

Alternative Compliance AC-25-05

100 Riverside Drive Irregularly Shaped Lots



Summary

Request:	Alternative compliance to vary from Section 3.6.3.1 Lot Standards		
Applicant:	Matt Lewis 219 N Comanche St San Marcos, TX 78666	Property Owner:	James Gill 713 W 14 th St Austin, TX 78701
Interior Floor Area:	N/A	Outdoor Floor Area:	N/A
Parking Required:	N/A	Parking Provided:	N/A
Days & Hours of Operation:	N/A		

Notification

Posted:	N/A	Personal:	August 22, 2025
Response:	1 general inquiry		

Property Description

Legal Description:	Lot 1 in the River View Estates Addition #1 Subdivision		
Location:	East side of Riverside Drive, approximately 170 feet South of Hopkins Street		
Acreage:	0.639 acres	PDD/DA/Other:	N/A
Existing Zoning:	Single-Family 6 (SF-6)	Proposed Zoning:	Same
Existing Use:	Undeveloped	Proposed Use:	Single-Family Residential
Preferred Scenario:	Neighborhood Low	Proposed Designation:	Same
CONA Neighborhood:	Rio Vista	Sector:	4
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Public and Institutional (P)	Civic (Activity Center)	Conservation/Cluster
South of Property:	Single-Family 6 (SF-6)	Single-Family (River View Estates Subdivision)	Neighborhood Low
East of Property:	Public and Institutional (P)	Civic (Saint John Catholic Church)	Conservation/Cluster
West of Property:	Single-Family 6 (SF-6)	Single-Family (River View Estates Subdivision)	Neighborhood Low

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Kaitlyn Buck		
Title: Planner		Date: September 3, 2025

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History

This is a new request.

Additional Analysis

The property owner is proposing to subdivide (replat) a 0.639-acre property into two lots. Due to the shape of the existing lot, the proposed new lots will be severely elongated lots. Severely elongated lots (defined as a lot in excess of a three to one (3:1) length to width ratio) are not permitted per Section 3.6.3.1.B of the Land Development Code unless approved through an Alternative Compliance Application.

The applicant is proposing the following lot configuration:

- Lot 1A: Approximately 200 feet in length by 51 feet in width. Which is approximately a 4:1 ratio.
- Lot 1B: Approximately 235 feet in length by 51 feet in width. Which is approximately a 4.6:1 ratio.

All other requirements of the Development Code will be met.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code Compliance	No Comment

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Evaluation			Criteria for Approval (Sec. 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			The approved design adjustment meets the intent of this Article
<u>X</u>			The approved design adjustment conforms with the Comprehensive Plan and adopted City plans;
<u>X</u>			The approved design adjustment does not increase congestion or compromise safety;
<u>X</u>			The approved adjustment does not create any lots without direct street frontage; <i>All lots will have street frontage onto Riverside Drive.</i>
<u>X</u>			<p>The design adjustment is deemed reasonable due to one or more of the following:</p> <ul style="list-style-type: none"> a) Topographic changes are too steep; b) The presence of existing buildings, stream and other natural features; c) Site layout of developed properties; d) Adjoining uses or their vehicles are incompatible; e) Strict compliance would pose a safety hazard; or f) The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site. <p><i>The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.</i></p>

Evaluation			Criteria for Approval (Sec. 2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The request is consistent with the policies embodied in the adopted Comprehensive Plan;
<u>X</u>			The request is consistent with the general purpose, intent and character of the development regulations applicable to the property;
		<u>X</u>	There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the subject property;
		<u>X</u>	<p>The request is detrimental to the public health, safety or welfare, or injurious to other property within the area;</p> <p><i>The proposed lots are not anticipated to have any detrimental impacts on the public safety, health, or welfare of any adjacent property owners.</i></p>
<u>X</u>			<p>The request either:</p> <ul style="list-style-type: none"> a. Does not have an adverse impact upon adjacent property or neighborhoods, including but not limited to, parking, traffic, noise, odors, visual nuisances, and drainage; or b. Includes Improvements either on-site or within the public rights-of-way to mitigate any such adverse impacts; <p><i>No adverse impacts are anticipated to the adjacent properties.</i></p>

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<u>X</u>			The request shall not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance with the provisions of this Development Code, or adversely affect the rights of owners or residents of adjacent property or neighborhoods;
<u>X</u>			The request shall not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods; <i>The use of the subject property will remain single-family, consistent with the surrounding uses.</i>
<u>X</u>			The request meets the standards for the applicable zoning district, or to the extent deviations from such standards have been requested, that such deviations are necessary to render the subject development or Improvement compatible with adjacent development or the neighborhood. <i>All other requirements of the Development Code and zoning district will be met.</i>