

8-29-2011

Hancock Neighborhood Association Park Committee Position Statement

Regarding: 3803 Duval variance request

Hancock Parks Committee Members: Carolyn Palaima, Rafi Anua, Bart Whatley, Carol Moczygemba

3803 Duval (TCAD Parcel 0218060702) is requesting a variance to allow a total impervious cover of 52%. This property is adjacent to and just north of Huffstickler Green (TCAD Parcel 0218060701), which is an Austin Neighborhood Partnering Program project that Hancock, North University and Hyde Park neighborhood associations are developing with the City of Austin Public Works Department.

The city owned site of the Green has and is being used as parking for 3803 Duval. 3803 Duval was purchased by the current owner in 2009. Since the purchase a third dwelling unit was reduced to storage space and a fourth dwelling unit was removed. The property is currently a duplex. There is not enough paved area for resident parking on site, and parking on Duval is not feasible due to traffic and the bike lane. The owner of 3803 Duval has been very supportive of the adjacent City of Austin site being developed as a green space and desires neighborhood support in their effort to provide parking on their own site. Developing on-site parking for 4 cars will require an impervious cover area of 52%. Code limits impervious cover to 45%. A development plan issued to Hancock NA for support is attached.

Due to the unique conditions in this case, the Hancock Parks Committee recommends that the Hancock Neighborhood Association support a variance request for 3803 Duval for 52% total impervious cover.