

zonability

Zonability Reports are for real estate agents, brokers, and investors who want to know a property's potential by its zoning. Before Zonability, getting this useful information was time-consuming and frustrating. Zonability Reports now have base zoning district details you need to help answer questions about how lot size requirements, height limits, setbacks, and improvement ratios including impervious coverage.

The Zonability Map makes it easy to see the area's Zonability around the property. Housing types are identified as estimated uses and include Accessory Dwelling Units, Houses, Duplexes, Townhomes, Manufactured (non-site built), and Apartments.

A Zonability Report is a great first step to getting on the road to discovery! Is it for residential, commercial, or both? The tool is equally helpful to the residential or commercial real estate practitioner who works in neighborhoods rather than master-planned communities.

The ideal agent or broker is interested in better leveraging their time, expertise, and ability to extend relationships. What is the current coverage for Independence Title? Independence Title is the only title company in Texas with complete Zonability coverage!

Current Independence Title Coverage

Greater Austin Area: Austin, Bastrop, Bee Cave, Buda, Cedar Park, Dripping Springs, Elgin, Georgetown, Hutto, Jarrell, Jonestown, Kyle, Lago Vista, Lakeway, Leander, Liberty Hill, Lockhart, Manor, Marble Falls, Pflugerville, Rollingwood, Round Rock, San Marcos, Taylor, Westlake Hills, and Wimberley.

Greater DFW Area: Addison, Allen, Anna, Arlington, Carrollton, Celina, Colleyville, Coppell, Dallas, Denton, Euless, Farmers Branch, Flower Mound, Fort Worth, Frisco, Garland, Grand Prairie, Grapevine, Highland Park, Irving, McKinney, Keller, Lancaster, Little Elm, Mansfield, Plano, Prosper, Southlake, The Colony, and University Park.

Greater San Antonio Area: Alamo Heights, Bulverde, Cibolo, Converse, Helotes, New Braunfels, San Antonio, Schertz, and Seguin, and Selma.

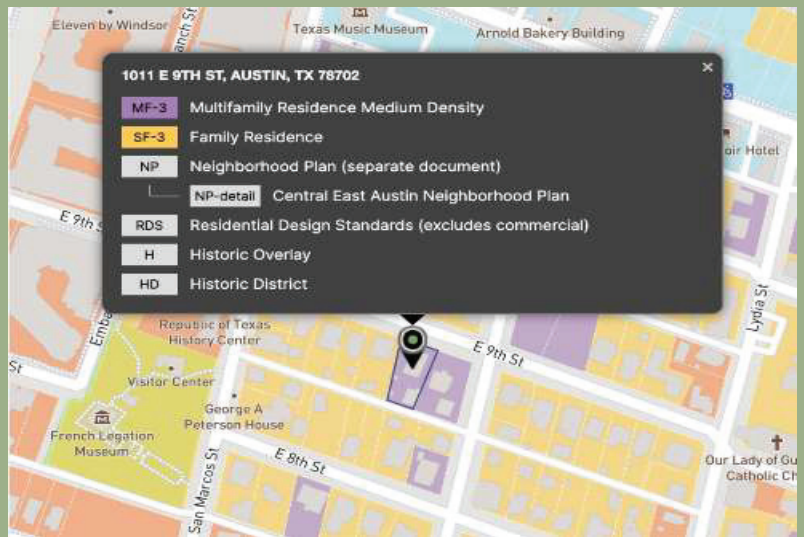
Greater Waco Area: Belton, Harker Heights, Hewitt, Killeen, Lorena, Midlothian, Salado city limits, Temple, Troy, Waco, and Waxahachie.



Independence

Title

IndependenceTitle.com



Basics

Property			
Assessor Address	1011 E 9TH ST, AUSTIN, TX 78702	Mailing Address	JOHANNA ST, AUSTIN, TX 78704
Owner(s) of Record			
County Property ID	18 79	Ownership in Years	
Additional ID	028 31007	Appraised Value	
Year Built	1833	County	Texas, TX
Lot Size	5,854 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	1,332 SF	Legal Description	LOT LESS TRI AT SE CORNER & NE TRI OF LOT BLK DLT 2-2 DIV B ROBERTSON OGD L SUBD
Existing Use (per assessor)	SFR		

Current Regulations

Zoning Abbreviation(s) and Name(s)	SF-3	Family Residence
	MF-3	Multifamily Residence Medium Density
	RDS	Residential Design Standards (excludes commercial)
	NP	Neighborhood Plan (separate document)
	NP-detail	Central East Austin Neighborhood Plan
	H	Historic Overlay
	HD	Historic District
Regulatory Entity	CITY	City Limits Austin

Estimated Potential by District

Property	Estimated Potential by District	
SF-3 Family Residence	Height	35 feet
	Improvements	Varies by use. Maximums are: 3-unit building is 4,350 sq ft, 2-unit is 3,200 sq ft while a single family home has a maximum size of 2,800 sq ft. The maximum lot coverage is 40%; impervious coverage is 45%.
	Setbacks	Varies by use: 15 feet for 2 or 3 units; 25 feet for single family house (1 unit). Varies by street type: 30 feet approximately for 2 and 3 units; 5 feet to 15 feet (corner) for a single family house (1 unit). Varies by adjacent use: 5 feet approximately for 2 and 3 units; 10 feet for single family house (1 unit).
	Density	3 units per lot
	Lot requirements	5,750 sq ft (150' lot width)
	Estimated Uses	House, Duplex, Pre-10b, 3 units
MF-3 Multifamily Residence Medium Density	Height	40 feet
	Improvements	55% bldg coverage; 65% impervious coverage; 0.75 FAR; minimum site area of 1,500 sq ft for one-bedroom unit
	Setbacks	Front: 25 feet Side: 5 feet (interior) (10 feet street) Back: 10 feet
	Density	Approx. 36 units per acre
	Lot requirements	8,000 sq ft (150' lot width)
	Estimated Uses	Townhome, House, Duplex, Apartments