

**WATERFRONT PLANNING ADVISORY BOARD
VARIANCE REVIEW SHEET**

CASE: GF-2013-0001(LUR)

PLANNING COMMISSION DATE: September 10, 2013

PROJECT NAME: 1211 Holly Street – Impervious Cover Variance

APPLICANT/OWNER: James Wilsford

ADDRESS OF SITE: 1211 Holly Street

AREA: 0.17 acre (7559 sq. ft.)

WATERSHED: Lady Bird Lake (Urban)

JURISDICTION: Full-purpose

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLANNING AREA: East Cesar Chavez

PROPOSED DEVELOPMENT: The applicant proposes to add 242 square feet of impervious cover in the form of concrete drive strips to one of the two existing gravel driveways at his residence. The existing impervious cover on the property is 44.29%, which currently exceeds the allowable maximum of 40 percent, as per LDC Section 25-2-735 (*Festival Beach Subdistrict Regulations*). The addition of the proposed concrete drive strips will raise the amount of impervious cover on the site to 47.49%.

<u>SURROUNDING CONDITIONS:</u>	North -	Holly Street
	South -	20-foot alley
	East -	SF-3-NP
	West -	SF-3-NP

DESCRIPTION OF PROCESS: As per LDC Section 25-2-713 (*Variances*), an applicant may request a variance from the Waterfront Planning Advisory Board, and may recommend approval of the variance after determining that:

1. The proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and
2. The variance is the minimum required by the peculiarities of the tract.

If the Board recommends approval of the variance, this recommendation will be forwarded to the Planning Commission, which will consider the variance at the next regularly-scheduled meeting for which notice can be provided.

If the Board recommends denial, the applicant may appeal the Board's recommendation to the City Council.

WATERFRONT PLANNING ADVISORY BOARD ACTION: The Waterfront Planning Advisory Board is scheduled to hear and consider this case in a public hearing on September 9, 2013. The Planning Commission will consider the WPAB recommendation to either approve or deny the request at their meeting on September 10.

STAFF RECOMMENDATION: To grant the requested variance to allow 47.49% impervious cover on the subject lot.

COMMUNITY REGISTRY:

East River City Citizens
 Sentral Plus East Austin Koalition
 Greater East Austin NA
 Austin Independent School District
 Beyond2ndNature
 East Cesar Chavez Neighborhood Association
 Guadalupe Neighborhood Development Corp.
 Austin Heritage Tree Foundation
 Sierra Club, Austin Regional Group
 Del Valle Community Coalition
 Save Town Lake.Org
 Tejano Town
 SEL Texas
 Bike Austin
 United East Austin Coalition
 East Cesar Chavez Neighborhood Planning Team
 Preservation Austin
 PODER People Organized in Defense of Earth & Her Resources
 Austin Parks Foundation
 Austin Neighborhoods Council
 Friendly Fiends of Haskell Street
 East Town Lake Citizens Neighborhood Organizations
 El Concilio, Coalition of Mexican-American neighborhood Assn.
 East Cesar Chavez Neighborhood Planning Area
 Waterfront Planning Advisory Board
 The Real Estate Council of Austin, Inc.
 Super Duper Neighborhood Objectors and Appealers Organization
 Homeless Neighborhood Assn.
 Austin Monorail Project

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