



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, February 15, 2023 at 12:00 AM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 15th day of February, 2023 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

1. Call to Order. Chairman Robert Meisel.
2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the January 18, 2023 Regular Zoning and Planning Commission Meeting Minutes.
 - b. Report on Board of Adjustment and City Council Responses.
3. Land Use 5002 Jeffery Place - Discussion/Recommendation on a variance request to exceed the maximum allowed impervious cover for a pool and deck remodel (Section 22.03.281 of the West Lake Hills Code). Applicant Neelam Julian.
4. Land Use 800 Ox Eye Trail - Discussion/Recommendation on a variance to exceed the maximum allowed cut in a building setback for a driveway (Section 22.03.170 of the West Lake Hills Code). Applicants David Magstadt and Biljana Bosanac.
5. Land Use 4015 Bee Cave Road - Discussion/Recommendation on a variance request for a building setback encroachment for a wooden pedestrian bridge (Section 22.03.281 of the West Lake Hills Code). Applicant Chris Seebach with Trinity Episcopal School.
6. Land Use 3901 Bee Cave Road - Discussion/Recommendation on a variance to maintain an elevated walkway between two school properties (Section 22.03.281 of the West Lake Hills Code). Applicant Trinity Episcopal School.

7. Adjournment. Chairman Robert Meisel.

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

Certificate

I certify that the above Notice of the February 15, 2023 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on February 10, 2023 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, 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 Brandimarte lives at 808 Westlake Drive. I'll summarize what I sent to ZAPCO members today. I concur with the nearby residents, one of whom wrote: "The justification for the variances is not completely honest; for these reasons I vehemently oppose any variances for the proposed development." 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 to the height above the natural grade, it 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 caveat is the planters that are in the setback but if they are terraced at 18" then it complies. I feel 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: 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 the 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 carries 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 juju on this lot. 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'? Buckeye is not an ideal 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 Hastings 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 Littrell

These minutes were approved on _____, 2023.



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

February 15, 2023

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

Requested Action: No action required.

Background & Purpose:

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

Items on ZAPCO Agenda	ZAPCO Recommendation	City Council/BOA Action
103 Yaupon Valley Road	Approval	Postponed to March 8
517 Buckeye Trail (Gate)	Denial	Approved
425 Ridgewood Road	Approval	Approved

Note about 517 Buckeye Trail: Applicant amended the application to only include the gate, the fence that was proposed at ZAPCO was removed from the request.

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



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	February 15, 2023	Item Number:	3
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

5002 Jeffery Place - Discussion/Recommendation on a variance request to exceed the maximum allowed impervious cover for a pool and deck remodel (Section 22.03.281 of the West Lake Hills Code). Applicant Neelam Julian.

Recommendation

Staff recommends denial of the proposed variance as there is no hardship present.

Zoning and Planning Commission Action (Section [38.05.094\(e\)](#)):

(1) ***Recommendation.** After all public input has been received and the public hearing is closed, the zoning and planning commission shall make its final report to the city council on the proposed zoning request and state its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the comprehensive plan. The zoning and planning commission may recommend:*

- (A) *Approval of the request as submitted by the applicant;*
- (B) *Approval of the request subject to specified conditions; or*
- (C) *Disapproval of the request.*

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Neelam Julian
Legal Description: Lot 2 Dellana Hills Section 2
Lot Size: 0.3788 acres (16,500.26 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 for a remodel and addition to an existing pool and pool deck and add a spa. The property was previously granted an impervious cover variance to go to 34.6% and is requesting 35.5%, a

0.9% or approximately 148 square feet. By code, the lot is allowed 31.06% impervious cover, so the request is to exceed the code allowed impervious cover by 4.44%, or approximately 726 square feet.

Variance Criteria Review:

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

1. *The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.*
The homeowners are under extreme hardship to follow the City of West Lake Hills code due to differing rules for neighboring cities. Their lot is .3788 acres which is a small lot compared to many others within the City of West Lake Hills. The City of West Lake Hills codes were written to accommodate much bigger lot sizes regarding impervious coverage. Neighboring cities such as the City of Rollingwood and the City of Austin do not count the water in the pool as impervious coverage and generally allow more Impervious Coverage than the City of West Lake Hills does on a lot of this size.
2. *There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.*
Only 107 additional square feet of Impervious coverage will be added under this proposal if approved. The current drainage pattern stays exactly how it is.
3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*
The only other alternative that would still allow for a spa to be installed would be to completely fit it into the current outline of the pool. The pool is already on the smaller side and taking that large of a chunk out of it would make the pool no longer viable for their children to play in.
4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
We are keeping the overall footprint as small as we can while still accomplishing the addition of the spa.
5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
The issuance of this Variance does not adversely affect the environment or the neighbors in any way while improving the overall health and wellness of the homeowners and their family.
6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*
The neighboring properties will not have any change in drainage onto their properties. The work encompassed here will not create anything that is an eye sore for the neighbors or create any differing conditions that could cause problems.

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.

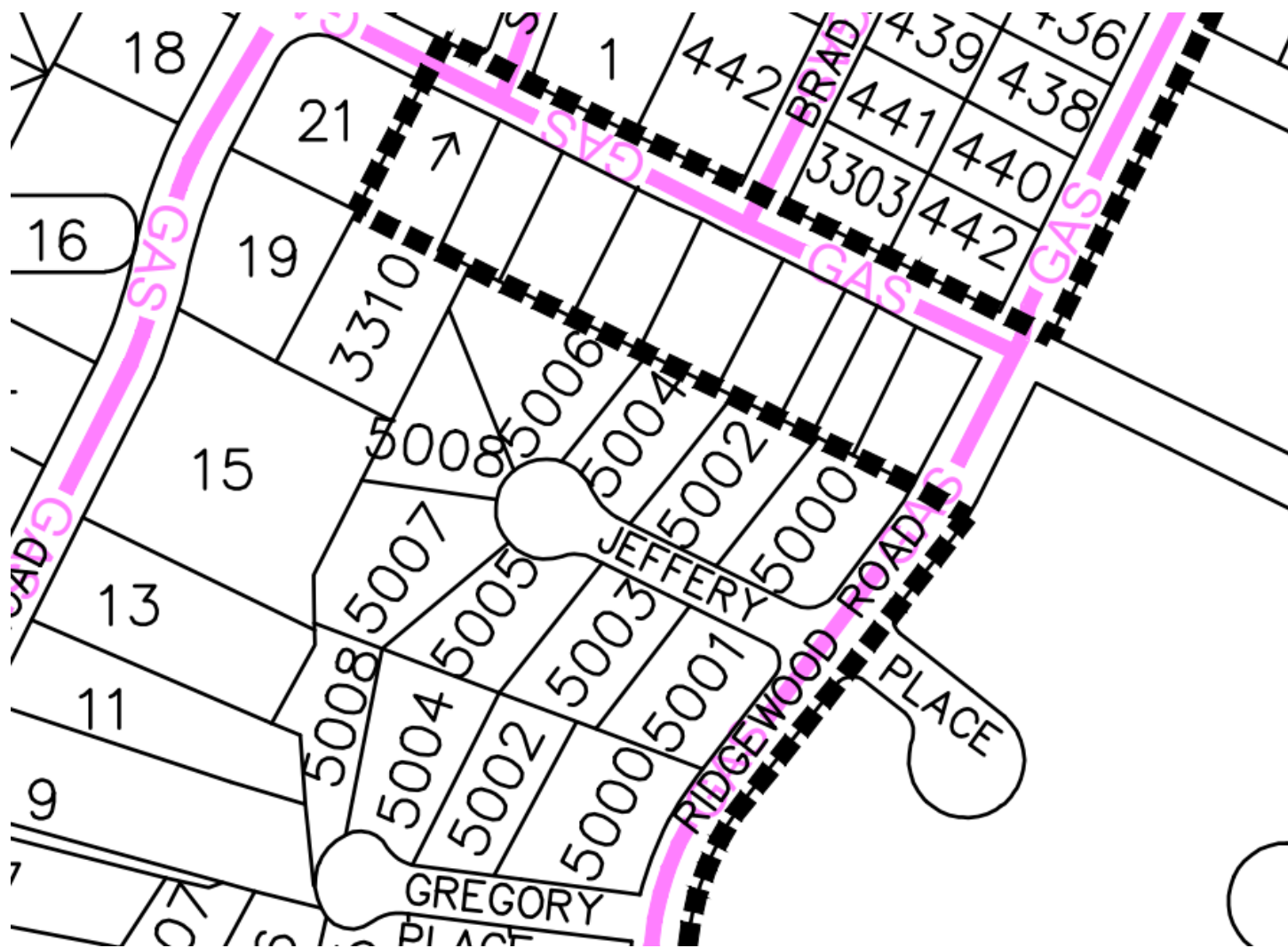
Comprehensive Planning Analysis

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:





BARRETT WILSON CUSTOM HOMES, LLC
LUXURY HOME REMODELS AND ADDITIONS
NEW CUSTOM HOMES

Barrett Wilson Custom Homes, LLC
1800 Sarong Way
Austin, Texas 78748

January 12, 2023

Mr. Robert Meisel – Chairman of Zoning and Planning Commission
City of West Lake Hills, Texas
911 Westlake Drive
West Lake Hills, Texas 78746

Dear Mr. Robert Meisel,

I am writing on behalf of Neelam Julian who owns 5002 Jeffery Place West Lake Hills, Texas 78746. On November 24, 2010, the Board of Adjustment approved a variance for the property to allow 34.6% Impervious Coverage in connection with a home remodel and new pool build.

We are requesting a new variance to allow 35.5% impervious coverage to accommodate a remodel of the existing pool and addition of a spa to it.

The homeowners are under extreme hardship to follow the City of West Lake Hills code due to differing rules for neighboring cities. Their lot is .3788 acres which is a small lot compared to many others within the City of West Lake Hills. The City of West Lake Hills codes were written to accommodate much bigger lot sizes regarding impervious coverage. Neighboring cities such as the City of Rollingwood and the City of Austin do not count the water in the pool as impervious coverage and generally allow more Impervious Coverage than the City of West Lake Hills does on a lot of this size.

There will be zero impact on the neighbors and to the drainage patterns with the addition of this spa and pool remodel.

Respectfully Submitted,

Barrett Wilson
President
Barrett Wilson Custom Homes, LLC
(512) 909-6166



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Neelam Julian
have made, constituted and appointed Barrett Wilson Custom Homes LLC
to be my duly authorized representative in connection with an application dated 01/13/23,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

Neelam Julian
Property Owner/Applicant Name

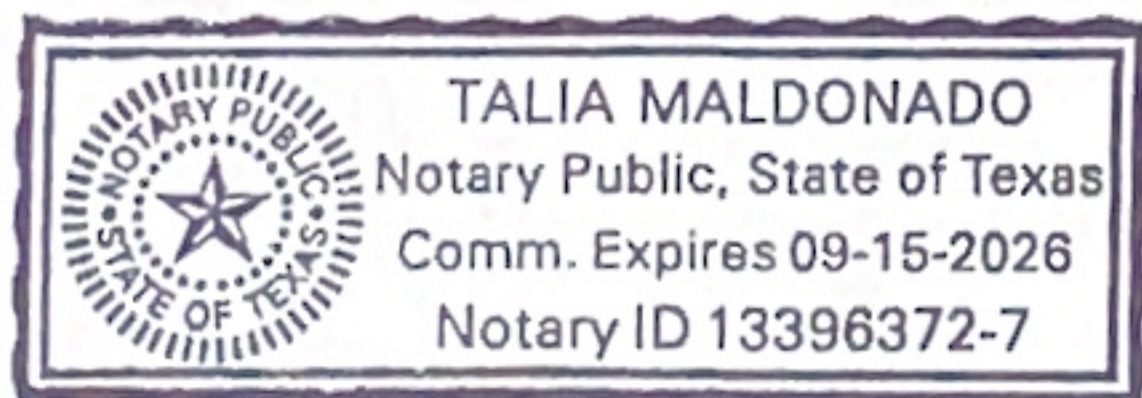
[Signature]
Property Owner/Applicant Signature

5002 Jeffery Place West Lake Hills TX 78746
Street Address City State Zip Code

512-921-5143
Property Owner/Applicant Phone Number

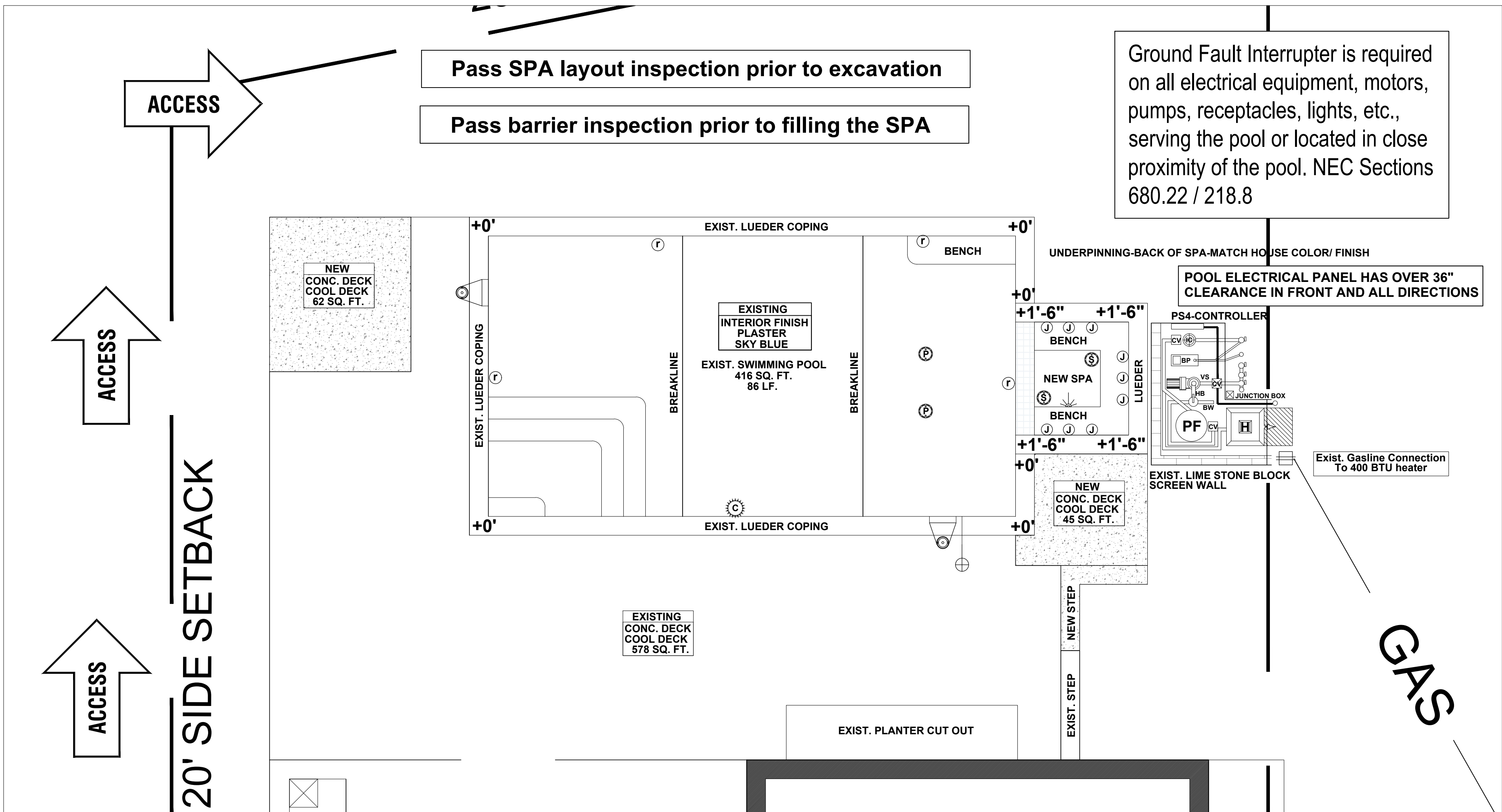
This instrument was acknowledged before me on this the 13 day of January 20 23.

Talia Maldonado
Notary Public in and for the State of Texas



JULIAN RESIDENCE-SPA & DECKING

5002 JEFFERY PL, WESTLAKE HILLS, TX 78746



NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.

INDEX OF SHEETS

SHEET #	TITLE
P-0.00	COVER SHEET
P-1.01	EXISTING CONDITIONS-SURVEY
P-1.02	IMPROVEMENT AREA PLAN
P-1.03	REFERENCE PLAN
P-1.04	LAYOUT PLAN
P-1.05	WALLS AND FOOTINGS
P-1.06	CONCRETE DECKING
P-1.07	BARRIER & SILT FENCING
P-1.08	DRAINAGE
P-1.09	EQUIPMENT SCHEDULE
P-1.10	SECTIONS-ELEVATIONS
P-1.11	DETAILS
P-1.12	EQUIPMENT SPECIFICATION
P-1.13	EQUIPMENT SPECIFICATION
P-1.14	EQUIPMENT SPECIFICATION

PERMIT NOTES

■ PERMIT SUBMITTAL DRAWINGS



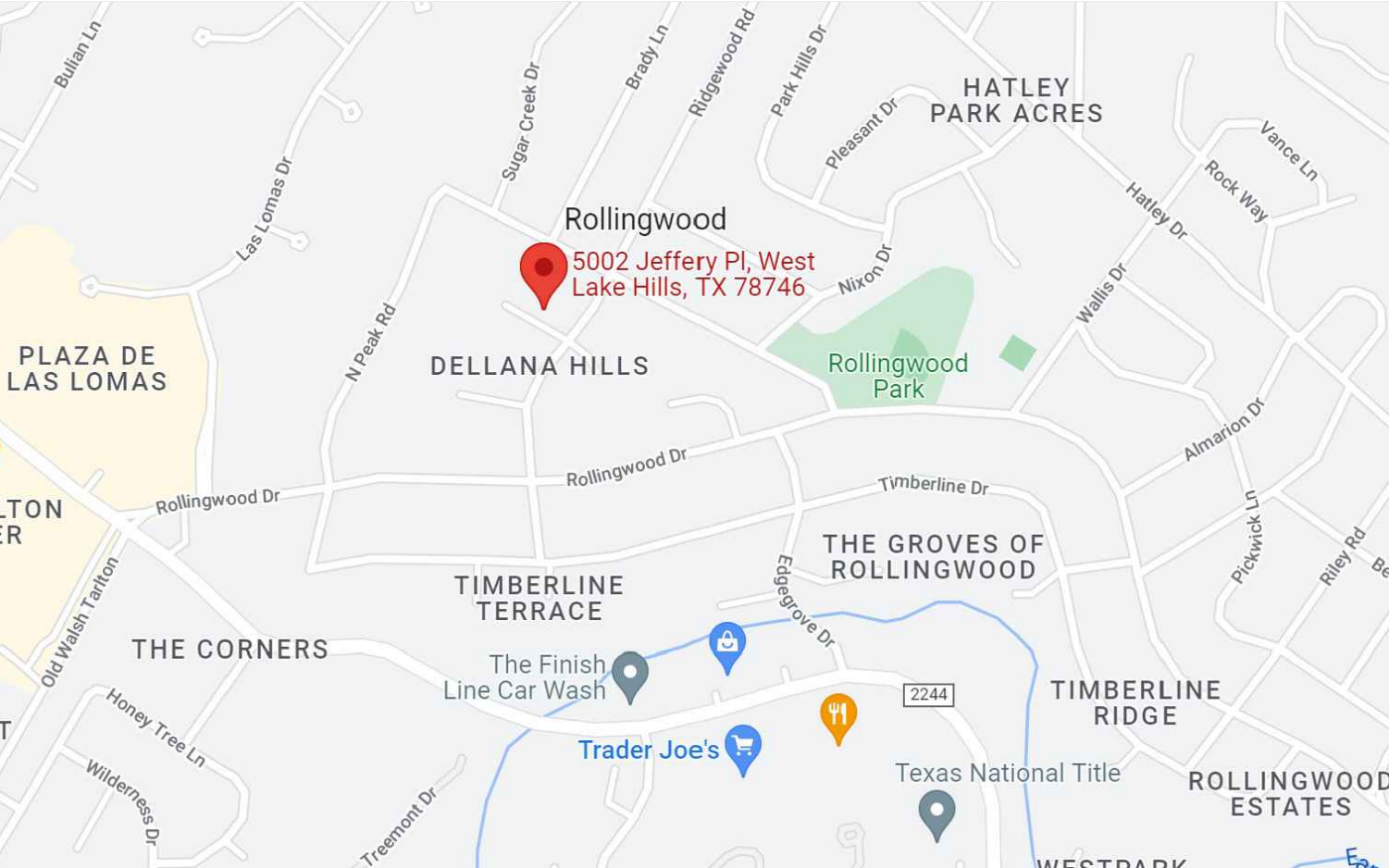
PROJECT CONTACTS

CONTACT, ADDRESS & PHONE	
OWNER:	JULIAN RESIDENCE 5002 Jeffery Pl Westlake Hills, TX 78746
BUILDER:	BARRETT WILSON CUSTOM HOMES, LLC Barrett Wilson 1800 Sarong Way Austin, TX 78746 T: 512.909.6166

SUBMITTAL / REVISIONS

ISSUE	DESCRIPTION	DATE
Permit Submittal	City Submittal for Pool-Spa-Decking Permit Approval	01/06/2023

VICINITY MAP



1800 Sarong Way | Austin, TX 78746
(512) 909-6166
BarrettWilsonCustomHomes.com

POOL-SPA-DECK

JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

COVER SHEET

PROJECT:

SHEET TITLE:

ISSUE DATE:

01.06.2023

DESIGNED BY:

BWCH

CHECKED BY:

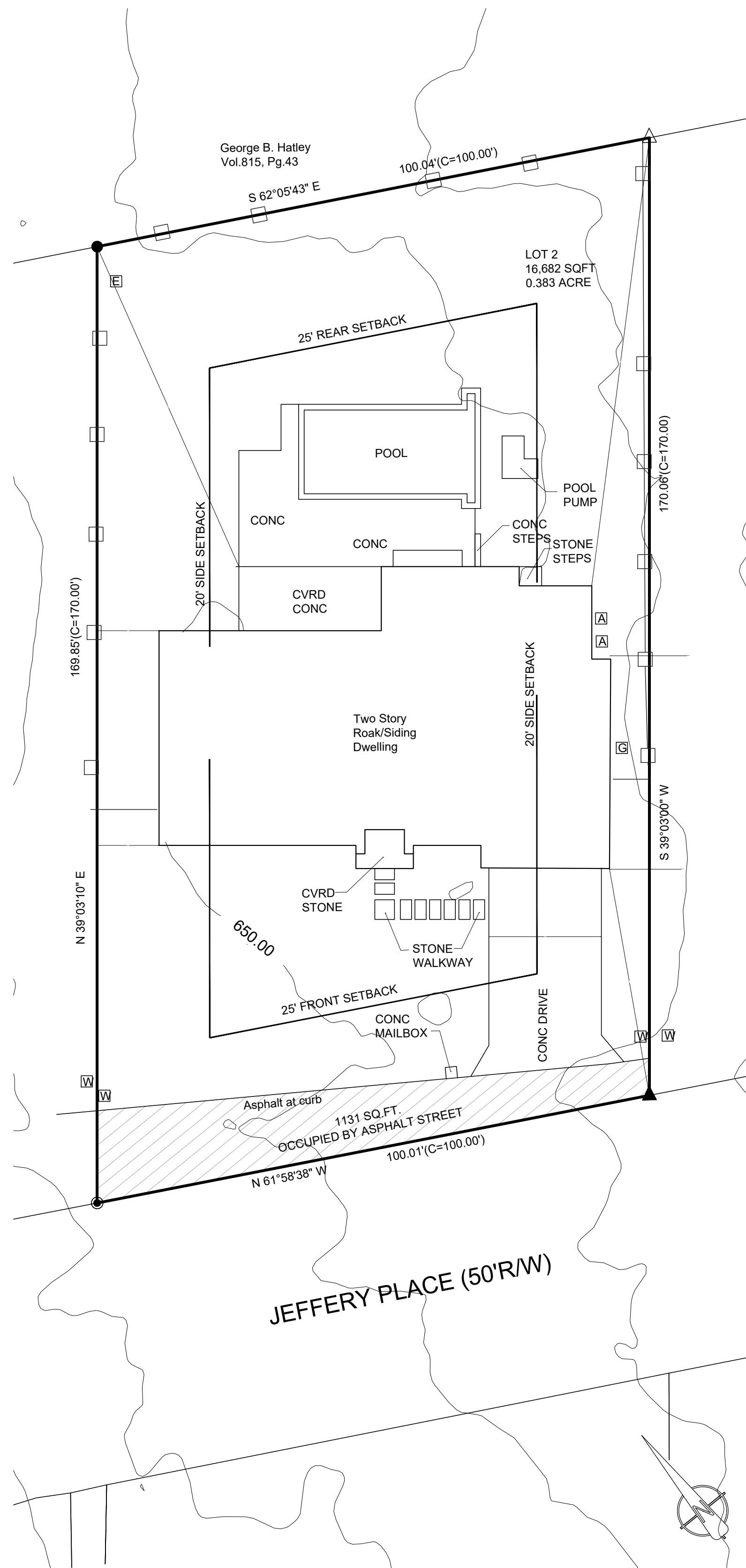
BWCH

REVISIONS:

1 _____
2 _____
3 _____

SHEET NUMBER:

P-0.00



TOTAL AREA OF LOT: 16,682 SQ.FT.		
ITEM	SQ.FT.	%
HOUSE	3490	20.9%
DRIVE /SW	799	4.8%
PATIO	346	2.0%
POOL/ NEW CONC.	107	.6%
COVER TROUGH REM.	-56	-.3%
SPA/ NEW CONC.	48	.2%
POOL/CONC.	1178	7.1%
A/C	18	0.1%
TOTAL	5930	35.55%

5002 JEFFERY PLACE IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

LOT 2, DELLANA HILLS SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 8, PAGE 165 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN

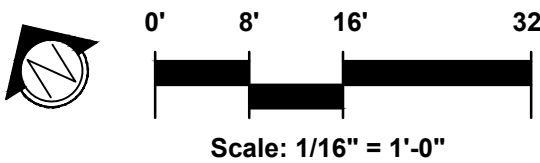
IN BOOK 8, SLIDE 165 PRTC.

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

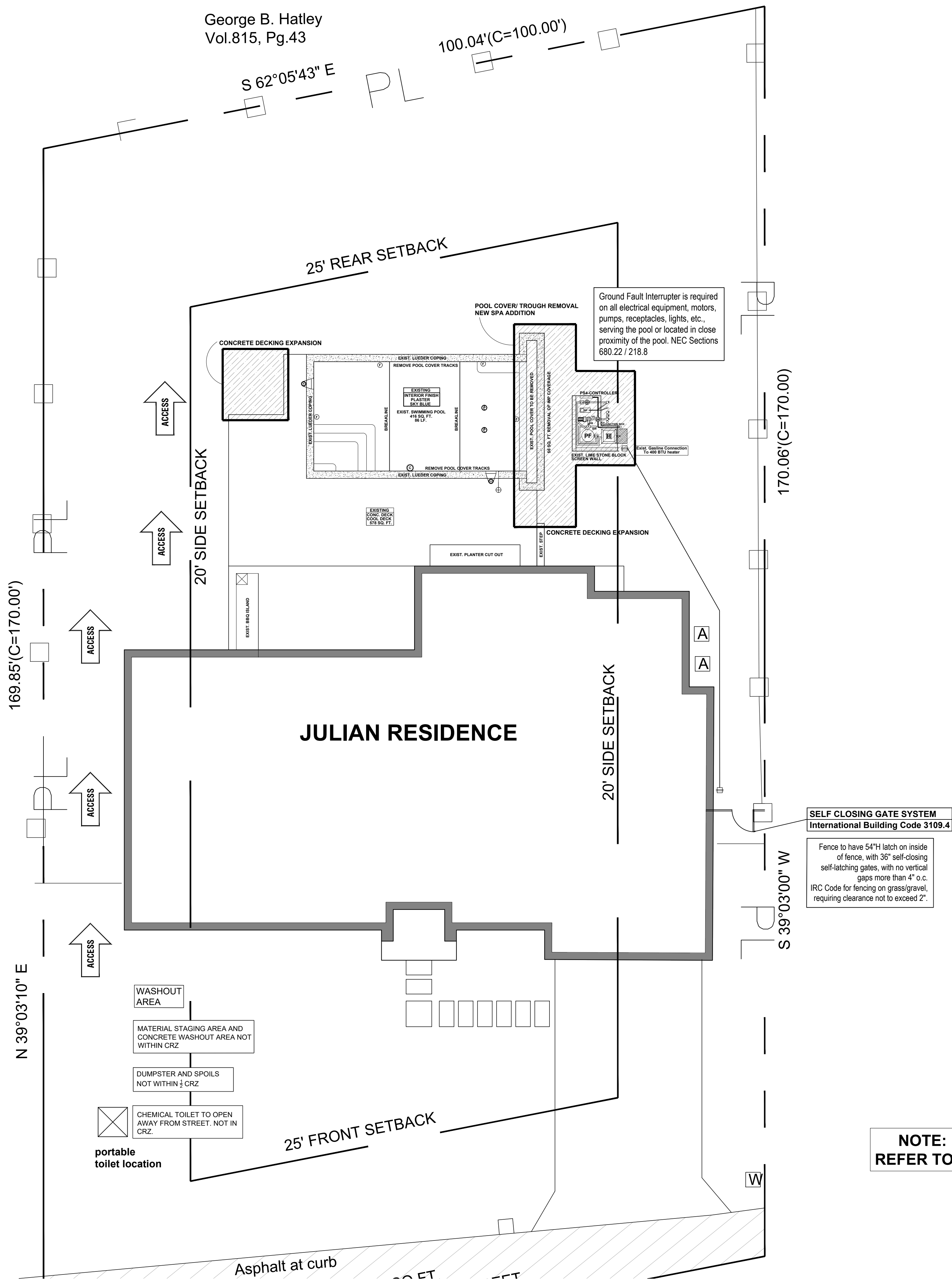
FLOOD NOTE:
THE PROPERTY DEPICTED HEREON _IS_NOL WITHIN A
SPECIAL FLOOD
HAZARD AREA AS DETERMINED BY THE FEDERAL
EMERGENCY
MANAGEMENT AGENCY: THE FLOOD AREA BEING IDENTIFIED
ON F. I. R.
M. PANEL NO. 48453 C0445H EFFECTIVE 9-26-08 LOCATED IN
ZONE "X"

TO: SPRING BRANCH INVESTMENTS, INC.
RE: 5002 JEFFERY PLACE, PROJ. NO. 11-141

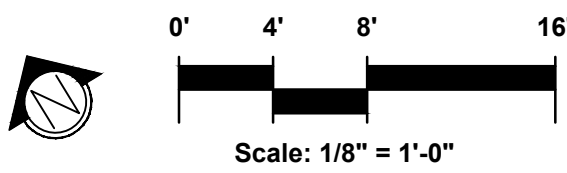
**NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.**



George B. Hatley
Vol.815, Pg.43



NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.



1800 Sarong Way | Austin, TX 78746
(512) 909-6166
BarrettWilsonCustomHomes.com

POOL-SPA-DECK

JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

IMPROVEMENT AREA

ISSUE DATE:
01.06.2023

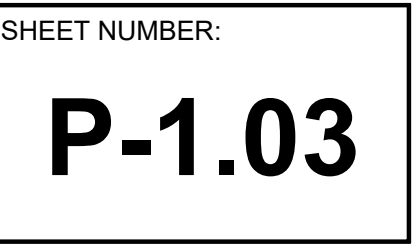
DESIGNED BY:
BWCH

CHECKED BY:
BWCH

REVISIONS:
1. _____
2. _____
3. _____

SHEET NUMBER:

P-1.02



George B. Hatley
Vol.815, Pg.43

S 62°05'43" E

100.04'(C=100.00')

25' REAR SETBACK

ACCESS

Pass SPA layout inspection prior to excavation

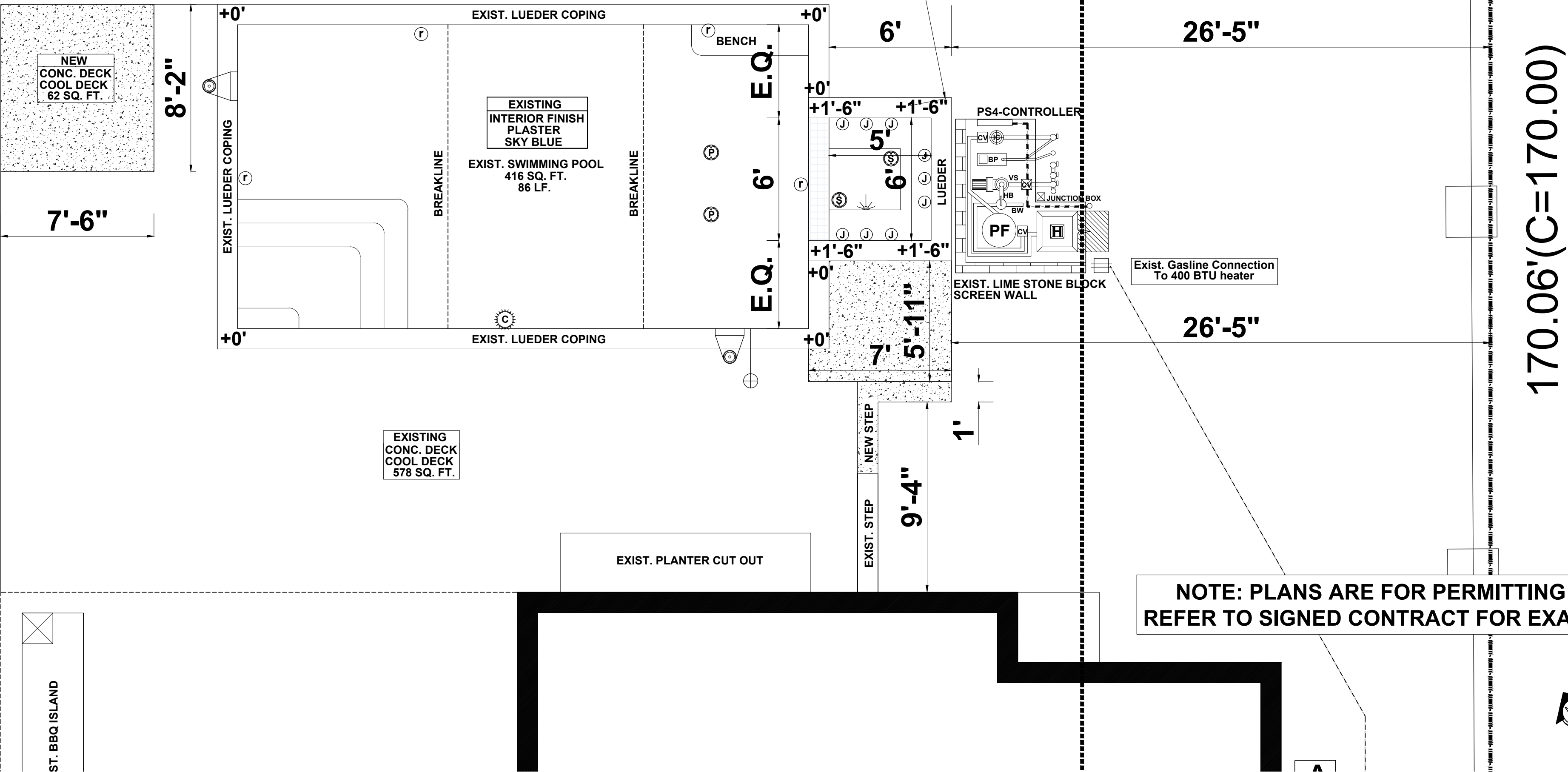
Pass barrier inspection prior to filling the SPA

Ground Fault Interrupter is required on all electrical equipment, motors, pumps, receptacles, lights, etc., serving the pool or located in close proximity of the pool. NEC Sections 680.22 / 218.8

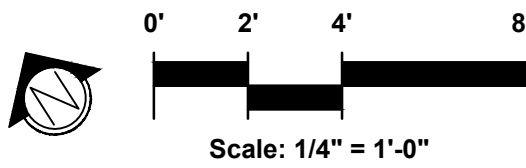
20' SIDE SETBACK

ACCESS

ACCESS



NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.



1800 Sarong Way | Austin, TX 78746
(512) 909-6166
BarrettWilsonCustomHomes.com

POOL-SPA-DECK

PROJECT:
JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

SHEET TITLE:
LAYOUT PLAN

ISSUE DATE:
01.06.2023

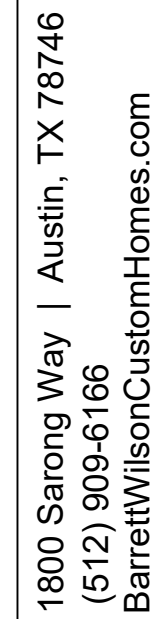
DESIGNED BY:
BWCH

CHECKED BY:
BWCH

REVISIONS:
1 _____
2 _____
3 _____

SHEET NUMBER:

P-1.04



POOL-SPA-DECK

JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

WALLS & FOOTINGS

PROJECT:

SHEET TITLE:

ISSUE DATE:

01.06.2023

DESIGNED BY:

BWCH

CHECKED BY:

BWCH

REVISIONS:

1 _____

2 _____

3 _____

SHEET NUMBER:

P-1.05

S 62°05'43" E

100.04' (C=100.00')

169.85'(C=170.00')

N 39°03'10" E

20' SIDE SETBACK

JULIAN RESIDENCE

20' SIDE SETBACK

170.06'(C=170.00)

S 39°03'00" W

SELF CLOSING GATE SYSTEM
International Building Code 3109.4

Fence to have 54"H latch on inside of fence, with 36" self-closing self-latching gates, with no vertical gaps more than 4" o.c.
IRC Code for fencing on grass/gravel, requiring clearance not to exceed 2".

25' FRONT SETBACK

WASHOUT
AREA

MATERIAL STAGING AREA AND
CONCRETE WASHOUT AREA NOT
WITHIN CRZ

DUMPSTER AND SPOILS
NOT WITHIN $\frac{1}{2}$ CRZ

CHEMICAL TOILET TO OPEN
AWAY FROM STREET. NOT IN
CRZ.

portable
toilet location

STEEL POST _____
MAX. 6' SPACING

WOVEN WIRE FABRIC
EXTEND W.W.F. 6" MIN.
INTO SOIL AND ANCHOR
SKIRT AS REQ'D. PER
ENG.

SILT FENCE
GEOTEXTILE FABRIC

FABRIC TOE EXTEND
INTO TRENCH AND
BELOW COMPACTED
SOIL

A diagram showing a paved surface with a diagonal hatching pattern. A line representing a storm drain runs along the edge of the pavement. An arrow labeled "RUNOFF" points towards the drain, indicating the direction of water flow.

TYP. SILT FENCE
NOT TO SCALE

SILT FENCE NOTES:
1) STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE
INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED
RUNOFF SOURCE. POST MUST BE EMBEDDED

2) THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED INTO THE SURFACE (E.G. PAVEMENT), THE FABRIC FLAP SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.

3) THE TRENCH MUST BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4) SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVENWIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.

5) INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6) SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6". THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.**



0' 4' 8' 1'

Scale: 1/8" = 1'-0"

PROJECT:

JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

SHEET TITLE: E.

BARRIER & SILT FENCING

ISSUE DATE

01.06.2023

DESIGNED BY

BWCH

CHECKED BY:

BWCH

REVISIONS:

1 _____

2 _____

3 _____

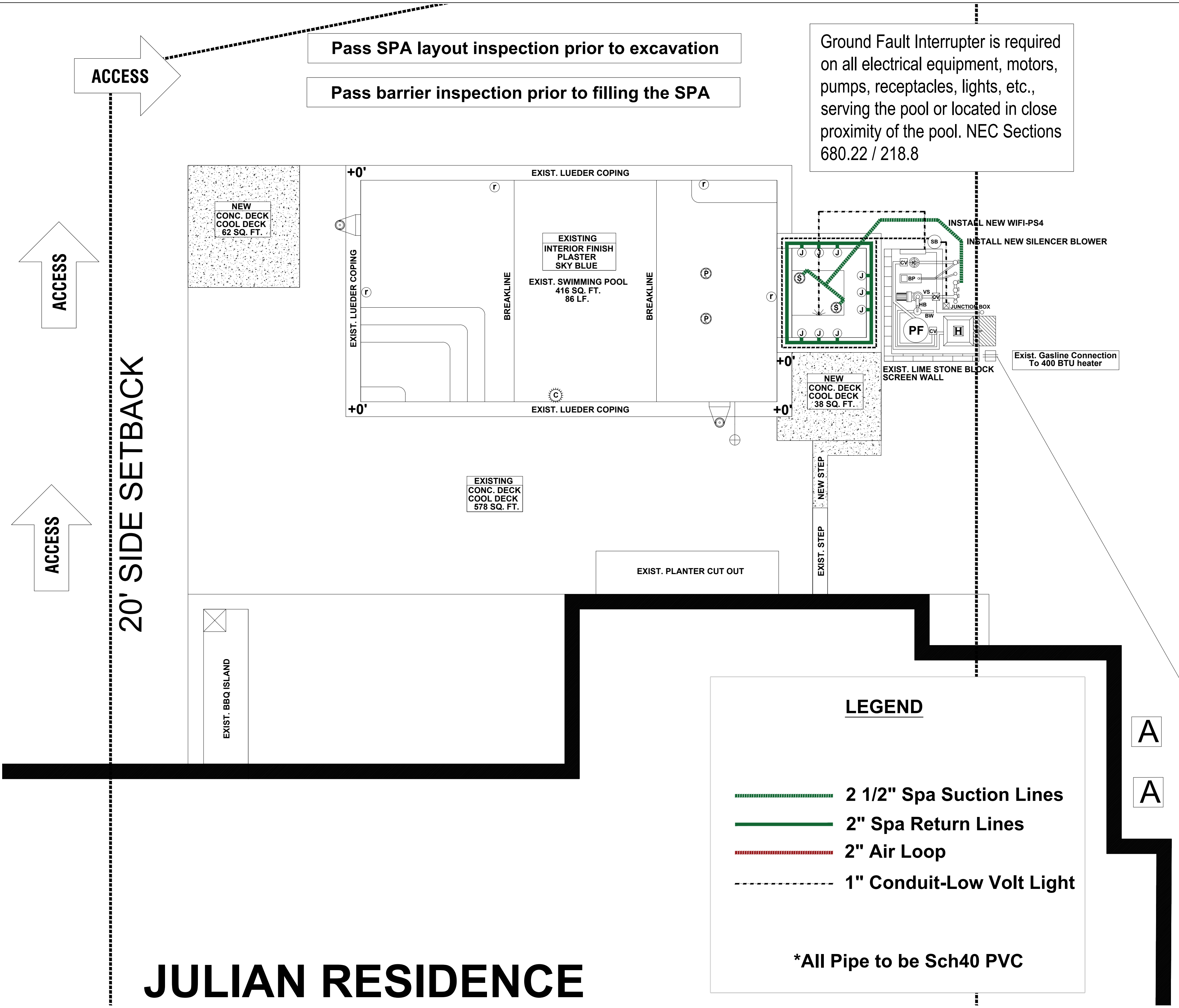
SHEET NUMBER:

P-1.07

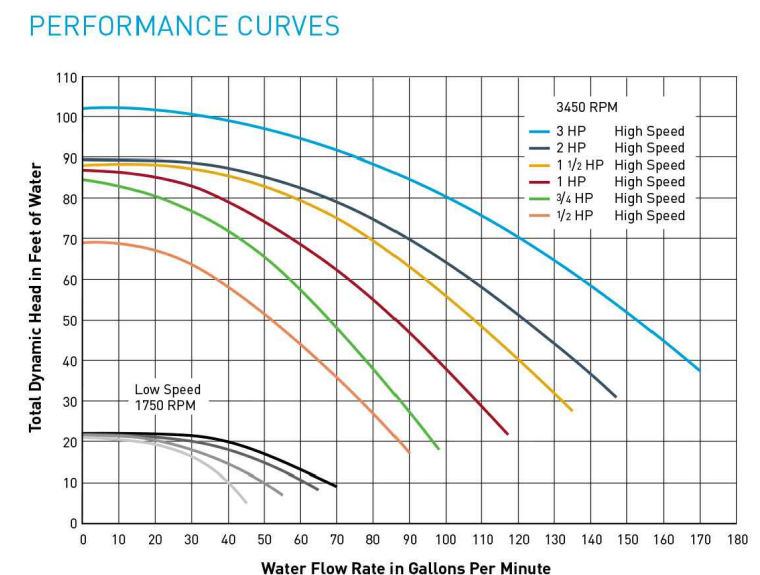
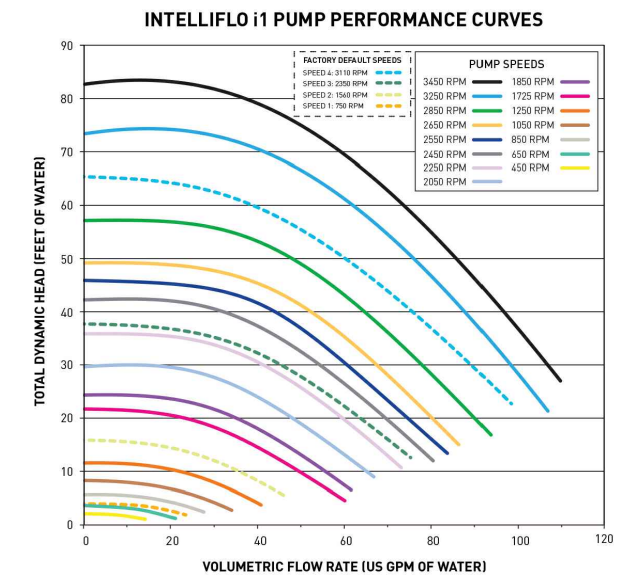


1800 Sarong Way | Austin, TX 78746
(512) 909-6166
BarrettWilsonCustomHomes.com

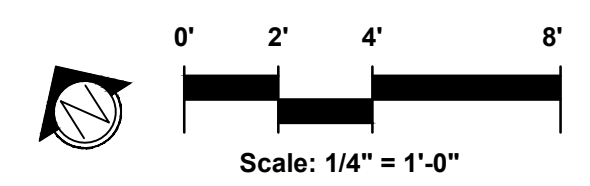
These drawings are an instrument for pool-spa-decking service and the property of Barrett Wilson Custom Homes, LLC. The use of these plans shall be restricted to the original client for which they were prepared. Reproduction of these drawings shall not be allowed without the specific written permission of Barrett Wilson Homes, LLC. The contractor shall verify and be responsible for all dimensions. Do not scale these drawings. Any and all errors and/or omissions shall be reported to Barrett Wilson Custom Homes, LLC immediately. Copyright © 2023 Barrett Wilson Homes, LLC



SYMBOL KEY		POOL AND SPA SPECIFICATIONS		
	MAIN DRAIN	POOL SPECIFICATIONS		
		36" I.f.		
	SIDEWALL COVER			
	RETURN LINE			
		STEPS: 13 I.f.		
	INFLOOR-WATER VALVE	SPA SPECIFICATIONS		
		WIDTH: 5'	LENGTH: 6'	
	SKIMMER	AREA: 30'	PERIMETER: 26'	
		DEPTH: 3.5'	GALLONS:	
	AUTO WATER LEVELER	DAM WALL: 6' I.f.	SPILLWAY: inverse	
	SPA JET	REINFORCEMENT (VERIFY STRUCTURAL)		
		BOND BEAM: (4) #4 horizontal bars continuous		
	SHEER DESCENT	WALLS: #4 rebar @ 10" on center	FLOORS: #4 rebar @ 10" on center	
		RAISED: #4 rebar @ 10" O.C.-DBL MAT	SPA: #4 rebar @ 10" on center	
	BUBBLER-LED	SKIMMER: #4 rebar looped	MAIN DRAIN: #4 rebar looped	
		BASE ROCK: 3/4" limestone (angular)	FORMS: new wood only	
	POOL LIGHT	EQUIPMENT		
		MAIN PUMP: 3HP 230V Intelliflow3 VSF Pump w/ relay i/o	105 gpm	75 tdh
	SPA LIGHT			
	POLE SLEEVE INSERT	BOOSTER PUMP: Hydroboost booster pump .8THP 115/230V		
		FILTER: Pentair 520 Cartridge (area: 520 s.f., 150 gpm, 8 hr Turnover=72,000 gal)		
	HEATER	HEATER: Pentair 400 BTU		
	MAIN PUMP-VARIABLE			
		MAIN DRAIN: 10" It blue drain and frame		
	PUMP-FEATURES	SIDE SUCTION: 10" It blue drain and frame		
	PUMP-BOOSTER	CHLORINATOR: Auto Feed: Petair Model 320		
		SANITIZATION: Paramount Ultra UV-Lamp 230V		
	CLEANER	SPA BLOWER: 1.5HP 240V Silencer Air Blower		
	POOL FILTER	RETURNS: 1.5" MPT Gry Pulsator Therapy Massage		
		LIGHTING & FEATURES		
	OZONATOR	SPA: 15W 12V Globright Color LED		
	UV SYSTEM			
		COPING AND TILE		
	SPA BLOWER	POOL: 2-1/4" Lueder Stone		
		WATERLINE TILE: 1"x2" Porcelain Tile-Blue		
	J-BOX	RAISED BOND BEAM: 18" Raised-MATCH HOUSE FINISH-COLOR		
		GROUT: Platinum Grey		
	ELECTRIC PANEL	CONTROLS		
		MAIN: Pentair Easy Touch PS 4-Pool/ Spa Combo		
	GAS METER	REMOTE: Wireless Kit: Screen Logic Bundle-Adapter and Wireless Kit		
	HOSE BIB-EXIST	INTERIOR FINISH		
		TYPE: Plaster-Light Blue-Match Existing		
	GFI RECEPTACLE	TURNOVER RATE		
		RATE: Pool turn over rate will be programmed at 6 hrs.		
	A.C. UNIT	ELECTRICAL/ GAS		
		PANEL SIZE: 300	SUB PANEL AMP: 60	
	WATER BOWL	ELEC. HOUSE RUN:	U.G. 	STRAP: 
		GAS HOUSE RUN:	U.G. 	STRAP: 
	SCUPPER	GAS LINE SIZE:		
		PLUMBING GENERAL SPECS		
		POOL DRAINS:		
		SPA DRAINS:		
		SKIMMERS: 2" SCH 40 PVC	SPA JETS: 2'-1/2" SCH 40 PVC LOOP	
		FEATURES: 1 1/2" SCH 40 PVC		
		VALVES: 2" SCH 40 PVC		
OSHA SOIL CLASSIFICATION-MIN				
Stable rock natural solid mineral matter which can be excavated with vetical sides				
and remain intact while exposed. TYPE A: soil cohesive with an unconfined compressive				
strength of 1.5 tons per sq. ft.				



FLOW RATE CHART-INTELLIFLOW FLOW RATE CHART-WHISPERFLOW



1800 Sarong Way | Austin, TX 78746
(512) 909-6166
BarrettWilsonCustomHomes.com

POOL-SPA-DECK

PROJECT: JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

SHEET TITLE: POOL/ SPA EQUIPMENT SCHEDULE

ISSUE DATE:
01.06.2023

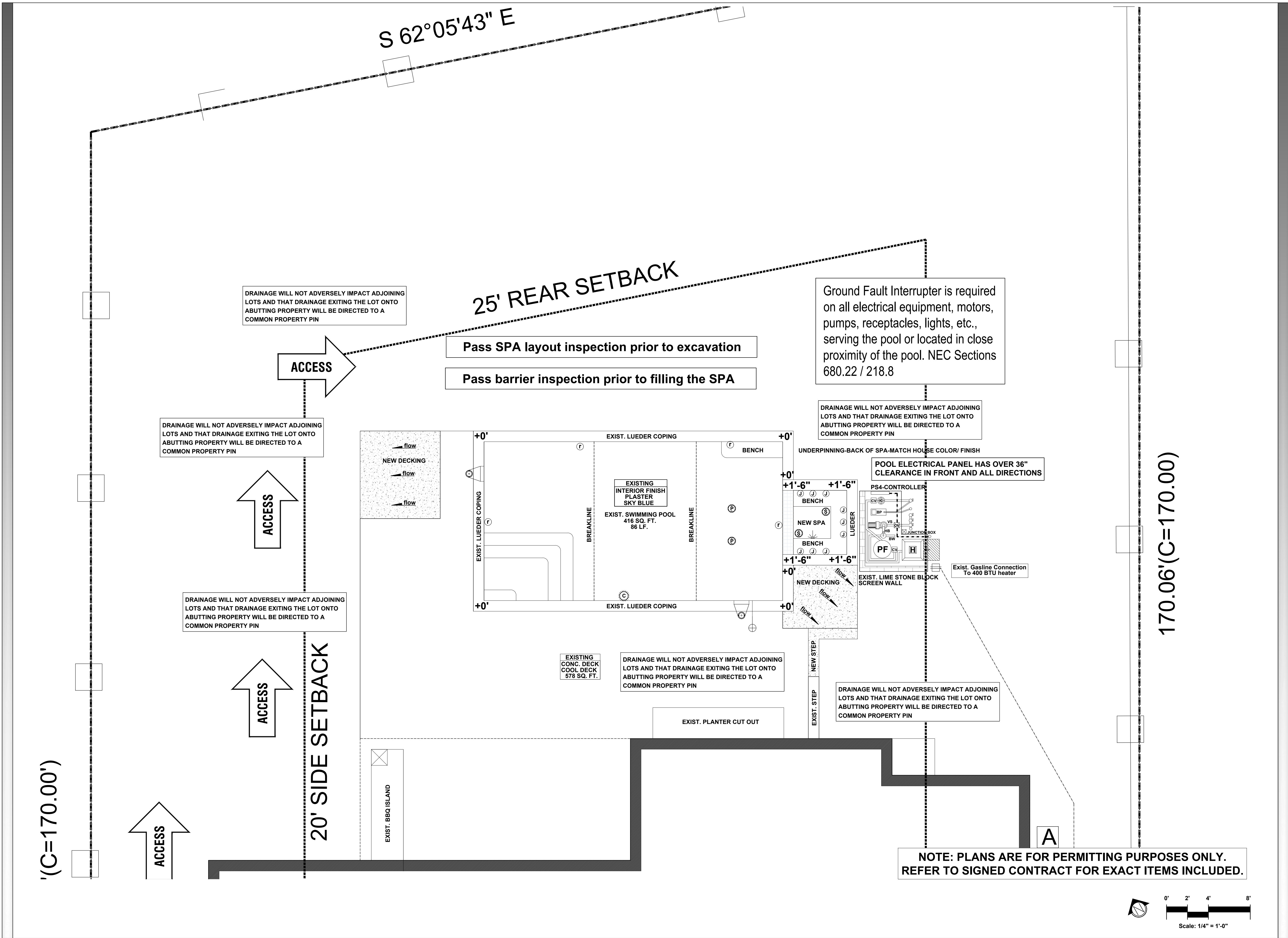
DESIGNED BY:
BWCH

CHECKED BY:
BWCH

REVISIONS:

1	
2	
3	

SHEET NUMBER:
P-1.08

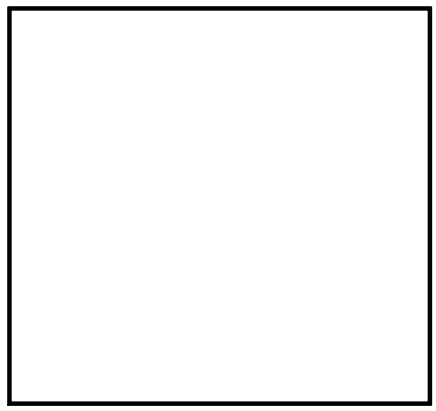




BARRETT WILSON

CUSTOM HOMES, LLC

1800 Sarong Way | Austin, TX 78746
(512) 909-6166
BarrettWilsonCustomHomes.com



POOL-SPA-DECK

PROJECT:

JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

SHEET TITLE:

DRAINAGE

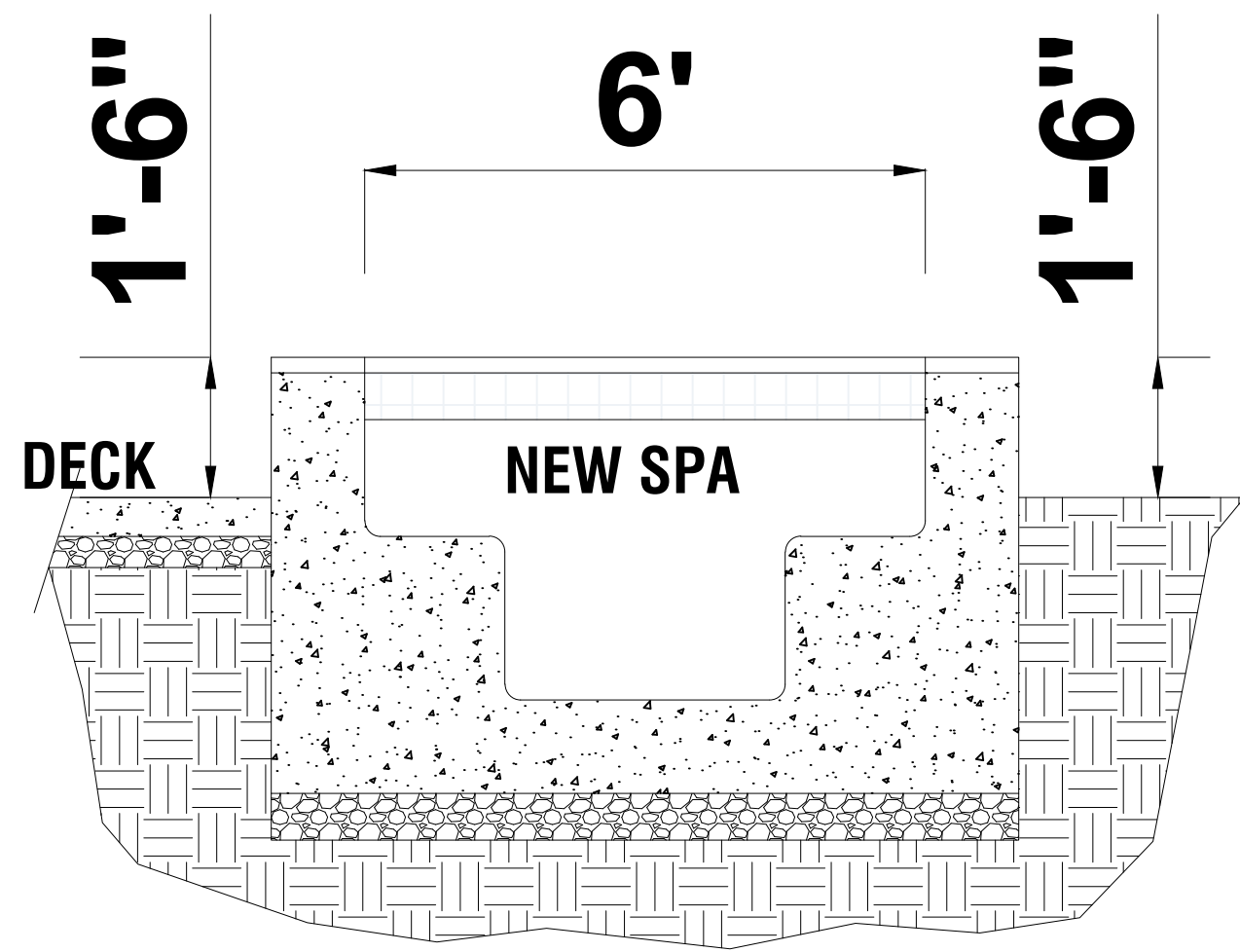
ISSUE DATE:
01.06.2023

DESIGNED BY:
BWCH

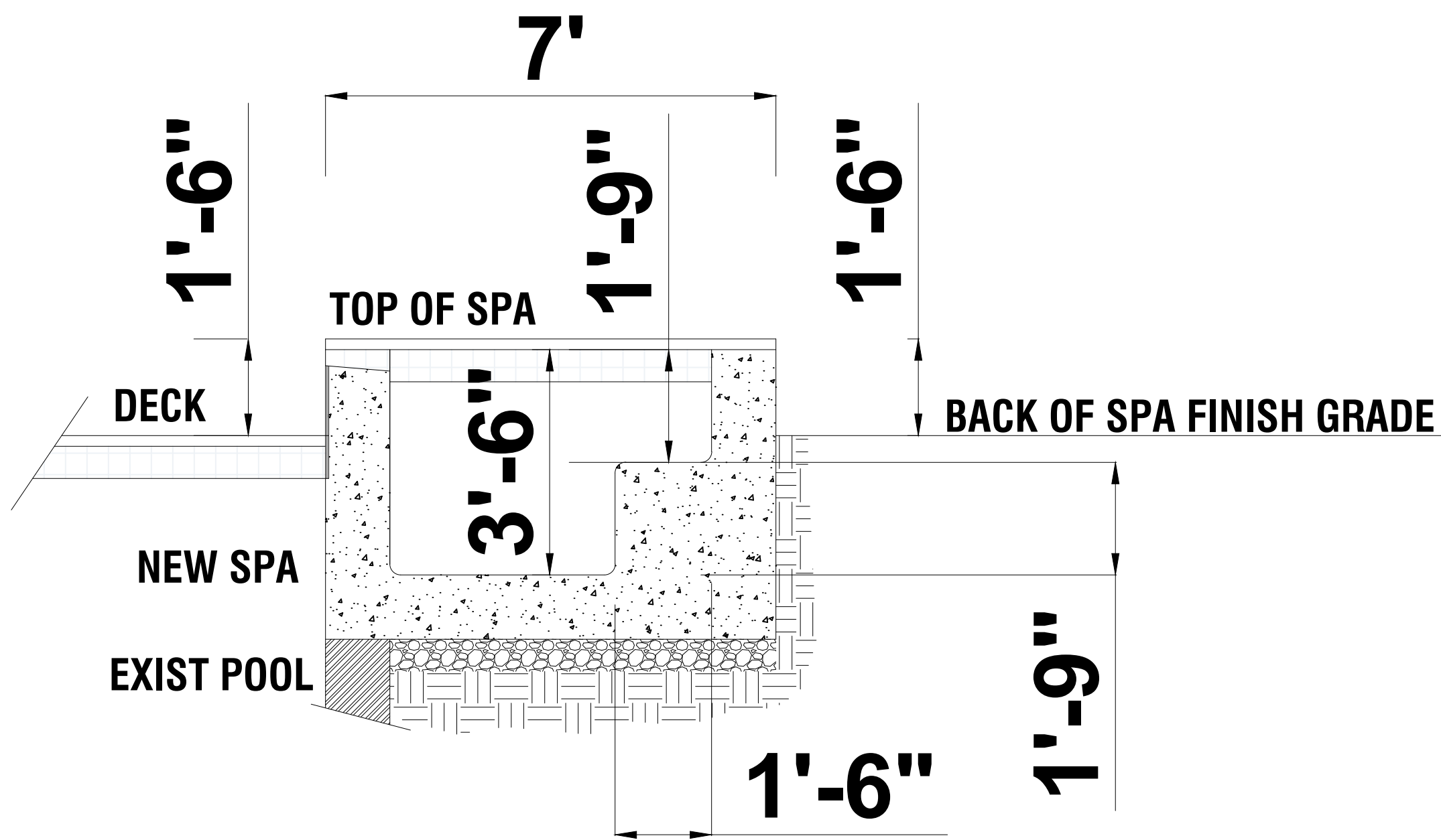
CHECKED BY:
BWCH

REVISIONS:	
1	
2	
3	

SHEET NUMBER:
P-1.09

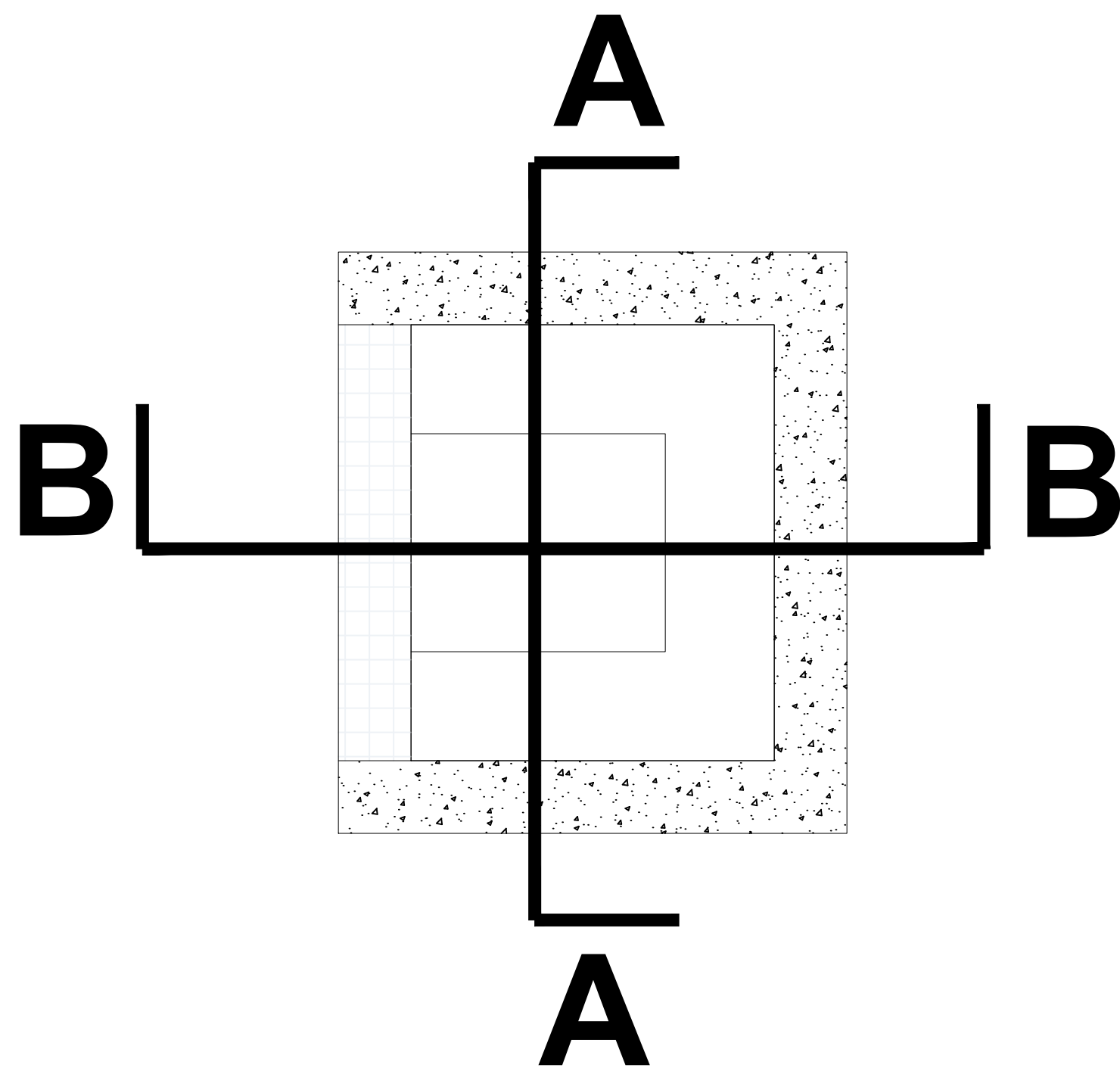


SECTION A-A
SPA SECTIONS



SECTION B-B

1/2"=1'-0"



SECTION KEY REFERENCE PLAN

1/2"=1'-0"

NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.

BARRETT WILSON
CUSTOM HOMES, LLC

1800 Sarong Way | Austin, TX 78746
 (512) 909-6166
 BarrettWilsonCustomHomes.com



POOL – SPA – DECK

PROJECT:

JULIAN RESIDENCE
5002 Jeffery Pl, Westlake Hills, TX 78746

SHEET TITLE:

SECTIONS/ ELEVATIONS

ISSUE DATE:
01.06.2023

DESIGNED BY:
BWCH

CHECKED BY:
BWCH

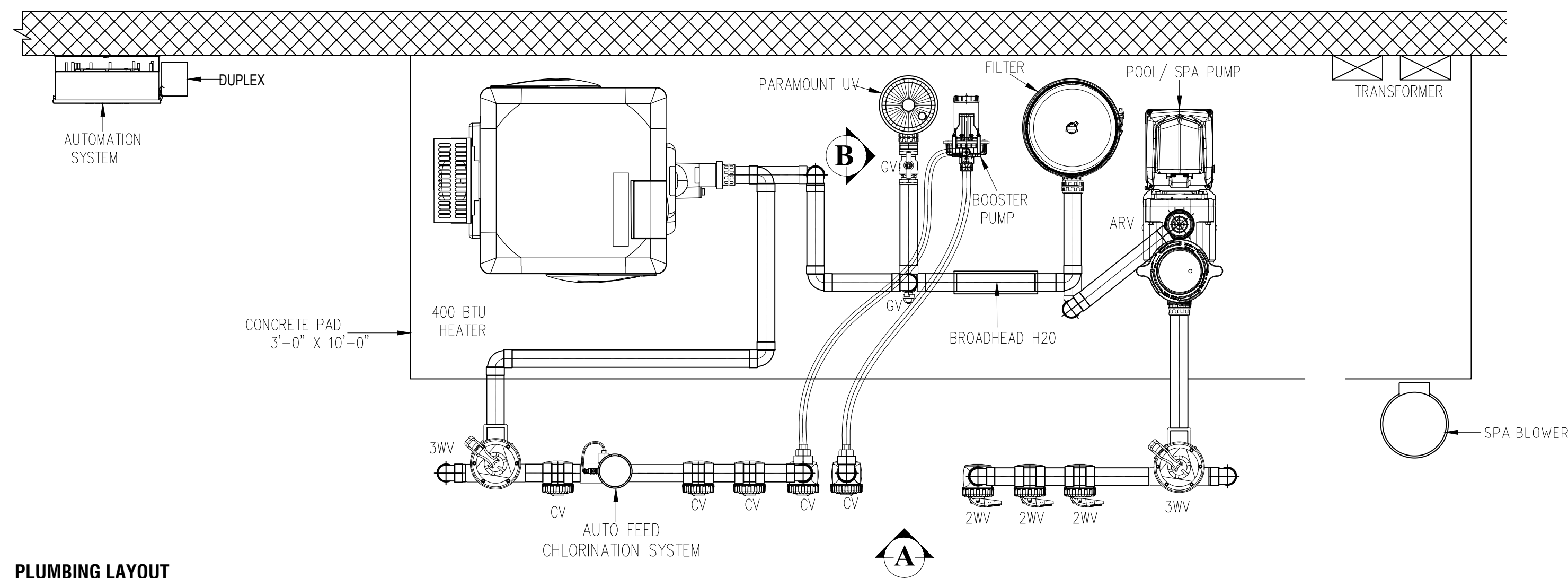
REVISIONS:

1 _____

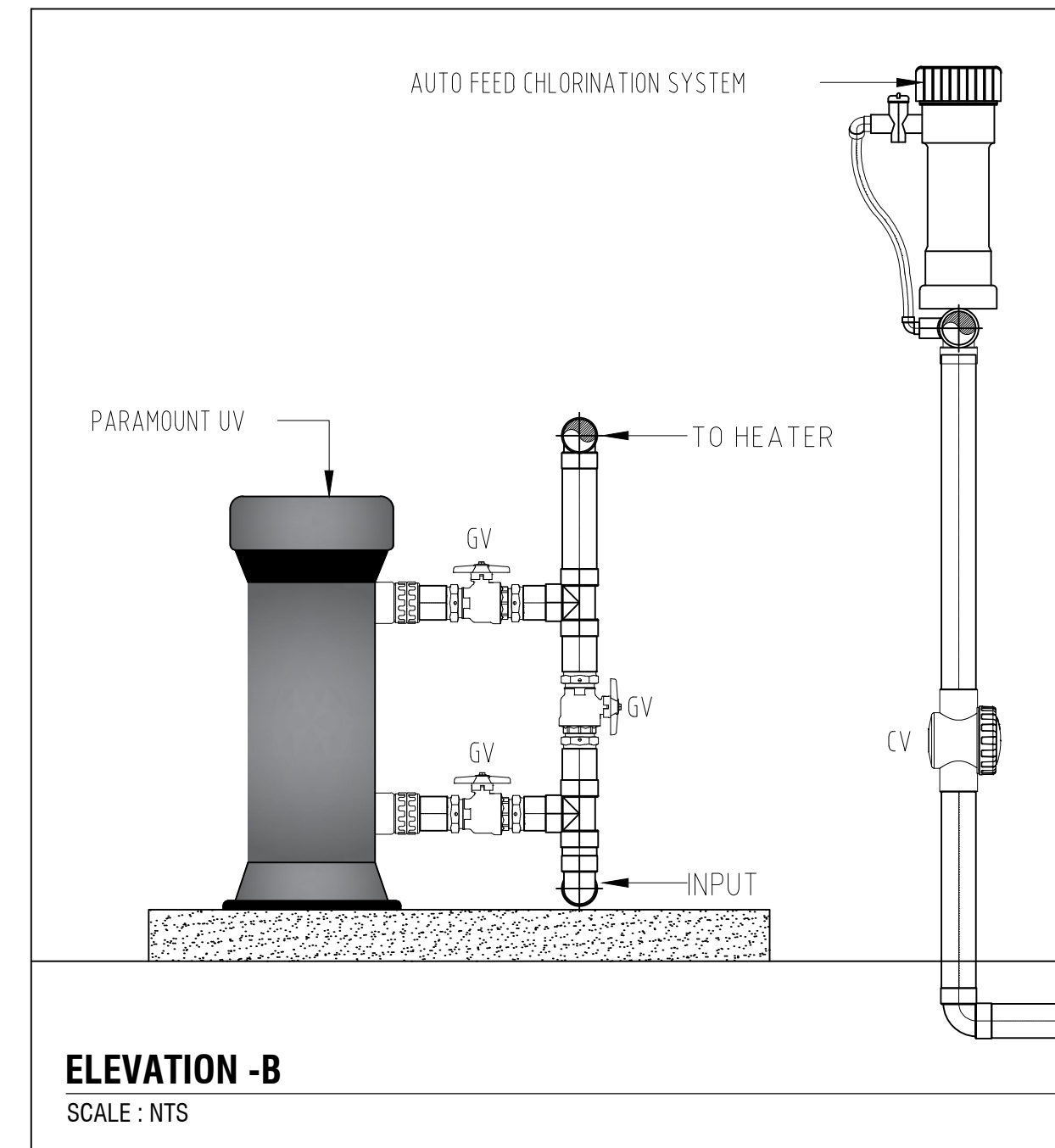
2 _____

3 _____

SHEET NUMBER:
P-1.10

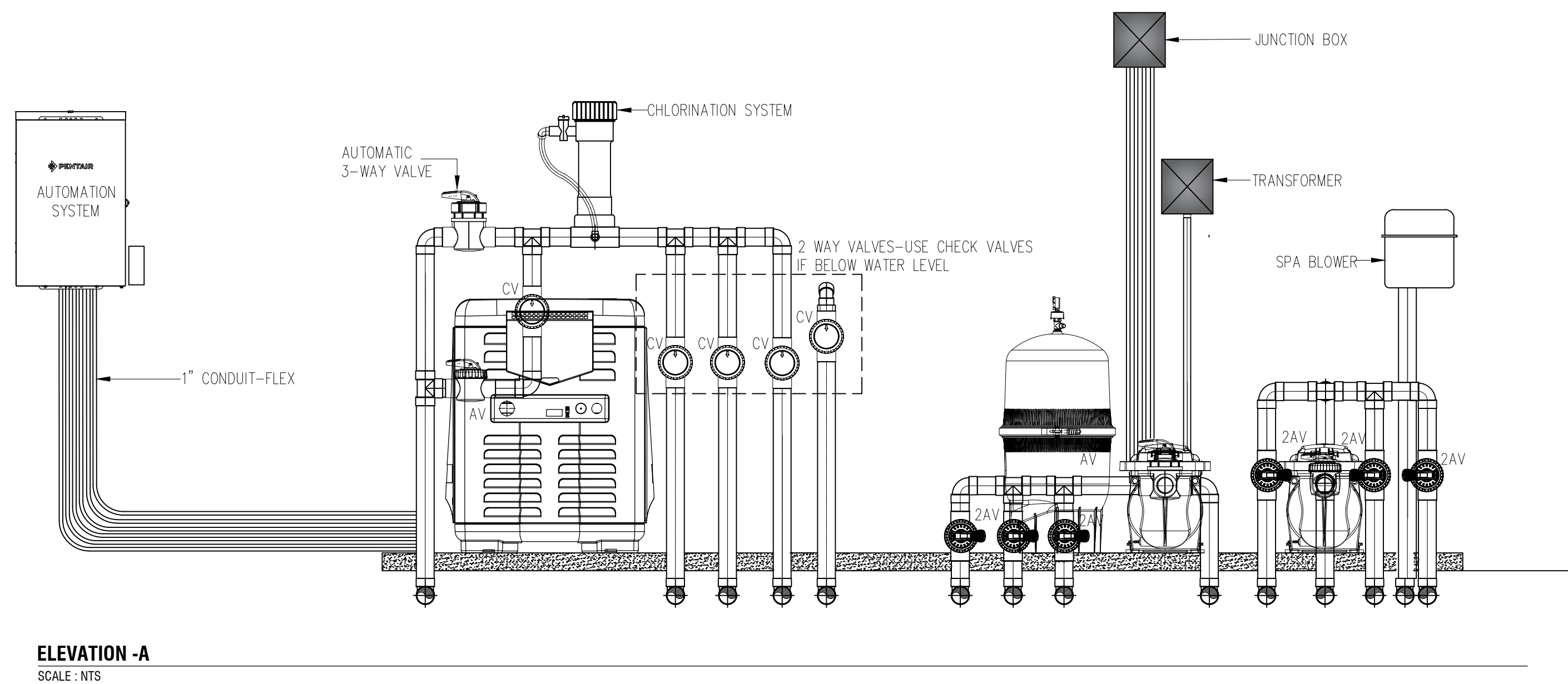


PLUMBING LAYOUT
SCALE : NTS



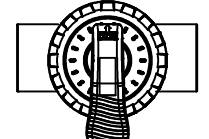
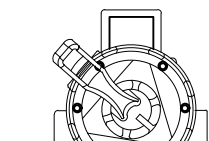
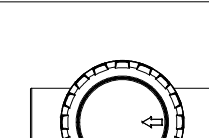
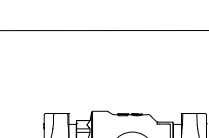
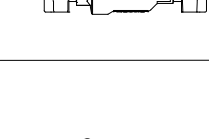
ELEVATION -B
SCALE : NTS

POOL EQUIPMENT LAYOUT



ELEVATION -A
SCALE : NTS

POOL EQUIPMENT ELEVATION

PLUMBING LEGEND		
	2WV	2 WAY VALVE
	3WV	3 WAY AUTOMATIC VALVE
	CV	CHECK VALVE
	GV	GATE VALVE
	ARV	AIR RELIEF VALVE

NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.



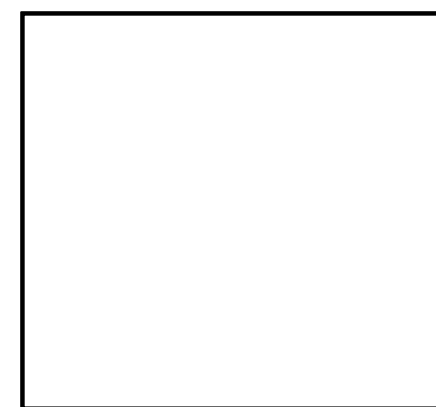
BARRETT WILSON

CUSTOM HOMES, LLC

1800 Sarong Way | Austin, TX 78746

(512) 909-6166

BarrettWilsonCustomHomes.com



POOL-SPA-DECK

PROJECT:

JULIAN RESIDENCE

5002 Jeffery Pl, Westlake Hills, TX 78746

SHEET TITLE:

DETAILS

ISSUE DATE:
01.06.2023

DESIGNED BY:
BWCH

CHECKED BY:
BWCH

REVISIONS:	
1	
2	
3	

SHEET NUMBER:
P-1.11

Give yourself the peace of mind of cleaner pool water.

Pool water can be a breeding ground for several kinds of harmful bacteria and pathogens that can cause "Swimmer's Itch" (swimmers dermatitis). That's why Planetree has harnessed the power of UV light to neutralize bacteria and prevent its reproduction. The BioShield® UV Sanitizer provides instant protection as it "kills" those harmful waterborne pathogens, providing cleaner, safer pool water for friends and family.



Neutralizes harmful bacteria and pathogens instantly



Reduces chlorine usage by up to 50%



Commercial-grade sterilization power



The advertisement features a large, diagonal image of a swimming pool with a black and white striped pool cover. In the foreground, a white, rectangular control unit with a small LCD screen and several buttons is shown. Behind it, a larger, tan-colored control box is open, revealing internal wiring and components. The background is a solid blue color. The Pentair logo is in the top left corner, and the text 'EASYTOUCH' is in a white box in the top right corner. The text 'POOL AND SPA CONTROL SYSTEM' is in the center. The text 'Affordable, easy-to-use pool and spa control system.' is below the title. The website 'PENTAIR.COM' is in the bottom right corner. The 'select' logo is in the bottom left corner.



CLEAN & CLEAR®

CLEAN & CLEAR®

CARTRIDGE FILTER



CRYSTAL CLARITY WITH CARTRIDGE CONVENIENCE

The Clean & Clear filter combines top-end filter performance with low maintenance. This dependable design uses special filter elements to strip tiny particles from your pool water...particles as small as 20 microns. (As a matter of fact, beach sand is 1,000 microns!) Plus, cleaning is a breeze. Open the top, remove the cartridge, hose it off and the Clean & Clear filter is ready to go again.



We've maximized cartridge surface consistency to block and trap the maximum amount of solids. Plus, we use the most durable materials to extend cartridge life. The Clean & Clear filter will keep your pool sparkling day in and day out.

- Cartridge is easy to remove and rinse.
- Clamp ring allows easy access to cartridge and internal parts.
- Single-piece base and tank are constructed of fiberglass-reinforced polypropylene for strength and chemical resistance.
- High-flow™ Manual Air Relief Valve and continuous internal air relief work together to maintain optimum filtration efficiency at all times.

pentairpool.com

The Simplicity of Compatibility

ColorVision LED Rubbers and separately sold Custom LED lights seamlessly integrate with:

- Pentair LED coated pool and spa lighting
- Incandescent Quartzstar® for pools without control systems
- Intelli-Touch and Easy-Touch control systems and your iBottle device* for remote access from anywhere, anytime

*Requires separate purchase of ScreenApp™ Interface.

THE ULTIMATE CONVENIENCE IN POOLSIDE CONTROL, RIGHT AT YOUR FINGERTIPS

For total system access, add an optional ScreenLight® interface to your Pebble automatic system and access your pool from practically anywhere and at anytime using your smartphone, computer or mobile digital device, and now with the Apple Watch, wrist wearable device and Amazon Echo®.



EASY TO INSTALL, EASY TO MANAGE

EasyTouch systems are available for a separate spa, a separate pool, or a pool/spa combination with shared equipment. You select from systems that control four or eight necessary functions. Easy-Function systems are typically used to control pool and/or spa operation plus pool or spa lights and heaters. Single-function systems allow separate scheduling for additional features, such as landscape lighting, waterfalls, fountains, additional heaters and more. Take the work and worry out of scheduling and operating pool and spa heating, filtration and cleaning cycles. For even greater convenience, you can add any of the optional controllers:



			
EasyTouch System Eight-Function System (4- or 8-Function Control)	EasySpa System Wireless Controller	Spasense®/Spa-Slim Remote 10-Function Spa-Slim Remote	SPA iControl Spa-Slim Remote 4-Function Spa-Slim Remote

NOTE: PLANS ARE FOR PERMITTING ONLY. REFER TO SIGNED CONTRACT FOR EXACT DETAILS.

FOR CONSTRUCTION PURPOSES ONLY. EXACT ITEMS INCLUDED.	PROJECT: JULIAN RESIDENCE 5002 Jeffery Pl, Westlake Hills, TX 78746 SHEET TITLE: PRODUCT SPECIFICATION		POOL-SPA-DECK	 1800 Sarong Way Austin, TX 78746 (512) 909-6166 BarrettWilsonCustomHomes.com
	ISSUE DATE: 01.06.2023			
	DESIGNED BY: BWCH			
	CHECKED BY: BWCH			
	REVISIONS: 1 2 3			
	SHEET NUMBER: P-1.12			













City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	February 15, 2023	Item Number:	4
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

800 Ox Eye Trail - Discussion/Recommendation on a variance to exceed the maximum allowed cut in a building setback for a driveway (Section 22.03.170 of the West Lake Hills Code). Applicants David Magstadt and Biljana Bosanac.

Recommendation

Staff recommends denial of the proposed variance. The design of the house has created the need for this request.

Zoning and Planning Commission Action (Section [38.05.094\(e\)](#)):

(1) *Recommendation. After all public input has been received and the public hearing is closed, the zoning and planning commission shall make its final report to the city council on the proposed zoning request and state its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the comprehensive plan. The zoning and planning commission may recommend:*

- (A) *Approval of the request as submitted by the applicant;*
- (B) *Approval of the request subject to specified conditions; or*
- (C) *Disapproval of the request.*

Discussion

Property Information, Zoning & Site Characteristics:

Owner: David Magstadt and Biljana Bosanac
Legal Description: Lot 4 Block G Stonehedge Estates
Lot Size: 0.9520 acres (41,469.12 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 have a cut of up to 11 feet in the building setback for the driveway. The driveway and house fully comply with the code, however in order to get the elevation needed for the garage and

driveway, there would need to be a cut of up to 11 feet in the 25-foot side setback. The cut would go up to about 3 feet from the property line.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
A redesign of the entire project may require placing a three-car garage to face the street and still have to back out onto Ox Eye Trail. The hardship of height restrictions on a steep site and the lack of available developable area caused the previous owner to place an existing 2-car carport outside of the building setback line.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The existing bluff would be restored after it is cut farther back from the narrow driveway. The configuration allows ample room for the disturbed area to be replanted and improved with native species and additional landscape design. The existing bluff would still exist but much taller and will reinforce the house's connection to the site better.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The only viable alternate would be to bring the lower garage up to the main level of the house, but the issue of the variance would not go away due to the limiting site conditions and the required backup space for a vehicle within a 25' side yard setback. The back up space minus 5' from the property line would create a tighter turnaround and force a more aggressive and unnatural cut with less room for restorative planting.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The variance is limited to the driveway area during construction and is the least evasive for the number of benefits gained. The lower level of the house during construction has no access due to the steep nature of the site and mature tree obstacles. The variance will help in safely getting workers to the base of the existing structure for demolition and to allow heavy equipment to use the earth ramp without triggering a tree variance on that side of the property.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The existing bluff would be restored after it is cut farther back from the narrow driveway. The configuration allows ample room for the disturbed area to be replanted and improved with native species and additional landscape design. The existing bluff would still exist but much taller and will reinforce the house's connection to the site better.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The proposed design makes best use of the limited space available on the property for comfortable and discreet access to garages and allows for additional on-site parking. Ox Eye is a single lane road that is not conducive to safe guest parking. By providing additional on-site parking the neighbors will not be disturbed or blocked access to Ox Eye Trail. Also, a narrow driveway cut into an existing step/cliff in the side setback also helps to gather site drainage on the property and the adjacent properties above as part of the civil drainage plan.

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.

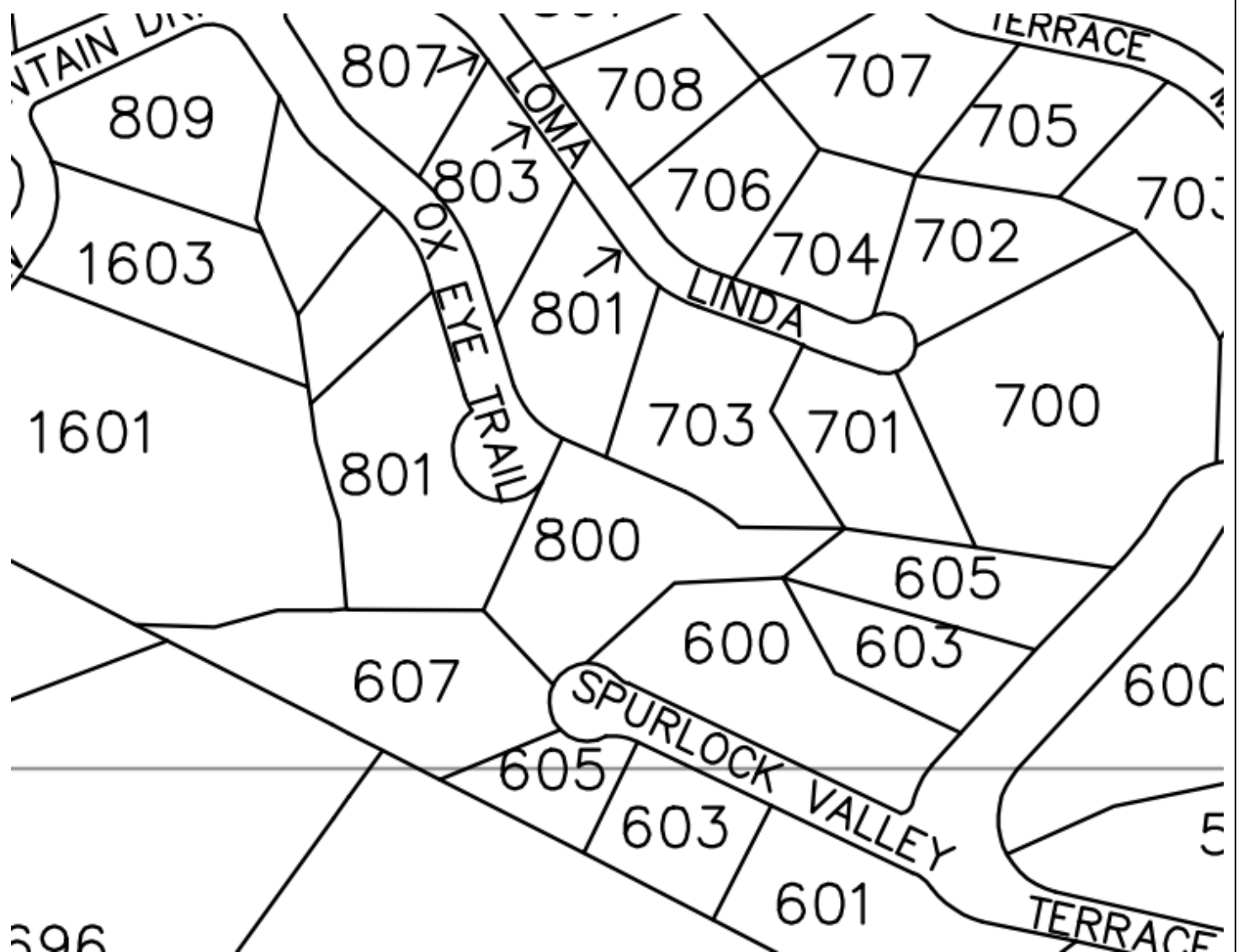
Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 22.03.170](#) [Site Disturbance](#)
- [Section 38.05.031](#) [Variances](#)
- [Section 22.03.511](#) [Criteria and process required for granting variance](#)

Zoning:



Aerial:





PERMIT PARTNERS

300 E Highland Mall Blvd. | Suite 207 | Austin, Texas 78752

Office: 512.593.5361

info@permit-partners.com

January 13, 2023

City of Westlake Hills
Westlake Hills, TX 78746
Attn: Board of Adjustment

RE: 800 Ox Eye Trail, Variance Request

Board of Adjustment Members,

Thank you for your time and consideration of this request before you, which is a variance request for the following as it relates to the property located at 800 Ox Eye Trail. Currently there sits an existing geodesic dome house on stilts built in 1973. The Owner's intent is to redevelop the site via demolition of the existing structure and new construction of a single-family home that will abide by the prescribed side lot line setback, height requirements and will comply with the 25% impervious cover limit.

The first variance request is to increase the allowable cut outside of the side yard building setback. This cut is necessary to straighten the driveway and allow vehicle access to the garage below the house. Per the guidance of the City of Westlake, we removed the guest parking as it was too close, within 20' of the property line at the street. However, providing additional parking on site would prevent neighbors from being disturbed or blocked access on Ox Eye Trail.

The height restrictions compiled with a steep site creates an undue hardship. The lack of available developable area is what led the previous owner to place the existing 2-car carport outside of the building setback. Without a variance approval, a redesign of the entire project would result in a street facing garage and the owners would have to back out onto Ox Eye Trail. Alternatives were considered, however, lowering the garage to the main level of the house would create a tighter turnaround and force a more aggressive and unnatural cut.

The proposed driveway design takes advantage of the only existing narrow "flat" portion of the property, while also providing discreet access to the lower-level garage. Design modifications have been strategically made to avoid and preserve the existing protected trees on the property. This configuration allows the existing bluff to be restored after it is cut back from the narrow driveway, by replanting the disturbed areas with native species and landscape elements. The existing bluff would still exist but much taller and will reinforce the house's connection to the site better.



PERMIT PARTNERS

300 E Highland Mall Blvd. | Suite 207 | Austin, Texas 78752

Office: 512.593.5361

info@permit-partners.com

This variance request is limited to the driveway only during construction and we believe it is the least invasive route comparative to the benefits gained. Due to the steep nature of the site and mature trees there is currently no access to the lower level of the house. Approval of this variance request would provide a safe access path to the base of the existing home structure for workers during demolition and allow heavy equipment to use the earth ramp without triggering a tree variance. The proposed existing bluff cut in the setback will further aid in gathering site drainage by catching rainwater runoff and directing the flow safely down the hill to a controlled area on site.

In closing, we ask the Board to please consider the hardship placed on this lot and the efforts made by the design team to create a solution for new development on an excessive slope. We ask the Board please recognize that the proposed development offers improvements in compliance wherever possible. The proposed design ensures that its impact to existing vegetation and neighboring residences presents a relief and not a burden. We appreciate your consideration and help in achieving our goal of leaving this site better than it was found.

Thank you for your time, I look forward to our discussion at the board meeting.

Respectfully,

Tisha Ritta

Permit Partners, LLC



PERMIT PARTNERS

300 E Highland Mall Blvd. | Suite 207 | Austin, Texas 78752

Office: 512.593.5361

info@permit-partners.com

Images of Existing Carport





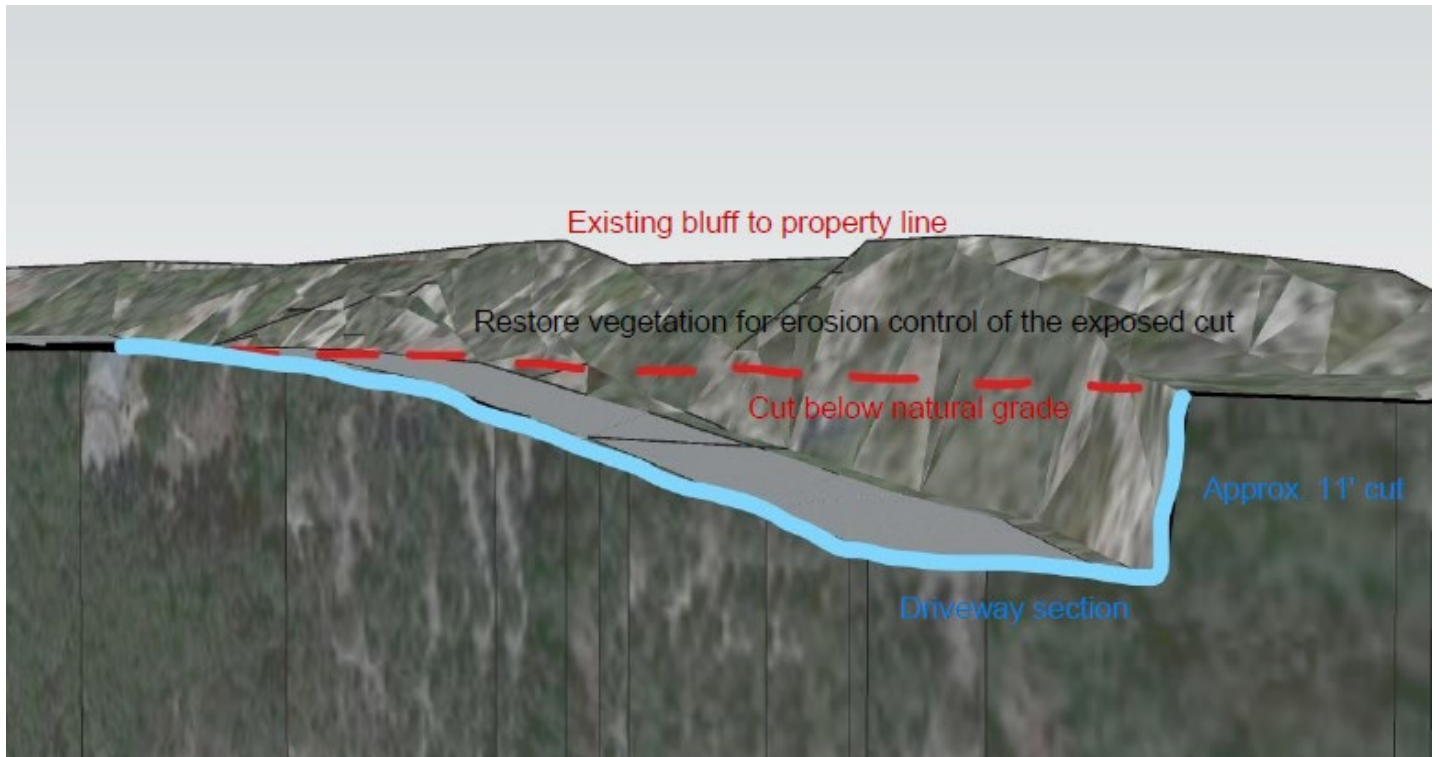
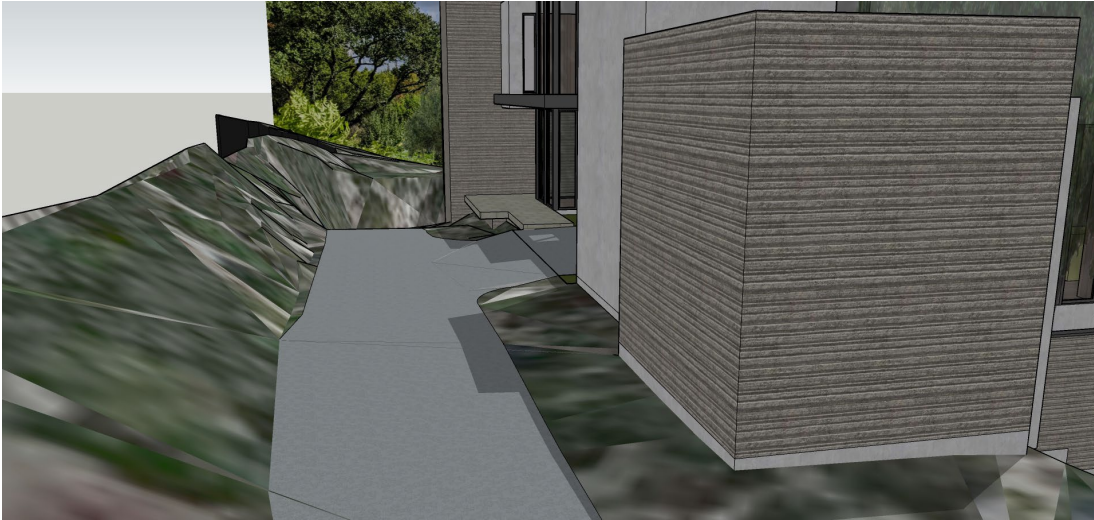
PERMIT PARTNERS

300 E Highland Mall Blvd. | Suite 207 | Austin, Texas 78752

Office: 512.593.5361

info@permit-partners.com

3D Imagery of Proposed Driveway cut into the Existing bluff



VARIANCE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: David Magstadt Phone: 646-271-4009

Email: [REDACTED]

Address: 202 Nueces St., #1907 City: Austin State: TX Zip: 78701

Agent*: Rez Lankerani Phone: 512.294.4278

Email: [REDACTED]

Address: 6109 Mesa Dr City: Austin State: TX Zip: 78731

Property Address: 800 Ox Eye Trail City: Austin State: TX Zip: 78746

Property Information

Subdivision Name: Stonehedge Estates

Block: G Lot: 4 TCAD Tax Parcel ID: 0119130404

Current Zoning Classification: R-1 Total Lot Size (Acres): 0.8867 ac

**Please submit Power of Attorney form designating authorized agent.*

PROJECT INFORMATION

Please list all variances being applied for: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

- 1) Cut (up to 12') necessary outside of side yard building setback for driveway to access garage.
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

Brief Description of project/why variances are needed: The driveway as designed takes advantage of the only existing narrow "flat" portion of the property to access the discreetly placed lower level garage. However, ample back out space from the garages is necessary. The existing trees have been strategically avoided and provides a solution for a preferred three car garage home.

Variance Questionnaire *(Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.)*

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

A redesign of the entire project may require placing a three-car garage to face the street and still have to back out onto Ox Eye Trail. The hardship of height restrictions on a steep site and the lack of available developable area caused the previous owner to place an existing 2-car carport outside of the building setback line.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

The existing bluff would be restored after it is cut farther back from the narrow driveway. The configuration allows ample room for the disturbed area to be replanted and improved with native species and additional landscape design. The existing bluff would still exist but much taller and will reinforce the house's connection to the site better.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

The only viable alternate would be to bring the lower garage up to the main level of the house, but the issue of the variance would not go away due to the limiting site conditions and the required backup space for a vehicle within a 25' side yard setback. The back up space minus 5' from the property line would create a tighter turnaround and force a more aggressive and unnatural cut with less room for restorative planting.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

The variance is limited to the driveway area during construction and is the least evasive for the amount of benefits gained. The lower level of the house during construction has no access due to the steep nature of the site and mature tree obstacles. The variance will help in safely getting workers to the base of the existing structure for demolition and to allow heavy equipment to use the earth ramp without triggering a tree variance on that side of the property.



VARIANCE APPLICATION

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

There is precedence for cut and/or fill on other difficult properties where comfortable access from the street to private property needed such a variance. The proposed design of a narrow driveway cut into an existing bluff in the side setback also actually helps to gather site drainage on the property and from the adjacent properties above. The driveway catches the rainwater runoff and sends it safely to a controlled area on-site down the hill.

6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

The proposed design makes best use of the limited space available on the property for comfortable and discreet access to garages and allows for additional on-site parking. Ox Eye is a single lane road that is not conducive to safe guest parking. By providing additional on-site parking the neighbors will not be disturbed or blocked access to Ox Eye Trail. Also a narrow driveway cut into an existing step/cliff in the side setback also helps to gather site drainage on the property and the adjacent properties above as part of the civil drainage plan.

AUTHORIZATION & ACKNOWLEDGEMENT

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

A handwritten signature in black ink, appearing to be "Rez Lankerani", written over a horizontal line.

Signature

1/16/2023

Date

Rez Lankerani, Architect

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☒ Proof of ownership of subject property
- ☒ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ Property survey
- ☒ Proposed site plan with building setbacks clearly labeled
- ☒ Building elevations, if applicable
- ☒ Tree and topo survey, if applicable
- ☒ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☒ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☒ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☒ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, David Magstadt
have made, constituted and appointed Rez Lankerani
to be my duly authorized representative in connection with an application dated January 9, 2023
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

<u>David Magstadt</u>		<u>[Signature]</u>	
Property Owner/Applicant Name		Property Owner/Applicant Signature	
<u>800 Ox Eye Trail</u>	<u>West Lake Hills</u>	<u>TX</u>	<u>78746</u>
Street Address	City	State	Zip Code

646 271 4009
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 9 day of January, 20 23.

[Signature]
Notary Public in and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 03, 2022 09:57 AM Fee: \$34.00

2022000306

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date:

12/30/21

Grantor:

Austin Hedges, Independent Executor of the estate of Christine McCall, Deceased

Grantor's Mailing Address:
(including county)7105 TEABERRY DR.
AUSTIN, TX TRAVIS County, TX 78745

Grantee:

David Magstadt and Biljana Bosanac

Grantee's Mailing Address:
(including county)202 NOBLES ST UNIT 1907
AUSTIN, TRAVIS County, TX 78701

Preserve Title Company LLC

GF# 070797

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of **One Million Four Hundred Thousand and no/100 DOLLARS (\$1,400,000.00)** executed by Grantee payable to the order of **First United Bank & Trust Co.** The note is secured by a vendor's lien retained in favor of **First United Bank & Trust Co.** in this deed and by a deed of trust of even date from Grantee to **Greg Massey** Trustee.

Property (including any improvements):

Lot 4, Stonehedge Estates, Block G, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 32, Page 41, Plat Records, Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

First United Bank & Trust Co., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of **First United Bank & Trust Co.** and are transferred to that party without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

Austin Hedges, Independent Executor
 Austin Hedges, Independent Executor of the estate of
 Christine McCall, Deceased

THE STATE OF TEXAS

(Acknowledgment)

COUNTY OF Travis

This instrument was acknowledged before me on the 30 day of December, 2021

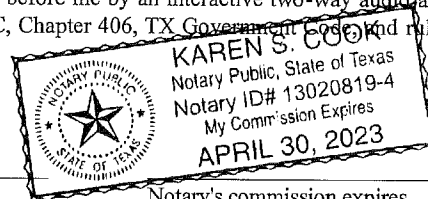
by Austin Hedges, Independent Executor of the estate of Christine McCall, Deceased

Notary Public: check the appropriate box - and **only one box** - as applicable to this notarial act:

- ☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- ☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

Karen Cook
 Notary Public, State of Texas

Karen Cook
 Notary's Name (printed)



Notary's commission expires

THE STATE OF TEXAS

(Acknowledgment)

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____

by

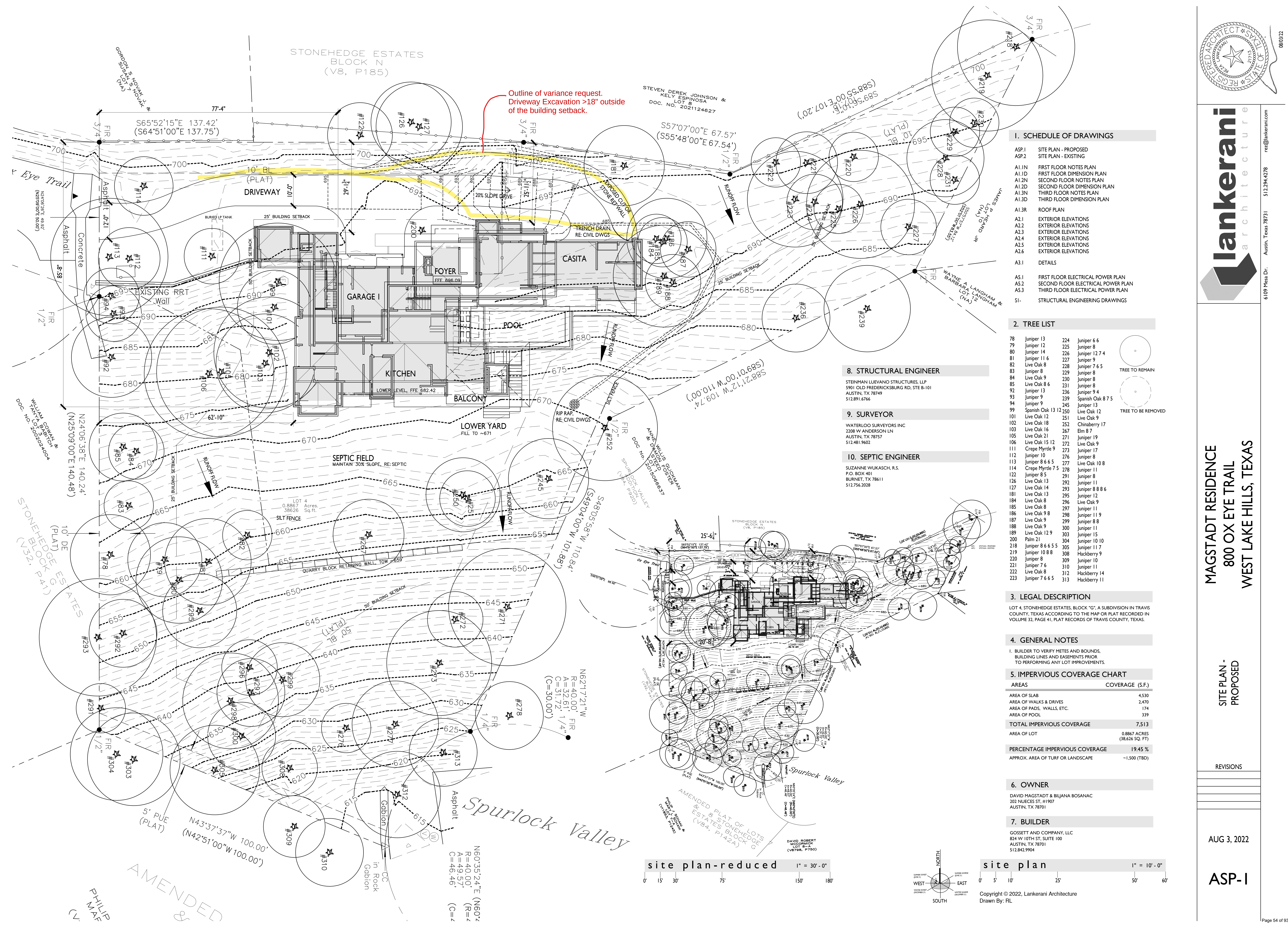
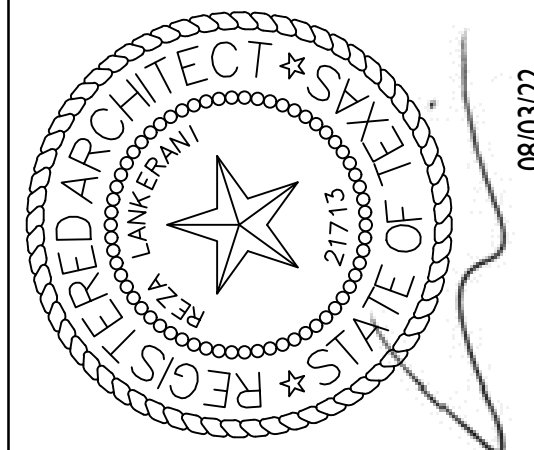
Notary Public: check the appropriate box - and **only one box** - as applicable to this notarial act:

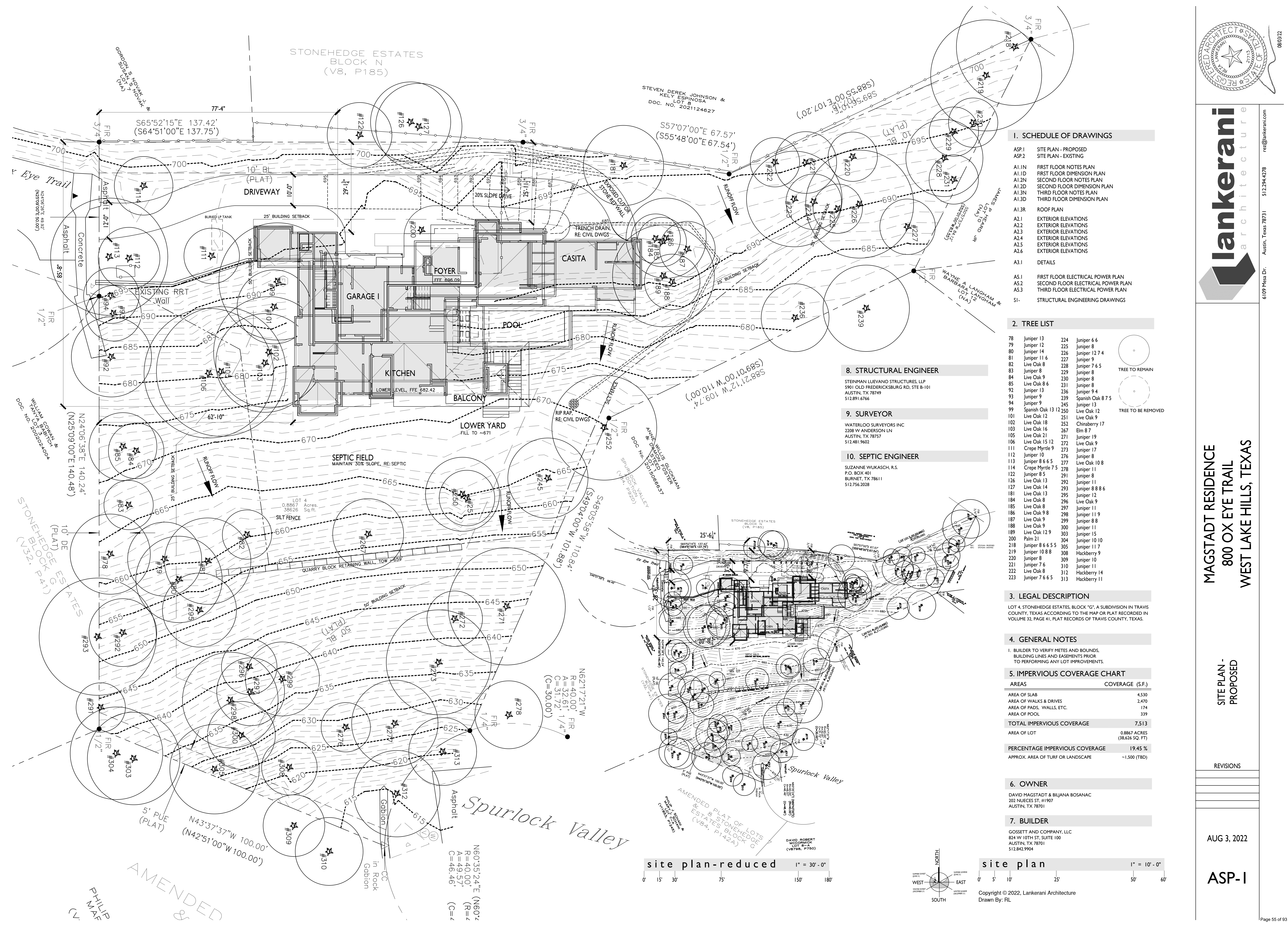
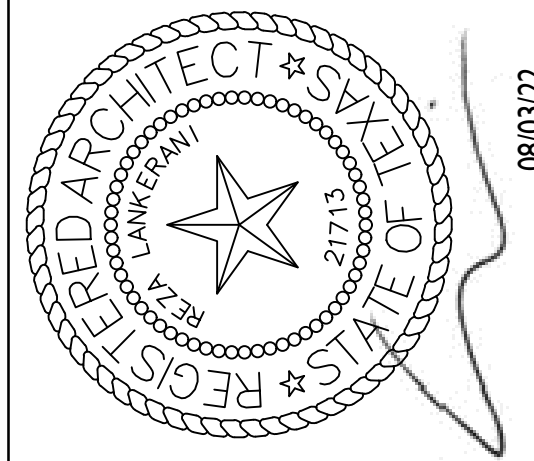
- ☐ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- ☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

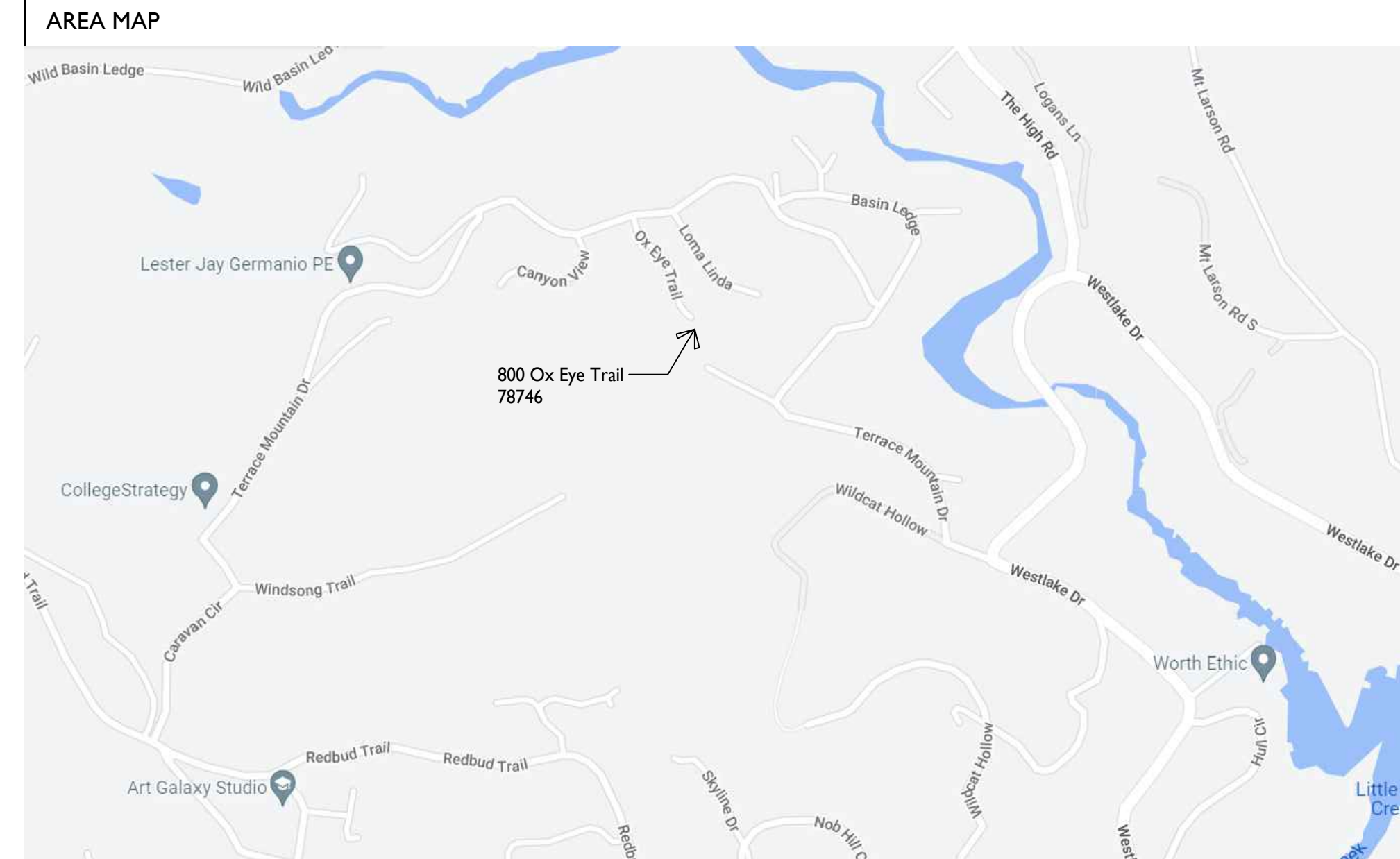
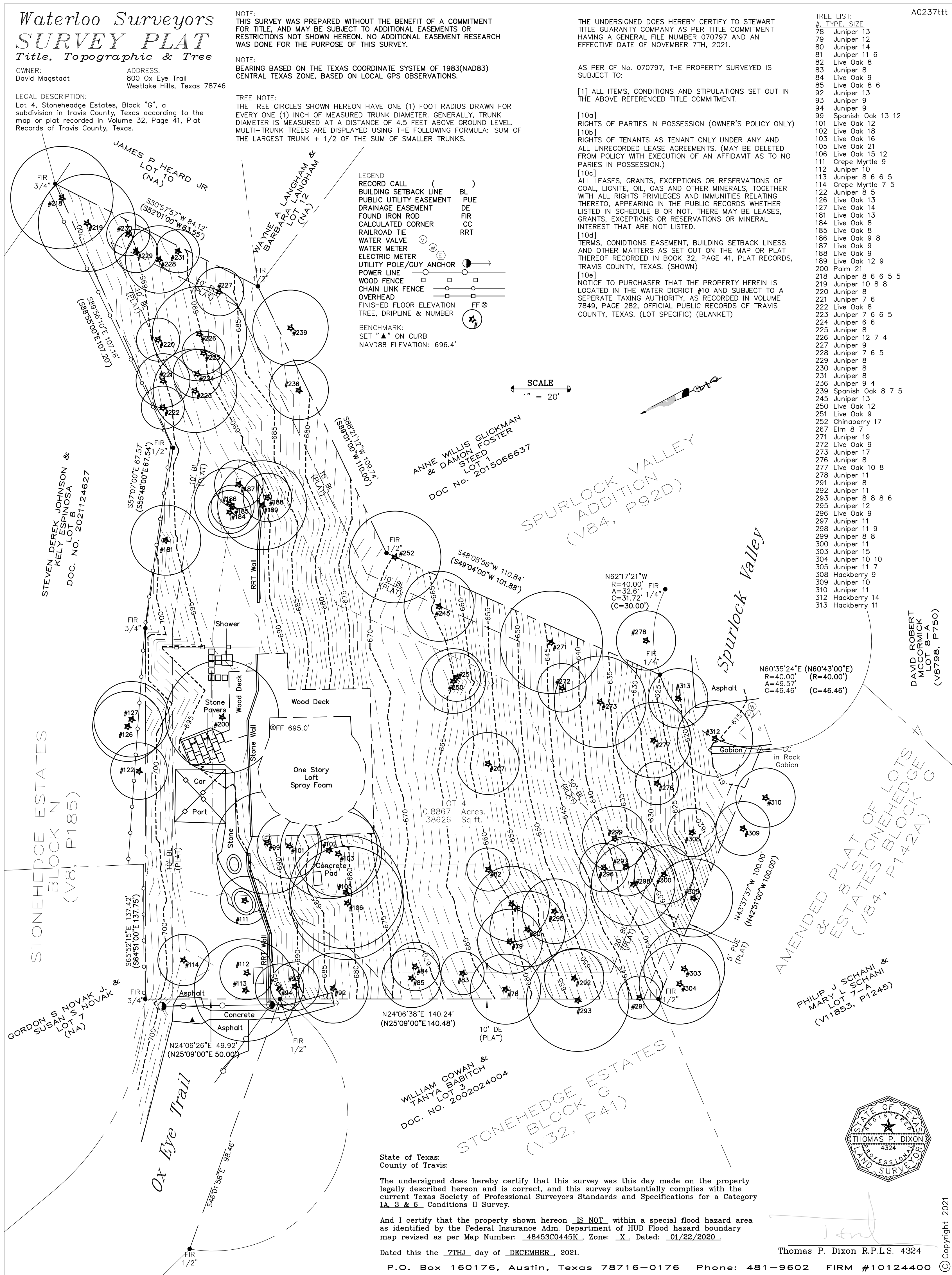
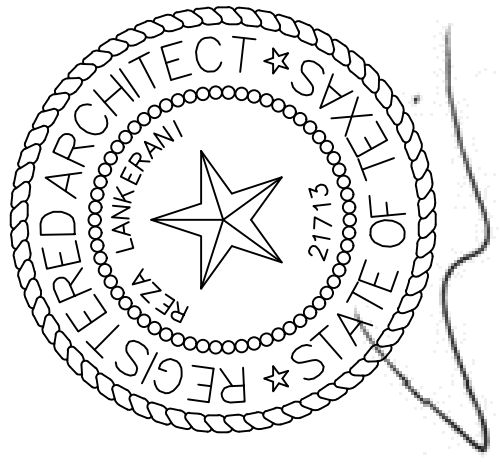
 Notary Public, State of Texas

 Notary's Name (printed)

 Notary's commission expires







FIRST FLOOR
NOTES PLAN

REVISIONS

AUG 3, 2022

AI.IN

Page 5

A full residential sprinkler system designed, installed and tested in accordance with the 2019 NFPA 13D or the 2021 IRC P2904 standards. The plan for the sprinkler system must be designed and installed by a Texas Licensed Sprinkler contractor for NFPA 13D systems or a Texas Licensed Plumber with the Multipurpose Residential Fire Protection Sprinkler Specialist (MRPSS) endorsement. The Sprinkler plans must be submitted, reviewed, approved, tested and inspected by WestlakeFD prior to covering the walls and ceilings. A flow test of the most demanding area will be required.

2. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ENACTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE LOCAL GOVERNMENT CODES AND SHALL CONFORM TO APPLICABLE BUILDING AND PERFORMANCE STANDARDS PROTECTING AGAINST DECEPTIVE TRADE PRACTICES ACT OF TEXAS, THE RESIDENTIAL CONSTRUCTION LIABILITY ACT OF TEXAS, OR ANY SUCCESSOR THEREOF.

3. HVAC ZONE 1:	FIRST FLOOR	4. W.H. ZONE 1:	(TANKLESS)	FR
HVAC ZONE 2:	SECOND FLOOR	W.H. ZONE 2:	(TANKLESS)	SE
HVAC ZONE 3:	THIRD FLOOR	W.H. ZONE 3:	(TANKLESS)	TH

5. REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME PROVIDE ENGINEERED TRUSSES.

WINDOWS	CLC.
GL - GLASS	CLG - CEILING
TEMP - TEMPERED GLASS	C.O. - CASSED OPENING
	COL - COLUMN
	EL - ELECTRICAL
DOORS	FD - FLUR DOWN
FG - FIBERGLASS	HB - HIDE BUS
SDL - SIMULATED DIVIDED LIGHT	MS - MASONRY
SL - SINGLE LIGHT	MFACT. - MANUFACTURER
SC - SOLID CORNER	MTL - METAL
	OPT. - OPTIONAL
MECHANICAL	S.R.O. - SPLIT ROCK OPEN
R.A.G. - RETURN AIR GRILL	V.W.A. - VERIFY WITH ARCH
	V.W.B. - VERIFY WITH BULK
	V.W.V. - VERIFY WITH VENT
FLOORING	V.W.D. - VERIFY WITH INT
CONC. - CONCRETE	V.W.E. - VERIFY WITH ENG
CRT - CARPET	V.W.M. - VERIFY WITH ME
SH - SHARDWOOD	V.W.L.D. - VERIFY WITH LG
TL - TILE - STONE TILE	

2 x 6 WALL

MASONRY VENEER
OR WALL

WINDOWS	MISC.
GL - GLASS	CIG - CEILING
TEMP - TEMPERED GLASS	C.O. - CASED O
DOORS	C.O. - COLUMN
FG - FIBERGLASS	ELL - ELLIPTIC
SCL - SIMULATED DIVIDED LIGHT	FD - FURR DOWN
SCL - SPLIT LIGHT	HH - HOSE BIB
SC - SOLID CORE	WM - WALL MOLD
	BS - WALL MOLD
MECHANICAL	MS - MASONRY
R.A.G. - RETURN AIR GRILL	MCTR - MANUAL
	MTL - METAL
	OPT - OPTIONAL
FLOORING	RND - ROUNDED
CONC - CONCRETE	S.R. - SHEET
CURT - CARPET	V.W.A. - VERIFY
HWWD - HARDWOOD	V.W.B. - VERIFY
S.TILE - STONE TILE	V.W.O. - VERIFY
	V.W.V. - VERIFY

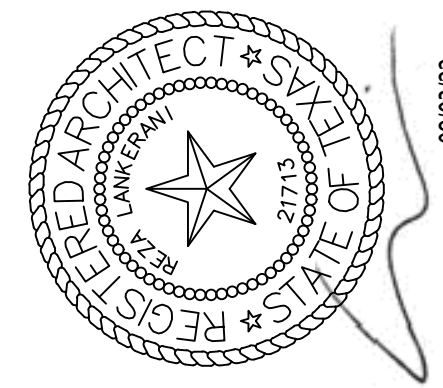
 2 x 4 WALL
 2 x 6 WALL
 MASONRY VENEER

MAIN FLOOR	
SECOND FLOOR	
LOWER FLOOR	
TOTAL HEATED	
BRICK LEDGE	
COVERED PORCHES	
GARAGES	
MECH/STOR	
TOTAL UNHEATED/COVERED	
TOTAL COVERED	

NUMBER	DATE	DESCRIPTION



Copyright © 2022, Lankerani Architecture
Drawn By: RL



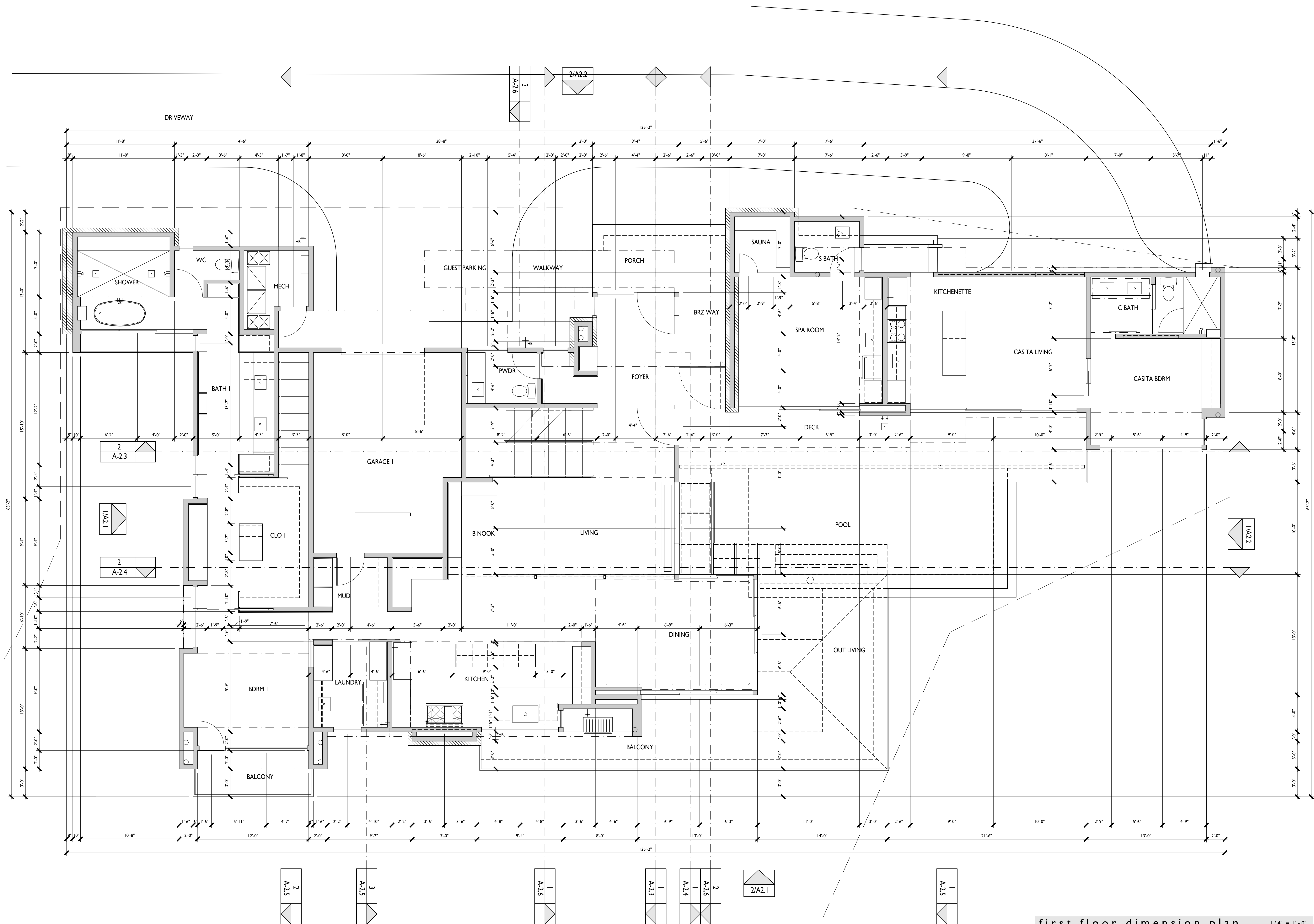
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

FIRST FLOOR
DIMENSION PLAN

REVISIONS

AUG 3, 2022

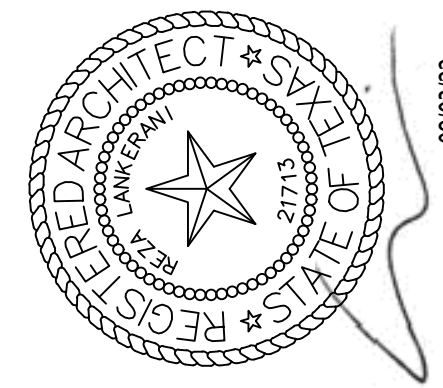
AI.ID



first floor dimension plan 1/4" = 1'-0"

0' 5' 10' 20' 30'

Copyright © 2022, Lankerani Architecture
Drawn By: RL



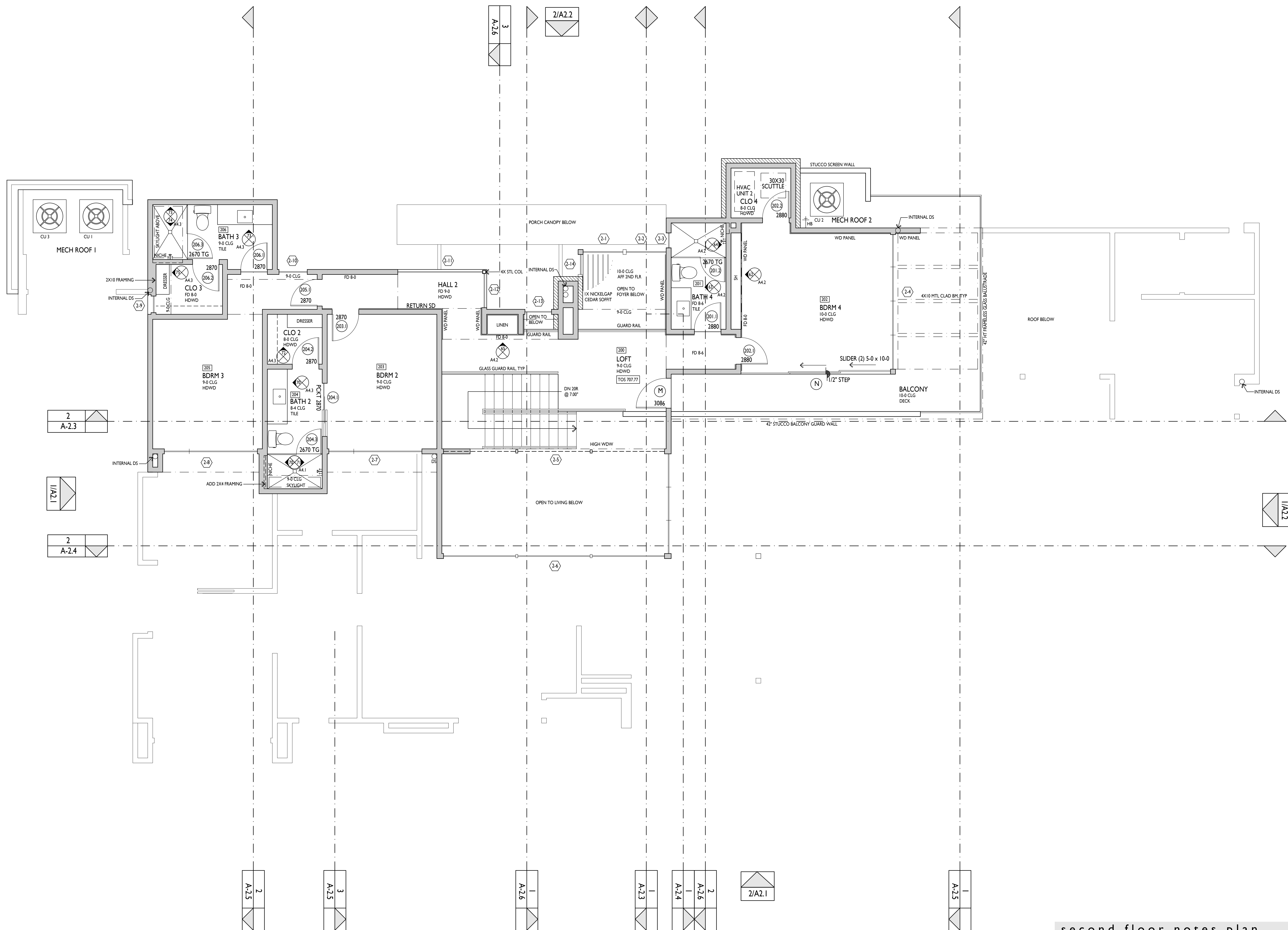
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

SECOND FLOOR
NOTES PLAN

REVISIONS

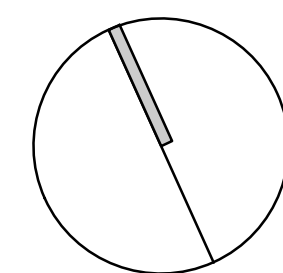
AUG 3, 2022

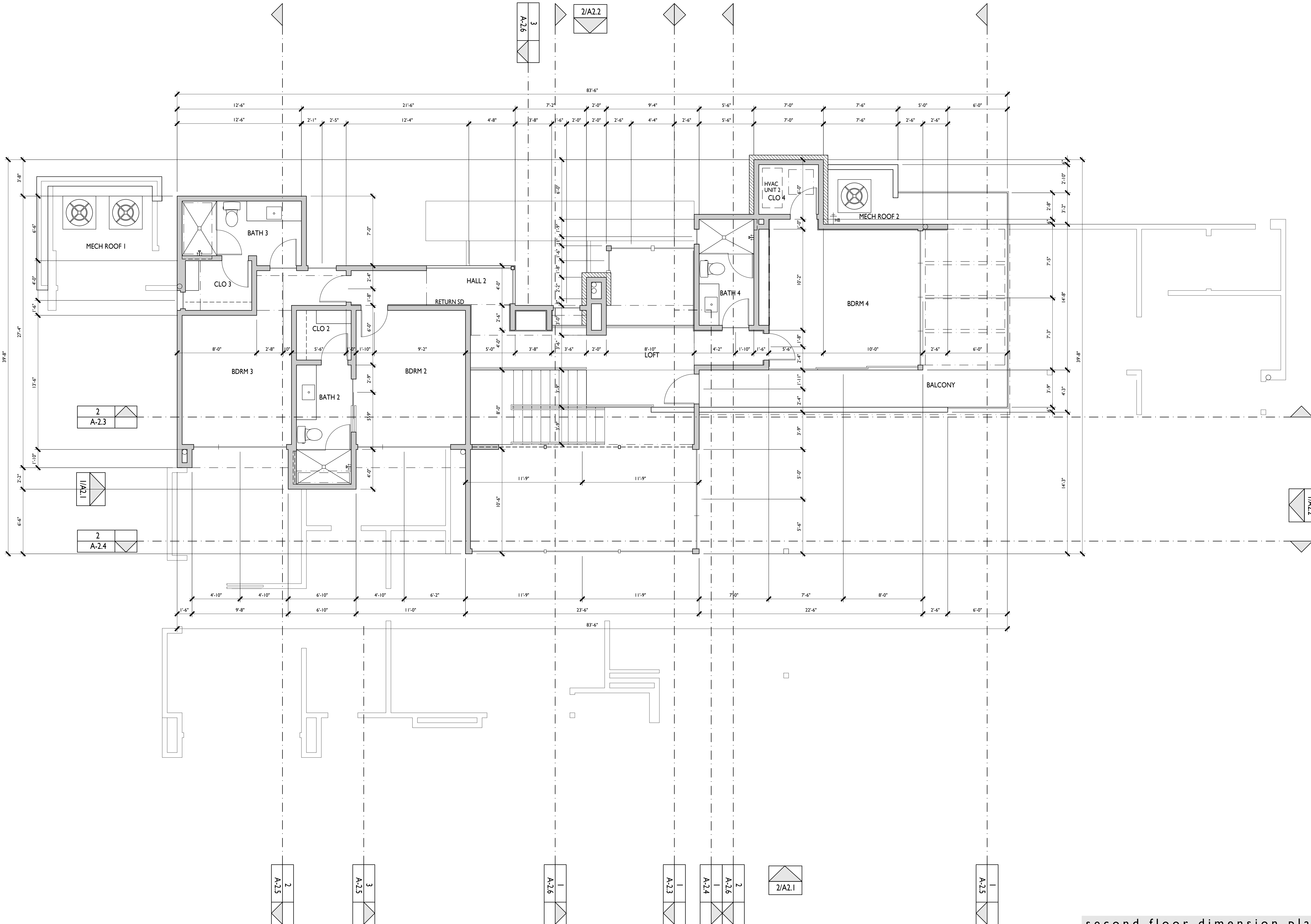
AI.2N



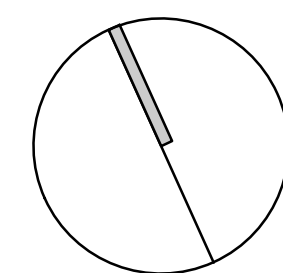
second floor notes plan 1 / 4" = 1' - 0"

Copyright © 2022, Lankarani Architecture
Drawn By: RL





second floor dimension plan 1 / 4" = 1' - 0"



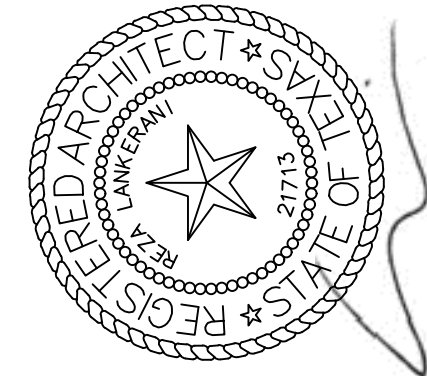
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

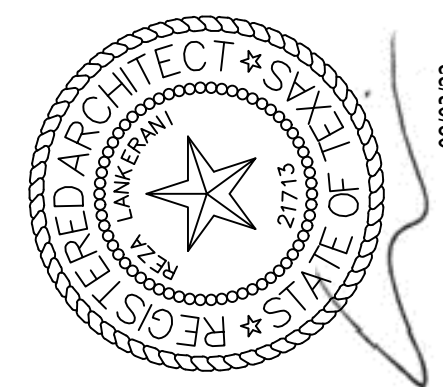
SECOND FLOOR
DIMENSION PLAN

REVISIONS

AUG 3, 2022

AI.2D





08/07/22



rec@lankerani.com

512.294.4278

Austin, Texas 78731

6109 Mesa Dr.

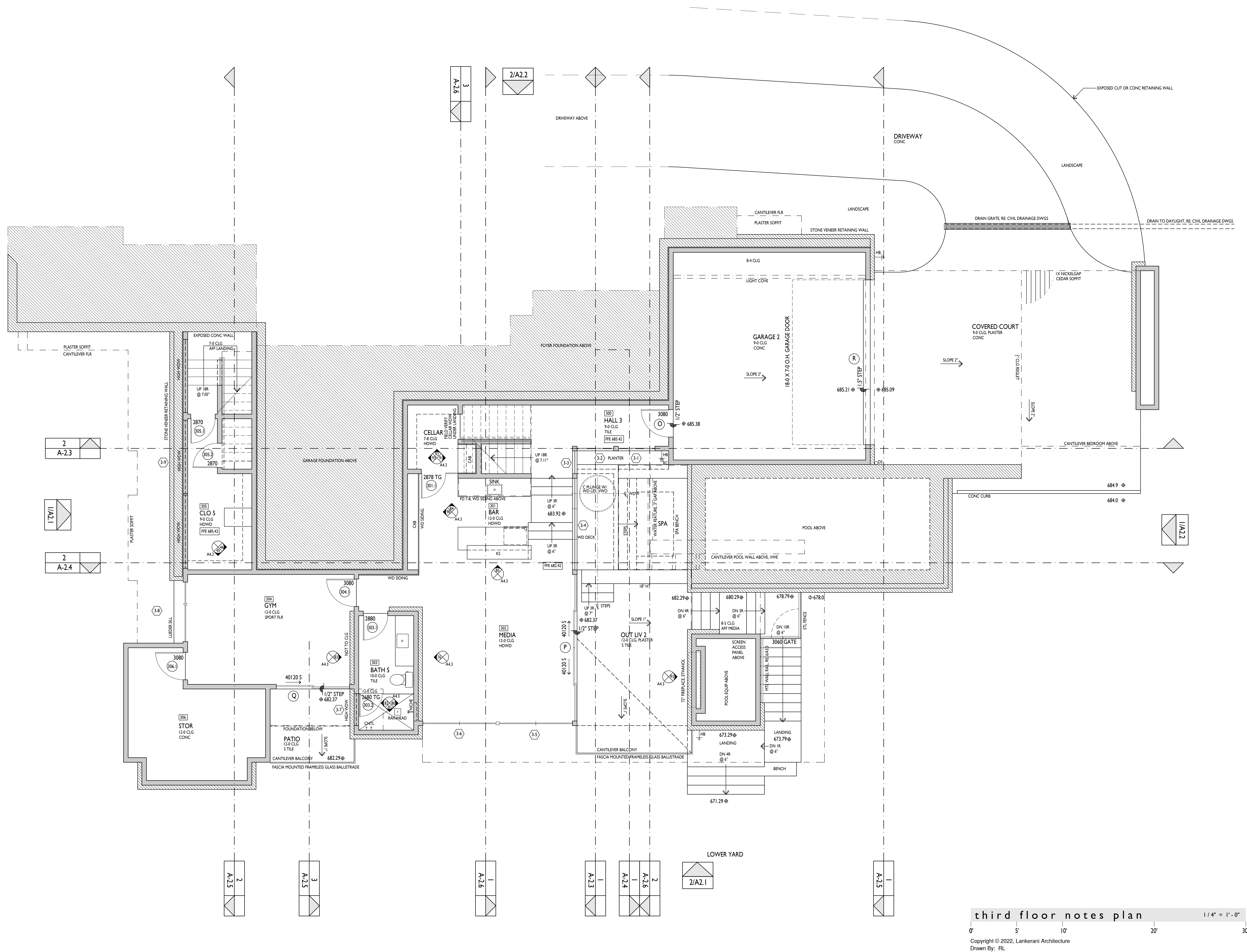
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

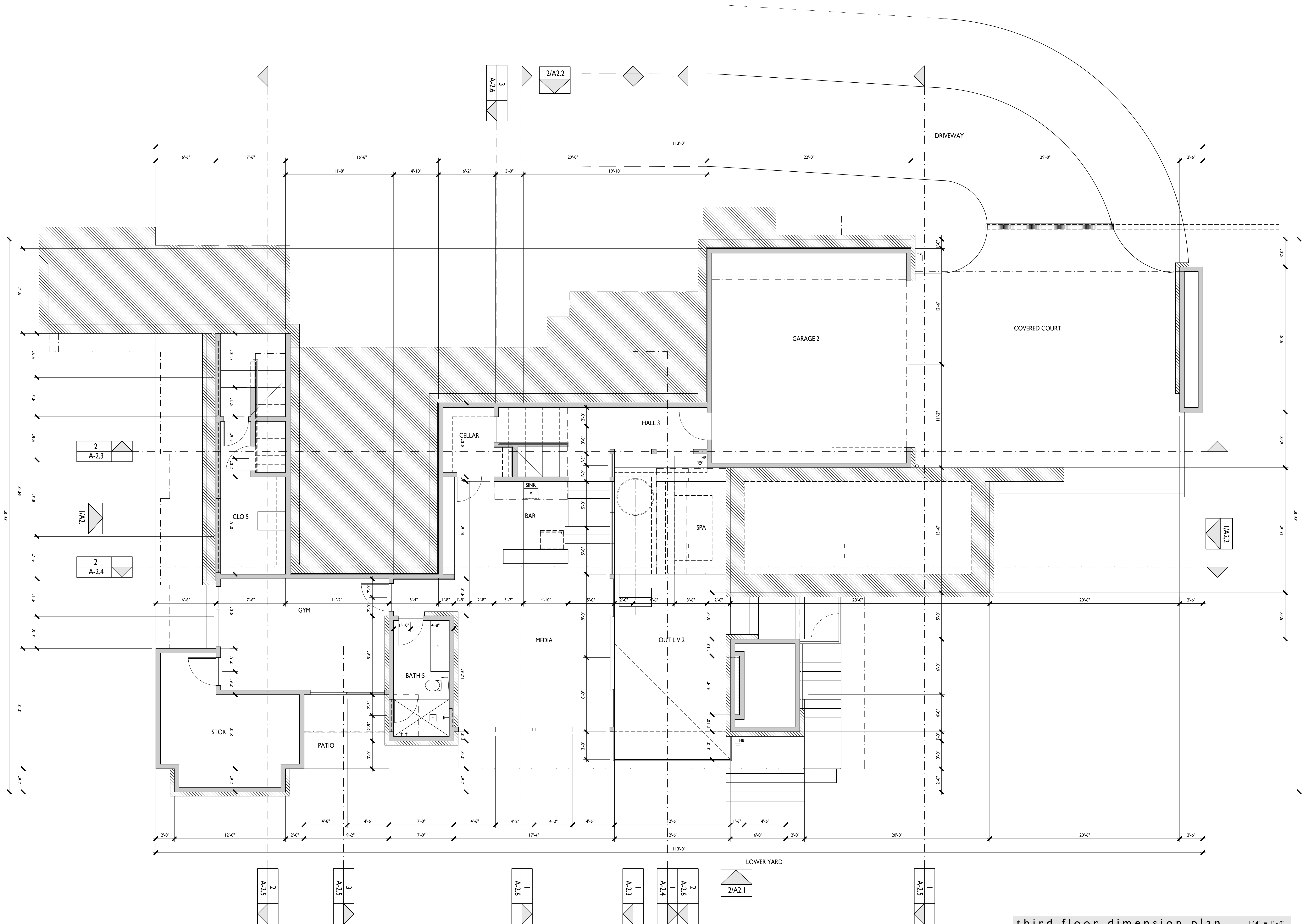
THIRD FLOOR
NOTES PLAN

REVISIONS

AUG 3, 2022

AI.3N





third floor dimension plan 1/4" = 1'-0"

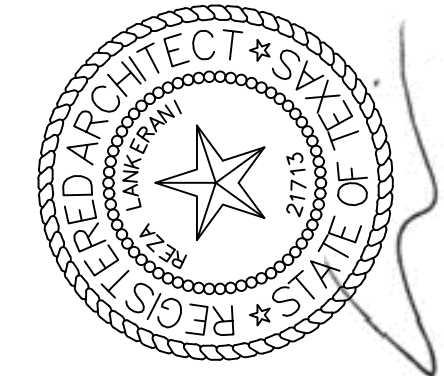
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

THIRD FLOOR
DIMENSION PLAN

REVISIONS

AUG 3, 2022

AI.3D



Lankerani
architecture

6109 Mesa Dr. Austin, Texas 78731 rez@lankerani.com

08/03/22

1. PLANS THAT ARE NOT SIGNED AND SEALED BY REZA LANKERANI, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.
2. ALL TPO ROOF
3. ALL FASCIAS STUCCO, UNLESS NOTED OTHERWISE.
4. ALL SOFFITS ARE STUCCO, UNO.
5. CONSOLIDATE VENT STACKS TO MINIMIZE AS MANY ROOF PENETRATIONS.

 DOWNSPOUT



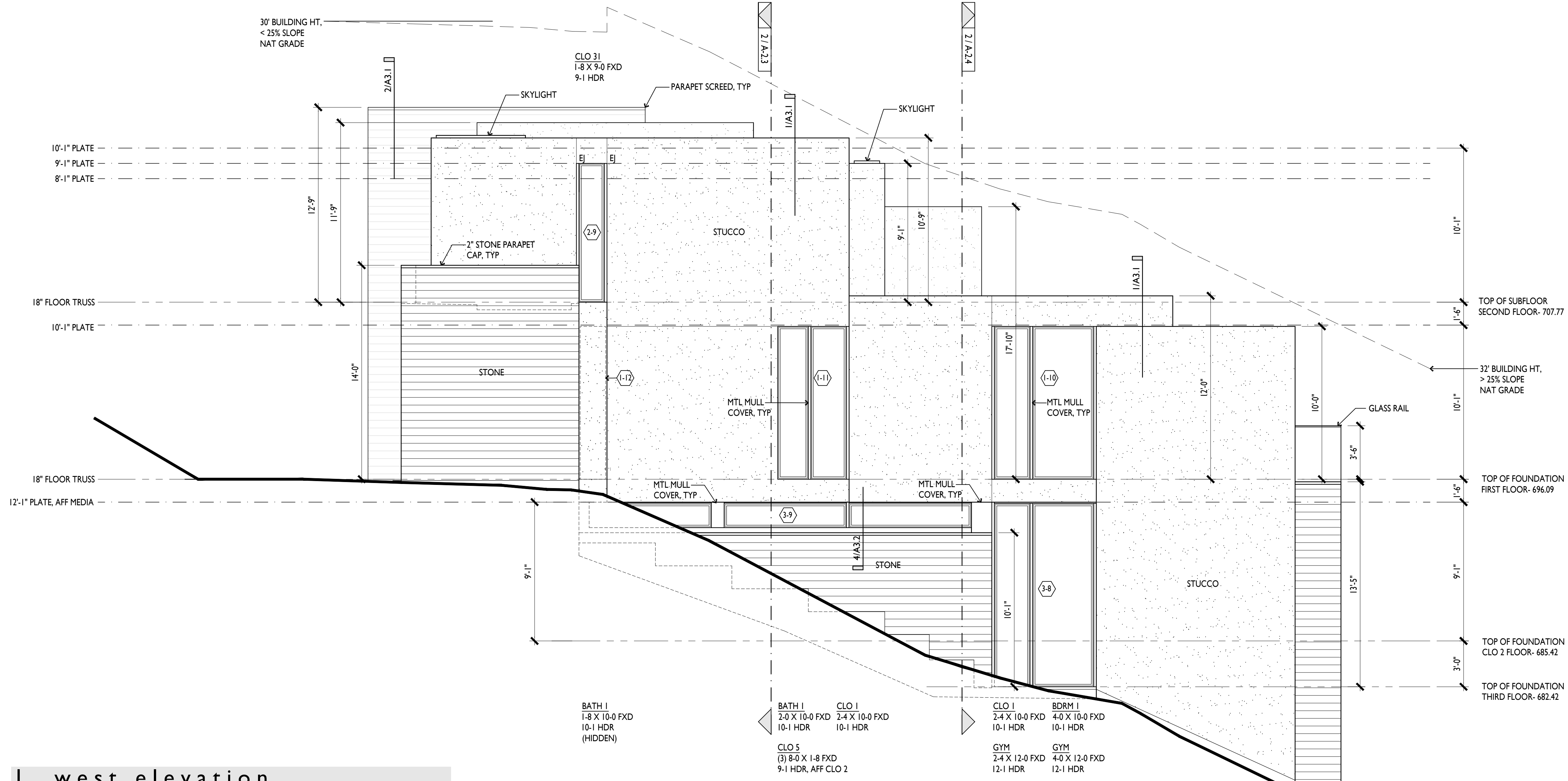
A circle with a shaded sector and a corresponding shaded segment.

ROOF PLAN

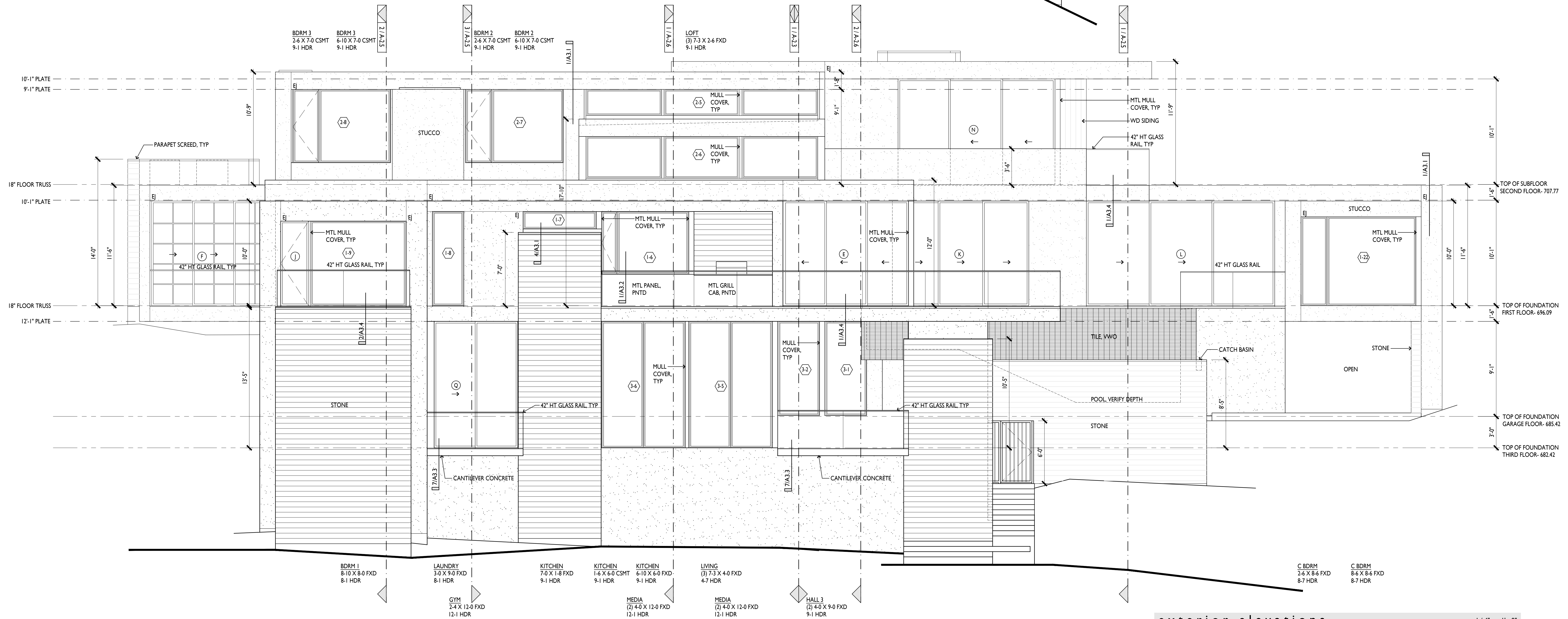
AUG 3, 2022

AI.3R

Page 63 of 93



1. west elevation



2. south elevation

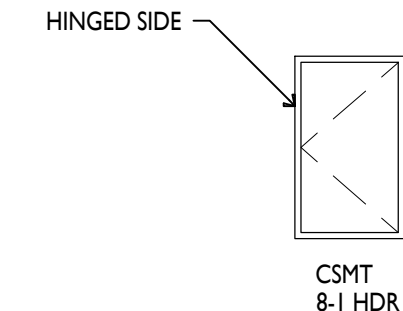
exterior elevations

1/4" = 1' - 0"

Copyright © 2022, Lankarani Architecture
Drawn By: RL

I. GENERAL NOTES:

1. WINDOW SIZES: 3'X5' = 3'-0" OVERALL FRAME X 5'-0"
OVERALL FRAME: V.W.H.
8'-1" HDR. = BOTTOM OF HEADER @ 8'-1"
2. EX. OPERABLE CASEMENT WINDOW OR AWNING WINDOW.

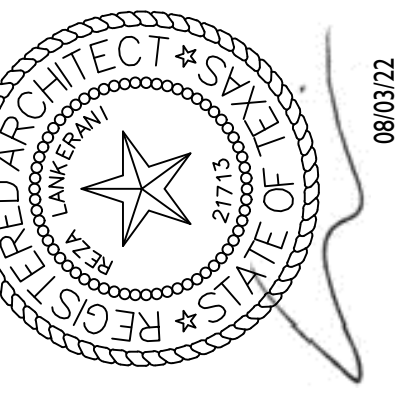
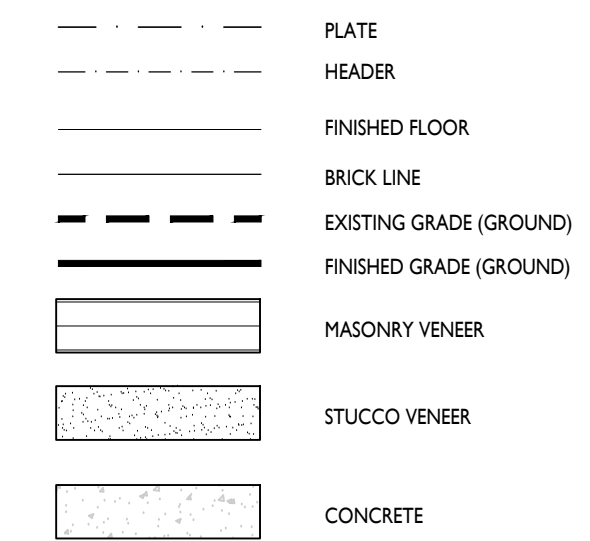


2. ABBREVIATIONS:

MISC.

A.F.F. - ABOVE FINISHED FLOOR
A.M.C. - ALUMINUM MULL COVER
(BY WINDOW MANUFACTURER)
AWN. - AWNING
COL. - COLUMN
CSMT. - CASEMENT
D.H. - DOUBLE HUNG
D.S. - DOWNSPOUT
FXD. - FIXED
HDR. - HEADER
HDWD. - HARDWOOD
HLS. - MASONRY
MFCR. - MANUFACTURER
MTL. - METAL

3. LEGEND



Lankarani
architecture

res@lankarani.com

512.294.4278

Austin, Texas 78731

6109 Mesa Dr.

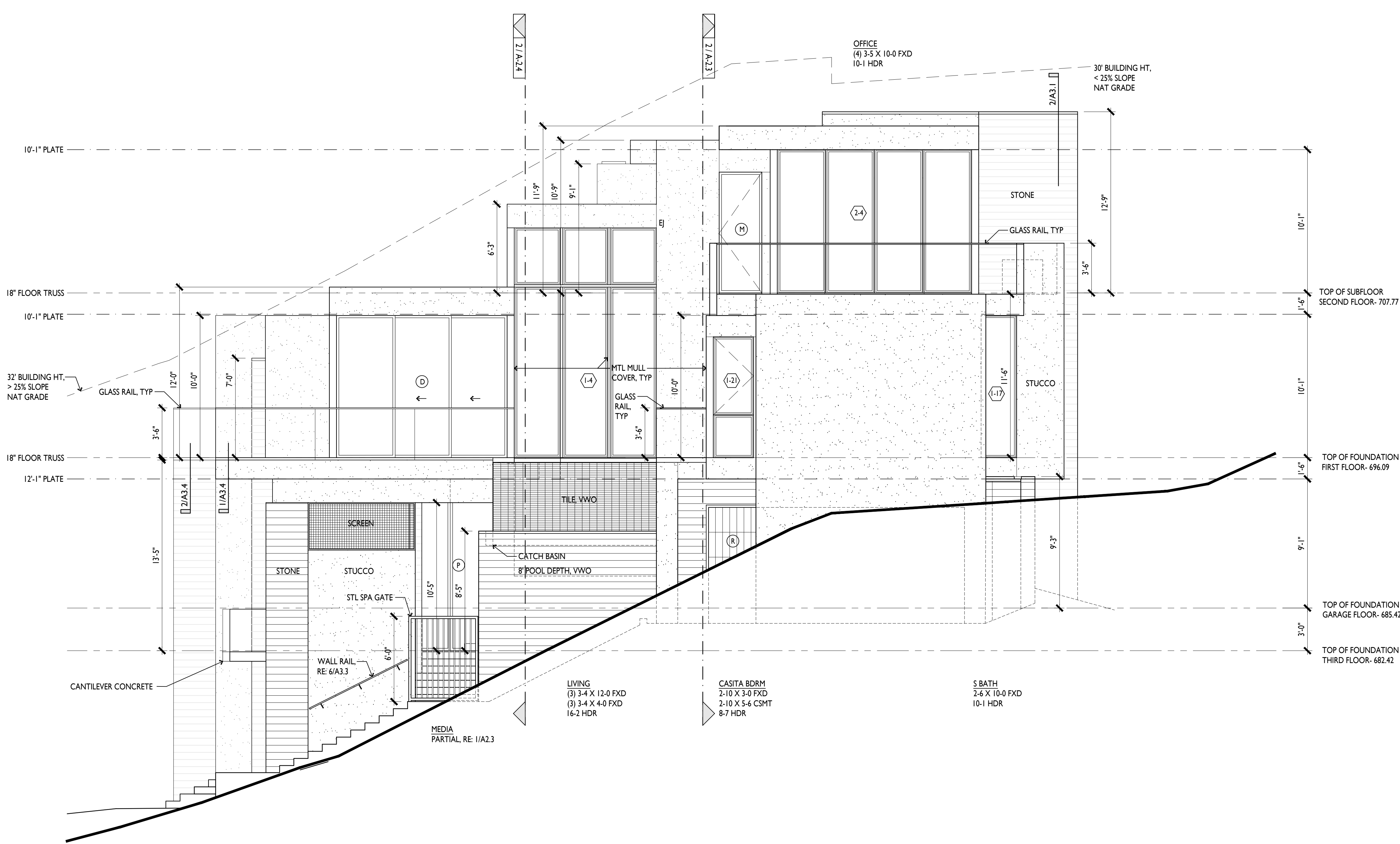
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

ELEVATIONS

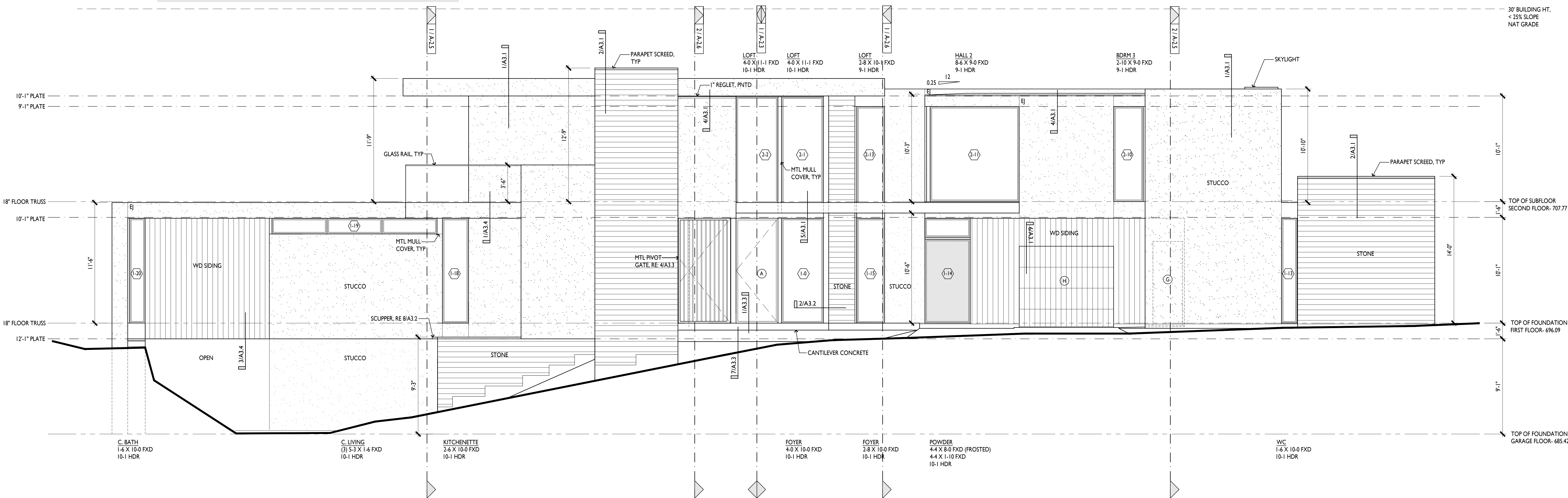
REVISIONS

AUG 3, 2022

A2.1



1. east elevation



2. north elevation

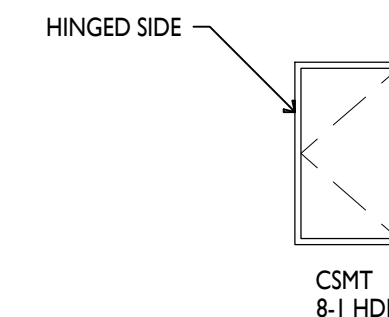
exterior elevations

1/4" = 1'-0"

Copyright © 2022, Lankarani Architecture
Drawn By: RL

1. GENERAL NOTES:

1. WINDOW SIZES: 3'X5' = 3'-0" OVERALL FRAME X 5'-0"
OVERALL FRAME: V.W.O.
8'-1" HDR. = BOTTOM OF HEADER @ 8'-1"
2. EX. OPERABLE CASEMENT WINDOW OR AWNING WINDOW.



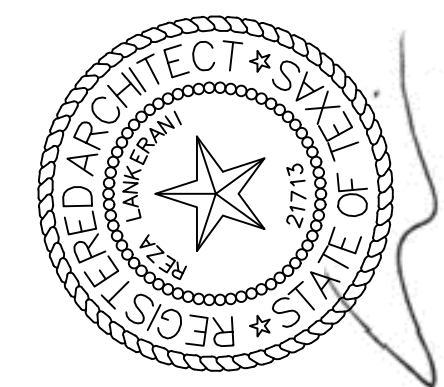
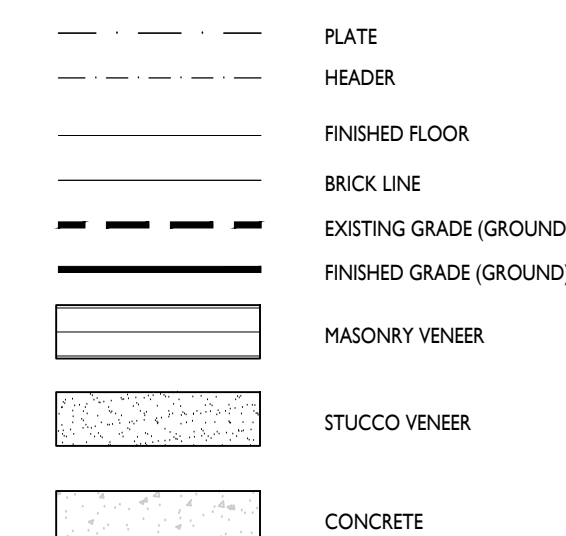
2. ABBREVIATIONS:

MISC.

A.F.F. - ABOVE FINISHED FLOOR
A.M.C. - ALUMINUM MULL COVER (BY WINDOW MANUFACTURER)
AWN. - AWNING
COL. - COLUMN
CSMT. - CASEMENT
D.H. - DOUBLE HUNG
D.S. - DOWNSPOUT
FXD. - FIXED
HDR. - HEADER
HDWD. - HARDWOOD
HAS. - MASONRY
MFCR. - MANUFACTURER
MTL. - METAL

OPT. - OPTIONAL
P.G. - PAINT GRADE
V.W.A. - VERIFY WITH ARCHITECT
V.W.B. - VERIFY WITH BUILDER
V.W.O. - VERIFY WITH OWNER
V.W.E. - VERIFY WITH ENGINEER (STRUCTURAL)
V.W.M.E. - VERIFY WITH MECHANICAL ENGINEER
V.W.L.D. - VERIFY WITH LIGHTING DESIGNER
WDW. - WINDOW
WD. - WOOD

3. LEGEND



MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

ELEVATIONS

REVISIONS

AUG 3, 2022

A2.2

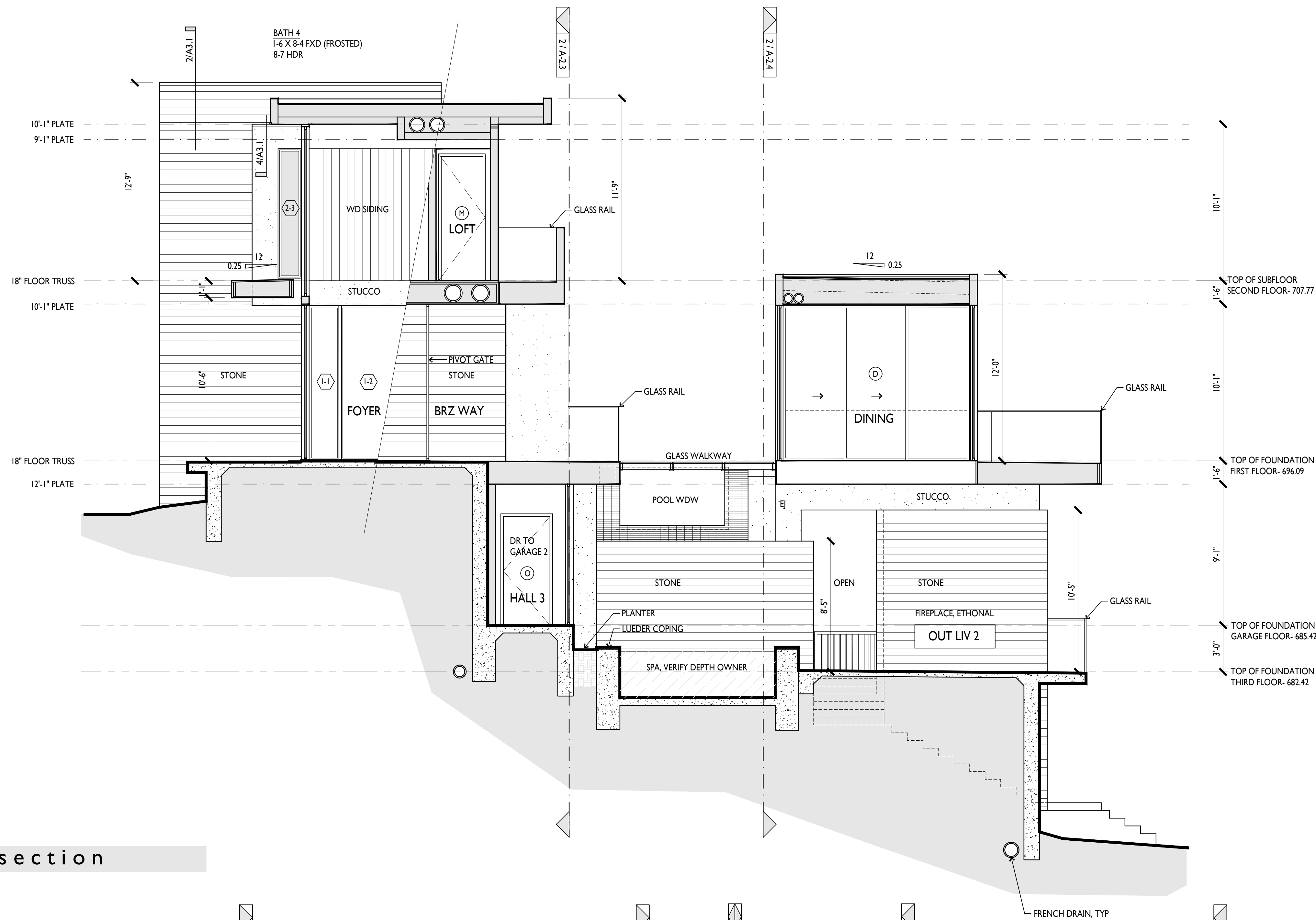
08/03/22

rec@lankarani.com

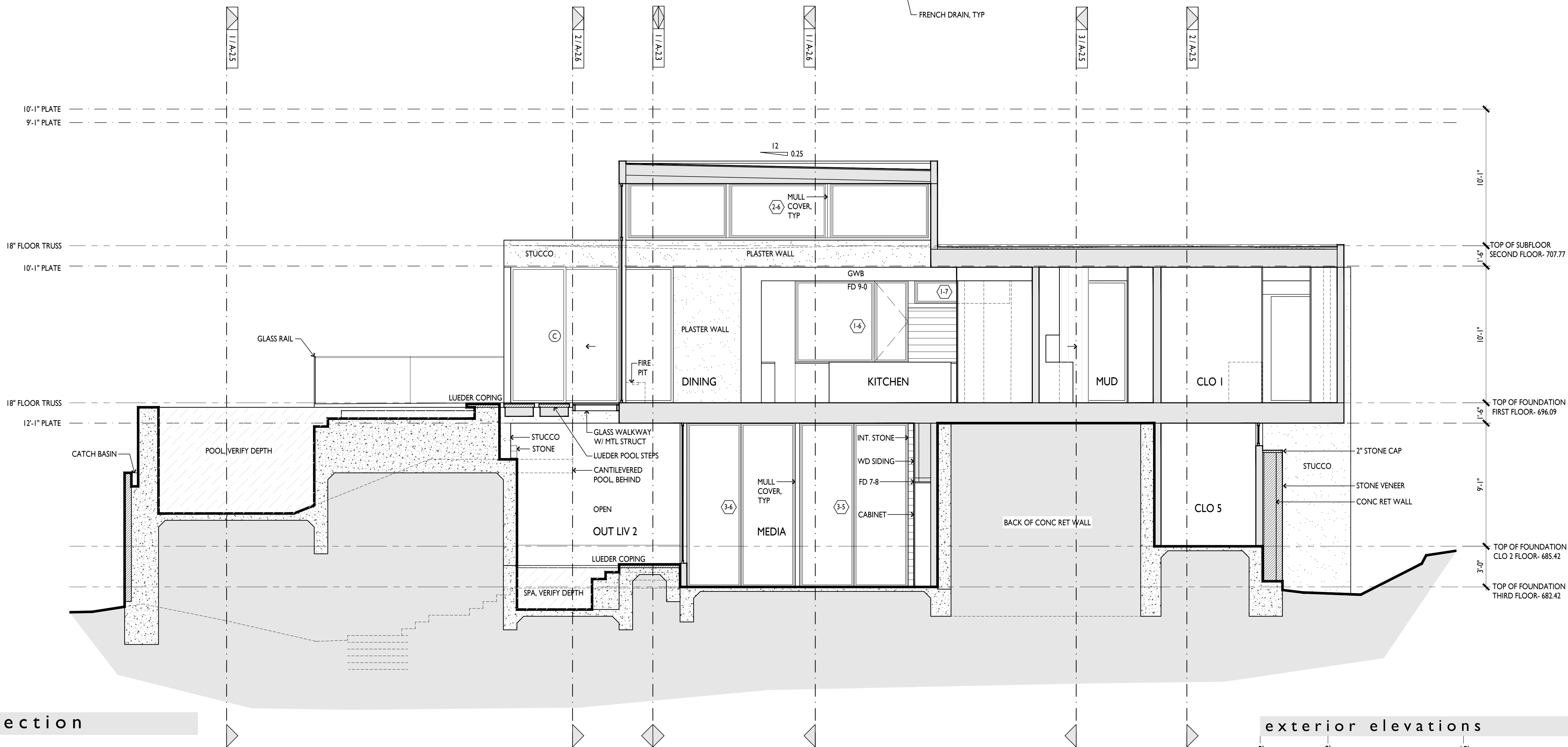
512.294.4278

Austin, Texas 78731

6109 Mesa Dr.



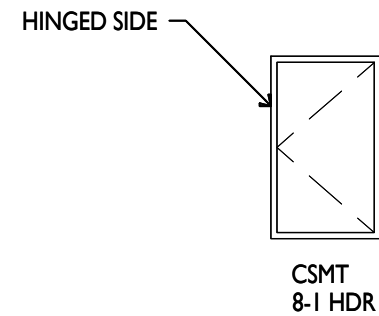
1. north-south section



2. east-west section

1. GENERAL NOTES:

1. WINDOW SIZES: 3'X5' = 3'-0" OVERALL FRAME X 5'-0"
OVERALL FRAME V.W.H.
8'-1" HDR. = BOTTOM OF HEADER @ 8'-1"
2. EX. OPERABLE CASEMENT WINDOW OR AWNING WINDOW.



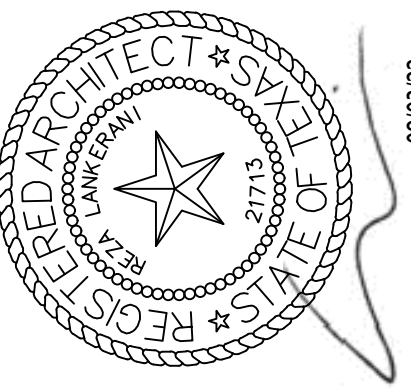
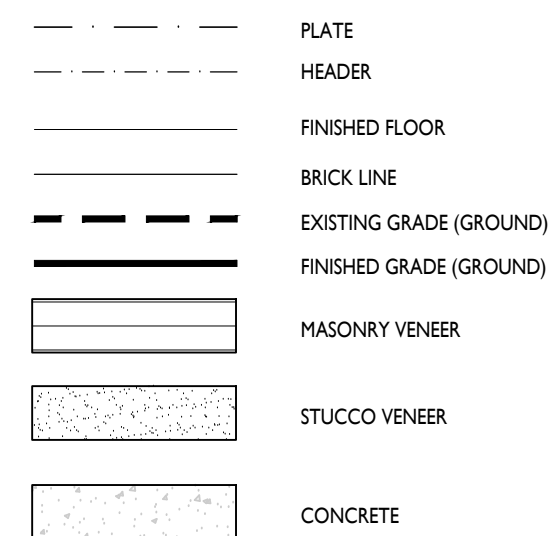
2. ABBREVIATIONS:

MISC.

A.F.F. - ABOVE FINISHED FLOOR
A.M.C. - ALUMINUM MULL COVER
(BY WINDOW MANUFACTURER)
AWN. - AWNING
COL. - COLUMN
CSMT. - CASEMENT
D.H. - DOUBLE HUNG
D.S. - DOWNSPOUT
FXD. - FIXED
HDR. - HEADER
HDWD. - HARDWOOD
HAS. - MASONRY
MFCR. - MANUFACTURER
MTL. - METAL

OPT. - OPTIONAL
P.G. - PAINT GRADE
V.W.A. - VERIFY WITH ARCHITECT
V.W.B. - VERIFY WITH BUILDER
V.W.O. - VERIFY WITH OWNER
V.W.E. - VERIFY WITH ENGINEER (STRUCTURAL)
V.W.M.E. - VERIFY WITH MECHANICAL ENGINEER
V.W.L.D. - VERIFY WITH LIGHTING DESIGNER
W.D.W. - WINDOW
WD. - WOOD

3. LEGEND



MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

ELEVATIONS

REVISIONS

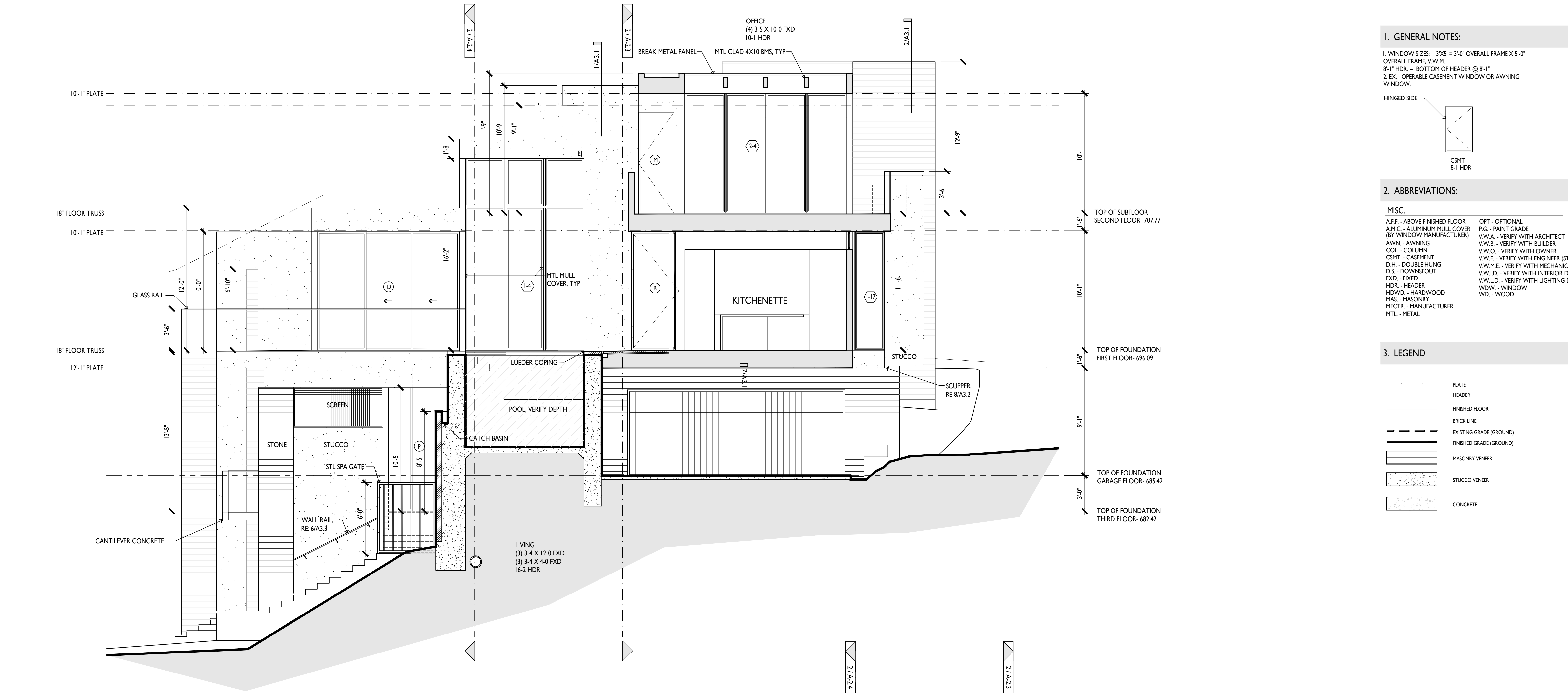
AUG 3, 2022

A2.4

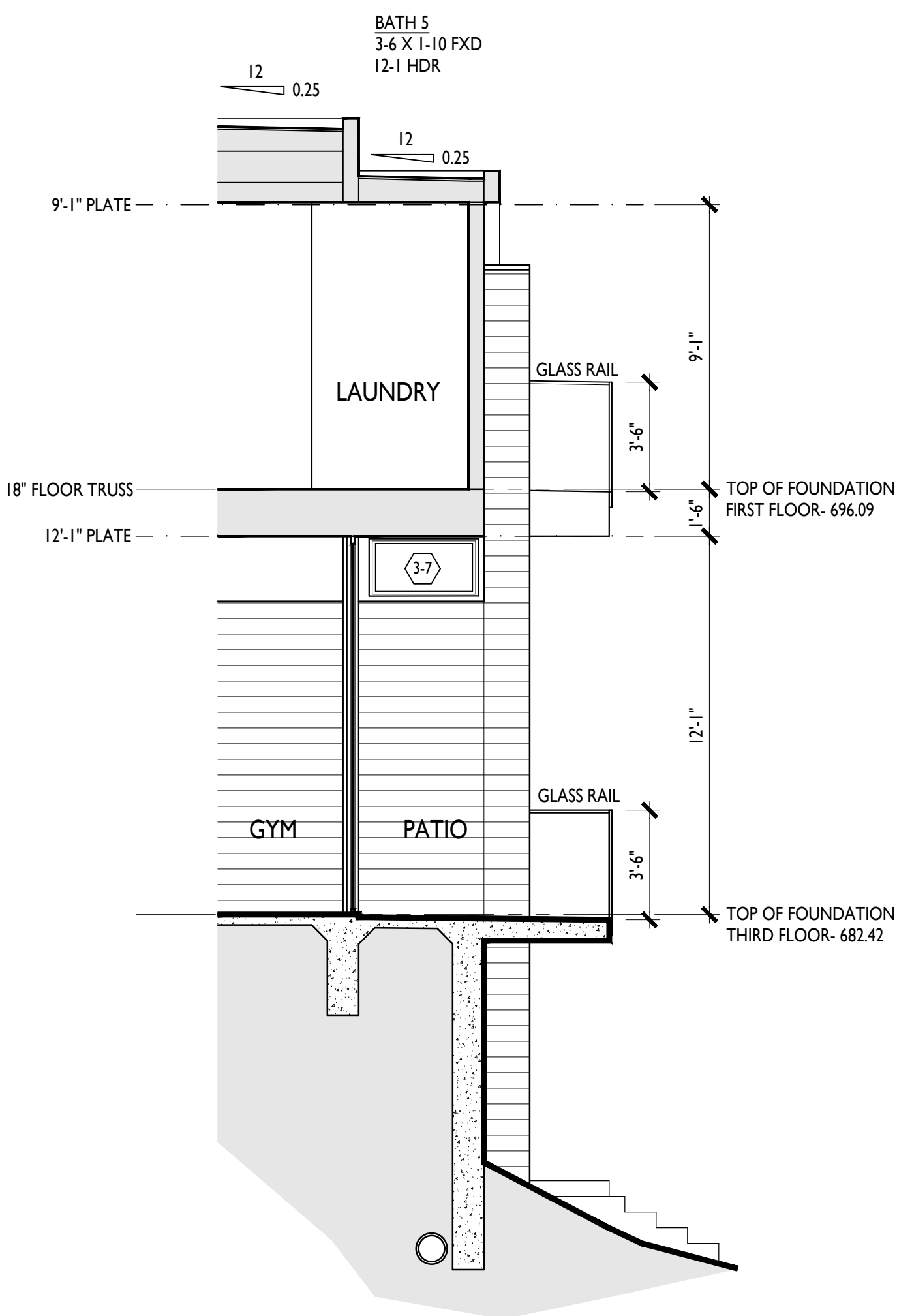
exterior elevations

0' 5' 15' 25' 35' 1/4" = 1'-0"

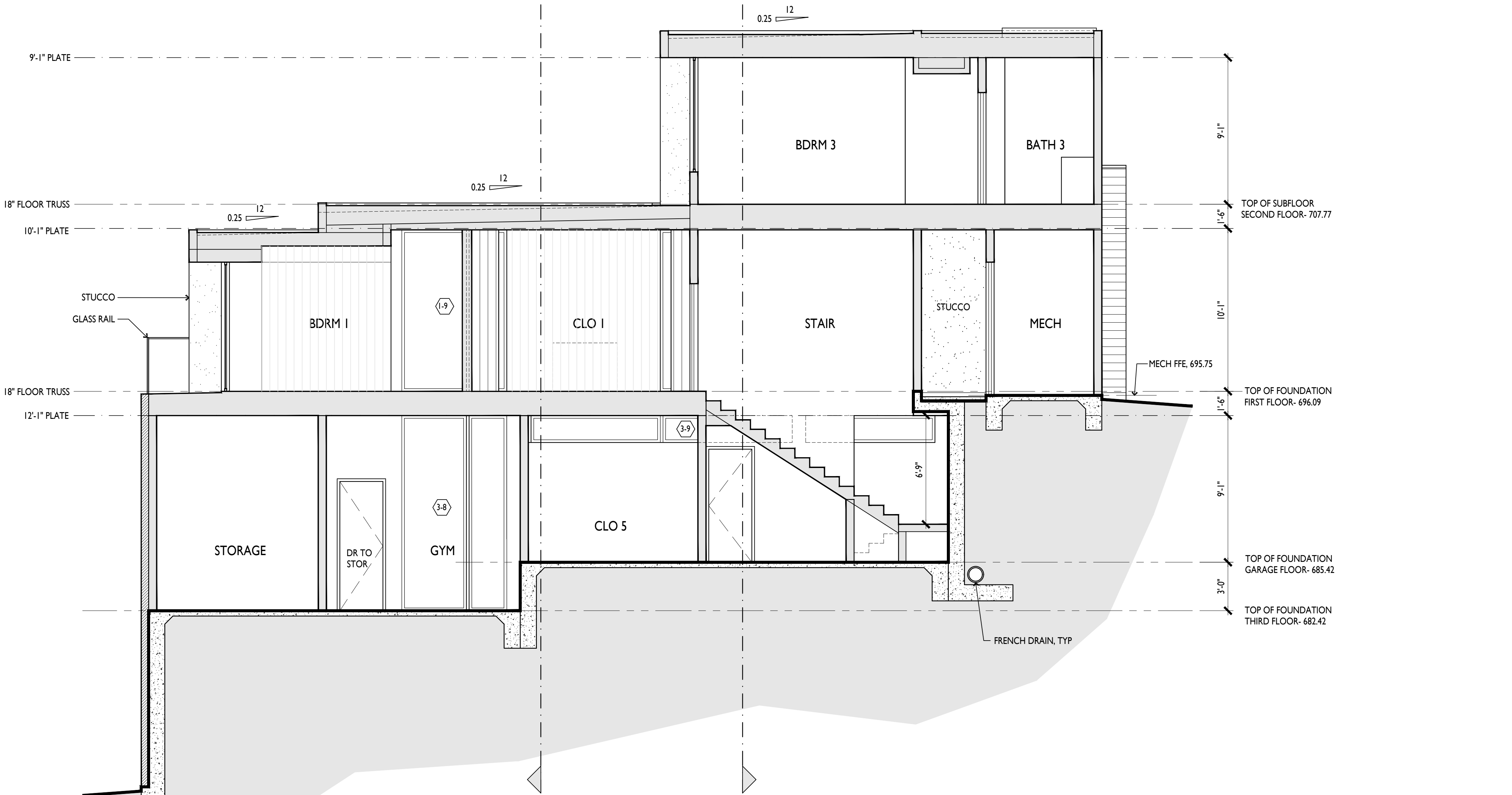
Copyright © 2022, Lankerani Architecture
Drawn By: RL



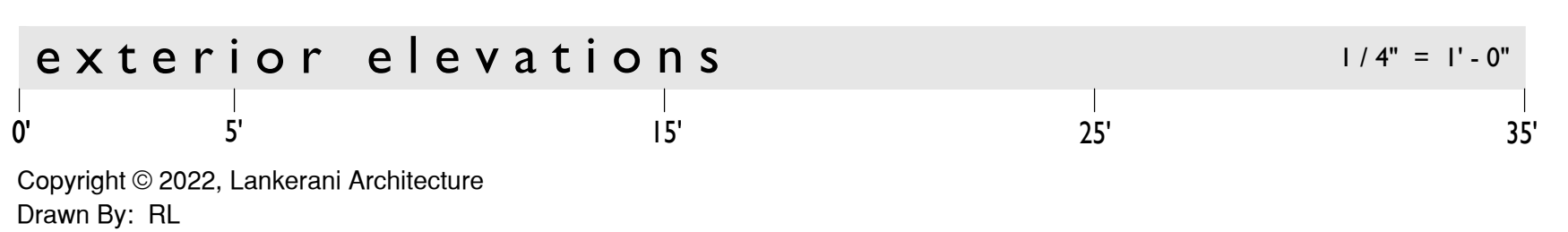
1. north-south section



3. north-south section



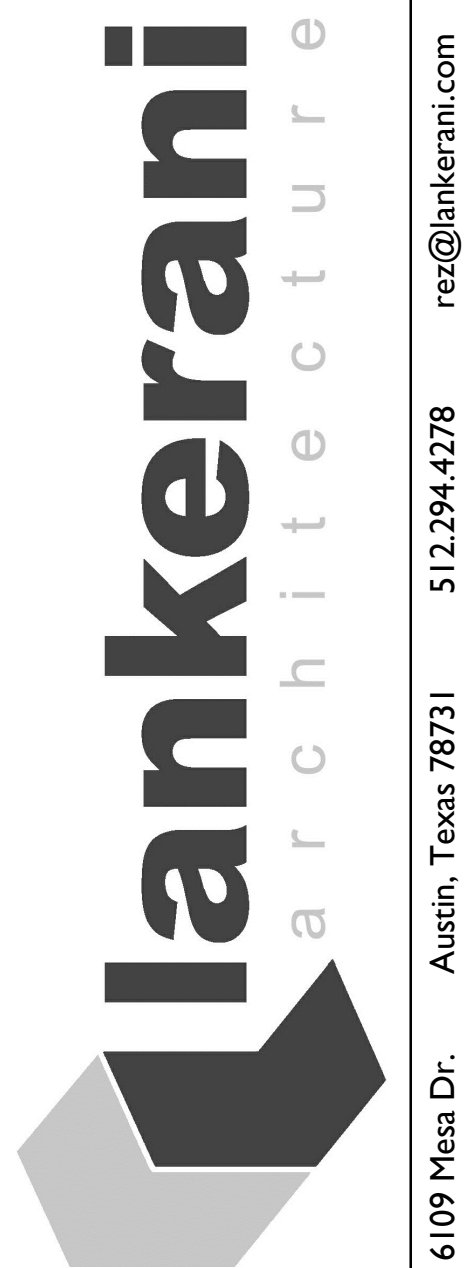
2. north-south section



- 1. GENERAL NOTES:**
1. WINDOW SIZES: 3'X5' = 3'-0" OVERALL FRAME X 5'-0"
OVERALL FRAME, V.W.H.
8'-1" HDR. = BOTTOM OF HEADER @ 8'-1"
2. EX. OPERABLE CASEMENT WINDOW OR AWNING WINDOW.
- HINGED SIDE
- CSMT
8'-1" HDR

- 2. ABBREVIATIONS:**
- MISC.
- | | |
|---|--|
| A.F.F. - ABOVE FINISHED FLOOR | OPT. - OPTIONAL |
| A.M.C. - ALUMINUM MULL COVER (BY WINDOW MANUFACTURER) | P.G. - PAINT GRADE |
| AWN. - AWNING | V.W.A. - VERIFY WITH ARCHITECT |
| COL. - COLUMN | V.W.B. - VERIFY WITH BUILDER |
| CSMT. - CASEMENT | V.W.O. - VERIFY WITH OWNER |
| D.H. - DOUBLE HUNG | V.W.E. - VERIFY WITH ENGINEER (STRUCTURAL) |
| D.S. - DOWNSPOUT | V.W.M.E. - VERIFY WITH MECHANICAL ENGINEER |
| FXD. - FIXED | V.W.I.D. - VERIFY WITH INTERIOR DESIGNER |
| HDR. - HEADER | WDW. - WINDOW |
| HDWD. - HARDWOOD | WD. - WOOD |
| MAS. - MASONRY | |
| MFCTR. - MANUFACTURER | |
| MTL. - METAL | |

- 3. LEGEND**
- | | |
|-----|-------------------------|
| --- | PLATE |
| --- | HEADER |
| --- | FINISHED FLOOR |
| --- | BRICK LINE |
| --- | EXISTING GRADE (GROUND) |
| --- | FINISHED GRADE (GROUND) |
| --- | MASONRY VENEER |
| --- | STUCCO VENEER |
| --- | CONCRETE |



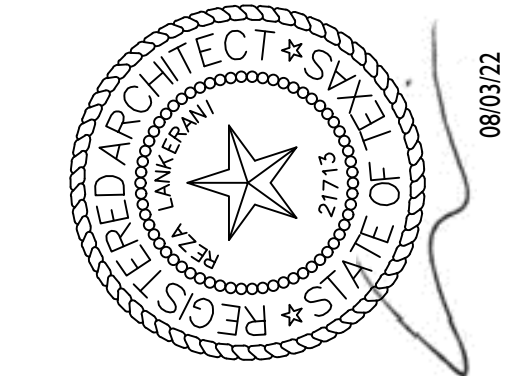
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

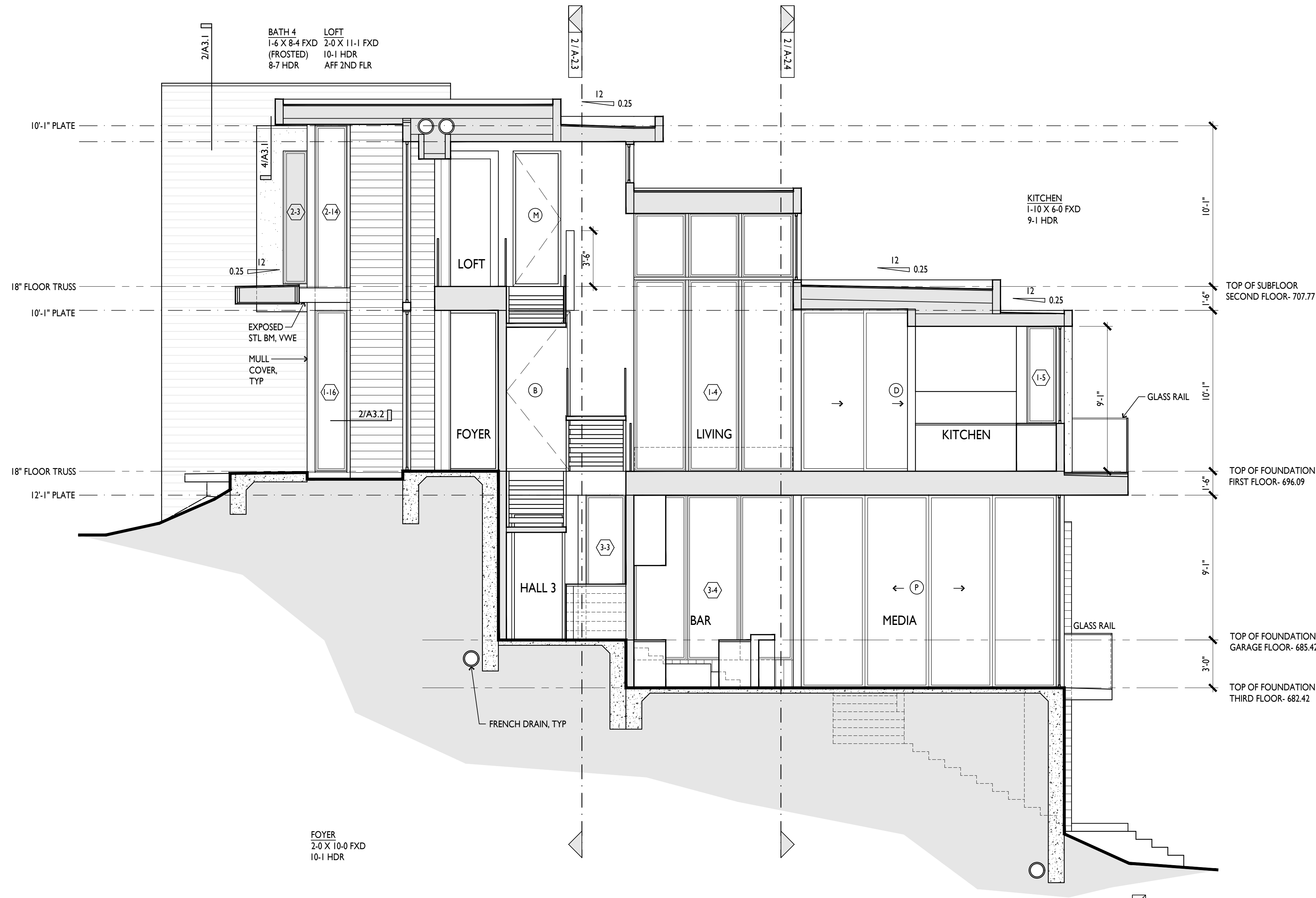
ELEVATIONS

REVISIONS

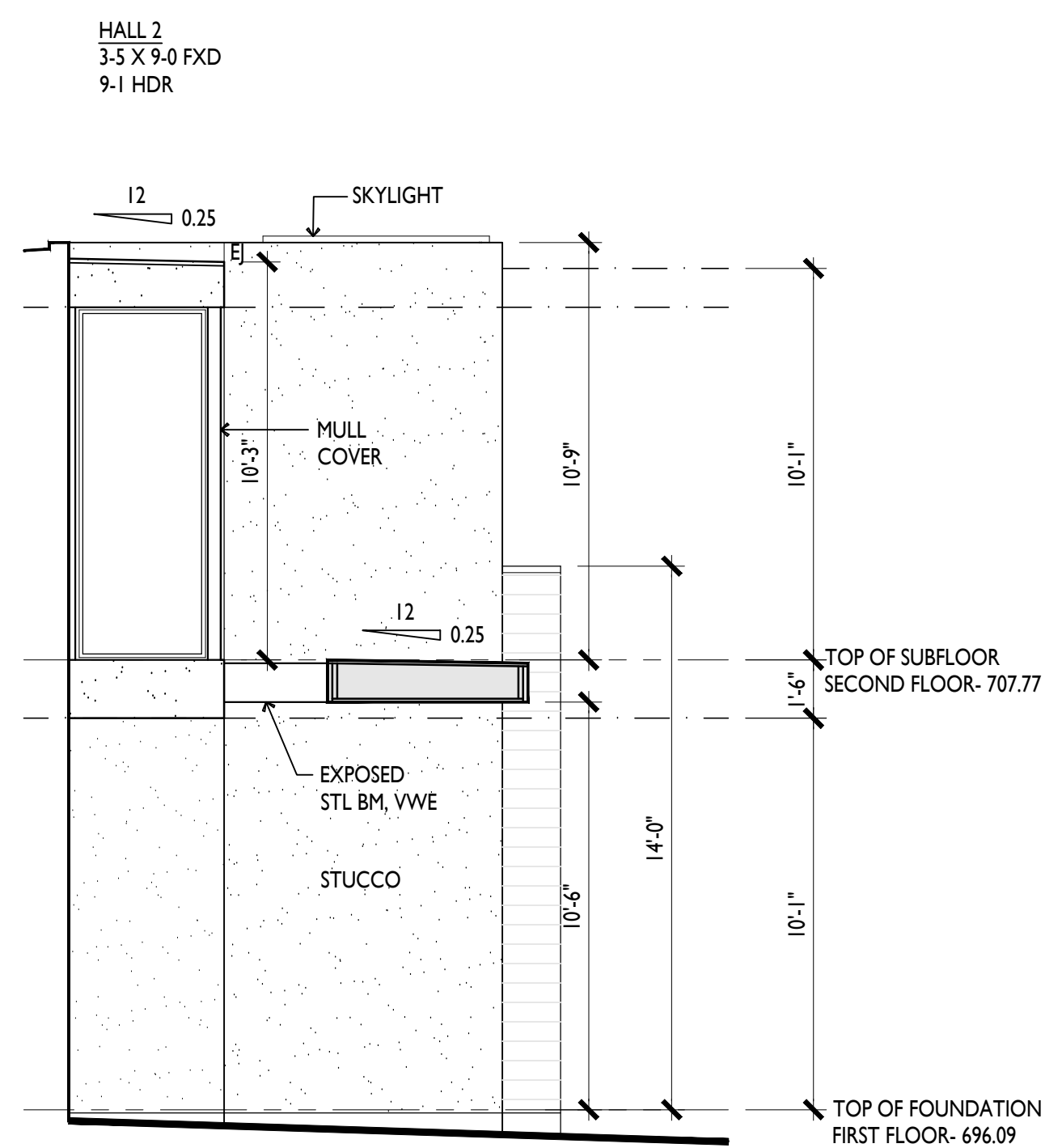
AUG 3, 2022

A2.5

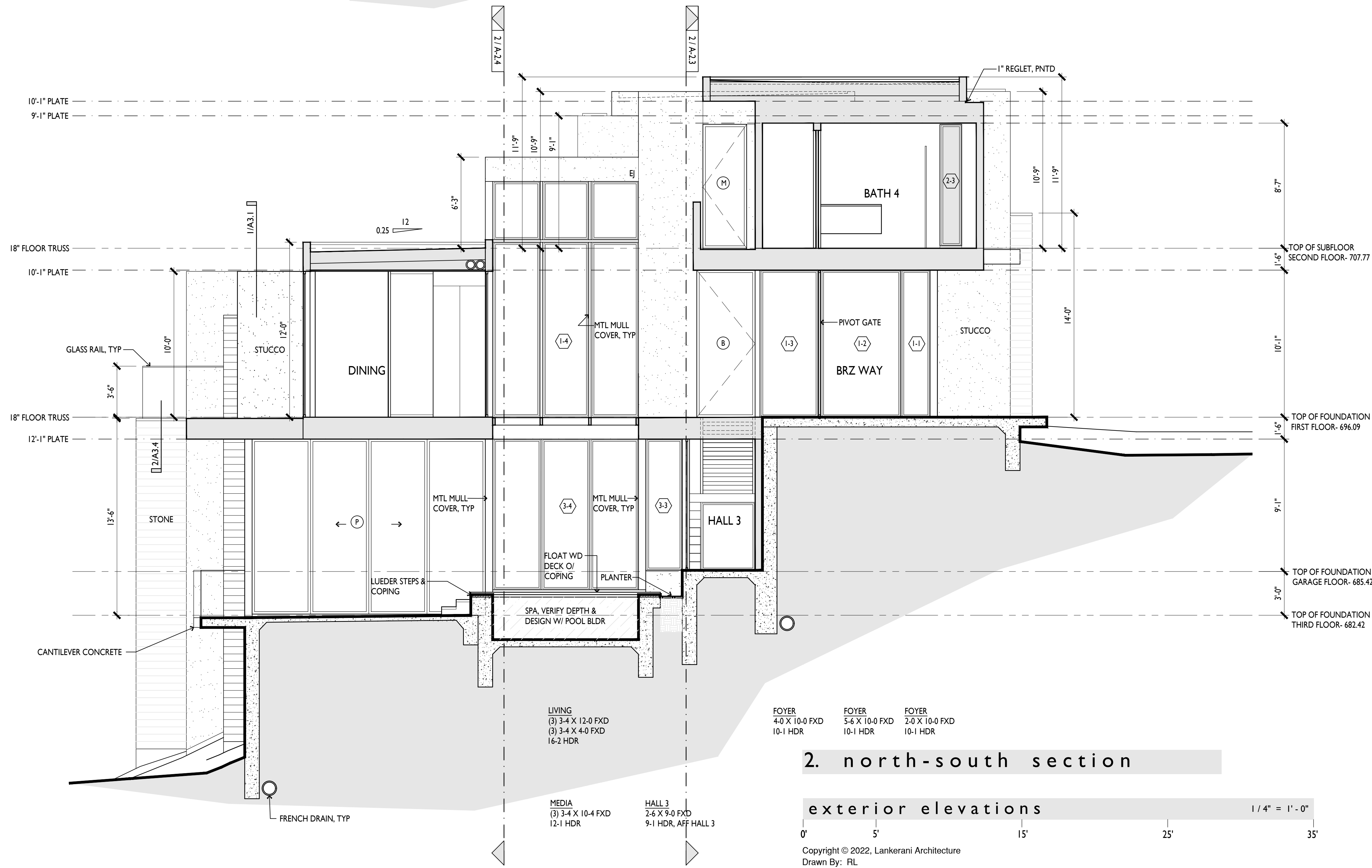




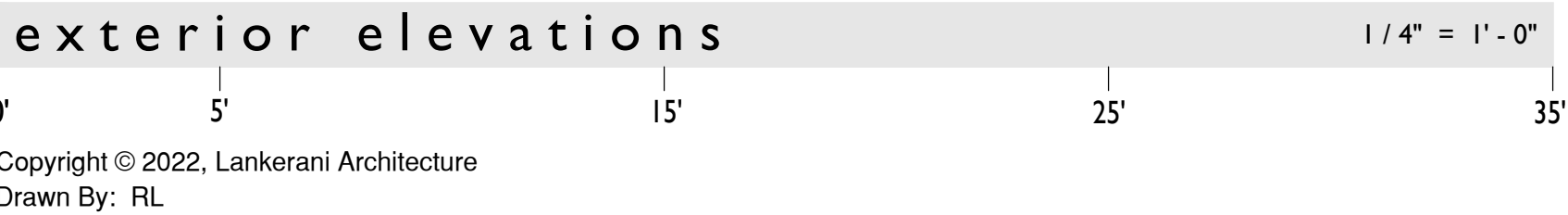
1. north-south section



3. partial elevation

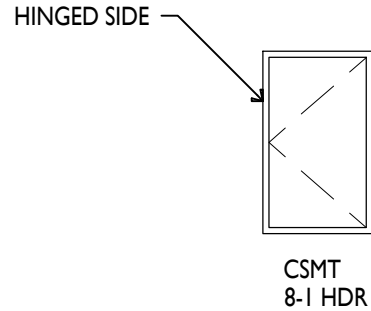


2. north-south section



1. GENERAL NOTES:

- 1. WINDOW SIZES: 3'X5' = 3'-0" OVERALL FRAME X 5'-0"
- OVERALL FRAME: V.W.H.
- 8'-1" HDR. = BOTTOM OF HEADER @ 8'-1"
- 2. EX. OPERABLE CASEMENT WINDOW OR AWNING WINDOW.



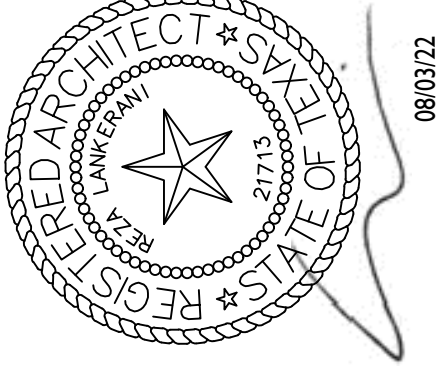
2. ABBREVIATIONS:

MISC.

- A.F.F. - ABOVE FINISHED FLOOR
- A.M.C. - ALUMINUM MULL COVER (BY WINDOW MANUFACTURER)
- AWN. - AWNING
- COL. - COLUMN
- CSMT. - CASEMENT
- D.H. - DOUBLE HUNG
- D.S. - DOWNSPOUT
- FXD. - FIXED
- HDR. - HEADER
- HDWD. - HARDWOOD
- MAS. - MASONRY
- MFCTR. - MANUFACTURER
- MTL. - METAL
- OPT. - OPTIONAL
- P.G. - PAINT GRADE
- V.W.A. - VERIFY WITH ARCHITECT
- V.W.B. - VERIFY WITH BUILDER
- V.W.O. - VERIFY WITH OWNER
- V.W.E. - VERIFY WITH ENGINEER (STRUCTURAL)
- V.W.M.E. - VERIFY WITH MECHANICAL ENGINEER
- V.W.L.D. - VERIFY WITH LIGHTING DESIGNER
- WDW. - WINDOW
- WD. - WOOD

3. LEGEND

- PLATE
- HEADER
- FINISHED FLOOR
- BRICK LINE
- EXISTING GRADE (GROUND)
- FINISHED GRADE (GROUND)
- MASONRY VENEER
- STUCCO VENEER
- CONCRETE



Lankerani
architecture

rec@lankerani.com

512.294.4278

Austin, Texas 78731

6109 Mesa Dr.

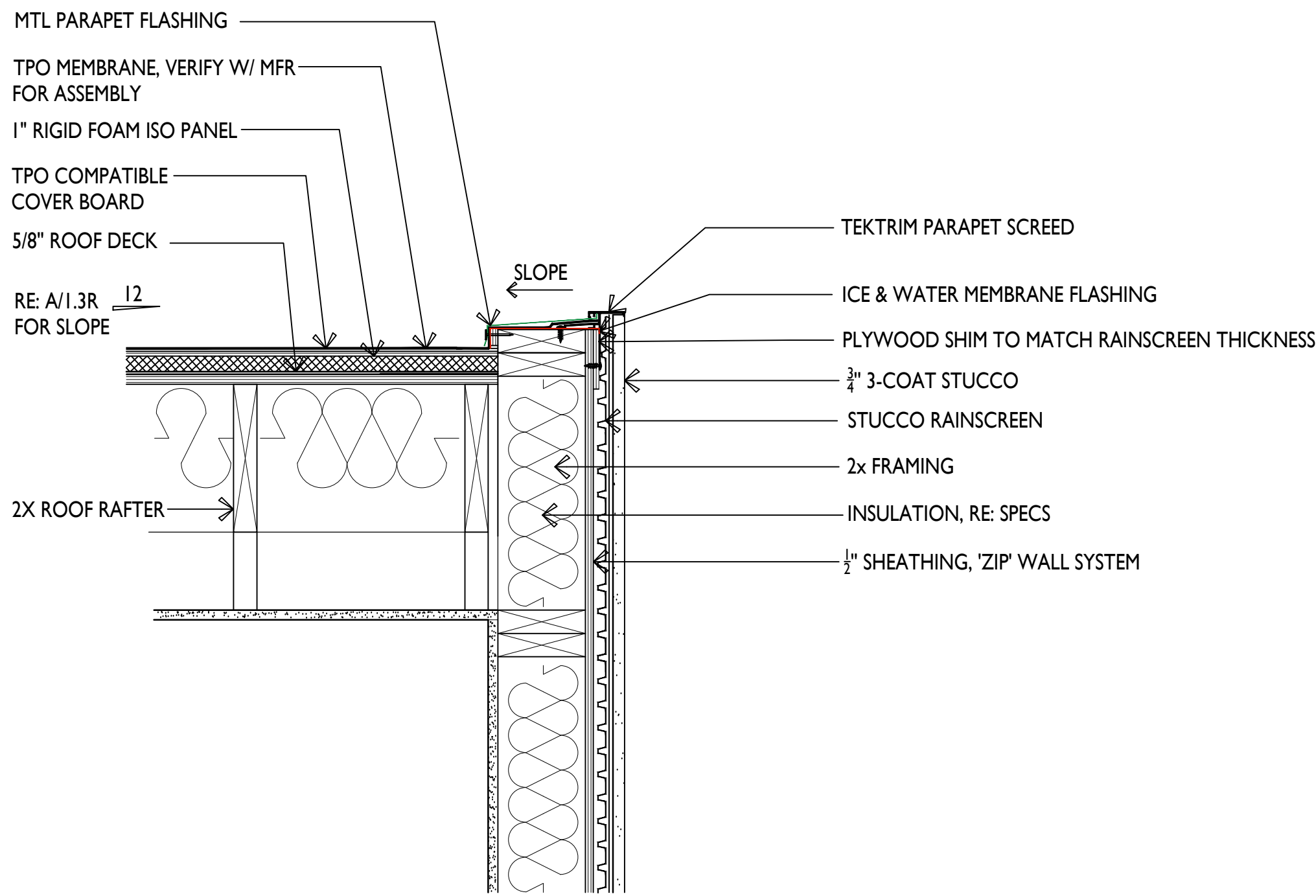
MAGSTADT RESIDENCE
800 OX EYE TRAIL
WEST LAKE HILLS, TEXAS

ELEVATIONS

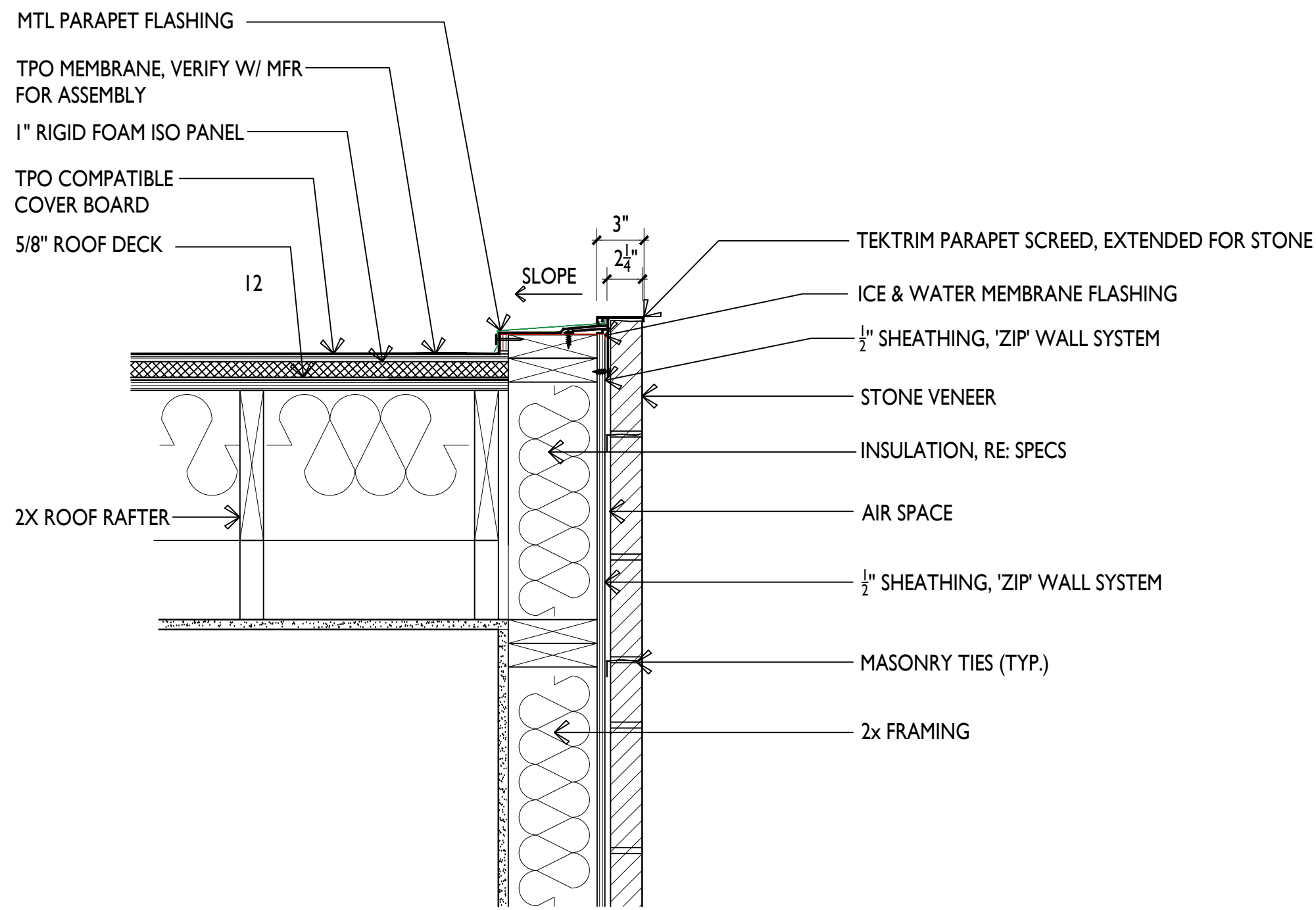
REVISIONS

AUG 3, 2022

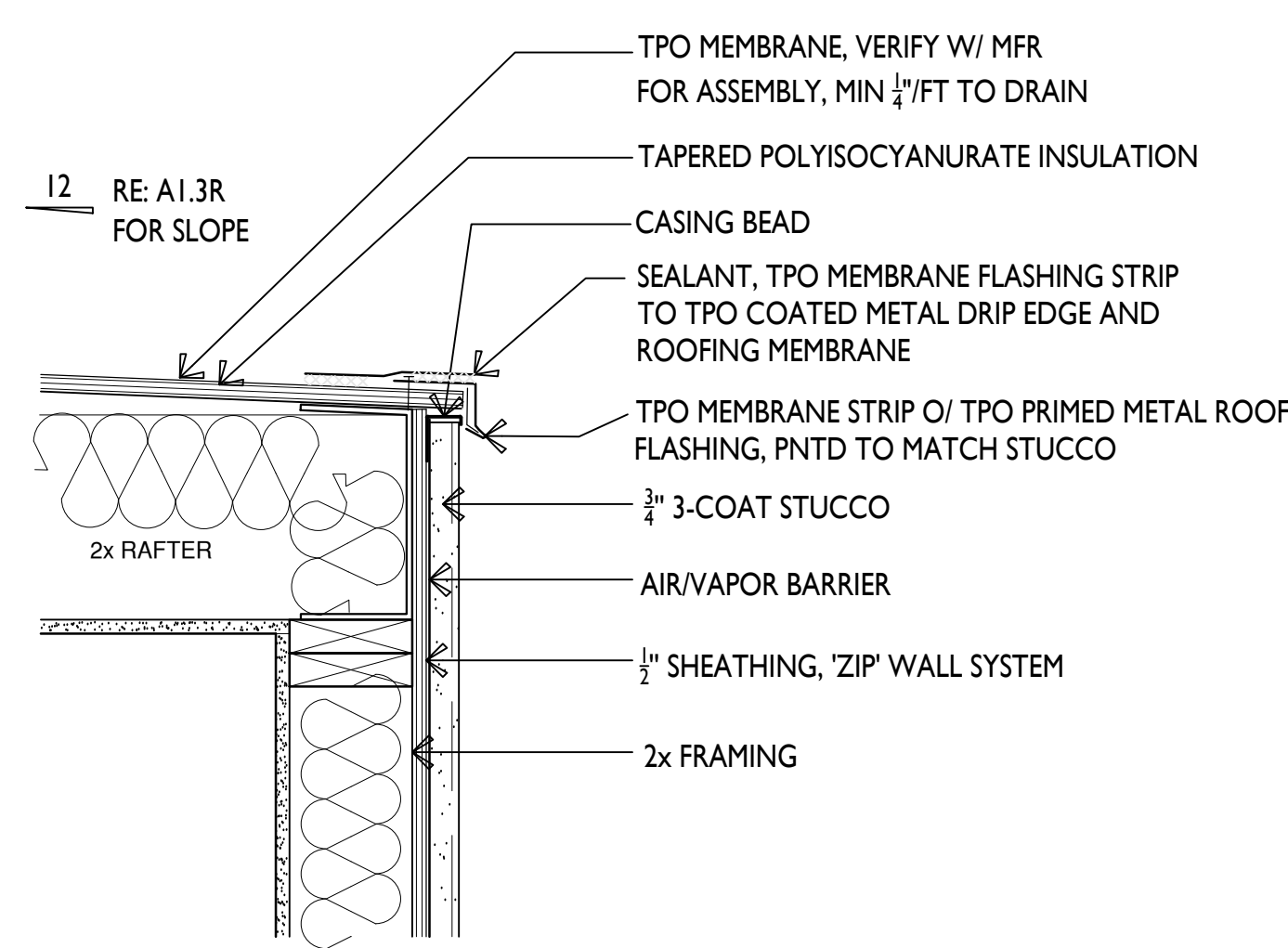
A2.6



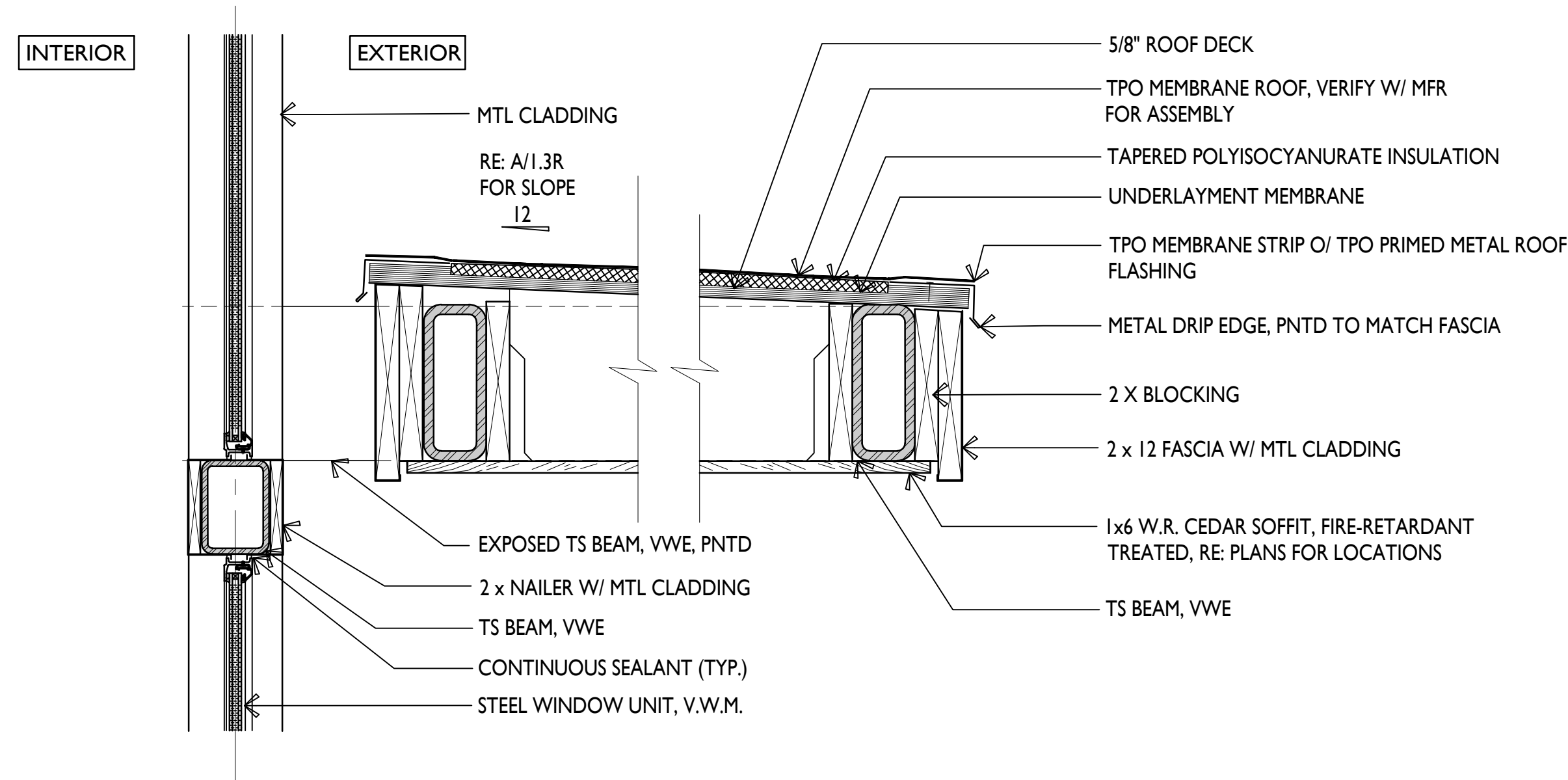
01. parapet - stucco | 1/2" = 1'-0"



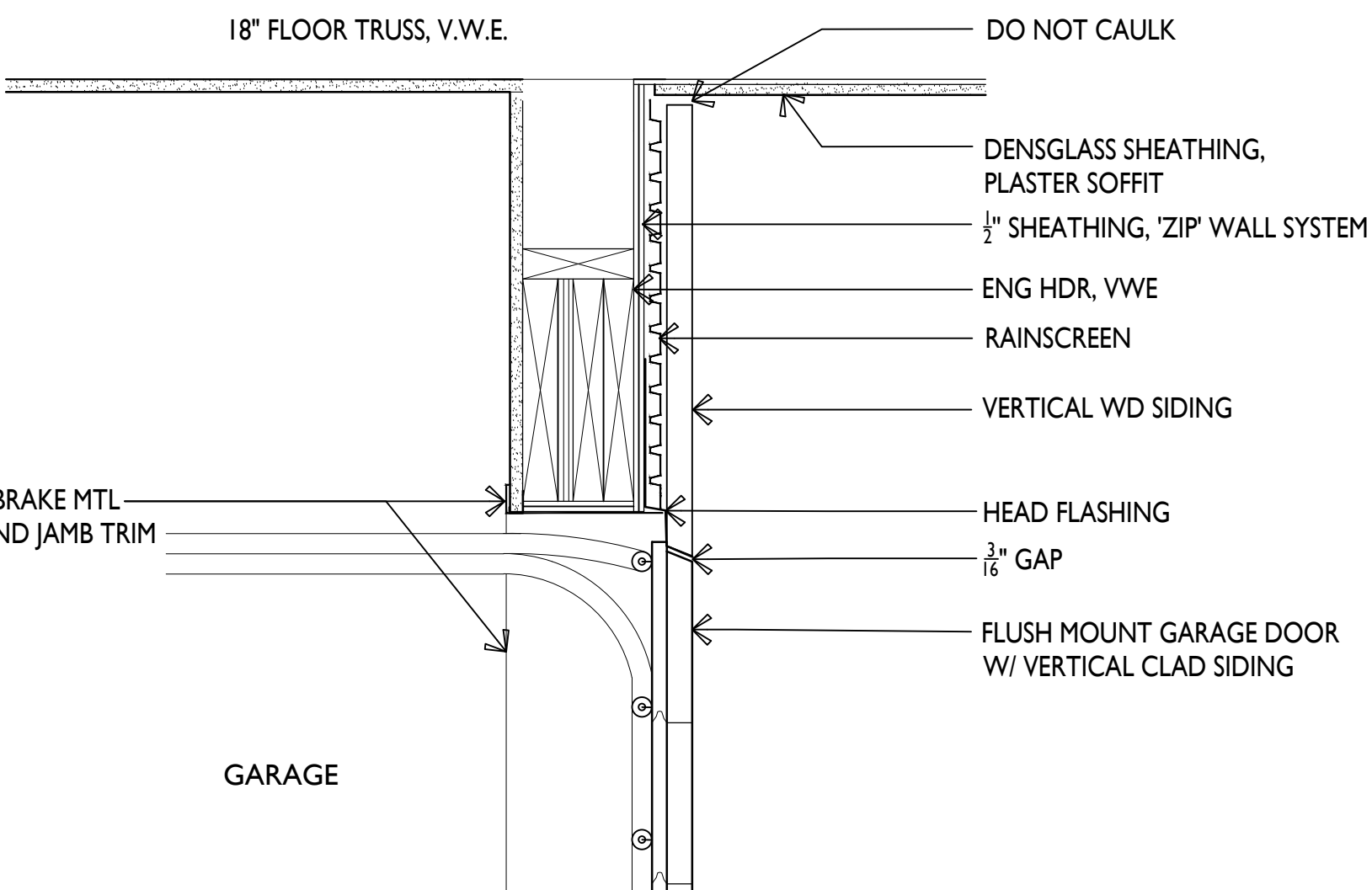
02. parapet - stone | 1/2" = 1'-0"



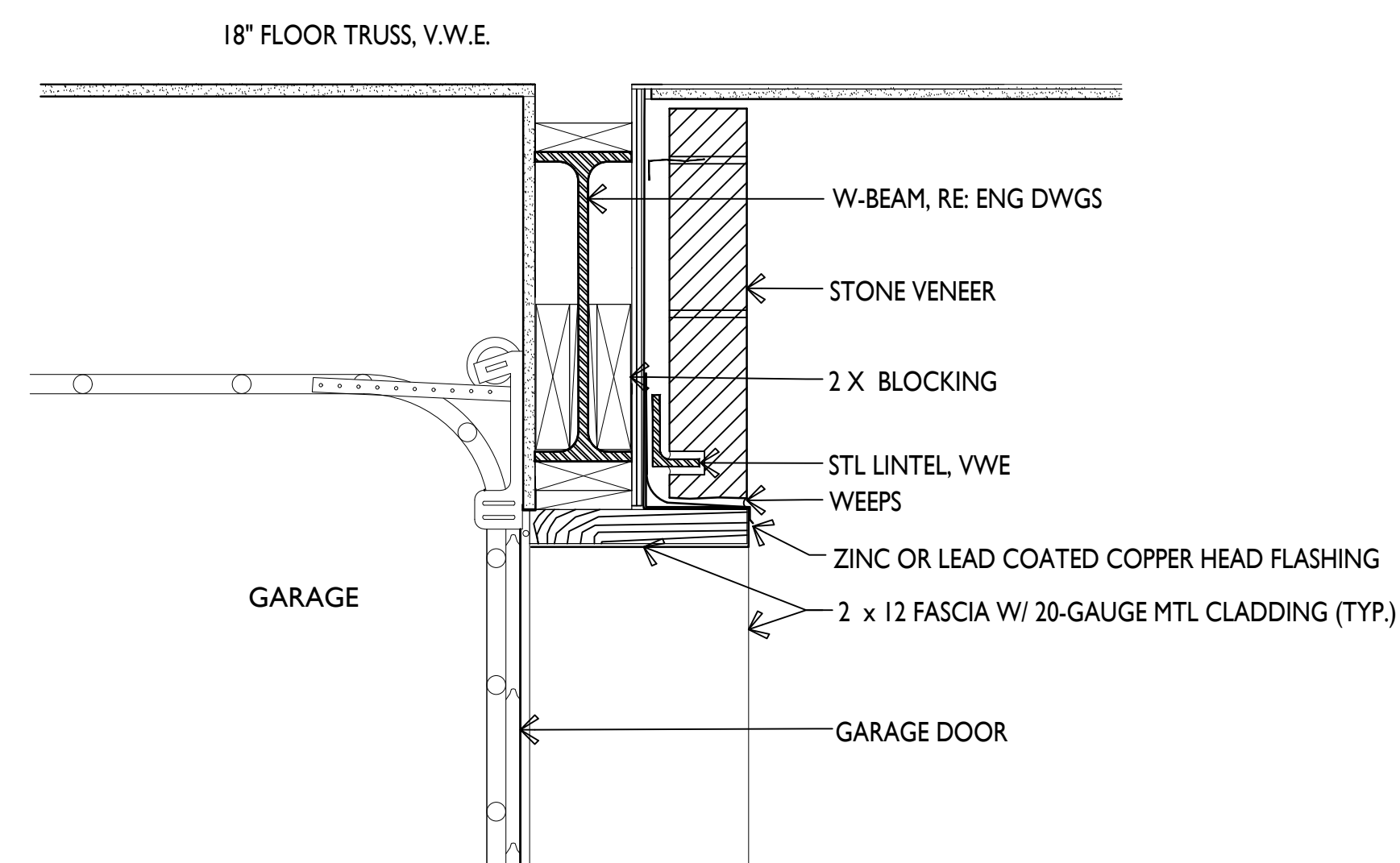
04. low-slope roof | 1/2" = 1'-0"



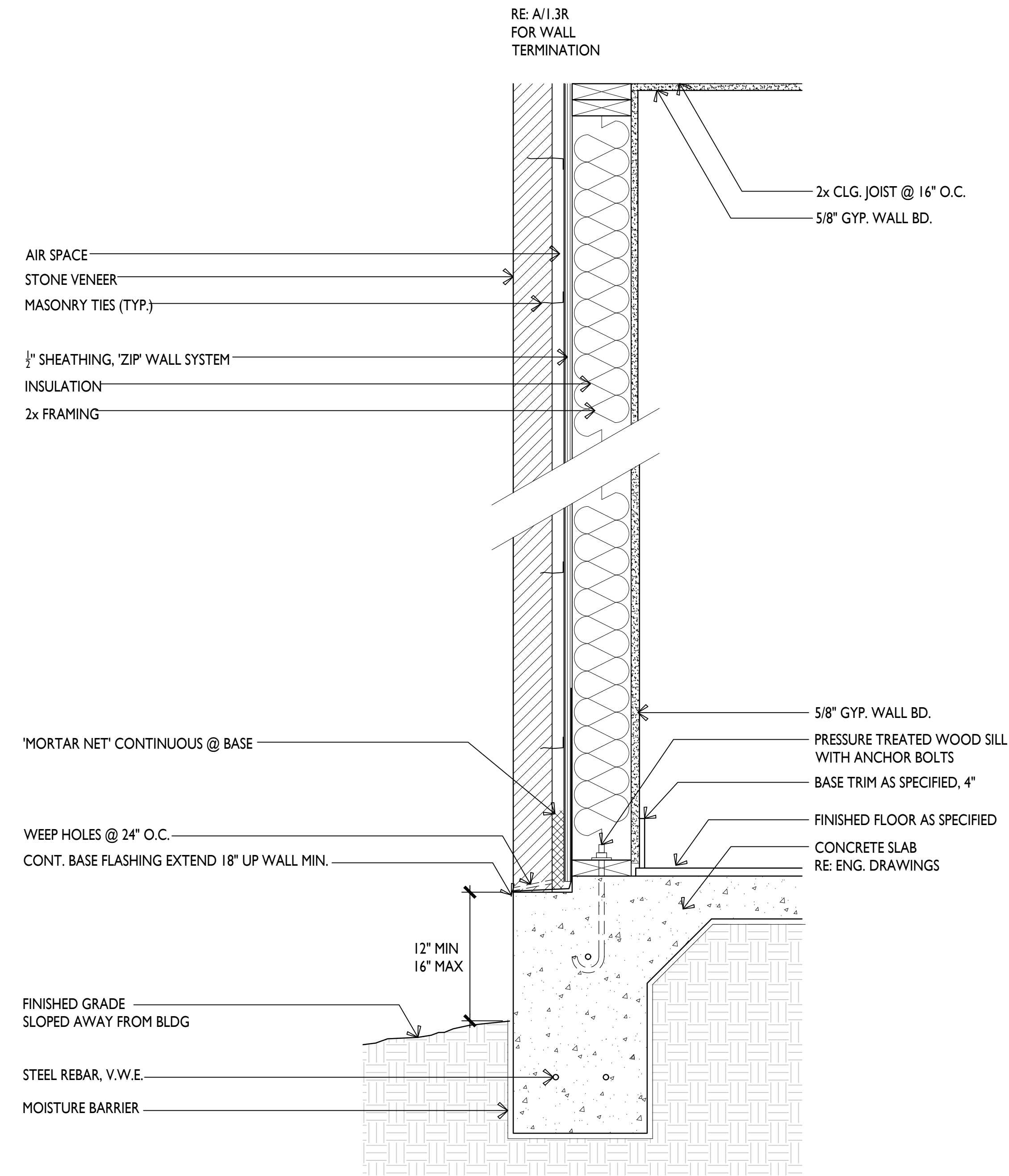
05. porch canopy roof | 1/2" = 1'-0"



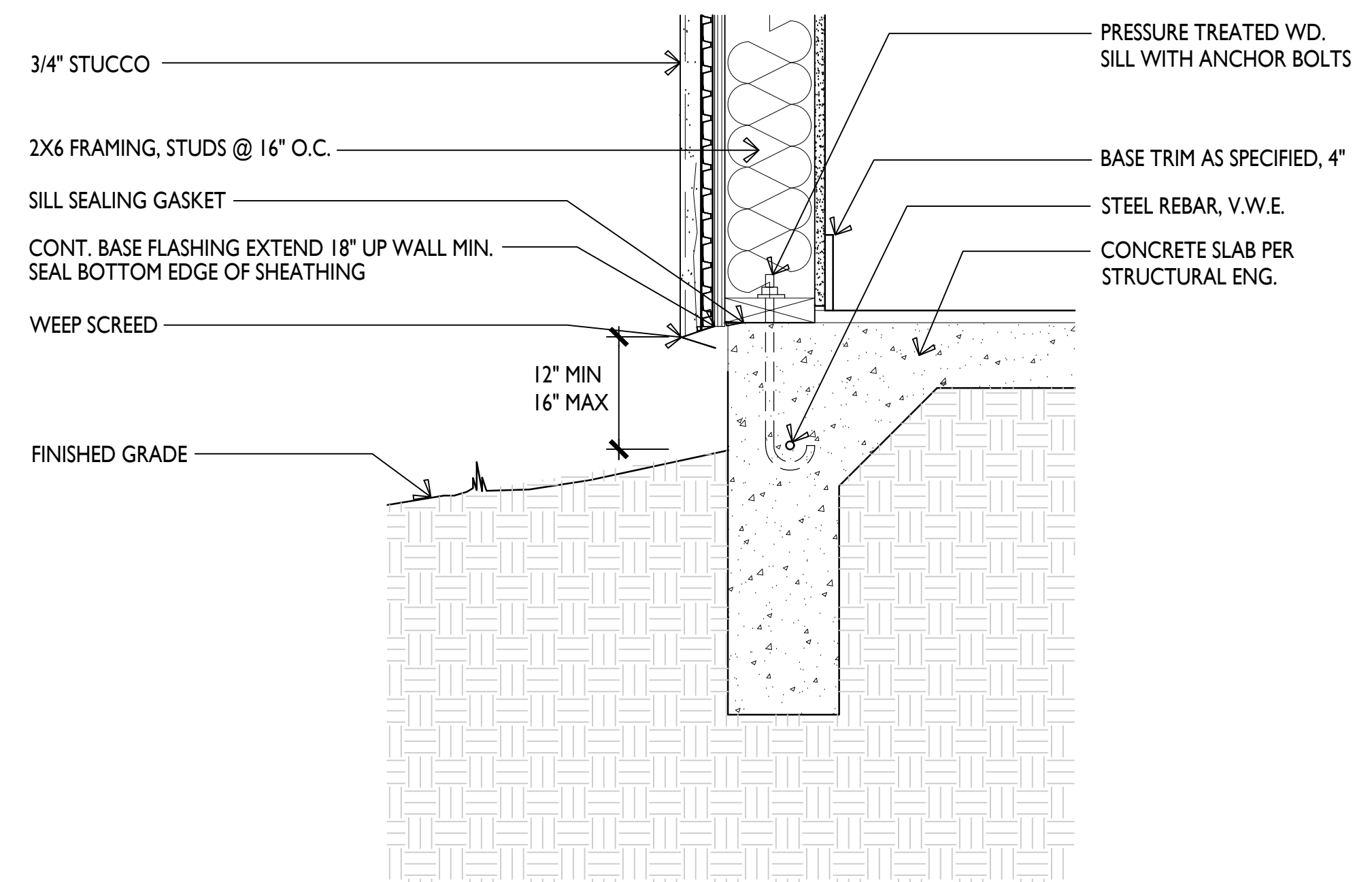
06. garage door header | 1/2" = 1'-0"
FLUSH MOUNT W/ VERTICAL WD CLADDING



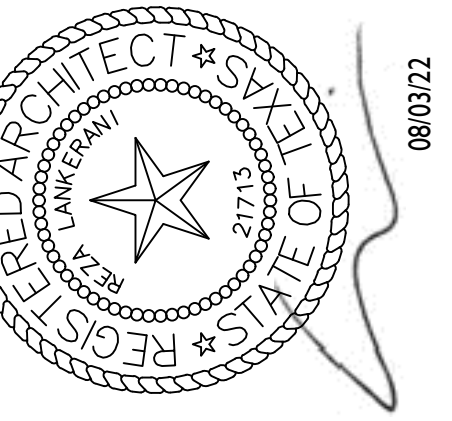
07. garage door header | 1/2" = 1'-0"
STONE VENEER

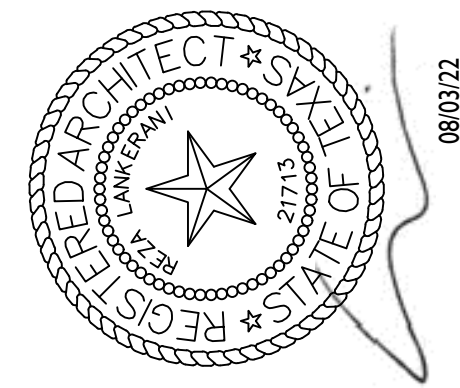


03. typical wall section | 1/2" = 1'-0"
@ STONE VENEER



08. typical wall section | 1/2" = 1'-0"
@ STUCCO



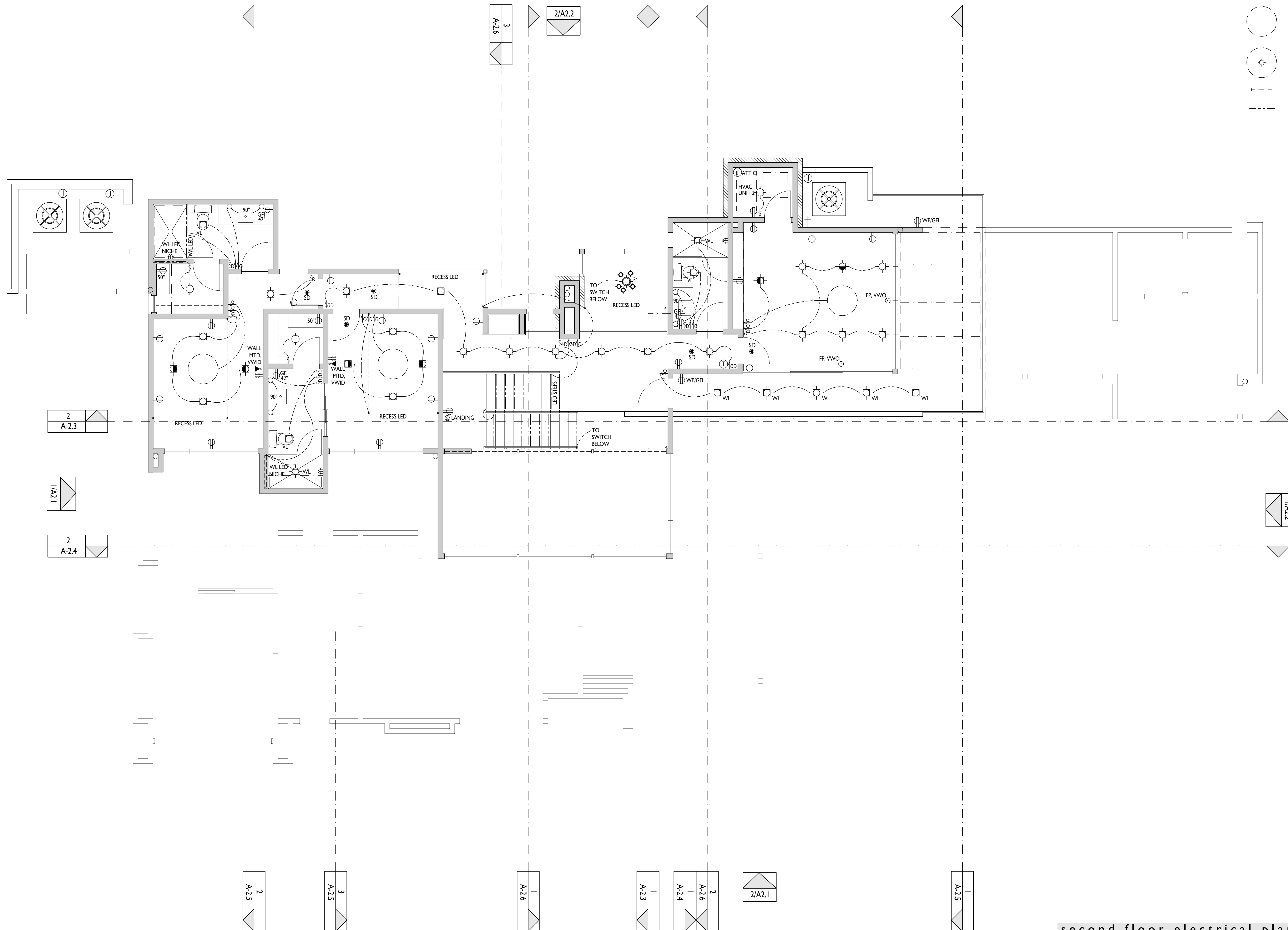


I. GENERAL NOTES

1. PLANS THAT ARE NOT SIGNED AND SEALED BY REZA LANKERANI, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.
2. ALL LIGHTING AND SWITCH FIXTURES AND CONTROLS WILL BE PROVIDED BY LIGHTING CONSULTANT.
3. ALL ELECTRICAL OUTLETS MOUNTED ABOVE A COUNTERTOP TO BE LOCATED 2" ABOVE COUNTERTOP HEIGHT TO BOTTOM OF OUTLET COVER.
4. VERIFY ALL FLOOR OUTLET LOCATIONS WITH OWNER OR LIGHTING CONSULTANT.
5. VERIFY ELECTRICAL REQUIREMENTS WITH SPECIFICATIONS.
6. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER.
7. ADD BLOCKING FOR FAN LOCATIONS; VERIFY WITH OWNER OR LIGHTING CONSULTANT.

2. LEGEND

	RECESSED OR SURFACE LED FIXTURE		CEILING RECEPTACLE, DUPLEX
	RECESSED OR PENDANT LED FIXTURE		FLOOR RECEPTACLE, DUPLEX
	CEILING FAN		DUPLEX RECEPTACLE (120 VOLT)
	CEILING FAN w/ LIGHT KIT		DUPLEX RECEPTACLE, WEATHERPROOF
	UNDER (JUL) OR ABOVE (JCL) CABINET STRIP LIGHT		GROUND FAULT RECEPTACLE
	COVE LIGHT		SWITCHED RECEPTACLE
			HALF HOT RECEPTACLE
			DOUBLE DUPLEX RECEPTACLE
			220V OUTLET
			120V OUTLET
			JUNCTION BOX
			AIR SWITCH (FOR DISPOSAL)
			TELEPHONE OUTLET
			ENTERTAINMENT (CAT5, ETHERNET, COAX)
			SMOKE (SD), CARBON MONOXIDE (CO), AND/OR HEAT DETECTOR (HD)
			DOORBELL
			CIRCUIT BREAKER
			THERMOSTAT
			HVAC
			CHIME
			SINGLE POLE SWITCH
			3-WAY SWITCH
			4-WAY SWITCH
			DIMMER SWITCH
			OCCUPANCY SENSOR SWITCH
			RHEOSTAT SWITCH
			JAMB SWITCH
			SEC. PANEL 60" A.F.F.
			METER
			4" RECESSED CAN REFER TO PLAN FOR OTHER SIZES
			4" RECESSED DIRECTIONAL CAN REFER TO PLAN FOR OTHER SIZES
			4" RECESSED CAN FOR WET LISTED LOCATIONS REFER TO PLAN FOR OTHER SIZES
			4" RECESSED CAN FOR LOCATIONS WITH SLOPED CEILINGS REFER TO PLAN FOR OTHER SIZES
			EXHAUST VENT
			SURFACE MOUNTED FIXTURE
			SCONCE/ WALL MOUNTED FIXTURE
			DECORATIVE FIXTURE (DF), CHANDELIER (C), PENDANT (P)
			FLOOD LIGHT HOODED, DIRECTIONAL
			STEP LIGHT
			UP LET. W/ FLs.
			UPLIGHTING IN THE FLOOR
			HOMEWORKS



second floor electrical plan 1 / 4" = 1' - 0"

0' 5' 10' 20' 30'

Copyright © 2022, Lankerani Architecture
Drawn By: RL



rez@lankerani.com

Austin, Texas 78731

6109 Mesa Dr.

THIRD FLOOR
ELECTRIC PLAN

A5.3

Page 73 of 93

1. PLANS THAT ARE NOT SIGNED AND SEALED BY REZA LANKERANI, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.
2. ALL ELECTRICAL OUTLETS MOUNTED ABOVE A COUNTERTOP TO BE LOCATED 2" ABOVE COUNTERTOP HEIGHT TO BOTTOM OF OUTLET COVER.
3. VERIFY ELECTRICAL REQUIREMENTS WITH SPECIFICATIONS.
4. RUN CONDUIT FOR FUTURE DATA WIRING, VVO FOR LOCATIONS.
5. ALL VENT FANS ON BUTTON TIMER SWITCH, VVO.

	RECESSED OR SURFACE FLUORESCENT FIXTURE		CEILING RECEPTACLE DUPLEX
	CEILING FAN		FLOOR RECEPTACLE DUPLEX
	CEILING FAN w/ LIGHT KIT		DUPLEX RECEPTACLE ((110 VOLT))
	UNDER (UCL) OR ABOVE (ACL) CABINET STRIP LIGHT		DUPLEX RECEPTACLE, WEATHERPROOF
	COVE LIGHT		GROUND FAULT RECEPTACLE
	4\"/>		SWITCHED RECEPTACLE
	4\"/>		HALF HOT RECEPTACLE
	4\"/>		DOUBLE DUPLEX RECEPTACLE
	EXHAUST VENT		200V OUTLET
	DOORBELL		JUNCTION BOX
	CIRCUIT BREAKER		AIR SWITCH (FOR DISPOSAL)
	THERMOSTAT		TELEPHONE OUTLET
	CHIME		ENTERTAINMENT (CAT5, ETHERNET, COAX)
	SINGLE POLE SWITCH		SMOKE (SD), CARBON MONOXIDE (CM), AND/OR HEAT DETECTOR (HD)
	3-WAY SWITCH		DOORBELL
	4-WAY SWITCH		CIRCUIT BREAKER
	DIMMER SWITCH		THERMOSTAT
	OCCUPANCY SENSOR SWITCH		CHIME
	OCCUPANCY SENSOR		SINGLE POLE SWITCH
	RHEOSTAT SWITCH		3-WAY SWITCH
	JAMB SWITCH		4-WAY SWITCH
	SEC. PANEL 60\"/>		DIMMER SWITCH
	METER		OCCUPANCY SENSOR SWITCH
	HOMEWORKS		OCCUPANCY SENSOR
	FLOOD LIGHT HOODED, DIRECTIONAL		RHEOSTAT SWITCH
	STEP LIGHT IN R/L		JAMB SWITCH
	UPLIGHTING IN THE FLOOR		SEC. PANEL 60\"/>
	SURFACE MOUNTED FIXTURE		METER
	SCONCE/ WALL MOUNTED FIXTURE		HOMEWORKS
	DECORATIVE FIXTURE (DF) CHANDELIER (C) PENDANT (P)		FLOOD LIGHT HOODED, DIRECTIONAL



Copyright © 2022, Lankerani Architecture
Drawn By: RL

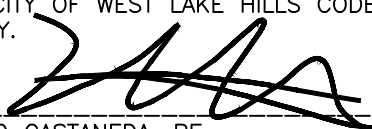
800 OX EYE TRAIL
RESIDENTIAL TYPE II DEVELOPMENT PLAN

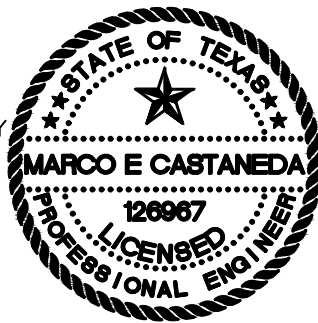
OWNERS CERTIFICATION:
AS OWNER OF THIS PROPERTY, I INTEND TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN

NAME OF OWNER/TRUSTEE _____ DATE _____

ENGINEERS CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS
I, MARCO CASTANEDA, PE, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, THE CITY MASTER PLAN AND CITY POLICY.

 _____ DATE 12/30/22
MARCO CASTANEDA, PE



CITY ACCEPTANCE BLOCK
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

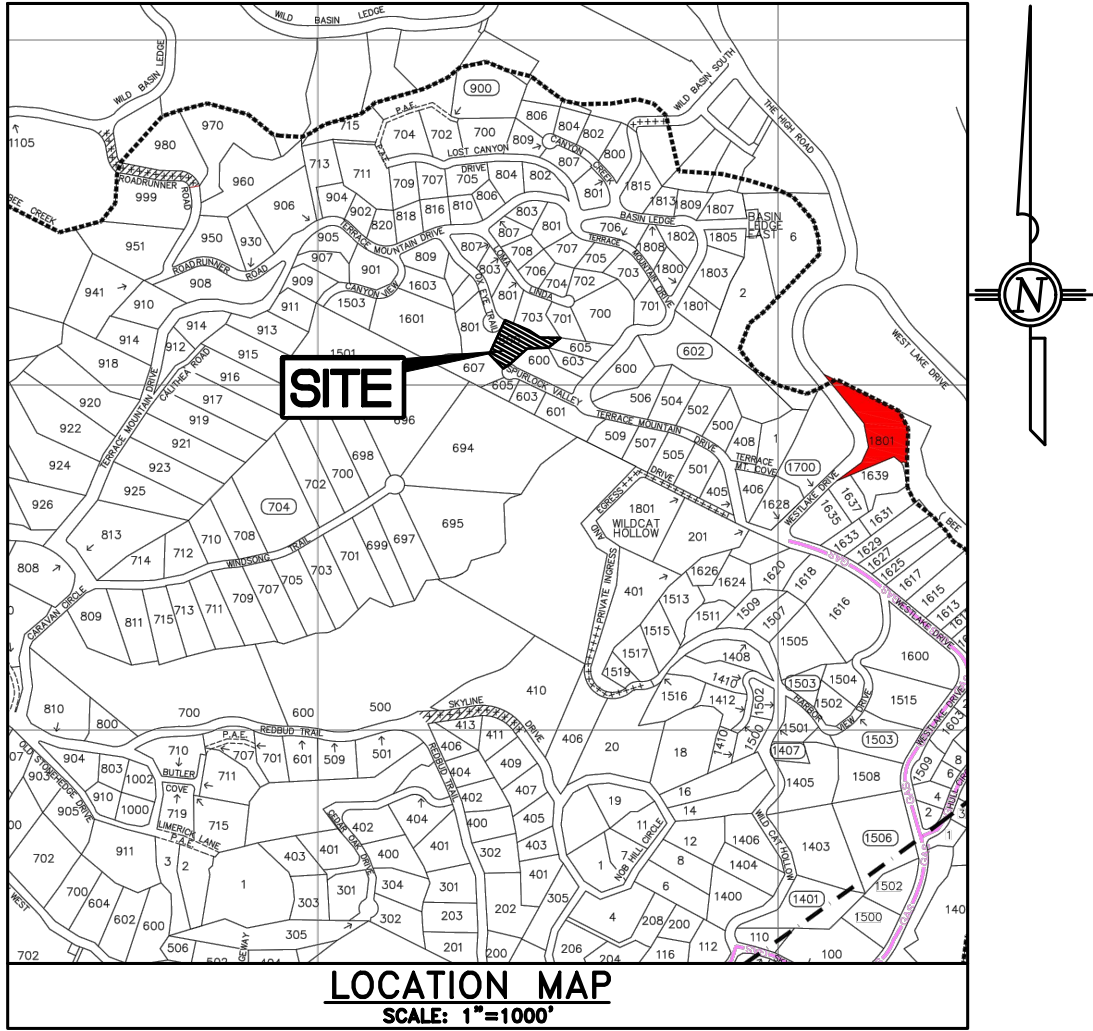
ACCEPTED FOR CONSTRUCTION:

CITY ADMINISTRATOR _____ DATE _____

THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND TO USE EXTREME CAUTION WHEN WORKING AROUND ABOVE GROUND OR UNDER GROUND UTILITIES.

REVISIONS / CORRECTIONS

REVISION NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHTS. IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ./FT.)/ [%]	CITY OF WEST LAKE HILLS APPROVAL / DATE	DATE IMAGED



- SHEET INDEX
- COVER SHEET
 - GENERAL NOTES
 - EXISTING CONDITIONS SURVEY
 - DRAINAGE AREA PLAN
 - GRADING PLAN

PROJECT NAME:		800 OX EYE TRAIL TYPE II DEVELOPMENT PLAN
PROJECT ADDRESS:		800 OX EYE TRAIL WEST LAKE HILLS, TEXAS 78746
OWNER:		DAVID MAGSTADT & BILJANA BOSANAC 202 NUJECES STREET, UNIT 1907 AUSTIN, TX 78701
ARCHITECT:		LANKERANI ARCHITECTURE 6109 MESA DRIVE AUSTIN, TX 78731 512-2944-4278 CONTACT: REX LANKERANI
ENGINEER:		RANGER ENGINEERING, PLLC 5524 BEE CAVE ROAD, SUITE J-3 PH. (512) 785-8446 CONTACT: MARCO CASTANEDA, P.E. marco@sectexas.com
SURVEYOR:		WATERLOO SURVEYING P.O. Box 160176 AUSTIN, TEXAS 76716 A: CONTACT: DERRICK DIXON B: 512-481-9602 derrick@waterloosurveyors.com
LEGAL DESCRIPTION:		LOT 4, STONEHEDGE ESTATES, BLOCK G, RECORDED IN VOLUME 32, PAGE 41, TRAVIS COUNTY PLAT RECORDS
ZONING:		R-1 ONE FAMILY
PROPOSED USE:		ONE FAMILY

REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@sectexas.com

800 Ox Eye Trail

West Lake Hills, Texas 78746

COVER SHEET

PROJECT: _____

DATE: DECEMBER 30, 2022

DRAWN BY: _____ MEC

CHECKED BY: _____ MEC

SHEET NO. _____

GENERAL NOTES

1. All materials and construction methods for site grading, paving, sitework, and drainage shall be in accordance with the current City of Austin Standard Specifications, unless otherwise noted. All work shall be in accordance with the building codes, ordinances, safety codes, and rules and procedures of the City of West Lake Hills.
2. All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of West Lake Hills must rely on the adequacy of the work of the design engineer.
3. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
4. Blasting or burning shall not be permitted on this project.
5. The contractor shall verify all depths and locations of existing utilities prior to beginning construction. Any discrepancies with the construction plans found in the field shall be brought to the attention of the design engineer immediately. The design engineer shall be responsible for revising the plans as appropriate and submitting a revision to the City.
6. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment, and debris. Contractor will not remove soil, sediment, or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site.
7. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for destruction or removal or other public infrastructure damaged or removed will be by the contractor at his expense before acceptance of the project.
8. After the construction permit has been issued and prior to the beginning construction, the owner or his representative shall schedule a pre-construction conference between the City of West Lake Hills, Design Engineer, Contractor(s), other utility companies, and any other affected parties. The City of West Lake Hills shall be contacted to set up the meeting at least 48 hours prior to the proposed meeting time.
9. Any changes or revisions to these approved plans must be submitted by the design engineer and approved by the City of West Lake Hills prior to construction of the revision.
10. Available benchmarks that may be utilized for the construction of this project are described as follows:
TRIANGLE SET IN CONCRETE NEAR OX EYE ENTRY = 696.38'

TRENCH SAFETY NOTES

1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor.
2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.
3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of West Lake Hills.

STREET AND DRAINAGE NOTES

1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City Inspector and he shall be given a minimum of 24 hour notice prior to any testing.
2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of the top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.
3. All RCP shall be minimum Class III.
4. The subgrade material for the streets shown herein was tested by N/A. The paving sections were designed by N/A in accordance with the current City of West Lake Hills design criteria. The paving sections are to be constructed as follows:

Street	Station	Flex. Base Thickness	HMAC Thickness	Lime Stab. Thickness
N/A	---	---	---	---
5. Lots in this subdivision are located over the Edwards Aquifer Recharge Zone and subject to the current Texas Commission on Environmental Quality Edwards Rules. No building permit will be issued by the City of West Lake Hills until the requirements of the Edwards Rules are fully complied with. The applicant for a building permit is responsible for furnishing the City written compliance to the Edwards Aquifer Rules from the Texas Commission on Environmental Quality. (if applicable)
6. The FEMA maps for the City of West Lake Hills, Texas, indicate that the property shown hereon does/does not lie within a special flood hazard area as defined by FIRM Panel 48453C-0445K, dated January 22, 2020.
7. FLOOD WARNING: The degree of flood protection required by the City of West Lake Hills Flood Damage Prevention Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. Acceptance of this plan by the City Council does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. Nor shall acceptance of this plan create liability on the part of the City of West Lake Hills or any official or employee thereof for any flood damages that result from reliance on the information contained within this plan or any administration decision lawfully made hereunder.

TRAFFIC MARKING NOTES

1. Barricades built to the Texas Manual on Uniform Traffic Control Devices standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.
2. Any methods, street markings, and signage necessary for warning motorists, warning pedestrians, or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.
3. All pavement markings, markers, paint, traffic buttons, traffic controls, and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

EROSION CONTROL NOTES

1. Every lot in this subdivision is subject to the City of West Lake Hills' site clearance procedures. No site clearance, excavation, grading or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance.
2. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation). The placement of erosion/sedimentation controls shall be in accordance with the current City West Lake Hills Drainage and Erosion Control Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. All slopes shall be sodded or seeded with approved grass, grass mixtures, or ground cover suitable to the area and season in which they are applied.
4. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the Engineer. Major revisions must be approved by the City. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the City Inspector during the course of construction to correct control inadequacies.
5. The contractor is required to inspect the controls at weekly intervals and after any rainfall event to ensure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
6. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.
7. Per TPDES requirements, disturbed areas on which construction activities have ceased (temporarily or permanently) shall be stabilized within 14 days unless activity resumes within 21 days. Seeding does not constitute as stabilization.
8. Stripping of vegetation from project sites shall be phased so as to expose the minimum amount of area to soil erosion for the shortest possible period of time per the Drainage and Erosion Control Design Manual Sec.7.1(I).
9. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

SEQUENCE OF CONSTRUCTION

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection.
2. The Environmental Project Manager or Site Supervisor must contact the Development Services Department, Environmental Inspection, 72 hours prior to the scheduled date of the required on-site pre-construction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan.
4. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
5. Begin site clearing/construction (or demolition) activities.
6. Complete construction and start revegetation of the site and installation of landscaping.
7. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the Development Services Department indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City inspector.
8. After a final inspection has been conducted by the City inspector and with approval from the City inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@ranger-texas.com

800 Ox Eye Trail

West Lake Hills, Texas 78746

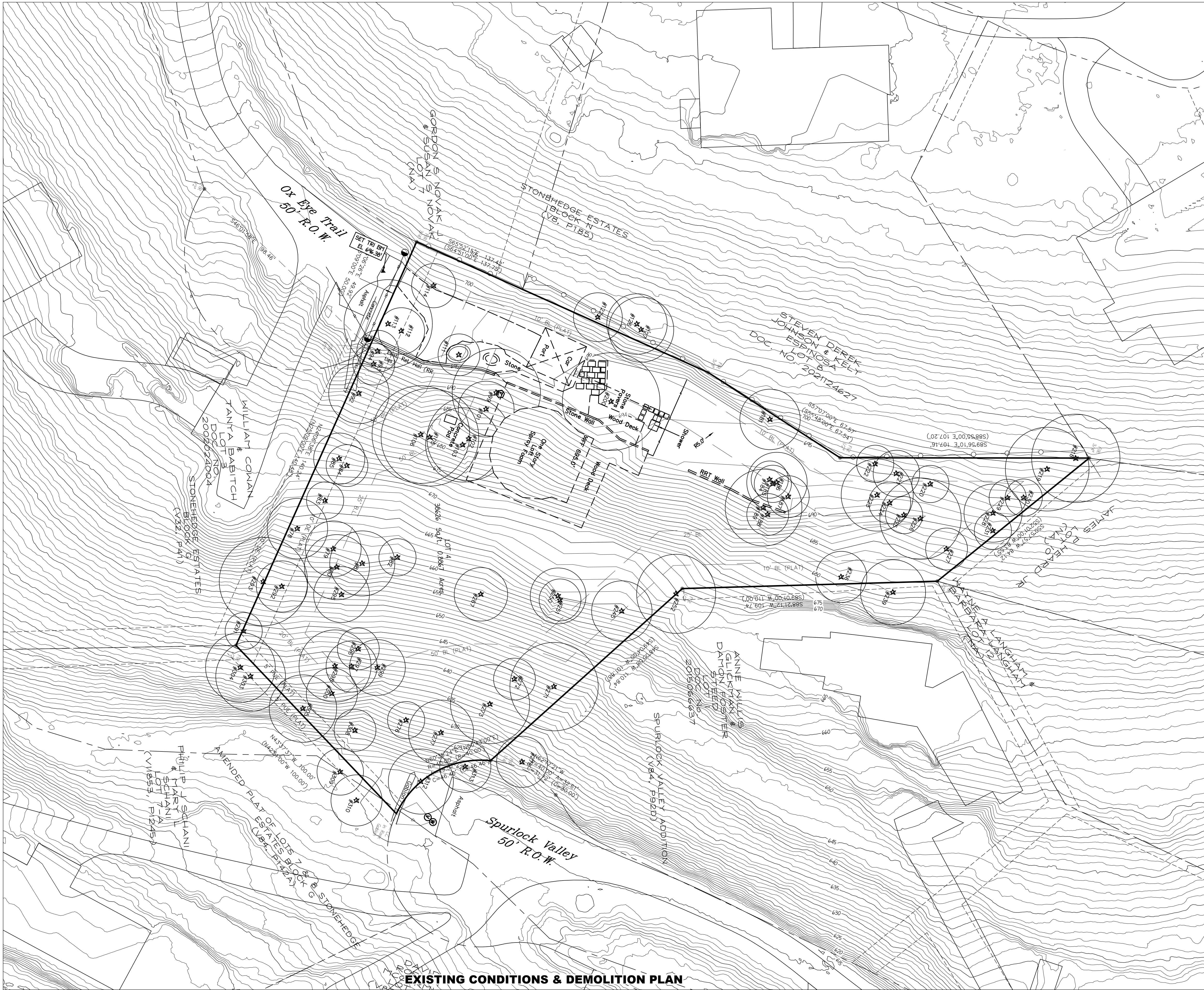
PROJECT: _____

DATE: DECEMBER 30, 2022

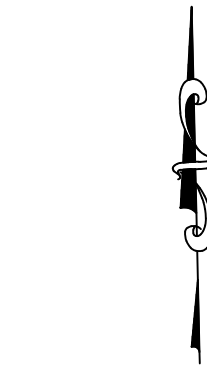
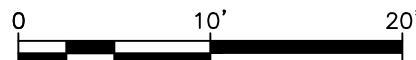
DRAWN BY: MEC

CHECKED BY: MEC

SHEET NO. _____



EXISTING CONDITIONS & DEMOLITION PLAN



DEMOLITION LEGEND

- IMPROVEMENTS TO BE REMOVED
- IMPROVEMENTS TO REMAIN
- TREES TO BE REMOVED
- TREES TO REMAIN

SEE SHEET 2 FOR TREE LIST

- TREE LIST:
- | # | TYPE | SIZE |
|-----|--------------|-----------|
| 78 | Juniper | 13 |
| 79 | Juniper | 12 |
| 80 | Juniper | 14 |
| 81 | Juniper | 11 6 |
| 82 | Live Oak | 6 |
| 83 | Juniper | 8 |
| 84 | Live Oak | 9 |
| 85 | Live Oak | 8 6 |
| 92 | Juniper | 13 |
| 93 | Juniper | 9 |
| 94 | Juniper | 9 |
| 99 | Spanish Oak | 13 12 |
| 101 | Live Oak | 12 |
| 102 | Live Oak | 18 |
| 103 | Live Oak | 16 |
| 105 | Live Oak | 21 |
| 106 | Live Oak | 15 12 |
| 111 | Crepe Myrtle | 9 |
| 112 | Juniper | 10 |
| 113 | Juniper | 8 6 6 5 |
| 114 | Crepe Myrtle | 7 5 |
| 122 | Juniper | 8 5 |
| 126 | Live Oak | 13 |
| 127 | Live Oak | 14 |
| 181 | Live Oak | 13 |
| 184 | Live Oak | 8 |
| 185 | Live Oak | 8 |
| 186 | Live Oak | 9 8 |
| 187 | Live Oak | 9 |
| 188 | Live Oak | 9 |
| 189 | Live Oak | 12 9 |
| 200 | Palm | 21 |
| 218 | Juniper | 8 6 6 5 5 |
| 219 | Juniper | 10 8 8 |
| 220 | Juniper | 8 |
| 221 | Juniper | 7 6 |
| 222 | Live Oak | 8 |
| 223 | Juniper | 7 6 6 5 |
| 224 | Juniper | 6 6 |
| 225 | Juniper | 8 |
| 226 | Juniper | 12 7 4 |
| 227 | Juniper | 9 |
| 228 | Juniper | 7 6 5 |
| 229 | Juniper | 8 |
| 230 | Juniper | 8 |
| 231 | Juniper | 8 |
| 236 | Juniper | 9 4 |
| 239 | Spanish Oak | 8 7 5 |
| 245 | Juniper | 13 |
| 250 | Live Oak | 12 |
| 251 | Live Oak | 9 |
| 252 | Chinaberry | 17 |
| 267 | Elm | 8 7 |
| 271 | Juniper | 19 |
| 272 | Live Oak | 9 |
| 273 | Juniper | 17 |
| 276 | Juniper | 8 |
| 277 | Live Oak | 10 8 |
| 278 | Juniper | 11 |
| 291 | Juniper | 8 |
| 292 | Juniper | 11 |
| 293 | Juniper | 8 8 8 6 |
| 295 | Juniper | 12 |
| 296 | Live Oak | 9 |
| 297 | Juniper | 11 |
| 298 | Juniper | 11 9 |
| 299 | Juniper | 8 8 |
| 300 | Juniper | 11 |
| 303 | Juniper | 15 |
| 304 | Juniper | 10 10 |
| 305 | Juniper | 11 7 |
| 308 | Hackberry | 9 |
| 309 | Juniper | 10 |
| 310 | Juniper | 11 |
| 312 | Hackberry | 14 |
| 313 | Hackberry | 11 |

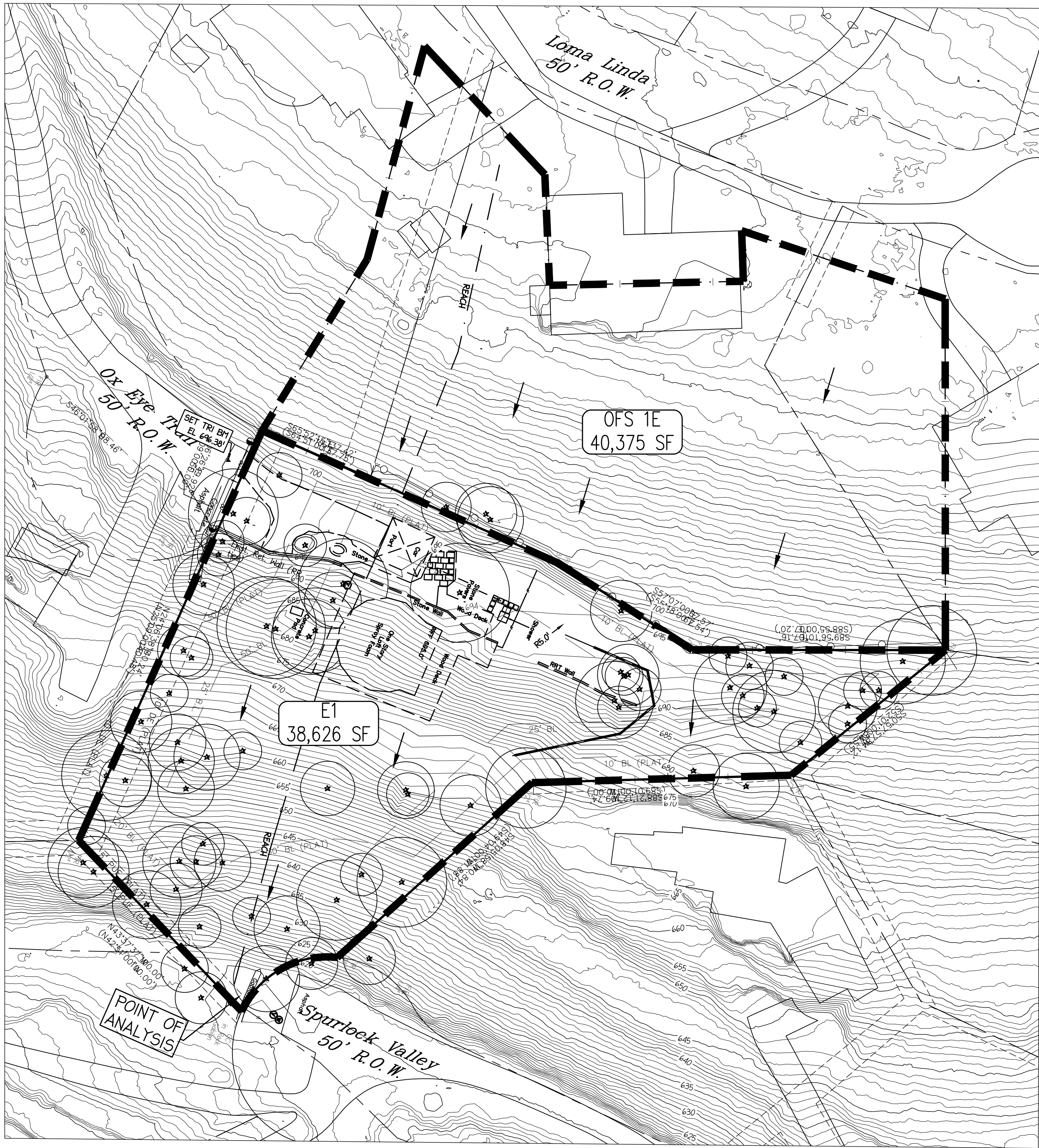
REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



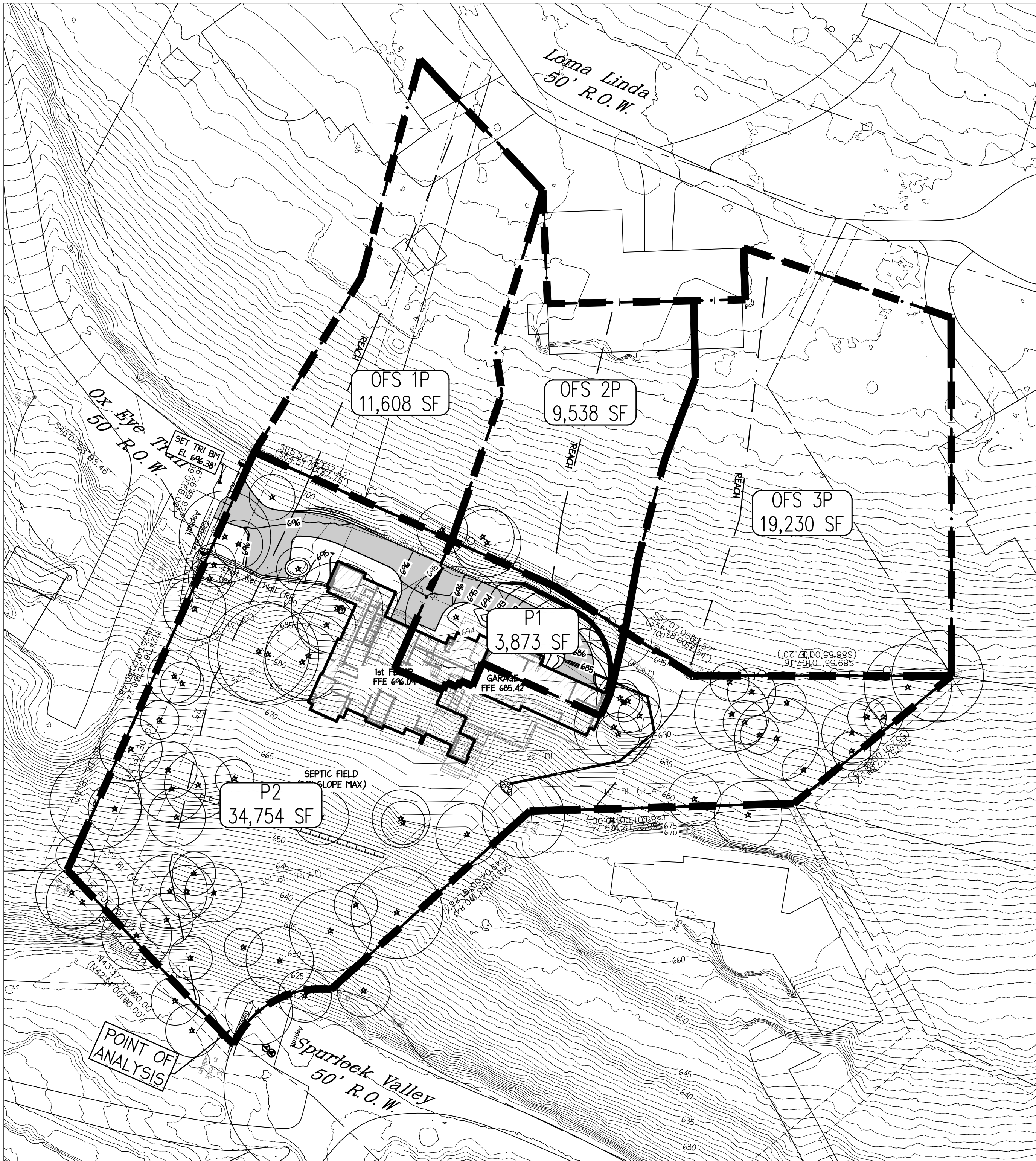
RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@ranger-engineering.com

800 Ox Eye Trail
West Lake Hills, Texas 78746
EXISTING CONDITIONS SURVEY

PROJECT: _____
DATE: DECEMBER 30, 2022
DRAWN BY: MEC
CHECKED BY: MEC
SHEET NO. _____



EXISTING CONDITIONS DRAINAGE PLAN

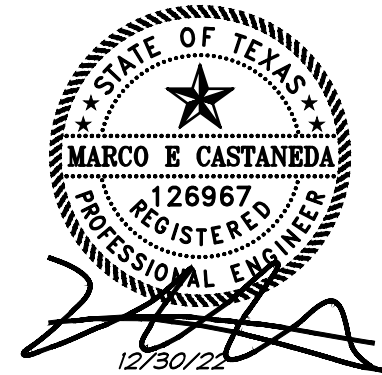


PROPOSED CONDITIONS DRAINAGE PLAN

TIME OF CONCENTRATION											
Sheet				ShlwConc				Channel			
Drainage Area No.	Fl Lgth (ft)	slope	surface	Tc (hr)	Fl Lgth (ft)	slope	surface	Tc (hr)	Fl Lgth (ft)	n-value	Tc (hr)
OFS 1E	100	0.152	Light Woods	0.153	265	0.430	unpaved	0.007			
E1	100	0.334	Light Woods	0.112	215	0.430	unpaved	0.006			
OFS 1P	100	0.152	Light Woods	0.153	265	0.430	unpaved	0.007			
OFS 2P	100	0.248	Light Woods	0.126	50	0.292	paved	0.001			
OFS 3P	100	0.110	Light Woods	0.175	135	0.311	unpaved	0.004			
P1	50	0.334	SMOOTH	0.004	50	0.430	unpaved	0.001			
P2	100	0.334	Light Woods	0.112	215	0.430	unpaved	0.006			

DRAINAGE CALCULATIONS											
Area				BrF Soil Group D				HEC-HMS Atlas 14			
Drainage Area No.	(sf)	(ac)	(sq mi)	Open Sp (ac)	Imperv Cvr (ac)	Composite	Composite	Q2	Q10	Q25	Q100
OFS 1E	40,375	0.927	0.0014483	0.888	0.039	4.2%	81	2.92	5.51	7.27	10.13
E1	38,615	0.886	0.0013851	0.792	0.095	10.7%	82	3.18	5.88	7.72	10.71
Comb E								6.02	11.25	14.80	20.56
OFS 1P	11,608	0.266	0.0004164	0.255	0.011	4.2%	81	0.84	1.59	2.09	2.91
OFS 2P	9,538	0.219	0.0003421	0.210	0.009	4.2%	81	0.74	1.40	1.84	2.58
OFS 3P	19,230	0.441	0.0008998	0.423	0.019	4.2%	81	1.34	2.53	3.34	4.65
P1	3,873	0.089	0.0001389	0.034	0.055	61.7%	91	0.45	0.72	0.91	1.21
P2	34,754	0.798	0.0012466	0.700	0.098	12.3%	82	2.89	5.32	6.97	9.65
Comb P								6.11	11.31	14.83	20.54

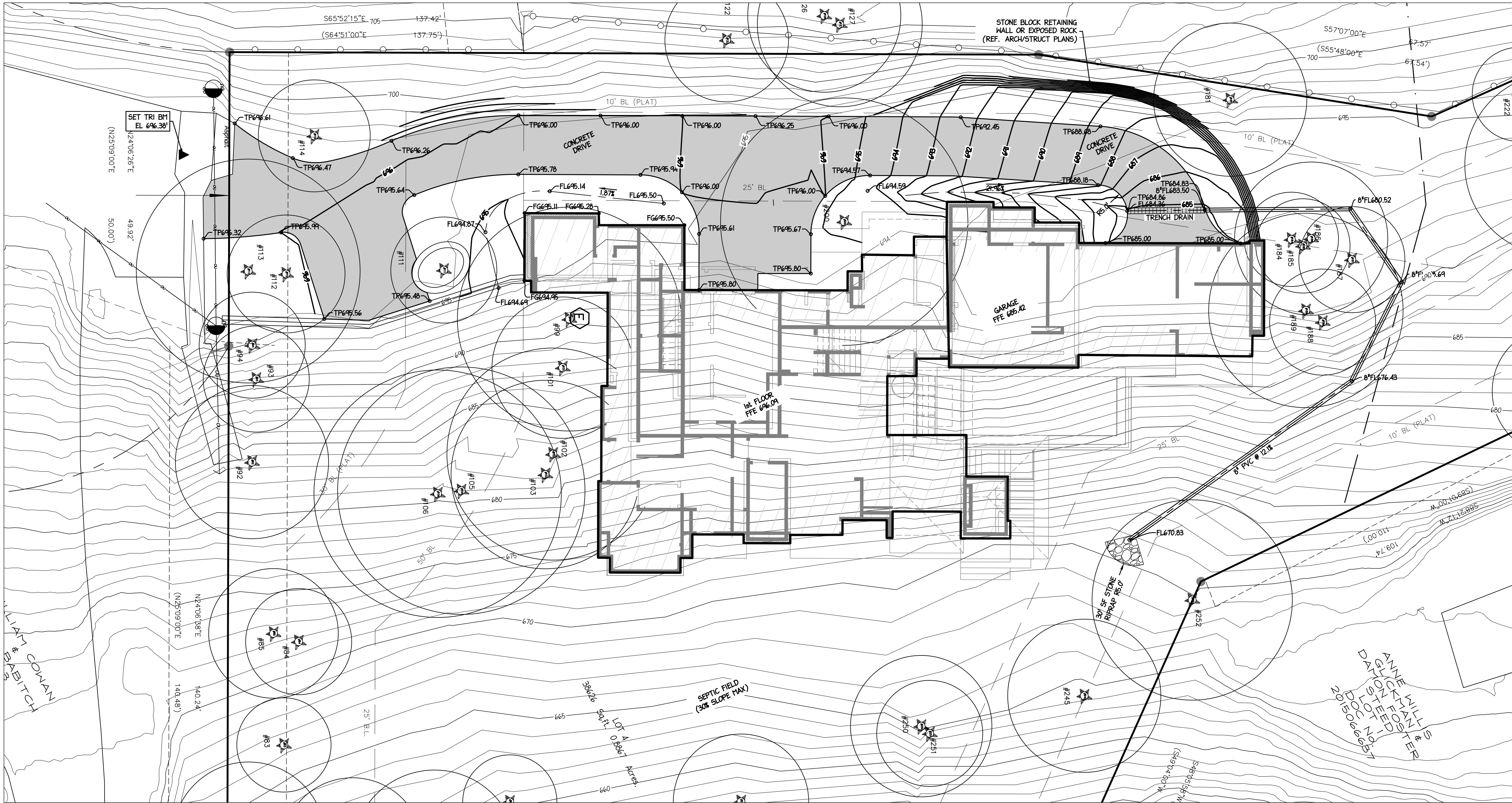
REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TEXAS REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@rangereng.com

PROJECT: 800 Ox Eye Trail
DATE: DECEMBER 30, 2022
DRAWN BY: MEC
CHECKED BY: MEC
SHEET NO. 04

PROJECT: 800 Ox Eye Trail
DATE: DECEMBER 30, 2022
DRAWN BY: MEC
CHECKED BY: MEC
SHEET NO. 04



010'20'

LEGEND

700

EXISTING CONTOUR

700

PROPOSED CONTOUR

TC 7XX.XX

TOP OF CURB

TP 7XX.XX

TOP OF PAVEMENT

TS 7XX.XX

TOP OF SIDEWALK

FG 7XX.XX

FINISHED GRADE

TW 7XX.XX

TOP OF WALL

FL 7XX.XX

FLOW LINE

TB 7XX.XX

TOP OF BERM

NG 7XX.XX

NATURAL OR EXISTING GRADE

AREA INLET

FLOW DIRECTION ARROW

TREE TO REMAIN (W/ 1/2 CRZ)

RG#

RAIN GARDEN

RHT#

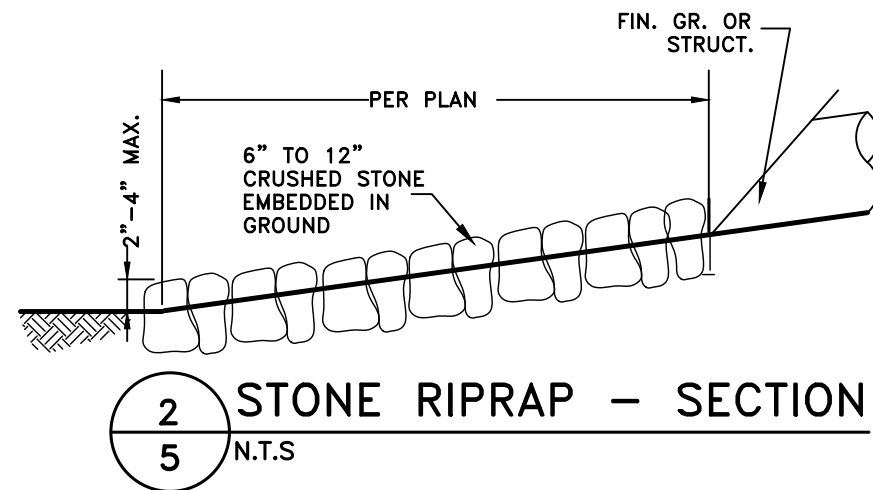
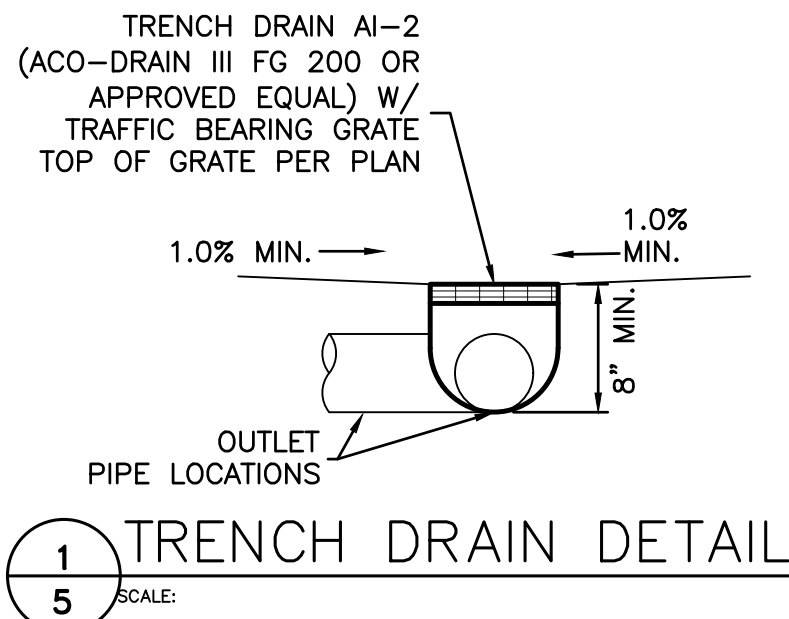
RAIN HARVESTING TANK

NOTES:
a) PROJECT IS A TYPE II DEVELOPMENT UNDER WEST LAKE HILLS DEVELOPMENT ORDINANCE.
b) WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN.
c) NO CONCENTRATED STORMWATER FLOWS WILL LEAVE THIS LOT ONTO ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A PUBLIC R.O.W. OR DRAINAGE EASEMENT.
d) NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT.
e) THE DRAINAGE DESIGNER IS RESPONSIBLE FOR THE ADEQUACY OF THESE PLANS. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS AND ALL REVIEWERS RELY UPON THE ADEQUACY OF THE DESIGN BY THE DRAINAGE DESIGNER.
f) PER TPDES GENERAL PERMIT NO. 150000, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS.
g) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR CLEANING AND REMOVING ALL SEDIMENT THAT IS WASHED FROM THE SITE IN DEDICATED STREETS, ALLEYS, WATERWAYS, OR OTHER PROPERTIES.
h) STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE WEST LAKE HILLS DRAINAGE AND EROSION CONTROL DESIGN MANUAL, SEC. 7.1(L).
i) NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP # 484530445K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS.
j) THIS SITE IS FULLY LOCATED WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.

TREE LIST:

TYPE	SIZE
78	Juniper 13
79	Juniper 12
80	Juniper 14
81	Juniper 11 6
82	Live Oak 8
83	Juniper 8
84	Live Oak 9
85	Live Oak 8 6
92	Juniper 13
93	Juniper 9
94	Juniper 9
99	Spanish Oak 13 12
101	Live Oak 12
102	Live Oak 18
103	Live Oak 16
105	Live Oak 21
106	Live Oak 15 12
111	Crepe Myrtle 9
112	Juniper 10
113	Juniper 8 8 6 5
114	Crepe Myrtle 7 5
122	Juniper 8 5
126	Live Oak 13
127	Live Oak 14
181	Live Oak 13
184	Live Oak 8
185	Live Oak 8
186	Live Oak 9 8
187	Live Oak 9
188	Live Oak 9
189	Live Oak 12 9
200	Palm 21
218	Juniper 8 6 6 5 5
219	Juniper 10 8 8
220	Juniper 8
221	Juniper 7 6
222	Live Oak 8
223	Juniper 7 6 6 5
224	Juniper 6 6
225	Juniper 8
226	Juniper 12 7 4
228	Juniper 7 6 5
229	Juniper 8
230	Juniper 8
231	Juniper 8
236	Juniper 9 4
239	Spanish Oak 8 7 5
245	Juniper 13
250	Live Oak 12
251	Live Oak 9
252	Chinaberry 17
267	Elm 8 7
271	Juniper 19
272	Live Oak 9
273	Juniper 17
276	Juniper 8
277	Live Oak 10 8
278	Juniper 11
291	Juniper 8
292	Juniper 11
293	Juniper 8 8 8 6
295	Juniper 12
296	Live Oak 9
297	Juniper 11
298	Juniper 11 9
299	Juniper 8 8
300	Juniper 11
303	Juniper 15
304	Juniper 10 10
305	Juniper 11 7
308	Hackberry 9
309	Juniper 10
310	Juniper 11
312	Hackberry 14
313	Hackberry 11

GRADING NOTES
1. PROTECT EXISTING UTILITY LINES IN SERVICE FROM DAMAGE DURING CONSTRUCTION OPERATION.
2. CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY REQUIREMENTS.
3. ALL EARTHWORK, TRENCHING, BACKFILLING, RESTORATION OR OTHER RELATED WORK WITHIN A PUBLIC EASEMENT OR R.O.W. SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING AUTHORITY STANDARD DETAILS, SPECIFICATIONS, AND REQUIREMENTS.
4. CONTRACTOR SHALL VERIFY EXISTING SITE GRADES AND CONDITIONS IN CONJUNCTION WITH GRADING AND DRAINAGE WORK PRIOR TO BEGINNING OF WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCY AND WAIT FOR FURTHER INSTRUCTIONS.
5. EXISTING TOPOGRAPHY AND BOUNDARY SURVEY AS FURNISHED BY THE OWNER.
6. GRADES SHALL VARY UNIFORMLY BETWEEN ELEVATIONS SHOWN.
7. NEW GRADES IN OPEN AREA INDICATE FINISHED GRADES. CONTRACTOR TO ALLOW FOR MINIMUM 4" THICK TOP SOI.
8. NEW GRADES IN PAVED AREA INDICATE TOP OF PAVEMENT ELEVATION. CONTRACTOR TO ALLOW FOR THE DEPTH OF PAVING MATERIALS. REFER TO PAVEMENT SECTION DETAILS FOR THICKNESS. SEE SHEET # 08.
9. MAXIMUM SLOPE IS 3:1 (3' HORIZONTAL TO 1' VERTICAL) UNLESS OTHERWISE INDICATED.
10. AT INTERSECTION OF NEW AND EXISTING VEHICULAR OR PEDESTRIAN PAVEMENT (ASPHALT OR CONCRETE) SAW CUT EXISTING PAVEMENT TO PROVIDE CLEAN AND SOLID JOINT. IN ALL CASES MATCH TOP OF NEW AND EXISTING PAVEMENT ELEVATIONS.
11. FOR ADDITIONAL INFORMATION OF THE SITE EXISTING GRADES, REFER TO THE SITE TOPOGRAPHY AND BOUNDARY SURVEY DRAWING # 03.
12. TOP OF NEW PAVEMENT ELEVATION IS 6" BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE INDICATED.
13. ALL PROPOSED SIDEWALKS SHALL COMPLY WITH HANDICAPPED ACCESSIBLE ROUTE REQUIREMENTS [AS 4.3.7]. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 (5.0%) AND A CROSS SLOPE OF 1:50 (2.0%) UNLESS OTHERWISE DESIGNATED AS AN ACCESSIBLE RAMP. ACCESSIBLE RAMP MAY NOT EXCEED A SLOPE OF 1:12.
14. CONTRACTOR SHALL PROVIDE BARRICADES, FLAGMAN, FLASHING WARNING LIGHTS AND ANY SAFETY MEASURES, ETC., DEEMED NECESSARY TO PROTECT PUBLIC AND ON-SITE WORKERS UNTIL COMPLETION OF THIS WORK.



REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE



RANGER ENGINEERING, PLLC
CIVIL ENGINEERING
TYPE REG. NO. F-22406
5524 BEE CAVES ROAD, STE J-3
AUSTIN, TEXAS 78746
PHONE: (512) 785-8446
email: marco@rangereng.com

800 Ox Eye Trail

West Lake Hills, Texas 78746

GRADING PLAN

PROJECT: _____

DATE: DECEMBER 30, 2022

DRAWN BY: _____ MEC

CHECKED BY: _____ MEC

SHEET NO. _____



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	February 15, 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

4015 Bee Cave Road - Discussion/Recommendation on a variance request for a building setback encroachment for a wooden pedestrian bridge (Section 22.03.281 of the West Lake Hills Code). Applicant Chris Seebach with Trinity Episcopal School.

Recommendation

Staff recommends approval of the proposed variance as the request allows for the safest access to the properties for students, faculty, and families.

Zoning and Planning Commission Action (Section [38.05.094\(e\)](#)):

(1) *Recommendation. After all public input has been received and the public hearing is closed, the zoning and planning commission shall make its final report to the city council on the proposed zoning request and state its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the comprehensive plan. The zoning and planning commission may recommend:*

- (A) *Approval of the request as submitted by the applicant;*
- (B) *Approval of the request subject to specified conditions; or*
- (C) *Disapproval of the request.*

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Trinity Episcopal School (F0 Properties LLC)
Legal Description: Lot 1 Evans Charles Confirming Plat
Lot Size: 2.3090 acres (100,580.00 square feet)
Zoning: B1 – Business 1

The site is surrounded by non-residential uses. Schools on two sides, offices on the other two sides.

Background & Analysis:

The applicant is seeking a variance to allow a wooden pedestrian bridge to be constructed from the existing trinity to construct a second story addition to an existing nonconforming residence. The bridge runs across two

properties owned by Trinity Episcopal School and will allow safe pedestrian passage between the two properties without crossing a creek or having to walk along Camp Craft Road.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The hardship that not having a walkway which joins both properties is an unsafe, often hazardous route for students/parents/faculty and staff walking to and from both campuses. Without the walkway, our community must walk through our main campus' busy parking lot, out to Campcraft Rd during heavy traffic times, and through our busy pre-school parking lot, then walk back the same way they came..
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
Due to the needed height of the elevated walkway, posts will be used for structural support, which minimizes the disruption of the existing terrain.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
One of the other alternatives that we've considered involves extending a walkway along the North side of the parking lot, but that still brings our community out to the right of way adjacent to Campcraft Rd, with very heavy traffic patterns. Having children walking along that right of way, is still an unsafe measure to get our community to and from either campus.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
An elevated walkway would be the safest direct route for students/parents/faculty & staff all the while keeping our community out of the right of way.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
Both properties are owned and operated by Trinity Episcopal School. The variance would not affect any other adjoining properties.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The elevated walkway would only affect both of our properties, currently owned by Trinity Episcopal School. There are no other adjoining properties that this would affect.

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.

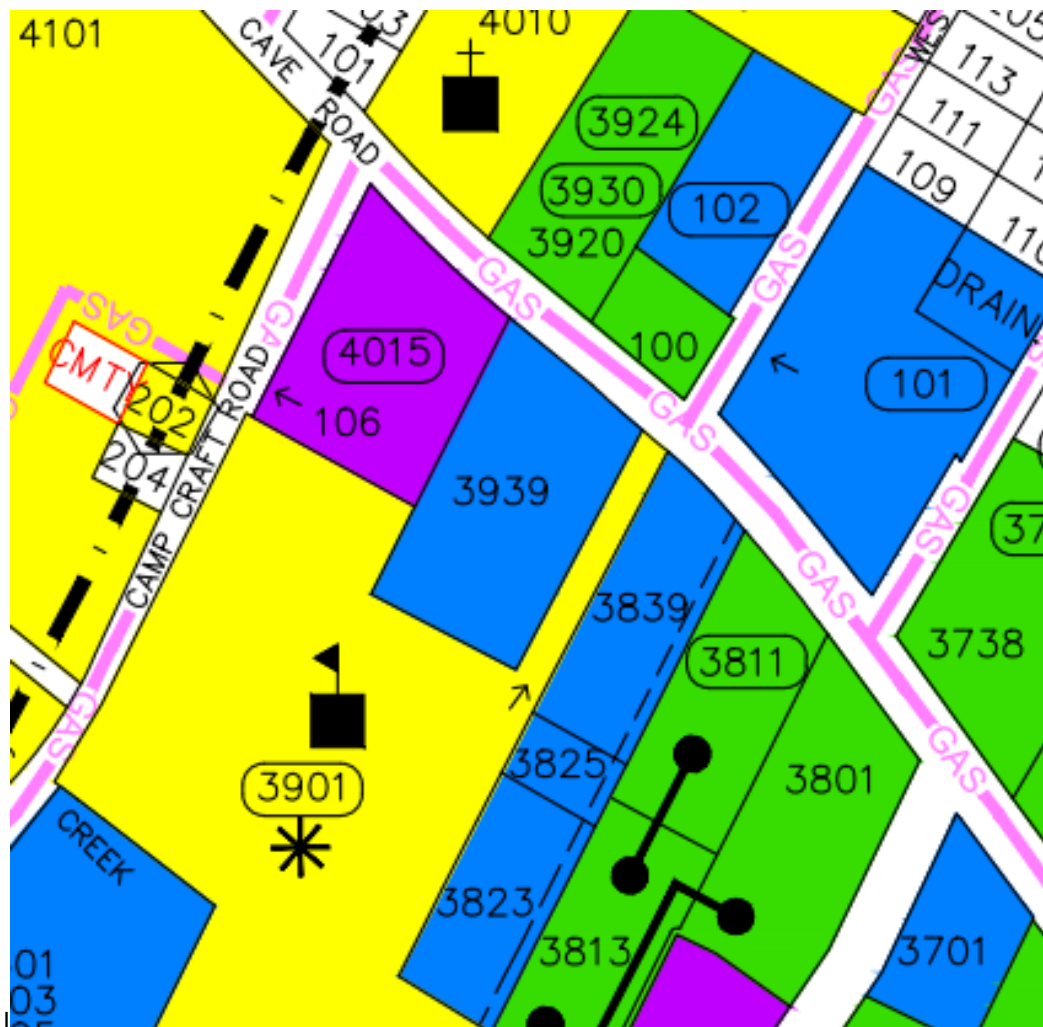
Comprehensive Planning Analysis

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:





Dear Chairman Meisel,

We have submitted a setback variance application for both properties owned by Trinity Episcopal School, 4015 Bee Caves Rd (Blue House Pre-School) and 3901 Bee Caves Rd (Trinity Episcopal School), in order to construct a safe, elevated walkway for our community to use when walking between both campuses. This elevated walkway encroaches the setback where both properties meet, and the proposed use of the walkway is to provide a non-hazardous path for students/parents/faculty & staff to use on a daily basis, which would eliminate our current campus wide hardship. Enclosed in the application you will find the survey(s) with the walkway called out, impervious coverage calculations, as well as the structural drawings stamped by Rik Haden, P.E. from Leap Structures, PLLC.

Faithfully,

Jennifer Morgan

Head of School

LEGEND

- WOOD FENCE
CHAIN LINK FENCE
UTILITY LINE
WROUGHT IRON FENCE
A/C UNIT
ELEC. BOX
ELEC. METER
TRAFFIC SIGNAL
GRATE INLET
GRINDER PUMP
WATER METER
8" PVC
TELECOMMUNICATIONS
IRON ROD FND.
PIPE FND.
UTILITY POLE
GUY ANCHOR
B.L. BUILDING LINE

RESUBDIVISION OF
PART OF LOT 15,
BARTON SPRINGS
ESTATES
TRACT-1

TREE TABLE

100	41" 4-T LIVE OAK
101	19.5" LIVE OAK
102	17" LIVE OAK
103	20.5" DBL SPANISH OAK
104	14.5" CEDAR
105	17" LIVE OAK
106	17" LIVE OAK
107	8" LIVE OAK
108	16" ELM
109	13" BURR OAK
110	27" DBL LIVE OAK
111	16" LIVE OAK
112	16" HACKBERRY
113	9" CEDAR
114	18.5" CEDAR
115	11" LIVE OAK
116	16.5"
117	12.5" CEDAR
118	11"
119	9.5" LIVE OAK
120	11"
121	14" CEDAR
122	14" CEDAR
123	10.5" LIVE OAK
124	10.5" LIVE OAK
125	20" LIVE OAK
126	12" SPANISH OAK
127	16.5" TRP SPANISH OAK
128	10" LIVE OAK
129	40" QUAD LIVE OAK
130	12.5" LIVE OAK
131	10.5" CHINABERRY
132	15.5" LIVE OAK
133	21" CEDAR
134	11" CEDAR
135	11" SPANISH OAK
136	19.5" SPANISH OAK
139	12" CEDAR
143	30" LIVE OAK
144	48" 4-T LIVE OAK
145	12" LIVE OAK
146	12.8" POST OAK
147	10.2" POST OAK
148	10.2" POST OAK
149	14" POST OAK
150	10.4" POST OAK
152	23" CHINABERRY
800	10.5" DBL SPANISH OAK
801	11" BURR OAK

IMPORTANT NOTICE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 1.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

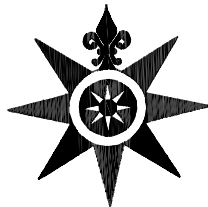
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No.	1	BLOCK	"-"
SECTION	-	PHASE	-
	TRAVIS	COUNTY, TEXAS	
CITY	-		

CURVE TABLE

①
C=S44°18'03"E 259.21'
A=259.40' R=1960.51'
(C=S44°23'E 259.19')
(A=259.38')

SUBDIVISION / ADDITION	CHARLES EVANS CONFIRMING PLAT
Book	-
Page(s)	249
Volume	82
Document No.	-
Reference:	-



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

By:	WW	Date:	04-08-22
FIELD WORK	WW		
DRAFTING	SCN		
SURVEY DATE:	04-12-22		
Job No.	03B07122		
SCALE:	1"=40'		

GENERAL NOTES

- If an inconsistency exists between specifications, plans, details, and these General Notes, the most stringent requirement shall govern. Specific detail drawings take precedence over general notes and typical details.
- These drawings represent the design intent for the finished structure. It is the Contractor's responsibility to determine means and methods of construction and to provide all measures necessary to protect the structure during construction. The design and provision of all temporary supports required for the execution of the Contract, such as excavation retention, guys, braces, shores, re-shores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in overstress or damage to the structure. Shoring drawings and calculations shall be sealed by a registered professional engineer and submitted to Architect and Engineer for review.

BUILDING CODES & REFERENCES STANDARDS

- All work shall be performed in accordance with the applicable sections of the governing building code, all local amendments, and all referenced standards listed below.
- Building Code: International Building Code (IBC) 2015 Edition, as adopted and amended by City of West Lake Hills, Texas.

SUBSTITUTION

- All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

DESIGN LOADS

- Live Loads
 - Walkways and Elevated Platforms (other than exitways) 60 psf
- Dead Loads include the self weight of the structural elements and the following superimposed loads
 - Wood Decking 3.5 psf
- Wind Lateral Load on Structural Frame is based on the following:
 - Ultimate Design Wind Speed, Vult (3-sec. gust) 115 mph
 - Nominal Design Wind Speed, Vsd (3-sec gust) 90 mph
- Risk Category II
- Wind Exposure B
- Ground Snow Load 5 psf
- Earthquake Loads
 - Seismic Lateral Load on Structural Frame is based on the following:
 - Seismic Importance Factor 1.0
 - Seismic Importance Category II
 - Seismic Occupancy Category II
 - Mapped Spectral Response Accelerations S/S = 0.063g
S/1 = 0.033g
 - Site Class B
 - Spectral Response Coefficients S/DS = 0.042g
S/D1 = 0.022g
- Seismic Design Category A

CAST-IN-PLACE CONCRETE

- Cast in place concrete shall meet the following requirements:

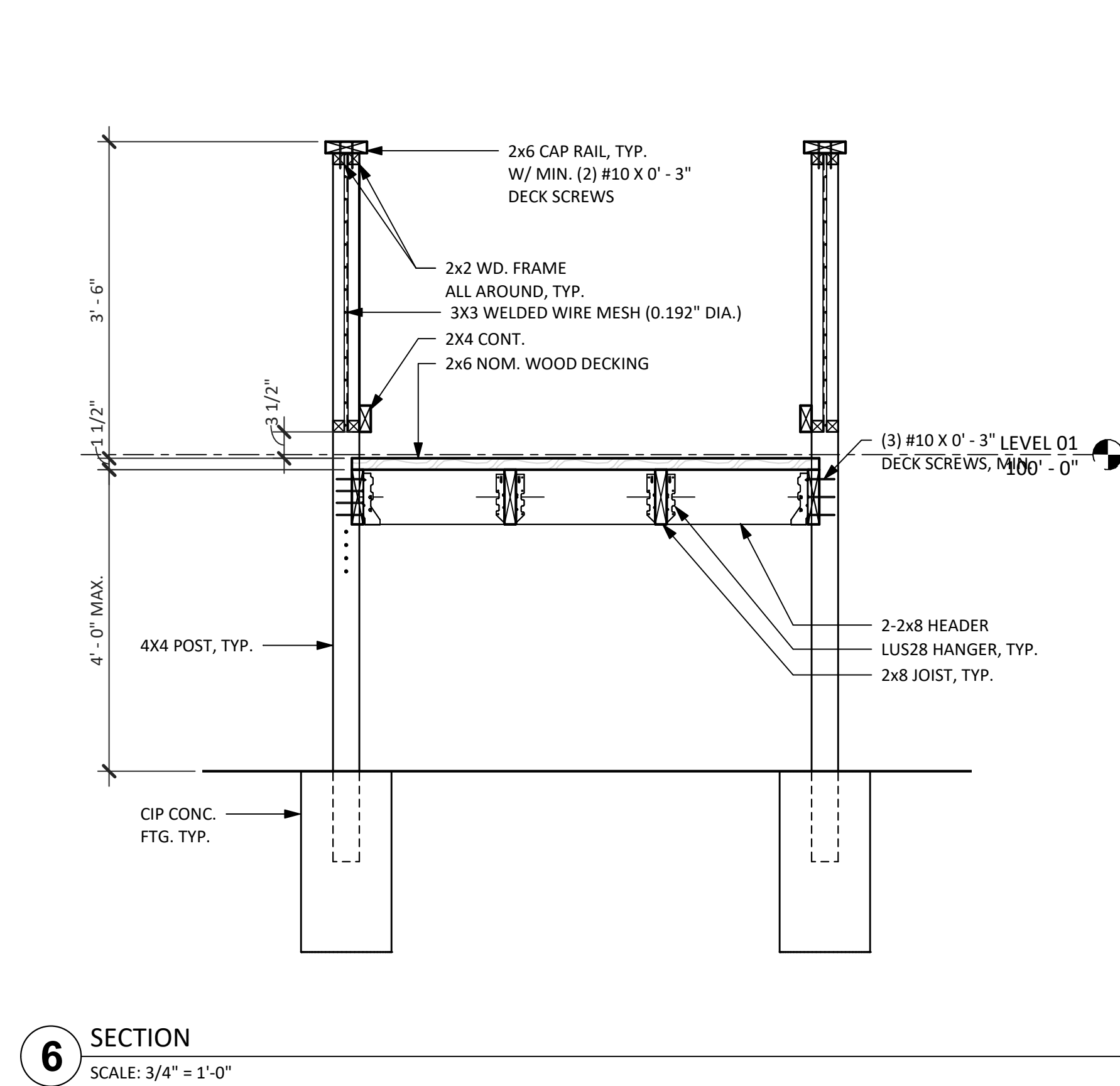
Type	28-Day Strength	Aggr. Type	Aggr. Max. Size	Max. W/C Ratio	Use
A	3,000 psi	Pea Gravel	3/8"	0.55	Footings

EXPANSION ANCHORS

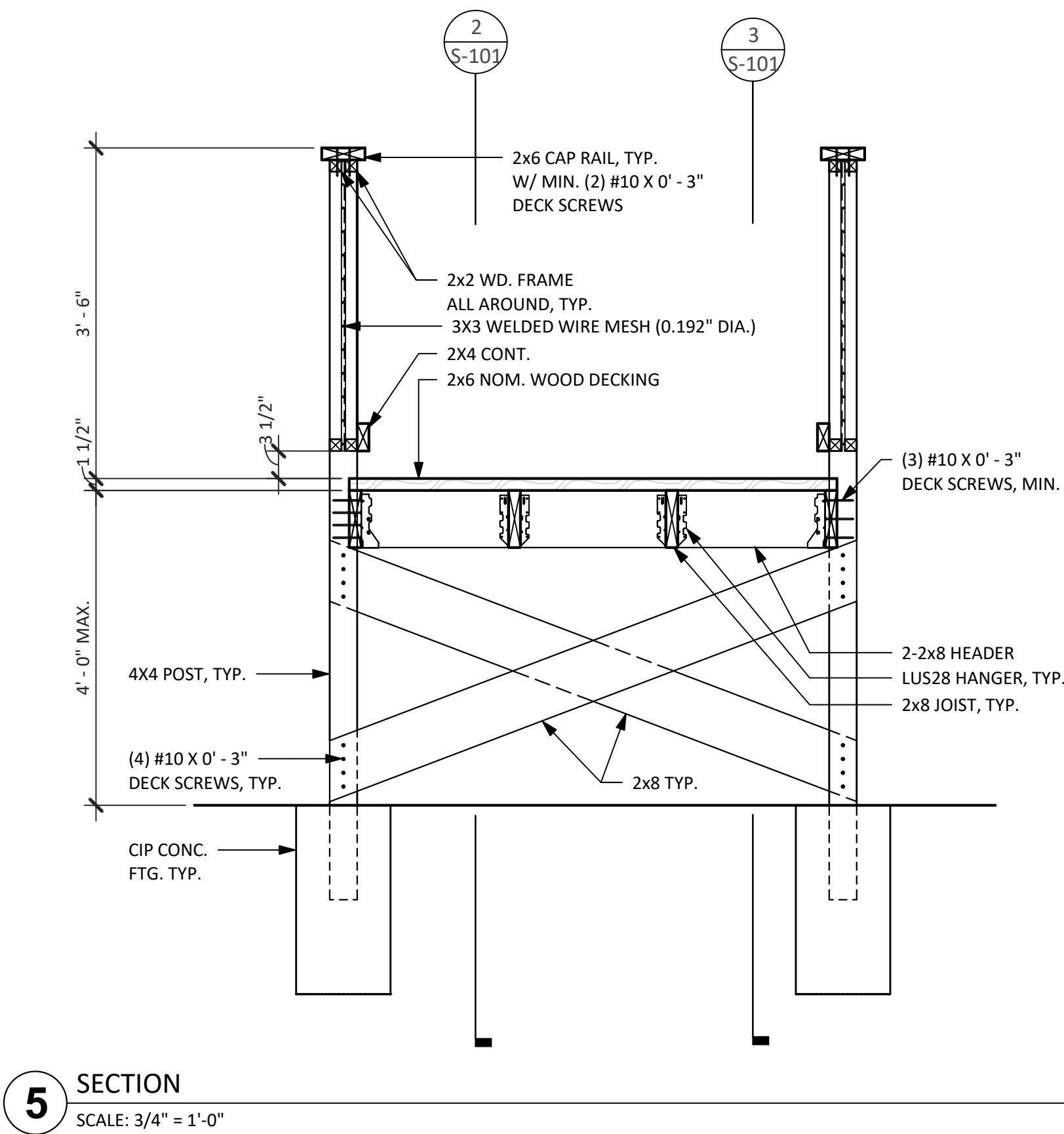
- Expansion anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
- Unless otherwise noted, size and depth of the expansion anchors specified in the drawings are based on the Hilti Fastening System products - Hilti Kwik Bolt T2.
- Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
- Expansion anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
- The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 1/2" from detailed locations to avoid conflicts, unless noted otherwise.
- Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
- Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
- All abandoned holes shall be filled with non-shrink grout.
- Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
- Installation of expansion anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed including application of minimum installation torques.

WOOD FRAMING

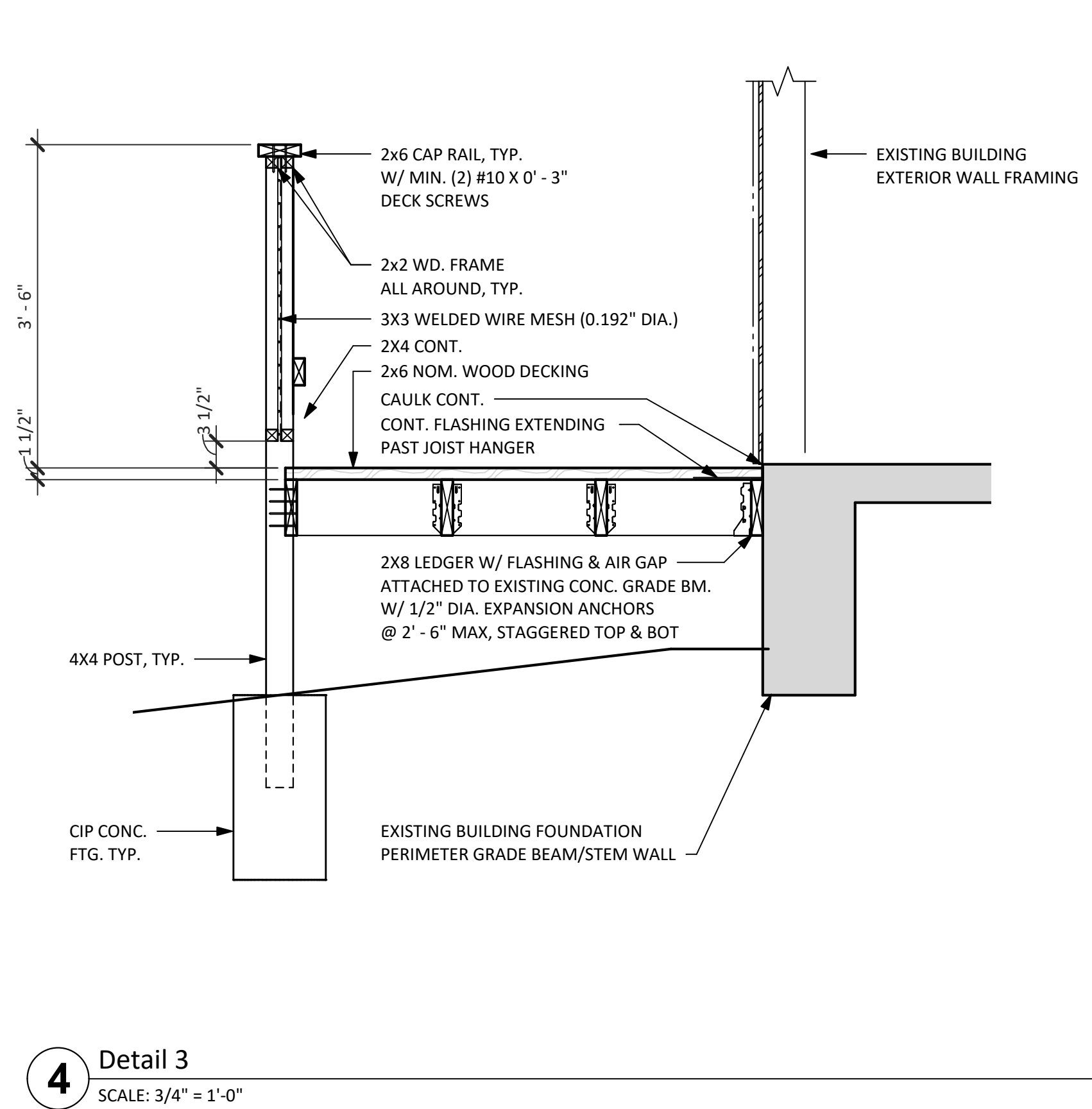
- Reference Standards:
 - IBC Chapter 23 "WOOD"
 - NDS 2005 National Design Specification for Wood Construction
- All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.
- Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Yellow Pine, except that non-loadbearing interior walls may be stud grade Southern Yellow Pine.
- Timber Connectors be Simpson Strong-tie as specified in the latest catalog. Connectors by other manufacturers may be substituted provided such connectors have the current ICC approval for equal or greater load capacities and is submitted for approval by the engineer of record. Connectors shall be installed per the manufacturer's directions.
 - Where straps are used as tie-downs, nail straps to wood just prior to drywall applications, as late as possible in the framing to allow wood shrinkage and allow the building to settle. This will minimize strap buckling and potential finish damage.
 - Where connectors are used in exposed or exterior applications, and when connectors are in contact with preservative treated (PT) lumber, connectors are to be hot dipped galvanized (HDG), mechanically galvanized (ASTM B695, Class 40 or greater) stainless steel, or zinc galvanizing equal or greater to ZMAX Simpson finish.
- Fasteners shall conform to IBC 2304.9 "Connection and Fasteners," unless otherwise noted. Nail according to IBC Section 2304.9.1. Nails shall be common. Alternate nails may be used upon review and approval by structural engineer of record. Staples for the nailing or rated sheathing is subject to review and approval by the structural engineer of record.
- All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.
- Moisture content of all sawn lumber shall have a maximum of 19%, with the exception of the pressure treated wood sill plate. Moisture content can be lower than 19%. Refer to architect's drawings and project specifications and with cladding installer for maximum recommended moisture content.
- Preservative Treated (PT) wood materials are to be used per IBC Section 2304.11. "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood Preservers Association (AWPA) for sawn lumber. Fasteners, anchors, and connectors touching treated wood shall be either stainless steel or hot-dipped galvanized per IBC section 2304.9.5.



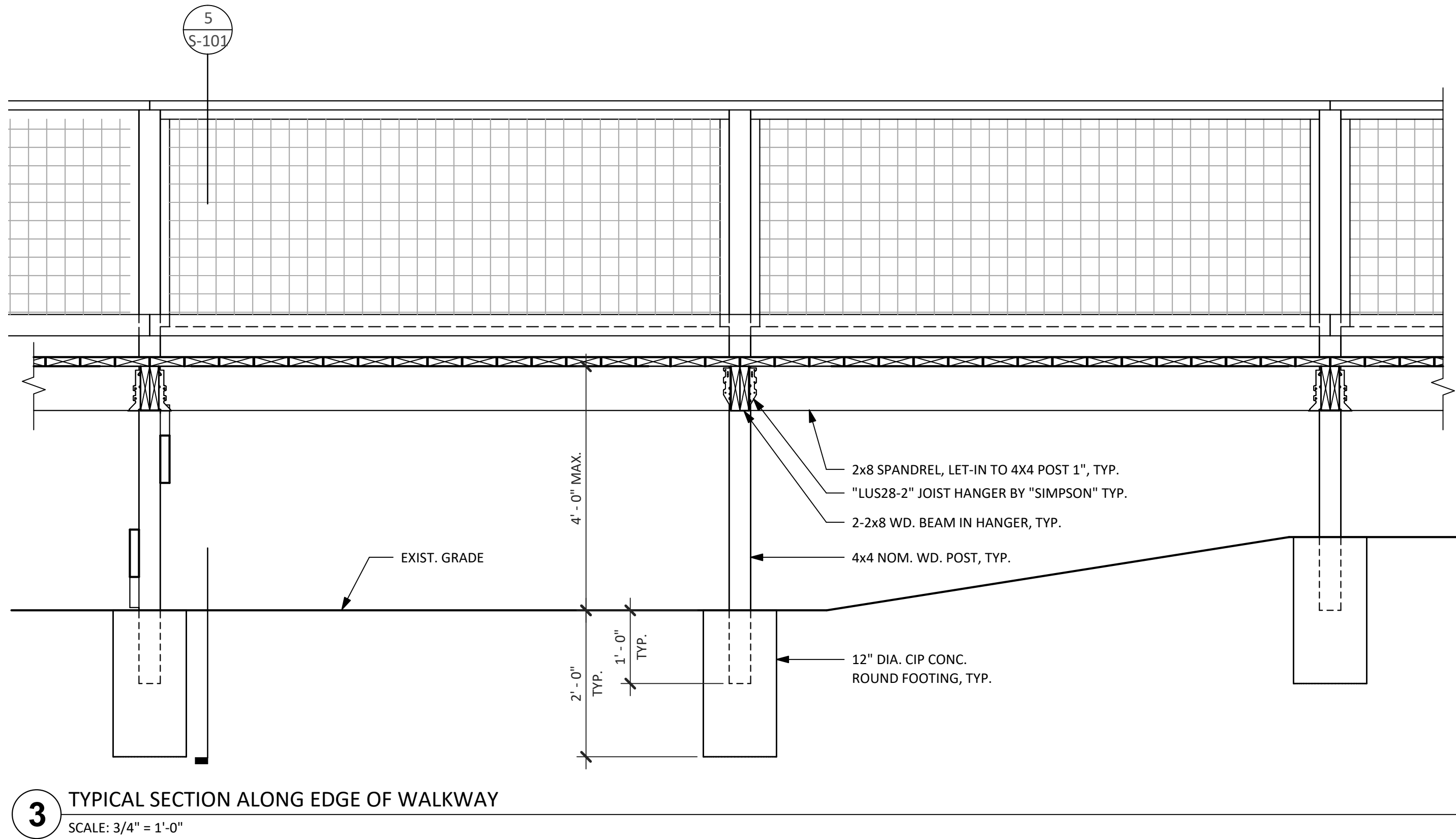
6 SECTION
SCALE: 3/4" = 1'-0"



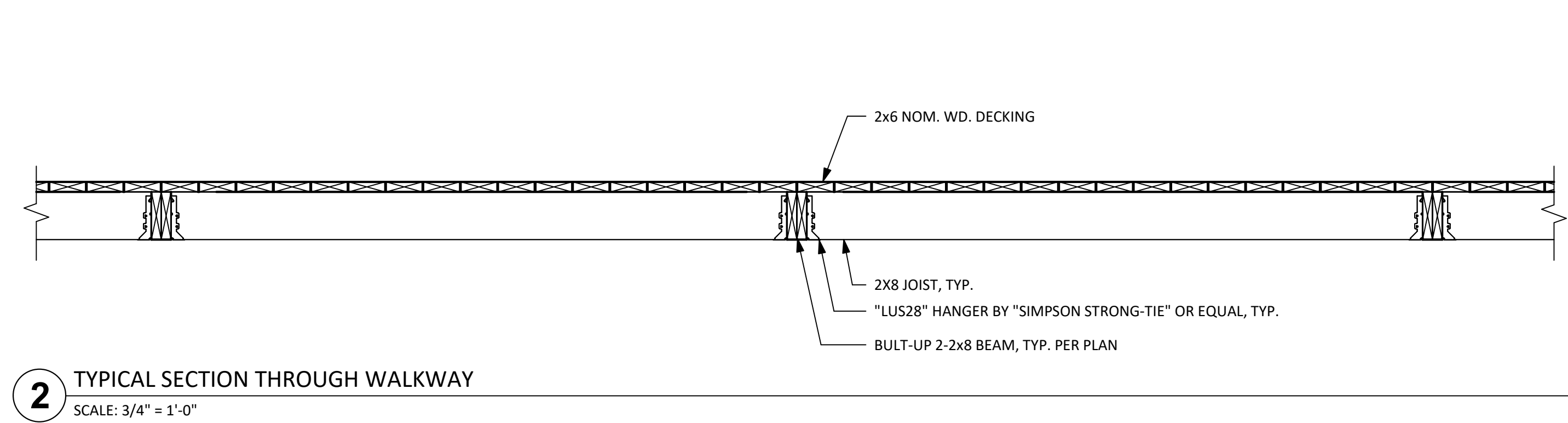
5 SECTION
SCALE: 3/4" = 1'-0"



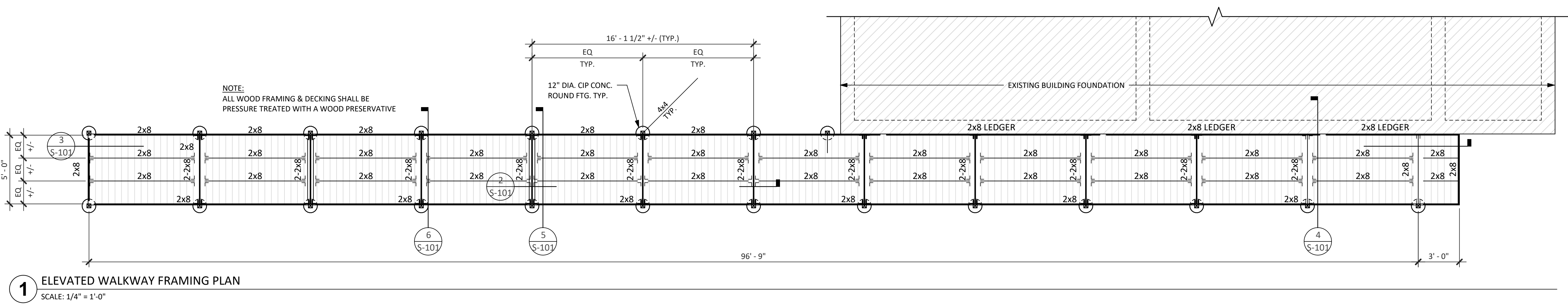
4 Detail 3
SCALE: 3/4" = 1'-0"



3 TYPICAL SECTION ALONG EDGE OF WALKWAY
SCALE: 3/4" = 1'-0"



2 TYPICAL SECTION THROUGH WALKWAY
SCALE: 3/4" = 1'-0"



1 ELEVATED WALKWAY FRAMING PLAN
SCALE: 1/4" = 1'-0"



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	February 15, 2023	Item Number:	6
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

3901 Bee Cave Road - Discussion/Recommendation on a variance request for a building setback encroachment for a wooden pedestrian bridge (Section 22.03.281 of the West Lake Hills Code). Applicant Chris Seebach.

Recommendation

Staff recommends approval of the proposed variance as the request allows for the safest access to the properties for students, faculty, and families.

Zoning and Planning Commission Action (Section [38.05.094\(e\)](#)):

(1) *Recommendation. After all public input has been received and the public hearing is closed, the zoning and planning commission shall make its final report to the city council on the proposed zoning request and state its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the comprehensive plan. The zoning and planning commission may recommend:*

- (A) *Approval of the request as submitted by the applicant;*
- (B) *Approval of the request subject to specified conditions; or*
- (C) *Disapproval of the request.*

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Austin Trinity School

Legal Description: Lot 1B Barton Springs Estates, Amended, Tract 2 Resubdivision of Part of Lot 15 and 1, McClure Subdivision and Part of Tract 1 Lamplighter Subdivision

Lot Size: 15.2050 acres (662,329.00 square feet)

Zoning: GUI – Government, Utility, Institutional (with PDD)

The site is surrounded by non-residential uses including school and office uses.

Background & Analysis:

The applicant is seeking a variance to allow a wooden pedestrian bridge to be constructed from the existing trinity to construct a second story addition to an existing nonconforming residence. The bridge runs across two properties owned by Trinity Episcopal School and will allow safe pedestrian passage between the two properties without crossing a creek or having to walk along Camp Craft Road.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The hardship that not having a walkway which joins both properties is an unsafe, often hazardous route for students/parents/faculty and staff walking to and from both campuses. Without the walkway, our community must walk through our main campus' busy parking lot, out to Campcraft Rd during heavy traffic times, and through our busy pre-school parking lot, then walk back the same way they came..
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
Due to the needed height of the elevated walkway, posts will be used for structural support, which minimizes the disruption of the existing terrain..
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
One of the other alternatives that we've considered involves extending a walkway along the North side of the parking lot, but that still brings our community out to the right of way adjacent to Campcraft Rd, with very heavy traffic patterns. Having children walking along that right of way, is still an unsafe measure to get our community to and from either campus.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
An elevated walkway would be the safest direct route for students/parents/faculty & staff all the while keeping our community out of the right of way.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
Both properties are owned and operated by Trinity Episcopal School. The variance would not affect any other adjoining properties.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The elevated walkway would only affect both of our properties, currently owned by Trinity Episcopal School. There are no other adjoining properties that this would affect.

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.

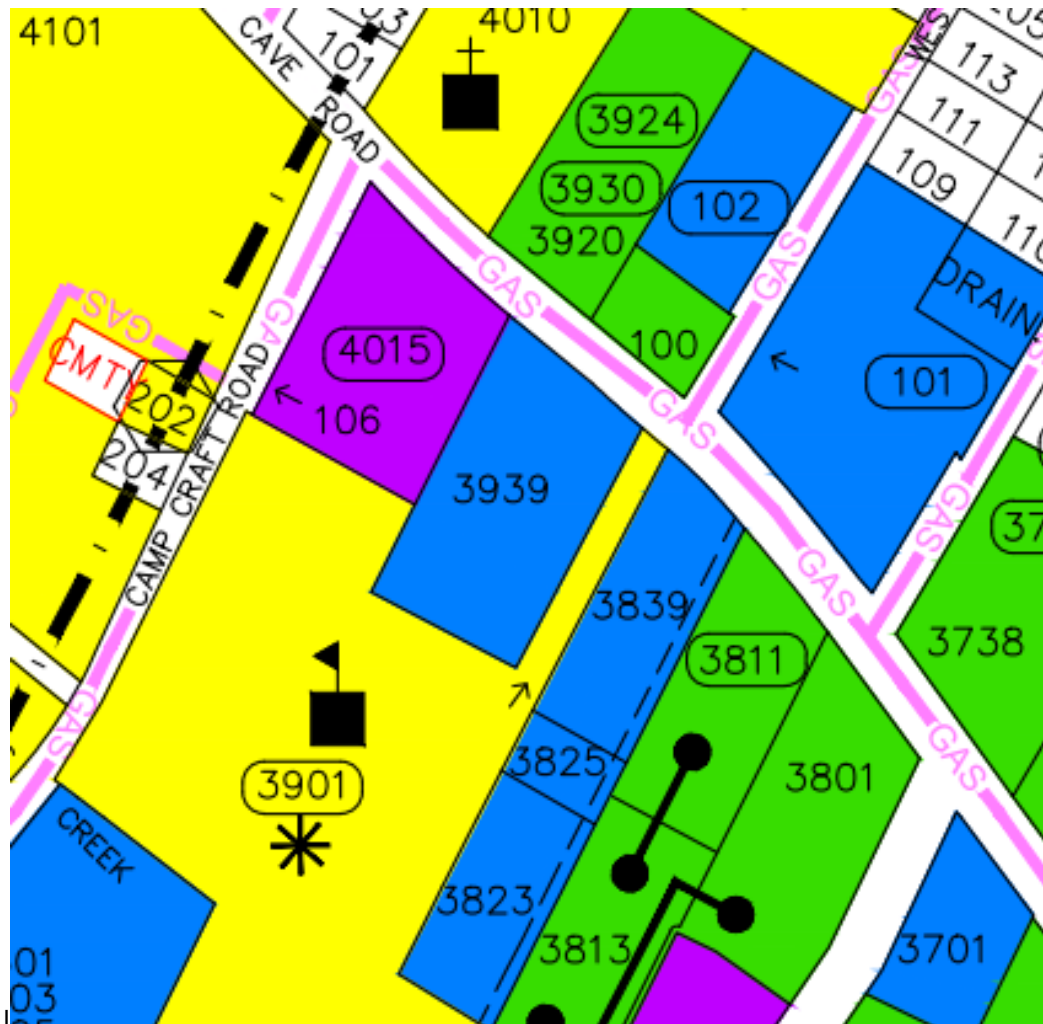
Comprehensive Planning Analysis

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:



Approved By

Signature

Date

Department Head

Signature

Date

City Administrator



Dear Chairman Meisel,

We have submitted a setback variance application for both properties owned by Trinity Episcopal School, 4015 Bee Caves Rd (Blue House Pre-School) and 3901 Bee Caves Rd (Trinity Episcopal School), in order to construct a safe, elevated walkway for our community to use when walking between both campuses. This elevated walkway encroaches the setback where both properties meet, and the proposed use of the walkway is to provide a non-hazardous path for students/parents/faculty & staff to use on a daily basis, which would eliminate our current campus wide hardship. Enclosed in the application you will find the survey(s) with the walkway called out, impervious coverage calculations, as well as the structural drawings stamped by Rik Haden, P.E. from Leap Structures, PLLC.

Faithfully,

Jennifer Morgan

Head of School

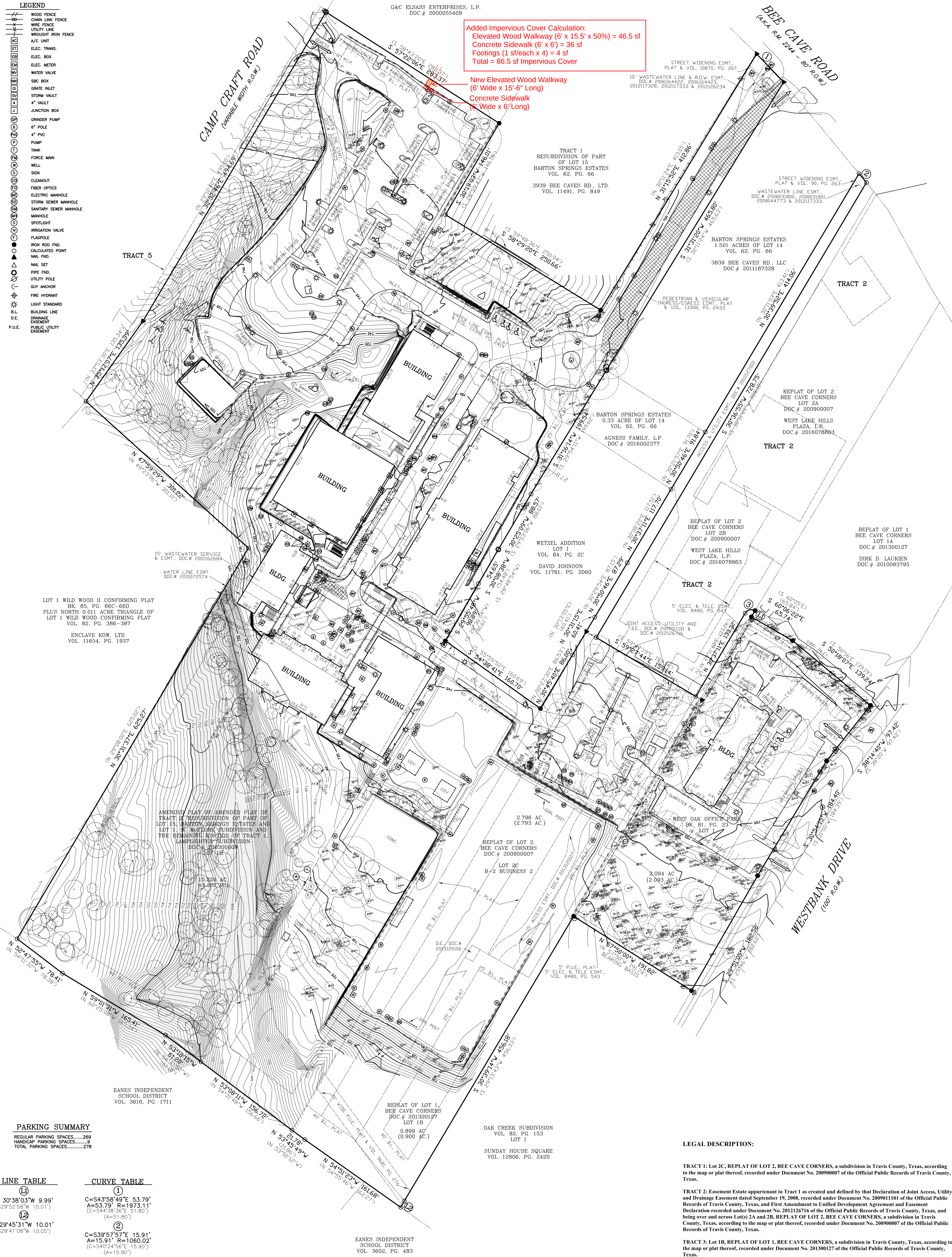
SCALE: 1"=60'



ALTA/NSPS LAND TITLE SURVEY

-OF-
TRINITY EPISCOPAL SCHOOL
WEST LAKE HILLS, TEXAS
TOTAL ACREAGE AS SURVEYED - 21.013 ACRES

LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	UTILITY LINE
	WROUGHT IRON FENCE
	A/C UNIT
	ELEC. TRANS.
	ELEC. BOX
	ELEC. METER
	WATER VALVE
	SBC BOX
	GRATE INLET
	STORM VAULT
	4" VAULT
	JUNCTION BOX
	GRINDER PUMP
	6" POLE
	4" PVC
	PUMP
	TANK
	FORCE MAIN
	WELL
	SIGN
	CLEANOUT
	FIBER OPTICS
	ELECTRIC MANHOLE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	MANHOLE
	SPOTLIGHT
	IRRIGATION VALVE
	FLAGPOLE
	IRON ROD FND.
	CALCULATED POINT
	NAIL FND.
	NAIL SET
	PIPE FND.
	UTILITY POLE
	GUY ANCHOR
	FIRE HYDRANT
	LIGHT STANDARD
	BUILDING LINE
	DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT
	B.L.
	D.E.
	P.U.E.



PARKING SUMMARY	
REGULAR PARKING SPACES.....	269
HANDICAP PARKING SPACES.....	9
TOTAL PARKING SPACES.....	278

LINE TABLE	CURVE TABLE
⑪ S 30°38'03"W 9.99' (S29°52'58"W 10.01')	① C=543°58'49"E 53.79' A=53.79' R=1973.11' (C=544°38'36"E 51.80') (A=51.80')
⑫ S 29°45'31"W 10.01' (S29°41'08"W 10.05')	② C=539°57'57"E 15.91' A=15.91' R=1060.02' (C=540°24'56"E 15.90') (A=15.90')
	③ C=N75°29'38"E 14.08' A=15.62' R=10.00' (C=N74°21'14"E 14.18') (A=15.76')

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN, TX 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

LEGAL DESCRIPTION:

TRACT 1: Lot 2C, REPLAT OF LOT 2, BEE CAVE CORNERS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200900007 of the Official Public Records of Travis County, Texas.

TRACT 2: Easement Estate appurtenant to Tract 1 as created and defined by that Declaration of Joint Access, Utility and Drainage Easement dated September 19, 2008, recorded under Document No. 200901101 of the Official Public Records of Travis County, Texas, and First Amendment to Unified Development Agreement and Easement Declaration recorded under Document No. 201212676 of the Official Public Records of Travis County, Texas, and being over and across Lot(s) 2A and 2B, REPLAT OF LOT 2, BEE CAVE CORNERS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200900007 of the Official Public Records of Travis County, Texas.

TRACT 3: Lot 1B, REPLAT OF LOT 1, BEE CAVE CORNERS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201300127 of the Official Public Records of Travis County, Texas.

TRACT 4: Lot 1B, AMENDED PLAT OF AMENDED PLAT OF TRACT 2, RESUBDIVISION OF PART OF LOT 15, BARTON SPRINGS ESTATES AND LOT 1, M. MCCLURE SUBDIVISION AND THE REMAINING PORTION OF TRACT 1, LAMPLIGHTER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200300009 of the Official Public Records of Travis County, Texas.

TRACT 5: Easement Estate appurtenant to Tract 4 for access reserved in Deed dated August 14, 1974 and recorded in Volume 5054, Page 1831 of the Deed Records of Travis County, Texas, and being over and across that portion of Tract 1, LAMPLIGHTER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 65, Page(s) 68 of the Plat Records of Travis County, Texas, conveyed therein.

TRACT 6: Lot 1, WEST OAK OFFICE PARK, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 81, Page(s) 23 of the Plat Records of Travis County, Texas.

FIELD WORK	By	Date
DRAWING	WW	01-26-18
SURVEY DATE:	SCN	01-26-18
JOB NO.		1180216
SCALE:		1"=60'

LEGAL DESCRIPTION:

TRACT 1: Lot 2C, REPLAT OF LOT 2, BEE CAVE CORNERS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200900007 of the Official Public Records of Travis County, Texas.

TRACT 2: Easement Estate appurtenant to Tract 1 as created and defined by that Declaration of Joint Access, Utility and Drainage Easement dated September 19, 2008, recorded under Document No. 2009011101 of the Official Public Records of Travis County, Texas, and First Amendment to Unified Development Agreement and Easement Declaration recorded under Document No. 2012126716 of the Official Public Records of Travis County, Texas, and being over and across Lot(s) 2A and 2B, REPLAT OF LOT 2, BEE CAVE CORNERS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200900007 of the Official Public Records of Travis County, Texas.

TRACT 3: Lot 1B, REPLAT OF LOT 1, BEE CAVE CORNERS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201300127 of the Official Public Records of Travis County, Texas.

TRACT 4: Lot 1B, AMENDED PLAT OF AMENDED PLAT OF TRACT 2, RESUBDIVISION OF PART OF LOT 15, BARTON SPRINGS ESTATES AND LOT 1, M. MCCLURE SUBDIVISION AND THE REMAINING PORTION OF TRACT 1, LAMPLIGHTER SUBDIVISION a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200300009 of the Official Public Records of Travis County, Texas.

TRACT 5: Easement Estate appurtenant to Tract 4 for access reserved in Deed dated August 14, 1974 and recorded in Volume 5054, Page 1031 of the Deed Records of Travis County, Texas, and being over and across that portion of Tract 1, LAMPLIGHTER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 65, Page(s) 68 of the Plat Records of Travis County, Texas, conveyed therein.

TRACT 6: Lot 1, WEST OAK OFFICE PARK, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 81, Page(s) 23 of the Plat Records of Travis County, Texas.

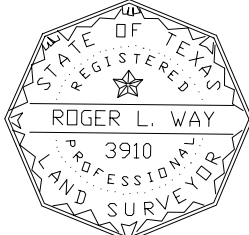
SURVEYOR'S CERTIFICATION:

TO AUSTIN TRINITY SCHOOL; F5 PROPERTIES, LLC; HERITAGE TITLE COMPANY OF AUSTIN, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO. 1,2,4,5,7(a),8,9,11,13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2017.

DATE OF PLAT OR MAP: JANUARY 26, 2018.

ROGER L. WAY
R.P.L.S. NO. 3910
1714 FORTVIEW ROAD-SUITE 200
AUSTIN, TEXAS 78704



ITEMS CORRESPONDING TO SCHEDULE B:

a. Street widening easement 10 feet in width along the northeast property line(s), as shown by the Plat recorded in Volume 90, Page(s) 263-264 of the Plat Records of Travis County, Texas. (TRACTS 1 AND 2) - DOES AFFECT, AS SHOWN

b. Drainage easement and building setback varying in width along the rear portion of property line and traversing subject property line, as shown by the Plat(s) recorded in Volume 90, Page(s) 263-264 of the Plat Records and Document No. 200900007 of the Official Public Records, both of Travis County, Texas. (TRACTS 1 AND 2) - DOES AFFECT, AS SHOWN

c. Building setback 25 feet in width along the northwest (and narrowing) and most easterly property line(s), as shown on the Plat(s) recorded in Volume 90, Page(s) 263-264 of the Plat Records and Document No. 200900007 of the Official Public Records, both of Travis County, Texas. (TRACTS 1 AND 2) - DOES AFFECT, AS SHOWN

d. Building setback 25 feet in width along the westerly property line(s) and building setback 80 feet in width along Bee Cave Road property line, as shown on the Plat(s) recorded in Volume 90, Page(s) 263-264 of the Plat Records and Document No. 200900007 of the Official Public Records, both of Travis County, Texas. (TRACTS 1 AND 2) - DOES AFFECT, AS SHOWN

e. Public utilities easement granted to the City of Westlake, by instrument dated April 30, 1986, recorded in Volume 9681, Page 276 of the Real Property Records of Travis County, Texas. (TRACTS 1, 2 AND 3) - DOES AFFECT, AS SHOWN

f. The terms, conditions and stipulations set out in that certain Lease Agreement dated September 30, 1998, executed by and between Louie Westlake L.P., as Lessor(s) and Bank One, Texas, National Association, as Lessee(s), evidenced by Memorandum of Lease recorded in Volume 13279, Page 3910 of the Real Property Records of Travis County, Texas. (TRACTS 1 AND 2) - NOT A SURVEY RELATED ITEM

g. Watercourse Line Easement and Right-of-Way easement granted to the City of West Lake Hills, Texas, a Texas general law municipal corporation, by instrument dated February 15, 2008, recorded under Document No. 2008011801 of the Official Public Records of Travis County, Texas, said easement having been assigned to Lower Colorado River Authority by document recorded under Document No. 2008011801, corrected by Document No. 2008044773 of the Official Public Records of Travis County, Texas and further assigned to the City of West Lake Hills, Texas by Assignment of Easements recorded under Document No. 2012117333 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - DOES AFFECT, AS SHOWN

h. The terms, conditions and stipulations set out in that certain Lease Agreement, by and between Austin Valuation Consultants, a limited partnership, as Tenant, and 3811 Bee Caves General Partnership, as Landlord, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded under Document No. 2005174842 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - NOT A SURVEY RELATED ITEM

i. The terms, conditions and stipulations set out in that certain Lease Agreement, by and between Bank One, Texas, National Association, as Tenant, and 3811 Bee Caves General Partnership, as Landlord, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded under Document No. 2005174842 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - NOT A SURVEY RELATED ITEM

j. The terms, conditions and stipulations set out in that certain Lease Agreement, by and between Siskion & Siegle, P.L.L.C., as Tenant, and 3811 Bee Caves General Partnership, as Landlord, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded under Document No. 2005174842 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - NOT A SURVEY RELATED ITEM

k. The terms, conditions and stipulations set out in that Lease Agreement, by and between Residential Resources, L.P., as Tenant, and 3811 Bee Caves General Partnership, as Landlord, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded under Document No. 2005174842 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - NOT A SURVEY RELATED ITEM

l. The terms, conditions and stipulations set out in that certain Lease Agreement, by and between Vertex Software Corporation, as Tenant, and 3811 Bee Caves General Partnership, as Landlord, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded under Document No. 2005174844 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - NOT A SURVEY RELATED ITEM

m. The terms, conditions and stipulations set out in that certain Declaration of Joint Access, Utility and Drainage Easement dated September 19, 2008, recorded under Document No. 2009011101 of the Official Public Records of Travis County, Texas, and First Amendment to Unified Development Agreement and Easement Declaration recorded under Document No. 2012126716 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - SUBJECT TO EASEMENT RIGHTS

n. The terms, conditions and stipulations set out in that certain Declaration of Easements and Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities dated July 23, 2008, recorded under Document No. 2009011102 of the Official Public Records of Travis County, Texas, and First Amendment to Unified Development Agreement and Easement Declaration recorded under Document No. 2012126716 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - SUBJECT TO EASEMENT RIGHTS

o. The terms, conditions and stipulations of that certain Watercourse Easement dated June 21, 2012, recorded under Document No. 2012127000 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - SUBJECT TO, AS SHOWN

p. The terms, conditions and stipulations of that certain Stormwater Drainage Easement dated June 21, 2012, recorded under Document No. 2012127001 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - SUBJECT TO, AS SHOWN

q. The terms, conditions and stipulations of that certain Access and Utility Easement dated June 21, 2012, recorded under Document No. 2012127002 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) - SUBJECT TO, AS SHOWN

r. The terms, conditions and stipulations of that certain Post-Closing Agreement dated July 27, 2012, recorded under Document No. 2012127006 of the Official Public Records of Travis County, Texas. (TRACTS 1, 2 AND 3) - NOT A SURVEY RELATED ITEM

s. Building setback 25 feet in width along the northwest, northeast and southeast property line(s), as shown on the Plat recorded in Volume 90, Page(s) 263-264 of the Plat Records of Travis County, Texas and Document No. 201300127 of the Official Public Records of Travis County, Texas. (TRACT 3) - SUBJECT TO, AS SHOWN

t. Building setback 40 feet in width along the rear (southwesterly) property line(s), as shown on the Plat recorded in Volume 90, Page(s) 263-264 of the Plat Records of Travis County, Texas and Document No. 201300127 of the Official Public Records of Travis County, Texas. (TRACT 3) - SUBJECT TO, AS SHOWN

u. The terms, conditions and stipulations set out in that certain Deed Recordation Affidavit Edwards Aquifer Protection Plan dated November 1, 2007, recorded under Document No. 2007202991 of the Official Public Records of Travis County, Texas. (TRACT 3) - NOT A SURVEY RELATED ITEM

v. Permanent access easement granted to City of West Lake Hills, Texas, by instrument dated March 11, 2013, recorded under Document No. 2013120107 of the Official Public Records of Travis County, Texas. (TRACT 3) - SUBJECT TO, AS SHOWN

w. The terms, conditions and stipulations of that certain Declaration of Easements and Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities dated April 17, 2013, recorded under Document No. 2013120105 of the Official Public Records of Travis County, Texas. (TRACT 3) - SUBJECT TO, AS SHOWN

x. Drainage easement granted to City of West Lake Hills, Texas, by instrument dated March 11, 2013, recorded under Document No. 2013120106 of the Official Public Records of Travis County, Texas. (TRACT 3) - SUBJECT TO, AS SHOWN

y. The terms, conditions and stipulations and rights retained in that certain Special Warranty Deed dated July 30, 2013, recorded under Document No. 2013143161 of the Official Public Records of Travis County, Texas. (TRACT 3) - NOT A SURVEY RELATED ITEM

z. Oil and Gas Lease dated September 11, 1937 recorded in Volume 574, Page 388 of the Deed Records of Travis County, Texas, executed by and between Effie Brown Washington, et al, Lessor and J.H. Gray, Lessee. (TRACTS 4 AND 5) - NOT A SURVEY RELATED ITEM

aa. Street widening easement granted to the City of West Lake Hills, by instrument dated January 12, 1989, recorded in Volume 10870, Page 207 of the Real Property Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

bb. Water line easement granted to the Travis County Water Control & Improvement District No. 10, by instrument dated November 9, 1998, recorded in Volume 13308, Page 2419 of the Real Property Records of Travis County, Texas, as further affected by Partial Release of Easement recorded under Document No. 2010073157 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

cc. Recreational Easement Agreement between 3901, Ltd., a Texas limited partnership and Loff Johnson Ford, Inc., a Texas corporation, dated May 29, 1998, recorded in Volume 13308, Page 2433 of the Real Property Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

dd. Electric utility easement granted to the City of Austin, by instrument dated September 7, 2000, recorded under Document No. 2000147987 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, BLANKET-TYPE

ee. Agreement Regarding Wastewater Service and Easement dated September 18, 2001 by and between Trinity Episcopal School of Austin, a Texas non-profit corporation for the benefit of Enclave KOW, Ltd., a Texas limited partnership, recorded in Document No. 2001162684 of the Official Public Records of Travis County, Texas. (TRACT 4) - NOT A SURVEY RELATED ITEM

ff. Drainage easement varying in width along the rear property line(s), as shown by the Plat recorded in Volume 86, Page(s) 1378 of the Plat Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

gg. Terms, conditions and stipulations of that certain Edwards Aquifer Protection Plan approved August 14, 2001, evidenced by Affidavit recorded under Document No. 2001135896 of the Official Public Records of Travis County, Texas. (TRACT 4) - NOT A SURVEY RELATED ITEM

hh. Building setback requirements as set out on Plat recorded in Volume 86, Page(s) 1378 of the Plat Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

ii. All building setback requirements as set out on Plat(s) recorded in Document No(s). 200100295 and 200300009 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

jj. The terms, conditions and stipulations set out in that certain Certification of OSSF Requiring Maintenance recorded under Document No. 2003119149 of the Official Public Records of Travis County, Texas. (TRACT 4) - NOT A SURVEY RELATED ITEM

kk. Wastewater line and right-of-way easement granted to the City of West Lake Hills, Texas, by instrument dated May 18, 2006, recorded under Document No. 2006164422 of the Official Public Records of Travis County, Texas. Said easement having been assigned to Lower Colorado River Authority by instrument recorded under Document No. 2006164423 of the Official Public Records of Travis County, Texas, corrected by Document No. 2012117328 and further assigned to the City of West Lake Hills by Assignment of Easements recorded under Document No. 2012117333 and 2012126214 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

ll. Water line easement granted to Travis County Water Control & Improvement District No. 10, by instrument dated May 20, 2010, recorded under Document No. 2010072573 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

mm. Water line easement granted to Travis County Water Control & Improvement District No. 10, by instrument dated May 20, 2010, recorded under Document No. 2010072574 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

nn. Water line easement granted to Travis County Water Control & Improvement District No. 10, by instrument dated May 20, 2010, recorded under Document No. 2010072575 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

oo. Electric utility easement granted to the City of Austin, by instrument dated October 5, 2010, recorded under Document No. 2010148708 of the Official Public Records of Travis County, Texas. (TRACT 4) - SUBJECT TO, AS SHOWN

pp. The terms, conditions and stipulations of that certain Edwards Aquifer Protection Plan referred to Deed Recordation Affidavit dated June 21, 2010, recorded under Document No. 2010088368 of the Official Public Records of Travis County, Texas. (TRACT 4) - NOT A SURVEY RELATED ITEM

qq. Public utility easement 5 feet in width along the northeast and southwest property line(s), as shown by the Plat(s) recorded in Volume 81, Page 23 of the Plat Records of Travis County, Texas. (TRACT 6) - SUBJECT TO, AS SHOWN

rr. Building setback 30 feet in width along the street side property line(s), as shown by the Plat(s) recorded in Volume 81, Page 23 of the Plat Records of Travis County, Texas. (TRACT 6) - SUBJECT TO, AS SHOWN

ss. The right of ingress and egress across the subject property as reserved in Partition Deed recorded in Volume 5423, Page 159 of the Deed Records of Travis County, Texas, corrected in Correction Partition Deed recorded in Volume 6706, Page 2124 of the Deed Records of Travis County, Texas. (TRACT 6) - NOT A SURVEY RELATED ITEM

tt. Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated October 25, 1982, recorded in Volume 7929, Page 512 of the Deed Records of Travis County, Texas. (TRACT 6) - SUBJECT TO, AS SHOWN

uu. Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated January 30, 1984, recorded in Volume 8480, Page 543 of the Deed Records of Travis County, Texas. (TRACT 6) - SUBJECT TO, AS SHOWN

vv. The terms, conditions and stipulations of that certain Stormwater Detention Agreement dated November 18, 2013, recorded under Document No. 2013206067 of the Official Public Records of Travis County, Texas. (TRACTS 1, 2 AND 3) - NOT A SURVEY RELATED ITEM

ww. Temporary Construction Easement granted to the State of Texas, by instrument dated March 11, 2015, recorded under Document No. 2015038988 of the Official Public Records of Travis County, Texas. (TRACTS 1, 2 AND 4) - SUBJECT TO EASEMENT RIGHTS

xx. Temporary Construction Easement granted to the State of Texas, by instrument dated April 6, 2015, recorded under Document No. 2015117966 of the Official Public Records of Travis County, Texas. (TRACT 2) - SUBJECT TO EASEMENT RIGHTS

yy. Subject property does not have access to a dedicated roadway; rights of ingress and egress are not insured. (TRACT 3) - NOT A SURVEY RELATED ITEM

zz. Subject property lies within the boundaries of Travis County Water Control and Improvement District No. 10. (ALL TRACTS) - NOT A SURVEY RELATED ITEM

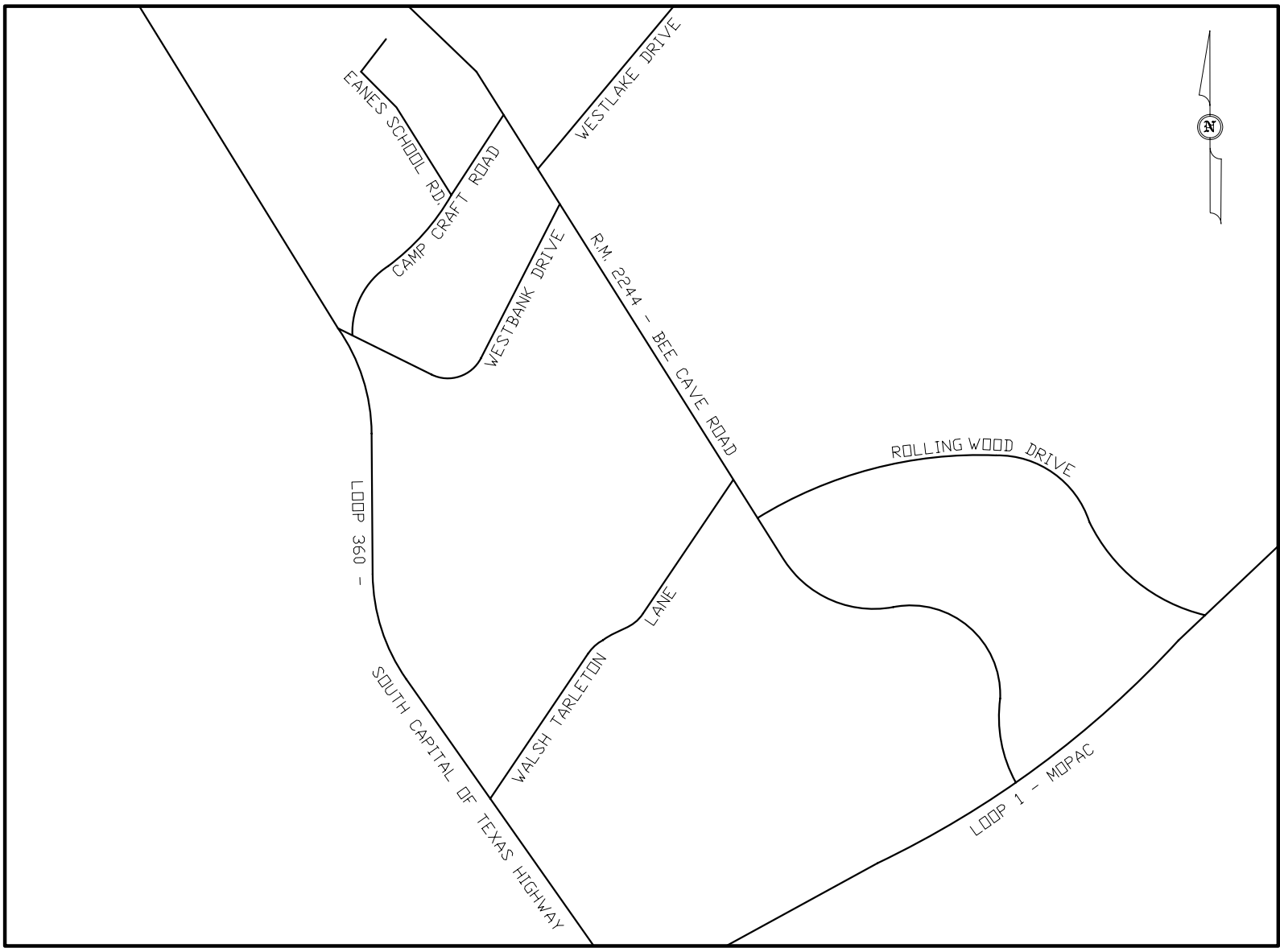
aaa. Lawsuit filed by the City of Austin in the District Court of Travis County, 126th Judicial District, on August 24, 2015 as Cause No. D-1-GN-JS-003492, and any lien of supplemental or additional taxes for tax year 2015 and subsequent years assessed or imposed as a result of the lawsuit. - NOT A SURVEY RELATED ITEM

bbb. Rights or claims in possession, as tenants only, under unrecorded lease agreements. - NOT A SURVEY RELATED ITEM

ccc. Easements, or tenancies of easements, which are not recorded in the public records. - INTENTIONALLY DELETED

ddd. Rights of parties in possession. (Owner Policy Only) - NOT A SURVEY RELATED ITEM

ALTA/NSPS LAND TITLE SURVEY
-OF-
TRINITY EPISCOPAL SCHOOL
WEST LAKE HILLS, TEXAS
TOTAL ACREAGE AS SURVEYED - 21.013 ACRES



VICINITY MAP - NOT TO SCALE

T R E E T A B L E

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
69	11" LIVE OAK	310	4" LIVE OAK	549	7" RED OAK
70	5" TRP LIGUSTRUM	311	7" DBL CEDAR	550	7" RED OAK
71	5" DBL LIGUSTRUM	312	7" DBL CEDAR	551	6" CEDAR ELM
72	18" LIVE OAK	313	3" DBL PERSIMMON	552	6" CEDAR ELM
73	3" DBL PERSIMMON	314	3" DBL PERSIMMON	553	11" HACKBERRY
74	6" QUAD LIGUSTRUM	315	3" CEDAR	554	29" DBL LIVE OAK
75	5" QUAD LIGUSTRUM	316	5" DBL MESQUITE	555	4" DBL CEDAR ELM
76	3" DBL LIGUSTRUM	317	13" CEDAR	556	4" DBL CEDAR ELM
77	5" QUAD LIGUSTRUM	318	5" DBL PERSIMMON	557	13" 6" CEDAR ELM
78	11" 5" LIGUSTRUM	319	5" LIVE OAK	558	6" CEDAR ELM
79	16" LIVE OAK	320	6" CEDAR	559	6" CEDAR ELM
80	24" QUAD CEDAR ELM	321	3" CEDAR	560	13" LIVE OAK
81	4" TRP PERSIMMON	322	7" CEDAR	561	7" CEDAR
82	3" QUAD CEDAR	323	4" CEDAR	562	4" DBL PERSIMMON
83	4" QUAD MAGNOLIA	324	3" CEDAR	563	22" DBL LIVE OAK
84	4" TRP CEDAR	325	4" TRP PERSIMMON	564	5" CEDAR ELM
85	8" TRP LIGUSTRUM	326	4" CEDAR	565	4" CEDAR ELM
86	15" LIVE OAK	327	4" CEDAR	566	5" CEDAR ELM
87	4" QUAD YAUPOIN	328	8" CEDAR	567	5" SPANISH OAK
88	14" 6" LIGUSTRUM	329	4" CEDAR	568	5" SPANISH OAK
89	5" TRP LIGUSTRUM	330	5" CEDAR	569	5" CEDAR ELM
90	16" DBL LIVE OAK	331	7" CEDAR	570	18" LIVE OAK
91	3" LIGUSTRUM	332	3" CEDAR	571	12" CEDAR
92	7" TRP LIGUSTRUM	333	6" CEDAR	572	20" DBL LIVE OAK
93	14" 9" LIGUSTRUM	334	6" DBL CEDAR	573	10" LIVE OAK
94	3" CEDAR	335	12" DBL LIVE OAK	574	22" LIVE OAK
95	6" CEDAR ELM	336	9" CEDAR	575	5" SPANISH OAK
96	7" QUAD LIGUSTRUM	337	4" CEDAR	576	5" CEDAR ELM
97	3" TRP LIGUSTRUM	338	4" CEDAR	577	6" SPANISH OAK
98	14" 9" LIGUSTRUM	339	7" LIVE OAK	578	5" SPANISH OAK
99	6" QUAD LIGUSTRUM	340	6" LIVE OAK	579	3" CEDAR ELM
100	6" DBL LIGUSTRUM	341	4" CEDAR	580	10" TRP LIVE OAK
101	4" DBL LIGUSTRUM	342	12" CEDAR	581	6" SPANISH OAK
102	6" DBL LIGUSTRUM	343	9" CEDAR ELM	582	5" SPANISH OAK
103	3" DBL LIGUSTRUM	344	10" CEDAR ELM	583	7" RED OAK
104	5" DBL LIGUSTRUM	345	14" DBL CEDAR	584	5" TRP RED OAK
105	6" DBL LIGUSTRUM	346	9" DBL CEDAR	585	5" TRP RED OAK
106	6" LIGUSTRUM	347	11" DBL CEDAR	586	9" LIVE OAK
107	9" LIVE OAK	348	6" CEDAR	587	9" LIVE OAK
108	14" DBL CEDAR	349	6" CEDAR	588	7" LIVE OAK
109	3" DBL LIGUSTRUM	350	5" CEDAR	589	7" LIVE OAK
110	6" DBL LIGUSTRUM	351	5" CEDAR	590	6" DBL LIVE OAK
111	6" 6" LIGUSTRUM	352	5" DBL CEDAR	591	6" DBL LIVE OAK
112	11" DBL CEDAR	353	5" DBL CEDAR	592	5" LIVE OAK
113	21" DBL CEDAR	354	4" LIVE OAK	593	6" LIVE OAK
114	5" LIGUSTRUM	355	13" DBL CEDAR	594	6" LIVE OAK
115	4" HACKBERRY	356	17" TRP CEDAR	595	7" LIVE OAK
116	6" DBL LIGUSTRUM	357	7" DBL CEDAR	596	14" DBL CEDAR
117	DBL LIGUSTRUM	358	10" DBL CEDAR	597	6" LIVE OAK
118	6" DBL LIGUSTRUM	359	9" DBL CEDAR	598	6" LIVE OAK
119	6" DBL LIGUSTRUM	360	9" DBL CEDAR	599	4" SHIN OAK
120	7" QUAD LIGUSTRUM	361	4" DBL CEDAR	600	5" CEDAR ELM
121	3" LIGUSTRUM	362	4" DBL CEDAR	601	5" CEDAR ELM
122	10" QUAD LIGUSTRUM	363	5" CEDAR	602	5" SHIN OAK
123	6" DBL LIGUSTRUM	364	5" CEDAR	603	4" SHIN OAK
124	10" 5" LIGUSTRUM	365	4" CEDAR	604	23" DBL LIVE OAK
125	QUAD LIGUSTRUM	366	17" TRP CEDAR	605	4" SHIN OAK
126	6" LIGUSTRUM	367	13" QUAD CEDAR	606	8" SHIN OAK
127	5" DBL LIGUSTRUM	368	7" TRP CEDAR	607	7" SHIN OAK
128	10" 6" LIGUSTRUM	369	20" TRP CEDAR	608	5" CYPRRESS
129	9" 5" LIGUSTRUM	370	4" LIVE OAK	609	4" CYPRRESS
130	4" DBL LIGUSTRUM	371	6" LIVE OAK	610	7" CYPRRESS
131	10" QUAD LIVE OAK	372	5" LIVE OAK	611	6" CYPRRESS
132	10" QUAD CEDAR	373	7" LIVE OAK	612	6" CYPRRESS
133	12" 11" LIGUSTRUM	374	7" LIVE OAK	613	20" DBL LIVE OAK
134	6" CEDAR ELM	375	20" TRP CEDAR	614	5" CYPRRESS
135	6" CEDAR ELM	376	11" LIVE OAK	615	6" CYPRRESS
136	8" CEDAR	377	5" TRP CEDAR	616	7" CYPRRESS
137	15" LIVE OAK	378	4" LIVE OAK	617	10" WILLOW
138	11" LIVE OAK	379	4" CEDAR	618	10" WILLOW
139	13" DBL CEDAR ELM	380	10" CEDAR	619	21" LIVE OAK

GENERAL NOTES

- If an inconsistency exists between specifications, plans, details, and these General Notes, the most stringent requirement shall govern. Specific detail drawings take precedence over general notes and typical details.
- These drawings represent the design intent for the finished structure. It is the Contractor's responsibility to determine means and methods of construction and to provide all measures necessary to protect the structure during construction. The design and provision of all temporary supports required for the execution of the Contract, such as excavation retention, guys, braces, shores, re-shores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in overstress or damage to the structure. Shoring drawings and calculations shall be sealed by a registered professional engineer and submitted to Architect and Engineer for review.

BUILDING CODES & REFERENCES STANDARDS

- All work shall be performed in accordance with the applicable sections of the governing building code, all local amendments, and all referenced standards listed below.
- Building Code: International Building Code (IBC) 2015 Edition, as adopted and amended by City of West Lake Hills, Texas.

SUBSTITUTION

- All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

DESIGN LOADS

- Live Loads
 - Walkways and Elevated Platforms (other than exitways) 60 psf
- Dead Loads include the self weight of the structural elements and the following superimposed loads
 - Wood Decking 3.5 psf
- Wind Lateral Load on Structural Frame is based on the following:
 - Ultimate Design Wind Speed, Vult (3-sec. gust) 115 mph
 - Nominal Design Wind Speed, Vsd (3-sec gust) 90 mph
 - Risk Category II
 - Wind Exposure B
- Ground Snow Load 5 psf
- Earthquake Loads
 - Seismic Lateral Load on Structural Frame is based on the following:
 - Seismic Importance Factor 1.0
 - Seismic Importance Category II
 - Seismic Occupancy Category S/S = 0.063g
S/1 = 0.033g
 - Mapped Spectral Response Accelerations S/DS = 0.042g
S/D1 = 0.022g
 - Site Class B
 - Spectral Response Coefficients S/DS = 0.042g
S/D1 = 0.022g
- Seismic Design Category A

CAST-IN-PLACE CONCRETE

- Cast in place concrete shall meet the following requirements:

Type	28-Day Strength	Aggr. Type	Aggr. Max. Size	Max. W/C Ratio	Use
A	3,000 psi	Pea Gravel	3/8"	0.55	Footings

EXPANSION ANCHORS

- Expansion anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
- Unless otherwise noted, size and depth of the expansion anchors specified in the drawings are based on the Hilti Fastening System products - Hilti Kwik Bolt T2.
- Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
- Expansion anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
- The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 1/2" from detailed locations to avoid conflicts, unless noted otherwise.
- Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
- Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
- All abandoned holes shall be filled with non-shrink grout.
- Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
- Installation of expansion anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed including application of minimum installation torques.

WOOD FRAMING

- Reference Standards:
 - IBC Chapter 23 "WOOD"
 - NDS 2005 National Design Specification for Wood Construction
- All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.
- Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Yellow Pine, except that non-loadbearing interior walls may be stud grade Southern Yellow Pine.
- Timber Connectors be Simpson Strong-tie as specified in the latest catalog. Connectors by other manufacturers may be substituted provided such connectors have the current ICC approval for equal or greater load capacities and is submitted for approval by the engineer of record. Connectors shall be installed per the manufacturer's directions.
 - Where straps are used as tie-downs, nail straps to wood just prior to drywall applications, as late as possible in the framing to allow wood shrinkage and allow the building to settle. This will minimize strap buckling and potential finish damage.
 - Where connectors are used in exposed or exterior applications, and when connectors are in contact with preservative treated (PT) lumber, connectors are to be hot dipped galvanized (HDG), mechanically galvanized (ASTM B695, Class 40 or greater) stainless steel, or zinc galvanizing equal or greater to ZMAX Simpson finish.
- Fasteners shall conform to IBC 2304.9 "Connection and Fasteners," unless otherwise noted. Nail according to IBC Section 2304.9.1. Nails shall be common. Alternate nails may be used upon review and approval by structural engineer of record. Staples for the nailing or rated sheathing is subject to review and approval by the structural engineer of record.
- All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.
- Moisture content of all sawn lumber shall have a maximum of 19%, with the exception of the pressure treated wood sill plate. Moisture content can be lower than 19%. Refer to architect's drawings and project specifications and with cladding installer for maximum recommended moisture content.
- Preservative Treated (PT) wood materials are to be used per IBC Section 2304.11. "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood Preservers Association (AWPA) for sawn lumber. Fasteners, anchors, and connectors touching treated wood shall be either stainless steel or hot-dipped galvanized per IBC section 2304.9.5.

