


MEMORANDUM

TO: Frank Salvato, City Manager

FROM: Bob van Til, AICP 
Director of Community Development

RE: License Agreement for 1215 W 4th Street
Garage Encroachment into the Alley

DATE: March 17, 2004

The purpose of this memorandum is to inform you and the City Council about the status of this project.

The objective is to develop a license agreement to allow a garage to encroach into the alley right of way adjacent to this property by approximately 2.6 feet.

Mr. Louis Ned is in the process of selling this property located on the southeast corner of W. 4th Street and Ferguson Street, or 1215 W. 4th Street. When the survey of the property was completed, they discovered that the garage in the back yard encroaches into the alley right of way by approximately 2.6 feet.

The realtor requested that the City write a letter to the title company stating that the City would not require the owner to remove the garage because it is located in the right of way. Staff can only send this letter if the Zoning Board of Adjustment (ZBA) approves a variance and the City Council approves a license agreement.

The ZBA variance is needed to allow the garage to encroach into the rear yard setback. The license agreement is needed to allow the garage to encroach into the alley right of way. The variance hearing is scheduled for March 18, 2004. Due to the timing of the project, the ZBA action will be relayed to the Council on Tuesday evening.

Unfortunately, staff was not able to get a license agreement from Mr. Hejl in time to be included in the Council packet since he was out of the office during the packet preparation week. Our goal at this point is to deliver a copy of the license agreement to the Council on Tuesday evening. The condensed time frame for the project was developed to accommodate the property owner in selling their property.

The closing is scheduled for the end of March.

Also included is a copy of the property's survey.

My apologies for any inconvenience this may have caused. Please feel free to contact me if you have any questions by calling me at 352-5990 or emailing me at bob.vantil@ci.taylor.tx.us.

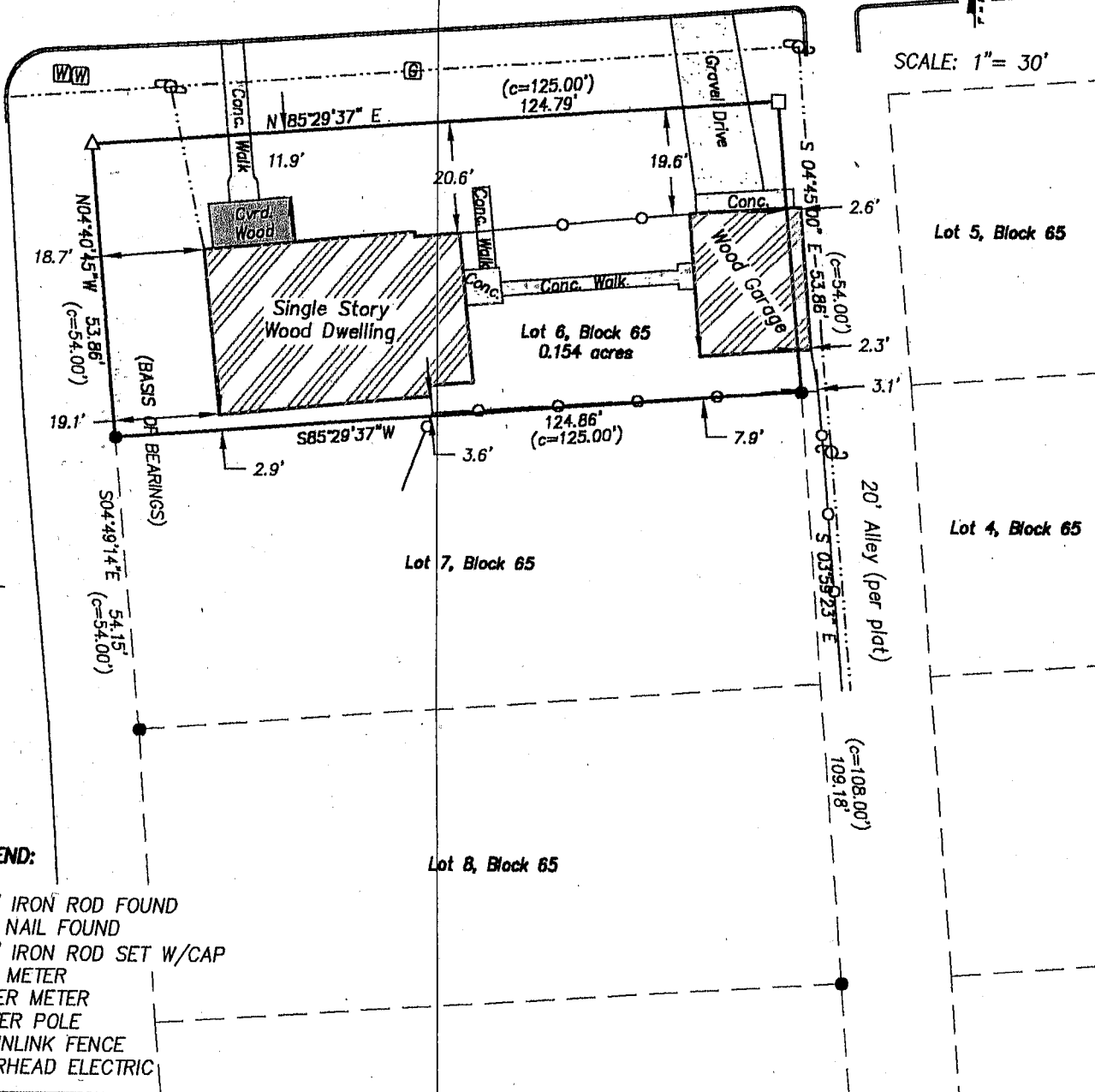
4th Street

60' Right-of-Way

SCALE: 1" = 30'

Ferguson Street

60' Right-of-Way



LEGEND:

- 1/2" IRON ROD FOUND
- △ 60D NAIL FOUND
- 1/2" IRON ROD SET W/CAP
- ⊗ GAS METER
- ⊞ WATER METER
- ⊕ POWER POLE
- CHAINLINK FENCE
- - - OVERHEAD ELECTRIC

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT NO. 1215 4th STREET IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 6, BLOCK 65, OF DOAK'S ADDITION, TO THE CITY OF TAYLOR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 56, PAGE 483, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:

THE PROPERTY DEPICTED HEREON IS / IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PLAN NO. 48401 00288 C EFFECTIVE 8-27-01 LOCATED IN ZONE

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN 56/483, PRWC.

