



Christina Barrientes, Data Solutions

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Date Prepared: Wed Jul 29 2026

Subject Address: 9806 VIKKI TER, AUSTIN, TX 78736

- 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.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.

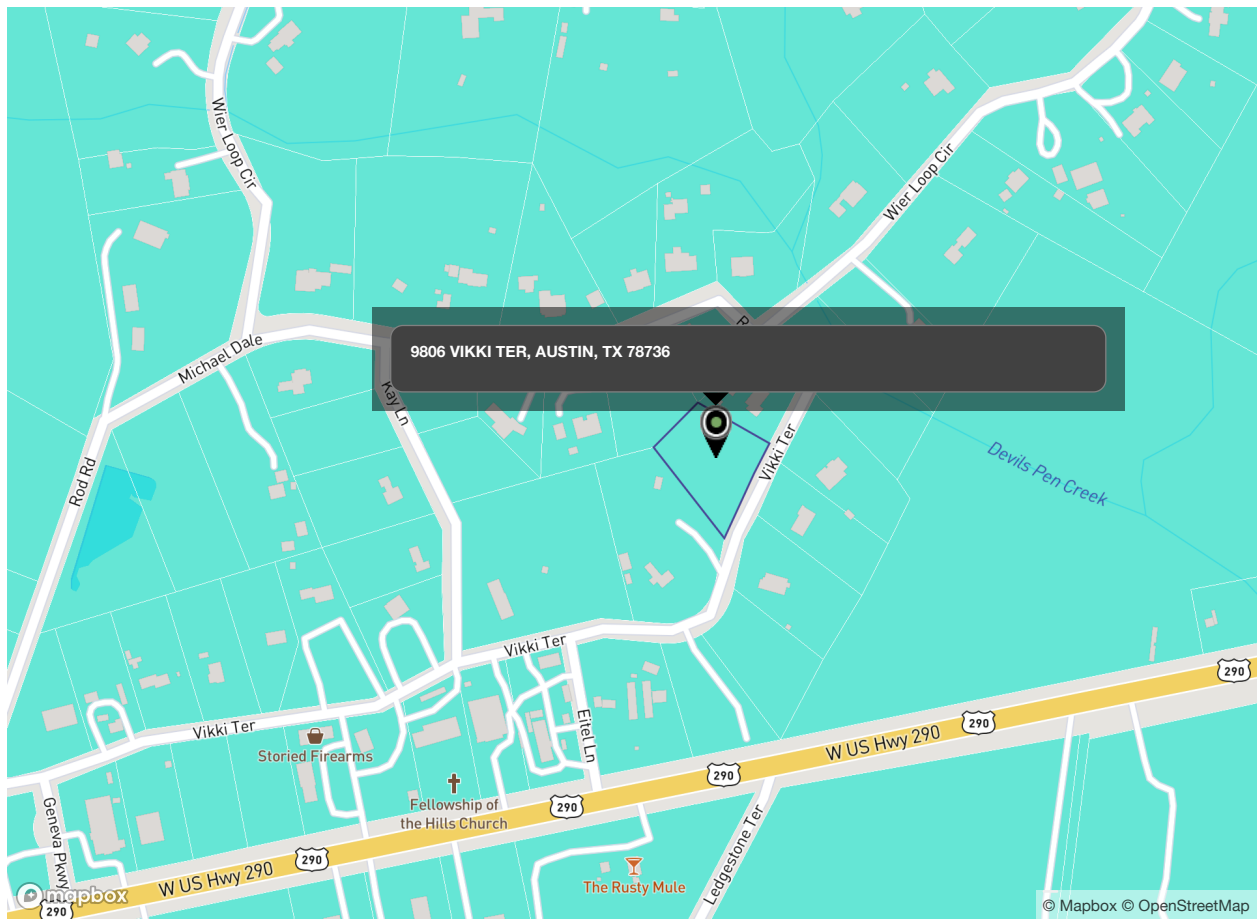
Please see www.zonability.com/tos for Zonability's terms of service.



Disclaimer

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

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Legend

- | | | |
|------------------|-----------------------|----------------------|
| Agricultural | Commercial | Industrial |
| Government | Mixed | Multifamily 3+ units |
| Planned Special | Residential 1-2 units | No Coverage |
| Zoning Authority | Planning Area | Planning Area |
| Some Coverage | | |
| Subject | | |

Basics ⓘ

Property			
Assessor Address	9806 VIKKI TER, AUSTIN, TX 78736	Mailing Address	8516 S BEND AVE, AUSTIN, TX 78736-7901
Owner(s) of Record	ENCISO DAVID RODRIGUEZ	Owner type	ABSENTEE
Account ⓘ	0408580202	County	Travis, TX
Additional ID	not available	Legal Description	LOT 2 BLK B GENEVA ESTATES SEC 1
Year Built	1964		
Lot Size	52,708 SF		
Building Size Estimate	not available		
Existing Use (per assessor)	Vacant		
Current Zoning			
Zoning Authority	COUNTY Outside City Limits Austin (ETJ)		

More

Contact ⓘ	
COUNTY Outside City Limits Austin (ETJ)	Zoning likely does not apply here because this location is identified as being outside a city limit. The government identifies this area as ETJ, "Extra Territorial Jurisdiction." Keep in mind, while it is outside the city limit, zoning doesn't apply but it will once the land annexed (if that happens). In the meantime, check with county building department for information on the process to obtain building permits. In Texas, Senate Bill 2038, in effect from September 2023, allows property owners to remove themselves from a city's extraterritorial jurisdiction, or ETJ.
Zoning Authority	AustinTexas.gov

About This Report
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