



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 19, 2022 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 19th day of October, 2022 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

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

Join Zoom Meeting:

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

Meeting ID: 349 954 9035

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

If you wish to speak during the meeting or provide written comments, please provide your name, phone number, comments, and the item number you wish to speak on to pzsec@westlakehills.gov by 1:00 P.M. on October 19, 2022.

1. Call to Order. Chairman Robert Meisel.
2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.
 - a. Approval of the September 21, 2022 Regular Zoning and Planning Commission Meeting Minutes.
 - b. Report on Board of Adjustment and City Council Responses.
3. Land Use 902 Redbud Trail - Discussion/Recommendation on a request for an amended

plat at 902 Redbud Trail, Stonehedge Estates Replat (Chapter 36 of the West Lake Hills Code). Applicant Samy Aboel-Nil.

4. Land Use 800 Rock Creek - Discussion/Recommendation on variances to remove three trees with diameters larger than 14 inches to demolish and construct a new single family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Representative Renee Godinez.
5. Land Use 1000 Live Oak Circle - Discussion/Recommendation on a variance to allow a fence 18 feet from the pavement (Section 22.03.173 of the West Lake Hills Code). Applicant Lauren Viator.
6. Land Use 8 Nob Hill - Discussion/Recommendation on a variance to allow a second driveway access (Section 22.03.175(e)(2) of the West Lake Hills Code). Applicant Tom Walters.
7. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the October 19, 2022 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on October 14, 2022 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

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

All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters

listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

CITY OF WEST LAKE HILLS, TEXAS
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.



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

OCTOBER 19, 2022

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

Requested Action: No action required.

Background & Purpose:

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

Items on May ZAPCO Agendas	ZAPCO Recommendation	City Council/BOA Action
912 Calithea (Front Setbacks)	Approval	Approved
2 Laurel Valley Cove (Cut/Fill for Driveway)	Approval	Approved
10 North Peak (Front Setback and Trees)	Approval	Approved
1419 Redbud Trail (Front Setback)	Approval	Approved
1101 Yaupon Valley Road (Front Setback)	Approval	Approved

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



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

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

Subject

902 Redbud Trail - Discussion/Recommendation on a request for an amended plat at 902 Redbud Trail, Stonehedge Estates Replat (Chapter 36 of the West Lake Hills Code). Applicant Samy Aboel-Nil.

Recommendation

Staff recommends approval of the proposed amended plat. It is combining two platted lots into one and is ministerial per Texas Local Government Code.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Samy Aboel-Nil

Legal Description: Lot 1, Block A Stonehedge Estates, Lot 1 Block A and Lot 2 Block A Stonehedge Estates

Lot Size: 2.3730 acres (103,367.88 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

The owner is seeking to combine the two lots he owns into one. This is an amended plat that meets all required state and local codes.

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.

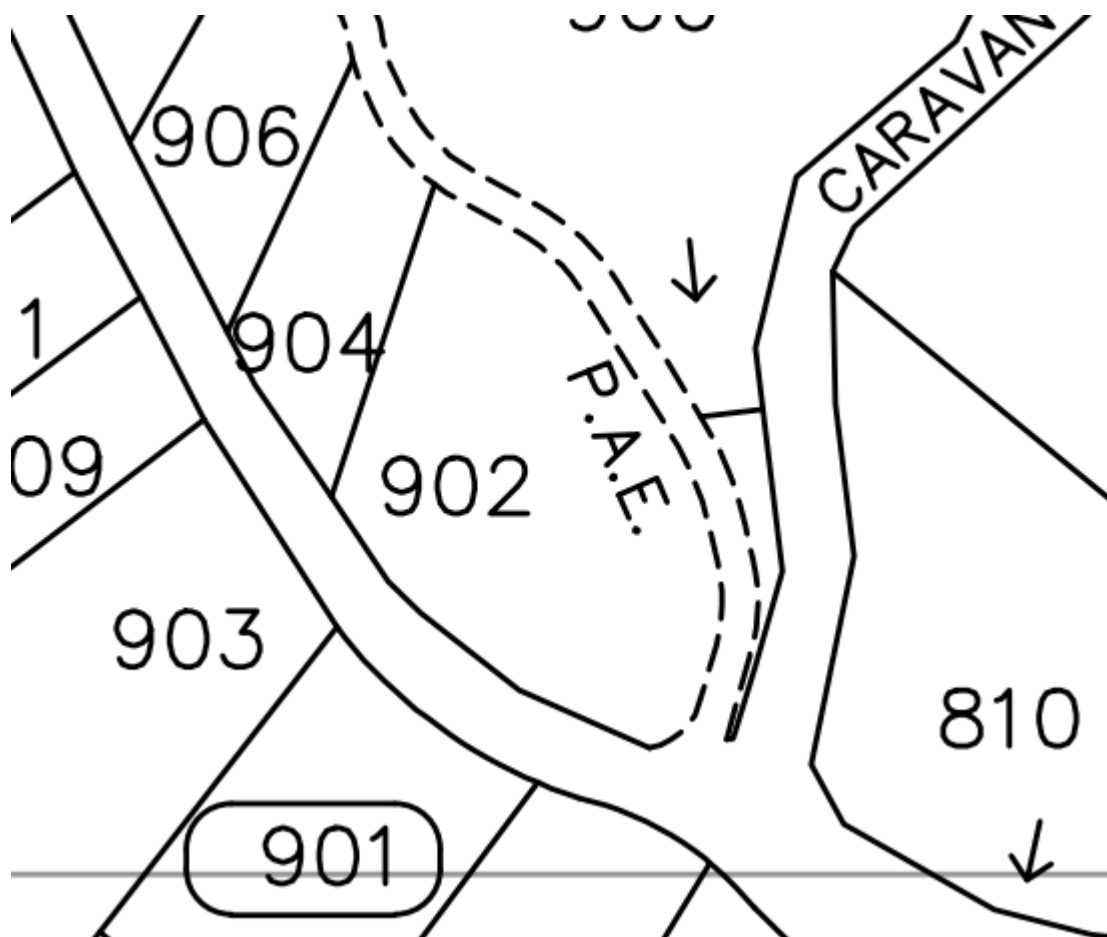
Comprehensive Planning Analysis

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

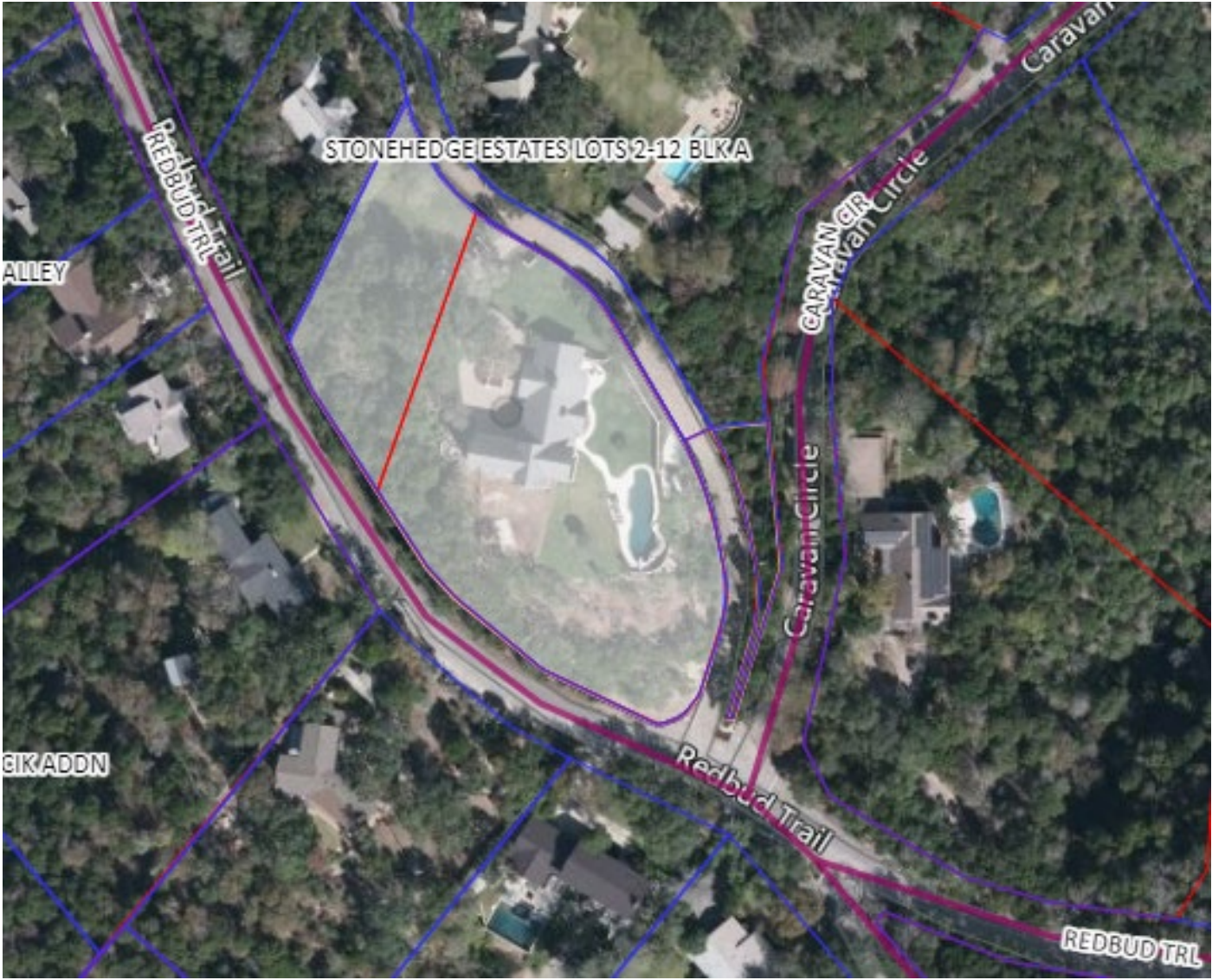
Links to Relevant Code:

- [Chapter 36 Subdivisions](#)
- [Texas Local Government Code Chapter 212: Municipal Regulation of Subdivisions and Property Development](#)

Zoning:



Aerial:



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

PREPARATION DATE: 08/31/22
REVISED:

BEARING BASIS:
TEXAS STATE PLANE
GRID COORDINATE (NAD83)
TEXAS CENTRAL ZONE (4203)

1. TOTAL ACRES: 2.173
2. TOTAL NUMBER OF LOTS: 2
3. 0 LF OF NEW STREET

4. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48453C0470K EFFECTIVE JANUARY 6, 2016 PREPARED FOR THE CITY OF WEST LAKE HILLS

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT SAMY ABOEL-NIL, BEING OWNER OF A 2.173 ACRE TRACT OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK A, OF STONEHEDGE ESTATES LOT 1-BLOCK "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 32, PAGE 21, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; LOT 2, AND THAT CERTAIN 0.103 ACRE TRACT SHOWN ON THE PLAT OF STONEHEDGE ESTATES-LOTS 2 THRU 12, BLOCK "A", A SUBDIVISION OF RECORD IN VOLUME 36, PAGE 22, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY RESUBDIVIDE THE SAID 2.173 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS:

STONEHEDGE ESTATES REPLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

SAMY ABOEL-NIL

BY: SAMY ABOEL-NIL
902 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

DATE:

STATE OF TEXAS:
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMY ABOEL-NIL KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: _____)
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF WESTLAKE HILLS MUNICIPAL CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

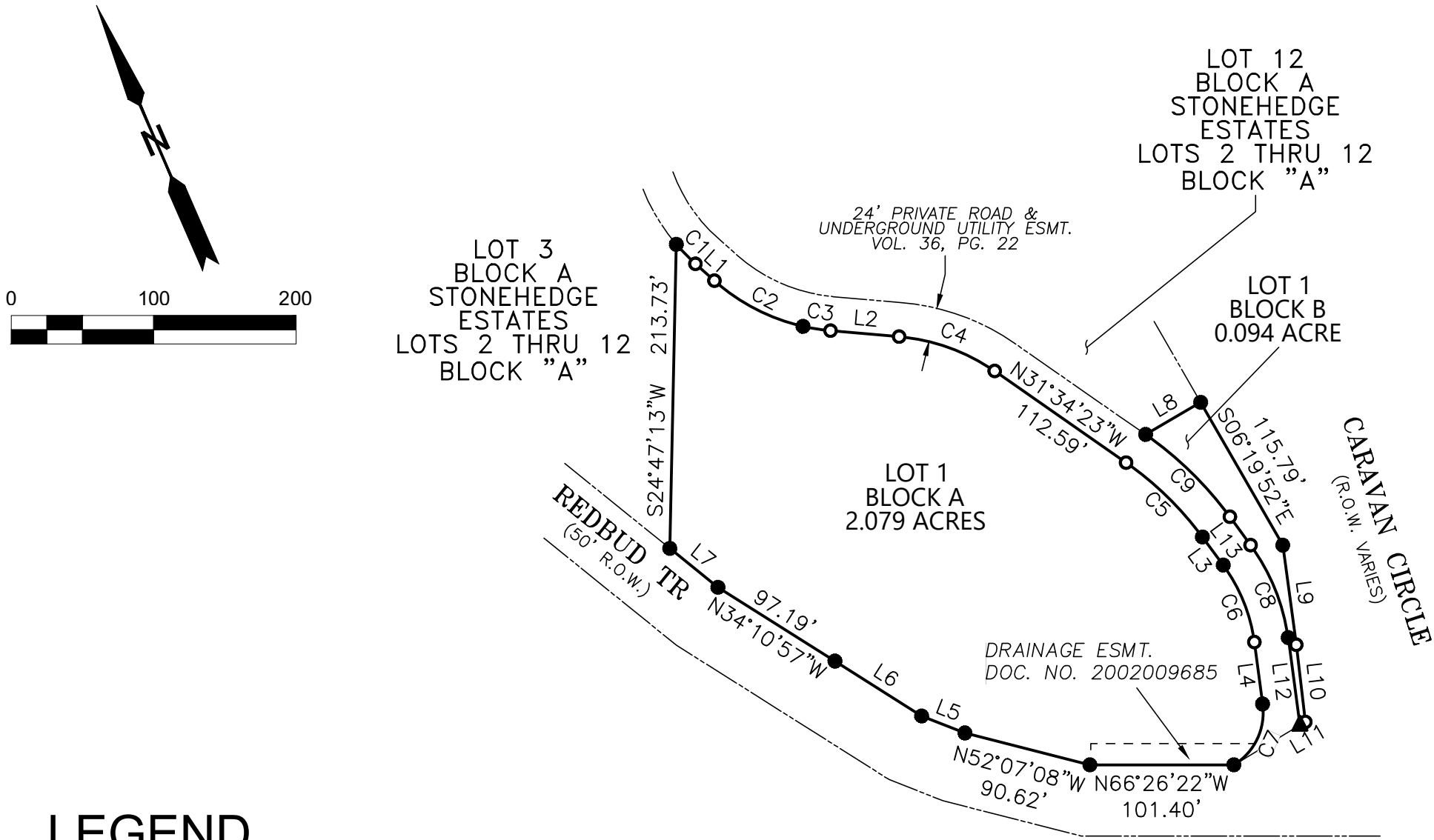
ABRAM C. DASHNER
RPLS NO. 5901
6448 E HWY 290
SUITE B-105
AUSTIN, TEXAS 78723

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF WEST LAKE HILLS, ON THIS THE ____ DAY OF _____, 20____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, BUILDING AND DEVELOPMENT SERVICES DEPARTMENT, CITY OF WEST LAKE HILLS, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2022, AD.

ASHBY GRUNDMAN, AICP, DIRECTOR
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT

STONEHEDGE ESTATES REPLAT



LEGEND

- 1/2-INCH IRON ROD FOUND
- ▲ 80D NAIL FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET

GENERAL NOTES

1) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH PAYMENT WAS GRANTED FOR THIS SUBDIVISION ON _____(DATE) BY THE CITY OF WEST LAKE HILLS WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS _____, REFER TO RSMP APPROVAL LETTER AND AGREEMENT FOR CONDITIONS OF PARTICIPATION.

2) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LAKE HILLS ZONING ORDINANCE REQUIREMENTS.

3) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF WESTLAKE HILLS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

4) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8. SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

5) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF WESTLAKE HILLS MUNICIPAL CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF WEST LAKE HILLS RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

9) PUBLIC SIDEWALKS, BUILT TO CITY OF WEST LAKE HILLS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: REDBUD TRAIL. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

10) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF WESTLAKE HILLS WATER AND WASTEWATER UTILITY SYSTEM.

11) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF WEST LAKE HILLS UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF WEST LAKE HILLS. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

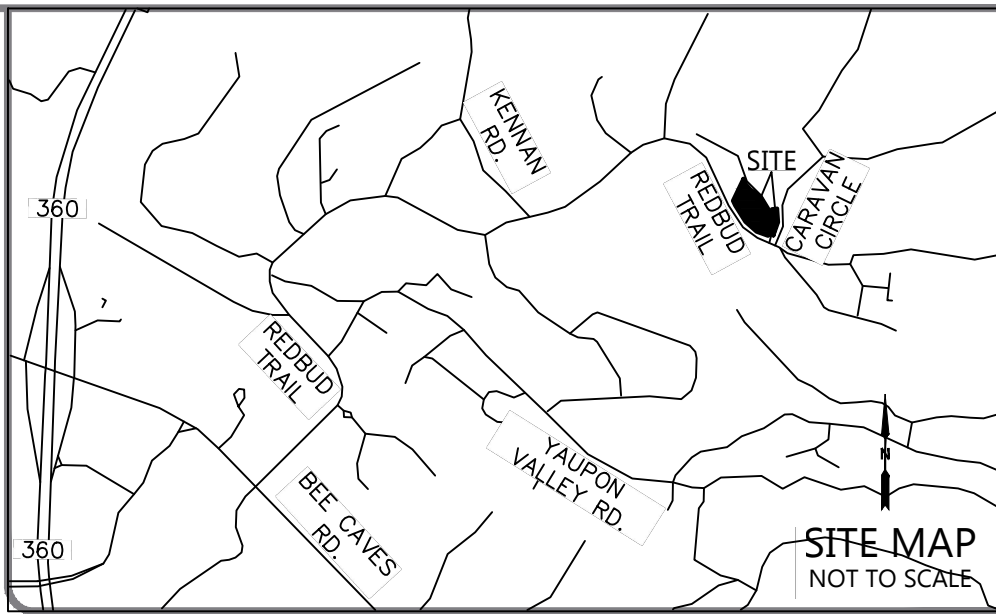
12) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

13) BY APPROVING THIS PLAT, THE CITY OF WEST LAKE HILLS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

14) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS (CHAPTER 25-13) AS AMENDED.

15) WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.

16) EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S24°45'37"E	17.84'
L2	S61°26'57"E	48.44'
L3	S12°47'22"E	24.67'
L4	S16°00'00"W	44.07'
L5	N45°01'43"W	32.66'
L6	N34°06'10"W	72.13'
L7	N27°29'01"W	43.52'
L8	N83°17'00"E	44.77'
L9	S15°50'00"W	70.69'
L10	S16°48'43"W	54.58'
L11	S83°31'00"W	4.51'
L12	N16°00'38"E	62.12'
L13	N12°44'00"W	24.67'

LOT TABLE

LOT#	ACRES/SQ.FT.
1, A	2.079/90,565
1, B	0.094/4,075
TOTAL	2.173/94,640

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	138.30'	7°58'53"	19.27'	S21°00'24"E	19.25'
C2	141.26'	28°41'37"	70.74'	S39°10'06"E	70.01'
C3	141.26'	7°55'56"	19.56'	S57°28'53"E	19.54'
C4	137.28'	30°07'13"	72.17'	S46°39'40"E	71.34'
C5	229.62'	18°47'27"	75.31'	S22°09'20"E	74.97'
C6	117.46'	28°40'05"	58.77'	S01°32'36"W	58.16'
C7	43.13'	66°08'30"	49.79'	S48°42'43"W	47.07'
C8	141.46'	28°42'30"	70.88'	N01°27'41"E	70.14'
C9	253.62'	18°47'31"	83.18'	N22°06'09"W	82.81'

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF WEST LAKE HILLS, TEXAS, ON THIS, THE ____ DAY OF _____, 20____.

_____, CHAIR
_____, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AD. AT ____ O'CLOCK ____M., DULY RECORDED ON THE ____ DAY OF _____, 20____ AD. AT ____O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____, DAY OF _____, 20____ AD,

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

CHECKED BY: AD	
JOB NUMBER: 121-01	ISSUE DATE: 08/31/2022
SHEET: 1 OF 1	



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

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

Subject

800 Rock Creek - Discussion/Recommendation on variances to remove three trees with diameters larger than 14 inches to demolish and construct a new single-family residence (Section 22.03.304 of the West Lake Hills Code). Applicant Representative Renee Godinez.

Recommendation

Staff recommends approval of the requested variances. The applicants have worked to create a code compliant plan and are reducing the nonconforming elements on the lot.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Kevin Burns

Legal Description: Lot 13, Block C, Liveoak Terrace Partial Replat

Lot Size: 0.4369 acres (19,031.13 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

The property sits at the corner of Rock Creek Drive and Oakridge Drive, creating two front setbacks of 30-feet. The existing survey in the packet shows there are several existing non-conforming elements that when demolished will lose vested status. The applicant has adjusted the plans and reduced the number of variances after a couple of meetings with city staff.

The applicant is seeking variances for the removal of three trees. Those trees are:

T29 – 18-Inch Cedar

T31 – 16.5-Inch Live Oak

T139 – 14-Inch Live Oak

They have designed around all Live Oaks that are greater than 20-inches, which is 7 trees on this lot.

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 existing residence is non-compliant on two sides including along the West setback. Consequently, there is no other location for the driveway other than its currently proposed location. Therefore, the proposed driveway location requires removal of trees #29 and #31 - both of which are in poor or very poor condition anyway.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
We are working with a private arborist directly to ensure tree health is maintained during construction. The proposed design further heavily mitigates impact to the critical root zones of the neighboring protected trees to remain.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
Other garage and driveway alternatives on Rock Creek Drive would adversely impact more trees overall and most certainly would impact larger protected trees than those we propose for removal that are in fact in much better health. By extension, this dictates removal of tree #139 in order to have any reasonable improvement to the property regardless of the design strategy.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The proposed design solution eliminates the need for removal of any protected trees in fair or better health in favor of the removal of three trees in poor or very poor health that are far less mature than most of the other protected trees. Therefore, this design synergizes a high level of smart conservation while optimizing the owner's ability to occupy his property in a reasonable way.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
We feel removal of these trees does not violate the intent of the zoning ordinance and goals of the city's master plan primarily because these trees present a safety issue for future occupants and improvements on the property. They have poor structure, poor vigor, significant storm damage and freeze damage, decay, are substantially unbalanced, have broken branches aloft, have very inconsequential canopy, and heavy competition due to vine growth.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
Removal of tree #29, #31, and #139 for which we are seeking a variance for will not disturb any fellow neighbors, nor do these trees add value to neighboring yards. Taylor Holt - Project Manager from Item 5 LLC (the Builder for this project) has spoken directly in-person with the following neighbors on

9/12/2022 to discuss this project in detail with specific emphasis on the proposed tree removal and replacement plan:

Lois Thomson, residing at 801 Cedar Park Dr.

Aylin Walsh, residing at 802 Rock Creek Dr.

Jeff Cook, residing at 801 Rock Creek Dr.

William Petri, residing at 407 Oak Ridge Dr.

Each neighboring resident verbally expressed having no concern with our removal of the aforementioned trees, our plan for replacement, as well as offered verbal support for the project as a whole. Lois Thomson and Jeff Cook in particular expressed enthusiasm for the project in general.

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](#)





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

Tree Variance Letter

800 Rock Creek

The trees we are requesting a variance for to remove is primarily about the general condition of the trees themselves. As the attached arborist's report indicates, these particular trees (#29, #31, #139) are in poor to very poor health. Such poor health, in fact, that preserving them is likely hazardous during construction and beyond. It's further doubtful any reasonable insurance carrier would allow them to remain once the condition of the trees is disclosed.

Furthermore, the primary hardship is that the corner lot setback conditions dictated by the governing body severely limits development due to the constricted buildable area that naturally remains when required setbacks are applied to this corner lot.

The existing residence is non-compliant on two sides including along the West setback. Consequently, there is no other location for the driveway other than its currently proposed location. Therefore, the proposed driveway location requires removal of trees #29 and #31 - both of which are in poor or very poor condition anyway.

We are working with a private arborist directly to ensure tree health is maintained during construction. The proposed design further heavily mitigates impact to the critical root zones of the neighboring protected trees to remain.

Other garage and driveway alternatives on Rock Creek Drive would adversely impact more trees overall and most certainly would impact larger protected trees than those we propose for removal that are in fact in much better health. By extension, this dictates removal of tree #139 in order to have any reasonable improvement to the property regardless of the design strategy.

The proposed design solution eliminates the need for removal of any protected trees in fair or better health in favor of the removal of three trees in poor or very poor health that are far less mature than most of the other protected trees. Therefore, this design synergizes a high level of smart conservation while optimizing the owner's ability to occupy his property in a reasonable way.

We feel removal of these trees does not violate the intent of the zoning ordinance and goals of the city's master plan primarily because these trees present a safety issue for future occupants and improvements on the property. They have poor structure, poor vigor, significant storm damage and freeze damage, decay, are substantially unbalanced, have broken branches aloft, have very inconsequential canopy, and heavy competition due to vine growth.

Removal of tree #29, #31, and #139 for which we are seeking a variance for will not disturb any fellow neighbors, nor do these trees add value to neighboring yards. Taylor Holt - Project Manager from Item 5 LLC (the Builder for this project) has spoken directly in-person with the following neighbors on 9/12/2022 to discuss this project in detail with specific emphasis on the proposed tree removal and replacement plan:

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SPECIAL POWER OF ATTORNEY FORM

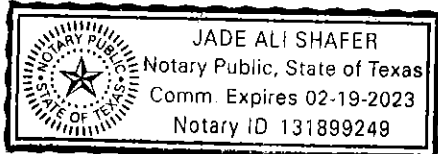
KNOW ALL PERSONS BY THIS DOCUMENT that I, KEVIN BURNS
have made, constituted and appointed PERMIT SOLUTIONS (RENEE GODINEZ)
to be my duly authorized representative in connection with an application dated _____,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board 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.

Kevin Burns
Property Owner/Applicant Name
301 West Ave #100 Austin TX
Street Address City State Zip Code
78701

512 898 8722
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 14th day of September, 2022.

Jade Ali Shafer
Notary Public in and for the State of Texas





8/20/2021

Tree Inventory Memo: Jay Corder Architect
800 Rock Creek
West Lake Hills, TX 78746

Attn: Jennifer Hefner

Thank you for insuring trees and canopies within our communities are responsibly preserved for future generations while shepherding quality redevelopment. On August 3rd, 2021, the Tree Mann Solutions board certified master arborist team visited the property to inspect for tree survey accuracy and provide tree preservation recommendations.

Multiple trees were mismeasured and/or identified on the original survey. 22 trees were inspected; 14 of those were heritage but only 8 are recommended for preservation based on health. In below image, trees with red dots are recommended for preservation, trees with orange dots may present challenges for removal due to size but are not the best preservation candidates, and green trees are either non-heritage trees and/or in very poor health (presenting little challenge for removal).



This site will likely be redeveloped with a larger home occupying the site. TMS recommends removal of smaller trees in the building envelope, selective removal of very poor health heritage trees and non-heritage trees where necessary to achieve goals, and preservation of the larger, better trees on site.

TMS recommends saving the biggest/best trees, mitigating fairly for a reasonable number of trees to be removed based on code requirements, market conditions, and tree health, and thoughtfully preserving good trees within the limits of construction beyond code minimums in addition to thorough replanting per requirements.

Photos for documentation are provided in a separate link. Please let me know if you've any questions and/or concerns regarding the assessments; we are here to help!

Respectfully,
Mark Mann | Owner: Tree Mann Solutions, LLC
Board Certified Master Arborist
ISA TX-3978B, T.R.A.Q./TX Oak Wilt Qualified - 144

29, Ashe Juniper, 18

Created	2021-08-03 13:45:56 CDT by Mark Mann
Updated	2021-08-03 15:17:22 CDT by Mark Mann
Location	30.2856839017186, -97.7965831384063
Status	■ Inventoried
Tree Number	29
Tree Species	Ashe Juniper
Diameter (DBH)	18
Condition	Very Poor
Notes	poor structure, deadwood 30%-50%, significant impervious cover, very poor vigor, 10% potential canopy, over-pruned, significant decay, trunk damage, moderate cavities, significant storm damage
Summary	This is a very poor preservation candidate with significant past storm damage and pruning impacts. Very little of the canopy is left alive and overall this is a pretty inconsequential tree despite the decent trunk size.

Photos









31, Live Oak, 16.5

Created	2021-08-03 13:35:48 CDT by Mark Mann
Updated	2021-08-03 15:02:33 CDT by Mark Mann
Location	30.2856966405174, -97.7964986488223
Status	■ Inventoried
Tree Number	31
Tree Species	Live Oak
Diameter (DBH)	16.5
Condition	Poor
Notes	poor vigor, deadwood 15%-30%, significantly unbalanced, fair structure, 25% potential canopy
Summary	Heritage size tree but very diminished canopy with broken branches aloft, past heavy pruning impacts near front of home, significant deadwood accumulation, and very inconsequential canopy. Do not recommend preserving unless convenient and desired by owner.

Photos







139, Live Oak, 14

Created	2021-08-03 13:27:35 CDT by Mark Mann
Updated	2021-08-03 15:08:28 CDT by Mark Mann
Location	30.2857753894186, -97.7963196113706
Status	Inventoried
Tree Number	139
Tree Species	Live Oak
Diameter (DBH)	14
Condition	Very Poor
Notes	poor structure, very poor vigor, deadwood 50%-75%, 10% potential canopy, significant impervious cover, moderately unbalanced
Summary	This is a very poor preservation candidate. It has had significant freeze damage likely and has a very thin canopy comprised mostly of dead tissue with minimal sprouting. It has had heavy competition due to vine growth around it and past over-pruning impacts. Not a great tree to save.

Photos





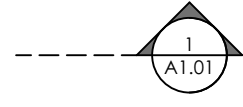
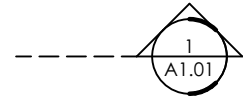
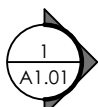
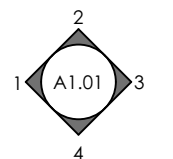
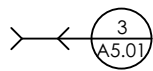
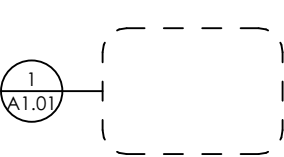
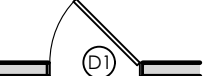
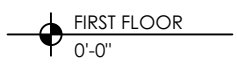


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800 ROCK CREEK

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A1.02	PROPOSED- SITE PLAN
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A8.05	UPPER LEVEL- ELECTRICAL LIGHTING PLAN
A8.06	UPPER LEVEL- ELECTRICAL POWER PLAN

PROJECT TEAM	SYMBOLS KEY	ABBREVIATIONS	AREA CALCULATIONS	REVISION HISTORY															
ARCHITECT: JAY CORDER ARCHITECT 2700 W. ANDERSON LANE, SUITE 309 AUSTIN, TEXAS 78757 PHONE: 512.243.8507 PROJECT MANAGER: JENNIFER HEFNER CONTRACTOR: ITEM 5, LLC PHONE: 512.551.4141 PROJECT MANAGER: TAYLOR HOLT/CHRIS SEBILIA STRUCTURAL ENGINEER: STEINMAN LUEVANO STRUCTURES, LLP 5901 OLD FREDERICKSBURG ROAD SUITE B-101 AUSTIN, TX 78749 PHONE: 512.891.6766 PROJECT MANAGER: ? GEO TECHNICAL ENGINEER: T.B.D. PHONE: ? PROJECT ENGINEER: ? SURVEYOR: TRI-TECH SURVEYING 155 RIVERWALK DRIVE SAN MARCOS, TX 78666 PHONE: 512.440.0222 INTERIOR DESIGNER: URBANSAPCE 301 WEST AVENUE #100 AUSTIN, TX 78701 PHONE: 512.476.0014 PROJECT MANAGER: JESSICA NASH LANDSCAPE DESIGNER: T.B.D. PHONE: ? PERMIT EXPEDITER: PERMIT SOLUTIONS	          	BUILDING SECTION KEY DETAILED WALL SECTION KEY EXTERIOR ELEVATION KEY INTERIOR ELEVATION KEY PARTITION TYPE KEY ENLARGED PLAN OR DETAIL REFERENCE KEY DOOR TYPE KEY WINDOW TYPE KEY SPOT ELEVATION MARKER LEVEL MARKER REVISION CLOUD	AC AIR CONDITIONING CONDENSING UNIT ADA AMERICANS WITH DISABILITIES ACT AFF ABOVE FINISH FLOOR ALUM ALUMINUM BATH BATHROOM BLDG BUILDING CAS CABINET CH CEILING HEIGHT CL CLOSET CMU CONCRETE MASONRY UNIT CONC CONCRETE CT COUNTERTOP DN DOWN DTL DETAIL DWG DRAWING DW DSH WASHER ELEC ELECTRIC / ELECTRICAL ELEV ELEVATION EQ EQUAL ETR EXISTING TO REMAIN EXT EXTERIOR EXIST EXISTING GFI GROUND FAULT CIRCUIT INTERRUPTER FD FLOOR DRAIN FN FINISH FLR FLOOR REF REFRIGERATOR FRZR FREEZER GYPS GYPSUM WALL BOARD HB HOSE BIBB - FROST FREE HVAC HEATING, VENTILATION & AIR CONDITIONING IC IN CEILING INSUL INSULATION INT INTERIOR LED LIGHT-EMITTING DIODE LVL LAMINATED VENEER LUMBER MAX MAXIMUM MEMB MEMBRANE MIN MINIMUM MTL METAL NIC NOT IN CONTRACT NTS NOT TO SCALE OC ON CENTER OSB ORIENTED STRAND BOARD PLY PLYWOOD PNT PAINT PT PRESSURE TREATED QTY QUANTITY REQ REQUIRED RM ROOM RTRN HVAC RETURN SHWR SHOWER SQFT SQUARE FOOT STD STANDARD STL STEEL SUSP SUSPENDED TBD TO BE DETERMINED T&G TONGUE AND GROOVE TYP TYPICAL UN LESS OTHERWISE NOTED VIF VERIFY IN FIELD WJ WITH WD WOOD WH WATER HEATER WN WINDOW WP WATER PROOF WR WATER RESISTANT	CONDITIONED SQUARE FOOTAGE: (MEASURED TO OUTSIDE OF FRAMING STUD) LOWER LEVEL: 1,798.81 SF (INCLUDING STORAGE/MECH.) MAIN LEVEL: 2,404.69 SF (INCLUDING STAIR) UPPER LEVEL: 765.60 SF TOTAL CONDITIONED: 4,969.10 SF GARAGE/STORAGE: 762.67 SF IMPERVIOUS COVERAGE SQUARE FOOTAGE: (MEASURED TO OUTSIDE OF MASONRY) HOUSE SLAB AT LOWER LEVEL (INCLUDING BRICK LUG): 2,105.70 SF HOUSE SLAB AT UPPER LEVEL (INCLUDING BRICK LUG): 141.44 SF GARAGE SLAB (INCLUDING BRICK LUG): 773.93 SF DRIVEWAY: 967.76 SF WOOD DECK (COUNTED AT 50%): 403.46 SF CONC. STEPS DOWN TO LOWER LEVEL: 60.60 SF SWIMMING POOL: 512 SF GRAVEL WALKWAY: 171.30 SF TOTAL IMPERVIOUS COVERAGE: 5,143.69 (26.89%) LOT SIZE: 19,125.43 SF (4391 ACRE) 28% MAX. IMPERVIOUS COVERAGE ALLOWABLE PER ZONING IF LOT IS CONNECTED TO CITY OF WESTLAKE HILLS WASTEWATER SYSTEM; 25% MAX. IMPERVIOUS COVERAGE IF NOT CONNECTED TO WW SYSTEM	<table><tr><th>ISSUE #</th><th>SHEET</th><th>SHEET NAME</th><th>REVISED</th><th>ISSUED DATE</th></tr><tr><td>PRELIM BID</td><td>SELECT</td><td>PRELIMINARY BID SET</td><td></td><td>-</td></tr></table>					ISSUE #	SHEET	SHEET NAME	REVISED	ISSUED DATE	PRELIM BID	SELECT	PRELIMINARY BID SET		-
ISSUE #	SHEET	SHEET NAME	REVISED	ISSUED DATE															
PRELIM BID	SELECT	PRELIMINARY BID SET		-															
LEGAL LOT DESCRIPTION																			
LOT 13, BLOCK C, PARTIAL REPLAT OF LIVE OAK TERRACE SUBDIVISION, BOOK 24, PG. 25, PLAT RECORDS OF TARRANT COUNTY, TX.																			

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JAY
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ARC
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JAY **CORDER** ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN
SUITE 309
AUSTIN, TX 78757

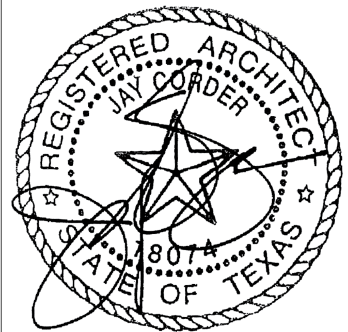
JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS



9/15/22

DATE:	9/15/22
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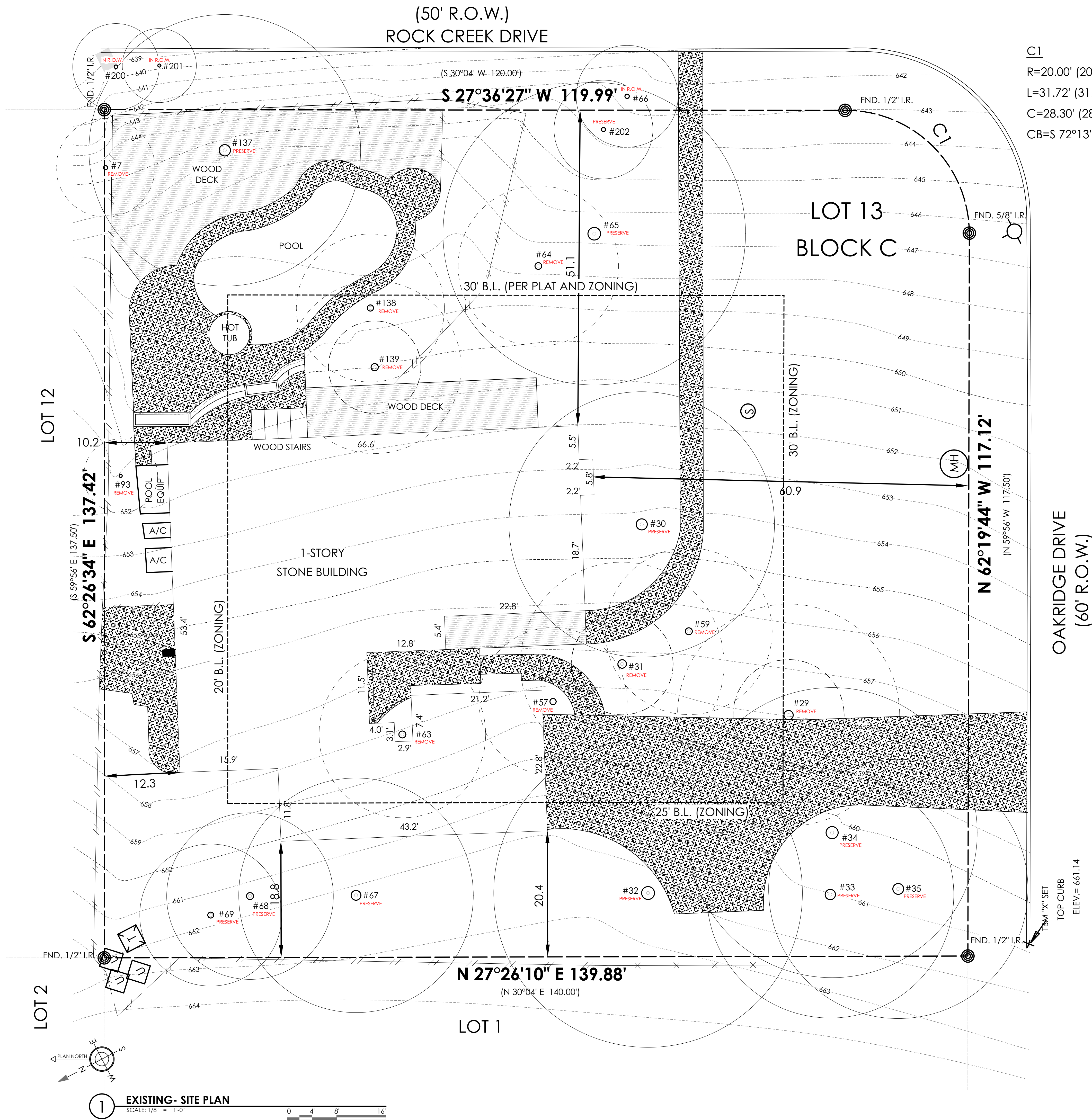
ITEM:	JIT
DRAWN:	IC IH

SHEET IS FORMATTED TO 24" x 36" SCALE

ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A0.02

PROJECT GENERAL NOTES



C1
R=20.00' (20.00')
L=31.72' (31.42')
C=28.30' (28.28')
CB=S 72°13'19" W

PROPOSED TREE REMOVAL & MITIGATION

- TREE #29-18", REQUIRES 27" MITIGATION
REPLACED WITH: TREE #1- 6.75"
TREE #2- 6.75"
TREE #3- 6.75"
TREE #4- 6.75"
- TREE #31-16.5", REQUIRES 24.75" MITIGATION
REPLACED WITH: TREE #5- 6"
TREE #6- 6"
TREE #7- 6"
TREE #8- 6.75"
TREE #9- 4.5"
TREE #10- 4.5"
- TREE #57-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #9- 4.5"
TREE #10- 4.5"
- TREE #59-13.5", REQUIRES 10.125" MITIGATION
REPLACED WITH: TREE #11- 3"
TREE #12- 3"
TREE #13- 4"
- TREE #63-13.8", REQUIRES 10.35" MITIGATION
REPLACED WITH: TREE #14- 3.5"
TREE #15- 3.5"
TREE #16- 3.5"
- TREE #64-13", REQUIRES 9.75" MITIGATION
REPLACED WITH: TREE #17- 3"
TREE #18- 3"
TREE #19- 4"
- TREE #93-6", REQUIRES 4.5" MITIGATION
REPLACED WITH: TREE #20- 4.5"
- TREE #138-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #21- 4.5"
TREE #22- 4.5"
- TREE #139-14", REQUIRES 21" MITIGATION
REPLACED WITH: TREE #23- 7"
TREE #24- 7"
TREE #25- 7"

TOTAL # OF INCHES TO BE REMOVED: 118.8"
REQUIRED # OF INCHES OF REPLACEMENT: 125.5"
(BASED ON TREE SIZING- 75% FOR TREES 6 TO <14",
MUST BE REPLACED W/ 3" TREES MINIMUM;
150% FOR TREES 14" + GREATER, MUST BE REPLACED
W/ MIN. 6" TREES MINIMUM)
PROPOSED # OF INCHES OF REPLACEMENT: 125.75"
(BASED ON LIST ABOVE)

TREE TABLE

Tree Tag #	Description	Condition	Summary
7	8" LIVE OAK	DEAD	REMOVE
29	18" ASHE JUNIPER	VERY POOR	REMOVE
30	21.5" LIVE OAK	FAIR	PRESERVE
31	16.5" LIVE OAK	POOR	REMOVE
32	25" LIVE OAK	FAIR	PRESERVE
33	20" LIVE OAK	FAIR	PRESERVE
34	23.5" LIVE OAK	FAIR	PRESERVE
35	21" LIVE OAK	FAIR	PRESERVE
57	12" LIVE OAK	POOR	REMOVE
59	13.5" ASHE JUNIPER	VERY POOR	REMOVE
63	13.8" LIVE OAK	POOR	REMOVE
64	13" RED OAK (10", 6")	VERY POOR	REMOVE
65	24.5" LIVE OAK	GOOD	PRESERVE
67	19" GREEN ASH	POOR	EITHER WAY
68	13.5" LIVE OAK	FAIR	EITHER WAY
69	11.5" LIVE OAK	POOR	EITHER WAY
93	6" CHERRY LAUREL	POOR	REMOVE
137	22" LIVE OAK	FAIR	PRESERVE
138	12" LIVE OAK	POOR	REMOVE
139	14" LIVE OAK	VERY POOR	REMOVE
200	7" LIVE OAK	UNKNOWN	IN R.O.W.
201	6" LIVE OAK	UNKNOWN	IN R.O.W.
202	8" LIVE OAK	UNKNOWN	NO NOTES
66	8.5" ASHE JUNIPER	POOR	IN R.O.W.

NOTE: #66 WAS NOT ON SURVEY, LOCATION APPROXIMATED BY ARBORIST

RED = PROTECTED TREE



JAY CORDER ARCHITECT

[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

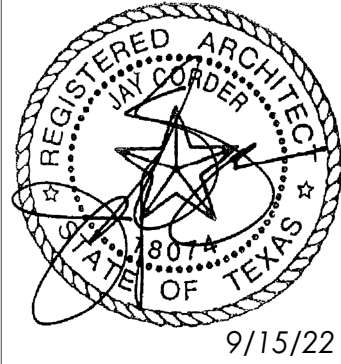
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REV#	DESCRIPTION	ISSUED
	SCHEMATICS	09.21.21
	ESTIMATE SET	10.13.21
	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

SPECULATIVE RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE DOCUMENTS

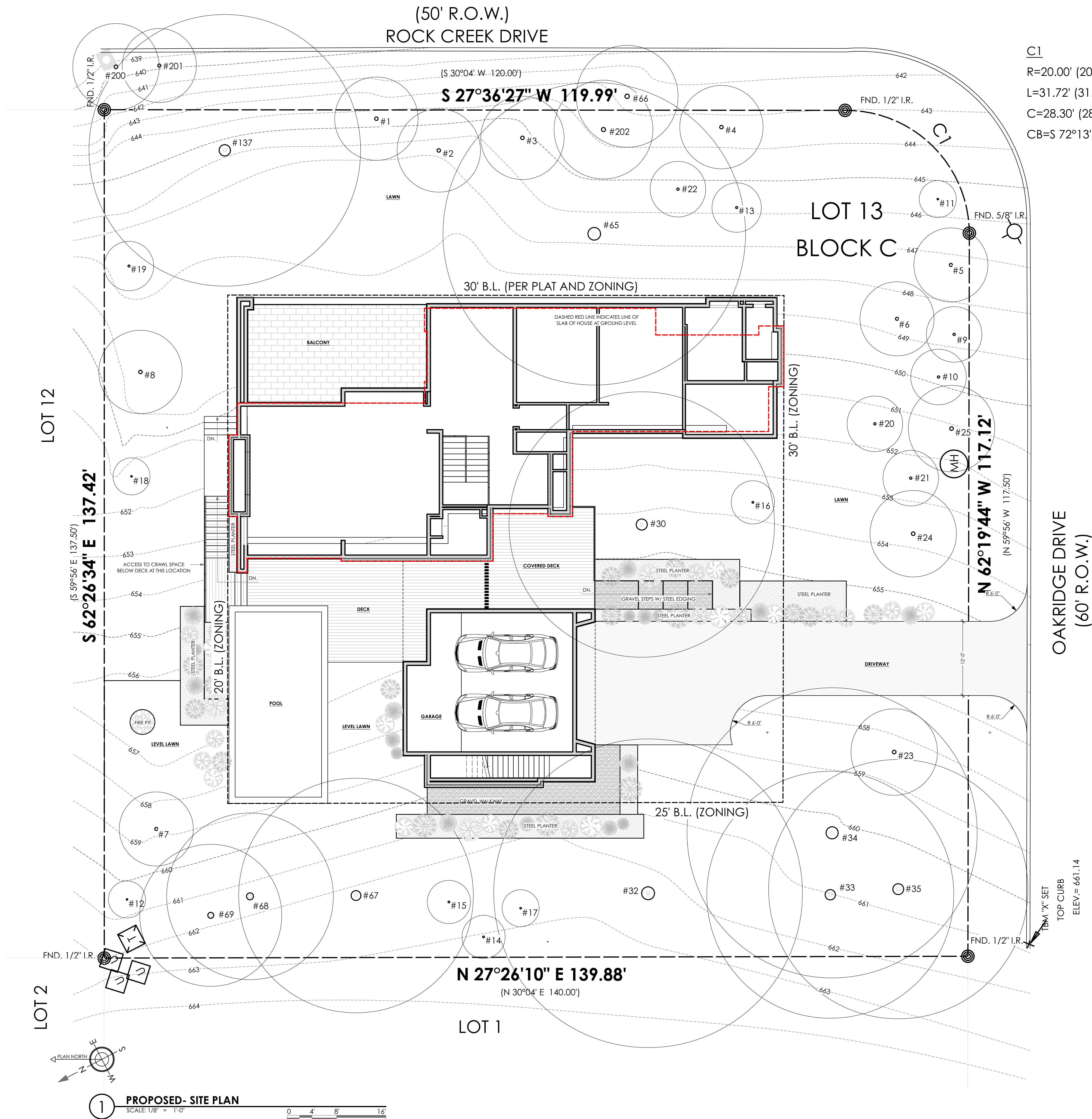


DATE: 9/15/22
PM: JH
DRAWN: JC, JH

SHEET IS FORMATTED TO 24"x36". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (12x18)

A1.01

EXISTING- SITE PLAN



C1
R=20.00' (20.00')
L=31.72' (31.42')
C=28.30' (28.28')
CB=S 72°13'19" W

PROPOSED TREE REMOVAL & MITIGATION

TREE #29-18", REQUIRES 27" MITIGATION
REPLACED WITH: TREE #1- 6.75"
TREE #2- 6.75"
TREE #3- 6.75"
TREE #4- 6.75"

TREE #31-16.5", REQUIRES 24.75" MITIGATION
REPLACED WITH: TREE #5- 6"
TREE #6- 6"
TREE #7- 6"
TREE #8- 6.75"
TREE #9- 4.5"
TREE #10- 4.5"

TREE #57-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #9- 4.5"
TREE #10- 4.5"

TREE #59-13.5", REQUIRES 10.125" MITIGATION
REPLACED WITH: TREE #11- 3"
TREE #12- 3"
TREE #13- 4"

TREE #63-13.8", REQUIRES 10.35" MITIGATION
REPLACED WITH: TREE #14- 3.5"
TREE #15- 3.5"
TREE #16- 3.5"

TREE #64-13", REQUIRES 9.75" MITIGATION
REPLACED WITH: TREE #17- 3"
TREE #18- 3"
TREE #19- 4"

TREE #93-6", REQUIRES 4.5" MITIGATION
REPLACED WITH: TREE #20- 4.5"

TREE #138-12", REQUIRES 9" MITIGATION
REPLACED WITH: TREE #21- 4.5"
TREE #22- 4.5"

TREE #139-14", REQUIRES 21" MITIGATION
REPLACED WITH: TREE #23- 7"
TREE #24- 7"
TREE #25- 7"

TOTAL # OF INCHES TO BE REMOVED: 118.8"
REQUIRED # OF INCHES OF REPLACEMENT: 125.5"
(BASED ON TREE SIZING- 75% FOR TREES 6 TO <14",
MUST BE REPLACED W/ 3" TREES MINIMUM;
150% FOR TREES 14" + GREATER, MUST BE REPLACED
W/ MIN. 6" TREES MINIMUM)
PROPOSED # OF INCHES OF REPLACEMENT: 125.75"
(BASED ON LIST ABOVE)

TREE TABLE

Tree Tag #	Description	Condition	Summary
7	8" LIVE OAK	DEAD	REMOVE
29	18" ASHE JUNIPER	VERY POOR	REMOVE
30	21.5" LIVE OAK	FAIR	PRESERVE
31	16.5" LIVE OAK	POOR	REMOVE
32	25" LIVE OAK	FAIR	PRESERVE
33	20" LIVE OAK	FAIR	PRESERVE
34	23.5" LIVE OAK	FAIR	PRESERVE
35	21" LIVE OAK	FAIR	PRESERVE
57	12" LIVE OAK	POOR	REMOVE
59	13.5" ASHE JUNIPER	VERY POOR	REMOVE
63	13.8" LIVE OAK	POOR	REMOVE
64	13" RED OAK (10", 6")	VERY POOR	REMOVE
65	24.5" LIVE OAK	GOOD	PRESERVE
67	19" GREEN ASH	POOR	EITHER WAY
68	13.5" LIVE OAK	FAIR	EITHER WAY
69	11.5" LIVE OAK	POOR	EITHER WAY
93	6" CHERRY LAUREL	POOR	REMOVE
137	22" LIVE OAK	FAIR	PRESERVE
138	12" LIVE OAK	POOR	REMOVE
139	14" LIVE OAK	VERY POOR	REMOVE
200	7" LIVE OAK	UNKNOWN	IN R.O.W.
201	6" LIVE OAK	UNKNOWN	IN R.O.W.
202	8" LIVE OAK	UNKNOWN	NO NOTES
66	8.5" ASHE JUNIPER	POOR	IN R.O.W.

NOTE: #66 WAS NOT ON SURVEY, LOCATION APPROXIMATED BY ARBORIST

RED = PROTECTED TREE

JAY
COR
DER
ARC
HIT
ECT

JAY CORDER ARCHITECT

[512] 243.8507

2700 W. ANDERSON LN.

SUITE 309

AUSTIN, TX 78757

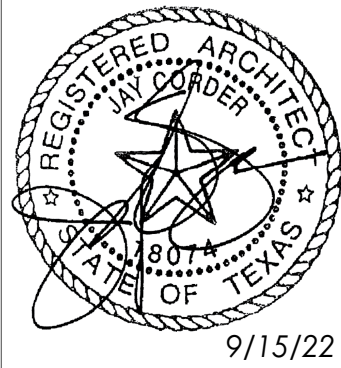
JAYCORDER.COM

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	VARIANCE DOCS.	09.15.22

SPECULATIVE
RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS



DATE: 9/15/22

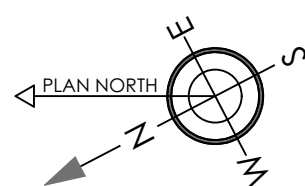
PM: JH

DRAWN: JC, JH

SHEET IS FORMATTED
TO 24"x36". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (12x18)

A1.02

PROPOSED- SITE PLAN



1 PROPOSED- LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

**JAY
CORDER
ARCHITECT**

JAY CORDER ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

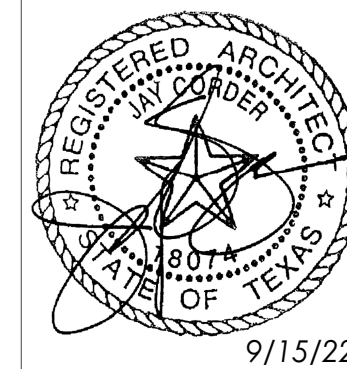
JAYCORDER.COM

REV#	DESCRIPTION	ISSUED
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	REV. ESTIMATE SET	02.28.22
	VE REVISIONS	05.12.22
	CLIENT REVISIONS	08.01.22
	VARIANCE DOCS.	09.15.22

**SPECULATIVE
RESIDENCE**

800 ROCK CREEK
AUSTIN, TX

**TREE VARIANCE
DOCUMENTS**

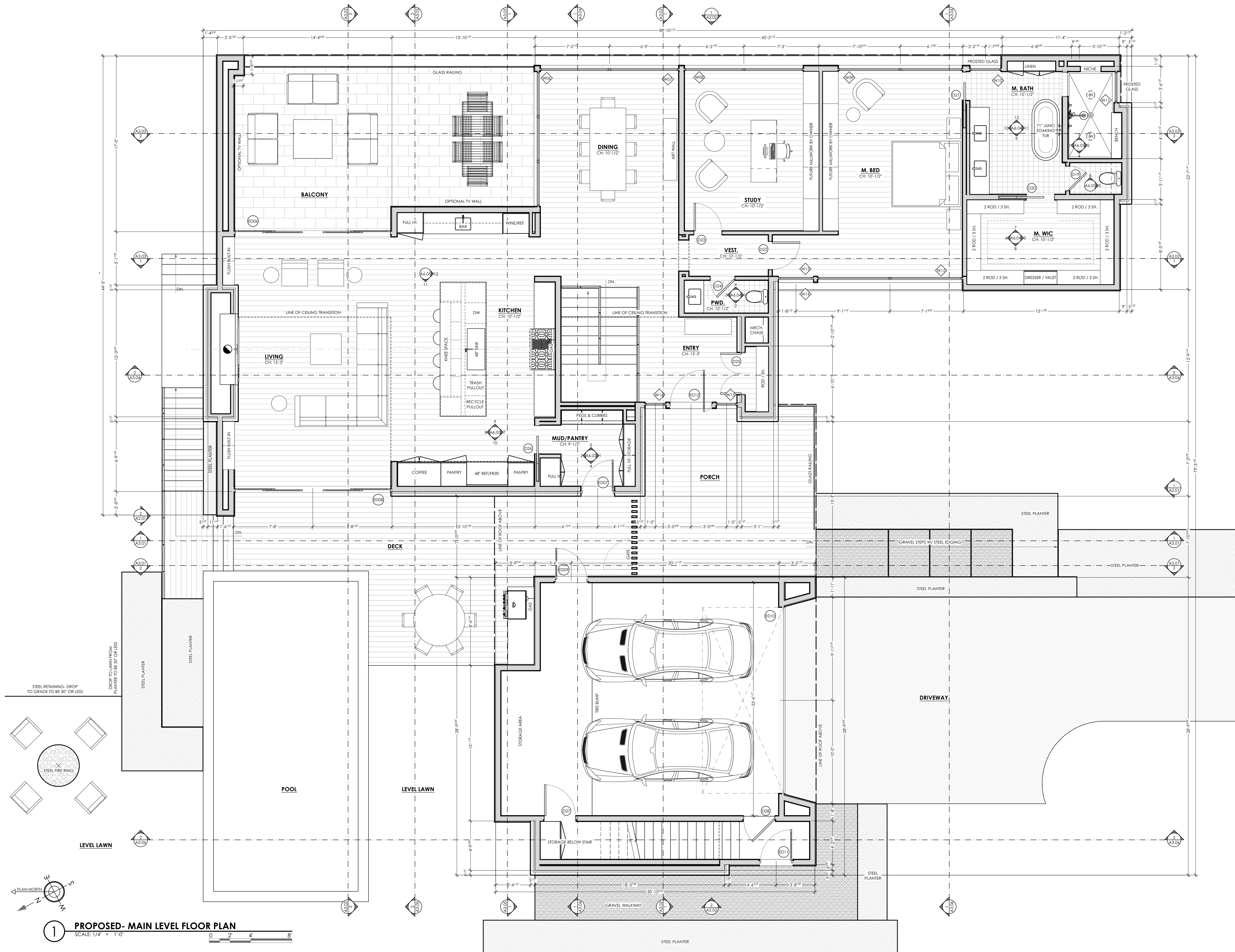


DATE: 9/15/22
PM: JH
DRAWN: JC, JH

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A1.04

PROPOSED- LOWER LEVEL FLOOR PLAN



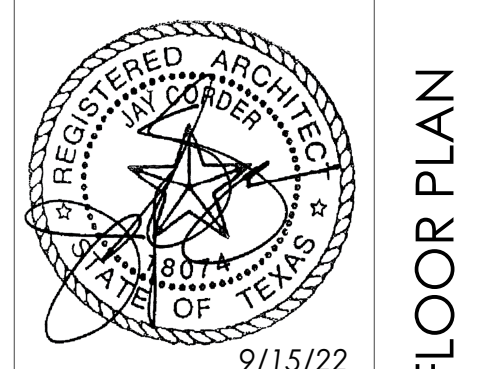
JAY CORDER ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
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SPECULATIVE RESIDENCE
800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE DOCUMENTS

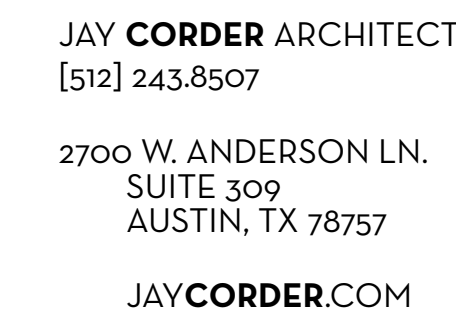


DATE: 9/15/22
PM: JH
DRAWN: JC, JH

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A1.05

PROPOSED- MAIN LEVEL FLOOR PLAN

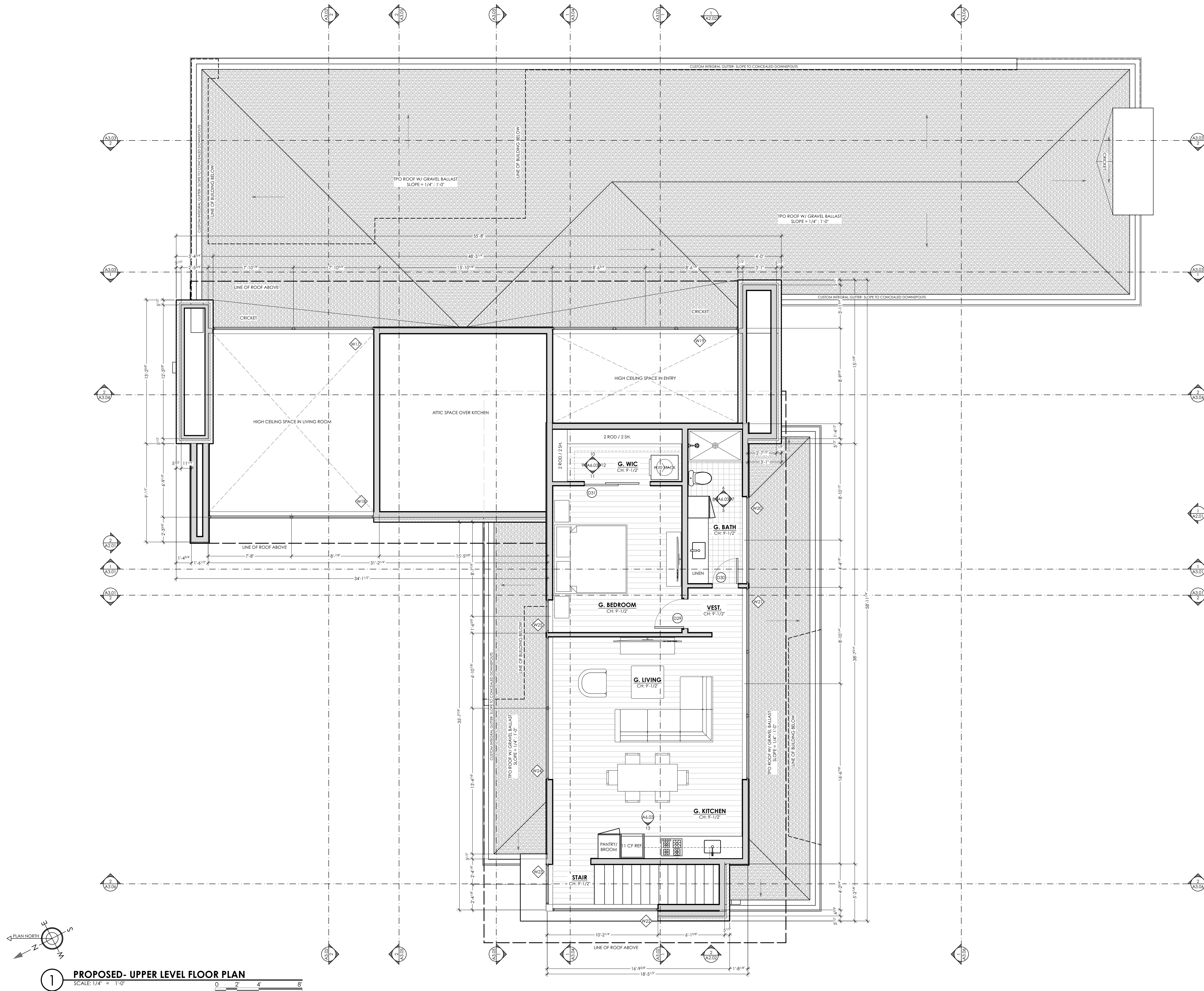


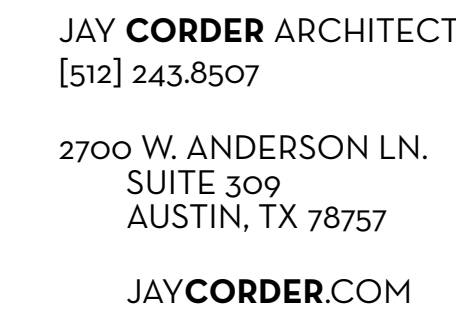
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800 ROCK CREEK
AUSTIN, TX

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PROPOSED-UPPER LEVEL FLOOR PLAN

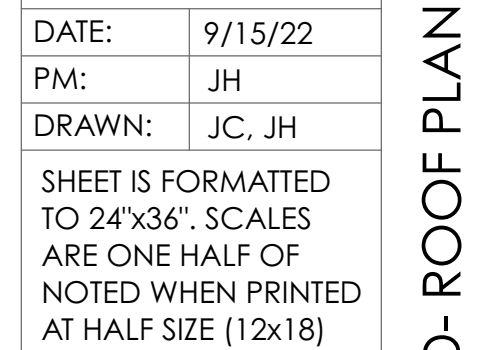




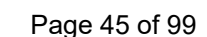
**SPECULATIVE
RESIDENCE**

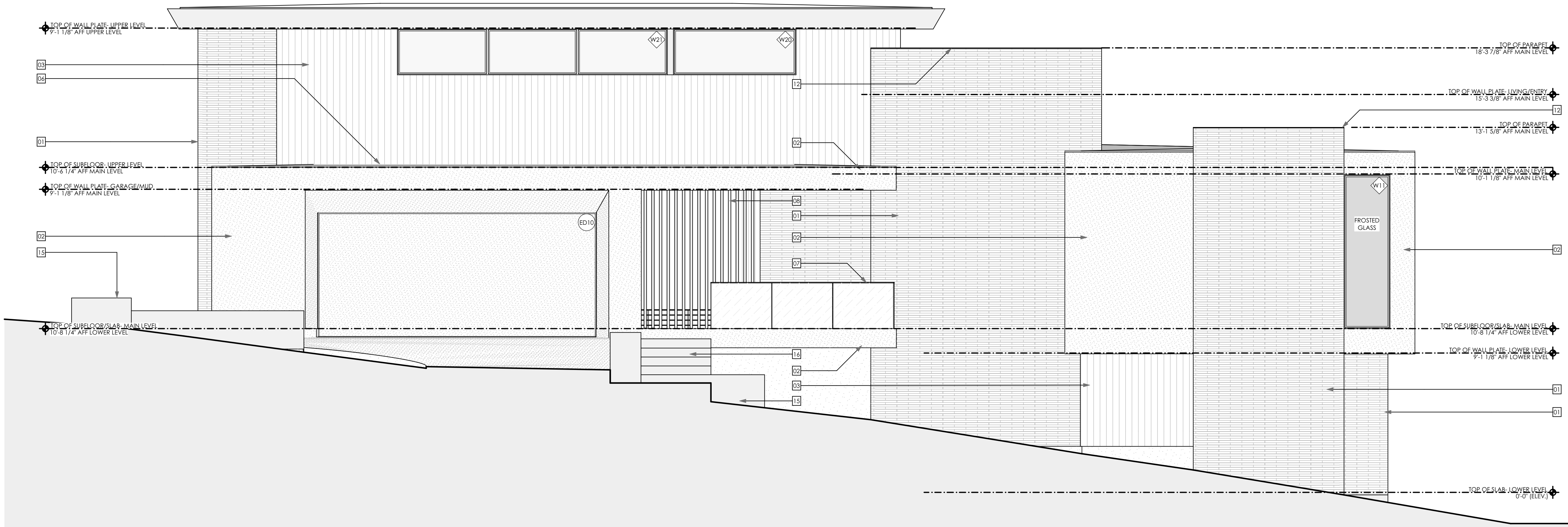
800 ROCK CREEK
AUSTIN, TX

**TREE VARIANCE
DOCUMENTS**

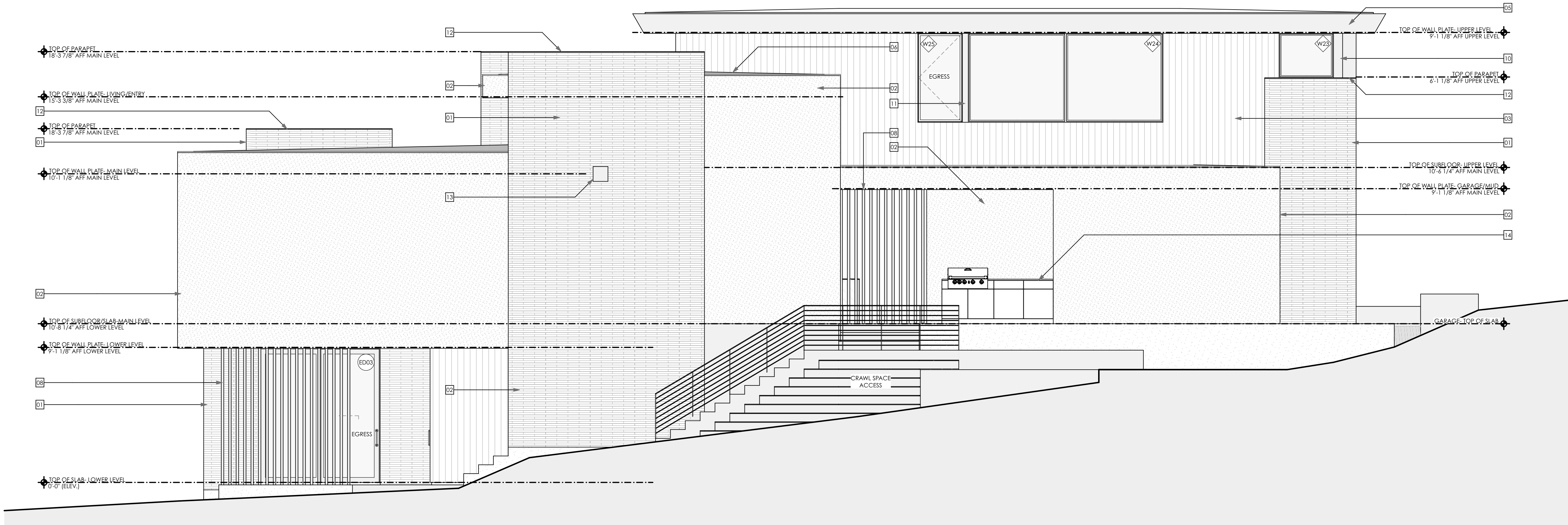


PROPOSED- ROOF PLAN





1 EXTERIOR ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION- NORTH
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS - KEYED NOTES:	
01	MASONRY CLADDING AS SELECTED
02	INTEGRAL COLORED, 3-PART SMOOTH STUCCO, COLOR T.B.D.
03	STAINED WOOD SIDING; SPECIES/COLOR T.B.D.
04	PAINTED METAL SIDING; STYLE/COLOR T.B.D.
05	PAINTED METAL FASCIA; STYLE/COLOR T.B.D.
06	T.P.O ROOF MEMBRANE, COLOR TO BE GRAY, W/ GRAVEL BALLAST
07	GLASS GUARDRAIL, SEE DETAILS
08	PAINTED STEEL SCREEN, COLOR TO MATCH WINDOWS/DOORS
09	PAINTED STEEL COLUMN/BEAM, COLOR TO MATCH WINDOWS/DOORS
10	BRAKE METAL CORNER WRAP, COLOR TO MATCH WIN. / DOOR, SEE DETAILS
11	BRAKE METAL MULLION WRAP, COLOR TO MATCH WIN. / DOOR, SEE DETAILS
12	BRAKE METAL CAP/DROP FLASHING, COLOR T.B.D. ON SITE
13	SIDEWALL CHIMNEY VENT, PAINT TO MATCH ROOF
14	GRILL + EXTERIOR GRADE CABINETS AS SELECTED
15	1/4" STEEL PLANTER, REINFORCE AS REQ. FOR STRAIGHT / PLUMB INSTALL
16	1/4" STEEL EDGING TO CONTAIN GRAVEL & CREATE STEP
17	GRAVEL PLANT BED / WALKWAY

JAY
COR
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[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

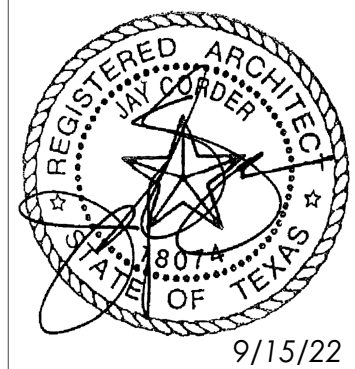
JAYCORDER.COM

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	VARIANCE DOCS.	09.15.22

SPECULATIVE RESIDENCE

800 ROCK CREEK
AUSTIN, TX

TREE VARIANCE
DOCUMENTS



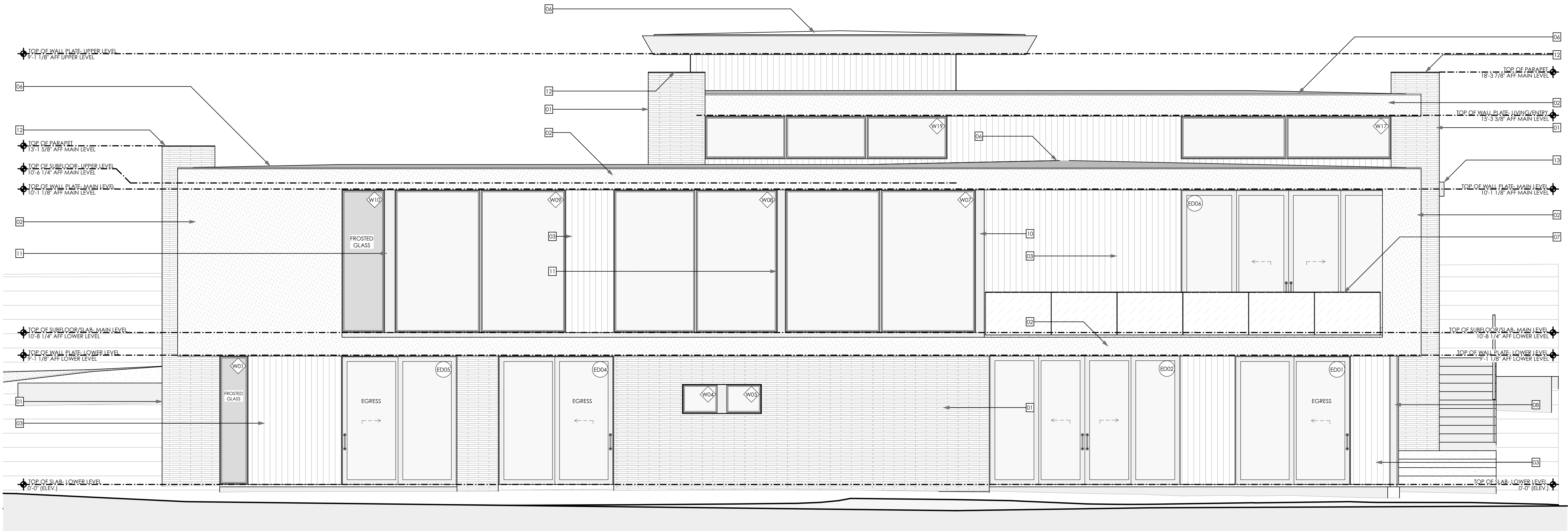
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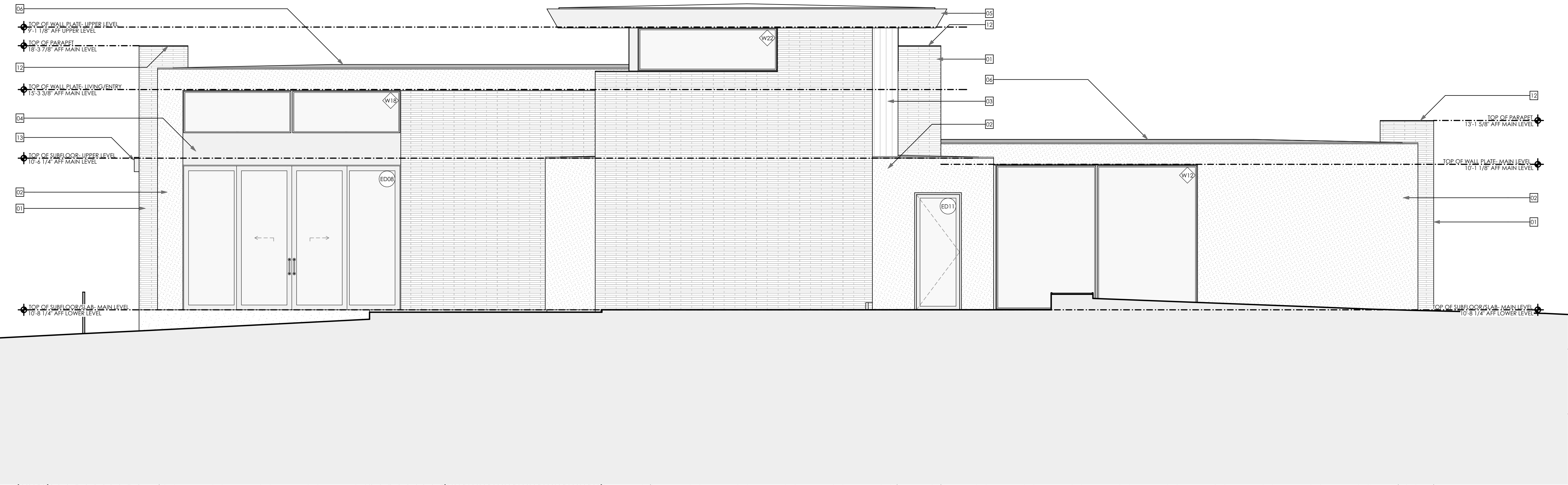
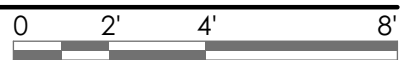
A2.01

PROPOSED- EXTERIOR ELEVATIONS

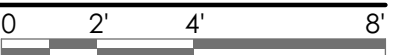
EXTERIOR MATERIALS - KEYED NOTES:		
01	MASONRY CLADDING AS SELECTED	
02	INTEGRAL COLORED, 3-PART SMOOTH STUCCO, COLOR T.B.D.	
03	STAINED WOOD SIDING, SPECIES/COLOR T.B.D.	
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06	T.P.O ROOF MEMBRANE, COLOR TO BE GRAY, W/ GRAVEL BALLAST	
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16	1/4" STEEL EDGING TO CONTAIN GRAVEL & CREATE STEP	
17	GRAVEL PLANT BED / WALKWAY	



1 EXTERIOR ELEVATION- EAST
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION- WEST
SCALE: 1/4" = 1'-0"



JAY
CORDER
ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507

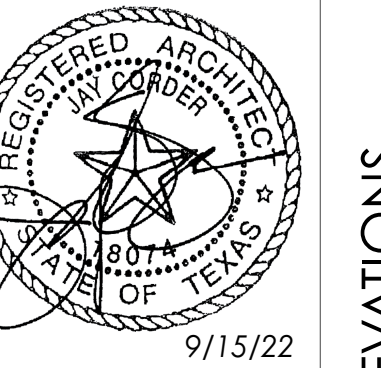
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

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SPECULATIVE
RESIDENCE
800 ROCK CREEK
AUSTIN, TX

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A2.02

PROPOSED- EXTERIOR ELEVATIONS



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	October 19, 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

1000 Live Oak Circle - Discussion/Recommendation on a variance to allow a fence 18 feet from the pavement (Section 22.03.173 of the West Lake Hills Code). Applicant Lauren Viator.

Recommendation

Staff recommends approval of the proposed front yard fence variance.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Marcelo Antunes and Lauren Viator

Legal Description: Lot 1, Mayo Addition

Lot Size: 1.0600 acres (46,173.60 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

There is currently a single-family residence on the lot. The applicant is proposing a front yard fence along Live Oak that would be 18 feet from the edge of pavement, a 12-foot encroachment into the front yard fence setback. There is an existing sport court and secondary driveway on Live Oak Ridge, and if the fence was to be 30 feet from the edge of pavement would be right in the middle of the sport court. There is also a safety concern, as you can see by the photos provided that vehicles park there and park along the street. This will provide security for the sport court.

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.
Fencing in our yard including the basketball court would make a huge difference in securing a safe area for my kids and family to play. We would not have to worry about our children running into the street where there are constant construction workers, trucks and other traffic coming and going. Most importantly we would not have to worry about cars/ trucks entering onto our property and invading the area that we spend most of our time playing outside. This is a constant concern for us as parents and it would give us such a piece of mind knowing they are safer.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
We plan on leaving all trees and existing flora as much as possible and working around them. We also plan on planting more shrubs where the iron fence would be installed by the road. There is a beautiful huge oak tree right off the driveway of the basketball court that we would work around. Because of where it is located on the property this is another reason why we need the variance at 18ft. We would be able to put the fence right before the tree while blocking the driveway and still have enough space to play basketball and such.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
We considered trying to fence in the court at the 30ft easement but it would be difficult to play. The fence would be on the basketball court and would prevent us from being able to use it properly. The other issue is the giant oak tree (see pics) that is there. We do not wish to tear it down, so this puts us at 18ft easement in order to preserve the tree and go around it.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
This request to put the fence at 18ft from the road is the most distance we can achieve it in order to satisfy the space that already exists. At this distance it would allow the driveway to be blocked, the tree to not be cut down and the basketball court to still be a usable play area for our family.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
We plan on constructing a 6ft wrought iron fence at the road (Live Oak Ridge) and a 6ft wood privacy fence at the back of the property. I believe this is staying within the regulations and the look of the neighborhood and does not violate the City's Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
I believe that our variance will not interfere with our neighbors properties as we are keeping within the look of the neighborhood and houses nearby. We are also keeping the fence on our property 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

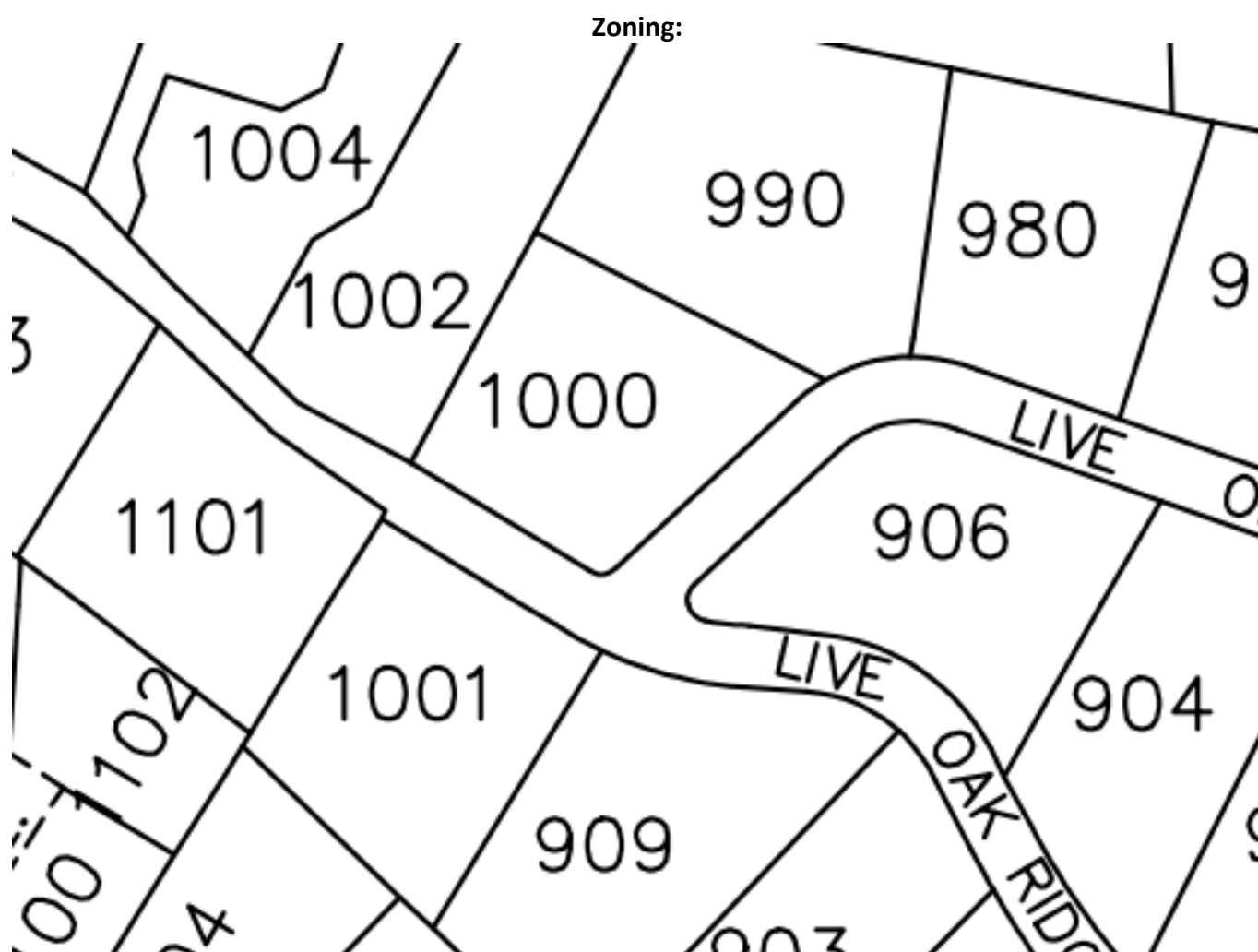
This request will not change the subdivision.

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. 22.03.173](#) [Fences](#)



Aerial:



Approved By

Signature

Date

Department Head

City Administrator

From: Sallie Bentley <sallie.armstrong@gmail.com>
Sent: Monday, September 19, 2022 3:00 PM
To: Ashby Grundman <AGrundman@westlakehills.gov>
Cc: Matthew Bentley <mb@mbentley.us>
Subject: Support for Request for Easement at 1000 Live Oak Circle

To whom it may concern,

We are aware that Lauren Viator and Marcello Antunes at 1000 Live Oak Circle are submitting a variance to the City of West Lake Hills to allow for an 18 foot easement for a new fence. As neighbors, we support their request for variance and believe it to be in the best interest of their property to ensure the safety of the children playing in the front yard. Currently, the sport court is not enclosed, and balls and other play things are at risk of going into the street. We have also witnessed cars using the space to turn around or even park that are not guests of the Viator/Antunes household. Allowing for a fence to enclose the space is necessary to secure the property. As neighbors, we often use their space and this would improve the safety conditions for all of us.

We support the request for the City of West Lake Hills to grant the easement for the Viator/Antunes household.

Sincerely,

Sallie and Matthew Bentley

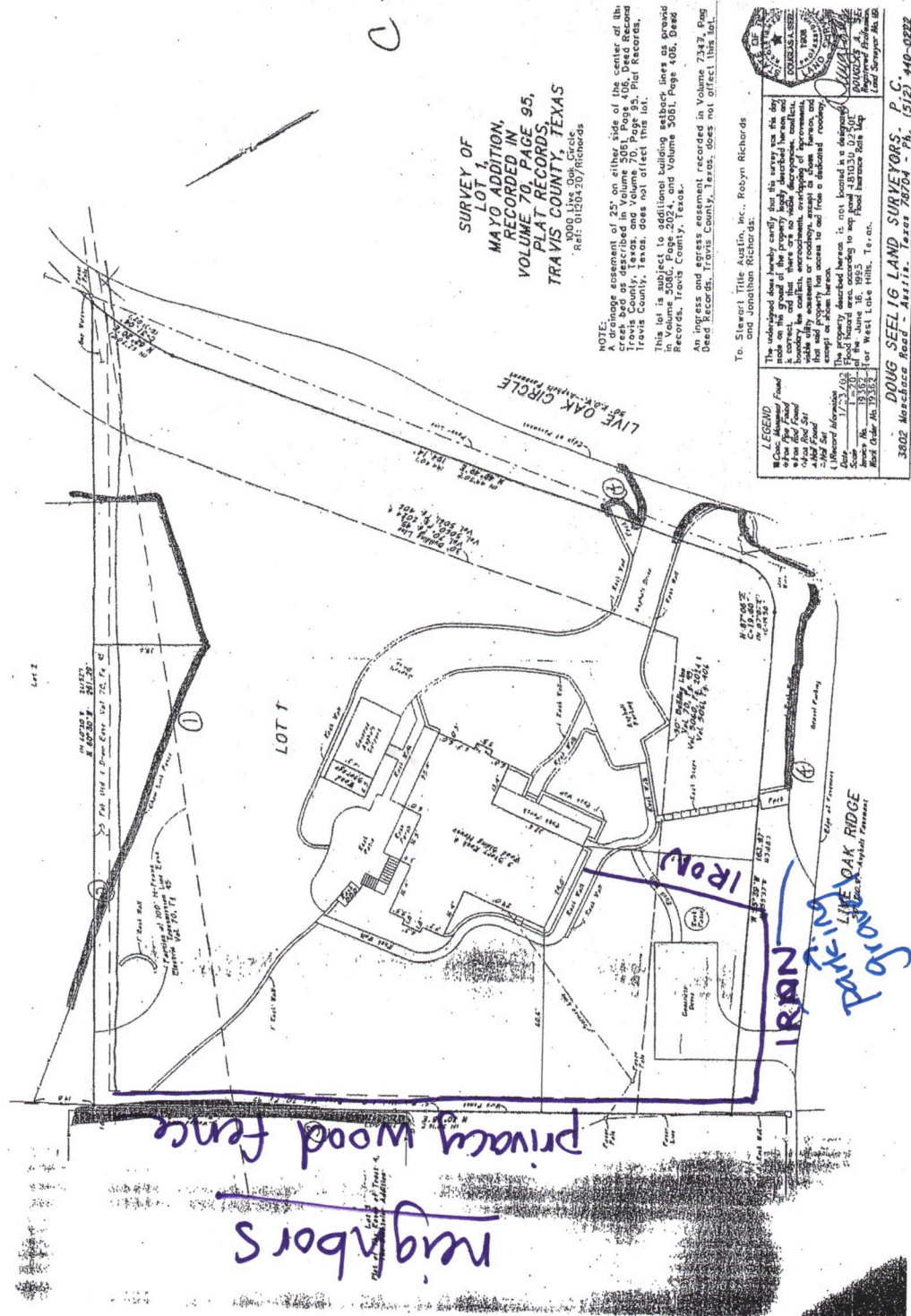
1002 Live Oak Ridge Road

West Lake Hills, TX 78746

(713)-591-0927

- 6" foot installment all the way around

C. Probst









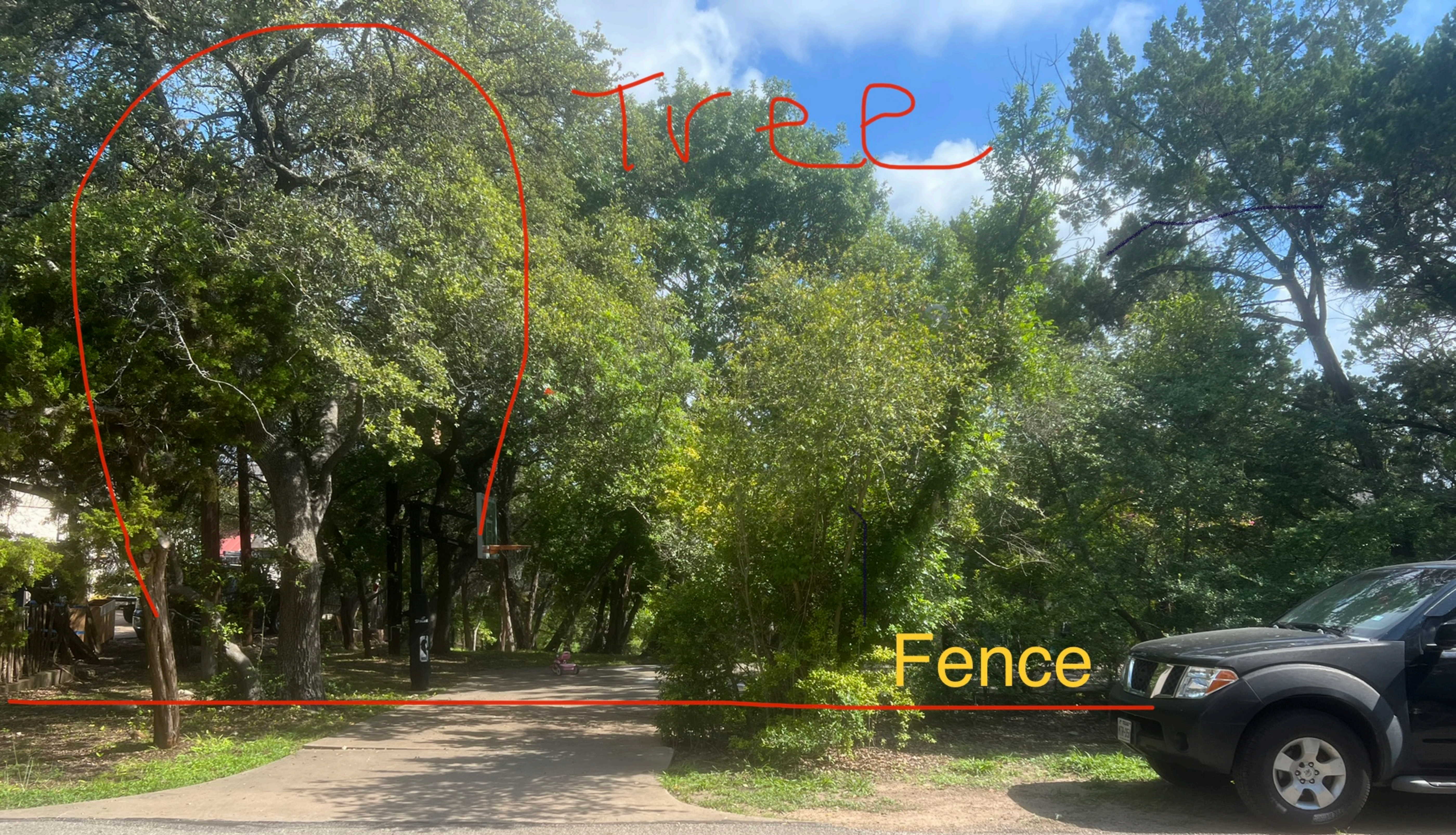


This is a car parked in the driveway
where my kids play









- This is the driveway from Live Oak Ridge onto the basketball court













City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	October 19, 2022	Item Number:	6
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

8 Nob Hill - Discussion/Recommendation on a variance to allow a second driveway access (Section 22.03.175(e)(2) of the West Lake Hills Code). Applicant Tom Walters.

Recommendation

Staff recommends denial of the variances as proposed. While there is no street parking on Nob Hill, there appears to be enough parking for about 10-12 cars on site per the approved plans.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Thomas Walters

Legal Description: Lot 1, Jenns Hillside Subdivision

Lot Size: 1.22 acres (53,143.20 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 under construction on the lot with an active building permit. The applicant is requesting a variance to add a second curb cut to the lot.

Variance Criteria Review:

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

- The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
Streets are often narrow in West Lake Hills which can, in the event of street or street-shoulder parking by guests, visitors, or service and delivery vehicles, can impair the uninterrupted safe access and ingress/egress of motor vehicles for the benefit of neighbors and through-traffic. This becomes even

more critical when this issue limits access of emergency services to this property and to those of neighboring properties.

The width of the paved surface of Nob Hill Circle varies from 12'-0" to 12'-4", the width of a typical residential driveway. This width does not allow for street or street-shoulder parking and still allow safe unimpeded passage of motor vehicles, especially those of emergency services, when there is existing street parking. This hardship necessitates safe and accessible off-street parking for guests and visitors of this property.

This hardship has been historically recognized by the city to be a safety issue, which has granted off-street on-property, residential parking, aided by a second street cut access variance.

For these reasons, an unnecessary hardship of safe and adequate street parking exists for this property and having been acknowledge to pertain to other properties with similar problems, this variance allowing a second street cut to safely access off-street parking should be granted.

Houses which are near this address and having 2, and sometimes more, street access cuts serving individual residences to address these safety issues are: 100 Skyline, 111 Skyline, 305 Skyline, 112 Skyline, 405 Skyline, 1501 Wild Cat Hollow, 1507 Wild Cat Hollow, 1511 Wild Cat Hollow, 1 Nob Hill Circle, 16 Nob Hill Circle, 19 Nob Hill Circle, 1406 Redbud Trail, 810 Redbud Trail, 103 Redbud Trail, 123 Redbud Trail, 125 Redbud Trail, 127 Redbud Trail, 129 Redbud Trail, 803 Redbud Trail, 901 Redbud Trail, 1001 Redbud Trail, 1119 Redbud Trail, 1200 Redbud Trail, 1213 Redbud Trail, 1405 Redbud Trail, 200 West Lake Dr, 803 West Lake Dr, 401 West Lake Dr, 1600 Harbor View and 1511 Harbor View.

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

The driveway plan has been redesigned from approved building permit to respect the existing terrain contours, (see included site plan), with minimal change to existing slope counter. This plan will NOT require the removal of any trees of any type.

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

There is no available and adequate off-street parking near this property needed for guest events.

Remote parking using a shuttle service is a possible solution, with the City Municipal Building parking being the nearest solution. This still presents a substantial hardship.

The only other alternative of safe vehicle parking for this property's needs is to street park in front of other addresses of Nob Hill Circle where the same problem stated above also exists. This solution would just place the burden on adjoining neighbors, eliminating the safe and peaceful enjoyment of these properties, and still does not address the problem of safe and adequate passage of private and emergency service vehicles.

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

It is not unexpected to have a guest event at this property where 12 guests are invited, arriving in 6 separate cars. This variance plan of two street cuts and on-site parking would be the minimal solution for such event and maintain safe and useable access to off-street parking.

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

This proposed variance does not violate the goals of the City's Zoning Ordinance and Comprehensive Plan by:

- 1) maintaining a more than 25-foot setback from the adjoining property line*
- 2) preserving vegetation along the adjoining property boundary, keeping driveway improvements within 18 inches of existing grade.*
- 3) helps to maintain safe roadways, access of emergency services to this and adjoining properties and maintain the peaceful and safe access to neighborhood properties.*
- 4) maintains and respects the less than 25% total project impervious cover restriction*

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

Allowing this variance would not adversely affect neighboring properties because the additional driveway and street cut access is more than 25 feet away from neighboring property boundaries and does not interfere with boundary vegetation between properties.

This variance would on the other hand enhance neighboring properties by maintaining safe motor vehicle passage and could provide an area for parking for the use of adjoining neighbor's parking when needed.

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.

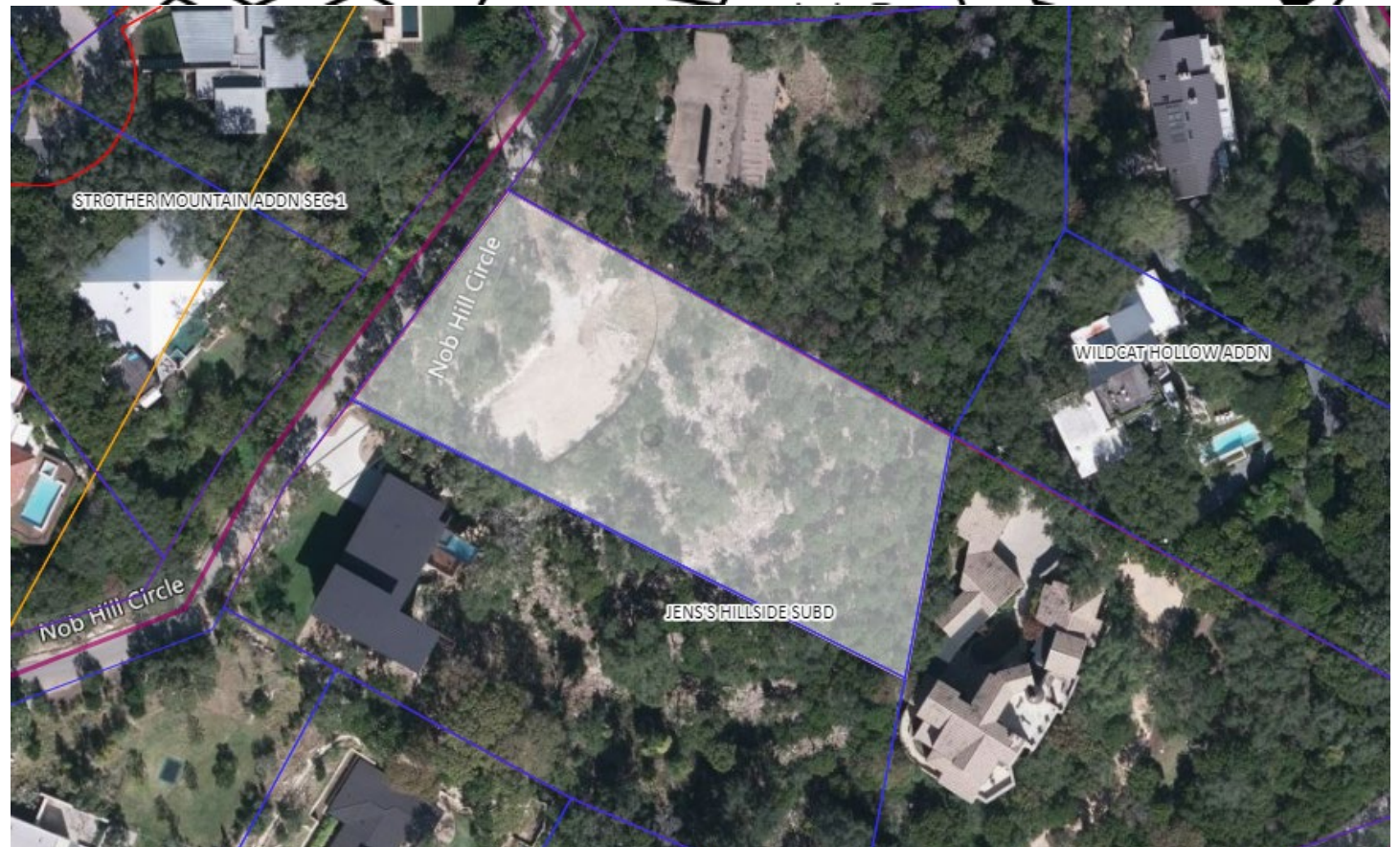
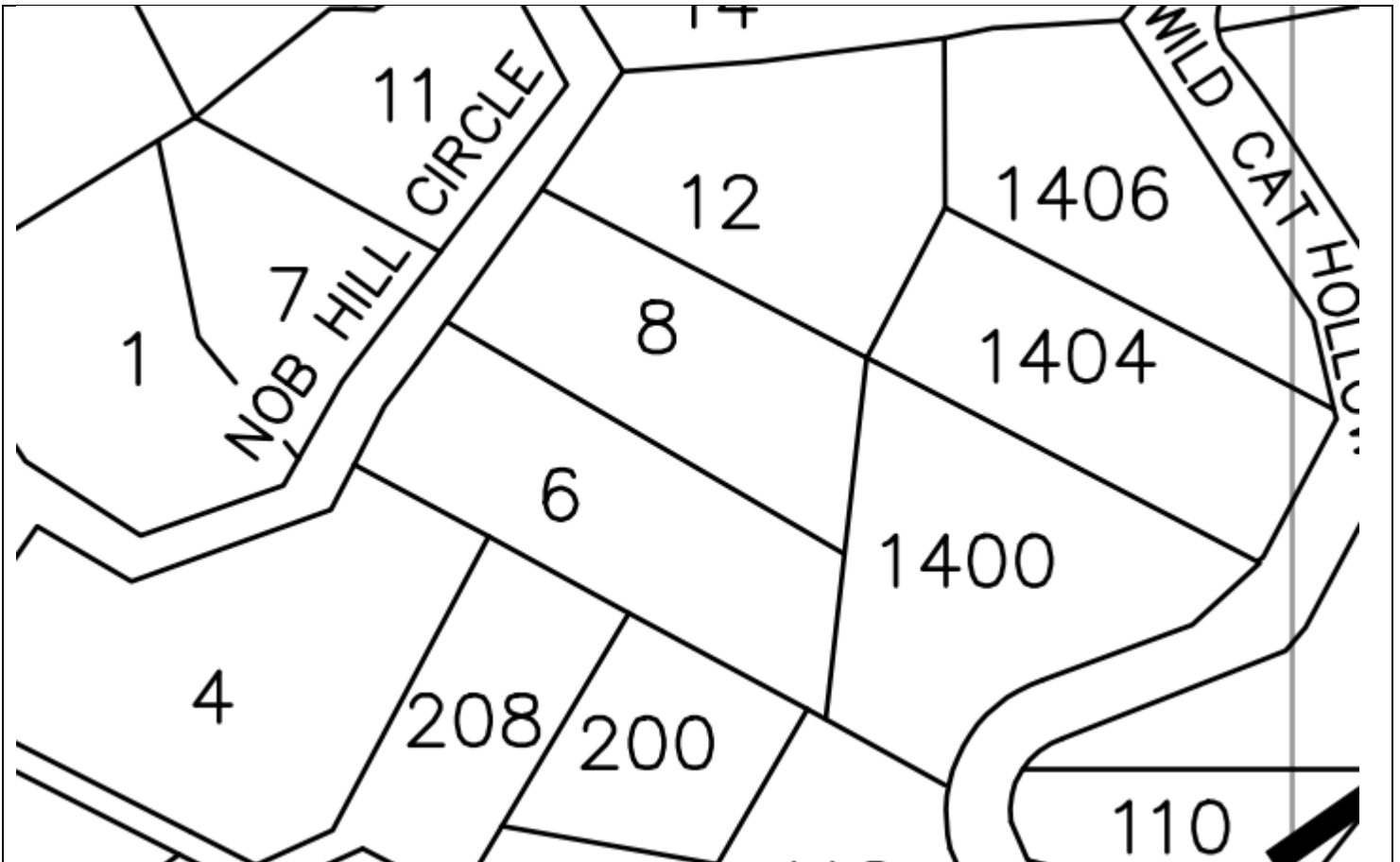
Links to Relevant Code:

Sec. 22.03.514

Criteria and process required for granting variance

Sec. 22.03.175

Off-Street Parking and Parking Pad Requirements in Residential Areas



Approved By		
	Signature	Date
Department Head		
City Administrator		

To: ZAPCO Chairperson

04Sept2022

Re: Variance Request

Second Street Assess for driveway and on-site parking
8 Nob Hill Circle

From: Thomas R Walters

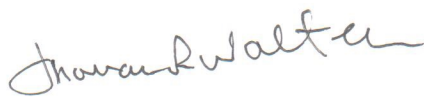
1036 Liberty Park Dr. #8
Austin Tx 78746
512-423-2625
tom@nobhill.me

Dear Chairperson,

Please consider my request a second street access @ 8 Nob Hill Circle.

This variance is needed due to an unnecessary hardship of safe and adequate on-street parking exists for this property. This parking limitation becomes critical when on-street limits access of emergency services to this property and to those of neighboring properties. This issue can also impair the uninterrupted safe access and ingress/egress of motor vehicles for the benefit of neighbors and through-traffic.

Thank You for your consideration.

A handwritten signature in cursive script that reads "Thomas R Walters".

Thomas R Walters

Update of Construction Plans
From Permit Set of 06November 2020 - to this current Version of 13July2022
8 Nob Hill Circle
16August2022

Tom R Walters

512-423-2625

tom@nobhill.me

- 1) Pool size **reduced** from 628 S.F. to 280 S.F.
Shown on page: A2.1
- 2) **Removal** of external stairs from covered terrace above to lower-level landing @
basement driveway entrance.
Shown on pages: A2.1, A2.2
- 3) **Increase** size of covered terrace at pool from 569 S.F. to 782 S.F.
Reduce size of uncovered terrace at pool from 472 S.F. to 331 S.F.
Seen on pages: A0.1, A2.1, A2.3
- 4) **Addition** of steel pergolas below master bedroom and pool, east facing.
Seen on pages: A2.1, A2.2, A3.1, A5.3
- 5) **Removal** of external generator pad below master bedroom
Seen on page A2.1
- 6) **Replacement** of external foundation and garage masonry with architectural concrete.
Seen on pages: A3.1, A3.2, A3.1WP, A3.2WP.
- 7) **Change** courtyard walkway material from wood to concrete
Seen on page A2.1
- 8) Total project Impervious Cover updated Plans:
Reduced from 12,510 S.F. to 12,418 S.F

[illegible][illegible]

Site Plan
3/32"=1'-0"

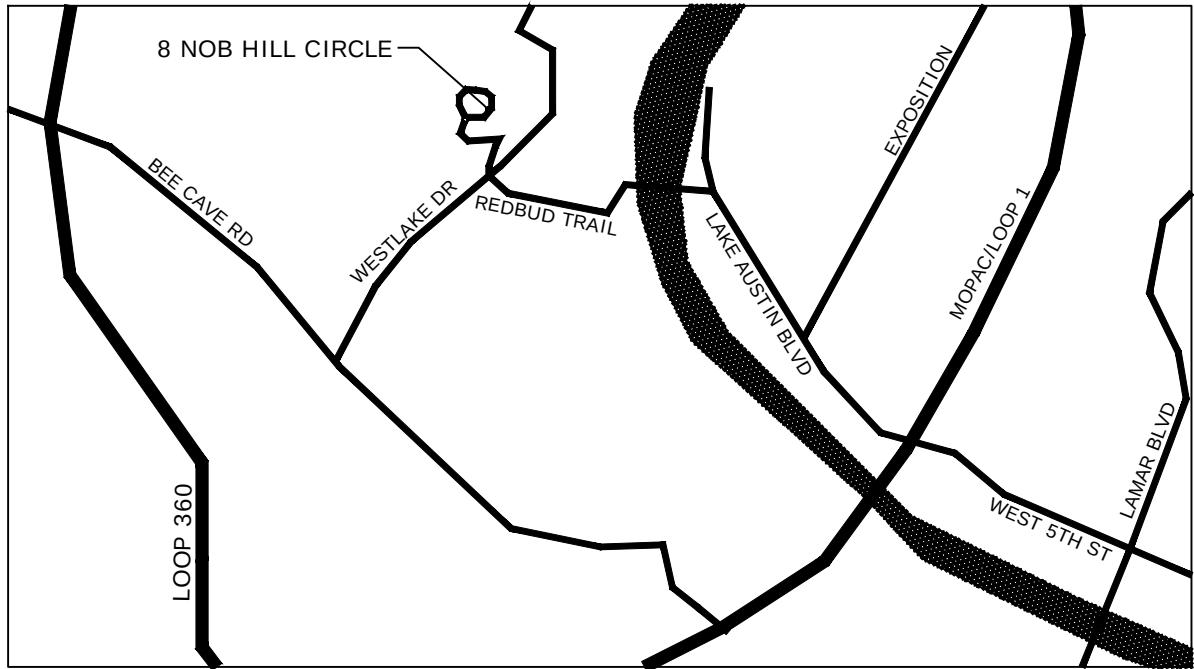
WALTERS RESIDENCE

8 NOB HILL CIRCLE

WEST LAKE HILLS, TX 78746



Vicinity Map



Project Team

OWNER DR THOMAS & KATHY WALTERS 5117 BALCONES DRIVE AUSTIN, TX 78731	SURVEYING THE MOORE GROUP 1000 CUERNAVACA AUSTIN, TX 78733 512-442-0377
ARCHITECT CHAS ARCHITECTS 1412 COLLIER ST., STUDIO B AUSTIN, TX 78704 (512) 476-1007	M.E.P. ENGINEER DAVID MCFALLS POSITIVE ENERGY 1114 S 1ST ST AUSTIN, TX 78704 POSITIVEENERGY.PRO
GENERAL CONTRACTOR SHAWN SOLSBERY CLASSIC CONSTRUCTORS 2806 FLINTROCK TRACE #202 AUSTIN, TX 78738 (512) 402-1660	CIVIL ENGINEER ROBERT 'RIC' THOMPSON THOMPSON LAND ENGINEERING, LLC 904 CUERNAVACA DR N AUSTIN, TX 78733 (512) 328-0002
STRUCTURAL ENGINEER BRAD FARRIS, P.E. ARCH CONSULTING ENGINEERING 510 S CONGRESS AVE, STE B-100 AUSTIN, TX 78704 (512) 328-5353	

Project Data

ZONING:	R-1
CONSTRUCTION TYPE:	CONSTRUCTION TYPE III, WITH NFPA 13 APPROVED SPRINKLER SYSTEM
BUILDING CODES:	PROJECT SHALL CONFORM WITH THE FOLLOWING: INTERNATIONAL RESIDENTIAL CODE - IRC 2012 AND ALL LOCAL CODES AND ORDINANCES CONSTRUCTION TYPE II-B, WITH NFPA 13 APPROVED SPRINKLER SYSTEM

Area Calculations

Main Floor Conditioned:	4,657 S.F.
Main Floor Unconditioned:	1,108 S.F.
Main Floor Total:	5,765 S.F.
Covered Terrace:	782 S.F.
Uncovered Terrace:	331 S.F.
Pool:	280 S.F.
Covered Stairs:	134 S.F.
Exterior Finish:	381 S.F.
A/C Pad:	84 S.F.
Basement Unconditioned:	2,820 S.F.
Basement Total:	2,820 S.F.
Total Conditioned:	4,657 S.F.
Total Unconditioned:	3,820 S.F.
Total Covered Square Footage:	8,477 S.F.
Total Impervious:	12,418 S.F.

Sheet Index

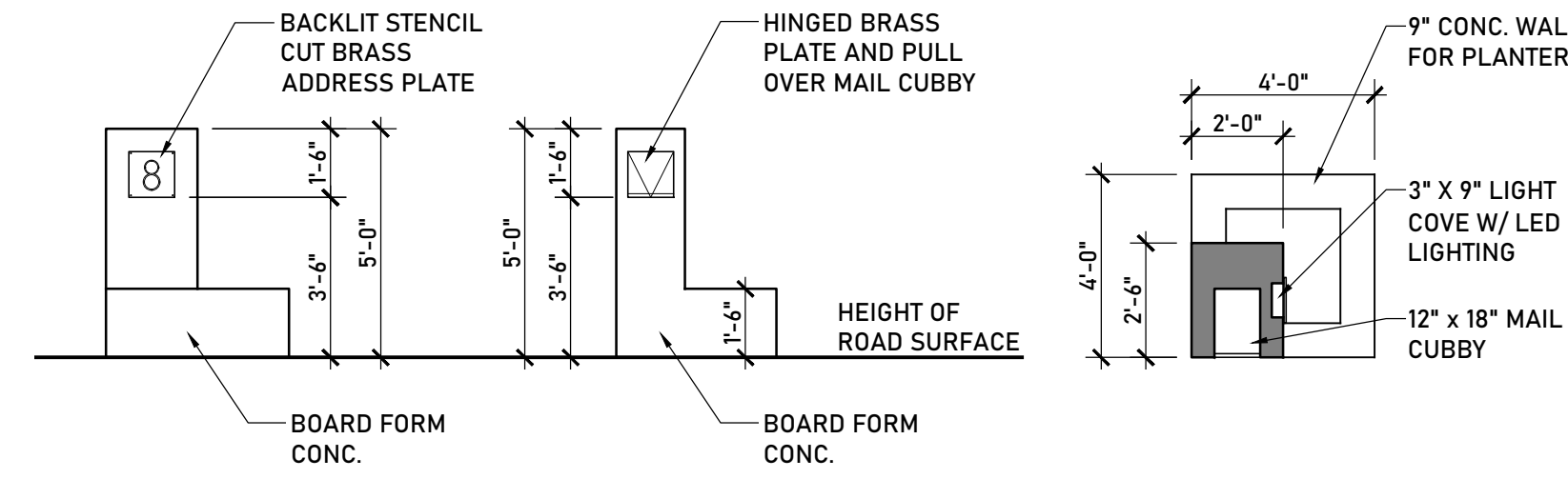
ARCHITECTURAL	
A0.1	TITLE SHEET
A1.1	SITE PLAN
A1.2	TREE PROTECTION PLAN
A1.3	SITE SURVEY
A2.1	FLOOR PLAN - MAIN FLOOR
A2.1D	DIMENSION PLAN - MAIN FLOOR
A2.2	FLOOR PLAN - BASEMENT
A2.2D	DIMENSION PLAN - BASEMENT
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS
A3.4	BUILDING SECTIONS
A3.5	CONCRETE ELEVATIONS
A3.6	CONCRETE ELEVATIONS
A3.1WP	EXTERIOR ELEVATIONS WALL PANELS
A3.2WP	EXTERIOR ELEVATIONS WALL PANELS
A3.3WP	EXTERIOR ELEVATIONS WALL PANELS
A3.4WP	EXTERIOR ELEVATIONS WALL PANELS
A4.1	WINDOW & DOOR SCHEDULES
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
CIVIL (BY OTHERS)	
C1	COVER SHEET
C2	GRADING, DRAINAGE, & ESC PLAN
C3	DRAINAGE MAP & AREA CALCCS
C4	GRADING, DRAINAGE, & ESC DETAILS
STRUCTURAL (BY OTHERS)	
S0.0	GENERAL NOTES
S1.0	LOWER FOUNDATION PLAN
S2.0	FLOOR FRAMING & FOUNDATION PLAN
S4.0	FOUNDATION DETAILS
S4.1	FOUNDATION DETAILS
S5.3	FRAMING DETAILS

1. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITEWORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE'S STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL NOT WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES, ORDINANCES, SAFETY CODES, AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE CITY OF WEST LAKE. THE CITY OF WEST LAKE SHALL NOT BE RESPONSIBLE FOR THE CITY OF WEST LAKE HILLS SHALL RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
4. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
5. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE EXISTING UTILITIES PLANS SHALL BE IMMEDIATELY REPORTED TO THE CITY OF WEST LAKE OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISIONS TO THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.
6. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING AND MAINTAINING ALL AREAS BY MEANS OF WATER, NOTY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, OR OTHER PLANTING OR EXISTING UTILITIES OR OTHER PUBLIC UTILITIES NOT PLUMPED FOR REMOVAL OR DESTRUCTION SHALL BE REMOVED BY THE CONTRACTOR AT HIS/HERS BEFORE RELOCATION OF THE PROJECT.
8. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL ATTEND ALL CITY OF WEST LAKE PRE - CONSTRUCTION CONFERENCE BETWEEN THE CITY OF WEST LAKE HILLS, THE CITY OF WEST LAKE, AND THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO ATTEND ALL OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.
9. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.

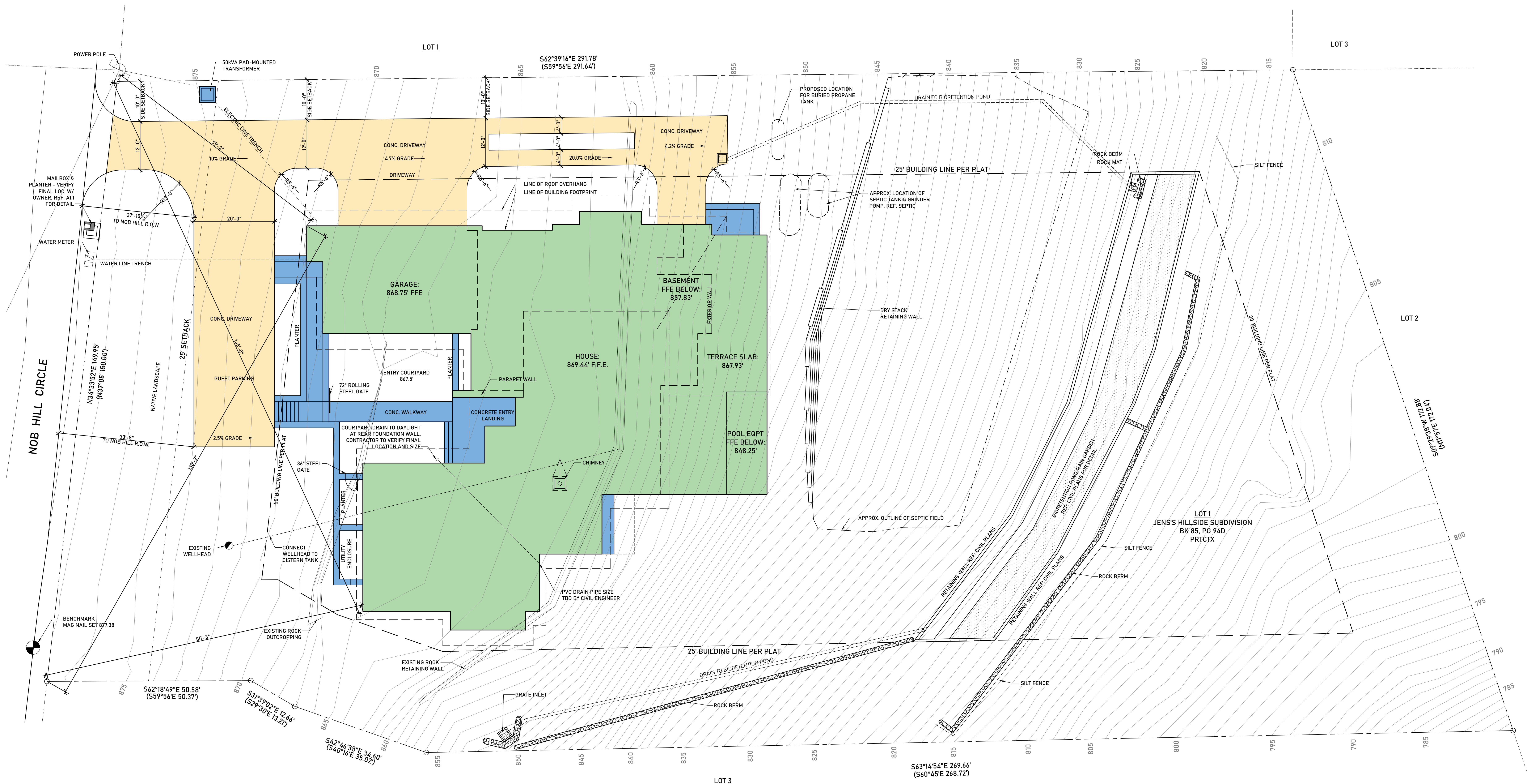
1. ALL DRIVENWAYS ARE TO FOLLOW ALIGNMENTS THAT MINIMIZE GRADING OR OTHER DISRUPTION TO THE SITE. THE DRIVEWAY/PARKING GRADATION SHALL BE MINIMUM 1% TO THE COMMON DRIVEWAY/PAVING GRADATION. DRIVEWAYS AND OFF-STREET PARKING FROM THE STREET, COMMON ADJACENT TO THE MINIMUM 1% TO THE COMMON DRIVEWAY/PAVING GRADATION.
2. EACH DWELLING SHALL BE ON A LOT ADJUTING PUBLIC STREET, HAVING ACCESS TO AN IMPROVED PUBLIC STREET, AND ALL STRUCTURES SHALL BE SO LOCATED ON LOTS AS TO PROVIDE SAFE, CONVENIENT ACCESS TO THE DRIVEWAY/PAVING GRADATION. DRIVEWAYS ARE REQUIRED OFF-STREET PARKING, DRIVEWAYS SHALL NOT EXCEED A MAXIMUM OF 20 PERCENT GRADING FOR PRIMARY CONSTRUCTION.
3. ONLY ONE DRIVEWAY ALLOWED FOR PRIMARY DWELLING UNIT, REGARDLESS OF THE NUMBER OF LOTS, FRONTAGE ON MORE THAN ONE ROADWAY, OR CHARACTER OF ACCESSORY STRUCTURES. THE DRIVEWAY SHALL BE LOCATED ON THE FRONTAGE OF THE LOT. DRIVEWAYS SHALL BE APPROVED BY THE CITY INSPECTOR, THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. DRIVEWAYS REQUIRED IN SECTIONS 22.03.241, 22.03.242, 22.03.244 AND 22.03.247.
4. NO RESIDENTIAL STRUCTURE SHALL BE ERRECTED OR ENLARGED BY AN INCREASE IN FLOOR AREA UNLESS THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES ARE PROVIDED. A VARIANCE TO THE SITE SPECIFIC REGULATIONS IS ALSO PROVIDED TO PERMIT PROPER MANEUVERING WITHIN THE DRIVEWAY/PAVING GRADATION. DRIVEWAYS SHALL BE LOCATED ON THE FRONTAGE OF THE LOT. DRIVEWAYS SHALL BE APPROVED BY THE CITY INSPECTOR, THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. DRIVEWAYS REQUIRED IN SECTIONS 22.03.241, 22.03.242, 22.03.244 AND 22.03.247.
5. IT IS THE POLICY OF THE CITY TO ENCOURAGE ADJOINING LOT OWNERS TO ENTER INTO A DRIVEWAY/PAVING GRADATION AGREEMENT. IF SUCH A DRIVEWAY/PAVING GRADATION AGREEMENT IS NOT ENTERED INTO, THE CITY ENGINEER'S REGULATIONS ARE REQUIRED BY BOTH ADJOINING LOT OWNERS. THE CITY ENGINEER'S REGULATIONS MAY BE WAIVED BY THE CITY ADMINISTRATOR OR THE BOARD OF ADJUSTMENT.

3. PROVIDE PEDESTRIAN PROTECTION ADJACENT TO PUBLIC WAY DURING CONSTRUCTION BY MEANS OF A FENCE CONSTRUCTED PER CODE.
4. AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' OF OSHA PERMIT. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.
5. SUBMISSION OF TRUSS CALCS AND LAYOUT TO BE DEFERRED. DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW.
6. NOTE: OVERALL LOT DIMENSIONS PER RECORDED MAP AND SURVEY.
7. NOTE: ALL POOLS, SPAS, FENCES, PATIO COVERS AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMITS.
8. NOTE: MAXIMUM HEIGHT OF NEW FENCES, WALLS, OR GATES AT SIDE OR REAR PROPERTY SHALL BE 6'-0" MAX. MEASURED FROM NATURAL GRADE OR NO HIGHER THAN ALLOWED BY THE DESIGN GUIDELINES PER THE DRC.
9. NOTE: ALL EXISTING LANDSCAPE AND HARDSCAPE AND ALL PROPOSED LANDSCAPE AND HARDSCAPE TO BE SUBMITTED UNDER SEPARATE APPLICATION AS A SEPARATE PERMIT.
10. NOTE: ALL PRIVATE SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC RIGHT-OF-WAY.
11. NOTE: NO PERMANENT STRUCTURES CAN BE BUILT WITHIN THE LIMITS OF THE STREET/SIDEWALK EASEMENT.
12. NOTE: SITE DRAINAGE SHALL RUN THROUGH A MINIMUM OF 15 FEET OF PERFORATED PIPE PRIOR TO DISCHARGE INTO THE NEIGHBORHOOD.
13. NOTE: A SAMPLE FOR ALL EXTERIOR FINISH MATERIALS (INCLUDING ALL TILE, TILE PATTERNS, STONE, STONE PATTERNS, TILE, TILE PATTERNS, PLASTER, STONE, WOOD, STAIN, PAINT, OR OTHER EXTERIOR MATERIALS) SHALL BE SUBMITTED TO SITE REVIEW AND APPROVAL BY ARCHITECT AND DRC.
14. EACH LOT SHALL CONTAIN A MINIMUM OF TWO GUEST PARKING SPACES WHICH MAY BE PART OF THE MOTOR COURT. UNENCLOSED SPACES MUST BE A COMBINATION OF PLANTINGS AND/OR LOW WALLS (A MAXIMUM OF 4' HIGH) TO BE CONSIDERED AS GUEST PARKING. ALL GUEST PARKING AREAS AND GARAGES SHALL OCCUR WITHIN THE BUILDING FOOTPRINT. PARKING SPACES SHALL HAVE A MINIMUM DIMENSION OF 8' X 18'.

HOUSE FOOTPRINT:	7,617 S.F.
DRIVEWAY:	3,790 S.F.
FLATWORK:	1,011 S.F.
<u>TOTAL:</u>	<u>12,418 S.F.</u>
OVERALL SITE:	53,425 S.F.
<u>IMPERVIOUS PERCENTAGE:</u>	<u>23.24%</u>



Mailbox Detail 2



Site Plan
1"=10'-0"



WALTERS RESIDENCE

PROJECT NO.
1801

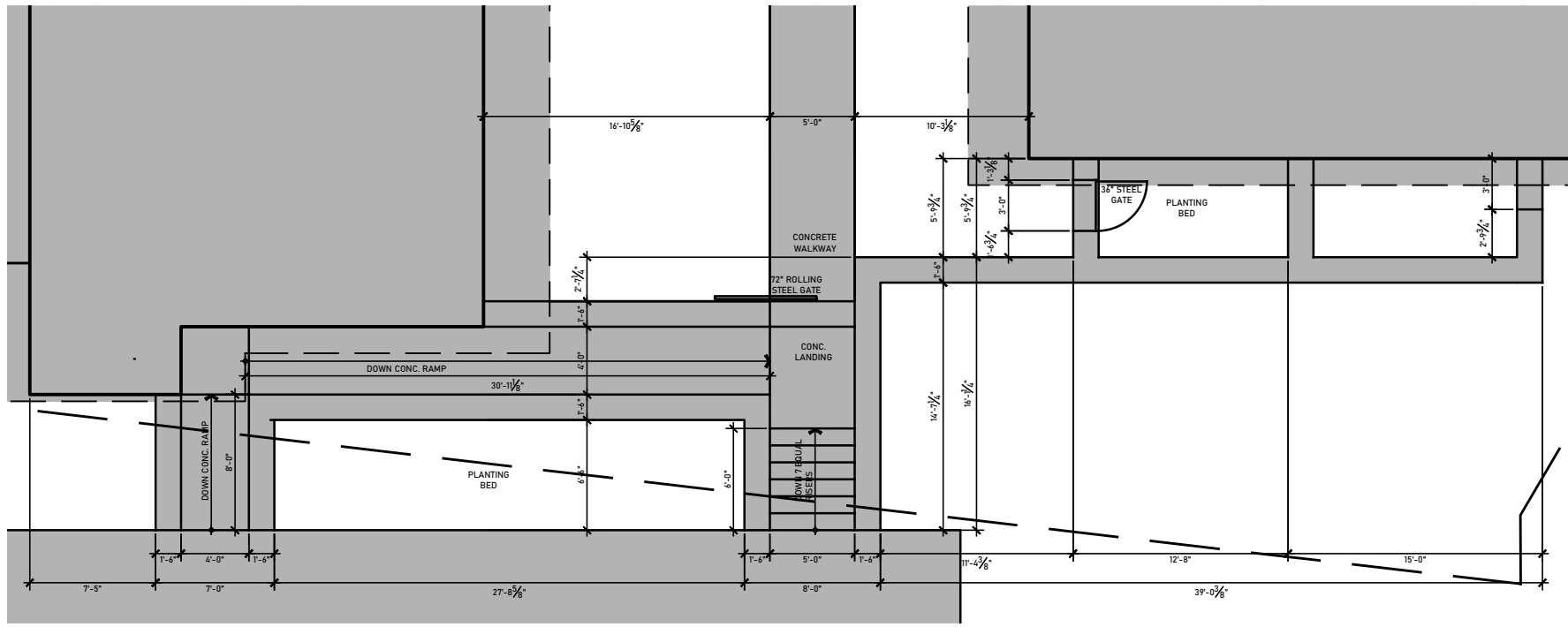
DATE
07-13-2022

REVISIONS	
3	7/14/2021 POOL REVISION
4	1/21/2022 DRIVEWAY REVISION

SITE PLAN

SHEET NO. _____

A1.1



Enlarged Site Plan ②
1"=5'-0"

TREE PROTECTION NOTES:

- OWNERS WISHING TO CLEAR CEDAR TREES FROM THEIR LOTS WILL IN ADVANCE OF THE INITIATION OF HOME CONSTRUCTION MAY REQUEST AUTHORIZATION PURSUANT TO THE FOLLOWING GUIDELINES:
- OWNER MUST SUBMIT A TREE AND TOPOGRAPHIC SURVEY PRIOR TO CLEARING. PERMISSION TO CLEAR ON GOLF COURSE HOME SITES SHALL BE GRANTED ON A CASE-BY-CASE BASIS.
- OWNER MUST ARRANGE AN ON-SITE MEETING THROUGH THE DRC.
- ALL CLEARING MUST BE COMPLETED BY HAND AND MUST BE CHIPPED ON-SITE.
- NO BOBCATS OR OTHER EQUIPMENT ARE ALLOWED.
- ANY VIOLATION OF THESE GUIDELINES IS AN AUTOMATIC \$1,500 FINE PER VIOLATION.



TREES TO BE REMOVED PER GUIDELINES



TREES TO BE PROTECTED PER GUIDELINES

TREE LIST:

#	Ø"	TYPE	#	Ø"	TYPE	#	Ø"	TYPE
12	8/7	CED	62	10	LO	200	5	LO
13	9	LO	63	10	LO	201	5	LO
15	9	LO	64	10/11	LO	202	5	LO
14	10	LO	65	8	LO	203	5	LO
16	8/7	LO	67	6	CED	204	5	LO
17	8	LO	68	10	CED	205	5	LO
18	9	LO	69	11/12	LO	206	5	LO
20	9	LO	70	9	LO	207	5	LO
21	10	LO	71	9	LO	208	5	LO
22	11	LO	72	8	LO	209	5	LO
23	9/8	LO	73	11/7	LO	210	5	LO
24	9/8	LO	74	10/11	LO	211	5	LO
25	10	LO	75	10	LO	212	5	LO
26	11	LO	76	8	CED	213	5	LO
27	10	LO	77	8	CED	214	5	LO
28	11	LO	78	8	CED	215	5	LO
29	10	LO	79	8	CED	216	5	LO
30	10	LO	80	8	CED	217	5	LO
31	10	LO	81	8	CED	218	5	LO
32	11	LO	82	8	CED	219	5	LO
33	10	CED	83	8	CED	220	5	LO
34	10	CED	84	8	CED	221	5	LO
35	7/4	CED	85	8	CED	222	5	LO
36	7/7/5	CED	86	21	CED	223	5	LO
38	15	CED	87	8	CED	224	5	LO
41	5	LO	88	8	CED	225	5	LO
42	5	LO	89	8	CED	226	5	LO
43	6	LO	90	6	LO	227	5	LO
44	6	LO	91	6	LO	228	5	LO
45	15	CED	92	6	LO	229	5	LO
46	8	CED	93	6	LO	230	5	LO
50	8	LO	94	6	LO	231	5	LO
56	12	LO	95	6	LO	232	5	LO
57	5	LO	96	6	LO	233	5	LO
58	9	LO	97	6	LO	234	5	LO

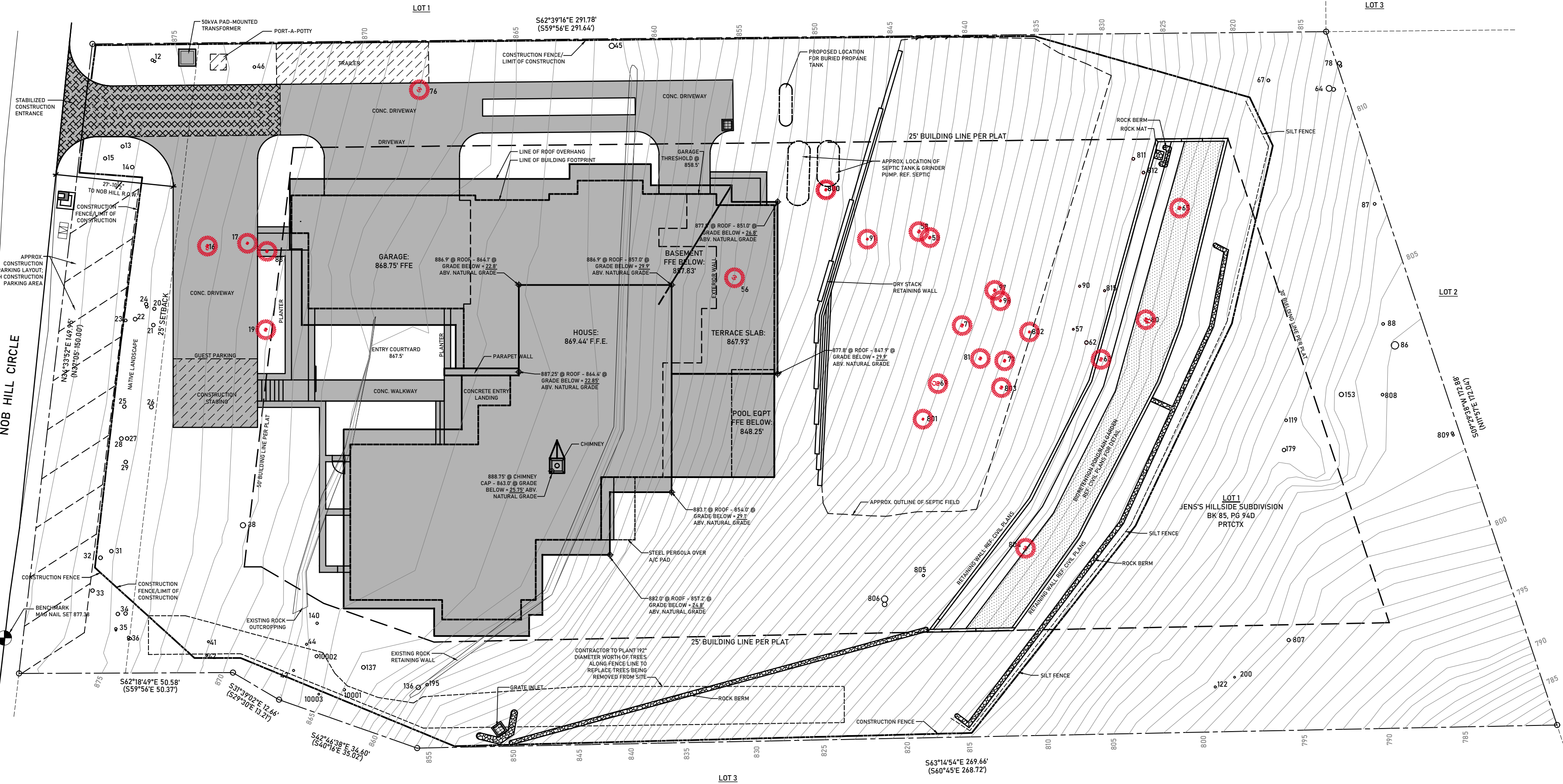
TREE LIST: LO=LIVE OAK; CED=CEDAR JUNIPER (N=NO TAG)

DRIVEWAY NOTES:

- ALL DRIVEWAYS ARE TO FOLLOW ALIGNMENTS THAT MINIMIZE GRADING OR OTHER DISRUPTION TO THE SITE. THE DRIVEWAY-PARKING-GARAGE LAYOUTS ARE TO MINIMIZE THE VISIBILITY OF THE GARAGE, DOORS, DRIVEWAYS, AND OFF-STREET PARKING FROM THE STREET, COMMON AREAS, AND ADJOINING LOTS.
- EACH DWELLING SHALL BE ON A LOT ABUTTING A PUBLIC STREET OR HAVING ACCESS TO AN IMPROVED PUBLIC STREET, AND ALL STRUCTURES SHALL BE SO LOCATED ON LOTS AS TO PROVIDE SAFE, CONVENIENT ACCESS FOR SERVICING, POLICE PROTECTION, FIRE PROTECTION AND REQUIRED OFF-STREET PARKING. DRIVEWAYS SHALL NOT EXCEED A MAXIMUM OF 20 PERCENT GRADE AT ANY POINT AFTER CONSTRUCTION.
- ONLY ONE DRIVEWAY IS ALLOWED PER PRIMARY DWELLING UNIT, REGARDLESS OF THE NUMBER OF LOTS. FRONTAGE ON MORE THAN ONE ROADWAY, OR CHARACTER OF ACCESSORY STRUCTURES, THE DRIVEWAY ENTRANCE/EXIT SHALL NOT EXCEED 20 FEET IN WIDTH. THE LOCATION OF ALL DRIVEWAYS SHALL BE APPROVED BY THE CITY INSPECTOR. THE PARKING SPACES AND DRIVEWAY SURFACES SHALL BE THOSE REQUIRED IN SECTIONS 22.03.241, 22.03.242, 22.03.244 AND 22.03.247.
- NO RESIDENTIAL STRUCTURE SHALL BE ERRECTED OR ENLARGED BY AN INCREASE IN FLOOR AREA UNLESS THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES (2) IS PROVIDED. ADEQUATE AISLES AND DRIVEWAYS SHALL ALSO BE PROVIDED TO PERMIT PROPER MANEUVERING WITHIN THE PARKING AREA AND FOR SAFE AND ORDERLY ENTRY AND EXIT. PARKING AREA DESIGN IS INCLUDED AS AN INTEGRAL PART OF THE SITE PLAN DEVELOPMENT.
- IT IS THE POLICY OF THE CITY TO ENCOURAGE ADJOINING LOT OWNERS TO SHARE A COMMON DRIVEWAY. A VARIANCE TO THE SIDE SETBACK STIPULATIONS IS REQUIRED BY BOTH ADJOINING LOT OWNERS; HOWEVER, VARIANCE FEES MAY BE WAIVED BY THE CITY ADMINISTRATOR OR THE BOARD OF ADJUSTMENT.

SITE PLAN NOTES:

- PROVIDE PEDESTRIAN PROTECTION ADJACENT TO PUBLIC WAY DURING CONSTRUCTION BY MEANS OF A FENCE CONSTRUCTED PER CODE.
- AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.
- SUBMISSION OF TRUSS CALCULATIONS AND LAYOUT TO BE DEFERRED. DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW.
- NOTE: OVERALL LOT DIMENSIONS PER RECORDED MAP AND SURVEY.
- NOTE: ALL POOLS, SPAS, FENCES, PATIO COVERS AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMITS.
- NOTE: MAXIMUM HEIGHT OF NEW FENCES, WALLS, OR GATES AT SIDE OR REAR OF PROPERTY SHALL BE 6'-0" MAX. MEASURED FROM NATURAL GRADE OR NO HIGHER THAN ALLOWED BY THE DESIGN GUIDELINES PER THE DRC.
- NOTE: ALL EXISTING LANDSCAPE AND HARDSCAPE AND ALL PROPOSED LANDSCAPE AND HARDSCAPE TO BE SUBMITTED UNDER SEPARATE APPLICATION AS A SEPARATE PERMIT.
- NOTE: ALL PRIVATE SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC RIGHT-OF-WAY.
- NOTE: NO PERMANENT STRUCTURES CAN BE BUILT WITHIN THE LIMITS OF THE STREET/SEWALK EASEMENT.
- NOTE: SITE DRAINAGE SHALL BE RUN THROUGH A MINIMUM OF 15 FEET OF PERFORATED PIPE PRIOR TO DISCHARGE INTO THE PUBLIC ROW.
- NOTE: A SAMPLE FOR ALL EXTERIOR FINISH MATERIALS (INCLUDING ALL COLORS, PATTERNS, BLENDS, MORTARS, TILES, METALS, PLASTERS, STONE, WOOD, STAIN, PAINT, OR OTHER EXTERIOR MATERIALS) SHALL BE CONSTRUCTED AT SITE FOR REVIEW AND APPROVAL BY ARCHITECT AND DRC.
- EACH LOT SHALL CONTAIN A MINIMUM OF TWO GUEST PARKING SPACES WHICH MAY BE A PART OF THE MOTOR COURT. UNENCLOSED SPACES MUST UTILIZE A COMBINATION OF PLANTINGS AND/OR LOW WALLS (A MAXIMUM OF FIVE (5') FEET) TO SCREEN CARS FROM VIEW. ALL GUEST PARKING AREAS AND GARAGES SHALL OCCUR WITHIN THE BUILDING ENVELOPE. PARKING SPACES SHALL HAVE A MINIMUM DIMENSION OF 9' X 18'.



Building Height & Tree Protection Plan ①

1"=10'-0"



PROJECT NO.
1801

DATE
07-13-2022

REVISIONS
7/14/2021 POOL REVISION
1/21/2022 DRIVEWAY REVISION

TREE
PROTECTION
PLAN

SHEET NO.

WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746

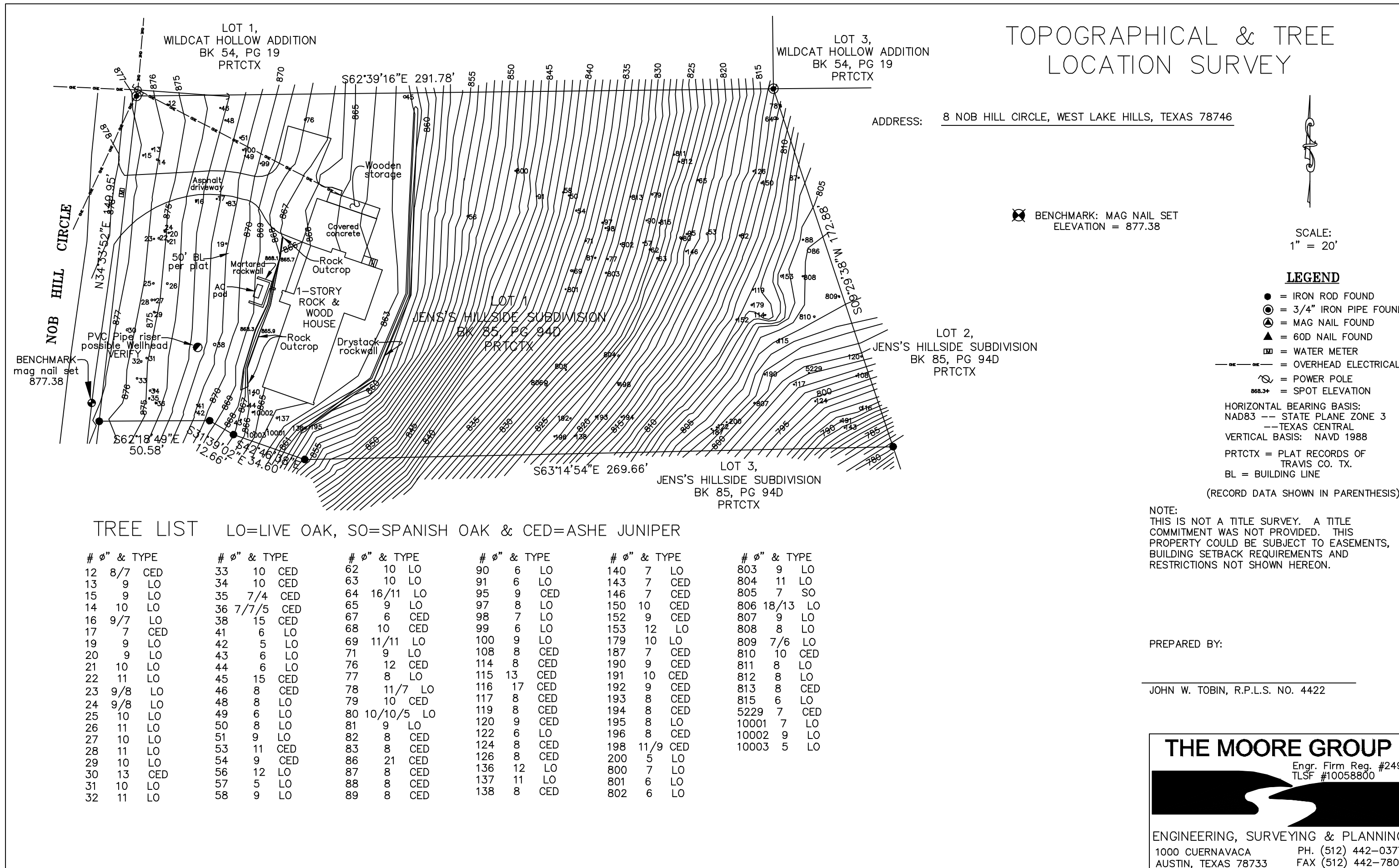


PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

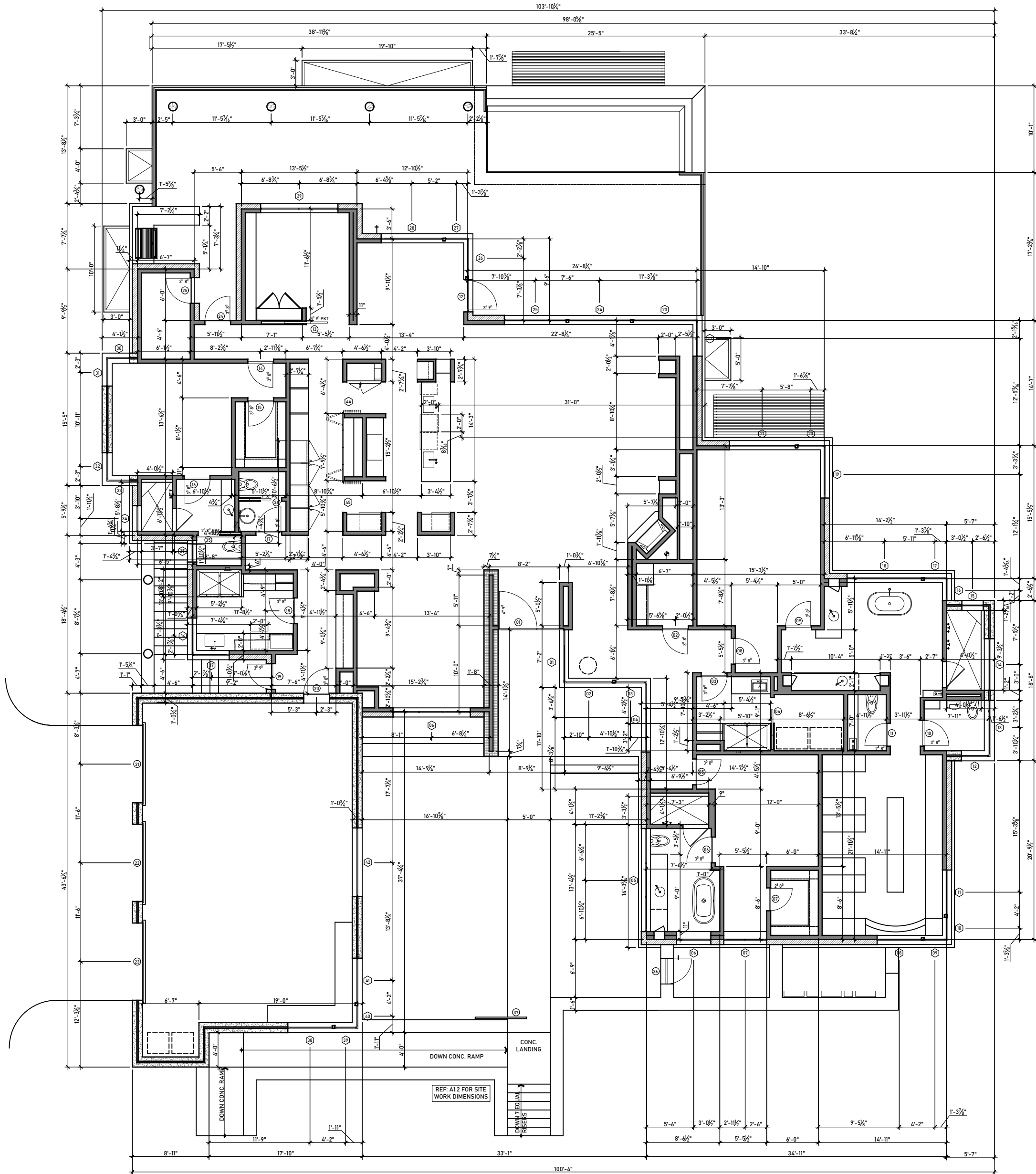
SURVEY

SHEET NO.

A1.3
Page 78 of 99



Site Survey
1"=20'-0"



FLOOR PLAN NOTES:

1. DO NOT SCALE PLAN, WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO BE FACE OF STUD.
3. VERIFY ALL FINISH FLOOR MATERIALS WITH INTERIOR DESIGNER.

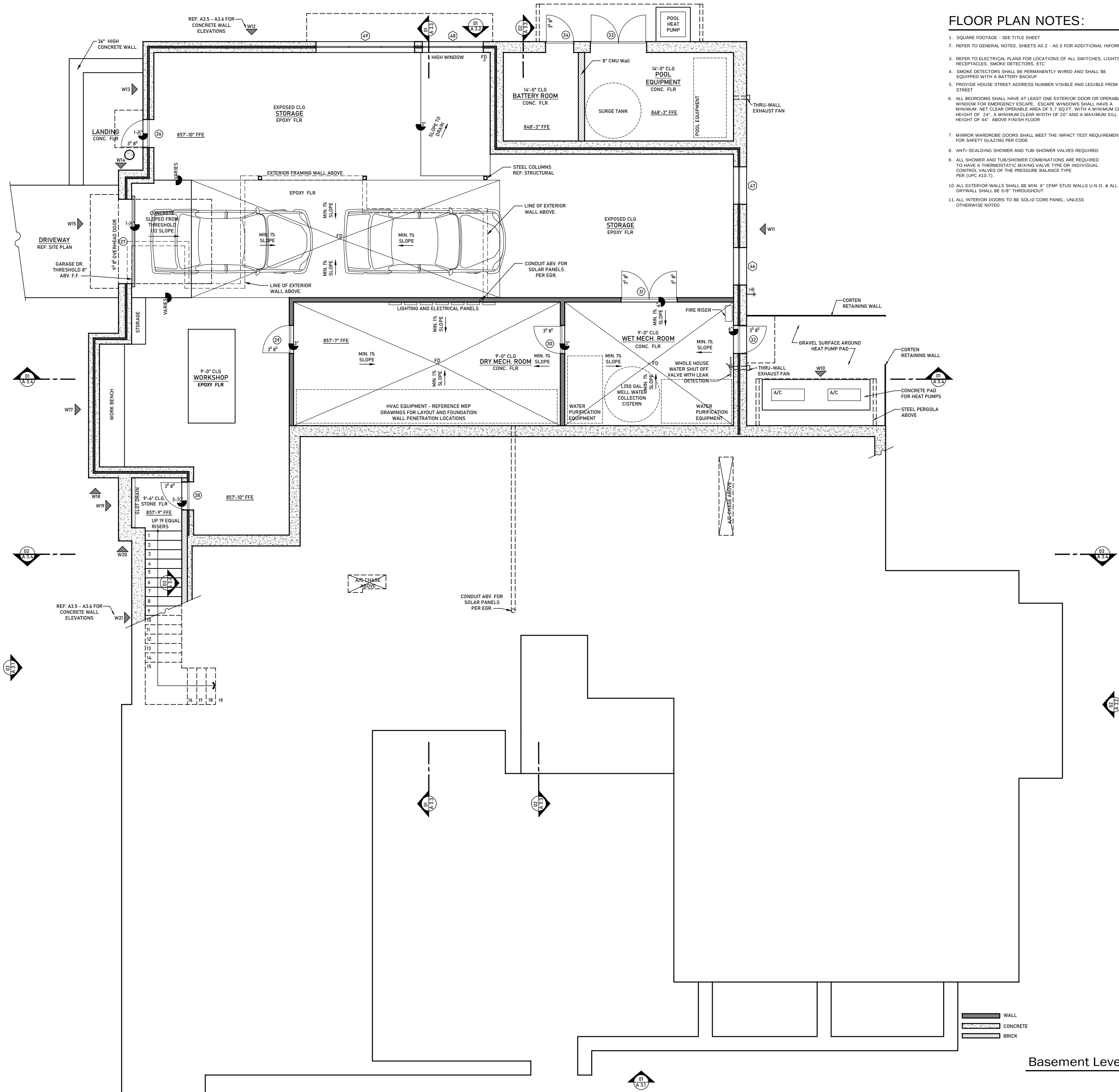
WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

DIMENSION
PLAN

SHEET NO.



FLOOR PLAN NOTES:

- 1. SQUARE FOOTAGE - SEE TITLE SHEET
- 2. REFER TO GENERAL NOTES, SHEETS A0.2 - A0.5 FOR ADDITIONAL INFORMATION
- 3. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF ALL SWITCHES, LIGHTS, RECEPTACLES, SMOKE DETECTORS, ETC
- 4. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH A BATTERY BACKUP
- 5. PROVIDE HOUSE STREET ADDRESS NUMBER VISIBLE AND LEGIBLE FROM STREET
- 6. ALL BEDROOMS SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR OPERABLE WINDOW FOR EMERGENCY ESCAPE. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM CLEAR HEIGHT OF 24". A MINIMUM CLEAR WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR
- 7. MIRROR WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING PER CODE
- 8. ANTI-SCALDING SHOWER AND TUB-SHOWER VALVES REQUIRED
- 9. ALL SHOWER AND TUB/SHOWER COMBINATIONS ARE REQUIRED TO HAVE A THERMOSTATIC MIXING VALVE TYPE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE TYPE PER (UPC 410.7).
- 10. ALL EXTERIOR WALLS SHALL BE MIN. 6" CMF STUD WALLS U.N.O. & ALL DRYWALL SHALL BE 5/8" THROUGHOUT
- 11. ALL INTERIOR DOORS TO BE SOLID CORE PANEL, UNLESS OTHERWISE NOTED

WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



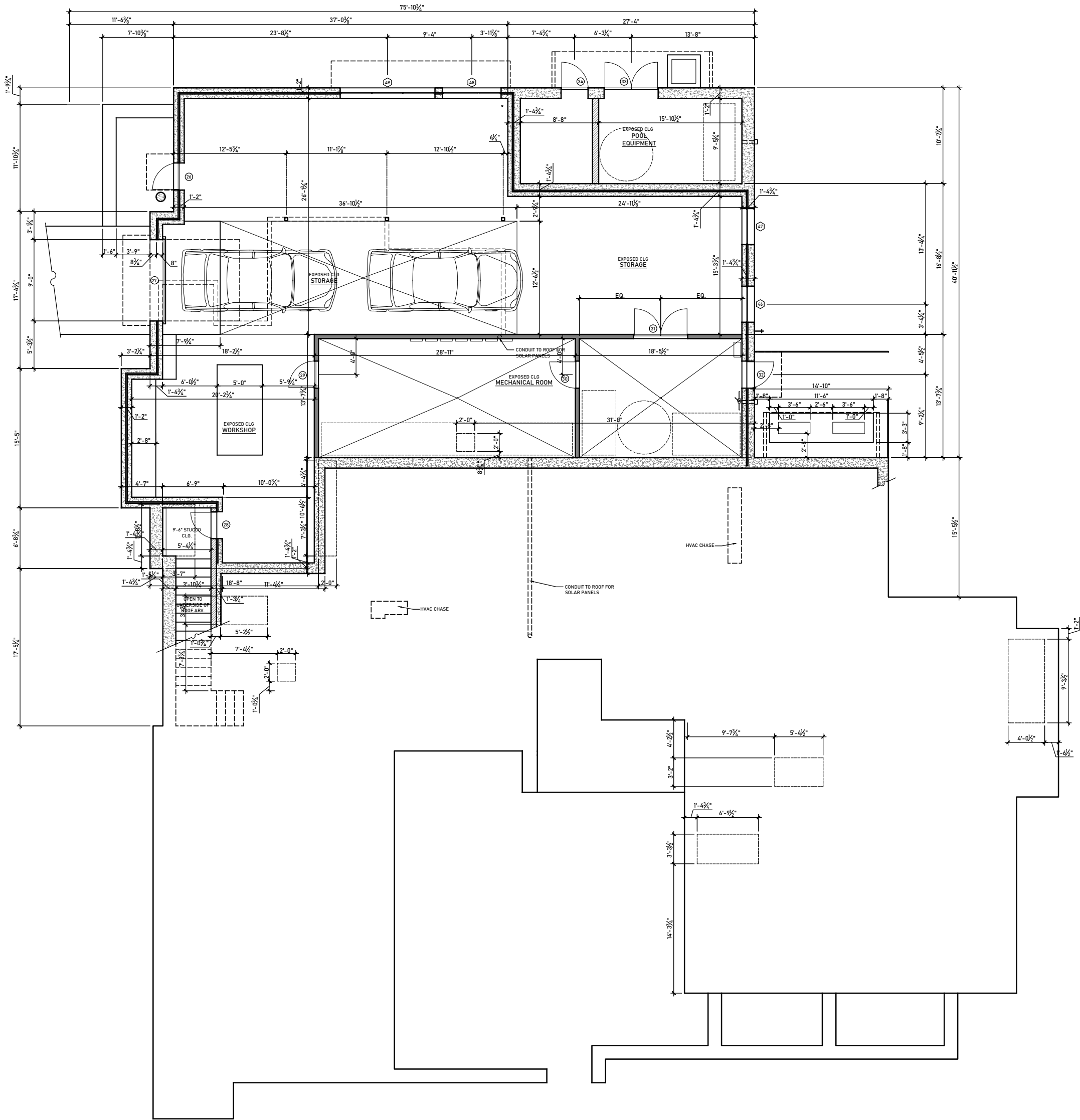
PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

FLOOR PLAN

SHEET NO.

FLOOR PLAN NOTES:

- DO NOT SCALE PLAN, WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE TO BE FACE OF STUD.
- VERIFY ALL FINISH FLOOR MATERIALS WITH INTERIOR DESIGNER.



Basement Level - Dimension Plan
3/16"=1'-0"

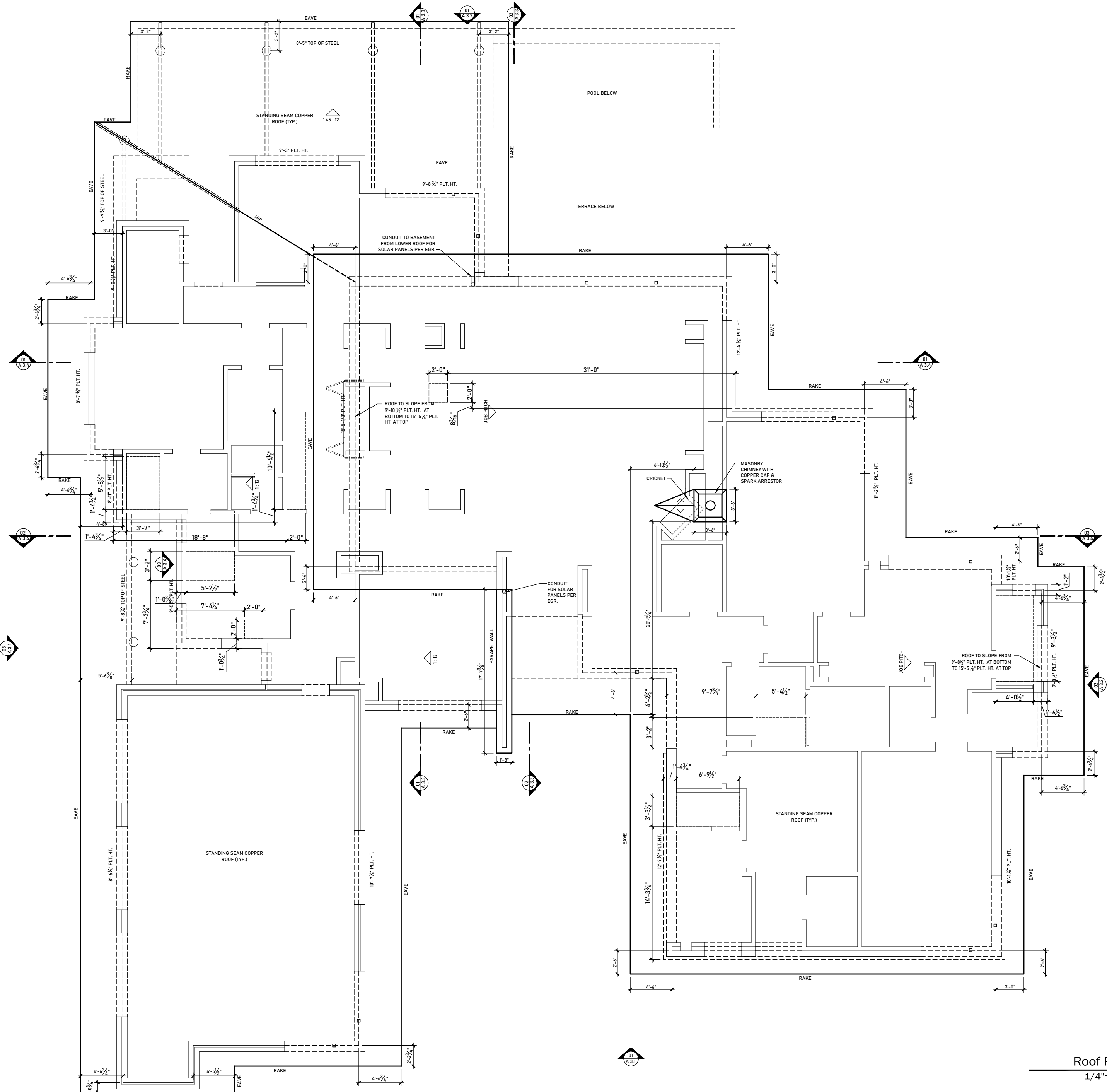
WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



PROJECT NO.	1801
DATE	07-13-2022
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DIMENSION
PLAN

SHEET NO.



Roof Plan
1/4"=1'-0"

FILE: F:\2018\01 WALTERS\03 CDS\1801-42-FLOOR PLANS DWG DATE: 8/1/22

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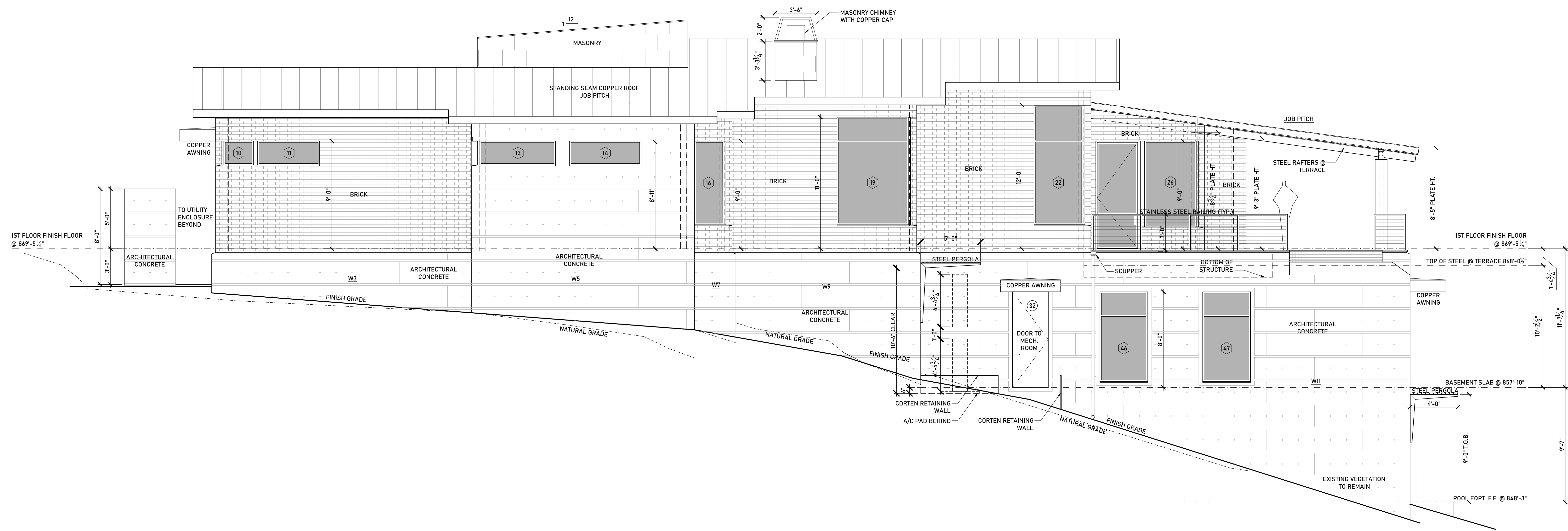
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8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746

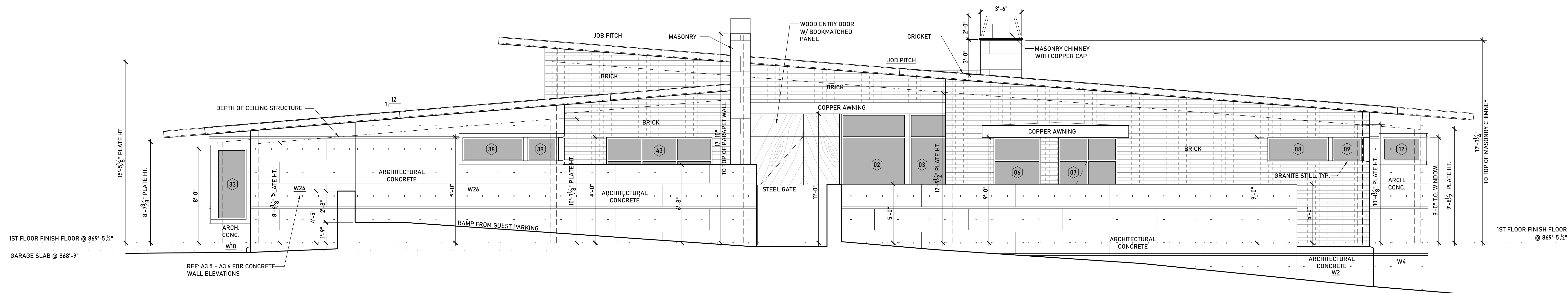


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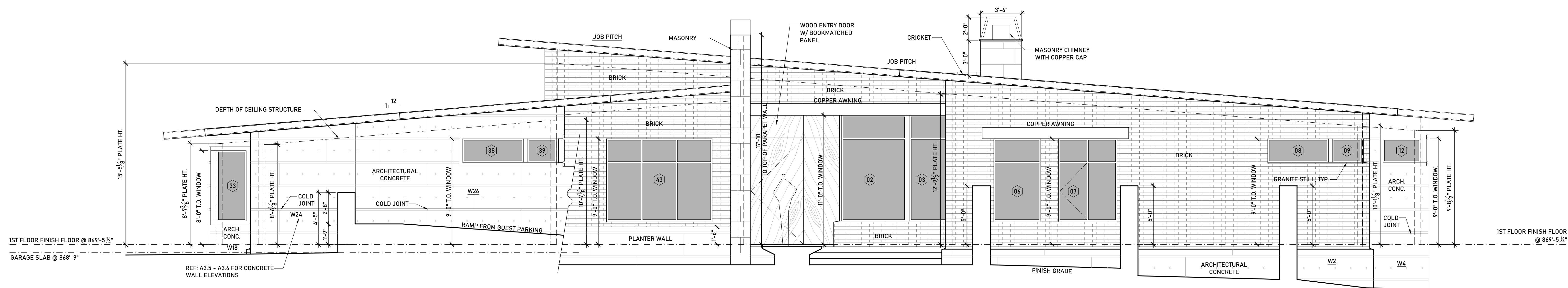
ROOF PLAN
SHEET NO.



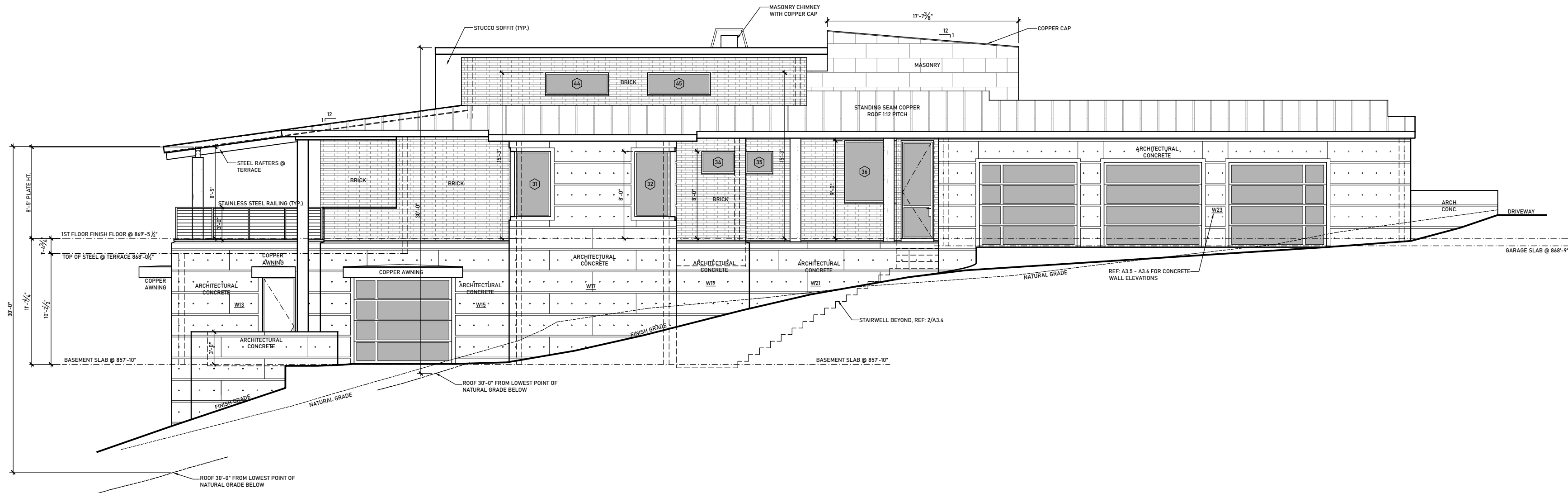
Right Elevation 03
1/4"=1'-0"



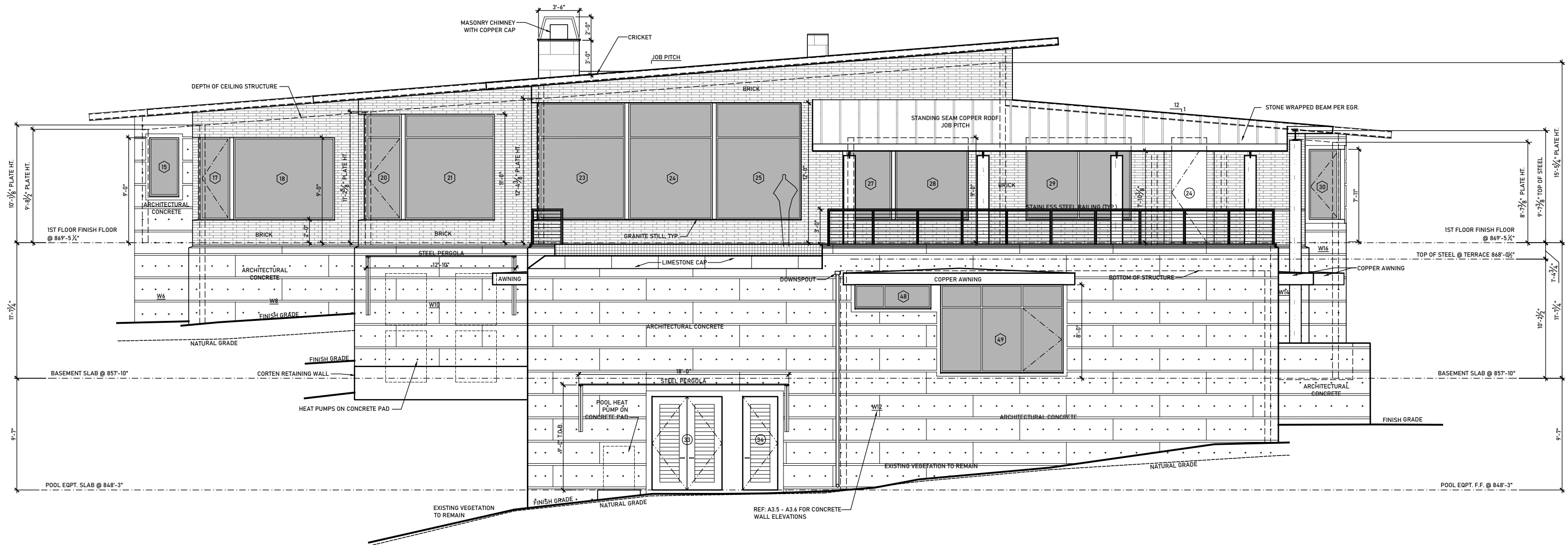
Front Section 02
1/4"=1'-0"



Front Elevation 01
1/4"=1'-0"



Left Elevation 02
1/4"=1'-0"



Rear Elevation 01
1/4"=1'-0"



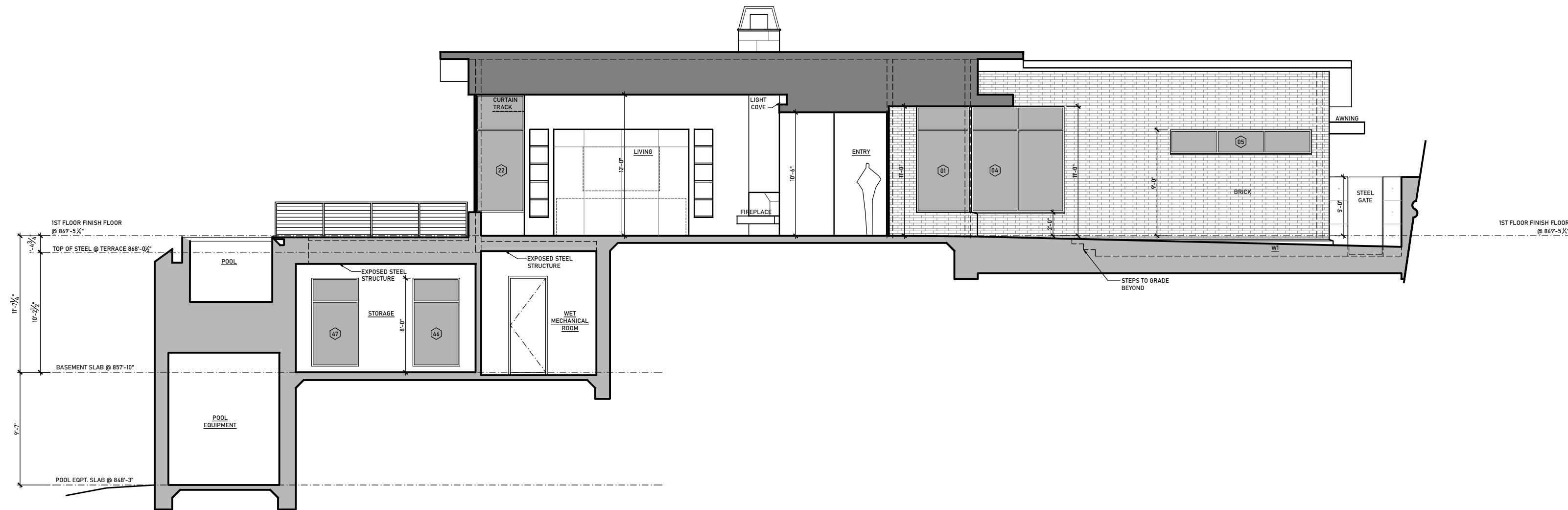
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8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



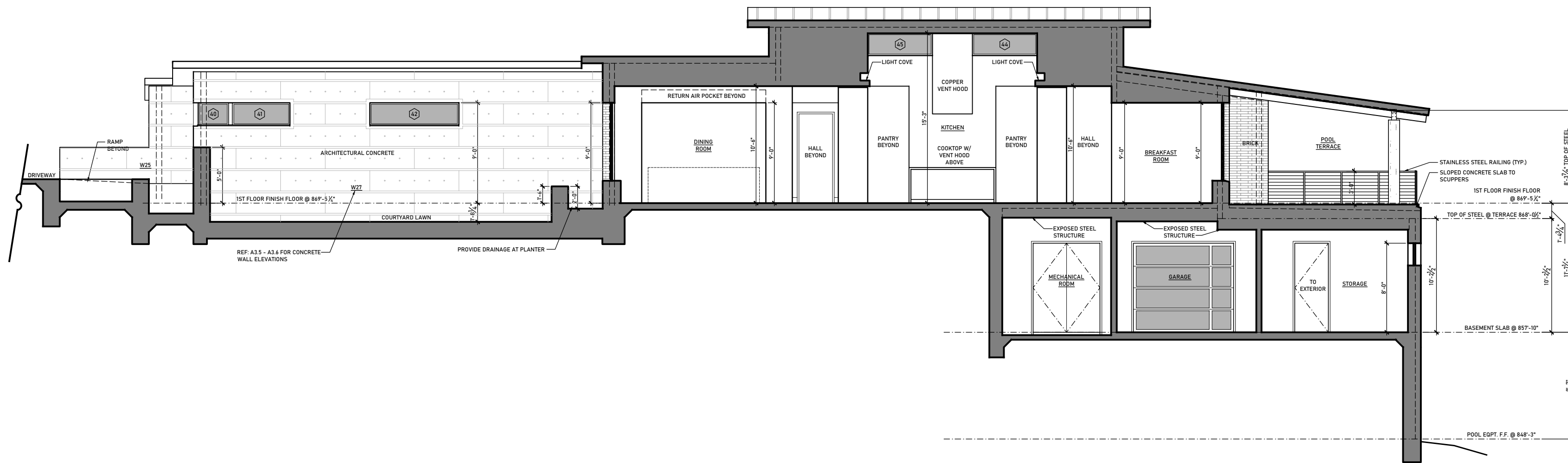
PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

SECTIONS
SHEET NO.

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Building Section 02
1/4" = 1'-0"



Building Section 01
1/4" = 1'-0"

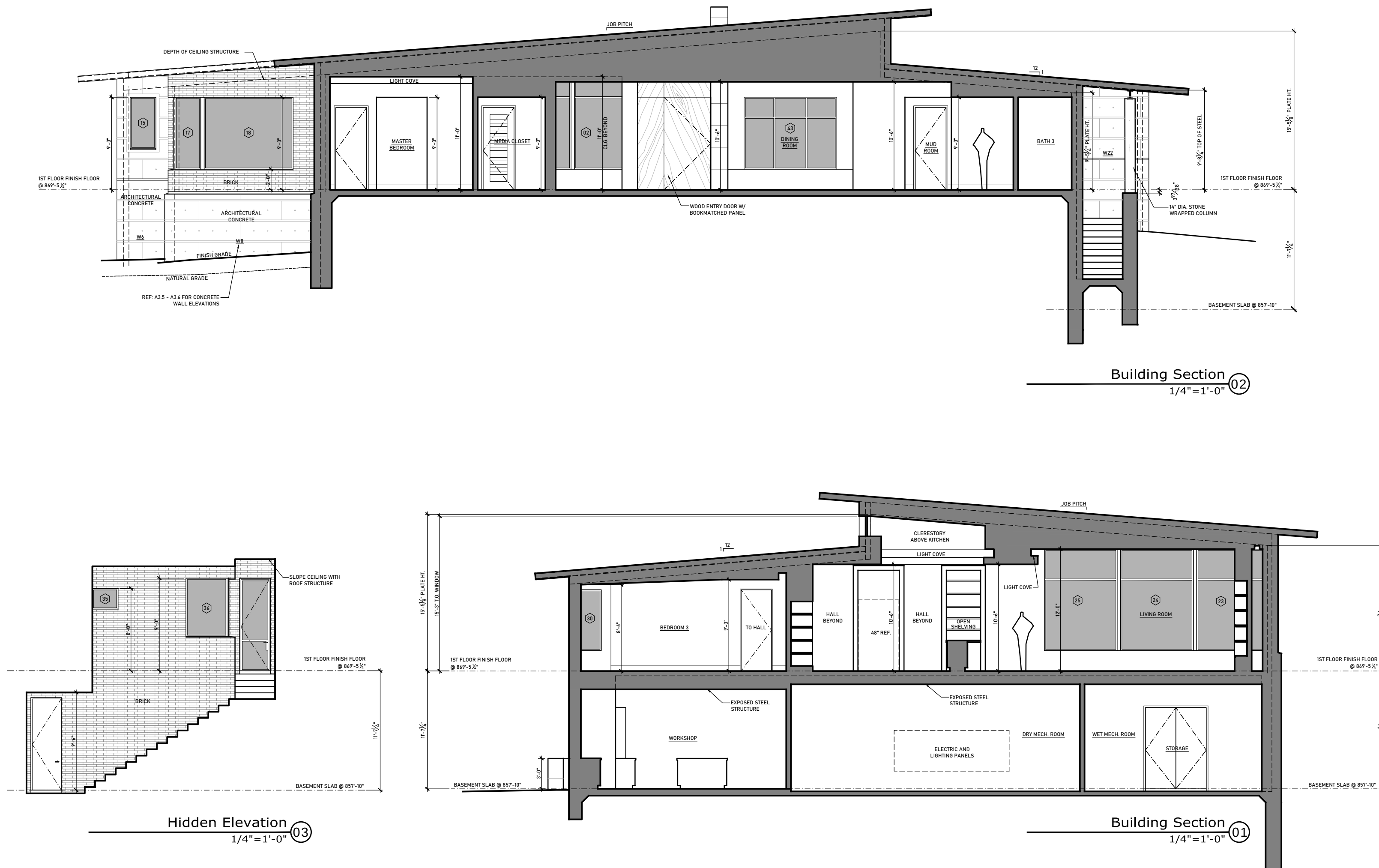
WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



PROJECT NO.
1801
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WALTERS RESIDENCE
8 NOB HILL CIRCLE
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PROJECT NO.
1801

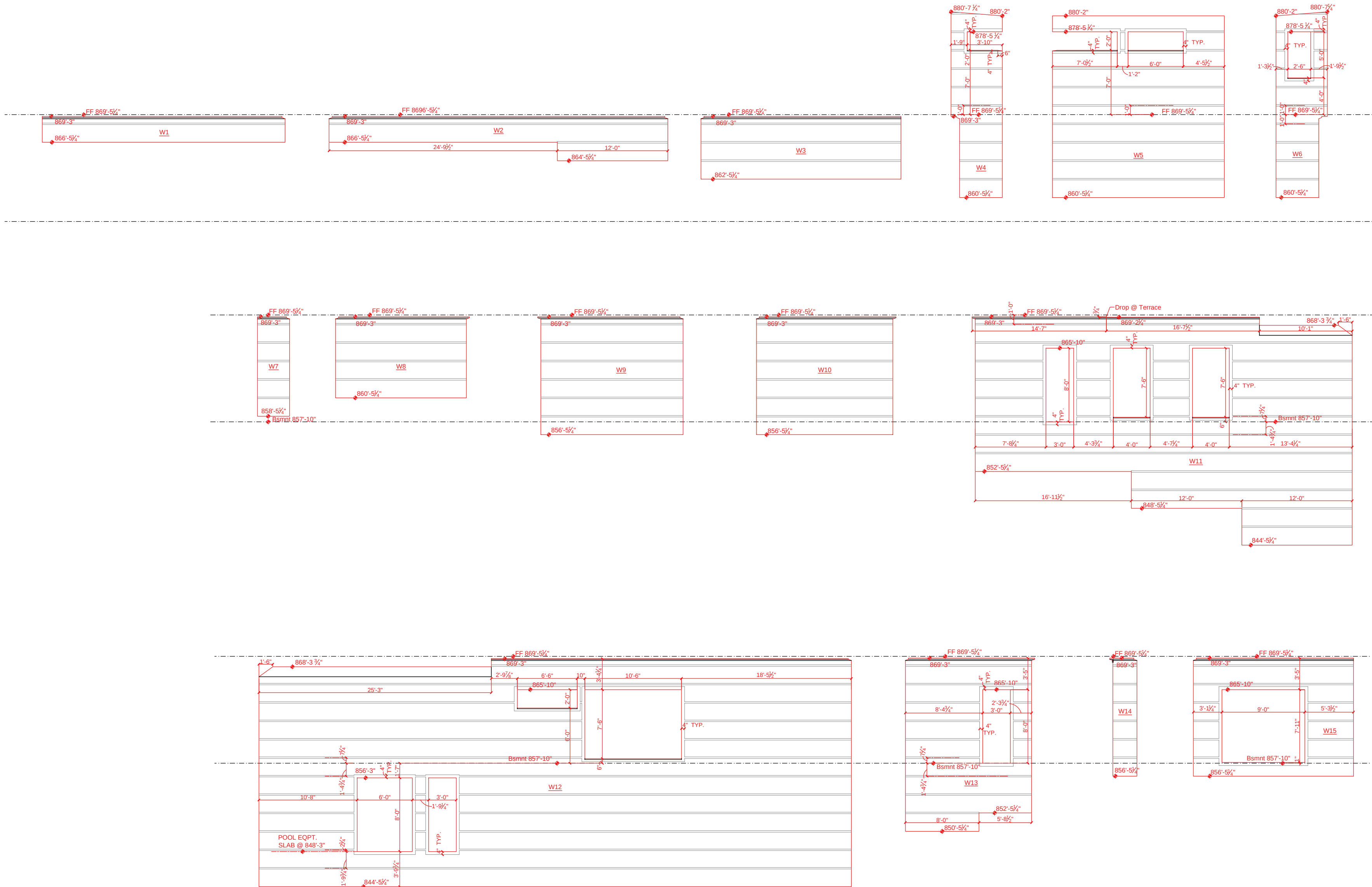
DATE
07-13-2022

REVISIONS

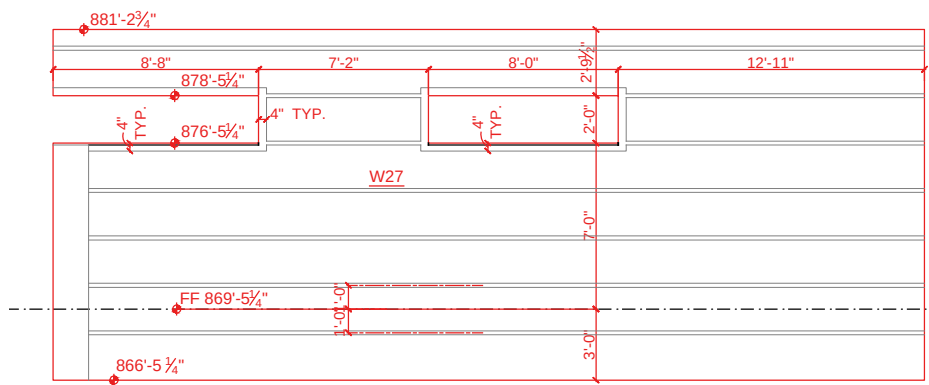
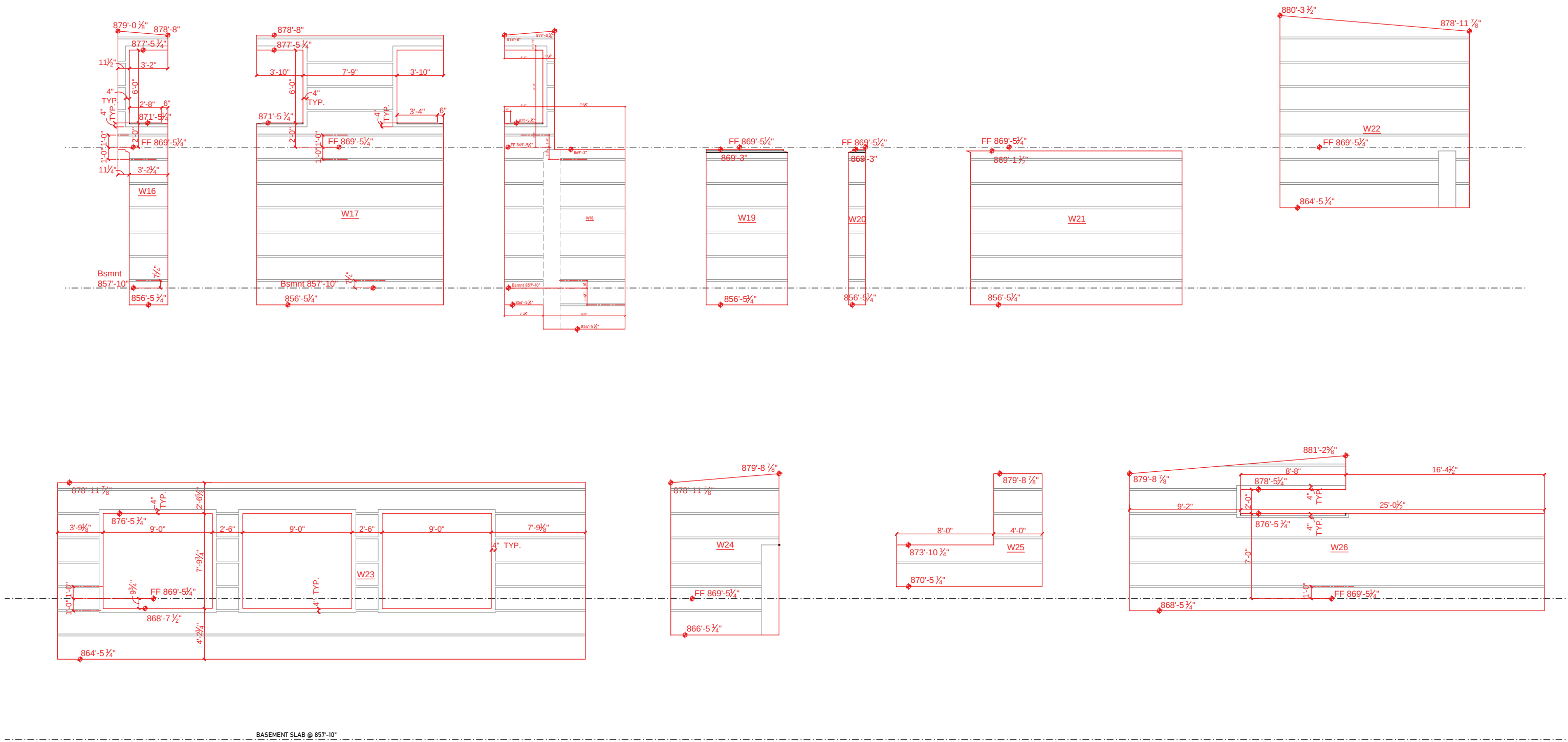
CONCRETE
WALL
ELEVATIONS

SHEET NO.

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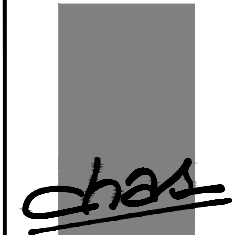


Concrete Wall Elevations
1/4" = 1'-0" 01



Concrete Wall Elevations 01
1/4" = 1'-0"

FILE: P:\2018\03 WALTERS\03_CDD\1801-AS ELEVATIONS.DWG DATE: 8/1/22



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WALTERS RESIDENCE

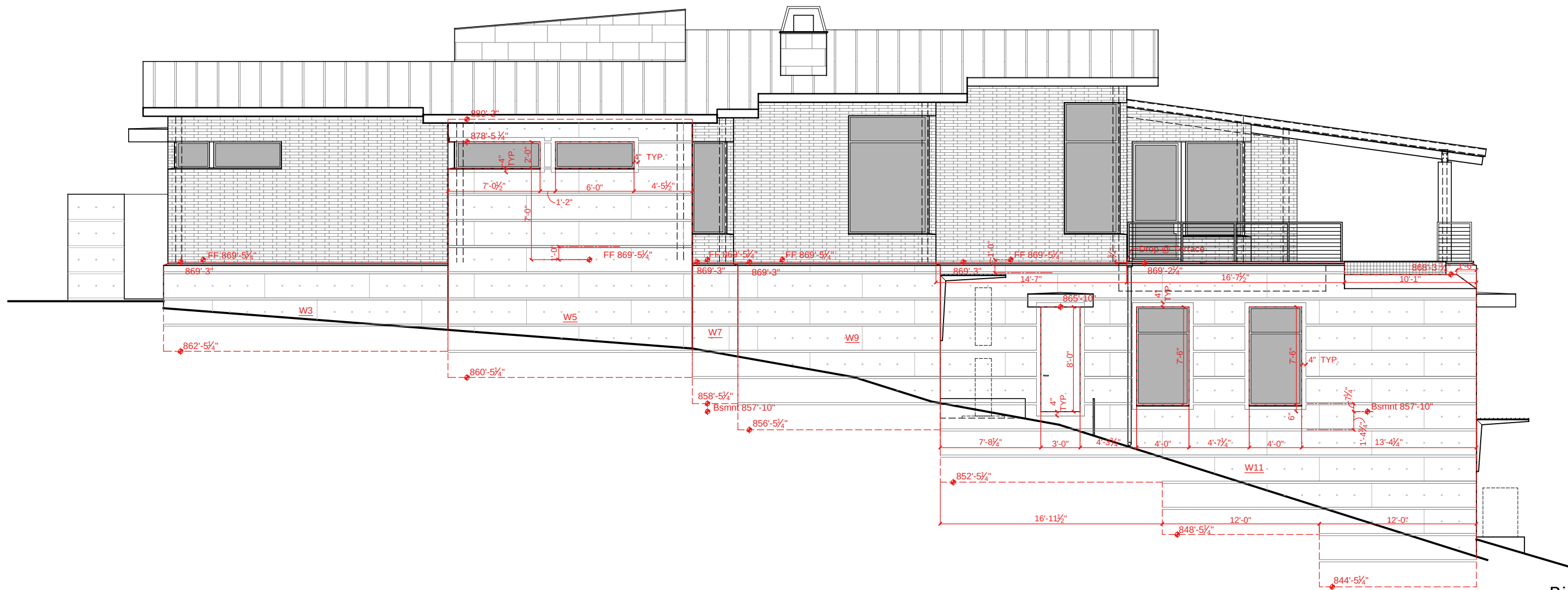
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



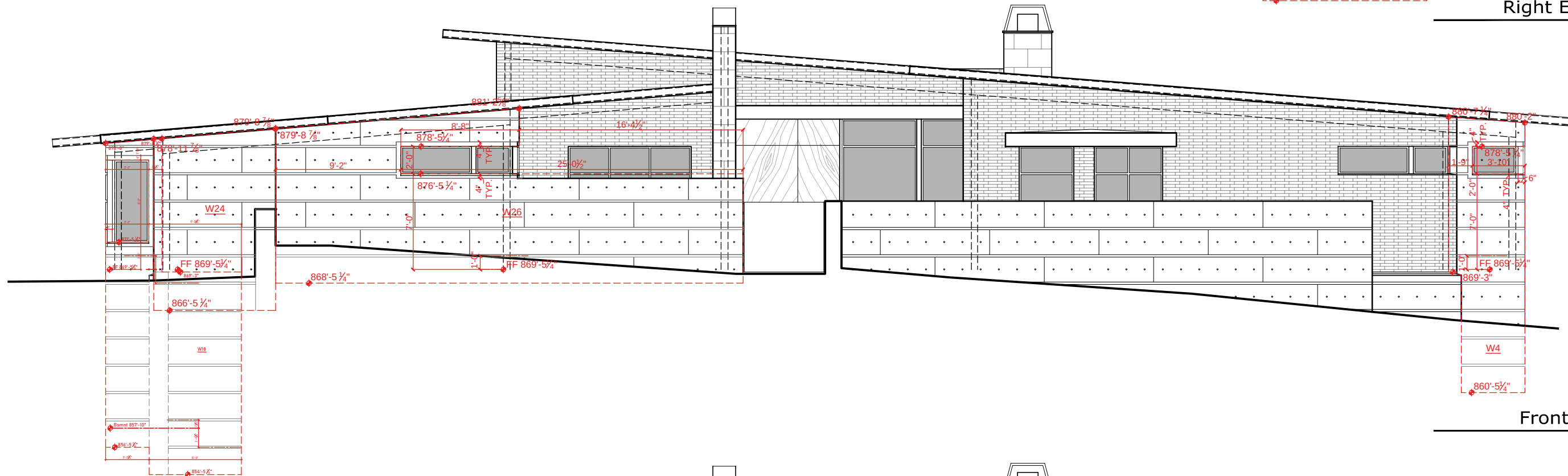
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1801
DATE
07-13-2022
REVISIONS

CONCRETE
WALL
ELEVATIONS

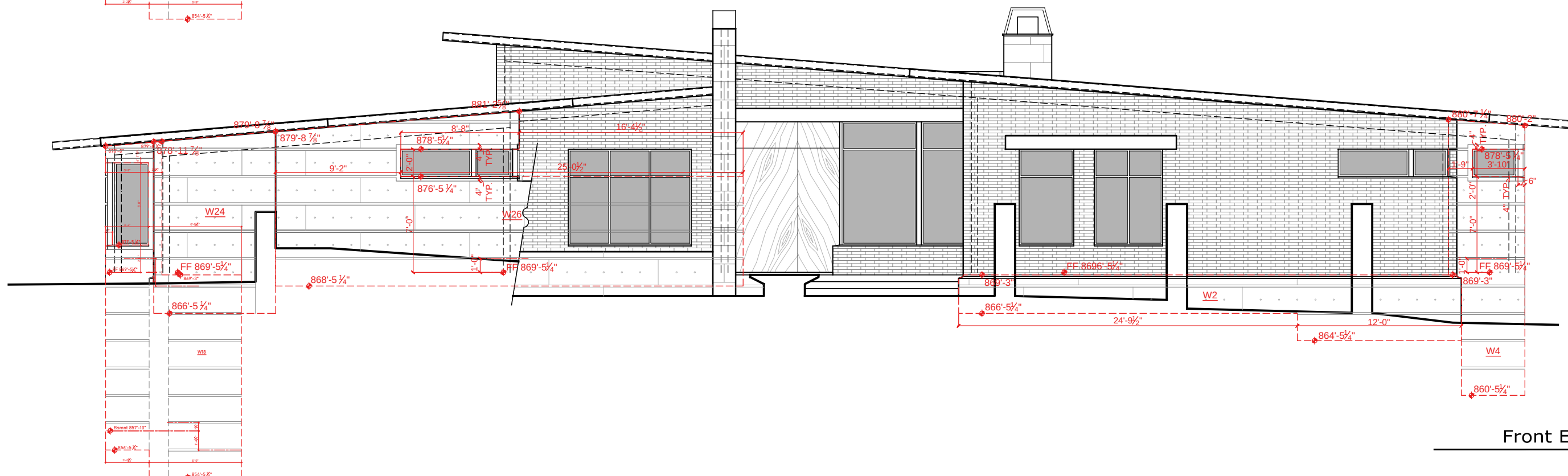
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Right Elevation 03
1/4"=1'-0"

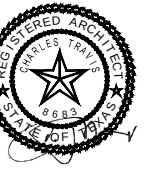


Front Section 02
1/4"=1'-0"



Front Elevation 01
1/4"=1'-0"

WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746

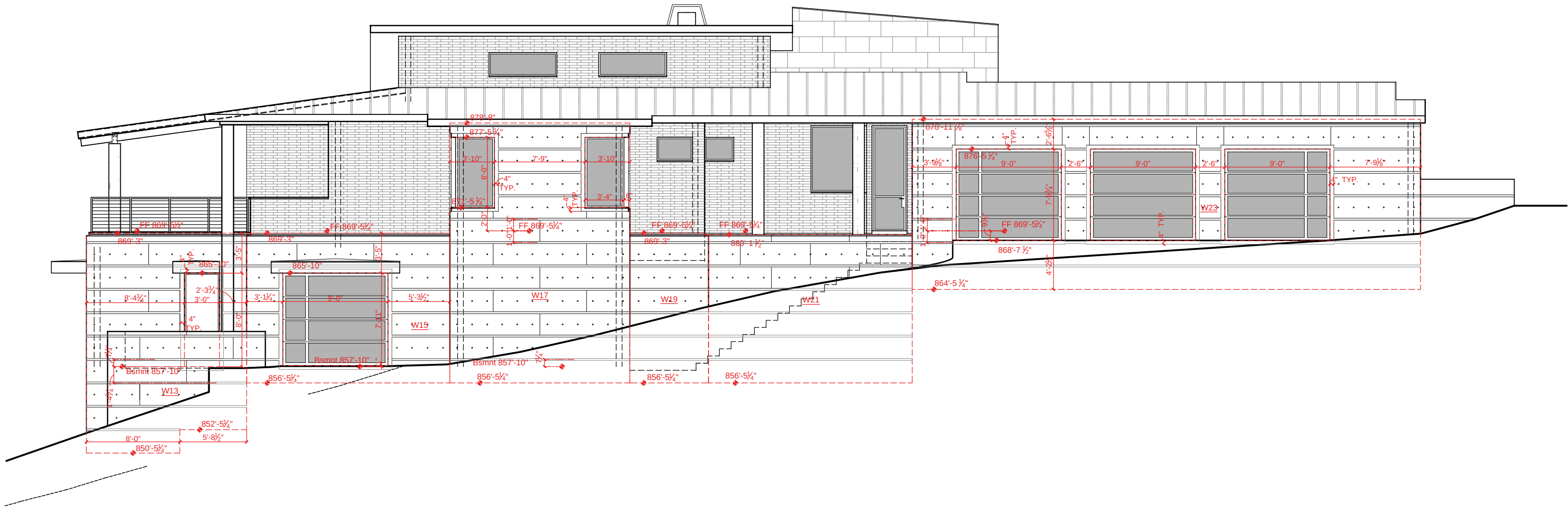


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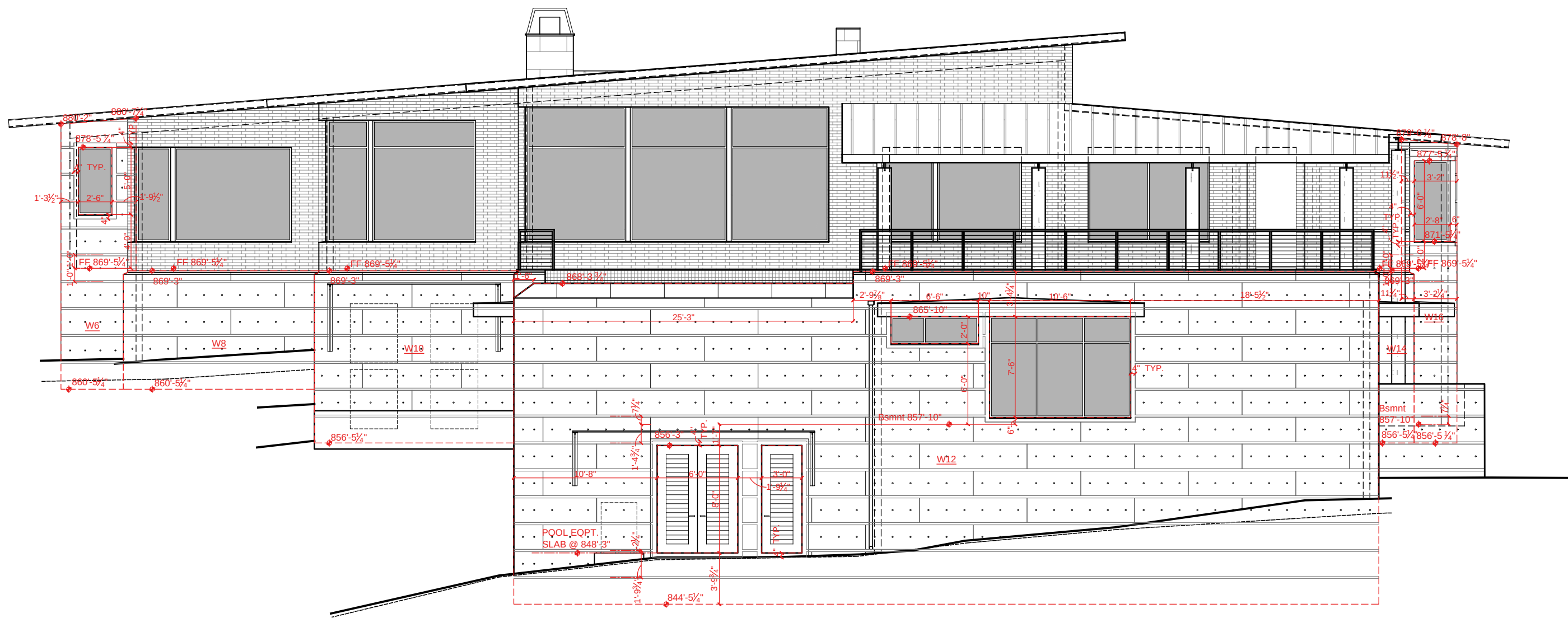
ELEVATIONS

SHEET NO.

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Left Elevation 02
1/4"=1'-0"



Rear Elevation 01
1/4"=1'-0"

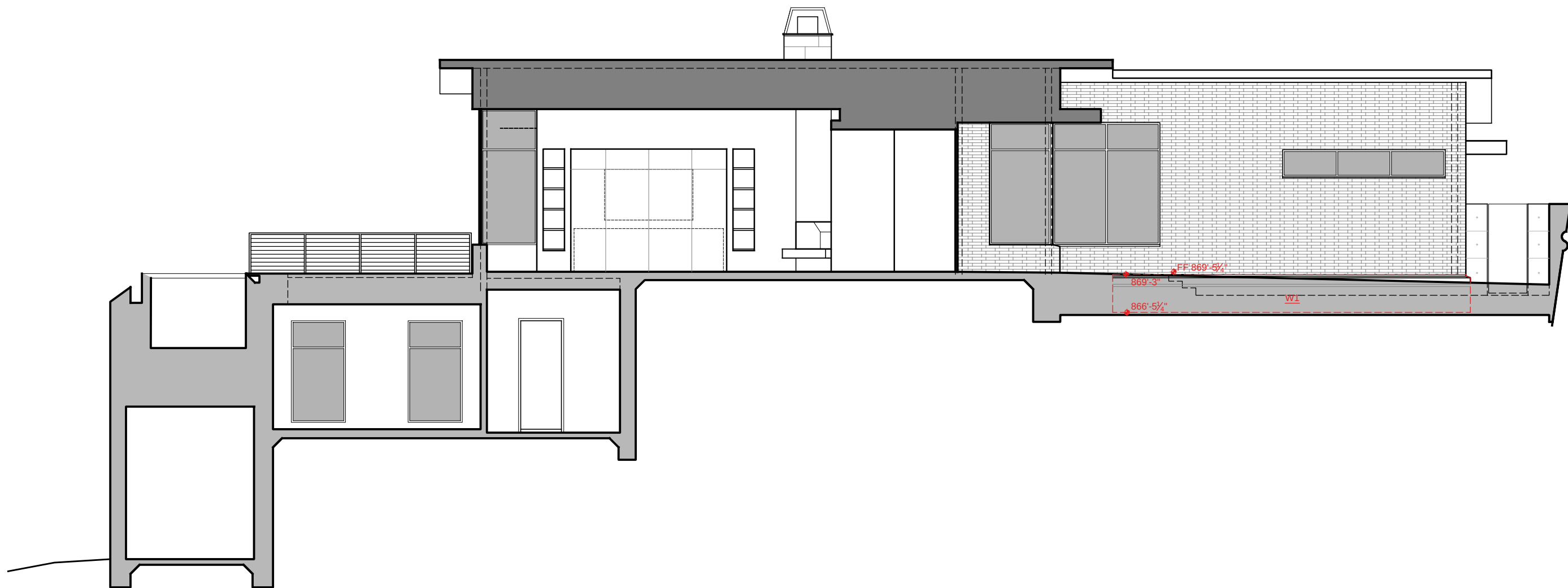
WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



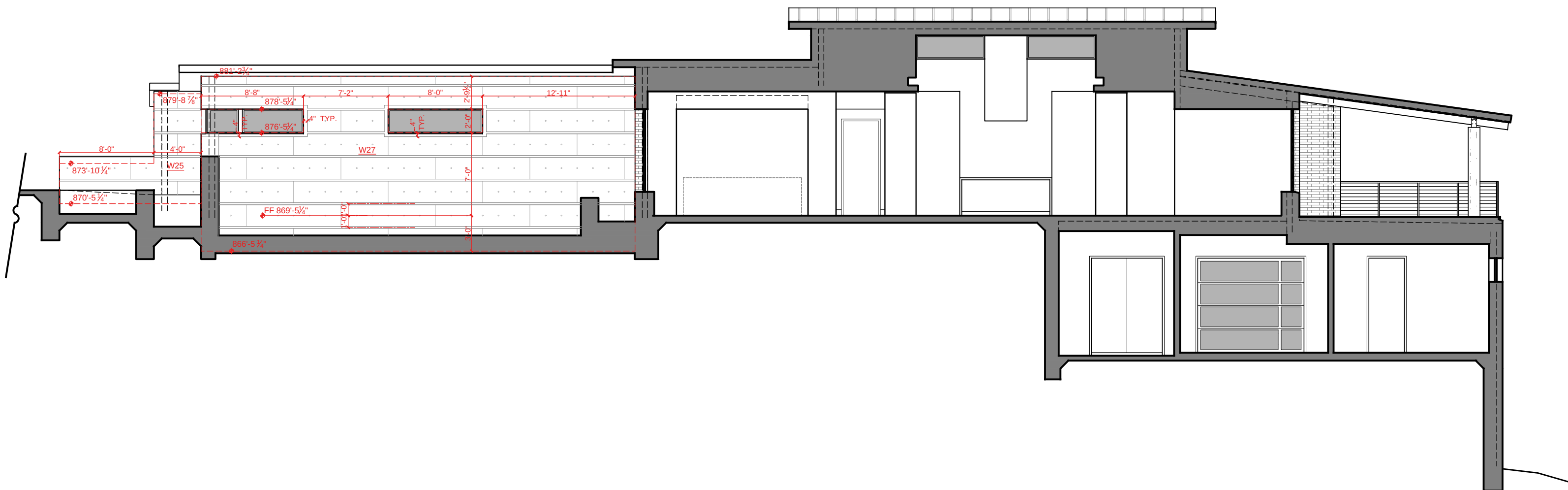
PROJECT NO. 1801
DATE 07-13-2022
REVISIONS

SECTIONS
SHEET NO.

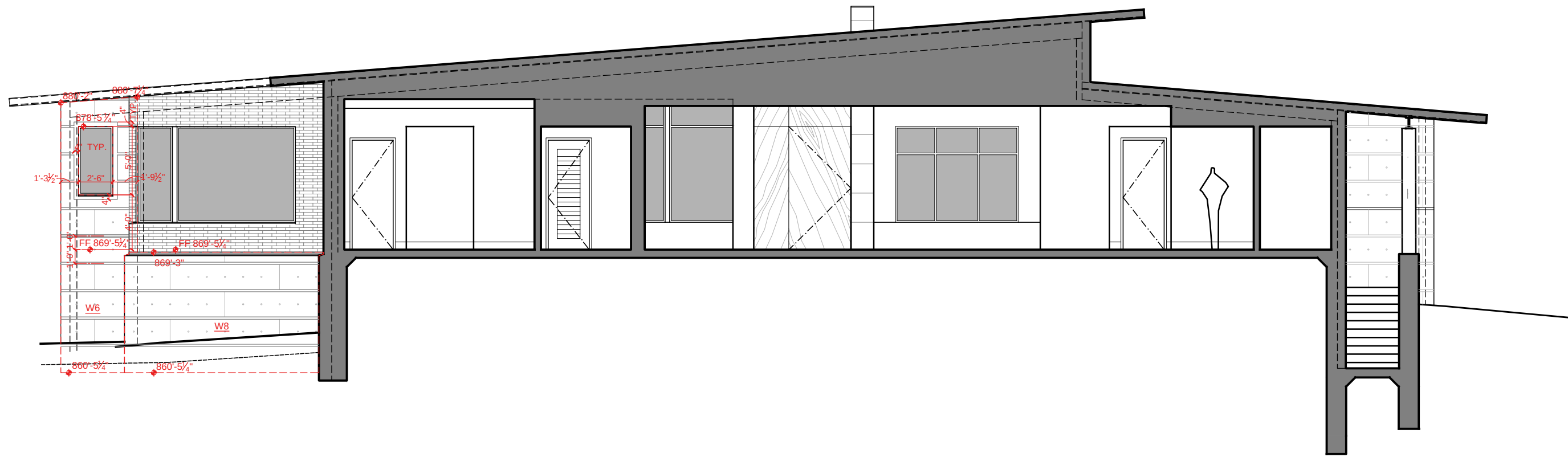
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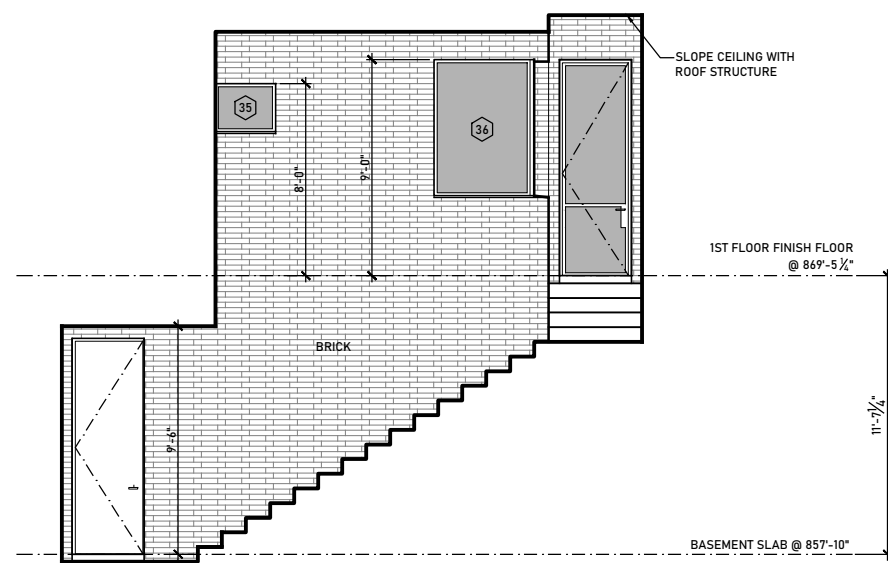
Building Section 02
1/4" = 1'-0"



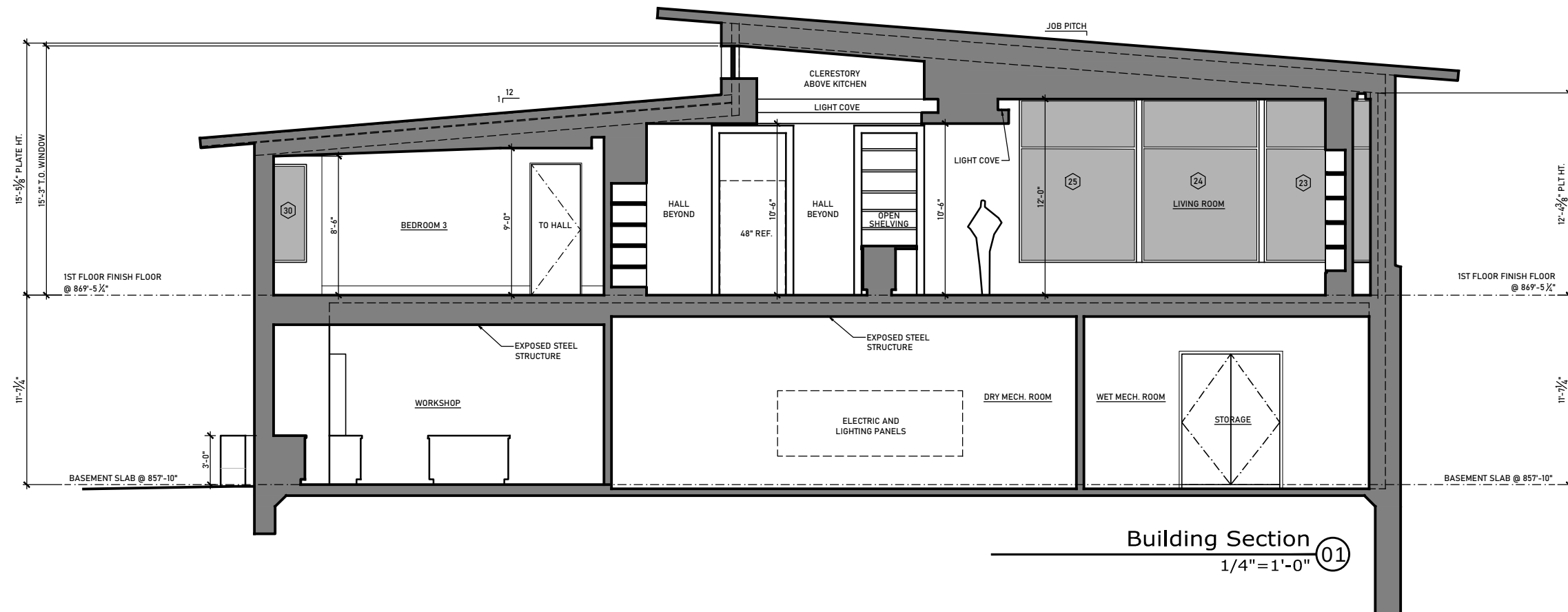
Building Section 01
1/4" = 1'-0"



Building Section 02
1/4" = 1'-0"



Hidden Elevation 03
1/4" = 1'-0"



Building Section 01
1/4" = 1'-0"

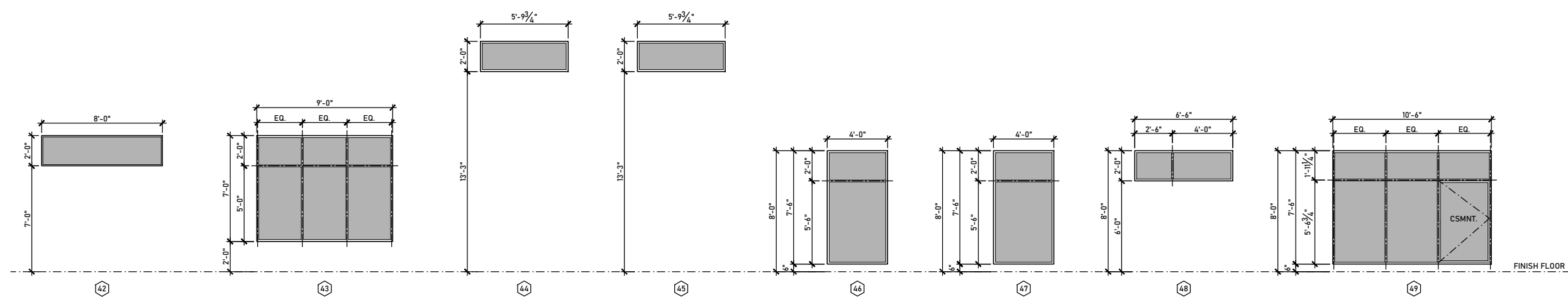
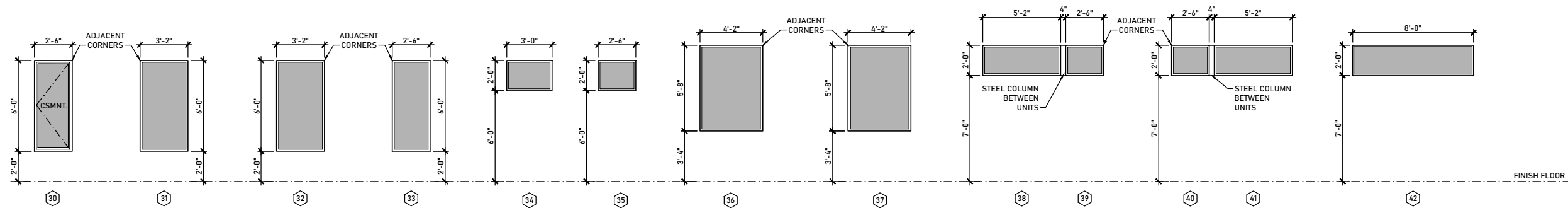
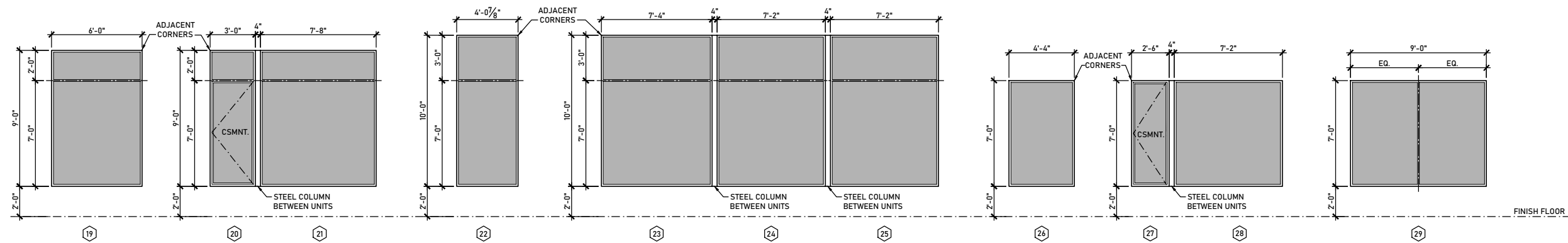
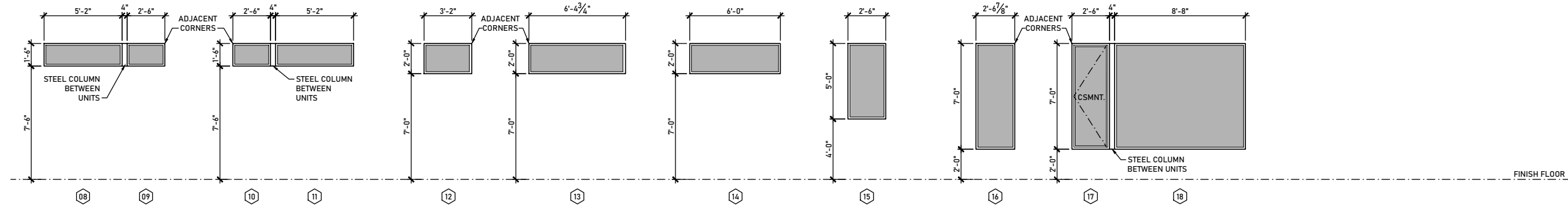
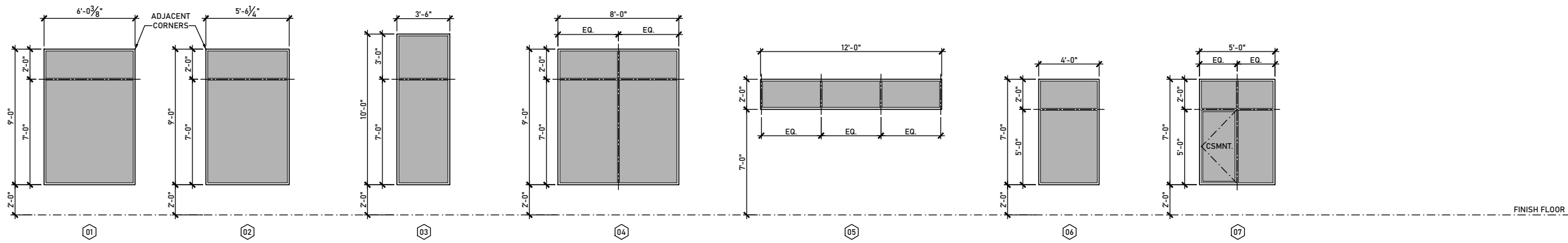
WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



PROJECT NO.
1801
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SECTIONS

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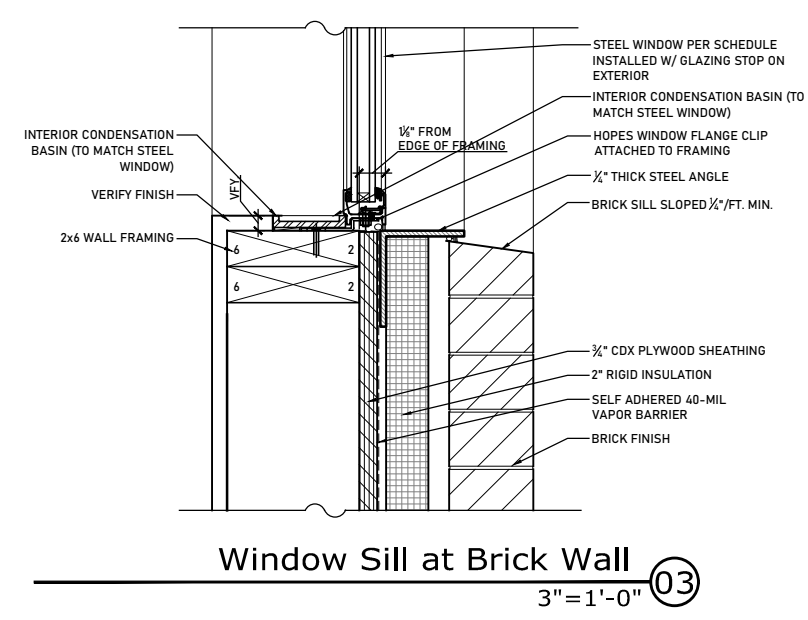
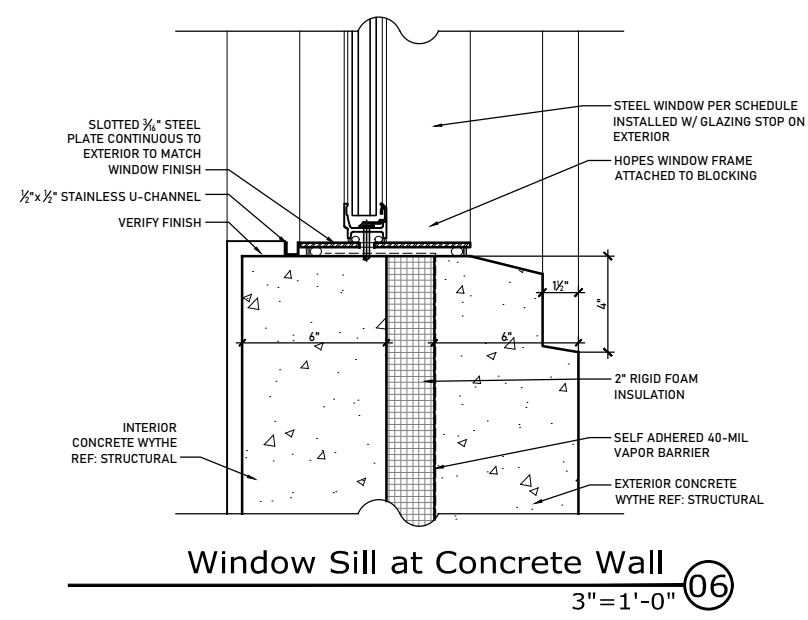
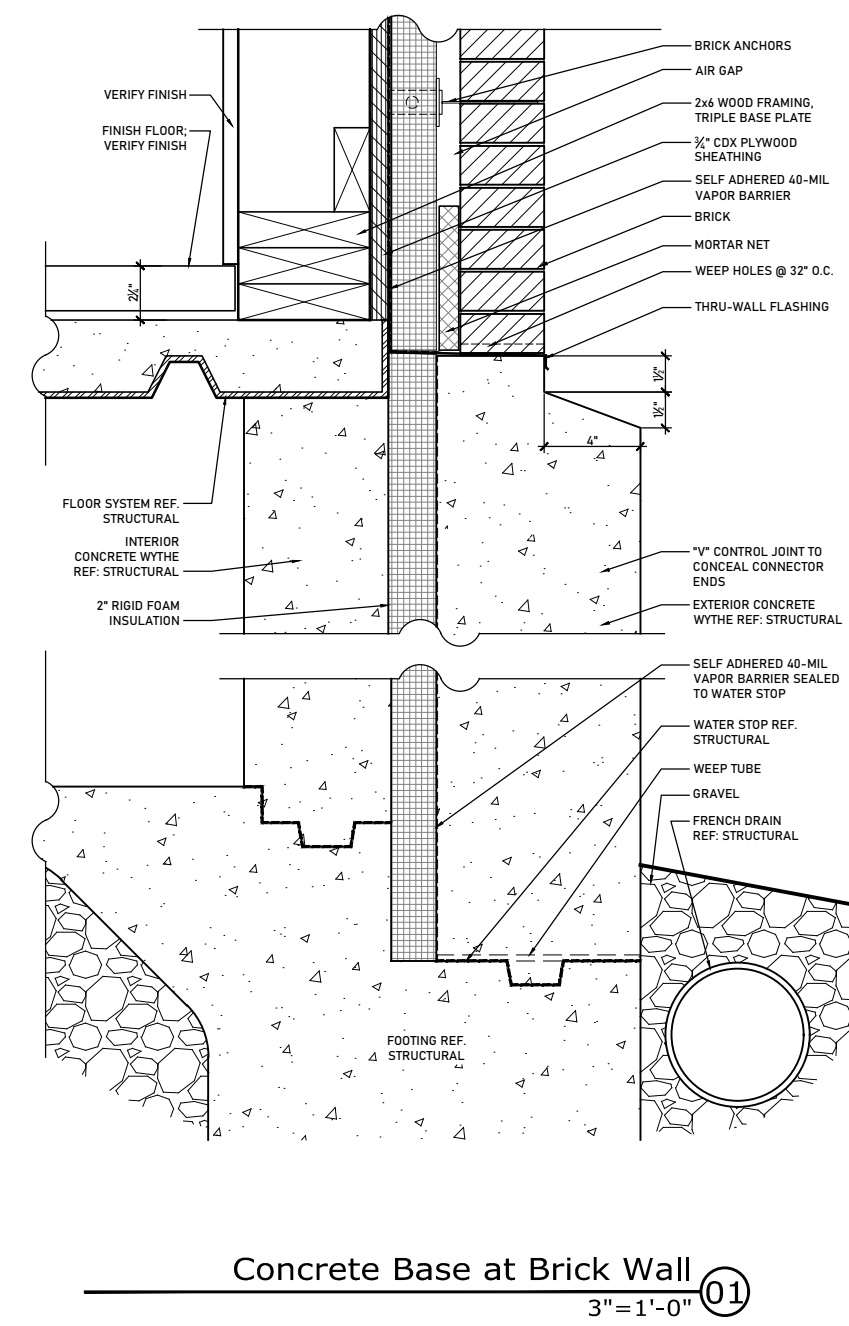
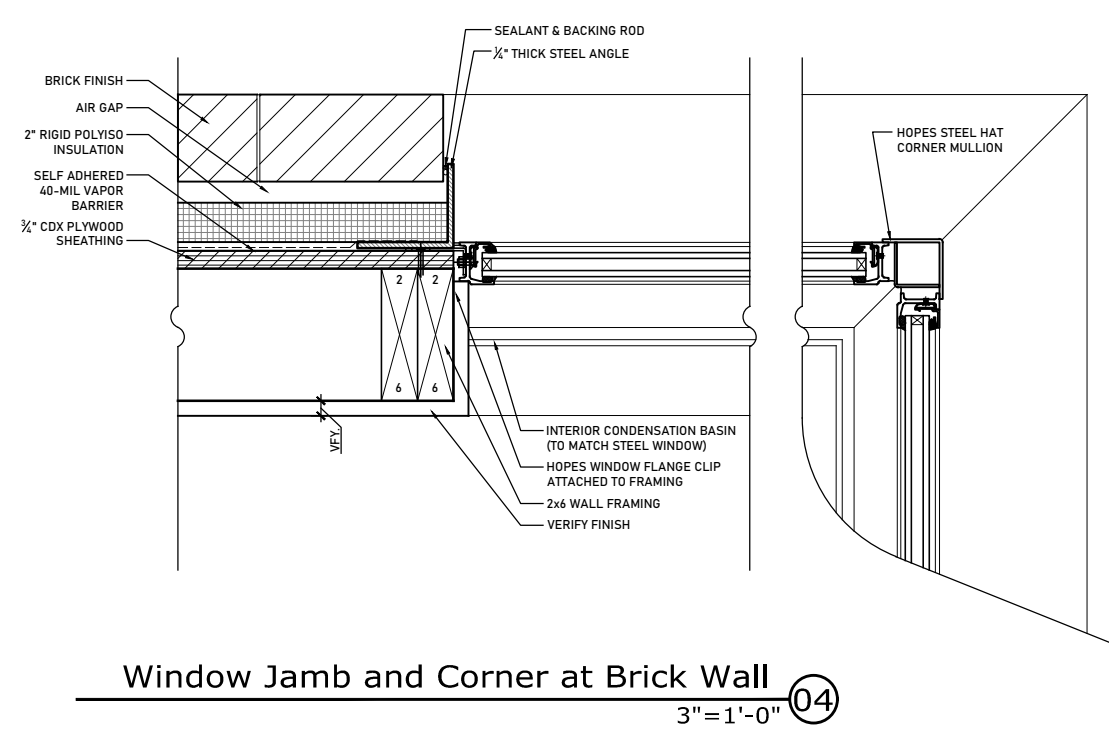
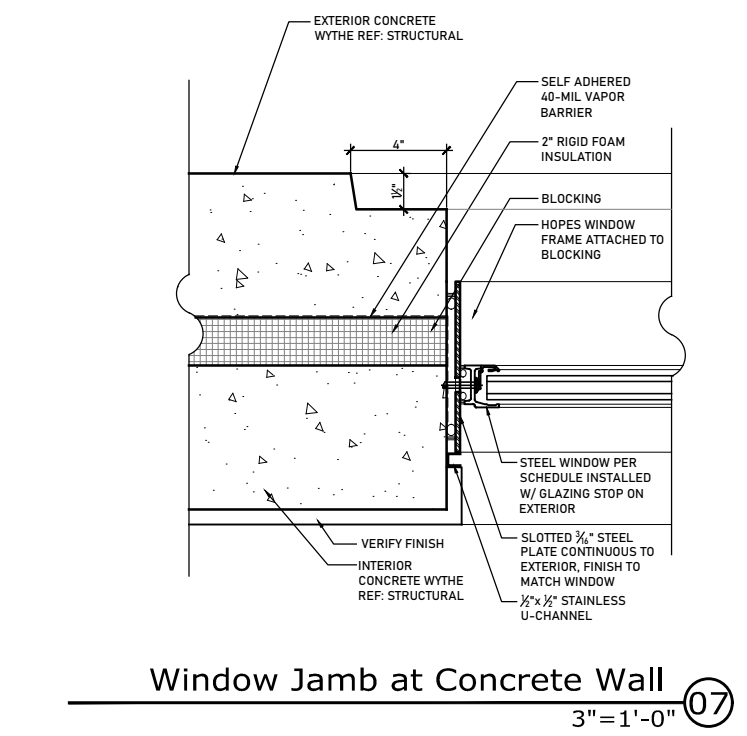
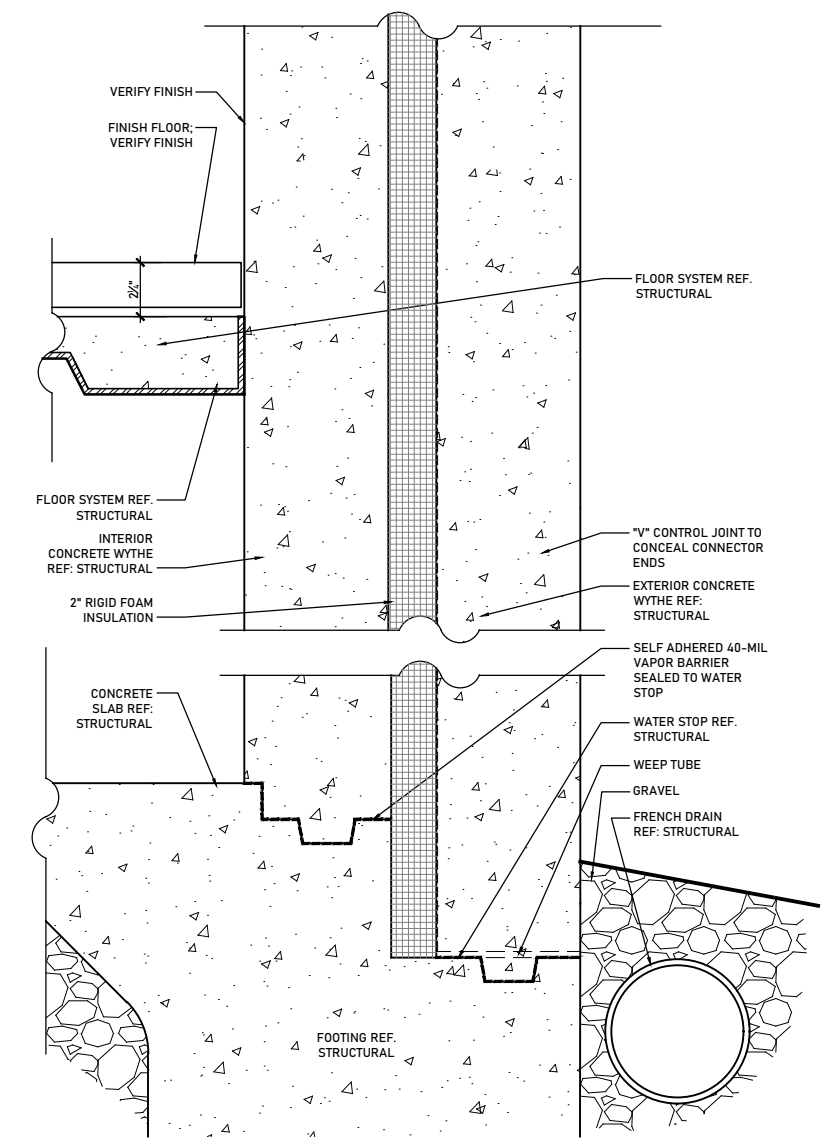
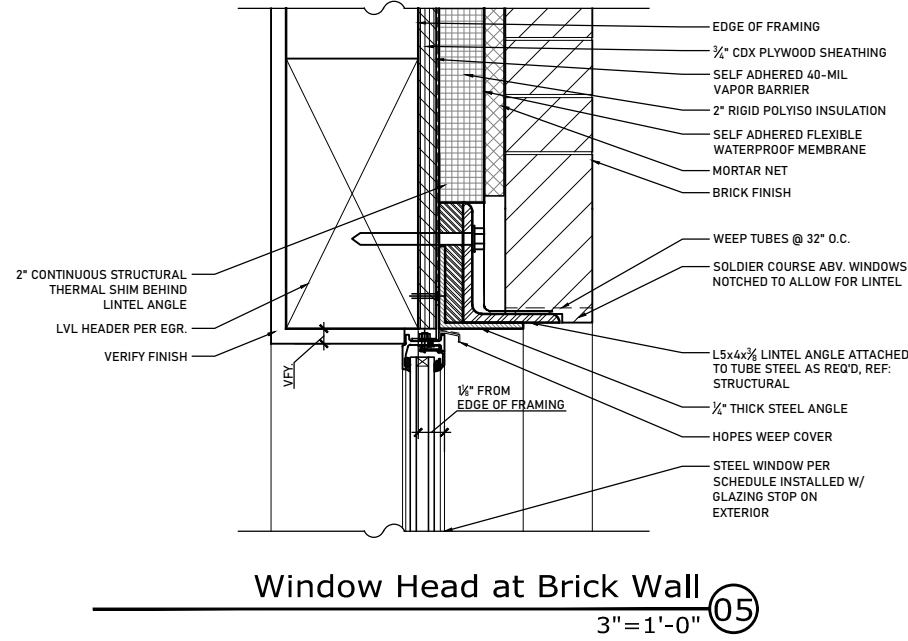
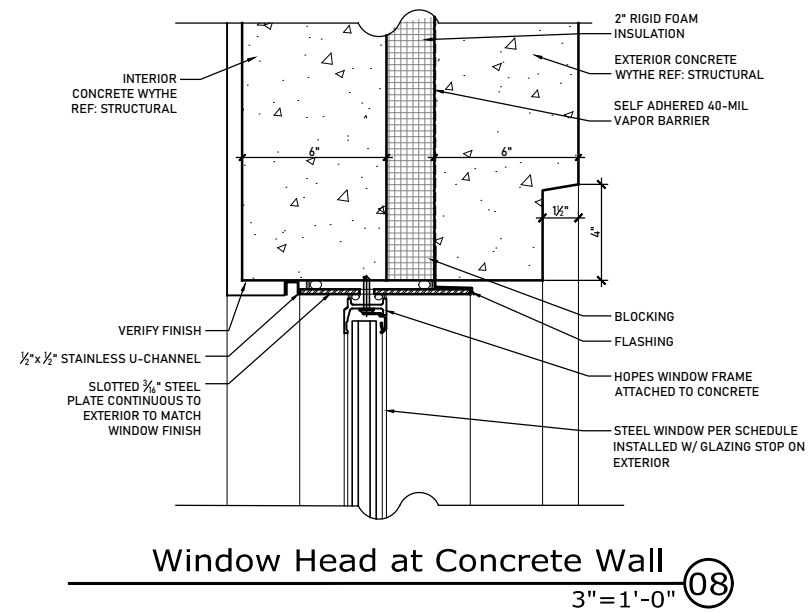
NOTE:
OVERALL DIMENSIONS REFER TO ROUGH OPENING SIZE.
LITES SPACE EQUALLY SHALL BE SIZED SUCH THAT
GLASS PANES ARE EQUALLY SIZED.

Window Schedule 02

NO.	LOCATION	SIZE		SWING	NOTES
		WIDTH	HEIGHT		
01	FRONT ENTRY EXTERIOR	4'-4"	9'-0"	SWING	FINISH BOOKMATCHED W/ SIDELITE PANEL
02	AV ROOM	3'-0"	8'-0"	SWING	
03	UTILITY ROOM 2	3'-0"	8'-0"	SWING	
04	STORAGE	3'-0"	8'-0"	POCKET	
05	BEDROOM 2	3'-0"	8'-0"	SWING	
06	BATH 2	3'-0"	8'-0"	SWING	
07	BEDROOM 2	2'-8"	8'-0"	SWING	
08	MASTER BEDROOM	3'-0"	8'-0"	SWING	
09	MASTER BEDROOM	3'-0"	8'-0"	SWING	
10	MASTER BATHROOM	3'-0"	8'-0"	SWING	
11	MASTER BATHROOM	2'-8"	8'-0"	SWING	
12	TERRACE ENTRY EXTERIOR	3'-4"	9'-0"	SWING	STEEL DOOR
13	STUDY	5'-0"	9'-0"	POCKET	
14	BEDROOM 3	3'-0"	8'-0"	SWING	
15	BEDROOM 3	3'-0"	8'-0"	SWING	
16	BATH 3	3'-0"	8'-0"	SWING	
17	POWDER	3'-0"	8'-0"	SWING	
18	UTILITY ROOM 1	3'-0"	8'-0"	SWING	
19	SIDE ENTRY EXTERIOR	3'-0"	9'-0"	SWING	STEEL DOOR
20	GARAGE	3'-0"	8'-0"	SWING	
21	GARAGE	9'-0"	8'-0"	OVERHEAD	
22	GARAGE	9'-0"	8'-0"	OVERHEAD	
23	GARAGE	9'-0"	8'-0"	OVERHEAD	
24	GRILL EXTERIOR	3'-0"	8'-0"	SWING	
25	POOL STORAGE EXTERIOR	3'-0"	8'-0"	SWING	
26	BASEMENT EXTERIOR	3'-0"	8'-0"	SWING	
27	GARAGE	9'-0"	8'-0"	OVERHEAD	
28	WORKSHOP EXTERIOR	3'-0"	8'-0"	SWING	
29	MECHANICAL ROOM	3'-0"	8'-0"	SWING	SLAB DROP AT THRESHOLD
30	MECHANICAL ROOM	3'-0"	8'-0"	SWING	
31	MECHANICAL ROOM	(2) 3'-0"	8'-0"	SWING	SLAB DROP AT THRESHOLD
32	MECHANICAL EXTERIOR	3'-0"	8'-0"	SWING	
33	POOL MECHANICAL	(2) 3'-0"	8'-0"	SWING	LOUVERED EXTERIOR DOORS, VFY. SIZE
34	BATTERY	3'-0"	8'-0"	SWING	LOUVERED EXTERIOR DOORS, VFY. SIZE
35	BATH 3	2'-6"	8'-0"	POCKET	
36	POWDER	2'-6"	8'-0"	POCKET	

Door Schedule 01

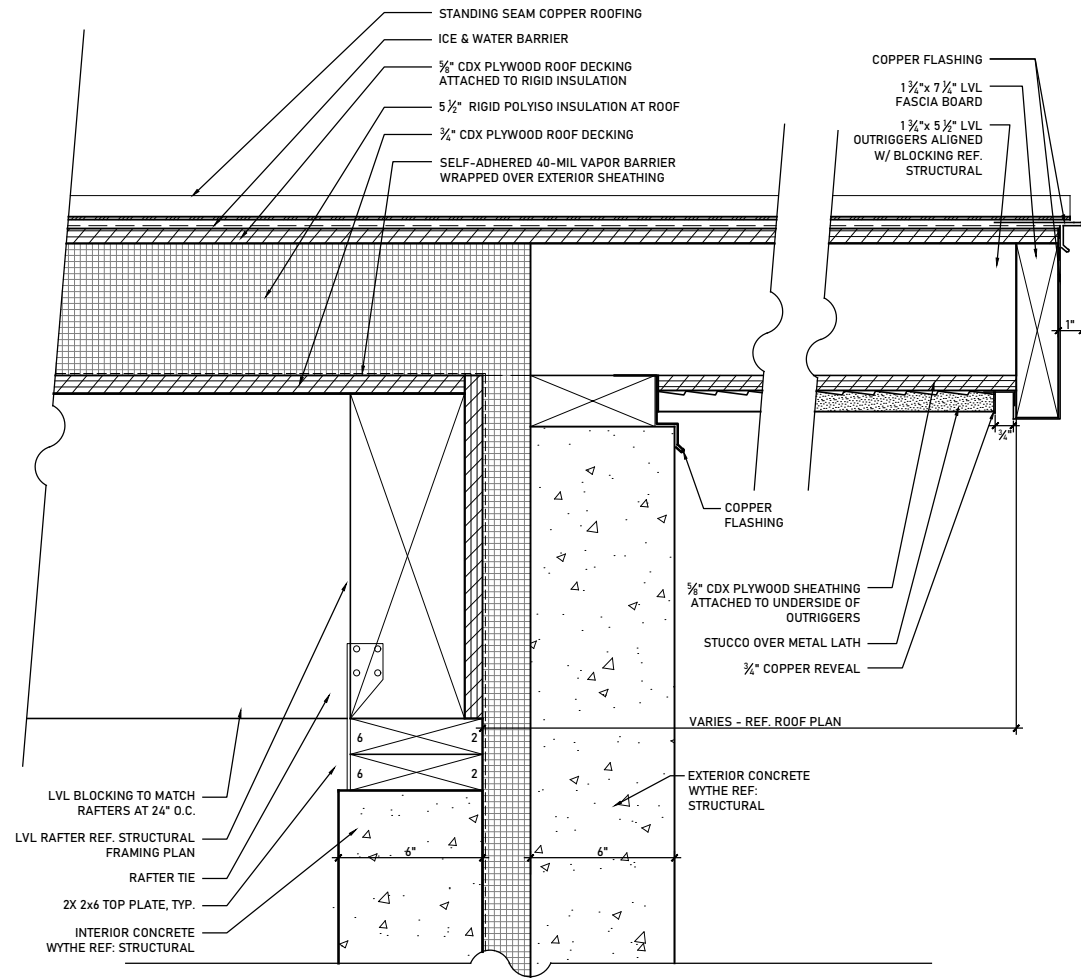




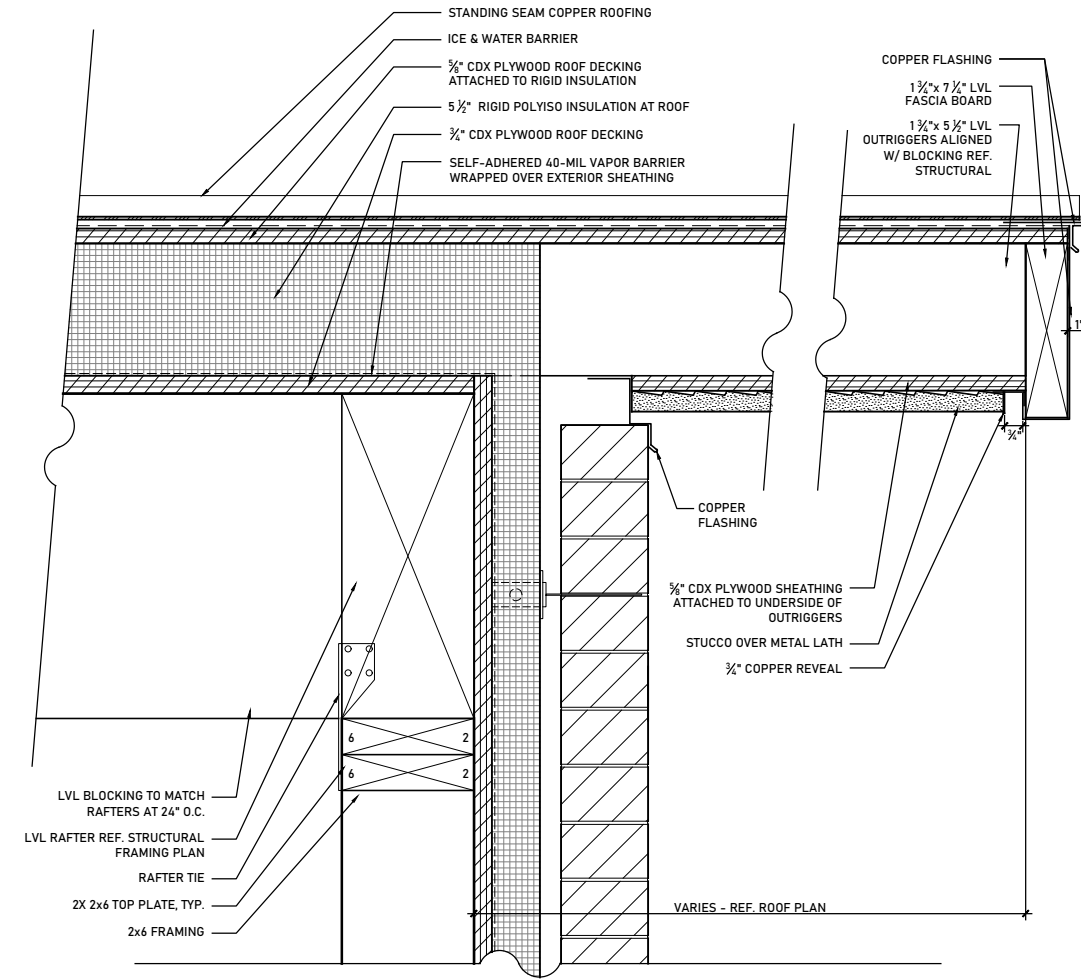
PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	



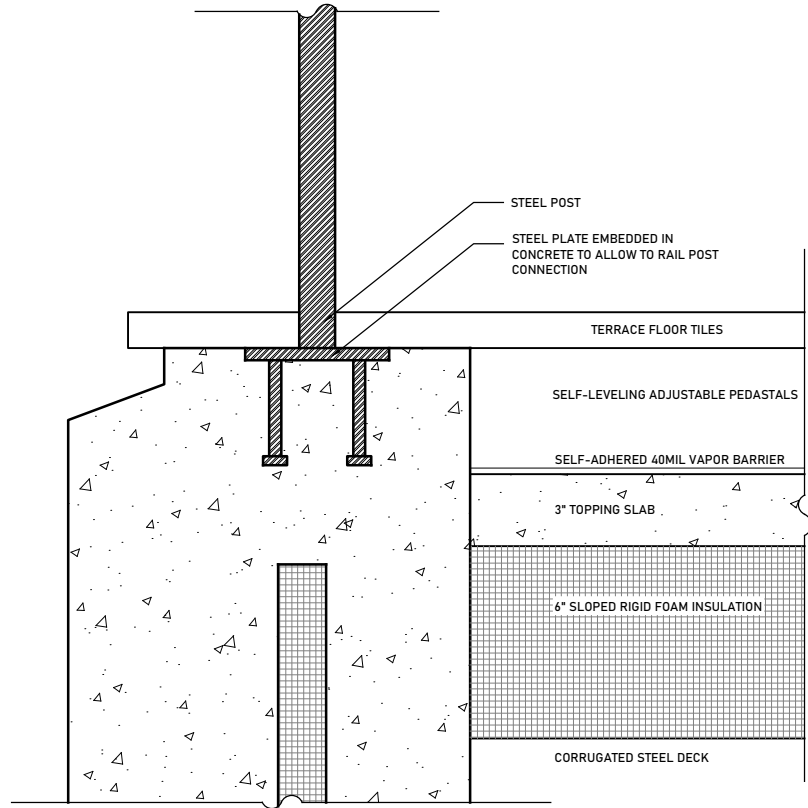
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DATE	07-13-2022
REVISIONS	



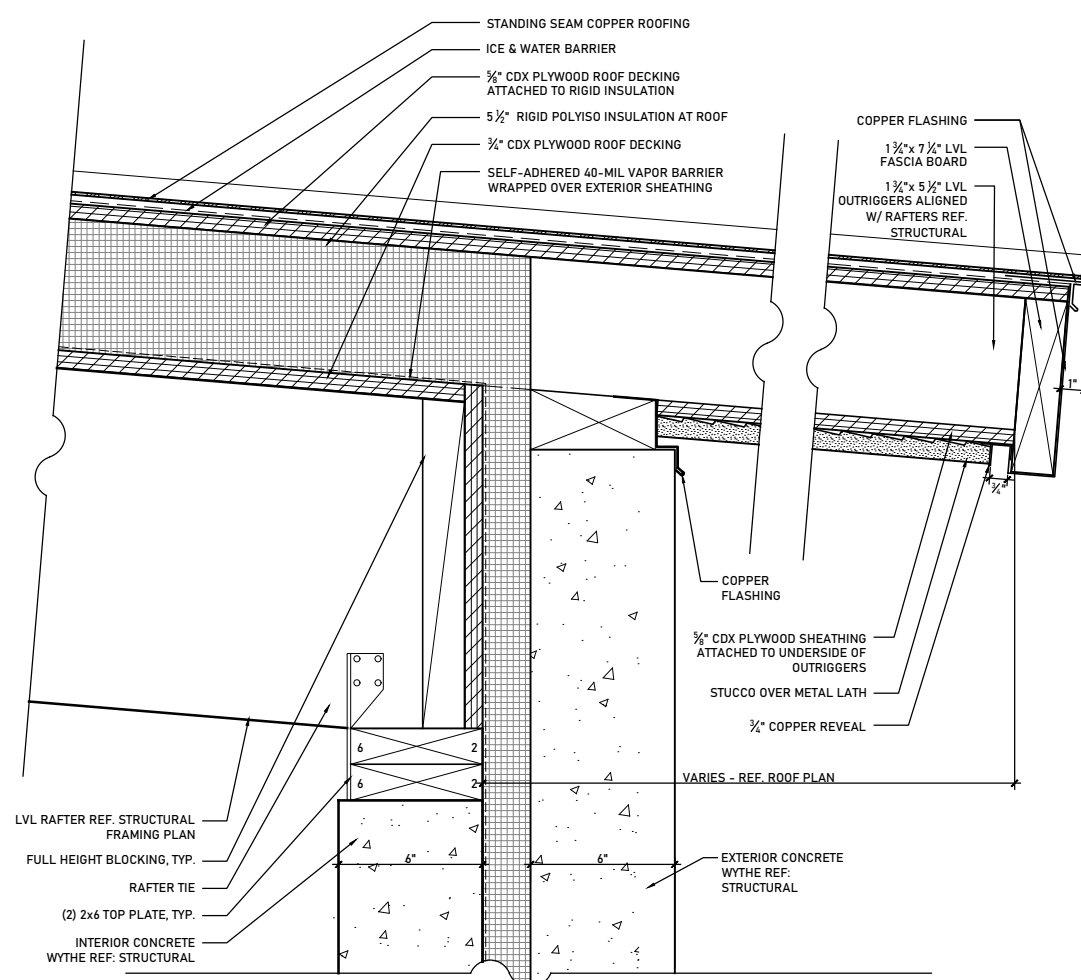
Roof Rake at Concrete Wall
3"=1'-0" 04



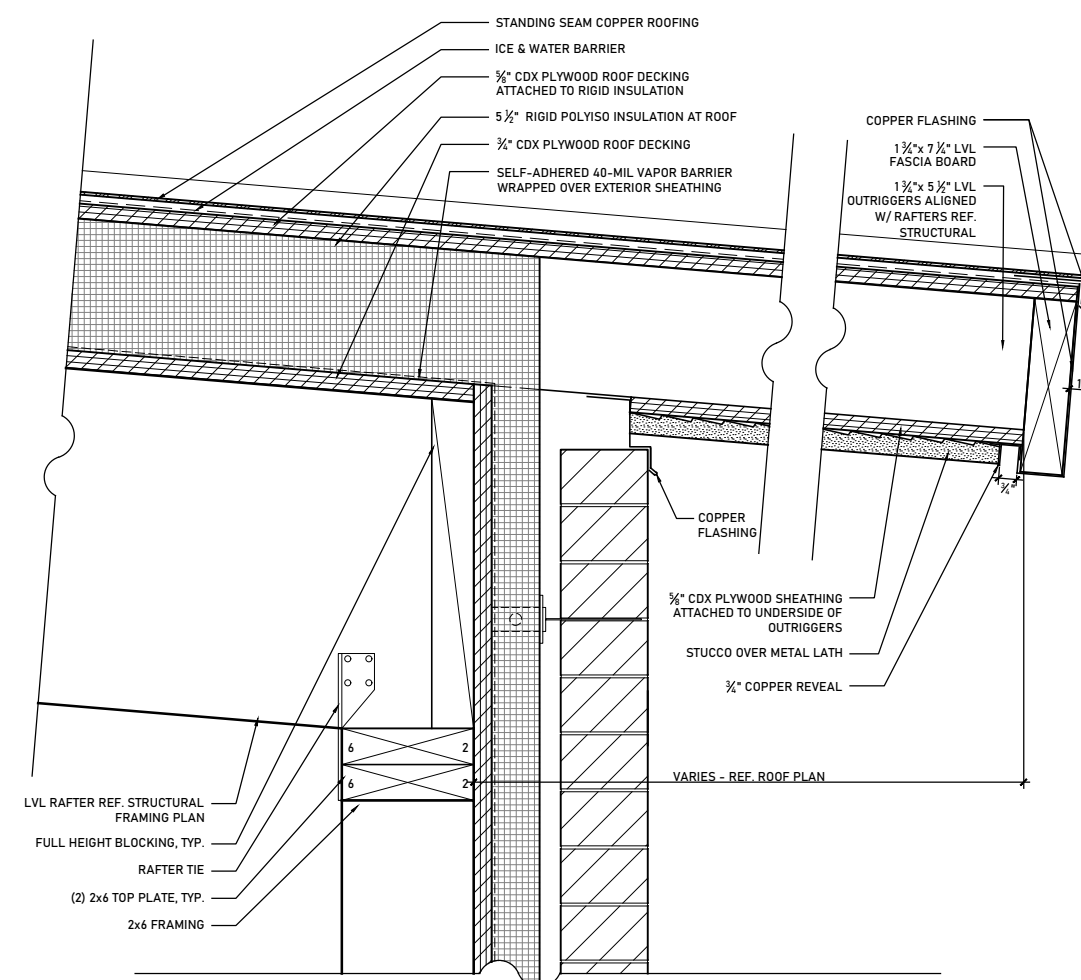
Roof Rake at Brick Veneer Wall
3"=1'-0" 02



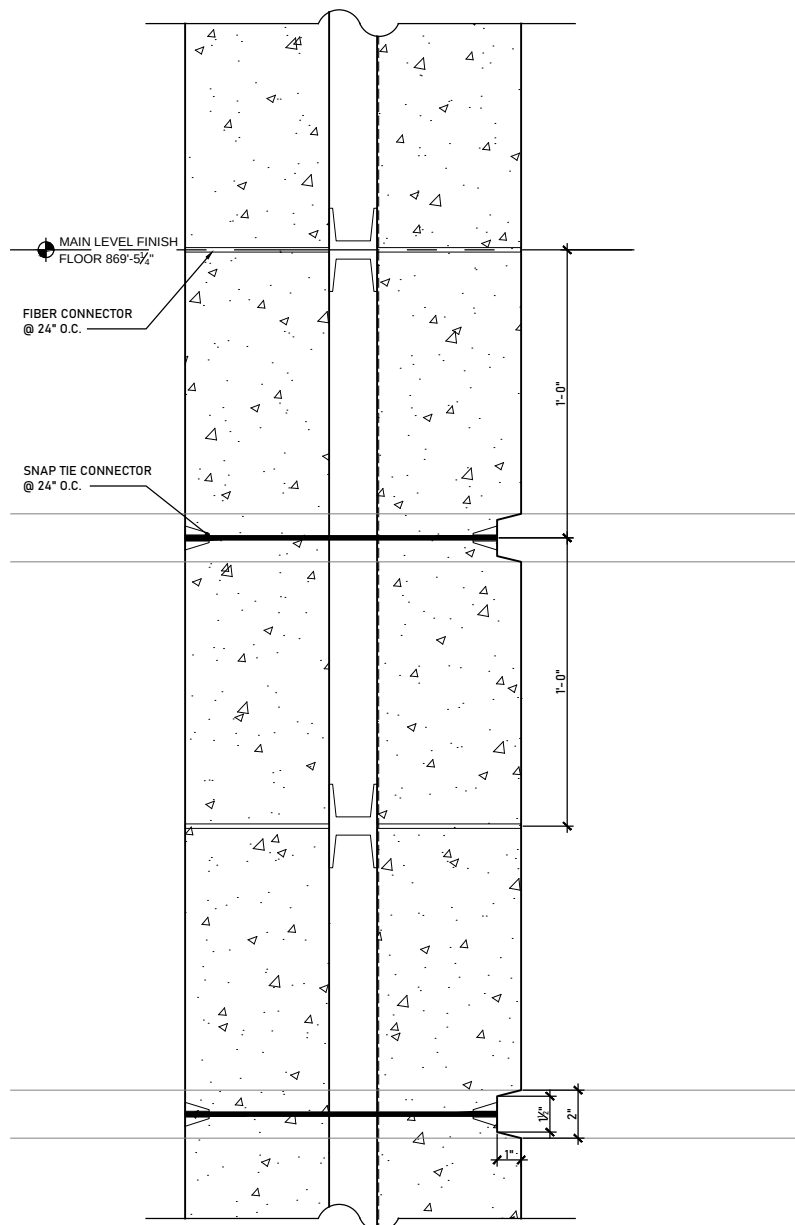
Railing Base at Concrete Terrace Wall
3"=1'-0" 05



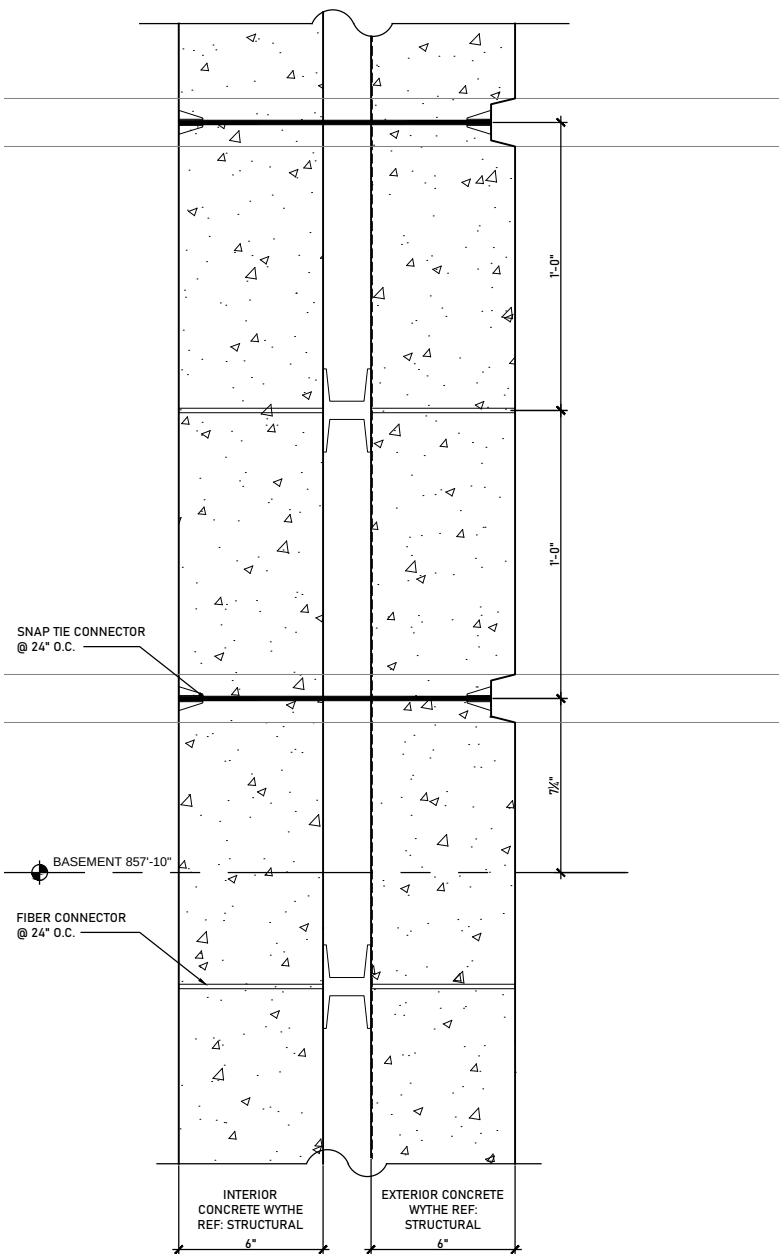
Roof Eave at Concrete Wall
3"=1'-0" 03



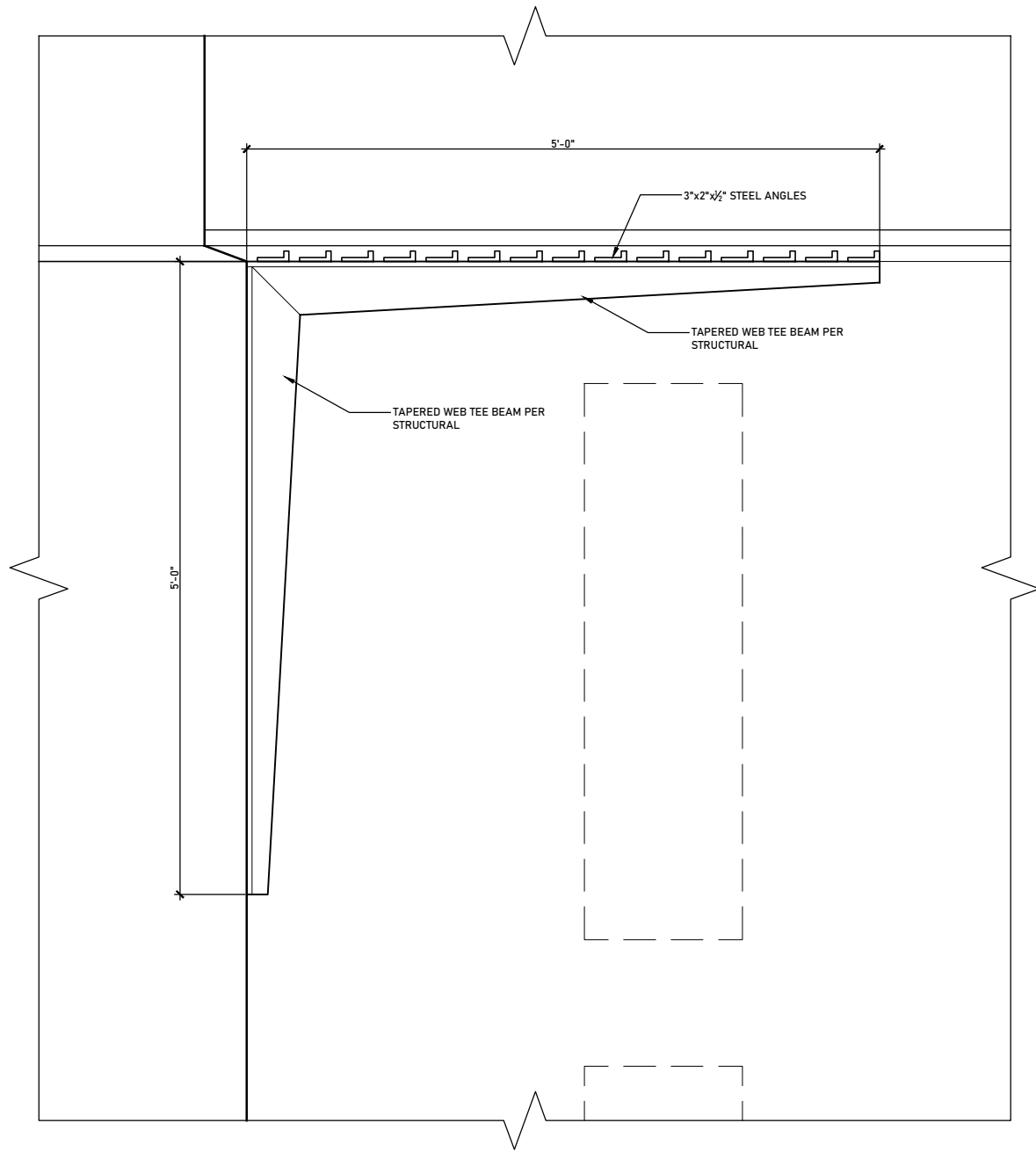
Roof Eave at Brick Veneer Wall
3"=1'-0" 01



Tie Layout Detail 03
3"=1'-0"



Tie Layout Detail 02
3"=1'-0"



Steel Pergola Detail 01
3"=1'-0"

FILE: P:\2018\01 WALTERS\03 CDS\1801-AS-DETAILS DWG DATE: 8/1/22

WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



PROJECT NO.	1801
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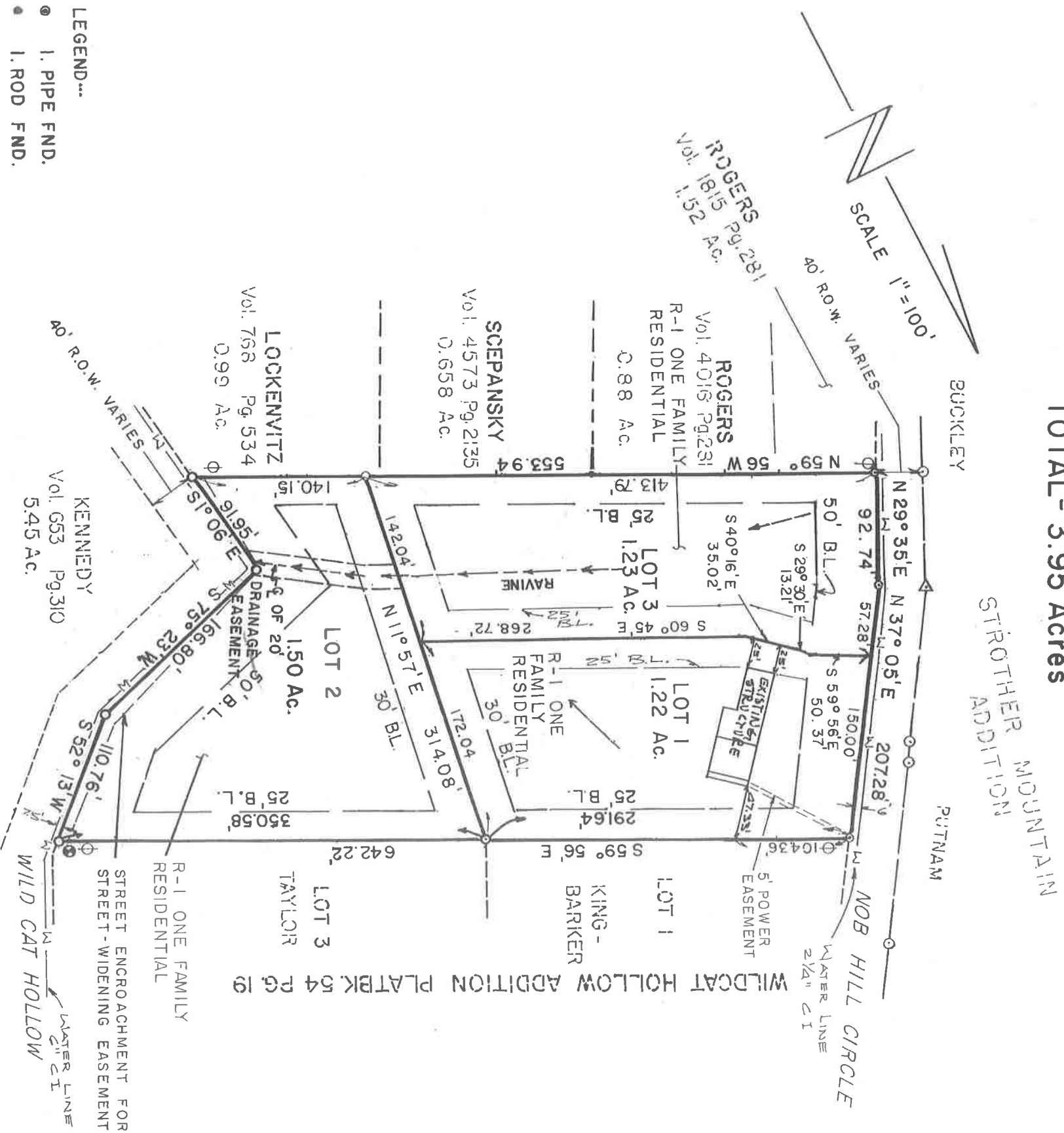
DETAILS

SHEET NO.

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JENS'S HILLSIDE SUBDIVISION

LOT 1 - 1.22 Acres
LOT 2 - 1.50 Acres
LOT 3 - 1.23 Acres
TOTAL- 3.95 Acres



NOTE:

WATERLINE DATA FROM
WATER DISTRICT 10 MAPS &
RECORDS:

① NOB HILL CIRCLE = 2' 4" LINE,
6' FROM EAST R.O.W.
② WILD CAT HOLLOW - 6" LINE,
7.5' FROM WEST R.O.W.

SITE MAP **NOT TO SCALE**



SEPTIC SYSTEMS: Every lot in this subdivision is subject to the City of West 108, as amended. No septic system or other private sewage facility may be constructed West Lake Hills issues a permit for its construction. No private sewage facility may be approved and licensed by the City. Lot size requirements for residential and commercial shall conform to the construction and development limitations in Sanitation Ordinance

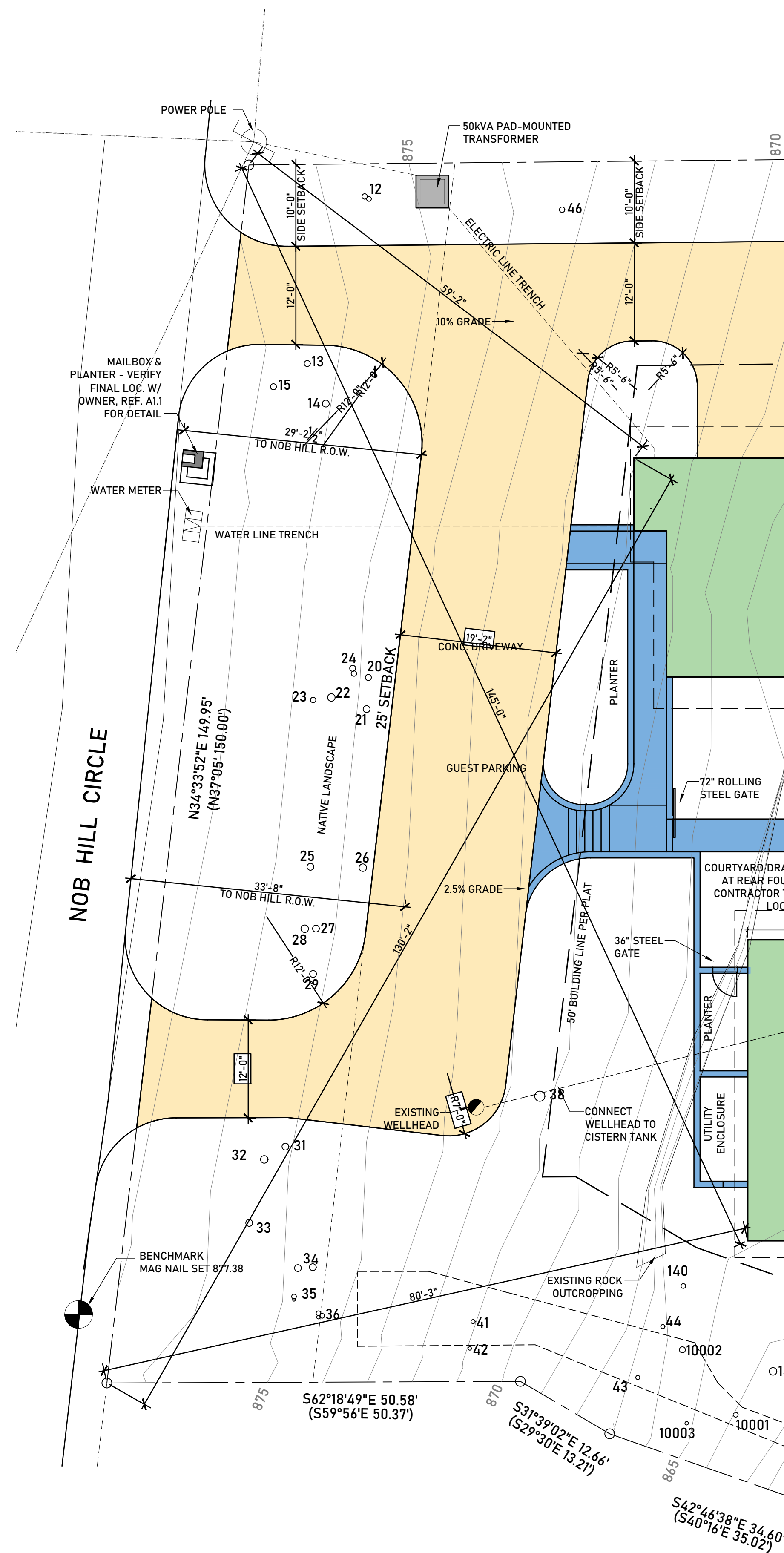
SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: Every lot in this subdivision of West Lake Hills' site clearance procedures. No site clearance, excavation, grading, a permit shall have first been issued for such work in accordance with the provisions of ImperVIOUS cover shall not exceed the maximum percentage permitted under City ordinance

FLOOD HAZARD: The Federal Insurance Administration maps for the City of West that the property shown hereon ~~does~~/does not lie within a special flood hazard area as AUGUST, 1984

STREETS, ROADS AND OTHER PUBLIC THROUGHFARES SHOWN ON PLAT: The building of all streets, shown on this plat and any bridges or culverts necessary to be constructed or placed in, throughfares, or in connection therewith, shall be the responsibility of the owner and/or covered by this plat, in accordance with the plans and specifications prescribed by the Hills, Travis County, Texas, as said tract of land is within the City Limits of the City acceptance by Travis County for maintenance of the streets and roads in this subdivision install street marking signs, as this is considered to be a part of the developer's cost traffic control signs, such as speed limits, "Stop", and "Yield" signs, shall remain the

IMPERVIOUS CALCULATIONS:

HOUSE FOOTPRINT:	7,617 S.F.
DRIVEWAY:	4,662 S.F.
FLATWORK:	849 S.F.
<u>TOTAL:</u>	<u>13,124.5 S.F.</u>
OVERALL SITE:	53,425 S.F.
<u>IMPERVIOUS PERCENTAGE:</u>	<u>24.56%</u>



Requested Variance Site Plan 01
1"=10'-0"