

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0053 (Bonnell Residential Rezoning) DISTRICT: 10

ADDRESS: 4812 Mount Bonnell Road

ZONING FROM: LA

TO: SF-2

SITE AREA: 1.56 acres (67,953 sq. ft.)

PROPERTY OWNER: Live Creek LLC

AGENT: Thrower Design LLC (A. Ron Thrower)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends SF-2, Single Family Residence-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

September 19, 2023: Postponed to October 17, 2023 at the Commission's request by consent (7-0, S. Boone, L. Stern and C. Thompson-absent, K. Garrett-arrived late); B. Greenberg-1st, A. Flores-2nd.

October 17, 2023

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property under consideration is a 1.56 acre lot that is developed with a single family residence, with two axillary structures. There are single family residences to the north and east zoned LA and DR and to the south and west that are zoned SF-2. The applicant is requesting a rezoning from the LA district to the SF-2 district to bring the property into compliance with regards to impervious cover (*please see Applicant's Request Letter- Exhibit C*).

The staff recommends SF-2, Single Family Residence-Standard Lot District, zoning. The property meets the intent of the base district as it is within an existing residential neighborhood with moderate sized lots. The proposed zoning compatible with the exiting single-family residences surrounding the property and the existing SF-2 zoning to the south and west. The property in question fronts onto and takes access to Mount Bonnell Road, a Level 2/local collector roadway.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Single-Family Residence (Standard Lot) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

SF-2 zoning is compatible with the single family residences surrounding the property and the existing SF-2 zoning to the south and west. The property in question fronts onto and takes access to Mount Bonnell Road, a Level 2/local collector roadway.

3. Zoning should allow for reasonable use of the property.

The proposed SF-2 zoning will bring the existing residential development into compliance with site development regulations in the Land Development Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LA	Single-Family Residence, Outbuildings
<i>North</i>	LA	Single-Family Residences
<i>South</i>	SF-2	Single-Family Residences
<i>East</i>	LA, DR	Single-Family Residences
<i>West</i>	SF-2, LA	Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/AWATERSHED: Lake Austin/ Dry Creek NorthSCHOOLS: A.I.S.D.NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.
 Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Highland Park West Balcones Area Neighborhood Assn.
 Long Canyon Phase II & III Homeowners Assn Inc.
 Neighborhood Empowerment Foundation
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-83-003.241 (Lake Austin Area Study- Island at Mt Bonnell Subdivision)			7/26/84: Approved AA zoning through Ordinance No. 840726- Z

RELATED CASES: N/A

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 4812 MOUNT BONNELL. C14-2023-0053. Project: Bonnell Residential Rezoning. Single family residential to single family residential. Existing single-family house and two accessory structures. The impervious cover on the property exceeds the LA zoning district regulations. The request is to rezone the property from LA to SF-2 (Single Family – Standard Lot), consistent with the adjacent properties to the south, of the Island of Mt. Bonnell Shores Subdivision.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers:
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). *
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
1	Total Number of "Yes's"

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Dry Creek North Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-2 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land

acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

FYI: The property is located in the Lake Austin Overlay. Please refer to City Code Section 25-2-647 at

https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_DIV5COOVDI_S25-2-647LAAULAOVDIRE

FYI: This site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI). Please see this website for more information about construction in the WUI:

<http://www.austintexas.gov/departments/wildland-urban-interface-code>

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Mount Bonnell Road. It is recommended that 36 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. **Transportation assessment/traffic impact analysis and transportation demand management plan shall** be required at the time of site plan if triggered per **LDC 25-6 and TCM 10.2.1**.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	ASMP Existing ROW	Sidewalks	Existing Pavement	Bicycle Route	Cap Metro (within ¼)
Mt. Bonnell Road	Level 2	72 feet	~68 feet	None	~27 feet	None	None

Water Utility

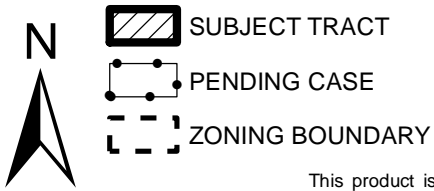
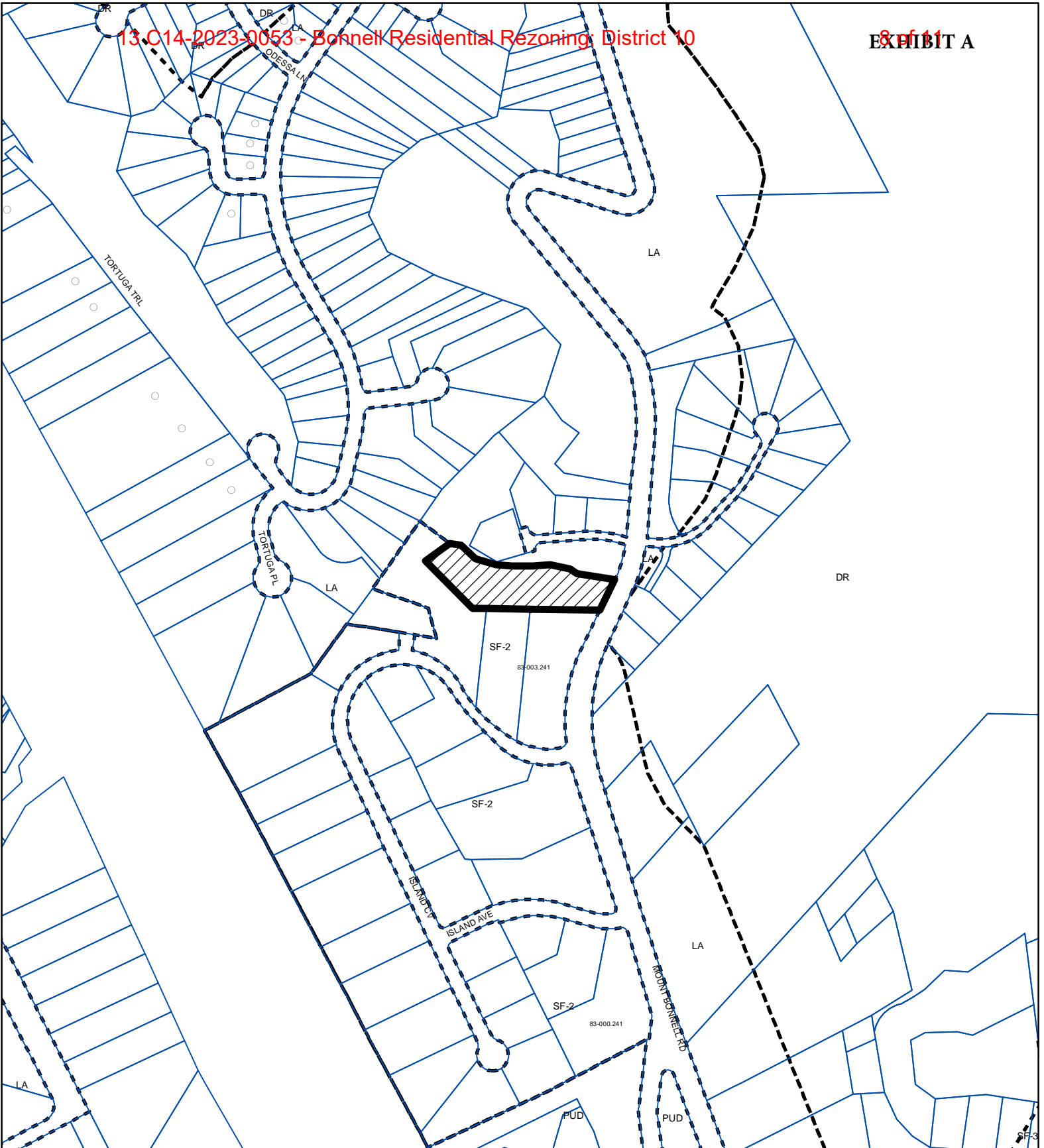
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



ZONING

ZONING CASE#: C14-2023-0053

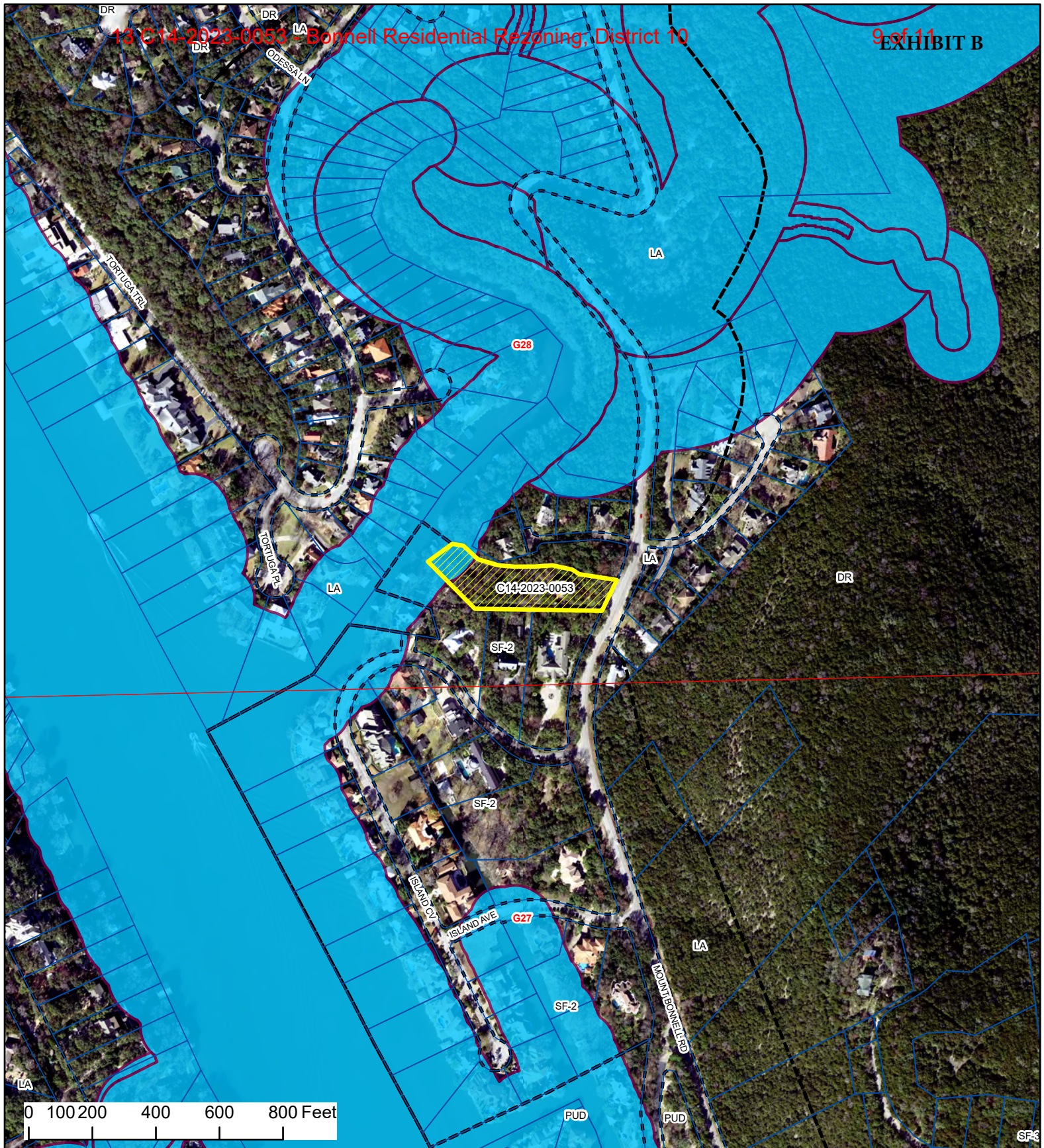
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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Created: 4/18/2023



Bonnell Residential Rezoning

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2023-0053
 LOCATION: 4812 Mount Bonnell Rd
 SUBJECT AREA: 1.563 Acres
 GRID: G28
 MANAGER: Ricky Barba



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Created: 5/30/2023



April 13, 2023

Mr. David Gray, Interim Director
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning of 4812 Mount Bonnell Road, Austin – Bonnell Residential Rezoning

Dear Mr. Gray:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed rezoning application package. The property is 1.56 acres of unplatted land with frontage on Mount Bonnell Road and is within Council District 10, represented by Alison Alter. There property is not in an adopted neighborhood planning area, and therefore does not have a Future Land Use Map.

The property is zoned LA (Lake Austin Residence) and is developed with a single-family home and two accessory structures. The impervious cover on the property exceeds the LA zoning district regulations. The request is to rezone the property to SF-2 (Single Family – Standard Lot), consistent with the adjacent properties to the south, of the Island of Mt. Bonnell Shores Subdivision.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Haase". The signature is stylized with a large, loopy initial "V" and a series of connected loops and curves.

Victoria Haase

13 C14-2023-0053 - Bonnell Residential Rezoning, District 10
AS-BUILT, IMPERVIOUS COVER, TREE LOCATION AND TOPOGRAPHIC SURVEY

Reference: Austin Outdoor Design Address: 4700 Island Cove, Austin, Texas
Lot 26, Block A, THE ISLAND AT MT. BONNELL SHORES, a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 83, Pgs. 131A-131B, Plat Records, Travis County, Texas.

LEGEND	
	1/2" (RF) IRON ROD FOUND
	1/2" (D.D.) IRON PIPE FOUND
	1/2" (RS) IRON ROD SET "ATS ENGINEERS"
	1.5" IRON ROUND SPIKE FOUND
	MAG NAL SET N 19" AMERICAN ELM TREE
	CALCULATED POINT
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	R.O.W. RIGHT OF WAY
	RECORD INFORMATION
	COVERED AREA
	WOOD FENCE
	METAL FENCE
	WIRE FENCE
	CONCRETE
	AIR CONDITIONER
	GAS METER
	ELECTRIC METER
	ELECTRIC OUTLET POST
	TELEPHONE RISER
	ELECTRIC TRANSFORMER
	PUMP
	SIGN
	WASTEWATER CLEANOUT
	CATHODIC GAS STATION STUB
	ACCESS 360 UTILITY BOX
	OVERHEAD ELECTRIC LINE
	POWER POLE AND GUY WIRE
	MINIMUM FINISHED FLOOR ELEVATION-RECORD
	FINISHED FLOOR ELEVATION
	NATURAL GROUND
	TEMPORARY BENCHMARK: BOX CUT IN TOP CURB, GPS ELEVATION=535.94'
	1.0' CONTOUR INTERVALS
	SPOT ELEVATION

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
5373	20 LIVE OAK
5374	16-13.5-11-10-15 LIVE OAK
5375	16-11-11 LIVE OAK
5376	9 LIVE OAK
5377	10.5 HACKBERRY
5442	8 LIVE OAK
5443	12 LIVE OAK
5632	18.2 LIVE OAK
5633	24-12 LIVE OAK
5634	14.5-9.5 LIVE OAK
5635	12 AMERICAN ELM
5636	16-9.5 LIVE OAK
5637	13 PALM
5638	13 PALM
5772	20-8-15 LIVE OAK
5773	13 LIVE OAK
5774	18.3 LIVE OAK
5775	14 LIVE OAK
5776	13 LIVE OAK
5808	32-8 LIVE OAK
5849	14-13 CEDAR
5850	6 LIVE OAK/WALNUT
5851	6 AMERICAN ELM
5852	19.2 LIVE OAK
5853	13 LIVE OAK
5854	6 AMERICAN ELM
5855	8 HACKBERRY
5856	5-7 CHINABERRY
6002	17 AMERICAN ELM
6003	9 LIVE OAK
6004	10 LIVE OAK
6005	12.5-11 LIVE OAK
6006	20 LIVE OAK
6007	9 RED OAK
6008	10-7-7 LIVE OAK
6009	8 AMERICAN ELM
6010	8-6 RED OAK
6011	11 LIVE OAK
6012	11 LIVE OAK
6013	11 LIVE OAK
6014	10 LIVE OAK
6015	8 LIVE OAK
6016	9-9 HACKBERRY
6017	15 AMERICAN ELM
6018	18.8 CEDAR
6272	15-12-13.5 LIVE OAK
6273	8 AMERICAN ELM
6274	6 AMERICAN ELM
6275	16-13-13 LIVE OAK
6276	6 AMERICAN ELM
6277	6 AMERICAN ELM
6278	6 AMERICAN ELM
6279	11 CEDAR
6280	7-3 AMERICAN ELM
6337	10 CHINABERRY
6338	13 CEDAR
6339	11-5 WALNUT
6340	9 LIVE OAK
6341	8 LIVE OAK

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6342	10 LIVE OAK
6343	11 LIVE OAK
6344	8 LIVE OAK
6345	8-6 HACKBERRY
6346	7-7 RED OAK
6347	8 WALNUT
6348	14 AMERICAN ELM
6349	12 CEDAR
6350	14 AMERICAN ELM
6351	7-9 CEDAR
6352	14 HACKBERRY
6353	9 HACKBERRY
6354	12 CEDAR
6355	6 CEDAR
6356	12 AMERICAN ELM
6357	17 LIVE OAK
6358	8 RED OAK
6359	17 LIVE OAK
6360	9 AMERICAN ELM
6361	7 AMERICAN ELM
6362	8 MEXICAN BUCKEYE
6441	6 AMERICAN ELM
6442	15-13.5 AMERICAN ELM
6443	9 RED OAK
6444	17 WALNUT
6445	11 RED OAK
6446	12 CEDAR
6447	8 AMERICAN ELM
6448	10 RED OAK
6449	6 HACKBERRY
6450	17 WALNUT
6451	7 LIVE OAK
6452	6.5 HACKBERRY
6453	8.5 HACKBERRY
6584	22 LIVE OAK
6585	28 PINE
6586	17 BOX ELDER
6635	14.5-11 CEDAR
6636	13-12.5-8.5 LIVE OAK
6650	20 BOX ELDER
6668	18.8 BOX ELDER
6669	22 PINE
6670	6-4 PINE
6671	14-8 BOX ELDER
6672	9 AMERICAN ELM
6673	19 AMERICAN ELM
6677	10 PINE
6725	11 CEDAR
6726	10 CEDAR
6727	9 CEDAR
6728	15 LIVE OAK
6729	12 LIVE OAK
6730	14-10-5-7 LIVE OAK
6731	21-16 LIVE OAK

GRAPHIC REPRESENTATION OF TREE DRIPLINE:
EXAMPLE: A TRIPLE STEM TREE WITH STEMS
10", 8", 6" SHALL RENDER A GRAPHICAL
RADIUS OF 10 + (8/2) + (6/2) = 17 FEET

TREE IDENTIFIER
80012
CALCULATED CRITICAL ROOT ZONE
(TREES OVER 18" DIAMETER)
CALCULATED DRIPLINE

Notes:

- This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- Easements and building setback lines shown hereon are per the recorded plat unless noted otherwise.
- In addition to easements shown hereon, Lot 26 is subject to the terms and conditions of an Overflow Easement, for "the purpose of overflowing the land [shown hereon] which is actually submerged beneath the waters of Lake Austin (the area below the elevation of 482.8 feet)" as recorded in Vol. 287, Pg. 115 and Vol. 128, Pg. 193, Deed Records, Travis County, Texas, as noted on the recorded subdivision plat as recorded in Vol. 83, Pgs. 131A-131B, Plat Records, Travis County, Texas.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has been surveyed to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback, RPLS No. 5738

Client: Austin Outdoor Design
Date of Field Work: 8/1/19, 8/2/19, 8/5/19-8/9/19,
8/12/19-8/13/19 & 8/15/19

Field: Maliforo

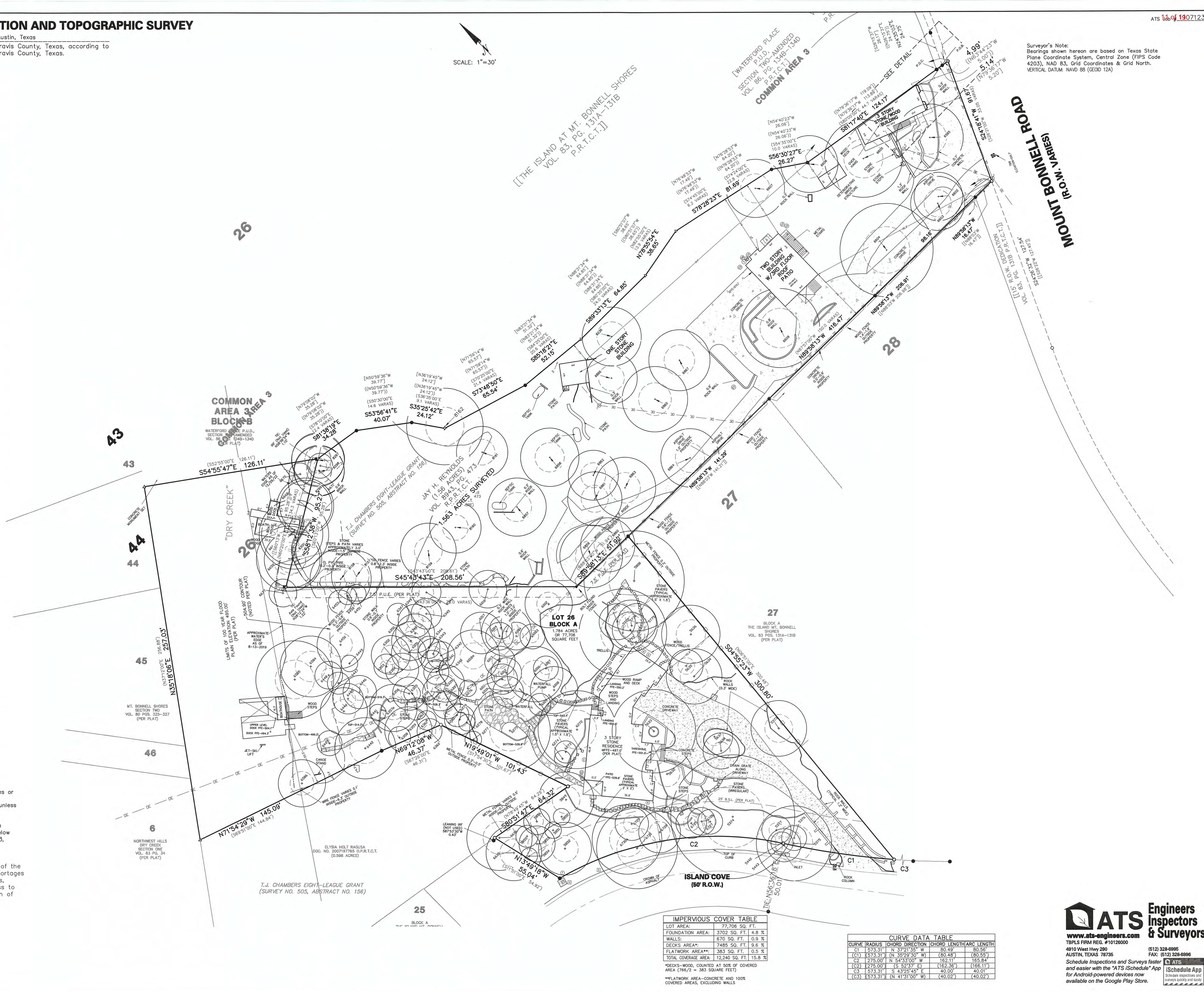
Tech: Mbloton

Date Drawn: 8/20/19

Path: \\BULK\\G-L\\IslandCv4700\\Production\\Dwgs\\DESIGN_4700IslandCv_190813.dwg



SCALE: 1"=30'



IMPERVIOUS COVER TABLE	
LOT AREA:	77,708 SQ. FT.
FOUNDATION AREA:	3,702 SQ. FT. 4.8 %
WALLS:	670 SQ. FT. 0.9 %
DECKS AREA*	7,485 SQ. FT. 9.6 %
FLATWORK AREA**	383 SQ. FT. 0.5 %
TOTAL COVERED AREA:	12,240 SQ. FT. 15.8 %
*DECKS=WOOD, COUNTED AT 50% OF COVERED AREA (766/2 = 383 SQUARE FEET)	
**FLATWORK AREA=CONCRETE AND 100% COVERED AREAS, EXCLUDING WALLS	

CURVE DATA TABLE				
CURVE	RADIUS	CHORD	DIRECTION	CHORD LENGTH/ARC LENGTH
C1	573.31'	N 37°21'15" W	80.49'	80.56'
(C1)	573.31'	(N 35°29'30" W)	(80.48')	(80.55')
C2	275.00'	N 54°33'00" W	162.11'	165.84'
(C2)	275.00'	(S 52°29'3" E)	(162.36')	(166.11')
C3	573.31'	S 43°25'45" E	40.00'	40.01'
(C3)	573.31'	(N 41°31'00" W)	(40.02')	(40.02')

Surveyor's Note:
Bearings shown hereon are based on Texas State Plane Coordinate System, Central Zone (FIPS Code 4203), NAD 83, Grid Coordinates & Grid North. VERTICAL DATUM: NAVD 88 (GEOID 12A)

ATS
www.ats-engineers.com
TPUS FIRM REG. #10126000
4810 West Hwy 280
AUSTIN, TEXAS 78735

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