

ZONING PROPERTY PLAN

LEGEND:

- EAST BOULDIN CREEK
- SINGLE FAMILY (SF-3)
- LIGHT INDUSTRIAL
- MULTIFAMILY
- COMMUNITY COMMERCIAL
- GENERAL OFFICE
- PUBLIC
- SITE

DAVEY MCEATHRON ARCHITECTURE
1402 W N LOOP BLVD, AUSTIN, TX 78756
DAVEY@DAVEYMARCH.COM
512-599-0660

SUBDIVISION		
ISSUE DATE:		21 SEPT 2020
PROJECT NUMBER:		DM120219
REVISIONS:		
NO	REFERENCE	ISSUED

REGISTERED ARCHITECT
STATE OF TEXAS
23964
21 SEPT 2020

LESSIN LN
219 LESSIN LN, AUSTIN, TX
78704

ZONING PROPERTY
PROFILE PLAN

A101

CURRENT ZONING (AUSTIN,TX)

ZONING DISTRICT: SF-3

Family Residence District is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

Permitted Use:

Condominiums, Duplexes and Single Family

Minimum Lot Size:

5,750 sf

Minimum Lot Width:

50 ft

Maximum Units Per Lot:

1 (ADU + Duplexes allowed)

Maximum Building Coverage:

40%

Maximum Impervious Cover:

45%

Maximum Height:

32 ft (3-STORIES)

Minimum Setbacks

Front Yard	25 ft
Street Side Yard	15 ft
Interior Side Yard	5 ft
Rear Yard	10 ft

PROPOSED ZONING (AUSTIN,TX)

ZONING DISTRICT: SF-6

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

Permitted Use:

Condominiums, Two-Family houses, Single-Family Houses, and Townhouses

Minimum Lot Size:

5,750 sf

Minimum Lot Width:

50 ft

Maximum Units Per Lot:

NA

Maximum Building Coverage:

40%

Maximum Impervious Cover:

55%

Maximum Height:

35 ft

Minimum Setbacks

Front Yard	25 ft
Street Side Yard	15 ft
Interior Side Yard	5 ft
Rear Yard	10 ft

Compatibility Standards

In addition to the minimum setbacks, SF-6 adheres to the compatibility standard. Intended to minimize the impact of new construction 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. The standards are designed to protect the character of Austin's older neighborhoods by ensuring that new construction and additions are compatible in scale and bulk with existing neighborhoods.

See SITE COMPATIBILITY STANDARDS A104



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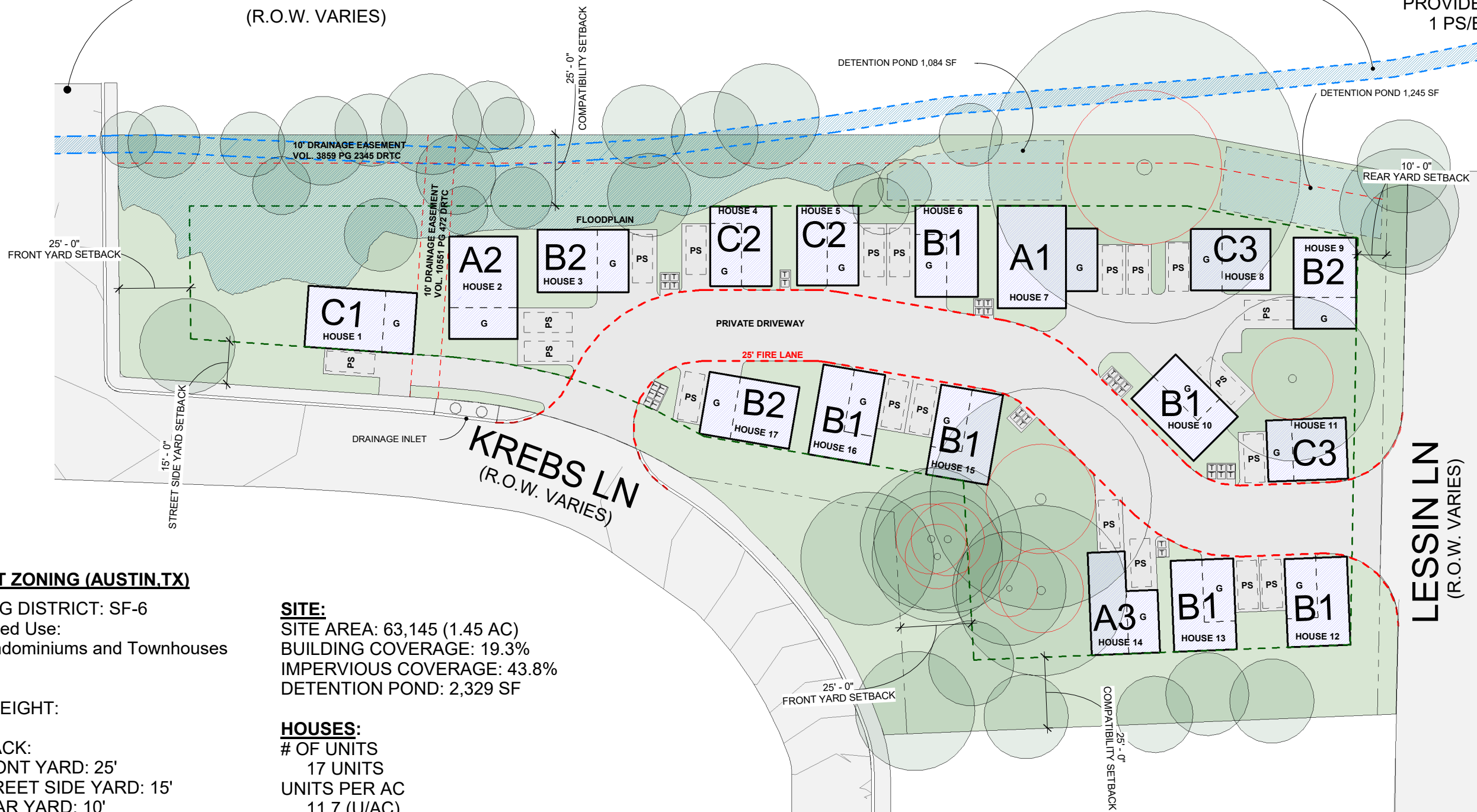
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SF-3 AND SF-6
DEVELOPMENT
STANDARDS

A102

FORT Mc GRUDER LN
(R.O.W. VARIES)

PARKING:
REQUIRED: 37 PS
1 PS/BR
PROVIDED: 37 PS
1 PS/BR (@ 2 BR per B/C House)
(@ 3 BR per A House)



CURRENT ZONING (AUSTIN, TX)

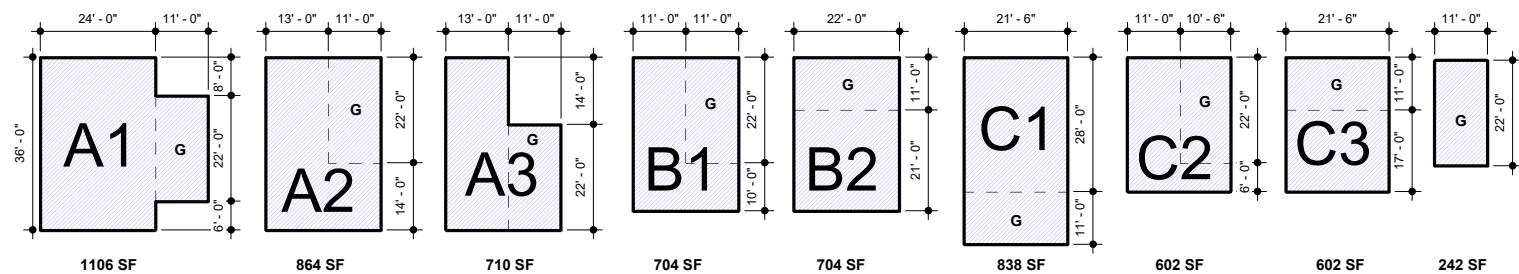
ZONING DISTRICT: SF-6
Permitted Use:
Condominiums and Townhouses
FAR:
N/A
MAX HEIGHT:
35'
SETBACK:
FRONT YARD: 25'
STREET SIDE YARD: 15'
REAR YARD: 10'
INTERIOR SIDE YARD: 5'
MAX BUILDING COVERAGE:
40%
MAX IMPERVIOUS COVERAGE:
55%

SITE:

SITE AREA: 63,145 (1.45 AC)
BUILDING COVERAGE: 19.3%
IMPERVIOUS COVERAGE: 43.8%
DETENTION POND: 2,329 SF

HOUSES:

OF UNITS
17 UNITS
UNITS PER AC
11.7 (U/AC)
UNIT TYPES
TYPE A - 1,700 SF (3 UNITS) - 3 BR
TYPE B - 1,400 SF (9 UNITS) - 2 BR
TYPE C - 1,200 SF (5 UNITS) - 2 BR



2 FOOTPRINTS
1" = 20'-0"

1 SITE PLAN
1" = 20'-0"



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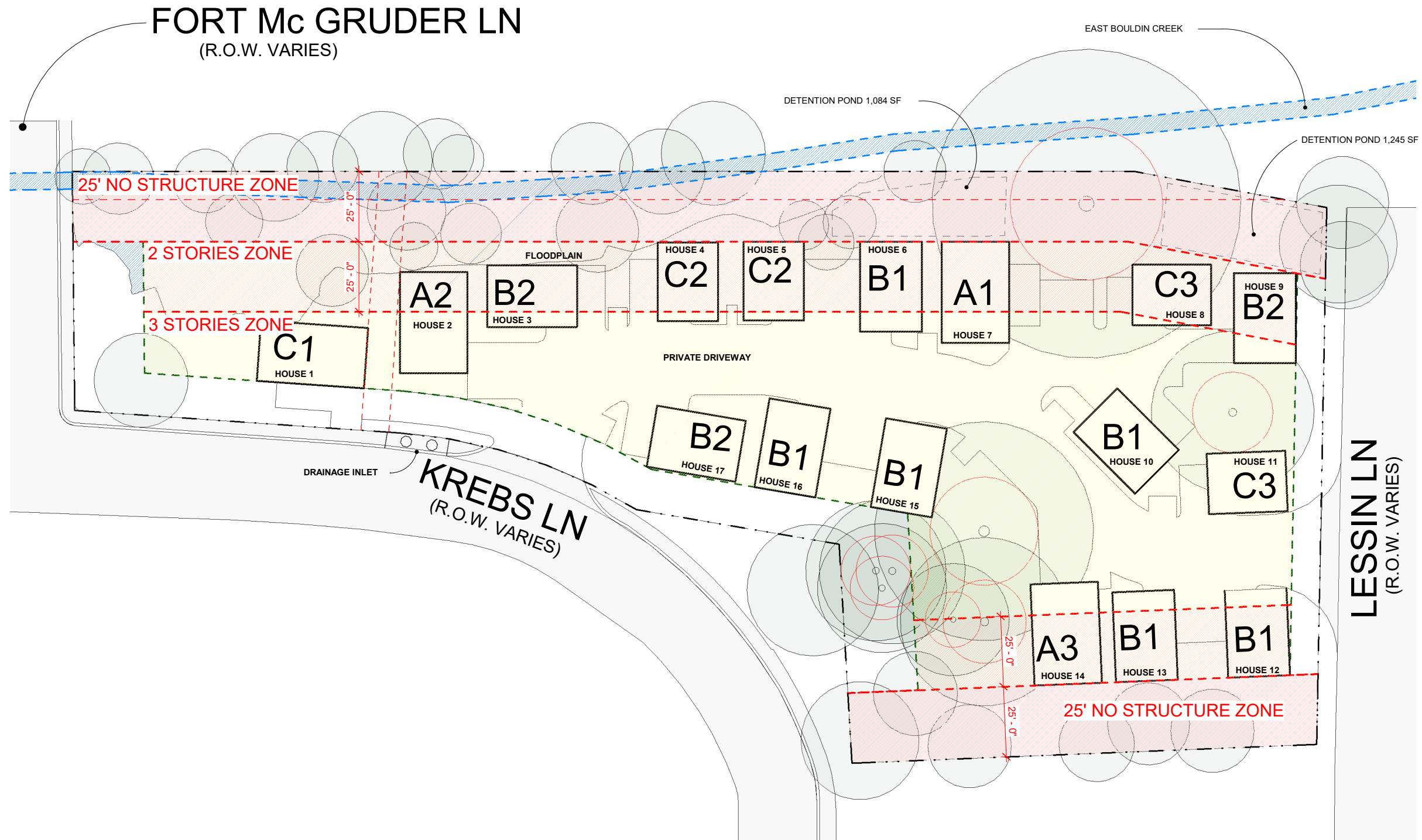


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SF-6 SITE PLAN

A103

««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»



BUILDING HEIGHTS:
(MAXIMUM BUILDING HEIGHT IS 35')

HOUSE 1	3 STORIES
HOUSE 2	2 STORIES
HOUSE 3	2 STORIES
HOUSE 4	2 STORIES
HOUSE 5	2 STORIES
HOUSE 6	2 STORIES
HOUSE 7	2 STORIES
HOUSE 8	2 STORIES
HOUSE 9	2 STORIES
HOUSE 10	3 STORIES
HOUSE 11	3 STORIES
HOUSE 12	2 STORIES
HOUSE 13	2 STORIES
HOUSE 14	2 STORIES
HOUSE 15	3 STORIES
HOUSE 16	3 STORIES
HOUSE 17	3 STORIES

1 SITE COMPATIBILITY HEIGHT SETBACK
1" = 20'-0"

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SF-6 SITE COMPATIBILITY PLAN

A104



WILSON ST

FORT Mc GRUDER LN

REYNA ST

KREBS LN

LESSIN LN

EAST BOULDIN CREEK

10' DRAINAGE EASEMENT

10' DRAINAGE EASEMENT

PRIVATE DRIVEWAY

25' - 0"

15' - 0"

HOUSE 1

HOUSE 2

HOUSE 3

HOUSE 4

HOUSE 5

HOUSE 6

HOUSE 7

HOUSE 8

HOUSE 9

HOUSE 17

HOUSE 16

HOUSE 15

HOUSE 10

HOUSE 11

HOUSE 14

HOUSE 13

HOUSE 12

25' - 0"

25' - 0"

10' - 0"

SETBACKS:

FRONT YARD 25'
SIDE YARD 5'
REAR YARD 10'
STREET SIDE YARD 15'

TOTALS UNITS:	17 UNITS
HOUSE	
LOTS (SF-6)	
MAX IMPERVIOUS COVERAGE	55%
MAX BUILDING COVERAGE	40%
IMPERVIOUS COVERAGE	43.8%
BUILDING COVERAGE	19.3%



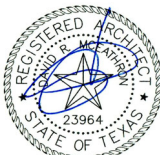
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SF-6 CONTEXT SITE
PLAN

A105



1 CONTEXT SITE PLAN
1" = 30'-0"



TOTALS:	
ADU	2
HOUSE	4
DUPLEX	5 (10 UNITS)
TOTAL UNITS	16 UNITS
BUILDING HEIGHTS (ALL BUILDINGS):	
2-3 STORIES	@ 22'-32"
LOTS (SF-3)	
MAX IMPERVIOUS COVERAGE	45%
MAX BUILDING COVERAGE	40%
LOT 1	6,000 SF
IMPERVIOUS COVERAGE	19.0%
BUILDING COVERAGE	10.6%
LOT 2	6,250 SF
IMPERVIOUS COVERAGE	25.6%
BUILDING COVERAGE	17.0%
LOT 3	7,004 SF
IMPERVIOUS COVERAGE	37.4%
BUILDING COVERAGE	28.5%
LOT 4	6,449 SF
IMPERVIOUS COVERAGE	44.9%
BUILDING COVERAGE	27.0%
LOT 5	7,051 SF
IMPERVIOUS COVERAGE	44.9%
BUILDING COVERAGE	22.6%
LOT 6	6,646 SF
IMPERVIOUS COVERAGE	29.0%
BUILDING COVERAGE	25.2%
LOT 7	7,186 SF
IMPERVIOUS COVERAGE	44.7%
BUILDING COVERAGE	25.5%
LOT 8	8,205 SF
IMPERVIOUS COVERAGE	36.1%
BUILDING COVERAGE	22.4%
LOT 9	8,351 SF
IMPERVIOUS COVERAGE	40.8%
BUILDING COVERAGE	22.0%



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**DEVELOPMENT
UNDER SF-3
ZONING**

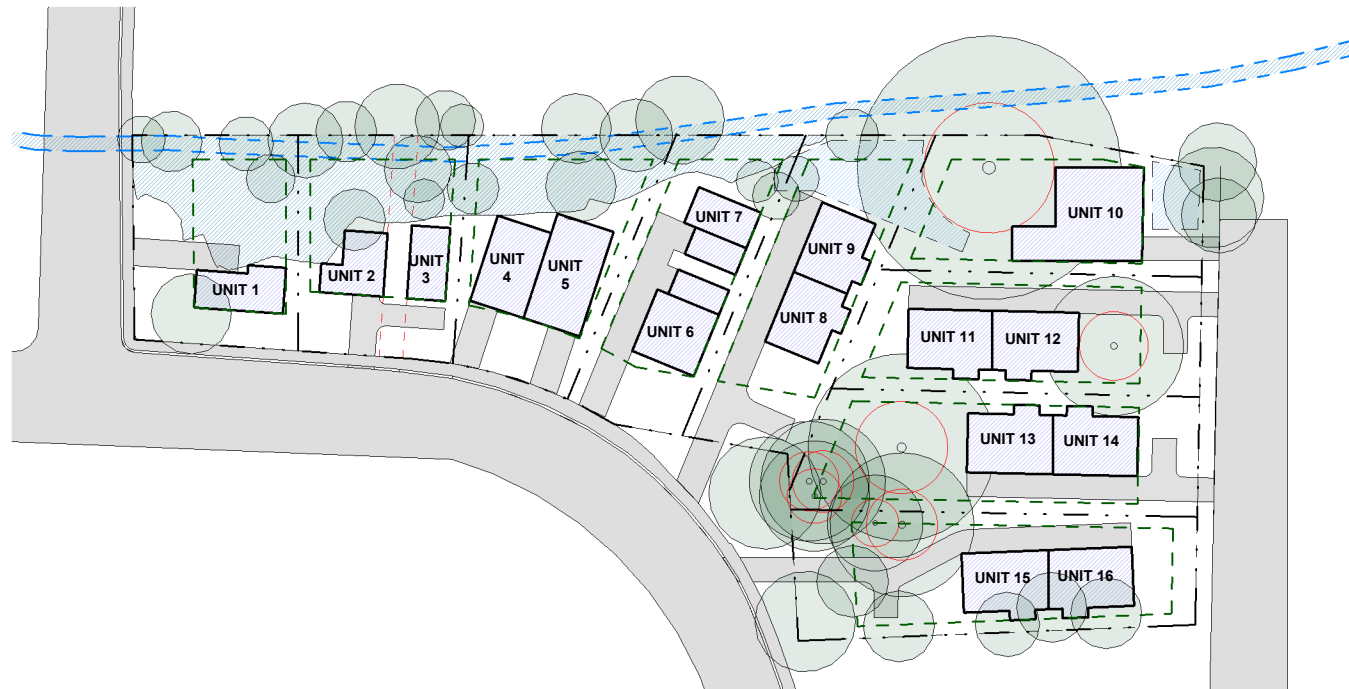
A106



1 DEVELOPMENT UNDER SF-3 ZONING
1" = 30'-0"

LEGEND:	
EAST BOULDIN CREEK	
DETENTION POND	
SETBACK ZONE	
IMPERVIOUS AREA	
FRONT YARD	25'
SIDE YARD	5'
REAR YARD	10'
STREET SIDE YARD	15'

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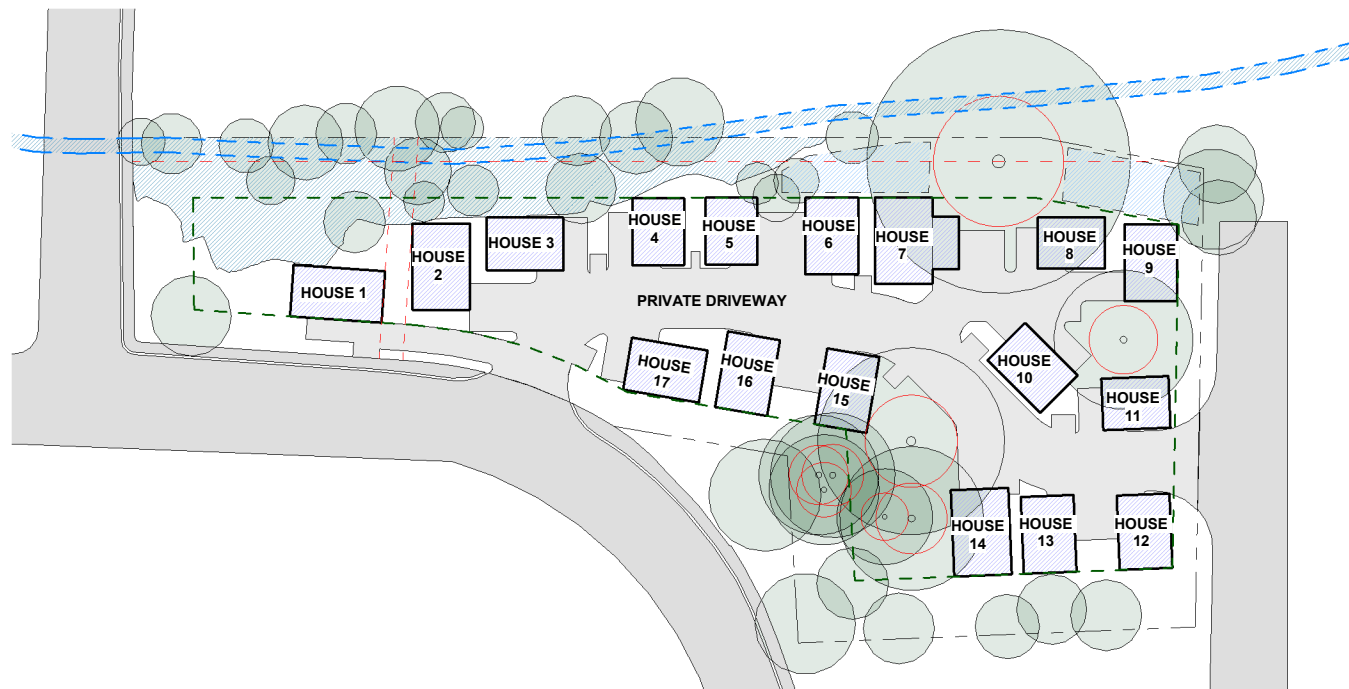
1 SF-3 SITE PLAN
1" = 40'-0"

CURRENT ZONING - SF-3 (AUSTIN, TX)

MAX HEIGHT:
32' (3-STORIES)
SETBACK:
FRONT YARD: 25'
STREET SIDE YARD: 15'
REAR YARD: 10'
INTERIOR SIDE YARD: 5'
MAX BUILDING COVERAGE:
40%
MAX IMPERVIOUS COVERAGE:
45% (PER LOT)

SITE:
SITE AREA: 63,145 (1.45 AC)
TOTAL BUILDING COVERAGE: 22.5%
TOTAL IMPERVIOUS COVERAGE: 36.3%
DETENTION POND: 2,329 SF

UNITS:
OF UNITS
16 UNITS
UNITS PER AC
11.1 (U/AC)



2 SF-6 SITE PLAN
1" = 40'-0"

PROPOSED ZONING - SF-6 (AUSTIN, TX)

MAX HEIGHT:
35'
SETBACK:
FRONT YARD: 25'
STREET SIDE YARD: 15'
REAR YARD: 10'
INTERIOR SIDE YARD: 5'
+COMPATIBILITY SETBACK
MAX BUILDING COVERAGE:
40%
MAX IMPERVIOUS COVERAGE:
55% (ENTIRE SITE)

SITE:
SITE AREA: 63,145 (1.45 AC)
BUILDING COVERAGE: 19.3%
IMPERVIOUS COVERAGE: 43.8%
DETENTION POND: 2,329 SF

UNITS:
OF UNITS
17 UNITS
UNITS PER AC
11.7 (U/AC)



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SF-3 AND SF-6
COMPARISON

A107