



## **CITY OF ROLLINGWOOD BOARD OF ADJUSTMENT MEETING AGENDA**

**Monday, September 13, 2021**

Notice is hereby given that the Board of Adjustment of the City of Rollingwood, Texas will hold a regular meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on September 13, 2021 at 6:00 PM, where the following items will be discussed:

### **CALL BOARD OF ADJUSTMENT MEETING TO ORDER**

1. Roll Call

### **PUBLIC COMMENTS**

Citizens wishing to address the Board of Adjustment for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the Board of Adjustment is restricted from discussing or taking action on items not listed on the agenda.

Citizens who wish to address the Board of Adjustment with regard to matters on the agenda will be received at the time the item is considered.

### **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the Board of Adjustment and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

- [2.](#) Discussion and possible action on the minutes from the June 22, 2021 Board of Adjustment meeting
- [3.](#) Discussion and possible action on the minutes from the August 17, 2021 Board of Adjustment meeting

### **REGULAR AGENDA**

- [4.](#) Public hearing, discussion and possible action on a variance from the City's Code of Ordinances, Section 107-35, no tennis court shall be constructed or maintained in the area between the rear setback line and the rear lot line for the Western Hills Athletic Club at 4801 Rollingwood Drive
5. Public hearing, discussion and possible action on a variance from the City's Code of Ordinances, Section 107-242 regarding the requirement of the 30 foot greenbelt zone for each lot in a park

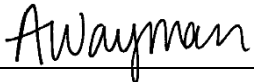
district which abuts a lot in a residential district for at the Western Hills Athletic Club at 4801 Rollingwood Drive

6. Public hearing, discussion and possible action on a variance from the City's Code of Ordinances, Section 107-422, a nonconforming structure may not be altered to increase the extent of the nonconformity for at the Western Hills Athletic Club at 4801 Rollingwood Drive
7. Discussion and possible action to adopt a set of rules for the Board of Adjustment
8. Discussion and possible action on the application forms
9. Discussion and possible action on a decision document for variances

### **ADJOURNMENT OF MEETING**

### **CERTIFICATION OF POSTING**

I hereby certify that the above Notice of Meeting was posted on the bulletin board at the Rollingwood Municipal Building, in Rollingwood, Texas and to the City website at [www.rollingwoodtx.gov](http://www.rollingwoodtx.gov) on Friday, September 10, 2021 at 2:00 p.m.



Ashley Wayman, City Secretary

#### **NOTICE -**

The City of Rollingwood is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact the City Secretary, at (512) 327-1838 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

The Board of Adjustment will announce that it will go into executive session, if necessary, to deliberate any matter listed on this agenda for which an exception to open meetings requirements permits such closed deliberation, including but not limited to consultation with the city's attorney(s) pursuant to Texas Local Government Code section 551.071, as announced at the time of the closed session.

Consultation with legal counsel pursuant to section 551.071 of the Texas Local Government Code;  
discussion of personnel matters pursuant to section 551.074 of the Texas Local Government Code;  
real estate acquisition pursuant to section 551.072 of the Texas Local Government Code;  
prospective gifts pursuant to section 551.073 of the Texas Local Government Code;  
security personnel and device pursuant to section 551.076 of the Texas Local Government Code;  
and/or economic development pursuant to section 551.087 of the Texas Local Government Code.  
Action, if any, will be taken in open session.



## **CITY OF ROLLINGWOOD BOARD OF ADJUSTMENT MEETING MINUTES**

**Tuesday, June 22, 2021**

On Tuesday, June 22, 2021 at 6:00 p.m., the Board of Adjustment of the City of Rollingwood, Texas held a regular meeting, open to the public, via video conference and telephone in accordance with an order of the Office of the Governor issued March 16, 2020. The public was able to watch this meeting live and had the opportunity to comment via audio devices with the following meeting login information:

**Link:** <https://us02web.zoom.us/j/85952472198?pwd=VVVmbmd2S0REVzFJVUFja3E5UHVLdz09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 859 5247 2198

**Passcode:** 2021

The public was permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. A video recording of the meeting was made and posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request. The following items were discussed:

### **CALL BOARD OF ADJUSTMENT MEETING TO ORDER**

#### **1. Roll Call**

Chair Chris Braden called the meeting to order at 6:03 p.m.

**Present Members:** Chair Chris Braden, Jim Beneke, Keith Martinson, Brad O'Donnell, and Brook Brown

**Also Present:** City Administrator Amber Lewis, City Attorney Megan Santee, Assistant City Administrator Ashley Wayman, and Development Services Director Carrie Caylor

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the Board of Adjustment and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a

Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the December 8, 2020 Board of Adjustment meeting

**Keith Martinson motioned to approve the consent agenda. Jim Beneke seconded the motion.**

- **Chair Chris Braden – Yes**
- **Keith Martinson – Yes**
- **Jim Beneke – Yes**
- **Brad O'Donnell – Yes**
- **Brook Brown – Abstain**

*Brook Brown abstained because she was not a member of the Board of Adjustment on the date of the December 8 meeting.*

**The motion passed 4-0 with one abstention.**

### **REGULAR AGENDA**

3. Public hearing, discussion and possible action on a variance from the City's Code of Ordinances, Section 107-35, no tennis court shall be constructed or maintained in the area between the rear setback line and the rear lot line for the Western Hills Athletic Club at 4801 Rollingwood Drive

**Chair Chris Braden opened the public hearing at 6:07 p.m.**

**The following individuals spoke during the public hearing:**

- Zachary Elkins, 16 North Peak, discussed the services that WHAC offers the community and stated his support for this request.
- Marie Timmerman, WHAC board member and resident at 501 Vale, discussed this request and the current age and state of the tennis courts.
- Brad Walters, 2702 Rollingwood Drive, discussed his support for this request.
- Mike Fitzgerald, 442 Ridgewood Road, discussed his support for this request.
- Phil McDuffee, 4711 Timberline Drive, asked how increased flooding issues will be mitigated with this project.
- Development Services Director Carrie Caylor discussed these concerns explaining the process from this point, as well as that drainage and impervious cover are not up for discussion at this meeting.

**Chair Chris Braden closed the public hearing at 6:23 p.m.**

The Board Members discussed this request and asked questions regarding the number of tennis courts needed, the configuration of the courts and drainage. They also asked David Cazares, with MWM Design Group, questions about the project.

**Chair Chris Braden re-opened the public hearing at 6:57 p.m.**



- Councilmember Buck Shapiro, 406 Wallis, asked a question regarding the configuration of the courts and stated his support for improvements to the courts and adding additional courts.
- The Board of Adjustment further discussed this request.
- Julia Harrod, P.E., with MWM Design Group, discussed the setbacks in this request.
- Marie Timmerman further discussed this request and reasons why the BOA might approve the continuation of the non-conforming use.

**Chair Chris Braden closed the public hearing at 7:06 p.m.**

The Board of Adjustment further discussed this request.

**Chair Chris Braden discussed the seven criteria that must be met in order for a variance to be granted, stating his findings that this request meets those criteria, and motioned to approve a variance from the City's Code of Ordinances, Section 107-35.**

The Board of Adjustment further discussed this request.

Brook Brown discussed a concern she has with this request and that she will be calling a point of order.

Development Services Director Carrie Caylor discussed why staff brought these requests to the Board of Adjustment when they did and that it had been to City Council first.

**Brook Brown motioned to dismiss the appeal because it is untimely filed.**

City Attorney Megan Santee and staff discussed the processes in the City's Code of Ordinances. City Attorney Megan Santee explained her interpretation of the code.

**The motion failed for lack of a second.**

**Jim Beneke seconded Chris Braden's motion.**

Brad O'Donnell asked that the motion to approve this variance include the requirement that adjacent property owners, owners having a common property line with the Western Hills Athletic Club, must agree to it in writing for it to be granted.

**Chair Chris Braden agreed and amended his motion to state that any motion to approve be contingent upon each adjoining property owner stating that they are satisfied with the application.**

Brook Brown stated, in opposition to the motion, that she does not believe findings 1, 3, 5 or 7 of Section 107-492 of the City's Code have been met by the applicant.

Chair Chris Braden restated the motion to approve item 3, for a court to be constructed and maintained in the area between the rear setback line and the rear lot line, approval of which per Brad O'Donnell's suggestion is subject to owners that share property lines with the Western Hills Athletic Club giving written consent.

- **Chair Chris Braden – Yes**

- **Keith Martinson – Yes**
- **Jim Beneke – Yes**
- **Brad O'Donnell – Yes**
- **Brook Brown – No**

**The motion passed 4-1.**

4. Public hearing, discussion and possible action on a variance from the City's Code of Ordinances, Section 107-242 regarding the requirement of the 30 foot greenbelt zone for each lot in a park district which abuts a lot in a residential district for at the Western Hills Athletic Club at 4801 Rollingwood Drive

**Chair Chris Braden opened the public hearing at 7:35 p.m.**

- No individuals spoke during the public hearing.

**Chair Chris Braden closed the public hearing at 7:36 p.m.**

**Brad O'Donnell motioned to combine items 4 and 5. The motion failed for lack of a second.**

Brook Brown stated that she has the same concerns with the city's authority to grant this request as she did in the previous item.

**Chair Chris Braden motioned to approve a variance with respect to item number 4 granting a variance to the requirement of the 30 foot greenbelt zone for the Western Hills Athletic Club, discussing the seven criteria in the City's Code of Ordinances that must be met, and stating that he believes these criteria are satisfied. Keith Martinson seconded the motion.**

Brook Brown stated, in opposition to the motion, that she does not believe findings 1, 3, 5 or 7 of Section 107-492 of the City's Code have been met by the applicant or that this was timely filed.

- **Chair Chris Braden – Yes**
- **Keith Martinson – Yes**
- **Jim Beneke – Yes**
- **Brad O'Donnell – Yes**
- **Brook Brown – No**

**The motion passed 4-1.**

5. Public hearing, discussion and possible action on a variance from the City's Code of Ordinances, Section 107-422, a nonconforming structure may not be altered to increase the extent of the nonconformity for at the Western Hills Athletic Club at 4801 Rollingwood Drive

**Chair Chris Braden opened the public hearing at 7:42 p.m.**

- No individuals spoke during the public hearing.

**Chair Chris Braden closed the public hearing at 7:43 p.m.**

The Board of Adjustment discussed this request.

**Chris Braden motioned to approve a variance from the City's Code of Ordinances, Section 107-422, a nonconforming structure may not be altered to increase the extent of the nonconformity for at the Western Hills Athletic Club at 4801 Rollingwood Drive, reading the seven criteria in the City's Code of Ordinances that must be met, and stating that he believes these criteria are satisfied. Jim Beneke seconded the motion.**

Brook Brown stated, in opposition to the motion, that she does not believe findings 1, 3, 5 or 7 of Section 107-492 of the City's Code have been met by the applicant or that this was timely filed.

- **Chair Chris Braden – Yes**
- **Keith Martinson – Yes**
- **Jim Beneke – Yes**
- **Brad O'Donnell – Yes**
- **Brook Brown – No**

The motion passed 4-1.

#### **ADJOURNMENT OF MEETING**

The meeting was adjourned at 7:49 p.m.

Minutes Adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chris Braden, Chair

ATTEST:

\_\_\_\_\_  
Ashley Wayman, City Secretary



## **CITY OF ROLLINGWOOD BOARD OF ADJUSTMENT MEETING MINUTES**

**Tuesday, August 17, 2021**

On Tuesday, August 17, 2021 at 6:00 p.m., the Board of Adjustment of the City of Rollingwood, Texas held a regular meeting, open to the public, via video conference and telephone in accordance with an order of the Office of the Governor issued March 16, 2020. The public was able to watch this meeting live and had the opportunity to comment via audio devices with the following meeting login information:

**Link:** <https://us02web.zoom.us/j/86745912939?pwd=eFIRVkc0b1o5b2hMNUpuY0Nxem52UT09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 867 4591 2939

**Passcode:** 2021

The public was permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. A video recording of the meeting was made and posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request. The following items were discussed:

### **CALL BOARD OF ADJUSTMENT MEETING TO ORDER**

#### **1. Roll Call**

**Acting Chair Keith Martinson called the meeting to order at 6:04 p.m.**

**Present Members:** Brad O'Donnell, Brook Brown, Jerry Speitel, Jim Beneke, and Keith Martinson

**Also Present:** City Administrator Amber Lewis, Assistant City Administrator Ashley Wayman, Development Services Director Carrie Caylor, and City Attorney Megan Santee

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the Board of Adjustment and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the June 22, 2021 Board of Adjustment meeting

**Jim Beneke motioned to approve the consent agenda. Brook Brown seconded the motion.**

Brook Brown discussed proposed changes to the minutes.

Assistant City Administrator Ashley Wayman stated that she would make the requested changes and bring the minutes back at the next meeting for approval.

**Jim Beneke withdrew his motion.**

*Keith Martinson called up item 6 for consideration at this time.*

### **REGULAR AGENDA**

3. Discussion and possible action to adopt a set of rules for the Board of Adjustment

*This item was postponed to the next Board of Adjustment meeting.*

4. Discussion and possible action on the application forms

*This item was postponed to the next Board of Adjustment meeting.*

5. Discussion and possible action on a decision document for variances

*This item was postponed to the next Board of Adjustment meeting.*

6. Public hearing, discussion and possible action on a request for a Variance from Section 107-76(a) of the City's Code of Ordinances to consider the yard depth at the curb rather than the street right-of-way line for the front yard at 5015 Timberline Drive

Brook Brown suggested that item 7 be considered in conjunction with this item because there would likely be common discussion on both items.

Keith Martinson called up item 7 to be discussed in conjunction with this item.

**Keith Martinson opened the public hearing at 6:16 p.m.**

- Angus Littlejohn III, owner of 5015 Timberline Drive, introduced himself, his wife Nancy, and Ryan Burke, the architect working on the design of the property. He also discussed that they would like to pull the variance request for item 6 regarding the front yard setback, and would only be seeking a variance for item 7 regarding the side yard setback.

- Development Services Director Carrie Caylor presented the documents for the request and discussed the city's Code.
- Brad O'Donnell asked about the deeded setbacks shown in the survey. The Board of Adjustment discussed setbacks on this property.
- Ryan Burke discussed the setbacks and that the survey does not align with the city's Code.
- The Board of Adjustment, property representatives and staff further discussed this request, the survey, and the deeded and city setbacks.
- Jay Van Bavel, 5012 Timberline, spoke in opposition of the Timberline variance and the Peak Road variance.
- City Administrator Amber Lewis clarified that item 6 was pulled from the agenda and that this was for item 7.
- Development Services Director Carrie Caylor stated that she had received comments ahead of the meeting from the Connor family at 5013 Timberline in opposition, Jay Van Bavel at 5012 Timberline, in opposition, the owners of 10 S. Peak in opposition but they later rescinded their opposition, and Karen Carlson at 4 S. Peak in opposition.

**Keith Martinson closed the public hearing at 6:50 p.m.**

The Board of Adjustment discussed this request and asked questions of the requestor and staff.

**Jerry Speitel motioned to deny this request for a Variance from Section 107-76(a) of the City's Code of Ordinances to consider the yard depth at the curb rather than the street right-of-way line for the side yard at 5015 Timberline Drive. Brook Brown seconded the motion.**

**Jerry Speitel amended his motion to state that the applicant failed to meet the seven criteria that are established in 107-492 of the City's code of ordinances. Brook Brown seconded the amended motion.**

Brook Brown stated that she did not think that the applicants got a chance to give their full presentation.

The Littlejohns asked a question about the criteria in the Code and City Attorney Megan Santee explained that, in order to grant a variance, the seven criteria in the city's Code of Ordinances would have to be met, and that if the board was moving to deny the request that they should state that the criteria are not met.

Development Services Director Carrie Caylor read the seven criteria in section 107-492(c) of the city's Code of Ordinances.

The Littlejohns discussed their request in light of the seven criteria listed in the city's Code of Ordinances.

The Board of Adjustment further discussed this request and suggested withdrawing this variance request and coming back with an amended request.

Development Services Director Carrie Caylor asked City Attorney Megan Santee whether protected trees would be considered a hardship and City Attorney Megan Santee discussed that this may be something the Board can consider.

City Administrator Amber Lewis asked City Attorney Megan Santee, because Brad O'Donnell and Brook Brown both suggested withdrawing this motion, if the city's Code of Ordinances would allow the request to be pulled at this time.

The Board and the Littlejohns further discussed the property.

City Attorney Megan Santee discussed the process from this point explaining that if the request was withdrawn at this time it could be brought back before the Board at a later date.

**Jerry Speitel withdrew his motion.**

City Administrator Amber Lewis recommended tabling items 3-5 for the next Board of Adjustment meeting to give the Board time to review the documents and ask questions of staff.

7. Public hearing, discussion and possible action on a request for a Variance from Section 107-76(a) of the City's Code of Ordinances to consider the yard depth at the curb rather than the street right-of-way line for the side yard at 5015 Timberline Drive

This item was discussed in conjunction with item 6.

**ADJOURNMENT OF MEETING**

The meeting was adjourned at 7:27 p.m.

**Minutes Adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

---

**Chris Braden, Chair**

**ATTEST:**

---

**Ashley Wayman, City Secretary**



August 11, 2021

**NOTICE TO PROPERTY OWNERS**

According to Rollingwood Code of Ordinances, 107-495, notice of a public hearing on a request for a variance or appeal to the Board of Adjustment shall be mailed at least 30 days before the public hearing to the petitioner and all property owners located within the city if the variance relates to a lot that is not in a residential district. Please consider this letter as your official notice of a public hearing to be held by the Board of Adjustment on a variance request.

**PROPERTY:** Western Hills Athletic Club

**DATE OF PUBLIC HEARING:** Monday, September 13th, 6:00 p.m.

**LOCATION:** Rollingwood City Hall  
403 Nixon Drive, Rollingwood, TX 78746

Board of Adjustment will receive comments on the following:

**A request for a Variance, as referenced in 107-242 in the City of Rollingwood Ordinances**

- (1) A 30-foot greenbelt zone, shall be provided between the line of the residential zone and the impervious cover, including parking and buildings, on the lot located in the park district.

**A request for a Variance, as referenced in 107-35, no tennis court shall be constructed or maintained in:**

- a. The area between the rear setback line and rear lot line.

**A request for a Variance, as referenced in 107-422, any nonconforming building or structure may, not be altered in a manner that increases the extent of its nonconformity.**

**The Western Hills Athletic Club seeks a building permit to expand the tennis courts from 2 existing courts to 4 courts. The existing courts are non-conforming structures, and the addition of two more courts would increase that non-conformity. Additionally, the site does not conform to the 30-foot greenbelt requirement.**



**THE CITY OF ROLLINGWOOD**

Phone +1 (512) 327-1838

403 Nixon Dr, Rollingwood, TX 78746-5512

[www.rollingwoodtx.gov](http://www.rollingwoodtx.gov)





Please call the City Office if you have any questions or would like more information. You may also fax or email your opinion or concerns regarding the proposed variance to 512-326-1869 (fax) or [ccaylor@rollingwoodtx.gov](mailto:ccaylor@rollingwoodtx.gov).

Sincerely,

*Carrie Caylor*

**Carrie Caylor**  
**Director of Development**  
**City of Rollingwood**

cc: Board of Adjustment members



**THE CITY OF ROLLINGWOOD**

Phone +1 (512) 327-1838

403 Nixon Dr, Rollingwood, TX 78746-5512

[www.rollingwoodtx.gov](http://www.rollingwoodtx.gov)

# ROLLINGWOOD TEXAS

## VARIANCE REQUEST APPLICATION

ADDRESS Western Hills Athletic Club, 4815 Rollingwood Dr. Zoning P

Legal Description: Lot 1 Block      Subdivision Western Hills Athletic Club Add'n.

If property is not platted, attach metes and bounds description and survey

Owner of Structure

Address Western Hills Athletic Club City/State/Zip Rollingwood, TX 78746

Telephone 512 327 6373 Cell      Email board@whac.org

Owner of Ground if different from above

Address      City/State/Zip     

Telephone      Cell      Email     

Attach deed and deed restrictions associated with property for which variance is requested

Authorized Agent if applicable

Address 501 Vale Street City/State/Zip Rollingwood, TX 78746

Telephone      Cell 512 297 4843 Email marie.timmermann@aol.com

Attach letter signed by owner authorizing agent to act on the owner's behalf

Explain variance request

WHAC seeks a variance as referenced in 107-242, 107-35, and 107-422 to expand the tennis courts from 2 existing courts to 4 courts.

Attach 11"x17" Site Plan showing property as it is and with proposed improvements drawn to scale

Cite ordinance applicable to variance request

Justify variance requested and explain hardship if variance is not granted

The tennis courts were built in 1976 and predate these ordinances. The courts are in disrepair and a rebuild is necessary. Under our current plan we are restoring 13 trees in accordance with residential and park requirements. If we re-locate the courts, we will incur the loss of additional trees, including a very large heritage oak that we are attempting to keep with the proposed plan.

# ROLLINGWOOD

TEXAS

Application is hereby made to the City of Rollingwood Board of Adjustment to request a variance as outlined above, and as contained in attachments to this application, and to request public hearing on this variance request at 403 Nixon Dr in Rollingwood, TX, on the date as set by the Board. I agree to attend such hearing to represent this variance request and respond to the Board's questions or requests for additional information and documentation. If I am not able to attend the hearing, I will appoint an agent to represent me at the hearing and will submit to the City prior to the hearing written authorization for that agent. I certify that this requested variance is in full conformity with and not contrary to any deed restrictions associated with my property listed herein. I DO SOLEMNLY SWEAR that to the best of my knowledge the above statements concerning this application are true and correct, and the undersigned has reviewed, understands and approves the request for a variance as stated.

Owner Certification

Marie  
(Signature)

Marie Timmermann  
(Printed Name)

Date 5/18/21 Telephone 512 297 4843 Email marietimmermann@aol.com



## COMMERCIAL SITE PLAN DEVELOPMENT APPLICATION

Application is hereby made to the City of Rollingwood, Texas, for a permit to revise the site plan on the property as outlined below and in accordance with the plans and specifications submitted herewith, and in full conformity with provisions and regulations of all ordinances of the City of Rollingwood.

Address 4801 Rollingwood Dr Zoning \_\_\_\_\_

Legal Description: Lot 1 Block \_\_\_\_\_ Subdivision Western Hills Athletic Club Addition

Owner of Ground Western Hills Athletic Club

Owner Address 4801 Rollingwood Dr. City/State/Zip Rollingwood TX 78752

Telephone (512) 327-6373 Fax \_\_\_\_\_ Email \_\_\_\_\_

Engineer/Architect MWM Design Group

Address 305 E Huntland Dr Ste 200 City/State/Zip Austin TX 78752

Telephone (512) 453-0767 Email dcazares@mwmdesigngroup.com Contact David Cazares

Contractor/Builder \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_ Contact \_\_\_\_\_

TDLR Project Registration # (>\$50,000 Projected Cost) \_\_\_\_\_

Permit Type: ☐ **Yes** Site Plan Development

Sq Ft of Impervious Cover Prior to Project Please see site plan sheet 12 for full description Project IC Sq Ft/Sq Ft Addition \_\_\_\_\_ =  
Total IC Sq Ft 68186.17 SF

Describe Proposed Work: Demolition of existing tennis courts, volleyball court, existing fence. Please see demo sheet for full list.

New tennis courts, retaining walls, fencing, landscaping elements, and associated drainage improvements.

Projected Cost \$ \_\_\_\_\_

THE UNDERSIGNED DOES SOLEMNLY SWEAR that to the best of their knowledge the above statements concerning this application are true and correct, and the undersigned has reviewed and understands the applicable portions of the Code of Ordinances of the City of Rollingwood, and the undersigned acknowledges that work authorized pursuant to this permit must be performed in conformance with the applicable regulations, including those pertaining to the manner of the performance of the work and restrictions on times when work may be performed. Work performed in violation of the City's regulations may be the subject of a stop-work order or request for injunctive relief, and the undersigned, as permittee, assumes all risk of loss damage or loss to improvements and personal property resulting from a lawful order to cease any work not performed in accordance with applicable regulations.

Owner Certification \_\_\_\_\_

(Owner Signature)

Sang McDonnell

(Printed Name)

08/31/20

(Date)

Contact \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_



Address \_\_\_\_\_

### FEES

Payment of consultant fees: (a) Payment required. All applicants shall pay all consultant fees incurred by the city that are associated with their applications referenced in the following articles ([A2.000](#) and [A3.000](#)). No approvals will be issued in connection with their applications until all required fees have been paid to the city, regardless of the method used for collection of such fees. (b) **Payment of deposit.** When consultant fees are anticipated to be substantial, the city secretary or building official upon receipt of an application, may establish a deposit amount that is equivalent to the projected consultant fees to be incurred in connection with the application. The applicant shall deposit this amount with the city prior to any review, inspection, processing or other work being initiated by the city. A revised deposit amount may be established at any time when consultant fees are substantially different than originally projected, and additional amounts payable or refundable will be due at the time of issuance to the applicant of notice of a revised deposit amount. When a deposit is established, the application will not be considered as filed or complete until the deposit is paid. When a deposit is paid, all consultant fees incurred by the city that are associated with the application will be charged against this deposit. Upon completion of the consultant activities, the applicant shall pay any fees incurred by the city in excess of the deposit. Any excess deposit remaining after the payment of all consultant fees will be returned to the applicant.

#### First Submission:

Site Plan Review Deposit (A1.003)	\$TBD	\$ _____
Balance to be collected after completion of review	\$ _____	\$ _____

#### **TOTAL FILING FEE**

\$ \_\_\_\_\_

\*Reference: Appendix A Fee Schedule Sec A1.003 Deposit

Cash and checks made payable to "City of Rollingwood" are accepted.

Deliver application, plans and filing fee to:

**Carrie Caylor**

**THE CITY OF ROLLINGWOOD**

Phone +1 (512) 327-1838

403 Nixon Dr. Rollingwood, TX 78746-5512

[www.rollingwoodtx.gov](http://www.rollingwoodtx.gov)

Email: [ccaylor@rollingwoodtx.gov](mailto:ccaylor@rollingwoodtx.gov)

\_\_\_\_\_  
City Use

Application Filing Date

City Posting: Not Applicable Date

ONE Date:

TCEQ Compliance: \_\_\_\_\_

Owner Notification: Not Applicable Notification Method

Notification Date \_\_\_\_\_

Site Plan Review: Not Applicable City  
Engineer \_\_\_\_\_

(Date delivered)

(Dates received - Recommendation)



Address \_\_\_\_\_

Certification of application notice required for New Construction, Additions and External Remodels. Except as provided at the end of this paragraph, written notice of building permit application shall be given to owners of real property lying within 250 feet of the boundaries of the property for which a building permit is requested to allow for a 15-day public review. The application shall not be considered as having been filed with the city until such notice has been delivered and the certification of notice has been submitted. The notice may be delivered to owners either in person, by registered or certified mail. Whenever the notice is served by mail, three days shall be added to the prescribed period. A sample notice and certification of notice are attached in Word format for the applicant's use. PDG will prepare a list of addresses to which the notice shall be mailed. Notice of a building permit application shall not be required for residential interior remodels where no work is to be done to the exterior of the building, including replacement of bedroom emergency egress windows. Reference: Chapter 14 Zoning Article 14.02 Zoning Ordinance Division 16 Administration Sec 14.02.853 Application for Permit (12) Notice of Application.

Recorded subdivision plat of the property in compliance with the requirements of Article 10.02 showing the property as a platted lot in a platted subdivision and recorded by Travis County Clerk's office. Reference: Chapter 10 Article 10.02 Subdivision ordinance.

Compliance with TCEQ regulations is required by TCEQ for New Construction and Additions on land in the city that is located over the Edwards Aquifer Recharge Zone and which is subject to the Texas Commission on Environmental Quality Edwards Rules located at 30 Texas Administrative Code (TAC) chapter 213, as amended. **Although this is required by TCEQ the City of Rollingwood does not enforce this requirement.** For assistance in complying with the TCEQ rules, please contact the Edwards Aquifer Protection Program, TCEQ Austin Region Office, 512/339-2929. Submit with your application TCEQ's written evidence of compliance or statement that the proposed construction does not constitute a regulated activity. Interior remodel work in an existing structure and swimming pools are excluded from this requirement.

TIA If the proposed project is within the professional and business office district (C-1), business district (C-2) or planned unit development district (PUD), the site plan must be accompanied by a traffic impact analysis prepared by a professional approved by the city, indicating the impact of the project on existing traffic conditions and information on the potential congestion caused by ingress and egress. The site plan shall be accompanied by an approval from the Texas Department of Transportation, if applicable, with regard to the location of points of ingress and egress.

All applicants are urged to review the City's Code of Ordinances which is essential to understanding the regulations and requirements affecting properties in the non-residential zoning districts. This information will also provide guidance for preparation of an informative and complete application. Chapter 14 Zoning Divisions 1-4 provide definitions and requirements for all Zoning Districts. Of Divisions 6-12, review the regulations in the one that is relevant to the property for which a building permit will be requested. Division 16 provides invaluable information for preparing and submitting the Commercial Building Permit Application. Chapter 3 Building Regulations provides specific construction requirements and lists the codes that have been adopted by reference and made a part of the City's Code of Ordinances. Certain Sections of the ordinances are referenced throughout this Checklist as they apply to the items being discussed.

The Ordinances can be accessed by the following link or on the City's website [rollingwoodtx.gov](http://rollingwoodtx.gov) by selecting Codes and Regulations, then City Code of Ordinances.



Date: April 8, 2021

David Cazares  
MWM Design Group  
305 E Huntland Dr, Ste 200  
Austin, TX 78752  
512-453-0767  
dcazares@mwmdesigngroup.com

RE: Western Hill Athletic Club – Zoning Review 1

The above-referenced report and plans were reviewed by the City for compliance with City Zoning Ordinances. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

**Buffers**

1. Per Rollingwood City Ordinance Section 107-242, each lot in a park district which abuts a lot in a residential district shall be developed in compliance with the following requirements:
  - (1) A 30-foot greenbelt zone, shall be provided between the line of the residential zone and the impervious cover, including parking and buildings, on the lot located in the park district. The 30-foot green belt shall be left in its undisturbed natural state or shall be landscaped as required by the city council.
  - (2) In areas where terrain and other features do not provide a visual screen between a lot in a park district and an abutting lot in a residential district, screening shall be provided by a cedar or redwood privacy fence at least eight feet in height, with its smooth side facing the residential lot. If the building official determines that the privacy afforded by such fencing does not meet the minimum reasonable expectations of a typical residential occupant, they may then require, in addition to the privacy fencing, that landscaping be planted and maintained in accordance with specifications prescribed by the city council. Please provide location of existing or proposed fencing as well as type of fence and fence height.
  - (3) No fences or landscaping required under this section shall be installed without prior approval of the plans by the city council, and the installation shall be in compliance with such approval and with all other applicable requirements of the city.

**Parking**

2. Per Rollingwood City Ordinance Section 107-243(b), no athletic fields shall be constructed or expanded without prior approval of the off-street parking plans by the city council, and the construction shall be in compliance with such approval and with all other applicable requirements of the city.

**Impervious Cover**

3. Per Rollingwood City Ordinance Section 107-244(a), impervious cover shall not exceed 50% of the total area of any lot in the park district. The Travis County appraisal district shows the lot as 3.1070

acres and the impervious cover is 1.60 acres or 51.6% impervious cover. The cover sheet indicates the site will have 50% impervious cover and page 21 of 26, water quality sheets, shows the project area is 3.21 acres with 1.60 acres of impervious cover, or 50%.

**Tennis Courts**

4. Per Rollingwood City Ordinance Section 107-35, no tennis court shall be constructed or maintained in:
  - a. the area between the rear setback line and rear lot line.

**Landscaping*****Non-Residential***

5. Per Rollingwood City Ordinance Section 107-341(b), 20% of the total area of each lot shall be devoted to landscaped open space. Please provide percentage of lot that is devoted to landscaped open space.
6. Per Rollingwood City Ordinance Section 107-341 (e), A nonresidential lot that is adjacent to a public street or right-of-way or that is adjacent to a residential property line shall have a landscaped greenbelt at least 20 feet in width measured from the property line parallel with and adjacent to each such street, right-of-way or residential property line. An exception may be approved by the city council for the location of a driveway in such required landscaped greenbelt if the city council finds that special traffic conditions affect the property, and that the interest of safety of the driving public and pedestrians would better be protected by the location of a driveway in the area of the required greenbelt. Such greenbelt shall contain a minimum of one tree, not less than 12 feet in height, for every 500 square feet of greenbelt.

**Nonconforming buildings/structures**

7. Per Rollingwood City Ordinance Section 107-422, any nonconforming building or structure may, so long as it remains otherwise lawful, be continued subject to the following requirements and limitations:
  - (1) Except as otherwise required by ordinance or law, a nonconforming building or structure may not be altered in a manner that increases the extent of its nonconformity. The existing tennis courts and sand volleyball court is non-conforming. The non-conformity is proposed to be increased with this permit.
  - (2) Except as otherwise required by ordinance or law, a nonconforming building or structure must be brought into conformity if:
    - (a) Fifty percent of the square footage of the building or structure is demolished, excluding a permit for interior construction or remodeling only.

**Notes**

1. Please note the following:
  - a. Per Rollingwood City Ordinance Section 107-341(d), All required tree plantings shall be installed prior to the occupancy or use of property. Where compliance is not practicable due to the season of the year, the building official shall grant an appropriate delay. Any certificate of occupancy may be revoked, after 30 days' written notice to the occupant and the owner of the affected property, if tree plantings are not undertaken or maintained as required under this article.
  - b. Per Rollingwood City Ordinance Section 107-35(f), overhead lighting in tennis court areas is prohibited.



All submittals should be submitted to the City of Rollingwood and should include at a minimum of 1 pdf copy of the plans. A comment response letter shall be provided. Please contact Carrie Caylor at (512) 327-1838 if you have any further questions.

Regards,

K Friese + Associates, Inc.









engineers | architects | surveyors

Solutions Today with a  
**Vision for Tomorrow**

December 16, 2020

Ms. Carrie Caylor  
City of Rollingwood  
403 Nixon Drive  
Rollingwood, TX 78746

Subject: 4801 Rollingwood Drive Building Permit Site Plan Recommendation

Dear Ms. Caylor,

LNV has completed the review of the drainage components of the Building Permit Application for the construction of the pool and associated improvements at 4801 Rollingwood Drive. All comments have been addressed and LNV recommends approval of the drainage portion of the residential building permit for the subject address, based on the attached plans. This application was reviewed only for conformity to the City of Rollingwood Code of Ordinances, Section 3.09 Stormwater Drainage Regulations. Please note that this permit requires drainage facilities that will be reviewed by LNV. LNV will provide review of constructed facilities and will notify the City when recommendation for final approval is made.

If you have any questions, please feel free to contact me at (512) 381-8333.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jay Campbell'.

Jay Campbell, PE CPESC  
Project Manager  
[jcampbell@lnvinc.com](mailto:jcampbell@lnvinc.com)

OWNER:  
WESTERN HILLS ATHLETIC CLUB  
4801 ROLLINGWOOD DR  
AUSTIN, TEXAS 78746

LANDSCAPE ARCHITECT:  
MWM DESIGN GROUP, INC.  
305 E HUNTLAND DR, STE #200  
AUSTIN, TEXAS 78752

CONTACT:  
CATHERINE SCOTT, PRESIDENT  
(512) 327-6373

CONTACT:  
DAVID CAZARES, ASLA, LEED AP  
(512) 453-0767

CIVIL ENGINEER / AGENT:  
MWM DESIGN GROUP, INC.  
305 E HUNTLAND DR, STE #200  
AUSTIN, TEXAS 78752

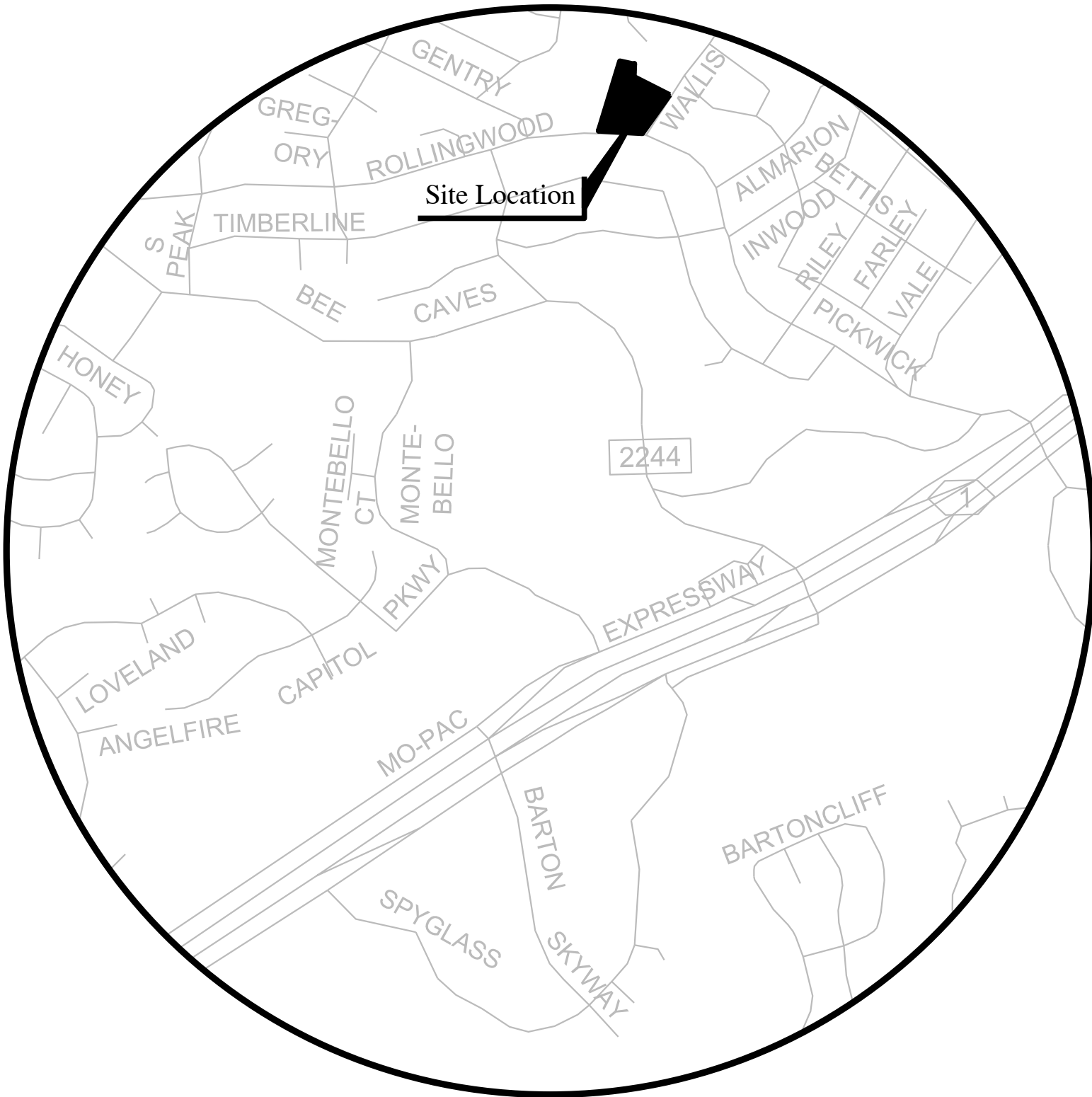
CONTACT:  
MATTHEW RECTOR, P.E., CFM  
(512) 453-0767

# Western Hills Athletic Club

## 4801 Rollingwood Drive

### Austin, Texas 78746

SUBMITTAL DATE  
DATE: APRIL 24, 2020



LOCATION MAP

- NOTES:**
1. THIS SITE LIES WITHIN THE ROLLINGWOOD FULL PURPOSE JURISDICTION.
  2. NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA FIRM PANEL #48453C0445K, DATED JANUARY 22, 2020.
  3. NO CRITICAL ENVIRONMENTAL FEATURES ARE KNOWN TO EXIST WITHIN 150' OF THE PROJECT SITE.
  4. THIS SITE IS LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
  5. TREES GREATER THAN 8" IN DIAMETER ARE KNOWN TO EXIST ON THIS SITE.
  6. AS PART OF THE SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.

LEGAL DESCRIPTION: LOT 1, WESTERN HILLS ATHLETIC CLUB ADDITION  
ZONED: PARK ZONING DISTRICT (P)  
PROPOSED IMPERVIOUS COVER: 68186.17 SF, 50%  
WATERSHED: LADY BIRD LAKE & EANES CREEK CLASSIFICATION: SUBURBAN

SHEET INDEX		
SHEET INDEX	SHEET NUMBER	SHEET TITLE
1	000	COVER SHEET
2	001	NOTES
3	010	EXISTING CONDITIONS
4	101	SITE PLAN
5	181	SITE DETAILS
6	191	SITE DETAILS
7	201	DEMOLITION PLAN
8	231	EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN
9	281	EROSION / SEDIMENTATION CONTROL & TREE PROTECTION DETAILS
10	301	GRADING PLAN
11	501	EXISTING DRAINAGE AREA MAP
12	503	PROPOSED DRAINAGE AREA MAP
13	504	PROPOSED DRAINAGE AREA MAP CALCULATIONS
14	541	STORM SEWER PLAN
15	542	STORM PROFILES
16	543	DETENTION POND DETAILS
17	544	DETENTION POND DETAILS
18	545	DETENTION POND DETAILS
19	546	DETENTION POND DETAILS
20	547	WATER QUALITY TREATMENT DETAILS
21	548	WATER QUALITY TREATMENT DETAILS
22	700	LANDSCAPE NOTES & CALCULATIONS
23	701	LANDSCAPE PLAN
24	710	PLANTING PLAN
25	791	LANDSCAPE DETAILS
26	801	IRRIGATION PLAN

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SUBMITTED BY:

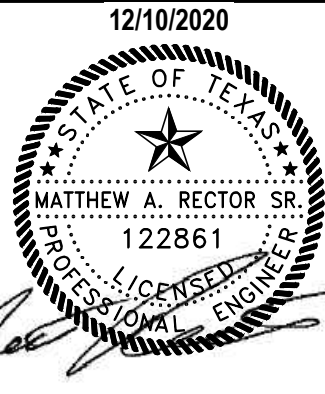
MATTHEW RECTOR, P.E., CFM  
MWM DESIGN GROUP  
305 E HUNTLAND DRIVE, SUITE 200  
AUSTIN, TX. 78752  
(512)453-0767

DATE

APPROVED BY:  
FOR DIRECTOR OF PLANNING AND  
DEVELOPMENT REVIEW DEPARTMENT

DATE

SITE DEVELOPMENT PERMIT NUMBER



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBPE FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

The bar above measures one inch on the original drawing. Adjust scales accordingly.

### COVER SHEET

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

000

1 OF 26

CONTRACTOR NOTES:

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE AND LOCATION OF ALL UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES. THE CONTRACTOR SHALL: A) IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES, AND B) PAY FOR SAME AT NO EXTRA COST TO THE OWNER.
2. THE BIDDER (CONTRACTOR AFTER AWARD) SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY UNREPORTED OBSTACLES OR DISCREPANCIES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. WHERE REMOVAL OF BASE AND PAVEMENT IS NECESSARY FOR THIS PROJECT ALL BASE AND PAVEMENT SHALL BE REPLACED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND COA STANDARD SPECIFICATIONS. ALL PAVEMENT CUTS SHALL BE SAW CUT PRIOR TO PLACEMENT OF H.M.A.C. AND COORDINATED WITH COR AND CITY INSPECTORS.
4. SLOPES OF ROADWAY CUTS AND EMBANKMENTS DAMAGED BY ANY OPERATION OF THE CONTRACTOR DURING THE EXECUTION OF THIS PROJECT SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL PRE-CONSTRUCTION CONDITION IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATIONS. BACK FILL AND FILL PLACED DURING REMEDIAL GRADING SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE ENGINEER AND GOVERNING AUTHORITIES.
5. BEFORE DISCONNECTING ANY WATER LINE OR GAS LINE, CONTRACTOR MUST PROVIDE FORTY-EIGHT (48) HOUR NOTICE TO THE OWNER EXCEPT IN THE CASE OF A BONA FIDE EMERGENCY.
6. CONTRACTOR SHALL COMPLY WITH CONSTRUCTION SEQUENCING WHICH IS SPECIFIED ON THIS SHEET.
7. ALL CONSTRUCTION SHALL FOLLOW THE LATEST VERSIONS OF THE CITY OF ROLLINGWOOD STANDARD DETAILS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
8. UPON REQUEST, COMPUTER AIDED DESIGN (CAD) FILES CAN BE MADE AVAILABLE TO THE CONTRACTOR FOR THE PURPOSES OF CONSTRUCTION STAKING.
9. CONTRACTOR TO PROVIDE A 24-HOUR (MINIMUM) NOTICE TO ENGINEER PRIOR TO ALL UTILITY INSTALLATION TO ALLOW FOR VISUAL OBSERVATION OF TRENCH EXCAVATION, BEDDING, PIPE MATERIAL, AND BACKFILL.

PAVEMENT:

1. CONCRETE PAVEMENT SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH ITEM 360 OF THE CITY OF ROLLINGWOOD STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE A 24-HOUR (MINIMUM) NOTICE TO ENGINEER PRIOR TO ALL CONCRETE POURS TO ALLOW FOR VISUAL OBSERVATION OF FORMWORK AND REBAR PLACEMENT.

EXCAVATION AND BACKFILL:

1. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
2. CONTRACTOR/REPAIR CREW MUST NOTIFY INSPECTOR AT LEAST TWENTY FOUR (24) HOURS PRIOR TO BEGINNING PERMANENT BACK FILL OPERATIONS.
3. BACKFILL DENSITY SHALL BE AS SPECIFIED IN ITEM 510 OF THE COA STANDARD SPECIFICATIONS. TEST METHODS SHALL BE AS SPECIFIED IN THE CITY STANDARD SPECIFICATIONS UNLESS INDICATED OTHERWISE IN WRITING BY THE ENGINEER.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

HANDICAP ACCESSIBILITY:

1. ACCESSIBLE ROUTES MUST HAVE A RUNNING-SLOPE NO GREATER THAN 5% UNLESS DESIGNED AS A RAMP.
2. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 2%.
3. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 8.33%.
4. TAS AND ADA CRITERIA SHALL GOVERN.

SAFETY:

1. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMANLIKE MANNER AT ALL TIMES. JOB SITE SAFETY SHALL NOT BE COMPROMISED. ANY UNATTRACTIVE NUISANCE SHALL BE REMOVED OR CAMOUFLAGED BY CONTRACTOR WHEN DIRECTED BY THE OWNER OR ENGINEER.
2. ALL HOLES, TRENCHES, AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS, AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
3. REMOVAL OF EXCAVATED MATERIALS AND DAILY CLEANUP OPERATIONS SHALL BE PERFORMED TO THE SPECIFICATIONS AND TO THE SATISFACTION OF THE OWNER AND ENGINEER.
4. CONTRACTOR SHALL MAINTAIN A SUPERINTENDENT UPON THE PROJECT AT ALL TIMES WORK IS IN PROGRESS.

TRAFFIC CONTROL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN CLEAR PASSAGE FOR LOCAL TRAFFIC AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT.
2. ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, WARNING SIGNS, AND FLAG MEN OPERATIONS SHALL BE PLACED, CONSTRUCTED, EXECUTED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. WHERE PORTABLE SIGNS REQUIRE THE USE OF WEIGHTS, SANDBAGS SHALL BE USED. THE USE OF SOLID OBJECTS SUCH AS CONCRETE, ROCKS, IRON, ETC. SHALL NOT BE PERMITTED.
4. INSTALLATION OF CONSTRUCTION BARRICADING AND SIGNING SHALL BE COORDINATED THROUGH THE CITY OF ROLLINGWOOD RIGHT OF WAY MANAGEMENT AT (512) 974-1150 (OR APPLICABLE REGULATORY ENTITY).
5. ALL TRAFFIC CONTROL SIGNS SHALL REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS. IF SIGNS REQUIRE RELOCATION, CONTRACTOR SHALL CONTACT THE APPLICABLE REGULATORY ENTITY.
6. CONTRACTOR MUST RESTORE ALL PAVEMENT MARKINGS DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL OBSERVE ALL APPLICABLE MATERIALS, SPECIFICATIONS, AND INSTALLATION REQUIREMENTS INCLUDING SPECIAL ATTENTION TO MAINTAINING PROPER DIMENSIONS AND ALIGNMENT.

TRENCH SAFETY:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
2. IN ACCORDANCE WITH THE U.S. OSHA REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FOOT DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN, ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NONCONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ROLLINGWOOD.
8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED, MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES, OR PROPERTY ZONED RESIDENTIAL.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

FIRE DEPARTMENT

1. THE ROLLINGWOOD FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES. CITY OF ROLLINGWOOD | CONSOLIDATED SITE PLAN APPLICATION INSTRUCTIONS: REV 7/19/2016 | PAGE 30 OF 38
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF ROLLINGWOOD FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

GENERAL CONSTRUCTION NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF ROLLINGWOOD MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CITY OF ROLLINGWOOD TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT [HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS](http://austintexas.gov/page/commercial-site-and-subdivision-inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, ROLLINGWOOD TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS; RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ)

DEVELOPER INFORMATION

WESTERN HILLS ATHLETIC CLUB  
OWNER (512) 327-6373  
PHONE #

4801 ROLLINGWOOD DR, AUSTIN, TX 78746  
OWNER ADDRESS

CATHERINE SCOTT (512) 327-6373  
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS  
PHONE #

JOSH MCKAY (512) 426-1483  
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL, MAINTENANCE  
PHONE #

JOSH MCKAY (512) 426-1483  
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE  
PHONE #

AMERICANS WITH DISABILITIES ACT

THE CITY OF ROLLINGWOOD HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

BENCHMARK INFORMATION

COORDINATE BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE  
COORDINATES, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS)  
ON-LINE POSITIONING USER SERVICE (OPUS).

BENCHMARKS:

B.M. #1 - SQUARE CUT ON B.O.C., NORTH SIDE OF ROLLINGWOOD DR.  
+/-105 FEET WEST OF WALLIS DR.  
ELEV.=628.77'

B.M. #3 - SQUARE CUT ON B.O.C. ON THE WEST SIDE OF WALLIS DR.  
+/-190 FEET NORTH OF ROLLINGWOOD DR.  
ELEV.=631.07'

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

WATER POLLUTION ABATEMENT PLAN

GENERAL CONSTRUCTION NOTES:

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
  - THE NAME OF THE APPROVED PROJECT;
  - THE ACTIVITY START DATE; AND
  - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
  - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
  - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
  - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
  - A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
  - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
  - C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE  
12100 PARK 35 CIRCLE, BUILDING 4  
AUSTIN, TEXAS 78753-1808  
PHONE (512) 339-2929  
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE  
14250 JUDDSON ROAD  
SAN ANTONIO, TEXAS 78233-4480  
PHONE (210) 490-3096  
FAX (210) 545-4329

TBAE FIRM REGISTRATION NO.: 1452  
TBPE FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452  
TBPE FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

The bar above measures one inch on the original drawing. Adjust scales accordingly.

GENERAL NOTES

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

001

2 OF 26



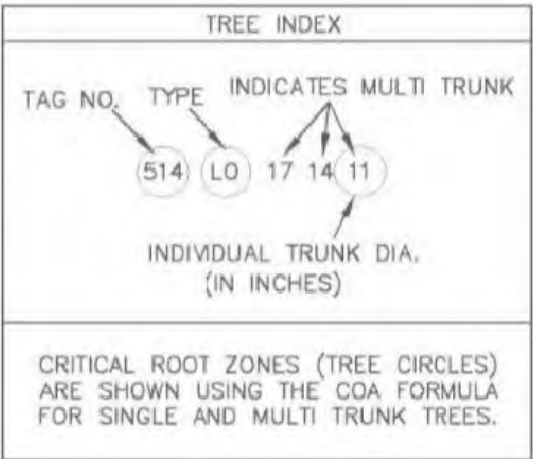


A SURVEY OF ALL OF LOT 1, WESTERN HILLS ATHLETIC CLUB ADDITION, A SUBDIVISION OF RECORD IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 355 OF THE THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 2,411 SQUARE FEET TRACT DESCRIBED IN VOLUME 11901, PAGE 1260 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TREE LIST					
16901 HB 7 4	20027 CE 8	20055 LO 8 7	20082 LO 21	20118 CDR 7	20144 LO 10 9
16902 CE 6 4	20028 CE 9	20056 CDR 13	20083 LO 17	20119 CDR 7	20145 LO 13
16903 LO 9	20029 CB 14	20057 LO 16 12	20084 LO 12	20120 CDR 9	20146 CDR 10
16904 LO 7	20030 CB 14	20058 CDR 14	20086 LO 12	20121 LO 7	20147 LO 6
16905 LO 8	20032 HB 13	20059 LO 13	20088 LO 10	20122 CDR 6	20148 LO 18 13
16906 LO 8	20033 CB 9	20060 CDR 7	20089 LO 11	20123 CDR 8	20149 CE 10 5
16907 CE 7 4	20034 CB 11 7 5	20061 CE 6	20090 LO 16	20124 CDR 6	20150 CE 14
16908 LO 13	20035 CB 7	20062 CDR 8	20093 LO 18	20125 LO 13	20151 CB 10
16909 LO 7	20036 CB 8	20063 LO 17	20094 LO 12	20126 LO 9	20152 CB 13
16910 CB 9	20038 CB 15	20064 CDR 10	20095 LO 10	20127 LO 8	20155 LIG 9 6 6
16911 CB 7	20039 CDR 10	20065 PO 19 16	20096 LO 11	20128 CDR 6	20158 CB 8
16912 LIG 8 6	20040 CE 8	20066 CDR 6	20097 LO 12	20129 CDR 12	20159 CB 20
16913 BE 8	20041 CE 13	20067 LO 7	20098 LO 12	20130 CDR 7	20160 CE 10
16914 BE 6	20042 CE 12	20068 LO 10	20099 LO 15	20131 CDR 7	20161 CE 9 8
16915 BE 6	20043 CE 10 8	20069 LO 11 8	20100 LO 12	20132 CDR 7	20162 LO 20
16916 WLNT 7	20044 LO 10	20070 CDR 7	20101 LO 13	20133 CE 9	20163 CE 11
16917 WLNT 6	20045 LO 8	20071 CE 6	20102 LO 19 17	20134 CE 10	20164 LO 22
16918 WLNT 6	20046 LO 13	20072 CB 7	20103 LO 20	20135 LO 13 10	20165 LO 22
20015 LO 23 21 19 19	20047 LO 12	20074 LO 15	20105 CE 15	20136 HB 6	20166 LO 21
20017 CE 18	20048 LO 13	20075 LO 18	20106 LO 10	20137 CDR 6	20167 LO 18
20018 LO 20	20049 HB 8	20076 LO 15	20107 LO 12	20138 CE 8	20168 LO 24
20021 LO 19	20050 CE 10	20077 LO 17	20108 LO 7	20139 CDR 8	20169 LO 19
20023 PEC 17	20051 LO 11	20078 LO 17	20109 LO 12	20140 HB 9	20170 CE 17
20024 LO 18	20052 LO 12	20079 LO 19	20114 CE 9	20141 PEC 11	20171 LO 19 19
20025 LO 13	20053 LO 10	20080 LO 18	20116 CDR 10	20142 PEC 10	20173 CE 14
20026 LO 8 5	20054 LO 17 16	20081 LO 11	20117 LO 9	20143 CDR 6	

BENCHMARK NOTE:  
B.M. #1 - SQUARE CUT ON B.O.C., NORTH SIDE OF ROLLINGWOOD DR.  
+/-105 FEET WEST OF WALLIS DR.  
ELEV.=628.77'  
B.M. #3 - SQUARE CUT ON B.O.C. ON THE WEST SIDE OF WALLIS DR.  
+/-190 FEET NORTH OF ROLLINGWOOD DR.  
ELEV.=631.07'  
MANHOLE AND INLET NOTE:  
THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS, EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

TREE LEGEND					
BE	-	BOX ELDER	LIG	-	LIGUSTRUM
CB	-	CHINA BERRY	LO	-	LIVE OAK
CDR	-	CEDAR	PEC	-	PECAN
CE	-	CEDAR ELM	WLNT	-	WALNUT
HB	-	HACKBERRY			



LEGEND	
●	1/2" REBAR FOUND
△	CALCULATED POINT
⊙	3/4" IRON PIPE FOUND
⊙	NAIL FOUND
✱	COTTON SPINDLE FOUND
⊙	BENCHMARK LOCATION
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	SPRINKLER CONTROL VALVE
⊙	UTILITY POLE
⊙	GUY WIRE
⊙	OVERHEAD UTILITIES
⊙	LIGHT POLE
⊙	WASTEWATER CLEAOUT
⊙	WASTEWATER MANHOLE
⊙	STORMSEWER MANHOLE
⊙	HANDICAP PARKING SPACE
⊙	AC PAD
⊙	GAS UTILITY
⊙	ELECTRIC UTILITY
⊙	SIGN
⊙	EDGE OF PAVEMENT
⊙	WROUGHT IRON FENCE
⊙	CHAIN LINK FENCE
⊙	PUMP BOX
⊙	PUMP

FLOOD-PLAIN NOTE:  
The tract shown hereon lies within Zone "X" (areas determined to be outside 500-year flood-plain identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown map no. 484503445J, dated January 06, 2016, for Travis County, Texas and incorporated areas. This site is not within an identified special flood hazard area, this flood statement does not imply the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.  
TITLE COMMITMENT NOTE:  
This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown hereon. No additional easement research was done the purpose of this survey.  
NOTE FROM PREVIOUS SURVEY (9/26/07):  
The Travis CAD map 01\_0909 (01/04/2008) shows what appears to be additional R.O.W. for Rollingwood Drive and Wallis Drive. There was no monumented evidence in the field of a R.O.W. dedication along the north line of Rollingwood Drive. After researching Travis CAD and the Travis County Clerk records, we were not able to locate any documents reflecting additional street frontage conveyed to the City of Rollingwood. Since no title research was provided by the client, there was enough data to accurately determine the position of the intersection of the north R.O.W. of Rolling Drive and the west R.O.W. of Wallis Drive, so the position is represented on the map by a calculat point for the purposes of this survey.

SURVEYOR'S CERTIFICATE:  
CERTIFIED TO:  
Julie Martinez  
Western Hills Athletic Club  
PROPERTY ADDRESS: Rollingwood Drive @ Wallis Drive  
DATE OF SURVEY: 09/26/07; Topographic and Tree Survey Udated 09/20/17, Updated 4/27/18  
BEARING BASIS: Grid azimuth for Texas Central Zone state plane coordinates, based on GPS solutio from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).  
ATTACHMENTS: none  
I hereby certify that a survey of the property shown hereon was actually made upon the ground u my direction and supervision on the date shown, and that to the best of my professional knowledg and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deconflicts, visible utility lines or roads in place, except as shown hereon, and that this property abu or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

PROJECT NO  
585-001  
DRAWING NO  
585-001-BV  
PLOT DATE:  
05/10/18  
PLOT SCALE:  
1"=30'  
DRAWN BY:  
RGH/MAW/EL

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	4°35'35"	315.81'	12.67'	25.32'	25.31'	S10°15'58"W	(S11°47'W 25.26')
C2	29°33'56"	122.57'	32.34'	63.25'	62.55'	S02°21'10"E	(S00°43'E 62.57')





DAVID J. CAZARES  
REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
1871  
12/31/2020

**mwm**  
Design Group

305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452  
TBAE FIRM REGISTRATION NO.: F-1416  
TBAE FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

The bar above measures one inch on the original drawing. Adjust scales accordingly.

## SITE PLAN

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

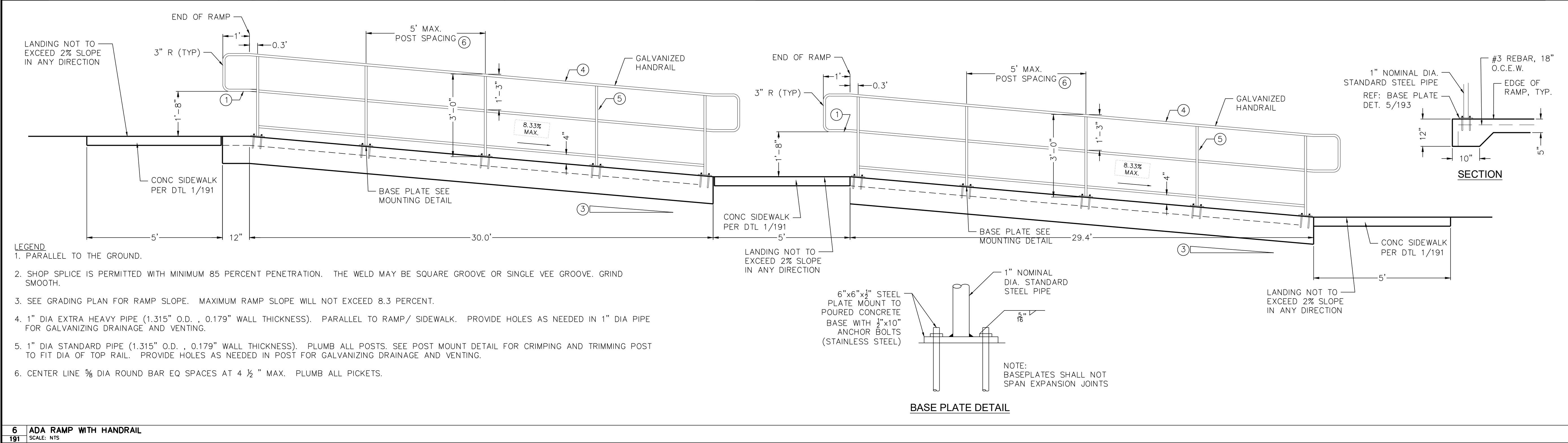
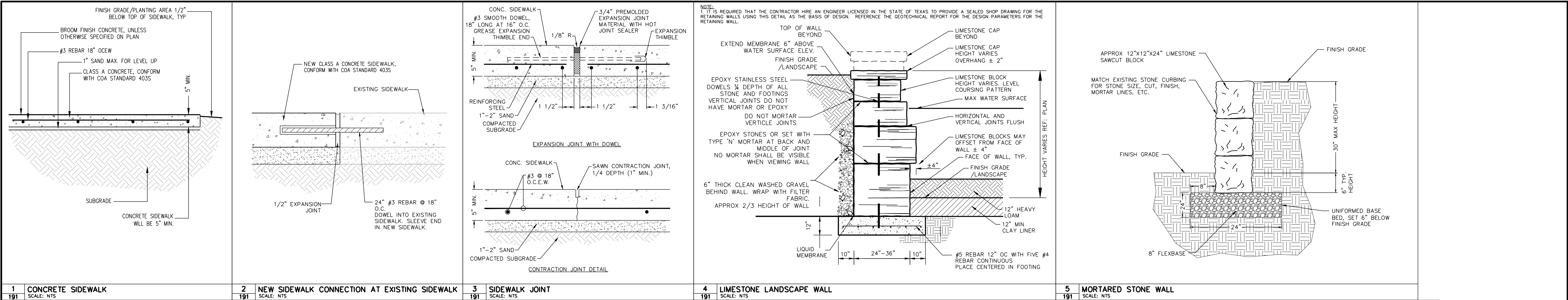
# 101

4 OF 26



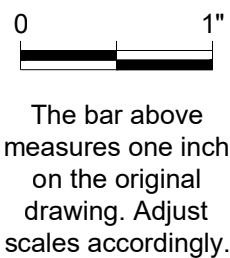






305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBPB FIRM REGISTRATION NO.: F-1416  
TBLPS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY



SITE DETAILS

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

191

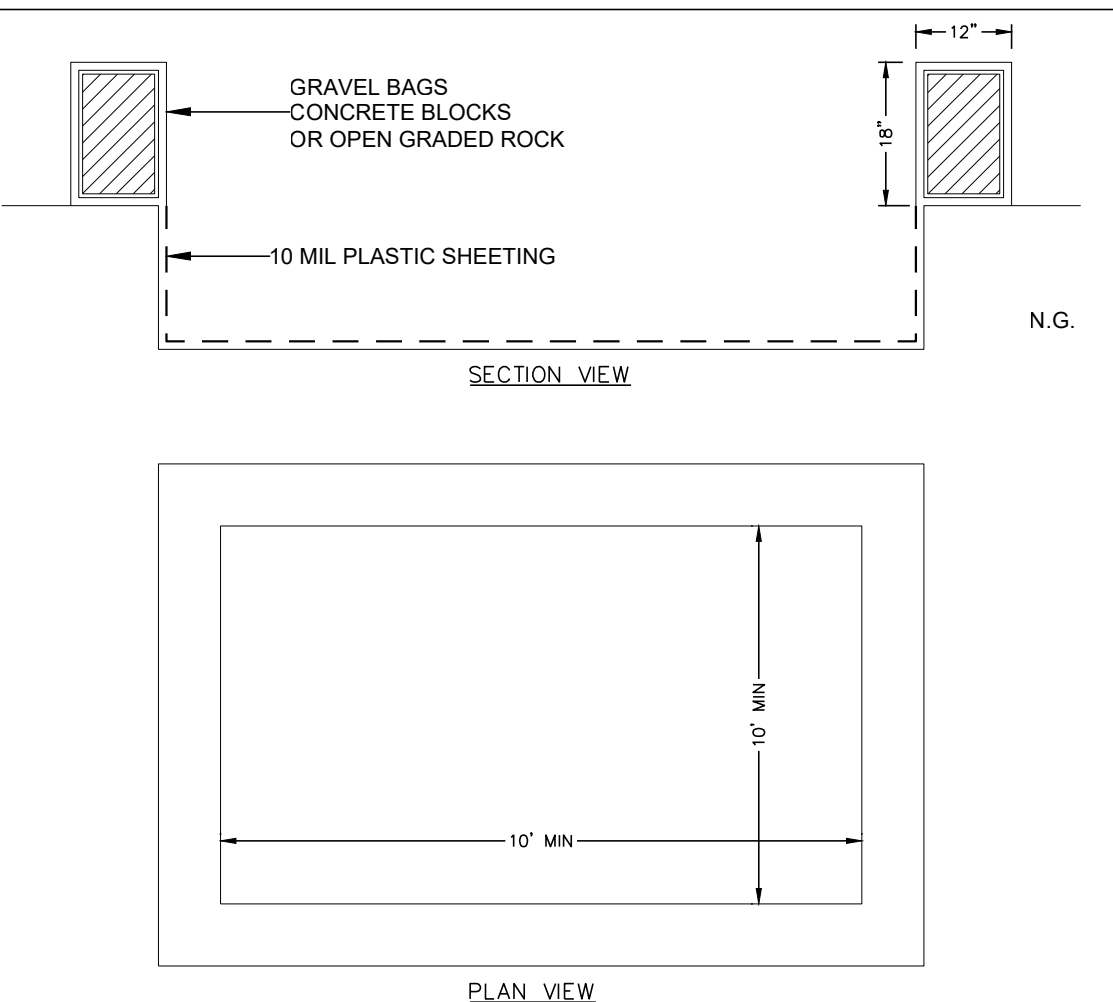
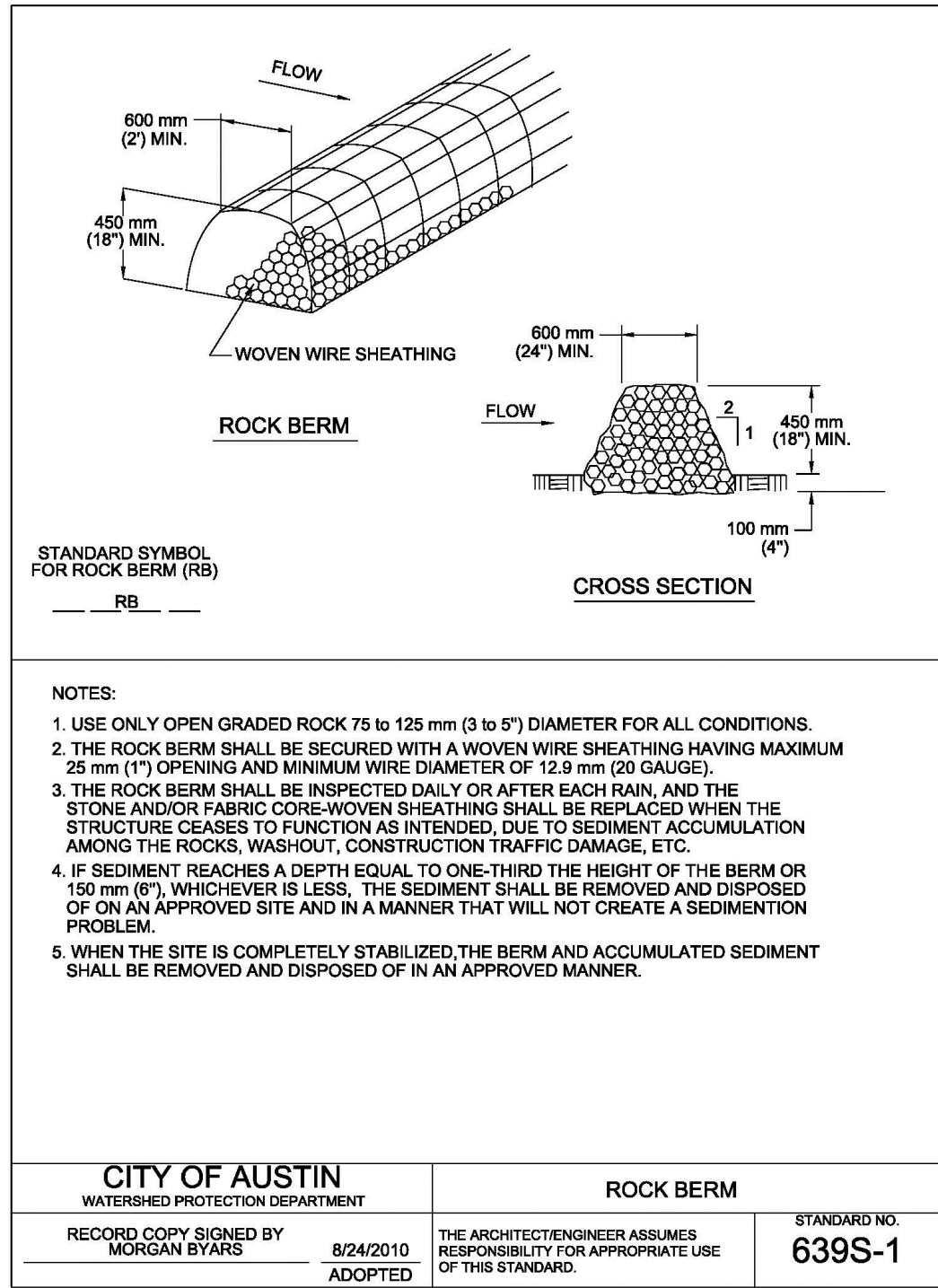
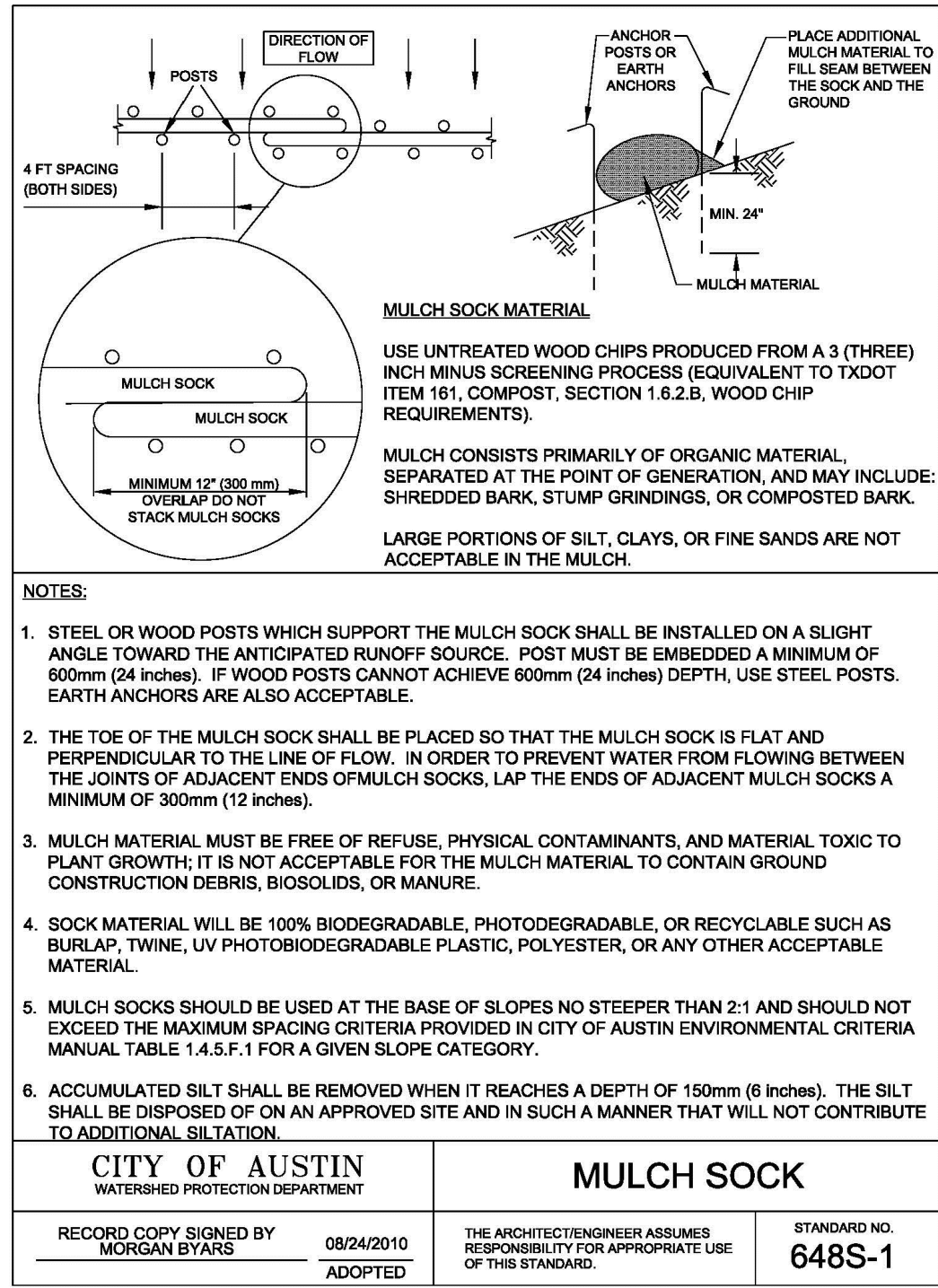
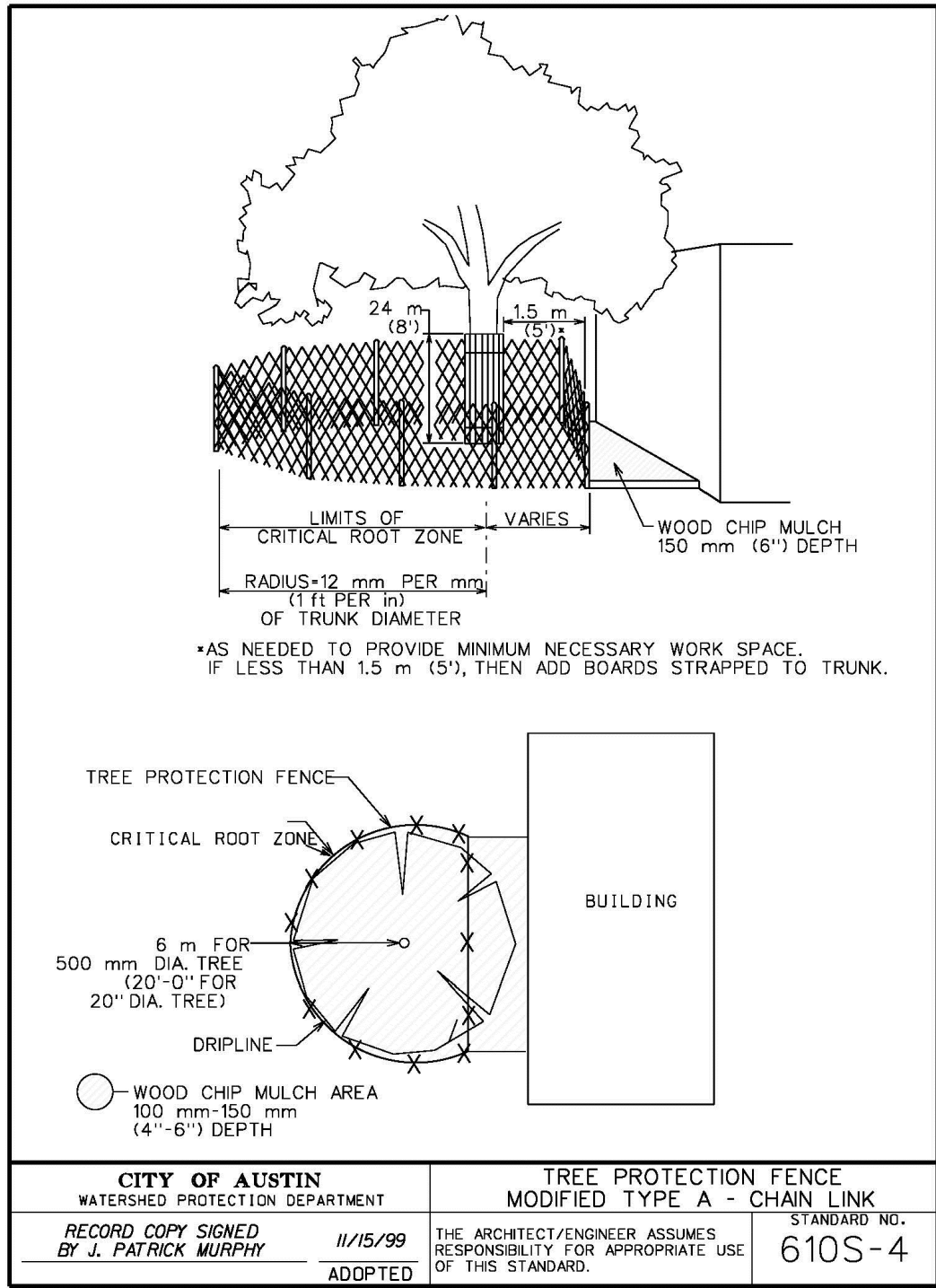
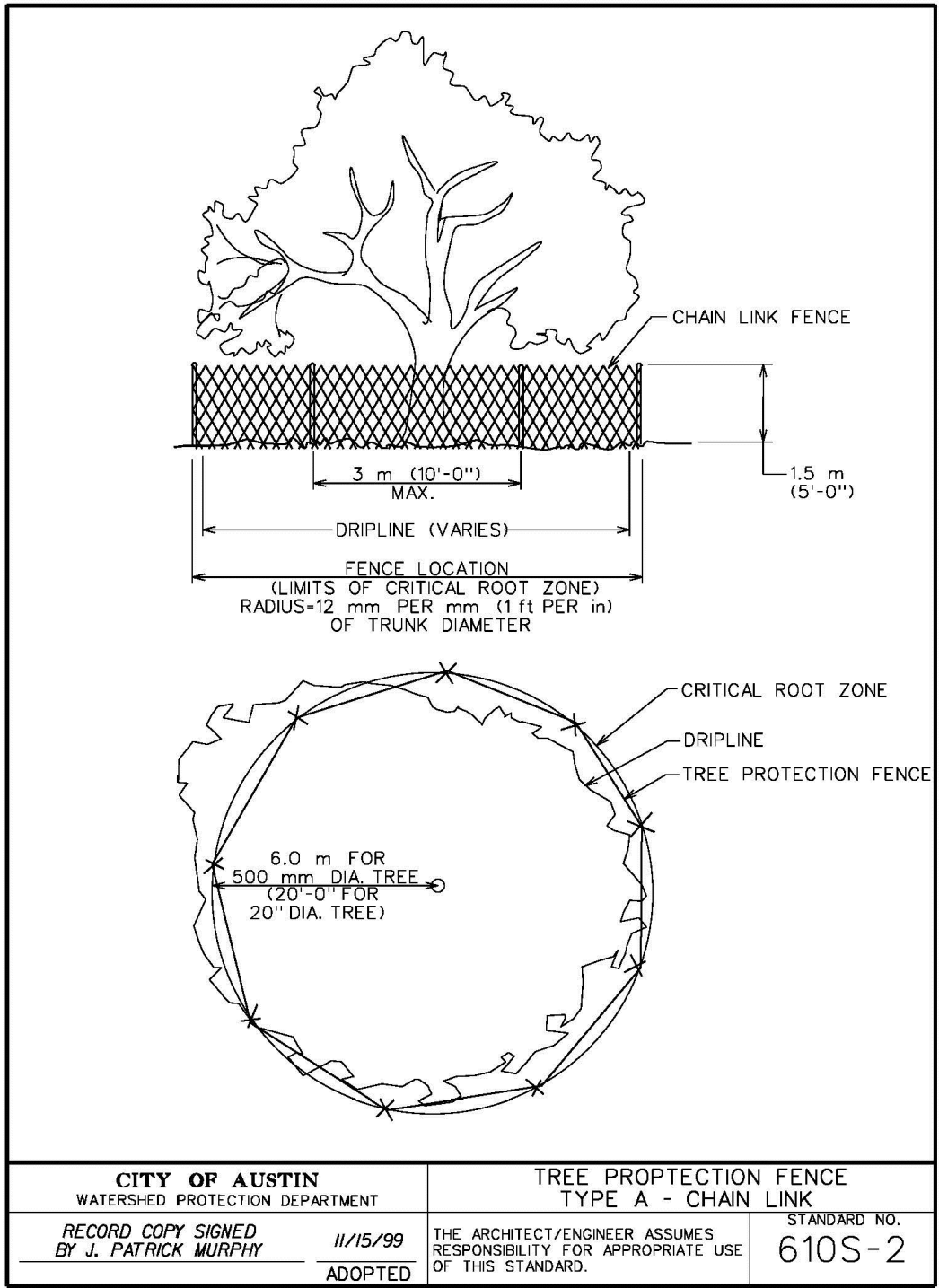
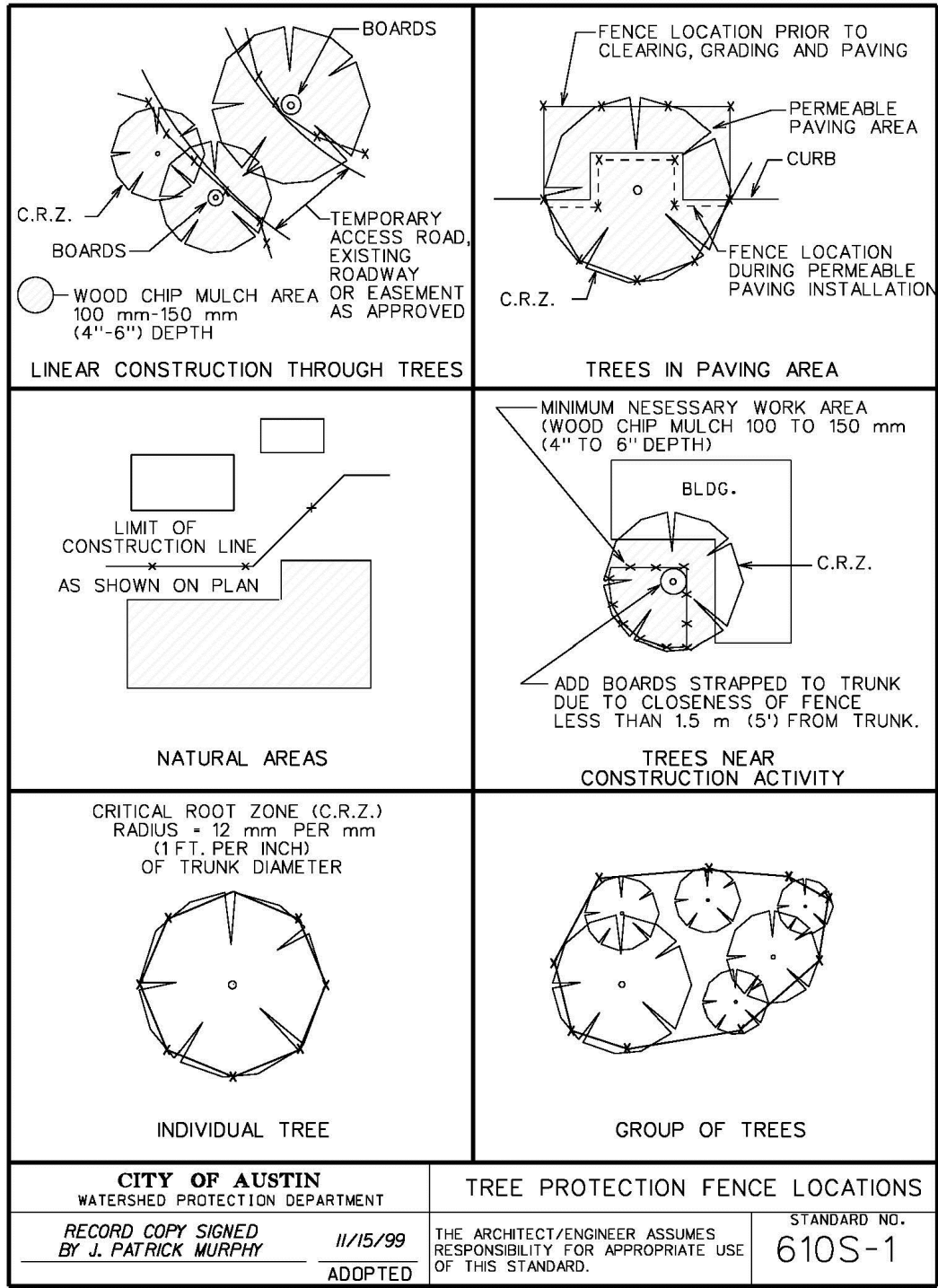
6 OF 26







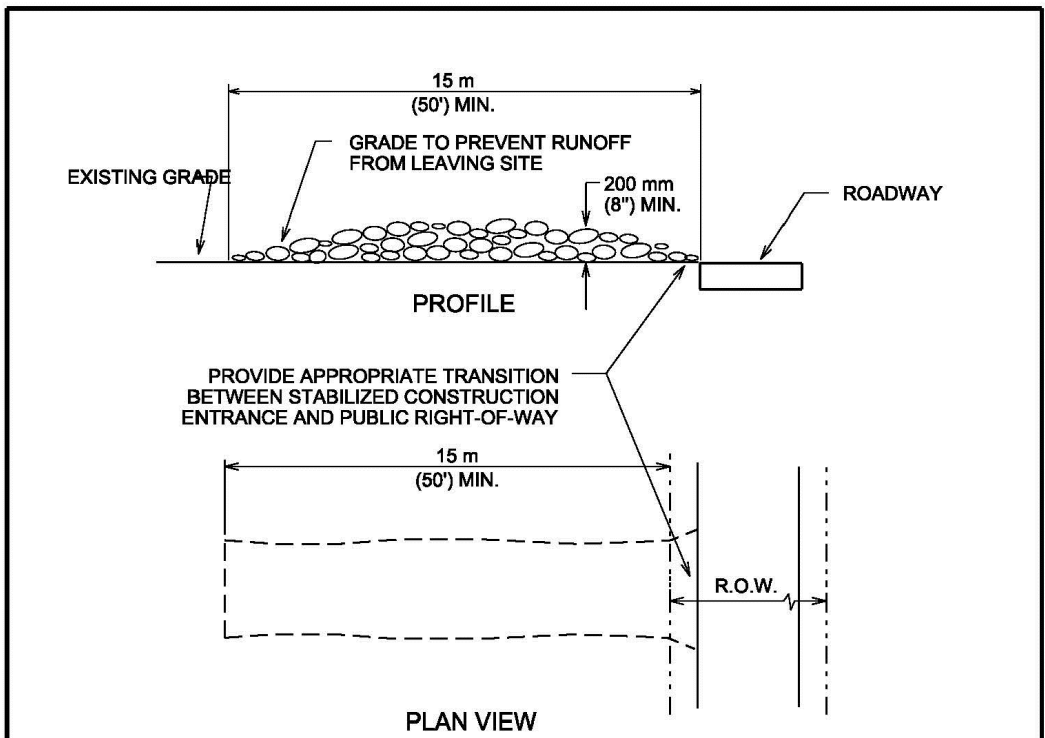




- THE EXCAVATION FOR THE CONCRETE TRUCK WASHOUT SHALL BE A MINIMUM OF 10 FEET WIDE AND OF SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND/OR 50 GALLONS OF WASHOUT WATER AND CONCRETE PER PUMP TRUCK PER DAY.
- IN THE EVENT THAT THE CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND, IT SHALL BE 10 FEET WIDE AND 10 FEET LONG WITH THE SAME REQUIREMENTS FOR CONTAINMENT AS DESCRIBED IN ITEM 1.
- THE CONTAINMENT AREA SHALL BE LINED WITH 10 MIL PLASTIC SHEETING WITHOUT HOLES OR TEARS, WHERE THERE ARE SEAMS, THESE SHALL BE SECURED ACCORDING TO MANUFACTURERS DIRECTIONS.
- THE BERM CONSISTING OF GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE NO LESS THAN 18 INCHES HIGH AND NO LESS THAN 12 INCHES WIDE.
- THE PLASTIC SHEETING SHALL BE OF SUFFICIENT SIZE SO THAT IT WILL OVERLAP THE TOP OF THE CONTAINMENT AREA AND BE WRAPPED AROUND THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK AT LEAST 2 TIMES.
- THE GRAVEL BAGS OR CONCRETE BLOCKS SHALL BE PLACED ABUTTING EACH OTHER TO FORM A CONTINUOUS BERM AROUND THE OUTER PERIMETER OF THE CONTAINMENT AREA.
- THE WASHOUT MATERIAL IN THE CONTAINMENT AREA SHALL NOT EXCEED 50% OF CAPACITY AT ANY ONE TIME.
- SOLIDS SHALL BE REMOVED FROM CONTAINMENT AREA AND DISPOSED OF PROPERLY, ANY DAMAGE TO THE PLASTIC SHEETING SHALL BE REPAIRED OR SHEETING REPLACED BEFORE THE NEXT USE.

1  
281

10' x 10' CONCRETE WASHOUT  
SCALE: NTS



- NOTES:
- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
  - LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
  - THICKNESS: NOT LESS THAN 200 mm (8").
  - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
  - WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

**CITY OF AUSTIN**  
WATERSHED PROTECTION DEPARTMENT  
RECORD COPY SIGNED BY J. PATRICK MURPHY 9/23/00 ADOPTED  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.  
STANDARD NO. 641S-1



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBPE FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"  
The bar above measures one inch on the original drawing. Adjust scales accordingly.

## EROSION / SEDIMENTATION CONTROL & TREE PROTECTION DETAILS

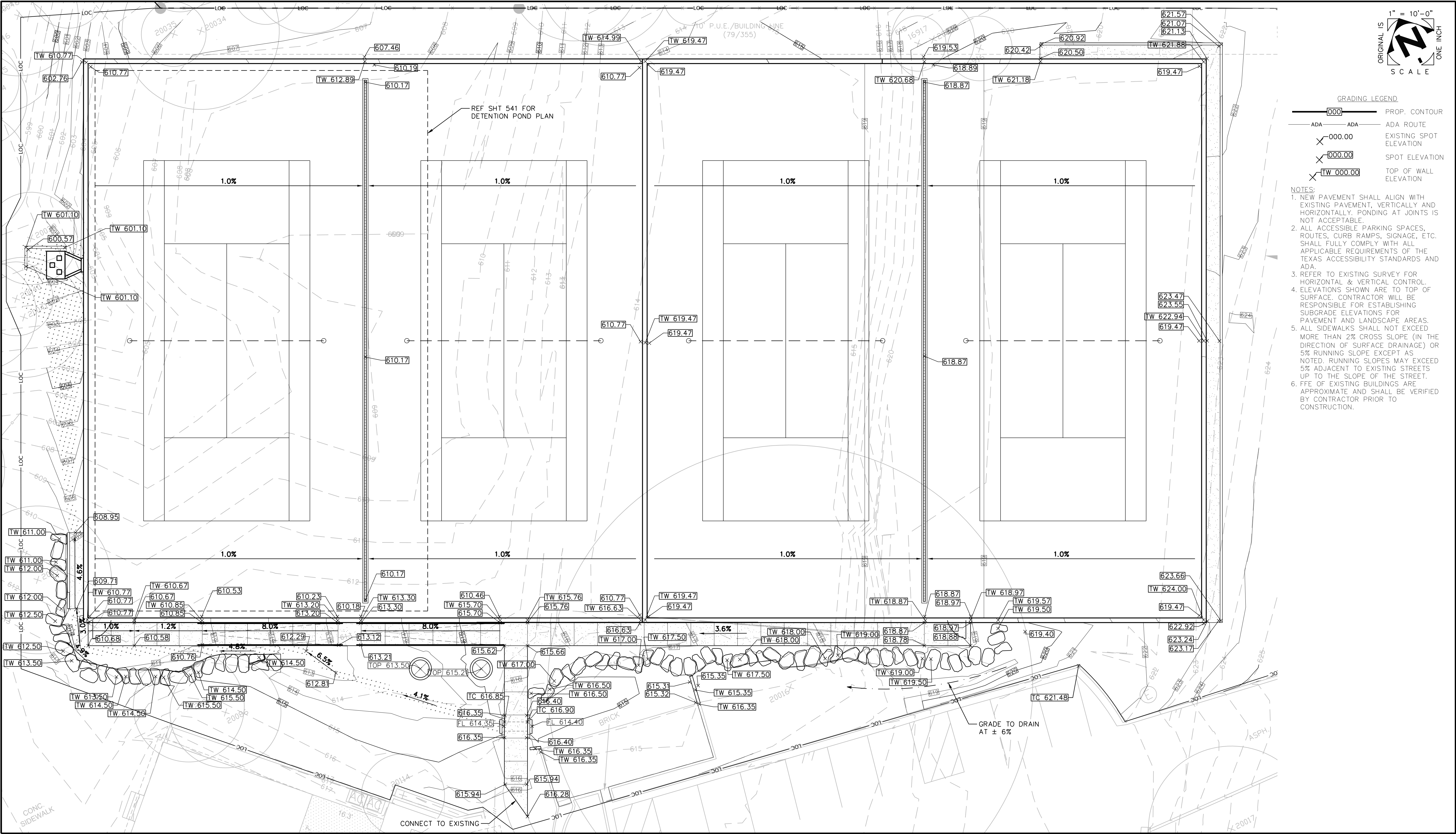
Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

281

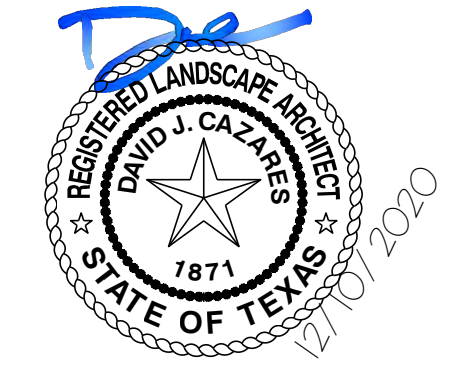
9 OF 26





- GRADING LEGEND
- 000 — PROP. CONTOUR
  - ADA — ADA ROUTE
  - X 000.00 EXISTING SPOT ELEVATION
  - X 000.00 SPOT ELEVATION
  - X TW 000.00 TOP OF WALL ELEVATION

- NOTES:
1. NEW PAVEMENT SHALL ALIGN WITH EXISTING PAVEMENT, VERTICALLY AND HORIZONTALLY. PONDING AT JOINTS IS NOT ACCEPTABLE.
  2. ALL ACCESSIBLE PARKING SPACES, ROUTES, CURB RAMPS, SIGNAGE, ETC. SHALL FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS AND ADA.
  3. REFER TO EXISTING SURVEY FOR HORIZONTAL & VERTICAL CONTROL.
  4. ELEVATIONS SHOWN ARE TO TOP OF SURFACE. CONTRACTOR WILL BE RESPONSIBLE FOR ESTABLISHING SUBGRADE ELEVATIONS FOR PAVEMENT AND LANDSCAPE AREAS.
  5. ALL SIDEWALKS SHALL NOT EXCEED MORE THAN 2% CROSS SLOPE (IN THE DIRECTION OF SURFACE DRAINAGE) OR 5% RUNNING SLOPE EXCEPT AS NOTED. RUNNING SLOPES MAY EXCEED 5% ADJACENT TO EXISTING STREETS UP TO THE SLOPE OF THE STREET.
  6. FFE OF EXISTING BUILDINGS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

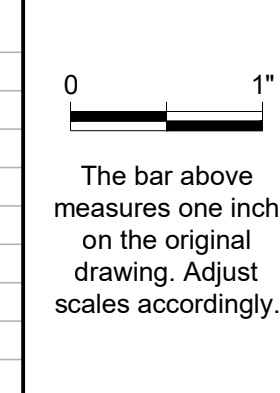


**mwm**  
Design Group

305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452  
TBEF FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065000

NO.	DATE	DESCRIPTION	BY



## GRADING PLAN

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

**301**

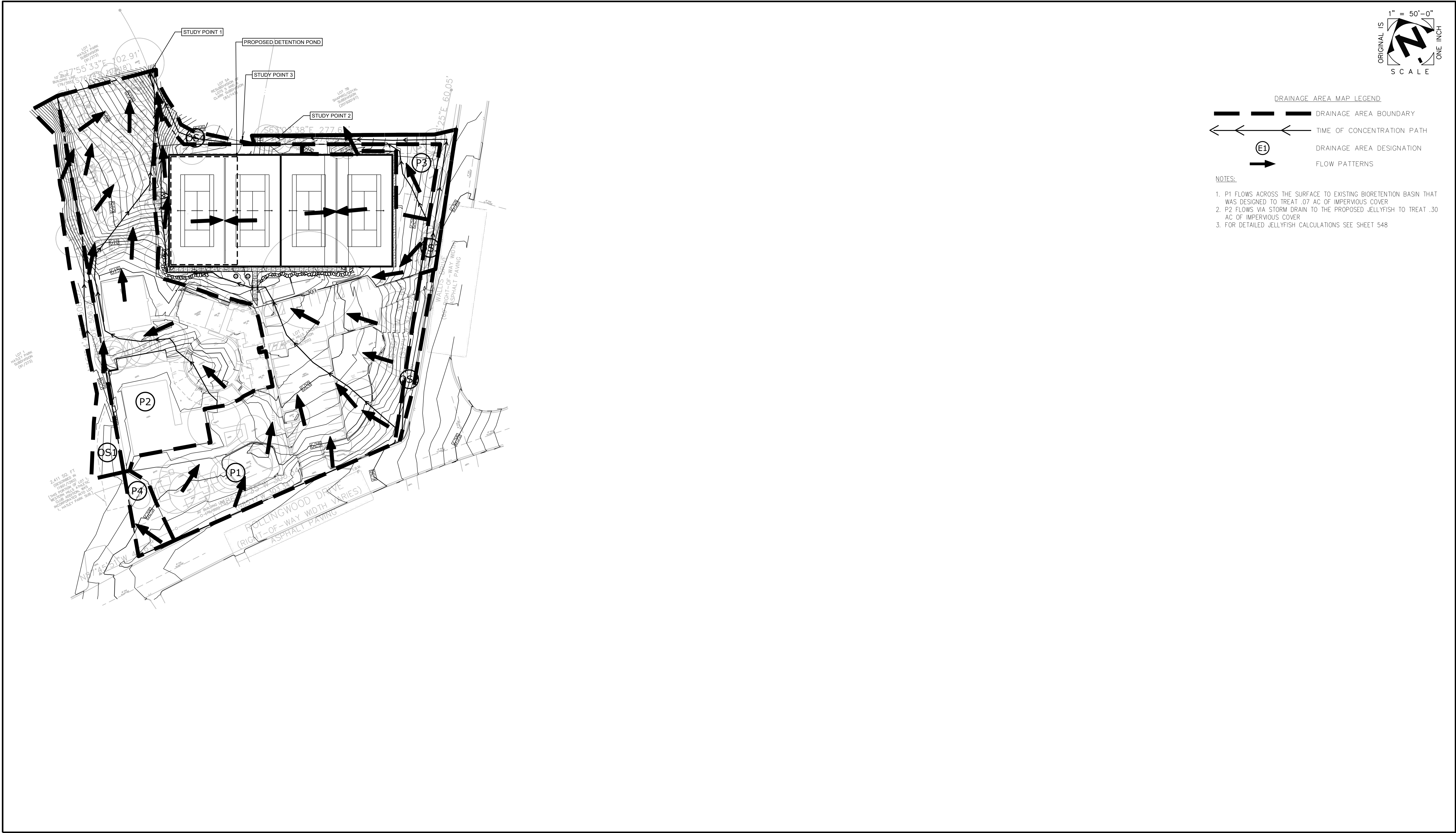
10 OF 26

File: \\mwmdata\mwmprojects\data\863-01\_WH\_Athletic\_Club\CAD\Sheets\301\_Grading\_Plan.dwg 22x34









	 305 East Huntland Drive Suite 200 Austin, Texas 78752 p: 512.453.0767 f: 512.453.1734 TBAE FIRM REGISTRATION NO.: 1452 TBPE FIRM REGISTRATION NO.: F-1416 TBPLS FIRM REGISTRATION NO.: 10065600	<table><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	DATE	DESCRIPTION	BY																																						<b>PROPOSED DRAINAGE AREA MAP</b>	PLOTTED: 12/16/2020 JOB NO: 863-01
			NO.	DATE	DESCRIPTION	BY																																							
Western Hills Athletic Club 4801 Rollingwood Drive Austin, TX 78746	<b>503</b> 12 OF 26																																												

## MANNING'S N CALCULATIONS

Surface Description		P1		P2		P3		P4		OS1		OS2		OS3		OS4	
Concrete (rough or smooth finish)	0.015	54804.33	822.06	14802.17	222.03	0.00	0.00	0.00	0.00	0.00	0.00	967.68	14.52	0.00	0.00	0.00	0.00
Asphalt	0.016		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fallow (no residue)	0.050		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cultivated Residue Cover ≤ 20%	0.060		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cultivated Residue Cover > 20%	0.170		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Short prairie grass	0.150		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dense Grass	0.240	28834.47	6920.27	34420.98	8261.04	3671.47	881.15	2609.72	626.33	7521.53	1805.17	1044.43	250.66	3669.45	880.67	1422.36	341.37
Natural Range	0.130		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Light Underbrush	0.400		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dense Underbrush	0.800		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mannings Weighted N Value			0.09		0.17		0.24		0.24		0.24		0.13		0.24		0.24

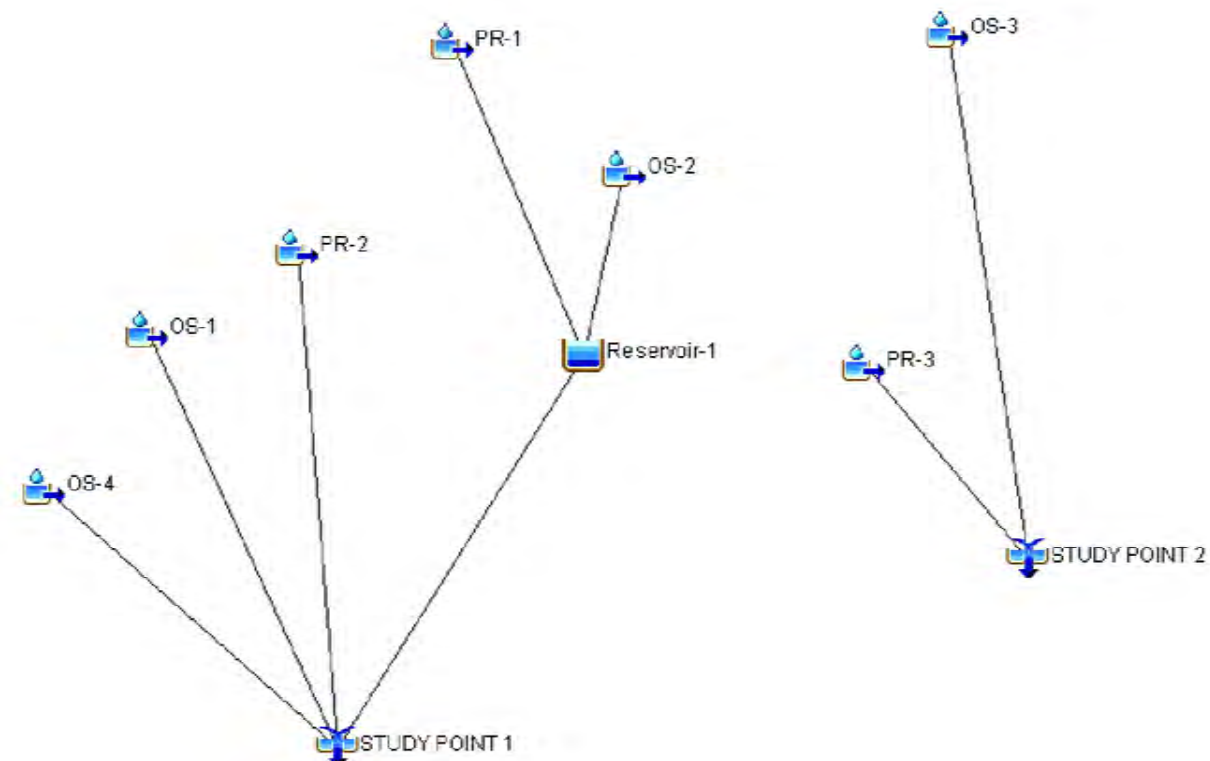
## CURVE NUMBER CALCULATIONS

COVER TYPE	HYDROLOGIC CONDITION	RS FOR HYDROLOGIC				DRAINAGE AREA								COMPOSITE CURVE NUMBER							
		A	B	C	D	P1	P2	P3	P4	OS1	OS2	OS3	OS4	P1	P2	P3	P4	OS1	OS2	OS3	OS4
Fully developed urban areas (vegetation established)														0	0	0					0
Open space (lawns, parks, golf courses, cemeteries, etc.)														0	0	0					0
Poor condition (grass cover 50%)			68	79	86	89								0	0	0					0
Fair condition (grass cover 50% to 75%)			49	69	79	84								0	0	0					0
Good condition (grass cover 75%)		39	61	74	80	28834.47	34420.98	3671.47	2609.72	7521.53	1044.43	3669.45	1422.36	2306757.6	2753678.4	293717.6	208777.6	601722.4	83554.4	293556	113788.8
Impervious areas:									0.00					0							
Paved parking lots, roofs, driveways, etc. (excluding right of way)		98	98	98	98	54804.33	14802.17	0.00	0.00	0.00	967.68	0.00	0.00	5370824.34	1450612.66	0	0	0	94832.64	0	0
Streets and roads:														0	0	0					0
Paved, curbs and storm drains (excluding right of way)		98	98	98	98									0	0	0					0
Paved, open ditches (including right of way)		83	89	92	93									0	0	0					0
Gravel (including right of way)		76	85	89	91									0	0	0					0
Dirt (including right of way)		72	82	87	89									0	0	0					0
Developing urban area														0	0	0					0
Newly graded areas (previous areas only, no vegetation)		77	86	91	94									0	0	0					0
Agricultural lands														0	0	0					0
	Poor	68	79	86	89									0	0	0					0
	Fair	49	69	79	84									0	0	0					0
	Good	39	61	74	80									0	0	0					0
Meadow-continuous grass, protected from grazing and generally mowed for hay		30	58	71	78									0	0	0					0
	Poor	48	67	77	83									0	0	0					0
	Fair	35	56	70	77									0	0	0					0
Brush - brush-weed-grass mixture with brush the major element		30	48	65	73									0	0	0					0
	Poor	57	73	82	86									0	0	0					0
	Fair	43	65	76	79									0	0	0					0
	Good	32	58	72	79									0	0	0					0
	Poor	45	66	77	83									0	0	0					0
	Fair	36	60	73	79									0	0	0					0
	Good	30	55	70	77									0	0	0					0
Farmstead - buildings, lanes, driveways and surrounding lots		59	74	82	86									0	0	0					0
																					0
	SF					83638.8	49223.15	3671.47	2609.72	7521.53	2012.11	3669.45	1422.36	92	85	80	80	80	89	80	80
	AC					1.92	1.13	0.08	0.06	0.1727	0.04615	0.08424	0.0327								
	SA					0.00300	0.00177	0.00013	0.00009	0.00007	0.00013	0.00005	0.00005								
	% Imp					66%	30%	0%	0%	0%	48%	0%	0%								

## TIME OF CONCENTRATION CALCULATIONS

P1		P2		P3		OS1		OS2		OS3		OS4	
Start Station	0.00 ft	Start Station	0 ft	Start Station	0.00 ft	Start Station	0.00 ft	Start Station	0.00 ft	Start Station	0.00 ft	Start Station	0.00 ft
End Station	85.00 ft	End Station	100 ft	End Station	93.15 ft	End Station	100.00 ft	End Station	19.90 ft	End Station	100.00 ft	End Station	100.00 ft
Length (L)	85 ft	Length (L)	100 ft	Length (L)	93.15 ft	Length (L)	100 ft	Length (L)	19.9 ft	Length (L)	100 ft	Length (L)	100 ft
Manning's n	0.09	Manning's n	0.17	Manning's n	0.24	Manning's n	0.24	Manning's n	0.24	Manning's n	0.24	Manning's n	0.24
2-year 24-hour rain	4.14 inches	2-year 24-hour rain	4.14 inches	2-year 24-hour rain	4.14 inches	2-year 24-hour rain	4.14 inches	2-year 24-hour rain	4.14 inches	2-year 24-hour rain	4.14 inches	2-year 24-hour rain	4.14 inches
Start Elev	629.86 ft	Start Elev	623.98 ft	Start Elev	627.623 ft	Start Elev	620.035 ft	Start Elev	630.014 ft	Start Elev	629.896 ft	Start Elev	606.97 ft
End Elev	620.73 ft	End Elev	617.64 ft	End Elev	621.31 ft	End Elev	617.05 ft	End Elev	628.55 ft	End Elev	622.34 ft	End Elev	590.71 ft
Slope (S)	0.107 ft/ft	Slope (S)	0.063 ft/ft	Slope (S)	0.068 ft/ft	Slope (S)	0.030 ft/ft	Slope (S)	0.074 ft/ft	Slope (S)	0.076 ft/ft	Slope (S)	0.163 ft/ft
T <sub>c</sub>	3 minutes	T <sub>c</sub>	6 minutes	T <sub>c</sub>	7 minutes	T <sub>c</sub>	11 minutes	T <sub>c</sub>	2 minutes	T <sub>c</sub>	7 minutes	T <sub>c</sub>	5 minutes
Sheet Flow		Sheet Flow		Sheet Flow		Sheet Flow		Sheet Flow		Sheet Flow		Sheet Flow	
Shallow Concentrated Flow		Shallow Concentrated Flow		Shallow Concentrated Flow		Shallow Concentrated Flow		Shallow Concentrated Flow		Shallow Concentrated Flow		Shallow Concentrated Flow	
Start Station	85.00 ft	Start Station	100 ft	Start Station	93.15 ft	Start Station	100.00 ft	Start Station	19.90 ft	Start Station	100.00 ft	Start Station	100.00 ft
End Station	193.00 ft	End Station	466 ft	End Station	93.15 ft	End Station	141.88 ft	End Station	19.90 ft	End Station	309.16 ft	End Station	126.65 ft
Length	108 ft	Length	366 ft	Length	0 ft	Length	42 ft	Length	0 ft	Length	209 ft	Length	27 ft
Start Elev	620.74 ft	Start Elev	617.64 ft	Start Elev	621.31 ft	Start Elev	617.02 ft	Start Elev	628.55 ft	Start Elev	622.34 ft	Start Elev	590.71 ft
End Elev	616.39 ft	End Elev	586.03 ft	End Elev	621.46 ft	End Elev	612.70 ft	End Elev	628.55 ft	End Elev	611.19 ft	End Elev	586.72 ft
Slope (S)	0.040 ft/ft	Slope (S)	0.086 ft/ft	Slope (S)	0.000 ft/ft	Slope (S)	0.103 ft/ft	Slope (S)	0.000 ft/ft	Slope (S)	0.053 ft/ft	Slope (S)	0.150 ft/ft
Surface	Paved	Surface	Unpaved	Surface	Unpaved	Surface	Unpaved	Surface	Unpaved	Surface	Unpaved	Surface	Unpaved
T <sub>c</sub>	0.44 minutes	T <sub>c</sub>	1 minutes	T <sub>c</sub>	0 minutes	T <sub>c</sub>	0 minutes	T <sub>c</sub>	0 minutes	T <sub>c</sub>	1 minutes	T <sub>c</sub>	0 minutes
Channel or Storm Drain Flow		Channel or Storm Drain Flow		Channel or Storm Drain Flow		Channel or Storm Drain Flow		Channel or Storm Drain Flow		Channel or Storm Drain Flow		Channel or Storm Drain Flow	
Cross Sectional Area (A)	1.767145868 sf	Cross Sectional Area (A)	sf	Cross Sectional Area (A)	4.91 sf	Cross Sectional Area (A)	4.91 sf	Cross Sectional Area (A)	4.91 sf	Cross Sectional Area (A)	4.91 sf	Cross Sectional Area (A)	4.91 sf
Wetted Perimeter (P)	4.71 ft	Wetted Perimeter (P)	ft	Wetted Perimeter (P)	7.85 ft	Wetted Perimeter (P)	7.85 ft	Wetted Perimeter (P)	7.85 ft	Wetted Perimeter (P)	7.85 ft	Wetted Perimeter (P)	7.85 ft
Hydraulic Radius (r)	0.37519 ft	Hydraulic Radius (r)	ft	Hydraulic Radius (r)	0.625 ft	Hydraulic Radius (r)	0.625 ft	Hydraulic Radius (r)	0.625 ft	Hydraulic Radius (r)	0.625 ft	Hydraulic Radius (r)	0.625 ft
Start Elev	616.39 ft	Start Elev	616.39 ft	Start Elev	621.46 ft	Start Elev	612.698 ft	Start Elev	628.55 ft	Start Elev	611.19 ft	Start Elev	586.717 ft
End Elev	586.03 ft	End Elev	ft	End Elev	586.362 ft	End Elev	586.362 ft	End Elev	586.362 ft	End Elev	586.362 ft	End Elev	586.362 ft
Slope (S)	0.09 ft/ft	Slope (S)	0.09 ft/ft	Slope (S)	0.00 ft/ft	Slope (S)	0.00 ft/ft	Slope (S)	0.00 ft/ft	Slope (S)	0.00 ft/ft	Slope (S)	0.00 ft/ft
Manning's n	0.013	Manning's n		Manning's n	0.013	Manning's n	0.013	Manning's n	0.013	Manning's n	0.013	Manning's n	0.013
Velocity (V)	17.71 fps	Velocity (V)	fps	Velocity (V)	0.00 fps	Velocity (V)	0.00 fps	Velocity (V)	0.00 fps	Velocity (V)	0.00 fps	Velocity (V)	0.00 fps
Start Station	193.00 ft	Start Station	ft	Start Station	ft	Start Station	ft	Start Station	ft	Start Station	ft	Start Station	ft
End Station	537.05 ft	End Station	ft	End Station	ft	End Station	ft	End Station	ft	End Station	ft	End Station	ft
Length (L)	344.05 ft	Length (L)	ft	Length (L)	ft	Length (L)	ft	Length (L)	ft	Length (L)	ft	Length (L)	ft
T <sub>c</sub>	0.32 minutes	T <sub>c</sub>	0.00 minutes	T <sub>c</sub>	0.00 minutes	T <sub>c</sub>	0.00 minutes	T <sub>c</sub>	0.00 minutes	T <sub>c</sub>	0.00 minutes	T <sub>c</sub>	0.00 minutes
Time of Concentration	5	Time of Concentration	7	Time of Concentration	7	Time of Concentration	11	Time of Concentration	5	Time of Concentration	8	Time of Concentration	5
Lag Time	3	Lag Time	4	Lag Time	4	Lag Time	6	Lag Time	3	Lag Time	5	Lag Time	3

## HMS SCHEMATIC



12/10/2020



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

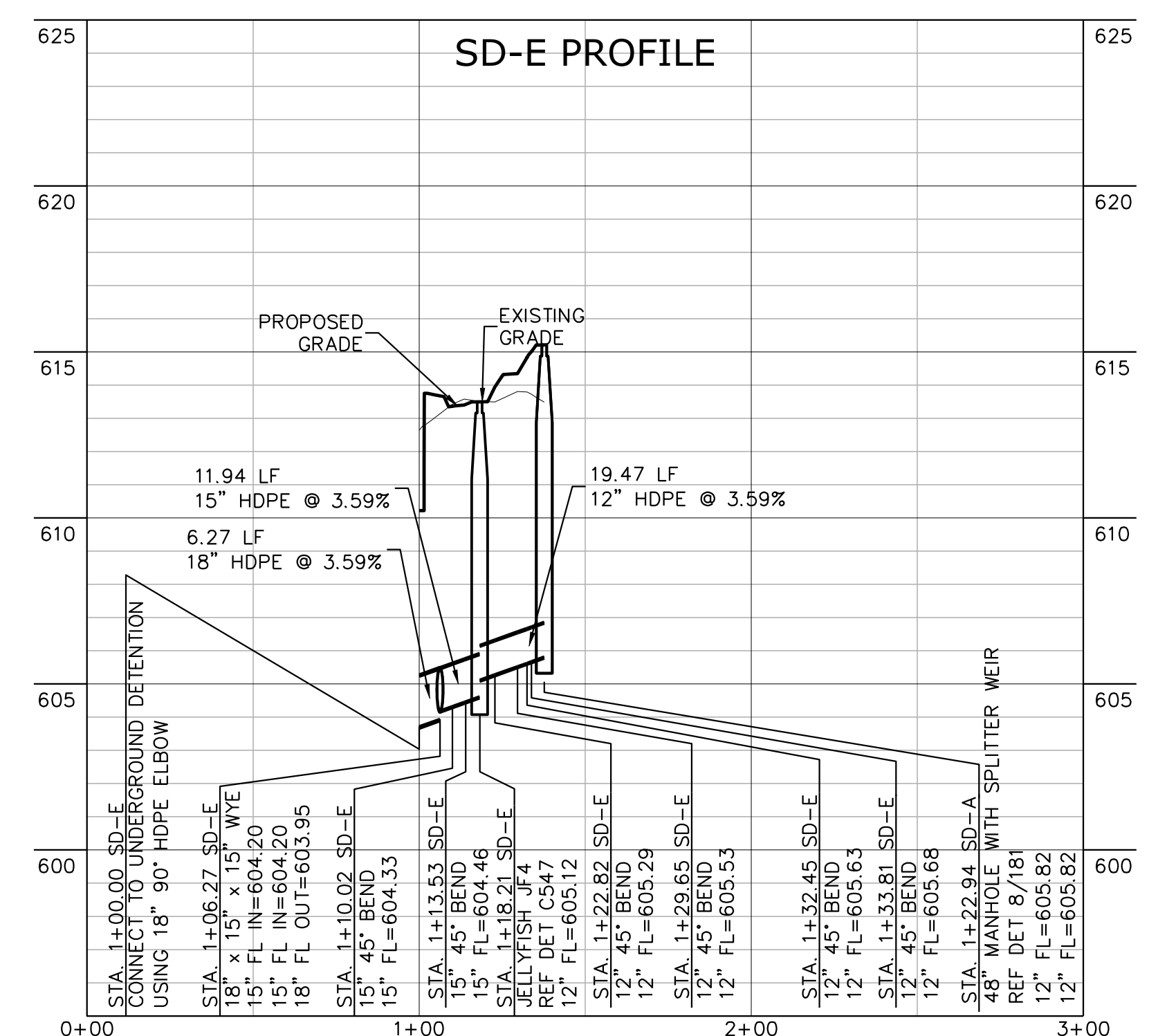
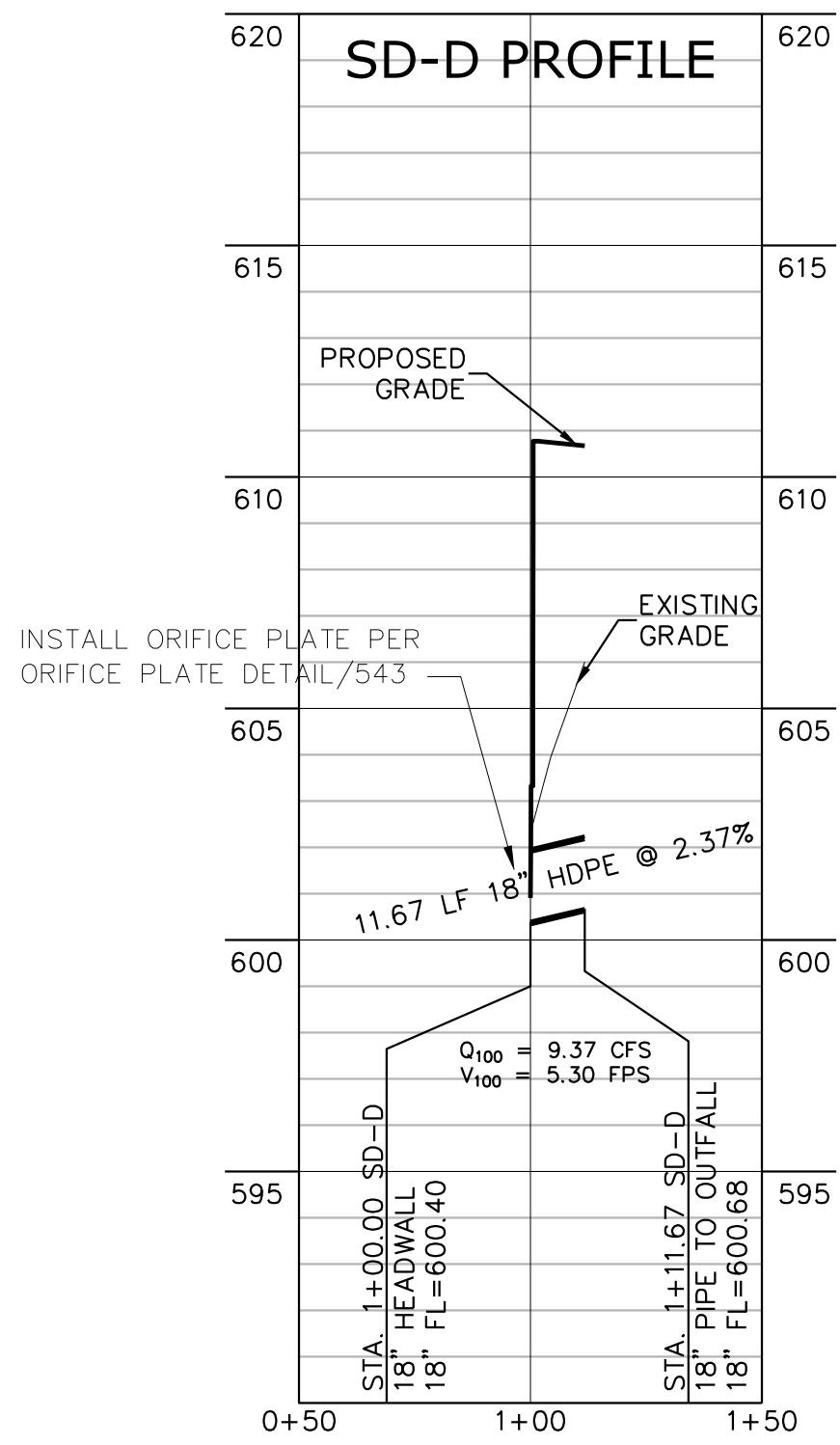
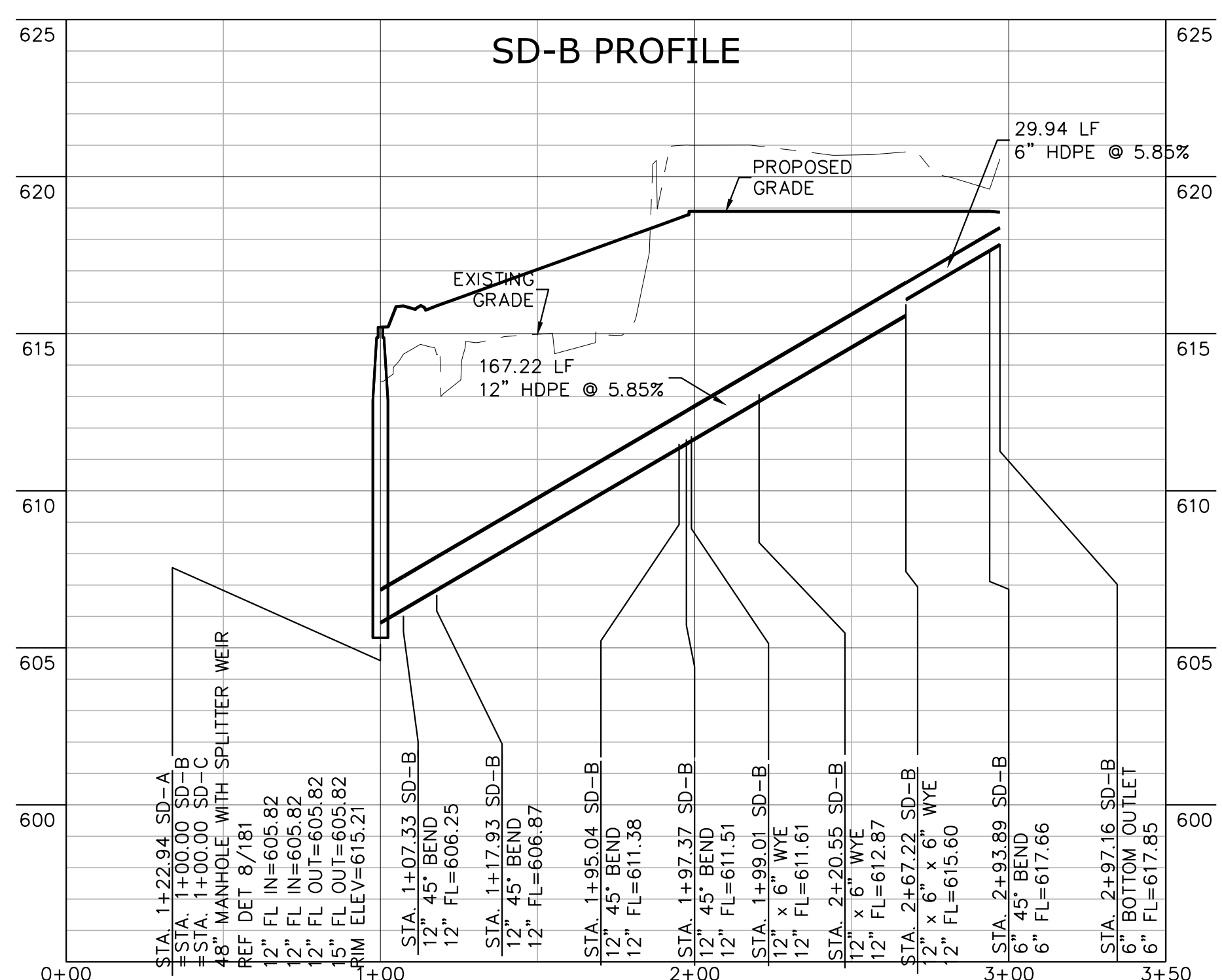
TBAE FIRM REGISTRATION NO.: 1452  
TBAE FIRM REGISTRATION NO.: F-1416  
TBAE FIRM REGISTRATION NO.: 10065600

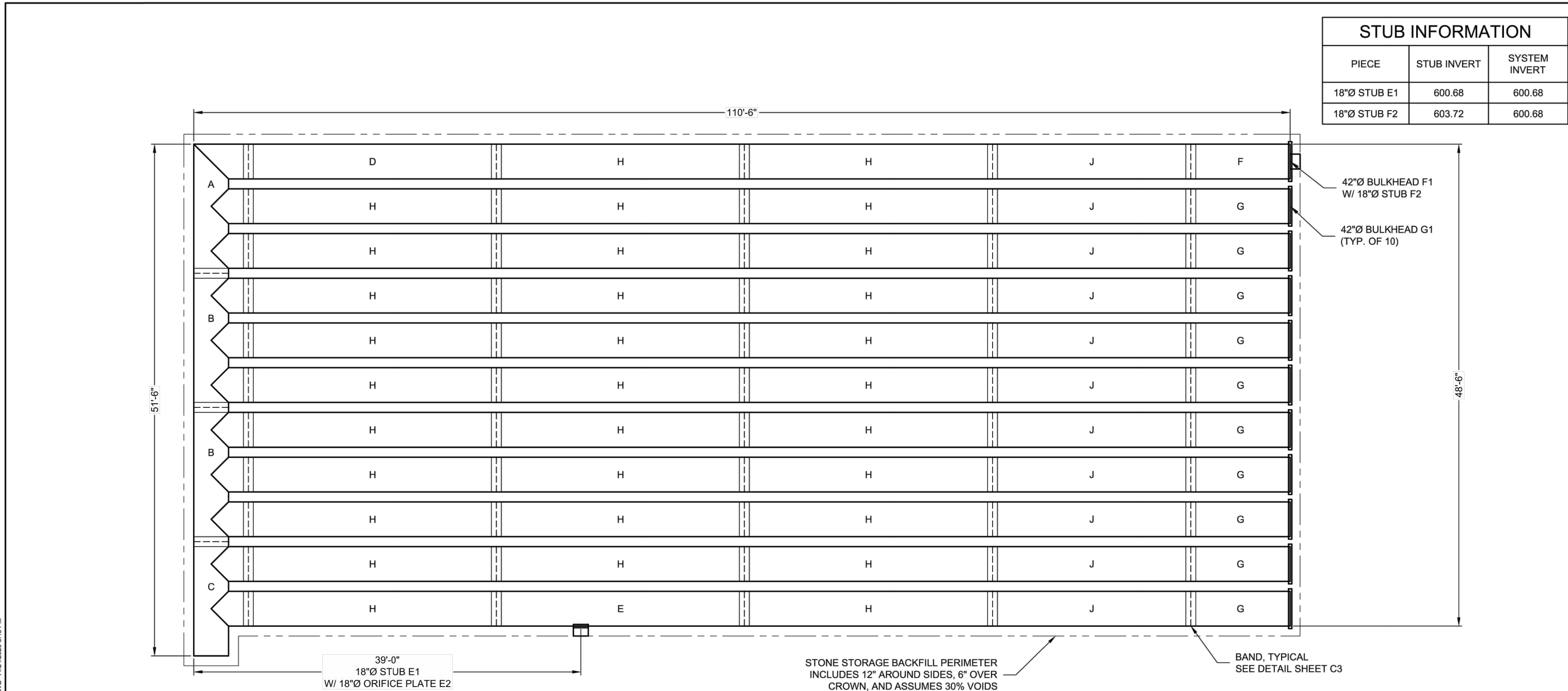
NO.	DATE	DESCRIPTION	BY

0 1"







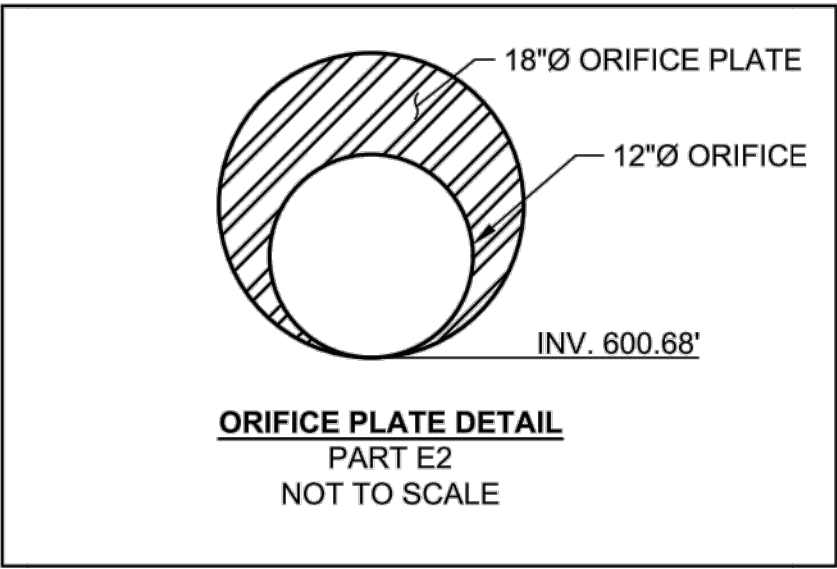


STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
18"Ø STUB E1	600.68	600.68
18"Ø STUB F2	603.72	600.68

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (4) PAGES INCLUDING THE FOLLOWING:

- PIPE STORAGE = 11,820 CF
- MAINLINE PIPE GAGE = 16
- WALL TYPE = PERFORATED
- DIAMETER = 42"
- FINISH = ALT2
- CORRUGATION = 2 2/3x1/2

CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_



**ASSEMBLY**  
SCALE: 1" = 10'  
PIPE STORAGE: 11,820 CF  
STRUCTURAL BACKFILL STORAGE: 3,280 CF  
TOTAL STORAGE PROVIDED: 15,100 CF  
LOADING: H2O  
PIPE INV. = 600.68'±

- NOTES**
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
  - ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
  - ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
  - ALL RISERS AND STUBS ARE 2 2/3" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
  - RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
  - QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply to do so at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

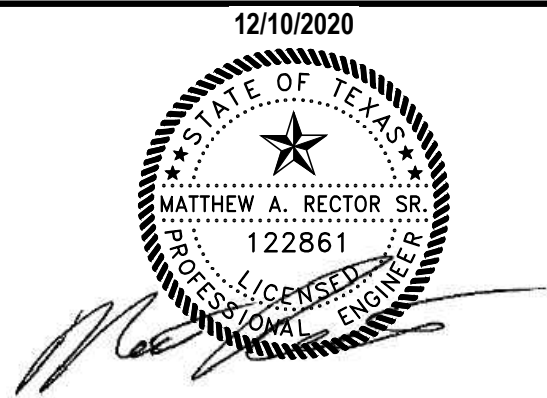
MARK	DATE	REVISION DESCRIPTION	BY

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
www.ContechES.com  
11815 NE Glenn Widing Drive, Portland, OR 97220  
800-548-4667 503-240-3393 800-561-1271 FAX

**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH CONTRACT DRAWING

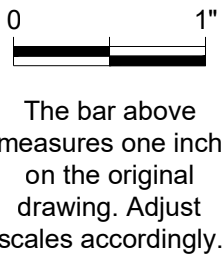
42"Ø PERFORATED UNDERGROUND RETENTION SYSTEM -  
645393-010  
WESTERN HILLS ATHLETIC CLUB - TENNIS COURTS  
AUSTIN, TX  
SITE DESIGNATION: DETENTION POND

PROJECT No.: 645393	SEQ. No.: 010	DATE: 5/12/2020
DESIGNED: SJ	DRAWN: ERE	
CHECKED:	APPROVED:	
SHEET NO.: C1	OF 4	



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBEF FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY



DETENTION POND DETAILS

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

543

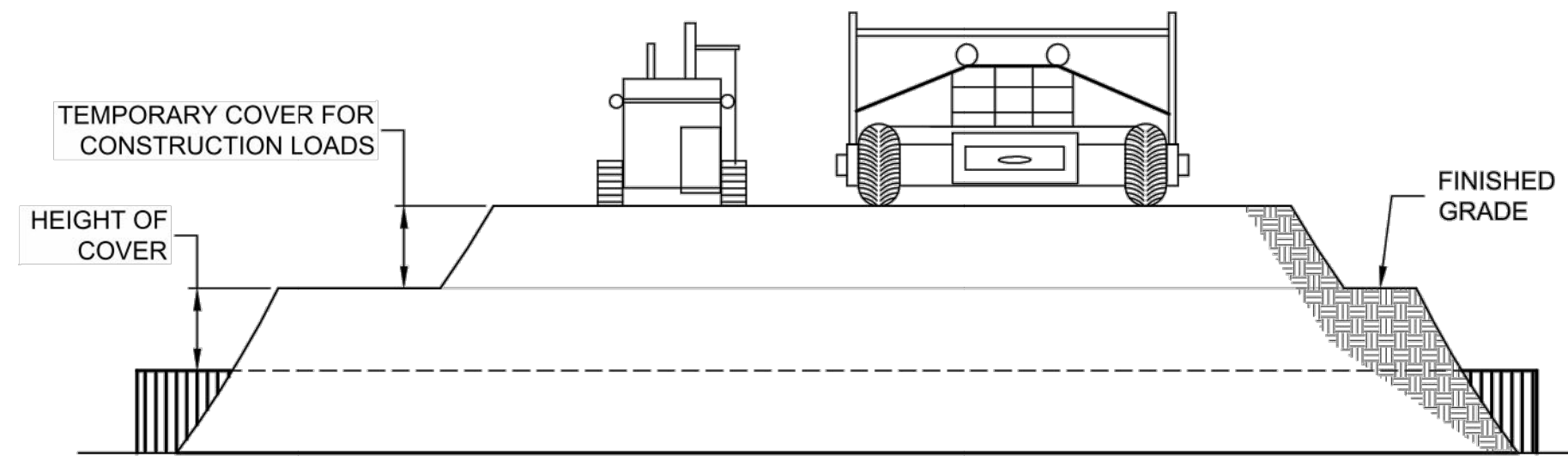
16 OF 26











### CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (klps)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

\*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

### CONSTRUCTION LOADING DIAGRAM

NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

## SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

## HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE  
NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

## INSTALLATION

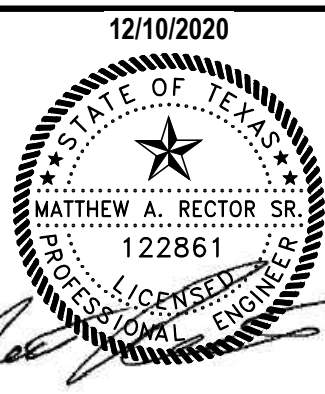
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

## MATERIAL SPECIFICATION

NOT TO SCALE

<p>The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.</p> <p>If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information provided by others.</p>				 <p><b>CONTECH<sup>®</sup></b> ENGINEERED SOLUTIONS LLC www.ContechES.com</p> <p>11815 NE Glenn Wiring Drive, Portland, OR 97220 800-548-4667 503-240-3393 800-561-1271 FAX</p>		 <p><b>CONTECH<sup>®</sup></b> CMP DETENTION SYSTEMS</p>		42"Ø PERFORATED UNDERGROUND RETENTION SYSTEM - 645393-010 WESTERN HILLS ATHLETIC CLUB - TENNIS COURTS AUSTIN, TX SITE DESIGNATION: DETENTION POND				<table><tr><td>PROJECT NO: 645393</td><td>SEQ. NO.: 010</td><td>DATE: 5/12/2020</td></tr><tr><td>DESIGNED: SJ</td><td colspan="2">DRAWN: ERE</td></tr><tr><td>CHECKED:</td><td colspan="2">APPROVED:</td></tr></table>			PROJECT NO: 645393	SEQ. NO.: 010	DATE: 5/12/2020	DESIGNED: SJ	DRAWN: ERE		CHECKED:	APPROVED:	
PROJECT NO: 645393	SEQ. NO.: 010	DATE: 5/12/2020																					
DESIGNED: SJ	DRAWN: ERE																						
CHECKED:	APPROVED:																						
MARK	DATE	REVISION DESCRIPTION	BY	<div>CONTECH PROPOSAL DRAWING</div>				SHEET NO.: C4 OF 4															



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452  
TBPE FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

[illegible]

The bar above measures one inch on the original drawing. Adjust scales accordingly.

## DETENTION POND DETAILS

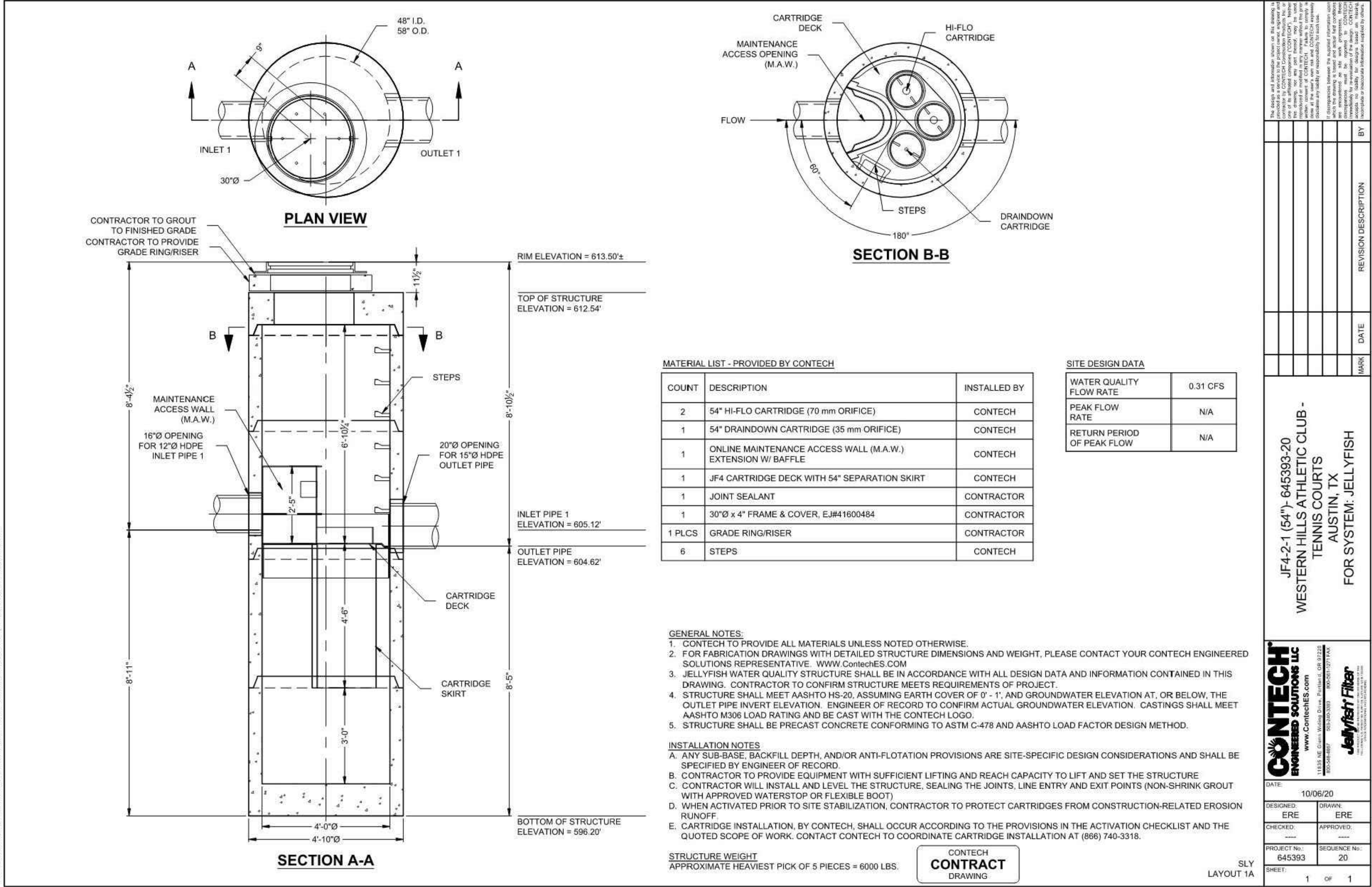
Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

546

19 OF 26

File: \\mwmdata\mwmprojects\data\863-01\_WH\_Athletic\_Club\CAD\Sheets\542 Detention Pond Details.dwg 22x34



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBAE FIRM REGISTRATION NO.: F-1416  
TBAE FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"  
The bar above  
measures one inch  
on the original  
drawing. Adjust  
scales accordingly.

## WATER QUALITY TREATMENT DETAILS

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

547

20 OF 26



Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality  
TSS Removal Calculations

Project Name: Western Hills Athletic Club - Tennis Courts  
Date Prepared: 10/7/2020

RCS 6/22/2015

1. The Required Load Reduction for the total project:

Calculations from RG-348  
Pages 3-27 to 3-30

Page 3-29 Equation 3.3:  $L_M = 27.2(A_N \times P)$

$L_{M\text{ TOTAL PROJECT}}$  = Required TSS removal resulting from the proposed development = 80% of increased load  
 $A_N$  = Net increase in impervious area for the project  
 $P$  = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County = **Travis** ↴  
Total project area included in plan \* = **3.21** acres  
Predevelopment impervious area within the limits of the plan \* = **1.30** acres  
Total post-development impervious area within the limits of the plan \* = **1.60** acres  
Total post-development impervious cover fraction \* = **0.50**  
 $P$  = **32** inches

$L_{M\text{ TOTAL PROJECT}}$  = **261** ↴ lbs.

Number of drainage basins / outfalls areas leaving the plan area = **1** ↴

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = **1** ↴

Total drainage basin/outfall area = **0.85** acres  
Predevelopment impervious area within drainage basin/outfall area = **0.42** acres  
Post-development impervious area within drainage basin/outfall area = **0.72** acres  
Post-development impervious fraction within drainage basin/outfall area = **0.85**  
 $L_{M\text{ THIS BASIN}}$  = **261** ↴ lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **JF** abbreviation  
Removal efficiency = **86** ↴ percent

4. Calculate Maximum TSS Load Removed ( $L_R$ ) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7:  
 $LR = (\text{BMP efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

$A_C$  = Total On-Site drainage area in the BMP catchment area  
 $A_i$  = Impervious area proposed in the BMP catchment area  
 $A_p$  = Pervious area remaining in the BMP catchment area  
 $L_R$  = TSS Load removed from this catchment area by the proposed BMP

$A_C$  = **0.85** acres  
 $A_i$  = **0.30** acres  
 $A_p$  = **0.55** acres  
 $L_R$  = **294** ↴ lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired  $L_{M\text{ THIS BASIN}}$  = **261** ↴ lbs.  
 $F$  = **0.89** ↴

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP = **0.00** acres  
Offsite impervious cover draining to BMP = **0.00** acres

Calculations from RG-348  
Pages Section 3.2.22

Rainfall Intensity = **1.05** ↴ inches per hour  
Effective Area = **0.29** ↴ acres  
Cartridge Length = **54** inches

Peak Treatment Flow Required = **0.30** cubic feet per second

7. Jellyfish

Designed as Required in RG-348  
Section 3.2.22

Flow Through Jellyfish Size

Jellyfish Size for Flow-Based Configuration = **JF4-2-1**  
Jellyfish Treatment Flow Rate = **0.45** cfs

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **WESTERN**  
Date Prepared: **10/7/2020**

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over  
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.  
Characters shown in red are data entry fields.  
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to

Page 3-29 Equation 3.3:  $L_M = 27.2(A_N \times P)$

where:  $L_{M\text{ TOTAL PROJECT}}$  = Required TSS removal resulting from the proposed development  
 $A_N$  = Net increase in impervious area for the project  
 $P$  = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County = **Travis** ↴  
Total project area included in plan \* = **3.21** acres  
Predevelopment impervious area within the limits of the plan \* = **1.30** acres  
Total post-development impervious area within the limits of the plan \* = **1.60** acres  
Total post-development impervious cover fraction \* = **0.50**  
 $P$  = **32** inches

$L_{M\text{ TOTAL PROJECT}}$  = **261** ↴ lbs.

\* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = **1** ↴

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = **1** ↴

Total drainage basin/outfall area = **0.85** acres  
Predevelopment impervious area within drainage basin/outfall area = **0.42** acres  
Post-development impervious area within drainage basin/outfall area = **0.72** acres  
Post-development impervious fraction within drainage basin/outfall area = **0.85**  
 $L_{M\text{ THIS BASIN}}$  = **261** ↴ lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Contech Jellyfish**  
Removal efficiency = **86** ↴ percent

4. Calculate Maximum TSS Load Removed ( $L_R$ ) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7:  $L_R = (\text{BMP efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

where:  $A_C$  = Total On-Site drainage area in the BMP catchment area  
 $A_i$  = Impervious area proposed in the BMP catchment area  
 $A_p$  = Pervious area remaining in the BMP catchment area  
 $L_R$  = TSS Load removed from this catchment area by the proposed BMP

$A_C$  = **0.85** acres  
 $A_i$  = **0.30** acres  
 $A_p$  = **0.55** acres  
 $L_R$  = **294** ↴ lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired  $L_{M\text{ THIS BASIN}}$  = **261** ↴ lbs.

$F$  = **0.89** ↴

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-

Rainfall Depth = **1.60** inches  
Post Development Runoff Coefficient = **0.28** ↴  
On-site Water Quality Volume = **1404** cubic feet

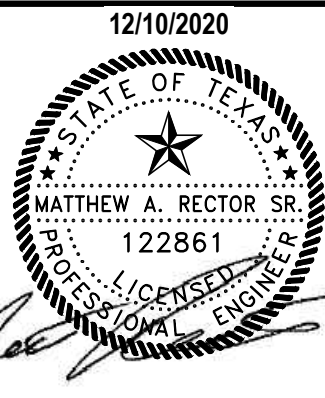
Calculations from RG-348

Pages 3-36 to 3-37

Off-site area draining to BMP = **0.00** acres  
Off-site impervious cover draining to BMP = **0.00** acres  
Impervious fraction of off-site area = **0**  
Off-site Runoff Coefficient = **0.00** ↴  
Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **281**  
Total Capture Volume (required water quality volume(s) x 1.20) = **1684** cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.  
The values for BMP Types not selected in cell C45 will show NA.



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBEF FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

The bar above  
measures one inch  
on the original  
drawing. Adjust  
scales accordingly.

WATER QUALITY TREATMENT DETAILS

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

548

21 OF 26

File: \\mwmdata\mwmprojects\data\863-01\_WH\_Athletic\_Club\CAD\Sheets\542\_Detention\_Pond\_Details.dwg 22x34



LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL OVERHEAD AND UNDERGROUND UTILITIES (INCLUDING THOSE PROPOSED WITH THIS PROJECT, I.E. IRRIGATION, WASTEWATER, WATER, STORM SEWER, GAS, TELECOM, FIBER OPTIC, ELECTRIC, ETC.) PRIOR TO STARTING WORK.
2. INFORMATION PROVIDED ON THIS PLAN IS GENERAL IN NATURE; DIMENSIONS, AREAS, AND DISTANCES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO BIDDING. DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO STARTING WORK.
3. THE CONTRACTOR IS TO THOROUGHLY FAMILIARIZE HIM/HERSELF WITH ALL PLANS, SPECIFICATIONS AND THE SITE PRIOR TO BIDDING. FAILURE TO DO SO WILL NOT REDUCE THE CONTRACTOR'S OBLIGATION TO PERFORM THE WORK AS DESCRIBED FOR THE PRICE BID.
4. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTORS IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AND IS REQUIRED TO REFLECT THE DESIGN INTENT.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR EQUIVALENT
6. NO SUBSTITUTIONS OF PLANT MATERIAL LOCATIONS, SPECIES OR SIZE WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. AS PART OF THE BASE BID, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AS INDICATED IN THE PROJECT SPECIFICATIONS (INCLUDING, BUT NOT LIMITED TO MOWING, WATERING, REPLACEMENT OF UNACCEPTABLE, DISEASED OR DEAD PLANTS, ETC.) AND WEED CONTROL UNTIL FINAL ACCEPTANCE BY OWNER.
8. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE ENTIRE PROJECT OR OTHER DATE(S) ESTABLISHED BY THE LANDSCAPE ARCHITECT, OR OWNER, EXCEPT AS MAY RESULT FROM NEGLIGENCE OR DAMAGE BY THE OWNER, DAMAGE BY OTHERS OR UNUSUAL PHENOMENA BEYOND THE CONTRACTORS CONTROL.
9. CONTRACTOR SHALL REPLACE ALL DEAD, AND/OR UNHEALTHY PLANT MATERIALS AND/OR PLANT MATERIALS THAT HAVE PARTIALLY DIED PURSUANT TO THE CONDITION OF THE WARRANTY AT NO EXPENSE TO THE OWNER. DEAD MATERIALS MUST BE REPLACED WITHIN 10 BUSINESS DAYS PER TECHNICAL PROVISIONS. RE-WARRANT REPLACEMENT PLANTS FOR AN ADDITIONAL ONE YEAR UNDER THE SAME TERMS AS THE ORIGINAL WARRANTY. PLANT MATERIALS USED FOR REPLACEMENT SHALL BE THE SAME SPECIES, SIZE AND SHAPE.
10. ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF THE SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED, PROPORTIONED, AND FREE OF ALL INSECTS, DISEASES, BARK BRUISES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO PLANT MATERIALS WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT TIME OF PLANTING, AS SHOWN ON DETAILS.
11. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
12. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
13. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
14. INSTALLATION OF LANDSCAPE SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE INSTALLER WITH A MINIMUM OF FIVE YEARS CONTINUOUS EXPERIENCE OF INSTALLING LANDSCAPE PLANTINGS OF SIMILAR SIZE AND SCOPE.
15. CONTRACTOR SHALL PROVIDE MAINTENANCE FOR LANDSCAPE & IRRIGATION SYSTEM FOR 12 MONTHS FOLLOWING FINAL ACCEPTANCE OF ENTIRE PROJECT.
16. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
17. EXECUTE ALL LANDSCAPING AND REVEGETATION PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY, FINAL INSPECTION OR AS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER. HOWEVER, NO PLANT MATERIALS SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. FULLY PREPARE ALL LANDSCAPE BEDS (INCLUDING IRRIGATION) PRIOR TO INSTALLATION OF LANDSCAPE PLANTS.
18. SITE STOCKPILED TOPSOIL MAY BE USED IF IT HAS BEEN DEEMED ACCEPTABLE IN QUALITY AND APPROVED BY LANDSCAPE ARCHITECT.
19. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
20. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM FULLY COMPLIANT WITH TCEQ REQUIREMENTS AND COMPLIANT WITH THE LANDSCAPE IRRIGATION NOTES AND CONTRACT SPECIFICATIONS.

LANDSCAPE IRRIGATION NOTES

- AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
- (A) THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS;
- (B) THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS)
- (C) ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
- (D) THE IRRIGATION SYSTEM HAS A MASTER VALVE;
- (E) CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
- (F) SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
- (G) THE IRRIGATION SYSTEM HAS A CITY- APPROVED WEATHER BASED CONTROLLER;
- (H) AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
- (I) ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
- (J) AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
- (K) NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
- (A) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
- (B) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
4. IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT PLAN TO OWNER, OR OWNER'S DESIGNATED REPRESENTATIVE SHOWING ALL IRRIGATION COMPONENTS AND SIZE OF COMPONENTS, INCLUDING WATER PRESSURE, MAIN LINE, LATERAL LINES, VALVES, HEADS, BACKFLOW DEVICE, CONTROLLER, QUICK COUPLERS, ETC.
5. COMPLY WITH ALL APPLICABLE TCEQ IRRIGATION RULES AND REGULATIONS.
6. CONTRACTOR IS TO VERIFY PRESSURE AND WATER SUPPLY CHARACTERISTICS ARE ADEQUATE FOR THIS INSTALLATION. ANY DISCREPANCIES OR INADEQUACIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY, BEFORE STARTING CONSTRUCTION. DESIGN PRESSURE IS 65 PSI AT 45 GMP.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS AND HANDLE ALL INSPECTIONS FOR THIS WORK AS REQUIRED BY LOCAL REGULATIONS AND SHALL PAY ALL FEES ASSOCIATED WITH THESE PERMIT(S).
8. VERIFY LOCATION OF CONTROLLER, WATER SUPPLY; SITE CONDITIONS MAY VARY. OPERABLE IRRIGATION EQUIPMENT (VALVES, QUICK COUPLERS, BFP, ETC.) SHALL BE INSTALLED SEPARATELY IN VALVE BOXES.
9. ALL HEADS SHALL BE INSTALLED ON TRIPLE SWING JOINTS. HEADS SHALL BE NOT BE LOCATED CLOSER THAN 6" FROM PAVEMENT.
10. ADJUST RADII AND SPRAY PATTERNS TO ELIMINATE OVERSPRAY ONTO BUILDINGS, SIDEWALKS, FENCES, DRIVEWAYS, ROADWAYS, ETC.
11. ALL PAVEMENT CROSSINGS (LATERALS, WIRING, MAINLINE, ETC.) SHALL OCCUR WITHIN SLEEVES. INCLUDING SIDEWALKS, DRIVEWAYS, TRAILS, BIKE WAYS, ROADWAYS, ETC.
12. PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL UTILITY COMPANIES THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. IMMEDIATELY REPORT ANY BREAKAGES TO THE APPROPRIATE UTILITY COMPANY.
13. THE CONTRACTOR IS TO INSTALL ALL SLEEVES IN SEQUENCE WITH OTHER CONSTRUCTION ACTIVITIES, AND WILL BE RESPONSIBLE FOR COORDINATING WITH OTHER SITE CONTRACTORS FOR THIS WORK. ADEQUATELY MARK THE LOCATIONS OF ALL SLEEVES AND PIPE CONNECTION POINTS TO EXISTING LINES.
14. INSTALL THE MAIN LINE A MINIMUM OF 15" DEEP AND LATERAL LINES MIN. 12" DEEP.
15. PROVIDE A NEW WATER PROOF TAG WITH CONTRACTOR'S NAME AND TELEPHONE NUMBER CLEARLY SHOWN AND SECURELY ATTACHED TO THE INSIDE OF THE CONTROLLER DOOR.

TREE MITIGATION/REPLACEMENT LIST											
TREE TAG	TREE TYPE	SIZE (INCHES)				TOTAL CALIPER (INCHES)	REPLACEMENT FACTOR	REPLACEMENT INCHES REQUIRED	REASON FOR REMOVAL/MITIGATION	REPLACEMENT TREE TYPE	PROPOSED TREE CALIPER (INCHES)
16910	Chinaberry	9.00				9.0	0%	-	Invasive		
16912	Ligustrum	8.00	6.0			11.0	0%	-	Invasive		
20033	Chinaberry	9.00				9.0	0%	-	Invasive		
20038	Chinaberry	15.00				15.0	0%	-	Invasive		
20047	Live Oak	12.00				12.0	25%	3.00	Construction	MEXICAN SYCAMORE	4.00
20088	Live Oak	14.00				14.0	25%	3.50	Construction	MEXICAN SYCAMORE	4.00
20089	Live Oak	11.00				11.0	0%	-	Construction		
20093	Live Oak	18.00				18.0	25%	4.50	Construction	CEDAR ELM	6.00
20094	Live Oak	12.00				12.0	25%	3.00	Construction	MEXICAN SYCAMORE	4.00
20095	Live Oak	10.00				10.0	0%	-	Construction		
20096	Live Oak	11.00				11.0	0%	-	Construction		
20097	Live Oak	9.00				9.0	0%	-	Construction		
20098	Live Oak	12.00				12.0	25%	3.00	Construction	MEXICAN SYCAMORE	4.00
20099	Live Oak	15.00				15.0	25%	3.75	Construction	TEXAS ASH	4.00
20100	Live Oak	12.00				12.0	25%	3.00	Construction	TEXAS ASH	4.00
20101	Live Oak	13.00				13.0	25%	3.25	Construction	TEXAS ASH	4.00
20102	Live Oak*	19.00	17.0			27.5	25%	6.00	Construction	CEDAR ELM	6.00
20103	Live Oak	20.00				20.0	25%	5.00	Construction	CEDAR ELM	6.00
20105	Cedar Elm	15.00				15.0	25%	3.75	Construction	CEDAR ELM	4.00
20106	Live Oak	10.00				10.0	0%	-	Construction		
20107	Live Oak	12.00				12.0	25%	3.00	Construction	CEDAR ELM	4.00
20108	Live Oak	7.00				7.0	0%	-	Construction		-
20109	Live Oak	12.00				12.0	25%	3.00	Construction	TEXAS ASH	4.00
						TOTAL INCHES REMOVED 296.50	TOTAL REPLACEMENT INCHES REQUIRED 33.75		TOTAL REPLACEMENT INCHES PROVIDED		40.00
* Only replacing 6" maximum, as allowed by code											

NOTE:  
TOTAL CALIPER OF REPLACEMENT INCHES MUST EQUAL REQUIRED INCHES AS MEASURED AT DBH.

PLANT LIST			
COMMON NAME	BOTANICAL NAME	SIZE	COMMENT
CEDAR ELM	ULMUS CRASSIFOLIA	6" CALIPER	12' HT., SINGLE TRUNK, B&B OR CONTAINER/BOX
CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	12' HT., SINGLE TRUNK, B&B OR CONTAINER/BOX
MEXICAN SYCAMORE	PLATANUS MEXICANA	4" CALIPER	12' HT., SINGLE TRUNK, B&B OR CONTAINER/BOX
TEXAS ASH	FRAXINUS TEXENSIS	4" CALIPER	12' HT., SINGLE TRUNK, B&B OR CONTAINER/BOX
LITTLE BLUESTEM	ANDROPOGON GLOMERATUS	1 GAL	36" O.C. TYP. WITHIN RIVER ROCK
OBEDIENT PLANT	PHYSOSTEGIA VIRGINIANA	1 GAL	36" O.C. TYP. WITHIN RIVER ROCK
SWITCH GRASS	PANICUM VIRGATUM	1 GAL	36" O.C. TYP. WITHIN RIVER ROCK
BERMUDA SOD	CYNODON DACTYLON	SOD	AS SHOWN

<b>City Tree Requirements</b>
Total Lot Area = 139,929
1 tree per 2000' s.f.
Required trees = 70 trees
<b>Existing Tree Credit</b>
11' height or more (1 for 1) = 95 trees
<b>Trees Provided</b>
Proposed trees = 13 trees
Total trees provided = 108 trees



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
  
TBAE FIRM REGISTRATION NO.: 1452  
TBEF FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

The bar above measures one inch on the original drawing. Adjust scales accordingly.

LANDSCAPE NOTES & CALCULATIONS

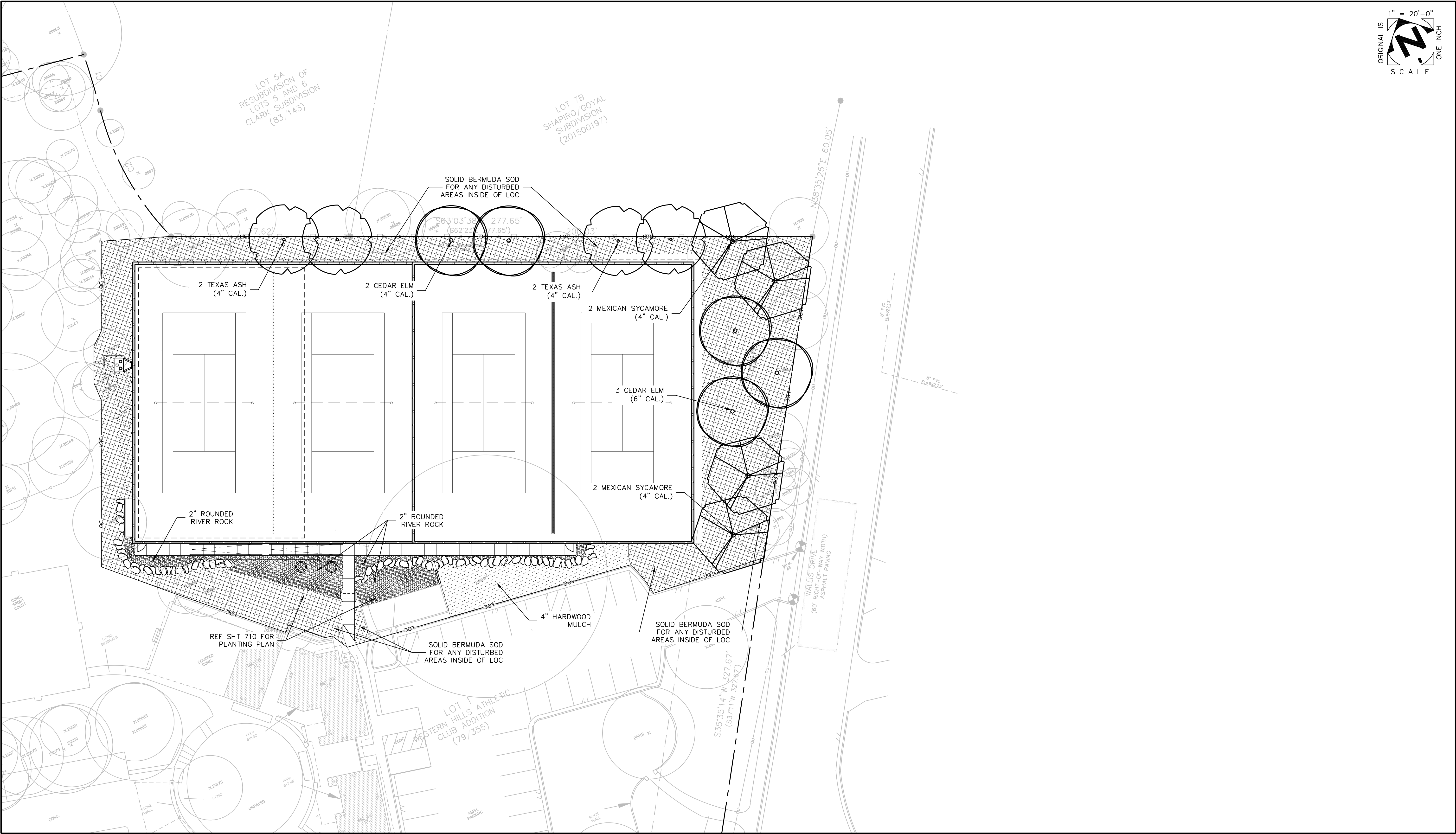
Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

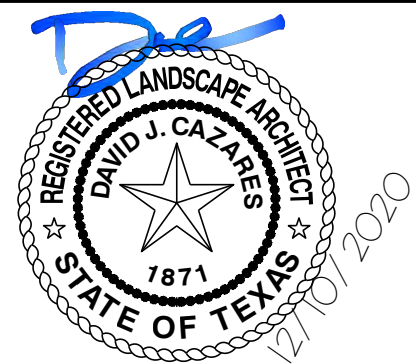
700

22 OF 26





1" = 20'-0"  
SCALE  
ORIGINAL IS  
ONE INCH



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBAE FIRM REGISTRATION NO.: F-1416  
TBAE FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

The bar above  
measures one inch  
on the original  
drawing. Adjust  
scales accordingly.

LANDSCAPE PLAN

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

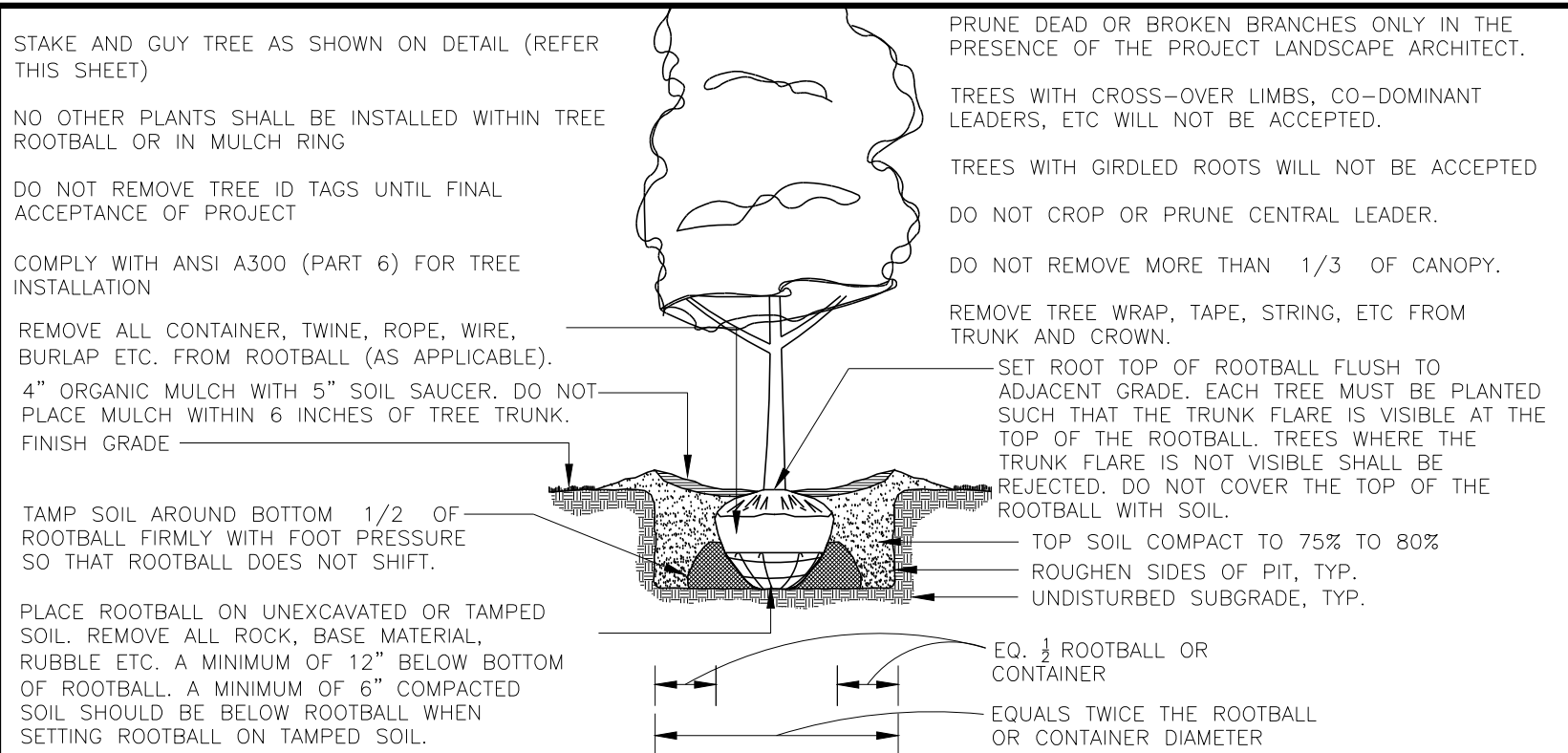
701

23 OF 26

File: \\mwmdata\mwmprojects\data\863-01\_WH\_Athletic\_Club\CAD\Sheets\701 Landscape Plan.dwg 22x34



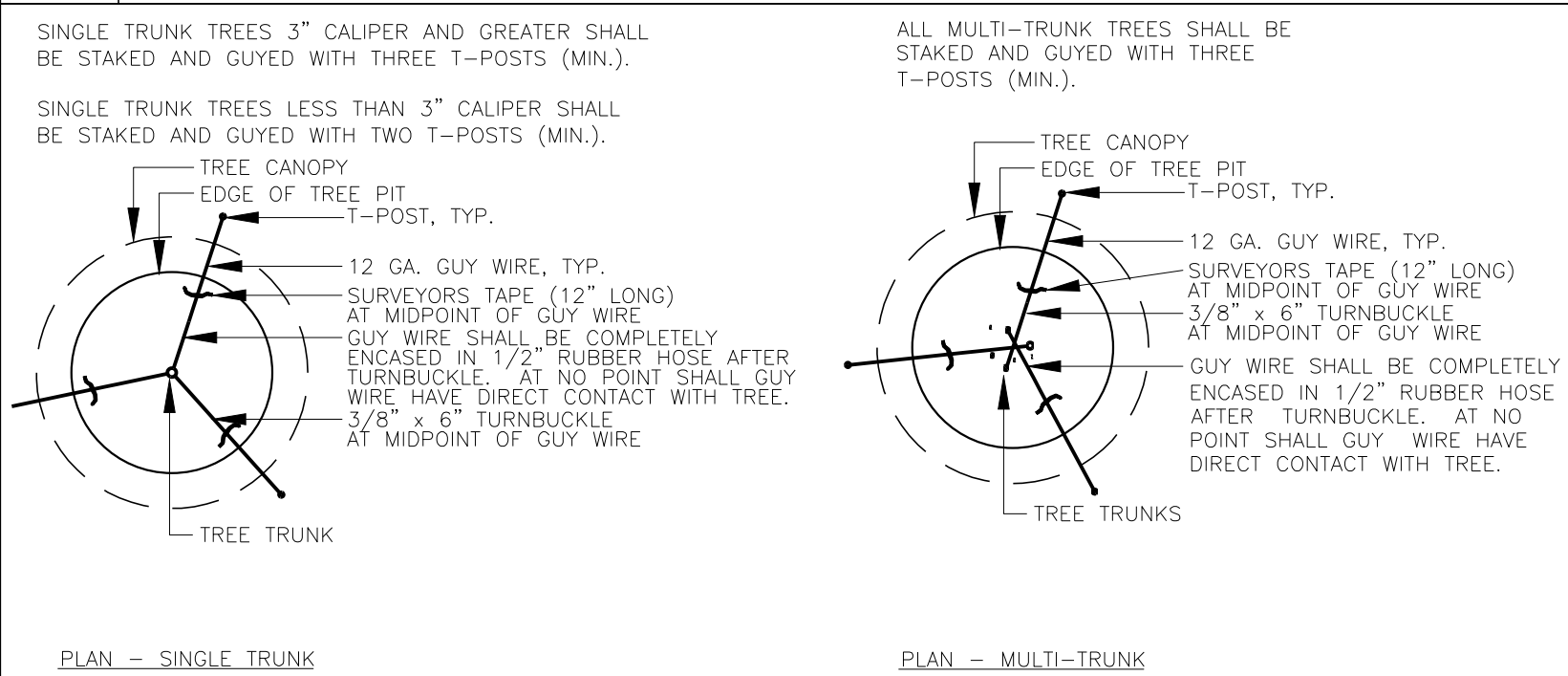




1  
791

**TREE PLANTING DETAIL (SINGLE TRUNK) GREATER THAN 3" CALIPER**

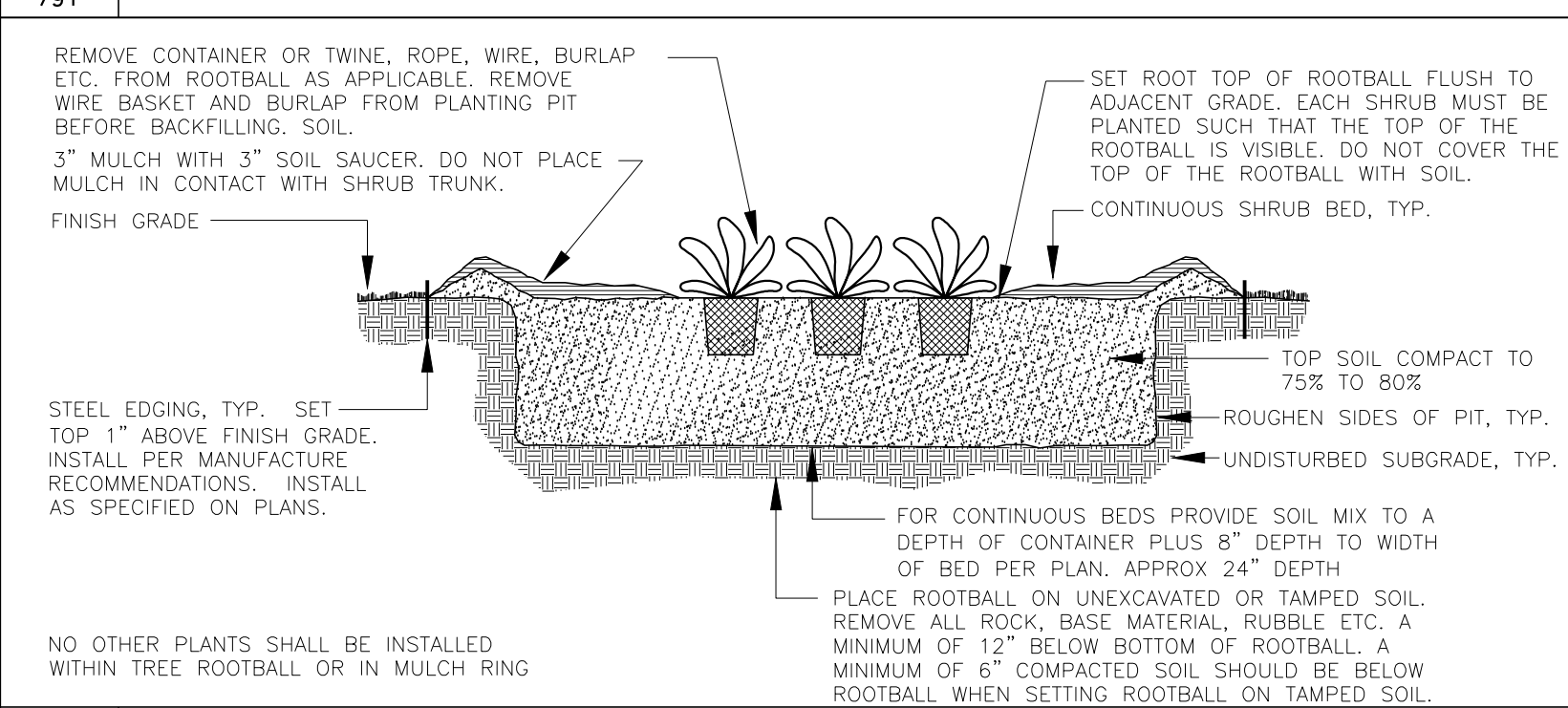
NO SCALE



2  
791

**TREE STAKING DETAIL**

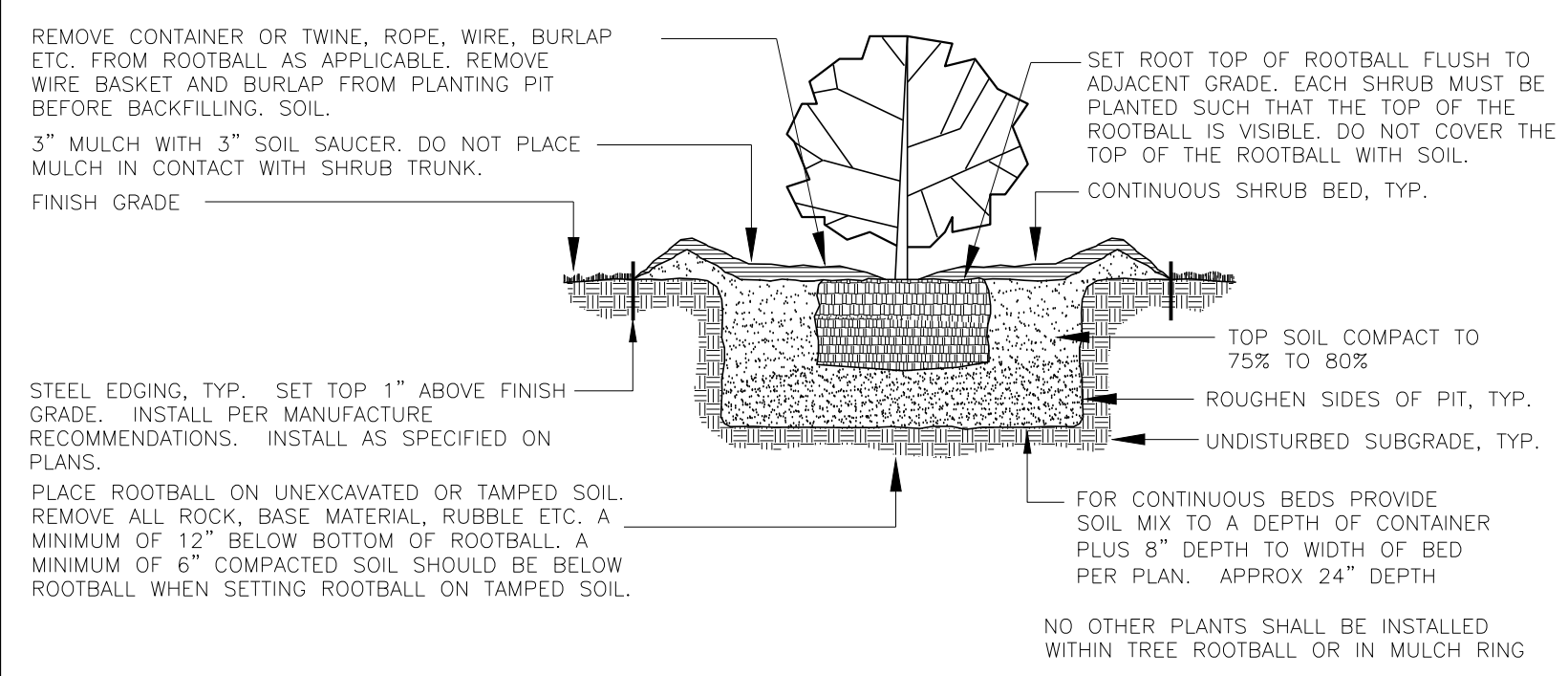
NO SCALE



3  
791

**PERENNIAL / GROUNDCOVER PLANTING DETAIL**

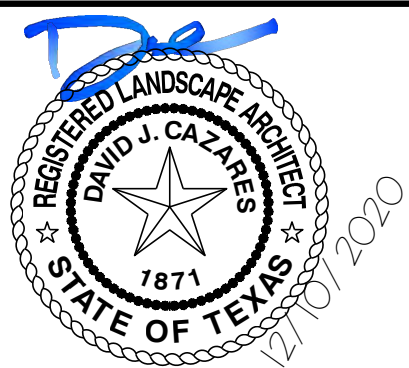
NO SCALE



4  
791

**SHRUB PLANTING DETAIL**

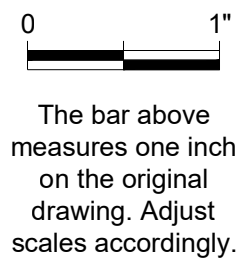
NO SCALE



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452  
TBPE FIRM REGISTRATION NO.: F-1416  
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY



## LANDSCAPE DETAILS

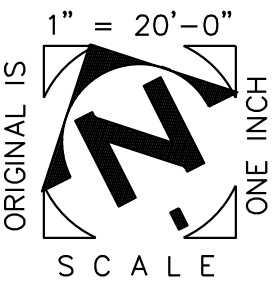
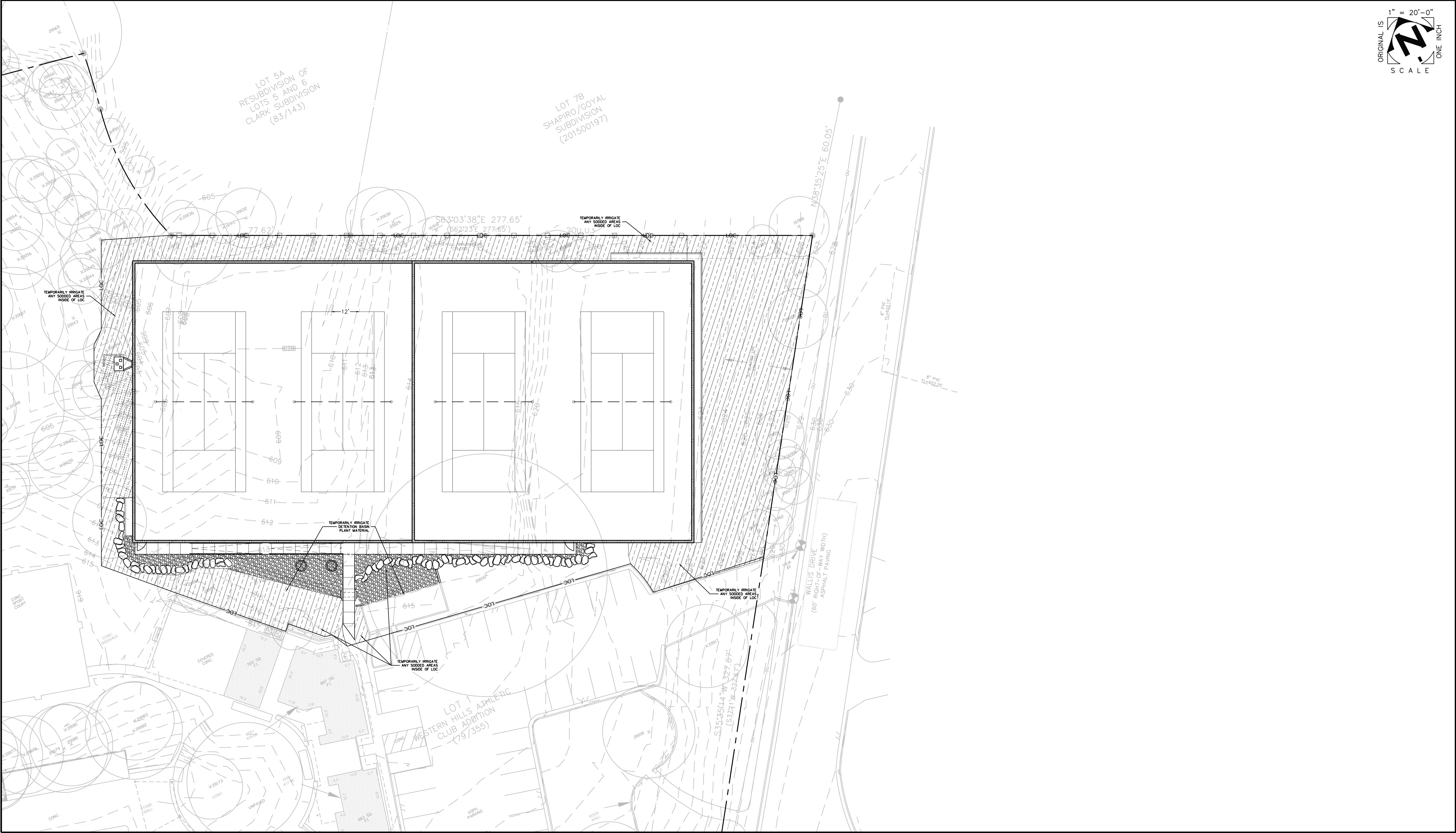
Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

791

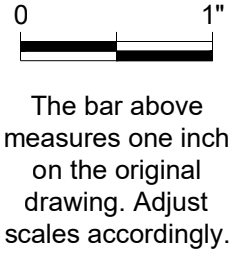
25 OF 26





305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
TBAE FIRM REGISTRATION NO.: 1452  
TBAE FIRM REGISTRATION NO.: F-1416  
TBAE FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY



IRRIGATION PLAN

Western Hills Athletic Club  
4801 Rollingwood Drive  
Austin, TX 78746

PLOTTED: 12/16/2020  
JOB NO: 863-01

801

26 OF 26

File: \\mwmdata\mwmprojects\data\863-01\_WH\_Athletic\_Club\CAD\Sheets\801\_Irrigation\_Plan.dwg 22x34

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Friday, September 10, 2021 8:31 AM  
**To:** Ashley Wayman  
**Subject:** FW: WHAC

**From:** Leigh Stein [REDACTED]  
**Sent:** Thursday, September 9, 2021 10:01 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** WHAC

Dear Board of Adjustments,

My name is Leigh Stein, and I am a member of the Western Hills Athletic Club (WHAC) and I live at 5012 Rollingwood Drive. I want to express my support for the WHAC tennis court project. The current courts are deteriorating and in need of a remodel. In addition, the expansion to four courts will allow us to participate in team tennis leagues, provide more junior and adult programming, and have more court availability. I believe that this project will be a great asset to our community.

Sincerely,  
Leigh

*Leigh Stein*  
512-740-2536

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Thursday, September 9, 2021 1:40 PM  
**To:** Ashley Wayman  
**Subject:** FW: Tennis Court expansion project

**From:** DAVID RAYMOND [REDACTED]  
**Sent:** Thursday, September 9, 2021 1:28 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Tennis Court expansion project

Dear Mrs. Caylor and members of the Board of Adjustments,

My name is David Raymond and I am a member of the Western Hills Athletic Club. I live at 4716 Timberline Drive. I am taking the time to write to you in favor of the WHAC tennis court expansion project. My wife, children and I are enthusiastically involved in the tennis programs being offered, and we believe the new courts and renovations to the existing courts will allow the club to provide additional programming for all ages and skill levels such as leagues, clinics, and tennis socials. Tennis is a great way for people to connect and these courts will be a great asset to the club and our community. Thank you for your consideration.

Sincerely,

David Raymond

Sent from Mail for Windows

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Thursday, September 9, 2021 1:11 PM  
**To:** Ashley Wayman  
**Subject:** FW: Letter supporting tennis project

Dear Board of Adjustments,

I am a member of the Western Hills Athletic and I live at 404 Riley rd. I very excited about the WHAC tennis program and of the new project. I think the new courts will be a great asset to our community. My children are really enjoying taking lessons at the club with coach Allen, I think he is doing an amazing job.

I have noticed that more neighbors have started to play and a lot of kids are taking classes as the clinics are going so well. I think it is so great that tennis is picking up again and that the program is going so well but for things to keep going on the right direction I really believe we need new and better courts, as the ones we have are not in a very good condition, and the courts are getting full pretty fast too.

We are very excited about this new project as it will be of great benefit to our club and its members.

Sincerely,

Isabel



**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Thursday, September 9, 2021 1:11 PM  
**To:** Ashley Wayman  
**Subject:** FW: Please approve tennis court expansion

-----Original Message-----

**From:** Allison Gerdes [REDACTED]  
**Sent:** Thursday, September 9, 2021 11:51 AM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Please approve tennis court expansion

Dear board of adjustments,

Please approve the expansion of the WHAC tennis courts! We live in such a wonderful community with many tennis players, but don't have the current facility to support the neighborhood.

Thanks you!

Allison Gerdes

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Wednesday, September 8, 2021 4:25 PM  
**To:** Ashley Wayman  
**Subject:** FW: Tennis Courts Expansion - Support

**From:** Brad Walters [REDACTED]  
**Sent:** Wednesday, September 8, 2021 4:20 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Tennis Courts Expansion - Support

Hi Carrie -

Could you please pass this note along to the Board of Adjustment.

I am writing in support of the tennis court expansion plan. Getting our kids and adults outside and active seems like such a great and universal objective for the community. The tennis court expansion will be a great way to improve the tennis program and hopefully to also add pickleball. One tennis court can accommodate two pickleball courts with removable nets. Tennis and pickleball are a great way to get to know friends and neighbors and to build community. It is also a good activity that can be played across generations. Grandparents and grandkids on a pickleball court is a great way to build family connections while keeping the kids off the screens.

Regarding drainage, I have been in the real estate development business for decades, and I am very confident that a capable and talented civil engineering team will be able to design the technical drainage elements of the proposed project so that it has no negative drainage impact on neighbors or the community. Indeed, I think this design condition would be a requirement before any building permit could be issued.

Thank you for your consideration,

Brad Walters  
2702 Rollingwood Drive

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Wednesday, September 8, 2021 4:06 PM  
**To:** Ashley Wayman  
**Subject:** FW: Tennis Courts on Western Hills Athletic Club

**From:** natalia garza [REDACTED]  
**Sent:** Wednesday, September 8, 2021 3:55 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Tennis Courts on Western Hills Athletic Club

Dear Board of Adjustments,

My name is Natalia Garza, I am a member of the Western Hills Athletic and I live at 604 Westwood Terrace. I am very excited about the WHAC tennis court project and want to express my support. The state of the courts continues to worsen each year and a remodel is necessary. Further, the addition of 2 more courts will allow for better tennis programs for both juniors and adults. This project will be a great service to our community. At this point, I had to stop driving my son to his tennis program because the traffic in Austin is getting worse every day. My son really enjoys tennis, it is our family sport, and we think that the WHAC should have a complete tennis program available for its members. Tennis as outdoor sports, develops healthy behaviors, routines, and discipline in kids. At present times where kids spend hours every day in electronics, as a community we should make sports available to youth.

Respectfully,

Natalia Garza



**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Thursday, September 2, 2021 12:02 PM  
**To:** Ashley Wayman  
**Subject:** Fwd: Support for Tennis Courts at Western Hills Athletic Club

**From:** Andrea Davidson [REDACTED]  
**Date:** September 2, 2021 at 11:23:50 AM CDT  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Support for Tennis Courts at Western Hills Athletic Club

Rollingwood Board of Adjustments & Carrie Caylor,

I am writing to let you know how excited our family is about the possibility of Western Hills Athletic Club having a legitimate tennis program! Having four playable courts, lessons, clinics, and instruction for both kids and adults would be a significant improvement.

The courts that were built in 1976 are unplayable with cracks all over them and they are coming apart. We currently pay hundreds of dollars a month on tennis lessons and play for our entire family. We drive across town to make this happen!

Having tennis in our neighborhood would be such a benefit. It's been a great way during the pandemic to be outside, safe and stay healthy. What a great way to build our community as well.

Thank you,  
The Davidson Family  
3207 Pickwick Lane  
(Justin, Andrea, Hayes, Lyle & baby on the way)

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Monday, August 30, 2021 8:41 AM  
**To:** Ashley Wayman  
**Subject:** FW: Tennis courts at WHAC

**From:** Clay Byrne [REDACTED]  
**Sent:** Saturday, August 28, 2021 5:24 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Tennis courts at WHAC

Hi Carrie

WE are in favor of the tennis court expansion. We are members at the pool and live @ 3 Westgate Circle in Rollingwood. We think it will add tremendous value to our membership and is a needed expansion for all members. Let me know if you have any questions.

Thanks

Clay Byrne (Siyu Ye, William and Julia)  
3 Westgate Circle  
Austin, Texas  
512-769-2251

Texas law requires all licensees to provide the information in these links:  
[Information About Brokerage Services](#) + [Consumer Protection Notice](#)

**Clay Byrne, Byrne Real Estate Group****Realtor + Team Leader**

**O** (512) 942-7880  
**M** (512) 769-2251  
[www.Byrne-Austin.com](http://www.Byrne-Austin.com)  
Keller Williams Realty

[ByrneJoyDrive.com](http://ByrneJoyDrive.com) + [Byrne-Careers.com](http://Byrne-Careers.com)

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Monday, August 30, 2021 8:41 AM  
**To:** Ashley Wayman  
**Subject:** FW: WHAC tennis courts

-----Original Message-----

From: Catherine Scott [REDACTED]  
Sent: Sunday, August 29, 2021 9:27 AM  
To: Carrie Caylor <ccaylor@rollingwoodtx.gov>  
Subject: WHAC tennis courts

To the Board of Adjustments,

I'm writing this email in favor of the renovation and addition of the WHAC tennis courts.

I sat on the WHAC board for six years and was president my final year when the board voted to renovate and add to the courts.

Through conversations with many tennis court construction companies, the existing foundation creates problems including and not limited to cracking, sloping, and water pooling. All of which create constant maintenance issues and money, as well as an inferior club offering. Resurfacing the courts would only provide band-aid solutions. It was told to the board many times that the foundation must be reconstructed. The board understood that meant demolition of the existing courts which provided an opportunity for improvements and enhancements for our members.

The WHAC tennis courts have sat in the current location for many, many years and adjacent properties constructed their homes with the understanding that their property would abut tennis courts. The tennis court hours are respectful of quiet time, the fencing and wind screens create a tasteful barrier and there are no lights.

The proposed reconfiguration of the courts allows WHAC membership more opportunity to play, as well as improved facilities, an overdue obligation of the WHAC board to its membership.

The WHAC has had a long-standing, respectful relationship with the private property neighbors as well as the city of Rollingwood. The club has operated as a low-key, laid back gathering spot for families in our community, that never aspires to be ostentatious. The renovation of these courts will be in keeping with that notion.

I respectfully implore you to allow the WHAC to build new tennis courts.

Sincerely,  
Catherine Scott  
WHAC member  
Rollingwood resident

Sent from my iPhone



**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Monday, August 30, 2021 8:43 AM  
**To:** Ashley Wayman  
**Subject:** FW: Tennis court expansion and improvements

-----Original Message-----

**From:** Jodi Klocek [REDACTED]  
**Sent:** Saturday, August 28, 2021 1:14 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Tennis court expansion and improvements

I am writing to express my family's support of the tennis court expansion and improvement project.

Thank you,  
Jon and Jodi Klocek  
1 Westgate Circle  
512-750-3203

Sent from my iPhone

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Monday, August 30, 2021 8:42 AM  
**To:** Ashley Wayman  
**Subject:** FW: Support for Rollingwood WHAC tennis court expansion

**From:** B Walker [REDACTED]  
**Sent:** Saturday, August 28, 2021 3:31 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** Support for Rollingwood WHAC tennis court expansion

I support this plan, and live on Gentry drive. Please allow the variance!

Blair Walker

**Ashley Wayman**

---

**From:** Carrie Caylor  
**Sent:** Friday, August 20, 2021 8:36 AM  
**To:** Ashley Wayman  
**Cc:** Amber Lewis  
**Subject:** FW: WHAC variance - personal opinion

**From:** Sean Brown [REDACTED]  
**Sent:** Thursday, August 19, 2021 9:55 PM  
**To:** Carrie Caylor <ccaylor@rollingwoodtx.gov>  
**Subject:** WHAC variance - personal opinion

Hi,

We live at 2808 Rollingwood, only a few properties away from the tennis courts.

We are strongly in favor of the variance. It is my opinion that the WHAC is a special, quasi-communal amenity and as such should be granted periodic exceptions to make improvements for the enjoyment of its members and their guests, thus benefiting a large number of the community - even when such improvements would not be granted to a normal, private residence.

Sean Brown and Hyeyeon Brown

**Ashley Wayman**

---

**From:** Ronald Hudson [REDACTED]  
**Sent:** Friday, August 20, 2021 2:25 PM  
**To:** Ashley Wayman  
**Subject:** Variance for 2 new tennis courts

Hi Ashley

I hope you can send this to the board of Adjustment and the Council for me Thnx,

This request for MORE variance is unreasonable and Unwarranted, The tennis courts are already non-conforming and no hardship is involved with Not granting the variance. I drive by the Tennis courts almost Daily and I cant think of many times that anyone is waiting to play and most times they are both empty.

Suggest to the club that they set up a scheduling App or email address to schedule use of existing courts more effectively instead. That's what The city of Austin does at the Caswell tennis courts on Lamar Blvd.

The existing courts are a nice amenity for some citizens , but more are Not needed.

Maybe this is just one more case where people have money burning a hole in their pocket and want ,[not need] to spend it.

Sincerely

Martha and Ronald Hudson  
201 Almarion Way  
Rollingwood TX



Rollingwood City Council

May 18, 2021

Re: WHAC Expansion

Dear Council Members:

After reviewing the attendant packet to the Rollingwood City Council agenda for May 19, 2021 as it regards the WHAC building permit request, we want to (again) express concern for the plan. In addition to the existing non-conforming and impervious cover issues our major concern is for the future offsite drainage of the property. It may be we are not correctly understanding the data but simple logic would suggest the resultant runoff from increasing to four from two the number of tennis courts plus the loss of vegetative areas would decrease the runoff water (in cfs) even with the proposed underground detention pond during storms of certain intensities. If this were to affect negatively down stream properties, we would consider that a serious infringement to our property rights.

Assuming the several issues outlined in Carrie Caylor's letter to WHAC of April 12, 2021 are maneuvered through the planning process there remains one issue required under the City Code of Ordinances and that is a *hardship* has to be demonstrated for a variance to be granted. Clearly no hardship exists for lack of two additional tennis courts. If this is approved, it will only be a matter of time before a variance allowing night time lighting is requested. The WHAC is private property to be used as they choose but only by playing by the rules and this entire request smacks of a power play by a few pursuing a private agenda.

Respectfully,

  
Dan McMahon  
Mary McMahon

6 Pleasant Cove

Austin TX 78746

Dan and Mary McMahon  
6 Pleasant Cove Austin, TX 78746  
512-328-1100 [REDACTED]

December 11, 2020

Ashley Wayman, City Secretary  
City of Rollingwood  
305 Nixon Dr  
Rollingwood, TX 78746

RE: Western Hills Athletic Club "WHAC- proposed addition two tennis courts

Dear Ashley,

Please forward this letter to:

Mayor Mike Dyson  
ALL City Council  
City Administrator, Amber Lewis  
City Secretary, Ashley Wayman  
Development Services Manager, Cary Caylor  
ALL Park Commission

My husband Dan McMahon and I live at 6 Pleasant Cove and our property is located directly downstream from the WHAC pool and tennis courts as well as the ball fields. We understand that WHAC has proposed building two additional tennis courts and have the following questions and concerns.

Have the city engineers done a comprehensive drainage study of how this reduction of impervious cover in the pool/tennis court area will affect drainage?

Although I understand the TCQ has approved the water quality for this project, it's important to understand that the TCQ is only concerned with the quality of water running downstream NOT with the VOLUME of water running downstream NOR drainage issues downstream.

We understand that the WHAC pool area is zoned "Park" and impervious cover should be calculated according to Park zoning guidelines. Has this been calculated per Park zoning guidelines?

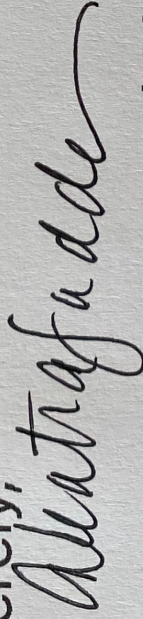
We also understand that approximately 28 oak trees will be removed in order to accommodate the tennis courts, and that one of the oaks measures 27" in diameter. Is the City Council and Park Commission aware of this proposed tree removal?

Sincerely,  
Dan and Mary McMahon

Dear Ms. Caylor,

We are the property owners at 408 Wallis Drive, which abuts the property owned by Western Hills Athletic Club. We have reviewed the plans that WHAC submitted seeking approval to build four tennis courts. We do not oppose the plans as submitted.

Sincerely,

A handwritten signature in cursive script, reading "Aparna Katragadda".

Aparna Katragadda and Mohit Goyal



Page 66

4

June 30, 2021

Dear Ms. Caylor,

We are the property owners at 5 Pleasant Cove, which abuts the property owned by Western Hills Athletic Club. We have reviewed the plans that WHAC submitted seeking approval to build four tennis courts. We do not oppose the plans as submitted.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert M. Alvarado". The signature is fluid and cursive, with the first name "Robert" and last name "Alvarado" being clearly legible, and "M." as a middle initial.



## Rollingwood Zoning Board of Adjustment

## Rules of Procedure.

- 1) Preface. The Rollingwood Board of Adjustment (the "Board") is appointed by the Mayor and confirmed by the City Council to fulfill the duties prescribed in Texas Local Government Code Sections 211.008 through 221.011 and Section 107-483 of the City's Code of Ordinances. In the event of a conflict between these rules and the applicable statutory authority or city code, the statute or code shall prevail.
- 2) Purpose and scope. These rules of procedure shall govern the operations of the Board in conducting the business authorized by state statute and the city code, which includes deciding appeals of administrative decision and/or interpretations made in the enforcement of the City's zoning regulations ("appeal"); authorizing variances from the City's zoning regulations in particular cases ("zoning variance"), and deciding special exceptions to the terms of the City's regulations ("special exception").
- 3) Election of officers.
  - a. The Board shall consist of five regular members and four alternates.
  - b. Members of the City Council or Planning and Zoning Commission are not eligible for appointment to the Board.
  - c. The officers of the Board shall be a chairperson. There is no limit on the number of terms an officer may serve. Officers shall serve for a term of 1 year.
  - d. Officer's terms shall run for two year terms from January 1 through December 31. An officer may hold over until an election is held.
  - e. The chairperson shall ask for nominations for each office and close the nominations after all members have had an opportunity make a nomination. If there is only one nominee for an office the nominee shall be appointed unless an objection is raised, and the objection is supported by a majority of the members. If there are multiple nominees for an office the vote shall be by written ballot; and by runoff ballot in the case of a tie between two or more nominees or other means approved by the Board.
- 4) Presiding Officer, Secretary. The Chair shall preside over all meetings of the Board. If a question over meeting procedures shall arise, Robert's Rules of Order, Newly Revised, shall apply. The City Secretary shall serve as Secretary to the Board.
- 5) Minutes and Records. The minutes of each proceeding shall indicate the vote of each member on each question or the fact that a member is absent or fails to vote. The Board shall keep records of its examinations and other official actions. These minutes and records shall be prepared as soon as practicable after each meeting and upon approval by the Board shall be filed immediately in the Office of the City Secretary, which shall serve as the office of the Board.

- 6) Meetings. Meetings shall be convened as necessary to hear appeals or consider variances and special exceptions as filed. All meetings shall be open to the public. Notice of all meetings shall be sent to each member at least seventy-two (72) hours prior to the time of the meeting. All meetings shall be posted for public review at least seventy-two (72) hours prior to the meeting date. No approval, disposal or final action shall be taken on any matter before the Board unless all notice requirements mandated by state statute, these rule and procedures or any other ordinance pertaining to the application or notice requirements have been met.
- 7) Voting. The concurring vote of at least 75% of the members of Board is required (i) on an appeal reverse an order, requirement, decision or determination of an administrative officer; (ii) to decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance; (iii) to authorize a zoning variance from the terms of the zoning ordinance; or (iv) to hear and decide on special exceptions to this chapter. The concurring vote of a majority of the members of the Board is required to approve any other matter. All votes shall be by roll call.
- 8) Application forms. An application for an appeal of an order, requirement, determination, or decision of an administrative official, special exception, or variance shall be submitted on a form approved by the City. An application shall include evidence supporting the findings the Board is required to make in order to decide the appeal or grant the variance or special exception. The application shall include the appropriate fee as set out in the City's fee schedule.
- 9) Hearing required. The Board shall hold a hearing on an administrative appeal, special exception, or a variance. These hearings should generally adhere to the following format, but the Board may modify the format for particular cases as deemed appropriate:
  - a. Standing to Submit an Application & Requests for Postponement.
    1. The chair should begin by stating: "Before we open the hearing, are there any requests for postponement or issues of standing that anyone would like to raise?"
    2. If objections to standing (which include issues of timeliness, jurisdiction, or ripeness) or requests for postponement are raised, the chair should resolve them before proceeding to the hearing. The chair should limit testimony to only those issues, not the merits of the case. If no objections are raised, the chair should open the hearing and follow the format below.
  - b. Presentation by staff. Time limit 20 minutes.
  - c. Presentation by applicant. Time limit 20 minutes
  - d. Interested Party. Comments by Interested Parties in support of or in opposition to the application (3 minutes each), subject to reasonable limits imposed by chair to save time and avoid redundant or irrelevant testimony.
  - e. Rebuttal by applicant. Time limit 10 minutes.
  - f. Rebuttal by staff. Time limit 10 minutes.

- g. Members may ask questions at any time during a presentation by the applicant, by staff or comments by Interested Parties. There shall be no time limit for members' questions.
- h. By majority vote of the Board additional time may be given for the hearing of testimony; provided such additional time is equally extended.

10) Deliberation, Voting and Findings.

- a. Board Deliberation. At the close of the hearing the chairperson may call for deliberation of the Board on the question. During deliberation a board member may call upon any staff, the applicant, Interested Parties, or other individuals the board deems also have relevance to the case for further questioning.
- b. Disposition.
  - i. The Board may defer action on an application, for not more than time frame allowed by law , if it concludes additional evidence is needed, alternative solutions require further examination, or the evidence presented requires further review.
  - ii. The Board may dismiss or postpone consideration of an application if it is found the matter was improperly filed.
  - iii. The Boards decisions shall be recorded by order, signed by the Presiding Officer, on a form as approved by the Board.
  - iv. Administrative Appeal. Please refer to Part II Land Development Code, Article V. – Administration and Enforcement, Division 3. – Board of Adjustment, Appeals based on error of the City's Code of Ordinances for regulations regarding Administrative Appeals.
  - v. Zoning Variance. Please refer to Part II Land Development Code, Article V. – Administration and Enforcement, Division 3. – Board of Adjustment, Appeals based on error of the City's Code of Ordinances for regulations regarding Zoning Variances.
  - vi. Special Exceptions. Please refer to Part II Land Development Code, Article V. – Administration and Enforcement, Division 3. – Board of Adjustment, Appeals based on error of the City's Code of Ordinances for regulations regarding Special Exceptions.

11) Board Decisions.

- a. The Board shall make a decision on each appeal, request for a variance or application for a special exception. The Board may make such order, requirement, decision or determination as, in its opinion, ought to be made under the circumstances on such appeal, request or application.
- b. A Board decision is considered filed in its office upon execution of an order on the matter by the Presiding Officer. The order will be filed on a form as approved by the Board.



12) Prohibition on Ex Parte Communications.

- a. Quasi-Judicial Body. The Board is a quasi-judicial body with authority to decide the rights of individual parties, subject to the requirements of state law and the City's code of ordinances. In deference to its decision-making role, no one other than City staff may contact a board member outside of a hearing regarding a matter that is pending, or may in the future be pending, before the Board. All communications to the Board outside of a hearing should be directed to the City Secretary.
- b. Limitations on Outside Investigations. Members shall not individually investigate cases before the Board, other than routine site visits or reviewing publicly available information.
- c. Disqualification. A Board member that receives material information regarding a case that is not made available to other board members is disqualified from participating in the case unless the member publicly discloses the information and its source at the earliest reasonable opportunity. A Board member may disqualify him or herself if an applicant, interested party, or agent has sought to influence the member's vote other than in a hearing or through documents made available at the hearing.

14) Limitations on Authority of Zoning Board of Adjustment:

- a. The Board may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought.
- b. The Board shall have no power to grant or modify Special Use Permits.
- c. The Board shall have no power to grant a zoning amendment. If a written request for a zoning amendment is pending before the Planning and Zoning Commission or the City Council, the Board shall neither hear nor grant any variances with respect to the subject property until final disposition of the zoning amendment.
- d. The Board shall not grant a variance for any parcel of property or portion thereof upon which a site plan, preliminary plat or final plat, where required, is pending on the agenda of the commission and, where applicable, by the City Council. All administrative and procedural remedies available to the applicant shall have been exhausted prior to hearing by the Board.



## VARIANCE REQUEST APPLICATION

ADDRESS \_\_\_\_\_ Zoning \_\_\_\_\_

Legal Description: Lot \_\_\_\_ Block \_\_\_\_ Subdivision \_\_\_\_\_

If property is not platted, attach metes and bounds description and survey

Owner of Structure

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

Owner of Ground if different from above

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

Attach deed and deed restrictions associated with property for which variance is requested .

Authorized Agent if applicable

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

Attach letter signed by owner authorizing agent to act on the owner's behalf

Explain variance request

---



---

Attach 11"x17" Site Plan showing property as it is and with proposed improvements drawn to scale

Cite ordinance applicable to variance request

Justify variance requested and explain hardship if variance is not granted

---



---



---



### OWNER CERTIFICATION

Application is hereby made to the City of Rollingwood Board of Adjustment to request a variance as outlined above, and as contained in attachments to this application, and to request public hearing on this variance request at 403 Nixon Drive in Rollingwood, TX, on the date as set by the Board.

I agree to attend such hearing to represent this variance request and respond to the Board's questions or requests for additional information and documentation. If I am not able to attend the hearing, I will appoint an agent to represent me at the hearing and will submit to the City prior to the hearing written authorization for that agent.

I certify that this requested variance is in full conformity with and not contrary to any deed restrictions associated with my property listed herein. I DO SOLEMNLY SWEAR that to the best of my knowledge the above statements concerning this application are true and correct, and the undersigned has reviewed, understands and approves the request for a variance as stated.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Date\_\_\_\_\_Telephone\_\_\_\_\_Email\_\_\_\_\_





ADDRESS \_\_\_\_\_ DATE RECEIVED \_\_\_\_\_

### APPLICATION CHECKLIST

- ☐ A letter addressed to the Board of Adjustment Chair, signed by the property owner and requesting the desired variance in the City's Ordinances and addressing the criteria contained in the attached ordinance, specifically 107-483 Variance.
- ☐ Completed and signed Variance Request Application, page 1 of 2
- ☐ Survey with Metes & Bounds Description if property is not platted
- ☐ Deed and deed restrictions
- ☐ Agent authorization letter if applicable
- ☐ Site Plan (current + proposed improvements)

### 107-492 Variances

a) The board may authorize upon appeal, in specific cases, such variances from the terms of this article as will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the provisions of this article will result in unnecessary hardship, and so that the spirit of this article shall be observed and substantial justice done, including the following:

- (1) Permit a variance in yard requirements where there are unusual and practical difficulties or unnecessary hardships in complying with such requirements due to an irregular shape of the lot, or topographical or other conditions.
- (2) Permit a variance from the requirement[s] of this article governing the construction or alteration of buildings or structures, whenever a property owner demonstrates that a strict application of such requirements will impose upon him unusual and practical difficulties or particular hardship.

(b) Prior to granting a variance in a zoning district other than a residential district, the board must find that:

- (1) The variance is the minimum variance that will make possible the reasonable use of the land, building or structure;
- (2) Granting the variance will be in harmony with the general purpose and intent of this article and will not be injurious to adjoining properties or the neighborhood, or be otherwise detrimental to the public welfare;
- (3) Literal interpretation of the requirements of this article would deprive the applicant of rights commonly enjoyed by the owners of other properties in the same district under the terms of this article;



(4) The special conditions with respect to which a variance is sought do not result from the action of the applicant;

(5) Granting the variance will not confer on the applicant any special privilege that is denied by this article to other land, buildings or structures in this same district;

(6) If applicable, there is sufficient water and wastewater capacity and fire service available to serve the applicant's land as developed under the variance without detriment to the other property within the city; and

(7) Granting the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant such variance.

(c) Prior to granting a variance in a residential district, the board must find that:

(1) A special individual reason makes the strict application of this article impractical;

(2) Granting the variance will be in harmony with the general purpose and intent of this article and will not be injurious to adjoining properties or the neighborhood, or be otherwise detrimental to the public welfare;

(3) The granting of the variance will not be detrimental to the public health, safety, or welfare or injurious to the property in the area;

(4) There are special circumstances or conditions such as topography, natural obstructions, aesthetic or environmental considerations affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of a reasonable use of his land;

(5) The granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article;

(6) If applicable, there is sufficient water and wastewater capacity and fire service available to serve the applicant's land as developed under the variance without detriment to the other property within the city; and

(7) The circumstances or conditions from which relief is sought are not solely of an economic nature.

(d) In granting a variance, the board may prescribe appropriate conditions and safeguards in conformity with this article.

(Code 1987, ch. 11, subch. G, art. XIV, § 10; Code 1995, § 14.02.810)



## APPLICATION FILING INSTRUCTIONS

Submit the application, supporting documents detailed in the checklist and filing fee. The City of Rollingwood will invoice the applicant upon receipt of the application. Filings are not considered administratively complete until payment has been received. The City shall accept checks or payments by credit card.

Application Fee - \$300.00

Date: \_\_\_\_\_

Check #: \_\_\_\_\_

Digital Inv #: \_\_\_\_\_

Deliver application packet to:

**Carrie Caylor**

**THE CITY OF ROLLINGWOOD**

Phone +1 (512) 327-1838

403 Nixon Dr. Rollingwood, TX 78746-5512

[www.rollingwoodtx.gov](http://www.rollingwoodtx.gov)

Email: [ccaylor@rollingwoodtx.gov](mailto:ccaylor@rollingwoodtx.gov)





## BOARD OF ADJUSTMENT VARIANCE DECISION REPORT

Date of Hearing: \_\_\_\_\_

Premise Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Applicant(s): \_\_\_\_\_

Public Hearing Item:

---



---



---



---

Supplemental Documents

☐ YES

☐ NO

If yes, \_\_\_\_\_  
Documentation Provided

The Board made the following determinations:

1. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

☐ YES

☐ NO

2. Granting the variance will be in harmony with the general purpose and intent of this article, and will not be injurious to adjoining properties or the neighborhood.

☐ YES

☐ NO

3. Literal interpretation of the requirements of this article would deprive the applicant of rights commonly enjoyed by the owners of other properties in the same district under the terms of this article.

☒ YES

☐ NO

4. The special conditions with respect to which a variance is sought do not result from the action of the applicant.

☒ YES

☐ NO



5. Granting the variance will not confer on the applicant any special privilege that is denied by this article to other land, buildings or structures in this same district.

☒ YES

☐ NO

6. There is sufficient water and wastewater capacity and fire service available to serve the applicants land as developed under the variance without detriment to other property within the city.

☒ YES

☐ NO

7. Granting the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant such variance.

☒ YES

☐ NO

Action of the Board:

---

---

---

---

\_\_\_\_\_  
Board of Adjustment Chair

\_\_\_\_\_  
City Attorney

