

ZONING

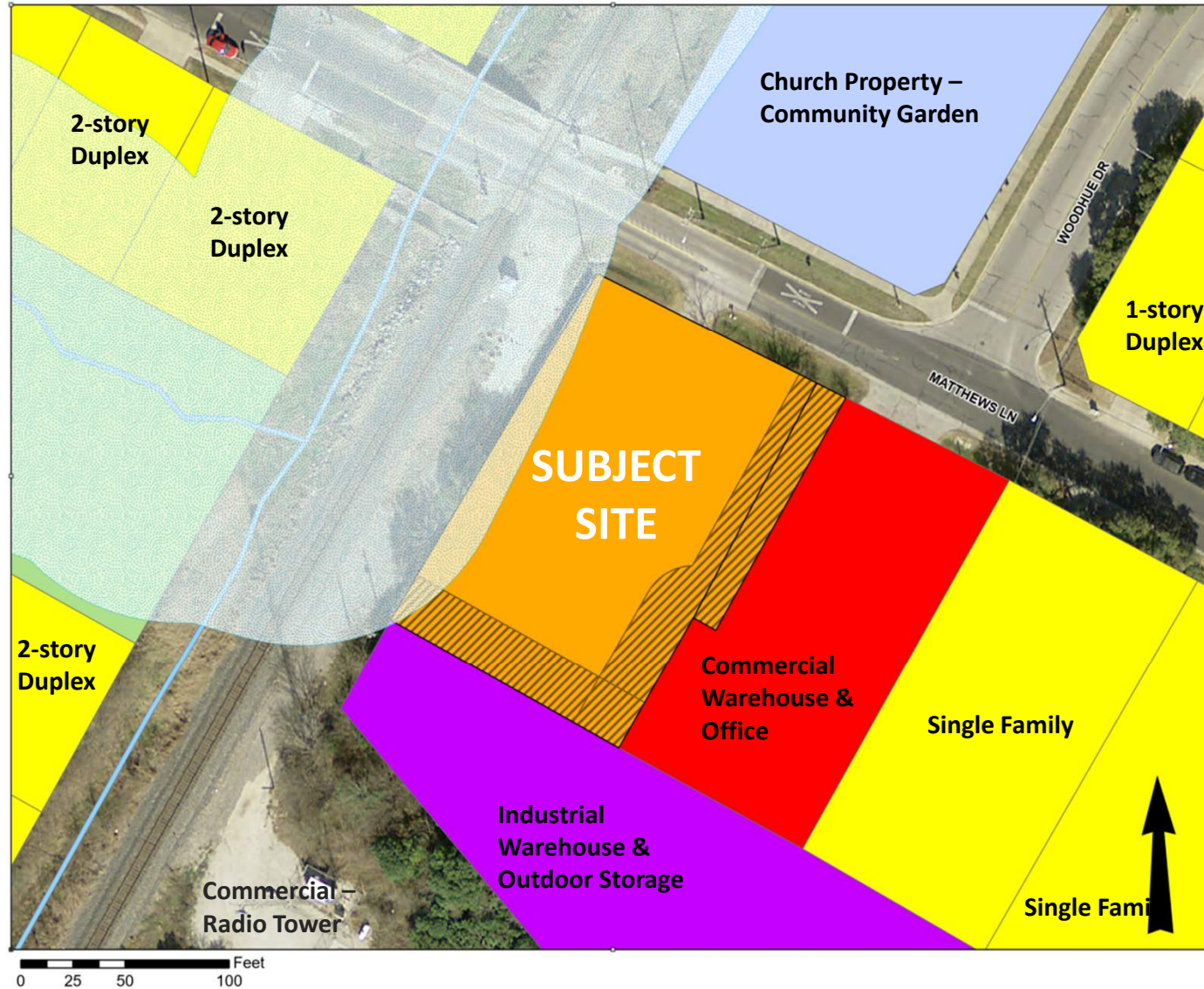


- Mobile Home Residence
- Commercial
- Office
- Industrial
- CBD; Downtown Mixed Use
- Special Districts
- Agriculture; Development Reserve
- Aviation; Unzoned; Public
- Multifamily Residence
- Planned Unit Development
- Lake Austin Residential; Residential Low Density
- Single Family Residence
- Unclassified

1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

ITEM9/2-PRESENTATION



C15-2022-0062
1609 Matthews Lane, 78745

Land Use Map

- 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>

1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

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LAND PLANNERS



1609 Matthews Lane – C15-2022-0060

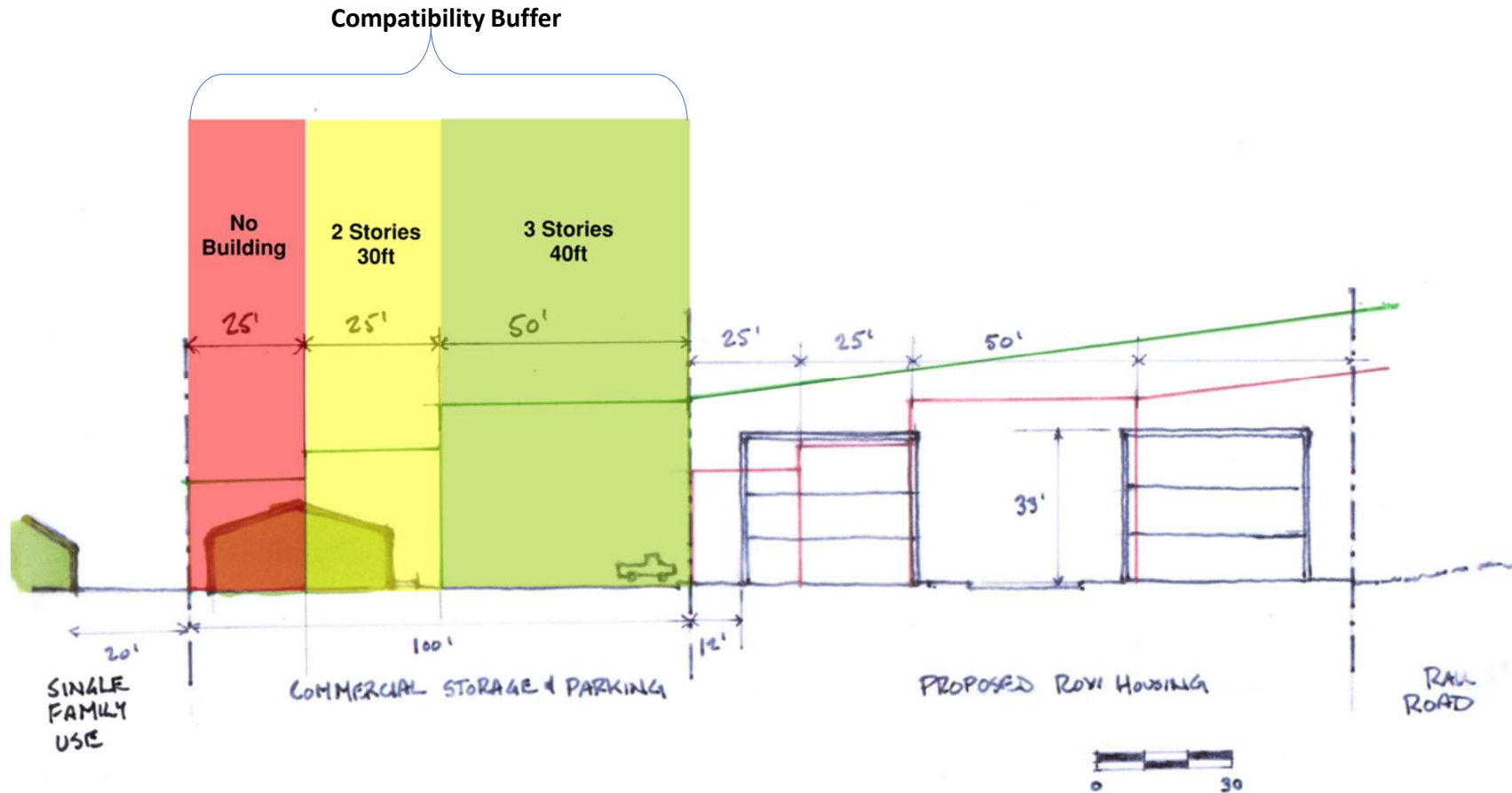
City of Austin – Board of Adjustment – October 10, 2022

Basis for Variance Request

Reasonable Use of the property is impeded

1. Compatibility Regulations – Inappropriately applied
2. Hardships:
 - 4 Heritage Trees
 - Critical Water Quality Zone
 - Public Utility Easements

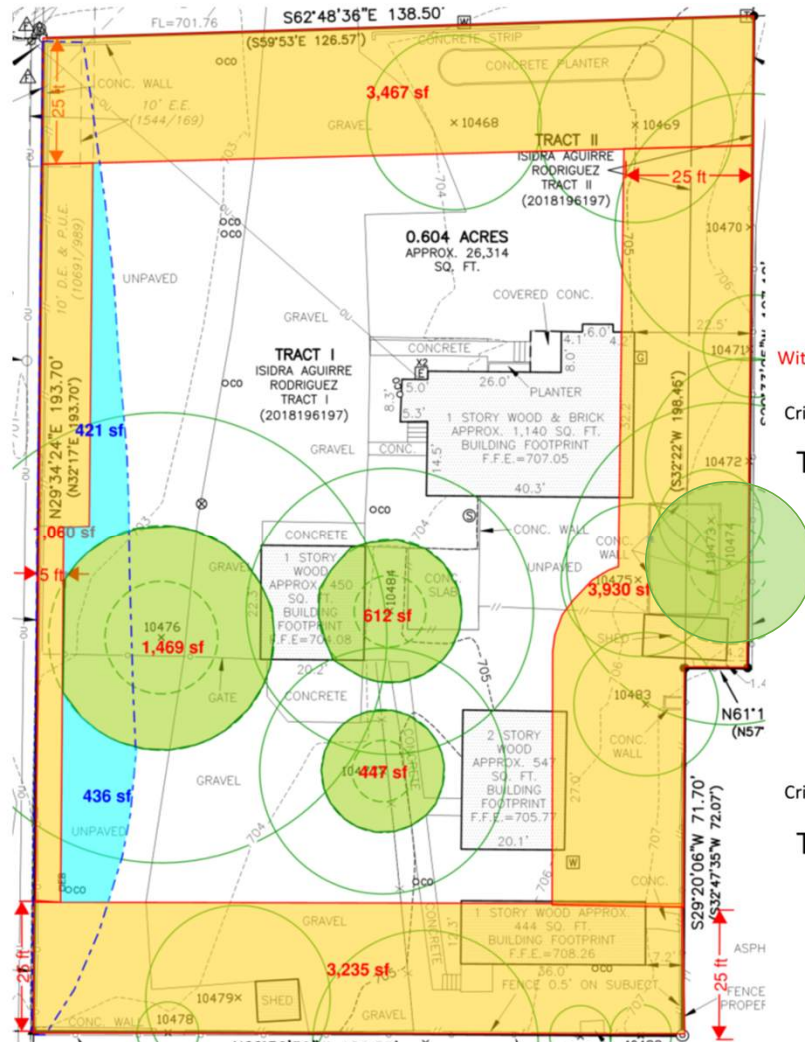
Impact: significant amount of buildable area lost



1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

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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
Overall Site	26,312	
With Compatibility setbacks	11,692	44%
Tree Critical Root Zones	2,528	10%
Critical Water Quality Zone	857	3%
Total Area Lost	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
Overall Site	26,312	
With regular setbacks	6,819	26%
Tree Critical Root Zones	2,528	10%
Critical Water Quality Zone	857	3%
Total Area Lost	3,385	39%

1609 Matthews Lane – C15-2022-0060

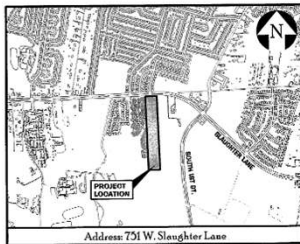
City of Austin – Board of Adjustment – October 10, 2022

Reasonable Use –

Verde Stone Creek Apartments

Plans For Site Improvements

Legal Description:
Tract 1
Verde Stone Creek Apartments II, L.P.
2.250 AC.
Tract 2
Verde Stone Creek Apartments II, L.P.
12.258 AC.
Doc. #2006190207
Land Status Determination
CSL-00-0216



- 16.5 UPA
- Avg. Unit Size: 929sf
- Max Height – 2flrs/26ft.

SITE PLAN FOR SOLA CITY HOMES

2520 BLUEBONNET LANE
AUSTIN, TEXAS 78704

EAST 3.38 ACRES OF LOTS 4 AND 6 OF
THE THEODORE LOW HEIGHTS SUBDIVISION
LEGAL LOT DETERMINATION C81-2007-0150
DEED DOC. # 2007055425

MAPSCO GRID G-20, PG. 614

VICINITY MAP (NTS)



WEST BOULDIN WATERSHED
URBAN WATERSHED

NO PORTION OF THIS SITE IS WITHIN A
100-YEAR FLOODPLAIN ACCORDING TO
FEMA MAP NO. 48453C 0210 F, DATED 6/5/97
THIS SITE IS NOT LOCATED IN THE
EDWARDS AQUIFER RECHARGE ZONE

- 18 UPA
- Avg. Unit Size: 2,111sf
- Max Height – 3flrs/34'1"

CONSOLIDATED ADMINISTRATIVE SITE PLAN FOR

BLUEBONNET TOWNHOMES

2505 BLUEBONNET LANE
AUSTIN, TEXAS 78704



RELATED CASE NO.
C14-2013-0056
ZONING
20131017-065
ZONING ORDINANCE

LOCATION MAP
N.T.S.

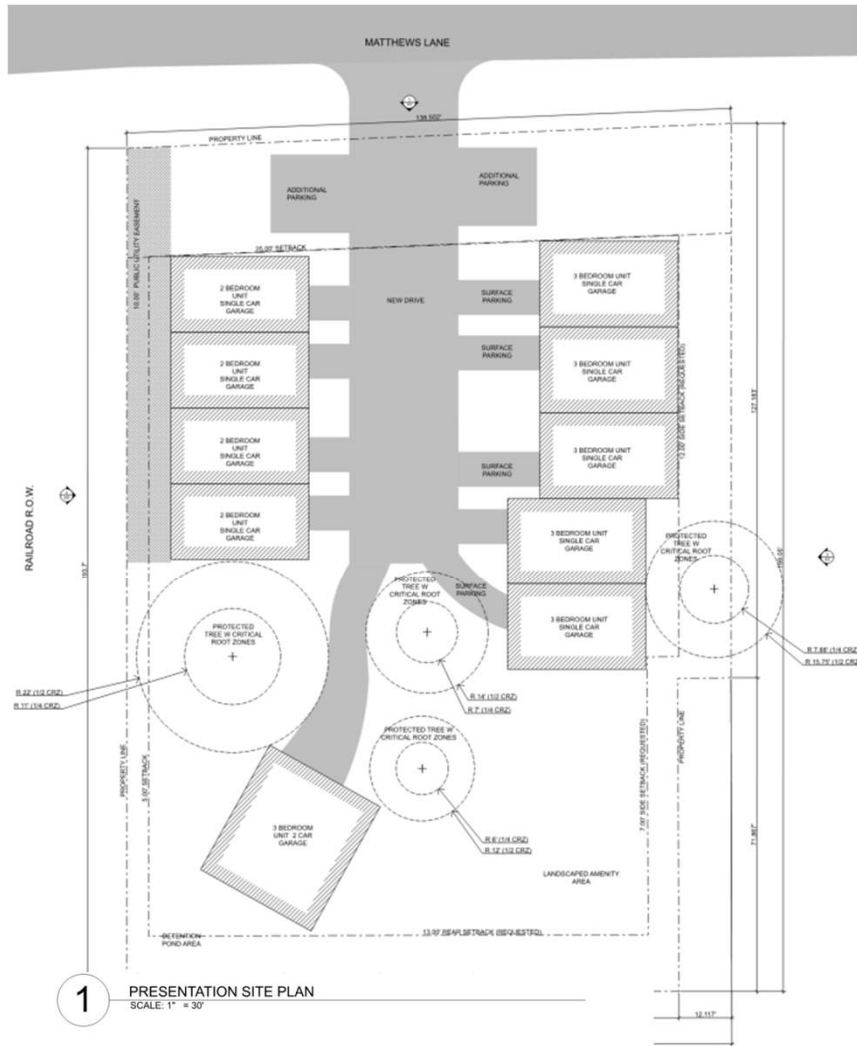
- 18 UPA
- Avg. Unit Size: 2,370sf
- Max Height – 3flrs/40'

1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

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LAND PLANNERS

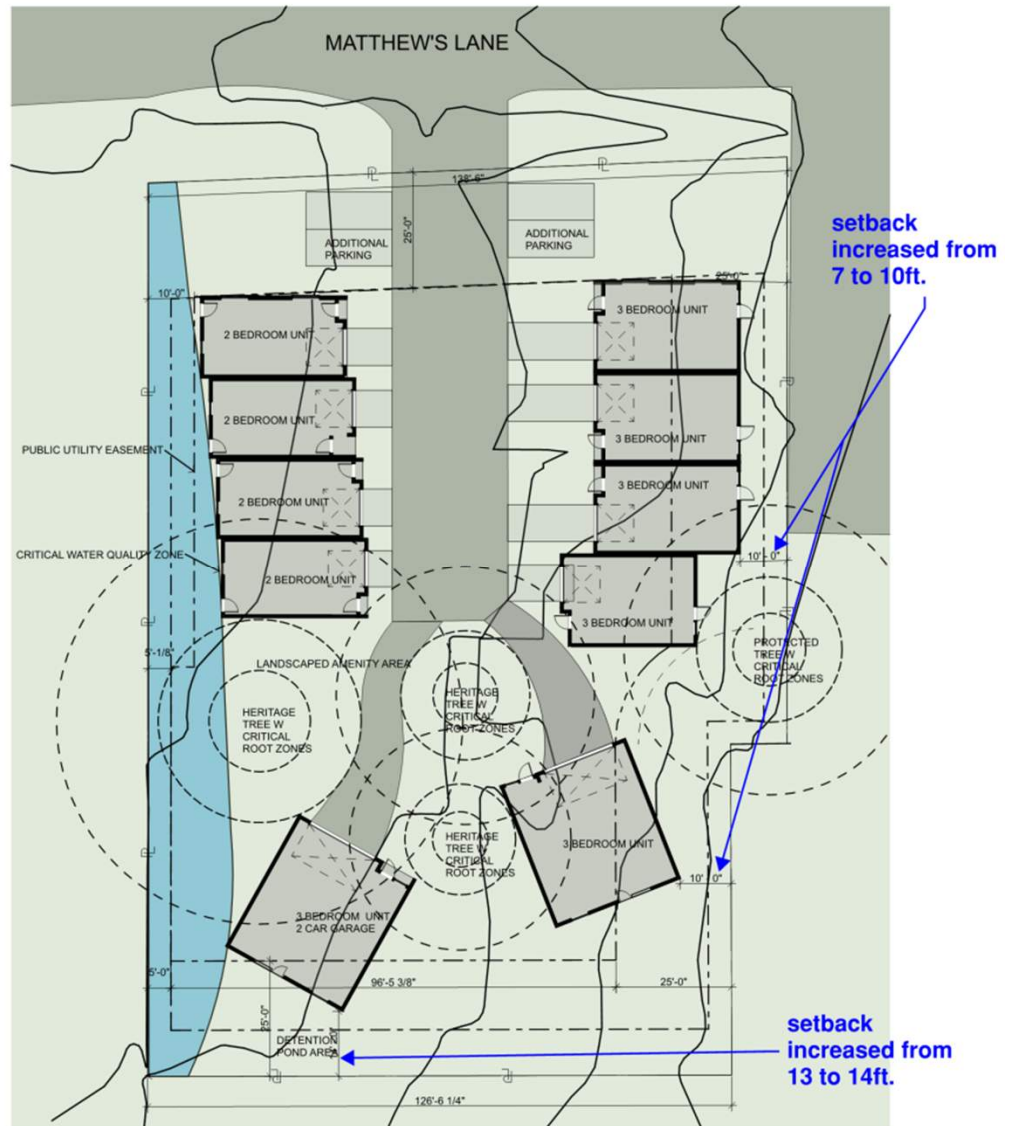
ITEM9/8-PRESENTATION



Heimsath
ARCHITECTS
2101 Greenwood Ave
Austin, Texas 78723
512.312.6761 www.heimsath.com

MATTHEWS TOWNHOUSES

1609 MATTHEWS LANE
AUSTIN, TX 78745
Conceptual Design - 08/14/2022



1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

Thruway Design
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1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

Throuwer Design LLC
LAND PLANNERS



1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

Thrower Design LLC
LAND PLANNERS

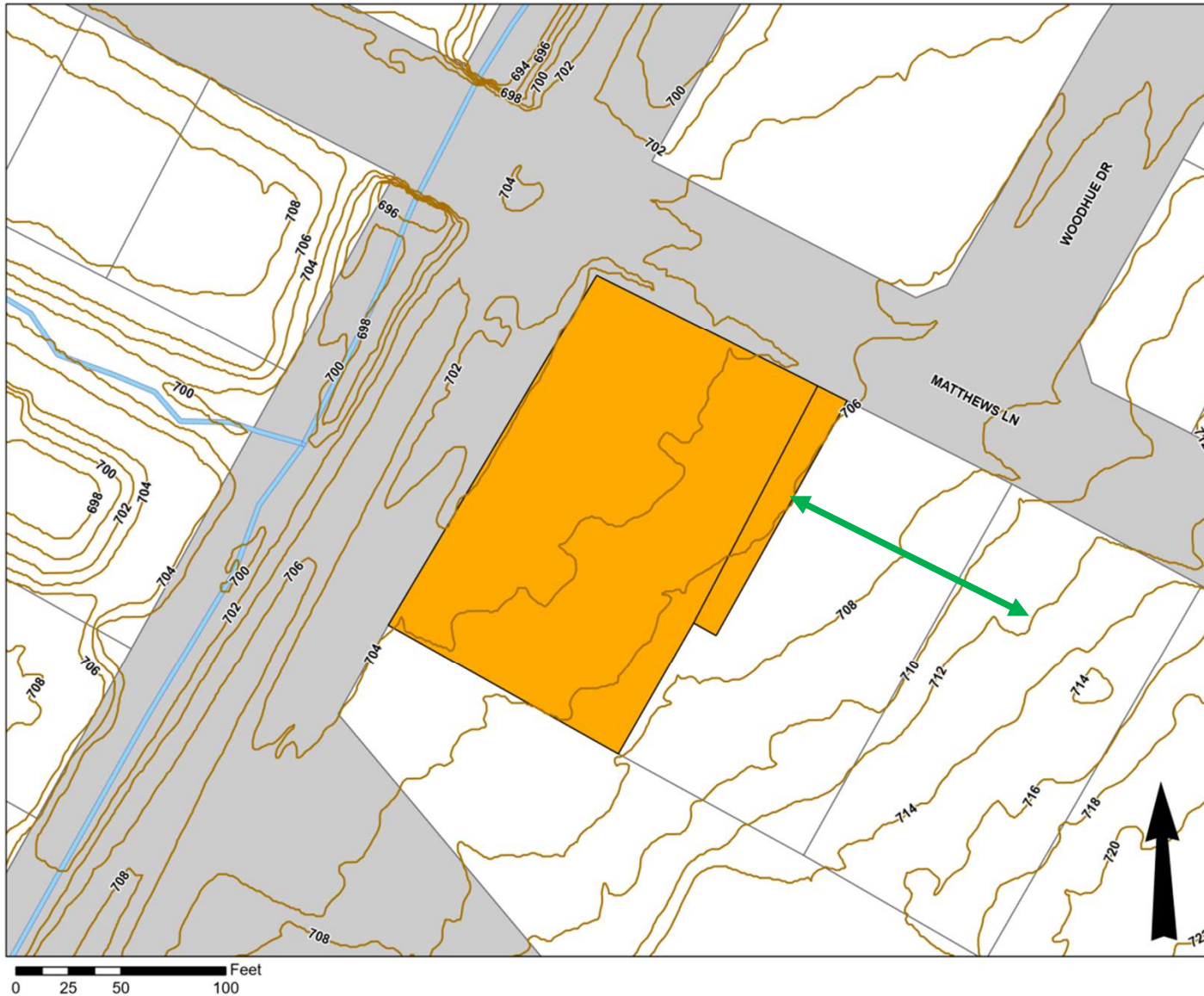


1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

Throuwer Design LLC
LAND PLANNERS

ITEM9/12-PRESENTATION



C15-2022-0062
1609 Matthews Lane, 78745

Board of Adjustments
Constraints Map
July 29, 2022

— Creeklines
— ELEVATION_contours_2021
— ELEVATION_contours_2021

6ft of
topographic
change

1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – October 10, 2022

Throuwer Design LLC
LAND PLANNERS

Similar Cases

1. C15-2019-0056 – 1400 W Oltorf
2. C15-2019-0014 – 411, 601 E Powell Lane
3. C15-2019-0061 – 735 Springdale Rd
4. C15-2020-0009 – 3219 Manor Rd
5. C15-2020-0013 – 2700 E 5th St
6. C15-2020-0053 – 900 Old Koenig Ln & 5916 N Lamar Blvd
7. C15-2021-0096 – 5700 Grover Ave & 5617 Roosevelt Rd
8. C15-2021-0101 – 201 & 403 E Koenig Lane