



Ricca Keepers
Owner/ Founder/ Land Planner



Ricca Keepers is the Founder and Owner of Keepers Land Planning and the company's Chief Land Planning Strategist. With a Masters of Urban and Regional Planning from Texas A&M University, a decade of career experience and time, passion and commitment to relevant local organizations such as the ULI Housing Council. Ricca is known to be an authority on residential housing, zoning, and urban development in Austin and throughout Texas.

Her company, Keepers Land Planning specializes in land planning, consulting, and permitting with over 10 years of collective experience in commercial, residential, and neighborhood development. Keepers partners with Austin's most sought-after builders to provide reliable counsel and permitting services that saves their own business and their clients time and money.

*With over 10 years of experience we are a full service permit expeditor and planning company.

*Based in Austin, TX and we have clients all across Texas.

*We work with land owners, realtors, within the commercial and residential development industry.

*We serve as a Mentor and Consultant to Realty Austin regarding land planning and permitting.

Property Summary:

With the size of the tract and the frontage on two streets, this property could feasibly be subdivided into two lots that will meet the minimum lot size requirement of 5,750 sqft for the zoning district of SF-3. Both of the new lots could host a primary and accessory dwelling unit under City of Austin regulations, though the ADUs will be limited to 1,100 sqft. In order for either lot to host a duplex it would need to be 7,000 sqft, so there is not enough total square footage on the existing lot for two new lots that could have duplexes. See the additional information section for more detail.

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Preliminary Property Profile

Date of Consult: May 4, 2022

Name of Client: Chad Mahagan

Residential/Commercial

Address: 2203 Lindell Avenue Austin, TX 78704

- a. County: Travis
 - b. Jurisdiction: Austin Full Purpose
 - c. Zoning: SF-3-NP
 - i. Building Coverage 40% 5140 sqft
 - ii. Total Impervious Cvg. 45% 5782 sqft
 - iii. Remaining land potential (w/o heritage tree consideration)
 1. Building: 2889 sqft
 2. Impervious Cvg: 2114 sqft
 - d. Setbacks: SF-3
 - i. Front yard: 25ft
 - ii. Interior side yard: 5ft
 - iii. Rear yard: 10ft
 - iv. Street side yard: 15ft
 - v. Building height: 35ft
 - vi. Min lot size: 5,750sqft (SF-3) / 7,000sqft (for duplex)
 - vii. Min lot width: 50ft
 - e. Land Status Determination: Needed for development
 - f. SQFT of lot size: 12,850.02 sqft
 - g. Structure Built (year): 2006
 - h. SQFT of Structure: 1943 sqft
 - i. Small lot amnesty: No
 - j. Platted? Not in current configuration
2. Within the floodplain? No
 3. Within the Edwards Aquifer? No
 - a. Watershed East Bouldin Creek
 - b. Watershed Regulation Area Urban
 4. Within an Erosion Hazard Zone? No
 5. Wildland Urban Interface? No
 6. Endangered Species? No
 7. Within a Historic District? No
 8. Within a Corridor? No
 9. Easements? No
 10. Utilities? Yes

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- 11. Neighborhood Plan? Yes
- 12. Residential Design Stnds? Yes
- 13. Accessory Dwelling Unit (ADU) Possible? Yes
- 14. ADU Reduced Parking? Yes
- 15. Open Permits? No
- 16. Expired Permits? No

Additional Information:

- Option 1:
 - Keep existing home and determine new lot lines based on setback requirements – this will need to be figured out by a civil engineer working on the plat to ensure that minimum lot sizes are being met
 - If the lot with the existing home is kept at about 7,000 sqft, then the existing home could be remodeled into a duplex and the other lot could have a primary and accessory dwelling unit
- Option 2a:
 - Get rid of the existing home/improvements and split the lot evenly in half
 - Two 6,425 sqft lots could each have
 - Allowed building coverage: 2,570 sqft
 - Allowed total impervious coverage: 2,891 sqft
- Option 2b:
 - Get rid of existing home/improvements and split the lot so that one new lot will be 7,000 sqft and the other will be 5,850 sqft
 - The 7,000 sqft lot can have duplex
 - Allowed building coverage: 2,800 sqft
 - Allowed total impervious coverage: 3,150 sqft
 - The 5,850 sqft lot can have a primary and accessory dwelling unit
 - Allowed building coverage: 2,340 sqft
 - Allowed total impervious coverage: 2,632 sqft
- The property was originally platted as Lot 30, Lot 30A, and Lot 28 of the La Prella Place subdivision but it has been combined at some point and would need to 1. Get a platting exemption through the Land Status Determination process, or 2. Be replatted to the current (or a new) configuration prior to any development being allowed to happen

Scope of Project: This property is coming soon to market and we would like to know whether or not a future owner would have the ability to subdivide the lot and how many structures can be built on those two lots. Our hope is that the 0.3 acre lot can be cut in half and two homes with ADU's or even two duplexes can be built on the property as a whole.

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Client Contact info:

Payment Person: Chad Mahagan

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Disclaimer: All data provided by municipalities and as such are responsible for providing accurate data and law. Keepers Land Planning is not responsible if data is not accurate.

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