



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, February 8, 2023 at 7:00 PM

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

REMOTE ACCESS:

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

Join Zoom Meeting:

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

Meeting ID: 349 954 9035

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on 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 Board of Adjustment and will be enacted by one (1) motion. No separate discussion or action on

any of the items is necessary unless requested by a Board Member.

a. Approval of the December 14, 2022 Regular Meeting Minutes.

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. **Land Use 425 Ridgewood Road:** Discuss and consider action on a variance request to allow an addition of a second story to a non-conforming structure (Section 22.03.281 of the West Lake Hills Code). Applicant Patrick Stewart.
6. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the February 8 2023 Board of Adjustment 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 BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, December 14, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:02 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Gordon Bowman
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale
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.

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

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the Board of Adjustment and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.
- a. Approval of the November 9, 2022 Regular Meeting Minutes.

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

4. Land Use 309 Westhaven Drive: Discuss and consider action on variances to remove a tree with a diameter larger than 14 inches and two side setback encroachments for a remodel/addition to an existing single family residence (Sections 22.03.304 and 22.03.281 of the West Lake Hills Code). Applicant Michael Crockett.

DUAL ACTION ITEM

MOTION: Upon a motion made by Board Member Walker and a second by Board

Member Plunkett, the Board voted five (5) for and none (0) opposed to approve the setback variances as requested. Motion carried.

The Board recessed at 7:12 p.m.

The Board reconvened at 7:13 p.m.

5. **Land Use 1425 Redbud Trail:** Discuss and consider action on a variance to encroach a front building setback to add a second story (Section 22.03.281 of the West Lake Hills Code). Applicant Nick Mehl.

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

6. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Council voted five (5) for and none (0) opposed to adjourn the meeting at 7:21 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, CHAIR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on February 8, 2023.



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.

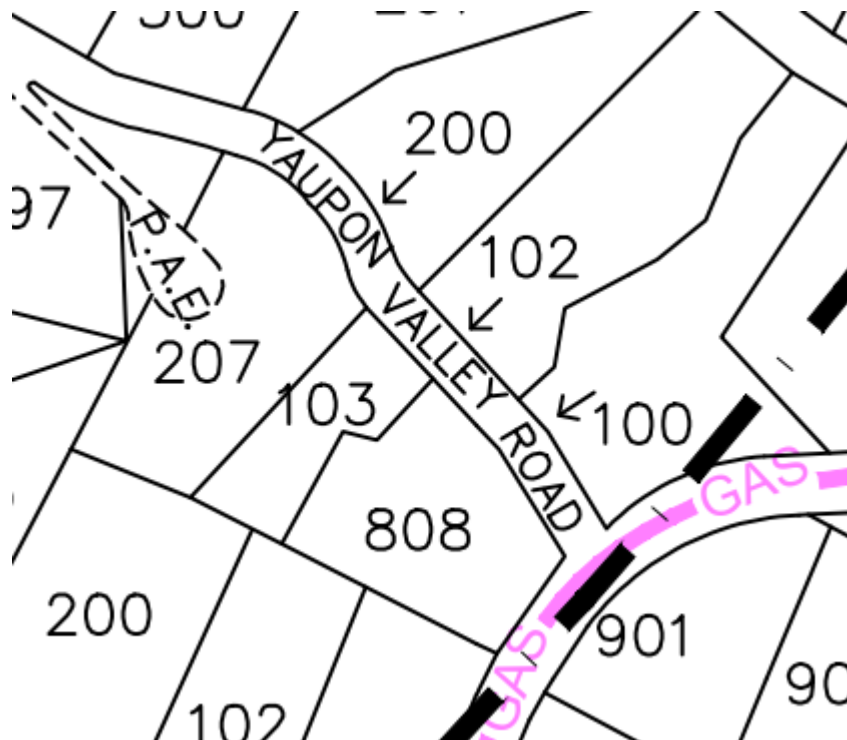
Comprehensive Planning Analysis

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:



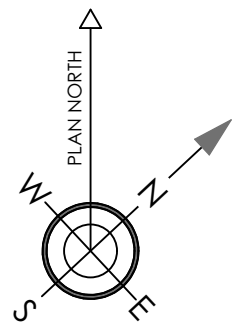
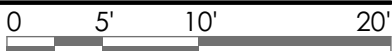
Aerial:



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.

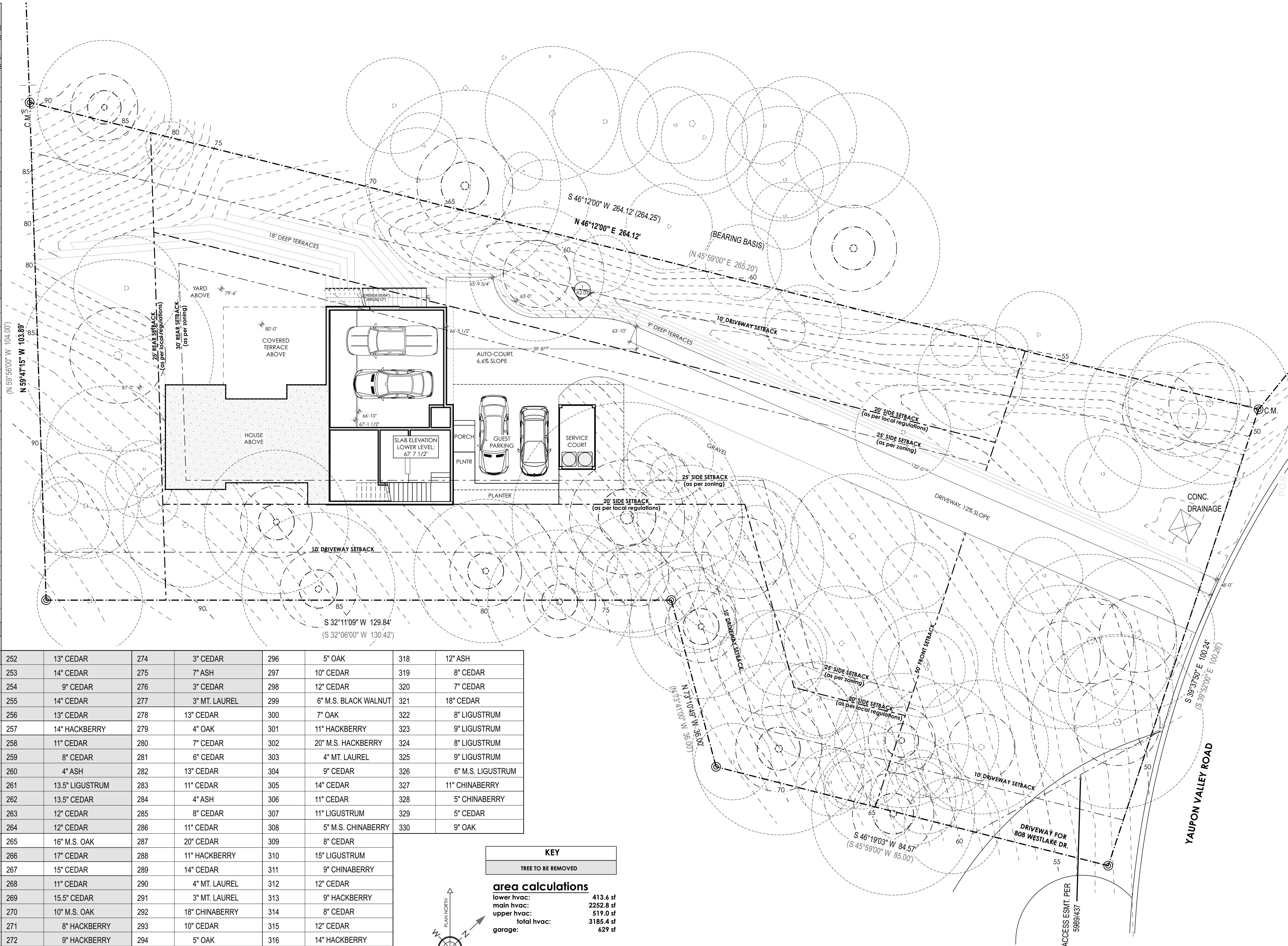
230	12.5" CEDAR	252	13" CEDAR	274	3" CEDAR	296	5" OAK	318	12" ASH
231	6" OAK	253	14" CEDAR	275	7" ASH	297	10" CEDAR	319	8" CEDAR
232	17" CEDAR	254	9" CEDAR	276	3" CEDAR	298	12" CEDAR	320	7" CEDAR
233	9" LIGUSTRUM	255	14" CEDAR	277	3" MT. LAUREL	299	6" M.S. BLACK WALNUT	321	18" CEDAR
234	11" CEDAR	256	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'



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

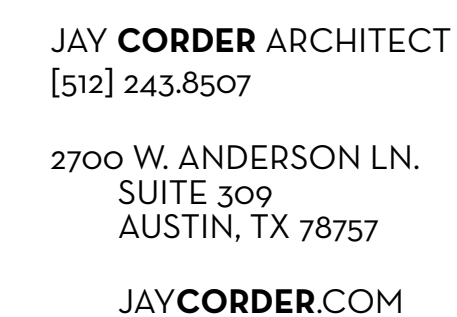
FOR REVIEW ONLY

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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



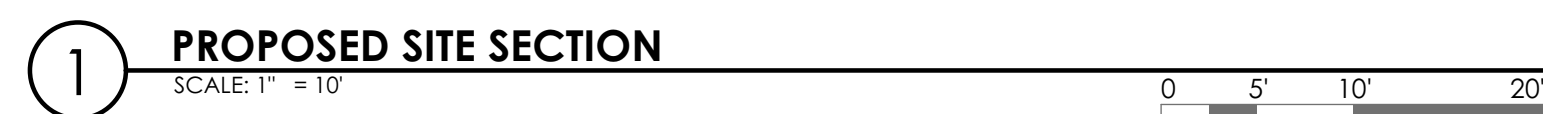
**WEINBERGER
RESIDENCE**

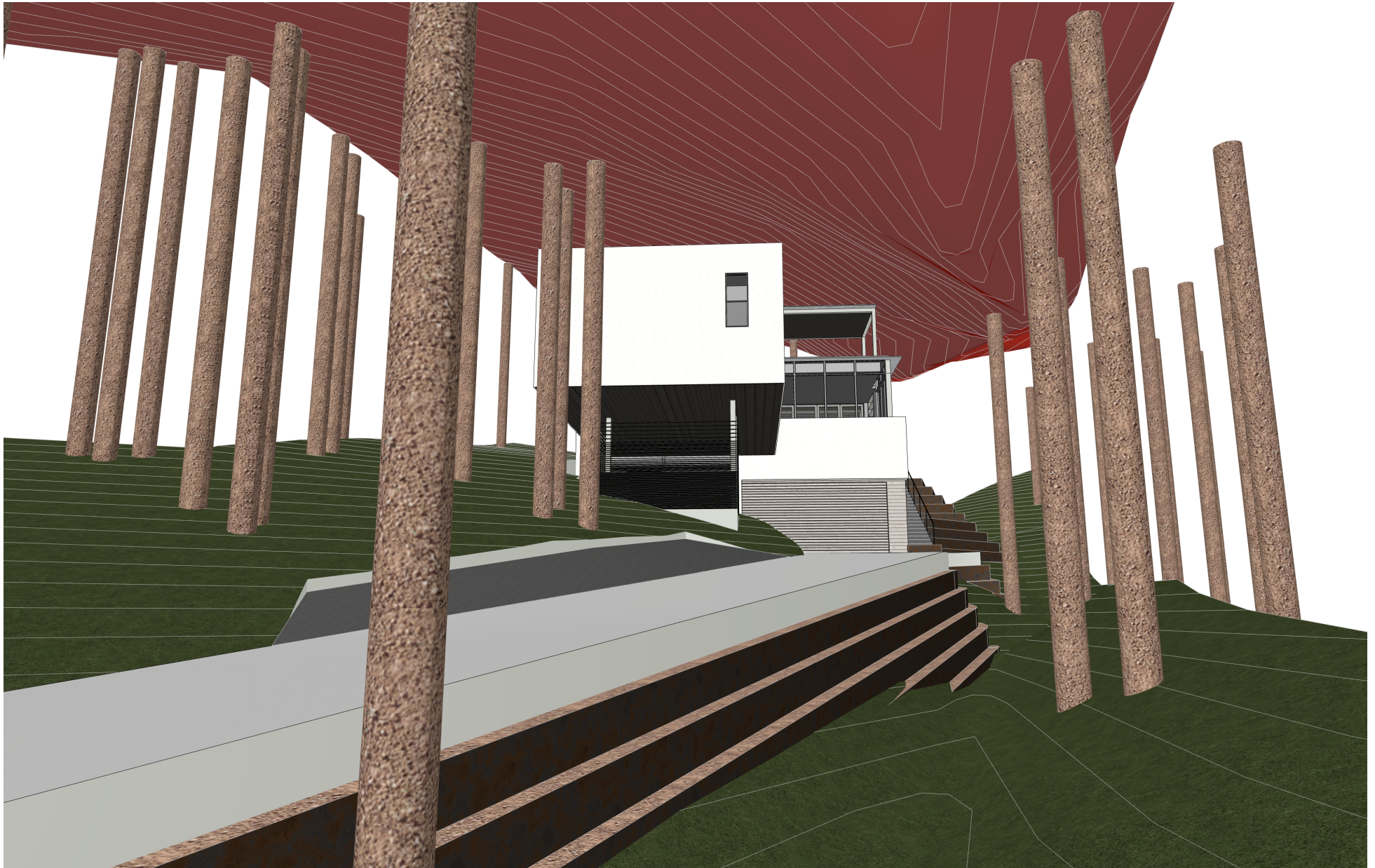
103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

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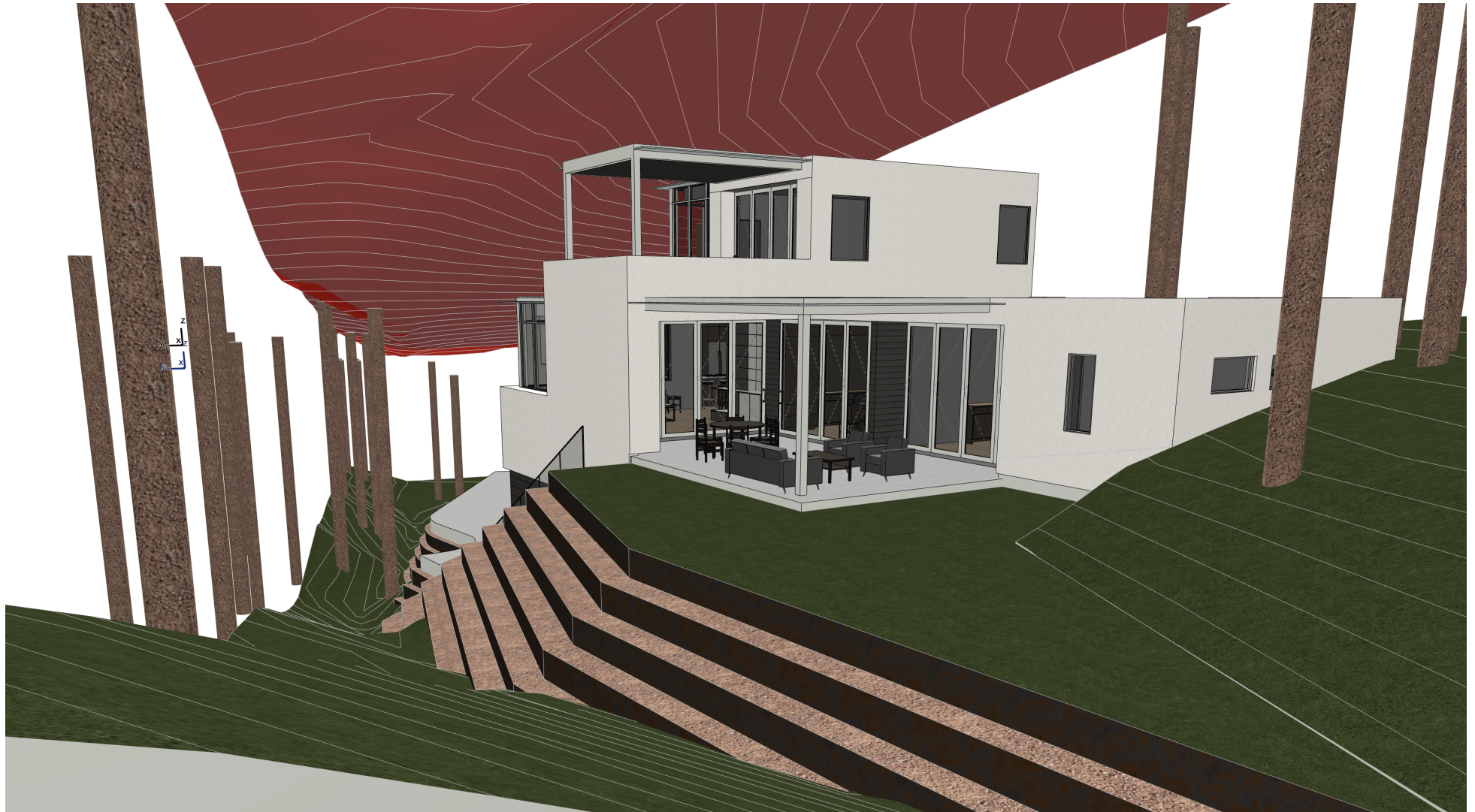
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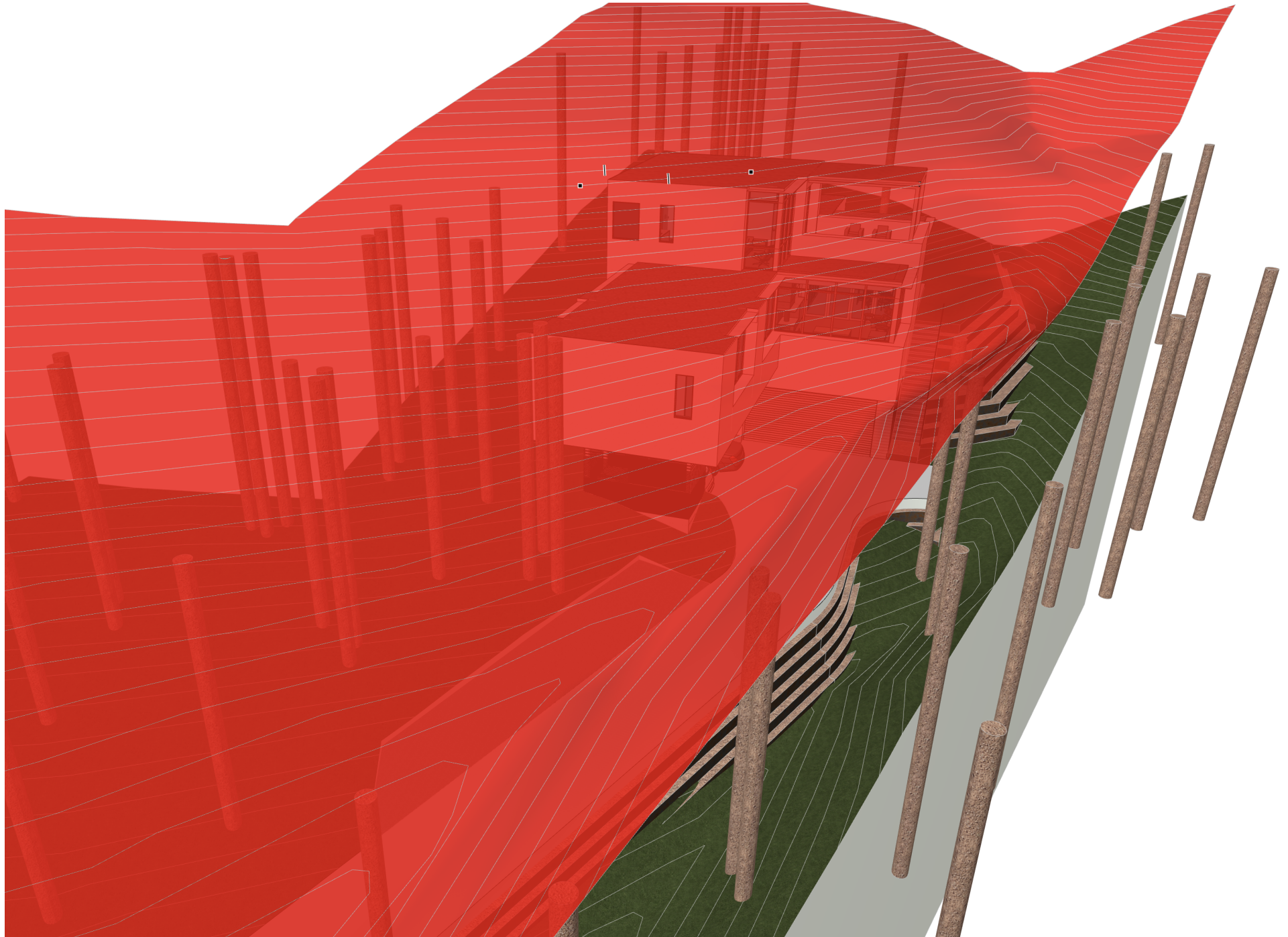
EXTERIOR ELEVATIONS











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% 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)

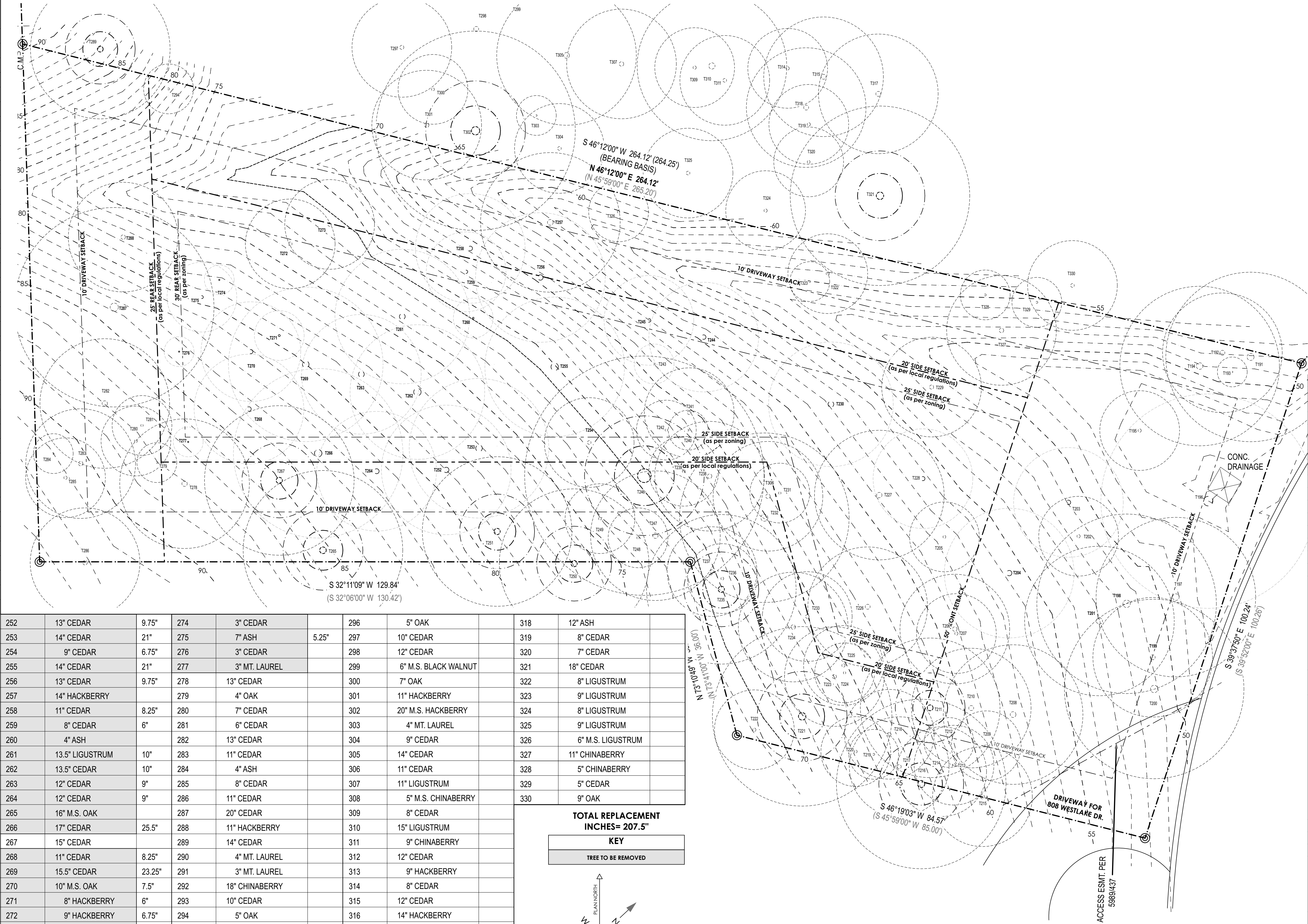
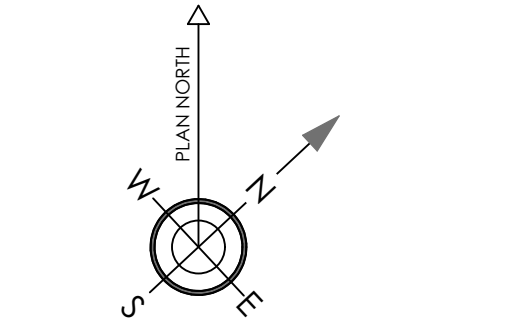
TDA Applicator License No. 0798941

Texas Licensed Irrigator LI0024812

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	

KEY
TREE TO BE REMOVED



JAY **CORDER** ARCHITECT
[512] 243.8507

JAYCORDER.COM

[illegible]

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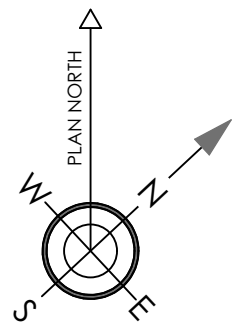
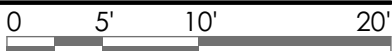
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EXISTING- SITE PLAN

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.

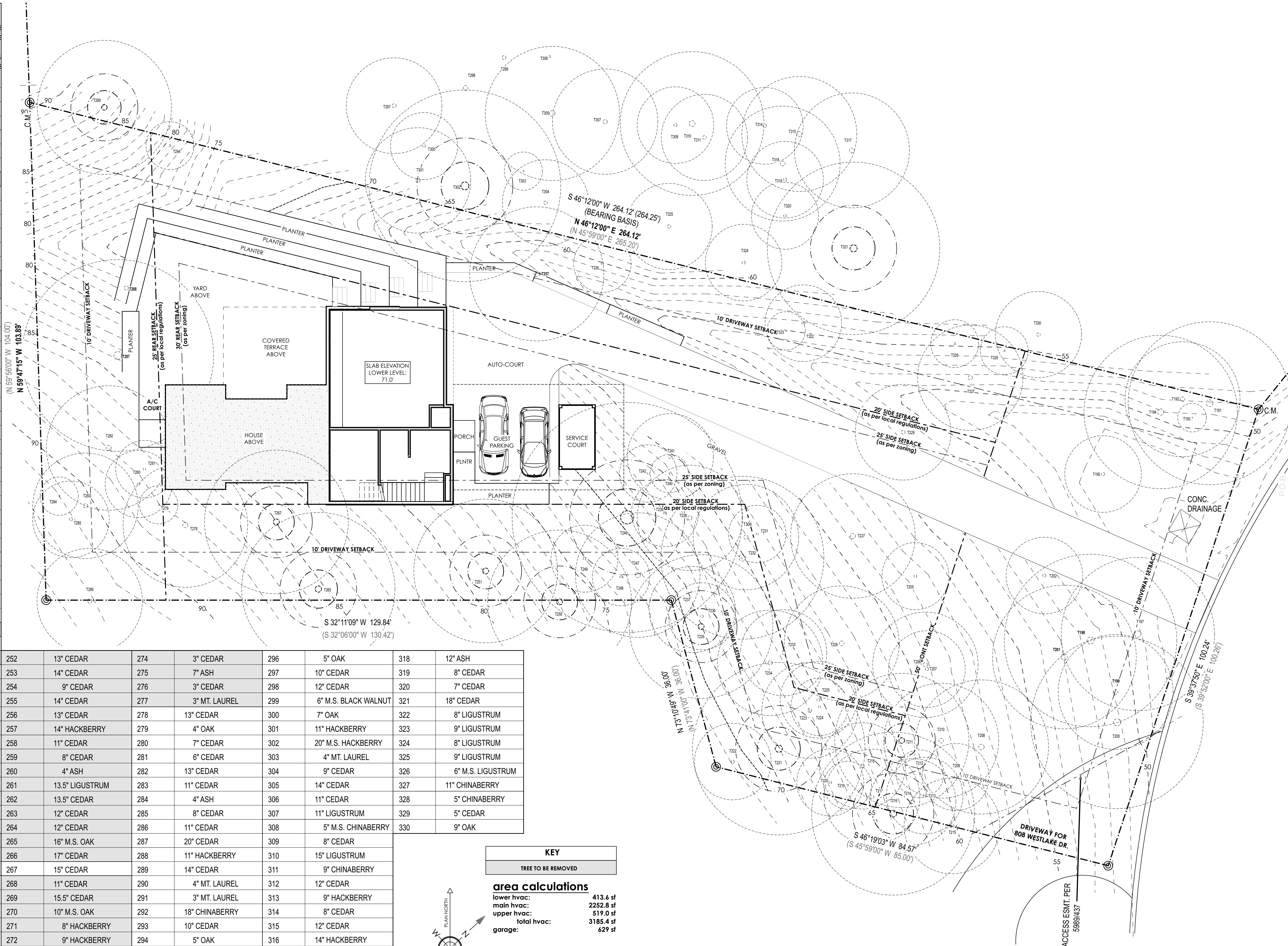
230	12.5" CEDAR	252	13" CEDAR	274	3" CEDAR	296	5" OAK	318	12" ASH
231	6" OAK	253	14" CEDAR	275	7" ASH	297	10" CEDAR	319	8" CEDAR
232	17" CEDAR	254	9" CEDAR	276	3" CEDAR	298	12" CEDAR	320	7" CEDAR
233	9" LIGUSTRUM	255	14" CEDAR	277	3" MT. LAUREL	299	6" M.S. BLACK WALNUT	321	18" CEDAR
234	11" CEDAR	256	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	 area lower hwa main hwa upper hwa to garage:	
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

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[illegible]

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A1.02

PROPOSED- SITE PLAN

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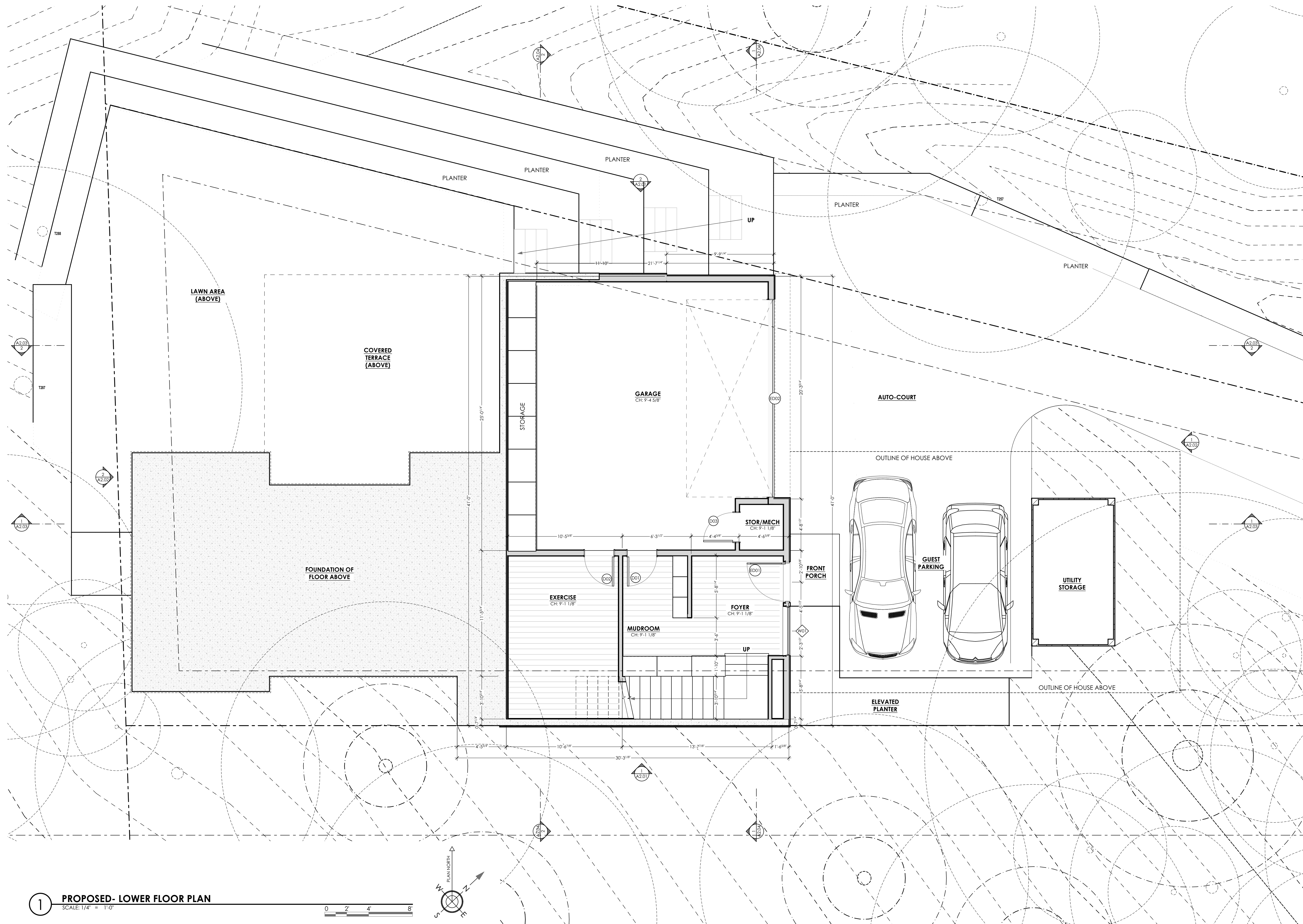
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PROPOSED- LOWER FLOOR PLAN



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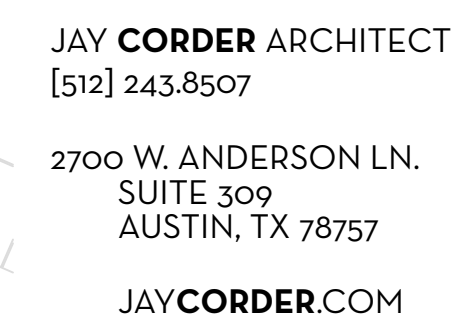
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PROPOSED- MAIN FLOOR PLAN





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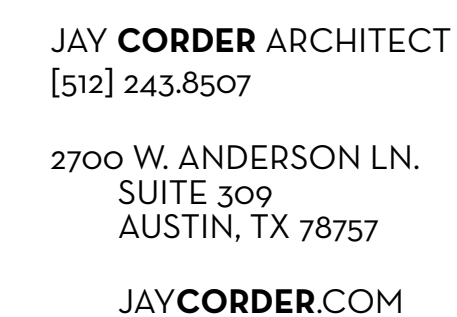
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PROPOSED- UPPER LEVEL PLAN





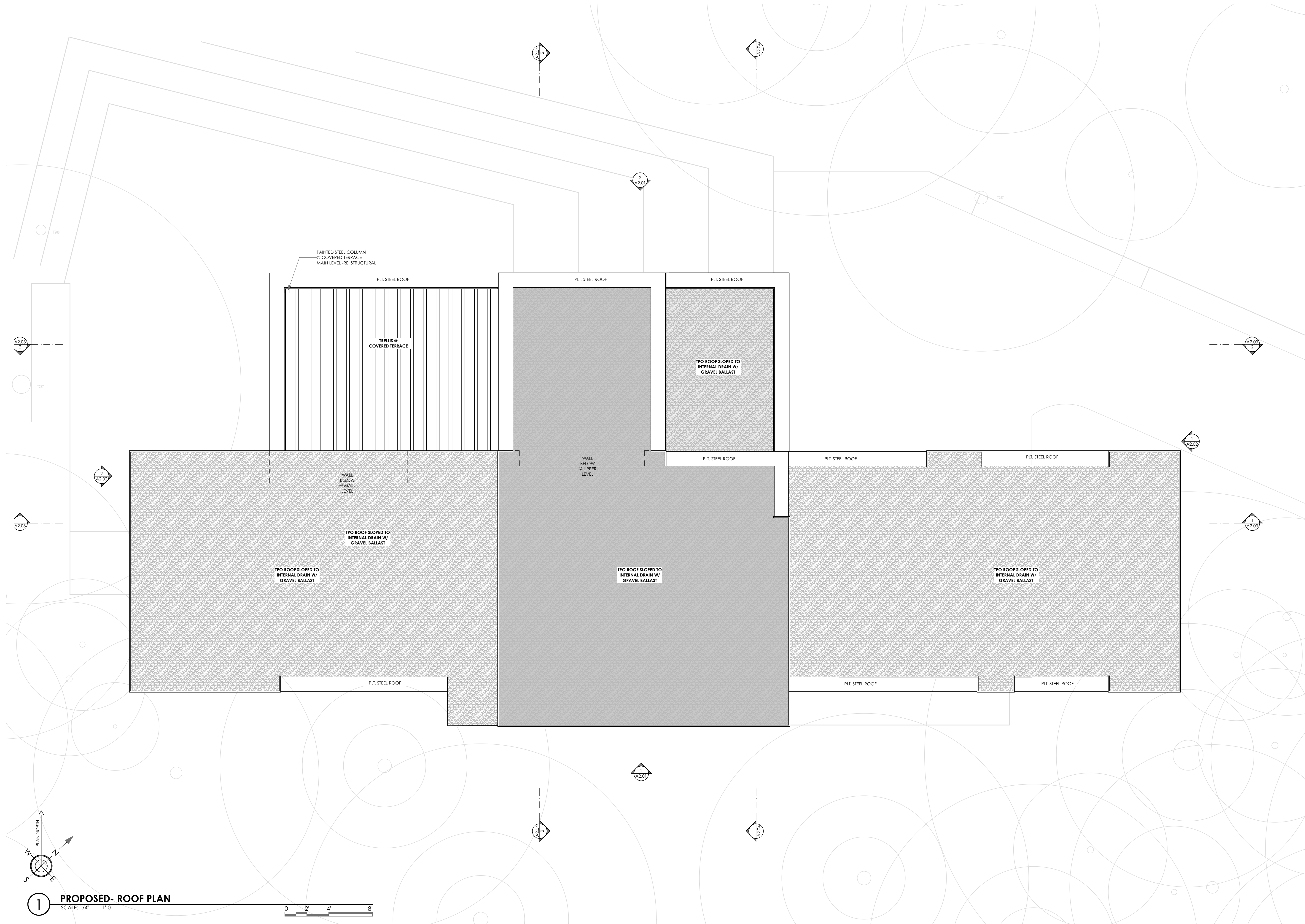
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RESIDENCE**

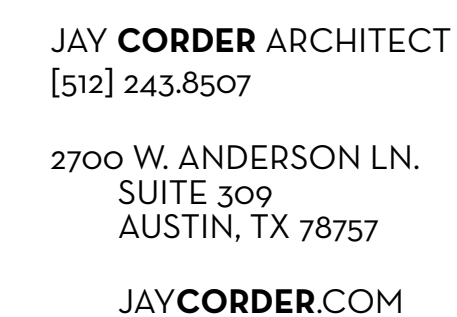
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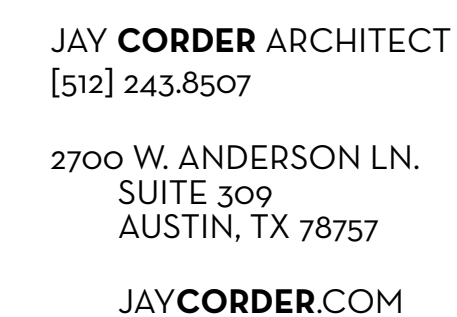
PROPOSED- ROOF PLAN





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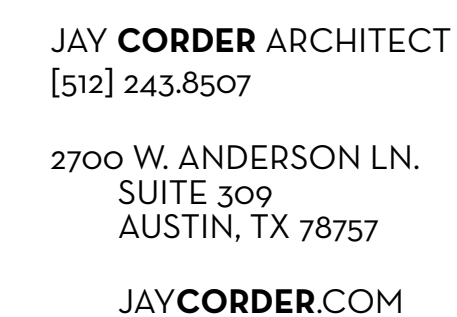
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EXTERIOR ELEVATIONS





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A2.04

EXTERIOR SECTION ELEVATIONS



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

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ARCHITECT

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2700 W. ANDERSON LN.
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25' REAR SETBACK
(as per local regulations)
30' REAR SETBACK
(as per zoning)

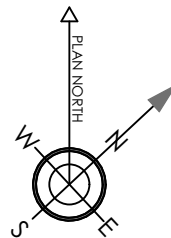
S 32°11'09" W 129.84'
(S 32°06'00" W 130.42')

- 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
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2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
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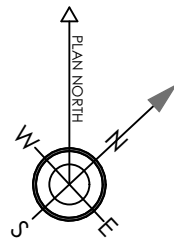
**103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS**

1

SLOPE ANALYSIS

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

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



0 8' 16' 32'

15' WIDE GULLY

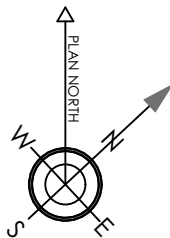
YAUPON VALLEY ROAD

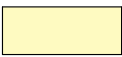
● DESIRABLE TREES (Oak, Ash, Mt Laurel, Maple and Walnut)
■ PROTECTED TREES

103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS

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

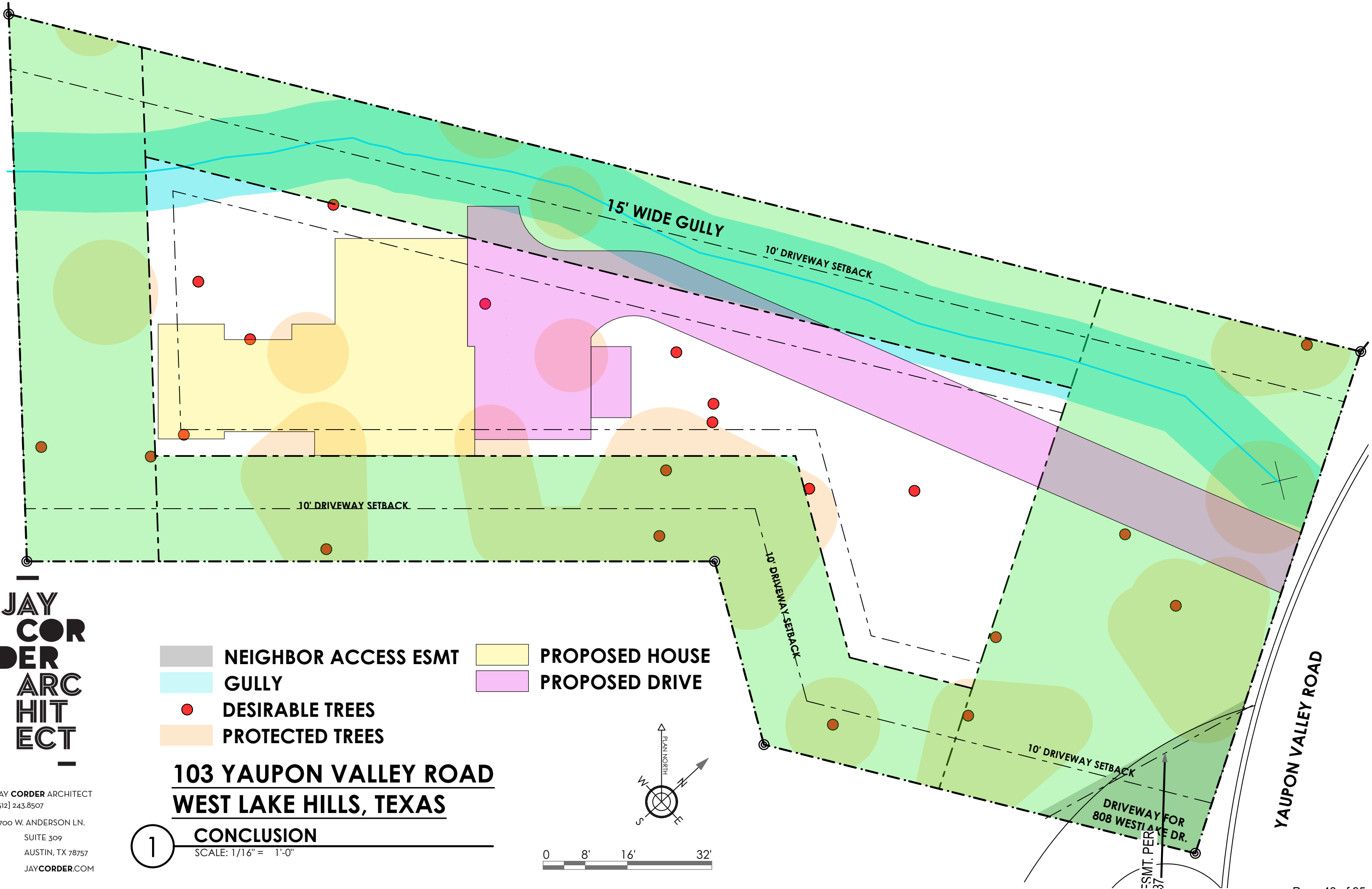
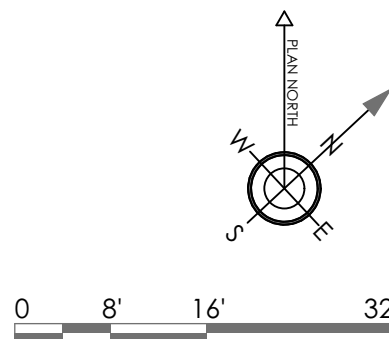
0 8' 16' 32'

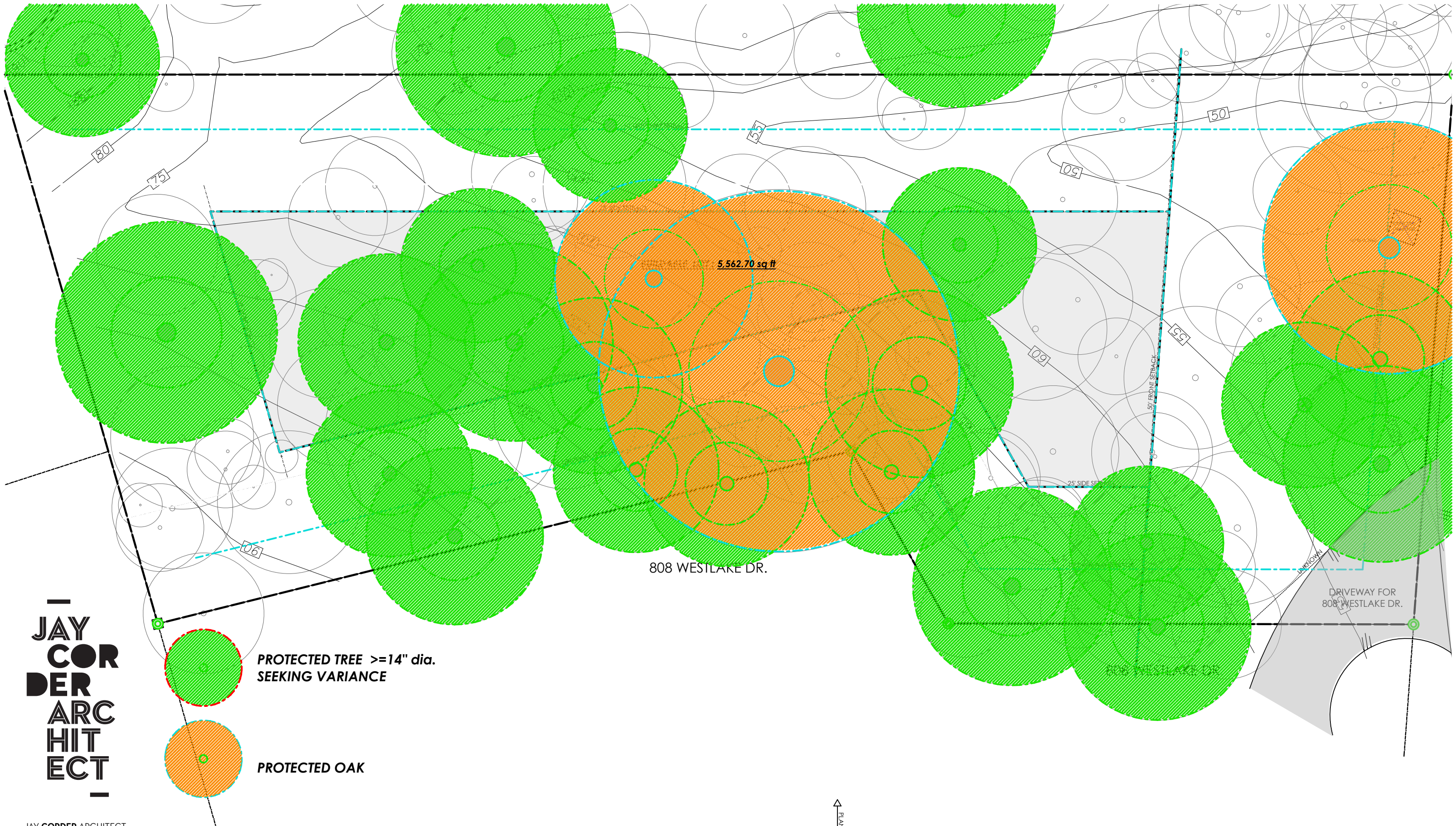


- | | | | |
|---|----------------------|---|----------------|
|  | NEIGHBOR ACCESS ESMT |  | PROPOSED HOUSE |
|  | GULLY |  | PROPOSED DRIVE |
|  | DESIRABLE TREES | | |
|  | PROTECTED TREES | | |

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

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

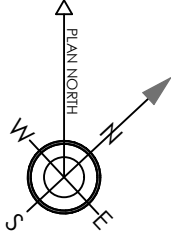
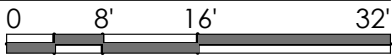




JAY
CORDER
ARCHITECT

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"

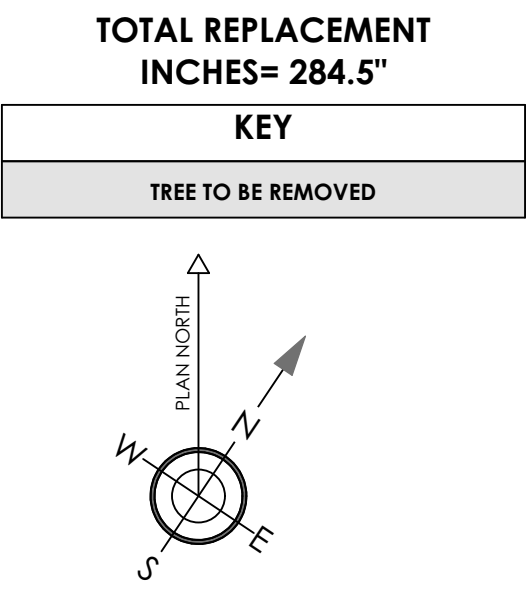


103 YAUPON VALLEY ROAD
WEST LAKE HILLS, TEXAS

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"

1 **EXISTING- SITE PLAN**
SCALE: 1" = 10'



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**WEINBERGER
RESIDENCE**

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

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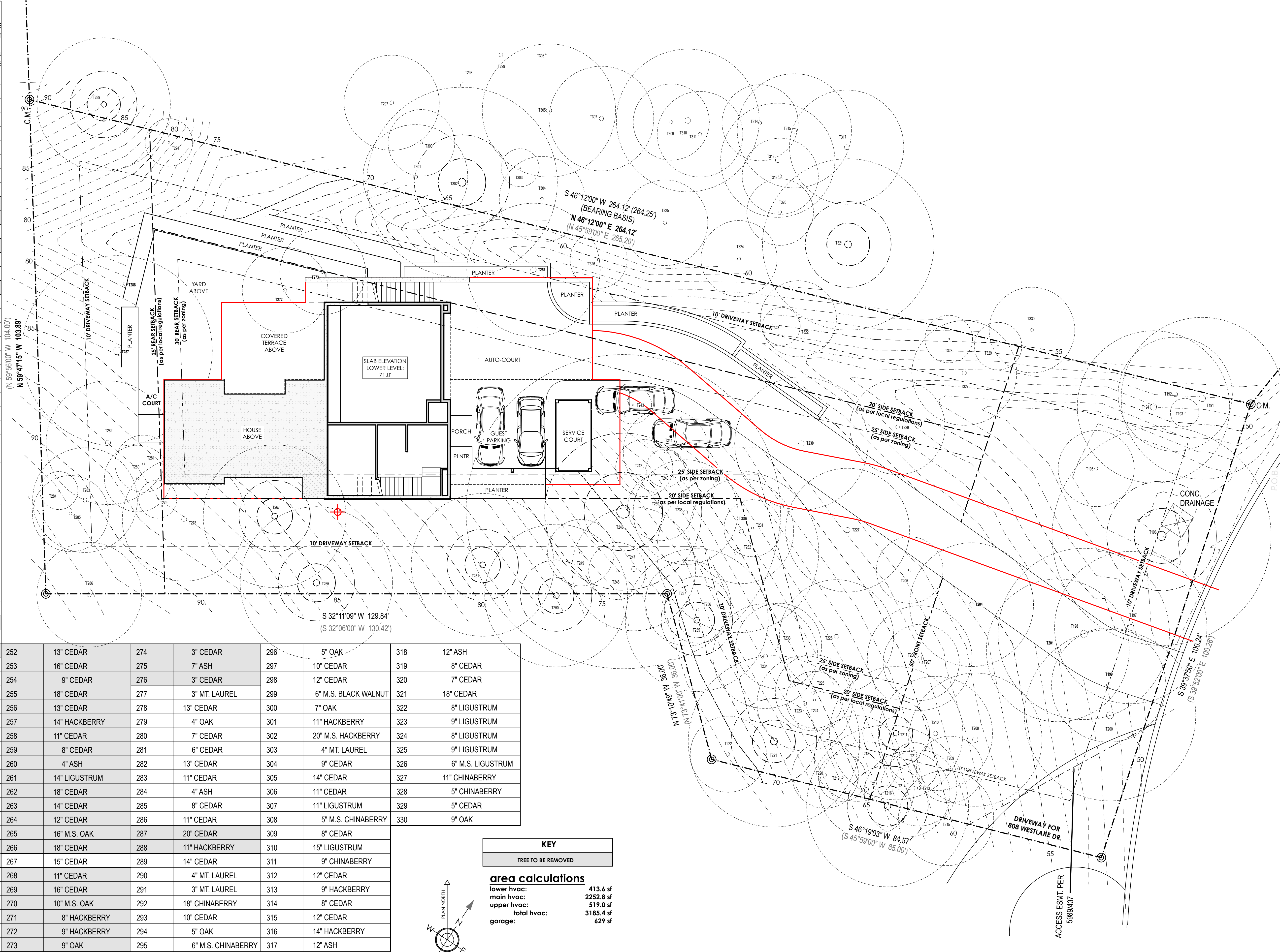
SHEET IS FORMATTED
TO 22"x34". SCALES
ARE ONE HALF OF
NOTED WHEN PRINTED
AT HALF SIZE (11x17)

EXISTING- SITE PLAN

M.S.=MULTI-STEMMED

This tree location survey certifies the size 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.

TAG NO.	TREE DESCRIPTION
191	17" OAK
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202	8" OAK
203	11" CEDAR
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
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
245	9" CEDAR
246	33" OAK
247	13 " LIGUSTRUM
248	6" OAK
249	7" CEDAR
250	15" CHINABERRY
251	15" HACKBERRY



JAY
COR
DER
ARC
HIT
ECT

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

[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

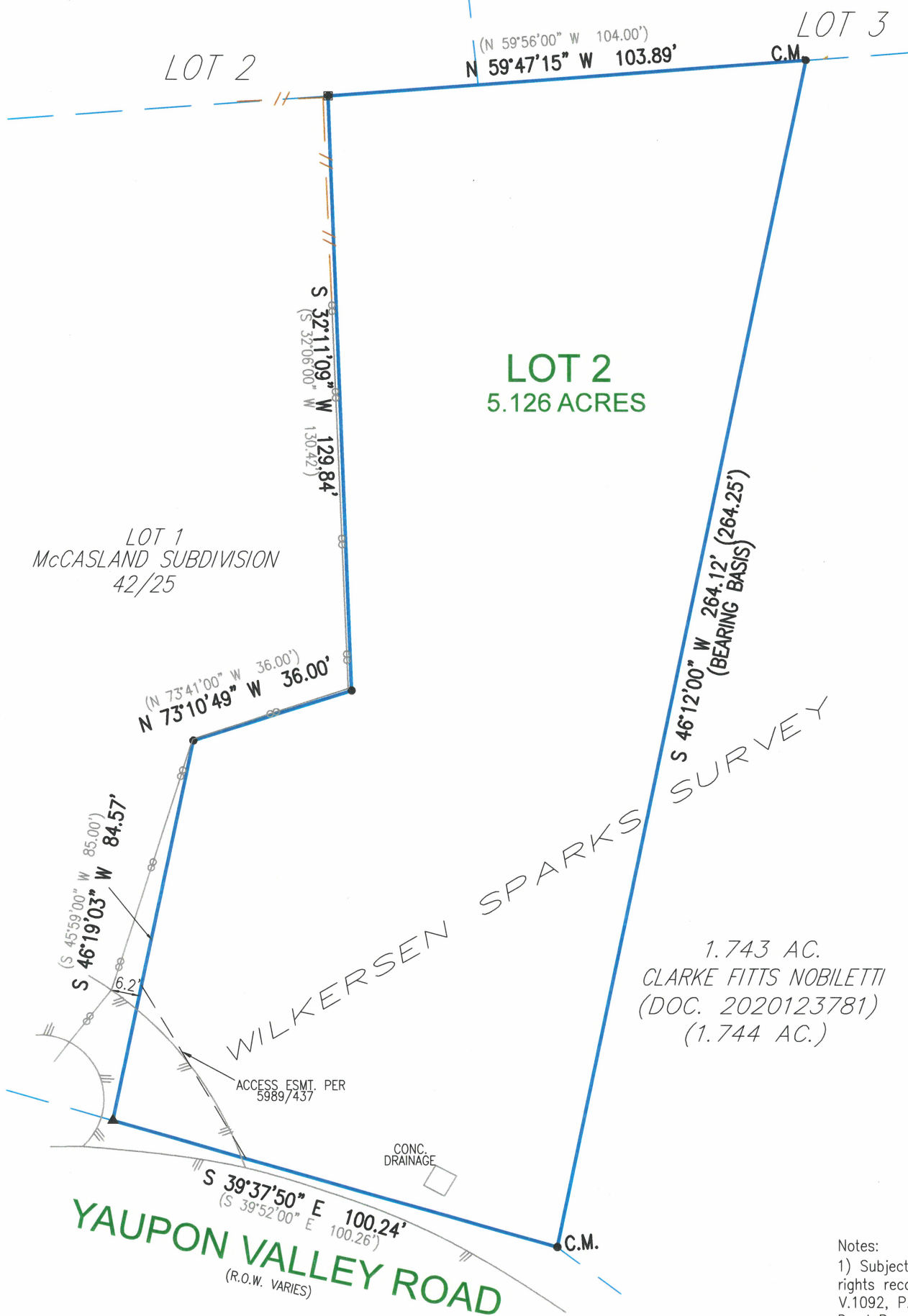
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AT HALF SIZE (11x17)

A1.02

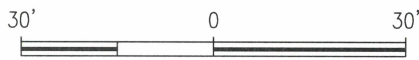
PROPOSED- SITE PLAN

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

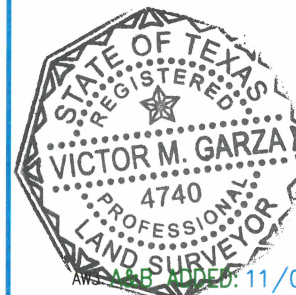
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- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- 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

[Signature]

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

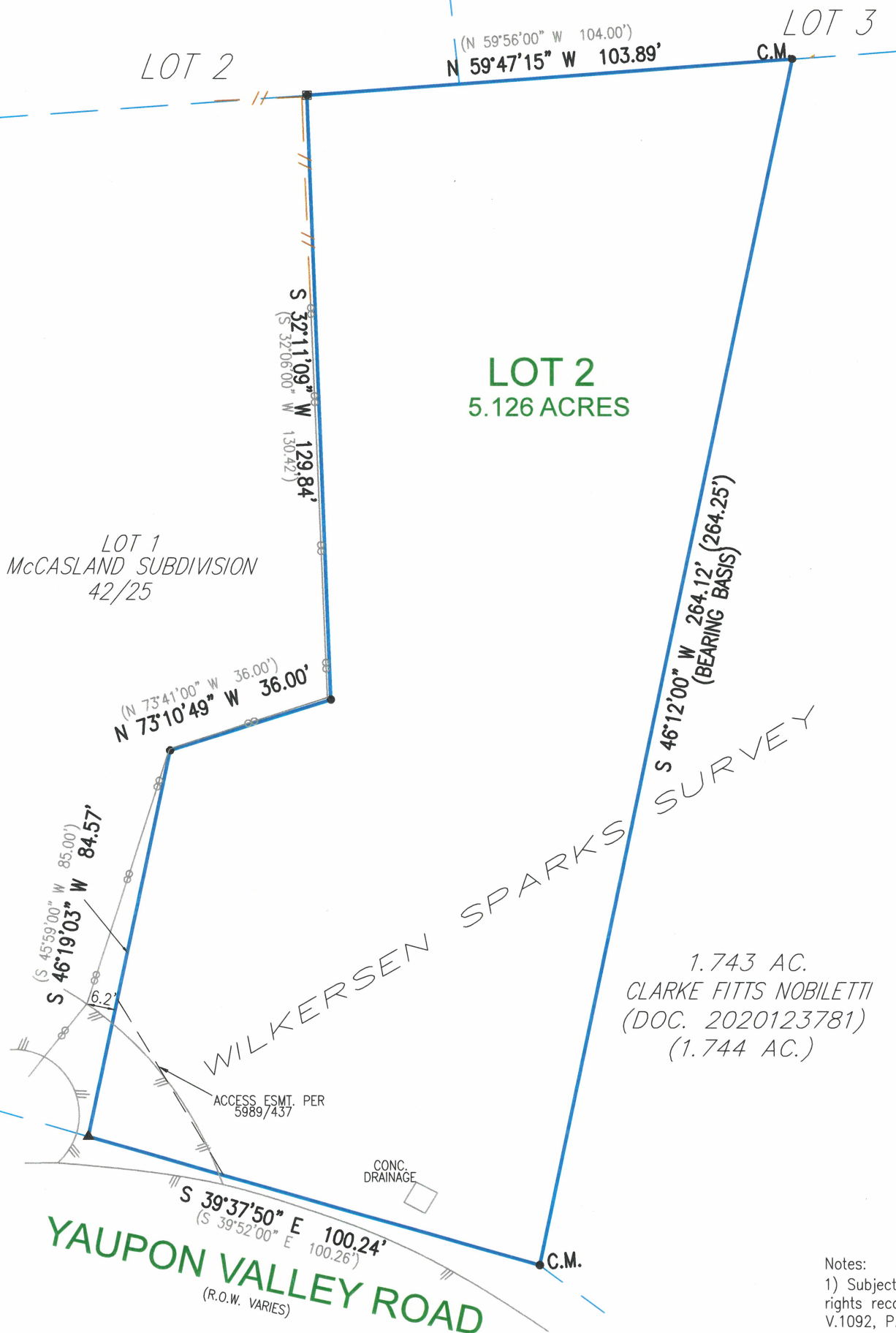
1404 West North Loop Blvd.

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.
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LEGEND

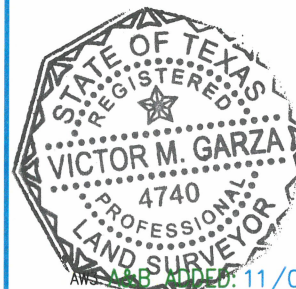
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- 1/2" CAPPED REBAR SET
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- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
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- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. 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

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1404 West North Loop Blvd.

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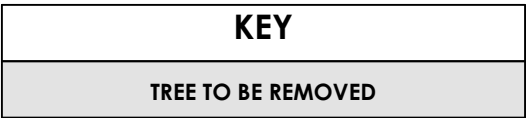
FIELD WORK BY	REESE	08/03/20
CALC'D BY	JOSE	08/06/20
DRAFTED BY	JOSE	08/06/20
CHECKED BY	M.L.	08/06/20

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

TAG NO.	TREE DESCRIPTION	REPL. IN.
---------	------------------	-----------

191	17 th OAK	
-----	----------------------	--

EXISTING- SITE PLAN



1 EXISTING- SITE PLAN
SCALE: 1" = 10'

JAY **CORDER** ARCHITECT
[512] 243.8507

JAYCORDER.COM

WEINBERGER RESIDENCE

FOR REVIEW ONLY

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

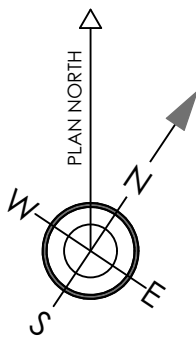
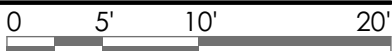
A1.01

Page 49 of 95

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.

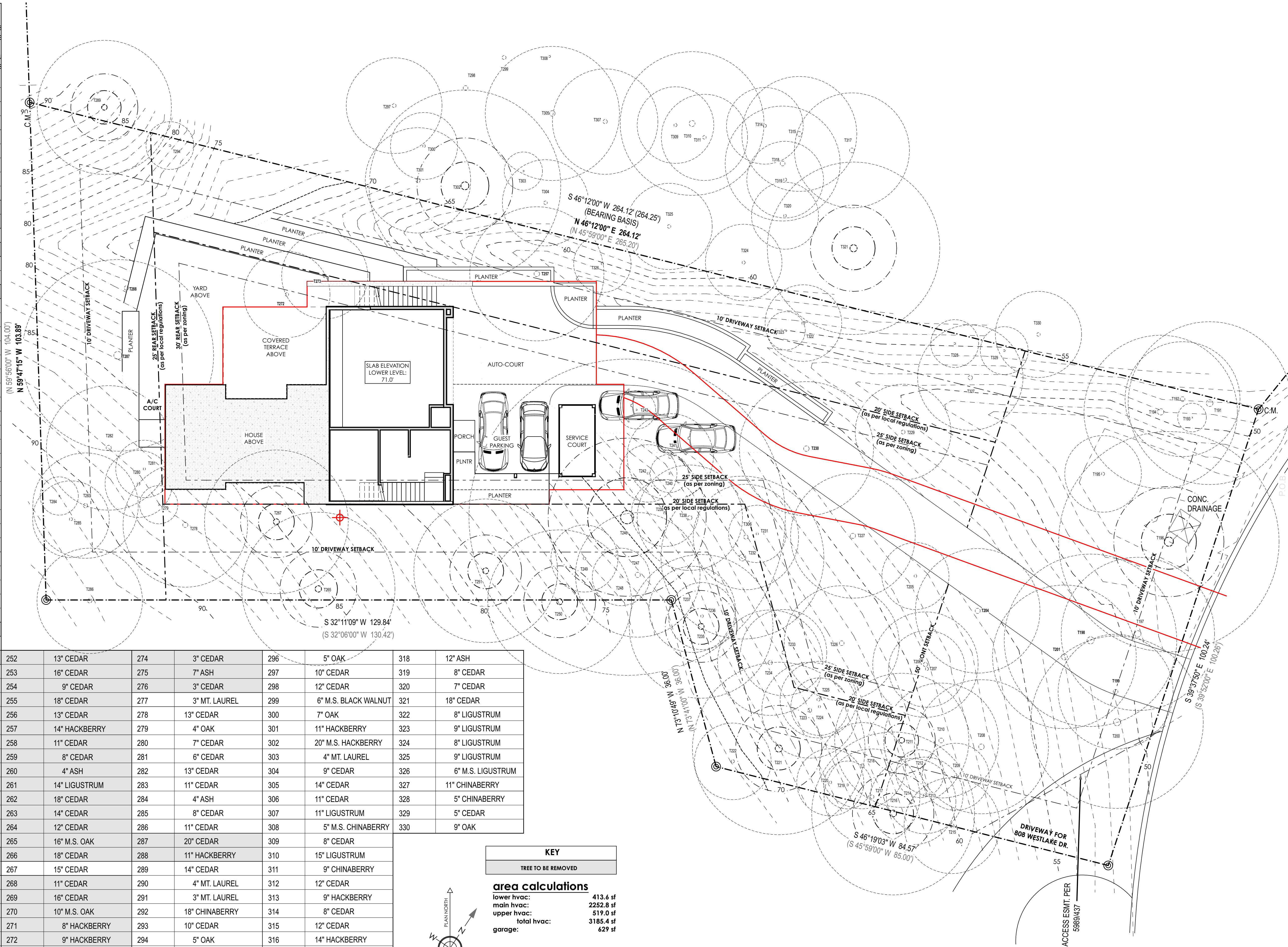
230	14" CEDAR	252	13" CEDAR	274	3" CEDAR	296	5" OAK	318	12" ASH
231	6" OAK	253	16" CEDAR	275	7" ASH	297	10" CEDAR	319	8" CEDAR
232	17" CEDAR	254	9" CEDAR	276	3" CEDAR	298	12" CEDAR	320	7" CEDAR
233	9" LIGUSTRUM	255	18" CEDAR	277	3" MT. LAUREL	299	6" M.S. BLACK WALNUT	321	18" CEDAR
234	11" CEDAR	256	13" 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

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



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[512] 243.8507

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SUITE 309
AUSTIN, TX 78757

JAYCORDER.COM

[illegible]

103 YAUPON VALLEY RD.
WEST LAKE HILLS
TEXAS 78746

FOR REVIEW ONLY

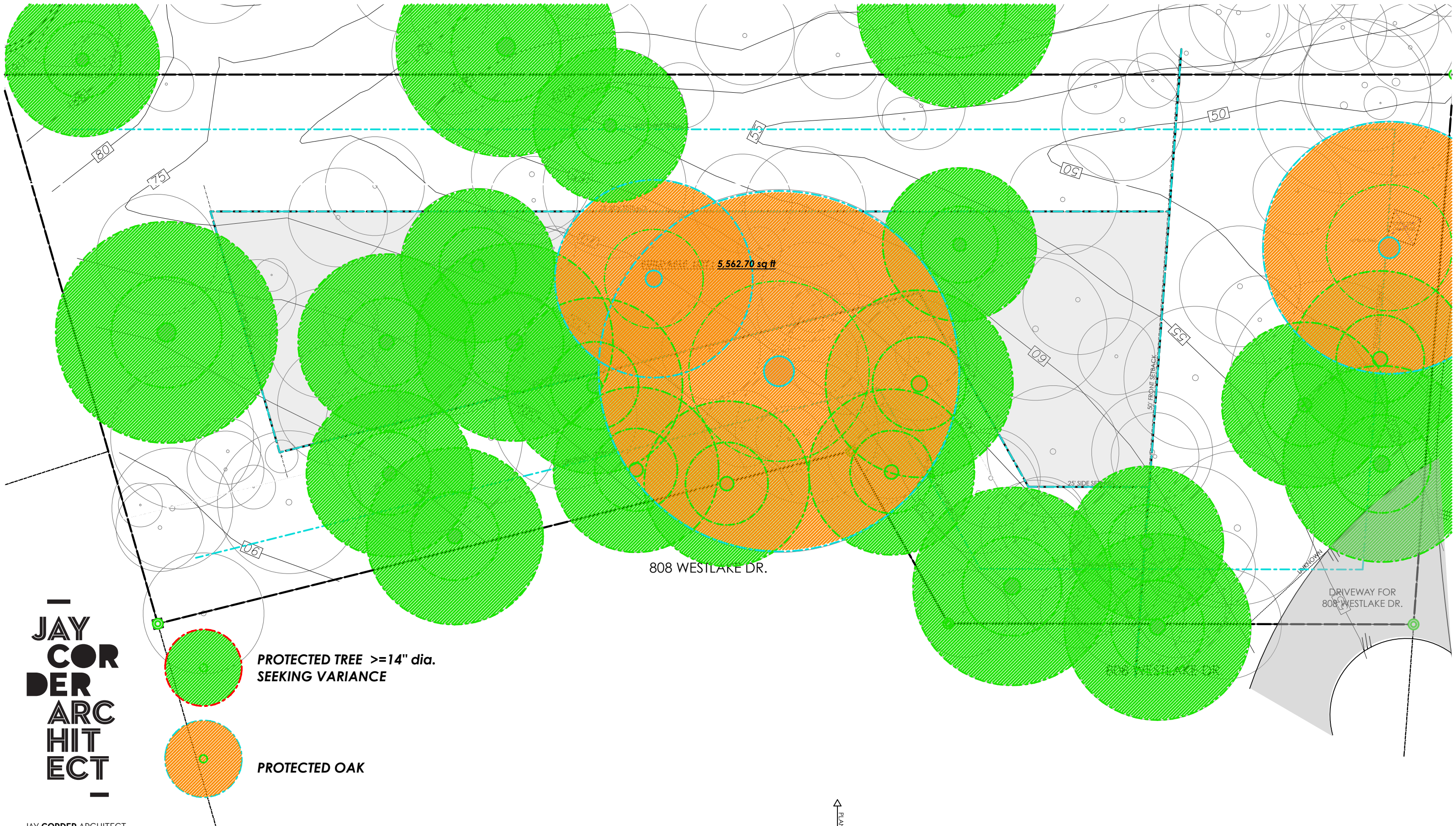
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DATE:	8/19/22
PM:	SW
DRAWN:	JC, SW

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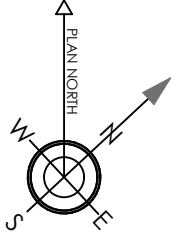
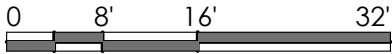
PROPOSED- SITE PLAN



**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 [☒] Good [☐] Other [☐]
Outside 100-Year Flood Plain [☒] In 100 Year Flood Plain [☐] In 100 Year Flood Plain/Floodway [☐]
Water Supply: Public [☒] Community [☐] Private [☐]
Other wells within 100 feet of property lines: Yes [☐] No [☒] (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

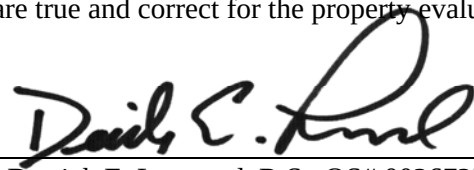
Depth	Texture (USDA)	Description
0" - 4"	Class III	Brown clay loam with roots and loose rocks, < 30% rock content
4" - 16"	Class III	Off white to light gray clay loam "caliche", < 30% rock content
@ 16"	Termination	

Indication of Seasonal Water Table: YES [☐] NO [☒]
If yes, at what depth: None observed
Property Located Within Edwards Aquifer Recharge Zone: YES [☐] NO [☒]
Indication of Recharge Features within 150 feet: YES [☐] NO [☒]
Is Soil Suitable for a Standard System YES [☐] NO [☒]
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



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

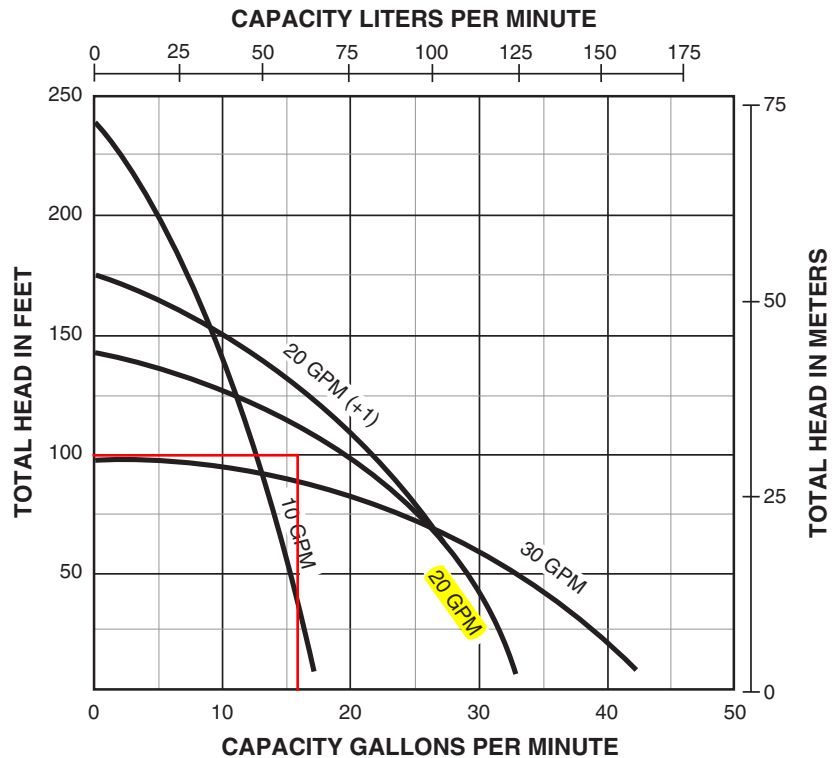
Required Flow Rate = 16 GPM

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	
	Friction Loss in Supply Pipe =				4
Return Pipe	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)

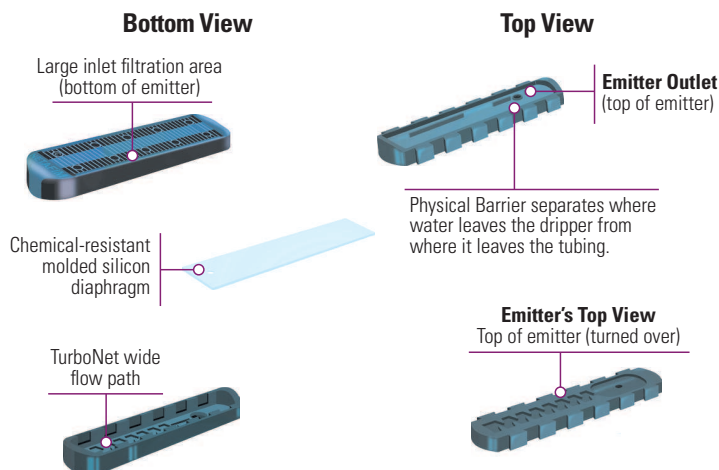
Calculated System Work Point =	16	GPM Operating At
	100.1	Feet of Head



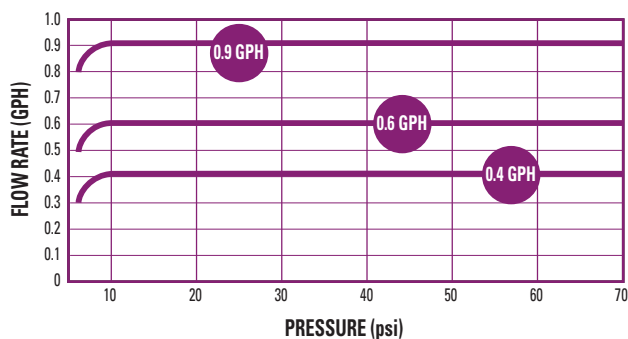
PUMP PERFORMANCE *(Capacity in Gallons per Minute)*

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



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.

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

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.

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

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. Press. psi [bar]		Maximum Inlet Press. psi [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:

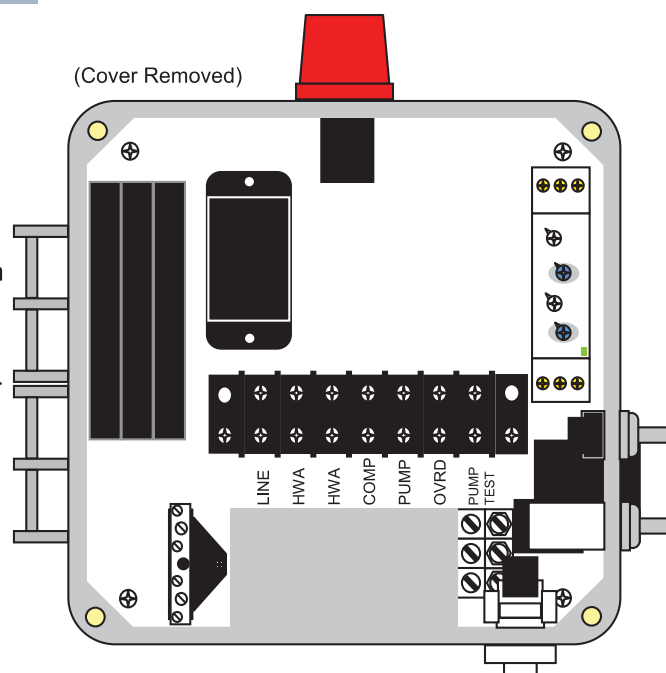
Timer Control: Pump on and off times are individually settable with values ranging from 0.1 second to 100 hours. Override feature turns pump on immediately if water exceeds normal levels (during surges or extended power outages). Includes Pump Test switch to verify operation of the effluent pump.

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

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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.

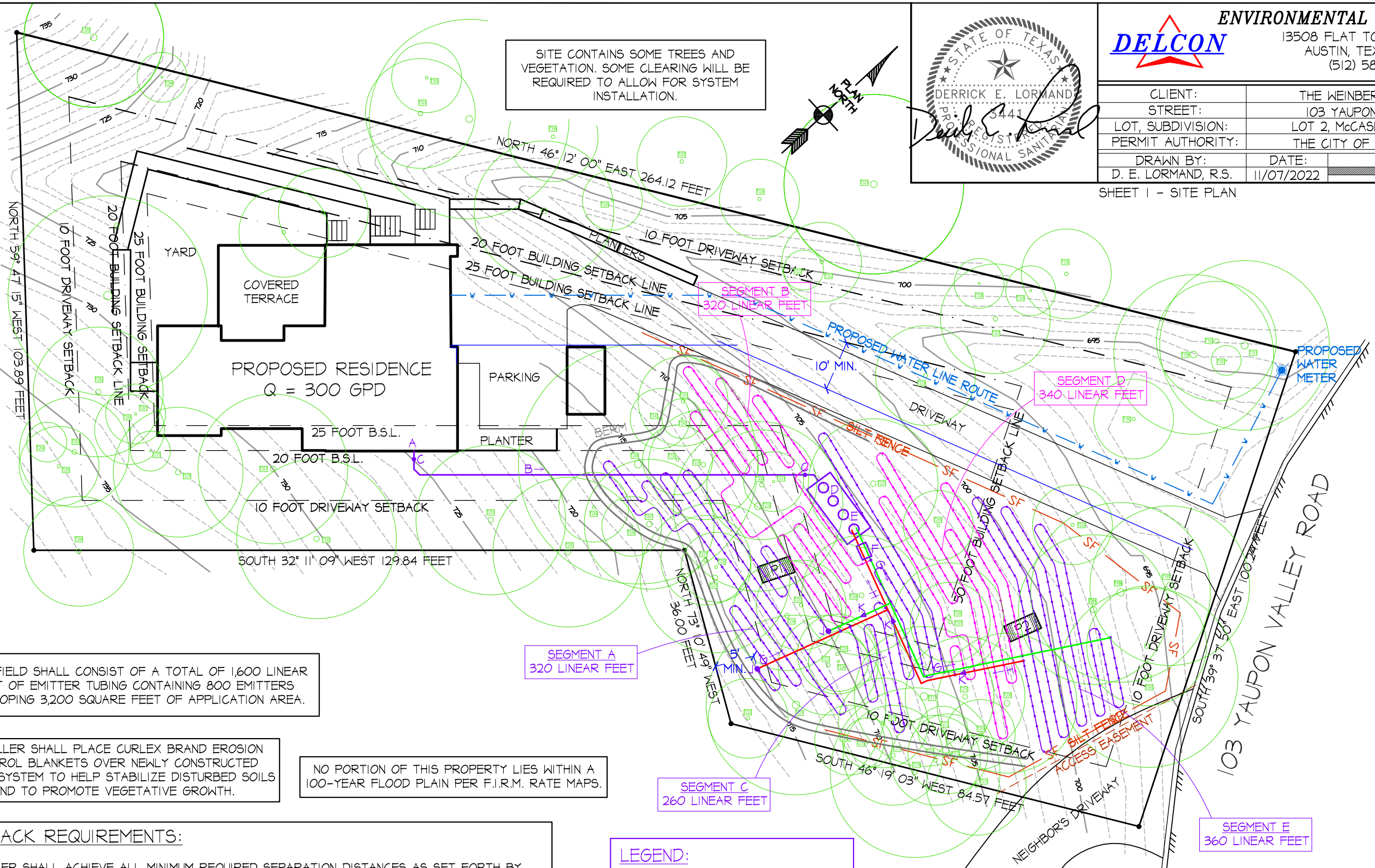
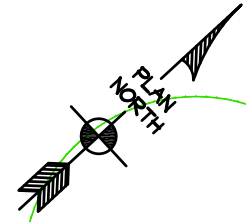
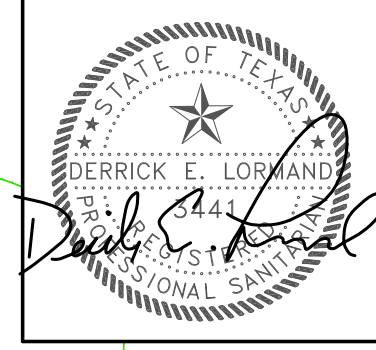
Do:

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.

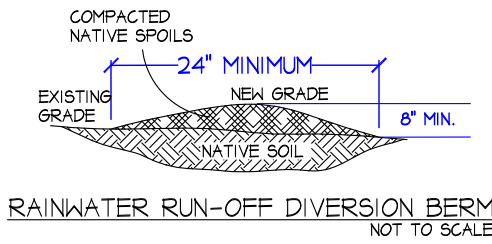
SETBACK REQUIREMENTS:

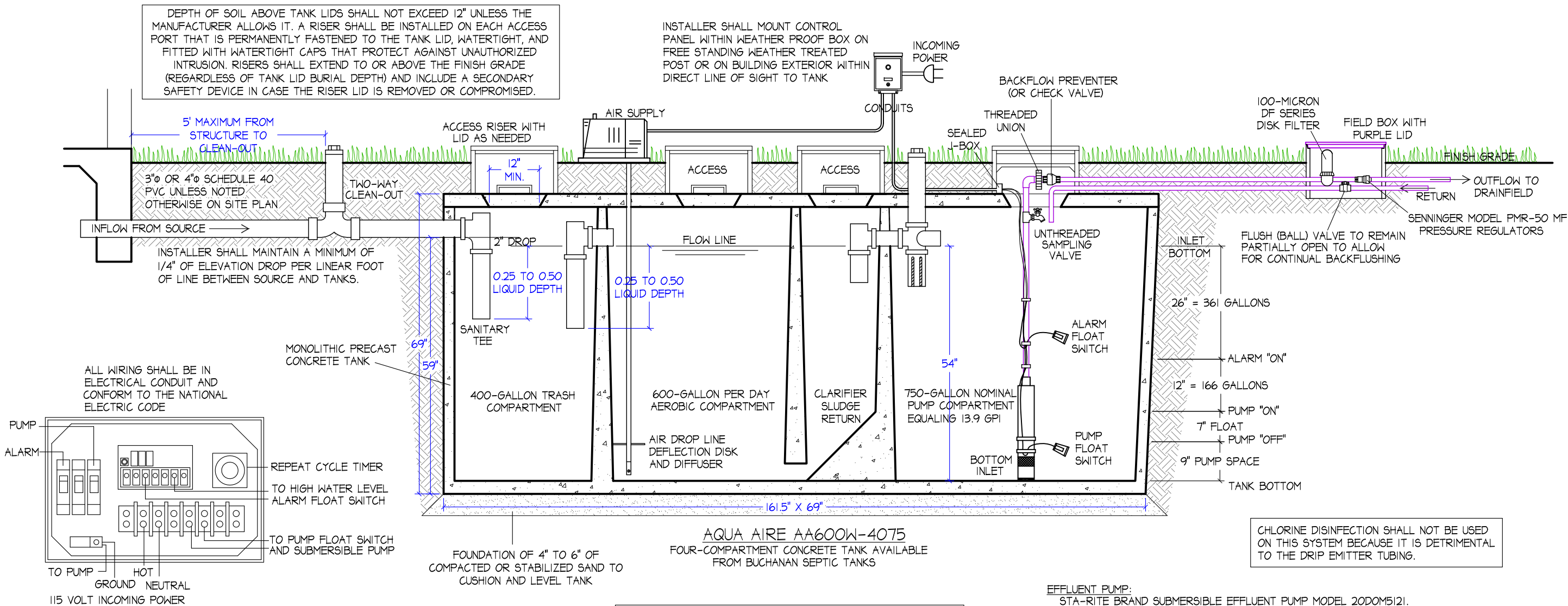
INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE DECEMBER 2016, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

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





TIMED DOSING SCHEDULE:
SET TIMER FOR 4 EQUAL-DURATION DOSES LASTING 10 MINUTES EACH. EACH DOSE SHALL DELIVER A TOTAL OF 80 GALLONS. DOSE FOR 10 MINUTES AND REST FOR 350 MINUTES.

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.

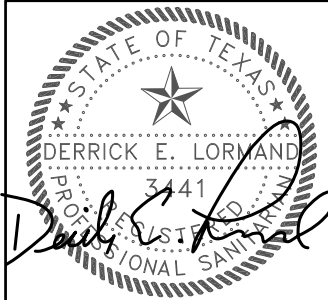
DRAINFIELD SHALL HAVE GRASS COVER. THE EXISTING SOIL IS SUITABLE TO SUPPORT VEGETATIVE GROWTH. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE VEGETATION AT THE DRAINFIELD LOCATION. ALL ROCKS SHALL BE REMOVED FROM DRAINFIELD PRIOR TO COVERING WITH FILL MATERIAL. INSTALLER SHALL SEED, HYDROMULCH OR PLACE 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.

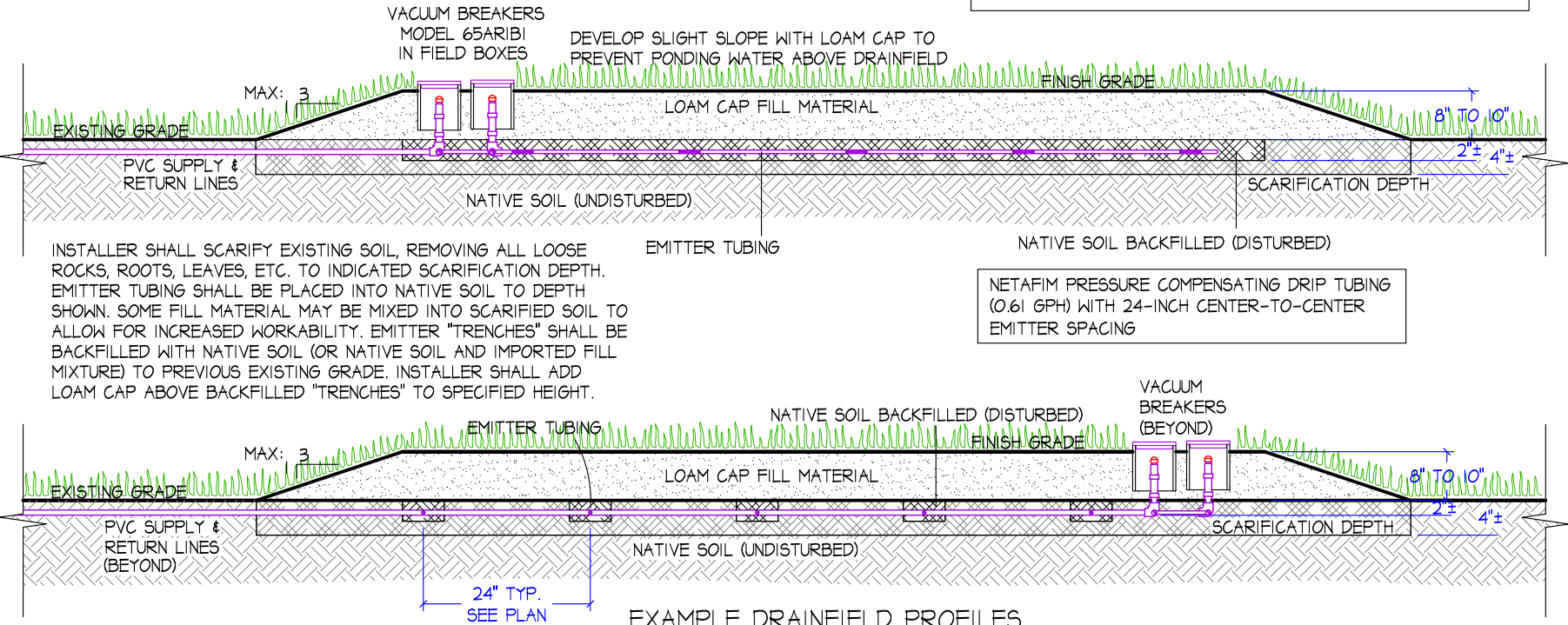
TREATMENT METHOD:

(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:

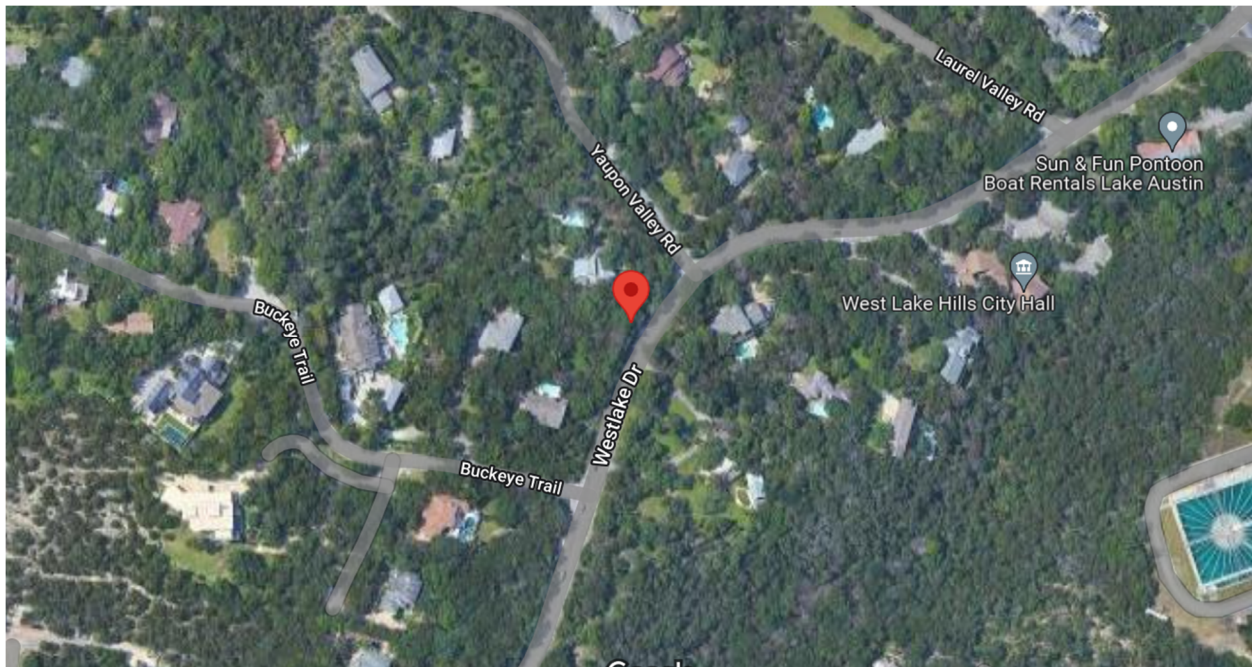
1. ALL ROCKS AND EXISTING VEGETATION (EXCEPT DESIRED TREES) SHALL BE REMOVED FROM PROPOSED DRAINFIELD LOCATION AS PREPARATION FOR SYSTEM INSTALLATION. ANY REMAINING ROCK EXPOSURES SHALL BE CAPPED WITH AT LEAST 3" OF LOAM TOPSOIL TO PROMOTE VEGETATIVE GROWTH.
2. INSTALLER SHALL IMMEDIATELY ESTABLISH VEGETATION 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.



January 9, 2023,

103 Yaupon Executive Summary – Drainage Design

This executive has been prepared for the proposed development located at 103 Yaupon, Westlake Hills, TX 78746, Travis County. This proposed development is a Part of Lot 2 MCCasland Subdivision. Below is the location of the existing site.



Project Location

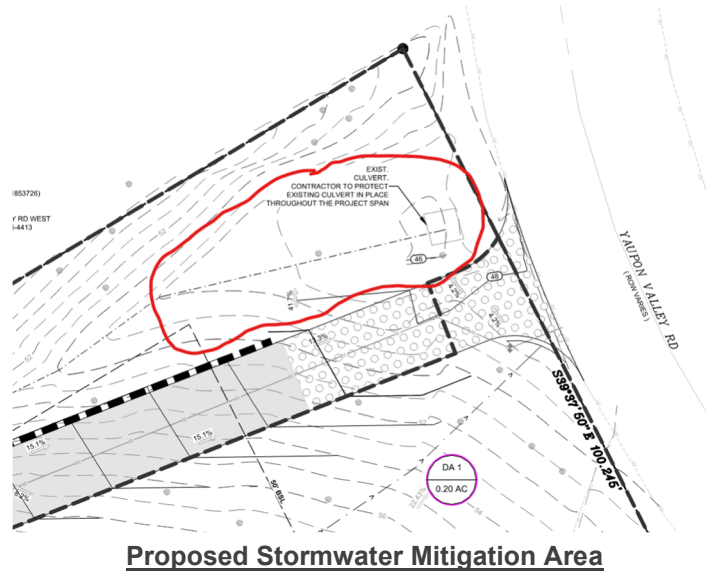
The existing lot located at 103 Yaupon Road is presently undeveloped. A surveyor of the existing site was provided to Modern Engineering Solutions to review for design and analysis. A drainage analysis was completed to determine the existing peak drainage flows for 2-year, 10-year, 25-year, and 100-year storm and results are summarized for the site in a table below.

The proposed development consists of a single-family residence, driveway, septic field, landscape areas, and other items. Pervious pavers are proposed within the driveway to lower the overall stormwater impact of the development. This reduces the sites imperviousness to less than 20%, therefore water quality treatment is not required.. A drainage analysis was completed to determine the proposed peak drainage flows for 2-year, 10-year, 25-year, and 100-year storm and results are summarized for the site in a table below.

	2 year	10 year	25 year	100 year
Existing (cfs)	1.10	1.67	2.26	4.35
Proposed (cfs)	1.21	1.83	2.47	4.76
Difference (cfs)	0.10	0.16	0.21	0.41

Summary of Drainage Flows

During the 100-year peak storm event there is an increase in flow of 0.41 cfs. To conform with State and Local Codes stormwater mitigation is required. At this time a small berm and detention area is proposed near the existing drainage inlet on site. Below is an image of the planned area for stormwater mitigation.



If you have any questions or concerns about the responses, feel free to reach out to me.

Sincerely,

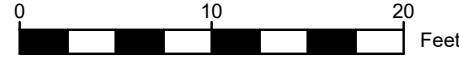
Michael Groselle

Michael Groselle, P.E.

Mike@mod-eng.com

Office: 720-815-7937

Cell: 214-734-2305



103 YAUPON VALLEY RD

BENCHMARK AS PER LEGAL DESCRIPTION

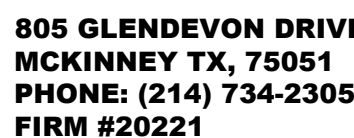
THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

MICHAEL R. GROSELLE	12568
TYPE OR PRINT NAME	PE
2022/10/07	
DATE	

NO.	DATE	REVISION
1	2022/10/11	ISSUED FOR REVIEW
#		

103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WESTLAKE HILLS, TRAVIS COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP



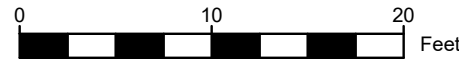
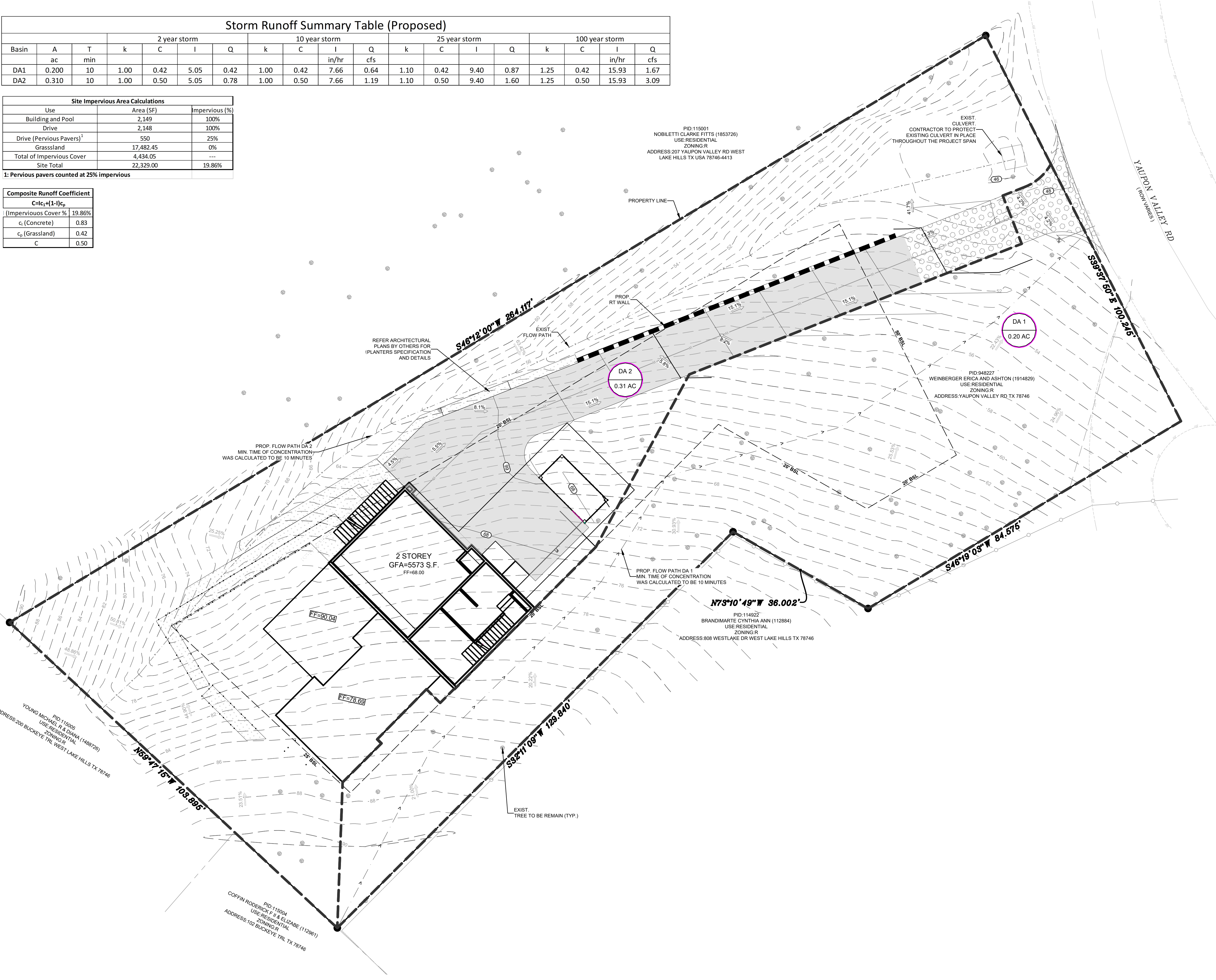
DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	OCTOBER 2022	22-016	C-6.1
REVIEWER: MG			

Storm Runoff Summary Table (Proposed)																		
			2 year storm				10 year storm				25 year storm				100 year storm			
Basin	A	T	k	C	I	Q	k	C	I	Q	k	C	I	Q	k	C	I	Q
	ac	min							in/hr	cfs							in/hr	cfs
DA1	0.200	10	1.00	0.42	5.05	0.42	1.00	0.42	7.66	0.64	1.10	0.42	9.40	0.87	1.25	0.42	15.93	1.67
DA2	0.310	10	1.00	0.50	5.05	0.78	1.00	0.50	7.66	1.19	1.10	0.50	9.40	1.60	1.25	0.50	15.93	3.09

Site Impervious Area Calculations		
Use	Area (SF)	Impervious (%)
Building and Pool	2,149	100%
Drive	2,148	100%
Drive (Pervious Pavers) ¹	550	25%
Grassland	17,482.45	0%
Total of Impervious Cover	4,434.05	—
Site Total	22,329.00	19.86%

1: Pervious pavers counted at 25% impervious

Composite Runoff Coefficient	
$C = C_c + (1 - I)C_p$	
(Impervious Cover %)	19.86%
C_c (Concrete)	0.83
C_p (Grassland)	0.42
C	0.50

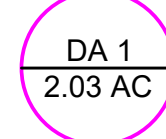


NOTES

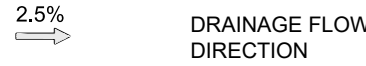
- 1) REFER TO GENERAL NOTES SHEET FOR COUNTY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.

DRAINAGE LEGEND

- 5355 — EXISTING CONTOUR
— 6350 — PROPOSED CONTOUR
— — PROPOSED DRAINAGE BOUNDARY
— — PROPERTY LINE



DRAINAGE ID
AREA (ACRES)



DRAINAGE FLOW
DIRECTION

BENCHMARK

BENCHMARK AS PER LEGAL
DESCRIPTION

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN
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CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

MICHAEL R. GROSELLE 125681
TYPE OR PRINT NAME PE #
2022/10/07
DATE

NO.	DATE	REVISION
1	2022/10/11	ISSUED FOR REVIEW

103 YAUPON VALLEY RD
103 YAUPON VALLEY RD
WESTLAKE HILLS, TRAVIS COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP



805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: JS	OCTOBER 2022	22-016	C-6.2
REVIEWER: MG			

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, January 18, 2023 at 6:30 PM

1. Call to Order. Vice-Chairman Jim Pledger.

With a quorum present, Acting Chairperson Karen Bartoletti called the meeting to order at 6:30 p.m.

**ZAPCO COMMISSIONERS
PRESENT:**

Vice-Chairman Jim Pledger
Karen Bartoletti
Julia Webber
Patrick Stewart
Laurie Maccini

CITY STAFF PRESENT:

Director of BDS Ashby Grundman
Assistant City Attorney Nicole Warren
ZAPCO Secretary Mark Littrell

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
- a. Approval of the November 16, 2022 Regular Zoning and Planning Commission Meeting Minutes.
 - b. Report on Board of Adjustment and City Council Responses.

Commissioner Bartoletti: I want to pull the November 16, 2022 minutes to amend the statement regarding the Moore Subdivision Settlement Agreement. Please amend as follows:

MOTION TO RECOMMEND APPROVAL SUBJECT TO TERMS OF THE AGREEMENT. COMMISSIONER BARTOLETTI MOVES TO AMEND THE MOTION BY ADDING THE FOLLOWING WORDS TO THE BEGINNING OF THE MOTION: "BASED ON THE COMMISSION'S UNDERSTANDING THAT THE PLAT APPROVAL IS MINISTERIAL IN NATURE AND THAT THE COMMISSION IS LEGALLY COMPELLED TO APPROVE THE PLAT, . . . " AMENDMENT ACCEPTED AND MOTION APPROVED (3 - 1). COMMISSIONER MACCINI ABSTAINS.

MOTION: Upon a motion made by Commissioner Maccini and a second by Vice-Chairman Pledger, the Commission voted five (5) for and none (0) opposed to the approval of the minutes as amended. Motion carried.

3. Land Use 103 Yaupon Valley: Discussion/Recommendation 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.

Staff Briefing

Director Grundman gives the Staff Briefing. There are 8 total variances. This was postponed in November and they've added information about the septic. We did receive two e-mails opposing the request. 3 residents did speak at the last meeting. Staff Recommendation: Approval as requested.

Presentation by Applicant

Erica Weinberger is the applicant. We were not aware there was opposition. I appreciate all the members that I have reached out to. Our lot is .51 acre which gives us 25' setbacks. What we are wanting are 20' setbacks. The property is an unusual lot. We have a "K" shaped lot covered in trees and it is very steep. We need to have a safe driveway in the area. We will need a turning radius. There is a sort of blind corner so we have designed around that.

Public Hearing

Cindy Brandimere lives at 808 Westlake Drive. I'll summarize what I sent to ZAPCO members today. I concur with the nearby residence. This development isn't entirely honest. I refer you to my memo that was submitted November 16th. These are fixed factors that you know at closing and know upon purchase. The variances would affect water, drainage and erosion. Nothing of substance has changed since November. The same problems remain. The designers aren't as familiar with the lot as they should be. What they are designing doesn't fit the spot.

Acting Chairperson Bartoletti closes the Public Hearing.

Deliberation and Recommendation

Commissioner Webber: I've enjoyed reviewing this project. I agree that this project is a non-conforming lot. Given the space available, I understand your request for the variances but I have concerns. On the driveway, while it does conform the height above the natural grade is in excess of 12". Am I seeing that correctly?

Architect: Not at 12". We have planters that would scale down to 18" allowed within the setback.

Commissioner Webber: The auto court, there is a planter that appears to be above. It would be helpful if the elevations were noted for conformity. There is a 30' rise from the street level to the motor court. Look at 22.03.170 to says that no wall can exceed 6'. The A/C appear to be beyond the setback. Section 22.03.171 states those need to comply. The house will exceed the 32' height. It would be helpful if your dimensions to show that.

Architect: I have the elevations in what will be the permit submittal package. We were very tight.

Commissioner Webber: The last is that one of the concerns is the entrance could be a hazard. Have you considered working with the neighbor?

Architect: That was considered.

Acting Chairperson Bartoletti: Can staff comment on any of these points. Are we confident all the variances requested are all the variances required or at this stage do we leave that to the applicant to determine?

Director Grundman: I'm confident that the variances requested tonight are necessary for this project to move forward. The only caviot is the planters that are in the setback but if they are terraced at 18" then it complies. I'll felt confident in the height. The variances requested tonight are the only ones necessary to move forward.

Acting Chairperson Bartoletti: So the part about the A/C unit in the setback, is it the thought that gets caught later in the process?

Director Grundman: I think there are two ways that can be handled. They could alter it to comply with the current setbacks but there is already an encroachment in the rear setback for the house.

Commissioner Maccini: The septic system, has a drainage study been done on the lot itself?

Director Grundman: I haven't seen one. Our city engineer will review that at the time when it is submitted for permitting. I know that has been a concern throughout this process.

Erica: We didn't include the drainage information which isn't up for a vote tonight. We have retained a drainage report that an engineer prepared. It was his professional opinion that no mitigation was necessary. We will be complying with what is needed before permitting.

Commissioner Stewart: I have a question for staff. Was this lot platted in this shape?

Director Grundman: Yes in 1968.

Commissioner Stewart: This type of lot is why we have the variance application. Correct me if I'm wrong but it shows a pad of 552 sq. ft.? I don't see how this lot doesn't demand some type of variance. The drainage is a concern. I've walked the lot. You almost need a horse. If the driveway was moved to a different location, would it impact more trees?

Architect: Yes.

Commissioner Maccini: It's just not a good lot to build a family home. I enjoyed the conversation with he owners and they are aware of my concerns.

Acting Chairperson Bartoletti: I'm really conflicted with this. I'm concerned when a variance is requested and a neighbor that is most affected is here objecting.

Commissioner Maccini: This lot is strange.

Director Grundman: I can meet with the applicants before the BOA meeting to make sure it complies.

Motion for Approval made by Commissioner Webber with a Second by Commissioner Stewart.

Motion for Approval carried unanimously by a vote of 3 ayes (Bartoletti, Stewart, Webber) to 2 nays (Pledger/Maccini).

4. Land Use **517 Buckeye Trail:** Discussion/Recommendation on a variance request to allow a front driveway gate (Section 22.03.173 of the West Lake Hills Code). Applicant Jeffery Foster.
Staff Briefing

Director Grundman gives the Staff Briefing. One letter of support was received. Staff Recommendation: Denial with lack of hardship.

Presentation by Applicant

Jeff Foster is the property owner. We've been here for 5 years. We love living here and love our house. The one drawback that we have living at this address is we have the best view of the Austin sky line and we love when people stop and look at the top of our driveway but I can count the dozens of times people have pulled in my driveway all the way to the end and gotten out and walked around; come up to my door; looked in my door, and it's actually a safety issue for my family. We've looked at moving the driveway out.

Public Hearing

Earl Broussard lives at 515 Buckeye Trail. He does have a difficult situation. The city didn't want that lot to be built. There is a lot of bad ju-ju. I worked on the Master Plan, Planning and Zoning as well as City Council. The Master Plan really wants a natural country look. We really don't want to see fences. The code is written in a way if you do build a fence we want it to be pretty much invisible. And after you build a fence we want you to hide it. So we really don't like fences. There is a failure of a

hardship. The application is not complete. It doesn't have the elevations and doesn't show a landscape plan. It's very difficult to read. There is no planting plan provided. There is limited visibility in that area. When you go down this street on one side there is a large cut on Spiller. A little history on it, the next door neighbor got robbed the day they moved. We granted a fence variance on an emotional move. Mine is a difficult lot. We don't feel putting a fence there would help. I also represent several people that live on the street as well.

Acting Chairperson Bartoletti closes the Public Hearing.

Deliberation and Recommendation

Commissioner Stewart: The 20' is where the asphalt stops?

Director Grundman: The gate is here and it comes up to 10' from the street.

Commissioner Maccini: It covers the entire property? There's not one there now?

Director Grundman: No.

Commissioner Stewart: Is it for the gate or all the fence?

Director Grundman: All.

Commissioner Maccini: The gate is 20' instead of 30'? Bukeye is not a idea road. I don't see a hardship.

Commissioner Webber: It is a safety issue. I object to the fence but not the gate.

Motion for Denial made by Commissioner Maccini with a Second by Vice-Chairman Pledger.

Motion for Denial carried unanimously by a vote of 5 ayes to 0 nays.

5. **Land Use 425 Ridgewood Road:** Discussion/Recommendation on a variance request to allow an addition of a second story to a non-conforming structure (Section 22.03.281 of the West Lake Hills Code). Applicant Patrick Stewart.

Commissioner Stewart recuses himself from the meeting. Documentation is provided to staff.

Staff Briefing

Director Grundman gives the staff briefing. Staff Recommendation: Approval.

Presentation by Applicant

Katie is the architect. This is a second story addition. Other designs affected trees. All adjacent homes are also 2-story homes.

Public Hearing

Acting Chairperson Bartoletti opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation and Recommendation

Commissioner Maccini: As long as trimming is minimal. This is what is there.

Commissioner Bartoletti: It is already non-conforming.

Motion for Approval made by Commissioner Maccini with a Second by Vice-Chairman Pledger.

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

6. Adjournment. Vice-Chairman Jim Pledger.

MOTION: Upon a motion made by Commissioner Bartoletti , the Commission voted five (5) for and none (0) opposed to adjourn the meeting at 7:28 p.m. Motion carried.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	February 8, 2023	Item Number:	5
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

425 Ridgewood Road: Discuss and consider action on a variance request for a building setback encroachment for a second story addition to an existing non-conforming structure (Section 22.03.281 of the West Lake Hills Code). Applicant Patrick Stewart.

Recommendation

Staff recommends approval of the proposed variance as the proposed addition is the least intrusive and disruptive location for the addition, and the encroachment is just over two feet for the roof overhang, but that will hang over a portion of the existing nonconforming residence.

Zoning and Planning Commission voted to recommend approval unanimously (5-0) for lack of hardship.

The Board of Adjustment 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: Patrick and Wendy Stewart

Legal Description: S 20 Feet of Lot 6 & N 63.30 Feet of Lot 7, Ridgewood Village Sec 2

Lot Size: 0.3283 acres (14,300.91 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

The applicant is seeking a variance to construct a second story addition to an existing nonconforming residence. The house currently sits 5 feet from the southern property line and 19 feet from the northern property line. The proposed addition falls within the allowable buildable area, except for the roof overhang that encroaches just over 2 feet into the southern side setback. The existing residence is surrounded by trees, including four trees greater than fourteen inches in trunk diameters. This addition does not add any impervious cover but adds conditioned square footage to the residence.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

Assuming no variances are allowed for the proposed project on our lot, the remaining "buildable area" for the lot does not allow for reasonable expansion of the existing home. The setbacks, on a lot of this size along with the multitude of trees, are restrictive and leave little room for expansion.

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

The natural terrain and flora will not be unreasonably disrupted or destroyed because we have designed our project around the abundance of existing trees. The proposed 2nd story requires no tree removal and only minor limb pruning. We have provided a arborist tree report showing the specific limbs to be removed. Along with our architect's assistance, we have attempted to make the additions appear seamless and pre-existing by matching existing building materials, roof pitches, architectural style, etc.

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

We considered expansion of the existing 1st floor but that would have resulted in additional impervious coverage and potential tree variances. Given the existing non-conforming nature of the home, we feel the 2nd story option is the least intrusive option to the lot and surrounding neighbors..

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

Given the existing non-conforming nature of the lot/home, there doesn't seem to be a way to add living square footage to the property without obtaining some type of variance as it relates to the current code of ordinances. We have modified our design to reduce the number of variances needed (one) to complete the addition.

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

Allowing the native oak trees and their critical root zones to be unaffected by our proposed improvements helps maintain the natural beauty of the neighborhood and the City of West Lake Hills. This is, without a doubt, consistent with the city's comprehensive plan. Additionally, a two story home is common and not out of character for the area.

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

We are surrounded by 2-story homes (left/right/front) and a 3-story home (rear). Our proposed 2nd story addition is located in the center portion of our existing home and no closer to either side property line than our existing home is now.

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 is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

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

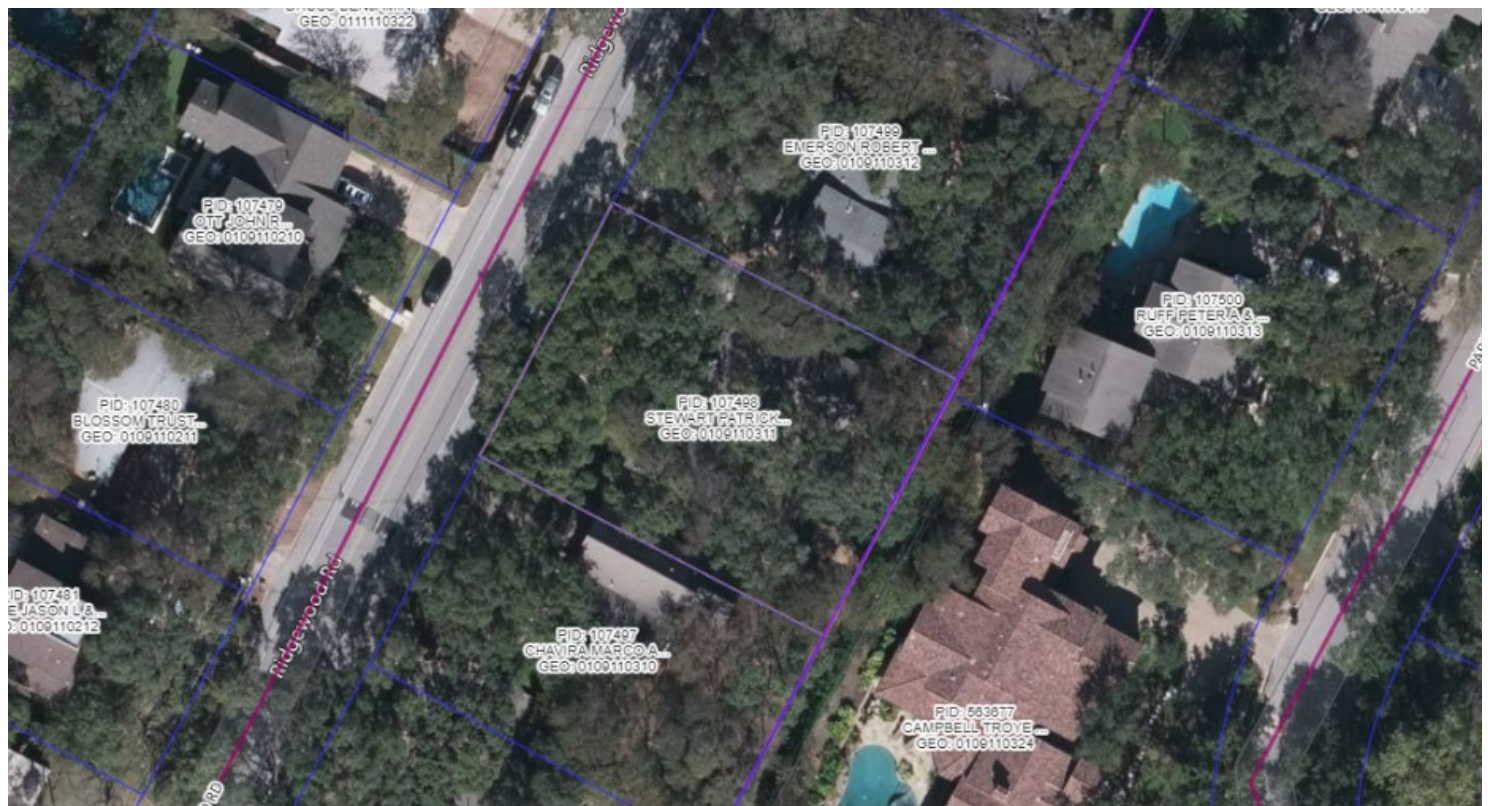
Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Section 38.05.031](#) [Variances](#)
- [Section 22.03.511](#) [Criteria and process required for granting variance](#)

Zoning:



Aerial:



December 16, 2022

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Dear Mr. Chairman:

My wife and I respectfully submit the attached variance application as a result of a proposed 2nd story addition (bonus room/bedroom) to our home at 425 Ridgewood Road. We are requesting one (south) side setback variance. The South side setback variance is due to the 2nd floor roof overhang that will protrude aprx 24" into the 20' side setback.

We truly feel we have made every effort possible to minimize the impact of the above mentioned variance. The current proposal results in one variance request and NO tree removal or additional impervious coverage. Only minor limb pruning will be required. We have provided an arborist tree report as part of our application showing specific limbs to be removed.

We feel we have made a concerted effort to stay within the guidelines of the City of West Lake Hills code of ordinances while striving to improve our property and the neighborhood. However, given the restrictive nature of the current setbacks on a lot that is 83' wide, the 20' side setbacks on each side leave a "buildable area" that is relatively small (most of which is already consumed by the existing non-conforming home that was built long before these ordinances came into effect). Based on this and the items outlined above, we are asking for a setback variance and would appreciate your consideration.

Sincerely,

Patrick and Wendy Stewart
425 Ridgewood Road
C. 512-844-8242




Local tree care experts.

Canopy impacts
425 Ridgewood. 12/06/2022

PREPARED FOR:

Patrick Stewart

512-844-8242

PREPARED BY:

Vincent Debrock

Senior Consultant, Heritage Tree Care

O: 512-921-8452. M: 512-618-2625

ISA-Board Certified Master Arborist #TX 1336-BQ

ISA-Qualified Tree Risk Assessor

TFS-Qualified fire mitigation specialist

Site visit 12/02/2022

Scope: establish pruning needs for proposed construction.

Per current design, less than 25% of canopy will need to be removed from any trees. Pruning cuts marked on pictures. Story pole shows building heights. Blue lines marks building envelope.



Front yard: 2 lower scaffold limb and minor pruning on top scaffold limb.



front yard, right side live oak: minor cut for one 5" lateral limb



Central backyard live oak. Blue line marks proposed building limits, pole marks building height.

- 3 lower scaffold limbs to remove for proposed building envelope
- Minor pruning cuts on right side of 2nd story addition



HERITAGE
TREE CARE

Local tree care experts.



AS-BUILT SURVEY OF

FIRM LICENSE NO. 10034700

LOCAL ADDRESS: 425 RIDGEWOOD ROAD

LEGAL DESCRIPTION: THE SOUTH 20' OF LOT 6 & THE NORTH 63.30' OF LOT 7
RIDGEWOOD VILLAGE SECTION 2

BOOK 8, PAGE 26 OF THE TRAVIS COUNTY PLAT RECORDS.

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1" STEEL SPINDLE FOUND
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- FENCE
- OVERHEAD UTILITIES
- () RECORD INFORMATION
- SF SQUARE FEET
- MT MULTI TRUNK TREE
- LO LIVE OAK TREE
- CE CEDAR ELM TREE

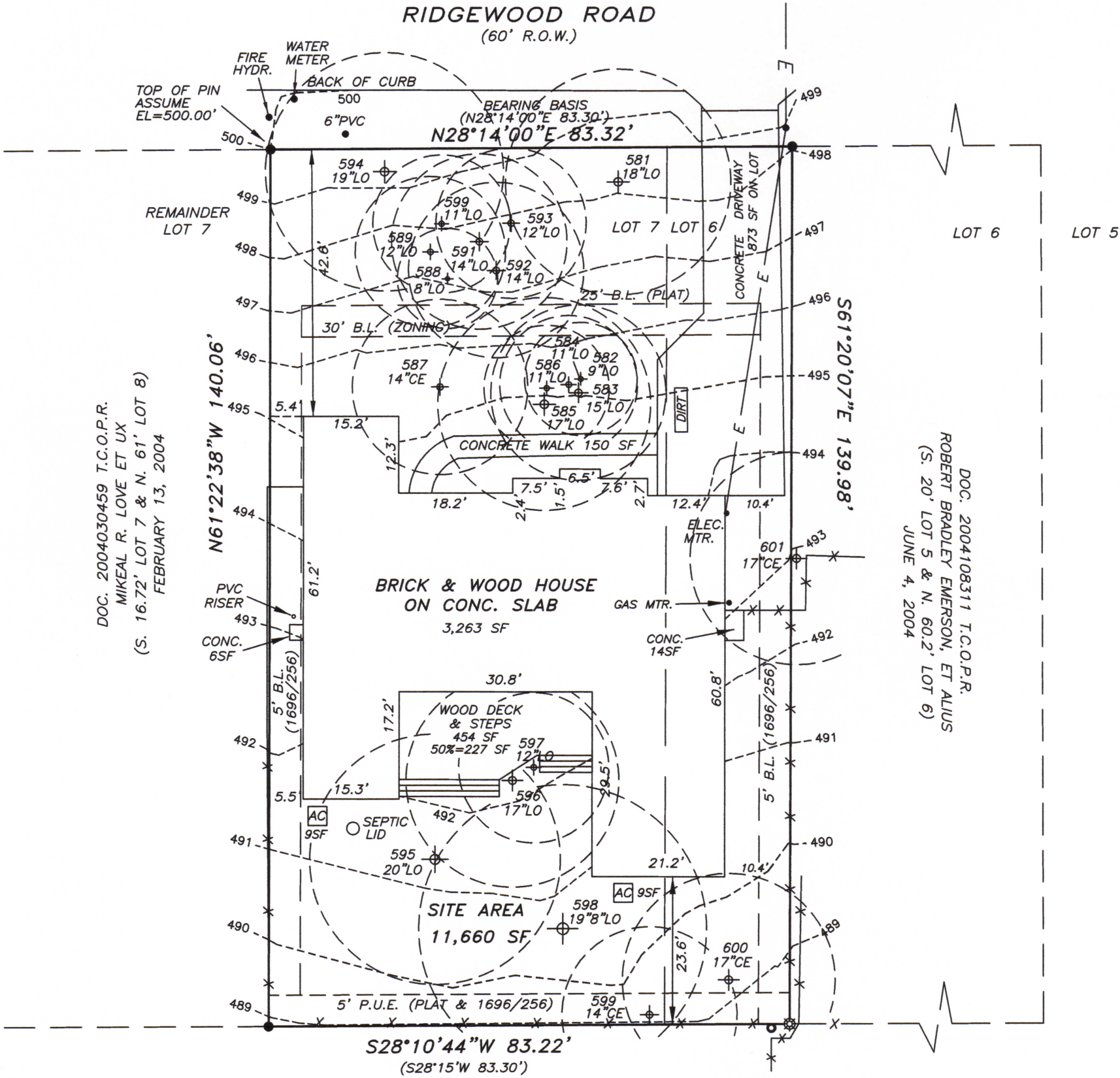


SCALE: 1"=20'

BEARING BASIS IS FROM PLAT

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.

DOC. 2009150772 T.C.O.P.R.
A.J. MEADE
(S. 20' LOT 6 & N. 63.30' LOT 7)
SEPTEMBER 2, 2009



IMPERVIOUS COVER NOTE:

TOTAL SITE AREA- 11660 SQ.FT.
IMPERVIOUS COVER- 4551 SQ.FT.
PERCENT IMP. COVER- 39.03 %

LOT 8, BLOCK A
VOL. 75, PG. 257 T.C.P.R.
HATLEY PARK ESTATES

BUILDING SETBACK LINES WILL BE IN CONFORMANCE WITH WEST LAKE HILLS ZONING ORDINANCE. THE SIDE AND REAR BUILDING SETBACK LINE IS 15 FEET FOR A PROPOSED ONE-STORY STRUCTURE. IF ANY PORTION OF THE BUILDING IS A 2-STORY STRUCTURE, THE SIDE AND REAR BUILDING SETBACK LINE IS 20 FEET.

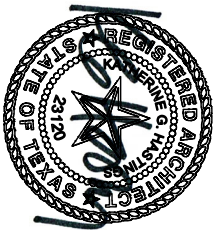
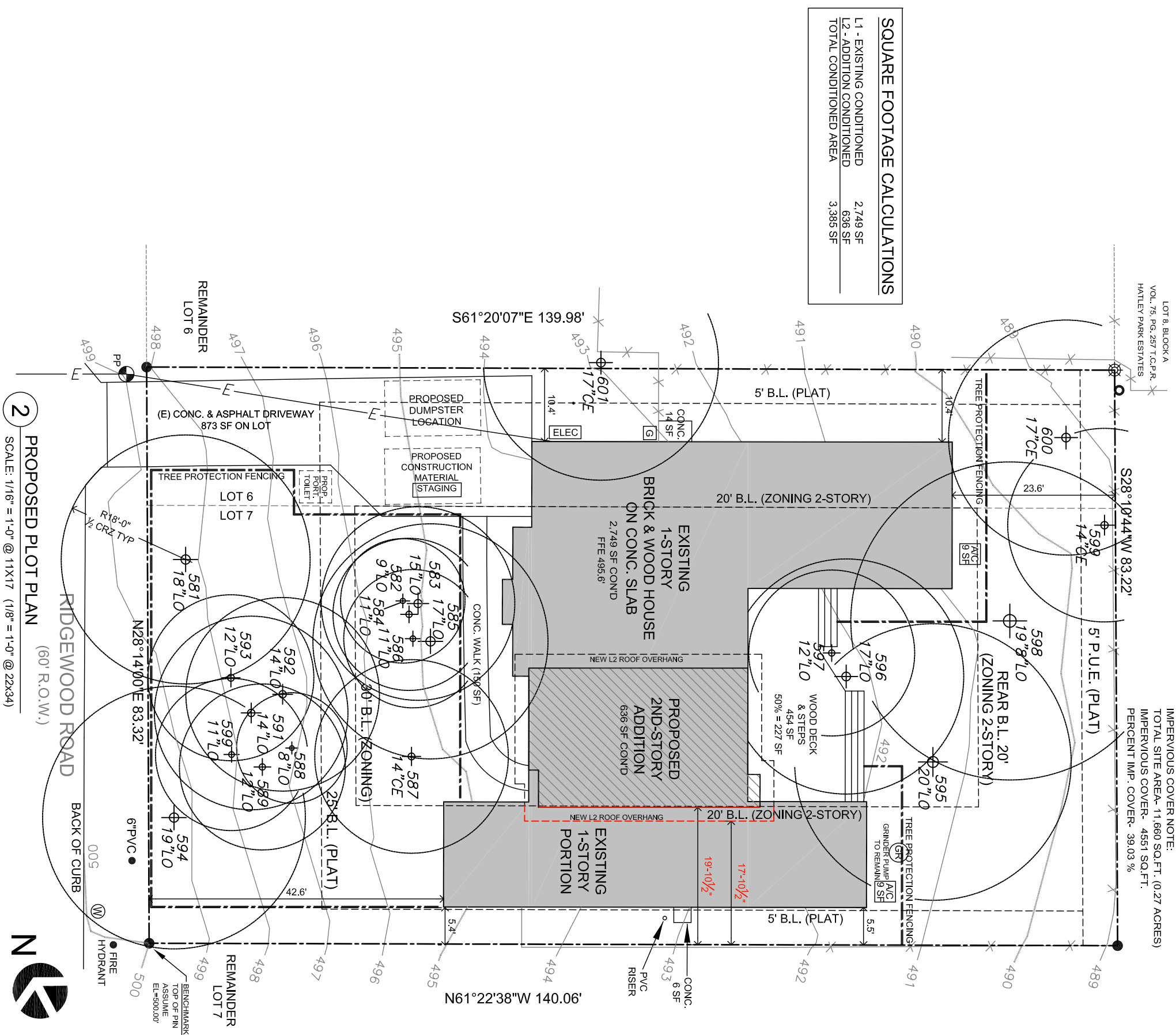
FOR RESTRICTIONS ON THIS LOT SEE PLAT AND RESTRICTIVE COVENANTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT. OWNER/BUILDER IS RESPONSIBLE TO READ AND COMPLY WITH ALL RESTRICTIONS.

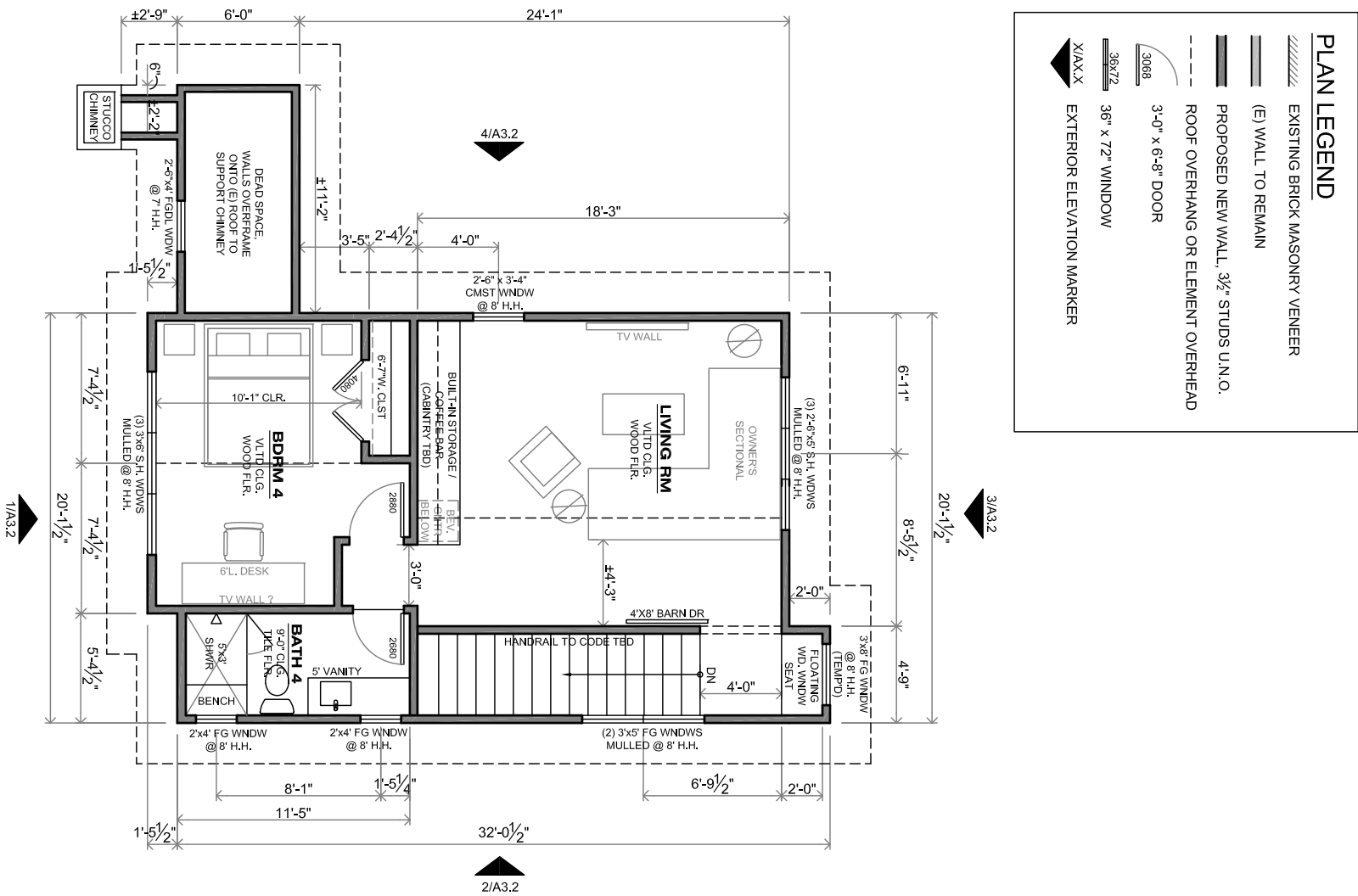
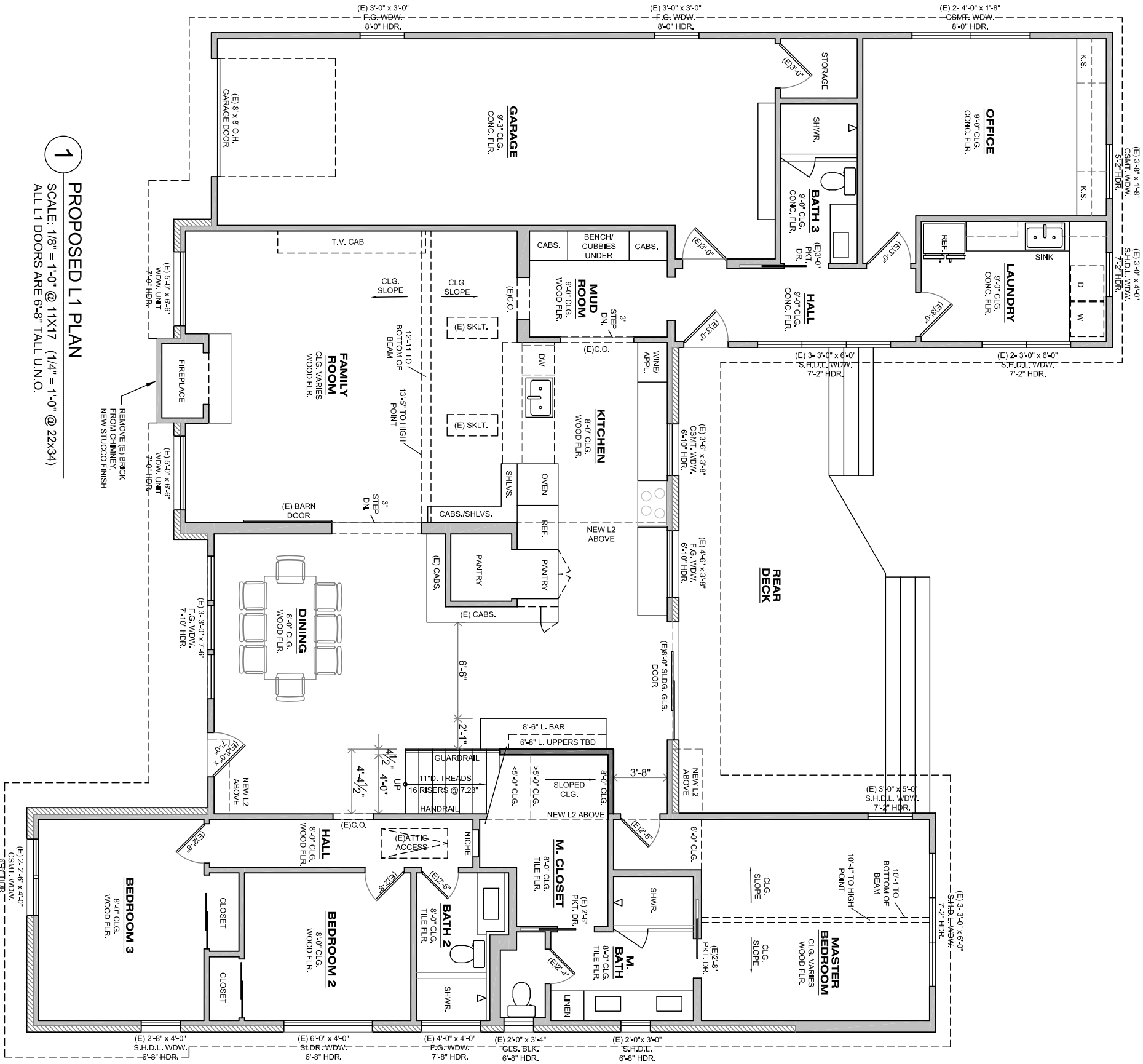
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS SURVEY DOES NOT REPRESENT AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.



Stuart W. Watson
STUART W. WATSON, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS LICENSE NUMBER 4550

DATED THIS 12 DAY OF NOVEMBER, 2020:





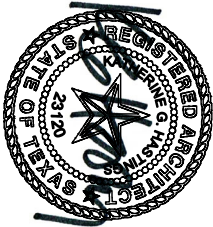
A2.1

PROPOSED
FLOOR
PLANS

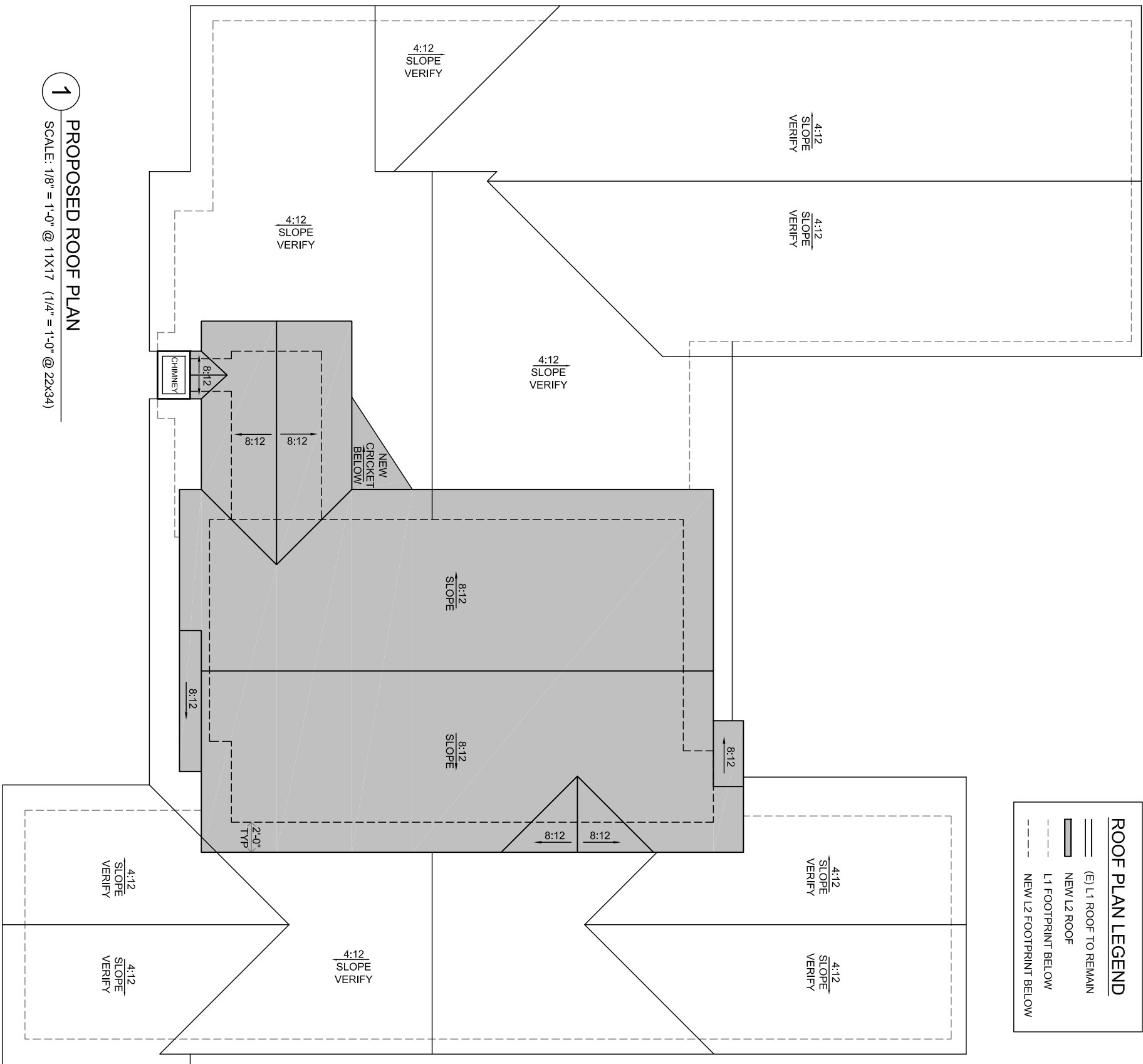
425 RIDGEWOOD RD.
WEST LAKE HILLS TX 78746

2ND STORY ADDITION
TO EXISTING 1-STORY RESIDENCE

ISSUE:
PERMIT /
ZAPCO REVIEW
05 DEC 2022



katie
hastings
design
AUSTIN, TEXAS
512.653.2214 phone
katie@katiehastingsdesign.com
www.katiehastingsdesign.com



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0" @ 11X17 (1/4" = 1'-0" @ 22X34)

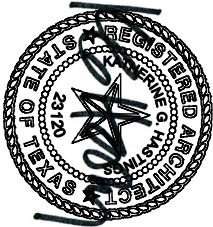


A2.2
PROPOSED
ROOF
PLAN

425 RIDGEWOOD RD.
WEST LAKE HILLS TX 78746

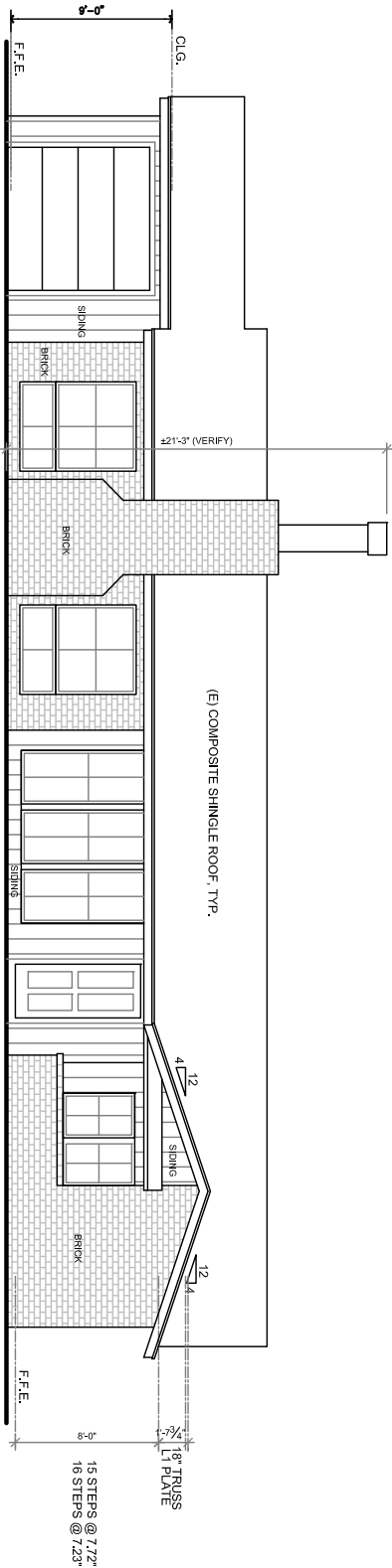
2ND STORY ADDITION
TO EXISTING 1-STORY RESIDENCE

ISSUE:
PERMIT / 05 DEC 2022
ZAPCO REVIEW

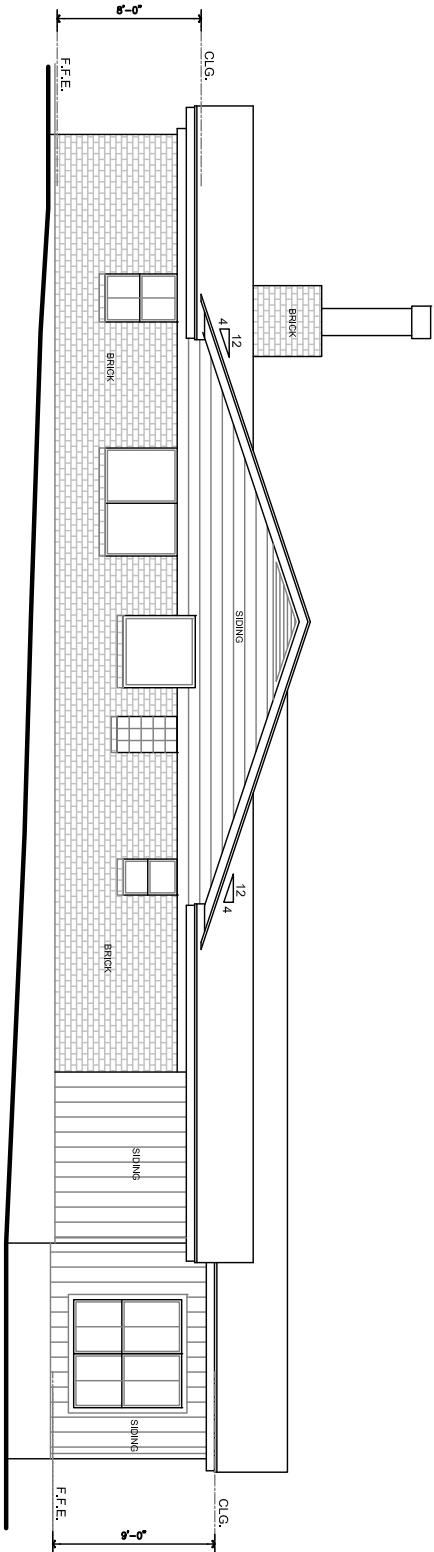


**katie
hastings
design**

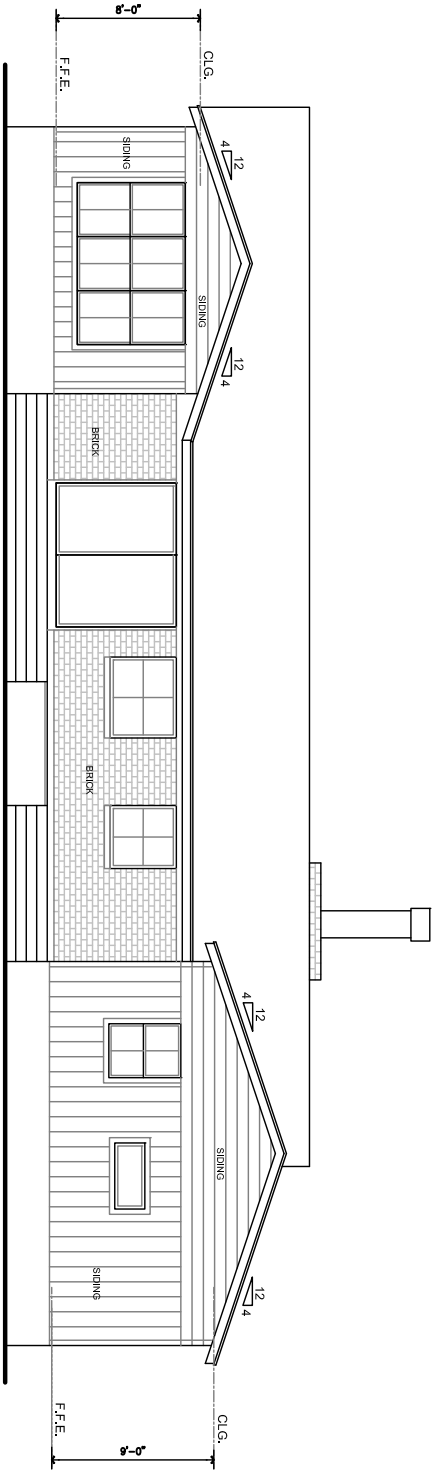
AUSTIN, TEXAS
512 . 653 . 2214 phone
katie@katiehastingsdesign.com
www.katiehastingsdesign.com



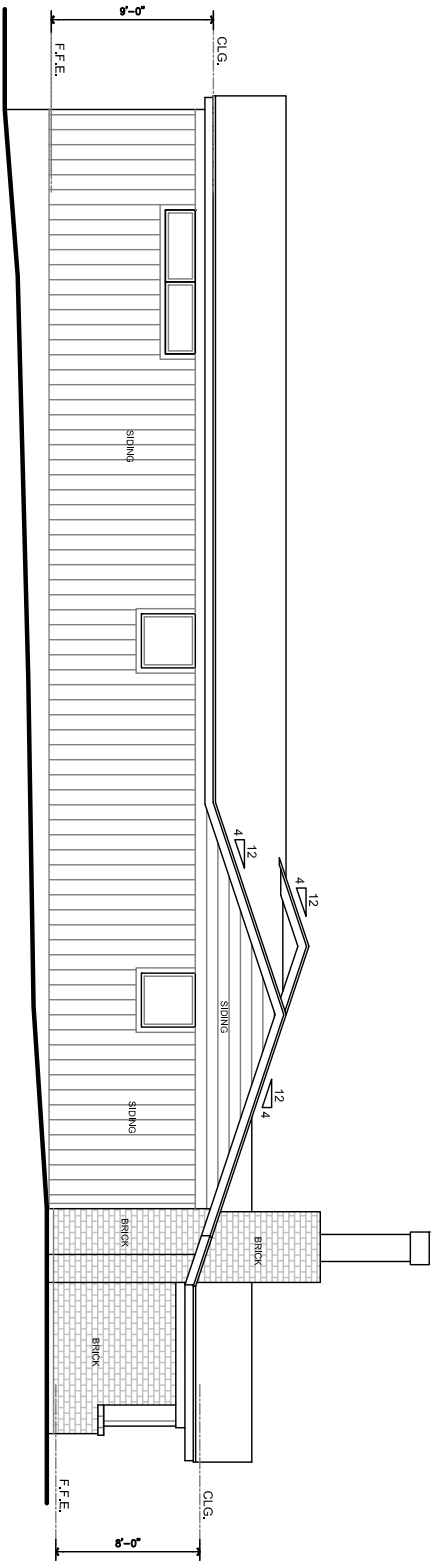
1 (E) FRONT ELEVATION (WEST)
SCALE: 3/32" = 1'-0" @ 11X17 (3/16" = 1'-0" @ 22X34) U.N.O.



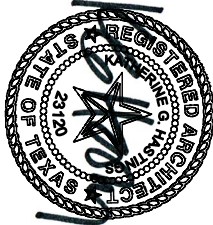
2 (E) SIDE ELEVATION (SOUTH)



3 (E) REAR ELEVATION (EAST)

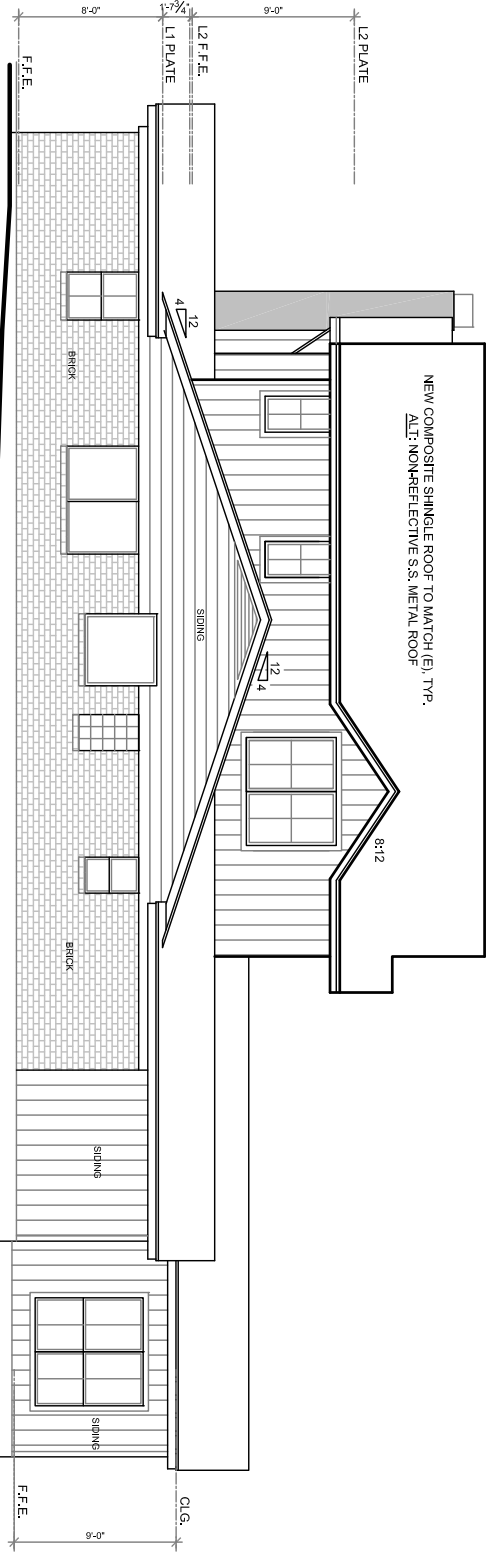


4 (E) SIDE ELEVATION (NORTH)

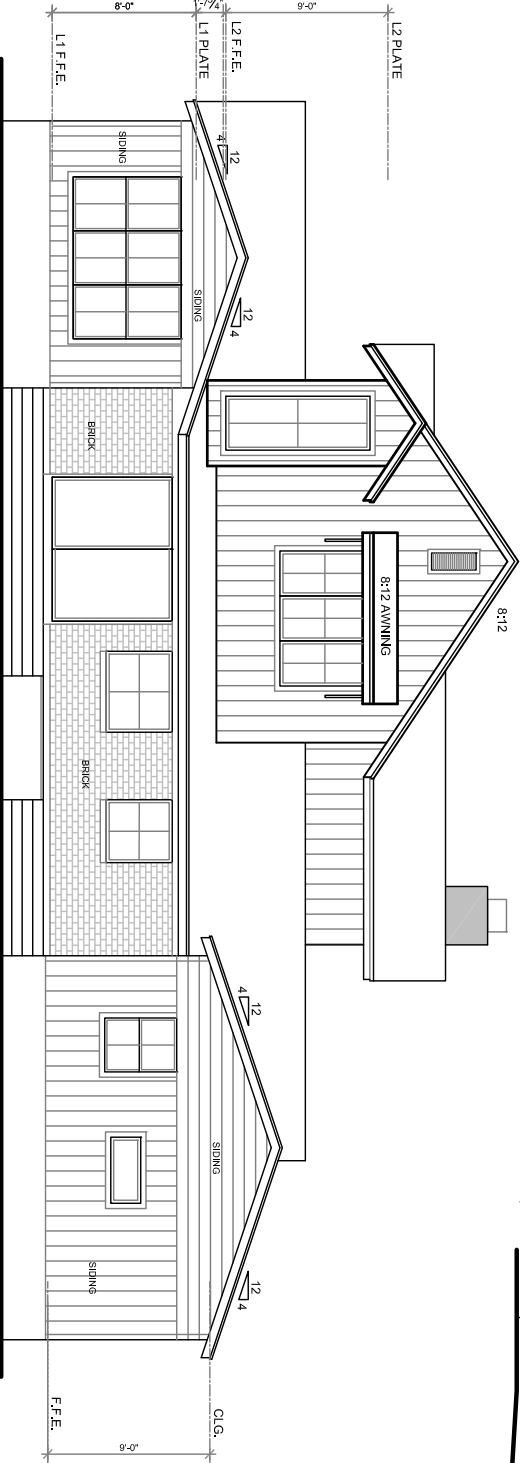




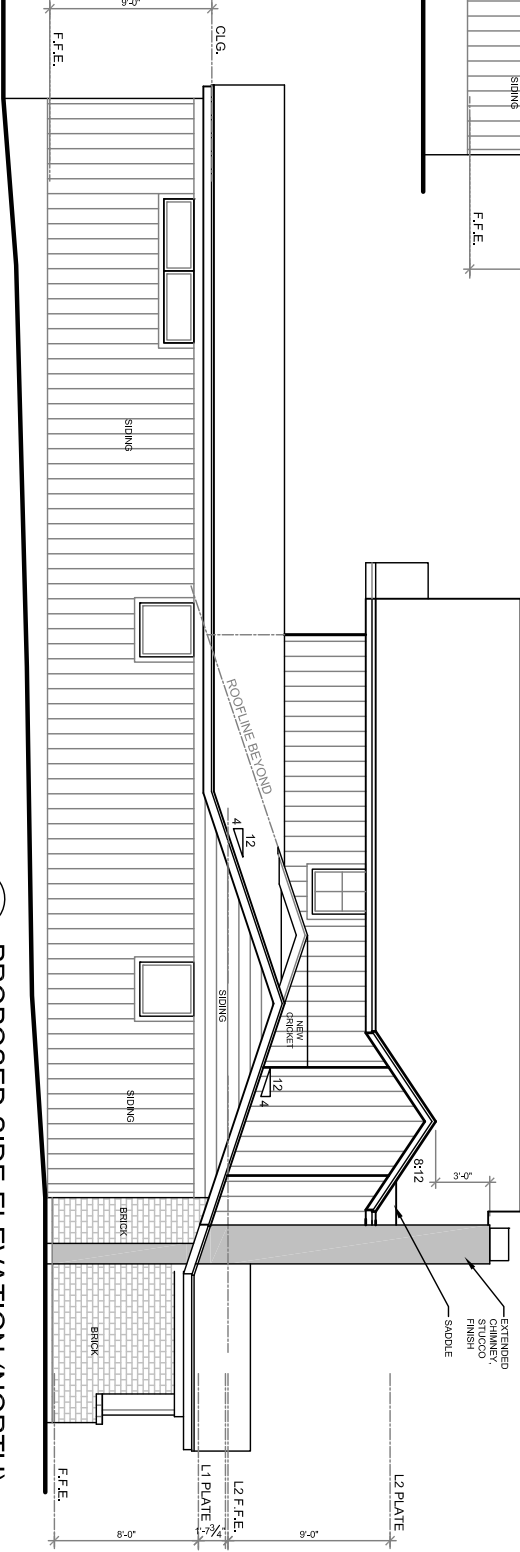
1
SCALE: 3/32" = 1'-0" @ 11X17 (3/16" = 1'-0" @ 22X34) U.N.O.



2
PROPOSED SIDE ELEVATION (SOUTH)

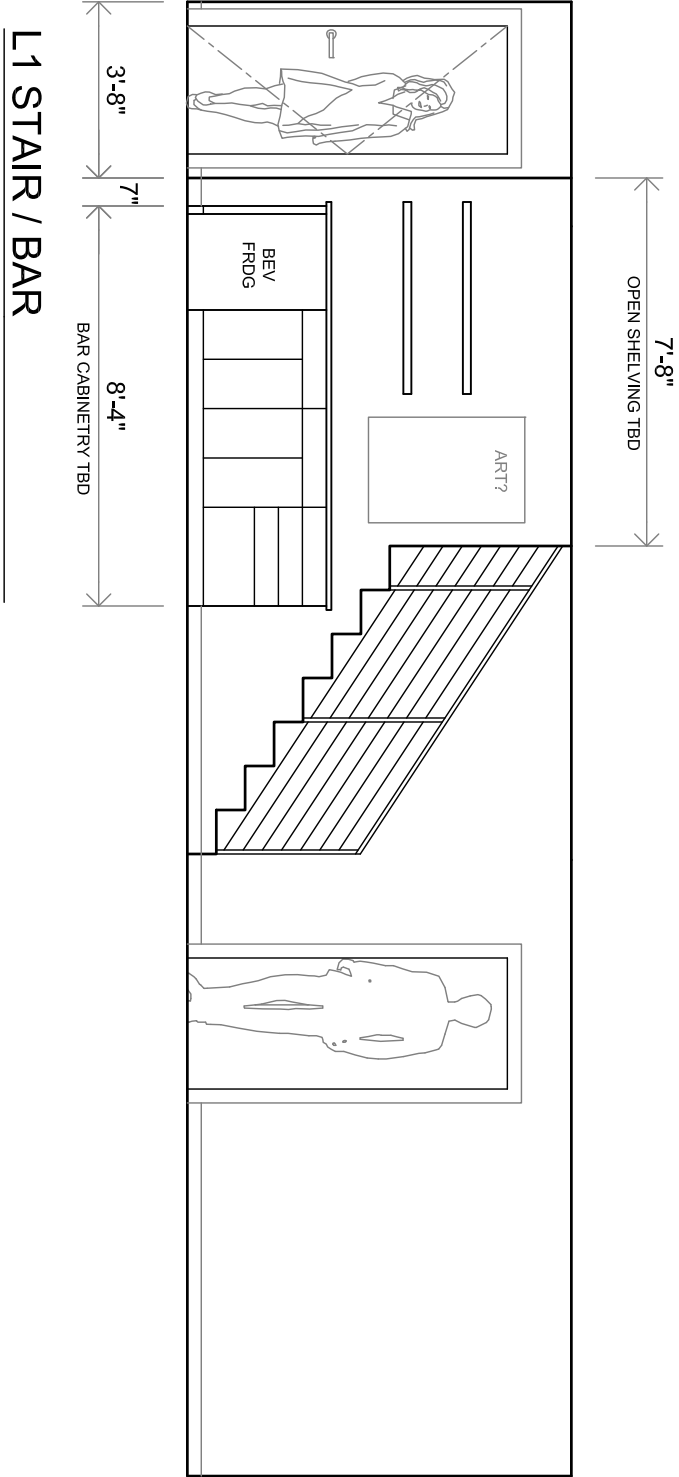


3
PROPOSED REAR ELEVATION (EAST)



4
PROPOSED SIDE ELEVATION (NORTH)





SECTION THRU L1 / L2 FACING REAR

