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Date Prepared: Tue Sep 10 2024

Subject Address: 1604 ADRIANE DR, AUSTIN, TX 78721

Subject Property ID: 202716

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.
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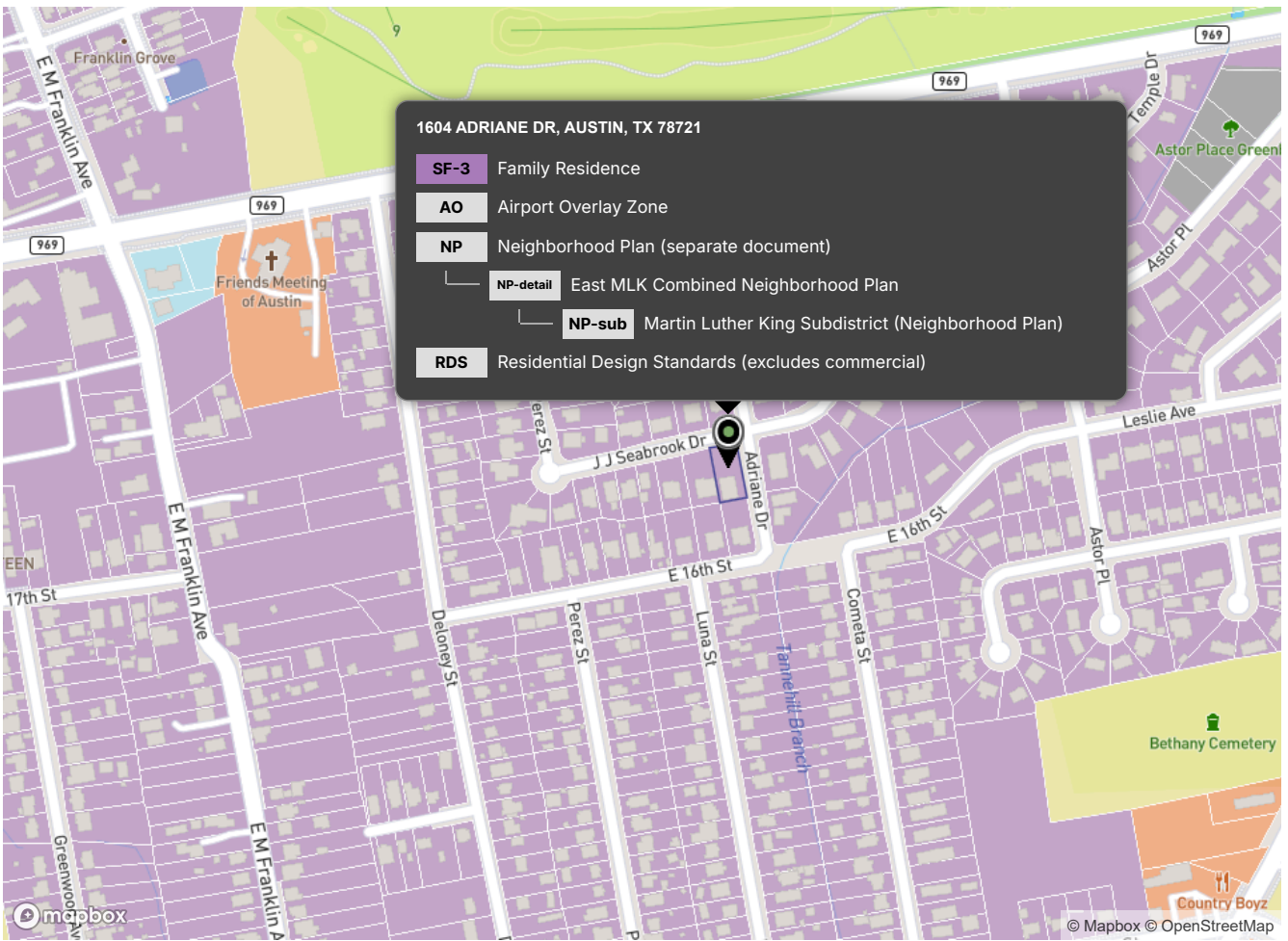
Please see www.zonability.com/tos for Zonability's terms of service.



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DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.



Legend

- | | | |
|-----------------|--------------------------------|----------------------------|
| Agricultural | Commercial | Industrial |
| Government | Mixed | Multifamily |
| Planned Special | Residential | No Zonability Coverage |
| City Limits | Potential City Expansion (ETJ) | Potential Zoning (ex. ETJ) |
| Subject | | |

Basics (i)





Property			
Assessor Address	1604 ADRIANE DR, AUSTIN, TX 78721	Mailing Address	1604 ADRIANE DR, AUSTIN, TX 78721-1210
Owner(s) of Record	JONATHAN GROVER		
County Property ID	202716	Ownership in Years	13 years
Additional ID	0211180922	Appraised Value	\$612,490
Year Built	1972	County	Travis, TX
Lot Size	9,335 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	1,606 SF	Legal Description	LOT 60 PAN TEXAS EAST
Existing Use (per assessor)	SFR		

Current Zoning	
Zoning Abbreviation(s) and Name(s)	<ul style="list-style-type: none">SF-3 Family ResidenceAO Airport Overlay ZoneNP Neighborhood Plan (separate document)NP-detail East MLK Combined Neighborhood PlanNP-sub Martin Luther King Subdistrict (Neighborhood Plan)RDS Residential Design Standards (excludes commercial)
Regulatory Entity	City City Limits Austin, TX

Zotential

Estimated Potential by District [Visit our FAQs to learn more](#)

SF-3 Family Residence

Height	35 feet
Improvements	Varies by use. Maximums are set by number of units: 3-unit building is 4,350 sf, 2-unit is 3,200 sf while a single family home (when used as part of 2-units or 3-units or possibly to the new reduced lot size) is limited to a maximum size of 2,300 sf. The original rules for a use-case of "only" one single family home on a 10,000 sf lot still apply and show: a maximum lot coverage is 40%; impervious coverage ratio of 45%. Small Lot use caps lot size at 1,650 sf.
Setbacks	<p>Front Varies by use: 15 feet for 2 or 3 units. 25 feet for single family house (1 unit). Small Lot optional use requires 5-10 feet.</p> <p>Side Varies by street type. 10 feet approximately for 2 and 3 units. 5 feet to 15 feet (corner) for a single family house (1 unit). Small Lot optional use requires 5 feet.</p> <p>Back Varies by adjacent use. 5 feet approximately for 2 and 3 units. 10 feet for single family house (1 unit). Small Lot optional use requires 0-5 feet.</p>
Density	not found
Lot requirements	Varies by use; City of Austin has changed its zoning and subdividing requirements to allow Small Lot Single Family Use (Small Lot) as an option on 1,800 sf lots for SF1, SF2 and SF3 zoning districts starting in August. For 2 or 3 units, the lot size of 5,750 sf still applies. For a non Small Lot, original zoning district rules apply. 5,750 sf (50' lot width),
Estimated Uses	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>House</p> </div> <div style="text-align: center;">  <p>Duplex</p> </div> <div style="text-align: center;">  <p>Pre-fab</p> </div> <div style="text-align: center;">  <p>3 units</p> </div> </div>

More

Zoning District		
SF-3	Multifamily Family Residence	Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics. Note: the new 2024 zoning changes the "use" definitions for the zoning district allowing for up to 3 units per lot. Please see this link to learn more from the signed December 7, 2023 Ordinance 20231207-001 (HOME), effective February 5, 2024. https://publicinput.com/LDCupdates and https://www.austintexas.gov/page/home-amendments .
AO	Overlay Airport Overlay Zone	not available
NP	Overlay Neighborhood Plan (separate document)	NOTE: Within a NPA are one or more Neighborhood Plan(s). The purpose of a neighborhood plan (NP as a standalone or as a combining district) is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan. Each plan may have additional rules to know about regarding property potential especially for non-residentially zoned properties. To find more information, copy/paste the following link into a browser and use the name shown to help identify the plan - https://www.austintexas.gov/page/neighborhood-plans-and-resources .
NP-detail	Overlay East MLK Combined Neighborhood Plan	The East MLK Neighborhood Plan is an amendment to the City of Austin's Comprehensive Plan. The plan's PDF contains information such as vision and goals, top action items, planning process, history, urban design, goals and objectives, implementation and appendices all related to the plan. https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/10_EastMLKCombined/emlk-np.pdf
NP-sub	Overlay Martin Luther King Subdistrict (Neighborhood Plan)	not available
RDS	Overlay Residential Design Standards (excludes commercial)	It intended to minimize the impact of new construction, remodeling, and additions to existing buildings on surrounding properties in residential neighborhoods by defining an acceptable buildable area for each lot within which new development may occur. Per the code, "The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area." The sidewall "may not extend in an unbroken plane for more than 36 feet along a side lot line without a sidewall articulation." Zonability note: this overlay zoning district changed with new residential zoning, effective February 5, 2024, and may not apply to SF-1, SF-2 and SF-3 zoning districts when two or three units are being developed. Please check with the city for specifics on a potential remodel or new development.

Contact		
City	City Limits Austin, TX	City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different. Contact the city planning-zoning department to get your specific questions answered and conduct your due diligence. City of Austin has changed its zoning and subdividing requirements for most of the city. Here are a few of the changes in effect: Small Lot Single Family Use as an option on 1,800 sf lots for SF1-SF-3 zoning districts with maximum home size 1,650 sf. Changes to requirements for "compatibility" protects SF1 up to SF5 zoned properties with 1-3 homes from more intense zoning districts by 75 feet. Private deed restrictions still apply and supersede city zoning if properly written and enforced. New overlay along the rail Project Connect and includes affordable housing bonus sizes. If a property is located in a location impacted by the Wildland Urban Interface Code (WUI), anticipate a delay for the HOME 2 rules to go into effect. To learn more either call 512-974-2000 and/or visit their website https://www.austintexas.gov/department/planning-department

About This Report		
Data Limitations		
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