



ZONING ORDINANCE

Zoning and Land Use Planning

ZONABILITY REPORTS GET ATTENTION!

Real estate agents wear many hats - coach, negotiator, local expert, project manager and the list goes on. It takes many skills to fulfill the needs of clients in a competitive real estate market. To save you time and to help you make an impactful impression, allow us to introduce you to **Zonability Reports**.

Zonability Reports include:

- Zonability Map with clear colors by category.
- Reports explain basics about the zoning including if there is one zoning district or more and zoning district definitions.
- This is not information found in either MLS or appraisal district websites.

At Boston National Title of Texas, we are dedicated to being part of your success, which is why we are pleased to offer you Zonability Reports.

Contact your business development rep today to request a Zonability Report for any address located in one of our listed Dallas - Fort Worth metro cities!

DFW METRO CITIES

1. Dallas
2. Fort Worth
3. Addison
4. Arlington
5. Allen
6. Carrollton
7. Celina
8. Colleyville
9. Denton - NEW!
10. Farmers Branch
11. Frisco
12. Garland - NEW!
13. Grand Prairie
14. Grapevine
15. Highland Park
16. Irving
17. Keller
18. Lancaster - NEW!
19. Little Elm
20. McKinney
21. Plano
22. Prosper
23. Southlake
24. The Colony
25. University Park



BOSTON NATIONAL
TITLE OF TEXAS

zonability™

SAMPLE SECTION of a ZONABILITY REPORT

Austin, TX

<< CLOSE

Address
555 SAMPLE ST

Property ID
012345

Year built
1950

Years owned
31.5 years

SF-3 Residential

RDS Design

NP Use Compatibility

LEGEND

Residential	Agricultural	Government	Mixed	Multifamily	Planned Special
Industrial	Commercial	Unzoned	City Limits	ETJ	ETJ Limits
Subject					

CURRENT REGULATIONS

Zoning Focus Residential

Zoning Abbreviation(s) and Name(s)

- SF-3 Family Residence
- RDS Residential Design Standards
- NP Neighborhood Planning Areas | Upper Boggy Creek | Rogers-Washington-Holy Cross

Regulatory Entity

- FPJ Full Purpose Jurisdiction Austin

FUTURE REGULATIONS

Future Use Abbreviation(s) and Name(s)

- NEXT Future plan - City of Austin | Single-Family

zotential[®]

ESTIMATED POTENTIAL

Building Size	3,245 SF
Height (Stories)	2.0
Untapped Potential	2,195 SF

ESTIMATED USES

Likely OK

- Duplex
- House
- Single-Family Attached Residential

zotelligence

AREA CHARACTER - 1/4 MILE BUFFER

ZONING CATEGORY	BUILDING SIZE	LOT SIZE
Residential 81%	Largest 63,940SF	Largest 9.50 acres
Commercial 13%	Median 1,430SF	Median 0.17 acres
Government 2%		
Multifamily 2%		

Building Size Potential

Can this building be enlarged?

Can I add an ADU?

What is the impervious coverage ratio?

Vacant Land

What's the zoning?

What's the zoning around the property?

Is there a future land use?

Does the zoning support apartments, to an attached format?

Business Basics

What's the commercial zoning?

Is the zoning ok for self-storage?

Could a drive through be considered?

Restrictions

What are the limits per the zoning?

Can I apartments go in a wall door?

Subdividing lot or building

What's the minimum lot size?

Is there a minimum home size?

What's the density for this zoning?

Is there a future land use?

Apartment Developers

Can apartments go here?

In the future, can apartments go here?