



action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

**CERTIFICATION**

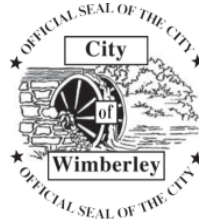
I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofwimberley.com](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Thursday, April 11, 2024, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



---

Nathan Glasier  
Planning and Development Coordinator

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Heller at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.





# City of Wimberley

221 Stillwater, Wimberley, Texas 78676

## REGULAR BOARD OF ADJUSTMENT MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS  
221 STILLWATER, WIMBERLEY, TEXAS 78676

MONDAY, DECEMBER 4, 2023 - 6:00 PM

### MINUTES

1. **CALL TO ORDER** December 4, 2023, at 6:00 PM

Nathan Glaiser, Planning and Public Works director called the meeting to order at 6:07pm

2. **CALL OF ROLL**

Board Members Present:

JoKathryn Quinn  
Thomas Gordon  
Brian Woodward  
Pam Tise  
Tim Dodson

Staff Present:

Nathan Glaiser, Director of Planning & Public Works  
Alexis Esparza, Permit Coordinator  
Dan Santee, City Attorney

3. **DISCUSSION AND POSSIBLE ACTION**

- 3.1. Consider the appointment of a Chairperson to the Board of Adjustment with a term ending June 30, 2024.

A motion was made by Thomas Gordon, seconded by Pam Tise, to appoint Brian Woodward as Chairperson. The motion carried unanimously (5-0).

- 3.2. Consider the appointment of a Vice-Chairperson to the Board of Adjustment with a term ending June 30, 2024.

A motion was made by Thomas Gordon, seconded by Pam Tise, to appoint JoKathryn Quinn as Vice-Chairperson. The motion carried unanimously (5-0).

4. **CITIZENS COMMUNICATIONS**

No citizen comments this evening.

**5. MINUTES**

**5.1.** Approval of minutes from the September 25th, 2023 meeting of the Board of Adjustment.

A motion was made by Board Member Quinn, seconded by Board Member Gordon to approve the September 25th, 2023 Board of Adjustment meeting minutes. The motion carried unanimously (5-0).

**6. PUBLIC HEARING AND POSSIBLE ACTION**

**6.1.** Hold a public hearing and consider possible action regarding Case No. BA-23-005, a request for a variance from the City of Wimberley code requirements to allow for a deviance in the maximum building height of a deck on a property located at 480 Deer Crossing Ln, Wimberley, Texas.

Nathan Glaiser, Director of Planning and Public Works, provided a presentation regarding a request for a variance from the City of Wimberley code requirements to allow for a 28ft height deck at 480 Deer Crossing Lane, Wimberley, Texas.

One letter of support and one letter of opposition were received.

Chairperson Woodward opened the public hearing at 6:15 p.m.

David Knowles, the applicant, spoke in favor of the request and answered all questions presented by the Board members.

There being no further comments, the public hearing was closed at 6:24 p.m.

The Board discussed and reviewed all six findings of fact and Mr. Glaiser explained they must be met in order to grant the variance.

(A) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this article would (i) deprive the applicant of the reasonable use of the property; and (ii) create an unnecessary hardship in the development of the property;

(B) That such circumstances are (i) not self-imposed; (ii) not based solely on economic gain or loss; and (iii) do not generally affect most properties in the vicinity of the property;

(C) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

(D) The variance if granted will not:

(i) Adversely affect the public health, safety or welfare;

(ii) Be contrary to the public interest; and

(iii) Be injurious to or adversely affect the orderly use of other property within the area

(E) The property involved is otherwise in compliance with all applicable city ordinances, rules and regulations; and

(F) The granting of the variance will be in harmony with the spirit and purpose of this article.

The consensus from the board is that all the findings of fact are not true. Upon completion of discussion, a motion was made by Board Member Quinn, seconded by Board Member Gordon, that all six findings of fact were not met, and the applicant be denied the variance to exceed the maximum deck height regulation. The motion to deny carried unanimously (5-0).

**7. BOARD MEMBER REPORTS**

**7.1.** Announcements

There were no announcements this evening

**7.2.** Future Agenda Items

There were no future agenda items discussed this evening.

**8. ADJOURNMENT**

A motion was made by Board Member Gordon, seconded by Board Member Dodson to adjourn the Board of Adjustment meeting at 6:34 p.m. The motion carried unanimously (5-0)

**RECORDED BY:**

**APPROVED BY:**

---

**Board of Adjustment Staff Liaison**

---

**Board of Adjustment Chairperson**





<b>AGENDA ITEM:</b>	<b>BA-24-001</b>
<b>SUBMITTED BY:</b>	Nathan Glaiser, Planning and Development Coordinator
<b>DATE SUBMITTED:</b>	February 13, 2024
<b>MEETING DATE:</b>	April 17, 2024

# REPORT

## ITEM

The applicant, Steven Kennedy, is requesting a variance from the Interior side yard setback requirement [Sec. 9.03.073(d)3C] that restricts building within 10ft of the side property line for a property located at 108 Hub Dr, Wimberley, Texas, 78676. This property is along the Blanco River and parts are within the 100-year floodplain. The applicants are seeking to fully replace an existing accessory structure with a new accessory structure. The existing structure was built directly on the property line and is in disrepair. The proposed new structure would be in roughly the same location, leaving 2' 3 1/2" between the property line and the new structure.

The existing structure was a nonconforming structure (grandfathered) that was built before the city incorporated. Destroying this structure effectively removes the status as a nonconforming structure. The new structure must follow all applicable zoning regulations, including the 10ft setback.

## PROPERTY INFORMATION

### Property Description

<b>Applicant(s):</b>	Steven Kennedy
<b>Property Address:</b>	108 Hub Dr
<b>Property Owner:</b>	Hoots Hideaway LLC
<b>Legal Description:</b>	Lot 29 Wagon Wheel
<b>Property Size:</b>	.828 acres
<b>Existing Use of Property:</b>	Single-family residential
<b>Existing Zoning:</b>	Single-family residential 2
<b>Proposed Use of Property:</b>	Residential – New accessory structure
<b>Request:</b>	~8' encroachment into 10' setback
<b>Planning Area:</b>	I
<b>Overlay District:</b>	Protected Waterway

**Surrounding Property:**

**Frontage:** Hub

		<b>Current Zoning:</b>	<b>Existing Land Use:</b>
<b>Surrounding Zoning &amp; Land Use</b>	<b>North of Property</b>	R1	Residential
	<b>South of Property</b>	R2	Residential
	<b>East of Property</b>	R2	Residential
	<b>West of Property</b>	RA	Residential

**COMMENTS**

Staff has answered questions from multiple property owners but does not have any written opposition as of 3/13/2024.

**LEGAL NOTICE**

**Surrounding Neighbor Notification Letters (200’):** April 2, 2024  
**Published Legal Notice (Wimberley View):** April 4, 2024

**CRITERIA FOR CONSIDERATION**

When considering granting a variance, the Board should consider the following criteria from the Wimberley Code of Ordinances Section 9.03.254 (f)(3):

- (A) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this article would (i) deprive the applicant of the reasonable use of the property; and (ii) create an unnecessary hardship in the development of the property;
- (B) That such circumstances or conditions are (i) not self-imposed; (ii) not based solely on economic gain or loss; and (iii) do not generally affect most properties in the vicinity of the property;
- (C) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (D) The variance if granted will not:
  - (i) Adversely affect the public health, safety or welfare;
  - (ii) Be contrary to the public interest; and
  - (iii) Be injurious to or adversely affect the orderly use of other property within the area.
- (E) The property involved is otherwise in compliance with all other applicable city ordinances, rules, and regulations; and

(F) The granting of the variance will be in harmony with the spirit and purpose of this article.

#### **ATTACHMENT/S**

- Application for Variance
- Application Attachments

**FOR OFFICIAL USE ONLY**

**APPLICATION DATE:** \_\_\_\_\_ **FILE NO.** \_\_\_\_\_

**HEARING DATE:** \_\_\_\_\_ **PLANNING AREA:** \_\_\_\_\_ **ZONING:** \_\_\_\_\_

**VARIANCE FEES:** \$ \_\_\_\_\_ **DATE PAID:** \_\_\_\_\_ **RECEIVED BY:** \_\_\_\_\_

## City of Wimberley APPLICATION FOR VARIANCE

**OWNER/AGENT INFORMATION**

1. Owner's Name: \_\_\_\_\_ Home Phone: ( ) \_\_\_\_\_  
 Business Phone: ( ) \_\_\_\_\_  
 Cell Phone: [REDACTED] \_\_\_\_\_  
 Fax: ( ) \_\_\_\_\_

Current Mailing  
 Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Email: [REDACTED] \_\_\_\_\_

2. Agent's Name: \_\_\_\_\_ Business Phone: ( ) \_\_\_\_\_  
 (Must be accompanied by letter of authorization from owner) Cell: [REDACTED] \_\_\_\_\_

Current Mailing  
 Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Email: [REDACTED] \_\_\_\_\_

**PROJECT DATA**

1. Property ID#: R \_\_\_\_\_ (Appears on your Tax Statement) Present Zoning: \_\_\_\_\_

Street Address of Project: \_\_\_\_\_ Wimberley, Texas 78676  
 (Note: If you do not have an assigned street address, please call 512-393-2160 Directions to Project)

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Recorded in Vol. \_\_\_\_\_ Page \_\_\_\_\_

2. IS PROPERTY IN AN OVERLAY DISTRICT? YES \_\_\_\_\_ NO \_\_\_\_\_ UNKNOWN \_\_\_\_\_  
 TYPE OF OVERLAY ZONE(S) (if applicable) \_\_\_\_\_

**Project Data (Continued)**

3. FLOOD PLAIN (What, if any, flood zone does your property Occupy?): \_\_\_\_\_

4. WASTEWATER SYSTEM: ( ) Septic; ( ) Aqua Utility; ( ) GBRA  
HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): \_\_\_\_\_

5. Directions to your Project: \_\_\_\_\_

---

---

---

---

**Please clearly mark your property so it is easily identifiable.**

**SPECIFIC SECTIONS OF ZONING ORDINANCE NO. 2001-010 FOR WHICH A VARIANCE IS REQUESTED:**

---

---

---

**REASON FOR NEED OF VARIANCE (Attach separate sheet if necessary)**

---

---

---

---

---

---

---

---

**ACKNOWLEDGMENT OF EXISTING  
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants  
and/or Zoning Conditional Use Permits**

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property for which a variance is now being considered on my behalf.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or which do not conform with the City ordinances, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning ordinances.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

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

APPLICANT \_\_\_\_\_

SIGNATURE Sam R. Star

WHEN APPLICABLE:

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

AGENT \_\_\_\_\_

SIGNATURE Steve Kennedy

**SITE INSPECTION AUTHORIZATION**

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley Board of Adjustment Members and City representatives to visit and inspect the property for which this application is being submitted.

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

APPLICANT \_\_\_\_\_

SIGNATURE Sam R. Star

WHEN APPLICABLE:

Steven Kennedy

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

AGENT \_\_\_\_\_

SIGNATURE Steve Kennedy

**SUBMITTAL CHECKLIST**

**TO ENSURE THAT YOU HAVE COMPLIED WITH THE VARIANCE APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. GRANTING OF A VARIANCE IS CONDITIONAL ON MEETING THE FOLLOWING REQUIREMENTS:**

**FAILURE TO COMPLY WITH THE REQUIREMENTS MAY CAUSE A DELAY IN PROCESSING YOUR APPLICATION.**

- ( ) Complete “Application for Variance”
- ( ) Provide plat map of property to which variance applies.
- ( ) Provide names and addresses of property owners within 200 feet of any portion of Applicant’s property.
- ( ) Provide a legal description of the property to which variance applies.
- ( ) Sign/date Submittal Verification form.
- ( ) Sign/date Site Inspection Authorization form.
- ( ) Sign/date Acknowledgement Form.
- Pay Variance Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording this variance request).
- ( ) Applicant agrees to attend the Board of Adjustment Public Hearing.
- ( ) **I have reviewed the Conditions Required and believe they are met:** (Wimberley Zoning Ordinance No. 2001-010, Section 10) No variance shall be granted without first giving public notice and conducting a public hearing on the variance request in accordance with Section 10.8, and unless the Board of Adjustment makes specific, written findings of fact as follows:
  1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the Zoning Ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create and unnecessary hardship in the development o the property; and
  2. That such circumstances and conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property.
  3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
  4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest and (c) be injurious to or adversely affect the orderly use of other property within the area;

5. The property involved is otherwise in compliance with all other applicable City ordinances, rules and regulations; and

6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

**Special Circumstances:**

---



---



---



---



---

**SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE**

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

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

APPLICANT \_\_\_\_\_

SIGNATURE Sam R. Jones

**WHEN APPLICABLE:**

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

AGENT \_\_\_\_\_

SIGNATURE Adam Perry

**City of Wimberley, Texas  
Building Permit Variance Request**

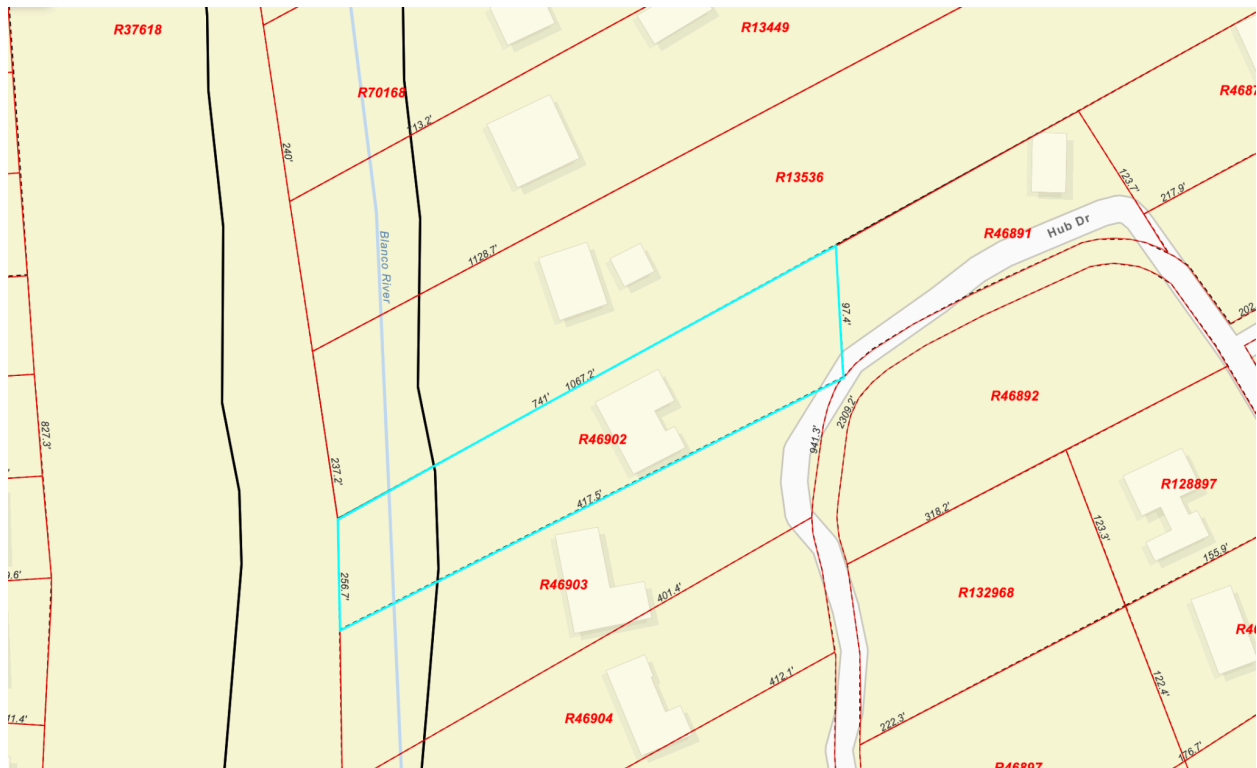
**Subject Property**

**108 Hub Dr  
Wimberley, TX 78676  
Hays CAD Property ID R46902**

**Owner**

**Hoots Hideaway, LLC  
(James “Jimmy” & Mallory Salter)  
Local Wimberley residents & company**

**Legal Description: Lot 29, Wagon Wheel, Section One, according to the map or plat thereof, recorded in Volume 195, Page 280, Plat Records, Hays County, Texas.**



**Summary**

We are requesting a variance from current code, as outlined below, for the above subject property. There are special conditions affecting the property that the strict application of the provisions of current application of code would deprive us of the reasonable use of the property and create an unnecessary hardship in the development and improvement of the property. The property is otherwise in compliance with all other applicable city ordinances, rules, and regulations; and we believe the granting of the variance will be in harmony with the spirit and purpose of this article.

**Request**

We are requesting relief in the form of a variance from the strict application of the code related to “Setbacks”, set forth in the code below:

“ Sec. 9.03.073 - Single-family residential 2; R-2: (d)Development regulations. (3) C.Interior side yard: ten feet.”

**Reasons for requesting a variance**

- 1) The property has an existing accessory structure tied to the main building through utilities and structure. It is in need of extensive repairs, both aesthetically and structurally.
- 2) The ability to rebuild the structure at a different location on property, while updating to current code, is not feasible due to the following:
  - a) The property shape and terrain prevent feasible vehicle and owner access to accessory building.
  - b) One location is potentially large enough and flat enough to accommodate the accessory building, however, this location will likely conflict as it is also the only suitable space for a septic field required for the home.
  - c) Relocating would also lead to the structure to be in conflict with the following code under Sec. 9.03.182 regarding location of the structure (not being in the front yard).

**Justification for Variance**

It was advised by the design team that the issues with the structure could possibly be remedied in the existing footprint under the following code:

Sec. 9.03.252 - Nonconforming uses and structures

- (a) Grandfathered status.
  - (1) Within the city there may exist lots, structures, uses of land and structures, and characteristics of use which were lawful before this article was enacted. It is the intent of this article to permit these grandfathered uses and structures to continue, as long as the conditions within this section and other applicable sections of this article and other ordinances are met.



- (2) Grandfathered uses and structures shall not be enlarged upon, expanded, or extended, and shall not be used as a basis for adding other structures or uses prohibited elsewhere in the same district.

.....

- (5) Conforming single-family residential uses on platted lots which were approved prior to the effective date of this article, which may now be nonconforming due to stricter standards, shall be deemed in conformance with this article as long as the use of the lot is allowed in the respective district. Only the lot size, depth, setbacks, and width shall be allowed to be less than the regulations prescribed in the zoning district in which it is located. All other regulations of this article shall be met or the lot shall be considered nonconforming.

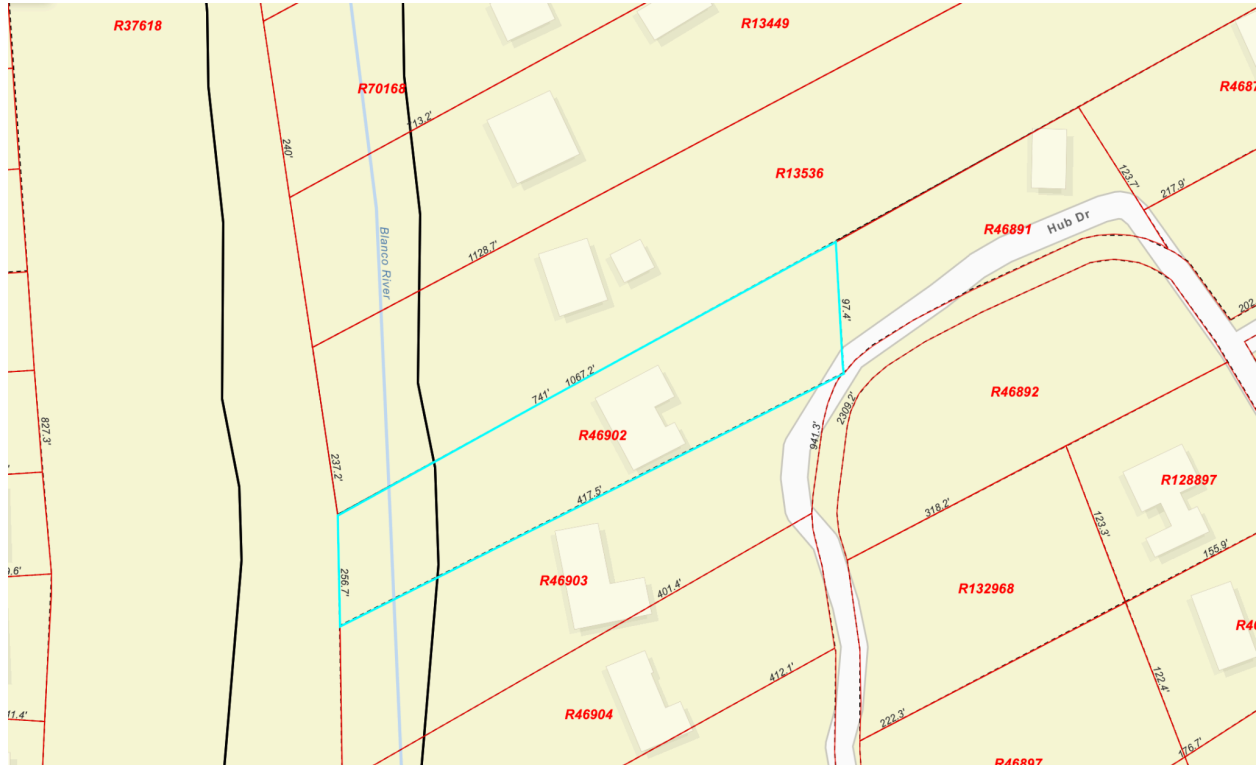
### **Conclusion**

In good faith, we believe this request for relief in the form of a variance:

- Will have no negative effect on the community as a whole, or any negative effect on properties adjacent to the property. Especially in regards to traffic conditions, public health, safety, convenience and welfare of the community.
- Will aid in bringing the neighborhood & adjacent properties a positive affect in terms of aesthetically appealing updates & Usability to a property desperately in need of improvements.
- Neighboring property owners are generally supportive of the work we are doing to the property that is in dire need of improvements. This variance will allow the work to be completed in line with the needed improvements to the property.

We appreciate the opportunity to discuss this and will be available to answer any questions or concerns you may have.

**Neighboring Property Owner Information (from Hays CAD)**



**R13536 - 910 Flite Acres Rd**

James A Hill & Malone  
910 Flite Acres Rd  
Wimberley, TX 78676

**R46892 - 107 Hub Dr (vacant lot)**

Tiner Kenneth Henderson  
55 Ogo Wii  
Santa Fe, NM 87506

**R46903 - 110 Hub Dr**

Robert L & Kelly M Mann  
110 Hub Dr  
Wimberley, TX 78676

**R37618 - large plot across river**

Paradise Valley Property Owners Assoc.  
100 Blanco Dr.  
Wimberley, TX 78676

**R46891 - 104 Hub Dr**

Barry Darryl McKim  
104 Hub Dr  
Wimberley, TX 78676





CONTRACTOR INFORMATION:

DESIGNER INFORMATION

Maloney Services  
832.257.4619  
maloneyservices@yahoo.com

PROJECT TITLE

**HOME  
REMODEL PLANS**  
  
108 HUB DRIVE  
WIMBERLEY, TX 78676

01-18-2024 PRELIMINARY REVIEW

PROJECT NO: 01082024

DRAWN BY: MJM

CHECKED BY: D.B. + J.S. + M.S.

Drawings Prepared By:  
Maloney Services  
832.257.4619  
maloneyservices@yahoo.com



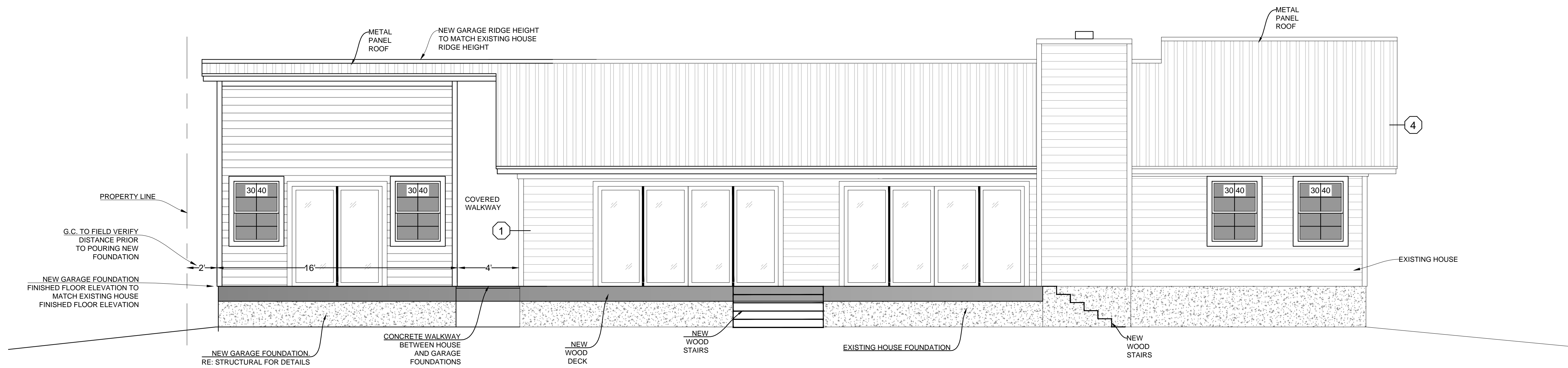
MALONEY SERVICES L.L.C. 2024. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE OWNERS AND BUILDERS RESPONSIBILITY FOR FOLLOWING MATERIAL AND MANUFACTURERS INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH THIS PROJECT IS TO BE CONSTRUCTED.

SHEET TITLE

**COMBINED  
ELEVATIONS**

SHEET NUMBER

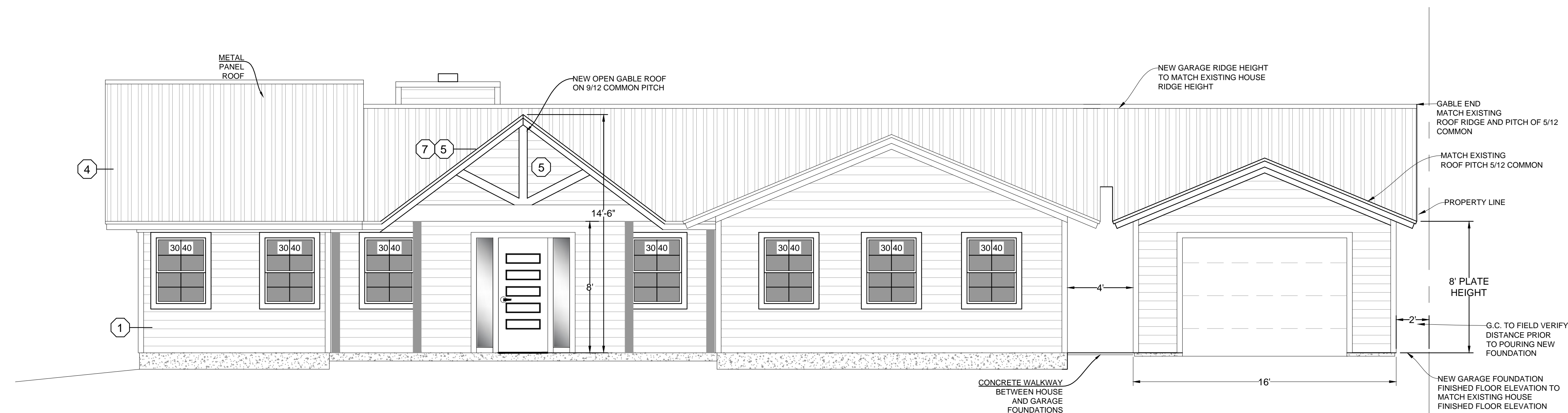
**A1.36**



COMBINED BACK ELEVATION

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

02



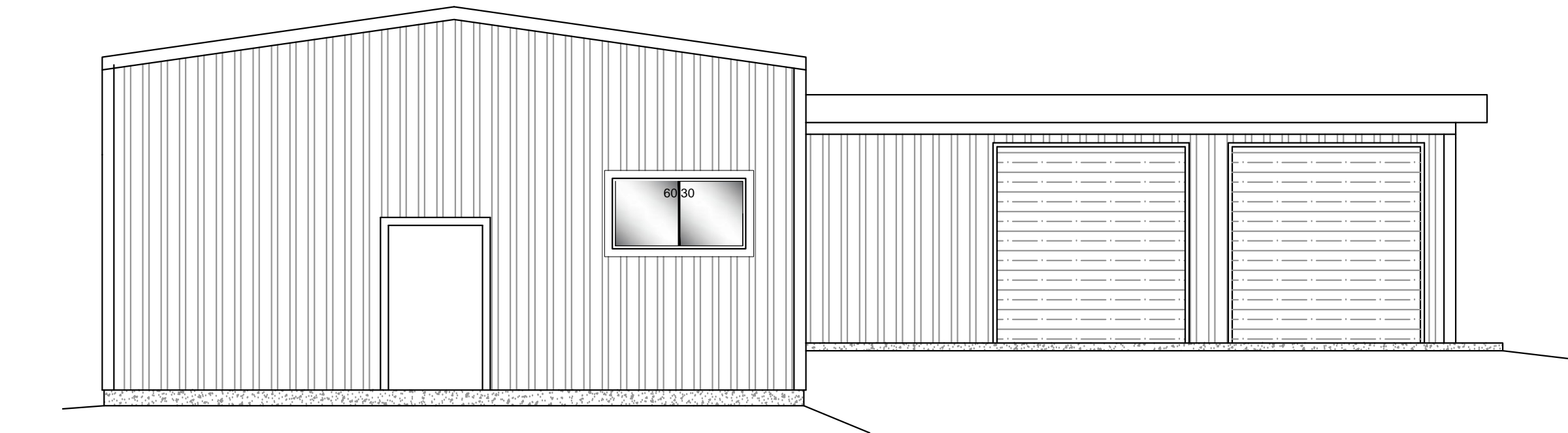
COMBINED FRONT ELEVATION

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

01

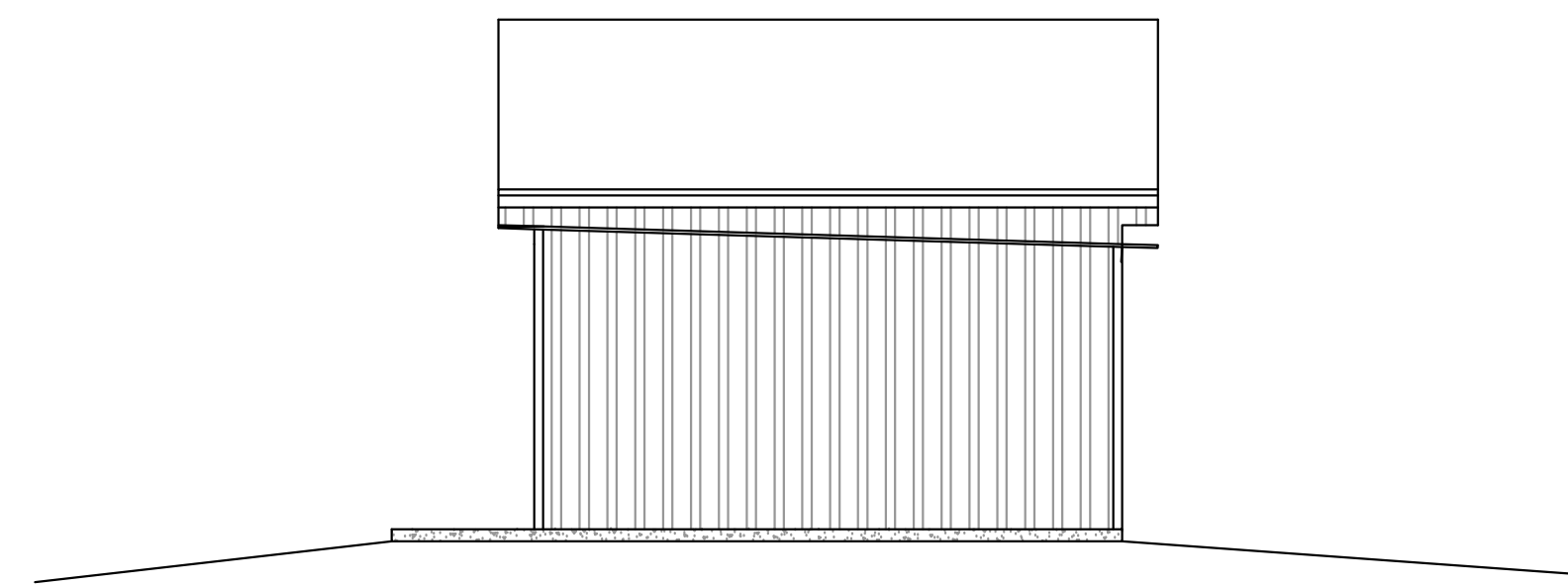
EXISTING DOOR SCHEDULE					
MRK	WIDTH	HEIGHT	THK	DESCRIPTION	NOTES
1	6'-0"	6'-8"	1-3/4"	DOUBLE ENTRY DOOR SYSTEM EXTERIOR RATED	NEEDS REPLACED
2	6'-0"	6'-8"	GLASS	DOUBLE SLIDER GLASS AND METAL DOOR SYSTEM	NEEDS REPLACED
3	3'-0"	6'-8"	1-3/4"	METAL EXTERIOR DOOR	NEEDS REPLACED
4	3'-0"	6'-8"	1-3/8"	INTERIOR DOOR & FRAME	
5	2'-8"	6'-8"	1-3/8"	INTERIOR DOOR & FRAME	
6	2'-4"	6'-8"	1-3/8"	INTERIOR DOOR & FRAME	
7	2'-0"	6'-8"	1-3/8"	INTERIOR DOOR & FRAME	
8	1'-6"	6'-8"	1-3/8"	INTERIOR DOOR & FRAME	
9	5'-0"	6'-8"	1-3/8"	INTERIOR DOUBLE DOOR & FRAME	
10	4'-0"	6'-8"	1-3/8"	INTERIOR DOUBLE DOOR & FRAME	

EXISTING WINDOW SCHEDULE					
MRK	WIDTH	HEIGHT	THK	DESCRIPTION	NOTES
A	2'-8"	5'-0"		EXISTING D.H. REPLACEMENT WINDOW	NEEDS REPLACED
B	4'-0"	2'-0"		EXISTING SLIDER REPLACEMENT W/ STAINED GLASS INTERIOR	NEEDS REPLACED
C	3'-0"	5'-0"		EXISTING D.H. REPLACEMENT WINDOW	NEEDS REPLACED
D	2'-0"	5'-0"		EXISTING D.H. REPLACEMENT WINDOW	NEEDS REPLACED
E	6'-0"	3'-0"		EXISTING SLIDER REPLACEMENT WINDOW	NEEDS REPLACED
F					
G					
H					



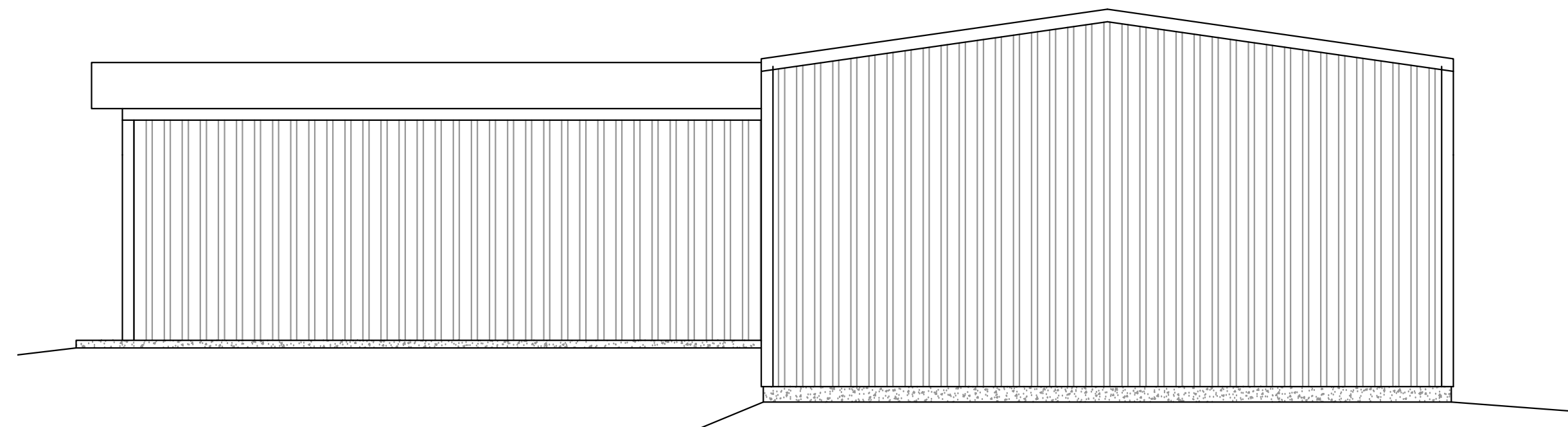
GARAGE - EXTERIOR ELEVATION - LEFT

SCALE: 3/16"=1'-0" 06



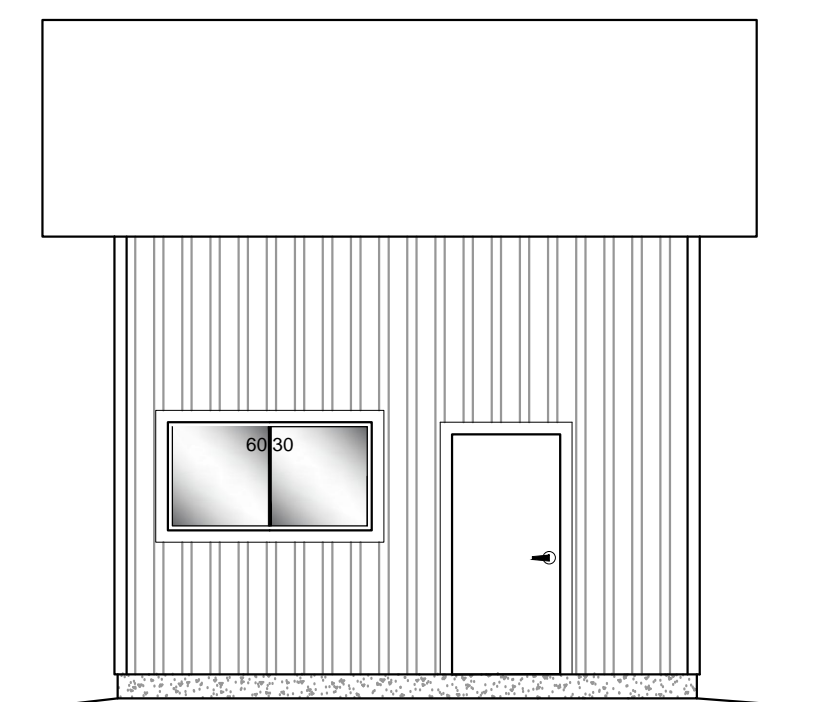
GARAGE - EXTERIOR ELEVATION - FRONT

SCALE: 3/16"=1'-0" 05



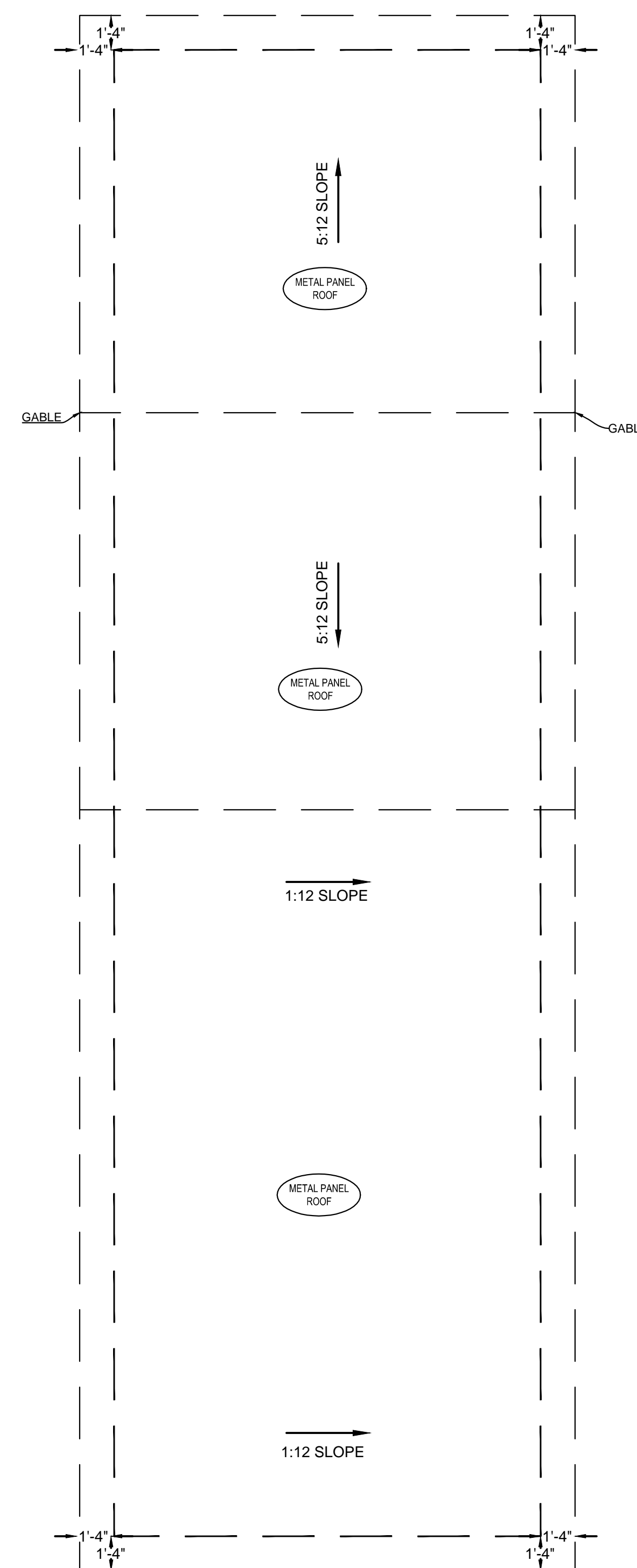
GARAGE - EXTERIOR ELEVATION - RIGHT

SCALE: 3/16"=1'-0" 04



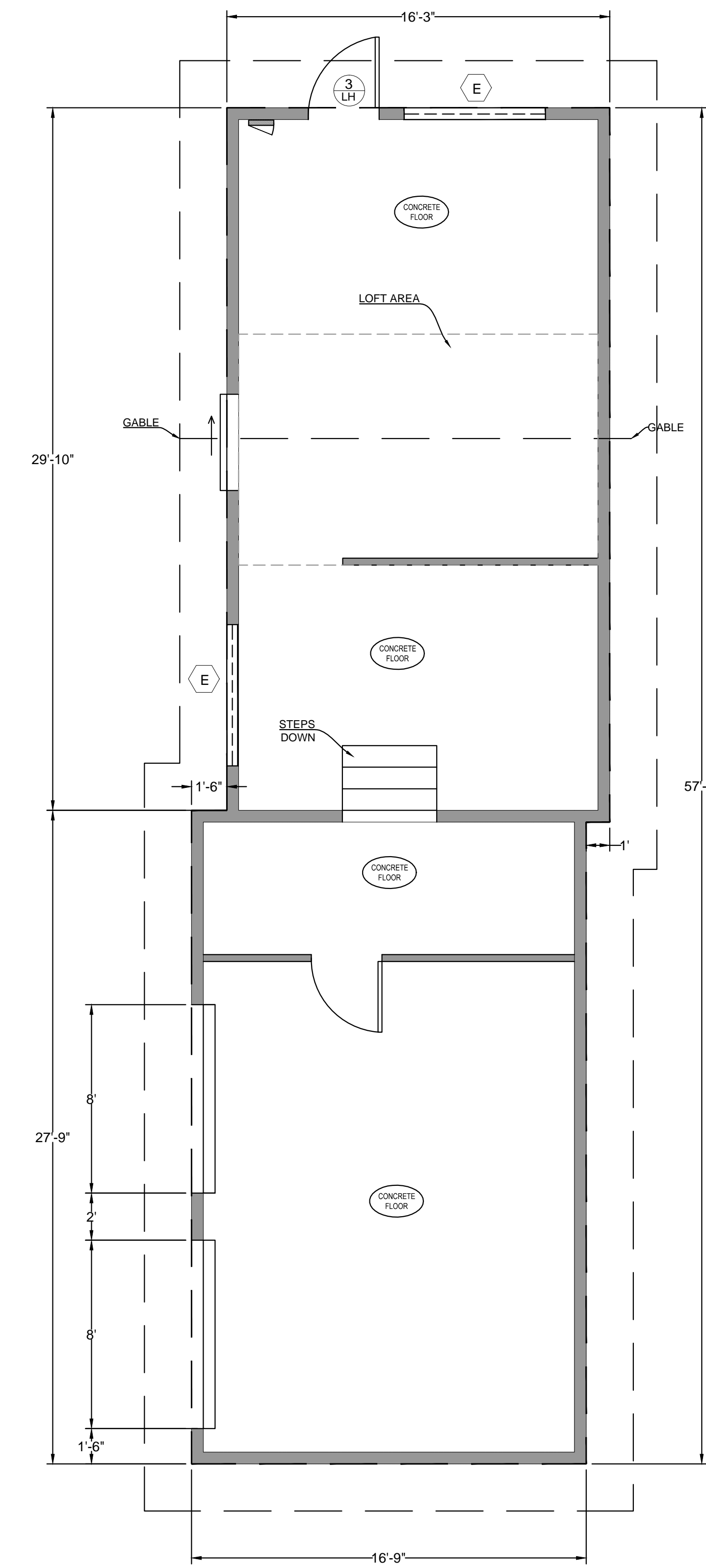
GARAGE - EXTERIOR ELEVATION - BACK

SCALE: 3/16"=1'-0" 03



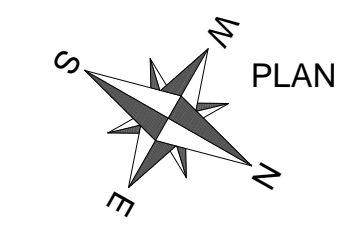
GARAGE - EXISTING ROOF PLAN

SCALE: 1/4"=1'-0" 02



GARAGE - EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0" 01



CONTRACTOR INFORMATION:

DESIGNER INFORMATION

Maloney Services  
832.257.4619  
maloneyservices@yahoo.com

PROJECT TITLE

HOME  
REMODEL PLANS  
108 HUB DRIVE  
WIMBERLEY, TX 78676

01-18-2024 PRELIMINARY REVIEW

PROJECT NO: 01082024

DRAWN BY: MJM

CHECKED BY: D.B. + J.S. + M.S.

Drawings Prepared By:  
Maloney Services  
832.257.4619  
maloneyservices@yahoo.com



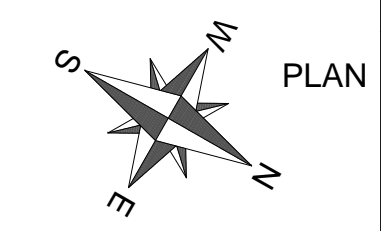
MALONEY SERVICES L.L.C. 2024. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE OWNERS AND BUILDERS RESPONSIBILITY FOR FOLLOWING MATERIAL AND MANUFACTURERS INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH THIS PROJECT IS TO BE CONSTRUCTED.

SHEET TITLE

EXISTING GARAGE  
FLOOR PLAN -  
AND DETAILS

SHEET NUMBER

A1.70



CONTRACTOR INFORMATION:

DESIGNER INFORMATION  
 Maloney Services  
 832.257.4619  
 maloneyservices@yahoo.com

PROJECT TITLE

**HOME  
 REMODEL PLANS**  
 108 HUB DRIVE  
 WIMBERLEY, TX 78676

01-18-2024 PRELIMINARY REVIEW

PROJECT NO: 01082024  
 DRAWN BY: MJM  
 CHECKED BY: D.B. + J.S. + M.S.

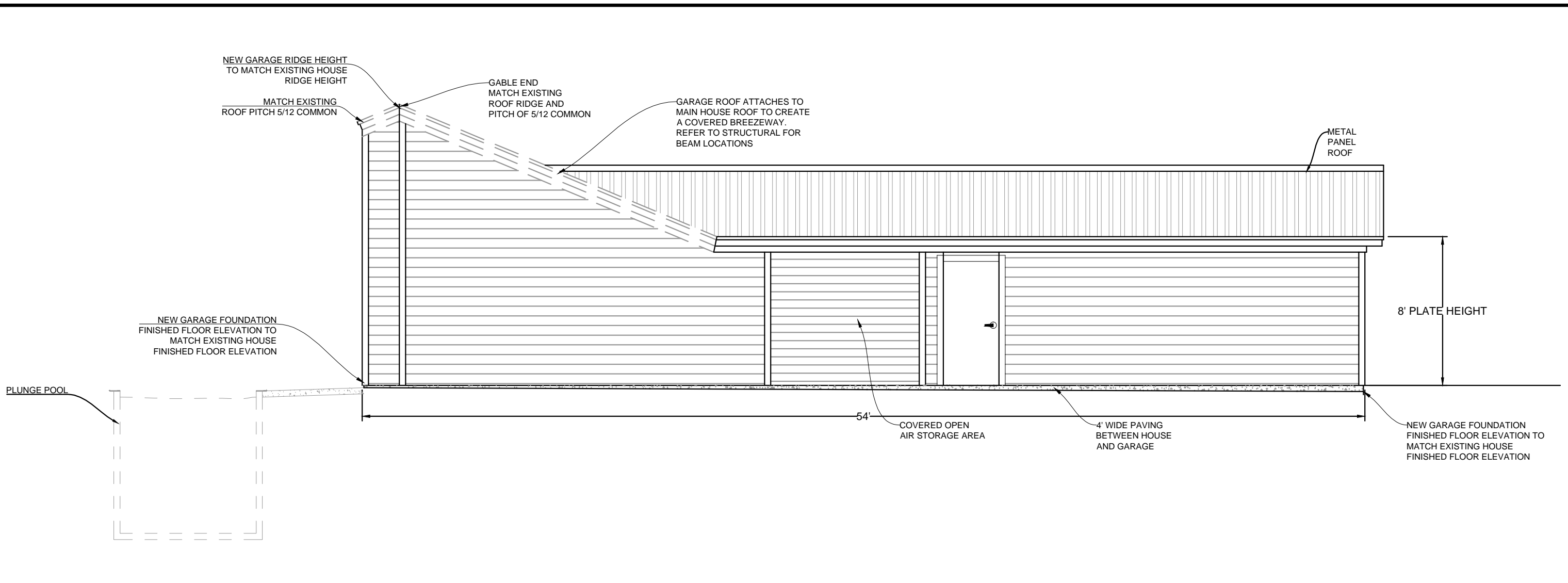
Drawings Prepared By:  
 Maloney Services  
 832.257.4619  
 maloneyservices@yahoo.com



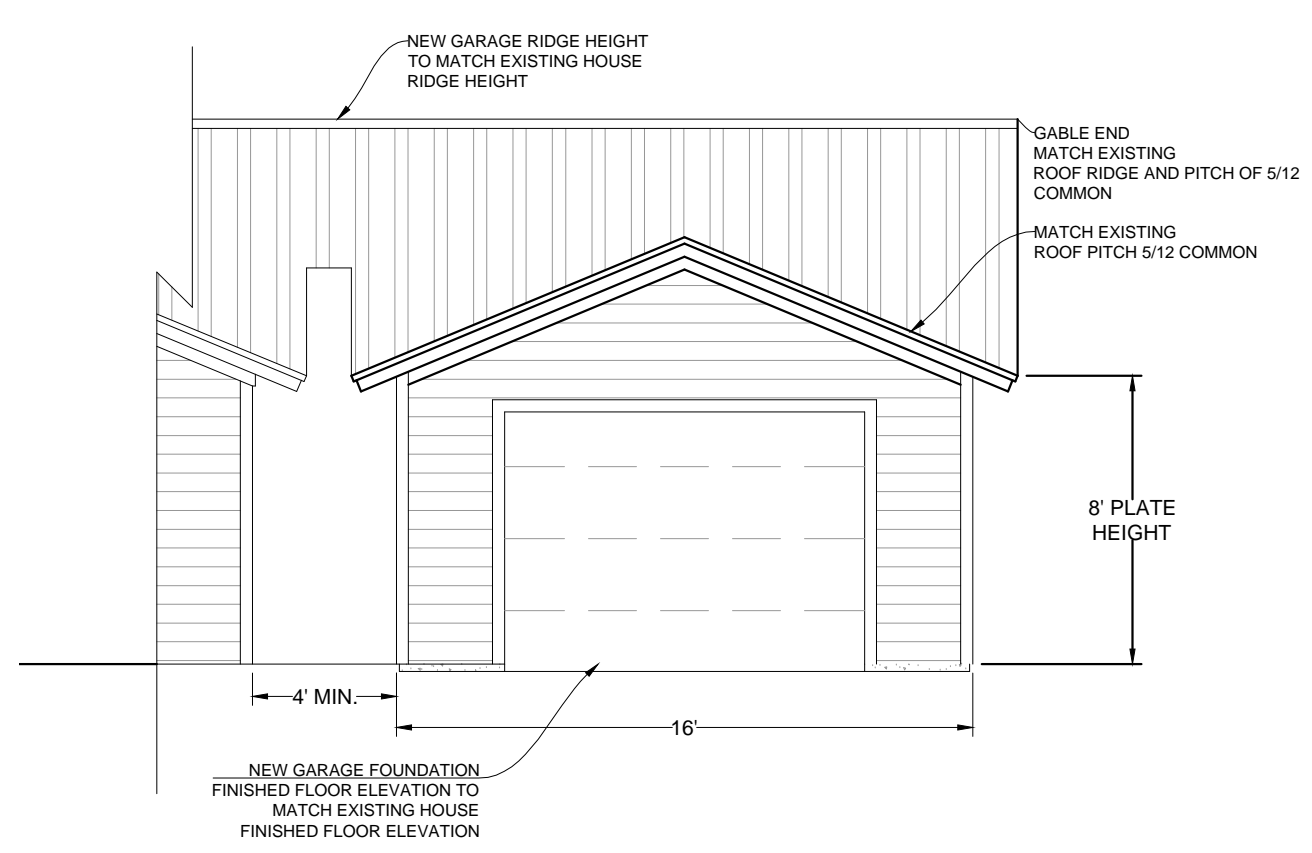
MALONEY SERVICES L.L.C. 2024. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE OWNERS AND BUILDERS RESPONSIBILITY FOR FOLLOWING MATERIAL AND MANUFACTURERS INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH THIS PROJECT IS TO BE CONSTRUCTED.

SHEET TITLE  
**PROPOSED GARAGE  
 FLOOR PLAN -  
 AND DETAILS**

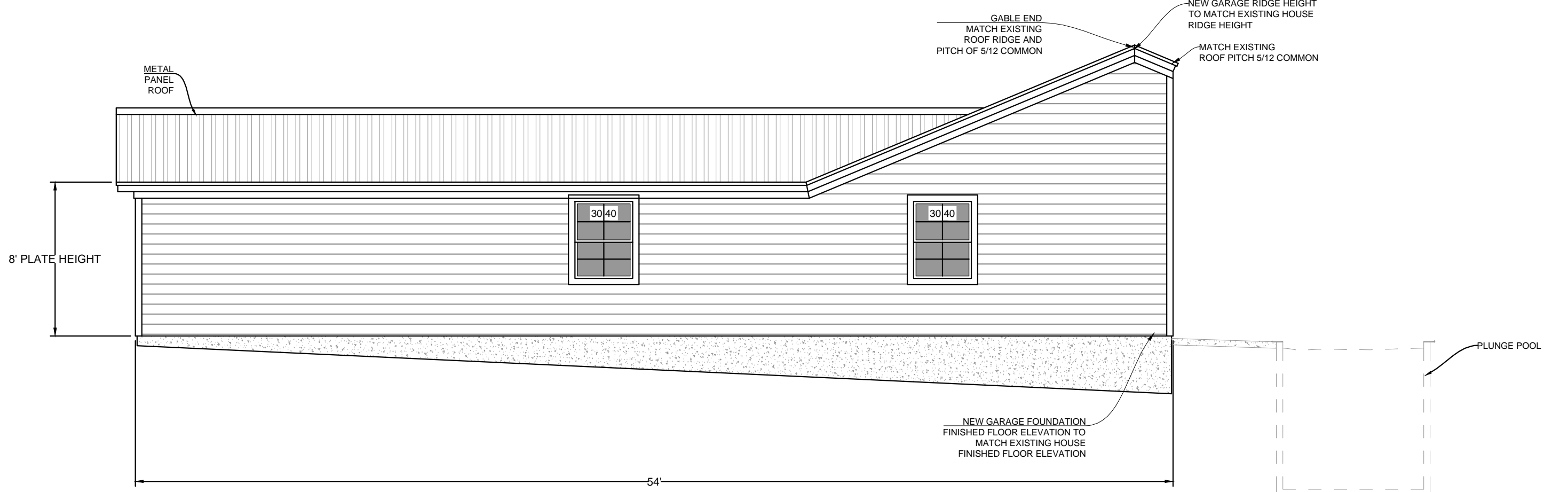
SHEET NUMBER  
**A1.80**



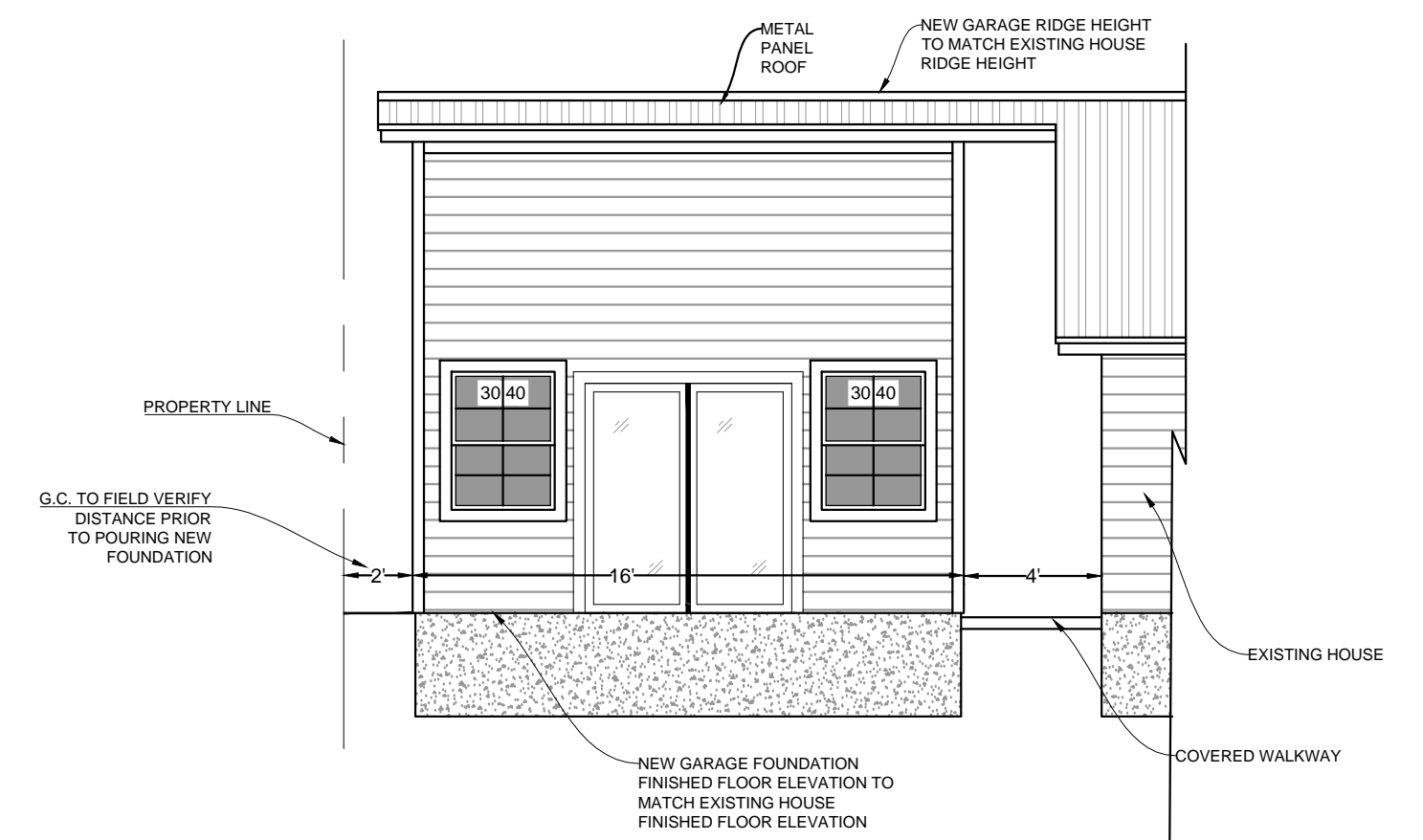
GARAGE - EXTERIOR ELEVATION - LEFT SCALE: 3/16"=1'-0" 06



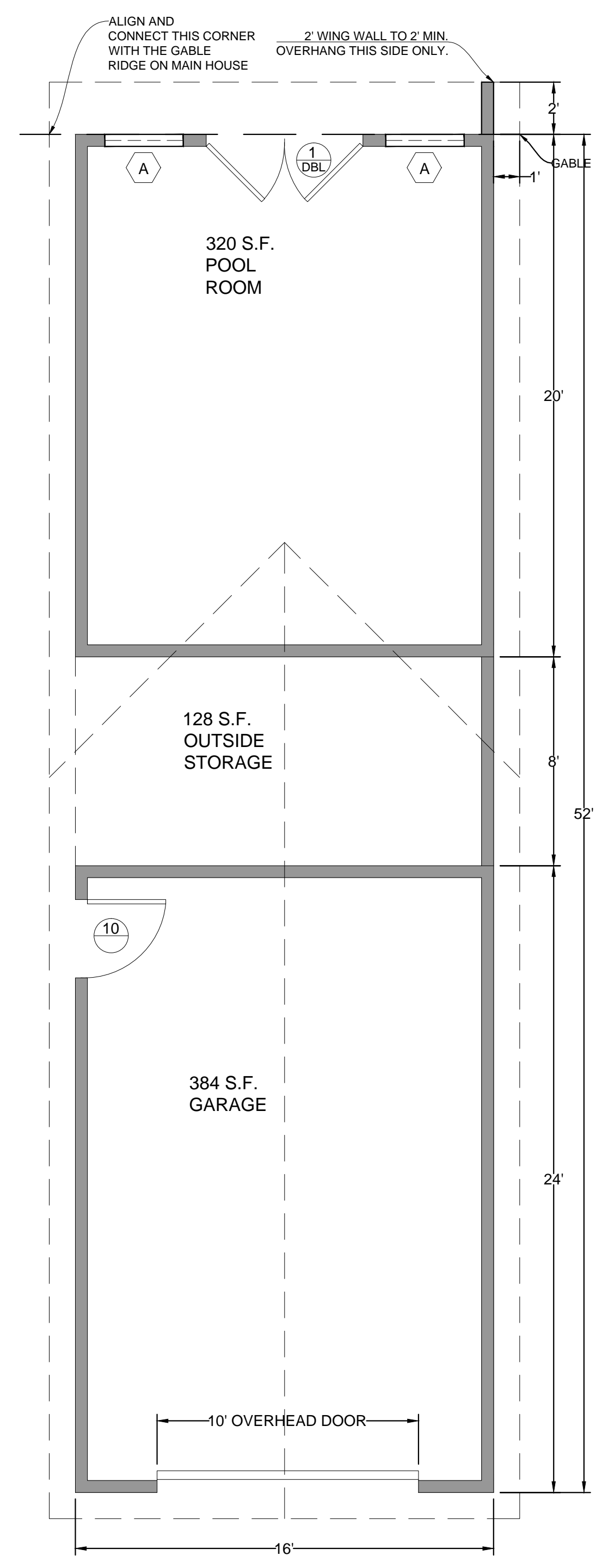
GARAGE - EXTERIOR ELEVATION - FRONT SCALE: 3/16"=1'-0" 05



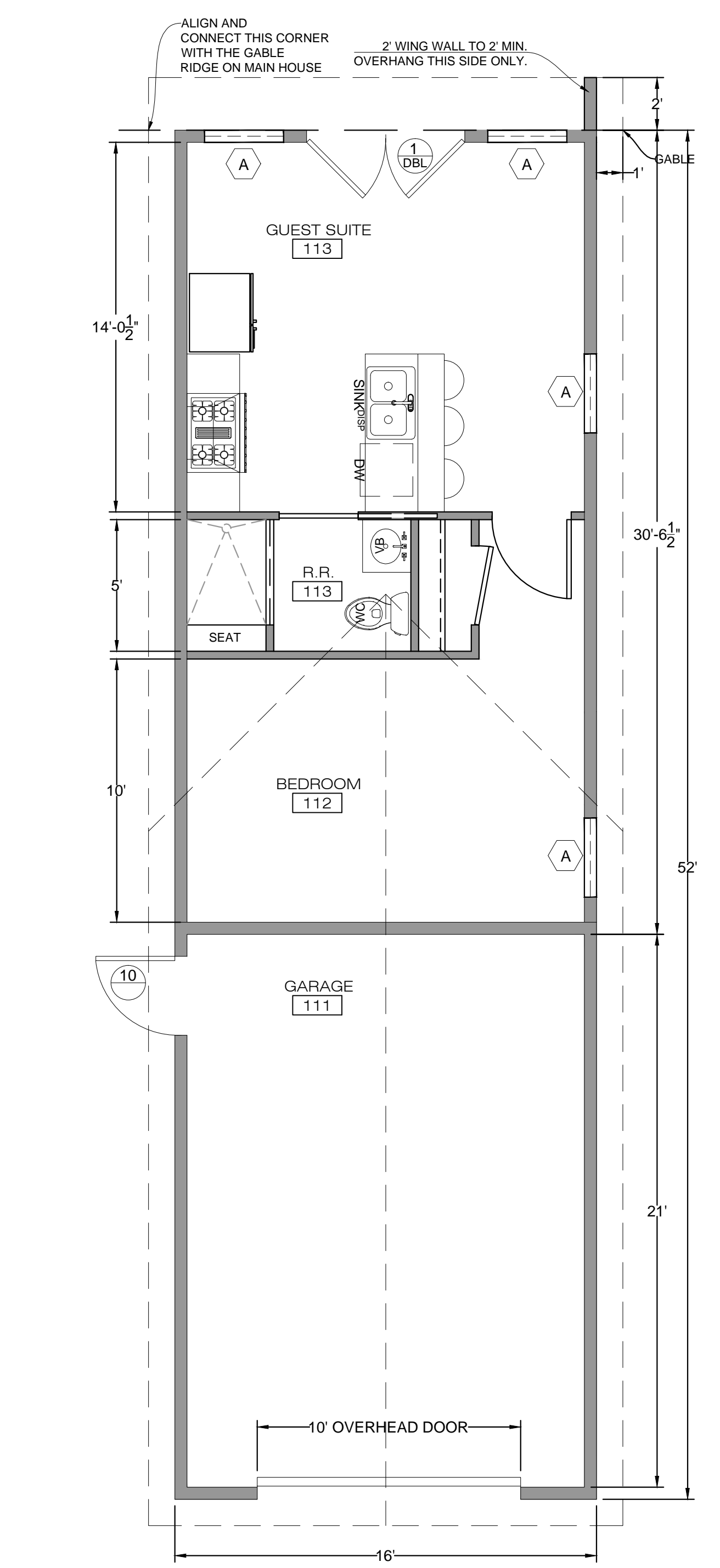
GARAGE - EXTERIOR ELEVATION - RIGHT SCALE: 3/16"=1'-0" 04



GARAGE - EXTERIOR ELEVATION - BACK SCALE: 3/16"=1'-0" 03



ALT. PLAN SCALE: 1/4"=1'-0" 02



GARAGE - PROPOSED FLOOR PLAN SCALE: 1/4"=1'-0" 01