

Memorandum

To: Waterfront Planning Advisory Board
From: James Wilsford
Date: August 6, 2013
Re: 1211 Holly Street Impervious Cover Variance

I am in the process of converting an auxiliary building into a residence on the property I have owned, in its current configuration, since 1985. The footprint of the existing auxiliary building will not change but I need to add a space to park adjoining to the new residence. The current impervious cover on the site is 3348 sq. ft. of the 7500 sq. ft. lot which means the existing impervious cover is 44.64%. I would like to replace the existing gravel drive (392 sq. ft.) with concrete drive strips at the front residence (244 sq. ft.) and off of the alley (242 sq. ft.) to provide the needed parking. The difference in impervious cover is 94 sq. ft. which would bring the site to a total impervious cover of 3442 sq. ft., which is 45.89%. Attached to this memo are 1- A recent survey done by Crow Surveying Company and a site analysis done by Sylvia Benevidez of the City which show the existing site conditions and the proposed drive strips.

HOLLY STREET
(HOLLEY STREET PER PLAT)
(60' RIGHT-OF-WAY)

TITLE SURVEY

OF
LOT 6, BLOCK A, FREE & WILLIAMS SUBDIVISION
OF THE NORTH HALF OF OUTLOTS 56 AND 57,
VOLUME 3, PAGE 19, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
PLASTIC CAP STAMPED
"HOLT CARSON, INC."
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- D.R.T.C.T. DEED RECORDS
OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS

UTILITY LEGEND

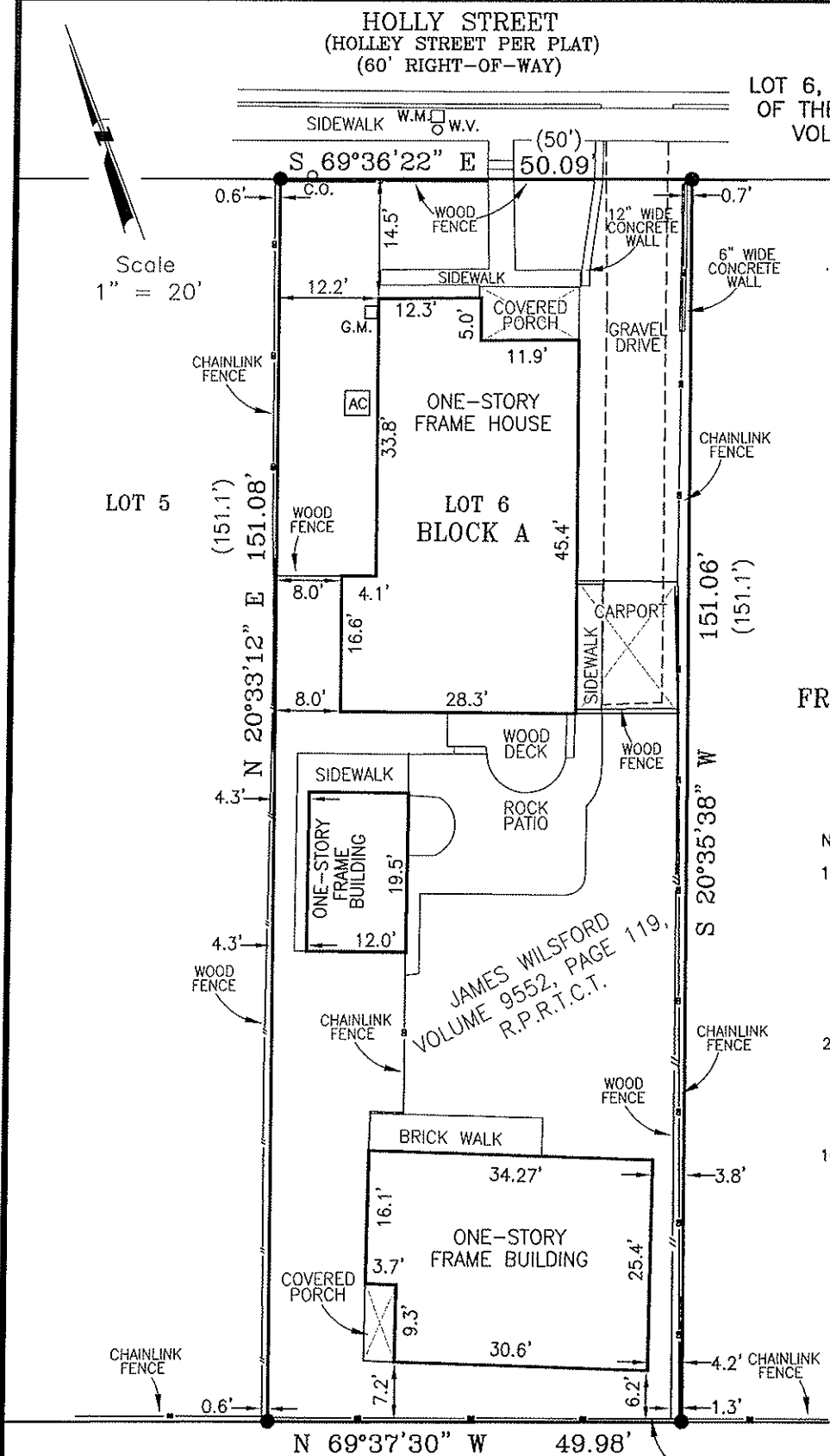
- CLEANOUT ○ C.O.
- GAS METER □ G.M.
- WATER VALVE ○ W.V.
- WATER METER □ W.M.

LOT 7

FREE & WILLIAMS SUBDIVISION
OF THE NORTH HALF OF
OUTLOTS 56 AND 57
VOLUME 3, PAGE 19,
P.R.T.C.T.

NOTES:

- 1) BEARING BASIS NOTE:
THE BASIS OF BEARING FOR THIS SURVEY IS
THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE
(4203) AND WAS ESTABLISHED USING THE AUSTIN
AREA LEICA GEOSYSTEMS SMARTNET NETWORK
REFERENCING LOWER COLORADO RIVER AUTHORITY
STATION NO. 0735. DISTANCES SHOWN HEREON
ARE SURFACE.
- 2) THE DOCUMENT ADDRESSED BELOW IS SHOWN ON
COMMITMENT FOR TITLE INSURANCE ISSUED BY
FIRST NATIONAL TITLE INSURANCE COMPANY,
FILE NO. 13-163252-AM, ON MAY 17, 2013
(EFFECTIVE DATE MAY 13, 2013).
- 10e. TERMS AND PROVISIONS OF MULTI-SERVICE CONTRACT
BY AND BETWEEN JAMES WILSFORD AND CITY OF AUSTIN
DATED DECEMBER 19, 1994, FILED DECEMBER 19, 1994,
RECORDED IN VOL. 12336, PG. 398, REAL PROPERTY
RECORDS, TRAVIS COUNTY, TEXAS, DOES AFFECT LOT 6,
BLOCK A SHOWN HEREON.
- 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP
FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS,
PANEL NO. 48453C0465H REVISED SEPTEMBER 26, 2008,
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN
THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA
INUNDATED BY 100-YEAR FLOOD". THE PROPERTY
SHOWN HEREON LIES IN ZONE "X".



EDGE OF ASPHALT

(20' ALLEY)

Jackie Lee Crow 5/23/2013
Jackie Lee Crow Date
Registered Professional Land Surveyor No. 5209
State of Texas



ADDRESS: 1211 HOLLY STREET

Crow Surveying
Company
P.O. Box 586
Elgin, Texas 78621-0586
(512)663-8434