CITY OF AUSTIN · BOARD OF ADJUSTMENT · NOVEMBER 9, 2026

# 2106 E. 8th Street

Variance request: minimum lot size for a two-unit residential use

CASE
**C15-2026-0044**

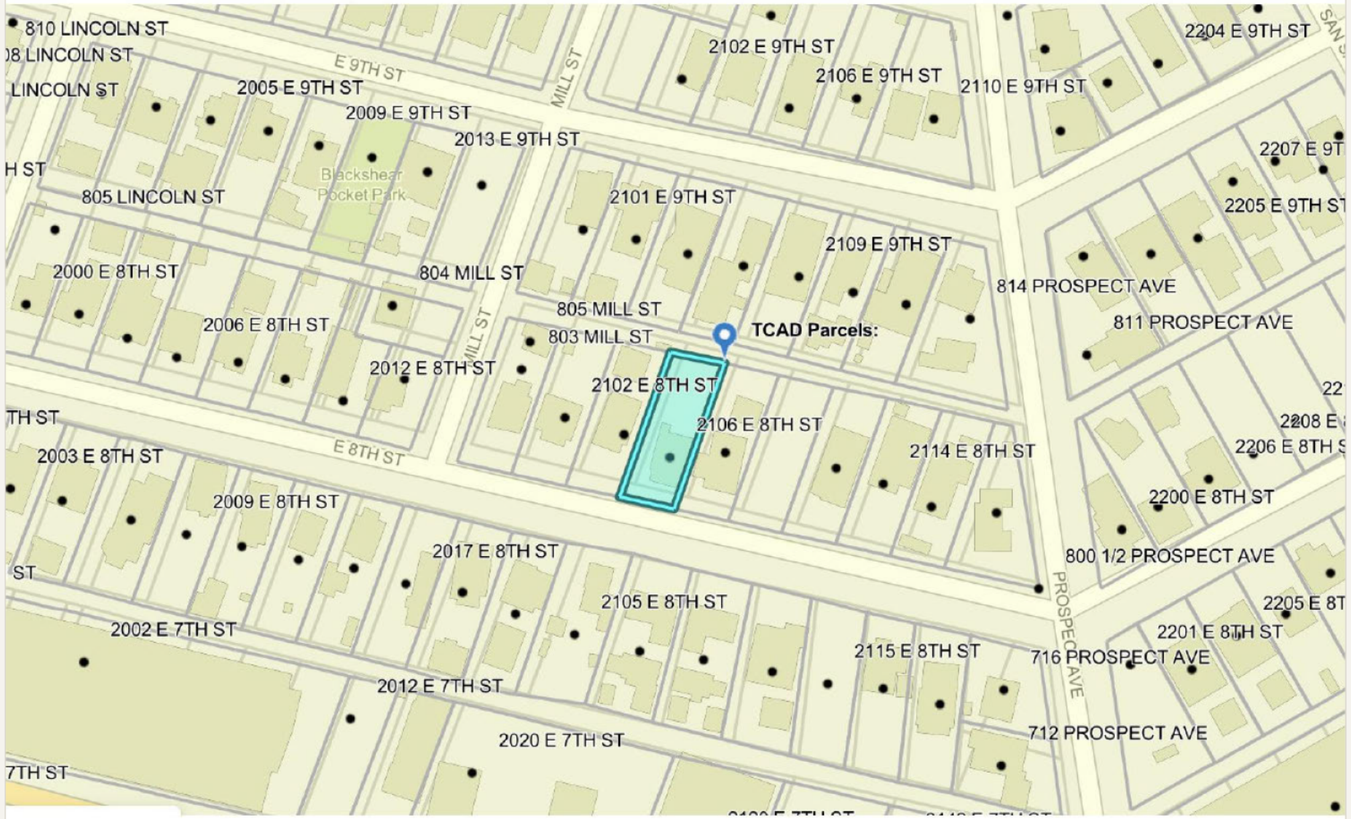
PRESENTED BY
**Billy Blackburn, agent**

OWNER
**Avery Construction LLC**

# The property

**2106 E. 8th St. - Surrounding Structures**

Subject lot (TCAD Parcel 193434) highlighted. Lot 15, Block 22, Grandview Place. Source: Travis Central Appraisal District parcel map.




Existing structures shown as building footprints on adjacent and nearby parcels. Not to scale.

LEGAL

**Lot 15, Block 22, Grandview Place**

ZONING

**SF-3-NP**

LOT

**45 ft wide × 125 ft deep**
**15-ft public alley at rear**

TODAY

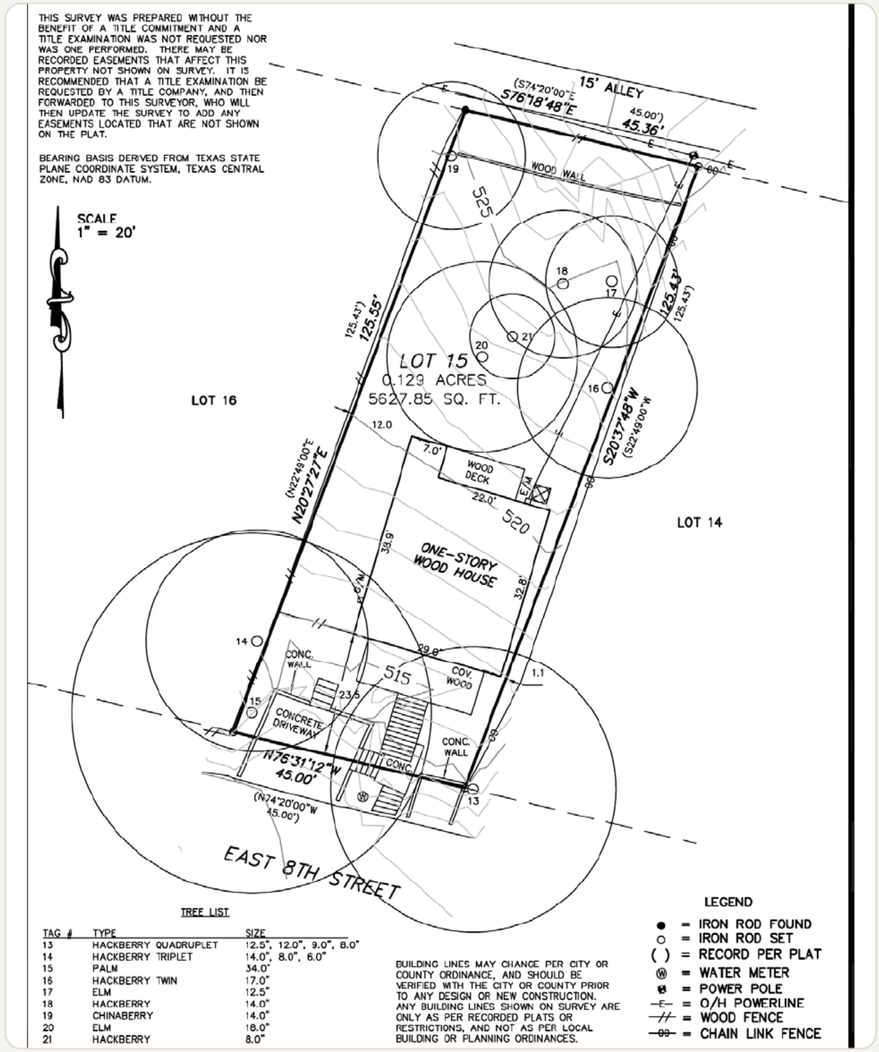
**One-story house, built c. 1920**

# The request: one variance

| REQUIRED | REQUESTED | DIFFERENCE |
|---|---|---|
| **5,750** | **5,627** | **122** |
| sq ft minimum lot | sq ft, sealed 2026 survey | sq ft, about 2.1% |

To allow a **two-unit residential use** under LDC §25-2-492 and §25-2-943(B)(2)(a).

**No setback, height, FAR or impervious cover variance is requested.**




Survey: Celco Surveying, Plan No. 2026-3248

# What limits this lot

### 1 · Size set by the 1913 plat

Grandview Place, recorded Dec. 10, 1913 (Vol. 3, Pg. 17). Not created by the owner.

### 2 · Protected trees at both front corners

Hackberry #13 (27 in.) and #14 (21 in.). Their root zones overlap across the frontage.

### 3 · Skewed, 45-ft-wide lot

A parallelogram: side lines meet E. 8th St. at about 97° and 83°.

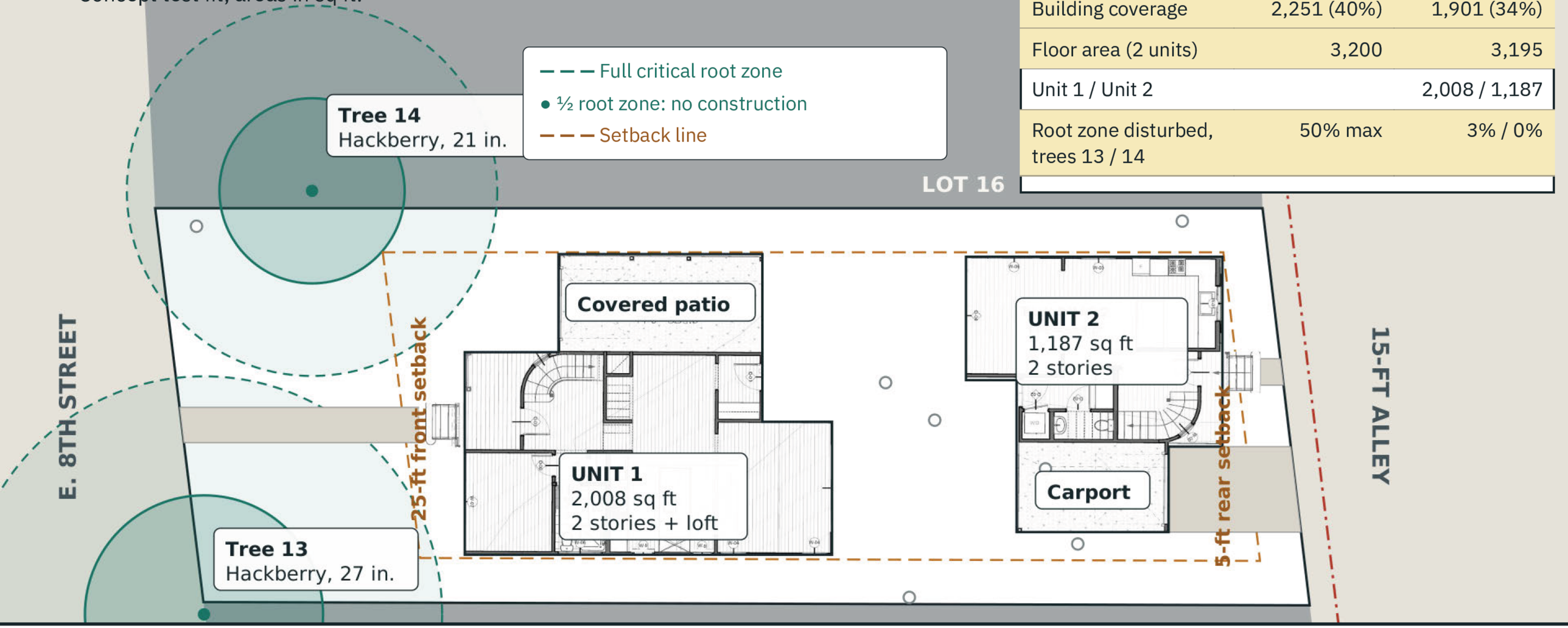
### 4 · Overhead lines along the alley

Utility lines run along the 15-ft rear alley, where the second unit and parking go.

# Test fit: two units on this lot

The owner's City-approved E. 10th St. buildings, same size, placed within setbacks and outside both protected trees' ½ root zones. Parking from the alley; no front driveway. Concept test fit; areas in sq ft.

| | Allowed | Proposed |
|---|---|---|
| Site area (survey) | 5,627.85 | – |
| Impervious cover | 2,532 (45%) | 2,202 (39%) |
| Building coverage | 2,251 (40%) | 1,901 (34%) |
| Floor area (2 units) | 3,200 | 3,195 |
| Unit 1 / Unit 2 | | 2,008 / 1,187 |
| Root zone disturbed, trees 13 / 14 | 50% max | 3% / 0% |



# Reasonable use and hardship

REASONABLE USE

Standard SF-3 lots in this area can have **two units**.

This lot is held to one unit **only** by a 122 sq ft shortfall that came from a 1913 plat.

HARDSHIP UNIQUE TO THIS LOT

The shortfall **plus** protected trees at the front, a skewed shape and overhead lines along the alley.

Most neighbors were built out before tree protection applied. Nothing here is financial or self-created.

# Two units is already the pattern here




| # | Address | Permitted | Lot (sq ft) |
|---|---|---|---|
| 1 | 2103 E. 8th | 2nd unit, 2022 | 5,886 |
| 2 | 2107 E. 8th | 2nd unit, 2017 | 6,926 |
| 3 | 2109 E. 8th | 2nd unit, 2017 | 6,922 |
| 4 | 2111 E. 9th | 2nd unit, 2018 | 5,608 |
| 5 | 814 Prospect | Two-unit, 2025 | 7,689 |
| 6 | 2101 E. 9th | Tree variance, 2015 | 5,618 |

**2111 E. 9th has two units on 5,608 sq ft:** 142 sq ft under the standard, more than this lot's 122.

1–3 are directly across E. 8th St. 4–6 share this block and its alley.
Sources: City of Austin permits; TCAD 2026 land area.

# The site and the street today

Photos taken on site, October 2026



**The subject lot:** 1920 house, mature trees across the front, hearing notice posted



**2107 E. 8th, directly across:** units A and B, built 2017



**E. 8th St.:** subject lot at left, two-unit homes across the street at right

# A similar request this Board approved

| | 1207 Taylor St.<br>C15-2021-0083 | 2106 E. 8th St.<br>C15-2026-0044 |
|---|---|---|
| Zoning | SF-3-NP | SF-3-NP |
| Lot size | 5,676 sq ft | 5,627 sq ft |
| Short of 5,750 | 74 sq ft (1.3%) | 122 sq ft (2.1%) |
| Hardship | Undersized plat, protected trees | 1913 plat, protected trees, skewed lot, overhead lines |
| Setback variance | Yes, rear yard | None requested |
| Outcome | Granted 11–0, Sept. 13, 2021 | Before the Board tonight |

# The owner already builds two-unit homes




City-approved two-unit plan set, SF-3-NP, 2312 E. 10th St. (Jan. 24, 2025)



Avery Building Company work in East Austin

OUR REQUEST

# Decrease the minimum lot size from 5,750 to 5,627 sq ft to allow a two-unit residential use at 2106 E. 8th St.

- Reasonable use
- Hardship unique to the lot
- Area character kept

Thank you. Billy Blackburn · [redacted]