

C15-2016-0095

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Imagery ©2016 Google, Map data ©2016 Google 20 ft

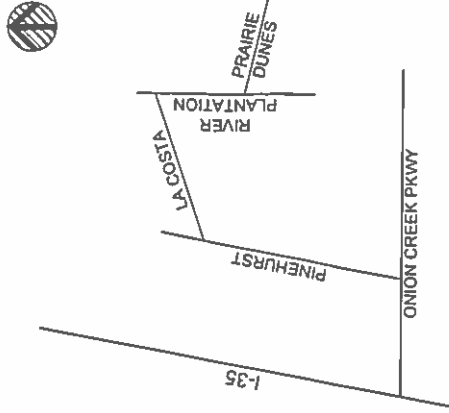


ANTHONY & SYLVAN POOLS LICENSED SPECIALIST  
 BASIS  
 JOB NO: 825012

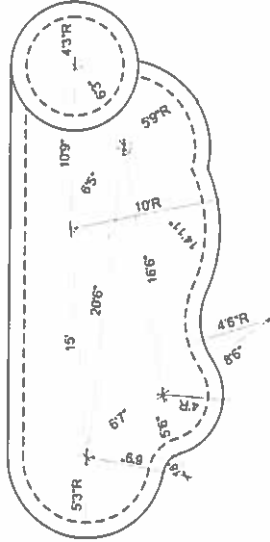
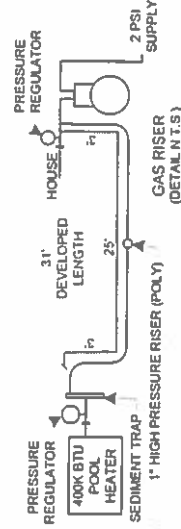
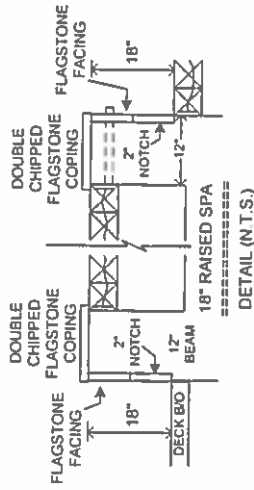
**CUSTOMER INFORMATION**

NAME: [Blank]  
 ADDRESS: 4511 Prairie Dunes Ct  
 CITY: Austin  
 STATE: TX  
 ZIP: 78747  
 HOME PHONE: [Blank]  
 WORK PHONE: [Blank]  
 E-MAIL ADDRESS: [Blank]  
 OTHER PHONE: [Blank]  
 DATE: 11/13/2015  
 TIME: 10:00 AM

Map



Directions



# Pool Layout Detail LAYOUT TO DIG

ANTHONY & SYLVAN POOLS  
 FULLY FOR LIFE  
 © 2015 ANTHONY & SYLVAN POOLS CORP.  
 DRAWING SCALE: 1/8" = 1'  
 Unless otherwise noted

REVISION	DATE	DESCRIPTION
1	2.8.16	Initial Draft - Scott Reeves

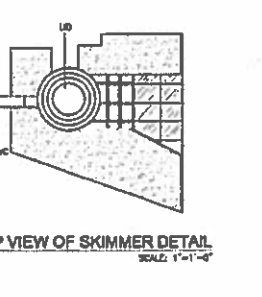
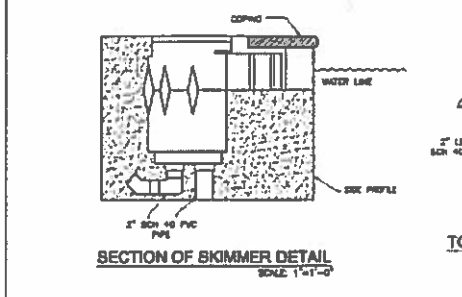
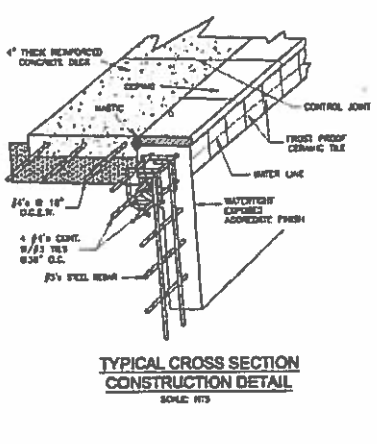
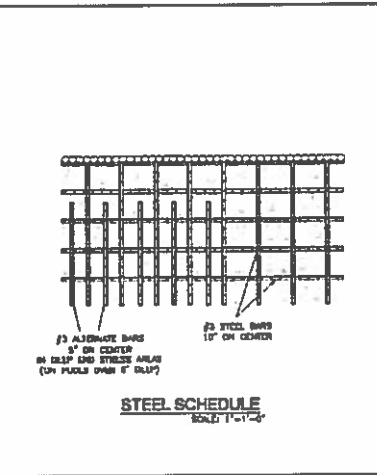
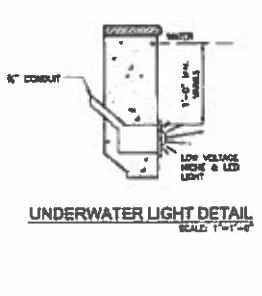
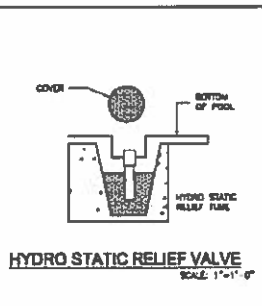
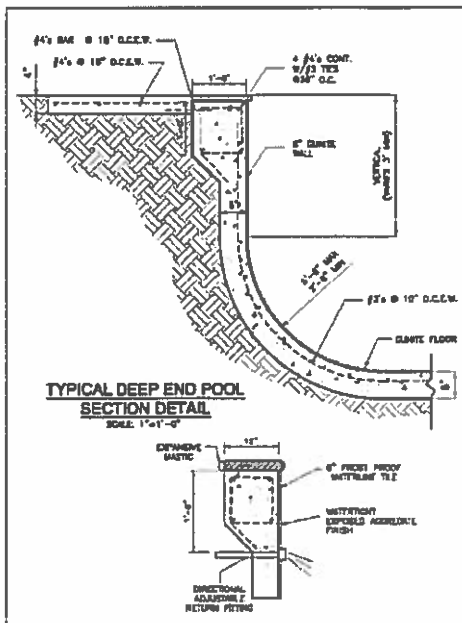
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1400 DUNBAR RD. SUITE 200  
HOUSTON, TEXAS 77057  
713/661-1111  
FAX 713/661-1112  
www.darrah-engineers.com

**Darrah Engineers, Inc.**

**ANTHONY & SYLVAN POOLS**  
**POOL STANDARD DETAILS**

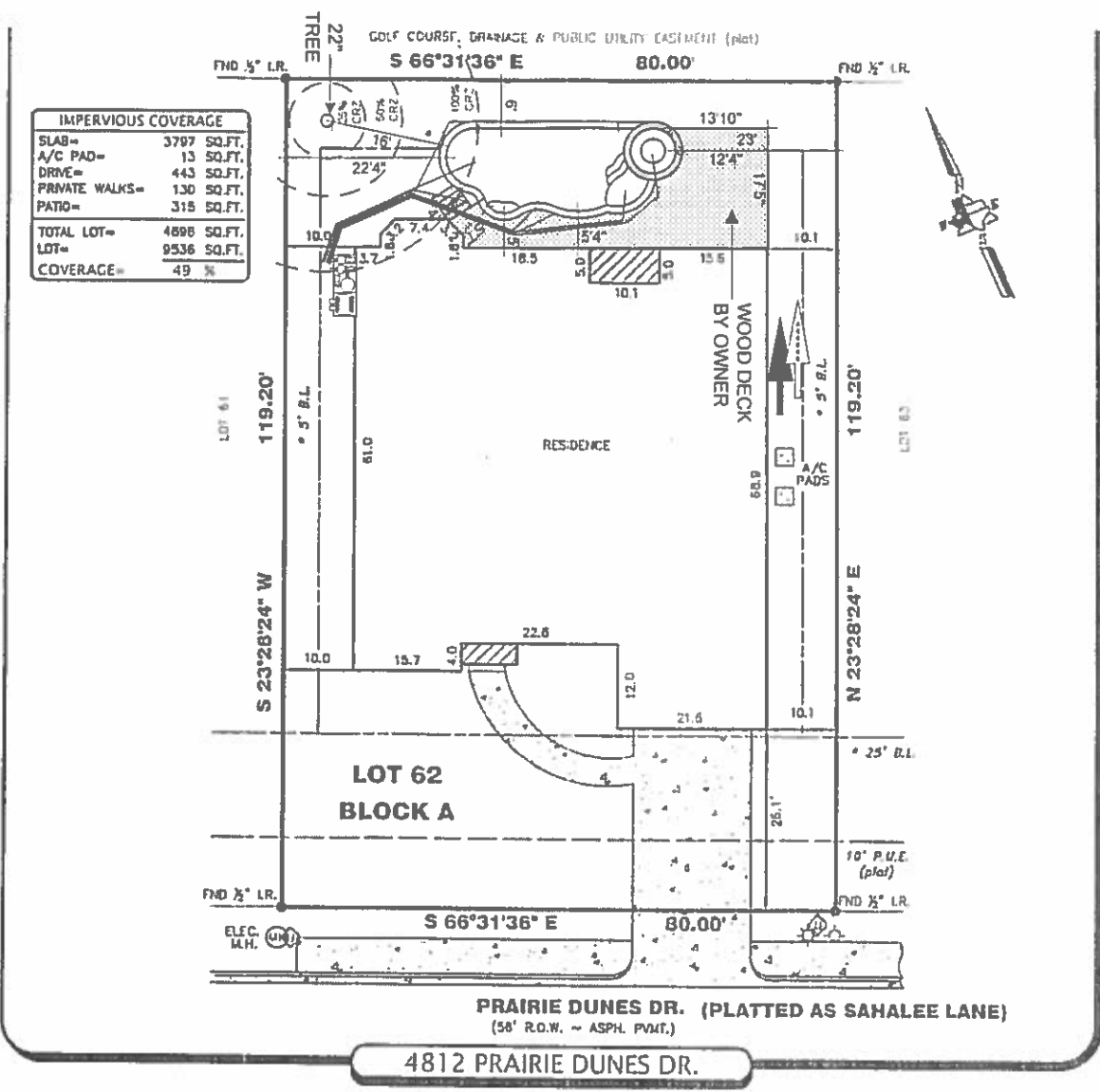
**HOUSTON, TEXAS**

ISSUED / REVISED	
NO.	DATE
1	10/1/01
2	10/1/01
3	10/1/01
4	10/1/01
5	10/1/01
6	10/1/01
7	10/1/01
8	10/1/01
9	10/1/01
10	10/1/01

**POOL DETAIL**

**S-1**

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**PROPERTY INFORMATION**

LOT 62 BLOCK A

SUBDIVISION: UNION CREEK ADDITION

RECORDING INFO: RECORDED UNDER VOL. 93, PG. 230 PLAT RECORDS OF TRAVIS COUNTY TEXAS.

BORROWER: N/A

TITLE CO.: N/A

C.F.# N/A G.F. DATE: N/A

SURVEYED FOR: ROBERT BASS

**DRAWING INFORMATION**

TRI-TECH JOB NO: SMS-422-15

CLIENT JOB NO: N/A

DRAWN BY: SMP

BEARING BASE: REFERRED TO PLAT NORTH

**NOTES:**

ALL EASEMENTS AND EASES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF ROBERT BASS AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

OWNER/BUILDER MUST VERIFY UNLAWFULLY PROPOSED PERMITS, FLOOD REQUIREMENTS OF F.B.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE DEED MARK, DATUM AND ADJUSTMENT PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS OR EASE RESTRICTIONS, ETC. AND ZONING ORDINANCES IF ANY THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES CUTTERS OR OTHER OVERHANGING STRUCTURE/FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

**TRI-TECH SURVEYING COMPANY, L.P.**

WWW.SURVEYINGCOMPANY.COM

103 E. San Antonio St., Ste. 100 Phone (512) 440-0222  
San Marcos, Texas 78666 Fax (512) 440-0224  
Firm Reg. Number 10123720

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated thereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS UNVALID WITHOUT THE ORIGINAL FIELD BOOK SURVEYORS SEAL AND SIGNATURE.

© 2016 TRI-TECH SURVEYING COMPANY, L.P.

**STATE OF TEXAS**  
**REGISTERED**  
**ROBERT J. TAYLOR**

m3  
u1

**STATEMENT OF AFFECTED PROPERTY OWNERS OF  
SUPPORT FOR VARIANCE REQUEST  
BY ROBERT T. AND ROBIN W. BASS,  
4812 PRAIRIE DUNES DRIVE, AUSTIN, TEXAS 78747**

We, the below signed property owners, who live within 600 feet of the property located at 4812 Prairie Dunes Drive, have been made aware of a variance request made by Robert T. and Robin W. Bass pursuant to Section 25.2.492 and 25.2.556 (c) of the City of Austin Land Development Code. The variance would allow the applicants to install a residential swimming pool and surrounding deck that would exceed the city's limitations regarding impervious ground cover. At the present time, the property at 4812 Prairie Dunes Drive has an existing concrete deck, which, with all other impervious cover (house slab, driveway, walks, and a/c pads, equals 49.27% 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 and deck will be accomplished by removal of the existing concrete deck, and the installation of a pool with partially surrounding composite deck. Section 25.2.556(c) 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 4812 Prairie Dunes Drive was approved in 1994, a variance of this date limitation is required. The finished project will occupy 49.21% of the total area of the lot, less than the existing structure, and well below the 55% maximum allowed by Sec. 25-2-556.

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

Property Owner Name  
(Printed)

Address

Signature

CLIFFORD A. KATZ

10009 PARTRUSH CT

Clifford A. Katz

MARIA AGUILAR

4913 Inkblade LA

Maria Aguilar

Marianne Vallée

5009 Interlachen

Marianne Vallée

Robert Staman

4808 Prairie

R. K. Staman

Michael A. Palsy

10608 Partrush

Michael A. Palsy

Robert Vallée

5009 Interlachen

Robert Vallée

m3  
42

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CLIFFORD A. KATZ

10609 PORTRUSH CT

Clifford A. Katz

MARIA AGUILAR

4913 Ink Lady Ln

Maria Aguilar

Marianne Vallée

5009 Interlachen

Marianne Vallée

Robert Staman

4808 Prairie

R. K. Staman

Michael A. Palks

10609 Portrush

Michael A. Palks

Robert Vallée

5009 Interlachen

Robert Vallée

2/23

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices)

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2016-0095, 4812 Prairie Dunes Drive  
Contact: Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, September 28th, 2016

GEORGE L. SUNDERS  
Your Name (please print)

☒ I am in favor  
☐ I object

4909 PRAIRIE DUNES  
Your address(es) affected by this application

Leane L. Heldenfels 9-20-16  
Signature Date

Daytime Telephone: 512 3504121

Comments: MANY OF THE PROPERTIES IN THIS SUBDIVISION EXCEED THE 45% IMPERVIOUS COVER. WHEN THEY WERE BUILT, THE LOTS WERE IN THE COUNTY. I THINK THAT THE REQUEST IS REASONABLE AND SHOULD BE GRANTED.

Comments must be returned by noon the day of the hearing in order to be seen by the Board at this hearing. They may be sent via:

**Mail:** City of Austin-Development Services Department/ 1st Floor  
Leane Heldenfels  
P. O. Box 1088  
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday prior to the hearing to be received timely)

Fax: (512) 974-6305  
Email: [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)