

Please accept this as additional evidence to our original application for a variance. We request a variance that will extend over the 30' rear B.S.L. as per plat. In reference to Code Section 28.02 and 16.1. As well as exhibit C of the Reunion Ranch Development Agreement.

Please find attached a few additional items we discussed in our predevelopment meeting on 4/13.

Attached is a picture of our backyard. This picture shows that there are no homes behind us on the ridge. The 2<sup>nd</sup> is aerial from google maps. This shows the ridge behind our home. Since we are on the ridge, there will never be able to be any development behind us.

I've also included a survey from a home in Belterra. The setback in this neighborhood is only 10', compared to our 30' setback. We are not sure why ours would be so large, when we we don't even have any homes behind us. If we had Belterra's setback we wouldn't need this variance. With the variance approved, we'd still have a 22' setback which is twice what Belterra requires.

The hardship is we can't afford to sell our house and move to Belterra to build this project, because of property taxes and commutes, and we would not want to move our daughter to another school.

Lastly, we have included a picture of what we plan to have. As you can see it's a small shaded structure, only 8' into our setback.

Thank you,

Kevin and Yvonne Heerema

147 Katie Drive

Austin, TX 78737



**DRIPPING SPRINGS**  
Texas

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER  
APPLICATION**

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

**CONTACT INFORMATION**

**PROPERTY OWNER NAME** Kevin and Yvonne Heerema

**STREET ADDRESS** 147 Katie Drive

**CITY** Austin **STATE** Tx **ZIP CODE** 78737

**PHONE** 201-527-5888 **EMAIL** ymheerema@gmail.com

**APPLICANT NAME** Tommy Eaton

**COMPANY** Eaton Construction Services

**STREET ADDRESS** 17621 Hwy. 29 West

**CITY** Buchanan Dam **STATE** Texas **ZIP CODE** 78609

**PHONE** 830-220-2292 **EMAIL** txhome0319@gmail.com

<b>APPLICATION TYPE</b>	
<input type="checkbox"/> ALTERNATIVE STANDARD	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> WAIVER

## PROPERTY INFORMATION

PROJECT NAME	The Heerema Cabana/Pool House Project
PROPERTY ADDRESS	147 Katie Drive
CURRENT LEGAL DESCRIPTION	Lot 21 Block E Reunion Ranch Phase # 2
TAX ID#	
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:  
We request a variance that will extend over the 30' rear B.S.L. as per plat. In reference to Code Section 28.02 and 16.1. As well as exhibit C of the Reunion Ranch Development Agreement.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

We propose to build a new swimming pool with an attached 18' x 15' pool house/cabana. A variance will need to be granted since both the pool and structure will encroach on the rear set back.

Without this requested variance we would be unable to move forward with this Project.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

Since the Project will exceed the Rear Set Back line this variance is requested. The rear of the Property faces and joins a dedicated Green Belt there will be no additional structures built behind this Project. Also there are several pools/cabanas built along Katie Drive. Please see attached Google Map photos.

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Tommy Eaton is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.  
(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.)

Yvonne Heerema  
Name

Owner  
Title

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

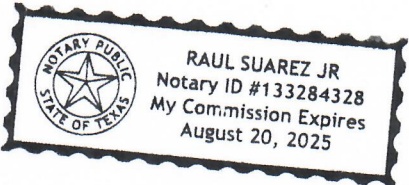
This instrument was acknowledged before me on the 19<sup>th</sup> day of January,

~~201~~ 2023 by Raul Suarez Jr

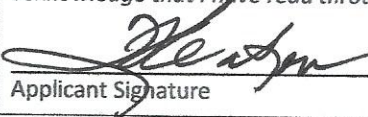
[Signature]  
Notary Public, State of Texas

My Commission Expires: 08/20/25

Yvonne Monique Heerema  
Name of Applicant



All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

  
 Applicant Signature

12-19-22  
 Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents  <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Cut/Fill Data Sheet (if applicable) <i>N.A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable) <i>N.A.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_  
Only filled out by staff



**DRIPPING SPRINGS**  
Texas

### BILLING CONTACT FORM

Project Name: The Heerema Pool House Project

Project Address: 147 Katie Drive, Austin, Texas 78737

Project Applicant Name: Tommy Eaton dba Eaton Construction Services

#### Billing Contact Information

Name: Tommy Eaton

Mailing Address: P. O. Box 728

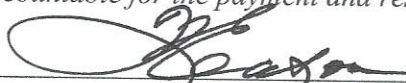
Buchanan Dam, Texas 78609

Email: txhome0319@gmail.com Phone Number: 830-220-2292

Type of Project/Application (check all that apply):

- |   |  |
|---|--|
| <input type="checkbox"/> Alternative Standard           | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit         | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement          | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                 | <input checked="" type="checkbox"/> Variance   |
| <input type="checkbox"/> Lighting Plan                  | <input type="checkbox"/> Zoning                |
| <input type="checkbox"/> Site Development Permit        | <input type="checkbox"/> Other _____           |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

  
\_\_\_\_\_  
Signature of Applicant

12-19-22  
Date

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***The Hereema Project  
147 Katie Drive  
Austin, Texas***

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***Scope of Work***

**Pool House and Cabana  
Outdoor Kitchen**

**Scope of Work Includes the Following:**

- Furnish plans and specifications to Owner and HOA
- Concrete foundation to have 12' wide by 16" deep grade beams. Grade beams to have 4-#4 rebar. Interior cap to be 4" thick and have # 3 rebar on 16" centers. Concrete to be 5,000 psi.
- Pool house/cabana to be approximately 18' x 15'.
- Pool house/cabana to have a small bathroom (see plans), storage area and front seating area.
- Exterior finish to match existing home.
- Roof to match existing home.
- Cabana seating area ceiling to be 1" x 6" stained rough sawn cedar.
- All plumbing to be installed by a licensed plumber and drain to cleanout located at driveway.
- All electrical to be installed by a licensed electrician and meet all local plans and specifications.
- Floor finish to be brushed and stained concrete to match new pool surround or other product as requested by Owner..
- Fireplace to be gas/wood firebox. Chimney to be constructed as specified by firebox manufacturer.
- Firebox face to be stone. Color and style chosen by Owner.
- Outdoor kitchen to be framed with Womanized wood, covered in Hardi Backer. Exterior finish to be stucco.
- Pickup, deliver and install all outdoor kitchen appliances.
- Repair any damage to existing landscaping.

# TITLE SURVEY

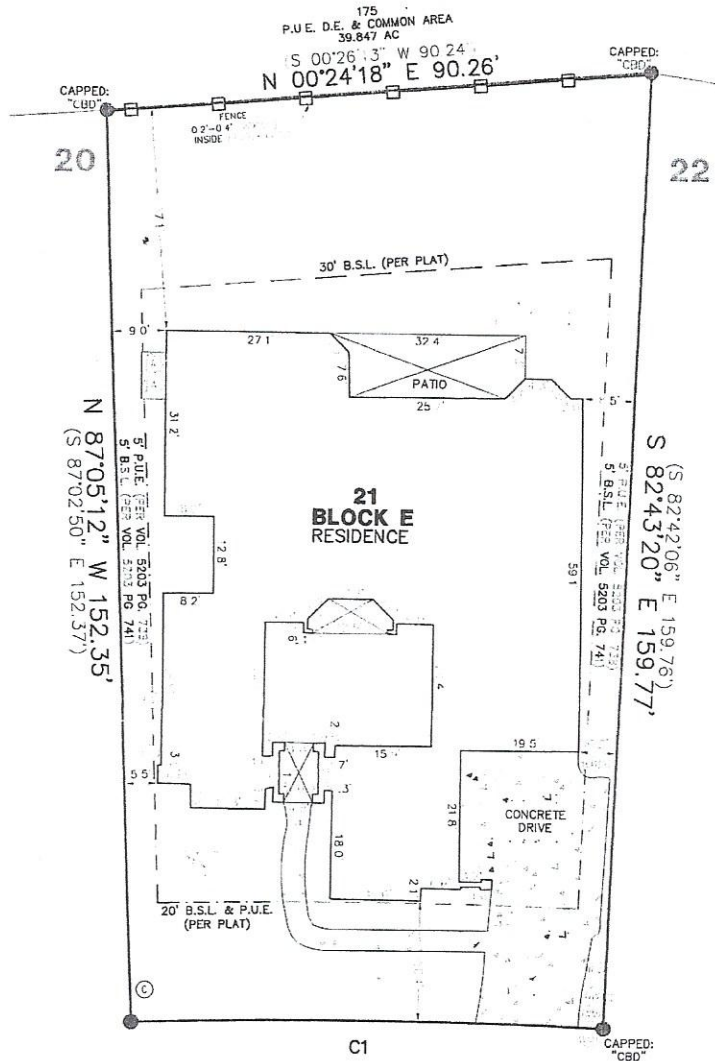
ATS Job #17120724s

Reference: Heerema Address: 147 Katie Drive, Austin, Texas  
 Lot 21, Block E, REUNION RANCH, PHASE TWO, SECTION TWO, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 18, Pgs. 195-203, Plat Records, Hays County, Texas, and being corrected by Affidavits as recorded in Doc. Nos.: 2015-15013127 and 2015-15013128, Official Public Records, Hays County, Texas.

SCALE: 1"=20'

LAND	
●	1/2" (HR) IRON ROD FOUND
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY
AC	ACRES
( )	RECORD INFORMATION
-	COVERED AREA
-	METAL FENCE
-	CONCRETE
[A]	AIR CONDITIONER
(G)	GAS METER
(E)	ELECTRIC METER
(CV)	IRRIGATION CONTROL VALVE
(CO)	WASTEWATER CLEANOUT
(W)	WATER METER
(V)	WATER VALVE
(C)	CABLE RISER

CURVE DATA TABLE					
CURVE	RADIUS	CHORD	DIRECTION	CHORD LENGTH	ARC LENGTH
C1	1030.00'	S 05°07'09" W		78.07'	78.09'
(C1)	(1030.00')	(S 05°07'32" W)		(78.10')	(78.12')



Surveyor's Note:  
 The bearings shown hereon are based on the final plat of REUNION RANCH, PHASE TWO, SECTION TWO, according to the map or plat as recorded in Vol. 18, Pgs. 195-203, Plat Records, Hays County, Texas.

- Notes:
- 1) All easements of which I have knowledge and furnished by Stewart Title Guaranty Company and Stewart Title of Austin, LLC, in Title Commitment GF No. AUS-TX-17123980, that DO AFFECT the subject property are shown hereon.
  - 2) Restrictive covenants and easement rights as recorded in Vol. 18, Pgs. 195-203, Plat Records, Vol. 4507, Pg. 443, Vol. 4508, Pg. 290, Vol. 5180, Pg. 415, Vol. 5321, Pgs. 442 & 448, and Doc. Nos. 2015-15013127, 2015-15013128, 2016-16005801, 2016-16005838, 2016-16011013, 2016-16012052, and 2017-17004999, Official Public Records, Hays County, Texas.
  - 3) Subject to building setback lines, restrictions, and easements as recorded in Vol. 18, Pg. 195-203, Plat Records, and as corrected by Affidavits as recorded in Doc. Nos. 2015-15013127 and 2015-15013128, Official Public Records, Hays County, Texas.
  - 4) Subject to easements as recorded in Vol. 1004, Pg. 204, Vol. 2248, Pg. 134, as affected by Vol. 4332, Pg. 402, Vol. 4507, Pg. 443, Vol. 5180, Pg. 415, and Vol. 5321, Pg. 442, Official Public Records, Hays County, Texas.

I, Hugh M. Coston Jr., HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway, and that this plat is an accurate representation of the property to the best of my knowledge.

*Hugh M. Coston Jr.*  
 Hugh M. Coston Jr., RPLS No. 4346  
 Client: Stewart Title-Lakeway  
 Date of Field Work: 12/19/17  
 Field: MAlfaro  
 Tech: ISantos & CBeaudoin  
 Date Drawn: 12/28/17  
 Path: Projects\TaylorMorrison\ReunionRanch2-2\Titles\T021-00E-RR2--2.dwg



eileen merritt's  
**ATS** Engineers  
 Inspectors  
 & Surveyors  
 www.ats-engineers.com  
 TBPLS FIRM REG. #10128000  
 4912 West Hwy 290  
 AUSTIN, TEXAS 78736  
 (512) 328-8996  
 FAX: (512) 328-6998



# Quoniam Pools and Spas

The Personal Pool Company

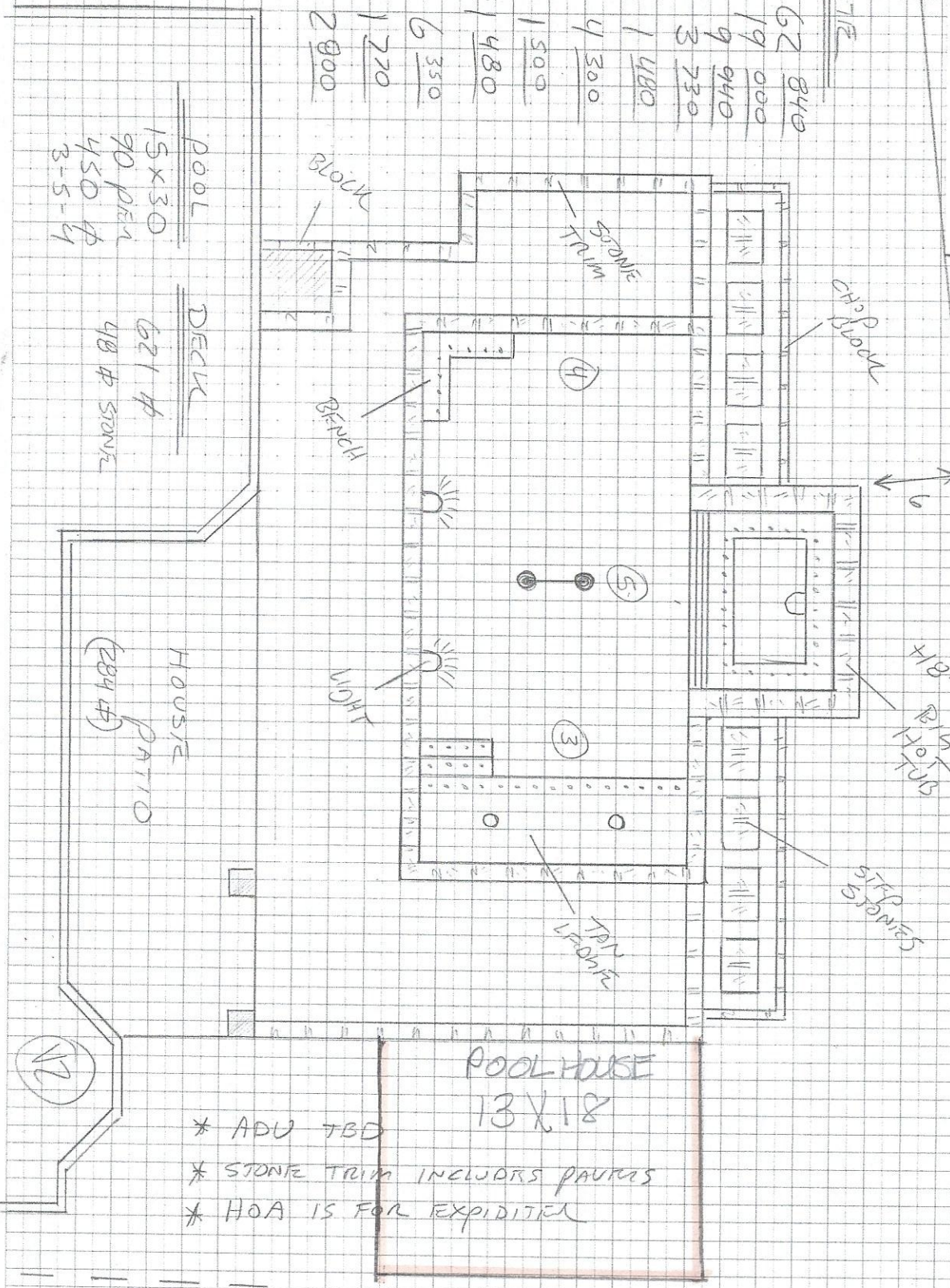


New Pool Construction  
Pool Renovations and Remodels  
Repair and Service  
Free Estimates

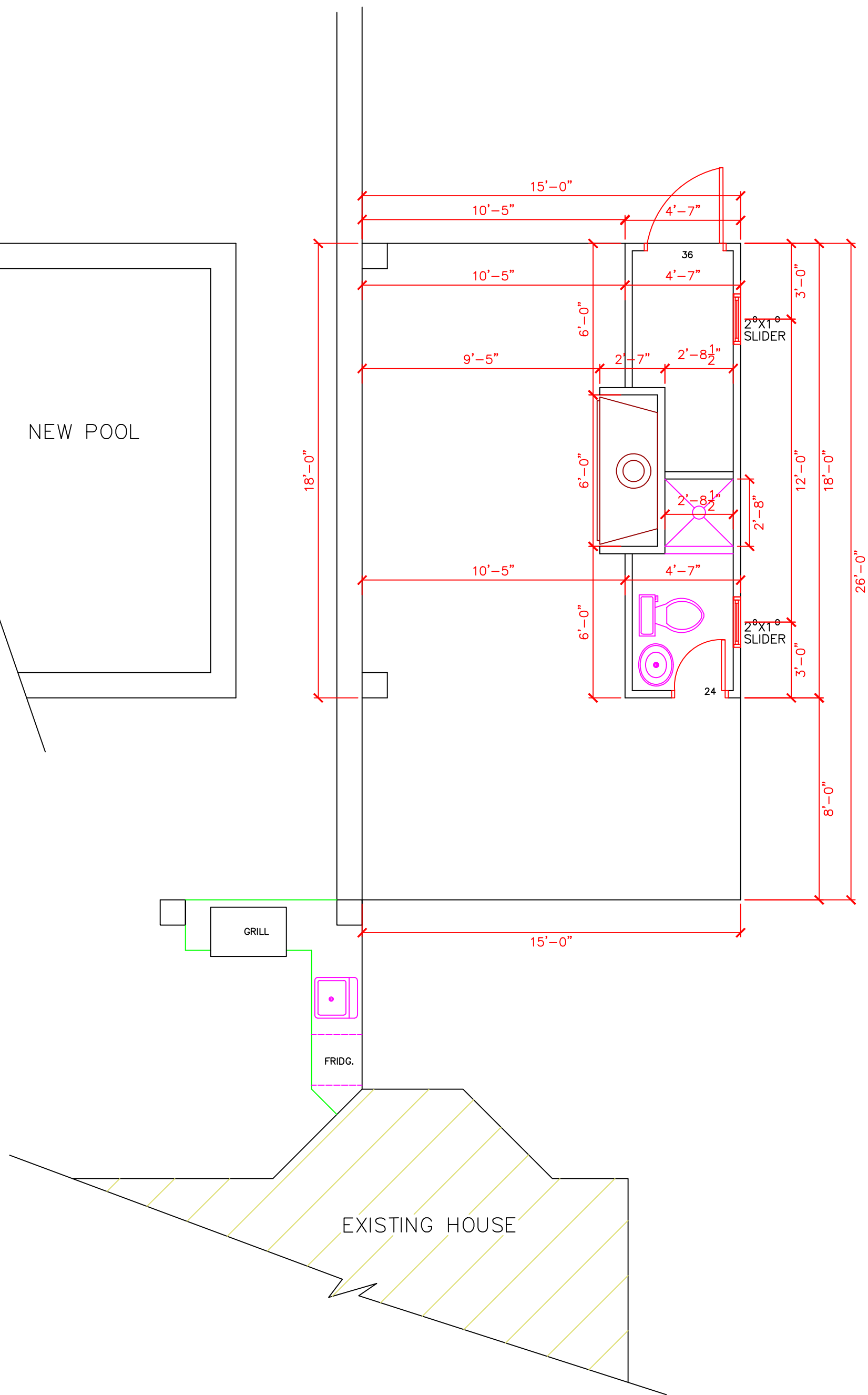
DAN EDISON  
Phone: (512) 689-5958  
BRIAN JONRÖWE  
Phone: (512) 563-5958

## ESTIMATE

POOL	→	62	840
H.T.	→	19	000
DECK	→	9	940
SUNDER	→	3	230
LED LIGHTS	→	1	480
SPRUE TRIM	→	4	300
ORANGE 575	→	1	500
Block	→	1	480
Quartz	→	6	350
Plaster	→	1	270
SUNDER HOUSE PATIO	→	2	000
HTA	→		

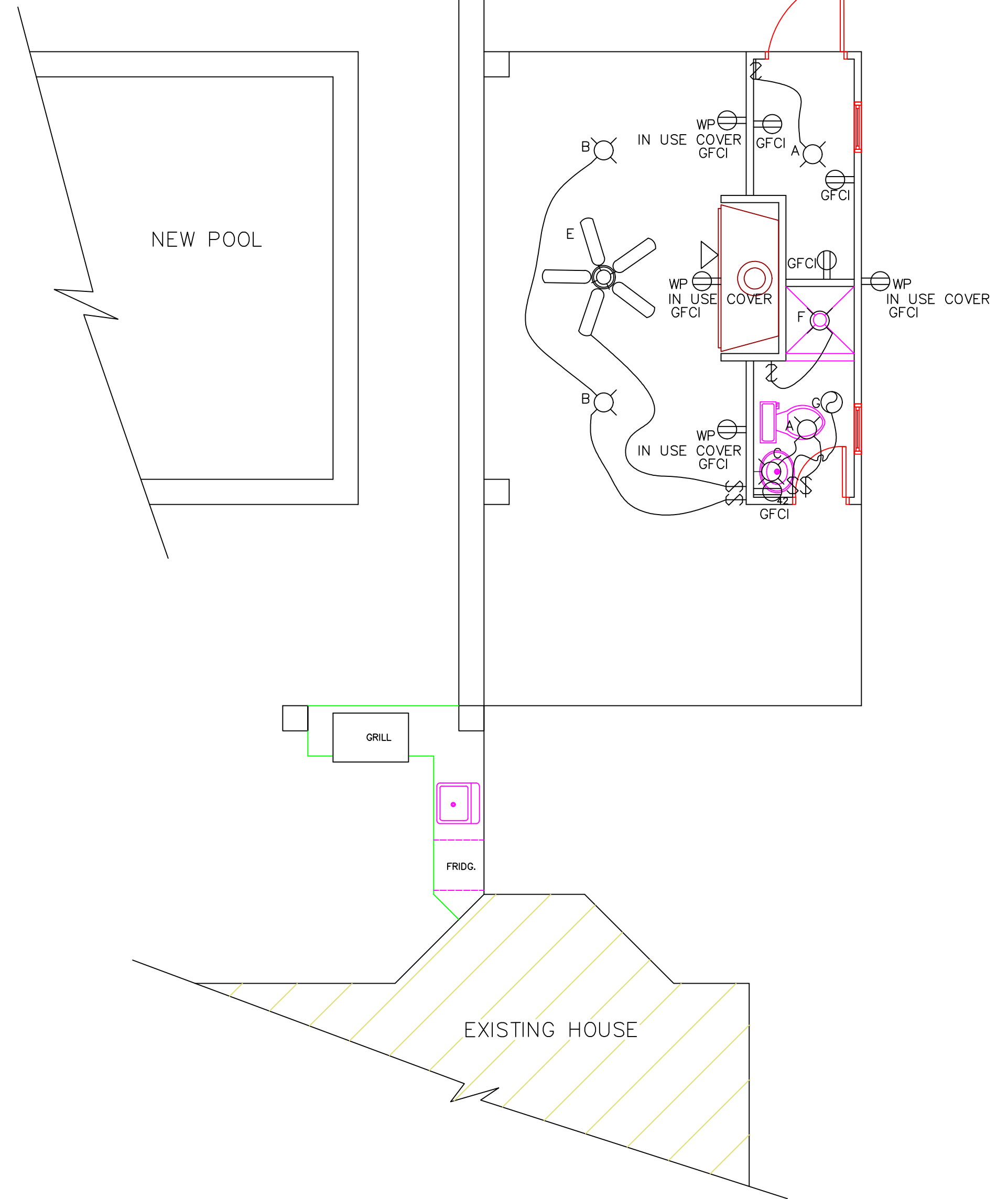


- \* ADU TBD
- \* STONE TRIM INCLUDES PAVERS
- \* HOA IS FOR EXPIDITEA



① POOL LIVING PLAN SCALE 1/4"=1'-0"

- ELEC. MECH. NOTES
1. PROVIDE ELEC. AS REQ'D FOR MECH. EQUIP. & W.H
  2. PROVIDE ELEC. AS REQ'D FOR ALL APPLIANCES
  3. PROVIDE SEPARATE LIGHTING AND POWER CIRCUITS IN ALL BATHROOMS AND KITCHEN AREAS
  4. <TVTELEVISION/INTERNET



MARK	TYPE	DESCRIPTION
A	LED	INTERIOR RECESSED 6" ROUND
B	LED	EXTERIOR RECESSED 6" ROUND
C	LED	WALL MOUNT VANITY LIGHT
D	LED	EXTERIOR LANTERNS
E	LED	3 SPEED FAN
F	LED	RECESSED WATERPROOF
G	LED	VENT/FAN/HEATER

② ELECTRICAL PLAN SCALE 1/4"=1'-0"

POOL LIVING AREA FOR THE HEREEMA FAMILY

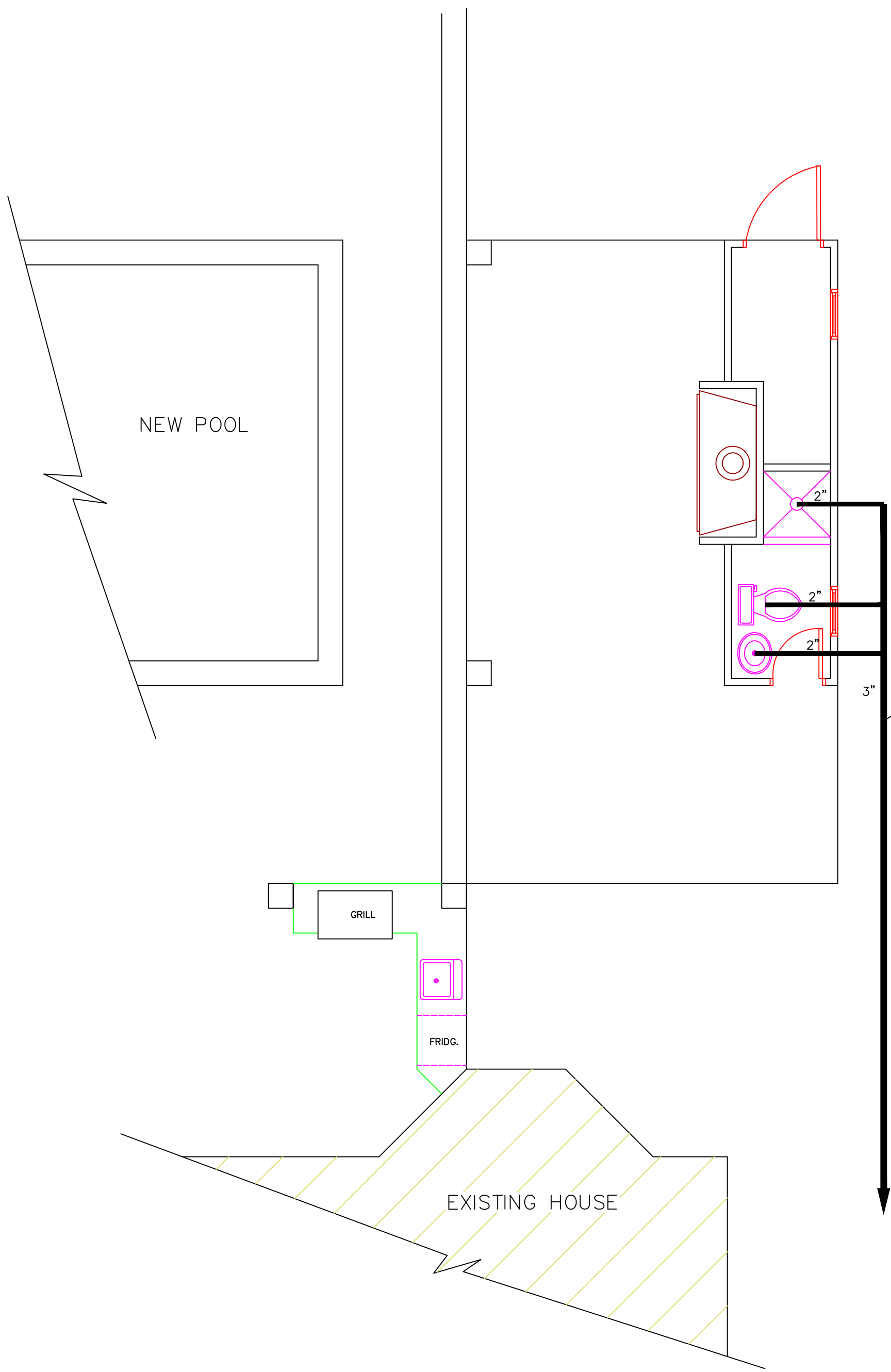
KINGSLAND, TEXAS  
WWW.CHADSCAD.VPWEB.COM

CHAD'S CAD DESIGNS

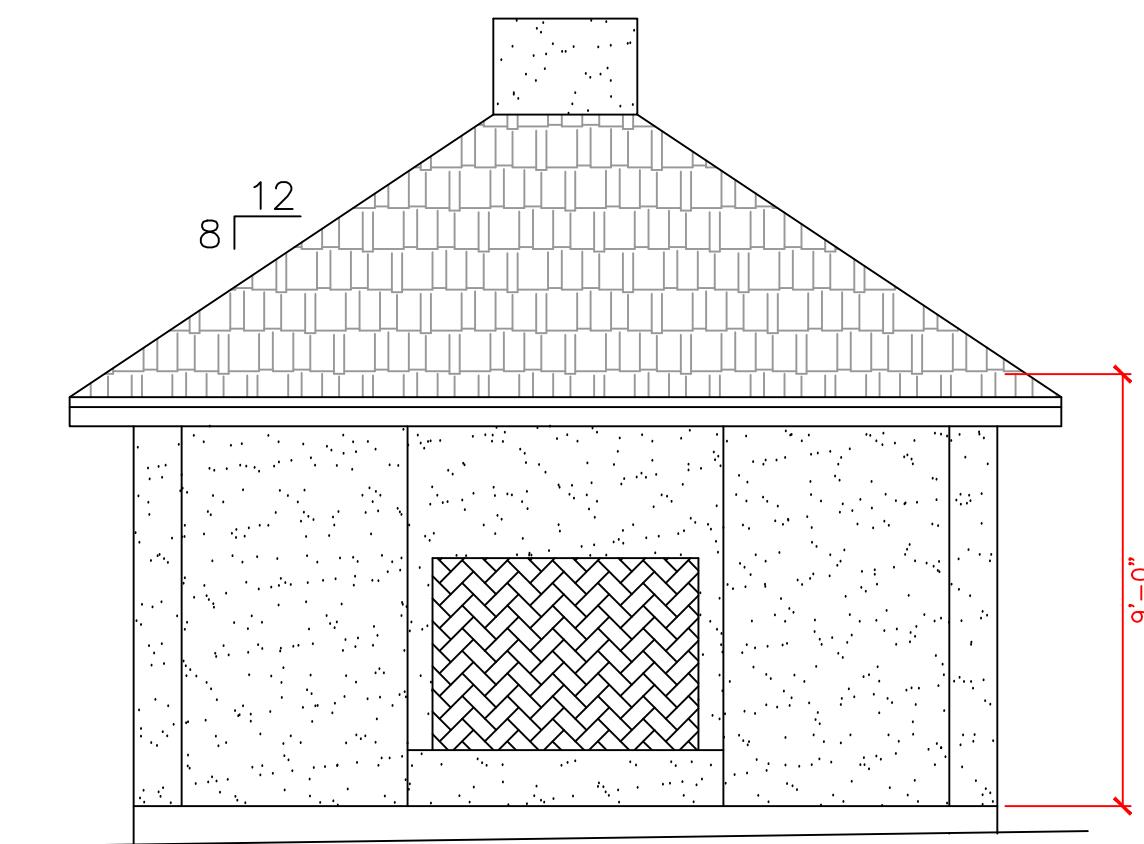
DRAWN BY: CHAD DARILEK  
(830)613-5772

12/8/22

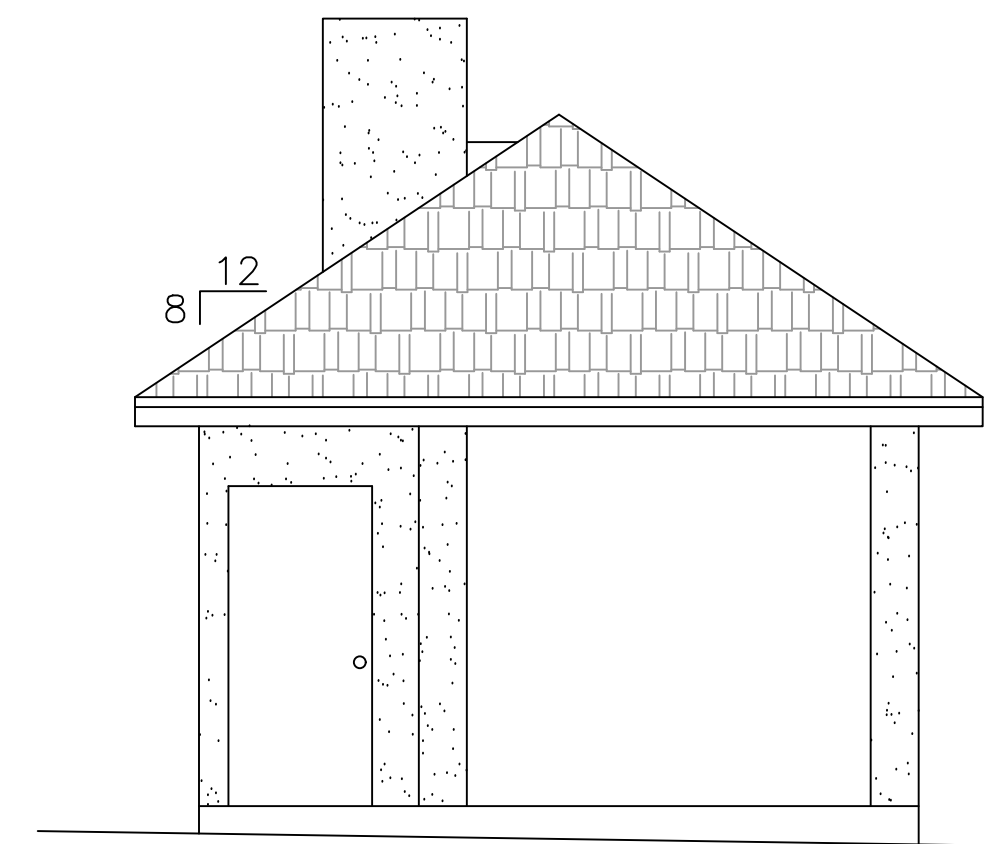
A1



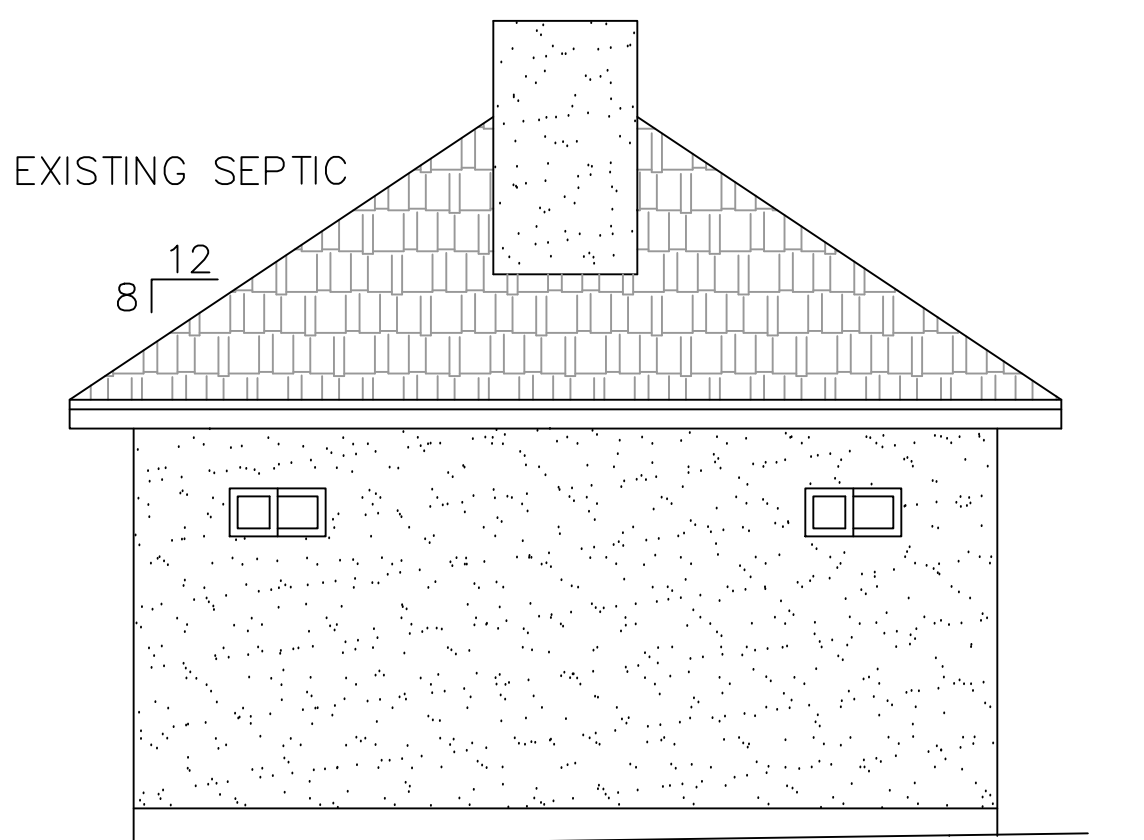
① PLUMBING PLAN SCALE 1/4"=1'-0"



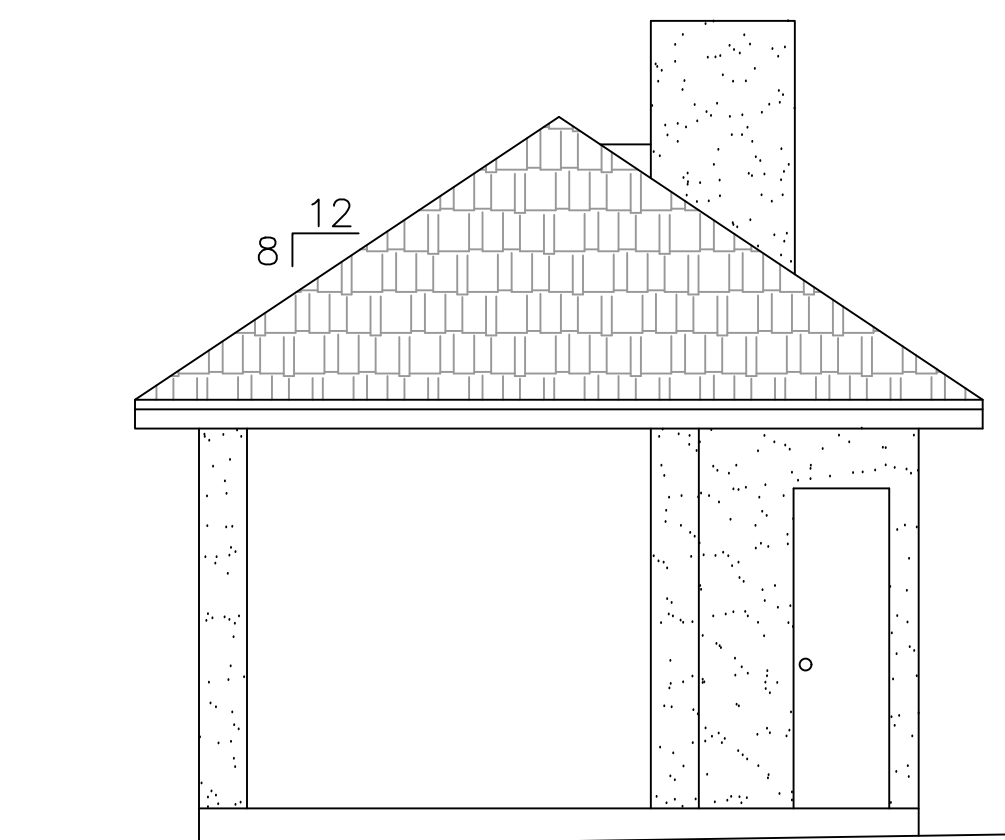
② FRONT ELEVATION SCALE 1/4"=1'-0"



④ LEFT ELEVATION SCALE 1/4"=1'-0"



③ FRONT ELEVATION SCALE 1/4"=1'-0"



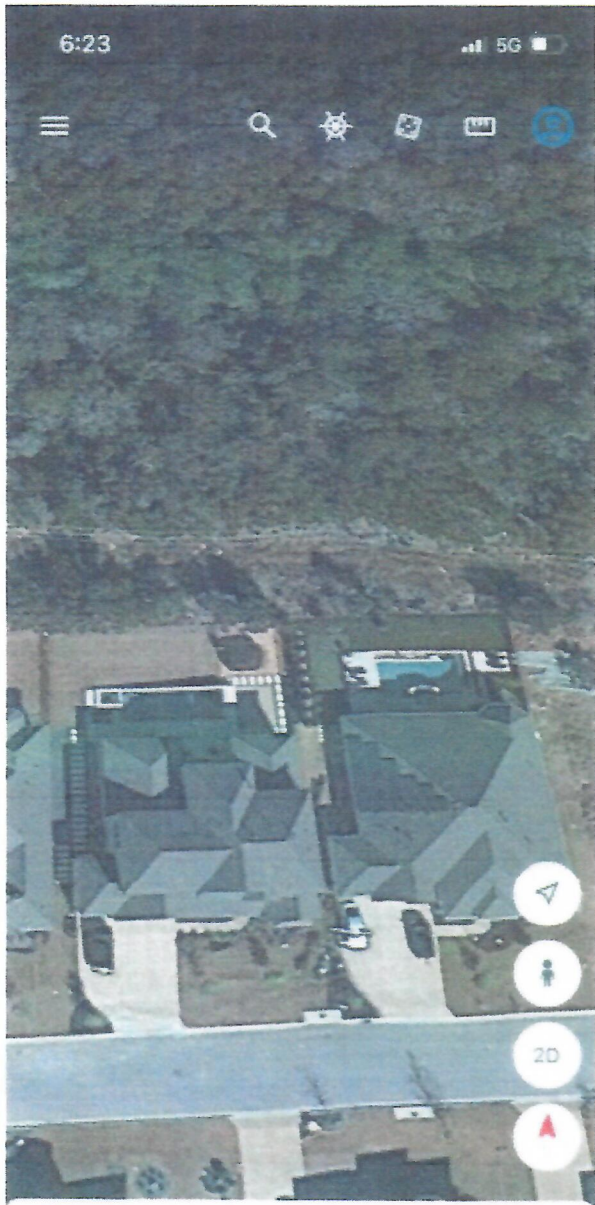
⑤ RIGHT ELEVATION SCALE 1/4"=1'-0"



147 Katie Dr

X 147 Katie Dr Building

---



6:23

5G



547 Katie →

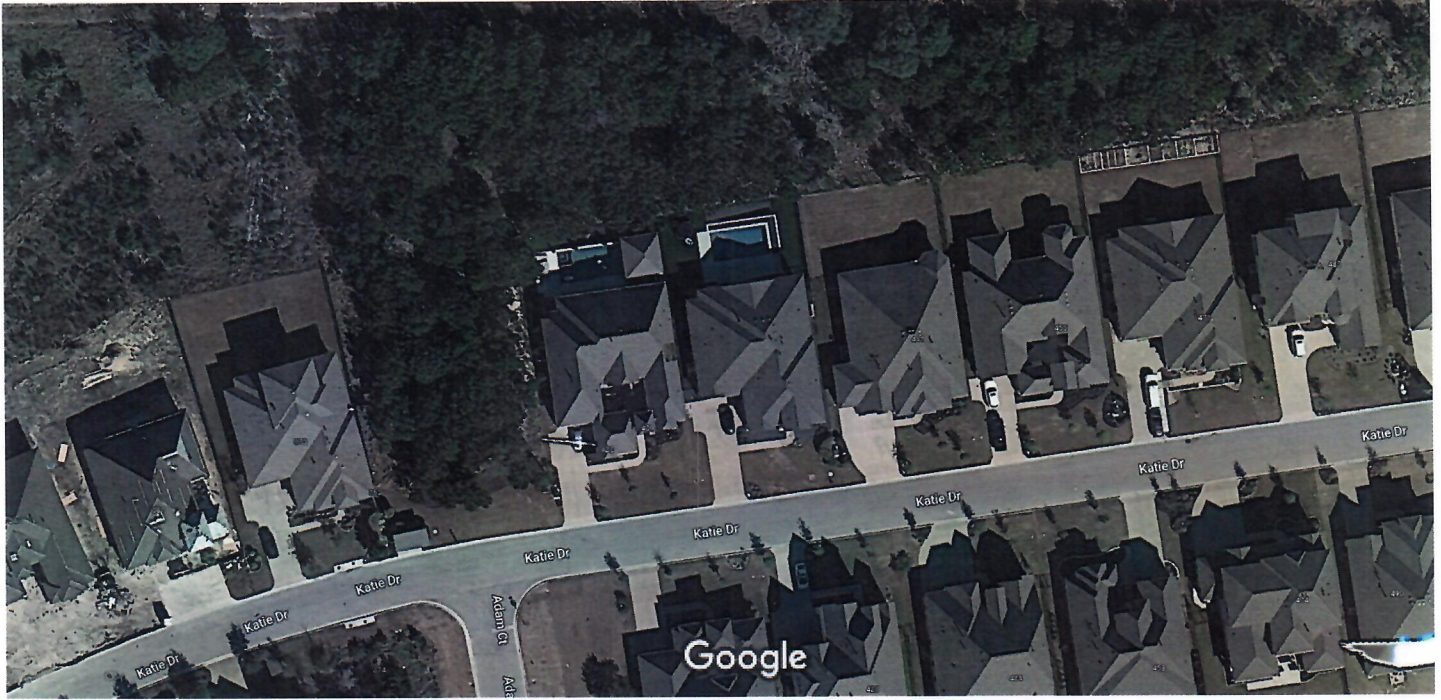
← 561 Katie

Google ...09°23'N 97°55'48"W) 1,432 ft

409 Katie



Google Maps



Imagery ©2023 CAPCOG, Map data ©2023 Google 20 ft



**\$1,400,000**

Last List Price

**4**

Beds

**3**

Baths

**1**

1/2 Bath

**3,551**

\$394 / Sq. Ft.

**409 Katie Drive**

Austin, TX 78737

Save

Share

LISTING UPDATED: 05/28/2022 11:21 PM

## Property Details for 409 Katie Drive

Status

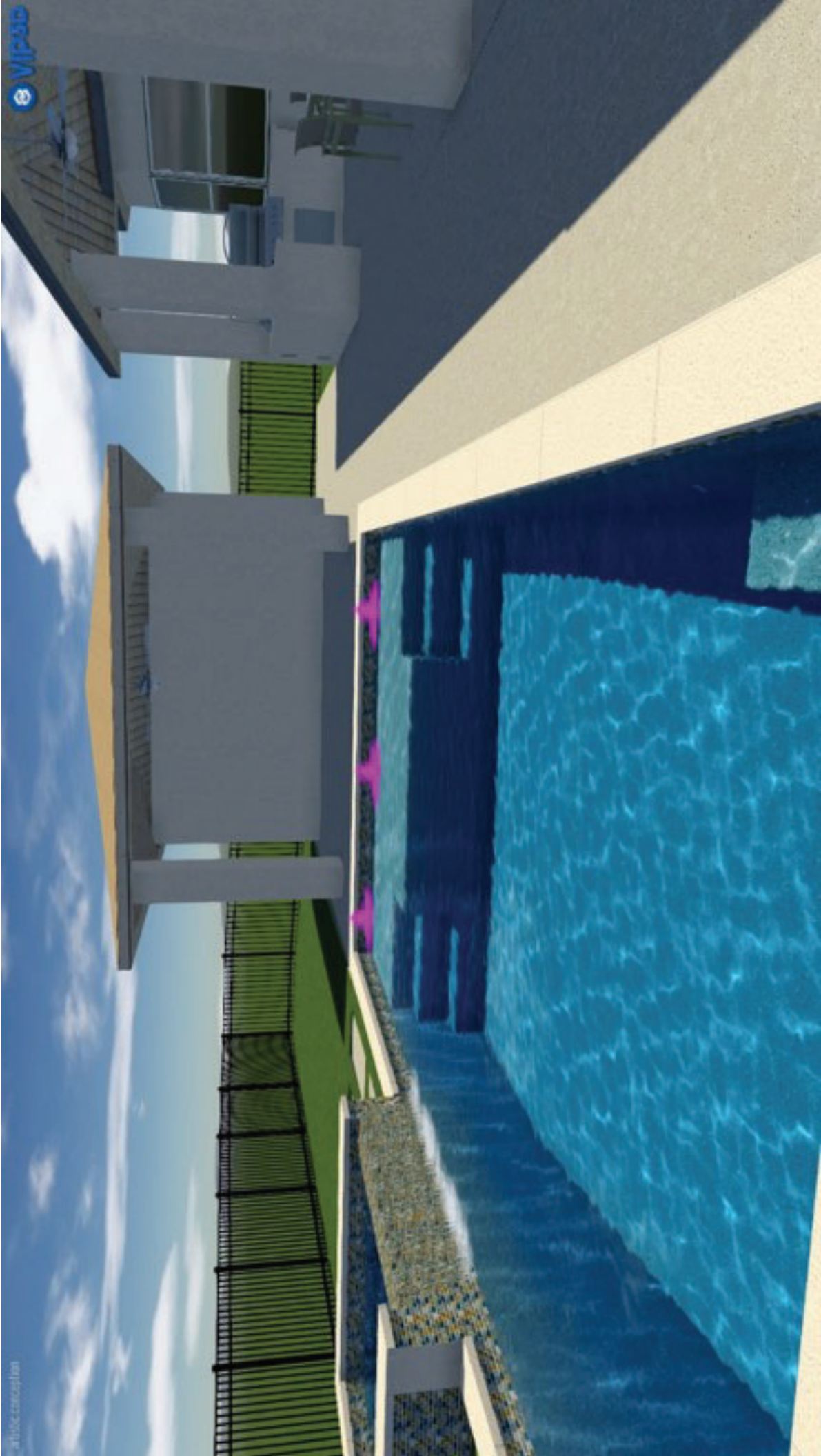
Closed

MLS #

5686674

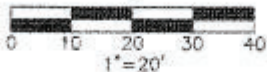






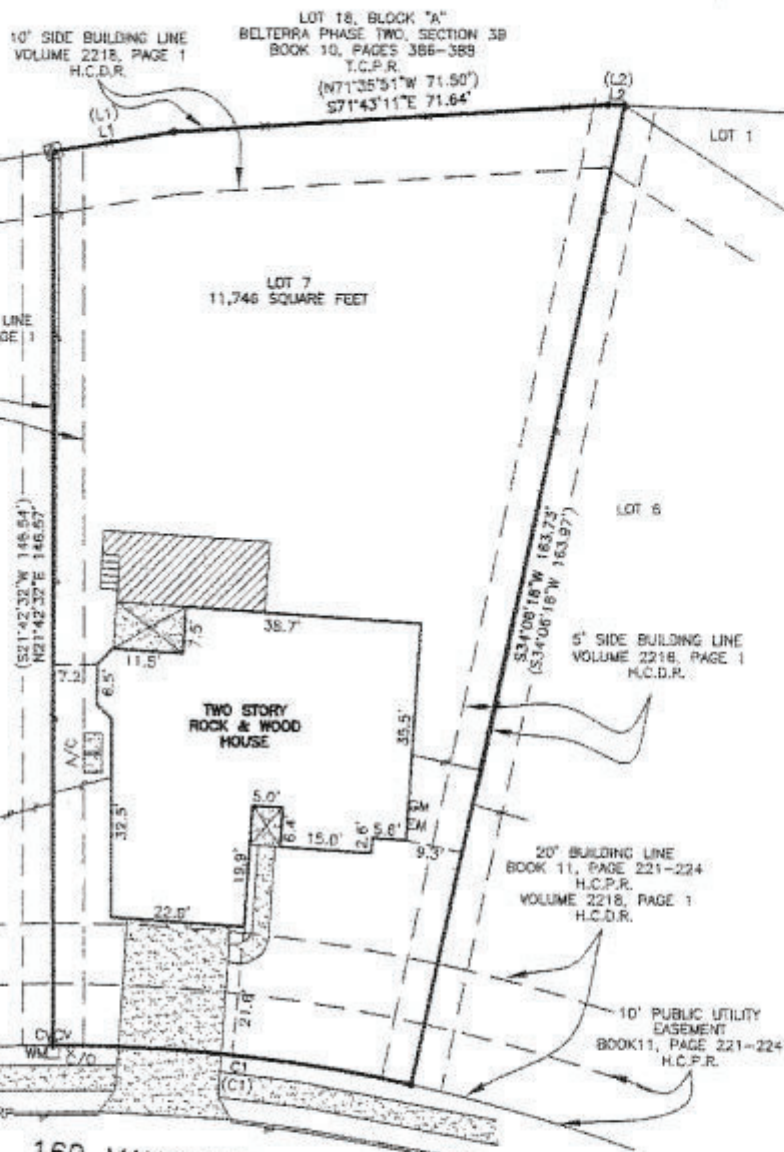
LINE TABLE		
No.	Bearing	Distance
L1	S77°19'46"E	20.23'
(L1)	S77°19'46"E	20.32'
L2	S88°17'33"E	2.66'
(L2)	N65°51'58"W	2.78'

CURVE TABLE					
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°22'53"	275.00	59.43	59.31	N62°30'31"W
(C1)	12°22'53"	275.00	59.43	59.31	N62°30'31"W



**LEGEND**

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- ☒ COVERED AREA
- ▨ WOOD DECK
- CONCRETE
- WM WATER METER
- CV CONTROL VALVE
- C/O CLEANDOUT
- EM ELECTRIC METER
- GM GAS METER
- WOOD FENCE
- ASPHALT
- WROUGHT IRON FENCE
- H.C.D.R. HAYS COUNTY DEED RECORDS
- H.C.P.R. HAYS COUNTY PLAT RECORDS



**NOTES:**  
 1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT GF# 1302685-DRP AS SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 23, 2013. NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.

**160 MANCHESTER LANE**  
 (50' RIGHT-OF-WAY)  
 BOOK 11, PAGE 221-223  
 H.C.P.R.

**TITLE COMMITMENT NOTE**  
 THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE REPORT GF# 1302685-DRP, DATED JANUARY 23, 2013 WITH THE FOLLOWING CLARIFICATIONS

- SEE RESTRICTION AND CONDITION OF RECORD IN BOOK 11, PAGE 220, H.C.P.R. VOLUME 2218, PAGE 1. VOLUME 2553, PAGE 812. VOLUME 3553, PAGE 294, VOLUME 3577, PAGE 574. H.C.D.R.
- 10b. 10' PUBLIC UTILITY EASEMENT ALONG RIGHT-OF-WAY AS PER PLAT BOOK 11, PAGE 221-224 H.C.P.R. AS SHOWN.
  - 10i. SOUTHWESTERN BELL TELEPHONE MAINTENANCE EASEMENT VOLUME 115, PAGE 76 H.C.D.R. DOES NOT AFFECT.
  - 10j. INGRESS/EGRESS EASEMENT VOLUME 173, PAGE 484, AND VOLUME 171, PAGE 486 H.C.D.R. DOES NOT AFFECT.
  - 10k. SOUTHWESTERN BELL TELEPHONE EQUIPMENT STATION VOLUME 701, PAGE 497 H.C.D.R. DOES NOT AFFECT.
  - 10l. SOUTHWESTERN BELL TELEPHONE LINE EASEMENT VOLUME 1113, PAGE 804 H.C.D.R. DOES NOT AFFECT.
  - 10m. LCRA WATER LINE EASEMENT, VOLUME 1674, PAGE 82 H.C.D.R. DOES NOT AFFECT.
  - 10n. EASEMENTS, BUILDING SETBACKS PER RESTRICTIVE COVENANT 20' FRONT YARD SETBACK, 5' SIDE YARD SETBACK, 10' REAR YARD SETBACK VOLUME 2218, PAGE 2218 H.C.D.R. AS SHOWN.
  - 10p. SUBJECT TO THE TERMS, CONDITIONS & STIPULATIONS OF THE CONTRIBUTING ZONE PLAN, VOLUME 2009, PAGE 477 H.C.D.R. DOES NOT AFFECT.

TO: KURT F. GRUBER, GEOFFREY LAWSON  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 INDEPENDENCE TITLE COMPANY

GF# 1302685-DRP  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREBON, AND SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREBON.

DEAN A. WOODLEY  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086  
 DATE: 2-4-2013



CLIENT: GEOFFREY LAWSON  
 FIELD BOOK: 127, PAGE: 28  
 DRAWN BY: P.M.W.  
 PROJECT NO.: 986-01-13  
 DATE: FEBRUARY 4, 2013  
 FILE: 8960113.DWG

**SURVEY**  
 OF LOT 7, BLOCK "E"  
 BELTERRA, PHASE 8, SECTION 2  
 AS RECORDED IN BOOK 11, PAGE 220-223  
 HAYS COUNTY, TEXAS

**LIVE OAK SURVEYING**  
 12421 WYCLIFF LANE  
 AUSTIN, TX 78727-8220  
 (512) 857-1918  
 (512) 857-9102 FAX

*Handwritten signature/initials on the left margin.*