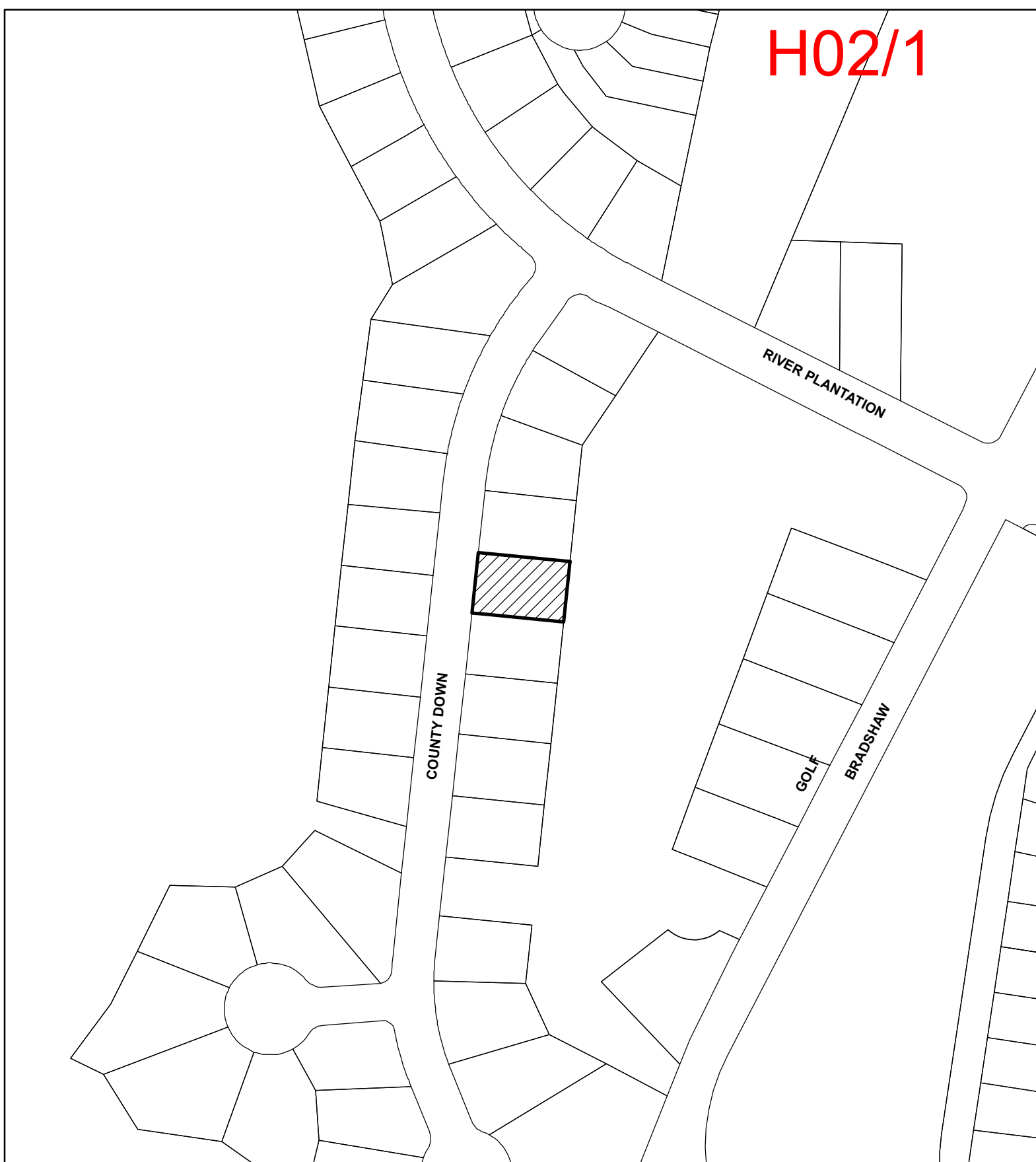


H02/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0027

LOCATION: 11117 County Down Drive



1" = 166'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

H02/2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 11117 County Down Dr., Austin, TX 78747

Subdivision Legal Description:

Onion Creek Addition

Lot(s): 5 Block(s): D

Outlot: _____ Division: _____

Zoning District: Travis Central Appraisal District

I/We William & Erin Rinehardt on behalf of myself/ourselves as
authorized agent for ourselves affirm that on
May 30, 2018, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Swimming Pool and Spa

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25.2.492 Impervious Cover Limitation of 45%

25-2-556(c) Date of Plat Limitation Allowing 55% Impervious Cover for lots adjoining a golf course

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The current Impervious Cover Limitation would not allow for the addition of the pool and spa being requested because the property is currently over the allowable 45% impervious coverage limit by 1.81%.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The previous City of Austin code 25-2-556(c) Date of Plat Limitation allowed 55% Impervious Cover for lots adjoining a golf course, which the property in question is immediately adjacent to the Onion Creek Club course, Hole #7.

b) The hardship is not general to the area in which the property is located because:

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The adjacent property is the Onion Creek Club golf course, which will never be developed on
and is maintained for proper rain water drainage.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: William R. Rinehardt Date: 5/30/18

Applicant Name (typed or printed): William & Erin Rinehardt

Applicant Mailing Address: 11117 County Down Dr.

City: Austin State: TX Zip: 78747

Phone (will be public information): 469-855-1321

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: William R. Rinehardt Date: 5/30/18

Owner Name (typed or printed): William & Erin Rinehardt

Owner Mailing Address: 11117 County Down Dr.

City: Austin State: TX Zip: 78747

Phone (will be public information): 469-855-1321

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

We, William & Erin Rinehardt, are applying for a variance from the Board of Adjustment regarding Section 25-2-492 (D) of the Land Development Code for the property at 11117 County Down Dr., Austin, TX 78747. The variance would allow us to install a residential swimming pool/spa and deck that would exceed the City's limitations of impervious ground cover.

Additional Space (continued)

At the present time, the property at 11117 County Down Dr., Austin, TX 78747. The variance would allow us to install a residential swimming pool/spa and deck that would exceed the City's limitations of impervious ground cover. At the present time, the property at 11117 County Down Drive has an existing concrete patio, which, with all other impervious cover (house slab, driveway and A/C pad), equals 46.81% of the total area of the lot. This existing impervious cover exceeds the city limitation of 45%, but was grandfathered when Onion Creek was annexed to the city of Austin in 2004. The desired pool will only add impervious cover for the coping allowed around the perimeter of the pool and spa. We also plan to add 240 square feet of wood deck, which counts as 50% of impervious cover.

Section 25.2.556c allows lots adjoining a golf course to have no more than 55% impervious cover, but only if the plat containing that lot was approved no later than January 2, 1989. Because the subdivision plat containing the property at 11117 County Down Dr. was approved after that date, a variance of this date limitation is required. With the pool/spa and deck, the finished project at 11117 County Down Dr. will occupy 49.11% of the total area of the lot, an increase of 2.3% of impervious cover, well below the 55% maximum allowed by Sec. 25-2-556c.

SAVE

SUPPLEMENTAL MATERIALS APPLICATION FOR VARIANCE

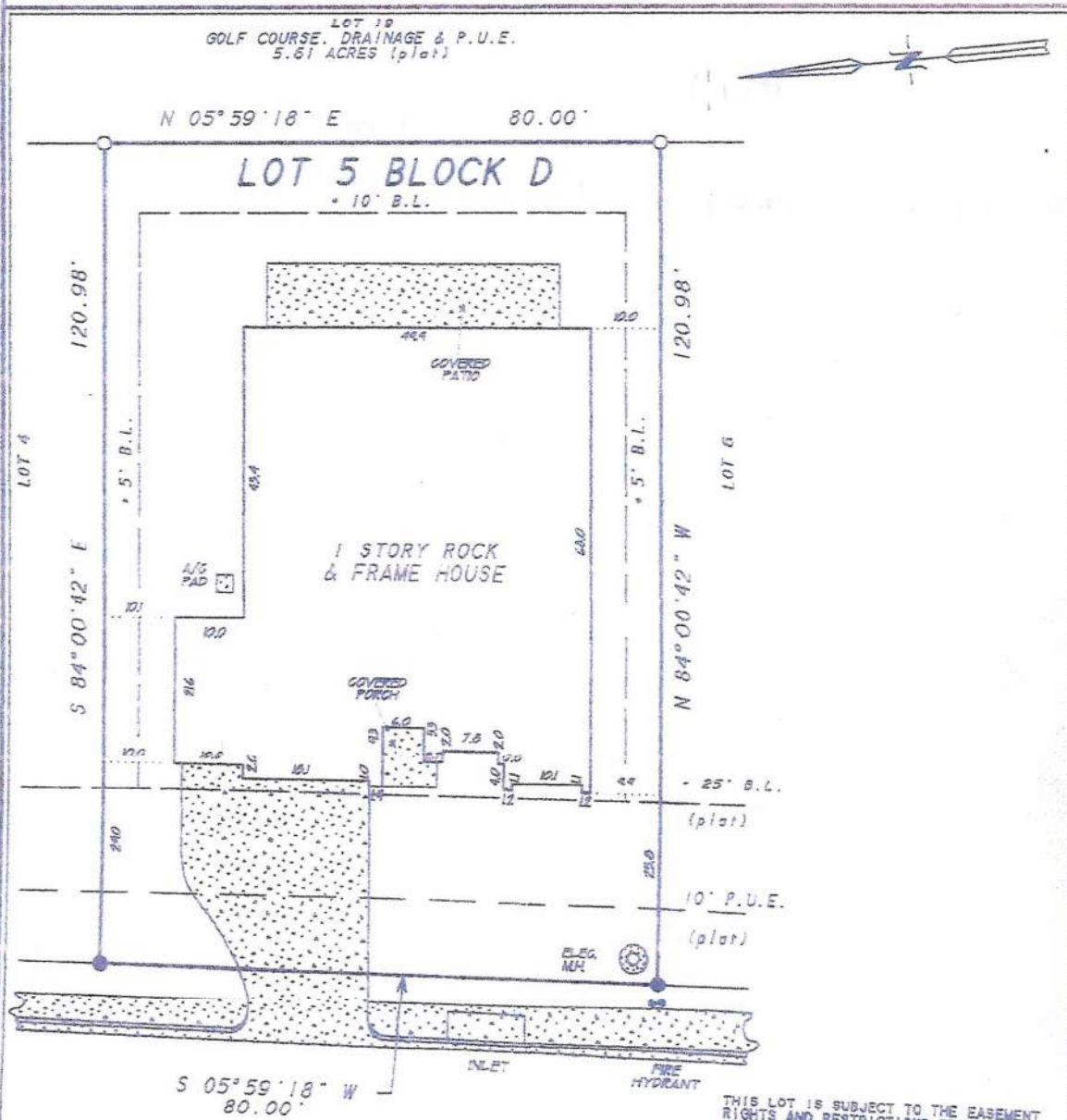
11117 County Down Drive
Variance Request from
Austin Land Development Code

25.2.492 Impervious Cover Limitation of 45%
25-2-556(c) Date of Plat Limitation
Allowing 55% Impervious Cover for Lots
Adjoining a Golf Course

ORIGINAL PLAT

5/22/2005

SURVEY PLAT OF: LOCAL ADDRESS 11117 COUNTY DOWN DRIVE REF: ES
LEGAL DESCRIPTION: LOT 5 BLOCK D ONION CREEK ADDITION
A SUBDIVISION IN TRAVIS COUNTY, TEXAS. RECORDED IN VOLUME 93
PAGES 230-238 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



* BUILDING LINES PER BOOK 93, PAGES 230-238, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND IN CITY OF AUSTIN ZONING ORDINANCE.

EXCEPT AS SHOWN HEREON NO VISIBLE EVIDENCE OF THE EASEMENTS DESCRIBED IN VOL. 559, PG. 25; VOL. 692, PG. 600; VOL. 3755, PG. 2025; VOL. 4754, PG. 2302; VOL. 4833, PG. 837 AND VOL. 5187, PG. 506, DEED RECORDS, TRAVIS COUNTY, TEXAS, WAS FOUND ON THIS LOT.

- DATE: 5-22-05
SCALE: 1" = 20'
- LEGEND
- iron rod found
 - iron rod set
 - iron pipe found
 - △ nail set
 - △ nail found
 - wooden fence
 - metal fence
 - concrete
 - power line
 - () record calls

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER MY DIRECTION AND SUPERVISION; THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, OR VISIBLE UTILITY LINES, EXCEPT AS SHOWN HEREON; THERE ARE NO KNOWN CONFLICTS WITH THE ADJOINING PROPERTIES SHOWN HEREON, EXCEPT AS MAY BE SHOWN MAYBE SHOWN HEREON, ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP F.E.M.A. PANEL

NO. 481026 02156 DATE 1-19-00 FOR TRAVIS COUNTY TEXAS. THIS PROPERTY IS LOCATED IN ZONE X



BRANDT SURVEYING COMPANY, PROFESSIONAL CORPORATION
5524 BEE CAVE ROAD, SUITE F-1 AUSTIN, TEXAS 78746 (512) 328-0621
F.B. 231 PG. 47
OCA-5D.GCD
JOB NO. 055

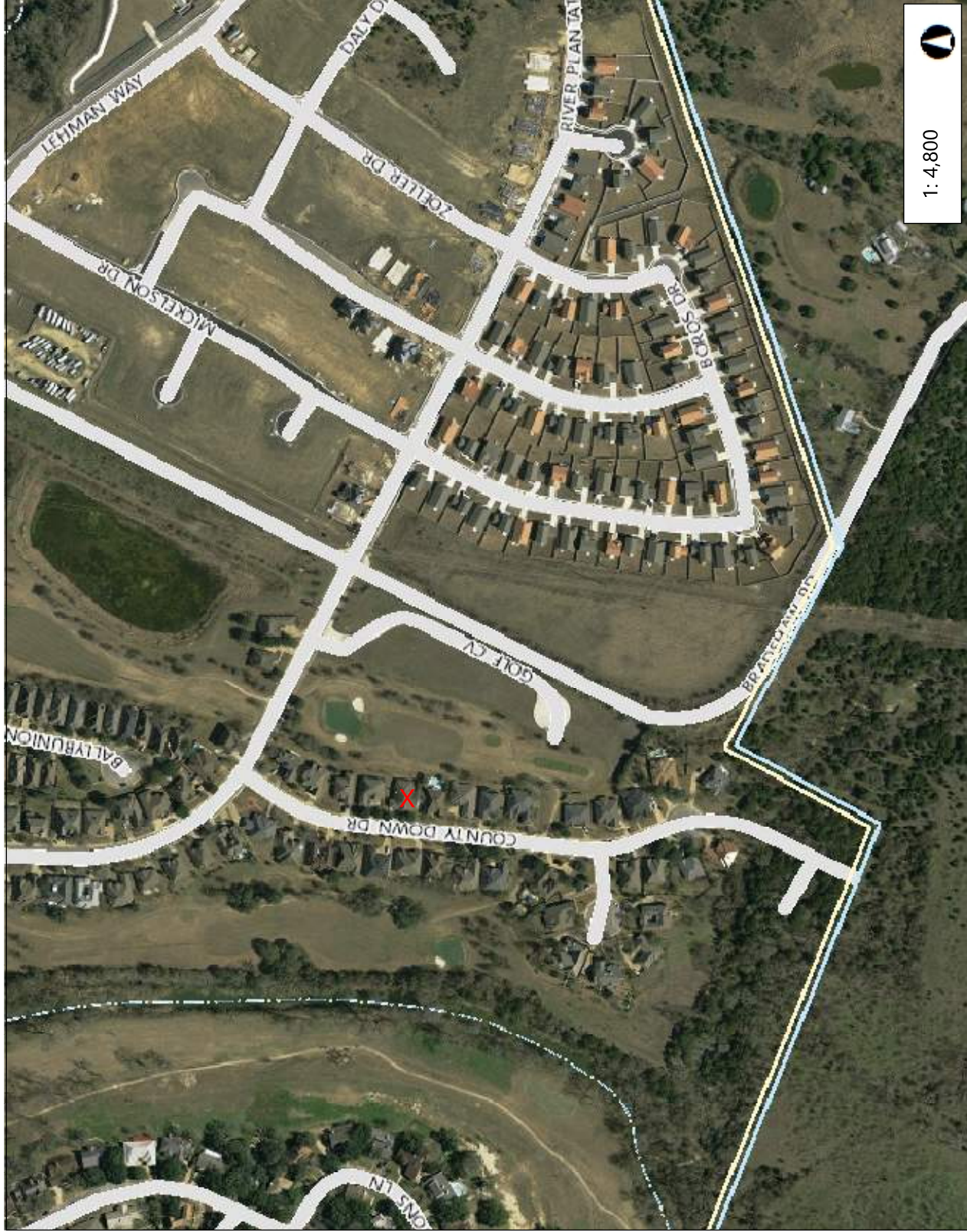
LOCATION OF SITE MAPS



Property Profile

Legend

- Jurisdiction
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ / AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ



1: 4,800



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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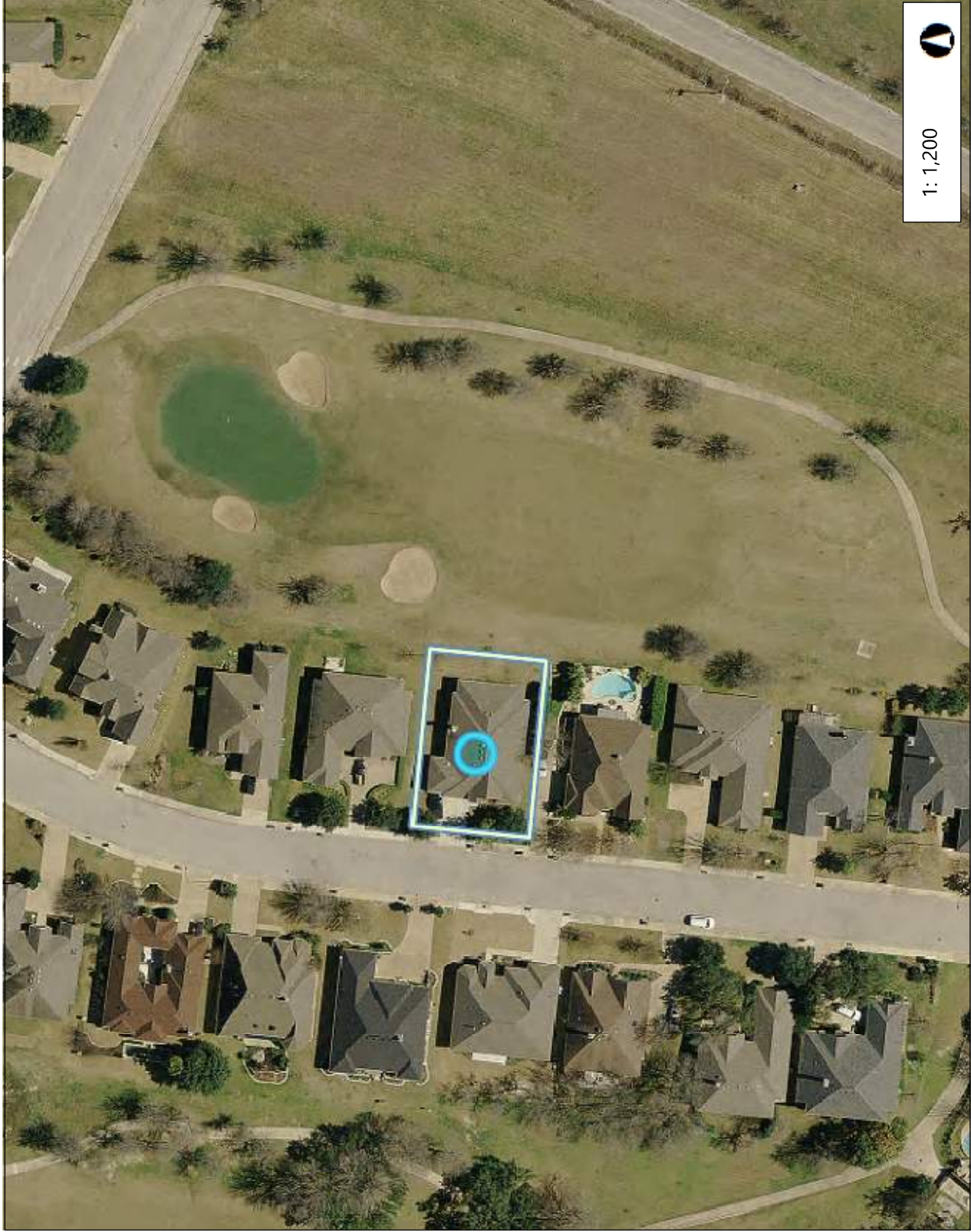
Notes

H02/11



Property Profile

Legend



1: 1,200



Notes

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0.0 Miles

0.02

0

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

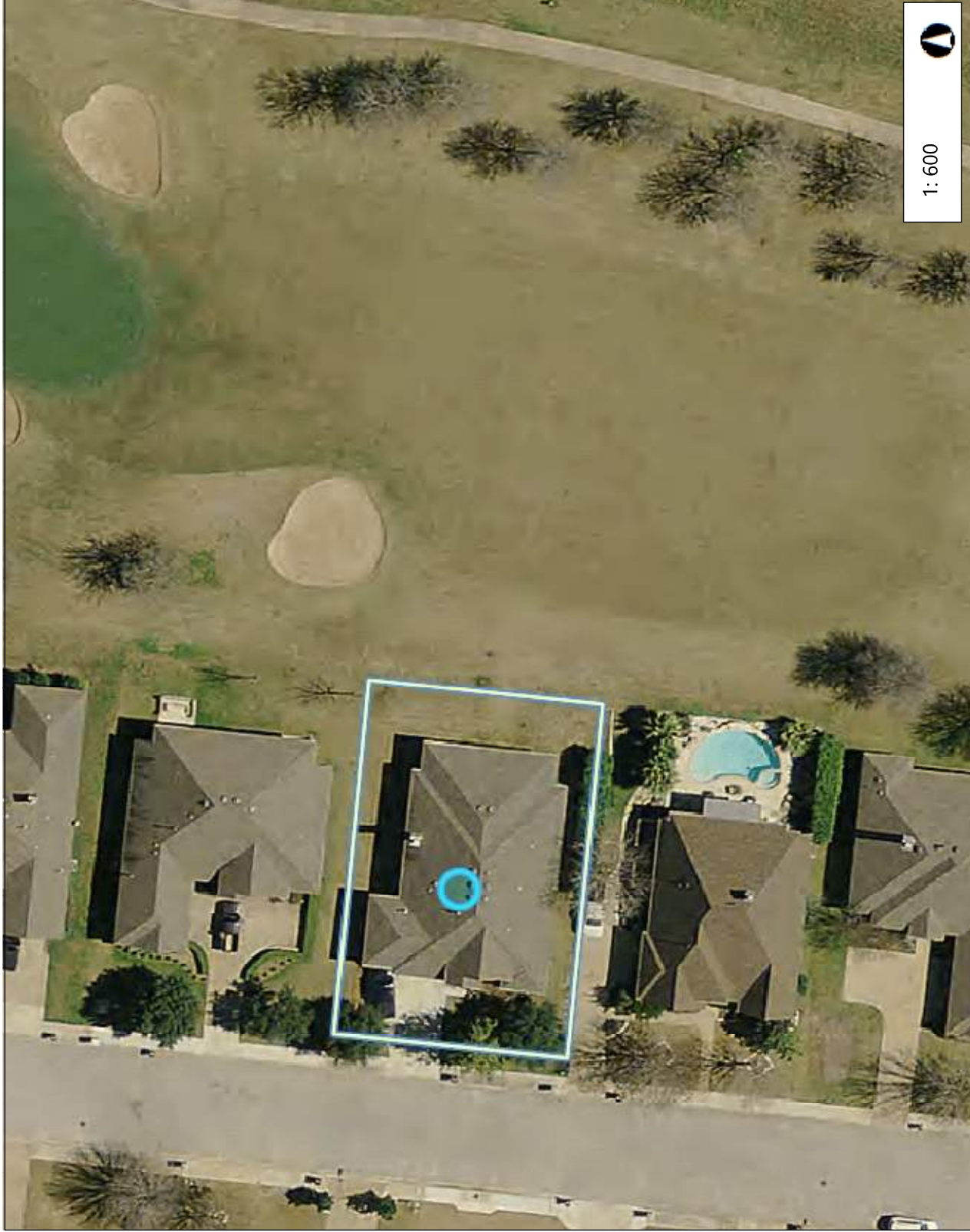
Date Printed:

H02/12



Property Profile

Legend



1: 600



Notes

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0.0 Miles



0

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

H02/13

PROPERTY PROFILE REPORT



Property Profile Report

General Information

Location: **11117 COUNTY DOWN DR**

Parcel ID: **0445070705**

Grid: **MG10**

Planning & Zoning

Future Land Use (FLUM): **No Future Land Use**

Regulating Plan: **No Regulating Plan**

Zoning: **I-SF-2**

Zoning Cases: **No Zoning Cases**

Zoning Ordinances:
(May not include all ordinances) **031211-40**

Zoning Overlays: --

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Environmental

Fully Developed Floodplain: No

FEMA Floodplain: No

Austin Watershed Regulation Areas: SUBURBAN

Watershed Boundaries: Onion Creek

Creek Buffers: No

Edwards Aquifer Recharge Zone: No

Edwards Aquifer Recharge Verification Zone: No

Erosion Hazard Zone Review Buffer: No

Political Boundaries

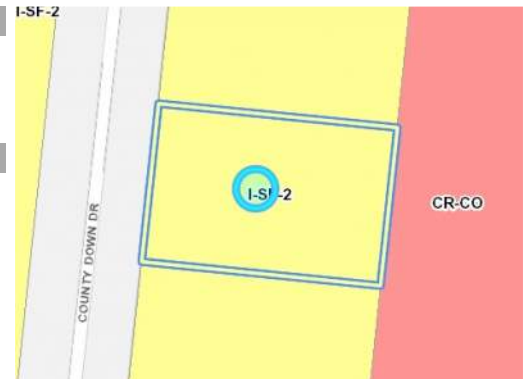
Jurisdiction: AUSTIN FULL PURPOSE

Council District: 5

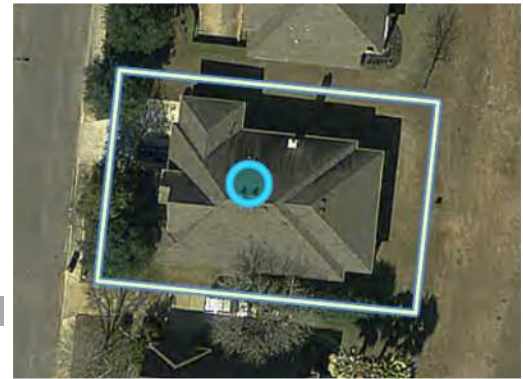
County: TRAVIS

School District: Austin ISD

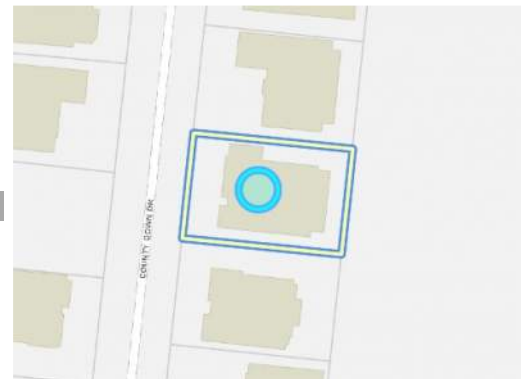
Community Registry: See Community Registry Report



Zoning Map



2017 Aerial View



Vicinity Map

POOL & DECK PLANS

IMPERVIOUS COVER
CALCULATION

PHOTO OF CURRENT YARD
CONDITION

City of Austin Residential Permit Calculation Aid

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

Area Description		Building and Site Area		
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.		Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
i.	1 st floor conditioned area	2,821		
ii.	2 nd floor conditioned area	—		
iii.	3 rd floor conditioned area	—		
iv.	Basement	—		
v.	Attached Covered Parking (garage or carport)	593		
vi.	Detached Covered Parking (garage or carport)	—		
vii.	Covered Wood Decks (counted at 100%)	—		
viii.	Covered Patio / Porch (separated values: /)	438		
ix.	Balcony	—		
x.	Other – Specify:	—		
Total Building Area (TBA) (add: i. through x.)		3,414		
Total Building Coverage (TBC) (from TBA subtract, if applicable: ii., iii., iv., and vii if uncovered)		3,414 (A)		3,414 (B)
xi.	Driveway	672		
xii.	Sidewalks	—		
xiii.	Uncovered Patio	—		
xiv.	Uncovered Wood Decks (counted at 50%)	—		
xv.	AC pads and other concrete flatwork	7.29 SF		
xvi.	Other (Pool Coping, Retaining Walls)	—	102 *	
Total Site Coverage (add: TBC and xi. through xvi.)		4,531.29 (C)		4,633.29 (D)
* xvii.	Pool	○	* 55 SF	
* xviii.	Spa	○	* 20 SF	

INCLUDED in pool coping

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Lot Area (sq ft): 9678.4

Existing Building Coverage (see above A, sq ft): 3,414

Existing Coverage % of lot (A ÷ Lot area) x 100: 35.27%

Final Building Coverage (see above B, sq ft): 3,414

Final Coverage % of lot (B ÷ Lot area) x 100: 35.27%

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Coverage (see above C, sq ft): 4,531.29

Existing coverage % of lot (C ÷ Lot area) x 100: 46.81%

Final Impervious Coverage (see above D, sq ft): 4,633.29

Final coverage % of lot (D ÷ Lot area) x 100: 47.87%

POOL INFORMATION & SPECIFICATION

CUSTOMER: William & Erin Rinehardt ADDRESS: 1117 County Down Dr. BY TP&P

1. PLANS: TP&P supply pool construction plans. Included ☒ BY CUSTOMER

2. S. LETTER OR ADDITIONAL SURVEY: Included ☒ BY CUSTOMER

3. LANDSCAPE: TP&P to layout pool for approval. Included ☒ BY CUSTOMER

4. BUILDING PERMIT: TP&P act as customer's agent to obtain Building Permit. Included ☒ BY CUSTOMER

5. E. SAVINGS: TP&P to excavate pool and remove dirt or clay. Included ☒ BY CUSTOMER

6. ACCESS: Allowance for hand digging, jackhammering and shoring of rock \$20 per cubic foot. By Customer ☒

7. TP&P to include up to one (1) hour of grading for preparation of pool. Included ☒

8. Trees in access and pool site to be cut down, hauled off. Yes ☒ No ☐

9. TP&P to unload 4" high stumps at time of excavation in access. Yes ☒ No ☐

10. and pool area only: # _____ Included ☒

11. 6 yrs. or less included in contract if needed. By Customer ☒

12. Additional Topsoil: square feet _____ Included ☒

13. Access: Block Yes ☐ No ☒ Backhoe Yes ☐ No ☒

14. Access: Block Yes ☐ No ☒ Backhoe Yes ☐ No ☒

15. ACCESS WALLS, AIR CONDITIONERS & STORAGE BUILDINGS: Included ☒

16. Removed by: TP&P ☐ Customer ☒

17. ACCESS FENCE TO BE: TP&P ☐ Customer ☒

18. FILL LINE: Type 4A Yes ☒ No ☐

19. OVERFLOW & EQUALIZER LINE: Yes ☒ No ☐

20. STEEL REINFORCEMENT SPECIFICATIONS TO COMPLY WITH: Included ☒

21. CONCRETE SHELL SPECIFICATIONS: Included ☒

22. Steel Reinforced Concrete Structure - Designed in accordance with the American Concrete Institute ACI-318 Standard Building Code Requirements for Reinforced Concrete. Included ☒

23. Job Site controlled pneumatically applied concrete. Included ☒

24. Customer to water shell morning & evening for 10 days. Included ☒

25. Raised brick beam as per plan. Yes ☒ No ☐

26. Fencing: Yes ☒ No ☐

27. Beach entry or extended benches as per plan. Yes ☒ No ☐

28. Other: Yes ☒ No ☐

29. STEPS: 21 Feet 3 Steps in shallow end. Included ☒

30. Cantilever: Yes ☒ No ☐

31. Store Coping: Type Luder Stone Yes ☒ No ☐

32. Others: Type late blue Yes ☒ No ☐

33. Pool: Harmony late blue Yes ☒ No ☐

34. Spa: Kayak late blue Yes ☒ No ☐

35. Step tile: Yes ☒ No ☐

36. TP&P FILTRATION SYSTEM: Yes ☒ No ☐

37. Filter Type: 425 sq. ft. Yes ☒ No ☐

38. Pump Type: 2-7 HP V5 Yes ☒ No ☐

39. Additional Pump: Yes ☒ No ☐

40. Schedule 40 PVC plumbing designed for optimum performance... Incl. Deluge Summer with extra large catch basin. # Included ☒

41. Deluge cable bottom drain: # Included ☒

42. Directional returns: Yes ☒ No ☐

43. Automatic Chromating System: Type Chromatex 30 Yes ☒ No ☐

TEXAS POOLS AND PATIOS dba of TEXAS PATIOS AND POOLS INC.

SWIMMING POOL CONTRACT

NAME: William & Erin Rinehardt DATE OF CONTRACT: 4-14-18

JOB ADDRESS: 1117 County Down Dr. LOT: _____ BLOCK: _____ SUBDIVISION: _____

CITY/STATE/ZIP: AUSTIN, TX 78747 DEPTH: 3' 4" - 5'

HOME PHONE: 409-855-1321 CELL PHONE: 214-718-7957 PERIMETER: 166 AREA SQ. FT.: 230

WORK PHONE: _____ FAX: _____ MAX WIDTH: 10 MAX LENGTH: 23

THIS AGREEMENT IS SUBJECT TO BINDING ARBITRATION

Completion time is a good faith estimate only. Average pool completion to be 30-60 working days after excavation is complete barring time delays beyond Texas Pools and Patios reasonable control. Large custom pool may take longer.

GENERAL TERMS AND CONDITIONS ON THE REVERSE SIDE ARE PART OF THE AGREEMENT.

Texas Pools and Patios

Cedar Park Office: (512) 617-9500
601AS, Bell Blvd., Cedar Park, Texas 78613
San Antonio Office: (210) 524-0177
1626B, San Pedro, San Antonio, Texas 78232

The Prices, Specifications and Conditions are satisfactory and are hereby accepted. Texas Pools and Patios is authorized to do the work as specified. Payment will be made as outlined below. Buyer will deliver payment to the office at each stage of construction as specified below.

POOL PRICE: \$ 67,395

BUYERS ALLOWANCE FOR ROCK EXC.: \$ 750.00

BUYERS ALLOWANCE FOR GAS LINES: \$ 750.00

BUYERS ALLOWANCE (LISTED IN ITEM 20): \$ 67,395

TOTAL CONTRACT PRICE: \$ 1,500

DOWN PAYMENT: \$ 1,500

BALANCE OF CONTRACT PRICE: \$ 65,895

POOL IS DEEMED TO BE COMPLETE UPON PLASTER, MAKE ALL CHECKS PAYABLE TO TEXAS POOLS AND PATIOS.

BUYER (OWNER) ACKNOWLEDGES THAT HE HAS READ THE CONTRACT IN ITS ENTIRETY AND RECEIVED A LEGIBLE COPY OF THIS CONTRACT INCLUDING THE TERMS AND CONDITIONS CONTAINED ON THE REVERSE SIDE AND THAT ALL REPRESENTATIONS MADE ORALLY ARE INCORPORATED HEREIN, AND THAT NO ORAL REPRESENTATIONS HAVE BEEN MADE EXCEPT THOSE SPECIFICALLY INCLUDED IN THIS CONTRACT.

Submitted by: Erin Rinehardt Date: 4-14-18 Buyer: William Rinehardt Date: 4-14-18

Accepted by Buyer: William Rinehardt Date: 4-14-18 Buyer: William Rinehardt Date: 4-14-18

This agreement is subject to the approval of an officer of Texas Pools and Patios. (Copies do not require written approval.)

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DAY OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.

NOTE TO THE BUYER: DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT OR IF IT CONTAINS ANY BLANK SPACES. YOU ARE ENTITLED TO AN EXACT COPY OF THE CONTRACT YOU HAVE SIGNED. DO NOT SIGN THIS CONTRACT UNTIL YOU HAVE READ IN FULL AND UNDERSTAND THE ADDITIONAL TERMS AND CONDITIONS TO THIS CONTRACT WHICH ARE CONTAINED ON THE BACK OF THIS DOCUMENT.

DATE: _____

NOTICE OF CANCELLATION

You may cancel this transaction, without any penalty or obligation, within three business days from the above date.

If you cancel, any property, track, or any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days. You must pay the seller of your cancellation notice any security interest arising out of the transaction, will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

Such as landscaping, new fencing, patio covers, decks, gazebos, outdoor kitchens, etc. Said items will require an additional form to be attached to this contract.

dispose of the goods without any further obligation of the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to Texas Pools and Patios at:

Palms at: _____ (Address of Branch Office)

NO LATER THAN MIDNIGHT

OF (Date) _____

THE UNDERSIGNED HEREBY ACKNOWLEDGES HE/SHE HAS BEEN TOLD VERBALLY OF HIS/HER RIGHT TO CANCEL THIS CONTRACT.

William Rinehardt (Buyer's Signature) Date: 4-14-18

Erin Rinehardt (Buyer's Signature) Date: _____

Escueta
Lot 5 Block D Travis
co.

H02/19

SURVEY PLAT OF: LOCAL ADDRESS 11117 COUNTY DOWN DRIVE REF: ESCUETA
LEGAL DESCRIPTION: LOT 5 BLOCK D ONION CREEK ADDITION
A SUBDIVISION IN TRAVIS COUNTY, TEXAS. RECORDED IN VOLUME 93
PAGES 230-238 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 18
GOLF COURSE, DRAINAGE & P.U.E.
5.61 ACRES (plat)

* Pool location

* Spa location

N 05°59'18" E 80.00'

LOT 15 BLOCK D

74' B.L.

* Pool Equipment Pad.

120.98'

127.98'

101.6'

107.4'

S 84°00'42" E

101.6'

N 84°00'42" W

101.6'

25' B.L. (plat)

10' P.U.E. (plat)

2.50' MCH

* Pool Construction Access

S 05°59'18" W 80.00'

COUNTY DOWN DRIVE
55' R.O.W. - ASPH. P.V.M.T.

BUILDING LINES PER BOOK 93,
PAGES 230-238, PLAT RECORDS, TRAVIS
COUNTY, TEXAS AND IN CITY OF AUSTIN
ZONING ORDINANCE.

THIS LOT IS SUBJECT TO THE EASEMENT
RIGHTS AND RESTRICTIONS RECORDED IN
VOLUME 93, PGS. 230-238, PLAT RECORDS,
VOL. 4672, PG. 2224, DEED RECORDS AND
VOL. 12499, PG. 771, VOL. 12499, PG. 771
AND VOL. 12536, PG. 771, REAL PROPERTY
RECORDS, AND DOC. NO. 2001082266
OFFICIAL PUBLIC RECORDS, TRAVIS
COUNTY, TEXAS.

EXCEPT AS SHOWN HEREON NO VISIBLE
EVIDENCE OF THE EASEMENTS DESCRIBED
IN VOL. 529, PG. 521 VOL. 522, PG. 500;
VOL. 3755, PG. 2025; VOL. 4794, PG. 2302;
VOL. 4935, PG. 637 AND VOL. 5197, PG. 598,
DEED RECORDS, TRAVIS COUNTY, TEXAS,
WAS FOUND ON THIS LOT.

DATE: 3-22-03
SCALE: 1" = 20'
LEGEND:
● Iron rod found
○ Iron rod set
● Iron pipe found
● nail set
● nail found
→ wooden fence
→ metal fence
→ concrete
→ power line
→ record calls

TO THE LIEBHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY
MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER
MY DIRECTION AND SUPERVISION; THERE ARE NO APPARENT DISCREPANCIES
BETWEEN THE OVERLAPPING OF IMPROVEMENTS OR UTILITY UTILITIES
LINES, EXCEPT AS SHOWN HEREON; THERE ARE NO KNOWN CONFLICTS WITH
THE ADJOINING PROPERTIES SHOWN HEREON, EXCEPT AS MAY BE SHOWN
HEREON, AND THAT SAID PROPERTY ADJOINING A PUBLIC ROADWAY, EXCEPT AS
MAYBE SHOWN HEREON, ACCORDING TO THE NATIONAL FLOOD INSURANCE
RATE MAP P.E.U.A. PANEL

NO. 481026 02156 DATE 1-18-00 FOR TRAVIS COUNTY
TEXAS. THIS PROPERTY IS LOCATED IN ZONE X

BRANDT SURVEYING COMPANY. PROFESSIONAL CORPORATION
5524 BEE CAVE ROAD, SUITE 5-1 AUSTIN, TEXAS 78746 (512) 328-0521
CB. 231 PD. 47 OCA-5D.GCD

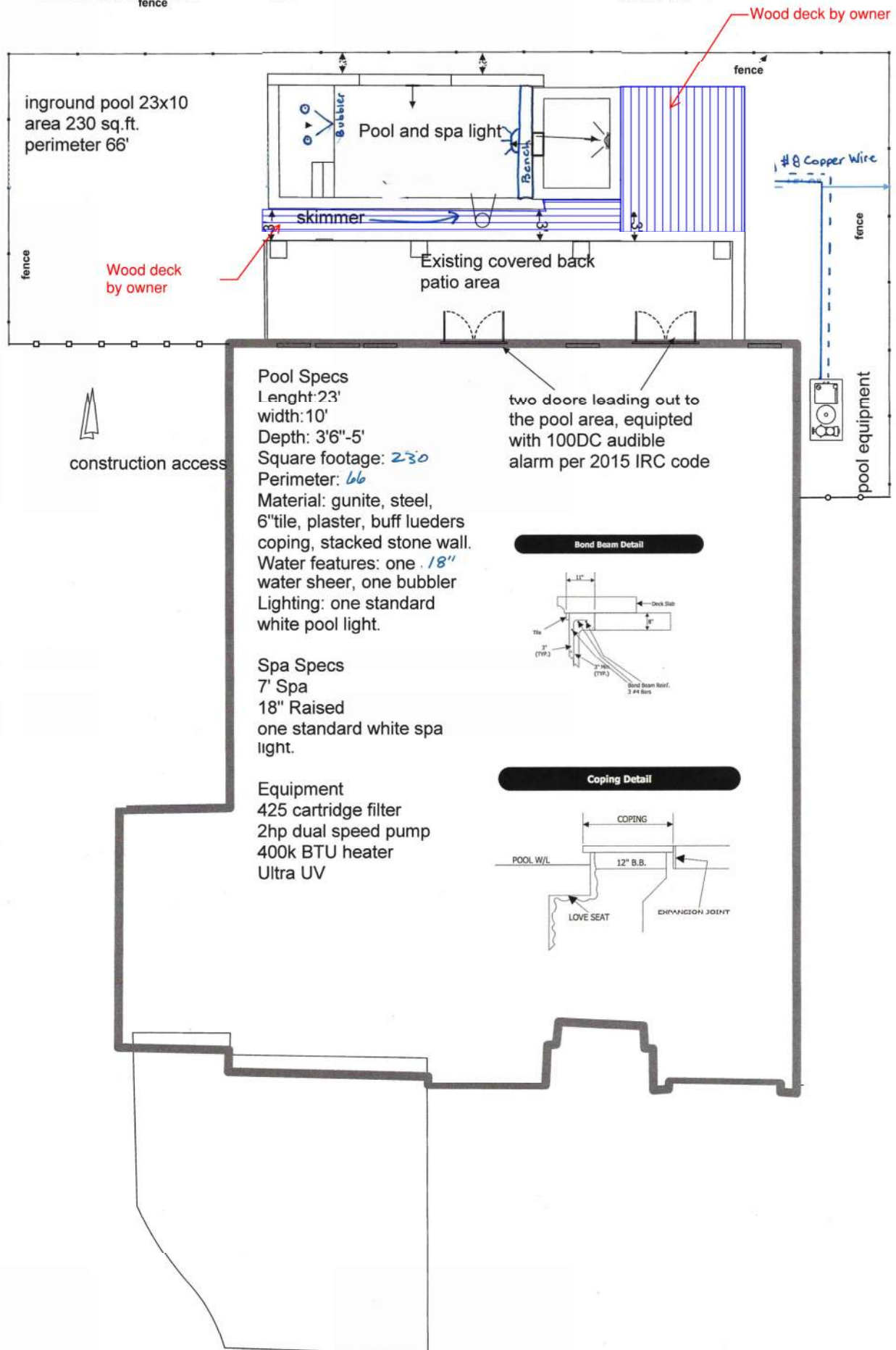
Rinehardt residence
11117 County Down
Dr. Austin, TX 78747
fence

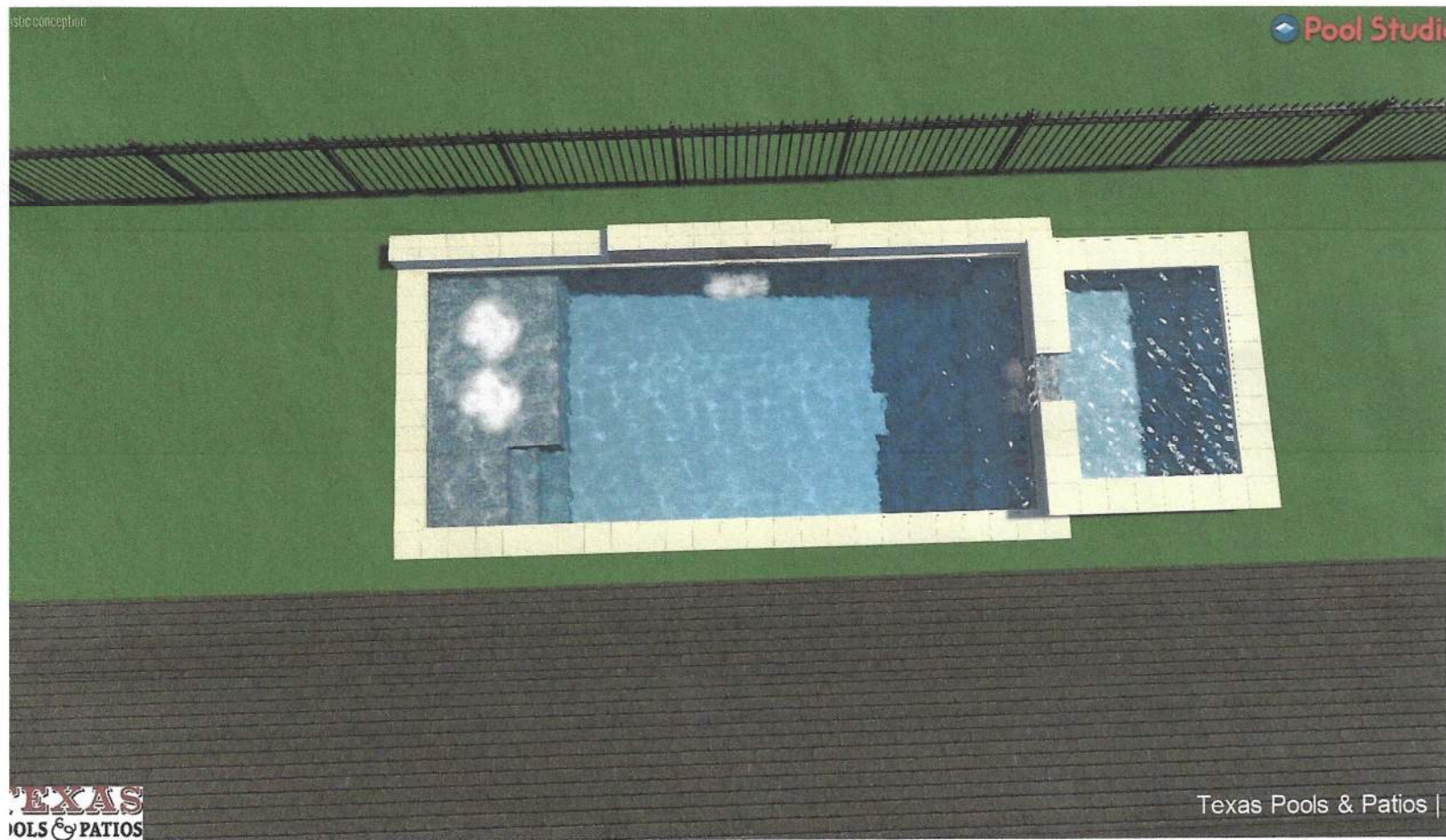
Escueta
Lot 5 Block D Travis
co.

TEXAS POOLS AND PATIOS

scale 1/8"=1'

H02/20





H02/22



CURRENT BACK YARD VIEW

HOME OWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE
APPROVAL

Subject: Re: Architectural Change Request Submission

From:

To:

Cc:

Date: Saturday, May 19, 2018, 4:24:27 PM CDT

Hi

Ray Combs, who is on the Committee, checked with the city and found that pools are an exception to the requirement to build within the build lines. For any structure, other than a pool the requirement to build within the lines remain.

So You are free to build the pool up to the edge of your property.

Regards,

Reg Harman

From:

Sent: Sunday, May 13, 2018 5:50 PM

To:

Cc:

Subject: Re: Architectural Change Request Submission

Thank you for taking time to respond on the weekend.

The fence information was included in our original application but there was no request from you for additional information. The fence will not tie in to either adjacent neighbors yards. We have had thorough discussions with both regarding our intentions and they are both very supportive of this addition.

We have already been in contact with the City of Austin and are ready to proceed with applying for permit per your approval that we abide by all City of Austin requirements.

Please confirm that this is satisfactory to the Board so that we may proceed.

Again, thank you for your time on this matter.

Sincerely,
Erin & Bill Rinehardt

On May 13, 2018, at 4:04 PM, Reg Harman <[REDACTED]> wrote:

Hi

Sorry I must have missed your email.

Building within the set back lines is a city of Austin requirement and is therefore a requirement of any approvals we make.

A fence is usually approved with the condition that a fence placed on the property line is done so with the approval of the neighbors on the shared property line. For a fence on the property line with the golf course you can assume they approve.

I say usually approved because I am out of town and have no way to review your request to see if fencing details were included.. If they were then you should be all set. If I asked for fence details in my response then I will process that request next weekend.

Regards

Reg Harman

Sent via the Samsung Galaxy Note8, an AT&T 4G LTE smartphone

----- Original message -----

From [REDACTED]
Date: 5/13/18 10:11 (GMT-05:00)
To: [REDACTED]
Subject: Re: Architectural Change Request Submission

Good morning,

Could you please advise when we might receive a response to the information sent previously?

If we need to provide any additional information, please let us know and we will be happy to provide what the HOA needs.

Thank you,
Erin

Sent from my iPhone.

On Apr 30, 2018, at 8:04 PM, Erin Rinehardt [REDACTED] wrote:

Good evening, Reg,

Thank you for this information. We are excited to proceed with our plans to improve upon what we are hoping to be our forever home.

In regards to your comments about the built/set-back lines, I was not able to find the specific verbiage in the CC&R's that refer to this. I was looking in Article IV for that information. Am I looking in the incorrect place?

Per the plans we have provided, our pool will have to extend past the build line in order to have an adequate width pool. Our plan is to have our fence extend out to the property line, no different than our immediate adjacent neighbors at 12101 County Down Dr. and other homes with similar conditions that back up to the course. Please see the attached photos taken from our yard of our neighbors adjacent yard. You will see the extent to which their pool area and fence covers and we are asking for nothing more than this same condition.

If there is an additional application that needs to be completed to request this consideration, please advise.

In regards to all other conditions stated, we have already been in discussions with the City of Austin to ensure all other compliances necessary.

Please let us know if there is anything further you require us to submit to get this conditional approval regarding the build line.

Thank you,
Erin & Bill Rinehardt

<image1.jpeg>

<image2.jpeg>

On Apr 29, 2018, at 4:06 PM, Onion Creek Homeowners Association <

wrote:

29-Apr-2018

Dear Erin,

I'm pleased to inform you that your request per the attached application has been approved by the OCHOA Architectural Committee, with certain conditions:

- The swimming pool and any decking must be within the build/set-back lines as designated in the CC&Rs
 - Please verify that you are in compliance with this condition before proceeding with your project
- The swimming pool and any decking cannot encroach on any utility right-of-way
- Any landscaping changes made cannot impact drainage such that you create a problem for your neighbor by re-directing water from your property to theirs

Also, there could be permeability or other issues which are a City of Austin constraint/requirement, which are your responsibility to research and comply with.

Please note that any permitting requirements from the City of Austin (COA) are your responsibility and the OCHOA assumes no responsibility for acquiring or approving any COA permits. Permitting is fully the responsibility of the homeowner.

Good Luck on your project,

Reg Harman

OCHOA Architectural Committee Chairman

AUSTIN ENERGY SITE APPROVAL

Applied for and pending approval
after receipt of variance application.

AFFECTED NEIGHBORS
AND GOLF COURSE
STATEMENT OF SUPPORT
FOR VARIANCE



We, William & Erin Rinehardt, are applying for a variance from the Board of Adjustment regarding Section 25-2-492 (D) of the Land Development Code for the property at 11117 County Down Dr., Austin, TX 78747. The variance would allow us to install a residential swimming pool/spa and deck that would exceed the City's limitations of impervious ground cover. At the present time, the property at 11117 County Down Drive has an existing concrete patio, which, with all other impervious cover (house slab, driveway and A/C pad), equals 46.81% of the total area of the lot. This existing impervious cover exceeds the city limitation of 45%, but was grandfathered when Onion Creek was annexed to the city of Austin in 2004. The desired pool will only add impervious cover for the coping allowed around the perimeter of the pool and spa. We also plan to add 240 square feet of wood deck, which counts as 50% of impervious cover. Section 25.2.556c allows lots adjoining a golf course to have no more than 55% impervious cover, but only if the plat containing that lot was approved no later than January 2, 1989. Because the subdivision plat containing the property at 11117 County Down Dr. was approved after that date, a variance of this date limitation is required. With the pool/spa and deck, the finished project at 11117 County Down Dr. will occupy 49.11% of the total area of the lot, an increase of 2.3% of impervious cover, well below the 55% maximum allowed by Sec. 25-2-556c.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
HERMAN WILLI	11116 COUNTY DOWN DR. AUSTIN, TX 78747	<i>[Signature]</i>
Debbie Rodriguez	11109 County Down Dr. Austin, TX 78747	<i>[Signature]</i>
Cynthia Opheim	11105 County Down Dr. Austin, TX 78747	<i>[Signature]</i>
AROLFO GARCIA	11104 County Down Dr. AUSTIN TX 78747	<i>[Signature]</i>
Colene Burkage	11112 County Down Austin, TX 78747	<i>[Signature]</i>

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Linda McKenzie Linda McKenzie	2101 County Down Dr	Linda McKenzie
CLAIRE WILDA Claire	11205 COUNTY DOWN DR	Claire Wilda
ROBERT MAREHSE	11204 County Down Dr	Robert Marehse
RON POFOK	11204 COUNTY DOWN	Ron Pofok
Elisa Wells	11113 County Down	Elisa Wells
Suzanne Fischer	11120 County Down Dr.	Suzanne Fischer
Perry Woolley	11108 County Down Dr	Perry Woolley
Donnie R. Jones	11221 County Down Dr	Donnie R. Jones
Jerry Tucker	11213 County Down Dr	Jerry Tucker
Michael Bulgin	11216 County Down Dr	Michael Bulgin



May 15, 2018

To Whom It May Concern:

Onion Creek Club is in support of the request made by Mr. & Mrs. William and Erin Rinehardt regarding an increase in the maximum allowed impervious cover for the property located at 11117 County Downs Drive. The addition of a pool to this property poses no threat to the golf course or surrounding homes, and will in fact be a welcome addition to the neighborhood.

Please feel free to contact me at the number below should you have any further questions.



Justin Jafarian
General Manager
512.383.2002



PHYSICIANS
LETTERS OF RECOMMENDED
TREATMENT

TWO HANDS CHIROPRACTIC

1602 EAST RIVERSIDE DRIVE AUSTIN, TX 78741
(O)512.520.4662 (F)855.328.0964

5/21/18

To whom it may concern,

I am currently treating my patient, Erin Rinehardt, for a lumbo-sacral radiculopathy and thoracolumbar radiculopathy. I have given her at home instructions throughout her current treatment plan as well. I have mentioned the therapeutic relief she can receive from doing certain exercises in a pool and spa. I know that by having a spa and pool on site at her residence she will be able to reduce the severe sharp pain and muscle spasms in those regions mentioned above. If you have any questions or concerns please don't hesitate and give me a call at the office.

Sincerely,

A handwritten signature in black ink, appearing to read "J Gravely D.C.", with a large, stylized initial "J" and a cursive "Gravely" followed by "D.C." in a more formal script.

Janrai Gravely D.C.

H02/34

ABSOLUTE LIFE

Wellness Center

ONE PATIENT. MULTIPLE SOLUTIONS.

Sauna/Jacuzzi Prescription Form

Date: 4/16/2018

Re: William Rhinehardt

To whom it may concern,

Due to the spinal and muscular problems Mr. Rhinehardt has been experiencing for years, I am recommending the prolonged use of a heated sauna/whirlpool/jacuzzi for relaxation of chronically spasm muscles. The heated water treatment would also decrease any further complications in the future in regards to flare-up of the muscles and degenerative disc in the spine. Thank you for your time and consideration in this matter.

Health and Happiness,



Dr. Daniel Shaddock, D.C.
CEO

575 FM 150 East, Suite E Kyle, TX 78640 | P: 512.262.7590 | F: 512.262.7763
1407 West Slaughter Lane, Suite 450 Austin, TX 78748 | P: 512.280.6103 | F: 512.280.6104
3705 Shoal Creek Blvd, Suite 101 Austin, TX 78757 | P: 512.280.6103 | F: 512.280.6104
2700 W. Pecan St, Suite 204 Pflugerville, TX 78660 | P: 737.484.0940 | F: 737.484.0458
www.absolutelifewellnesscenter.com

HOME OWNER ASSOCIATION
DENIAL OF REQUEST TO
REMOVE PORTION OF
DRIVEWAY

From: "Onion Creek Homeowners Association" [REDACTED]
Date: September 24, 2017 at 4:20:23 PM CDT
To: [REDACTED]
Subject: Architectural Change Request Submission
Reply-To: [REDACTED]

24-Sept-17

Dear Erin,

I am sorry to inform you your request per the attached application (2837273), has been Declined/Denied by the OCHOA Architectural Committee.

This request is being declined due to the following:

- The change to your driveway would not be in compliance with the CC&Rs
- The change to your driveway would not be consistent with the majority of homes in Onion Creek and in your immediate neighborhood
 - While there are a few driveways in Onion Creek similar to your example, they were built by the original builders of Onion Creek and were not subject to the CC&Rs
 - Examples of situations that are not consistent with the current view of the architectural committee or in line with the existing CC&Rs will not be a consideration when evaluating requests nor will they be grounds to issue an approval or exception to the CC&Rs

If you have any questions please let me know

Regards,

Reg Harman

OCHOA Architectural Committee Chairman

Architectural Change Request

Your architectural change request has been received. We will be in touch as soon as the committee has had an opportunity to review your proposed project. If you do not hear back from us within two weeks please give our office a call

Tracking # 2837273

Required Fields are marked with a red asterisk.

Please Provide a Detailed Description of the Desired Alteration or Addition Below

Description

We would like to put a pool in. Our pool contractor has advised us that our house is currently at the maximum allowable amount of impermeable surface that the City of Austin allows for. His suggestion is that we remove part of our driveway and replace with grass or gravel, both being allowable materials for rainwater drainage. We have noticed that there are other houses in the neighborhood that have similar driveways. Please see attached pictures for examples. We will be submitting a separate request for the pool addition with photos of our design intent.

Attach additional pages as needed. Attach a sketch which shows lot lines and an outline of the footprint of the home. Indicate specifically where modifications or additions will be placed and provide specific measurements.

Attachment 1 4675825B-72450.jpg
Attachment #2 66170673-72450.jpg
Attachment #3
Attachment #4

Note that approval to proceed with the requested modification or addition granted by the Onion Creek Homeowner's Association only signifies that the requested modification either complies with the Onion Creek deed restrictions or qualifies for a variance from the restrictions. The approval does not constitute an endorsement of the structural integrity or the fitness for use of any modification or addition which ultimately might be made to the homeowner's property.

Enter Your Name, Address and How You May Be Reached

First Name	Erin
Last Name	Ruehardt
Street Address	915 Princeton Ln
Day Phone	214-718-7959
Email	erin.ruehardt@yahoo.com