

# 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

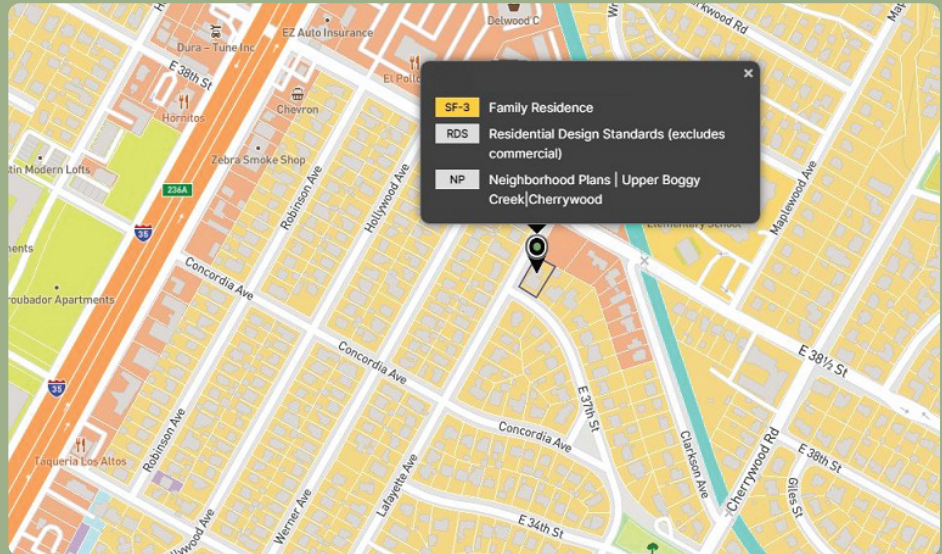
**Greater Austin Area:** Austin, Bastrop, Bee Cave, Buda, Cedar Park, Dripping Springs, Elgin, Georgetown, Hutto, Jarrell, Jonestown, Kyle, Lago Vista, Lakeway, Leander, Liberty Hill, Lockhart, Manor, Marble Falls, Pflugerville, Rollingwood, Round Rock, San Marcos, Taylor, Westlake Hills, and Wimberley

**Greater DFW Area:** Addison, Allen, Arlington, Carrollton, Celina, Colleyville, Dallas, Denton, Farmers Branch, Fort Worth, Frisco, Garland, Grand Prairie, Grapevine, Highland Park, Irving, McKinney, Keller, Lancaster, Little Elm, 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, Selma, and Universal City



Learn more at  
IndependenceTitle.com



### ☒ Current Regulations

#### ☒ Zoning Abbreviation(s) and Name(s)

- SF-3** Family Residence
- RDS** Residential Design Standards (excludes commercial)
- NP** Neighborhood Plans | Upper Boggy Creek | Cherrywood

#### ☒ Regulatory Entity

**CITY** City Limits Austin

### ☒ Future Zoning Related

#### ☒ Potential zoning for City of Austin | Single Family

#### Description

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.

## Zontential

### ☒ Estimated Potential by District

#### ☒ **SF-3** Family Residence

- ☒ Height 35 feet
- ☒ Improvements 40% lot coverage / 45% impervious lot coverage
- ☒ Setbacks 25 feet (interior) 15 feet (street) 10 feet
- ☒ Density not available
- ☒ Lot Requirements 5750 sf (50' lot width) and 7000 sf for duplex

#### ☒ Estimated Uses



#### ☒ **RDS** Residential Design Standards (excludes commercial)

- ☒ Height 32 feet (outside the 100-yr floodplain) 32 feet (in the 100-yr floodplain)
- ☒ Improvements see description for details
- ☒ Setbacks see base zoning
- ☒ Density not available
- ☒ Lot Requirements see base zoning
- ☒ Estimated Uses