



Michelle Piperi, Executive Vice President

Date Prepared: Fri Mar 03 2023

Subject Address: 6011 HOGAN AVE, AUSTIN, TX 78741

Subject Property ID: 286298

- 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.
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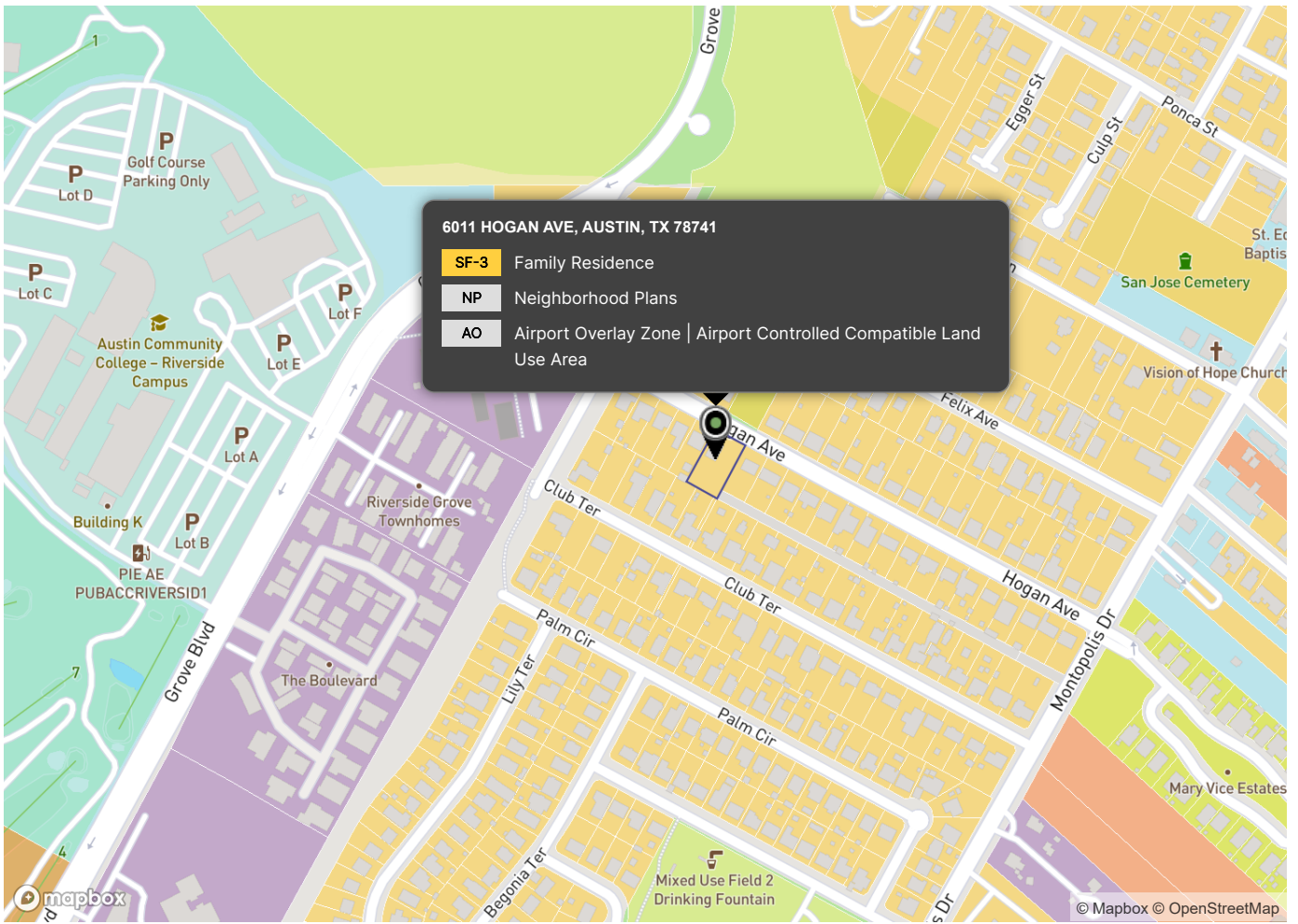
Please see www.zonability.com/tos for Zonability's terms of service.



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Legend

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




Basics (i)

Property			
Assessor Address	6011 HOGAN AVE, AUSTIN, TX 78741		
Owner(s) of Record	BETTY MENDOZA		
County Property ID	286298	Ownership in Years	49 years
Additional ID	0305140318	Assessed Market Value	\$187,791
Year Built	1971	County	Travis, TX
Lot Size	13,852 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	1,092 SF	Legal Description	LOT F BLK B FAIRWAY CLUB ADDN
Existing Use (per assessor)	SFR	Capital Gain Special Zone	Not inside an Opportunity Zone

Current Regulations	
Zoning Abbreviation(s) and Name(s)	<ul style="list-style-type: none">SF-3 Family ResidenceNP Neighborhood PlansAO Airport Overlay Zone Airport Controlled Compatible Land Use Area
Regulatory Entity	CITY City Limits Austin


Future Zoning Related	
Potential zoning for City of Austin Single Family	<p>Description</p> <p>Single family detached, or two family residential uses at typical urban and/or suburban densities. Per City of Austin, by adopting a land use map each neighborhood plan amends the Imagine Austin Plan, the city's comprehensive plan. The Texas Local Government Code requires that zoning regulations be adopted in accordance with a comprehensive plan; without the comprehensive plan the city would not have the authority to make zoning changes. A general definition of a land use plan is a map that serves as a blueprint for future development in a neighborhood planning area. In neighborhood planning we call that map the Future Land Use Map, or the FLUM. When a zoning request conflicts with the FLUM, a plan amendment is required before a zoning change can be approved.</p>

Zotential

Estimated Potential by District Visit our FAQs to learn more											
SF-3 Family Residence		NP Neighborhood Plans									
Height	35 feet	Height	not available								
Improvements	40% lot coverage/45% impervious coverage	Improvements	not available								
Setbacks	<table border="0"> <tr> <td style="text-align: right;">Front</td> <td rowspan="3">25 feet 5 feet (interior) 15 feet (street) 10 feet</td> </tr> <tr> <td style="text-align: right;">Side</td> </tr> <tr> <td style="text-align: right;">Back</td> </tr> </table>	Front	25 feet 5 feet (interior) 15 feet (street) 10 feet	Side	Back	Setbacks	<table border="0"> <tr> <td style="text-align: right;">Front</td> <td rowspan="3"></td> </tr> <tr> <td style="text-align: right;">Side</td> </tr> <tr> <td style="text-align: right;">Back</td> </tr> </table>	Front		Side	Back
Front	25 feet 5 feet (interior) 15 feet (street) 10 feet										
Side											
Back											
Front											
Side											
Back											
Density	not applicable	Density	see individual plan								
Lot requirements	5,750 sf (50' lot width) and 7,000 sf for duplex	Lot requirements	not available								
Estimated Uses	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  ADU </div> <div style="text-align: center;">  House </div> </div> <div style="text-align: center; margin-top: 20px;">  Duplex </div>	Estimated Uses									

More

Zoning District		
SF-3	Residential 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. Zonability note: for "duplex" use, a 7,000 sf lot is required while a standard 5,750 sf lot is the minimum for a house with the option to add an accessory dwelling unit (ADU). The maximum size of an ADU, per city code, is 1,100 sf or .15 FAR (lot size x .15 = potential ADU size) whichever is smaller.
NP	Overlay Neighborhood Plans	The purpose of a neighborhood plan (NP) 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. Zonability note: each plan may have additional rules to know about regarding property potential. To find more information, copy/paste - https://www.austintexas.gov/page/neighborhood-plans-and-resources .
AO	Overlay Airport Overlay Zone Airport Controlled Compatible Land Use Area	not available

Contact	
 City Limits Austin	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. Remember, Zonability uses city boundary data and connects it with that city's zoning so it should be more reliable. Contact the city planning-zoning department to get your specific questions answered and conduct your due diligence.

About This Report

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- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

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