



Variance Request

For



6506 Hergotz Lane,
Austin, TX 78742

D-2/1-PRESENTATION

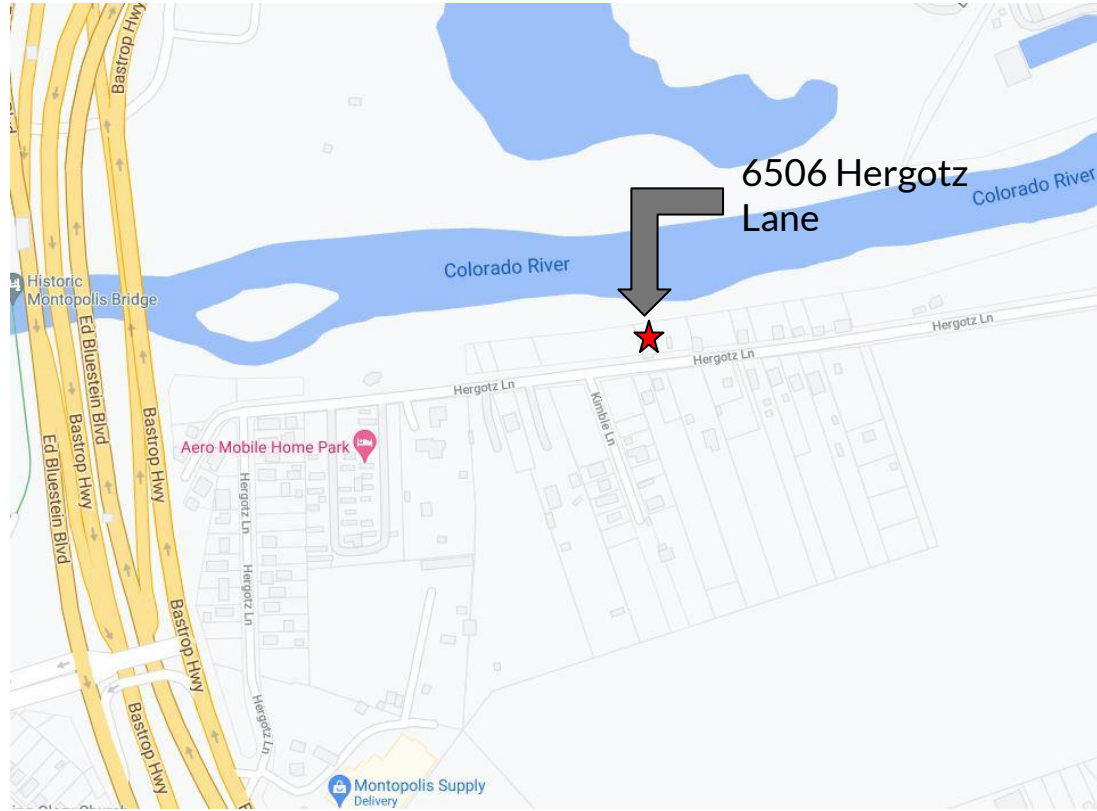
Variance Request

- Requesting variance from Land Development Code section **25-2-492 Site Development Regulations** for a **SF-3** residential property for a Front Yard setback of 25 ft (required) to 10 ft (requested), on behalf of owner.
- More than 50% of Lot Area is unbuildable due to steep drop-off to river bank. Drop-off occurs approximately 40' from front property line into the 103'-deep lot.
- All nearby existing houses on the same (north) side of Hergotz are firmly within 25' of front property line.
- Property Information
 - Tax Parcel ID: #826895
 - Legal Description: ABS 24 DELVALLE S ACR .0959
 - Lot Area: 4,177.4 SF
 - Zoning District: SF-3
 - Elevation change within lot: ~ -44 ft to river bank

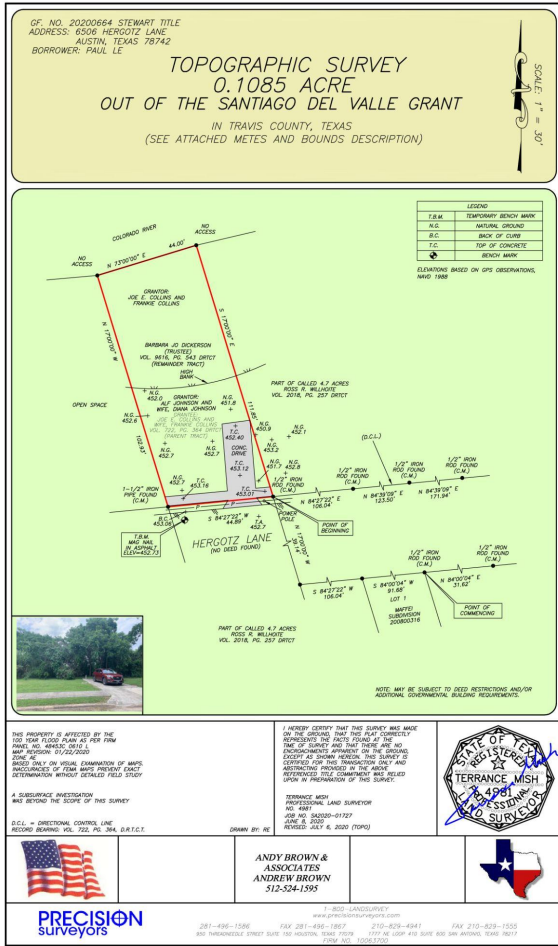
D-2/2-PRESENTATION

Property Location

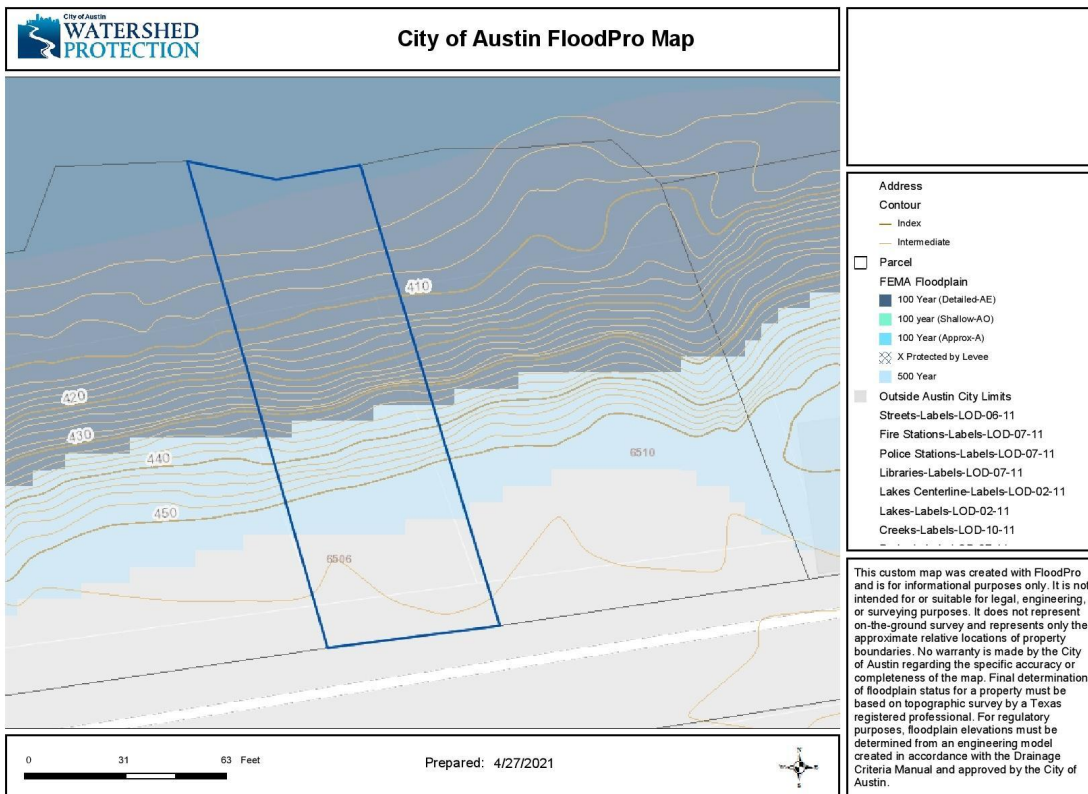
- Located approximately 0.3 miles East of Bastrop Highway, along the south bank of the Colorado River.
- Lot overlaps with effective bank of the Colorado River.



D-2/3-PRESENTATION



D-2/4-PRESENTATION



General Information

Address: 6506 HERGOTZ LN

Tax ID: 0302200111

Appraisal District: Travis

FEMA Floodplain

Flood Zone: AE

Community Number: 480624

Panel Number: 48453C0610L

Effective Date: 1/21/2020

100-Year Flood Elevation: 436.33

500-Year Flood Elevation: 451.86

City of Austin Floodplain

25-Year Flood Elevation: 436.32

100-Year Flood Elevation: 451.86

D-2/5-PRESENTATION

Colorado River

***DISTANCES PROVIDED ARE
APPROXIMATE DISTANCE FROM B.O.C.
TO STRUCTURE FOOTPRINT**

6509

5'

15'

11'

15'

12'

7'

6506 Hergotz Ln,
Austin, TX 78742

3' 6"

PROPERTY LINE
BACK OF CURB

Hergotz Ln

BACK OF CURB
Hergotz Ln

Hergotz Ln

BACK OF CURB

Hergotz Ln

Hergotz Ln

Shale Ln

6505

6513

6606

6609

6611

6613

6619

6517

D-2/6-PRESENTATION

-
- 7-PRESENTATION

D-217-PRESENTATION