



CITY OF WEST LAKE HILLS, TEXAS  
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING  
Wednesday, May 17, 2023 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 17th day of May, 2023 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

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 provide your name, phone number, comments, and the item number you wish to speak on to [pzsec@westlakehills.gov](mailto:pzsec@westlakehills.gov) by 1:00 P.M. on May 12, 2023.

1. Call to Order. Chairman Robert Meisel.

Welcoming the new Director of Building and Development Services, Jennifer Bills, to the City of West Lake Hills.

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.

- Approval of the March 22, 2023 Special Called Zoning and Planning Commission Meeting Minutes.
- Report on Board of Adjustment and City Council Responses.

3. Land Use 1108 Blackacre Trail - Discussion/Recommendation on a variance request for a front yard fence and gate to encroach 10' into a 30' front building setback. (Section 22.03.173 of the West Lake Hills Code). Applicant Gail O'Kelly.

4. Land Use 10 Las Brisas Drive - Discussion/Recommendation on a variance requesting the

removal of a tree larger than 14" in diameter for the demolition and construction of a new family residence. (Section 22.03.304 of the West Lake Hills Code). Applicant Gail O'Kelly.

- Tree #827 - 21" Live Oak

5. Land Use 604 Rocky River Road - Discussion/Recommendation on a variance request to allow a side yard building encroachment for an A/C Unit and generator for a new residence under construction (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

6. Land Use 304 McConnell Drive - Discussion/Recommendation on a variance requesting the removal of a tree larger than 14" in diameter to prevent further property damage and maintain safety (Section 22.03.304 of the West Lake Hills Code). Applicant Ruth Fulton.

- 28.1" Red Oak

7. Adjournment. Chairman Robert Meisel.

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

#### Certificate

I certify that the above Notice of the May, 17, 2023 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on May 12, 2023 at 5:00 pm. and will remain posted continuously until said meeting is convened.

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By Mark Littrell, Zoning & Planning Secretary

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

*All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with*



*Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).*

CITY OF WEST LAKE HILLS, TEXAS  
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING  
Wednesday, March 22, 2023 at 6:00 PM

1. Call to Order. Chairman Robert Meisel.

**With a quorum present, Chairman Meisel called the meeting to order at 6:00 p.m. Members in attendance were Chairman Robert Meisel, Commissioners Julia Webber and Patrick Stewart.**

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.

- a. Approval of the February 15, 2023 Regular Zoning and Planning Commission Meeting Minutes.

- b. Report on Board of Adjustment and City Council Responses.

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

**Motion for Approval carried by a vote of 3 ayes to 0 nays.**

3. Land Use 3423 Bee Cave Road - Discussion/Recommendation on variances to remove two (2) trees with diameters larger than 14 inches for the construction of a new medical office building (Section 22.03.304 of the West Lake Hills Code). Applicant Craig Friedson.

**Staff Briefing**

**Staff Briefing was given by City Administrator Fletcher. I can answer any questions you might have.**

**Commissioner Stewart: There was a comment about a parking agreement that had to be maintained? There was one in 2021 that was approved?**

**City Administrator Fletcher: I'm not familiar with the parking agreement but there are multiple uses that use the parking. It's not germane to tree preservation.**

**Chairman Meisel: The site was burdened by prior contractual agreements.**

**Presentation by Applicant**

**Samuel Levitino is the representative. The intent was to preserve the natural state.**

**Our design team, we are all here and we care about the community. It's a really unique project and I believe it is going to be the first in Westlake, being a multiple medical office, who are dentists, oral surgeons who are highly renowned here in the community as well. We're requesting this removal because we can't get around it any other way. We've already reshaped the building twice. In order to provide access and safety to the site we need to have that exit lane. Crape Myrtles are not native. We are preserving a lot of trees on site.**

### **Public Hearing**

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

### **Deliberation/Recommendation**

**Commissioner Stewart: Did the additional tree request, was that the result of a plan review submittal? I was just trying to get a timeline of where the additional request came from.**

**James Macero is the civil engineer for the applicant. The original request was based on a simpler building layout. Since then, in meeting with council and the commissioners prior, they suggested that we look heavily at access to the site. One of these trees is in the right turn lane and the other was in the parking area that was pushed back.**

**Chairman Meisel: So the hardship is you need these trees to move, to be gone, in order to meet safety requirements?**

**James: Yes.**

**Chairman Meisel: Thank you.**

**JULIA WEBBER MOVES TO RECOMMEND APPROVAL BASED ON MEETING SAFETY REQUIREMENTS. COMMISSIONER STEWART SECONDS.  
UNANIMOUSLY APPROVED (3-0).**

4. Adjournment. Chairman Robert Meisel.  
**Chairman Meisel adjourns the meeting at 6:10 p.m.**

Respectfully submitted,

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ROBERT MEISEL, CHAIRMAN

ATTEST:

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ZAPCO Secretary Mark Litrell

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

| PERCENT IMPERVIOUS COVER                    |                                                  |
|---------------------------------------------|--------------------------------------------------|
| TOTAL AREA OF PROPERTY                      | 45,894.8 SF                                      |
| FIRST FLOOR HEATED                          | 5,689 SF                                         |
| GARAGE 1 & GARDEN ROOM                      | 602 SF                                           |
| GARAGE 2 & STORAGE                          | 620 SF                                           |
| ENTRY PORCH                                 | 140 SF                                           |
| COVERED TERRACE & SUMMER KITCHEN            | 609 SF                                           |
| TERRACE STEPS                               | 188 SF                                           |
| DRIVEWAY                                    | 1,383 SF                                         |
| PORTICO WALKWAY                             | 48 SF                                            |
| MOTOR COURT                                 | 650 SF                                           |
| STORAGE WALKWAY                             | 12 SF                                            |
| WORK ROOM WALKWAY                           | 12 SF                                            |
| A/C EQUIPMENT                               | 35 SF                                            |
| WINE EQUIP.                                 | 5 SF                                             |
| RETAINING WALL AT DRIVEWAY                  | 16 SF                                            |
| POOL STRUCTURE & WATER                      | 1,316 SF                                         |
| AUTO GATE COLUMNS                           | 66 SF                                            |
| TOTAL IMPERVIOUS COVER                      | 11,390 SF                                        |
| PERCENT IMPERVIOUS COVER                    | = 24.82%                                         |
| LEGAL DESCRIPTION                           | STREET ADDRESS                                   |
| LOT 2, BLOCK B<br>SECTION 3, WESTLAKE HILLS | 1108 BLACKACRE TRAIL<br>WESTLAKE,<br>TEXAS 78746 |

| POOL & DECK SQUARE FOOTAGES |          |
|-----------------------------|----------|
| POOL COPING                 | 121 SF   |
| POOL DECK                   | 499 SF   |
| POOL EQUIPMENT              | 17 SF    |
| POOL SURFACE: WATER         | 606 SF   |
| SPA WALLS & WATER           | 74 SF    |
| TOTAL POOL IMPERVIOUS COVER | 1,316 SF |

NOTE: POOL ITEMS REFLECTED ARE INFORMATIONAL ONLY. TO BE SUBMITTED SEPARATELY.

LEGEND:

EXISTING TREES TO REMAIN

ALL TREES (INCLUDING CEDARS 8" & LARGER)

EXISTING TREES TO REMOVE

LARGE EXISTING TREES TO REMAIN

ALL TREES 14" & LARGER

SPOT ELEVATION

XXX.X'

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EXISTING CONTOURS

XXX.X'

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NEW CONTOURS

WM

WATER METER

WV

WATER VALVE

WV

FIRE HYDRANT

E

ELECTRIC MANHOLE

C

CABLE RISER

S

SEPTIC

1/2" ROD FOUND

IRON PIPE FOUND

REGISTERED ARCHITECT  
JOSUE A. REGUIA  
STATE OF TEXAS

REGISTERED ARCHITECT  
JOSUE A. REGUIA  
STATE OF TEXAS

JAUREGUI

ARCHITECT

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3660 STONERIDGE ROAD, BLDG. A102, AUSTIN, TEXAS 78746

ESTATES AT BLACKACRE

1108 BLACKACRE TRAIL, WESTLAKE, TEXAS 78746

LOT 2, BLK B, SECT 3, WESTLAKE

| REVISIONS: |
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LAST REVISION:  
04/07/23  
JOB # 502

A1.00.

DRAWN BY: Author

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# 1 AUTO GATE PERSPECTIVE

FOR VISUAL REFERENCE ONLY

## 2 AUTO GATE PERSPECTIVE

FOR VISUAL REFERENCE ONLY

AUTO GATE DETAILS

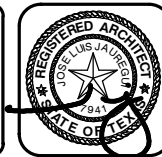
ESTATES AT

1100 BLACKACRE TRAIL

1/4" = 1'-0" LAST REVISION:

## AUTO GATE DETAILS

**ESTATES AT BLACKACRE**  
1108 BLACKACRE TRAIL, WESTLAKE, TEXAS 78746  
LOT 2, BLK B, SECT 3, WESTLAKE



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LAST REVISION:  
04/07/23  
JOB # 502  
**A8.22**  
DRAWN BY:  
Author

## Mark Littrell (PZSec)

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**From:** Sharon Peruffo <snperuffo@me.com>  
**Sent:** Wednesday, May 3, 2023 7:46 AM  
**To:** Susan Jauregui  
**Cc:** Tim Clark; aclaireharrison@gmail.com; Anthony Clarke (anthony@narrowroad.com); Bari Furst; Brad Englert (b.englert@utexas.edu); chase.harrison2@gmail.com; Corliss Englert; Derek Land; Eileen Sauer; emmiea205@gmail.com; Geoffrey Kay; Jim Sauer (jim.russ.sauer@gmail.com); Joe Gallinghouse (jgallinghouse@gmail.com); Kathy Ferguson; Kim Hewitt; Larry Peruffo; Ned Furst; noramontez@me.com; Patrick Flynn; Robert Kincheloe; sam.ferguson@austin.rr.com; stephanie.s.land@gmail.com; Steve Hewitt (hitwest68@yahoo.com); tkay@wegmanpartners.com; tmooney@sacheminc.com; Tom Mooney; toniclark@gmail.com; Luis Jauregui; Gail O'Kelly; Daniela Johnston; Mark Littrell (PZSec)  
**Subject:** Re: Proposed fence at 1108 Blackacre Trail

Dear neighbors and Susan Jauregui,

I have lived in this beautiful neighborhood and the wonderful West Lake Community for 29 years. I love the openness of our neighborhood. While I am sad about new neighbors asking for a front yard fence variance for the protection of their 4 children, I am not going to further protest the request. I was able to safely raise 3 children in my home without a front yard fence.

Susan, the two other properties in Blackacre with front yard gated fences were already in place when I built in 1994. I remember our neighborhood dealing with at least 2 deer  getting impaled on the front yard fence at the 1102 Blackacre property because the owners would leave the gates open at night and then close them later in the evening locking deer in on their property. This thankfully has not been a problem in recent years. Just make sure your backyard gates are closed at night as well.

My biggest request to our neighbors is to limit the number of guests cars so emergency vehicles can safely enter and exit. Westlake Methodist Church is very good about letting our neighborhood use their parking lot when they are not having a big church function.

Warmly,

Sharon Peruffo  
Sent from my iPhone

On May 2, 2023, at 9:20 PM, Susan Jauregui <Susan@jaureguiarchitect.com> wrote:

Dear Blackacre Neighbors,

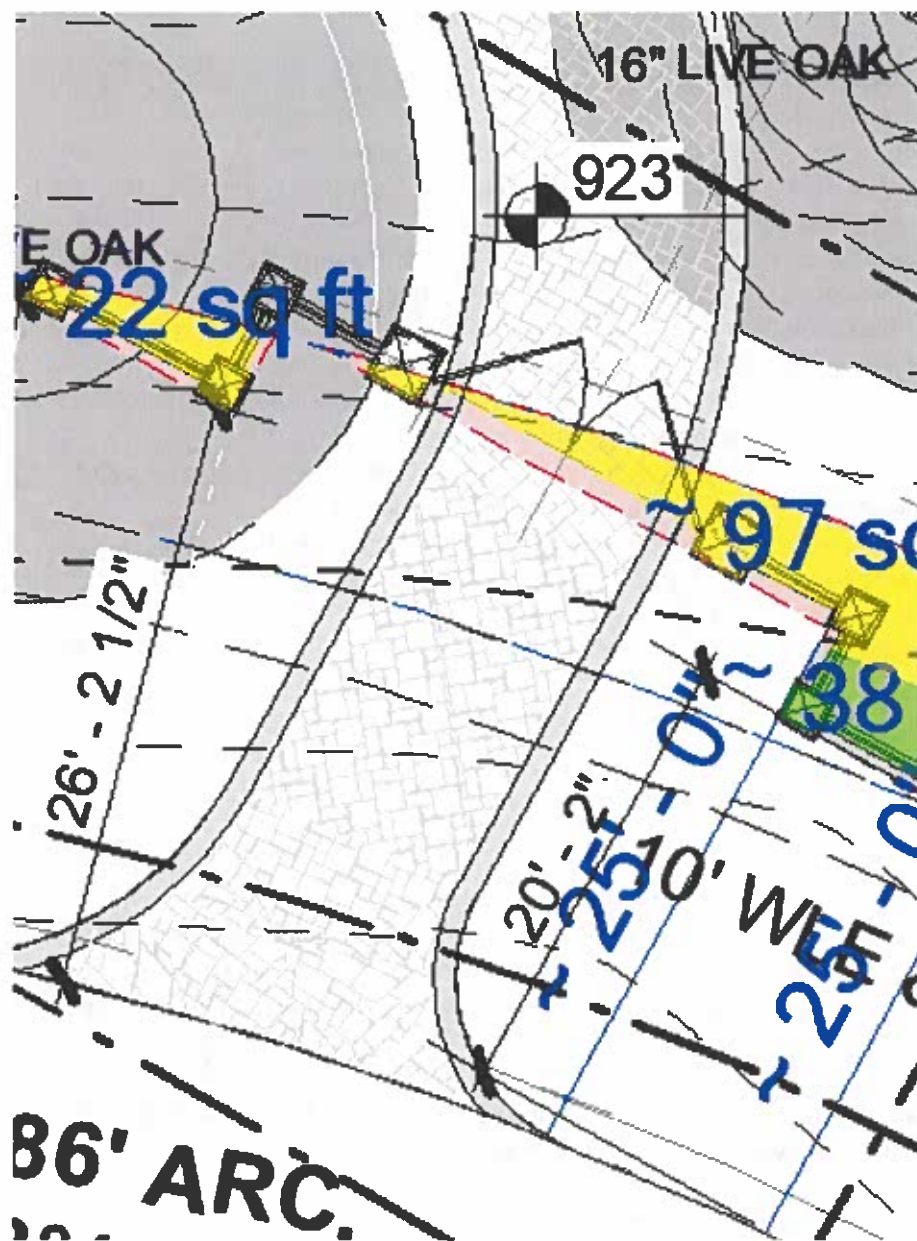
We would like to offer some additional points for your consideration on the gate and fence we are proposing.

First, we are really not trying to upset anyone nor detract from the beauty and appeal of the neighborhood. We absolutely love every aspect of the community and like to think we have added to its appeal with the addition of the 2 beautiful homes and wonderful new neighbors.

The fence and gates were not originally planned for the home. Rather, your soon-to-be new neighbors requested the addition for security reasons. Eric and Meg Dunigan have 3 young children, and are currently in the hospital welcoming their 4<sup>th</sup>. They feel very strongly about enclosing the property to keep their kids safe, on-property and enjoying the entirety of the beautiful yard.

The objections voiced are unexpected, given there is precedence of gated properties at 1102 and 1105 Blackacre. Our proposed fence at 1108 Blackacre meets or exceeds the 25' setback of the community except for a very small section at the entry point designed specifically to break the long linear portion of street frontage for aesthetic reasons. The curvature of the lot required that a small section of the linear footage fall short of the city's 30' setback. It is this portion for which we're requesting a variance from the city. We've provided a section below that may help. Apart from the small portion requiring a variance, our fence adheres to the city's more stringent 30' setback more fully than the community's 25' setback. We have observed that the 2 existing fences/gates down the street partially encroach into the 25' community setback, also due to the curvature in those lots.

We hope this helps shed new light on what we are trying to do. Let us know if we can answer any questions, thank you.



Respectfully,

Susan Jauregui  
Vice President | Broker

**JAUREGUI**  
ARCHITECTURE - INTERIORS - CONSTRUCTION  
Austin | Houston | Dallas  
3660 Stoneridge Road, Bldg. A102  
Austin, Texas 78746  
Austin (512) 328-7706  
Houston (281) 681-9582  
[Susan@Jaureguiarchitect.com](mailto:Susan@Jaureguiarchitect.com)  
[www.Jaureguiarchitect.com](http://www.Jaureguiarchitect.com)



**From:** Tim Clark <tclark@crea.com>  
**Sent:** Thursday, April 27, 2023 3:45 PM  
**To:** aclaireharrison@gmail.com; Anthony Clarke (anthony@narrowroad.com) <anthony@narrowroad.com>; Bari Furst <bfurst@austin.rr.com>; Brad Englert (b.englert@utexas.edu) <b.englert@utexas.edu>; chase.harrison2@gmail.com; Corliss Englert <chenglert@aol.com>; Derek Land <dland@streamrealty.com>; Eileen Sauer <eileenlsauer@gmail.com>; emmiea205@gmail.com; Geoffrey Kay <GKay@fkhpartners.com>; Jim Sauer (jim.russ.sauer@gmail.com) <jim.russ.sauer@gmail.com>; Joe Gallinghouse (jgallinghouse@gmail.com) <jgallinghouse@gmail.com>; Kathy Ferguson <kathyferguson@austin.rr.com>; Kim Hewitt <hewittkim0@gmail.com>; Larry Peruffo <lperuffo@me.com>; Ned Furst <efurst@austin.rr.com>; noramontez@me.com; Patrick Flynn <pflynn@flynnconstruction.com>; Robert Kincheloe <rkincheloe@austin.rr.com>; sam.ferguson@austin.rr.com; Sharon Peruffo <snperuffo@me.com>; stephanie.s.land@gmail.com; Steve Hewitt (hitwest68@yahoo.com) <hitwest68@yahoo.com>; Susan Jauregui <Susan@jaureguiarchitect.com>; Tim Clark <tclark@crea.com>; tkay@wegmanpartners.com; tmooney@sacheminc.com; Tom Mooney <tmooney619@aol.com>; toniclark@gmail.com  
**Cc:** Daniela Johnston <Daniela@jaureguiarchitect.com>  
**Subject:** FW: 1108 Blackacre Trail

Neighbors:

Attached are the fence plans/specifications for 1108 Blackacre Trail that were provided to me by the builder.

As I mentioned in my email yesterday, Section 3.21 of the Declaration of Covenants, Conditions and Restrictions for the Estates at Blackacre ("CCR's") requires all fences to be reviewed and receive written approval from our Architectural Control Committee prior to construction. As a front yard fence is atypical for our neighborhood, I am just trying to keep everybody updated. Feel free to email me with any thoughts you might have.

While I am not an expert at reading architectural plans, I would make the following general observations:

1. A front yard fence/security entry gate is planned to enclose the front yard.
2. The fence will generally be located at 30' from the pavement edge.
3. The entry gate and a small fence section gets as close as 20' from the pavement edge.
4. The fence has stucco columns (6'9" high). The fence is stucco (2') all along the bottom with iron railing between the columns (4'), making a total fence height of 6'.

However, please review the plans yourself to confirm the information above.

I believe the section encroaching to 20' from the pavement edge is what necessitates a variance from the City of West Lake Hills. Their ordinances appear to require a minimum distance of 30' from the pavement edge. The City's process is separate from our CCR's, so voicing any thoughts/opinions on the proposed variance will require contacting them or attending their meetings (per the notices).

Thanks,

Tim

Tim Clark



1601 S. Mopac Expy, Barton Skyway II  
Suite 175|Austin, TX 78746  
Tel: 512.494.8510|Direct: 512.867.1605  
[crea.com](http://crea.com)

**From:** Daniela Johnston <[Daniela@jaureguiarchitect.com](mailto:Daniela@jaureguiarchitect.com)>  
**Sent:** Thursday, April 27, 2023 10:56 AM  
**To:** Tim Clark <[tclark@crea.com](mailto:tclark@crea.com)>  
**Cc:** Susan Jauregui <[Susan@jaureguiarchitect.com](mailto:Susan@jaureguiarchitect.com)>; Luis Jauregui <[Luis@jaureguiarchitect.com](mailto:Luis@jaureguiarchitect.com)>; Gail O'Kelly <[Gail@jaureguiarchitect.com](mailto:Gail@jaureguiarchitect.com)>  
**Subject:** 1108 Blackacre Trail

**CAUTION:** This email originated from outside of CREA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim,

I am emailing regarding our property at 1108 Blackacre Trail. Susan Jauregui forwarded me an email you had sent her regarding the Notice of Variance Request for the planned fence at the property. I apologize for not having sent these to you earlier – that was an oversight on my part. We were putting the final touches on the design and trying to meet the deadline for the variance meetings. I have attached the fence plans for your review.

Please let me know if you should have any questions or if you need any additional information. Again, I apologize for not getting this to you sooner.

Thank you,

*Daniela Johnston*  
Project Coordinator

<image004.jpg>

3660 Stoneridge Road, Bldg. A102  
Austin, Texas 78746  
Office (512) 328-7706  
Cell (512) 633-5598  
[Daniela@Jaureguiarchitect.com](mailto:Daniela@Jaureguiarchitect.com)  
[www.Jaureguiarchitect.com](http://www.Jaureguiarchitect.com)



**Mark Littrell (PZSec)**

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**From:** Eileen Sauer <eileensauer@gmail.com>  
**Sent:** Wednesday, April 26, 2023 2:14 PM  
**To:** zapco  
**Subject:** Variance for a front yard fence for home on Blackacre Trail

Hi, my name is Eileen Sauer, I live at 1100 Sprague Lane, Westlake Hills, Texas. My husband and I have lived here since August 1997.

I love the new Jaureguia home that was built on Blackacre Trail, I also think the new home under construction is beautiful. I am, however strongly opposed to the idea of a front yard fence for this property. I think it will take away from the beauty and serenity of our neighborhood.

Thank you for your time.

Eileen Sauer

# **NOTICE TO NEIGHBORS OF VARIANCE REQUEST**

**DATE OF NOTICE: April 17, 2023**

Greetings. You are hereby notified that **Jauregui, Inc.**, the recorded owner of a property located at **1108 Blackacre Trail** in the City of West Lake Hills, Texas have filed an Application with the City of West Lake Hills, Texas requesting variances according to the following Sections of the City's Code of Ordinances:

- **Section 22.03.173 – Front Yard Fence.**

The request is so that the property owners may: **Construct a front yard fence and gate in a front building setback.**

This application is scheduled to be considered at public hearings held by the Zoning and Planning Commission on **May 17, 2023 at 6:30 p.m.** and City Council/BOA on **June 14, 2023 at 7:00 p.m.** at West Lake Hills City Hall, located at 911 Westlake Drive, West Lake Hills, Texas. Please review the agenda packet, which will be posted online at <https://www.westlakehills.org/281/Agendas-Minutes> the Friday before the meetings by 5:00 p.m., to view the application and instructions on how to participate in the meetings. There shall include an opportunity for all interested persons to be heard. Please call City Hall at 512-327-3628 or email [pzsec@westlakehills.gov](mailto:pzsec@westlakehills.gov) if you have any questions. Thank you!

  
\_\_\_\_\_  
Mark Littrell, Zoning & Planning Secretary

1108 Blackhawk

| Property Address | First Name           | Last Name        | Mailing Address 1       | City            | State | ZIP   |
|------------------|----------------------|------------------|-------------------------|-----------------|-------|-------|
| 1110 Blackacre   | Derek & Stephanie    | Land             | 1110 Blackacre Trail    | West Lake Hills | Texas | 78746 |
| 1453 Redbud      | Joel & Dina          | Sherzer          | 1453 Redbud Trail       | West Lake Hills | Texas | 78746 |
| 1463 Redbud      | Zavala               | Trust            | 2311 Cypress Point East | Austin          | Texas | 78746 |
| 1201 Sprague     | Lawrence & Sharon    | Peruffo          | 1201 Sprague Lane       | West Lake Hills | Texas | 78746 |
| 1105 Sprague     | Steven & Kimberly    | Hewitt           | 1105 Sprague Lane       | West Lake Hills | Texas | 78746 |
| 1102 Sprague     | Geoffrey             | Kay              | 1102 Sprague Lane       | West Lake Hills | Texas | 78746 |
| 1200 Sprague     | Joseph               | Gallinghouse, Jr | 1200 Sprague Lane       | West Lake Hills | Texas | 78746 |
| 1105 Sprague     | Timothy & Antoinette | Clark            | 1105 Sprague Lane       | West Lake Hills | Texas | 78746 |
| 1103 Sprague     | Edward & Bari        | Furst            | 1103 Sprague Lane       | West Lake Hills | Texas | 78746 |
| 1106 Blackacre   | Charles & Anne       | Harrison         | 1106 Blackacre Trail    | West Lake Hills | Texas | 78746 |
| 1104 Blackacre   | Robert & Lee         | Kincheloe Trust  | 1104 Blackacre Trail    | West Lake Hills | Texas | 78746 |
| 1009 Madrone     | Kay                  | Flowers          | 1009 Madrone Road       | West Lake Hills | Texas | 78746 |
| 403 Allegro      | Dagmar               | Hamilton         | 403 Allegro Lane        | West Lake Hills | Texas | 78746 |
| Lot 5, Allegro   | Janice               | Davis            | 626 Shadywood Road      | Houston         | Texas | 77057 |

14





DATE: April 9, 2023

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

Dear Mr. Chairman:

We are the current owner and builder of the project at 1108 Blackacre Trail. This project has recently come under contract and the new buyer of the project would like to add a front fence and gate to the property.

We are requesting a variance for the front fence and gate as it relates to the required 30-foot setback from the street for a small section of the fence and gate.

We have carefully studied the site and have designed the new gate and fence to have the safest approach to the street due to the curve of the street. The current driveway also has a curve that is located at the 30 foot setback, in order for the gate to properly clear the curve the location of the gate has been adjusted to allow proper clearance.

It is our hope that you will provide us with the variance for approximately 20% of the required 30' setback area and allow a 20' setback at this area due to the curve of the road and location of the driveway.

Sincerely,

Gail O'Kelly  
Director of Construction  
Jauregui, Inc.

Property in subdivision with similar solution:

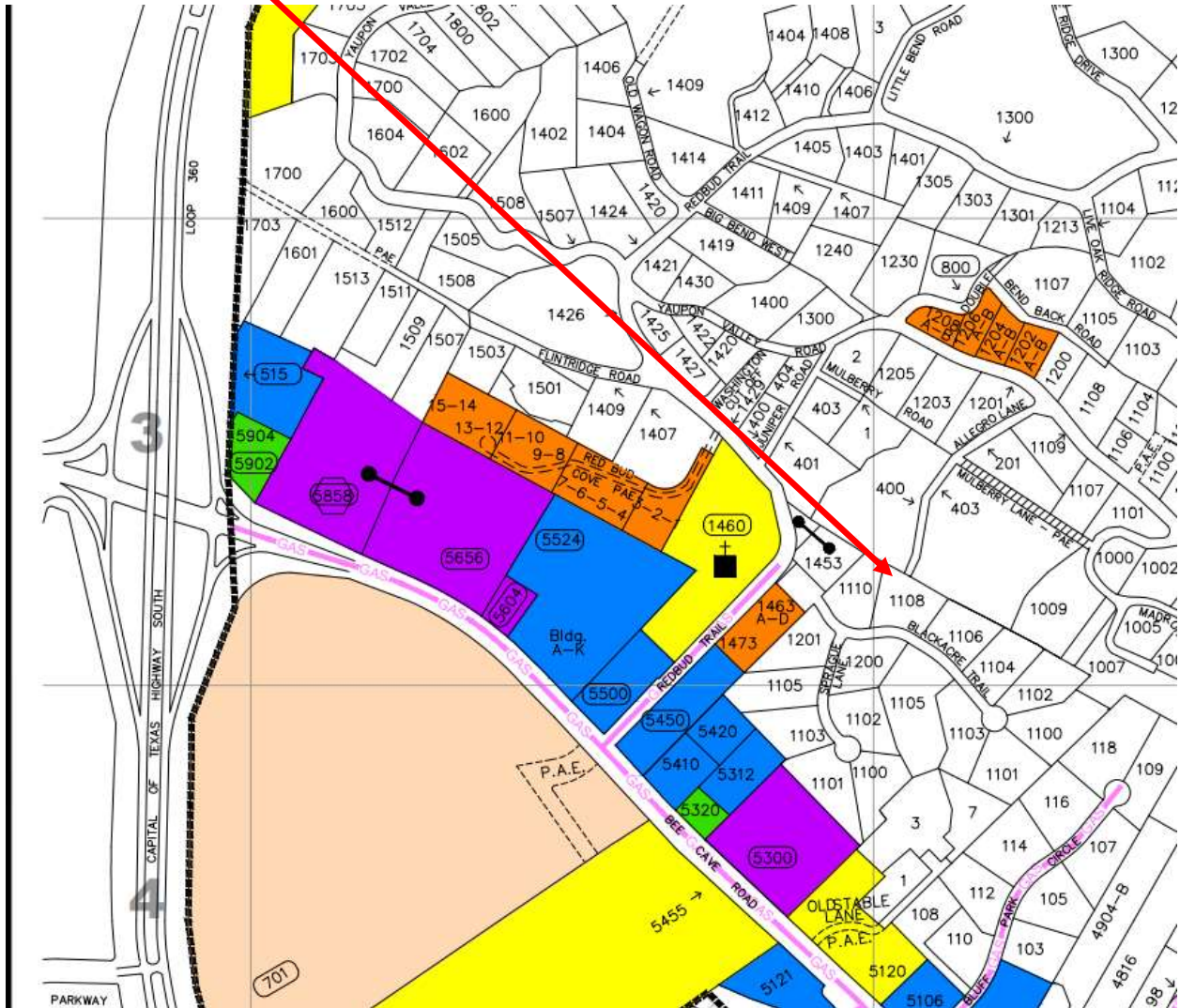
1102 Blackacre



## Zoning Map

Zoning R-1 :

1108 Blackacre Trail





# City of West Lake Hills Zoning & Planning Commission

## AGENDA REPORT

|               |                                   |                  |      |
|---------------|-----------------------------------|------------------|------|
| Meeting Date: | May 17, 2023                      | Item Number:     | 3    |
| Department:   | Building and Development Services |                  |      |
| Prepared By:  | Jennifer Bills                    | Cost / Budget:   | None |
| Exhibits:     | See Attached                      | Source of Funds: | N/A  |

### Subject

**1108 Blackacre Trail** - Discussion/Recommendation on a variance to reduce the minimum front yard setback from 30' to 20' for a front yard fence. (Section 22.03.173, Fences, of the West Lake Hills Code).

Applicants Jaurequi, Inc.

### Recommendation

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

This item will be forwarded to the June 14, 2023 City Council meeting for consideration.

### Discussion

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

Owner: Jaurequi, Inc.

Legal Description: Blackacre Estates, Phase 1, Lot 2

Lot Size: 1.054 acres (45,894 square feet)

Zoning: R1 – One Family Residential

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

#### Background & Analysis:

The applicant is seeking a variance to reduce the front yard fence setback 10' from 30' down to 20'. According to Section 22.03.173 of the City Code, lots greater than 0.75 acres must setback a front yard fence 30' from the edge of pavement. In the staff's opinion, the home design and location have created the request for a 10' reduction in the fence setback. As such, the hardship is self-imposed.

#### Variance Criteria Review:

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

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

*The curve of the street and the curve of the drive does not allow the gate and fence to be properly located 30 feet from the edge of the pavement.*



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

The alternative options would create a difficult approach for vehicles and for the operation of the gate to work with the driveway. The current design allows the fence and gate to work with the current site flora and gives the safest approach to the road connection and the operation of the gate to clear the driveway.

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

The alternative options would create a difficult approach for vehicles and for the operation of the gate to work with the driveway. The current design allows the fence and gate to work with the current site flora and gives the safest approach to the road connection and the operation of the gate to clear the driveway.

4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.* The design will allow for proper approach to the street from the driveway as it is located on a curve of the street. The majority of the front fence is designed to meet the 30' setback requirement and the variance would only be for approximately 20% of the fence.

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

Lots less than .75 are allowed a 20' setback and a property located in the subdivision has a similar solution to allow access from the curve on the street.

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

The approach and layout would be a safe approach of the vehicles access and leaving the driveway as it is on the curve of the street. Existing property in the community has a similar setback to the one that is being requested.

### **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.

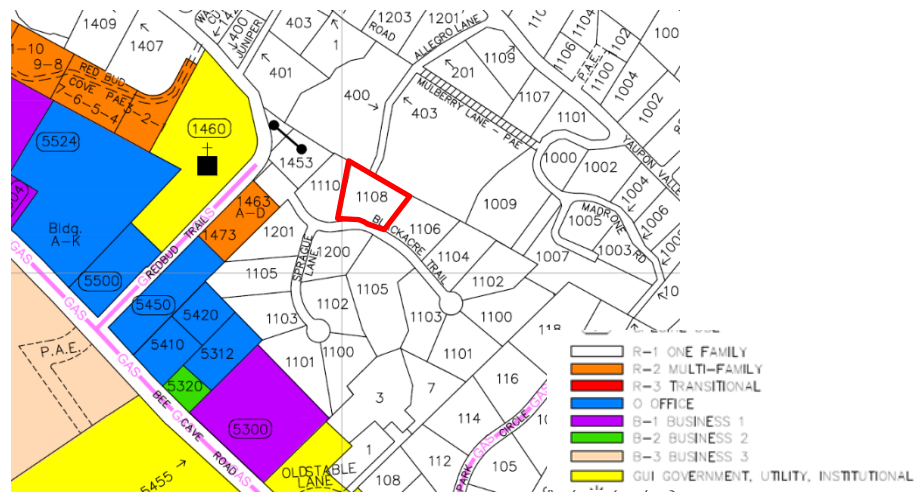
### **Comprehensive Planning Analysis**

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

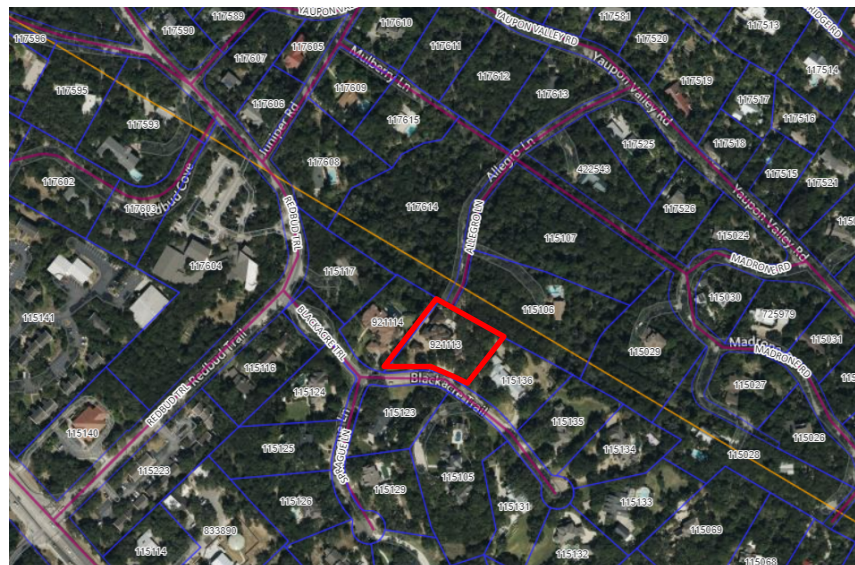
### **Links to Relevant Code:**

- [Section 38.05.031 Variances](#)
- [Section 22.03.511 Criteria and process required for granting variance](#)
- [Section 22.03.173 Fences](#)

**Zoning:**



**Aerial:**







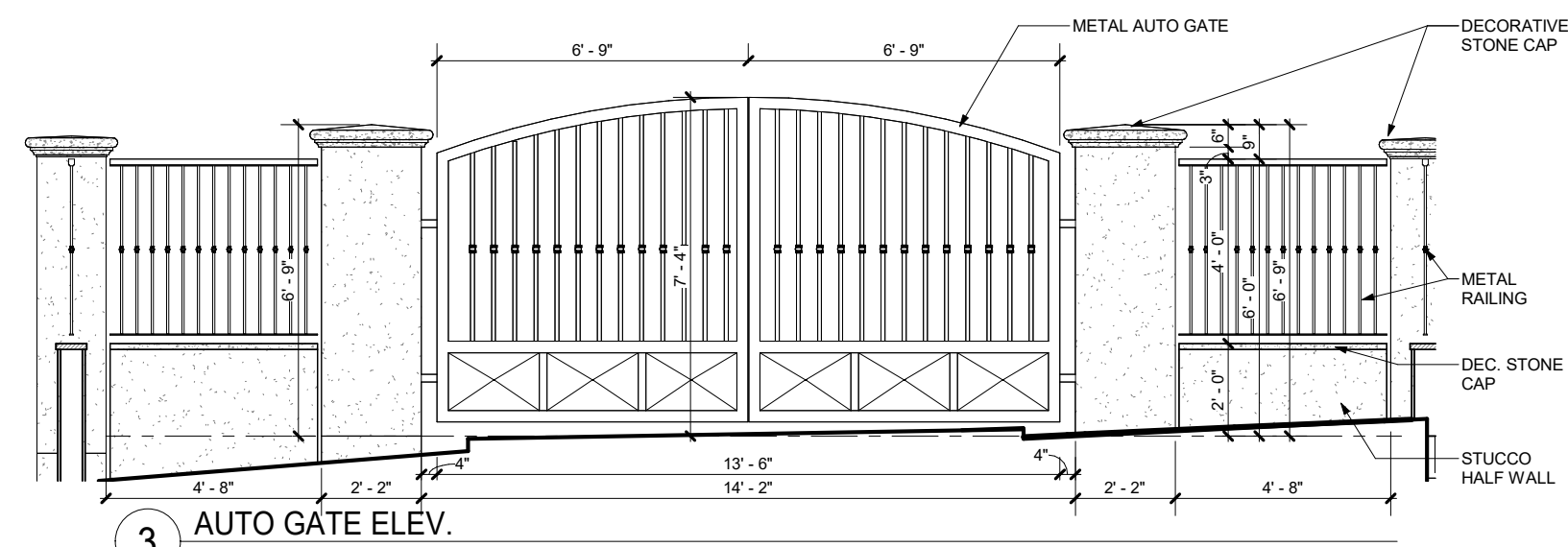
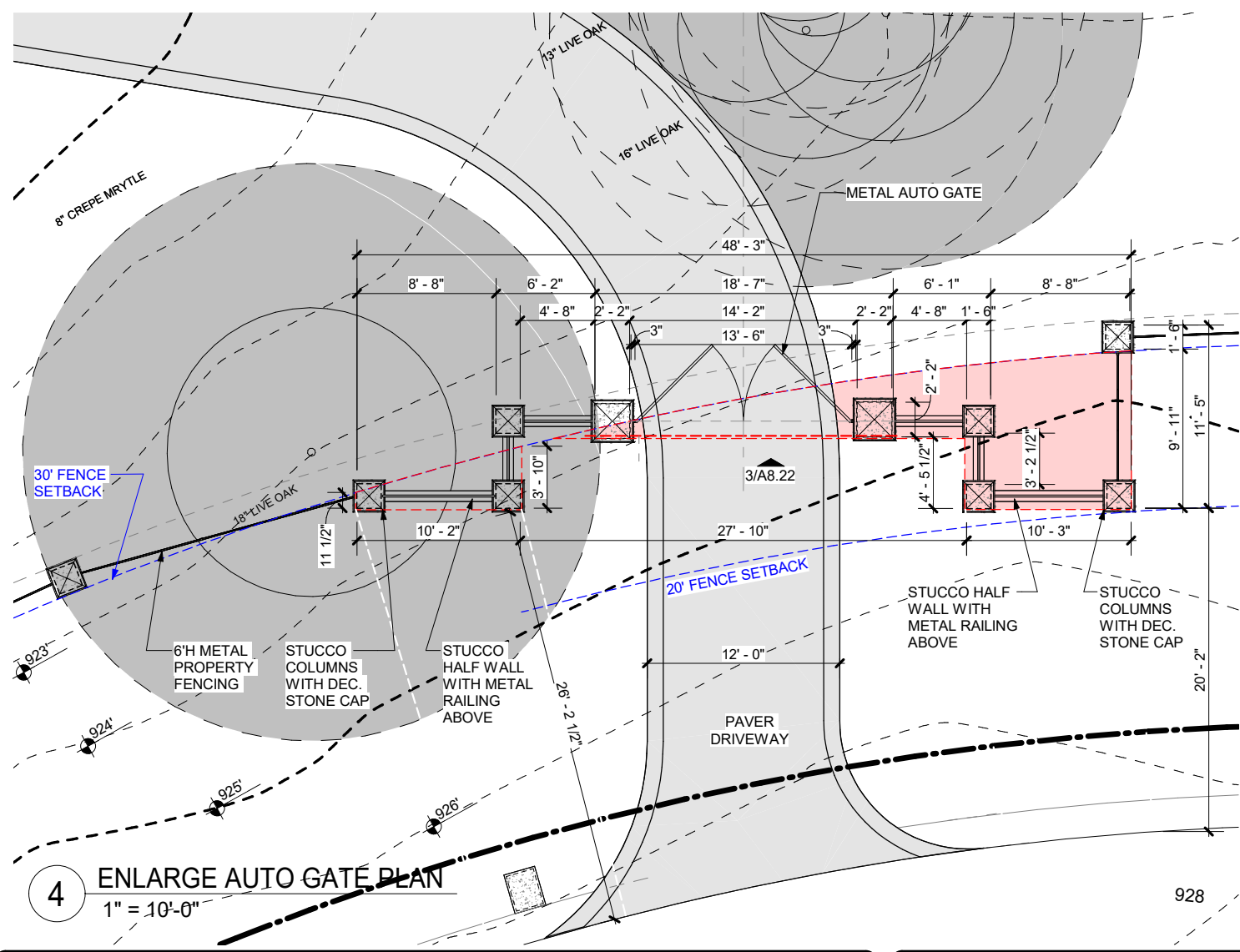




**1 AUTO GATE PERSPECTIVE**  
FOR VISUAL REFERENCE ONLY



**2 AUTO GATE PERSPECTIVE**  
FOR VISUAL REFERENCE ONLY



**AUTO GATE DETAILS**

**ESTATES AT BLACKACRE**  
1108 BLACKACRE TRAIL, WESTLAKE, TEXAS 78746  
LOT 2, BLK B, SECT 3, WESTLAKE

**JAUREGUI**  
ARCHITECT  
BUILDER  
3660 STONERIDGE ROAD, BLDG. A102 • AUSTIN, TEXAS 78746 •  
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LAST REVISION:  
04/07/23  
JOB # 502  
**A8.22**  
DRAWN BY:  
Author



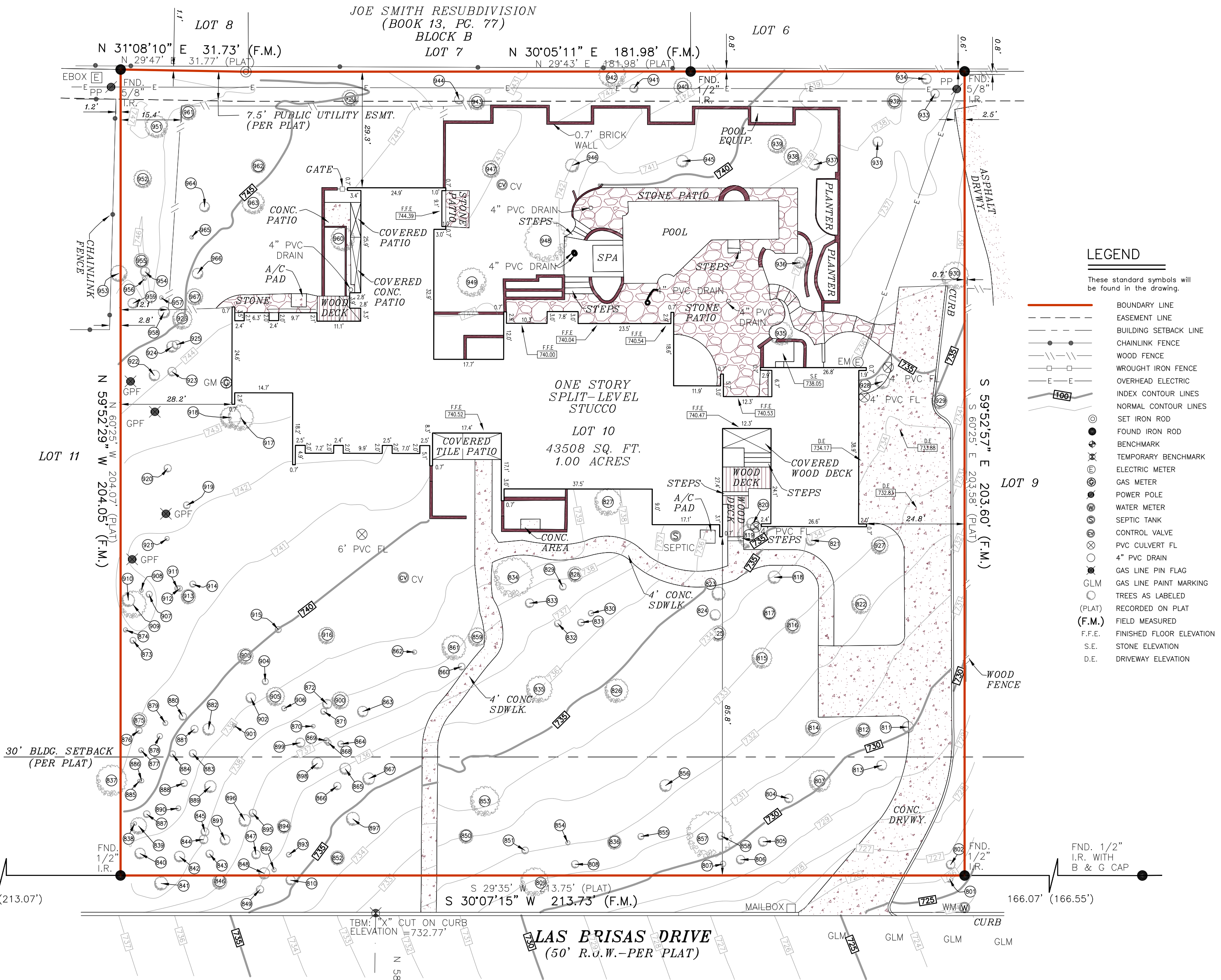
| TREE TAG NO.# | DIAMETER | DESCRIPTION  | TREE TAG NO.# | DIAMETER | DESCRIPTION  |
|---------------|----------|--------------|---------------|----------|--------------|
| 801           | 5.5"     | ELM          | 907           | 5"       | CEDAR        |
| 802           | 7"       | OAK          | 908           | 3"       | PERSIMMON    |
| 803           | 17"      | CEDAR        | 909           | 21"      | OAK          |
| 804           | 7"       | CEDAR        | 910           | 10"      | HACKBERRY    |
| 805           | 7.5"     | CEDAR        | 911           | 4.5"     | CEDAR        |
| 806           | 7"       | CEDAR        | 912           | 4.5"     | HACKBERRY    |
| 807           | 4.5"     | CEDAR        | 913           | 11.5"    | CEDAR        |
| 808           | 6"       | CEDAR        | 914           | 5"       | HACKBERRY    |
| 809           | 22"      | OAK          | 915           | 5"       | CEDAR        |
| 810           | 7.5"     | ELM          | 916           | 13"      | OAK          |
| 811           | 9"       | ELM          | 917           | 20"      | OAK          |
| 812           | 11.5"    | ELM          | 918           | 16.5"    | OAK          |
| 813           | 8"       | OAK          | 919           | 5.5"     | CREPE MYRTLE |
| 814           | 12.5"    | OAK          | 920           | 6"       | CREPE MYRTLE |
| 815           | 16"      | OAK          | 921           | 3.5"     | CREPE MYRTLE |
| 816           | 12"      | CEDAR        | 922           | 8.5"     | CEDAR        |
| 817           | 10.5"    | CEDAR        | 923           | 7"       | OAK          |
| 818           | 10"      | ELM          | 924           | 9"       | OAK          |
| 819           | 18"      | ELM          | 925           | 7"       | HACKBERRY    |
| 820           | 10"      | ELM          | 926           | 15.5"    | OAK          |
| 821           | 8.5"     | ELM          | 927           | 13.5"    | ELM          |
| 822           | 15"      | OAK          | 928           | 11.5"    | PECAN        |
| 823           | 10.5"    | OAK          | 929           | 12.5"    | OAK          |
| 824           | 8.5"     | CREPE MYRTLE | 930           | 21.5"    | ASH          |
| 825           | 12"      | OAK          | 931           | 8"       | OAK          |
| 826           | 18.5"    | OAK          | 932           | 12"      | CEDAR        |
| 827           | 21"      | OAK          | 933           | 7"       | ELM          |
| 828           | 12"      | CEDAR        | 934           | 8"       | PRIVET       |
| 829           | 5.5"     | PALM         | 935           | 18.5"    | OAK          |
| 830           | 4.5"     | ELM          | 936           | 9"       | ELM          |
| 831           | 5.5"     | ELM          | 937           | 9"       | CEDAR        |
| 832           | 5.5"     | ELM          | 938           | 14"      | CEDAR        |
| 833           | 7"       | ELM          | 939           | 14.5"    | CEDAR        |
| 834           | 30.5"    | OAK          | 940           | 14"      | HACKBERRY    |
| 835           | 20.5"    | OAK          | 941           | 6.5"     | ELM          |
| 836           | 11"      | CEDAR        | 942           | 21"      | PRIVET       |
| 837           | 24"      | OAK          | 943           | 12.5"    | OAK          |
| 838           | 3"       | CEDAR        | 944           | 7.5"     | OAK          |
| 839           | 13"      | PRIVET       | 945           | 9.5"     | CREPE MYRTLE |
| 840           | 8.5"     | CEDAR        | 946           | 10.5"    | CREPE MYRTLE |
| 841           | 10.5"    | CEDAR        | 947           | 13.5"    | CREPE MYRTLE |
| 842           | 8.5"     | CEDAR        | 948           | 33"      | OAK          |
| 843           | 6"       | CEDAR        | 949           | 22.5"    | OAK          |
| 844           | 7"       | HACKBERRY    | 950           | 13"      | ELM          |
| 845           | 6.5"     | PRIVET       | 951           | 17.5"    | CEDAR        |
| 846           | 11.5"    | CEDAR        | 952           | 14"      | CEDAR        |
| 847           | 7"       | CEDAR        | 953           | 13"      | CEDAR        |
| 848           | 9"       | CEDAR        | 954           | 7.5"     | CEDAR        |
| 849           | 6"       | OAK          | 955           | 11.5"    | PRIVET       |
| 850           | 11"      | OAK          | 956           | 3"       | HACKBERRY    |
| 851           | 5.5"     | CEDAR        | 957           | 3"       | HACKBERRY    |
| 852           | 11"      | ELM          | 958           | 9"       | PRIVET       |
| 853           | 23"      | OAK          | 959           | 8"       | CHINABERRY   |
| 854           | 3.5"     | CEDAR        | 960           | 18.5"    | OAK          |
| 855           | 5"       | HACKBERRY    | 961           | 12.5"    | PRIVET       |
| 856           | 9.5"     | CEDAR        | 962           | 11"      | OAK          |
| 857           | 36"      | OAK          | 963           | 17.5"    | OAK          |
| 858           | 6"       | BIRCH        | 964           | 8"       | CEDAR        |
| 859           | 14.5"    | OAK          | 965           | 3"       | HACKBERRY    |
| 860           | 5.5"     | ELM          | 966           | 8.5"     | CEDAR        |
| 861           | 19"      | OAK          | 967           | 13"      | PRIVET       |
| 862           | 3.5"     | ELM          |               |          |              |
| 863           | 8.5"     | CEDAR        |               |          |              |
| 864           | 5"       | CEDAR        |               |          |              |
| 865           | 9"       | HACKBERRY    |               |          |              |
| 866           | 6"       | CEDAR        |               |          |              |
| 867           | 9.5"     | CEDAR        |               |          |              |
| 868           | 4.5"     | CEDAR        |               |          |              |
| 869           | 4.5"     | HACKBERRY    |               |          |              |
| 870           | 3"       | CEDAR        |               |          |              |
| 871           | 5"       | CEDAR        |               |          |              |
| 872           | 7.5"     | CEDAR        |               |          |              |
| 873           | 5"       | PRIVET       |               |          |              |
| 874           | 3.5"     | HACKBERRY    |               |          |              |
| 875           | 12"      | CHINABERRY   |               |          |              |
| 876           | 5"       | ELM          |               |          |              |
| 877           | 4"       | CHINABERRY   |               |          |              |
| 878           | 4.5"     | CEDAR        |               |          |              |
| 879           | 4"       | HACKBERRY    |               |          |              |
| 880           | 6"       | ELM          |               |          |              |
| 881           | 6"       | CEDAR        |               |          |              |
| 882           | 9.5"     | CEDAR        |               |          |              |
| 883           | 6"       | CEDAR        |               |          |              |
| 884           | 5"       | CEDAR        |               |          |              |
| 885           | 3"       | CEDAR        |               |          |              |
| 886           | 3.5"     | HACKBERRY    |               |          |              |
| 887           | 5.5"     | OAK          |               |          |              |
| 888           | 5.5"     | CEDAR        |               |          |              |
| 889           | 9.5"     | CEDAR        |               |          |              |
| 890           | 4"       | CEDAR        |               |          |              |
| 891           | 8"       | CEDAR        |               |          |              |
| 892           | 3.5"     | CHINABERRY   |               |          |              |
| 893           | 4"       | OAK          |               |          |              |
| 894           | 11"      | CEDAR        |               |          |              |
| 895           | 6"       | CEDAR        |               |          |              |
| 896           | 9.5"     | CEDAR        |               |          |              |
| 897           | 10.5"    | ELM          |               |          |              |
| 898           | 9"       | CEDAR        |               |          |              |
| 899           | 7.5"     | CEDAR        |               |          |              |
| 900           | 13.5"    | ASH          |               |          |              |
| 901           | 3"       | ELM          |               |          |              |
| 902           | 8"       | ELM          |               |          |              |
| 903           | 12.5"    | OAK          |               |          |              |
| 904           | 5"       | OAK          |               |          |              |
| 905           | 14.5"    | OAK          |               |          |              |
| 906           | 4"       | ELM          |               |          |              |

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

CONTOURS SHOWN HEREON WERE GENERATED BY GPS OBSERVATIONS USING THE LEICA SMARTNET RTK NETWORK, REFERENCED TO THE CITY OF AUSTIN BENCHMARK AS NOTED, VERTICLE DATUM NAVD 88

At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48453C\_0445\_K effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.



I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to KEY TITLE GROUP and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89). Borrower/Owner: NEIL KUCERA AND JULIANNE KUCERA Address: 10 LAS BRISAS DR., WEST LAKE HILLS, TX 78746 GF No. KTGAUS-23-2004 Legal Description of the Land: Lot 10, LAS BRISAS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 75, Page 146, Plat Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 75, PAGE 146, PLAT RECORDS, TRAVIS COUNTY, TEXAS VOLUME 5749, PAGE 1537, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"TREE & TOPOGRAPHY" SURVEY

JOB NO.: 2302093742 NO. --- REVISION --- DATE: 02/22/23 DRAWN BY: JD/SDA/SV APPROVED BY: AMR



Aaron M. Reynolds  
AARON MICAH REYNOLDS, P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6644

# **NOTICE TO NEIGHBORS OF VARIANCE REQUEST**

**DATE OF NOTICE: April 17, 2023**

Greetings. You are hereby notified that **Neil and Julie Kucera**, the recorded owners of a property located at **10 Las Brisas Drive** in the City of West Lake Hills, Texas have filed an Application with the City of West Lake Hills, Texas requesting a variance according to the following Sections of the City's Code of Ordinances:

- **Section 22.03.304 – Tree and Vegetation Removal or Replacement**
  - **Remove Tree #827 – 21" Live Oak.**

The request is so that the property owners may: **Construct a new single family residence.**

This application is scheduled to be considered at public hearings held by the Zoning and Planning Commission on **May 17, 2023 at 6:30 p.m.** and City Council on **May 24, 2023 at 7:00 p.m.** at West Lake Hills City Hall, located at 911 Westlake Drive, West Lake Hills, Texas. Please review the agenda packet, which will be posted online at <https://www.westlakehills.org/281/Agendas-Minutes> the Friday before the meetings by 5:00 p.m., to view the application and instructions on how to participate in the meetings. There shall include an opportunity for all interested persons to be heard. Please call City Hall at 512-327-3628 or email [pzsec@westlakehills.gov](mailto:pzsec@westlakehills.gov) if you have any questions. Thank you!

  
\_\_\_\_\_  
Mark Littrell, Zoning & Planning Secretary



| Property Address   | First Name          | Last Name  | Mailing Address 1   | City            | State | ZIP   |
|--------------------|---------------------|------------|---------------------|-----------------|-------|-------|
| 8 Las Brisas       | Junie               | Meskey     | P.O. Box 400        | Victoria        | Texas | 77902 |
| 9 Las Brisas       | Greg & Tracey       | Petersen   | 9 Las Brisas Drive  | West Lake Hills | Texas | 78746 |
| 11 Las Brisas      | Groman Management   | Trust      | 11 Las Brisas Drive | West Lake Hills | Texas | 78746 |
| 12 Las Brisas      | Christopher         | Heinzman   | 12 Las Brisas Drive | West Lake Hills | Texas | 78746 |
| 1 Las Brisas       | Alan & Elizabeth    | Miller     | 1 Las Brisas Drive  | West Lake Hills | Texas | 78746 |
| 2 Las Brisas       | Clifton & Cynthia   | Lind       | 2 Las Brisas Drive  | West Lake Hills | Texas | 78746 |
| 3 Las Brisas       | Terry & Shannon     | McDaniel   | 3 Las Brisas Drive  | West Lake Hills | Texas | 78746 |
| 4 Las Brisas       | Jonathan & June     | Gray       | 4 Las Brisas Drive  | West Lake Hills | Texas | 78746 |
| 5 Las Brisas       | James & Marlana     | Nohrden    | 5 Las Brisas Drive  | West Lake Hills | Texas | 78746 |
| 303 Reveille       | Hugh & Annie        | Wilfong    | 303 Reveille Road   | West Lake Hills | Texas | 78746 |
| 301 Reveille       | In JLM              | We Trust   | 301 Reveille Road   | West Lake Hills | Texas | 78746 |
| 219 Reveille       | James               | Lefan      | 219 Reveille Road   | West Lake Hills | Texas | 78746 |
| 217 & 211 Reveille | B K                 | Woody      | 901 West Avenue     | Austin          | Texas | 78701 |
| 215 Reveille       | Zhiwei              | Dong       | 215 Reveille Road   | West Lake Hills | Texas | 78746 |
| 213 Reveille       | Cinco J Properties, | LLC        | 4220 Kachina Drive  | Austin          | Texas | 78735 |
| 209 Reveille       | Michael & Alison    | Mountain   | 209 Reveille Road   | West Lake Hills | Texas | 78746 |
| 207 Reveille       | Keith & Sherry      | Neuendorff | 207 Reveille Road   | West Lake Hills | Texas | 78746 |

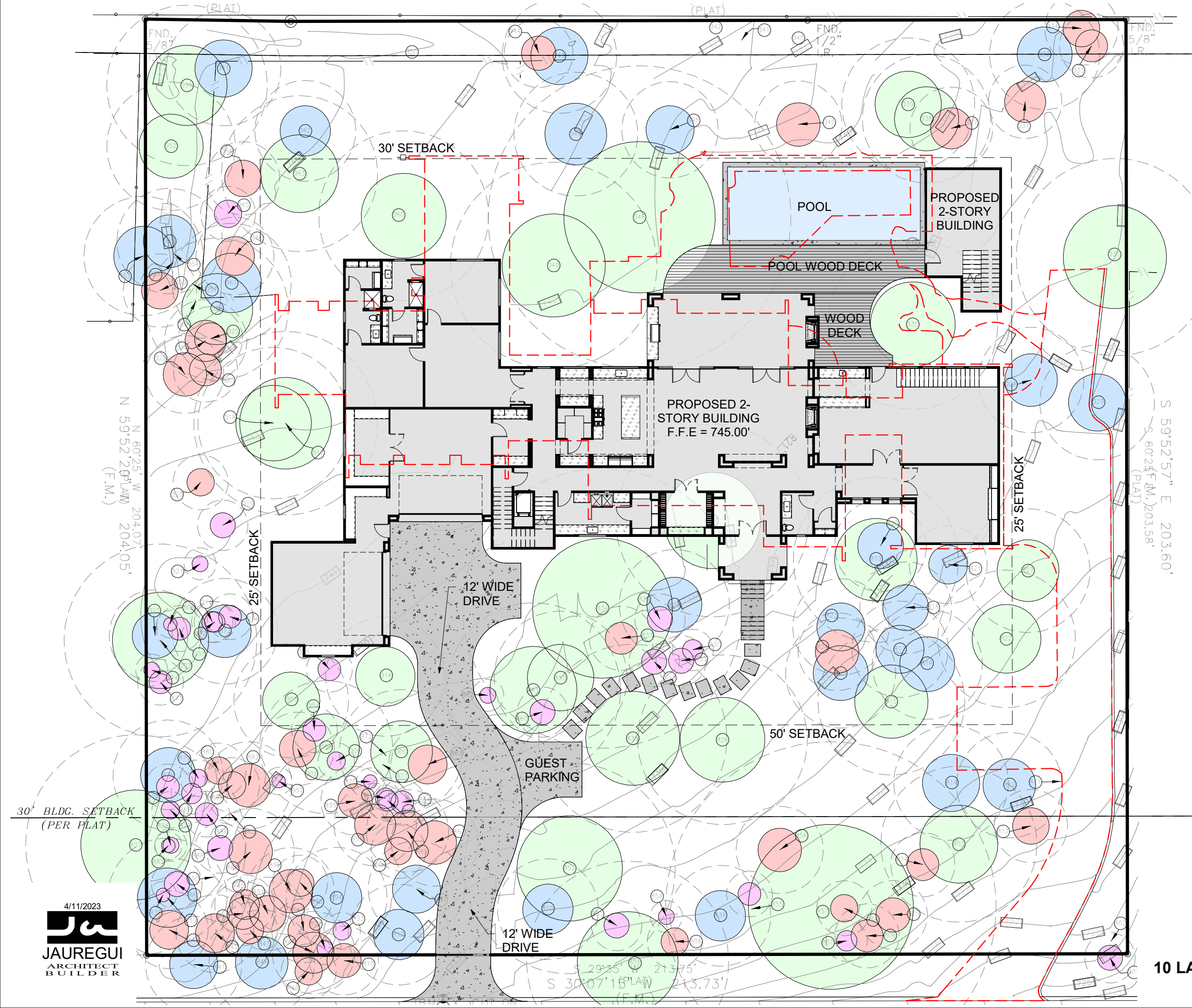
**SITE PLAN LEGEND:**

--- EXISTING BUILDING, POOL DECK & DRIVEWAY

**TREE LEGEND:**

- TREE 5.9" DIAMETER & BELOW
- TREE 6" TO 9.9" DIAMETER
- TREE 10" TO 13.9" DIAMETER
- TREE 14" DIAMETER & ABOVE

--- FULL CRZ  
--- 1/2 CRZ



**NORTH**

**1 SITE PLAN**  
1" = 20'-0"





J A U R E G U I

WWW.JAUREGUIARCHITECT.COM

DATE: April 11, 2023

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

Dear Mr. Chairman:

We represent the purchaser of the property located at 10 Las Brisas and are working with our client on the design and construction of their new home to be constructed on this lot. The current existing home has been on this site for over 30 years and it is fully surrounded by large trees. Many of their trunks are within inches of existing house slab, pool, and pool deck. The existing house will be demolished.

We are requesting a variance to remove one (1) tree of these trees from the property at 10 Las Brisas. The tree, shown as #827, 21" Live Oak, as located on the associated drawings. This tree is in very poor condition, the trunk is within two feet of the exterior wall of the existing house, currently held away from current home with a cable attached to another tree away from the house to keep it from falling, consequently the tree has a diminished canopy, an unbalanced trunk and it has a large column of decay.

We have carefully studied the site and have designed their new home, pool, garage and driveway around the existing vegetation and trees. We took advantage of the location of the previous house, garage, pool, and pool deck when laying out the new improvements. Building on previously built areas to reduce the impact to the healthier trees on the lot, in addition to increasing previously covered root zones on several of the larger trees on the site.

It is our hope that you will provide the variance for this one tree on the site with the natural environment made up of 167 trees above 3" diameter. The hardship in trying to preserve this one tree with the likely outcome that it will continue to decay and collapse in the near future. We believe that with the removal of the tree and the current layout for the new home, we have reduced the impact to the rest of the natural environment and the impact to the neighboring properties.

Sincerely,



Gail O'Kelly  
Director of Construction  
Jauregui, Inc.



**SPECIAL POWER OF ATTORNEY FORM**

KNOW ALL PERSONS BY THIS DOCUMENT that I, Neil Kucera  
have made, constituted and appointed Luis Jauregui  
to be my duly authorized representative in connection with an application dated 03/28/23,  
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.

**Neil Kucera**

Property Owner/Applicant Name

**10 Las Brisas**

Street Address

City of Westlake Hills

City

**TX**

State

Property Owner/Applicant Signature

**78746**

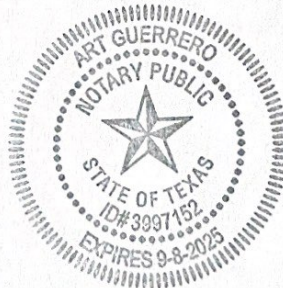
Zip Code

**1-602-980-0341**

Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 31 day of MARCH, 2023.

Notary Public in and for the State of Texas





# City of West Lake Hills

## Zoning and Planning Commission

# AGENDA REPORT

|               |                                   |                  |      |
|---------------|-----------------------------------|------------------|------|
| Meeting Date: | May 17, 2023                      | Item Number:     | 4    |
| Department:   | Building and Development Services |                  |      |
| Prepared By:  | Jennifer Bills                    | Cost / Budget:   | None |
| Exhibits:     | See Attached                      | Source of Funds: | N/A  |

### Subject

**10 Las Brisas Drive:** Discussion/Recommendation on proposed variances for the removal of one (1) tree with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code).

Applicant: Neil and Julie Kucera

### Recommendation

The subject tree is damaged and diseased. Staff recommends approval of the variance request.

This item will be forwarded to the May 24, 2023 City Council meeting for consideration.

### Discussion

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

Owner: Neil and Julie Kucera

Legal Description: Joe Smith Subdivision, Block B, Lot 7

Lot Size: 1.0 acre (43,508sq. ft.)

Zoning: R-1, (One Family)

The properties surrounding the subject property are zoned R-1 (One-Family).

#### Background & Analysis:

The applicant is demolishing the existing home on the lot and rebuilding a new home. The applicant seeks a variance for the removal of Tree #827 – a 21" Live Oak. The subject tree has damage from rubbing up against the eaves of the home and it has damaged the trunk of the tree. Further, a cable is currently attached to the tree and is fastened to another tree to keep it from rubbing up against the structure further. Although the footprint of the new home design is a self-imposed hardship, the tree is in distress and needs to be removed.

#### 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 21" diameter live oak tree is in poor condition and is unbalanced with previous impacts to the critical root zone as it is currently 3 feet from the current house foundation. The tree is dangerously*



*leaning toward the existing house and is supported by a cable attached to another tree. The location of the tree limits the ability to layout a larger home without creating constraints to other critical root zones of the healthier trees on the lots. Nearly half of the CRZ of the tree is under the existing house.*

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

*The tree is in poor condition and the lot is heavily treed with other healthier trees. The tree has a diminished canopy and is located close to the existing house in the middle of the lot.*

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

*Other options would impact the healthier trees on the lot. Current house, driveway, pool and pool deck currently encroach over many of the 14" diameter trees and the new design would relieve the impact of the healthier trees and removal of the one tree would allow the area needed without additional requests to impact other trees and their CRZ zones.*

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

*Design of the new home to be built will be created based on the variance approval. The new design removes the impacts to other critical zones of many of the trees near the current house and allows a better environment for the other existing trees.*

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

*The tree is in poor condition and is currently leaning and held by a support cable attached to another tree. The Tree is one of 167 trees above 3" diameter and the position of the new design allows relief to the health of the other trees.*

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

*The tree canopy is diminished and unhealthy. The tree is located away from the street and is in poor condition. This tree is in the center of the 1-acre site and the removal would not be noticed from the street of neighboring properties.*

### **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.

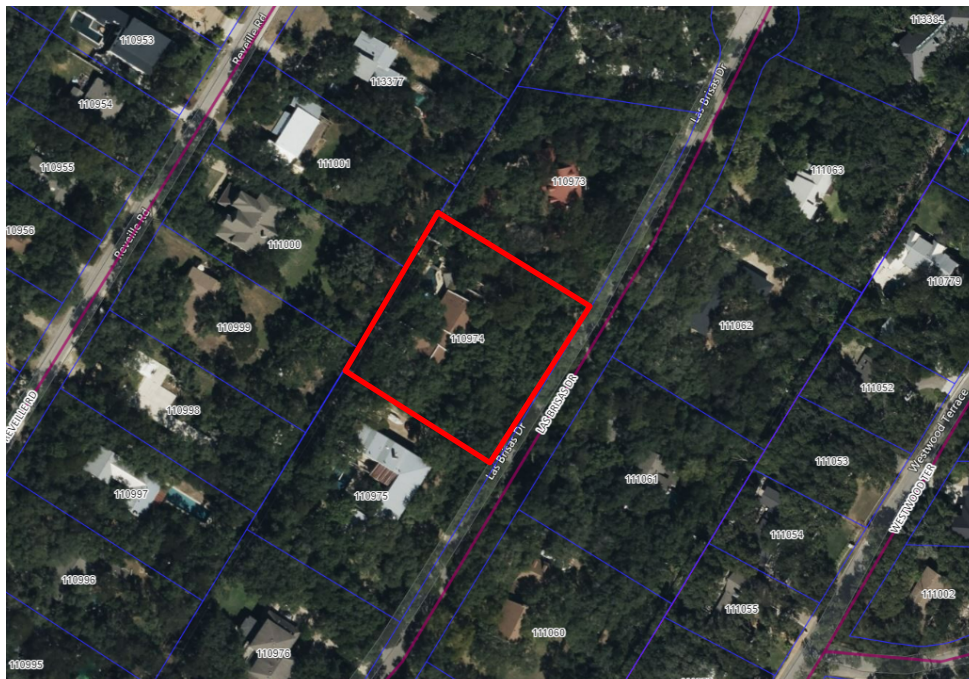
### **Links to Relevant Code:**

- [Sec. 22.03.034](#)      [Tree and Vegetation Removal and Replacement](#)
- [Section 38.05.031](#)      [Variances](#)
- [Section 22.03.511](#)      [Criteria and process required for granting variance](#)





**Aerial:**





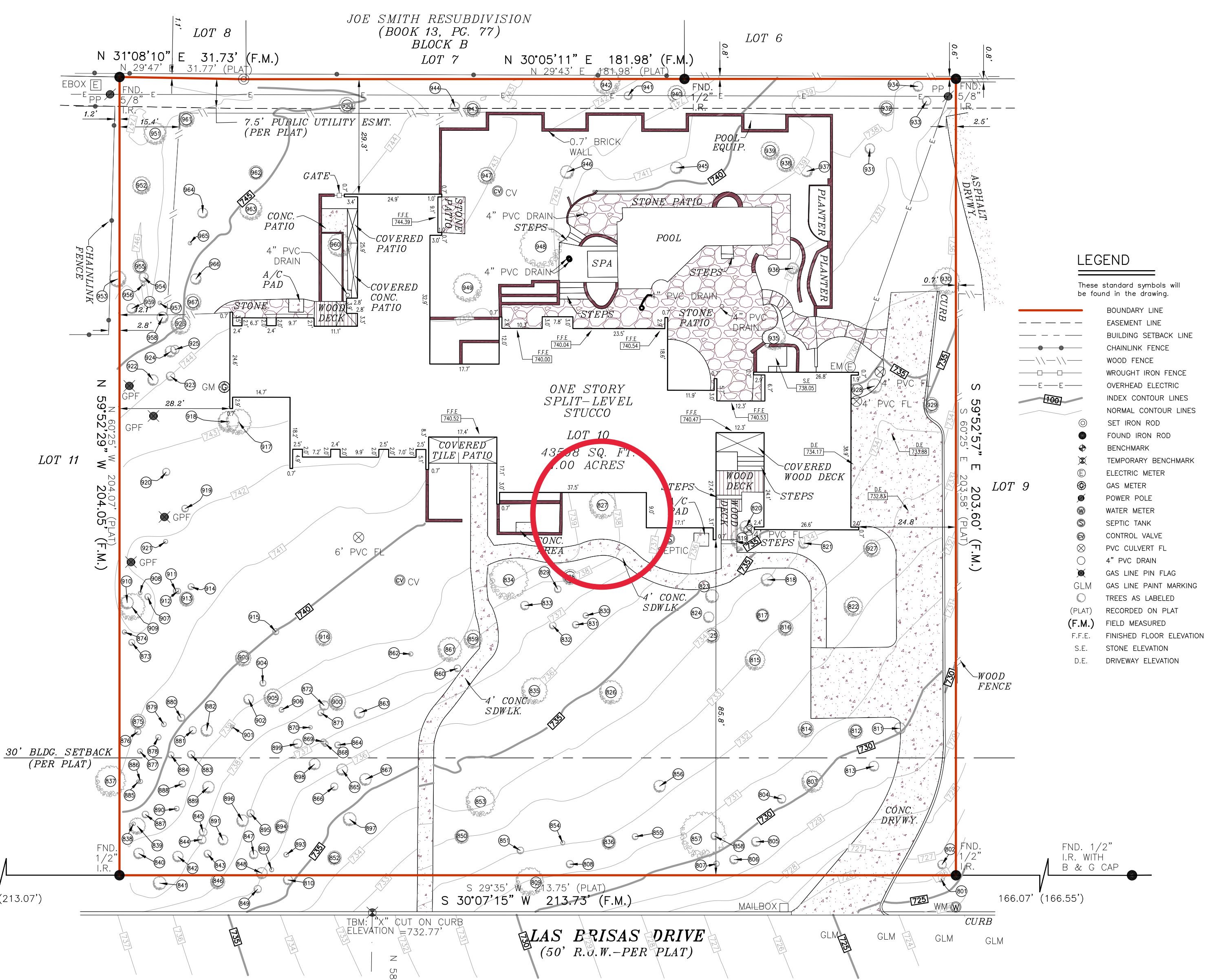
| TREE TAG NO.# | DIAMETER | DESCRIPTION  | TREE TAG NO.# | DIAMETER | DESCRIPTION  |
|---------------|----------|--------------|---------------|----------|--------------|
| 801           | 5.5"     | ELM          | 907           | 5"       | CEDAR        |
| 802           | 7"       | OAK          | 908           | 3"       | PERSIMMON    |
| 803           | 17"      | CEDAR        | 909           | 21"      | OAK          |
| 804           | 7"       | CEDAR        | 910           | 10"      | HACKBERRY    |
| 805           | 7.5"     | CEDAR        | 911           | 4.5"     | CEDAR        |
| 806           | 7"       | CEDAR        | 912           | 4.5"     | HACKBERRY    |
| 807           | 4.5"     | CEDAR        | 913           | 11.5"    | CEDAR        |
| 808           | 6"       | CEDAR        | 914           | 5"       | HACKBERRY    |
| 809           | 22"      | OAK          | 915           | 5"       | CEDAR        |
| 810           | 7.5"     | ELM          | 916           | 13"      | OAK          |
| 811           | 9"       | ELM          | 917           | 20"      | OAK          |
| 812           | 11.5"    | ELM          | 918           | 16.5"    | OAK          |
| 813           | 8"       | OAK          | 919           | 5.5"     | CREPE MYRTLE |
| 814           | 12.5"    | OAK          | 920           | 6"       | CREPE MYRTLE |
| 815           | 16"      | OAK          | 921           | 3.5"     | CREPE MYRTLE |
| 816           | 12"      | CEDAR        | 922           | 8.5"     | CEDAR        |
| 817           | 10.5"    | CEDAR        | 923           | 7"       | OAK          |
| 818           | 10"      | ELM          | 924           | 9"       | OAK          |
| 819           | 18"      | ELM          | 925           | 7"       | HACKBERRY    |
| 820           | 10"      | ELM          | 926           | 15.5"    | OAK          |
| 821           | 8.5"     | ELM          | 927           | 13.5"    | ELM          |
| 822           | 15"      | OAK          | 928           | 11.5"    | PECAN        |
| 823           | 10.5"    | OAK          | 929           | 12.5"    | OAK          |
| 824           | 8.5"     | CREPE MYRTLE | 930           | 21.5"    | ASH          |
| 825           | 12"      | OAK          | 931           | 8"       | OAK          |
| 826           | 18.5"    | OAK          | 932           | 12"      | CEDAR        |
| 827           | 21"      | OAK          | 933           | 7"       | ELM          |
| 828           | 12"      | CEDAR        | 934           | 8"       | PRIVET       |
| 829           | 5.5"     | PALM         | 935           | 18.5"    | OAK          |
| 830           | 4.5"     | ELM          | 936           | 9"       | ELM          |
| 831           | 5.5"     | ELM          | 937           | 9"       | CEDAR        |
| 832           | 5.5"     | ELM          | 938           | 14"      | CEDAR        |
| 833           | 7"       | ELM          | 939           | 14.5"    | CEDAR        |
| 834           | 30.5"    | OAK          | 940           | 14"      | HACKBERRY    |
| 835           | 20.5"    | OAK          | 941           | 6.5"     | ELM          |
| 836           | 11"      | CEDAR        | 942           | 21"      | PRIVET       |
| 837           | 24"      | OAK          | 943           | 12.5"    | OAK          |
| 838           | 3"       | CEDAR        | 944           | 7.5"     | OAK          |
| 839           | 13"      | PRIVET       | 945           | 9.5"     | CREPE MYRTLE |
| 840           | 8.5"     | CEDAR        | 946           | 10.5"    | CREPE MYRTLE |
| 841           | 10.5"    | CEDAR        | 947           | 13.5"    | CREPE MYRTLE |
| 842           | 8.5"     | CEDAR        | 948           | 33"      | OAK          |
| 843           | 6"       | CEDAR        | 949           | 22.5"    | OAK          |
| 844           | 7"       | HACKBERRY    | 950           | 13"      | ELM          |
| 845           | 6.5"     | PRIVET       | 951           | 17.5"    | CEDAR        |
| 846           | 11.5"    | CEDAR        | 952           | 14"      | CEDAR        |
| 847           | 7"       | CEDAR        | 953           | 13"      | CEDAR        |
| 848           | 9"       | CEDAR        | 954           | 7.5"     | CEDAR        |
| 849           | 6"       | OAK          | 955           | 11.5"    | PRIVET       |
| 850           | 11"      | OAK          | 956           | 3"       | HACKBERRY    |
| 851           | 5.5"     | CEDAR        | 957           | 3"       | HACKBERRY    |
| 852           | 11"      | ELM          | 958           | 9"       | PRIVET       |
| 853           | 23"      | OAK          | 959           | 8"       | CHINABERRY   |
| 854           | 3.5"     | CEDAR        | 960           | 18.5"    | OAK          |
| 855           | 5"       | HACKBERRY    | 961           | 12.5"    | PRIVET       |
| 856           | 9.5"     | CEDAR        | 962           | 11"      | OAK          |
| 857           | 36"      | OAK          | 963           | 17.5"    | OAK          |
| 858           | 6"       | BIRCH        | 964           | 8"       | CEDAR        |
| 859           | 14.5"    | OAK          | 965           | 3"       | HACKBERRY    |
| 860           | 5.5"     | ELM          | 966           | 8.5"     | CEDAR        |
| 861           | 19"      | OAK          | 967           | 13"      | PRIVET       |
| 862           | 3.5"     | ELM          |               |          |              |
| 863           | 8.5"     | CEDAR        |               |          |              |
| 864           | 5"       | CEDAR        |               |          |              |
| 865           | 9"       | HACKBERRY    |               |          |              |
| 866           | 6"       | CEDAR        |               |          |              |
| 867           | 9.5"     | CEDAR        |               |          |              |
| 868           | 4.5"     | CEDAR        |               |          |              |
| 869           | 4.5"     | HACKBERRY    |               |          |              |
| 870           | 3"       | CEDAR        |               |          |              |
| 871           | 5"       | CEDAR        |               |          |              |
| 872           | 7.5"     | CEDAR        |               |          |              |
| 873           | 5"       | PRIVET       |               |          |              |
| 874           | 3.5"     | HACKBERRY    |               |          |              |
| 875           | 12"      | CHINABERRY   |               |          |              |
| 876           | 5"       | ELM          |               |          |              |
| 877           | 4"       | CHINABERRY   |               |          |              |
| 878           | 4.5"     | CEDAR        |               |          |              |
| 879           | 4"       | HACKBERRY    |               |          |              |
| 880           | 6"       | ELM          |               |          |              |
| 881           | 6"       | CEDAR        |               |          |              |
| 882           | 9.5"     | CEDAR        |               |          |              |
| 883           | 6"       | CEDAR        |               |          |              |
| 884           | 5"       | CEDAR        |               |          |              |
| 885           | 3"       | CEDAR        |               |          |              |
| 886           | 3.5"     | HACKBERRY    |               |          |              |
| 887           | 5.5"     | OAK          |               |          |              |
| 888           | 5.5"     | CEDAR        |               |          |              |
| 889           | 9.5"     | CEDAR        |               |          |              |
| 890           | 4"       | CEDAR        |               |          |              |
| 891           | 8"       | CEDAR        |               |          |              |
| 892           | 3.5"     | CHINABERRY   |               |          |              |
| 893           | 4"       | OAK          |               |          |              |
| 894           | 11"      | CEDAR        |               |          |              |
| 895           | 6"       | CEDAR        |               |          |              |
| 896           | 9.5"     | CEDAR        |               |          |              |
| 897           | 10.5"    | ELM          |               |          |              |
| 898           | 9"       | CEDAR        |               |          |              |
| 899           | 7.5"     | CEDAR        |               |          |              |
| 900           | 13.5"    | ASH          |               |          |              |
| 901           | 3"       | ELM          |               |          |              |
| 902           | 8"       | ELM          |               |          |              |
| 903           | 12.5"    | OAK          |               |          |              |
| 904           | 5"       | OAK          |               |          |              |
| 905           | 14.5"    | OAK          |               |          |              |
| 906           | 4"       | ELM          |               |          |              |

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

CONTOURS SHOWN HEREON WERE GENERATED BY GPS OBSERVATIONS USING THE LEICA SMARTNET RTK NETWORK, REFERENCED TO THE CITY OF AUSTIN BENCHMARK AS NOTED, VERTICLE DATUM NAVD 88

At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48453C\_0445\_K effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.



LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - CHAINLINK FENCE
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - OVERHEAD ELECTRIC
  - INDEX CONTOUR LINES
  - NORMAL CONTOUR LINES
  - SET IRON ROD
  - FOUND IRON ROD
  - BENCHMARK
  - TEMPORARY BENCHMARK
  - ELECTRIC METER
  - GAS METER
  - POWER POLE
  - WATER METER
  - SEPTIC TANK
  - CONTROL VALVE
  - PVC CULVERT FL
  - 4\"/>

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to KEY TITLE GROUP and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89). Borrower/Owner: NEIL KUCERA AND JULIANNE KUCERA Address: 10 LAS BRISAS DR., WEST LAKE HILLS, TX 78746 GF No. KTGAUS-23-2004 Legal Description of the Land: Lot 10, LAS BRISAS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 75, Page 146, Plat Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 75, PAGE 146, PLAT RECORDS, TRAVIS COUNTY, TEXAS VOLUME 5749, PAGE 1537, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM



Aaron M. Reynolds  
AARON MICAH REYNOLDS, P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6644

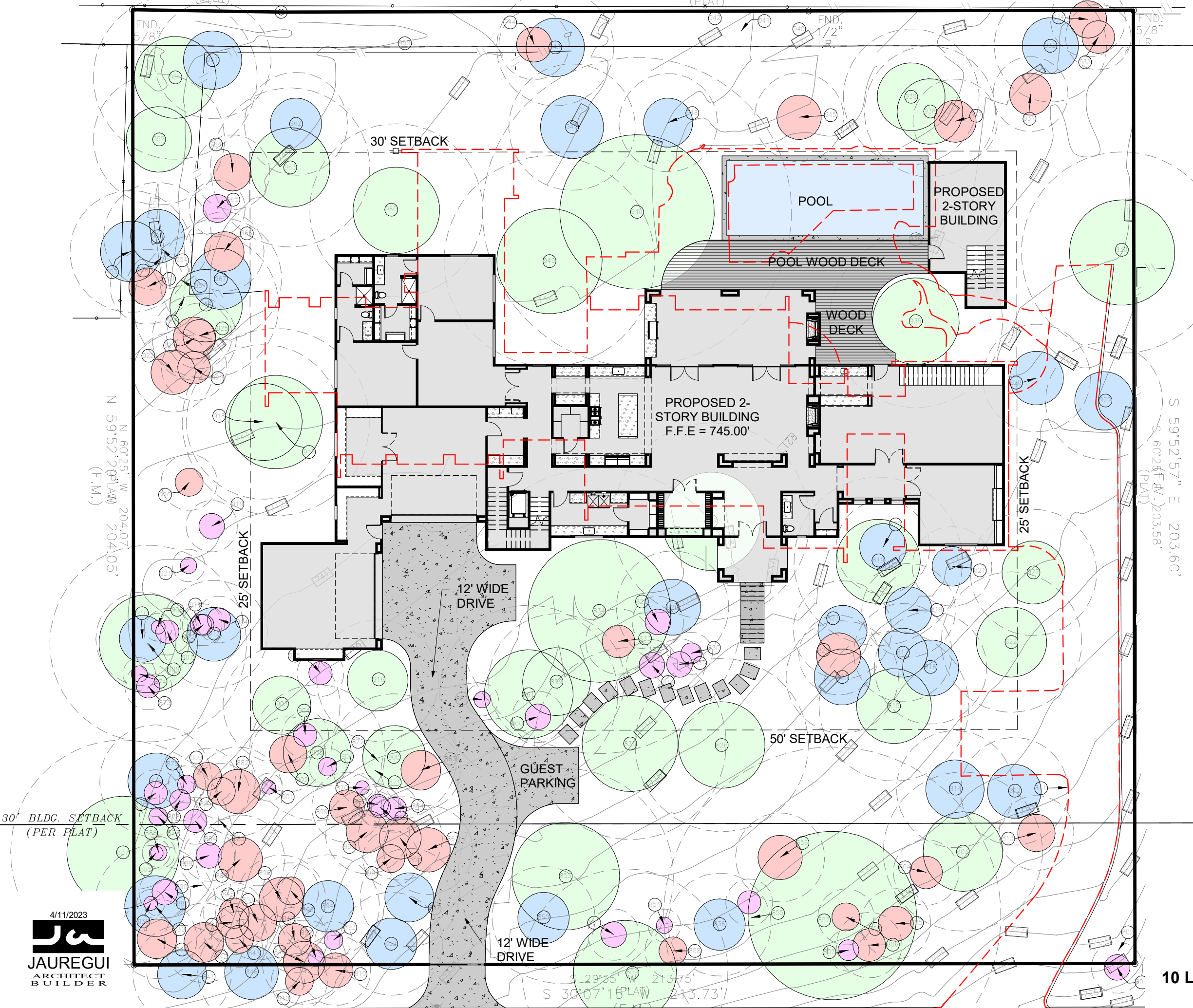


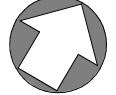
**SITE PLAN LEGEND:**

--- EXISTING BUILDING, POOL DECK & DRIVEWAY

**TREE LEGEND:**

- TREE 5.9" DIAMETER & BELOW
- TREE 6" TO 9.9" DIAMETER
- TREE 10" TO 13.9" DIAMETER
- TREE 14" DIAMETER & ABOVE
- FULL CRZ
- 1/2 CRZ



 **NORTH**

**1 SITE PLAN**  
1" = 20'-0"











# **NOTICE TO NEIGHBORS OF VARIANCE REQUEST**

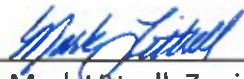
**DATE OF NOTICE: April 17, 2023**

Greetings. You are hereby notified that **Philip and Mindy Vescovo**, the recorded owners of a property located at **604 Rocky River Road** in the City of West Lake Hills, Texas have filed an Application with the City of West Lake Hills, Texas requesting a variance according to the following Sections of the City's Code of Ordinances:

- **Section 22.03.281 – Encroachment in a side building setback.**

The request is so that the property owners may: **Allow an A/C unit and generator to encroach for a new single family residence under construction.**

This application is scheduled to be considered at public hearings held by the Zoning and Planning Commission on **May 17, 2023 at 6:30 p.m.** and BOA on **June 14, 2023 at 7:00 p.m.** at West Lake Hills City Hall, located at 911 Westlake Drive, West Lake Hills, Texas. Please review the agenda packet, which will be posted online at <https://www.westlakehills.org/281/Agendas-Minutes> the Friday before the meetings by 5:00 p.m., to view the application and instructions on how to participate in the meetings. There shall include an opportunity for all interested persons to be heard. Please call City Hall at 512-327-3628 or email [pzsec@westlakehills.gov](mailto:pzsec@westlakehills.gov) if you have any questions. Thank you!



---

Mark Littrell, Zoning & Planning Secretary

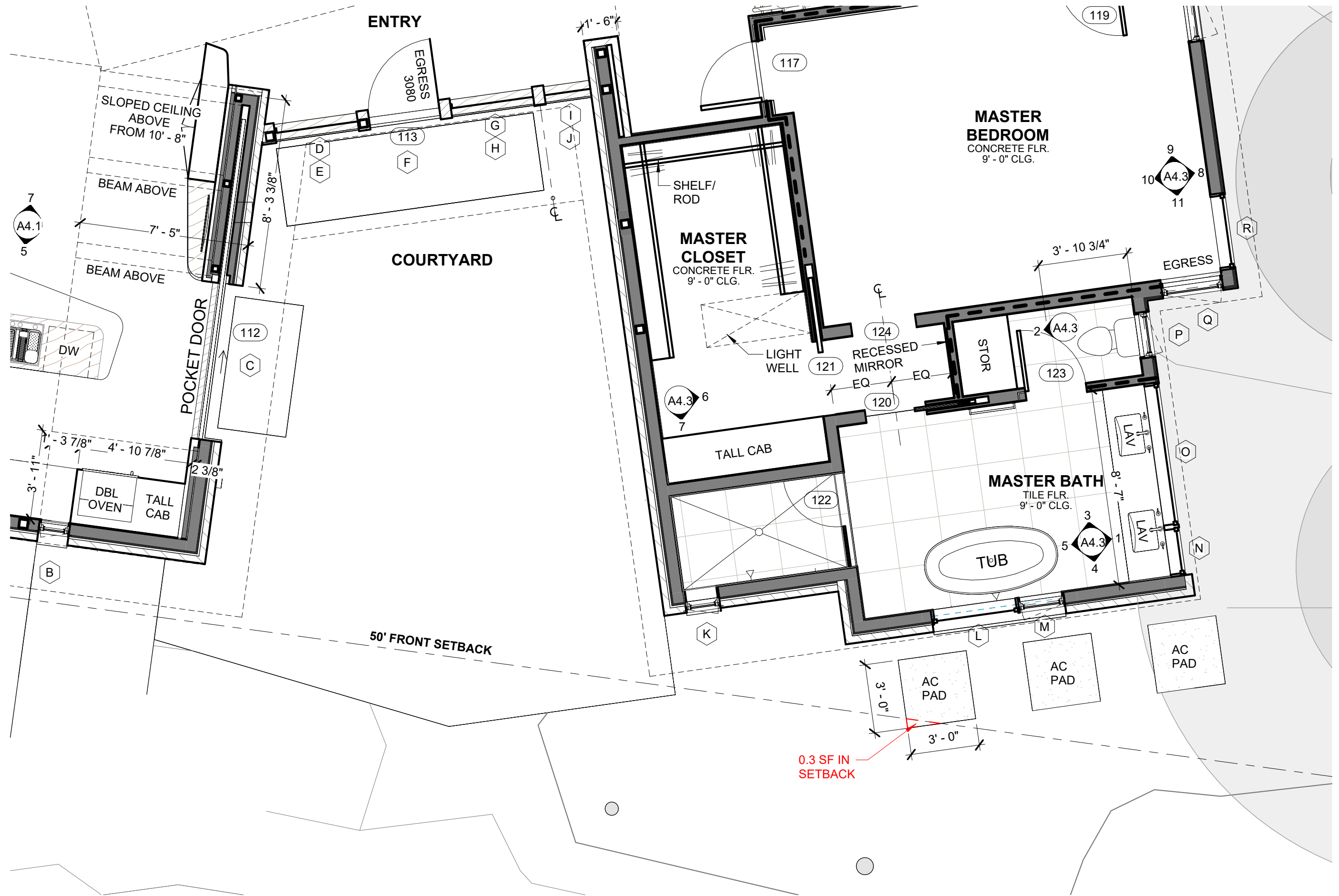


Lost Property Claims

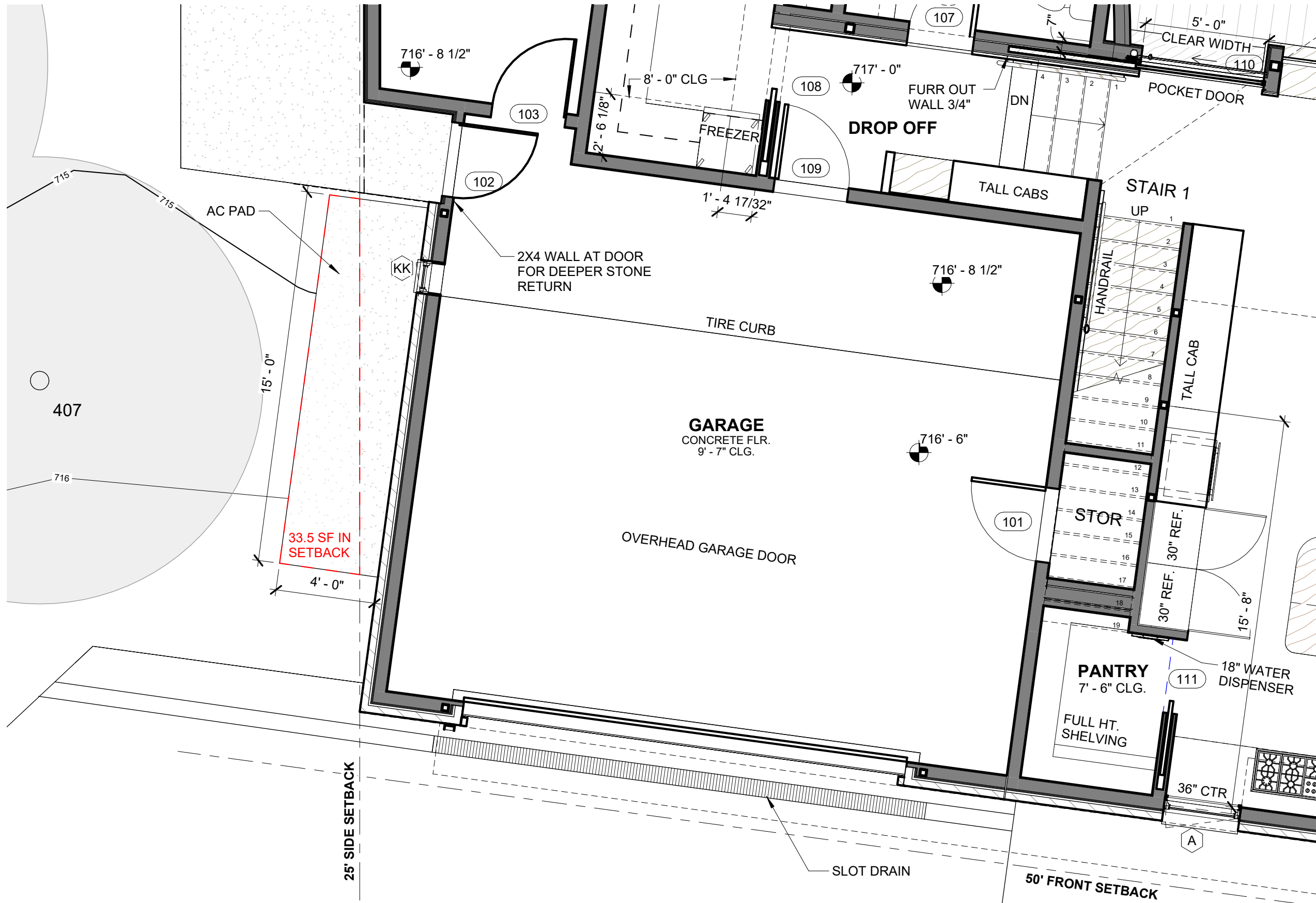
| Property Address   | First Name           | Last Name  | Mailing Address 1    | City            | State | ZIP   |
|--------------------|----------------------|------------|----------------------|-----------------|-------|-------|
| 510 Rocky River ✓  | Mark & April         | Mangum     | 510 Rocky River Road | West Lake Hills | Texas | 78746 |
| 606 Rocky River ✓  | George & Mary Blitch | Trust      | 606 Rocky River Road | West Lake Hills | Texas | 78746 |
| 608 Rocky River ✓  | Walter               | Bissex     | 608 Rocky River Road | West Lake Hills | Texas | 78746 |
| 700 Rocky River ✓  | Wilfred              | Navarro    | 700 Rocky River Road | West Lake Hills | Texas | 78746 |
| 702 Rocky River ✓  | Jerri                | Kunz       | 702 Rocky River Road | West Lake Hills | Texas | 78746 |
| 9 Rocky River Cv ✓ | Todd                 | Hasie      | 9 Rocky River Cove   | West Lake Hills | Texas | 78746 |
| 8 Rocky River Cv ✓ | Thomas               | McMahon    | 8 Rocky River Cove   | West Lake Hills | Texas | 78746 |
| 803 Westlake       | Doyle & Colleen      | Moore      | 8105 Danforth Cove   | Austin          | Texas | 78746 |
| 607 Westlake ✓     | Joe                  | Moore      | 607 Westlake Drive   | West Lake Hills | Texas | 78746 |
| 603 Westlake ✓     | Charles & Kathleen   | Grigson    | 603 Westlake Drive   | West Lake Hills | Texas | 78746 |
| 601 Westlake ✓     | Thinh Do &           | Huong Pham | 601 Westlake Drive   | West Lake Hills | Texas | 78746 |
| 505 Westlake ✓     | Zoltan & Patricia    | Barany     | 505 Westlake Drive   | West Lake Hills | Texas | 78746 |

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1 ENTRY PLAN - GARAGE  
1/4" = 1'-0"

# VESCOVO RESIDENCE





# Vescovo Residence

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

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AUSTIN, TX 78735  
VINCENT@TXHERITAGETREECARE.COM  
T: 512-618-2625  
CONTACT:  
VINCENT DEBROCK  
  
ARBORIST

TRISHA SHEPHARD  
1009 W 6TH STREET; SUITE 201  
AUSTIN, TEXAS 78703  
TRISHA@AUSTINARCHITECT.COM  
T: 512.461.7003  
CONTACT:  
TRISHA SHEPHARD  
  
INTERIOR DESIGNER

SMITH STRUCTURAL ENGINEERS  
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AUSTIN, TEXAS 78748  
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STRUCTURAL ENGINEER

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GENERAL CONTRACTOR

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AUSTIN, TEXAS 78703  
HUGH@AUSTINARCHITECT.COM  
T: 512.796.4001  
CONTACT:  
HUGH JEFFERSON RANDOLPH OR  
BLAIR LANGLINAIS  
  
ARCHITECT

VICINTY MAP

PROJECT DESCRIPTION

DEMOLITION OF EXISTING 2-STORY DETACHED SINGLE FAMILY RESIDENCE AND,

NEW CONSTRUCTION OF A 2-STORY RESIDENCE IN THE CITY OF WEST LAKE HILLS. THE HOME HAS 4 BEDROOMS AND 6 BATHS WITH AN OFFICE AND REC ROOM. THERE IS ALSO AN ATTACHED GARAGE, WORKSHOP, AND OUTDOOR BBQ AND DINING PATIO.

FRAMING STRUCTURE IS A COMBINATION OF WOOD AND STEEL.

THE HOME WILL HAVE A NEW TAP INTO EXISTING CITY SEPTIC LINES AND EXISTING WATER & POWER LINES.

TREE PROTECTION MEASURES DESCRIBED HERE TO PREVENT ANY DAMAGE TO LIMBS OR ROOTS.

SITE DRAINAGE WITHIN PROPERTY IS TO REMAIN LARGELY UNCHANGED, BUT CONTROLLED MORE CAREFULLY WITH AREA DRAINS AND SWALES.

LEGAL DESCRIPTION

LOT 1A, A RESUBDIVISION OF PART OF TRACT A OF BEN JONES SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 60 PAGE 2 OF THE PLAT RECORD OF TRAVIS COUNTY, TEXAS. (TCAD PARCEL #113329)

ZONING

R-1 - ONE-FAMILY RESIDENTIAL  
NO NEIGHBORHOOD GROUP

GENERAL PROJECT NOTES

PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF WEST LAKE HILLS CODES, REGULATIONS & ORDINANCES

DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS

SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER

STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS

MECH, ELEC, PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS. MAY REQUIRE COORDINATION WITH ARCHITECT

VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START

CAREFULLY REMOVE AND DONATE REUSABLE ITEMS. RECYCLE WHERE POSSIBLE DURING DEMOLITION. COORDINATE WITH OWNER

WATER POLLUTION ABATEMENT PLAN

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE, HOWEVER, UNDER TITLE 30 TAC 213.5 (h)(2), SITE IS 14.46% IMPERVIOUS COVER

FIRE PROTECTION

THIS PROJECT EXCEEDS 3,600 SF AND THEREFORE IS REQUIRED TO BE REVIEWED BY THE FIRE DEPARTMENT

FULL NFPA 13D SPRINKLER SYSTEM BY OTHERS TO BE INSTALLED ON ALL LEVELS PENDING RESULTS OF NEAREST HYDRANT FLOW TEST

03.30.2021

Drawn by BL

Checked by BL

VESCOVO RESIDENCE  
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 03.30.2021

Issue: PERMIT SET

Revision:

A0.0

COVER SHEET

1

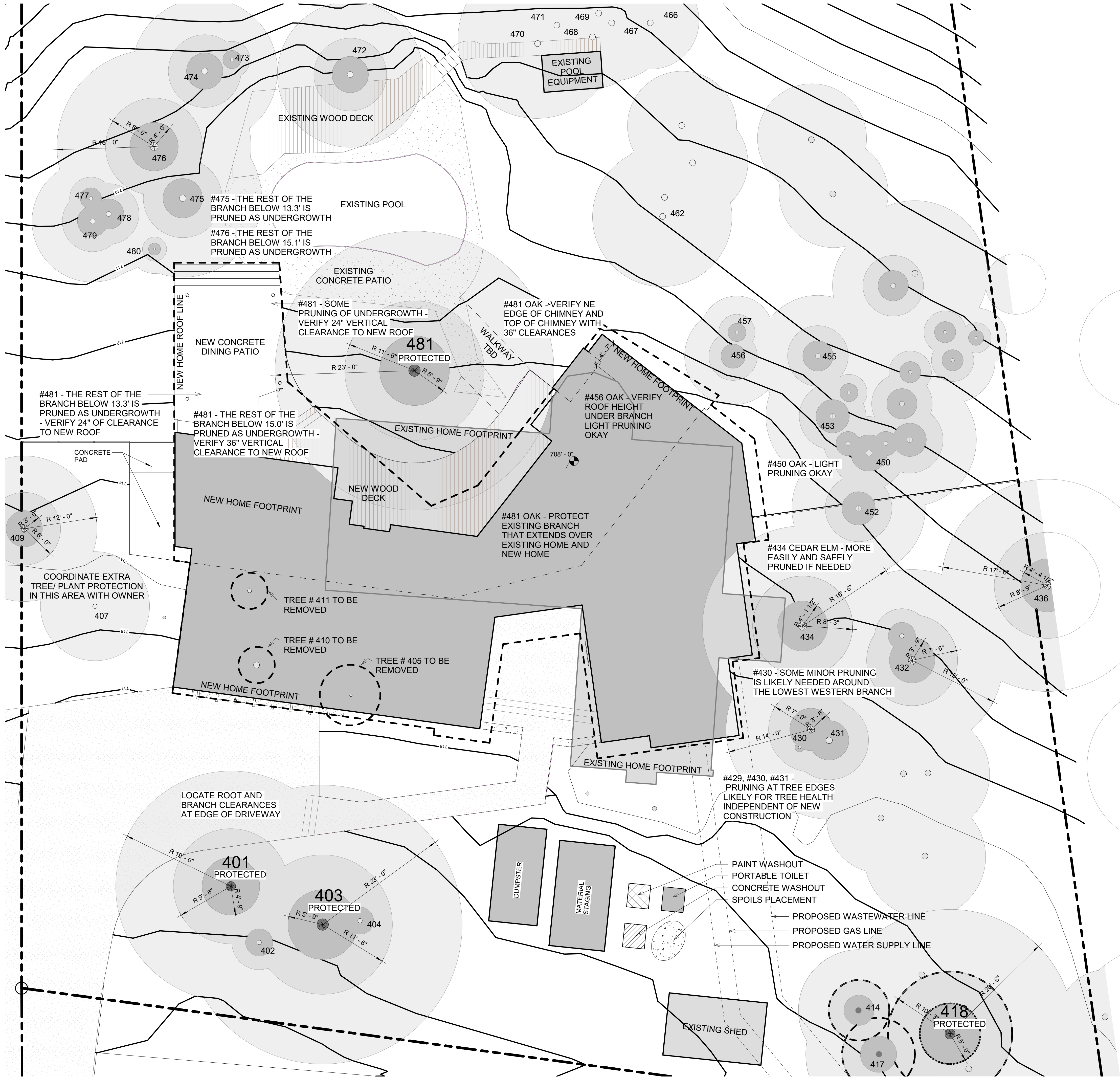
OF

22









① TREE PROTECTION PLAN  
1/8" = 1'-0"

TREE PROTECTION NOTES

1. ALL TREES & NATURAL AREAS TO REMAIN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY OF WEST LAKE HILLS STANDARDS OF PROTECTION
2. TREE PRUNING AND PROTECTION PLAN MADE IN CONJUNCTION WITH VINCENT DEBROCK, ARBORIST
3. BRANCH LOCATIONS ARE APPROXIMATE - VERIFY IN FIELD AND NOTIFY ARCHITECT WHERE ANY ADDITIONAL PRUNING IS REQUIRED

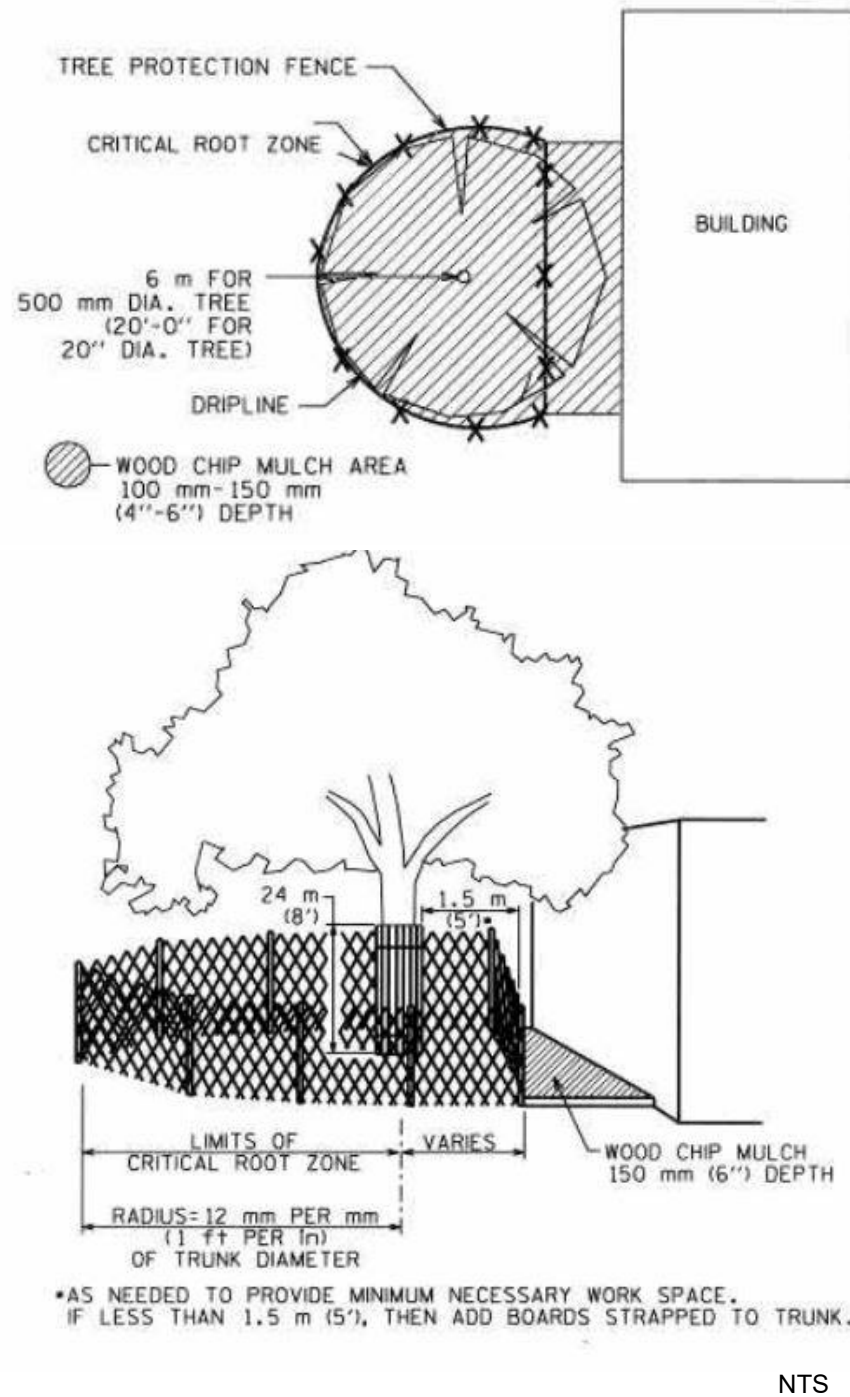
PROTECTED TREE LIST

|                                                   |                                           |
|---------------------------------------------------|-------------------------------------------|
| 401                                               | 12" AND 13" LIVE OAK (19" TOTAL)          |
| 403                                               | 23" LIVE OAK                              |
| 409                                               | 15" PEAR                                  |
| 418                                               | 7" AND 17" CEDAR ELM (20.5" TOTAL)        |
| 422                                               | TWO-6" AND TWO-8" LIVE OAK (18" TOTAL)    |
| 430                                               | 14" LIVE OAK                              |
| 432                                               | 15" CEDAR ELM                             |
| 434                                               | 5" AND TWO-3" CEDAR ELM (16.5" TOTAL)     |
| 436                                               | TWO-6", 7" AND 6" CEDAR ELM (17.5" TOTAL) |
| 438                                               | 15" CEDAR ELM                             |
| 476                                               | 8" AND 12" LIVE OAK (16" TOTAL)           |
| 481                                               | 23" LIVE OAK                              |
| REMAINING TREES ARE <14" OR OTHERWISE UNPROTECTED |                                           |



Drawn by BL  
Checked by BL  
03.30.2021

VESCOVO RESIDENCE  
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746



TREE PROTECTION DIAGRAM

hugh jefferson randolph architects

Date: 03.30.2021  
Issue: PERMIT SET  
Revision:

A1.2  
TREE PROTECTION



| BUILDING COVERAGE         |                       |          |          |       |
|---------------------------|-----------------------|----------|----------|-------|
| SITE AREA                 |                       |          |          | 43970 |
|                           | EXISTING SF TO REMAIN | ADDED SF | TOTAL SF |       |
| AREA                      | SF                    | SF       | SF       |       |
| 1ST FLOOR CONDITIONED     | 0                     | 3050     | 3050     |       |
| 2ND FLOOR CONDITIONED     | 0                     | 2087     | 2087     |       |
| GARAGE                    | 0                     | 780      | 780      |       |
| COVERED PATIO, DECK       | 0                     | 908      | 908      |       |
| OTHER COVERED/ROOFED      | 59                    | 0        | 59       |       |
| TOTAL GROSS BUILDING AREA | 0                     | 6825     | 6884     |       |
| ALL TOGETHER              |                       |          |          | 6884  |

| FLOOR AREA RATIO                       |          |                   |        |
|----------------------------------------|----------|-------------------|--------|
| SITE AREA                              |          |                   | 43970  |
| AREA                                   | ADDED SF | APPLIED EXEMPTION |        |
| 1ST FLOOR CONDITIONED                  | 3050     |                   |        |
| 2ND FLOOR CONDITIONED                  | 2087     |                   |        |
| CEILINGS OVER 15 FT                    | 0        |                   |        |
| COVERED PORCH W/ HABITABLE SPACE ABOVE | 0        |                   |        |
| BASEMENT                               | 0        |                   |        |
| ATTIC                                  | 0        |                   |        |
| GARAGE (ATTACHED)                      | 780      |                   |        |
| CARPORT (ATTACHED)                     |          |                   |        |
| ACCESSORY BUILDINGS                    | 59       |                   |        |
| TOTAL F A R                            | 5976     |                   |        |
| PERCENTAGE OF SITE (40% MAX.)          |          |                   | 13.59% |

| IMPERVIOUS COVER                             |             |          |          |
|----------------------------------------------|-------------|----------|----------|
| SITE AREA SF                                 |             |          | 43970    |
| AREA                                         | EXISTING SF | ADDED SF | TOTAL SF |
| MAIN HOUSE - 1ST FLOOR CONDITIONED (a)       | 0           | 3050     | 3050     |
| MAIN HOUSE - 2ND FLOOR BEYOND 1ST (b)        | 0           | 30       | 30       |
| GARAGE (c)                                   | 0           | 780      | 780      |
| OVERHANGS > 2'-0"                            | 0           | 1002     | 1002     |
| CONCRETE FLATWORK                            | 1191        | 1907     | 3098     |
| POOL                                         | 454         | 0        | 454      |
| WOOD DECKS (50%)                             | 325         | 607      | 932      |
| TOTAL BUILDING COVERAGE (a+b+c)              | 0           | 3860     | 3860     |
| TOTAL IMPERVIOUS COVER                       | 1970        | 7376     | 8880     |
| PERCENTAGE OF SITE (25% MAX. OR 10,992.5 SF) |             |          | 20.20%   |

| SITE PLAN LEGEND |                                          |
|------------------|------------------------------------------|
|                  | NEW 1ST FLOOR                            |
|                  | NEW 2ND FLOOR                            |
|                  | PROPERTY LINE                            |
|                  | SETBACK LINE                             |
|                  | OUTLINE OF ROOF                          |
|                  | EXISTING FENCE                           |
|                  | WOOD DECK                                |
|                  | EXISTING POOL DECK                       |
|                  | EXISTING DRIVEWAY TO BE REMOVED          |
|                  | UNDERGROUND DRAINAGE OR UTILITY LINE CAP |
| D.S.             | DOWNSPOUT                                |

- SITE PLAN NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
  - CONTRACTOR TO REGRADE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDING
  - CIVIL ENGINEERING & LANDSCAPING BY OTHERS
  - SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER
  - FOR A COMPLETE LIST OF TREES, SPECIES AND DIAMETERS, REFERENCE SURVEY ON A1.1. FOR TREE PROTECTION, CRITICAL ROOT ZONES AND REMOVAL/TRIMMING/PRUNING NOTES, REFERENCE TREE PLAN ON A1.2
  - ABANDON OLD SEPTIC SYSTEM



09.08.2021

Drawn by BL / NEU

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# VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 09.08.2021

Issue: PERMIT SET

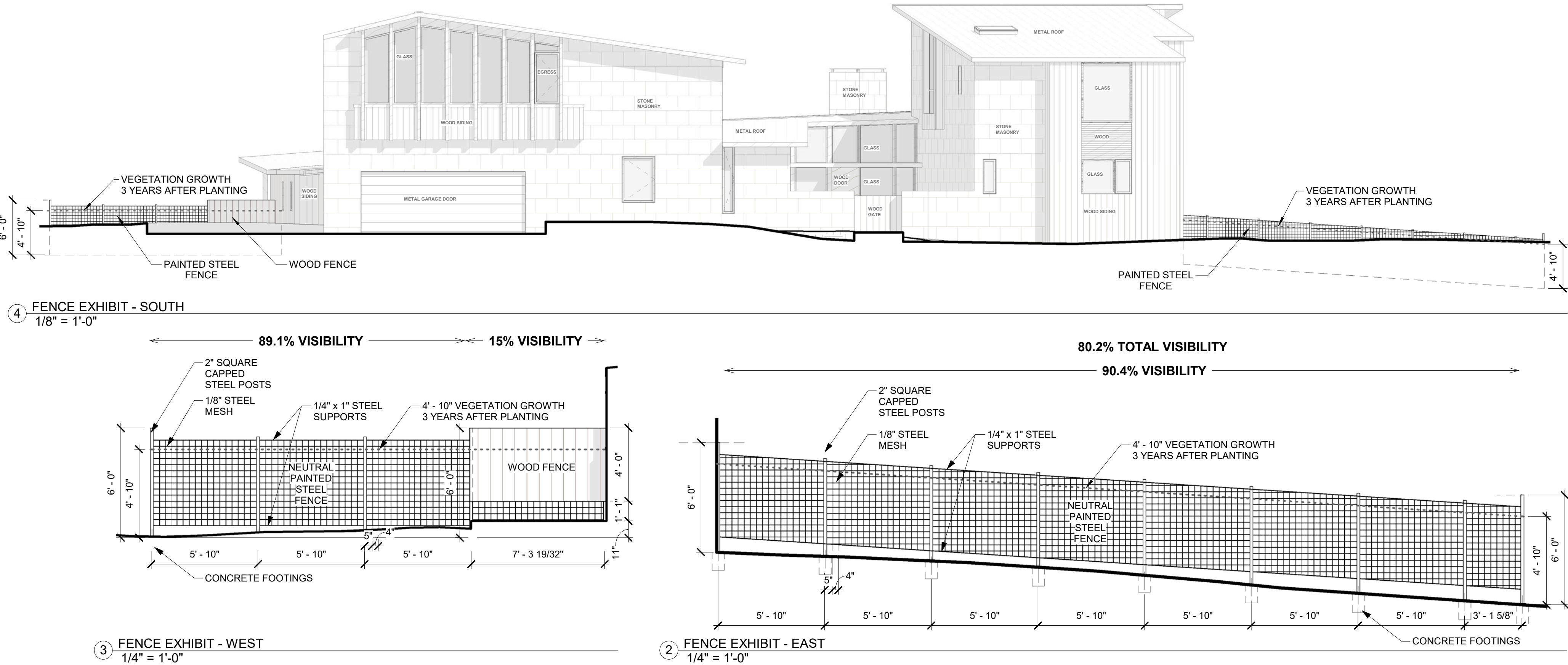
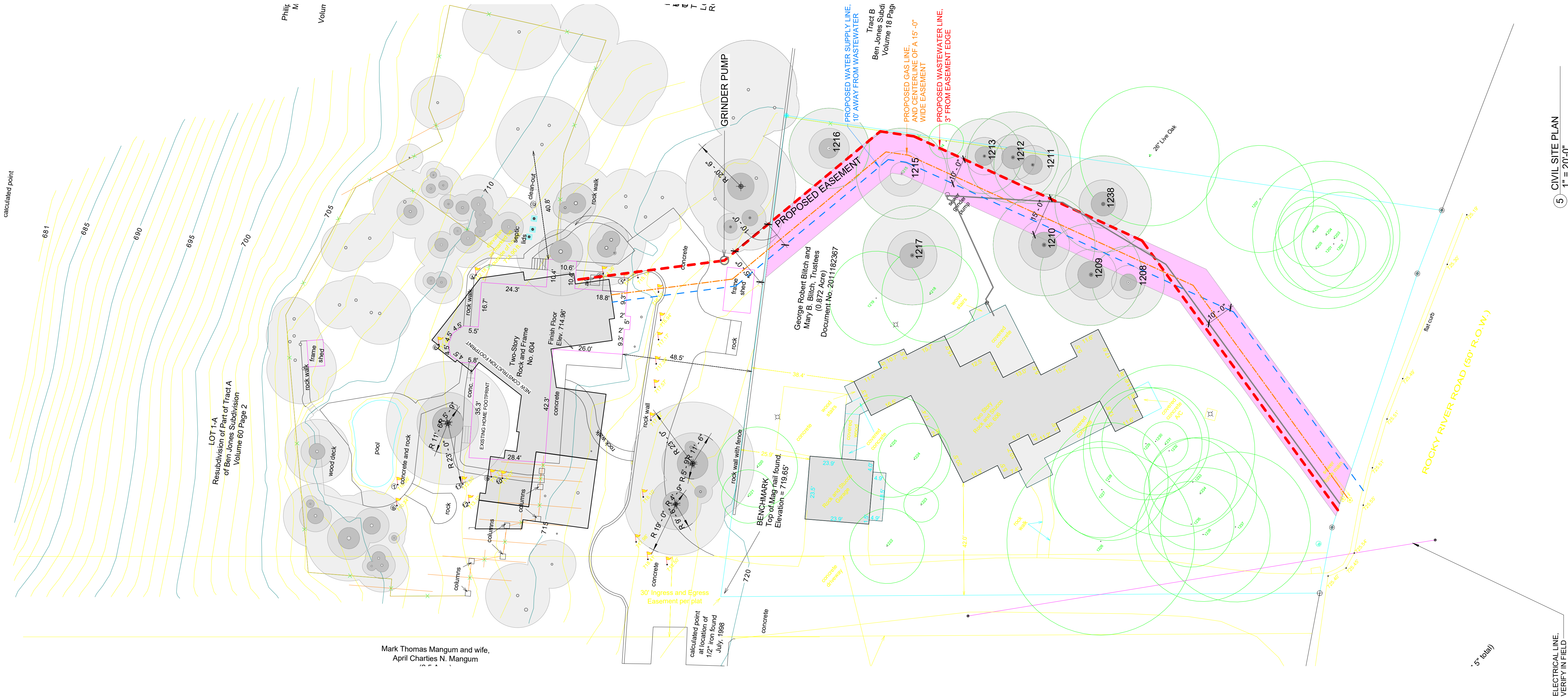
Revision:

## A1.3

SITE PLAN AND AREA CALCULATIONS

4 OF 23





# VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746





EXISTING HOME, WEST ELEVATION



EXISTING HOME, SW CORNER



EXISTING HOME, SOUTH ELEVATION



EXISTING HOME, NE CORNER



EXISTING HOME, NE CORNER



EXISTING HOME, NORTH ELEVATION



EXISTING HOME, NW CORNER



EXISTING HOME, NORTH ELEVATION



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# VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph **architects**

Date: 03.30.2021  
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## A1.5

SITE PHOTOS



| FLOOR PLAN LEGEND |                         |
|-------------------|-------------------------|
|                   | MASONRY WALL            |
|                   | NEW WALL                |
|                   | NEW GLASS WALL          |
|                   | OVERHEAD FEATURE / ROOF |
|                   | OUTLINE OF WALLS BELOW  |
|                   | SOUND INSULATION        |

FLOOR PLAN NOTES

- PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
- CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
- MINIMUM R-15 INSULATION IN WALLS
- USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED
- CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR
- ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, UNLESS APPROVED OTHERWISE (PER 402.4.1.1, 303.2 AND 303.1.1.1)
- AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS (PER 403.6)
- BLOWER DOOR TEST @ 50 PA <=5 ACH (PER 402.4.1.2)
- WOOD-BURNING FIREPLACES HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR AIR FOR COMBUSTION (PER 402.4.2)
- A PROTECTIVE COVERING IS INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION AND EXTENDS A MIN. OF 6 IN. BELOW GRADE (PER 303.2.1)
- ATTIC ACCESS HATCH AND DOOR INSULATION ± R-VALUE OF THE ADJACENT ASSEMBLY (PER 402.2.3)

DIMENSION NOTES

- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE
- ALL WINDOWS DIMENSIONED TO CENTERLINE U.N.O
- ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAMED WITH 4" STUDS U.N.O.
- DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" U.N.O.

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# VESCOVO RESIDENCE

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## A2.1

ENTRY LEVEL PLAN



FLOOR PLAN LEGEND

MASONRY WALL

NEW WALL

NEW GLASS WALL

OVERHEAD FEATURE / ROOF

OUTLINE OF WALLS BELOW

SOUND INSULATION

FLOOR PLAN NOTES

1. PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES

2. CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES

3. MINIMUM R-15 INSULATION IN WALLS

4. USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED

5. CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR

6. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, UNLESS APPROVED OTHERWISE (PER 402.4.1.1, 303.2 AND 303.1.1.1)

7. AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS (PER 403.6)

8. BLOWER DOOR TEST @ 50 PA <=5 ACH (PER 402.4.1.2)

9. WOOD-BURNING FIREPLACES HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR AIR FOR COMBUSTION (PER 402.4.2)

10. A PROTECTIVE COVERING IS INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION AND EXTENDS A MIN. OF 6 IN. BELOW GRADE (PER 303.2.1)

11. ATTIC ACCESS HATCH AND DOOR INSULATION ≥ R-VALUE OF THE ADJACENT ASSEMBLY (PER 402.2.3)

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REGISTERED ARCHITECT

HUGH JEFFERSON RANDOLPH

14523

STATE OF TEXAS

03.30.2021

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A2.2

SECOND LEVEL PLAN

8 OF 22

PROJECT NORTH

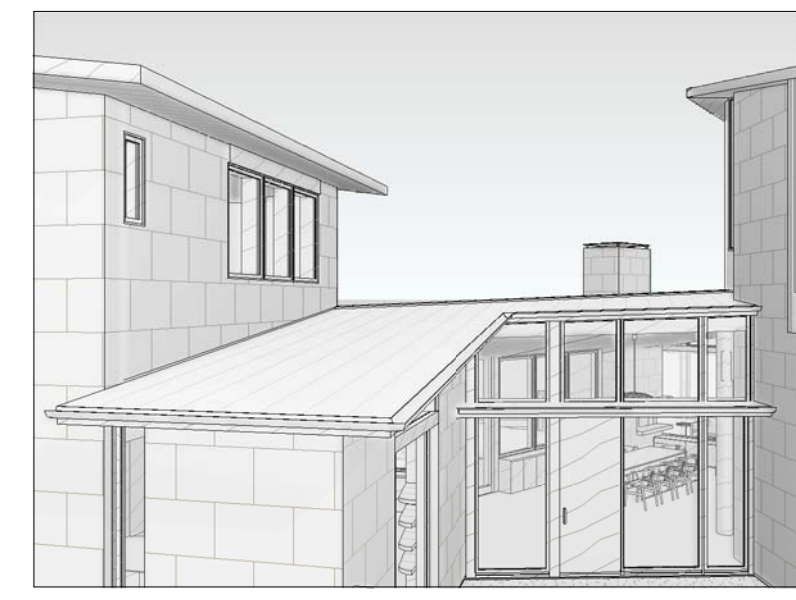
PRECISE FOUNDATION DIMENSIONS ON SHEET A2.4  
PRECISE FRAMING DIMENSIONS ON SHEET A2.5

1 SECOND FLOOR PLAN  
1/4" = 1'-0"

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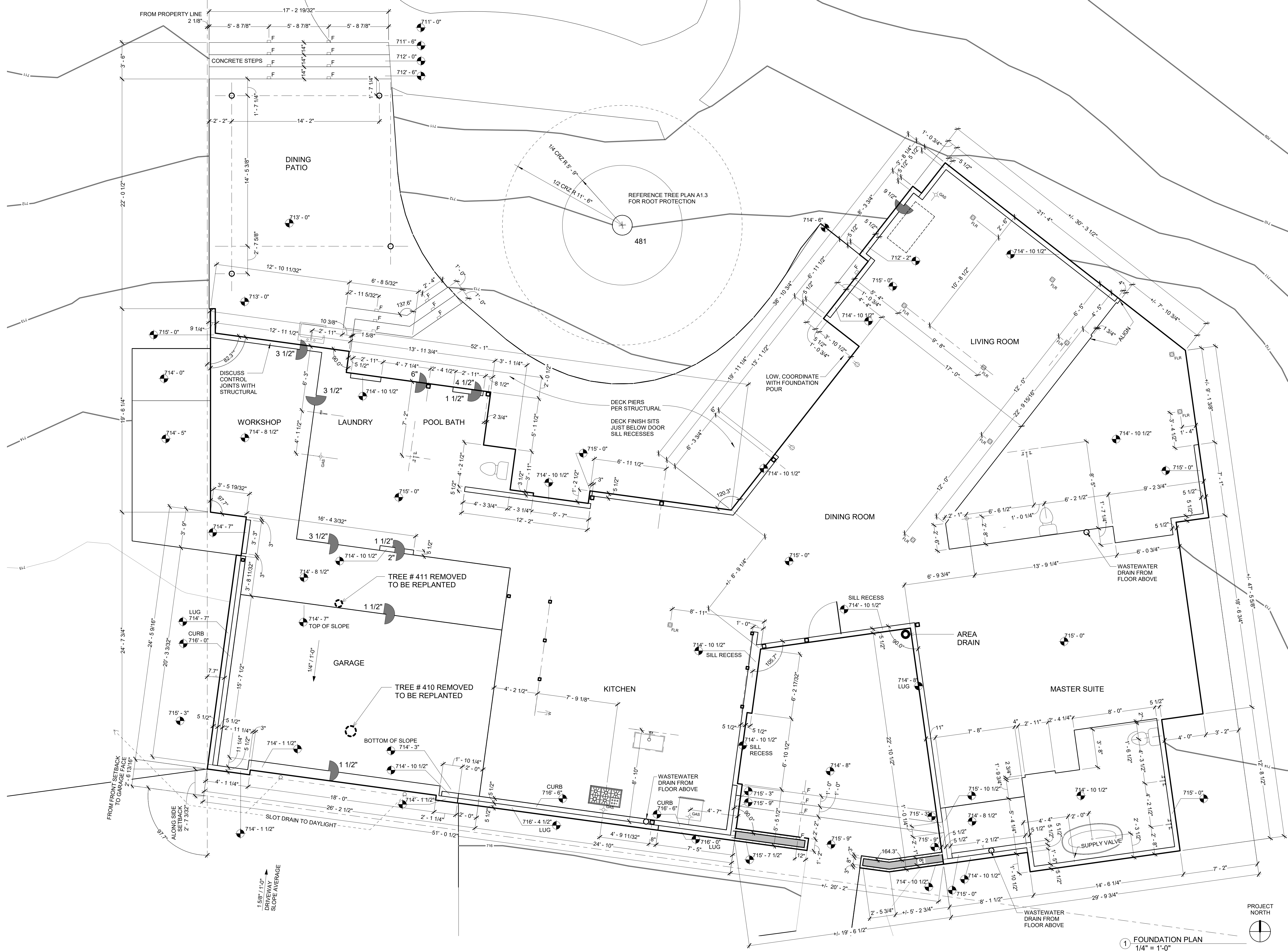
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## A2.4

FOUNDATION PLAN

10 OF 22

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1 FOUNDATION PLAN  
1/4" = 1'-0"





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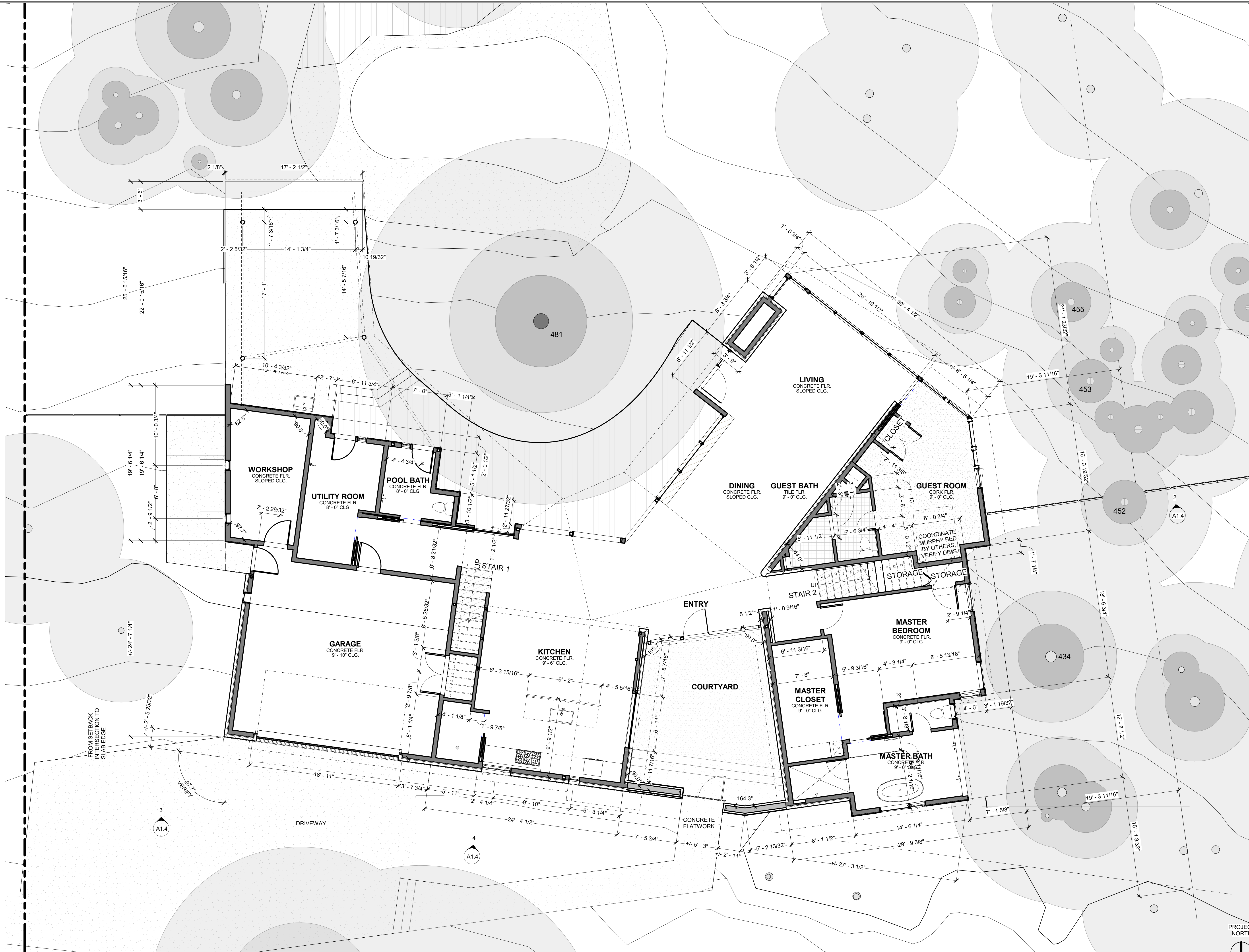
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## A2.5

FRAMING PLAN

11 OF 22

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1 FRAMING PLAN  
3/16" = 1'-0"





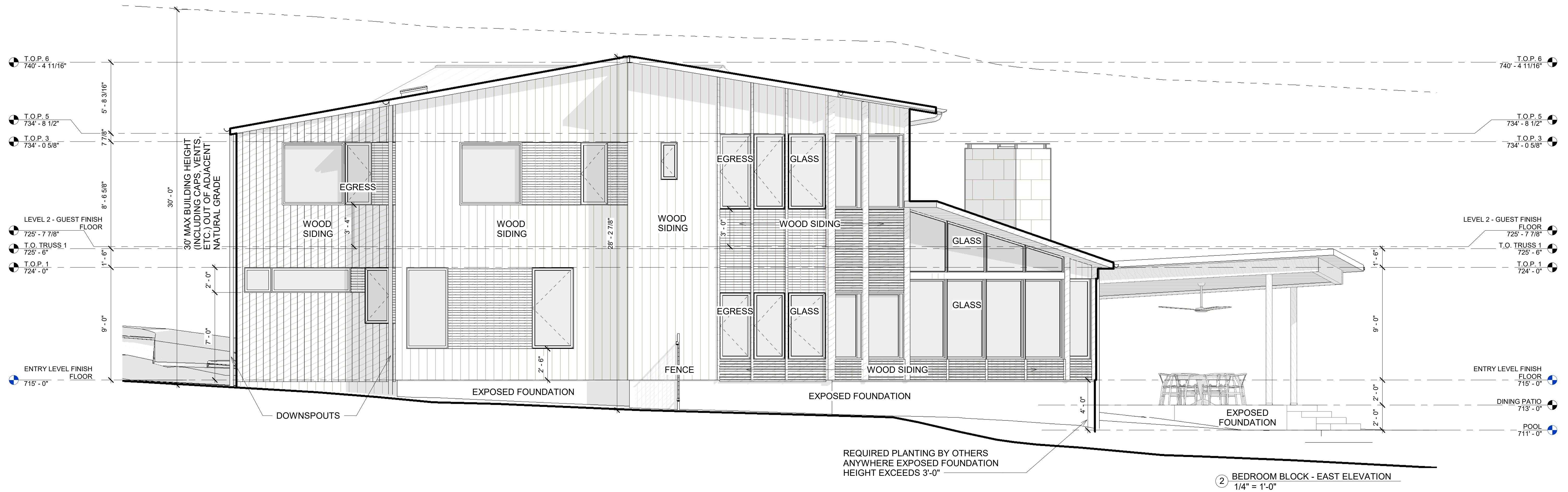
ELEVATION NOTES

1. GRADE LINES SHOWN ON ELEVATIONS ARE REPRESENTATIONAL ONLY. BUILDER TO VERIFY FINISH GRADE IN FIELD.

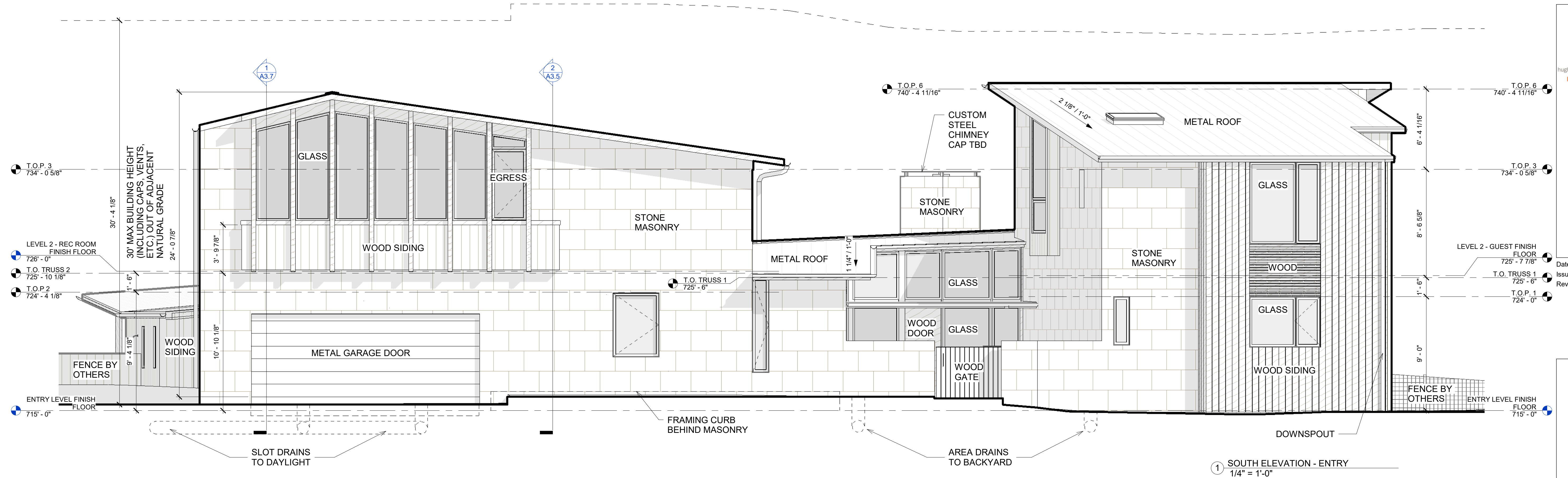


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② BEDROOM BLOCK - EAST ELEVATION  
1/4" = 1'-0"



① SOUTH ELEVATION - ENTRY  
1/4" = 1'-0"

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A3.1  
EXTERIOR  
ELEVATIONS

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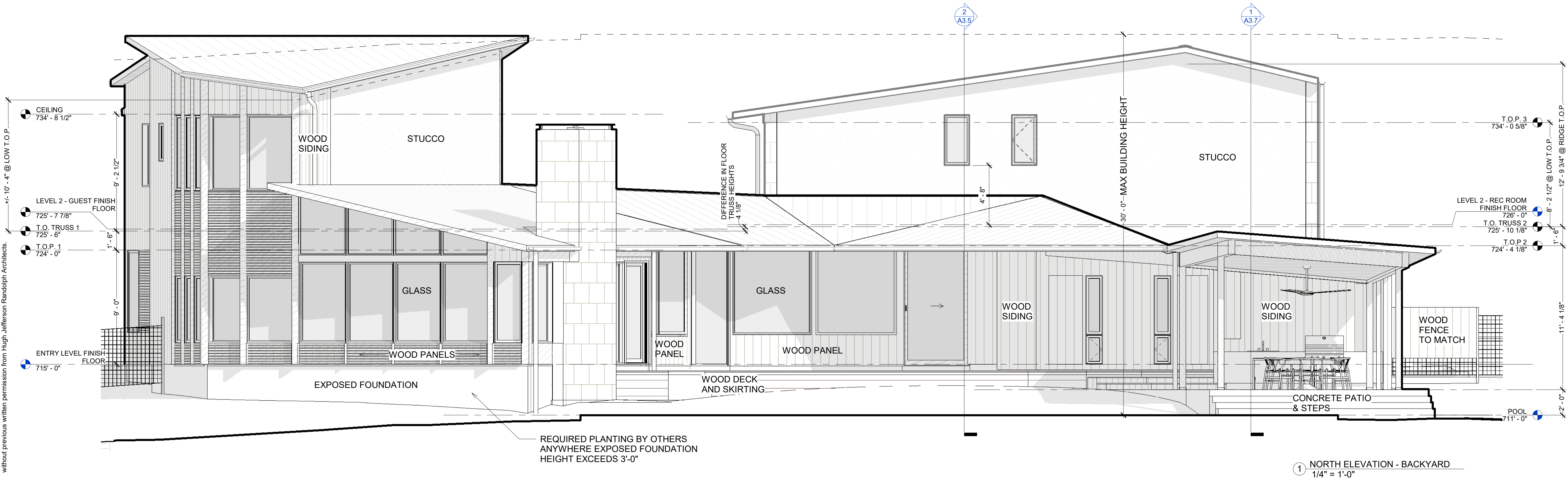
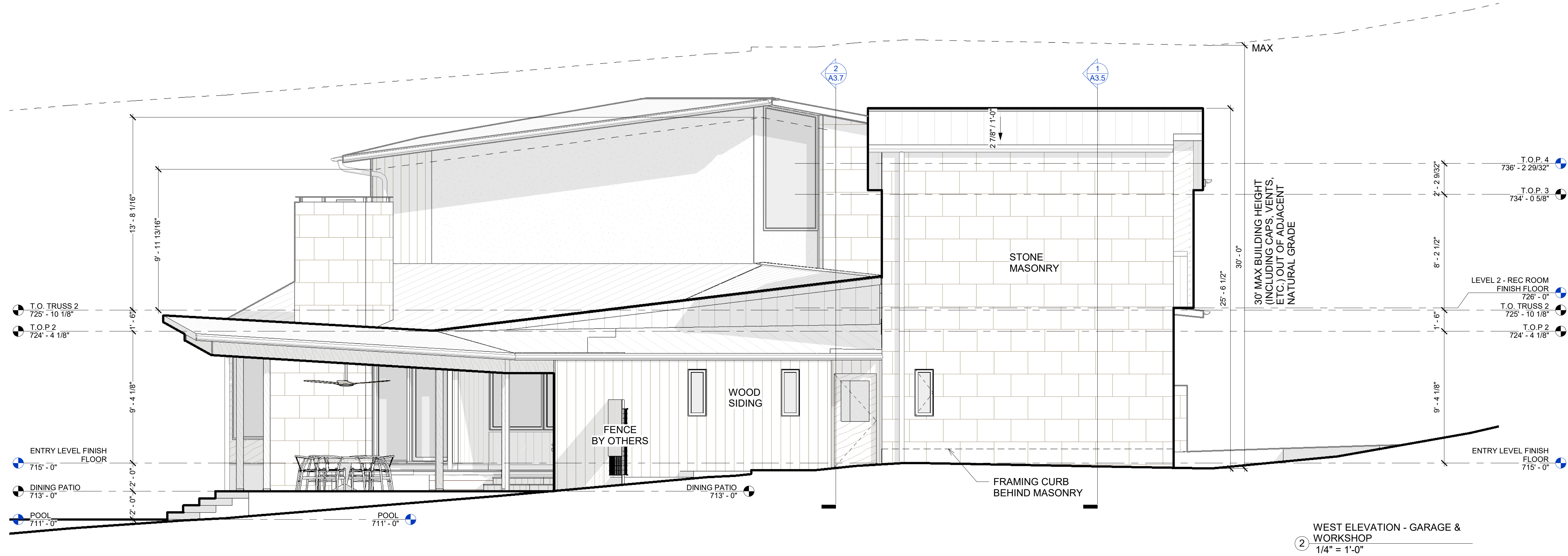
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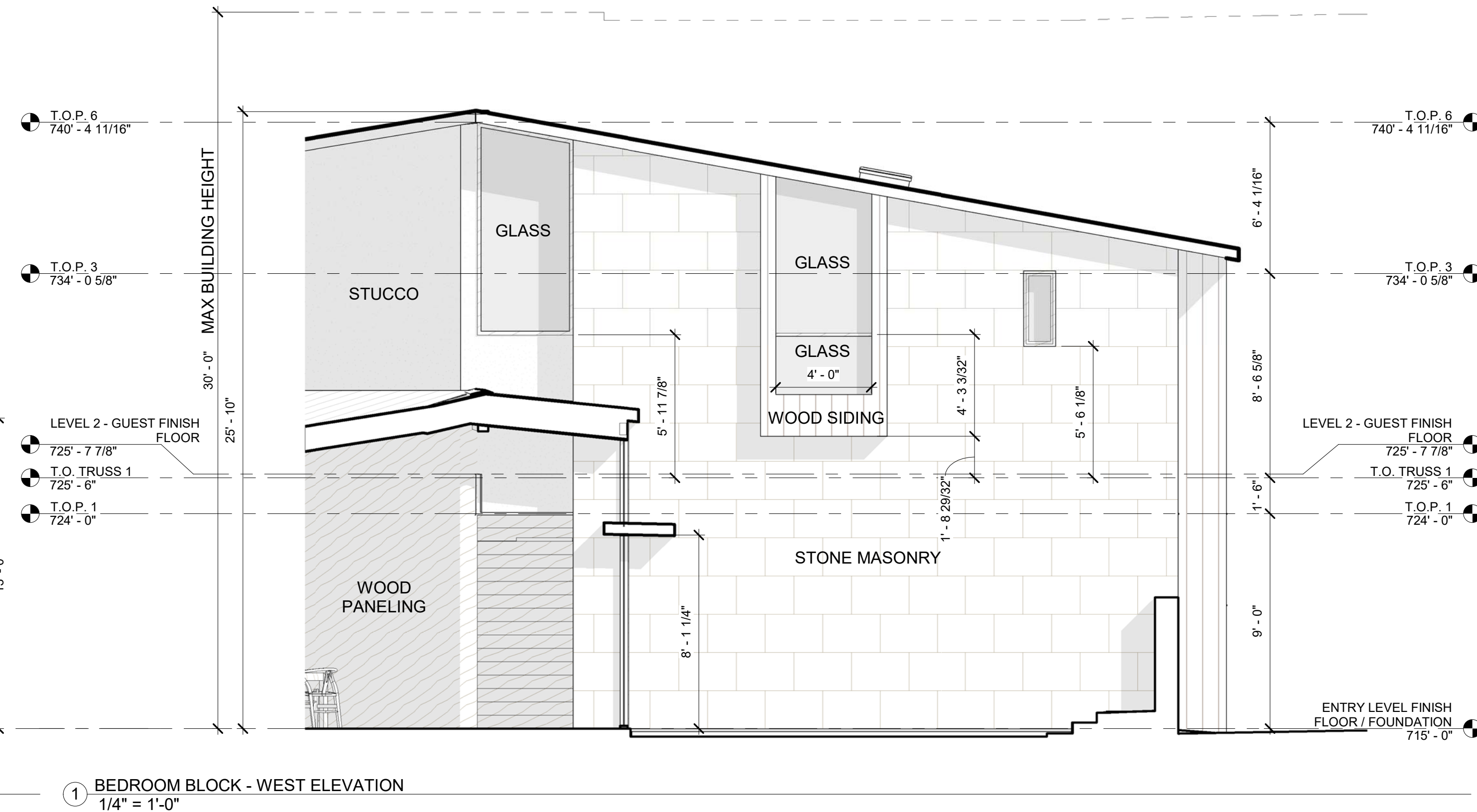
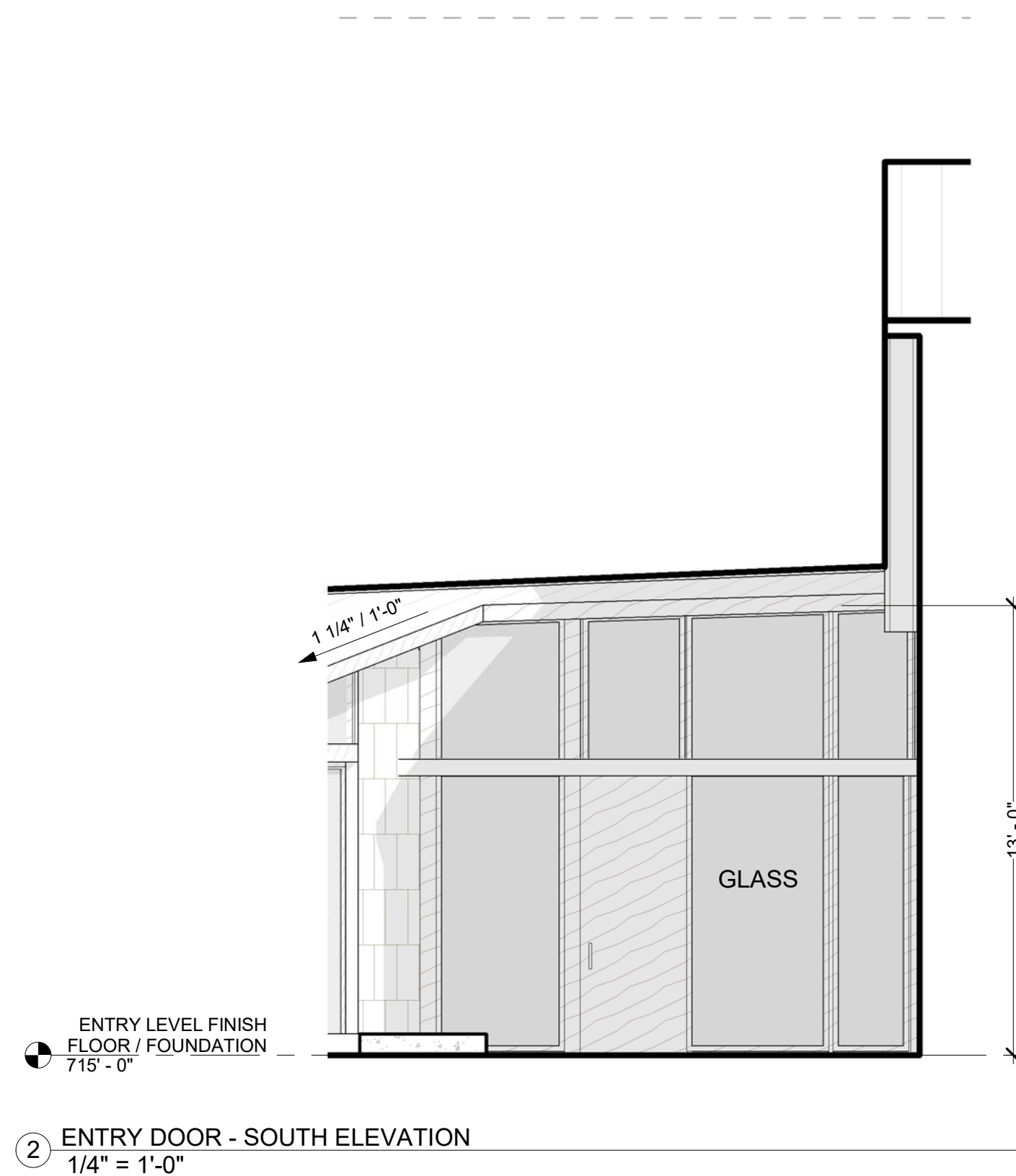
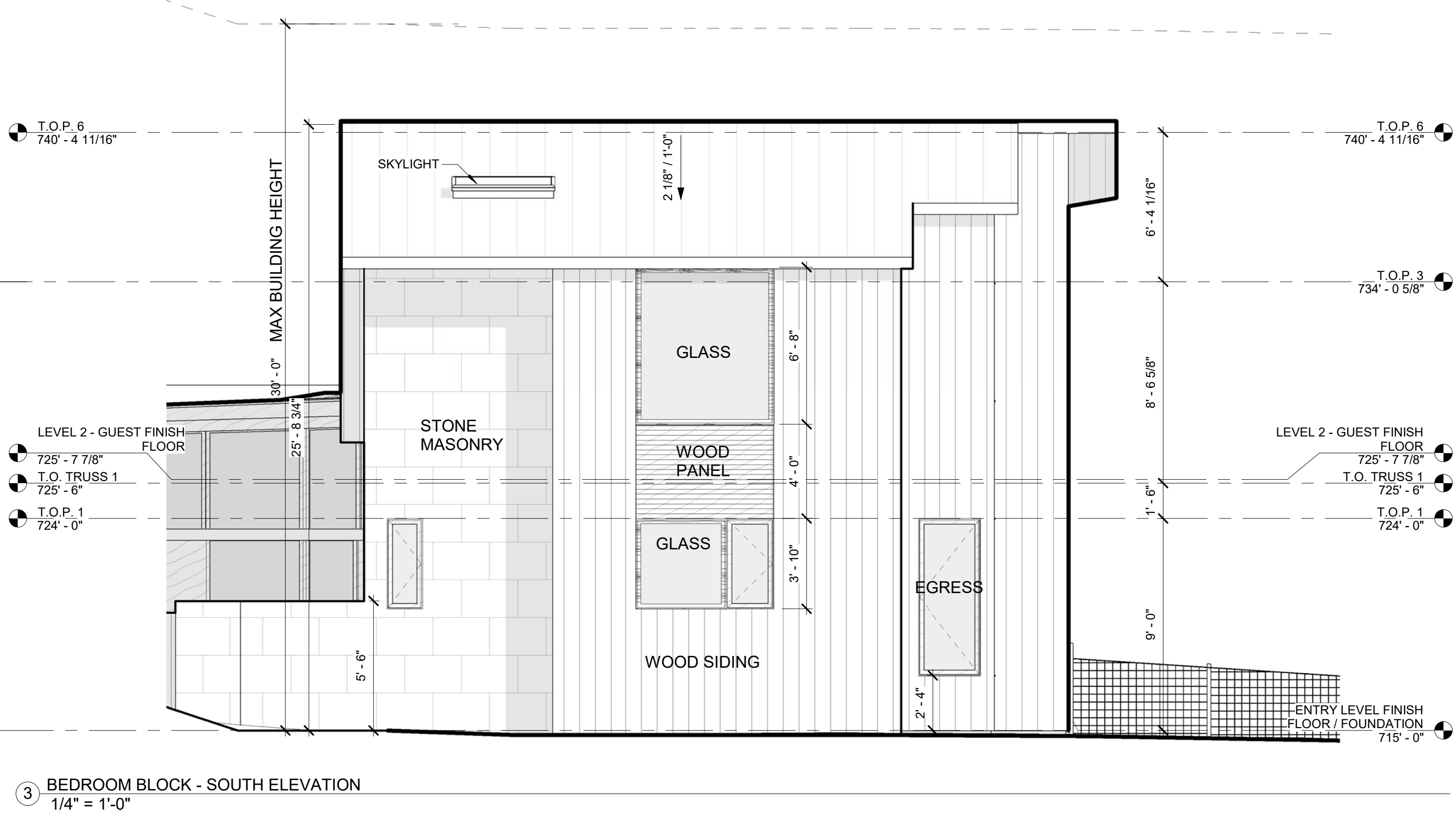
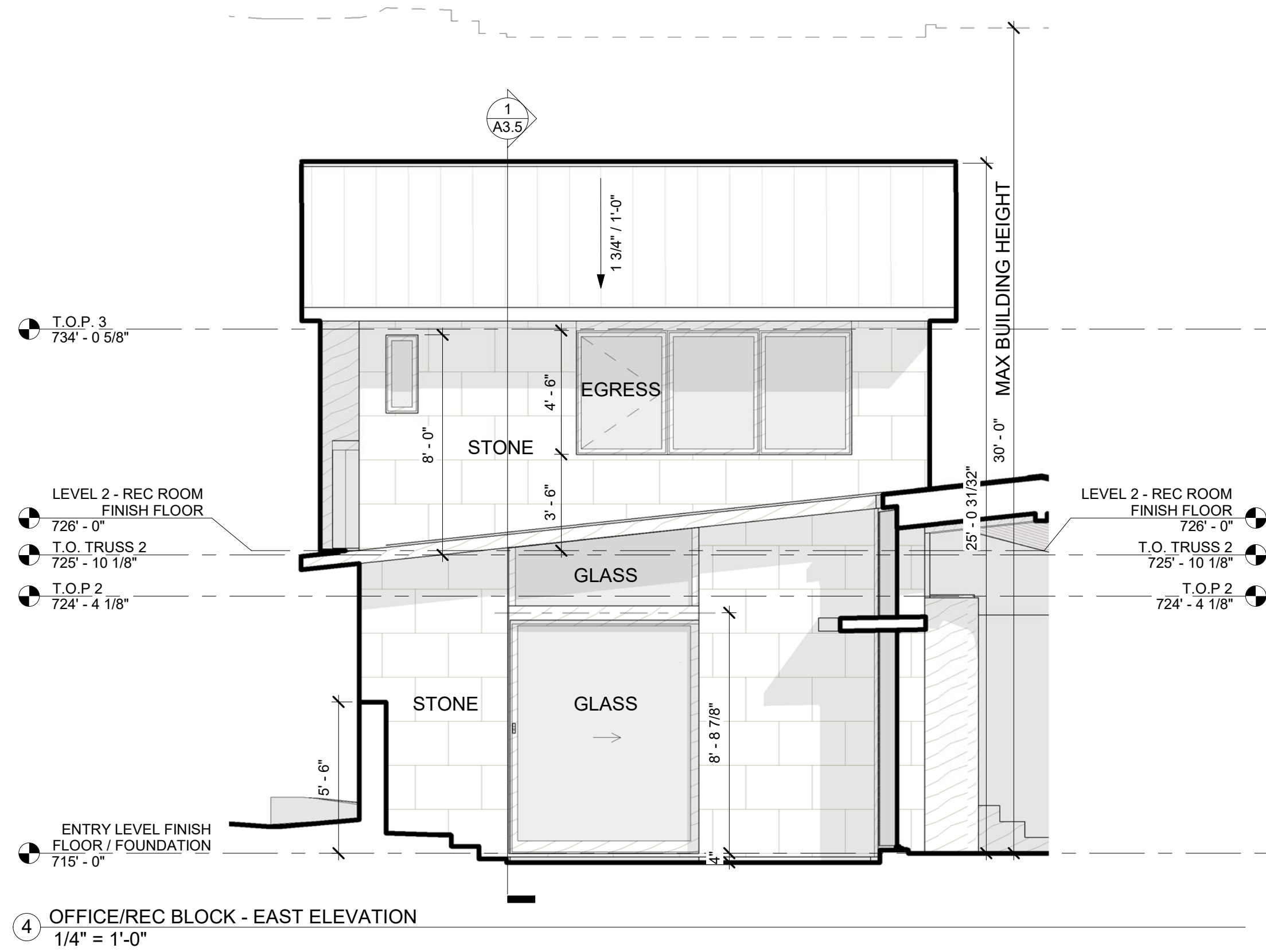


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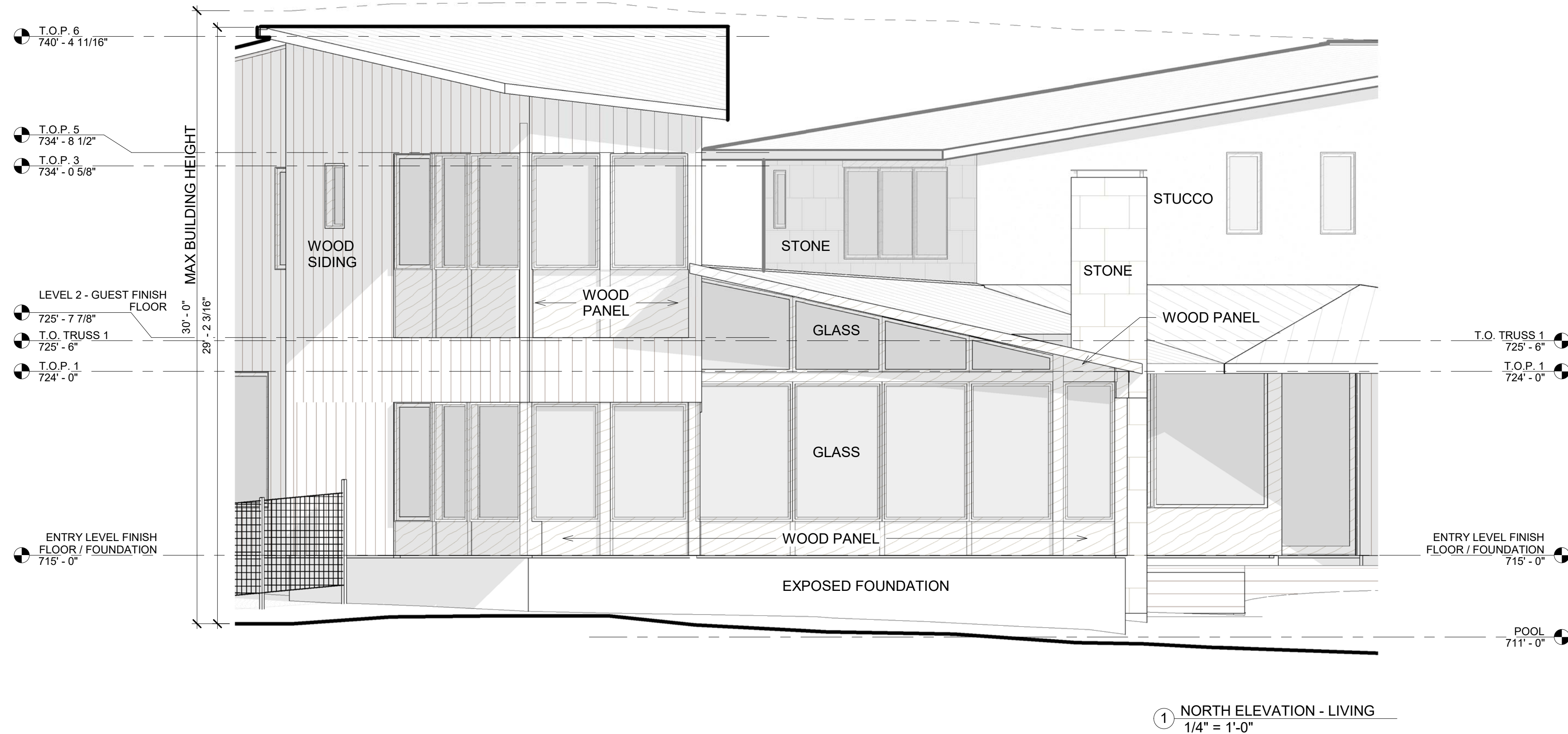
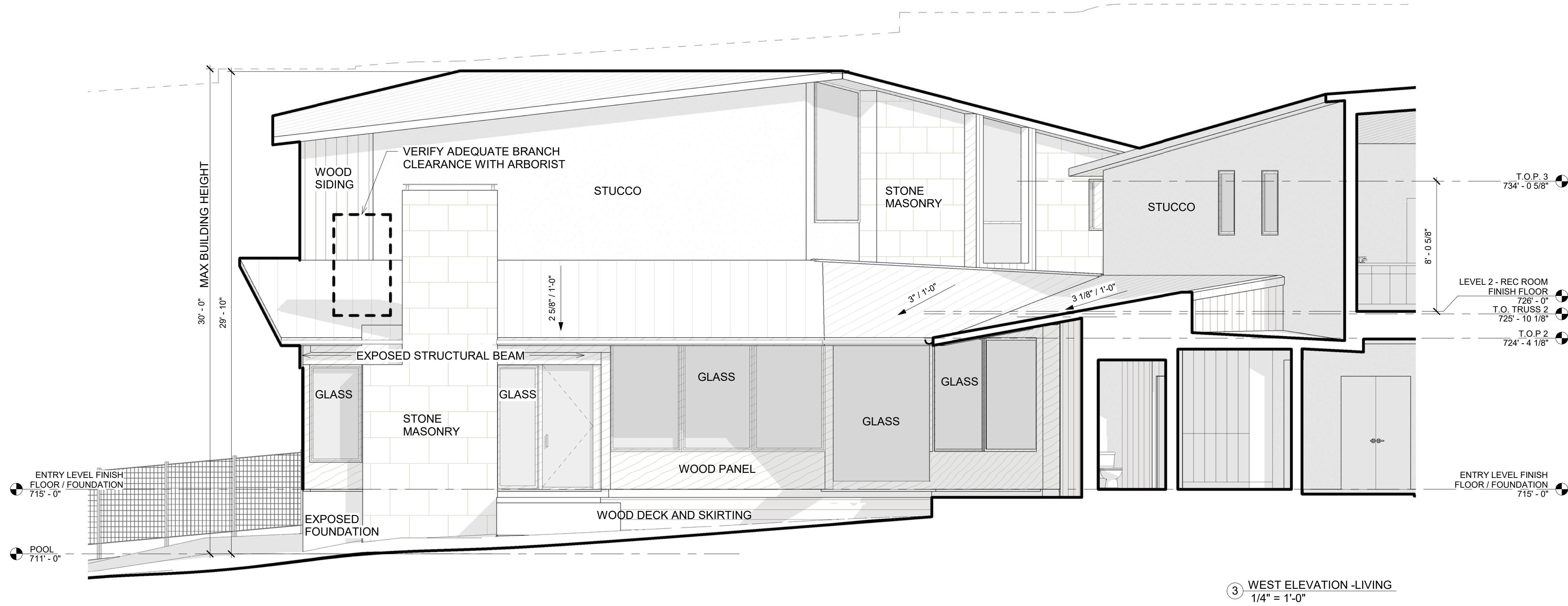
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# VESCOVO RESIDENCE

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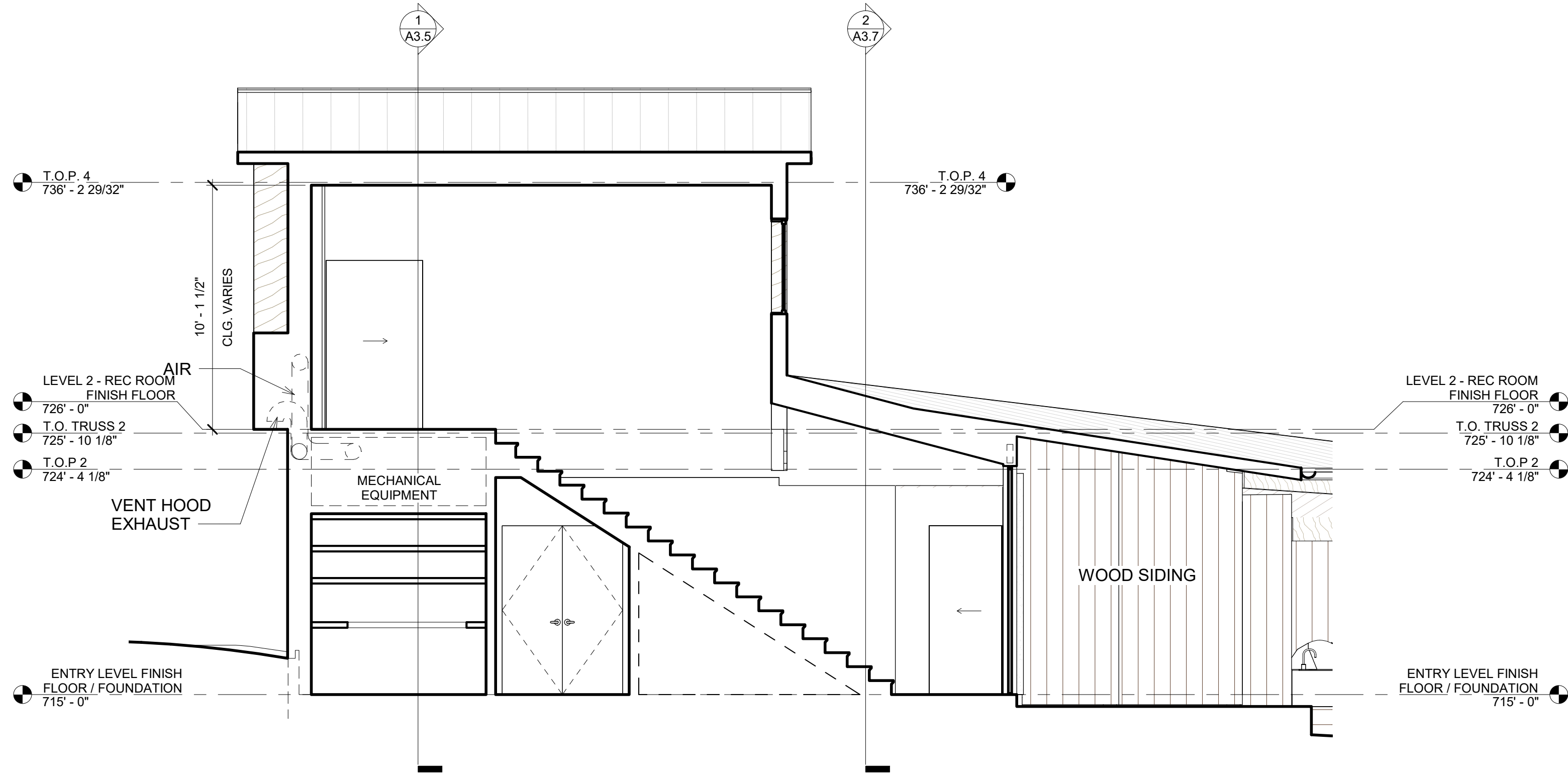
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**A3.4**  
BUILDING  
ELEVATIONS

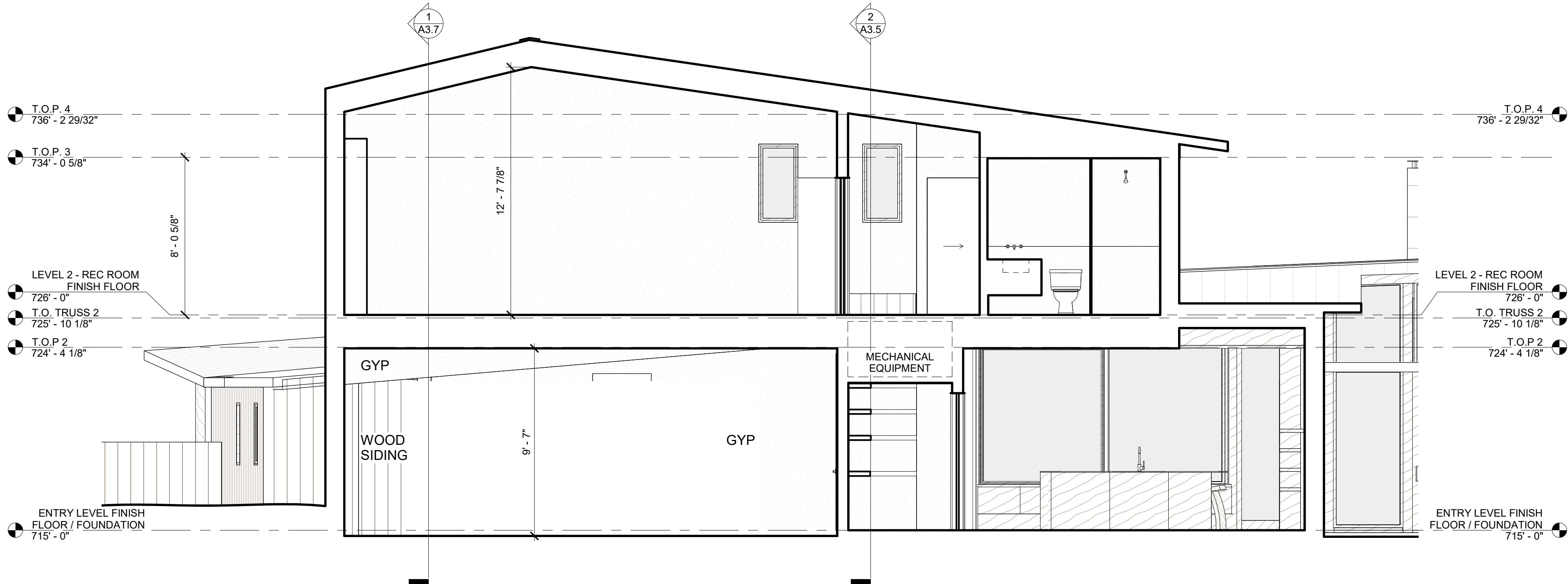




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② SECTION - KITCHEN - WEST  
1/4" = 1'-0"



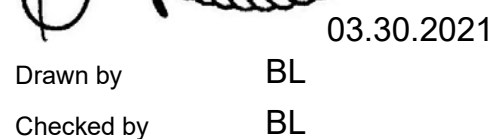
① SECTION - REC ROOM - NORTH  
1/4" = 1'-0"

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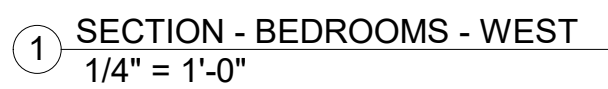
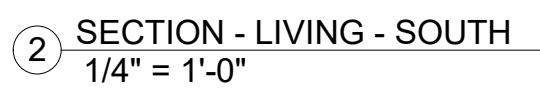
Date: 03.30.2021  
Issue: PERMIT SET  
Revision:

A3.5  
BUILDING  
SECTIONS





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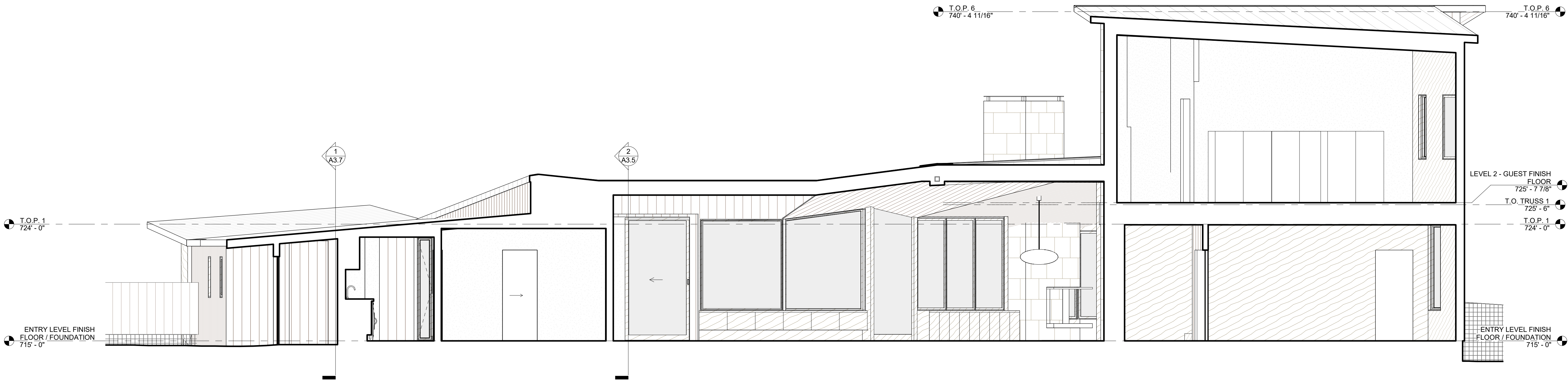
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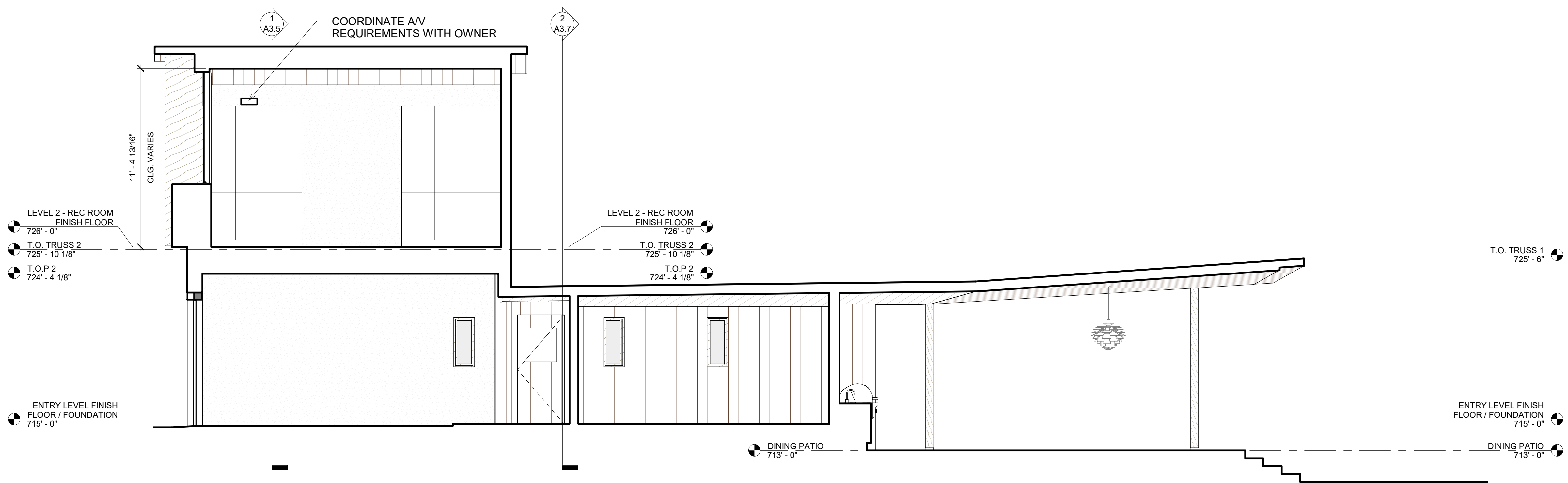
## A3.7

BUILDING  
SECTIONS

17 OF 22



② SECTION - DROP-OFF - NORTH  
1/4" = 1'-0"



① SECTION - GARAGE - WEST  
1/4" = 1'-0"



| WINDOW SCHEDULE |          |               |              |               |           |       |                          |          |
|-----------------|----------|---------------|--------------|---------------|-----------|-------|--------------------------|----------|
| KEY             | TYPE     | WIDTH         | HEIGHT       | SILL HT       | FINISH    | COUNT | MANUFACTURER             | COMMENTS |
| A               | CASEMENT | 3' - 8"       | 5' - 0 7/8"  | 4' - 2 3/4"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| AA              | FIXED    | 4' - 4 15/16" | VARIES       | 8' - 11 7/16" | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| AAA             | FIXED    | 2' - 9"       | 7' - 7 3/8"  | 4' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| B               | CASEMENT | 1' - 4"       | 7' - 6"      | 3' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| BB              | FIXED    | 4' - 3"       | 6' - 10"     | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| BBB             | CASEMENT | 2' - 9"       | 5' - 8"      | 4' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors | EGRESS   |
| C               | FIXED    | 6' - 11"      | VARIES       | 9' - 0"       | WOOD/CLAD | 1     | CUSTOM                   |          |
| CC              | FIXED    | 4' - 3"       | VARIES       | 8' - 11 7/16" | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| CCC             | FIXED    | 2' - 9"       | 1' - 2"      | 9' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| D               | FIXED    | 3' - 8 1/2"   | 8' - 1 1/4"  | 0' - 1 1/2"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| DD              | FIXED    | 4' - 1"       | 6' - 10"     | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| DDD             | FIXED    | 1' - 2"       | 2' - 10"     | 5' - 0 1/8"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| E               | FIXED    | 3' - 8 1/2"   | VARIES       | 8' - 5"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| EE              | FIXED    | 4' - 1"       | VARIES       | 8' - 11 7/16" | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| EEE             | CASEMENT | 3' - 4"       | 4' - 6"      | 3' - 6"       | WOOD/CLAD | 1     | Marvin Windows and Doors | EGRESS   |
| F               | FIXED    | 2' - 11 1/4"  | VARIES       | 8' - 5"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| FF              | FIXED    | 2' - 6 5/8"   | 6' - 10"     | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| FFF             | FIXED    | 3' - 4"       | 4' - 6"      | 3' - 6"       | WOOD/CLAD | 2     | Marvin Windows and Doors |          |
| G               | FIXED    | 4' - 1 1/4"   | 8' - 1 1/4"  | 0' - 1 1/2"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| GG              | FIXED    | 3' - 3 3/16"  | 6' - 0 9/16" | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| GGG             | FIXED    | 4' - 0"       | VARIES       | 5' - 10"      | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| H               | FIXED    | 4' - 1 1/4"   | VARIES       | 8' - 5"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| HH              | FIXED    | 2' - 7 21/32" | 7' - 8 9/16" | 0' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| HHH             | FIXED    | 4' - 0"       | 2' - 5 3/8"  | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| I               | FIXED    | 2' - 2 1/4"   | 8' - 1 1/4"  | 0' - 1 1/2"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| II              | FIXED    | 4' - 5 9/32"  | 7' - 2"      | 2' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| III             | FIXED    | 4' - 0"       | VARIES       | 5' - 10 7/8"  | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| J               | FIXED    | 2' - 2 1/4"   | VARIES       | 8' - 5"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| JJ              | FIXED    | 4' - 5 9/32"  | 7' - 2"      | 2' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| JJJ             | FIXED    | 1' - 4"       | 3' - 2"      | 5' - 0 1/8"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| K               | FIXED    | 1' - 6"       | 3' - 10"     | 5' - 2"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| KK              | FIXED    | 4' - 5 9/32"  | 7' - 2"      | 2' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| KKK             | FIXED    | 1' - 4"       | 3' - 2"      | 5' - 0 1/8"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| L               | FIXED    | 3' - 10"      | 3' - 10"     | 5' - 2"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| LL              | FIXED    | 5' - 10 3/4"  | VARIES       | 0' - 6"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| LLL             | FIXED    | 5' - 10"      | 6' - 8"      | 2' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| M               | FIXED    | 2' - 0"       | 3' - 10"     | 5' - 2"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| MM              | FIXED    | 4' - 0"       | VARIES       | 2' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| MMM             | FIXED    | 5' - 0"       | 5' - 0"      | 3' - 4"       | WOOD/CLAD | 1     | CUSTOM                   |          |
| N               | FIXED    | 2' - 1 3/4"   | 1' - 11 3/8" | 7' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| NN              | FIXED    | 4' - 0"       | VARIES       | 2' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| NNN             | CASEMENT | 2' - 2"       | 5' - 0"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors | EGRESS   |
| O               | FIXED    | 6' - 5 1/4"   | 1' - 11 3/8" | 7' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| OO              | FIXED    | 1' - 2"       | 8' - 0"      | 0' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| OOO             | FIXED    | 5' - 0"       | 5' - 0"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| P               | FIXED    | 2' - 0"       | 4' - 6"      | 4' - 5 5/8"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| PP              | FIXED    | 1' - 2"       | 8' - 0"      | 0' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| PPP             | CASEMENT | 2' - 2"       | 5' - 0"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| Q               | CASEMENT | 2' - 8"       | 6' - 8"      | 2' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors | EGRESS   |
| QQ              | FIXED    | 1' - 4"       | 3' - 2"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| QQQ             | FIXED    | 1' - 4"       | 3' - 2"      | 5' - 0 1/8"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| R               | FIXED    | 3' - 7"       | 6' - 8"      | 2' - 4"       | WOOD/CLAD | 2     | Marvin Windows and Doors |          |
| RR              | FIXED    | 1' - 4"       | 3' - 2"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| RRR             | CASEMENT | 2' - 6"       | 5' - 8"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors | EGRESS   |
| S               | CASEMENT | 2' - 6"       | 5' - 10"     | 1' - 7 29/32" | WOOD/CLAD | 1     | Marvin Windows and Doors | EGRESS   |
| SS              | FIXED    | 1' - 4"       | 3' - 2"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| SSS             | FIXED    | 2' - 2"       | 5' - 8"      | 3' - 4"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| T               | FIXED    | 2' - 2"       | 5' - 10"     | 1' - 7 29/32" | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| TT              | FIXED    | 2' - 0"       | 4' - 0"      | 4' - 8 3/4"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| TTT             | FIXED    | 3' - 4 1/2"   | 5' - 8"      | 2' - 11 7/8"  | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| U               | FIXED    | 3' - 4 1/2"   | 5' - 10"     | 1' - 7 29/32" | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| UU              | FIXED    | 2' - 0"       | 4' - 0"      | 4' - 8 3/4"   | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| UUU             | FIXED    | 3' - 4 3/16"  | 5' - 8"      | 2' - 11 7/8"  | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| V               | FIXED    | 3' - 4 3/16"  | 5' - 10"     | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| VV              | FIXED    | 2' - 9"       | VARIES       | 4' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| VVV             | FIXED    | 3' - 9 11/32" | 5' - 8"      | 2' - 11 7/8"  | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| W               | FIXED    | 3' - 9 11/32" | VARIES       | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| WW              | FIXED    | 2' - 9"       | 8' - 6 5/8"  | 4' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| WWW             | SKYLIGHT | 1' - 8"       | 3' - 10"     |               | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| X               | FIXED    | 4' - 8 5/8"   | 6' - 10"     | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| XX              | FIXED    | 2' - 9"       | VARIES       | 4' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| Y               | FIXED    | 4' - 8 5/8"   | VARIES       | 8' - 11 7/16" | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| YY              | FIXED    | 2' - 9"       | VARIES       | 4' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| Z               | FIXED    | 4' - 4 15/16" | 6' - 10"     | 1' - 8"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |
| ZZ              | FIXED    | 2' - 9"       | VARIES       | 4' - 0"       | WOOD/CLAD | 1     | Marvin Windows and Doors |          |

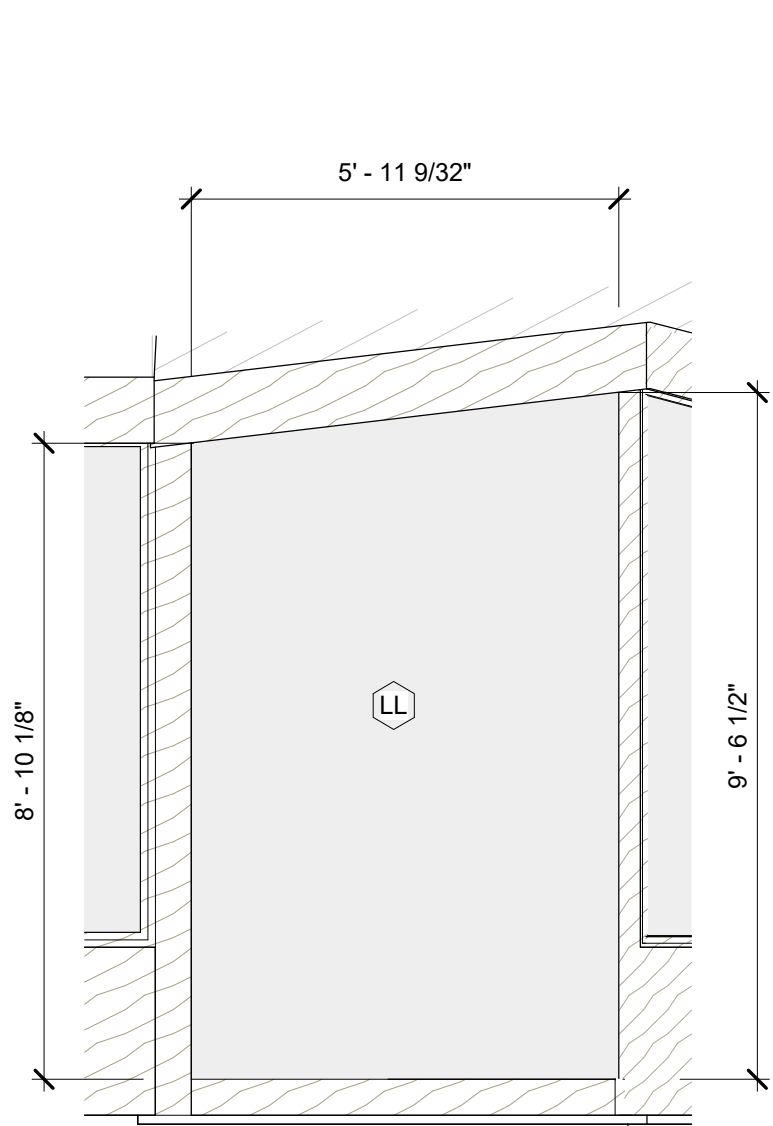
WINDOW NOTES

- ALL WINDOWS TO HAVE: U-FACTOR OF 0.29 OR BETTER; SHGC TO BE 0.19 OR BETTER (PER IECC 303.1.3)
- FIELD GLAZED DIMENSIONS REPRESENT EXPOSED GLASS - REFERENCE A5 SHEETS' DETAILS FOR TRACK DEPTHS AND VERIFY IN FIELD PRIOR TO ORDERING
- USE SAFETY GLASS IN ALL OPERABLE WINDOWS, ALL WINDOWS LARGER THAN 3 SF IN AREA, ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24" AFF, AND ALL WINDOWS ADJACENT TO DOORS
- GLASS ORDERED FOR FIELD GLAZING MUST MATCH MANUFACTURER'S GLASS, IF SPECIFICATION CAN'T BE MATCHED ARCHITECT TO APPROVE ALTERNATIVE

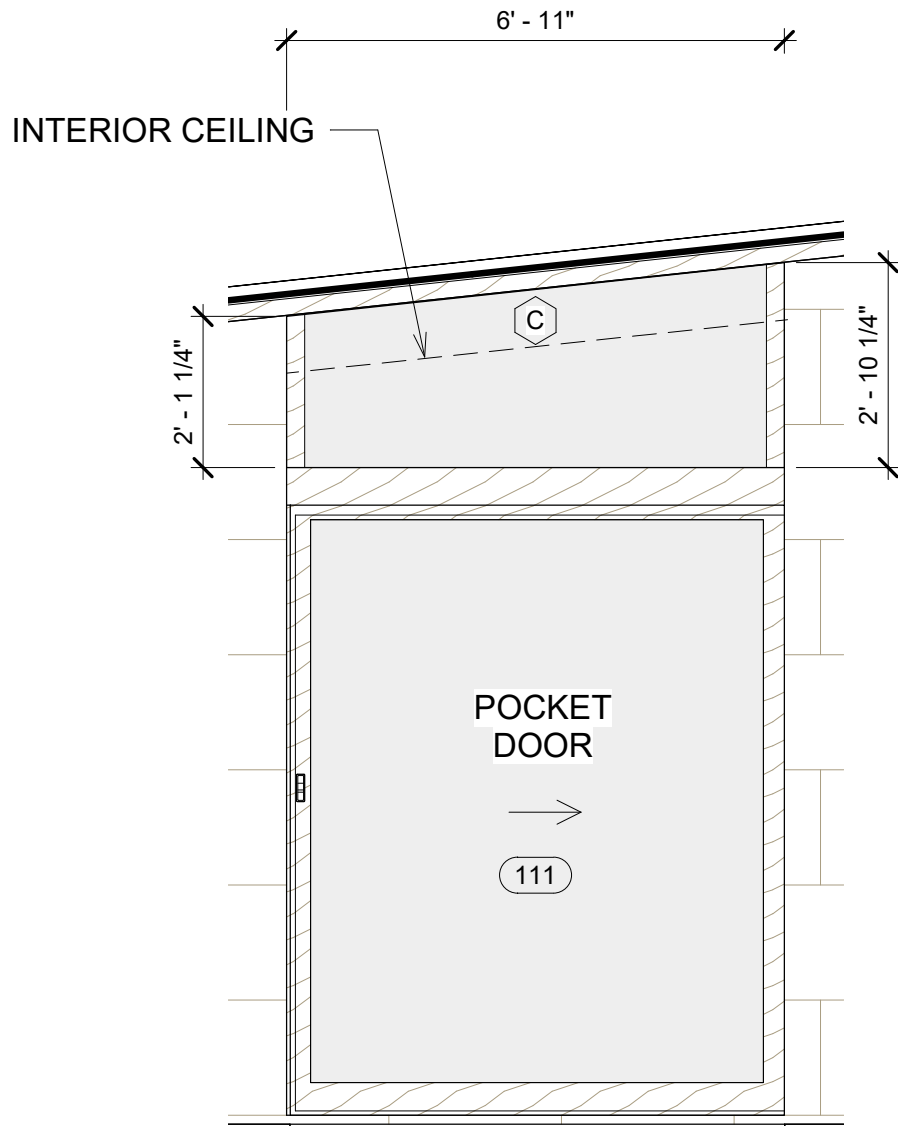
| DOOR SCHEDULE |                          |              |             |             |                    |          |
|---------------|--------------------------|--------------|-------------|-------------|--------------------|----------|
| KEY           | TYPE                     | WIDTH        | HEIGHT      | THICKNESS   | FINISH             | COMMENTS |
| 100           | OVERHEAD CARRIAGE        | 18' - 0"     | 8' - 6"     | TBD         | PRE-FINISHED METAL |          |
| 101           | DOUBLE FLUSH             | 5' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 102           | SINGLE FLUSH             | 3' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD/GLASS         |          |
| 103           | SINGLE FLUSH             | 3' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD               |          |
| 104           | SINGLE FLUSH             | 2' - 8"      | 7' - 0"     | 0' - 1 3/4" | WOOD               |          |
| 105           | SINGLE FLUSH             | 2' - 8"      | 7' - 0"     | 0' - 1 3/4" | WOOD               |          |
| 106           | POCKET                   | 2' - 8"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 107           | SINGLE FLUSH             | 3' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 108           | SINGLE FLUSH             | 3' - 0"      | 6' - 8"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 109           | POCKET GLASS PANEL       | 12' - 1"     | 9' - 6"     | 0' - 2 1/4" | WOOD/GLASS         |          |
| 110           | POCKET                   | 3' - 0"      | 7' - 0"     | 0' - 1 1/2" | WOOD, STAINED      |          |
| 111           | POCKET GLASS PANEL       | 14' - 1"     | 8' - 6"     | 0' - 2 1/4" | WOOD/GLASS         |          |
| 112           | SINGLE FLUSH             | 3' - 1 7/32" | 8' - 1 1/4" | 0' - 2 1/4" | WOOD, STAINED      |          |
| 113           | SINGLE FLUSH GLASS PANEL | 3' - 1"      | 7' - 6"     | 0' - 0 1/2" | WOOD/GLASS         |          |
| 114           | POCKET                   | 4' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD, STAINED      |          |
| 115           | DOUBLE FLUSH             | 4' - 0"      | 8' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 116           | SINGLE FLUSH             | 2' - 4"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 117           | SINGLE FLUSH             | 2' - 10"     | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 118           | SINGLE FLUSH             | 3' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 119           | SINGLE FLUSH             | 2' - 4"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 120           | POCKET                   | 3' - 6"      | 7' - 0"     | 0' - 1 3/4" | WOOD, STAINED      |          |
| 121           | POCKET                   | 2' - 8"      | 7' - 0"     | 0' - 1 3/4" | WOOD, STAINED      |          |
| 122           | GLASS SHOWER DOOR        | 2' - 6"      | 9' - 0"     | 0' - 0 1/2" | GLASS              |          |
| 123           | SINGLE FLUSH             | 2' - 4"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 201           | POCKET                   | 2' - 8"      | 7' - 0"     | 0' - 1 3/4" | WOOD, STAINED      |          |
| 202           | SINGLE FLUSH             | 2' - 6"      | 7' - 0"     | 0' - 1 3/4" | WOOD, STAINED      |          |
| 203           | GLASS SHOWER DOOR        | 2' - 2"      | 8' - 0"     | 0' - 0 1/2" | GLASS              |          |
| 204           | POCKET                   | 4' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD, STAINED      |          |
| 205           | SINGLE FLUSH             | 2' - 8"      | 6' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 206           | DOUBLE FLUSH             | 4' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 207           | SINGLE FLUSH             | 2' - 8"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 208           | SINGLE FLUSH             | 2' - 6"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 209           | DOUBLE FLUSH             | 4' - 0"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |
| 210           | SINGLE FLUSH             | 2' - 6"      | 7' - 0"     | 0' - 1 3/4" | WOOD, PAINTED      |          |

DOOR NOTES

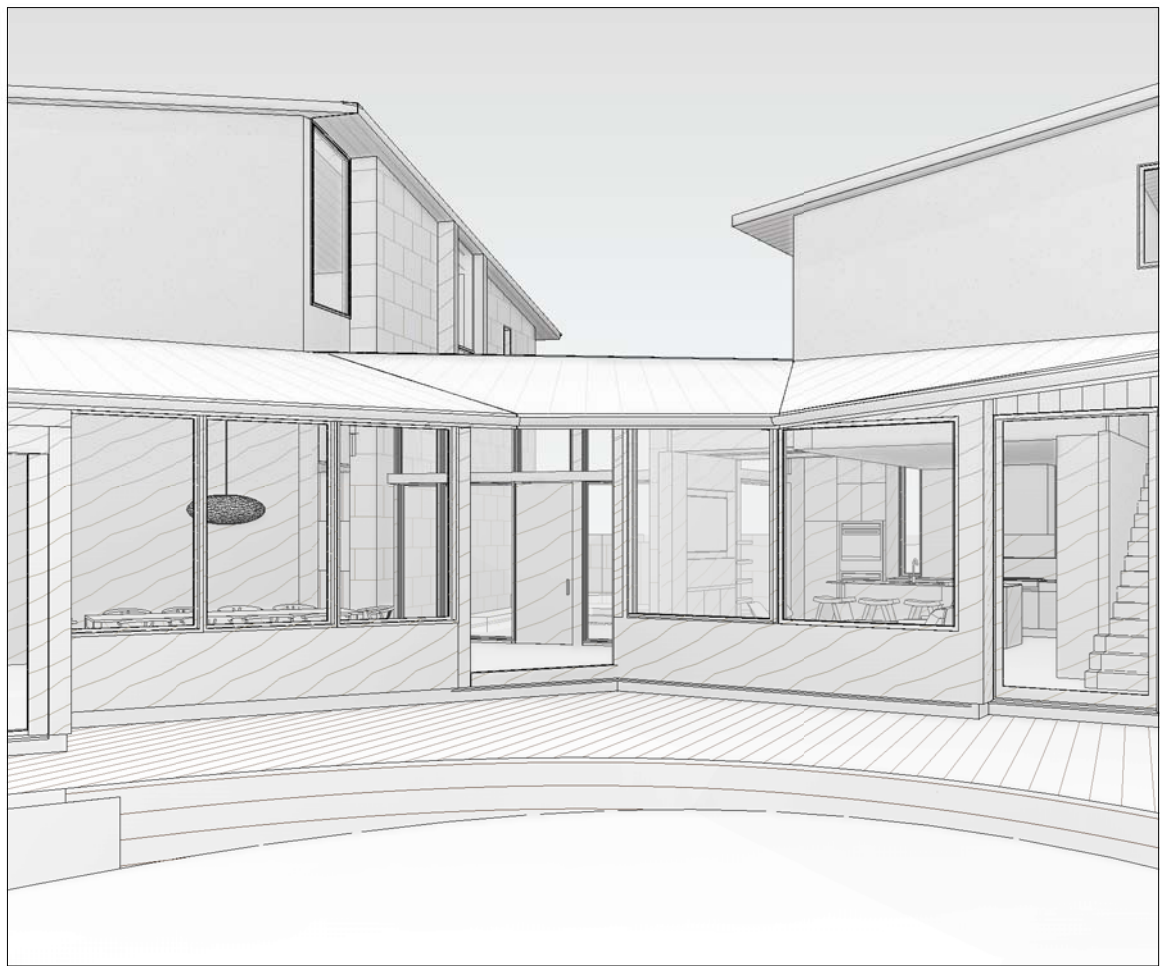
- USE SAFETY GLASS IN ALL OPERABLE WINDOWS, ALL WINDOWS LARGER THAN 3 SF IN AREA, ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24" AFF, AND ALL WINDOWS ADJACENT TO DOORS.



WINDOW LL



WINDOW C



FOR REFERENCE ONLY - WINDOW MM



FOR REFERENCE ONLY - WINDOW C



Drawn by BL  
Checked by BL

03.30.2021

VESCOVO RESIDENCE  
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

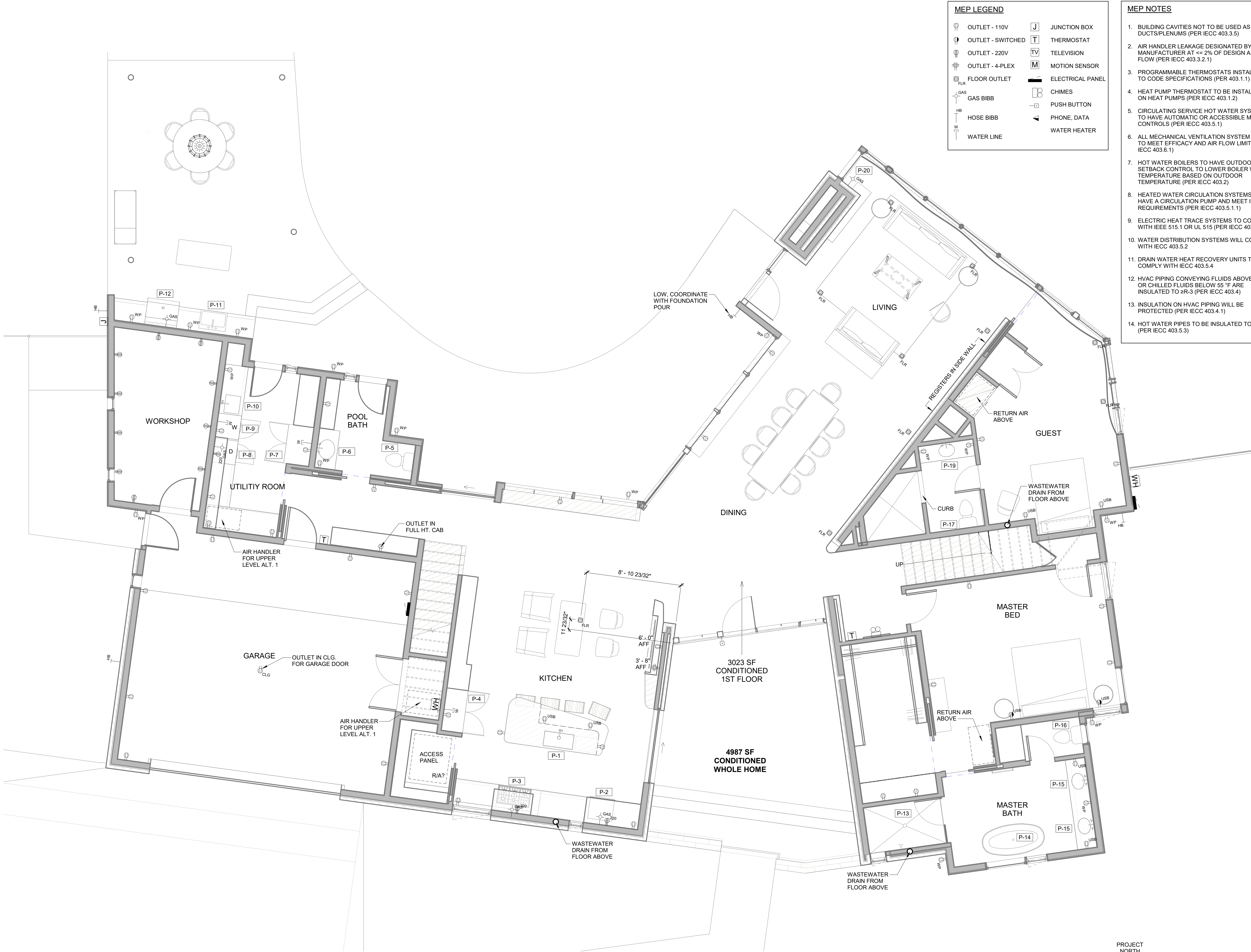
hugh jefferson randolph architects

Date: 03.30.2021  
Issue: PERMIT SET  
Revision:

A6.0  
WINDOW & DOOR  
SCHEDULES



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| MEP LEGEND |                   |  |                  |
|------------|-------------------|--|------------------|
|            | OUTLET - 110V     |  | JUNCTION BOX     |
|            | OUTLET - SWITCHED |  | THERMOSTAT       |
|            | OUTLET - 220V     |  | TELEVISION       |
|            | OUTLET - 4-PLEX   |  | MOTION SENSOR    |
|            | FLOOR OUTLET      |  | ELECTRICAL PANEL |
|            | GAS BIBB          |  | CHIMES           |
|            | HOSE BIBB         |  | PUSH BUTTON      |
|            | WATER LINE        |  | PHONE, DATA      |
|            |                   |  | WATER HEATER     |

- MEP NOTES
- BUILDING CAVITIES NOT TO BE USED AS DUCTS/PLENUMS (PER IECC 403.3.5)
  - AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURER AT  $\leq 2\%$  OF DESIGN AIR FLOW (PER IECC 403.3.2.1)
  - PROGRAMMABLE THERMOSTATS INSTALLED TO CODE SPECIFICATIONS (PER 403.1.1)
  - HEAT PUMP THERMOSTAT TO BE INSTALLED ON HEAT PUMPS (PER IECC 403.1.2)
  - CIRCULATING SERVICE HOT WATER SYSTEMS TO HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS (PER IECC 403.5.1)
  - ALL MECHANICAL VENTILATION SYSTEM FANS TO MEET EFFICACY AND AIR FLOW LIMITS (PER IECC 403.6.1)
  - HOT WATER BOILERS TO HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE (PER IECC 403.2)
  - HEATED WATER CIRCULATION SYSTEMS TO HAVE A CIRCULATION PUMP AND MEET IECC REQUIREMENTS (PER IECC 403.5.1.1)
  - ELECTRIC HEAT TRACE SYSTEMS TO COMPLY WITH IEEE 515.1 OR UL 515 (PER IECC 403.5.1.2)
  - WATER DISTRIBUTION SYSTEMS WILL COMPLY WITH IECC 403.5.2
  - DRAIN WATER HEAT RECOVERY UNITS TO COMPLY WITH IECC 403.5.4
  - HVAC PIPING CONVEYING FLUIDS ABOVE 105 °F OR CHILLED FLUIDS BELOW 55 °F ARE INSULATED TO  $\geq R-3$  (PER IECC 403.4)
  - INSULATION ON HVAC PIPING WILL BE PROTECTED (PER IECC 403.4.1)
  - HOT WATER PIPES TO BE INSULATED TO  $\geq R-3$  (PER IECC 403.5.3)

03.30.2021

Drawn by BL / NEU

Checked by BL

VESCOVO RESIDENCE  
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph

architects

Date: 03.30.2021

Issue: PERMIT SET

Revision:

MEP1

ENTRY LEVEL MEP PLAN

19 OF 22

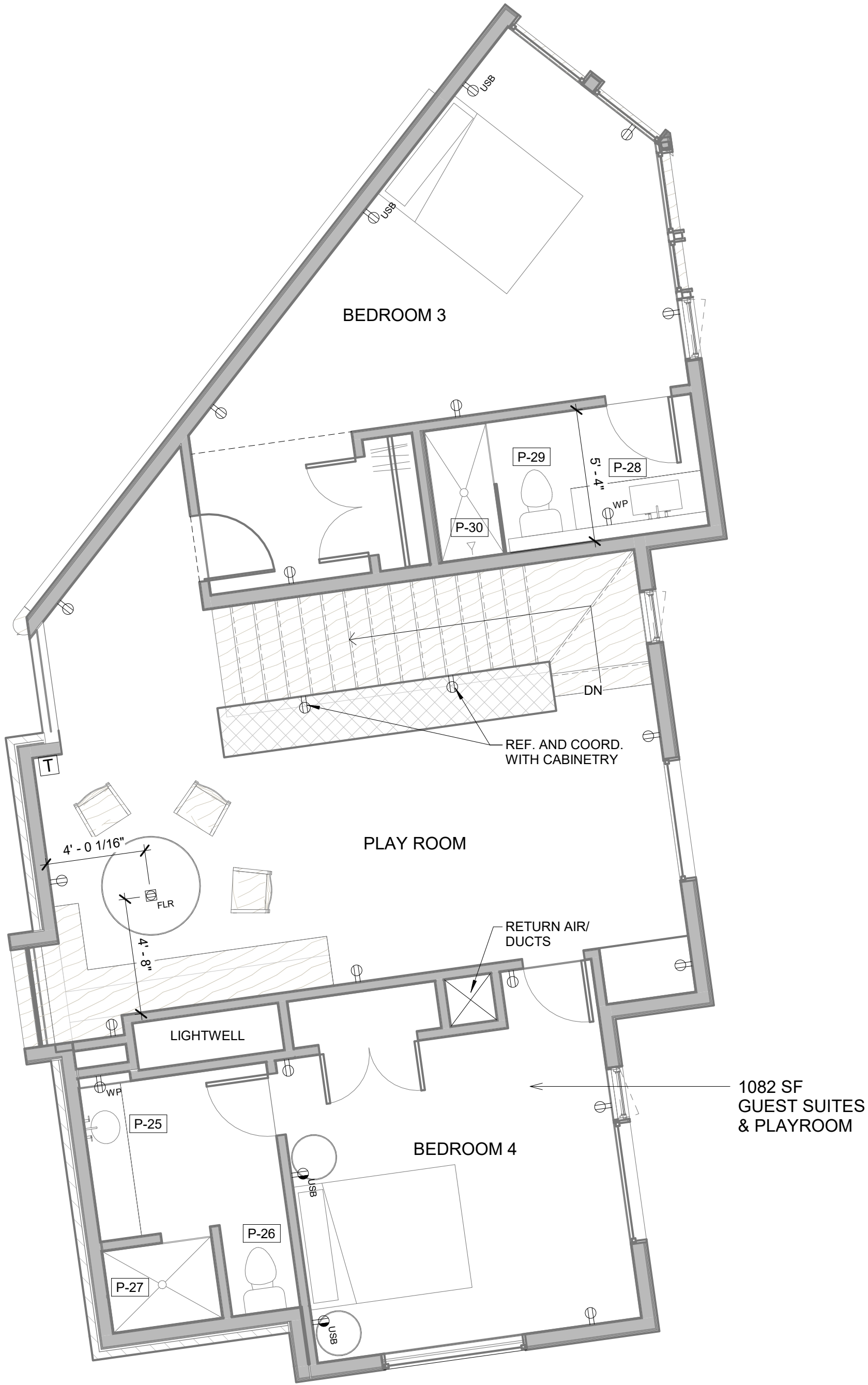
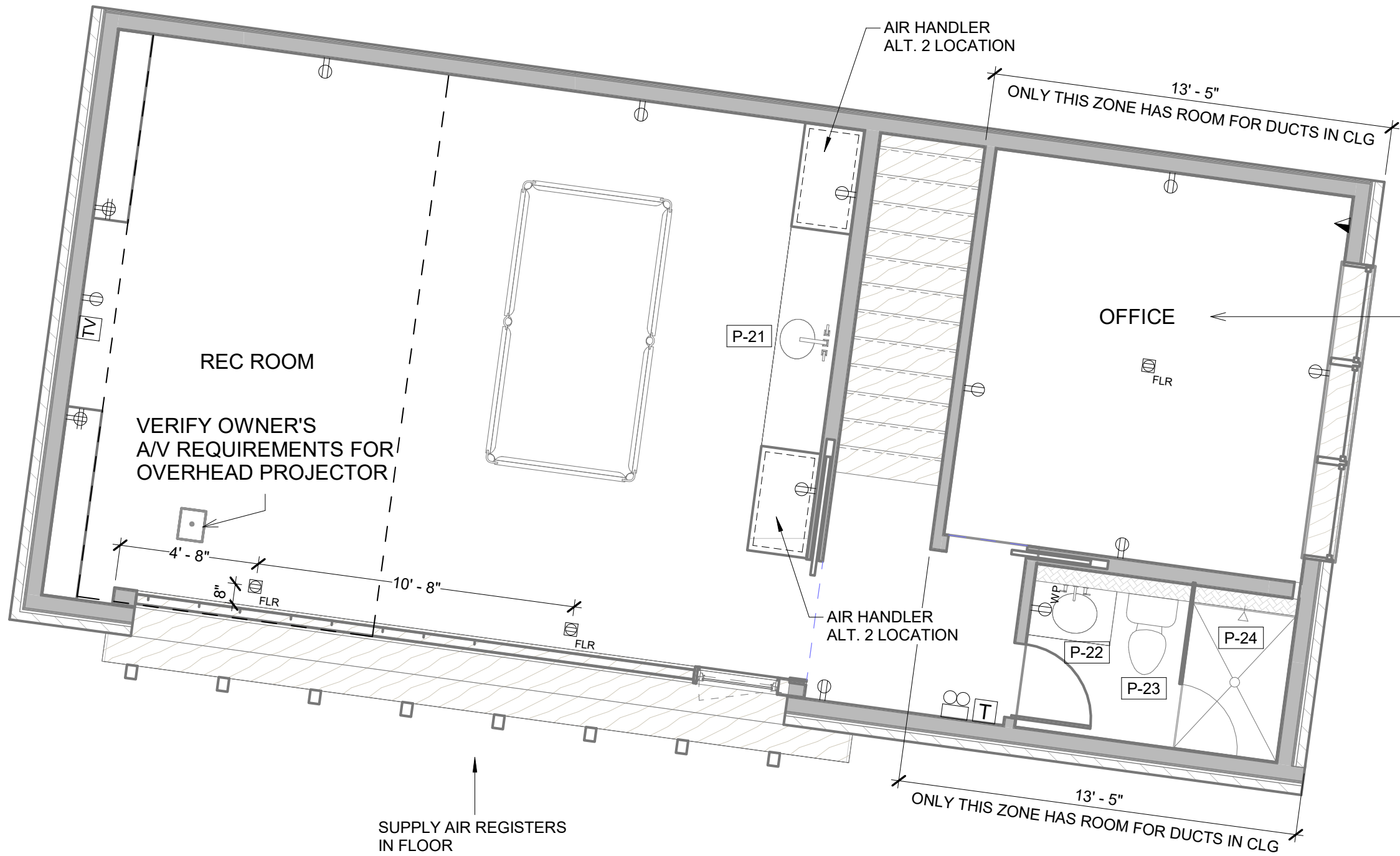


| PLUMBING FIXTURE SCHEDULE |              |                                                                          |          |
|---------------------------|--------------|--------------------------------------------------------------------------|----------|
| KEY                       | LOCATION     | FIXTURES                                                                 | COMMENTS |
| P-1                       | KITCHEN      | SINK, FAUCET, DRAIN, DISPOSAL, PNEUMATIC SWITCH                          |          |
| P-2                       | KITCHEN      | OVEN                                                                     |          |
| P-3                       | KITCHEN      | RANGE                                                                    |          |
| P-4                       | KITCHEN      | REFRIGERATOR                                                             |          |
| P-5                       | POOL BATH    | TOILET                                                                   |          |
| P-6                       | POOL BATH    | BASIN, FAUCET, DRAIN                                                     |          |
| P-7                       | UTILITY ROOM | FREEZER                                                                  |          |
| P-8                       | UTILITY ROOM | DRYER                                                                    |          |
| P-9                       | UTILITY ROOM | WASHING MACHINE                                                          |          |
| P-10                      | UTILITY ROOM | BASIN, FAUCET, DRAIN                                                     |          |
| P-11                      | DINING PATIO | SINK, FAUCET, DRAIN, DISPOSAL, PNEUMATIC SWITCH                          |          |
| P-12                      | DINING PATIO | GRILL                                                                    |          |
| P-13                      | MASTER BATH  | SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN         |          |
| P-14                      | MASTER BATH  | TUB, TUB FILLER, SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, TRIM, DRAIN |          |
| P-15                      | MASTER BATH  | BASIN, FAUCET, DRAIN                                                     |          |
| P-15                      | MASTER BATH  | BASIN, FAUCET, DRAIN                                                     |          |
| P-16                      | MASTER BATH  | TOILET                                                                   |          |
| P-17                      | GUEST BATH   | TOILET                                                                   |          |
| P-18                      | GUEST BATH   | SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN         |          |
| P-19                      | GUEST BATH   | BASIN, FAUCET, DRAIN                                                     |          |
| P-20                      | LIVING       | GAS FIREPLACE                                                            |          |
| P-21                      | REC ROOM     | SINK, FAUCET, DRAIN, DISPOSAL, PNEUMATIC SWITCH                          |          |
| P-22                      | REC BATH     | BASIN, FAUCET, DRAIN                                                     |          |
| P-23                      | REC BATH     | TOILET                                                                   |          |
| P-24                      | REC BATH     | SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN         |          |
| P-25                      | BATH 4       | BASIN, FAUCET, DRAIN                                                     |          |
| P-26                      | BATH 4       | TOILET                                                                   |          |
| P-27                      | BATH 4       | SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN         |          |
| P-28                      | BATH 3       | BASIN, FAUCET, DRAIN                                                     |          |
| P-29                      | BATH 3       | TOILET                                                                   |          |
| P-30                      | BATH 3       | SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN         |          |

| MEP LEGEND |                   |  |                  |
|------------|-------------------|--|------------------|
|            | OUTLET - 110V     |  | JUNCTION BOX     |
|            | OUTLET - SWITCHED |  | THERMOSTAT       |
|            | OUTLET - 220V     |  | TELEVISION       |
|            | OUTLET - 4-PLEX   |  | MOTION SENSOR    |
|            | FLOOR OUTLET      |  | ELECTRICAL PANEL |
|            | GAS BIBB          |  | CHIMES           |
|            | HOSE BIBB         |  | PUSH BUTTON      |
|            | WATER LINE        |  | PHONE, DATA      |
|            |                   |  | WATER HEATER     |



VESCOVO RESIDENCE  
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746



① SECOND LEVEL MEP PLAN  
1/4" = 1'-0"

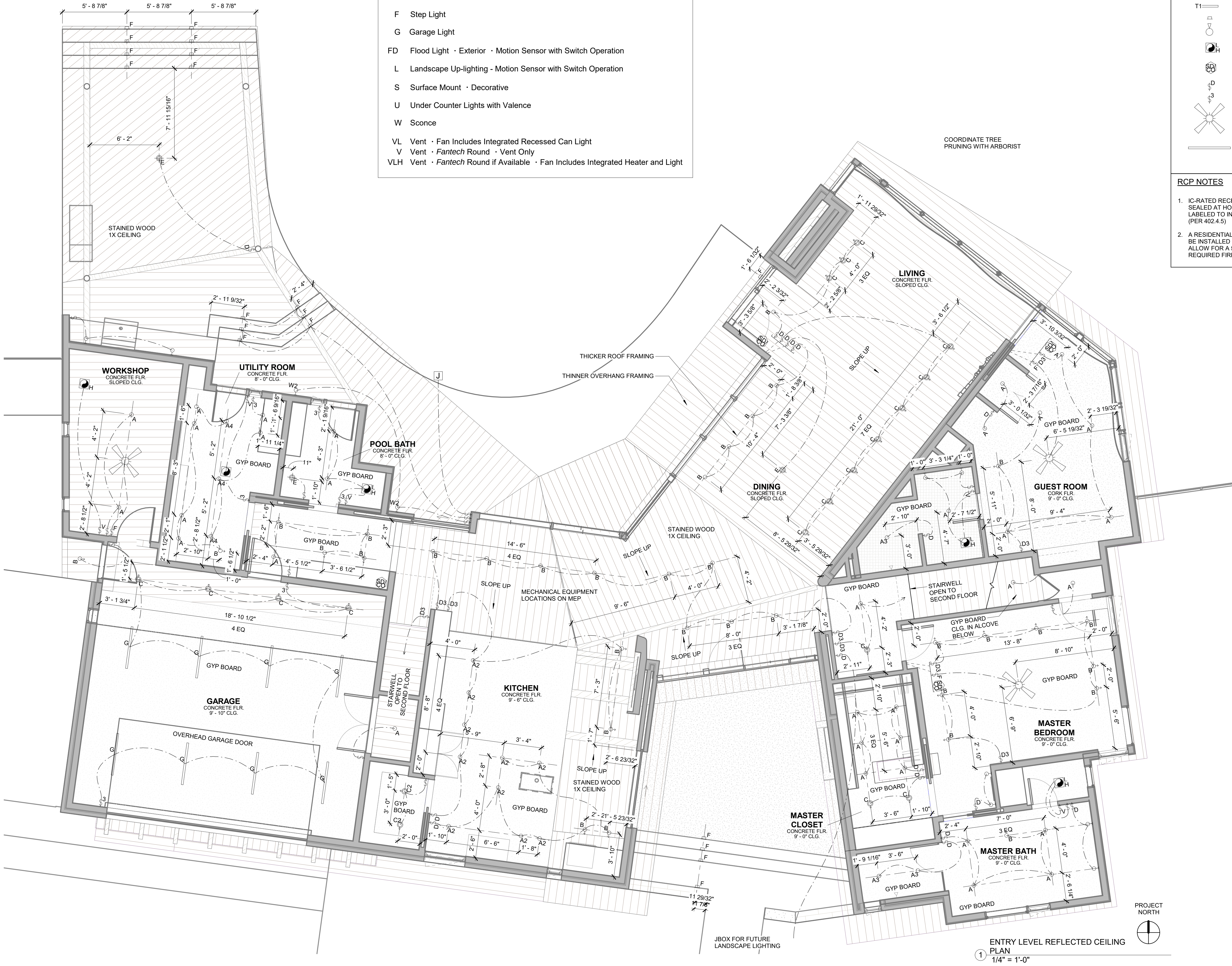


hugh jefferson randolph architects

Date: 03.30.2021  
Issue: PERMIT SET  
Revision:

MEP2  
SECOND LEVEL  
MEP PLAN &  
SCHEDULE  
20 OF 22





| LIGHT FIXTURE SCHEDULE |                                                                                     |
|------------------------|-------------------------------------------------------------------------------------|
| A                      | Juno - 4 · Can                                                                      |
| B                      | Juno · 4 · RLA Basic Series Recessed Adjustable Directional                         |
| C                      | Juno · 2 · RLA Basic Series Recessed Adjustable Directional                         |
| E                      | Pendant                                                                             |
| F                      | Step Light                                                                          |
| G                      | Garage Light                                                                        |
| FD                     | Flood Light · Exterior · Motion Sensor with Switch Operation                        |
| L                      | Landscape Up-lighting - Motion Sensor with Switch Operation                         |
| S                      | Surface Mount · Decorative                                                          |
| U                      | Under Counter Lights with Valence                                                   |
| W                      | Sconce                                                                              |
| VL                     | Vent · Fan Includes Integrated Recessed Can Light                                   |
| V                      | Vent · <i>Fantech</i> Round · Vent Only                                             |
| VLH                    | Vent · <i>Fantech</i> Round if Available · Fan Includes Integrated Heater and Light |

| LIGHT FIXTURE LEGEND |                                |
|----------------------|--------------------------------|
|                      | RECESSED CAN                   |
|                      | RECESSED DIRECTIONAL CAN       |
|                      | SURFACE MOUNT SPOTLIGHT        |
|                      | PENDANT LIGHT                  |
|                      | WALL SCONCE                    |
|                      | TRACK LIGHT                    |
|                      | STEP LIGHT                     |
|                      | FLOOD LIGHT                    |
|                      | VENT EXHAUST (WITH LIGHT/HEAT) |
|                      | SMOKE/CARBON MONOXIDE DETECTOR |
|                      | DIMMER SWITCH                  |
|                      | 3-WAY SWITCH                   |
|                      | FAN CEILING FAN                |
|                      | FLUORESCENT LIGHT              |

- RCP NOTES**
1. IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE CFM LEAKAGE AT 75 PA (PER 402.4.5)
  2. A RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13D STANDARDS TO ALLOW FOR A 50% REDUCTION IN THE REQUIRED FIRE FLOW



GOLF SIMULATOR EQUIP.  
VERIFY OVERHEAD ANY  
REQUIREMENTS W/  
ARCHITECT AND OWNER



SECOND LEVEL REFLECTED CEILING  
PLAN  
1/4" = 1'-0"

| LIGHT FIXTURE LEGEND |                                   |
|----------------------|-----------------------------------|
|                      | RECESSED CAN                      |
|                      | RECESSED DIRECTIONAL CAN          |
|                      | SURFACE MOUNT SPOTLIGHT           |
|                      | PENDANT LIGHT                     |
|                      | WALL SCONCE                       |
|                      | TRACK LIGHT                       |
|                      | STEP LIGHT                        |
|                      | FLOOD LIGHT                       |
|                      | VENT EXHAUST<br>(WITH LIGHT/HEAT) |
|                      | SMOKE/CARBON<br>MONOXIDE DETECTOR |
|                      | DIMMER SWITCH                     |
|                      | 3-WAY SWITCH                      |
|                      | FAN CEILING FAN                   |
|                      | FLUORESCENT LIGHT                 |



03.30.2021  
Drawn by BL / NEU  
Checked by BL

# VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 03.30.2021  
Issue: PERMIT SET  
Revision:

## RCP2

SECOND LEVEL  
RCP & LIGHTING  
PLAN

22 OF 22





# City of West Lake Hills Zoning & Planning Commission

## AGENDA REPORT

|               |                                   |                  |      |
|---------------|-----------------------------------|------------------|------|
| Meeting Date: | May 17, 2023                      | Item Number:     | 5    |
| Department:   | Building and Development Services |                  |      |
| Prepared By:  | Jennifer Bills                    | Cost / Budget:   | None |
| Exhibits:     | See Attached                      | Source of Funds: | N/A  |

### Subject

**604 Rocky River Road** - Discussion/Recommendation on a variance to encroach into the 25' side yard setback by 4' (four feet). The purpose of the encroachment is to place a pad for the ac units and house generator on the side of the home that is currently under construction. (Section 22.03.275 (b) 3 Building setback distances – Side Yards of the West Lake Hills Code).

Applicants Phillip and Mindy Vescovo.

### Recommendation

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

This will be forwarded to the June 14, 2023 City Council meeting.

### Discussion

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

Owner: Philip and Mindy Vescovo

Legal Description: LOT I-A, A RESUBDIVISION OF PART OF TRACT A OF BEN JONES SUBDIVISION

Lot Size: 2.090 acres (91,040 square feet)

Zoning: R1 – One Family Residential

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

#### Background & Analysis:

The applicant is seeking a variance to encroach into the side yard setback for the purpose of placing the home air conditioning compressors and a whole house generator. The location that has been chosen encroaches on to the 25' side yard setback by 4' (Attachment 1). The design and location of the home have dictated the location of the mechanical equipment to the home is self-imposed.

#### 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.



I was informed recently that the variance is needed. The majority of the structure has been completed. There is no other place to site this equipment that will be effective for the efficient performance of the AC units that would not require a variance.

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

There is no existing natural flora in this area. The terrain has been disrupted for the building of the new home and the placement of a pad for the AC is part of that disruption; however, this is pretty much a solid rock and it will remain that way but for a slight leveling.

3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.* The decision to request the variance occurred after long discussion about other possible placements and in consultation with the HVAC systems company.

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

It is my understanding that the 'flatwork' (AC pad) does not require a variance; only the actual AC equipment. While the drawing that accompanies this request indicates the entire pad as the variance request, the two actual compressors and the generator do not take up the entire area of the pad.

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

This is a very small square footage. This house was designed with the intent to avoid any need for a variance at all. One was requested at the urging of the builder; this one is due to an oversight regarding the need for such a variance.

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

If granted, the placement of these units will not be visible by the immediate neighbors, April and Mark Mangum, once the project is finished and the planned landscape is installed. They are the sole and only property that has even a slight view of the intended variance area from inside one of their two homes next door.

### **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**

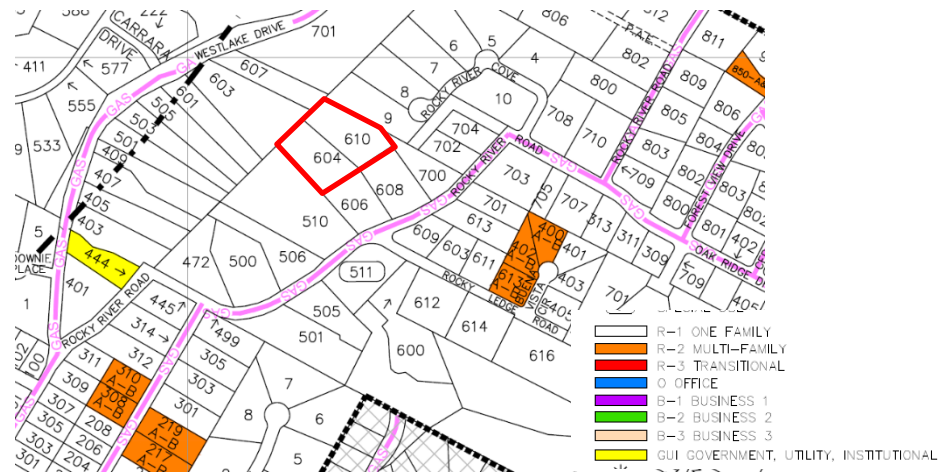
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

### **Links to Relevant Code:**

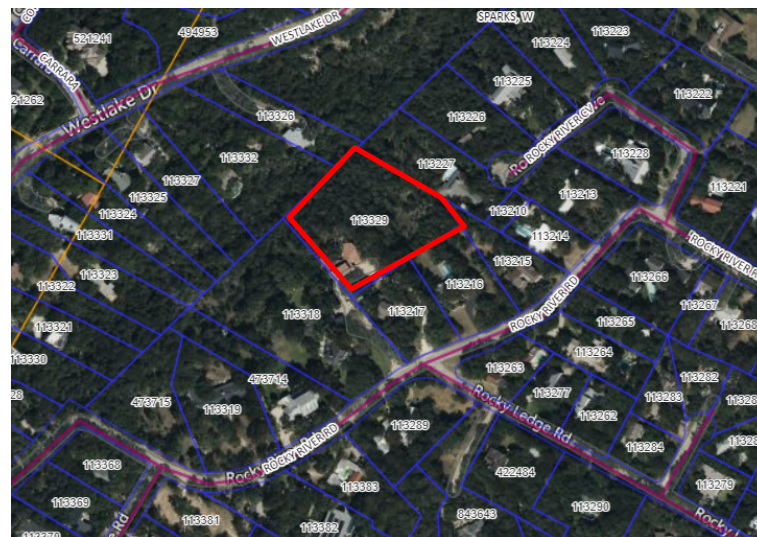
- [Section 22.03.275 \(b\) 3 Building setback distances – Side Yards](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.511 Criteria and process required for granting variance](#)



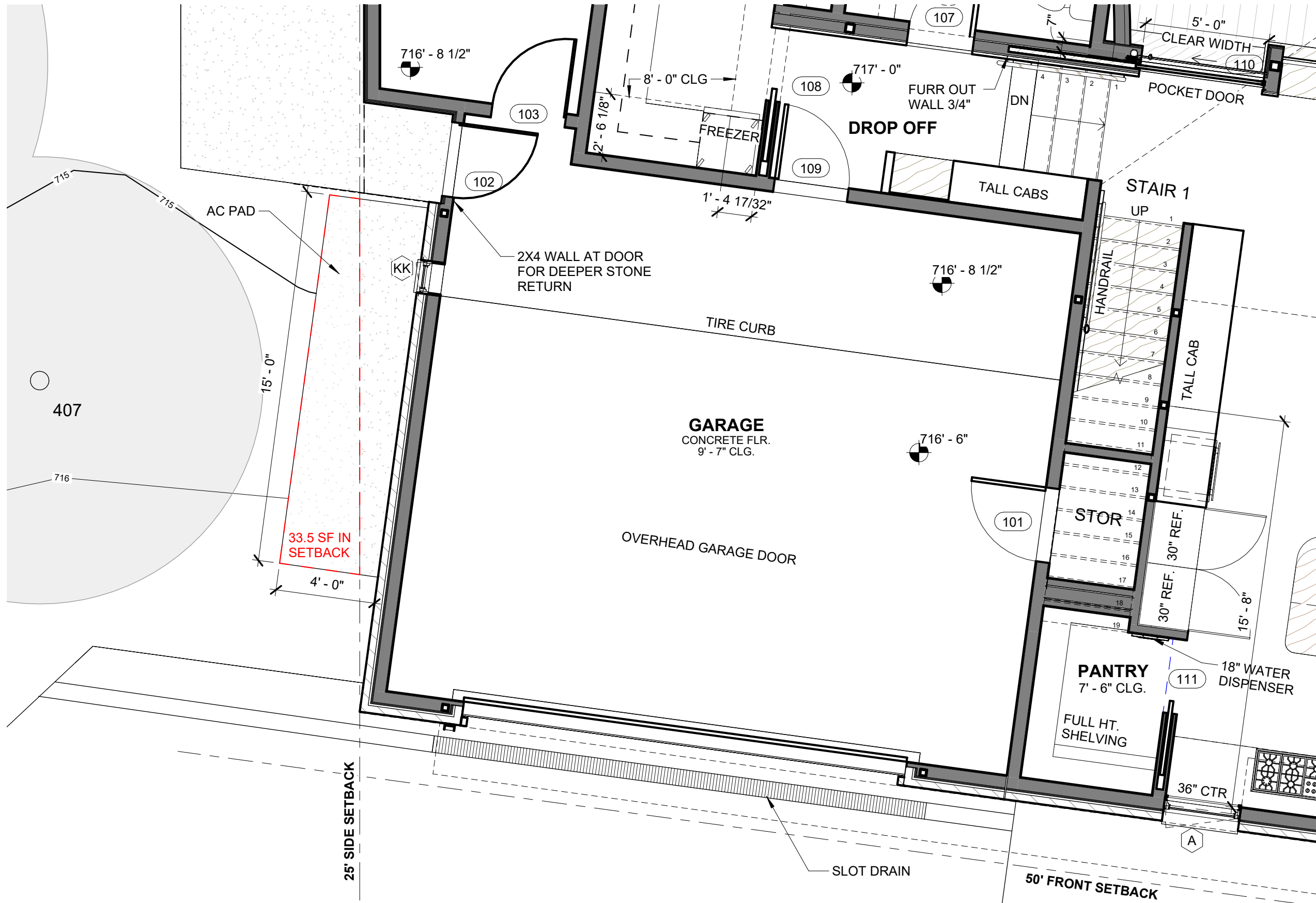
**Zoning:**



**Aerial:**







1 ENTRY PLAN - GARAGE  
1/4" = 1'-0"

VESCOVO RESIDENCE





**Capitol Tree Care, LLC**  
**12407 N. Mopac Expy**  
**Ste. 250-123**  
**Austin, TX 78758**  
**512-913-6833**  
**ArboristAustin.com**

April 5, 2023

Site: 304 McConnell Dr.  
West Lake Hills, TX 78746

Subject: Co-dominant Red Oak Assessment

Assessor: James Burtchell  
ISA Certified Arborist, TX-3593A  
ISA Qualified Tree Risk Assessor  
ISA Texas Oak Wilt Qualified, TXOWQ-134

To whom it may concern:

We have provided tree care services on multiple occasions at the above referenced property, as well as to the specific Red Oak in discussion. The Red Oak is co-dominant in structure with two main trunks/leaders. This tree is located at the front left corner of the house and has a 2nd story wood deck built around the trunks. This deck has been in place for many years and over time has caused significant damage to both leaders.

The trunks have very likely grown against the sides of the deck floor boards and over the top of the deck floor. This longterm contact/abrasion has caused the cambium tissue layers and heartwood to become damaged, leading to significant decay in both stems. The homeowner has briefed me that they have cut the deck flooring away from the stems multiple times over the years in attempt to protect the stems. The deck is currently cut back enough that the stems are not constantly against the sides of the floor boards, however as the tree moves in the wind, the trunks come into contact with the floor of the deck.

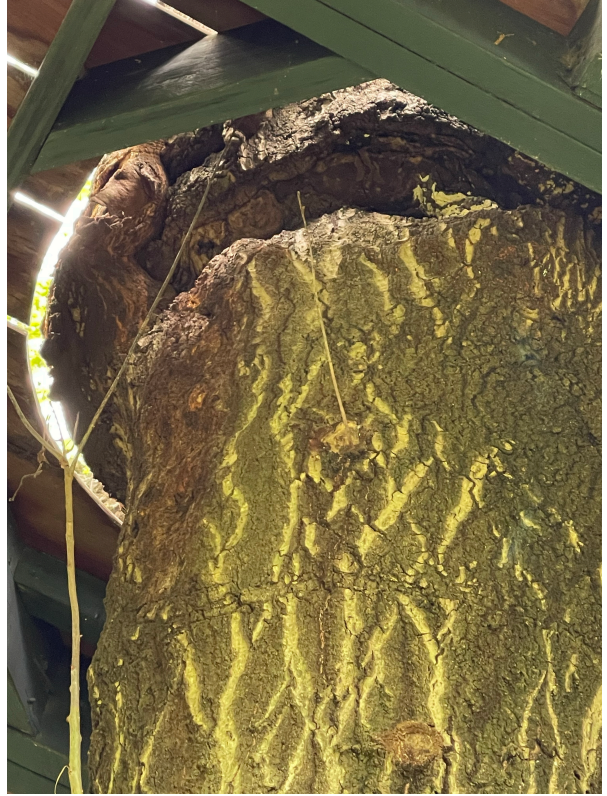
The longterm physical contact has led to significant physical wounding to both stems. As the tree has compartmentalized the wounds, the response tissue growth formed during compartmentalization process has very likely and will continue to become re-injured due to the continued contact and abrasion. This will only lead to further decay in both stems. Upon failure at these decayed and weakened points, the result is likely to be significant to severe. The targets include the home and deck, which are constant targets, and any occupants that are either on the deck, in a nearby, adjacent swimming pool, in the yard area close to the tree or inside any rooms directly under the canopy or next to the trunks. Granted, people are not in these spaces in a constant manner, however they are likely to be in these spaces frequently. Failure would very likely cause significant damage to the house and deck and potential serious injury or death to any persons that may be within 1-1.5X the height of the tree.

My recommendation is to remove the tree to pro-actively prevent such catastrophic failure and its potential resulting impacts. The decay in the stems is very apparent and is not reversible or repairable. The stems will very likely continue to become more hazardous with time and given the trees size and proximity to high-value targets, the risk is too high to allow the tree to remain.











# **NOTICE TO NEIGHBORS OF VARIANCE REQUEST**

**DATE OF NOTICE: April 17, 2023**

Greetings. You are hereby notified that **Ruth Fulton**, the recorded owners of a property located at **304 McConnell Drive** in the City of West Lake Hills, Texas have filed an Application with the City of West Lake Hills, Texas requesting a variance according to the following Sections of the City's Code of Ordinances:

- **Section 22.03.304 – Tree and Vegetation Removal or Replacement**
  - **Remove Tree – 28.1" Red Oak.**

The request is so that the property owners may: **Prevent further property damage and safety.**

This application is scheduled to be considered at public hearings held by the Zoning and Planning Commission on **May 17, 2023 at 6:30 p.m.** and City Council on **May 24, 2023 at 7:00 p.m.** at West Lake Hills City Hall, located at 911 Westlake Drive, West Lake Hills, Texas. Please review the agenda packet, which will be posted online at <https://www.westlakehills.org/281/Agendas-Minutes> the Friday before the meetings by 5:00 p.m., to view the application and instructions on how to participate in the meetings. There shall include an opportunity for all interested persons to be heard. Please call City Hall at 512-327-3628 or email [pzsec@westlakehills.gov](mailto:pzsec@westlakehills.gov) if you have any questions. Thank you!

  
\_\_\_\_\_  
Mark Littrell, Zoning & Planning Secretary



304 11/12/2014

| Property Address  | First Name         | Last Name        | Mailing Address 1   | City            | State | ZIP   |
|-------------------|--------------------|------------------|---------------------|-----------------|-------|-------|
| 301 McConnell     | Todd & Suellen     | Young            | 301 McConnell Drive | West Lake Hills | Texas | 78746 |
| 303 McConnell     | Richard            | Todd             | 303 McConnell Drive | West Lake Hills | Texas | 78746 |
| 302 McConnell     | David & Donna      | Blair            | 302 McConnell Drive | West Lake Hills | Texas | 78746 |
| 300 McConnell     | Samuel & Katherine | Houston          | 300 McConnell Drive | West Lake Hills | Texas | 78746 |
| 208 McConnell     | Marcia             | Rhode            | 208 McConnell Drive | West Lake Hills | Texas | 78746 |
| 306 McConnell     | Bryant & April     | Downing          | 306 McConnell Drive | West Lake Hills | Texas | 78746 |
| 305 McConnell     | Dave & Susan       | Claunch          | 305 McConnell Drive | West Lake Hills | Texas | 78746 |
| 309 McConnell     | John & Ashley      | Bartram          | 309 McConnell Drive | West Lake Hills | Texas | 78746 |
| 300 Westhaven     | Djedi & Pushpa     | Srinivasa        | 300 Westhaven Drive | West Lake Hills | Texas | 78746 |
| 302 Westhaven     | Billie             | Gerkin           | 302 Westhaven Drive | West Lake Hills | Texas | 78746 |
| 303 Westhaven     | John Payne &       | Rose Reeser      | 303 Westhaven Drive | West Lake Hills | Texas | 78746 |
| 301 Westhaven     | Timothy            | Nutt             | 301 Westhaven Drive | West Lake Hills | Texas | 78746 |
| 601 Buckeye       | Hood Family        | Trust            | 601 Buckeye Trail   | West Lake Hills | Texas | 78746 |
| 529 Buckeye       | Donald & Anita     | Knight Trust     | 529 Buckeye Trail   | West Lake Hills | Texas | 78746 |
| 523 Buckeye       | Jack & Peggy       | Seiders          | 523 Buckeye Trail   | West Lake Hills | Texas | 78746 |
| 355 Cortona       | Michael & Elaina   | Dodd             | 355 Cortona Drive   | West Lake Hills | Texas | 78746 |
| 377 Cortona       | Charles & Brenda   | Robbins          | 377 Cortona Drive   | West Lake Hills | Texas | 78746 |
| 399 Cortona       | Terrell & Amelia   | Gates            | 399 Cortona Drive   | West Lake Hills | Texas | 78746 |
| 799 Buckeye Trail | Ryan               | Trayers          | 799 Buckeye Trail   | West Lake Hills | Texas | 78746 |
| 777 Buckeye Trail | Craig & Marlene    | Clark            | 777 Buckeye Trail   | West Lake Hills | Texas | 78746 |
| 605 Buckeye Trail | Carlos Boughton &  | Ana Ruiz Esparza | 605 Buckeye Trail   | West Lake Hills | Texas | 78746 |
| 603 Buckeye Trail | Michelle           | Chapman          | 9003 West View Road | Austin          | Texas | 78737 |

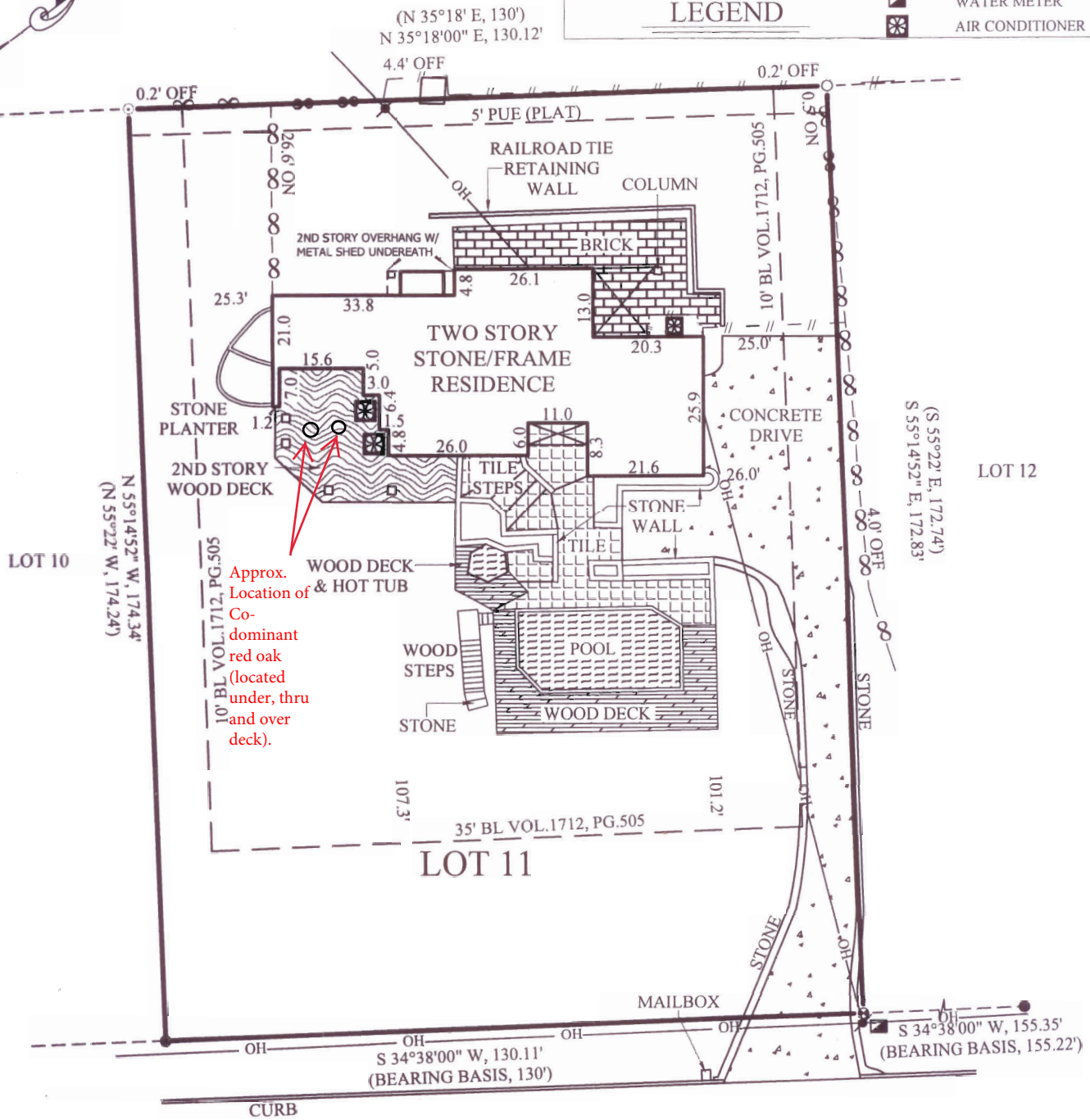
22



SCALE 1"=30'

W.M. ELLIOT  
VOL. 613, PG. 313  
(PER PLAT)

|               |                      |  |                                           |
|---------------|----------------------|--|-------------------------------------------|
|               | CALCULATED POINT     |  | WOOD FENCE                                |
|               | 3/4" IRON PIPE FOUND |  | PUE                                       |
|               | 1/2" REBAR FOUND     |  | PUBLIC UTILITY ESMT<br>RECORD INFORMATION |
|               | 1/2" REBAR SET       |  | UTILITY POLE                              |
|               | CHAIN LINK FENCE     |  | OVERHEAD UTILITY LINE(S)                  |
| <b>LEGEND</b> |                      |  | WATER METER                               |
|               |                      |  | AIR CONDITIONER                           |



McCONNELL DRIVE

*Gary D Wachs*  
*Ruth M Fulton*

## RESTRICTIONS:

SUBJECT TO RESTRICTIONS IN VOL. 1712, PG. 505 AND VOL. 12581, PG. 15.  
SUBJECT TO BUILDING SETBACK LINES AS RECORDED IN VOL. 1712, PG. 505.

SUBDIVISION: WESTLAKE TERRACE  
LOT: 11 BLOCK: - VOLUME 7 PAGE 175 PLAT RECORDS  
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 304 McCONNELL DRIVE  
CITY: AUSTIN REFERENCE NAME GARY D. WACHS, RUTH M. FULTON



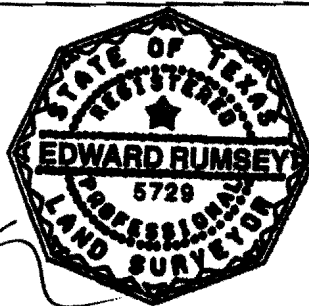
**RESTRICTIONS:**

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*Ruth M. Fulton*

SUBDIVISION: WESTLAKE TERRACE  
LOT: 11 BLOCK: - VOLUME 7 PAGE 175 PLAT RECORDS  
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 304 McCONNELL DRIVE  
CITY: AUSTIN REFERENCE NAME GARY D. WACHS, RUTH M. FULTON

SIGNED BY: \_\_\_\_\_  
\_\_\_\_\_



**ALLSTAR**  
Land surveying

12731 RESEARCH BLVD.  
BUILDING A, SUITE 106  
AUSTIN, TEXAS 78759  
(512) 249-8149 PHONE  
(512) 331-5217 FAX

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

**ALAMO TITLE COMPANY**

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD- PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP No. 48453C0205 E  
PANEL: 0205 E  
DATED: JUNE 16, 1993  
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOODPLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT

|             |                  |            |
|-------------|------------------|------------|
| SURVEY DATE | 10/14/2005       |            |
| TITLE CO.   | ALAMO TITLE CO.  |            |
| G.F. No.    | 05-7506983       |            |
| JOB NO.     | A1009305         |            |
| FIELD BY    | GILBERT MARTINEZ | 10/13/2005 |
| CALC. BY    | EDWARD RUMSEY    | 10/14/2005 |
| DRAWN BY    | JUSTIN FISK      | 10/14/2005 |
| CHECKED BY  | JEREMY WARREN    | 10/14/2005 |
| RPLS CHECK  | LEO BOND         | 10/14/2005 |



Ruth M. Fulton  
304 McConnell Drive  
West Lake Hills, TX 78746  
512.796.4716

April 17, 2023

The Honorable Robert Meisel  
Zoning & Planning Commission  
City of West Lake Hills

Subject: Variance Application – Removal of 28.1" (as measured by arborist) Codominant Red Oak  
Tree from 304 McConnell Drive

Dear Chairperson Meisel:

I respectfully submit the accompanying variance application and related materials for the Board's consideration at its May meeting.

As a long-time West Lake Hills resident, I love and value the beauty of our community and I share the City's commitment to our trees, natural landscapes and vegetation. Accordingly, I am heartbroken to have to make this request to remove a much-loved tree from my property.

The red oak that is the subject of this variance request was one of the things my late husband (Gary Wachs) and I loved about our house when we purchased it in 2005. We consulted with an arborist early on (in 2006) and were dismayed to learn that our beautiful red oak had been damaged by the surrounding deck and we were told that this damage would ultimately lead to its demise. None of the arborists we consulted with could ever tell us when we would lose the tree (months, years, decades?) and we did everything we could to keep it healthy and limit further damage. Over the years we expanded the openings in the deck on at least 3 occasions, fertilized the tree numerous times, had the tree pruned/trimmed regularly, and consulted with arborists for ideas on how to save it. The tree had existing cabling when we purchased the house but none of the arborists recommended adding additional cabling and, although none of them were fans of cabling, some of them admitted that it might be helpful in this situation.

Over the last couple of years, the tree started swaying more in the wind and showing obvious signs of decay and damage. After my most recent consultations with arborist James Burtchell, I reluctantly had to admit that, 18 years after being told that the tree was not going to survive long-term, it might be time to seriously consider removing it. I no longer sleep in the master bedroom, which is directly under / next to the tree and I try to avoid that part of the house. In addition, it makes me nervous to have my grandchildren and others on or around the deck or in that part of the house. Although I still love this tree, I believe it is a life safety issue to myself and others and I would like to remove it at the earliest possibility. Please see also Mr. Burtchell's assessment, dated April 5, 2023, for additional detail about the current condition of the tree.

Thank you for your consideration of this variance application and thank you for your service to our community. Please call me at 512.796.4716 or email me at [ruth.m.fulton@gmail.com](mailto:ruth.m.fulton@gmail.com) if you have any questions, need additional information, etc.

Respectfully Yours,

Ruth M. Fulton



## Mark Littrell (PZSec)

---

**From:** DAVID BLAIR <davidblair54@gmail.com>  
**Sent:** Thursday, May 11, 2023 8:28 AM  
**To:** Mark Littrell (PZSec)  
**Subject:** Ruth Fulton-Variance Request

Mark,

I'm Ruth's next door neighbor at 302 McConnell and support the proposed removal of the tree she is seeking.

Feel free to contact me with any questions.

Sincerely,

David Blair



## Mark Littrell (PZSec)

---

**From:** Dave Claunch <dave@liaisoncreative.com>  
**Sent:** Thursday, May 11, 2023 6:11 AM  
**To:** Mark Littrell (PZSec)  
**Subject:** Variance Request for Tree Removal at 304 McConnell Drive

Hey, Mark – Please pass this along to ZAPCO and City Council... Thanks!

I fully support Ruth Fulton's request for a variance to remove a large, old, and very dangerous tree right next to her house. It's a beautiful tree, but it could fall at any time and it needs to come down.

Thank you all for your service!

Dave Claunch  
305 McConnell Drive  
512-940-2074



## Mark Littrell (PZSec)

---

**From:** ANITA KNIGHT <dbasknight@aol.com>  
**Sent:** Thursday, May 11, 2023 10:55 AM  
**To:** Mark Littrell (PZSec)  
**Subject:** Tree removal on McConnell

Dear Mark Littrell,

My backyard neighbor Ruth Fulton explained to me that a large old oak tree has outgrown the space in her deck. It sounds like it could be a hazard to the adjoining house structure and residents. She has an arborist certifying the reasons for removal. I certainly have no objections.

Trees are valuable and are protected, but I remember when a large hackberry tree in between our yards split and needed to be removed before it hit the house behind it. Its baby seedlings continue to sprout everywhere. So trees are subject to change and Mother Nature like us. Thank you for relaying my support to the Zoning & Planning Commission.

Sent from Anita Knight's iPhone, 512-922-4469, 529 Buckeye Trail, WLH





# City of West Lake Hills

## Zoning and Planning Commission

# AGENDA REPORT

|               |                                   |                  |      |
|---------------|-----------------------------------|------------------|------|
| Meeting Date: | May 17, 2023                      | Item Number:     | 6    |
| Department:   | Building and Development Services |                  |      |
| Prepared By:  | Jennifer Bills                    | Cost / Budget:   | None |
| Exhibits:     | See Attached                      | Source of Funds: | N/A  |

### Subject

**304 McConnell Drive:** Discussion/Recommendation on proposed variances for the removal of one (1) tree with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code).

Applicant: Ruth Fulton

### Recommendation

The subject tree is damaged and diseased. Staff recommends approval of the variance request.

This item will be forwarded to the May 24, 2023 City Council meeting for consideration.

### Discussion

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

Owner: Ruth M. Fulton

Legal Description: West Lake Terrace, Lot 11

Lot Size: 0.5163 acre

Zoning: R-1, (One Family)

The properties surrounding the subject property are zoned R-1 (One-Family).

#### Background & Analysis:

The applicant is seeking one tree variance for the removal of a 38.1" Red Oak. Some time ago, a deck was built around the tree, and it provided needed screening and shade for the deck. However, the tree has begun to rub on the edges of the deck and the roof of the house. An arborist has submitted a letter to the homeowner (please see attached) indicating that the tree is in a state of severe decay, and it is not reversible or repairable. Further, failure would very likely cause significant damage to the house and deck and potential serious injury or death to any persons that may be within 1-1.5X the height of the tree.



**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.

This tree is a life safety issue. When/if it falls, it will result in significant damage to my house/deck (and possibly my neighbor's property), possible injury and/or death to any persons or animals in the vicinity at the time, and damage/destruction of surrounding trees, foliage, etc. (on my property and my neighbor's property).

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

The tree is located inside my lot and the stump of the tree will be under my deck (the stump may not be able to be fully removed due to its proximity to HVAC units, the foundation, etc.). This area is not visible from the street or any of the adjacent properties. Although the loss of the canopy will be a loss, we fortunately still have plenty of other trees / canopy on the property and in the area.

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

We did everything we could to ensure the health of this tree; expanding the openings in the deck, fertilizing it, and consulting with arborists. The tree had existing cabling in place when we purchased the house but none of the 3 or more arborists we consulted with over the years thought it was a good idea to introduce additional cabling. Don Gardiner (an arborist) told us in 2006 that we would lose the tree although he couldn't predict when (3 months, 3 years, etc.?) This tree adds significant beauty and value to the house and provides shade for the deck and the house. However, much to my disappointment, over the past 2 or so years I have become convinced that I am going to have to remove it due to life safety issues and the increasing concern of the arborists with whom I have consulted.

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

N/A

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

N/A

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

The tree is adjacent to my house and although the canopy adds beauty to the neighborhood, we still have ample canopy in my yard and in the area. I am concerned that if the tree falls it could damage adjacent properties and their landscaping/trees, etc.

**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.

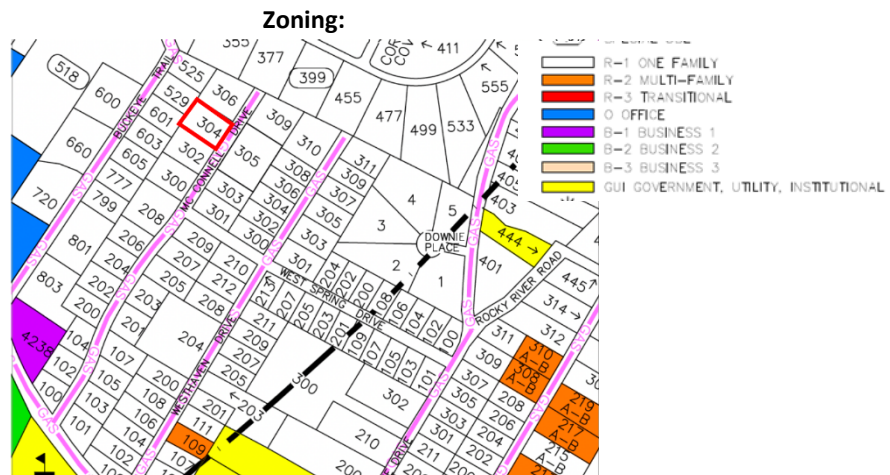
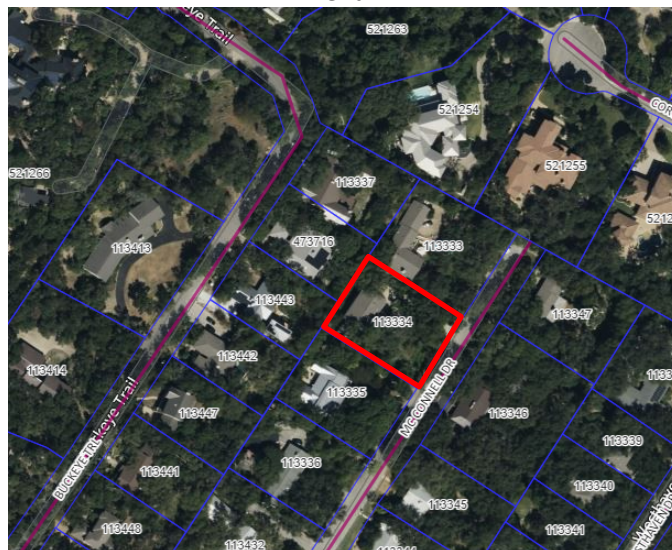
**Comprehensive Planning Analysis**

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



**Links to Relevant Code:**

- [Sec. 22.03.034](#) **Tree and Vegetation Removal and Replacement**
- [Section 38.05.031](#) **Variances**
- [Section 22.03.511](#) **Criteria and process required for granting variance**

**Aerial:**





**Capitol Tree Care, LLC**  
**12407 N. Mopac Expy**  
**Ste. 250-123**  
**Austin, TX 78758**  
**512-913-6833**  
**ArboristAustin.com**

April 5, 2023

Site: 304 McConnell Dr.  
West Lake Hills, TX 78746

Subject: Co-dominant Red Oak Assessment

Assessor: James Burtchell  
ISA Certified Arborist, TX-3593A  
ISA Qualified Tree Risk Assessor  
ISA Texas Oak Wilt Qualified, TXOWQ-134

To whom it may concern:

We have provided tree care services on multiple occasions at the above referenced property, as well as to the specific Red Oak in discussion. The Red Oak is co-dominant in structure with two main trunks/leaders. This tree is located at the front left corner of the house and has a 2nd story wood deck built around the trunks. This deck has been in place for many years and over time has caused significant damage to both leaders.

The trunks have very likely grown against the sides of the deck floor boards and over the top of the deck floor. This longterm contact/abrasion has caused the cambium tissue layers and heartwood to become damaged, leading to significant decay in both stems. The homeowner has briefed me that they have cut the deck flooring away from the stems multiple times over the years in attempt to protect the stems. The deck is currently cut back enough that the stems are not constantly against the sides of the floor boards, however as the tree moves in the wind, the trunks come into contact with the floor of the deck.

The longterm physical contact has led to significant physical wounding to both stems. As the tree has compartmentalized the wounds, the response tissue growth formed during compartmentalization process has very likely and will continue to become re-injured due to the continued contact and abrasion. This will only lead to further decay in both stems. Upon failure at these decayed and weakened points, the result is likely to be significant to severe. The targets include the home and deck, which are constant targets, and any occupants that are either on the deck, in a nearby, adjacent swimming pool, in the yard area close to the tree or inside any rooms directly under the canopy or next to the trunks. Granted, people are not in these spaces in a constant manner, however they are likely to be in these spaces frequently. Failure would very likely cause significant damage to the house and deck and potential serious injury or death to any persons that may be within 1-1.5X the height of the tree.

My recommendation is to remove the tree to pro-actively prevent such catastrophic failure and its potential resulting impacts. The decay in the stems is very apparent and is not reversible or repairable. The stems will very likely continue to become more hazardous with time and given the trees size and proximity to high-value targets, the risk is too high to allow the tree to remain.







