

# 1307 WALLER ST

Alley Right of Way Looking East  
Grade Slopes north to south



DASHED LINES - 22.5' Alley ROW / property line  
SOLID LINE - grade slope from 1307 to 1305 Waller  
Driveway 12 ft wide

**Gleason, Thomas**

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**From:** Mitchell, Amber  
**Sent:** Wednesday, March 20, 2013 11:28 AM  
**To:** T English  
**Cc:** Amanda Dunlap; Tovar, Alicia  
**Subject:** RE: Residential parking space review- 1307 waller st  
**Attachments:** 1307 Waller Street.pdf

*March 2013*

Hi Toria – If you are referring to the right of way, you are not permitted to put anything non-standard in the right of way, including landscaping. You can landscape your own side yard, but may not park there. The parking approved for the site is what you attached to this email.

I hope this clarifies this issue; let me know if you have any questions.

Amber Mitchell  
City of Austin - Development Assistance Center  
505 Barton Springs Rd, 1st Floor  
512-974-3428  
[amber.mitchell@austintexas.gov](mailto:amber.mitchell@austintexas.gov)

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**From:** T English [REDACTED]  
**Sent:** Wednesday, March 20, 2013 11:22 AM  
**To:** Mitchell, Amber  
**Cc:** Amanda Dunlap  
**Subject:** Fwd: Residential parking space review- 1307 waller st

Hello Amber,

I want to give you a head's up that Alicia Tovar from the Code Compliance Dept. may be calling you to verify this waiver approval for our front yard parking plans. We haven't begun the work on the front yard but we are currently landscaping the side yard and someone had concerns that it would be used as a driveway. I told her that I met with you to discuss my plans and you indicated that we are not allowed to use our side yard as our required parking (because of the right of way and the lack of space on our own property) but that we could landscape it in any way that would maintain the right of way. I also explained that we do not need a permit for the landscaping on the side yard but that we did require a waiver approval for the front yard parking. I shared with them the attached waiver approval and your email to indicate our future plans. If any of this is incorrect, please let me know.

Thank you for your continued assistance,  
Toria

Begin forwarded message:

**From:** "Mitchell, Amber" <[Amber.Mitchell@austintexas.gov](mailto:Amber.Mitchell@austintexas.gov)>  
**Date:** March 5, 2013 4:54:22 PM CST  
**To:** T English [REDACTED]  
**Cc:** Amanda Dunlap [REDACTED]

**Gleason, Thomas**

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**From:** Hadley, Bill  
**Sent:** Friday, June 14, 2013 6:58 AM  
**To:** Mitchell, Amber  
**Subject:** RE: 1307 Waller (nonstandard waivers)

*Amber,*

*Was the sidewalk and driveway existing at that time?*

*Bill H*

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**From:** Mitchell, Amber  
**Sent:** Thursday, June 13, 2013 3:54 PM  
**To:** Hadley, Bill  
**Subject:** RE: 1307 Waller (nonstandard waivers)

X Hi Bill – I granted a driveway placement waiver for proximity to the intersection and permitted the applicant to use pavers for their parking area on site (see attached). I granted no waivers for the construction standard for the Type 1 driveway in the right of way.

<< File: 1307 Waller Street.pdf >>

Amber Mitchell  
City of Austin - Development Assistance Center  
505 Barton Springs Rd, 1st Floor  
512-974-3428  
[amber.mitchell@austintexas.gov](mailto:amber.mitchell@austintexas.gov)

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**From:** Hadley, Bill  
**Sent:** Thursday, June 13, 2013 10:32 AM  
**To:** Mitchell, Amber  
**Subject:** FW: 1307 Waller (nonstandard waivers)

*Amber,*

*By chance did you review this project (see attachments below).*

*Bill H*

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**From:** Hadley, Bill  
**Sent:** Thursday, June 13, 2013 9:50 AM

Gleason, Thomas

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From: Hadley, Bill  
Sent: Monday, July 08, 2013 7:53 AM  
To: Mitchell, Amber; Jones, Michael J. [PDRD]; Halm, Andy  
Subject: RE: Waller Street Property

*Hadley  
7/8/13*

*Amber,*

*If allowed I believe that a curb and gutter would also be required to ensure that there is an elevation difference between the alley and sidewalk. The curb and gutter would prevent the sidewalk from becoming a parking area along the alley.*

*Comments from others?*

*Bill Hadley,  
PhD, PE  
Consulting Engineer  
Infrastructure Management Division  
The Department of Public Works  
The City of Austin Texas USA*

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From: Mitchell, Amber  
Sent: Friday, July 05, 2013 1:53 PM  
To: Jones, Michael J. [PDRD]; Halm, Andy; Hadley, Bill  
Subject: Waller Street Property

Hi Everyone – Hope you enjoyed your holiday. Toria English came in this morning to discuss her Waller Street residence and potential improvements she could make to the alley right of way adjacent to her house. I said no to all of her proposals except one: I told her I'd ask for feedback regarding installing a standard 4' sidewalk adjacent to the alley. I know it's not standard to install a sidewalk in the alley, but I wanted to get your feedback. Is this something we would permit her to do? Would it require a license agreement?

Amber Mitchell  
City of Austin - Development Assistance Center  
505 Barton Springs Rd, 1st Floor  
512-974-3428  
[amber.mitchell@austintexas.gov](mailto:amber.mitchell@austintexas.gov)

July

Begin forwarded message:

**From:** T English [REDACTED]  
**Date:** July 10, 2013 4:20:08 PM CDT  
**To:** Amber Mitchell <amber.mitchell@austintexas.gov>  
**Bcc:** Blake English <[REDACTED]>  
**Subject:** 1307 Waller St. Alley Continuation

Hello Amber,

Per our discussion today, I would like to request approval to install street grade concrete, in the depicted shaded area, to serve as a continuation of the alley up to our property line at 1307 Waller St. Please refer to the shaded area on the attached survey, it is approximately 6'x37' at its widest point. Additionally, I would like to propose installing a retaining wall at the east side of the alley continuation, in order to support the existing concrete drive. The maximum height of the retaining wall will not to exceed the grade of the concrete drive. Attached is a description of the pavers to be used in the retaining wall construction.

Please let me know if you need anything further.

Thank you for your continued assistance,  
Toria English  
Ph: 415-640-0426

July

Thank you,  
Toria

Begin forwarded message:

**From:** "Mitchell, Amber" <Amber.Mitchell@austintexas.gov>  
**Date:** July 28, 2013 12:53:09 PM CDT  
**To:** T English <[REDACTED]>  
**Cc:** "Hadley, Bill" <Bill.Hadley@austintexas.gov>, "Gomez, Ernesto" <Ernesto.Gomez@austintexas.gov>, "Jones, Michael J. [PDRD]" <Michael.Jones2@austintexas.gov>, "Halm, Andy" <Andy.Halm@austintexas.gov>  
**Subject:** RE: 1307 Waller St. Alley Continuation

Hi Toria – My apologies for the delay in my response; it's been quite busy around here. Staff met to review your proposals: Regarding the request to install street grade concrete within the alley along approximately half of your property the consensus is that the expansion of the alley in this one location wouldn't be for public benefit and could potentially create a precedent for approvals of this nature. As such staff is denying the request to make this improvement.

Regarding the retaining wall within the right of way, Dr. Hadley had the following comments:

It appears that the retaining wall is planned to support the existing driveway to the residential garage.

For this location the owner should submit for review the drawings of the proposed retaining wall including dimensions, thicknesses, etc.

The details should also indicate how the proposed retaining wall will be connected to the existing driveway and how pavers will be installed on the retaining wall as well.

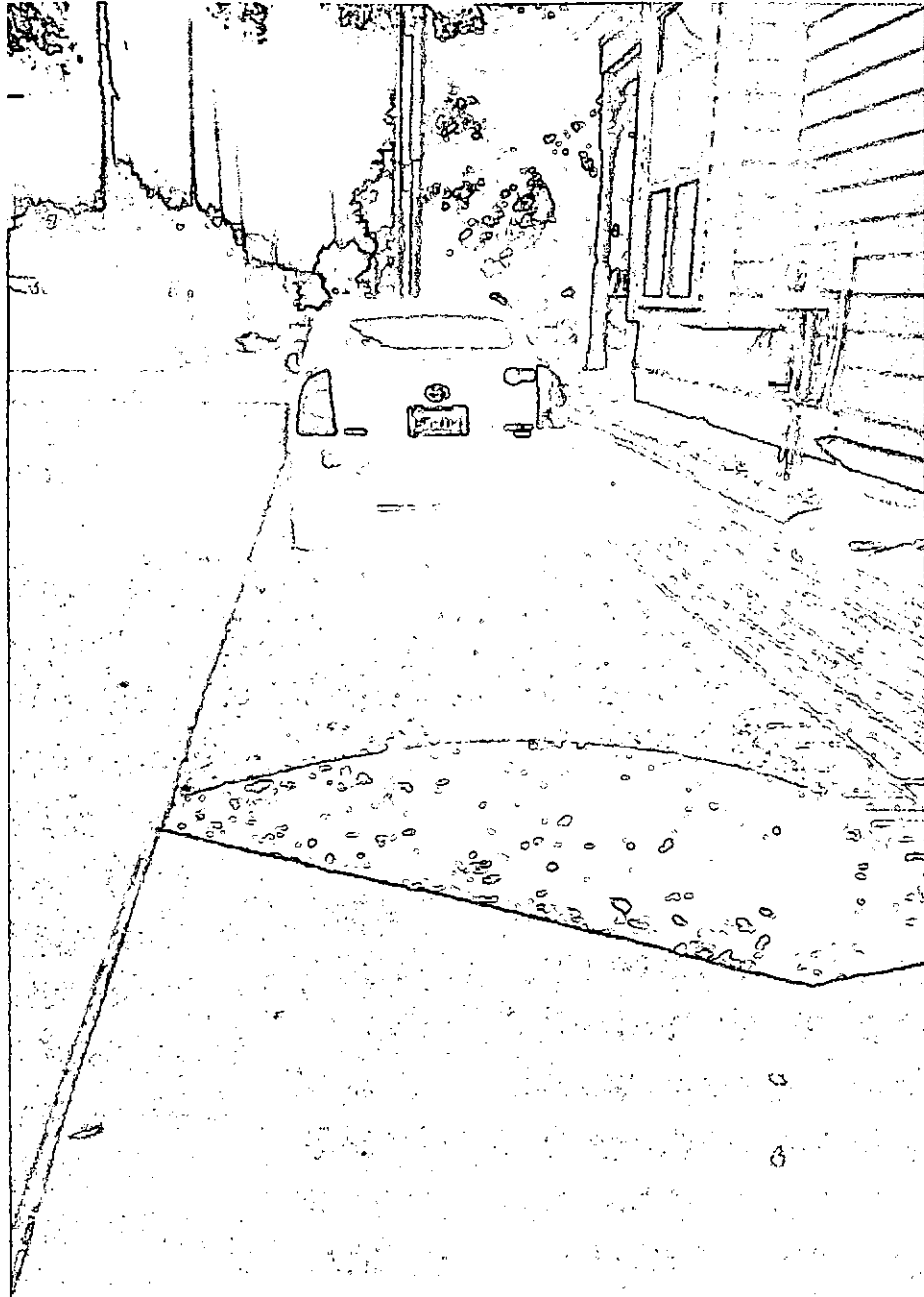
I recommend you contact him directly if you need further specifics on what he asking for that is additional to what you've submitted.

Amber Mitchell  
City of Austin - Development Assistance Center  
505 Barton Springs Rd, 1st Floor  
512-974-3428  
amber.mitchell@austintexas.gov

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**From:** T English [REDACTED]  
**Sent:** Tuesday, July 23, 2013 9:17 AM  
**To:** Mitchell, Amber  
**Subject:** Fwd: 1307 Waller St. Alley Continuation

Good morning Amber- I'm just checking in to see if my request below has been reviewed?



December 2013

PERSPECTIVE ON ROW

1305  
PROP  
LINE



1307  
PROP  
LINE

1307 WATER PROP LINE

ROW

ROW

ROW

1305 WATER PROP LINE

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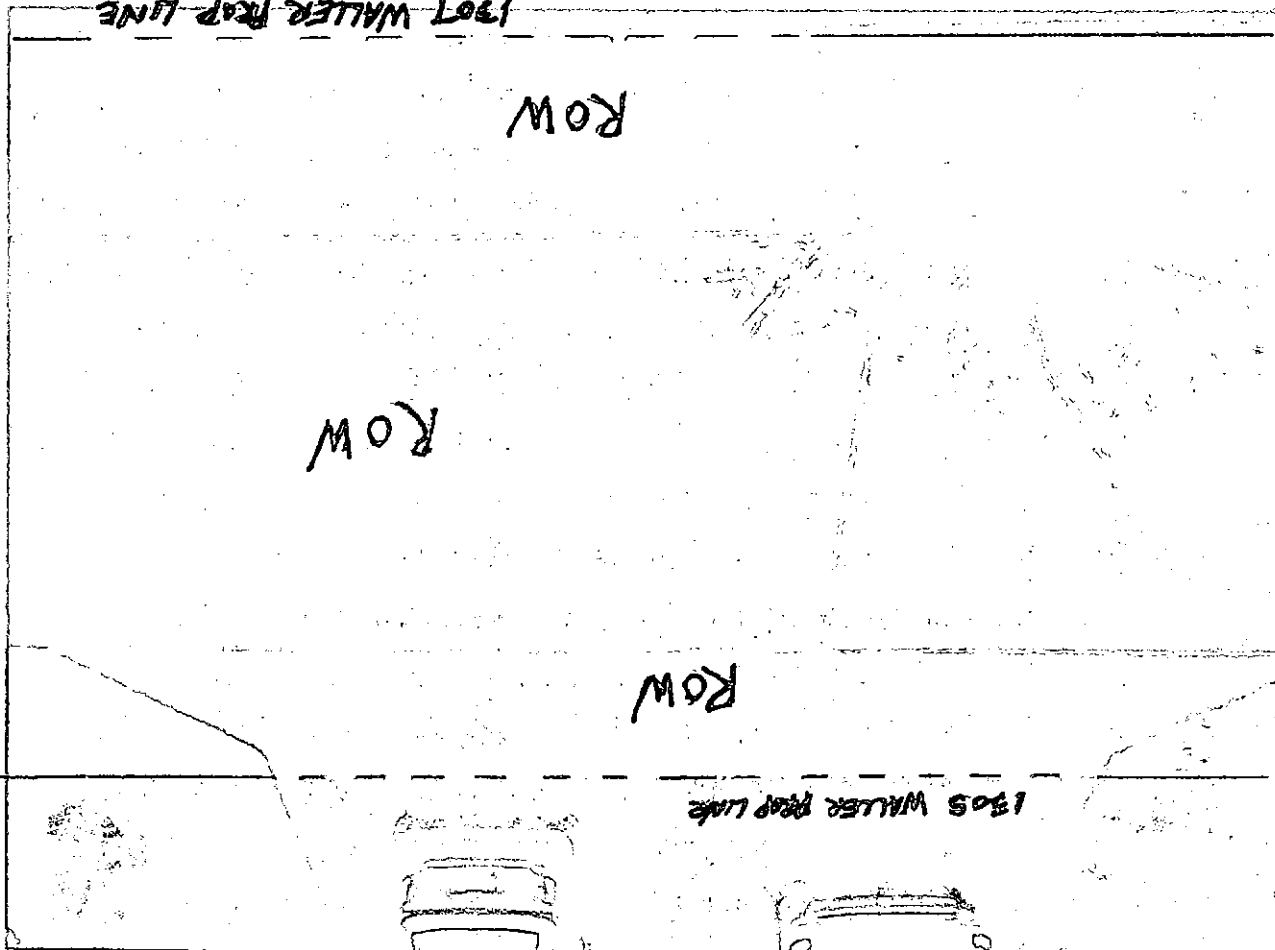
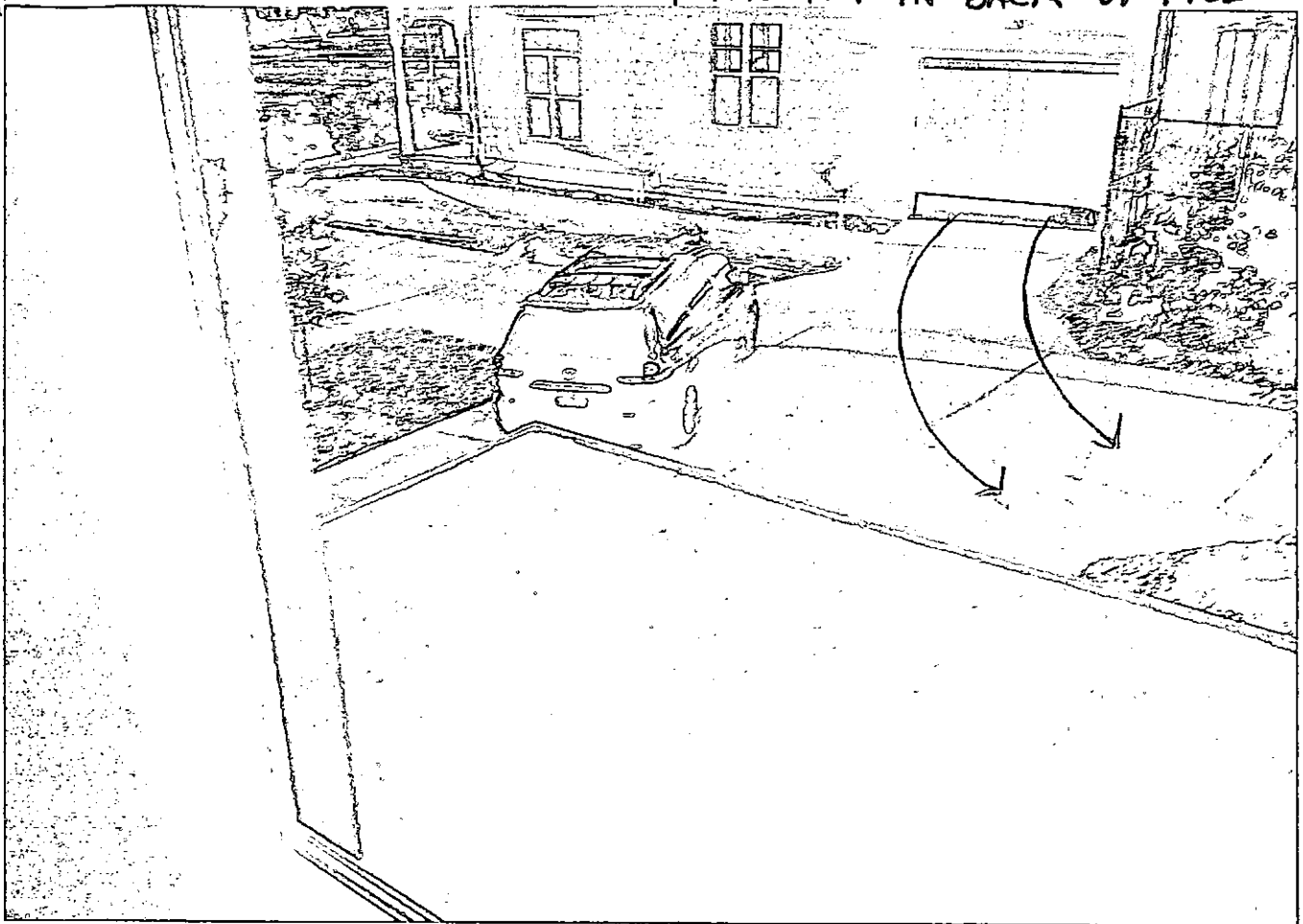


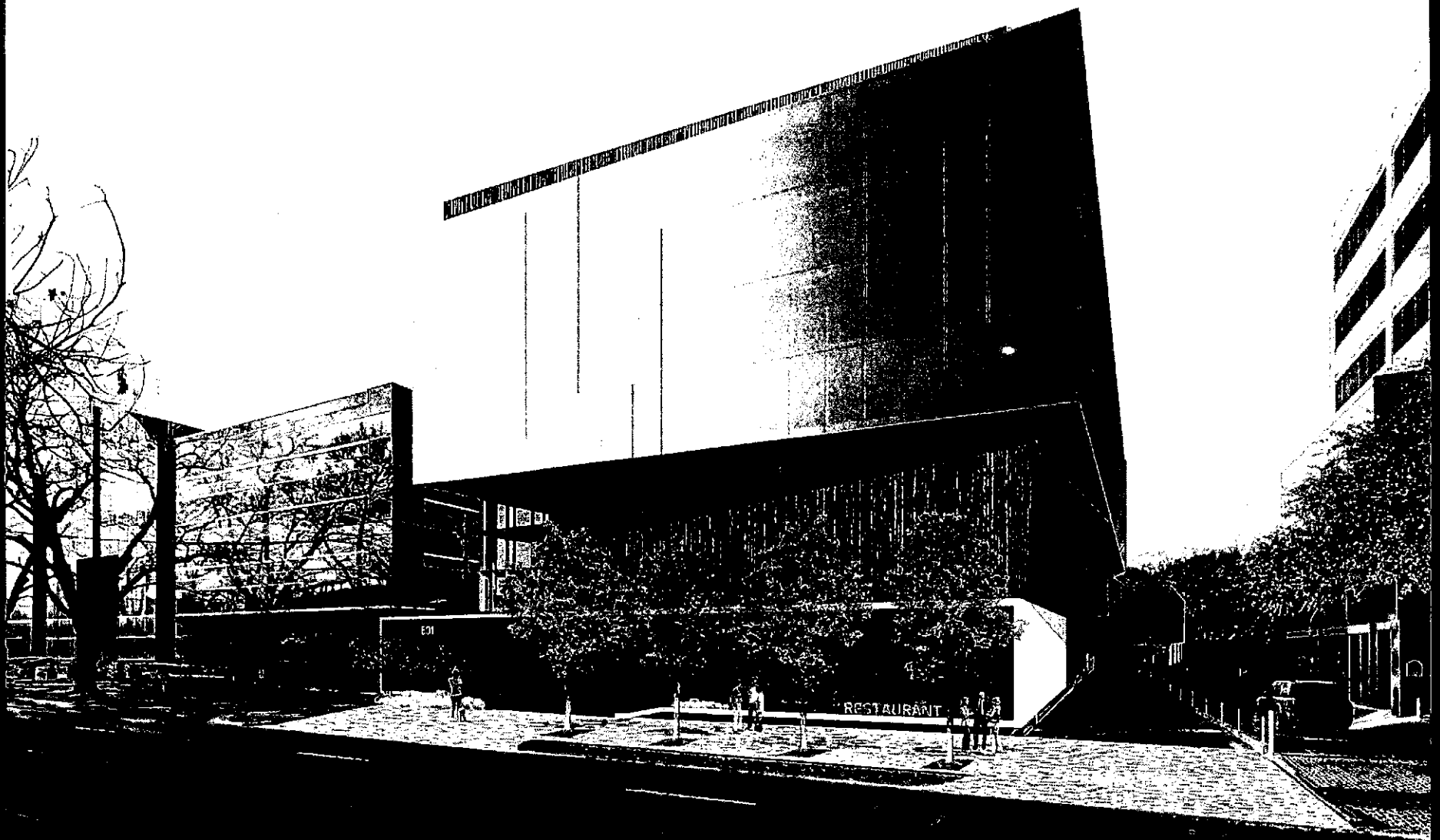


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The Park  
801 Barton Springs Road

City of Austin File # SP-2013-0210C

