



MEMORANDUM

TO: Mayor and Council

FROM: Greg Guernsey, Director
Planning and Development Review Department

DATE: April 29, 2014

SUBJECT: C14-2013-0081 / Apostolic 1.5
Impervious Cover Survey

Attached is the most recent survey of the subject property, dated April 29, 2014, identifying the current impervious cover as 79.0%.

Following the public hearing for this rezoning case on March 20, 2014, a survey was completed on April 3, 2014 and submitted to staff. That survey is attached to the Zoning Change Sheet posted for the upcoming public hearing, and showed the existing impervious cover to be 70.1%. Based on this calculation, the owner and applicant determined an 80% allowance for impervious cover, as requested under GO-district zoning, allowed ample opportunity for expansion of a community room.

Subsequently, neighborhood stakeholders determined that a portion of the concrete retaining wall was not included in impervious cover calculations. An updated survey, also posted for the upcoming hearing, shows an impervious cover calculation of 78.4%.

However, it has further been determined that a portion of the site covered with dirt and debris is not vegetative, but buried asphalt. It too is considered impervious cover. Consequently, the survey has been updated again, and is attached. This survey shows the existing impervious cover as 79.0%.


Greg Guernsey, Director
Planning and Development Review Department

x: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager

SCALE 1" = 30'

Legend

- 1/2" Iron Rod Found
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Irrigation Control Valve
- ⊙ Fire Hydrant
- ⊙ Storm Water Manhole
- ⊙ Sanitary Sewer Manhole
- ⊙ Electric Manhole
- ⊙ Street Sign (as noted)
- ⊙ Lamp Post
- Wrought Iron Fence
- Overhead Utility Line
- (Record Bearing and Distance)

guy wire

Notes:

1.) This survey was prepared without the benefit of a current title commitment and therefore this tract may be subject to easements or restrictions not shown herein.

2.) This tract lies with Zone X (areas determined to be outside of the 100 year floodplain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48453C0565H, Community Panel No. 480624, dated September 26, 2008.

IMPERVIOUS COVER TABLE

Total Tract Area	72,948 square feet	
Asphalt Areas	33,809 square feet	46.3%
Buildings	11,939 square feet	16.3%
Concrete Areas	11,844 square feet	16.3%
Rock Wall and Sign	36 square feet	<1%
Total Impervious Cover	57,628 square feet	79.0%
Permeable Areas	15,320 square feet	21.0%

TRACT 2
D.M. BRYANT SUBDIVISION
VOLUME 9 PAGE 58



West corner of
Tract 2
D.M. Bryant Subdivision

Bearing Basis
(N59°19'W 337.80')
N59°19'00"W 337.94'

PK nail found in concrete
bears, N29°24'E 18.30'
(not used)

SURVEY PLAT OF
TRACT 1, D.M. BRYANT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 58 OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION
CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES BY DEED RECORDED IN
VOLUME 2367, PAGE 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 517 E. OLTORF STREET.

PREPARED: April 29, 2014

BY
Holt Carson
Registered Professional Land Surveyor No. 5166

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