


7715 and 7809 Old Bee Cave Road Sketched Lot Layout Options

Conceptual lot layouts based on title surveys, City of Austin GIS contour files, and estimates of critical water quality (CWQZ) and water quality transition (WQTZ) zones, and 100-year floodplain boundary. Feasibility pending receipt of updated survey with trees and topography, discussion with City staff (e.g., driveways, drainage easements), and design for driveways, utilities, and stormwater facilities. Within each conceptual layout are options to tweak lot areas and widths within following constraints for duplexes in SF-3:

- Minimum lot size for duplex: 7000 sf (@25% impervious cover)
- Minimum lot frontage at front building setback: 50 feet (15 or 20 feet if flag lot)

The east portion of the property has RR-NP zoning; therefore, the lots on that portion must be at least 1 acre in size.

Rezoning to SF-6	
 <p>The map displays a topographic view of the property with several key features highlighted in different colors. A green line outlines the 'SF-6 LOT' boundary. A blue line indicates the '100-YR FLOODPLAIN'. A yellow line marks the 'PROP 20' DRAINAGE EASEMENT'. A red line shows the 'WQTZ' (Water Quality Transition Zone) boundary. A blue line indicates the 'CWQZ' (Critical Water Quality Zone) boundary. The 'OLD BEE CAVES ROAD' is shown as a grey line. The map also shows contour lines and other geographical features.</p>	<p>Total residential units: 50</p> <ul style="list-style-type: none"> • 1 SF-6 lot @ ~169,390 sf LDC 25-2-776 requires 3,500 sf of site area for each condo residential unit, so best case scenario 169,390/3,500 ~ 48 units. However, with 25% impervious cover (42,347 sf), gives about 882 sf total of impervious cover for each condo unit, and would have to include driveway and parking impervious cover. • 2 SF lots in WQTZ with 20 ft wide flag lots (min 2 acre lot size; avg density 1 unit/3acres)

SF-3-NP and RR-NP Clustered Enclave	
<p>The map displays a topographic view of a clustered enclave. It features 11 numbered lots (1-11) arranged along a diagonal road labeled 'OLD BEE CAVES ROAD'. A 'PROP 20' DRAINAGE EASEMENT' is shown as a blue line crossing the lots. The map includes various zoning designations: 'WQZ' (purple) in several areas, 'CWQZ' (green) in two areas, and 'WQZ LOT 1' and 'WQZ LOT 2' (yellow) for specific lots. A '100-YR FLOODPLAIN' is indicated by a red line. Contour lines are visible throughout the site, showing the terrain's elevation.</p>	<p>Total residential units: 23</p> <ul style="list-style-type: none"> • 10 duplex lots in uplands zone (20 residential units) using shared access driveways • 1 rural residential lot • 2 single-family lots in WQZ with 20 ft wide flag lots (min 2 acre lot size; avg density 1 unit/3acres)

SF-3-NP & RR-NP Old Bee Caves Road Frontage



Total residential units: 21

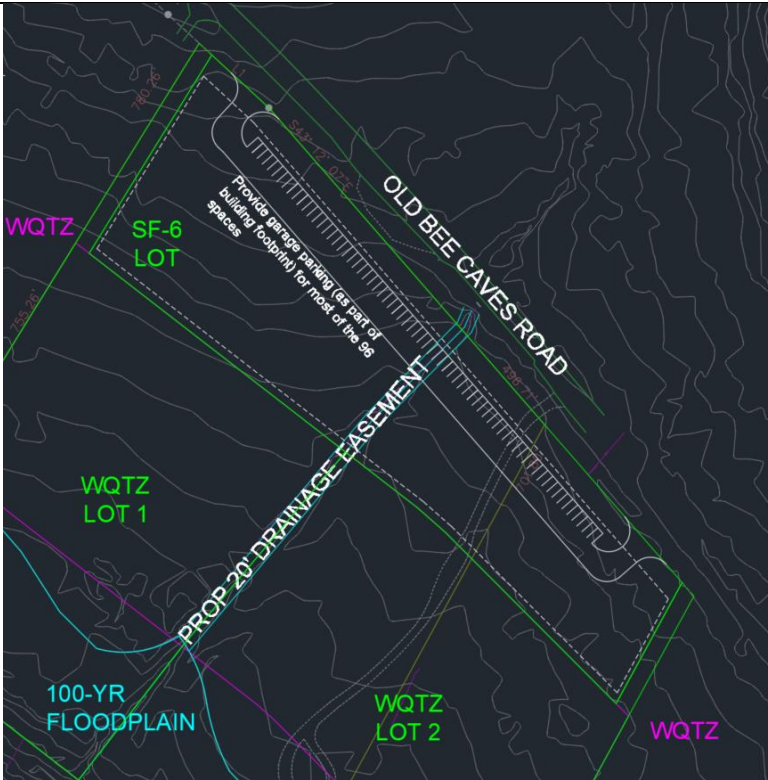
- 9 duplex lots in uplands zone (18 residential units) ranging in lot size from about 14,841sf to 10,779sf
- 1 rural residential lot
- 2 single-family lots in WQTZ with 20 ft wide flag lots (min 2 acre lot size; avg density 1 unit/3 acres)

Issues with this design:

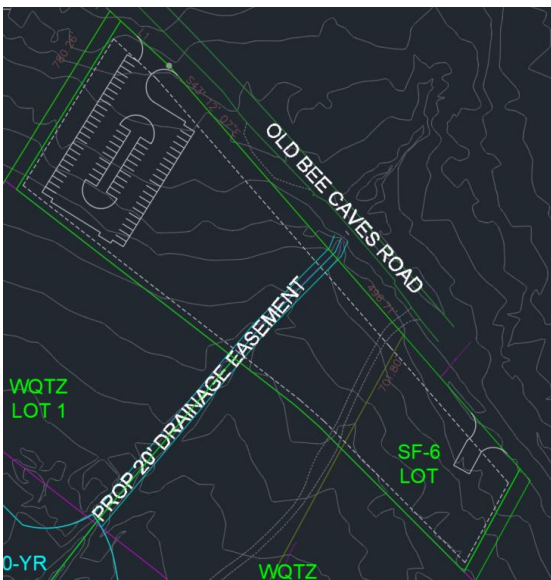
- 1) Will City be OK with multiple SF duplex driveways off Old Bee Caves Rd?

All SF-3-NP Old Bee Caves Road Frontage (RR-NP rezoned to SF-3-NP)	
	<p>Total residential units: 30</p> <ul style="list-style-type: none"> • 14 duplex lots in uplands zone (28 residential units) • 2 single-family lots in WQZ with 20 ft wide flag lots (min 2 acre lot size; avg density 1 unit/3 acres) <p>Rezoning RR to SF-3 results in 5 additional duplex lots</p> <p>Issues with this design: 1) Will City be OK with multiple SF duplex driveways off Old Bee Caves Rd?</p>

SF-6 Conceptual Site Plan (no tree survey)



Version 1



Version 2

Total residential units: 50

Min site area/condo unit
3,500 sf

Max impervious cover:
25% (42,347 sf)

Setbacks:

- Front 25 ft
- Interior side 5 ft
- Rear yard 10 ft

Driveway:
25 ft wide

Condo Parking:

- Assume 2 spaces each unit (2 bdrm condos), so total of 96 spaces.
- Will need to have most parking as part of building footprint in order to maximize impervious cover towards living space.
- Tandem parking is allowed when one of the spaces is in a garage.
- Version 1 most likely most efficient use of space; most parking should be located in garage as part of building footprint (may be possible to shift row of parking to rear of lot depending on imp cover).
- Version 2 splits parking into 2 separate lots (one on each end of the lot). This is less efficient.

