



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, February 8, 2023 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 8th day of February 2023 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

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

Join Zoom Meeting:

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

Meeting ID: 349 954 9035

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on February 8, 2023.

1. Call to Order
2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of

the items is necessary unless requested by a Council Member.

- a. Approval of the January 25, 2023 Regular Meeting Minutes.
- b. Approval of the January 23, 2023 Joint City Council and ZAPCO Workshop Minutes.
- c. Approval of the 2022 Racial Profiling Report.

4. Land Use 103 Yaupon Valley: Discuss and consider action on variances to remove 5 trees with diameters larger than 14 inches and three building setback encroachments for the construction of a new single family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicants Ashton and Erica Weinberger.

DUAL ACTION ITEM

5. Administration Discuss and consider a recommendation to select a firm for Grant Writer/Administration Services contract and authorize negotiation of a professional services agreement scope and fee.
6. Administration Discuss and consider a recommendation to select a firm for City Engineering Services contract and authorize negotiation of a professional services agreement scope and fee.
7. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess in Executive Session (closed meeting) to discuss the following:
Section 551.071: Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 1. Jaffe - 1405 Wildcat Hollow;
 2. Alvarez - 1505 Wildcat Hollow; and
 3. Lambert - 1600 Westlake Drive.
8. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Council's discretion regarding consultation with attorney.
9. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the February 8, 2023 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, February 3, 2023 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, January 25, 2023 at 7:00 PM

1. Call to Order

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

CITY COUNCIL PRESENT:

Mayor Pro Tem Gordon Bowman
Brian Plunkett
Beth South
James Vaughan
Darin Walker (❖ arrived late)

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

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

3. Ceremonial Administer Oath of Office for Police Officer Ethan Atencio.

Mayor Pro Tem Bowman administered the Oath of Office to Police Officer Ethan Atencio.

4. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
- a. Approval of the January 11, 2023 Regular Meeting Minutes.
 - b. Approval of FY 23 Q1 Building and Development Services Department Report.
 - c. Approval of FY 23 Q1 Investment Report.
 - d. Approval of FY 23 Q1 Municipal Court Report.
 - e. Approval of FY 23 Q1 Public Safety Report.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember South, the Council voted four (4) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

5. **Land Use 517 Buckeye Trail:** Discuss and consider action on a variance request for a front yard fence setback encroachment. (Section 22.03.173 of the West Lake Hills Code). Applicant Jeffery Foster.

Ashby Grundman gave a brief summary. The property owner removed the fence from the variance request and has requested the setback variance for the gate only. ZAPCO recommends denial. Staff recommends approval of variance for the gate.

❖ **Councilmember Walker arrived at 7:10 p.m.**

Jeff Foster spoke to Council regarding the variance request. He stated safety concerns as well as the protection of the family's privacy. The gate would remain open during the day but will be closed at night.

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

6. **Administration** Discuss and consider action to adopt an ordinance calling a General Election to be held on May 6, 2023 for the purpose of electing Council Member Place 1, Council Member Place 3, and Council Member Place 5.

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

7. **Administration** Discuss and consider action to authorize contracts with Travis County for an Election Services Agreement and a Joint Election Agreement for the May 6, 2023 General Election.

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

8. **Administration** Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (street and drainage projects).

Trey Fletcher gave a brief update.

Proposition A

- Trying to wrap up the pre-design phase.
- Working to cut back on square footage.
- CMAR process has been narrowed from eight (8) to five (5) firms. The goal is to have an agreement ready for Council review on the March 8th agenda.
- Conceptual drawings should be available for review at the March 8th meeting.

Proposition B

- K. Friese is working on the projects.
 - Property owner meetings have been scheduled for next week.
 - Easements will be needed for some of the projects/locations.
 - Three (3) projects require TCEQ approval.
 - Due to approval process and timeline, the project near the school will not be able to be completed this summer.
9. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess in Executive Session (closed meeting) to discuss the following:
Section 551.071: Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills vs. Ryan and Holly Lambert, 1600 Westlake Drive, West Lake Hills Texas, 78746 (in rem).

Council convened into Executive Session at 7:31 p.m.

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

Council reconvened in Open Session at 7:58 p.m. No action was taken.

11. Adjournment

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted five (5) for and none (0) opposed to adjourn the meeting at 7:58 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on February 8, 2023.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL AND ZAPCO JOINT WORKSHOP
Monday, January 23, 2023 at 12:00 PM

1. Call to Order

With a quorum present, Councilmember Walker called the meeting to order at 12:20 p.m.

CITY COUNCIL PRESENT:

Darin Walker
Beth South
James Vaughan
Brian Plunkett

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Ashby Grundman
City Attorney Patty Akers

ZAPCO MEMBERS PRESENT:

Robert Meisel
Julia Webber (arrived late @ 1:15 p.m.)
Laurie Maccini
James Pledger (arrived late @ 12:55 p.m.)
Karen Bartoletti
Patrick Stewart

2. Administration Discussion on roles, responsibilities, governing laws, procedures and policies for the City Council, Board of Adjustment and the Zoning and Planning Commission related to the administration of building and development.

Trey Fletcher gave a brief summary of the upcoming Comprehensive Plan update. Patty Akers presented an overview of zoning laws and zoning. The following was discussed:

- Comprehensive plan and zoning plan are valuable tools to help manage growth and development.
- The comprehensive plan should be the base for the zoning plan.
- Land use evolves over time and the city should be prepared to review their comprehensive plan every 5-10 years (depending on the needs and growth of the community).
- To remain fair and just, zoning should be used for management instead of prohibitions.
- The city does not enforce restrictive covenants. They may enforce ordinances that address restrictions.
- Plat notes should give enough information to be complete without overreaching (if it is in the Code, it may not need to be on the plat). It is extremely difficult to get plat notes changed once they have been filed.
- Incentives could be used to encourage the use of preferred performance standards.

- Consider the USE - not the USER.
- Reviewed Chapter 245 of the Local Government Code regarding legal, non-conforming use (also known as "grandfathered use"). The city may want to consider allowing for certain improvements in order for property to be maintained at an acceptable level.
- Discussed differences between special use permits, conditional use permits, variances, and special exceptions.
- Members presented several hypothetical scenarios to the city attorney for discussion.
- Communication between ZAPCO and the Council is crucial, and members discussed ways to improve communication in the future.
- Attendees were reminded about the February 1st Joint Meeting.

3. Adjournment

The meeting was adjourned at 2:13 p.m.

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on February 8, 2023.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	February 8, 2023	Item Number:	
Department:	Police		
Prepared By:	Chief Gerdes	Cost / Budget:	\$0
	Racial Profiling Report		
Exhibits:	2022	Source of Funds:	

Subject

West Lake Hills Police Department Racial Profiling Report for 2022

Recommendation

Staff recommends approval of the Police Department racial profiling report for 2022

Discussion

Approved By

Department Head

Signature

S. Schuler

Date

2/3/23

City Administrator

Signature

Date

Racial Profiling Report | Full

Agency Name: WEST LAKE HILLS POLICE DEPT.
Reporting Date: 02/03/2023
TCOLE Agency Number: 453207

Chief Administrator: SCOTT E. GERDES

Agency Contact Information:
Phone: (512) 327-1195
Email: sgerdes@westlakehills.gov

Mailing Address:
911 WESTLAKE DR
WEST LAKE HILLS, TX 78746-4509

This Agency filed a full report

WEST LAKE HILLS POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the WEST LAKE HILLS POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the WEST LAKE HILLS POLICE DEPT. if the individual believes that a peace officer employed by the WEST LAKE HILLS POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the WEST LAKE HILLS POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the WEST LAKE HILLS POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WEST LAKE HILLS POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: SCOTT E. GERDES
Chief of Police

Date: 02/03/2023

Total stops: 2170

Street address or approximate location of the stop

City street	1189
US highway	2
County road	3
State highway	971
Private property or other	5

Was race or ethnicity known prior to stop?

Yes	19
No	2151

Race / Ethnicity

Alaska Native / American Indian	4
Asian / Pacific Islander	171
Black	117
White	1693
Hispanic / Latino	185

Gender

Female 909

Alaska Native / American Indian	4
Asian / Pacific Islander	64
Black	41
White	735
Hispanic / Latino	65

Male 1261

Alaska Native / American Indian	0
Asian / Pacific Islander	107
Black	76
White	958
Hispanic / Latino	120

Reason for stop?

Violation of law 144

Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	9
White	119

Hispanic / Latino	13
Preexisting knowledge	4
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	2
Moving traffic violation	1879
Alaska Native / American Indian	4
Asian / Pacific Islander	159
Black	94
White	1465
Hispanic / Latino	157
Vehicle traffic violation	143
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	13
White	108
Hispanic / Latino	13
Was a search conducted?	
Yes	37
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	4
White	18
Hispanic / Latino	14
No	2133
Alaska Native / American Indian	4
Asian / Pacific Islander	170
Black	113
White	1675
Hispanic / Latino	171
Reason for Search?	
Consent	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0				
Contraband	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Probable	27				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	4				
White	13				
Hispanic / Latino	9				
Inventory	8				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	4				
Hispanic / Latino	4				
Incident to arrest	2				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	1				
Hispanic / Latino	1				
Was Contraband discovered?					
Yes	24				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	1	Yes	1	No	0
Black	3	Yes	2	No	1
White	12	Yes	9	No	3
Hispanic / Latino	8	Yes	7	No	1
No	13				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	1				
White	6				
Hispanic / Latino	6				

Description of contraband	
Drugs	21
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	2
White	10
Hispanic / Latino	8
Weapons	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	0
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Result of the stop	
Verbal warning	0

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	882
Alaska Native / American Indian	1
Asian / Pacific Islander	79
Black	66
White	677
Hispanic / Latino	59
Citation	1266
Alaska Native / American Indian	3
Asian / Pacific Islander	91
Black	50
White	1007
Hispanic / Latino	115
Written warning and arrest	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	1
Citation and arrest	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3
Hispanic / Latino	3
Arrest	13
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	0
White	5
Hispanic / Latino	7
Arrest based on	
Violation of Penal Code	18
Alaska Native / American Indian	0
Asian / Pacific Islander	1

Black	1
White	7
Hispanic / Latino	9
Violation of Traffic Law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	4
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	2

Was physical force resulting in bodily injury used during stop?

Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	2170
Alaska Native / American Indian	4
Asian / Pacific Islander	171
Black	117
White	1693
Hispanic / Latino	185

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	☐
Use Department's submitted analysis	☒

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Traffic Stops Comparative Analysis - 2022
West Lake Hills Police Department
Total Stops = 2170

<u>Location of the Stop</u>			
Total = 2170	City Street	1189	54.79%
	US highway	2	0.09%
	County Road	3	0.14%
	State Highway	971	44.75%
	Private property/Other	5	0.23%
<u>Race/Ethnicity</u>			
Total = 2170	Alaska Native or American Indian	4	0.18%
	Asian/Pacific Islander	171	7.88%
	Black	117	5.39%
	White	1693	78.02%
	Hispanic/Latino	185	8.53%
<u>Gender</u>			
Male = 1261	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	107	8.49%
	Black	76	6.03%
	White	958	75.97%
	Hispanic/Latino	120	9.52%
Female = 909	Alaska Native or American Indian	4	0.44%
	Asian/Pacific Islander	64	7.04%
	Black	41	4.51%
	White	735	80.86%
	Hispanic/Latino	65	7.15%
<u>Reason for Stop</u>			
Violation of Law = 144	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	3	2.08%
	Black	9	6.25%
	White	119	82.64%
	Hispanic/Latino	13	9.03%
Pre-existing Knowledge = 4	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	1	25.00%
	White	1	25.00%
	Hispanic/Latino	2	50.00%
Moving Traffic Violation = 1879	Alaska Native or American Indian	4	0.21%
	Asian/Pacific Islander	159	8.46%
	Black	94	5.00%
	White	1465	77.97%
	Hispanic/Latino	157	8.36%

Vehicle Traffic Violation = 143	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	9	6.29%
	Black	13	9.09%
	White	108	75.52%
	Hispanic/Latino	13	9.09%
Was a search conducted			
Yes = 37	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	1	2.70%
	Black	4	10.81%
	White	18	48.65%
	Hispanic/Latino	14	37.84%
No = 2133	Alaska Native or American Indian	4	0.19%
	Asian/Pacific Islander	170	7.97%
	Black	113	5.30%
	White	1675	78.53%
	Hispanic/Latino	171	8.02%
Reason for Search			
Consent = 0	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	0	0.00%
	Hispanic/Latino	0	0.00%
Contraband in plain view = 0	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	0	0.00%
	Hispanic/Latino	0	0.00%
Probable Cause = 27	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	1	3.70%
	Black	4	14.81%
	White	13	48.15%
	Hispanic/Latino	9	33.33%
Inventory = 8	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	4	50.00%
	Hispanic/Latino	4	50.00%
Incident to Arrest = 2	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	1	50.00%

	Hispanic/Latino	1	50.00%		
Was contraband discovered				Arrest Yes	Arrest No
Yes = 24	Alaska Native or American Indian	0	0.00%	0	0
	Asian/Pacific Islander	1	4.17%	1	0
	Black	3	12.50%	2	1
	White	12	50.00%	9	3
	Hispanic/Latino	8	33.33%	7	1
No = 13	Alaska Native or American Indian	0	0.00%		
	Asian/Pacific Islander	0	0.00%		
	Black	1	7.69%		
	White	6	46.15%		
	Hispanic/Latino	6	46.15%		
Description of contraband					
Drugs = 21	Alaska Native or American Indian	0	0.00%		
	Asian/Pacific Islander	1	4.76%		
	Black	2	9.52%		
	White	10	47.62%		
	Hispanic/Latino	8	38.10%		
Weapons = 0	Alaska Native or American Indian	0	0.00%		
	Asian/Pacific Islander	0	0.00%		
	Black	0	0.00%		
	White	0	0.00%		
	Hispanic/Latino	0	0.00%		
Currency = 0	Alaska Native or American Indian	0	0.00%		
	Asian/Pacific Islander	0	0.00%		
	Black	0	0.00%		
	White	0	0.00%		
	Hispanic/Latino	0	0.00%		
Alcohol = 2	Alaska Native or American Indian	0	0.00%		
	Asian/Pacific Islander	0	0.00%		
	Black	1	50.00%		
	White	1	50.00%		
	Hispanic/Latino	0	0.00%		
Stolen Property = 0	Alaska Native or American Indian	0	0.00%		
	Asian/Pacific Islander	0	0.00%		
	Black	0	0.00%		
	White	0	0.00%		
	Hispanic/Latino	0	0.00%		
Other = 1	Alaska Native or American Indian	0	0.00%		

	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	1	100.00%
	Hispanic/Latino	0	0.00%
Result of the stop			
Verbal Warning = 0	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	0	0.00%
	Hispanic/Latino	0	0.00%
Written Warning = 882	Alaska Native or American Indian	1	0.11%
	Asian/Pacific Islander	79	8.96%
	Black	66	7.48%
	White	677	76.76%
	Hispanic/Latino	59	6.69%
Citation = 1266	Alaska Native or American Indian	3	0.24%
	Asian/Pacific Islander	91	7.19%
	Black	50	3.95%
	White	1007	79.54%
	Hispanic/Latino	115	9.08%
Written warning and arrest = 2	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	1	50.00%
	Hispanic/Latino	1	50.00%
Citation and arrest = 7	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	1	14.29%
	White	3	42.86%
	Hispanic/Latino	3	42.86%
Arrest = 13	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	1	7.69%
	Black	0	0.00%
	White	5	38.46%
	Hispanic/Latino	7	53.85%
Arrest based on			
Violation of Penal Code = 18	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	1	5.56%
	Black	1	5.56%
	White	7	38.89%
	Hispanic/Latino	9	50.00%

Violation of Traffic Law = 0	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	0	0.00%
	Hispanic/Latino	0	0.00%
Violation of City Ordinance = 0	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	0	0.00%
	Hispanic/Latino	0	0.00%
Outstanding Warrant = 4	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	2	50.00%
	Hispanic/Latino	2	50.00%
Was physical force resulting in bodily injury used			
Yes = 0	Alaska Native or American Indian	0	0.00%
	Asian/Pacific Islander	0	0.00%
	Black	0	0.00%
	White	0	0.00%
	Hispanic/Latino	0	0.00%
No = 2170	Alaska Native or American Indian	4	0.18%
	Asian/Pacific Islander	171	7.88%
	Black	117	5.39%
	White	1693	78.02%
	Hispanic/Latino	185	8.53%
Number of complaints of racial profiling			
total		0	0.00%
resulted in disciplinary action		0	0.00%
did not result in disciplinary action		0	0.00%
Race or ethnicity known prior to stop?			
	Yes	19	0.88%
	No	2151	99.12%



City of West Lake Hills
Board of Adjustment/City Council

AGENDA REPORT

Meeting Date:	February 8, 2023	Item Number:	BOA: 4 / CC: 4
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

103 Yaupon Valley: Discuss and consider action on variances to remove 5 trees with diameters larger than 14 inches and three building setback encroachments for the construction of a new single-family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicants Ashton and Erica Weinberger.

DUAL ACTION ITEM

Recommendation

Staff recommends approval of the variances as proposed. The site is constrained with larger setbacks even though it is barely over half an acre, so the buildable area is severely restricted.

Zoning and Planning Commission recommended approval (3-2).

The Board of Adjustment/City Council shall consider the following conditions for granting a variance:

Sec. 38.05.032 Conditions required for granting variance

No variance shall be granted unless the following conditions are fulfilled:

- (1) The applicant has established by competent evidence that:
 - (A) The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
 - (B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
 - (C) There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
 - (D) The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Erica and Ashton Weinberger

Legal Description: Lot 2 McCasland Subdivision

Lot Size: 0.5148 acres (22,424.69 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

At the November ZAPCO meeting, this item was postponed giving the applicant time to provide additional information. The applicant has provided additional plans, elevations, and tree assessments. There are two emails of opposition included in the packet.

At the January ZAPCO meeting there was extensive discussion related to concerns about drainage, the driveway, the height of the structure, and access to the lot via a shared driveway.

In working with the applicant, they have provided additional information to address the concerns that were raised at the ZAPCO meeting. Spot elevations have been added, along with renderings to provide more information on how the proposed residence would look. They have a proposed drainage plan from a civil that includes mitigation for any proposed increases and have included the proposed septic design from a registered sanitarian. There is information related to the height of the driveway that includes cut and fill information, all with maximum of 18-inches in the setbacks. And the height will comply with the 32' maximum per the code. In the discussion at the ZAPCO meeting, the idea of a shared driveway was discussed by the applicant stated that they did not pursue this because they didn't feel it was a viable option.

103 Yaupon Valley Road is currently an undeveloped lot. The applicant has submitted a variance for three setback encroachments, two side setbacks and a rear setback, and the removal of five trees with trunk diameters of fourteen inches or greater. As the lot is over half an acre, the larger setbacks apply, meaning a 50-foot front setback, 25-foot side setbacks and a 30-foot rear setback.

The five trees requested are:

T255 – 18-Inch Cedar

T262 – 18-Inch Cedar

T263 – 14-Inch Cedar

T266 – 18-Inch Cedar

T269 – 16-Inch Cedar

This is a total of 84 inches, which require a replacement value of 126 inches of replacement. Being on a currently undeveloped lot, there is larger amounts of tree removal requested than if this was a tear down. They worked to avoid some of the larger trees, including T246, a 33-Inch Oak.

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.
There is a slope at the front of the property that pushes any development further from the road. The size of the property being 0.5148 acres triggers more restrictive setbacks which are already a challenge due to the unique shape of the property. Due to the amount of trees on site we picked a location with the least tree disturbance. And the location of the home was chosen on the the most flat part of the property. There is a greater slope that runs the full length of the north Side Yard and Front Yard of the property.
- There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
We believe our option preserves the natural terrain of the property and preserves more of the trees than other options. For the uniqueness of the shape of the property, The home size and location has the least disturbance non the terrain and flora.
- There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
Several other options were considered, and we found this proposed home had the least effect on the tree displacement.
- The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The placement of the home and style of home will naturally blend with the various style of neighboring homes. The shape of this property creates hardships and challenges.
- The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The proposal is for a Single Family Residence.
- The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
Since most trees are preserved around the home, there won't be much of a change from the view of the street. The style of the home and the minimum disturbance to the trees around the home on the property provides little change from the street view.

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

There are no changes to the subdivision with this proposal.

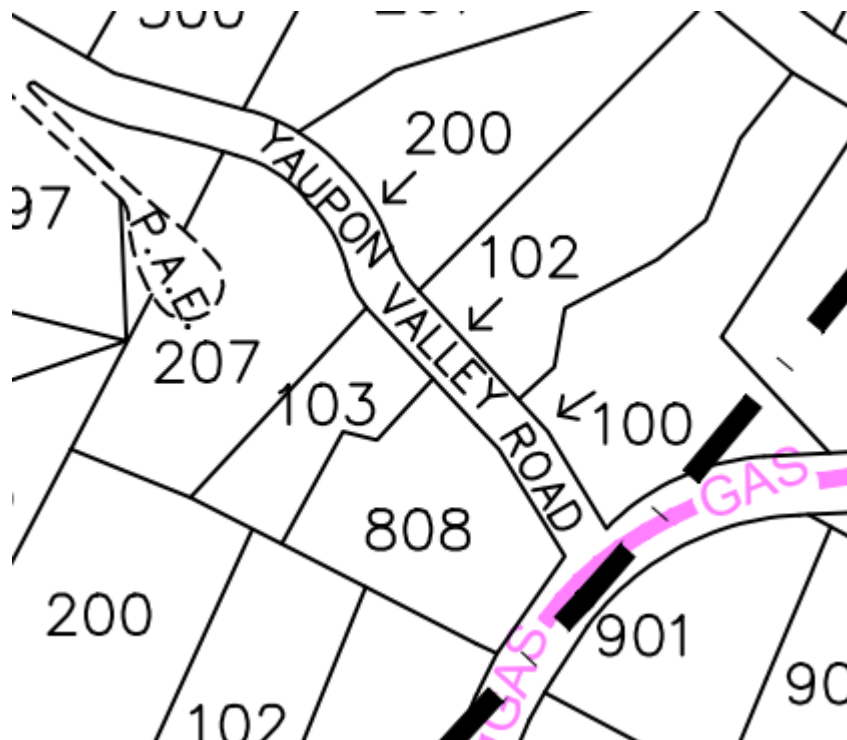
Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.304 Tree and Vegetation Removal and Replacement](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.511 Criteria and process required for granting variance](#)

Zoning:



Aerial:

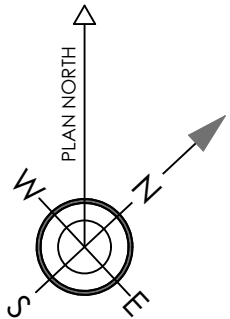


M.S.=MULTI-STEMMED

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

229	10" CEDAR								
230	12.5" CEDAR	252	13" CEDAR	274	3" CEDAR	296	5" OAK	318	12" ASH
231	6" OAK	253	14" CEDAR	275	7" ASH	297	10" CEDAR	319	8" CEDAR
232	17" CEDAR	254	9" CEDAR	276	3" CEDAR	298	12" CEDAR	320	7" CEDAR
233	9" LIGUSTRUM	255	14" CEDAR	277	3" MT. LAUREL	299	6" M.S. BLACK WALNUT	321	18" CEDAR
234	11" CEDAR	256	13" CEDAR	278	13" CEDAR	300	7" OAK	322	8" LIGUSTRUM
235	15" CHINABERRY	257	14" HACKBERRY	279	4" OAK	301	11" HACKBERRY	323	9" LIGUSTRUM
236	7" CEDAR	258	11" CEDAR	280	7" CEDAR	302	20" M.S. HACKBERRY	324	8" LIGUSTRUM
237	8" CEDAR	259	8" CEDAR	281	6" CEDAR	303	4" MT. LAUREL	325	9" LIGUSTRUM
238	11" CEDAR	260	4" ASH	282	13" CEDAR	304	9" CEDAR	326	6" M.S. LIGUSTRUM
239	7" CEDAR	261	13.5" LIGUSTRUM	283	11" CEDAR	305	14" CEDAR	327	11" CHINABERRY
240	4" ASH	262	13.5" CEDAR	284	4" ASH	306	11" CEDAR	328	5" CHINABERRY
241	9" OAK	263	12" CEDAR	285	8" CEDAR	307	11" LIGUSTRUM	329	5" CEDAR
242	6" CEDAR	264	12" CEDAR	286	11" CEDAR	308	5" M.S. CHINABERRY	330	9" OAK
243	4" ASH	265	16" M.S. OAK	287	20" CEDAR	309	8" CEDAR		
244	11" HACKBERRY	266	17" CEDAR	288	11" HACKBERRY	310	15" LIGUSTRUM		
245	9" CEDAR	267	15" CEDAR	289	14" CEDAR	311	9" CHINABERRY		
246	24" OAK	268	11" CEDAR	290	4" MT. LAUREL	312	12" CEDAR		
247	13 " LIGUSTRUM	269	15.5" CEDAR	291	3" MT. LAUREL	313	9" HACKBERRY		
248	6" OAK	270	10" M.S. OAK	292	18" CHINABERRY	314	8" CEDAR		
249	7" CEDAR	271	8" HACKBERRY	293	10" CEDAR	315	12" CEDAR		
250	15" CHINABERRY	272	9" HACKBERRY	294	5" OAK	316	14" HACKBERRY		
251	15" HACKBERRY	273	9" OAK	295	6" M.S. CHINABERRY	317	12" ASH		

SCALE: 1" = 10'



TREE TO BE REMOVED

area calculations

lower hvac:	413.6 sf
main hvac:	2252.8 sf
upper hvac:	519.0 sf
total hvac:	3185.4 sf
garage:	629 sf

JAY **CORDER** ARCHITECT
[512] 243.8507

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

JAY**CORDER**.COM

WEINBERGER RESIDENCE

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

FOR REVIEW ONLY

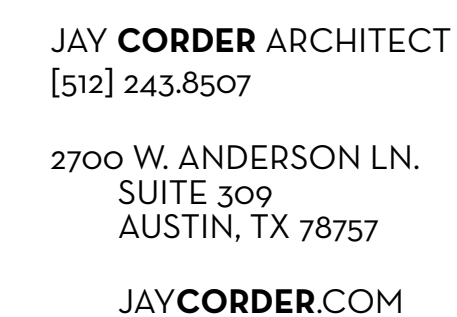
**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

DATE:	2/3/23
PM:	SW
DRAWN:	JC, SW

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.02

PROPOSED- SITE PLAN



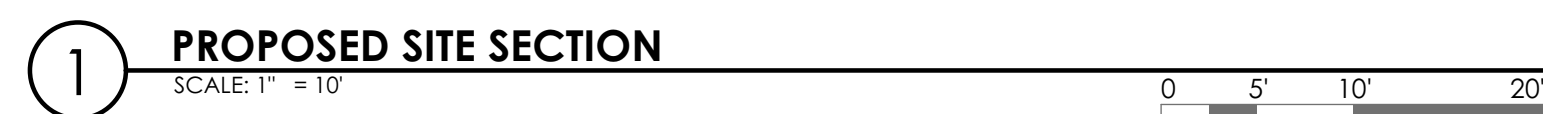
**WEINBERGER
RESIDENCE**

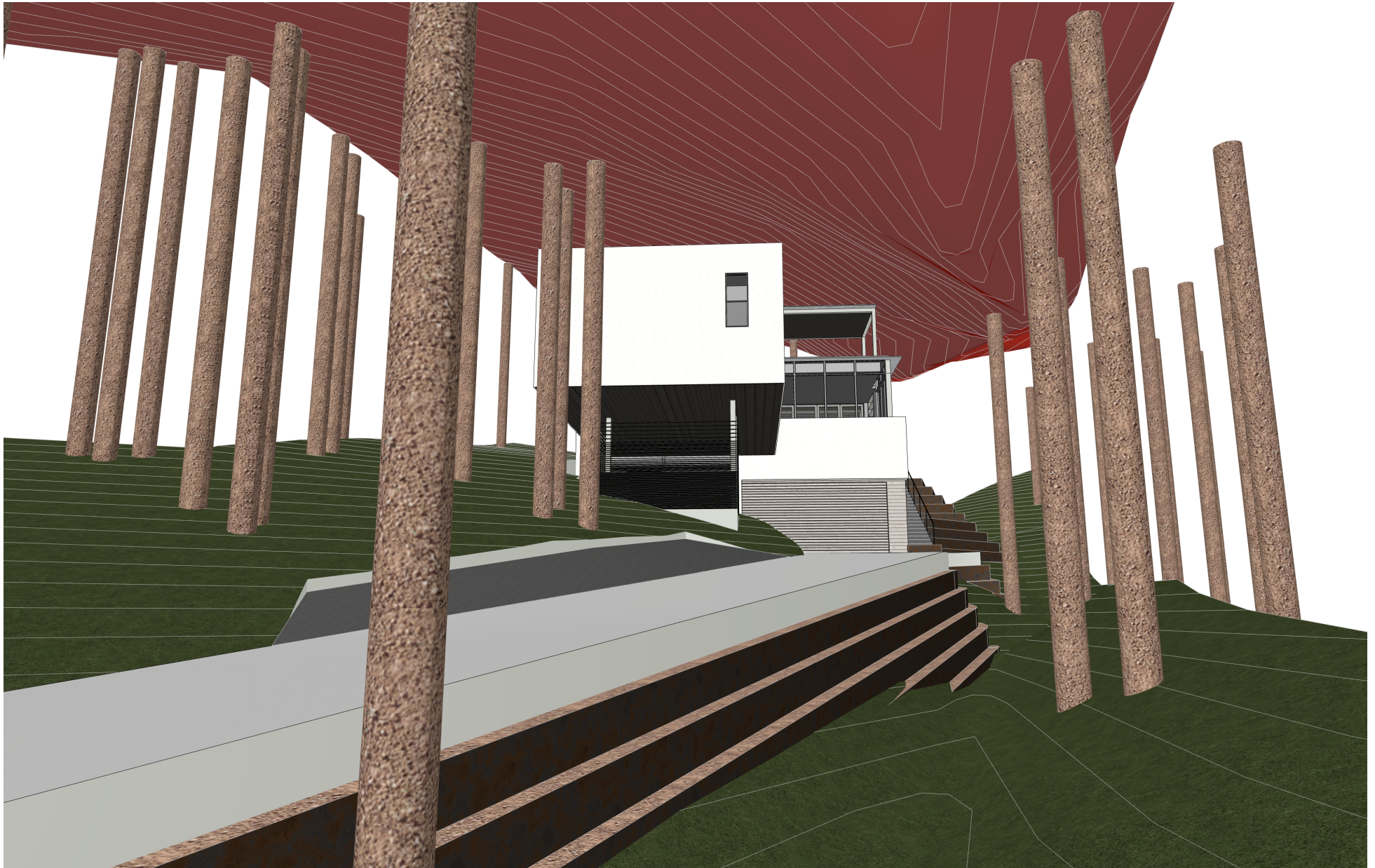
103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

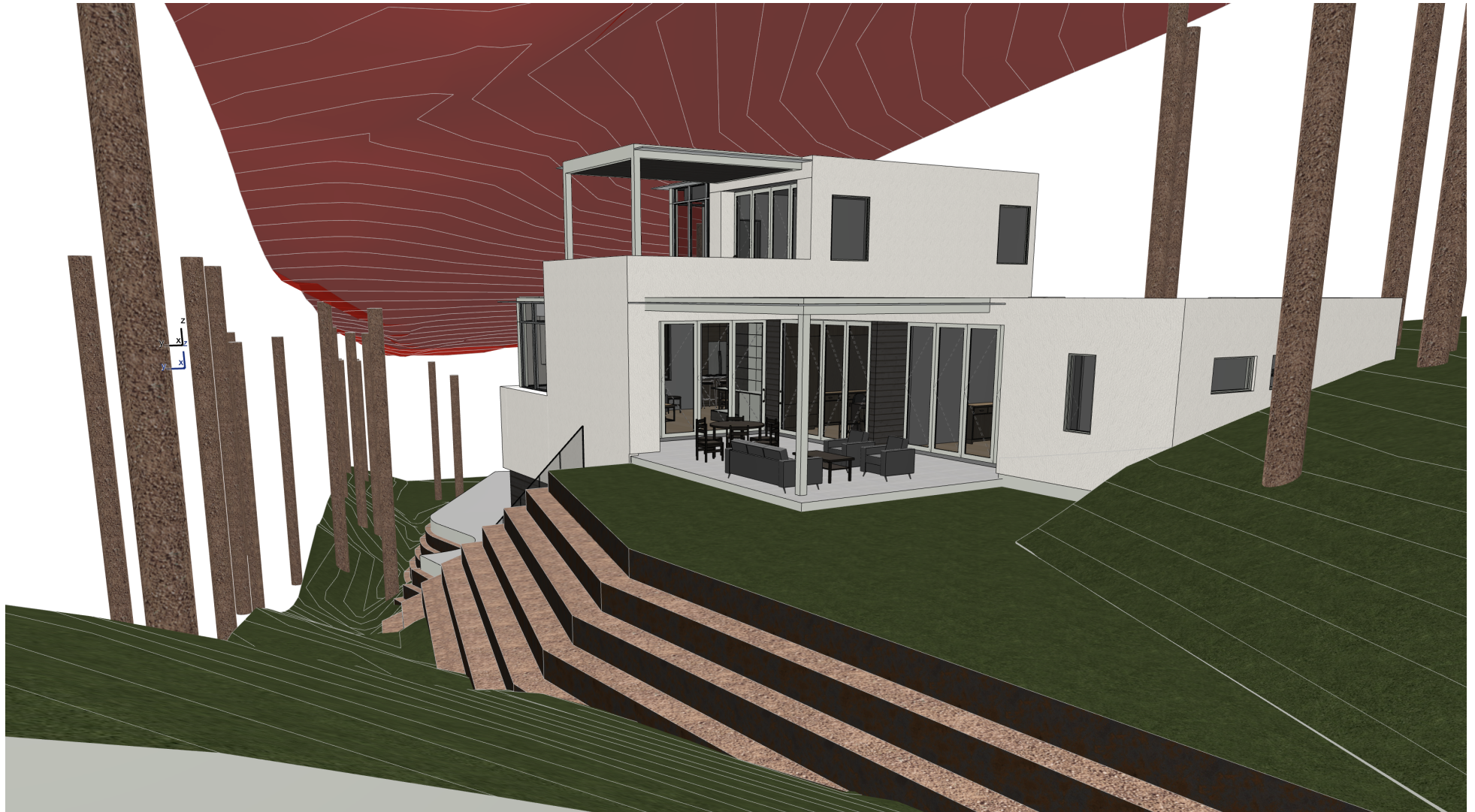
SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

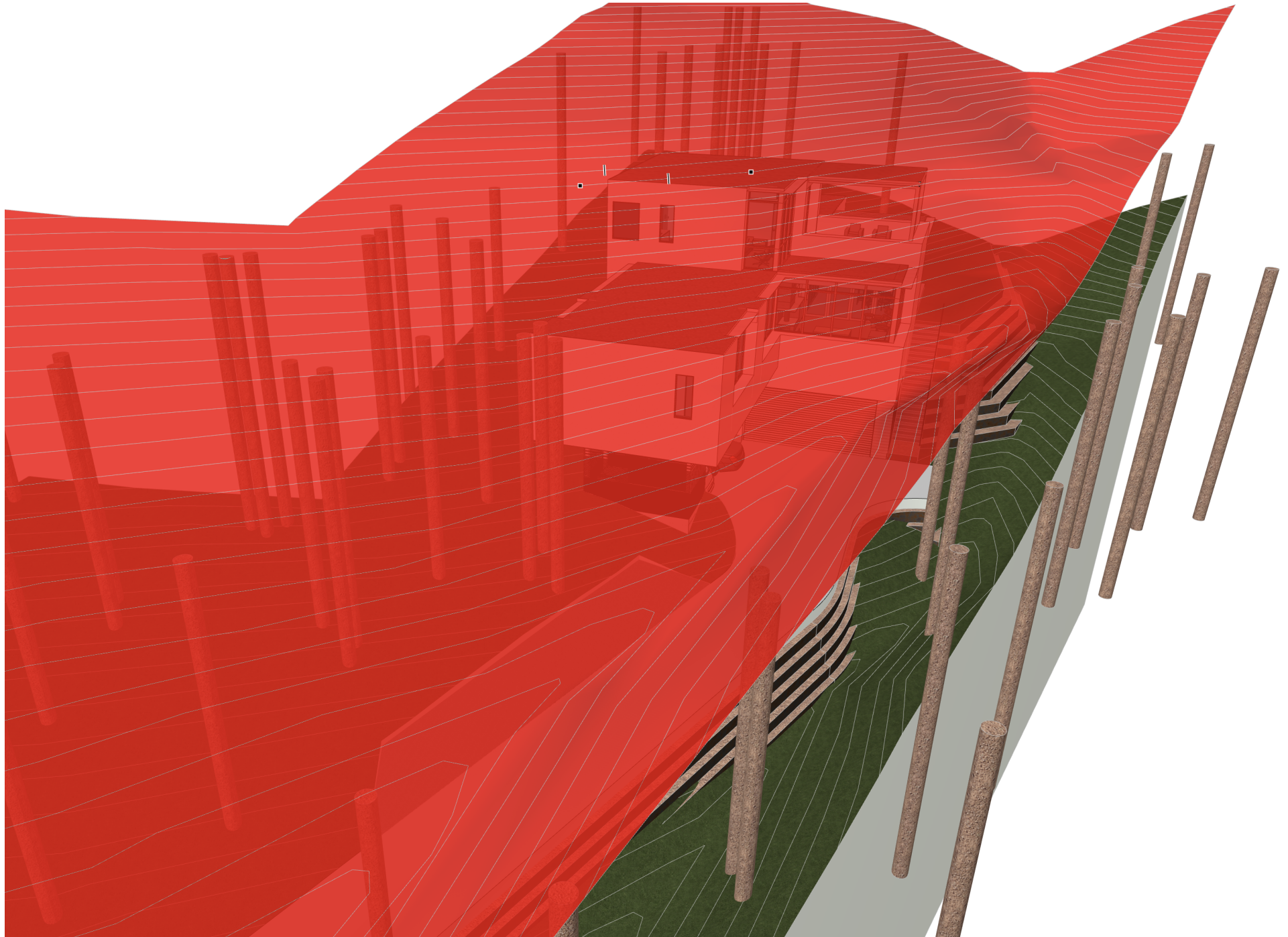
EXTERIOR ELEVATIONS











Architectural Summary: 103 Yaupon Valley Road

Introduction

Jay Corder Architects have recommended our clients, Erica and Ashton Weinberger, seek variances for trees and side setbacks on their challenging site at 103 Yaupon Valley Road. Any concerns their neighbors have about square footage, height, or drainage are valid, and we will respond to them sensitively moving forward. However, they are not within the scope of the variances we seek.

Setbacks

The City of West Lake Hills requires smaller side setbacks for lots under half an acre than it does for larger lots: 20 feet instead of 25. The Weinbergers' property is just 549 square feet over half an acre, equivalent to a 23x23' square. The neighbors at 808 Westlake Drive have an access easement--which their actual driveway overruns-- of approximately 475 square feet. There is not a drainage easement designated around the gully on the north side of the property, but it is only reasonable and responsible to design as if there was. Finally, the lot is shaped like a bowtie, only 68' wide in the middle. Zoning would hold our development to a width of just 14' once the setbacks are applied. A considerable portion of the lot is effectively unusable and that is why we ask to use the setbacks of a slightly smaller lot.

Siting

The western side of the site is the most desirable for building, as it is larger and has better views than the downhill side. Even if we are allowed to use 20' setbacks, the slope and number of trees make development there difficult. As currently permitted, the maximum pad size is just 23x35', half the required minimum size for a residence in West Lake Hills.

No driveway can reach that pad without variances. It must thread the bottleneck, protected trees, existing culvert, gully and easements, with a functional turning radius and at a maximum of 15% slope. The natural grade there is more than double that, and the retaining walls cannot be more than 18" in the side setback. It is not mathematically possible to satisfy all of those requirements.

At least one protected tree must be removed just to reach the site, so an arborist was engaged and their report has been provided. That tree has signs of failure, and we are requesting the removal of one more poor tree and two fair trees in order to satisfy the other demands of the site. All four are cedars.

Improper Tree Removal

The contractor inadvertently removed four trees after the contractor was told repeatedly to only clear brush. Two of the trees were to be preserved per the Architectural Site Plan, so this was not an attempt to cheat the system. The contractor promptly self-reported the mistake to The City of Westlake Hills. The landowner went before the Municipal Court, and the fines have been paid.

Conclusion

The Weinbergers and Jay Corder Architects want to be the best possible neighbors. Our design is smaller than some of our neighbors, and the variances will allow it to fit far back from the street and preserve 19 of the 23 protected trees.

Sec. 22.03.281 Schedule of regulations

- (a) Where the slope gradient exceeds 25 percent nonresidential development is not permitted.
- (b) Dimensional regulations for listed zoning districts:

Dimensional Minimums of Lots									
Dimension/Zoning	R-1	R-2	R-3	O	GUI	B-1	B-2	B-3	MU-1
Acreage (acres) (A)	1	1	2	1.5	2	1.5	2	20	30
Depth (feet)	150	150	400	200	200	200	200	500	(C)
Width (feet) (B)	150	150	400	150	150	150	150	500	(C)
Minimum Building Setback Distance in Feet From Front Lot Line									
Lot Size/Zoning	R-1	R-2	R-3	O	GUI	B-1	B-2	B-3	MU-1
Greater than or equal to .5 acre	50	50	50	50	50	50	50	(IV)(a)	(C)
Less than .5 acres	30	30	N/A	30	30	30	30	N/A	N/A
Minimum Building Setback Distance in Feet From Rear Lot Line									
Lot Size/Zoning	R-1	R-2	R-3	O	GUI	B-1	B-2	B-3	MU-1
Greater than or equal to .5 acre	30	30	50	40	40	40	40	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	25	25	N/A	30	30	30	30	N/A	N/A
Less than .375 acres—zero	15 (F, E)/20	15 (F, E)/20	N/A	30	30	30	30	N/A	N/A
Minimum Building Setback Distance in Feet From Side Lot Lines									
Lot Size/Zoning	R-1	R-2	R-3	O	GUI	B-1	B-2	B-3	MU-1
Greater than or equal to .5 acre	25	25	50	(I)	(I)	(I)	(I)	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	20	20	N/A	(II)	(II)	(II)	(II)	N/A	N/A
Less than .375 acres—zero	15 (F, E)/20	15 (F, E)/20	N/A	(II)	(II)	(II)	(II)	N/A	N/A
Maximum Impervious Cover in Percent of Lot Area									
Lot Size/Zoning	R-1	R-2	R-3	O	GUI	B-1	B-2	B-3	MU-1
Greater than or equal to .5	25%	25%	25%	(IX)	(III)	(III)	(III)	(V)	(C)

acre									
Less than .5 acres, greater than or equal to .2 acres	*, †	*, †	25%	(IX)	(III)	(III)	(III)	(V)	(C)

* The following formula applies:

$$P = (\text{size of acre expressed as a whole number and decimal}) \times (.5) - (.5)$$

Example:

$$P = (.25 \text{ acres}) (.5) - .5$$

$$P = (.125) - .5 = -.375\%$$

$$P = 37.5\% \text{ allowable impervious cover for a .25 acre lot}$$

† In order to receive and increase in allowable impervious cover over 25%, the property must be connected to the city's wastewater service.

Dimensions of Structures									
Dimension/Zoning	R-1	R-2	R-3	O	GUI	B-1	B-2	B-3	MU-1
Maximum height (feet)	30	25	30	30 (VIII)	30 (VIII)	30 (VIII)	30 (VIII)	37 (VIII)	(D)
Minimum floor area of each dwelling unit (square feet) (total square footage of each dwelling unit)	1,600	1,000	600	N/A	N/A	N/A	N/A	N/A	(C)
Maximum floor area per building or single use occupancy (square feet) (total square footage of the footprint of the building)	N/A	N/A	N/A	15,000	20,000	15,000	20,000	(VI)(b)	60,000
Minimum separation between buildings (linear feet)	N/A	N/A	N/A	30	30	30	30	(VI)(c)	(C)

(A) Land donated/dedicated to and accepted by the city shall be credited to the area of the lot/tract from which the donated land originated.

(B) For residential lots on culs-de-sac, the minimum lot width at the front street property line shall be 33 feet measured along the chord of the arc.

(C) See [section 38.03.040](#) et seq.

(D) Residential 30 feet; nonresidential 37 feet.

(E) No portion of the structure in an extended setback shall be taller than 16' above natural grade.

(F) If the proposed building is a one-story structure, the lesser setback distance applies. If any portion of the building is a two-story structure, the greater setback distance applies.

Footnotes:

(I) The sum of 50 feet with neither side less than 25 feet, except a minimum of 40 feet for any side that adjoins R-1, R-2, and R-3.

(II) The sum of 40 feet with neither side less than ten feet except a minimum of 25 feet for any side that adjoins R-1,

R-2, and R-3.

(III) The improvements constructed on a project site within a B-1, B-2 or GUI zoning district shall meet the following impervious cover requirements provided that for parcels of land with GUI zoning, the minimum lot size shall be two acres:

(a) A maximum of 35 percent of the total site area shall be permitted to be impervious cover. Up to six percent impervious cover shall be allowed for common driveways, governmental facilities and fire access driveways in the rear and at the sides of buildings; provided, however, if such driveways or facilities total less than six percent of the impervious cover, the percentage allowed shall be the actual percentage of impervious cover required by the driveways or facilities. This six percent increase shall not be counted in computing the maximum impervious cover. A developer may be permitted to increase the maximum impervious cover to 47 percent, as approved by the city council, by selecting from the following weighted incentives:

Incentive items.

- a. Provide off-site public sewage disposal system: 8% increase in impervious cover.
- b. Increase landscaping or setbacks (front and one side or rear) by more than 50 percent of ordinance requirements. Setback increases applicable only if unaffected by natural features, topography, creekbeds, etc. Landscaping should provide for using predominantly native plants and grasses to minimize the use and impact of pesticides, herbicides and fertilizers: 2% increase in impervious cover.
- c. Construct detention basins with sedimentation/filtration basins in addition to required detention basins: 2% increase in impervious cover.
- d. Provide primarily ten feet or greater landscaped separations between parking aisles: 2% increase in impervious cover.
- e. Provide 75 percent or more of the required vehicle parking underneath and/or to the side or rear of the building: 2% increase in impervious cover.
- f. Maintain natural state of site in excess of 25 percent requirement:
 1. If 30 percent in natural state: 1% increase in impervious cover.
 2. If 35 percent in natural state: 2% increase in impervious cover.
 3. If 40 percent or more in natural state: 3% increase in impervious cover.
- g. Use of low water consumption plumbing fixture: 1% increase in impervious cover.
- h. Donation of right-of-way (ROW): 2% increase in impervious cover.
- i. Based on the evaluation by the zoning and planning commission and the city council, an increase in allowable impervious cover ranging from one percent to five percent may be approved for a project that demonstrates highly innovative architecture, site planning and land use techniques of a caliber not previously utilized in the city's area and/or of such a quality as to set an excellent example for subsequent developments.

The criteria for evaluation shall include, but not be limited to, the following:

1. Reduction of building mass by breaking up buildings.
2. Techniques to enhance the pedestrian scale of the project, including sidewalks and covered walkways.
3. Measurable efforts to preserve greenbelts at the expense of street visibility.
4. Construction of berms to block off-street visibility of pavement and parking areas.
5. Noise abatement efforts to adjoining sites by providing solid walls and dense planting.
6. Other provisions to lessen the visual impact of the project on surrounding properties.

7. Revegetation of strategic, previously open setback areas with mature, indigenous landscaping.

8. Other unscheduled project design elements may be considered in this incentive item.

(IV) (a) See [section 22.03.275](#)(a).

(b) The sum of 100 feet with neither side less than 50 feet, except as noted in subsection (IV)(d) below.

(c) Fifty feet except as noted in [section 22.03.275](#)(a) or subsection (IV)(d) below.

(d) If B-3 use abuts R-1, R-2 or R-3 use on the rear or side property line, a minimum building setback of 75 feet shall be required. Fifty feet of this setback shall be a densely planted buffer. Parking, driveways, walks, steps, trash storage and disposal fields are permissible within this setback area as long as these permissible improvements are not within the planted buffer. Disposal fields constructed in this area shall be revegetated to as much of its natural and undisturbed appearance as possible.

(V) The improvements constructed on a project site within a B-3 zoning district shall meet the following impervious cover requirements:

(a) At least 25 percent of the total site area shall remain in its natural, undisturbed state. Streambeds and other natural features shall be designated as open space. Areas used to buffer development in the B-3 district from other adjacent properties shall also be designated as open space. If large, natural, indigenous trees are utilized, or undisturbed natural knolls, undisturbed outcroppings or other areas of natural beauty are incorporated into the site design, the undisturbed, natural state requirement of 25 percent may be reduced to 20 percent of the total site area.

(b) A maximum of 40 percent of the total site area shall be permitted to be impervious cover. Up to three percent impervious cover shall be allowed for common driveways, governmental facilities and fire access driveways in the rear and at the sides of buildings; provided, however, if such driveways or facilities total less than three percent of the impervious cover, the percentage allowed shall be the actual percentage of impervious cover required by the driveways or facilities. This three percent increase shall not be counted in computing the maximum impervious cover. A developer may be permitted to increase the maximum impervious cover to 52 percent, as approved by the city council, by selecting from the following weighted incentives:

(1) Incentive items:

a. Provide off-site public sewage disposal system: 8% increase in impervious cover.

b. Increase landscaping or setbacks (front and one side or rear) by more than 50 percent of ordinance requirements. Setback increase applicable only if unaffected by natural features, topography, creekbeds, etc. Landscaping should provide for using predominantly native plants and grasses to minimize the use and impact of pesticides, herbicides and fertilizers: 2% increase in impervious cover.

c. Construct detention basins with sedimentation/filtration basins in addition to required detention basins: 2% increase in impervious cover.

d. Provide primarily 20 feet or greater landscaped separations between parking aisles: 2% increase in impervious cover.

e. Provide a major piece of sculptural art, continuously available for public view: 1% increase in impervious cover.

f. Maintain natural state of site in excess of 25 percent requirement:

1. If 30 percent in natural state: 1% increase in impervious cover.

2. If 35 percent in natural state: 1% increase in impervious cover.

3. If 40 percent or more in natural state: 3% increase in impervious cover.

g. Construct a hike and bike or nature trail for public use: 2% increase in impervious cover.

h. Use of low water consumption plumbing fixtures: 1% increase in impervious cover.

- i. Based on evaluation by the zoning and planning commission and the city council, an increase in allowable impervious cover ranging from one percent to five percent may also be approved for a project that demonstrates highly innovative architecture, site planning and land use techniques of a caliber not previously utilized in the city's area and/or of such a quality as to set an excellent example for subsequent developments.

The criteria for evaluation shall include, but not be limited to, the following:

1. Reduction of building mass by breaking up buildings.
2. Techniques to enhance the pedestrian scale of the project, including sidewalks and covered walkways.
3. Measurable efforts to preserve greenbelts at the expense of street visibility.
4. Construction of berms to block off-street visibility of pavement and parking areas.
5. Noise abatement efforts to adjoining sites by providing solid walls and dense planting.
6. Other provisions to lessen the visual impact of the project on surrounding properties.
7. Revegetation of strategic, previously open setback areas with mature, indigenous landscaping.

(c) The balance of the project may be landscaped using mostly indigenous trees and shrubs, used for stormwater detention, used for private sewage disposal systems, or otherwise disturbed so long as the surface of the area remains pervious.

(VI) The improvements constructed within a B-3 zoning district shall meet the following dimensional requirements:

(a) Each property shall be individually site-planned according to the terrain, traffic and sewage disposal considerations.

(b) Single occupancy use sizes in a B-3 use district shall be limited as follows:

(1) On a 40-acre or larger site three major single occupancy uses up to 65,000 square feet each may be constructed within the project in accordance with subsection (VI)(c) below. All other single occupancy uses shall not exceed 20,000 square feet.

(2) On a 20-acre to 40-acre site two major occupancy uses up to 65,000 square feet each may be constructed within the project in accordance with subsection (VI)(c) below. All other single use occupancy uses shall not exceed 20,000 square feet.

(3) Buildings joined by a weather protected passageway shall not be considered separate structures if more than 25 percent of their common facing walls are joined by the passageway.

(c) In order to utilize the site topography and preserve open space areas on other portions of the site, including setback buffers, single occupancy uses may be joined in a common structure when divided by a fire separation wall built in accordance with the International Building Code and International Fire Code, current adopted edition. Otherwise, the minimum building separation shall be 30 feet.

(VII) Repealed. Any reference to footnote (VII) in the chart in [section 22.03.281](#)(b) should be disregarded.

(VIII) Height adjustments.

(a) An increase of seven feet in the height limitation of buildings in zoning district O, B-1, B-2, B-3 and GUI may be granted when all of the following conditions are met:

1. Fifty percent or more of the required vehicle parking is provided underneath and/or to the side or rear of the building.
2. The parking provided in subsection (a)1. of this subsection is not visible from an abutting street.
3. All required parking is on slopes of 25 percent or less.
4. The building does not exceed a maximum of two stories, excluding the vehicle parking level.

5. Impervious cover does not exceed the requirement of this article.

6. The roof line is a pitch, shed or modification thereof as approved by the city council.

(IX) The improvements constructed on a project site within an “O” zoning district shall meet the following impervious cover requirements:

(a) A maximum of 30 percent of the total site shall be permitted to be impervious cover for the “O” office zoning districts. A developer may be permitted to increase the maximum impervious cover to 42 percent, as approved by the city council, by selecting from the following weighted incentives:

(1) Provide off-site public sewage disposal systems and donation of sewer right-of-way easement to the city. 8%

(2) Donation of right-of-way for street purposes. 2%

(3) Donation of easement for greenbelt of parkway. 2%

(Ordinance 361 adopted 3/28/18)

Tree Condition Assessment

103 Yaupon Valley Rd. West Lake Hills, TX 78746

Introduction:

Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team who through related training and experience are familiar with the techniques and equipment used in such operations.

TMS was contacted regarding a property being studied for construction. The team wanted a better understanding of trees on site and their potential impacts/benefits to the project.

Assignment:

Tree Mann Solutions to inspect, identify, measure DBH, and provide condition rating with supportive notes for designated trees. TMS to review provided documents and make preservation/removal/care recommendations, where warranted. Summary report with photos provided for team use.

Summary:

- **T196**, a 21.5" hackberry, was found to be in fair to low fair condition. It is a marginal to poor preservation candidate due to a history of previous failures, species profile, and existing/proposed impacts. TMS recommends removal and replacement of this tree which will allow for greater flexibility and respect of adjacent red oak CRZs.
- **T230**, a 12.5" Ashe juniper, was found to be in fair to low fair condition; preserve if convenient.
- **T246**, a 24" multi-stem red oak, was found to be in fair condition. It had a cavity at the union with decent response growth and no active decay observed TMS recommends cabling and pruning to reduce weight if tree is preserved.
- **T253**, a 14" Ashe juniper, was found to be in fair condition; preserve if convenient.
- **T255**, a 14" Ashe juniper, was found to be in poor condition due to previous failures and is not recommended for preservation.
- **T261**, a 13.5" ligustrum, is an invasive species and should be removed.
- **T262**, a 13.5" Ashe juniper, was found to be in poor condition, and is not recommended for preservation.
- **T263**, a 12" Ashe juniper, was found to be in poor condition, and is not recommended for preservation.
- **T266**, a 17" Ashe juniper, was found to be in poor condition due to a splitting union and significantly diminished canopy. This tree is not recommended for preservation.
- **T269**, a 15.5" Ashe juniper, was found to be in fair condition and is a decent preservation candidate.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, please reach me at (512)470-9073 or [REDACTED] We are here to help!

Respectfully,



Joe Zaniewski | Lead Project Manager

Tree Mann Solutions, LLC

Board Certified Master Arborist TX-4294B

Tree Risk Assessment Qualified (TRAQ)

Texas Oak Wilt Qualified #155 (TXOWQ)

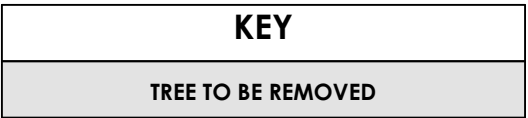
TDA Applicator License No. 0798941

Texas Licensed Irrigator LI0024812

M.S.=MULTI-STEMMED

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

TAG NO.	TREE DESCRIPTION	REPL. IN.
191	17" OAK	
192	12" LIGUSTRUM	
193	3" ASH	
194	16" CEDAR	
195	8" M.S. LIGUSTRUM	
196	21.5" HACKBERRY	32.25"
197	16" LIGUSTRUM	
198	18" OAK	
199	12" LIGUSTRUM	
200	18" M.S. CEDAR	
201	15" CEDAR	
202	8" OAK	6"
203	11" CEDAR	8.25"
204	13" CEDAR	9.75"
205	7" HACKBERRY	
206	11" LIGUSTRUM	
207	8" OAK	
208	14" CHINABERRY	
209	7" CHINABERRY	
210	12" LIGUSTRUM	
211	14" OAK	
212	5" LIGUSTRUM	
213	8" LIGUSTRUM	
214	9" LIGUSTRUM	
215	10" CEDAR	
216	17" HACKBERRY	
217	10" CEDAR	
218	9" CEDAR	
219	5" LIGUSTRUM	
220	7" LIGUSTRUM	
221	18" OAK	
222	8" CHINABERRY	
223	10" CEDAR	
224	6" LIGUSTRUM	
225	8" LIGUSTRUM	
226	12" CEDAR	
227	13" OAK	
228	10" CEDAR	7.5"
229	10" CEDAR	
230	12.5" CEDAR	9.5"
231	6" OAK	
232	17" CEDAR	
233	9" LIGUSTRUM	
234	11" CEDAR	
235	15" CHINABERRY	
236	7" CEDAR	
237	8" CEDAR	
238	11" CEDAR	
239	7" CEDAR	
240	4" ASH	
241	9" OAK	
242	6" CEDAR	
243	4" ASH	
244	11" HACKBERRY	8.25"
245	9" CEDAR	6.75"
246	24" OAK	
247	13 " LIGUSTRUM	
248	6" OAK	
249	7" CEDAR	
250	15" CHINABERRY	
251	15" HACKBERRY	



The diagram shows a circular compass rose with concentric circles. A vertical line with an arrow at the top is labeled 'PLAN NORTH'. A line pointing towards the top-right is labeled 'N' (True North). A line pointing towards the bottom-right is labeled 'S' (True South). A line pointing towards the top-left is labeled 'Z' (Magnetic North). A line pointing towards the bottom-left is labeled 'E' (Magnetic South). The angle between the vertical 'PLAN NORTH' line and the 'N' line is labeled 'MAGNETIC DECLINATION'.

JAY **CORDER** ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAY**CORDER**.COM

WEINBERGER RESIDENCE

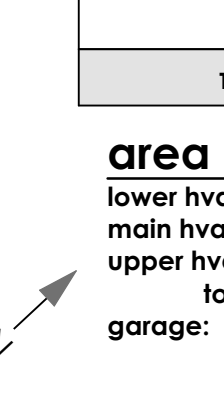
FOR REVIEW ONLY

DATE:	11/4/22
PM:	SW
DRAWN:	JC, SW

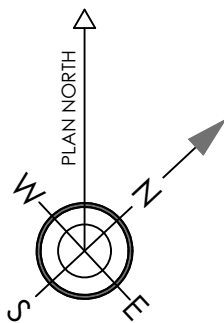
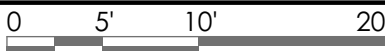
A1.01

Page 48 of 87

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

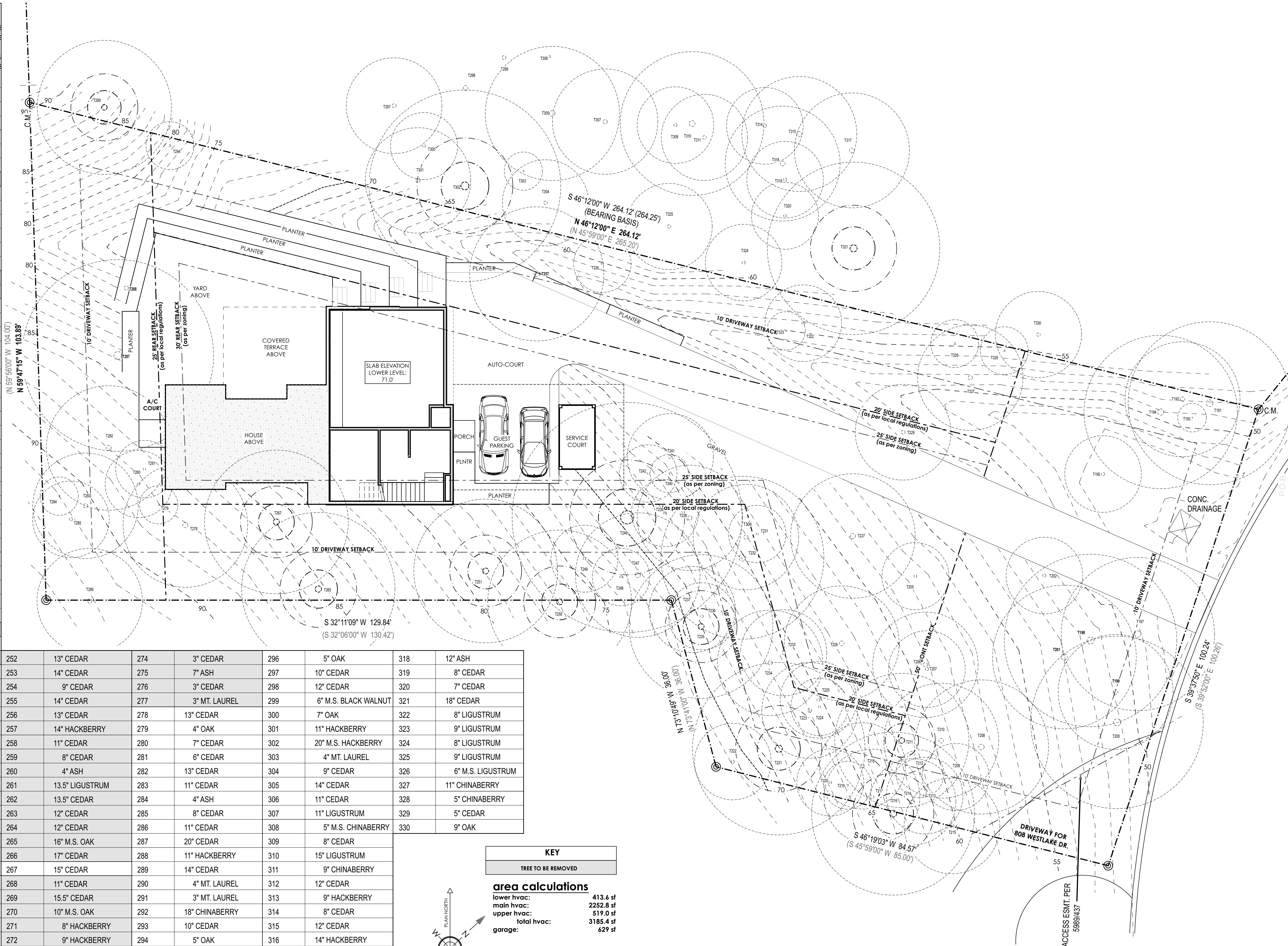
230	12.5" CEDAR	252	13" CEDAR	274	3" CEDAR	296	5" OAK	318	12" ASH
231	6" OAK	253	14" CEDAR	275	7" ASH	297	10" CEDAR	319	8" CEDAR
232	17" CEDAR	254	9" CEDAR	276	3" CEDAR	298	12" CEDAR	320	7" CEDAR
233	9" LIGUSTRUM	255	14" CEDAR	277	3" MT. LAUREL	299	6" M.S. BLACK WALNUT	321	18" CEDAR
234	11" CEDAR	256	13" CEDAR	278	13" CEDAR	300	7" OAK	322	8" LIGUSTRUM
235	15" CHINABERRY	257	14" HACKBERRY	279	4" OAK	301	11" HACKBERRY	323	9" LIGUSTRUM
236	7" CEDAR	258	11" CEDAR	280	7" CEDAR	302	20" M.S. HACKBERRY	324	8" LIGUSTRUM
237	8" CEDAR	259	8" CEDAR	281	6" CEDAR	303	4" MT. LAUREL	325	9" LIGUSTRUM
238	11" CEDAR	260	4" ASH	282	13" CEDAR	304	9" CEDAR	326	6" M.S. LIGUSTRUM
239	7" CEDAR	261	13.5" LIGUSTRUM	283	11" CEDAR	305	14" CEDAR	327	11" CHINABERRY
240	4" ASH	262	13.5" CEDAR	284	4" ASH	306	11" CEDAR	328	5" CHINABERRY
241	9" OAK	263	12" CEDAR	285	8" CEDAR	307	11" LIGUSTRUM	329	5" CEDAR
242	6" CEDAR	264	12" CEDAR	286	11" CEDAR	308	5" M.S. CHINABERRY	330	9" OAK
243	4" ASH	265	16" M.S. OAK	287	20" CEDAR	309	8" CEDAR		
244	11" HACKBERRY	266	17" CEDAR	288	11" HACKBERRY	310	15" LIGUSTRUM		
245	9" CEDAR	267	15" CEDAR	289	14" CEDAR	311	9" CHINABERRY		
246	24" OAK	268	11" CEDAR	290	4" MT. LAUREL	312	12" CEDAR		
247	13 " LIGUSTRUM	269	15.5" CEDAR	291	3" MT. LAUREL	313	9" HACKBERRY		
248	6" OAK	270	10" M.S. OAK	292	18" CHINABERRY	314	8" CEDAR		
249	7" CEDAR	271	8" HACKBERRY	293	10" CEDAR	315	12" CEDAR		
250	15" CHINABERRY	272	9" HACKBERRY	294	5" OAK	316	14" HACKBERRY		
251	15" HACKBERRY	273	9" OAK	295	6" M.S. CHINABERRY	317	12" ASH		

SCALE: 1" = 10'



TREE TO BE REMOVED

lower hvac:	413.6 sf
main hvac:	2252.8 sf
upper hvac:	519.0 sf
total hvac:	3185.4 sf
garage:	629 sf



JAY
COR
DER
ARC
HIT
ECT

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

JAYCORDER.COM

WEINBERGER RESIDENCE

103 YAUPON VALLEY RD
WEST LAKE HILLS
TEXAS 78746

FOR REVIEW ONLY

**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

DATE:	11/4/22
PM:	SW
DRAWN:	JC, SW

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.02

PROPOSED- SITE PLAN

[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

FOR REVIEW ONLY

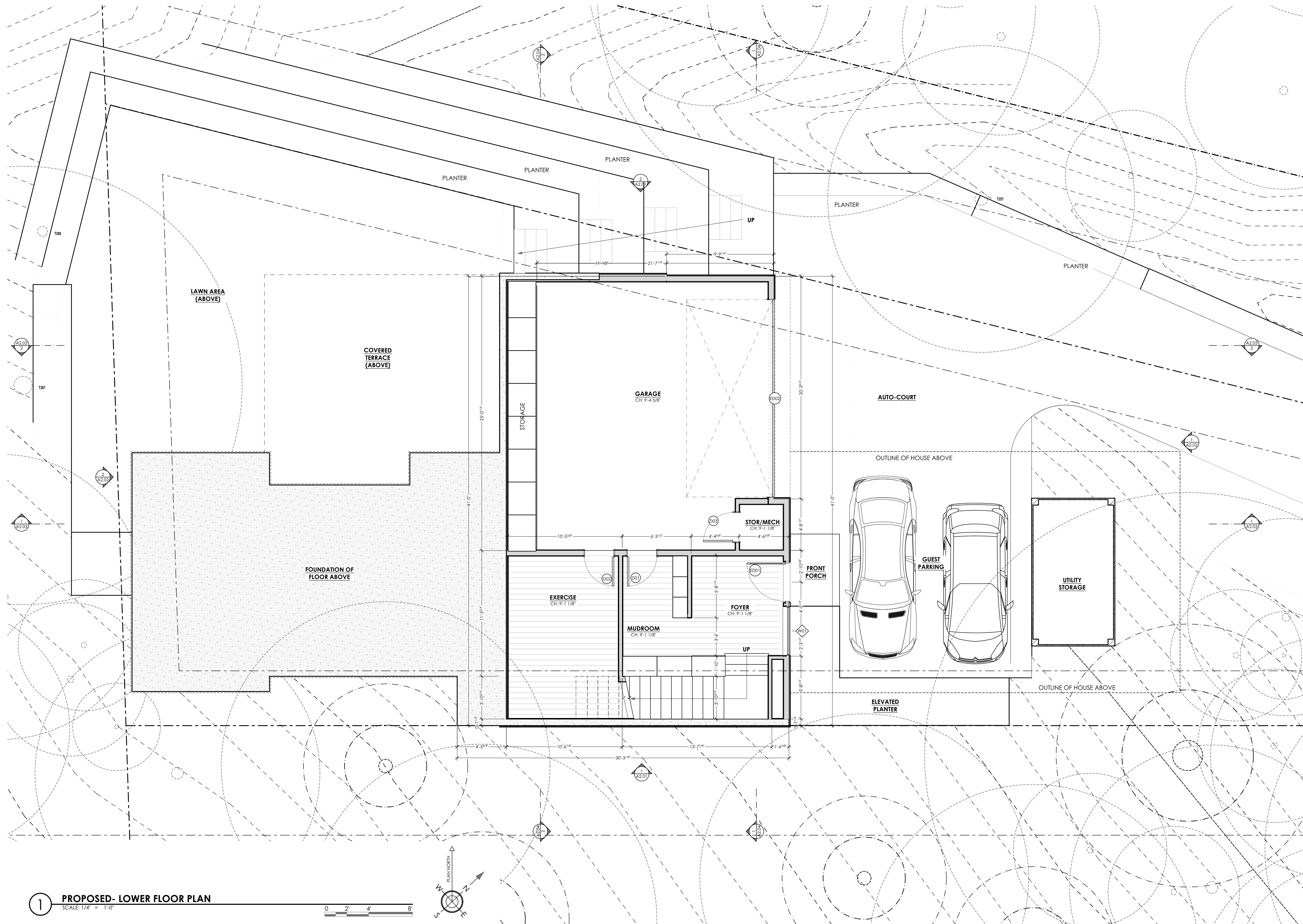
**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

DATE:	11/4/22
PM:	SW
DRAWN:	JC, SW

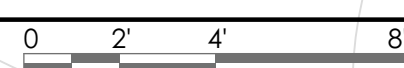
SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.03

PROPOSED- LOWER FLOOR PLAN



A1.04



[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

FOR REVIEW ONLY

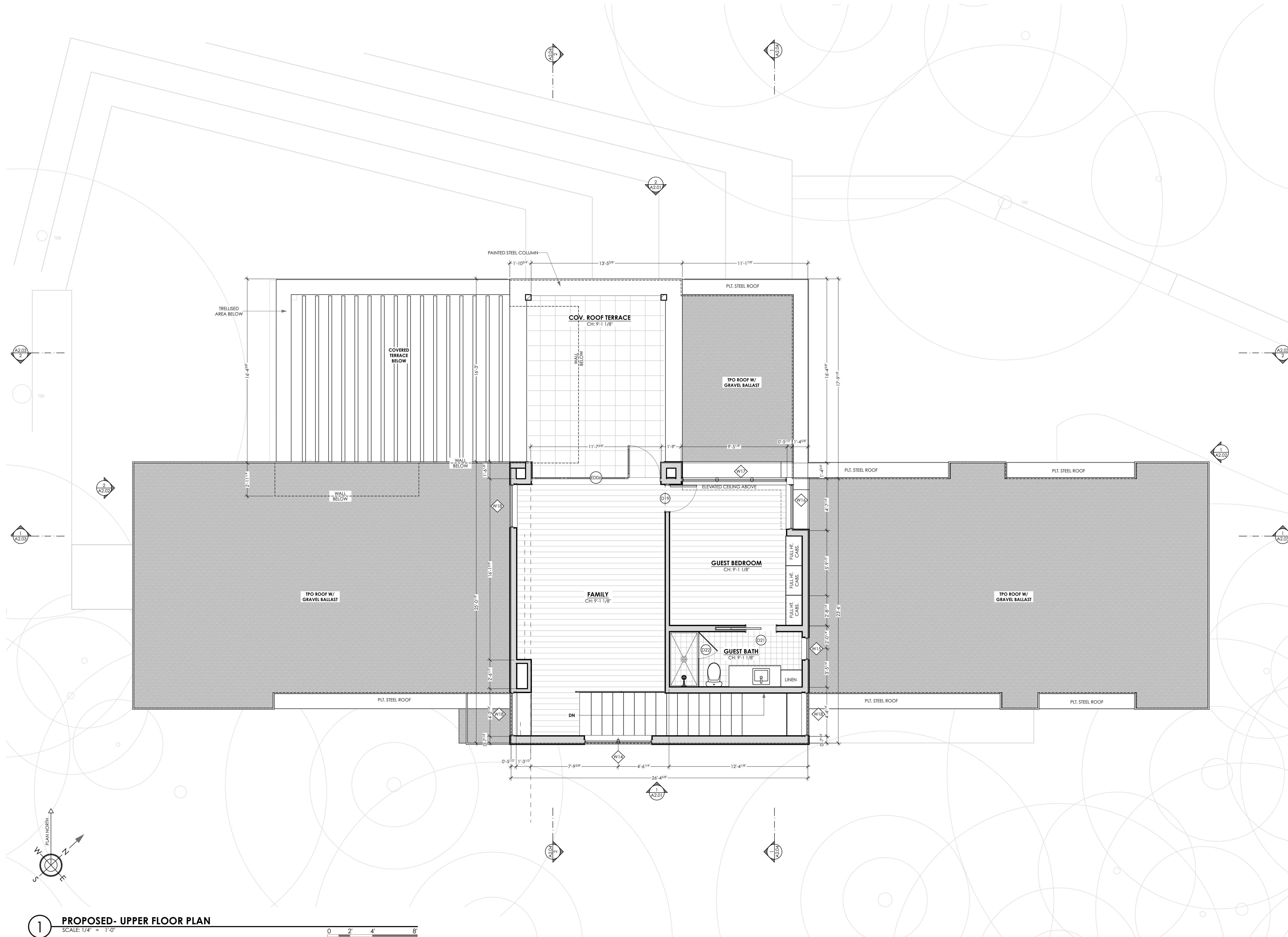
**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

DATE:	11/4/22
PM:	SW
DRAWN:	JC, SW

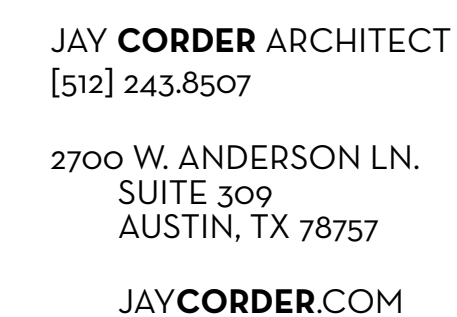
SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.05

PROPOSED- UPPER LEVEL PLAN



1 PROPOSED- UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



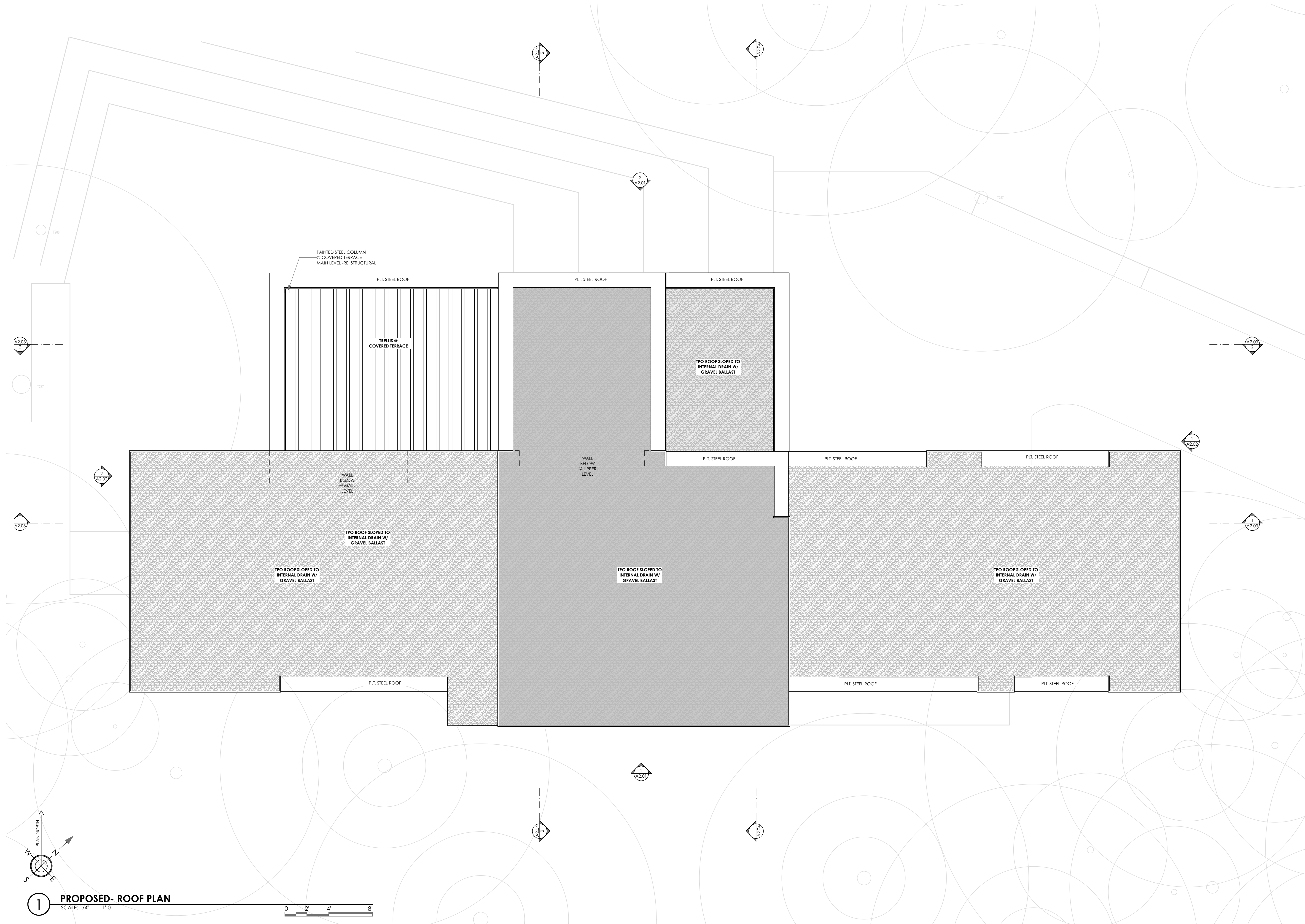
**WEINBERGER
RESIDENCE**

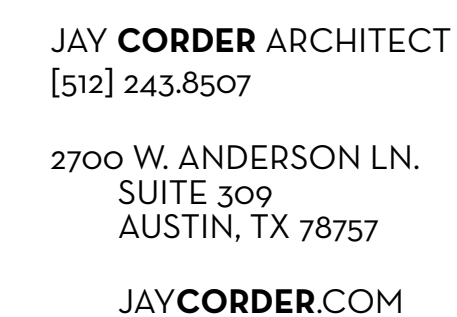
103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

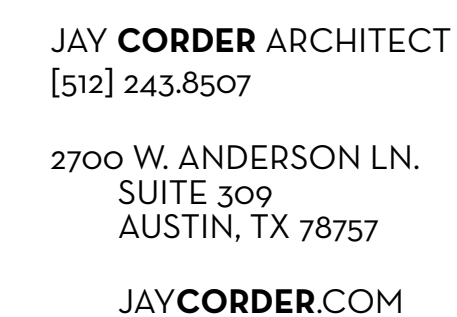
PROPOSED- ROOF PLAN





WEINBERGER RESIDENCE	
103 YAUPON VALLEY RD. WEST LAKE HILLS TEXAS 78746	
FOR REVIEW ONLY	
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	
DATE:	11/4/22
PM:	SW
DRAWN:	JC, SW
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)	
A2.01	





**WEINBERGER
RESIDENCE**

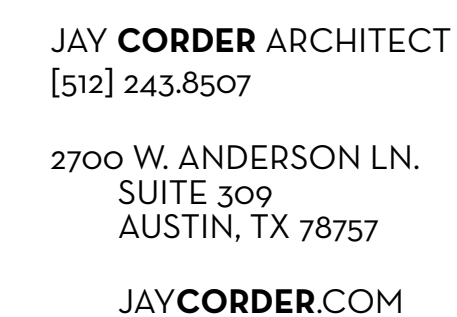
103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

EXTERIOR ELEVATIONS





**WEINBERGER
RESIDENCE**

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A2.04

EXTERIOR SECTION ELEVATIONS



(N 59°56'00" W 104.00')
N 59°47'15" W 103.89'

JAY
CORDER
ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM

25' REAR SETBACK
(as per local regulations)
30' REAR SETBACK
(as per zoning)

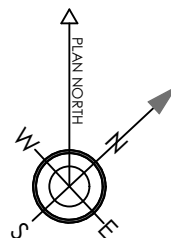
S 32°11'09" W 129.84'
(S 32°06'00" W 130.42')

- SETBACK
- NEIGHBOR ACCESS ESMT
- GULLY

103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS

1 EASEMENTS
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



S 46°12'00" W 264.12' (264.25') (BEARING BASIS)
N 46°12'00" E 264.12' (N 45°59'00" E 265.20')

15' WIDE GULLY

10' DRIVEWAY SETBACK

20' SIDE SETBACK
(as per local regulations)
25' SIDE SETBACK
(as per zoning)

25' SIDE SETBACK
(as per zoning)

20' SIDE SETBACK
(as per local regulations)

10' DRIVEWAY SETBACK

10' DRIVEWAY SETBACK

25' SIDE SETBACK
(as per zoning)
20' SIDE SETBACK
(as per local regulations)

50' FRONT SETBACK

10' DRIVEWAY SETBACK

DRIVEWAY FOR
808 WESTLAKE DR.

CONC.
DRAINAGE

YAUPON VALLEY ROAD
S 39°37'50" E 100.24'
(S 39°52'00" E 100.26')

S 46°19'03" W 84.57'
(S 45°59'00" W 85.00')

ESMT. PER
37

JAY
CORDER
ARCHITECT

JAY CORDER ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM

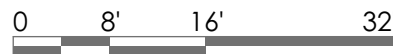
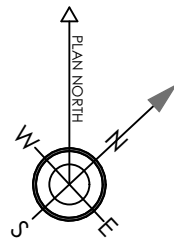
**103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS**

1

SLOPE ANALYSIS

SCALE: 1/16" = 1'-0"

- UNDER 15% SLOPE
- 15-25% SLOPE
- 25-35% SLOPE
- 35-50% SLOPE
- OVER 50% SLOPE



YAUPON VALLEY ROAD

15' WIDE GULLY

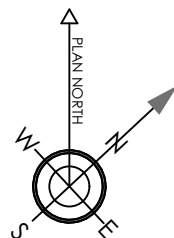
1

TREES

SCALE: 1/16" = 1'-0"

- DESIRABLE TREES (Oak, Ash, Mt Laurel, Maple and Walnut)
- PROTECTED TREES

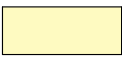
103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS



0 8' 16' 32'

15' WIDE GULLY

YAUPON VALLEY ROAD

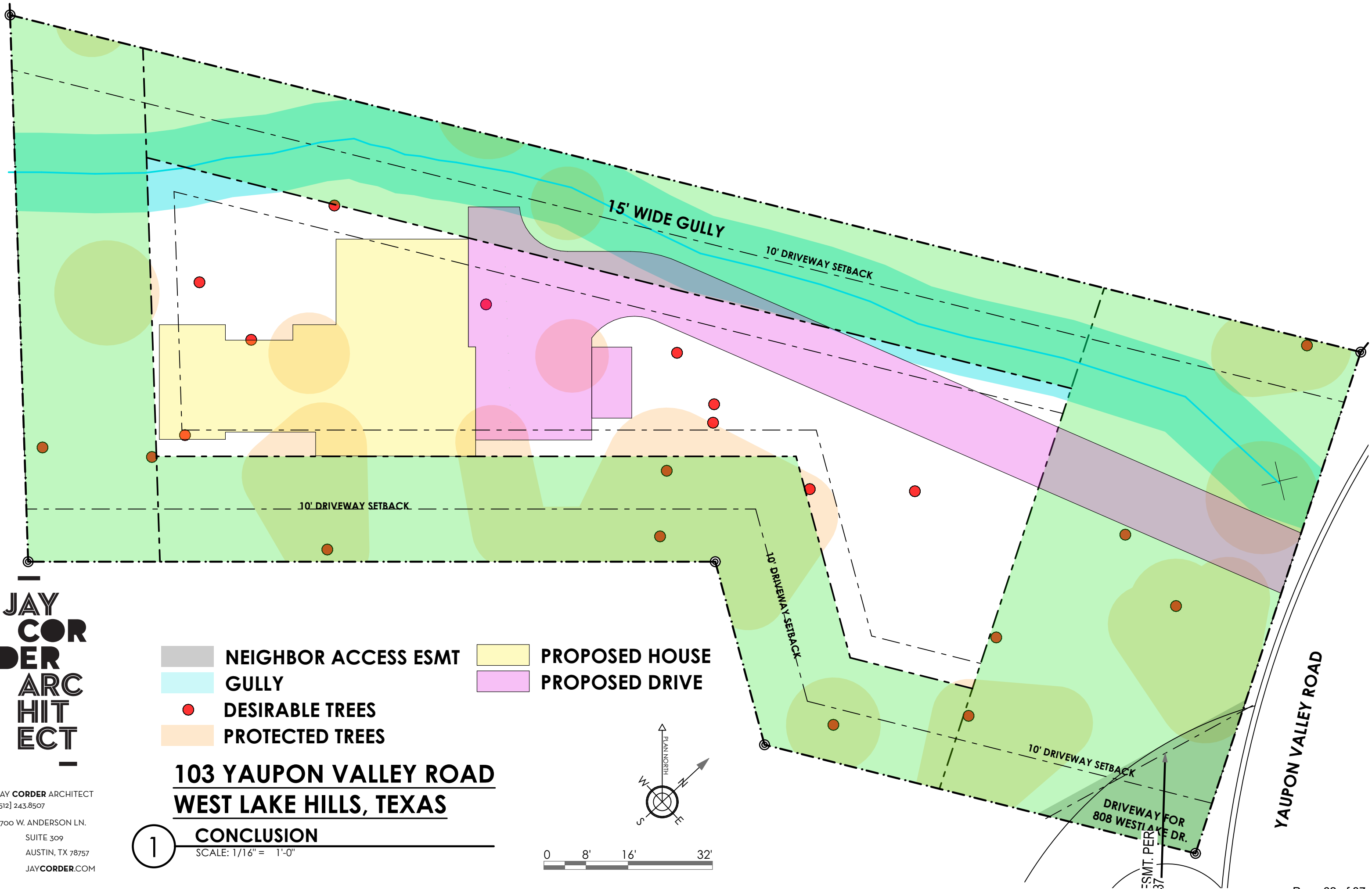
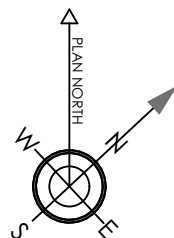
- | | | | |
|---|----------------------|---|----------------|
|  | NEIGHBOR ACCESS ESMT |  | PROPOSED HOUSE |
|  | GULLY |  | PROPOSED DRIVE |
|  | DESIRABLE TREES | | |
|  | PROTECTED TREES | | |

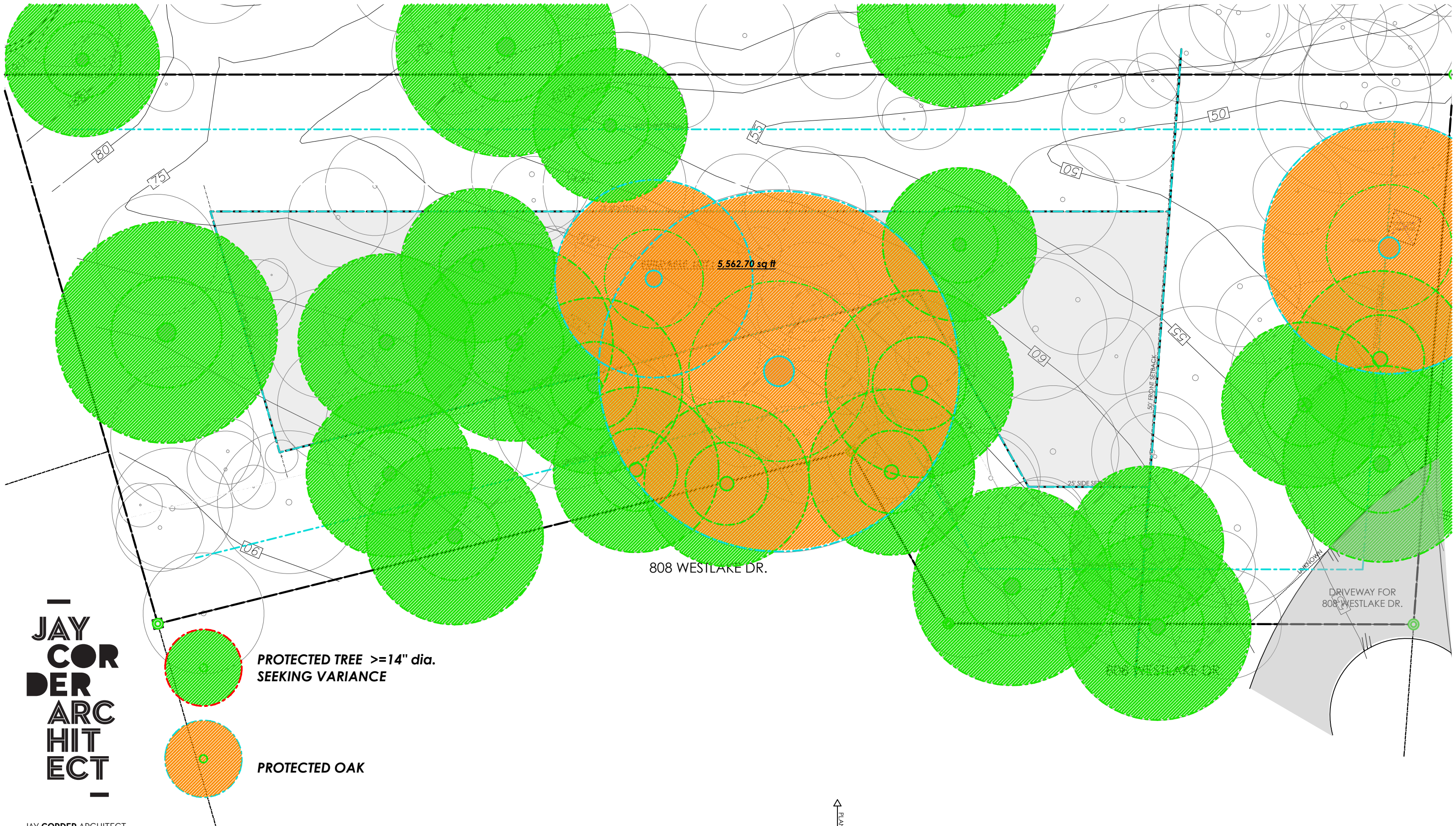
**103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS**

1 CONCLUSION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

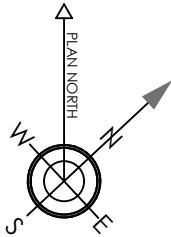
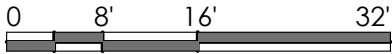




**JAY
CORDER
ARCHITECT**

JAY CORDER ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM

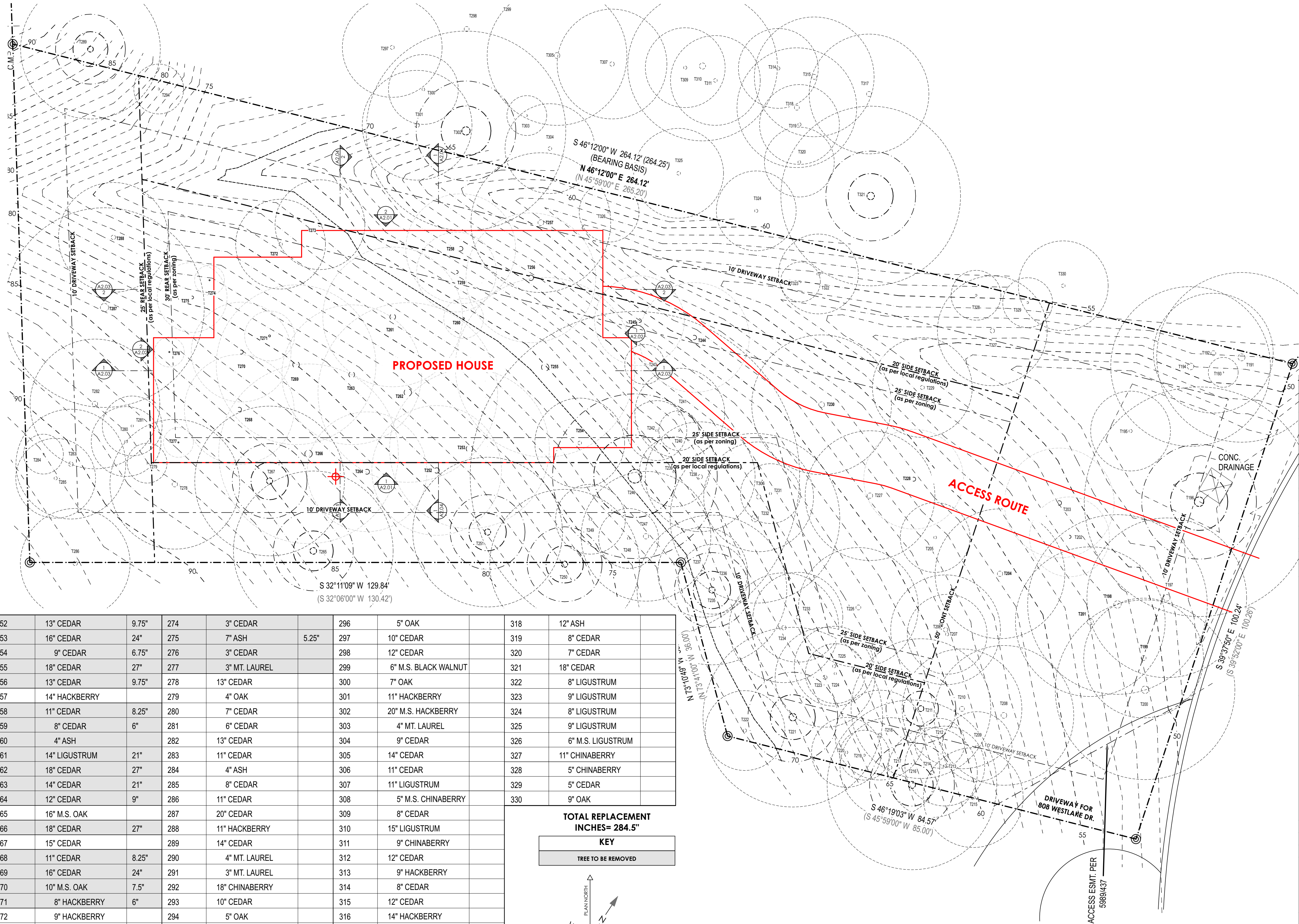
1 **SITE PLAN- To Be Verified**
SCALE: 1/16" = 1'-0"



**103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS**

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

TAG NO.	TREE DESCRIPTION	REPL. IN.
191	17" OAK	
192	12" LIGUSTRUM	
193	3" ASH	
194	16" CEDAR	
195	8" M.S. LIGUSTRUM	
196	23" HACKBERRY	
197	16" LIGUSTRUM	
198	18" OAK	
199	12" LIGUSTRUM	
200	18" M.S. CEDAR	
201	15" CEDAR	
202	8" OAK	6"
203	11" CEDAR	8.25"
204	13" CEDAR	
205	7" HACKBERRY	
206	11" LIGUSTRUM	
207	8" OAK	
208	14" CHINABERRY	
209	7" CHINABERRY	
210	12" LIGUSTRUM	
211	14" OAK	
212	5" LIGUSTRUM	
213	8" LIGUSTRUM	
214	9" LIGUSTRUM	
215	10" CEDAR	
216	17" HACKBERRY	
217	10" CEDAR	
218	9" CEDAR	
219	5" LIGUSTRUM	
220	7" LIGUSTRUM	
221	18" OAK	
222	8" CHINABERRY	
223	10" CEDAR	
224	6" LIGUSTRUM	
225	8" LIGUSTRUM	
226	12" CEDAR	
227	13" OAK	
228	10" CEDAR	7.5"
229	10" CEDAR	
230	14" CEDAR	
231	6" OAK	
232	17" CEDAR	
233	9" LIGUSTRUM	
234	11" CEDAR	
235	15" CHINABERRY	
236	7" CEDAR	
237	8" CEDAR	
238	11" CEDAR	
239	7" CEDAR	
240	4" ASH	
241	9" OAK	
242	6" CEDAR	
243	4" ASH	
244	11" HACKBERRY	8.25"
245	9" CEDAR	6.75"
246	33" OAK	
247	13 " LIGUSTRUM	
248	6" OAK	
249	7" CEDAR	
250	15" CHINABERRY	
251	15" HACKBERRY	



JAY
COR
DER
ARC
HIT
ECT

JAYCORDER.COM

[illegible]

FOR REVIEW ONLY

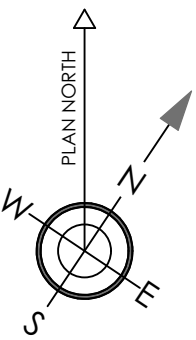
SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.01

EXISTING- SITE PLAN

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

PROPOSED- SITE PLAN



KEY

TREE TO BE REMOVED

area calculations

lower hvac:	413.6 sf
main hvac:	2252.8 sf
upper hvac:	519.0 sf
total hvac:	3185.4 sf
garage:	629 sf

JAY
COR
DER
ARC
HIT
ECT

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

JAYCORDER.COM

WEINBERGER RESIDENCE

103 YAUPON VALLEY RD
WEST LAKE HILLS
TEXAS 78746

FOR REVIEW ONLY

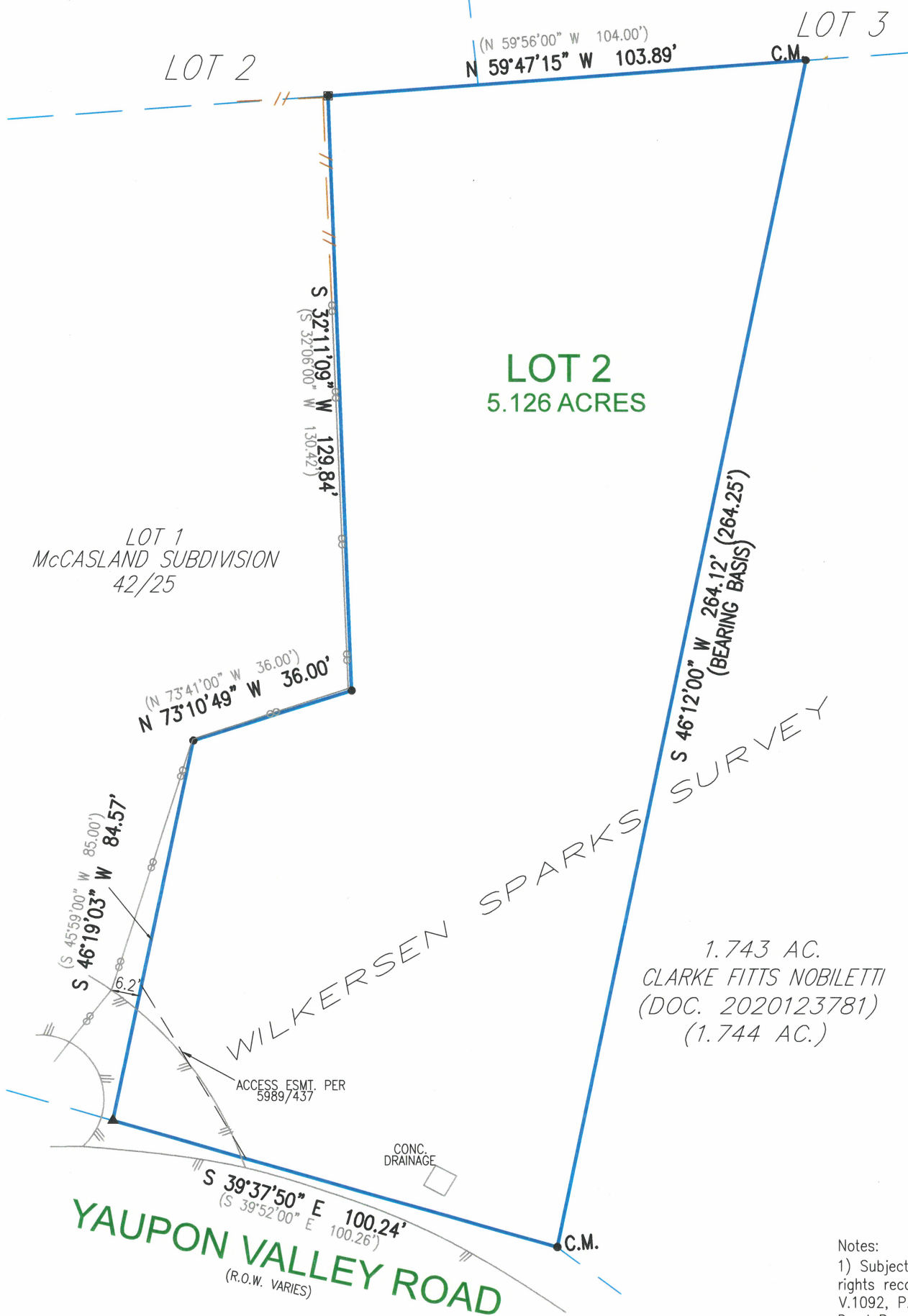
**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.02

PROPOSED- SITE PLAN

THE OVERLOOK AT WEST LAKE 90/341-342



Notes:

- 1) Subject to restrictions and easement rights recorded in V.645, P.210, V.1031, P.95, V.1092, P.266, V.1171, P.418, V.1425, P.87, Deed Records and Book 42, Page 25, Plat Records.
- 2) Electric easements per V.614, P.260, V.676, P.298, V.659, P.558 V.676, P.298, Deed Records contain insufficient data to locate.
- 3) Subject to Ingress and egress easement per V.947, P.539, Deed Records.
- 4) Overflow Easement per V.103, P.560 & V.274, P.527, Deed Records, does not affect this lot.
- 5) Subject to Blank Type Utility Easement per V.554, P.502, Deed Records.



LEGEND

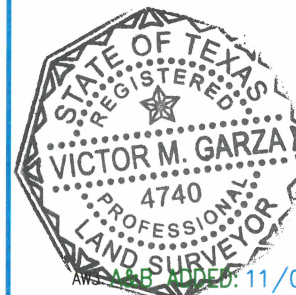
- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
-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

Victor M. Garza

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

BENCHMARK TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.



STREET ADDRESS: YAUPON VALLEY ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 2 SUBDIVISION: McCASLAND SUBDIVISION VOL/CAB 42 PG/SLD 25 PLAT RECORDS
REFERENCE NAME: ASHTON WEINBERGER & ERICA WIENBERGER G.F. #: PL21-30868



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

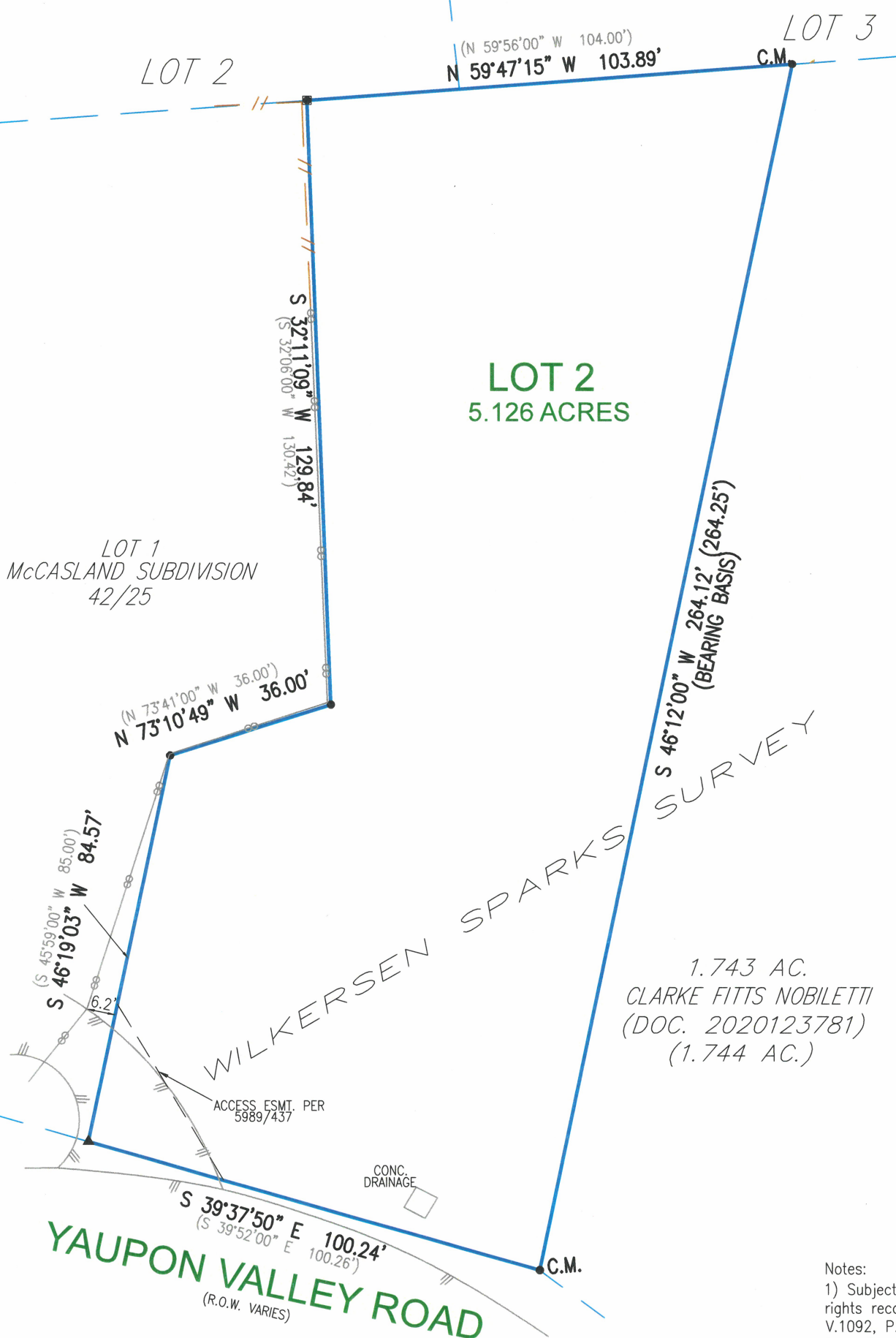
1404 West North Loop Blvd.

Austin, Texas 78756 - Office 512*458-6969

FIELD WORK BY	REESE	08/03/20
CALC'D BY	JOSE	08/06/20
DRAFTED BY	JOSE	08/06/20
CHECKED BY	M.L.	08/06/20

JOB #: B1017621_TA
ORIGINAL SURVEY DATE: 05/24/21
SCALE: 1"= 30'

THE OVERLOOK AT WEST LAKE 90/341-342



Notes:

- 1) Subject to restrictions and easement rights recorded in V.645, P.210, V.1031, P.95, V.1092, P.266, V.1171, P.418, V.1425, P.87, Deed Records and Book 42, Page 25, Plat Records.
- 2) Electric easements per V.614, P.260, V.676, P.298, V.659, P.558 V.676, P.298, Deed Records contain insufficient data to locate.
- 3) Subject to Ingress and egress easement per V.947, P.539, Deed Records.
- 4) Overflow Easement per V.103, P.560 & V.274, P.527, Deed Records, does not affect this lot.
- 5) Subject to Blank Type Utility Easement per V.554, P.502, Deed Records.



LEGEND

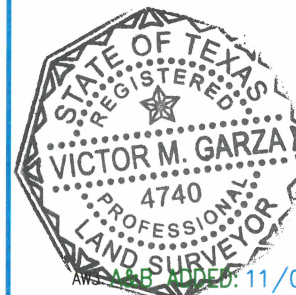
- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
-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

Victor M. Garza

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

BENCHMARK TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.



STREET ADDRESS: YAUPON VALLEY ROAD CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 2 SUBDIVISION: McCASLAND SUBDIVISION VOL/CAB 42 PG/SLD 25 PLAT RECORDS
REFERENCE NAME: ASHTON WEINBERGER & ERICA WIENBERGER G.F. #: PL21-30868



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

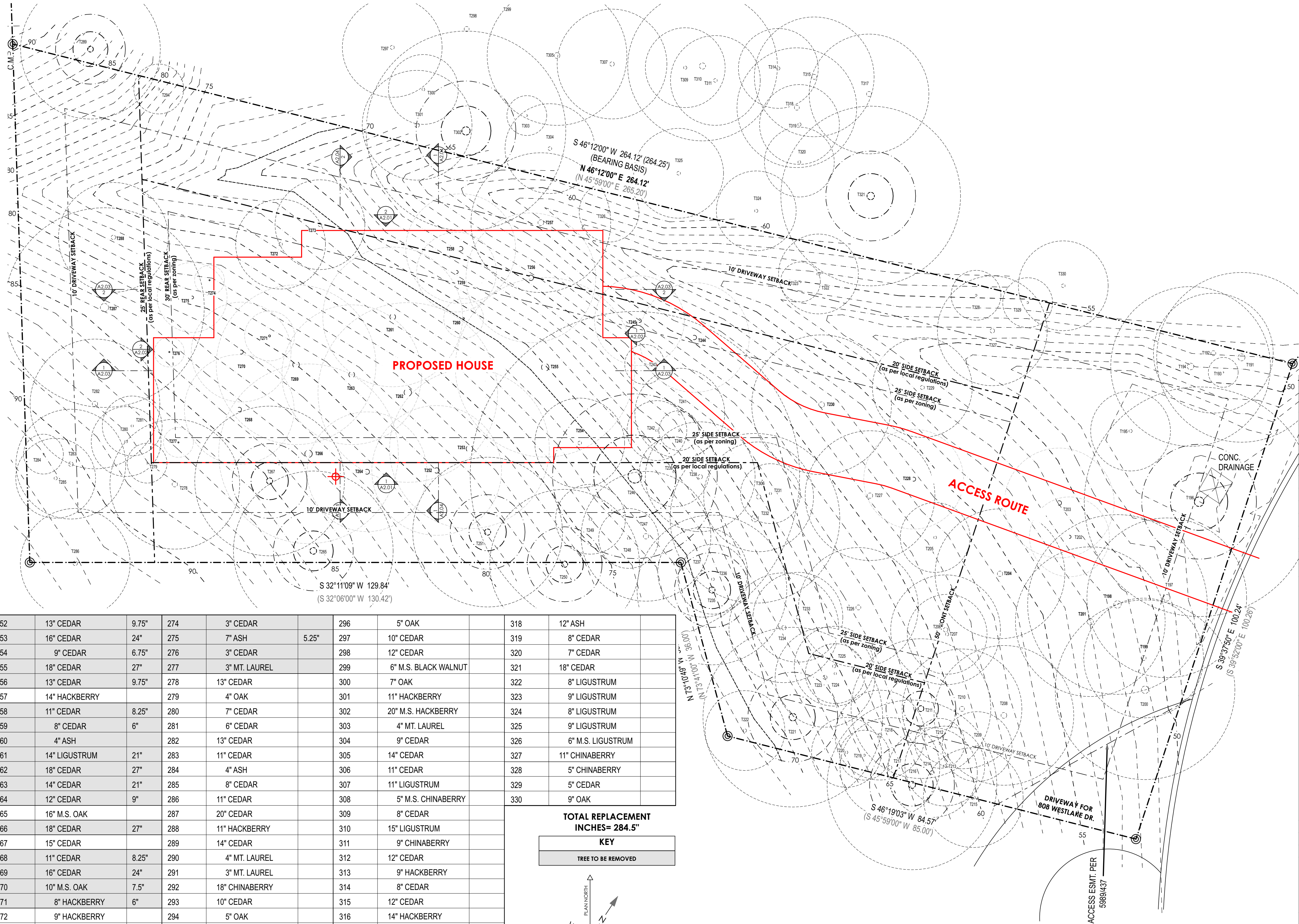
Austin, Texas 78756 - Office 512*458-6969

FIELD WORK BY	REESE	08/03/20
CALC'D BY	JOSE	08/06/20
DRAFTED BY	JOSE	08/06/20
CHECKED BY	M.L.	08/06/20

JOB #: B1017621_TA
ORIGINAL SURVEY DATE: 05/24/21
SCALE: 1"= 30'

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

TAG NO.	TREE DESCRIPTION	REPL. IN.
191	17" OAK	
192	12" LIGUSTRUM	
193	3" ASH	
194	16" CEDAR	
195	8" M.S. LIGUSTRUM	
196	23" HACKBERRY	
197	16" LIGUSTRUM	
198	18" OAK	
199	12" LIGUSTRUM	
200	18" M.S. CEDAR	
201	15" CEDAR	
202	8" OAK	6"
203	11" CEDAR	8.25"
204	13" CEDAR	
205	7" HACKBERRY	
206	11" LIGUSTRUM	
207	8" OAK	
208	14" CHINABERRY	
209	7" CHINABERRY	
210	12" LIGUSTRUM	
211	14" OAK	
212	5" LIGUSTRUM	
213	8" LIGUSTRUM	
214	9" LIGUSTRUM	
215	10" CEDAR	
216	17" HACKBERRY	
217	10" CEDAR	
218	9" CEDAR	
219	5" LIGUSTRUM	
220	7" LIGUSTRUM	
221	18" OAK	
222	8" CHINABERRY	
223	10" CEDAR	
224	6" LIGUSTRUM	
225	8" LIGUSTRUM	
226	12" CEDAR	
227	13" OAK	
228	10" CEDAR	7.5"
229	10" CEDAR	
230	14" CEDAR	
231	6" OAK	
232	17" CEDAR	
233	9" LIGUSTRUM	
234	11" CEDAR	
235	15" CHINABERRY	
236	7" CEDAR	
237	8" CEDAR	
238	11" CEDAR	
239	7" CEDAR	
240	4" ASH	
241	9" OAK	
242	6" CEDAR	
243	4" ASH	
244	11" HACKBERRY	8.25"
245	9" CEDAR	6.75"
246	33" OAK	
247	13 " LIGUSTRUM	
248	6" OAK	
249	7" CEDAR	
250	15" CHINABERRY	
251	15" HACKBERRY	



JAY
COR
DER
ARC
HIT
ECT

JAYCORDER.COM

[illegible]

FOR REVIEW ONLY

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

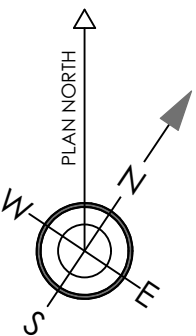
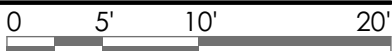
A1.01

EXISTING-SITE PLAN

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

230	14" CEDAR	252	13" CEDAR	274	3" CEDAR	296	5" OAK	318	12" ASH
231	6" OAK	253	16" CEDAR	275	7" ASH	297	10" CEDAR	319	8" CEDAR
232	17" CEDAR	254	9" CEDAR	276	3" CEDAR	298	12" CEDAR	320	7" CEDAR
233	9" LIGUSTRUM	255	18" CEDAR	277	3" MT. LAUREL	299	6" M.S. BLACK WALNUT	321	18" CEDAR
234	11" CEDAR	256	13" CEDAR	278	13" CEDAR	300	7" OAK	322	8" LIGUSTRUM
235	15" CHINABERRY	257	14" HACKBERRY	279	4" OAK	301	11" HACKBERRY	323	9" LIGUSTRUM
236	7" CEDAR	258	11" CEDAR	280	7" CEDAR	302	20" M.S. HACKBERRY	324	8" LIGUSTRUM
237	8" CEDAR	259	8" CEDAR	281	6" CEDAR	303	4" MT. LAUREL	325	9" LIGUSTRUM
238	11" CEDAR	260	4" ASH	282	13" CEDAR	304	9" CEDAR	326	6" M.S. LIGUSTRUM
239	7" CEDAR	261	14" LIGUSTRUM	283	11" CEDAR	305	14" CEDAR	327	11" CHINABERRY
240	4" ASH	262	18" CEDAR	284	4" ASH	306	11" CEDAR	328	5" CHINABERRY
241	9" OAK	263	14" CEDAR	285	8" CEDAR	307	11" LIGUSTRUM	329	5" CEDAR
242	6" CEDAR	264	12" CEDAR	286	11" CEDAR	308	5" M.S. CHINABERRY	330	9" OAK
243	4" ASH	265	16" M.S. OAK	287	20" CEDAR	309	8" CEDAR		
244	11" HACKBERRY	266	18" CEDAR	288	11" HACKBERRY	310	15" LIGUSTRUM		
245	9" CEDAR	267	15" CEDAR	289	14" CEDAR	311	9" CHINABERRY		
246	33" OAK	268	11" CEDAR	290	4" MT. LAUREL	312	12" CEDAR		
247	13 " LIGUSTRUM	269	16" CEDAR	291	3" MT. LAUREL	313	9" HACKBERRY		
248	6" OAK	270	10" M.S. OAK	292	18" CHINABERRY	314	8" CEDAR		
249	7" CEDAR	271	8" HACKBERRY	293	10" CEDAR	315	12" CEDAR		
250	15" CHINABERRY	272	9" HACKBERRY	294	5" OAK	316	14" HACKBERRY		
251	15" HACKBERRY	273	9" OAK	295	6" M.S. CHINABERRY	317	12" ASH		

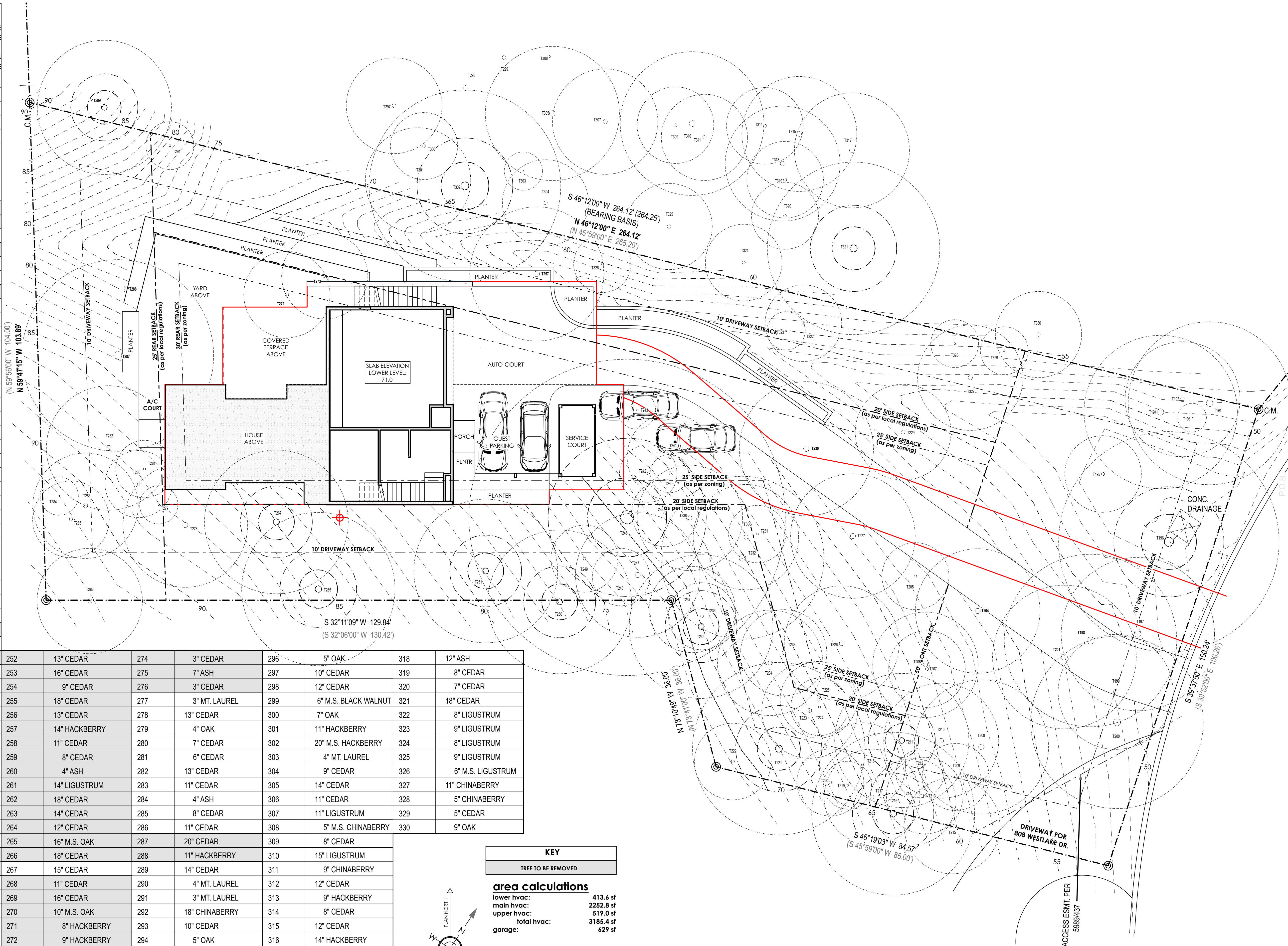
SCALE: 1" = 10'



TREE TO BE REMOVED

area calculations

lower hvac:	413.6 sf
main hvac:	2252.8 sf
upper hvac:	519.0 sf
total hvac:	3185.4 sf
garage:	629 sf



JAY **CORDER** ARCHITECT
[512] 243.8507

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

JAYCORDER.COM

[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

FOR REVIEW ONLY

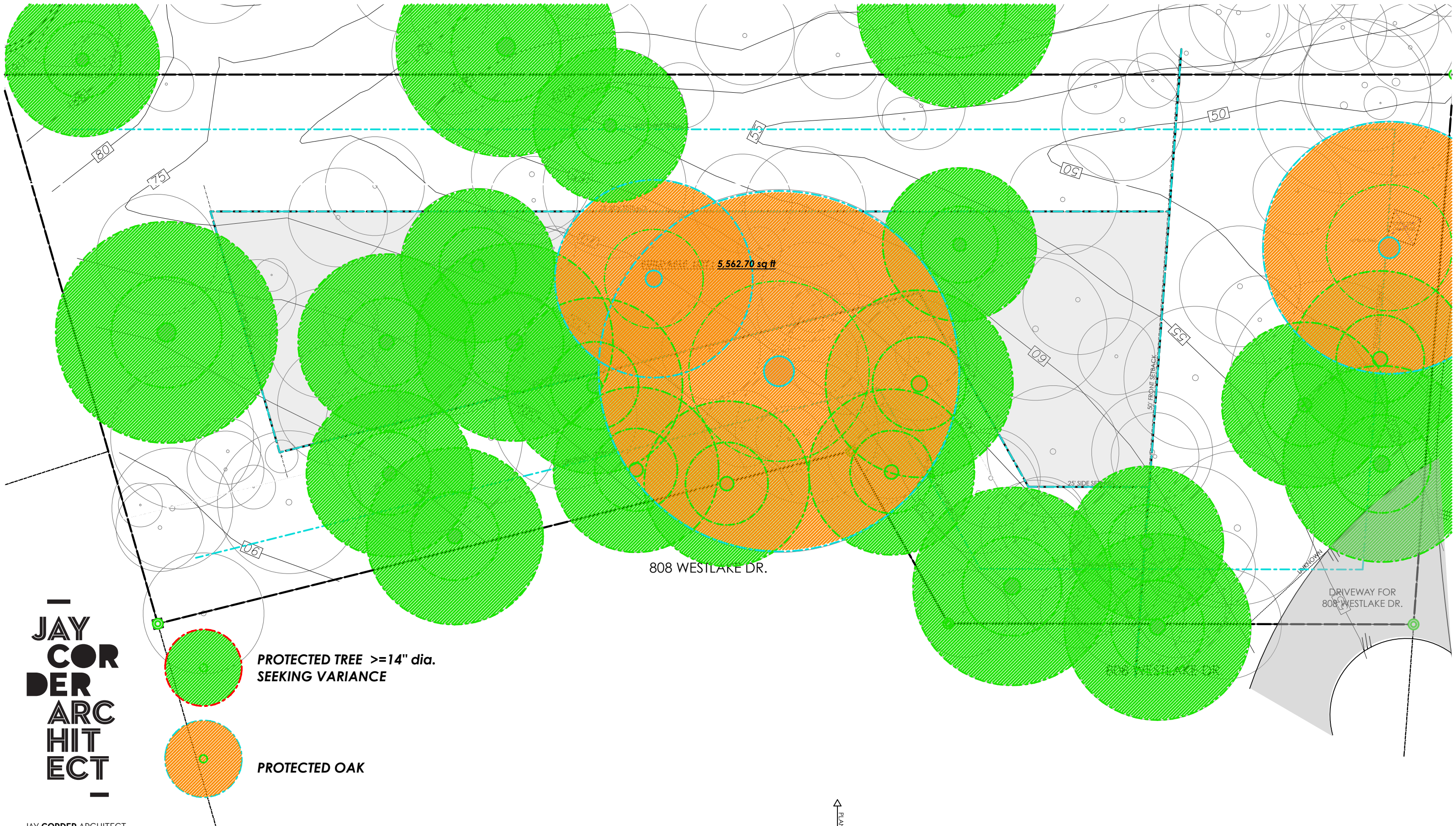
**THIS DOCUMENT
IS INCOMPLETE
AND MAY NOT BE
USED FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

DATE:	8/19/22
PM:	SW
DRAWN:	JC, SW

SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

A1.02

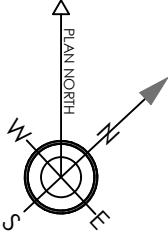
PROPOSED- SITE PLAN



**JAY
CORDER
ARCHITECT**

JAY CORDER ARCHITECT
[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAYCORDER.COM

1 **SITE PLAN- To Be Verified**
SCALE: 1/16" = 1'-0"



**103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS**

Ashby Grundman

From: Ashby Grundman
Sent: Wednesday, November 16, 2022 2:48 PM
To: Ashby Grundman
Cc: Kathy Roche
Subject: FW: 103 Yaupon Valley Rd. variances

Importance: High

Commissioners,

See below for an email for 103 Yaupon Valley Road variance request.

Thanks.

Ashby Grundman, AICP
Assistant City Administrator
City of West Lake Hills
grundman@westlakehills.gov
O: (512) 327-3628
[REDACTED]

From: Loayza, Katherine [REDACTED] >
Sent: Wednesday, November 16, 2022 2:43 PM
To: Trey Fletcher <tletcher@westlakehills.gov>; Ashby Grundman <AGrundman@westlakehills.gov>; mayor@ mayor <mayor@westlakehills.gov>
Subject: 103 Yaupon Valley Rd. variances
Importance: High

To all,

I would like to express my opposition to any of the variances requested by the property owner. This lot is not suitable for the size of the home that is proposed, if the lot is to be developed it should be without any variances. The property owner has already removed many trees without a permit and to ask for more tree removal is a travesty given the history of the site.

The proposed development as shown in the Planning & Zoning Commission backup material will increase flooding on both my property and my neighbor at 100 Yaupon Drive.

A drainage study should be provided for this lot as the area where the proposed driveway is located is exactly where water flows through the lot, across the road and onto my neighbor's land and ultimately my property. The City should require an engineered site plan which shows the drainage pattern on the property and capture runoff so that there is no adverse downstream runoff onto our properties.

Allowing a driveway to be located exactly in the main drainage area of the property which appears to be a natural gully, where significant run-off occurs with rain events is a major concern and should not be allowed anywhere in the City.

The justification for the variances is not completely honest; for these reasons I vehemently oppose any variances for the proposed development.

Please share these concerns with the P& Z Commission, as I will not be able to attend the hearing tonight.

Thank you for your consideration of my concerns.

Katherine Loayza
906 Westlake Drive

Ashby Grundman

From: Ashby Grundman
Sent: Wednesday, November 16, 2022 1:36 PM
To: Ashby Grundman
Cc: Kathy Roche
Subject: FW: Proposals and variances at both 803 Westlake Dr. and 103 Yaupon Valley
Attachments: Statement opposing 803 Westlake Dr. subdivision 20210410.pdf; Statement opposing 803 Westlake Dr. subdivision 20220614.pdf; Traffic on Westlake Dr..docx; Objections to proposed variances 103 Yaupon Valley Rd.pdf

Good afternoon, Commissioners,

Please see attached for an email of opposition on a couple of items that are on the agenda tonight. I will print hard copies for you to have at the dais.

Thanks.

Ashby Grundman, AICP
Assistant City Administrator
City of West Lake Hills
grundman@westlakehills.gov
O: (512) 327-3628
[REDACTED]

From: Cindy Brandimarte [REDACTED]
Sent: Wednesday, November 16, 2022 11:29 AM
To: Ashby Grundman <AGrundman@westlakehills.gov>
Subject: Proposals and variances at both 803 Westlake Dr. and 103 Yaupon Valley

Mr. Grundman,

Thank you for your time yesterday as it was very helpful in understanding the process.

I am attaching two letters re: 803 Westlake Dr. subdivision; the second is an update of the first. My concerns for safety and traffic (see attached recent photo of traffic at the spot on Westlake Dr.) remain relevant although the proposed subdivision is not as dense as the first one.

The variances re: 103 Yaupon Valley are of great concern to me as a property owner for reasons I have stated in my attached letter.

I would like to speak at the meeting on both properties if only to read into the public record the contents of my written statements.

Thank you.

Cindy Brandimarte

To: City of West Lake Hill staff, ZAPCO and City Council members

From: Cynthia Brandimarte

Re: Proposed variances at 103 Yaupon Valley Rd.

Date: November 16, 2022

I own 808 Westlake Drive; 103 Yaupon Valley Rd. abuts my property on the west. Because the encroachments proposed by a new 2-story residence are within 20 feet of my homestead and request additional tree removal, I ask that two of the variances be denied for the following reasons:

The city code requires a 25-ft. setback from the shared property line. A two-story house built even five feet closer to my property negatively impacts both our privacy and viewshed to the west.

The tree removal of T-262, T-263, T-266, and T-269 adds to the already-destroyed mature co-dominant cedar trees, T-255, that has occurred under the present ownership.

I ask that city officials recognize that it is the responsibility of the new owners to design a structure that conforms to the topography, lot size, and city codes. These are fixed factors that are clear: when researching the purchase of a parcel, prospective owners would understand these established parameters. Why instead are the adjacent landowners now asked to make adjustments when the variances would result in negative impacts upon their privacy and viewshed, increase noise, and damage natural resources? Surely, research and design consultations were initiated before and after the sale, and the architect, aware of the city codes, could accommodate a revised layout in keeping with city codes.

Thank you.

Cynthia Brandimarte

808 Westlake Dr.



13508 FLAT TOP RANCH ROAD
AUSTIN, TEXAS 78732
OFFICE/FAX: (512) 583-1397
WWW.DELCONENVIRONMENTAL.COM

E N V I R O N M E N T A L S Y S T E M S , L . L . C .

November 7, 2022

The City of West Lake Hills
911 Westlake Drive
West Lake Hills, Texas 78746
Attn: Mr. Alex Sanchez

Re: The Weinberger Residence
103 Yaupon Valley Road, Austin, Texas 78746
Lot 2, McCasland Subdivision

Mr. Sanchez,

The following are calculations and design drawings for an aerobic treatment unit with drip emitter disposal to serve a proposed four-bedroom single family residence containing approximately 3,186 square feet of conditioned living space located at the above referenced address. Soil test holes excavated at the site revealed somewhat shallow Class III soils, thus the system has been sized using 0.10 gpd/sf as the long-term soil loading rate. Care has been demonstrated to avoid as many of the existing trees as possible. The system has been sized in accordance with Chapter 285 of the TCEQ OSSF Rule, effective December 2016, and the additional criteria of The City of West Lake Hills.

For your reference, I have included a summary of the system components:

One 600 gallon per day rated NSF approved aerobic treatment unit with integrated 750-gallon pump chamber
1/2 horsepower effluent pump with floats and controls for "timed dosing" of effluent
1,600 linear feet of emitter tubing developing 3,200 square feet of application area

Please feel free to contact me with any questions or comments.

Respectfully,

Derrick E. Lormand, R.S.
Managing Partner
Delcon Environmental Systems, LLC



Site Evaluation Form

Address: 103 Yaupon Valley Road
Subdivision: McCasland Subdivision Section: _____ Lot: 2 Blk: _____
Or, Survey: _____ Abstract: _____ Acres: _____

Slope: Flat (Under 2%) [☐] Slight (2% to 15%) [☒] Severe (Over 15%) [☒]

Site Drainage: Poor [] Adequate [X] Good [] Other []

Outside 100-Year Flood Plain [X] In 100 Year Flood Plain [] In 100 Year Flood Plain/Floodway []

Water Supply: Public [X] Community [] Private []
 Other wells within 100 feet of property lines: Yes [] No [X] (If yes, shown on site plan)

Soil Evaluation

Profile Hole Number 1

Depth	Texture (USDA)	Description
0" – 5"	Class III	Brown clay loam with roots and loose rocks, < 30% rock content
5" - 17"	Class III	Off white to light gray clay loam "caliche", < 30% rock content
@ 17"	Termination	

Profile Hole Number 2

Depth	Texture (USDA)	Description
0" – 4"	Class III	Brown clay loam with roots and loose rocks, < 30% rock content
4" - 16"	Class III	Off white to light gray clay loam "caliche", < 30% rock content
@ 16"	Termination	

Indication of Seasonal Water Table: YES [] NO [X]

If yes, at what depth: None observed

Property Located Within Edwards Aquifer Recharge Zone: YES [] NO [X]

Indication of Recharge Features within 150 feet: YES [] NO [X]

Is Soil Suitable for a Standard System YES [] NO [X]

Application Rate: 0.20 Gal/SF*Day

Note: The drip emitter disposal system has been sized utilizing a 0.10 gpd/sf soil loading rate due to the somewhat steep slopes and the observed shallow restrictive horizon.

I, Derrick E. Lormand, a Registered Professional Sanitarian and Licensed Site Evaluator, conducted the site evaluation at the referenced location. I certify that these results are true and correct for the property evaluated.

Date of Site Visit: November 2, 2022

Daniel C. Ford

Derrick E. Lormand, R.S., OS# 0026727

Design Calculations

11/7/2022

103 Yaupon Valley Road

Design Basis

Per The Texas Commission on Environmental Quality's (TCEQ)

Health and Safety Code Chapter 366, On-Site Sewage Disposal Systems, September 11, 2007

On-Site Sewage Facilities, Title 30, TAC Chapter 285, Effective December 2016

Proposed single-family residence

Number of Bedrooms = 4

HVAC Living Space = 3186 Square Feet (SF)

Number of Equivalent Bedrooms = 4

Estimated Wastewater Flow Rate, Q = 300 Gallons Per Day (GPD)

(Per TCEQ OSSF Title 30 TAC Chapter 285, Table III)

Long-Term Soil Loading Rate, Ra = 0.1 GPD/SF

(Refer to Site Evaluation for soil loading rate determination)

Treatment Tank Determination

(Per TCEQ OSSF Title 30 TAC Chapter 285, Table II)

Required aerobic treatment plant rating 480 GPD

Proposed aerobic treatment plant rating 600 GPD

Drainfield Calculation

Minimum Required Application Area = $Q / Ra = 3000$ SF

Emitters are assumed to achieve 4 square feet of application area each.

Thus, Required Number of Emitters = 750 Emitters

Proposed Number of Emitters = 800 Emitters = 3200 SF

Effluent Pump Performance Requirements

Flow Rate per Emitter = 0.01 Gallons Per Minute

(Refer to emitter tubing specifications for this flow rate determination)

Flow Rate of Emitters = 8 GPM

It is recommended to include an additional 1.6 gallons per minute for each emitter tubing connecting to a return line in order to achieve an appropriate flushing (scouring) velocity

Flow Rate per Return Line Connection = 1.6 GPM

Number of Return Line Connections = 5 Connections

Flow Rate for Connections = 8 GPM

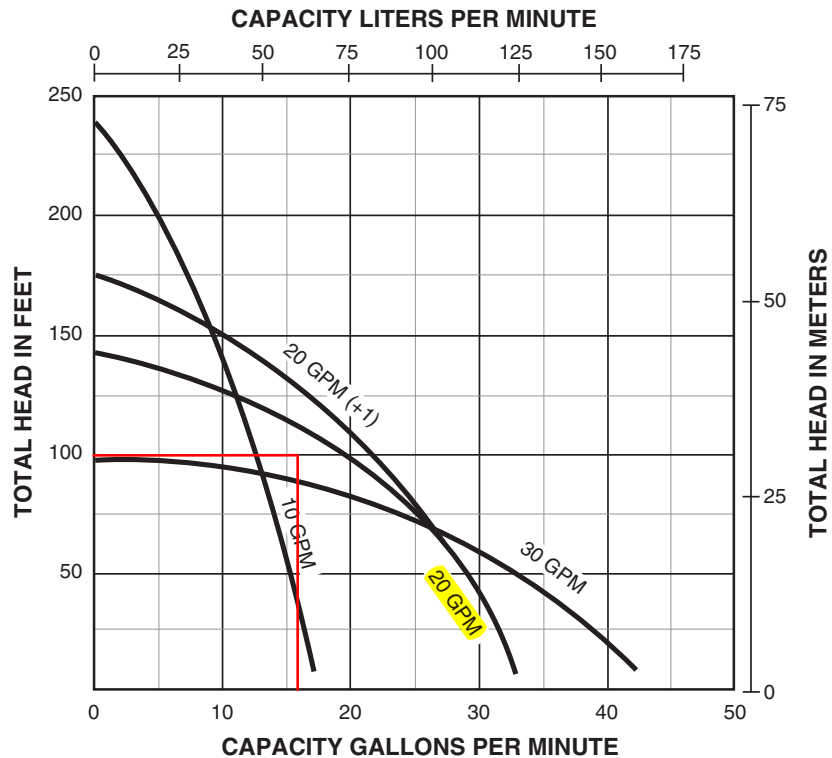
Required Flow Rate = 16 GPM

Total System Head = Friction Head + Elevation Head + Operating Head

Pipe Friction Head Determination		Pipe Length (Feet)	Pipe Diameter (Inches)	Flow Rate (GPM)	Head Loss (Feet)
Supply Pipe		12	1	16	1.6
		9	1	12.8	0.8
		20	1	9.6	1
		16	1	6.7	0.4
		18	1	3.4	0.2
Return Pipe	Friction Loss in Supply Pipe =				4
		18	1	1.6	0.1
		2	1	3.2	0.1
		8	1	4.8	0.1
		0	1	6.4	0
		20	1	8	0.8
	Friction Loss in Return Pipe =				1.1
	Total Pipe Friction Loss =				5.1
	Add 20% for joints, elbows, tees, etc. =				6.1

Total Pipe Friction Head = 6.1 Feet
 Filter Head Loss = 7 Feet
 Elevation Head Loss = 17 Feet
 Operating Head = 70 Feet
 Total System Head = 100.1 Feet (43.1 psi)

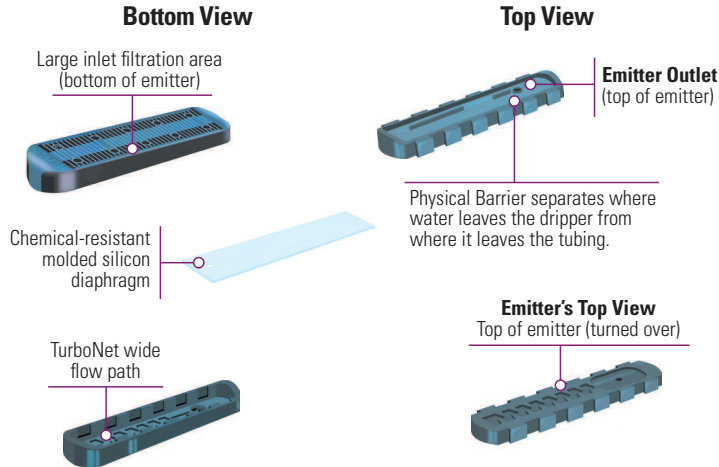
Calculated System Work Point =	16	GPM Operating At
	100.1	Feet of Head



PUMP PERFORMANCE *(Capacity in Gallons per Minute)*

Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

EXPLODED VIEW OF BIOLINE EMITTER



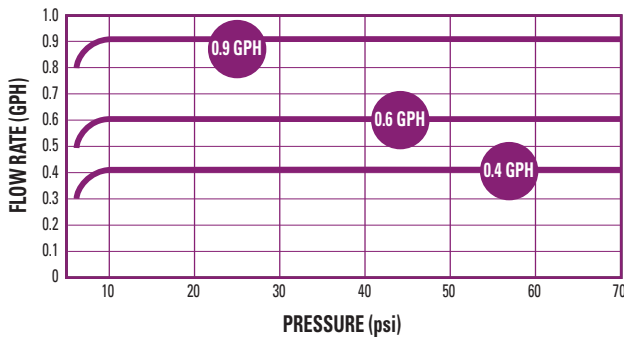
BIOLINE EMITTER OPERATION

Bioline® dripperline emitters are pressure compensating - delivering the water uniformly into the soil for further treatment or for reuse by the landscape. These unique emitters allow the tubing to be installed on flat topography or steep slopes.

Bioline emitters are protected against microbial slime. Each emitter is impregnated with an antimicrobial agent to resist biological build-up.

Netafim emitters are continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog-free operation, year after year.

DRIPPER FLOW RATE VS. PRESSURE



Between 0 and 7 psi, the dripper functions as a turbulent flow emitter, ensuring that the nominal design flow is not exceeded at system start-up.

FLOW PER 100 FEET

DRIPPER SPACING	0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.0	0.67	61.0	1.02	92.0	1.53
18"	26.7	0.44	41.0	0.68	61.0	1.02
24"	20.0	0.34	31.0	0.51	46.0	0.77

SPECIFYING INFORMATION

SAMPLE MODEL NUMBER

08WRAM.6-24 V

A Bioline Dripperline = **08WRAM**

1 **DRIPPER FLOW RATE**
0.4 GPH = .4
0.6 GPH = .6
0.9 GPH = .9

2 **DRIPPER SPACING**
12" = 12
18" = 18
24" = 24

3 **COIL LENGTH**
500' = V500
1,000' = V

BLANK Tubing Model Number: 250' = 08WRAM-250

ORDERING INFORMATION

FLOW RATE	DRIPPER SPACING	COIL LENGTH	MODEL NUMBER
0.4 GPH	12"	1,000' 500'	08WRAM.4-12V 08WRAM.4-12V500
0.4 GPH	18"	1,000' 500'	08WRAM.4-18V 08WRAM.4-18V500
0.4 GPH	24"	1,000' 500'	08WRAM.4-24V 08WRAM.4-24V500
0.6 GPH	12"	1,000' 500'	08WRAM.6-12V 08WRAM.6-12V500
0.6 GPH	18"	1,000' 500'	08WRAM.6-18V 08WRAM.6-18V500
0.6 GPH	24"	1,000' 500'	08WRAM.6-24V 08WRAM.6-24V500
0.9 GPH	12"	1,000' 500'	08WRAM.9-12V 08WRAM.9-12V500
0.9 GPH	18"	1,000' 500'	08WRAM.9-18V 08WRAM.9-18V500
0.9 GPH	24"	1,000' 500'	08WRAM.9-24V 08WRAM.9-24V500
Blank Tubing 17mm		250'	08WRAM-250

PMR-MF[Regulators



The medium flow Pressure-Master Regulator® is ideal for installations requiring mid-range flows [2 - 20 gpm] including solid-set, drip or other low-volume irrigation systems as well as center pivot and other mechanical-move irrigation systems.

FEATURES:

- Maintains a constant preset outlet pressure while handling varying inlet pressures
- Very low hysteresis and friction losses
- Maximum flow path resists plugging
- 100% water-tested for accuracy (no adjustments ever needed)
- Two-year warranty on materials, workmanship AND performance
- Can be installed above or below ground.



PMR-MF CMS models are designed specifically for mining applications where pH solutions are less than or equal to 4.0 PMR-MF EFF models (lavender top) are designed specifically for wastewater applications.

CAUTION:
Always install downstream from all shut off valves.



PMR-MF – Pressure-Master Regulator® Medium-Flow

Model Number	Preset Oper. psi	Press. [bar]	Maximum Inlet psi	Press. [bar]	Flow Range gpm [L/hr]		Inlet Sizes	Outlet Sizes
PMR-6 MF	6	0.41	100	6.90	4 - 16	907.2 -3628.8	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-10 MF	10	0.69	120	8.28	4 - 16	907.2 -3628.8	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-12 MF	12	0.83	135	9.31	2-20	453.6-4536.0	3/4" F NPT, 1" FNPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-15 MF	15	1.04	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-20 MF	20	1.38	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" FNPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-25 MF	25	1.73	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-30 MF	30	2.07	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-35 MF	35	2.42	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-40 MF	40	2.76	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-50 MF	50	3.45	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP
PMR-60 MF	60	4.14	150	10.35	2-20	453.6-4536.0	3/4" F NPT, 1" F NPT, 1"M NPT, 1"F BSP	3/4" F NPT, 1" F NPT, 1"F BSP

¹ Regulated pressure is 1/2 psi (0.03 bar) higher with increasing inlet pressure than with decreasing inlet pressure

MODEL 217

Aerobic system control panel for systems requiring timed dosing of effluent at repeated intervals ranging from a few seconds to several hours (Repeat Cycle Timer). Includes power circuit for compressor, audible and visual High Water/Low Air Pressure alarms.

Power Specifications:

- Input power:** 120 VAC, 60 Hz, 1 Phase, 20 Amps
- Pump:** 120 VAC, 20 Amp C/B, 1 Hp max.
- Compressor:** 120 VAC, 10 Amp C/B, 1/2 Hp max.
- Alarm:** 120 VAC, 10 Amp C/B, Alarm/Control power.

Control Features:

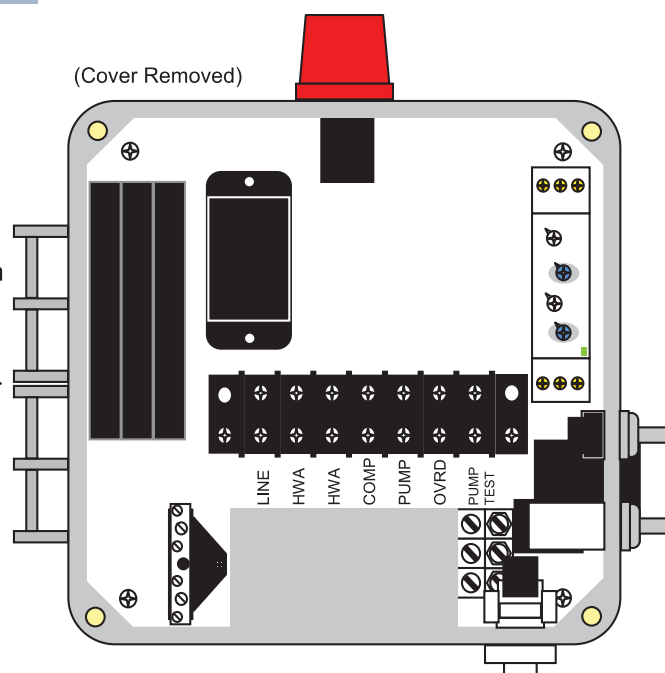
Timer Control: Pump on and off times are individually settable with values ranging from 0.1 second to 100 hours. Override feature turns pump on immediately if water exceeds normal levels (during surges or extended power outages). Includes Pump Test switch to verify operation of the effluent pump.

Individual circuit breakers provide short circuit protection and disconnect feature for compressor, pump and alarm circuits.

Alarm: Visual and audible (90 dB) alarm for High Water and Low Air Pressure faults. Includes Mute/Test switch to verify operation of the alarm circuits and to silence the audible alarm until fault is cleared.

Enclosure: 8"X8"X4" poly enclosure rated NEMA 4X (waterproof)

Certifications: NSF/ANSI Standard 40 approved
UL Listed (UL508A) Control Panel
for USA/Canada



Model 217

System Component Requirements:

- High Water Alarm float – Rated 120VAC, 1 Amp min.
- Override float – Rated 120VAC, 20 Amps (1 Hp) min.
- Pump float – Rated 120VAC, 20 Amps (1 Hp) min.
- Pump – 120VAC, 1 Hp Max, UL approved with internal thermal protection.
- Compressor – 120VAC, 1/2 Hp Max, UL approved.



CONTROL PANELS AND ALARMS

A Division of ETI

2247 Hwy 151 North,
Downsville, LA 71234

800-277-8179

email: aquasafe@bayou.com

Copyright Notice

All information contained on this page is proprietary to Ecological Tanks, Inc. and no part of this information may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise without the prior written permission of Ecological Tanks, Inc..



E N V I R O N M E N T A L S Y S T E M S , L . L . C .

The on site wastewater system has been designed to dispose of the specified wastewater flow rate. In addition to the proper design and construction of the system, it is the owner's responsibility to properly maintain the system. The following care should be taken to help ensure proper operation and high quality effluent:

Do Not:

1. Pour strong disinfectants or bleaches, other than small amounts used in day to day house cleaning and laundries into the system.
2. Discharge from any type of water softener into the system.
3. Put coffee grounds, chemical wastes, paint or paint thinner, oils or grease (such as used cooking grease), pet shampoo or pet dip disinfectant into the system.
4. Permit disposable diapers, tampons, sanitary napkins, large quantities of paper products, tobacco products or similar items to enter the system.
5. Overload the system with large amounts of wastewater.
6. Plant large trees or shrubs near the system tanks or disposal field – the root systems may damage the installed system components.

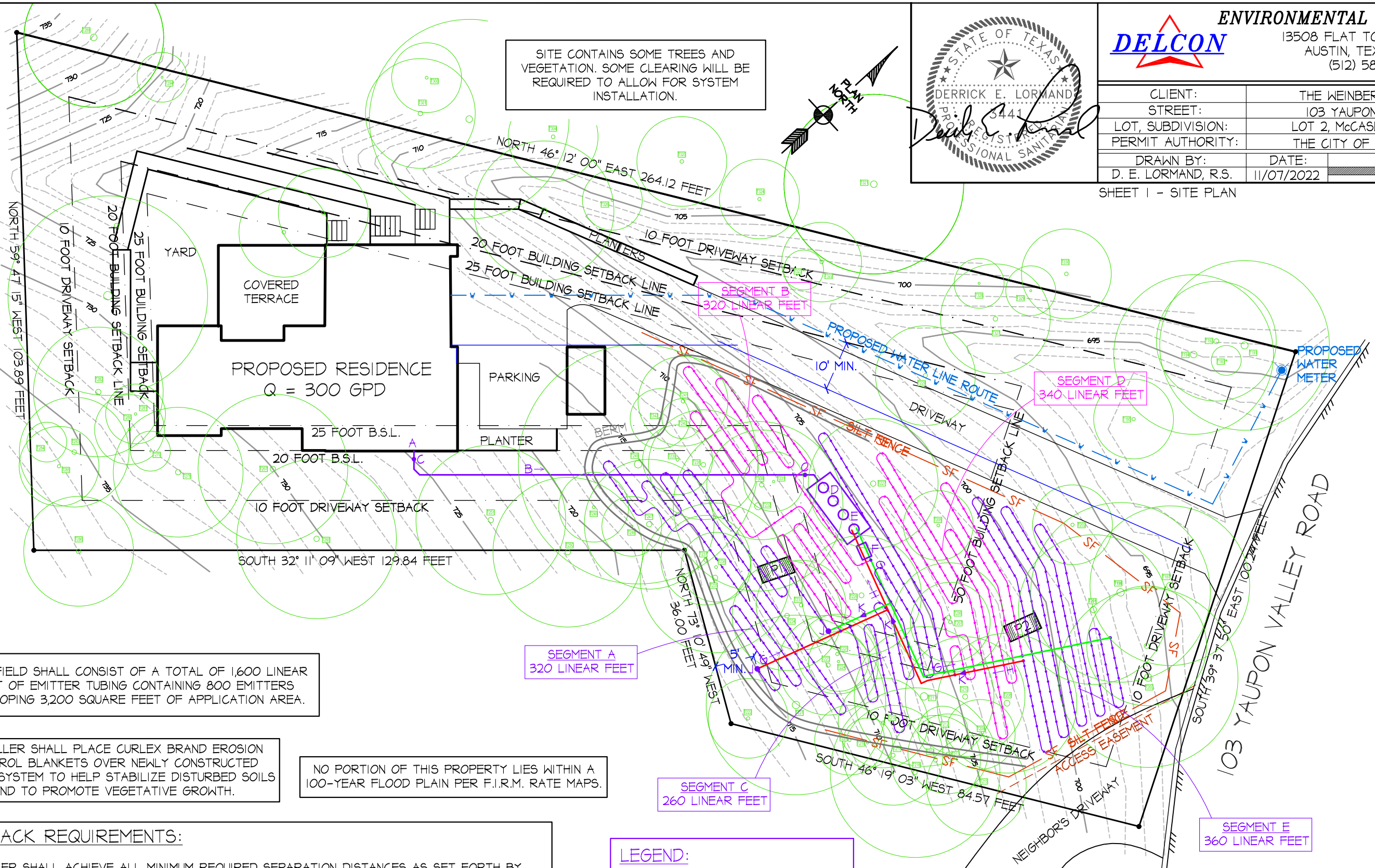
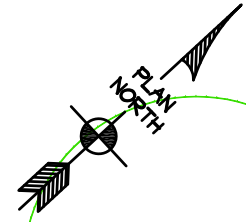
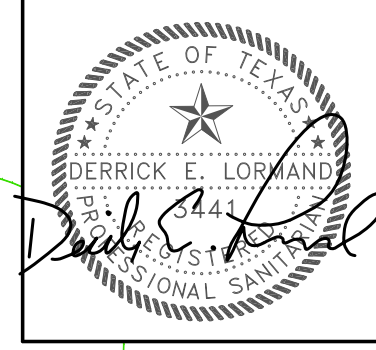
Do:

1. Maintain the vegetation (grass) in the disposal field area.
2. Conserve water usage as much as possible. Maintain low-flow plumbing fixtures throughout the structure.
3. Monitor the drainfield periodically for signs of effluent surfacing and odors.
4. Use care when digging in the vicinity of the system tanks or drainfield to avoid damaging any of the disposal system's components.

It is recommended that the system be inspected annually by a trained service person to monitor the performance of all components and to determine the frequency of solids removal. Effluent filters should be cleaned at least every 3 months. Pump performance, including electrical components (breakers, float switches, electrical connections) should be reviewed during each inspection. The high water alarm (both audio and visual) should be checked during inspections.

SHEET 1 - SITE PLAN

SITE CONTAINS SOME TREES AND VEGETATION. SOME CLEARING WILL BE REQUIRED TO ALLOW FOR SYSTEM INSTALLATION.



DRAINFIELD SHALL CONSIST OF A TOTAL OF 1,600 LINEAR FEET OF EMITTER TUBING CONTAINING 800 EMITTERS DEVELOPING 3,200 SQUARE FEET OF APPLICATION AREA.

INSTALLER SHALL PLACE CURLEX BRAND EROSION CONTROL BLANKETS OVER NEWLY CONSTRUCTED SEPTIC SYSTEM TO HELP STABILIZE DISTURBED SOILS AND TO PROMOTE VEGETATIVE GROWTH.

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN PER F.I.R.M. RATE MAPS.

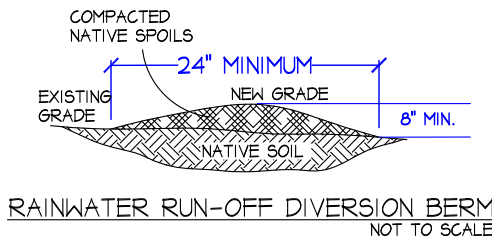
SETBACK REQUIREMENTS:

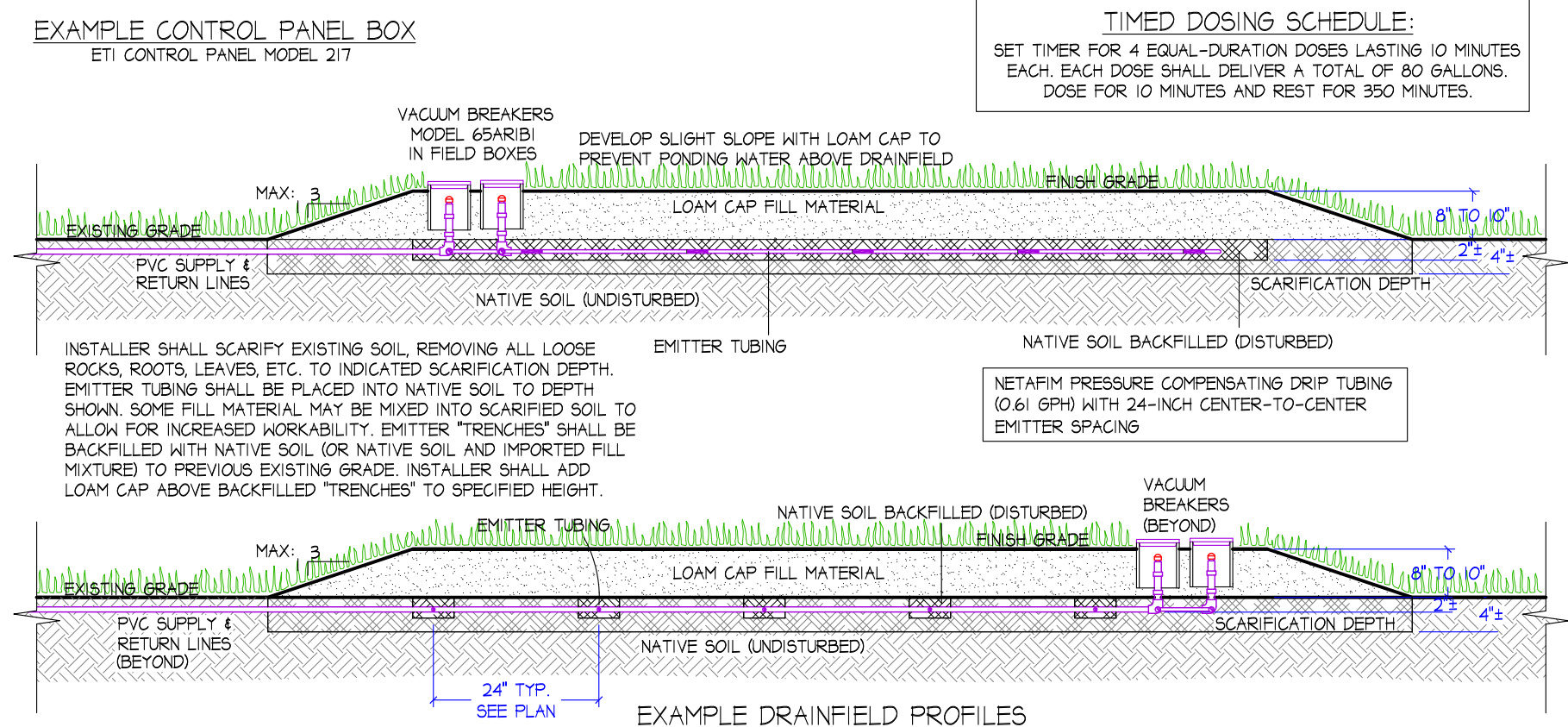
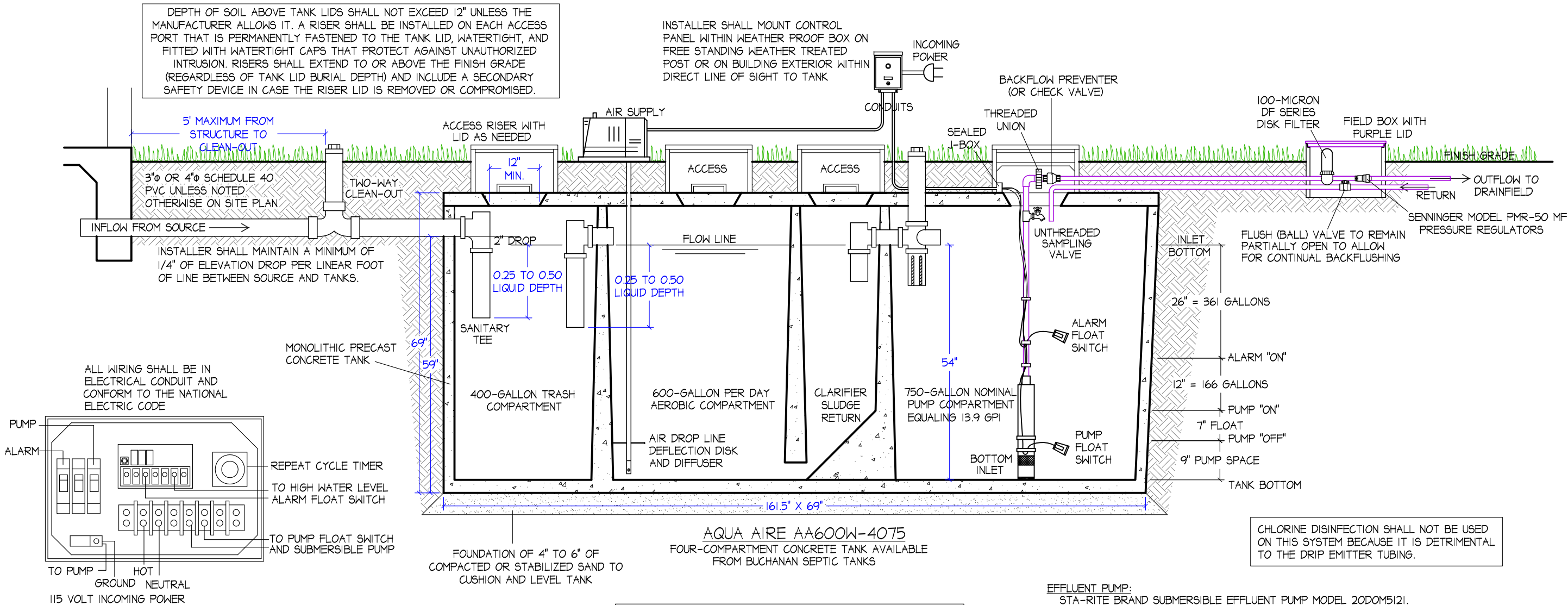
INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE DECEMBER 2016, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

MINIMUM SEPARATION FROM TANK: 5 FEET TO FOUNDATIONS, SWIMMING POOLS AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET TO WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.

MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT TO FOUNDATIONS, EASEMENTS AND SWIMMING POOLS, 5 FEET TO PROPERTY LINES, 10 FEET TO GRADE BREAKS, 10 FEET TO WATER LINES, 100 FEET TO EXISTING OR PROPOSED WATER WELLS.

- LEGEND:**
- A. SEWAGE STUB-OUT
 - B. 4" SCH. 40 PVC SEWER PIPE
 - C. TWO-WAY CLEAN-OUT
 - D. AEROBIC TREATMENT UNIT
 - E. PUMP CHAMBER
 - F. FIELD BOX
 - G. 1" SCH. 40 PVC SUPPLY LINE
 - H. 1" SCH. 40 PVC RETURN LINE
 - J. VACUUM BREAKER VALVES
 - K. ONE-WAY CHECK VALVES





EFFLUENT PUMP:
STA-RITE BRAND SUBMERSIBLE EFFLUENT PUMP MODEL 20DOM5121.

POWER REQUIREMENT:
115 VOLT, SINGLE PHASE, 60 HERTZ.

HIGH LEVEL ALARM:
ON SEPARATE CIRCUIT TO ACTIVATE AUDIO-VISUAL ALARM AT CONTROL PANEL WHEN WATER LEVEL REACHES ELEVATION INDICATED ABOVE PUMP "ON" POSITION OF PUMP FLOAT SWITCH.

FLOAT SWITCHES:
INSTALL PER MANUFACTURER'S REQUIREMENTS AND ADJUST FLOATS TO HAVE THE OPERATING RANGE AS INDICATED.

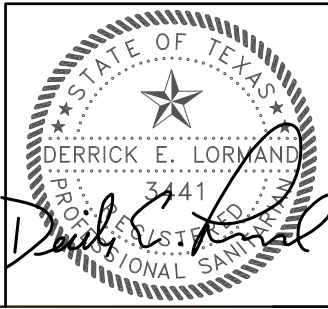
DRAINFIELD SHALL HAVE GRASS COVER. THE EXISTING SOIL IS SUITABLE TO SUPPORT VEGETATIVE GROWTH. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE VEGETATION AT THE DRAINFIELD LOCATION. ALL ROCKS SHALL BE REMOVED FROM DRAINFIELD PRIOR TO COVERING WITH FILL MATERIAL. INSTALLER SHALL SEED, HYDROMULCH OR PLACE SANDY LOAM-BACKED SOD AT DRAINFIELD TO HELP DEVELOP VEGETATION AND REDUCE EROSION.

AEROBIC TREATMENT UNIT WITH SUBSURFACE DRIP EMITTER APPLICATION. SOIL APPLICATION RATE = 0.10 GALLONS PER SQUARE FOOT PER DAY - PER TCEQ OSSF WORKSHOPS RG-276/EV-01 REVISED DECEMBER 2016; TABLE I, APPENDIX B.

TREATMENT METHOD:

(1) 600 GALLON PER DAY CONCRETE FOUR-COMPARTMENT AEROBIC TREATMENT UNIT

SHEET 2 - SECTION DETAIL



ENVIRONMENTAL SYSTEMS, L.L.C. 13508 FLAT TOP RANCH ROAD AUSTIN, TEXAS 78732 (512) 583-1397		
CLIENT:	THE WEINBERGER RESIDENCE	
STREET:	13 YAUPON VALLEY ROAD, WEST LAKE HILLS, 78746	
LOT, SUBDIVISION:	LOT 2 McCASLAND SUBDIVISION	
PERMIT AUTHORITY:	THE CITY OF WEST LAKE HILLS	
DRAWN BY:	DATE:	SCALE: 1/2" = 1'-0"
D. E. LORMAND, R.S.	11/07/2022	

GENERAL NOTES:

1. ON-SITE SEWAGE FACILITY PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BE OBTAINED FROM THE LOCAL PERMITTING AUTHORITY AND POSTED ON SITE IN A HIGHLY VISIBLE LOCATION PRIOR TO THE COMMENCEMENT OF THE INSTALLATION OF THIS SYSTEM. NO WORK MAY BEGIN UNTIL THE PERMIT TO CONSTRUCT HAS BEEN POSTED ON SITE.
2. THE INSTALLATION OF THIS SYSTEM MUST BE PERFORMED BY A STATE LICENSED INSTALLER HOLDING A CURRENT CLASS I OR CLASS II CERTIFICATE, OR BY A STATE LICENSED APPRENTICE OPERATING UNDER THE DIRECT SUPERVISION OF A STATE LICENSED INSTALLER. THE LICENSED INDIVIDUAL MUST MAINTAIN CURRENT PROOF OF LICENSE AT THE JOB SITE. THIS LICENSE MUST BE MADE AVAILABLE FOR REVIEW UPON REQUEST.
3. THIS PLAN IS SITE SPECIFIC. THIS DESIGN AND THE INFORMATION CONTAINED WITHIN REMAIN THE OWNERSHIP OF THE DESIGNER AND DELCON ENVIRONMENTAL SYSTEMS, LLC. ADDITIONAL COPIES OF THIS DESIGN MAY BE PRINTED AND REPRODUCED OR OBTAINED FROM DELCON ENVIRONMENTAL SYSTEMS, LLC. FOR CONVENIENCE ASSOCIATED WITH THE PERMIT REVIEW, INSPECTION, INSTALLATION AND LICENSING OF THIS SYSTEM. ADDITIONAL FEES MAY BE REQUIRED. ELECTRONIC COPIES OF THIS DESIGN THAT INCLUDE THE SEAL AND SIGNATURE OF THE DESIGNER ARE VALID AND SHALL BE CONSIDERED AS ORIGINAL COPIES.
4. THE LAWS AND REGULATIONS CONTAINED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY’S TITLE 30 TEXAS ADMINISTRATIVE CODE CHAPTER 285 FOR ON-SITE SEWAGE FACILITIES ADOPTED MAY 2001, EFFECTIVE JUNE 2001 AND MOST RECENTLY REVISED DECEMBER 5, 2012 GOVERN THE DESIGN, PERMIT AND INSTALLATION OF THIS SYSTEM. ANY ADDITIONAL REGULATIONS ADOPTED BY THE LOCAL PERMITTING AUTHORITY ABOVE AND BEYOND THE REQUIREMENTS OF THE STATE MINIMUM SHALL SUPERSEDE. ANY ADDITIONAL REQUIREMENTS AND/OR SPECIFIC STIPULATIONS LISTED IN THE PERMIT TO CONSTRUCT OR THIS DESIGN SHALL BE STRICTLY FOLLOWED.
5. IT IS THE RESPONSIBILITY OF THE INSTALLER TO READ AND UNDERSTAND THE LAWS REGARDING THE INSTALLATION OF ON-SITE SEWAGE FACILITIES, THE SPECIAL CONDITIONS (IF ANY) CONTAINED IN THE PERMIT OR AUTHORIZATION TO CONSTRUCT AND THE REQUIREMENTS AND SPECIFICATIONS OF THIS DESIGN.
6. THIS PLAN IS INTENDED FOR USE AS A SEPTIC SYSTEM INSTALLATION GUIDE. THE PROPERTY DESCRIPTION, DIMENSIONS AND LOCATION OF ALL SITE FEATURES HAVE BEEN DEVELOPED FROM SURVEYS (IF PROVIDED), GLOBAL INFORMATION SYSTEM DATA, AERIAL PHOTOGRAPHY, SITE PLANS, SITE VISITS, FIELD MEASUREMENTS AND ANY ADDITIONAL INFORMATION PROVIDED BY THE BUILDER, INSTALLER AND OWNER. THIS SITE PLAN IS NOT A LEGAL LAND SURVEY OR PLAT MAP AND SHOULD NOT BE TREATED AS SUCH.
7. TREES AND VEGETATION WITHIN THE VICINITY OF THE PROPOSED SYSTEM SHALL BE PROTECTED. IT IS POSSIBLE THAT DAMAGE MAY OCCUR TO TREES AND VEGETATION DURING THE INSTALLATION OF THIS SYSTEM. NEITHER THE DESIGNER NOR THE INSTALLER SHALL BE RESPONSIBLE FOR DAMAGE TO VEGETATION AND/OR TREES CAUSED DURING CONSTRUCTION. NEITHER THE DESIGNER NOR THE INSTALLER SHALL BE RESPONSIBLE FOR VEGETATION REPLACEMENT ABOVE AND BEYOND THE SPECIFIC STIPULATIONS CONTAINED IN THIS DESIGN. REMOVAL AND/OR TRIMMING OF TREES AND VEGETATION MAY BE REQUIRED TO PROPERLY INSTALL AND OPERATE THIS SYSTEM.
8. NO WATER WELLS MAY BE INSTALLED CLOSER THAN 50 FEET FROM THIS SYSTEM. ALL WATER SUPPLY LINES (INCLUDING IRRIGATION SYSTEM LINES) SHALL REMAIN AT LEAST 10 FEET AWAY FROM ALL SEPTIC SYSTEM COMPONENTS UNLESS NOTED OTHERWISE ON PLAN AND SPECIFICALLY ADDRESSED AND APPROVED BY THE PERMITTING AUTHORITY.
9. NO AUTOMATIC WATER SPRINKLER SYSTEM MAY BE INSTALLED TO DIRECTLY IRRIGATE THE VEGETATION ABOVE THE APPLICATION FIELD. HAND WATERING IS PERMISSIBLE TO HELP MAINTAIN APPLICATION FIELD VEGETATION.
10. A MAINTENANCE CONTRACT WITH AN LICENSED AND CERTIFIED MAINTENANCE PROVIDER MAY BE REQUIRED BY STATE LAW WITH THIS SYSTEM. REGARDLESS, PERIODIC MAINTENANCE IS NECESSARY TO MAINTAIN OPTIMUM SYSTEM PERFORMANCE AND ENVIRONMENTAL PROTECTION. IT IS HIGHLY RECOMMENDED THAT PERIODIC ROUTINE MAINTENANCE BE PERFORMED AT THREE-MONTH INTERVALS.
11. TO THE BEST OF MY KNOWLEDGE THERE APPEAR TO BE NO EDWARD’S AQUIFER RECHARGE FEATURES WITHIN 150 FEET OF THIS SYSTEM.
12. IT IS MY PROFESSIONAL OPINION THAT THIS ON-SITE SEWAGE FACILITY CAN BE OPERATED WITHOUT CAUSING A THREAT OR HARM TO THE PUBLIC HEALTH OR TO THE ENVIRONMENT. THIS SYSTEM MUST BE PROPERLY INSTALLED AND MAINTAINED TO ACHIEVE THE DESIRED LEVEL OF TREATMENT AND DISPOSAL TO PREVENT THREATS OR HARM TO THE PUBLIC HEALTH OR TO THE ENVIRONMENT.

INSPECTION AND COORDINATION NOTES:

1. THE INSTALLER SHALL COORDINATE WITH THE PERMITTING AUTHORITY TO SCHEDULE ALL REQUIRED INSPECTIONS THROUGHOUT THE INSTALLATION PROCESS. THE INSTALLER MAY CONTACT THE PERMITTING AUTHORITY TO OBTAIN A SCHEDULE OF INSPECTIONS REQUIRED FOR THIS SYSTEM. SEVERAL INSPECTIONS MAY BE REQUIRED AT GIVEN INTERVALS DURING CONSTRUCTION. ADDITIONAL INSPECTION FEES MAY BE REQUIRED IF INSPECTIONS ARE NOT APPROVED OR IF THE INSTALLATION DEVIATES FROM THE PERMITTED DESIGN WITHOUT PRIOR APPROVAL FROM BOTH THE PERMITTING AUTHORITY AND DELCON ENVIRONMENTAL SYSTEMS, LLC.
2. NO PORTION OR COMPONENT OF THIS SYSTEM SHALL BE COVERED UNTIL REVIEWED AND APPROVED BY THE PERMITTING AUTHORITY. THE DESIGNER SHALL BE NOTIFIED TO PERFORM AN INSPECTION AT LEAST 48 HOURS IN ADVANCE PRIOR TO COVERING ANY SYSTEM COMPONENTS.
3. PERMANENT UTILITIES INCLUDING WATER, ELECTRIC AND POSSIBLY TELEPHONE SERVICE SHALL BE CONNECTED TO THIS SYSTEM AS A CONDITION OF FINAL APPROVAL.
4. THE DESIGNER SHALL DELIVER TO THE PERMITTING AUTHORITY AN APPROVAL/CERTIFICATION LETTER UPON REVIEWING THE INSTALLED SYSTEM INDICATING COMPLIANCE WITH THE DESIGN. AN AS BUILT DRAWING MAY BE REQUIRED AND INCLUDED WITH THE FINAL APPROVAL LETTER. APPROVAL SHALL NOT BE GRANTED UNTIL ALL INSPECTIONS ARE PERFORMED, ALL REQUIREMENTS ARE ACHIEVED AND ALL FEES TO THE DESIGNER AND PERMITTING AUTHORITY ARE PAID IN FULL.
5. A LICENSE TO OPERATE WILL BE ISSUED BY THE PERMITTING AUTHORITY UPON INSTALLATION COMPLETION AND WRITTEN APPROVAL/CERTIFICATION FROM DELCON ENVIRONMENTAL SYSTEMS, LLC. USE OF THIS ON-SITE SEWAGE FACILITY WITHOUT A LICENSE TO OPERATE IS A VIOLATION OF STATE AND LOCAL LAW AND IS SUBJECT TO FINES AND ADDITIONAL LEGAL ACTION INCLUDING PROPERTY CONDEMNATION AND INCARCERATION.

FIELD MODIFICATION AND ALTERATION NOTES:

1. THE INSTALLER SHALL FIELD VERIFY ALL DIMENSIONS (INCLUDING TOPOGRAPHICAL INFORMATION OF CURRENT GRADES) OF THIS DESIGN PRIOR TO CONSTRUCTION, AS SITE CONDITIONS MAY CHANGE DURING THE INTERIM TIME BETWEEN THE PERMIT ISSUANCE AND SYSTEM INSTALLATION.
2. THE INSTALLER SHALL STRICTLY ADHERE TO THE DESIGN (BOTH DIMENSIONS AND EQUIPMENT SPECIFICATIONS) AND TO ANY ADDITIONAL REQUIREMENTS OF THE PERMIT TO CONSTRUCT. ANY DISCREPANCIES BETWEEN THE DESIGN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED BY THE INSTALLER TO THE DESIGNER AND/OR THE PERMITTING AUTHORITY PRIOR TO CONSTRUCTION.
3. THE INSTALLER IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, THE INSTALLER SHALL CONTACT DIG TESS OR OTHER UTILITY LOCATING ORGANIZATION TO CONFIRM THE LOCATION OF ALL PERTINENT UTILITIES WITHIN THE VICINITY OF THIS ON-SITE SEWAGE FACILITY. ANY UNFORESEEN UTILITIES DISCOVERED SHALL BE REPORTED TO DELCON ENVIRONMENTAL SYSTEMS, LLC AND/OR THE PERMITTING AUTHORITY. DESIGN MODIFICATIONS MAY BE REQUIRED TO ACCOMMODATE DISCOVERED UTILITIES.
4. IF A FIELD DISCREPANCY IS DISCOVERED DURING CONSTRUCTION, WORK SHALL STOP UNTIL THE ISSUE IS RESOLVED BY DELCON ENVIRONMENTAL SYSTEMS, LLC AND THE PERMITTING AUTHORITY. DESIGN CHANGES REQUIRED DUE TO FIELD MODIFICATIONS MAY REQUIRE ADDITIONAL DESIGN FEES, ADDITIONAL PERMITTING FEES AND ADDITIONAL TIME. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL AND AUTHORIZATION FROM BOTH DELCON ENVIRONMENTAL SYSTEMS, LLC AND THE PERMITTING AUTHORITY MAY VOID PERMIT AND COULD RESULT IN LEGAL ACTIONS AGAINST THE INSTALLER.

PIPING NOTES:

1. ALL PIPING INCLUDED WITH THIS SYSTEM SHALL CONSIST OF SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON SITE PLAN OR SECTION DETAILS. ALL CONNECTIONS SHALL BE PROPERLY JOINED USING APPROPRIATE PRIMER AND SEALER/CEMENT. ALL LINES AND CONNECTIONS SHALL BE WATER-TIGHT AND MAY BE PRESSURE TESTED TO VERIFY INTEGRITY.
2. GRAVITY-FED SEWER AND TRANSMISSION LINES SHALL MAINTAIN AT LEAST $\frac{1}{8}$ " OF VERTICAL FALL PER LINEAR FOOT OF RUN THROUGHOUT ENTIRE RUN. NO LOCAL LOW SPOTS OR DIPS WITHIN LINES. NO HARD 90 DEGREE ELBOWS ON FITTINGS SHALL BE USED WITH GRAVITY-FED SEWER LINES. A PAIR OF 45 DEGREE SWEEPING ELBOWS SHALL BE USED.
3. SEWER LINES SHALL FROM THE SOURCE(S) TO THE TREATMENT TANK(S) AND FROM THE TREATMENT TANK(S) TO THE DISPOSAL AREA(S) SHALL BE EMBEDDED IN A MINIMUM OF 4 INCHES OF CLEAN CLASS Ib, CLASS II, OR CLASS III TYPE SOIL CONTAINING LESS THAN 30% GRAVEL AND CLEAN OF ANY ORGANIC MATERIAL, TRASH AND ROCKS/GRAINS LARGER THAN 1/2" IN ORDER TO TO AVOID SHIFTING, SETTLING AND PUNCTURES.
4. A MINIMUM OF 4" OF SOIL COVER SHALL BE PLACED ABOVE ALL PVC PIPES FOR PROTECTION.
5. INSTALLER SHALL VERIFY ON PLAN THE SPECIFIC USE OF PURPLE COLORED PVC PIPE.

TANK NOTES:

1. CONCRETE TANKS SHALL BE MANUFACTURED IN COMPLIANCE WITH ASTM C 1227, STANDARD SPECIFICATION FOR PRECAST CONCRETE SEPTIC TANKS ADOPTED 2000 AND AS AMENDED.
2. PLASTIC (POLYETHYLENE) OR FIBERGLASS TANKS SHALL BE RATED FOR USE AS UNDERGROUND SEPTIC EFFLUENT AND/OR PUMP TANKS. SPECIFIC INSTRUCTIONS ASSOCIATED WITH INSTALLATION AND BACK-FILLING SHALL BE STRICTLY FOLLOWED.
3. TANKS SHALL BE BEDDED ON SPECIFIED SAND CUSHION AND SET LEVEL TO WITHIN AN OVERALL TOLERANCE OF ONE INCH FROM INLET TO OUTLET.
4. TANKS SHALL BE FILLED TO THE FLOW LINE TO DETERMINE INTEGRITY. ANY LEAKS OR WEEPS SHALL BE PATCHED TO HOLD WATER. ONCE TANKS ARE REVIEWED AND APPROVED BY THE PERMITTING AUTHORITY, THE WATER LEVEL WITHIN THE PUMP TANK (OR PUMP CHAMBER) MUST BE LOWERED TO THE NORMAL OPERATING LEVEL. DO NOT DISCHARGE EXCESS WATER INTO THE DRAINFIELD. EXCESS WATER SHALL BE REMOVED FROM TANK WITHOUT ENTERING DRAINFIELD.
5. INLET PIPES AND OUTLET PIPES SHALL BE SEALED WITH GROUT, EXPANSIVE FOAM OR SILICONE TO PREVENT LEAKING. RISERS AND INSPECTION PORTS SHALL BE SEALED WITH GROUT, EXPANSIVE FOAM OR SILICONE TO PREVENT WATER, SOIL OR INSECT INTRUSION INTO TANKS.
6. TANK EXCAVATION SHALL BE BACKFILLED WITH CLEAN CLASS II OR CLASS III SOIL FREE OF ROCK. ROCKS, CONSTRUCTION DEBRIS, TRASH, ORGANICS AND CLASS IV SOIL ARE UNACCEPTABLE BACKFILL MATERIAL.
7. DEPTH OF SOIL ABOVE TANK LIDS SHALL NOT EXCEED 12 INCHES UNLESS SPECIFICALLY ADDRESS BY THIS DESIGN AND APPROVED BY THE MANUFACTURER.

DRAINFIELD NOTES:

1. ALL ROCKS AND EXISTING VEGETATION (EXCEPT DESIRED TREES) SHALL BE REMOVED FROM PROPOSED DRAINFIELD LOCATION AS PREPARATION FOR SYSTEM INSTALLATION. ANY REMAINING ROCK EXPOSURES SHALL BE CAPPED WITH AT LEAST 3" OF LOAM TOPSOIL TO PROMOTE VEGETATIVE GROWTH.
2. INSTALLER SHALL IMMEDIATELY ESTABLISH VEGETATION ON NEWLY CONSTRUCTED DRAINFIELD. ACCEPTABLE GRASSES INCLUDE BERMUDA, SAINT AUGUSTINE, RYE, ZOIZA, TIFF OR A COMBINATION FOR MULTI-SEASON GROWTH. CLAY LOAM BACKED SOD MAY NOT BE USED. HYDROMULCH, RAW SEED OR SANDY LOAM BACKED SOD ARE ACCEPTABLE METHODS FOR ESTABLISHING VEGETATION.
3. APPLICATION AREA SHALL BE CROWNED SLIGHTLY TO SHED RAINWATER. REFER TO SITE PLAN FOR THE USE OF DIVERSION BERMS OR TROUGHS.





City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>February 8, 2023</u>	Item Number:	<u>6</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Ashby Grundman</u>	Cost / Budget:	<u>TBD</u>
Exhibits:	<u>None</u>	Source of Funds:	<u>FY 23 Budget</u>

Subject

Discuss and consider a recommendation to select a firm for City Engineering Services contract and authorize negotiation of a professional services agreement scope and fee.

Recommendation

Staff recommends the selection of Walter P. Moore and Associates, Inc.

Discussion

The previous City Engineer withdrew from providing city engineering services at the end of 2022. An RFQ was released, and statements of qualifications were solicited with a due date of January 12, 2023. 10 responses were received from highly qualified firms. The staff selection committee met and ranked the firms and interviewed four firms.

There are several goals that were discussed during the interview process which will be top priorities for the new city engineer. Those are reducing turnaround time on plan reviews, exploring opportunities and creative solutions for wastewater service, especially in the commercial corridor, and becoming integrated with the community to better serve the residents of West Lake Hills. Staff feels that Walter P Moore is most qualified firm to help accomplish these goals and provide the high-quality customer service that we strive to achieve.

While all 10 firms were qualified, staff is recommending Walter P Moore. The SOQ has been provided to City Council, but additional information is available via <https://www.walterpmoore.com/>