

Public Notice

The City of Woodcreek has received an application from Edward N. Jones, Jr. & B. Gayle Jones, 17 Brookside Drive, Woodcreek, TX 78676 for a variance to § 156.102 of the Woodcreek Code of Ordinances to allow for the repair/replacement of the illegal non-conforming use of a second story deck and stairs currently in existence across existing property lines and utility easements.

On Wednesday, August 19, 2020 at 2:00 p.m. the City of Woodcreek Board of Adjustment will conduct a public hearing of this application during a Board of Adjustment Meeting.

In accordance with the order of the Office of the Governor issued March 16, 2020, the City of Woodcreek Board of Adjustment will conduct a video conference and telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of COVID-19. The public may watch this meeting live and have the opportunity to comment via audio devices at the following link: <https://meetings.ipvideotalk.com/193256548>.

The public may participate in this meeting by dialing one of the following numbers: (617) 315-8088 or toll free (866) 948-0772. When prompted, enter Meeting ID: 193256548.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Anyone wishing to offer public comments or offer written questions or comments must notify woodcreek@woodcreektx.gov by Noon on Tuesday, August 18, 2020.

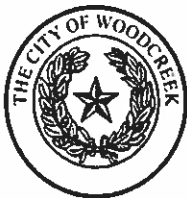
A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

All interested parties are encouraged to attend and may contact the City of Woodcreek for more information.

This notice is issued pursuant to § 156.137 (E) of the Woodcreek Code of Ordinances.

Variance Applicant Documentation

17 Brookside Drive



RECEIVED

JUN 25 2020

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. **See Attached**
- A filing fee of \$500.00 (Applicant will also be charged the cost of postage and publication). **Attached**
- 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. **Structure placement show on Attached**
- If requesting a variance in impervious cover limits, please include calculations showing current impervious cover (as of date of application) and proposed impervious cover. **Not Applicable**

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: June 19, 2020

Petitioner's Name: Edward N. Jones, Jr. & B. Gayle Jones

Mailing Address: 17 Brookside Dr. Wimberley, Texas 78676

Email Address(s): enj@austin.rr.com bgj@austin.rr.com

Telephone Number(s): (512) 842-3089 : (_____) _____

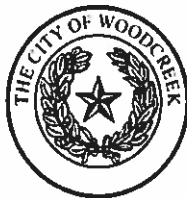
Description and Location of Property for which Variance is Requested.

Property Owner's Name: Edward N. Jones, Jr. & B. Gayle Jones

Property Owner's Mailing Address: 17 Brookside Dr. Wimberley, Texas 78676

Section Location, Lot Number, & Zoning Designation: Section 2 Lot(s): 54-55

Property Address: 17 Brookside Dr. Wimberley, Texas 78676

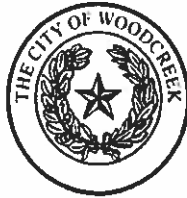


As per § 30.57 of the Woodcreek Code of Ordinances, a Variance is defined as “An adjustment or deviation in the application of specific regulations of Ch. 50, 154 and 156 of this code of ordinances or other applicable ordinances under the purview of the city and applicable to a particular parcel of property 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, Location of House, Deck and Stairs pre-existed the
City of Woodcreek ordinance.
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
YES, The variance is necessary to allow for repair, maintenance of
House, Deck and Stairs. The variance will re-establish structural
integrity of Deck & Stairs.
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 actually allow repair of Deck and Stairs
to make it safe for use.
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 it only impacts the subject property (Deck & Stairs).



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.

The Deck & Stairs are unsafe and require repair.
Initial construction pre-dated City of Woodcreek ordinance.
Construction/repair will remain in same footprint.
The Stairs provide an emergency egress from the second story.

Applicant Signature: Edward W. Jones

Date: June 19, 2020

For City Use Only:

Application, required information, and fee received:
Date: 6/25/2020 Check # 2311 Initials: efj

Referred to Board of Adjustment:
Date: 7-30-2020 Initials: efj

Publication of Public Hearing by Board of Adjustment:
Date: 8-6-2020 Initials: efj

Action by Board of Adjustment:
Approved: _____ Denied: _____
Date: _____ Initials: _____

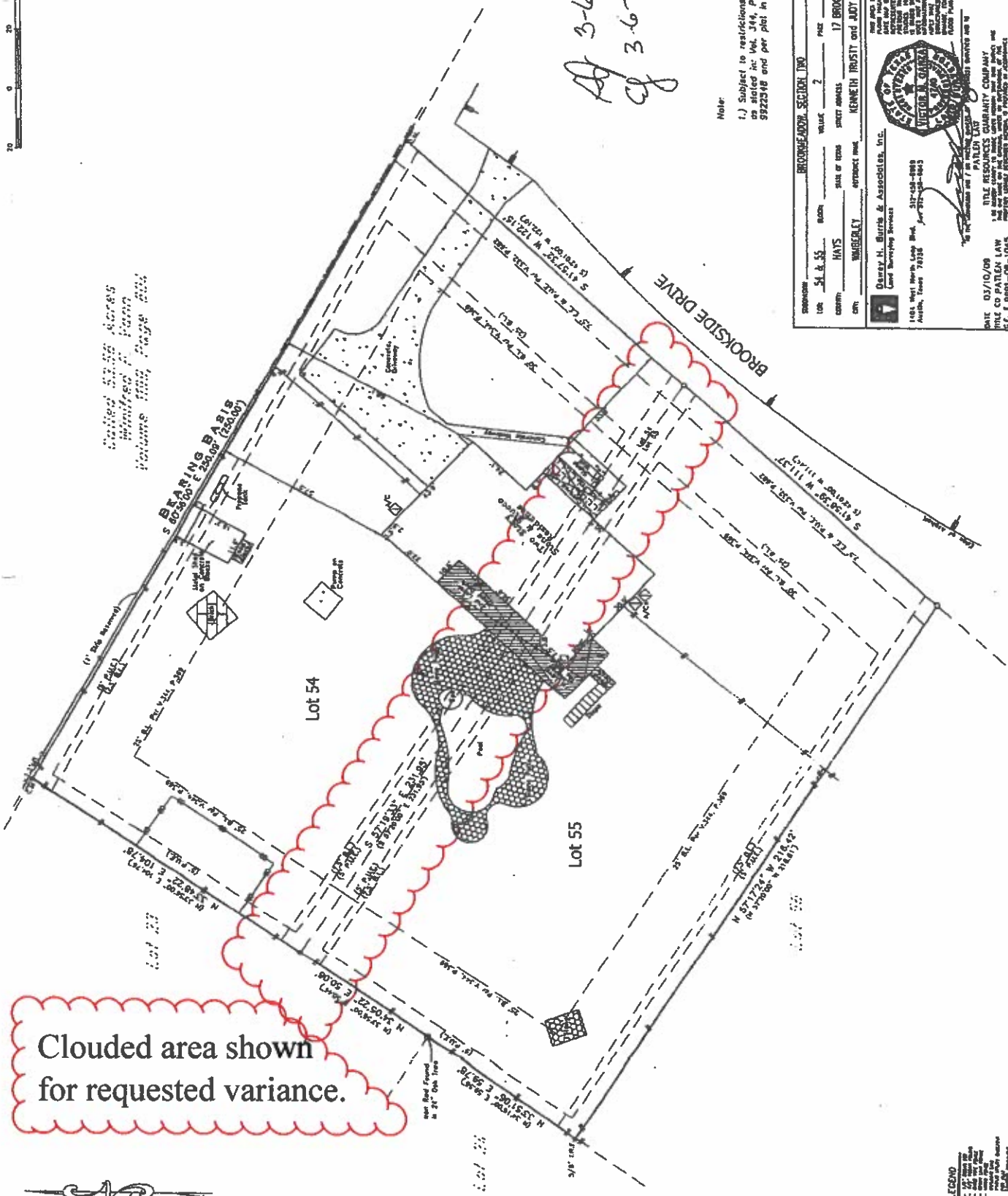
Notes:

0 25 50 Feet

Cont'd 5.555 Acres
 William F. Parrin
 Volume 110, Page 504

Ag 3-6-12
 CJ 3-6-12

Note:
 1.) Subject to restrictions and easement rights
 contained in Plat No. 14, P. 159 and Plat No.
 9922516 and per plat in Vol. 2, Pg. 44.



Clouded area shown
 for requested variance.

PROJECT: BROOKSIDE DRIVE SECTION TWO

LOT: 54 & 55 BLOCK: 2 PACE: 44 PLAT RECORDS

OWNER: HAYS STATE OF TEXAS 17 BROOKSIDE DRIVE

AGENT: WAGNER KENNETH TRUSTY and JUDY TRUSTY

DEVELOPER: Deane H. Burns & Associates, Inc.
 1401 West North Loop Blvd., Suite 408-888
 Houston, Texas 77028

DATE: 03/10/09

BY: TITLE RESOLUTION GUARANTY COMPANY

FOR: THE CO. PATRICK LAW

FILE NO: 0801-08-1045

JOB # 0301009.JHW

SCALE: 1" = 30'

LEGEND

1. 1/4" = 10' Scale

2. 1/4" = 20' Scale

3. 1/4" = 30' Scale

4. 1/4" = 40' Scale

5. 1/4" = 50' Scale

6. 1/4" = 60' Scale

7. 1/4" = 70' Scale

8. 1/4" = 80' Scale

9. 1/4" = 90' Scale

10. 1/4" = 100' Scale

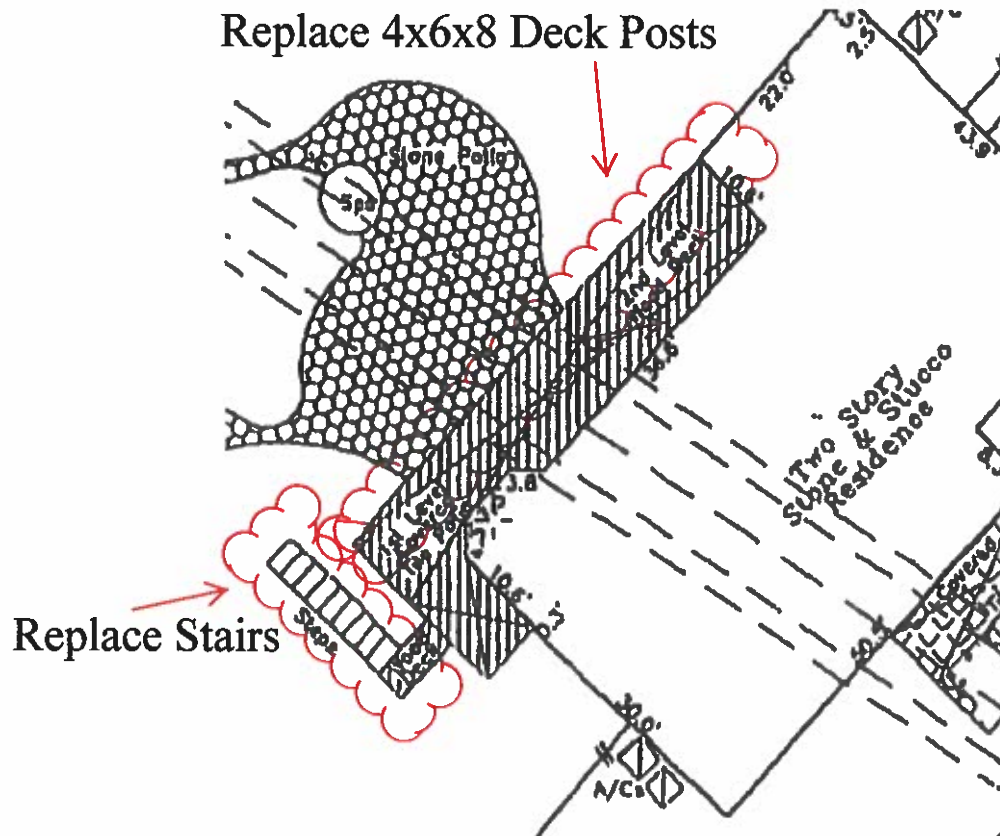
Application for: Deck & Stairs Restoration

Edward N & B. Gayle Jones

17 Brookside Dr.

Woodcreek, Texas 78676

Ph: 512-842-3089



Wimberley Restoration Company
P.O. Box 281
Wimberley, TX 78676
(512) 648-1889
melissa@wimberleyrestoration.com
www.wimberleyrestoration.com

Estimate

Copy

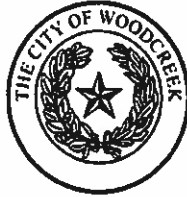


ADDRESS
Gayle Jones
17 Brookside Dr.
Wimberley, TX 78676

ESTIMATE # DATE
1732 04/16/2020

ACTIVITY	QTY	RATE	AMOUNT
Post replacement Temporarily support deck Remove and dispose of deteriorated posts (10) Fill post pocket with 5000 psi concrete Supply and install Simpson post bracket 1" offset Supply and install (10) 4x6x8 Cedar posts leveling deck above Supply and install 1x4 cedar post base wrap Re secure balcony posts to existing beam Re secure soffit and fascia as needed	1	3,990.00	3,990.00
Exclusions: Paint or stain by others Architectural or Engineered drawings Permits by owner			
Stairs Demo and dispose of existing exterior staircase Prepare and form 12"x24" sonotube footings (7) Supply and install Pressure Treated 4x6 posts (7) Supply and install 2x6 PT framing at landings Supply and install 2x12 PT stringers Supply and install 2x10 PT Treads Supply and install 2x4 railing, 2x6 hand rail, PT lattice inserts	1	5,937.40	5,937.40
Exclusions: Paint or stain by others Architectural or Engineered drawings Permits by owner			
TOTAL			\$9,927.40

** 50% of project total due upon start of job & 50% due upon completion.**
This estimate expires after 30 days from the date of generation.



RECEIVED

JUN 23 2020

CITY OF WOODCREEK

City of Woodcreek Application for Variance

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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: June 19, 2020

Petitioner's Name: Edward N. Jones, Jr. & B. Gayle Jones

Mailing Address: 17 Brookside Dr. Wimberley, Texas 78676

Email Address(s): enj@austin.rr.com bgj@austin.rr.com

Telephone Number(s): (512) 842-3089 : ()

Description and Location of Property for which Variance is Requested.

B GAYLE JONES
EDWARD N JONES, JR.
17 BROOKSIDE DR.
WIMBERLEY, TX 78676

88-1218/1113

2311

DATE

6/19/20

kas 78676

Lot(s): 54-55

PAY TO THE ORDER OF City of Woodcreek \$ 500.00
Five hundred & no/100 DOLLARS

Heat Reactive Ink



MEMO 17 Brookside Variance

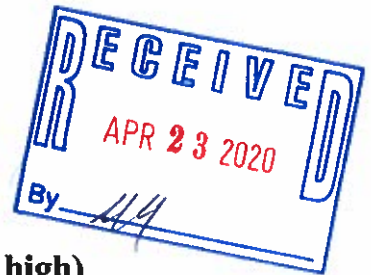
Edward N. Jones, Jr. MP

02311 2018 1536

0 888.888.8888

City Documentation

**17 Brookside Drive
Original Application for a Patio
and Follow-up Correspondence**



**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 (\$ 35.08).
Applications cannot be considered without all required information.**

Name of Owner(s): B. Gayle & EDWARD N. JONES
Telephone #: (512) 842-3089
Cell #: (512) 963-5553
Mailing Address: 17 BROOKSIDE Dr WIMBERLEY, TX 78676
Email: bgj@austin.cc.com
Site Address: AS ABOVE
Legal Description: Section: 2 Lot: 54-55 Zoning District: BROOK MEADOW
Name of Builder: WIMBERLEY RESTORATION
Telephone # of Builder: (512) 648.1889

Structure (s) to be built: RESTORED
 Fence
 Patio (w/o cover)
 Deck (lower than 30 inches)

Required Information: SEE ATTACHMENTS
 Site plan with setbacks
 Impervious Cover Calculation (Except Fences) - (maximum 30%)
 Specifications (materials)
 Elevations (drawing of structure)
 Other: _____
 Application fee (\$75.00) * Cb.# 2223

*Replaced
by Residential Permit
Application Type II -
5/27/2020*

*** 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 call City Hall for final project review.**

BJ (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)

 (Initials)

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

 (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)

 (Initials)

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

 (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.

Signature of Property Owner

For City use only:

Date application, required information and fee received: _____

Approved or Denied (circle one) by _____ Date _____

Approved or Denied (circle one) by _____ Date _____

Date inspection fees paid _____

Date permit issued to property owner: _____ Permit # _____

Date applicant notified of denial _____ Reason for denial _____

Date of final project review _____ Result _____

City Secretary

From: enj <enj@austin.rr.com>
Sent: Wednesday, May 27, 2020 10:56 AM
To: City Secretary
Cc: 'Gayle Jones'; Manager; Mayor; aurora_lebrun444@verizon.net
Subject: RE: 17 Brookside Drive
Attachments: Woodcreek Completed Form 4.pdf

Importance: High

To Addresses:

Please find attached the signed documentation you indicate is required...
The Fee has been previously paid...

Total Work is represented by bid from Wimberley restorations which was previously submitted...
Error on original documentation – NO PATIO is being restored...

Hopefully this will satisfy the needs of the City of Woodcreek and we can obtain permit ASAP...
Thanks
Ed & Gayle

From: City Secretary [mailto:city.secretary@woodcreektx.gov]
Sent: Wednesday, May 27, 2020 9:40 AM
To: enj <enj@austin.rr.com>
Cc: Gayle Jones <bgj@austin.rr.com>; Manager <manager@woodcreektx.gov>
Subject: FW: 17 Brookside Drive

Good morning,

The city has adopted the 2015 International Existing Building Code which requires a permit for repair. The work described in the bid documents is not included in the exemptions listed in the Code (ex. painting, cabinets). On the attached application, you may make a note beside "Deck, 30 inches or higher" to say Repair. Then note the stair replacement on the "Other" line.

The original application noted that you were restoring a patio. Is that a separate project or do the bid documents include the entire scope of work?

Linda Land
City Secretary

City of Woodcreek

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

From: enj <enj@austin.rr.com>
Sent: Tuesday, May 19, 2020 2:34 PM
To: City Secretary <city.secretary@woodcreektx.gov>
Cc: Manager <manager@woodcreektx.gov>; Gayle Jones <bgj@austin.rr.com>
Subject: Re: 17 Brookside Drive

I think this is where the miscommunication is...

This document is for:

(Type II for structure expansion, decks 30 in. or higher, pools, garage, tool sheds, etc.)

This planned work is for restoration ONLY ... Not Structure Expansion...
Hopefully this clarifies ... is there another for that is appropriate...?

Ed Jones

On May 19, 2020, at 1:58 PM, City Secretary <city.secretary@woodcreektx.gov> wrote:

Thank you for providing the information from Wimberley Restoration.
Apparently, there's been confusion about ATS. Once the city receives a complete application, we'll submit the information to ATS for a plan review. You do not need to contact them yourself. I thought you wanted to contact them because you had inspection or other questions.
You'll need to complete the attached application, since the previous one does not apply to your project. Once we receive the documentation noted on the application, we will submit it to ATS for a plan review.

Linda Land
City Secretary

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

From: enj <enj@austin.rr.com>
Sent: Monday, May 18, 2020 10:23 AM
To: City Secretary <city.secretary@woodcreektx.gov>
Cc: Manager <manager@woodcreektx.gov>; 'Gayle Jones' <bgj@austin.rr.com>
Subject: RE: 17 Brookside Drive
Importance: High

I've followed your directions...

1. I called ATS, spoke with Receptionist (Olivia) who connected me with Richard Emerson...
2. I left him a detail message but have NOT received a call back...
3. Since there is a Woodcreek contract with ATS do you have a specific individual who will respond..?
4. I have attached the 30 day estimate from "Wimberley Restoration" (a company who has done numerous jobs within Woodcreek) and has a good reputation...
5. Their estimate was on 4/16/20 and was good for 30 days ... which has now passed...
6. It is getting a bit frustrating attempting to get a simple "Restoration" job started...
7. Is there any way we can get this moving..?
8. Your prompt attention to this will be appreciated...

Thanks, Ed & Gayle Jones

From: City Secretary [<mailto:city.secretary@woodcreektx.gov>]
Sent: Wednesday, May 13, 2020 11:24 AM
To: enj <enj@austin.rr.com>
Cc: Manager <manager@woodcreektx.gov>
Subject: RE: 17 Brookside Drive

Mr. Jones,

I looked at their website and there's a banner saying that their phone service is temporarily down. The same message was on the site yesterday.

Linda Land
City Secretary

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

From: enj <enj@austin.rr.com>
Sent: Wednesday, May 13, 2020 10:43 AM
To: City Secretary <city.secretary@woodcreektx.gov>
Subject: Re: 17 Brookside Drive

I left you a Phone message a moment ago...
The number for ATS 512-328-6995 is no longer a working number...

Please provide me another number...

Ed Jones

On May 12, 2020, at 12:54 PM, City Secretary <city.secretary@woodcreektx.gov> wrote:

Good afternoon,
Yes, the city has a contract with ATS to perform our building inspections.

Linda Land
City Secretary

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

From: enj <enj@austin.rr.com>
Sent: Thursday, May 7, 2020 9:56 PM
To: City Secretary <city.secretary@woodcreektx.gov>
Cc: Jones Ed & Gayle - Home <bgj@austin.rr.com>
Subject: Re: 17 Brookside Drive

Is this the ATS you mention..? Is there a local business to perform this service?

Address: 4910 W US Hwy 290 Service Rd, Austin, TX 78735

Phone: (512) 328-6995

Ed Jones

On May 7, 2020, at 9:24 PM, Gayle Jones <bgj@austin.rr.com> wrote:

Gayle Jones

Begin forwarded message:

From: City Secretary <city.secretary@woodcreektx.gov>
Date: May 7, 2020 at 12:20:53 PM CDT
To: Gayle Jones <bgj@austin.rr.com>
Cc: Manager <manager@woodcreektx.gov>
Subject: RE: 17 Brookside Drive

Good afternoon,

Since the deck/stairs are over 30 inches tall, the application you submitted will need to be replaced with the one I sent you last week.

Replacing the support posts for a two-story deck will require a Plan Review from ATS along with any inspections noted in the Plan Review.

The stairs going to the deck can be on the same application and can be inspected at the same time.

The original application notes that a patio without a cover will be restored. Is this a separate project?

Thank you,

Linda Land
City Secretary

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

From: Gayle Jones <bgi@austin.rr.com>
Sent: Friday, May 1, 2020 4:39 PM
To: City Secretary <city.secretary@woodcreektx.gov>
Subject: Re: 17 Brookside Drive

Somehow we miscommunicated...

We are:

1. Replacing deck posts only, no other changes...
2. Replacing stairs as currently configured...

Does that answer your questions..?

If so we will submit signed page...

Thanks...

Gayle Jones

On Apr 30, 2020, at 12:29 PM, City
Secretary
<city.secretary@woodcreektx.gov>
wrote:

Good morning,

We have received your application to restore a patio, but we require additional information before we can continue to process it.

It looks like you might be restoring a deck or patio cover (or both) instead of a patio. If so, how tall is the deck and what kind of restoration is proposed? If the deck is over 30 inches tall or if it's a patio cover, it may require inspection by ATS. Also, if the deck is over 30 inches tall, you'll need to use the

attached application instead of the one you submitted. We'll need elevations, photos or more specifications to determine what is required.

There's a note on Exhibit 3 that says that the stairs will be reconfigured. We'll need elevations, specifications, etc. on that part of the project also.

Page 2 of the application is not signed by the property owner, but if you'll email us that you are requesting the permit, that will work (due to COVID-19 restrictions).

Linda Land
City Secretary

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

<Woodcreek Form 4 Residential Permit Application - Type II.pdf>

Total Control Panel

[Logi](#)

To: city.secretary@woodcreektx.gov
From: enj@austin.rr.com

Message Score: 1
My Spam Blocking Level: Low

High (60): Pass
Medium (75): Pass
Low (90): Pass

[Block](#) this sender
[Block](#) austin.rr.com

This message was delivered because the content filter score did not exceed your filter level.

Total Control Panel

[Login](#)

To: city.secretary@woodcreektx.gov
From: enj@austin.rr.com

Message Score: 1
My Spam Blocking Level: Low

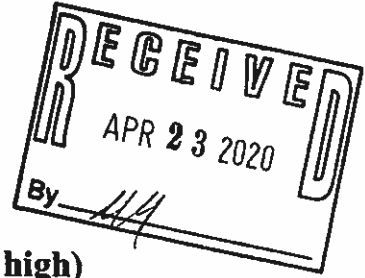
High (60): Pass
Medium (75): Pass
Low (90): Pass

[Block](#) this sender
[Block](#) austin.rr.com

This message was delivered because the content filter score did not exceed your filter level.

Total Control Panel

[Login](#)



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 (\$ 35.08).
Applications cannot be considered without all required information.

Name of Owner(s): B. Gayle & EDWARD N. JONES
Telephone #: (512) 842-3089
Cell #: (512) 963-5553
Mailing Address: 17 BROOKSIDE DR WIMBERLEY, TX 78676
Email: bgj@austin.rr.com
Site Address: AS ABOVE
Legal Description: Section: 2 Lot: 54-55 Zoning District: BROOK MEADOW
Name of Builder: WIMBERLEY RESTORATION
Telephone # of Builder: (512) 648-1889

Structure (s) to be built: RESTORED
 Fence
 Patio (w/o cover)
 Deck (lower than 30 inches)

Required Information: SEE ATTACHMENTS

Site plan with setbacks
 Impervious Cover Calculation (Except Fences) - (maximum 30%)
 Specifications (materials)
 Elevations (drawing of structure)
 Other: _____
 Application fee (\$75.00) * Ch.# 2223

*** 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

B GAYLE JONES
EDWARD N JONES, JR.
17 BROOKSIDE DR.
WIMBERLEY, TX 78676

88-1218/1113
2223
DATE 4-22-20

ity and
ces, please

PAY TO City of Woodcreek
THE ORDER OF _____ \$ 75.00/100
Seventy Five & 00/100
DOLLARS

als)



MEMO Restoration Permit

B. Gayle Jones

02223 2018 1536

City Documentation

17 Brookside Drive

Second Application

Deck and Stair Replacement

Follow-up Correspondence

ATS Plan Review



RECEIVED

MAY 27 2020

CITY OF WOODCREEK

Residential Permit Application

(Type II for structure expansion, decks 30 in. or higher, pools, garage, tool sheds, etc.)

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

Instructions:

To apply for Residential Structure Addition Permit (ex. deck cover), complete Sections 1 & 2.
To apply for a Residential Accessory Building Permit (ex. garage), complete Sections 1 & 3.
Applications cannot be considered without all required information.

Sent to
ATS 5/27/2020

SECTION 1

Name of Owner: Edward N. & B. Gayle Jones Telephone # 512-842-3089
Email address (if available) enj@austin.rr.com bgj@austin.rr.com
Site Address: 17 Brookside Dr. Woodcreek, Texas 78676
Legal Description: Section: 2 Lot: 54-55 Zoning District: _____
Mailing address of property owner: 17 Brookside Dr. Wimberley, Tx 78676
Name of Builder: Wimberley Restoration Telephone # 512-648-1889

SECTION 2 – Residential Structure Addition

Deck 30 in. or higher (Repair)
 Patio/Deck Cover
 Swimming Pool
 Other: Stair Replacement

Required Information:
 Site plan with setbacks
 Impervious Cover Calculation (maximum 30%)
 Specifications (materials)
 Elevations (drawing of structure)

Paid Application fee (\$75.00) *

SECTION 3 – Residential Accessory Building

Garage
 Greenhouse/cabana
 Expansion of living space
 Workshop/tool shed
 Other _____

Required Information:
 Site plan with setbacks
 Impervious Cover Calculation (maximum 30%)
 Specifications (materials)*
 Elevations (drawing of structure)
 ResCheck (if required)

Checked for proximity to floodplain/FEMA
Flood Zone: _____ / Base Flood Elevations _____

Application fee (\$150.00) *

* Application fee does not include any required third-party 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.
Any changes in these plans after approval must be resubmitted for approval.

* Applicant will notify City Hall once project is complete.

 (Initials)

Residential Structure Permit Application

Required Information

Site Pan with Setbacks: See Exhibit 1 diagram of property

Impervious Cover Calculation See: Exhibit 2 Letter Mayor Eskelund Calculation Of Impervious Cover

Note : There has been no changes in Impervious Cover density this this calculation was established.

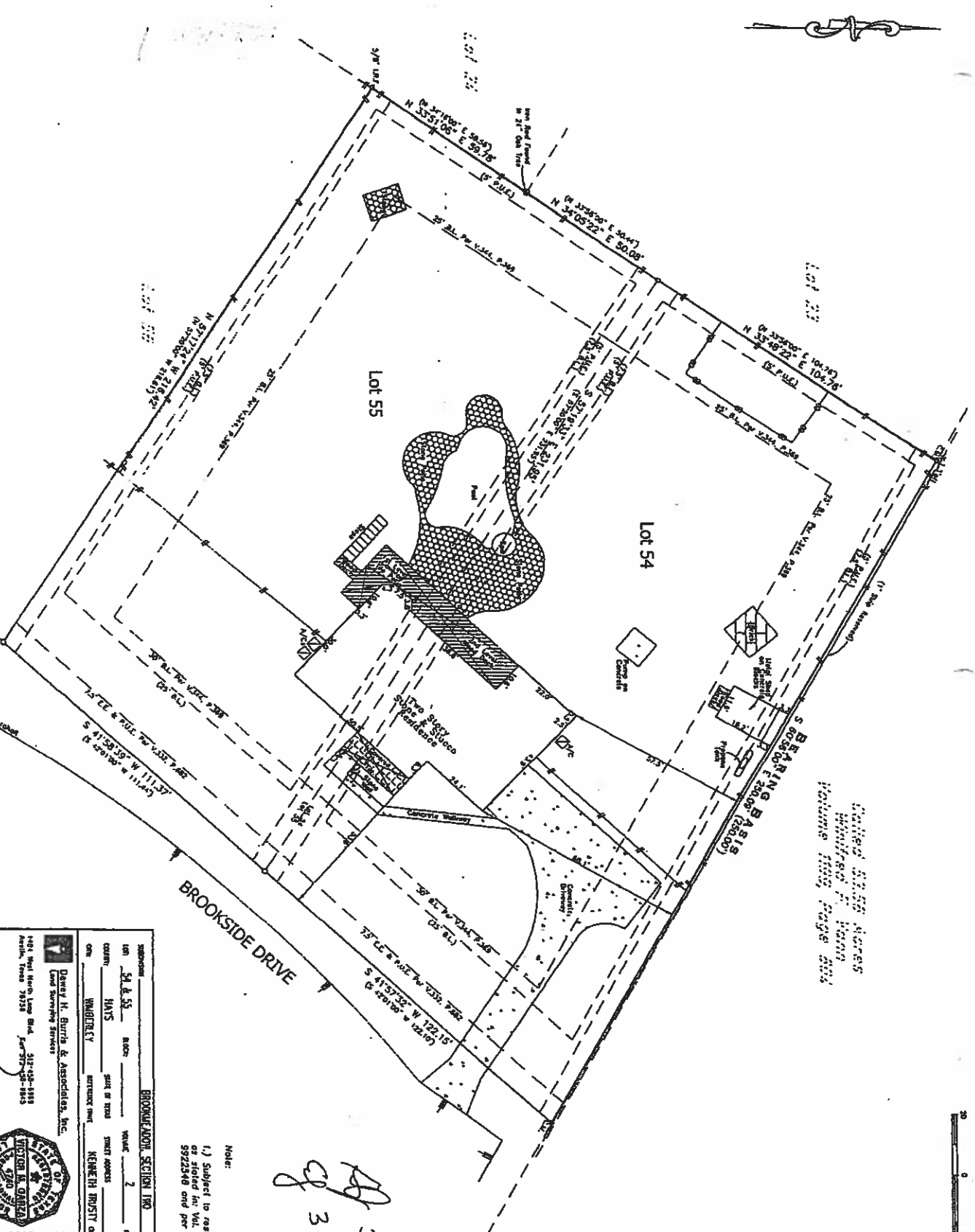
Specifications (Materials): Pressure Treated Wood, Cedar Posts 4"x6"x8' , Simpson Post Brackets, Cedar Post Base Wrap, Lattice PT inserts

Elevation: See Exhibit 3 Deck Restoration



LEGEND

- 1. 1/4" = 1' Scale
- 2. 1/8" = 1' Scale
- 3. 1/16" = 1' Scale
- 4. 1/32" = 1' Scale
- 5. 1/64" = 1' Scale
- 6. 1/128" = 1' Scale
- 7. 1/256" = 1' Scale
- 8. 1/512" = 1' Scale
- 9. 1/1024" = 1' Scale
- 10. 1/2048" = 1' Scale
- 11. 1/4096" = 1' Scale
- 12. 1/8192" = 1' Scale



Colored 52,550 Acres
 Indexed in Volume
 Volume 1000 Page 600



BROOKSIDE DRIVE

S BEARING BASIS
 305.810' ± 200.00' ± 200.00'

Handwritten:
 3-6-12
 of 3-6-12

Note:
 1.) Subject to restrictions and easement rights
 as shown on Vol. 544 of 1989 of 450'
 5922568 and per plot in Vol. 2, Pg. 14.

BROOKSIDE SECTION TWO

LOT 54 & 55 RACER VALUE 2 NET 44 TAX RECORDS

COUNTY HAYS SAID IN TRUST STREET ADDRESS 12 BROOKSIDE DRIVE

OWN WHOLELY SERVICE FIRM KENNETH BRISTY and JUDY BRISTY

DANEY H. BURRIS & ASSOCIATES, INC.
 Land Surveying Services
 1401 West 14th, Law Office 317-451-1111
 P.O. Box 1918 317-451-1111
 APO, Fort Worth 76118

DATE 03/10/09
 DRAFT OF PATENT LAW
 C/L 7 9981-08-1045
 C/L 7 02010593 JHW
 C/L 1 - 01

STATE OF KANSAS
 DEPARTMENT OF REVENUE
 DIVISION OF LAND RECORDS

THIS PLAN IS NOT OFFICIAL AS IT DOES NOT AFFECT THE PUBLIC RECORDS OF THE STATE OF KANSAS. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO OBTAIN ALL NECESSARY INFORMATION FROM THE PUBLIC RECORDS AND TO VERIFY THE ACCURACY OF THE INFORMATION OBTAINED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM OTHER SOURCES.

CONVEYANCE	DATE	FILE NO.	RECORDED	DATE
...

KAVANAUGH CONSULTING, LLC
Firm Number 6711
108 River Oaks Drive
Wimberley, Texas 78676
(512) 587 - 7397
kavanaughconsulting@gmail.com

June 16, 2012

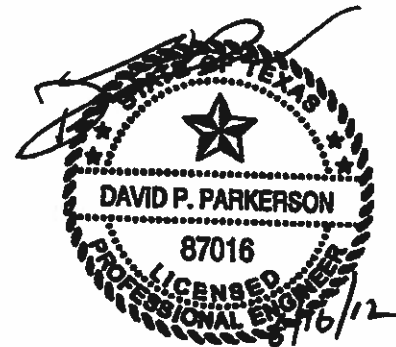
Eric Eskelund, Mayor
City of Woodcreek
41 Champions Circle
Woodcreek, Texas 78676
(512) 847 - 9390

Re: Jones Family Driveway Addition
17 Brookside Drive
Woodcreek, Texas 78676

Dear Mr. Eskelund,

Please let this letter serve as a confirmation to you and the City of Woodcreek that the proposed driveway at the home of Mr. Edward Jones of 17 Brookside Drive, Woodcreek, Texas combined with the existing structures and driveway located on site will not exceed 25% impervious cover for the overall site as required by the City of Woodcreek in its comments to the proposed driveway application. The existing home and driveway is located on Lots 54 and 55 of Brookmeadow, Section 2 subdivision. The attached lot survey shows the existing home and driveway as well as the proposed additional driveway. The existing and proposed impervious cover as prepared from the lot survey for the site is described below.

<u>Structure</u>	<u>Approximate Area</u>
Existing House Footprint	3,156 SF
Existing Rear Patio	680 SF
Existing Front Patio / Sidewalk	540 SF
Existing Pool and Deck	2,220 SF
Existing Driveway	2,520 SF
Existing Outbuildings	480 SF
Proposed Driveway	2,320 SF
<u>Total Impervious Cover SF</u>	<u>11,916 SF</u>
<u>Total Lot SF</u>	<u>49,964 SF</u>
<u>Final % Impervious Cover</u>	<u>23.8%</u>



Thank you for your assistance in this matter,

A handwritten signature in black ink, appearing to read "David P. Parkerson".

David Parkerson, P.E.
Kavanaugh Consulting, LLC, Its Manager

CC: Edward Jones, Homeowner
Mark Jones, Rafter J Rustic, Contractor
File

Attachments: Existing and Proposed Site Layout (EXHIBIT "A")

EXHIBIT A

April 22, 2020

17 Brookside Dr.

DECK Restoration

- 1. Replace bracing on Lower Deck
- 2. Rebuild current configuration of stairs

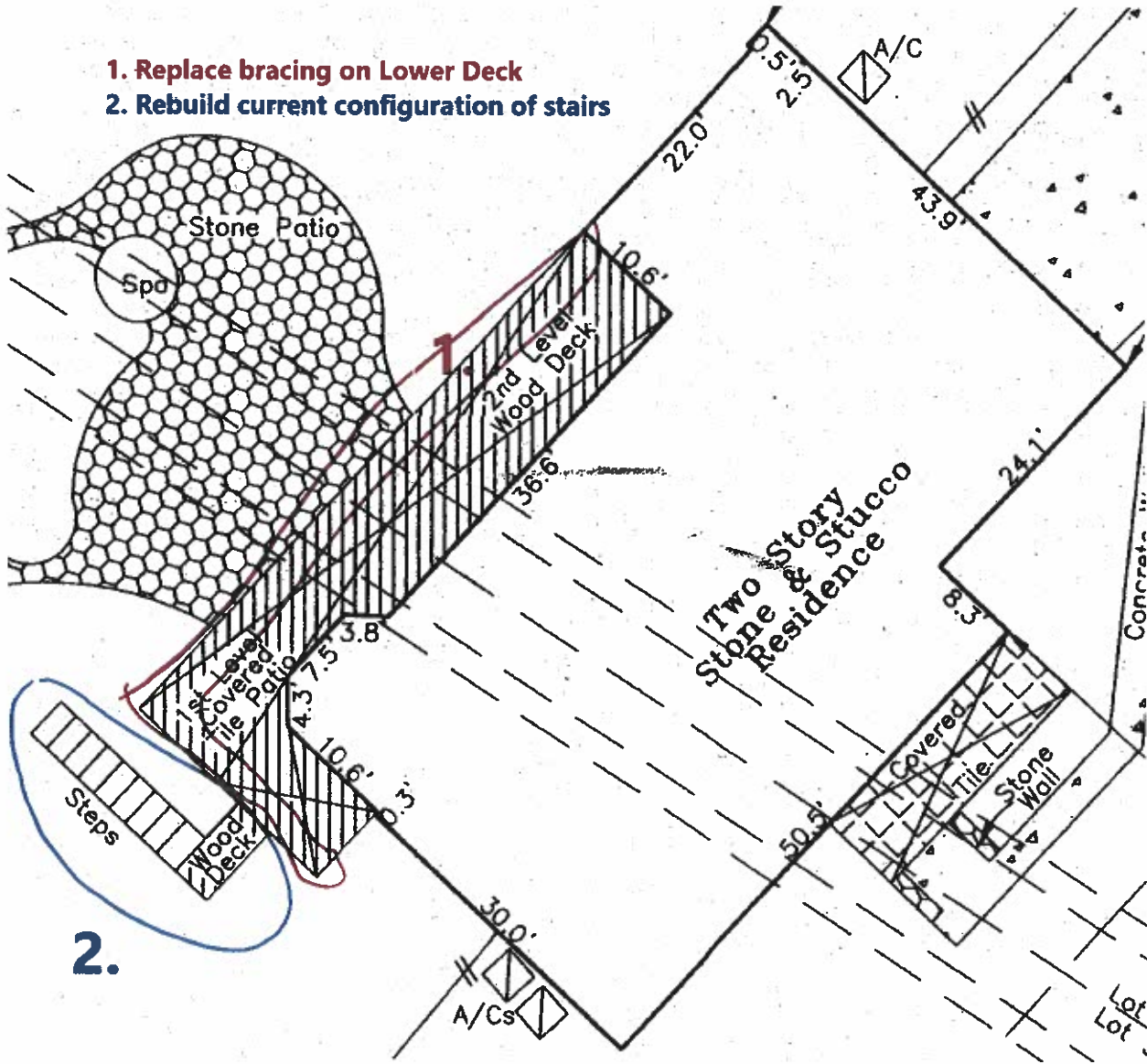


EXHIBIT 3

Wimberley Restoration Company
 P.O. Box 281
 Wimberley, TX 78676
 (512) 648-1889
 melissa@wimberleyrestoration.com
 www.wimberleyrestoration.com

Estimate

RECEIVED

MAY 18 2020

copy

CITY OF WOODCREEK



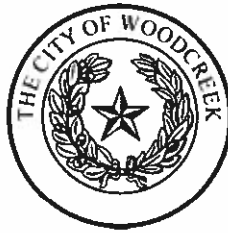
WIMBERLEY RESTORATION COMPANY

ADDRESS
 Gayle Jones
 17 Brookside Dr.
 Wimberley, TX 78676

ESTIMATE # DATE
 1732 04/16/2020

ACTIVITY	QTY	RATE	AMOUNT
Post replacement	1	3,990.00	3,990.00
Temporarily support deck			
Remove and dispose of deteriorated posts (10)			
Fill post pocket with 5000 psi concrete			
Supply and install Simpson post bracket 1" offset			
Supply and install (10) 4x6x8 Cedar posts leveling deck above			
Supply and install 1x4 cedar post base wrap			
Re secure balcony posts to existing beam			
Re secure soffit and fascia as needed			
Exclusions:			
Paint or stain by others			
Architectural or Engineered drawings			
Permits by owner			
Stairs	1	5,937.40	5,937.40
Demo and dispose of existing exterior staircase			
Prepare and form 12"x24" sonotube footings (7)			
Supply and install Pressure Treated 4x6 posts (7)			
Supply and install 2x6 PT framing at landings			
Supply and install 2x12 PT stringers			
Supply and install 2x10 PT Treads			
Supply and install 2x4 railing, 2x6 hand rail, PT lattice inserts			
Exclusions:			
Paint or stain by others			
Architectural or Engineered drawings			
Permits by owner			
TOTAL			\$9,927.40

**** 50% of project total due upon start of job & 50% due upon completion.****
 This estimate expires after 30 days from the date of generation.



RECEIVED
JUN 04 2020
CITY OF WOODCREEK

City of Woodcreek

41 Champions Circle, Woodcreek, Texas 78676
Phone: (512) 847-9390 Fax: (512) 874-6661

PLAN REVIEW

17 Brookside Drive

Address:

Edward N. & B. Gayle Jones

Permit Applicant:

6/3/2020

Date:

Subdivision:

Deck Repair & New Stairs

Project:

Section:

Phase

Block:

Lot:

R3

V-B

Zoning:

Group:

Construction Type:

REVIEW COMMENTS

This application is denied at this time. The Applicant must address the noted deficiencies and resubmit it to 41 Champions Circle, Woodcreek, Texas, 78676.

Site Plan Approval/Variance:

1. Please provide an approved variance from the City allowing for the illegal non-conforming use to continue as shown on the submitted site plan. The deck to be repaired is currently in existence across existing property lines and Utility easements.

Per IRC AJ102.1, regardless of the category of work being performed, the work shall not cause the structure to become unsafe or adversely affect the performance of the building...and unless expressly permitted by these provisions, shall not make the building any less compliant with this code or to any previously approved alternative arrangements than it was before the work was undertaken.

Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please don't hesitate to contact me.

Jaime Lanka

Plan Reviewer

ATS Engineers, Inspectors & Surveyors

P. (512) 328-6995

F. (512) 328-6996

jaime_lanka@ats-engineers.com

City Secretary

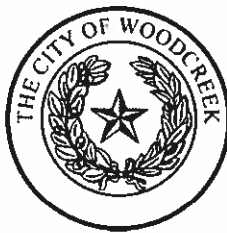
From: City Secretary
Sent: Thursday, June 4, 2020 2:43 PM
To: enj@austin.rr.com; bgj@austin.rr.com
Cc: City of Woodcreek
Subject: 17 Brookside Dr.
Attachments: 17 Brookside Drive - Deck Repair New Stair Plan Review Comments.pdf

Good afternoon,

Attached are the Plan Review Comments for your proposed repair.

Linda Land
City Secretary

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



Revised

City of Woodcreek

41 Champions Circle, Woodcreek, Texas 78676
Phone: (512) 847-9390 Fax: (512) 874-6661

PLAN REVIEW

17 Brookside Drive

Address:

Edward N. & B. Gayle Jones

Permit Applicant:

6/4/2020

Date:

Subdivision:

Deck Repair & New Stairs

Project:

Section:

Phase:

Block:

Lot:

R3

V-B

Zoning:

Group:

Construction Type:

REVIEW COMMENTS

This application is denied at this time. The Applicant must address the noted deficiencies and resubmit it to 41 Champions Circle, Woodcreek, Texas, 78676.

Site Plan Approval/Variance:

1. The deck to be repaired is currently in existence across existing property lines and Utility easements. Please provide an approved variance from the City allowing for the illegal non-conforming use to continue as shown on the submitted site plan.

A non-conforming use is defined a use that was legal at the time it was created but which has since become impermissible because of a subsequent modification or adoption of a zoning ordinance.

Per IRC AJ102.1, regardless of the category of work being performed, the work shall not cause the structure to become unsafe or adversely affect the performance of the building...and unless expressly permitted by these provisions, shall not make the building any less compliant with this code or to any previously approved alternative arrangements than it was before the work was undertaken.

Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please don't hesitate to contact me.

Jaime Lanka

Plan Reviewer

ATS Engineers, Inspectors & Surveyors

P. (512) 328-6995

F. (512) 328-6996

jaime_lanka@ats-engineers.com

City Secretary

From: City Secretary
Sent: Thursday, June 11, 2020 3:47 PM
To: enj
Cc: Manager; Mayor; 'Gayle Jones'
Subject: RE: 17 Brookside Dr.
Attachments: Woodcreek Form 1 Application for Variance - 5-29-2020.pdf; 17 Brookside Drive - Deck Repair New Stair Plan Review Comments.pdf

Good afternoon,

Attached is the application for a variance which describes the process. The timeline is dependent on publication requirements and the Board of Adjustment meeting.

On the plan review you attached, it provides contact information if for your specific questions.

Linda Land
City Secretary

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

From: enj <enj@austin.rr.com>
Sent: Sunday, June 7, 2020 12:47 PM
To: City Secretary <city.secretary@woodcreektx.gov>
Cc: Manager <manager@woodcreektx.gov>; Mayor <mayor@woodcreektx.gov>; 'Gayle Jones' <bgj@austin.rr.com>
Subject: RE: 17 Brookside Dr.
Importance: High

Please provide me the following information:

1. How do I apply for a variance per the attached "REVIEW COMMENTS"..?
 - a. Please provide forms and/or instructions.
2. The second paragraph "Per IRC AJ102.1"
 - a. The repairs are to "assure" the structure DOES NOT become "unsafe or adversely affect the performance of the building"
 - b. Please explain what is required per that paragraph.
3. Per the "PLAN REVIEW" there is another statement which raises some concern...
"Additional comments may be generated as a result of information or design changes provided in your update."
 - a. PLEASE explain what "may be required" as a result of the granted variance.

4. PLEASE layout the steps required to obtain the variance.
5. PLEASE layout the steps which are required subsequent to a variance being granted and prior to a PERMIT being issued.
6. In order to facilitate effective utilization of my time as well as the contractor – how long do you expect the approval process to take?

In summary, the planned repairs are necessary to ensure the “structural integrity” of our home.

We feel it necessary to expedite this process.

Thanks
Ed & Gayle Jones

From: City Secretary [<mailto:city.secretary@woodcreektx.gov>]
Sent: Thursday, June 4, 2020 2:43 PM
To: enj@austin.rr.com; bgi@austin.rr.com
Cc: City of Woodcreek <Woodcreek@woodcreektx.gov>
Subject: 17 Brookside Dr.

Good afternoon,

Attached are the Plan Review Comments for your proposed repair.

Linda Land
City Secretary

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

Total Control Panel

[Login](#)

To: city.secretary@woodcreektx.gov
From: enj@austin.rr.com

Message Score: 1
My Spam Blocking Level: Low

High (60): Pass
Medium (75): Pass
Low (90): Pass

[Block](#) this sender
[Block](#) austin.rr.com

This message was delivered because the content filter score did not exceed your filter level.