

Prossner and Associates, Inc.

Consulting Engineers

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July 23, 2013

Mr. Michael Simmons-Smith, Liaison
Waterfront Overlay Committee
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78701

Re: Variance from Waterfront Overlay District Section 25-2-735d for 1013 Lambie Street

Mr. Simmons-Smith,

Please accept this correspondence as a formal request for a variance from Section 25-2-735d of the Austin City Code for a proposed three (3) unit residential development proposed at 1013 Lambie Street. There is a site plan currently under review under case number SP-2013-0169C and the Case Manager, Ms. Donna Galati, informed us that the site was limited to 40% impervious cover under the Waterfront Overlay District requirements. We would like to request a variance to be allowed to develop up to 70% impervious cover. The current site plan is below that amount (66%) but during the review it may need to be adjusted to meet comments from staff.

We understand the variance must also be reviewed by the Environmental Board and eventually the Planning and Zoning Commission and we will forward this same request to Mr. Mike McDougal who is the Environmental Reviewer for the site plan.

Should you require any additional information please contact our office.

Sincerely,



Kurt M. Prossner, P.E.
President

cc: Mr. Shawn Breedlove

file:shawn breedlove/1013 lambie/impervious cover variance.doc

3/24/14 update site plan