

913 Capitol Ct

Austin, TX 78756

Board of Adjustments

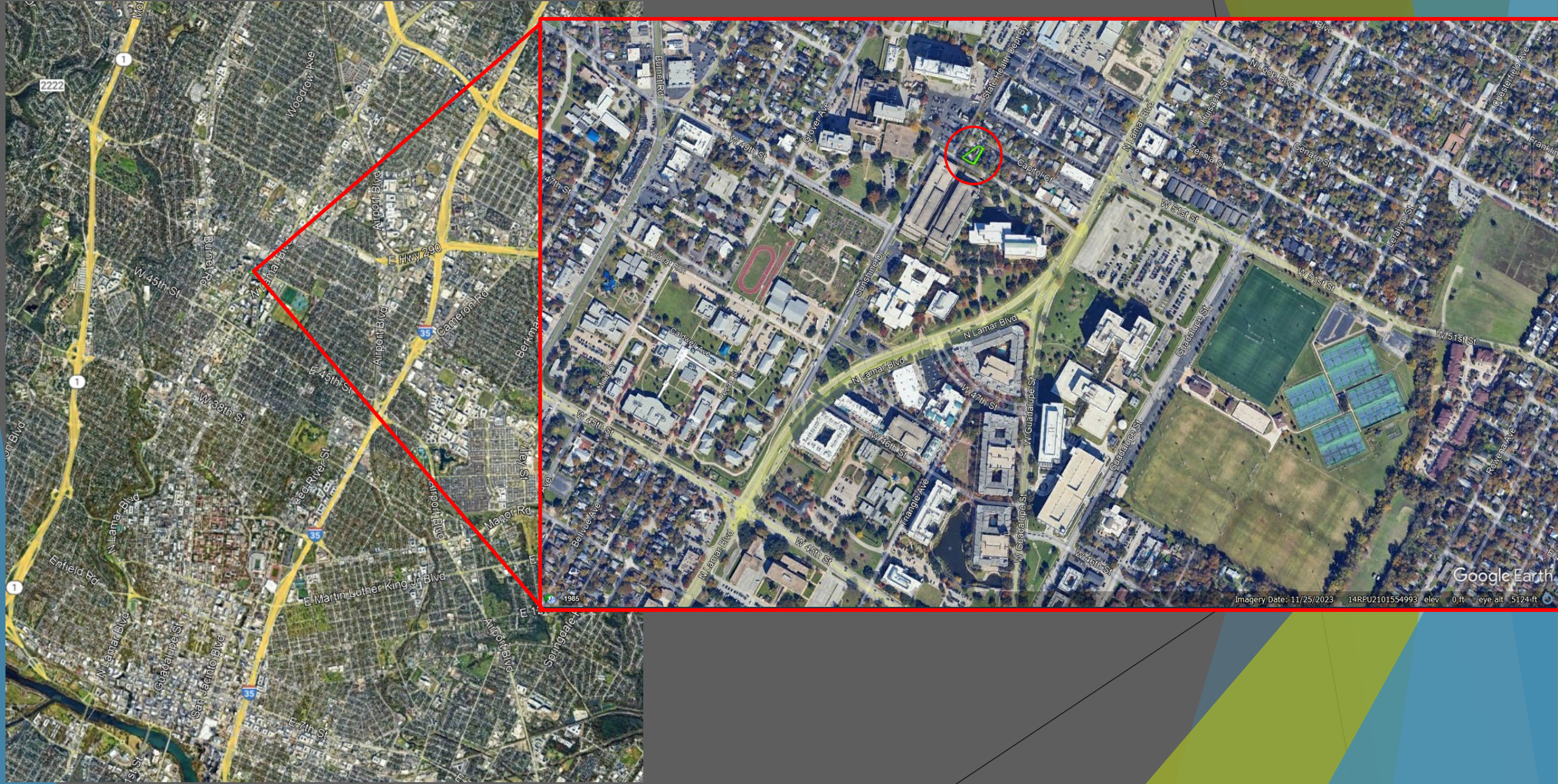
Lot Area Variance Request

December 9th, 2024

Presentation Outline

- ▶ General Orientation
 - ▶ Property and subdivision location
 - ▶ Adjacent properties
- ▶ Overview of Variance Requested
 - ▶ *from the Land Development Code, Section 25-2-773 (Duplex, Two-Unit, and Three-Unit Residential Uses) (B) (1) to decrease the minimum lot size from 5,750 square feet (required) to 5,158 square feet (requested) in order to complete a Two-Unit Residential in an “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)*
- ▶ Initial Concept Design

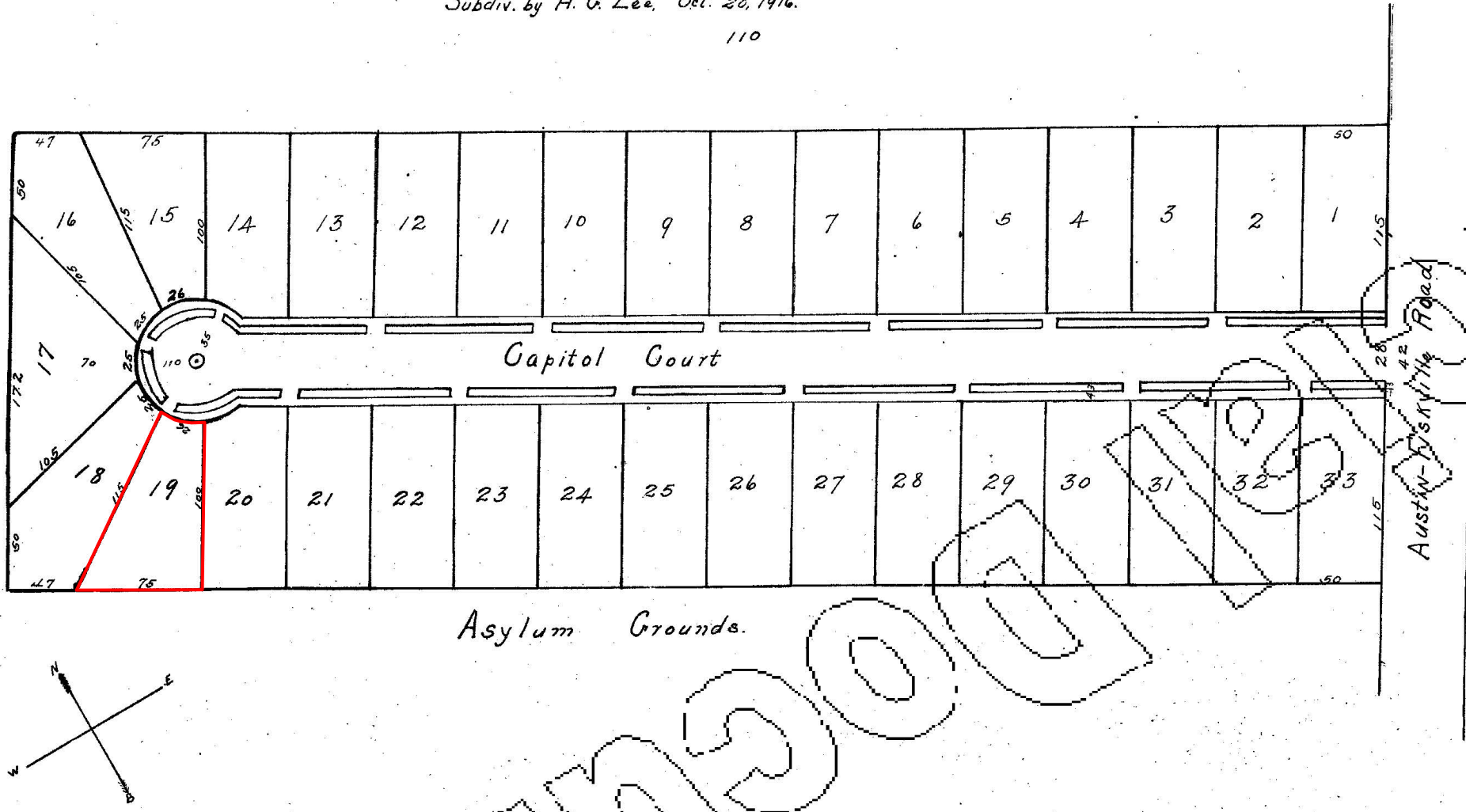
Property Location



Subdivision Original Plat

*N. A. Ladd Addition to the City of Austin,
 Five acres of the Geo. W. Spear League
 Subdiv. of Ladd prop. on Spear Lea.
 Just N. of Lunatic Asylum grounds. 272 x 822 ft.
 Scale 50 ft. to the inch
 Subdiv. by H. G. Lee, Oct. 20, 1916.*

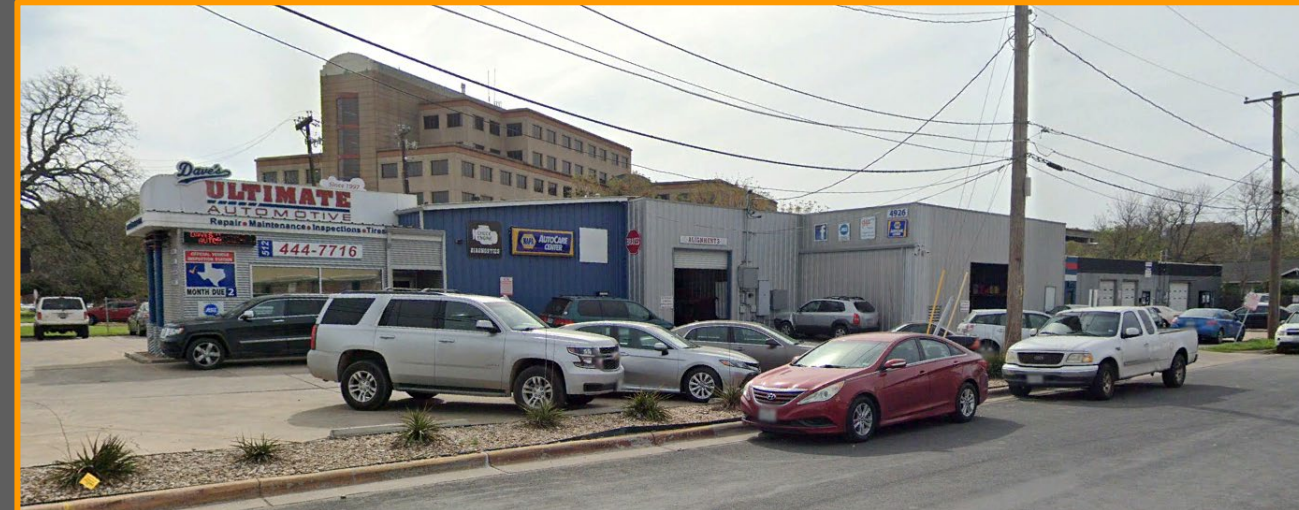
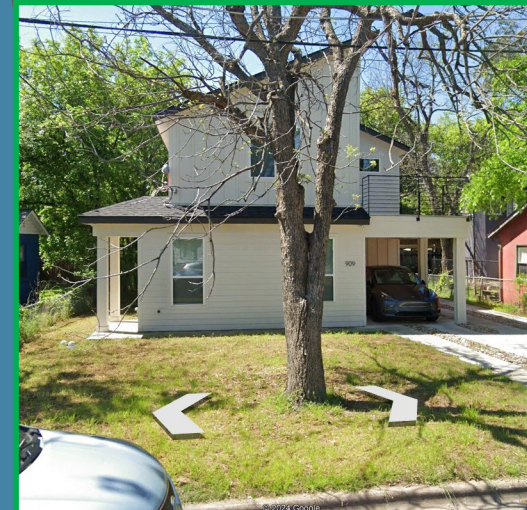
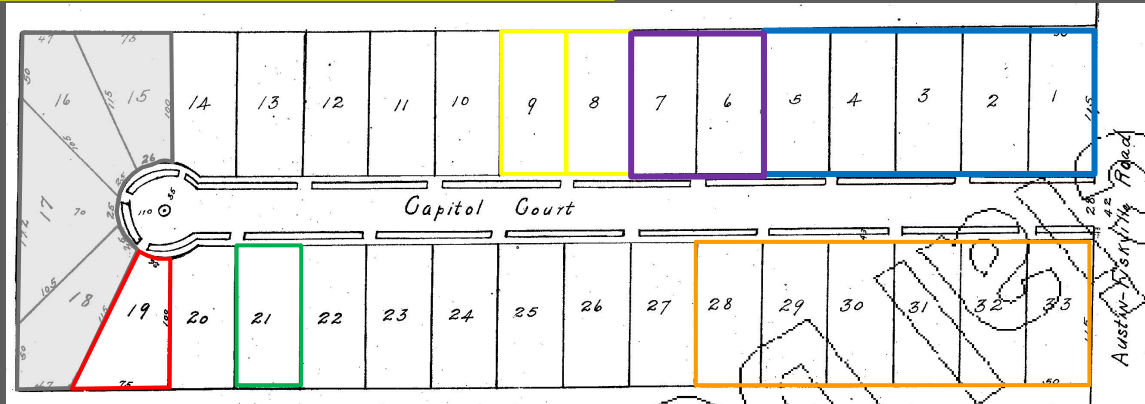
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Subdivision Adjacent Properties (Area Character)



Capitol Ct Streetscape



Variance Overview

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-773 (*Duplex, Two-Unit, and Three-Unit Residential Uses*) (B) (1) to decrease the minimum lot size from 5,750 square feet (required) to 5,158 square feet (requested) in order to complete a Two-Unit Residential in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)

***No other variances requested, building and impervious coverages shall be based on the actual lot area.**

***Applicant seeking authorization for two-unit unit use and does not require the variance to extend to three-unit uses.**

Note: 25-2-773 - DUPLEX, TWO-UNIT, AND THREE-UNIT RESIDENTIAL USES.

(A) To the extent of conflict, this section supersedes the base zoning district regulations.

(B) For a duplex, two-unit, and three-unit residential use:

(1) minimum lot area is 5,750 square feet;

(2) minimum front yard setback is 15 feet;

(3) minimum rear yard setback is:

(a) the base zoning district minimum rear yard setback; or

(b) five feet when the lot is adjacent to:

(i) an alley; or

(ii) another lot with a use that is permitted in a multifamily base zoning district or less restrictive base zoning district;

(4) minimum street-side yard setback for a lot located on a corner and:

(a) on a Level 1 street is the greater of five feet from the property line or 10 feet from curb, or in the absence of curbs, from the edge of the pavement; or

(b) on a Level 2, Level 3, or Level 4 street is 10 feet from the property line;

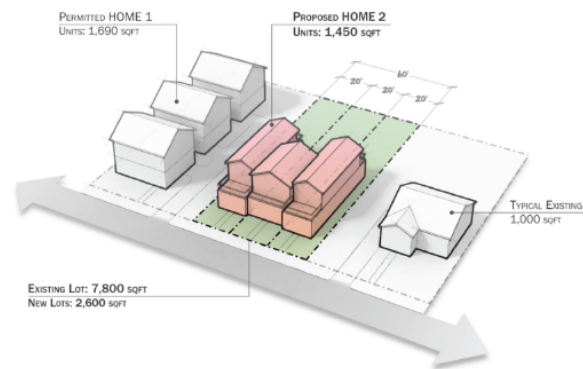
(5) minimum number of street-facing entrances is one;

(6) maximum building coverage is 40 percent; and

(7) maximum impervious cover is 45 percent.

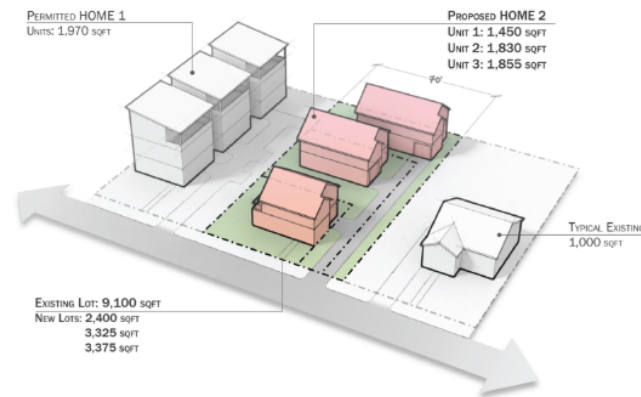
Hardship Overview

This lot is located on a dead-end cul-de-sac which causes the shape to be triangular and slightly smaller in area than the other lots within the sub-division. The typical rectangular lot dimension within the subdivision is 50' x 115' (5,750 SqFt), the subject property's front cord length of 26' with a rear lot line of 75' and depth of 104'. Therefore, the lot configuration prevents compliance for reasonable site development.



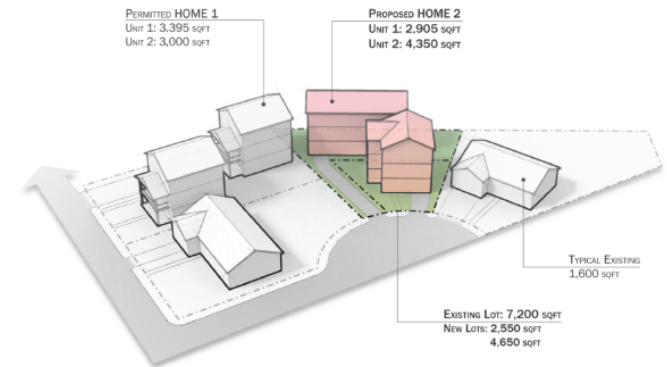
Austin recently removed the requirement for new development to provide off-street parking. While it is expected that most new housing will provide parking on-site, the above scenario shows three rowhouses without parking on 20' wide lots, on the narrowest lot width proposed that would only be allowed for corner lots, homes that share a driveway with other units, have alley access or do not have a driveway.

Type C



For most existing interior lots, multiple flag lots will be required to subdivide into more than two small lots. The above scenario shows three new units on separate lots sharing a single driveway.

Type D



Lots on cul-de-sacs have limited street frontage, which may reduce their ability to subdivide. The above scenario shows two irregular-shaped lots with new units that are outside the "McMansion" boundary and not subject to FAR or unit size limitations.

Initial Concept Design

FAR: 1,730SqFt + 1,101SqFt = 2,831SqFt (54.8%)

Impervious Coverage: 2,318 SqFt (44.9%)
Front Setback Impervious Cover: 239 SqFt
(30%), Total area is 789 SqFt

Building Coverage: 1,552 SqFt (30%)

ITEM10/9-PRESENTATION



Main: 3 Bed, 2.5 Bath, 1 car garage
ADU: 2 Bed, 2.5 Bath, 1 carport