

**PLANNING COMMISSION
VARIANCE REVIEW SHEET**

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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.

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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 be updated regarding the WPAB recommendation by late backup prior to the PC 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

CASE MANAGER: Michael Simmons-Smith (michael.simmons-smith@austintexas.gov)

TELEPHONE: (512) 974-1225

Memorandum

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To: Waterfront Planning Advisory Board
From: James Wilsford
Date: September 9, 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 the new residence. The current site impervious cover is 3348 sq. ft. of the 7559 sq. ft. lot which means the existing impervious cover is 44.29%. Therefore, I am requesting to add 242 square feet of paved parking strips off of the alley to service the new residence. This will raise the impervious cover to 47.49%. Attached to this memo are a recent survey done by Crow Surveying Company and a markup that shows where the parking is proposed to be added.

Please note that I originally offered to replace the existing gravel drive with parking strips also, resulting in a net of only 94 square feet of new impervious cover, but that was rejected by the City arborist since it would have impacted the root zone of a 27-inch pecan tree.

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.

Scale
1" = 20'

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).
- 10a. 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".

LOT 5

LOT 6
BLOCK A

JAMES WILSFORD
VOLUME 9552, PAGE 119,
R.P.R.T.C.T.

BRICK WALK

ONE-STORY
FRAME BUILDING

COVERED PORCH

ONE-STORY
FRAME HOUSE

COVERED PORCH

WOOD DECK

ROCK PATIO

GARPORT

WOOD FENCE

CHAINLINK FENCE

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