



1:500

-  Houses built in the last 8 years with lots less than 50' wide
-  Subject Property



# AS-BUILT, TOPOGRAPHIC AND TREE LOCATION SURVEY

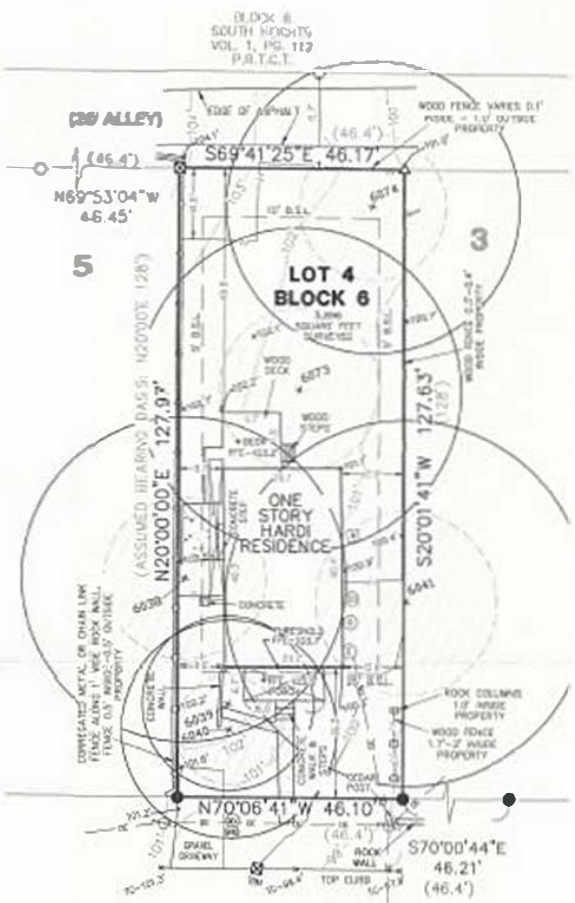
ATS 00 0181010149

Reference: Wilson Address: 808 West James Street, Austin, Texas  
 Lot 4, Block 6, SOUTH HEIGHTS, an addition to the City of Austin, Travis County, Texas, according to the map or plot as recorded in Vol. 1, Pg. 112, Plat Records, Travis County, Texas.

SCALE: 1"=20'

LEGEND	
	1/2" IRON ROD FOUND
	CALCULATED POINT
	1/2" I.P. IRON PIPE FOUND
	1/2" I.N. IRON NAIL FOUND
	1/2" I.M.T. METAL TRACK LINE
	RIGHT OF WAY
	RECORDED INFORMATION
	COVERED AREA
	CHAIN-LINK FENCE
	WOOD FENCE
	WIRE FENCE
	CONCRETE
	AIR CONDITIONING ON TEMPORARY PAD
	GAS METER
	ELECTRIC METER
	WASTEWATER CLEANOUT
	WATER METER
	WATER VALVE
	POWER POLE
	OVERHEAD ELECTRIC LINE
	TEMPORARY BENCHMARK SET OUT IN TOP GRAPH RELATIVE TO DATUM 102.1
	1/2" ELEVATION-NAILED WOOD STUD WITH HOLE RELATIVE TO DATUM
	FINISHED FLOOR ELEVATION (RELATIVE TO DATUM)
	TOP CURB (RELATIVE TO DATUM)
	1' CONTOUR INTERVALS (RELATIVE TO DATUM)
	PLAT NUMBER FRAME EMPTY SPACE

TREE LEGEND	
REC 2	TRC 1 (DBH & CHARACTER) (DBH IN INCHES)
0370	TRC 1 (DBH 3.0)
0330	TRC 1 (DBH 11.0)
0340	TRC 1 (DBH 22.0)
0341	TRC 1 (DBH 37.0)
0622	TRC 1 (DBH 3.0)
0623	TRC 1 (DBH 21.0)



**WEST JAMES STREET  
(80' R.O.W.)**

IMPERVIOUS COVER TABLE	
LOT AREA:	0,606 SQ. FT.
FOUNDATION AREA:	273 SQ. FT. 46.3 %
FLATROOF AREA:	273 SQ. FT. 46.3 %
OPENED TERRACE AREA:	82 SQ. FT. 14.4 %
LANDSCAPED WOOD DECK:	82 SQ. FT. 14.4 %
TOTAL CONCRETE AREA:	1,411 SQ. FT. 23.5 %

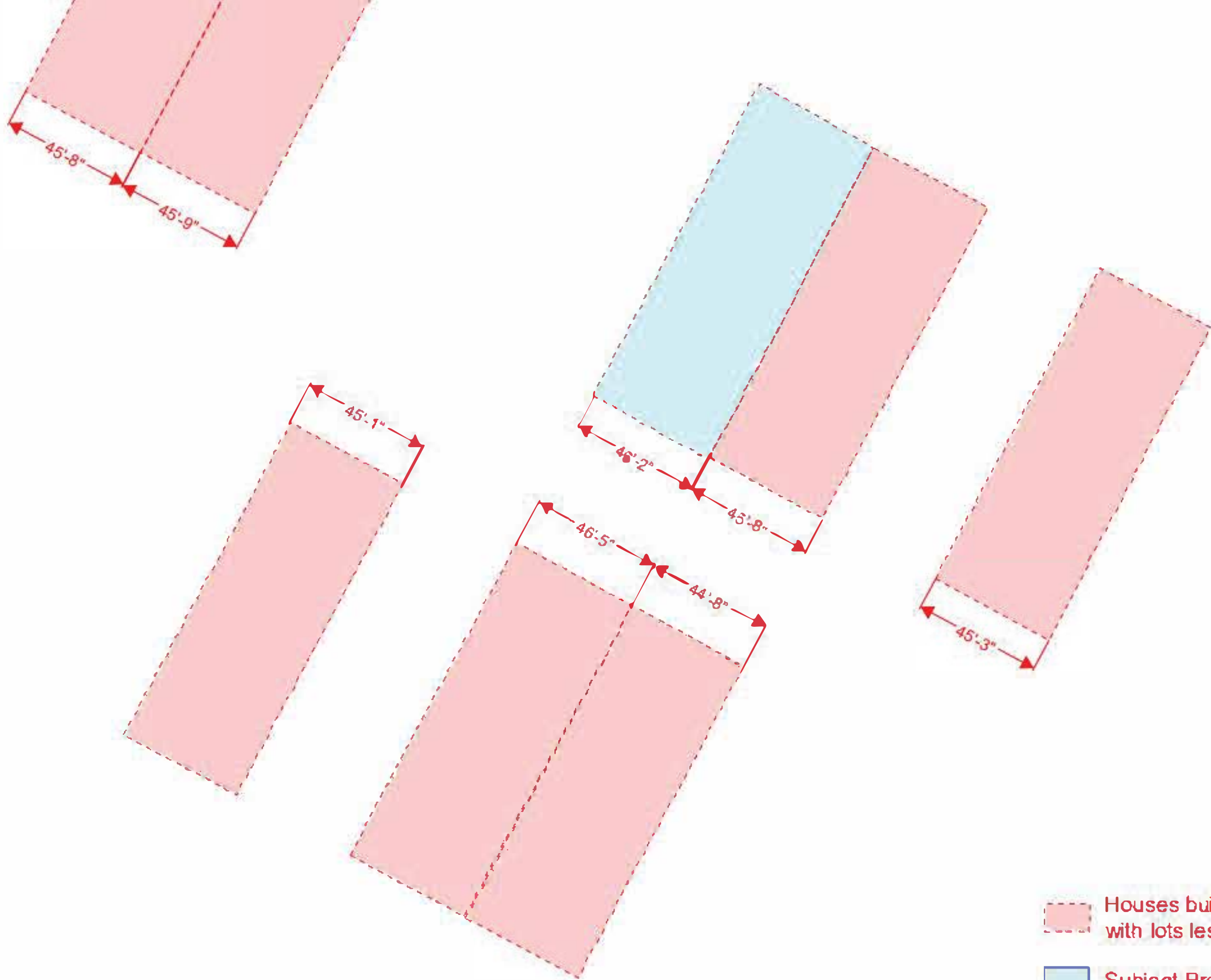
**Notes:**  
 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect of easements, encumbrances or other circumstances affecting the title to the property shown hereon.  
 2) Property is zoned SF-3-SP per City of Austin OS Development Map. Building Setback lines shall be in conformance with City of Austin Zoning requirements.

I, Paul Wilson, hereby certify that a survey was made on the ground of the property shown herein, that there are no visible discrepancies, conflicts, omissions or errors, boundary line encroachments, overlapping of improvements, easements or right-of-way, errors or omissions, and that the survey was made and from a public roadway and that the plot is an accurate representation of the property to the best of my knowledge.



*Paul Wilson*  
 Paul Wilson, PLS  
 Client: Wilson, Ross  
 Date of Field Work: 10/19/10  
 Field Elevation  
 Tech: Wilson  
 Date Drawn: 10/19/10  
 PLS# 5738




**ATS Engineers Inspectors & Surveyors**  
 www.ats-engineers.com  
 1912 West Loop West #1000  
 Austin, Texas 78703  
 512.329.4444  
 FAX: 512.329.4444




30'-0"

-  Houses built in the last 8 years with lots less than 50' wide
-  Subject Property



 Houses built in the last 8 years with lots less than 50' wide

 Subject Property

806 W. James St

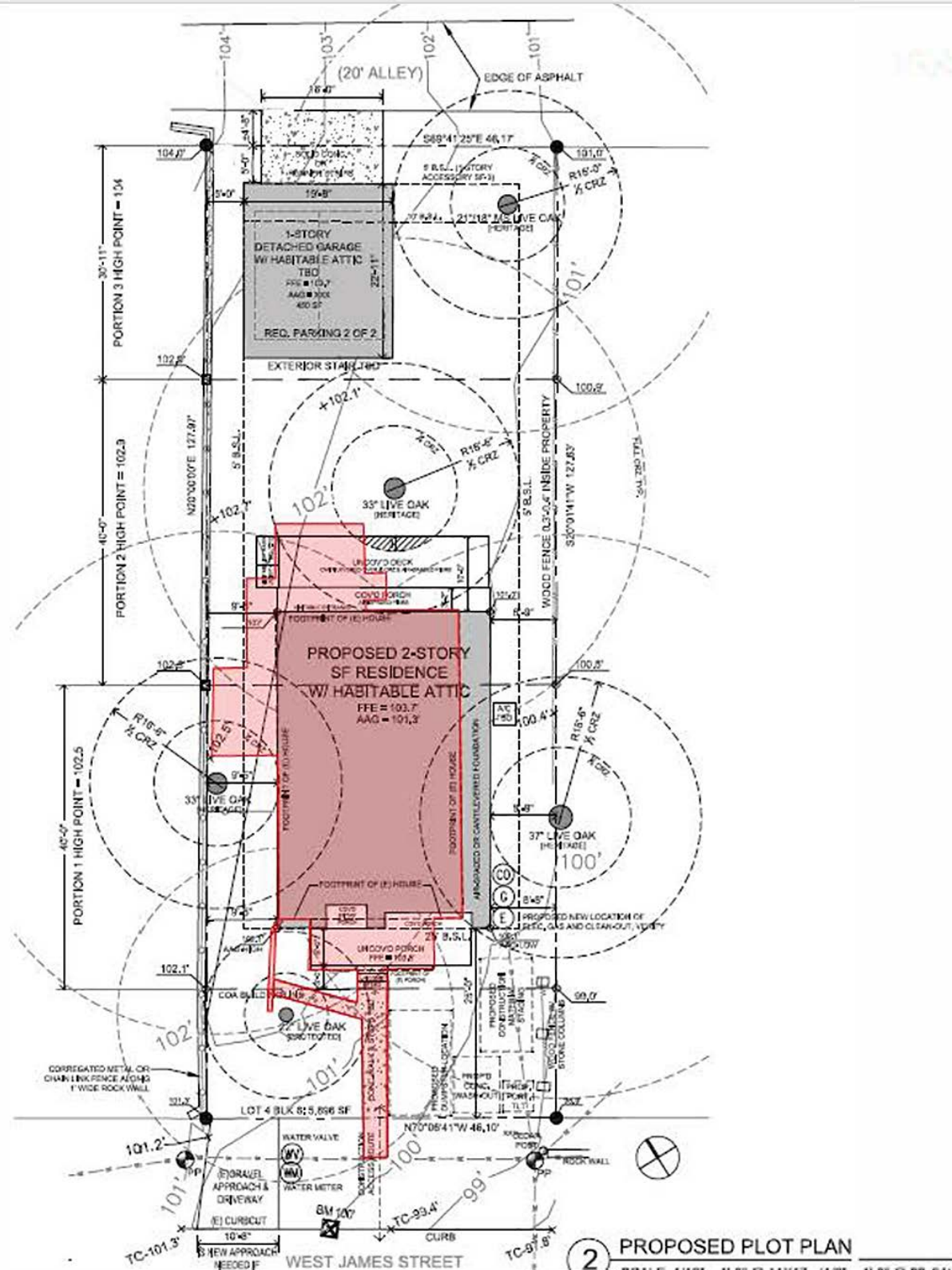
Lot Size: 5,896 SF  
 Lot Width: 46.1'

**PROPOSED**

Building Coverage: 1,698 SF 28.8% (40%)  
 Impervious Coverage: 2,253 SF 38.2% (45%)  
 FAR: 2,345 SF 39.8% (40%)

**EXISTING**

Building Coverage: 1,081 SF 18.3%  
 Impervious Coverage: 1,320 SF 22.3%



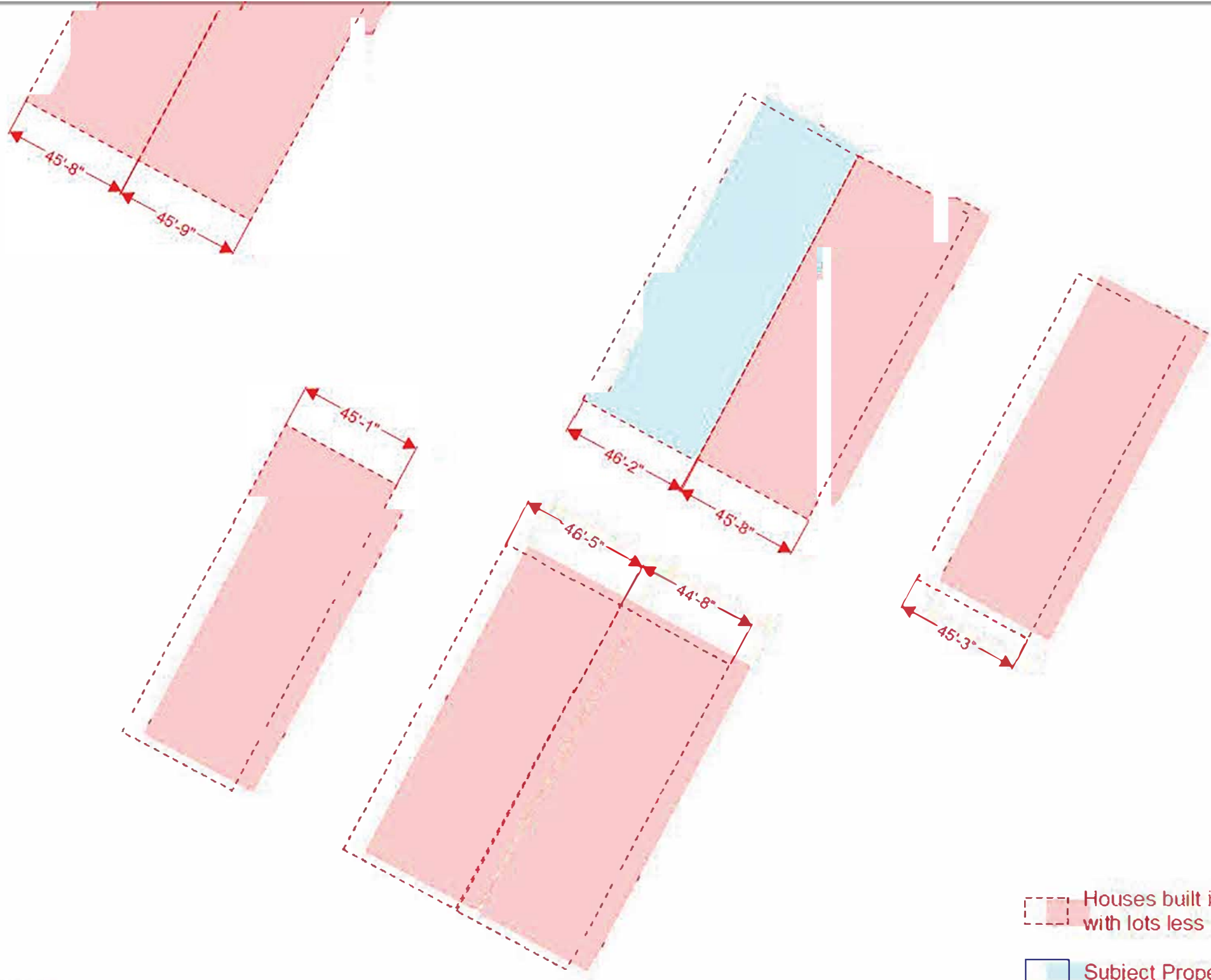
2 PROPOSED PLOT PLAN

808 W. JAMES STREET, AUSTIN, TX  
 DESIGN DEVELOPMENT


k a t i e  
 h a s t i n g s  
 d e s i g n  
 AUSTIN, TX  
 512.653.2214  
 phone: katie@katiehastingsdesign.com  
 www.katiehastingsdesign.com


09.152021

DESIGNED FOR PROGRESS - NOT FOR CONSTRUCTION. REGULATORY USE, OR PERMITTING



30'-0"

 Houses built in the last 8 years with lots less than 50' wide

 Subject Property



August 14, 2023

To the Board of Adjustment:

The Bouldin Creek Neighborhood Association (BCNA) supports the applicant's variance request at 806 W. James St., Case #C15-2023-0036.

We are satisfied that the applicant has reached out to adjacent neighbors, as well as the neighborhood zoning committee with their plans.

The BCNA has considered the applicant's case and supports this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Thom Parker".

Thom Parker  
President

Bouldin Creek Neighborhood Association, P.O. Box 3683, Austin, Texas 78764