

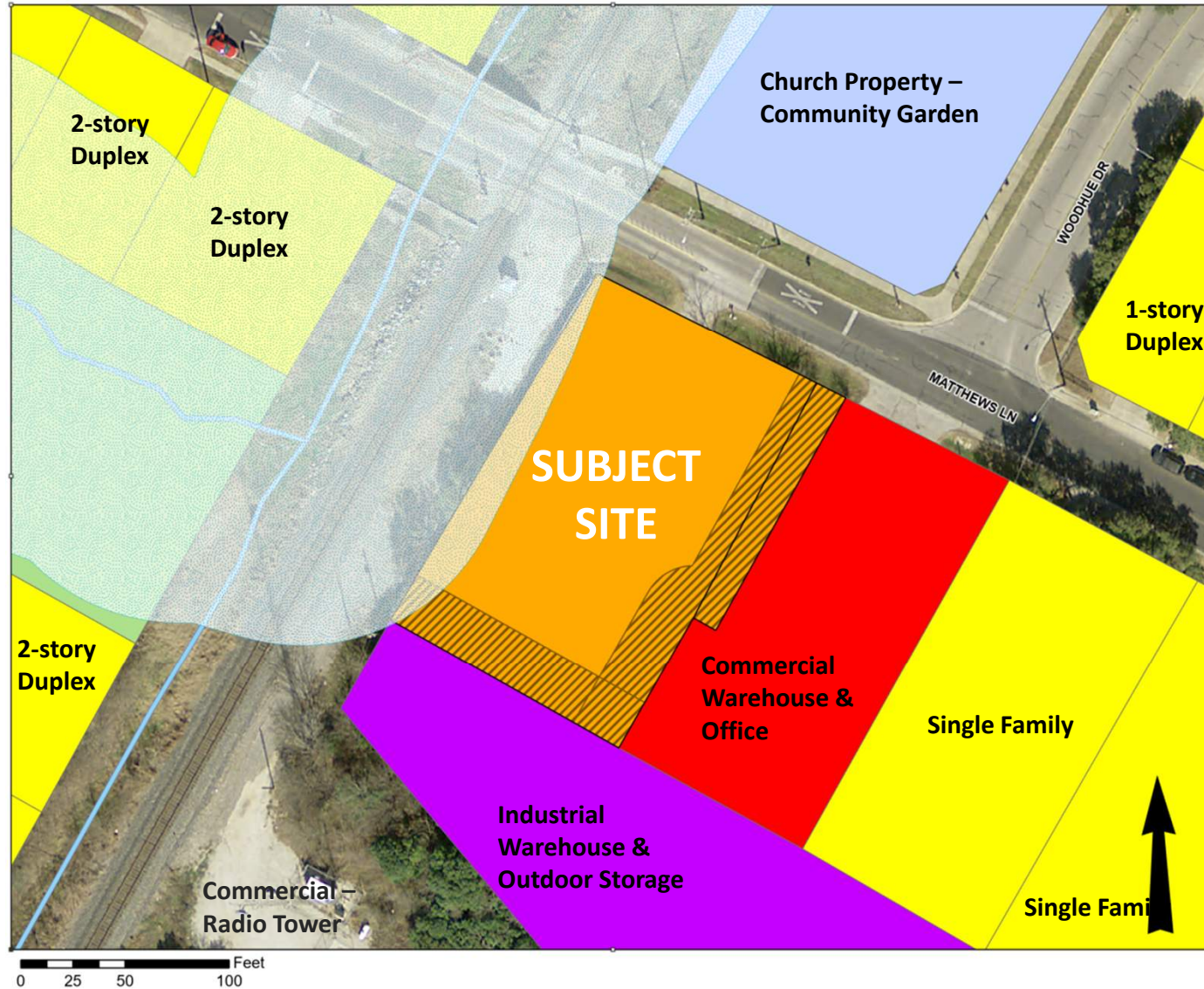


ZONING

- 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 – November 7, 2022



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 – November 7, 2022



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City of Austin – Board of Adjustment – November 7, 2022

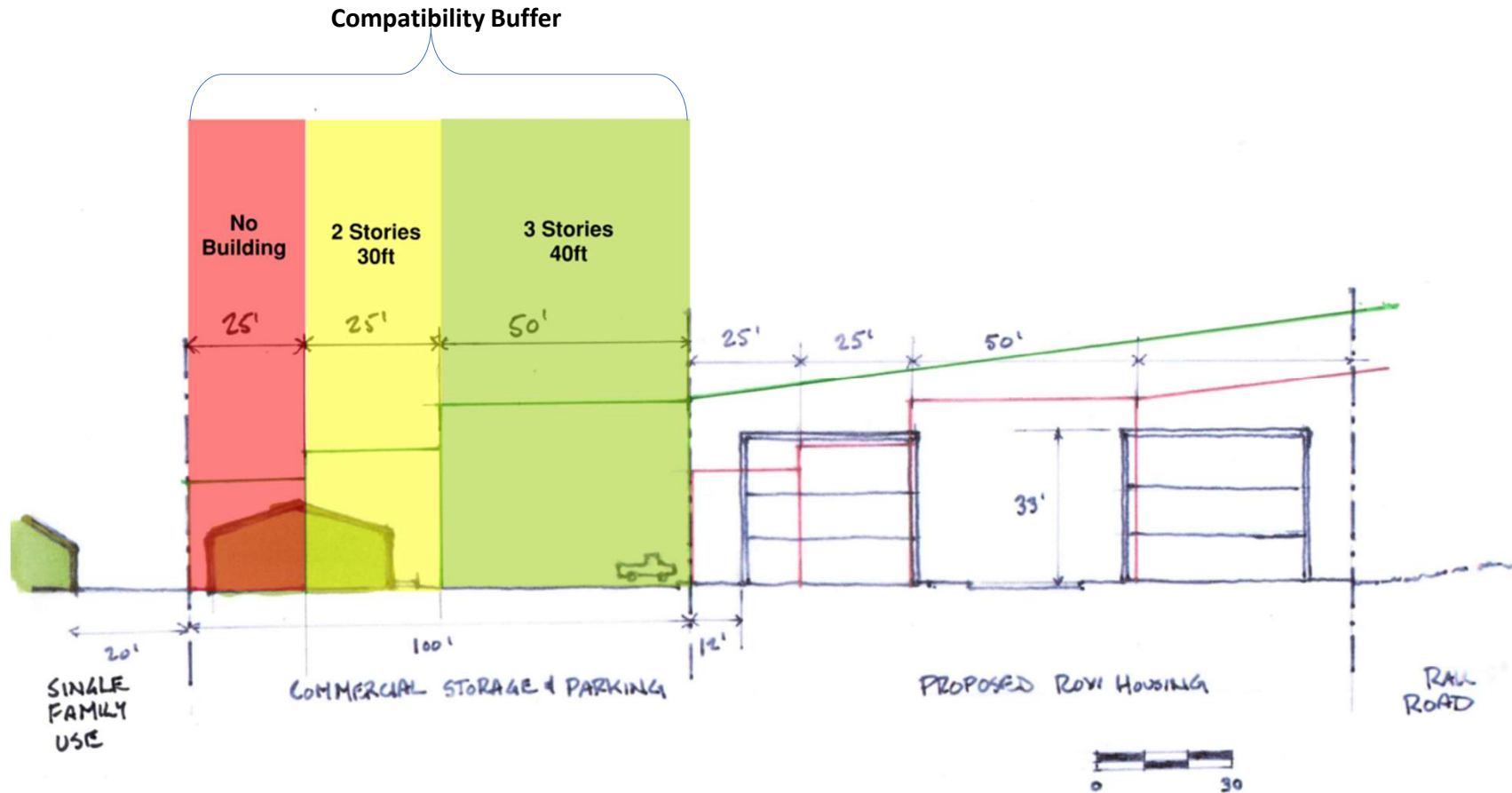
Thrower Design
LAND PLANNERS LLC

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

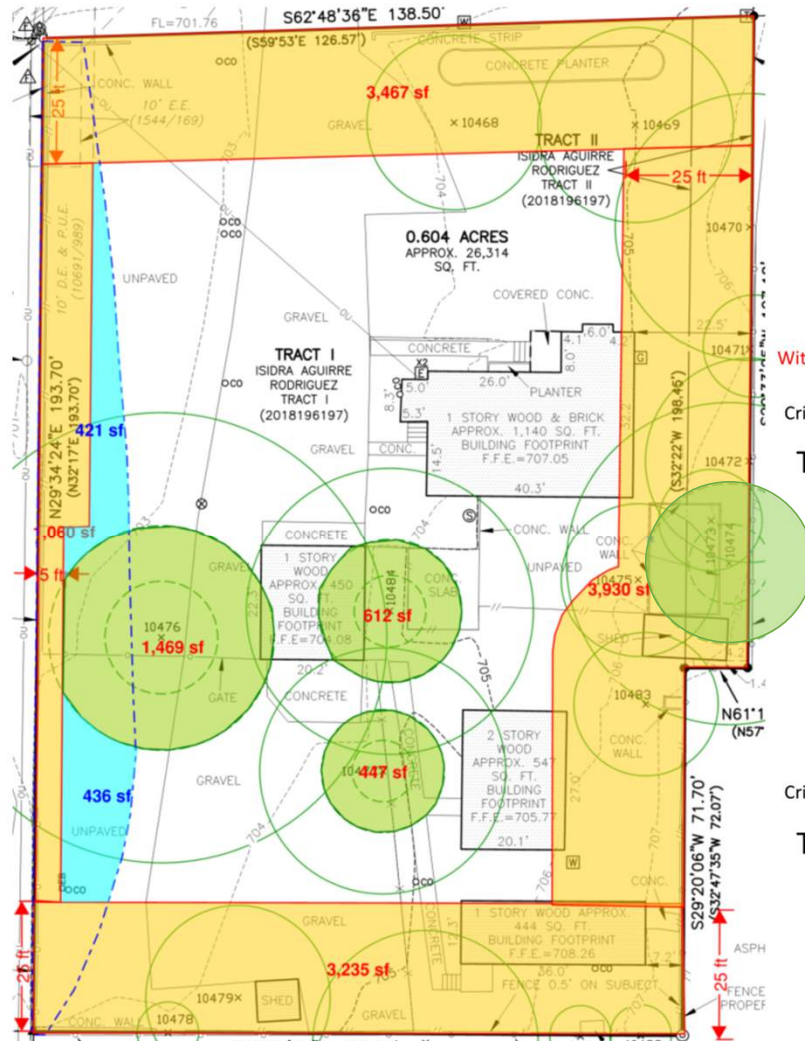


Proposed height is over 130' away from nearest single family residential use.

1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – November 7, 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
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%

1609 Matthews Lane – C15-2022-0060

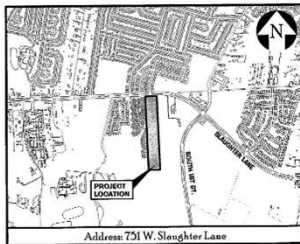
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Reasonable Use –

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
 CSI-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.

MAPSCO GRID G20
 MAPSCO PAGE #614

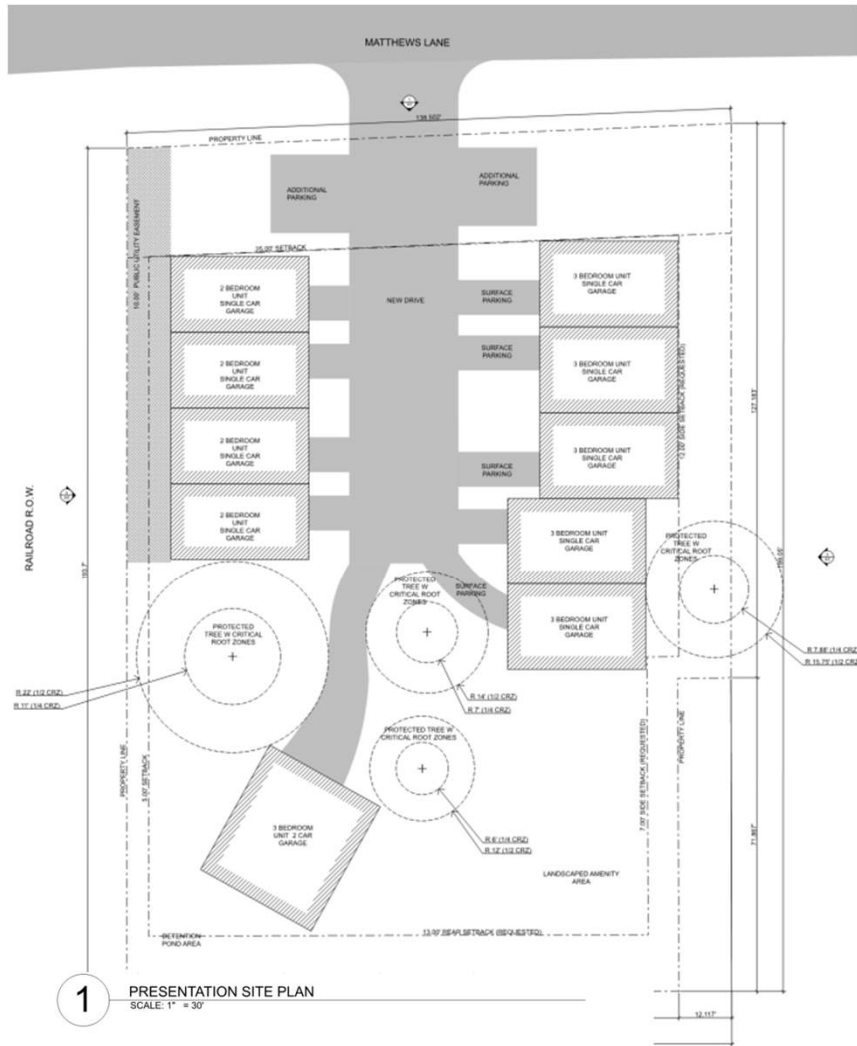
- 18 UPA
- Avg. Unit Size: 2,370sf
- Max Height – 3flrs/40'

1609 Matthews Lane – C15-2022-0060

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Throuwer Design
 LAND PLANNERS

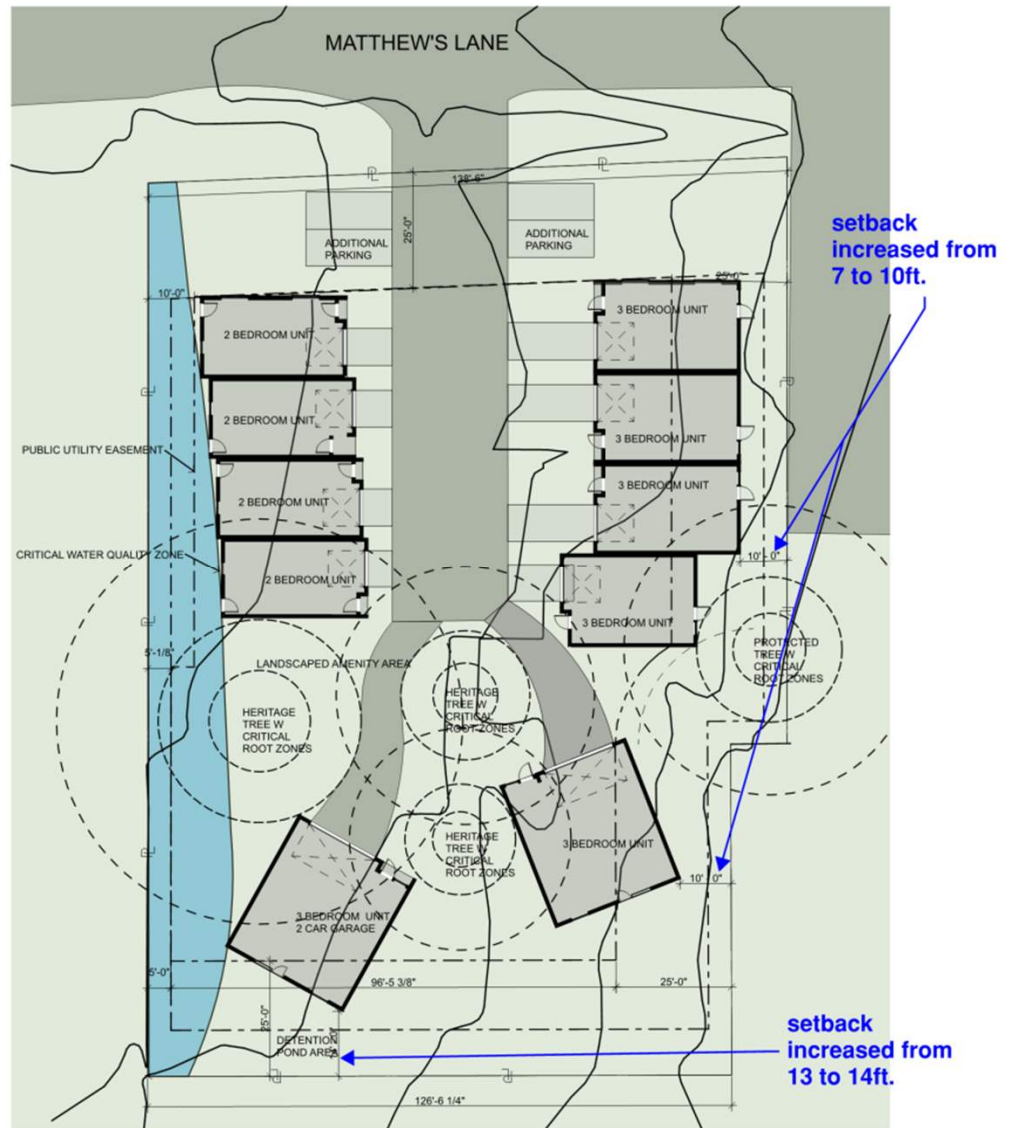
ITEM10/8-PRESENTATION



Heimsath
ARCHITECTS
2101 Greenwood Ave
Austin, Texas 78723
512.452.6761 www.heimsath.com

MATTHEWS TOWNHOUSES

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



1609 Matthews Lane – C15-2022-0060

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1609 Matthews Lane – C15-2022-0060

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1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – November 7, 2022

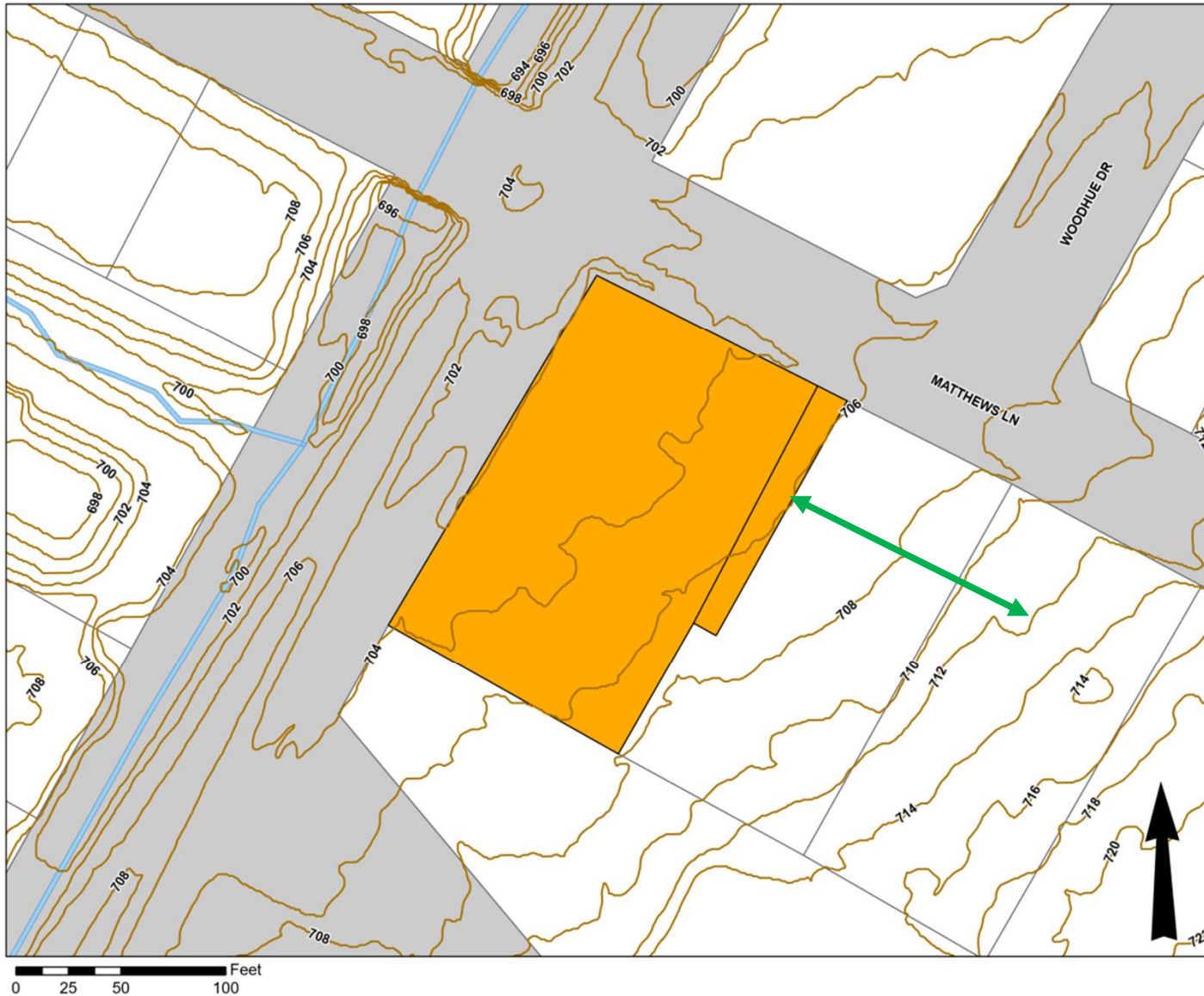
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1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – November 7, 2022

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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 – November 7, 2022

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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

1609 Matthews Lane – C15-2022-0060

City of Austin – Board of Adjustment – November 7, 2022

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