

- 25ft Front Setback
- Creeklines
- Creek Setbacks (CWQZ)
- 25ft Compatibility Setback
- Land Use Inventory
- Single Family
- Mobile Home
- Large Lot Single Family
- Multifamily
- Commercial
- Mixed Use
- Office
- Industrial
- Resource Mining/Extraction
- Civic
- Open Space
- Parking/Transportation
- Streets & Roads
- Utilities
- Undeveloped
- Water
- <all other values>

Throuwer Design LLC
LAND PLANNERS

P.O. BOX 41957, AUSTIN, TEXAS 78704 - 512/476-4456

0 25 50 100 Feet

1609 Matthews Lane

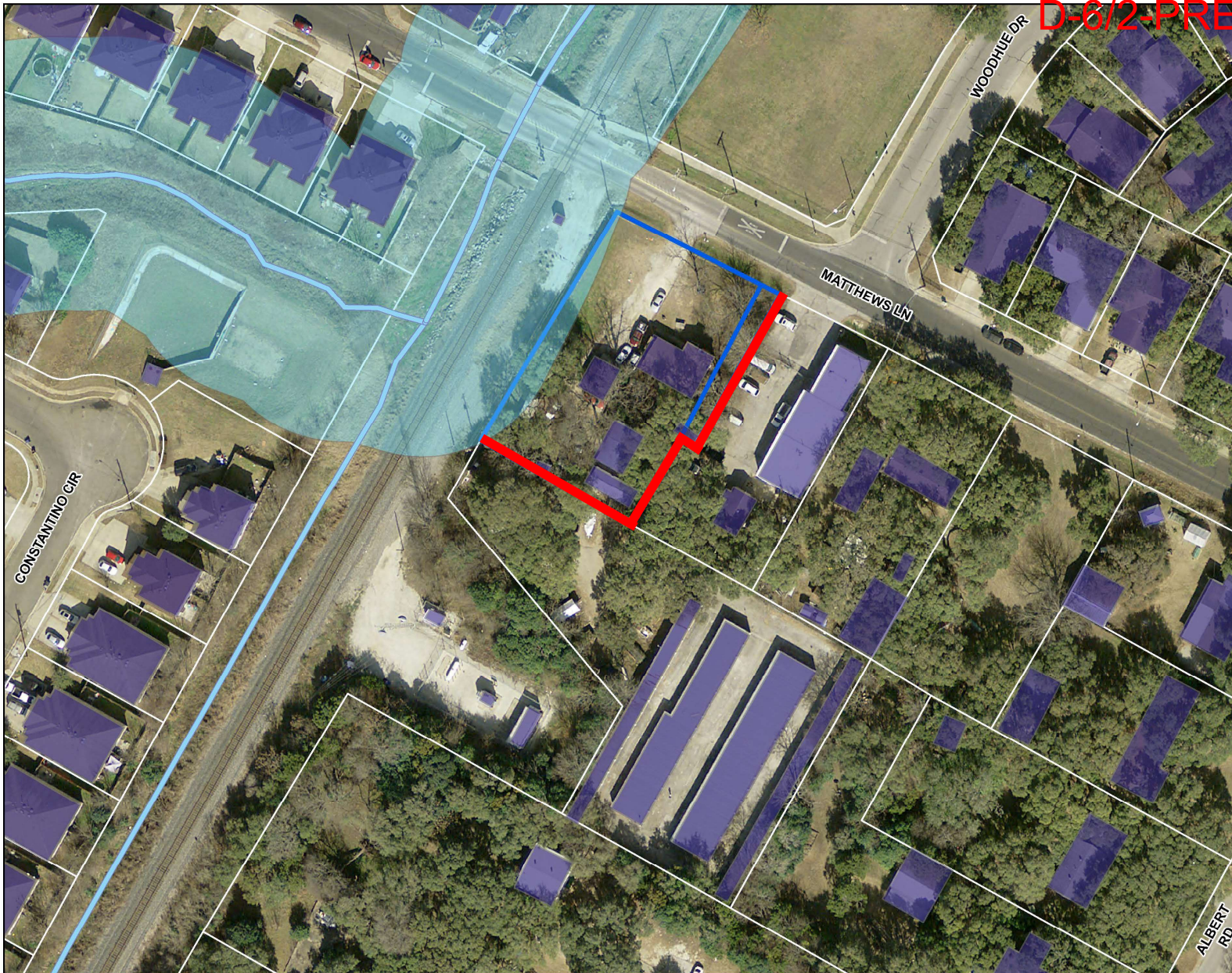
Board of Adjustment
July 11, 2022

D-6/2-PRESENTATION

609 Matthews Lane
Austin, Texas 78745

Board of Adjustments
Variance Request Application Map
June 9, 2022

-  Subject Tracts
-  Creek Setbacks
-  Creeklines
-  Building Footprints (2017)



Thrower Design LLC
LAND PLANNERS

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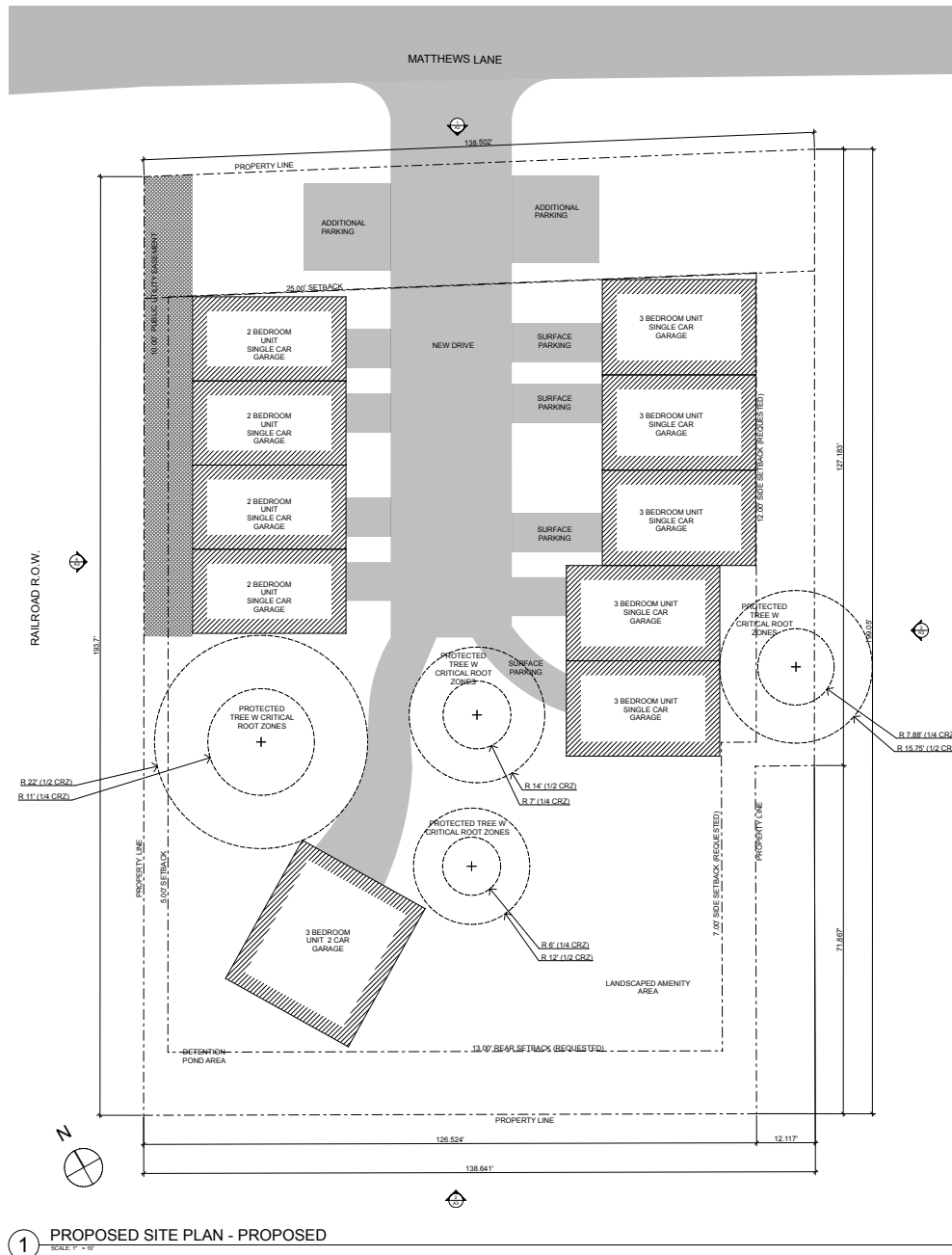
0 125 250 500 Feet

Background

- In August 2021, the Austin City Council voted to re-zone this property from SF-2 to MF-2, allowing for the construction of up to 10 units.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

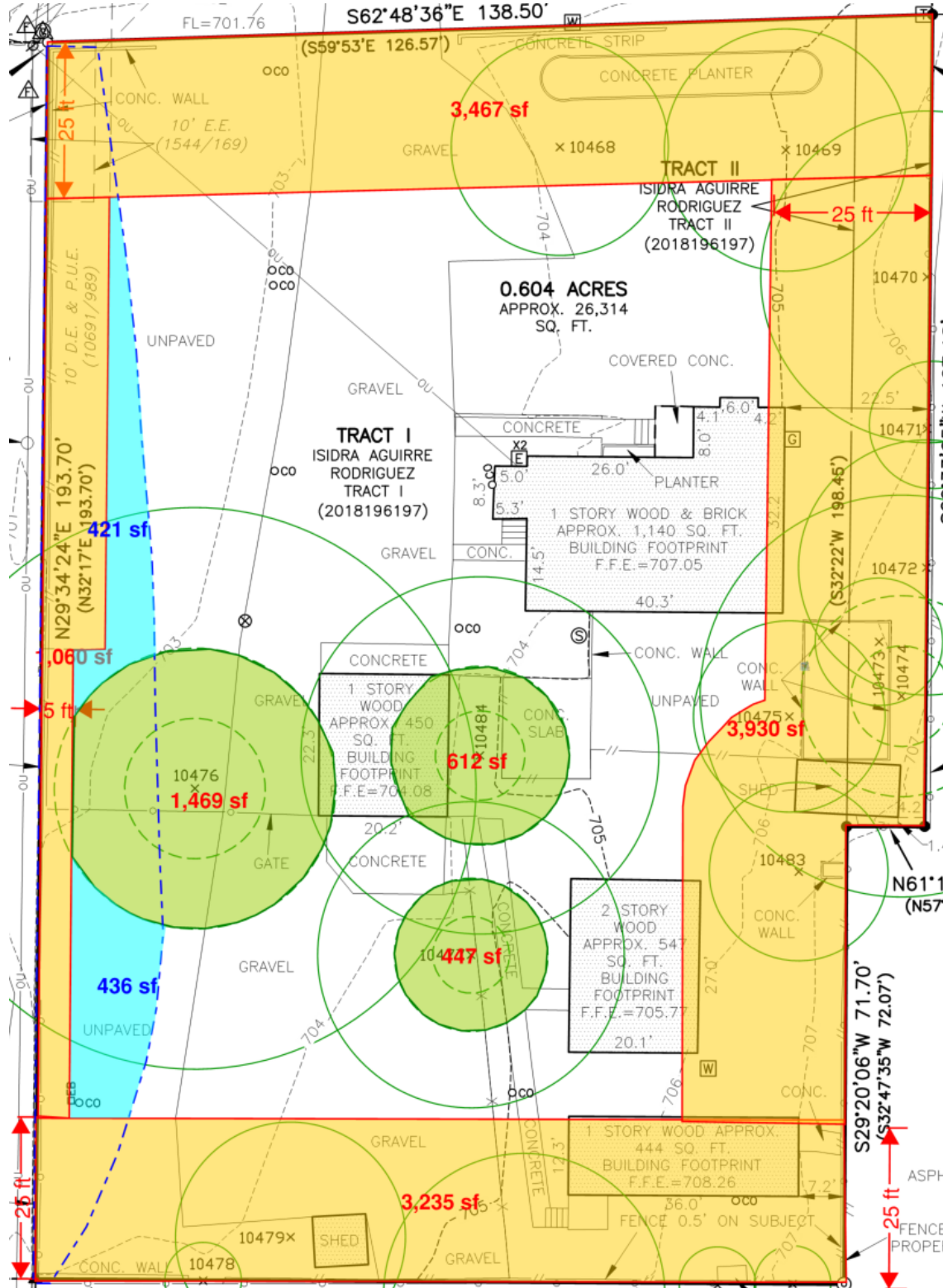
1. 25-2-1063 (B) (1) (Height Limitations and Setbacks for Large Sites) - from setback requirements to decrease the minimum setback from 25ft (minimum/allowed) to 7ft (requested) from the eastern property line and to 13ft (requested) from the southern property line in order to erect a 3 story multifamily/townhouse style building. -
2. 25-2-1063 (C)(1) (a) (Height Limitations and Setbacks for Large Sites) - to increase the height limit from 2 stories and 30ft (maximum allowed) to 3 stories and 31ft (requested) in order to erect a 3 story multifamily/townhouse style building 50ft or less from the eastern and southern property lines. -



D-6/5-PRESENTATION

Buildable Area Calculations

1609 Matthews Lane C15-2022-0060



Overall Site
With Compatibility setbacks
Tree Critical Root Zones
Critical Water Quality Zone

Total Area Lost

Site Area	Area Lost	% of whole
26,312		
	11,692	44%
	2,528	10%
	857	3%
	15,077	57%

Overall Site
With regular setbacks
Tree Critical Root Zones
Critical Water Quality Zone

Total Area Lost

Site Area	Area Lost	% of whole
26,312		
	6,819	26%
	2,528	10%
	857	3%
	3,385	39%

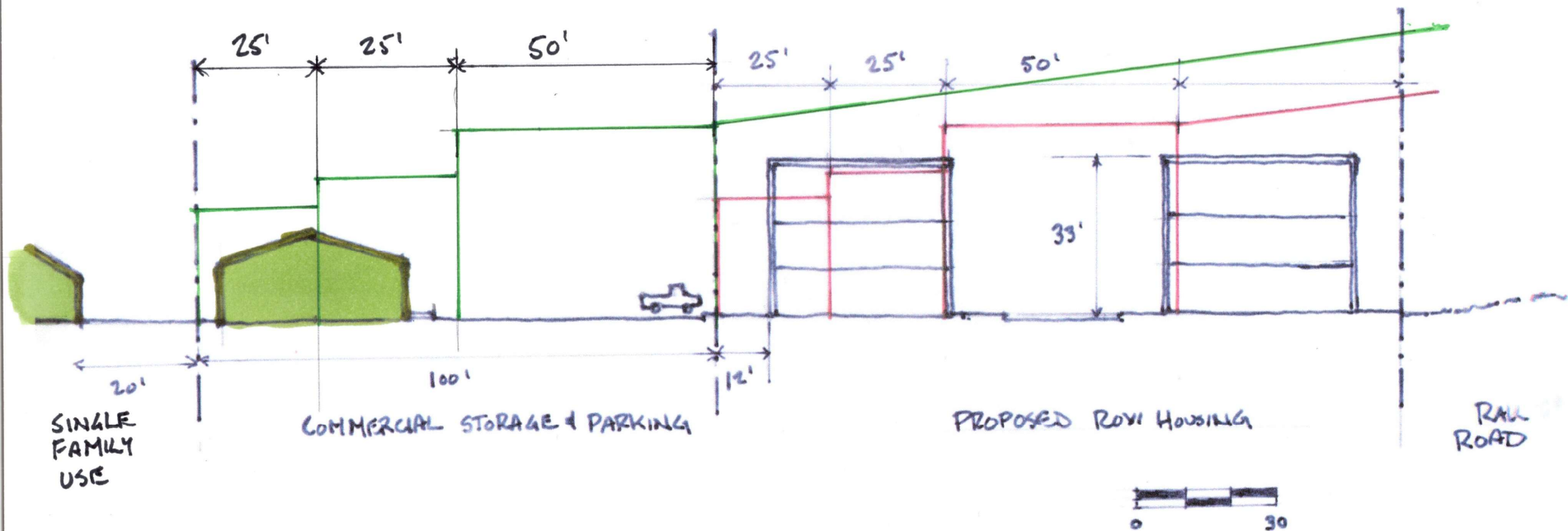
Basis for Variance Request

Reasonable Use:

- Triggering properties have longstanding commercial use and are not in need of compatibility buffer protections.
- Buildable site area lost in adherence to these requirements and other hardships undermines the intended use of the property.

Hardships unique to property:

- 4 heritage trees
- Critical Water Quality Zone
- Public Easements
- Adjacent to railroad and commercial use



Proposed height is over 130' away from nearest single family residential use.

D-6/8-PRESENTATION





**Single Family Use,
Single Family Zoning**

D-6/9-PRESENTATION

Subject Tract →



**Commercial Use, Single
Family Zoning**

Subject Tract





A photograph of a residential street under a clear blue sky. The street is paved with asphalt and has a yellow double line down the center. On the left side, there are green trees and a black metal fence. In the distance, a white building with a sign that says "ABSOLUTE" is visible. To the right of the building, there is a red octagonal stop sign and a green rectangular sign with a wheelchair symbol. A blue arrow originates from the left side of the image, passes behind the text, and points towards the building in the distance.

**Topographic grade change -
subject tract is downgrade from
existing single-family use.**





