



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, November 9, 2022 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 9th day of November 2022 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

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

Join Zoom Meeting:

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

Meeting ID: 349 954 9035

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on November 9, 2022.

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

Board and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.

a. Approval of the October 12, 2022 Regular Meeting Minutes.

b. Land Use 304 Bent Tree Court: Request for a Special Use Permit for a pool cabana (Section 38.03.032(c)(1) of the West Lake Hills Code). Applicants J. and Kimberlee Silva.

4. Land Use 8 Nob Hill: Discuss and consider action on a variance to allow a second driveway access (Section 22.03.175(e)(2) of the West Lake Hills Code). Applicant Tom Walters.

5. Adjournment

Approved by: Linda Anthony, Chair

Certificate

I certify that the above Notice of the November 9, 2022 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, November 4, 2022 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

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

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

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

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:01 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Gordon Bowman
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Ashby Grundman
Chief of Police Scott Gerdes
City Attorney Patty Akers

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

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

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

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

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

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

5. Land Use 2 Laurel Valley Cove: Discuss and consider action on a variance for cut and fill to obtain access to an undeveloped lot (Section 22.03.170(f) of the West Lake Hills Code and Section 7.4.1 (Cut and Fill) of the Drainage and Erosion Control Manual). Applicant Davin Fillpot.

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

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

DUAL ACTION ITEM

MOTION: Upon a motion made by Board Member Plunkett and a second by Chair Anthony, the Board voted five (5) for and none (0) opposed to approve the setback variance as requested. Motion carried.

The Board recessed at 7:36 p.m.

The Board reconvened at 7:37 p.m.

7. Land Use 1419 Redbud Trail: Discuss and consider action on a variance request for a front setback encroachment for repairs to an existing swimming pool and deck (Section 22.03.276 of the West Lake Hills Code). Applicant Tim Franke.

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

8. Land Use 1101 Yaupon Valley Road: Discuss and consider action on a variance to encroach a front building setback for a new single family residence (Section 22.03.281 of the West Lake Hills Code). Applicant Edgar Prats.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted five (5) for and none (0) opposed to approve the variance request as presented. Motion carried.

9. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Plunkett, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 8:07 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, CHAIR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on November 9, 2022.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	November 9, 2022	Item Number:	3B
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

304 Bent Tree Court: Discuss and consider action on a Special Use Permit for a pool cabana (Section 38.03.032(c)(1) of the West Lake Hills Code). Applicants J. and Kimberlee Silva.

Recommendation

Staff recommends approval of the proposed Special Use Permit as it complies with code.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: J and Kimberlee Silva
Legal Description: Lot 15, Block C, Las Lomas Subdivision
Lot Size: 1.17 acres (50,965.20 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 on the lot and the applicant is seeking a special use permit for a cabana/guest house.

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.



Approved By

Signature

Date

Department Head

Signature

Date

City Administrator

City of West Lake Hills Special Use Permit Application

Address of Proposed Work: 304 Bent Tree Ct

City: West Lake Hills State: TX Zip: 78746

Contact Information

Owner's Contact Information

Title: _____ First Name: J & Kimberlee Last Name: Silva & Terry Suffix: _____

Business Name: _____

Mailing Address: 304 Bent Tree Ct

City: West Lake Hills State: TX Zip: 78746

Email Address: [REDACTED]

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

Applicant's Contact Information

Title: _____ First Name: Linda Last Name: Sullivan Suffix: _____

Business Name: CleanTag Permits

Mailing Address: 4804 Menchaca Rd Unit B

City: Austin State: TX Zip: 78745

Email Address: [REDACTED]

Cell Phone: 512-826-4209 Work Phone: _____ Home Phone: _____

Contractor's Contact Information

Title: _____ First Name: Nicolas Last Name: Sfeir Suffix: _____

Business Name: EEF Custom Homes

Mailing Address: 3267 Bee Cave Rd, Ste 107-319

City: Austin State: TX Zip: 78746

Email Address: [REDACTED]

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

Agent's Contact Information

Title: _____ First Name: _____ Last Name: _____ Suffix: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email Address: _____

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

Application Questionnaire (* denotes required question)

Special Use Permit Application

Subdivision: * Las Lomas

Block: C

Lot: 15

Tax Parcel ID: Geo ID - 0111131608 and Prop ID - 10912

Current Zoning Classification: *

R

Total Lot Area (acres): *

1.17

Proposed Special Use: *

Accessory to main for recreation room and home gym.

Applying for Variance (Select One) *

(if yes, please submit separate variance application)

☒ No

☐ Yes

Name of Business (if applicable): *

N/A

Hours of Operation: *

N/A - residential/private use

Duration of Use:

Present Land Use: *

Residential

J Silva - Owner

Kimberlee Terry - Owner

Linda Sullivan - Applicant

Authorization & Acknowledgement (Type Full Name) *

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).



Documents Requested (* denotes required document)

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

Any Additional Supporting Documents

Building elevations

if available

Letter addressed to BOA Chairperson describing proposed Special Use

Other applicable information as required by staff and City Code

Pictures of property

Power of Attorney form

(if applicable)

Proof of ownership of subject property

Property survey/Site Plan

Traffic Impact Analysis

if applicable (required for projects expected to generate 200 trips a day, refer to Chapter 38 of the Code)

J Louis Silva & Kimberlee Terry
304 Bent Tree Court
West Lake Hills, TX 78746

September 26, 2022

Linda Anthony
Board of Adjustment Chair
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Dear Chairperson Anthony,

The purpose of this letter is to define the use of an accessory to main structure proposed for the property known as 304 Bent Tree Court in order to request approval of a Special Use Permit for the construction of that accessory structure.

The proposed structure's intended use is a pool cabana and home gym. The first floor will be used as a multi-entertainment area in which to play ping-pong with a separate area for musical instrument practice and an art studio. The second floor's intended use is a home gym.

The purpose for the detached design is to create an area with sound insulation separated from the main living spaces. The structure will not create any additional parking needs as it will not be used for adult overnight guests and the activities taking place in the structure will be carried out by the residents of the main house.

Sincerely,

A handwritten signature in blue ink, consisting of two distinct parts. The top part is a stylized, cursive signature that appears to be 'JL' or 'JS'. The bottom part is another stylized signature, possibly 'KT' or 'KJ', written below the first one.

J Louis Silva & Kimberlee Terry

J SILVA & KIM TERRY

No.	Description	Date



PERMIT SET

Project # 21.57.BENT TREE

Date 08.05.22

DEMO ELEVATIONS

A-201

GENERAL NOTES - DEMOLITION

1. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE EXISTING BUILDING AND GROUNDS ARISING FROM DEMOLITION OPERATIONS.
2. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL CONSTRUCTION THAT CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION. NOTIFY ARCHITECT OF ALL M.E.P. ITEMS LOCATED IN PARTITIONS OR CEILINGS NOT NOTED ON M.E.P. DRAWINGS.
3. REMOVAL OF DOORS ALSO INCLUDES REMOVAL OF DOOR FRAMES AND HARDWARE UNLESS SPECIFICALLY NOTED OTHERWISE.
4. RETURN ALL SALVAGED DOORS, FRAMES, HARDWARE, LIGHT FIXTURES, AND EQUIPMENT NOT REUSED IN THIS PROJECT TO THE OWNER FOR REUSE ELSEWHERE.
5. NOTIFY ARCHITECT OF ALL NOTICEABLE DEFECTS IN EXISTING CONSTRUCTION PRIOR TO BEGINNING DEMOLITION OPERATIONS AS WELL AS DEFECTS UNCOVERED DURING DEMOLITION OPERATIONS.
6. REMOVE ELECTRICAL BOXES, WIRING, AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
7. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SERIES DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
8. IT IS THE INTENT OF THE DEMOLITION TO REMOVE ALL EXISTING CONSTRUCTION WHICH CONFLICTS WITH THE INTENT OF NEW CONSTRUCTION. EVERY DEMOLITION DETAIL MAY NOT NECESSARILY BE COVERED ON THESE DOCUMENTS. PRIOR TO BID, THE CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS AND SHALL INCLUDE ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK, EVEN IF NOT SPECIFICALLY CALLED FOR.
9. WHERE EXISTING WALLS OR CEILINGS ARE DAMAGED BY THE CONTRACTOR FOR ACCESS TO SERVICES, AND NEW CONSTRUCTION IS NOT SCHEDULED OR SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING MATERIALS AND FINISHES TO MATCH ORIGINAL CONDITIONS.
10. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
11. DO NOT CUT AND PATCH ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY, LOAD-DEFLECTION RATIO, OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
12. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. SUSPEND WORK IMMEDIATELY AND NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

COW BUILDING
HEIGHT
710' - 5 1/2"
COW BUILDING
HEIGHT OLD
708' - 1"

LEVEL 2 T.O.P.
703' - 7"

CABANA L2 T.O.P.
699' - 2 1/8"

LEVEL 2
693' - 7"

LEVEL 1 T.O.P.
692' - 0"

CABANA L2
690' - 2 1/8"

CABANA L1 T.O.P.
688' - 2"

LEVEL 1
682' - 0"

A.A.G.
681' - 0"

CABANA L1
678' - 2"

COW BUILDING
HEIGHT
710' - 5 1/2"
COW BUILDING
HEIGHT OLD
708' - 1"

LEVEL 2 T.O.P.
703' - 7"

CABANA L2 T.O.P.
699' - 2 1/8"

LEVEL 2
693' - 7"
LEVEL 1
692' - 0"
LEVEL 0
682' - 0"

CABANA L2
690' - 2 1/8"

CABANA L1 T.O.P.
688' - 2"

LEVEL 1
682' - 0"
LEVEL 0
680' - 5"

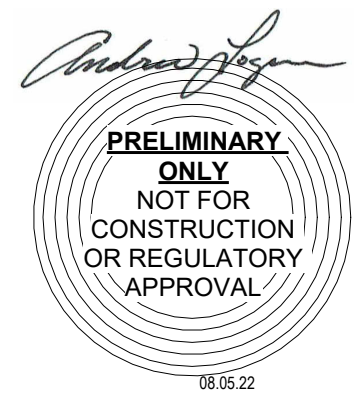
CABANA L1
678' - 2"

1 BUILDING ELEVATION _SOUTH_ DEMOLITION
1/4" = 1'-0"

2 BUILDING ELEVATION _NORTH_ DEMOLITION
1/4" = 1'-0"

J SILVA & KIM TERRY

No.	Description	Date



PERMIT SET

Project #	21.57.BENT TREE
Date	08.05.22

DEMO ELEVATIONS

A-202



1 BUILDING ELEVATION_EAST_DEMOLITION
1/4" = 1'-0"

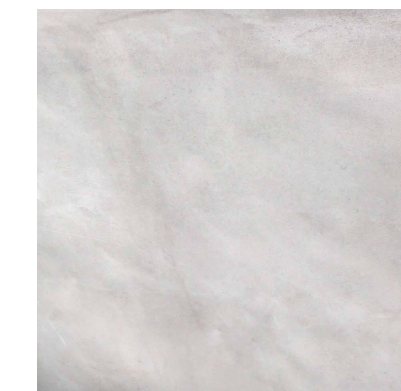


2 BUILDING ELEVATION_WEST_DEMOLITION
1/4" = 1'-0"

- FINISH SCHEDULE KEY**
- C.P.1 CEMENT PLASTER, SMOOTH BURNISHED W/ INTEGRAL COLOR.
 - CONC.1 BOARD-FORMED CONCRETE SITE WALLS.
 - CONC.2 POLISHED & SEALED CONCRETE SLAB FLOOR.
 - F.P.1 PRE-FABRICATED FIREPLACE. FINAL SELECTION BY OWNER.
 - PNT.1 BASE WALL PAINT COLOR. FINAL SELECTION BY OWNER.
 - PNT.2 METAL PAINT, DARK GREY. INTERIOR RAILS & STAIR STRUCTURES. FINAL SELECTION BY OWNER.
 - S.S.1 PRE-FINISHED STANDING SEAM METAL ROOF & WALL CLADDING W/ CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT.
 - S.S.M.1 SOLID SURFACE COUNTERTOP. FINAL SELECTION BY OWNER.
 - ST.1 SMOOTH CUT LESTONE MASONRY VENER. FINAL SELECTION BY OWNER.
 - ST.2 SLURRY FINISH OVER EXISTING LESTONE MASONRY VENER. FINAL SELECTION BY OWNER.
 - STL.1 STEEL.
 - TL.1 GLAZED PORCELAIN TILE. FINAL SELECTION BY OWNER.
 - TL.2 GLAZED PORCELAIN SHOWER TILE. FINAL SELECTION BY OWNER.
 - WD.1 PRE-FINISHED TONGUE & GROOVE SQUARE EDGE SOFFIT. FINAL SELECTION BY OWNER.
 - WD.2 HARDWOOD FLOORING. FINAL SELECTION BY OWNER.
 - WD.3 SOLID WOOD STAIR TREADS TO MATCH WD.2.



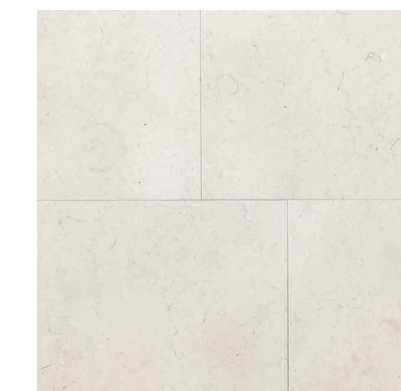
STANDING SEAM METAL ROOF TO MATCH EXISTING



SMOOTH LIGHT GREY STUCCO



SLURRY STONE



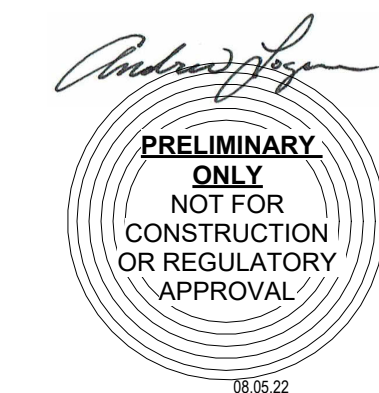
SMOOTH LESTONE

BENT TREE ADDITION

304 BENT TREE COURT, WESTLAKE HILLS, TX 78746

J SILVA & KIM TERRY

No.	Description	Date

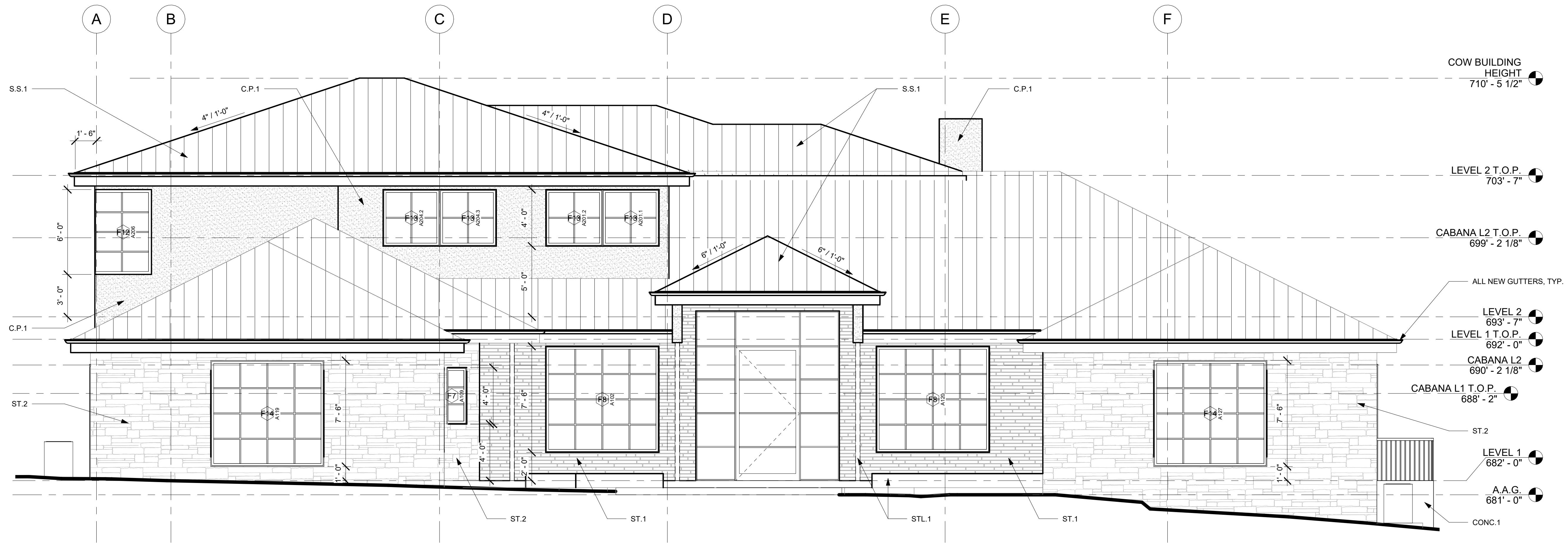


PERMIT SET

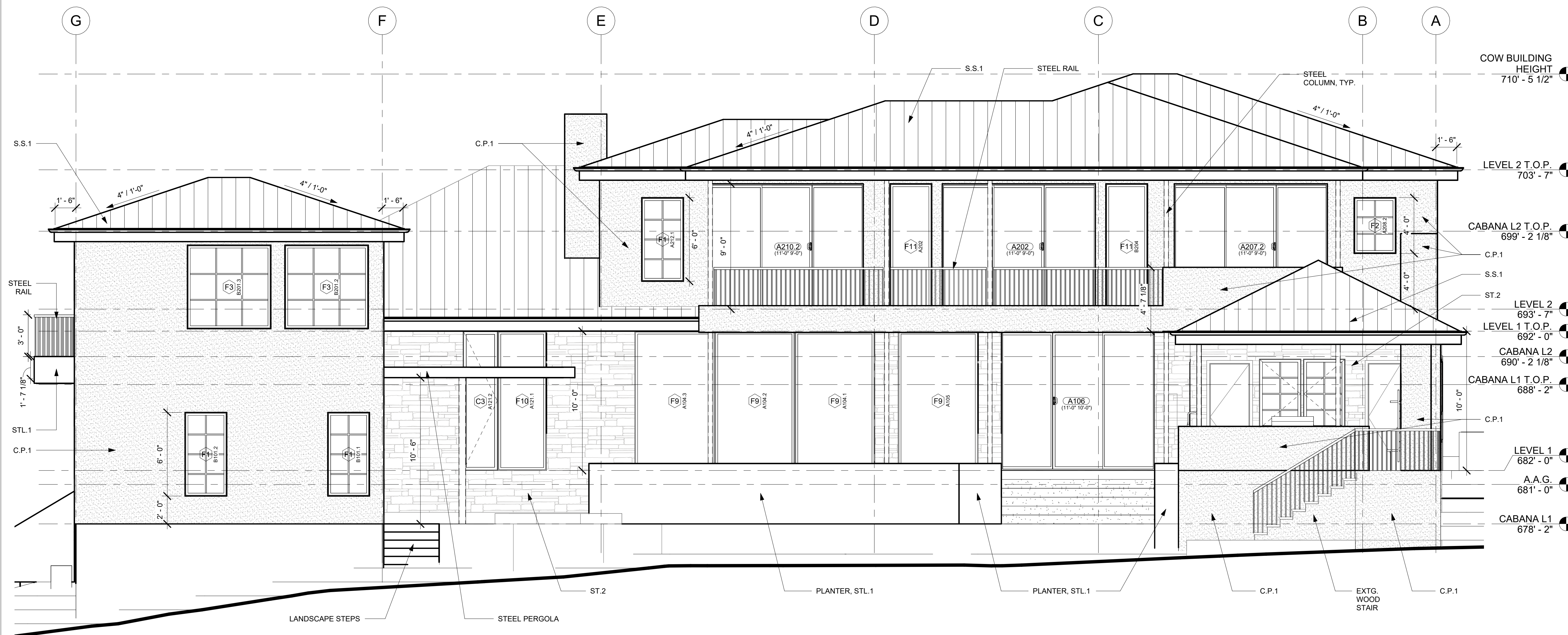
Project # 21.57.BENT TREE
Date 08.05.22

ELEVATIONS

A-203



① BUILDING ELEVATION_SOUTH
1/4" = 1'-0"



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

J SILVA & KIM TERRY

No.	Description	Date



PERMIT SET

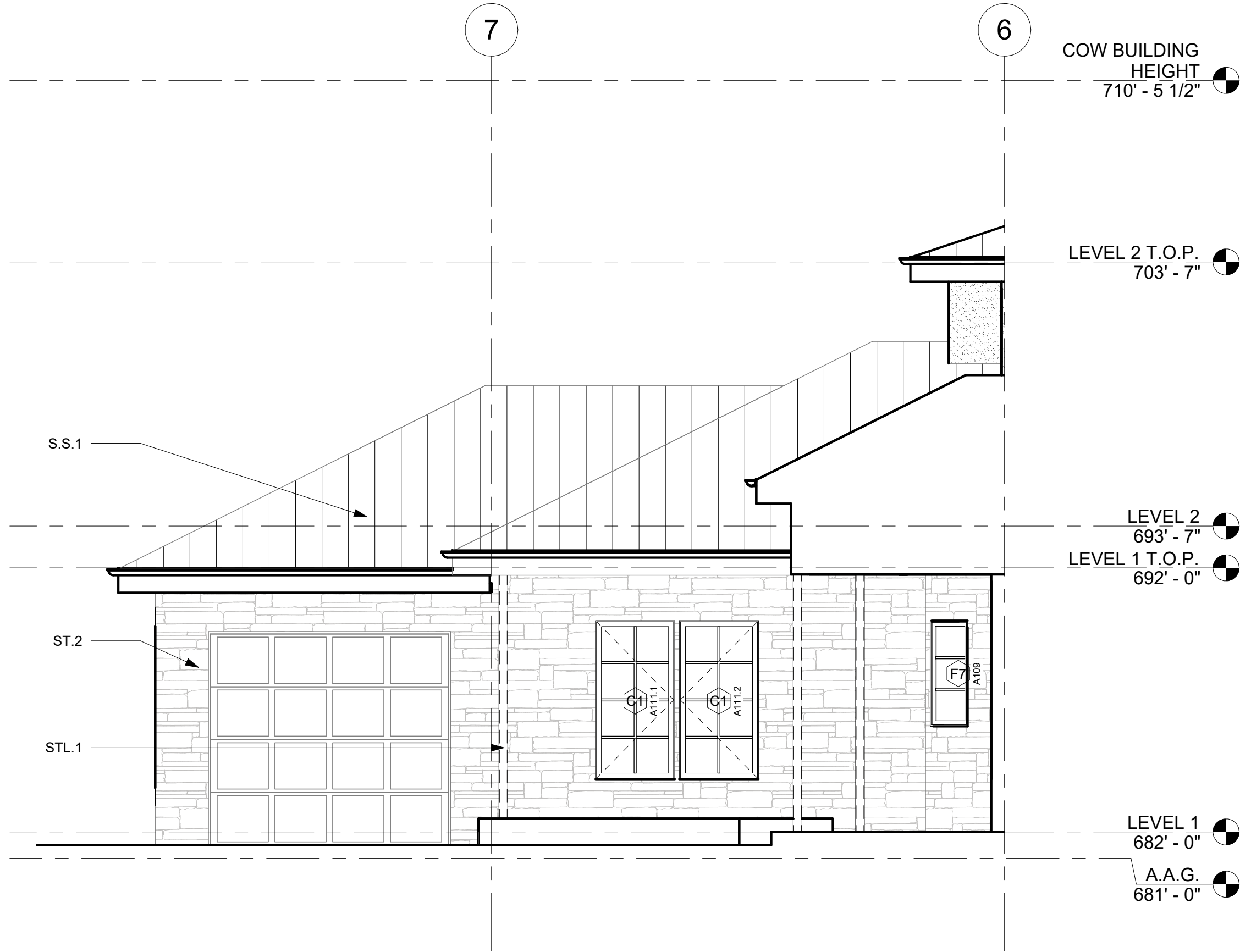
Project # 21.57.BENT TREE

Date 08.05.22

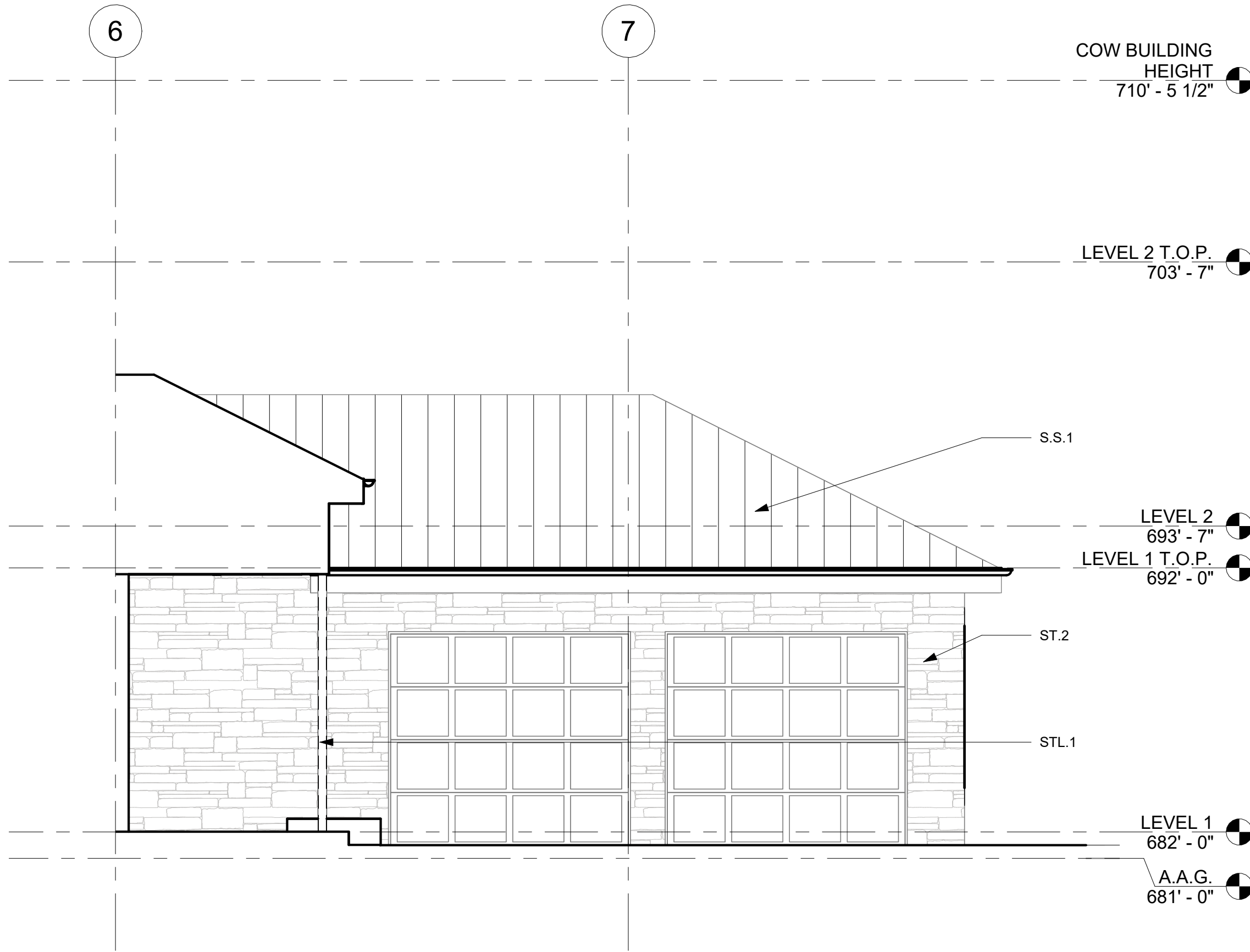
ELEVATIONS

A-204





1 BUILDING ELEVATION_GARAGE_WEST
1/4" = 1'-0"



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

FINISH SCHEDULE KEY

- C.P.1 CEMENT PLASTER, SMOOTH BURNISHED W/ INTEGRAL COLOR.
- CONC.1 BOARD-FORMED CONCRETE SITE WALLS.
- CONC.2 POLISHED & SEALED CONCRETE SLAB FLOOR.
- F.P.1 PRE-FABRICATED FIREPLACE. FINAL SELECTION BY OWNER.
- PNT.1 BASE WALL PAINT COLOR. FINAL SELECTION BY OWNER.
- PNT.2 METAL PAINT. DARK GREY. INTERIOR RAILS & STAIR STRUCTURES. FINAL SELECTION BY OWNER.
- S.S.1 PRE-FINISHED STANDING SEAM METAL ROOF & WALL CLADDING W/ CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT.
- S.S.M.1 SOLID SURFACE COUNTERTOP. FINAL SELECTION BY OWNER.
- ST.1 SMOOTH CUT LIMESTONE MASONRY VENEER. FINAL SELECTION BY OWNER.
- ST.2 SLURRY FINISH OVER EXISTING LIMESTONE MASONRY VENEER. FINAL SELECTION BY OWNER.
- STL.1 STEEL.
- TL.1 GLAZED PORCELAIN TILE. FINAL SELECTION BY OWNER.
- TL.2 GLAZED PORCELAIN SHOWER TILE. FINAL SELECTION BY OWNER.
- WD.1 PRE-FINISHED TONGUE & GROOVE SQUARE EDGE SOFFIT. FINAL SELECTION BY OWNER.
- WD.2 HARDWOOD FLOORING. FINAL SELECTION BY OWNER.
- WD.3 SOLID WOOD STAIR TREADS TO MATCH WD.2.



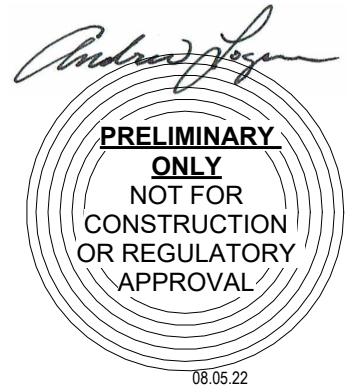
Logan Architecture, PLLC
108 Chicon
Austin Texas 78702
512.337.9684
info@loganarch.com

BENT TREE ADDITION

304 BENT TREE COURT, WESTLAKE HILLS, TX 78746

J SILVA & KIM TERRY

No.	Description	Date



PERMIT SET

Project # 21.57.BENT TREE
Date 08.05.22

ELEVATIONS

A-205

No.	Description	Date



PERMIT SET

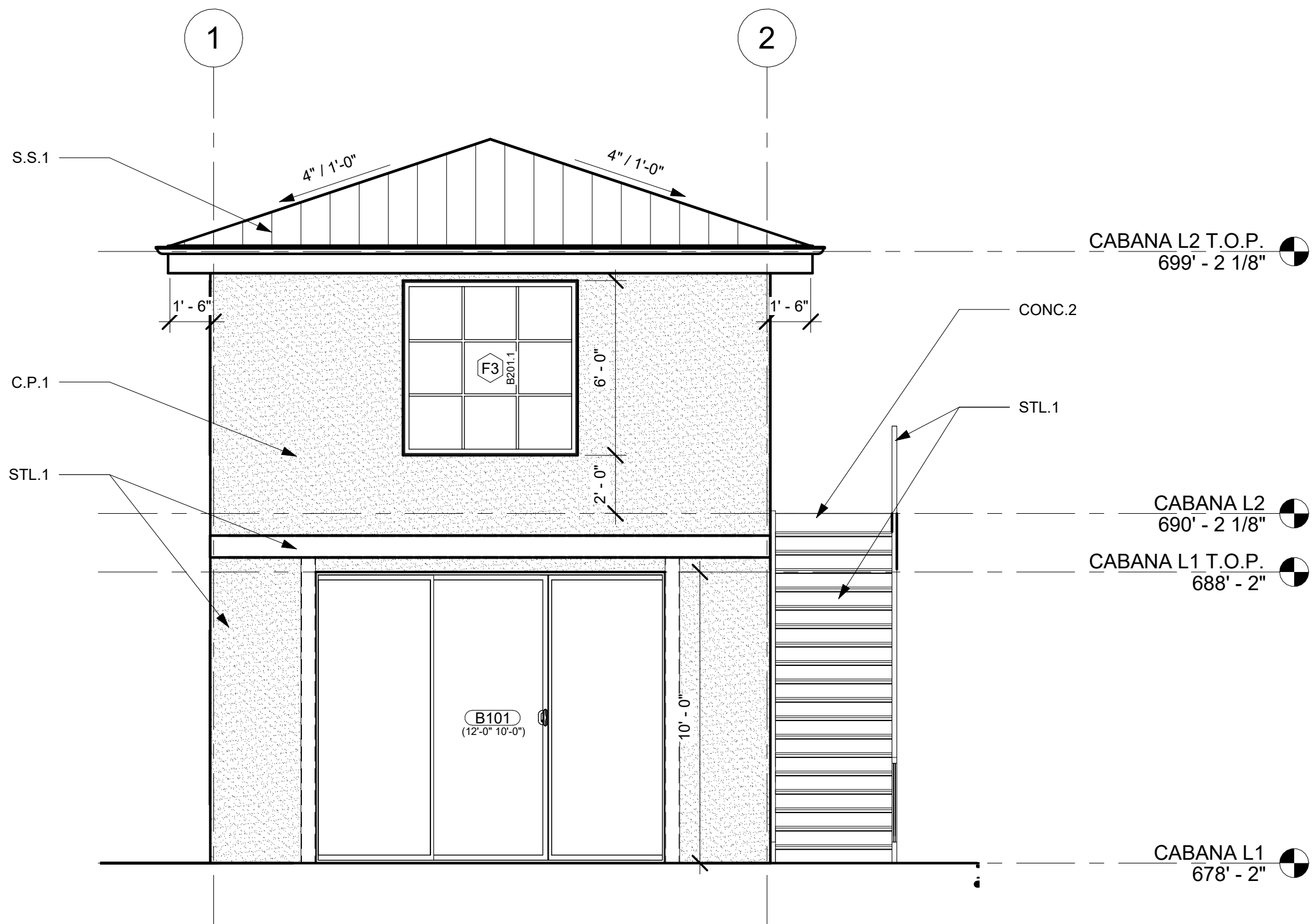
Project # 21.57.BENT TREE
Date 08.05.22

ELEVATIONS

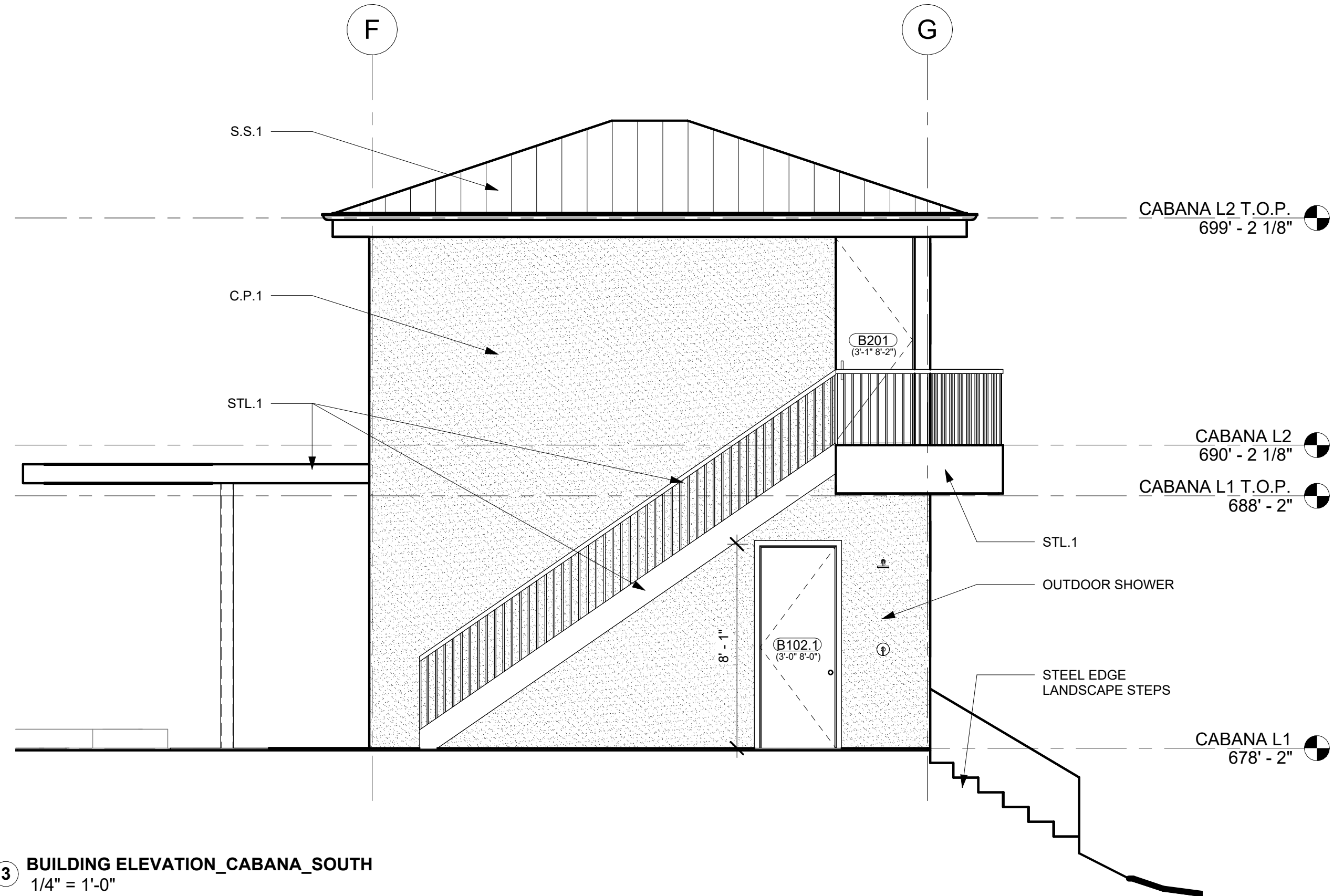
A-206



1 BUILDING ELEVATION_HOUSE_NORTH
1/4" = 1'-0"



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



3 BUILDING ELEVATION_CABANA_SOUTH
1/4" = 1'-0"



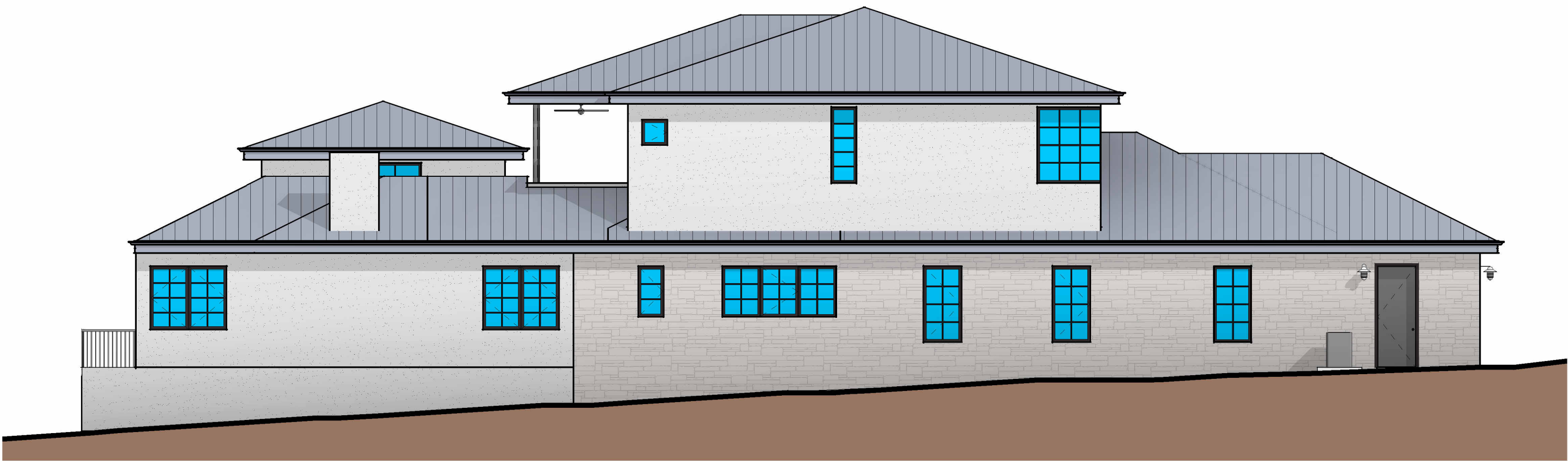
① SCHEMATIC ELEVATION_SOUTH
1/8" = 1'-0"



② SCHEMATIC ELEVATION_EAST
1/8" = 1'-0"



③ SCHEMATIC ELEVATION_NORTH
1/8" = 1'-0"



④ SCHEMATIC ELEVATION_WEST
1/8" = 1'-0"

BENT TREE ADDITION

304 BENT TREE COURT, WESTLAKE HILLS, TX 78746

J SILVA & KIM TERRY

No.	Description	Date



PERMIT SET

Project # 21.57.BENT TREE
Date 08.05.22

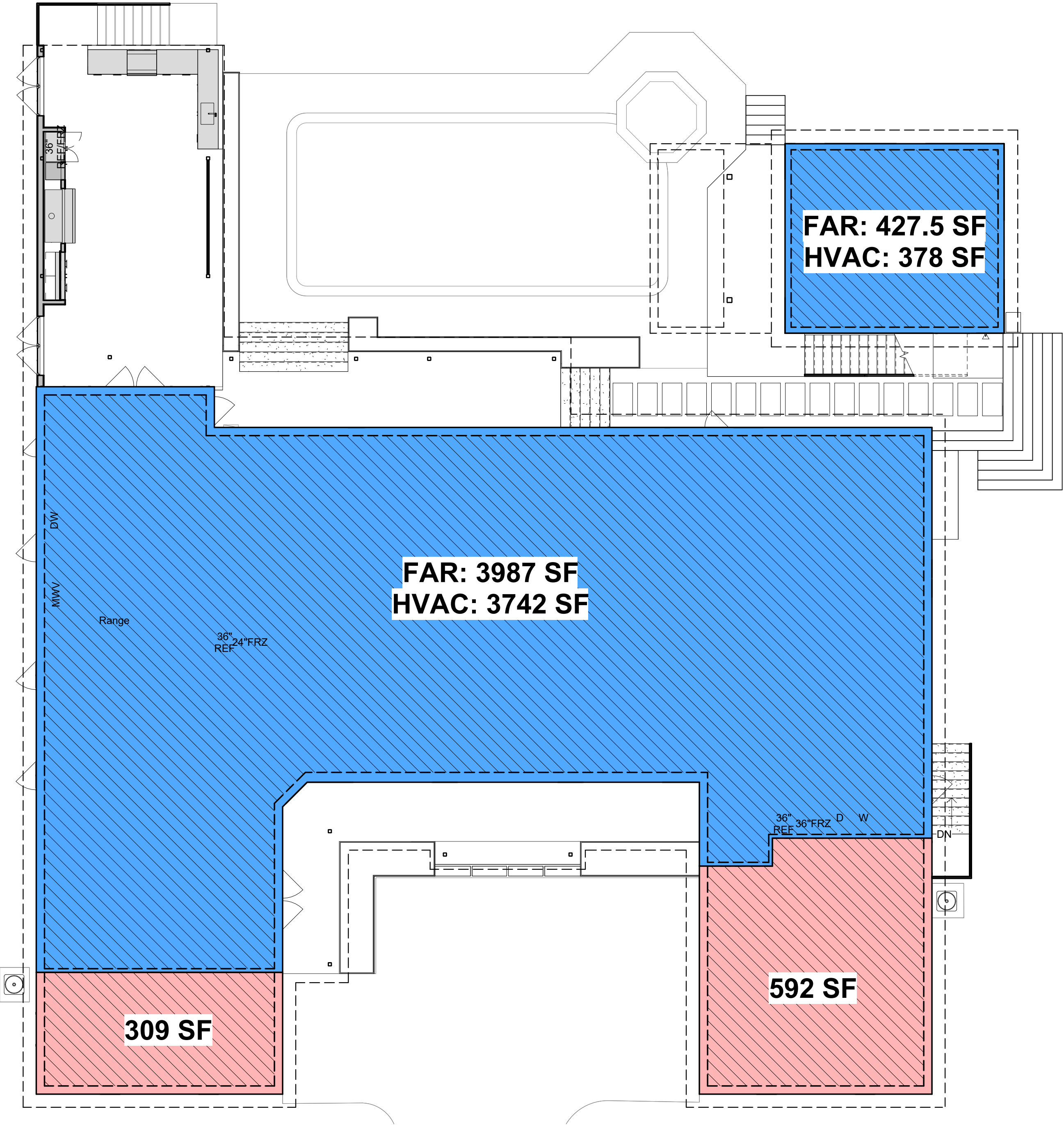
COLORED ELEVATIONS

A-207

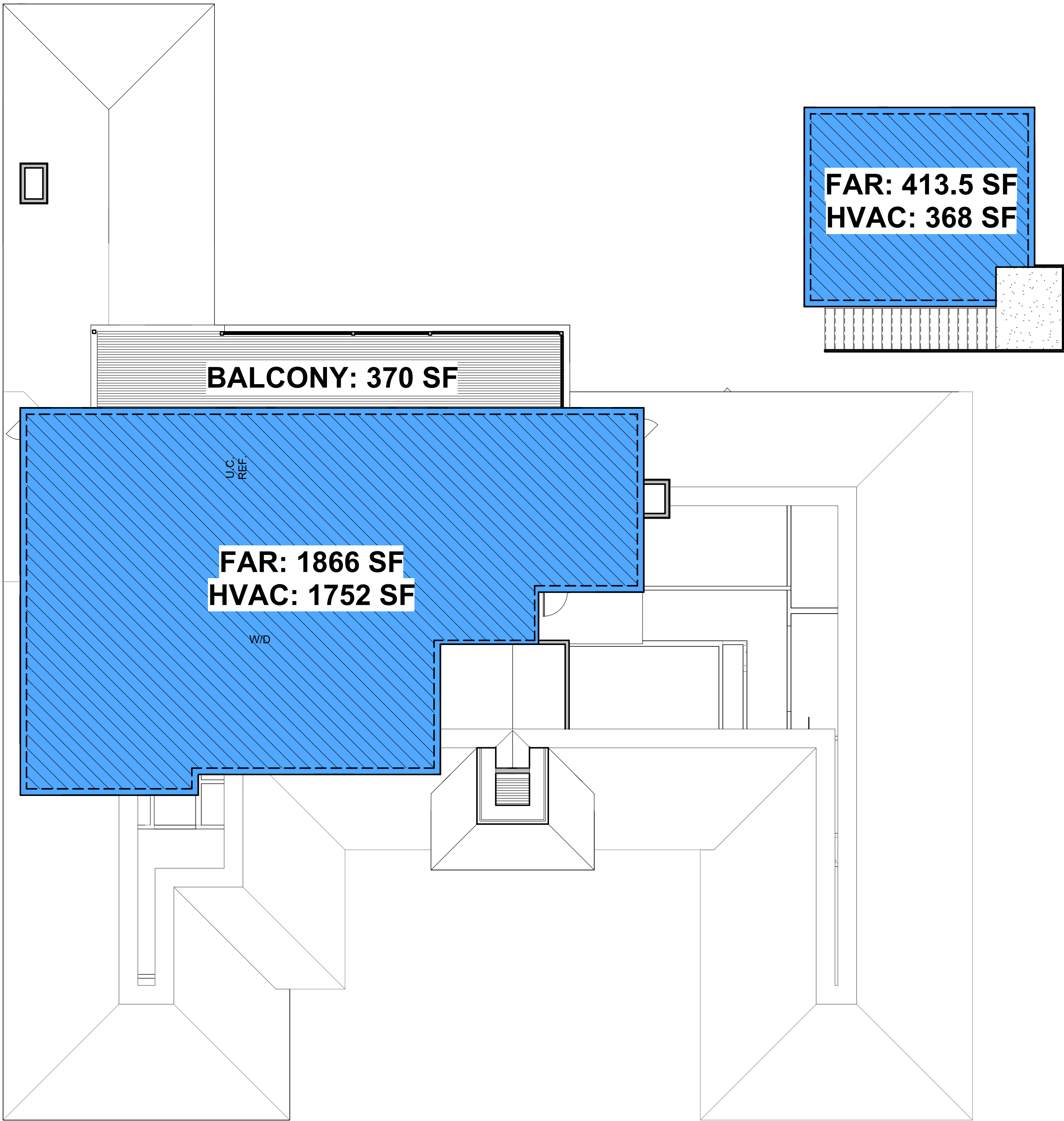
HOUSE TOTAL FAR: 5,853 SF
CABANA TOTAL FAR: 841 SF
TOTAL FAR: 6,694 SF

LEVEL 1 TOTAL FAR: 4,414.5 SF
LEVEL 2 TOTAL FAR: 2,279.5 SF
TOTAL FAR: 6,694 SF

GARAGE TOTAL AREA: 901 SF



1 AREA PLAN_LEVEL 1
1/8" = 1'-0"



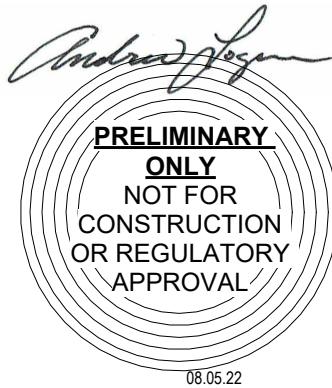
2 AREA_LEVEL 2
1/8" = 1'-0"

BENT TREE ADDITION

304 BENT TREE COURT, WESTLAKE HILLS, TX 78746

J SILVA & KIM TERRY

No.	Description	Date



PERMIT SET

Project # 21.57.BENT TREE

Date 08.05.22

AREA PLANS

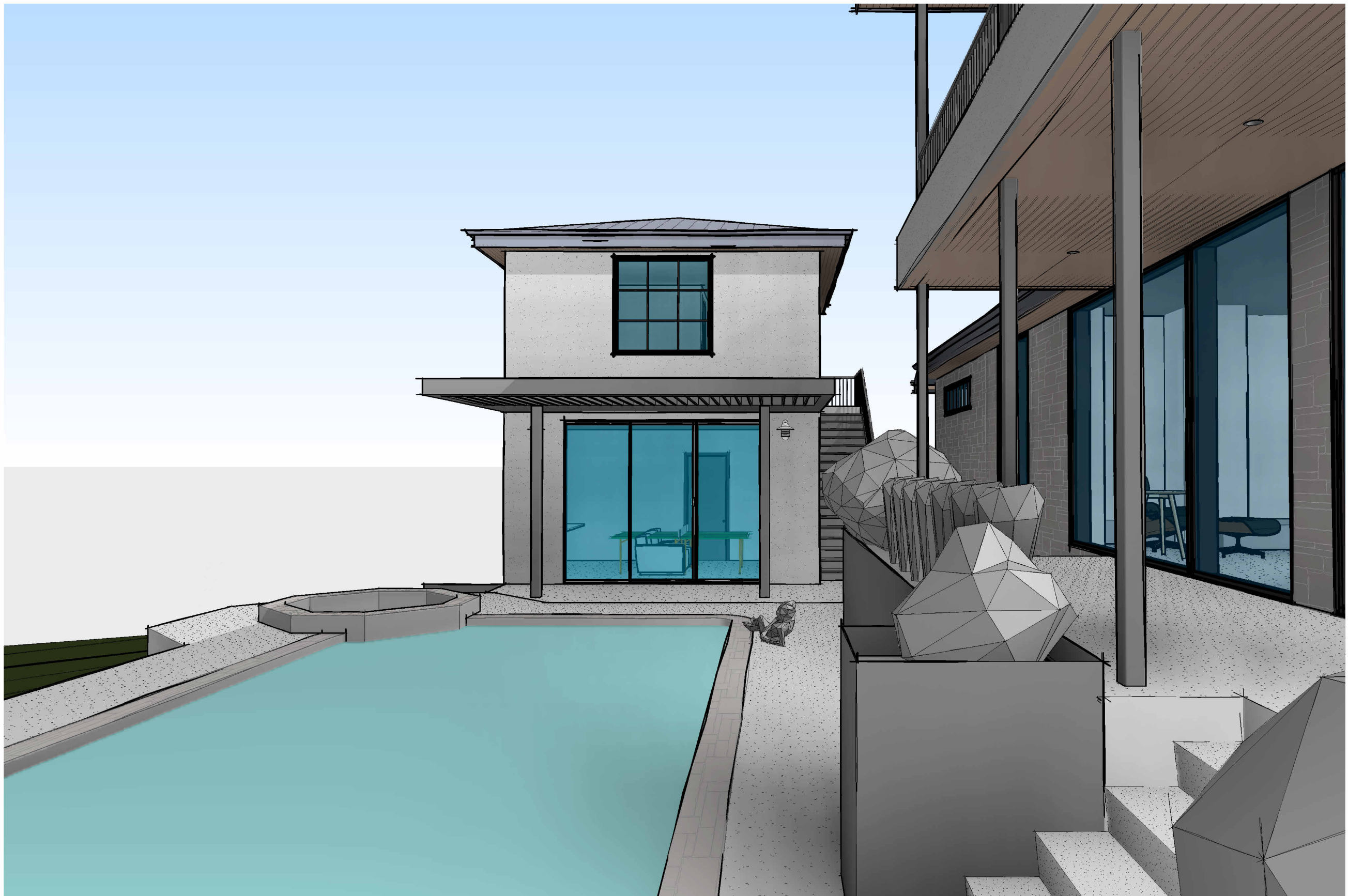
A-602



1 FRONT PERSPECTIVE 1



2 EXT - REAR



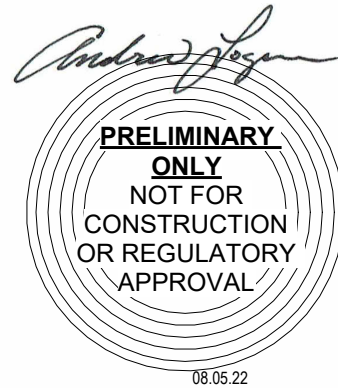
3 CABANA PERSPECTIVE 1

BENT TREE ADDITION

304 BENT TREE COURT, WESTLAKE HILLS, TX 78746

J SILVA & KIM TERRY

No.	Description	Date



PERMIT SET

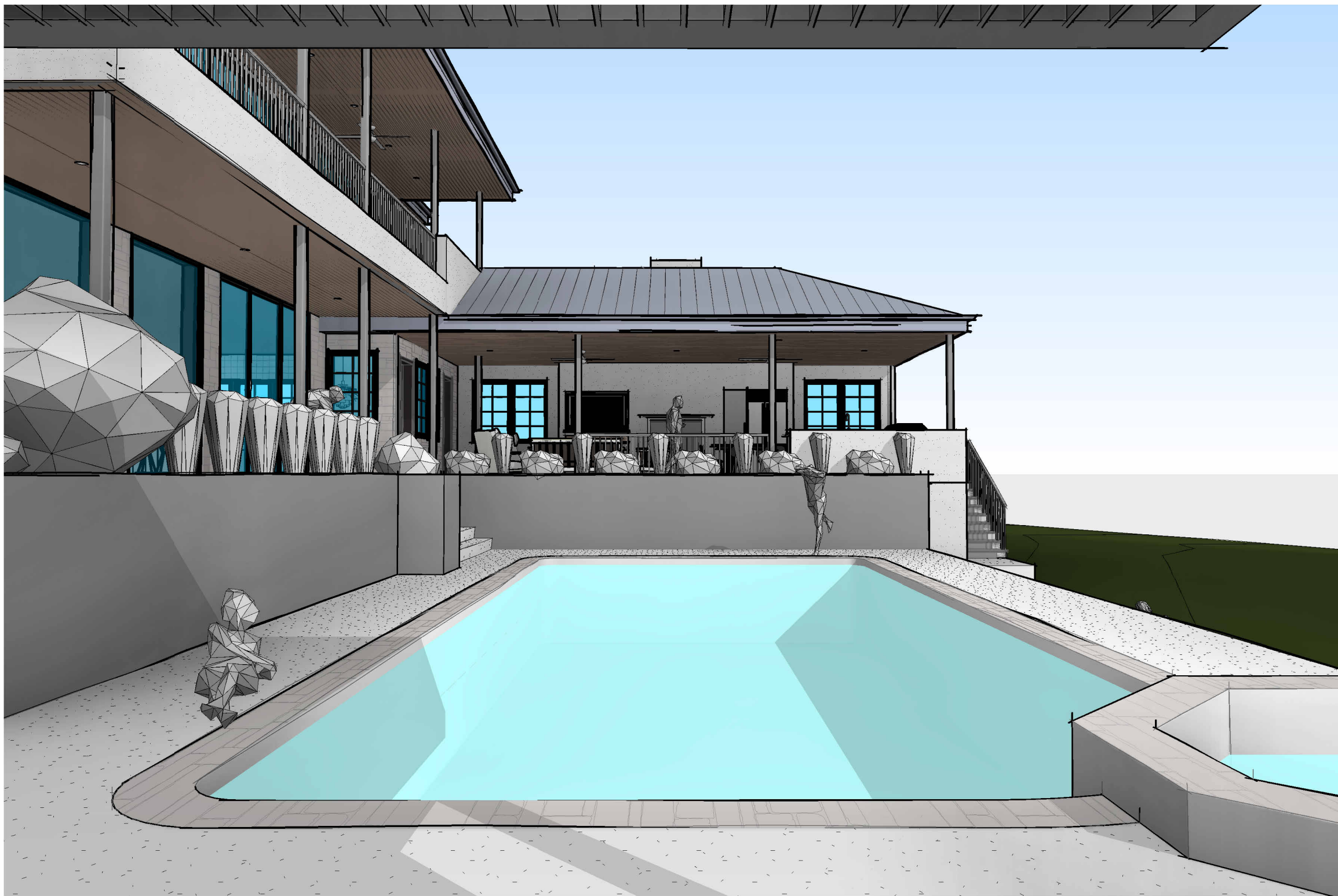
Project # 21.57.BENT TREE
Date 08.05.22

EXTERIOR PERSPECTIVES

A-901



1 BACK PORCH



2 FROM CABANA



3 COV'D DECK



4 COV'D DECK FROM GRILL

J SILVA & KIM TERRY

No.	Description	Date

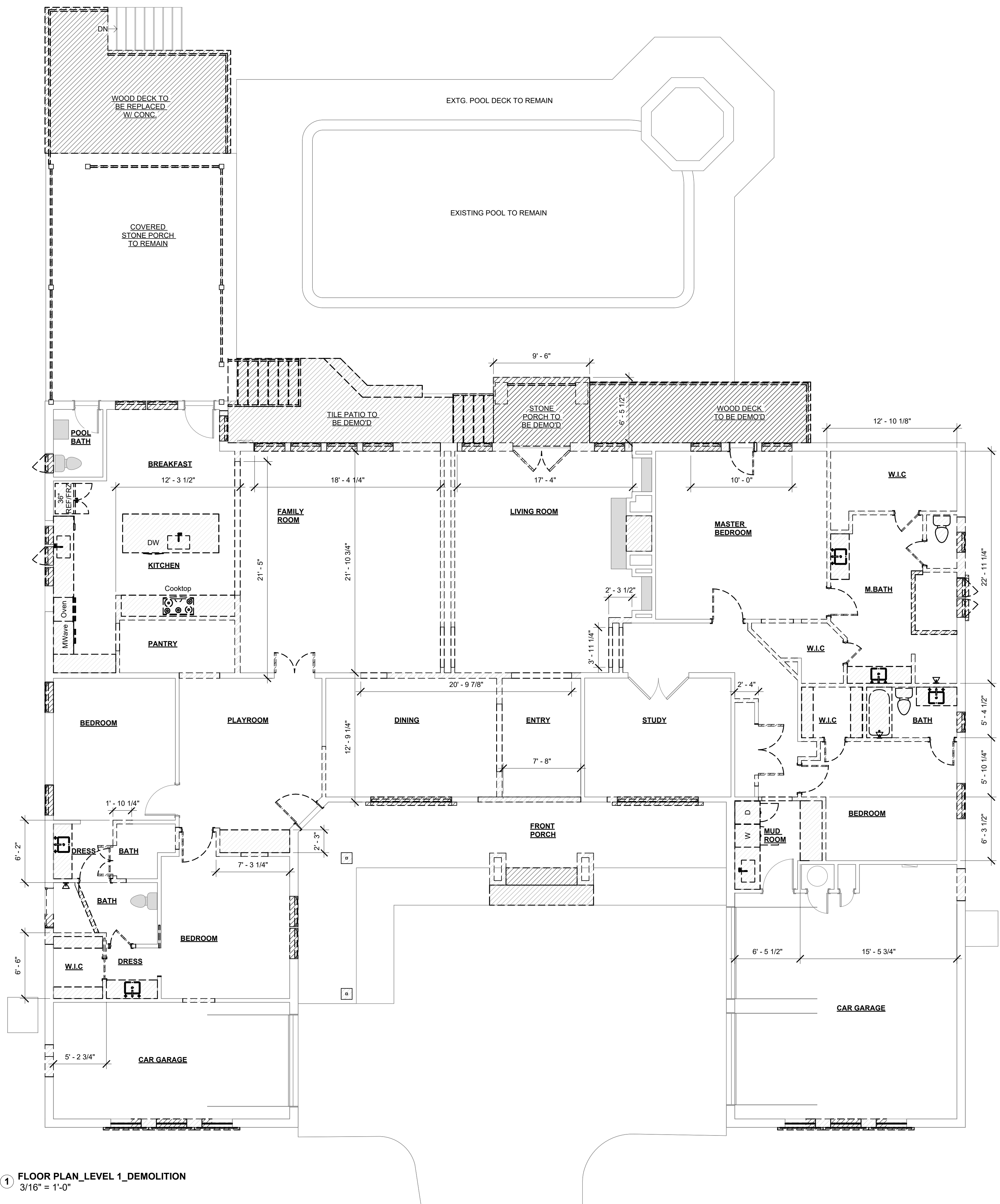


PERMIT SET

Project # 21.57.BENT TREE
Date 08.05.22

EXTERIOR PERSPECTIVES

A-902



1 FLOOR PLAN_LEVEL 1_DEMOLITION
3/16" = 1'-0"

- GENERAL NOTES - DEMOLITION**
1. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE EXISTING BUILDING AND GROUNDS ARISING FROM DEMOLITION OPERATIONS.
 2. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL CONSTRUCTION THAT CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION. NOTIFY ARCHITECT OF ALL M.E.P. ITEMS LOCATED IN PARTITIONS OR CEILINGS NOT NOTED ON M.E.P. DRAWINGS.
 3. REMOVAL OF DOORS ALSO INCLUDES REMOVAL OF DOOR FRAMES AND HARDWARE UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. RETURN ALL SALVAGED DOORS, FRAMES, HARDWARE, LIGHT FIXTURES, AND EQUIPMENT NOT REUSED IN THIS PROJECT TO THE OWNER FOR REUSE ELSEWHERE.
 5. NOTIFY ARCHITECT OF ALL NOTICEABLE DEFECTS IN EXISTING CONSTRUCTION PRIOR TO BEGINNING DEMOLITION OPERATIONS AS WELL AS DEFECTS UNCOVERED DURING DEMOLITION OPERATIONS.
 6. REMOVE ELECTRICAL BOXES, WIRING, AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
 7. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SERIES DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
 8. IT IS THE INTENT OF THE DEMOLITION TO REMOVE ALL EXISTING CONSTRUCTION WHICH CONFLICTS WITH THE INTENT OF NEW CONSTRUCTION. EVERY DEMOLITION DETAIL MAY NOT NECESSARILY BE COVERED ON THESE DOCUMENTS. PRIOR TO BID, THE CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS AND SHALL INCLUDE ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK, EVEN IF NOT SPECIFICALLY CALLED FOR.
 9. WHERE EXISTING WALLS OR CEILINGS ARE DAMAGED BY THE CONTRACTOR FOR ACCESS TO SERVICES, AND NEW CONSTRUCTION IS NOT SCHEDULED OR SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING MATERIALS AND FINISHES TO MATCH ORIGINAL CONDITIONS.
 10. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
 11. DO NOT CUT AND PATCH ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY, LOAD-DEFLECTION RATIO, OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
 12. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. SUSPEND WORK IMMEDIATELY AND NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

- FLOOR PLAN LEGEND**
- EXISTING WALL
 - DEMOLISHED WALL
 - NEW WALL

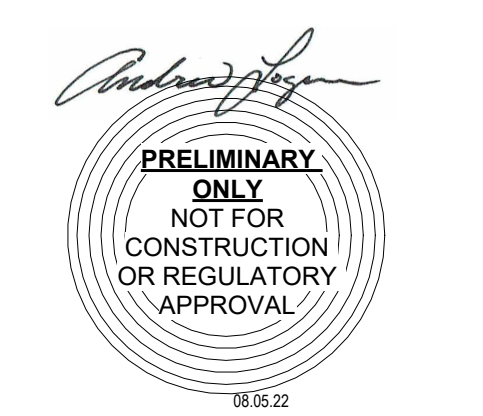


BENT TREE ADDITION

304 BENT TREE COURT, WESTLAKE HILLS, TX 78746

J SILVA & KIM TERRY

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PERMIT SET

Project # 21.57.BENT TREE
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LEVEL 1 DEMO PLAN

A-101

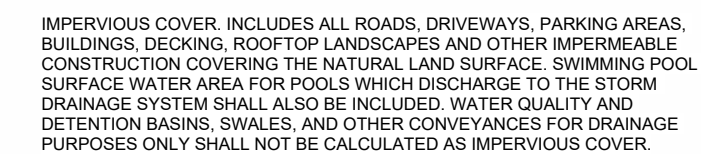
SITE AREA = 50,926.32 SF
TOTAL ALLOWED 25% OR $50,926.32 \times .25 = 12,731.58$

<u>TOTAL EXTG TO REMAIN</u>	<u>9,379 SF</u>
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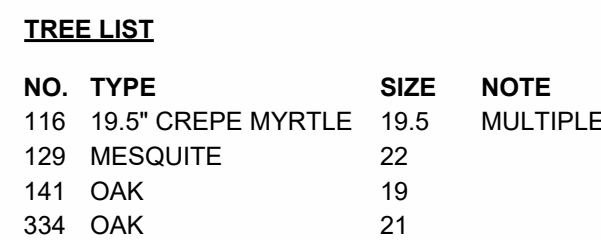
NEW SPORT COURT	1,800 SF
NEW CABANA	427.5 SF
NEW POOL DECK	186 SF
NEW PAVERS	172 SF
NEW POOL STEPS	85 SF
NEW FRONT STEPS	14.25 SF
NEW STAIRS	111 SF
NEW COVERED PATIO	245 SF

TOTAL NEW 3.041 SE

TOTAL PROPOSED IMPERVIOUS **12,420 SF (24.38%)**



② **SITE PLAN**
1/32" = 1'-0"



1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. VERIFY EXISTING SITE CONDITIONS AND REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
3. ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT. SEAL CONCRETE AND PROVIDE A BROOM FINISH UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO TIE INTO EXISTING UTILITIES. SOME UTILITIES MAY REQUIRE UPGRADING. CONTRACTOR TO VERIFY ALL EXISTING UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
5. CONTRACTOR TO UTILIZE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY CODE.
6. PROVIDE TREE PROTECTION FOR ALL TREES NOT MARKED FOR REMOVAL.
7. TREES TO BE REMOVED SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING
8. SELECTIVELY CLEAR OR PRUNE ANY UNWANTED TREES OR THOSE IMPEDING CONSTRUCTION WITH THE CONSENT OF OWNING. PROVIDE REMOVAL AND DISPOSAL OF UNWANTED TREES AND OTHER LANDSCAPING MATERIALS WITH OWNERS.
9. PROVIDE NEW GUTTERS AND DOWNSPOUTS TO DRAIN ON SITE. DOWNSPOUTS TO DRAIN AWAY FROM BUILDING.
10. ENSURE ALL GRADING SLOPES AWAY FROM BUILDING FOR AT LEAST 10'-0".
11. CONTRACTOR TO PROVIDE NEW MATERIALS IN DRY AND SECURE LOCATION ON SITE AS SPECIFIED BY OWNER
12. EXTERIOR HVAC EQUIPMENT SHALL BE SCREENED IN COMPLIANCE WITH ANY CITY, COUNTY, STATE REGULATIONS AND/OR LOCAL DEED RESTRICTIONS
13. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS & PATIOS
14. EXISTING UTILITY LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

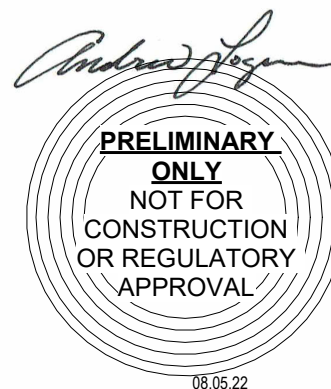


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 Austin Texas 78702
 512.337.9684
info@loganarch.com

BENT TREE ADDITION

304 BENT TREE COURT, WESTLAKE HILLS, TX 78746

J SILVA & KIM TERRY

[illegible]

PERMIT SET

Project # 21.57.BENT TREE

Date 08.05.22

SITE PLAN

A-002



City of West Lake Hills
Board of Adjustment

AGENDA REPORT

Meeting Date:	November 9, 2022	Item Number:	4
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

8 Nob Hill: Discuss and consider action 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.

ZAPCO voted to recommend denial.

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:

1. 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.

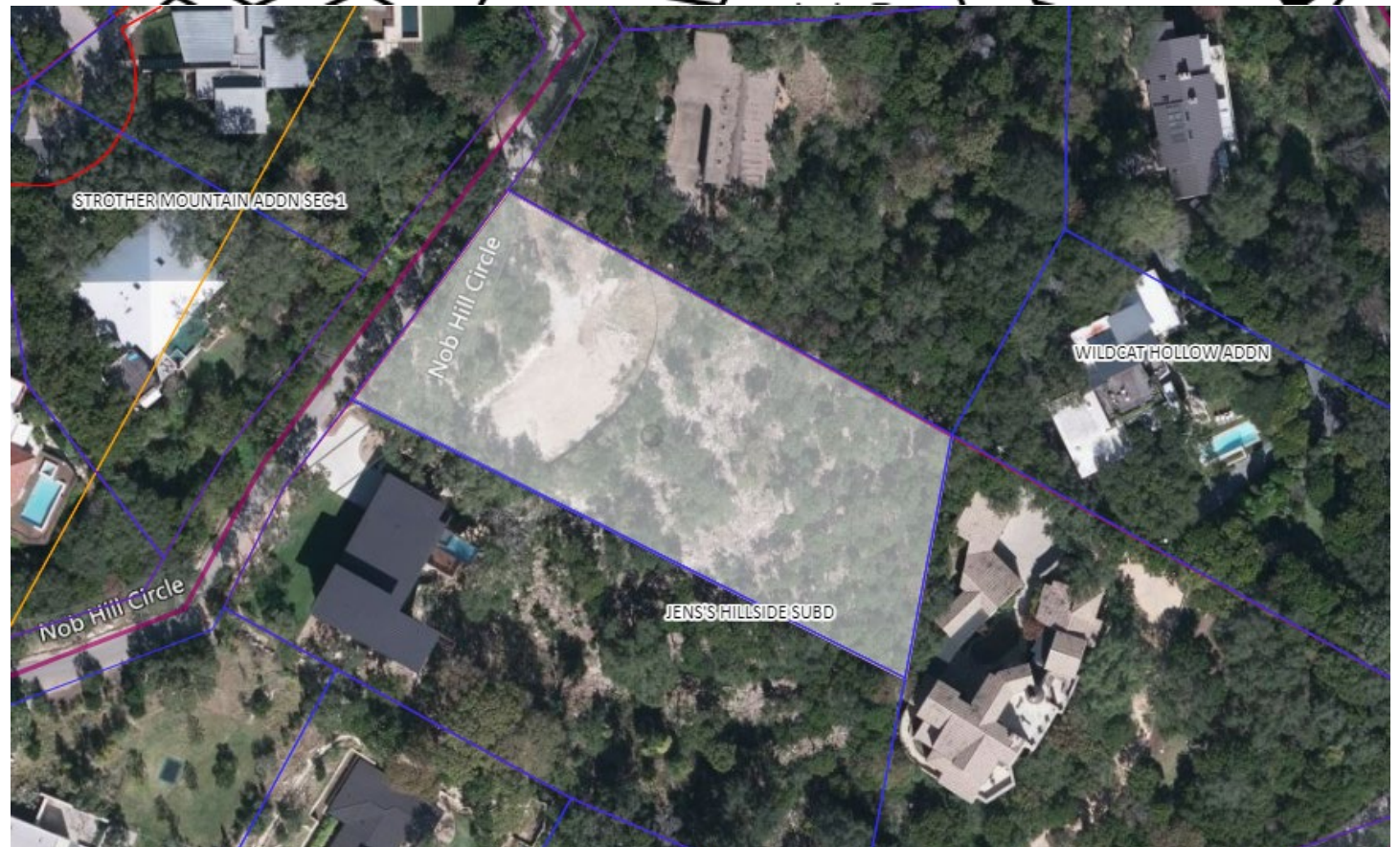
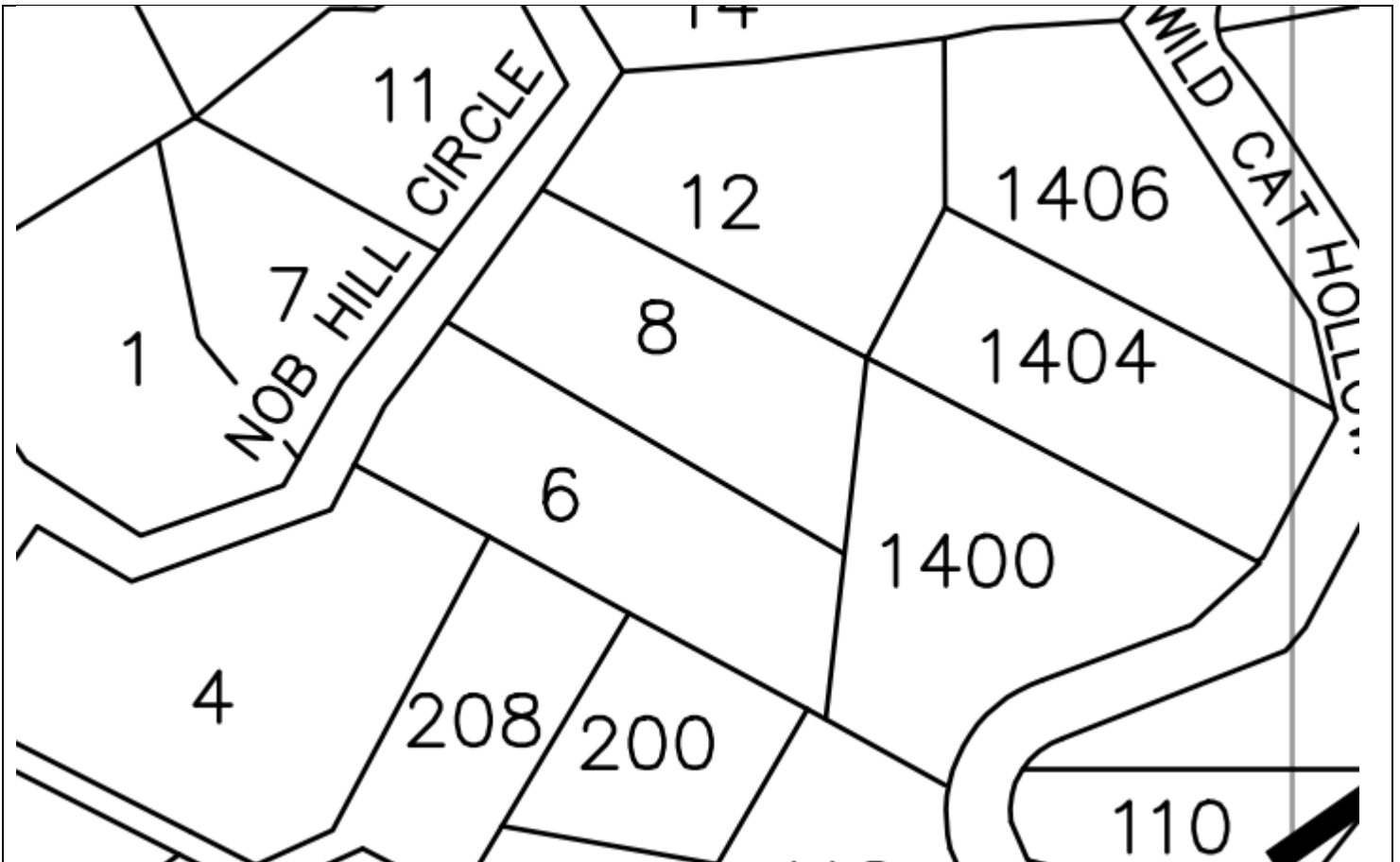
Links to Relevant Code:

[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		
	<i>Signature</i>	<i>Date</i>
Department Head		
	<i>Signature</i>	<i>Date</i>
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

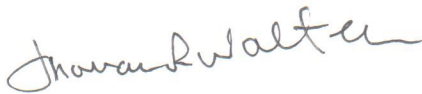
1036 Liberty Park Dr. #8
Austin Tx 78746
512-423-2625
tom@nobhill.me

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, appearing to read "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

DRIVEWAY NOTES:

1. 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.
2. ONE DRIVEWAY ENTRY SHALL BE PERMITTED FOR LOTS WITH A STREET FRONTAGE OF UP TO ONE HUNDRED FORTY (140) FEET AT THE EDGE OF PAVEMENT. A SECOND DRIVEWAY ENTRY FOR LOTS WITH STREET FRONTAGE GREATER THAN ONE HUNDRED FORTY (140) FEET AT THE EDGE OF PAVEMENT MAY BE APPROVED BY THE DEC PROVIDED THAT NEITHER DRIVEWAY ENTRANCE IS CLOSER THAN TWENTY (20) FEET TO THE PROPERTY LINE AND THE SECOND ENTRY HAS NO IMPACT ON NEIGHBORING LOTS OR COMMON AREAS. A SUGGESTED DRIVEWAY ACCESS POINT IS INDICATED ON THE LOT DIAGRAM. ALTERNATE LOCATIONS MAY BE APPROVED BY THE DEC IF THE APPLICANT DEMONSTRATES THAT SUCH RELOCATION FURTHERS THE COMMUNITY OBJECTIVES OF SPURIOUS GALS.
3. APPROVED MATERIALS FOR DRIVEWAYS AND AUTO COUNTS INCLUDE COLORED AND/OR PATTERNED CONCRETE, PRECAST CONCRETE PAVERS, STONE, BRICK, CORNELL AND/OR DECORATED GRANITE WITH CONCRETE AND/OR STONE, CORNELL OR BRICK EDGE DETAILING. ASPHALT MAY NOT BE USED FOR PRIVATE DRIVEWAYS.
4. COLORING AND TEXTURING OF CONCRETE IS REQUIRED. COLORED OR FINISHED PAVING MATERIALS SHALL COMPLEMENT PROPOSED BUILDINGS AND INTEGRATE WELL WITH THE SURROUNDING EARTH TONE COLORS. NO SMOOTH OR BRICK FINISHES SHALL BE ALLOWED (ONLY SEED OR WASHED, EXPOSED TEXTURES).
5. DRIVEWAY PAVING SHALL MATCH OR BE SIMILAR IN STYLE AND/OR COLOR TO PAVING USED FOR OTHER OUTDOOR AREAS SUCH AS TERRACES AND/OR STAIRS.
6. MAXIMUM GRADIENTS ON DRIVEWAYS SHALL BE SEVENTEEN (17%) PERCENT. EXCEPTIONS SHALL BE GRANTED BY THE DEC IN AN EFFORT TO RESPOND TO EXISTING TOPOGRAPHY AND FURTHER THE DESIGN OBJECTIVES OF THE SPANISH GARDEN COMMUNITY.
7. DRIVEWAYS SHALL BE A MAXIMUM OF TWELVE (12) FEET WIDE, EXCEPT AT DRIVEWAY ENTRIES TO GARAGE ENTRANCES. DRIVEWAYS WHICH PROVIDE A TURNAROUND AT A GARAGE AND/OR GUEST PARKING AREA, PARKING AND TURNAROUND AREAS MUST BE LOCATED WITHIN THE BUILDING ENVELOPE.
8. IN GENERAL, DRIVEWAYS SHALL BE A MINIMUM OF TEN (10) FEET FROM PROPERTY LINE.

SITE PLAN NOTES:

1. PROVIDE PEDESTRIAN PROTECTION ADJACENT TO PUBLIC WAY DURING CONSTRUCTION BY MEANS OF A FENCE CONTRACTED PER CODE.
2. AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' OF CONSTRUCTION AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.
3. SUBMISSION OF TRUSS CALLS 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.
4. **NOTE:** OVERALL LOT DIMENSIONS PER RECORDED MAP AND SURVEY.
5. **NOTE:** ALL POLES, SPARK, FENCES, BATTED COVERED AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMITS.
6. **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 DEC.
7. **NOTE:** ALL EXISTING LANDSCAPE AND HARDSCAPE AND ALL PROPOSED LANDSCAPE AND HARDSCAPE TO BE SUBMITTED UNDER SEPARATE APPLICATION AS A SEPARATE PERMIT.
8. **NOTE:** ALL PRIVATE SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ON THE PUBLIC RIGHT-OF-WAY.
9. **NOTE:** NO PERMANENT STRUCTURES CAN BE BUILT WITHIN THE LIMITS OF THE THREE-DEGREE EASEMENT.
10. **NOTE:** SITE DRAINAGE SHALL BE RUN THROUGH A MINIMUM OF 15 FEET OF PERFORATED PIPE PRIOR TO DISCHARGE INTO THE PUBLIC ROW.
11. **NOTE:** A SAMPLE FOR ALL EXTERIOR FINISH MATERIALS (INCLUDING ALL COLORS, PATTERNS, BLINDS, MORTARS, TILES, METALS, PLASTER, STONE, WOOD, STAIN, PAINT, OR OTHER EXTERIOR MATERIALS) SHALL BE CONSTRUCTED AT SITE FOR REVIEW AND APPROVAL BY ARCHITECT AND DEC.
12. EACH LOT SHALL CONTAIN A MINIMUM OF TWO GUEST PARKING SPACES WHICH MAY BE EITHER A DRIVEWAY OR A DRIVEWAY-ADJACENT. UNDEVELOPED SPACES MUST UTILIZE A COMBINATION OF PLANTINGS AND/OR LOW WALLS (A MINIMUM OF 4' HIGH) TO PROVIDE A SCREEN FROM VIEW. ALL GUEST PARKING SPACES AND GARAGES SHALL OCCUR WITHIN THE BUILDING ENVELOPE. PARKING SPACES SHALL HAVE A MINIMUM DIMENSION OF 9' X 18'.

TREE LIST

#	"	TYPE	#	"	TYPE	#	"	TYPE	#	"	TYPE	#	"	TYPE	#	"	TYPE	#	"	TYPE	#	"	TYPE	#	"	TYPE	#	"	TYPE			
12	12	LO	33	33	LO	54	54	LO	75	75	LO	96	96	LO	117	117	LO	138	138	LO	159	159	LO	180	180	LO	19	19	LO	40	40	LO
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									128	128	LO	149	149	LO	170	170	LO	191	191	LO	212	212	LO	233	233	LO	72	72	LO	93	93	LO
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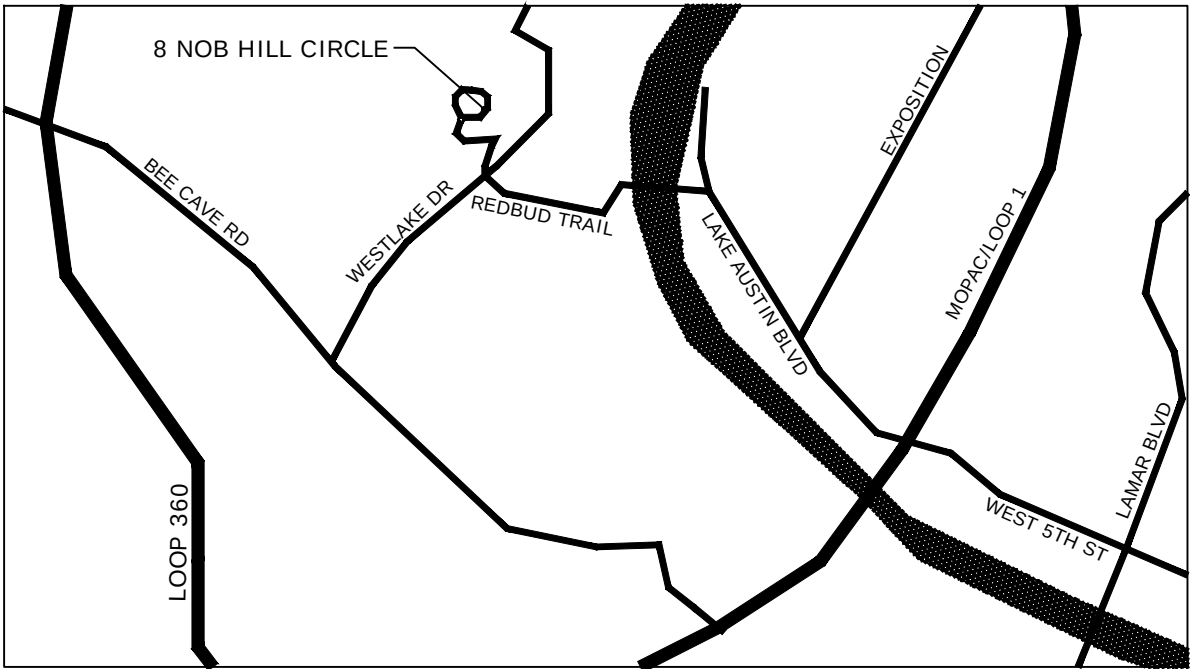
WALTERS RESIDENCE

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.

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PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

PROJECT NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITEWORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES, ORDINANCES, SAFETY CODES, AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.
- CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
- ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.
- AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF WEST LAKE HILLS, DESIGN ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY 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.
- ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.
- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
- IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
- IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED CITY OF WEST LAKE HILLS PAGE 2 GENERAL NOTES MARCH 2018 TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF WEST LAKE HILLS.
- EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREENATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL, AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.

DRIVEWAY NOTES:

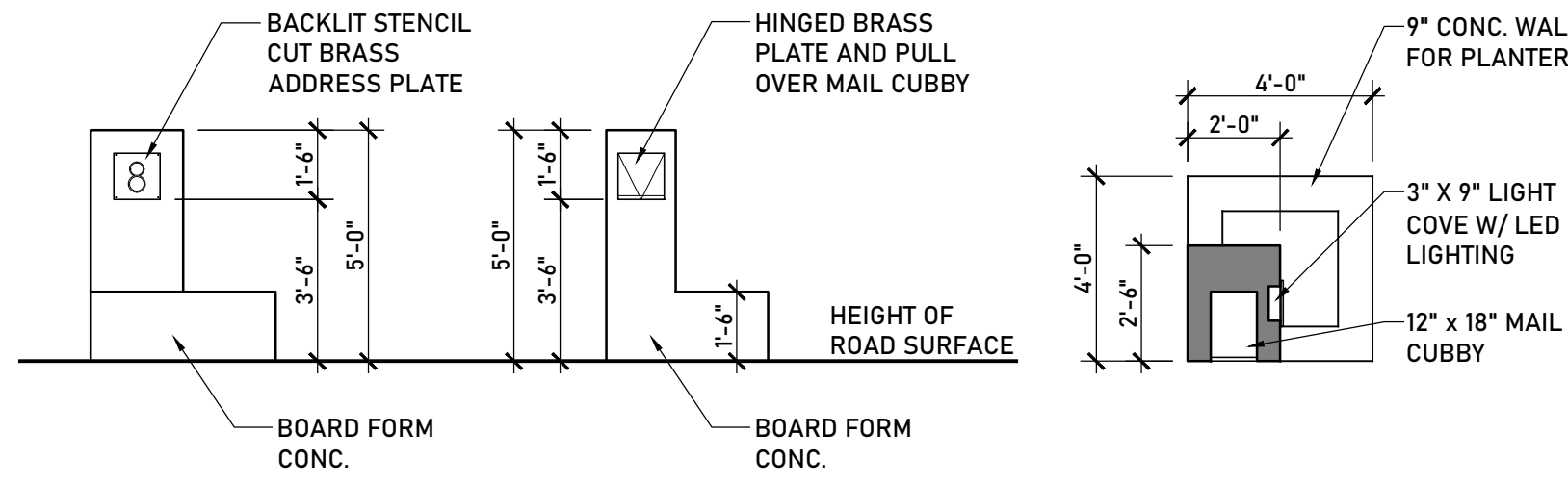
- ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER. MAJOR REVISIONS MUST BE APPROVED BY THE CITY. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER ANY RAINFALL EVENT TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.
- PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
- STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 7.1(I).
- PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS NECESSARY FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED. ACCUMULATED SEDIMENT REMOVED FROM THE
- WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

SITE PLAN 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 MANUEVERING 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.

IMPERVIOUS CALCULATIONS:

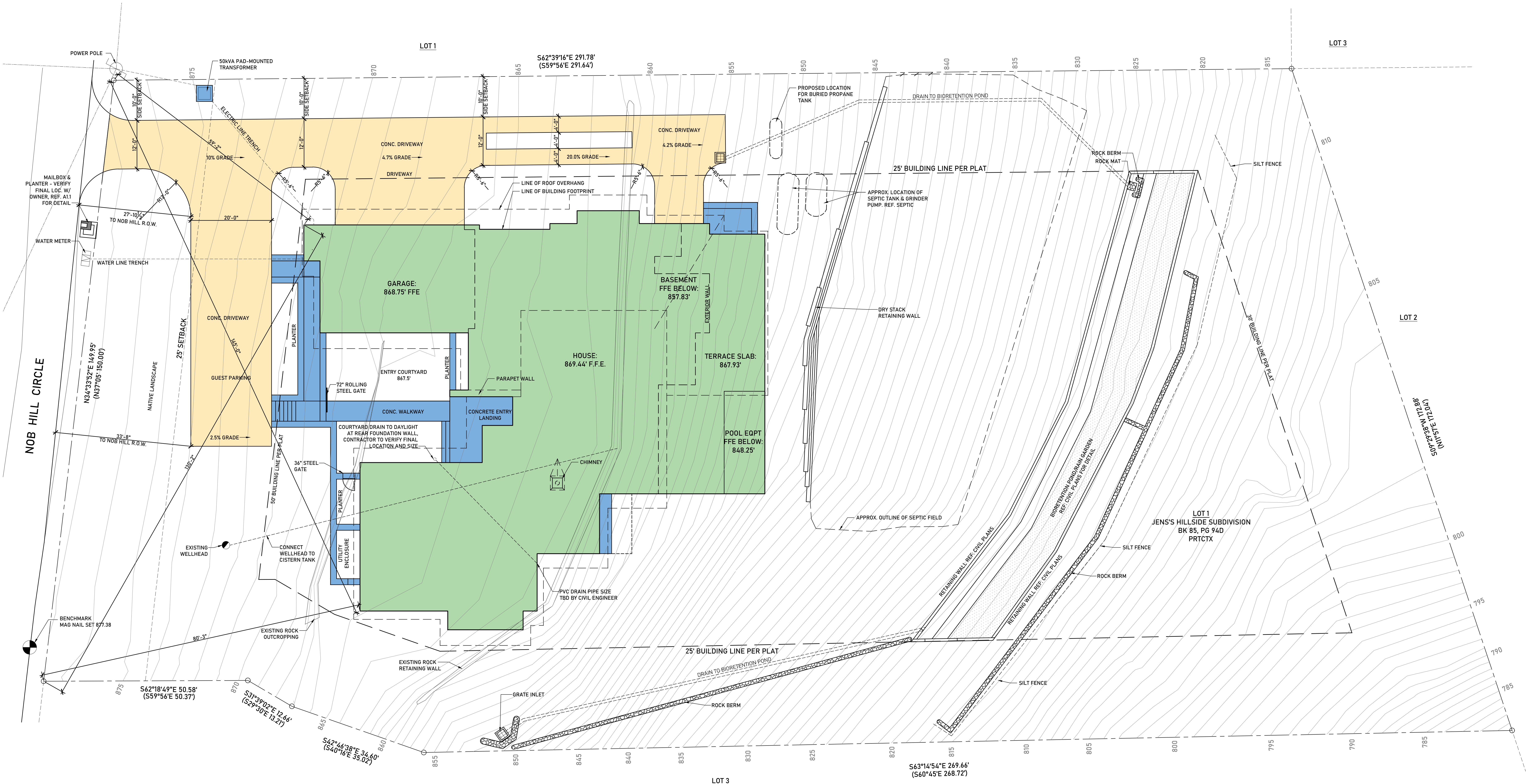
HOUSE FOOTPRINT:	7,477 S.F.
DRIVEWAY:	3,790 S.F.
FLATWORK:	1,011 S.F.
TOTAL:	12,418 S.F.
OVERALL SITE:	53,425 S.F.
IMPERVIOUS PERCENTAGE:	23.24%



Mailbox Detail

1/4"=1'-0"

2



Site Plan

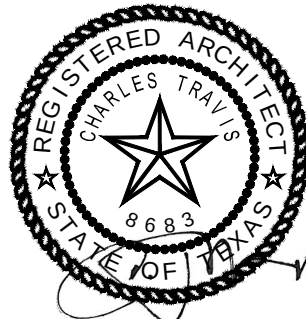
1"=10'-0"

1



WALTERS RESIDENCE

8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



PROJECT NO.
1801

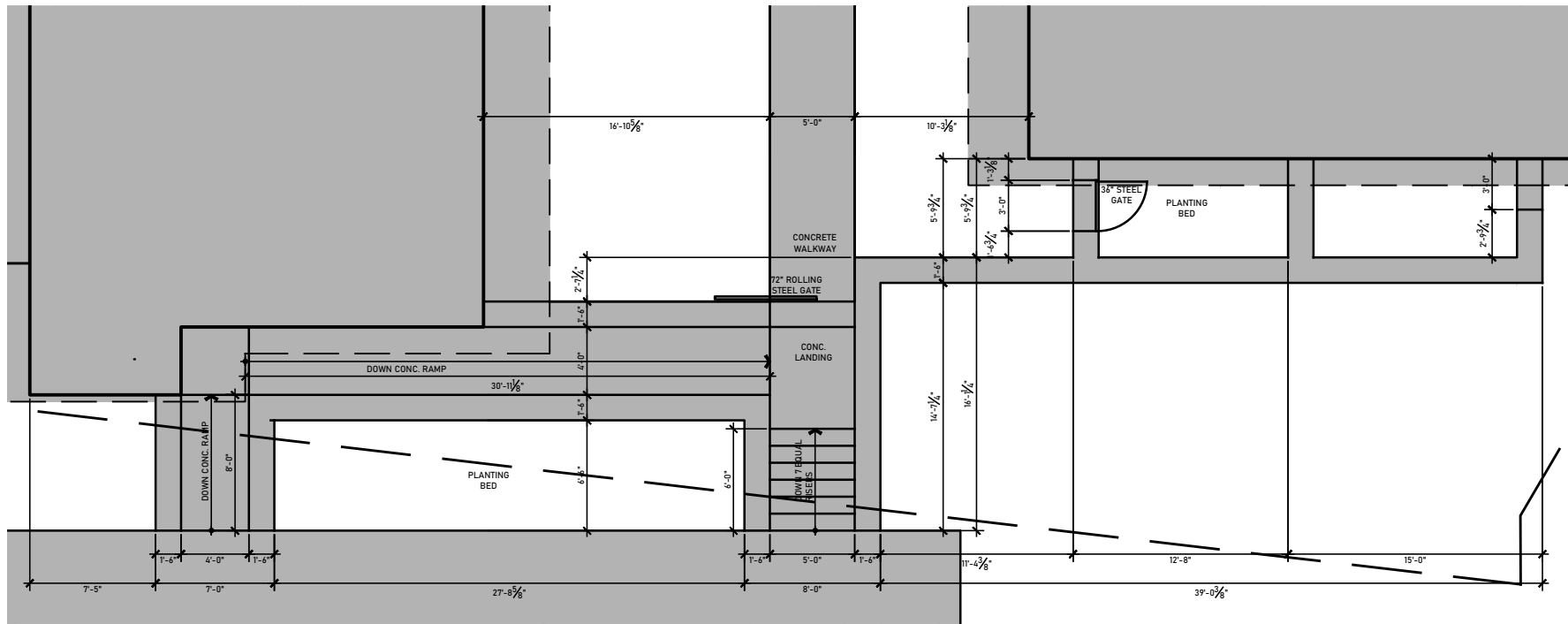
DATE
07-13-2022

REVISIONS
7/14/2021 POOL REVISION
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	800	6	LO
15	9	LO	64	10/11	LO	809	6	LO
14	10	LO	65	8	LO	808	6	LO
16	8/7	LO	67	6	CED	809	6	LO
17	8	LO	68	10	CED	804	11	LO
18	9	LO	69	11/12	LO	805	7	LO
20	9	LO	70	9	LO	806	18/13	LO
21	10	LO	71	12	LO	807	9	LO
22	11	LO	72	8	LO	808	8	LO
23	9/8	LO	73	11/7	LO	809	7/6	LO
24	9/8	LO	74	10/11	LO	811	9	LO
25	10	LO	75	10	LO	812	8	LO
26	11	LO	76	8	LO	815	6	LO
27	10	LO	77	21	CED	10001	7	LO
28	11	LO	78	8	CED	10002	9	LO
29	10	LO	79	8	CED	10003	5	LO
30	10	LO	80	6	LO			
31	10	LO	81	6	LO			
32	11	LO	82	6	LO			
33	10	CED	83	6	LO			
34	10	CED	84	6	LO			
35	7/4	CED	85	6	LO			
36	7/7/5	CED	122	6	LO			
38	15	CED	124	8	CED			
41	6	LO	136	12	LO			
42	5	LO	137	11	LO			
43	6	LO	140	7	LO			
44	6	LO	153	12	LO			
45	15	CED	179	10	LO			
46	8	CED	195	8	LO			
50	8	LO						
56	14	LO						
57	5	LO						
58	9	LO						

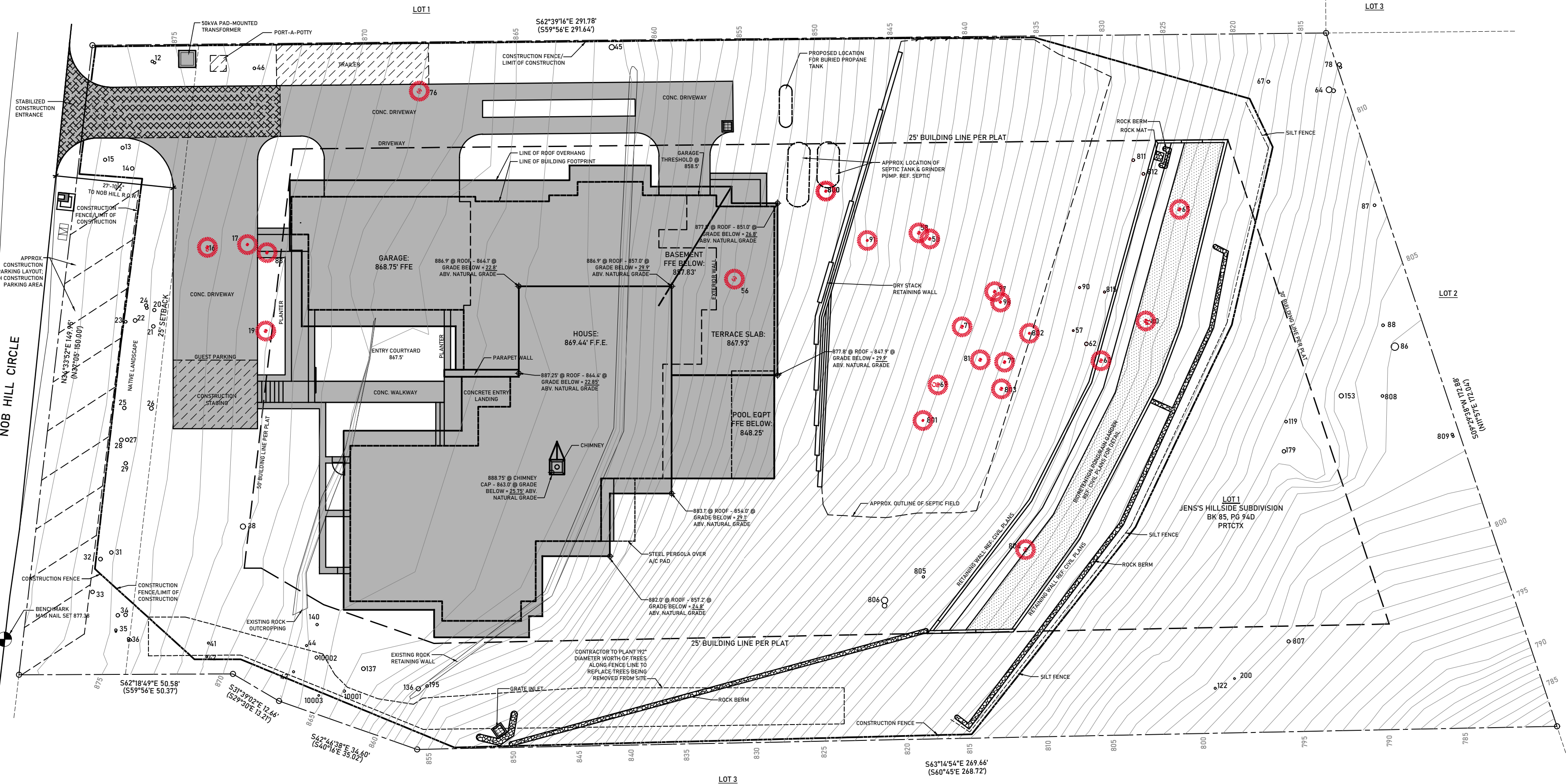
TREE LIST - LO=LIVE OAK & CED=JUNIPER (N=NO DATA)

DRIVEWAY NOTES:

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- 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

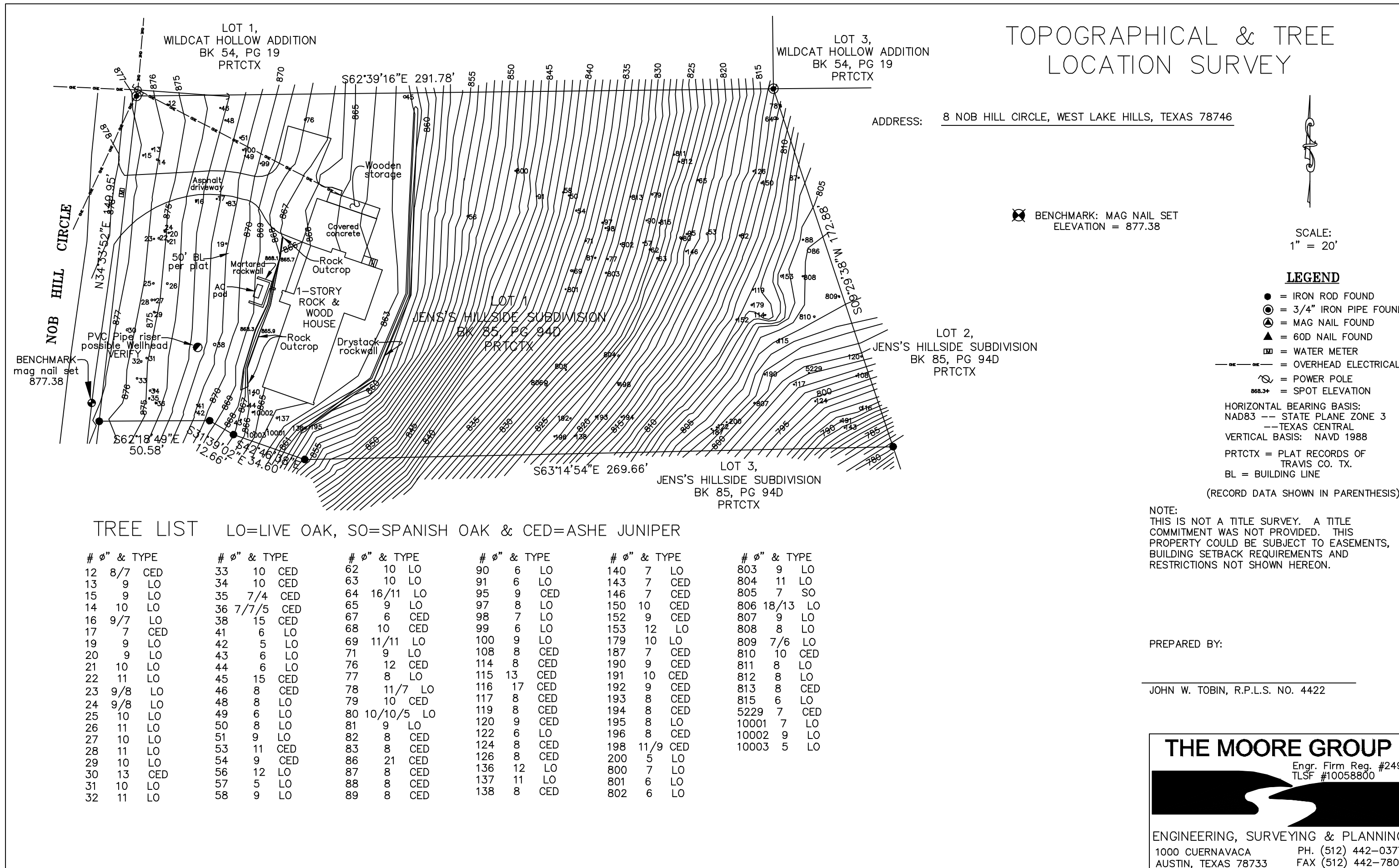
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PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

SURVEY

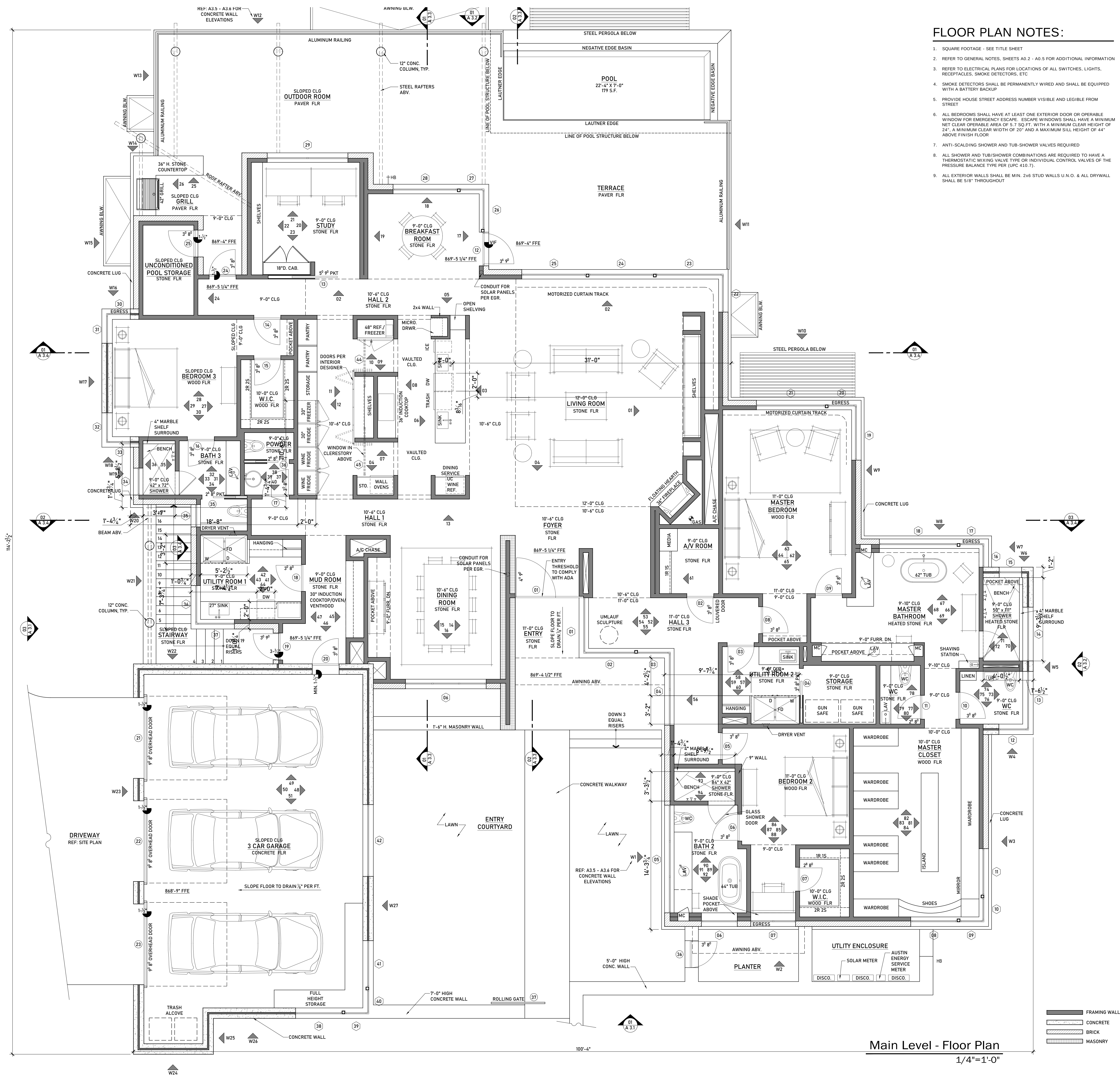
SHEET NO.



Site Survey

1"=20'-0"





PROJECT NO.
1801

DATE
07-13-2022

REVISIONS

FLOOR PLAN

SHEET NO.

A2.1

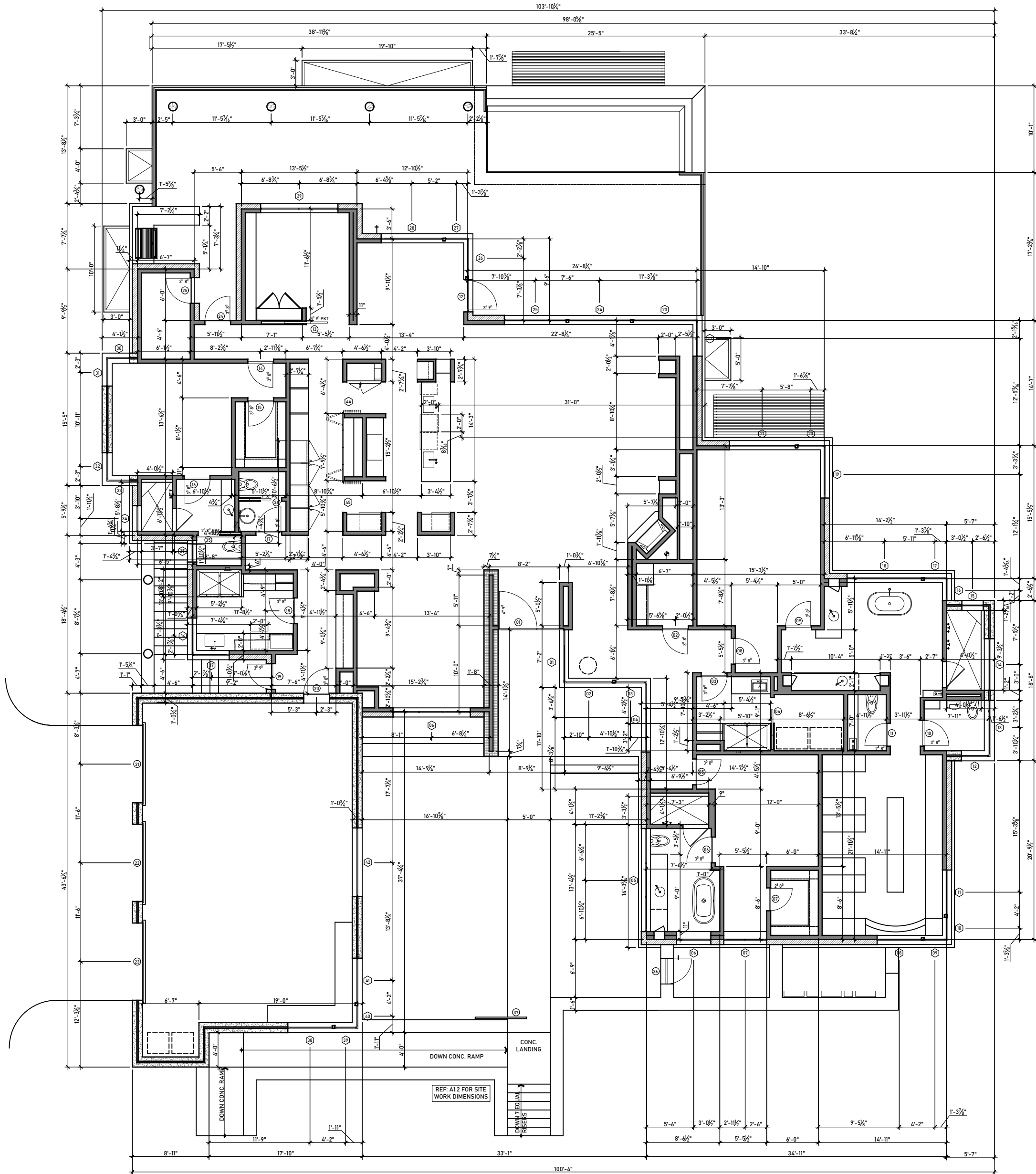
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FILE: F:\2021\03\WALTERS\03_CDS\1801_A2_FLOOR PLANS.DWG DATE: 01/11/22

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

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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.

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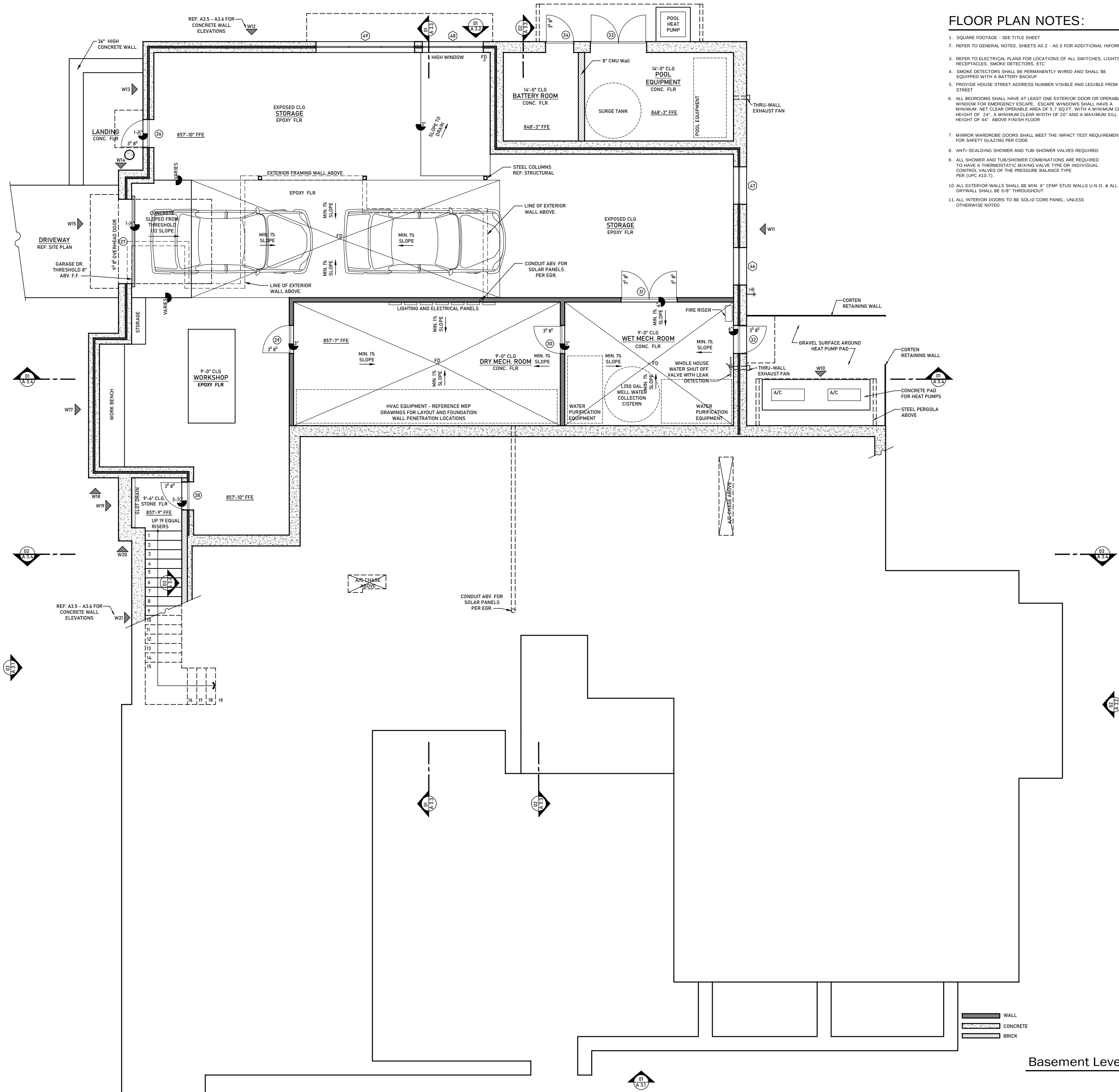


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DATE	07-13-2022
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DIMENSION
PLAN

SHEET NO.

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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

WALL
CONCRETE
BRICK

Basement Level - Floor Plan
1/4"=1'-0"

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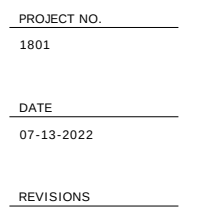
FLOOR PLAN
SHEET NO.

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.



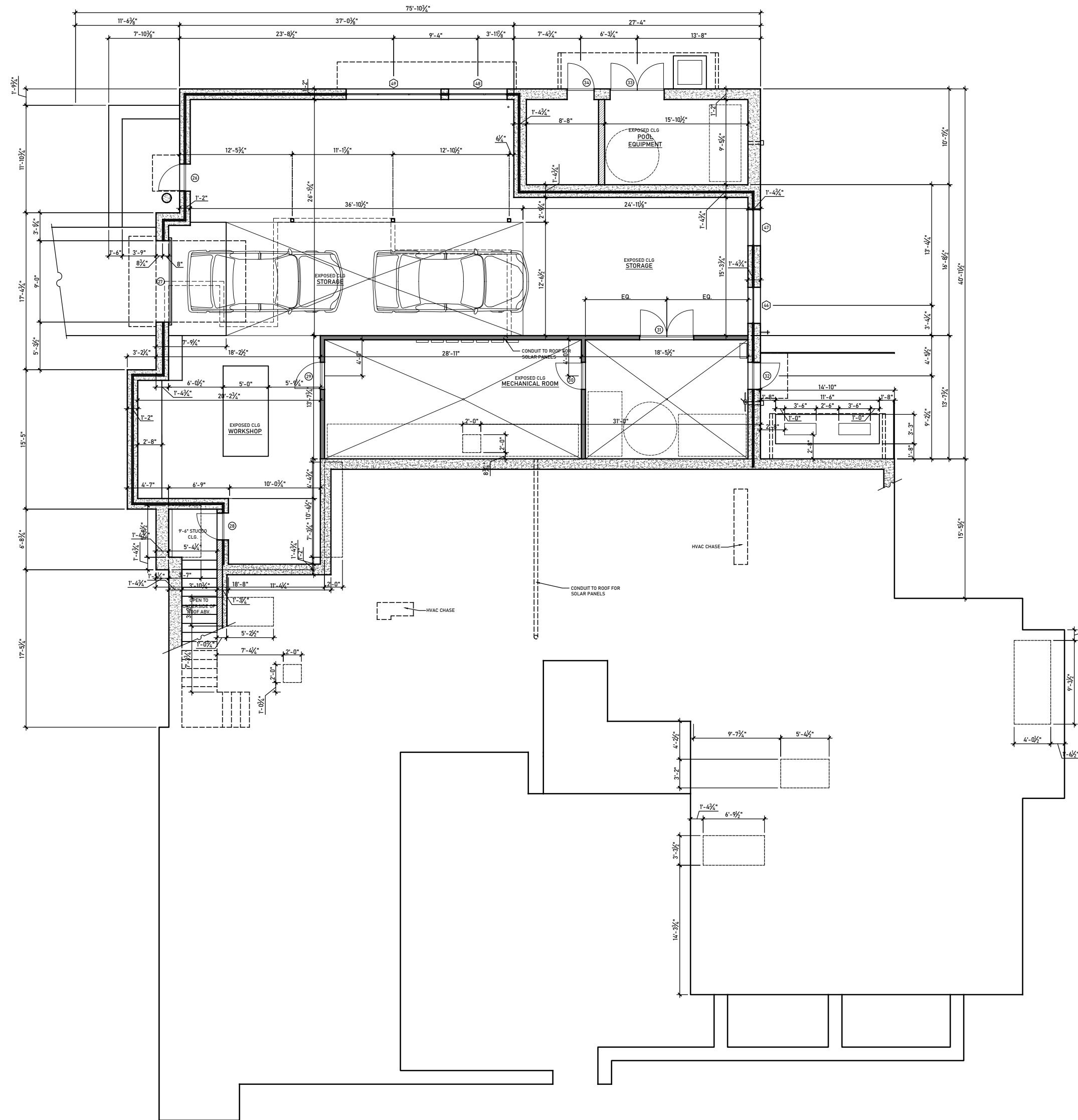
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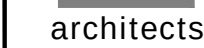
DIMENSION PLAN

SHEET NO. _____

A2.2D
Page 42 of 66

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

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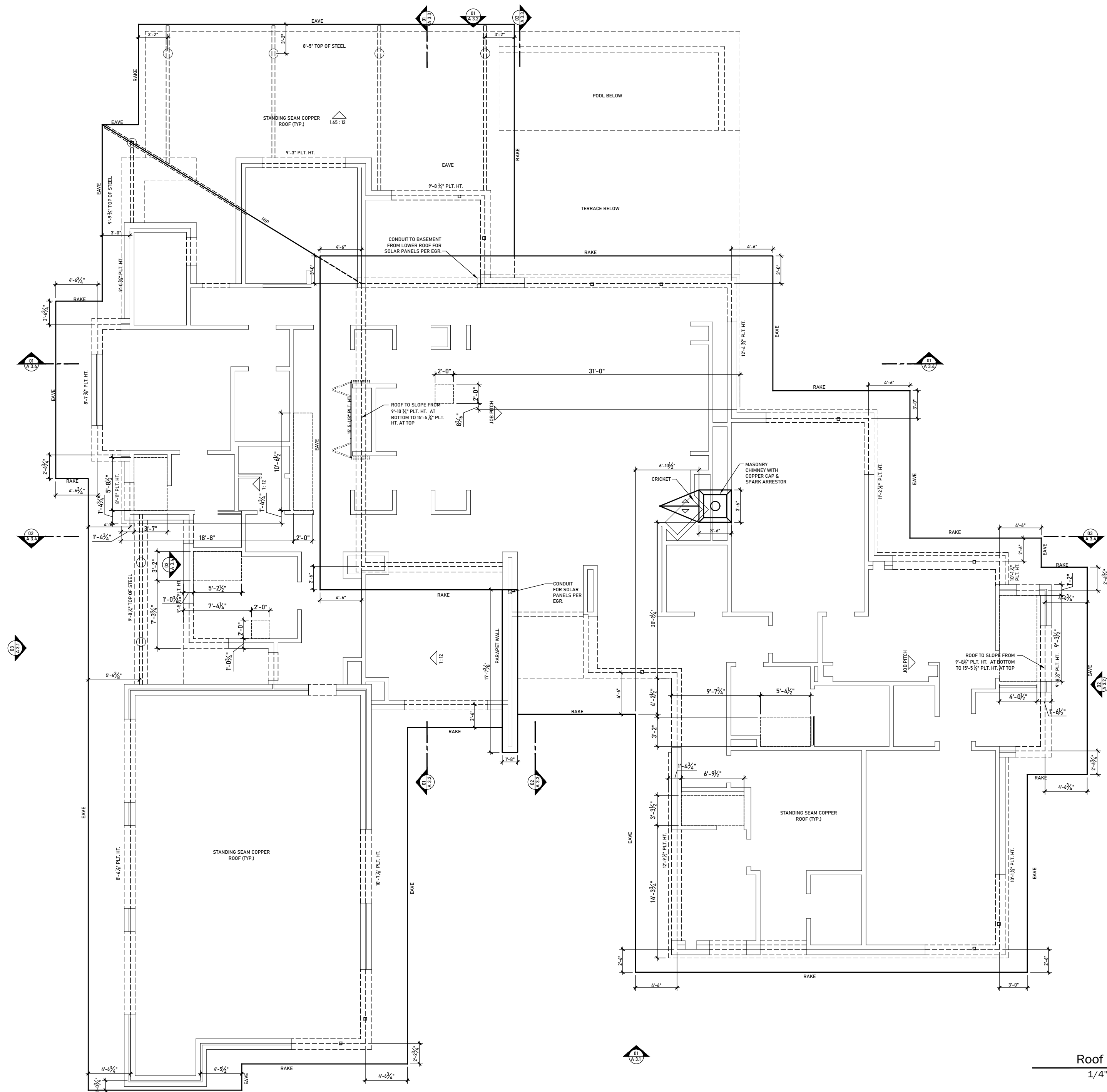
DATE
07-13-2022

REVISIONS

ROOF PLAN

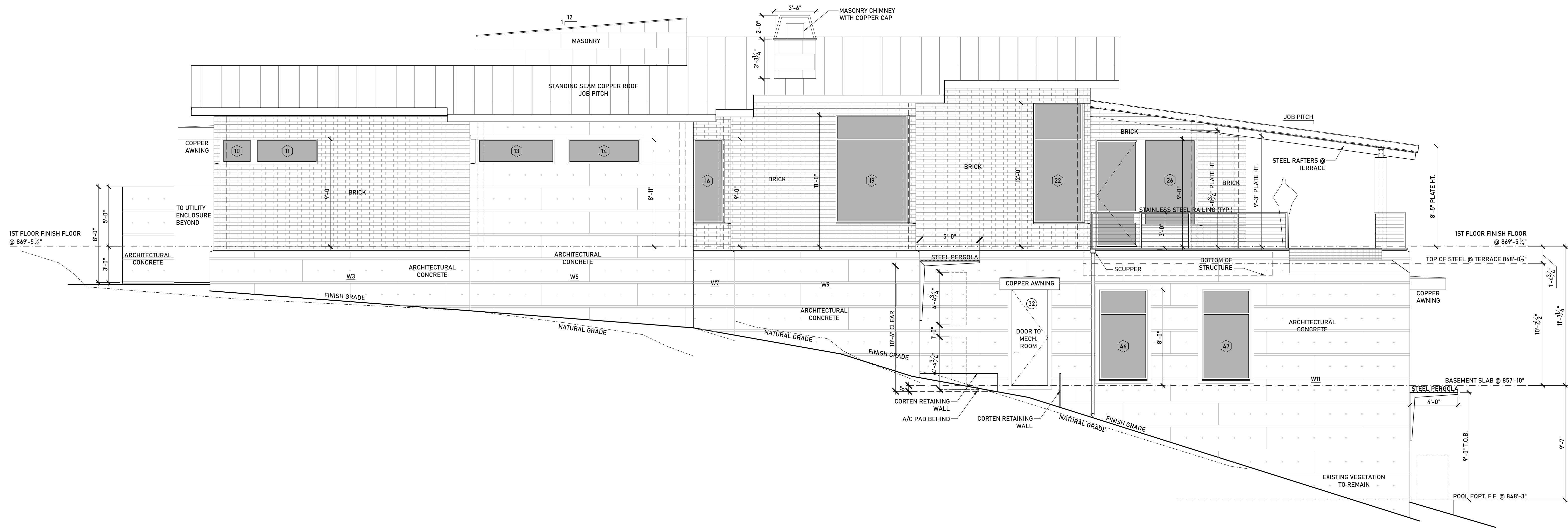
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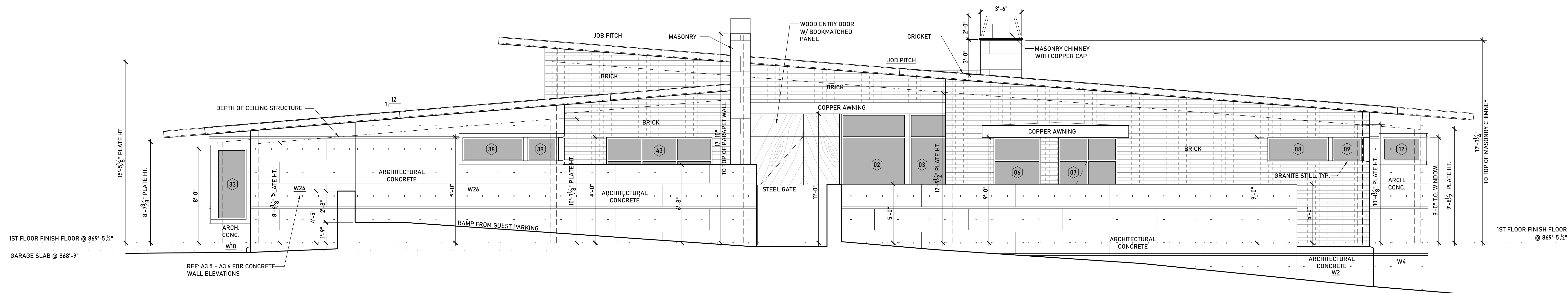


Roof Plan

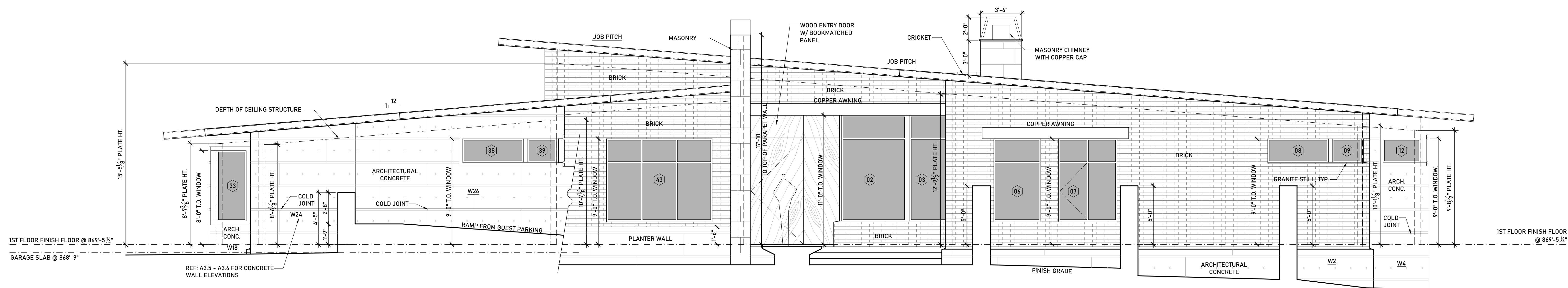
1/4"=1'-0"



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



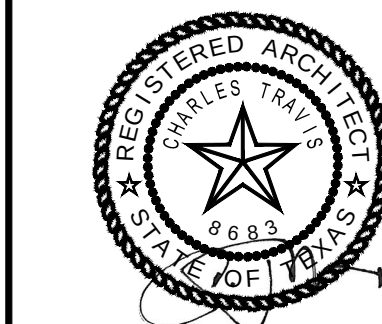
Front Section 02
1/4"=1'-0"



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

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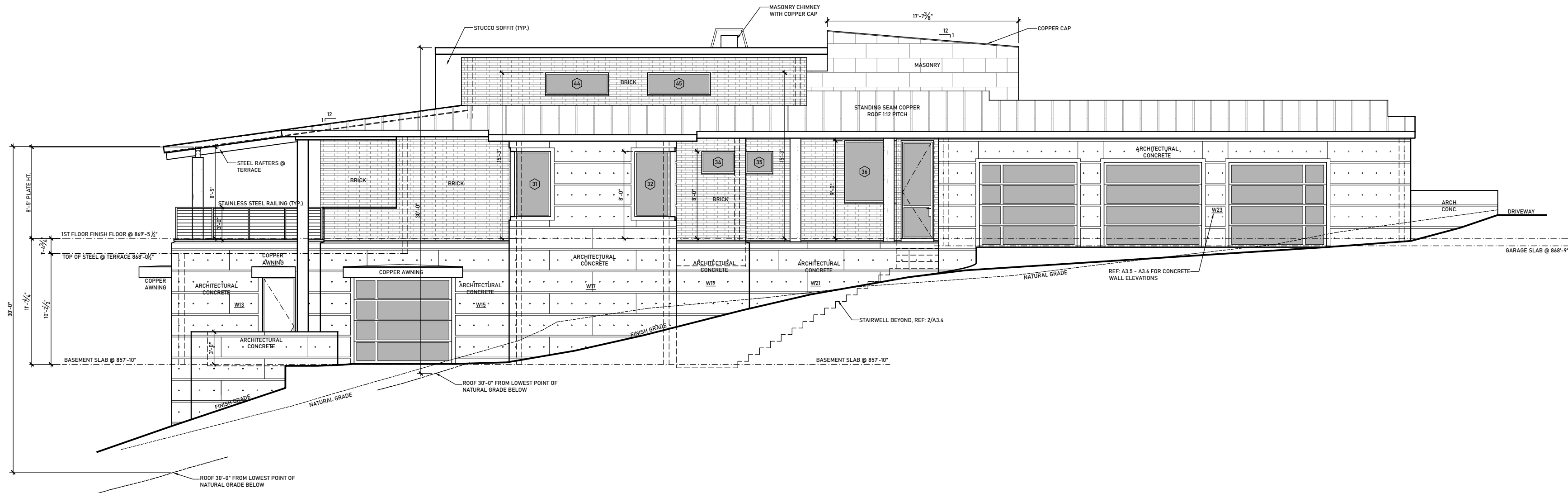


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REVISIONS	

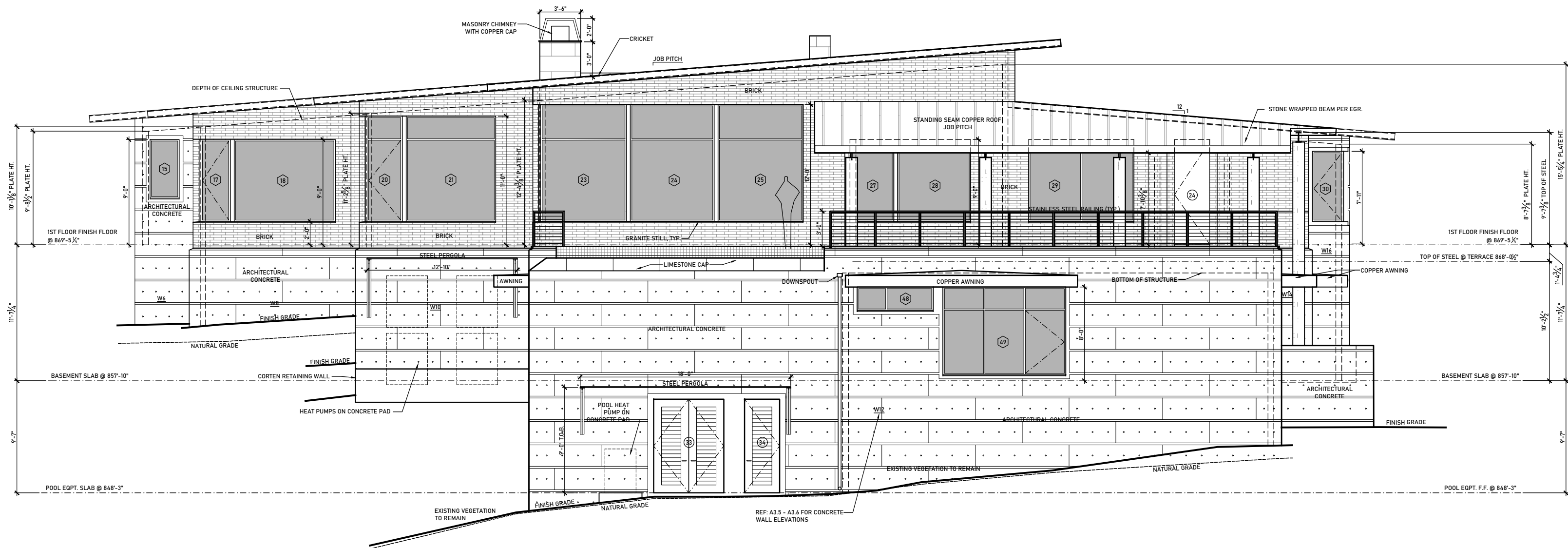
ELEVATIONS

SHEET NO.

A3.1



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



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DATE	07-13-2022
REVISIONS	

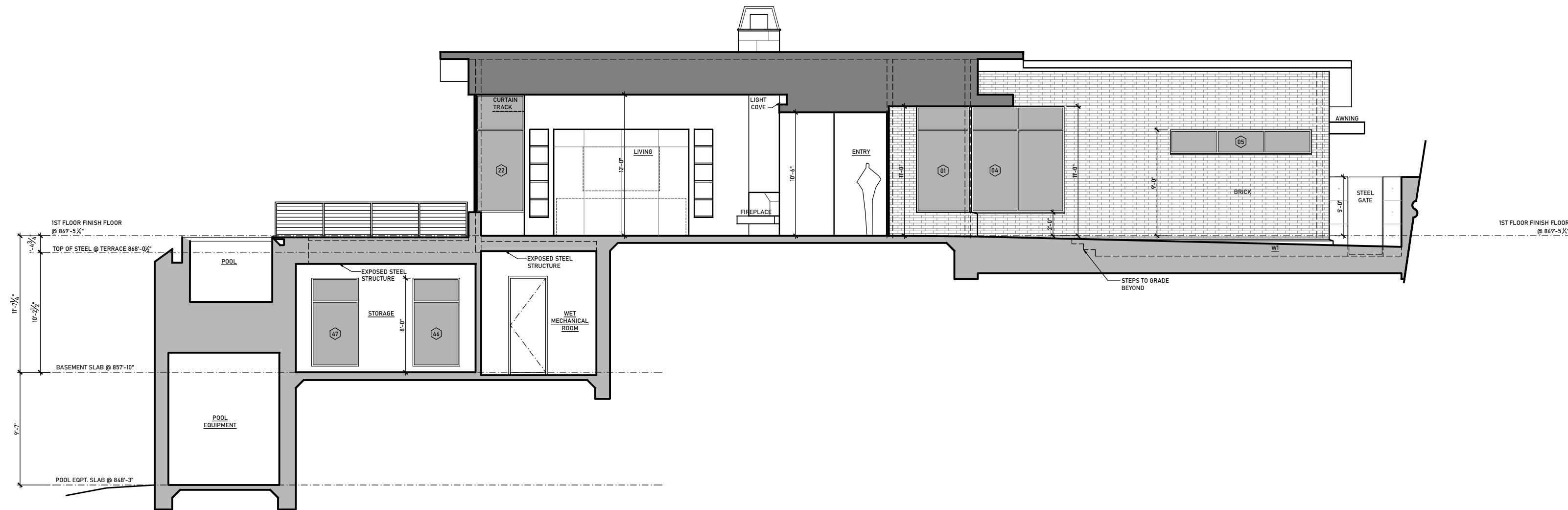
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8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



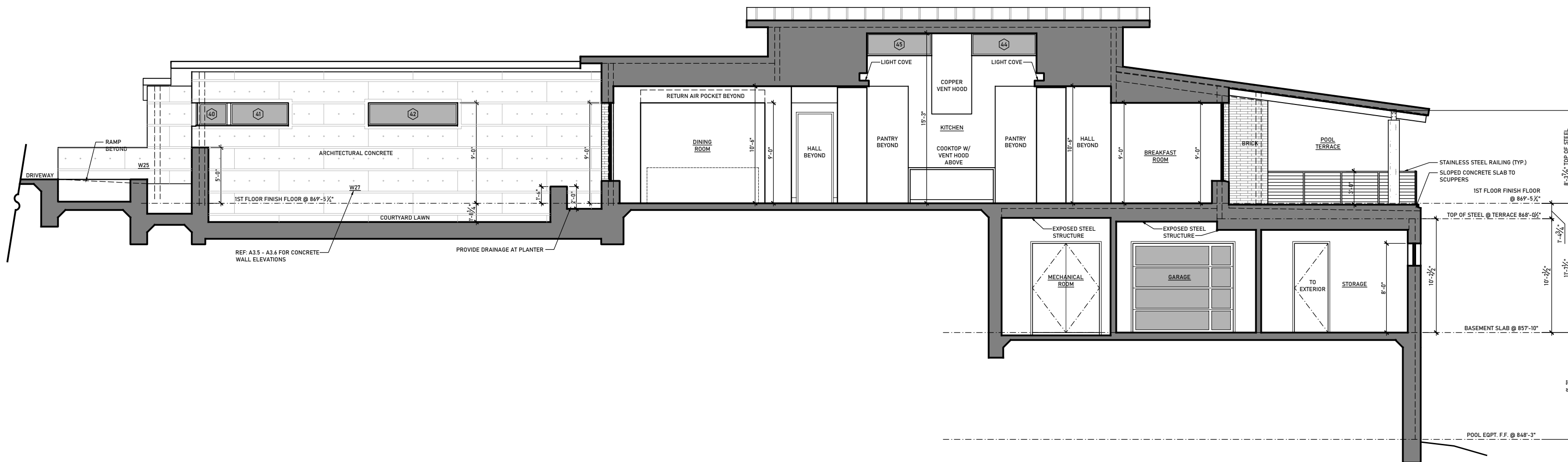
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SECTIONS
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Building Section 02
1/4" = 1'-0"



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

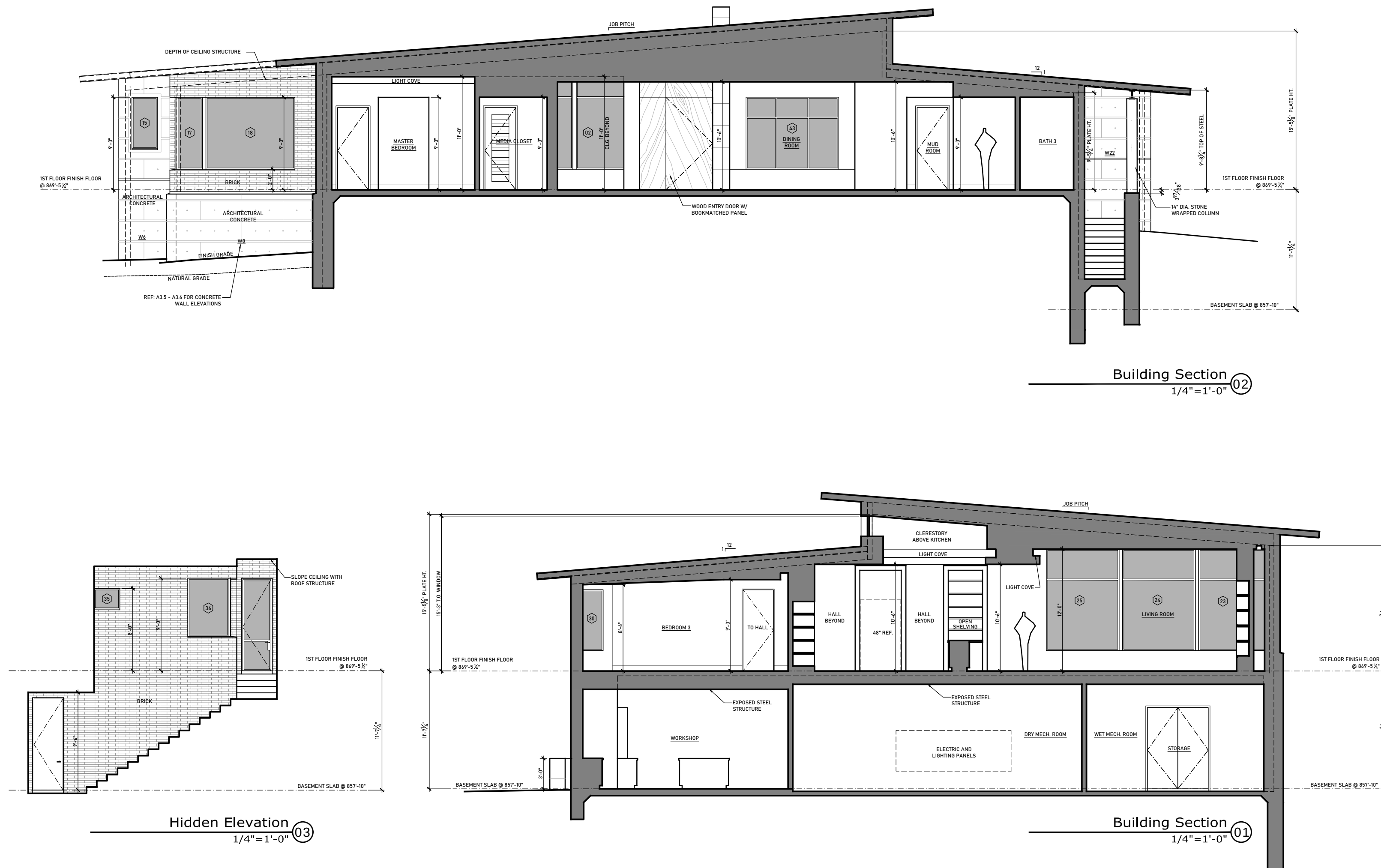
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8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746

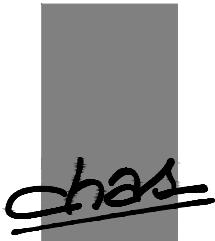


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WALTERS RESIDENCE

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DATE
07-13-2022

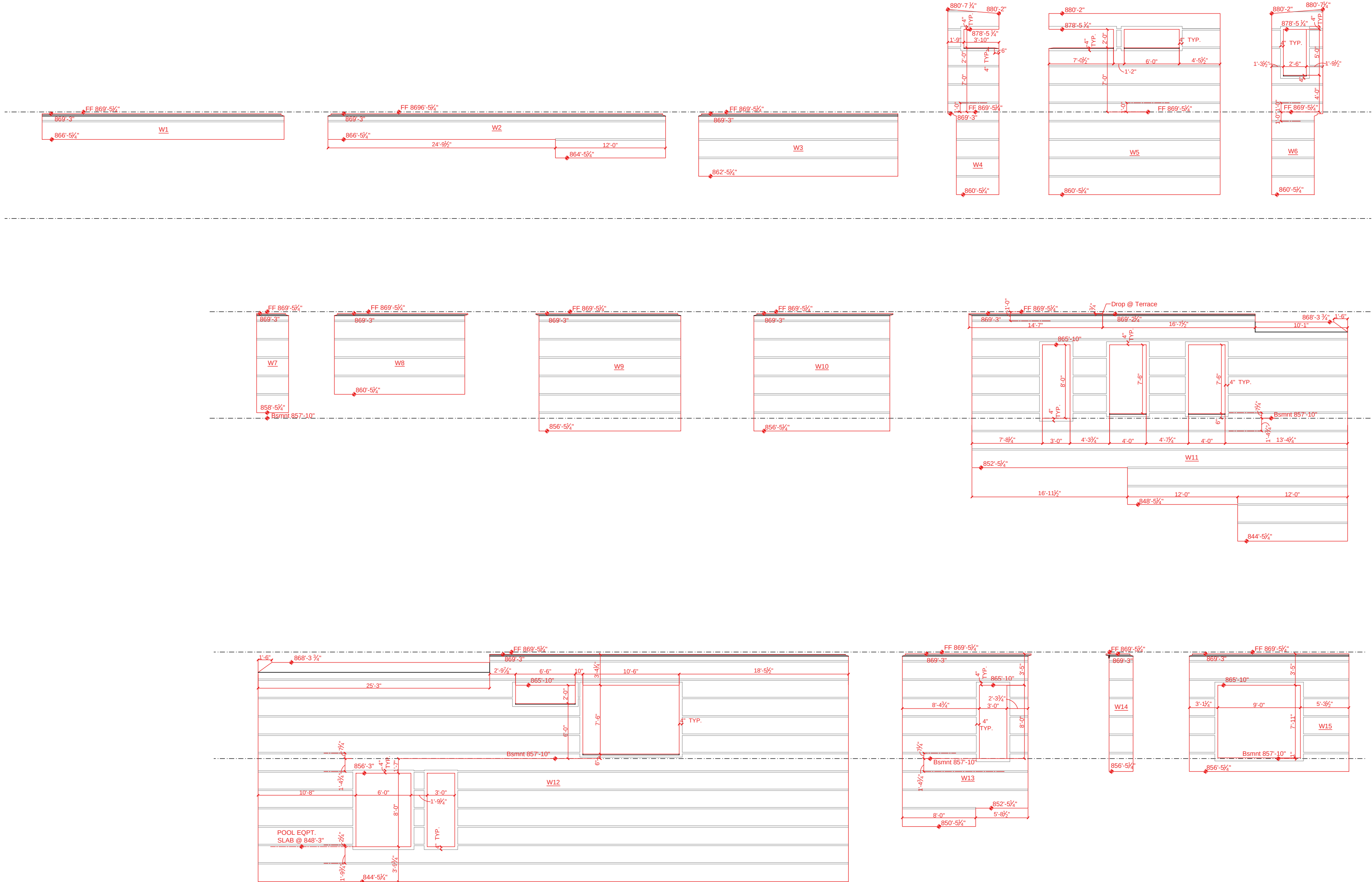
REVISIONS

CONCRETE
WALL
ELEVATIONS

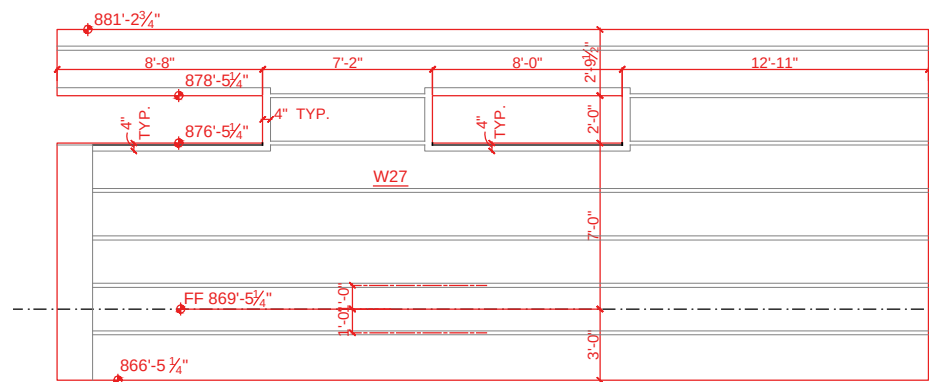
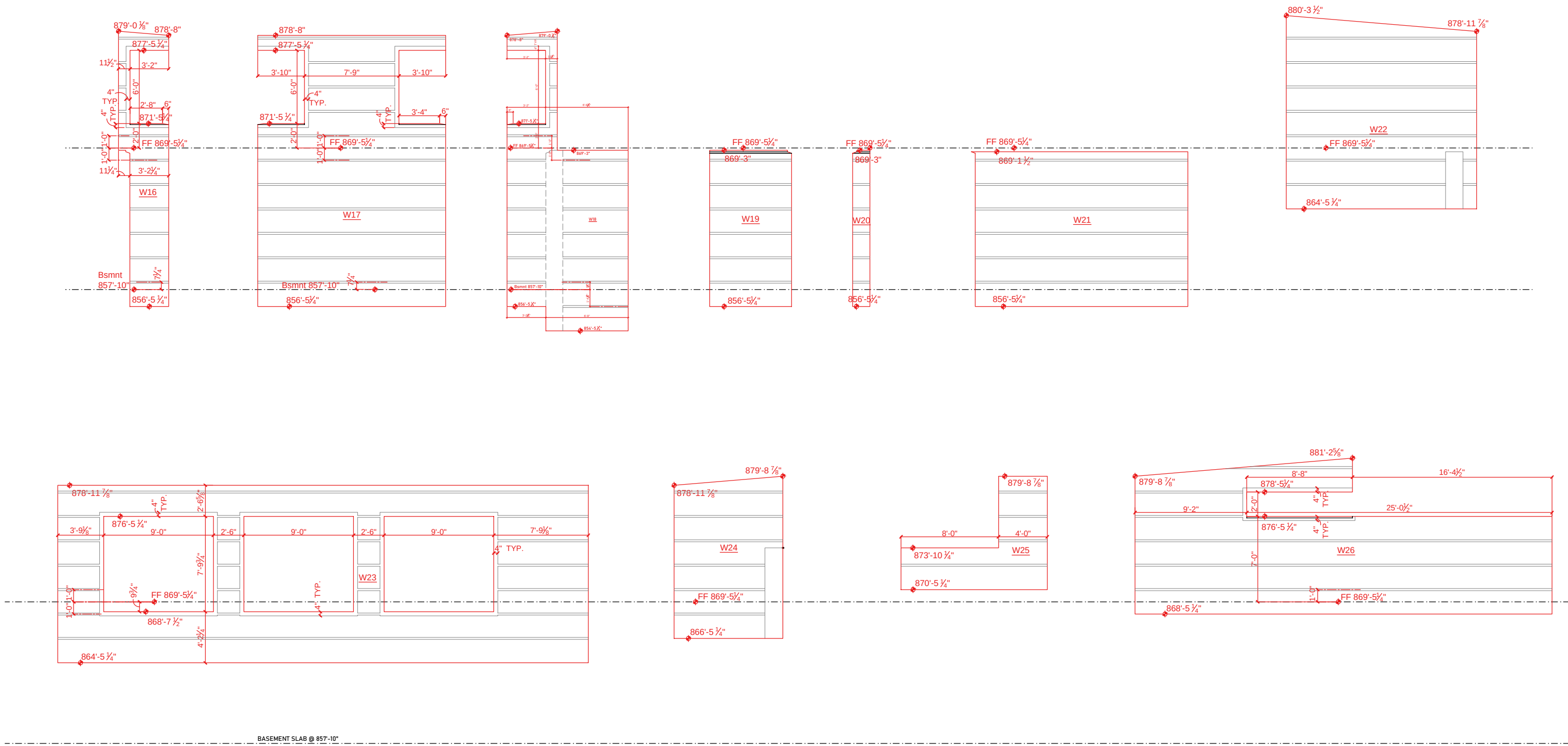
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A3.5
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Concrete Wall Elevations
1/4" = 1'-0" 01



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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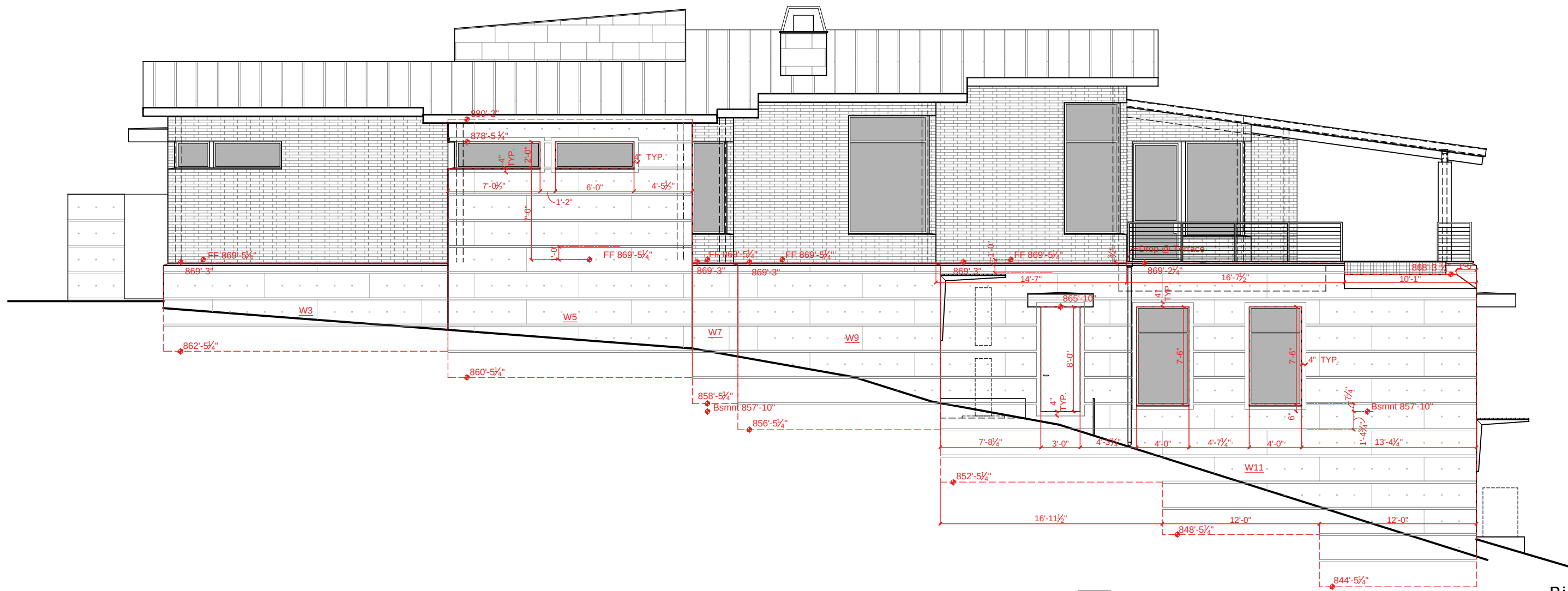
WALTERS RESIDENCE
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WEST LAKE HILLS, TEXAS 78746



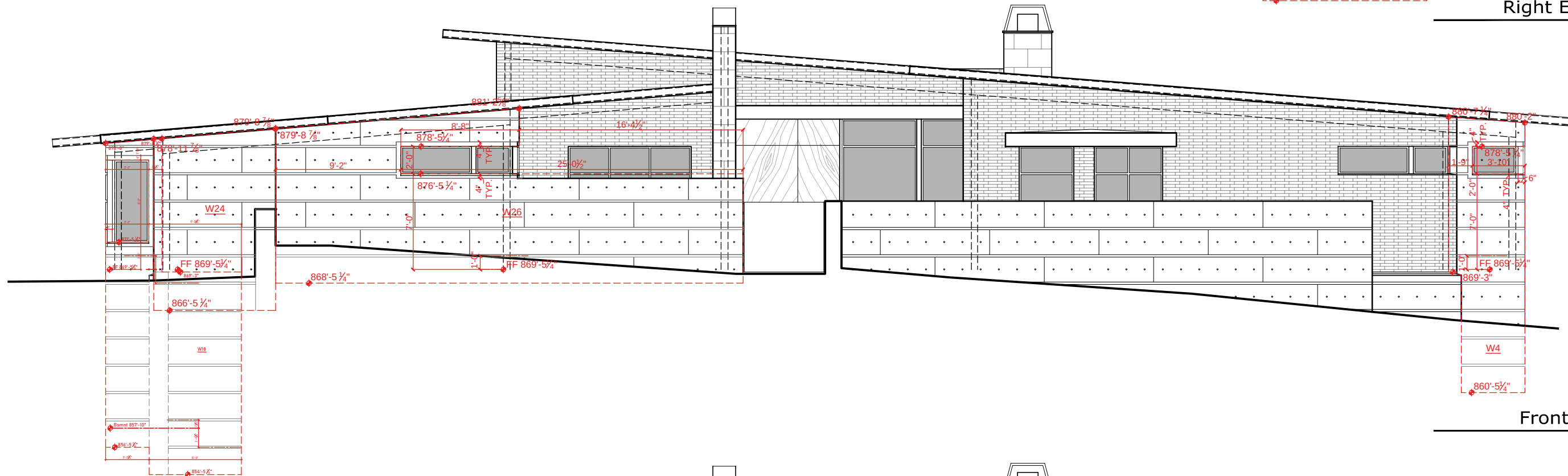
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1801
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CONCRETE
WALL
ELEVATIONS

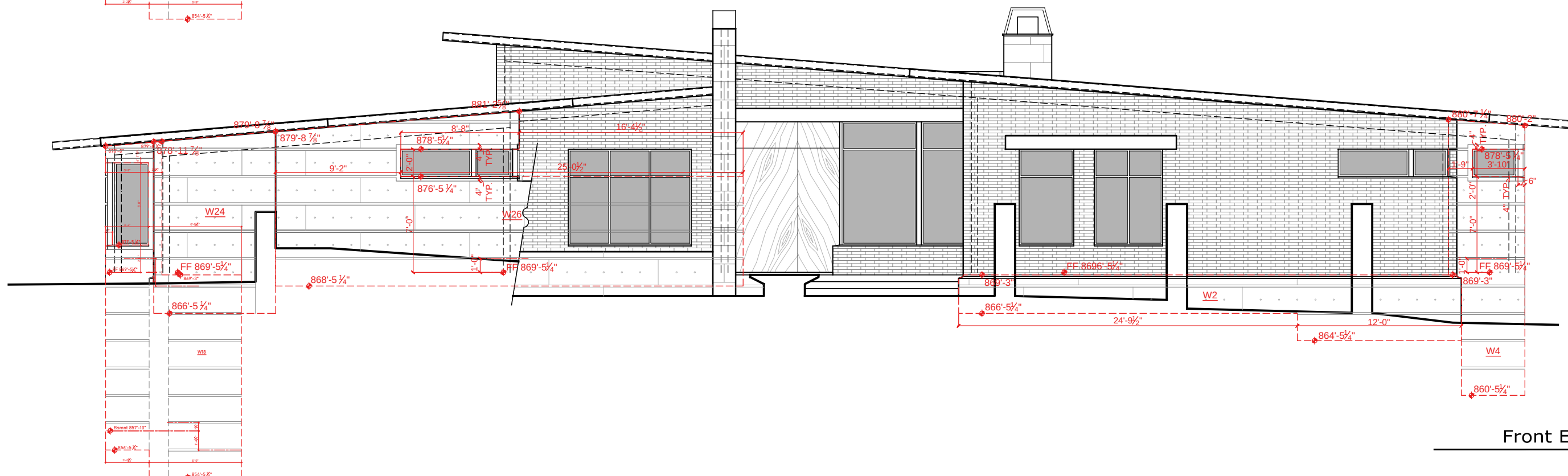
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Right Elevation 03
1/4"=1'-0"



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



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

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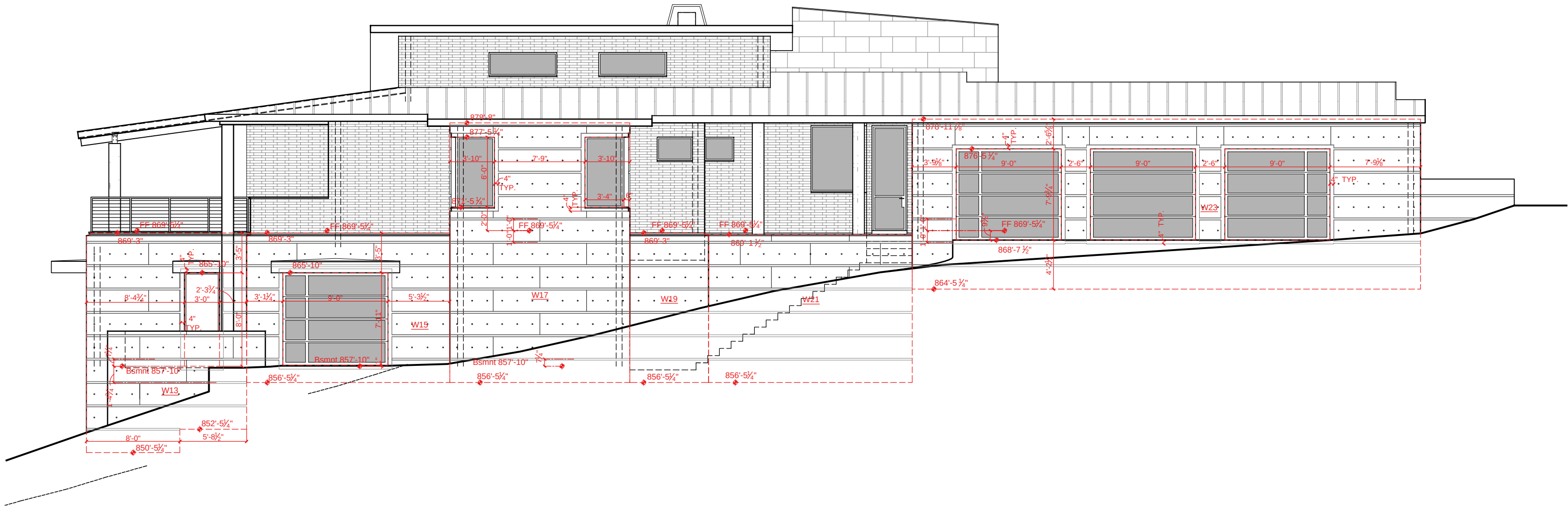


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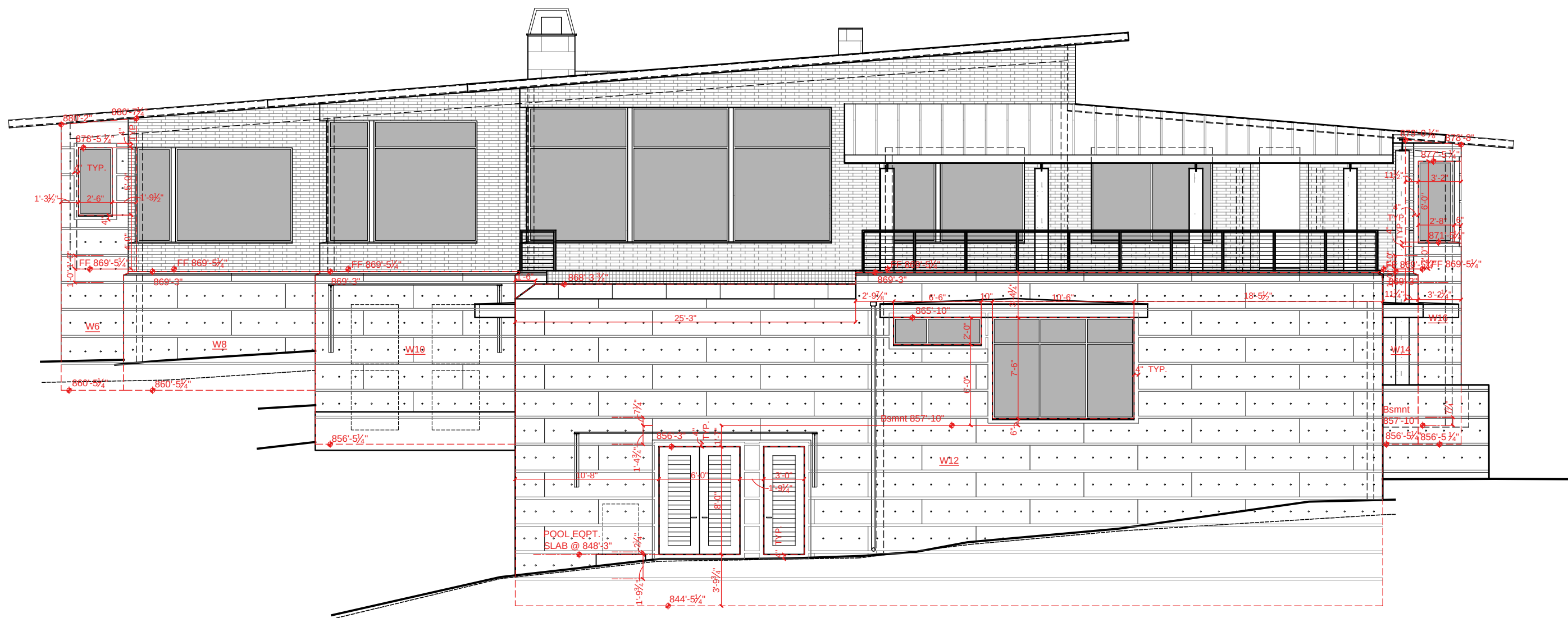
ELEVATIONS

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



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

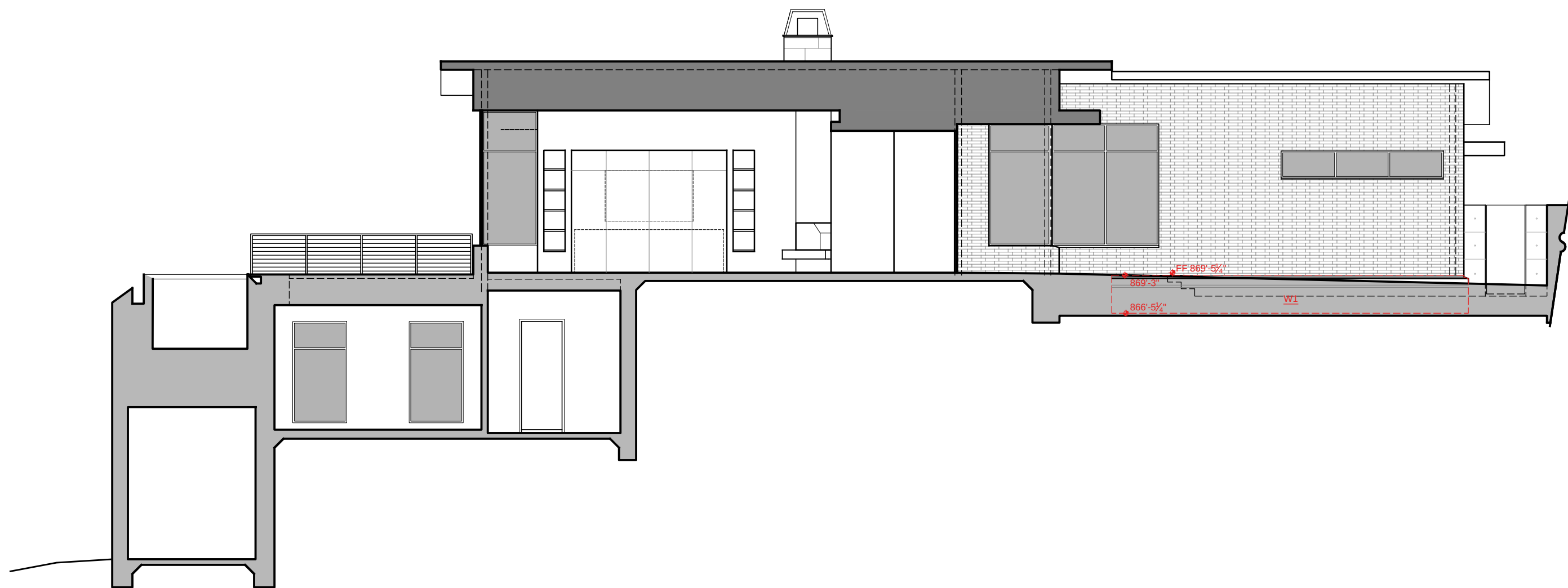
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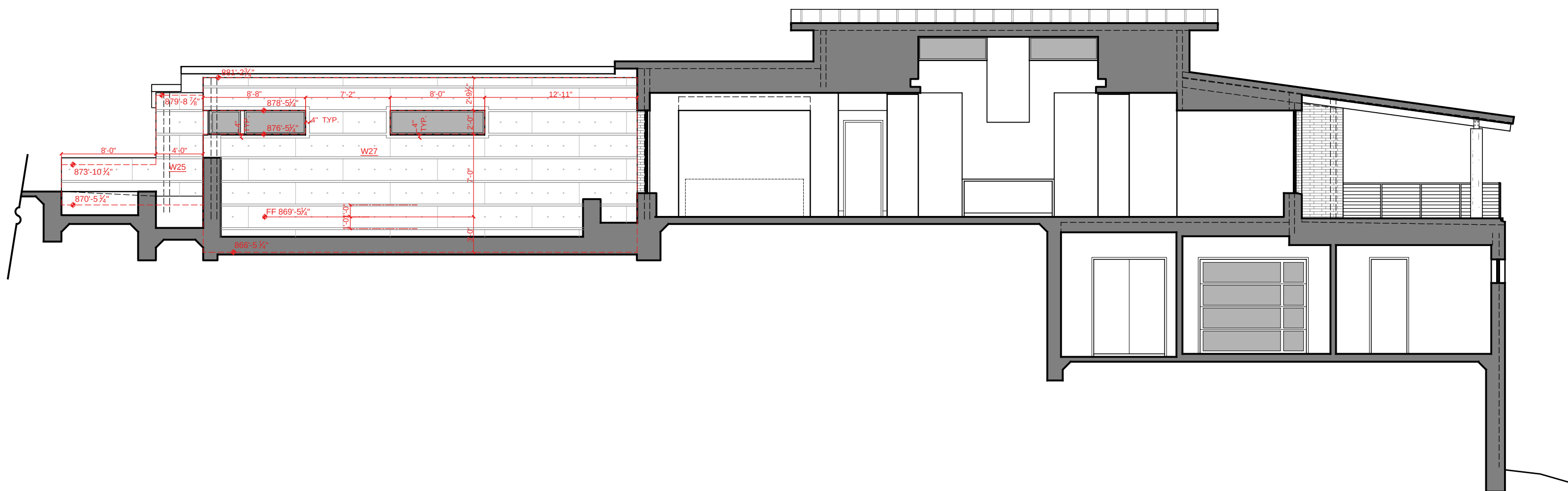
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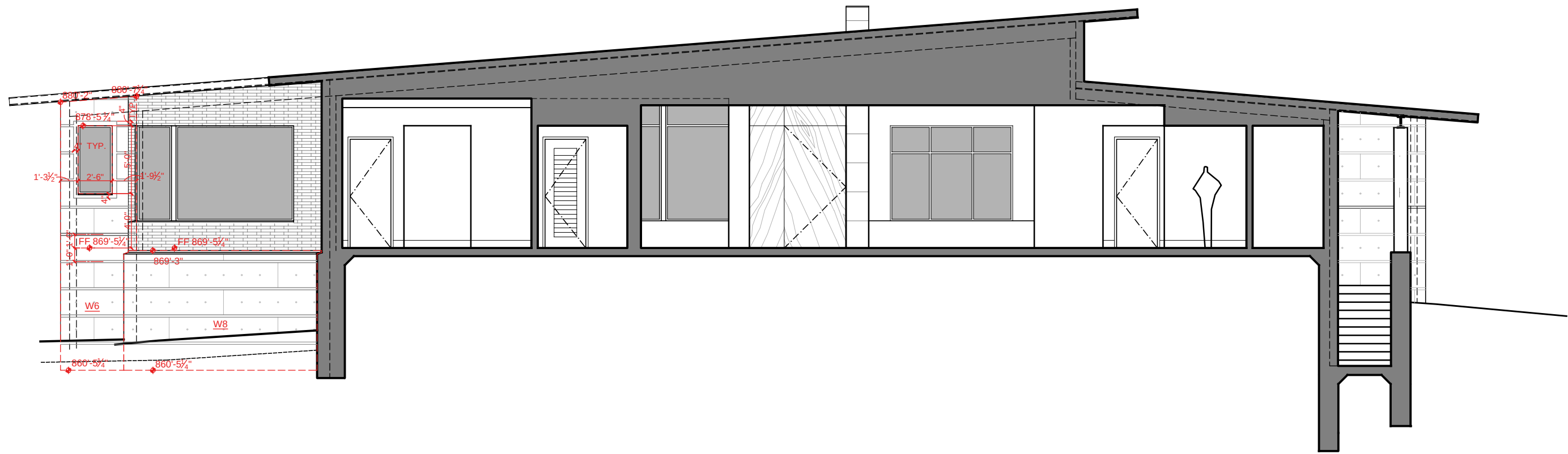
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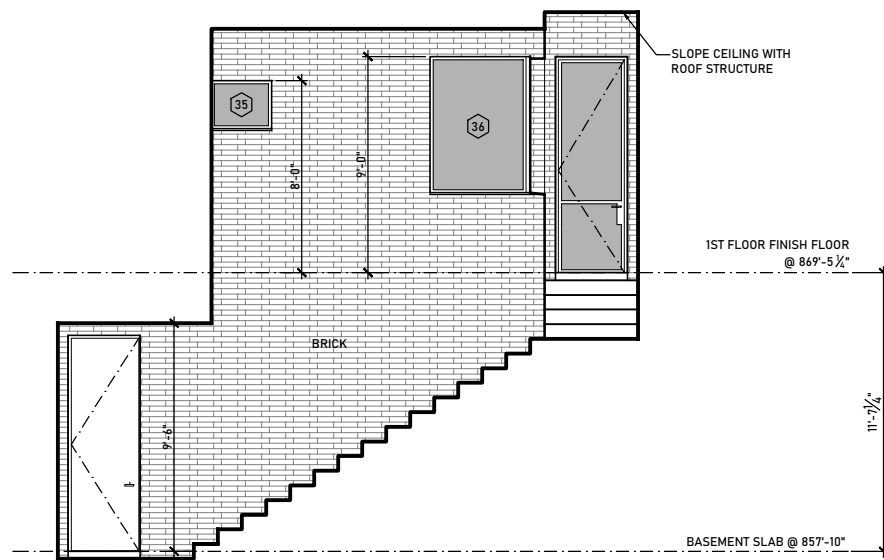
Building Section 02
1/4" = 1'-0"



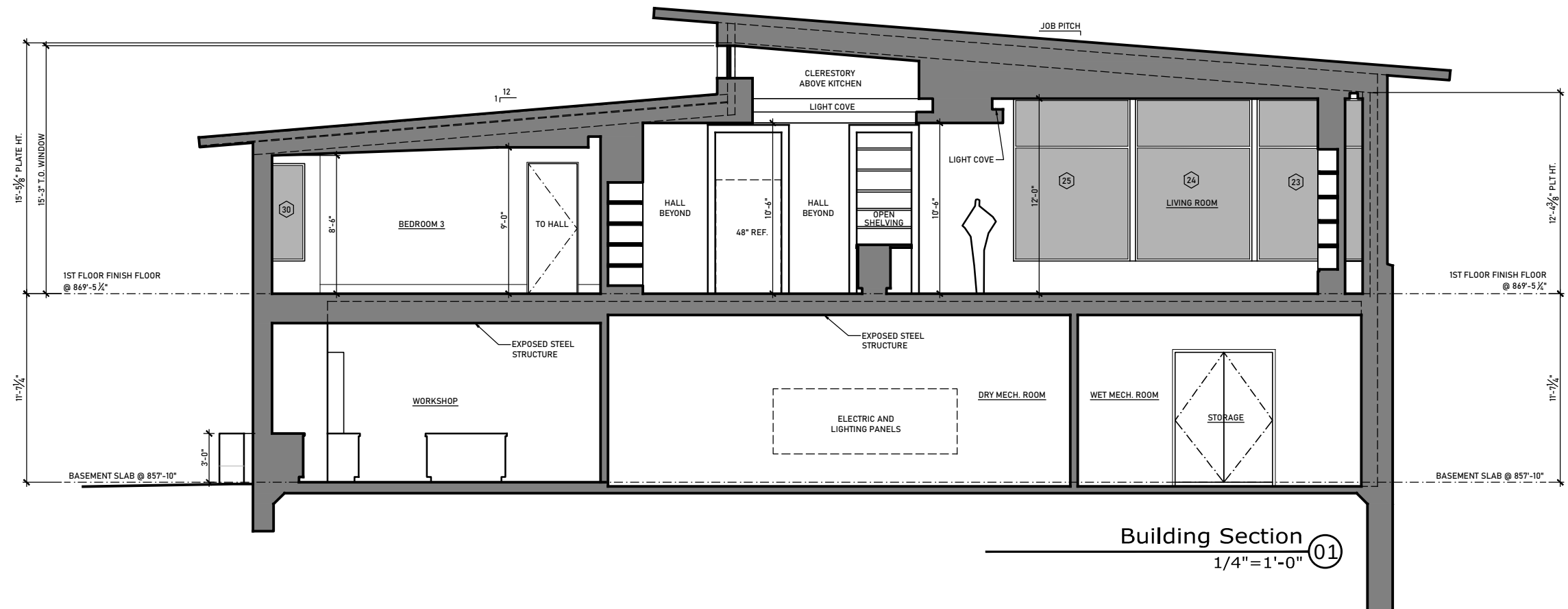
Building Section 01
1/4" = 1'-0"



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



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



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

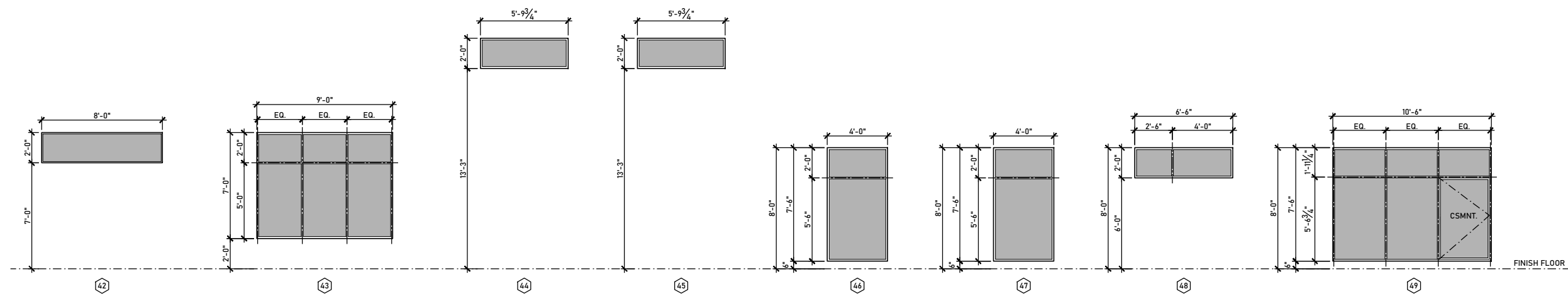
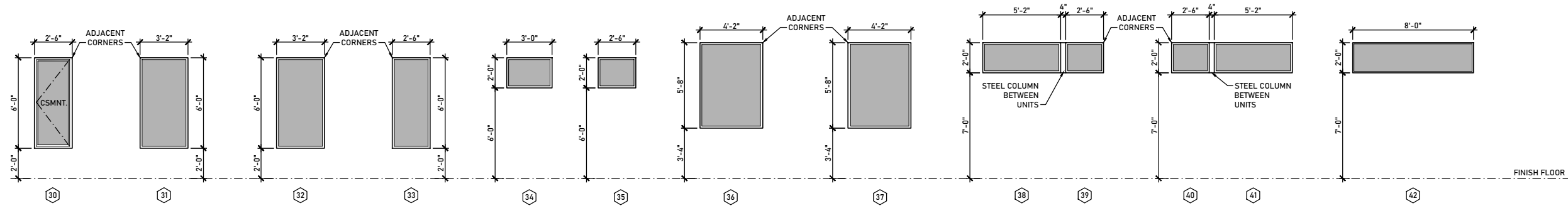
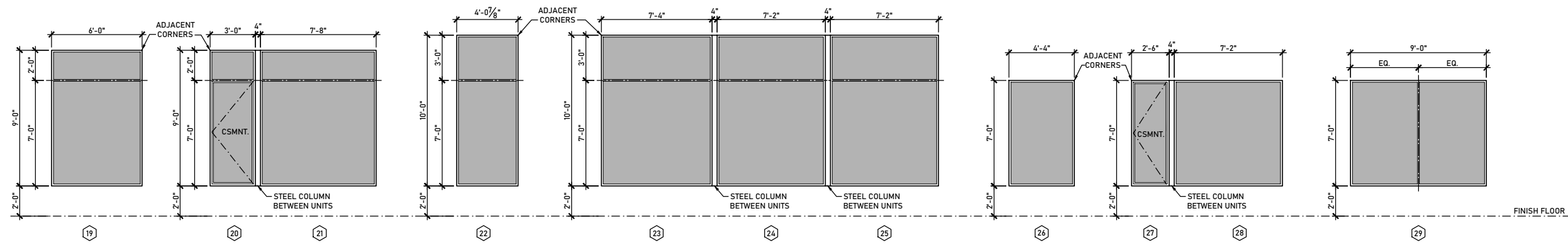
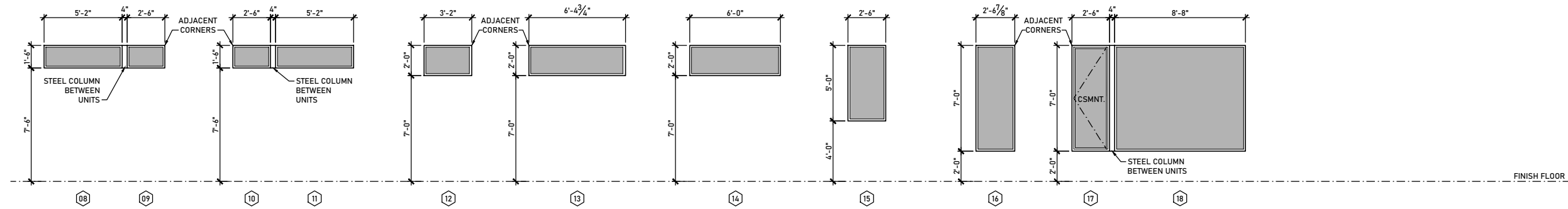
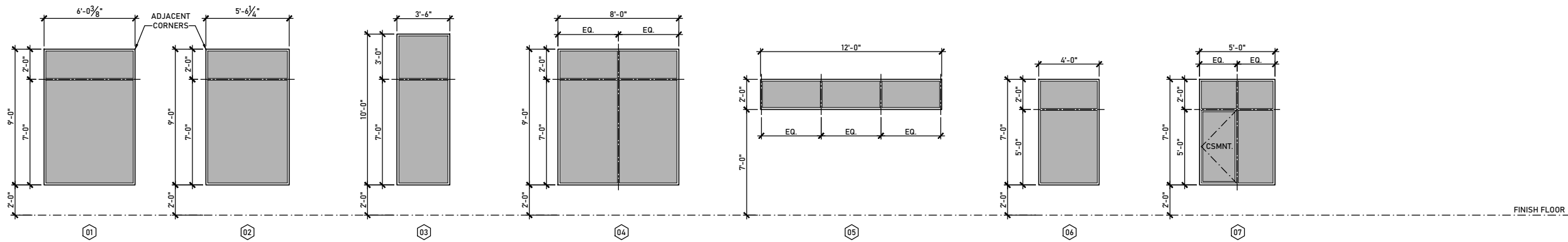
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WEST LAKE HILLS, TEXAS 78746



PROJECT NO.
1801
DATE
07-13-2022
REVISIONS

SECTIONS

SHEET NO.



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

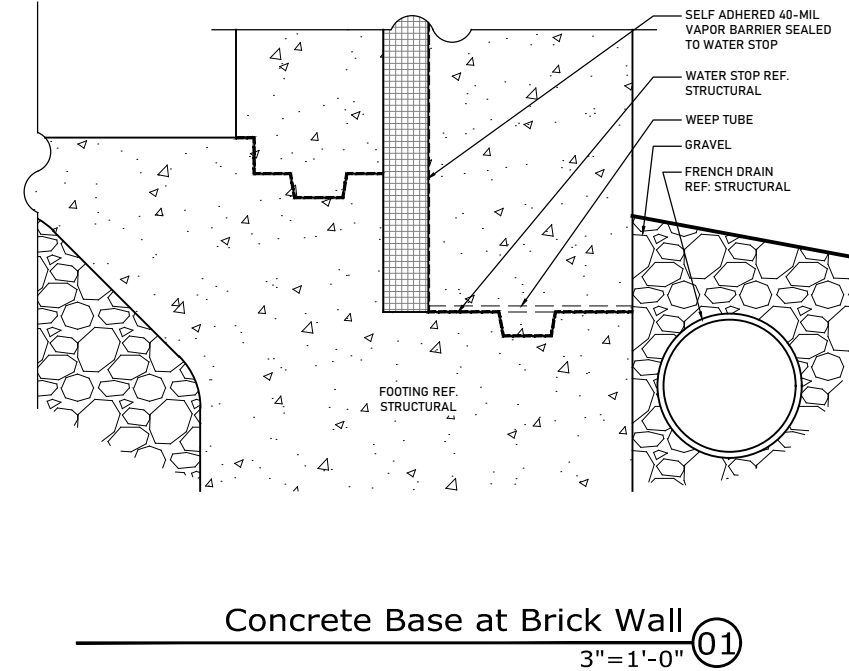
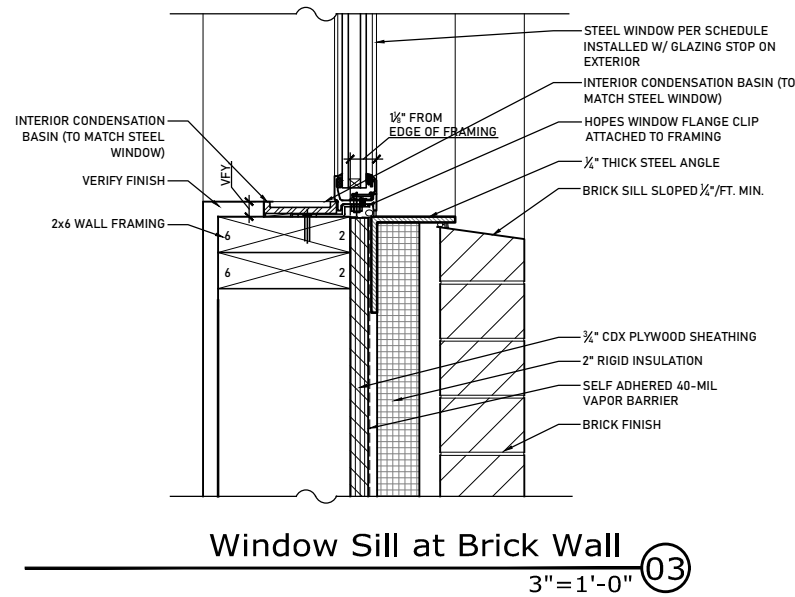
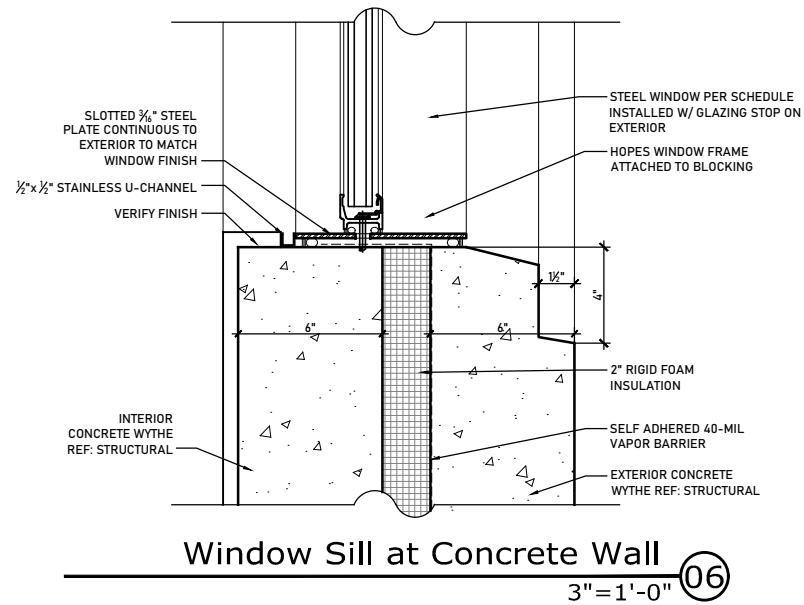
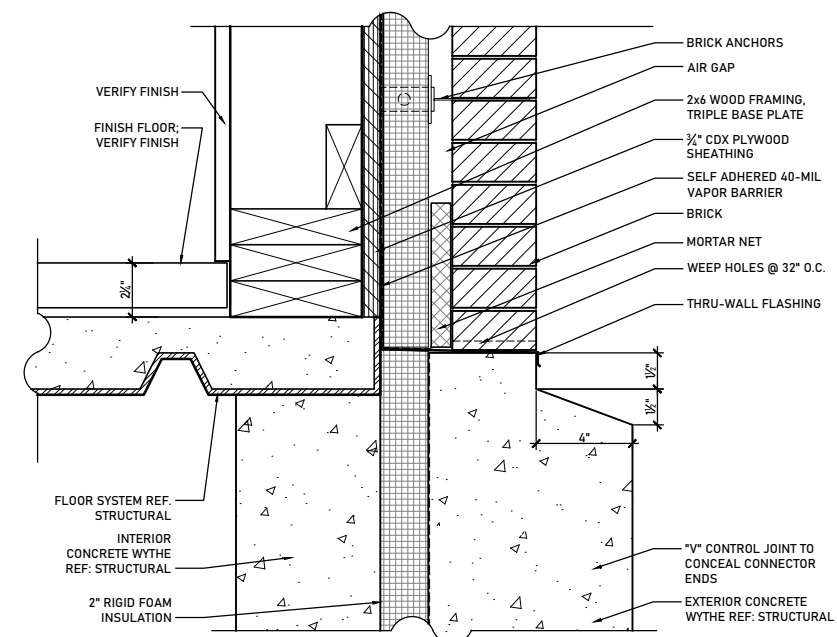
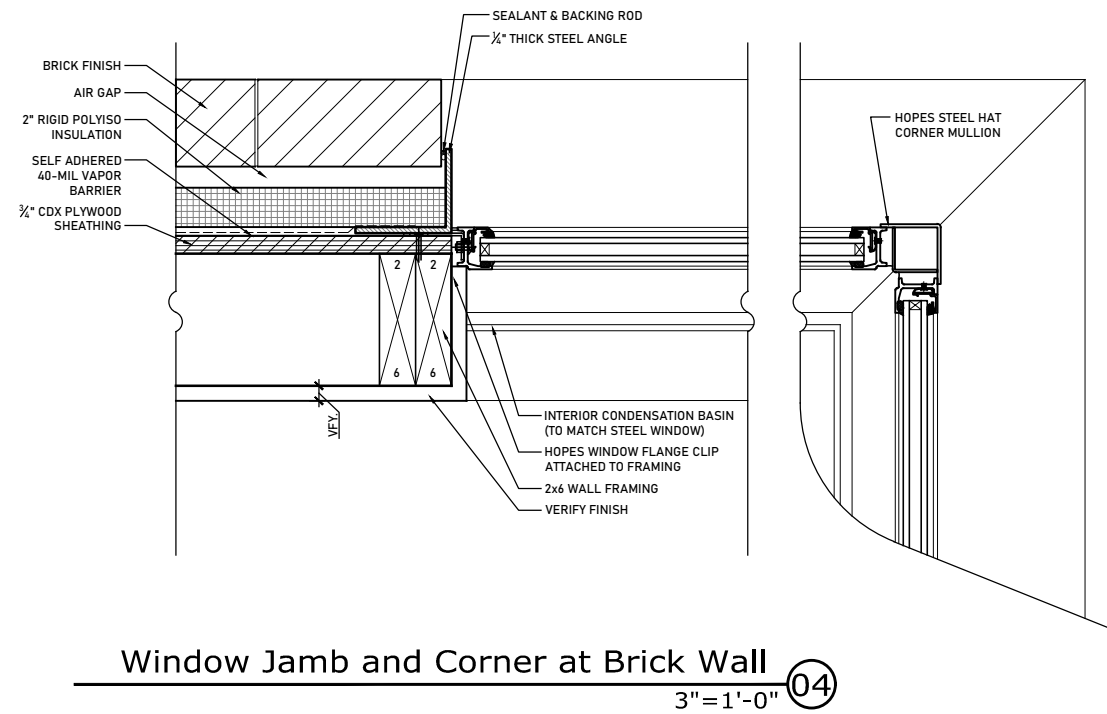
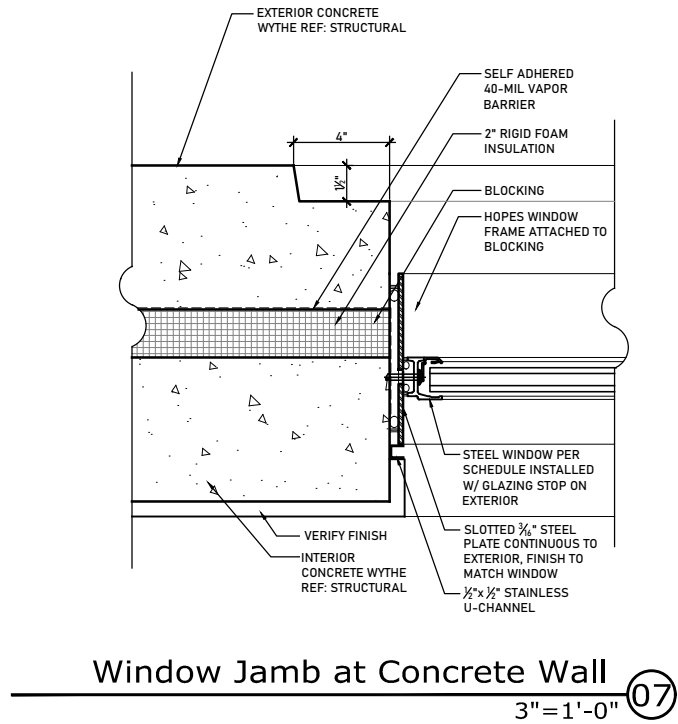
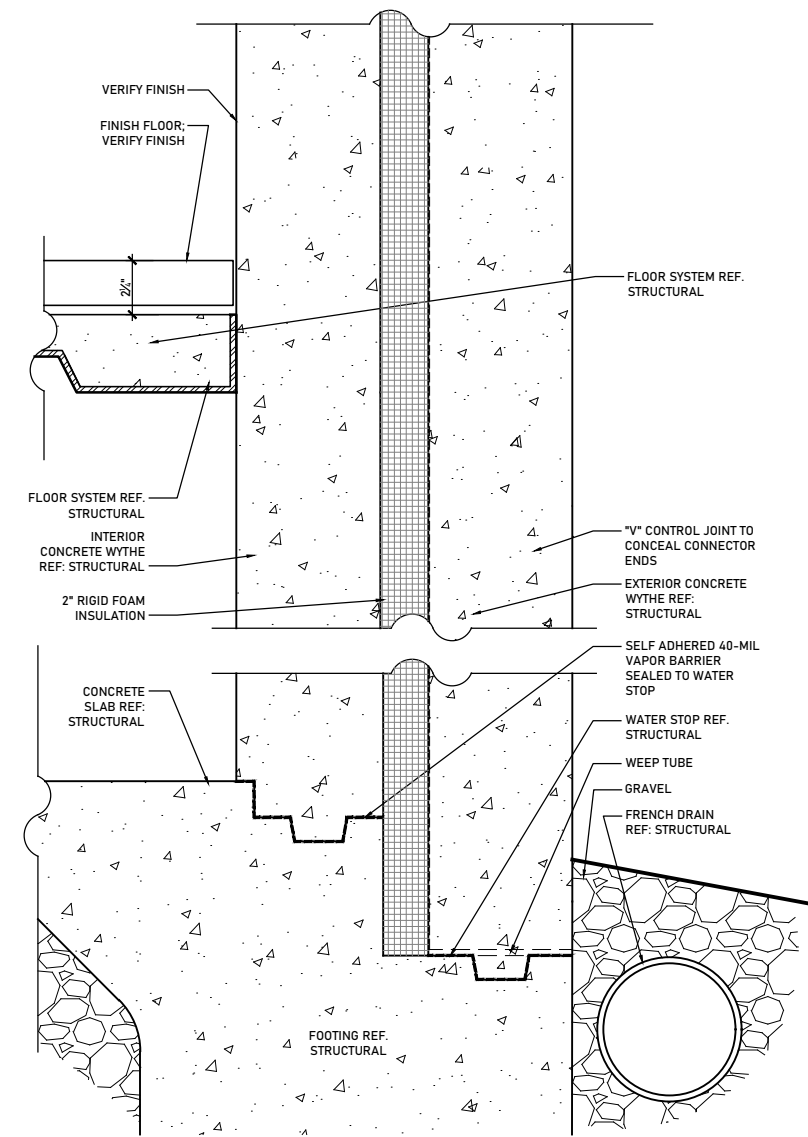
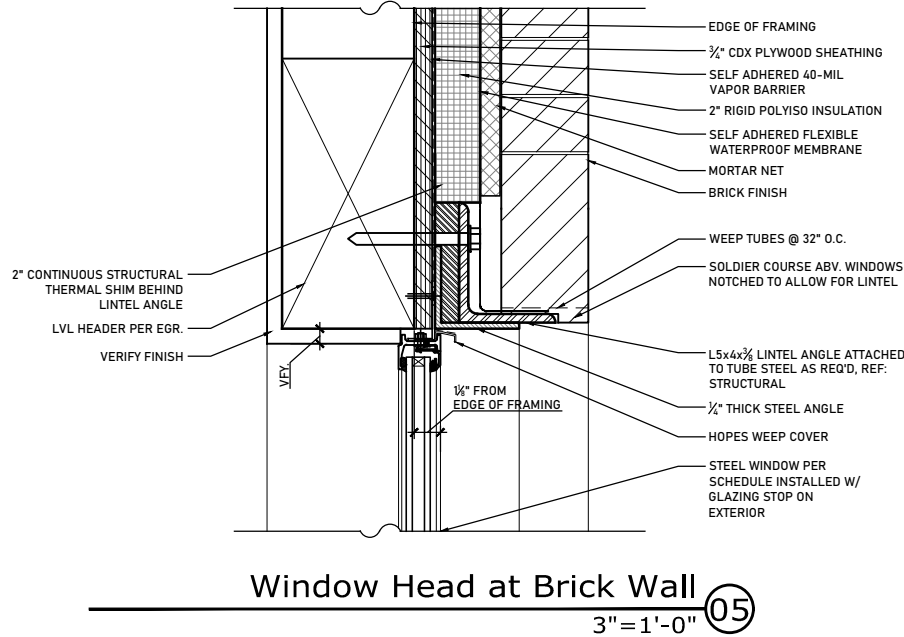
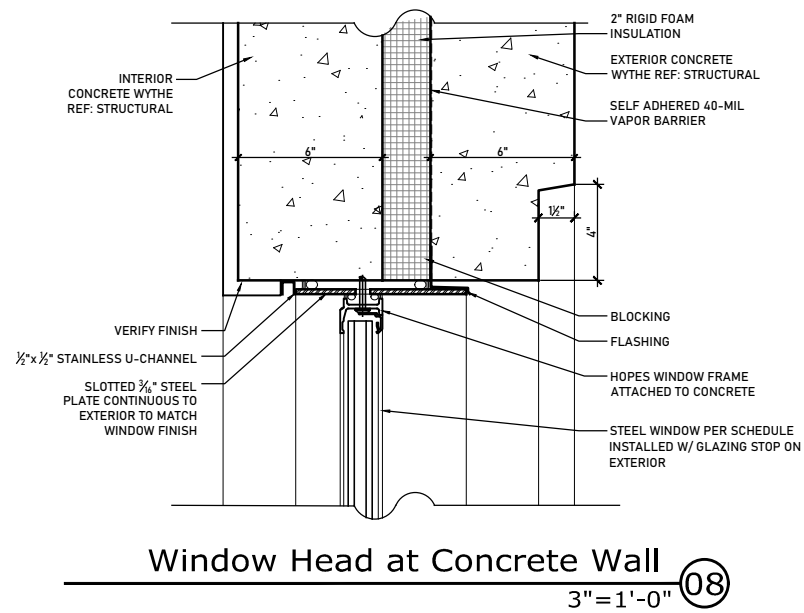
WALTERS RESIDENCE
8 NOB HILL CIRCLE
WEST LAKE HILLS, TEXAS 78746



PROJECT NO.
1801
DATE
07-13-2022
REVISIONS

SCHEDULES

SHEET NO.



PROJECT NO.
1801

DATE
07-13-2022

REVISIONS

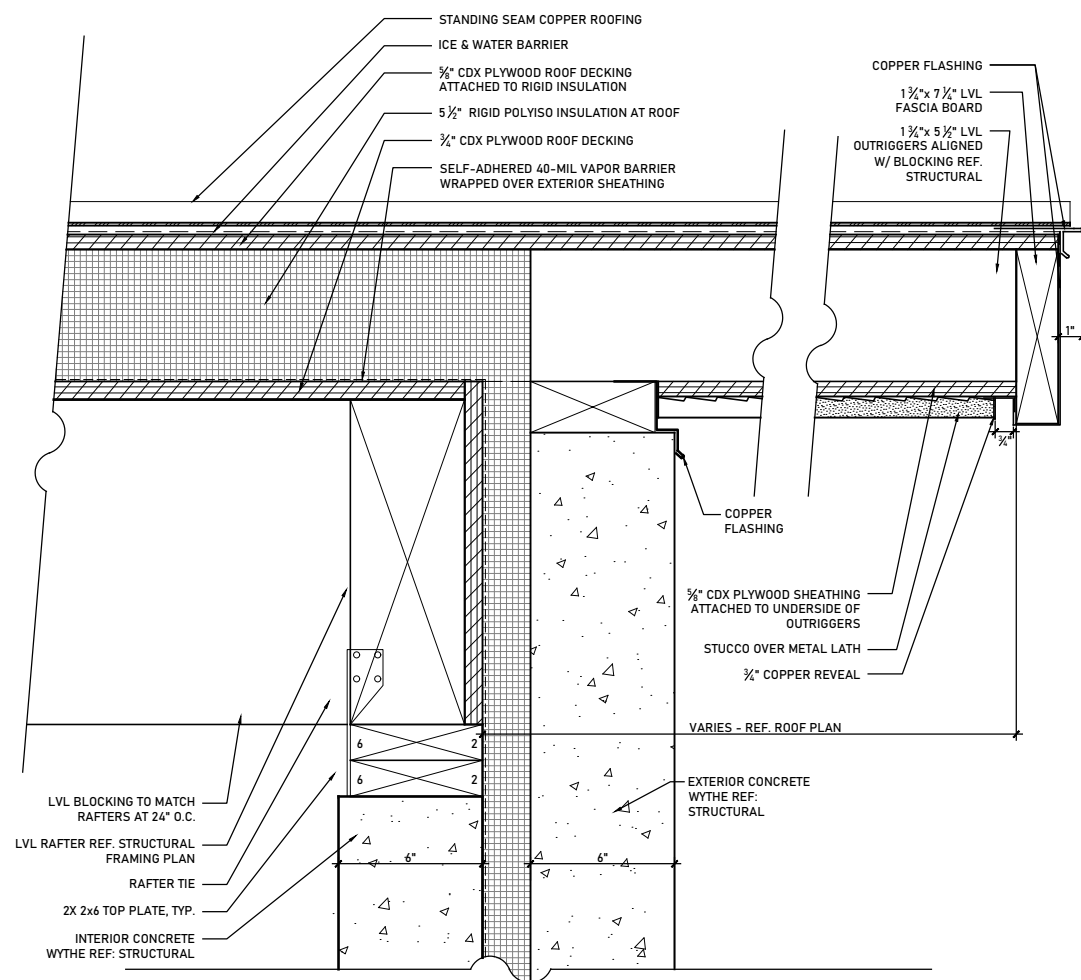
DETAILS

SHEET NO.

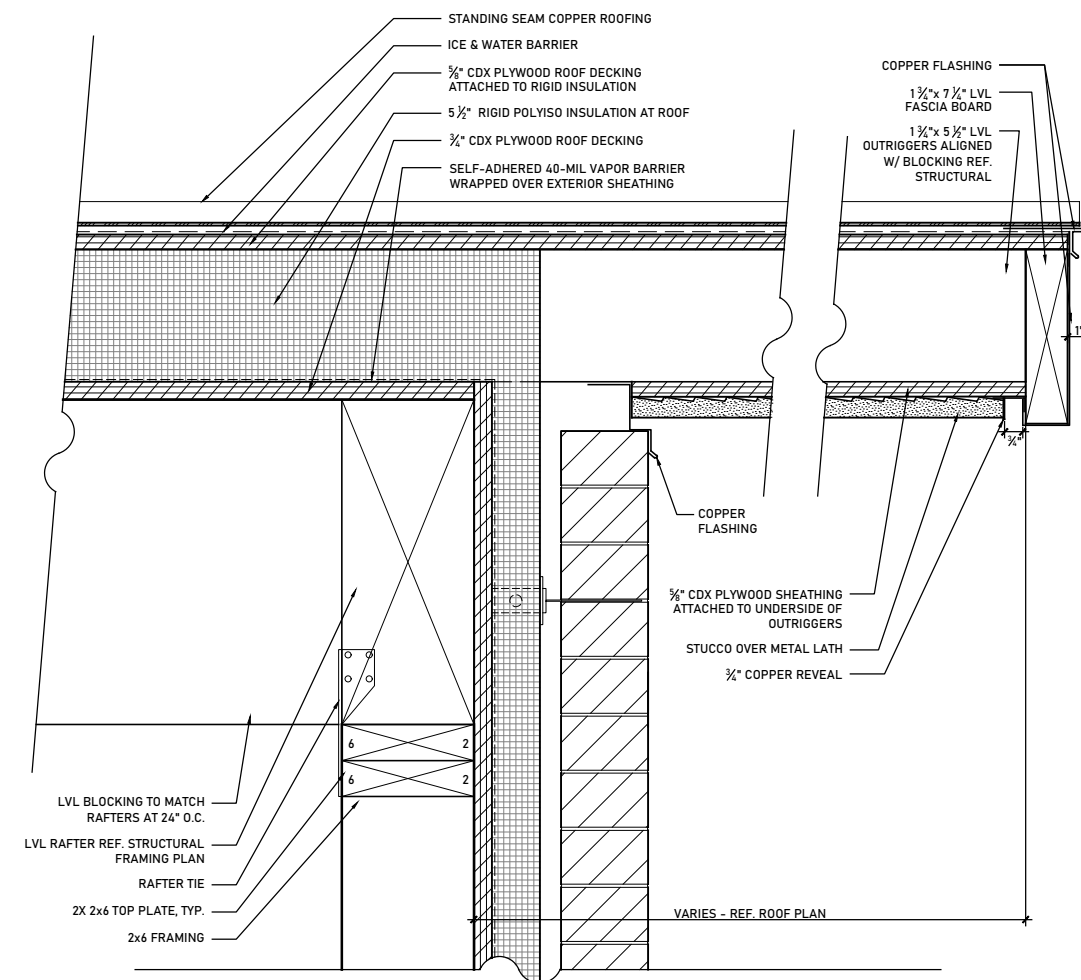


PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

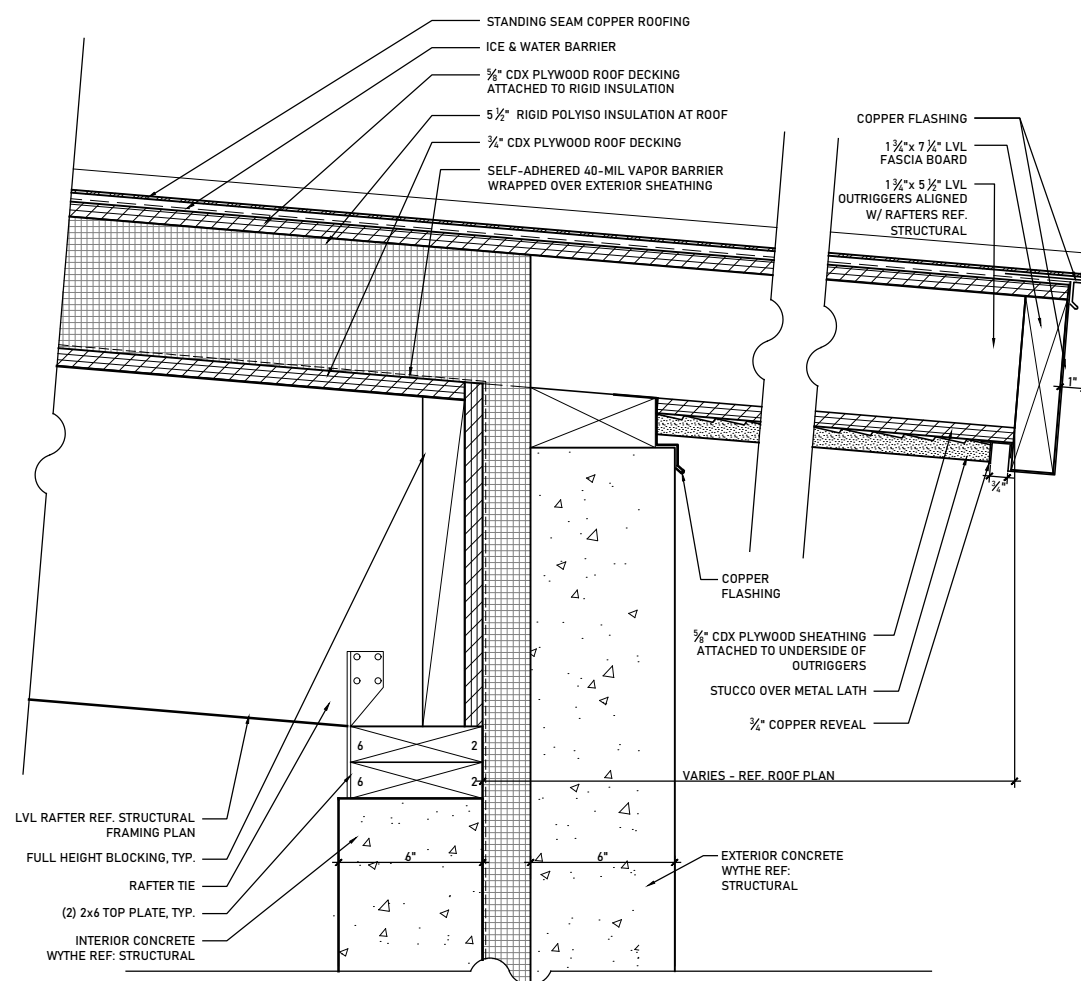
DETAILS
SHEET NO.



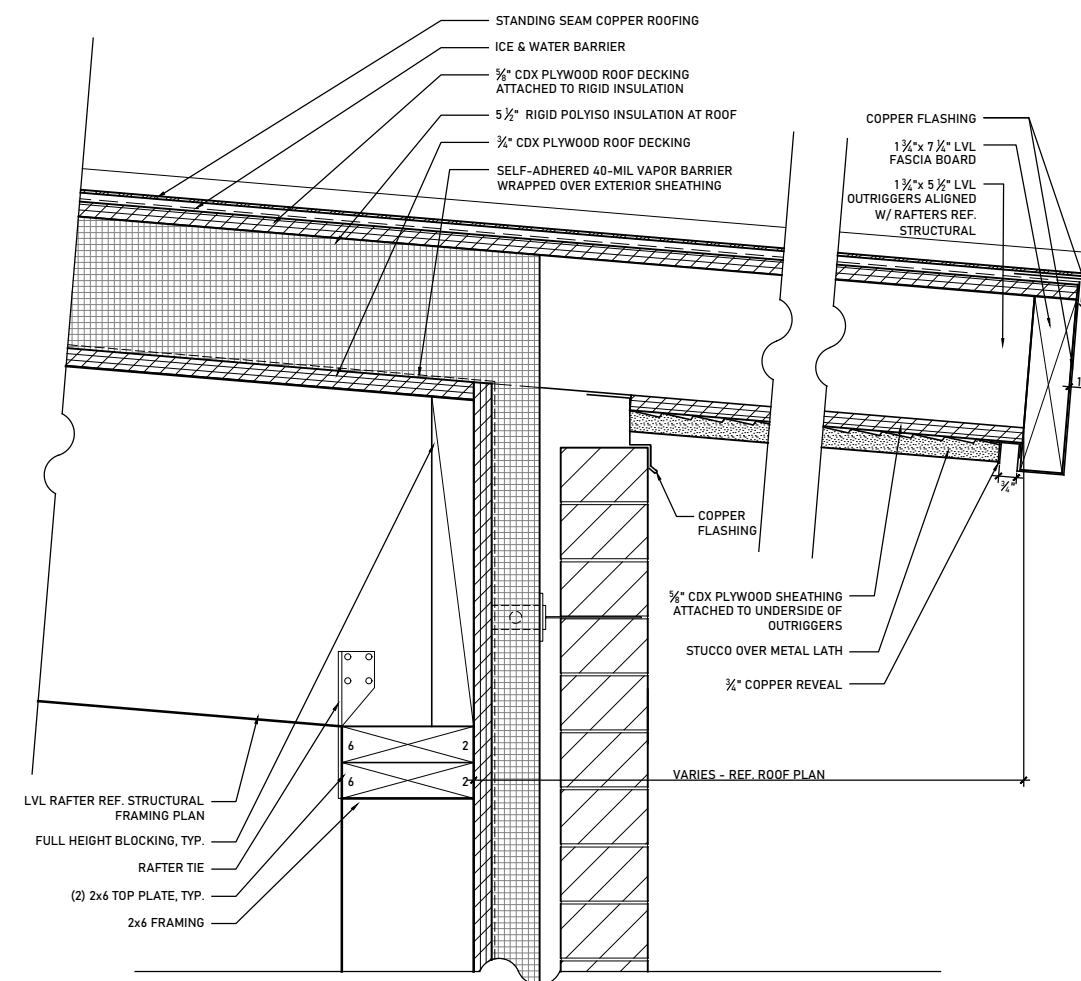
Roof Rake at Concrete Wall
3"=1'-0" 04



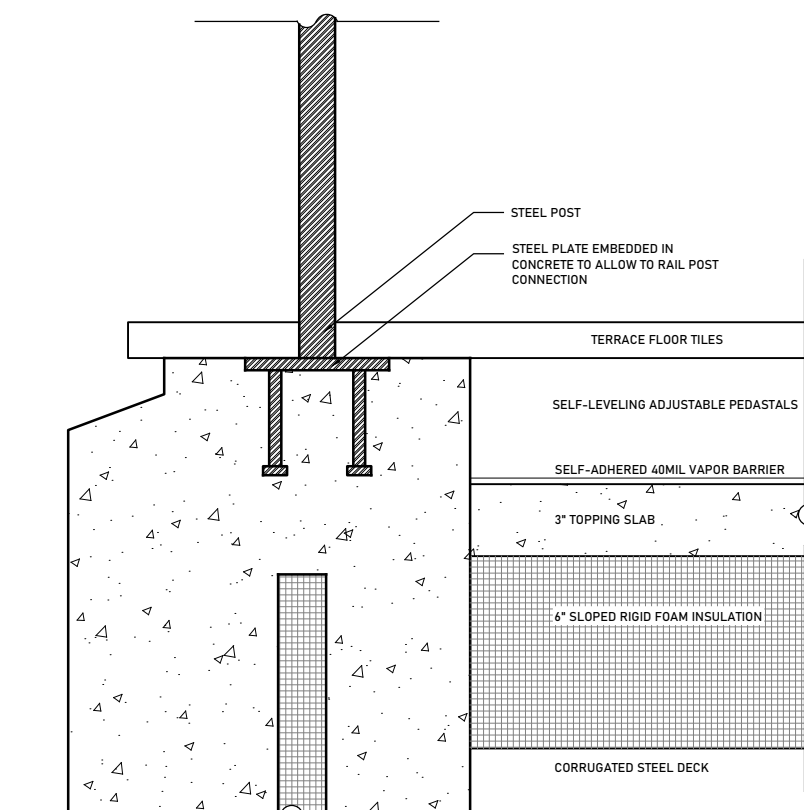
Roof Rake at Brick Veneer Wall
3"=1'-0" 02



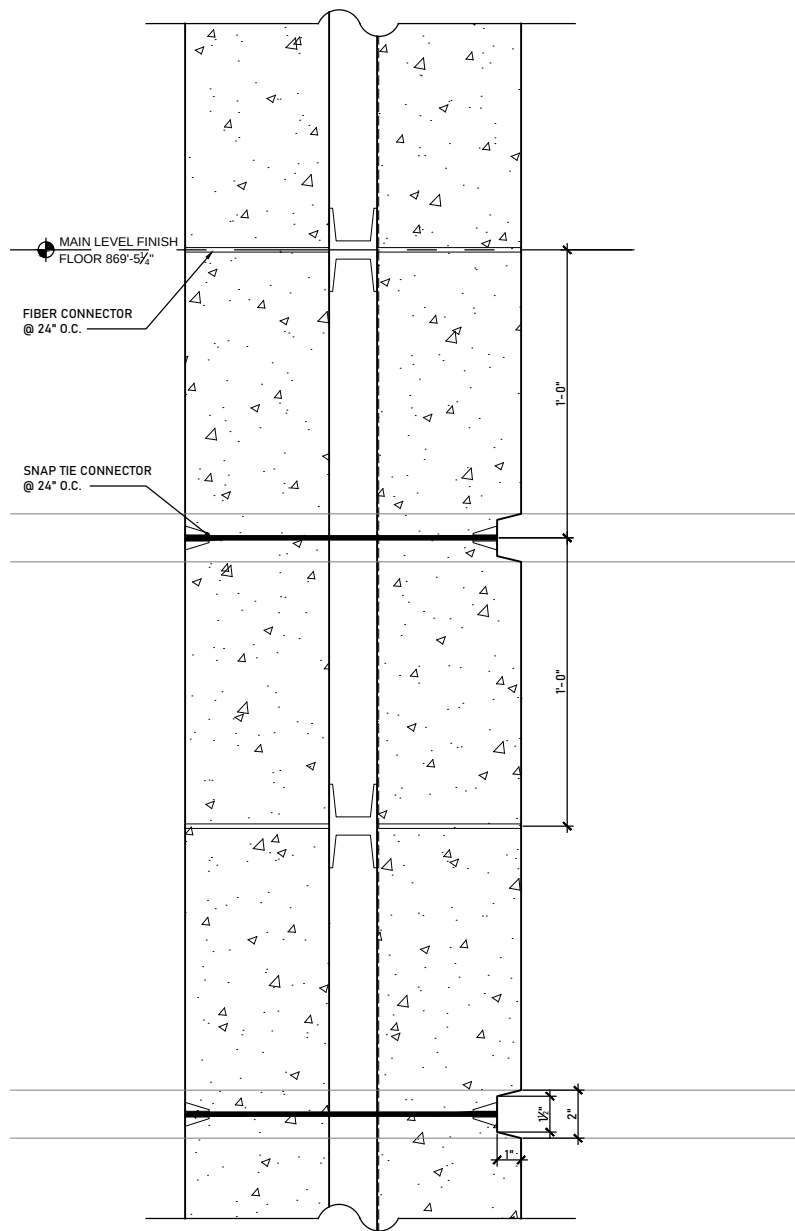
Roof Eave at Concrete Wall
3"=1'-0" 03



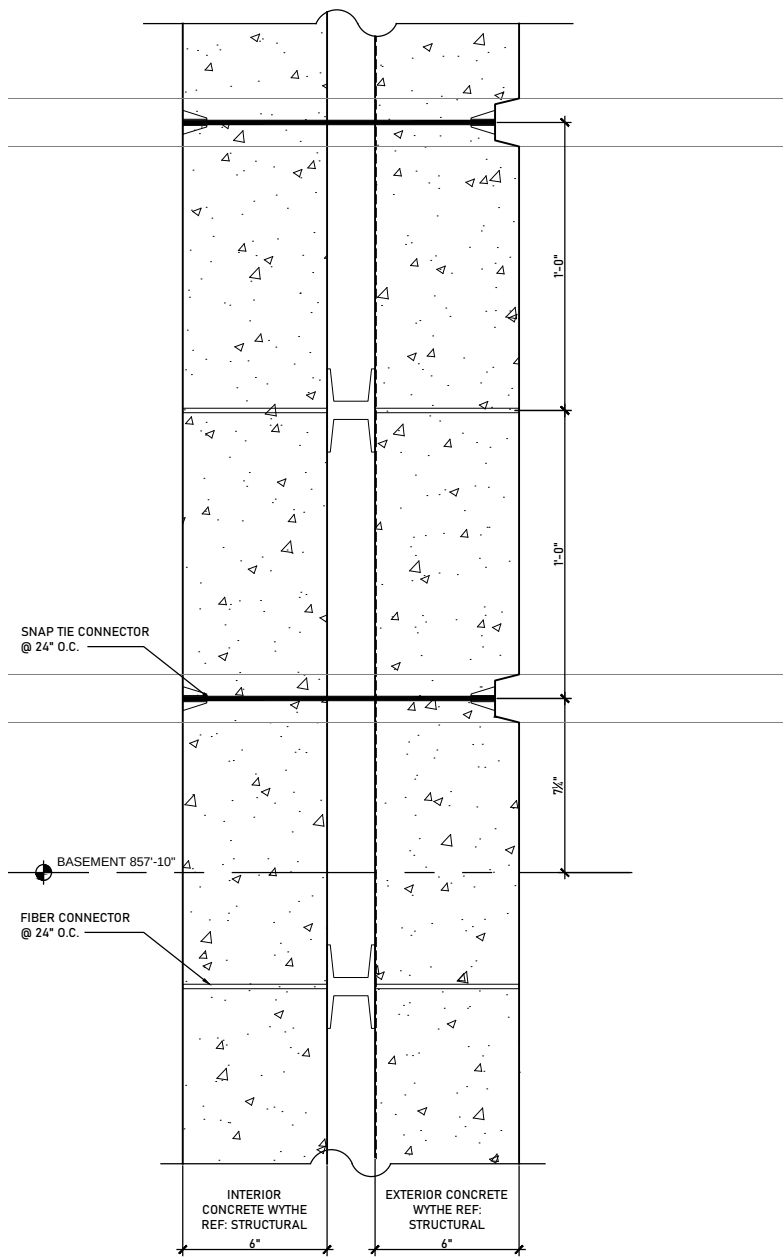
Roof Eave at Brick Veneer Wall
3"=1'-0" 01



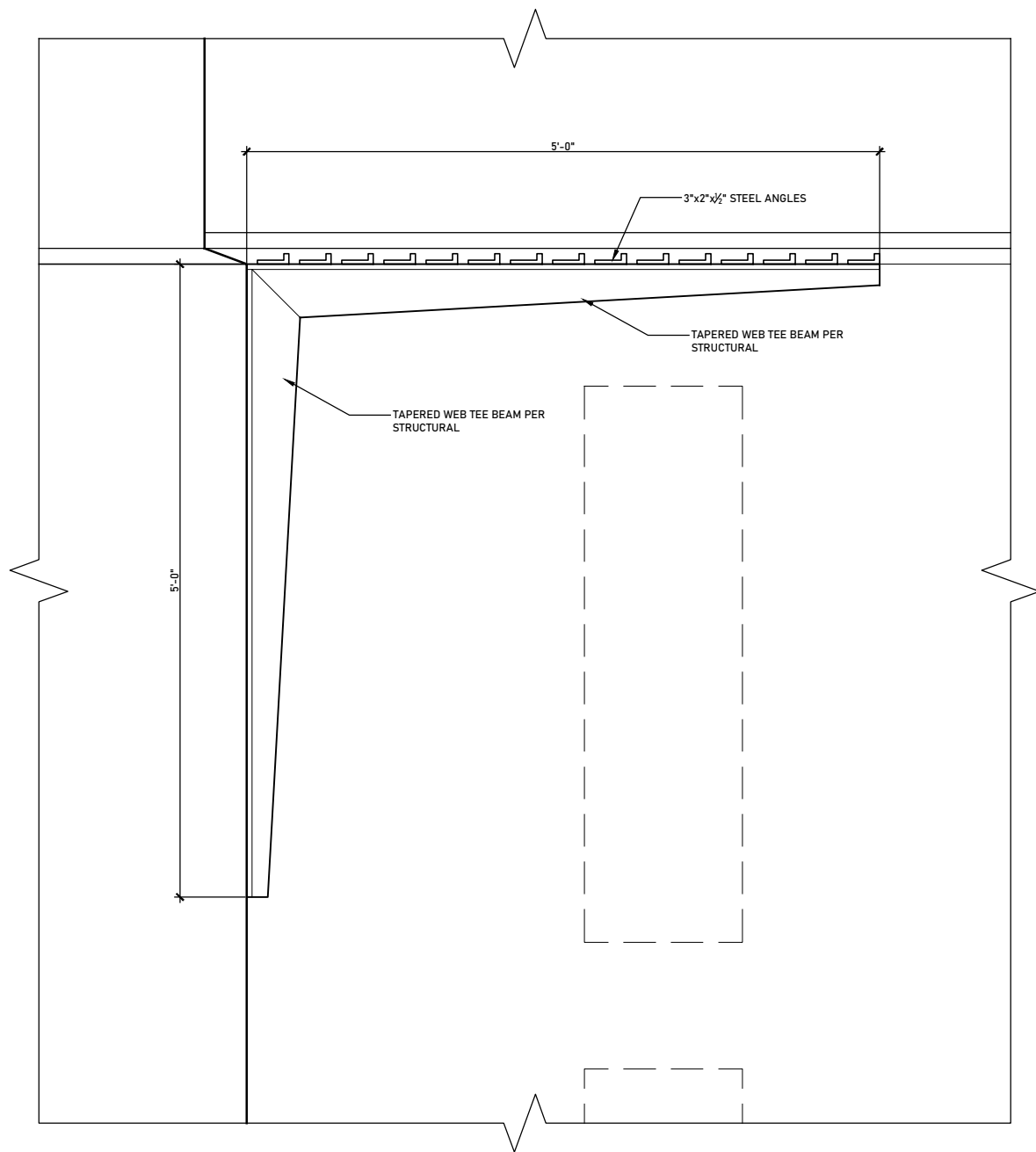
Railing Base at Concrete Terrace Wall
3"=1'-0" 05



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



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



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

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



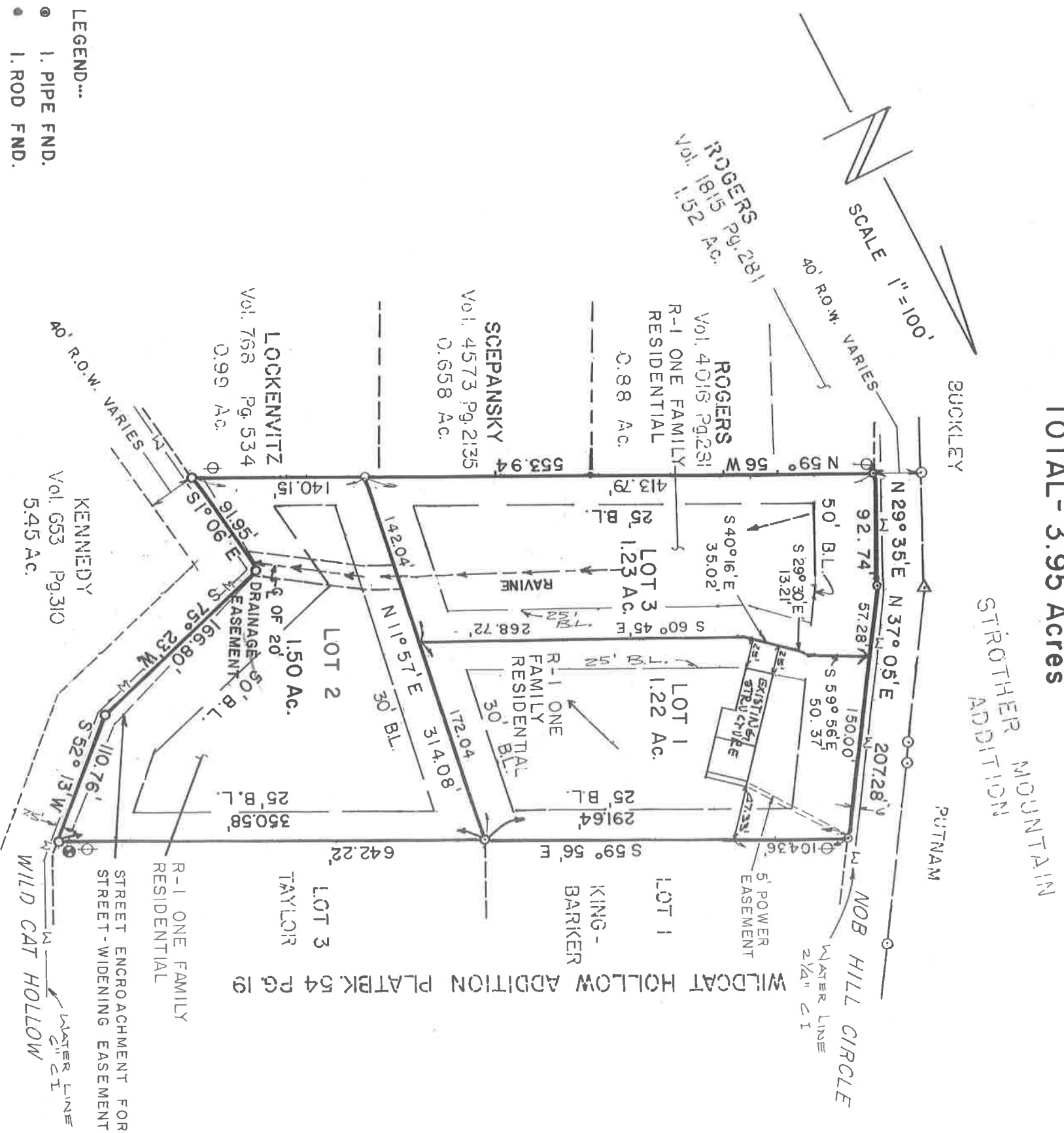
PROJECT NO.	1801
DATE	07-13-2022
REVISIONS	

DETAILS

SHEET NO.

JENS'S HILLSIDE SUBDIVISION

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



- LEGEND---
- 1. PIPE FND.
 - 1. ROD FND.
 - 1. ROD SET
 - ⊙ FIRE HYDRANT
 - ⊖ POWER POLE

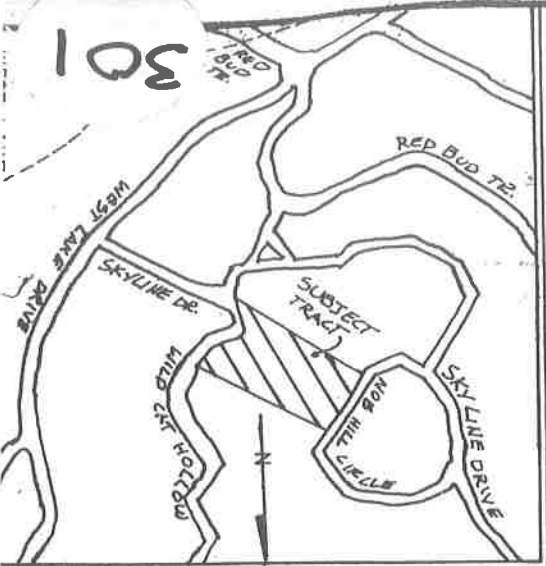
— DIRECTION OF DRAINAGE FLOW

NOTE:

WATERLINE DATA FROM
WATER DISTRICT 10 MAPS &
RECORDS:

- ① NOB HILL CIRCLE = 2 1/4" 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 license by the City. Lot size requirements for residential and commercial shall conform to the construction and development limitations in Sanitation Ordinance 1

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 City 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 construction traffic control signs, such as speed limits, "Stop", and "Yield" signs, shall remain the

Ashby Grundman

From: Kent Lance <[REDACTED]>
Sent: Monday, October 31, 2022 12:53 PM
To: Ashby Grundman
Subject: 8 Nob Hill Circle Variance

Ashby,

I own the property at 7 and 21 Nob Hill Circle. I understand that #4 is looking for a Second Driveway to the new construction. There is no one else on Nob Hill Circle with two driveways (to the front). There is absolutely No Hardship in this situation. If the applicant is concerned with on street parking and Life Safety, there is No Hardship as there is No parking available on one side of the street (bar ditch) and everyone else allows parking within the confines of their property or in front (off the set back).

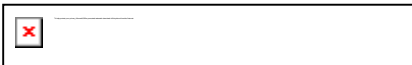
***Thank you,
Kent***

D. Kent Lance, Jr.

Partner

Direct: 512-538-0055 | **Main:** 512-835-4455

Address: 3700 North Capital of Texas Highway
Suite 420 | Austin, Texas 78746

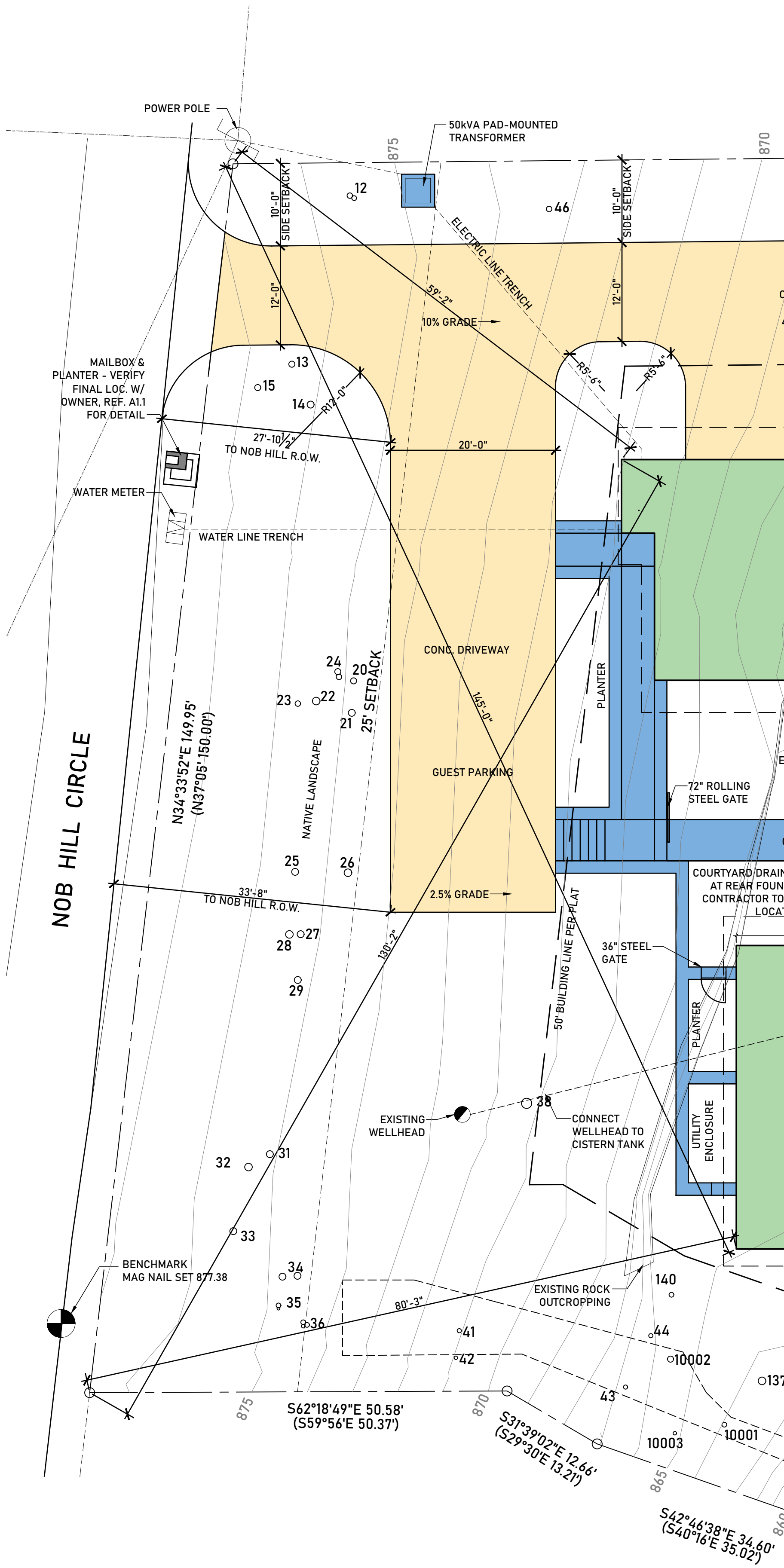


[hpitx.com](https://www.hpitx.com) | [LinkedIn](#) | [Instagram](#)

This e-mail may contain privileged information. If you are not the intended recipient please notify the sender and immediately delete this message.

IMPERVIOUS CALCULATIONS:

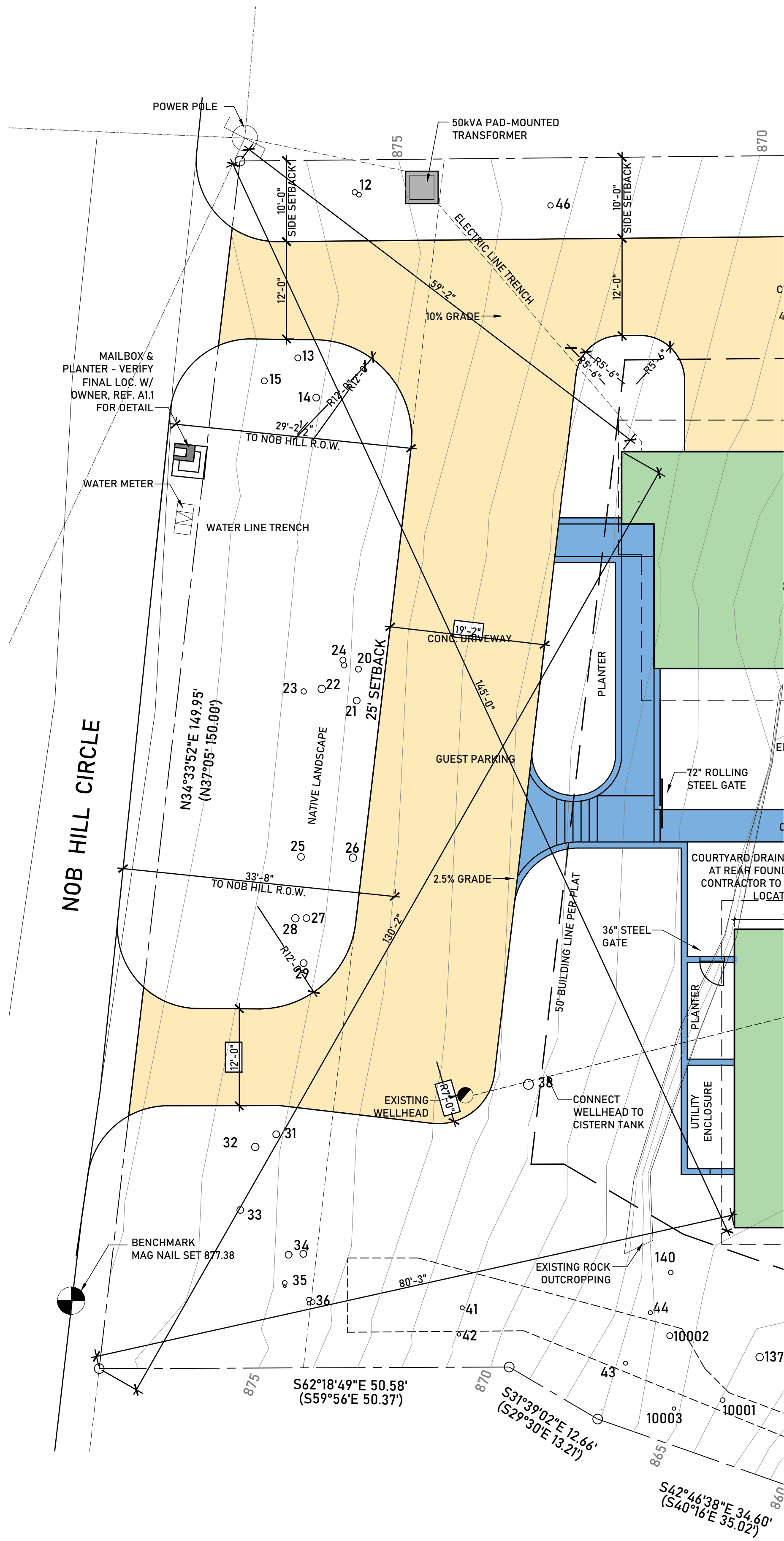
HOUSE FOOTPRINT:	7,417 S.F.
DRIVEWAY:	3,790 S.F.
FLATWORK:	1,173 S.F.
TOTAL:	12,380 S.F.
OVERALL SITE:	53,425 S.F.
IMPERVIOUS PERCENTAGE:	23.24%



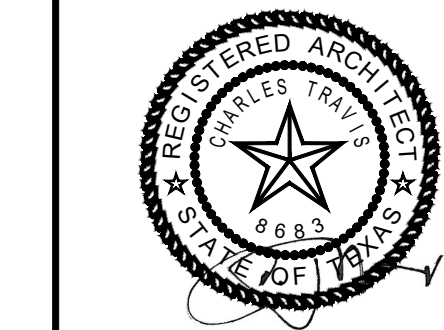
Approved Site Plan 02
1"=10'-0"

IMPERVIOUS CALCULATIONS:

HOUSE FOOTPRINT:	7,417 S.F.
DRIVEWAY:	4,642 S.F.
FLATWORK:	849 S.F.
TOTAL:	12,908 S.F.
OVERALL SITE:	53,425 S.F.
IMPERVIOUS PERCENTAGE:	24.56%



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



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

1. Call to Order. Chairman Robert Meisel.

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

Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti, James Vaughan and Patrick Stewart.

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.

COMMISSIONER BARTOLETTI MOVES TO APPROVE THE MINUTES. SECONDED BY COMMISSIONER LAURIE MACCINI. (4-1) APPROVAL. VICE-CHAIRMAN PLEDGER ABSTAINED DUE TO HIS ABSENCE LAST MONTH.

Commissioner Maccini: Made a comment that Hackberry trees are native trees and benefit wildlife.

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.

Staff Briefing

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

Presentation by Applicant

David Bench, representative for the homeowner, is present on Zoom for questions.

Public Hearing

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

Deliberation/Recommendation

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (5-0) APPROVAL.

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.

Staff Briefing

Director Grundman: This property is a corner lot with two front setbacks. The applicant worked extensively with City staff. **Staff Recommendation:** Approval.

Commissioner Maccini: Live Oak Tree #31 - 16.5", its not saying the tree is dying.

Director Grundman: I would defer to the applicant.

Presentation by Applicant

Rene Godinez is representing the homeowner. Regarding the tree, I don't have anything to add about it. It is not balanced.

Taylor Holt is the General Contractor on the project. That tree is unbalanced and has a bad canopy. The driveway is being moved out of the setback. The tree is in very bad health.

Renee: I agree with Taylor.

Public Hearing

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

Deliberation/Recommendation

Commissioner Maccini: Is this a spec home?

Director Grundman: I'm not sure. The existing pool is going to be removed and the new pool will comply.

Chairman Meisel: Impervious Cover?

Director Grundman: They comply.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER VAUGHAN SUBJECTED TO THE TREES BEING MONITORED BY THE CITY ARBORIST AND COMMENTS FROM THE NEIGHBORS. UNANIMOUS (5-0) APPROVAL AS AMENDED.

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.

Staff Briefing

Director Grundman: Due to safety concerns and a letter of support from a neighbor,
Staff Recommendation: Approval.

Commissioner Stewart: The 18' is for the concrete?

Director Grundman: Yes.

Commissioner Stewart: I'm concerned it could create another problem.

Vice-Chairman Pledger: It looks like most of the fence is not on their property. I'm not willing to approve this on the right-of-way.

Chairman Meisel: Was the sportcourt previously there?

Director Grundman: It was there when they bought the property.

Presentation by Applicant

Lauren Viator is the property owner. We have a basketball court with two young children. Trucks and delivery vehicles use it to turn around and it is a safety concern. We want to fence in the rest of the house. There is currently construction going on across the street. The neighbors are in support because their kids play in the yard also.

Public Hearing

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

Deliberation/Recommendation

Commissioner Bartoletti: Do you anticipate a gate?

Lauren: Only for additional parking; a swing gate.

Vice-Chairman Pledger: The pictures look like the open space is the length of a car.

Is it on your property or the right-of-way?

Lauren: I'm not sure where the right-of-way is. 18' was chosen to save the large tree.

Chairman Meisel: Would you consider getting rid of that driveway?

Commissioner Vaughan: I'd be in favor for the fence without the gate.

Commissioner Bartoletti: What is the right-of-way?

Director Grundman: Live Oak is 50' wide.

Commissioner Maccini: If you only have 12', nothing should be sticking out in the road. What would a fence do to that large tree? I want a more detailed placement of the fence.

Chairman Meisel: It cannot come outside the property line. This doesn't provide enough information.

COMMISSIONER VAUGHAN RECOMMENDS POSTPONEMENT TO GET CLEARER INFORMATION. SECONDED BY COMMISSIONER MACCINI. UNANIMOUS (5-0) ACCEPTANCE OF APPLICANT'S REQUEST TO POSTPONE TO THE NOVEMBER 16, 2022 MEETING.

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.

Staff Briefing

Director Grundman: Staff briefing is given. **Staff Recommendation:** Denial due to lack of hardship.

Presentation by Applicant

Tom Walters is the property owner. The property is currently under construction. My hardship is no on-street parking and it would restrict emergency access. Other addresses are pointed out with more than one driveway. We are under the impervious cover and do not require tree removal.

Public Hearing

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

Deliberation/Recommendation

Commissioner Stewart: Is there any additional grading?

Tom: With the re-orientation there is less cutting than the original plan.

Chairman Meisel: Given the size of Nob Hill, it is a safety issue.

Commissioner Bartoletti: The number of additional cuts were pre-existing? The lack of parking doesn't move me very much.

Chairman Meisel: I'm thinking about somebody needing an ambulance.

Commissioner Maccini: Front yard gates and fences are causing more problems. This has a 5-car garage.

Director Grundman: Would a condition of no gated fences eliminate that?

Commissioner Vaughan: Ashby, can you walk me through your recommendation for denial?

Director Grundman: There is parking on-site. Looking at the layout you can fit many cars on site.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL WITH NO HARDSHIP. SECONDED BY COMMISSIONER STEWART. UNANIMOUS (5-0) DENIAL.

7. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:22 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.