
MEETING NOTICE

The Board of Adjustment of the City of Woodcreek, Texas will conduct a meeting at Camp Young Judaea, 121 Camp Young Judaea Rd., Woodcreek, TX, in order to advance the public health goal of "social distancing" to slow the spread of COVID-19. The meeting will be held on Wednesday, Dec. 8, 2021 at 1:00 PM.

All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained.

Note: Smoking is not allowed anywhere on the property of Camp Young Judaea.

The public may watch this meeting live at the following link: <https://meetings.ipvideotalk.com/188972471>. The public may listen to this meeting by dialing one of the following numbers: 1(617) 315-8088 or toll free at 1(866) 948-0772. When prompted enter Meeting ID:188972471.

Submit written comments by email to woodcreek@woodcreektx.gov by noon on the day prior to the meeting. Please include your full name, home or work address, and agenda item number. Written comments will be part of the official written record only. A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551).

AGENDA

CALL TO ORDER

PLEDGES

ROLL CALL

REGULAR AGENDA

1. The City of Woodcreek has received an application from Ms. Barbara Rae Widenor of 185 Augusta Drive, Woodcreek, TX 78676 for a variance to § 156.057(A) of the Woodcreek Code of Ordinances which states "No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six feet high." The variance is to request a fence that will be more than six feet high.
 - a. Staff Briefing
 - b. Presentation by Applicant
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and Action

2. The City of Woodcreek has received an application from Ms. Rochelle Fainstein of 157 Augusta Drive, Woodcreek, TX 78676 for a variance to § 156.030(C) of the Woodcreek Code of Ordinances which states "The finished side of all fences built to comply with these

regulations shall face away from the screened object." The variance is to request a fence that will, in part, be finished side pointing toward the structure.

- a. Staff Briefing
- b. Presentation by Applicant
- c. Public Hearing: All persons wishing to speak for or against shall be heard.
- d. Deliberation and Action

ADJOURN

The Board of Adjustment may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The City of Woodcreek is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary's Office at 512-847-9390 for information. Hearing-impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

I certify that the above notice was posted on the 3rd day of December 2021 at 3:39PM.

By: _____

Brenton B. Lewis, City Manager

185 Augusta Drive

**Application for Variance Documents provided by Barbara Rae
Widenor - fence**

November 1, 2021

RECEIVED

NOV 02 2021

3rd Addendum to City of Woodcreek Application for Variance

CITY OF WOODCREEK

Petitioner: Barbara Rae Widenor

Sec. 6-C, Lot 70

185 Augusta Drive

In response to your letter of October 21, 2021 I am not requesting a variance to #156.030 (C) and intend to comply once the other variance is decided.

Sincerely,



Barbara Rae Widenor

City Secretary

From: City Secretary
Sent: Thursday, October 21, 2021 3:07 PM
To: Barbara Widenor
Cc: Manager; City Inspector
Subject: 185 Augusta Drive - fence

Hello,

The photos submitted 10/18/2021 for your 8/3/2021 Application for Variance demonstrate the need for 2 variance requests in order to approve the new fence as built:

- 156.03(C) "The finished side of all fences built to comply with these regulations shall face away from the screened object."
- 156.057(A) includes "No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six feet high."

Each variance requires a separate fee of \$500. The city has received one fee, but will need the second fee of \$500 in order to proceed with scheduling the Board of Adjustment meeting for the 2 variances.

Linda Land
City Secretary

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov



RECEIVED
AUG 03 2021

CITY OF WOODCREEK

City of Woodcreek Application for Variance

Please provide the following items with the completed Application for Variance for a variance request:

- One paper copy and one digital copy of the survey or site plan with the requested area for the variance clouded to indicate the location.
- A filing fee of \$500.00 (Applicant will also be charged the cost of postage and publication).
- If requesting a variance of an existing structure, please include 2-3 photographs that will show the structure placement in relation to your property and adjacent structures.
- If requesting a variance in impervious cover limits, please include calculations showing current impervious cover (as of date of application) and proposed impervious cover.

Following receipt of the completed Application for Variance, along with the required items and filing fee, Woodcreek will schedule your request for consideration at a future Board of Adjustment meeting. You will be notified of the Board of Adjustment meeting date.

Woodcreek will prepare and send notices via the USPS to property owners within two hundred (200) feet of the property before the Board of Adjustment scheduled meeting date. The notice will also be published in the newspaper of record.

Application Information

Date of Application Submission: August 3, 2021

Petitioner's Name: Barbara Rae Widenor

Mailing Address: P.O. Box 2376, Wimberley, TX 78676

Email Address(s): [REDACTED]

Telephone Number(s): [REDACTED]

Description and Location of Property for which Variance is Requested.

Property Owner's Name: Barbara Rae Widenor

Property Owner's Mailing Address: P.O. Box 2376, Wimberley, TX 78676

Section Location, Lot Number, & Zoning Designation: Sec. 6-C, Lot 70

Property Address: 185 Augusta Drive



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CITY OF WOODCREEK

As per § 30.57 of the Woodcreek Code of Ordinances, a Variance is defined as “An adjustment or deviation in the application of specific regulations of Ch. 50, 154 and 156 of this code of ordinances or other applicable ordinances under the purview of the city and applicable to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property owner from being deprived rights and privileges, enjoyed by other owners of similarly situated parcels in the same vicinity and district.”

No variance shall be granted unless the Board finds that each of the following provisions are met.

State how your request meets each provision:

- 1. There are special circumstances or conditions affecting the land involved, such that the strict application of the provisions of Ch. 50 or Ch. 154 or Ch. 156 would deprive the applicant of the reasonable use of the involved land.
YES. My building permit detailed the proposed placement of an existing fence with a new fence with the same footprint but correcting the lotline crossing on the East side.
- 2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
YES. Granting the variance will allow applicant to enjoy the replacement of an old weathered 6'-8' fence with a new 8' fence as approved by City of Woodcreek.*
- 3. The granting of the variance will neither be detrimental to the public health, safety or welfare, nor injurious to other property in the area.
YES. Granting of variance will not be detrimental to public health, safety or welfare, nor injurious to other property in the area.
- 4. 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 chapter.
YES. This will have no impact on orderly development of land as there are already numerous 8' fences in the City of Woodcreek.

*On 3/25/21 and approved again by extension of building permit dated 5/20/21.



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AUG 03 2021

CITY OF WOODCREEK

Variance Requested – Please be specific. Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

Applicant requests that the Board of Adjustment approve the fence as built. Applicant followed all steps required for the Building Permit which was approved 3/25/21 and 5/20/21. Contractor's Plan detailed 163 linear feet of an 8' board on board fence.

Applicant Signature: Barbara Rae Wideman

Date: August 3, 2021

Add. info. rcvd. 9/1/2021, 9/8/2021, 10/18/2021

For City Use Only:
 Application, ^{partial} ~~required~~ information, and fee received:
 Date: 8/3/2021 Check # 1523 Initials: ffj
 Referred to Board of Adjustment:
 Date: _____ Initials: _____
 Publication of Public Hearing by Board of Adjustment:
 Date: _____ Initials: _____
 Action by Board of Adjustment:
 Approved: _____ Denied: _____
 Date: _____ Initials: _____
 Notes:



Item 1.

COPY

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AUG 03 2021
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MAR 22 2021

Residential Structure Permit Application
Fence, Patio (w/o cover), Deck (lower than 30 in. high)

**Work begun without permit(s) shall be double the normal permit fee amount
(see Woodcreek Master Rate & Fee Schedule).
Applications cannot be considered without all required information.**

Name of Owner(s): Barbara Rae Widenor
Telephone #: [REDACTED]
Cell #: [REDACTED]
Mailing Address: P.O. Box 2376
Email: [REDACTED]@gmail.com
Site Address: 185 Augusta Drive
Legal Description: Section: 6-C Lot: 70 Zoning District:
Name of Builder: Todd Lee
Telephone # of Builder: 512.627.4872

Structure (s) to be built:

Fence - replacing existing fence - same footprint except remaining within lot line on east side as noted on revised survey
 Patio (w/o cover)
 Deck (lower than 30 inches)

Required Information:

Site plan with setbacks - appraisal attached
 Impervious Cover Calculation (Except Fences) - (maximum 30%)
 Specifications (materials) - attached
 Elevations (drawing of structure)
 Other:

Application fee (\$75.00) *

*** Application fee does not include any required plan review and/or inspection fees.
Review/inspection process may take up to 30 working days. Permit will not be issued until all fees are paid.**

The purpose of the building permit is to ensure compliance with the City's Zoning, Building, Water Quality and Flood Control provisions of its Code of Ordinances. If you have any questions concerning these ordinances, please contact the City of Woodcreek at (512) 847-9390.

*** Applicant will notify City Hall once project is complete.** BRW (Initials)

1/12/2021

Estimate 0000060 from RGH Improvements

Item 1.

ESTIMATE

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AUG 03 2021

CITY OF WOODCREEK

RGH Improvements
Todd Lee
500 Cave Springs
Wimberley, Tx 78676
512-627-4872



Rae Widenor
185 Augusta Dr.
Wimberley, TX 78676

Estimate # 0000060

Estimate Date 01/12/2021

Item	Description	Unit Price	Quantity	Amount
Service	Tear down existing fence and haul off	3.00	163.00	489.00
Service	Build new 8' "board on board" cedar fence with top rail using 3 rails attached to metal posts set in concrete and a walk gate to match	51.50	163.00	8,394.50
Service	Form and pour concrete footer for bottom of fence.	6.50	163.00	1,059.50
NOTES: 50% downpmt, 50% due upon completion				
Subtotal				9,943.00
Total				9,943.00
Amount Paid				0.00
Estimate				\$9,943.00

JACOBS WELL ROAD Proposed fence in red
(R.O.W. varies)

IMPROVEMENT SURVEY

Item 1.

RECEIVED

COPY

CITY OF WOODCREEK

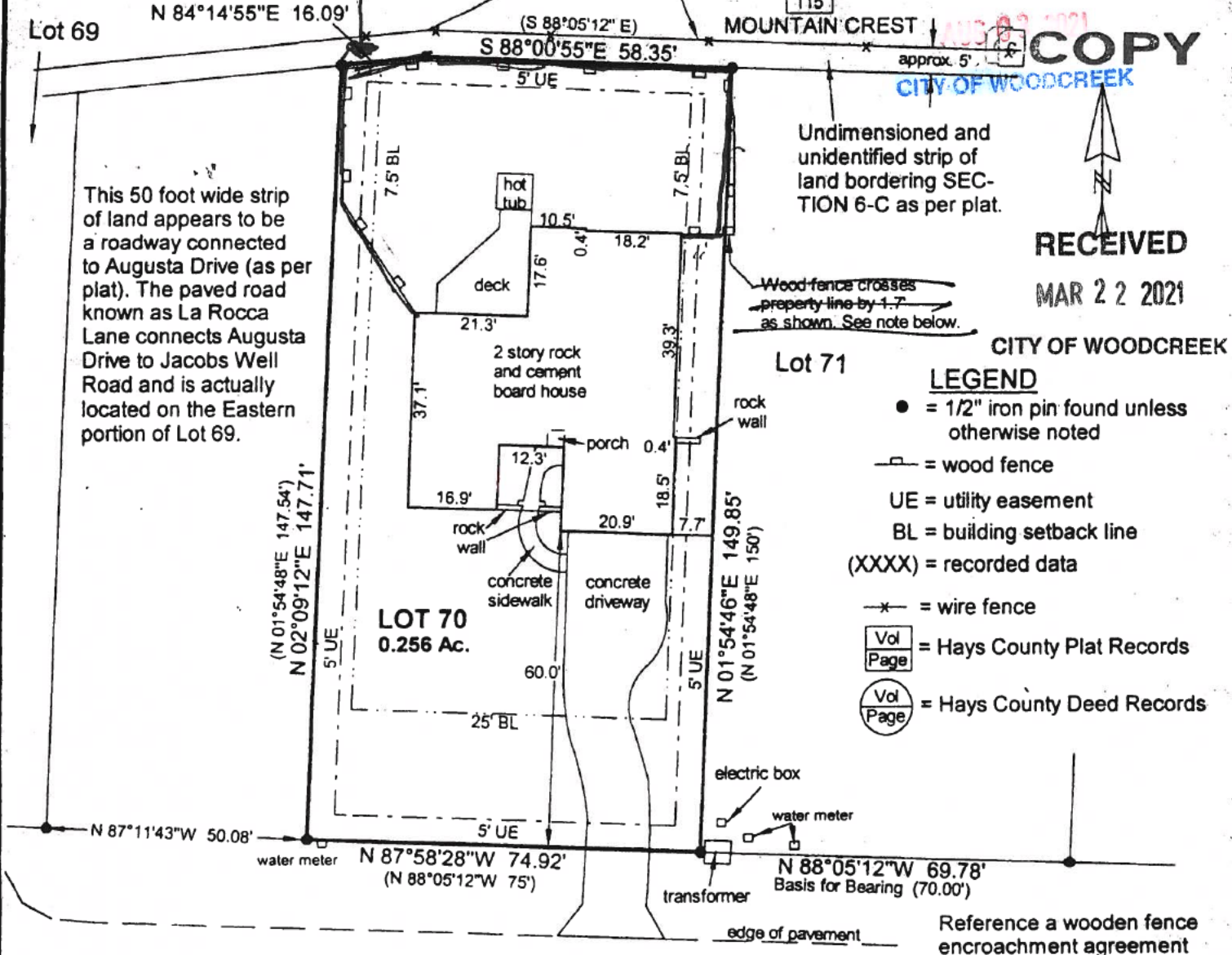
RECEIVED

MAR 22 2021

CITY OF WOODCREEK

LEGEND

- = 1/2" iron pin found unless otherwise noted
- = wood fence
- UE = utility easement
- BL = building setback line
- (XXXX) = recorded data
- * = wire fence
- Vol Page = Hays County Plat Records
- Vol Page = Hays County Deed Records



AUGUSTA DRIVE (50' ROW)

Reference a wooden fence encroachment agreement along the boundary between Lots 70 and 71, as recorded in Volume 1890, Page 243, Official Public Records of Hays County, Texas.

This property lies within the corporate limits of the City of Woodcreek. Reference a 5' wide utility easement along all lot lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas. Reference building setback lines of 25' along the front line and 7.5' along the side lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas.

Copyright © 2003 Eagle Land Surveying. All rights reserved.

Subject property does not lie within a 100 year flood hazard zone as determined from FIRM Hazard Map, Community Panel No. 480321 0093 E, dated February 18, 1998.

LEGAL DESCRIPTION: Lot 70, WOODCREEK Section 6 - C, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 1, Page 301, Plat Records of Hays County, Texas.

ADDRESS: 185 Augusta Drive, Wimberley, Texas 78676

CLIENT: Bill Brendler	TITLE COMPANY: Leslie M. Howe PC - (Austin) G.F. No.: 1213556
--------------------------	---

I hereby certify that this plat represents a survey made upon the ground under my supervision, on July 7, 2003, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso

Clyde Barroso, R.P.L.S. #5404, State of Texas.



70WDC6C ZAK

<p>EAGLE LAND SURVEYING (512) 847-1079 P.O. Box 2264 Wimberley, TX. 78676</p>	Scale: 1" = 30'	Job No. 30278 fj
	Date: July 11, 2003	

Photo # 1

RECEIVED

Item 1.

SEP 08

CITY OF WOOD



RECEIVED Item 1.

SEP 08 2021

CITY OF WOODCREEK

Photo # 2



Photo # 3

RECEIVED

SEP 08 2021

CITY OF WOODCREEK



RECEIVED

Attached are missing items

Item 1.



SEP 08 2021

Barbara Widenor

Barbara Widenor <brwide@gmail.com>

CITY OF WOODCREEK

185 Augusta Drive - App for Variance

1 message

City Secretary <city.secretary@woodcreektx.gov>

Tue, Aug 17, 2021 at 2:22 PM

To: Barbara Widenor

Cc: City of Woodcreek <Woodcreek@woodcreektx.gov>, City Inspector <city.inspector@woodcreektx.gov>

Hello,

The city received an application for a variance, along with payment, for a fence at 185 Augusta Drive, but the application is incomplete.

The following required items are missing:

One paper copy and (one digital copy) of the survey or site plan with the requested area for the variance clouded to indicate the location *previously copied at City Hall by Maurice*

Two - three photographs that will show the structure placement in relation to your property and adjacent structures

Specific variance requested - ex. "Chapter 156.(B) (a) requires a Front Set Back of 25 feet, but applicant requests a 24 foot setback to avoid removing a large tree."

Attached is a copy of the fence ordinances which you may find helpful in describing exactly which ordinance(s) you are requesting a variance from.

If you are requesting 2 variances, then 2 complete applications will be required.

Following receipt of the completed Application for Variance, with supporting documents, Woodcreek will schedule your request for consideration at a future Board of Adjustment meeting. You will be notified of the Board of Adjustment meeting date.

Woodcreek will prepare and send notices via USPS to property owners within two hundred (200) feet of the property before the Board of Adjustment scheduled meeting date. The notice will also be published in the newspaper of record.

Linda Land
City Secretary

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390

August 30, 2021

Addendum to City of Woodcreek Application for Variance

Petitioner: Barbara Rae Widenor

Sec. 6-C, Lot 70

185 Augusta Drive

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SEP 08 2021
CITY OF WOODCREEK

Specific variance requested: Chapter 156.057 FENCES

- A. ...No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six feet high.

Applicant requests the Board of Adjustment grant the variance for an 8' fence with finished side facing as originally built and constructed per the Contractor's Estimate and approved by City Manager on March 25, 2021 and May 20, 2021

Attachments: Paper copy of survey

Contractor's site plan (Estimate # 0000060) provided with building permit application

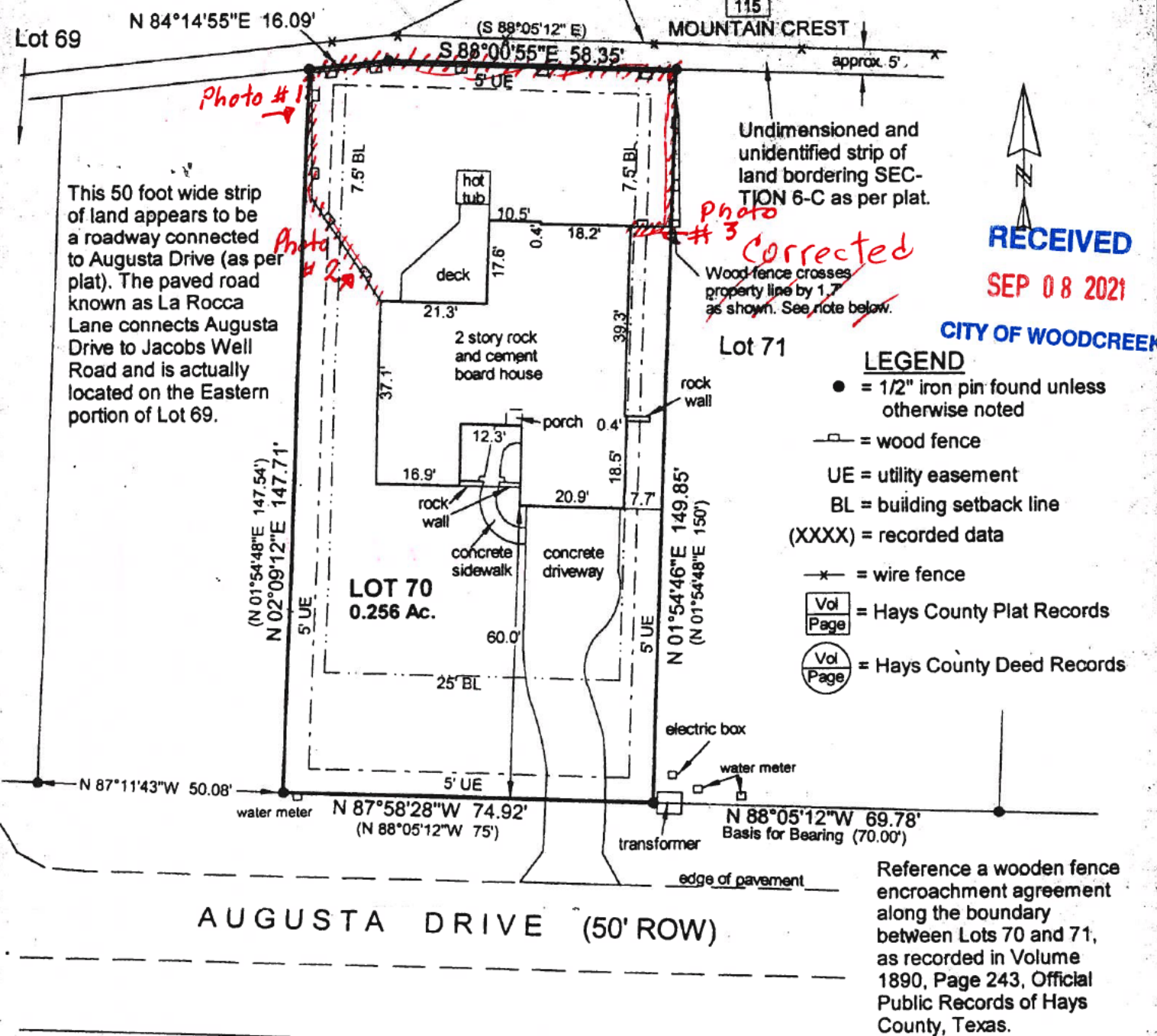
3 photographs

Barbara Rae Widenor

JACOBS WELL ROAD
(R.O.W. varies)

IMPROVEMENT SURVEY

Item 1.



This property lies within the corporate limits of the City of Woodcreek.

Reference a 5' wide utility easement along all lot lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas.

Reference building setback lines of 25' along the front line and 7.5' along the side lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas.

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ADDRESS: 185 Augusta Drive, Wimberley, Texas 78676

CLIENT:
Bill Brendler

TITLE COMPANY:
Leslie M. Howe PC - (Austin)
G.F. No.: 1213556

I hereby certify that this plat represents a survey made upon the ground under my supervision, on July 7, 2003, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso
Clyde Barroso, R.P.L.S. #5404, State of Texas.



TOWNSHIP ZAK

 **EAGLE LAND SURVEYING**
(512) 847-1079
P.O. Box 2264 Wimberley, TX. 78676

Scale: 1" = 30'

Date: July 11, 2003

Job No. 30278 fj

1/12/2021

Estimate 0000060 from RGH Improvements

Item 1.

RGH Improvements
Todd Lee
500 Cave Springs
Wimberley, Tx 78676
512-627-4872



ESTIMATE

RECEIVED

SEP 08 2021

CITY OF WOODCREEK

Estimate # 0000060

Estimate Date 01/12/2021

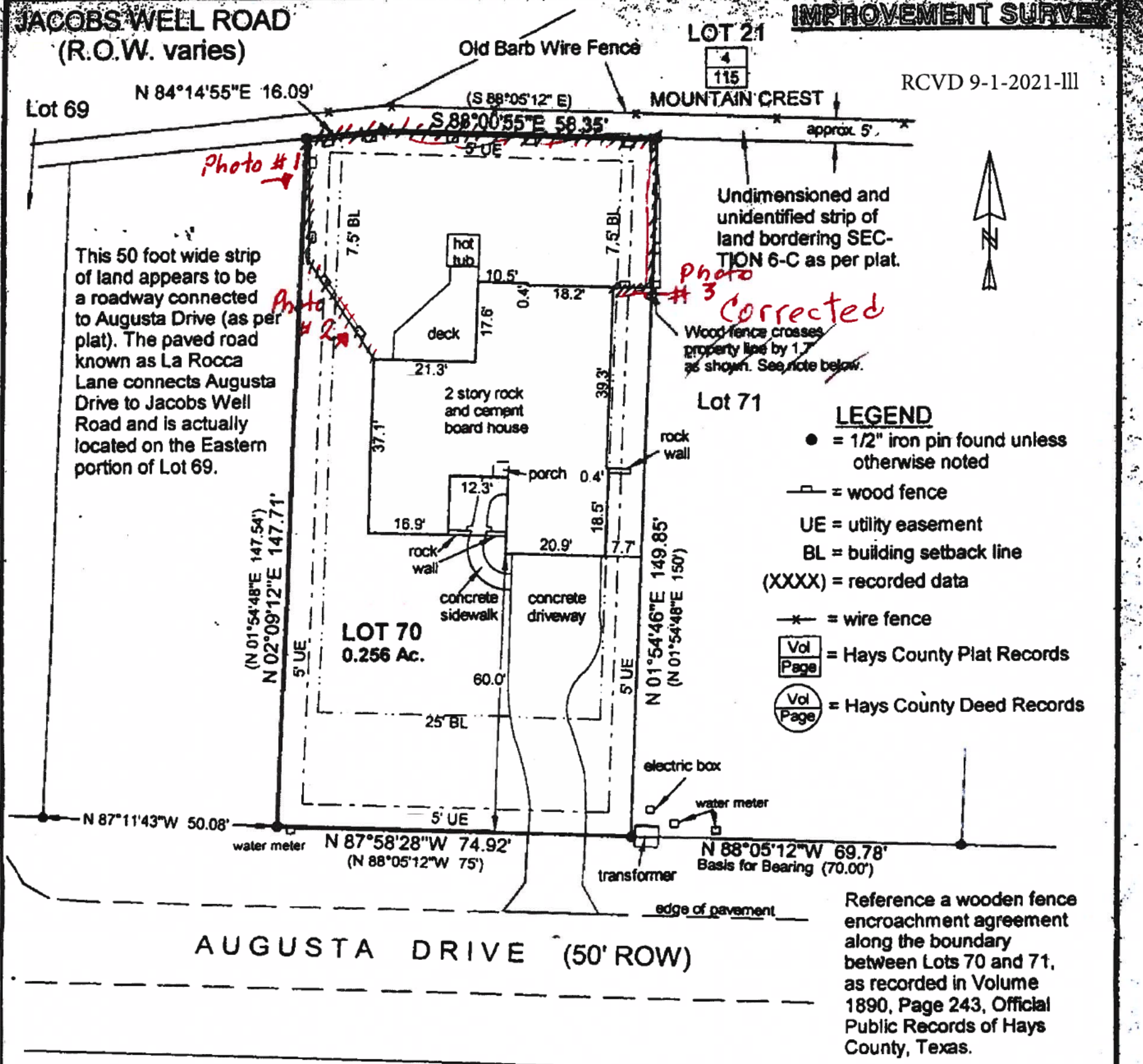
Rae Widenor
185 Augusta Dr.
Wimberley, TX 78676

Item	Description	Unit Price	Quantity	Amount
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Service	Form and pour concrete footer for bottom of fence.	6.50	163.00	1,059.50
NOTES: 50% downpmt, 50% due upon completion				
Subtotal				9,943.00
Total				9,943.00
Amount Paid				0.00
Estimate				\$9,943.00

JACOBS WELL ROAD
(R.O.W. varies)

IMPROVEMENT SURVEY

RCVD 9-1-2021-III



LEGEND

- = 1/2" iron pin found unless otherwise noted
- = wood fence
- UE = utility easement
- BL = building setback line
- (XXXX) = recorded data
- x— = wire fence
- Vol / Page = Hays County Plat Records
- Vol / Page = Hays County Deed Records

AUGUSTA DRIVE (50' ROW)

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ADDRESS: 185 Augusta Drive, Wimberley, Texas 78676

CLIENT:

Bill Brendler

TITLE COMPANY:

Leslie M. Howe PC - (Austin)

G.F. No.: 1213556

I hereby certify that this plat represents a survey made upon the ground under my supervision, on July 7, 2003, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso

Clyde Barroso, R.P.L.S. #5404, State of Texas.



EAGLE LAND SURVEYING
(512) 847-1079
P.O. Box 2264 Wimberley, TX 78676

Scale: 1" = 30'

Date: July 11, 2003

Job No. 30278 fj

TOMBOREZAK

September 24, 2021



2nd Addendum to City of Woodcreek Application for Variance

Petitioner: Barbara Rae Widenor

Sec. 6-C, Lot 70

185 Augusta Drive

In response to your letter of September 16, 2021 I am not requesting a second variance. Compliance with the *Woodcreek Code of Ordinances #156.030 (C)* as cited in your letter will be addressed upon approval of the variance requested on August 27, 2021.

Sincerely,

A handwritten signature in blue ink that reads 'Barbara Rae Widenor'.

Barbara Rae Widenor

October 18, 2021 Item 1.



Barbara Widenor <brwide@gmail.com>

185 Augusta Drive

1 message

City Secretary <city.secretary@woodcreektx.gov>

Fri, Oct 1, 2021 at 4:12 PM

To: Barbara Widenor [REDACTED]

Cc: City of Woodcreek <Woodcreek@woodcreektx.gov>, City Inspector <city.inspector@woodcreektx.gov>

Hello,

*Attached are 7 more photos.
Barbara Rae Widenor*

The photos submitted for the Application for Variance for 185 Augusta Drive are insufficient to show the new fence construction or its relationship with existing structures.

Once the city has received photos clearly showing all sides of the new fence and nearby structures, the Board of Adjustment meeting can be scheduled.

Please let us know if you have any questions,

Linda Land

City Secretary



City of Woodcreek

41 Champions Circle

Woodcreek, TX 78676

(512) 847-9390

www.woodcreektx.gov

185 Augusta Drive
Inside

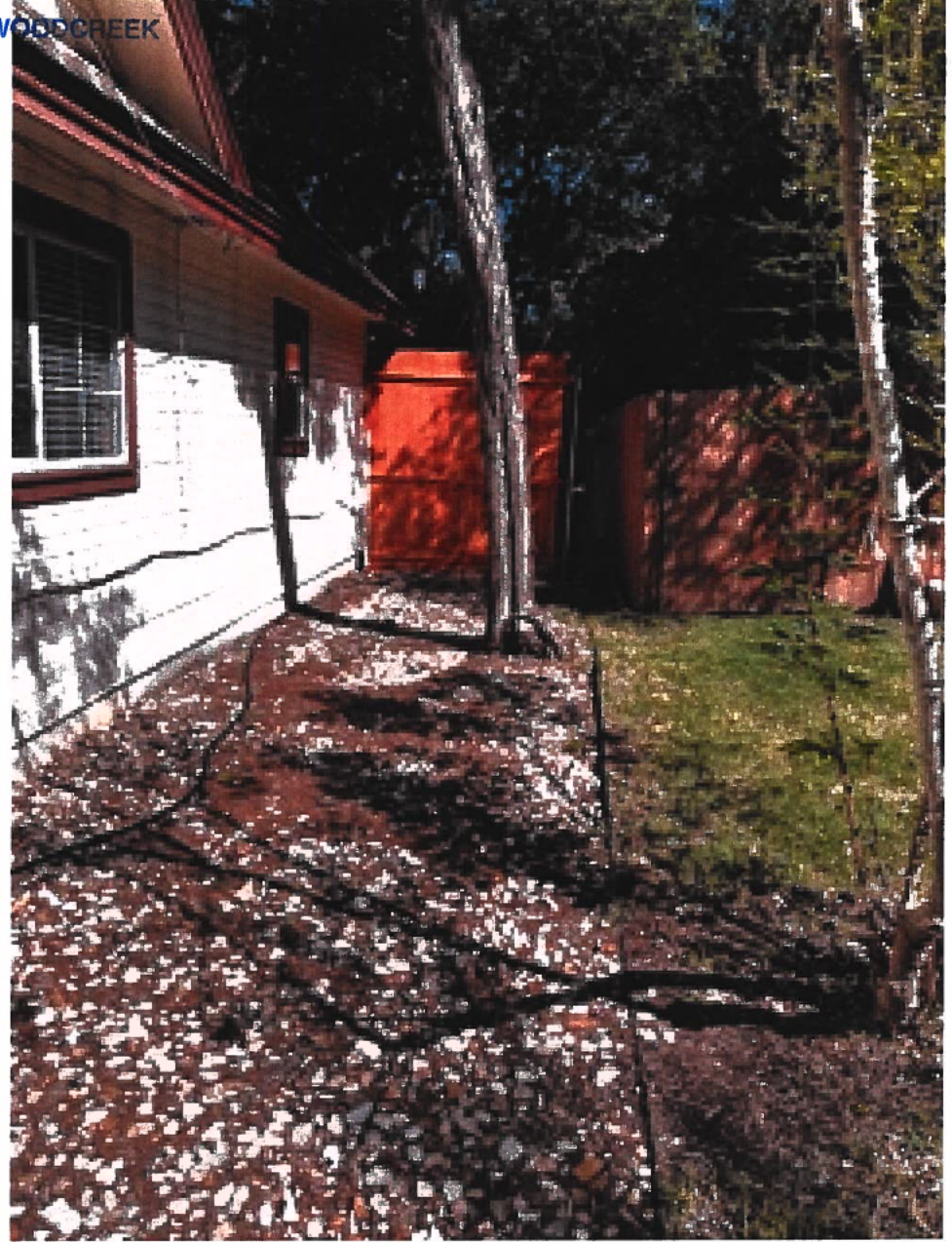
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OCT 18 2021

10/18/21

East side

Item 1.

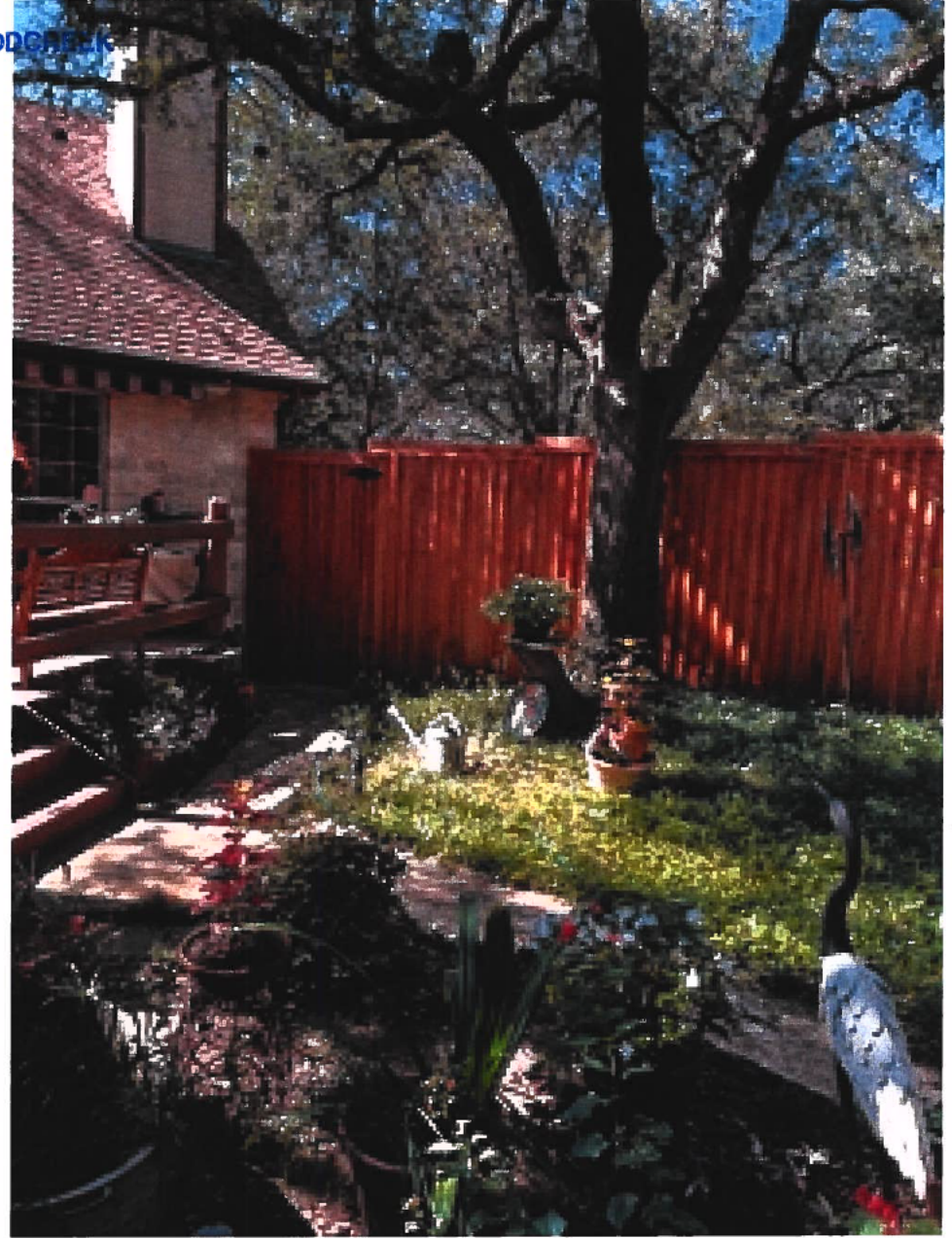
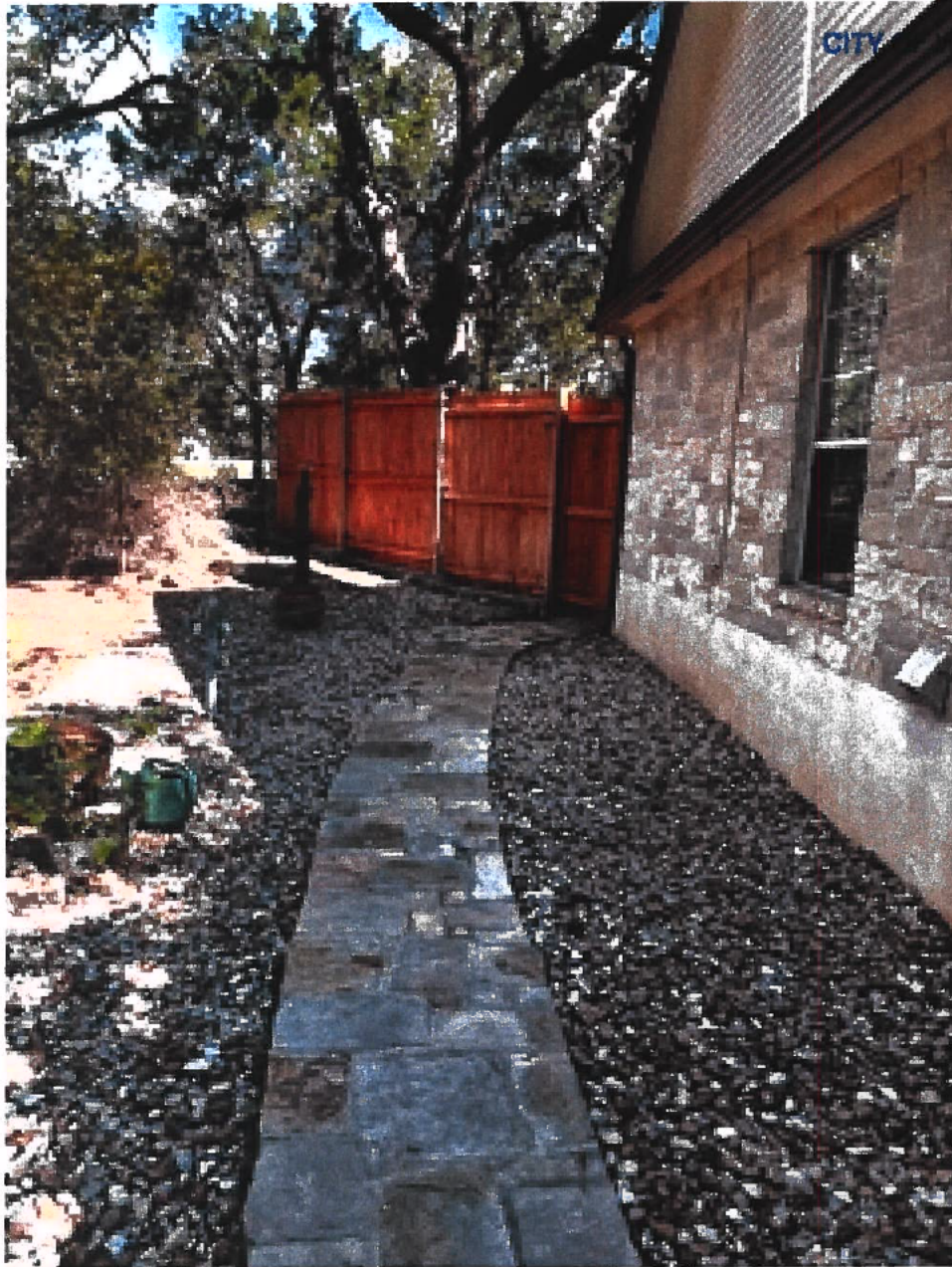


185 Augusta Dr.
West side

RECEIVED
OCT 18 2021

10/18/21
Inside

Item 1.



185 AUGUSTA DR.

RECEIVED

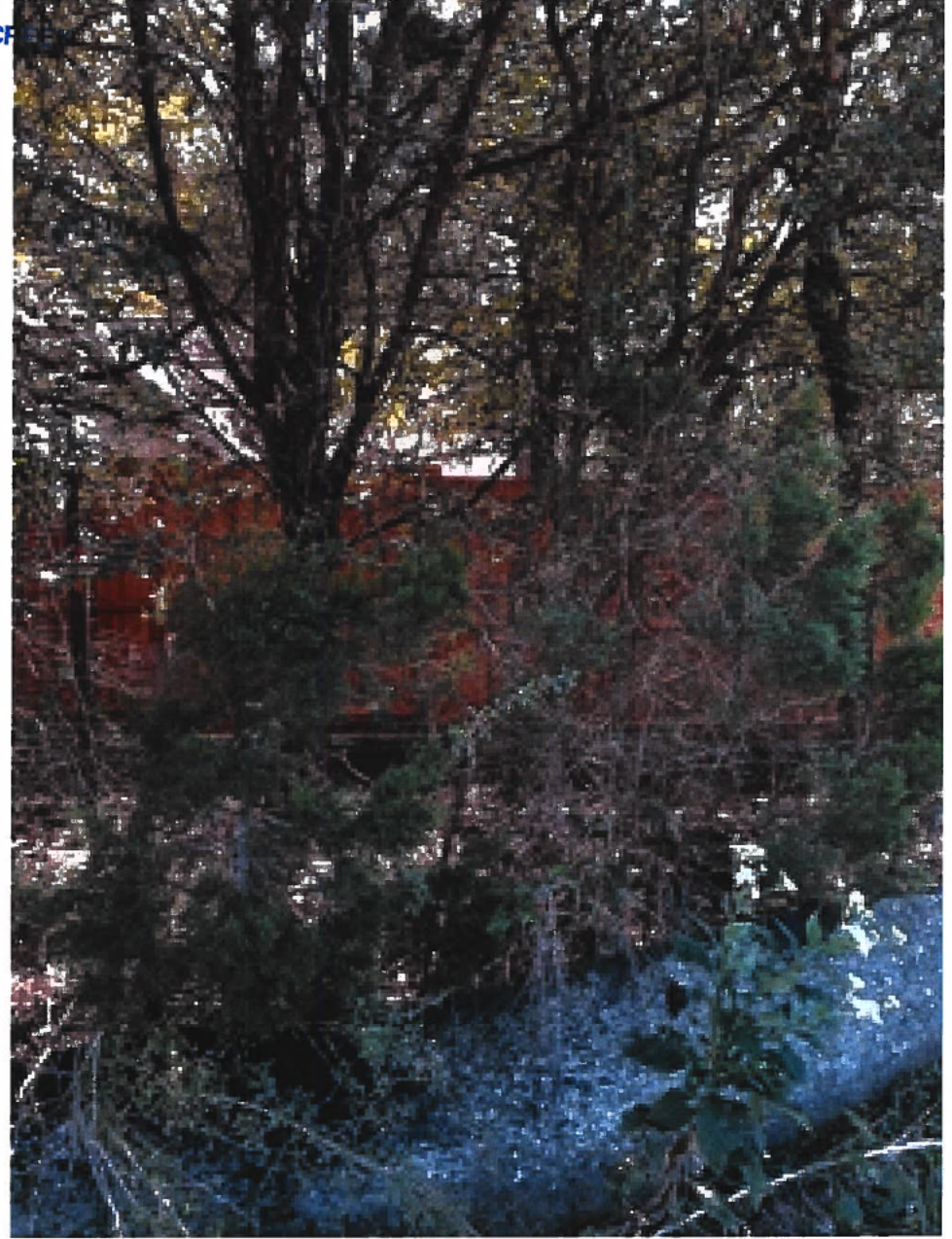
OCT 18 2021

10/18/21

Back side

Back side / photo taken from Jacobs well rd.

Item 1.



185 Augusta Dr.
West side

10/18/21

Item 1.



RECEIVED
OCT 18 2021
CITY OF WOODCREST

185 Augusta Drive
Building Permit 21-RS-31 (fence)

City of Woodcreek Residential Structure and Accessory Building Permit

 COPY

Name of Owner(s): Barbara Rae Widenor

Builder: Todd Lee

Address: 185 Augusta Drive

*30 day extends by
from this date
May 20
June 19th
2021
13132*

Date Issued: March 25, 2021

Date of Expiration: May 24, 2021

Permit #: 21-RS-31 (Fence)

Signed: 

Note: Owner is advised and acknowledges that in the event utilities need to use easements as platted on the property, it is the owner's responsibility for repairs to walls or fences that are disturbed. Permit is subject to City of Woodcreek Code of Ordinances § 151.10 Construction Hours.

This permit must be visible from the street. Post when construction starts and remove when construction is completed. A fine may be assessed if not visible.

City Secretary

From: City Secretary
Sent: Friday, May 21, 2021 10:59 AM
To: Barbara Widenor
Cc: City of Woodcreek
Subject: 185 Augusta Drive
Attachments: 185 Augusta Dr fence permit extension.pdf

Good morning,

Attached is documentation for extending the expiration date for Permit # 21-RS-31 (fence). The permit will now expire on June 19, 2021.

Please post the attached permit during construction.

Thank you,

Linda Land
City Secretary

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov

City Secretary

From: Barbara Widenor [REDACTED]
Sent: Wednesday, May 19, 2021 3:48 PM
To: City of Woodcreek
Subject: Request to extend Residential Structure and Accessory Building Permit # 21-RS-31 (Fence)

Dear Linda Land,
City Secretary:

This permit will expire May 24, 2021 but the work has not been completed due to weather constraints. The contractor projects that construction will be completed within the next 30 days. Therefore I am requesting a 30-day extension be issued, bringing the completion date to June 23, 2021.

Please advise if you have any questions. Thank you for your consideration.

Sincerely,
Barbara Rae Widenor
[REDACTED]
185 Augusta Drive

Total Control Panel

[Login](#)

To: woodcreek@woodcreektx.gov
From: brwide@gmail.com

Message Score: 1
My Spam Blocking Level: Low

High (60): Pass
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Low (90): Pass

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21-PS-31

RECEIVED

MAR 17 2021

Item 1.

CITY OF WOODCREEK

Residential Structure Permit Application Fence, Patio (w/o cover), Deck (lower than 30 in. high)

**Work begun without permit(s) shall be double the normal permit fee amount
(see Woodcreek Master Rate & Fee Schedule).
Applications cannot be considered without all required information.**

Name of Owner(s): Barbara Rae Widenor
Telephone #: [REDACTED]
Cell #: [REDACTED]
Mailing Address: P.O. Box 2376
Email: [REDACTED]
Site Address: 185 Augusta Drive
Legal Description: Section: 6-C Lot: 70 Zoning District: SF-1
Name of Builder: Todd Lee
Telephone # of Builder: 512.627.4872

Structure (s) to be built:

- Fence - replacing existing fence - same footprint
- Patio (w/o cover)
- Deck (lower than 30 inches)

see P.I. resubmitted 3/22/2021

Required Information:

- Site plan with setbacks - appraisal attached
- Impervious Cover Calculation (Except Fences) - (maximum 30%)
- Specifications (materials) - attached
- Elevations (drawing of structure)
- Other: _____

Application fee (\$75.00) * # 1488

*** Application fee does not include any required plan review and/or inspection fees.**

Review/inspection process may take up to 30 working days. Permit will not be issued until all fees are paid.

The purpose of the building permit is to ensure compliance with the City's Zoning, Building, Water Quality and Flood Control provisions of its Code of Ordinances. If you have any questions concerning these ordinances, please contact the City of Woodcreek at (512) 847-9390.

*** Applicant will notify City Hall once project is complete.**

BRW (Initials)



All construction, landscaping, and construction-related activities are limited to Monday through Saturday from 7:00 a.m. to 6:00 p.m. Construction work on Sundays and City holidays is not allowed without prior approval from the City. Upon written application, submitted at least seventy-two (72) hours prior to the start of the proposed exempted construction, landscaping or construction-related activities, the City Administrator may issue a temporary waiver of these regulations for a period of up to seventy-two (72) hours to allow for time sensitive construction, landscaping, or construction-related activities. (§ 151.10)

BRW (Initials)

The City's Water Quality Protection Ordinance provides a maximum limitation of 30% impervious cover. (§50.37)

BRW (Initials)

Residential structure construction shall begin within 30 days of permit. Construction must be completed within 2 months of the issuance of the permit. (§ 151.10)

BRW (Initials)

Property owners agree to notify Texas 811 at least 48 hours (2 working days) before starting any excavation work.

BRW (Initials)

Deed Restrictions/Restrictive Covenants Acknowledgment: By the signature of the Applicant below, the applicant acknowledges that the City of Woodcreek is not responsible for the enforcement, investigation, or analysis of existing deed restrictions or restrictive covenants that may impose more restrictive land use regulations upon the property. Questions about existing deed restrictions should be directed to the Hays County Clerk's Office – Records Division.

Barbara Rae Widenor
Signature of Property Owner

Updated site plan need 3/22/2021

For City use only:	
Date application, required information and fee received:	3/16/2021
Approved or Denied (circle one) by <u>BRS</u>	Date <u>3/25/21</u>
Approved or Denied (circle one) by _____	Date _____
Date inspection fees paid	NA
Date permit issued to property owner:	3/25/2021
Permit #	21-RS-31
Date applicant notified of denial	Reason for denial
Date of final project review	6/25/2021
Result	Fence not built to city code - letter mailed to homeowner 7/14/2021.

7/28/2021 - Meeting with Ms. Widenor, Atty Mr. Cline, Atty Bud Wymore, City Manager Lewis, City Inspector Tijerina - homeowner informed of Board of Adjustment process BRS

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

SPECIAL WARRANTY DEED

(Estate of Robert Douglas Widenor, Deceased to Barbara Rae Widenor)

Date: November, 2019

Grantor: CAROL WIDENOR VOIGT, Independent Executor of the Estate of ROBERT DOUGLAS WIDENOR, Deceased

Grantor's Mailing Address:

CAROL WIDENOR VOIGT
85 Main Street, Kingston, MA 02364

Grantee: BARBARA RAE WIDENOR, a single person

Grantee's Mailing Address:

BARBARA RAE WIDENOR
P.O. Box 2376
Wimberley, TX 78676

Consideration:

Cash paid to and received by Grantor in the net sum provided by the Settlement Statement (HUD-1) of even date herewith and Grantee's assumption of and agreement to pay, according to the note's terms, the current unpaid principal and earned interest on the note in the original principal sum of ONE HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$174,500.00) dated November 9, 2012, executed by ROBERT DOUGLAS WIDENOR and BARBARA RAE WIDENOR, and payable to the order of Wells Fargo Bank, recorded in Volume 4482, Page 433, Instrument No. 12032511, Official Public Records of Hays County, Texas.

As further consideration Grantee promises to keep and perform all the covenants and obligations of the grantor named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee.

As further consideration, Grantee assumes the responsibility for and agrees to timely pay all outstanding ad valorem taxes, assessments, charges and liens, including any contractor's liens, whether or not the same appear of record at the time of this conveyance, relating to the Property; it being the intention of the parties that the Grantor shall not be obligated for any sums of money to any person or entity related to the Property now or in the future.

Property (including any improvements - homestead at 185 August Drive):

Decedent's one-half (½) undivided interest in Lot 70, WOODCREEK, Section 6-C, a subdivision in the City of Woodcreek, Hays County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

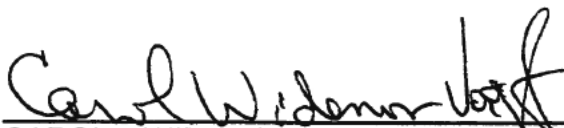
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE

AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

The first and superior vendor's lien against and superior title to the Property are retained in this deed to secure Grantee's assumption of the note. Grantee's assumption of the note is also secured by a deed of trust to secure assumption of even date, from Grantee to Roland Brown, trustee. If default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, Grantor and the holder of the assumed note each have the independent right to foreclose the vendor's lien. However, as between the two holders of the vendor's lien, Grantor's rights, title, and interest are subordinate to the rights, title, and interest of the holder of the assumed note. Cancellation of the assumed note and release of the liens securing it will release the liens securing the assumption, including the vendor's lien and deed of trust to secure assumption, without specific reference to them or the joinder of Grantor.

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



CAROL WIDENOR VOIGT, Independent executor of the estate of ROBERT DOUGLAS WIDENOR, deceased


BARBARA RAE WIDENOR

STATE OF MASSACHUSETTS)

COUNTY OF PLYMOUTH)

This instrument was acknowledged before me on November 5, 2019, by CAROL WIDENOR VOIGT, as independent executor of the estate of ROBERT DOUGLAS WIDENOR, deceased.

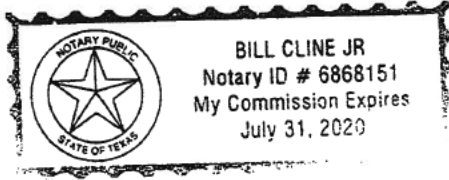

Notary Public, State of Massachusetts
My commission expires: 8-31-2023

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on November 19, 2019, by BARBARA RAE WIDENOR.

Bill Cline Jr
Notary Public, State of Texas
My commission expires: _____



AFTER RECORDING RETURN TO:

BILL CLINE LAW OFFICE, P.C.
P.O. BOX 2502
WIMBERLEY, TX 78676
512.842.1260 - PHONE/FAX

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

19042289 DEED
11/19/2019 11:14:12 AM Total Fees: \$38.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas

1/12/2021

Estimate 0000060 from RGH Improvements

ESTIMATE

Item 1.

~~RGH Improvements~~
Todd Lee
500 Cave Springs
Wimberley, Tx 78676
512-627-4872

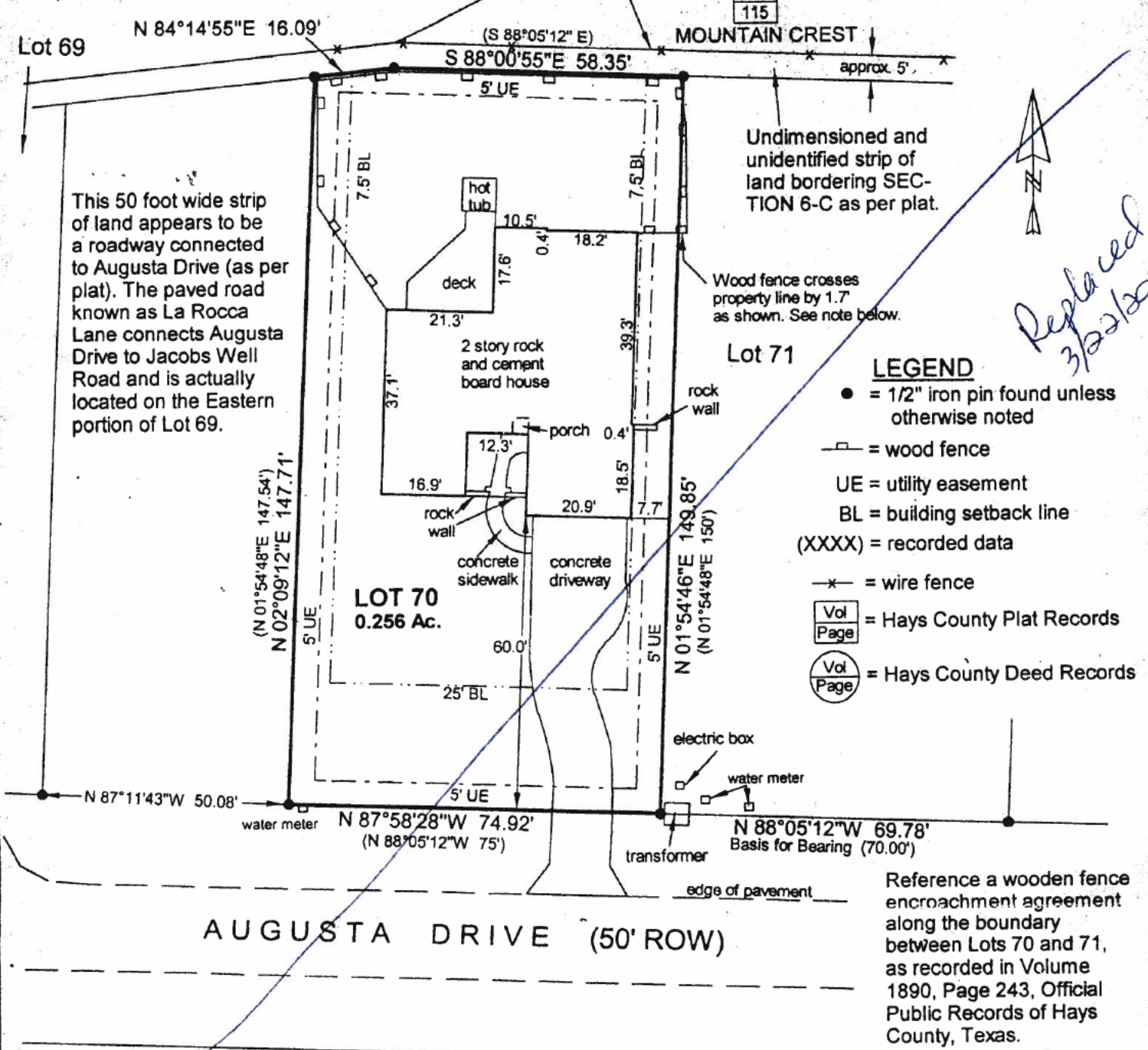
Rae Widenor
185 Augusta Dr.
Wimberley, TX 78676

Estimate # 0000060
Estimate Date 01/12/2021

Item	Description	Unit Price	Quantity	Amount
Service	Tear down existing fence and haul off	3.00	163.00	489.00
Service	Build new 8' "board on board" cedar fence with top rail using 3 rails attached to metal posts set in concrete and a walk gate to match	51.50	163.00	8,394.50
Service	Form and pour concrete footer for bottom of fence.	6.50	163.00	1,059.50
NOTES: 50% downpmt, 50% due upon completion				
Subtotal				9,943.00
Total				9,943.00
Amount Paid				0.00
Estimate				\$9,943.00

JACOBS WELL ROAD
(R.O.W. varies)

IMPROVEMENT SURVEY Item 1.



This 50 foot wide strip of land appears to be a roadway connected to Augusta Drive (as per plat). The paved road known as La Rocca Lane connects Augusta Drive to Jacobs Well Road and is actually located on the Eastern portion of Lot 69.

Undimensioned and unidentified strip of land bordering SECTION 6-C as per plat.

Wood fence crosses property line by 1.7' as shown. See note below.

Replaced 3/22/2001

LEGEND

- = 1/2" iron pin found unless otherwise noted
- = wood fence
- UE = utility easement
- BL = building setback line
- (XXXX) = recorded data
- x— = wire fence
- Vol Page = Hays County Plat Records
- Vol Page = Hays County Deed Records

Reference a wooden fence encroachment agreement along the boundary between Lots 70 and 71, as recorded in Volume 1890, Page 243, Official Public Records of Hays County, Texas.

This property lies within the corporate limits of the City of Woodcreek.

Reference a 5' wide utility easement along all lot lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas.

Reference building setback lines of 25' along the front line and 7.5' along the side lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas.

Copyright © 2003 Eagle Land Surveying. All rights reserved.

Subject property does not lie within a 100 year flood hazard zone as determined from FIRM Hazard Map, Community Panel No. 480321 0093 E, dated February 18, 1998.

LEGAL DESCRIPTION: Lot 70, WOODCREEK Section 6 - C, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 1, Page 301, Plat Records of Hays County, Texas.

ADDRESS: 185 Augusta Drive, Wimberley, Texas 78676

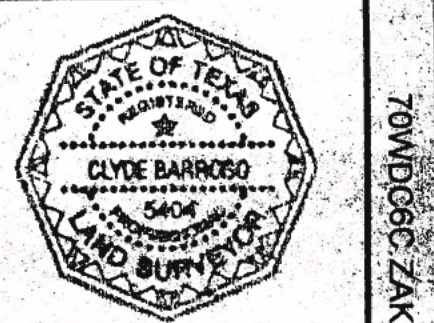
CLIENT:
Bill Brendler

TITLE COMPANY:
Leslie M. Howe PC - (Austin)
G.F. No.: 1213556

I hereby certify that this plat represents a survey made upon the ground under my supervision, on July 7, 2003, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso

Clyde Barroso, R.P.L.S. #5404, State of Texas.



EAGLE LAND SURVEYING
(512) 847-1079
P.O. Box 2264 Wimberley, TX. 78676

Scale:
1" = 30'

Date:
July 11, 2003

Job No.
30278 fj

City Secretary

From: City Secretary
Sent: Friday, March 19, 2021 2:42 PM
To: [REDACTED]
Cc: City of Woodcreek
Subject: 185 Augusta Drive - fence application

Good afternoon,

While reviewing your fence application, we noticed that the site plan shows the proposed fence crossing lot lines. Structures crossing lot lines cannot be approved.

Would you like to submit a new site plan showing the proposed fence staying on Lot 70?

Please let me know if you have any questions,

Linda Land
City Secretary

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov

5/20/21

As requested, attached is revised proposed fence.
Barbara Widenor <brwide@gmail.com>
BRW

Item 1.



185 Augusta Drive - fence application

1 message

City Secretary <city.secretary@woodcreektx.gov>

Fri, Mar 19, 2021 at 2:42 PM

To: [Redacted]

Cc: City of Woodcreek <Woodcreek@woodcreektx.gov>

Good afternoon,

While reviewing your fence application, we noticed that the site plan shows the proposed fence crossing lot lines.

Structures crossing lot lines cannot be approved.

Would you like to submit a new site plan showing the proposed fence staying on Lot 70?

Please let me know if you have any questions,

Linda Land
City Secretary

RECEIVED
MAR 22 2021
CITY OF WOODCREEK

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov



Item 1.

RECEIVED

MAR 22 2021

Residential Structure Permit Application
Fence, Patio (w/o cover), Deck (lower than 30 in. high) CITY OF WOODCREEK

Work begun without permit(s) shall be double the normal permit fee amount (see Woodcreek Master Rate & Fee Schedule).
Applications cannot be considered without all required information.

Name of Owner(s): Barbara Rae Widenor
Telephone #: 51 [REDACTED]
Cell #: 51 [REDACTED]
Mailing Address: P.O. Box 2376
Email: [REDACTED]
Site Address: 185 Augusta Drive
Legal Description: Section: 6-C Lot: 70 Zoning District:
Name of Builder: Todd Lee
Telephone # of Builder: 512.627.4872

Structure (s) to be built:

Fence - replacing existing fence - same footprint
 Patio (w/o cover)
 Deck (lower than 30 inches)
except remaining within lot line on east side as noted on revised survey

Required Information:

Site plan with setbacks - appraisal attached
 Impervious Cover Calculation (Except Fences) - (maximum 30%)
 Specifications (materials) - attached
 Elevations (drawing of structure)
 Other:

Application fee (\$75.00) *

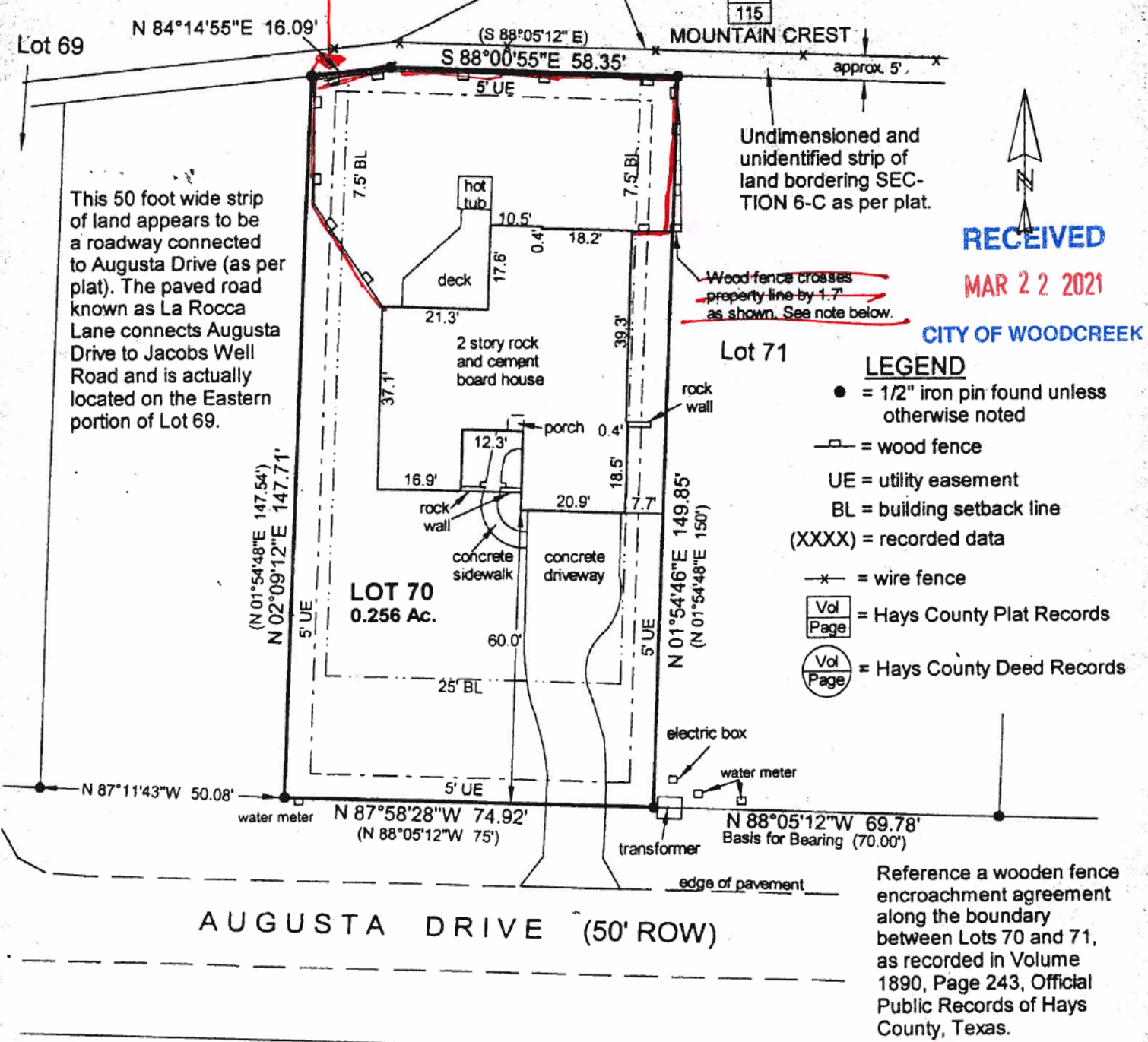
*** Application fee does not include any required plan review and/or inspection fees.**

Review/inspection process may take up to 30 working days. Permit will not be issued until all fees are paid.

The purpose of the building permit is to ensure compliance with the City's Zoning, Building, Water Quality and Flood Control provisions of its Code of Ordinances. If you have any questions concerning these ordinances, please contact the City of Woodcreek at (512) 847-9390.

*** Applicant will notify City Hall once project is complete.**

BRW (Initials)



RECEIVED
MAR 22 2021
CITY OF WOODCREEK

- LEGEND**
- = 1/2" iron pin found unless otherwise noted
 - = wood fence
 - UE = utility easement
 - BL = building setback line
 - (XXXX) = recorded data
 - x— = wire fence
 - Vol Page = Hays County Plat Records
 - Vol Page = Hays County Deed Records

Reference a wooden fence encroachment agreement along the boundary between Lots 70 and 71, as recorded in Volume 1890, Page 243, Official Public Records of Hays County, Texas.

This property lies within the corporate limits of the City of Woodcreek. Reference a 5' wide utility easement along all lot lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas. Reference building setback lines of 25' along the front line and 7.5' along the side lines as recorded in Volume 259, Page 718, Deed Records of Hays County, Texas.

Copyright © 2003 Eagle Land Surveying. All rights reserved. Subject property does not lie within a 100 year flood hazard zone as determined from FIRM Hazard Map, Community Panel No. 480321 0093 E, dated February 18, 1998.

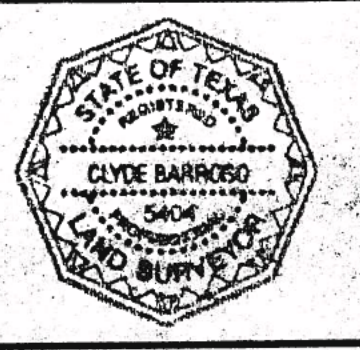
LEGAL DESCRIPTION: Lot 70, WOODCREEK Section 6 - C, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 1, Page 301, Plat Records of Hays County, Texas.

ADDRESS: 185 Augusta Drive, Wimberley, Texas 78676

CLIENT: Bill Brendler	TITLE COMPANY: Leslie M. Howe PC - (Austin) G.F. No.: 1213556
---------------------------------	--

I hereby certify that this plat represents a survey made upon the ground under my supervision, on July 7, 2003, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso
 Clyde Barroso, R.P.L.S. #5404, State of Texas.



 EAGLE LAND SURVEYING (512) 847-1079 P.O. Box 2264 Wimberley, TX. 78676	Scale: 1" = 30'	Job No. 30278 fj
	Date: July 11, 2003	

TOWNSHIP ZAK

185 Augusta Drive
Code of Ordinances – Zoning – Fences
Photos and Correspondence from the City of Woodcreek

156.030 FENCES.

(A) All fences shall be constructed and maintained to ensure structural integrity against natural forces such as wind, rain and temperature variations.

(B) All fences shall be maintained in safe and good workmanship condition.

* (C) The finished side of all fences built to comply with these regulations shall face away from the screened object.

(Ord. 00-65N, passed 6-1-2005; Ord. 19-255, passed 3-13-2019) Penalty, see § 156.999

156.057 FENCES.

* (A) No wall, fence, planter or hedge in excess of two feet high shall be erected or maintained nearer to the front lot line than the front building setback line, nor on corner lots nearer to the street side lot line than the building setback line parallel to the side street. No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six feet high. For multifamily districts (MF-1 and MF-2) adjacent and contiguous to single-family districts (SF-1 through SF-6), perimeter fences along shared district boundaries may not exceed eight feet height from grade.

(B) No object or thing which obstructs sight lines at elevations between two and six feet above the roadways and within the triangular area formed by intersecting street property lines and a line connecting them at points 25 feet from the intersection of the street lines (or extensions thereof) shall be placed, planted or permitted to remain on corner lots. Wood fences are prohibited on lot lines contiguous or abutting a golf course where the wood fence would be visible from the golf course. All fences contiguous or abutting a golf course shall not obstruct sight lines of the golf course and shall be constructed of panels of a metal product manufactured for the purpose of residential fencing and shall be a minimum of four feet and a maximum of six feet in height.

(C) Fencing materials not allowed are chain link, hog wire, barbed wire, vinyl, rebar, rolled wire, cable, mesh netting, rolled picket or similar materials; except that, Small-Animal Fencing, as that term is defined herein, may be used if its principal fencing support structure consists of metal. **SMALL-ANIMAL FENCING** means metal fencing with opening spacing between the wires no more than two inches by three inches that matches the color and architecture of the principal fencing to which it is attached. Approved small-animal fencing may not exceed 50% of the height of the approved or existing principal fencing.

* (D) Should a non-conforming fence or non-conforming portion of a fence be damaged by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed, except in conformity with this chapter.

(E) A fence permit will be issued by the city upon completion of a Type II Residential Permit Application and submittal of required fees in accordance with the Master Rate Schedule as adopted by resolution of the City of Woodcreek. A copy of an approved Type II Residential Fence Permit must be visibly displayed during active construction and until completion of any fence permitted by the city. This permit will expire 60 days from date of issuance.

(F) *Penalty.* Any person violating any provision of this section shall be subject to the penalties and provisions set forth in § 10.99 of this Code of Ordinances.

(Ord. 00-65N, passed 6-1-2005; Ord. 16-218, passed 1-13-2016; Ord. 16-227, passed 9-22-2016; Ord. 19-252, passed 2-13-2019; Ord. 19-255, passed 3-13-2019)

Item 1.

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[Learn more](#)

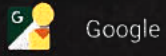
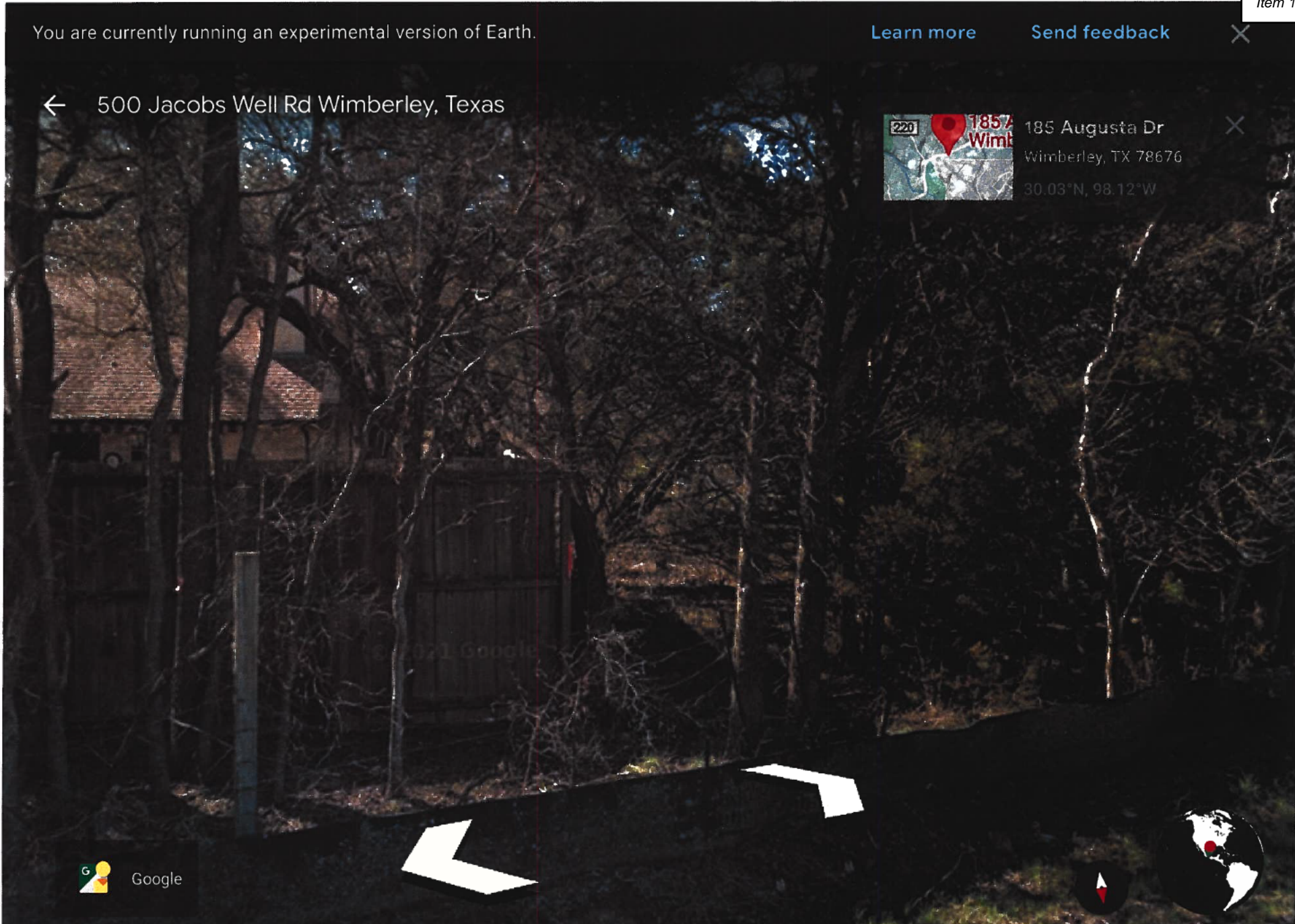
[Send feedback](#)



← 500 Jacobs Well Rd Wimberley, Texas



185 Augusta Dr
Wimberley, TX 78676
30.03°N, 98.12°W



Google Earth

[Report a problem](#)

© 2021 Google

Camera: 298 m

45

Item 1.

You are currently running an experimental version of Earth.

[Learn more](#)

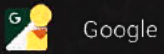
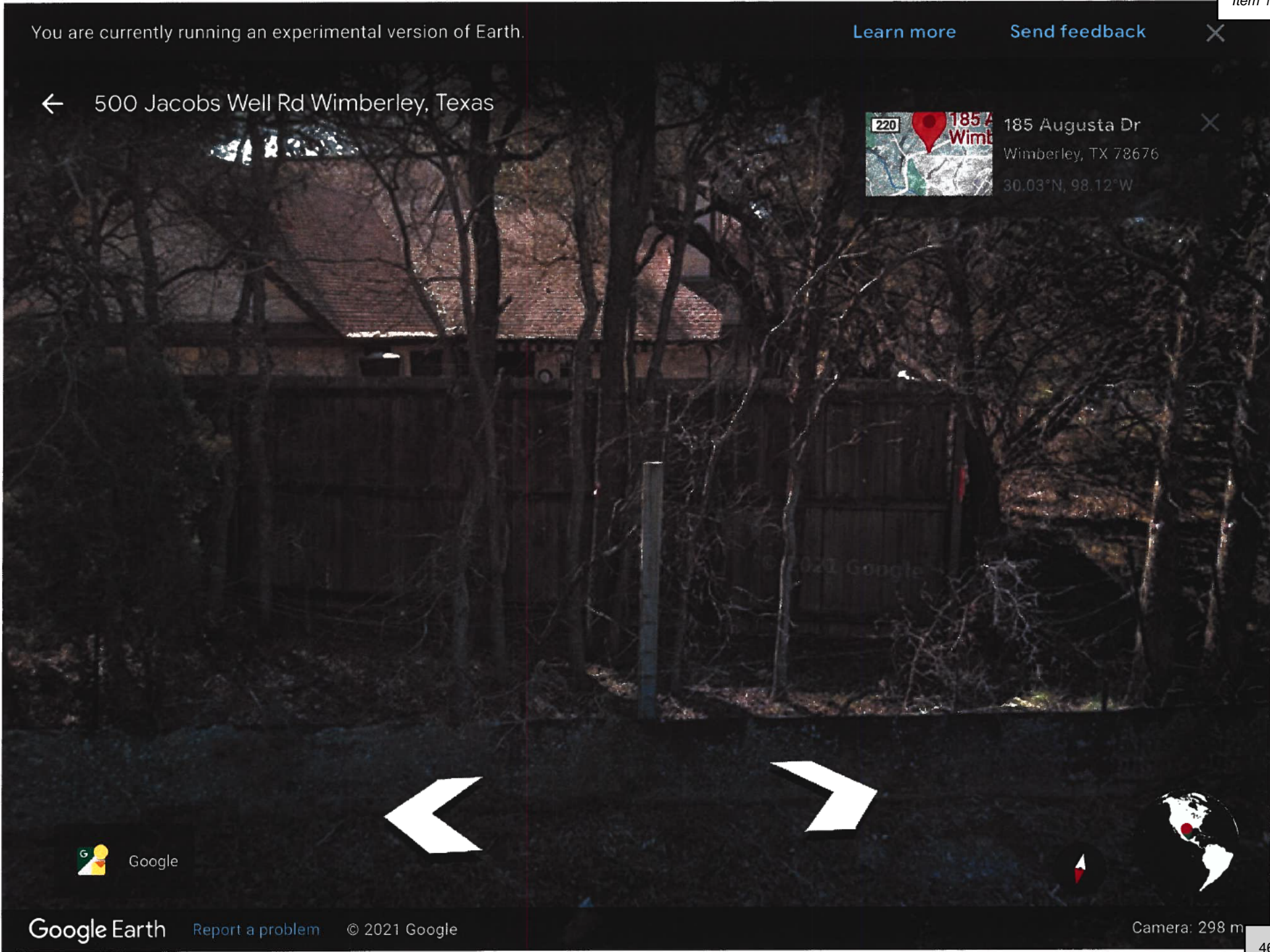
[Send feedback](#)



← 500 Jacobs Well Rd Wimberley, Texas



185 Augusta Dr
Wimberley, TX 78676
30.03°N, 98.12°W









July 14, 2021

Barbara Widenor
PO Box 2376
Wimberley, TX 78676

RE: Illegal Fence

Dear Mrs. Widenor,

A building permit was obtained for a new fence from the City of Woodcreek for your property at 185 Augusta Drive, Woodcreek, Texas but is not installed in compliance with the *Woodcreek Code of Ordinances §156.030 (C)* making it illegal. "The finished side of all fences built to comply with these regulations shall face away from the screened object."

If the fence is not immediately brought up to code, the property owner is subject to penalties noted in *§156.999 of the Woodcreek Code of Ordinances*. Note that the fine is up to \$2,000 per day.

Please contact the city if you have any questions.

Sincerely,
City of Woodcreek





City Secretary

From: City Secretary
Sent: Tuesday, August 17, 2021 2:22 PM
To: Barbara Widenor
Cc: City of Woodcreek; City Inspector
Subject: 185 Augusta Drive - App for Variance
Attachments: One page version of fence ordinances - 6-3-2020.pdf

Hello,

The city received an application for a variance, along with payment, for a fence at 185 Augusta Drive, but the application is incomplete.

The following required items are missing:

One paper copy and one digital copy of the survey or site plan with the requested area for the variance clouded to indicate the location

Two – three photographs that will show the structure placement in relation to your property and adjacent structures

Specific variance requested – ex. “Chapter 156.(B) (a) requires a Front Set Back of 25 feet, but applicant requests a 24 foot setback to avoid removing a large tree.”

Attached is a copy of the fence ordinances which you may find helpful in describing exactly which ordinance(s) you are requesting a variance from.

If you are requesting 2 variances, then 2 complete applications will be required.

Following receipt of the completed Application for Variance, with supporting documents, Woodcreek will schedule your request for consideration at a future Board of Adjustment meeting. You will be notified of the Board of Adjustment meeting date.

Woodcreek will prepare and send notices via USPS to property owners within two hundred (200) feet of the property before the Board of Adjustment scheduled meeting date. The notice will also be published in the newspaper of record.

Linda Land
City Secretary

City of Woodcreek
 41 Champions Circle
 Woodcreek, TX 78676
 (512) 847-9390
www.woodcreektx.gov

City Secretary

From: City Secretary
Sent: Thursday, September 16, 2021 1:56 PM
To: Barbara Widenor
Cc: City of Woodcreek; City Inspector
Subject: 185 Augusta Drive - incomplete application

Hello,

On September 8th, the city received additional documents for the Application for Variance submitted August 3, 2021 for 185 Augusta Drive.

The application is incomplete and is missing the following required items:

- Each variance requested requires an application and fee. For example, an applicant might request a variance from Sec. 156.030 Fences (C) The finished side of all fences built to comply with these regulations shall face away from the screened object. Another example would be to request a variance from Sec. 156.057 Fences (A) No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six feet high.
- The photos submitted for each variance are required to show the information requested in the variance. For example, the photos might show closeups of how the fence is constructed on each side in each location and/or the height of the fence in each location.

Following receipt of the completed Application(s) for Variance, with supporting documents, Woodcreek will schedule your request for consideration at a future Board of Adjustment meeting. You will be notified of the Board of Adjustment meeting date. Woodcreek will prepare and send notices via USPS to property owners within two hundred (200) feet of the property before the Board of Adjustment 's scheduled meeting date. The notice will also be published in the newspaper of record.

Linda Land
City Secretary

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov

City Secretary

From: City Secretary
Sent: Friday, October 1, 2021 4:12 PM
To: Barbara Widenor
Cc: City of Woodcreek; City Inspector
Subject: 185 Augusta Drive

Hello,

The photos submitted for the Application for Variance for 185 Augusta Drive are insufficient to show the new fence construction or its relationship with existing structures.

Once the city has received photos clearly showing all sides of the new fence and nearby structures, the Board of Adjustment meeting can be scheduled.

Please let us know if you have any questions,

Linda Land
City Secretary

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov

185 Augusta Dr.



157 Augusta Drive

Application for Variance

City of Woodcreek Code of Ordinances §156.03(C)

“The finished side of all fences built to comply with these regulations shall face away from the screened object.”

City Secretary

From: Rochelle Fainstein <[REDACTED]>
Sent: Tuesday, November 2, 2021 1:19 PM
To: City of Woodcreek
Subject: Variance Application - back property line fence at 157 August Dr.
Attachments: Survey 157 Augusta.pdf

Hello,

Attached please find my application for the variance on our fence on the backline of our property.

We had asked the fence builders to ensure that any visible portion of the fence be Neighbor-Friendly and visible areas are/will be Neighbor-Friendly (there is one 16ft neighbor-facing portion that the builder is currently correcting ASAP).

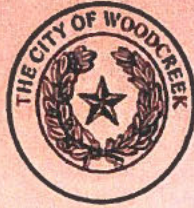
Regarding the Backline of the fence - It is not visible to any neighbors and is in a blocked off portion of Golf Course property where no neighbors or citizens have access to view our fence. For this, we are filing a variance (attached).

Thank you very much for your consideration.

I have also attached our property survey and will pay the \$500 fee online.

Appreciate the assistance!

Rochelle Fainstein



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NOV 02 2021

CITY OF WOODCREEK

City of Woodcreek Application for Variance

Please provide the following items with the completed Application for Variance for a variance request:

- One paper copy and one digital copy of the survey or site plan with the requested area for the variance clouded to indicate the location.
- A filing fee of \$500.00 (Applicant will also be charged the cost of postage and publication).
- If requesting a variance of an existing structure, please include 2-3 photographs that will show the structure placement in relation to your property and adjacent structures.
- If requesting a variance in impervious cover limits, please include calculations showing current impervious cover (as of date of application) and proposed impervious cover.

Following receipt of the completed Application for Variance, along with the required items and filing fee, Woodcreek will schedule your request for consideration at a future Board of Adjustment meeting. You will be notified of the Board of Adjustment meeting date.

Woodcreek will prepare and send notices via the USPS to property owners within two hundred (200) feet of the property before the Board of Adjustment scheduled meeting date. The notice will also be published in the newspaper of record.

Application Information

Date of Application Submission: 11/2/2021

Petitioner's Name: ROCHELLE FAIRSTEIN

Mailing Address: 157 AUGUSTA DR., WOODCREEK TX 78676

Email Address(s): [REDACTED]@ [REDACTED]

Telephone Number(s): [REDACTED] : ()

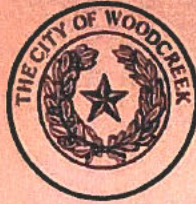
Description and Location of Property for which Variance is Requested.

Property Owner's Name: ROCHELLE FAIRSTEIN

Property Owner's Mailing Address: 157 AUGUSTA DRIVE, WOODCREEK, TX 78676

Section Location, Lot Number, & Zoning Designation: LOT 83, SOUTH CENTRAL ZONE

Property Address: 157 AUGUSTA DR., WOODCREEK, TX 78676



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NOV 02 2021

CITY OF WOODCREEK

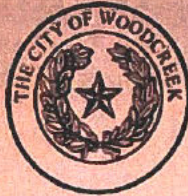
As per § 30.57 of the Woodcreek Code of Ordinances, a Variance is defined as “An adjustment or deviation in the application of specific regulations of Ch. 50, 154 and 156 of this code of ordinances or other applicable ordinances under the purview of the city and applicable to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property owner from being deprived rights and privileges, enjoyed by other owners of similarly situated parcels in the same vicinity and district.”

No variance shall be granted unless the Board finds that each of the following provisions are met.

State how your request meets each provision:

1. There are special circumstances or conditions affecting the land involved, such that the strict application of the provisions of Ch. 50 or Ch. 154 or Ch. 156 would deprive the applicant of the reasonable use of the involved land.
There are several trees + shrubs on our property line originating from Golf course property that have room to safely grow because our fence faces inward on the back property line.
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
The inward-facing fence creates a smooth line and removes jagged edges that compromise the safety of our 14-month old baby son.
3. The granting of the variance will neither be detrimental to the public health, safety or welfare, nor injurious to other property in the area.
our Back fence looks over 3ft of Golf course property onto another fence of equal height. No citizens have access to the 3ft of property as access is blocked by other
4. 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 chapter.
We are happy to have the fence flipped if/when we sell the property or if the property behind us files a complaint after removing their fence.

Property fences not built to code.



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NOV 02 2021
CITY OF WOODCREEK

Variance Requested – Please be specific. Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

I would like keep the back fence on my property line inward-facing (NEIGHBOR-FRIENDLY facing inwards) as it does not face any neighbors and residence on other side is not on Woodcreek town property. Additionally, behind the fence is 3 feet of Golf Course property, which is ~~not~~ accessible to citizens.

Applicant Signature:

Date:

[Handwritten Signature] 11/2/2021

For City Use Only:

Application, required information, and fee received:

Date: 11/2/2021 ^{Tras. Ref. #} Check # 33162462 Initials: *[Handwritten Initials]*

Referred to Board of Adjustment:

Date: 11/17/2021 Initials: *[Handwritten Initials]*

Publication of Public Hearing by Board of Adjustment:

Date: _____ Initials: _____

Action by Board of Adjustment:

Approved: _____ Denied: _____

Date: _____ Initials: _____

Notes:

CELCO SURVEYING REG. # 10183975 TEL: 830-214-5109 FAX: 866-571-8323	<h1 style="margin: 0;">SURVEY PLAT</h1>	2205 STONECREST PATH NEW BRAUNFELS, TEXAS 78130 eddie@celcosurveying.com
SCALE 1" = 30' 		
RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 259, PAGE 718, DEED RECORDS, VOLUME 1811, PAGE 117, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT THIS TRACT)	LEGEND ● = IRON ROD FOUND ○ = IRON ROD SET () = RECORD PER PLAT // = WOOD FENCE -x- = WIRE FENCE -oo- = CHAIN LINK FENCE PUE = PUBLIC UTILITY EASEMENT DE = DRAINAGE EASEMENT BL = BUILDING LINE A/C = AIR CONDITIONER G/M = GAS METER E/M = ELECTRIC METER (W) = WATER METER [T] = TRANSFORMER (P) = POWER POLE (G) = GUY WIRE ANCHOR -e- = O/H POWERLINE (T) = TELEPHONE PED. (C) = CABLE TV	
ADDRESS: 157 AUGUSTA DRIVE, WIMBERLEY, TEXAS		
LEGAL DESCRIPTION: LOT 83, A PLAT OF WOODCREEK SECTION 6-C, ALSO CALLED CORRECTED PLAT OF WOODCREEK SECTION 6-C, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 301 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.		
CERTIFICATION THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.		
BUYER: ROCHELLE FAINSTEIN AND SEAN O'KANE TITLE CO: INDEPENDENCE TITLE G.F.#: 2144859-CPK		
LENDER: CAPSTAR LENDING, LLC		
PLAN No.: 2019-5015	SURVEY DATE: JULY 15, 2021	GEORGE E. LUCAS R.P.L.S. 4180

City Secretary

From: paymentconfirmation@allpaid.com
Sent: Tuesday, November 2, 2021 1:32 PM
To: City of Woodcreek
Subject: APPLICATION FEES Payment Notification



24 Hour Customer Service #: 800-989-7780

APPLICATION FEES CONFIRMATION EMAIL

PLC: CITY OF WOODCREEK **DATE:** 11/02/21
a00473 41 CHAMPIONS CIRCLE
WOODCREEK, TX 78676
FOR: APPLICATION FEES

TRANSACTION INFORMATION

Name: ROCHELLE FAINSTEIN
Street Address: 157 AUGUSTA DR., WOODCREEK, TX78676
Phone Number: [REDACTED]
Mailing Address: 157 AUGUSTA DR., WOODCREEK, TX78676
Email Address: [REDACTED]
Application Fees: VARIANCE APPLICATION (\$500)

TRANSACTION REFERENCE #: 33162462
TRANSACTION DATE/TIME: 11/02/2021 14:31:32 EDT

BILLING INFORMATION

NAME: ROCHELLE FAINSTEIN
ADDRESS: 157 AUGUSTA DR.
CITY, STATE ZIP: WOODCREEK, TX 78676
PHONE #: [REDACTED]
CARD #: xxxx-xxxx-xxxx-[REDACTED]

PAYMENT INFORMATION

APPROVAL #: 03973P
PAYMENT AMOUNT: \$500.00
SERVICE FEE: \$13.25
TOTAL AMOUNT: \$513.25

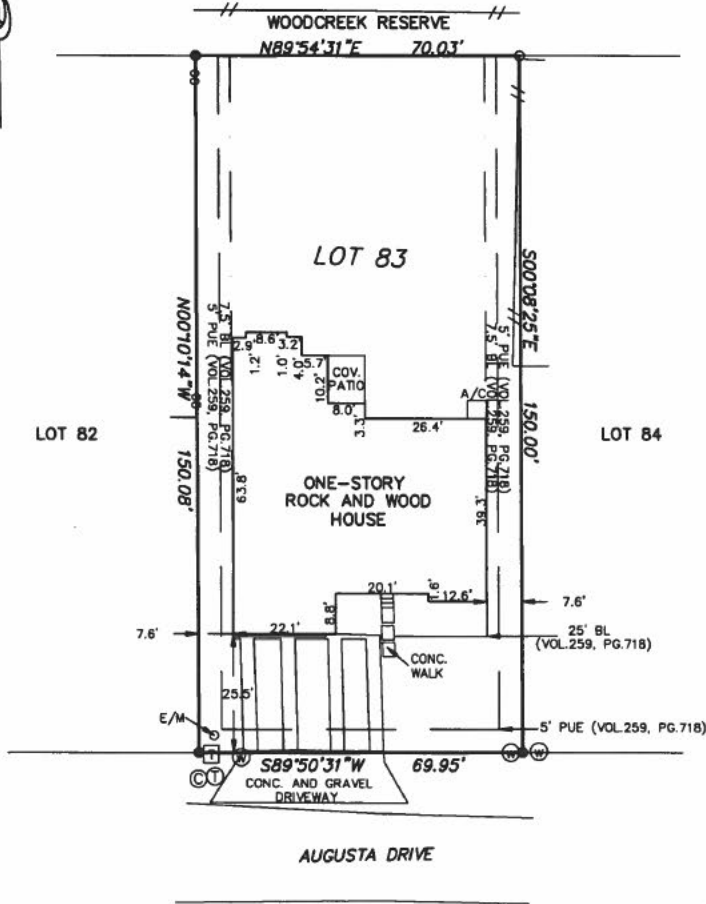
The service fee is not refundable.

ATTENTION CITY OF WOODCREEK:

To make corrections, call AllPaid at 800-989-7780, or login to ProviewExp at www.ProViewEXP.com.

Thank you for using AllPaid

SCALE
 1" = 30'



RECEIVED
 NOV 02 2021
 CITY OF WOODCREEK

- LEGEND**
- = IRON ROD FOUND
 - = IRON ROD SET
 - () = RECORD PER PLAT
 - = WOOD FENCE
 - x- = WIRE FENCE
 - o-o- = CHAIN LINK FENCE
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE
 - A/C = AIR CONDITIONER
 - G/M = GAS METER
 - E/M = ELECTRIC METER
 - ⊙ = WATER METER
 - ⊠ = TRANSFORMER
 - ⊕ = POWER POLE
 - C- = GUY WIRE ANCHOR
 - E- = O/H POWERLINE
 - ⊙ = TELEPHONE PED.
 - ⊙ = CABLE TV

RESTRICTIVE COVENANTS OF RECORD AS
 ITEMIZED HEREIN: VOLUME 259, PAGE 718,
 DEED RECORDS, VOLUME 1811, PAGE 117,
 OFFICIAL PUBLIC RECORDS, HAYS COUNTY,
 TEXAS.
 (DOES AFFECT THIS TRACT)

BASIS OF BEARING IS THE TEXAS STATE PLANE
 COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

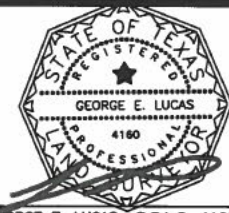
ADDRESS: 157 AUGUSTA DRIVE, WIMBERLEY, TEXAS

LEGAL DESCRIPTION: LOT 83, A PLAT OF WOODCREEK SECTION 6-C, ALSO CALLED CORRECTED PLAT OF WOODCREEK SECTION 6-C, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 301 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: ROCHELLE FAINSTEIN AND SEAN O'KANE
TITLE CO: INDEPENDENCE TITLE
G.F.#: 2144859-CPK **LENDER:** CAPSTAR LENDING, LLC



PLAN No.: 2019-5015

SURVEY DATE: JULY 15, 2021

GEORGE E. LUCAS R.P.L.S. 4160

**157 Augusta Drive
Fence Application**

City of Woodcreek Residential Structure and Accessory Building Permit



Name of Owner(s): Rochelle Fainstein & Sean O'Kane

Builder: Austin Brothers Fence Co.

Address: 157 Augusta Drive

Date Issued: October 14, 2021

Date of Expiration: December 13, 2021

Permit #: 21-RS-100 (Fence)

Note: Fence must be built in compliance with §156.030(C) and §156.057 of the City of Woodcreek Code of Ordinances.

Signed: 

Note: Owner is advised and acknowledges that in the event utilities need to use easements as platted on the property, it is the owner's responsibility for repairs to walls or fences that are disturbed. Permit is subject to City of Woodcreek Code of Ordinances § 151.10 Construction Hours.

This permit must be visible from the street. Post when construction starts and remove when construction is completed. A fine may be assessed if not visible.

21-RS-100

RECEIVED

SEP 23 2021

CITY OF WOODCREEK

Residential Structure Permit Application

Fence, Patio (w/o cover), Deck (lower than 30 in. high)

Work begun without permit(s) shall be double the normal permit fee amount (see Woodcreek Master Rate & Fee Schedule).

Applications cannot be considered without all required information.

Name of Owner(s): Rochelle Fainstein and Sean O’Kane

Telephone #: [Redacted]

Cell #: _____

Mailing Address: 157 August Dr., Woodcreek, TX 78676

Email: [Redacted]

Site Address: 157 August Dr., Woodcreek, TX 78676

Legal Description:

Section: WC-6C Lot: 83 Zoning District SF-1 JFF

Name of Builder: Austin Brothers Fence Co.

Telephone # of Builder: 512-436-3539

Email of Builder: nate@fence4atx.com

Structure (s) to be built:

- Fence
- Patio (w/o cover)
- Deck (lower than 30 inches)

Required Information:

- Site plan with setbacks
- Impervious Cover Calculation (Except Fences) – (maximum 30%)
- Specifications (materials)
- Elevations (drawing of structure)
- Other: _____

Application fee (\$75.00) * submitted online

* Application fee does not include any required plan review and/or inspection fees.

Review/inspection process may take up to 30 working days. Permit will not be issued until all fees are paid.

The purpose of the building permit is to ensure compliance with the City’s Zoning, Building, Water Quality and Flood Control provisions of its Code of Ordinances. If you have any questions concerning these ordinances, please contact the City of Woodcreek at (512) 847-9390.

* Applicant will notify City Hall once project is complete. RF (Initials)

City Secretary

From: paymentconfirmation@allpaid.com
Sent: Thursday, September 23, 2021 3:37 PM
To: City of Woodcreek
Subject: APPLICATION FEES Payment Notification



24 Hour Customer Service #: 800-989-7780

APPLICATION FEES CONFIRMATION EMAIL

PLC: CITY OF WOODCREEK **DATE:** 09/23/21
a00473 41 CHAMPIONS CIRCLE
WOODCREEK, TX 78676
FOR: APPLICATION FEES

TRANSACTION INFORMATION

Name: ROCHELLE FAINSTEIN
Street Address: 157 AUGUSTA DR., WOODCREEK, TX78676

Phone Number: [REDACTED]

Mailing Address: 157 AUGUSTA DR., WOODCREEK, TX78676

Email Address: [REDACTED]

TRANSACTION REFERENCE #: 32821995
TRANSACTION DATE/TIME: 09/23/2021 16:37:08 EDT

Application Fees: RESIDUAL PERMIT APP. TYPE I (\$75 FEE DOUBLED IF WORK BEGUN)

BILLING INFORMATION

NAME: ROCHELLE FAINSTEIN
ADDRESS: 157 AUGUSTA DR.
CITY, STATE ZIP: WOODCREEK, TX 78676
PHONE #: [REDACTED]
CARD #: xxxx-xxxx-xxxx-[REDACTED]

PAYMENT INFORMATION

APPROVAL #: 153073
PAYMENT AMOUNT: \$75.00
SERVICE FEE: \$1.99
TOTAL AMOUNT: \$76.99

The service fee is not refundable.

ATTENTION CITY OF WOODCREEK:

To make corrections, call AllPaid at 800-989-7780, or login to ProviewExp at www.ProViewEXP.com.

Thank you for using AllPaid

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SEP 30 2021

CITY OF WOODCREEK

15/ITC 2144859 -CPK/JH

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

General Warranty Deed with Vendor's Lien

LO Company NMLS ID 583439
LO NMLS ID 213254
Loan # 1721060153

AFTER RECORDING RETURN TO:
Rochelle Fainstein
8905 Sommerland Way
Austin, TX 78749

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the Seventeenth day of September, 2021.

Grantor: Dulak Ventures, LLC, a Texas limited liability company

Grantor's Mailing Address: 1000 Post Oak Path
Manchaca, TX 78652

Grantee: Rochelle Fainstein and husband, Sean O'Kane

Grantee's Mailing Address: 8905 Sommerland Way
Austin, TX 78749

Consideration:

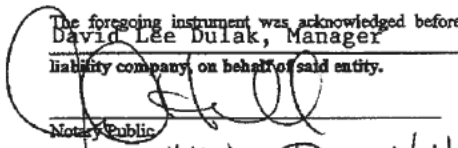
Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of Four Hundred Ninety Eight Thousand Seven Hundred Fifty and 00/100 Dollars -- (\$498,750.00) made by Grantee payable to the order of First Bank, "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to James Keith Johnson, Trustee.

General Warranty Deed with Vendor's Lien



STATE OF TEXAS
COUNTY OF Travis

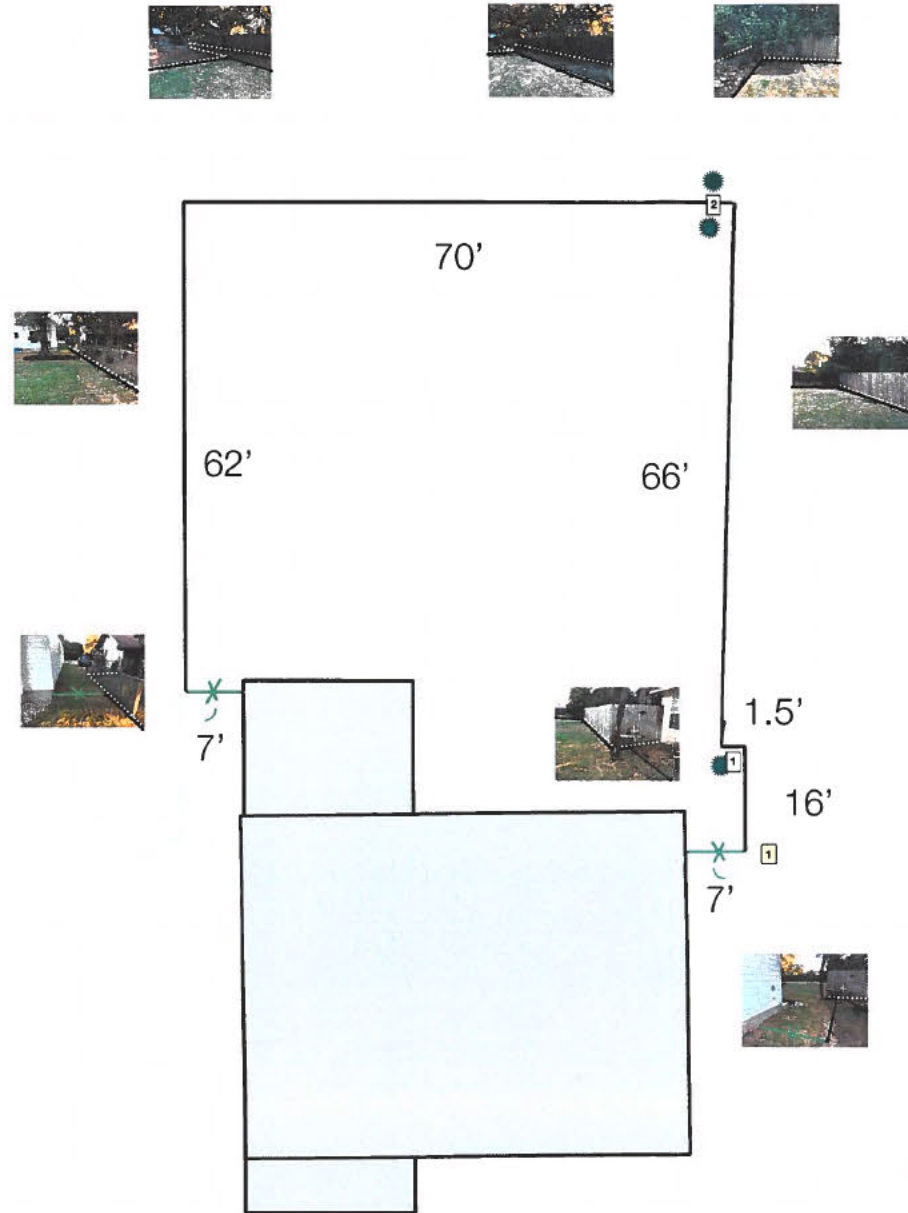
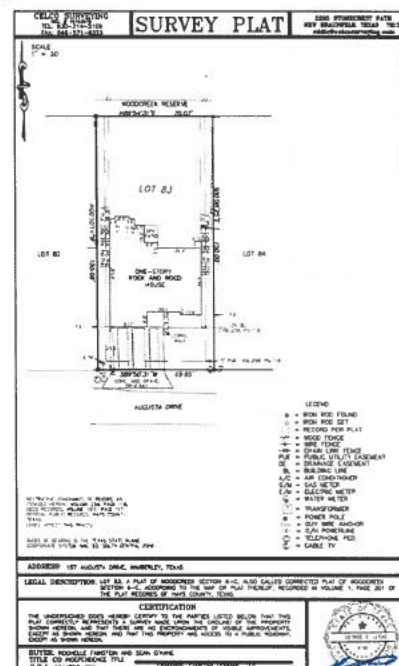
The foregoing instrument was acknowledged before me this 17 day of September, 2021 by David Lee Dulak, Manager of Dulak Ventures, LLC, a Texas limited liability company, on behalf of said entity.


Notary Public
Printed Name: Misha Davis Hill
My commission expires: 12/10/22



General Warranty Deed with Vendor's Lien



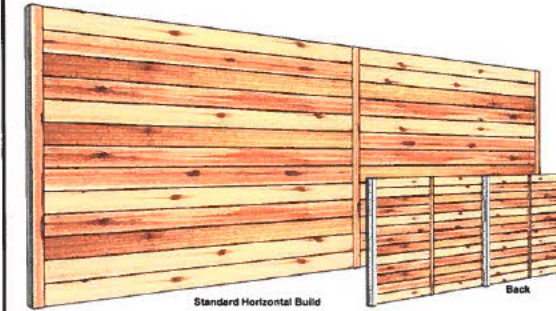


- 6HWP***
216' of 6'H Horizontal Wood Privacy
4x4 Treated Pine Posts
5/8" x 5 1/2" Cedar Boards
2x2 Cedar Mid Support
1x3 Cedar Joint Trim
- 6HWP-SP***
14' of 6'H Horizontal Wood Privacy with Top 1' Semi-Privacy
4x4 Treated Pine Posts
5/8" x 5 1/2" & 2 5/8" Cedar Boards
2x2 Cedar Mid Support
1x3 Cedar Joint Trim
Includes gate footage
- GS42****
42"W Single Cedar Gate Frame
Standard Hardware Included
Steel Gate Posts w/ Underground Bracing

INSTALLATION NOTES

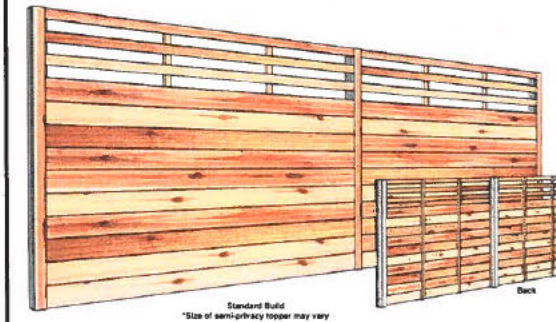
1. 7.5' to property line here. Run inside property line to neighbors fence, then notch to run back portion inside neighbors side fence
2. Minor tree trim here

Design #1



Finished Side: OUT
Step/Grade: Stepped
Gaps: Natural Only

Design #2



Finished Side: OUT
Step/Grade: Level
Gaps: Natural Only on Privacy, 2" on Accent
Gates: GS42 (x2) w/ Standard Hdwr

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OCT 04 2021
CITY OF WOODCREEK



Stepped Build

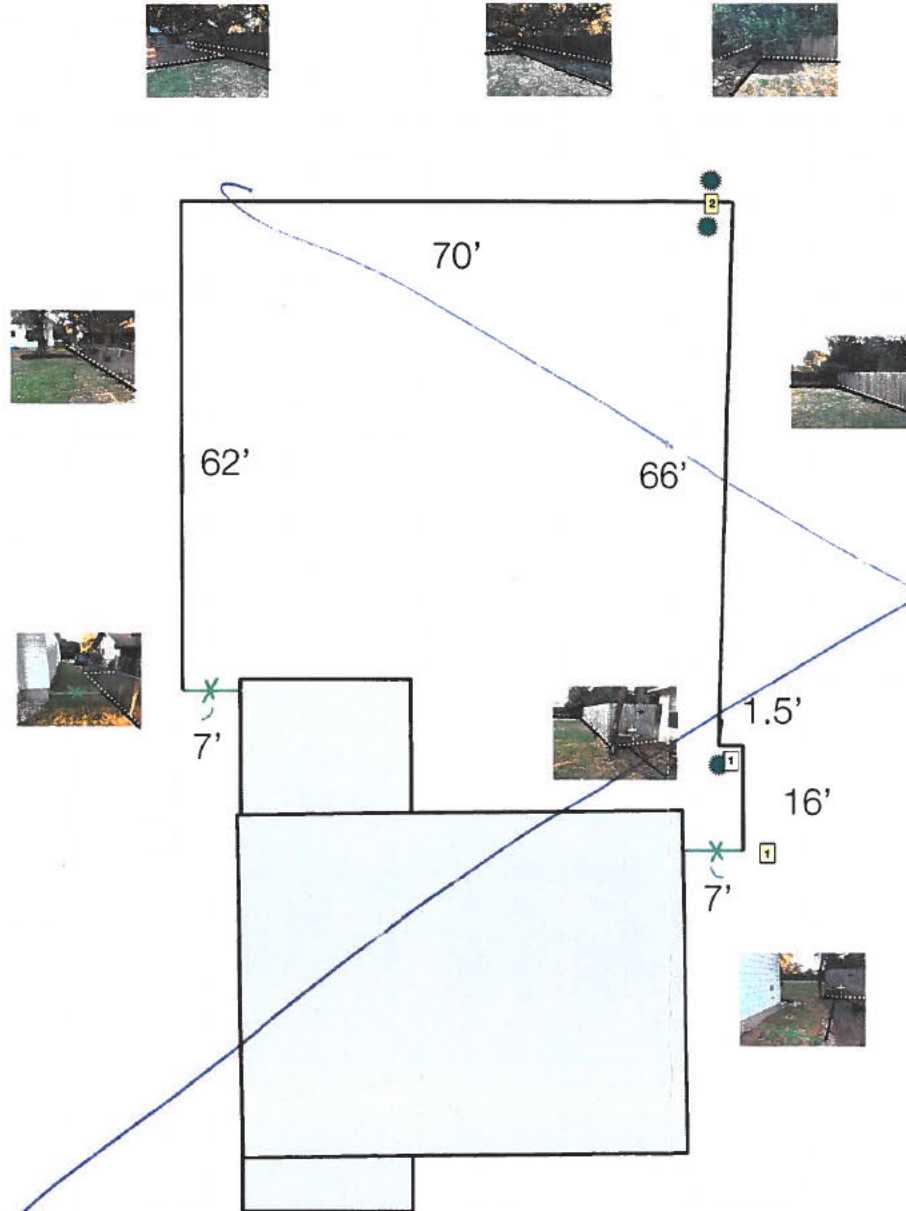
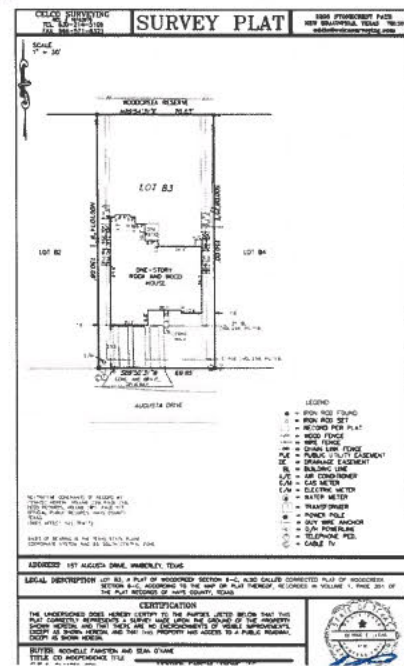
for Horizontal and Vertical styles

- Top of fence is level and teirs as needed.
- The height on your estimate is the MAX height -- your fence will be shorter in many areas depending on steepness of slope. If you'll want your fence taller, ask us about bringing taller posts or a graded fence build.
- The bottom of the fence follows the grade of the ground (no large gaps)

- Permit or HOA Needed: **Y** Confirm if HOA app req'd. Lakeway, Westlake and Rollingwood require permnt.
- Line Clearing Needed: **N** \$125/hr for tree trim or vine removal. Tree removal NOT offered
- Property Line: **INSIDE** New fence **ON** or **INSIDE** property line, or at **CURRENT** location if replacing
- Tree **Box** or **Build** Up: **Box** around trees (\$150 each) or **Build** up to trees (\$75 for standard builds, \$200 for framed builds)
- Water Line Insurance: **Y** Covers sprinkler pipe & wire repair, water main pipe repair up to \$250. Does NOT cover septic damage.
- Running Water: **Y** Additional charged may apply if water is not available on site
- Electricity: **Y** Additional charged may apply if electricity is not available OR if fence is too far from outlets
- Steep Drop Off: **N** Picket face must be AWAY from drop or additional charges will apply for scaffolding
- Grade at Gates: **N** Notate and take photo of grade at gate locations for steel gate fab

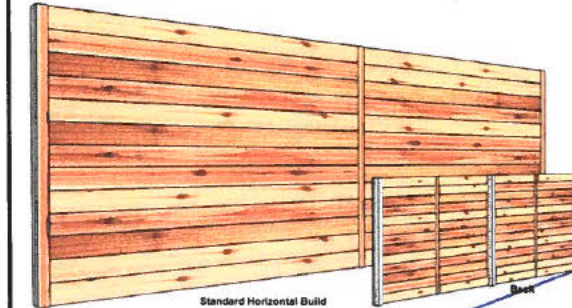
TREATED PINE MAY WARP
Treated pine lumber is not warrantied against warping, twisting, or cracking

- Design #1, in place of existing fence
- - - Design #2, in place of existing fence
- - - Design #3, in place of existing fence
- - - Design #4, in place of existing fence
- Design #1, in new location
- Design #2, in new location
- Design #3, in new location
- Design #4, in new location
- Removal of existing fence
- Existing fence to remain
- Wall/Concrete



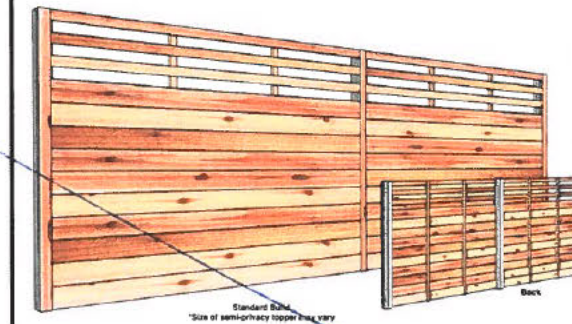
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216' of 6'H Horizontal Wood Privacy
4x4 Treated Pine Posts
5/8" x 5 1/2" Cedar Boards
2x2 Cedar Mid Support
1x3 Cedar Joint Trim
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14' of 6'H Horizontal Wood Privacy with Top 1' Semi-Privacy
4x4 Treated Pine Posts
5/8" x 5 1/2" & 2 5/8" Cedar Boards
2x2 Cedar Mid Support
1x3 Cedar Joint Trim
Includes gate footage
- GS42****
42"W Single Cedar Gate Frame
Standard Hardware Included
Steel Gate Posts w/ Underground Bracing

Design #1



Finished Side: IN
Step/Grade: Stepped
Gaps: Natural Only

Design #2



Finished Side: OUT
Step/Grade: Level
Gaps: Natural Only on Privacy, 2" on Accent
Gates: GS42 (x2) w/ Standard Hdwr

INSTALLATION NOTES

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- Design #2, in new location
- Design #3, in new location
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for Horizontal and Vertical styles

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- The bottom of the fence follows the grade of the ground (no large gaps)

RECEIVED
SEP 23 2021
CITY OF WOODCREEK

Replaced
10/14/2021

City Secretary

From: Rochelle Fainstein [REDACTED]
Sent: Thursday, September 23, 2021 3:46 PM
To: City of Woodcreek
Subject: fence permit application
Attachments: 157_AUGUSTA_woodcreek_form_4a_residential_permit_application_-_fences_patio_deck_8-5-2021.docx; Fence 157 August Dr Project Details.pdf

Hello!
I just submitted the fee via credit card online.
Please let me know if you need anything else at all to get this processed.
Many thanks!
Rochelle
Please call or email anytime - [REDACTED]

Total Control Panel

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To: woodcreek@woodcreektx.gov
From: rochelle.fainstein@gmail.com

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City Secretary

From: City Secretary
Sent: Friday, October 1, 2021 12:11 PM
To: Rochelle Fainstein
Cc: City of Woodcreek; City Inspector
Subject: RE: 157 Augusta Drive - fence

Thank you.
As soon as we receive the design correction document, we can proceed with processing.

Linda Land
City Secretary

City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov

From: Rochelle Fainstein [REDACTED] >
Sent: Thursday, September 30, 2021 3:12 PM
To: City Secretary <city.secretary@woodcreektx.gov>
Cc: City of Woodcreek <Woodcreek@woodcreektx.gov>; City Inspector <city.inspector@woodcreektx.gov>
Subject: Re: 157 Augusta Drive - fence

Ma'am,
Here is the copy of our Deed.
Please let me know if you require anything else.

Thank you,
Rochelle

On Thu, Sep 30, 2021, 3:06 PM Rochelle Fainstein [REDACTED] wrote:

Thank you for your email, Linda!
Nate here should be able to provide the design you request.

I'll send you ownership shortly.
Thanks again,
Rochelle

On Thu, Sep 30, 2021, 2:24 PM City Secretary <city.secretary@woodcreektx.gov> wrote:

Good afternoon,

City Secretary

From: Rochelle Fainstein [REDACTED] >
Sent: Wednesday, October 27, 2021 1:15 PM
To: City Secretary
Subject: Re: 157 Augusta Drive - fence

Hello, checking in to let you know this project has been completed.
Please let me know if you need me to do anything else!
Many thanks for helping us out with the permit.
Best,
Rochelle

On Thu, Oct 14, 2021 at 3:37 PM City Secretary <city.secretary@woodcreektx.gov> wrote:

Tomorrow would be fine.

We're open from 10 AM to 4 PM.

See you soon,

Linda

Linda Land

City Secretary

City of Woodcreek

41 Champions Circle

Woodcreek, TX 78676

(512) 847-9390

www.woodcreektx.gov

157 Augusta Drive
Communication with Property Owner - fence

City Secretary

From: City Inspector
Sent: Wednesday, November 17, 2021 1:49 PM
To: City Secretary
Subject: FW: Fence

Here is the conversation I had with Mrs Fainstein via email about her fence at 157 Augusta Drive

From: Rochelle Fainstein [REDACTED]
Sent: Monday, November 1, 2021 2:10 PM
To: City Inspector <city.inspector@woodcreektx.gov>
Cc: City Secretary <city.secretary@woodcreektx.gov>
Subject: Re: Fence

Hi Joe,
 I am going to correct the 16ft to honor the good neighbor fence per our conversations. So we are set there.

I can speak to the golf course folks, of course and get something in writing.

Do you have a good contact for me there? Happy to get that moving.

Thank you.
 Rochelle

On Mon, Nov 1, 2021, 12:50 PM City Inspector <city.inspector@woodcreektx.gov> wrote:

Mrs. Fainstein,

I do apologize for any misunderstanding. The variance would not be for your fence built on the golf course property. For that, you would have to contact the golf course to get permission in writing and signed. The variance is if you wanted to not change the way your fence is facing (Good Neighbor Fence). Once again I do apologize for the misunderstanding.

Very Respectfully

Joe Tijerina

City Inspector

From: Rochelle Fainstein [REDACTED] >
Sent: Monday, November 1, 2021 11:25 AM

To: City Inspector <city.inspector@woodcreektx.gov>

Cc: City Secretary <city.secretary@woodcreektx.gov>

Subject: Re: Fence

Hello,

I have had some time to think about your inspection requests.

We fully intend to fix that 16ft portion we talked about in person, Joe - and I am waiting on the fence builder to come back out and do so. We will also make sure it measures 6ft in height. This was the builder's mistake and they are coming to honor that portion for free to set things right.

However, regarding the back portion of the fence: I would like to file for a variant. I understand there is a \$500 non-refundable fee.

The back portion of our fence faces another fence of equal height. I have spoken with that property owner and they have no plans to take down their fence. Since our fence is facing their fence, I do not see the need for it to be outward facing.

Could you please help me apply for the variant? I very much appreciate the guidance and your understanding. We simply can't afford the cost of changing the design at this time, but we will find a way to swing the \$500 for the variant and hope the city will approve.

Many thanks!

Rochelle

On Thu, Oct 28, 2021 at 1:59 PM City Inspector <city.inspector@woodcreektx.gov> wrote:

You can apply for a variant but the non-refundable fee for the variant application is \$500 and there is no guarantee the variant will be approved.

Very Respectfully

Joe Tijerina

From: Rochelle Fainstein [REDACTED]
Sent: Thursday, October 28, 2021 1:52 PM
To: City Inspector <city.inspector@woodcreektx.gov>
Cc: City Secretary <city.secretary@woodcreektx.gov>
Subject: Re: Fence

Received.

The contractor is getting together pricing and schedule to come back out and fix these items.

He did ask if there is a possibility for us to apply for a variant regarding the back portion of the fence, since it is facing another fence of equal height. Could you advise if this is possible?

Otherwise, I will get back in touch when the work is completed. It will take some time, however.

Thank you for your courtesy,

Rochelle

On Thu, Oct 28, 2021 at 1:49 PM City Inspector <city.inspector@woodcreektx.gov> wrote:

Mrs. Fainstein,

This is just an email about what we talked about over the phone and in person. The back of your fence and the portion of the fence on the right side that we talked about will need to be changed to where the finished side is facing outward. The unfinished side will be facing inward. Thank you for your corporation in this matter.

Very Respectfully

Joe Tijerina