELEMENT THAT MAY OCCUR DURING THE DEMOLITION AND / OR CONSTRUCTION PHASES. ALL REPAIRS SHALL BE MADE PRIOR TO SUBSTANTIAL COMPLETION.

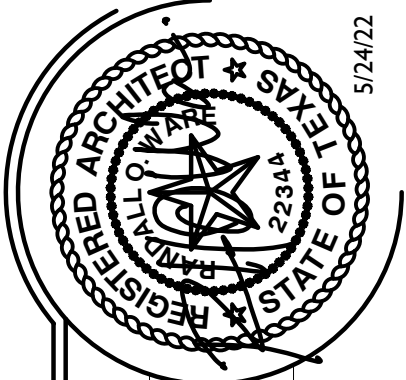
CONTRACTOR TO VERIFY ALL LOAD BEARING CONDITIONS AND PROVIDE SHORING AS REQUIRED IN ALL AFFECTED AREAS PRIOR TO AND DURING DEMOLITION AND / OR CONSTRUCTION.

PRIOR TO REMOVAL OFF SITE, CONTRACTOR TO EVALUATE ANY DEMOLISHED CONCRETE, MASONRY, HARDSCAPING, COPING, GRAVEL, EARTH, ETC. WITH LANDSCAPE DESIGNER / ARCHITECT FOR POSSIBLE RE-USE AS LANDSCAPE FILL IN OTHER AREAS OF THE PROJECT.



1 FIRST FLOOR PLAN - EXISTING DEMOLITION

1/4" = 1'-0"



DATE: MAY 24, 2022
JOB NUMBER: XX
DRAWN BY: INITIALS
CHECKED BY: INITIALS

PERMIT SET

HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX

FIRST FLOOR DEMO PLAN

shelter • design studio + workshop
78704 • 512 • 657 • 4705 • randall@shelterdesignstudio.com

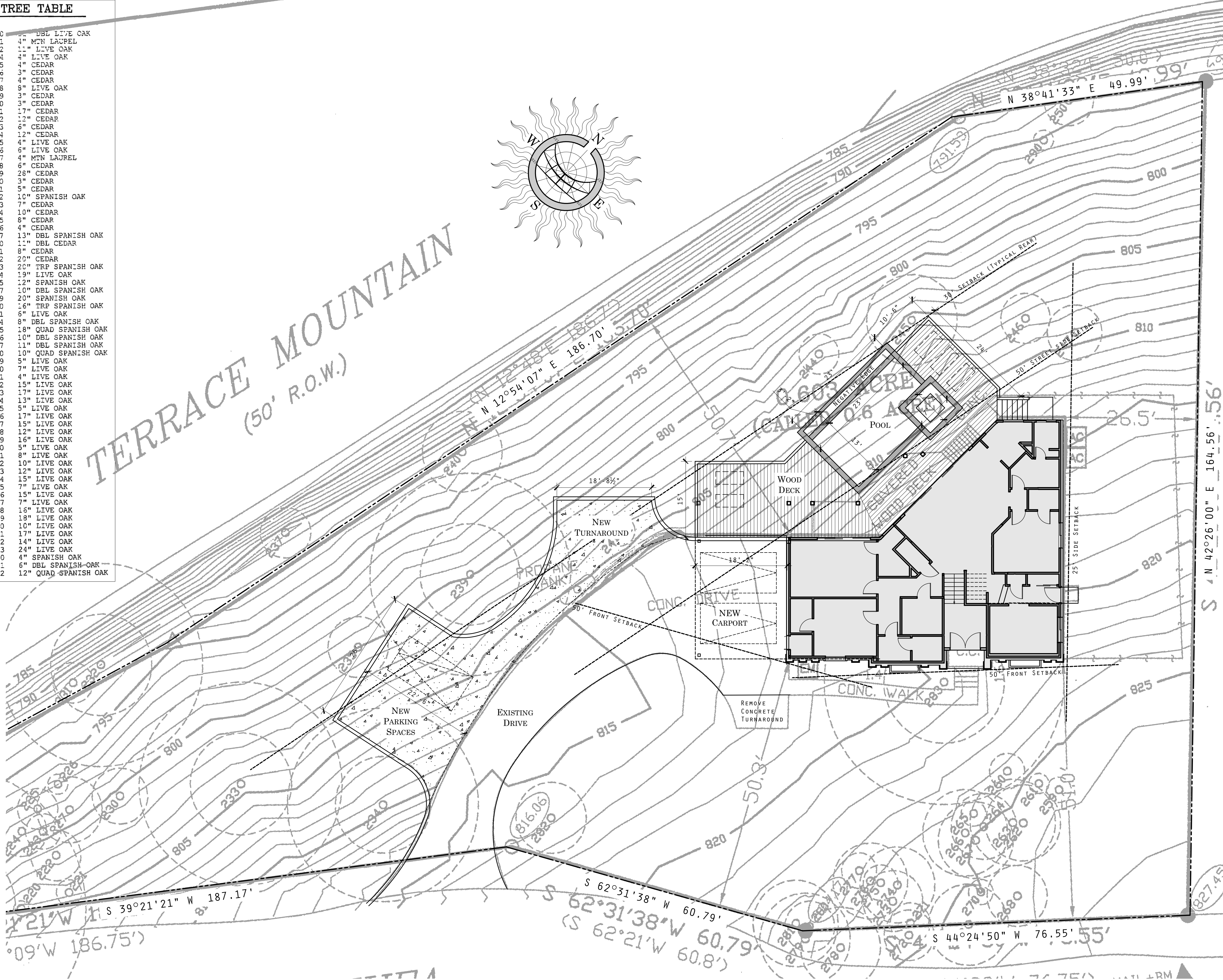
© 2022 Randall O. Ware

REVISIONS	
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D1

O F : XX

TREE TABLE	
200	1" DBL LIVE OAK
201	4" MTN LAUREL
202	1" LIVE OAK
203	4" LIVE OAK
204	4" CEDAR
205	3" CEDAR
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212	12" CEDAR
213	6" CEDAR
214	12" CEDAR
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218	6" CEDAR
219	28" CEDAR
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SCHEDULE OF DRAWINGS
SP-1 SITE PLAN A-1.1 FIRST FLOOR NOTES PLAN A-2.1 ELEVATIONS A-3.1 ROOF PLAN A-4.1 INTERIOR ELEVATIONS A-5.1 FIRST FLOOR ELECTRICAL PLAN

BUILDER TO VERIFY METES AND BOUNDS,
BUILDING LINES AND EASEMENTS PRIOR
TO PERFORMING ANY LOT IMPROVEMENTS.

LEGAL DESCRIPTION
LOT 10 BLOCK 0
STONEHENGE ESTATES
TRAVIS COUNTY, TEXAS

BUILDER
N/A

ENGINEER
N/A

SURVEYOR
ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN, TEXAS 78704
TELEPHONE: (512) 440-0071

BUILDING COVERAGE (PROPOSED)		
AREAS	EXIST	NEW
1ST FLOOR CONDITIONED AREA *	1872	484
2ND FLOOR CONDITIONED AREA	--	--
3RD FLOOR CONDITIONED AREA	--	--
BASEMENT	1394	438
GARAGE / CARPORT *	438	46
WOOD DECKS	--	442
BREEZEWAYS	--	--
COVERED PATIOS *	281	166
COVERED PORCHES *	262	166
BALCONIES *	--	--
--	--	--
OTHER BLDG / COVERED	--	--
TOTAL BUILDING AREA	4247	1742

TOTAL BUILDING COVERAGE ON LOT	
BUILDING AREA	5505
AREA OF LOT	26,245.6
PERCENT OF COVERAGE	20.9%

IMPERVIOUS COVERAGE CHART	
AREAS	COVERAGE
TOTAL BUILDING COVERAGE	2783
DRIVEWAY AREA	2217
SIDEWALK & WALKWAYS	144
UNCOVERED PATIOS	--
UNCOVERED WOOD DECKS	442
AC & SPA EQUIP. PADS	40
CONCRETE DECKS	--
OTHER- LANDSCAPE WALLS & STEPS	--
POOL / SPA	461
TOTAL COVERED	6087
AREA OF LOT	26,245.6
PERCENTAGE OF LOT COVERED	23.2%
25% ALLOWABLE	6561.4

DATE: MAY 24, 2022
JOB NUMBER: --
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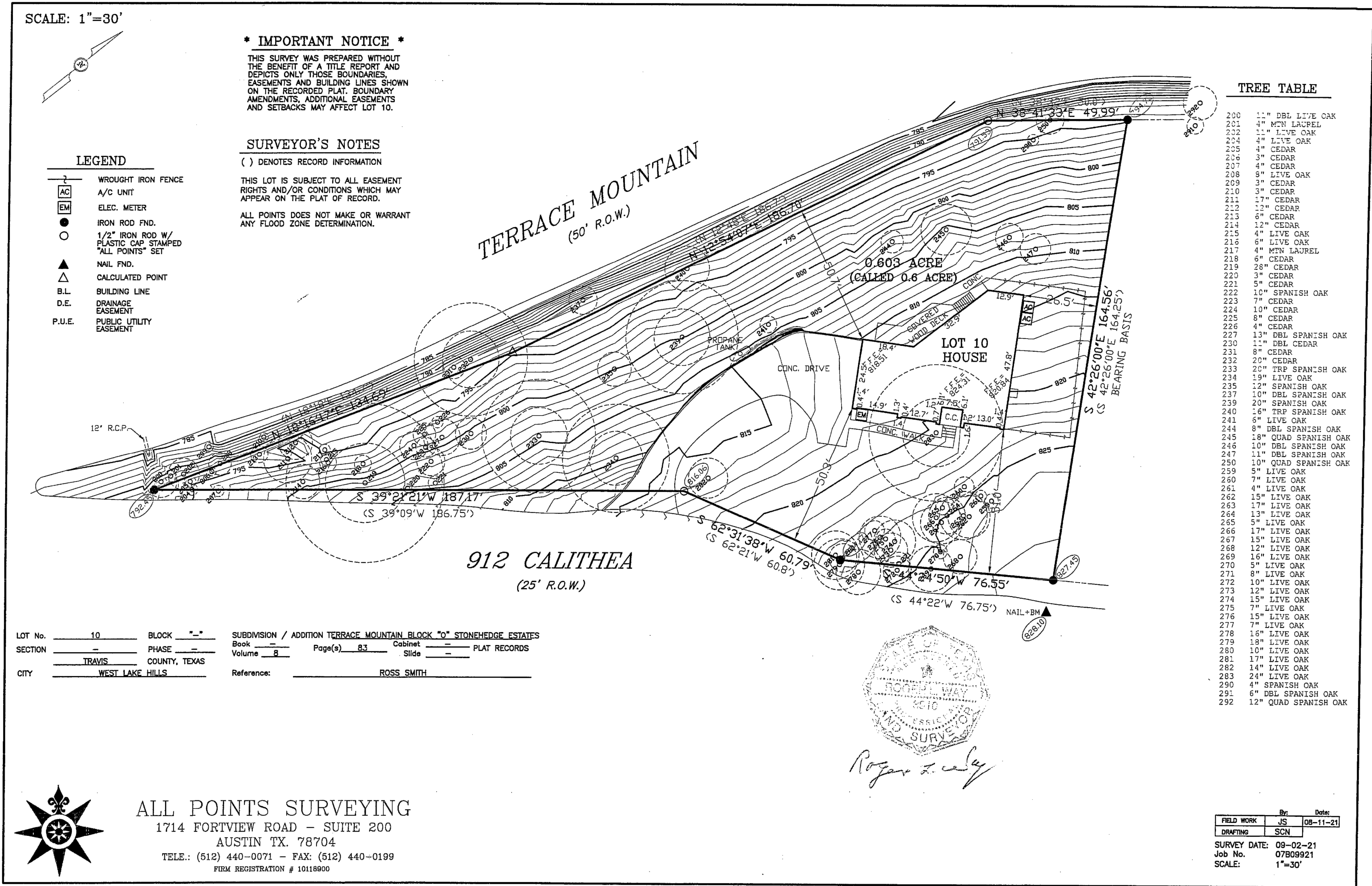
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PERMIT SET

HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
SITEPLAN

SP1
OF: XX

REVISIONS



DATE: MAY 24, 2022
JOB NUMBER: —
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ROW: —
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DILLARD RESIDENCE INTERIOR DEMO PERMIT SET
809 CANYON CREEK WESTLAKE, TX
SITEPLAN - EXISTING
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SPD

1. PLANS THAT ARE NOT SIGNED AND SEALED BY RANDALL O. WARE, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.

3. HVAC ZONE 1: FIRST FLOOR 4. W.H. ZONE 1: MAIN HOUSE

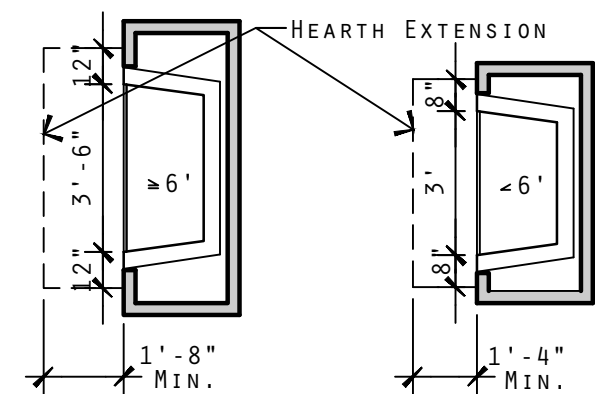
HVAC ZONE 2: W.H. ZONE 2:
SECOND FLOOR
ATTIC LOFT

H V A C Z O N E 3 :

5. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. (THIS MAY INCLUDE THE FOLLOWING VERSIONS: THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, 2015 UNIFORM PLUMBING CODE, 2015 UNIFORM MECHANICAL CODE, AND 2011 NATIONAL ELECTRIC CODE.)

6. THE CONTRACTOR MUST REFER TO NOTE,
DIMENSION AND ENGINEERING PLANS TO FRAME
OR TO PROVIDE ENGINEERED TRUSSES FOR THIS
HOUSE.

7. MINIMUM HEARTH EXTENSION REQUIREMENTS
FOR FIREPLACE OPENINGS AS PER THE 2015
INTERNATIONAL RESIDENTIAL CODE (SEE
DRAWINGS A & B BELOW.)

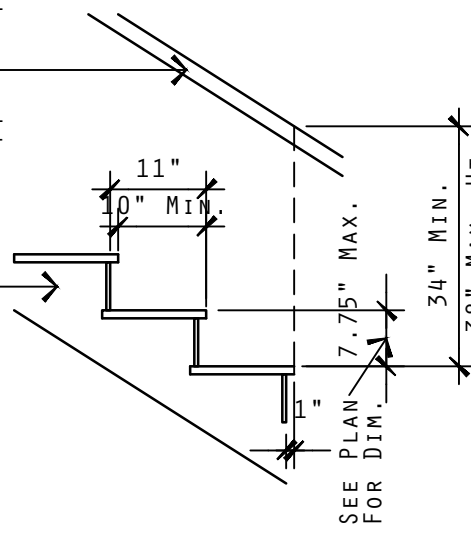


A. HEARTH FOR 42"
FIREPLACE

8. MINIMUM AND MAXIMUM STAIR REQUIREMENTS AS PER THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R311.7. (SEE DWG. C BELOW)

C. STAIR DETAIL

1 1/8" MIN TO 2"
MAX DIA.
CONTINUOUS RAIL
W/ BALUSTERS AT
4" O.C.



9. NOTE: REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME OR TO PROVIDE TRUSSES FOR THIS HOUSE

10. DOOR OPENING SIZES ARE ABBREVIATED AS FOLLOWS:

3080 - 3'-0"W X 8'-0"H DOOR

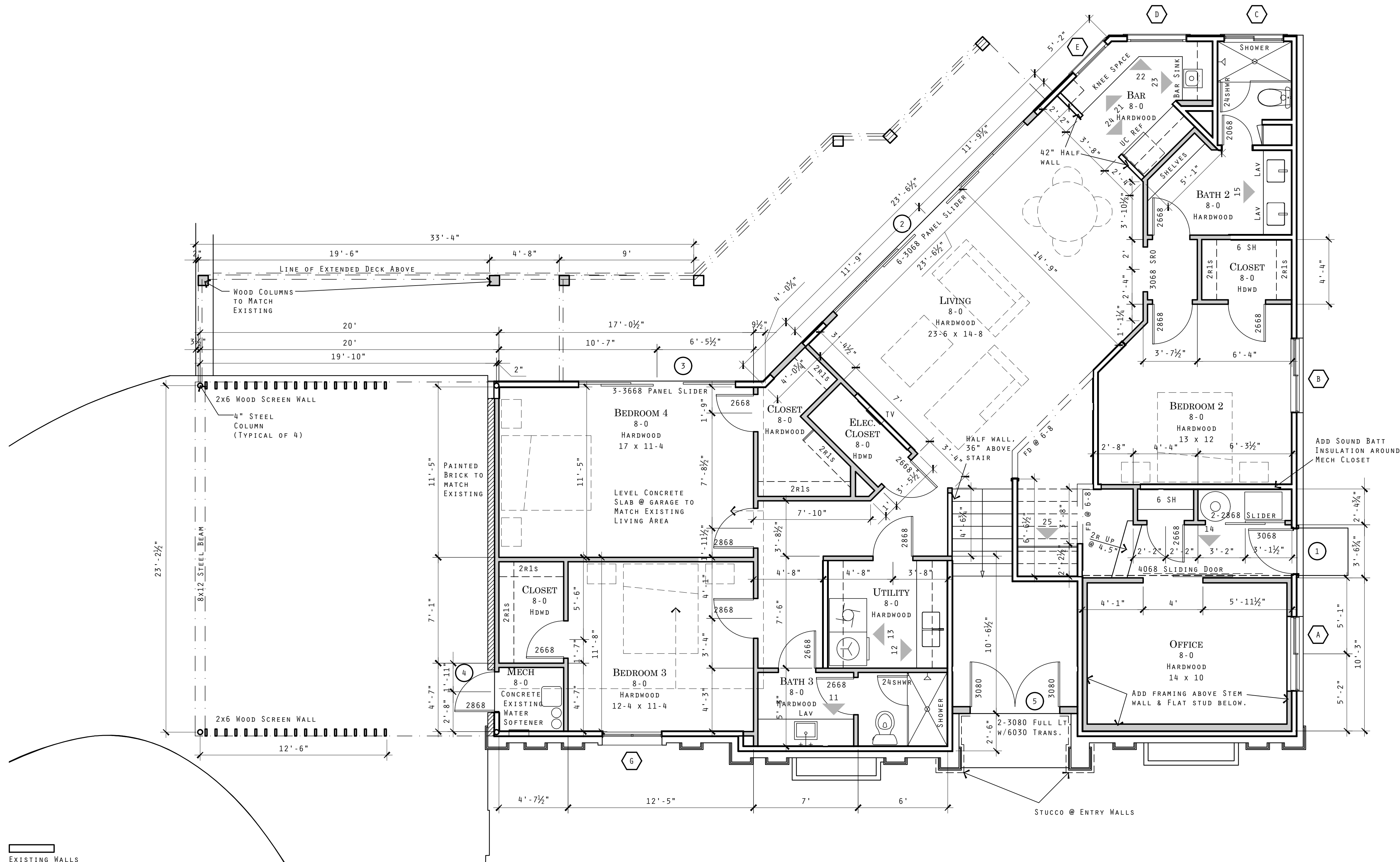
<u>WINDOWS</u>	<u>MISC.</u>
GL. - GLASS	CLG. - CEILING
TEMP - TEMPERED GLASS	C.O. - CASED OPENING
	COL - COLUMN
<u>DOORS</u>	ELL. - ELLIPTICAL
FG. - FIBERGLASS	FD - FURR DOWN
SL. - SINGLE LIGHT	HB - ROSE BUSH
SC. - SOLID CORE	MAS - MASONRY
	MCFTR. - MANUFACTURER
<u>MECHANICAL</u>	MTL - METAL
	OPT - OPTIONAL
R.A.G. - RETURN AIR GRILL	ROUND - ROUND
	S.R.O. - SHEET ROCK OPENING
<u>FLOORING</u>	V.W.B. - VERIFY WITH BUILDER
CONC - CONCRETE	V.W.O. - VERIFY WITH OWNER
CRPT - CARPET	V.W.A. - VERIFY WITH ARCHITECT
HWD - HARDWOOD	
S. TILE -	
STONE TILE	

EXISTING WALLS

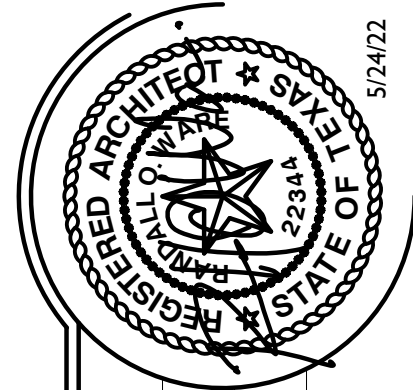
WALLS TO BE REMOVED

NEW WALLS

	2 X 4 WALL
	2 X 6 WALL
	MASONRY WALL



11 FIRST FLOOR NOTES PLAN - 1815 SQFT

$$\frac{1}{4}'' = 1' - 0''$$


DATE:	MAY 24, 2022
JOB NUMBER:	XX
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CHECKED BY:	INITIALS

PERMIT SET

HOWARD BASEMENT REMODEL

FIRST FLOOR NOTES PLAN

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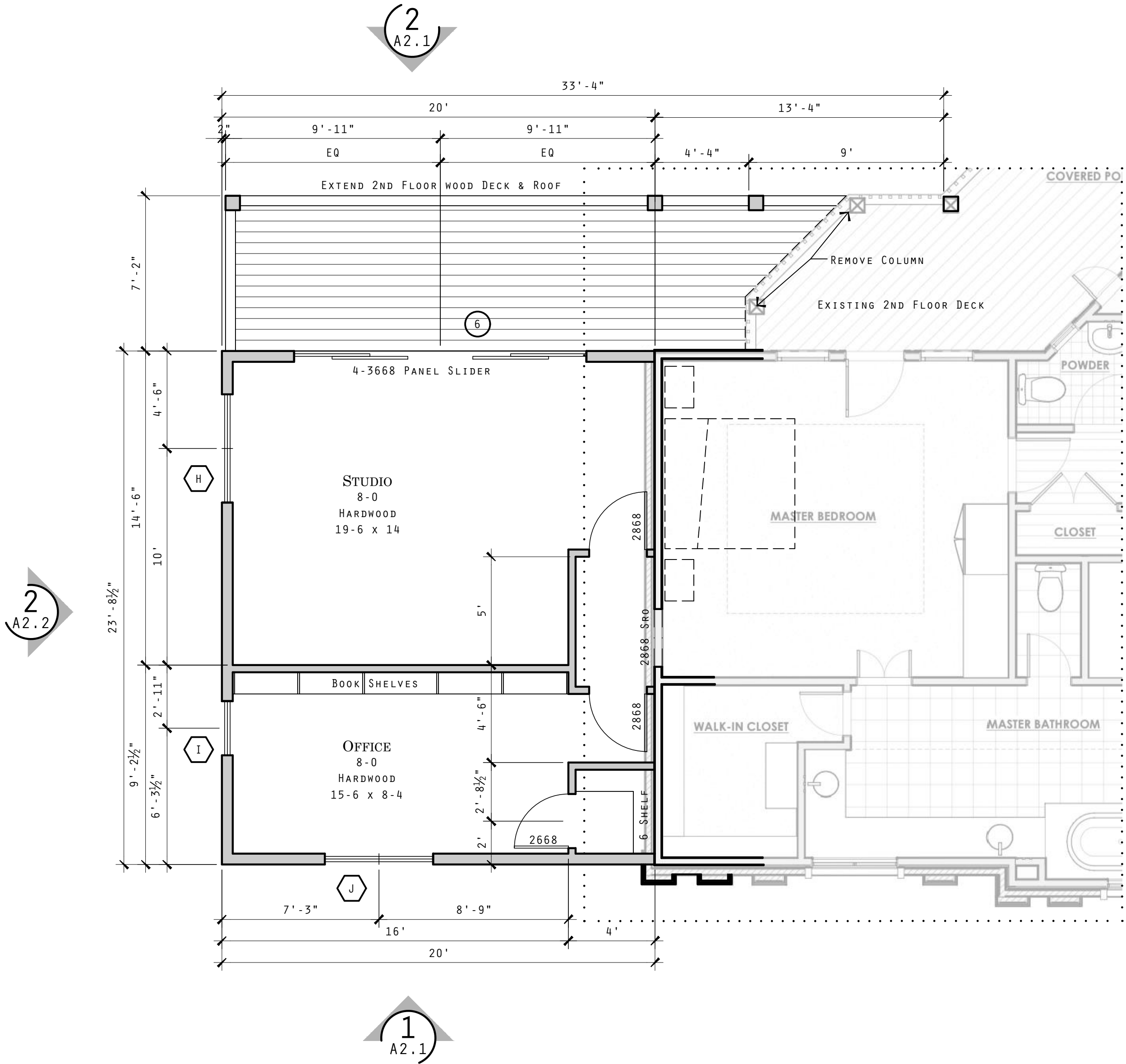
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1 SECOND FLOOR NOTES PLAN

1/4" = 1'-0"



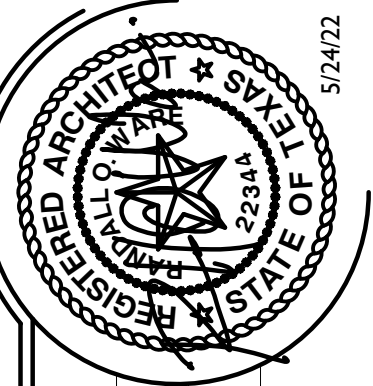
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1 EAST ELEVATION



2 WEST ELEVATION



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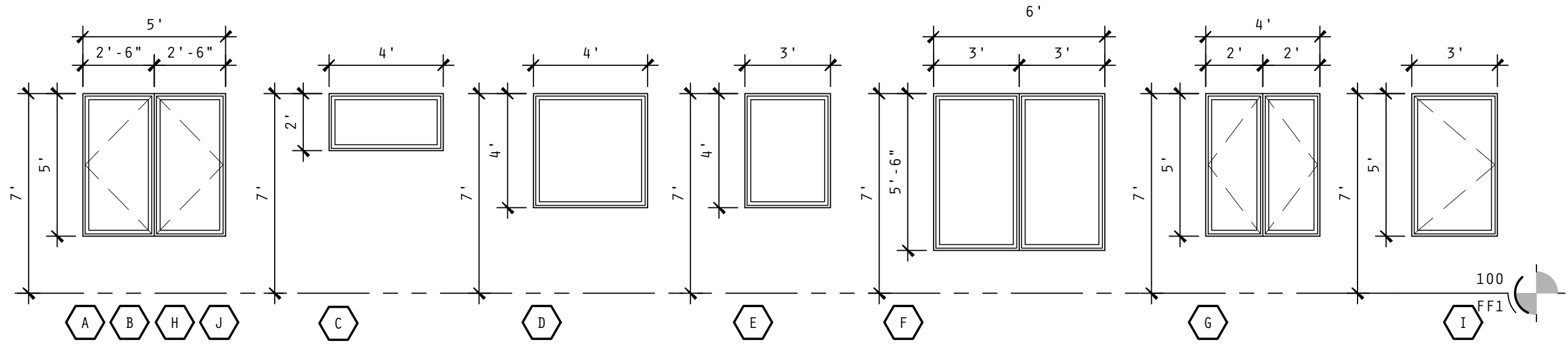
HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
EXTERIOR ELEVATIONS

REVISIONS

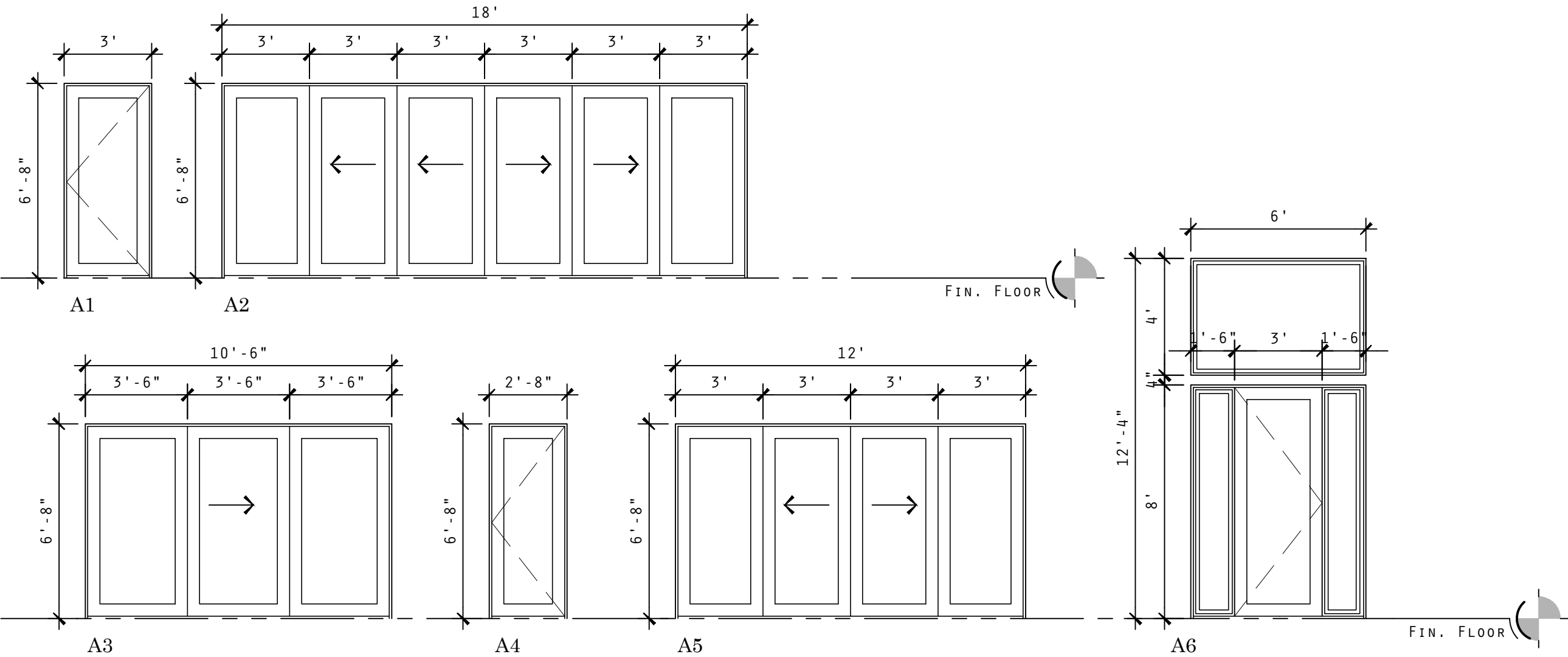
A2.1
O F : XX

1. WINDOW SCHEDULE						
NAME	NOMINAL WIDTH	NOMINAL HEIGHT	OPERATION	HEADER HEIGHT	GLASS	REMARKS
A	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR
B	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR, EGRESS
C	4'-0"	2'-0"	FIXED	7'-0"	INSULATED TEMPERED	
D	4'-0"	4'-0"	FIXED	7'-0"	INSULATED	
E	3'-0"	4'-0"	FIXED	7'-0"	INSULATED	
F	--	--	--	--	--	NOT USED
G	4'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	EGRESS
H	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR
I	--	--	--	--	--	--
J	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR, EGRESS
K	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--

2. EXTERIOR DOOR SCHEDULE						
NAME	TYPE	NOMINAL WIDTH	NOMINAL HEIGHT	THICKNESS	MATERIAL	REMARKS
1	A1	3'-0"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
2	A2	18'-0"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
3	A3	10'-6"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
4	A4	2'-8"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
5	A5	12'-0"	6'-8"	--	ALUM/GLASS	SECURITY LOCK
6	A6	6'-0"	8'-0"	--	ALUM/GLASS	SECURITY LOCK W/6040 TRANSOM



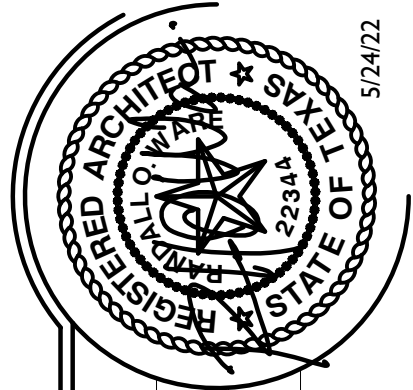
1 WINDOW ELEVATIONS



2 EXTERIOR DOORS



2 SOUTH ELEVATION

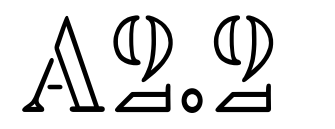


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HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
WINDOW & DOOR SCHEDULES

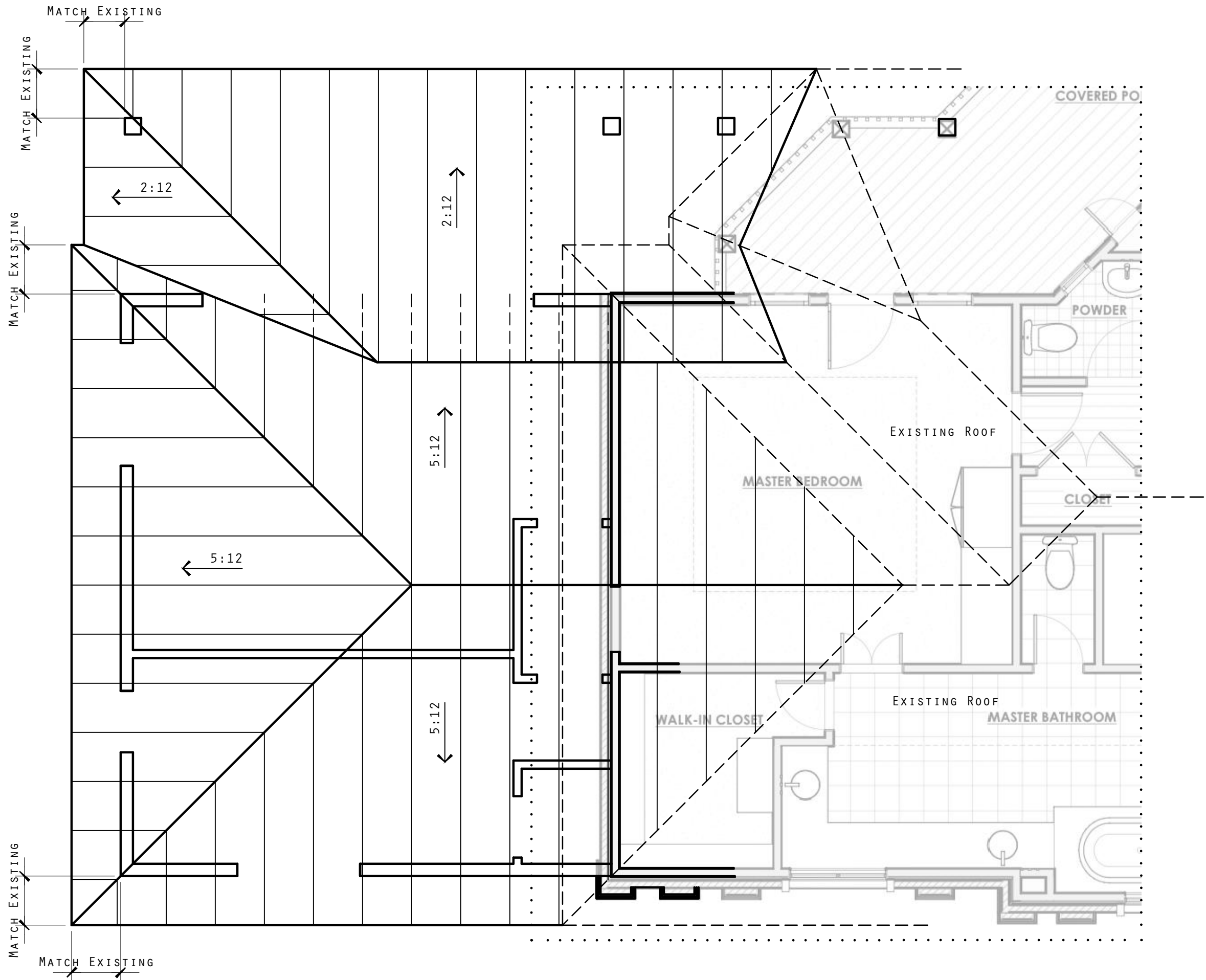
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O F : XX

1 ROOF PLAN

1/4" = 1'-0"



REVISIONS	
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A3.1
OF XX

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ROOF FRAMING PLAN

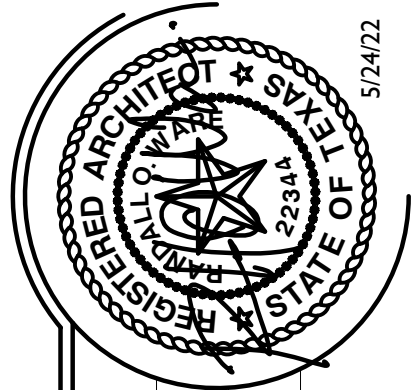
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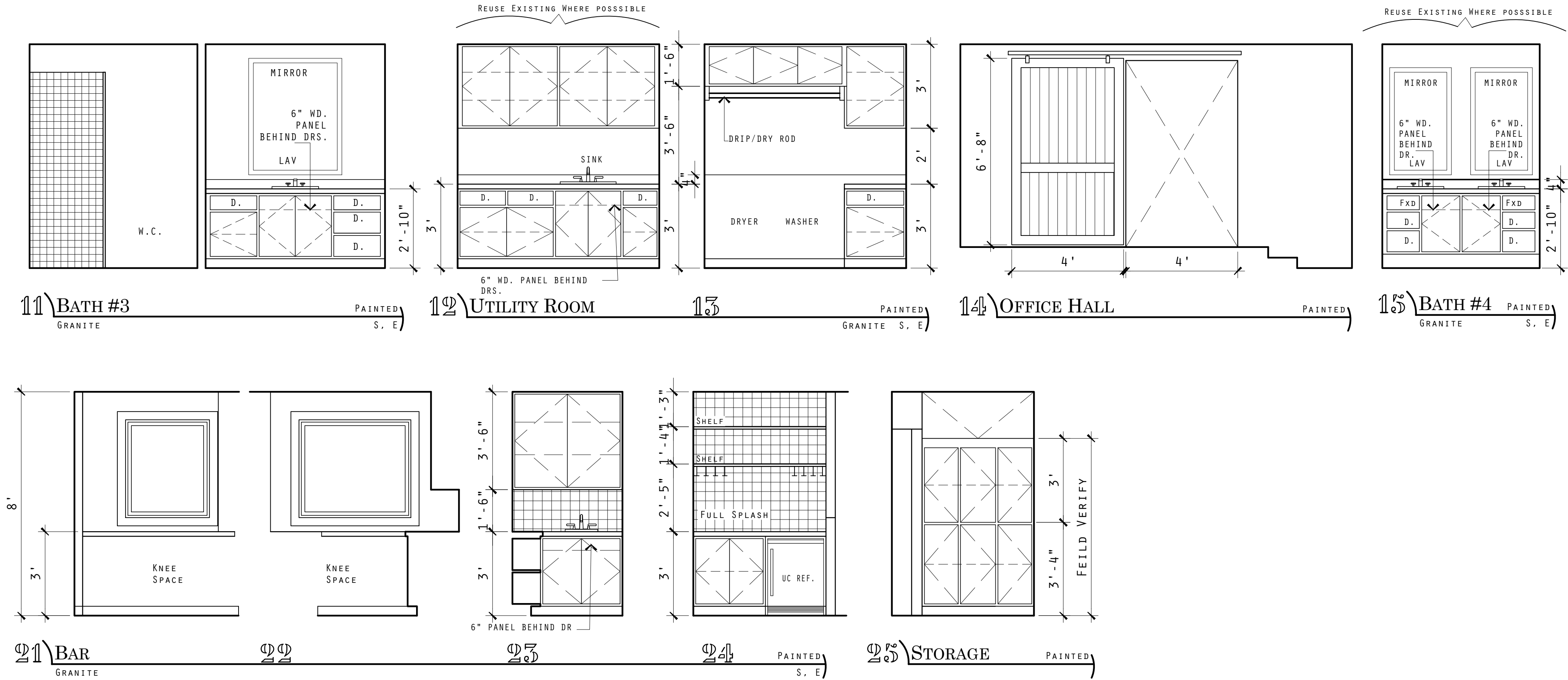
DATE: MAY 24, 2022
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LEGEND

1. CABINET DESIGNATION

INT. ELEV. #

10

LOCATION

DINING

STAIN OR PAINT

S OR P

MARBLE MATERIAL TOP

S

E

S OR E INDICATE SAME MATERIAL AS TOP.

SPLASH

EDGE

2. ABBREVIATIONS:

ADJ. ADJUSTABLE

D. DRAWER

F. FILE DRAWER

FD. FURR-DOWN

FXD. FIXED PANEL

GL. GLASS

GWB. GYPSUM WALL BOARD

LAM. PLASTIC LAMINATE

PT. PULL-OUT TRAY

SH. SHELF OR SHELVES

WD. WOOD

3. NOTE:

VERIFY DIMENSIONS OF ALL APPLIANCES AND PLUMBING FIXTURES WITH MANUFACTURERS PRIOR TO CONSTRUCTION.

WINDOW GRILLS AND MUNTINS ARE NOT SHOWN FOR CLARITY, RE: EXTERIOR ELEVATION SHEETS FOR STYLE.

REGISTERED ARCHITECT

SKYLAR WARE

2294

STATE OF TEXAS

DATE: DECEMBER 2, 2020

JOB NUMBER: XX

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HOWARD BASEMENT REMODEL

912 CALITHEA ROAD AUSTIN, TX

INTERIOR ELEVATIONS

PERMIT SET

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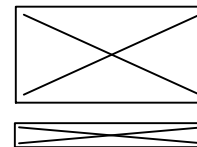
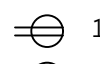
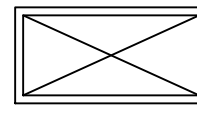
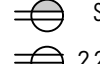
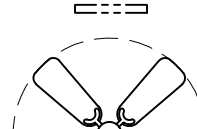
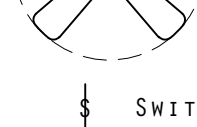
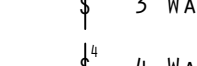
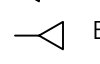
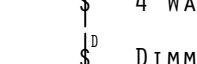
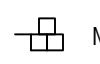
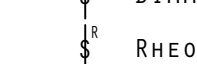
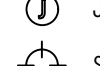
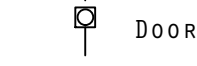
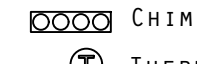
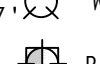
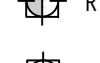
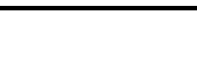
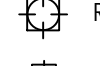
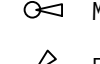
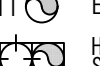
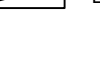
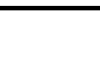
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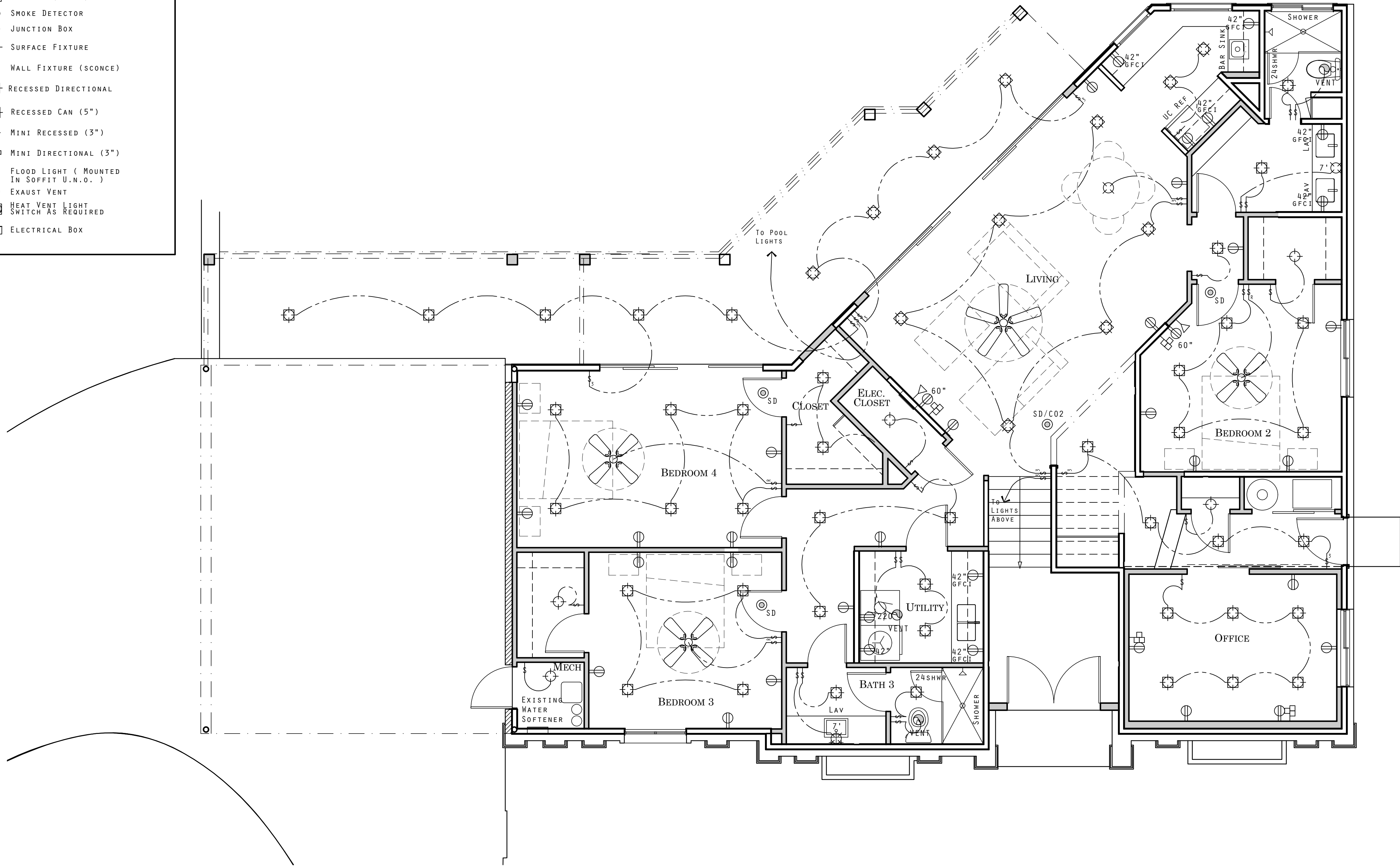
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2. ELECTRICAL LEGEND

	SURFACE FLUORESCENT LIGHT FIXTURE 4" TUBE		110 V
	RECESSED FLUORESCENT LIGHT FIXTURE 4" TUBE		SWITCHED 110 V (TOP)
	UNDER OR ABOVE CABINET FLUORESCENT LIGHT FIXTURE (U.C.L.T.)		220 220V
	CEILING FAN		FLOOR OR CEILING 110 V
	SWITCH		PHONE
	3 WAY SWITCH		ENTERTAINMENT (PLUGS, PHONE, CABLE)
	4 WAY SWITCH		NETWORK (CAT 5)
	DIMMER SWITCH		SMOKE DETECTOR
	RHEOSTAT SWITCH		JUNCTION BOX
	JAMB SWITCH		SURFACE FIXTURE
	DOORBELL		WALL FIXTURE (SCONCE)
	CHIME		RECESSED DIRECTIONAL
	THERMOSTAT		RECESSED CAN (5")
			MINI RECESSED (3")
			MINI DIRECTIONAL (3")
			FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
			EXHAUST VENT
			HEAT VENT LIGHT SWITCH AS REQUIRED
			ELECTRICAL BOX

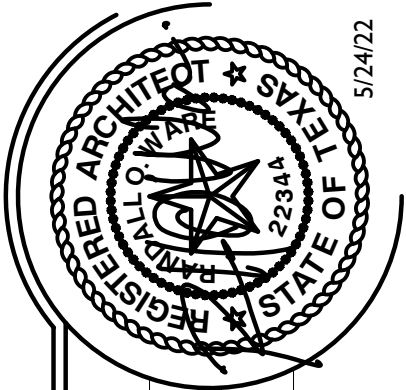
1. GENERAL NOTES

1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE.
2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER
3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS.
VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.



1 FIRST FLOOR - ELECTRICAL PLAN

1/4" = 1'-0"



DATE: MAY 24, 2022
JOB NUMBER: XX
DRAWN BY: INITIALS
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PERMIT SET

HOWARD BASEMENT REMODEL
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FIRST FLOOR ELECTRICAL PLAN

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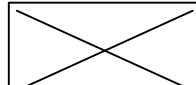
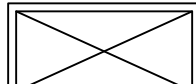
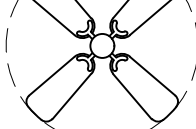
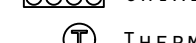
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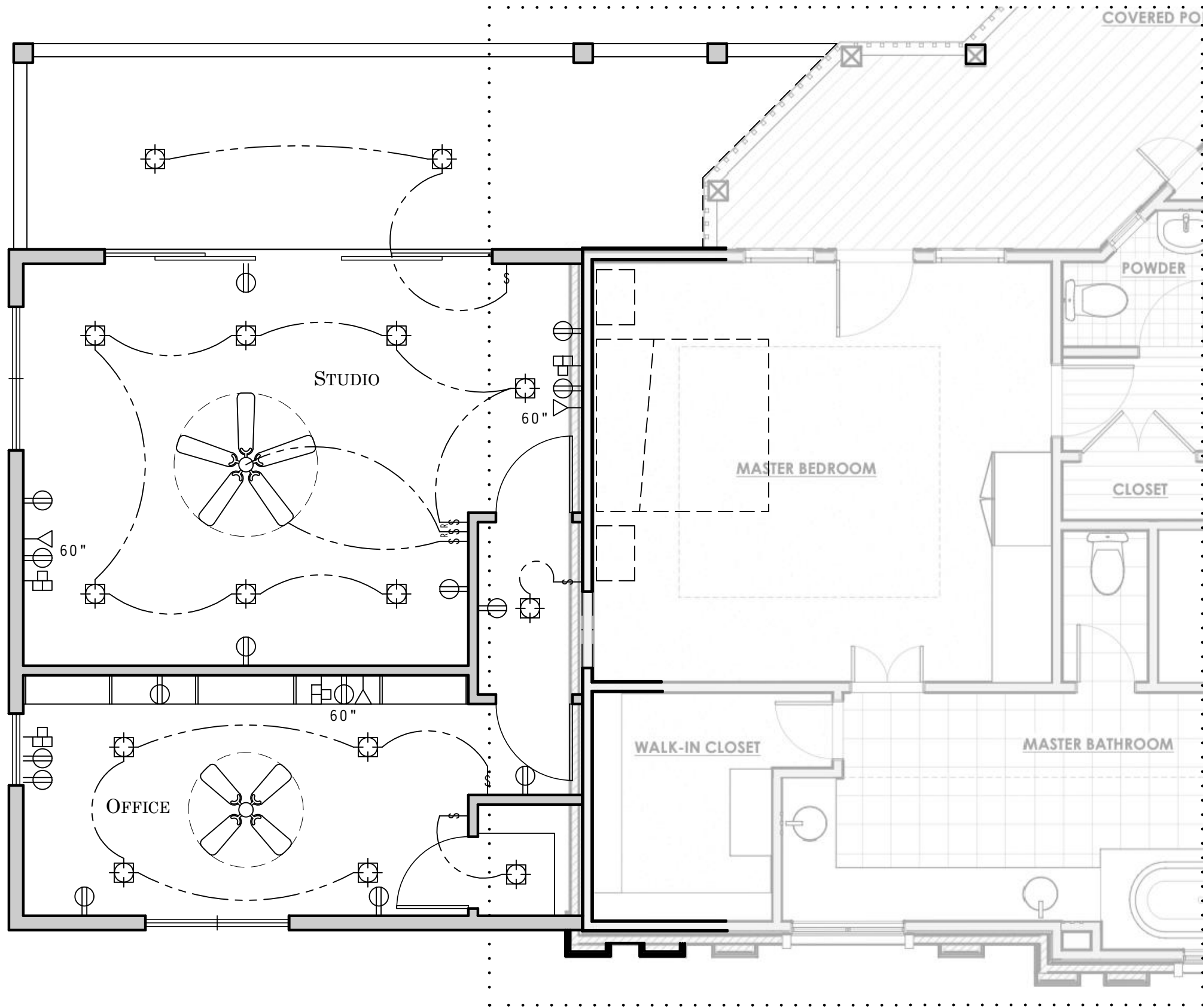
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2. ELECTRICAL LEGEND

	SURFACE FLUORESCENT LIGHT FIXTURE 4" TUBE		110 V
	RECESSED FLUORESCENT LIGHT FIXTURE 4" TUBE		SWITCHED 110 V (TOP)
	UNDER OR ABOVE CABINET FLUORESCENT LIGHT FIXTURE (U.C.L.F.)		220 220v
	CEILING FAN		FLOOR OR CEILING 110 V
	SWITCH		PHONE
	3 WAY SWITCH		ENTERTAINMENT (PLUGS, PHONE, CABLE)
	4 WAY SWITCH		NETWORK (CAT 5)
	DIMMER SWITCH		SMOKE DETECTOR
	RHEOSTAT SWITCH		JUNCTION BOX
	JAMB SWITCH		SURFACE FIXTURE
	DOORBELL		WALL FIXTURE (SCONCE)
	CHIME		RECESSED DIRECTIONAL
	THERMOSTAT		RECESSED CAN (5")
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			FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
			EXHAUST VENT
			HEAT VENT LIGHT SWITCH AS REQUIRED
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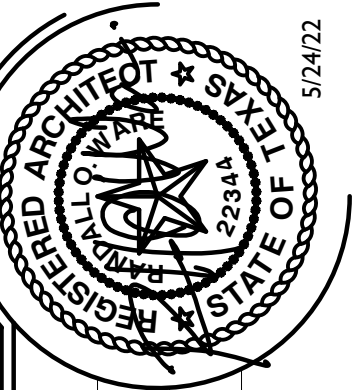
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VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.



1 ATTIC FLOOR - ELECTRICAL PLAN

1/4" = 1'-0"



DATE: MAY 24, 2022
JOB NUMBER: XX
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HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
ATTIC FLOOR ELECTRICAL PLAN
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City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	September 21, 2022	Item Number:	4
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

2 Laurel Valley Cove: Discussion/recommendation on a variance for cut and fill in a setback for a driveway. (West Lake Hills Code Section 22.03.170(f) and Drainage Manual Section 7.4.1). Applicant Davin Fillpot.

Recommendation

Staff recommends approval of the proposed variances for access to the lot.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Mark and Holly Martin
Legal Description: Lot 2, Rogers Wilson Subdivision
Lot Size: 1.0638 acres (46,339.00 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

The lot is currently vacant. The proposed variance is tied to gaining access to the property for a future residence that other than the access requires no variances. This is a unique lot because there is an access easement along the east side of the property that Travis County WCID 10 uses to access their pump station and water storage tank. The applicant is proposing to take access off of that easement, as it is less disruptive and intrusive to the lot. There are several trees that would be impacted if the access as to be taken from Laurel Valley Cove, and the applicant has designed the driveway to save trees from the access easement. There is cut and fill needed over 18-inches to obtain safe access from the easement.

The section of the drainage manual is below:

7.4.1 CUT/FILL LIMITS

In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 7-1.

Table 7-1: Maximum Cut and Fill Limits

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

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
I have been in consistent contact with City Planner / Asst City Administrator Grundman throughout the planning process for this lot. Regardless of access point, this lot will require a variance because it already possesses a code compliant (width and slope) Driveway, on the property. If access was being sought off of Laurel Valley Cove, a variance would be triggered for a 2nd driveway cut on the property.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The existing paved driveway on this property is also utilized for access to 2 adjoining lots on Laurel Valley. By permitting the variances requested for taking access off of the existing paved driveway, it will allow the 14" trees that flank the Laurel Valley Cove frontage to remain, providing a dense vegetative buffer to remain. It will also provide a safe and private point of entry that will not disturb access to the 2 lots that also take access.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
We explored access in multiple locations and felt that the proposed point of access was the least invasive and also the safest approach to the lot. The existing driveway already counts toward the max allowable impervious cover for the property and only seems logical for it to be used as the primary point of access, seeing that it already exists and is in place.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
We believe that the variances that we are requesting is the minimum required to alleviate the difficulty and hardship that exists, because a variance will be required, regardless to gain access to the buildable area of the property.

Should this variance be denied, it would trigger the owners to have to request 2 variances: 1) for a 2nd curbcut and 2) removal of a tree (maybe 2) that are over 14" in Diameter on the Laurel Valley Cove point of access.

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
We believe that the variances requested do not violate the intent of the Zoning Ordinance or the Goals of the City's Comprehensive Plan because the variances are providing safe and legal access to the lot. By the grating of the requested variances, other variances will not need to be applied for.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
We do not feel that the requested variances will adversely affect neighboring properties because the driveway from which we are requesting access, already exists and meets code for width and slope %. Access would be taken further up the driveway beyond the adjacent homes points of access and will be coordinated with WCID#10, for which they have already indicated support.

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

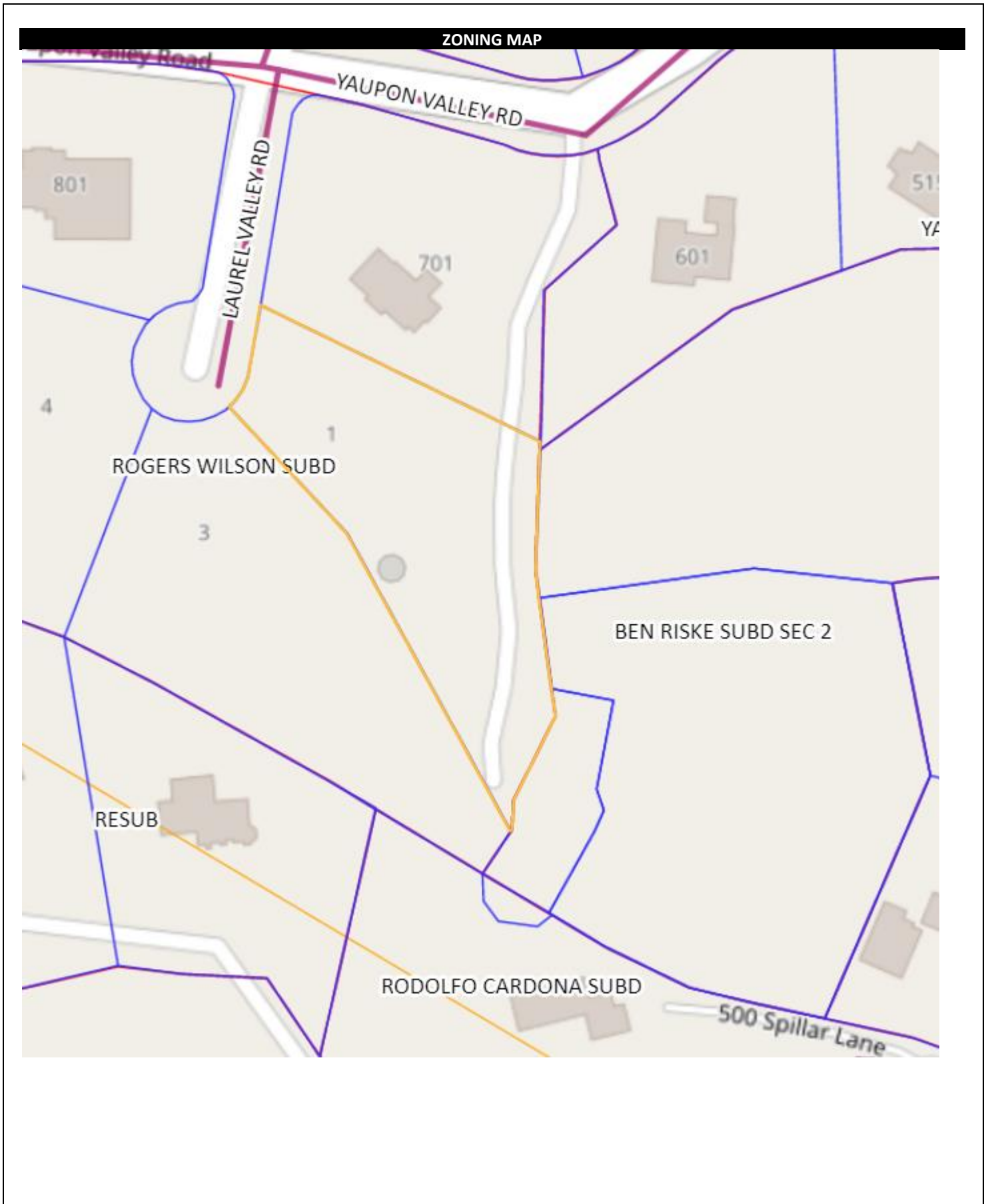
This request will not change the subdivision.

Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.170](#) [Site Disturbance \(excavation, grading, and fill\)](#)



AERIAL PHOTO



Approved By

Signature

Date

Department Head

Signature

Date

City Administrator

Davin Fillpot, Architect LLC

PH: 512. 289. 4736
DavinFillpot@Gmail.com
404 Red Bud Trail
West Lake Hills, Texas
78746

August 20, 2022

RE: Variance Request
2 Laurel Valley Cove
West Lake Hills, Texas
78746

ATTN:
ZAPCO CHAIR, Robert Meisel
City of West Lake Hills
911 West Lake Drive
West Lake Hills, Texas 78746



Dear Chairman Meisel

The applicants, Holly and Mark Coutin, are the current owners of 2 Laurel Valley Cove. They are in the process of designing their new home on this lot that has been in their family's ownership since the 1980's. I am writing this letter to you as it relates to the variance requests contained in this submission package.

When this lot was created through the subdivision process the owner (James Martin later deeding this lot to his daughter, Holly) dedicated an easement to WCID#10 so that they could have legal access to the pump station located adjacent to this lot.

Seeing that the lot currently has access to Laurel Valley Rd, via through the existing paved driveway (WCID easement), and already has 1 curbcut to a public street, We are needing to seek 2 variances to create a driveway extension off of the existing paved drive to access the new home area.

Those 2 variances relate to the cut limit per slope allowed by the drainage manual, as well as a very small portion of the driveway that exists in a setback where a cut /fill would exceed 18" in Height / Depth

I have been in consistent contact with City Planner / Asst City Administrator Grundman throughout the planning process for this lot. Regardless of access point, this lot will require a variance because it already possesses a code compliant (width and slope) Driveway, on the property.

If access was being sought off of Laurel Valley Cove, a variance would be triggered for a 2nd driveway cut on the property, as well as at least one variance to remove a tree with a trunk diameter greater than 14".

We welcome any questions by you, the Zoning and Planning Commission or the Board of Adjustments.

Kind Regards,
Davin Fillpot, Architect & Owners, Holly and Mark Coutin

Waterloo Surveyors

SURVEY PLAT

As-built, Tree & Topography

OWNER:
MARTIN FAMILIA, LP

LEGAL DESCRIPTION:
LOT 2, ROGERS WILSON SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 75, PAGE 191, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

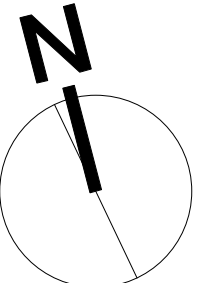
NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

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

FOUND
CONCRE
TE
MONUME
NT

SCALE

1" = 20'



LEGEND

RECORD CALL ()

SCRIVENER'S ERROR ON PLAT *

BUILDING SETBACK LINE B.L.

PUBLIC UTILITY EASEMENT P.U.E.

WATER VALVE (V)

FIRE HYDRANT

UTILITY POLE/GUY ANCHOR ()

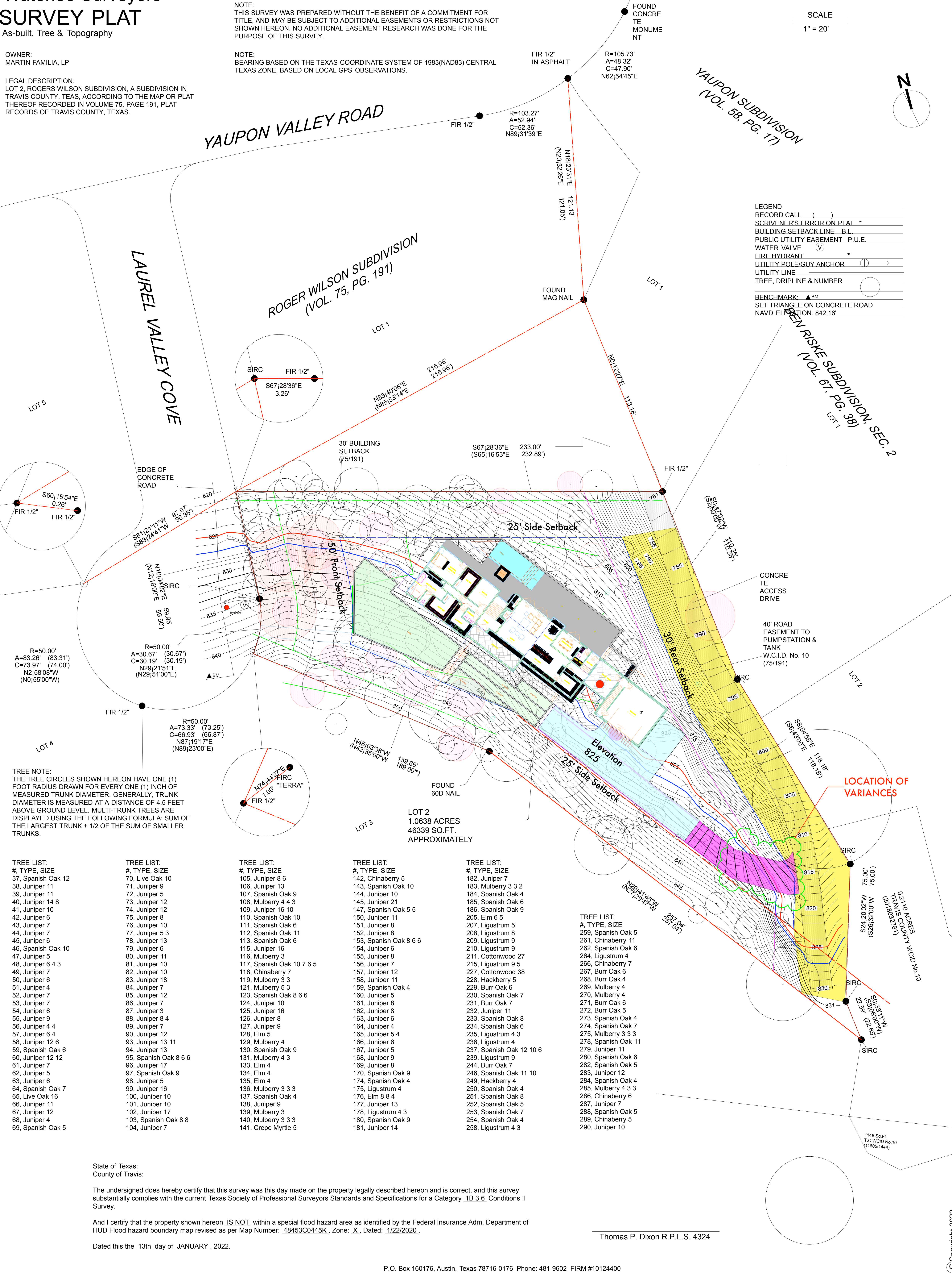
UTILITY LINE

TREE, DRIPLINE & NUMBER

BENCHMARK: ▲ BM

SET TRIANGLE ON CONCRETE ROAD

NAVD ELEVATION: 842.16'



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

TREE LIST:

#, TYPE, SIZE
37, Spanish Oak 12
38, Juniper 11
39, Juniper 11
40, Juniper 14 8
41, Juniper 10
42, Juniper 6
43, Juniper 7
44, Juniper 7
45, Juniper 6
46, Spanish Oak 10
47, Juniper 5
48, Juniper 6 4 3
49, Juniper 7
50, Juniper 6
51, Juniper 4
52, Juniper 7
53, Juniper 7
54, Juniper 6
55, Juniper 9
56, Juniper 4 4
57, Juniper 6 4
58, Juniper 12 6
59, Spanish Oak 6
60, Juniper 12 12
61, Juniper 7
62, Juniper 5
63, Juniper 6
64, Spanish Oak 7
65, Live Oak 16
66, Juniper 11
67, Juniper 12
68, Juniper 4
69, Spanish Oak 5

TREE LIST:

#, TYPE, SIZE
70, Live Oak 10
71, Juniper 9
72, Juniper 5
73, Juniper 12
74, Juniper 12
75, Juniper 8
76, Juniper 10
77, Juniper 5 3
78, Juniper 13
79, Juniper 6
80, Juniper 11
81, Juniper 10
82, Juniper 10
83, Juniper 18
84, Juniper 7
85, Juniper 12
86, Juniper 7
87, Juniper 3
88, Juniper 8 4
89, Juniper 7
90, Juniper 12
93, Juniper 13 11
94, Juniper 13
95, Spanish Oak 8 6 6
96, Juniper 17
97, Spanish Oak 9
98, Juniper 5
99, Juniper 16
100, Juniper 10
101, Juniper 10
102, Juniper 17
103, Spanish Oak 8 8
104, Juniper 7

TREE LIST:

#, TYPE, SIZE
105, Juniper 8 6
106, Juniper 13
107, Spanish Oak 9
108, Mulberry 4 4 3
109, Juniper 16 10
110, Spanish Oak 10
111, Spanish Oak 6
112, Spanish Oak 11
113, Spanish Oak 6
115, Juniper 16
116, Mulberry 3
117, Spanish Oak 10 7 6 5
118, Chinaberry 7
119, Mulberry 3 3
121, Mulberry 5 3
123, Spanish Oak 8 6 6
124, Juniper 10
125, Juniper 16
126, Juniper 8
127, Juniper 9
128, Elm 5
129, Mulberry 4
130, Spanish Oak 9
131, Mulberry 4 3
133, Elm 4
134, Elm 4
135, Elm 4
136, Mulberry 3 3 3
137, Spanish Oak 4
138, Juniper 9
139, Mulberry 3
140, Mulberry 3 3 3
141, Crepe Myrtle 5

TREE LIST:

#, TYPE, SIZE
142, Chinaberry 5
143, Spanish Oak 10
144, Juniper 10
145, Juniper 21
147, Spanish Oak 5 5
150, Juniper 11
151, Juniper 8
152, Juniper 8
153, Spanish Oak 8 6 6
154, Juniper 6
155, Juniper 8
156, Juniper 7
157, Juniper 12
158, Juniper 11
159, Spanish Oak 4
160, Juniper 5
161, Juniper 8
162, Juniper 8
163, Juniper 6
164, Juniper 4
165, Juniper 5 4
166, Juniper 6
167, Juniper 5
168, Juniper 9
169, Juniper 8
170, Spanish Oak 9
174, Spanish Oak 4
175, Ligustrum 4
176, Elm 8 8 4
177, Juniper 13
178, Ligustrum 4 3
180, Spanish Oak 9
181, Juniper 14

TREE LIST:

#, TYPE, SIZE
182, Juniper 7
183, Mulberry 3 3 2
184, Spanish Oak 4
185, Spanish Oak 6
186, Spanish Oak 9
205, Elm 6 5
207, Ligustrum 5
208, Ligustrum 8
209, Ligustrum 9
210, Ligustrum 9
211, Cottonwood 27
215, Ligustrum 9 5
227, Cottonwood 38
228, Hackberry 5
229, Burr Oak 6
230, Spanish Oak 7
231, Burr Oak 7
232, Juniper 11
233, Spanish Oak 8
234, Spanish Oak 6
235, Ligustrum 4 3
236, Ligustrum 4
237, Spanish Oak 12 10 6
239, Ligustrum 9
244, Burr Oak 7
246, Spanish Oak 11 10
249, Hackberry 4
250, Spanish Oak 4
251, Spanish Oak 8
252, Spanish Oak 5
253, Spanish Oak 7
254, Spanish Oak 4
258, Ligustrum 4 3

TREE LIST:

#, TYPE, SIZE
259, Spanish Oak 5
261, Chinaberry 11
262, Spanish Oak 6
264, Ligustrum 4
266, Chinaberry 7
267, Burr Oak 6
268, Burr Oak 4
269, Mulberry 4
270, Mulberry 4
271, Burr Oak 6
272, Burr Oak 5
273, Spanish Oak 4
274, Spanish Oak 7
275, Mulberry 3 3 3
278, Spanish Oak 11
279, Juniper 11
280, Spanish Oak 6
282, Spanish Oak 5
283, Juniper 12
284, Spanish Oak 4
285, Mulberry 4 3 3
286, Chinaberry 6
287, Juniper 7
288, Spanish Oak 5
289, Chinaberry 5
290, Juniper 10

State of Texas:
County of Travis:

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

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

Dated this the 13th day of JANUARY, 2022.

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



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	September 21, 2022	Item Number:	5
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

10 North Peak: Discussion/recommendation on variances to encroach a front building setback and removal of three trees with trunk diameters of fourteen inches or greater (West Lake Hills Code Sections 22.03.281 and 22.03.304). Applicants David and Jennifer Kaufman.

Recommendation

Staff recommends approval of the three trees (T90, T105 and T109), but denial of the setback variance. If the pool was to be relocated, the house could be shifted back to comply with the code required setbacks.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: David and Jennifer Kaufman
Legal Description: Abstract 14, Hill Survey 21
Lot Size: 0.6260 acres (27,270.00 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 has a footprint of 4,899 sf.

The trees being proposed for removal are:

T90– 18-Inch Elm
T105 – 16-Inch Hackberry
T106 – 19.35-Inch MS Hackberry

These would require 80.025 inches of replacement per code.

The applicant is also seeking a variance to encroach 5-feet into the front 50-foot building setback. The existing house is about 48.5-feet from the property line, an encroachment of 1.5 feet, so this would move the house about 3.5 feet closer to the street.

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 beautiful, protected trees on the Kaufman'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 considering the required setbacks, extreme topography, and staying outside of all protected roots zones, is 3,971 sf of 10,812sf (total buildable area) or 36% of the total buildable area. (See exhibit A attached with application)
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The new design works very hard to fit on the site in a responsible way by preserving as many trees as possible while working with the existing slope of the site and being very contextual in the neighborhood in terms of building height, scale, and materiality.
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.
Both neighbors directly adjacent, on the same side of North Peak Road, encroach on the 50' front setback requirements. They are roughly 27.5' and 33.5' off the front setback line. We are proposing that our home be 45' from the front setback line.

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

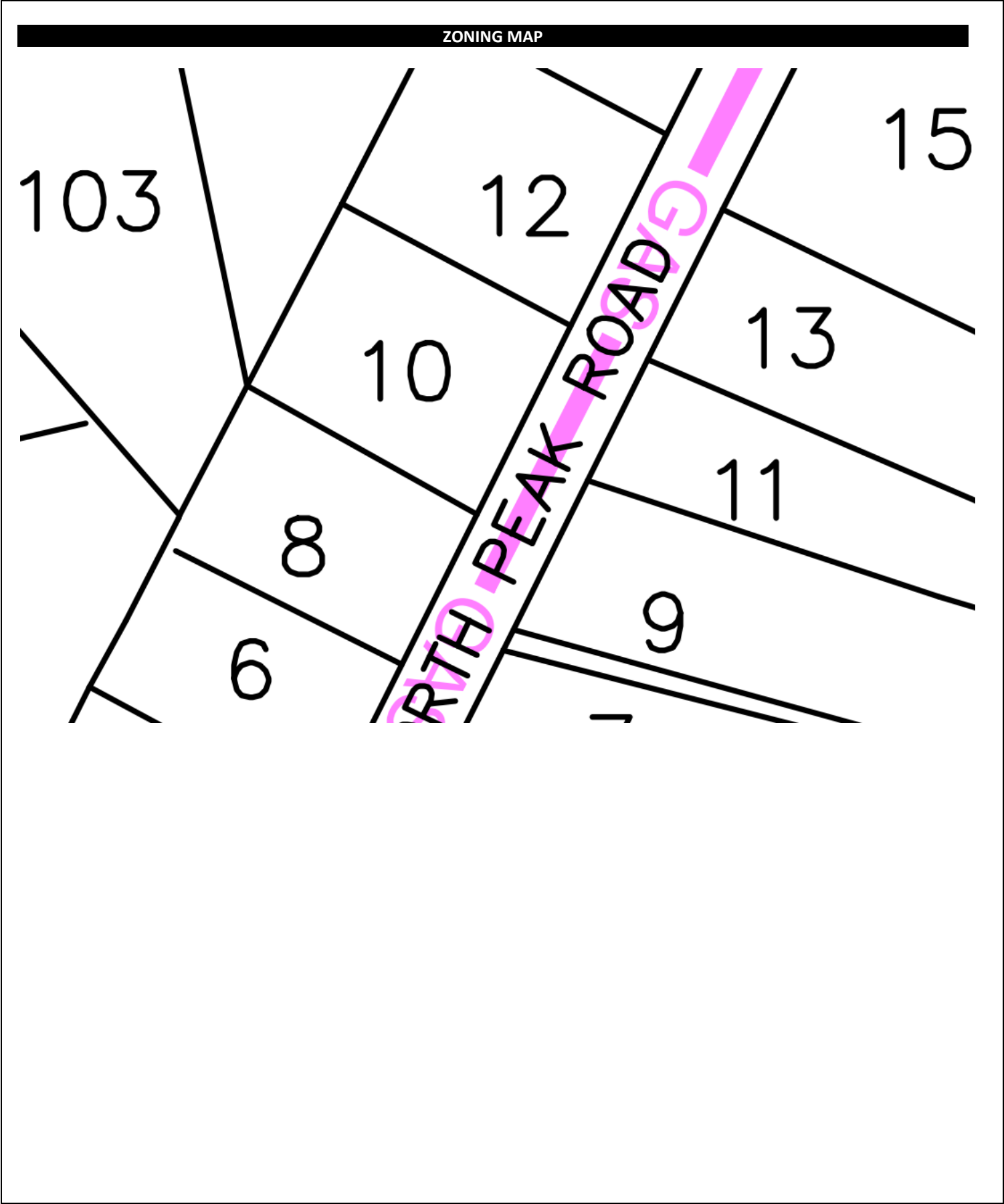
This request will not change the subdivision.

Comprehensive Planning Analysis

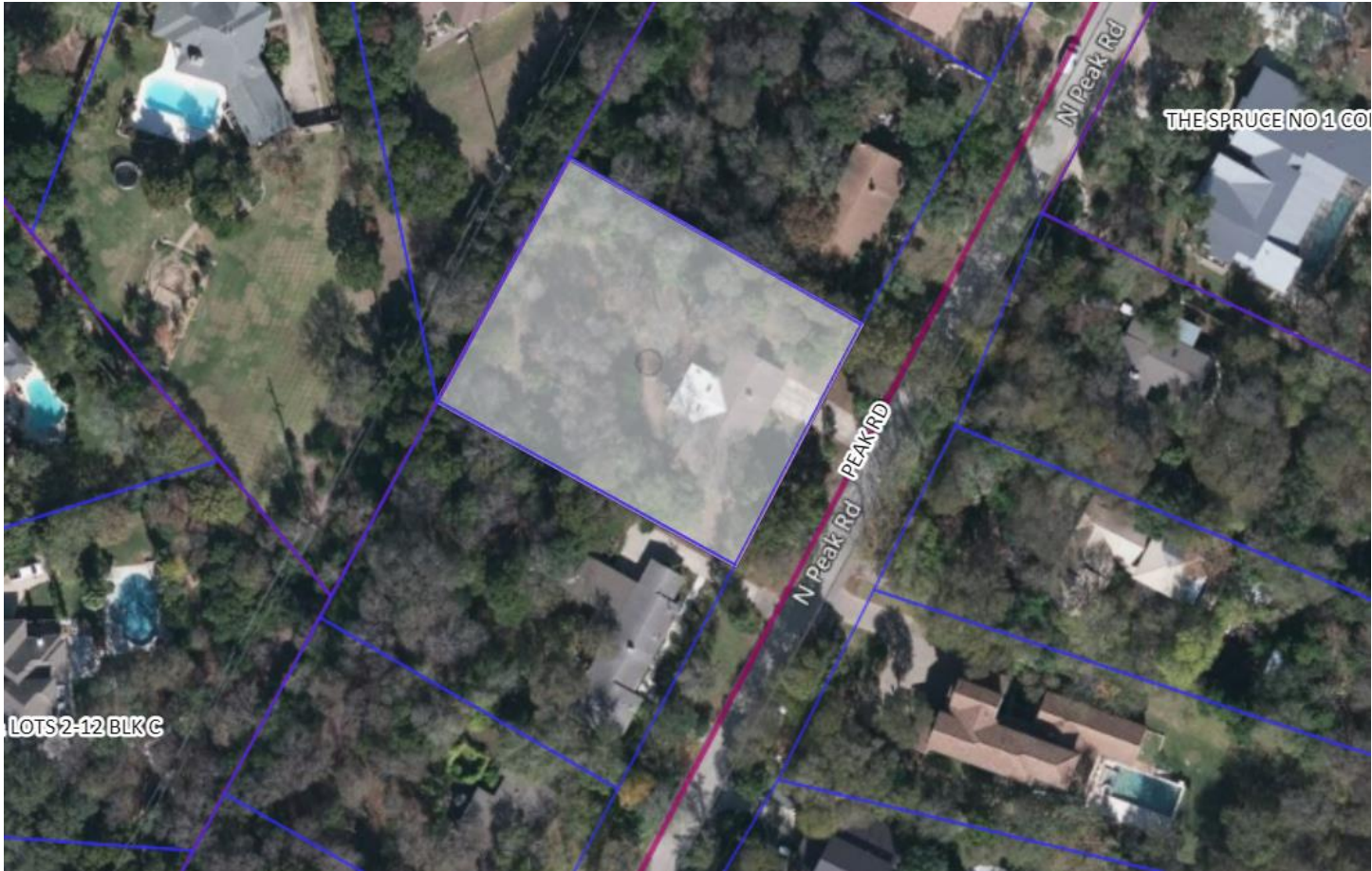
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

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](#)
- [Sec. 22.03.281](#) [Schedule of Regulations](#)



AERIAL PHOTO



Approved By

Signature

Date

Department Head

Signature

Date

City Administrator

City of West Lake Hills Variance Application

Address of Proposed Work: 10 N PEAK RD.

City: WEST LAKE HILLS State: TEXAS Zip: 78746

Contact Information

Owner's Contact Information

Title: MR. First Name: DAVID Last Name: KAUFMAN Suffix: _____

Business Name: _____

Mailing Address: 3604 Shady Creek Cv.

City: Austin State: Texas Zip: 78746

Email Address: _____

Cell Phone: 512-791-7781 Work Phone: _____ Home Phone: _____

Applicant's Contact Information

Title: Mr. First Name: Wesley Last Name: Parks Suffix: _____

Business Name: Eppright Homes LLC

Mailing Address: 13301 Galleria Circle, Suite B175

City: _____ State: _____ Zip: _____

Email Address: _____

Cell Phone: 432-816-1502 Work Phone: _____ Home Phone: _____

Contractor's Contact Information

Title: Mr. First Name: Wesley Last Name: Parks Suffix: _____

Business Name: Eppright Homes, LLC

Mailing Address: 13301 Galleria Circle, Suite B175

City: Bee Cave State: Texas Zip: 78738

Email Address: _____

Cell Phone: _____ Work Phone: _____ Home Phone: _____

Application Questionnaire (* denotes required question)

Variance Application

Subdivision:

VARIANCE 1
Block Heritage Tree Removal

Lot:

BEING 0.627 ACRE OF LAND, MORE OR LESS, OUT OF THE HENRY P. HILL LEAGUE, ABSTRACT NO. 14, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 0.627 ACRE TRACT AS DESCRIBED IN GENREAL WARRANTY DEED TO DAVID KAUFMAN AND JENNIFER KAUFMAN IN DOC. 2022062682, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

Tax Parcel ID:

107698

Current Zoning Classification:

R

Total Lot Area (acres):

.6270 ACRES

Please list all variances being applied for: (Select One) * ☐ Expand section

(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) | <u>TREE #90 - 18" ELM TREE</u>
<u>TREE #105 - 16" Hackberry</u>
<u>TREE #109 - 19.35" M.S. Hackberry</u> |
| 2) VARIANCE 2 | <u>5' Encroachment on front-yard setback</u>
<u>to save (2) heritage trees</u>

<u> </u> |
| 3) | <u> </u>
<u> </u>
<u> </u> |
| 4) | <u> </u>
<u> </u>
<u> </u> |
| 5) | <u> </u>
<u> </u>
<u> </u> |
| 6) | <u> </u>
<u> </u>
<u> </u> |
| 7) | <u> </u>
<u> </u>
<u> </u> |

8)

9)

10)

Brief Description of project/why variances are needed:

By shifting the home forward 5 feet into the front yard setback,
we will be able to save (2) large heritage trees.
(18" Elm Tree & 18.2" Elm Tree).

Variance Questionnaire (Select All That Apply)

(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 beautiful, protected trees on the Kaufman'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 considering the required setbacks, extreme topography, and staying outside of all protected roots zones, is 3,971 sf of 10,812sf (total buildable area) or 36% of the total buildable area.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed ...

... if the variance you are requesting is granted?

The new design works very hard to fit on the site in a responsible way by preserving as many trees as possible while working with the existing slope of the site and being very contextual in the neighborhood in terms of building height, scale, and materiality.

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

Originally, we tried design so that it was within the 50ft setback. However, the home encroached on the drip line of two heritage trees.

We also explored a 2-story plan but it resulted in a very tall foundation (over 12ft) which would be very unsightly and not fit within the aesthetics of the neighborhood.

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

The subject property has a net building area from the two elm heritage trees to the 50' front yard setback of a total of 72'. The lot is also narrow and only allows 84' between both 25' side yard setbacks. The 5ft setback variance allows the home to minimally encroach on the two heritage trees.

**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 intent of the zoning ordinance is to protect as many existing trees as possible. With this plan, we have protected 59 of 81 trees (77% of total trees are to remain)
Total inches of existing trees - 791.6"
Total inches of removed trees - 164.25"
% of inches removed - 21%

**6) Why do you believe your variance will not
adversely affect neighboring properties or ...**

... interfere with the enjoyment of these properties by their owners?

Both neighbors directly adjacent, on the same side of

North Peak Road, encroach on the 50' front setback requirements. They are roughly 27.5' and 33.5' off the front setback line. We are proposing that our home be 45' from the front setback line.

**Authorization & Acknowledgement (Type Full
Name) ***

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).

Wesley Parks

Documents Requested (* denotes required document)

The Jurisdiction requests that the following documents are attached to your application:

Any Additional Supporting Documents

Letter addressed to ZAPCO Chairperson

(explaining zoning change request and proposed use)

Other documents as per Application Checklist

Power of Attorney form

(if applicable)

Proof of ownership of subject property

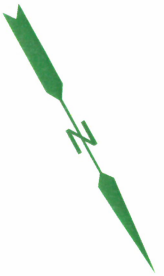
Property survey

Proposed site plan

with building setbacks clearly labeled

LOT 6

LOT 7

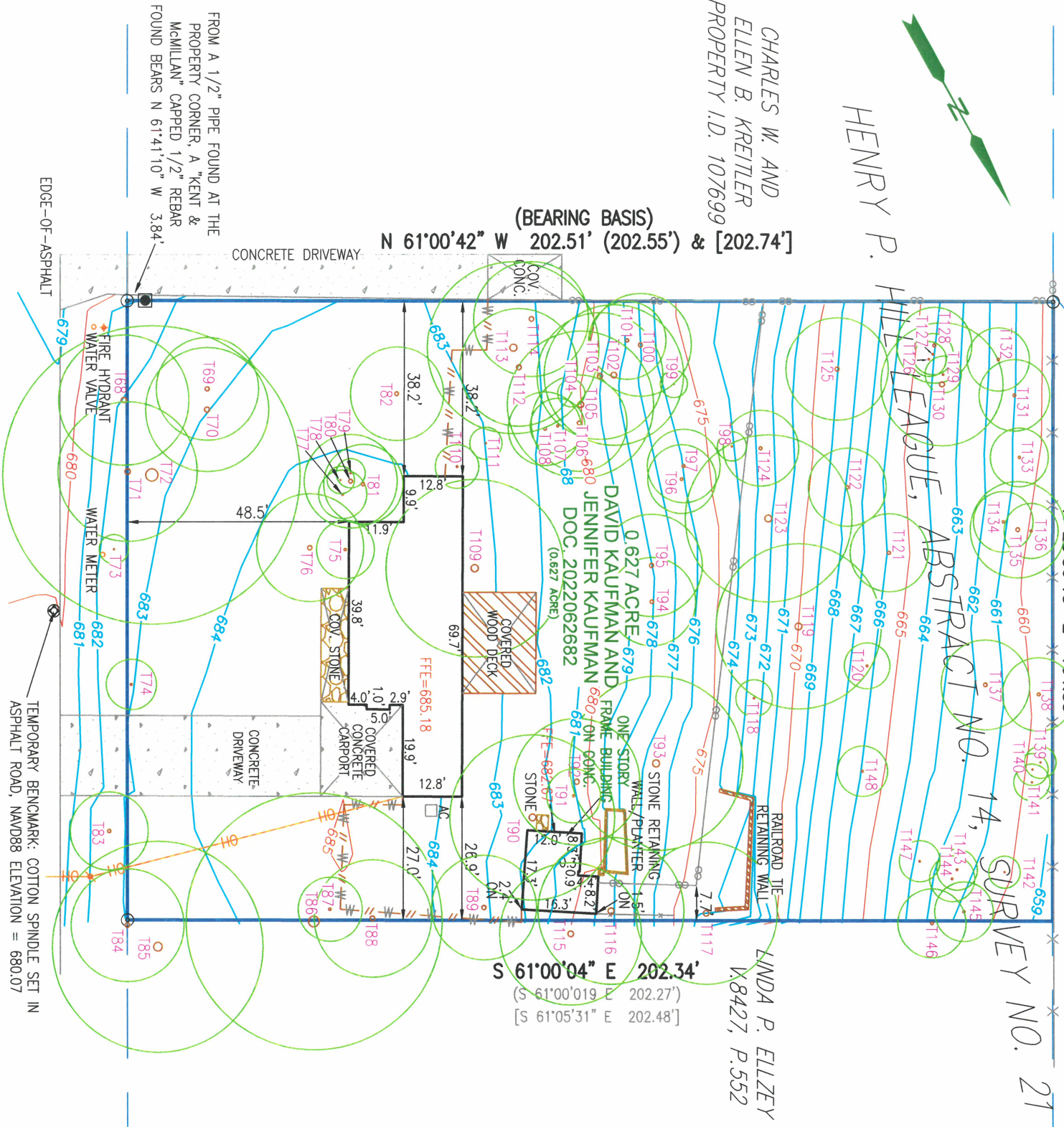


CHARLES W. AND
ELLEN B. KREITLER
PROPERTY I.D. 107699

HENRY P. HILLEAGUE,

ABSTRACT NO. 14,

SURVEY NO. 21



S 28°51'42" W 134.84'
(S 28°53'00" W 135.09')
(S 28°53'21" W 135.21')

NORTH PEAK ROAD

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "x" SET IN CONCRETE
- "x" FOUND IN CONCRETE
- SPINDLE SET
- CHAIN LINK FENCE
- WOOD/WIRE FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER 13389/3278
- [] PER 2002156999
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- AC POWER POLE
- AC AIR CONDITIONER

DESCRIPTION: BEING 0.627 ACRE OF LAND, MORE OR LESS, OUT OF THE HENRY P. HILL LEAGUE, ABSTRACT NO. 14, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 0.627 ACRE TRACT AS DESCRIBED IN GENERAL WARRANTY DEED TO DAVID KAUFMAN AND JENNIFER KAUFMAN IN DOC. 2022062682, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

STREET ADDRESS: 10 NORTH PEAK ROAD

REFERENCE NAME: DAVID KAUFMAN AND JENNIFER KAUFMANN

CITY: WESTLAKE **COUNTY:** TRAVIS **STATE OF TEXAS**

TO THE LIENHOLDER AND / OR PRESENT-OWNERS OF THE PREMISES SURVEYED

OFFICIAL REGISTERED SURVEYOR
VICTOR M. GARZA
4740 E. RICHARDSON ROAD
SUITE 100
AUSTIN, TEXAS 78756

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

JOB #: B0314122_TWL
DATE: 04/18/22
SCALE: 1" = 30'

FIELD WORK BY	WILLIAM	04/04/22
CALCD BY	JOSE	04/12/22
DRAFTED BY	AWJ/GF	04/12-18/22
CHECKED BY	VG/ML	04/18/22

TAG NO.	TREE DESCRIPTION
68	14.2" ELM TREE
69	11.2" ELM TREE
70	13.5" ELM TREE
71	15.2" CHINESE PARASOL
72	32.5" M.S. OAK TREE
73	3.2" CEDAR TREE
74	5.5" BIRCH TREE
75	11.75" M.S. SILK TREE
76	6.35" M.S. MOUNTAIN LAUREL
77	5.3" HACKBERRY TREE
78	3.0" HACKBERRY TREE
79	3.2" HACKBERRY TREE
80	10.2" M.S. HACKBERRY
81	8.7" HACKBERRY TREE
82	10.2" OAK TREE
83	8.5" OAK TREE
84	12.3" ELM TREE
85	23.0" M.S. OAK TREE
86	28.0" M.S. LINGSTRUM
87	7.0" BLACK LOCUST
88	12.8" ELM TREE
89	11.4" OAK TREE
90	18.0" ELM TREE
91	5.9" CHINABERRY TREE
92	13.8" CHINABERRY TREE
93	19" HACKBERRY TREE
94	9.6" M.S. MOUNTAIN LAUREL
95	11.15" M.S. MOUNTAIN LAUREL
96	7.5" ELM TREE
97	8.0" ELM TREE
98	3.2" CEDAR TREE
99	3.0" ELM TREE
100	11.2" OAK TREE
101	8.5" OAK TREE
102	15.3" ELM TREE
103	13.8" ELM TREE
104	3.0" ELM TREE
105	16.0" HACKBERRY TREE
106	10.5" M.S. LINGSTRUM
107	6.0" HACKBERRY TREE
108	8.0" ELM TREE
109	19.35" M.S. HACKBERRY
110	4.75" M.S. TX. PERSIMMON
111	3.5" M.S. MOUNTAIN LAUREL
112	12.8" HACKBERRY TREE
113	18.7" M.S. LINGSTRUM
114	12.5" ELM TREE
115	15.5" HACKBERRY TREE
116	16.0" M.S. LINGSTRUM
117	15.5" HACKBERRY TREE
118	4.0" CHINESE PARASOL
119	18.0" ELM TREE
120	5.0" BOX ELDER TREE
121	8.5" BOX ELDER TREE
122	8.5" M.S. TX. PERSIMMON
123	18.2" ELM TREE
124	8.25" M.S. TX. PERSIMMON
125	11.15" M.S. TX. PERSIMMON
126	3.8" BLACK WALNUT
127	4.5" M.S. BLACK LOCUST
128	8.25" M.S. BLACK LOCUST
129	4.0" BLACK LOCUST
130	13.4" M.S. ELM TREE
131	7.8" ELM TREE
132	6.9" HACKBERRY TREE
133	6.4" M.S. TX. PERSIMMON
134	6.6" CEDAR TREE
135	10.5" CEDAR TREE
136	6.0" CEDAR TREE
137	9.8" ELM TREE
138	8.0" ELM TREE
139	3.5" TX. PERSIMMON
140	3.5" ELM TREE
141	4.0" ELM TREE
142	3.5" CEDAR TREE
143	3.5" M.S. TX. PERSIMMON
144	5.0" CEDAR TREE
145	6.5" CEDAR TREE
146	7.5" ELM TREE
147	4.5" BOX ELDER TREE
148	5.5" M.S. BOX ELDER

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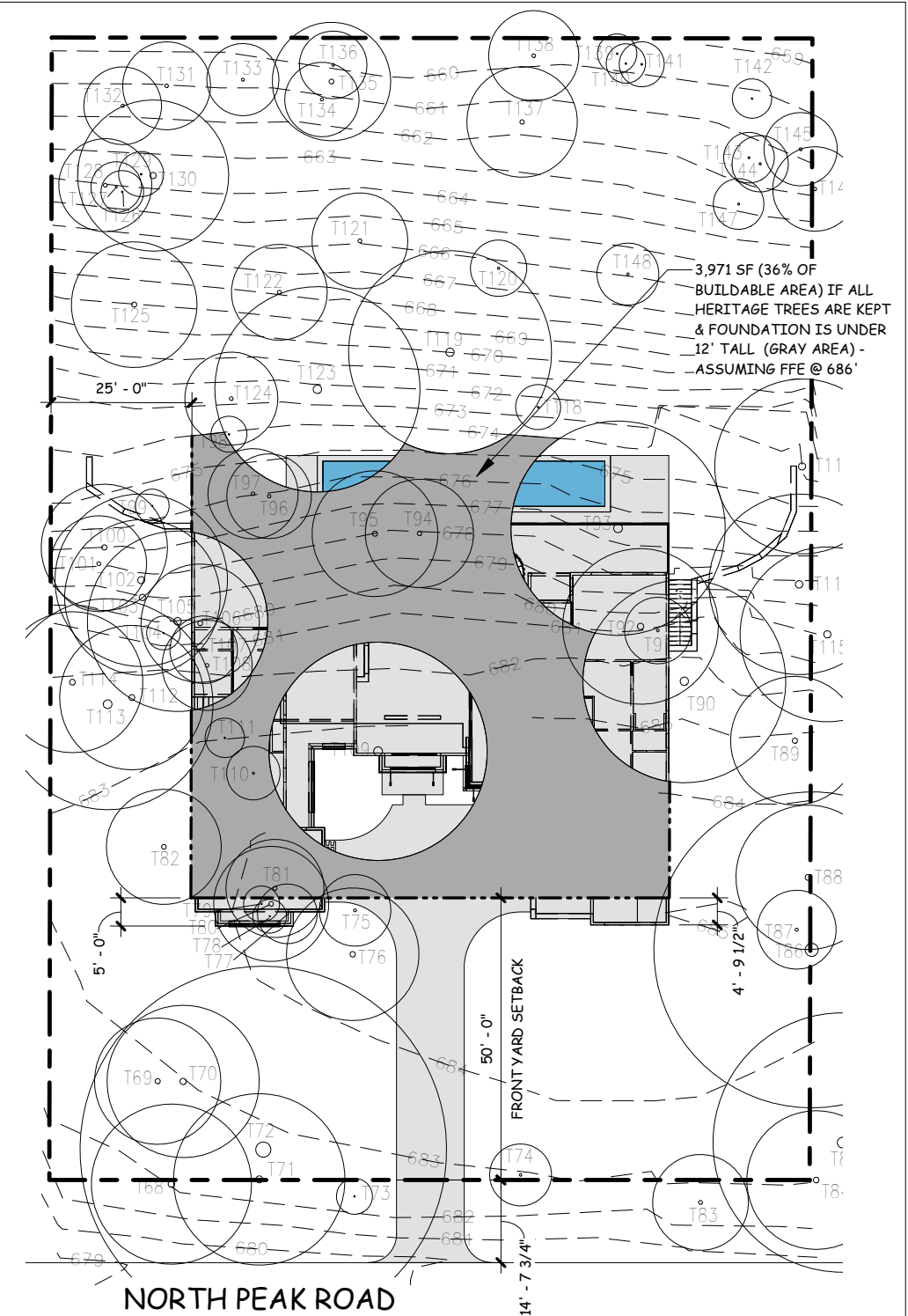
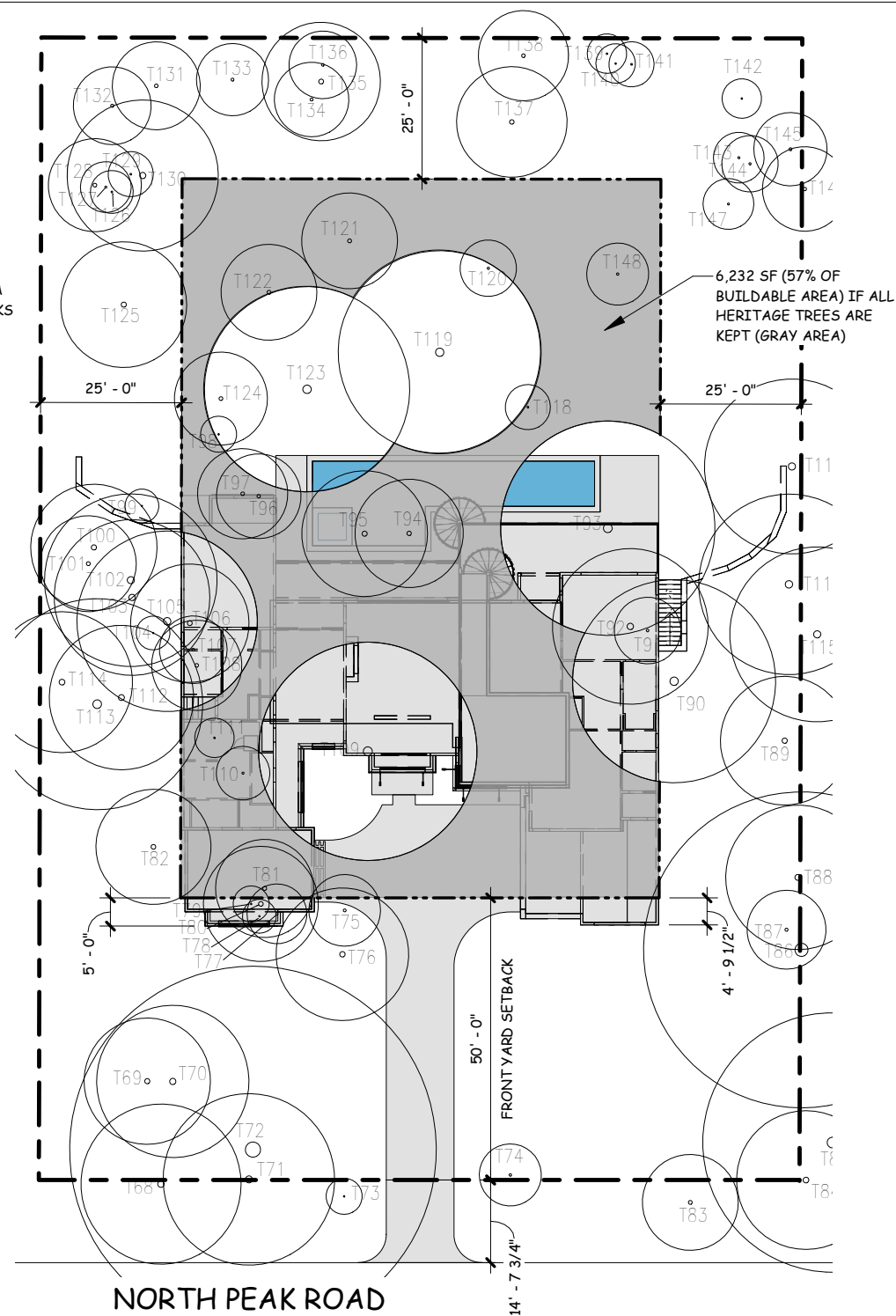
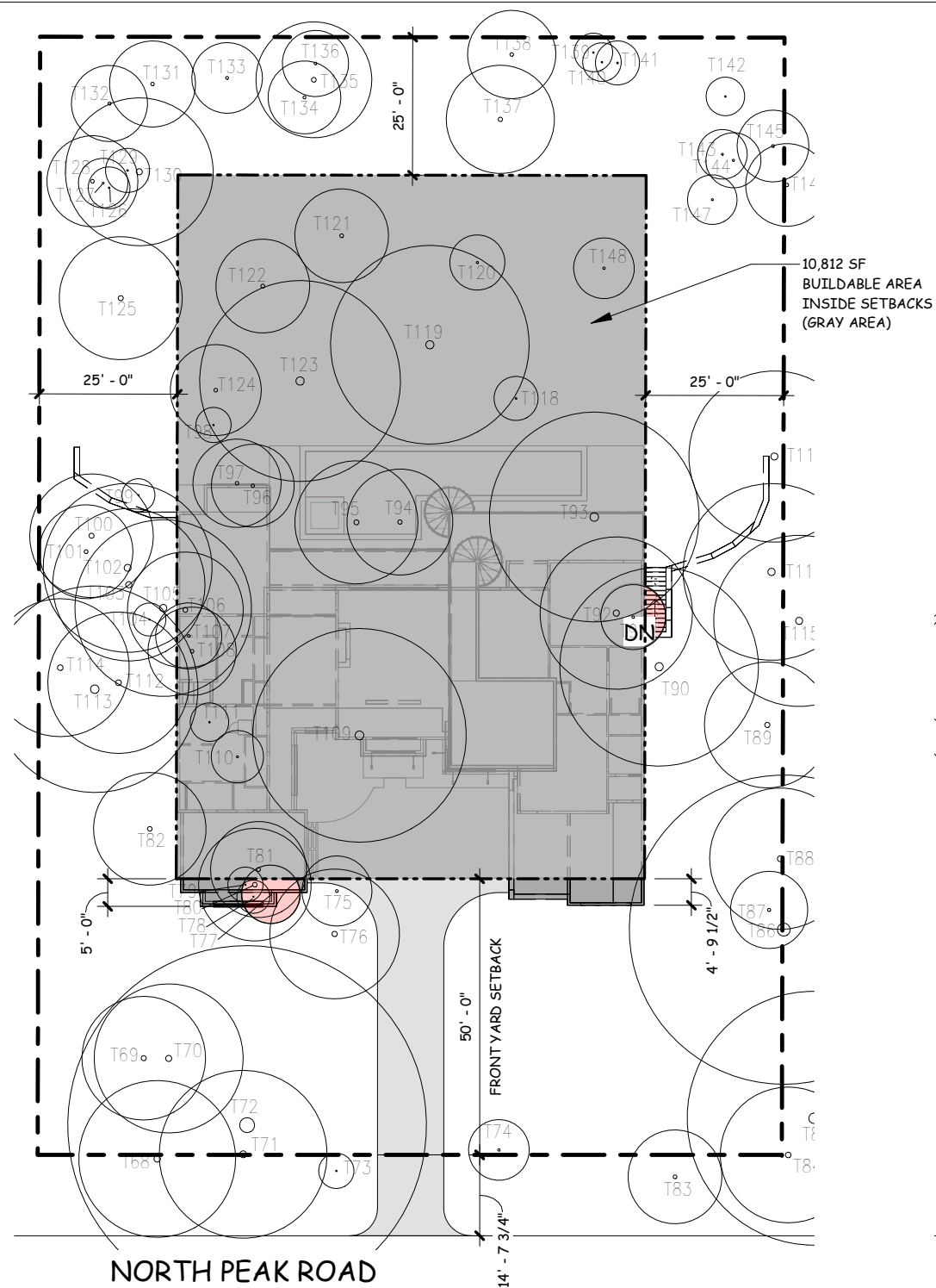
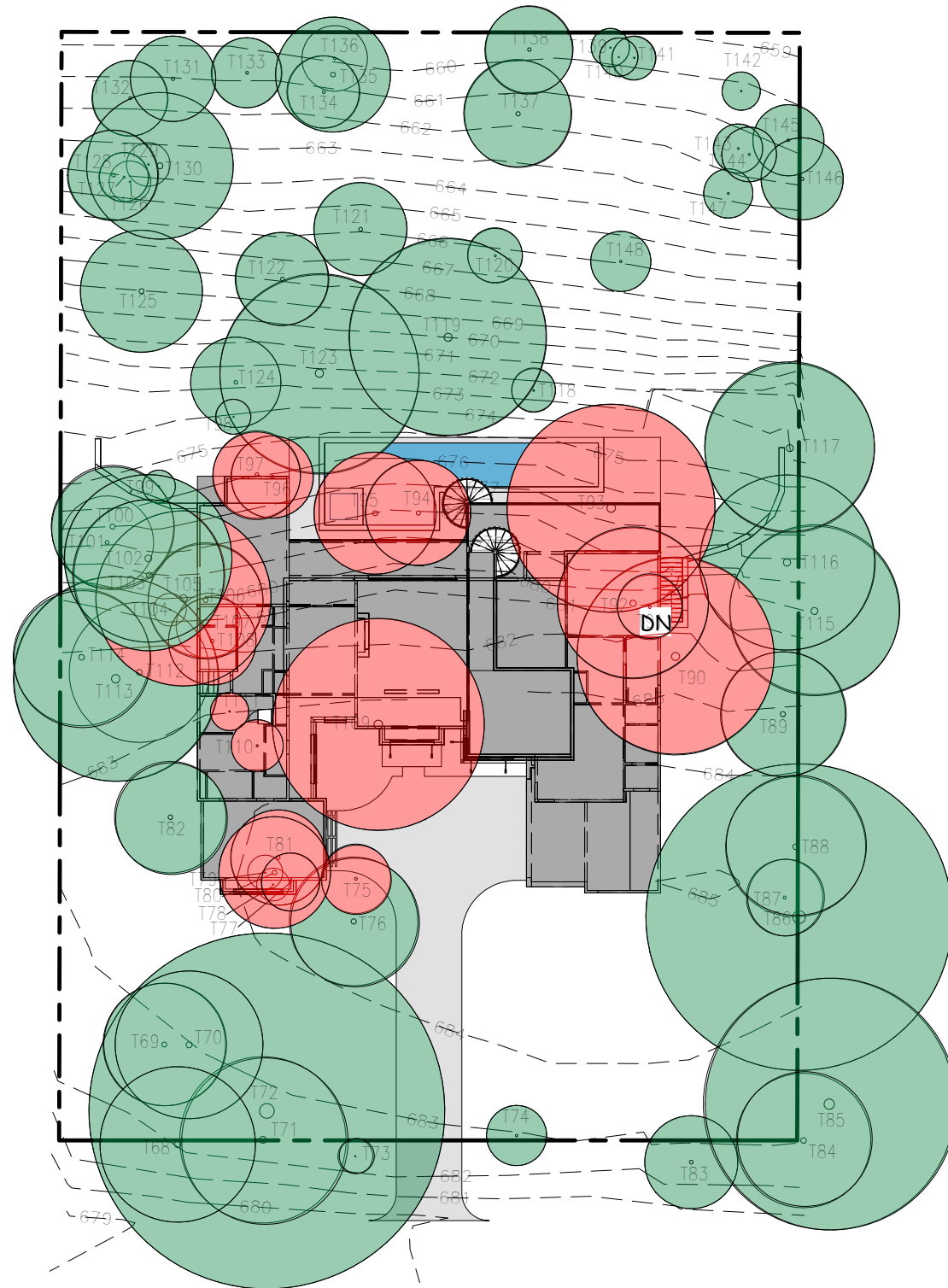


EXHIBIT A



Tree Removal List			
Removed trees			
mark	inches	tree type	75% mediation
75	11.75	M.S. SILK TREE	8.8125
77	5.3	HACKBERRY TREE	3.975
78	3	HACKBERRY TREE	2.25
79	3.2	HACKBERRY TREE	2.4
80	10.2	M.S. HACKBERRY	7.65
81	8.7	HACKBERRY TREE	6.525
91	5.9	CHINABERRY TREE	4.425
92	13.8	CHINABERRY TREE	10.35
93	19	HACKBERRY TREE	14.25
94	9.6	M.S. MOUNTAIN LAUREL	7.2
95	11.15	M.S. MOUNTAIN LAUREL	8.3625
96	7.5	ELM TREE	5.625
97	8	ELM TREE	6
98	3.2	CEDAR TREE	2.4
106	10.5	M.S. LINGUSTRUM	7.875
107	6	HACKBERRY TREE	4.5
108	8	ELM TREE	6
110	4.75	M.S. TX. PERSIMMON	3.5625
111	3.5	M.S. MOUNTAIN LAUREL	2.625
TOTAL	110.9	total replacement ("	114.7875
Heritage Trees			
			150% Mediation
90	18	ELM TREE	27
105	16	HACKBERRY	24
109	19.35	M.S. HACKBERRY	29.025
TOTAL	53.35	total heritage replacement ("	80.025
		TOTAL Replacement	194.8125



TAG NO.	TREE DESCRIPTION
68	14.2" ELM TREE
69	11.2" ELM TREE
70	13.5" ELM TREE
71	15.2" CHINESE PARASOL
72	32.5" M.S. OAK TREE
73	3.2" CEDAR TREE
74	5.5" BIRCH TREE
75	11.75" M.S. SILK TREE
76	6.35" M.S. MOUNTAIN LAUREL
77	5.3" HACKBERRY TREE
78	3.0" HACKBERRY TREE
79	3.2" HACKBERRY TREE
80	10.2" M.S. HACKBERRY
81	8.7" HACKBERRY TREE
82	10.2" OAK TREE
83	8.5" OAK TREE
84	12.3" ELM TREE
85	23.0" M.S. OAK TREE
86	28.0" M.S. LINGSTRUM
87	7.0" BLACK LOCUST
88	12.8" ELM TREE
89	11.4" OAK TREE
90	18.0" ELM TREE
91	5.9" CHINABERRY TREE
92	13.8" CHINABERRY TREE
93	19" HACKBERRY TREE
94	6.6" M.S. MOUNTAIN LAUREL
95	11.15" M.S. MOUNTAIN LAUREL
96	7.5" ELM TREE
97	8.0" ELM TREE
98	3.2" CEDAR TREE
99	3.0" ELM TREE
100	11.2" OAK TREE
101	8.5" OAK TREE
102	15.3" ELM TREE
103	13.8" ELM TREE
104	3.0" ELM TREE
105	16.0" HACKBERRY TREE
106	10.5" M.S. LINGSTRUM
107	6.0" HACKBERRY TREE
108	8.0" ELM TREE
109	19.35" M.S. HACKBERRY
110	4.75" M.S. TX. PERSIMMON
111	5.5" M.S. MOUNTAIN LAUREL
112	12.8" HACKBERRY TREE
113	18.7" M.S. LINGSTRUM
114	12.5" ELM TREE
115	15.5" HACKBERRY TREE
116	16.0" M.S. LINGSTRUM
117	15.5" HACKBERRY TREE
118	4.0" CHINESE PARASOL
119	18.0" ELM TREE
120	5.0" BOX ELDER TREE
121	8.5" BOX ELDER TREE
122	8.5" M.S. TX. PERSIMMON
123	18.2" ELM TREE
124	6.25" M.S. TX. PERSIMMON
125	11.15" M.S. TX. PERSIMMON
126	3.8" BLACK WALNUT
127	4.5" M.S. BLACK LOCUST
128	6.25" M.S. BLACK LOCUST
129	4.0" BLACK LOCUST
130	13.4" M.S. ELM TREE
131	7.8" ELM TREE
132	6.9" HACKBERRY TREE
133	6.4" M.S. TX. PERSIMMON
134	6.6" CEDAR TREE
135	10.5" CEDAR TREE
136	6.0" CEDAR TREE
137	9.8" ELM TREE
138	8.0" ELM TREE
139	3.5" TX. PERSIMMON
140	3.5" ELM TREE
141	4.0" ELM TREE
142	3.5" CEDAR TREE
143	5.5" M.S. TX. PERSIMMON
144	5.0" CEDAR TREE
145	6.5" CEDAR TREE
146	7.5" ELM TREE
147	4.5" BOX ELDER TREE
148	5.5" M.S. BOX ELDER

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EXHIBIT B

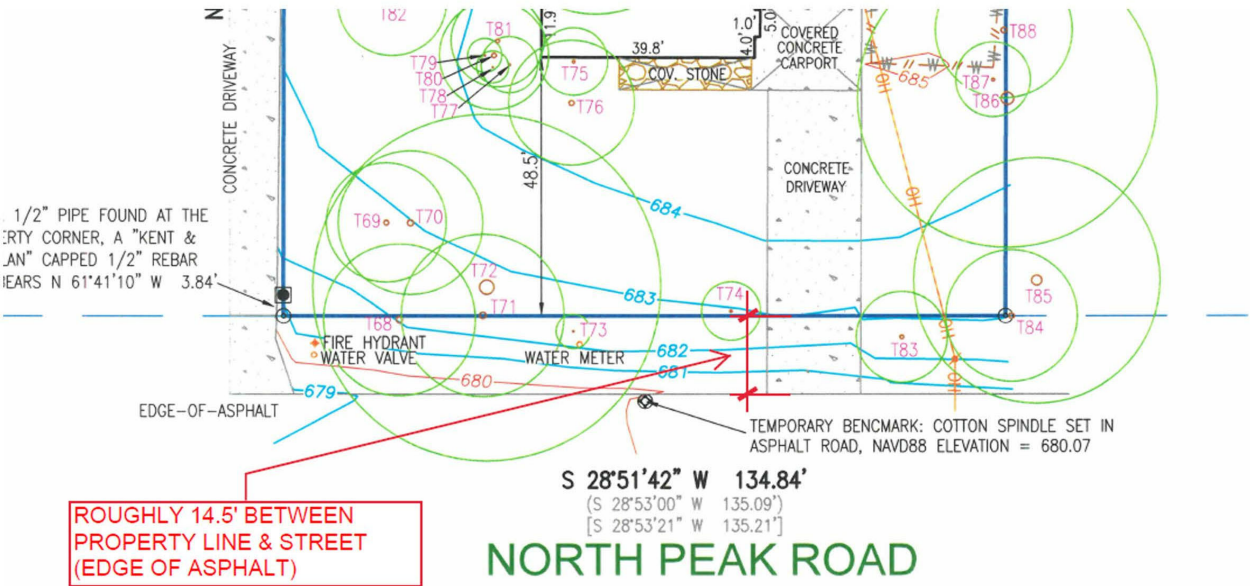
1 REMOVAL
1" = 30'-0"

SITE PLAN - TREE REMOVAL - TREE REMOVAL

FRONTYARD SETBACK - EXISTING HOMES

10 N PEAK ROAD- EXISTING HOME

- 48.5' TO FRONT PROPERTY LINE
- 8.5' BETWEEN STREET & PROPERTY LINE
- 57' FROM THE STREET



8 N PEAK ROAD - EXISTING HOME

- 27.5' TO FRONT PROPERTY LINE
- 14.5' BETWEEN STREET & PROPERTY LINE
- 42' FROM THE STREET (as shown below on google earth)



<https://earth.google.com/>

12 N PEAK ROAD - EXISTING HOME

- 33.5' TO FRONT PROPERTY LINE
- 14.5' BETWEEN STREET & PROPERTY LINE
- 48' FROM THE STREET (as shown below on google earth)



<https://earth.google.com/>



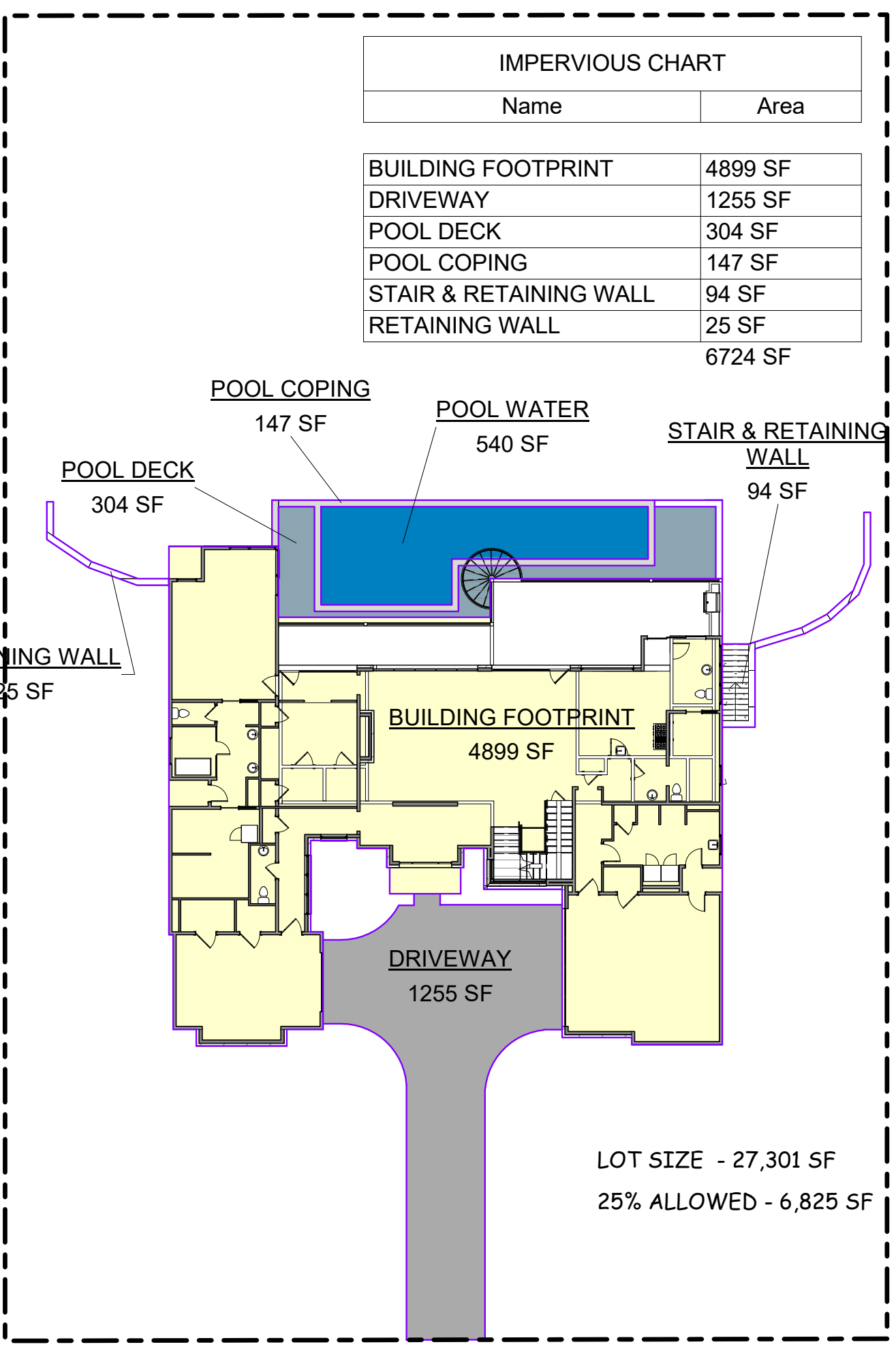
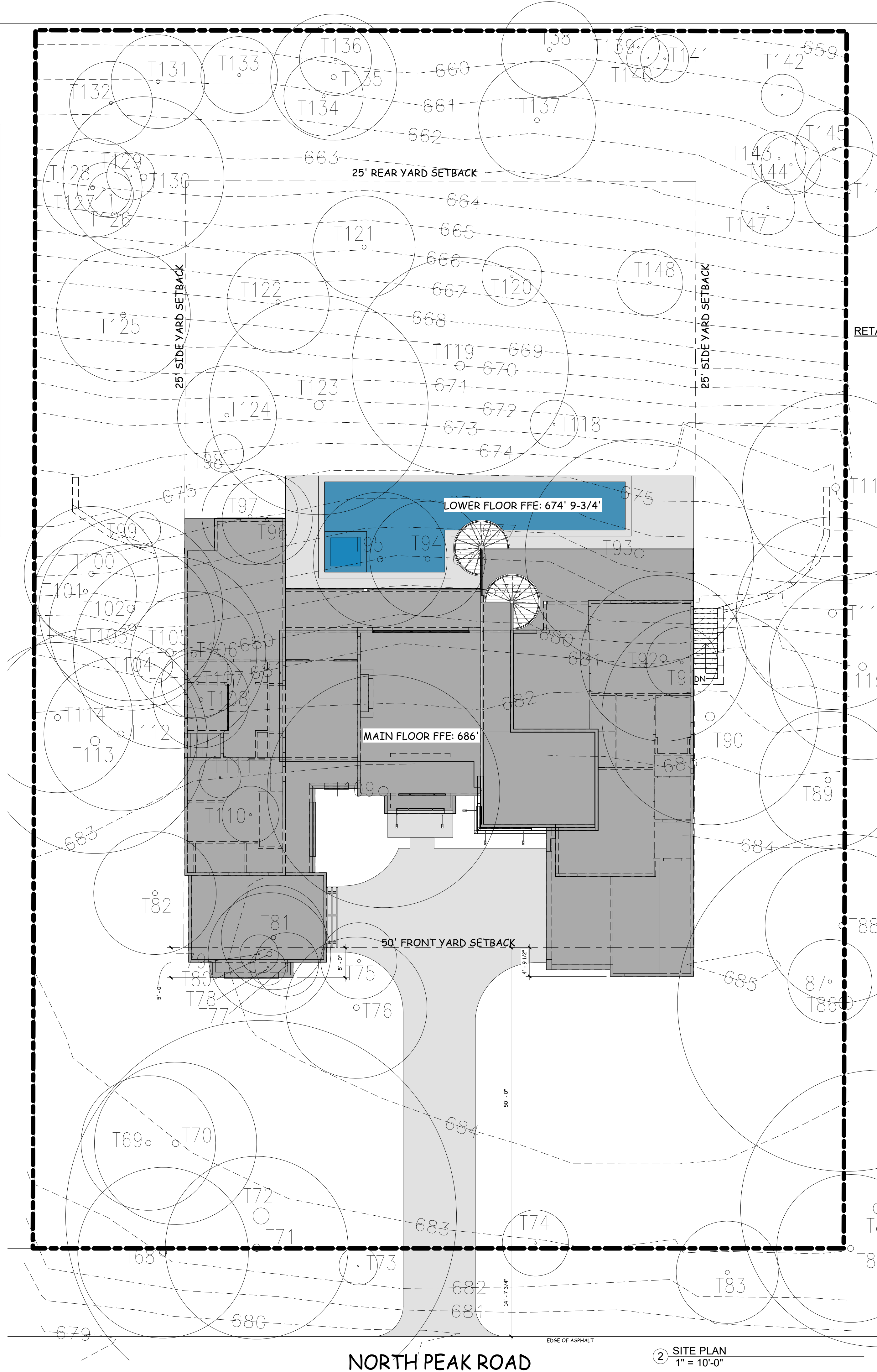
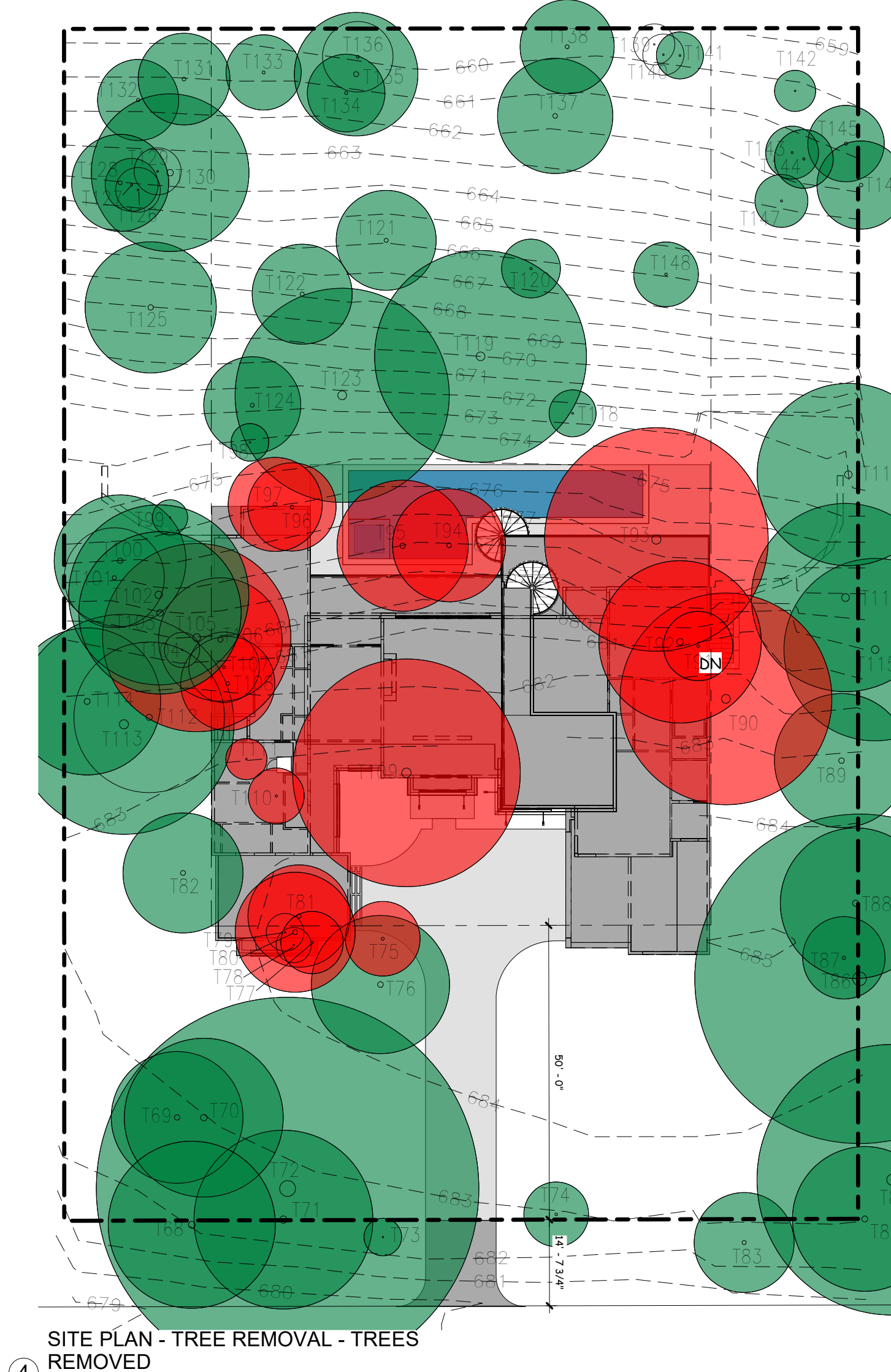
EXHIBIT C



TAG NO.	TREE DESCRIPTION
68	14.2" ELM TREE
69	11.2" ELM TREE
70	13.5" ELM TREE
71	15.2" CHINESE PARASOL
72	32.5" M.S. OAK TREE
73	3.2" CEDAR TREE
74	5.5" BIRCH TREE
75	11.75" M.S. SILK TREE
76	6.35" M.S. MOUNTAIN LAUREL
77	5.3" HACKBERRY TREE
78	3.0" HACKBERRY TREE
79	3.2" HACKBERRY TREE
80	10.2" M.S. HACKBERRY
81	8.7" HACKBERRY TREE
82	10.2" OAK TREE
83	8.5" OAK TREE
84	12.3" ELM TREE
85	23.0" M.S. OAK TREE
86	28.0" M.S. LINGUSTRUM
87	7.0" BLACK LOCUST
88	12.8" ELM TREE
89	11.4" OAK TREE
90	18.0" ELM TREE
91	5.9" CHINABERRY TREE
92	13.8" CHINABERRY TREE
93	19" HACKBERRY TREE
94	9.8" M.S. MOUNTAIN LAUREL
95	11.15" M.S. MOUNTAIN LAUREL
96	7.5" ELM TREE
97	8.0" ELM TREE
98	3.2" CEDAR TREE
99	3.0" ELM TREE
100	11.2" OAK TREE
101	8.5" OAK TREE
102	15.3" ELM TREE
103	13.8" ELM TREE
104	3.0" ELM TREE
105	16.0" HACKBERRY TREE
106	10.5" M.S. LINGUSTRUM
107	6.0" HACKBERRY TREE
108	8.0" ELM TREE
109	19.35" M.S. HACKBERRY
110	4.75" M.S. TX. PERSIMMON
111	5.5" M.S. MOUNTAIN LAUREL
112	12.8" HACKBERRY TREE
113	18.7" M.S. LINGUSTRUM
114	12.5" ELM TREE
115	15.5" HACKBERRY TREE
116	16.0" M.S. LINGUSTRUM
117	15.5" HACKBERRY TREE
118	4.0" CHINESE PARASOL
119	18.0" ELM TREE
120	5.0" BOX ELDER TREE
121	8.5" BOX ELDER TREE
122	8.5" M.S. TX. PERSIMMON
123	18.2" ELM TREE
124	8.25" M.S. TX. PERSIMMON
125	11.15" M.S. TX. PERSIMMON
126	3.8" BLACK WALNUT
127	4.5" M.S. BLACK LOCUST
128	8.25" M.S. BLACK LOCUST
129	4.0" BLACK LOCUST
130	13.4" M.S. ELM TREE
131	7.8" ELM TREE
132	6.9" HACKBERRY TREE
133	6.4" M.S. TX. PERSIMMON
134	6.6" CEDAR TREE
135	10.5" CEDAR TREE
136	6.0" CEDAR TREE
137	0.8" ELM TREE
138	8.0" ELM TREE
139	3.5" TX. PERSIMMON
140	3.5" ELM TREE
141	4.0" ELM TREE
142	3.5" CEDAR TREE
143	3.5" M.S. TX. PERSIMMON
144	5.0" CEDAR TREE
145	6.5" CEDAR TREE
146	7.5" ELM TREE
147	4.5" BOX ELDER TREE
148	5.5" M.S. BOX ELDER

M.S. = MULTI-STEM
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Tree Removal List				
Removed trees				
#	mark	inches	tree type	75% mediation
1	75	11.75	M.S. SILK TREE	8.8125
2	77	5.3	HACKBERRY TREE	3.975
3	78	3	HACKBERRY TREE	2.25
4	79	3.2	HACKBERRY TREE	2.4
5	80	10.2	M.S. HACKBERRY	7.65
6	81	8.7	HACKBERRY TREE	6.525
7	91	5.9	CHINABERRY TREE	4.425
8	92	13.8	CHINABERRY TREE	10.35
9	93	19	HACKBERRY TREE	14.25
10	94	9.6	M.S. MOUNTAIN LAUREL	7.2
11	95	11.15	M.S. MOUNTAIN LAUREL	8.3625
12	96	7.5	ELM TREE	5.625
13	97	8	ELM TREE	6
14	98	3.2	CEDAR TREE	2.4
15	106	10.5	M.S. LINGUSTRUM	7.875
16	107	6	HACKBERRY TREE	4.5
17	108	8	ELM TREE	6
18	110	4.75	M.S. TX. PERSIMMON	3.5625
19	111	3.5	M.S. MOUNTAIN LAUREL	2.625
TOTAL 110.9				total replacement ("") 114.7875
Heritage Trees				
20	90	18	ELM TREE	150% Mediation 27
21	105	16	HACKBERRY	24
22	109	19.35	M.S. HACKBERRY	29.025
TOTAL 53.35				total heritage replacement ("") 80.025
				TOTAL Replacement 194.8125



KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

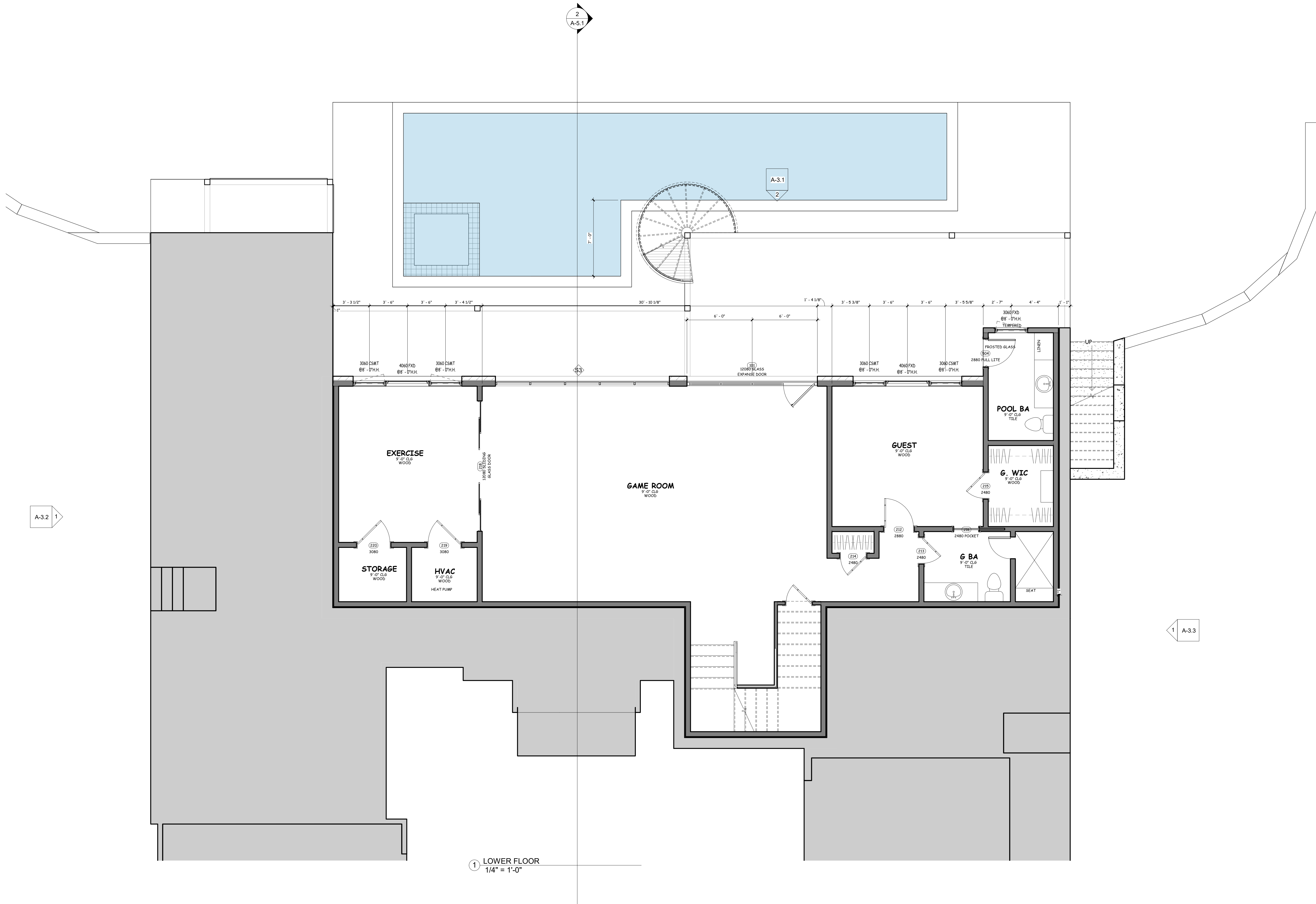
13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

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A-1.1
SITE PLAN



KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022
REVISIONS	

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

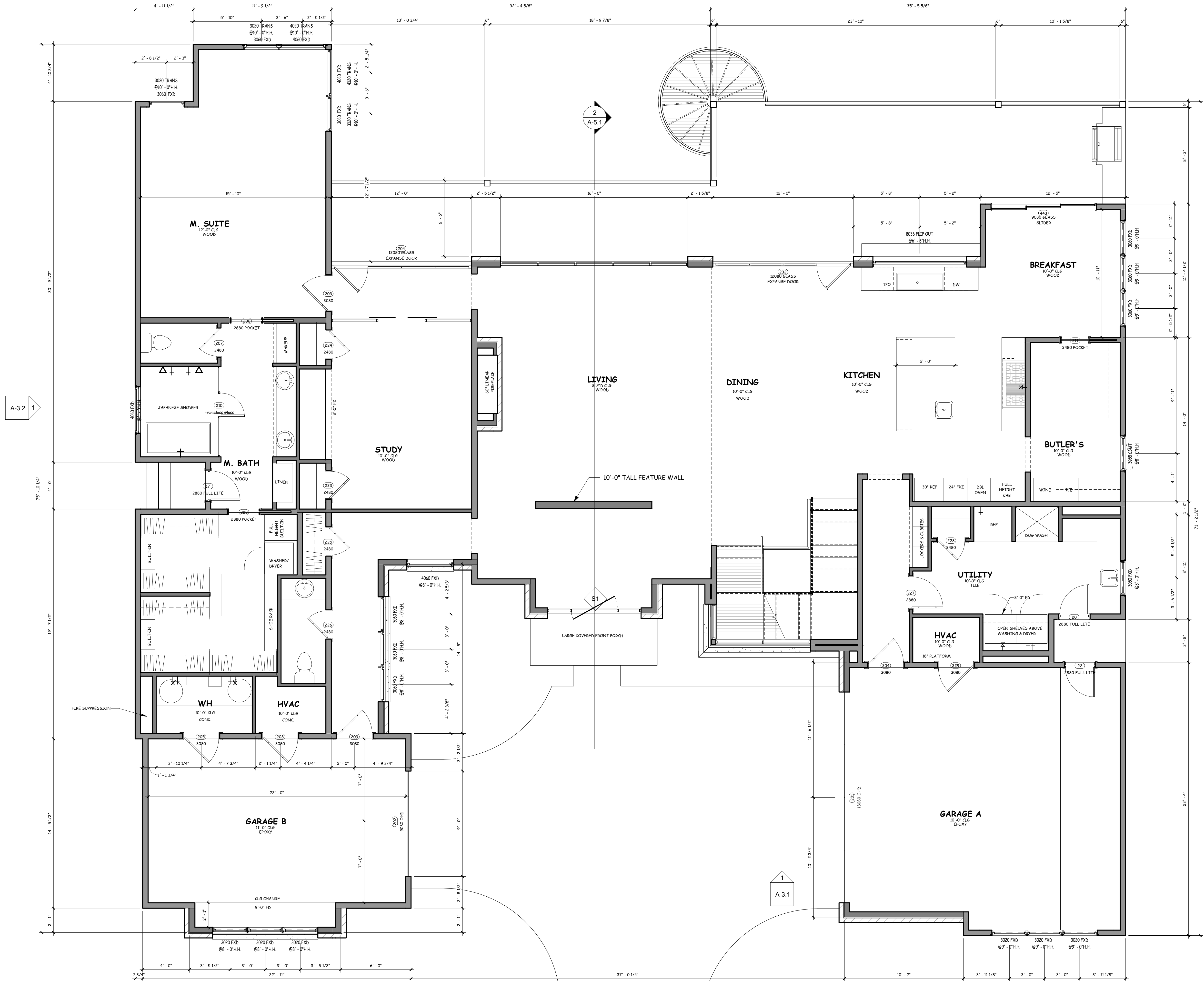
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A-2.1
LOWER FLOOR
PLAN



1 MAIN FLOOR
1/4" = 1'-0"

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

NO.	DESCRIPTION

NO.	DESCRIPTION

NO.	DESCRIPTION

NO.	DESCRIPTION

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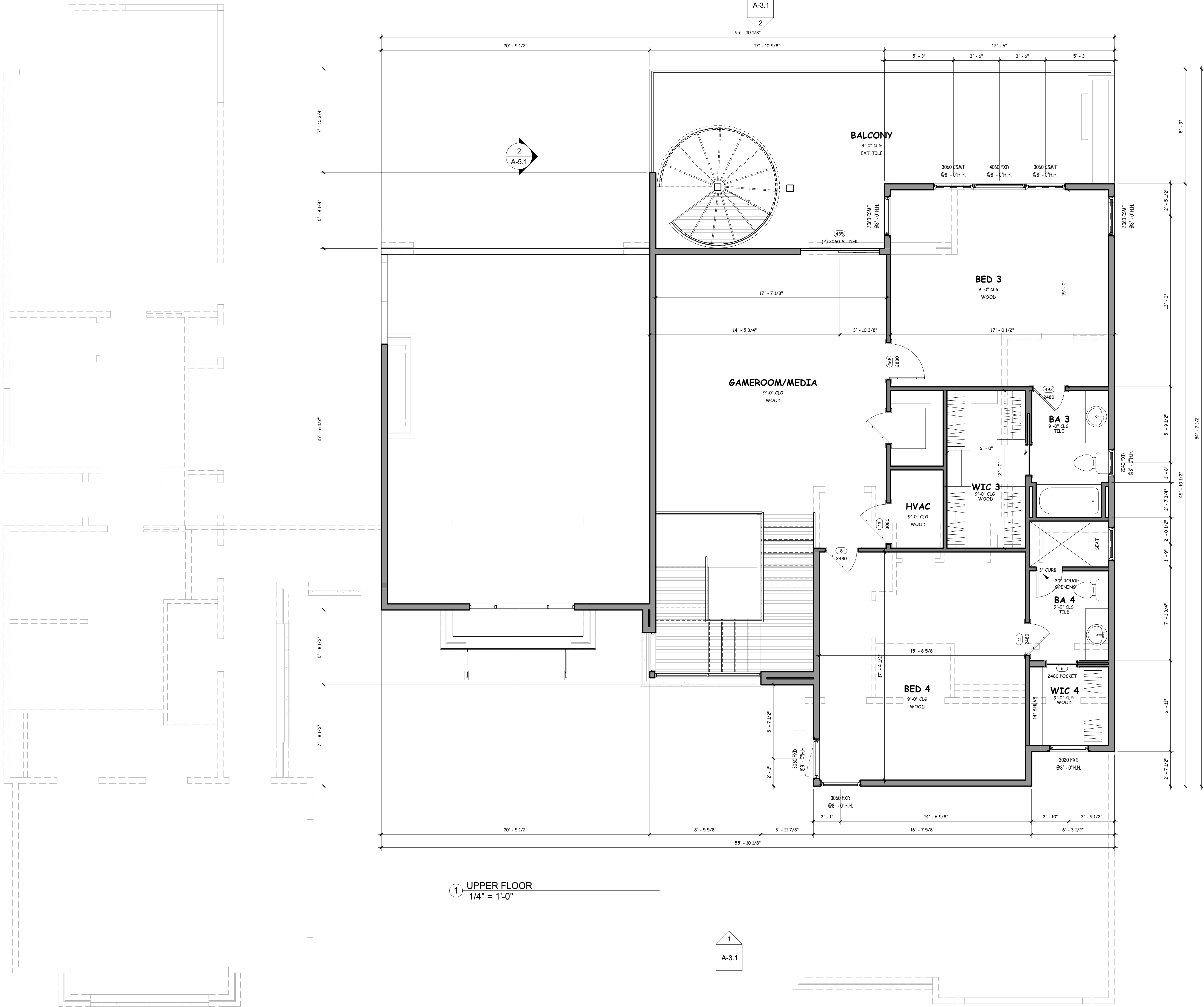
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NO.	DESCRIPTION

NO.	DESCRIPTION

NO.	DESCRIPTION

A-3.2 1



1 UPPER FLOOR
1/4" = 1'-0"

1
A-3.1

1
A-3.3

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

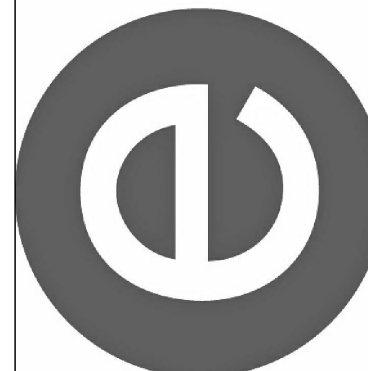
PROJECT #	DATE
22073	8-3-2022

REVISIONS

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

epprighthomes

(512)347-9955 Office (512)347-9966 Fax www.epprighthomes.com

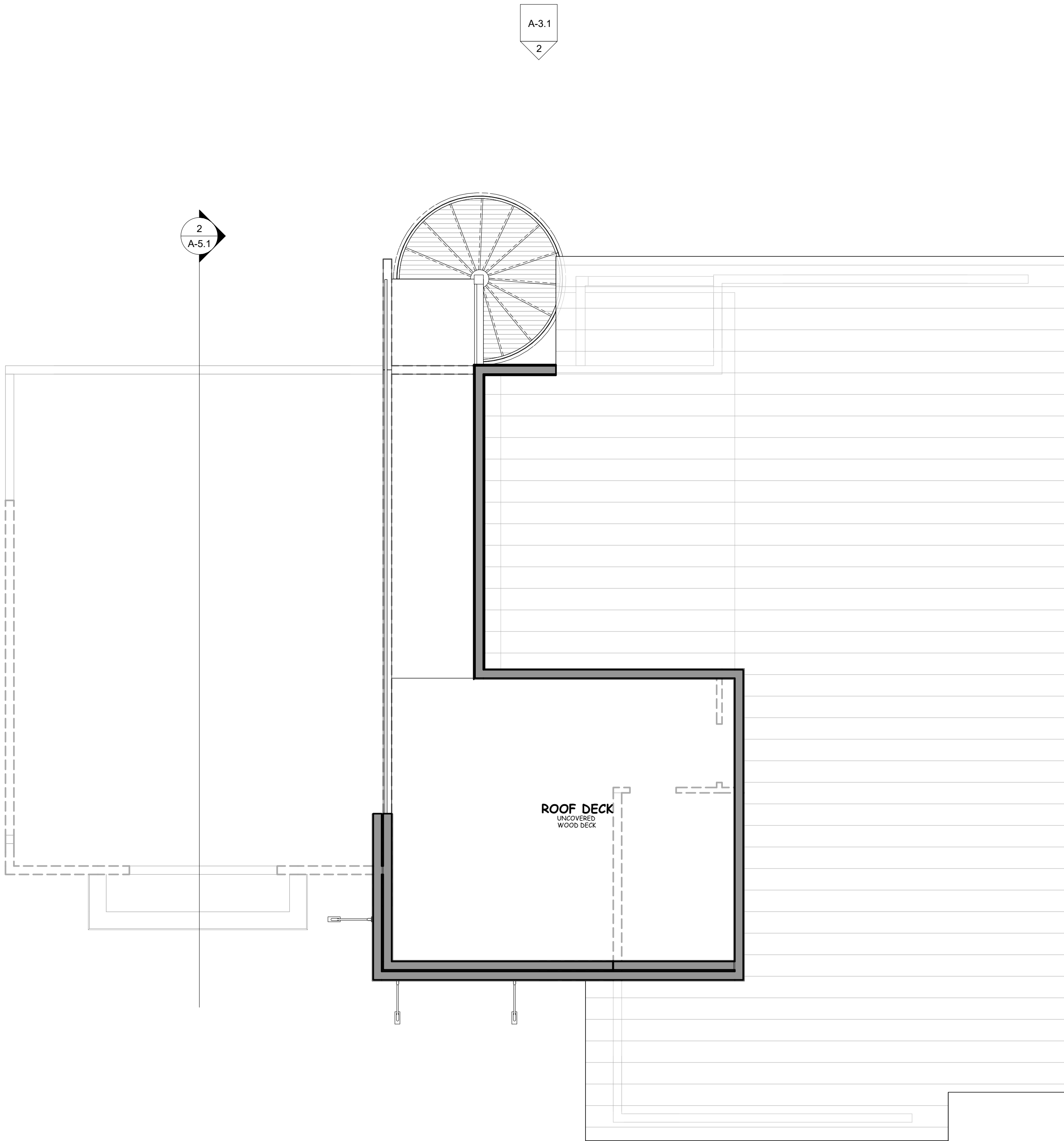


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A-2.3
UPPER FLOOR
PLAN

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

8/3/2022 4:36:07 PM



② ROOF DECK
1/4" = 1'-0"

A-3.2 1

A-3.1
2

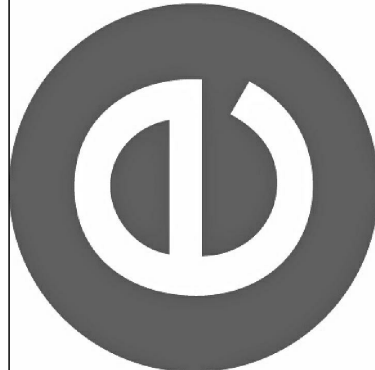
2
A-5.1

1 A-3.3

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

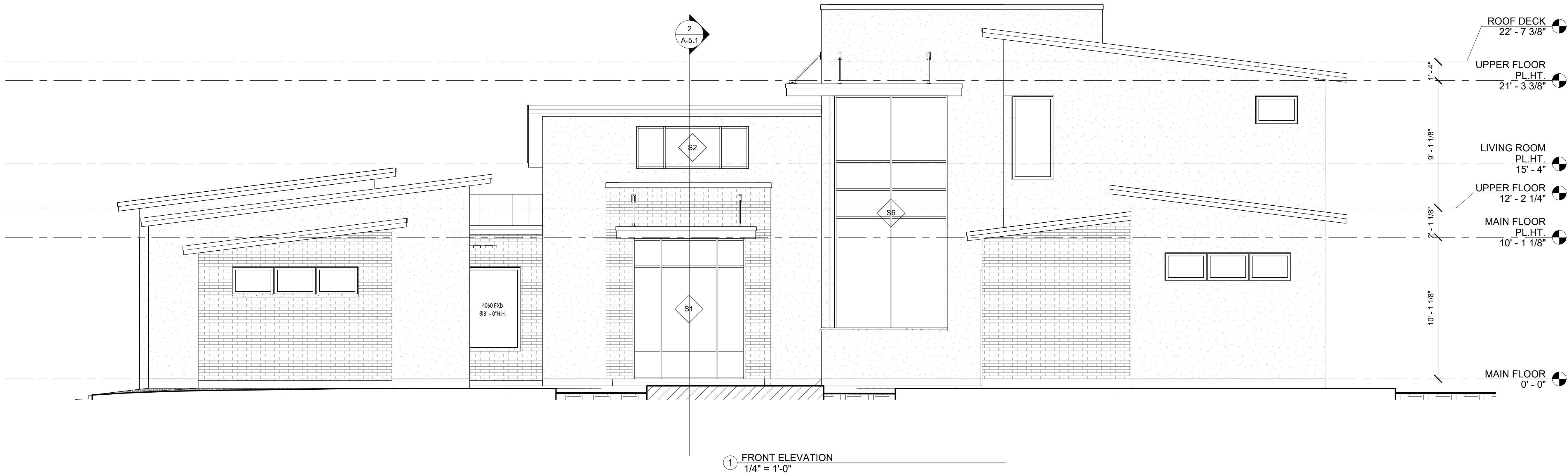
PROJECT #	DATE
22073	8-3-2022
REVISIONS	

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX
epprighthomes
(512)347-9955 Office (512)347-9966 Fax www.epprighthomes.com



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A-2.4
ROOF DECK



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



2 REAR ELEVATION
1/4" = 1'-0"

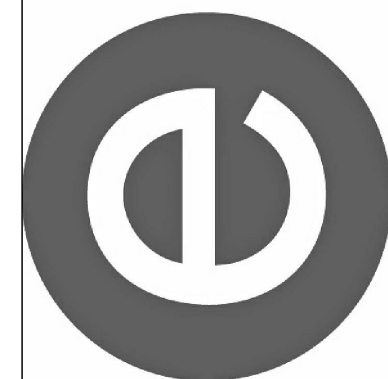
KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

epprighthomes



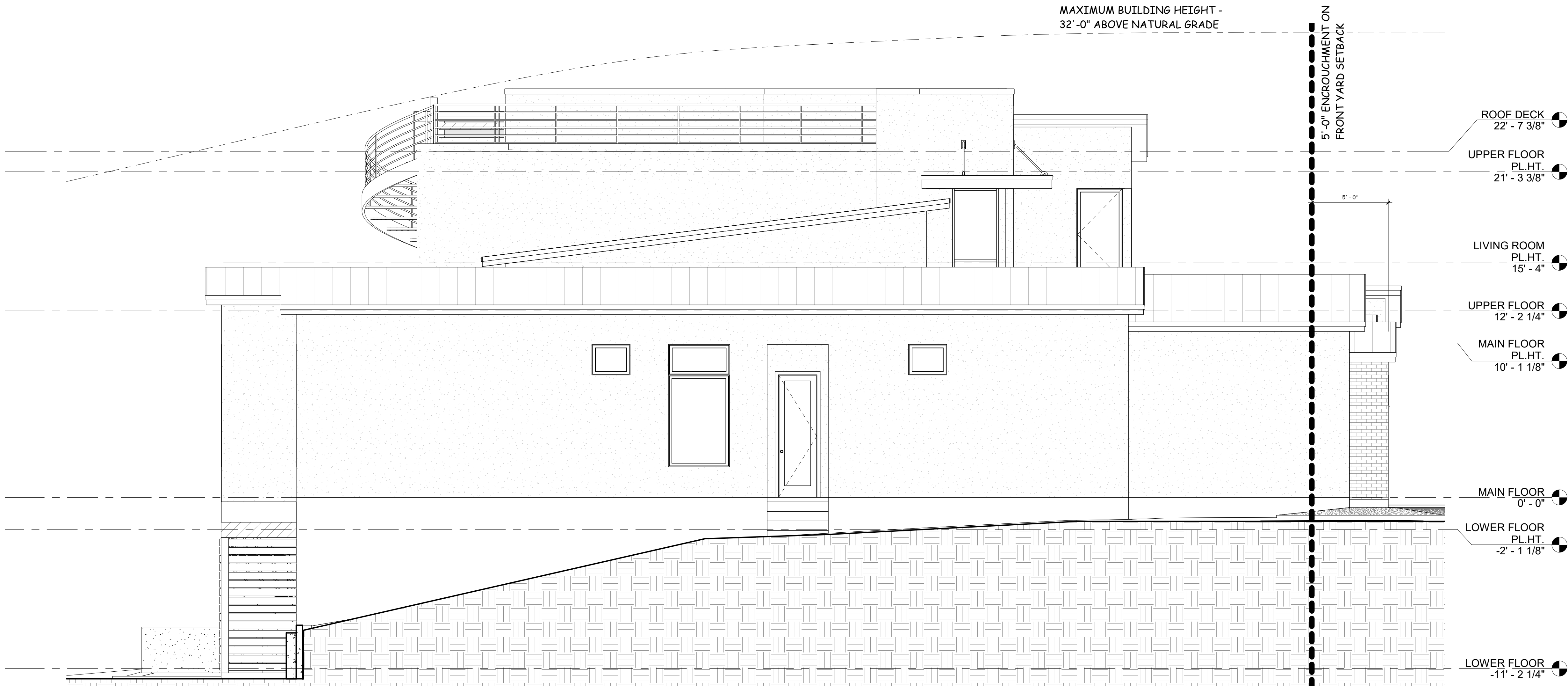
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A-3.1

EXTERIOR
ELEVATIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

8/3/2022 4:36:13 PM



① RIGHT ELEVATION
1/4" = 1'-0"

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

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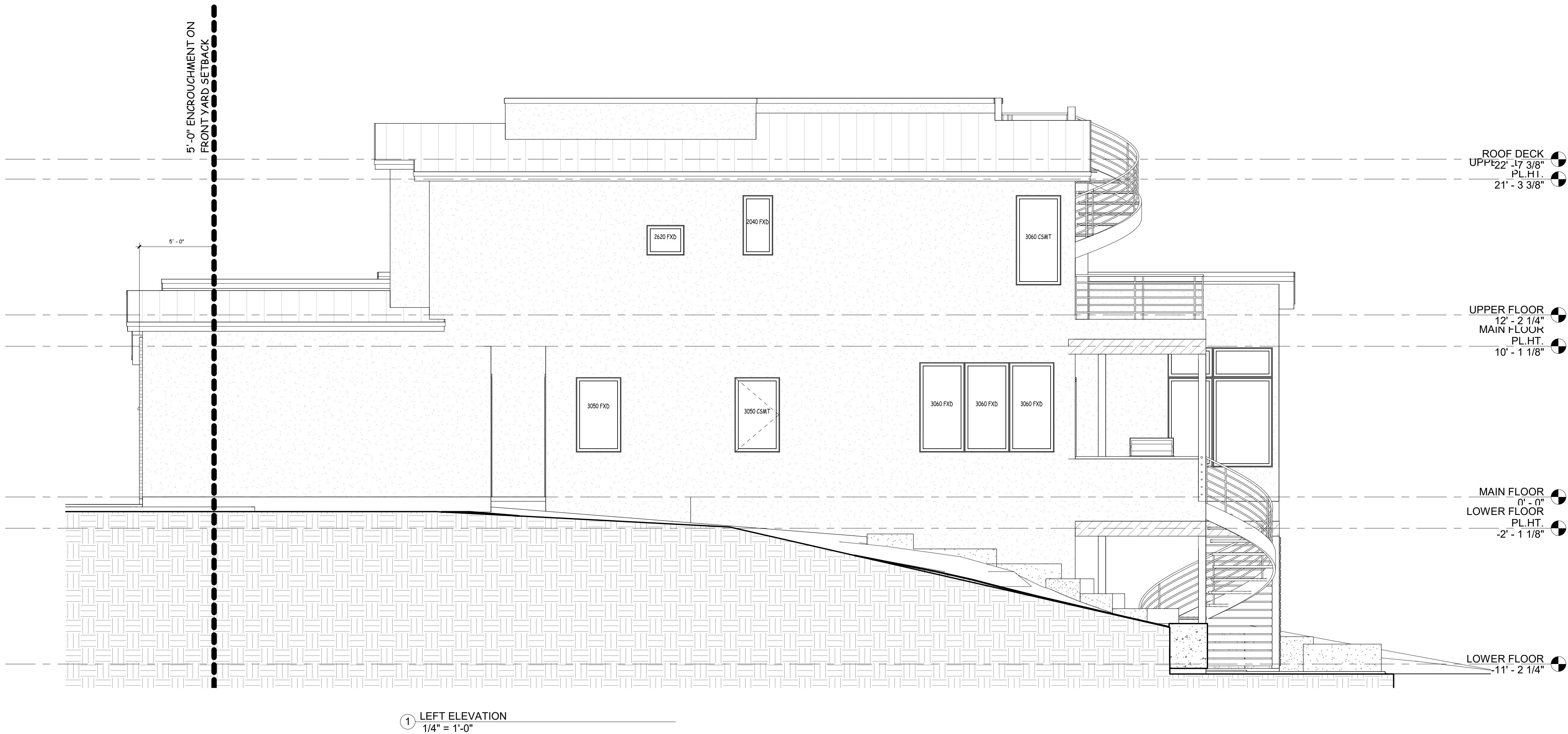


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A-3.2
EXTERIOR
ELEVATIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

8/3/2022 4:36:14 PM

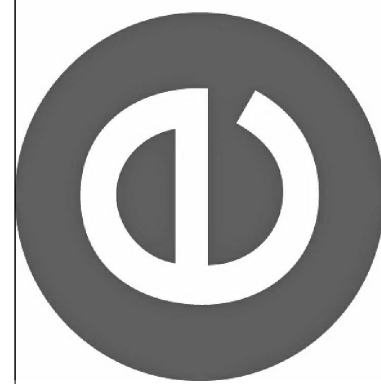


KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

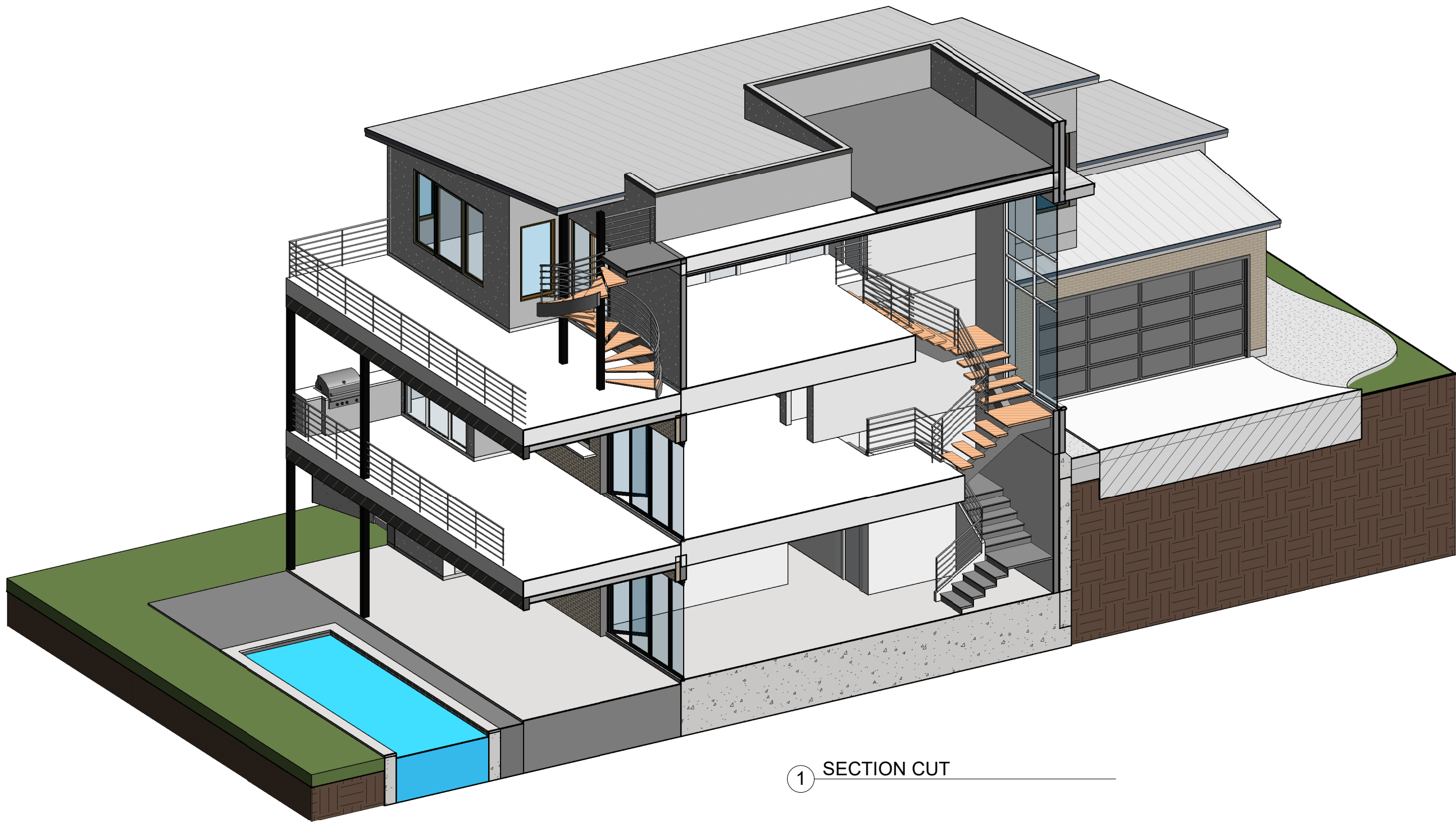


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A-3.3
ELEVATIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

8/3/2022 4:36:16 PM



1 SECTION CUT



2 BUILDING SECTION
1/4" = 1'-0"



KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

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(512)347-9955 Office (512)347-9966 Fax www.epprighthomes.com



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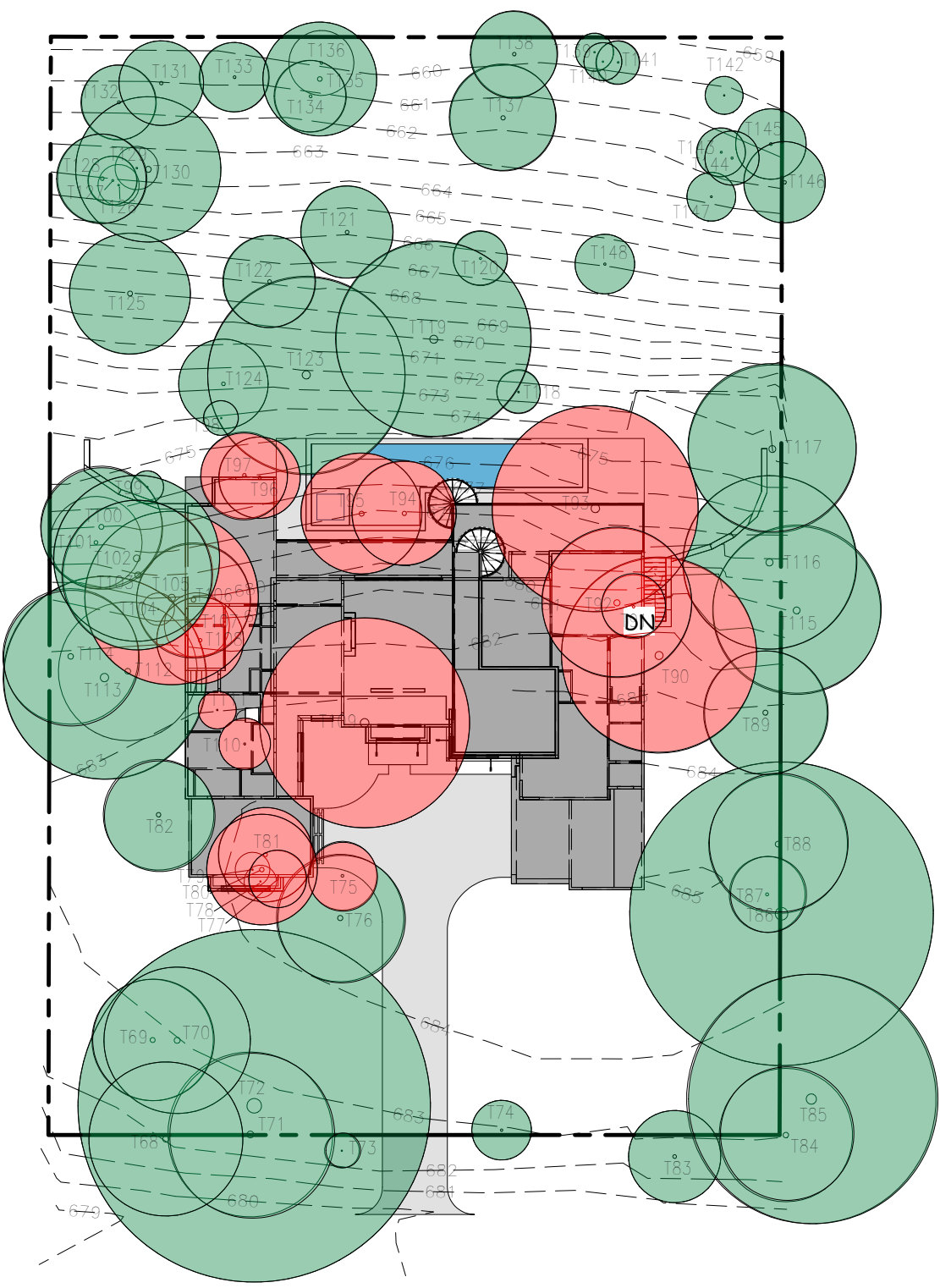
A-5.1
SECTIONS



1 SITE PLAN - TREE REMOVAL - TREE REMOVAL
1" = 30'-0"

Tree Removal List				
Removed trees				
#	mark	inches	tree type	75% mediation
1	75	11.75	M.S. SILK TREE	8.8125
2	77	5.3	HACKBERRY TREE	3.975
3	78	3	HACKBERRY TREE	2.25
4	79	3.2	HACKBERRY TREE	2.4
5	80	10.2	M.S. HACKBERRY	7.65
6	81	8.7	HACKBERRY TREE	6.525
7	91	5.9	CHINABERRY TREE	4.425
8	92	13.8	CHINABERRY TREE	10.35
9	93	19	HACKBERRY TREE	14.25
10	94	9.6	M.S. MOUNTAIN LAUREL	7.2
11	95	11.15	M.S. MOUNTAIN LAUREL	8.3625
12	96	7.5	ELM TREE	5.625
13	97	8	ELM TREE	6
14	98	3.2	CEDAR TREE	2.4
15	106	10.5	M.S. LINGUSTRUM	7.875
16	107	6	HACKBERRY TREE	4.5
17	108	8	ELM TREE	6
18	110	4.75	M.S. TX. PERSIMMON	3.5625
19	111	3.5	M.S. MOUNTAIN LAUREL	2.625
TOTAL		110.9	total replacement (")	114.7875
Heritage Trees				
				150% Mediation
20	90	18	ELM TREE	27
21	105	16	HACKBERRY	24
22	109	19.35	M.S. HACKBERRY	29.025
TOTAL		53.35	total heritage replacement (")	80.025
			TOTAL Replacement	194.8125

Total # of existing trees	81
Total # of removed trees	22
Total # of trees to remain	59
% of # trees removed	27%
Total inches of existing trees	791.6
Total inches of removed trees	164.25
Total inches of remaining trees	627.35
% of inches removed	21%





Tree # 90 -
18 inch
Elm Tree



Tree # 90 -
18 inch Elm
Tree



Tree # 90 -
18 inch
Elm Tree



Tree #109 -
19.35 inch
M.S.
Hackberry



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	September 21, 2022	Item Number:	6
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1419 Redbud Trail: Discussion/recommendation on a variance to encroach in a front setback for an accessory structure to replace an existing retaining wall and swimming pool deck. (West Lake Hills Code Section 22.03.276). Applicant Tim Franke.

Recommendation

Staff recommends approval of the variances as requested.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Woodruff Family Trust

Legal Description: Abstract 198, TJ Chambers Survey 504, 1.402 Acres

Lot Size: 1.402 acres (61,071.12 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, with a swimming pool in front of the house and a guest house at the rear of the property. The applicant is proposing to repair, and replace existing nonconforming pool decking, steps and retaining walls.

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.
Without approval of the requested variances and access easement described in this application, deteriorated and unsafe vehicular and pedestrian access cannot be reconstructed, improved, or reasonably maintained. Without approval, the existing pool deck area and driveway access will continue to exist in a hazardous state.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
Improvements described and depicted in this application are generally limited to areas that exist as previously developed. The proposed improvements will include erosion control and tree protection as indicated on attached plans, and Low Impact Development (LID) measures will be used where possible to improve access conditions for vehicles and pedestrians.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
This application describes the site limitations that preclude other reasonable options to those identified and proposed here. The difficulty of developing any other means of access or use area improvements would make reconstruction unfeasible.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The requests of made in this application are limited to repairs, replacements, and other improvements to existing conditions which were constructed as part of the original residence (c. 1970) and a more recently permitted ADU (accessory structure) permitted for construction by the City.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The requested variances only allow for much-needed reconstruction and improvements to existing access driveways and pedestrian use areas previously permitted and constructed on the site. Where possible, the Applicant intends the use of LID strategies for proposed reconstruction of driveways and parts of pedestrian paving areas, and will implement storm water and soil erosion mitigation measures. The proposed reconstruction of and improvements to existing conditions will not be visible from the street or off-site locations.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
If approved, the requests outlined in this variance application will not change any current use patterns on the site other than to improve the safety of existing drives and walking surfaces. Landscape screening along existing driveway areas proposed for reconstruction and improvement will be designed as required by the City to further limit potential visibility into the site.

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

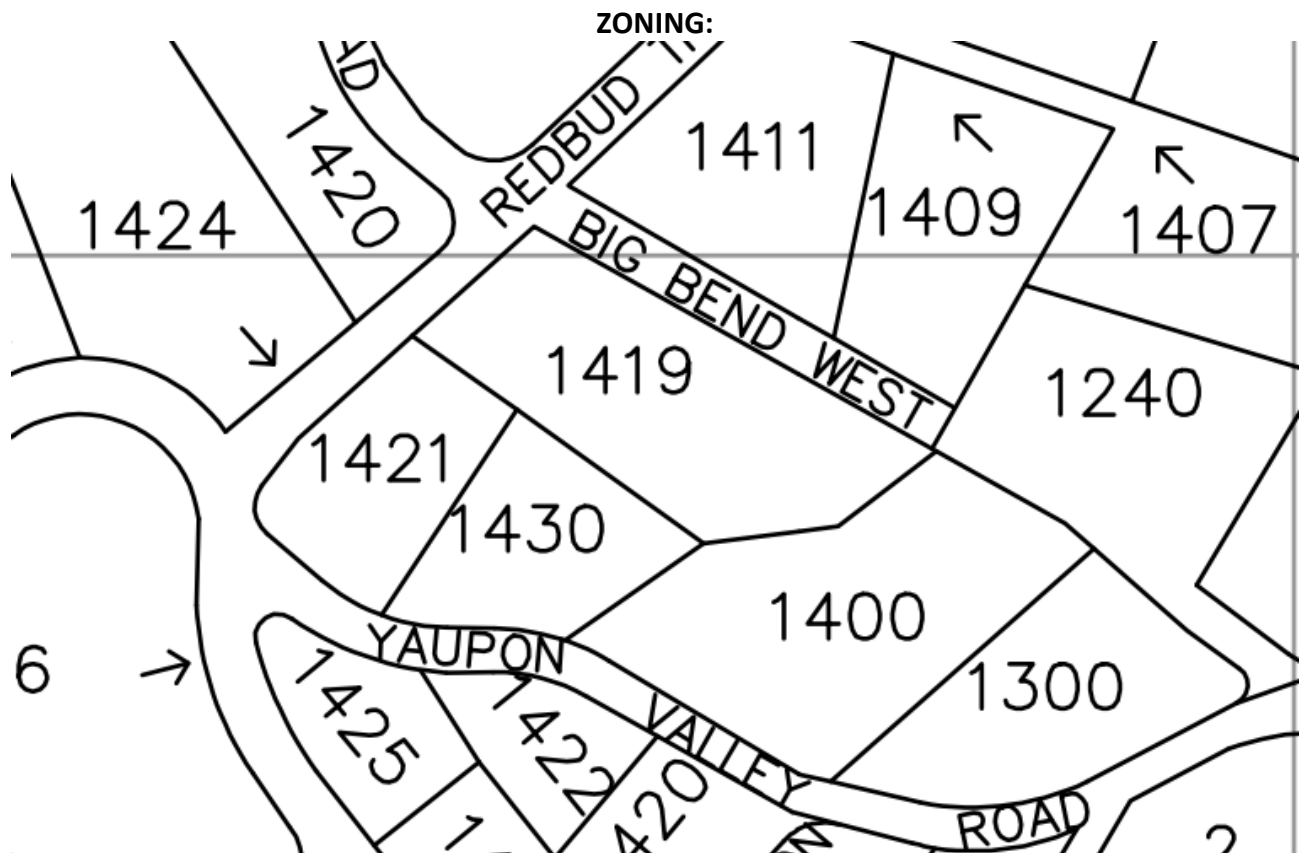
This request will not change the subdivision.

Comprehensive Planning Analysis

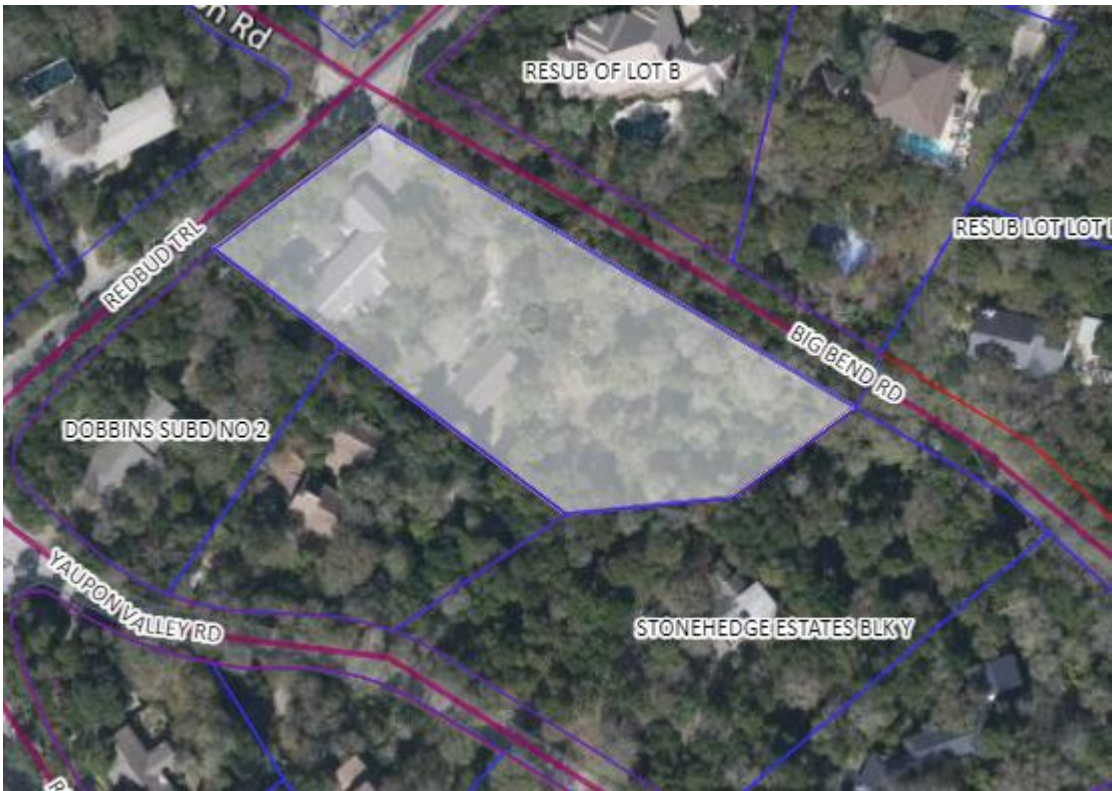
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.276](#) [Setbacks for Accessory Structures](#)

Maps:

AERIAL:



Approved By

Signature

Date

Department Head

City Administrator



September 14, 2022

Robert Meisel, Chair
City of Westlake Hills
Planning and Zoning Commission

RE: 1419 Redbud Trail Variance Request related to replacement of existing pool deck and surrounds due to safety issues and significant deterioration.

Dear Chair Meisel, and Commission Members:

Regarding the above referenced property, we thank you for your consideration of the items included in this application for a City Code variance as summarized below.

We respectfully request that a variance be granted related to Sec. 22.03.276 which states that “the minimum setback distances for accessory structures . . . shall be the same as the setback distances applicable to a principal building under the appropriate category in Sec. 22.03.281”. In this case the requested variance is entirely related to repairs and improvements, within the 50’ front yard setback, to an existing deteriorated and hazardous pool deck surface and lower patio or terrace area, the existing pool structure as needed (to be determined on further investigation during demolition and removal of existing pool coping and decking), replacement of original deteriorated garden steps constructed of railroad ties treated with what was likely creosote with natural dimensioned stone steps, and replacement of a small recirculating water feature that was original to the construction in 1970. Replacement of the garden steps is intended to allow access for safe maintenance of the upper slope area and ledge landscape within the existing pool enclosure. None of the elements outlined in this request are visible from Redbud Trail, or any private property contiguous to the site.

Considerations of the Proposed Site Design as it Relates to the Variance Request –

Hardships underlying the requested variance include:

Original construction of the residence and pool area is located below the rock ledge with the “front yard” of the residence being entirely comprised of the pool and its surrounding deteriorated stone deck and coping. The original 1970 site plan resulted in a private area for the home’s primary entry and pool, none of which are easily visible from any off-site location. However, the original site plan now also creates a need to reconstruct the existing pool deck and related lower terrace area within the 50-foot front yard setback. Given the existing pool location, there are no options to the replacement of those portions of the deck area that are within the 50-foot front yard setback.

Proposed qualitative improvements to the site:

Proposed pool area decking renovation includes replacement of a highly fractured and uneven surface of small format flagstone with proposed large format lueder limestone with flush joints that will create a safe walking surface in and around the pool area. Drainage failures resulting in surface water pooling on the existing deck and damage to the deck

underpinning will be remedied by installation of a poured-in-place concrete sub-slab, corrected surface drainage into a designated slot drain in the pool deck, and a safe walkable surface.

For reference regarding this variance request, we have included a tree protection and erosion control plan both of which are indicative of the Owner's desire to retain every tree on the site except for Tree No. 248, a 6" Lacey Oak, *Quercus laceyi*, which is in contact with the existing pool deck. We have reviewed these plans with City Staff and received general support of the approach for tree protection and erosion control which will be further reviewed by Staff at the time building permit documents are processed.

If this variance request is granted, Impervious Coverage (IC) of less than 21% will be maintained, well below the 25% allowable IC limit for R-I residential properties.

The existing conditions established by the original, historical access and use patterns on the site preclude any realistic alternatives to the proposed reconstruction and improvements which are dependent on approval of the requested variance.

We appreciate the opportunity to present and explain this variance request which is necessary for the safety improvements outlined above and further illustrated in the accompanying documents. Thank you in advance for your consideration of this submittal, and we look forward to discussing all related items with you at your earliest convenience.

Sincerely,
FRANKE : FRANKE, Inc.

A handwritten signature in black ink, appearing to read 'Tim T. Franke', with a long horizontal flourish extending to the right.

Tim T. Franke, TX Landscape Architect No. 2060



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Mark Woodruff, Trustee
have made, constituted and appointed Franke : Franke, Inc. and its Officers/ Partners
to be my duly authorized representative in connection with an application dated August 19, 2022,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

Woodruff Family Trust

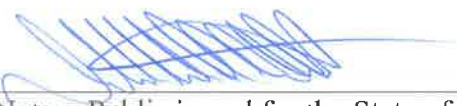
Property Owner/Applicant Name


Property Owner/Applicant Signature

<u>1419 Redbud Trail</u>	<u>Westlake Hills</u>	<u>Texas</u>	<u>78746</u>
Street Address	City	State	Zip Code

(310)528-5485
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 29 day of AUGUST, 20 22.


Notary Public in and for the State of Texas



From: [Mark Woodruff](#)
To: [Elizabeth Franke](#); [Tim Franke](#)
Cc: [Lyn Woodruff](#)
Subject: Re: Copy of POA to print
Date: Friday, August 19, 2022 12:01:46 PM

Tim,

We are presently in the mountains in Idaho and having technical difficulties printing and getting the signatures notarized in time for the submittal deadline today at 5pm Central Time.

We are however, in full agreement with your submittal package to the City of West Lake Hills, and for you to act on our behalf in this matter. I will follow-up with a formal, notarized Power of Attorney granting you authority to act on our behalf with City Staff and Council to facilitate the application for our variance and easement applications.

Best regards,
Mark Woodruff

310-528-5485

Sent from my iPad

On Aug 19, 2022, at 8:48 AM, Elizabeth Franke <efranke@frankefranke.com> wrote:

Hi Mark. Tim asked me to send this separately so you could print or upload to digital notary for execution.

Best regards,
Beth

Elizabeth C. Franke, Architect, Partner

[<image001.png>](#)

FRANKE : FRANKE
architecture | interiors
landscape architecture
land planning

P.O. Box 50054
Austin, Texas 78763

c 512.496.9974
v 512.306.8885

www.frankefranke.com

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Please consider the environment before printing.

<image002.jpg>

<253_03_PowerOfAttorneyForm.pdf>

Waterloo Surveyors
SURVEY PLAT
Topographic & Tree

A0190

LOT 4 + VACATED ROW
RESUB LOT B DOBBINS SUBD
V 63/PG 45
DOC NO. 2012187047

OWNER:
WOODRUFF FAMILY TRUST
ADDRESS:
14189 REDBUD TRAIL

LEGAL DESCRIPTION:
BEING 1.4018 ACRES (1.402 AC) OUT OF THE T.J. CHAMBERS SURVEY NO. 504,
ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME (1.402 AC)
CONVEYED TO MARK E. WOODRUFF AND LYN A. WOODRUFF, AS TRUSTEES OF THE
WOODRUFF FAMILY TRUST BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN
DOCUMENT NO. 2018092879, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE
COVENANTS OF RECORD.

NOTE:
This survey was made without the benefit
of a title commitment and additional
easements and/or restrictions may apply

LOT 2
RESUB LOT B DOBBINS SUBD
V 63/PG 45
DOC NO. 2016110033

LOT 1
RESUB LOT B DOBBINS SUBD
V 63/PG 45
DOC NO. 2019154773

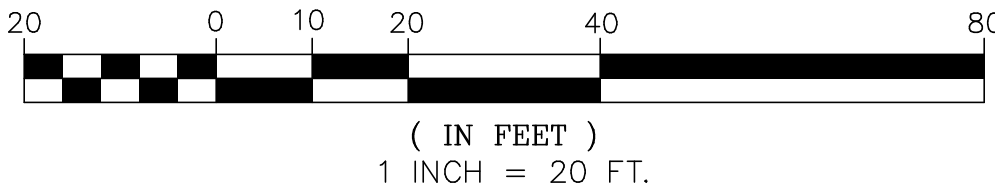
LOT 2 BLOCK Y
STONEHEDGE ESTATES BLOCK Y
V 75/PG 346
DOC NO. 2019103390

1.4018 AC
(1.402 AC)
DOC NO. 2018092879

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

LEGEND
FOUND 1/2" IRON PIPE FIP
FOUND 1/2" IRON ROD FIR
FOUND 1/2" IRON ROD W/CAP FIRC
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
HOG WIRE FENCE
WOOD FENCE
UTILITY POLE & ELECTRIC LINE
SAN SEWER LID
WATER METER
WATER VALVE
(RECORD)
TREE SYMBOL
W/DRIP LINE
BENCHMARK BM:
Mag Nail with washer in asphalt;
Elevation 905.44' NAVD88
SPOT ELEVATIONS FF 905.0'

GRAPHIC SCALE



TREE NOTE:
Trees as shown on this survey are
measured 4.5' above natural grade;
the circle represents a simulated
root zone with one foot of radius
for one inch of tree diameter.

TREE LEGEND
HACKBERRY hack
LIVE OAK lo
JUNIPER jun
SPANISH OAK so
CHINABERRY cb
YAUPON yaup
LACEY OAK lace

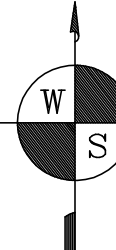
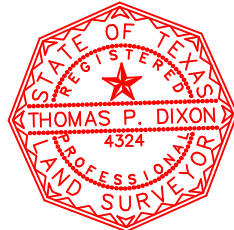
TREE LIST
TYPE SIZE
29,hack 9
30,hack 8
32,lo 9
33,lo 5
34,lo 8
45,lo 19
46,lo 13 10
47,lo 6
48,jun 19
49,lo 4
50,lo 8
75,so 16
80,lace 8
81,so 6 6
84,hack 11
115,lace 12 8 5
125,lo 7
126,lo 6
127,lo 5
134,lo 11
135,lo 11
136,jun 5
137,lace 7
138,jun 9 7 7
139,lo 7
140,lo 10
141,lo 6
142,jun 5
143,lo 6
144,jun 13
148,lo 9
149,mag 4
150,lo 18
151,lo 11
163,jun 11
164,jun 9
165,jun 8
178,so 8
179,so 14 dead
180,jun 20
185,yaup 4
192,yaup 4 3 3
248,lace 6
251,so 10
252,so 9 9 8
253,yaup 4 3
254,lo 15 14
256,so 12 12 10
257,so 12
258,so 14
259,so 12
271,so 12
276,elm 8
277,yaup 5
278,yaup 6
318,lo 17
330,lo 21
331,so 17 5
332,hack 19
333,so 10
334,so 16
336,so 14
338,yaup 4
348,yaup 4 3
349,yaup 4
350,yaup 4 3
366,jun 14
368,so 15
369,so 12
371,so 9
372,jun 11
373,so 4
374,jun 11
376,jun 9
377,jun 5
378,so 7
379,so 10
380,jun 7
381,so 5
382,jun 12
406,jun 14
407,so 11
408,so 9
409,jun 19
410,jun 14 8
411,jun 8
412,jun 14 13
413,jun 12 5 5
414,jun 8
415,jun 12
416,jun 18
423,so 5
424,so 8 6
425,so 5
427,jun 19
434,so 11 9
437,so 9
447,cb 4
448,cb 7
449,so 12
454,so 25 9
455,jun 14
468,jun 12
470,so 12
471,lo 11
476,so 15
477,elm 8 6
479,elm 8

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.
Dated this the 7TH day
of DECEMBER
202 1.
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:
48453C0440J

Zone: X
Dated: JANUARY 22, 2020

Thomas P. Dixon R.P.L.S. 4324
WATERLOO SURVEYORS
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterlosurveyors.com
FIRM# 10124400



PROJECT INFORMATION

OWNER:

MARK AND LYN WOODRUFF
1419 REDBUD TRAIL
AUSTIN, TEXAS 78746

ARCHITECT:

FRANKE:FRANKE, INC.
408 AVENUE G
MARBLE FALL, TEXAS 78654
512.306.8885

CONTRACTOR:

TBD

STRUCTURAL ENGINEER:

TBD

BUILDING DATA

AREA:

SITE AREA - 61,060 SF (1.4 ACRES)

IC @ 25% ALLOWABLE 15,265 SF

IMPERVIOUS COVERAGE: EXISTING

BUILDING & PORCHES -
HOUSE 2605 SF
ADU 1157 SF
COVERED ENTRY PORCH 134 SF
CARPORT 460 SF
DECK - UNCOVERED @ 50% 415 SF

SITE -
HVAC PADS 32 SF
WALKS AND STEPS 439 SF
SITE WALLS 145 SF
DRIVEWAY 1439 SF
GRAVEL PARKING @ 75% 1860 SF
POOL DECK 797 SF
EXISTING IC TOTAL - 9,483 SF

TOTAL % IMP. COVER (IC)- 15.5 %

BUILDING AREA CONDITIONED:

MAIN HOUSE 2605 SF
ADU 1157 SF
TOTAL CONDITION AREA 3762 SF

IMPERVIOUS COVERAGE: PROPOSED

BUILDING & PORCHES -
HOUSE 2605 SF
ADU 1157 SF
COVERED ENTRY PORCH 134 SF
CARPORT 460 SF
DECK - UNCOVERED @ 50% 274 SF
SCREENED PORCH COVERED 320 SF

SITE -
HVAC PADS 32 SF
WALKS AND STEPS 383 SF
SITE WALLS 145 SF
DRIVEWAY 1724 SF
GRAVEL PARKING @ 75% 1860 SF
POOL DECK 991 SF
FIRE PIT 452 SF
PROPOSED IC TOTAL - 10,537 SF

TOTAL % IMP. COVER (IC)- 17.3 %

ADDITIONAL IC IN ROW (OUTSIDE PROPERTY LINE) +1294 SF

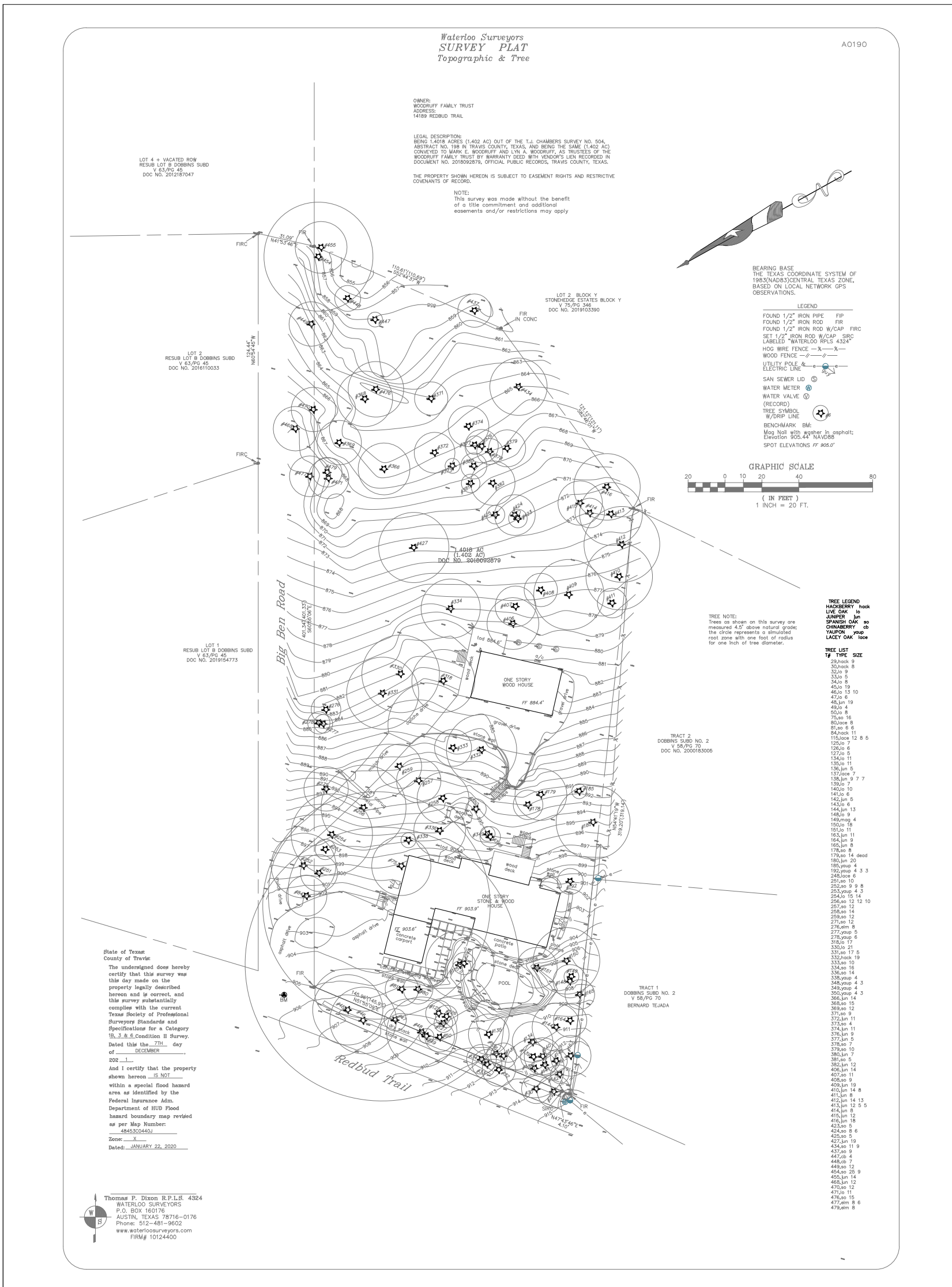
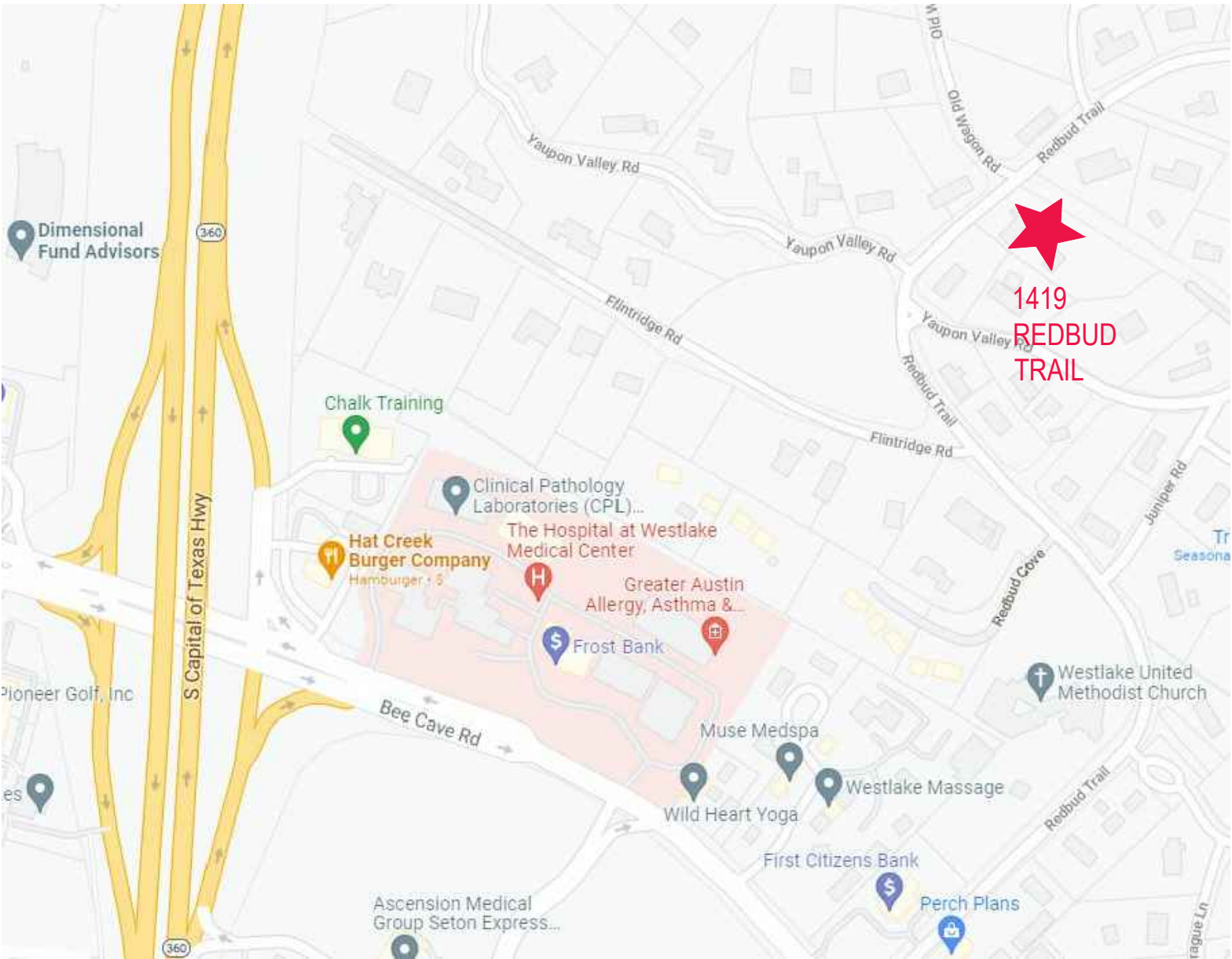
TOTAL % IMP. COVER (INCLUDING IC IN ROW) 19.4 %

BUILDING AREA CONDITIONED:

MAIN HOUSE 2605 SF
ADU 1157 SF
TOTAL CONDITION AREA 3762 SF

WOODRUFF RESIDENCE

1419 REDBUD TRAIL
WESTLAKE HILLS, TEXAS 78746



SHEET LIST

GENERAL

G001 ARCH NOTES & ABBREVIATIONS
G002 SYMBOLS
G003 COMPATIBILITY DIAGRAMS
G004 COMPATIBILITY DIAGRAMS

VARIANCE

V101 VARIANCE SITE PLAN
V102 VARIANCE ACCESS EASEMENT AREA
V103 VARIANCE POOL AREA

SITE

SP101 SITE PLAN
SP102 CONSTRUCTION STAGING AND ACCESS PLAN
SP103 TREE PROTECTION AND EROSION CONTROL
SP104 TREE REPLACEMENT PLAN
SP105 DEMOLITION PLAN
SP106 RESERVED

LANDSCAPE

L101 GRADING AND DRAINAGE PLAN
L102 HARDSCAPE, PAVING, AND STONE PLAN
L103 PLANTING PLAN
L104 LIGHTING PLAN
L105 IRRIGATION PLAN
L401 ENLARGED PLAN
L402 ENLARGED PLAN
L501 DETAILS
L502 DETAILS
L503 DETAILS
L601 SCHEDULES

ARCHITECTURAL

A101 FLOOR PLAN
A102 FLOOR PLAN - RESERVED
A103 ROOF PLAN - RESERVED
A104 REFLECTED CEILING/ ELEC PLAN
A105 REFLECTED CEILING/ ELEC PLAN - RESERVED
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS
A301 SECTIONS
A302 SECTIONS
A303 SECTIONS
A304 SECTIONS
A305 SECTIONS
A306 SECTIONS
A307 SECTIONS
A308 WALL SECTIONS & TYPES
A401 ENLARGED PLANS AND INTERIOR ELEVATIONS
A402 ENLARGED PLANS AND INTERIOR ELEVATIONS
A403 ENLARGED PLANS AND INTERIOR ELEVATIONS
A404 ENLARGED PLANS AND INTERIOR ELEVATIONS
A406 ENLARGED PLANS AND INTERIOR ELEVATIONS
A501 DETAILS
A502 DETAILS
A503 DETAILS
A504 DETAILS
A601 SCHEDULES - DOORS
A602 SCHEDULES - WINDOWS
A603 SCHEDULES - FINISH

STRUCTURAL

S0.0
S1.0
S2.0
SL2.0
SL2.1
S3.0
S3.1
S4.0
S5.0
S6.0

VARIANCE
8-19-22
PRICING
SET
DATE
PERMIT
SET
DATE
CONSTR.
SET
DATE

WOODRUFF RESIDENCE

1419 REDBUD
WESTLAKE HILLS, TX
78746

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Revisions

North

Scale AS SHOWN

Job Number WOOD0121

Project Name WOODRUFF RESIDENCE

Drawn by STAFF

Checked by TTF

Date 08/18/22

Sheet Title

Sheet Number

COVER

G000

AREA 1 - REQUEST PERMANENT EASEMENT FOR LANDSCAPE, AND ACCESS IMPROVEMENTS TO EXISTING PRIMARY RESIDENCE AND ADU - REFER SHT. V102

AREA 2 - REQUEST VARIANCE TO 10' DRIVEWAY SETBACK - REFER SHT. V102

AREA 3 - REQUEST VARIANCE THIS AREA - REPLACE AND REPAIR POOL DECK, STEPS, AND LOW WALL AT ENTRY - REFER SHT. V103

1419 Redbud Trail

Big Bend Road
(Unimproved)
30' ROW



1

VARIANCE AND ACCESS AREAS

Scale: 1" = 10'

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50%, SO THAT ALL SCALES SHALL BE 1/2 THE SIZE OF NOTED SCALES.

WOODRUFF
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North



Scale

AS SHOWN

Job Number

WOOD0121

Project Name

WOODRUFF
RESIDENCE

Drawn by

STAFF

Checked by

TTF

Date

08/10/22

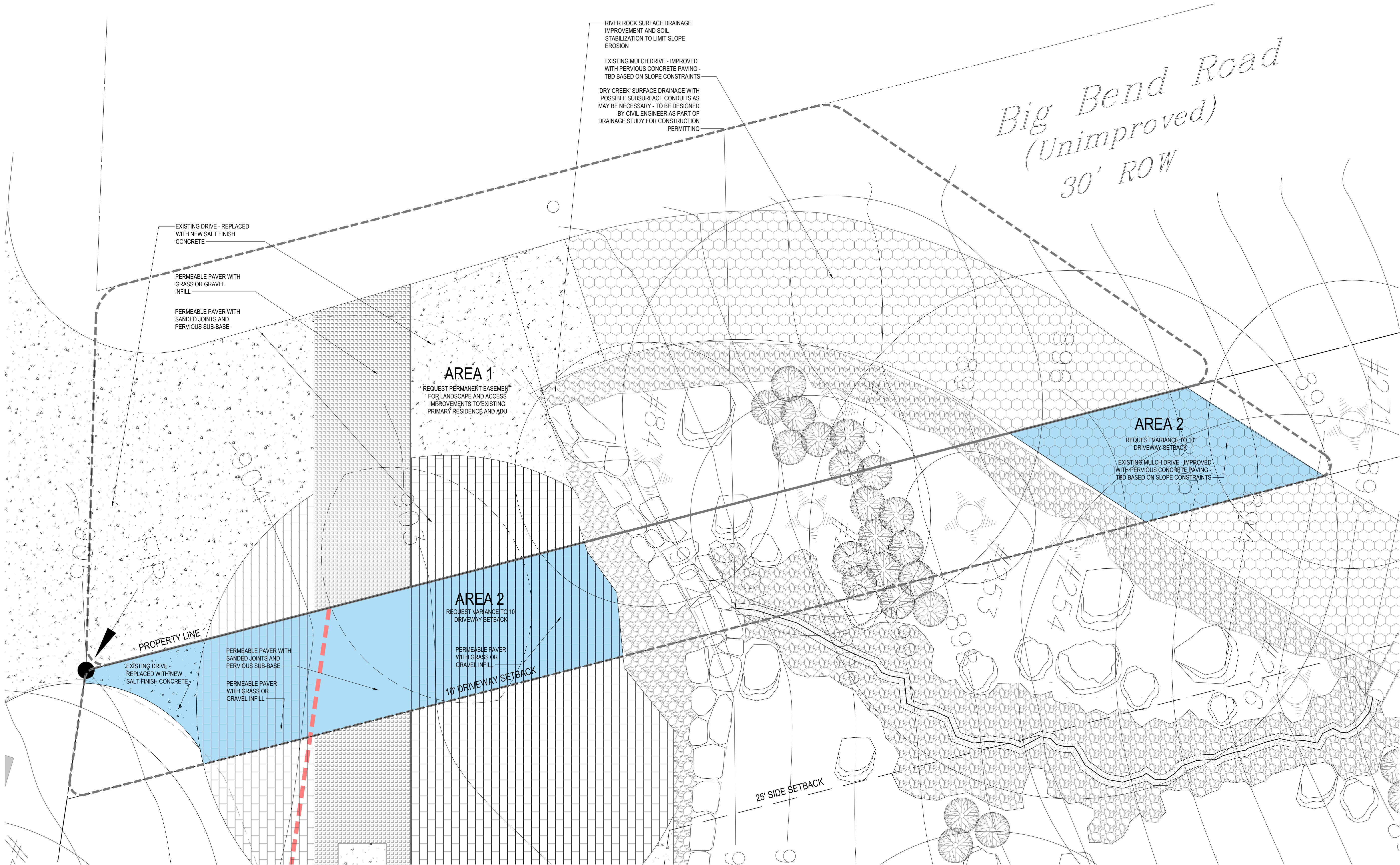
Sheet Title

**SETBACK VARIANCES
AND ACCESS
EASEMENT REQUEST
AREA DIAGRAM**

Sheet Number

V101

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WOODRUFF
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North	
Scale	AS SHOWN
Job Number	WOOD0121
Project Name	WOODRUFF RESIDENCE
Drawn by	STAFF
Checked by	TTF
Date	08/18/22

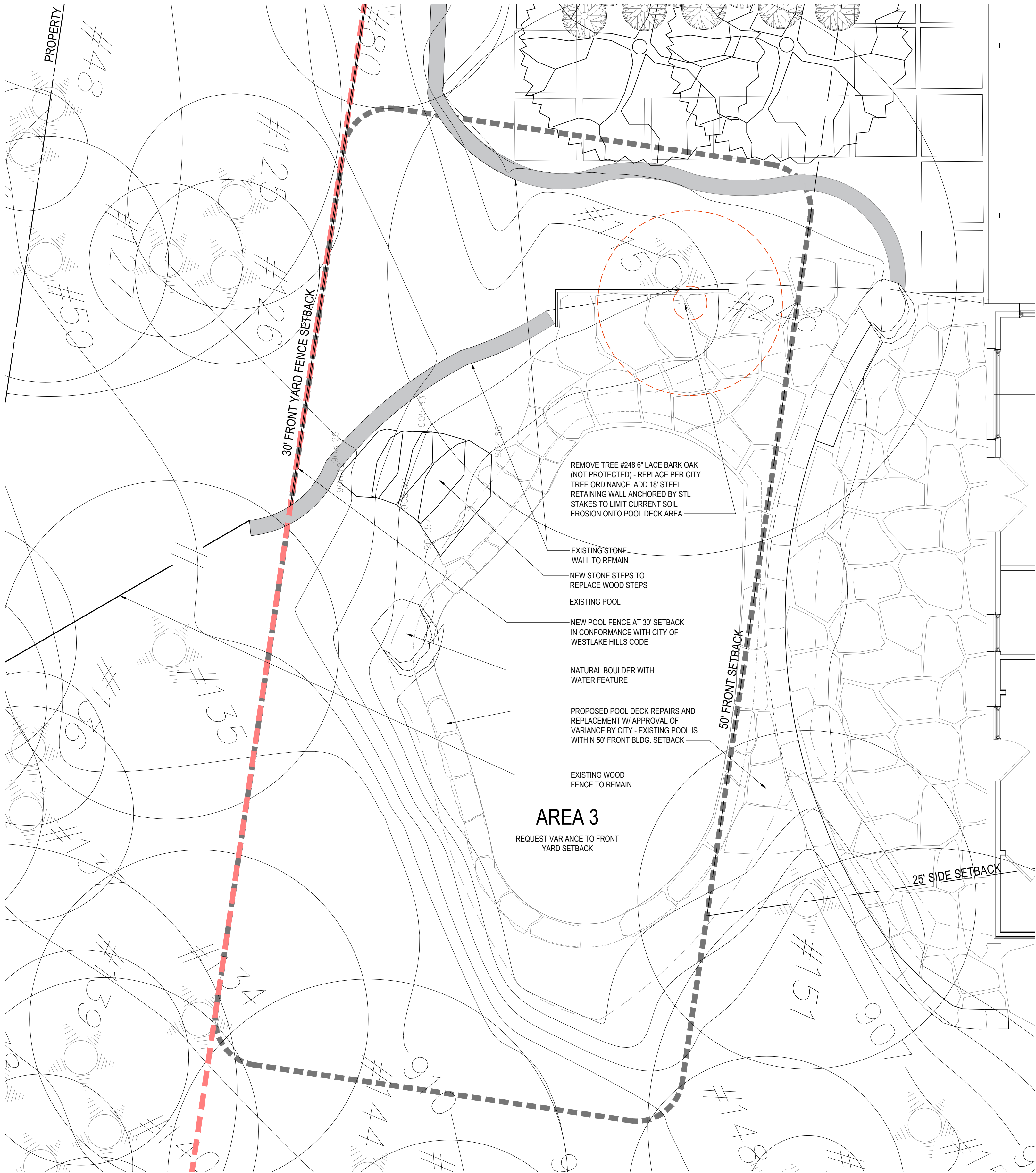
Sheet Title
**AREA 1
ACCESS EASEMENT
AND AREA 2
SETBACK VARIANCE**
Sheet Number

VI02

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1 AREA 1 AND 2 - ACCESS EASEMENT AND SETBACK VARIANCE
Scale: 1/4" = 1'-0"

WHEN PRINTED ON 11X17 SHEETS, REDUCE
PRINT SCALE TO 50%, SO THAT ALL SCALES
SHALL BE ½ THE SIZE OF NOTED SCALES.



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North



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Job Number

WOOD0121

Project Name

WOODRUFF
RESIDENCE

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STAFF

Checked by

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Date _____

08/18/22

Sheet Title

SITE PLAN

Sheet Number

SP101

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1 SITE PLAN

Scale: 1" = 20'

WHEN PRINTED ON 11X17 SHEETS, REDUCE
PRINT SCALE TO 50%, SO THAT ALL SCALES
SHALL BE $\frac{1}{2}$ THE SIZE OF NOTED SCALES.

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Revisions

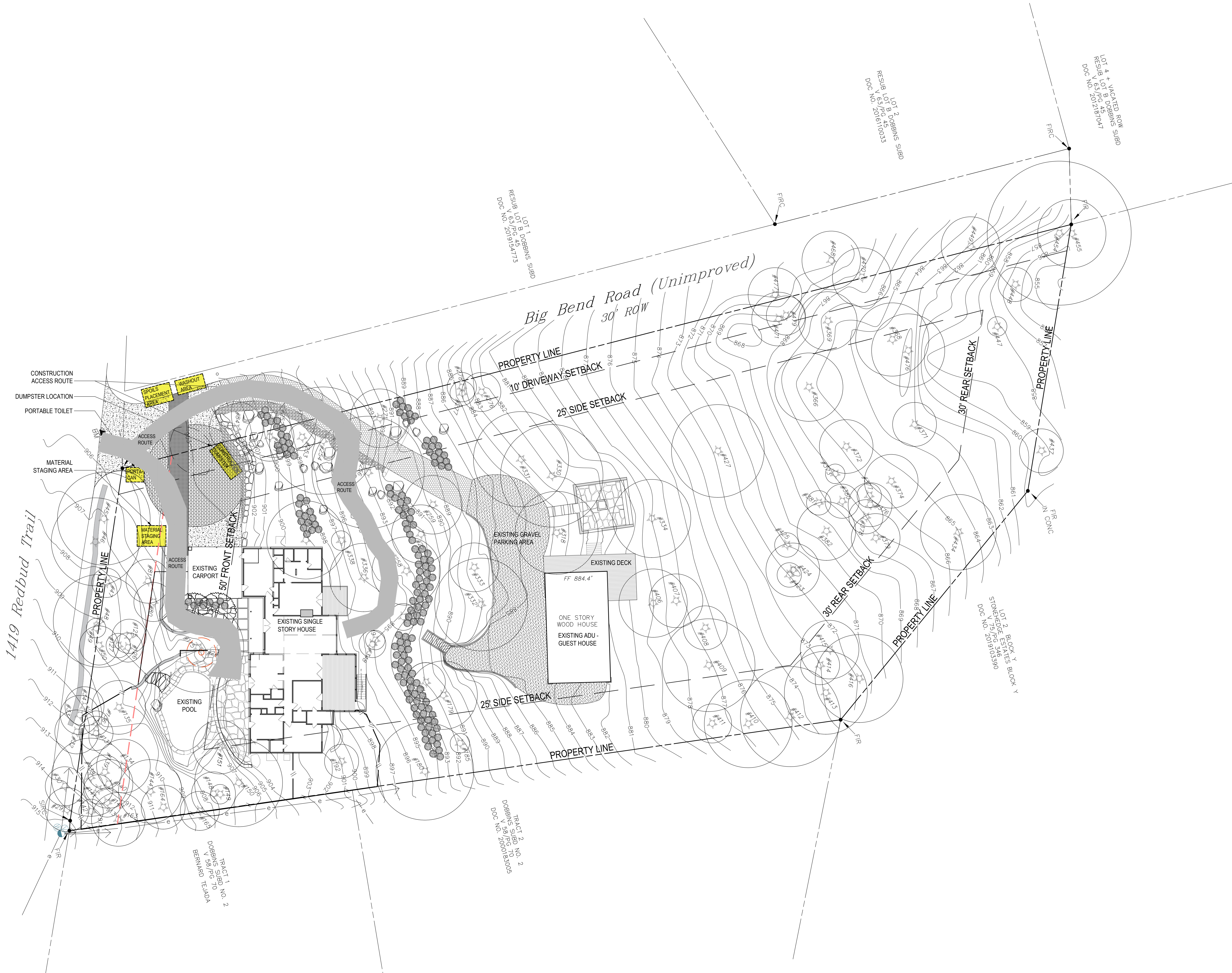
North	
Scale	AS SHOWN
Job Number	WOOD0121
Project Name	WOODRUFF RESIDENCE
Drawn by	STAFF
Checked by	TTF
Date	08/18/22

Sheet Title
**CONSTRUCTION
STAGING
AND ACCESS PLAN**

Sheet Number

SPI 02

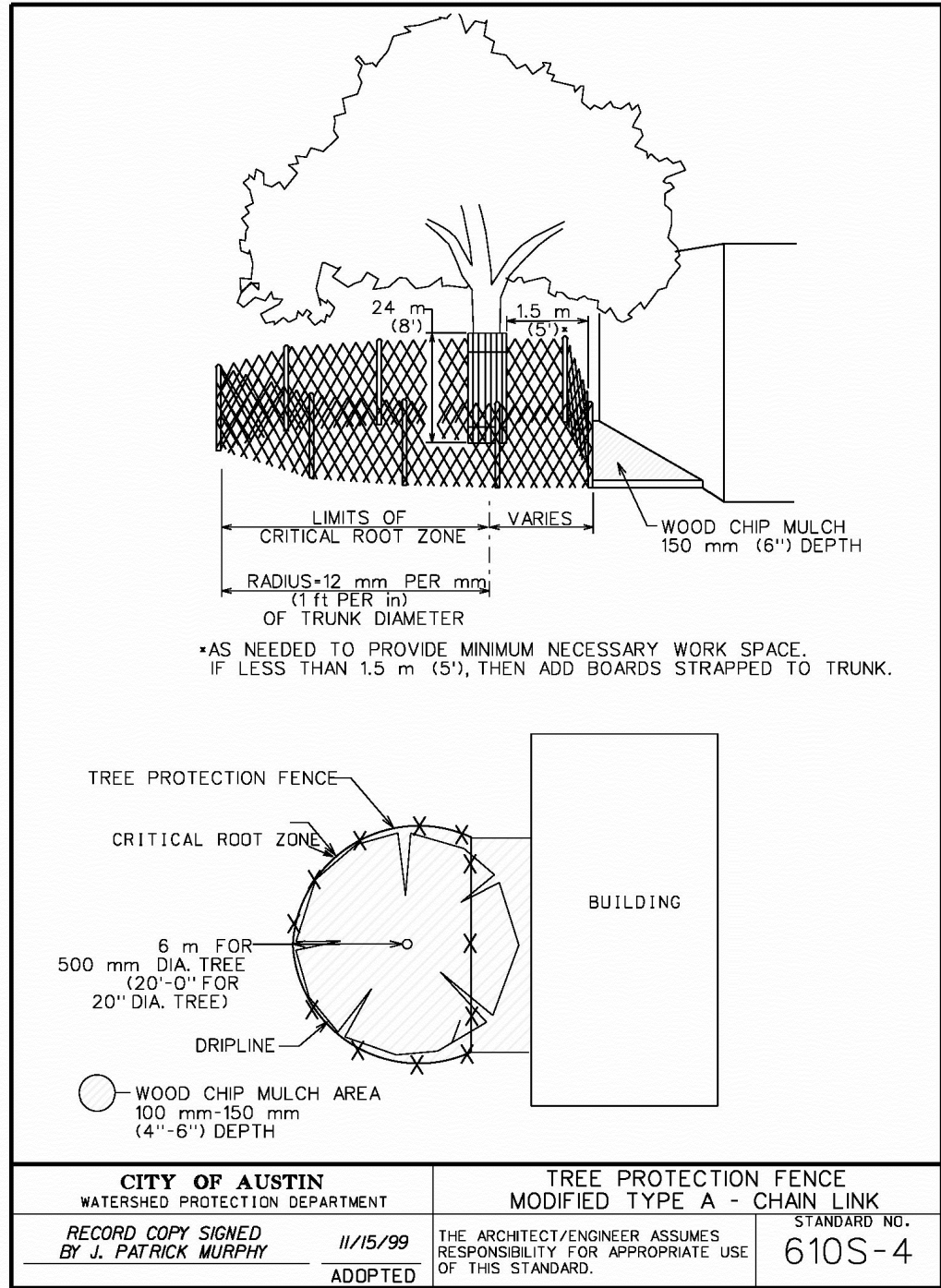
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2 CONSTRUCTION STAGING AND ACCESS

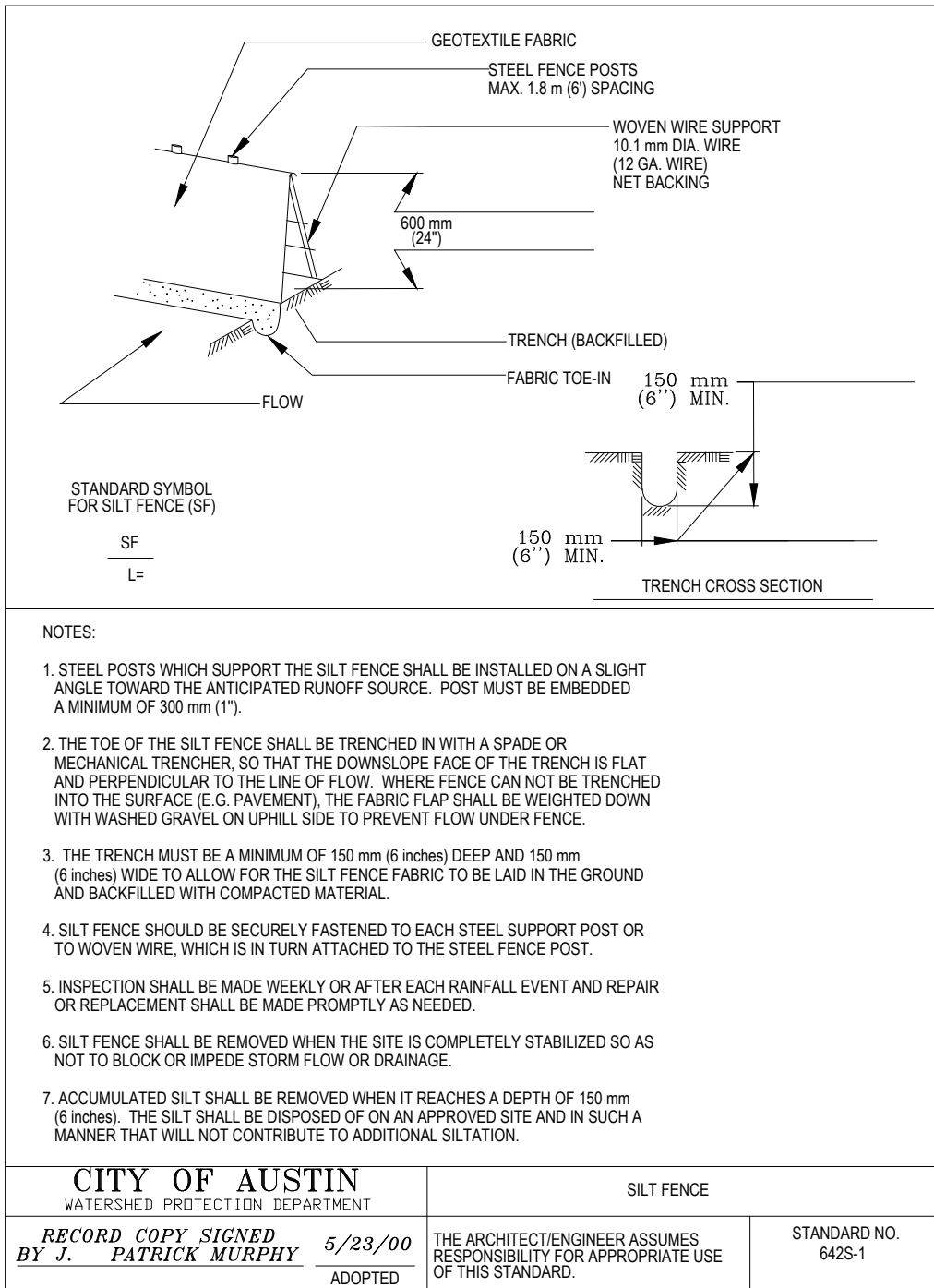
Scale: 1" = 20'

WHEN PRINTED ON 11X17 SHEETS, REDUCE
PRINT SCALE TO 50%, SO THAT ALL SCALES
SHALL BE ½ THE SIZE OF NOTED SCALES.



1 CoA TREE PROTECTION

Scale: NTS



2 CoA SILT FENCE

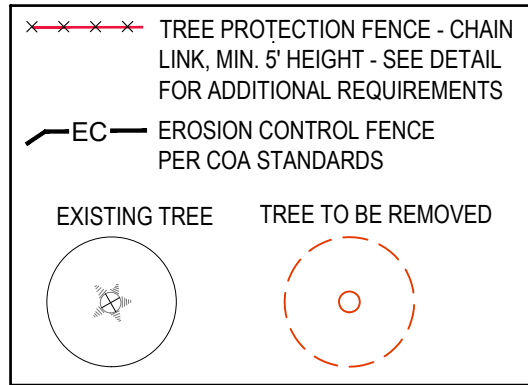
Scale: NTS

EROSION CONTROL BARRIER - INSTALL PER CoA REQUIREMENTS SILT FENCE STD. NO. 642S-1 AND MAINTAIN UNTIL FINAL INSPECTION IS COMPLETE, OR LANDSCAPE PLAN IS ESTABLISHED

PLYWOOD OVER 12" COURSE SHREDDED MULCH THIS AREA TO AVOID SOIL COMPACTION DURING CONSTRUCTION

ALL TREE PROTECTION SHALL CONFORM TO THE CoA STANDARDS AND REQUIREMENTS FOR TREE AND ROOT ZONE PROTECTION. SEE DTL. 1/SP103.

CITY TO APPROVE REDUCED PROTECTION AREAS AS SHOWN WHERE NOT POSSIBLE TO PROTECT FULL ROOT ZONE



3 TREE PROTECTION AND EROSION CONTROL

Scale: 1" = 20'

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50%, SO THAT ALL SCALES SHALL BE 1/2 THE SIZE OF NOTED SCALES.

WOODRUFF RESIDENCE

1419 REDBUD
WESTLAKE HILLS, TX
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North

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Job Number

Project Name

Drawn by

Checked by

Date

Sheet Title

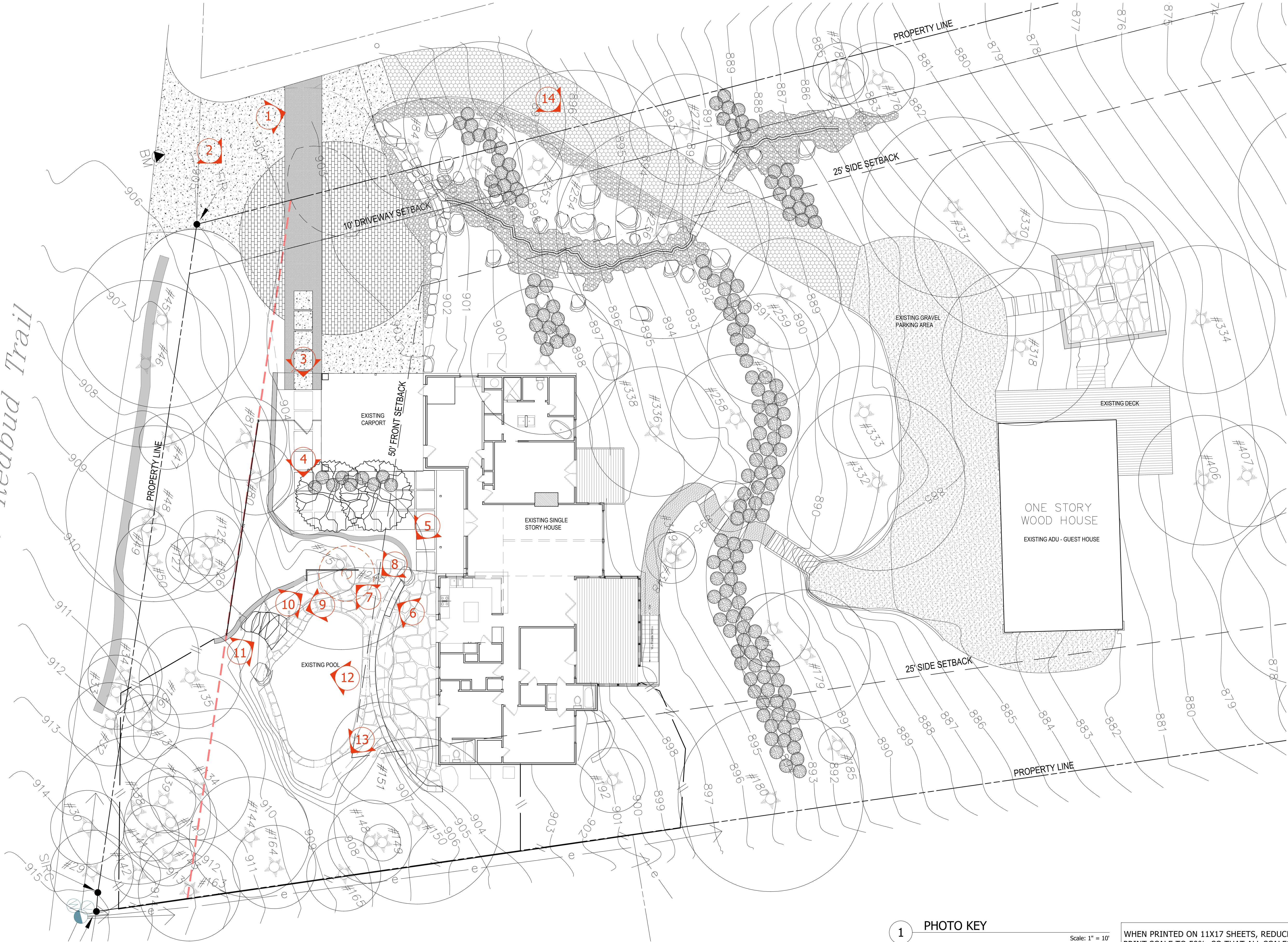
TREE PROTECTION AND EROSION CONTROL

Sheet Number

SPI 03

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1419 Redbud Trail



1 PHOTO KEY

Scale: 1" = 10'

WHEN PRINTED ON 11X17 SHEETS, REDUCE
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SHALL BE ½ THE SIZE OF NOTED SCALES.

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RESIDENCE

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Revisions

North



Scale

AS SHOWN

Job Number

WOOD0121

Project Name

WOODRUFF
RESIDENCE

Drawn by

STAFF

Checked by

TTF

Date

08/18/22

Sheet Title

PHOTO KEY

Sheet Number



VIEW 1 – DRIVEWAY ENTRANCE IN BIG BEND ROAD RIGHT OF WAY - TO BE REPLACED



VIEW 2 – DRIVEWAY ENTRANCE VIEW TO CARPORT - PAVING TO BE REPLACED



VIEW 3 – PEDESTRIAN ENTRY WALK FROM DRIVEWAY – CONCRETE PADS AND LOW STONE WALL TO REMAIN, LOCATION OF PROPOSED ENTRY GATE



VIEW 4 – PEDESTRIAN ENTRY WALK VIEW TOWARD POOL ENCLOSURE – WOOD FENCE TO BE REMOVED, CONCRETE PADS AND STONE WALLS TO REMAIN



VIEW 5 – WOOD GATE AND FENCE TO BE REMOVED THIS AREA, STONE WALL TO REMAIN, LARGE TREE TO BE PROTECTED



VIEW 6 – POOL DECKING TO BE REPLACED THIS AREA, 6" DIA. OAK TO BE REMOVED AND REPLACED, WOOD FENCE TO BE REMOVED



VIEW 7 – CLOSE UP VIEW OF SINGLE 6" DIA. TREE AND FENCE TO BE REMOVED



VIEW 8 – STONE POOL DECK TO BE REPLACED, WOOD STEPS REPLACED WITH CUT STONE STEPS, WATER FEATURE STONE PEDESTAL TO BE REPLACED WITH SIMILAR SIZE BOULDER WATER FEATURE



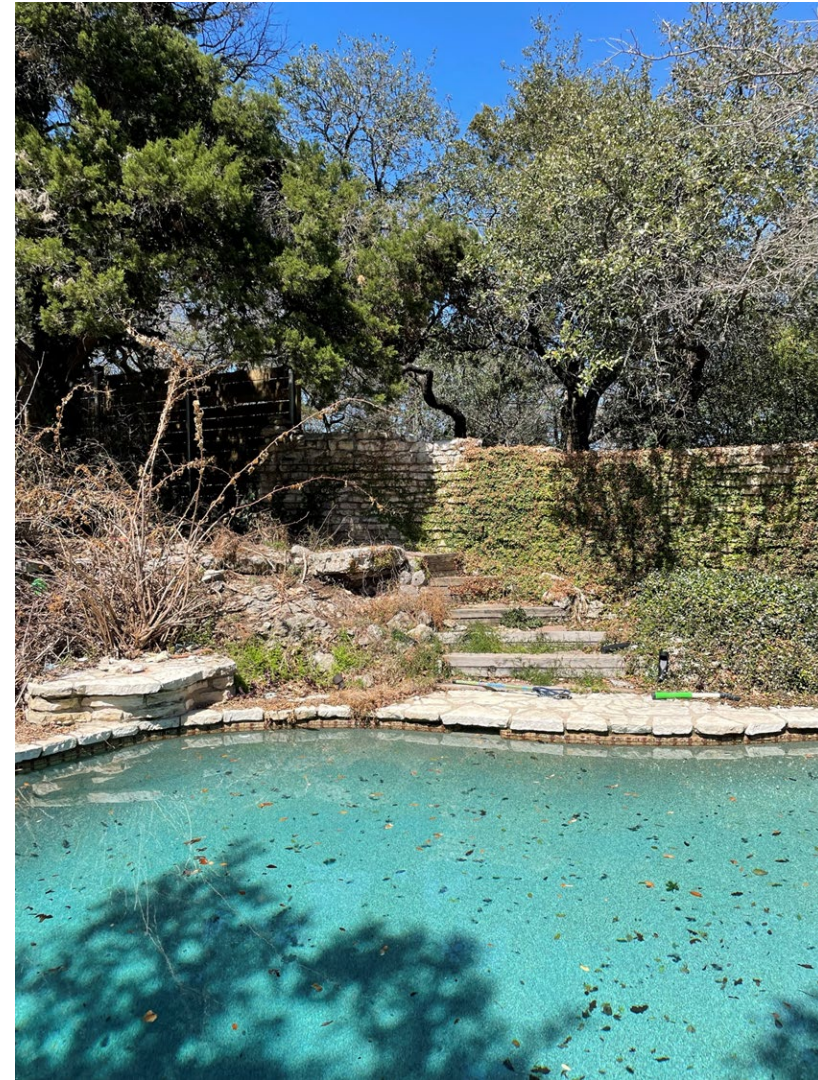
VIEW 9 – WOOD FENCE TO BE REMOVED THIS AREA, STONE WALL TO REMAIN



VIEW 10 – WOOD FENCE TO BE REMOVED THIS AREA, STONE WALL TO REMAIN, 6" DIA. OAK TO BE REMOVED AND REPLACED



VIEW 11 – STONE WALL TO REMAIN, WOOD FENCE TO BE REMOVED THIS AREA



VIEW 12 – STONE POOL DECK TO BE REPLACED, WOOD STEPS REPLACED WITH CUT STONE STEPS, WATER FEATURE STONE PEDESTAL TO BE REPLACED WITH SIMILAR SIZE BOULDER WATER FEATURE



VIEW 13 – STONE POOL DECK AND COPING TO BE REPLACED



VIEW 14 – HIGHLY ERODED MULCH DRIVE TO LOWER ADU
PROPOSED TO BE IMPROVED WITH PERVIOUS CONCRETE



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	September 21, 2022	Item Number:	7
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

309 Laurel Valley Road: Discussion/recommendation on a variance to remove four trees with trunk diameters of fourteen inches or larger. (West Lake Hills Code Section 22.03.304). Applicant Graham Schmergel.

Recommendation

Staff recommends approval of the trees 49 and 77, but denial of trees 54 and 102. 54 and 102 do not fall anywhere near the proposed site of the house, but 49 and 77 fall within the proposed footprint.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Graham and Paige Schmergel
Legal Description: Lot 8 Yaupon Valley Subdivision
Lot Size: 0.437 acres (19,035.72 square feet)
Zoning: R1 – One Family Residential

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

Background & Analysis:

The lot is vacant, and the applicant is seeking variances for the removal of four trees with trunk diameters of fourteen inches or greater. Those trees are:

T49 – 16-Inch Cedar
T54 – 14-Inch Cedar
T77 – 12 and 10-Inch Cedar (17-Inches per code)
T102 – 12 and 12-Inch Cedar (18-Inches per code)

These trees require a replacement of 97.5 inches if the variances were to be granted.

The lot slopes steeply from the right-of-way to the buildable area, and is an extremely challenging lot. The buildable area is constrained by topography and these trees fall within the best area for construction.

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.
If the variance for these trees were to not be granted we wouldn't be able to continue construction.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The natural terrain and existing flora will not be destroyed due to the landscaping we will be doing to the site. The proper mitigation and replacement trees will be placed throughout the property.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
Unfortunately we feel there are no other alternatives to the trees location besides removing them and replacing them in other locations around the proposed construction.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
Due to the trees in questions location on the lot it is with difficulty to keep the trees and continue construction.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
We believe this variance does not violate any Ordinances or goals of the City's Comprehensive Plan due to the fact we are within all rules and regulations to obtain a building permit being setbacks, impervious cover, etc.. The location of the 5 trees in question are the only difficulty we are having but with proper tree mitigation this properties natural terrain will not be effected.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The variance will not adversely affect the neighboring properties due to the tree mitigation and landscaping that will be taking place will be enhancing the sight due to the strategic planning.

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.

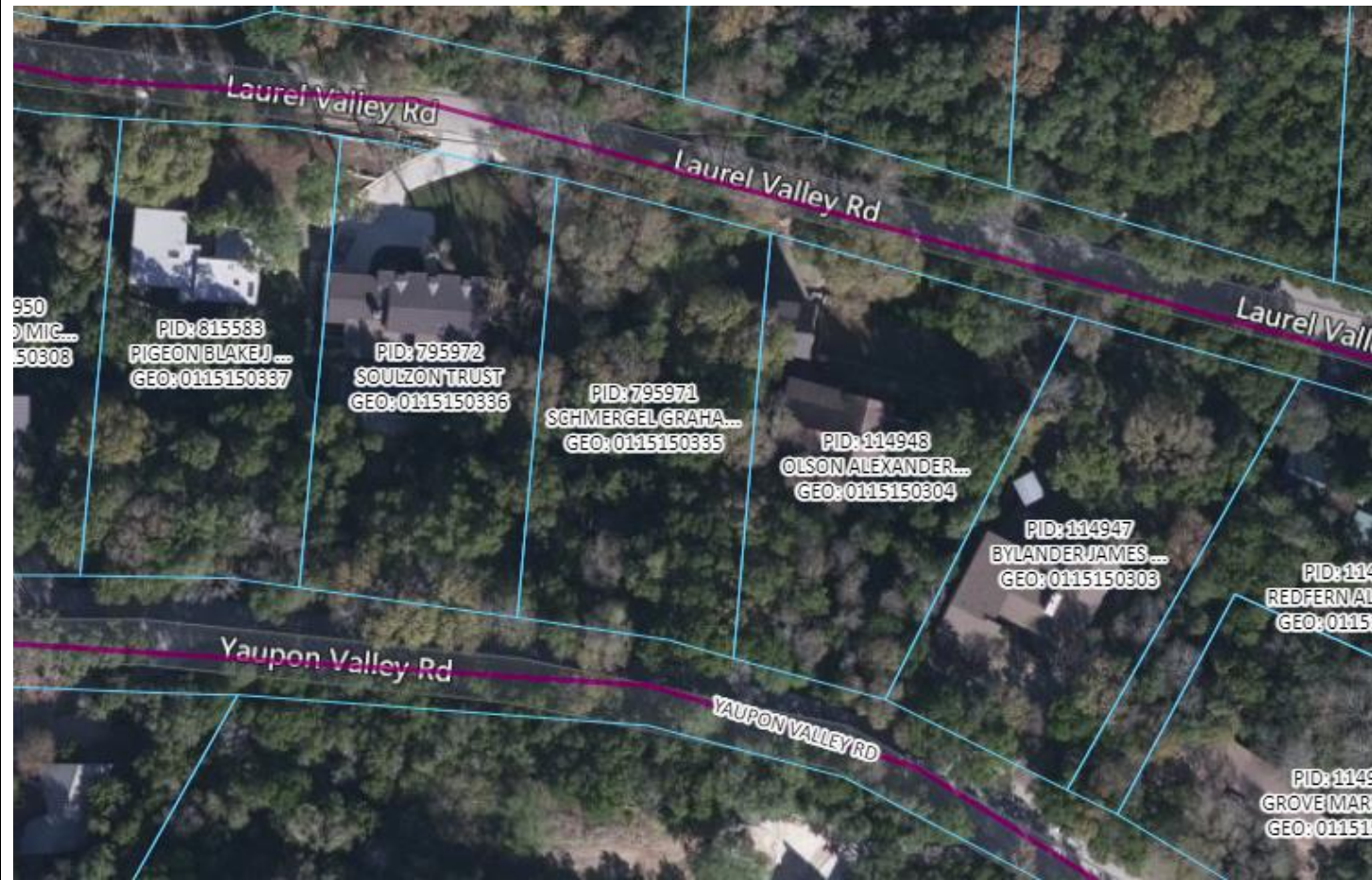
Links to Relevant Code:

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

ZONING MAP



AERIAL PHOTO



Approved By

Signature

Date

Department Head

Signature

Date

City Administrator



Dear ZAPCO Chairperson,

We are requesting a tree variance for 5 Trees being T49, T54, T77, T102, & T103 which are all Cedar trees of various sizes ranging from 10" - 16". The property address of 309 Laurel Valley Rd West Lake Hills TX 78746 was issued a new residential building permit as of 5/12/2022. The hardship we are facing is the location of the trees listed above being in the building footprint of the approved plans we submitted for a permit. Due to the location, we feel there are no other solutions. We strongly feel that this development would enhance the neighborhood and will not disturb the natural terrain due to the proper landscaping to be completed. Also, we will be replacing the trees required through mitigation making it as if the trees were never removed at all.

Sincerely,

Legacy DCS



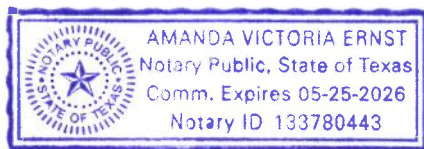
SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Graham Schmergel
have made, constituted and appointed Legacy DCS LLC
to be my duly authorized representative in connection with an application dated 8/22/22,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

<u>Graham Schmergel</u>	<u>[Signature]</u>		
Property Owner/Applicant Name	Property Owner/Applicant Signature		
<u>5 Redbud CV</u>	<u>West Lake Hills TX</u>	<u>78746</u>	
Street Address	City	State	Zip Code
<u>720-219-7768</u>			
Property Owner/Applicant Phone Number			

This instrument was acknowledged before me on this the 22 day of AUGUST, 2022.

[Signature]
Notary Public in and for the State of Texas

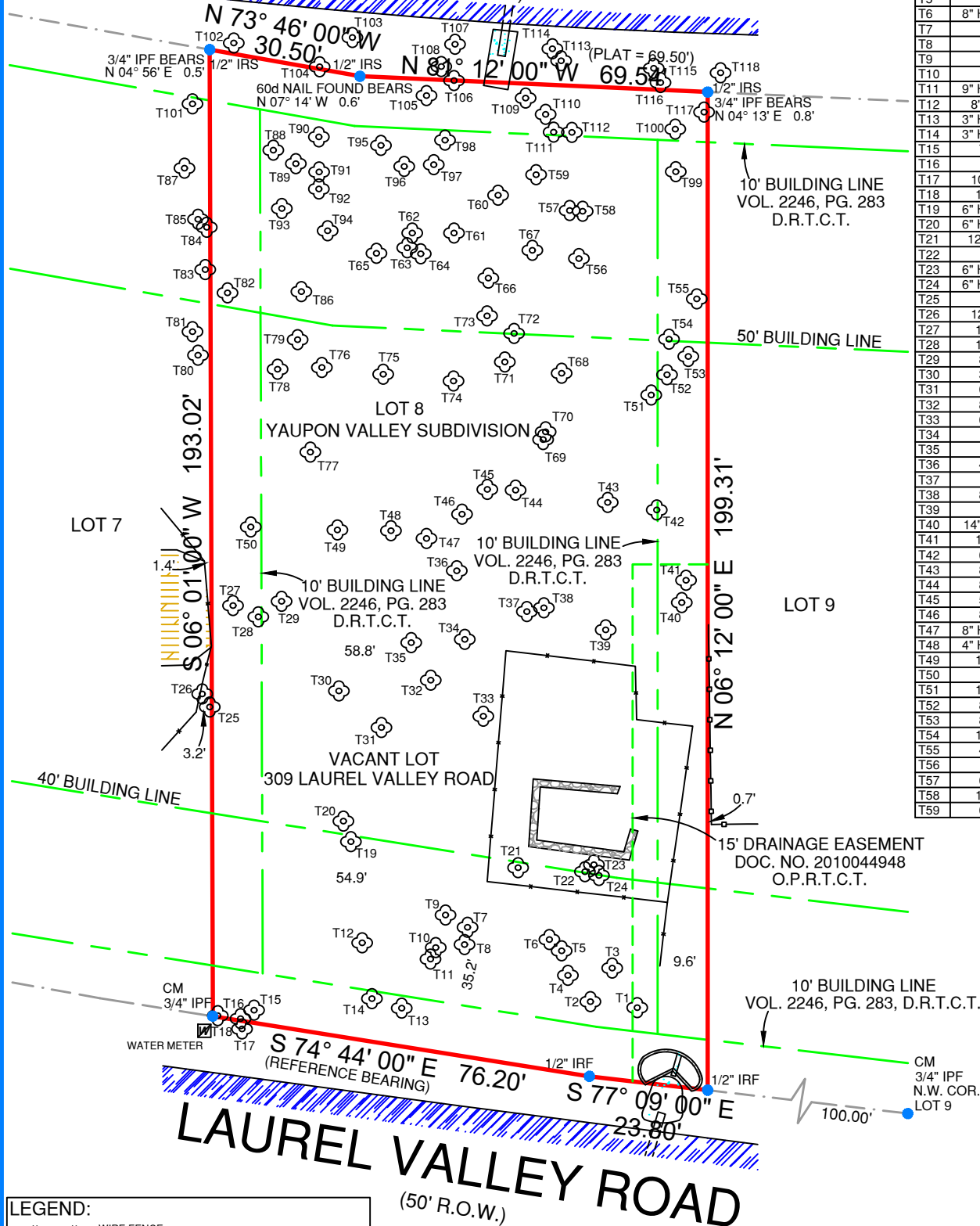


TOPO HOME PLACEMENT FLIP YAU PON



YAUPON VALLEY ROAD

(50' R.O.W.)



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

LEGEND:

—x—x—	WIRE FENCE	ASPHALT =
—o—o—	CHAINLINK FENCE	CONCRETE =
—□—□—	METAL FENCE	GRAVEL =
—//—//—	WOOD FENCE	TILE =
—v—v—	VINYL FENCE	WOOD =
—e—e—	ELECTRIC LINE	BRICK =
GM =	GAS METER	STONE =
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =
IPF =	IRON PIPE FOUND	
IRS =	IRON ROD SET WITH "PREMIER" CAP	
IRF =	IRON ROD FOUND	
CM =	CONTROLLING MONUMENT	

NOTES:

BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

BEING LOT 8, YAUPON VALLEY SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 44, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

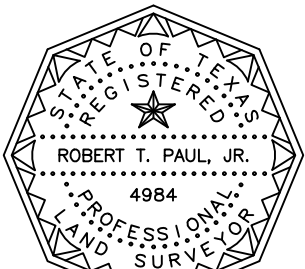
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	1911493-ROL
BORROWER	BARRY SCHWARTZ
TITLE CO.	INDEPENDENCE TITLE
TECH	TAG
FIELD	TG

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A "X" RATING AS SHOWN BY MAP NO. 48453C0445 J, DATED JANUARY 6, 2016.

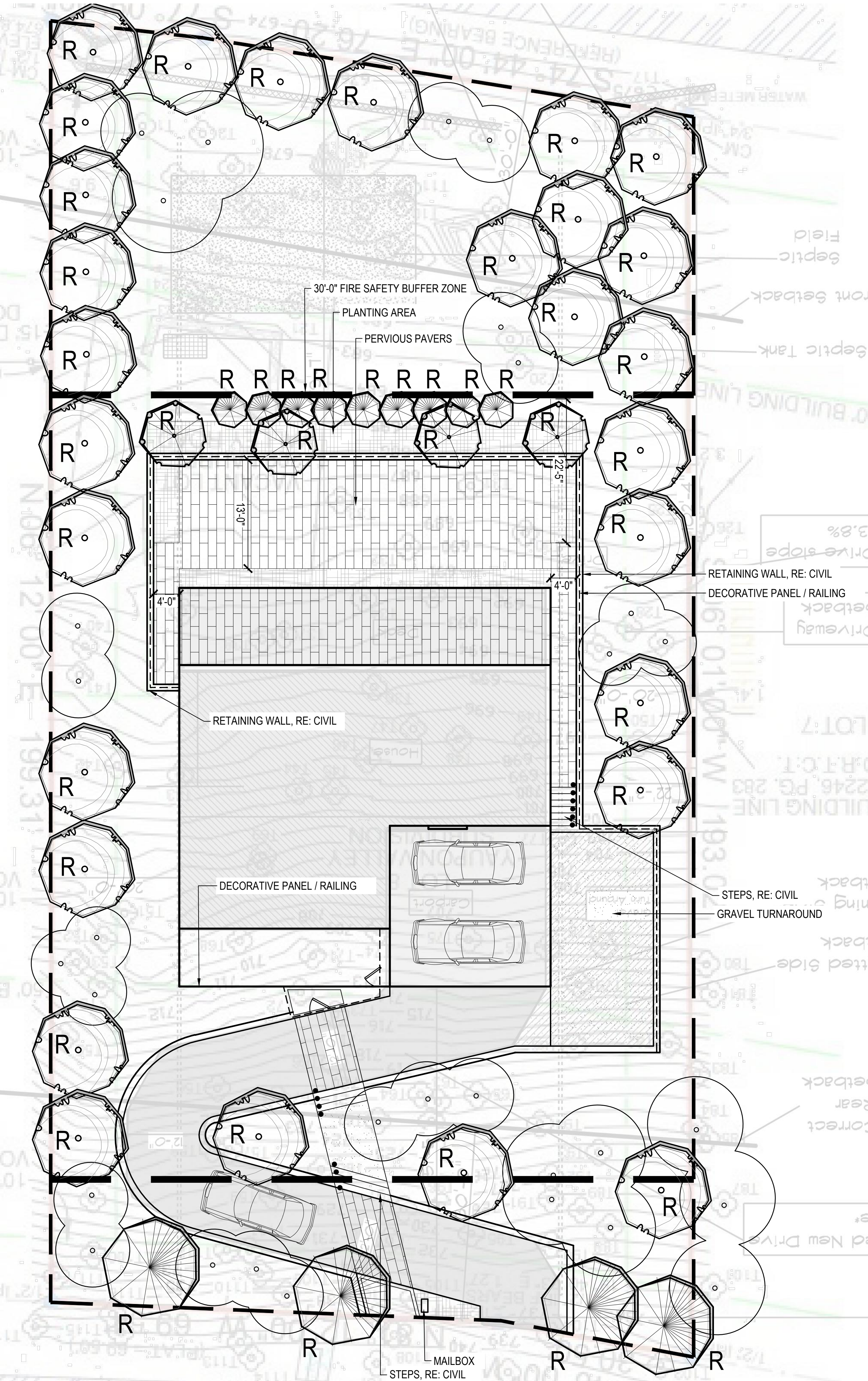
DATE: 05/02/19 JOB NO.: 19-02287TS
FIELD: 05/01/19

309 LAUREL VALLEY ROAD, WEST LAKE HILLS, TX 78746
LOT 8, YAUPON VALLEY SUBDIVISION



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

DATE: _____
ACCEPTED BY: _____



LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	30'-0" FIRE SAFETY BUFFER ZONE
	EXISTING TREE GROVE TO BE PRESERVED
	6" CAL. MIN CANOPY TREE
	4" CAL. MIN EVERGREEN TREE
	5" CAL. (40 GAL.) LARGE ORNAMENTAL TREE
	5" CAL. (40 GAL.) SMALL ORNAMENTAL TREE
R	MITIGATION REPLACEMENT TREE REFER TO TREE MITIGATION CALCULATION TABLE

EXISTING TREE SURVEY

TREE TAGS	TREE TYPE	SIZE	STATUS
T1	TREE	10	SAVED
T2	OAK*	11	REMOVED
T3	OAK	6	REMOVED
T4	OAK	6	REMOVED
T5	OAK	4	EXEMPT
T6	HACKBERRY	6	REMOVED
T7	OAK	9	REMOVED
T8	OAK	9	REMOVED
T9	OAK	8	REMOVED
T10	OAK	9	REMOVED
T11	HACKBERRY	9	REMOVED
T12	OAK*	16	SAVED
T13	HACKBERRY	3	SAVED
T14	HACKBERRY	3	SAVED
T15	CEDAR	7	REMOVED
T16	OAK	5	SAVED
T17	OAK*	14	SAVED
T18	CEDAR	10	REMOVED
T19	HACKBERRY	6	SAVED
T20	HACKBERRY	6	SAVED
T21	ELM*	18	SAVED
T22	OAK	4	EXEMPT
T23	HACKBERRY	6	REMOVED
T24	HACKBERRY	6	REMOVED
T25	OAK	12	SAVED
T26	OAK*	16.5	SAVED
T27	CEDAR	10	EXEMPT
T28	CEDAR	12	REMOVED
T29	CEDAR	8	EXEMPT
T30	CEDAR	3	EXEMPT
T31	CEDAR	6	EXEMPT
T32	CEDAR	8	EXEMPT
T33	CEDAR	6	EXEMPT
T34	OAK	8	REMOVED
T35	OAK	4	EXEMPT
T36	CEDAR	4	EXEMPT
T37	OAK	6	REMOVED
T38	CEDAR	8	REMOVED
T39	ELM	3	EXEMPT
T40	OAK*	20	SAVED
T41	CEDAR	10	EXEMPT
T42	CEDAR	6	EXEMPT
T43	CEDAR	8	REMOVED
T44	CEDAR	8	REMOVED
T45	CEDAR	5	EXEMPT

* INDICATES MULTI-TRUNK TREE DETERMINED BY TOTAL OF THE CALIPER OF THE LARGEST TRUNK PLUS 1/2 THE CALIPER OF EACH ADDITIONAL TRUNK.

TREE TAGS	TREE TYPE	SIZE	STATUS
T46	CEDAR	8	REMOVED
T47	HACKBERRY	8	REMOVED
T48	HACKBERRY	4	EXEMPT
T49	CEDAR	16	REMOVED
T50	ELM	3	SAVED
T51	CEDAR	12	REMOVED
T52	CEDAR	8	EXEMPT
T53	CEDAR	8	EXEMPT
T54	CEDAR	14	REMOVED
T55	CEDAR	4	EXEMPT
T56	OAK	8	SAVED
T57	CEDAR	6	EXEMPT
T58	CEDAR	10	EXEMPT
T59	CEDAR	6	REMOVED
T60	OAK	12	REMOVED
T61	CEDAR	6	EXEMPT
T62	CEDAR	8	EXEMPT
T63	CEDAR	8	EXEMPT
T64	CEDAR	4	EXEMPT
T65	CEDAR	6	EXEMPT
T66	ELM	6	SAVED
T67	CEDAR*	11	EXEMPT
T68	CEDAR*	8	EXEMPT
T69	OAK	8	REMOVED
T70	OAK	3	EXEMPT
T71	CEDAR	12	REMOVED
T72	CEDAR	12	REMOVED
T73	CEDAR	6	EXEMPT
T74	ELM	6	REMOVED
T75	ELM	3	EXEMPT
T76	CEDAR	10	EXEMPT
T77	CEDAR*	17	REMOVED
T78	CEDAR	8	EXEMPT
T79	CEDAR	9	EXEMPT
T80	CEDAR	10	EXEMPT
T81	OAK	10	SAVED
T82	CEDAR	12	REMOVED
T83	CEDAR	6	EXEMPT
T84	CEDAR	8	EXEMPT
T85	CEDAR	7	EXEMPT
T86	CEDAR	10	EXEMPT
T87	CEDAR	8	REMOVED
T88	CEDAR	11	REMOVED
T89	CEDAR	6	REMOVED
T90	HACKBERRY	8	SAVED

TREE TAGS	TREE TYPE	SIZE	STATUS
T91	CEDAR	7	REMOVED
T92	CEDAR	8	REMOVED
T93	CEDAR	10	EXEMPT
T94	OAK	4	SAVED
T95	CEDAR	12	REMOVED
T96	CEDAR	8	REMOVED
T97	CEDAR	4	EXEMPT
T98	CEDAR	8	REMOVED
T99	CEDAR	12	REMOVED
T100	CEDAR	8	REMOVED
T101	OAK*	16	SAVED
T102	CEDAR*	18	REMOVED
T103	CEDAR	10	REMOVED
T104	CEDAR	6	REMOVED
T105	CEDAR	6	REMOVED
T106	ELM	8	REMOVED
T107	OAK	14	SAVED
T108	CEDAR*	6	REMOVED
T109	CEDAR	6	REMOVED
T110	CEDAR*	6	REMOVED
T111	CEDAR	6	REMOVED
T112	CEDAR	8	REMOVED
T113	CEDAR	13	REMOVED
T114	CEDAR	12	REMOVED
T115	HACKBERRY	4	SAVED
T116	HACKBERRY	4	SAVED
T117	HACKBERRY	6	SAVED
T118	HACKBERRY	6	SAVED

TREE MITIGATION CALCULATIONS

	QTY	RATE	TOTAL
TOTAL TREE INCHES SURVEYED	974.5"		
TREE INCHES REMOVED (>14")	65"	150%	97.5"
TREE INCHES REMOVED (6" - 13.9")	423"	75%	317.25"
TREE INCHES REMOVED (< 6")	49"	0%	0"
TREE INCHES EXEMPT (CEDAR < 12" FIRE SAFETY)	225"	0%	0"
TOTAL DISEASED OR DYING INCHES REMOVED	0"	50%	0"
TOTAL INVASIVE TREE INCHES REMOVED	0"	0%	0"
TOTAL MITIGATION INCHES REQUIRED	414.75" **		
TOTAL MITIGATION INCHES PLANTED ONSITE	417"		
(28) 6" REPLACEMENT CANOPY TREE (R): 28 x 6" = 168" x 2 = 336"			
(4) 4" REPLACEMENT EVERGREEN TREE (R): 4 x 4" = 16"			
(4) 5" (40 GAL.) LARGE ORNAMENTAL REPLACEMENT TREE (R): 4 x 5" = 20"			
(9) 5" (40 GAL.) SMALL ORNAMENTAL REPLACEMENT TREE (R): 9 x 5" = 45"			
TOTAL MITIGATION INCHES PAID INTO TREE FUND			\$0.00

** MITIGATION REPLACEMENT TREES FOR INCHES REMOVED THAT ARE 14" OR GREATER MUST BE 6" MIN. MITIGATION REPLACEMENT TREES, FOR INCHES REMOVED THAT ARE BETWEEN 6" AND <14" REPLACEMENT TREE MUST BE 3" MIN.

REPLACEMENT TREES COUNT ON AN INCH-FOR-INCH BASIS UNLESS REPLACEMENT TREE TRUNK DIA. IS 6 IN. OR GREATER, IN WHICH CASE REPLACEMENT TREES COUNT COUNTS TOWARD DOUBLE THE REPLACEMENT REQUIREMENTS.

ALL REPLACEMENT TREE SPECIES ARE SELECTED FROM THE LIST ON APPENDIX A.



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	September 21, 2022	Item Number:	8
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1101 Yaupon Valley Road: Discussion/recommendation on variance request to encroach a front building setback. (West Lake Hills Code Section 22.03.281). Applicant Edgar Prats.

Recommendation

Staff recommends approval of the front building setback encroachment. The lot has a 50-foot setback on a majority of the property and creates an extremely small buildable area.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Edgar and Laurel Prats
Legal Description: Lot 1 Yaupon Ridge Subdivision Amended
Lot Size: 0.82 acres (35,536 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 house and rebuild the proposed house. The applicant is seeking a variance request for an encroachment in the front building setback along Madrone Road. The current house sits 30 feet from the property line, and the applicant is requesting the garage from the proposed house be 30 feet from the property line.

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.
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.
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.

The variance questions are answered in the applicant's letter.

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.

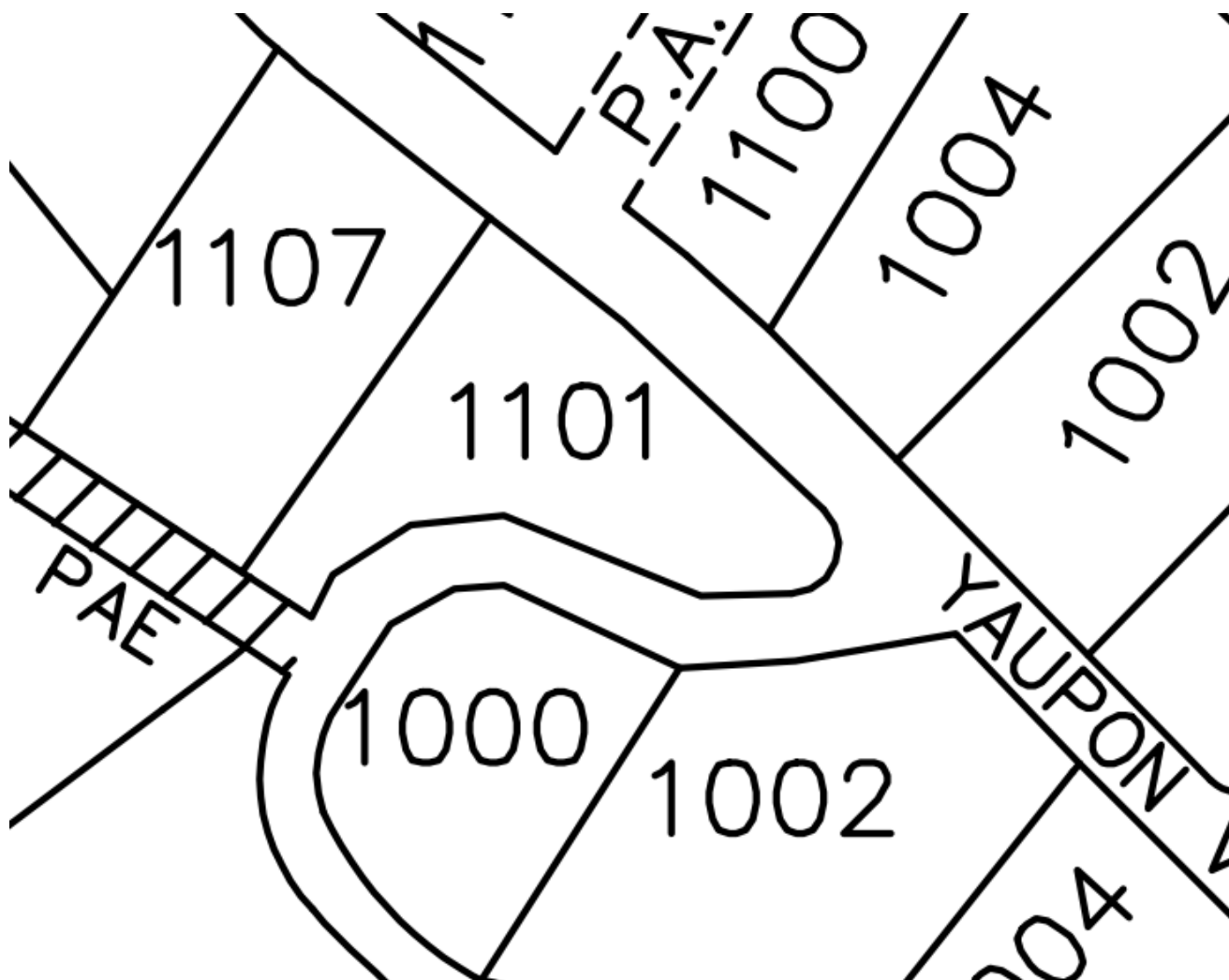
Comprehensive Planning Analysis

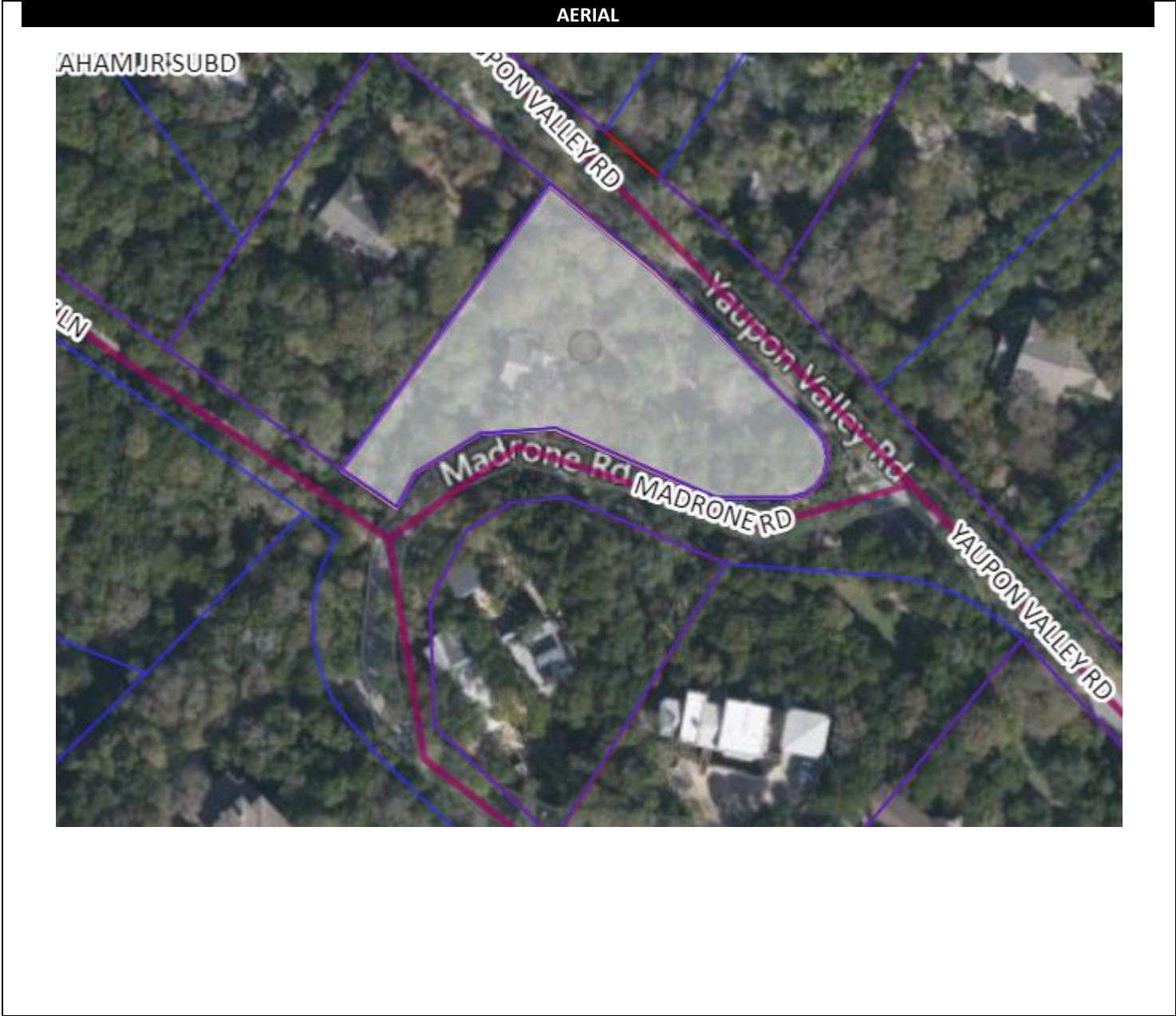
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

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

ZONING MAP





Approved By		
	Signature	Date
Department Head		
	Signature	Date
City Administrator		

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: edgar prats Phone: 5126618798

Email: _____

Address: 1101 yaupon valley road City: west lake hills State: tx Zip: 78746

Agent*: edgar prats Phone: 5126618798

Email: same

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

Property Address: 1101 yaupon valley City: _____ State: _____ Zip: _____

Property Information

Subdivision Name: west lake hills. yaupon subdv

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

Current Zoning Classification: R-1 Total Lot Size (Acres): .82

**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) madrone building setback from new 50 foot to existing and original 30 foot
- 2) 10" spanish oak number 41(replace as per westlake hills bylaws at 150%)
- 3) 10" spanish oak number 42 (replace as per westlake hills bylaws 150%)
- 4) _____
- 5) _____



VARIANCE APPLICATION

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

Brief Description of project/why variances are needed: _____

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.

~~please see letter attached~~ _____

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

~~i designed our families improvments specifically positioned as to not disturb our natural habitat, our neighbors and wildlife. we wish to remain nestled in the same spot we are in.~~ _____

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

~~see letter attached~~ _____

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

~~see letter attached~~ _____



VARIANCE APPLICATION

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

~~because my design criteria took this into account. and with the survey given to me at closing of my property.~~

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

~~we dont have room to go elsewhere without infringing on wildlife, flora fauna, neighbirs etc. we wish to remain tucked in and burried within. our natural topogrpahy.~~

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

8/22/2022

Date

Edgar prats

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Completed Variance Hardship Questionnaire
- ☐ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☐ Property survey
- ☐ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☐ Tree and topo survey, if applicable
- ☐ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☐ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☐ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:

May 25, 2022

To whom it may concern:

I am writing to discuss our project at 1101 Yaupon Valley Rd.

We purchased and moved into this house during the height of the pandemic out of desperation to get into Westlake schools before the school year started.

We had hoped to be able to get permits quickly to remodel and make it a safe space to raise our children.

I have a 3-year-old special needs child who NEEDS a safe home. Her name is Marlowe. She is perfect. She is autistic. She is non-verbal. Did you know that autistic children have a life expectancy of only 39 years? Why? Because they are prone to childhood accidents. She elopes which means she wanders. She has no fear. She doesn't understand danger. We lost so many trees during the first storm we had. We cannot have dead trees on our property that could fall with wind or rain. We cannot have unsafe conditions. We need to be able to completely fence our yard. These are necessities for families of special needs children.

Our house is not safe. It is not built well. We just experienced a house fire and found that our siding and the lack of structural sheathing are not to code. In fact, we have no sheathing but instead only a Styrofoam vapor barrier that is labeled "highly combustible".

I have worked in West Lake for almost 20 years and love this neighborhood and school system. We are so happy to be here (it took us 20 years of work to get here). This was a life goal for us to be able to live in this neighborhood and give our children a quality education, but we never imagined it would come at the cost of being scared to live in our own house. My children are scared to sleep there. They recently met with the Eanes Elementary counselor, Ms. Corbett, and when she asked what my 2nd grader needed to feel safe, he said "I want to live in a safe home that my daddy built."

Please understand the dire need to be able to make significant improvements to this home. Past West Lake board members have commented this house should be torn down. My husband wants to turn this into something not only safe but also much more aesthetically pleasing than what we have. Thank you for approving our septic. We wish to be entirely unobtrusive with our remodel and our garage and our addition we wish to remain tucked away where nobody will ever build where our house will not be seen from the street tucked and nestled in the trees. There are no trees to be disturbed in our plan.

GENERAL NOTES:

1. Main scope of work will consist in REMODELING existing structures and ADDING new structures to increase actual dwelling space.(Roofing, siding, cabinets, and windows and door replacement might be included, but not limited to, in the scope of work.)
2. Existing exterior walls to be kept. New walls will be built within the new structure.
3. Provide 48 fence with self closing gate and lock around project to comply with pool protection.
4. Builder or contractor must verify all dimensions prior to proceeding with construction.
5. Builder or contractor must verify and comply with local building codes of the area where the structure is to be constructed and located.
6. Plans indicate locations only, separate engineer aspects should be incorporated to actual site conditions.
7. Plans to be built in compliance with 2015 irc.
8. All dimensions to be verified on jobsite by contractor.
9. Comply with standard building code span charts.
10. eport any discrepancies to builder before proceeding.
11. Provide tempered glass where required by code
12. Provide decking for 24" wide walkway @ stairs access to hvac units per code.
13. All exterior & plumbing walls to be 2x6 framing.
14. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
15. Provide gas to hvac, water heater, and range as required, if applicable.
16. Provide 1/2" hardie backer around all tubs, showers, and spas.
17. Dryer vent not to exceed 25' per irc.
18. Install all materials per manufacturer specifications

SQUARE FOOTAGE TOTAL

LOT AREA	0.82 ACRE (35,536 SQ FT)
BUILDING AREA	
1 ST FLOOR CONDITIONED AREA	2,797 SQ FT
2 ND FLOOR CONDITIONED AREA*	1,780 SQ FT
ADU CONDITIONED AREA	NA
TOTAL BUILDING AREA	4,577 SQ FT
BASEMENT*	NA
COVERED PARKING (garage or carport)	878 SQ FT
COVERED PORCH	549 SQ FT
COVERED TERRACE	393 SQ FT
STORAGE & UTILITY ROOMS (NO AC)	- SQ FT
2 ND FLOOR OVERHANGS	40 SQ FT
TOTAL BUILDING COVERAGE	4,657 SQ FT
% BUILDING COVERAGE	13.10 %
* NOT INCLUDED IN BUILDING COVERAGE	

IMPERVIOUS COVERAGE	
DRIVEWAY	886 SQ FT
PATHWAYS	340 SQ FT
UNCOVERED WOOD DECKS (x0.5)	(581/5) 281 SQ FT
AC PADS & OTHER CONC. FLATWORK	27 SQ FT
TOTAL IMPERVIOUS COVERAGE	6,202 SQ FT
% IMPERVIOUS COVERAGE	17.45 %

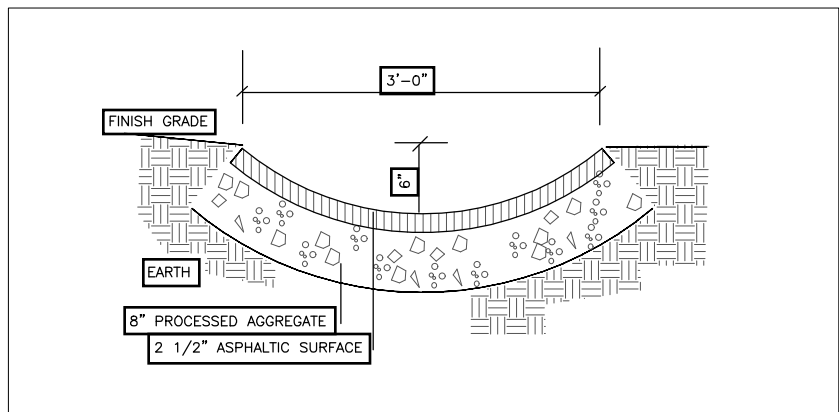
POOL	225 SQ FT
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F.A.R. TOTAL

1 ST FLOOR	2,797 SQ FT
2 ND FLOOR	1,780 SQ FT
CEILINGS > 10'	349 SQ FT
GROUND FLOOR PORCH	549 SQ FT
GARAGE	878 SQ FT
COVERED TERRACE	393 SQ FT
TOTAL GROSS FLOOR AREA	6,745 SQ FT
F.A.R.	18.98 %

NATURAL GRADE

HIGHEST NAT. GRADE ADJACENT TO BUILDING	808.30'
LOWEST NAT. GRADE ADJACENT TO BUILDING	798.20'
AVERAGE NAT. GRADE ADJACENT TO BUILDING	803.25'
HEIGHT OF BUILDING FROM AVERAGE GRADE	28.75'



CONCRETE SWALE DETAIL

90X60 // 1/16" = 1'-0" TABLOIDE // 1/32" = 1'-0"

TREE CHART

NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES	NO.	SIZE	SPECIES
1	11"	SPANISH OAK	12	12"	PEGAN	23	6"	CEDAR	34	9"	SPANISH OAK
2	14"	CEDAR	13	16"	CEDAR	24	9"	CEDAR	35	14"	SPANISH OAK
3	4"	SPANISH OAK	14	15"	CEDAR	25	7"	CEDAR	36	18"	SPANISH OAK
4	13"	SPANISH OAK	15	9"	CHREPE MYRTLE	26	11"	CEDAR	37	12"	SPANISH OAK
5	15"	CEDAR	16	9"	CHREPE MYRTLE	27	9"	CEDAR	38	15"	SPANISH OAK
6	18"	CEDAR	17	10"	SPANISH OAK	28	11"	CEDAR	39	9"	SPANISH OAK
7	9"	SPANISH OAK	18	10"	SPANISH OAK	29	22"	LIVE OAK (PROTECTED)	40	10"	SPANISH OAK
8	13"	SPANISH OAK	19	10"	CEDAR	30	8"	CEDAR	41	10"	SPANISH OAK (REPLACE)
9	16"	SPANISH OAK	20	10"	CEDAR	31	11"	CEDAR	42	10"	SPANISH OAK (REPLACE)
10	11"	SPANISH OAK	21	5"	CEDAR	32	7"	SPANISH OAK	43	9"	CEDAR
11	13"	SPANISH OAK	22	10"	CEDAR	33	8"	SPANISH OAK	44	16"	CEDAR

SITE PLAN

90X60 // 1/16" = 1'-0" TABLOIDE // 1/32" = 1'-0"



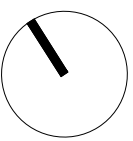
1101 YAUPON VALLEY ROAD

AMENDMENTS

No.	Date	Concept
00	22.08.13	ISSUE DATE

LOCATION

1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



LEGEND

	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
	= FIXED GLASS
	= FRENCH PATIO DOOR
	= DOUBLE HUNG WINDOW
	= AWNING WINDOW
	= SINGLE HUNG WINDOW
	= HORIZONTAL SLIDER WINDOW
	= SLIDING DOOR
	= SLIDING POCKET DOOR
	= HEADER HEIGHT
	= SLOPED
	= CEILING
	= DOOR
	= TEMPERED GLASS DOOR
	= SHELF
	= CHASE
	= ROD
	= FROSTED

SET FOR PERMITTING ONLY.

CONTENT

SITE PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

ARCH D SCALE 1/16" = 1'-0" LEDGER SCALE 1/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	YPM-100-Site-V3
Approval	JPRC	Code	0100.A
Review date	8.21.2022	No. Page	01
		Rev.	00



1101 YAUPON VALLEY ROAD

AMENDMENTS		
No.	Date	Comment
00	22.08.13	ISSUE DATE

LOCATION

1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

NORTH

- LEGEND
- DIMENSION LINES
 - ELEVATION MARKER
 - FINISHED FLOOR ELEVATION
 - ABOVE FINISHED FLOOR
 - CHANGE IN FINISHED FLOOR LEVEL
 - CHANGE IN FLOOR MATERIAL
 - MARKS FLOOR-LAYING STARTING POINT
 - EXTERIOR ELEVATION 1
CAN BE SEEN ON DRAWING NO. 01
 - BUILDING SECTION A-A
CAN BE SEEN ON DRAWING NO. 0231
 - SLOPE
 - HOSE BIB
 - GAS STUB OUT
 - FG = FIXED GLASS
 - FPD = FRENCH PATIO DOOR
 - DH = DOUBLE HUNG WINDOW
 - AW = AWNING WINDOW
 - SH = SINGLE HUNG WINDOW
 - HS = HORIZONTAL SLIDER WINDOW
 - SLD = SLIDING DOOR
 - SPD = SLIDING POCKET DOOR
 - HH = HEADER HEIGHT
 - SLP = SLOPED
 - CLG = CEILING
 - DR = DOOR
 - TGD = TEMPERED GLASS DOOR
 - S = SHELF
 - C = CHASE
 - R = ROD
 - FRSTD = FROSTED

AREAS	
AREA	SQ. FT.
1st FLOOR FRAMING	2,797 SQ. FT.
2nd FLOOR FRAMING	1,780 SQ. FT.
TOTAL	4,577 SQ. FT.
COVERED PORCH	549 SQ. FT.
UNCOVERED TERRACE	581 SQ. FT.
GARAGE	878 SQ. FT.
DRIVEWAY	886 SQ. FT.

SET FOR PERMITTING
ONLY.

CONTENT

FIRST FLOOR PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT

APPROVED BY DIRECTOR

ARCH D SCALE

1/16" = 1'-0"

LEDGER SCALE

1/32" = 1'-0"

Draftman

Reviewed

Approval

Review date

8.21.2022

No. Page

01

25'-0" SETBACK

30'-0" SETBACK

MADRONE ROAD

FIRST FLOOR PLAN

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



1101 YAUPON VALLEY ROAD

AMENDMENTS		
No.	Date	Concept
00	22.08.13	ISSUE DATE

LOCATION

1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

NORTH

- LEGEND
- DIMENSION LINES
 - ELEVATION MARKER
 - ELEVATION MARKER
 - FFE
 - AFF
 - CHANGE IN FINISHED FLOOR LEVEL
 - CHANGE IN FLOOR MATERIAL
 - MARKS FLOOR-LAYING STARTING POINT
 - EXTERIOR ELEVATION 1
CAN BE SEEN ON DRAWING NO. 01
 - BUILDING SECTION A-A
CAN BE SEEN ON DRAWING NO. 0231
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GARAGE	878 SQ. FT.	
DRIVEWAY	886 SQ. FT.	

SET FOR PERMITTING ONLY.

CONTENT

SECOND FLOOR PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT

APPROVED BY DIRECTOR

ARCH D SCALE
1/16" = 1'-0"

LEDGER SCALE
1/32" = 1'-0"

Draftman	JPRC	Project no.	20001
Reviewed	JPRC	File	ym-0102-v3
Approval	JPRC	Code	0102
Review date	8.21.2022	No. Page	02
		Rev.	00

SECOND FLOOR PLAN

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

MADRONE ROAD



1101 YAUPON VALLEY ROAD

AMENDMENTS		
No.	Date	Concept
00	22.08.13	ISSUE DATE

LOCATION

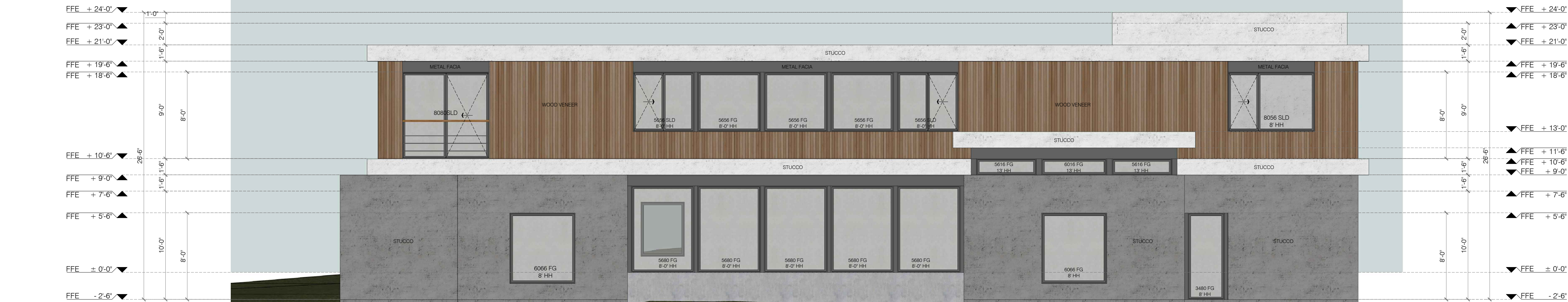
1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

LEGEND	
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
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	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	HOSE BIB
	GAS STUB OUT
FG	= FIXED GLASS
FPD	= FRENCH PATIO DOOR
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SLP	= SLOPED
CLG	= CEILING
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TGD	= TEMPERED GLASS DOOR
S	= SHELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED



SOUTH ELEVATION - MAIN FAÇADE

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



NORTH ELEVATION - REAR FAÇADE

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"

SET FOR PERMITTING ONLY.

CONTENT	
ELEVATIONS	
APPROVAL SIGNATURES	
APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE 1/16" = 1'-0"	LEDGER SCALE 1/32" = 1'-0"
Draftman JPRC	Project no. 20001
Reviewed JPRC	File YPA0121-V3
Approval JPRC	Code 0121.1
Review date 8.21.2022	No. Page 04 Rev. 00



1101 YAUPON VALLEY ROAD

AMENDMENTS		
No.	Date	Concept
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LOCATION

1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

NORTH

LEGEND	
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
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CONTENT	
ELEVATIONS	
APPROVAL SIGNATURES	
APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE 1/16" = 1'-0"	LEDGER SCALE 1/32" = 1'-0"
Draftman JPRC	Project no. 20001
Reviewed JPRC	File YPA0121-V3
Approval JPRC	Code 0121.2
Review date 8.21.2022	No. Page 05 Rev. 00



WEST ELEVATION - FAÇADE FACING NEIGHBOUR

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



EAST ELEVATION - FAÇADE FACING STREET

90X60 // 3/16" = 1'-0" TABLOIDE // 3/32" = 1'-0"



FRONT FAÇADE
90X60 // NTS TABLOIDE // NTS



1101 YAUPON VALLEY ROAD

AMENDMENTS		
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1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

NORTH

LEGEND	
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
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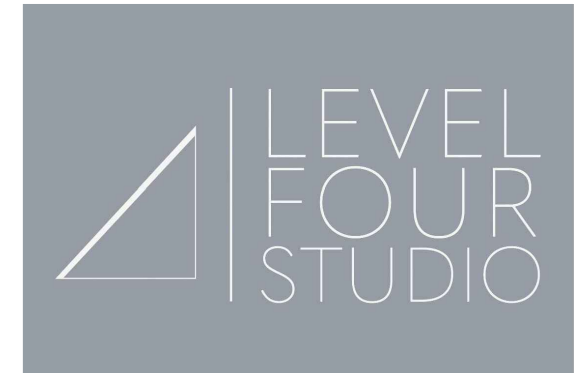
SET FOR PERMITTING ONLY.

CONTENT	
FAÇADE	
APPROVAL SIGNATURES	
APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE NTS	LEDGER SCALE NTS
Draftman JPRC	Project no. 20001
Reviewed JPRC	File YPA0121-V3
Approval JPRC	Code 0121.3
Review date 8.21.2022	No. Page 06
	Rev. 00



REAR FAÇADE

90X60 // NTS TABLOIDE // NTS



1101 YAUPON VALLEY ROAD

AMENDMENTS		
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1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

NORTH

LEGEND	
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
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SET FOR PERMITTING ONLY.

CONTENT	
FAÇADE	
APPROVAL SIGNATURES	
APPROVED BY CLIENT	APPROVED BY DIRECTOR
ARCH D SCALE NTS	LEDGER SCALE NTS
Draftman JPRC	Project no. 20001
Reviewed JPRC	File YPA0121-V3
Approval JPRC	Code 0121.3 (2)
Review date 8.21.2022	No. Page 06
	Rev. 00