



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, October 12, 2022 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 12th day of October 2022 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

Due to the COVID-19 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 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 14, 2022 Regular Meeting Minutes.

4. **Land Use 912 Calithea:** Discuss and consider action on a variance request for a front and side building setback encroachment for a residential addition. (Section 22.03.281 of the West Lake Hills Code). Applicants George and Charlotte Howard.
5. **Land Use 2 Laurel Valley Cove:** Discuss and consider action 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.
6. **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

7. **Land Use 1419 Redbud Trail:** Discuss and consider action on a variance request for a front setback encroachment for repairs to an existing swimming pool and deck (Section 22.03.276 of the West Lake Hills Code). Applicant Tim Franke.
8. **Land Use 1101 Yaupon Valley Road:** Discuss and consider action on a variance to encroach a front building setback for a new single family residence (Section 22.03.281 of the West Lake Hills Code). Applicant Edgar Prats.
9. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the October 12, 2022 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, 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 BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, September 14, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:17 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Rhonda McCollough
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

Director of BDS Ashby Grundman
City Secretary Terry Blanchard
Chief of Police Scott Gerdes
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 matters not listed on the agenda until a future meeting. Speakers shall limit their comments to five (5) minutes each.

Chair Anthony opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
- a. Approval of the August 10, 2022 Regular Meeting Minutes.

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

4. Land Use 707 Butler Cove: Discuss and consider action on the removal of fifteen trees with trunk diameters of fourteen inches or greater, accessory structure in a side building setback and cut and fill in a setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code.) Applicant Justin Zucarelli.

DUAL ACTION ITEM

Item was withdrawn. Requestor rescinded the variance requests.

5. Land Use 902 Yaupon Valley: Discuss and consider action on a variance request for 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.

DUAL ACTION ITEM

Brief summary by Ashby Grundman. ZAPCO and staff recommend approval of the driveway setback encroachment and denial of the variance for the removal of trees.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member McCollough, the Board voted five (5) for and none (0) opposed to approve the variance for the driveway setback encroachment. Motion carried.

The Board recessed at 7:25 p.m.

The Board reconvened at 7:26 p.m.

6. Land Use 211 Reveille Road: Discuss and consider action on a variance request to encroach in a driveway setback.(Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd., LLC.

Brief summary by Ashby Grundman. A previous variance was granted in 2017, but expired due to lack of activity. ZAPCO and staff recommend approval of the variance request to encroach in a driveway setback.

MOTION: Upon a motion made by Chair Anthony and a second by Board Member Walker, the Board voted five (5) for and none (0) opposed to approve the driveway encroachment request contingent upon the requestor filing for a building permit within 60 days (from 9/14/22) and replacing the current screening around the area so that a continuous barrier is in place at the above address. Motion carried.

7. Land Use 604 Rocky River Road: Discuss and consider action on a variance to encroach a side building setback (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

Brief summary by Ashby Grundman. ZAPCO and staff recommend approval. Mindy Vescovo addressed the Board. She brought a visual to show the size of the variance being requested.

MOTION: Upon a motion made by Chair Anthony and a second by Board Member McCollough, the Board voted five (5) for and none (0) opposed to approve the variance request to encroach a side building setback. Motion carried.

8. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 7:47 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, CHAIR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on _____, 20____.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 21, 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, Commissioners Patrick Stewart, James Vaughan, Karen Bartoletti and Laurie Maccini.

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.
Commissioner Maccini: Correction to 211 Reveille Item comment. Delete "a huge wall was built".

Motion for Approval made by Commissioner Karen Bartoletti with a Second by Commissioner James Vaughan.

Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

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.

Staff Briefing

Director Grundman: Staff briefing is given. Staff Recommendation: Denial due to the large deck and swimming pool.

Presentation by Applicant

Ross Smith is the representative. The house is a 7' encroachment in the front, 13' in the back. We would be closer to the neighbor on the right. Adding on the right would effect trees and folage. All we are doing is adding above an existing caport for a second story. Safety is a concern for older family members. The turnaround will not effect trees.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public

comment section was closed.

Deliberation/Recommendation

Commissioner Bartoletti: It would be helpful for someone to explain the existing and what is proposed?

Ross: There is a deck where the pool is on Page 15.

Director Grundman: Look at Page 13 for existing and Page 15 is proposed.

Commissioner Stewart: It is non-conforming today?

Director Grundman: Yes.

Commissioner Maccini: The pool and deck would be a larger encroachment. I'm grateful for saving trees but it will disturb the foliage.

Chairman Meisel: Is there a square footage change?

Ross: Yes, by 500 square feet. We are building on an existing driveway.

Commissioner Stewart: Impervious cover?

Ross: The addition doesn't add impervious cover because of the driveway. Only the pool and deck.

Commissioner Bartoletti: 50 foot setbacks on both sides. I'm probably going to vote to grant.

Commissioner Vaughan: Everything looks pretty minimal.

Chairman Meisel: Flatwork does not effect setbacks.

Commissioner Maccini: I'm fine building over a carport. There is no hardship for the pool and deck.

Commissioner Bartoletti: The hardship is the terrain and the shape of the lot.

Chairman Meisel: A pool is expected in some neighborhoods. The problem is the 8' retaining wall.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL ON THE DECK AND POOL WITHOUT PARKING TURNAROUND. COMMISSIONER BARTOLETTI SECONDS. (3-1) APPROVAL. COMMISSIONER MACCINI OBJECTS.

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.

Staff Briefing

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

Presentation by Applicant

Mark Coutin is the owner and applicant. The easement was dedicated to Travis County WD-10 and are in support of the application. We have reached out the neighbors. Safety is our hardship. The easement is less steep of a slope.

Davin Fillpot is the architect. The house design is from the access easement. No variances are needed except the access. Everything else is in compliance. Cut and fill is to go from the paved easement to the property.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: Water District 10 can't change their minds?

Chairman Meisel: That is a legal issue.

**COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL.
SECONDED BY COMMISSIONER BARTOLETTI. (4-0) APPROVAL.**

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.

Staff Briefing

Director Grundman: Staff briefing given. Staff recommendation: Approval on the trees; denial on the encroachment.

Commissioner Bartoletti: Why denial?

Director Grundman: Page 45, you can see the pool at the back of the house pushes

the house forward.

Presentation by Applicant

Wesley Parks is the architect. This is their dream home. The typography of the back of the lot is very steep, Exhibit A, Page 45. Both neighbors encroach the front. The larger trees propose a hardship. The encroachment is single story. There are 80 trees on the lot. We are keeping as many as we can.

Daniel Kaufman is the owner. We cut into the hill but we don't want to bother the trees. We go up and then it drops in the back.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: I'm okay with the setbacks. I hope what is being planted will be native. This is a large home.

Commissioner Bartoletti: I agree. The applicant worked hard to comply. I support the request.

Commissioner Stewart: The request is consistent with the street.

**COMMISSIONER STEWART MOVES TO RECOMMEND APPROVAL.
COMMISSIONER VAUGHAN SECONDS. (4-0) APPROVAL.**

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.

Staff Briefing

Director Grundman: Staff briefing is given. This is an existing non-conforming.
Staff Recommendation: Approval.

Presentation by Applicant

Tim Franke is the architect and explains the application and how erosion is being addressed. This is a 1970 era construction. This is only repairs and replacements.

Public Hearing

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

Deliberation/Recommendation

**COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL.
COMMISSIONER BARTOLETTI SECONDS. (4-0) APPROVAL.**

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.

ITEM REMOVED FROM THE AGENDA.

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.

Staff Briefing

Director Grundman: Staff briefing given. Staff Recommendation: Approval due to the applicant's effort to minimize.

Presentation by Applicant

Edgar Prats is the owner and reads a letter with the property history. I am building a house for my family. I designed within the guidelines to comply.

Public Hearing

Bill Vandersteel lives at 1003 Madrone. There is no way to build on this lot without variances. I support the application.

Douglas Danforth has lived at 1003 Madrone for 41 years. Our concerns are minimization. I do not believe it needs to be that close to the street. The size and length is extreme. What is the impervious cover?

Riley Gerber lives at 505 Yaupon Valley. The address is on Yaupon Valley and not Madrone. This will be a welcomed addition.

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

Deliberation/Recommendation

Commissioner Vaughan: What is the impervious cover?

Director Grundman: 17.4%

Commissioner Vaughan: I'm inclined to approve. They saved a lot of trees.

Commissioner Maccini: The driveway is on Madrone. The sign was on Madrone. It needs to be entirely fenced?

Director Grundman: It's not in this request.

Chairman Meisel: Two front setbacks are hardships.

Commissioner Bartoletti. References a letter in the packet.

Commissioner Maccini: The tree in the deck area by the pool is one of my concerns.

Chairman Meisel: I recommend you get an arborist's opinion before going to the Board of Adjustment.

**COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL.
COMMISSIONER STEWART SECONDS. (4-0) APPROVAL.**

9. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:46 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	October 12, 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

912 Calithea: Discuss and consider action 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.

The Zoning and Planning Commission recommended approval of the setback encroachment.

There were no responses to the public notice.

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.

The proposed encroachments are 21-feet into the 50-foot front setback on Terrace Mountain and 5-feet into the 50-foot front setback on Calithea.

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

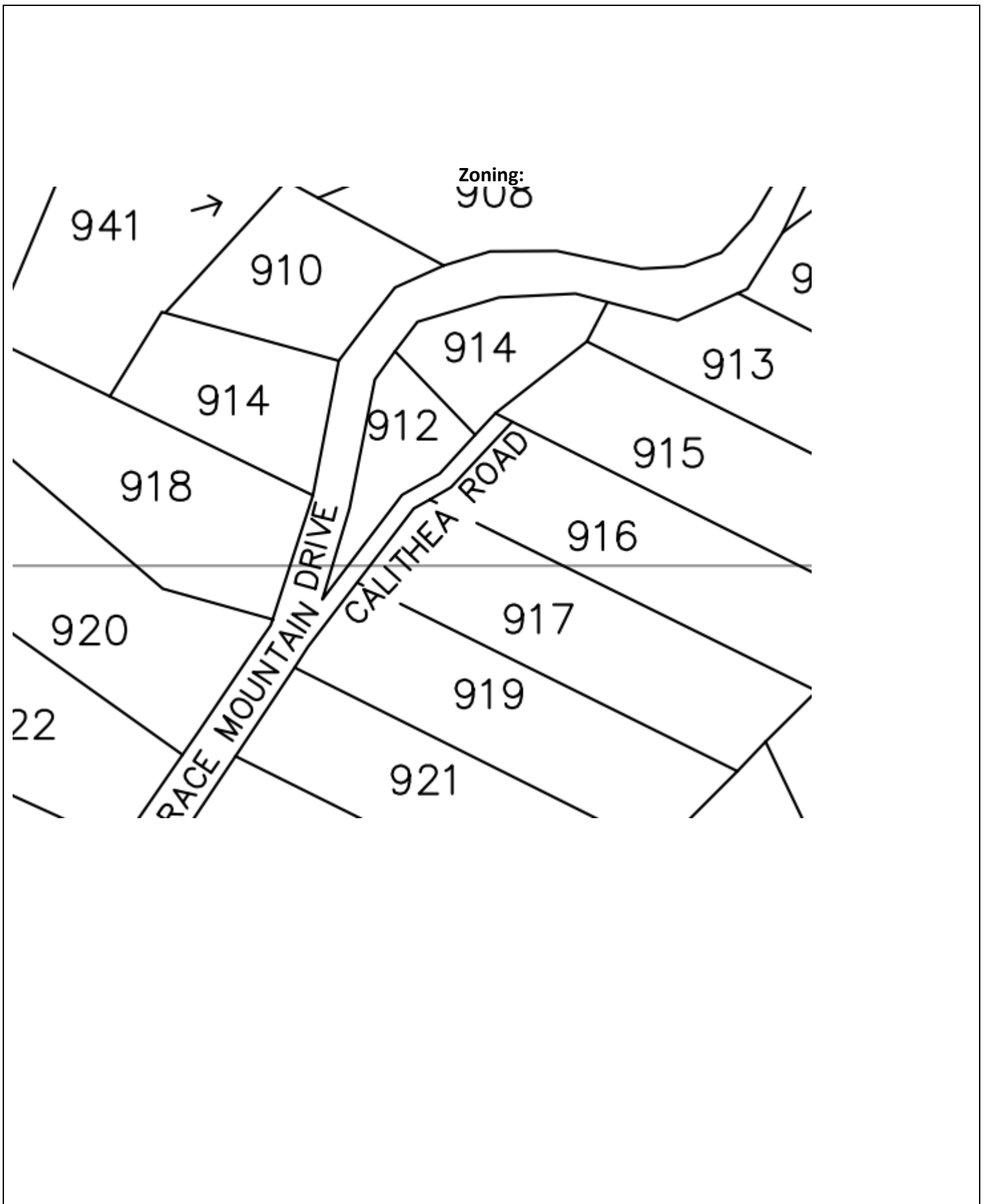
This request will not change the subdivision.

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](#)

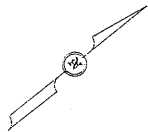


Aerial:



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
275	7" LIVE OAK
276	15" LIVE OAK
277	7" LIVE OAK
278	16" LIVE OAK
279	19" LIVE OAK
280	10" LIVE OAK
281	17" LIVE OAK
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



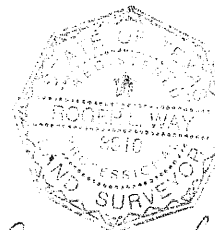
ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

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

FIRM REGISTRATION # 10118900



Roger A. 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.

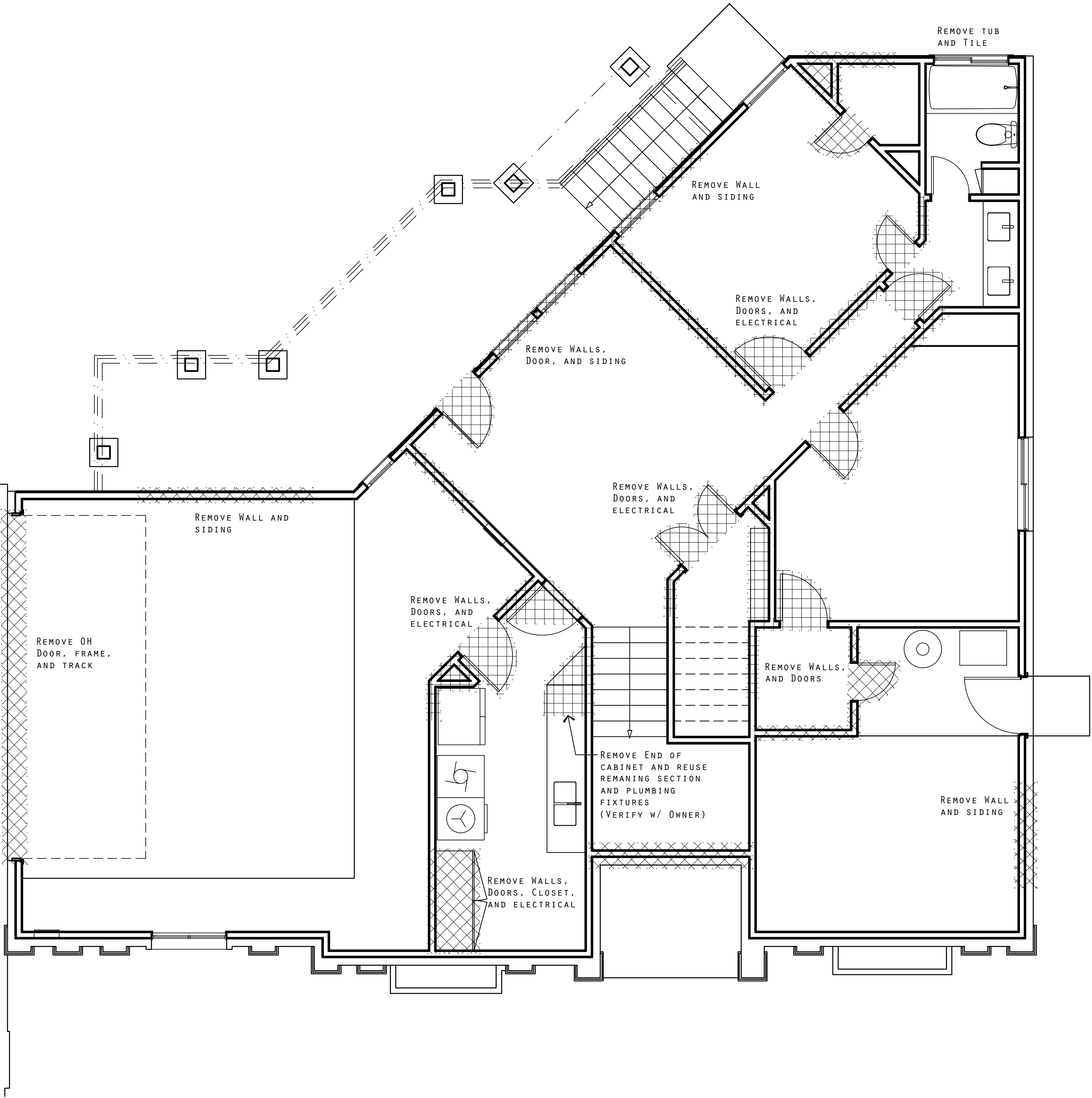
CONTRACTOR SHALL PROVIDE A SEALED PARTITION / BARRIER FROM FLOOR TO CEILING AT ALL INTERFACES WITH EXISTING PART OF STRUCTURE TO REMAIN.

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 ISTING 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.

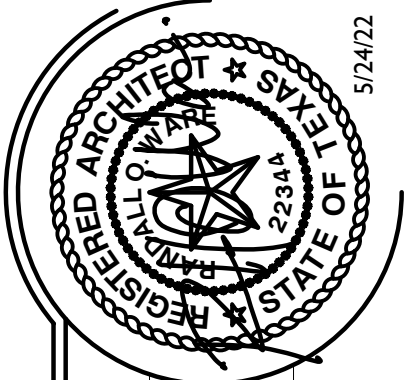
CONTRACTOR TO VERIFY ALL LOAD BEARING CONDITIONS AND PROVIDE SHORING AS REQUIRED IN ALL AFFECTED AREAS PRIOR TO AND DURING DEMOLITION AND / OR CONSTRUCTION.

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

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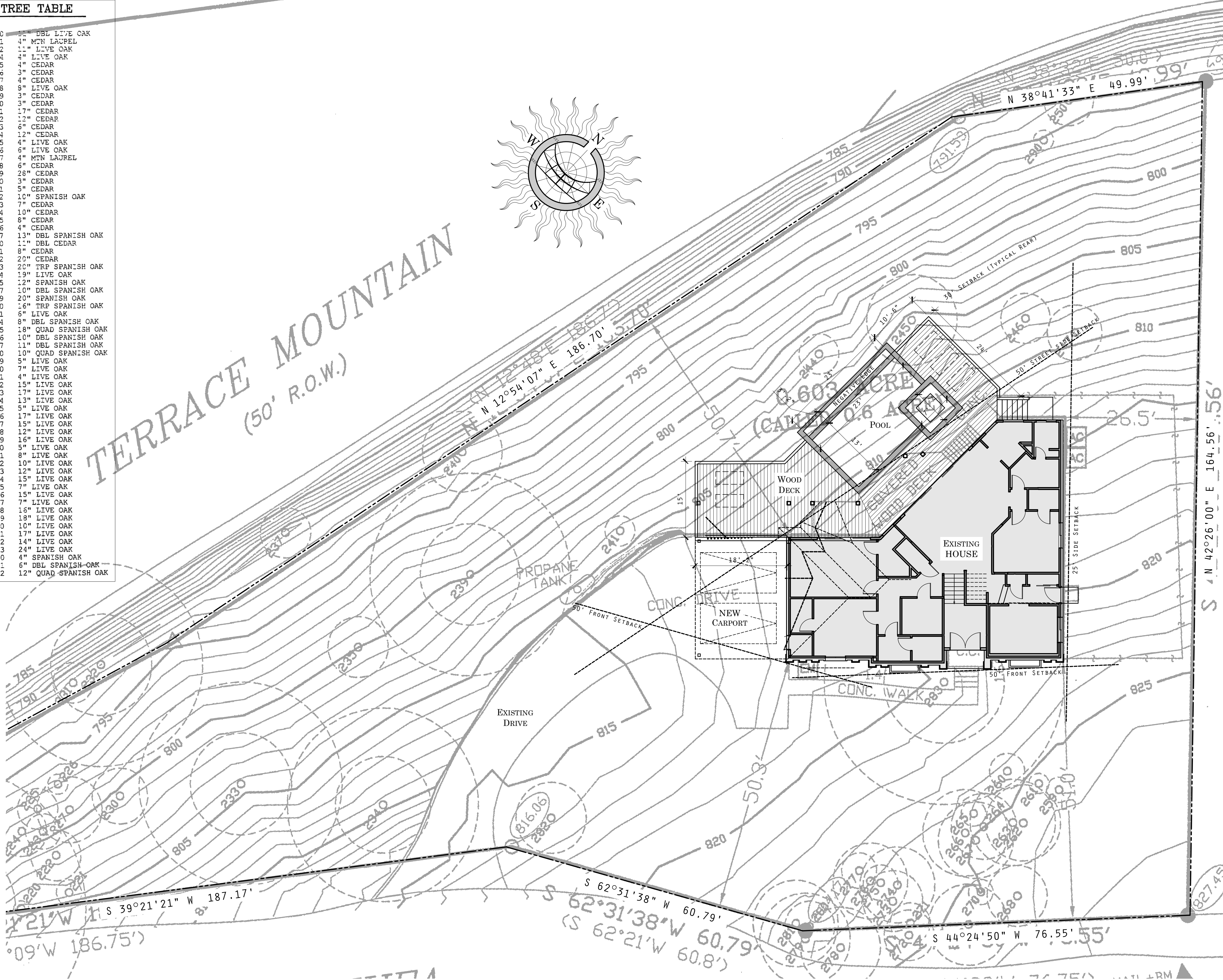
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REVISIONS	
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D1

O F : XX

TREE TABLE	
200	11" DBL LIVE OAK
201	4" MTN LAUREL
202	11" LIVE OAK
204	4" LIVE OAK
205	4" CEDAR
206	3" CEDAR
207	4" 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	11" 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
275	7" LIVE OAK
276	15" LIVE OAK
277	7" LIVE OAK
278	16" LIVE OAK
279	18" LIVE OAK
280	10" LIVE OAK
281	17" LIVE OAK
282	14" LIVE OAK
283	24" LIVE OAK
290	4" SPANISH OAK
291	6" DBL SPANISH-OAK
292	12" QUAD SPANISH OAK



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: OCTOBER 4, 2022

JOB NUMBER: --

DRAWN BY: ROW

CHECKED BY: INITIALS

REGISTERED ARCHITECT & SKYLINE

STATE OF TEXAS

10/4/22

PERMIT SET

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HOWARD BASEMENT REMODEL

912 CALITHEA ROAD AUSTIN, TX

SITEPLAN

REVISIONS

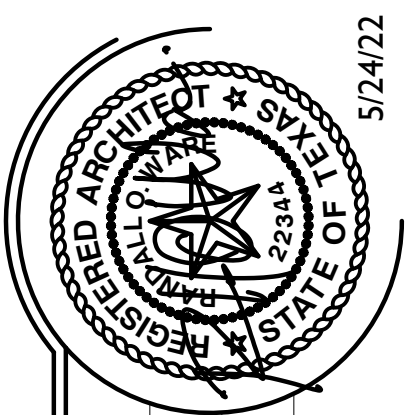
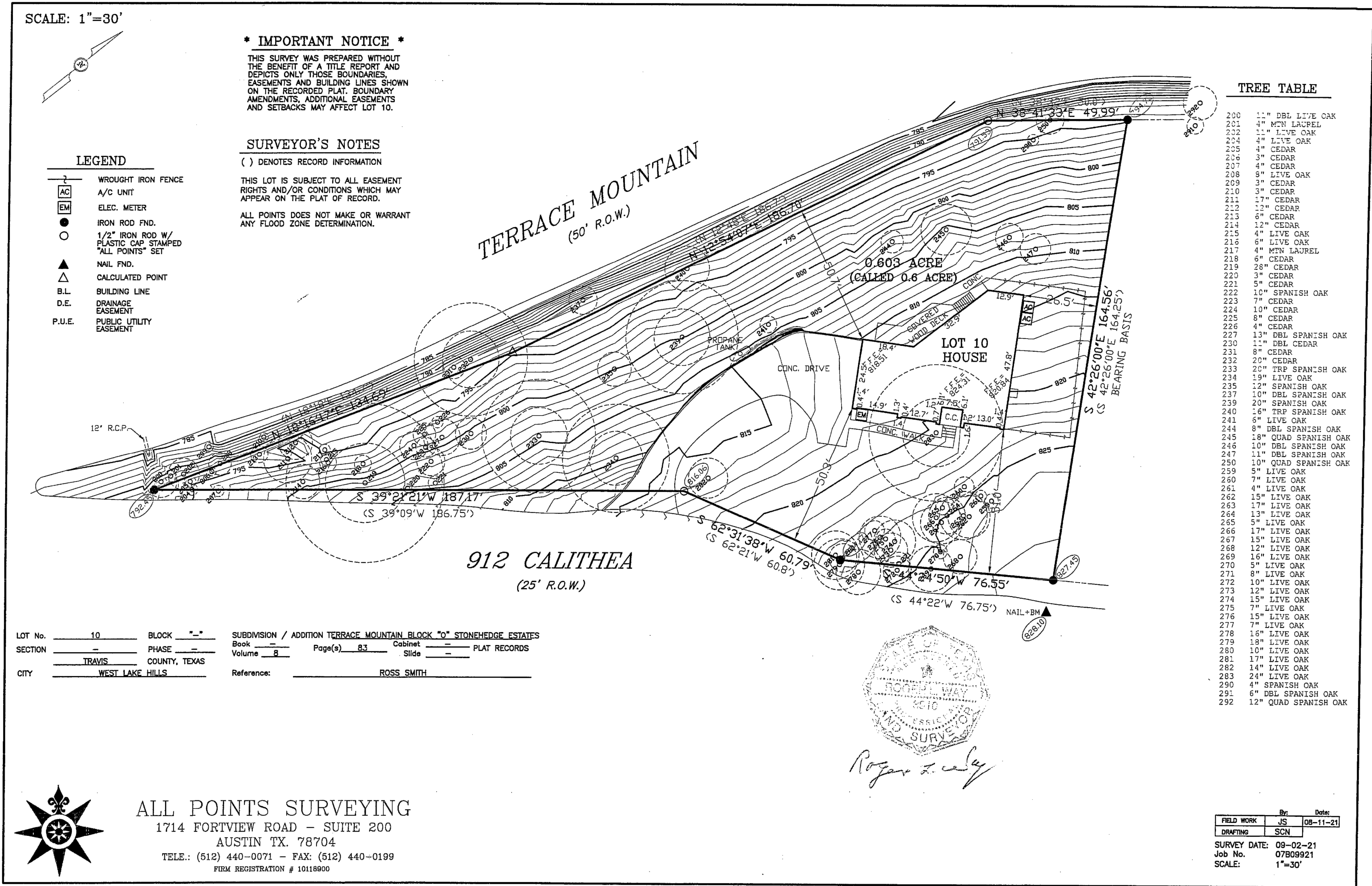
SP1

O F : XX

1 SITE PLAN

1" = 10'-0"

Page 20 of 111



1. GENERAL NOTES:

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

2. BUILDER TO REFER TO IRC 2015, SECTION R308.1 - R308.6 FOR WINDOW GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS.

3. HVAC ZONE 1: FIRST FLOOR

4. W.H. ZONE 1: MAIN HOUSE

HVAC ZONE 2: SECOND FLOOR
ATTIC LOFT

HVAC ZONE 3:

5. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTOR'S 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

B. HEARTH FOR 36" 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 1/4" MIN TO 2" MAX DIA.
CONTINUOUS RAIL
W/ BALUSTERS AT 4" O.C.

2 X 12 STRINGERS

SEE PLAN FOR DIM.

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

2. ABBREVIATIONS:

WINDOWS

GL. - GLASS
TEMP - TEMPERED GLASS

DOORS

FG. - FIBERGLASS
SL. - SINGLE LIGHT
SC. - SOLID CORE

MECHANICAL

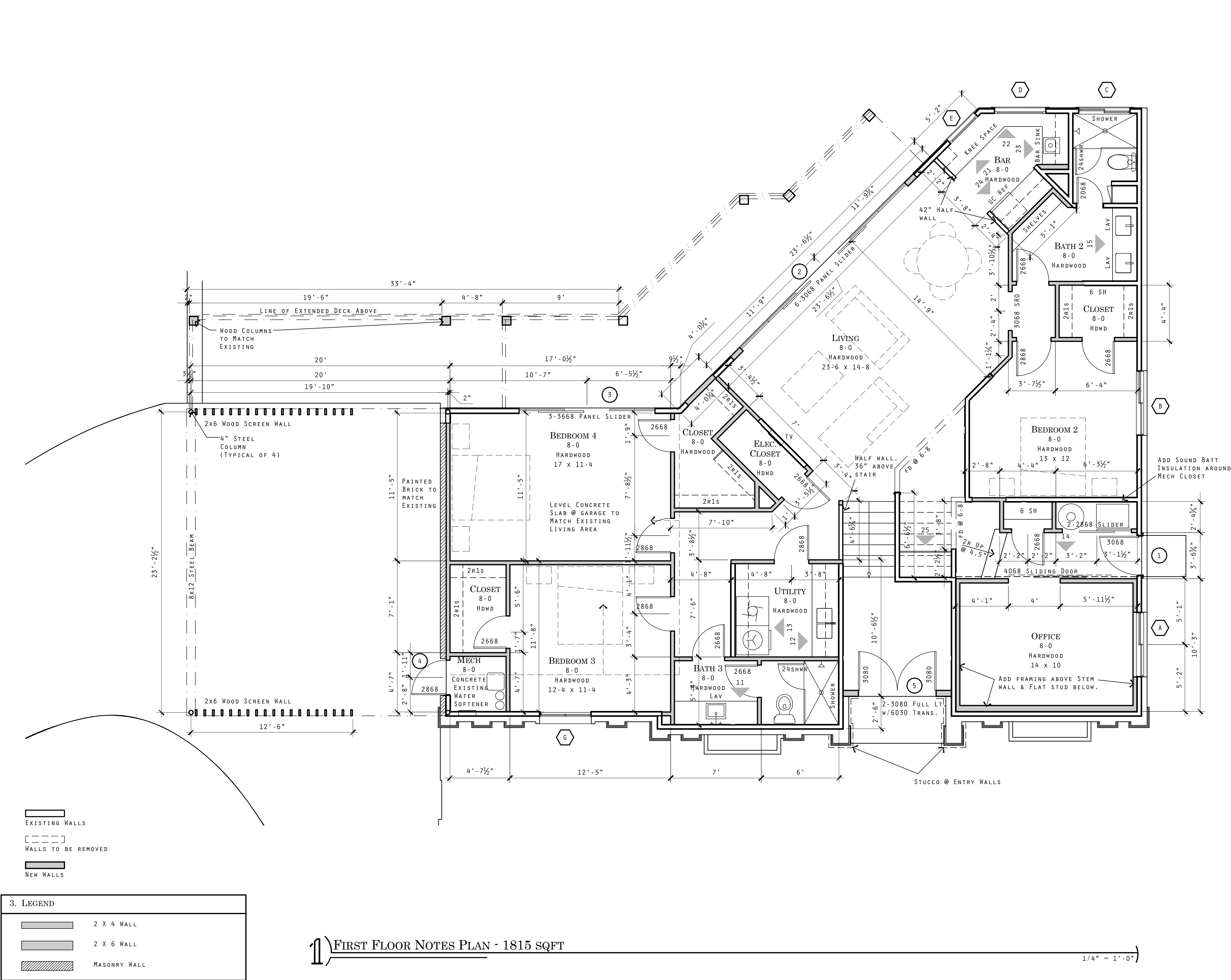
R.A.G. - RETURN AIR GRILLE

FLOORING

CONC - CONCRETE
CPT - CARPET
HDWD - HARDWOOD
S. TILE - STONE TILE

MISC.

CLG. - CEILING
C.O. - CASED OPENING
COL. - COLUMN
ELL. - ELLIPTICAL
FD - FURR DOWN
HB - HOSE BIB
MAS - MASONRY
MFCTR. - MANUFACTURER
MTL - METAL
OPT - OPTIONAL
RND - ROUND
S.R.O. - SHEET ROCK OPENING
V.W.B. - VERIFY WITH BUILDER
V.W.O. - VERIFY WITH OWNER
V.W.A. - VERIFY WITH ARCHITECT



REGISTERED ARCHITECT • SKILLSET
RANDALL O. WARE
2294
STATE OF TEXAS

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 NOTES PLAN

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REVISIONS

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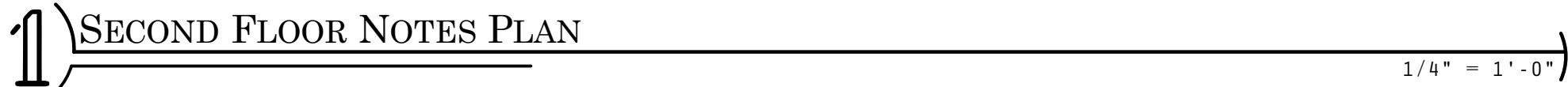
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Page 22 of 111



A1.2N
OF: XX

DATE: MAY 24, 2022
 JOB NUMBER: 22384
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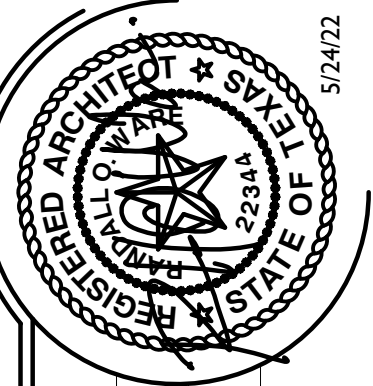




1 EAST ELEVATION



2 WEST ELEVATION



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JOB NUMBER: XX
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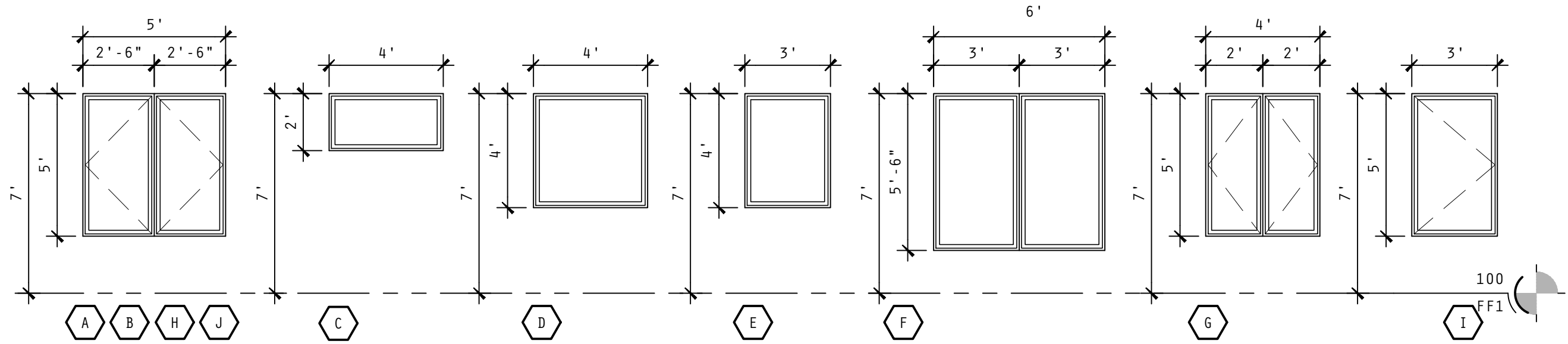
HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
EXTERIOR ELEVATIONS

REVISIONS

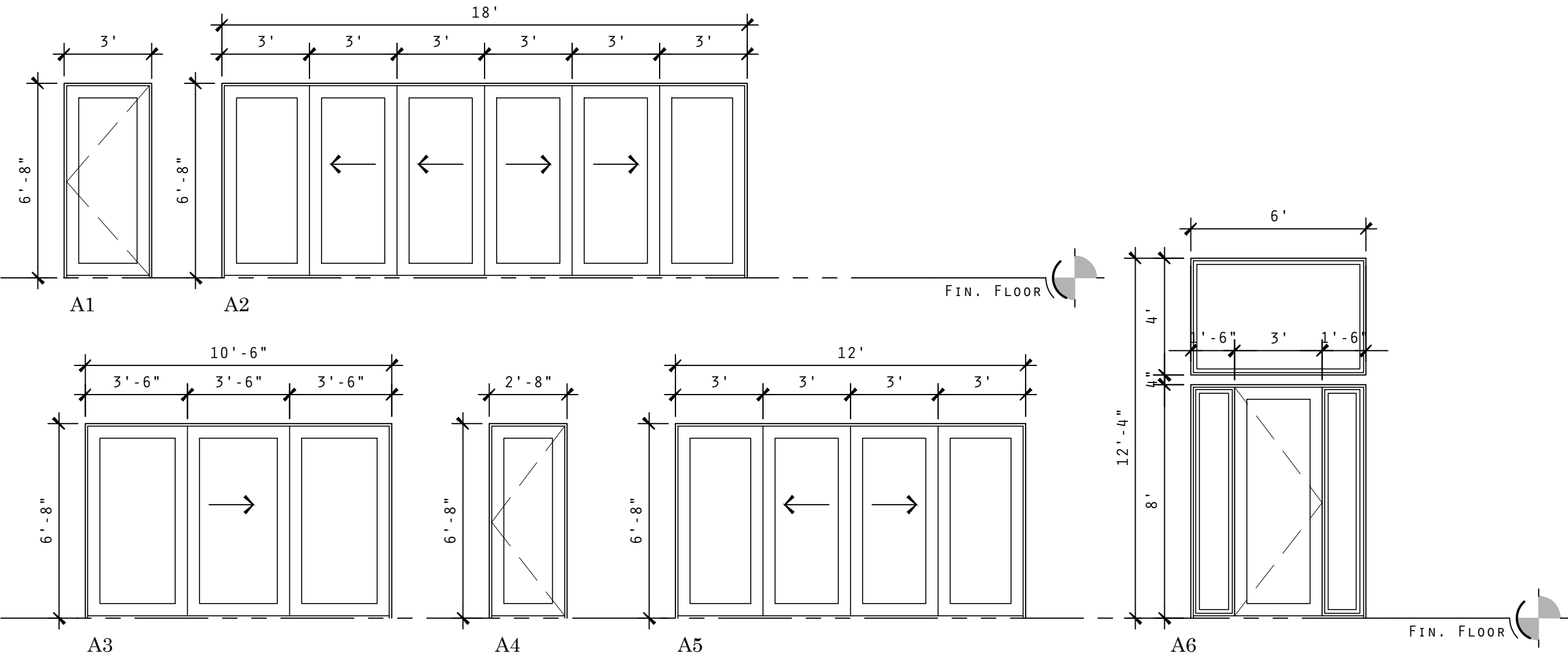
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1. WINDOW SCHEDULE						
NAME	NOMINAL WIDTH	NOMINAL HEIGHT	OPERATION	HEADER HEIGHT	GLASS	REMARKS
A	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR
B	5'-0"	5'-0"	CASEMENT	7'-0"	INSULATED	PAIR, EGRESS
C	4'-0"	2'-0"	FIXED	7'-0"	INSULATED TEMPERED	
D	4'-0"	4'-0"	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



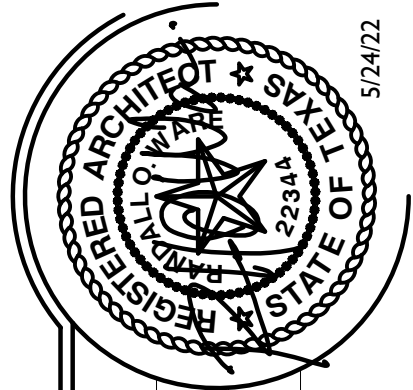
1 WINDOW ELEVATIONS



2 EXTERIOR DOORS



3 SOUTH ELEVATION

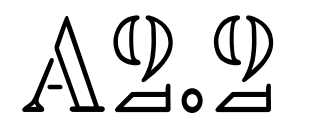


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HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
WINDOW & DOOR SCHEDULES

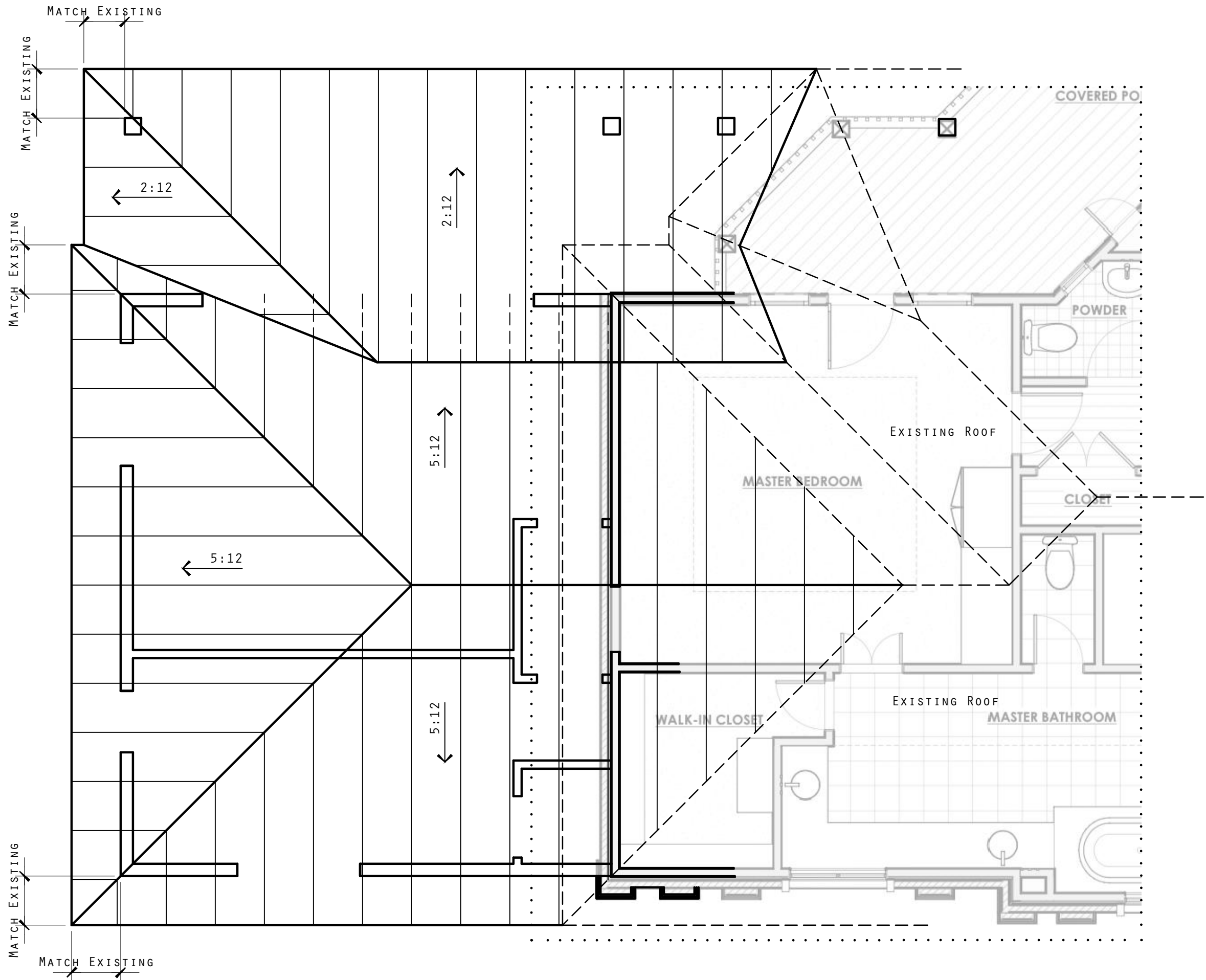
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1 ROOF PLAN

1/4" = 1'-0"



REVISIONS	
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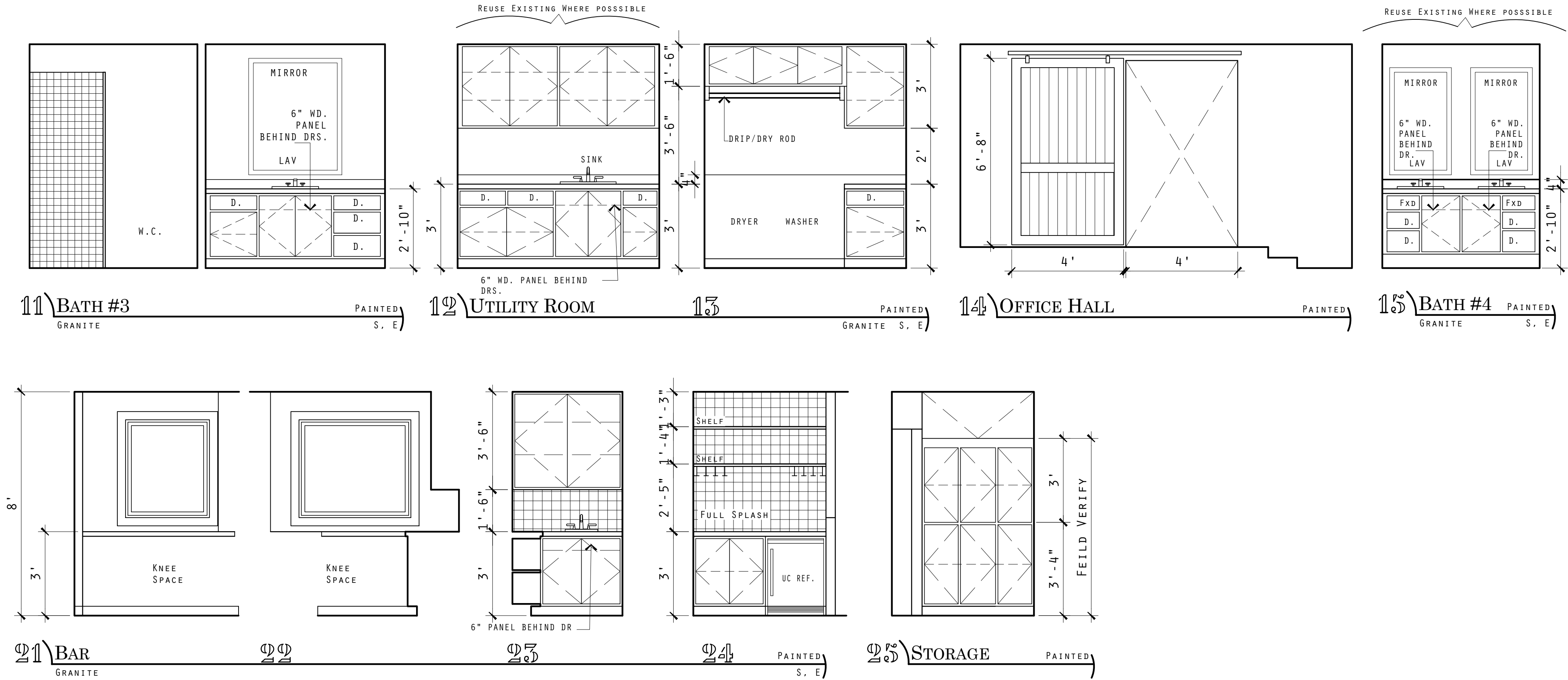
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PERMIT SET

ROOF FRAMING PLAN

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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

DRAWN BY: INITIALS

CHECKED BY: INITIALS

HOWARD BASEMENT REMODEL

912 CALITHEA ROAD AUSTIN, TX

INTERIOR ELEVATIONS

PERMIT SET

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Austin, Texas

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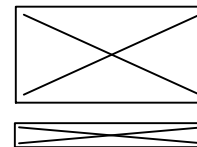
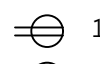
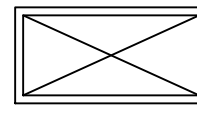
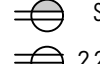
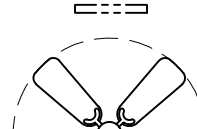
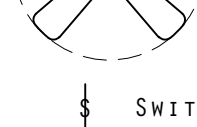
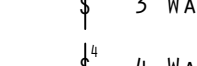
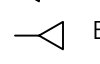
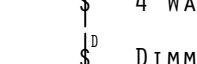
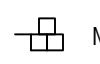
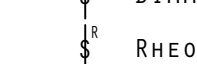
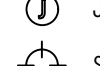
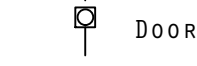
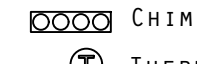
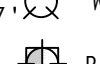
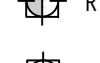
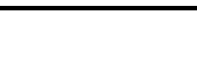
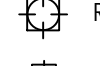
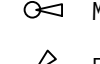
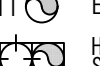
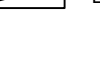
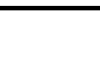
3607 S Lamar Blvd Suite 102

REVISIONS

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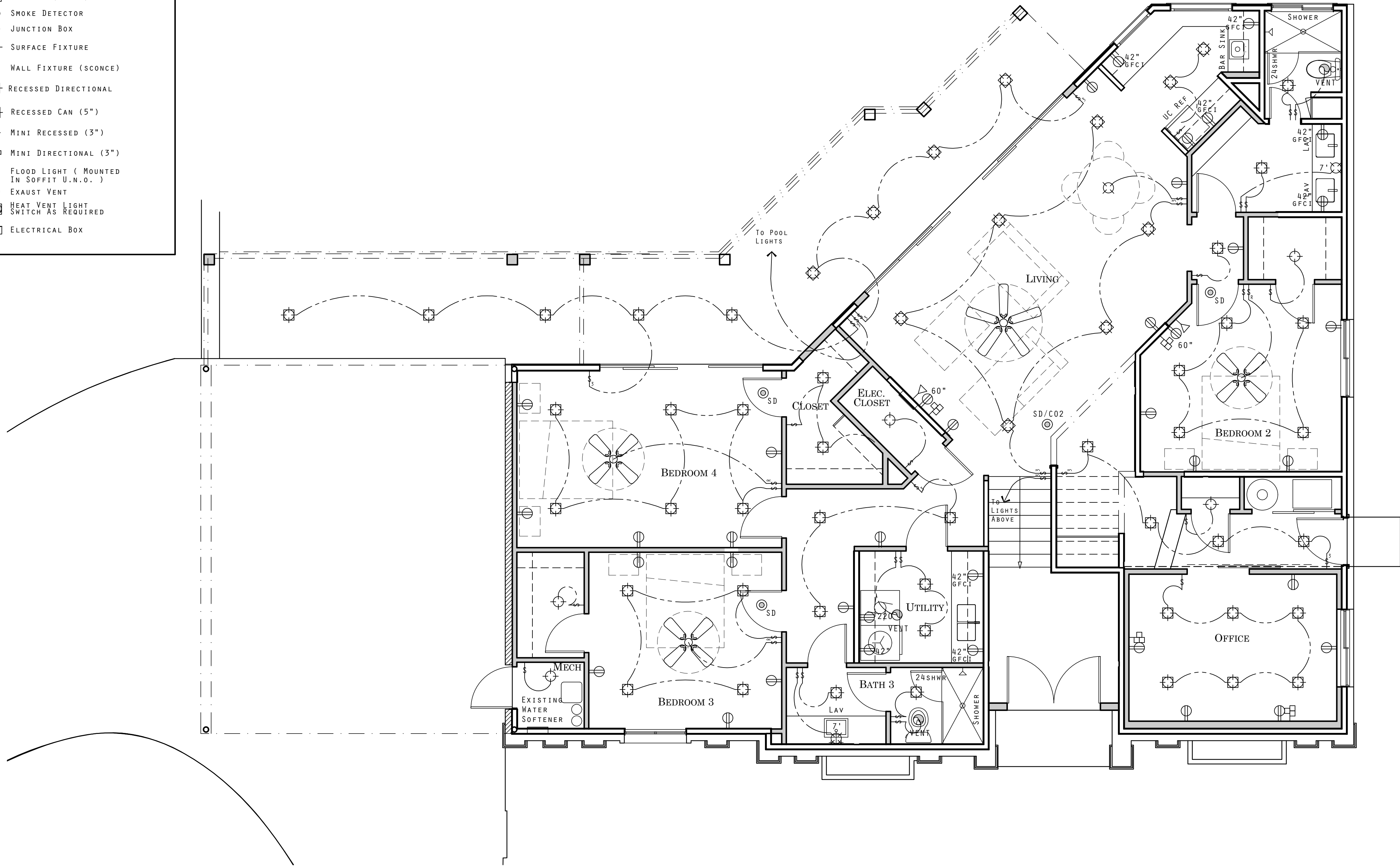
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2. ELECTRICAL LEGEND

	SURFACE FLUORESCENT LIGHT FIXTURE 4" TUBE		110 V
	RECESSED FLUORESCENT LIGHT FIXTURE 4" TUBE		SWITCHED 110 V (TOP)
	UNDER OR ABOVE CABINET FLUORESCENT 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")
			MINI RECESSED (3")
			MINI DIRECTIONAL (3")
			FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
			EXHAUST VENT
			HEAT VENT LIGHT SWITCH AS REQUIRED
			ELECTRICAL BOX

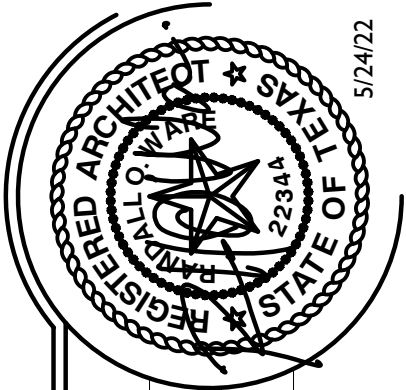
1. GENERAL NOTES

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
CHECKED BY: INITIALS

PERMIT SET

HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX

FIRST FLOOR ELECTRICAL PLAN

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

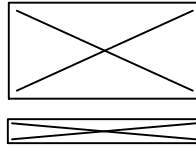
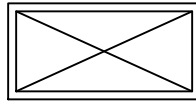
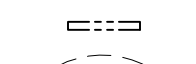
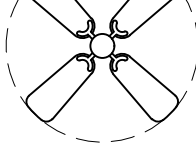
© 2022 Randall O. Ware

REVISIONS	
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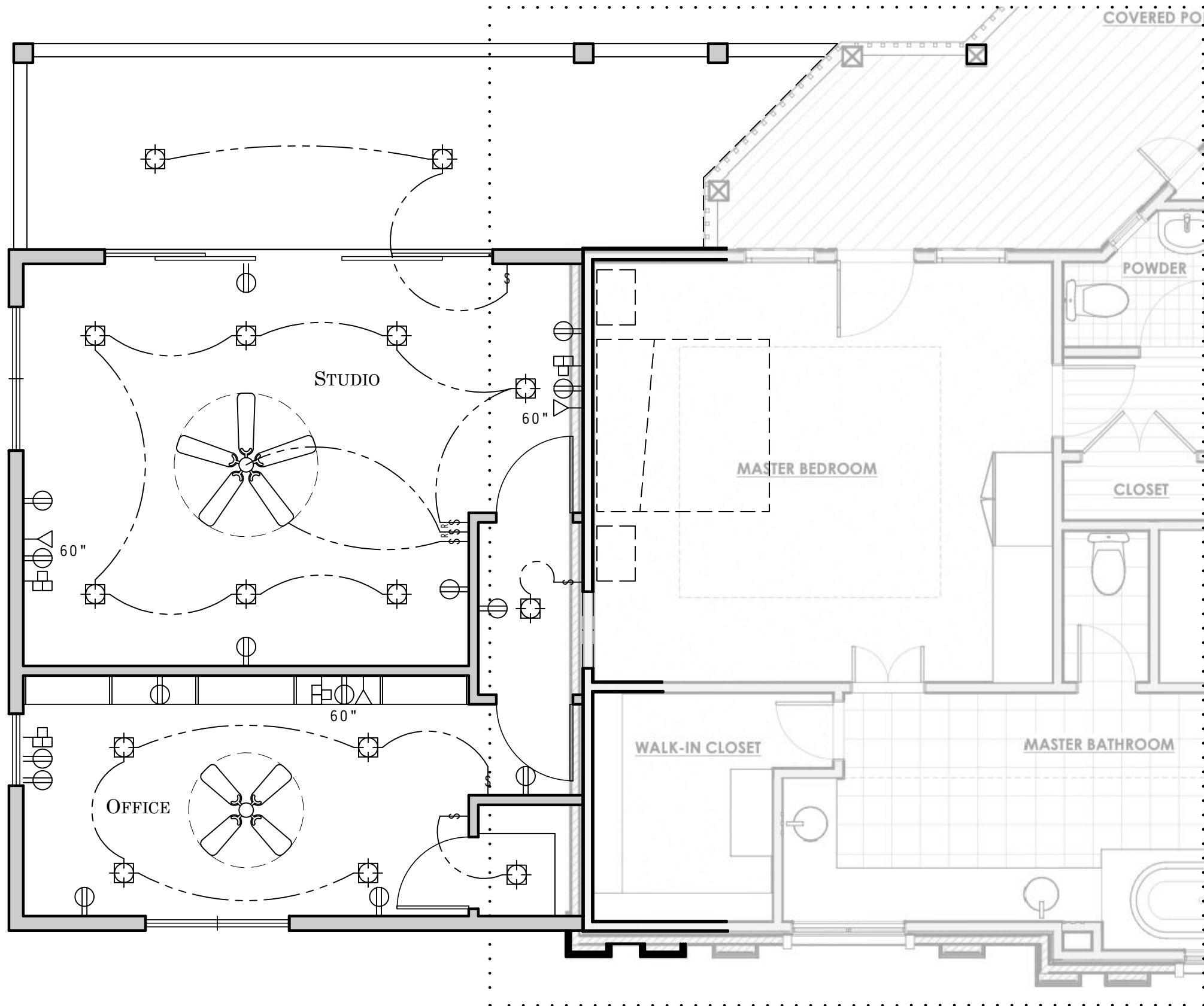
O F : XX

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")
			MINI RECESSED (3")
			MINI DIRECTIONAL (3")
			FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
			EXHAUST VENT
			HEAT VENT LIGHT SWITCH AS REQUIRED
			ELECTRICAL BOX

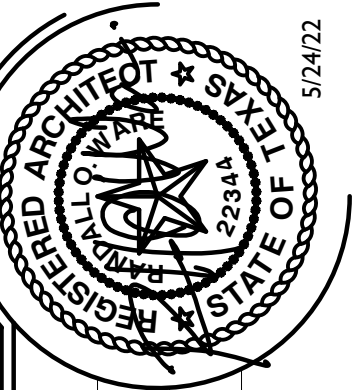
1. GENERAL NOTES

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 ATTIC FLOOR - ELECTRICAL PLAN

1/4" = 1'-0"



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

HOWARD BASEMENT REMODEL
912 CALITHEA ROAD AUSTIN, TX
ATTIC FLOOR ELECTRICAL PLAN
PERMIT SET
shelter • design studio + workshop
4009 Banister Ln. Suite 250 • Austin, Texas 78704 • 512 • 657 • 4705 • randall@shelterdesignstudio.com

REVISIONS

ASD
O F : XX



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	October 12, 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

2 Laurel Valley Cove: Discussion and possible action 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.

The Zoning and Planning Commission voted to recommend approval unanimously, (4-0).

There was one email submitted requesting information, but none related to support or opposition of the application.

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 proposed driveway has a maximum cut of 15 feet.

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

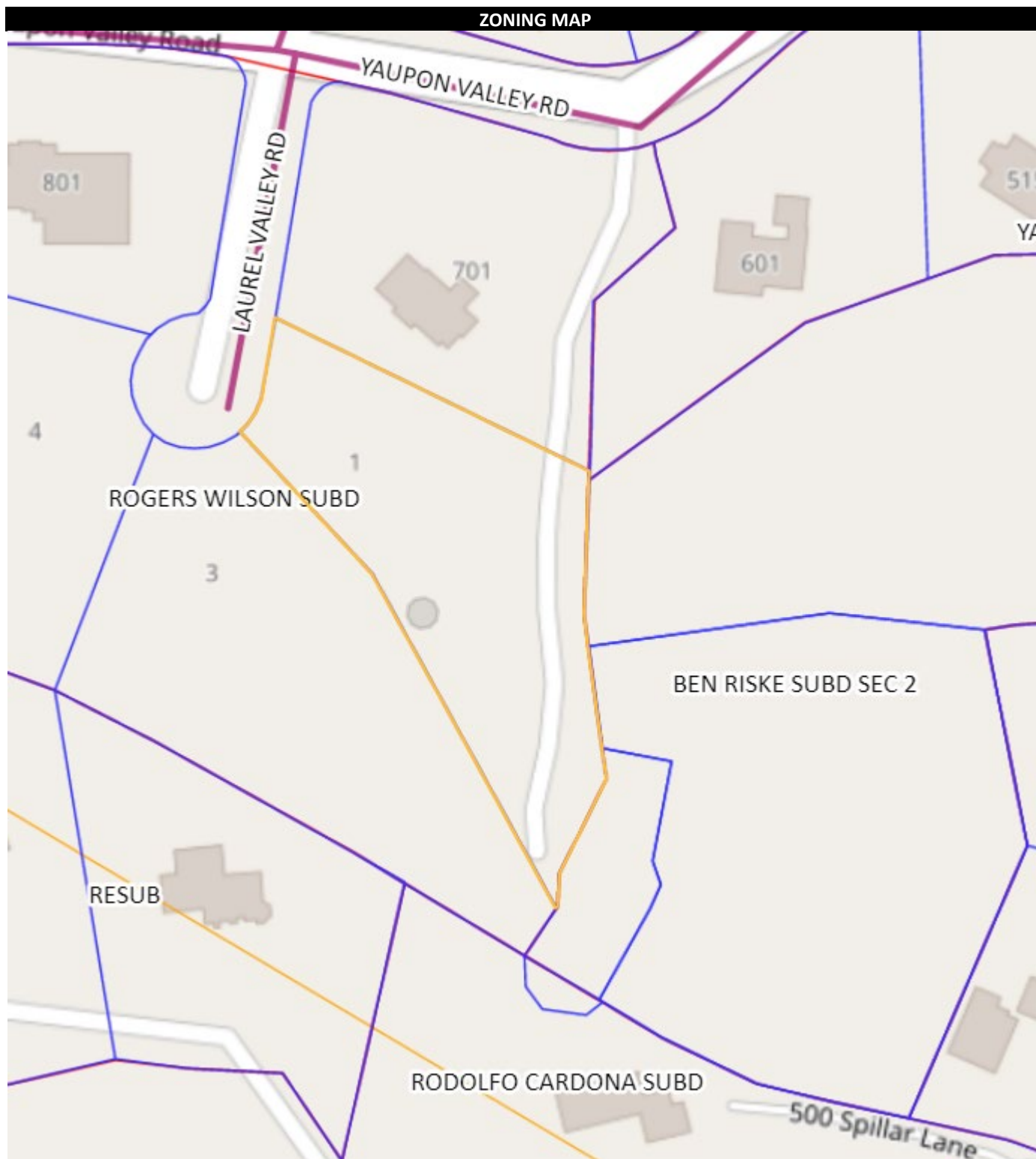
This request will not change the subdivision.

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

September 20, 2022

RE: 2 Laurel Valley Cove
Variance Request for ZAPCO Meeting

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



Good Afternoon,

Ahead of the 9/21/2022 Zoning and Planning Meeting, I met with Carla Orts (Water District Manager) and Tom Arndt (WCID Lead Engineer) on site to discuss the proposed driveway design in this package.

Prior to our meeting, Ms. Orts and Mr. Arndt requested that the gate to the WCID pump station (located adjacent to this property) be surveyed.

We reviewed the surveyed gate location together, and they both requested that the driveway entrance be slightly shifted downhill to not conflict with the gate location, when it was in the open position.

The plan has been updated to show WCID10's preferred location for the driveway. The slight relocation of the driveway does not alter or change the 2 variances that are being sought for this project (related to Cut/Fill)

Both Ms. Orts and Mr. Arndt are supportive of this proposed layout.

Kind Regards,
Davin Fillpot, Architect

Waterloo Surveyors
SURVEY PLAT
As-built, Tree & Topography

OWNER:
MARTIN FAMILIA, LP

ADDRESS:
1302 ROMERIA DRIVE
AUSTIN, TEXAS 78757

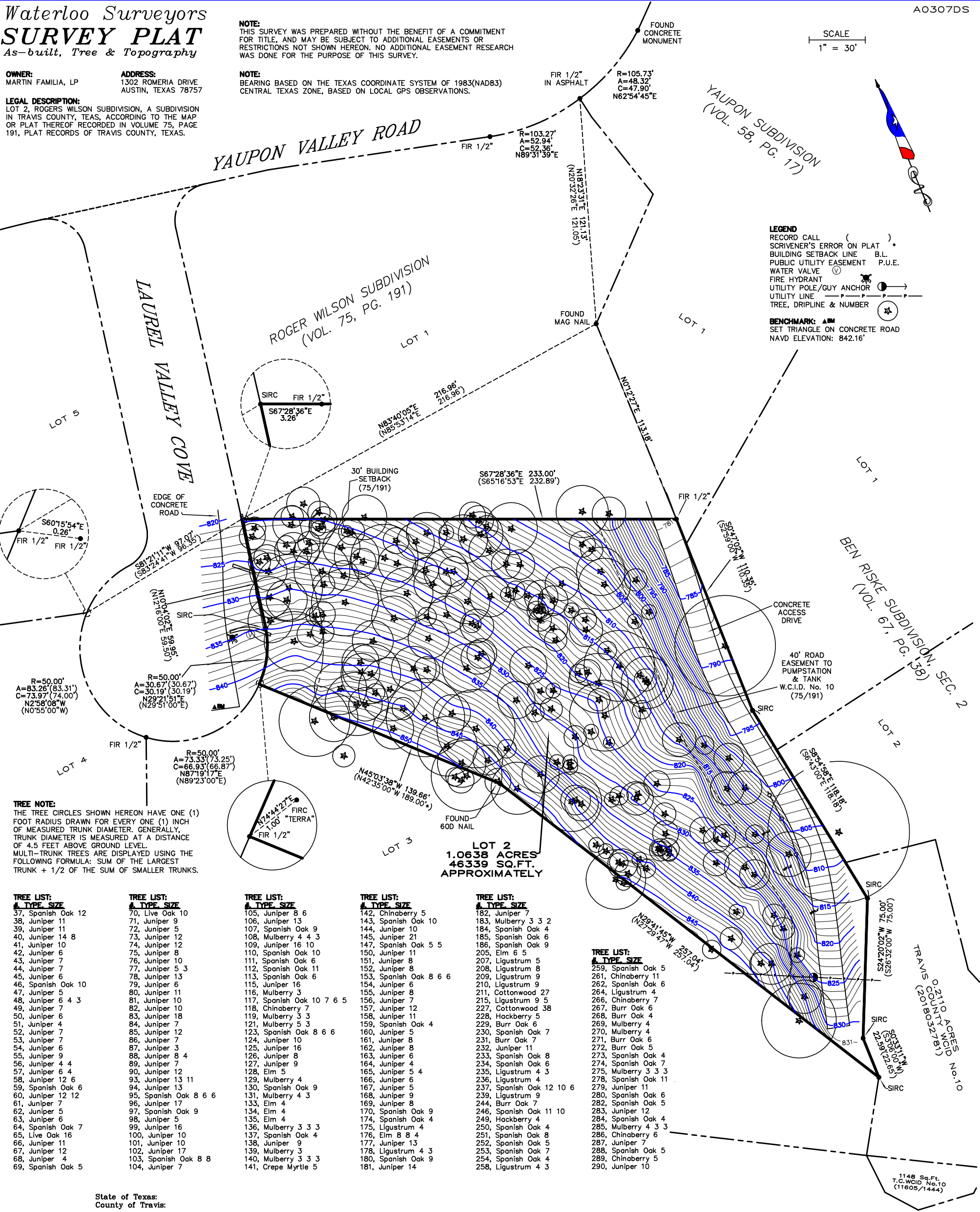
LEGAL DESCRIPTION:
LOT 2, ROGERS WILSON SUBDIVISION, A SUBDIVISION
IN TRAVIS COUNTY, TEAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 75, PAGE
191, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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.

SCALE
1" = 30'

AO307DS



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 IB 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

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

Copyright 2022



Site Context Map







<no subject>

1 message

Carla Orts <generalmanager@waterdistrict10.org>

Wed, Sep 21, 2022 at 1:35 PM

Davin,

Thank you for your continued work to ensure the water district is protected on your project. The District can confirm that **we have no objections to the proposed driveway**, which is approximately 25 feet from the WCID 10 pump station entrance gate. As discussed, we will need to ensure WCID10 has access to the road at all times during the construction process. We look forward to working with you on your project.

Thank you,

Carla A. Orts

General Manager

Travis County WCID 10

(512) 327-2230 office

(512) 912-6423 cell

5324 Bee Cave Road

Austin TX 78746



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: Discuss 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.

There were no public responses received from staff related to this variance request.

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.

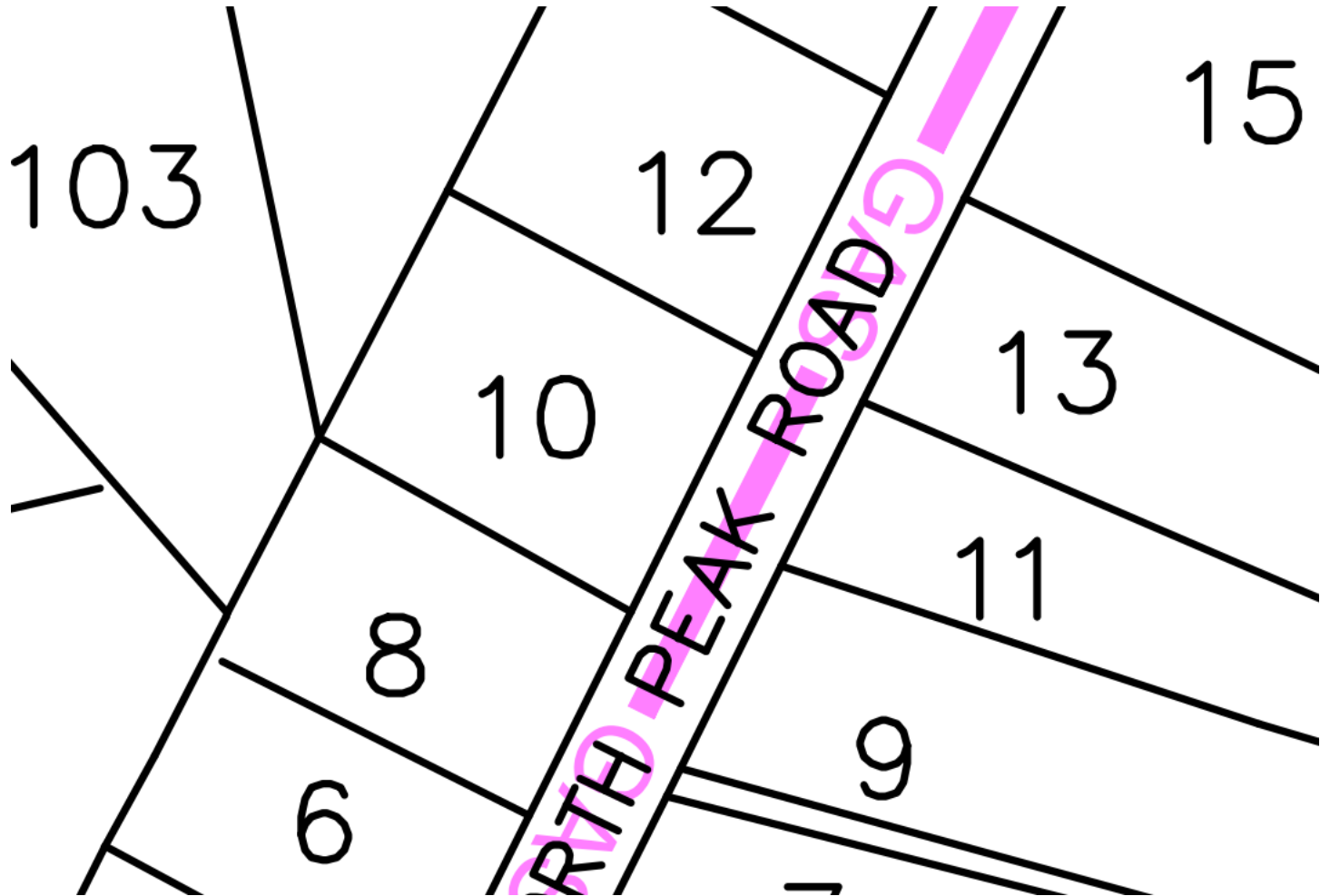
Comprehensive Planning Analysis

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: _____

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> |
| | <hr/> |
| 3) | <hr/> |
| | <hr/> |
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| 4) | <hr/> |
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| 7) | <hr/> |
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| | <hr/> |

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

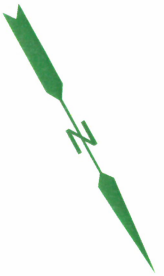
Property survey

Proposed site plan

with building setbacks clearly labeled

LOT 6

LOT 7

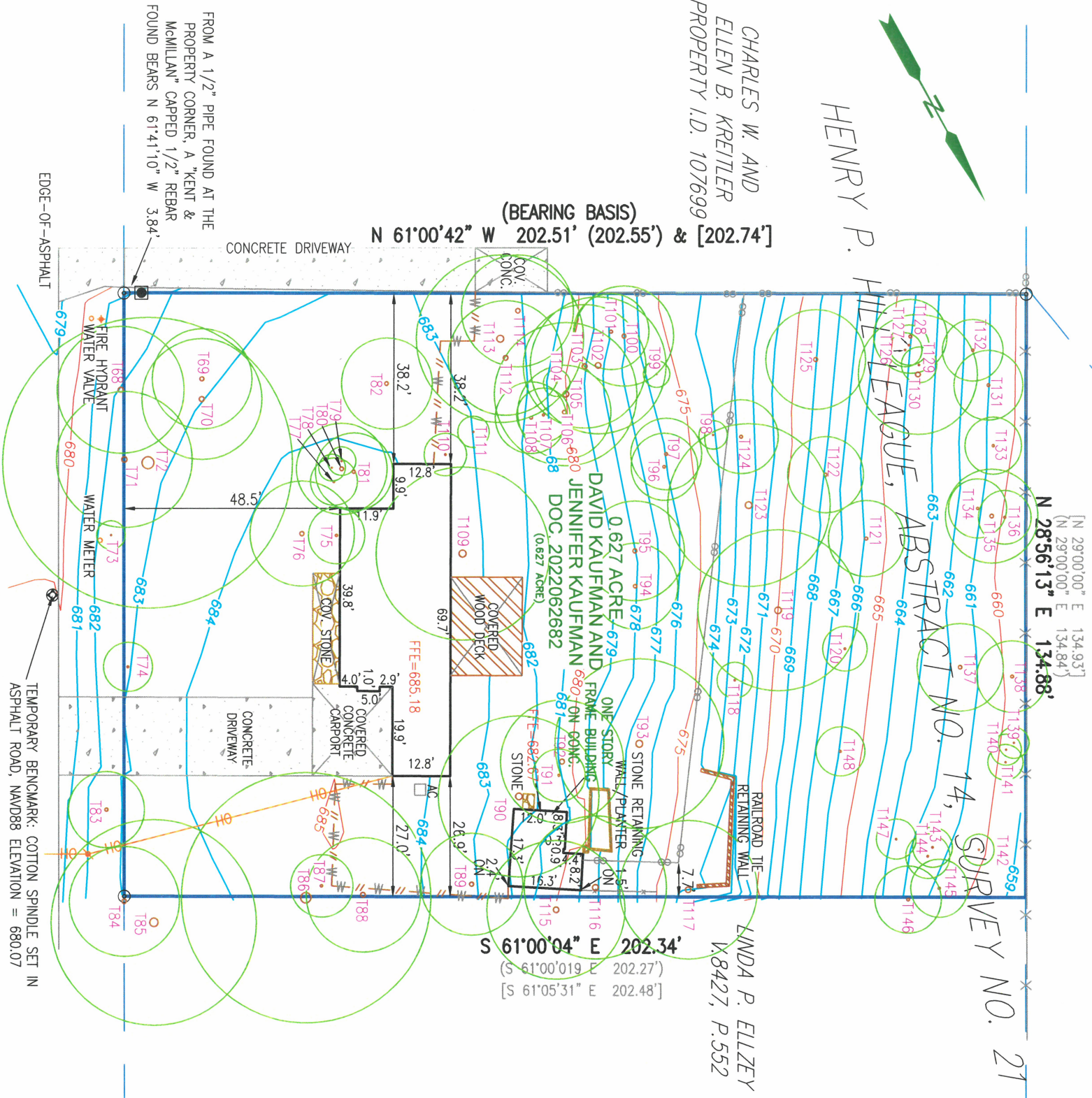


CHARLES W. AND
ELLEN B. KREITLER
PROPERTY I.D. 107699

HENRY P. HILLEAQUE,

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 MOVEMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- AC POWER POLE
- AC AIR CONDITIONER

OFFICE OF VICTOR M. GARZA
REGISTERED SURVEYOR
4740 E. RICHARDSON LANE
SUITE 100
AUSTIN, TEXAS 78756-6969

TO THE LIEHOLDER 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 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

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

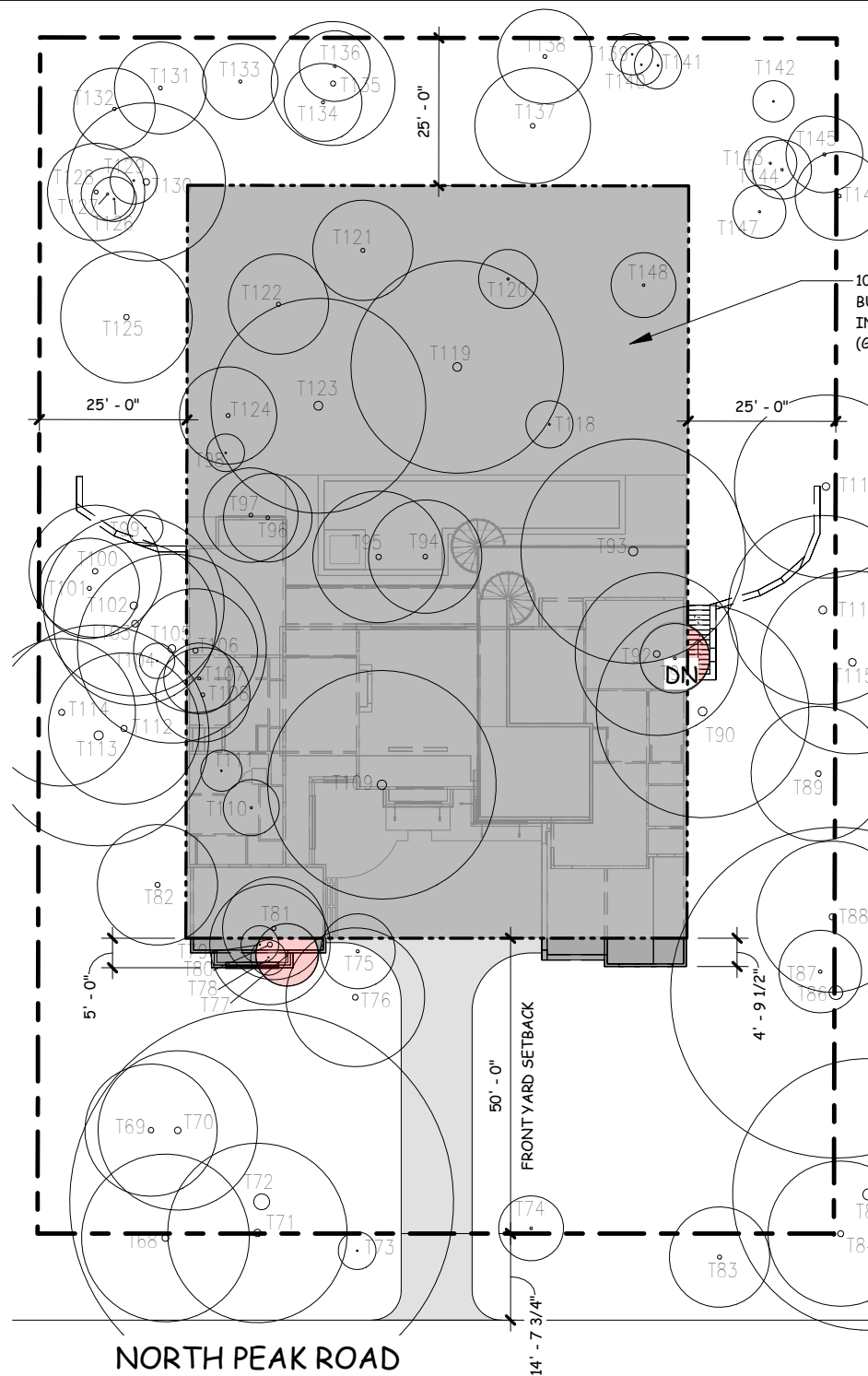
JOB #: B0314122_TWL
DATE: 04/18/22
SCALE: 1" = 30'

FIELD WORK BY: WILLIAM
CALCD BY: JOSE
DRAFTED BY: AMJ/GF
CHECKED BY: VG/ML

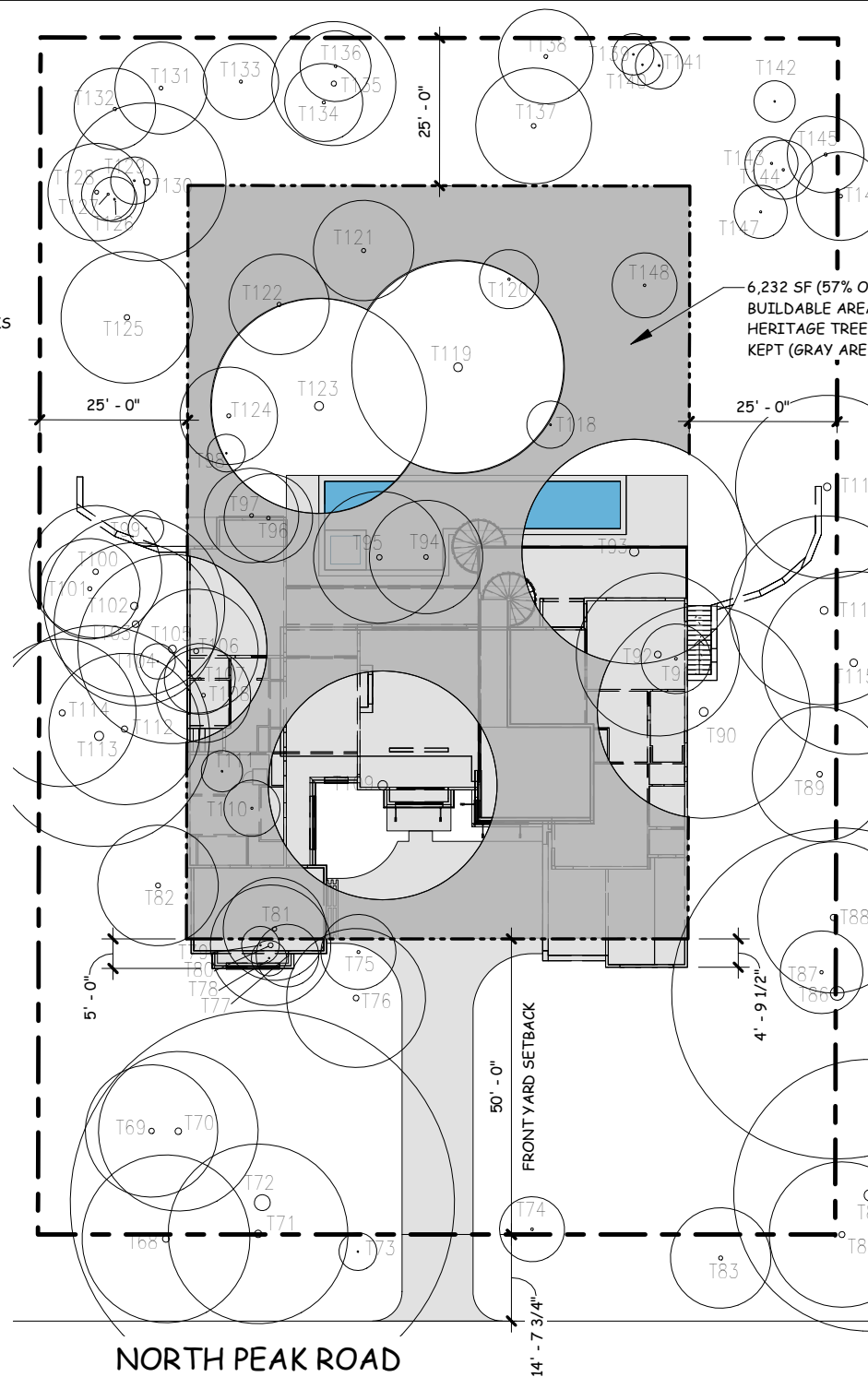
04/04/22
04/12/22
04/12-18/22
04/18/22

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

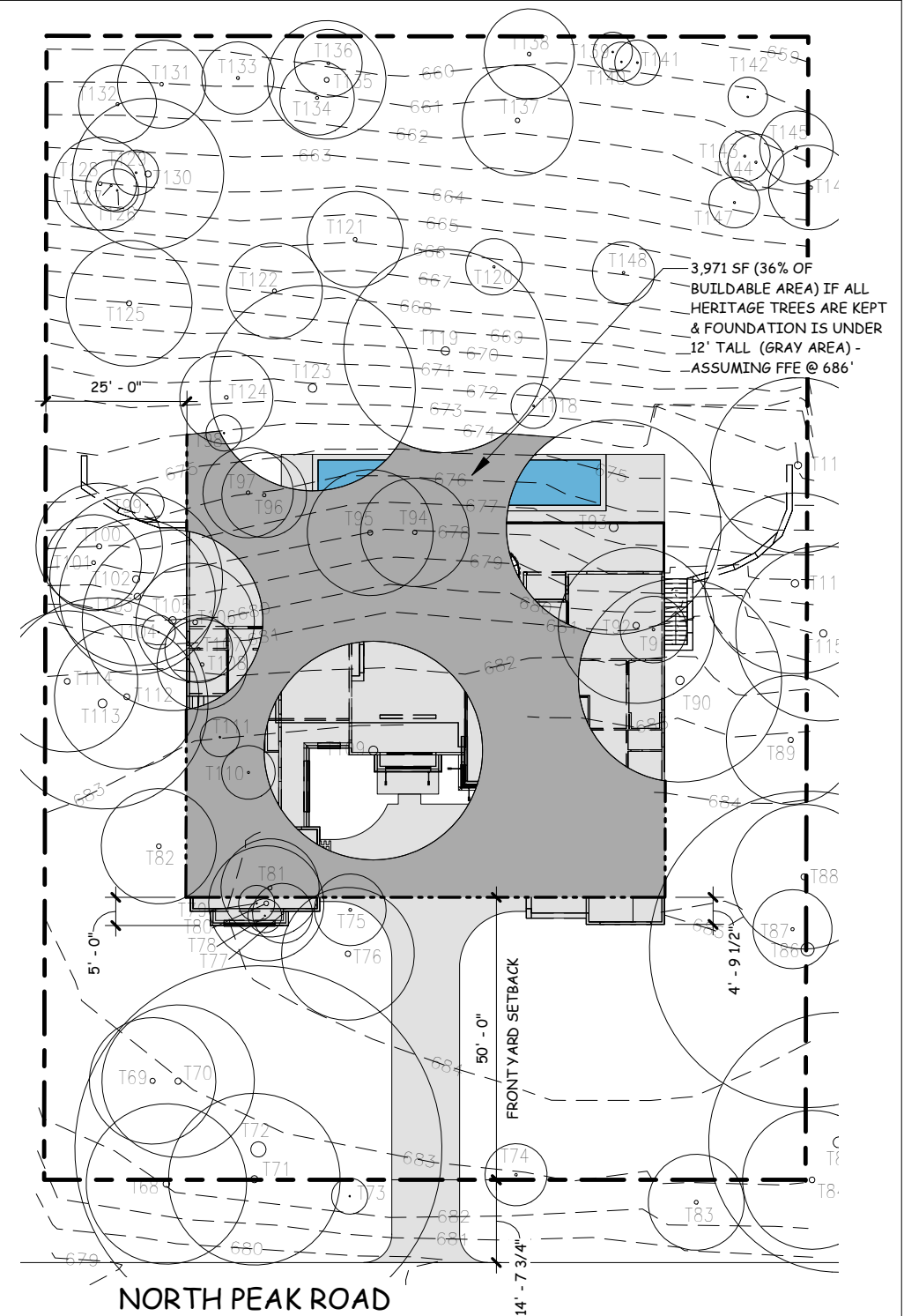
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① SITE PLAN - BUILDABLE AREA
1" = 30'-0"

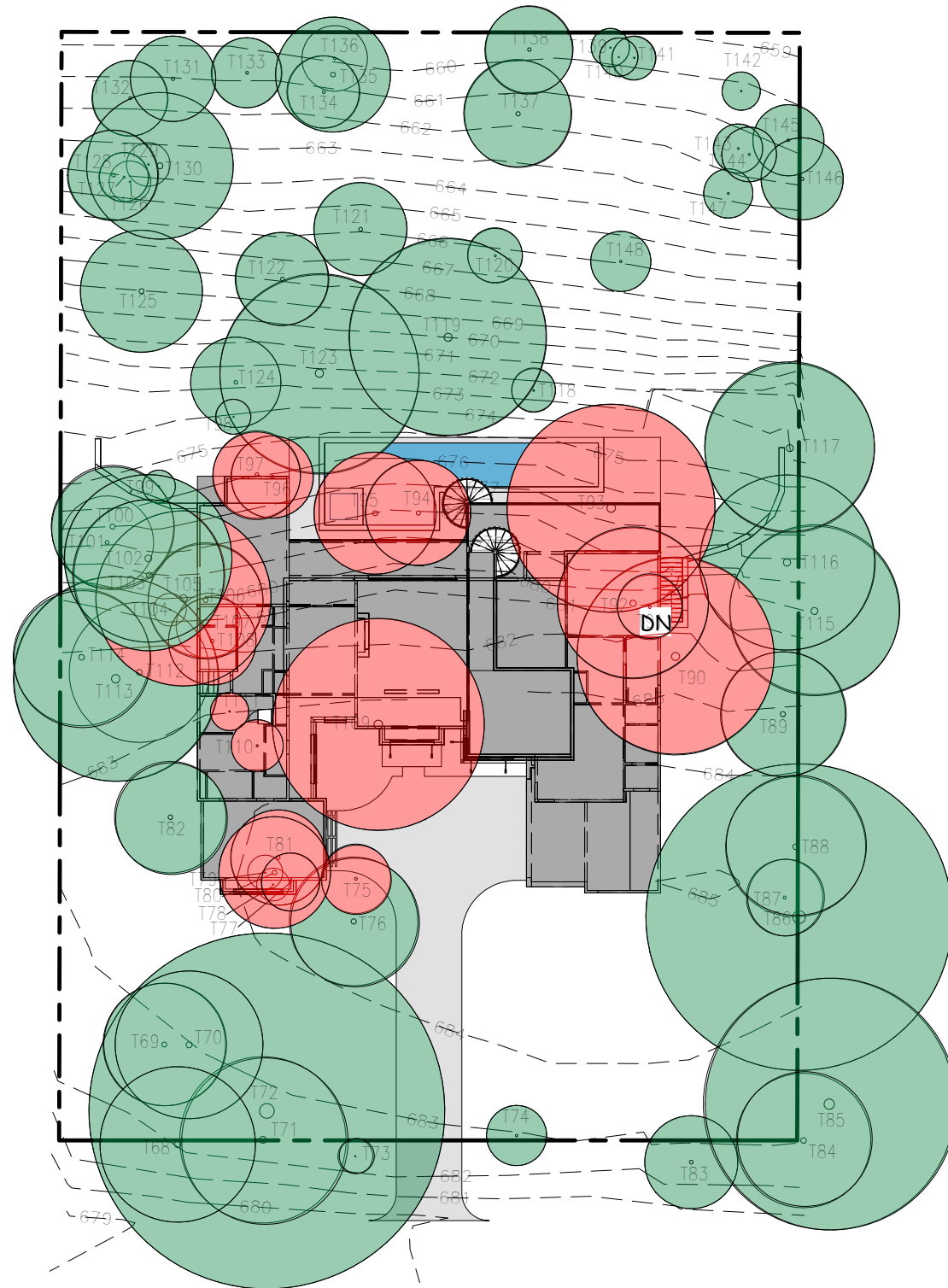


② SITE PLAN - BUILDABLE AREA OUTSIDE OF HERITAGE TREES
1" = 30'-0"



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

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	4.2" 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	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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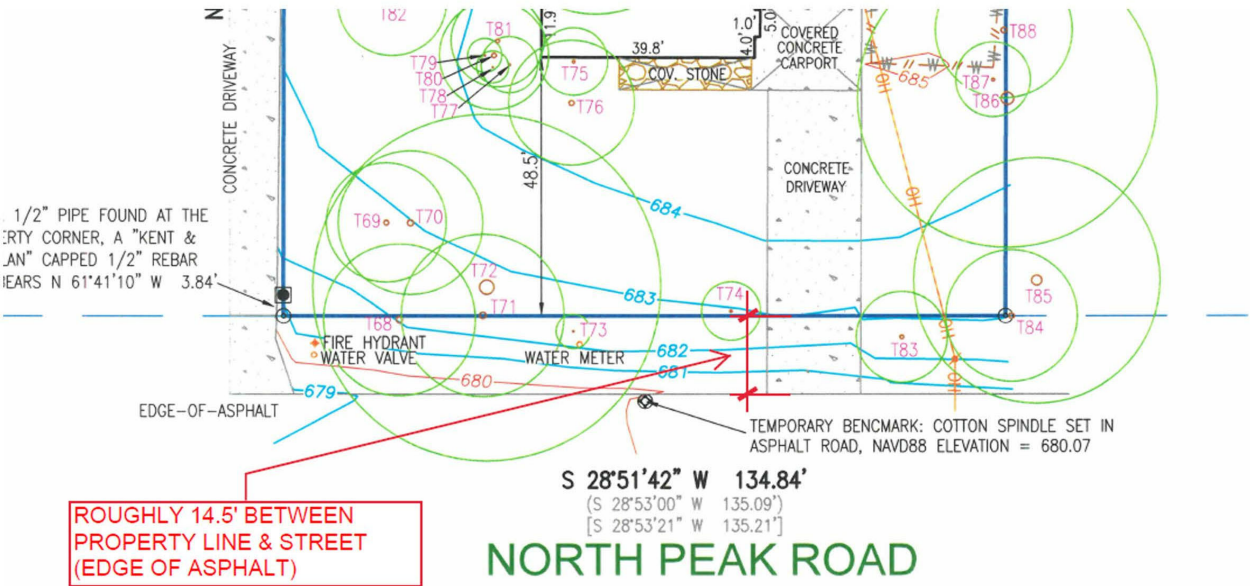


1 REMOVAL
1" = 30'-0"

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/>



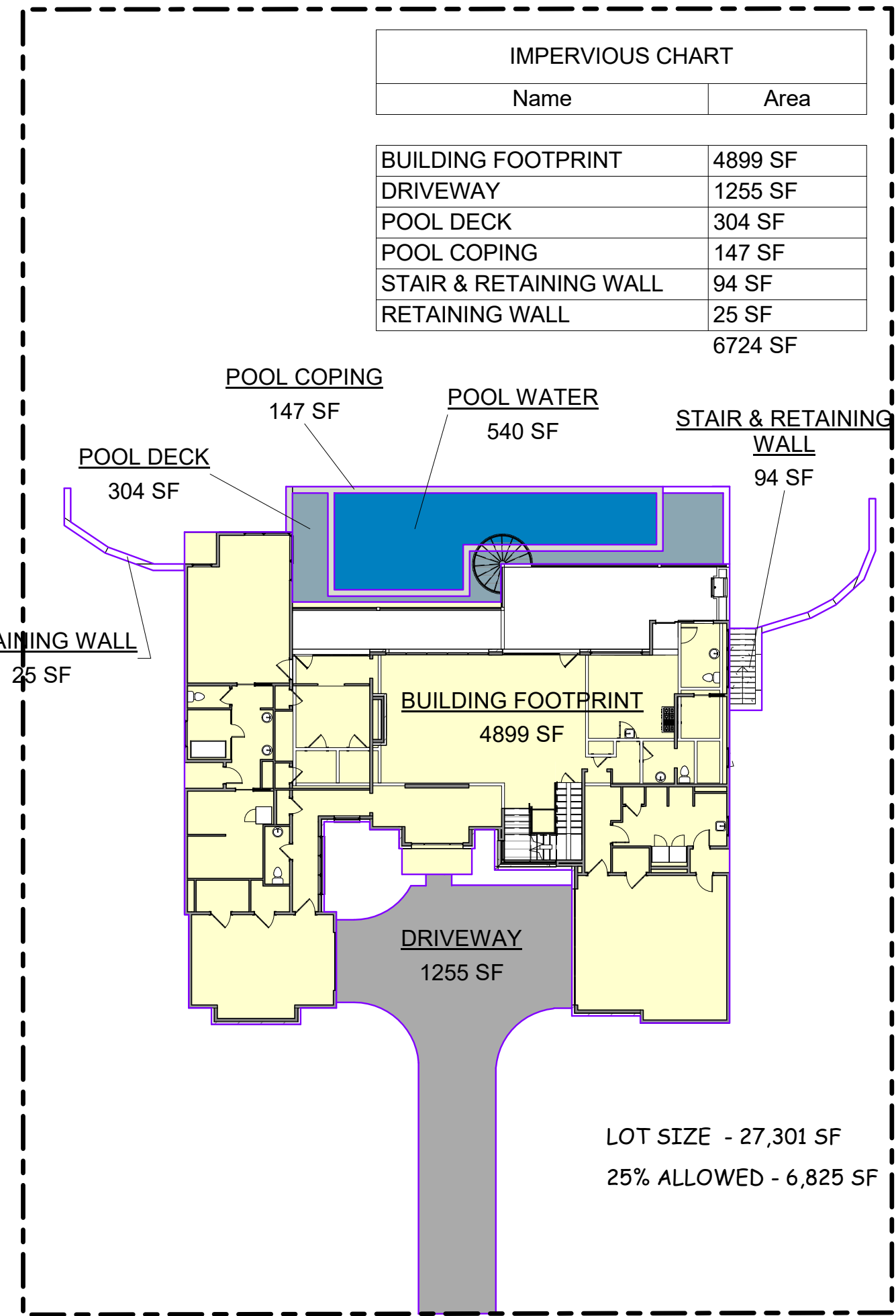
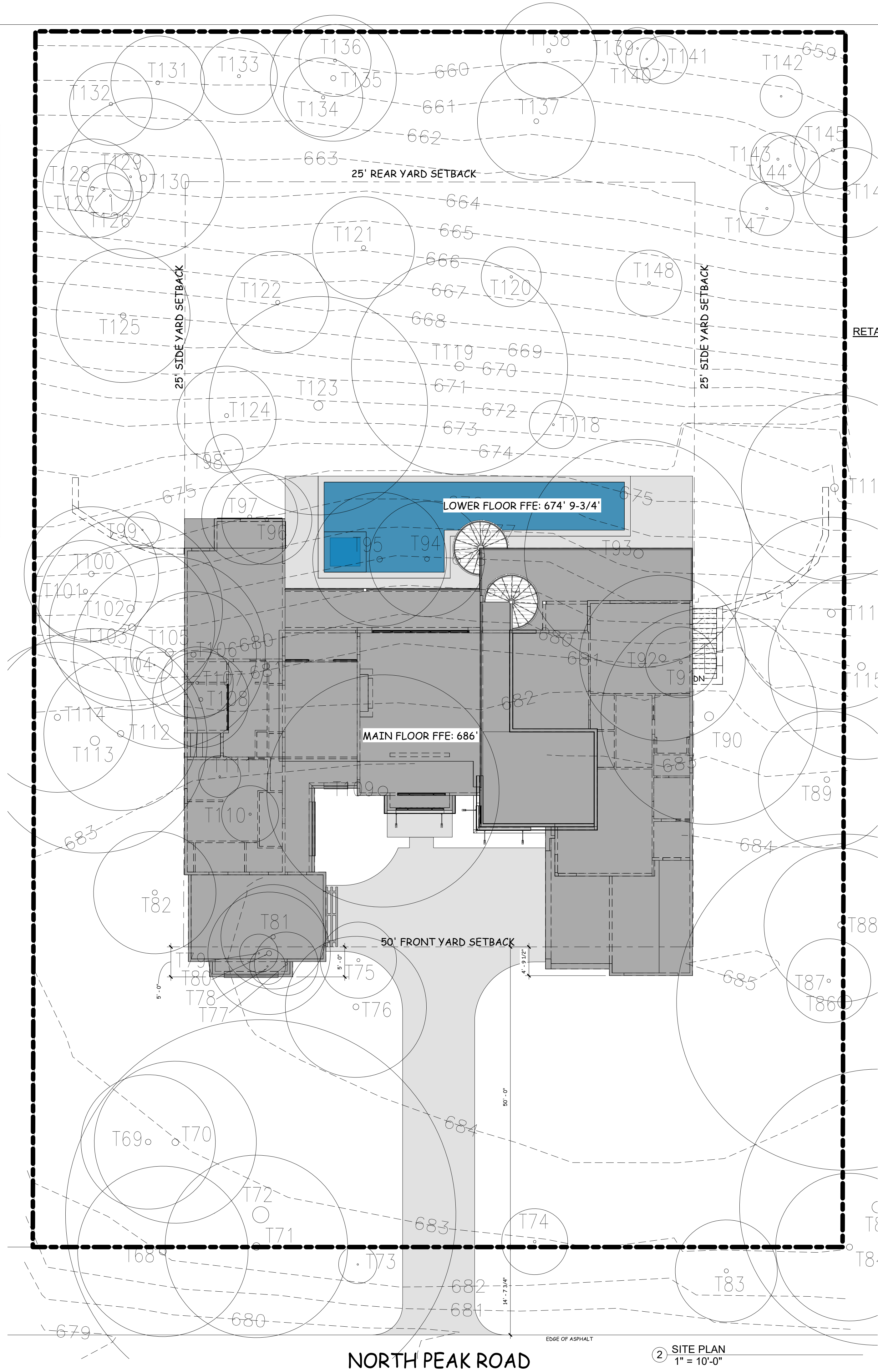
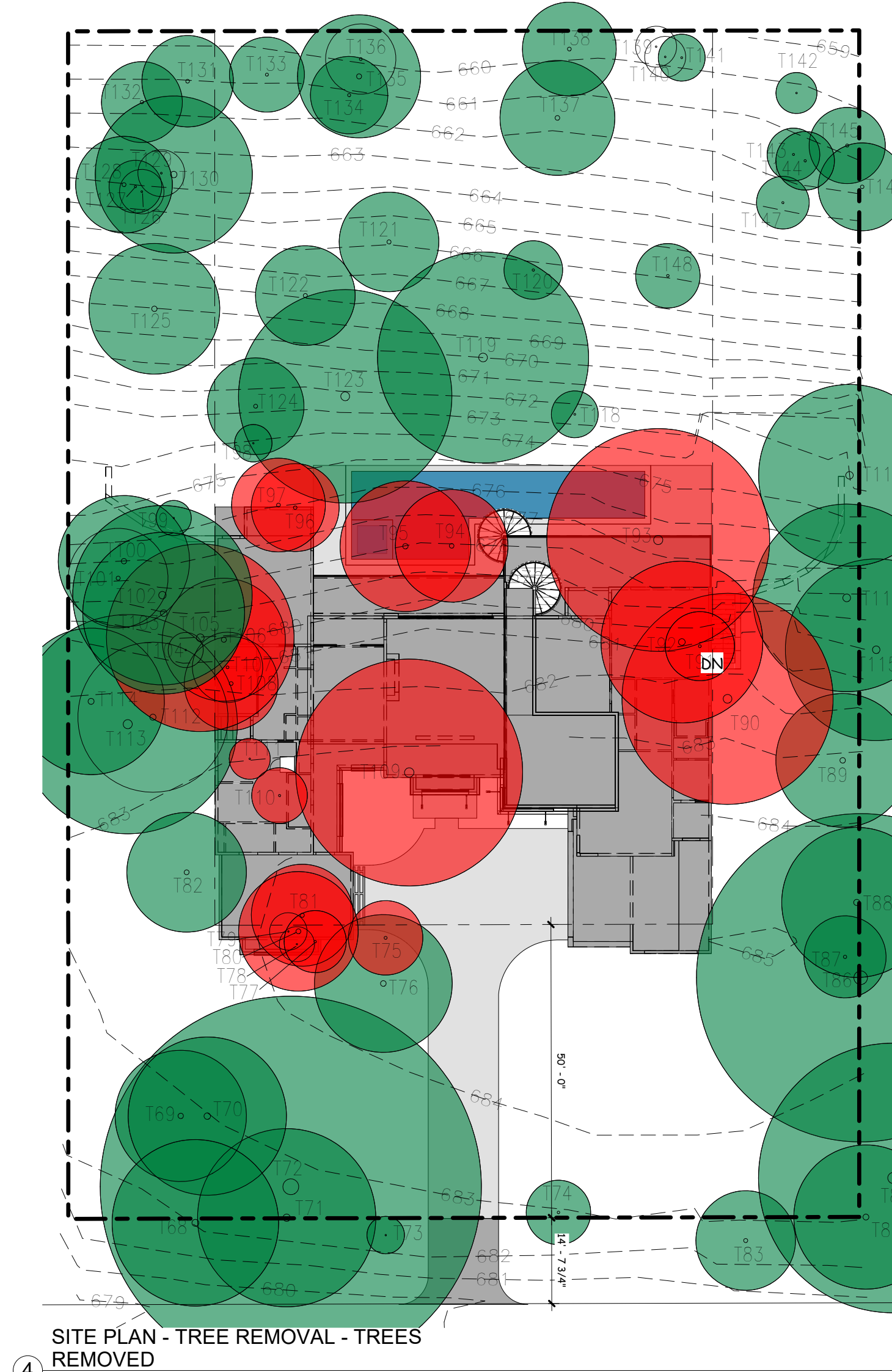
EXHIBIT C



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



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

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT # 22073 DATE 8-3-2022

REVISIONS

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

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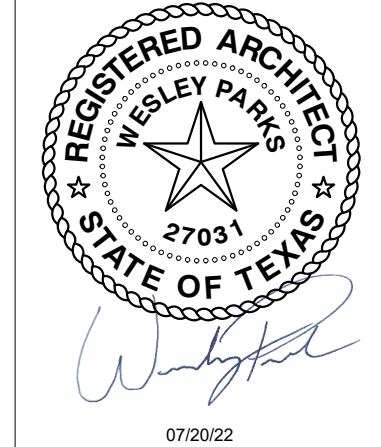
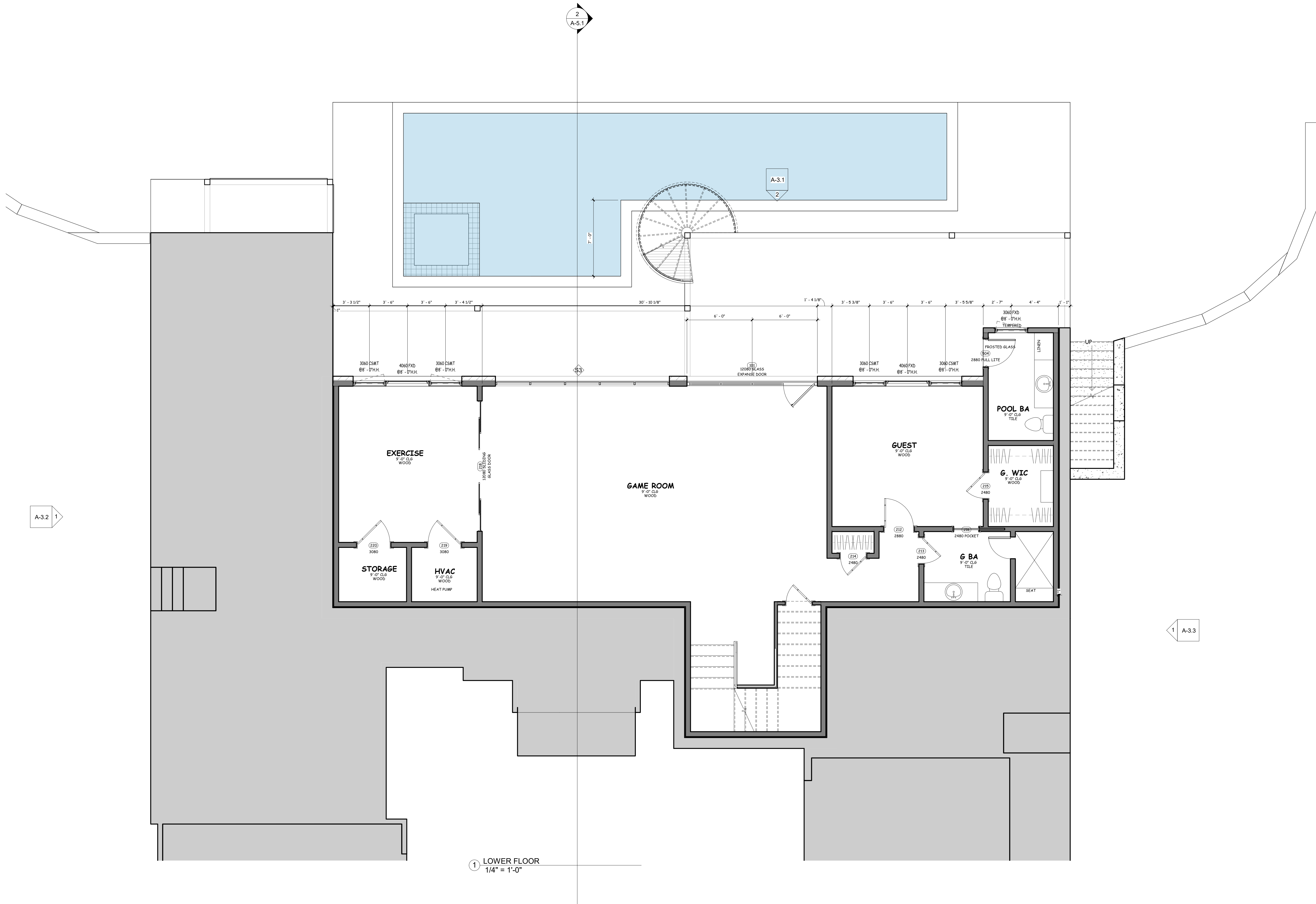
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A-1.1
SITE PLAN

Page 56 of 111



KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022
REVISIONS	

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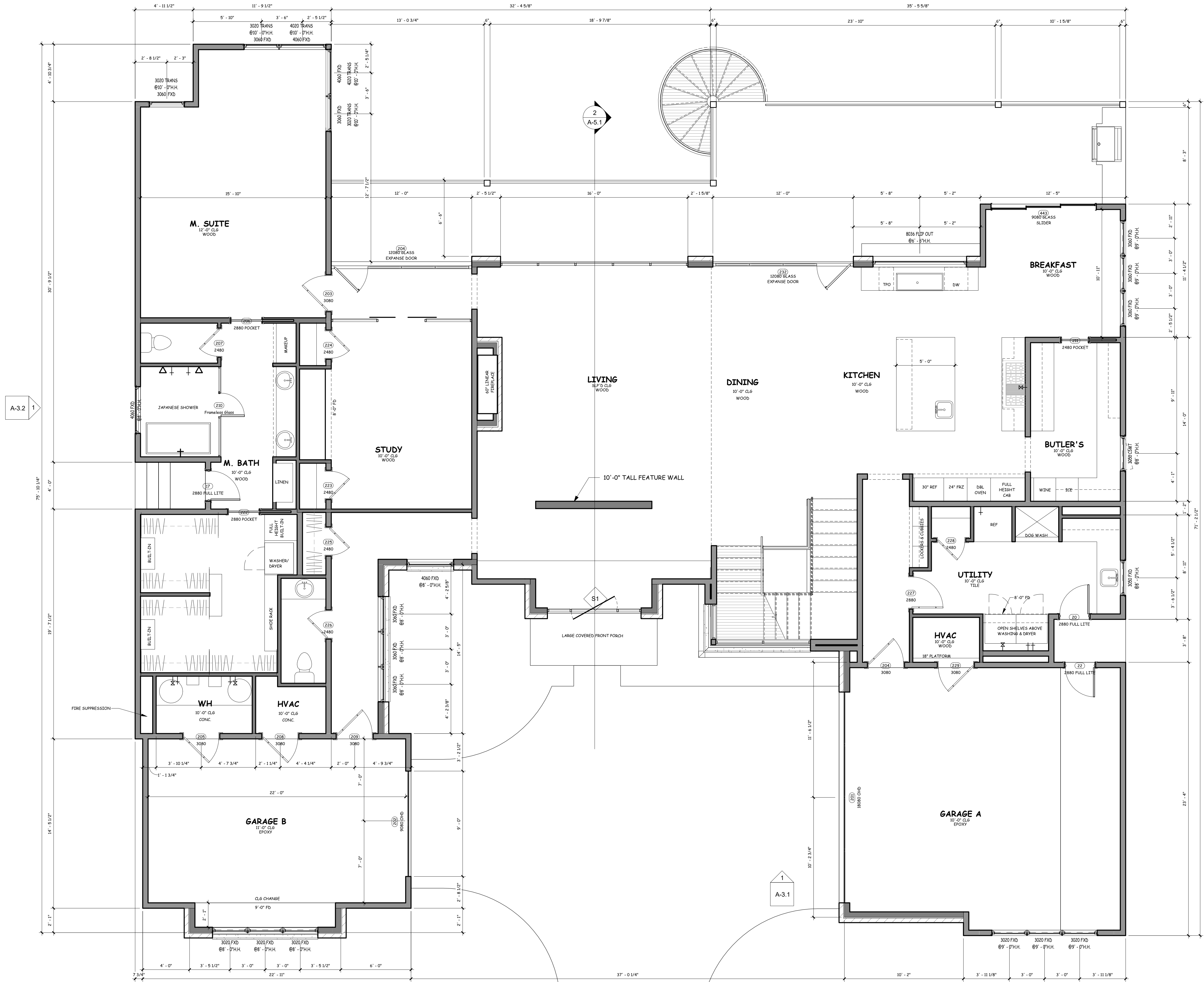
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A-2.1
LOWER FLOOR
PLAN



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

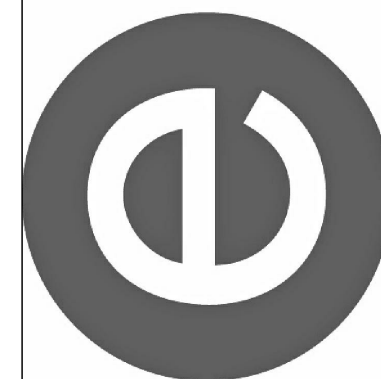
KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

NO.	DESCRIPTION

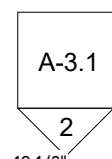
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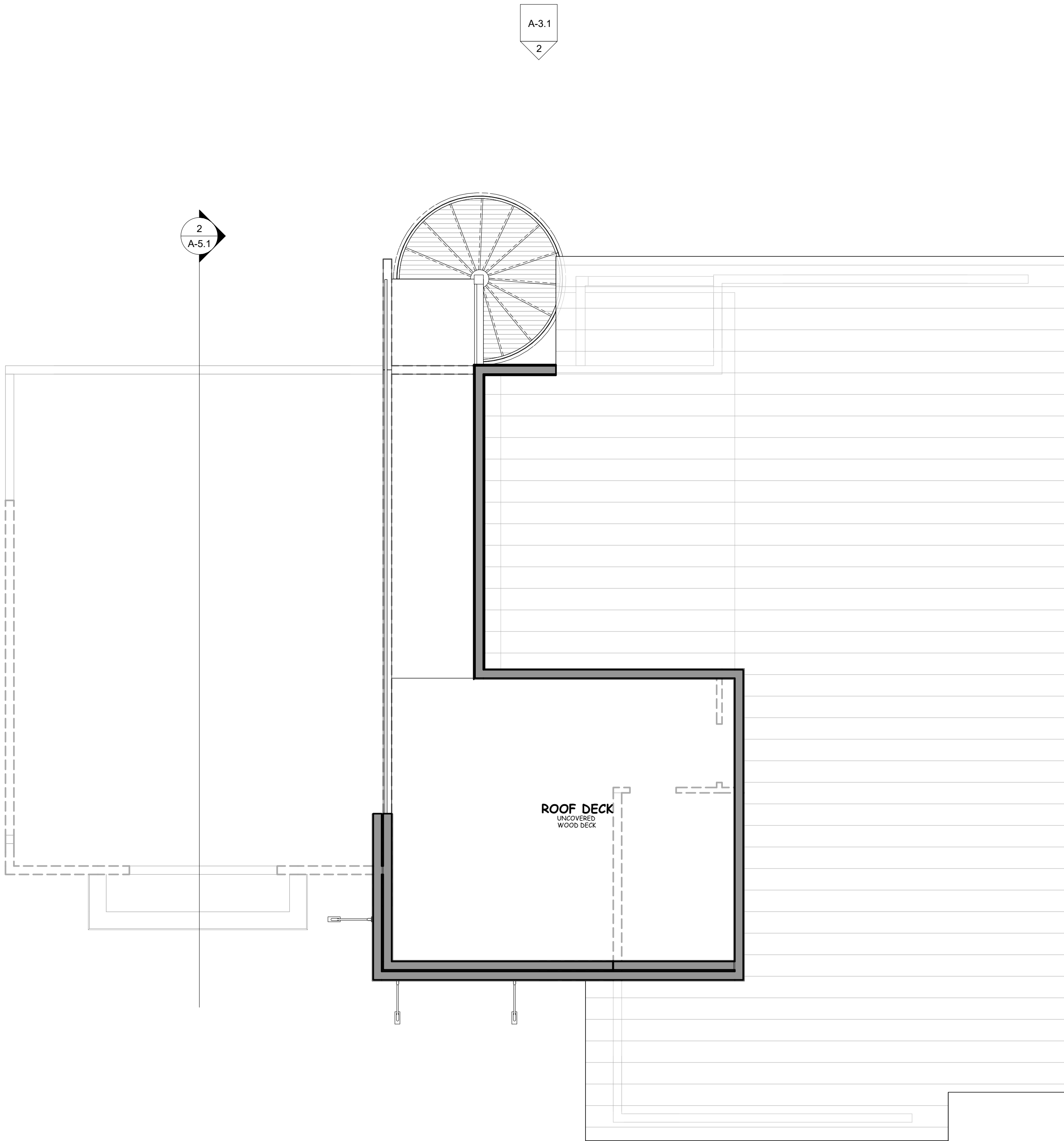
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A-2.2
MAIN FLOOR PLAN

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② ROOF DECK
1/4" = 1'-0"

A-3.2 1

A-3.1
2

2
A-5.1

1 A-3.3

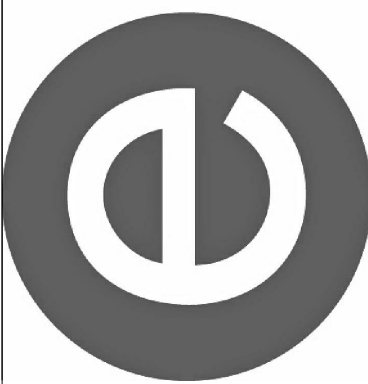
KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT # DATE

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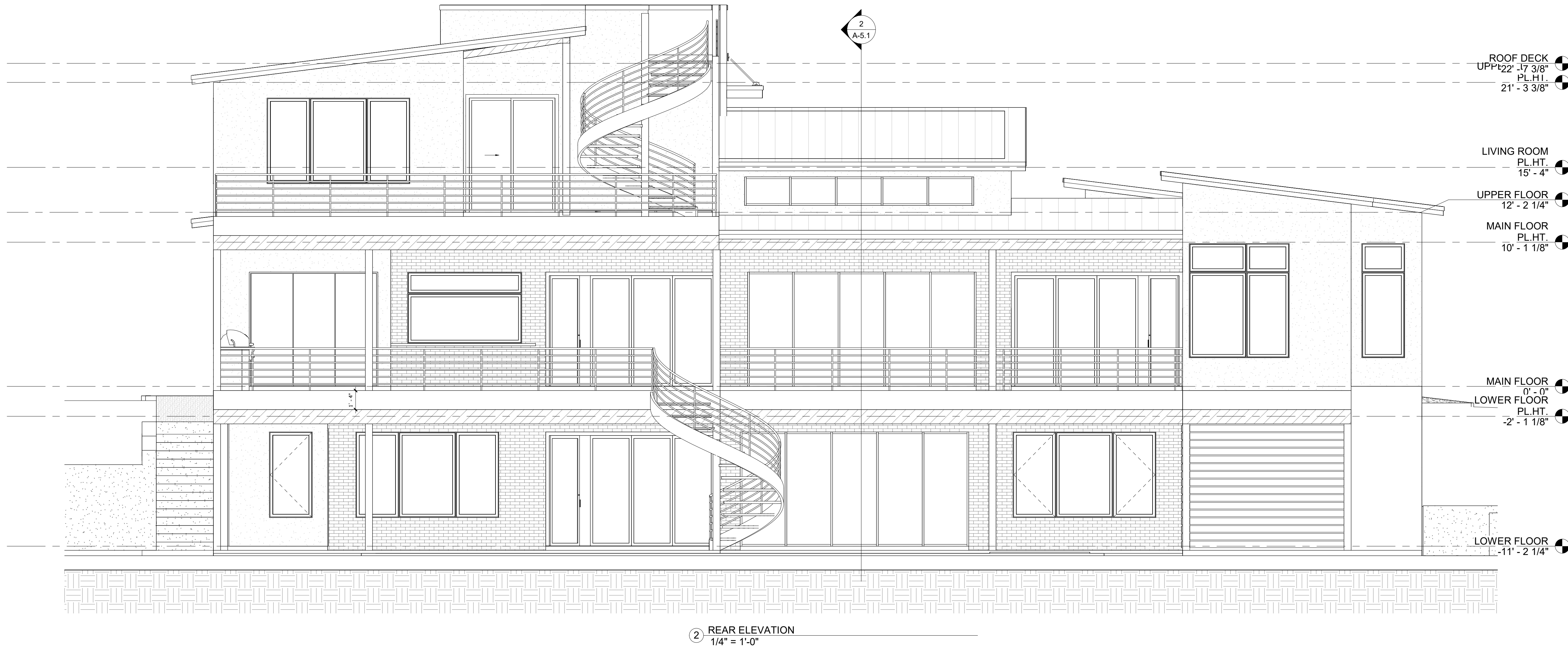
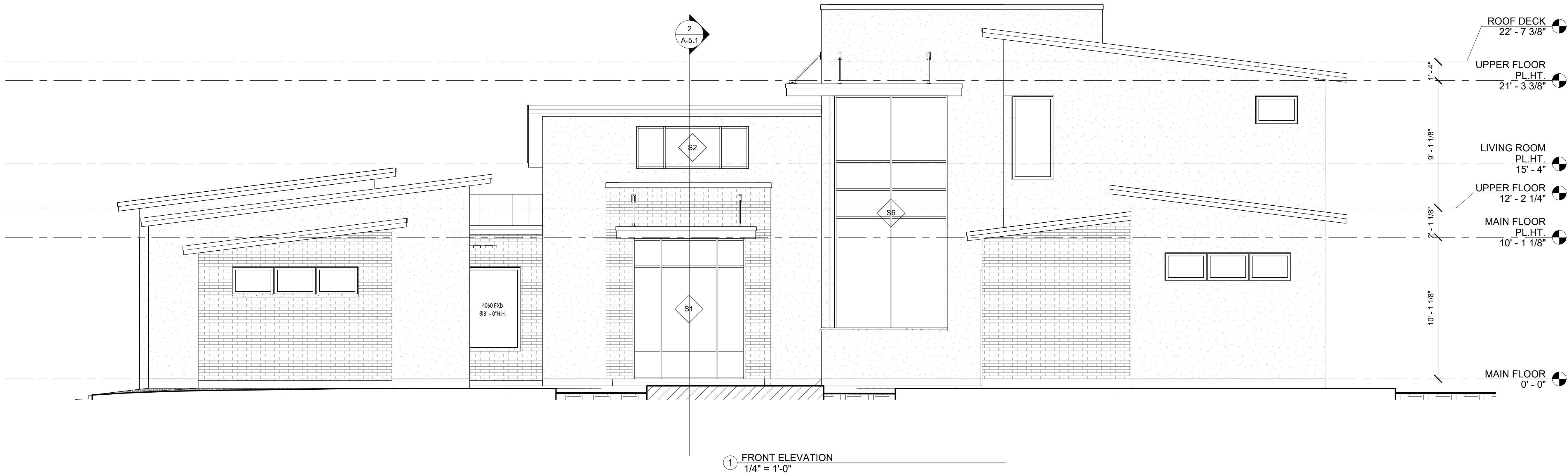
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A-2.4

ROOF DECK

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

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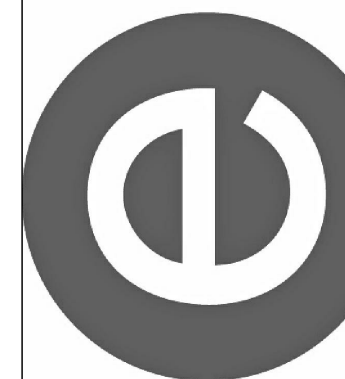


KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
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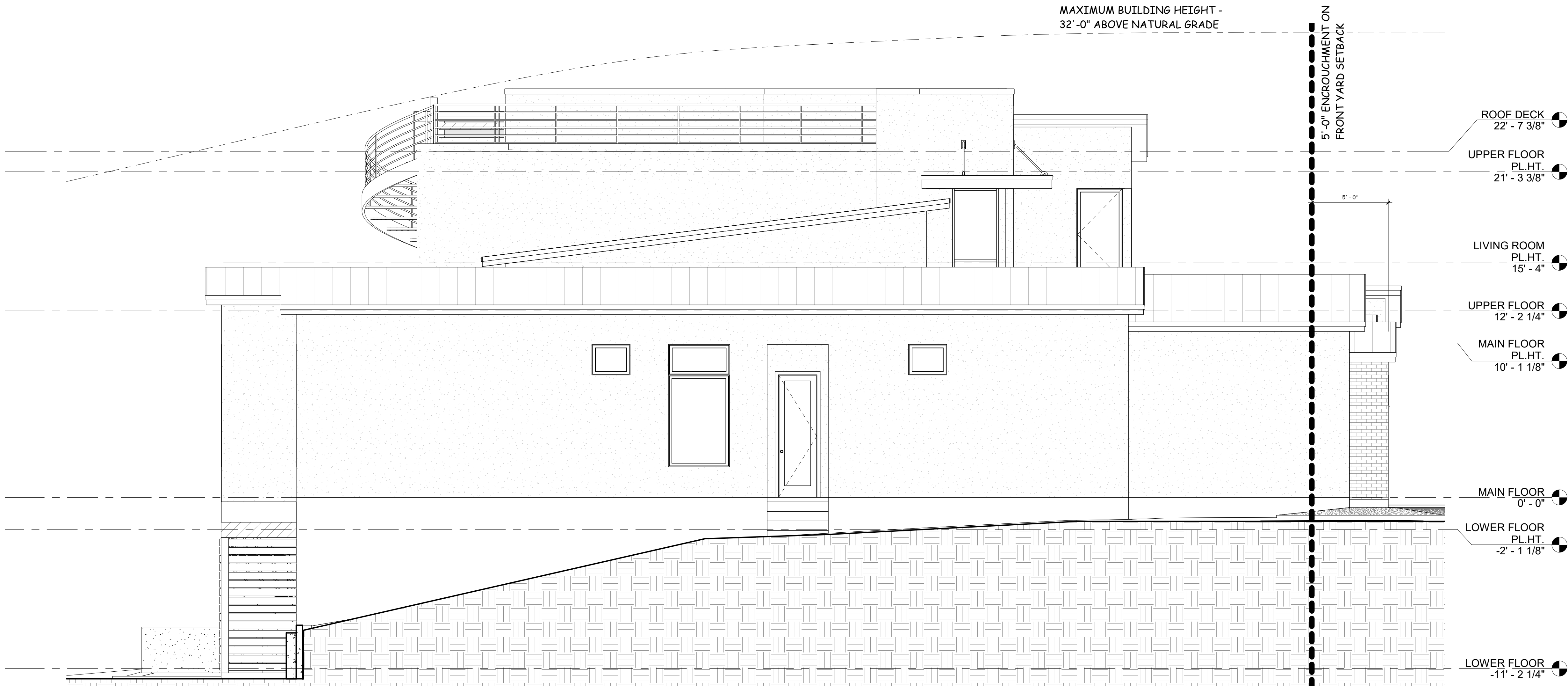


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A-3.1
EXTERIOR
ELEVATIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

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① RIGHT ELEVATION
1/4" = 1'-0"

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

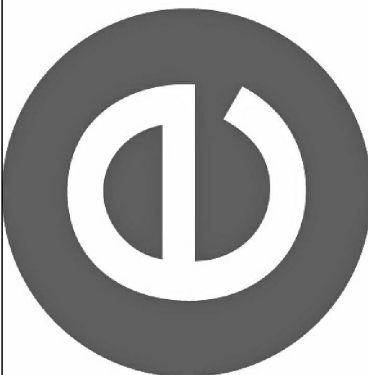
PROJECT #	DATE
22073	8-3-2022

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A-3.2
EXTERIOR
ELEVATIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

8/3/2022 4:36:14 PM



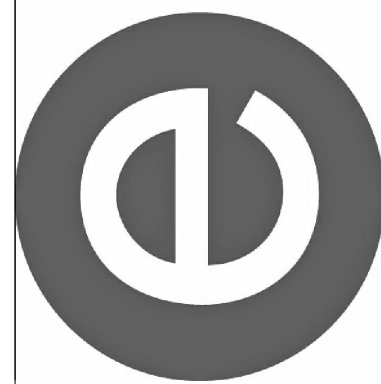
1 LEFT ELEVATION
1/4" = 1'-0"

KAUFMAN
10 N. PEAK ROAD
AUSTIN TX, 787

PROJECT #	DATE
22073	8-3-2022

REVISIONS

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

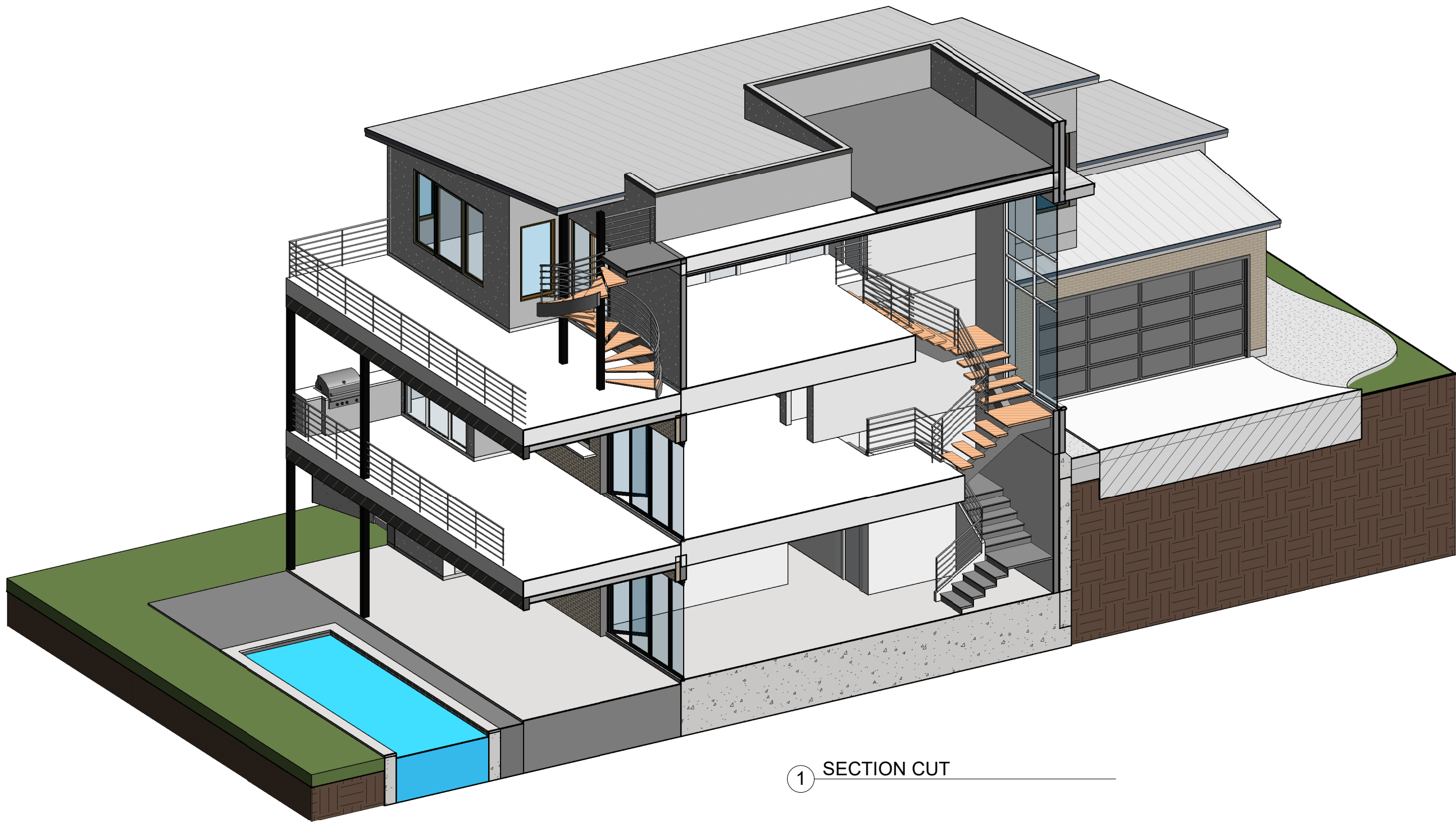


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A-3.3
ELEVATIONS

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

13301 GALLERIA CIRCLE, #B175 BEE CAVE, TX

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



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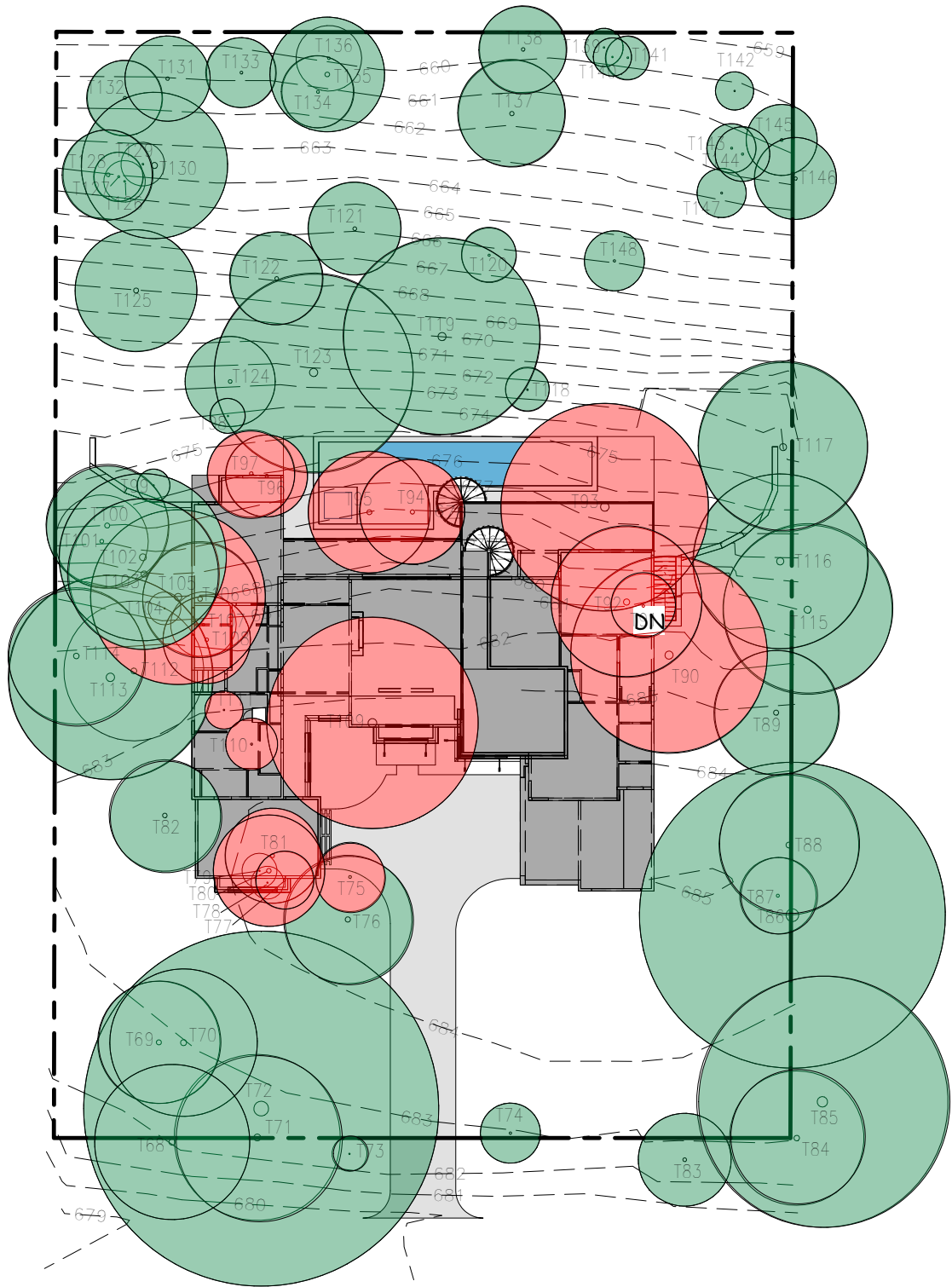
A-5.1
SECTIONS



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 Board of Adjustment

AGENDA REPORT

Meeting Date:	October 12, 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

1419 Redbud Trail: Discuss and consider action 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.

The Zoning and Planning Commission recommended approval unanimously.

There were no public responses received by staff regarding this proposed variance application.

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. The footprint of the existing improvements is not changing.

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 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.

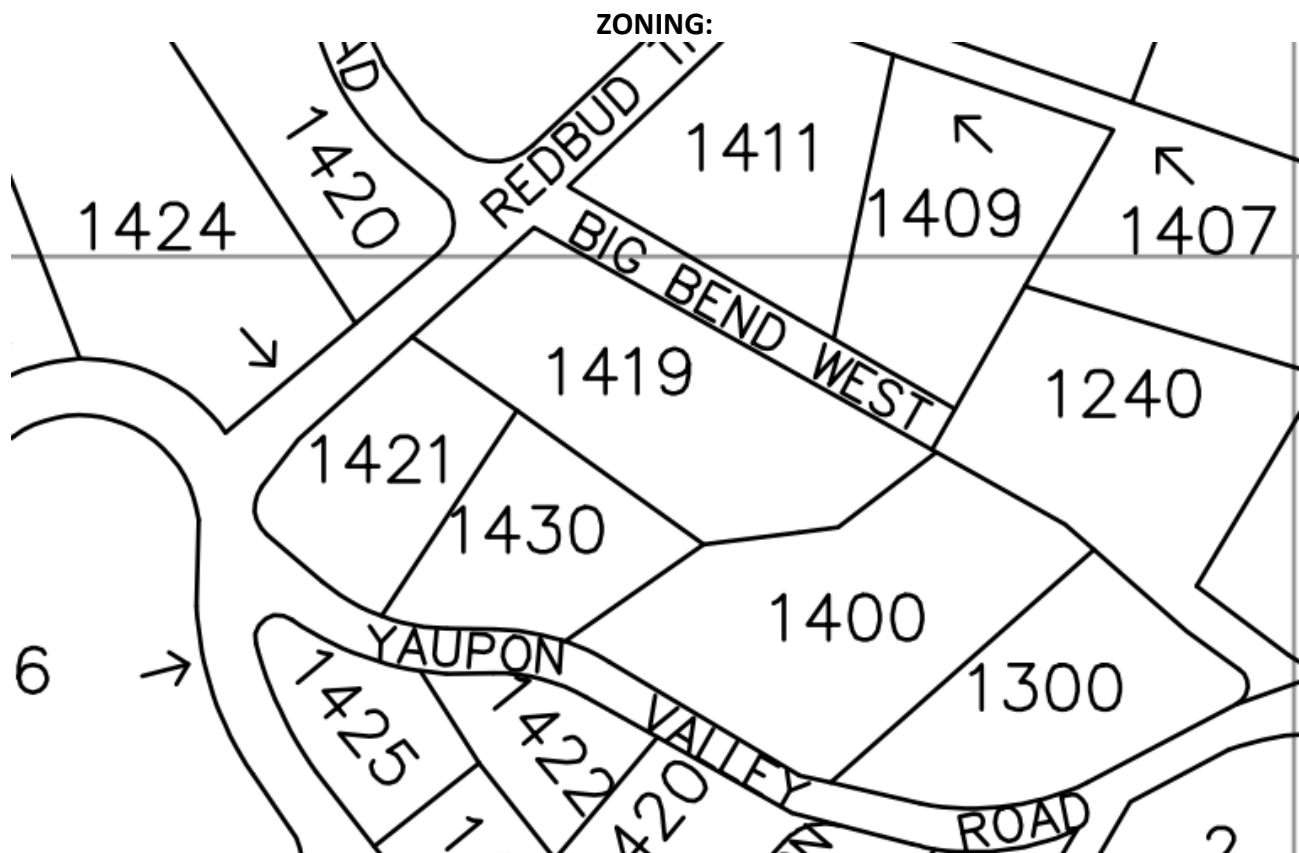
Comprehensive Planning Analysis

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

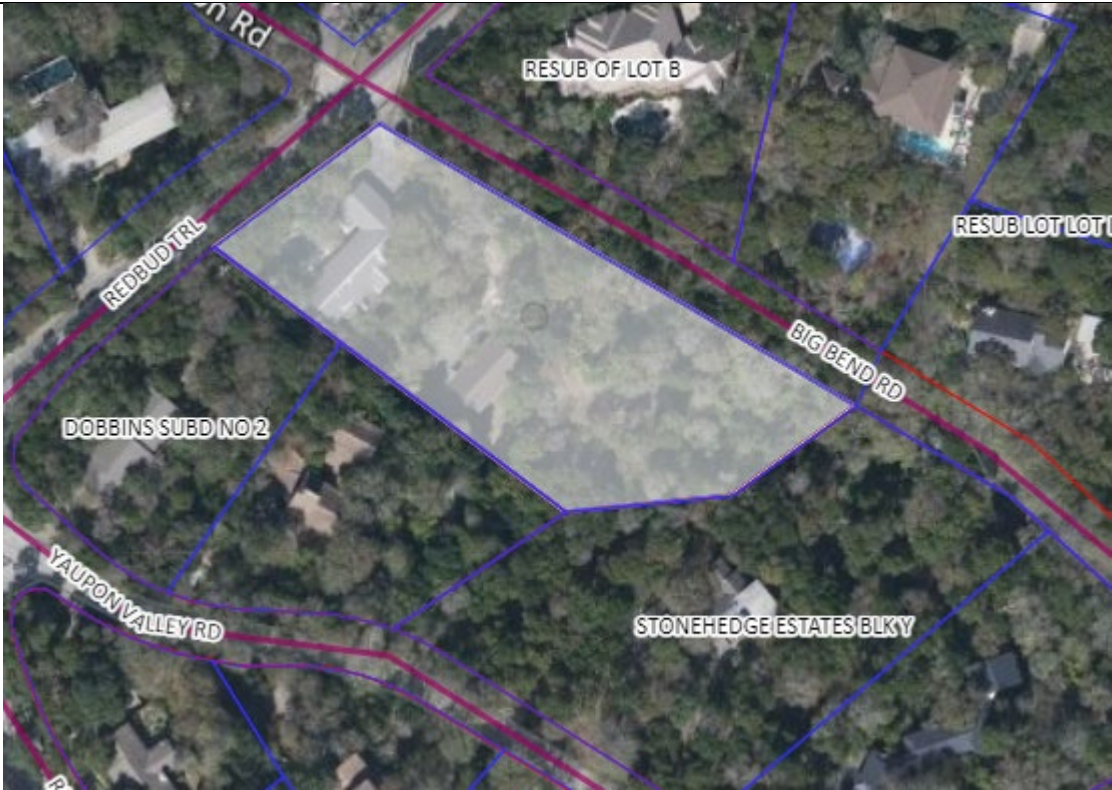
Links to Relevant Code:

- [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-1 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

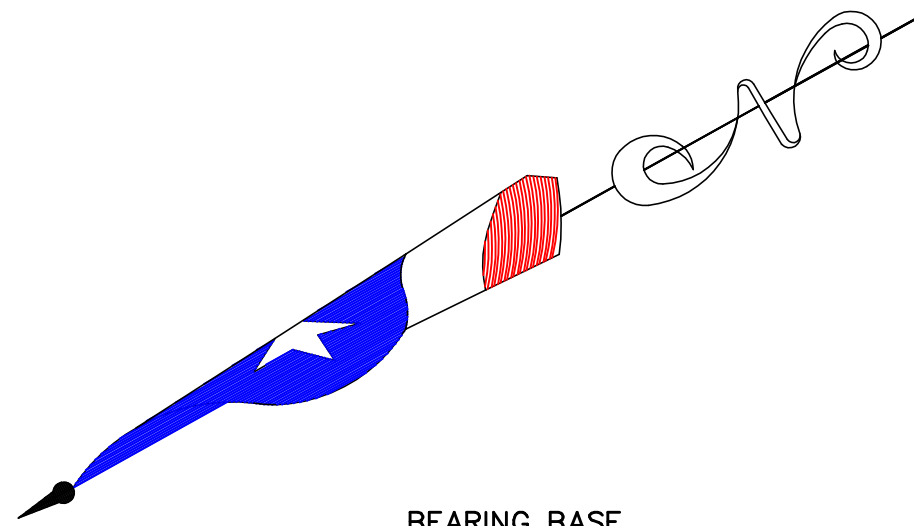
LOT 4 + VACATED ROW
RESUB LOT B DOBBINS SUBD
V 63/PG 45
DOC NO. 2012187047

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.

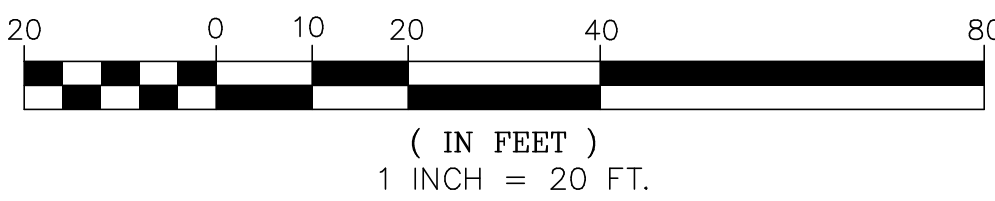
NOTE:
This survey was made without the benefit
of a title commitment and additional
easements and/or restrictions may apply



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 FIR
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
YALPUN 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

TRACT 2
DOBBINS SUBD NO. 2
V 58/PG 70
DOC NO. 2000183005

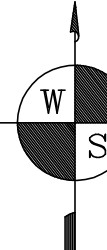
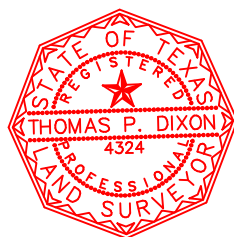
TRACT 1
DOBBINS SUBD NO. 2
BERNARD TEJADA

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.waterloosurveyors.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

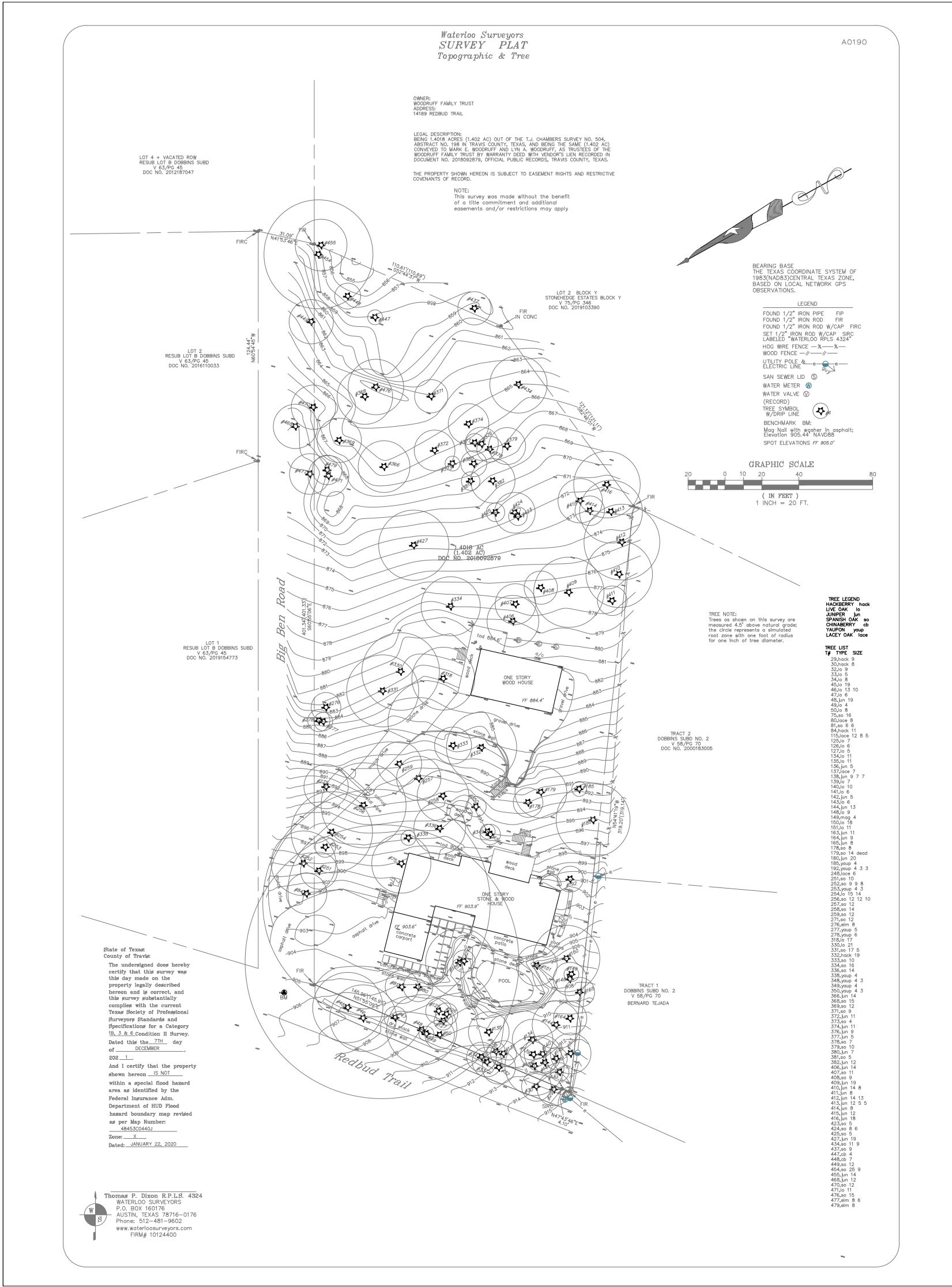
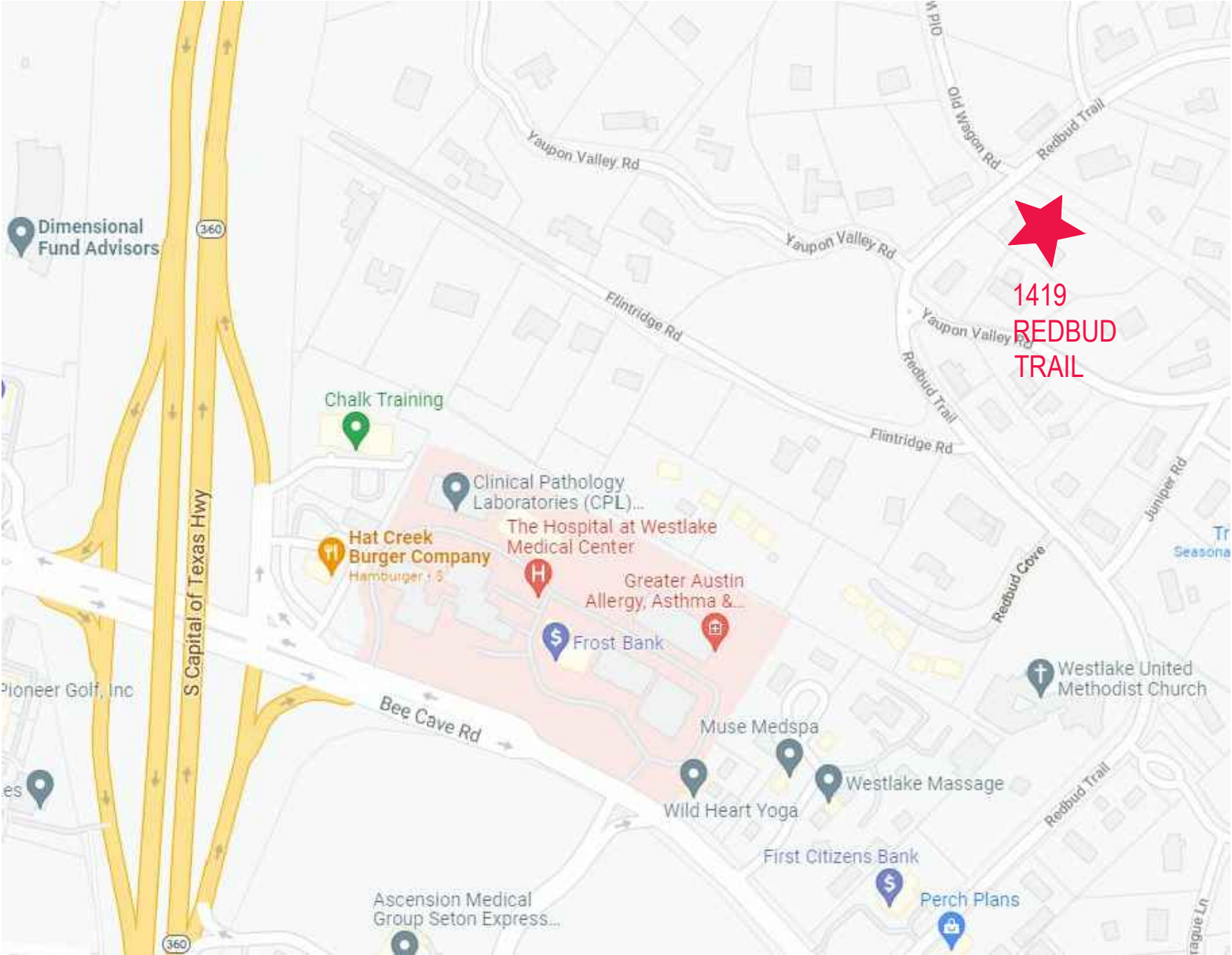
TOTAL % IMP. COVER (INCLUDING IC IN ROW) 19.4 %

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

FRANKE:FRANKE
Architecture
Landscape Architecture
Design Build
PO Box 50054
Austin, Texas 78763
Phone (512) 306.8885
Fax (512) 742.0853
www.FrankeFrank.com



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

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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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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

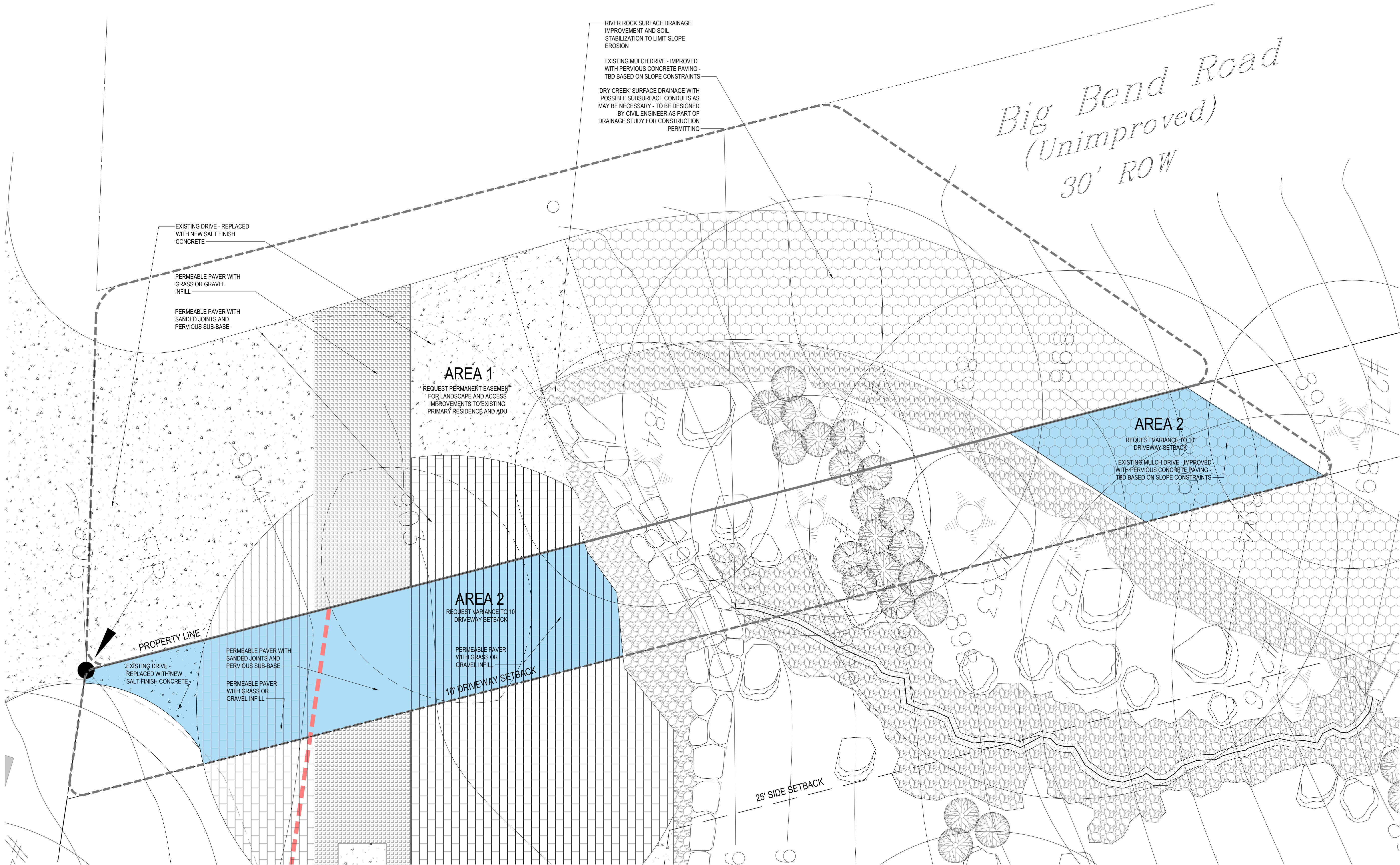


1

VARIANCE AND ACCESS AREAS

Scale: 1" = 10'

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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Scale	AS SHOWN
Job Number	WOOD0121
Project Name	WOODRUFF RESIDENCE
Drawn by	STAFF
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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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RESIDENCE

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WOOD0121

WOODRUFF
RESIDENCE

STAFF

TTF

08/18/22

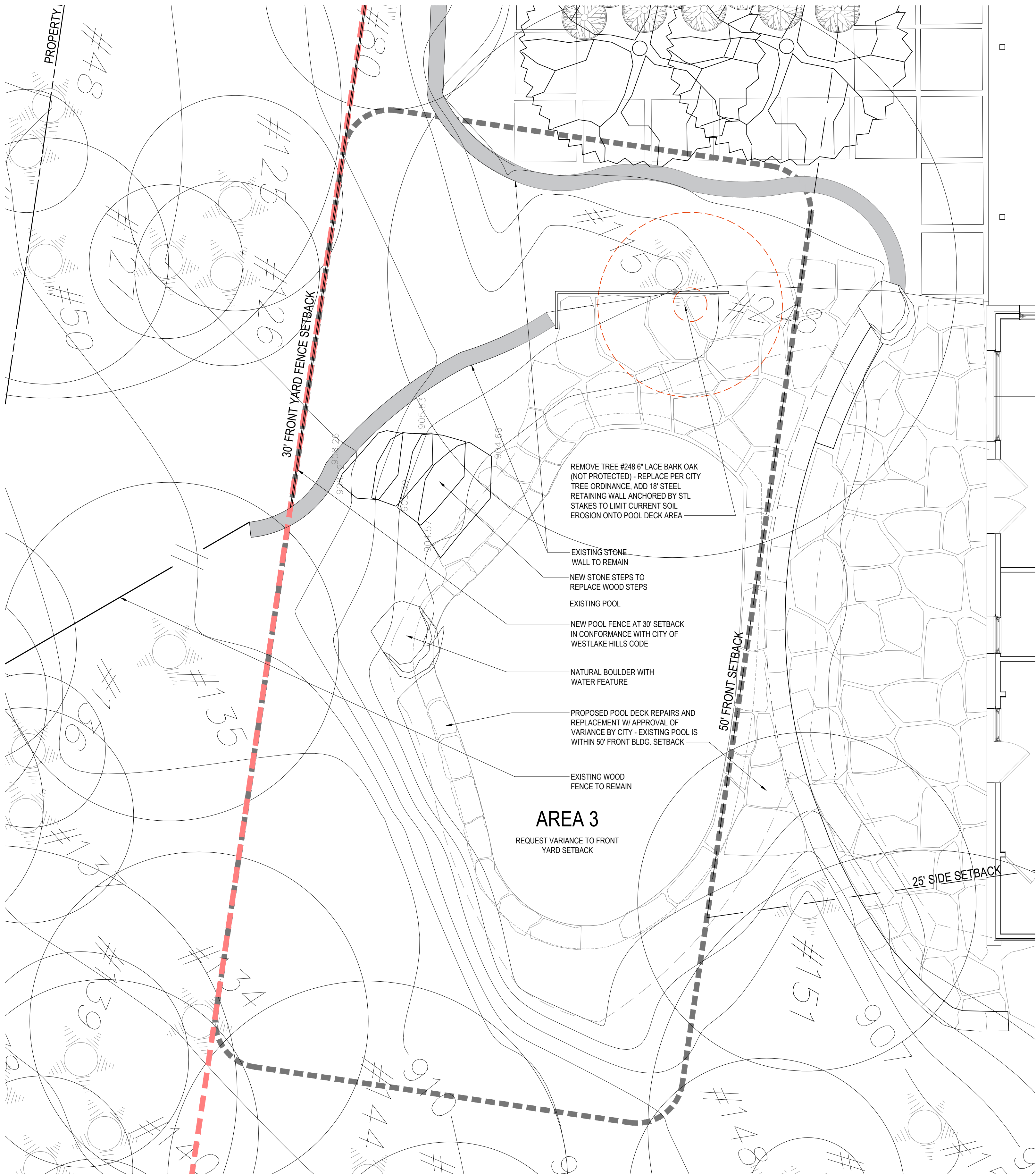
Sheet Title

**AREA 3 - POOL
PLAN AREA**

Sheet Number

VI 03

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1 AREA 3 - POOL VARIANCE

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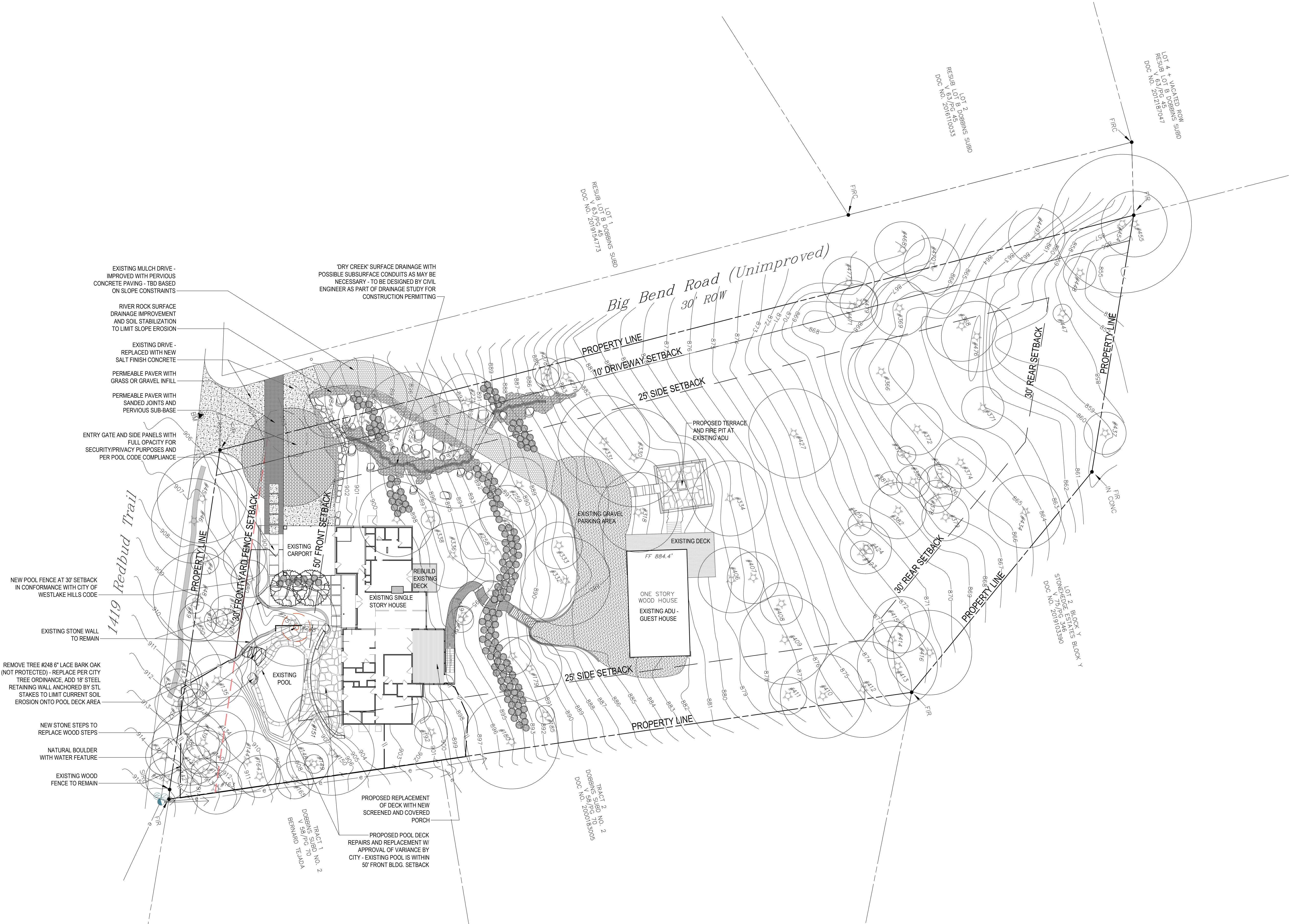
North	
Scale	AS SHOWN
Job Number	WOOD0121
Project Name	WOODRUFF RESIDENCE
Drawn by	STAFF
Checked by	TTF
Date	08/18/22
Sheet Title	

SITE PLAN

Sheet Number

SPI01

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1 SITE PLAN

Scale: 1" = 20'

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PRINT SCALE TO 50%, SO THAT ALL SCALES
SHALL BE ½ THE SIZE OF NOTED SCALES.

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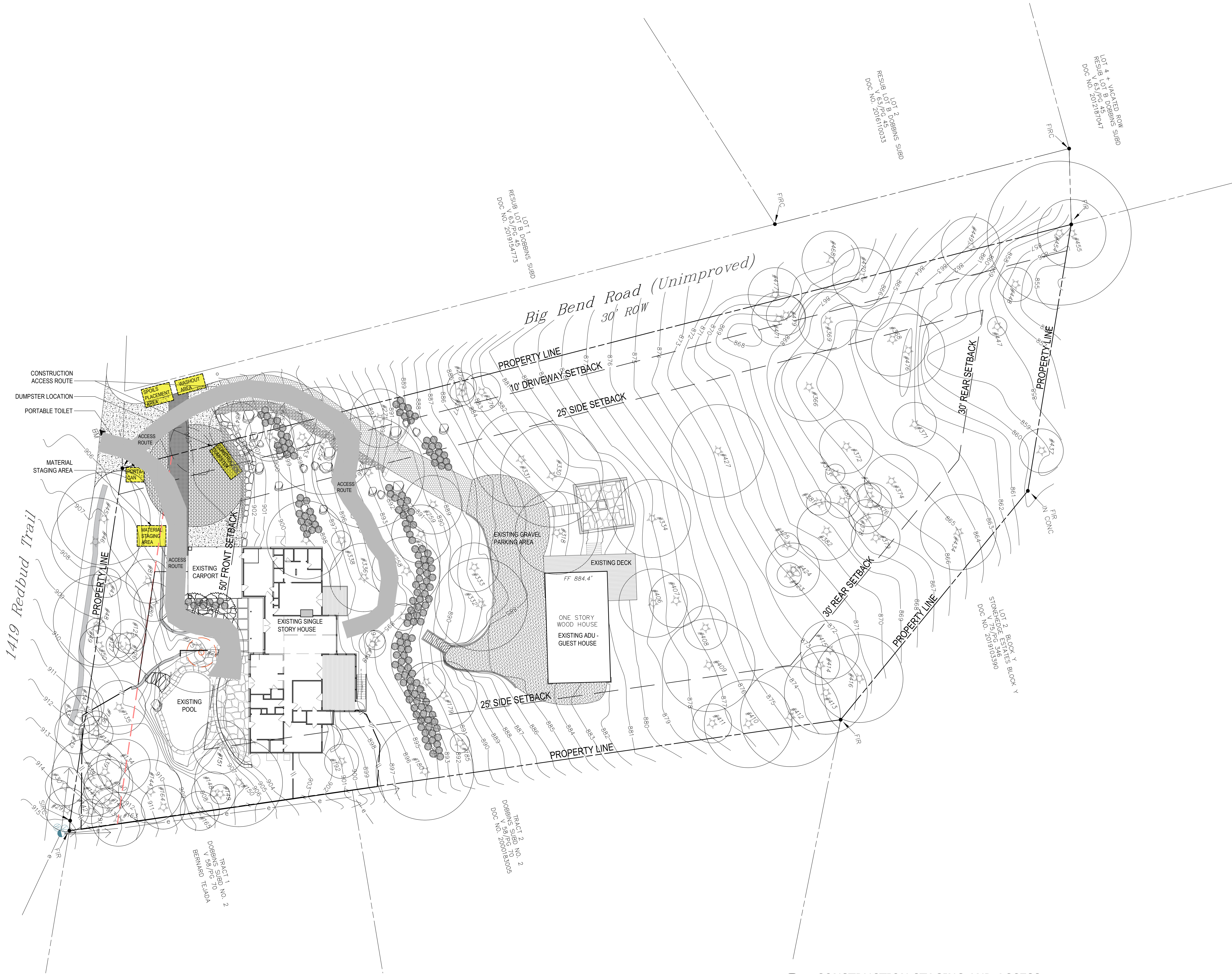
North	
Scale	AS SHOWN
Job Number	WOOD0121
Project Name	WOODRUFF RESIDENCE
Drawn by	STAFF
Checked by	TTF
Date	08/18/22

Sheet Title
**CONSTRUCTION
STAGING
AND ACCESS PLAN**

Sheet Number

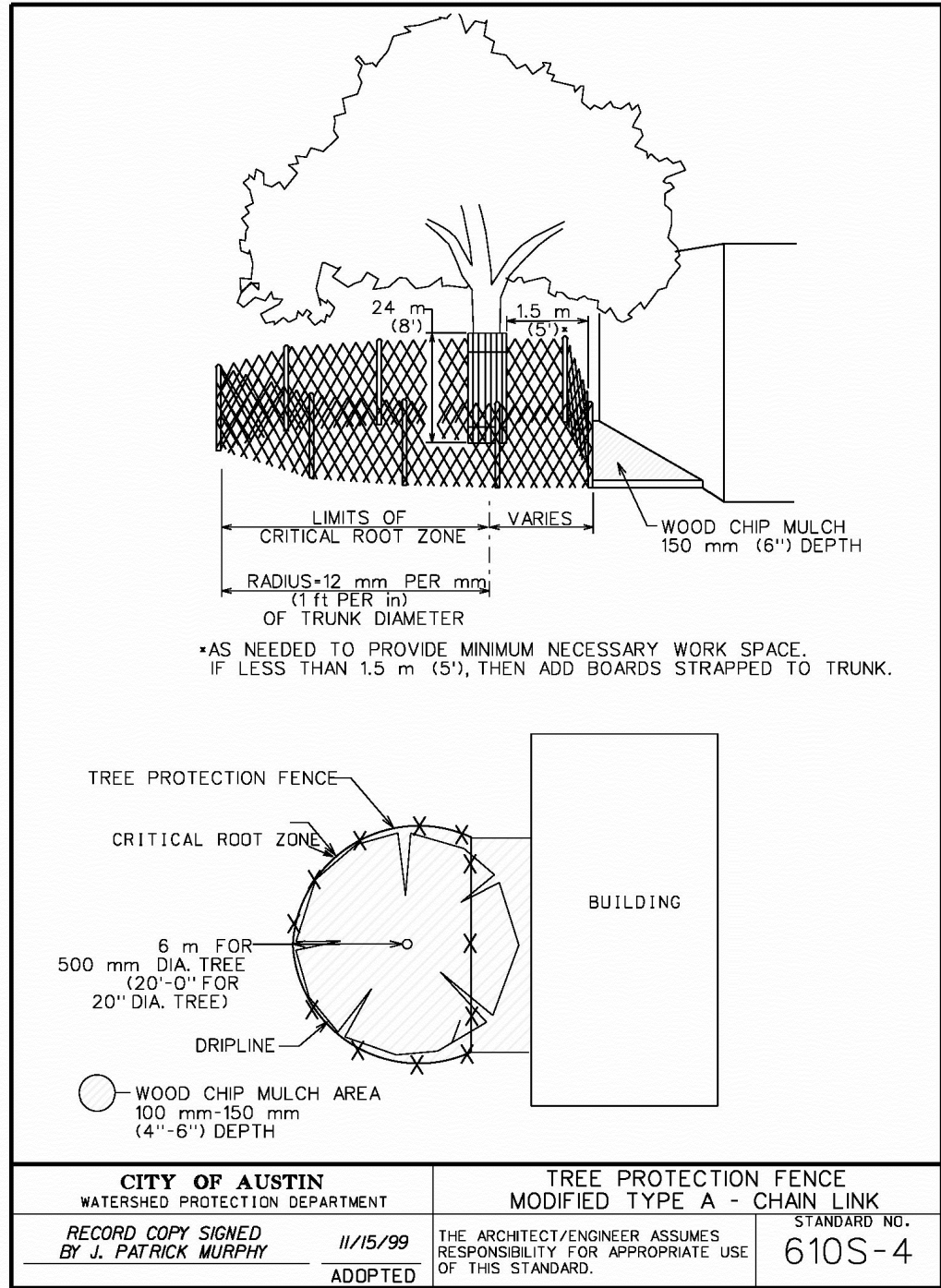
SPI 02

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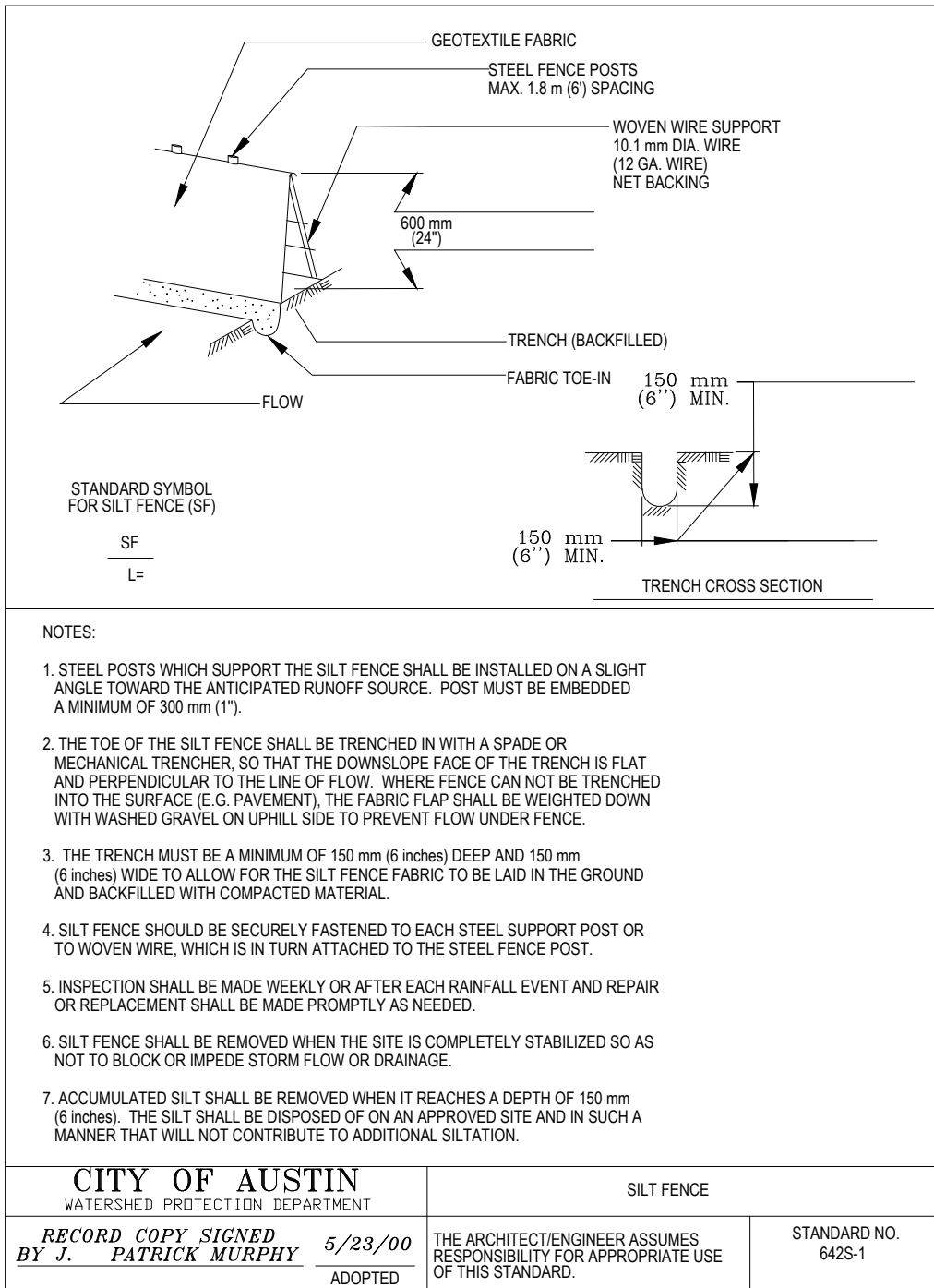
2 CONSTRUCTION STAGING AND ACCESS
Scale: 1" = 20'

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

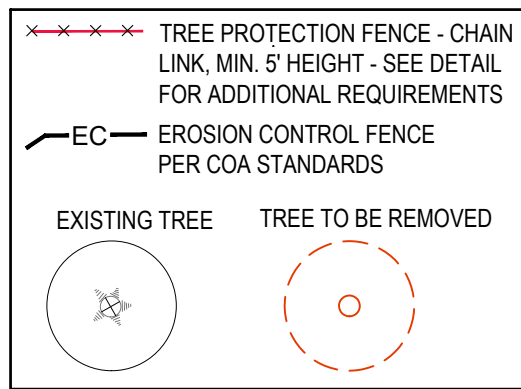
Scale: NTS

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

1/2" 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.

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Sheet Title

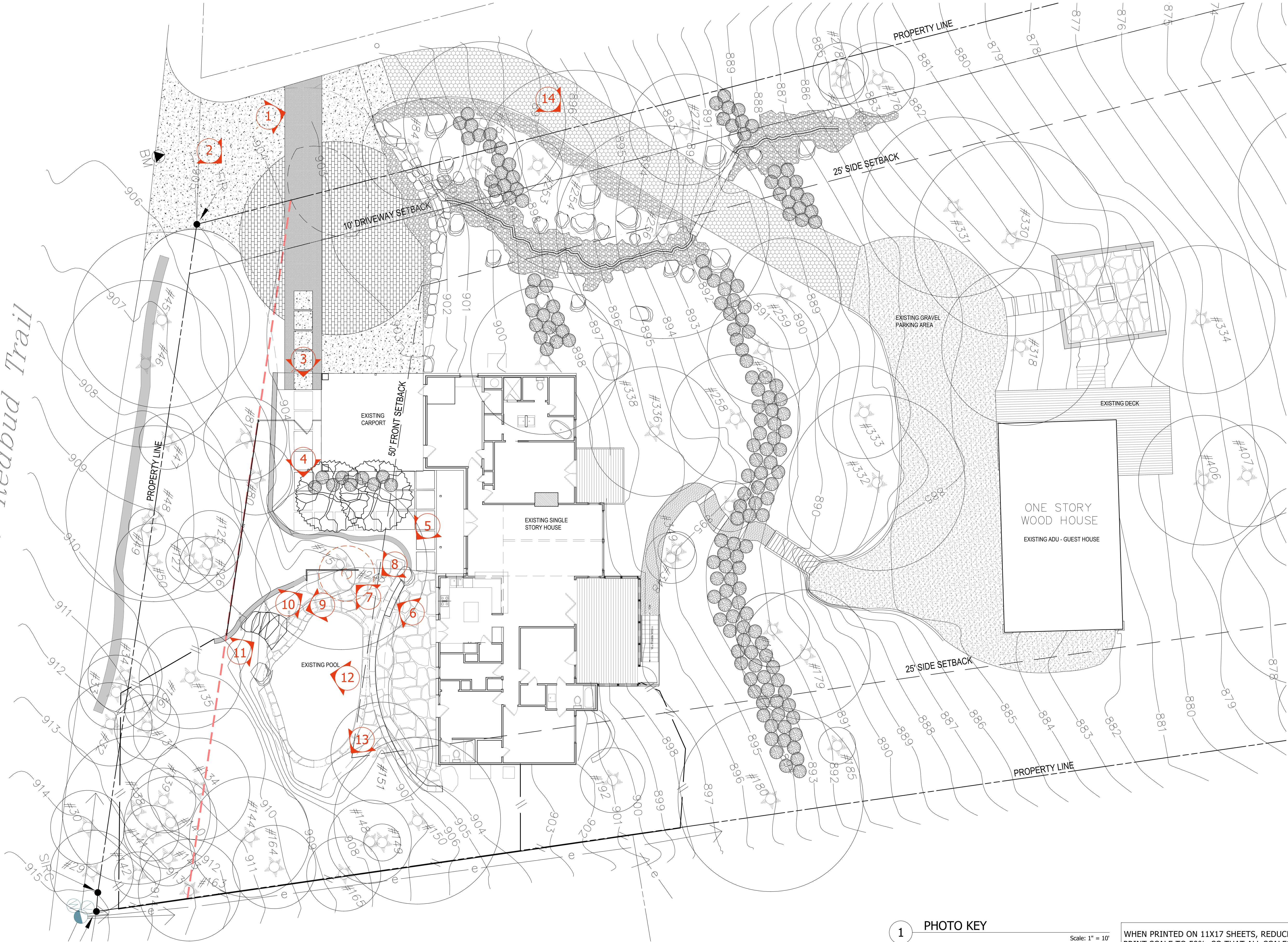
TREE PROTECTION AND EROSION CONTROL

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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North



Scale

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Job Number

WOOD0121

Project Name

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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



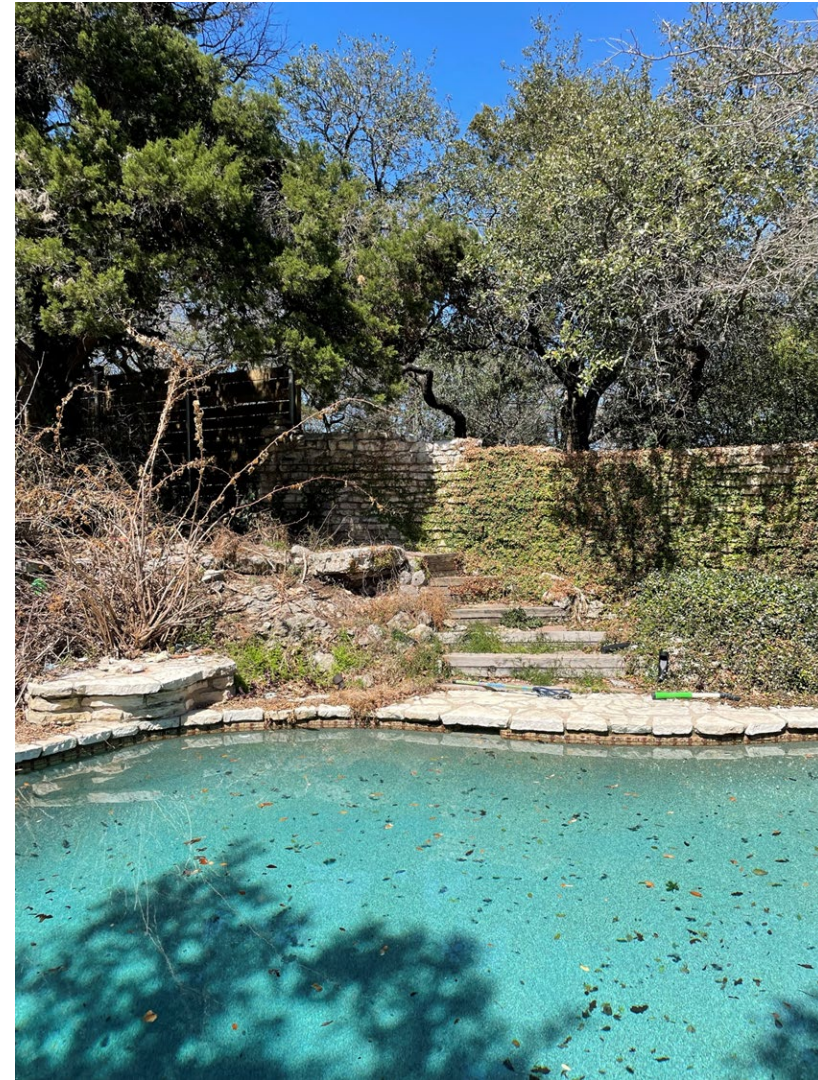
VIEW 9 – WOOD FENCE TO BE REMOVED THIS AREA, STONE WALL TO REMAIN



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:	<u>September 21, 2022</u>	Item Number:	<u>8</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

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.

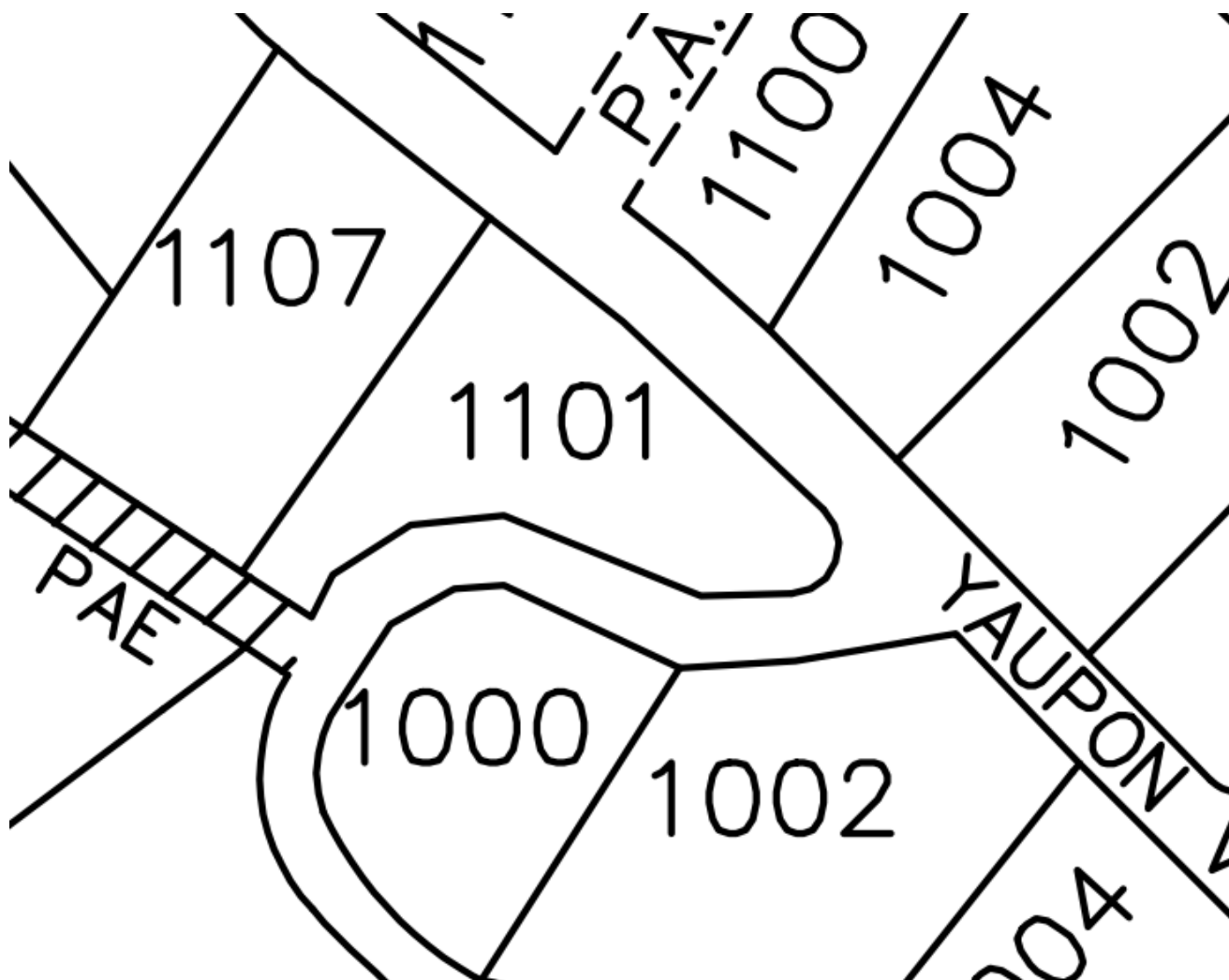
Comprehensive Planning Analysis

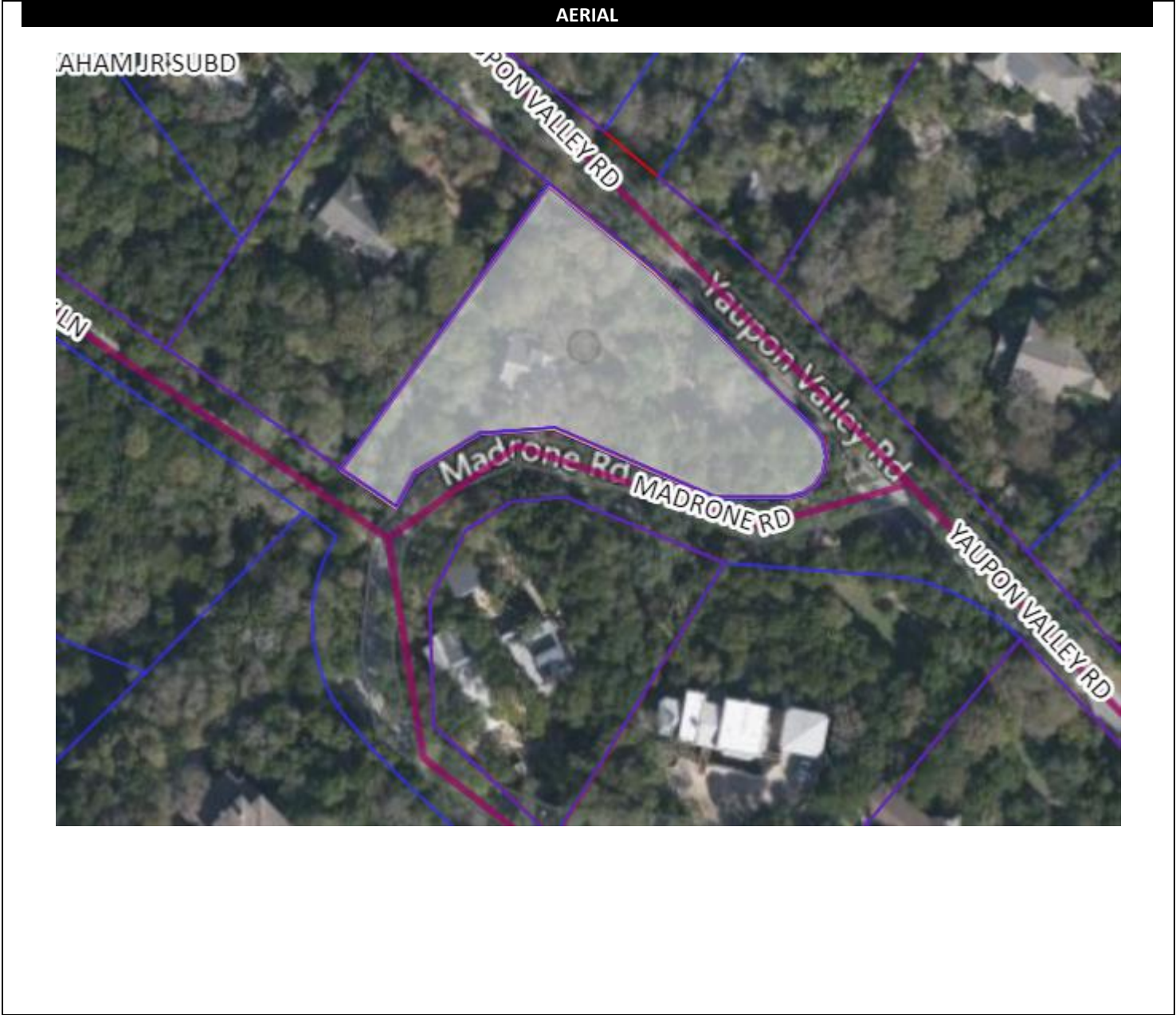
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

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)	(581/2) 281 SQ FT
AC PADS & OTHER CONC. FLATWORK	27 SQ FT
TOTAL IMPERVIOUS COVERAGE	6,202 SQ FT
% IMPERVIOUS COVERAGE	17.45 %

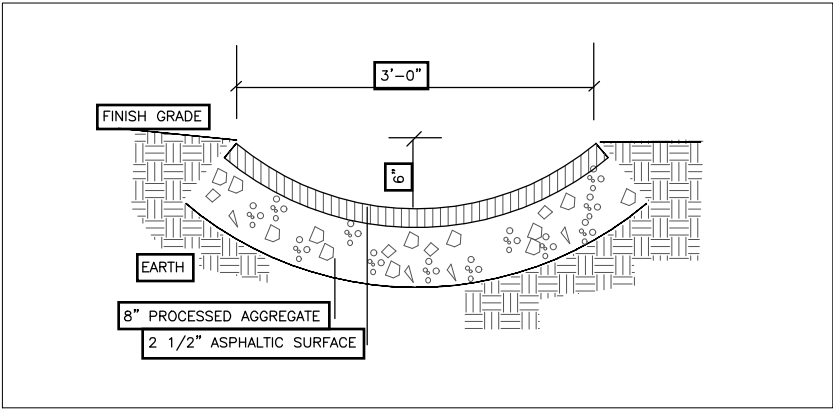
POOL	225 SQ FT
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F.A.R. TOTAL

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"



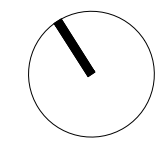
1101 YAUPON VALLEY ROAD

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

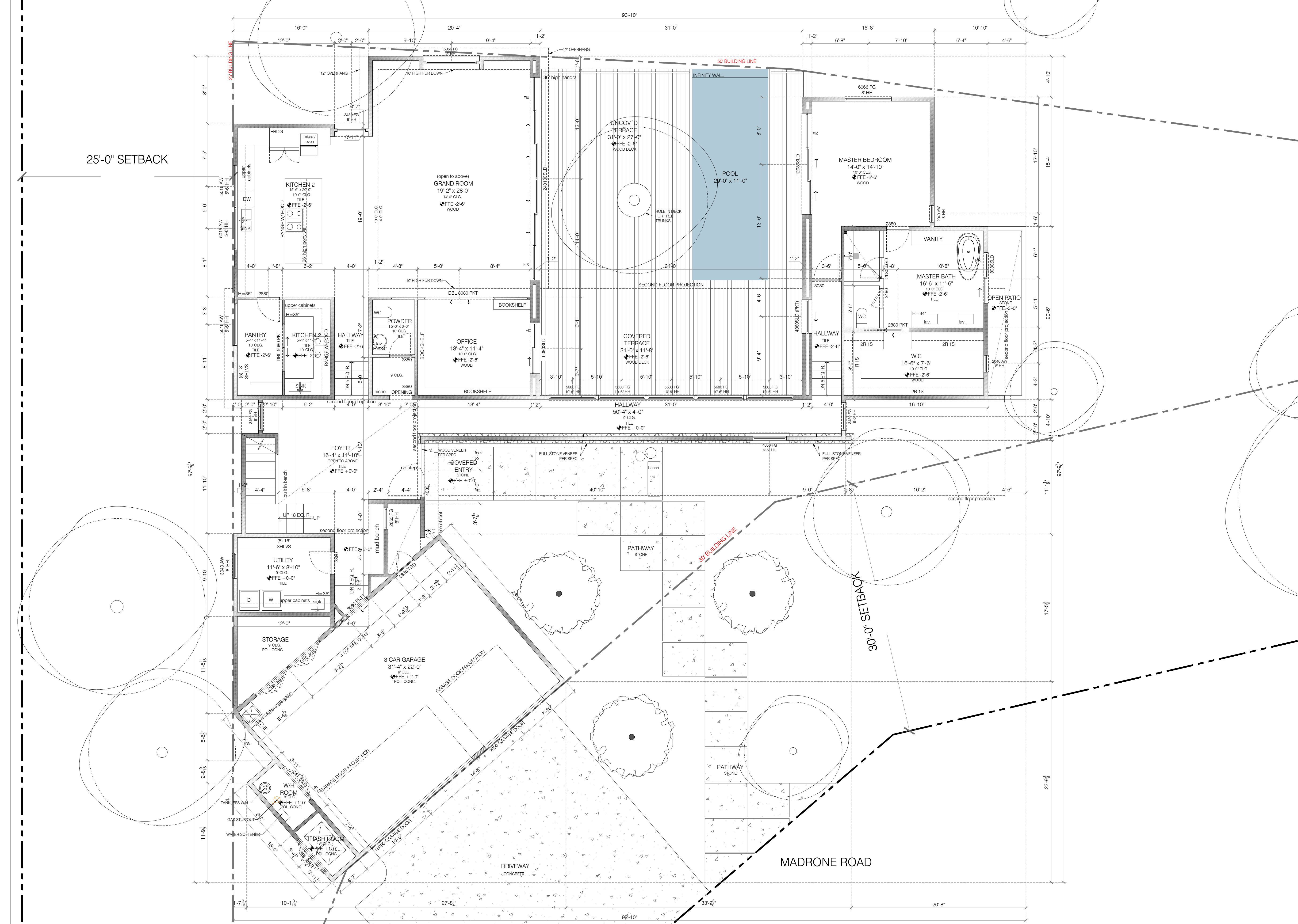
SITE PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT	APPROVED BY DIRECTOR
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ARCH D SCALE 1/16" = 1'-0"	LEDGER SCALE 1/32" = 1'-0"
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Draftman JPRC	Project no. 20001
Reviewed JPRC	File YPR-0100-Site-V3
Approval JPRC	Code 0100.A
Review date 8.21.2022	No. Page 01



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
 - 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

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
 - SLOPE
 - HOSE BIB
 - GAS STUB OUT
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 - R = ROD
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AREAS		
AREA	SQ. FT.	
1st FLOOR FRAMING	2,797 SQ. FT.	
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COVERED PORCH	549 SQ. FT.	
UNCOVERED TERRACE	581 SQ. FT.	
GARAGE	878 SQ. FT.	
DRIVEWAY	886 SQ. FT.	

SET FOR PERMITTING ONLY.

CONTENT

SECOND FLOOR PLAN

APPROVAL SIGNATURES

APPROVED BY CLIENT

APPROVED BY DIRECTOR

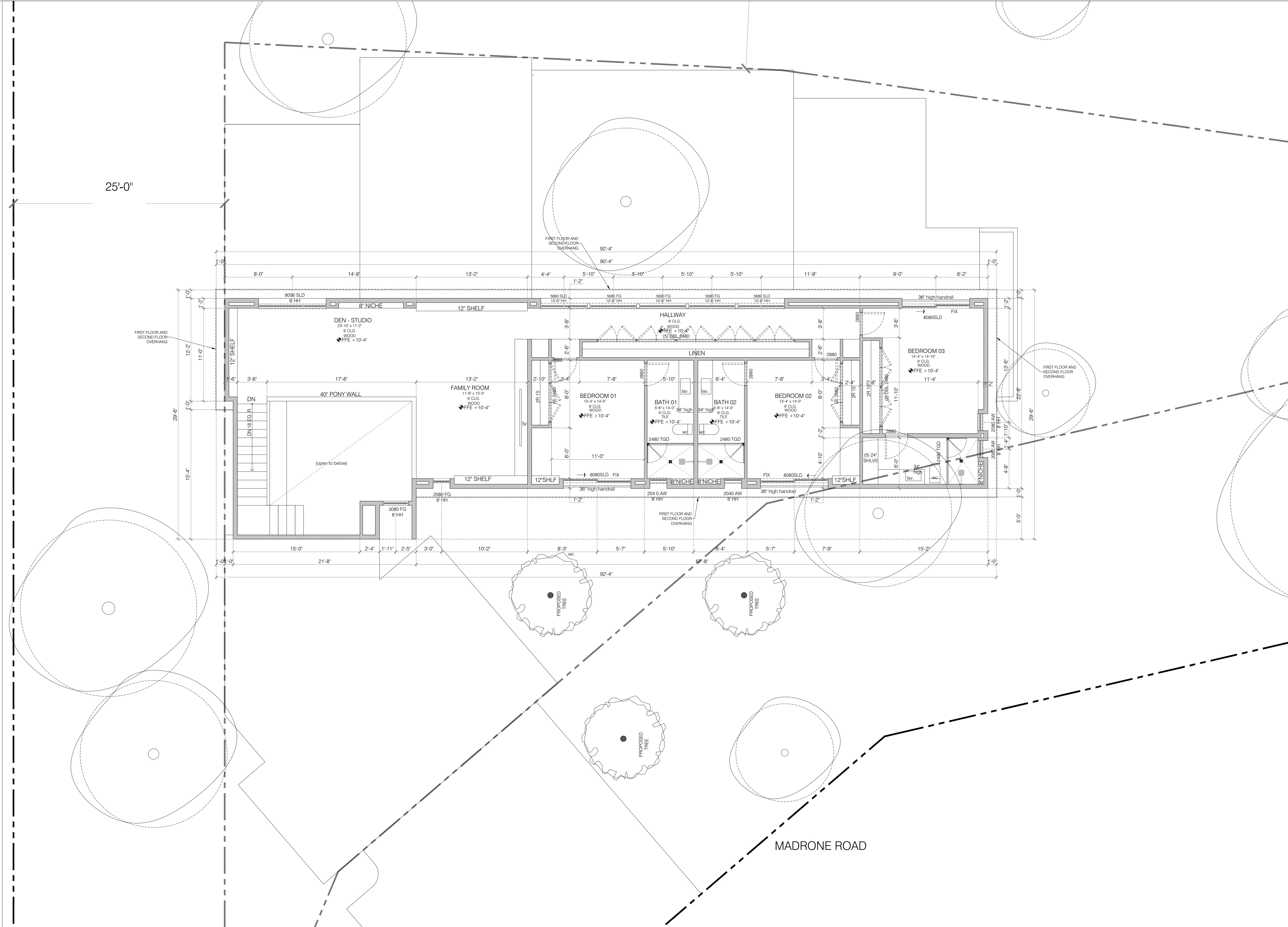
ARCH D SCALE
1/16" = 1'-0"

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"





1101 YAUPON VALLEY ROAD

AMENDMENTS		
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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
	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



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 YPR0121-V3
Approval JPRC	Code 0121.1
Review date 8.21.2022	No. Page 04 Rev. 00



1101 YAUPON VALLEY ROAD

AMENDMENTS		
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LOCATION

1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

LEGEND	
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FINISHED FLOOR ELEVATION
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TGD	= TEMPERED GLASS DOOR
S	= SHELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED

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 YPLA0121-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		
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
	FINISHED FLOOR ELEVATION
	ABOVE FINISHED FLOOR
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TGD	= TEMPERED GLASS DOOR
S	= SHELF
C	= CHASE
R	= ROD
FRSTD	= FROSTED

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



LOCATION

1101 YAUPON VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



NORTH

LEGEND	
	DIMENSION LINES
	ELEVATION MARKER
	ELEVATION MARKER
	FFE FINISHED FLOOR ELEVATION
	AFF ABOVE FINISHED FLOOR
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C =	CHASE
R =	ROD
FRSTD =	FROSTED

SET FOR PERMITTING
ONLY.

CONTENT

FAÇADE

APPROVAL SIGNATURES

APPROVED BY CLIENT		APPROVED BY DIRECTOR	
ARCH D SCALE		LEDGER SCALE	
NTS		NTS	
Draftman		Project no.	
JPRC		20001	
Reviewed		File	
JPRC		YPN-0121-V3	
Approval		Code	
JPRC		0121.3 (2)	
Review date		No. Page	
8.21.2022		06	
		Rev. 00	

REAR FAÇADE

90X60 // NTS TABLOIDE // NTS