CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, October 12, 2022 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 12th day of October 2022 at 7:00 p.m., in the Council Chambers, 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 email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on October 12, 2022.

1. Call to Order

2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of

the items is necessary unless requested by a Council Member.

a. Approval of the September 28, 2022 Regular Meeting Minutes.

4. Land Use **10 North Peak:** Discuss and consider action on variances to encroach a front building setback and removal of three trees with trunk diameters larger than 14 inches (Sections 22.03.281 and 22.03.304 of the West Lake Hills Code). Applicants David and Jennifer Kaufman.

   DUAL ACTION ITEM

5. Executive Session Convene into executive session under Section 551.071 of the Texas Government Code and Texas Disciplinary Rules of Professional Conduct Section 1.05 for consultation with attorney regarding pending litigation and possible settlement of Cause No. D-1-GN-21-002632; Moore et al. v. City of West Lake Hills, 98th Judicial District Court, Travis County, Texas.

6. Executive Session Reconvene into open session and take action if and as deemed appropriate in the City Council's discretion regarding consultation with attorney.

7. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the October 12, 2022 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on October 7, 2022 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, September 28, 2022 at 7:00 PM

1. Call to Order

   With a quorum present, Mayor Pro-Tem Bowman called the meeting to order at 7:00 p.m.

CITY COUNCIL PRESENT:	**CITY STAFF PRESENT:**
Mayor Pro Tem Gordon Bowman	City Administrator Trey Fletcher
Rhonda McCollough	City Secretary Terry Blanchard
Brian Plunkett	Director of BDS Ashby Grundman
Beth South	Chief of Police Scott Gerdes
Darin Walker	City Attorney Patty Akers

2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

   Mayor Pro-Tem Bowman opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
   a. Approval of the September 14, 2022 Regular Meeting Minutes

   MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Walker, the Council voted five (5) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

4. Proclamation Mayor to proclaim October 5, 2022 as World Teachers Day

   Mayor Pro-Tem Bowman proclaimed October 5, 2022 as World Teachers Day.

5. Administration Discuss and consider action to approve a professional services agreement with AG|CM in the amount of $524,431.00 pursuant to the Request for Qualifications for Owner's Project Representative in support of Proposition A of the 2021 Bond Projects and authorize the City Administrator to execute the same.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember South, the Council voted five (5) for and none (0) opposed to approve the agreement with AG|CM and authorize the City Administrator to execute the agreement. Motion carried.

6. Administration Discuss and consider action to approve a professional services agreement with WSB in the amount of $376,259.00 pursuant to the Request for Qualifications for Owner's Project Representative in support of Proposition B of the 2021 Bond Projects and authorize the City Administrator to execute the same.

   MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted five (5) for and none (0) opposed to approve the agreement with WSB and authorize the City Administrator to execute the agreement. Motion carried.

7. Administration Discuss and consider action to approve a professional services agreement with Brinkley Sargent Wiginton (BSW) in the amount of $1,747,587.00 for the design of the new municipal complex and authorize the City Administrator to execute the same.

   MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Walker, the Council voted five (5) for and none (0) opposed to approve the agreement with BSW and authorize the City Administrator to execute the agreement. Motion carried.

8. Executive Session Convene into executive session under Section 551.071 of the Texas Government Code and Texas Disciplinary Rules of Professional Conduct Section 1.05 for consultation with attorney regarding:

   a. Pending litigation on case D-1-GN-21-002632; Moore et al. v. City of West Lake Hills, 98th Judicial District Court, Travis County, Texas;

   Council convened into Executive Session at 7:34 p.m. and reconvened in Open Session at 7:55 p.m.

9. Executive Session Reconvene into open session and take action if and as deemed appropriate in the City Council's discretion regarding consultations with attorney.

   No action was taken.

10. Adjournment

    MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted five (5) for and none (0) opposed to adjourn the meeting at 7:57 p.m. Motion carried.

Respectfully submitted,

_____
LINDA ANTHONY, MAYOR

ATTEST:

_____
Terry Blanchard, TRMC
City Secretary

These minutes were approved on _____, 20___.

City *of* West Lake Hills
Board of Adjustment & City Council
AGENDA REPORT

Meeting Date:	October 12, 2022	**Item Number:**	BOA – 6 & Council - 4
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

10 North Peak: Discus and consider action 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.

The Zoning and Planning Commission recommended approval of the variances as proposed.

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.

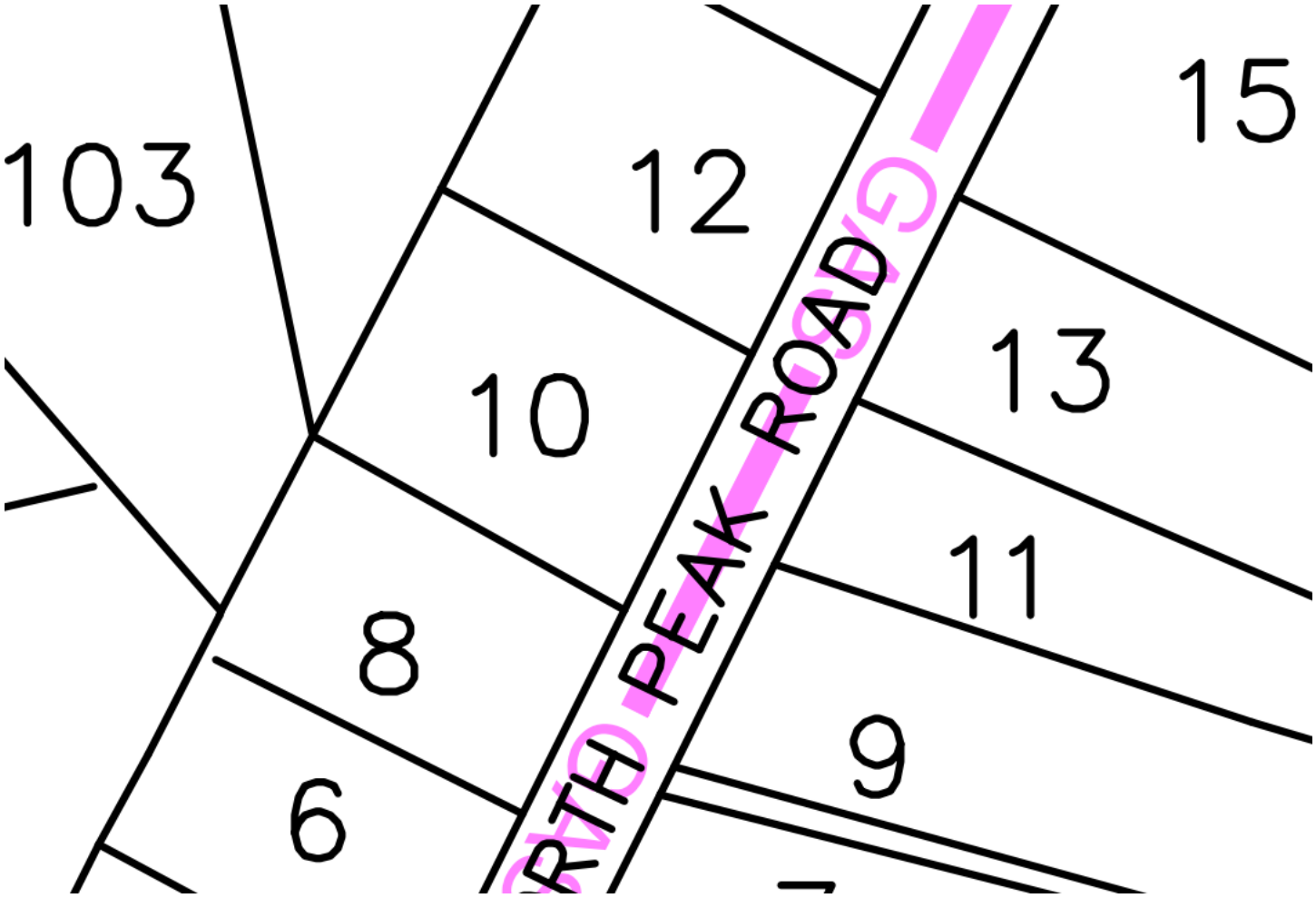
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
   Both neighbors directly adjacent, on the same side of North Peak Road, encroach on the 50' front setback requirements. They are roughly 27.5'and 33.5'off the front 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**

ZONING MAP



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: [redacted]

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: _____ [redacted]

Email Address: [redacted]

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: [redacted]

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

Application Questionnaire (* denotes required question)

Variance Application

Subdivision: 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.

VARIANCE 1
Heritage Tree Removal

Block:

Lot:

Tax Parcel ID: 107698

Current Zoning Classification: R

Total Lot Area (acres): .6270 ACRES

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

(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.)

[ ] Expand section

1)		TREE #90 - 18" ELM TREE TREE #105 - 16" Hackberry TREE #109 - 19.35" M.S. Hackberry
2)	VARIANCE 2	5' Encroachment on front-yard setback to save (2) heritage trees
3)		
4)		
5)		
6)		
7)		

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)

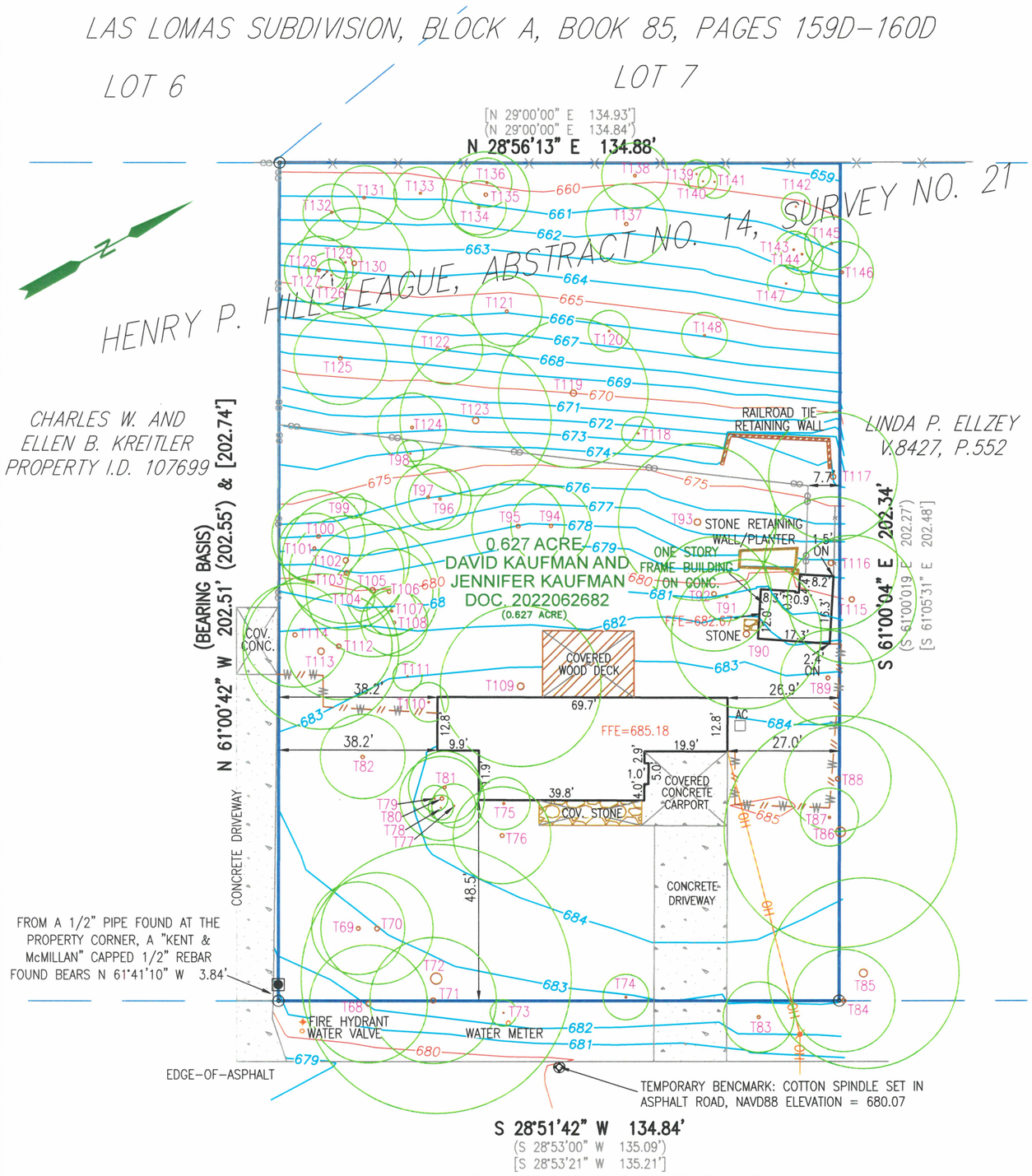
Other documents as per Application Checklist

Power of Attorney form
(if applicable)

Proof of ownership of subject property

Property survey

Proposed site plan
with building setbacks clearly labeled



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	9.6" 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. 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	3.5" 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	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

M.S. = MULTI-STEM

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

30' 0 30'

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
- 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
- POWER POLE
- AC AIR CONDITIONER

STATE OF TEXAS
REGISTERED
VICTOR M. GARZA
4740
PROFESSIONAL
LAND SURVEYOR

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

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 GENREAL WARRANTY DEED TO DAVID KAUFMAN AND JENNIFER KAUFMAN IN DOC. 2022062682, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

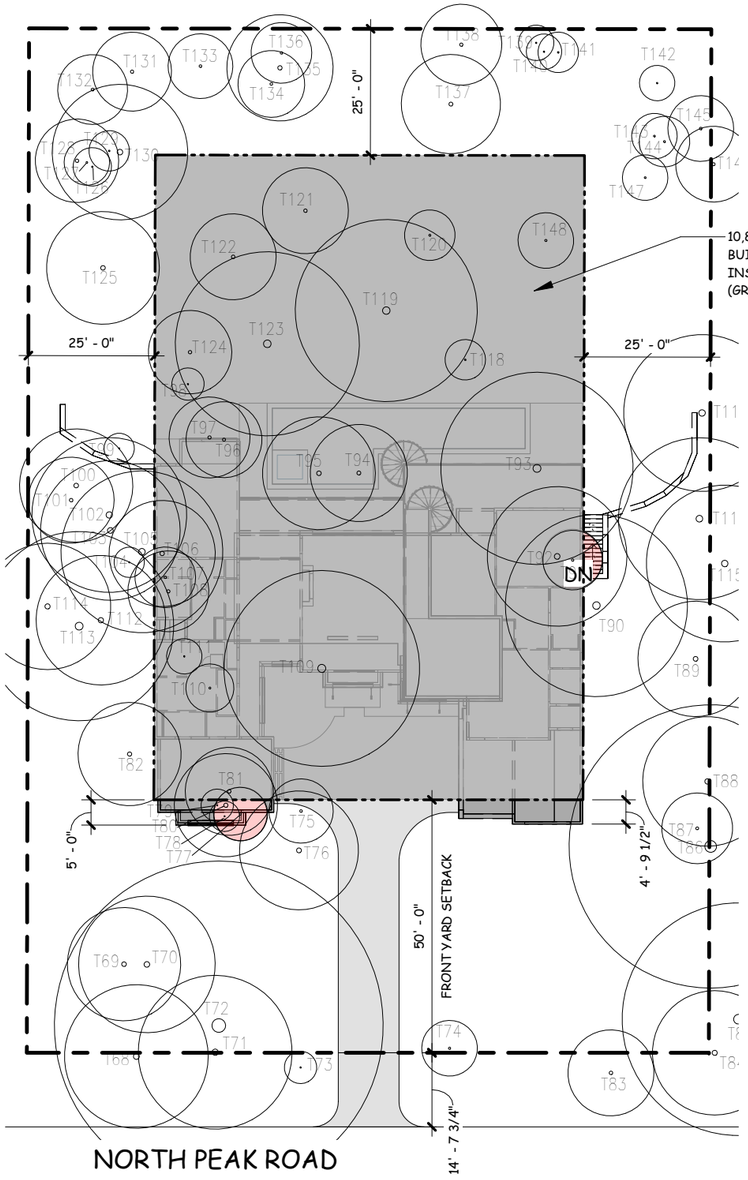
STREET ADDRESS: 10 NORTH PEAK ROAD CITY: WESTLAKE COUNTY: TRAVIS STATE OF TEXAS

REFERENCE NAME: DAVID KAUFMANN AND JENNIFER KAUFMANN

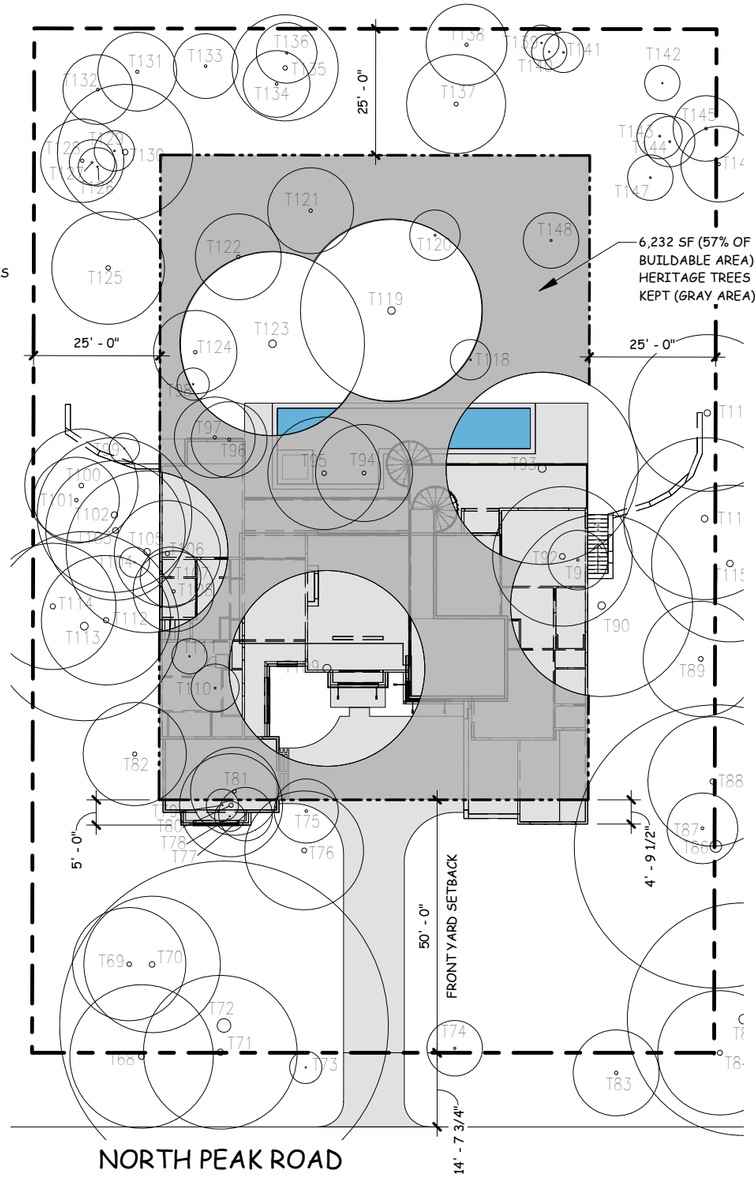
B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 – Office 512*458-6969

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

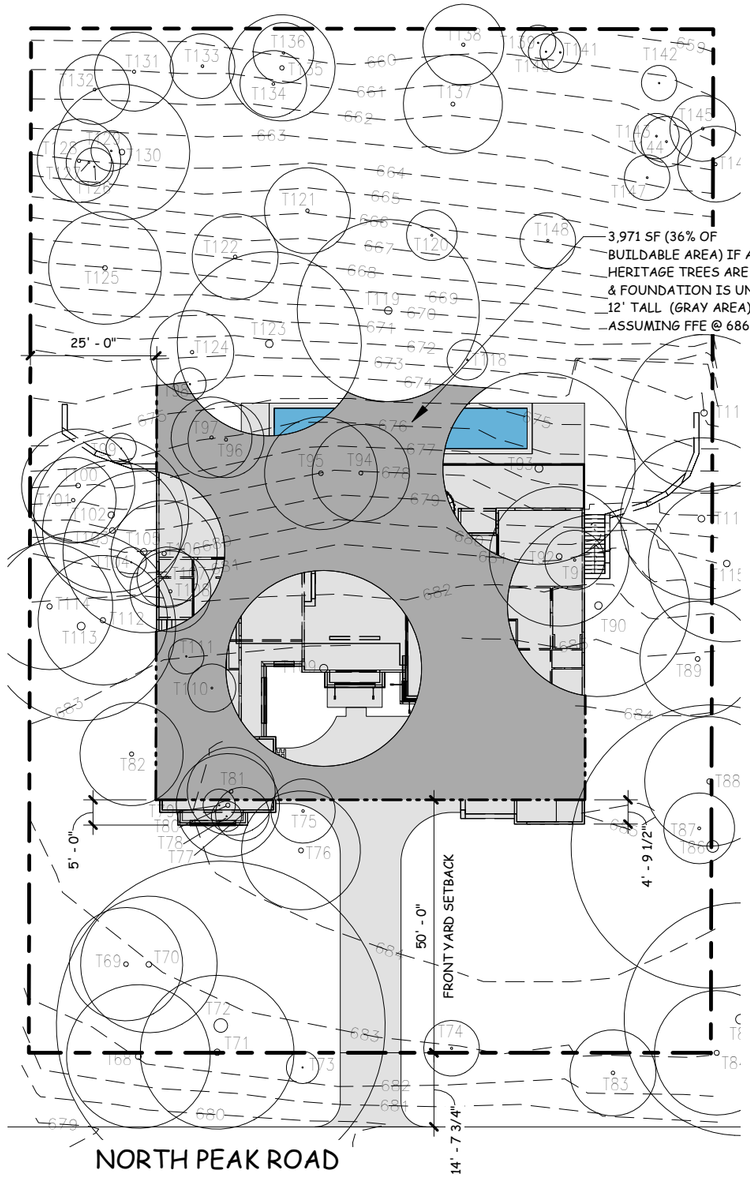
FIELD WORK BY	WILLIAM	04/04/22
CALC'D BY	JOSE	04/12/22
DRAFTED BY	AW3/GF	04/12-18/22
CHECKED BY	VG/ML	04/18/22



1 SITE PLAN - BUILDABLE AREA
1" = 30'-0"



2 SITE PLAN - BUILDABLE AREA OUTSIDE OF HERITAGE TREES
1" = 30'-0"



3 SITE PLAN - BUILDABLE AREA OUTSIDE OF HERITAGE TREES & EXTREME TOPOGRAPHY
1" = 30'-0"

epprighthomes

EXHIBIT A

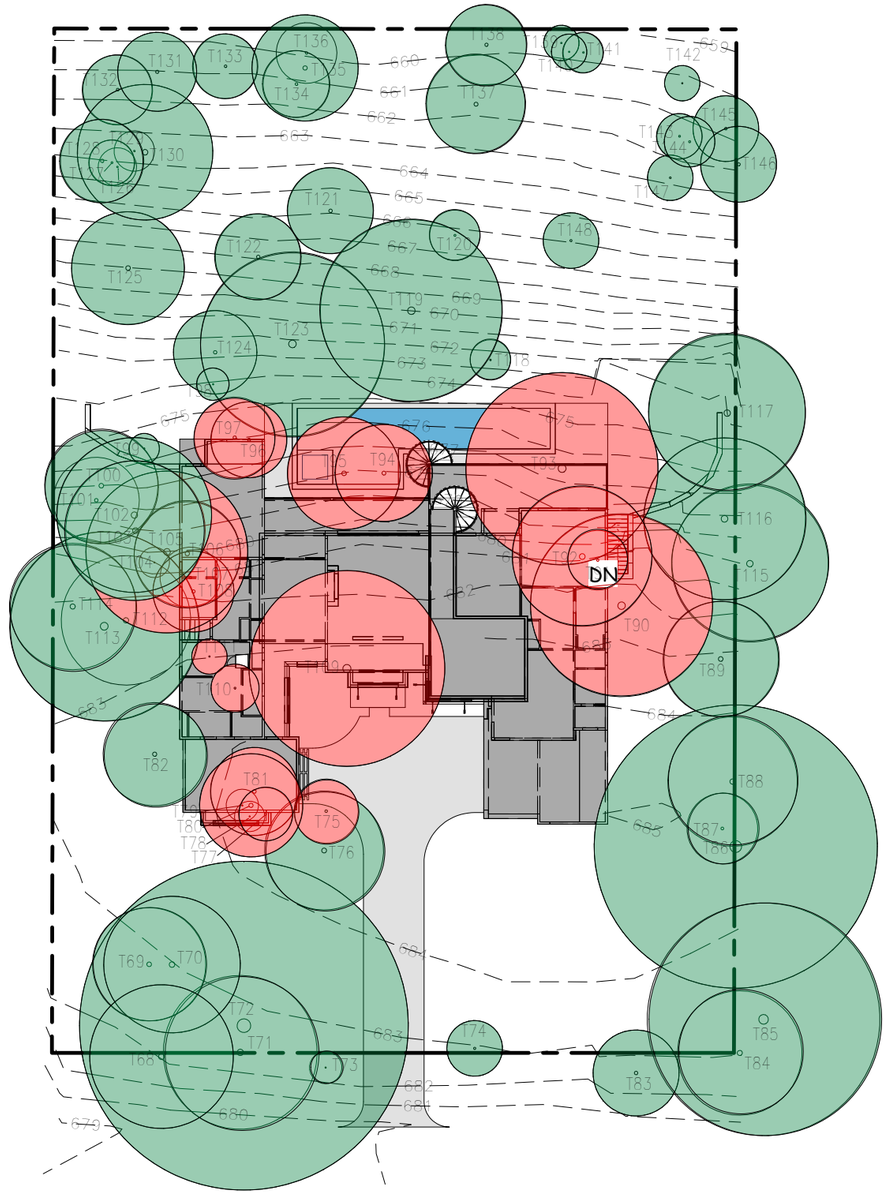
Tree Removal List

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**



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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	9.6" 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. 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	3.5" 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	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

M.S. = MULTI-STEM

This tree location survey certifies the size and location of the trees depicted hereon. R&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

epprighthomes

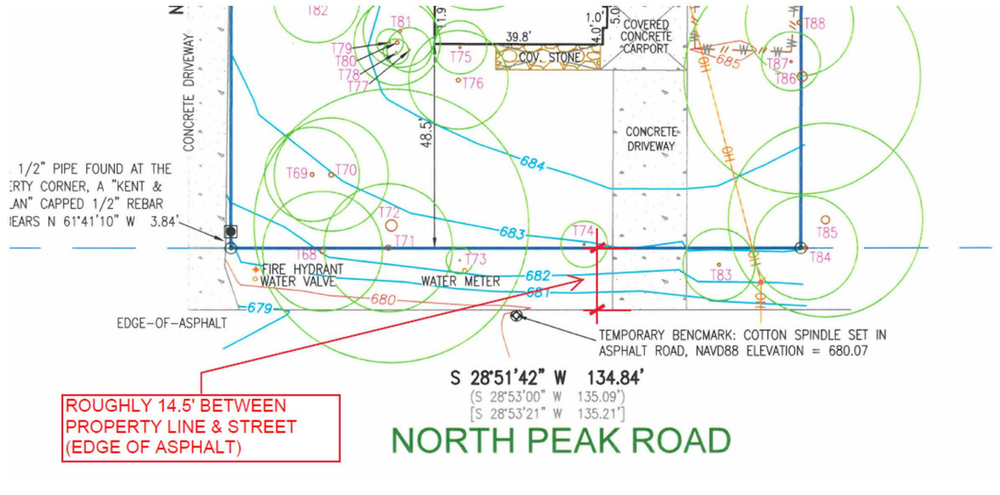
REGISTERED ARCHITECT WESLEY PARKS 27031 STATE OF TEXAS

EXHIBIT B

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

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/

eppright homes

EXHIBIT C

REGISTERED ARCHITECT
WESLEY PARKS
27031
STATE OF TEXAS

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	8.35" 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	12" 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	3.6" 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. PERSIMON
134	6.8" 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	3.8" 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

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

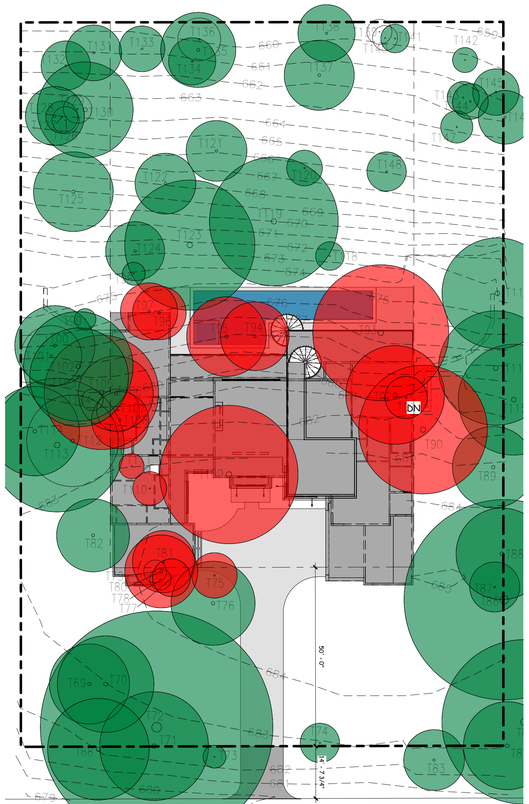
Tree Removal List

Removed trees

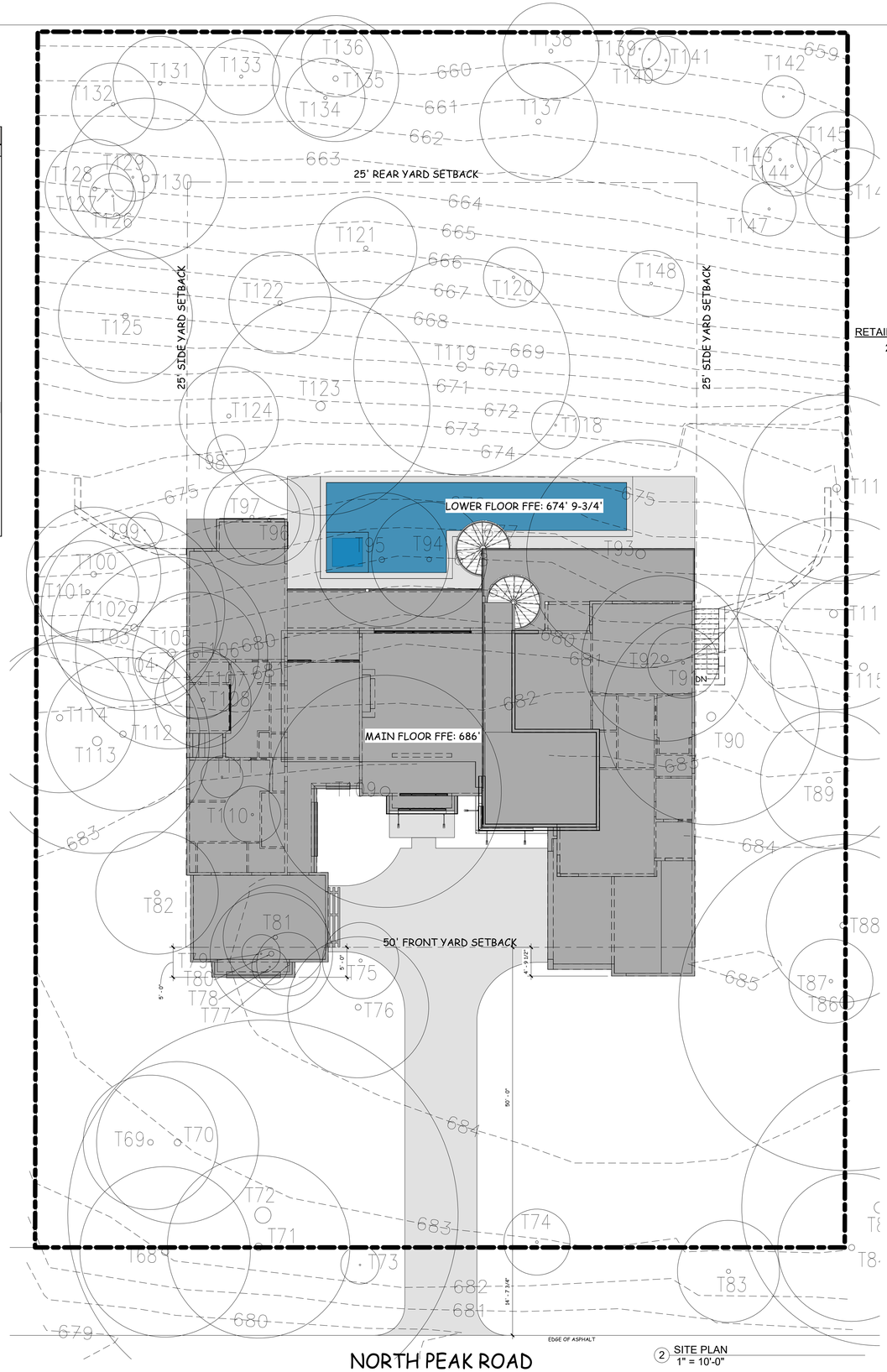
#	mark	inches	tree type	75% mediation
1	75	11.75	M.S. SILK TREE	8.8125
2	77	5.3	HACKBERRY TREE	3.975
3	78	3	HACKBERRY TREE	2.25
4	79	3.2	HACKBERRY TREE	2.4
5	80	10.2	M.S. HACKBERRY	7.65
6	81	8.7	HACKBERRY TREE	6.525
7	91	5.9	CHINABERRY TREE	4.425
8	92	13.8	CHINABERRY TREE	10.35
9	93	19	HACKBERRY TREE	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**

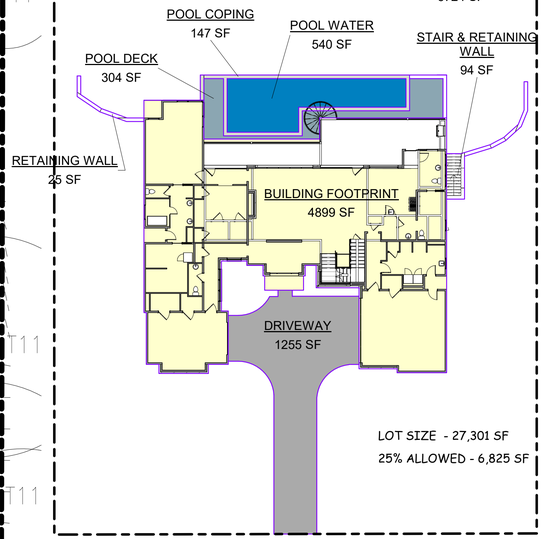


4 SITE PLAN - TREE REMOVAL - TREES REMOVED
1" = 20'-0"



2 SITE PLAN
1" = 10'-0"

IMPERVIOUS CHART	
Name	Area
BUILDING FOOTPRINT	4899 SF
DRIVEWAY	1255 SF
POOL DECK	304 SF
POOL COPING	147 SF
STAIR & RETAINING WALL	94 SF
RETAINING WALL	25 SF
	6724 SF



WESLEY PARKS
REGISTERED ARCHITECT
27031
STATE OF TEXAS
08/3/22

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

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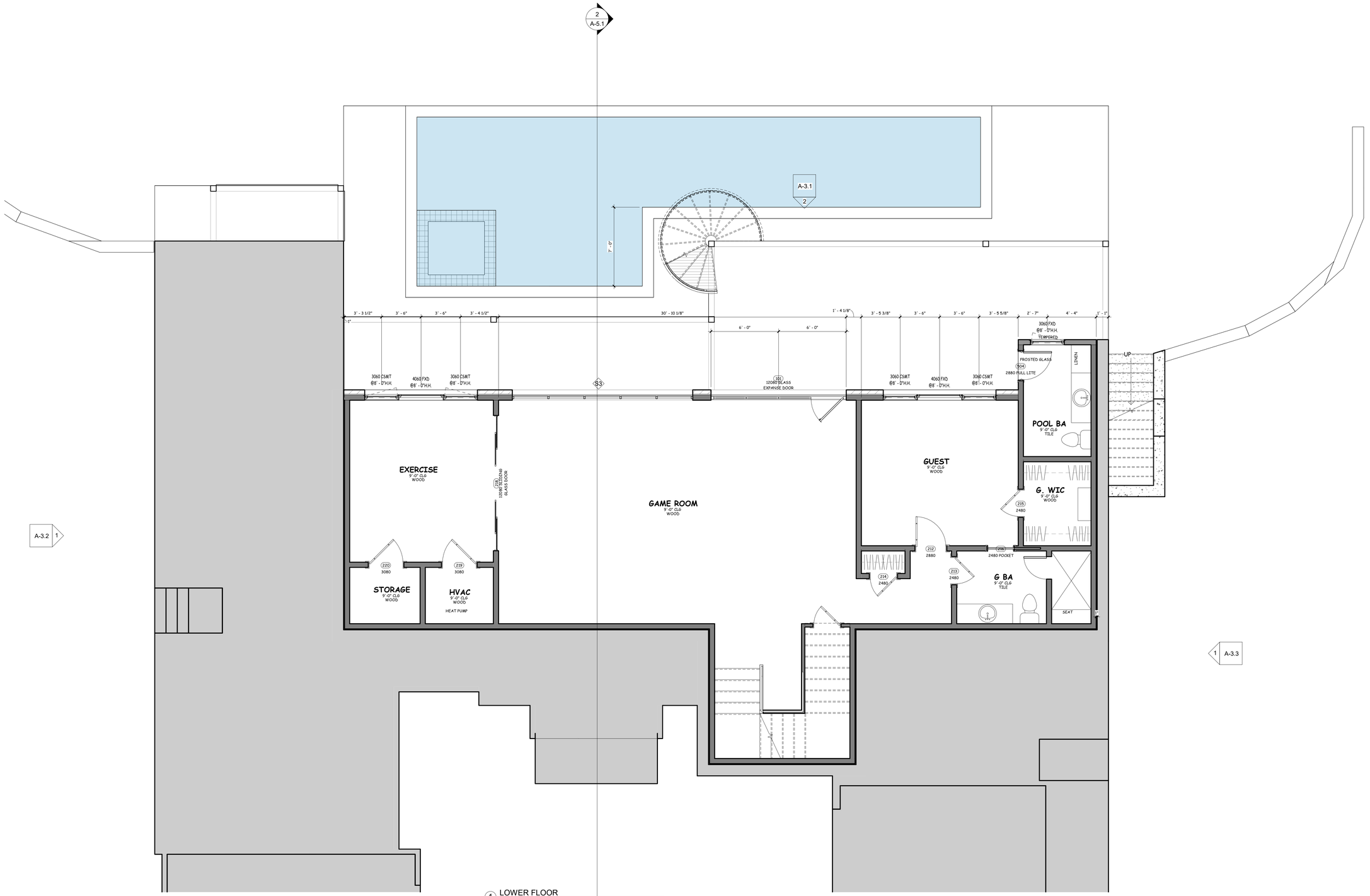

REGISTERED ARCHITECT
WESLEY PARK
27031
STATE OF TEXAS

07/20/22

KAUFMAN

10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

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A-2.1

LOWER FLOOR PLAN

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

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10 N. PEAK ROAD
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A-2.2

MAIN FLOOR PLAN

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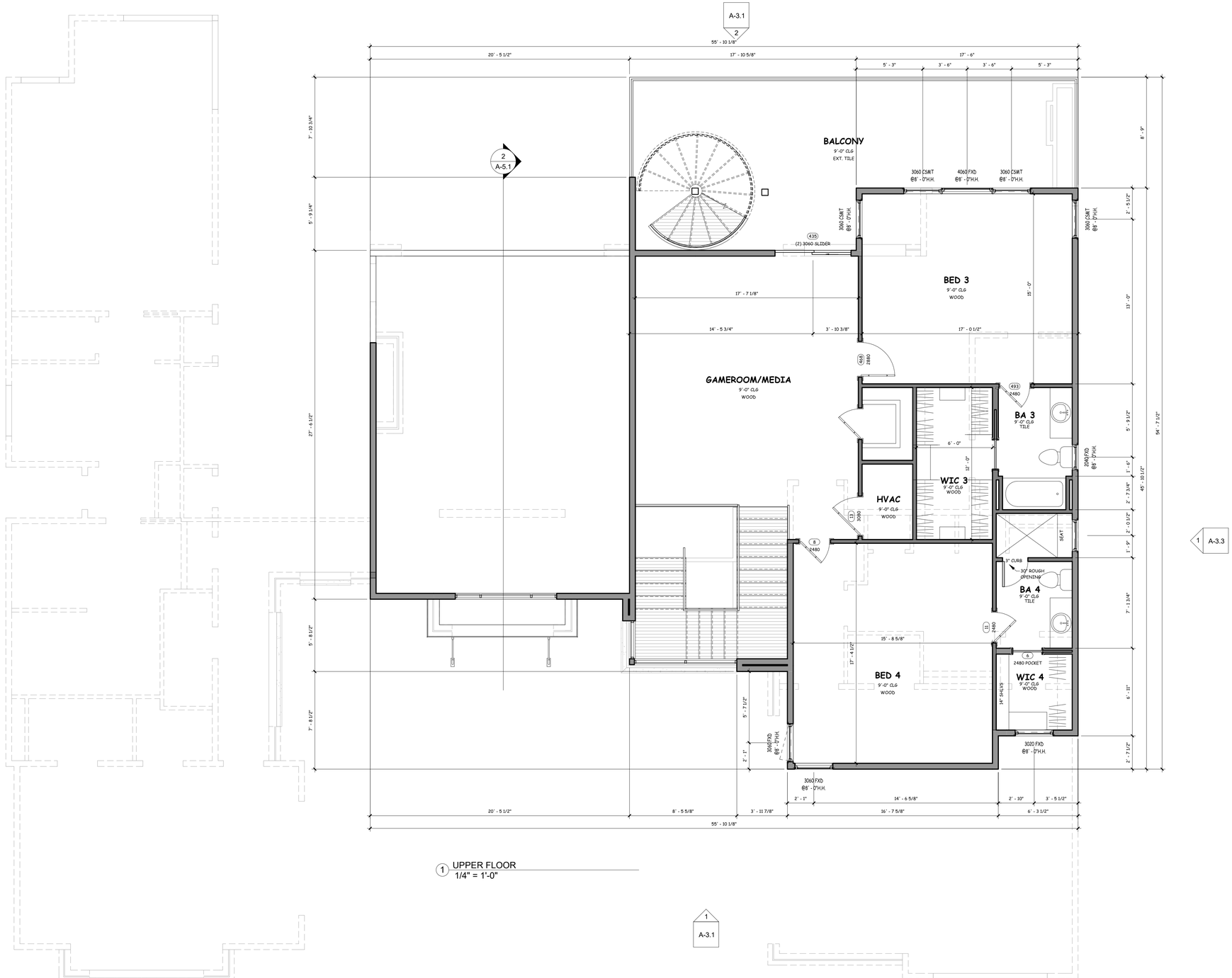

1 UPPER FLOOR
1/4" = 1'-0"

KAUFMAN

10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
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A-2.3

UPPER FLOOR PLAN

2 ROOF DECK
1/4" = 1'-0"

KAUFMAN

10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
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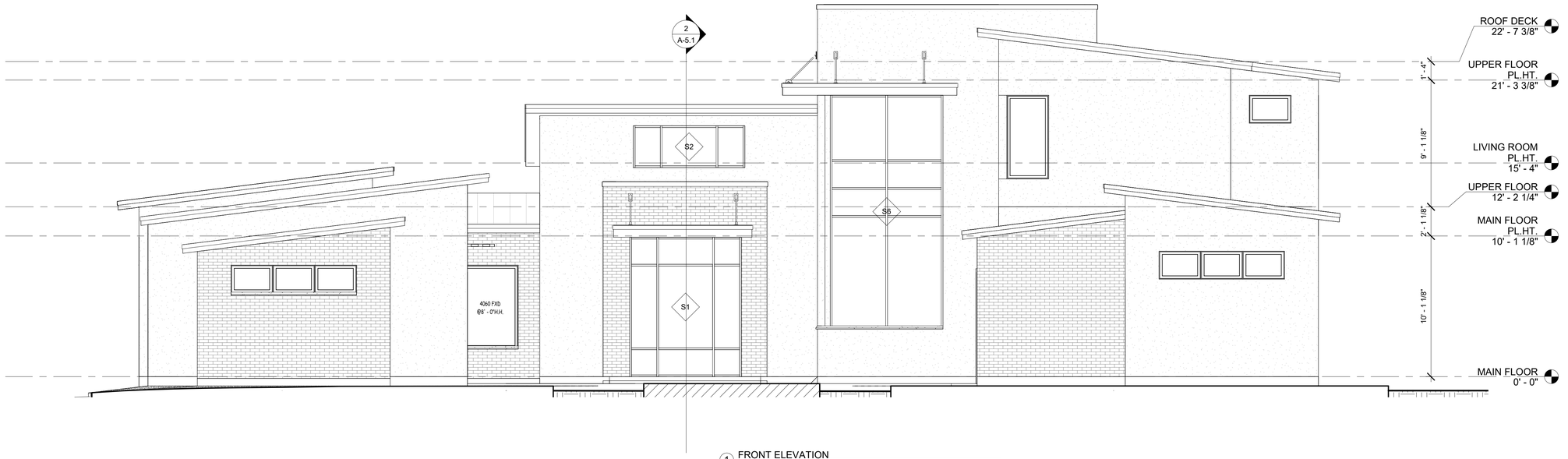
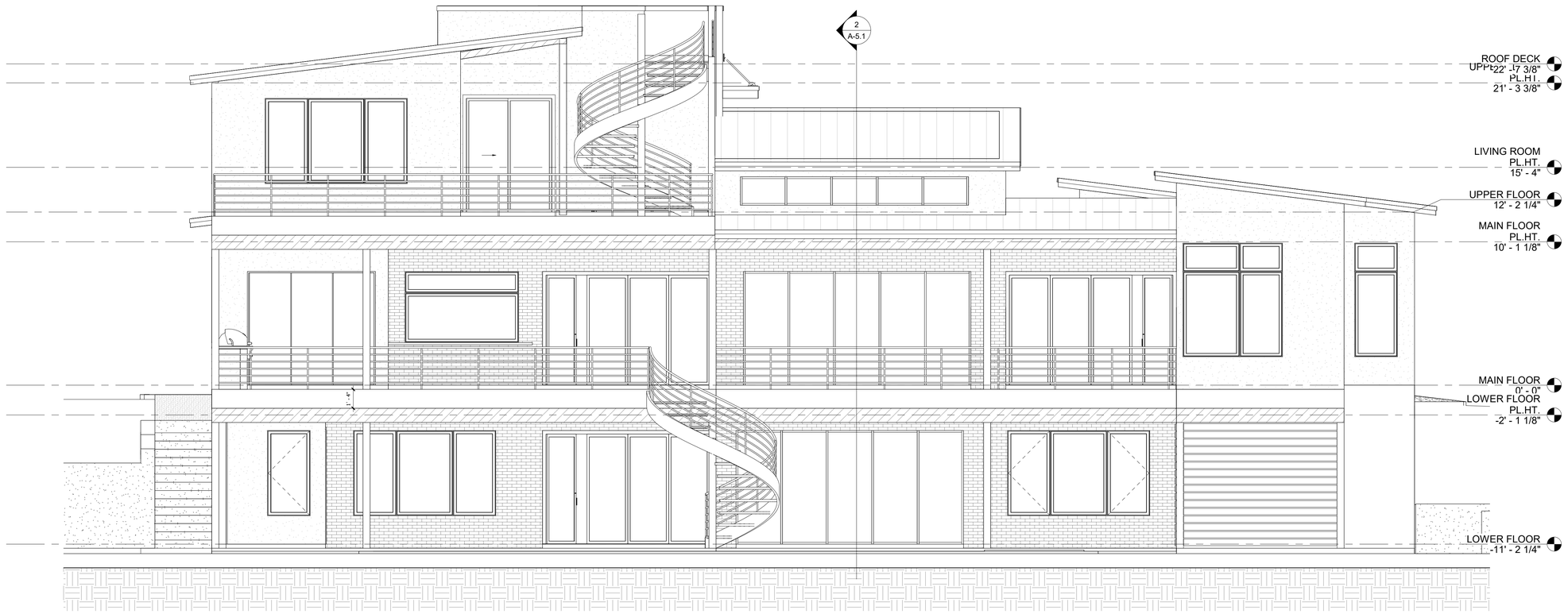
A-2.4

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

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A-3.1

EXTERIOR ELEVATIONS

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

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

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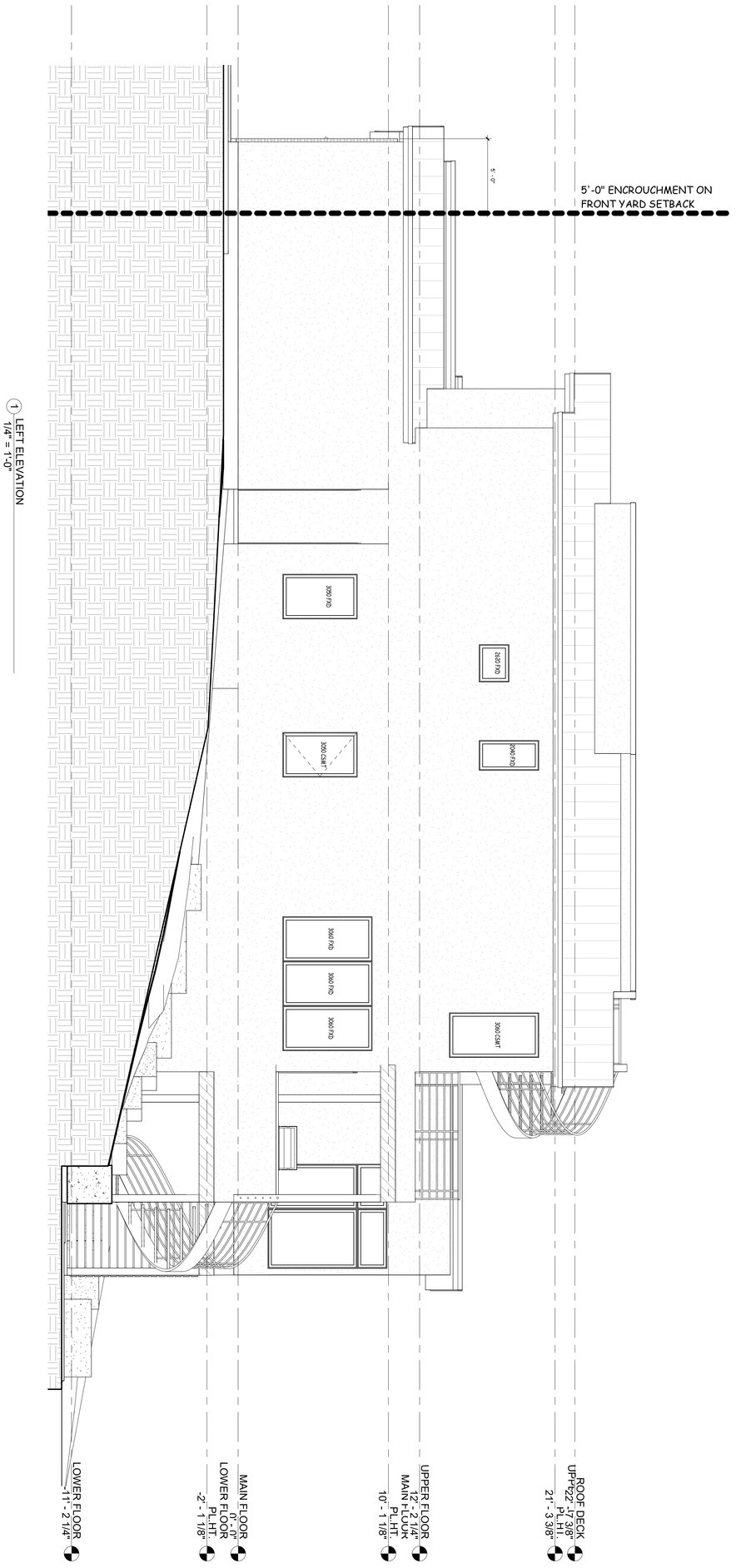
A-3.2

EXTERIOR ELEVATIONS



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

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REVISIONS	DATE
	8-3-2022

PROJECT # 20073

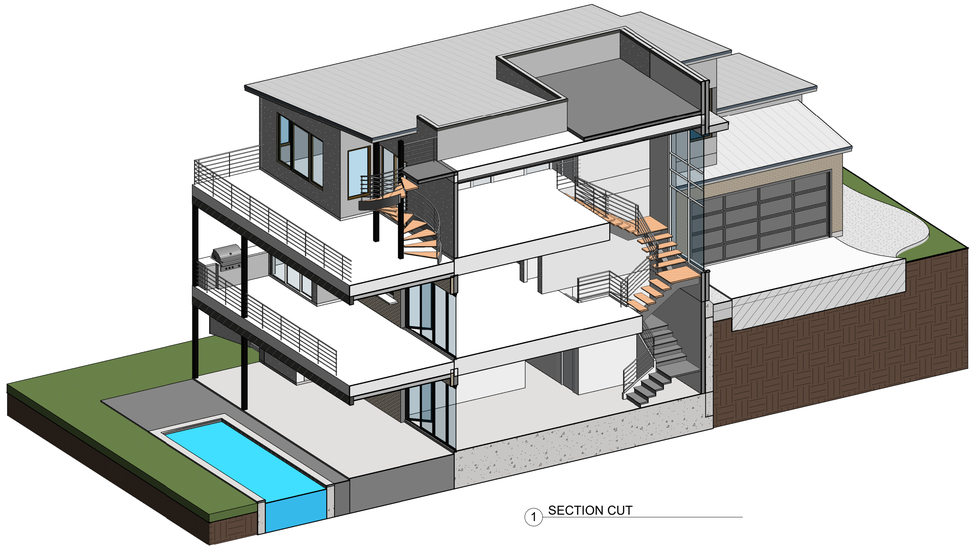
KAUFMAN

10 N. PEAK ROAD
AUSTIN TX, 787

ELEVATIONS

A-3.3

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



1 SECTION CUT

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

REGISTERED ARCHITECT
WESLEY PARK
27031
STATE OF TEXAS
07/20/22

KAUFMAN

10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

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SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

8/3/2022 4:36:21 PM

A-5.1

SECTIONS

Tree Removal List

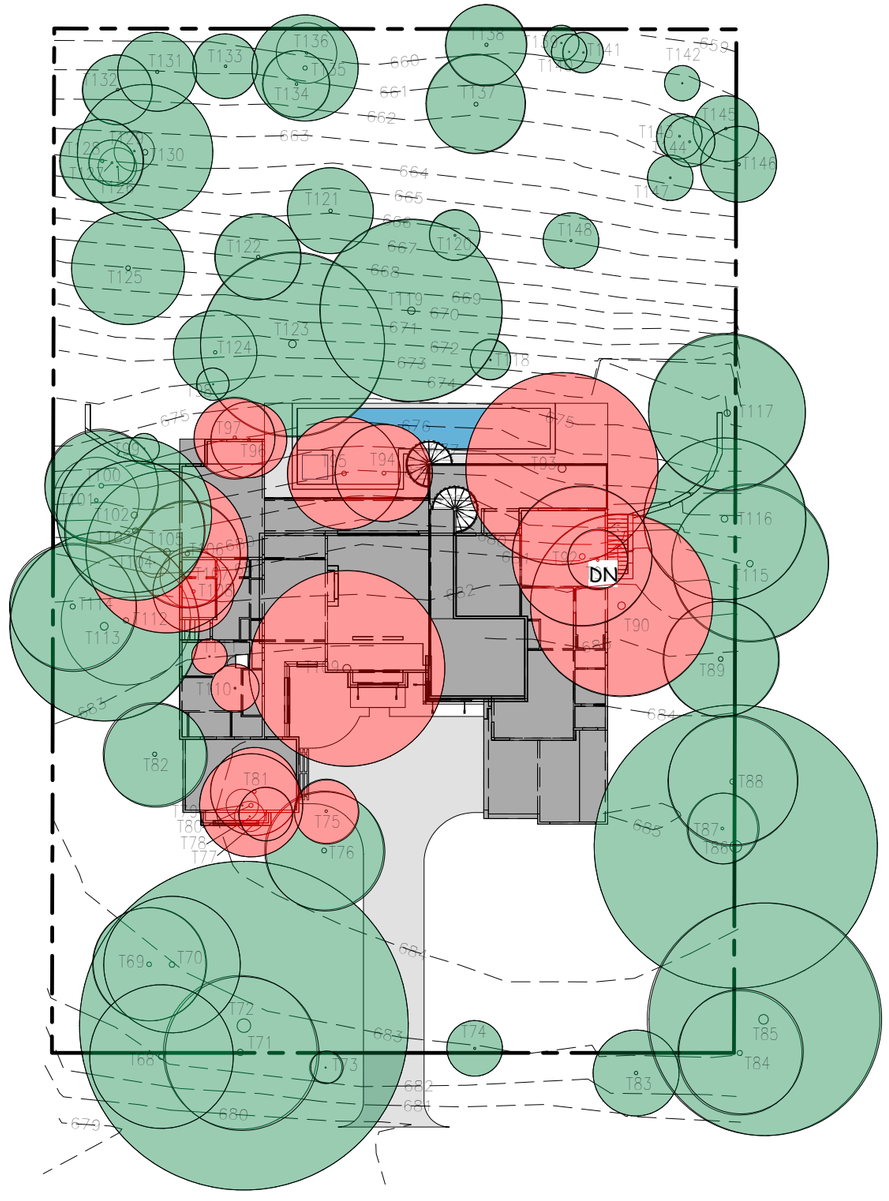
Removed trees

#	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%



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

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	9.6" 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. 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	3.5" 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	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

M.S. = MULTI-STEM

This tree location survey certifies the size and location of the trees depicted hereon. R&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

REGISTERED ARCHITECT WESLEY PARKS 27031 STATE OF TEXAS

epprighthomes

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