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Prepared For: Mike Hammonds

Date Prepared: Tue Nov 01 2022

Subject Address: 9077 JOLLYVILLE RD, AUSTIN, TX 78759

Subject Property ID: 255045

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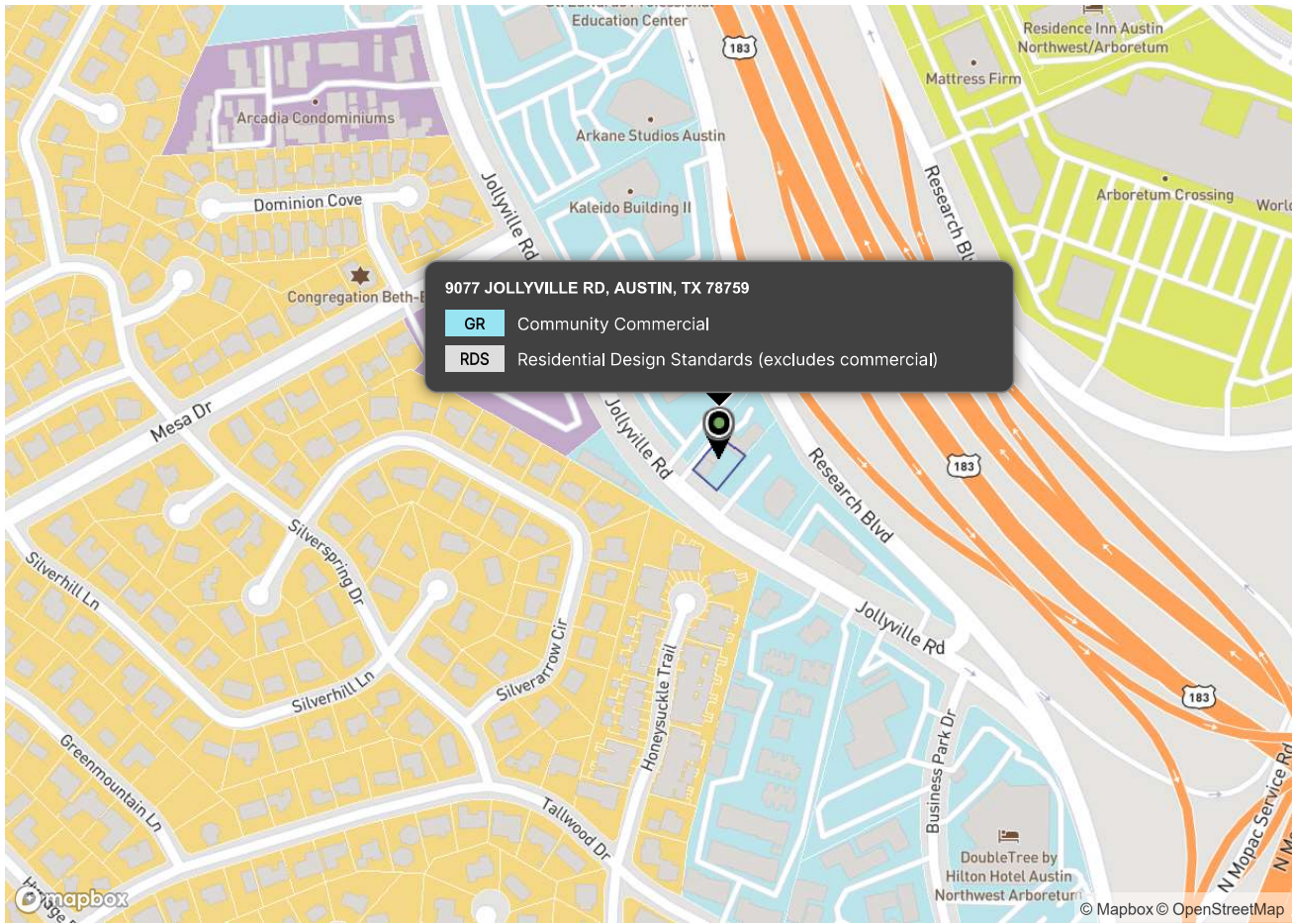
Please see www.zonability.com/tos for Zonability's terms of service.



Disclaimer

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Legend



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

Basics (i)

Property			
Assessor Address	9077 JOLLYVILLE RD, AUSTIN, TX 78759		
Owner(s) of Record	JENNIFER PARKER CANTRELL		
County Property ID	255045	Ownership in Years	16 years
Additional ID	0248030306	Assessed Market Value	\$264,482
Year Built	1949	County	Travis, TX
Lot Size	9,235 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	905 SF	Legal Description	LOT 1 ACORN THE
Existing Use (per assessor)	OFFICE BUILDING	Capital Gain Special Zone	Not inside an Opportunity Zone


Current Regulations	
Zoning Abbreviation(s) and Name(s)	<div style="display: flex; gap: 10px;"> <div style="background-color: #00AEEF; color: white; padding: 2px 5px; font-weight: bold;">GR</div> Community Commercial <div style="background-color: #A9A9A9; padding: 2px 5px; font-weight: bold;">RDS</div> Residential Design Standards (excludes commercial) </div>
Regulatory Entity	<div style="border: 1px dashed gray; padding: 2px 5px; display: inline-block; font-weight: bold;">CITY</div> City Limits Austin

Zotential


Estimated Potential by District Visit our FAQs to learn more													
GR Community Commercial		RDS Residential Design Standards (excludes commercial)											
Height	60 feet	Height	32 feet (outside the 100-year floodplain); 35 feet (in the 100-year floodplain)										
Improvements	1:1 FAR; 75% bldg coverage; 90% impervious coverage	Improvements	see description for details										
Setbacks	<table border="0"> <tr> <td style="text-align: right; padding-right: 5px;">Front</td> <td>10 feet</td> </tr> <tr> <td style="text-align: right; padding-right: 5px;">Side</td> <td>10 feet</td> </tr> <tr> <td style="text-align: right; padding-right: 5px;">Back</td> <td>no minimum</td> </tr> </table>	Front	10 feet	Side	10 feet	Back	no minimum	Setbacks	<table border="0"> <tr> <td style="text-align: right; padding-right: 5px;">Front</td> <td rowspan="3">see base zoning</td> </tr> <tr> <td style="text-align: right; padding-right: 5px;">Side</td> </tr> <tr> <td style="text-align: right; padding-right: 5px;">Back</td> </tr> </table>	Front	see base zoning	Side	Back
Front	10 feet												
Side	10 feet												
Back	no minimum												
Front	see base zoning												
Side													
Back													
Density	not applicable	Density	not available										
Lot requirements	5,750 sf (50' lot width)	Lot requirements	see base zoning										
Estimated Uses	<div style="text-align: center;">  Drivethrough  Commercial </div>	Estimated Uses											

More

Zoning District	
GR Commercial Community Commercial	Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.
RDS Overlay Residential Design Standards (excludes commercial)	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.

Contact	
 CITY 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	
Data Limitations	<ul style="list-style-type: none">• 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.• Zonability provides some district level insights but there are many potential factors beyond this report to consider.
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