EAST 12TH STREET

107.60'

17 PE

31 PE

BUILDING SETBACK

25' - 0"

SFR
USED AS
CHURCH

20' - 0"

10' - 0"
EASEMENT

529' - 0"

528' - 0"

527' - 0"

526' - 0"

525' - 0"

18' - 0"

535' - 0"

534' - 0"

533' - 0"

532' - 0"

531' - 0"

968 SF IMPERVIOUS

936 SF SF IMPERVIOUS

148.00'

ALAMO STREET - NOT OPEN

ADDRESS: 2007 EAST 12TH STREET
ZONING: LR-MU-NP
SITE AREA: TCAD .3656 Acres/ 15,925 sf
EACH LOT AREA: 15,925/2=7,962.5
NEIGHBORHOOD: ROSEWOOD
NEIGHBORHOOD PLAN: YES
COMBINING DISTRICT: MIXED-USE
INTENDED USE: TWO FAMILY RESIDENTIAL USE
FLOODPLAIN: NO
RESIDENTIAL DESIGN STANDARDS: YES
SF-3 ZONING REGULATIONS:
(TWO FAMILY RESIDENTIAL USE)
MIN LOT SIZE: 5,750SF (7,000SF)
MIN LOT WIDTH: 50FT
MAX HEIGHT: 40FT OR 3 STORIES
FRONT YARD SETBACK: 25FT
STREET SIDE YARD SETBACK: 15FT
INTERIOR SIDE YARD SETBACK: 5 FT
REAR SIDE YARD SETBACK: 10FT
MAX BUILDING COVERAGE: 40%
MAX IMPERVIOUS COVER: 45% = 3,583.1SF /LOT
MAX F.A.R.: 0.4:1
LDC 25-2 SUBCH. F APPLIES
REQUIRED PARKING:
(APPENDIX A - 2 FAMILY RESIDENTIAL):
2 SPACES PER DWELLING

5' - 0"

148.00'

524' - 0"

523' - 0"

LOT 6 TOTAL IMPERVIOUS AREA: 3,518SF =44.18%

LOT 7 TOTAL IMPERVIOUS AREA: 3,570SF =44.83%

534' - 0"

533' - 0"

532' - 0"

527' - 0"

526' - 0"

5' - 0" REQUESTED BUILDING
SETBACK

625 SF IMPERVIOUS

22 PE

550 SF IMPERVIOUS

532' - 0"

531' - 0"

5' - 0" BUILDING
SETBACK

10' - 0" BUILDING SETBACK

18' - 0"

107.60'

20' ALLEY
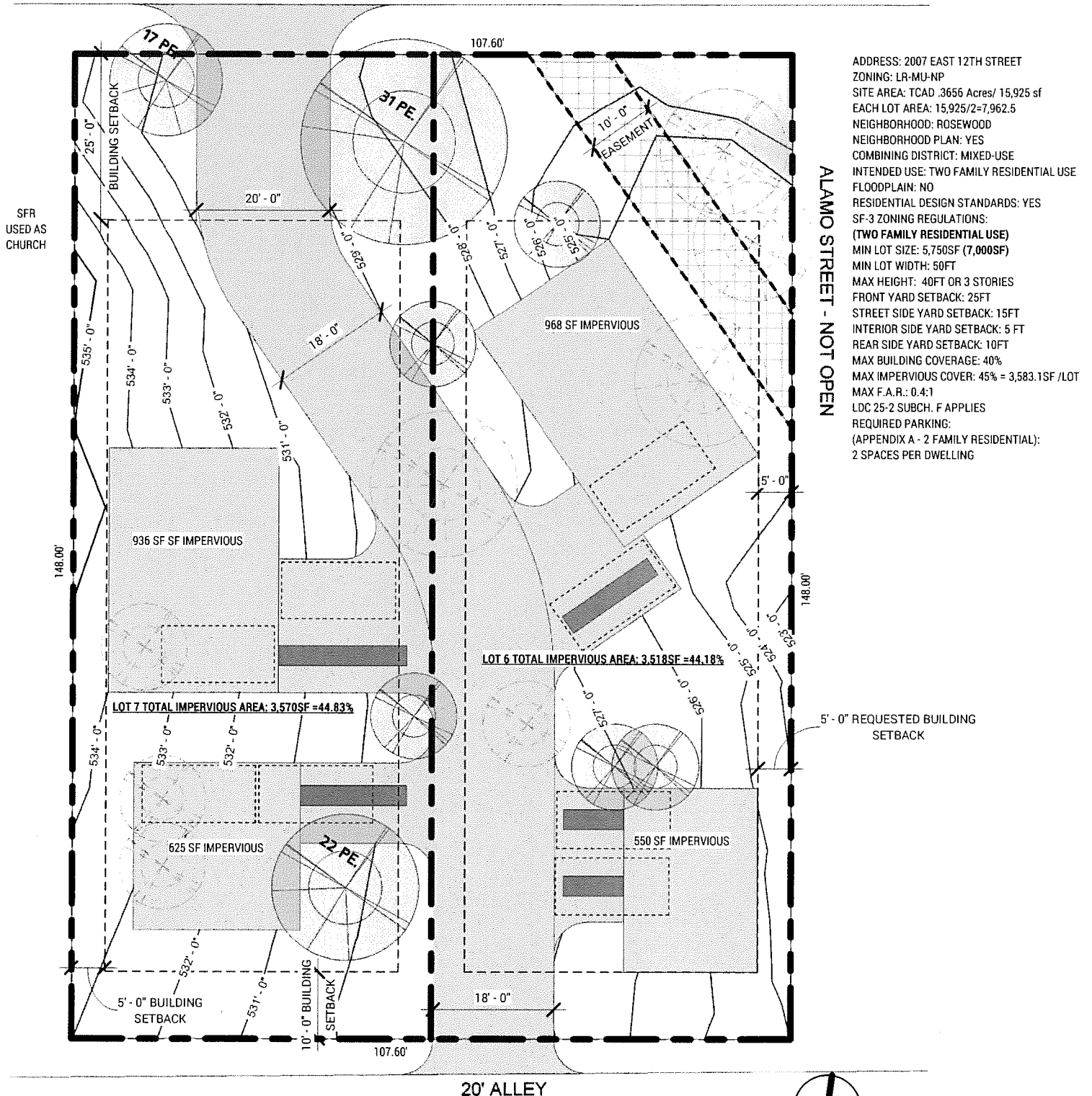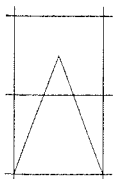
(1) Site Plan
1" = 20'-0"
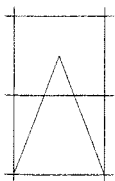
0   5'   10'   20'

LOGAN ARCHITECTURE

2007 EAST 12TH
JACKSON RESIDENTIAL

03.04.15   A1

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
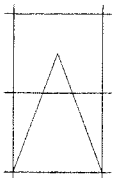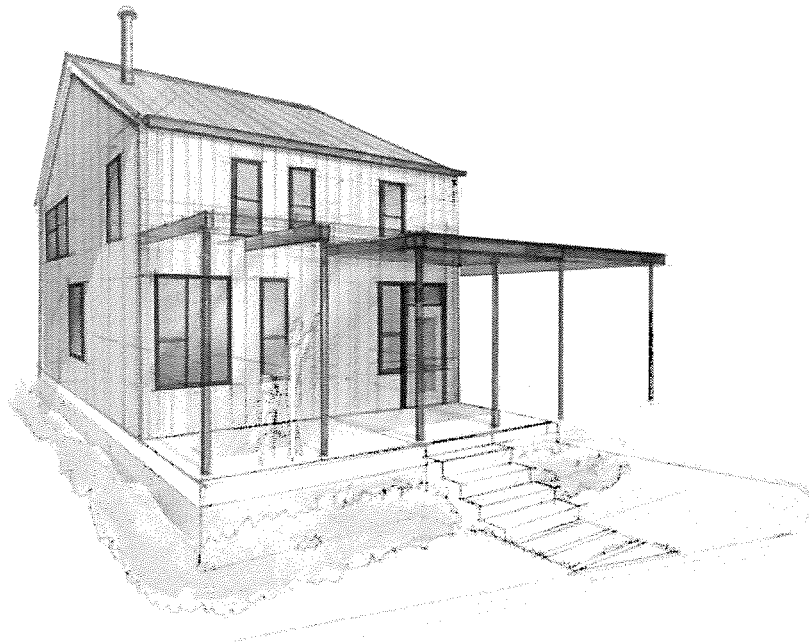
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LOGAN ARCHITECTURE

2007 EAST 12TH

JACKSON RESIDENTIAL
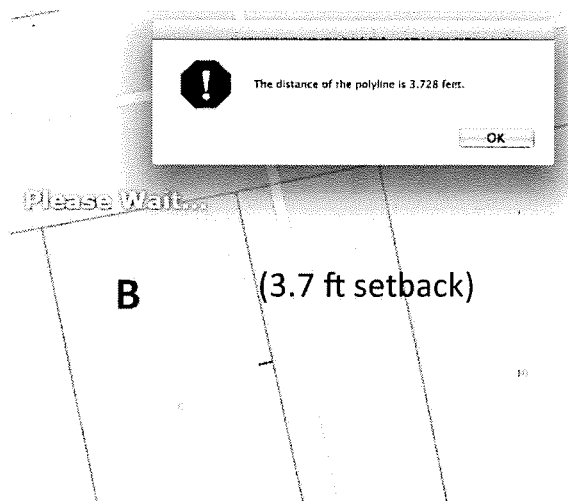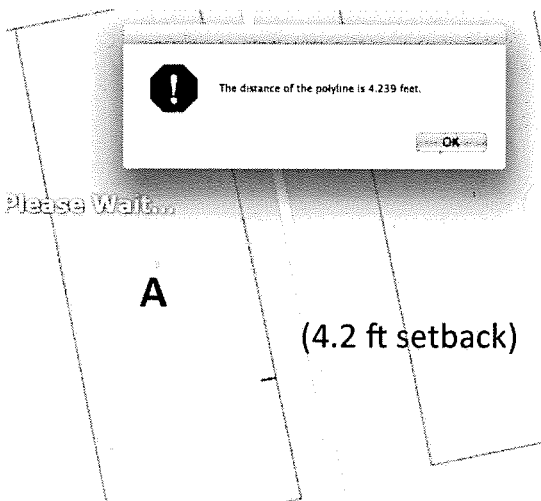
03.04.15   A2

NOT FOR REGULATORY APPROVAL, PERMITTING , OR CONSTRUCTION

2007 EAST 12TH

03.04.15   A3

JACKSON RESIDENTIAL

Neighboring Lots – Side Street Setback

2007 E 12th

A

NEW YORK AVE

B

(.521)

.03 Miles

The distance of the polyline is 4.239 feet.

OK

Please Wait...

A

(4.2 ft setback)

The distance of the polyline is 3.728 feet.

OK

Please Wait...

B

(3.7 ft setback)

Aerial View

2007 E 12th

A

B

From: **Taylor** jtaylorjackson@gmail.com
Subject: Re: Transportation Question
Date: January 15, 2015 at 8:53 PM
To: Austin, Lee Lee.Austin@austintexas.gov

Hi Lee,

Thank you this info. It's exactly what I was looking for.

Taylor

On Jan 13, 2015, at 6:51 PM, Austin, Lee <Lee.Austin@austintexas.gov> wrote:

> Hi Taylor,
> In general, the Austin Transportation Department does not build local streets; we rely on builders to build our local streets for us. While we will retain the current Alamo St right of way for pedestrian or bicycle connectivity, there are currently no plans to complete Alamo Street between East 12th Street and New York Avenue. I hope this is of use for you.
> Thank you,
>
> A. Lee Austin, P.E.
> Traffic Engineering Division
> Transportation Department
> Austin, TX
> 512-974-7681
> -----Original Message-----
> From: Taylor [mailto:jtaylorjackson@gmail.com]
> Sent: Thursday, January 08, 2015 10:07 AM
> To: Austin, Lee
> Subject: Transportation Question
>
> Hi Lee,
>
> I hope this note finds you well. Both Andy Halm and Amber Mitchell suggested I contact you, and I left you a voicemail this morning.
>
> I have a property (2007 E 12th Street) that is abutted by a street (Alamo) that was never opened. It's currently just a grassy drainage easement. Because city plat maps show a street, I am required to abide by a 15 ft side street building setback as opposed to the normal 5 ft side yard setback. I am applying for a variance, and verifying that the city has no plans to build out the street will help my case. Would you be able to provide any information to that end, or to point me in the right direction?
>
> Feel free to give me a ring if that's more convenient: 512.461.4255. Thanks for your input.
>
> Kind regards,
>
> Taylor