



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

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

**REMOTE ACCESS:**

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

Join Zoom Meeting:

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

Meeting ID: 349 954 9035

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to [citysec@westlakehills.gov](mailto:citysec@westlakehills.gov) by 1:00 P.M. on March 8, 2023.

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



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

a. Approval of the February 8, 2023 Regular Meeting Minutes.

4. **Land Use 5002 Jeffery Place:** Discuss and consider action 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.
5. **Land Use 800 Ox Eye Trail:** Discuss and consider action 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.
6. **Land Use 4015 Bee Cave Road:** Discuss and consider action 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.
7. **Land Use 3901 Bee Cave Road:** Discuss and consider action 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.
8. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

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

Signed by: Terry Blanchard, City Secretary

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

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

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

1. Call to Order

**With a quorum present, Chair Anthony called the meeting to order at 7:00 p.m.**

**BOARD MEMBERS PRESENT:**

Chair Linda Anthony  
Gordon Bowman  
James Vaughan  
Brian Plunkett  
Beth South  
Darin Walker

**CITY STAFF PRESENT:**

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

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

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

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

**MOTION: Upon a motion made by Board Member Bowman and a second by Board Member Vaughan, the Board voted six (6) for and none (0) opposed to approve the consent agenda as presented. Motion carried.**

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

**DUAL ACTION ITEM**

Ashby Grundman gave a brief summary. Three (3) emails were received prior to the

meeting from Roxanne and Fred Yates, Katherine Loayza, and Cindy Brandimarte (on behalf of Roderick and Elizabeth Coffin and Cheryl Ferguson) in opposition to the requests. During the meeting, applicant Erica Weinberger spoke to Council regarding the history of the project and was available to answer questions. The following individuals addressed Council in opposition to the requests: Terry Stewart, Deborah Stewart, and Cindy Brandimarte. Council discussed their concerns regarding the variance requests. Architect Joseph Skelton clarified the number of variances being requested and answered questions for Council.

Applicant requested that the item be postponed to allow time for plans to be reworked.

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

Ashby Grundman gave a brief summary. Architect Katie Hastings presented specifics of the request to Council on behalf of the applicants.

**MOTION: Upon a motion made by Board Member Vaughan and a second by Board Member Walker, the Board voted six (6) for and none (0) opposed to approve the variance request as presented. Motion carried.**

6. Adjournment

**MOTION: Upon a motion made by Board Member Walker and a second by Board Member South, the Board voted six (6) for and none (0) opposed to adjourn the meeting at 7:53 p.m. Motion carried.**

Respectfully submitted,

---

LINDA ANTHONY, CHAIR

ATTEST:

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Terry Blanchard, TRMC  
City Secretary

These minutes were approved on March 8, 2023.



# City of West Lake Hills Board of Adjustment

## AGENDA REPORT

|               |                                   |                  |      |
|---------------|-----------------------------------|------------------|------|
| Meeting Date: | March 8, 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

**5002 Jeffery Place:** Discuss and consider action 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 approval of the proposed variance.

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

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

#### **Sec. 38.05.032 Conditions required for granting variance**

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

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

### Discussion

**Property Information, Zoning & Site Characteristics:**

Owner: 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 has amended the application to reduce the request by 0.4% impervious cover by removing the proposed deck addition. The total impervious cover requested is 35.16%, which exceeds the maximum allowed impervious cover of 31.06% by 4.1%.

*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:

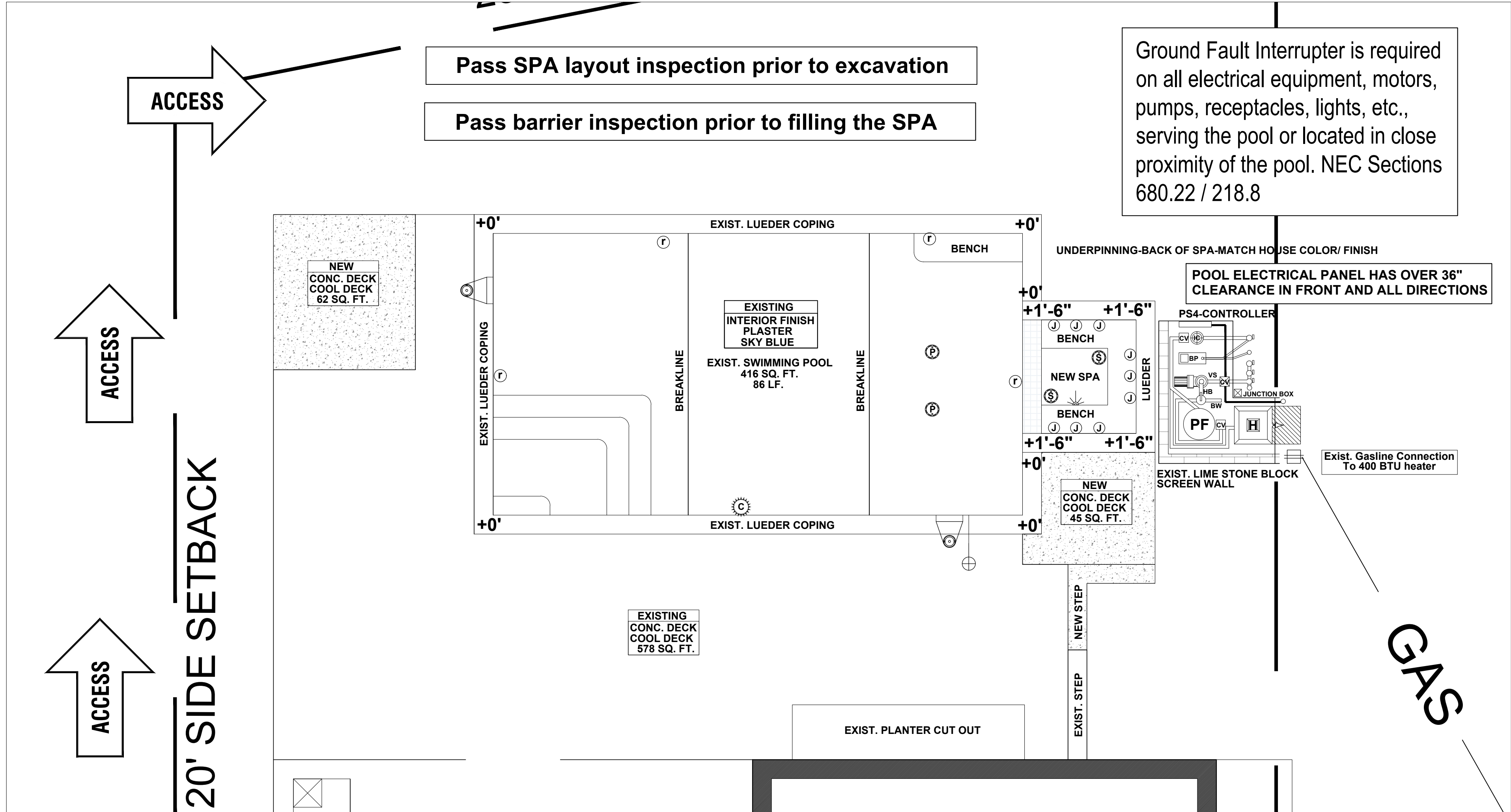






# JULIAN RESIDENCE-SPA & DECKING

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         |
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| P-1.11  | DETAILS                    |
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| P-1.13  | EQUIPMENT SPECIFICATION    |
| P-1.14  | EQUIPMENT SPECIFICATION    |

## PERMIT NOTES

■ PERMIT SUBMITTAL DRAWINGS



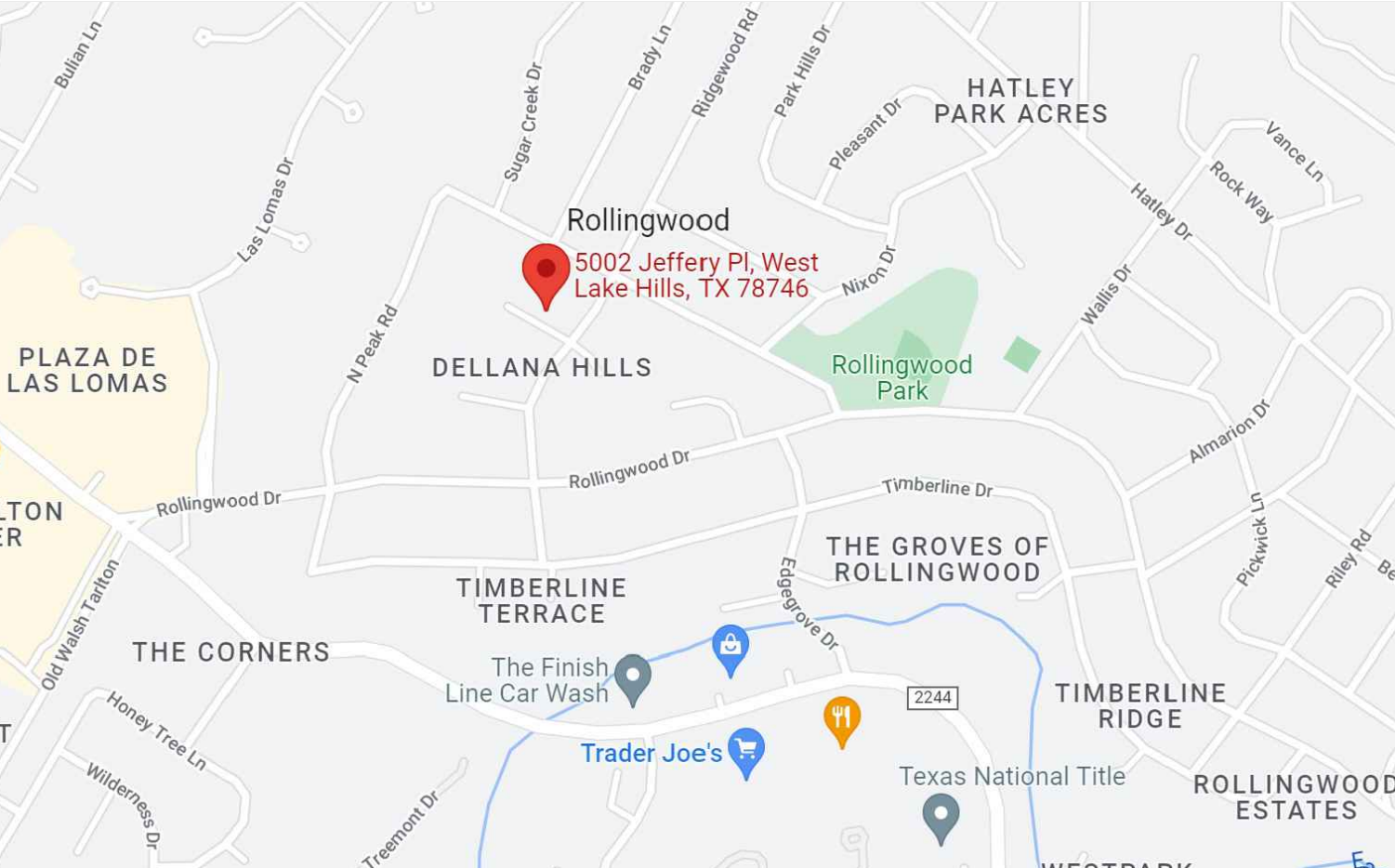
## PROJECT CONTACTS

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

## SUBMITTAL / REVISIONS

| ISSUE            | DESCRIPTION                                          | DATE       |
|------------------|------------------------------------------------------|------------|
| Permit Submittal | City Submittal for Pool-Spa-Decking Permit Approval  | 01/06/2023 |
| Revision         | Removal of 65 sft of cool deck / impervious coverage | 02/26/2023 |
|                  |                                                      |            |
|                  |                                                      |            |
|                  |                                                      |            |
|                  |                                                      |            |
|                  |                                                      |            |

## 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

ISSUE DATE:  
01.06.2023

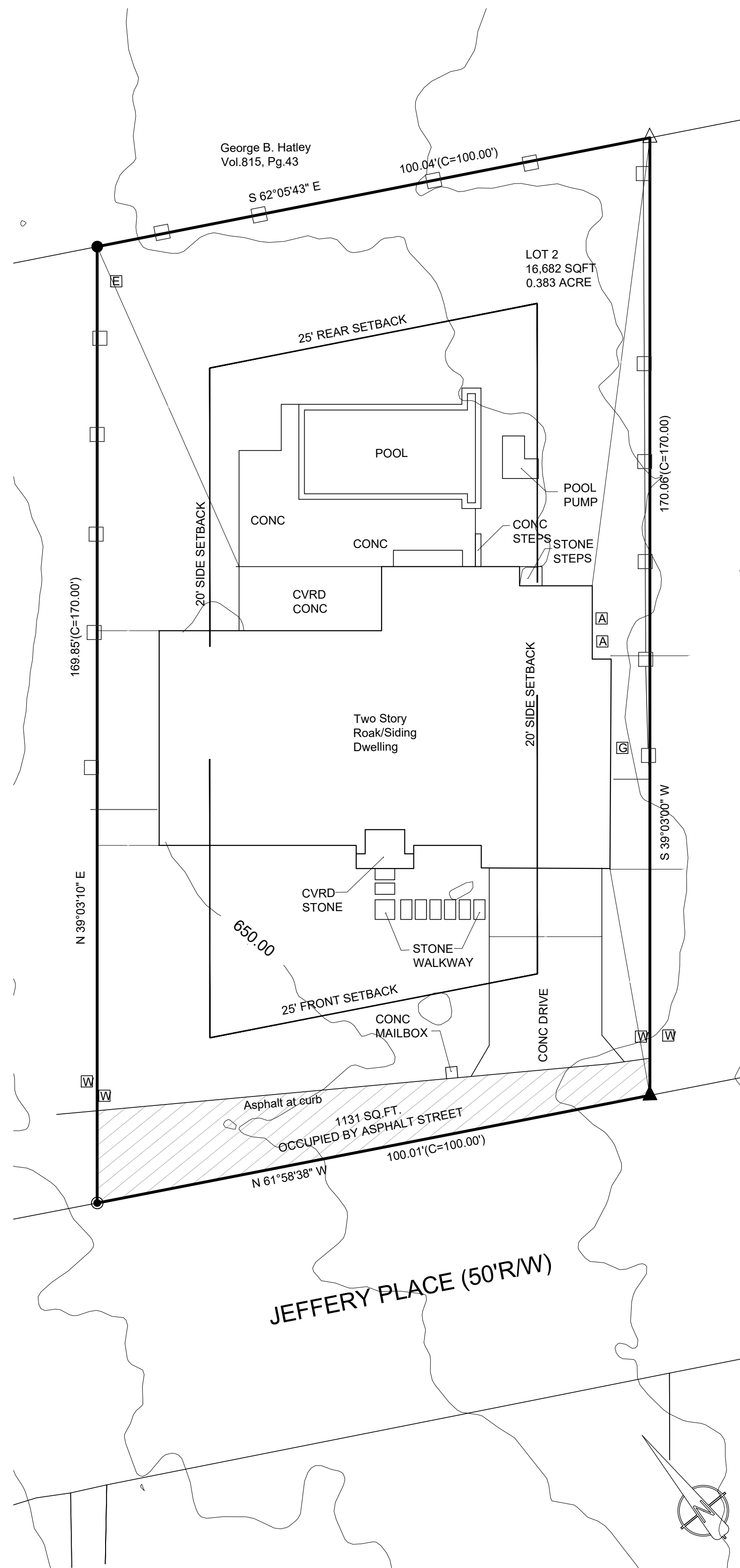
DESIGNED BY:  
BWCH

CHECKED BY:  
BWCH

REVISIONS:  
1  
2  
3

SHEET NUMBER:  
**P-0.00**





| ITEM              | SQ.FT. | %      |
|-------------------|--------|--------|
| HOUSE             | 3490   | 20.9%  |
| DRIVE /SW         | 799    | 4.8%   |
| PATIO             | 346    | 2.0%   |
| POOL/ NEW CONC.   | 42 107 | .6%    |
| COVER TROUGH REM. | -56    | -.3%   |
| SPA/ NEW CONC.    | 48     | .2%    |
| POOL/CONC.        | 1178   | 7.1%   |
| A/C               | 18     | 0.1%   |
| TOTAL             | 5990   | 36.55% |

0002 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

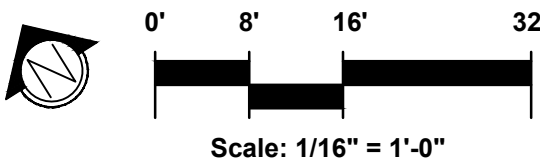
IN BOOK 8, SLIDE 165 PRTC.

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\_ NOT 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.**





S 62°05'43" E

100.04'(C=100.00')

25' REAR SETBACK

### 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

ST. BROS. ISLAND

170.06'(C=170.00)

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

POOL-SPA-DECK

JULIAN RESIDENCE  
5002 Jeffery Pl, Westlake Hills, TX 78746

## LAYOUT PLAN

ISSUE DATE:  
01.06.2023

DESIGNED BY:  
BWCH

CHECKED BY:  
BWCH

REVISIONS:

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

SHEET NUMBER:

**P-1.04**



(512) 909-6166  
BarrettWilsonCustomHomes.com



**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

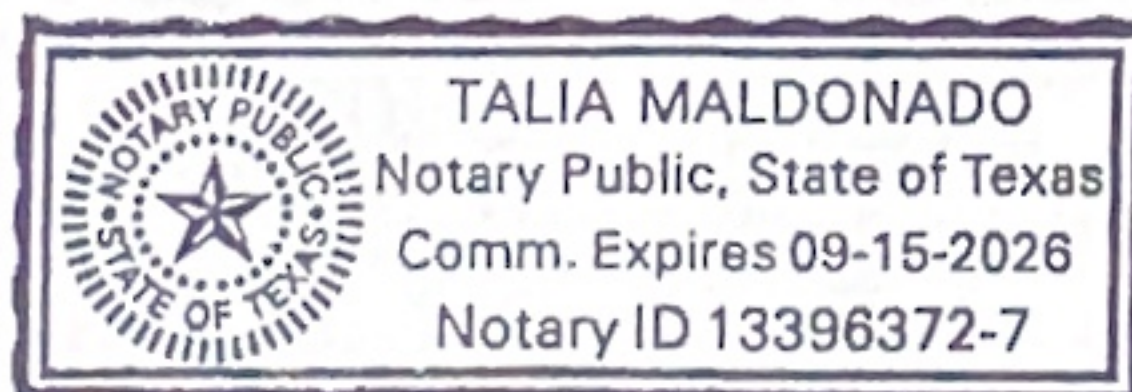
[Signature]  
Property Owner/Applicant Signature

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.

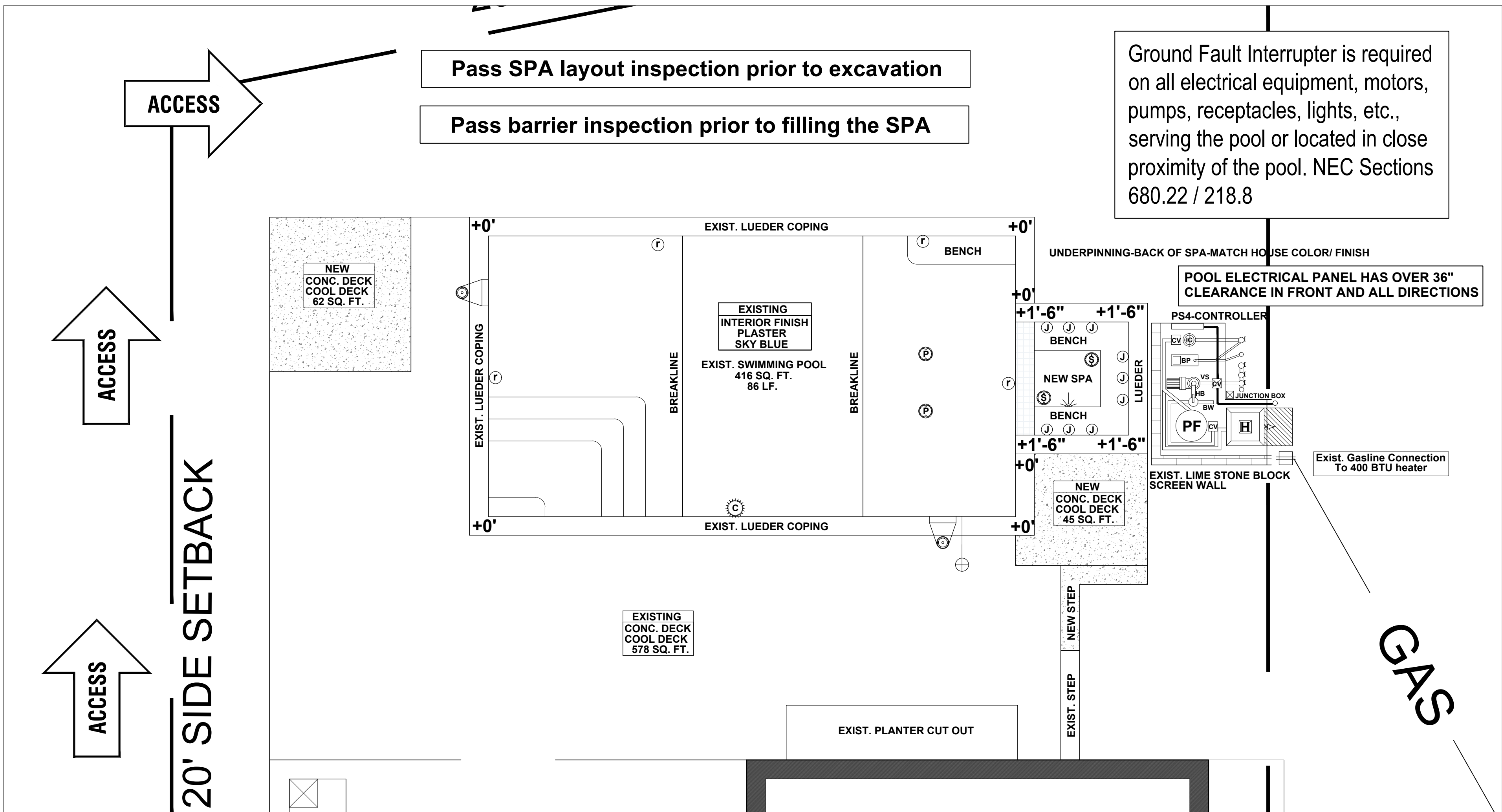
Talia Maldonado  
Notary Public in and for the State of Texas





# JULIAN RESIDENCE-SPA & DECKING

5002 JEFFERY PL, WESTLAKE HILLS, TX 78746



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## PERMIT NOTES

■ PERMIT SUBMITTAL DRAWINGS



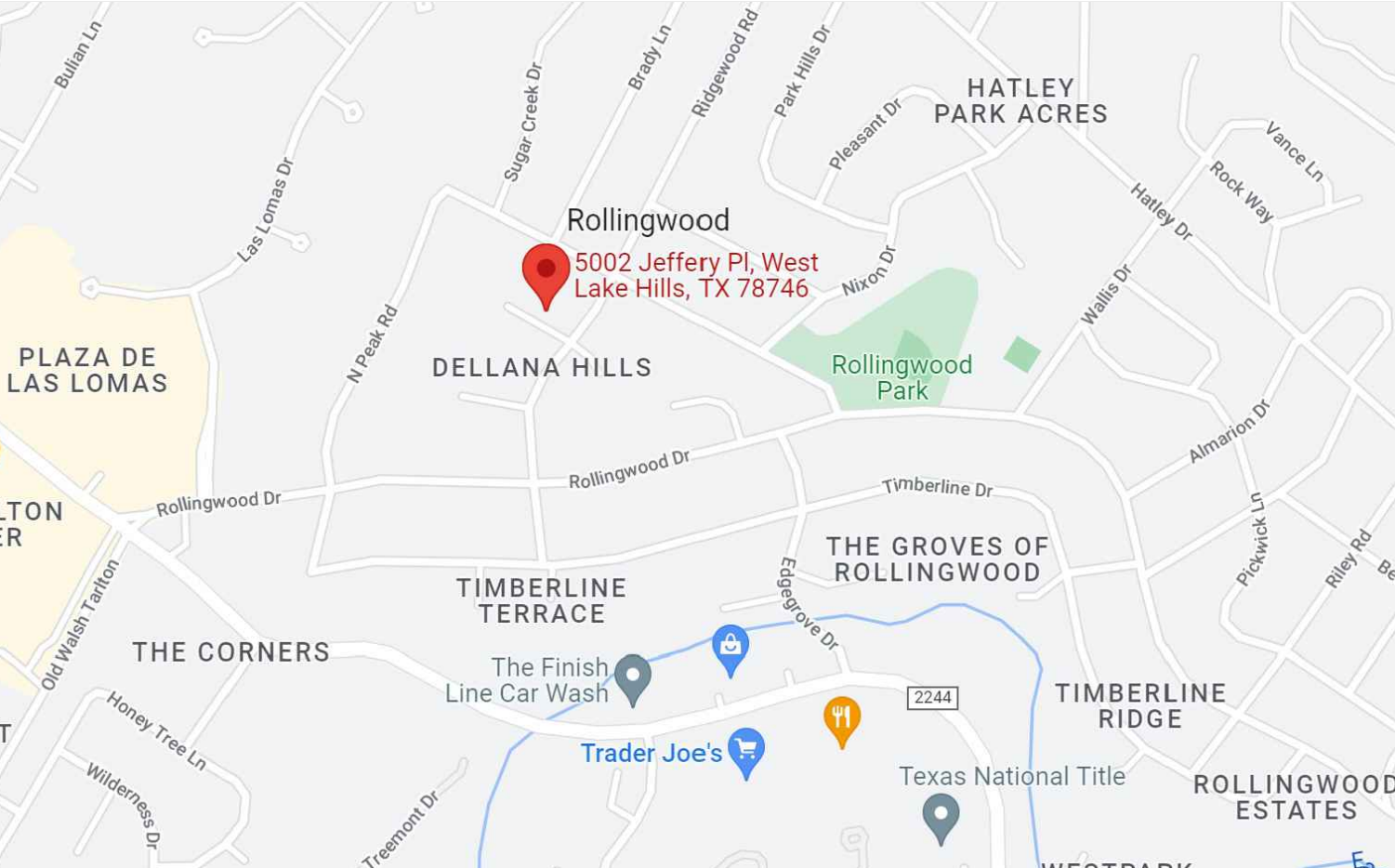
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## SUBMITTAL / REVISIONS

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|------------------|-----------------------------------------------------|------------|
| Permit Submittal | City Submittal for Pool-Spa-Decking Permit Approval | 01/06/2023 |
|                  |                                                     |            |
|                  |                                                     |            |
|                  |                                                     |            |
|                  |                                                     |            |
|                  |                                                     |            |
|                  |                                                     |            |

## VICINITY MAP



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(512) 909-6166  
BarrettWilsonCustomHomes.com

POOL-SPA-DECK

JULIAN RESIDENCE  
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COVER SHEET

ISSUE DATE:  
01.06.2023

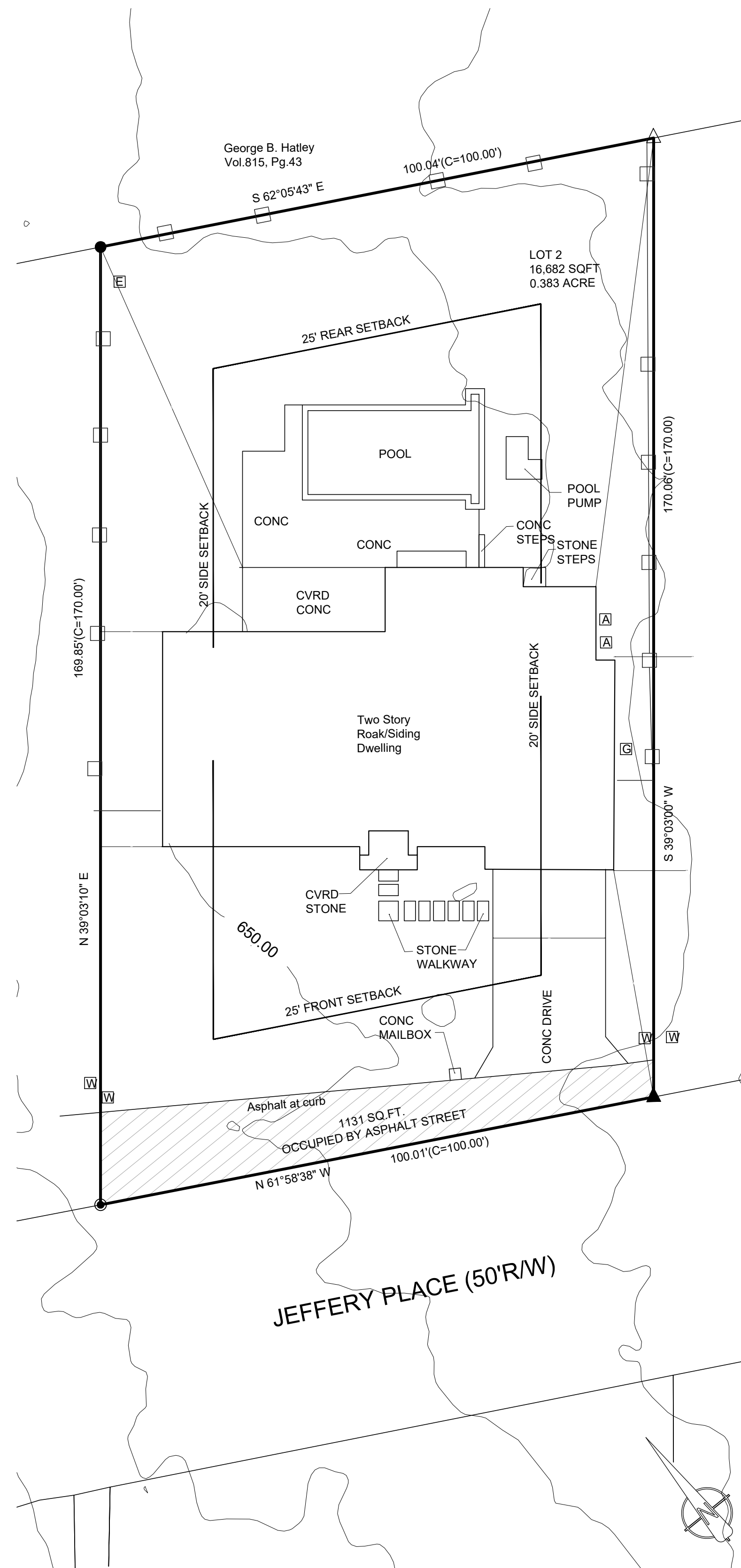
DESIGNED BY:  
BWCH

CHECKED BY:  
BWCH

REVISIONS:  
1  
2  
3

SHEET NUMBER:  
**P-0.00**





| 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,  
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IN BOOK 8, SLIDE 165 PRTC.

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WHICH  
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FLOOD NOTE:

THE PROPERTY DEPICTED HEREON \_IS\_NOL WITHIN A SPECIAL FLOOD

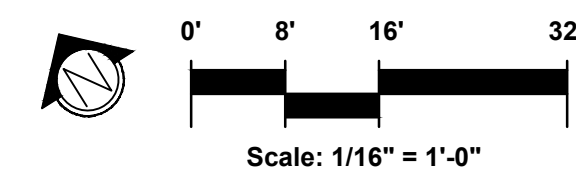
HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY

MANAGEMENT AGENCY: THE FLOOD AREA BEING IDENTIFIED ON F. I. R.

M. PANEL NO. 48453 C0445H EFFECTIVE 9-26-08 LOCATED IN ZONE "X"

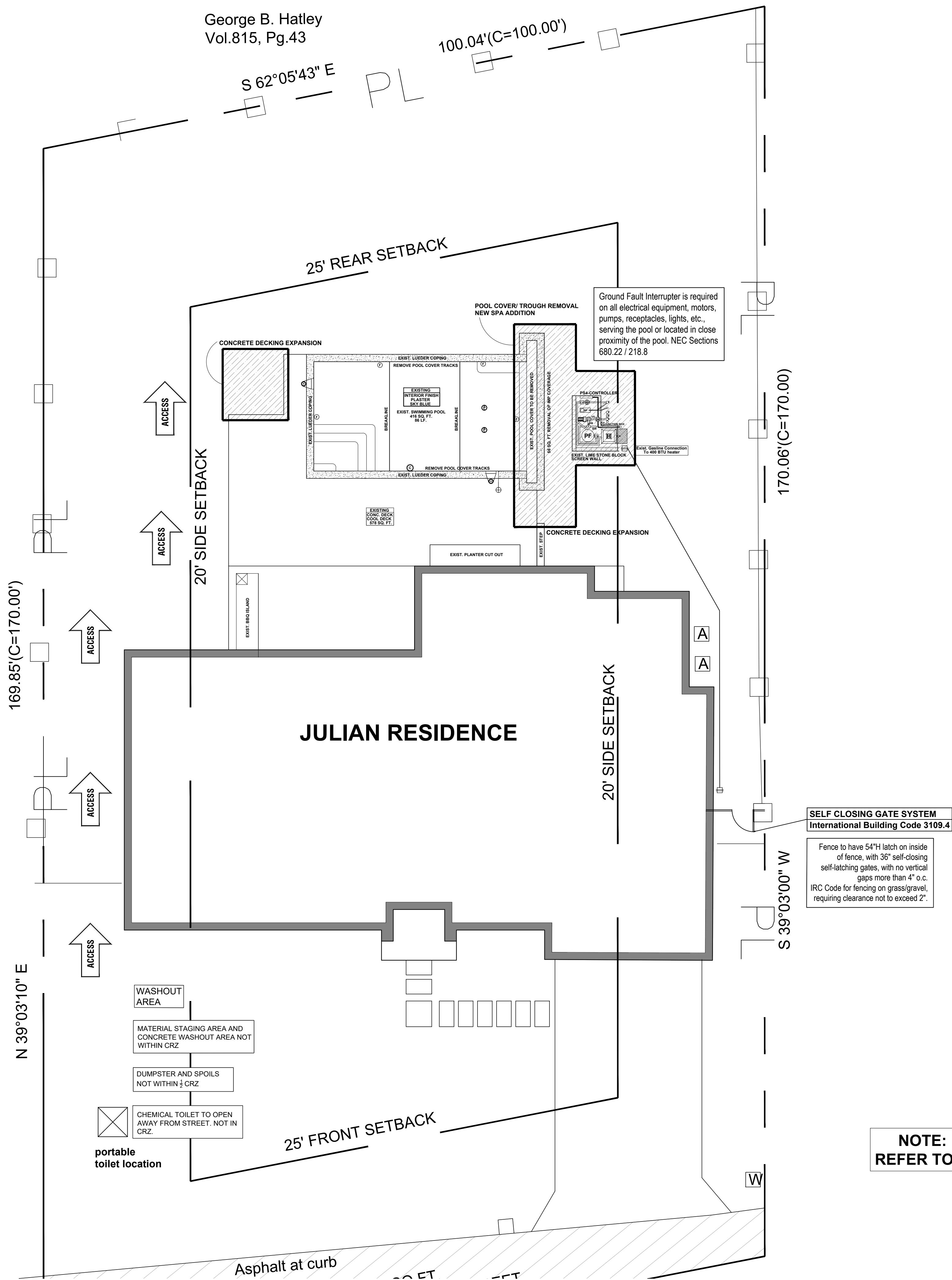
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**NOTE: PLANS ARE FOR PERMITTING PURPOSES ONLY.  
REFER TO SIGNED CONTRACT FOR EXACT ITEMS INCLUDED.**





George B. Hatley  
Vol.815, Pg.43





**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:

IMPROVEMENT AREA

ISSUE DATE:  
01.06.2023

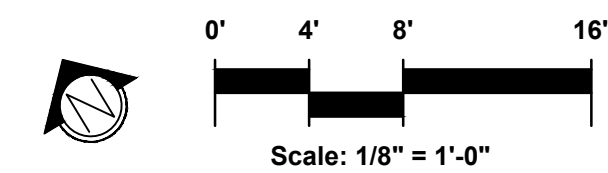
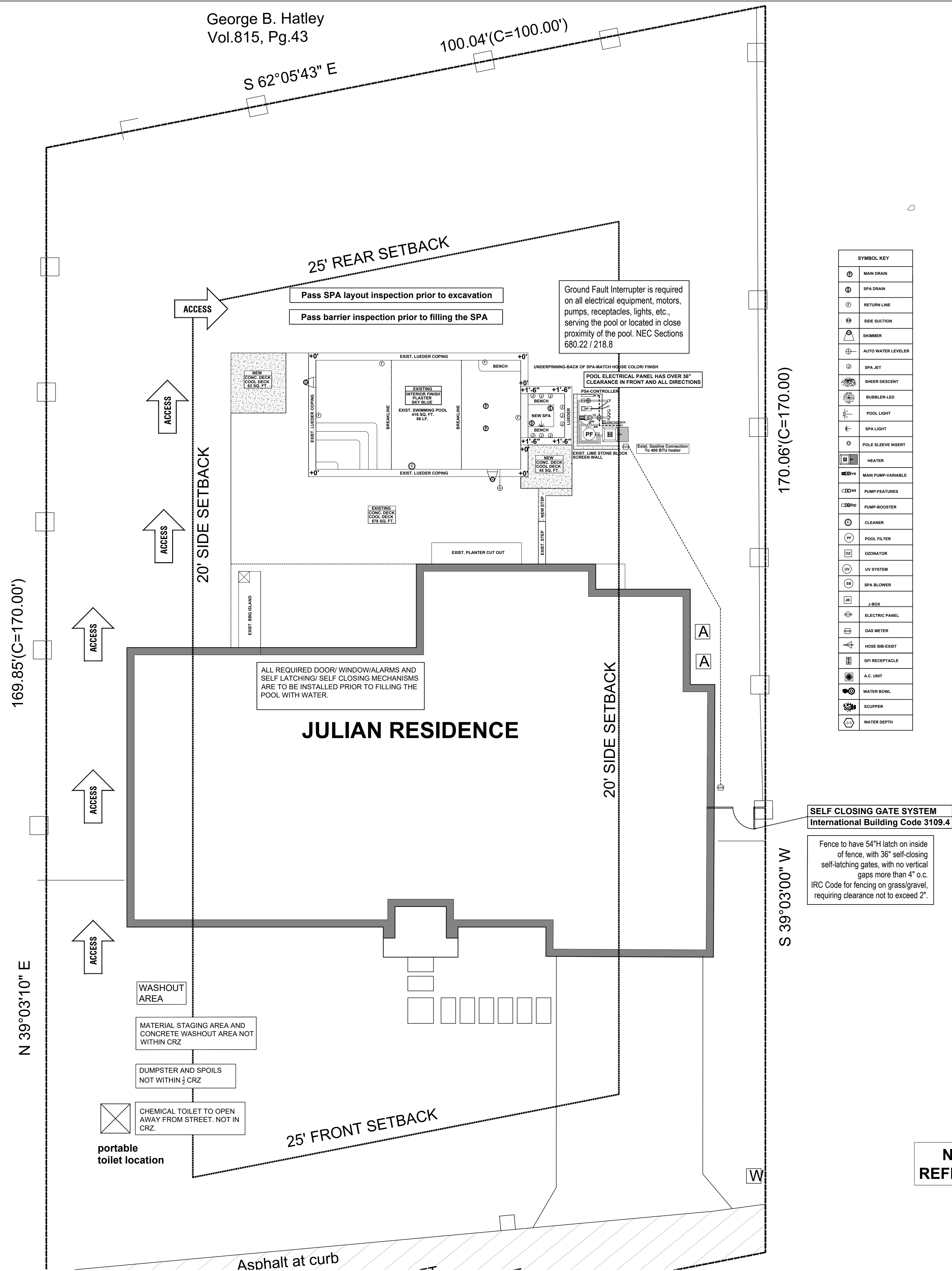
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BWCH

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SHEET NUMBER:  
**P-1.02**





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POOL-SPA-DECK

JULIAN RESIDENCE  
5002 Jeffery Pl, Westlake Hills, TX 78746

## REFERENCE PLAN

PROJECT:

SHEET TITLE:

ISSUE DATE:

01.06.2023

DESIGNED BY:

BWCH

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BWCH

REVISIONS:

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SHEET NUMBER:

**P-1.03**



S 62°05'43" E

100.04'(C=100.00')

S 62°05'43" E

25' REAR SETBACK

### 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

ST. BBQ ISLAND

EXIST. PLANTER CUT OUT

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

170.06'(C=170.00)



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POOL-SPA-DECK

JULIAN RESIDENCE  
5002 Jeffery Pl, Westlake Hills, TX 78746

## LAYOUT PLAN

PROJECT:

ISSUE DATE:

01.06.2023

DESIGNED BY:

BWCH

CHECKED BY:

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REVISIONS:

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SHEET NUMBER:

**P-1.04**

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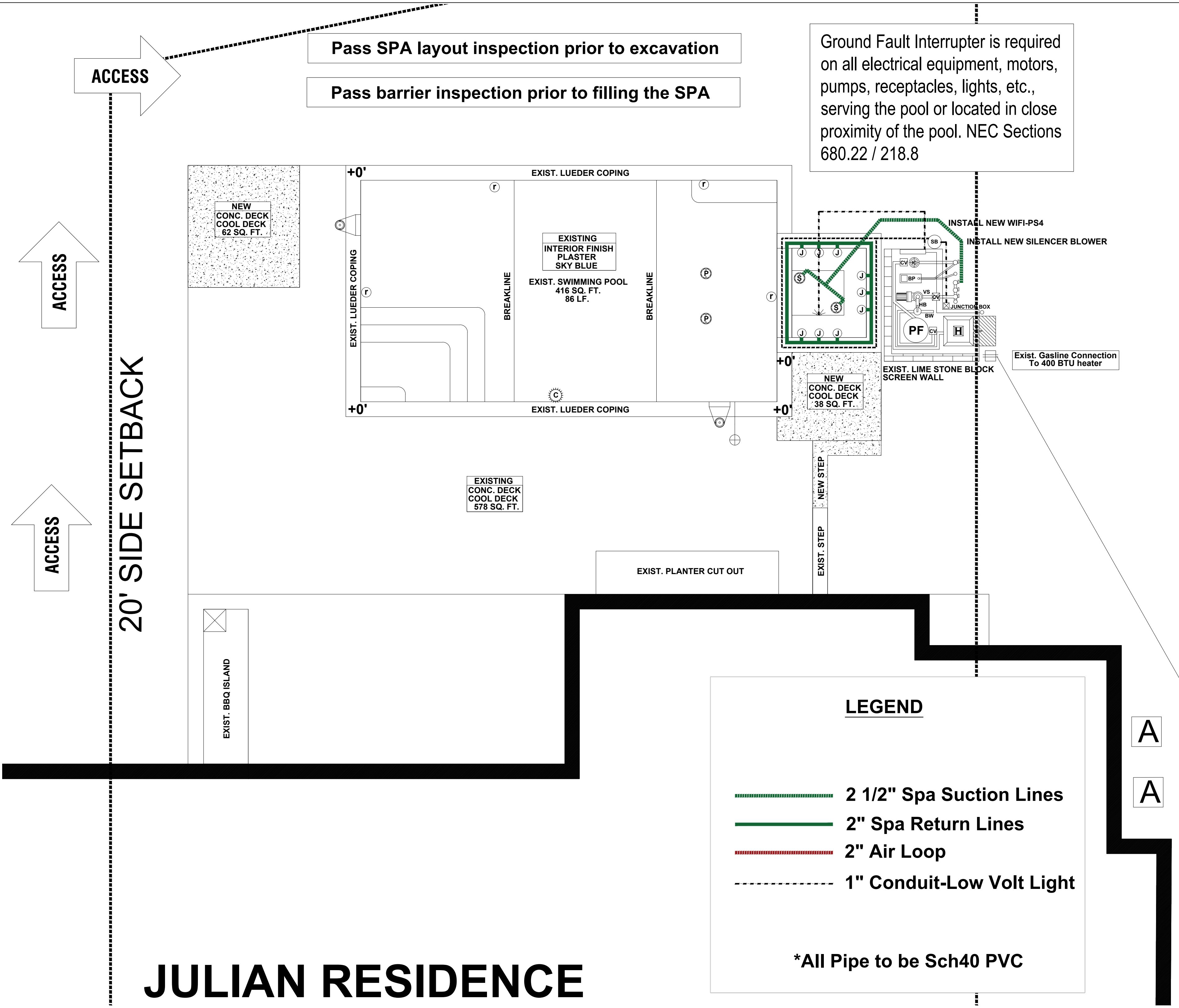








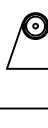
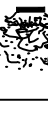
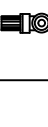
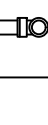
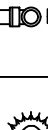
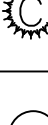
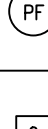
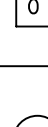
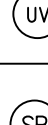
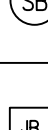
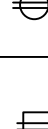
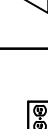
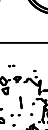




**LEGEND**

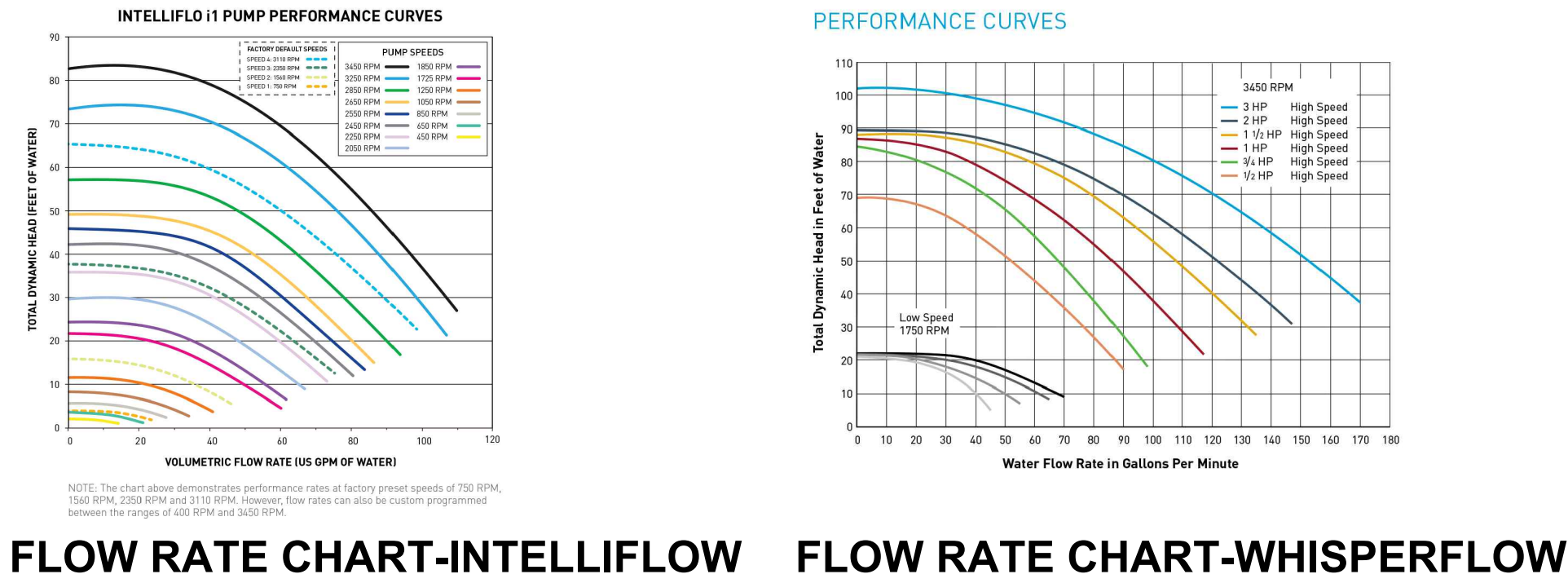
- 2 1/2" Spa Suction Lines
- 2" Spa Return Lines
- 2" Air Loop
- 1" Conduit-Low Volt Light

**\*All Pipe to be Sch40 PVC**

| 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                                                    |
|                                                                                       |                     | SPA: 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.



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**JULIAN RESIDENCE**  
5002 Jeffery Pl, Westlake Hills, TX 78746

**POOL / SPA EQUIPMENT SCHEDULE**

PROJECT: JULIAN RESIDENCE  
SHEET TITLE: POOL / SPA EQUIPMENT SCHEDULE

ISSUE DATE: 01.06.2023

DESIGNED BY: BWCH

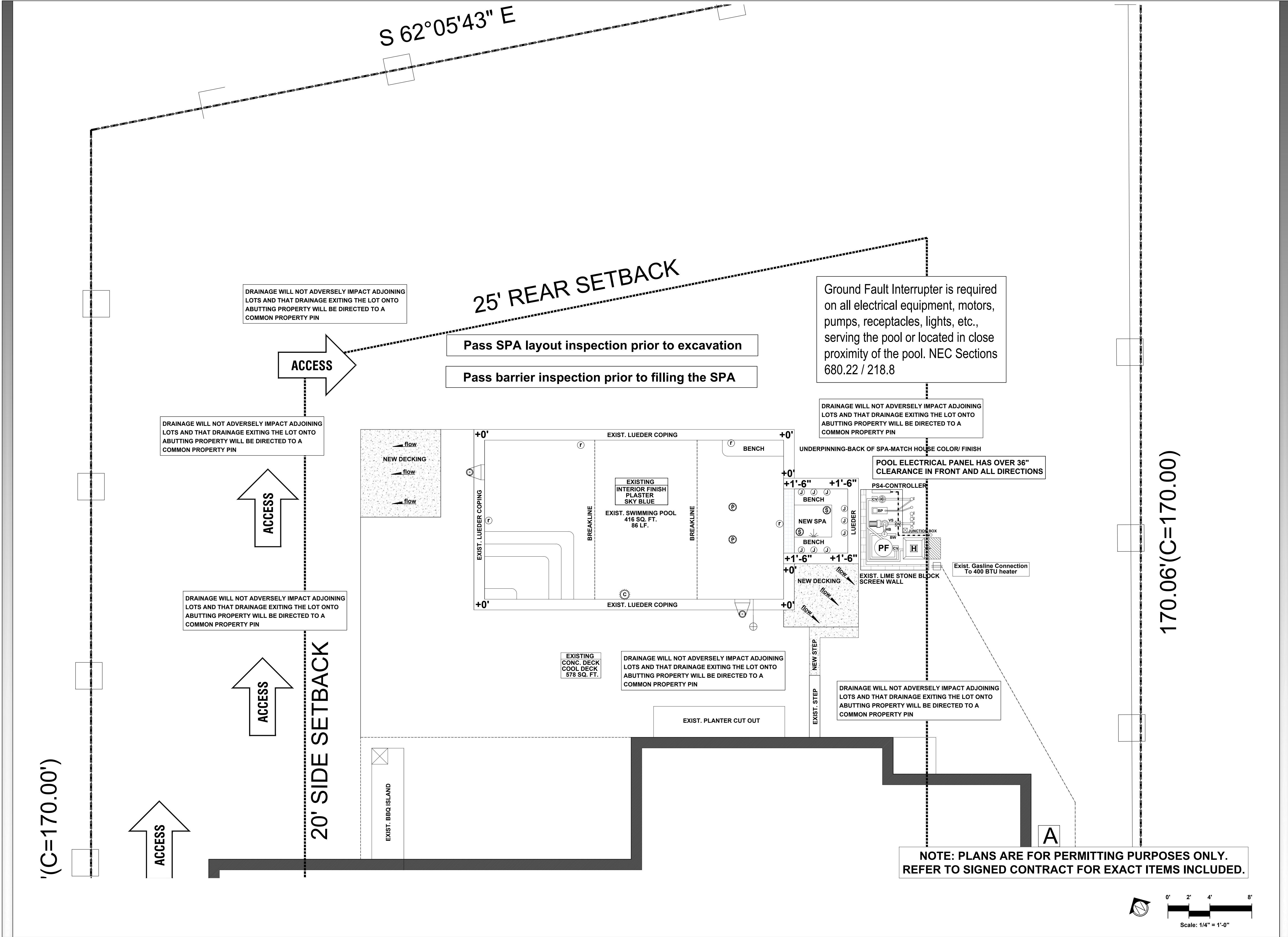
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SHEET NUMBER: **P-1.08**







BARRETT WILSON

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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:

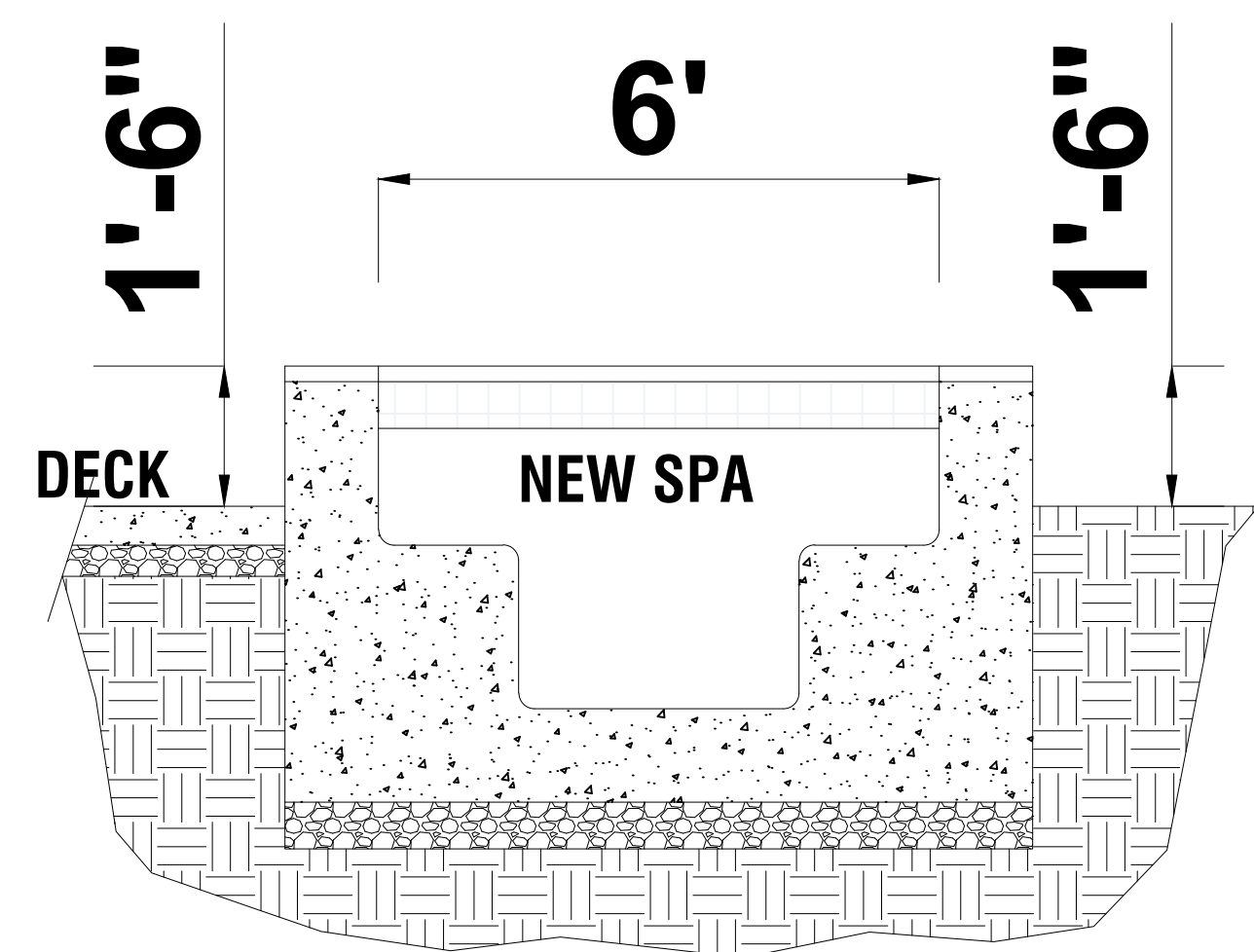
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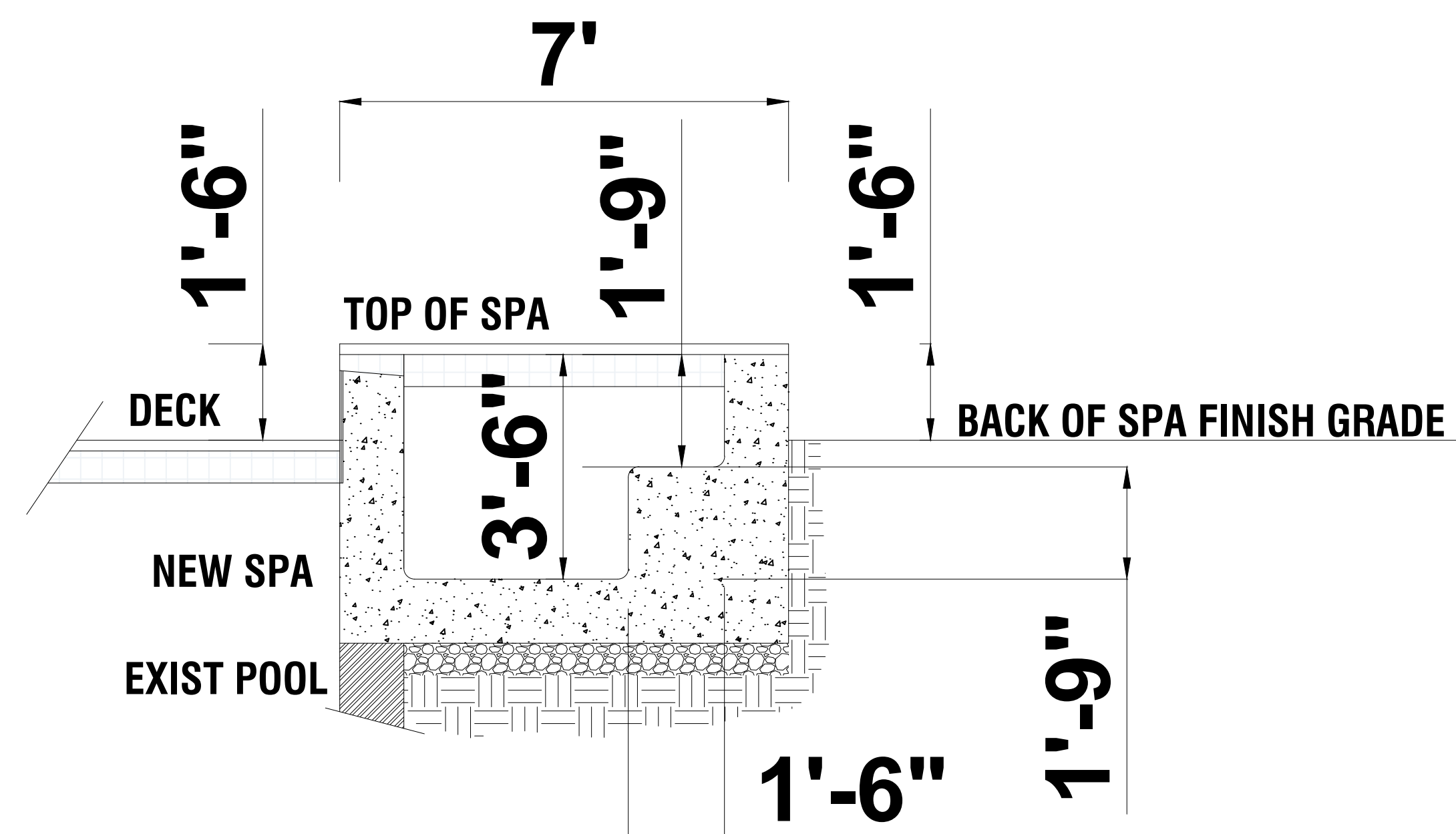
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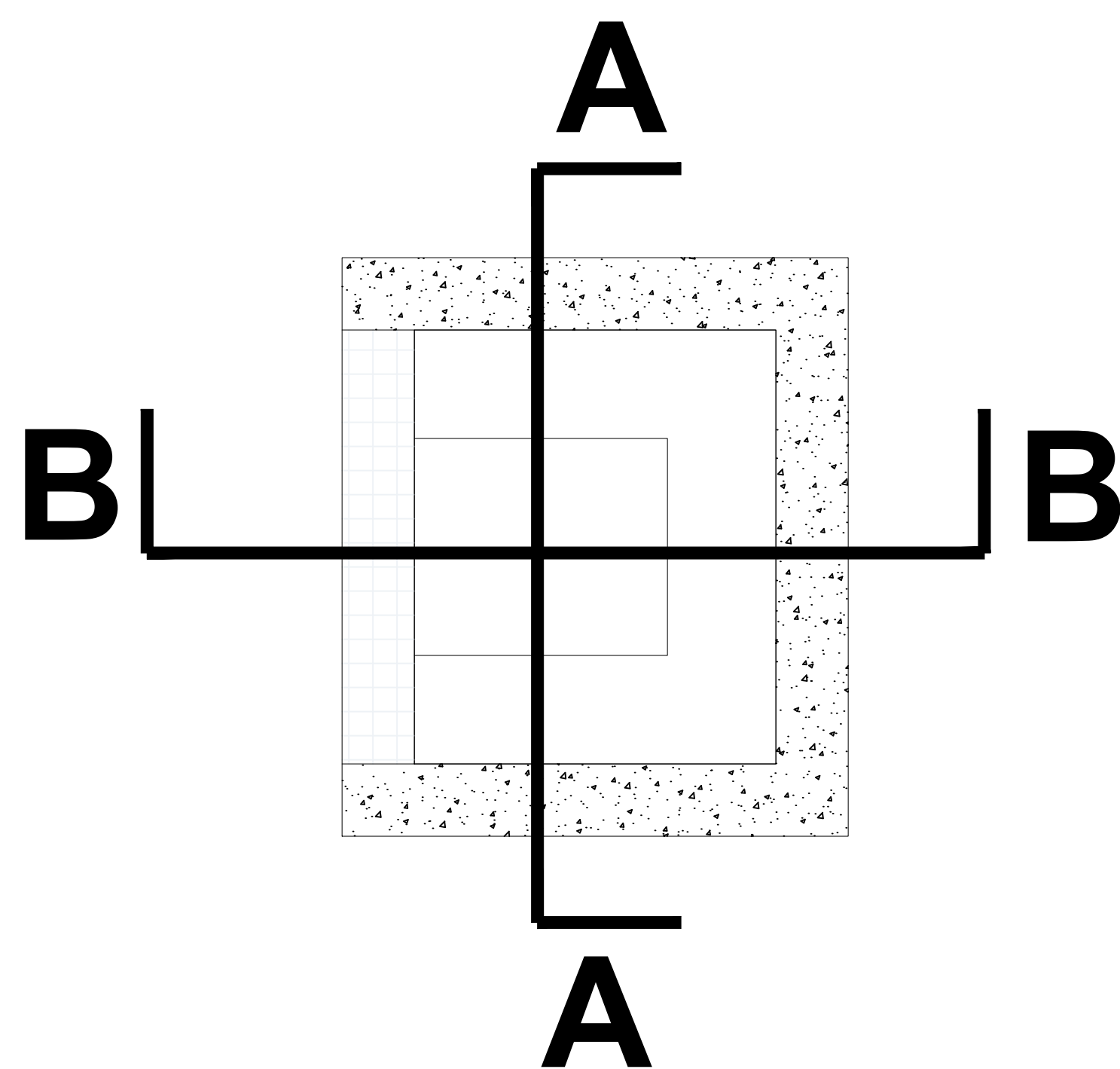
## SECTION A-A

### 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.**



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POOL-SPA-DECK

JULIAN RESIDENCE  
5002 Jeffery Pl, Westlake Hills, TX 78746

## SECTIONS/ ELEVATIONS

ISSUE DATE:  
01.06.2023

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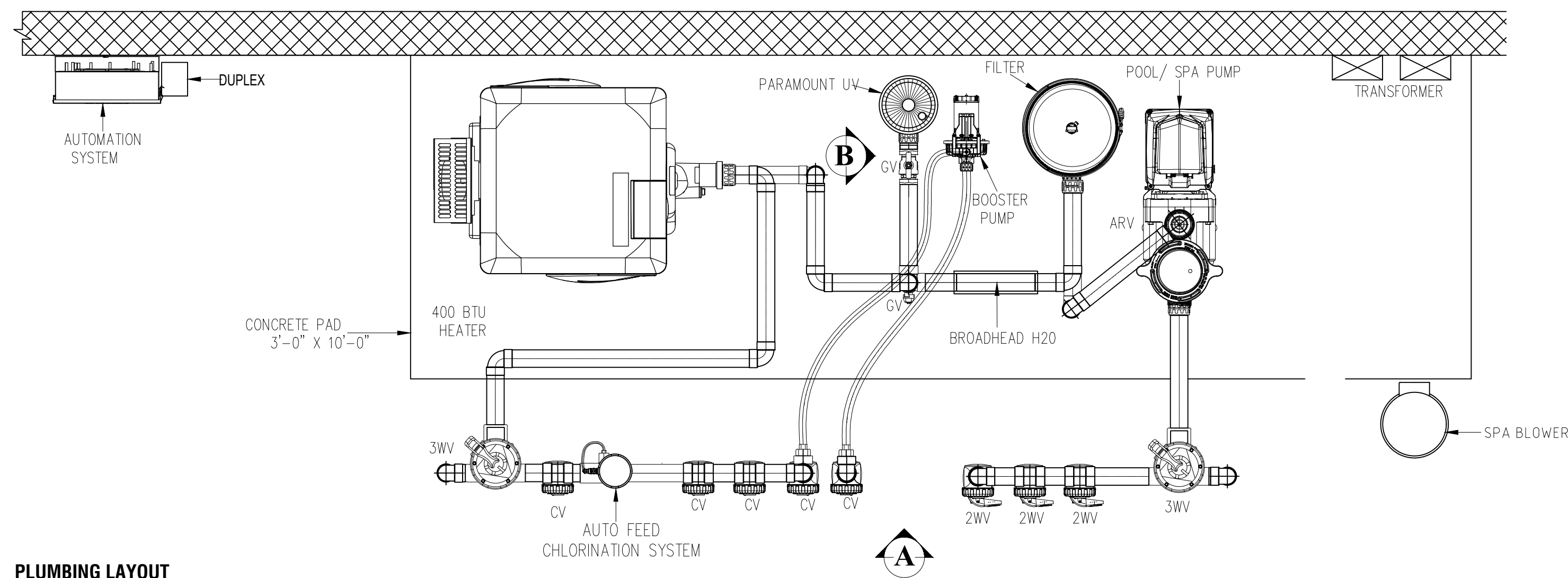
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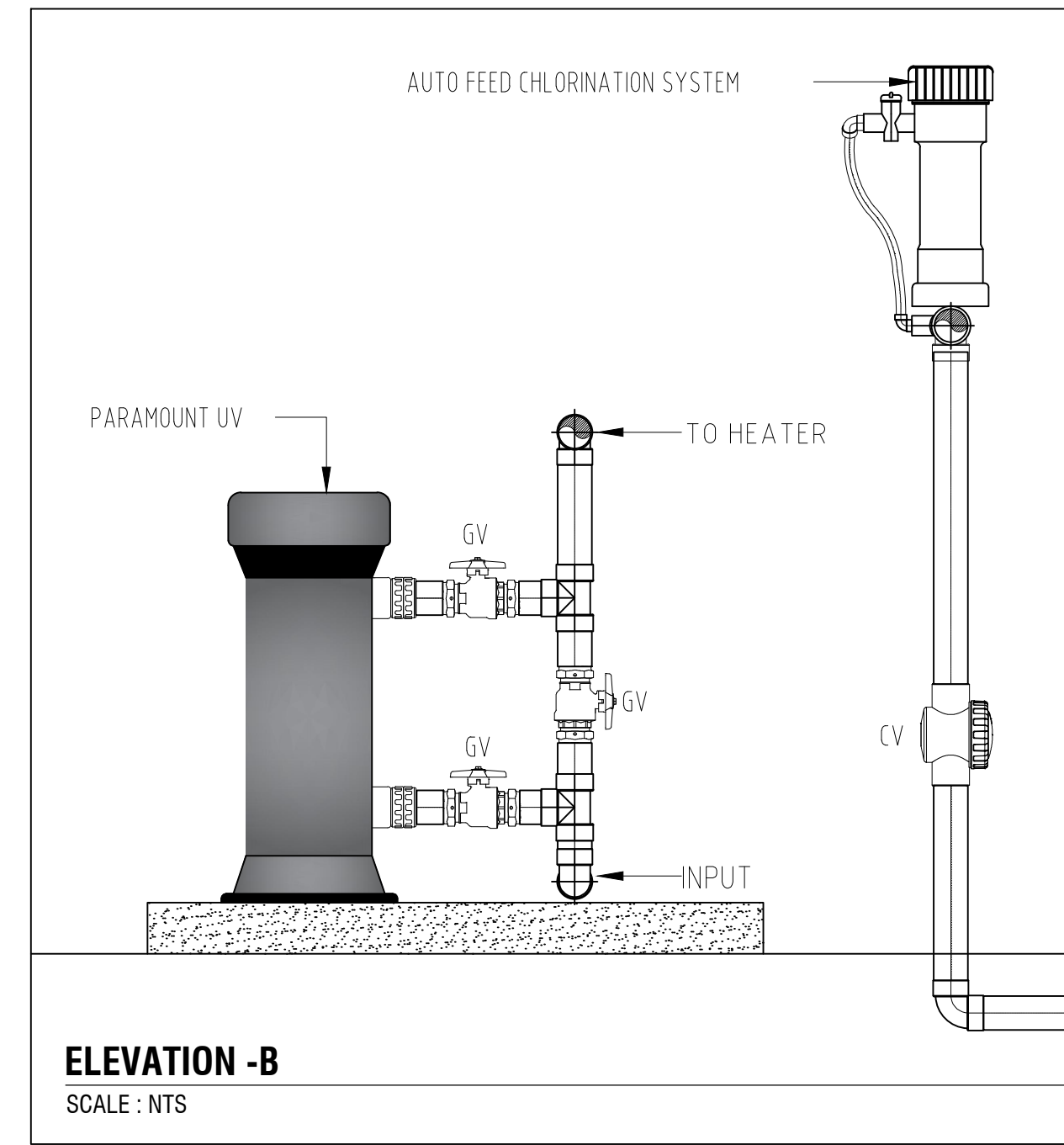
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## P-1.10



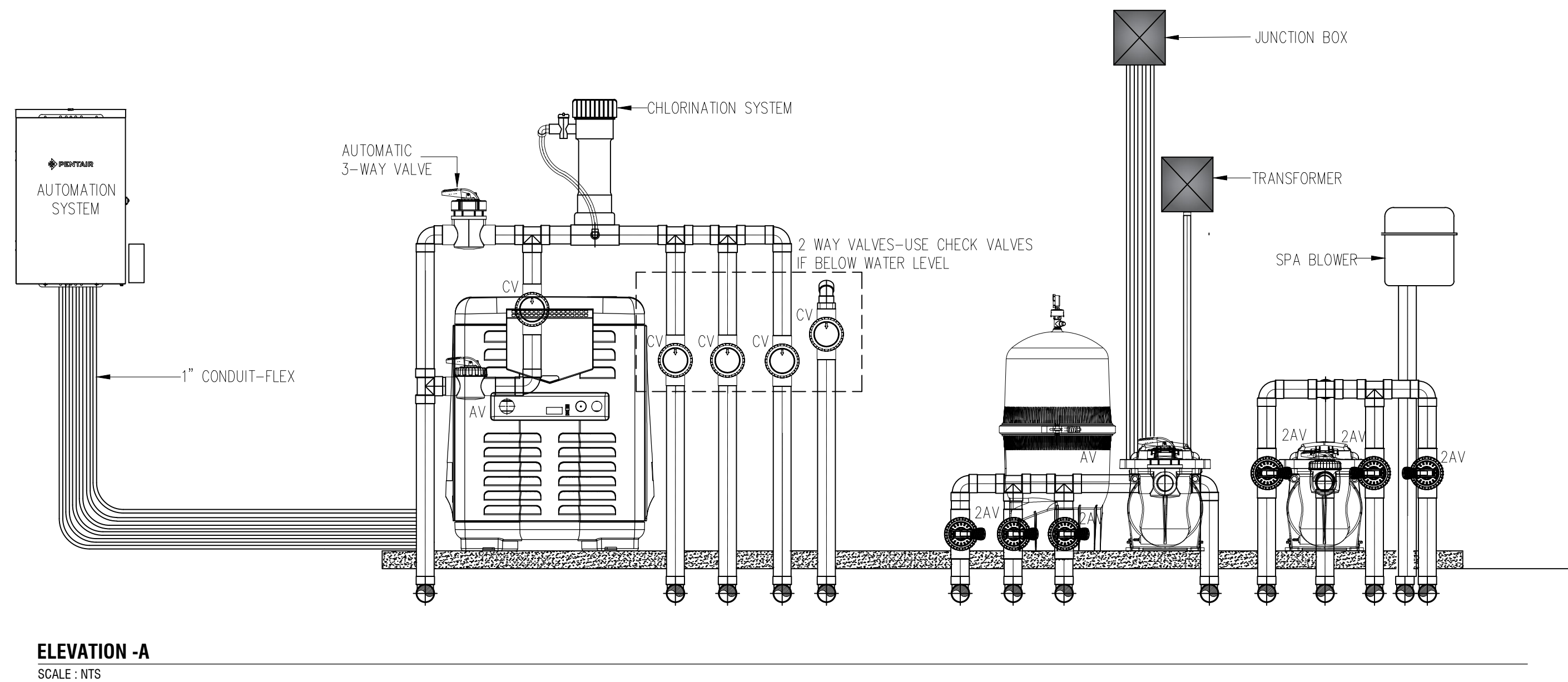


PLUMBING LAYOUT  
SCALE : NTS



ELEVATION -B  
SCALE : NTS

## POOL EQUIPMENT LAYOUT



ELEVATION -A  
SCALE : NTS

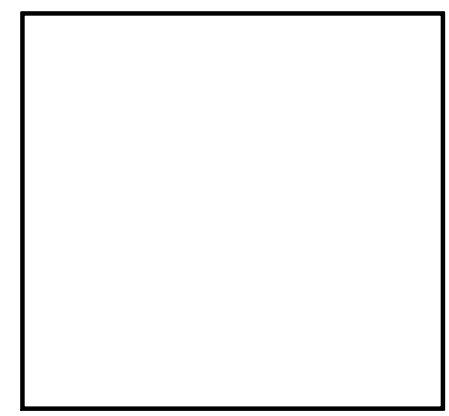
## POOL EQUIPMENT ELEVATION

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

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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

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SHEET NUMBER:  
**P-1.11**



































CITY OF WEST LAKE HILLS, TEXAS  
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING  
Wednesday, February 15, 2023 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

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

**ZAPCO COMMISSIONERS  
PRESENT:**

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

**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 January 18, 2023 Regular Zoning and Planning Commission Meeting Minutes.
- b. Report on Board of Adjustment and City Council Responses.

**Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Bartoletti. Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays.**

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.

**Staff Briefing**

**Director Grundman gives the staff briefing.**

**Staff Recommendation: Denial due to a lack of hardship.**

**Presentation by Applicant**

**Neelam Julian is the property owner. We've lived in the house since 2010. We want to be good neighbors and our hardship is a small lot. We worked with the architect to have the most minimal impact on the neighbors. We took down a small building so we're still over the impervious cover by 146 square feet.**



## **Public Hearing**

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

## **Discussion/Recommendation**

**Commissioner Webber: I'm sensitive to impervious cover. I live on a very small lot. I understand the placement of the house. Are there other areas maybe switching concrete to decking because it would be 50% impervious? I see some solutions. Those are some of my comments.**

**Commissioner Maccini: I echo what Julia said. Keeping water going into the ground is important.**

**Chairman Meisel: Decking is a reasonable alternative.**

**Applicant's husband: We could tear out the concrete. Austin treats pool water as pervious. If we move the concrete it would be more intrusive.**

**Commissioner Webber: You do need clearance for the trees.**

**Commissioner Stewart: Do we allow pervious concrete?**

**Director Grundman: At 50%.**

**Commissioner Maccini: Native ground cover can grow there.**

**Applicant's Builder: The property slopes from back to front. The current decking drains toward the house. It improves the drainage.**

**Commissioner Webber: Rather than concrete, have you considered a fire pit or crushed granite could be used in the area? I question other solutions.**

**Motion for Denial made by Vice-Chairman Pledger due to lack of hardship, with a Second by Commissioner Bartoletti.**

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

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.

## **Staff Briefing**

**Director Grundman gives the staff briefing.**

**Staff Recommendation: Denial**



### **Presentation by Applicant**

Reza Lankerani is the architect. The hardship is the size of the lot. As a designer, we need to have more parking spaces. We are not touching any trees. If we moved the garage to the front we would still need a variance. Those are the issues. If we push the house out, height is an issue.

### **Public Hearing**

Philip Schani lives at 607 Spurlock Valley. I'm concerned about runoff. We don't want any more water coming down. What hill are they talking about?

Trisha is a consultant. It's a dome house built in the 70's. There is drainage work being done by the City.

Director Grundman: There are going to be capital improvements coming to the area. There are drainage plans with the application. They are two separate projects.

Chairman Meisel closes the Public Hearing.

### **Discussion/Recommendation**

Commissioner Bartoletti: Discusses concerns about the drainage onto Spurlock Valley. There is a lot of water on that cul-de-sac. Where does it drain?

Rezi: The drainage report shows solutions. The driveway will change it.

Commissioner Webber: Drainage reports have been calculated?

Rezi: Yes.

Commissioner Webber: This may improve drainage.

Rezi: The septic field will be terraced. It can't be flooded either.

Commissioner Maccini: To me it is design driven. It is a difficult road. That is not a hardship.

Commissioner Webber: This is a challenging lot. You don't have the luxury of being able to park more cars. You've done a tremendous job. The 12 foot cut should have a safety measure.

Commissioner Webber moves to recommend approval. Motion dies with no second.

Motion for Denial made by Commissioner Maccini due to lack of hardship, with a Second by Commissioner Stewart.

Motion for Denial carried by a vote of 4 ayes to 1 nays. Commissioner Webber opposes.



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.

### **Staff Briefing**

**Director Grundman addresses 4015 Bee Cave and 3901 Bee Cave items together.**

**Staff Recommendation: Approval for both.**

**Chairman Meisel: Was a stop work order written?**

**Director Grundman: Yes.**

**Commissioner Maccini: 4015 Bee Cave and 3901 Bee Cave own both properties?**

**Director Grundman: Yes.**

**Commissioner Bartoletti: Why is it here?**

**Director Grundman: They built it without a permit. It's after-the-fact.**

### **Presentation by Applicant**

**Chris Seebach gives his presentation. Our hardship is safety to the community.**

### **Public Hearing**

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

### **Discussion/Recommendation**

**Commissioner Maccini: There are two Live Oaks. How are they affected by the walkway?**

**Chris: No impact.**

**Commissioner Maccini: I don't want those trees affected.**

**Chairman Meisel: On the record, I'm the one that dropped the dime on the walkway. The problem is there are two legally recognized properties. There should be a plat amendment to make it one property. That's my problem. It's a much simpler option with no variances.**

**Chris: Both properties are zoned differently.**



**Director Grundman: Trinity School cannot expand.**

**Motion for Approval for both 4015 Bee Cave and 3901 Bee Cave made by Commissioner Bartoletti with a Second by Vice-Chairman Pledger. Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays.**

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.  
**Combined with previous item.**

7. Adjournment. Chairman Robert Meisel.

**Chairman Meisel adjourns the meeting at 7:31 p.m.**

Respectfully submitted,

---

ROBERT MEISEL, CHAIRMAN

ATTEST:

---

ZAPCO Secretary Mark Litrell

These minutes were approved on \_\_\_\_\_, 2020.





# City of West Lake Hills Board of Adjustment

## AGENDA REPORT

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

### Subject

**800 Ox Eye Trail:** Discuss and consider action 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 approval of the proposed variance. The applicant has amended the application and made efforts towards minimizing the request.

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

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

#### **Sec. 38.05.032 Conditions required for granting variance**

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

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

### Discussion



**Property Information, Zoning & Site Characteristics:**

Owner: 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 has amended their application and reduced the variance request from an 11-foot cut in the setback to an 8-foot cut in the setback for the driveway. As before, the request is for a cut into the hillside for the driveway and will not be visible. They are proposing to keep the cut natural with proposed vegetation.

**Previous Staff Report:**

*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**

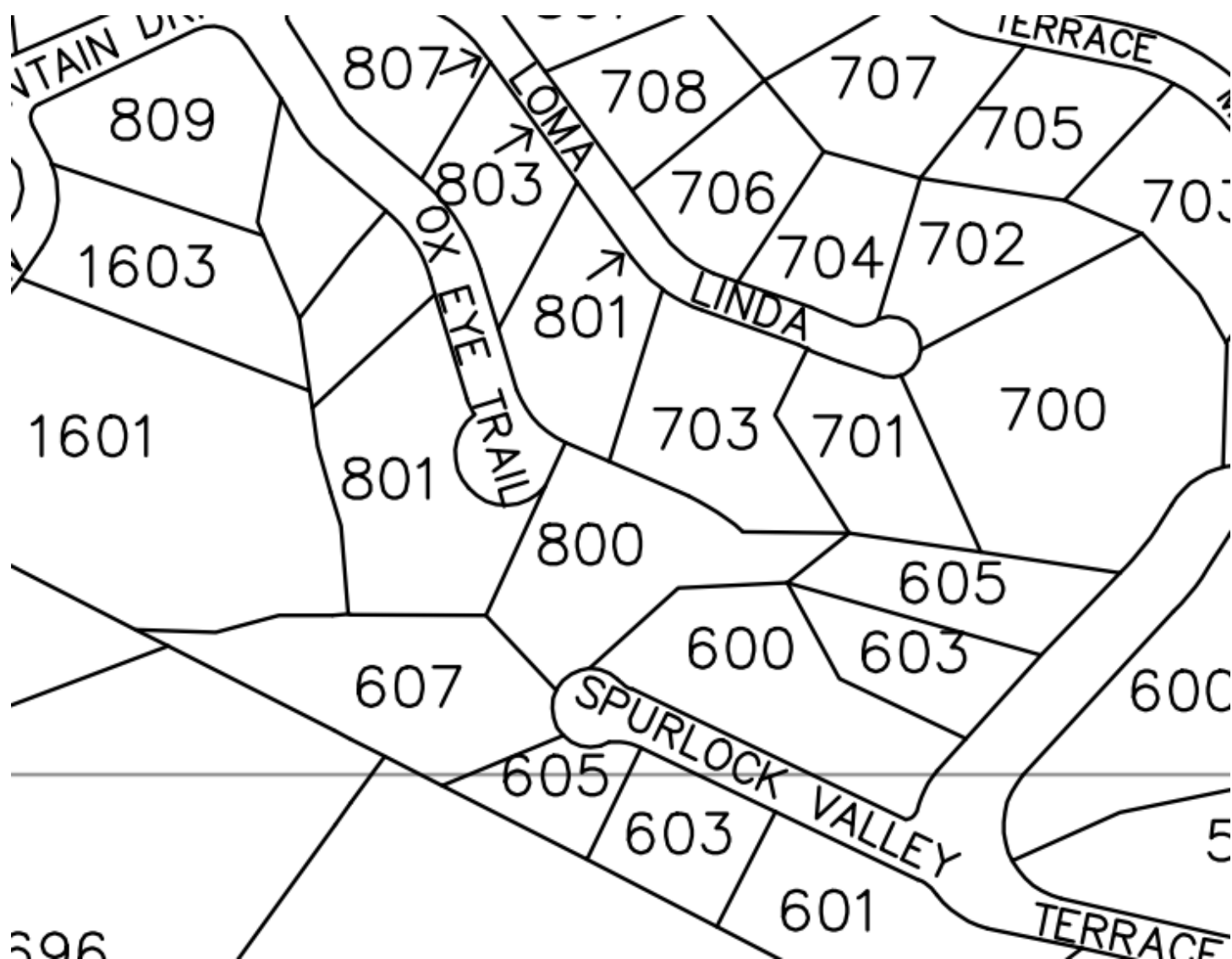
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

### **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:





## 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](mailto:pzsec@westlakehills.org) and [planner@westlakehills.org](mailto: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 8' 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).*

\_\_\_\_\_  
Signature

1/16/2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tisha Ritta

\_\_\_\_\_  
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:

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Civil Engineering  
512-785-8446  
[REDACTED]

5524 Bee Cave Road, Suite J-3  
Austin, Texas 78746

**ENGINEER'S DRAINAGE SUMMARY**

February 27, 2023

City of West Lake Hills  
Development Services  
911 Westlake Drive  
West Lake Hills, Texas 78646

Re: Type II Drainage Plan for  
800 Ox Eye Trail  
Westlake Hills, Texas 78746

Whom it May Concern,

The purpose of this letter is to provide a drainage summary of the proposed residential site improvements at the above references address.

The project consists of the demolition of an existing house and construction of a new 4100 sf footprint residence with associated driveway and drainage improvements. The proposed site impervious cover totals approximately 17.3% of the 0.887 acre site, thereby meeting the criteria for a Type II residential development.

The existing drainage patterns can be described as sheet and shallow concentrated flows flowing southerly toward and existing roadside ditch in the ROW of Spurlock Valley. Approximately 1 acre of off-site area north of this site flows through this site. The proposed development will keep with the character of the existing drainage patterns by constructing the new house near the same location as the existing house as well as the installation of a trench drain and storm pipe system on the uphill side of the house to convey the off-site drainage around the new house and discharge near the ROW of Spurlock Valley. The proposed drainage system was designed to bypass any adjacent properties and will not have any negative impact on downstream or adjacent properties.

Please reference the engineering drainage and grading plans for additional information.

Should you have any questions or comments, feel free to contact Marco Castaneda, PE at (512) 785-8446.

Sincerely,  
Marco Castaneda, PE





# 800 OX EYE TRAIL

## RESIDENTIAL TYPE II DEVELOPMENT PLAN

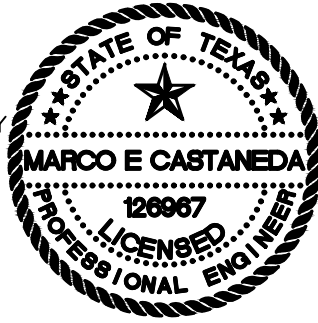
OWNERS CERTIFICATION:  
AS OWNER OF THIS PROPERTY, I INTEND TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN

NAME OF OWNER/TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERS CERTIFICATION:

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, MARCO CASTANEDA, P.E. 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.

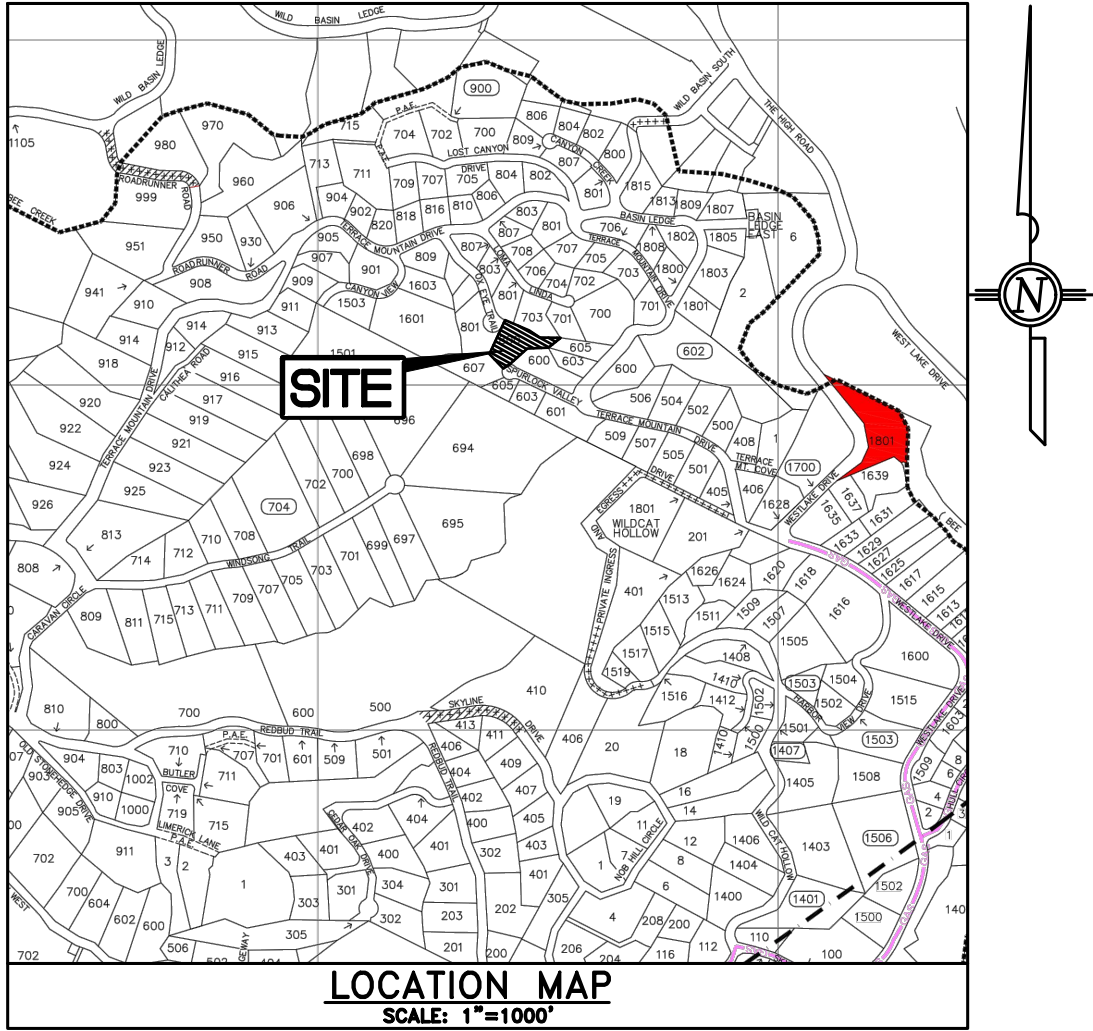
ACCEPTED FOR CONSTRUCTION:

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

| REV. NO. | REVISION DESCRIPTION | APPROVED BY: | DATE |
|----------|----------------------|--------------|------|
|          |                      |              |      |
|          |                      |              |      |
|          |                      |              |      |
|          |                      |              |      |
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|          |                      |              |      |
|          |                      |              |      |



RANGER ENGINEERING, PLLC  
CIVIL ENGINEERING  
TYPE REG. NO. F-22406  
5524 BEE CAVE ROAD, SUITE 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: FEBRUARY 24, 2023

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 |
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**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

PROJECT: \_\_\_\_\_

DATE: FEBRUARY 24, 2023

DRAWN BY: MEC

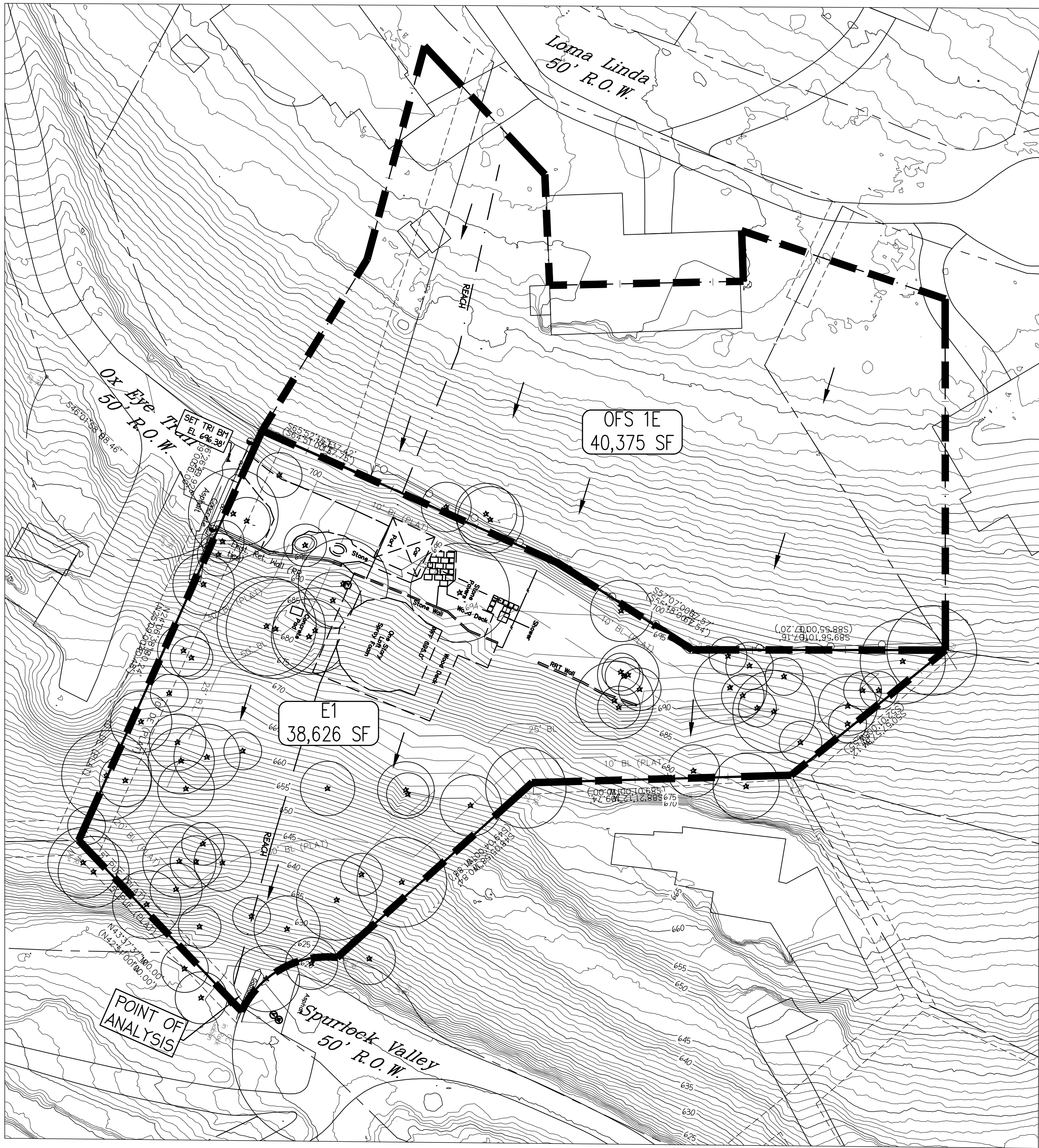
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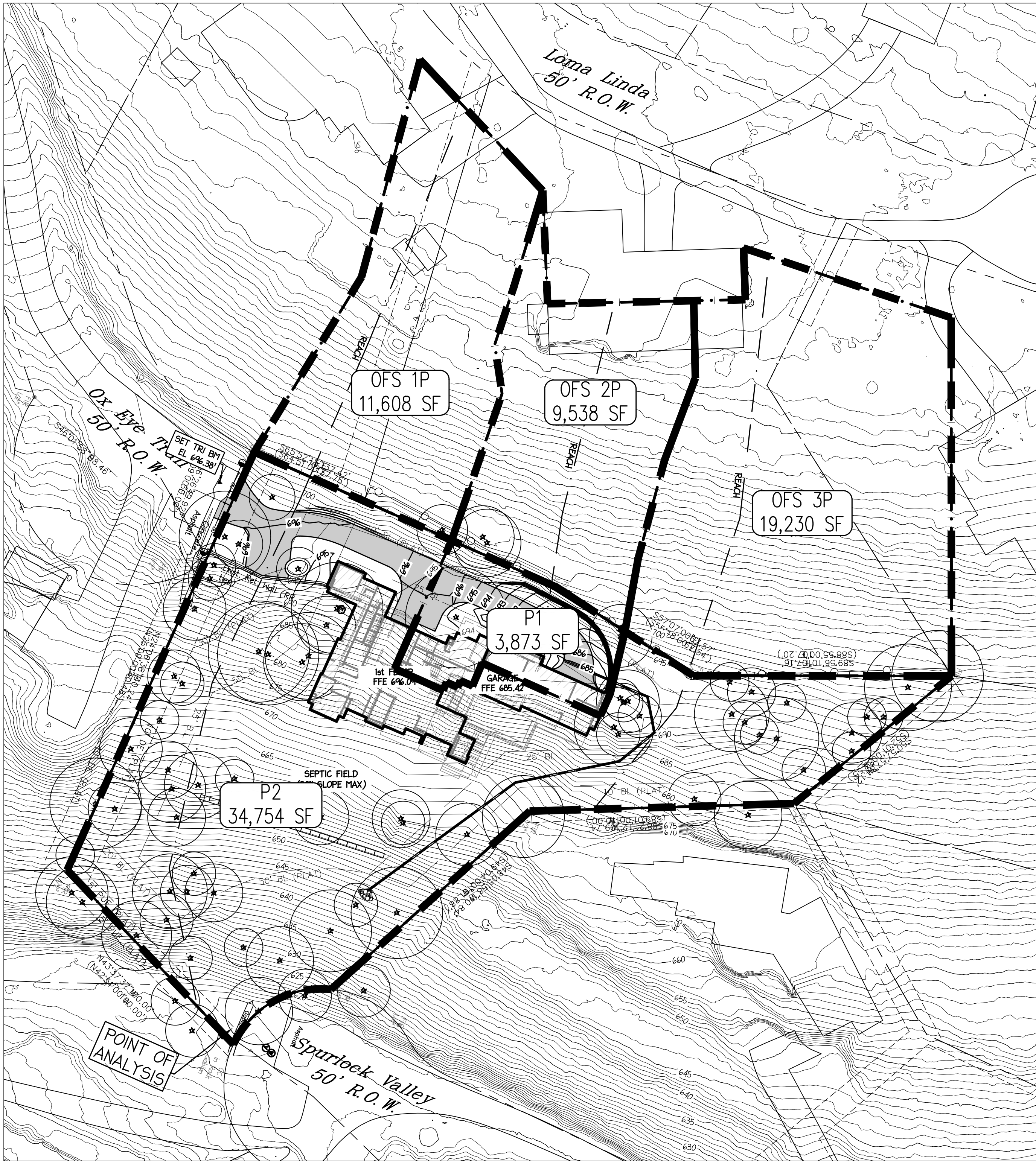








EXISTING CONDITIONS DRAINAGE PLAN



PROPOSED CONDITIONS DRAINAGE PLAN

| TIME OF CONCENTRATION |              |       |             |         |              |       |         |         |              |       |         |
|-----------------------|--------------|-------|-------------|---------|--------------|-------|---------|---------|--------------|-------|---------|
| Drainage Area No.     | Sheet        |       |             |         | ShlwConc     |       |         |         | Channel      |       |         |
|                       | FI Lgth (ft) | slope | surface     | Tc (hr) | FI Lgth (ft) | slope | surface | Tc (hr) | FI Lgth (ft) | slope | n-value |
| 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 |        |       |           |                  |                 |                |              |                    |          |           |            |
|-----------------------|--------|-------|-----------|------------------|-----------------|----------------|--------------|--------------------|----------|-----------|------------|
| Drainage Area No.     | Area   |       |           | BrF Soil Group D |                 |                |              | HEC-HMS Atlas 14   |          |           |            |
|                       | (sf)   | (ac)  | (sq mi)   | Open Sp (ac)     | Imperv Cvr (ac) | Imperv Cvr (%) | Composite CN | Composite Tc (min) | Q2 (cfs) | Q10 (cfs) | Q100 (cfs) |
| OFS 1E                | 40,375 | 0.927 | 0.0014483 | 0.888            | 0.039           | 4.2%           | 81           | 5.8                | 2.92     | 5.51      | 10.13      |
| E1                    | 38,615 | 0.886 | 0.0013851 | 0.792            | 0.095           | 10.7%          | 82           | 4.2                | 3.18     | 5.88      | 10.71      |
| Comb E                |        |       |           |                  |                 |                |              |                    | 6.02     | 11.25     | 20.56      |
| OFS 1P                | 11,608 | 0.266 | 0.0004164 | 0.255            | 0.011           | 4.2%           | 81           | 5.8                | 0.84     | 1.59      | 2.91       |
| OFS 2P                | 9,538  | 0.219 | 0.0003421 | 0.210            | 0.009           | 4.2%           | 81           | 4.6                | 0.74     | 1.40      | 2.58       |
| OFS 3P                | 19,230 | 0.441 | 0.0008998 | 0.423            | 0.019           | 4.2%           | 81           | 6.4                | 1.34     | 2.53      | 4.65       |
| P1                    | 3,873  | 0.089 | 0.0001389 | 0.034            | 0.055           | 61.7%          | 91           | 3.0                | 0.45     | 0.72      | 1.21       |
| P2                    | 34,754 | 0.798 | 0.0012466 | 0.700            | 0.098           | 12.3%          | 82           | 4.2                | 2.89     | 5.32      | 9.65       |
| Comb P                |        |       |           |                  |                 |                |              |                    | 6.11     | 11.31     | 20.54      |

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RANGER ENGINEERING, PLLC  
CIVIL ENGINEERING  
TEXAS REG. NO. F-22406  
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PHONE: (512) 785-8446  
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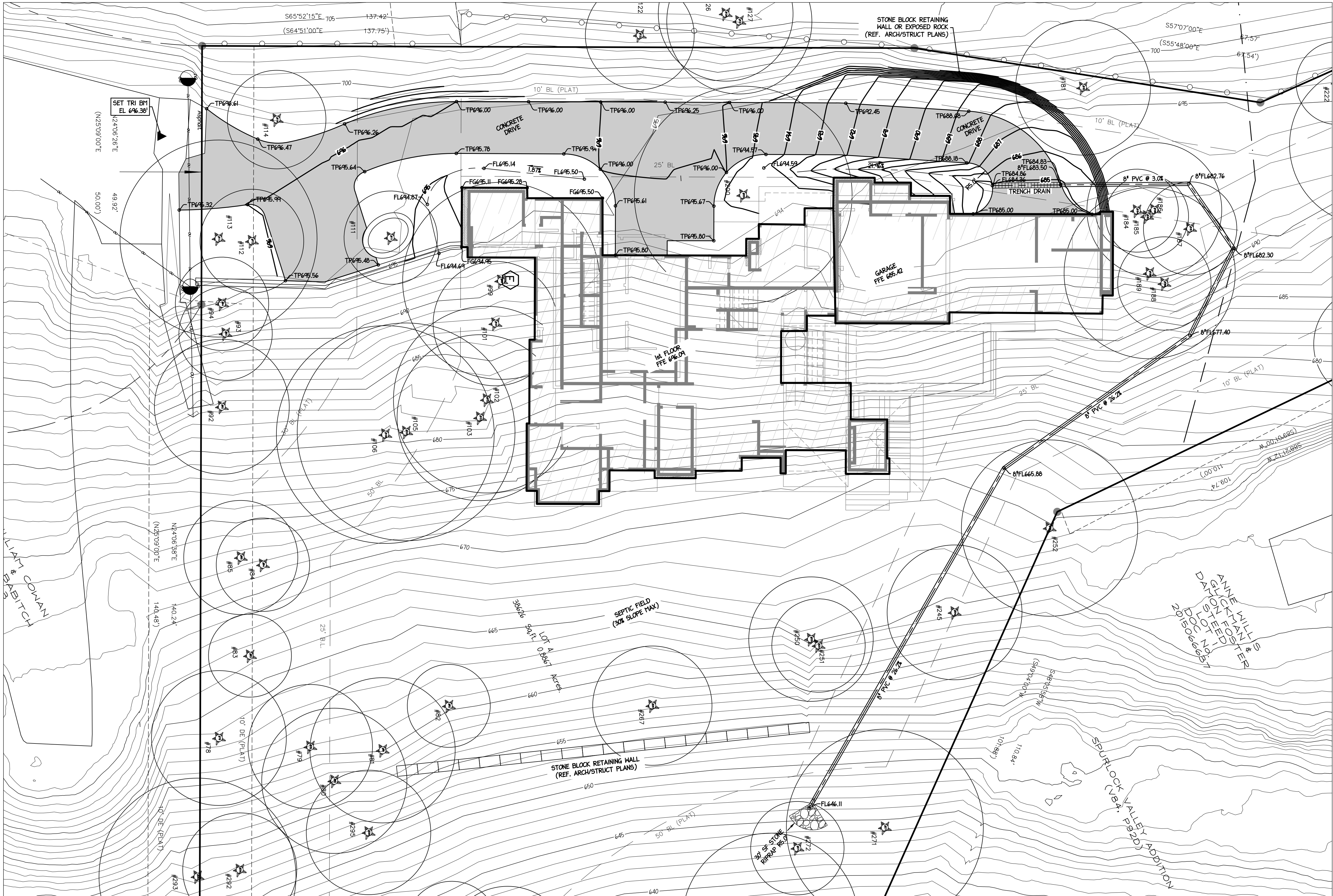
800 Ox Eye Trail

West Lake Hills, Texas 78746

DRAINAGE AREA PLAN

PROJECT: \_\_\_\_\_  
DATE: FEBRUARY 24, 2023  
DRAWN BY: MEC  
CHECKED BY: MEC  
SHEET NO. \_\_\_\_\_





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 TYPES 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  | Crape Myrtle 9    |
| 112  | Juniper 10        |
| 113  | Juniper 8 8 6 5   |
| 114  | Crape 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 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 SOIL.

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.

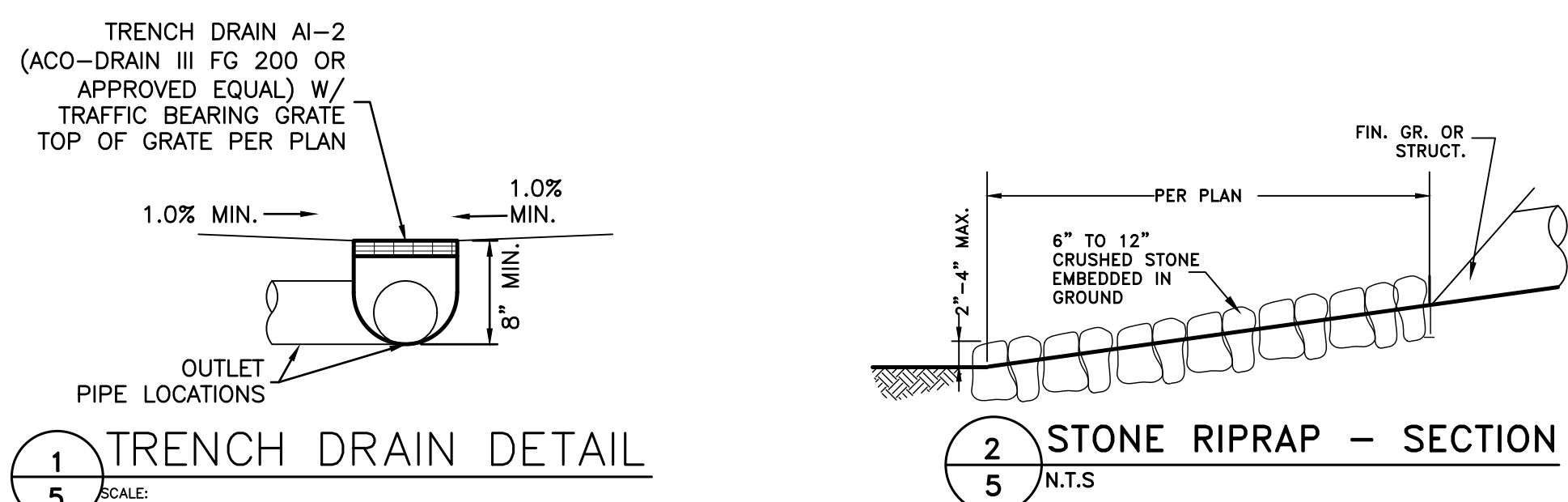
10. AT INTERSECTION OF NEW AND EXISTING VEHICULAR OR PEDESTRIAN PAVEMENT (ASPHALT OR CONCRETE) SAW CUT EXISTING PAVEMENT TO PROVIDE CLEAN AND SOLID JOINT. IN ALL CASES MATCH TOP OF NEW AND EXISTING PAVEMENT ELEVATIONS.

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.



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TYPE REG. NO. F-22406  
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AUSTIN, TEXAS 78746  
PHONE: (512) 785-8446  
email: marco@rangereng.com

800 Ox Eye Trail

West Lake Hills, Texas 78746

GRADING PLAN

PROJECT: \_\_\_\_\_

DATE: FEBRUARY 24, 2023

DRAWN BY: \_\_\_\_\_ MEC

CHECKED BY: \_\_\_\_\_ MEC

SHEET NO. \_\_\_\_\_



|     |     |          |
|-----|-----|----------|
| 631 | Oak | Existing |
| 632 | Oak | Existing |
| 633 | Elm | Existing |





**PERMIT PARTNERS**

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

Office: 512.593.5361

[info@permit-partners.com](mailto: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.





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[info@permit-partners.com](mailto: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](mailto:info@permit-partners.com)

**Images of Existing Carport**







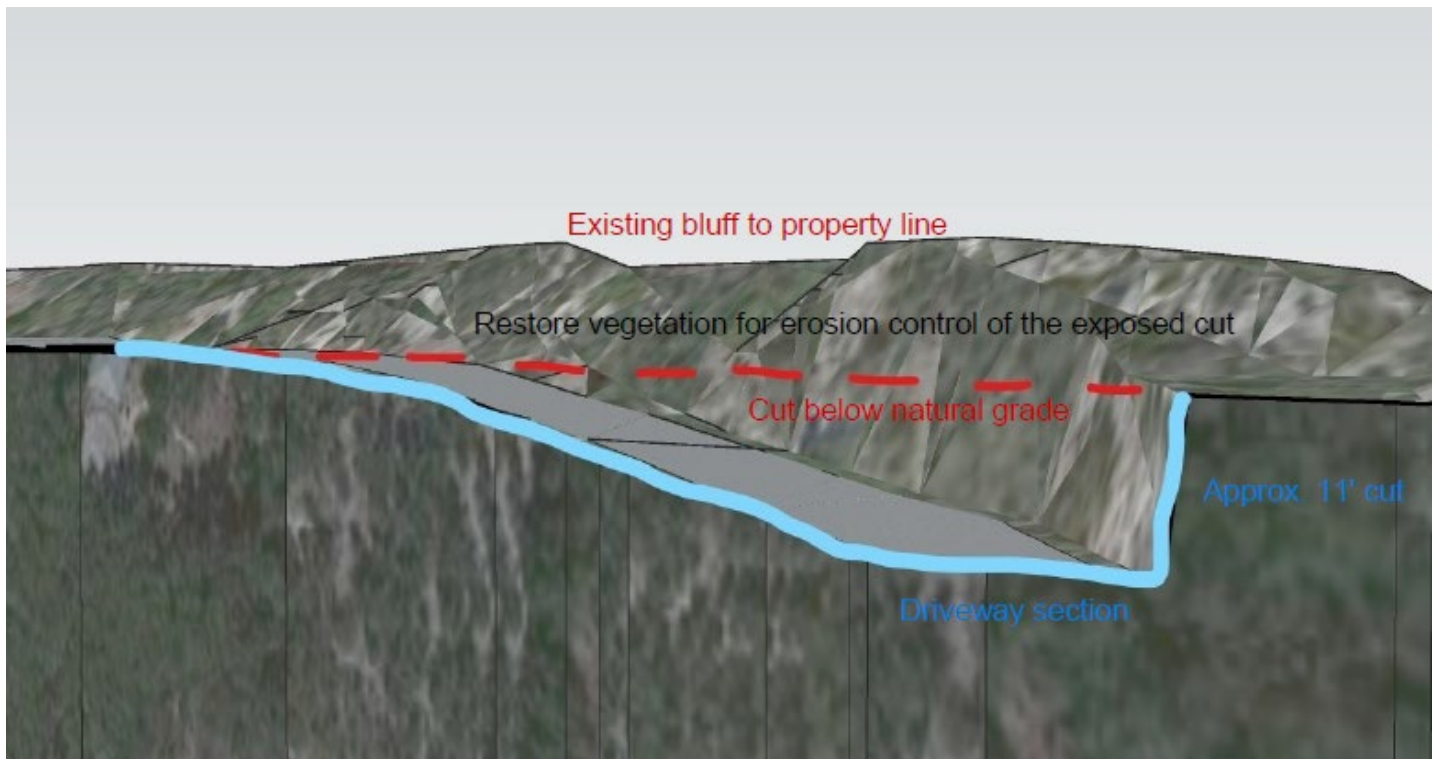
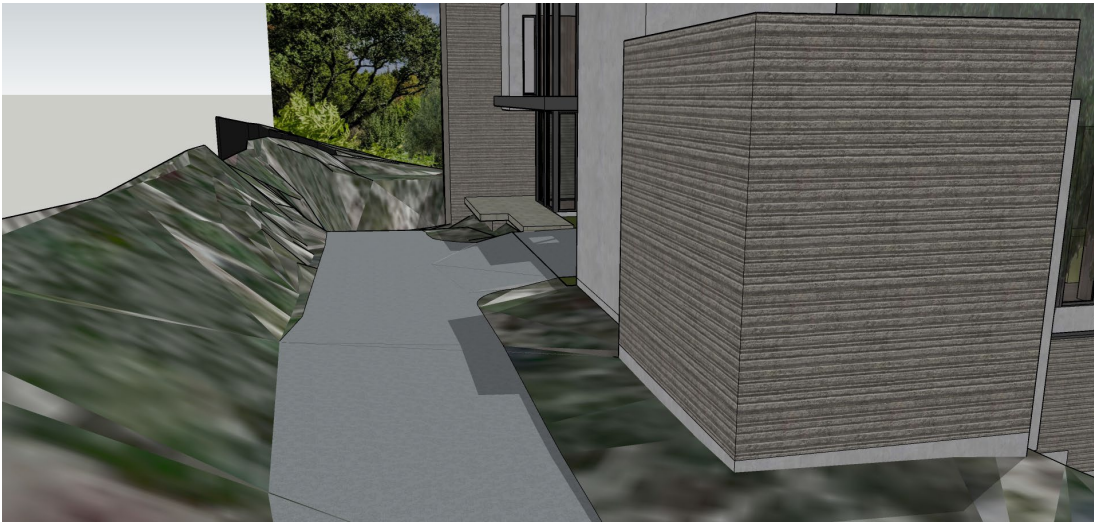
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[info@permit-partners.com](mailto:info@permit-partners.com)

**3D Imagery of Proposed Driveway cut into the Existing bluff**







**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     |

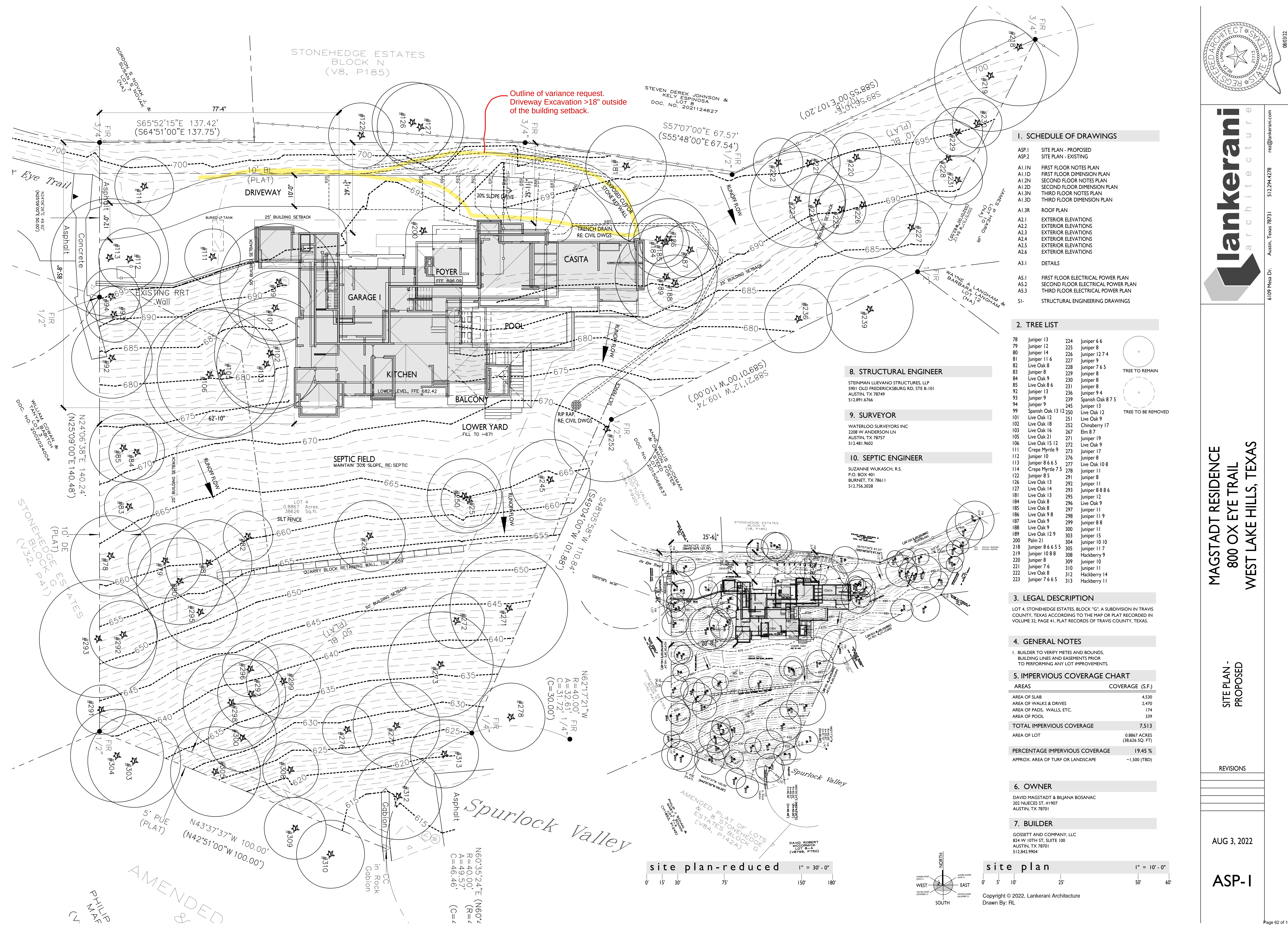
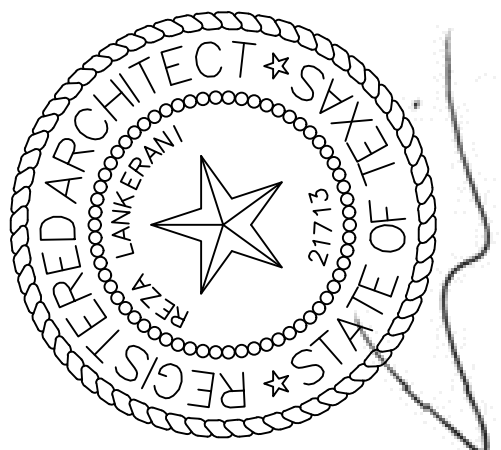
646 271 4009  
Property Owner/Applicant Phone Number

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

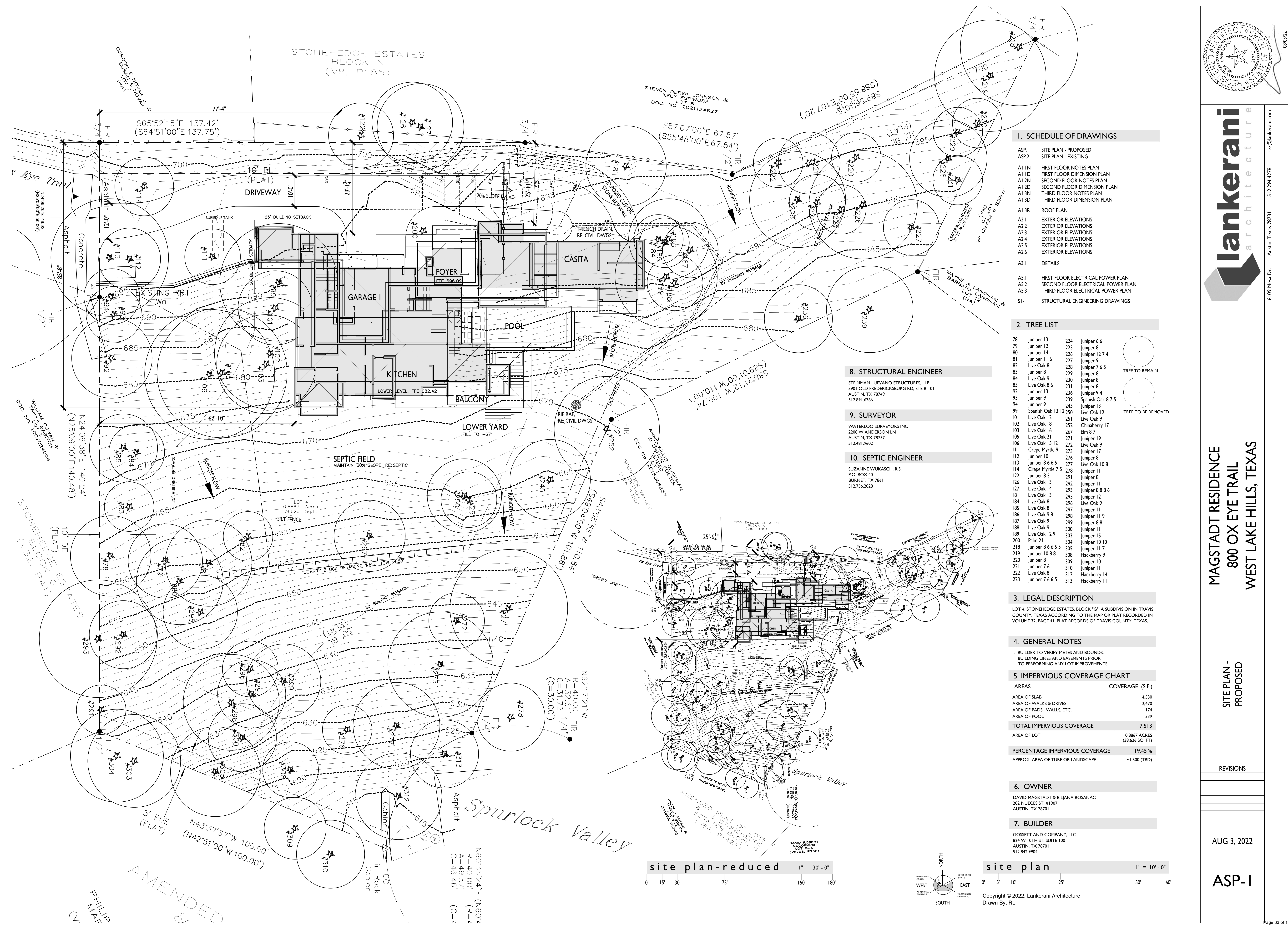
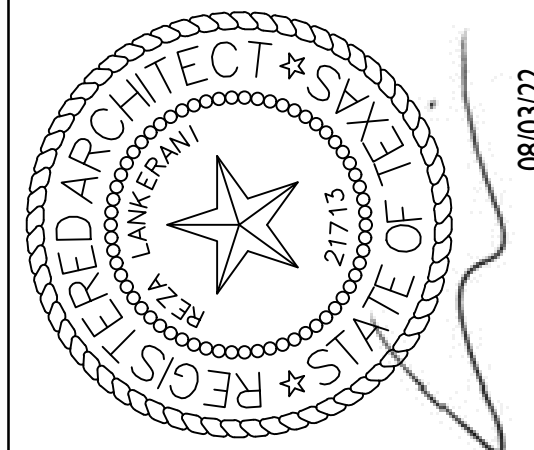
[Signature]  
Notary Public in and for the State of Texas



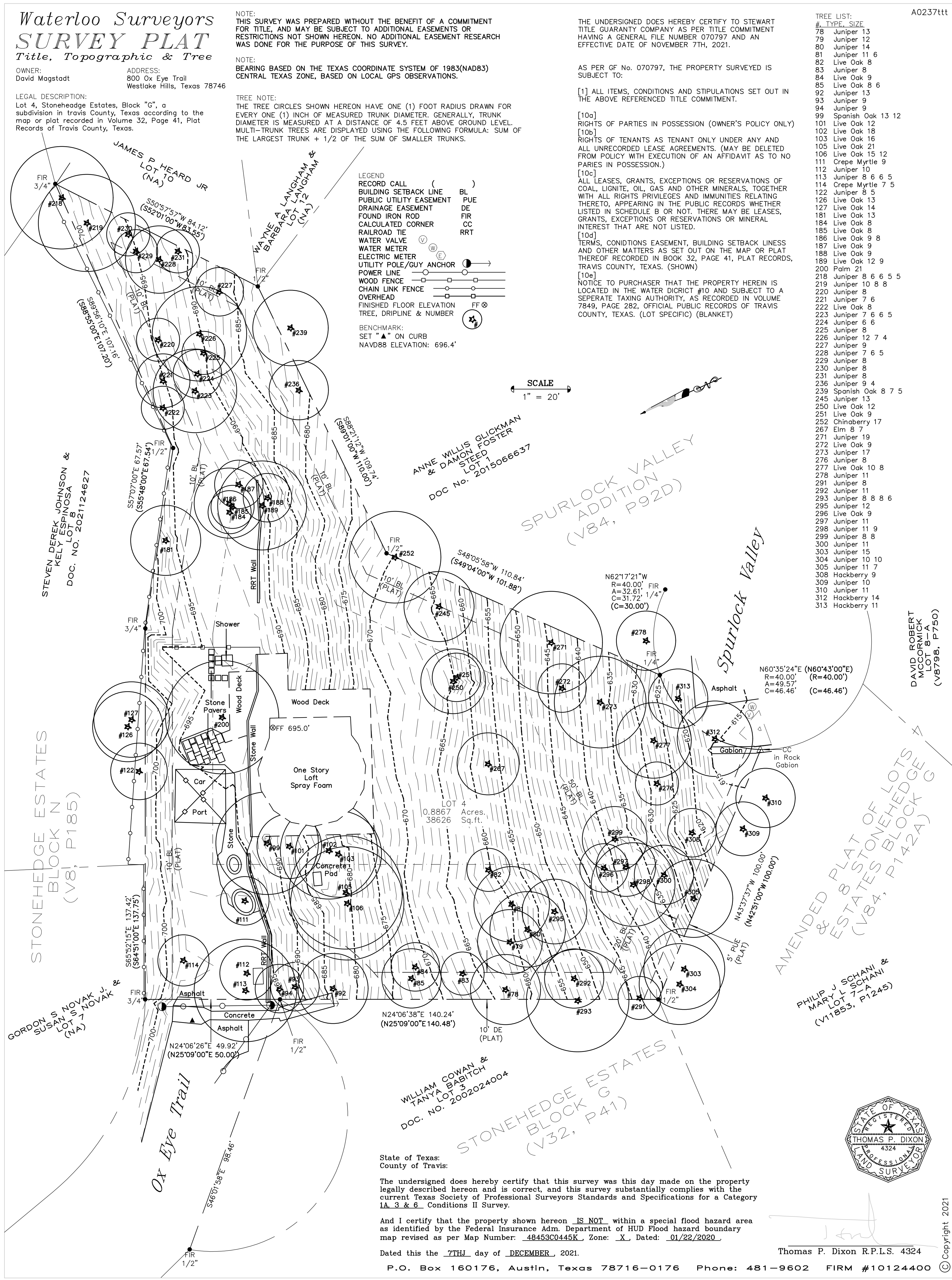
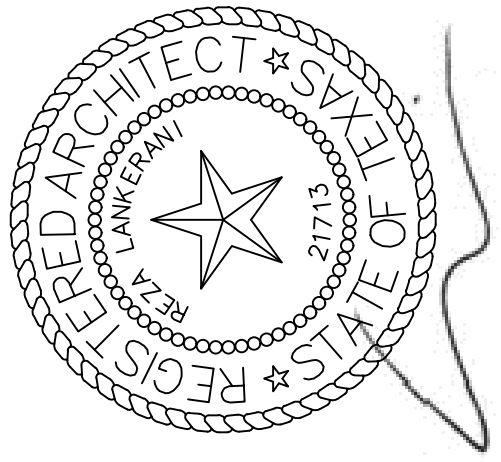














MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

FIRST FLOOR  
NOTES PLAN

## REVISIONS

AUG 3, 2022

AI.IN

Page 65 of 106

FIRE SPRINKLE SYSTEM REQUIRED.

I. GENERAL NOTES:

1. PLANS THAT ARE NOT SIGNED AND SEALED BY REZA LANKERANI, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.

2. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE 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 ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL GOVERNMENT CODES AND SHALL CONFORM TO THE APPLICABLE BUILDING AND PERFORMANCE STANDARDS PROTECTED BY 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: | FIRST FLOOR  |
| HVAC ZONE 2:    | SECOND FLOOR | W.H. ZONE 2:    | SECOND FLOOR |
| HVAC ZONE 3:    | THIRD FLOOR  | W.H. ZONE 3:    | THIRD FLOOR  |

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

## 2. ABBREVIATIONS:

| WINDOWS                       | MISC.                         |
|-------------------------------|-------------------------------|
| GL - GLASS                    | CLG - CEILING                 |
| TEMP - TINTED GLASS           | CO - CASED OPENING            |
|                               | COL - COLUMN                  |
| <b>DOORS</b>                  | ELL - ELLIPTICAL              |
| FL - FIBERGLASS               | FD - FLUR DOWN                |
| SDL - SIMULATED DIVIDED LIGHT | HR - HIDE BS                  |
| SL - SINGLE LIGHT             | MAS - MANSARD                 |
| SC - SOLID CORE               | MCTR - MANUFACTURER           |
|                               | MTL - METAL                   |
|                               | OPT - OPTIONAL                |
| <b>METACHANICAL</b>           | S.R.O. - SHEET ROCK OPENING   |
| R.A.C. - RETURN AIR GRILL     | V.A.R. - VERY BY ARCHITECT    |
|                               | V.W.B. - VERY WITH BUILDER    |
|                               | V.W.O. - VERY WITH OWNER      |
|                               | V.W.I.D. - VERY WITH INTERIOR |
|                               | V.W.V. - VERY WITH ENGINEER   |
|                               | V.W.M. - VERY WITH MECHANICAL |
|                               | V.W.A.D. - VERY WITH LIGHTING |
| <b>FLOORING</b>               |                               |
| CONC - CONCRETE               |                               |
| CRT - CARPET                  |                               |
| HWYD - HARDWOOD               |                               |
| SLT - STONE TILE              |                               |

### 3. LEGEND

 2 x 6 WALL  
 MASONRY VENEER OR WALL

## 2. ABBREVIATIONS:

|                               |                                   |
|-------------------------------|-----------------------------------|
| <b>WINDOWS</b>                | <b>MISC.</b>                      |
| GL - GLASS                    | C.L.G. - CEILING                  |
| TEMP - TEMPERED GLASS         | C.O. - CASED OPENING              |
| <b>DOORS</b>                  | CL - COLUMN                       |
| F.L. - FIBERGLASS             | ELL - ELLIPTICAL                  |
| SL - SLIMULATED DIVIDED LIGHT | FD - FLUSH DOOR                   |
| SL - SINGLE LIGHT             | HB - HOUSE BIRD                   |
| SC - SOLID CORE               | WM - WALL MOUNT FAUCET OR TOLE    |
|                               | WM - WALL MOUNT BODY SPRAYER      |
| <b>MECHANICAL</b>             | MS - MASONRY                      |
| R.A.G. - RETURN AIR GRILL     | MCTR - MANUFACTURER               |
|                               | MFL - METAL                       |
|                               | OPT - OPTIONAL                    |
|                               | RND - ROUND                       |
| <b>FLOORING</b>               | S.R.O. - SHEET ROCK OPENING       |
| CONC - CONCRETE               | V.A. - VERIFY WITH ARCHITECT      |
| CRPT - CARPET                 | V.B. - VERIFY WITH BUILDER        |
| HWAY - HARDWOOD               | V.O.D. - VERIFY WITH OWNER        |
| S.TILE - STONE TILE           | V.W.L.A. - VERIFY WITH LAND ARCH. |
|                               | V.W.V. - VERIFY WITH VENDOR       |

### 3. LEGEND

 2 x 4 WALL  
 2 x 6 WALL  
 MASONRY VENEER ON J&A

#### 4. AREA CHART

|                        |       |
|------------------------|-------|
| MAIN FLOOR             | 3,010 |
| SECOND FLOOR           | 1,227 |
| LOWER FLOOR            | 1,468 |
| TOTAL HEATED           | 5,705 |
| BRICK LEDGE            | 111   |
| COVERED PORCHES        | 771   |
| GARAGES                | 857   |
| MECH/STOR              | 60    |
| TOTAL UNHEATED/COVERED | 1,799 |
| TOTAL COVERED          | 7,504 |

## 5. REVISIONS

| NUMBER | DATE | DESCRIPTION |
|--------|------|-------------|
|--------|------|-------------|

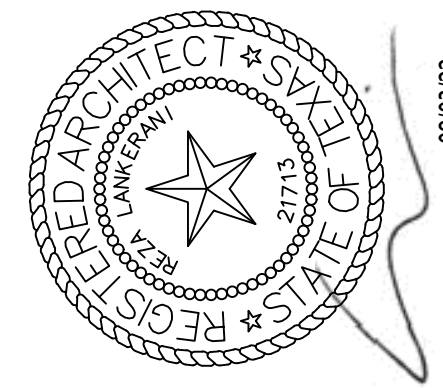
first floor notes plan

$$1/4'' = 1' - 0''$$

A horizontal number line with tick marks at 0', 5', 10', 20', and 30'.

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Drawn By: RL





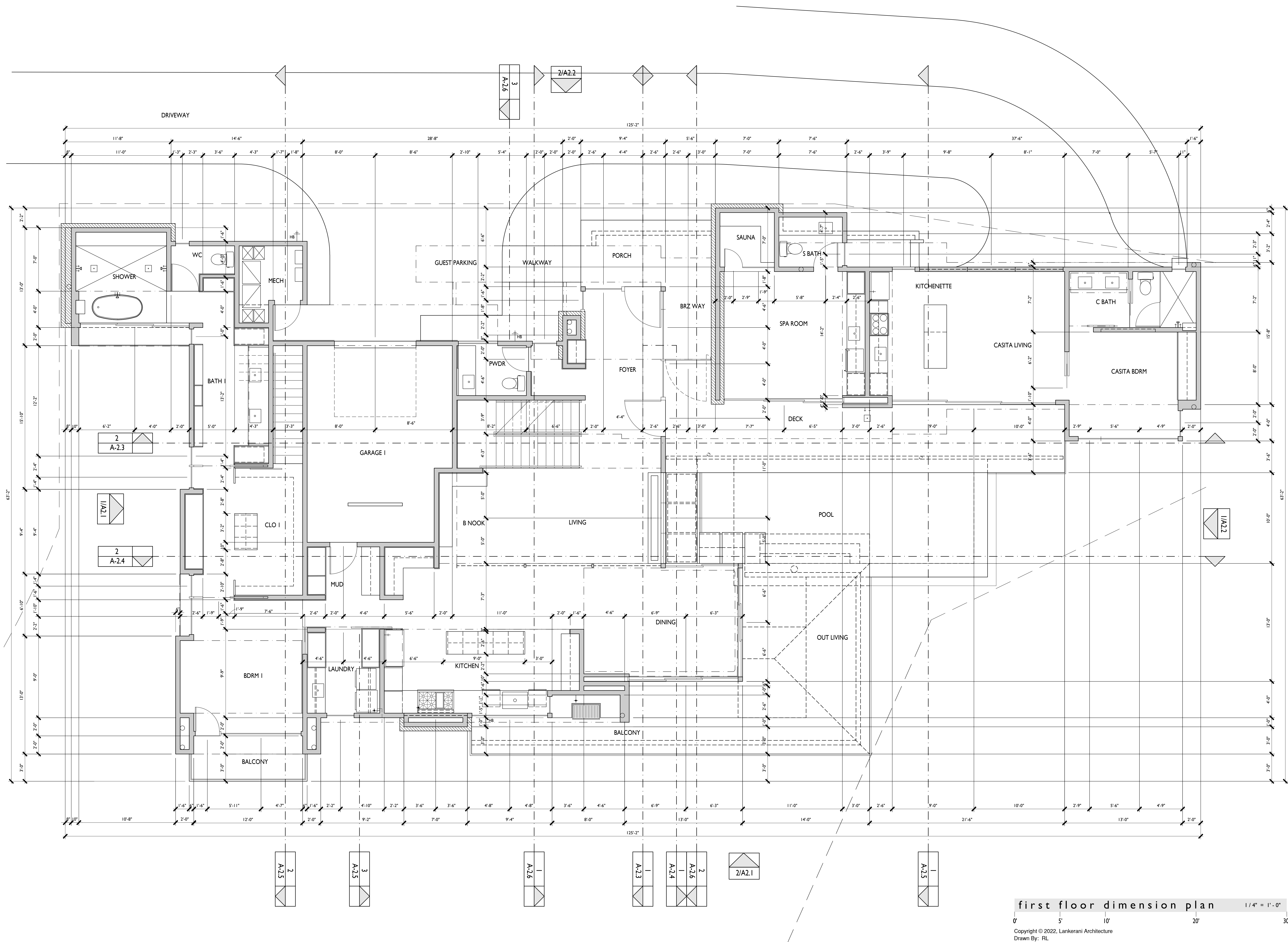
MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

FIRST FLOOR  
DIMENSION PLAN

REVISIONS

AUG 3, 2022

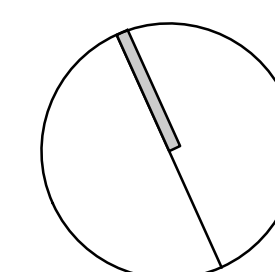
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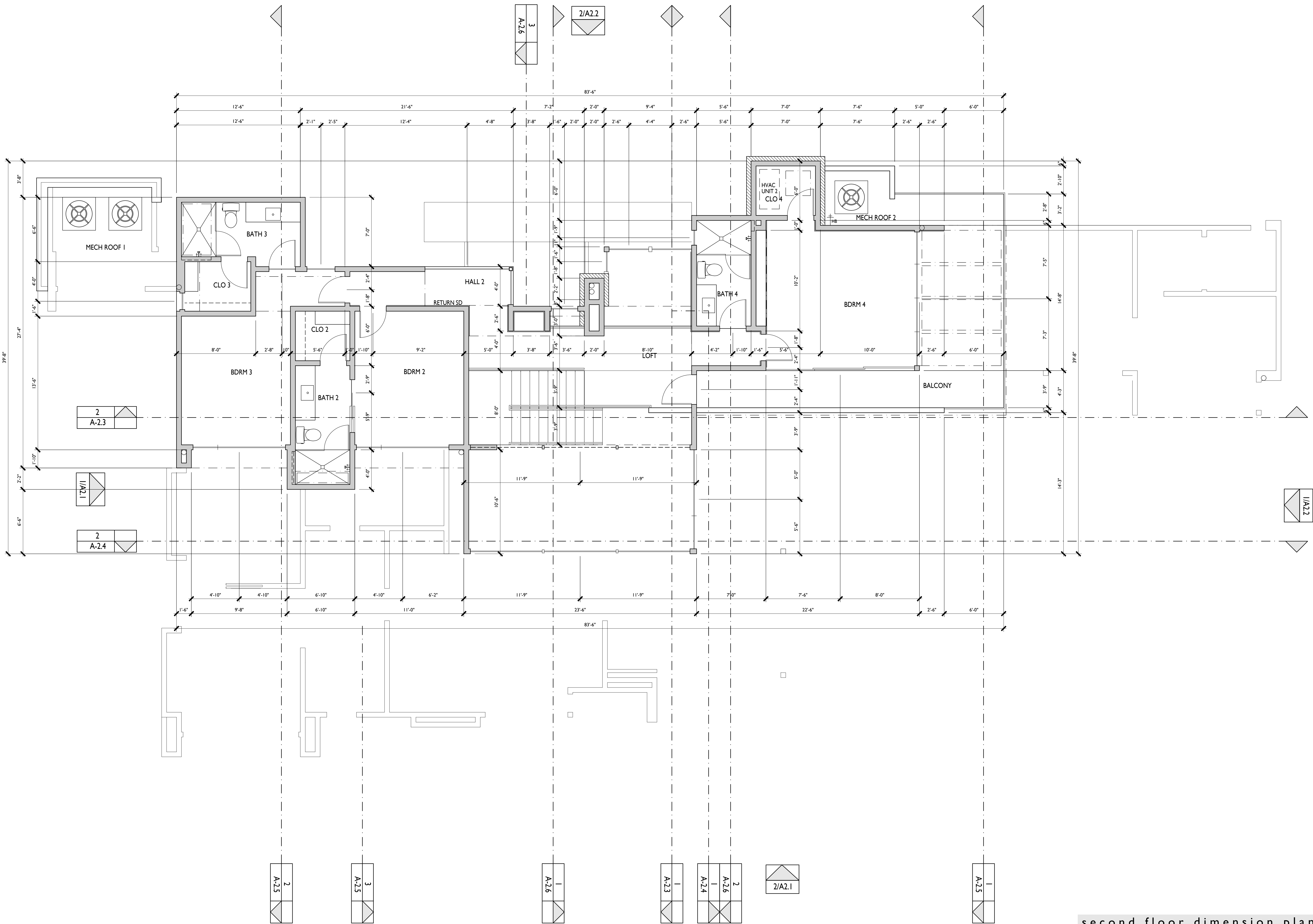


## SECOND FLOOR NOTES PLAN

## AI.2N

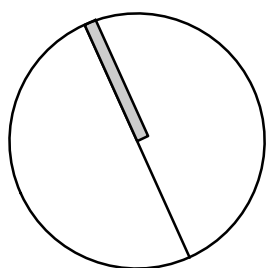






second floor dimension plan 1/4" = 1'-0"

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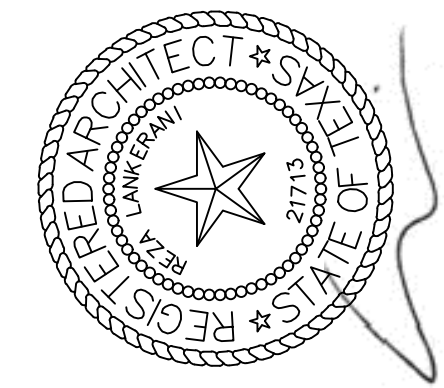
MAGSTADT RESIDENCE  
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SECOND FLOOR  
DIMENSION PLAN

REVISIONS

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AI.2D



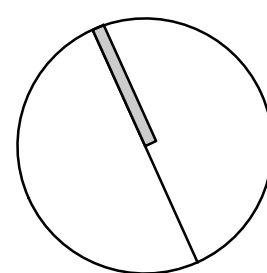
6109 Mesa Dr.  
Austin, Texas 78731  
512.294.4278  
rez@lankerani.com



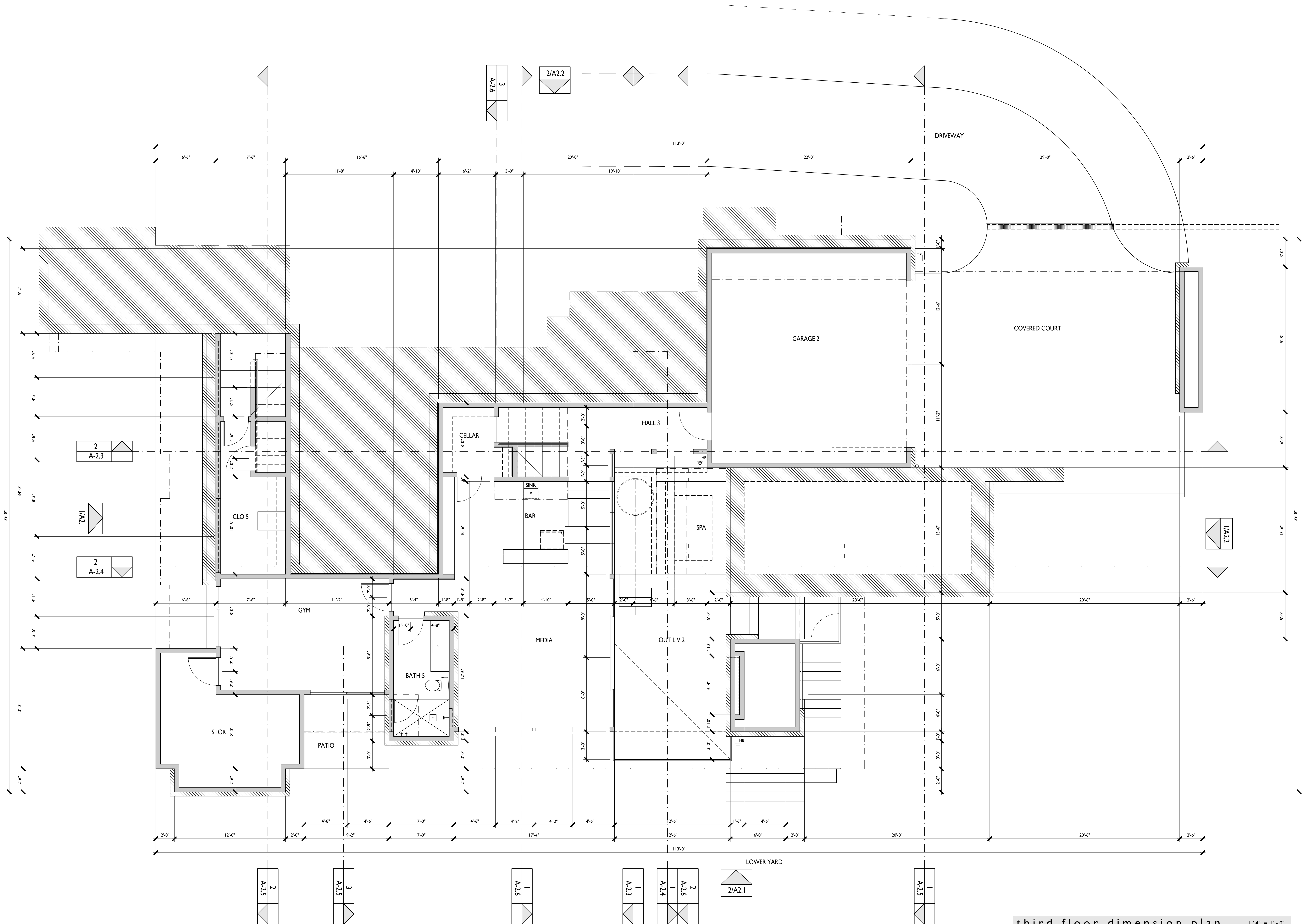


THIRD FLOOR  
NOTES PLAN

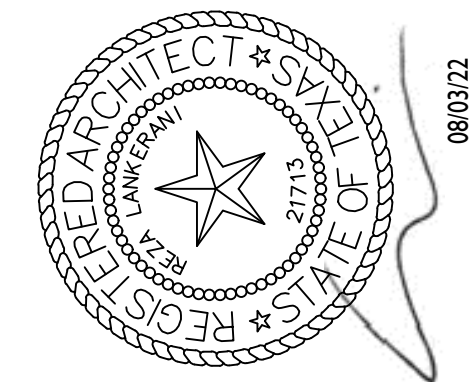
## AI.3N







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



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THIRD FLOOR  
DIMENSION PLAN

REVISIONS

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AI.3D

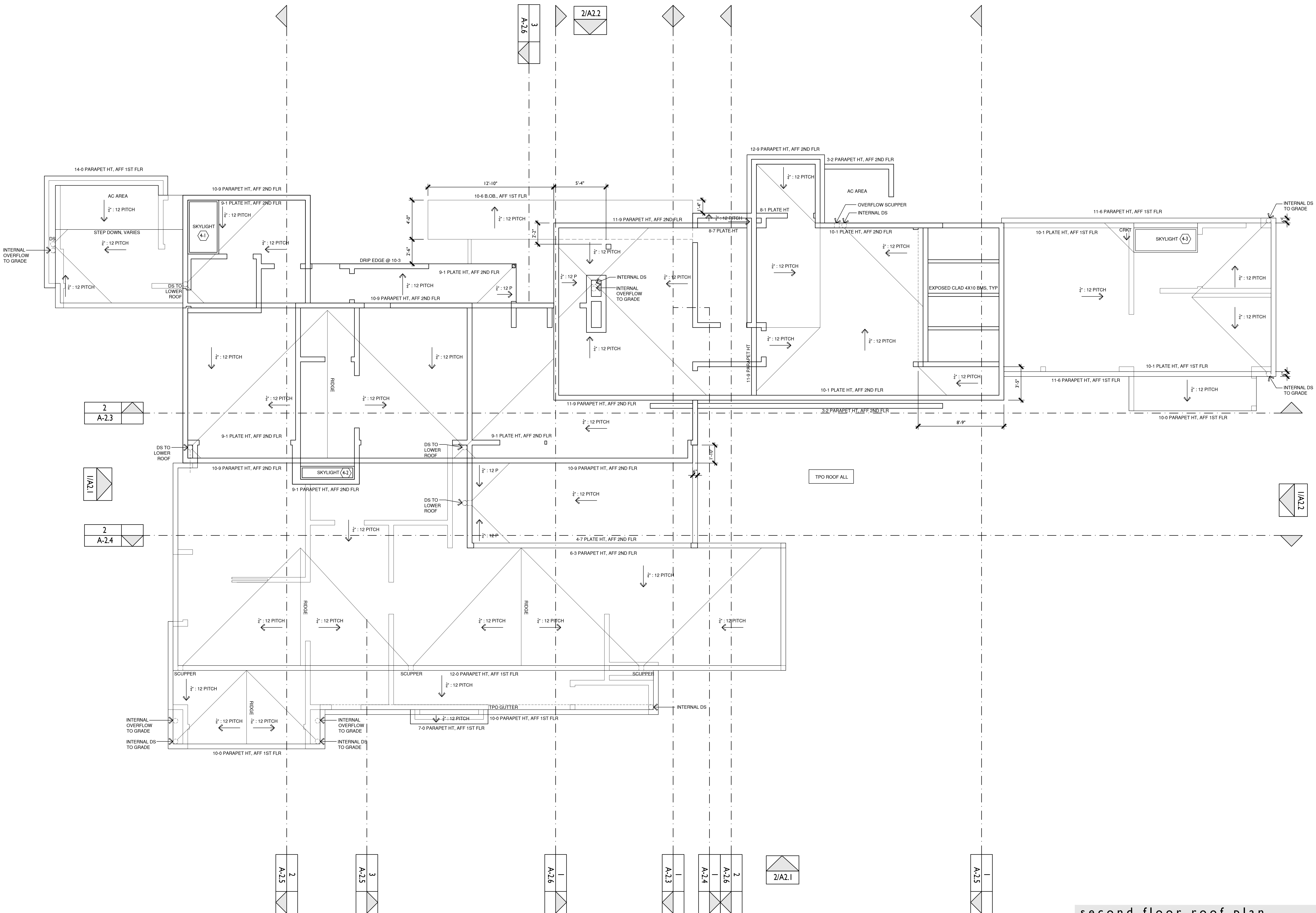


I. GENERAL NOTES

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

2. LEGEND

DOWNSPOUT



MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

ROOF PLAN

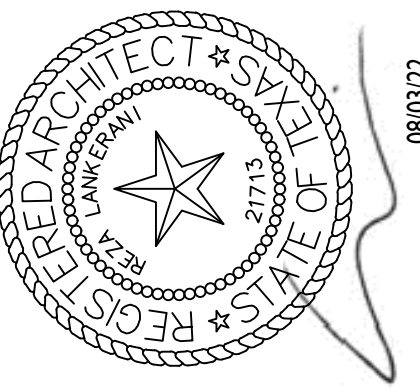
REVISIONS

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AI.3R



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08/03/22

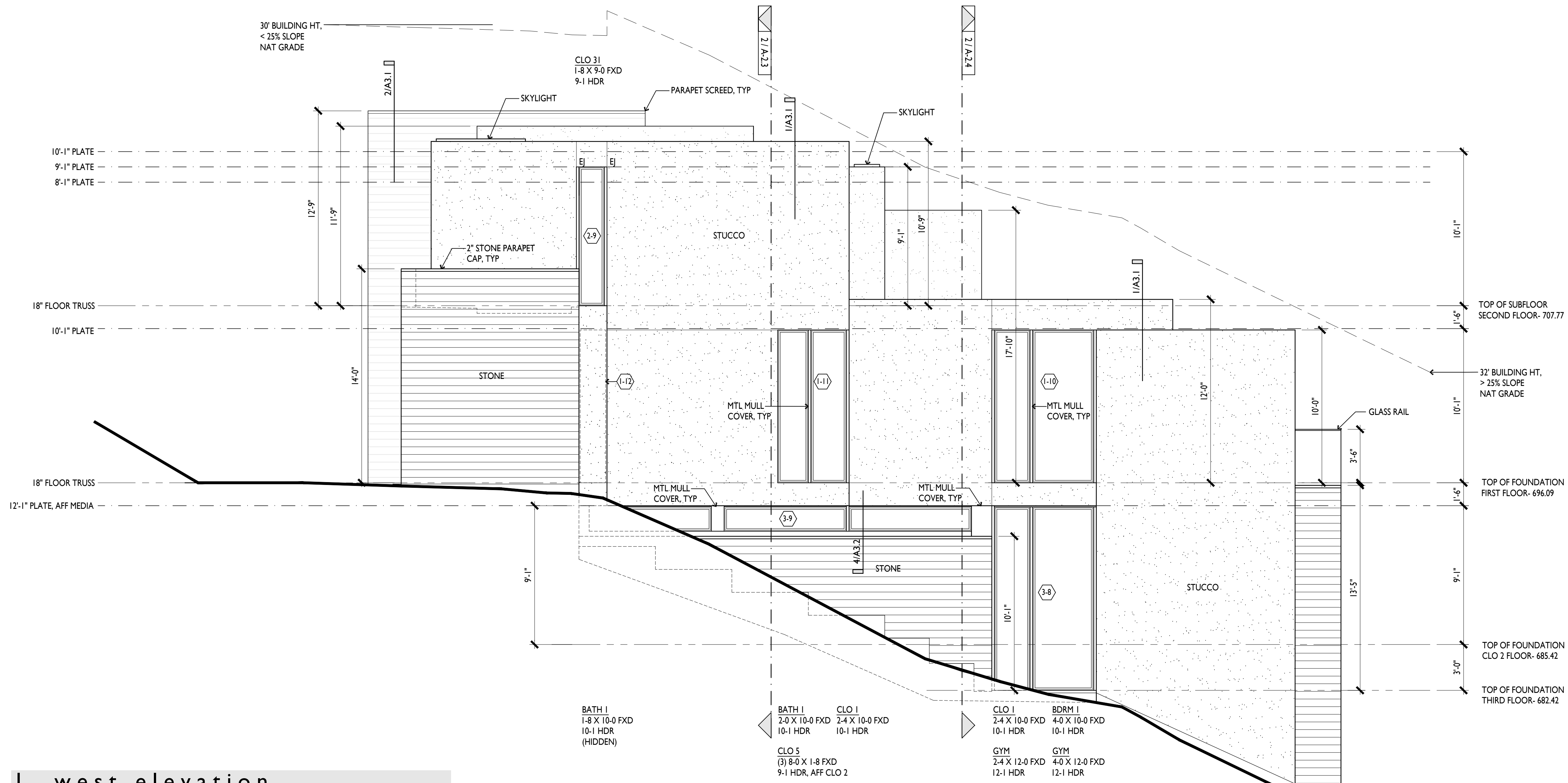
second floor roof plan

1/4" = 1' - 0"

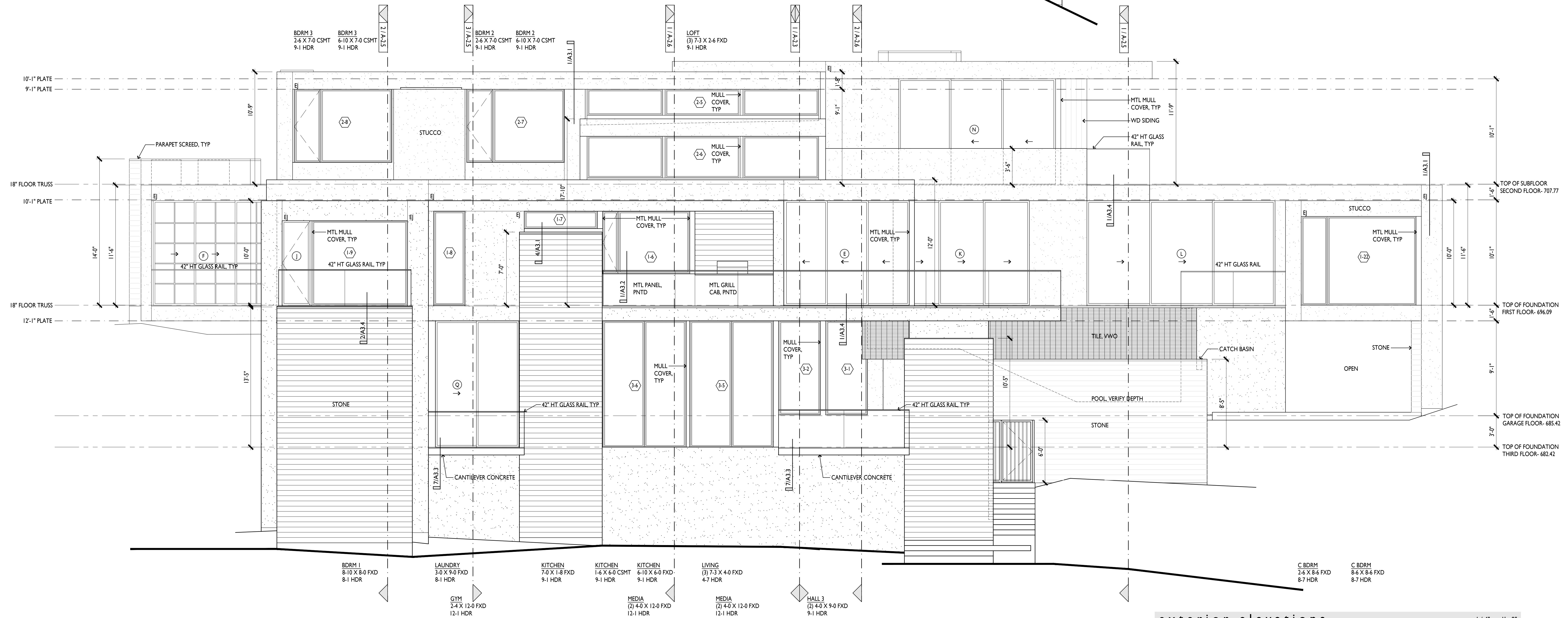
0' 5' 10' 20' 30'

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Drawn By: RL





1. west elevation



2. south elevation

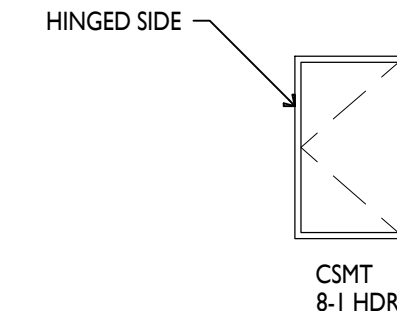
exterior elevations

1/4" = 1' - 0"

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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.

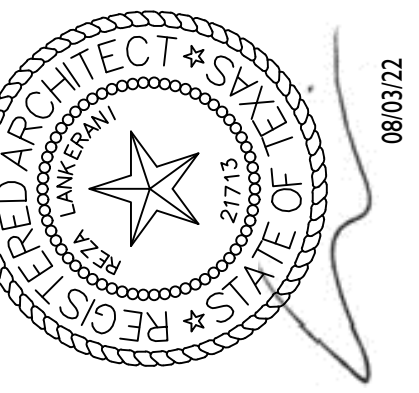
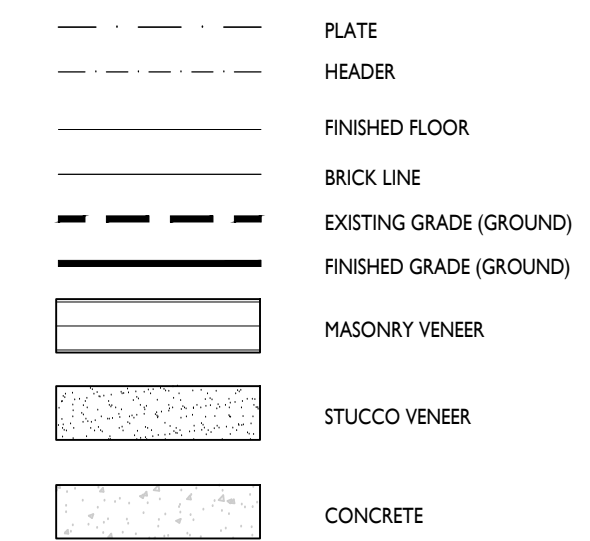


#### 2. ABBREVIATIONS:

##### 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  
HLS. - MASONRY  
MFCR. - MANUFACTURER  
MTL. - METAL

#### 3. LEGEND



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MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

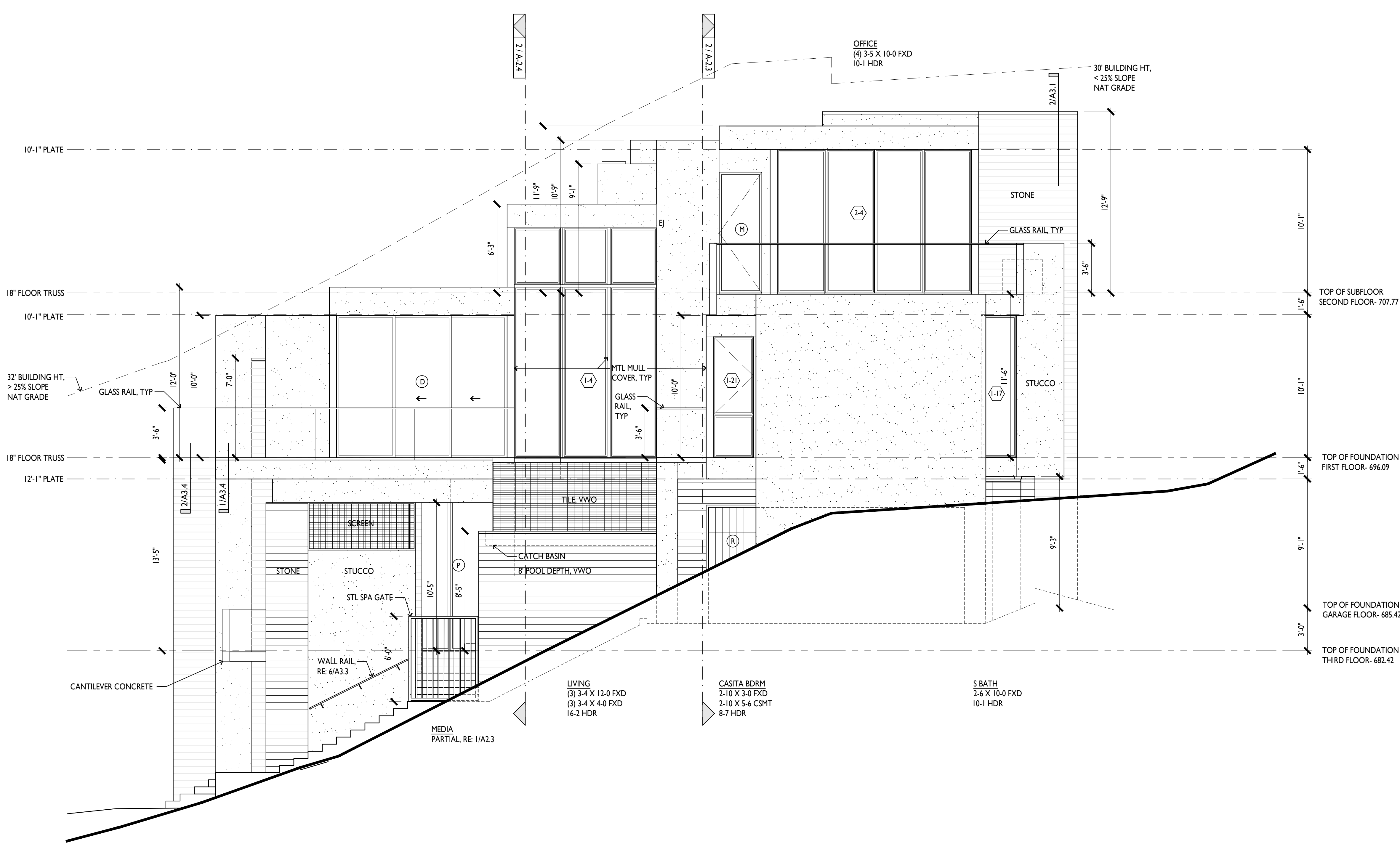
ELEVATIONS

REVISIONS

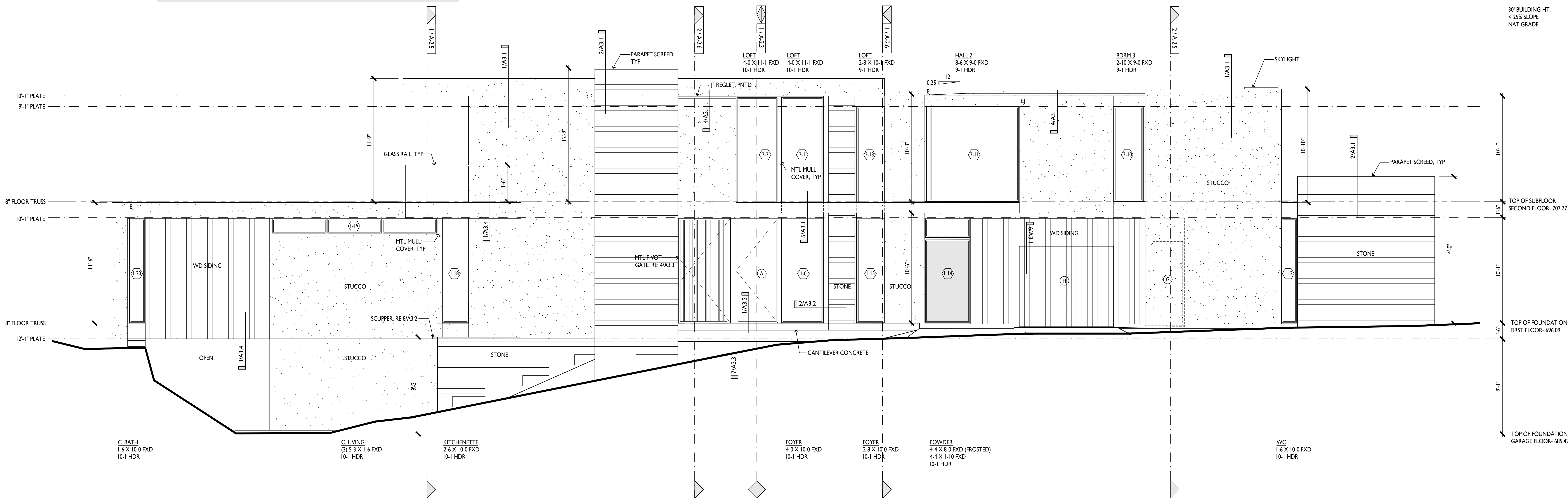
AUG 3, 2022

A2.1





1. east elevation



2. north elevation

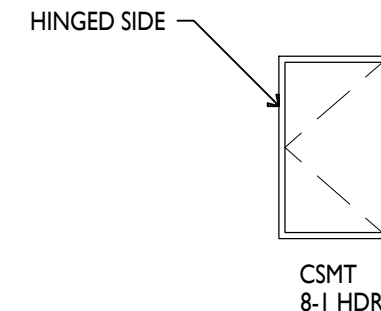
exterior elevations

1 / 4" = 1' - 0"

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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.

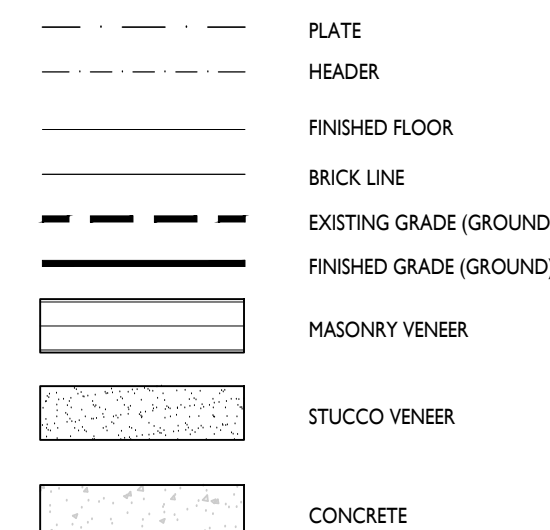


2. ABBREVIATIONS:

MISC.

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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



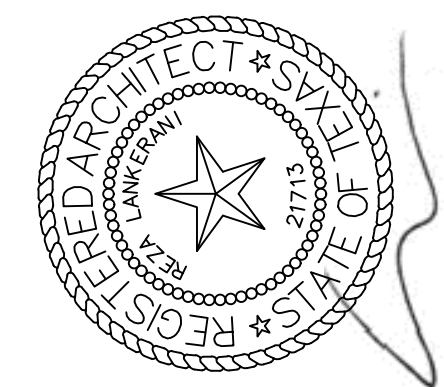
MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

ELEVATIONS

REVISIONS

AUG 3, 2022

A2.2



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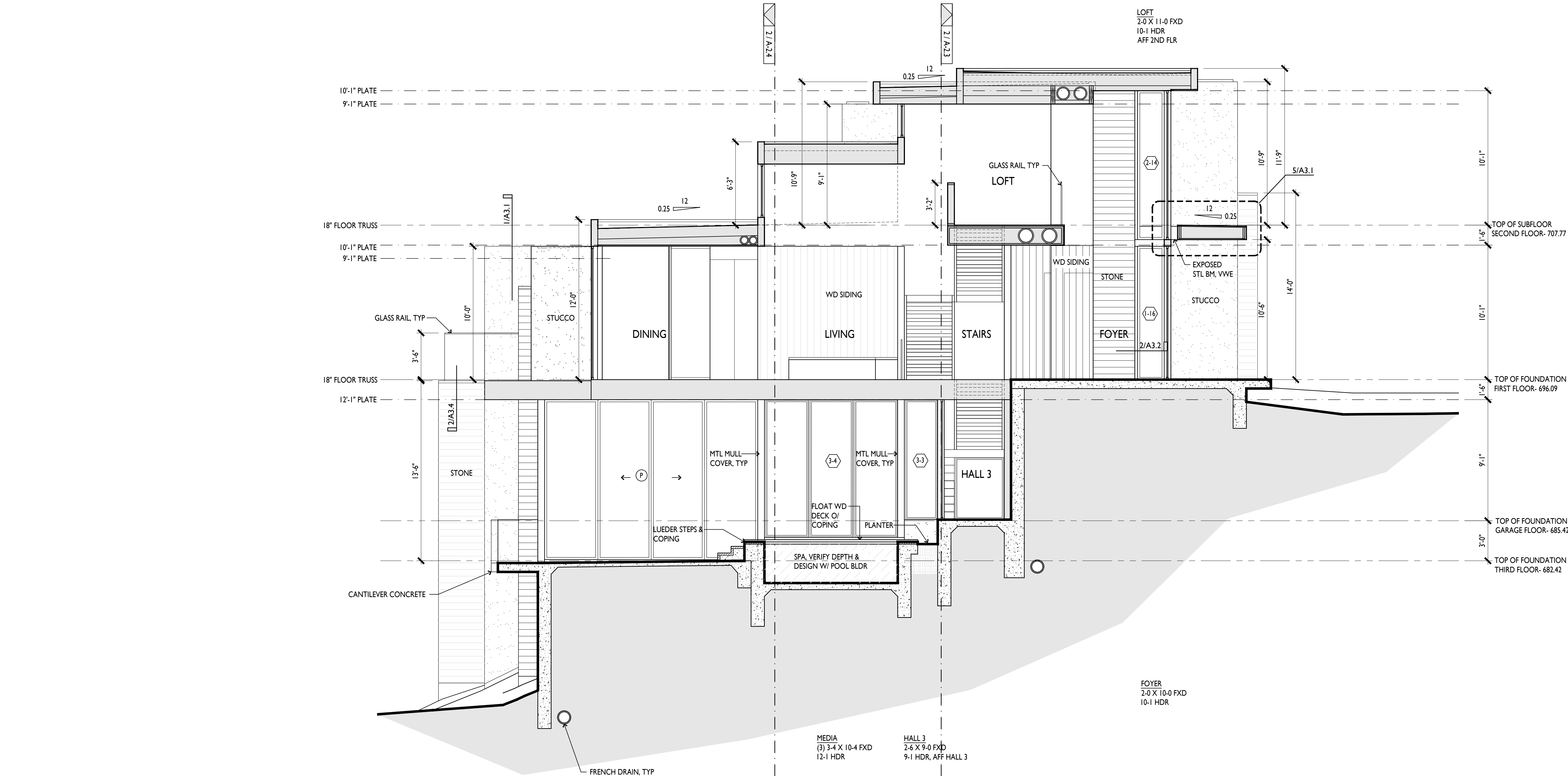
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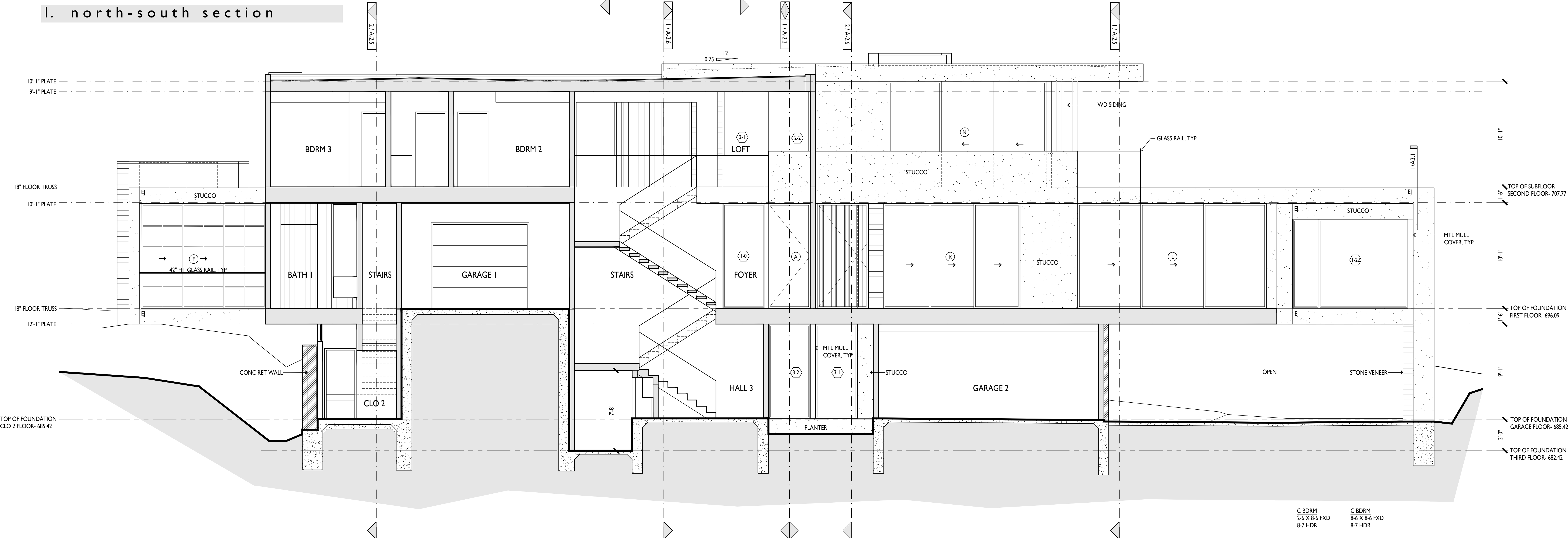
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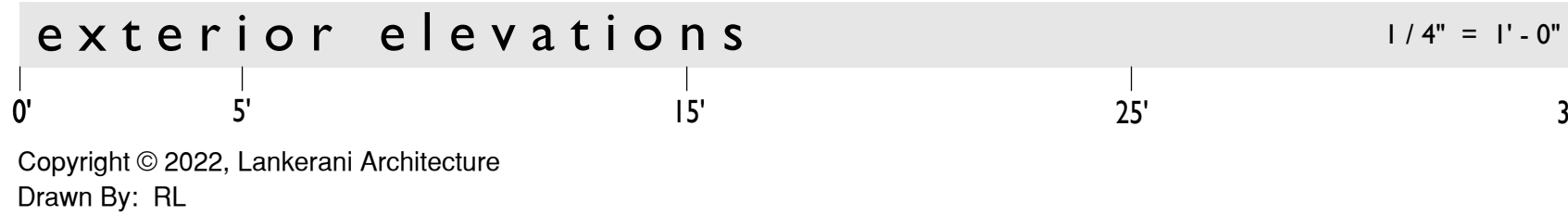




1. north-south section

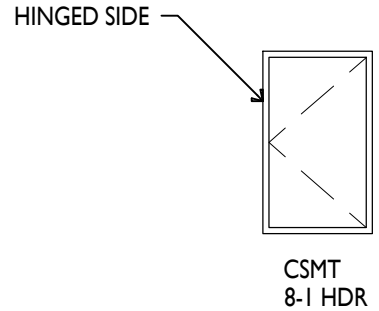


2. east-west section



1. GENERAL NOTES:

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



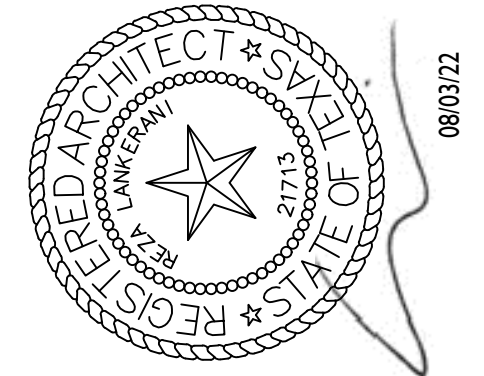
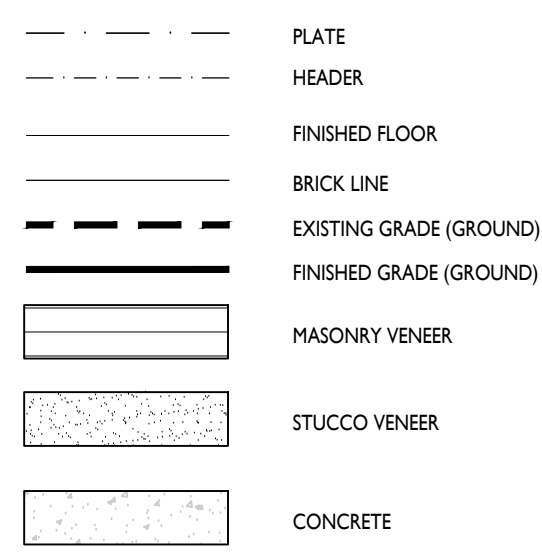
2. ABBREVIATIONS:

MISC.

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A.M.C. - ALUMINUM MULL COVER (BY WINDOW MANUFACTURER)  
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D.S. - DOWNSPOUT  
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HLS. - MASONRY  
MCTR. - 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

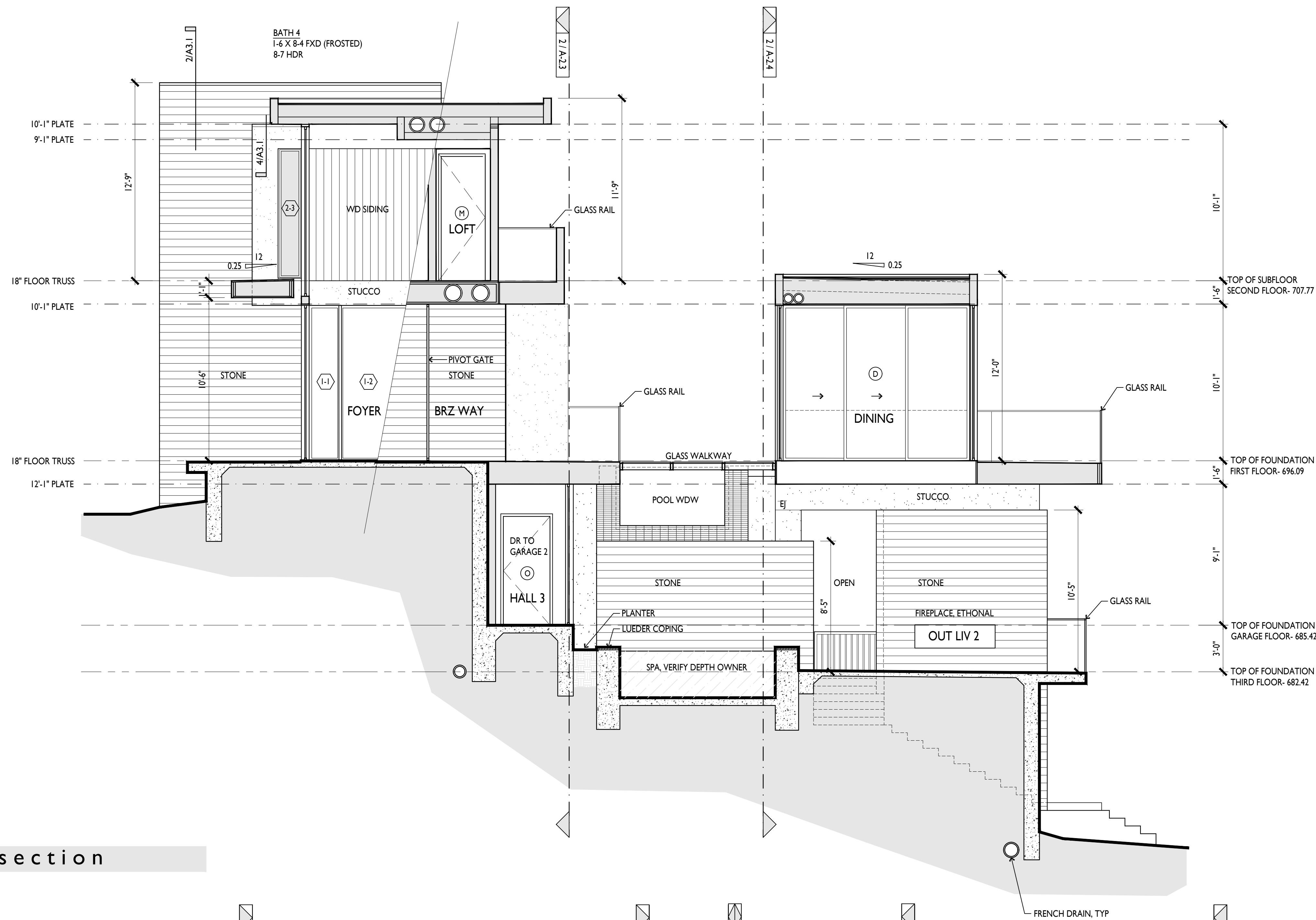
ELEVATIONS

REVISIONS

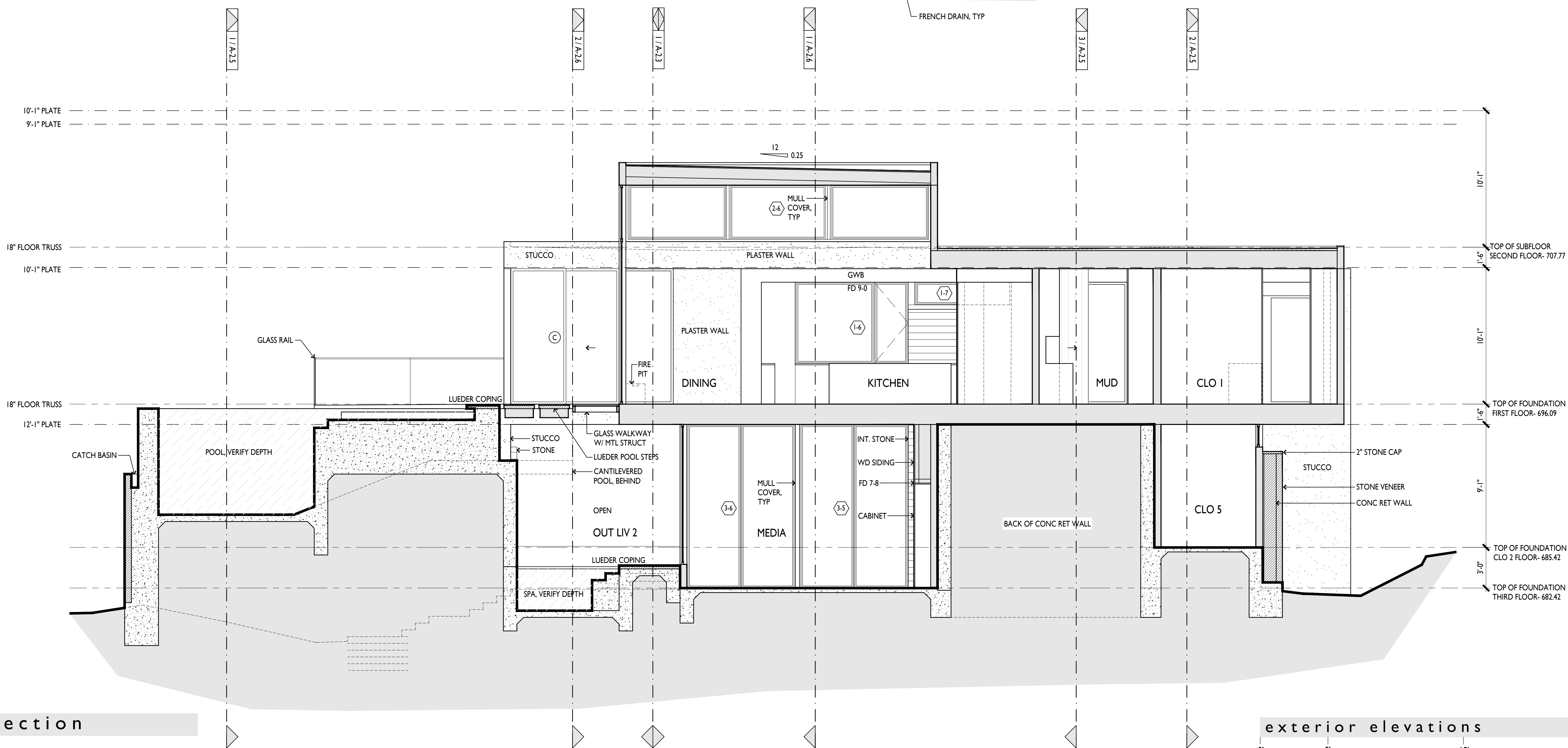
AUG 3, 2022

A2.3





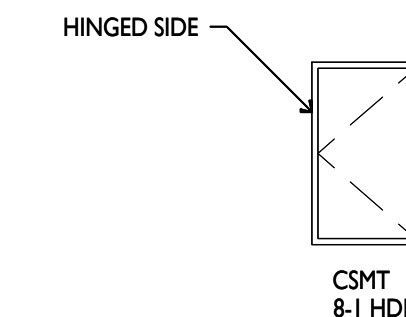
1. north-south section



2. east-west section

1. GENERAL NOTES:

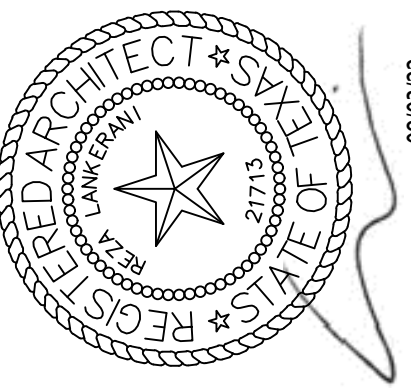
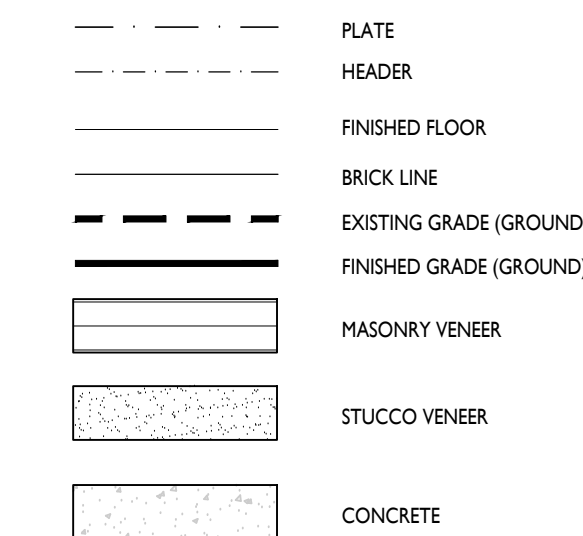
1. WINDOW SIZES: 3'X5' = 3'-0" OVERALL FRAME X 5'-0"  
OVERALL FRAME V.W.H.  
8'-1" HDR. = BOTTOM OF HEADER @ 8'-1"  
2. EX. OPERABLE CASEMENT WINDOW OR AWNING WINDOW.



2. ABBREVIATIONS:

MISC.  
A.F.F. - ABOVE FINISHED FLOOR  
A.M.C. - ALUMINUM MULL COVER (BY WINDOW MANUFACTURER)  
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V.W.L.D. - VERIFY WITH LIGHTING DESIGNER  
W.D.W. - WINDOW  
WD. - WOOD

3. LEGEND



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MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

ELEVATIONS

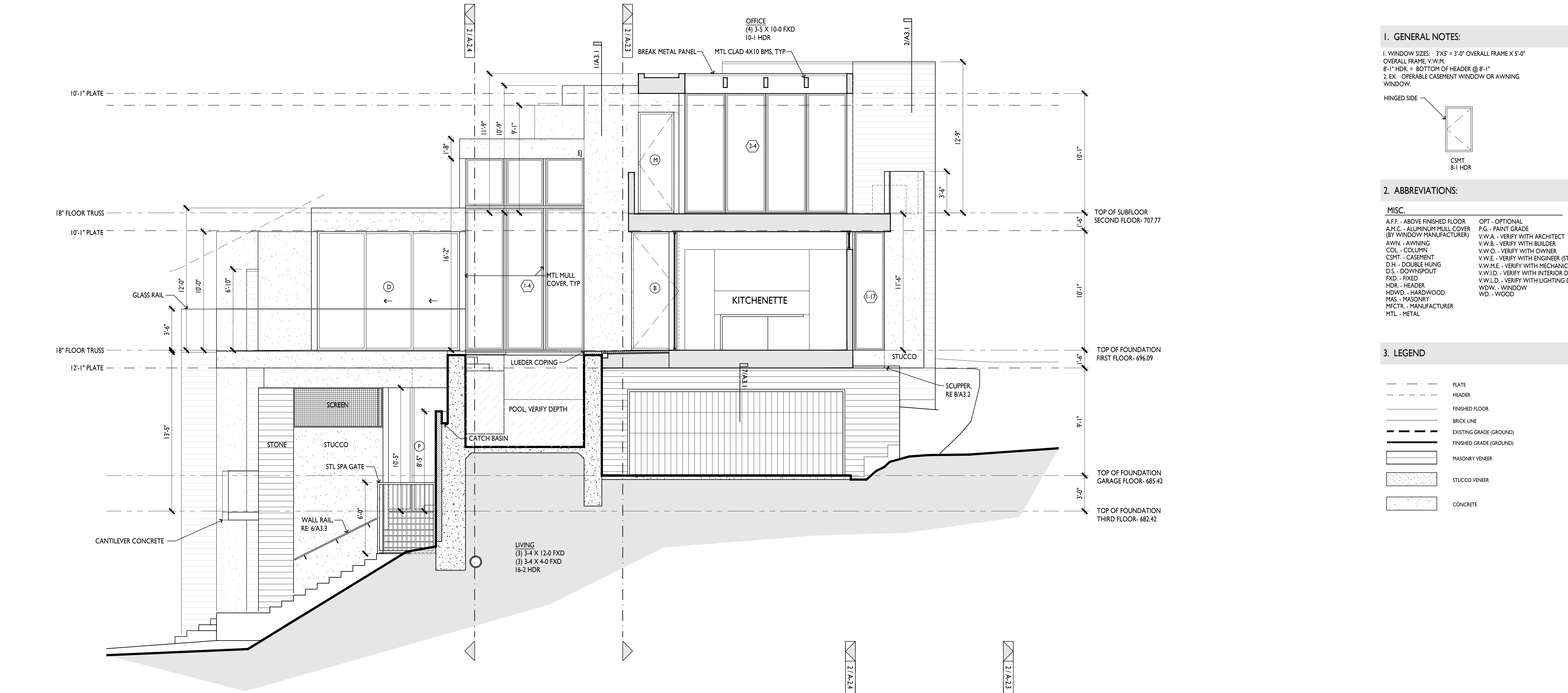
REVISIONS

AUG 3, 2022

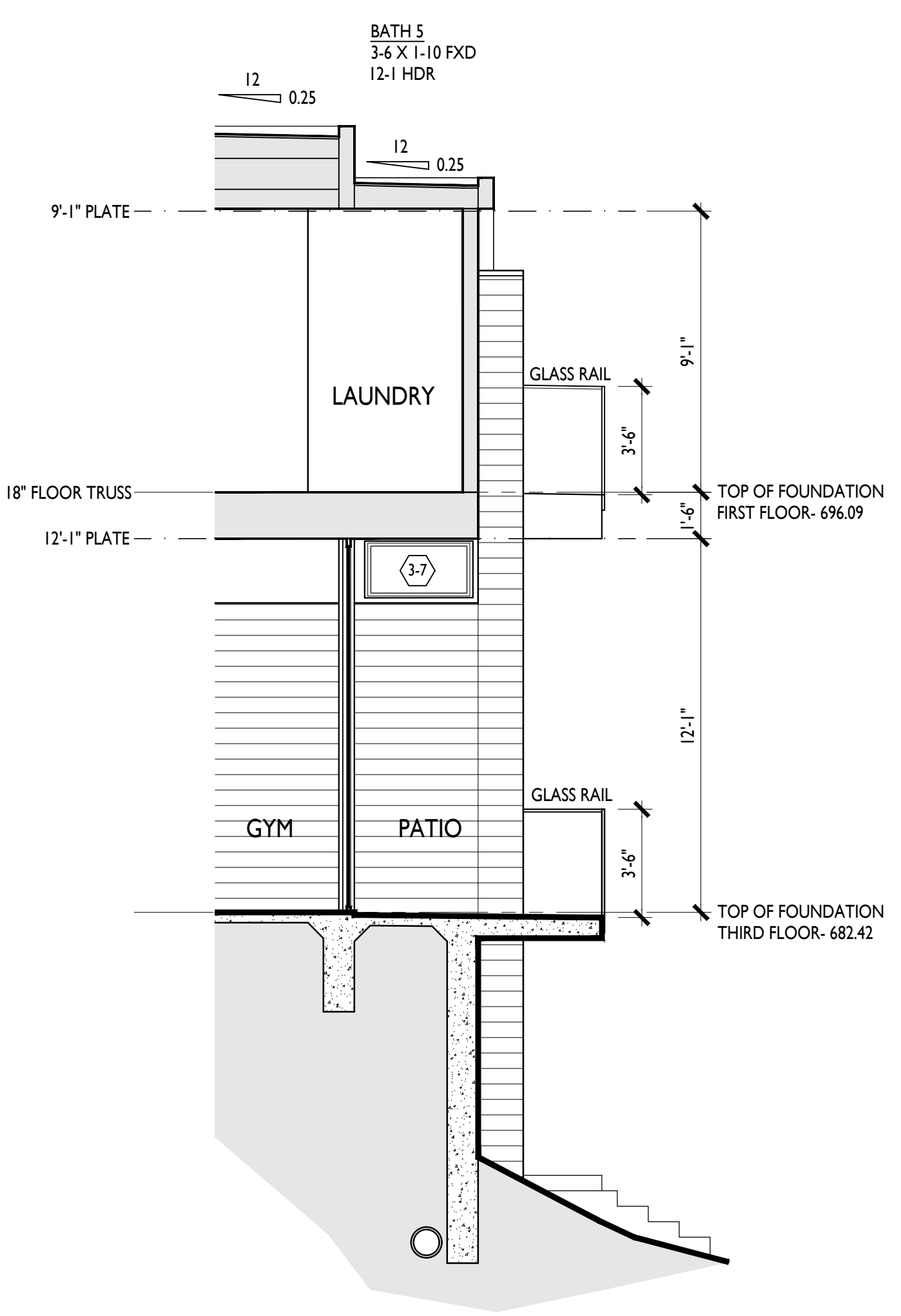
A2.4

exterior elevations  
0' 5' 15' 25' 35'  
1/4" = 1'-0"  
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Drawn By: RL

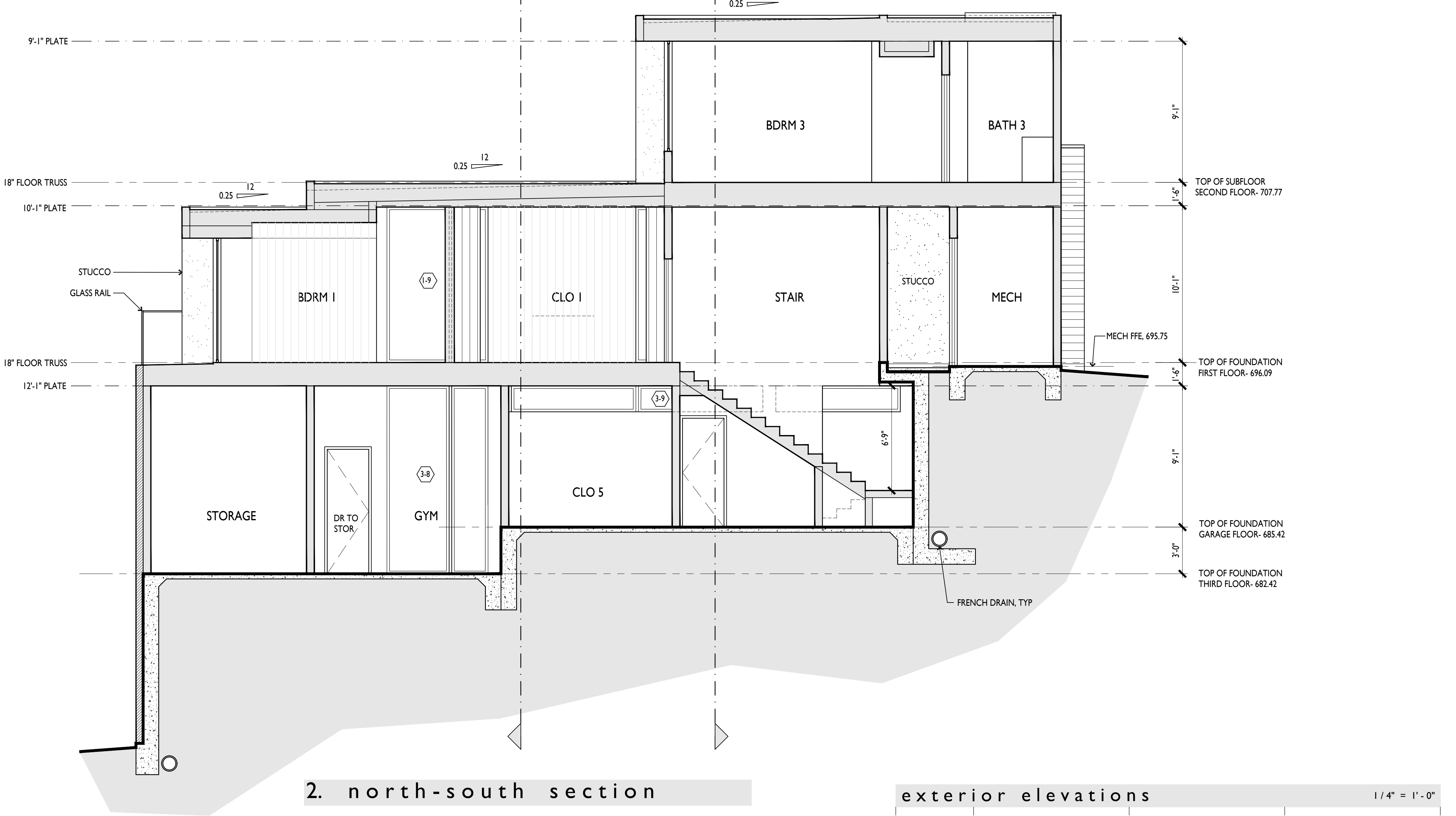




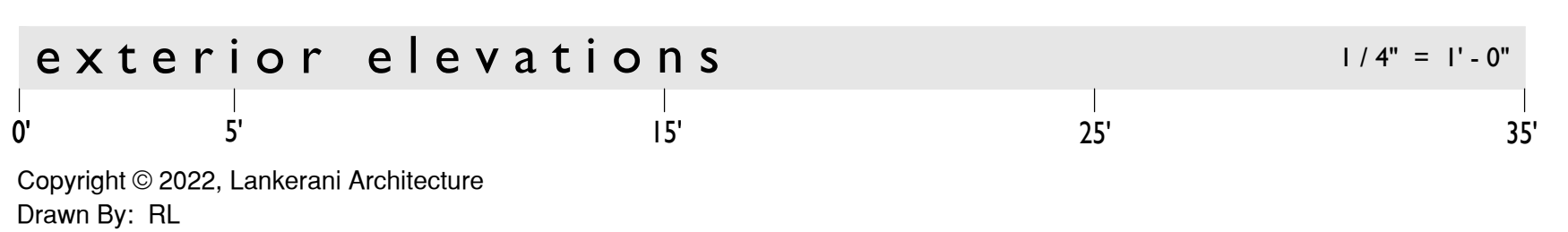
1. north-south section



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:

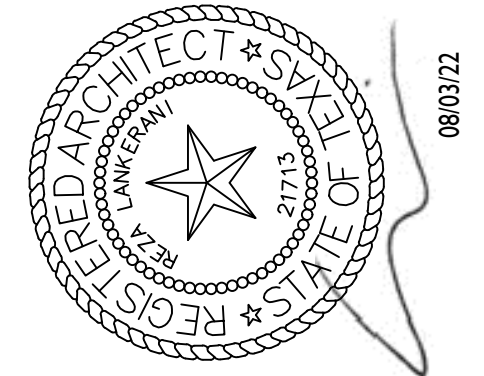
MISC.

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V.W.L.D. - VERIFY WITH LIGHTING DESIGNER  
W.D.W. - WINDOW  
WD. - WOOD

3. LEGEND

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



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MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

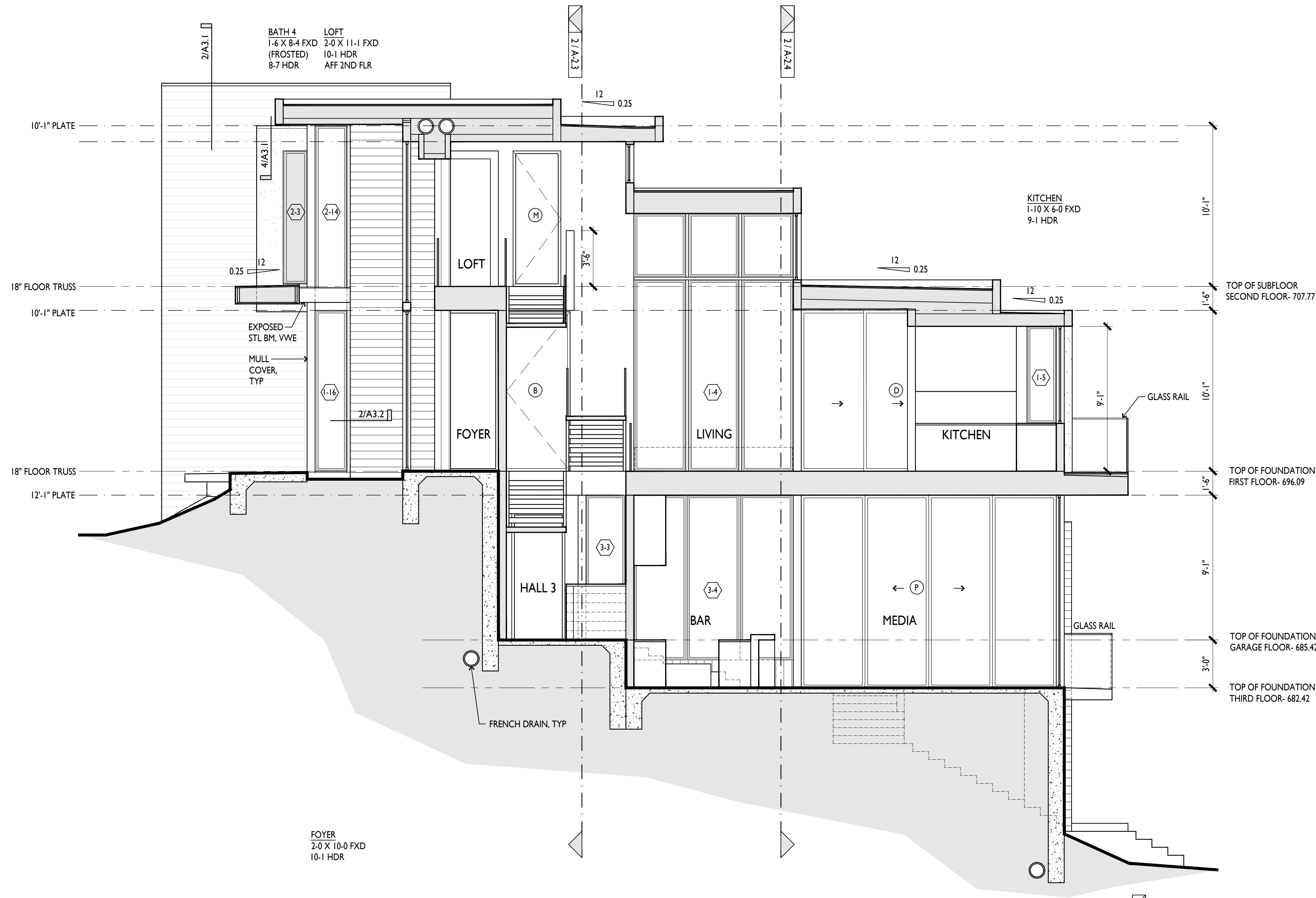
ELEVATIONS

REVISIONS

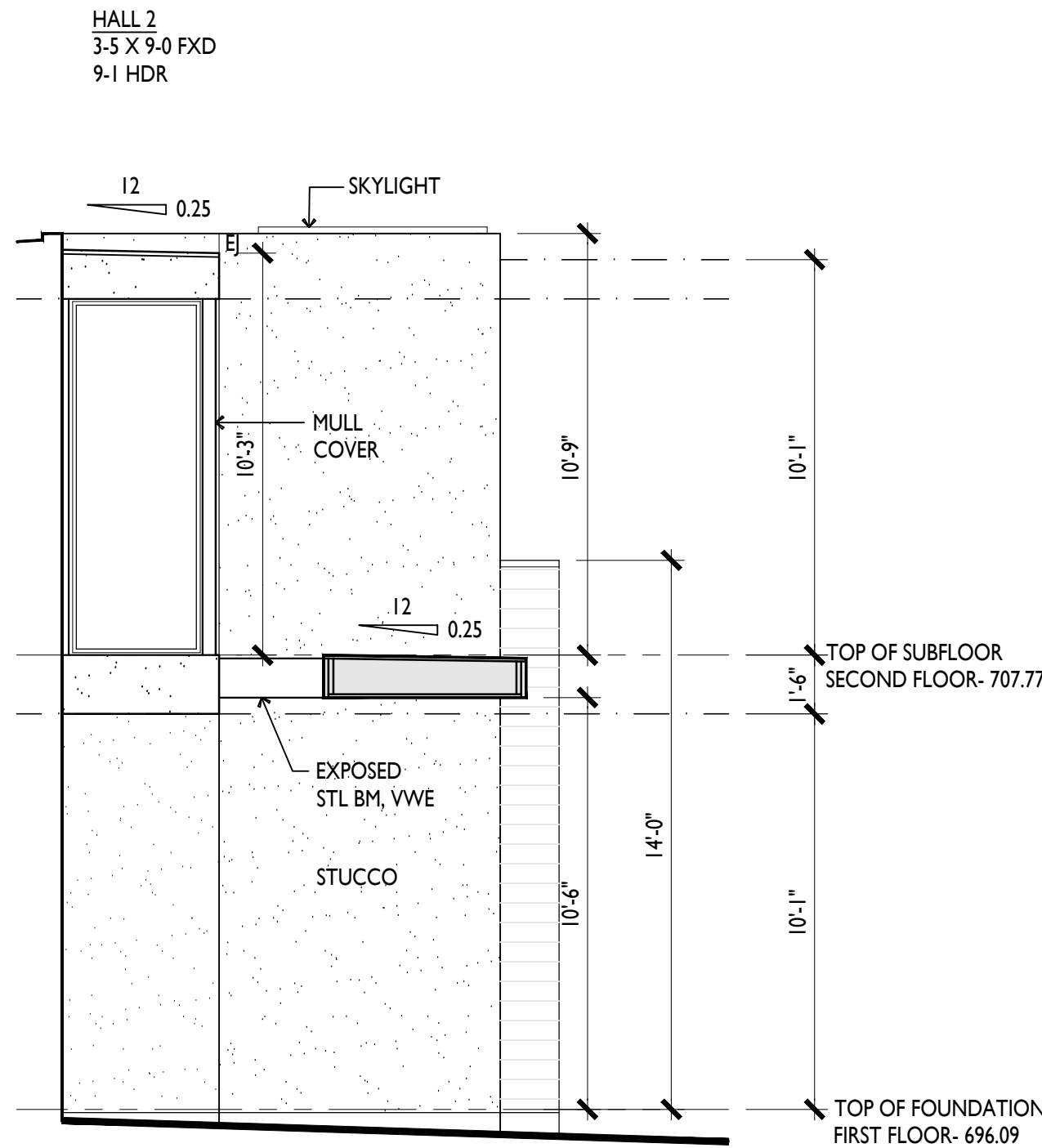
AUG 3, 2022

A2.5

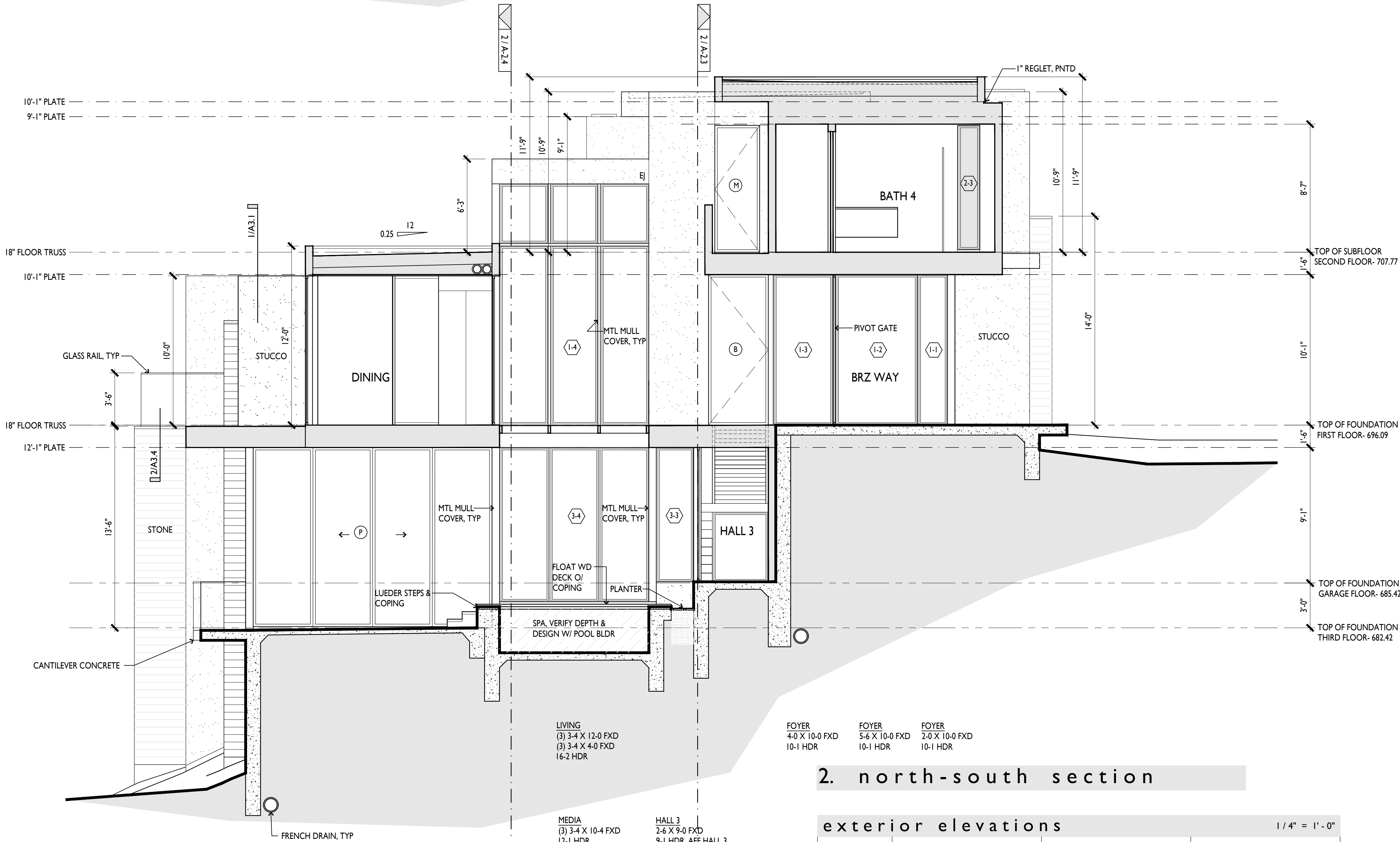




1. north-south section



3. partial elevation

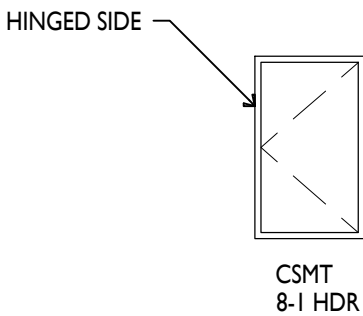


2. north-south section

exterior elevations

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.

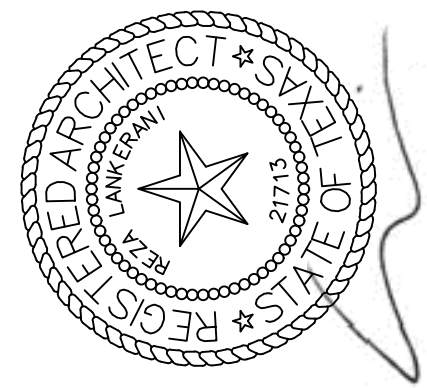
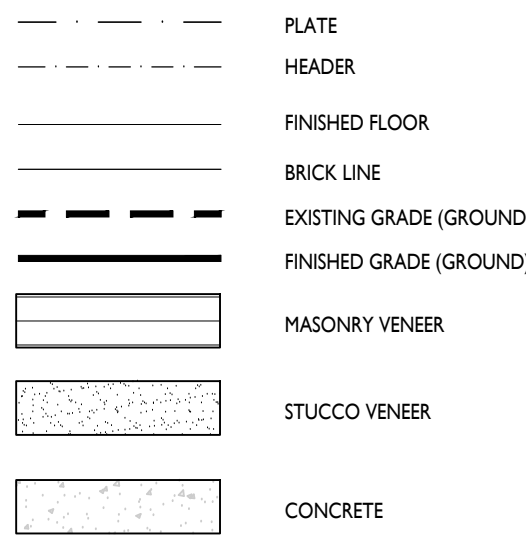


2. ABBREVIATIONS:

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  
HMS. - 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



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512.294.4278

Austin, Texas 78731

6109 Mesa Dr.

MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

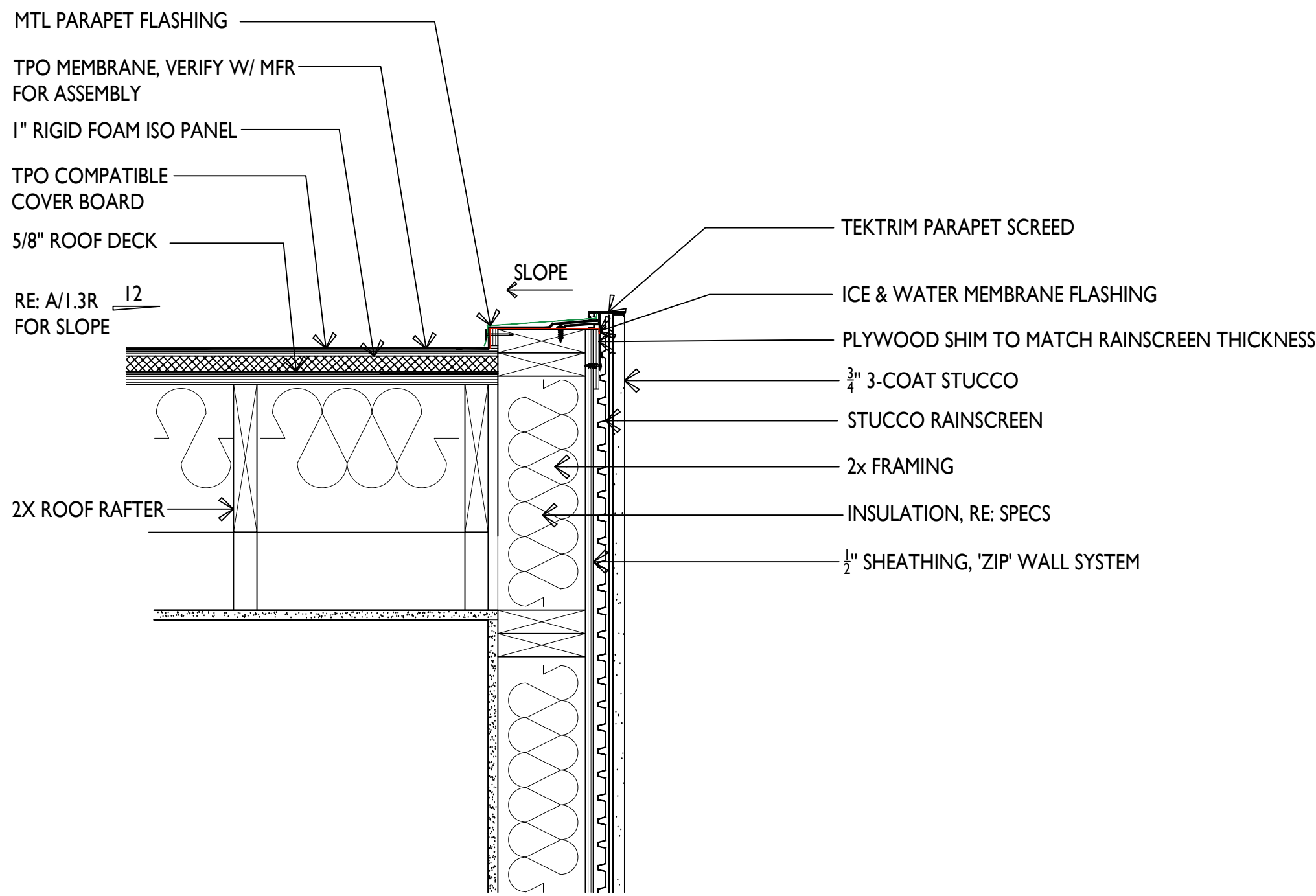
ELEVATIONS

REVISIONS

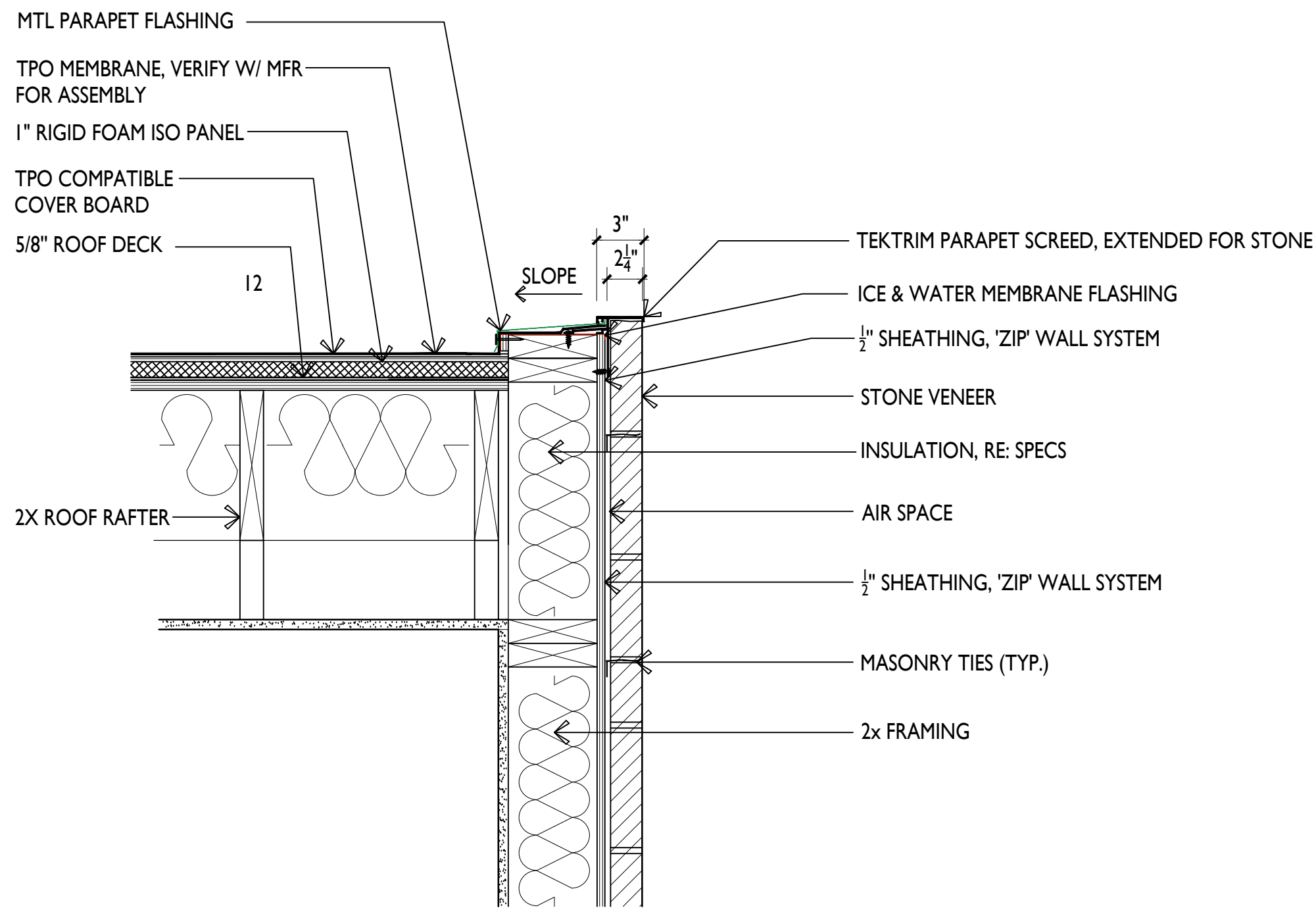
AUG 3, 2022

A2.6

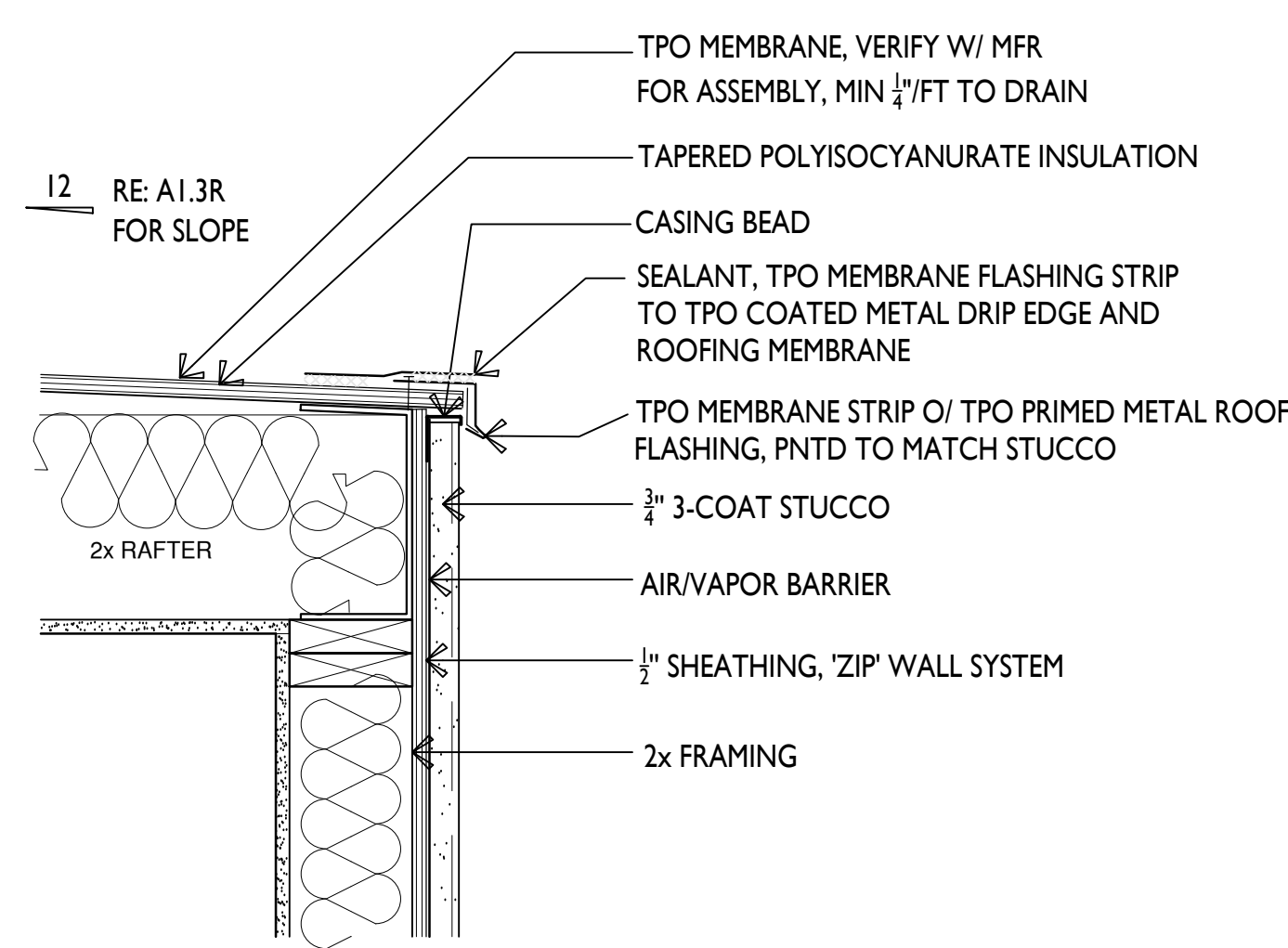




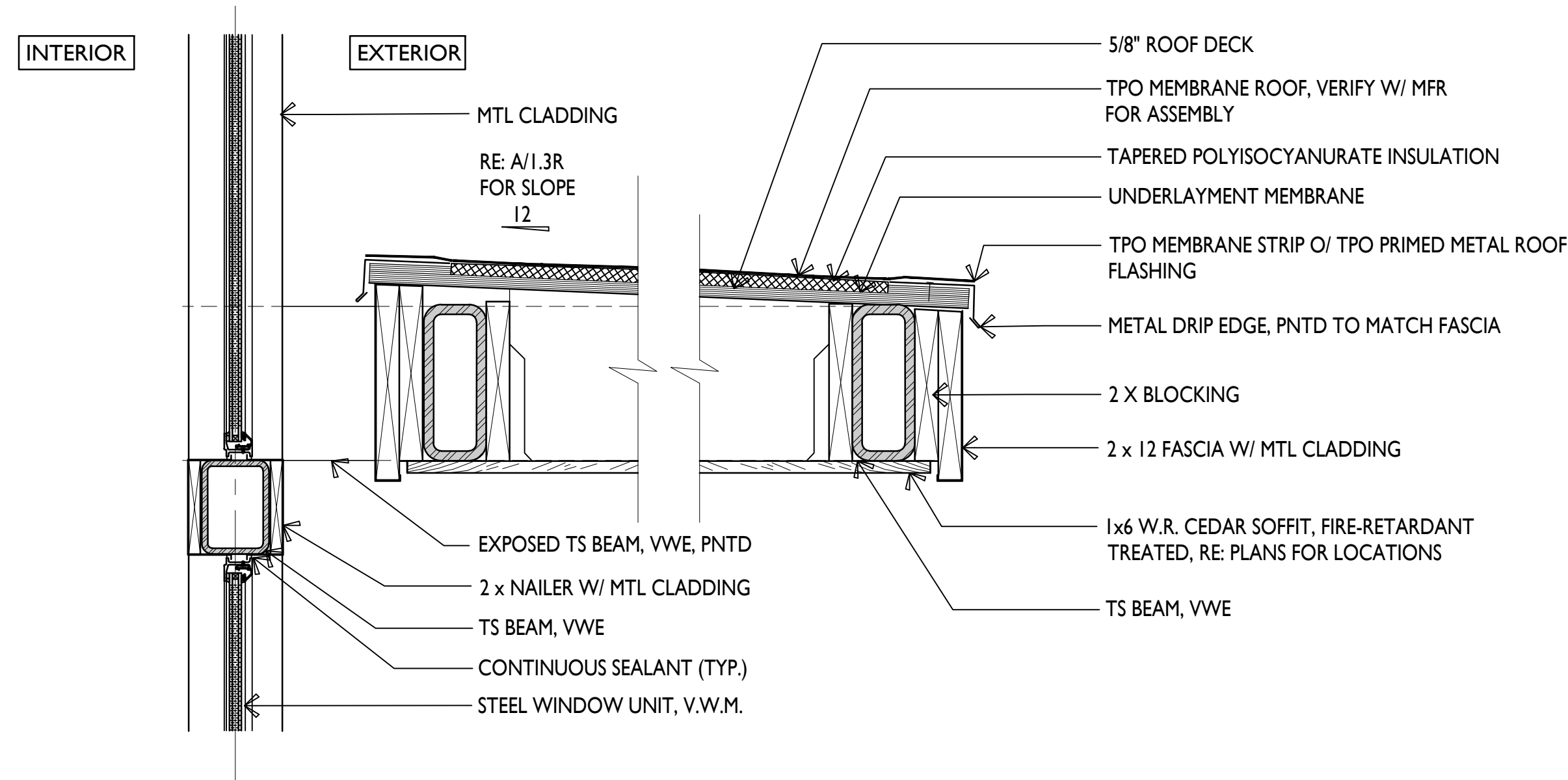
01. parapet - stucco | 1/2" = 1'-0"



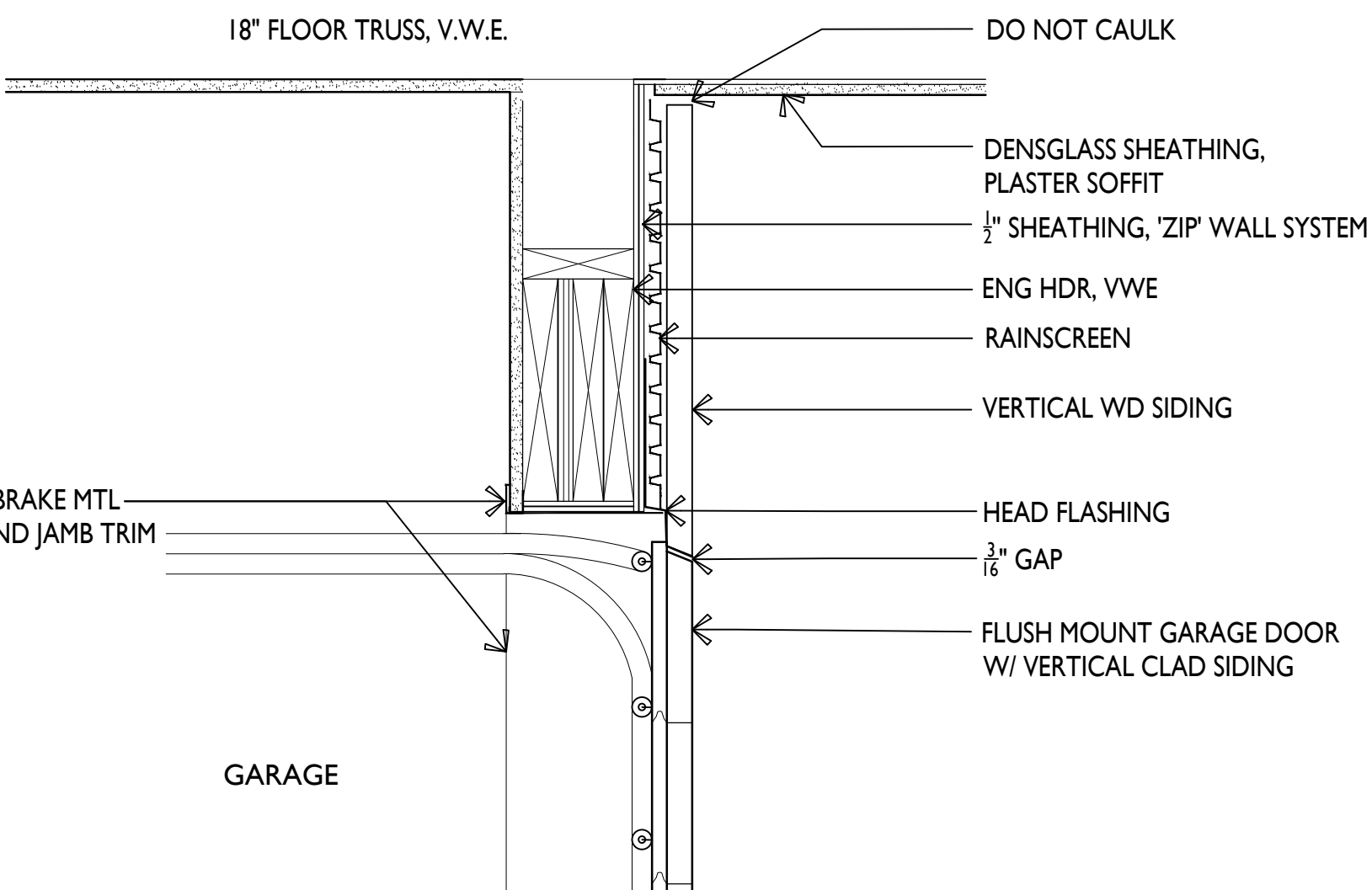
02. parapet - stone | 1/2" = 1'-0"



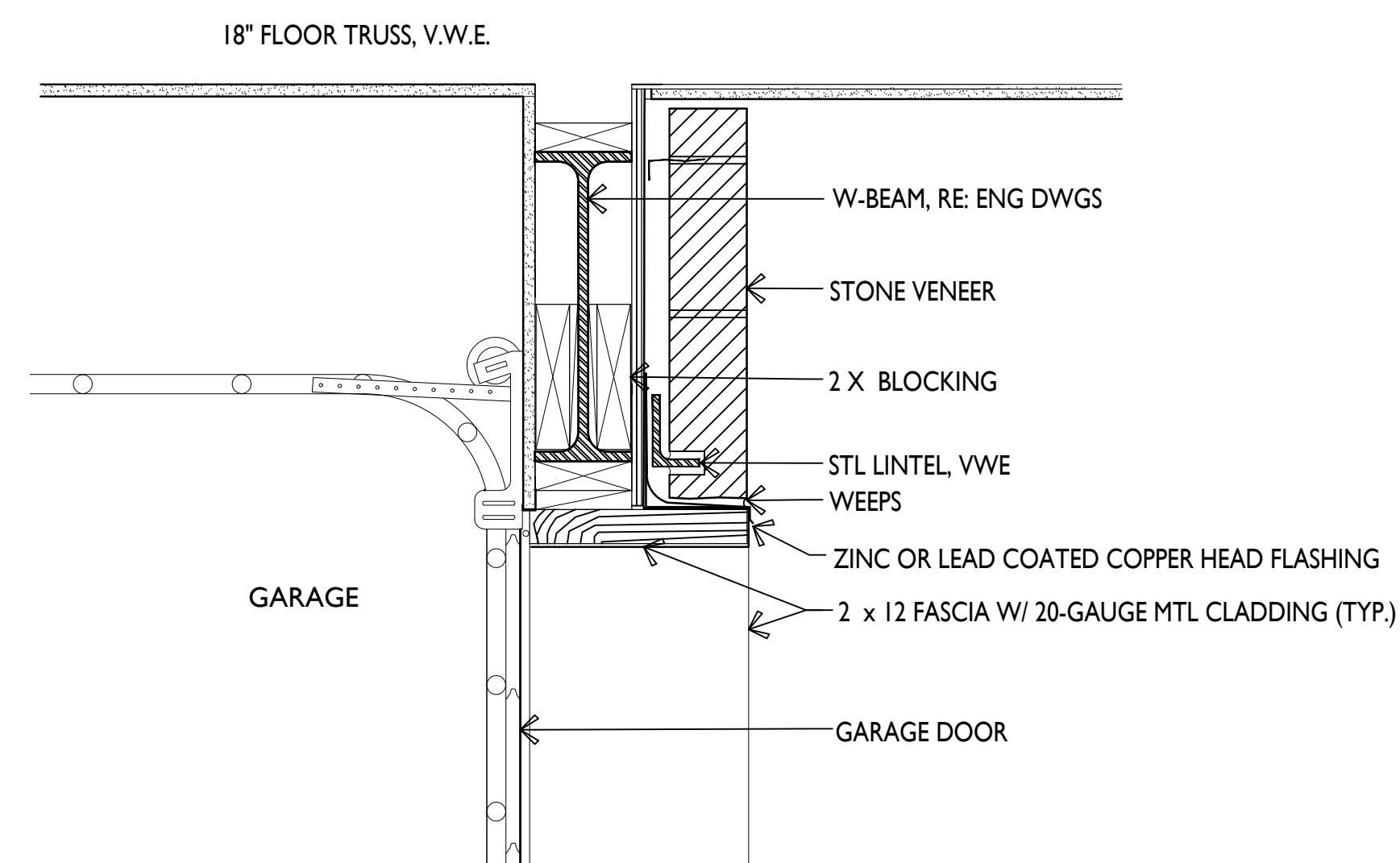
04. low-slope roof | 1/2" = 1'-0"



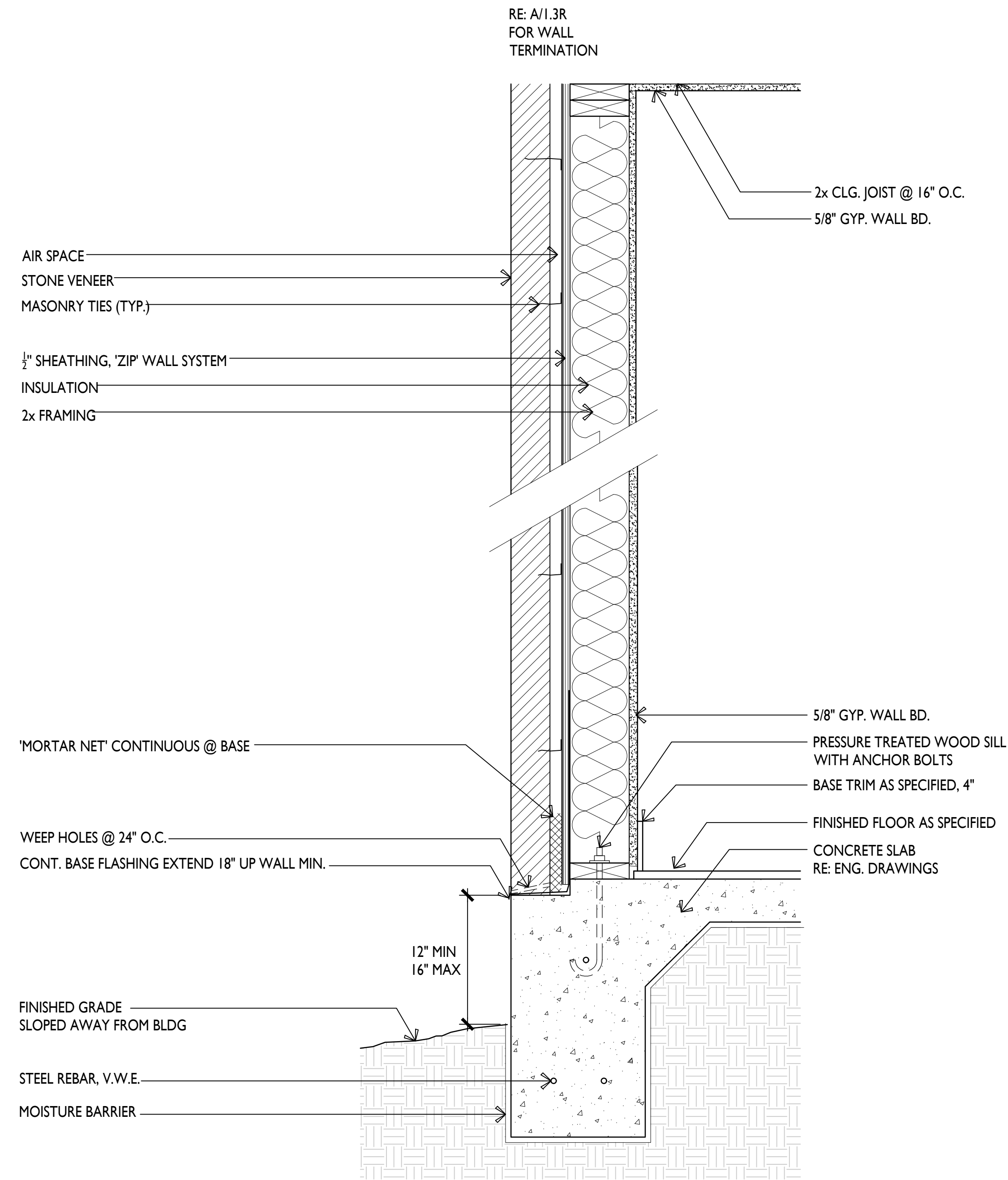
05. porch canopy roof | 1/2" = 1'-0"



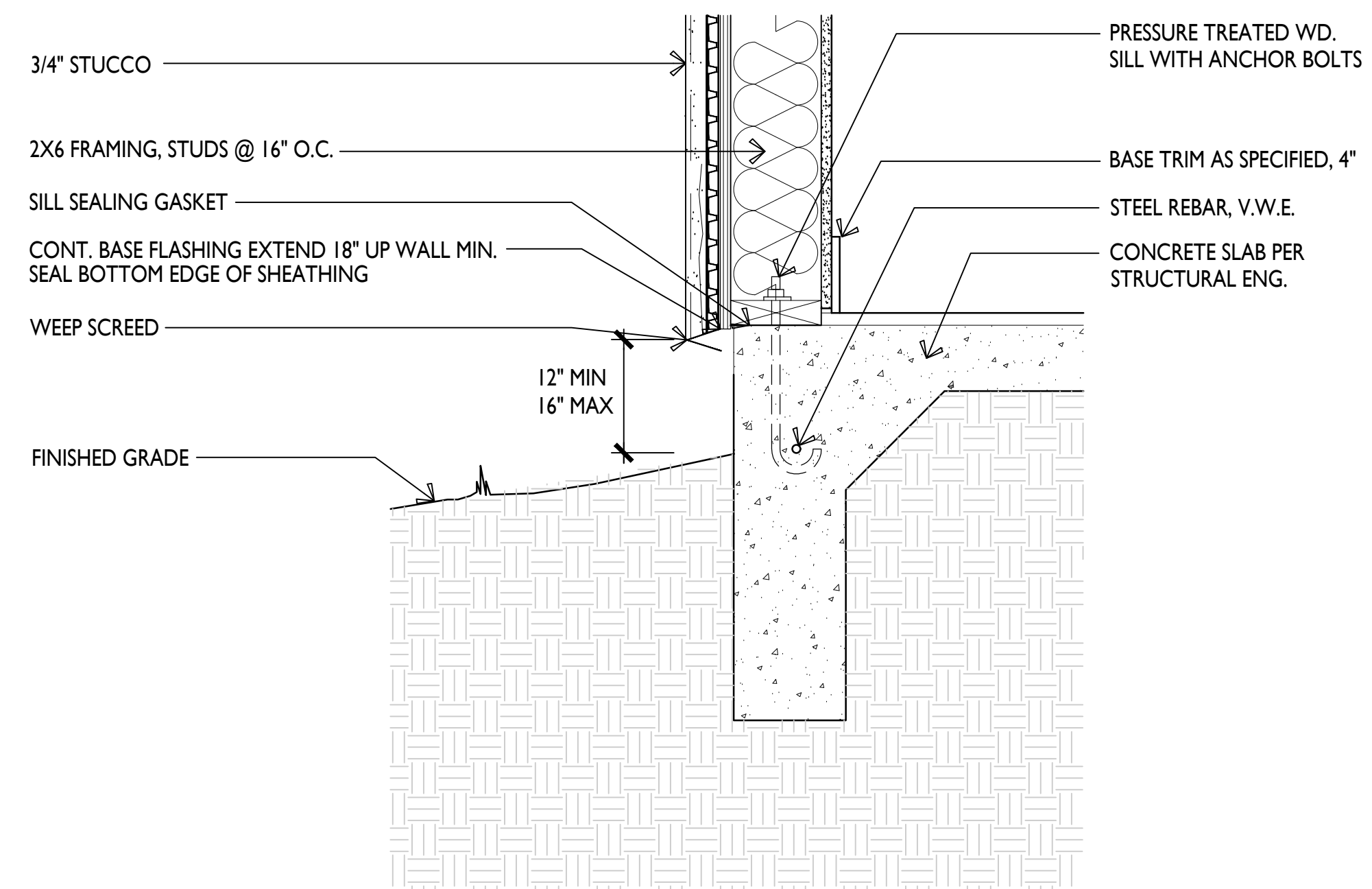
06. garage door header | 1/2" = 1'-0"  
FLUSH MOUNT W/ VERTICAL WD CLADDING



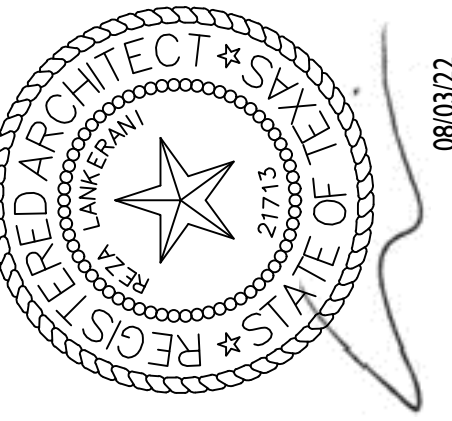
07. garage door header | 1/2" = 1'-0"  
STONE VENEER



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



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





**MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS**

**FIRST FLOOR  
ELECTRIC PLAN**

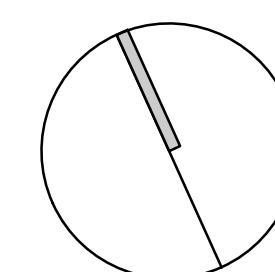
## REVISIONS

AUG 3, 2022

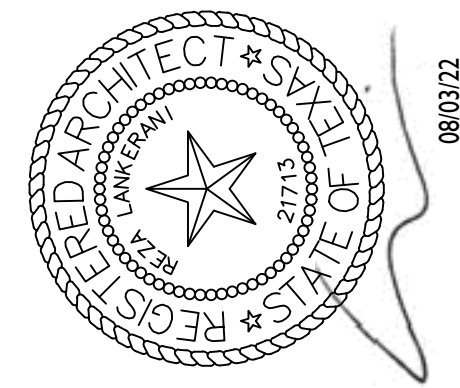
## A5.1

1. PLANS THAT ARE NOT SIGNED AND SEALED BY REZA LANKERANI, ARCHITECT ARE TO BE CONSIDERED PSEIGNARY.
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.

|  |                                                      |  |                                                                                       |
|--|------------------------------------------------------|--|---------------------------------------------------------------------------------------|
|  | RECESSED OR SURFACE<br>FLUORESCENT FIXTURE           |  | CEILING RECEPTACLE DUPLEX                                                             |
|  | RECESSED OR PENDANT<br>LED FIXTURE                   |  | FLOOR RECEPTACLE DUPLEX                                                               |
|  | CEILING FAN                                          |  | DUPLEX RECEPTACLE (120 VOLT)                                                          |
|  | CEILING FAN<br>w/ LIGHT KIT                          |  | DUPLEX RECEPTACLE<br>WEATHERPROOF                                                     |
|  | UNDER (UCL) OR<br>ABOVE (ACL) CABINET<br>STRIP LIGHT |  | GROUND FAULT RECEPTACLE                                                               |
|  | COVE LIGHT                                           |  | UNDER CABINET                                                                         |
|  |                                                      |  | ON COUNTERTOP                                                                         |
|  |                                                      |  | SWITCHED RECEPTACLE                                                                   |
|  |                                                      |  | HALF HOT RECEPTACLE                                                                   |
|  |                                                      |  | DOUBLE DUPLEX RECEPTACLE                                                              |
|  |                                                      |  | 220V OUTLET                                                                           |
|  |                                                      |  | JUNCTION BOX                                                                          |
|  |                                                      |  | AIR SWITCH (FOR DISPOSAL)                                                             |
|  |                                                      |  | TELEPHONE OUTLET                                                                      |
|  |                                                      |  | ENTERTAINMENT<br>(CAT5, ETHERNET, COAX)                                               |
|  |                                                      |  | SMOKE (SD),<br>CARBON MONOXIDE (CO),<br>AND/OR HEAT DETECTOR (HD)                     |
|  |                                                      |  | DOORBELL                                                                              |
|  |                                                      |  | CIRCUIT BREAKER                                                                       |
|  |                                                      |  | THERMOSTAT                                                                            |
|  |                                                      |  | CHIME                                                                                 |
|  |                                                      |  | SINGLE POLE SWITCH                                                                    |
|  |                                                      |  | 3-WAY SWITCH                                                                          |
|  |                                                      |  | 4-WAY SWITCH                                                                          |
|  |                                                      |  | DIMMER SWITCH                                                                         |
|  |                                                      |  | OCCUPANCY SENSOR SWITCH                                                               |
|  |                                                      |  | RHEOSTAT SWITCH                                                                       |
|  |                                                      |  | JAMB SWITCH                                                                           |
|  |                                                      |  | SECURITY PANEL                                                                        |
|  |                                                      |  | METER                                                                                 |
|  |                                                      |  | 4" RECESSED CAN<br>REFER TO PLAN FOR OTHER SIZE                                       |
|  |                                                      |  | 4" RECESSED DIRECTIONAL CAN<br>REFER TO PLAN FOR OTHER SIZE                           |
|  |                                                      |  | 4" RECESSED CAN FOR WET<br>LOCATIONS<br>REFER TO PLAN FOR OTHER SIZE                  |
|  |                                                      |  | 4" RECESSED CAN FOR LOCATIONS<br>WITH SLOPED CEILINGS<br>REFER TO PLAN FOR OTHER SIZE |
|  |                                                      |  | EXHAUST VENT                                                                          |
|  |                                                      |  | SURFACE MOUNTED FIXTURE                                                               |
|  |                                                      |  | SCONCE/<br>WALL MOUNTED FIXTURE                                                       |
|  |                                                      |  | DECORATIVE FIXTURE (DF)<br>CHANDELIER (C)<br>PENDANT (P)                              |
|  |                                                      |  | FLOOD LIGHT<br>HOODED, DIRECTIONAL                                                    |
|  |                                                      |  | UP LIGHT<br>IN R/L                                                                    |
|  |                                                      |  | UP LIGHTING IN THE FLOOR                                                              |
|  |                                                      |  | HOMEWORKS                                                                             |







08/07/22

MAGSTADT RESIDENCE  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

SECOND FLOOR  
ELECTRIC PLAN

REVISIONS

AUG 3, 2022

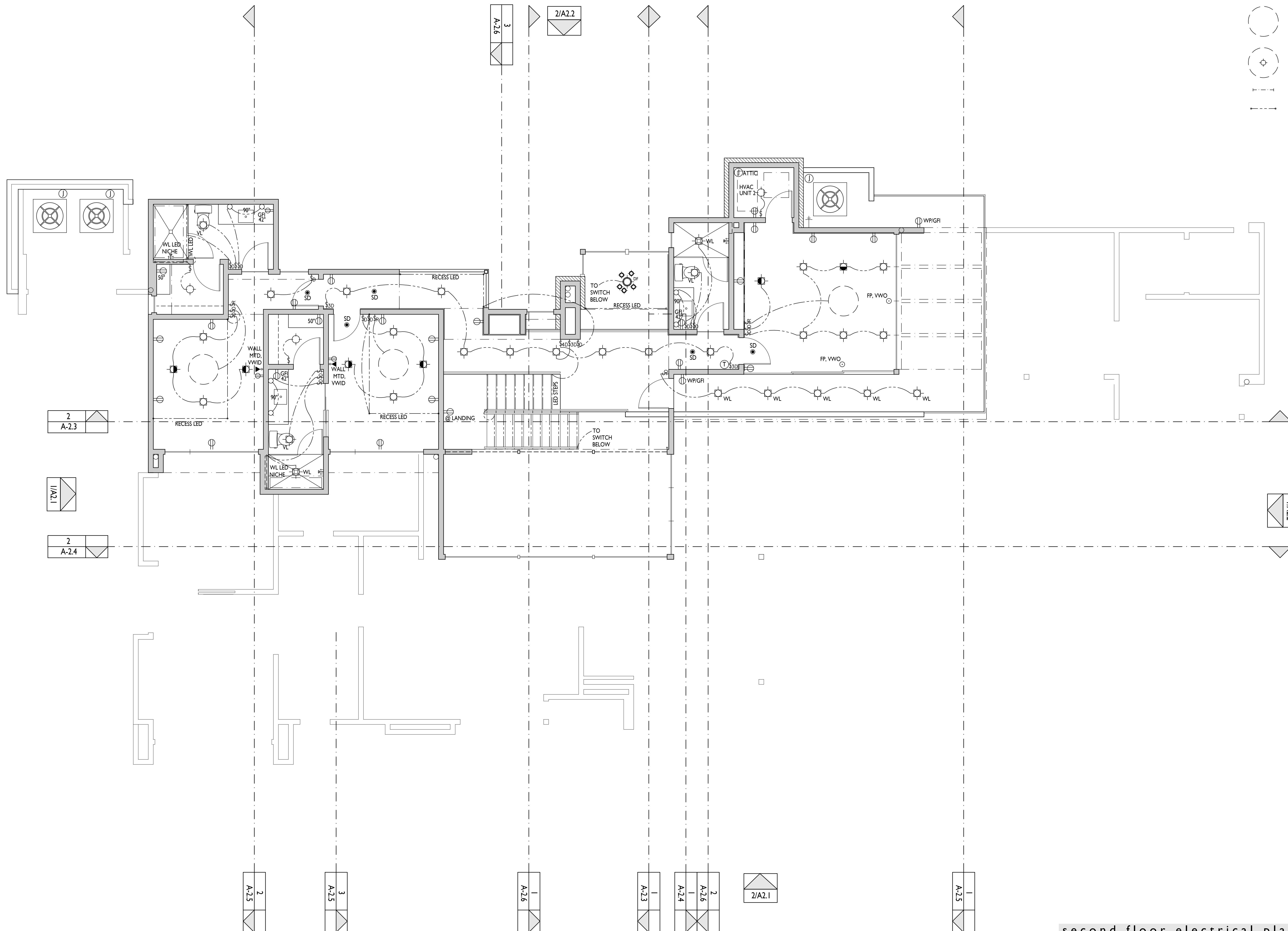
A5.2

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                                                                      |
|  |                                                |  | 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                                                                       |
|  |                                                |  | 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                                                                       |
|  |                                                |  | UPLIGHTING IN THE FLOOR                                                          |
|  |                                                |  | HOMEWORKS                                                                        |

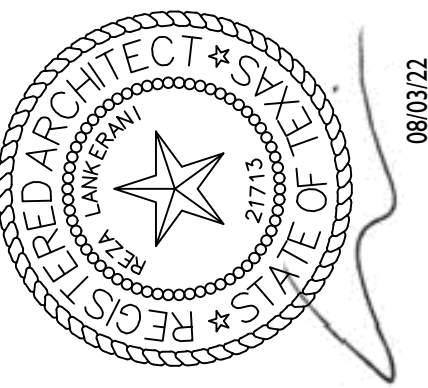


second floor electrical plan 1 / 4" = 1' - 0"

0' 5' 10' 20' 30'

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Drawn By: RL





08/07/22

**MAGSTADT RESIDENCE**  
**800 OX EYE TRAIL**  
**WEST LAKE HILLS, TEXAS**

**THIRD FLOOR**  
**ELECTRIC PLAN**

REVISIONS

AUG 3, 2022

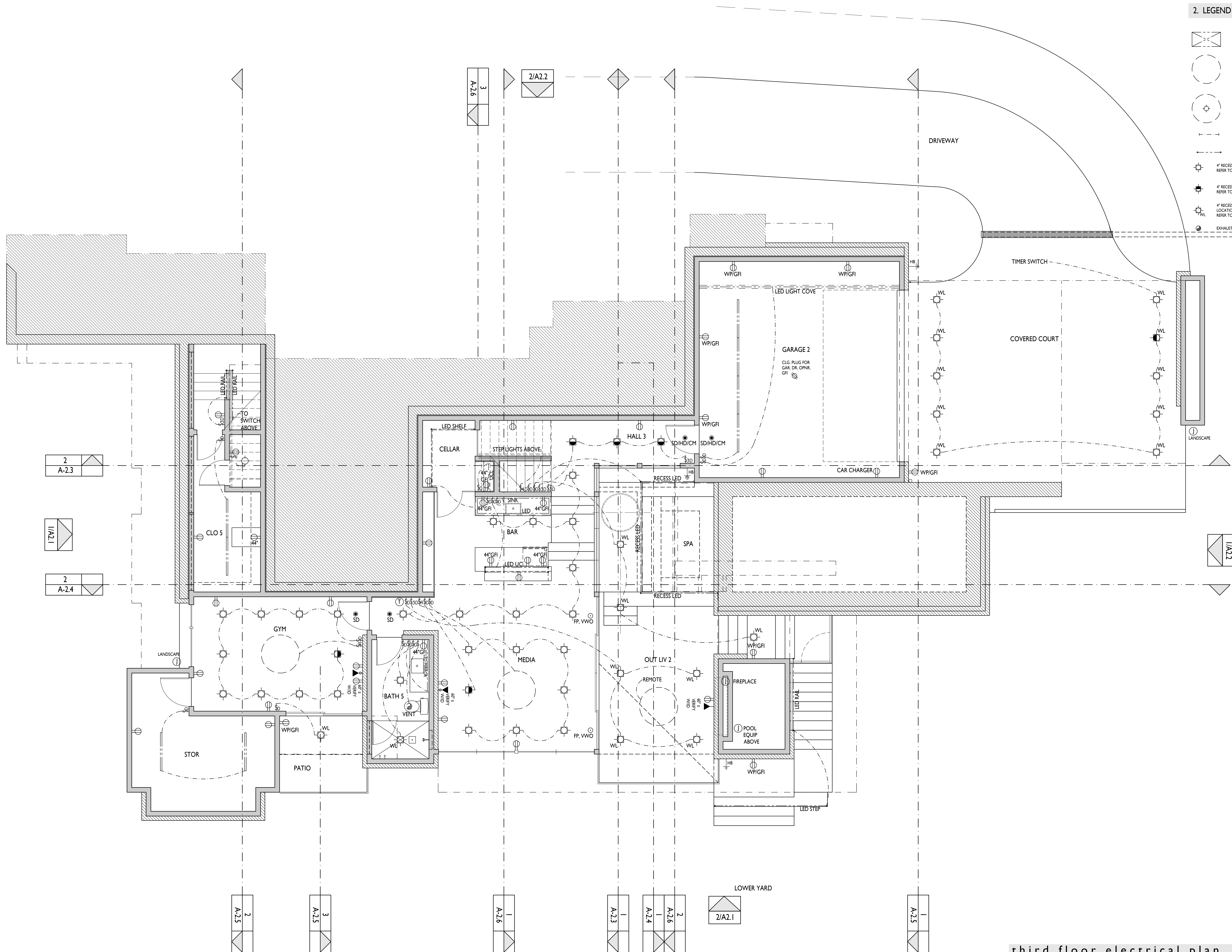
**A5.3**

**1. GENERAL NOTES**

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. VWO FOR LOCATIONS.
5. ALL VENT FANS ON BUTTON TIMER SWITCH, VWO.

**2. LEGEND**

- |  |                                                             |                       |
|--|-------------------------------------------------------------|-----------------------|
|  | CEILING RECEPTACLE, DUPLEX                                  |                       |
|  | FLOOR RECEPTACLE, DUPLEX                                    |                       |
|  | DUPLEX RECEPTACLE (120 VOLT)                                |                       |
|  | DUPLEX RECEPTACLE, WEATHERPROOF                             |                       |
|  | GROUND FAULT RECEPTACLE                                     |                       |
|  | SWITCHED RECEPTACLE                                         |                       |
|  | HALF HOT RECEPTACLE                                         |                       |
|  | DOUBLE DUPLEX RECEPTACLE                                    |                       |
|  | 220V OUTLET                                                 |                       |
|  | JUNCTION BOX                                                |                       |
|  | AIR SWITCH (FOR DISPOSAL)                                   |                       |
|  | TELEPHONE OUTLET                                            |                       |
|  | ENTERTAINMENT (CAT5, ETHERNET, COAX)                        |                       |
|  | SMOKE (ED), CARBON MONOXIDE (CM), AND/OR HEAT DETECTOR (HD) |                       |
|  | DOORBELL                                                    |                       |
|  | CIRCUIT BREAKER                                             |                       |
|  | THERMOSTAT                                                  |                       |
|  | CHIME                                                       |                       |
|  | SINGLE POLE SWITCH                                          |                       |
|  | 3-WAY SWITCH                                                |                       |
|  | 4-WAY SWITCH                                                |                       |
|  | DIMMER SWITCH                                               |                       |
|  | OCCUPANCY SENSOR SWITCH                                     |                       |
|  | OCCUPANCY SENSOR                                            |                       |
|  | RHEOSTAT SWITCH                                             |                       |
|  | JAMB SWITCH                                                 |                       |
|  | SECURITY PANEL 60\"/>                                       | SECURITY PANEL 60\"/> |
|  | METER                                                       |                       |
|  | HOMEWORKS                                                   |                       |
|  | FLOOD LIGHT HOODED, DIRECTIONAL                             |                       |
|  | STEP LIGHT IN FLR.                                          |                       |
|  | UPLIGHTING IN THE FLOOR                                     |                       |
|  | SURFACE MOUNTED FIXTURE                                     |                       |
|  | SCONCE/ WALL MOUNTED FIXTURE                                |                       |
|  | DECORATIVE FIXTURE (DF)                                     |                       |
|  | CHANDLER (C)                                                |                       |
|  | PENDANT (P)                                                 |                       |



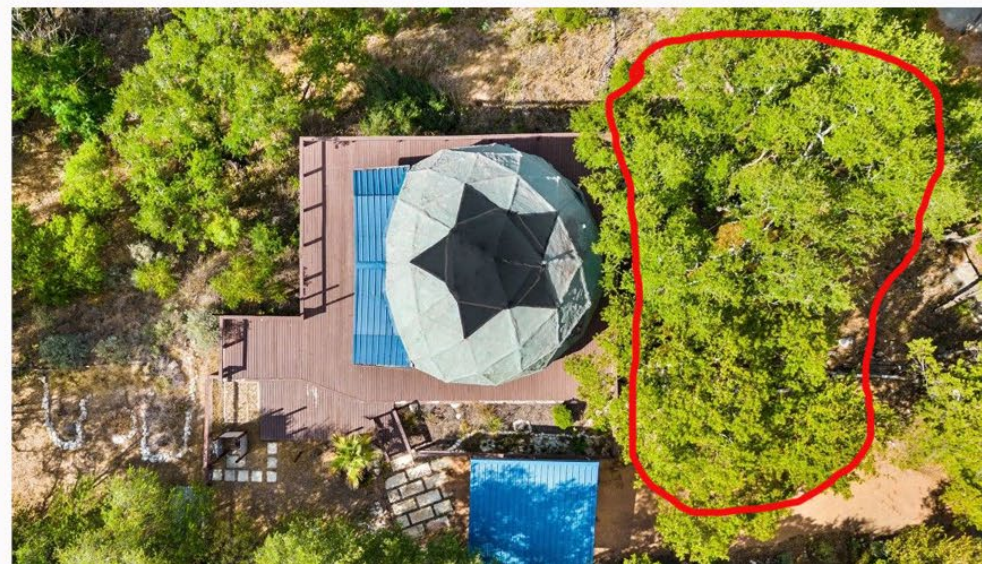
third floor electrical plan 1/4" = 1'-0"

0' 5' 10' 20' 30'

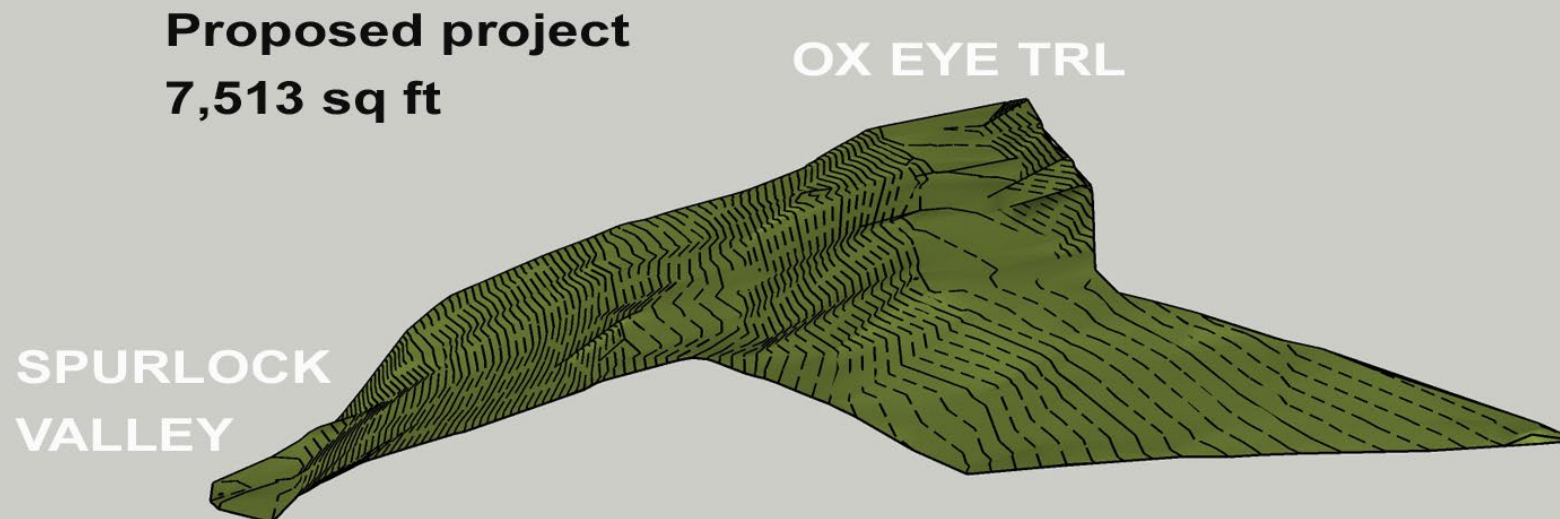
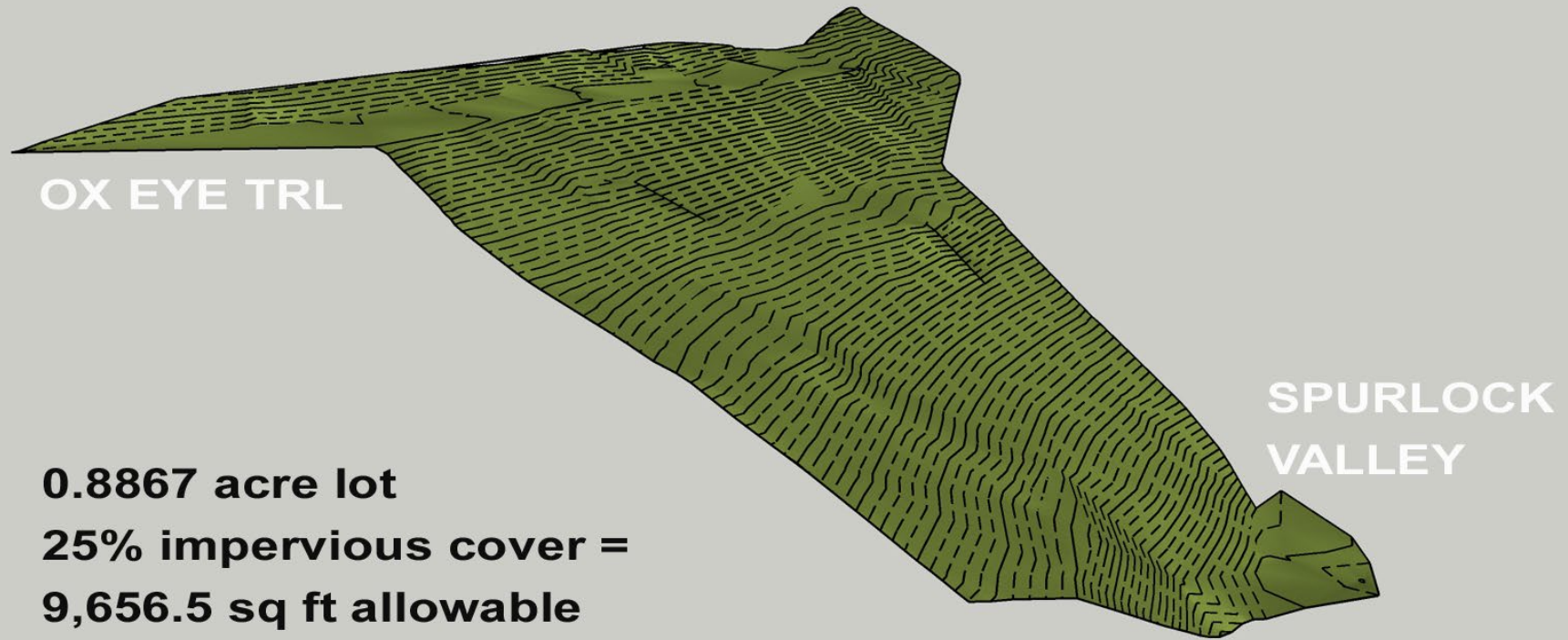
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Drawn By: RL



# 800 OX EYE TRAIL - EXISTING CONDITIONS

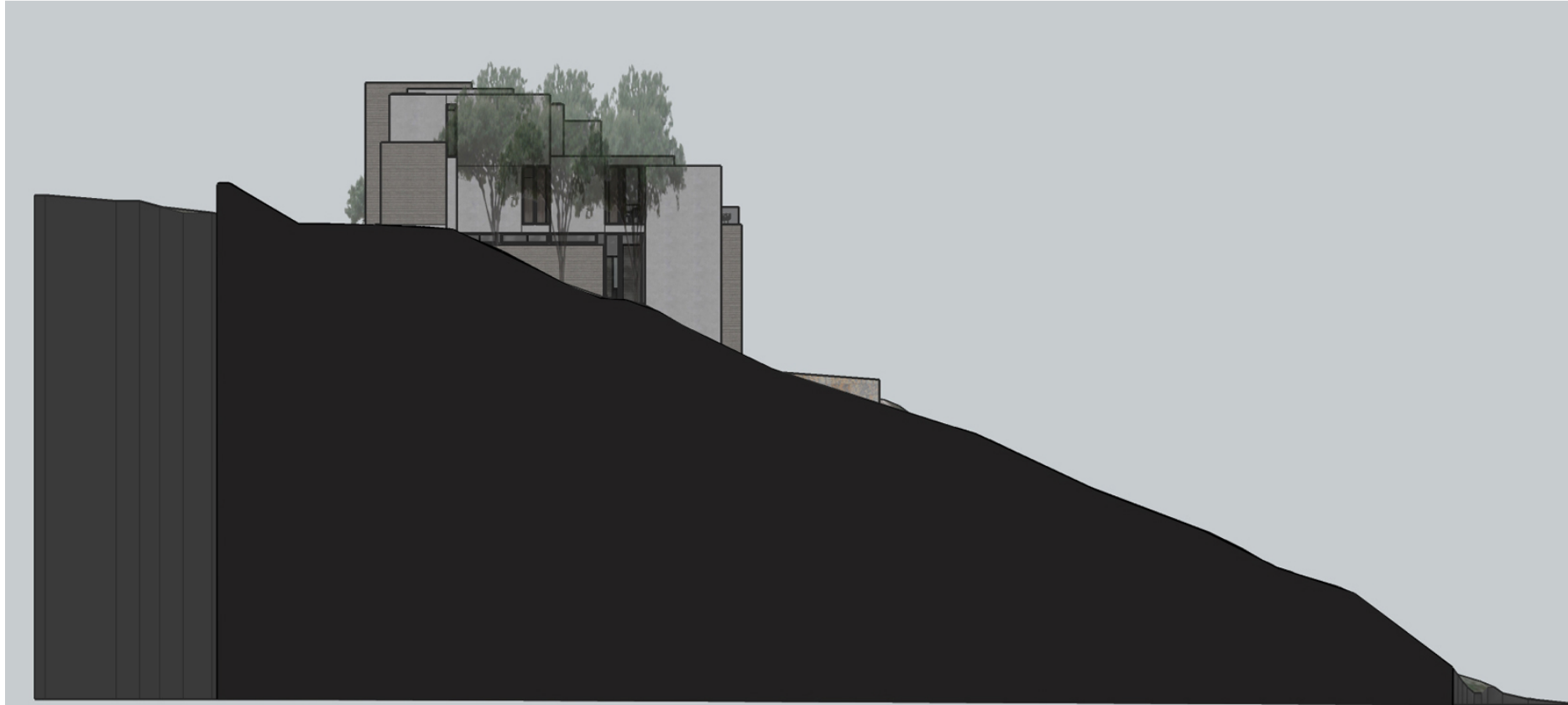






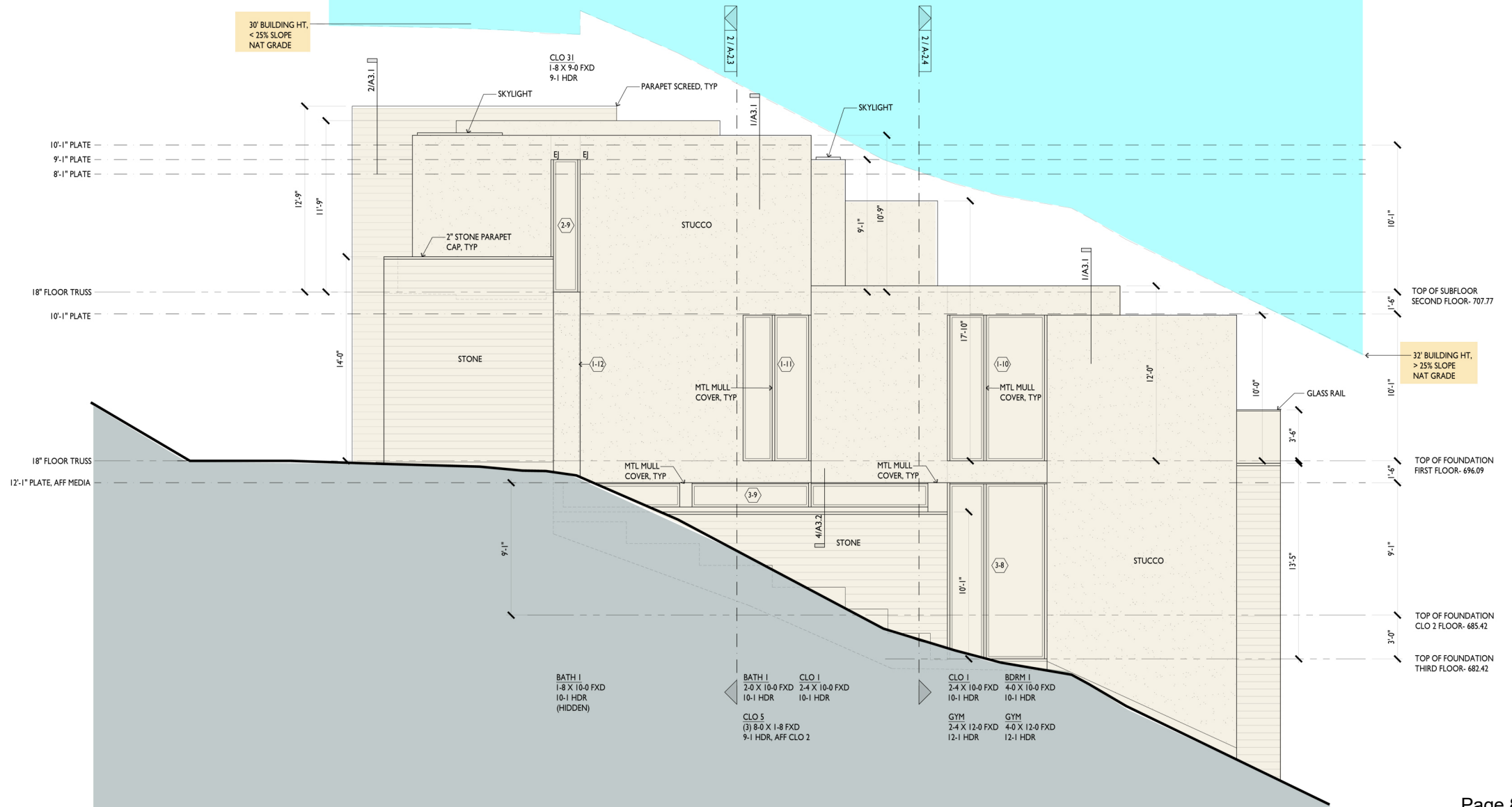


**THIS A STEEP SITE THEREFORE IT  
NEEDS A BALANCED CUT AND FILL  
DESIGN STRATEGY.**



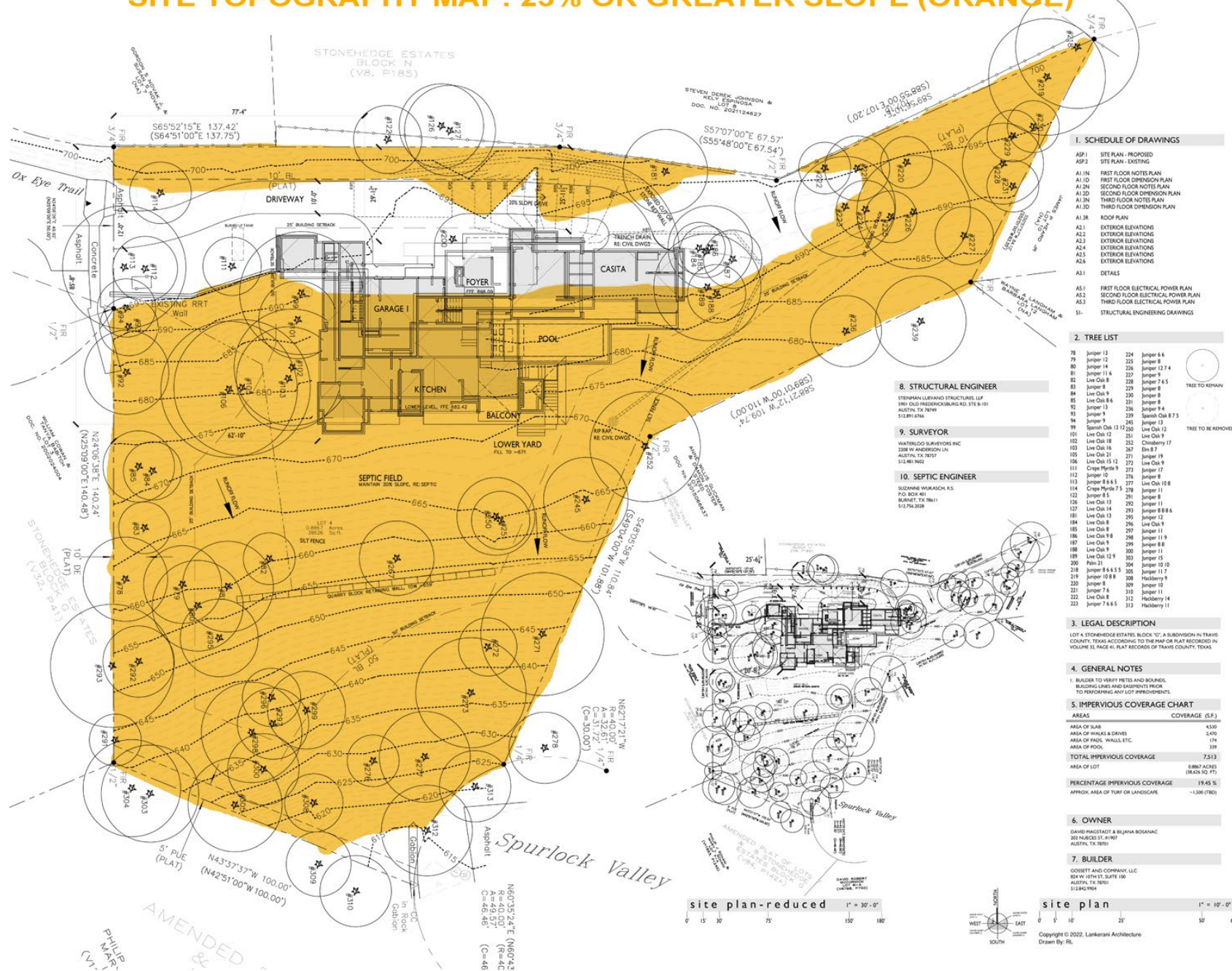
**A COMPACT HOUSE DESIGN IS LOCATED AS  
HIGH ON THE BUILDABLE AREA TO MAXIMIZE  
VIEWS.**







# SITE TOPOGRAPHY MAP: 25% OR GREATER SLOPE (ORANGE)



**Lankarani**  
architecture

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512.294.4078  
info@lankarani.com

**MAGSTADT RESIDENCE**  
800 OX EYE TRAIL  
WEST LAKE HILLS, TEXAS

**SITE PLAN - PROPOSED**

REVISIONS

AUG 3, 2022

ASP-I



STEVEN DEREK JOHNSON &  
JULY ESPINOSA  
LOT 8  
DOC. NO. 2021124627

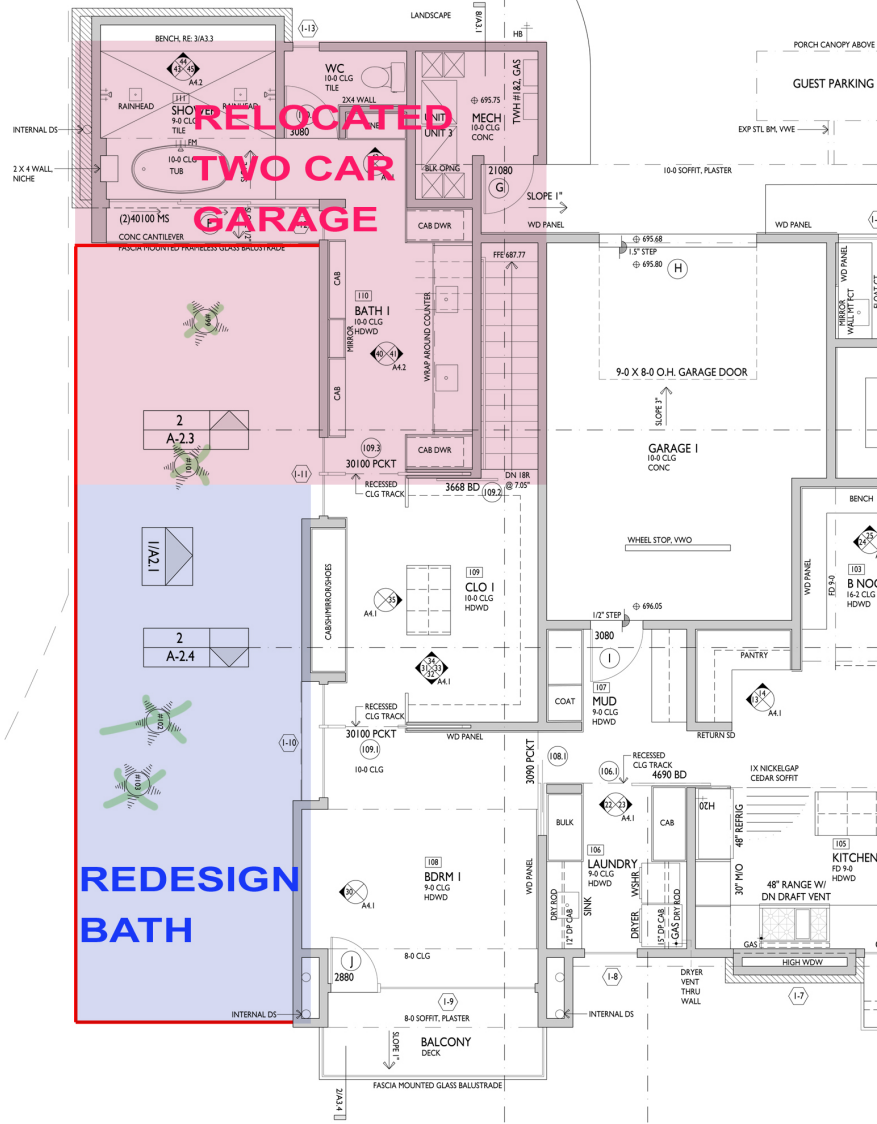




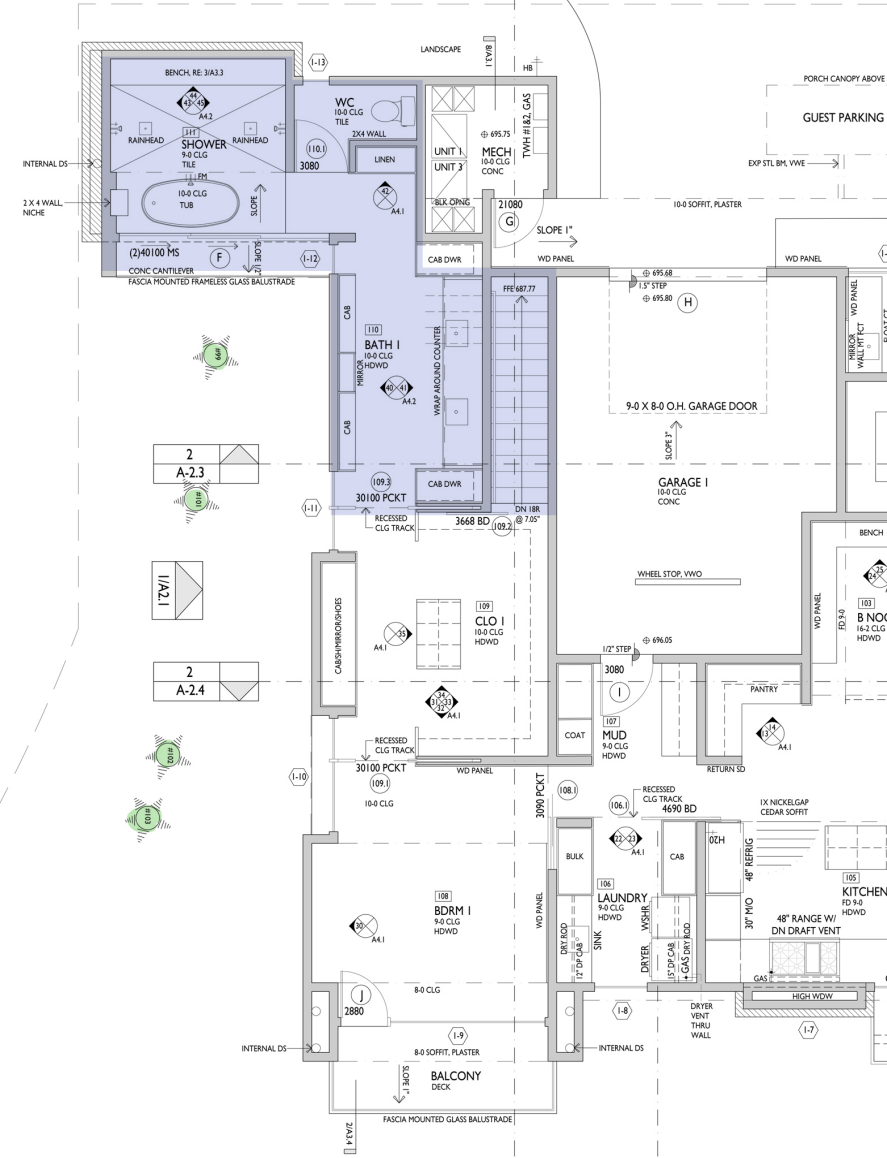




# ALTERNATE FLOOR PLAN W/ TREE VARIANCE REQUEST TO REMOVE FOUR TREES & ADD APPROXIMATELY 600 SQ FT OF NEW IMPERVIOUS COVER



# PROPOSED FLOOR PLAN W/ VARIANCE REQUEST





# **RANGER ENGINEERING, PLLC**

Civil Engineering  
512-785-8446  
marco@sectexas.com

**TBPE#22406**

5524 Bee Cave Road, Suite J-3  
Austin, Texas 78746

## **ENGINEER'S DRAINAGE SUMMARY**

February 27, 2023

City of West Lake Hills  
Development Services  
911 Westlake Drive  
West Lake Hills, Texas 78646

Re: Type II Drainage Plan for  
800 Ox Eye Trail  
Westlake Hills, Texas 78746

Whom it May Concern,

The purpose of this letter is to provide a drainage summary of the proposed residential site improvements at the above references address.

The project consists of the demolition of an existing house and construction of a new 4100 sf footprint residence with associated driveway and drainage improvements. The proposed site impervious cover totals approximately 17.3% of the 0.887 acre site, thereby meeting the criteria for a Type II residential development.

The existing drainage patterns can be described as sheet and shallow concentrated flows flowing southerly toward and existing roadside ditch in the ROW of Spurlock Valley. Approximately 1 acre of off-site area north of this site flows through this site. The proposed development will keep with the character of the existing drainage patterns by constructing the new house near the same location as the existing house as well as the installation of a trench drain and storm pipe system on the uphill side of the house to convey the off-site drainage around the new house and discharge near the ROW of Spurlock Valley. The proposed drainage system was designed to bypass any adjacent properties and will not have any negative impact on downstream or adjacent properties.

Please reference the engineering drainage and grading plans for additional information.

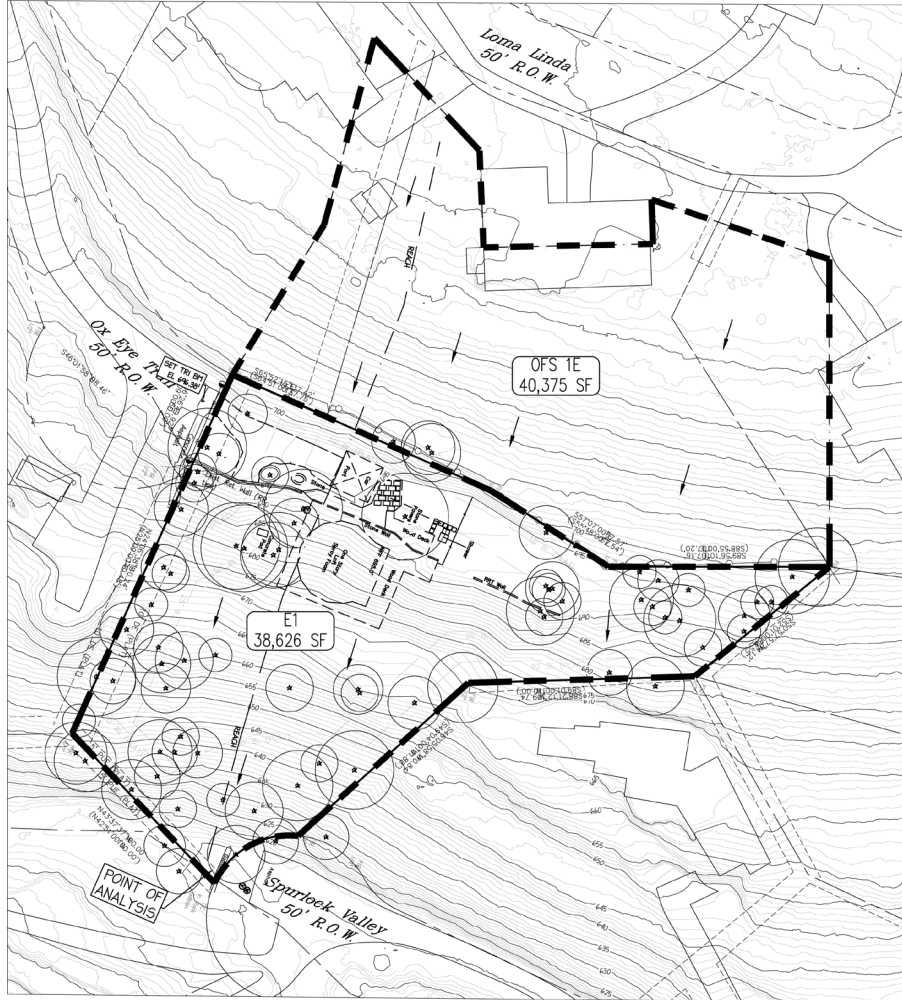
Should you have any questions or comments, feel free to contact Marco Castaneda, PE at (512) 785-8446.

Sincerely,  
Marco Castaneda, PE



**“The proposed drainage was designed to bypass any adjacent properties and will not have any negative impact on downstream or adjacent properties.”**

**- Marco Castaneda, PE  
Ranger Engineering, PLLC**



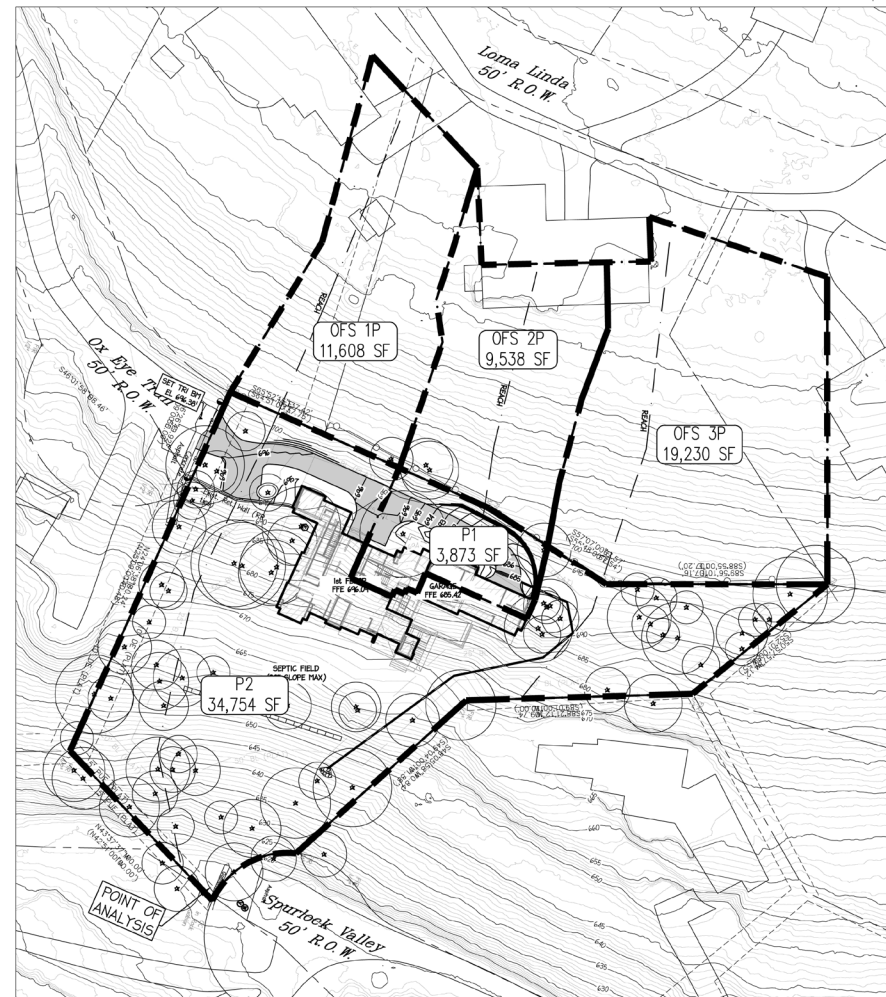
EXISTING CONDITIONS DRAINAGE PLAN

#### TIME OF CONCENTRATION

| Drainage Area No. | Fl Lgh (ft) | slope | Surface     | Tc (hr) | Fl Lgh (ft) | slope | Surface | Tc (hr) | Fl Lgh (ft) | slope | n-value | Tc (hr) | Comp Tc (min) | Lag (0.67Tc) (min) |
|-------------------|-------------|-------|-------------|---------|-------------|-------|---------|---------|-------------|-------|---------|---------|---------------|--------------------|
| OFS 1E            | 100         | 0.152 | Light Woods | 0.153   | 200         | 0.430 | unpaved | 0.007   | 0.007       | 0.007 | 0.007   | 0.007   | 0.007         | 0.007              |
| E1                | 100         | 0.334 | Light Woods | 0.112   | 215         | 0.430 | unpaved | 0.006   | 0.006       | 0.006 | 0.006   | 0.006   | 0.006         | 0.006              |
| OFS 1P            | 100         | 0.152 | Light Woods | 0.153   | 200         | 0.430 | unpaved | 0.007   | 0.007       | 0.007 | 0.007   | 0.007   | 0.007         | 0.007              |
| OFS 2P            | 100         | 0.248 | Light Woods | 0.126   | 90          | 0.292 | paved   | 0.001   | 0.001       | 0.001 | 0.001   | 0.001   | 0.001         | 0.001              |
| OFS 3P            | 100         | 0.110 | Light Woods | 0.175   | 135         | 0.311 | unpaved | 0.004   | 0.004       | 0.004 | 0.004   | 0.004   | 0.004         | 0.004              |
| P1                | 50          | 0.334 | SMOOTH      | 0.004   | 50          | 0.430 | unpaved | 0.001   | 0.001       | 0.001 | 0.001   | 0.001   | 0.001         | 0.001              |
| P2                | 100         | 0.334 | Light Woods | 0.112   | 215         | 0.430 | unpaved | 0.006   | 0.006       | 0.006 | 0.006   | 0.006   | 0.006         | 0.006              |

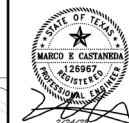
#### DRAINAGE CALCULATIONS

| B/F Soil Group D  |        |       |              |         |                |         |               |         |              | HEC-HMS Area 14    |       |       |     |      |
|-------------------|--------|-------|--------------|---------|----------------|---------|---------------|---------|--------------|--------------------|-------|-------|-----|------|
| Drainage Area No. | Area   |       | Open Sp (ac) |         | Imperv Cr (ac) |         | Imperv Cr (%) |         | Composite Cn | Composite Tc (min) | Q2    | Q10   | Q25 | Q100 |
|                   | (sf)   | (ac)  | (ac)         | (sq mi) | (ac)           | (sq mi) | (ac)          | (sq mi) |              |                    |       |       |     |      |
| OFS 1E            | 40,375 | 0.927 | 0.0014483    | 0.088   | 0.039          | 4.2%    | 81            | 5.8     | 3.82         | 5.91               | 7.27  | 10.13 |     |      |
| E1                | 38,615 | 0.886 | 0.0013651    | 0.792   | 0.095          | 10.7%   | 82            | 4.2     | 2.18         | 5.88               | 7.72  | 10.71 |     |      |
| Comb E            |        |       |              |         |                |         |               |         |              | 6.02               | 11.25 | 14.80 |     |      |
| OFS 1P            | 11,608 | 0.268 | 0.0004184    | 0.255   | 0.011          | 4.2%    | 81            | 5.8     | 0.84         | 1.50               | 2.09  | 2.91  |     |      |
| OFS 2P            | 9,538  | 0.219 | 0.0003421    | 0.210   | 0.009          | 4.2%    | 81            | 4.8     | 0.74         | 1.40               | 1.84  | 2.56  |     |      |
| OFS 3P            | 19,230 | 0.441 | 0.0006868    | 0.423   | 0.019          | 4.2%    | 81            | 6.4     | 1.34         | 2.53               | 3.54  | 4.95  |     |      |
| P1                | 3,873  | 0.089 | 0.0001369    | 0.034   | 0.055          | 61.7%   | 91            | 3.0     | 0.45         | 0.72               | 0.61  | 1.21  |     |      |
| P2                | 34,754 | 0.798 | 0.0012488    | 0.700   | 0.098          | 12.3%   | 82            | 4.2     | 2.86         | 5.30               | 6.97  | 9.65  |     |      |
| Comb P            |        |       |              |         |                |         |               |         |              | 6.11               | 11.31 | 14.83 |     |      |



PROPOSED CONDITIONS DRAINAGE PLAN

| REV. NO. | REVISION DESCRIPTION | APPROVED BY | DATE |
|----------|----------------------|-------------|------|
|          |                      |             |      |
|          |                      |             |      |
|          |                      |             |      |
|          |                      |             |      |
|          |                      |             |      |
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|          |                      |             |      |
|          |                      |             |      |



**RANGER ENGINEERING, PLLC**  
 CIVIL ENGINEERING  
 8504 BEE CAVE ROAD, STE 1-3  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 785-5446  
 email: rangersen.com

#### 800 Ox Eye Trail

West Lake Hills, Texas 78746

#### DRAINAGE AREA PLAN

|                         |  |
|-------------------------|--|
| PROJECT:                |  |
| DATE: FEBRUARY 24, 2023 |  |
| DRAWN BY: MEC           |  |
| CHECKED BY: MEC         |  |
| SHEET NO.               |  |





# City of West Lake Hills Board of Adjustment

## AGENDA REPORT

|               |                                   |                  |      |
|---------------|-----------------------------------|------------------|------|
| Meeting Date: | March 8, 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

**4015 Bee Cave Road:** Discuss and consider action 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 voted to recommend approval unanimously (5-0).

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

#### **Sec. 38.05.032 Conditions required for granting variance**

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

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

### Discussion

**Property Information, Zoning & Site Characteristics:**

Owner: 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**

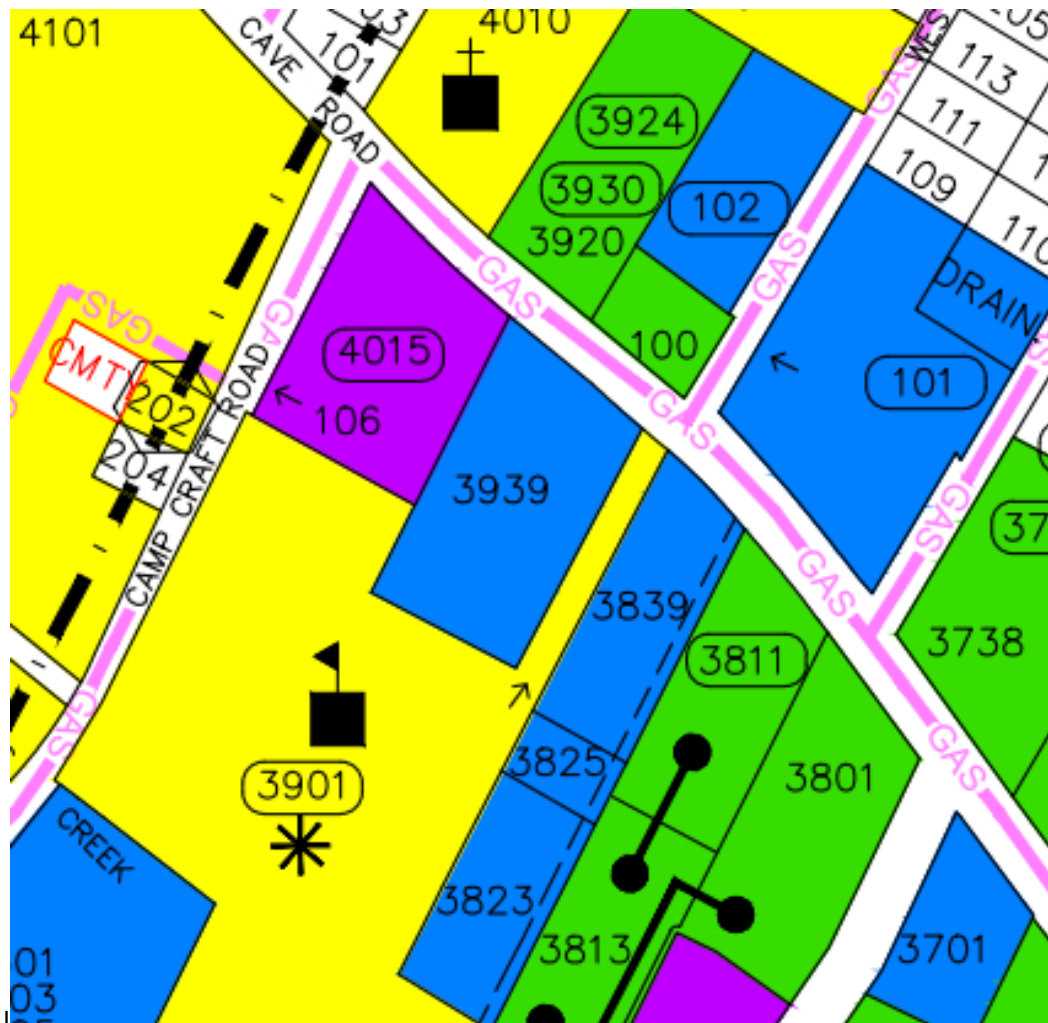
There is no change to the subdivision proposed with this application.

**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

|                                                                                   |                    |
|-----------------------------------------------------------------------------------|--------------------|
|  | 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 END.      |
|  | PIPE END.          |
|  | UTILITY POLE       |
|  | GUY ANCHOR         |
|  | BUILDING LINE      |

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        |

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.

( ) 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. | <u>1</u>      | BLOCK         | <u>" "</u> |
| SECTION | <u>-</u>      | PHASE         | <u>-</u>   |
|         | <u>TRAVIS</u> | COUNTY, TEXAS |            |
| CITY    | <u>-</u>      |               |            |

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 — Cabinet — PLAT RECORDS  
 Page(s) 249 Slide —  
 Volume 82  
 Document No. — Official Public Records of — County, Texas  
 Reference: —

Added Impervious Cover Calculation:

|                                        |                                  |
|----------------------------------------|----------------------------------|
| Elevated Wood Walkway (6' x 90' x 50%) | = 270 sf                         |
| Footings (1 sf/each x 21)              | = 21 sf                          |
| <b>Total</b>                           | <b>= 291 sf Impervious Cover</b> |

SCALE: 1"=40'

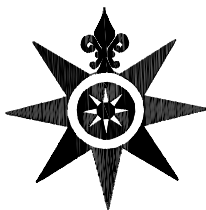
LAMPLIGHTER  
SUBDIVISION  
TRACT-1

New Elevated Wood Walkway  
(6' Wide x 90' Long)

*CAMP CRAFT ROAD*  
(R.O.W. VARIES)

4015 BEE CAVE ROAD  
(R.R. 2244 - R.O.W. VARIES)

S 40°53'44"E 35,50'  
(S 40°39'E 35,60')



## ALL POINTS SURVEYING

1714 FORTVIEW ROAD – SUITE 200  
AUSTIN TX. 78704

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

|            |     |          |
|------------|-----|----------|
| By:        |     | Date:    |
| FIELD WORK | WW  | 04-08-22 |
| 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 Occupancy Category II
    - Mapped Spectral Response Accelerations S/S = 0.063g  
S/1 = 0.033g
  - Site Class B
  - Spectral Response Coefficients S/D5 = 0.042g  
S/D1 = 0.022g
- Seismic Design Category A

### CAST-IN-PLACE CONCRETE

- Cast in place concrete shall meet the following requirements:

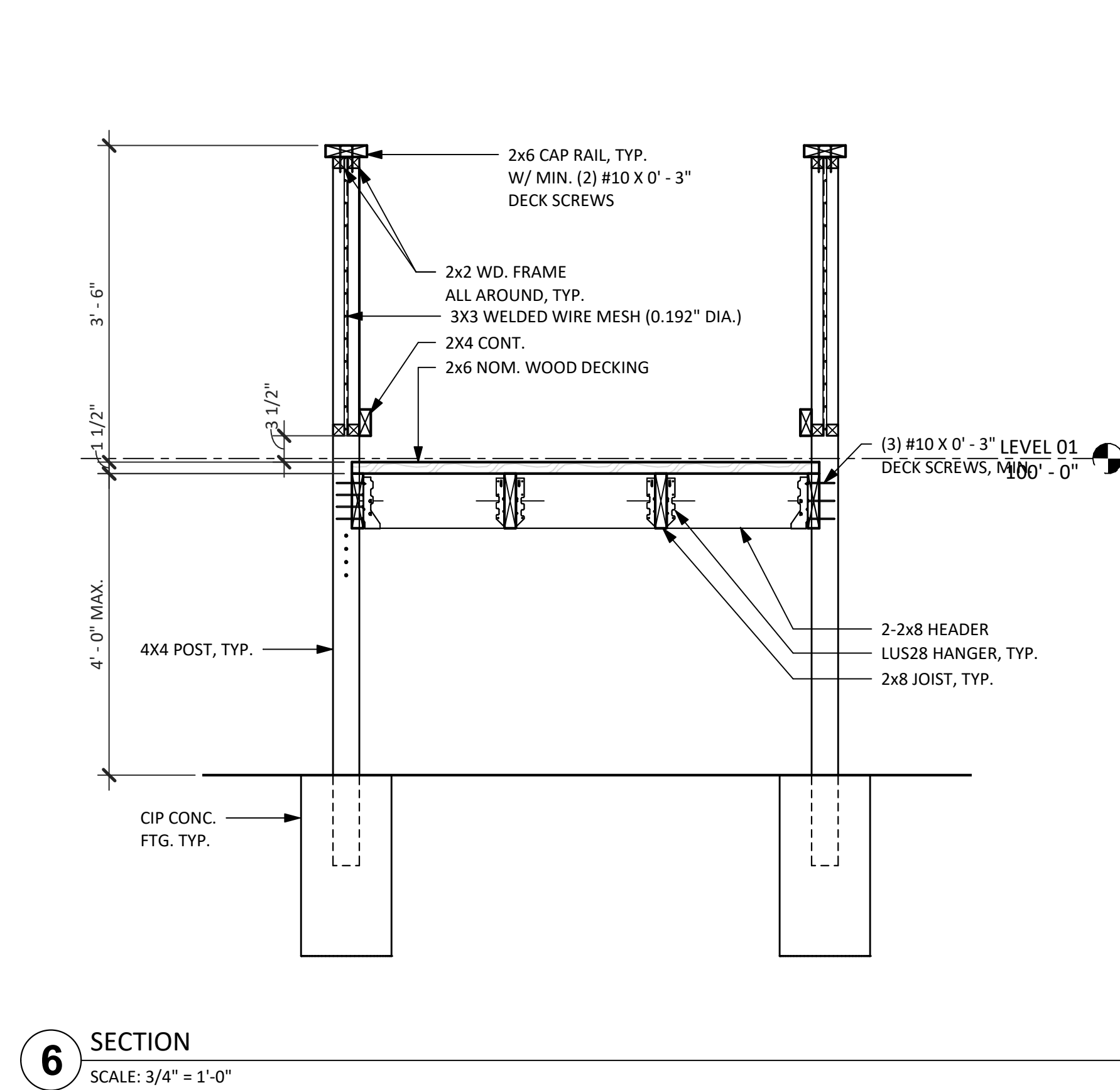
| Type | 28-Day Strength | Aggr. Type | Aggr. Max. Size | Max. W/C Ratio | Use      |
|------|-----------------|------------|-----------------|----------------|----------|
| A    | 3,000 psi       | Pea Gravel | 3/8"            | 0.55           | Footings |

### EXPANSION ANCHORS

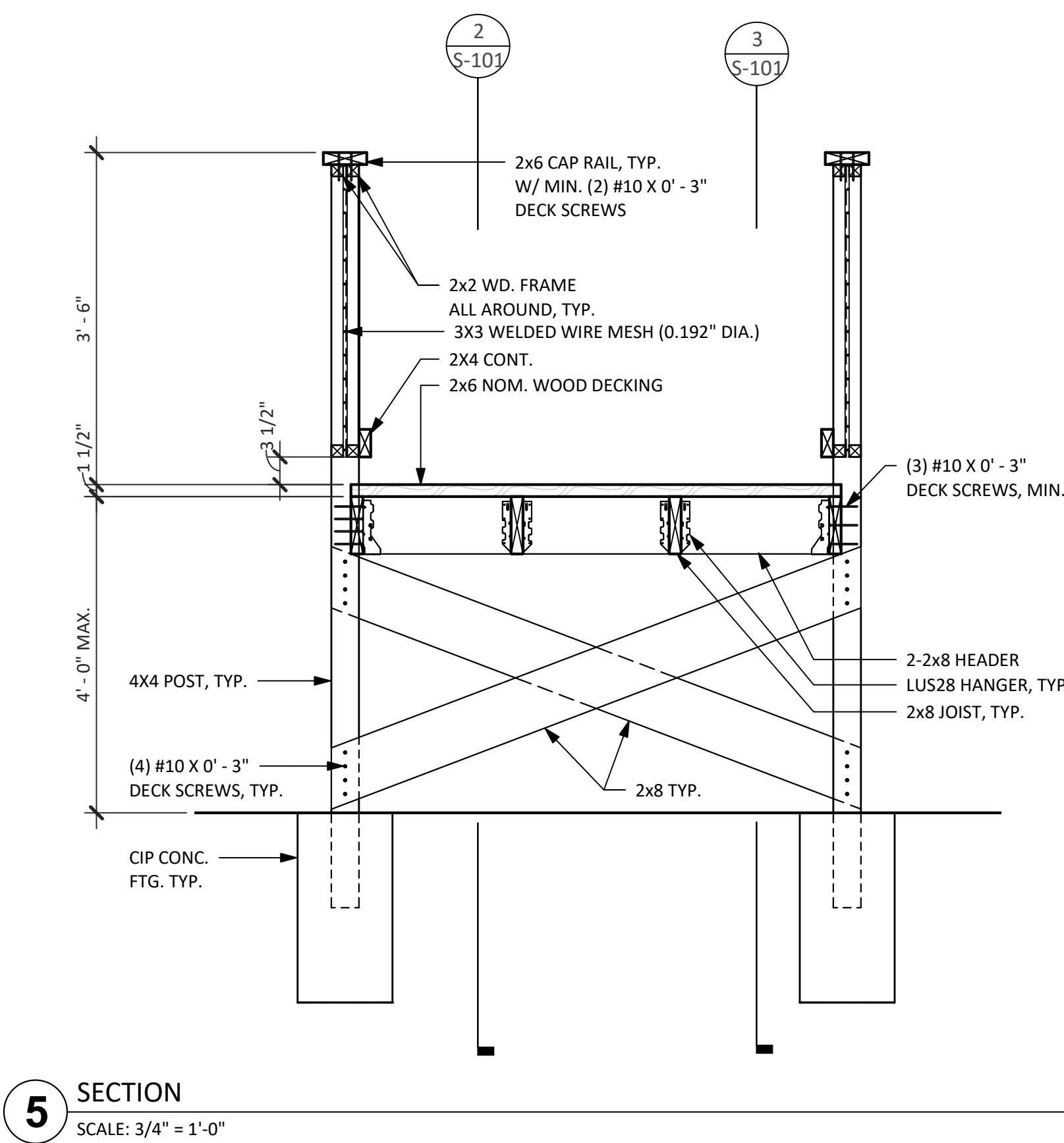
- Expansion anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
- Unless otherwise noted, size and depth of the expansion anchors specified in the drawings 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

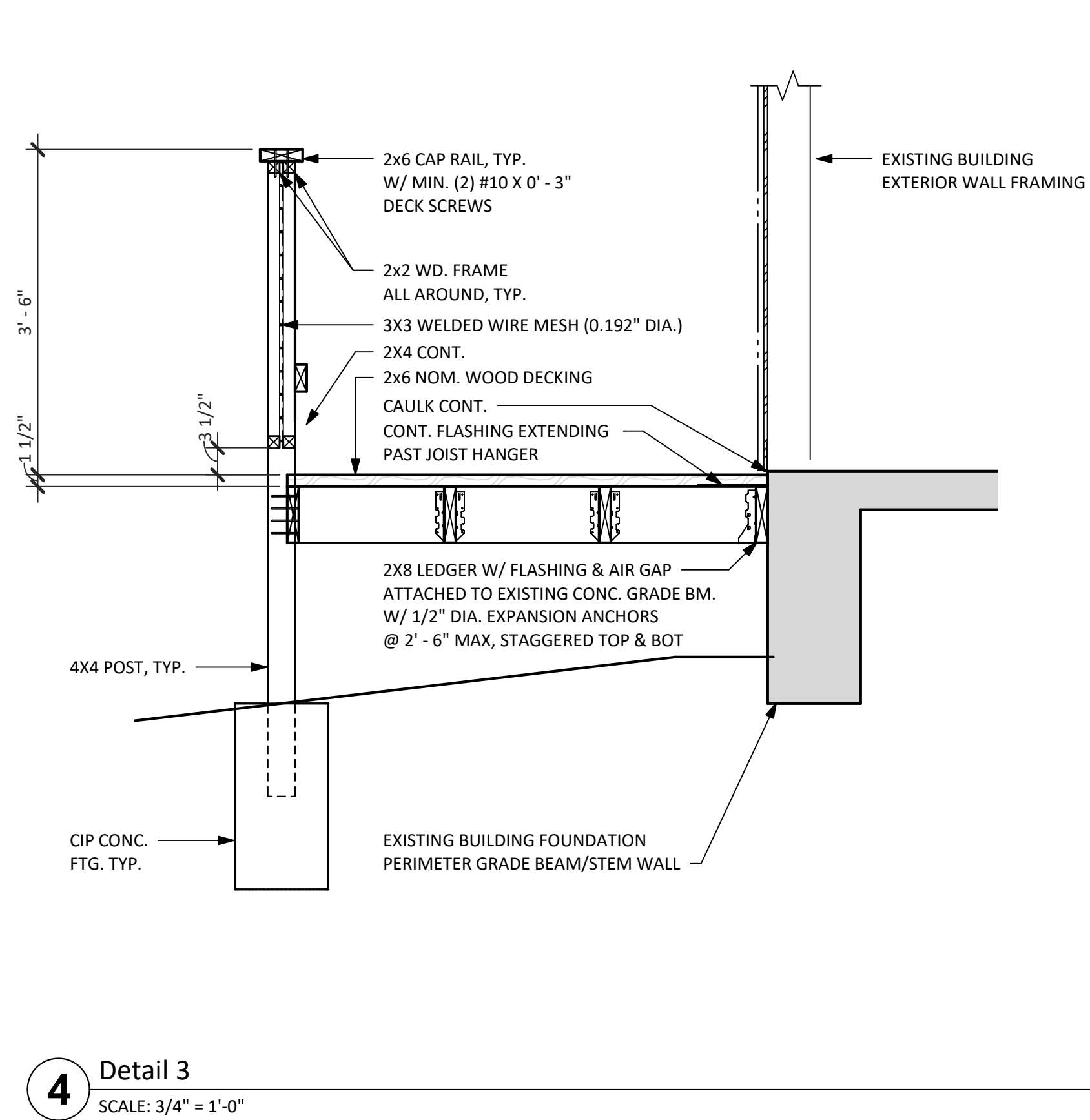
- Reference Standards:
  - IBC Chapter 23 "WOOD"
  - NDS 2005 National Design Specification for Wood Construction
- All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.
- Unless otherwise noted, all structural 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.



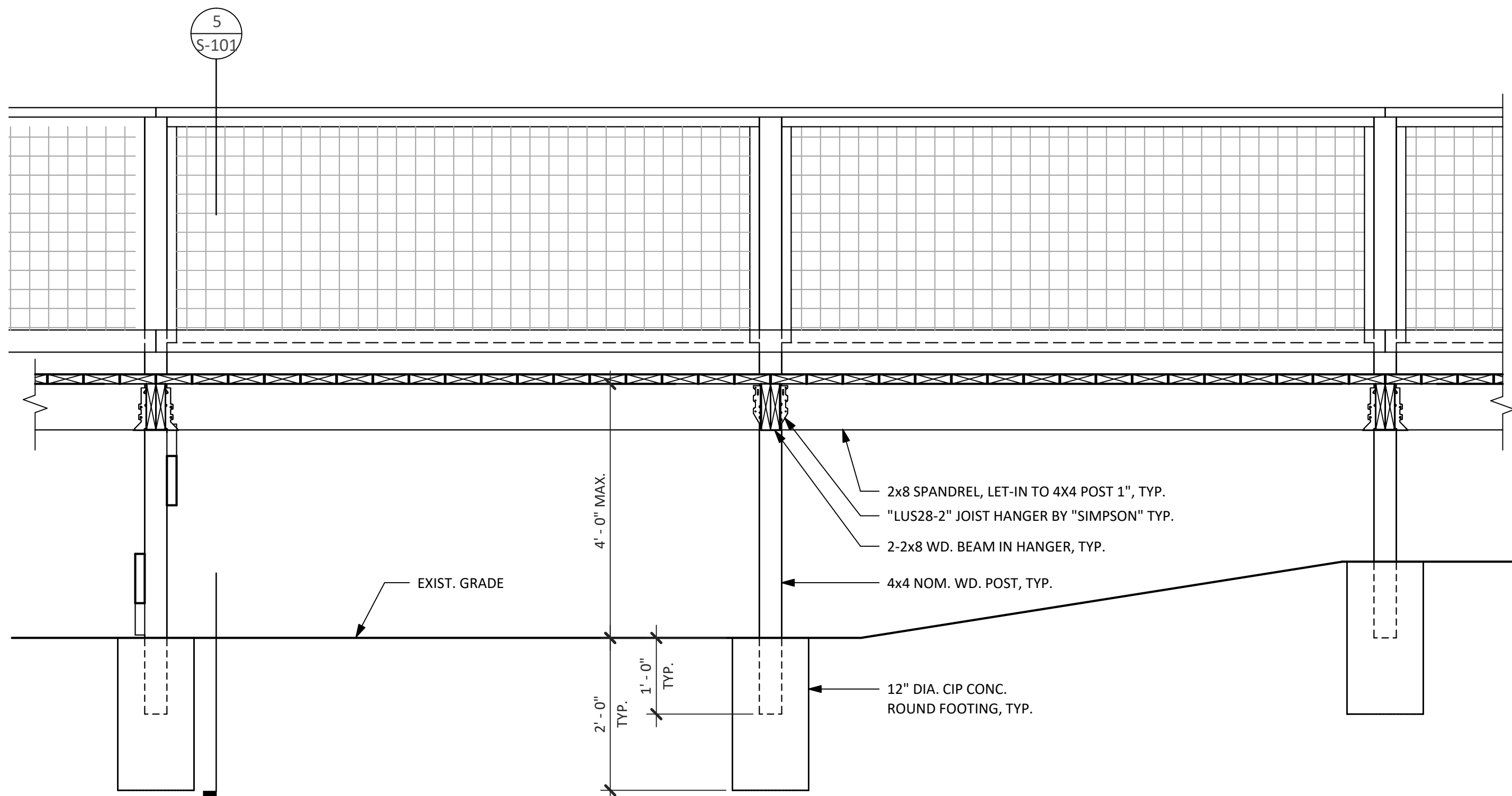
6 SECTION  
SCALE: 3/4" = 1'-0"



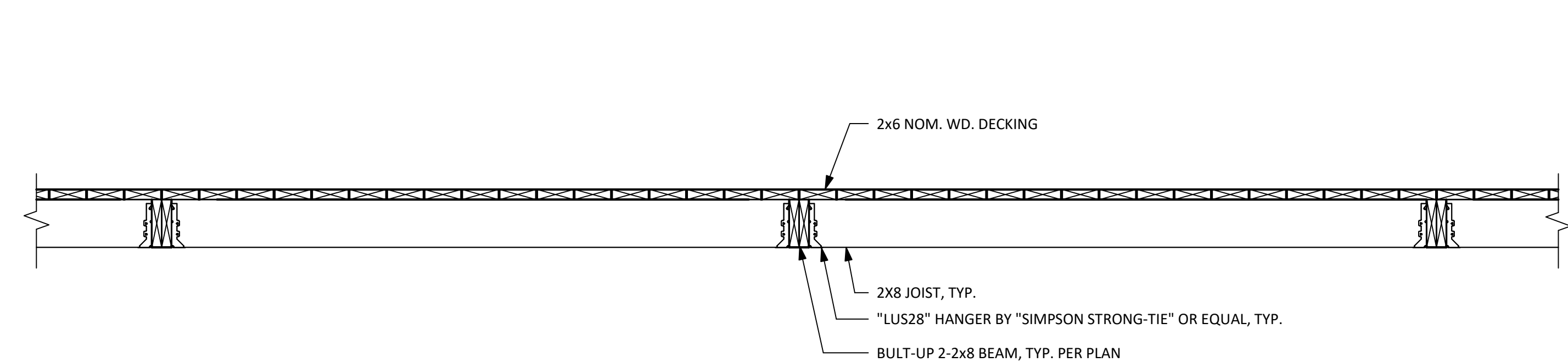
5 SECTION  
SCALE: 3/4" = 1'-0"



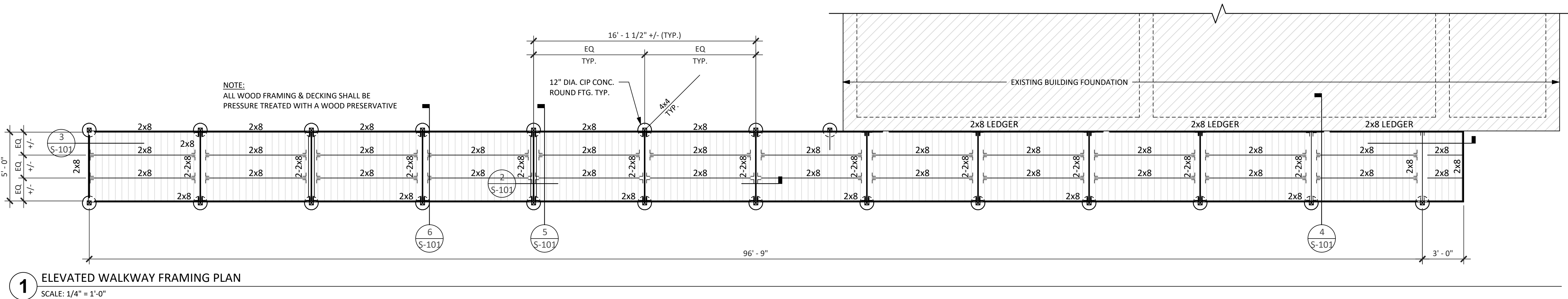
4 Detail 3  
SCALE: 3/4" = 1'-0"



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 Board of Adjustment

## AGENDA REPORT

|               |                                   |                  |      |
|---------------|-----------------------------------|------------------|------|
| Meeting Date: | March 8, 2023                     | Item Number:     | 7    |
| 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:** Discuss and consider action 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 voted to recommend approval unanimously (5-0).

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#### **Sec. 38.05.032 Conditions required for granting variance**

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

### Discussion



**Property Information, Zoning & Site Characteristics:**

Owner: 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.

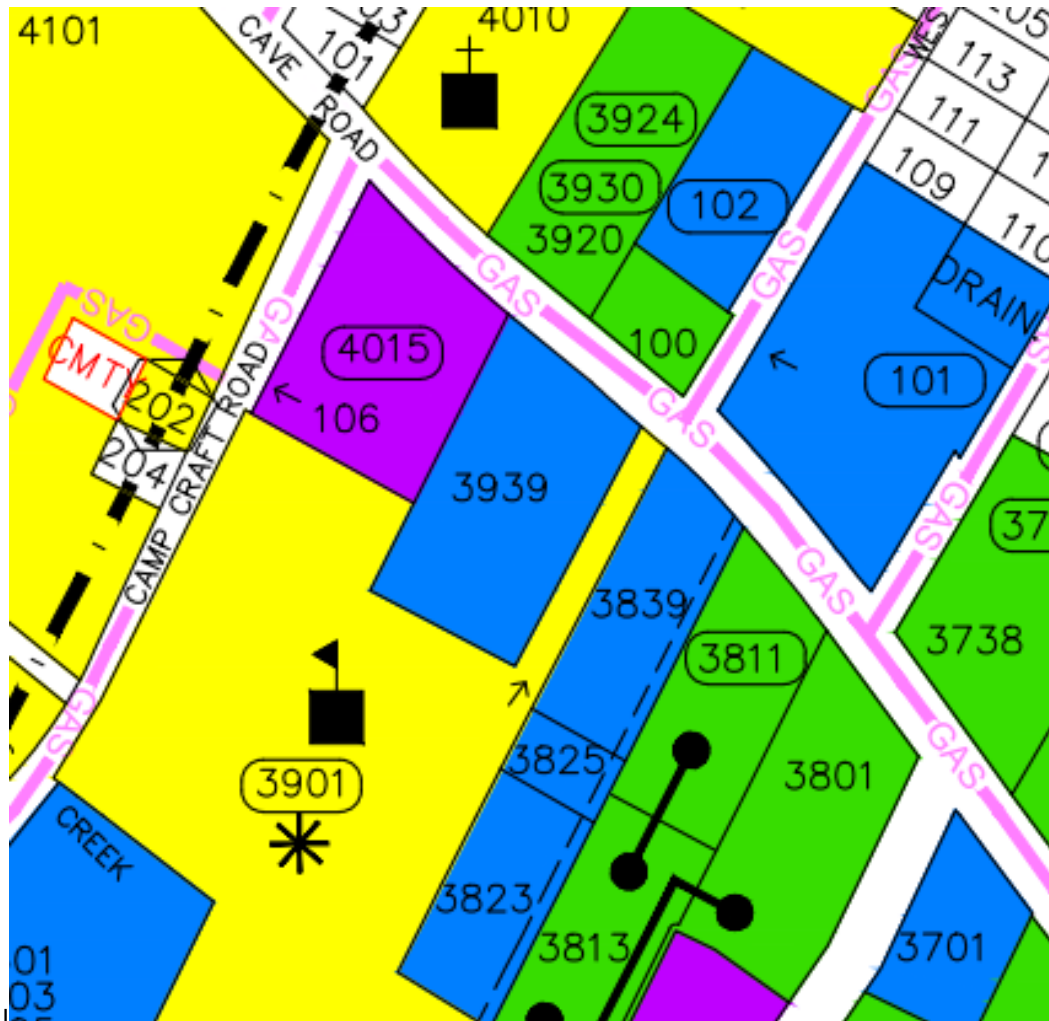
## Comprehensive Planning Analysis

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*

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*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'



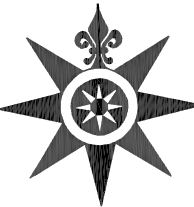
ALTA/NSPS LAND TITLE SURVEY

-OF-  
TRINITY EPISCOPAL SCHOOL  
WEST LAKE HILLS, TEXAS  
TOTAL ACRES 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.                  |

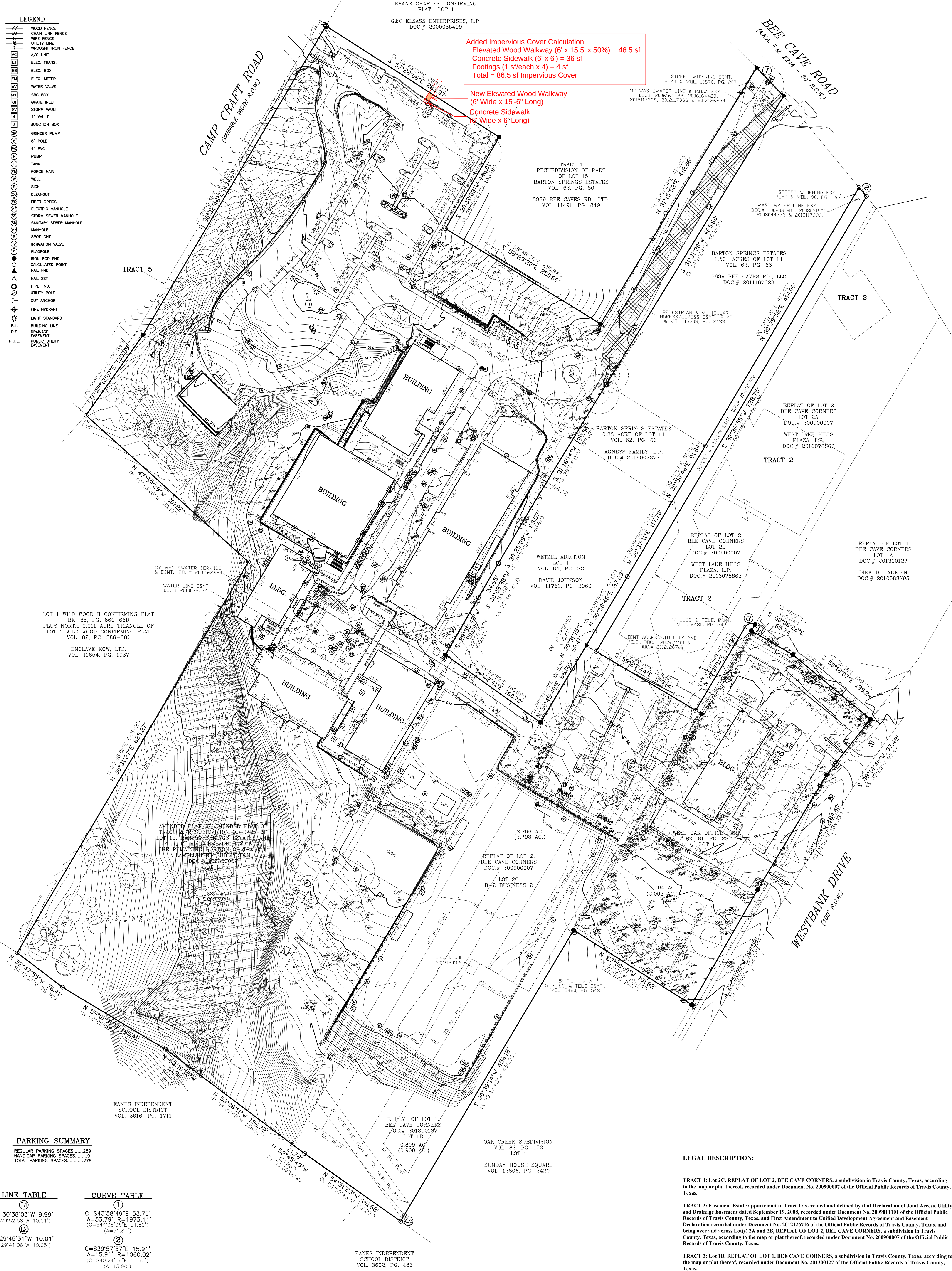
| PARKING SUMMARY              |     |
|------------------------------|-----|
| REGULAR PARKING SPACES.....  | 269 |
| HANDICAP PARKING SPACES..... | 9   |
| TOTAL PARKING SPACES.....    | 278 |

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

| FIELD WORK   | BY       | DATE     |
|--------------|----------|----------|
| DRAWING      | SCN      | 01-26-18 |
| SURVEY DATE: | 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. 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. McCURE 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.



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.

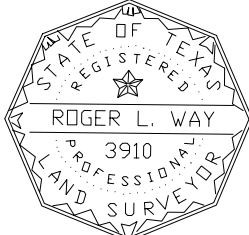
SURVEYOR'S CERTIFICATION:

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. 200804773 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 Sibson & 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(s) 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

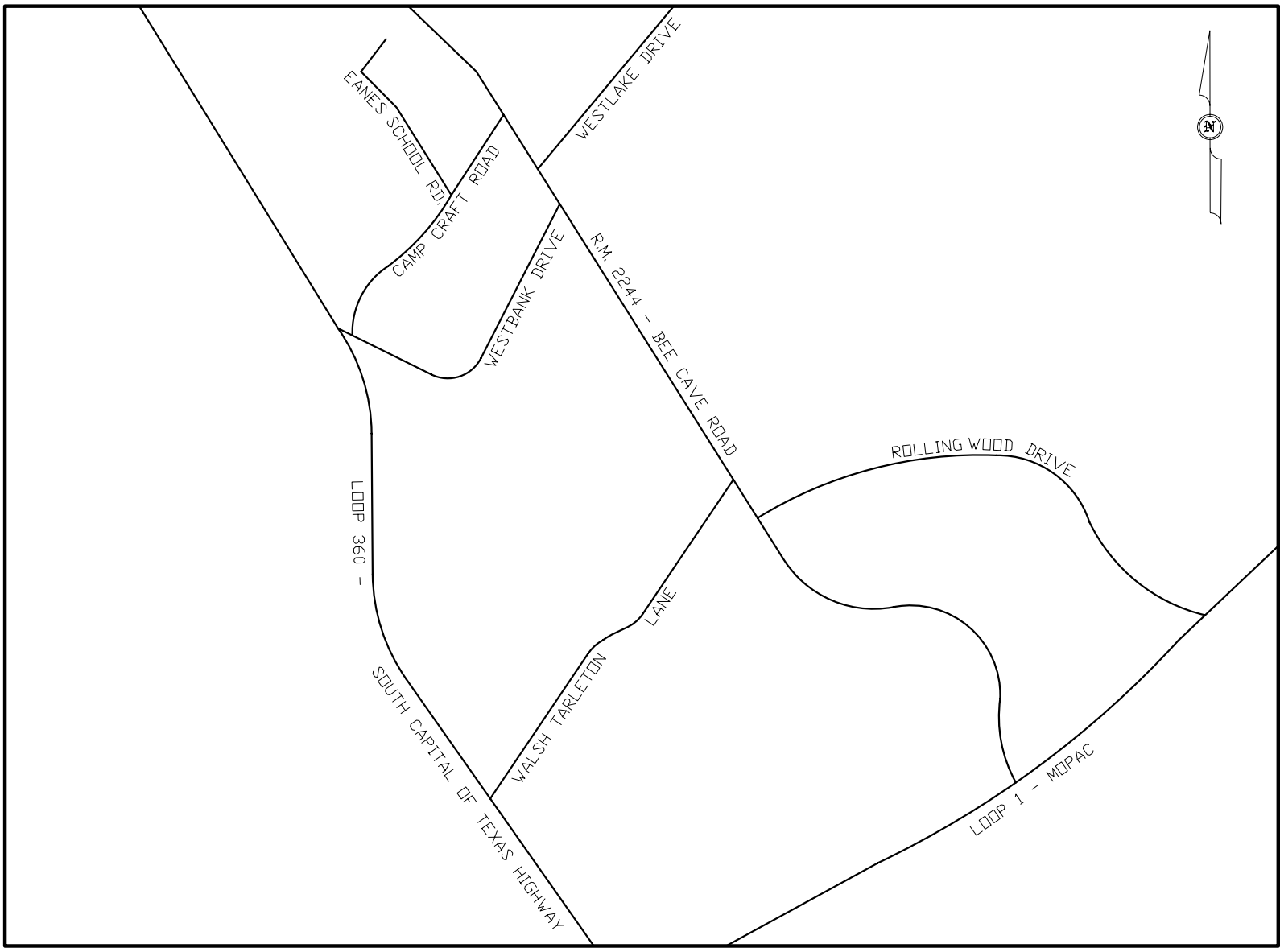
ccc. Easements, or tenancies of easements, which are not recorded in the public records. - INTENTIONALLY DELETED

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  | 15" LIVE OAK       | 310 | 4" LIVE OAK      | 548 | 8" CEDAR ELM      |
| 70  | 5" TRP LIGUSTRUM   | 311 | 7" DBL CEDAR     | 549 | 7" RED OAK        |
| 71  | 3" DBL LIGUSTRUM   | 312 | 7" DBL CEDAR     | 550 | 7" RED OAK        |
| 72  | 18" LIVE OAK       | 313 | 3" DBL PERSIMMON | 551 | 6" CEDAR ELM      |
| 73  | 3" DBL PERSIMMON   | 314 | 3" DBL PERSIMMON | 552 | 6" CEDAR ELM      |
| 74  | 4" QUAD LIGUSTRUM  | 315 | 3" CEDAR         | 553 | 11" HACKBERRY     |
| 75  | 3" QUAD LIGUSTRUM  | 316 | 4" DBL MESQUITE  | 554 | 29" DBL LIVE OAK  |
| 76  | 3" DBL LIGUSTRUM   | 317 | 13" CEDAR        | 555 | 4" DBL CEDAR ELM  |
| 77  | 3" QUAD LIGUSTRUM  | 318 | 5" DBL PERSIMMON | 556 | 4" DBL CEDAR ELM  |
| 78  | 11" 5" LIGUSTRUM   | 319 | 5" LIVE OAK      | 557 | 13" 6" CEDAR ELM  |
| 79  | 16" LIVE OAK       | 320 | 6" CEDAR         | 558 | 6" CEDAR ELM      |
| 80  | 24" QUAD CEDAR ELM | 321 | 3" CEDAR         | 559 | 6" CEDAR ELM      |
| 81  | 4" TRP PERSIMMON   | 322 | 7" CEDAR         | 560 | 13" LIVE OAK      |
| 82  | 3" QUAD CEDAR      | 323 | 4" CEDAR         | 561 | 7" CEDAR          |
| 83  | 4" QUAD MAGNOLIA   | 324 | 3" CEDAR         | 562 | 4" DBL PERSIMMON  |
| 84  | 4" TRP CEDAR       | 325 | 4" TRP PERSIMMON | 563 | 22" DBL LIVE OAK  |
| 85  | 8" TRP LIGUSTRUM   | 326 | 4" CEDAR         | 564 | 5" CEDAR ELM      |
| 86  | 15" LIVE OAK       | 327 | 4" CEDAR         | 565 | 4" CEDAR ELM      |
| 87  | 4" QUAD YAUPOIN    | 328 | 8" CEDAR         | 566 | 5" CEDAR ELM      |
| 88  | 14" 6" LIGUSTRUM   | 329 | 4" CEDAR         | 567 | 5" SPANISH OAK    |
| 89  | 5" TRP LIGUSTRUM   | 330 | 5" CEDAR         | 568 | 5" SPANISH OAK    |
| 90  | 16" DBL LIVE OAK   | 331 | 7" CEDAR         | 569 | 6" CEDAR ELM      |
| 91  | 3" LIGUSTRUM       | 332 | 3" CEDAR         | 570 | 18" LIVE OAK      |
| 92  | 7" TRP LIGUSTRUM   | 333 | 6" CEDAR         | 571 | 12" CEDAR         |
| 93  | 14" 9" LIGUSTRUM   | 334 | 6" CEDAR         | 572 | 20" DBL LIVE OAK  |
| 94  | 3" CEDAR           | 335 | 12" DBL LIVE OAK | 573 | 10" LIVE OAK      |
| 95  | 6" CEDAR ELM       | 336 | 9" CEDAR         | 574 | 22" LIVE OAK      |
| 96  | 7" QUAD LIGUSTRUM  | 337 | 4" CEDAR         | 575 | 5" SPANISH OAK    |
| 97  | 3" TRP LIGUSTRUM   | 338 | 4" CEDAR         | 576 | 6" CEDAR ELM      |
| 98  | 14" 9" LIGUSTRUM   | 339 | 7" LIVE OAK      | 577 | 6" SPANISH OAK    |
| 99  | 6" QUAD LIGUSTRUM  | 340 | 6" LIVE OAK      | 578 | 5" SPANISH OAK    |
| 100 | 6" DBL LIGUSTRUM   | 341 | 4" CEDAR         | 579 | 3" CEDAR ELM      |
| 101 | 3" DBL LIGUSTRUM   | 342 | 12" CEDAR        | 580 | 10" TRP LIVE OAK  |
| 102 | 6" DBL LIGUSTRUM   | 343 | 9" CEDAR ELM     | 581 | 6" SPANISH OAK    |
| 103 | 3" DBL LIGUSTRUM   | 344 | 10" CEDAR ELM    | 582 | 5" SPANISH OAK    |
| 104 | 5" DBL LIGUSTRUM   | 345 | 14" DBL CEDAR    | 583 | 6" REDBUD         |
| 105 | 4" DBL LIGUSTRUM   | 346 | 9" DBL CEDAR     | 584 | 5" REDBUD         |
| 106 | 6" LIGUSTRUM       | 347 | 11" DBL CEDAR    | 585 | 14" RED OAK       |
| 107 | 9" LIVE OAK        | 348 | 6" CEDAR         | 586 | 9" LIVE OAK       |
| 108 | 6" DBL LIGUSTRUM   | 349 | 6" CEDAR         | 587 | 1" LIVE OAK       |
| 109 | 3" DBL LIGUSTRUM   | 350 | 5" CEDAR         | 588 | 6" SPANISH OAK    |
| 110 | 6" DBL LIGUSTRUM   | 351 | 6" CEDAR         | 589 | 7" LIVE OAK       |
| 111 | 6" 6" LIGUSTRUM    | 352 | 5" DBL CEDAR     | 590 | 6" DBL LIVE OAK   |
| 112 | 11" DBL CEDAR      | 353 | 6" CEDAR         | 591 | DBL LIVE OAK      |
| 113 | 21" DBL CEDAR      | 354 | 4" LIVE OAK      | 592 | 5" LIVE OAK       |
| 114 | 5" LIGUSTRUM       | 355 | 13" DBL CEDAR    | 593 | 6" LIVE OAK       |
| 115 | 4" HACKBERRY       | 356 | 13" TRP CEDAR    | 594 | 6" LIVE OAK       |
| 116 | 4" DBL LIGUSTRUM   | 357 | 7" DBL CEDAR     | 595 | 7" LIVE OAK       |
| 117 | DBL LIGUSTRUM      | 358 | 10" TRP CEDAR    | 596 | 14" LIVE OAK      |
| 118 | 6" DBL LIGUSTRUM   | 359 | 9" DBL CEDAR     | 597 | 6" LIVE OAK       |
| 119 | 6" DBL LIGUSTRUM   | 360 | 10" DBL CEDAR    | 598 | 6" LIVE OAK       |
| 120 | 7" QUAD LIGUSTRUM  | 361 | 4" DBL CEDAR     | 599 | 4" SHIN OAK       |
| 121 | 3" LIGUSTRUM       | 362 | 4" DBL CEDAR     | 600 | SHIN OAK          |
| 122 | 10" QUAD LIGUSTRUM | 363 | 5" CEDAR         | 601 | 5" CEDAR ELM      |
| 123 | 6" QUAD LIGUSTRUM  | 364 | 5" CEDAR         | 602 | SHIN OAK          |
| 124 | 10" 5" LIGUSTRUM   | 365 | 4" CEDAR         | 603 | 4" SHIN OAK       |
| 125 | QUAD LIGUSTRUM     | 366 | 17" TRP CEDAR    | 604 | 23" DBL LIVE OAK  |
| 126 | 6" LIGUSTRUM       | 367 | 13" QUAD CEDAR   | 605 | 4" SHIN OAK       |
| 127 | 5" DBL LIGUSTRUM   | 368 | 7" TRP CEDAR     | 606 | 8" SHIN OAK       |
| 128 | 10" 6" LIGUSTRUM   | 369 | 20" TRP CEDAR    | 607 | 7" SHIN OAK       |
| 129 | 9" 5" LIGUSTRUM    | 370 | 4" LIVE OAK      | 608 | 5" CYPRRESS       |
| 130 | 4" DBL LIGUSTRUM   | 371 | 6" LIVE OAK      | 609 | 4" CYPRRESS       |
| 131 | 10" QUAD LIVE OAK  | 372 | 4" LIVE OAK      | 610 | 7" CYPRRESS       |
| 132 | 10" QUAD CEDAR ELM | 373 | 10" LIVE OAK     | 611 | 6" CYPRRESS       |
| 133 | 12" QUAD CEDAR     | 374 | 7" LIVE OAK      | 612 | 6" CYPRRESS       |
| 134 | 11" LIGUSTRUM      | 375 | 20" TRP CEDAR    | 613 | 6" DBL CEDAR ELM  |
| 135 | 6" CEDAR ELM       | 376 | 11" LIVE OAK     | 614 | 5" CYPRRESS       |
| 136 | 8" CEDAR           | 377 | 3" TRP CEDAR     | 615 | 6" CYPRRESS       |
| 137 | 15" LIVE OAK       | 378 | 4" LIVE OAK      | 616 | 7" CYPRRESS       |
| 138 | 11" LIVE OAK       | 379 | 4" CEDAR         | 617 | 10" WILLOW        |
| 139 | 5" DBL CEDAR ELM   | 378 | 8" LIVE OAK      | 618 | 21" DBL LIVE OAK  |
| 140 | 6" TRP LIGUSTRUM   | 379 | 4" CEDAR         | 619 | 10" SPANISH OAK   |
| 141 | 10" CEDAR          | 380 | 5" CEDAR         | 620 | 10" SPANISH OAK   |
| 142 | 12" LIVE OAK       | 381 | 3" DBL CEDAR     | 621 | 5" DBL LIVE OAK   |
| 143 | 14" LIVE OAK       | 382 | 3" CEDAR ELM     | 622 | 23" DBL REDBUD    |
| 144 | 14" LIVE OAK       | 383 | 3" CEDAR ELM     | 623 | 23" DBL REDBUD    |
| 145 | 14" TRP YAUPOIN    | 384 | 13" CEDAR ELM    | 624 | 23" DBL REDBUD    |
| 146 | 14" LIVE OAK       | 385 | 10" DBL CEDAR    | 625 | 23" DBL REDBUD    |
| 147 | 14" LIVE OAK       | 386 | 12" TRP CEDAR    | 626 | 23" DBL REDBUD    |
| 148 | 11" LIVE OAK       | 387 | 18" TRP CEDAR    | 627 | 23" DBL REDBUD    |
| 149 | 23" DBL LIVE OAK   | 388 | 10" TRP CEDAR    | 628 | 23" DBL REDBUD    |
| 150 | 6" TRP YAUPOIN     | 389 | 7" CEDAR         | 629 | 23" DBL REDBUD    |
| 151 | 10" LIVE OAK       | 390 | 14" TRP LIVE OAK | 630 | 23" DBL REDBUD    |
| 152 | 12" LIVE OAK       | 391 | 11" DBL LIVE OAK | 631 | 23" DBL REDBUD    |
| 153 | 16" 7" LIGUSTRUM   | 392 | 23" DBL CEDAR    | 632 | 23" DBL REDBUD    |
| 154 | 12" DBL REDBUD     | 393 | 3" DBL PERSIMMON | 633 | 23" DBL REDBUD    |
| 155 | 25" TRP LIGUSTRUM  | 394 | 23" 9" TRP CEDAR | 634 | 23" DBL REDBUD    |
| 156 | 12" DBL LIGUSTRUM  | 395 | 23" DBL LIVE OAK | 635 | 23" DBL REDBUD    |
| 157 | 6" CEDAR ELM       | 396 | 7" LIVE OAK      | 636 | 23" DBL REDBUD    |
| 158 | 12" LIVE OAK       | 397 | 15" TRP LIVE OAK | 637 | 23" DBL REDBUD    |
| 159 | 19" DBL CEDAR ELM  | 398 | 4" DBL LIVE OAK  | 638 | 23" DBL REDBUD    |
| 160 | 21" LIVE OAK       | 399 | 10" DBL CEDAR    | 639 | 23" DBL REDBUD    |
| 161 | 16" LIVE OAK       | 400 | 10" 5" TRP CEDAR | 640 | 23" DBL REDBUD    |
| 162 | 3" CEDAR ELM       | 401 | 8" TRP CEDAR     | 641 | 23" DBL REDBUD    |
| 163 | 15" CEDAR ELM      | 402 | 10" DBL CEDAR    | 642 | 23" DBL REDBUD    |
| 164 | 3" TRP LIGUSTRUM   | 403 | 4" 12" CEDAR     | 643 | 23" DBL REDBUD    |
| 165 | 12" LIVE OAK       | 404 | 13" CEDAR        | 644 | 23" DBL REDBUD    |
| 166 | 8" DBL CEDAR       | 405 | 8" DBL CEDAR     | 645 | 23" TRP LIVE OAK  |
| 167 | 12" LIVE OAK       | 406 | 8" CEDAR         | 646 | 23" REDBUD        |
| 168 | 7" CEDAR ELM       | 407 | 8" DBL CEDAR     | 647 | 23" TRP LIGUSTRUM |
| 169 | 7" LIVE OAK        | 408 | 14" CEDAR        | 648 | 23" DBL YAUPOIN   |
| 170 | 13" LIVE OAK       | 409 | 4" 12" CEDAR     | 649 | 23" LIGUSTRUM     |
| 171 | 3" MAGNOLIA        | 410 | 15" 4" TRP CEDAR | 650 | 23" LIGUSTRUM     |
| 172 | 11" DBL LIVE OAK   | 411 | 4" DBL CEDAR     | 651 | 23" LIGUSTRUM     |
| 173 | 11" DBL LIVE OAK   | 412 | 8" TRP CEDAR     | 652 | 23" LIGUSTRUM     |
| 174 | 15" LIVE OAK       | 413 | 4" CEDAR         | 653 | 23" LIGUSTRUM     |
| 175 | 15" LIVE OAK       | 414 | 4" CEDAR         | 654 | 23" LIGUSTRUM     |
| 176 | 17" LIGUSTRUM      | 415 | 4" CEDAR         | 655 | 23" LIGUSTRUM     |
| 177 | 3" LIGUSTRUM       | 416 | 8" CEDAR         | 656 | 23" LIGUSTRUM     |
| 178 | 3" LIGUSTRUM       | 417 | 15" LIVE OAK     | 657 | 23" LIGUSTRUM     |
| 179 | 5" CEDAR           | 418 | 4" CEDAR         | 658 | 23" LIGUSTRUM     |
| 180 | 3" DBL CEDAR       | 419 | 8" CEDAR         | 659 | 23" LIGUSTRUM     |
| 181 | 3" CEDAR           | 420 | 4" CEDAR         | 660 | 23" LIGUSTRUM     |
| 182 | 3" CEDAR           | 421 | 11" DBL CEDAR    | 661 | 23" LIGUSTRUM     |
| 183 | 10" LIVE OAK       | 422 | 4" CEDAR         | 662 | 23" LIGUSTRUM     |
| 184 | 27" TRP LIVE OAK   | 423 | 4" CEDAR         | 663 | 23" LIGUSTRUM     |
| 185 | 3" DBL LIGUSTRUM   | 424 | 4" CEDAR         | 664 | 23" LIGUSTRUM     |
| 186 | 3" DBL LIGUSTRUM   | 425 | 3" LIGUSTRUM     | 665 | 23" LIGUSTRUM     |
| 187 | 3" DBL LIGUSTRUM   | 426 | 3" LIGUSTRUM     | 666 | 23" LIGUSTRUM     |
| 188 | 11" 6" LIGUSTRUM   | 427 | 8" DBL CEDAR ELM | 667 | 23" LIGUSTRUM     |
| 189 | 10" LIGUSTRUM      | 428 | 3" LIGUSTRUM     | 668 | 23" LIGUSTRUM     |
| 190 | 20" TRP CEDAR      | 429 | 8" CEDAR         | 669 | 23" LIGUSTRUM     |
| 191 | 11" CEDAR          | 430 | 4" 5" CEDAR      | 670 | 23" LIGUSTRUM     |
| 192 | 12" LIVE OAK       | 431 | 10" DBL CEDAR    | 671 | 23" LIGUSTRUM     |
| 193 | 3" DBL LIGUSTRUM   | 432 | 6" CEDAR         | 672 | 23" LIGUSTRUM     |
| 194 | 3" DBL LIGUSTRUM   | 433 | 6" CEDAR         | 673 | 23" LIGUSTRUM     |
| 195 | 4" CEDAR           | 434 | 4" CEDAR ELM     | 674 | 23" LIGUSTRUM     |
| 196 | 14" TRP LIVE OAK   | 435 | 4" CEDAR ELM     | 675 | 23" LIGUSTRUM     |
| 197 | 5" DBL LIVE OAK    | 436 | 4" CEDAR ELM     | 676 | 23" LIGUSTRUM     |
| 198 | 14" LIVE OAK       | 437 | 4" CEDAR ELM     | 677 | 23" LIGUSTRUM     |
| 199 | 6" LIVE OAK        | 438 | 20" CEDAR        | 678 | 23" LIGUSTRUM     |
| 200 | 6" LIVE OAK        | 439 | 4" DBL CEDAR ELM | 679 | 23" LIGUSTRUM     |
| 201 | 6" LIVE OAK        | 440 | 9" DBL CEDAR ELM | 680 | 23" LIGUSTRUM     |
| 202 | 3" CEDAR           | 441 | 18" DBL LIVE OAK | 681 | 23" LIGUSTRUM     |
| 203 | 3" CEDAR           | 442 | 10" LIVE OAK     | 682 | 23" LIGUSTRUM     |
| 204 | 6" LIVE OAK        | 443 | 20" LIVE OAK     | 683 | 23" LIGUSTRUM     |
| 205 | 6" LIVE OAK        | 444 | 4" DBL CEDAR ELM | 684 | 23" LIGUSTRUM     |
| 206 | 12" QUAD CEDAR     | 445 | 15" LIVE OAK     | 685 | 23" LIGUSTRUM     |
| 207 | 6" LIVE OAK        | 446 | 18" LIVE OAK     | 686 | 23" LIGUSTRUM     |
| 208 | 3" CEDAR           | 447 | 4" DBL CEDAR ELM | 687 | 23" LIGUSTRUM     |
| 209 | 3" CEDAR           | 448 | 20" CEDAR        | 688 | 23" LIGUSTRUM     |
| 210 | 3" CEDAR           | 449 | 5" DBL LIVE OAK  | 689 | 23" LIGUSTRUM     |
| 211 | 4" CEDAR           | 450 | 15" LIVE OAK     | 690 | 23" LIGUSTRUM     |
| 212 | 5" CEDAR           | 451 | 23" DBL LIVE OAK | 691 | 23" LIGUSTRUM     |
| 213 | 3" DBL CEDAR       | 452 | 15" LIVE OAK     | 692 | 23" LIGUSTRUM     |
| 214 | 3" TRP LIGUSTRUM   | 453 | 10" LIVE OAK     | 693 | 23" LIGUSTRUM     |
| 215 | 8" DBL CEDAR       | 454 | UNKNOWN          | 694 | 23" LIGUSTRUM     |
| 216 | 8" DBL CEDAR       | 455 | UNKNOWN          | 695 | 23" LIGUSTRUM     |
| 217 | 3" DBL CEDAR       | 456 | 3" CEDAR ELM     | 696 | 23" LIGUSTRUM     |
| 218 | 6" DBL CEDAR ELM   | 457 | UNKNOWN          | 697 | 23" LIGUSTRUM     |
| 219 | 4" LIGUSTRUM       | 458 | 13" DBL LIVE OAK | 698 | 23" LIGUSTRUM     |
| 220 | 11" LIGUSTRUM      | 459 | 10" LIVE OAK     | 699 | 23" LIGUSTRUM     |
| 221 | 6" CEDAR           | 460 | 14" DBL LIVE OAK | 700 | 23" LIGUSTRUM     |
| 222 | 10" TRP LIGUSTRUM  | 461 | 14" DBL LIVE OAK | 701 | 23" LIGUSTRUM     |
| 223 | 3" CEDAR           | 462 | 21" LIVE OAK     | 702 | 23" LIGUSTRUM     |
| 224 | 9" TRP CEDAR       | 463 | 10" LIVE OAK     | 703 | 23" LIGUSTRUM     |
| 225 | 3" CEDAR           | 464 | 4" CEDAR         | 704 | 23" LIGUSTRUM     |
| 226 | 3" DBL PERSIMMON   | 465 | 9" LIVE OAK      | 705 | 23" LIGUSTRUM     |
| 227 | 4" DBL MESQUITE    | 466 | 12" LIVE OAK     | 706 | 23" LIGUSTRUM     |
| 228 | 4" HACKBERRY       | 467 | 6" CEDAR         | 707 | 23" LIGUSTRUM     |
| 229 | 4" HACKBERRY       | 468 | 6" CEDAR         | 708 | 23" LIGUSTRUM     |
| 230 | 4" MESQUITE        | 469 | 4" CEDAR         | 709 | 23" LIGUSTRUM     |
| 231 | 4" MESQUITE        | 470 | 10" LIVE OAK     | 710 | 23" LIGUSTRUM     |
| 232 | 4" DBL HACKBERRY   | 471 | 3" CEDAR         | 711 | 23" LIGUSTRUM     |
| 233 | 6" QUAD HACKBERRY  | 472 | 10" LIVE OAK     | 712 | 23" LIGUSTRUM     |
| 234 | 6" DBL HACKBERRY   | 473 | 10" LIVE OAK     | 713 | 23" LIGUSTRUM     |
| 235 | 4" HACKBERRY       | 474 | 3" CEDAR         | 714 | 23" LIGUSTRUM     |
| 236 | 4" DBL LIGUSTRUM   | 475 | 4" CEDAR         | 715 | 23" LIGUSTRUM     |
| 237 | 3" MESQUITE        | 476 | 8" LIVE OAK      | 716 | 23" LIGUSTRUM     |
| 238 | 3" DBL MESQUITE    | 477 | 4" LIVE OAK      | 717 | 23" LIGUSTRUM     |
| 239 | 3" MESQUITE        | 478 | 4" CEDAR         | 718 | 23" LIGUSTRUM     |
| 240 | 3" MESQUITE        | 479 | 4" TRP YAUPOIN   | 719 | 23" LIGUSTRUM     |
| 241 | 7" MESQUITE        | 480 | 6" CEDAR ELM     | 720 | 23" LIGUSTRUM     |
| 242 | DBL MESQUITE       | 481 | 6" CEDAR ELM     | 721 | 23" LIGUSTRUM     |
| 243 | 4" QUAD CEDAR      | 482 | 6" SPANISH OAK   | 722 | 23" LIGUSTRUM     |
| 244 | 5" TRP LIGUSTRUM   | 483 | 8" DBL LIGUSTRUM | 723 | 23" LIGUSTRUM     |
| 245 | 4" CEDAR           | 484 | 13" LIVE OAK     | 724 | 23" LIGUSTRUM     |
| 246 | 4" CEDAR           | 485 | 8" CEDAR         | 725 | 23" LIGUSTRUM     |
| 247 | 4" CEDAR           | 486 | 13" CEDAR        | 726 | 23" LIGUSTRUM     |
| 248 | 11" QUAD LIGUSTRUM | 487 | 18" DBL LIVE OAK | 727 | 23" LIGUSTRUM     |
| 249 | 10" LIVE OAK       | 488 | 15" LIVE OAK     | 728 | 23" LIGUSTRUM     |
| 250 | 10" LIVE OAK       | 489 | 18" LIVE OAK     | 729 | 23" LIGUSTRUM     |
| 251 | 10" LIVE OAK       | 490 | 4" DBL CEDAR ELM | 730 | 23" LIGUSTRUM     |
| 252 | 5" CEDAR           | 491 | 6" CEDAR         | 731 | 23" LIGUSTRUM     |
| 253 | 7" DBL CEDAR       | 492 | 13" LIVE OAK     | 732 | 23" LIGUSTRUM     |
| 254 | 14" LIVE OAK       | 493 | 13" CEDAR        | 733 | 23" LIGUSTRUM     |
| 255 | 4" CEDAR           | 494 | 13" TRP CEDAR    | 734 | 23" LIGUSTRUM     |
| 256 | 8" DBL CEDAR       | 495 | 3" TRP PERSIMMON | 735 | 23" LIGUSTRUM     |
| 257 | 8" DBL CEDAR       | 496 | 13" CEDAR        | 736 | 23" LIGUSTRUM     |
| 258 | 4" DBL CEDAR       | 497 | 17" LIVE OAK     | 737 | 23" LIGUSTRUM     |
| 259 | 4" DBL CEDAR       | 498 | 10" CEDAR ELM    | 738 | 23" LIGUSTRUM     |
| 260 | 4" DBL CEDAR       | 499 | 17" LIVE OAK     | 739 | 23" LIGUSTRUM     |
| 261 | 4" CEDAR ELM       | 500 | 13" LIVE OAK     | 740 | 23" LIGUSTRUM     |
| 262 | 4" DBL CEDAR ELM   | 501 | 12" LIVE OAK     | 741 | 23" LIGUSTRUM     |
| 263 | 17" TRP CEDAR      | 502 | 23" DBL CEDAR    | 742 | 23" LIGUSTRUM     |
| 264 | 7" YAUPOIN         | 503 | 18" DBL CEDAR    | 743 | 23" LIGUSTRUM     |
| 265 | 14" LIVE           |     |                  |     |                   |



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:

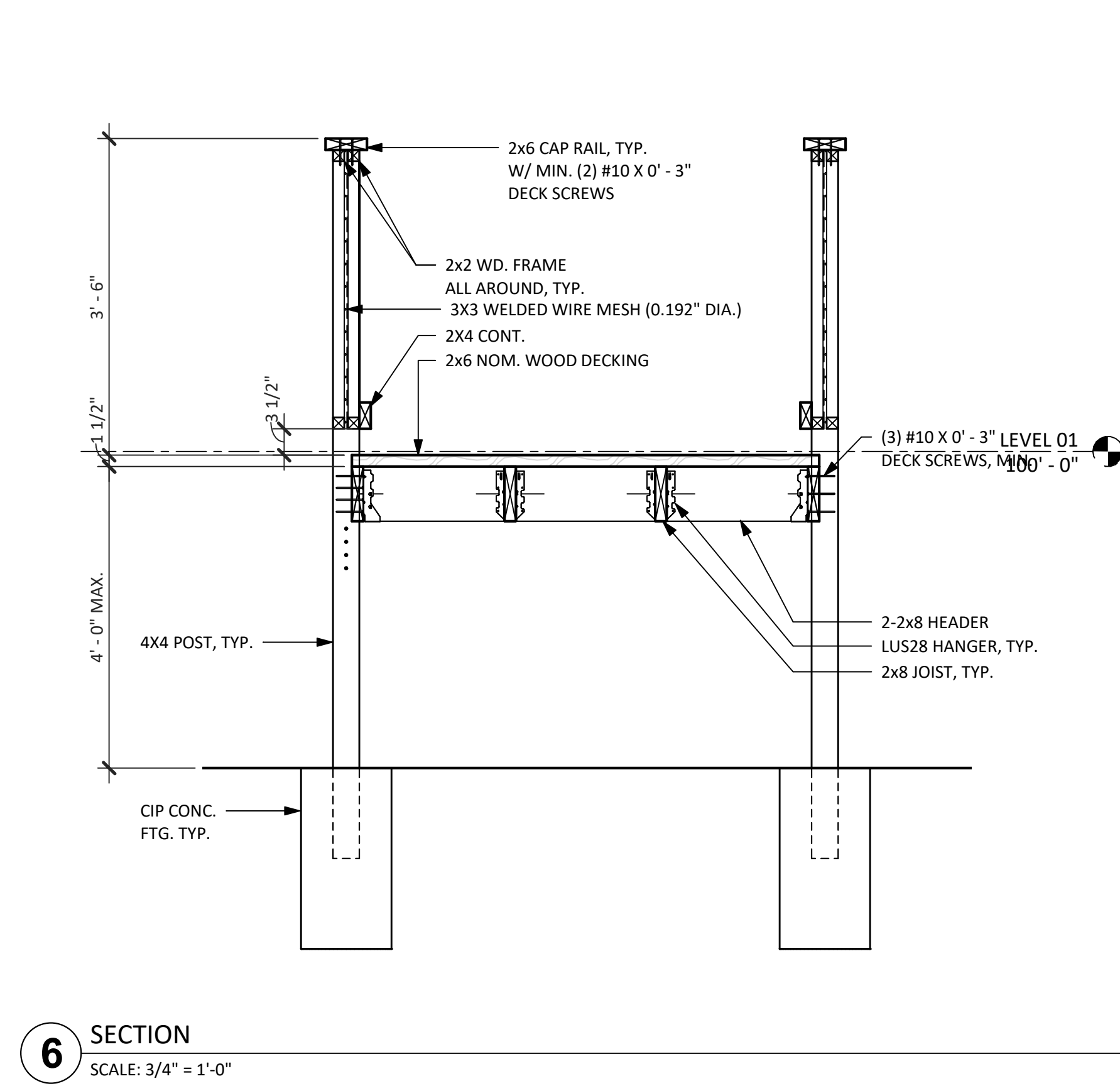
| Type | 28-Day Strength | Aggr. Type | Aggr. Max. Size | Max. W/C Ratio | Use      |
|------|-----------------|------------|-----------------|----------------|----------|
| A    | 3,000 psi       | Pea Gravel | 3/8"            | 0.55           | Footings |

EXPANSION ANCHORS

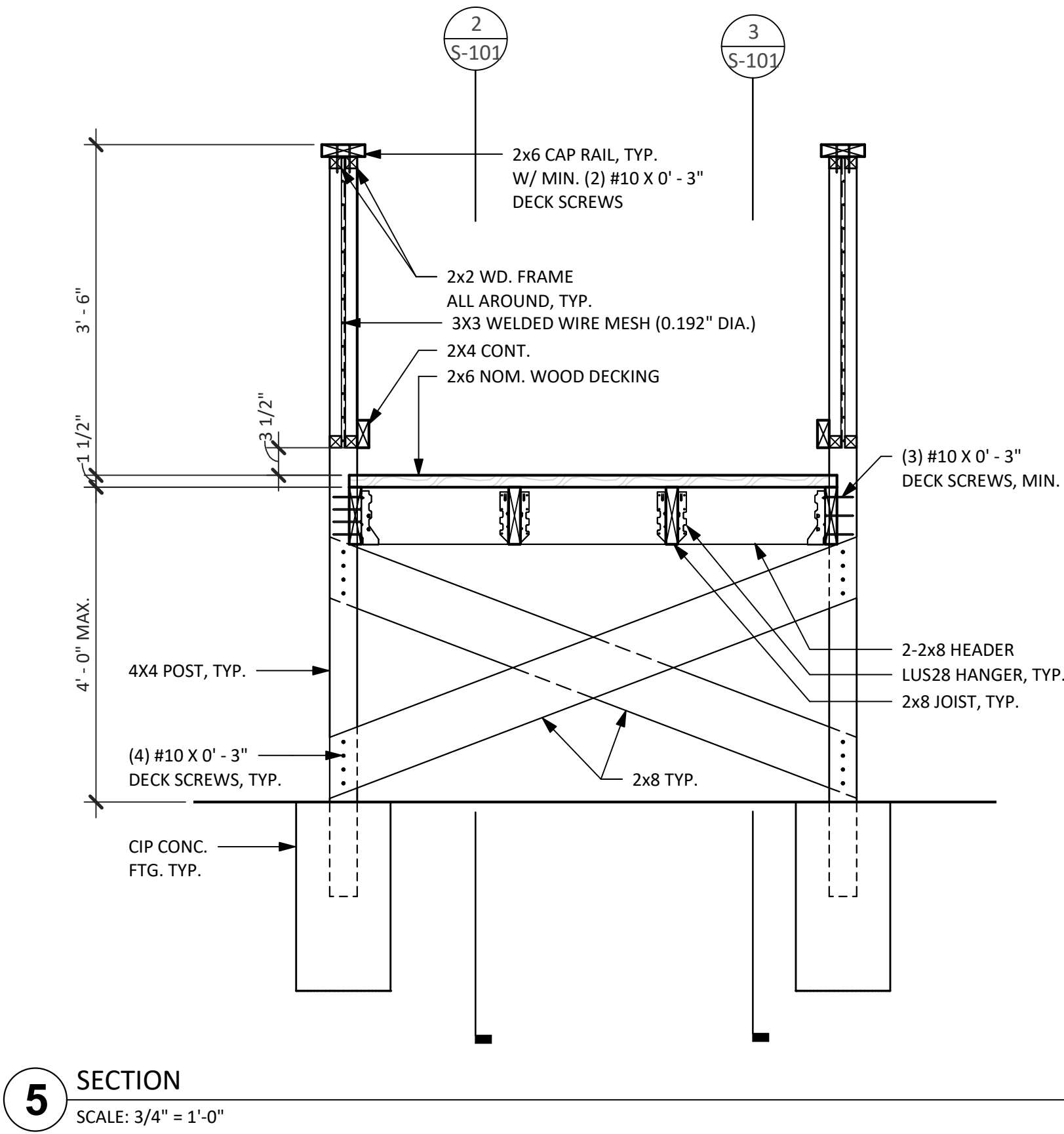
- Expansion anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
- Unless otherwise noted, size and depth of the expansion anchors specified in the drawings 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

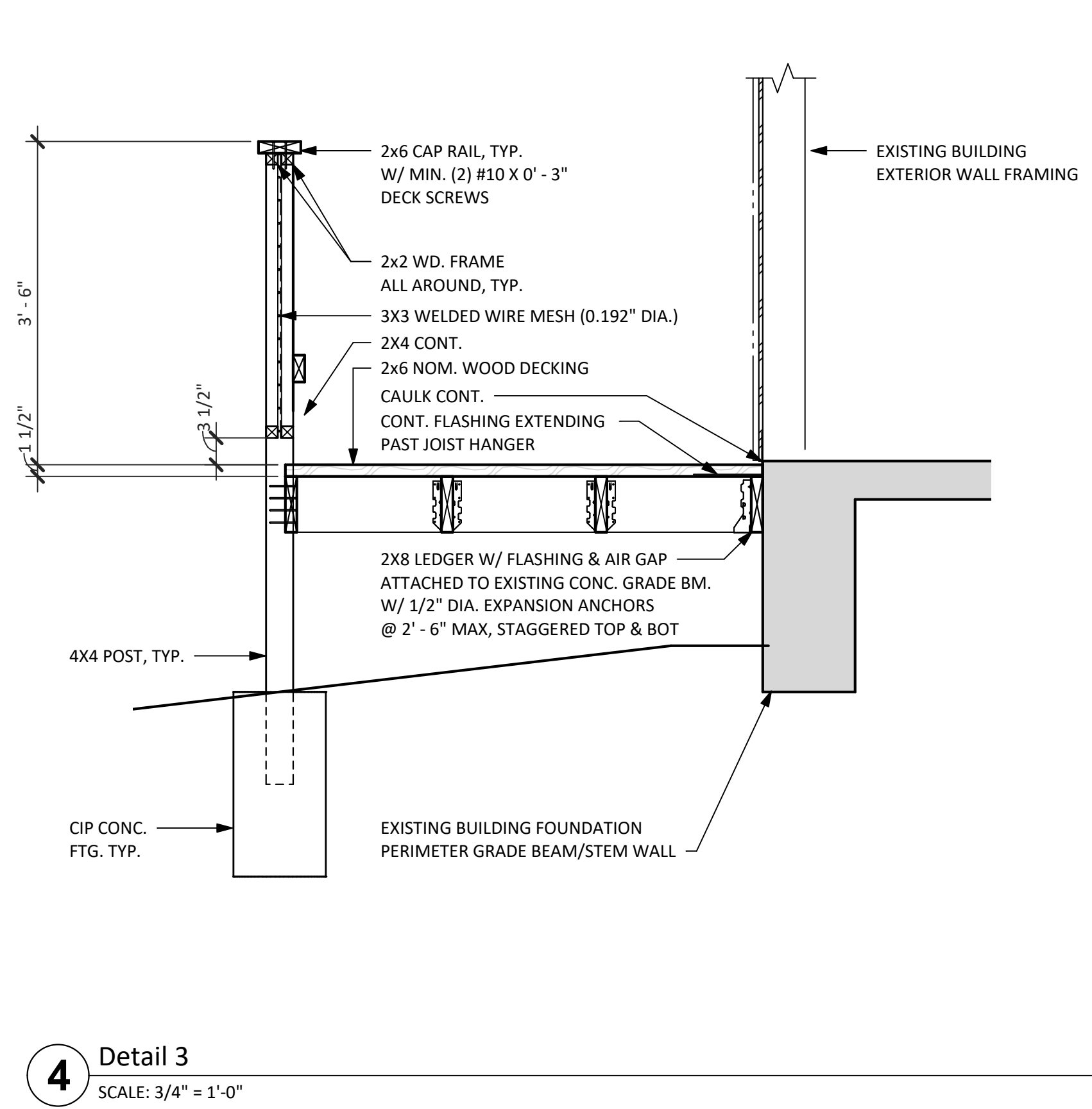
- Reference Standards:
  - IBC Chapter 23 "WOOD"
  - NDS 2005 National Design Specification for Wood Construction
- All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.
- Unless otherwise noted, all structural 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.



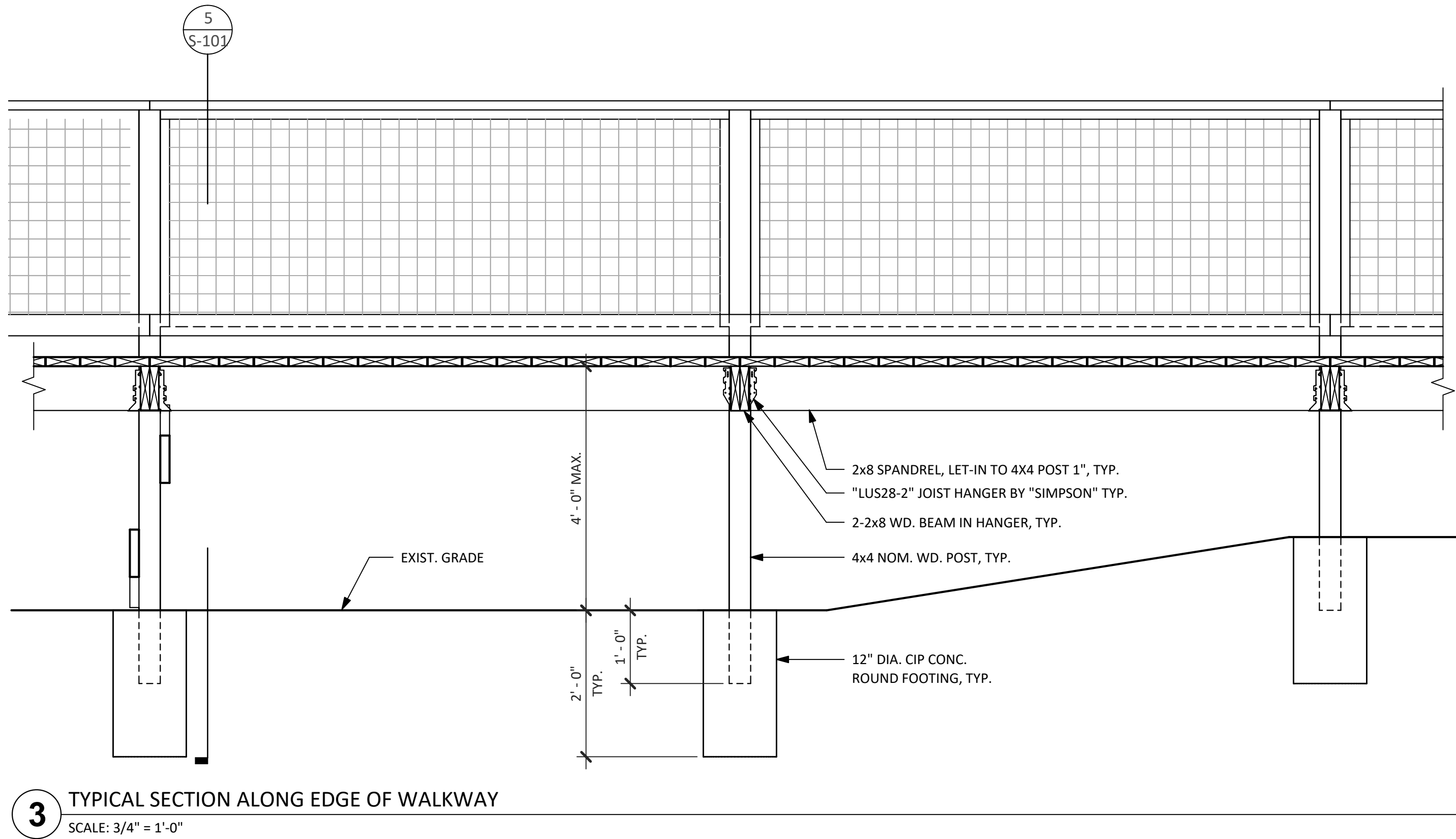
6 SECTION  
SCALE: 3/4" = 1'-0"



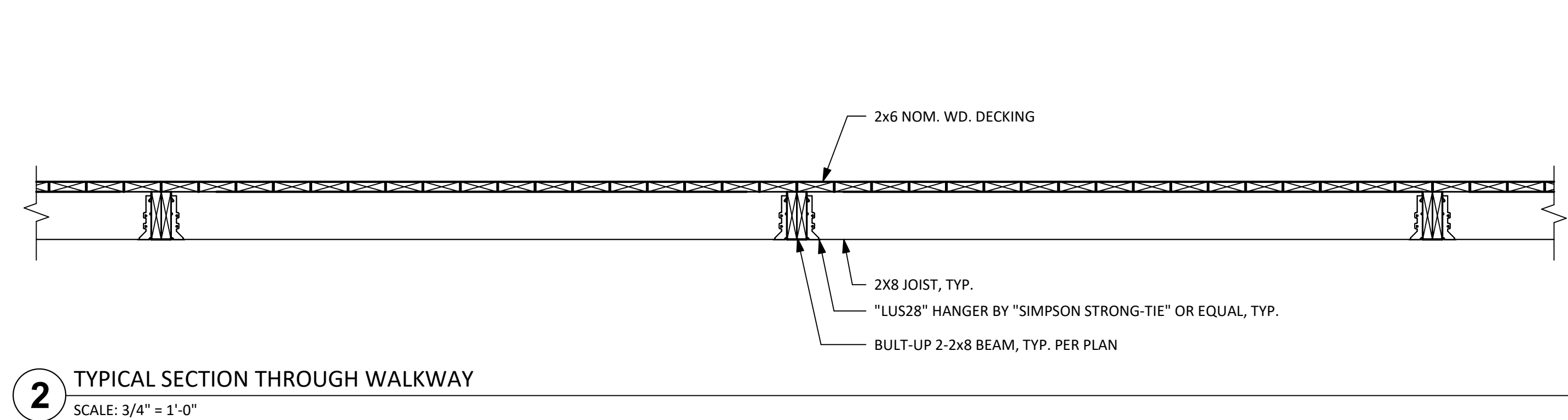
5 SECTION  
SCALE: 3/4" = 1'-0"



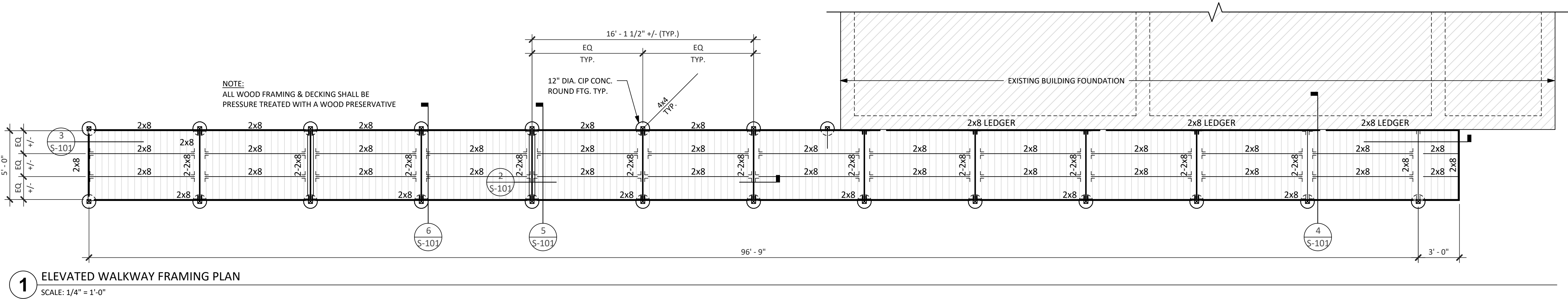
4 Detail 3  
SCALE: 3/4" = 1'-0"



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"

| ISSUE            | DATE      |
|------------------|-----------|
| FOR CONSTRUCTION | 1/11/2023 |