



**Stacy Turchiano, Business Development**

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**Prepared For:** Demetri Moore

**Date Prepared:** Wed Jan 31 2024

**Subject Address:** 7202 CARVER AVE, AUSTIN, TX 78752

**Subject Property ID:** 230258

- 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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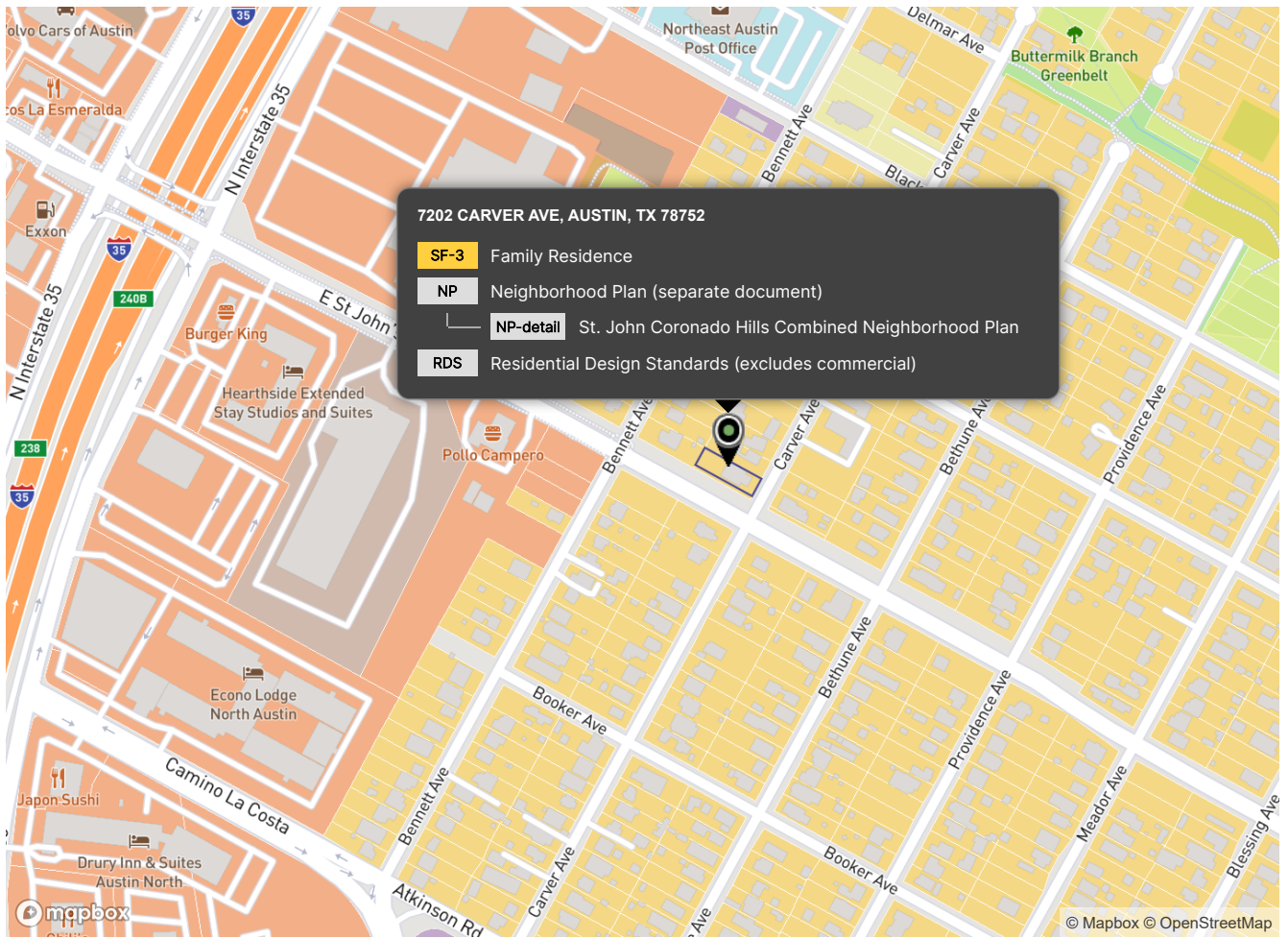
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# Basics (i)

Property			
Assessor Address	7202 CARVER AVE, AUSTIN, TX 78752	Mailing Address	13904 FM 969 RD, AUSTIN, TX 78724-6367
Owner(s) of Record	JOHN BEDFORD		
County Property ID	230258	Ownership in Years	45 years
Additional ID	0229150208	Appraised Value	\$526,725
Year Built	1984	County	Travis, TX
Lot Size	8,224 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	2,207 SF	Legal Description	LOT 17 BLK 10 ST JOHNS COLLEGE ADDN
Existing Use (per assessor)	DUPLEX		

Current Regulations	
Zoning Abbreviation(s) and Name(s)	<b>SF-3</b> Family Residence
	<b>NP</b> Neighborhood Plan (separate document)
	<b>NP-DETAIL</b> St. John Coronado Hills Combined Neighborhood Plan
	<b>RDS</b> Residential Design Standards (excludes commercial)
Regulatory Entity	<b>CITY</b> City Limits Austin

# Zotential

Estimated Potential by District <a href="#">Visit our FAQs to learn more</a>															
<b>SF-3</b> Family Residence		<b>NP</b> Neighborhood Plan (separate document)													
Height	35 feet	Height	not available												
Improvements	40% lot coverage/45% impervious coverage	Improvements	not available												
Setbacks	<table border="0"> <tr> <td>Front</td> <td>25 feet</td> </tr> <tr> <td>Side</td> <td>5 feet (interior)   15 feet (street)</td> </tr> <tr> <td>Back</td> <td>10 feet</td> </tr> </table>	Front	25 feet	Side	5 feet (interior)   15 feet (street)	Back	10 feet	Setbacks	<table border="0"> <tr> <td>Front</td> <td></td> </tr> <tr> <td>Side</td> <td></td> </tr> <tr> <td>Back</td> <td></td> </tr> </table>	Front		Side		Back	
Front	25 feet														
Side	5 feet (interior)   15 feet (street)														
Back	10 feet														
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	 House  Duplex	Estimated Uses													

# More

Zoning District	
<p><b>SF-3</b> Residential Family Residence</p>	<p>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.</p>
<p><b>NP</b> Overlay Neighborhood Plan (separate document)</p>	<p>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 - <a href="https://www.austintexas.gov/page/neighborhood-plans-and-resources">https://www.austintexas.gov/page/neighborhood-plans-and-resources</a>.</p>
<p><b>NP-DETAIL</b> Overlay St. John Coronado Hills Combined Neighborhood Plan</p>	<p>The St. John/Cornado Hills Plan is an amendment to the City of Austin's Comprehensive Plan. The plan's PDF contains information on the following: Plan Summary, Planning Area Context, Planning Process, Community Life, Recreational Area, Transportation, Land Use, Next Steps, and Appendices. This plan includes maps. <a href="https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/28_StJohn-CoronadoHillsCombined/sjch-np.pdf">https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/28_StJohn-CoronadoHillsCombined/sjch-np.pdf</a></p>
<p><b>RDS</b> Overlay Residential Design Standards (excludes commercial)</p>	<p>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 zoning overlay district may appear for properties that are commercially zoned but the RDS requirements do not apply.</p>

Contact	
<p><b>CITY</b> City Limits Austin</p>	<p>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.</p>

### 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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