

From: Victoria <
Sent: Thursday, January 11, 2024 1:46 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>
Cc: Ron Thrower
Subject: Mount Bonnell - C14-2023-0053

External Email - Exercise Caution

Sherri,

On behalf of the landowner, we request an indefinite postponement of this rezoning case.
Please confirm receipt of this email.

Thank you,
V

Victoria Haase



www.throwerdesign.com

512-998-5900 Cell
512-476-4456 Office

Mail: P.O. Box 41957
Austin, Texas 78704

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: Postponed to November 14, 2023 at the staff's request (10-0, C. Acosta-absent); B. Greenberg-1st, A. Flores-2nd.

November 14, 2023: Postponed to November 21, 2023 at the Commission's request (9-0, S. Boone, C. Thompson-absent).

November 21, 2023: Postponed to January 16, 2024 at the applicant's request by consent (9-0, S. Boone-off the dais); B. Greenberg-1st, L. Stern-2nd.

January 16, 2024

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

C14-2023-0053

ISSUES:

The site in question is currently zoned LA, Lake Austin Residence District. It is a legal tract that is exempted from platting. According to the applicant, the Land Status Determination is eminent.

The LA zoning district site development regulations require 100 feet for minimum lot width. Although the requested rezoning to SF-2 is supported by the staff, it will not bring this property into compliance with frontage requirements or allow for up to 45% impervious cover. The Code requires a property within the LA overlay district to comply with LA zoning development standards even if it is rezoned to SF-2. So according to LDC Sec. 25-2-647 - LAKE AUSTIN (LA) OVERLAY DISTRICT REGULATIONS still require a minimum of 100 feet for lot width. Therefore, the rezoning will not accomplish any change in the site development regulations for this property.

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.

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/A

WATERSHED: Lake Austin/ Dry Creek North

SCHOOLS: 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_S25-2-647LAAULAOVDIR

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

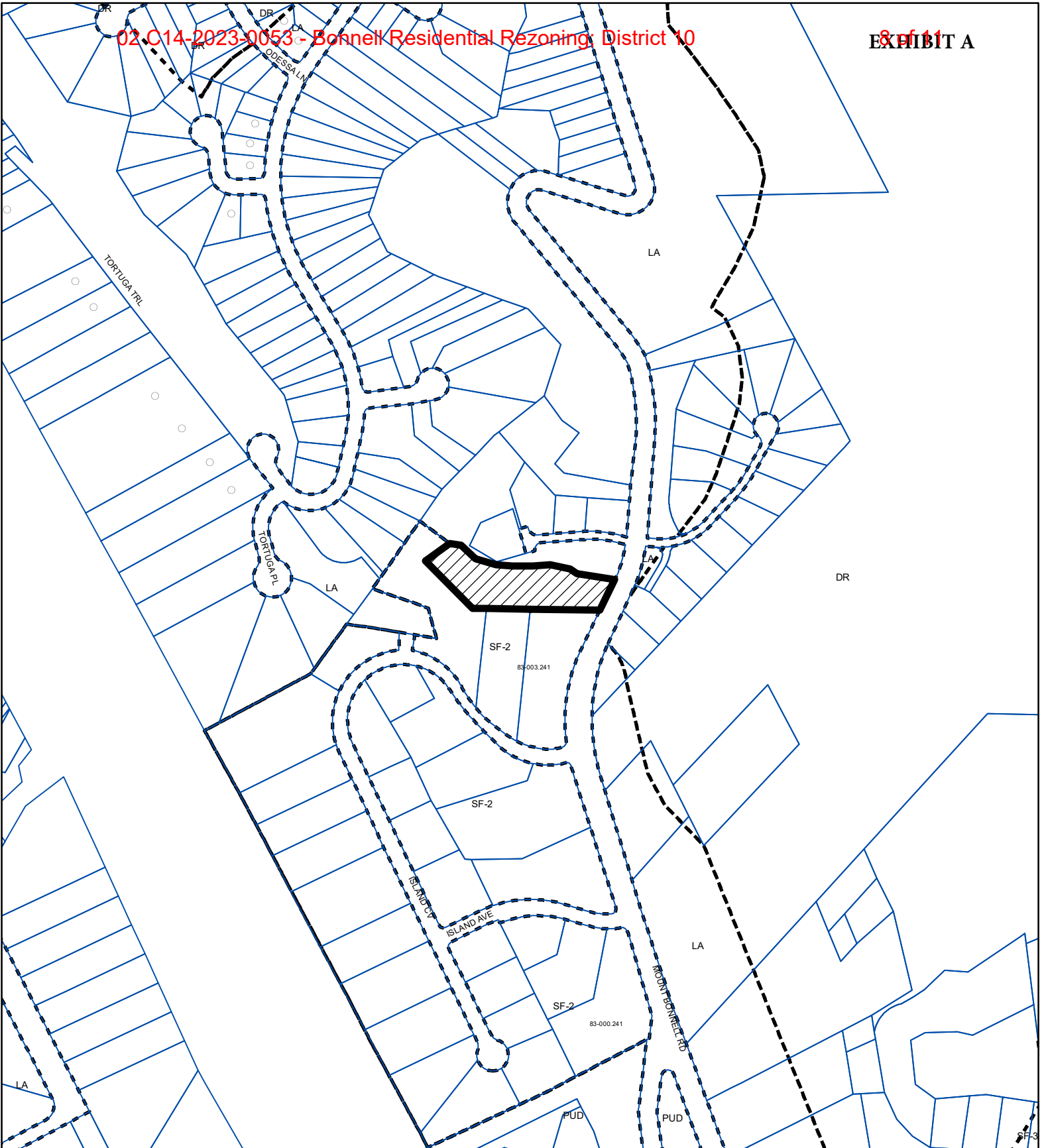
No comments on zoning change.

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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

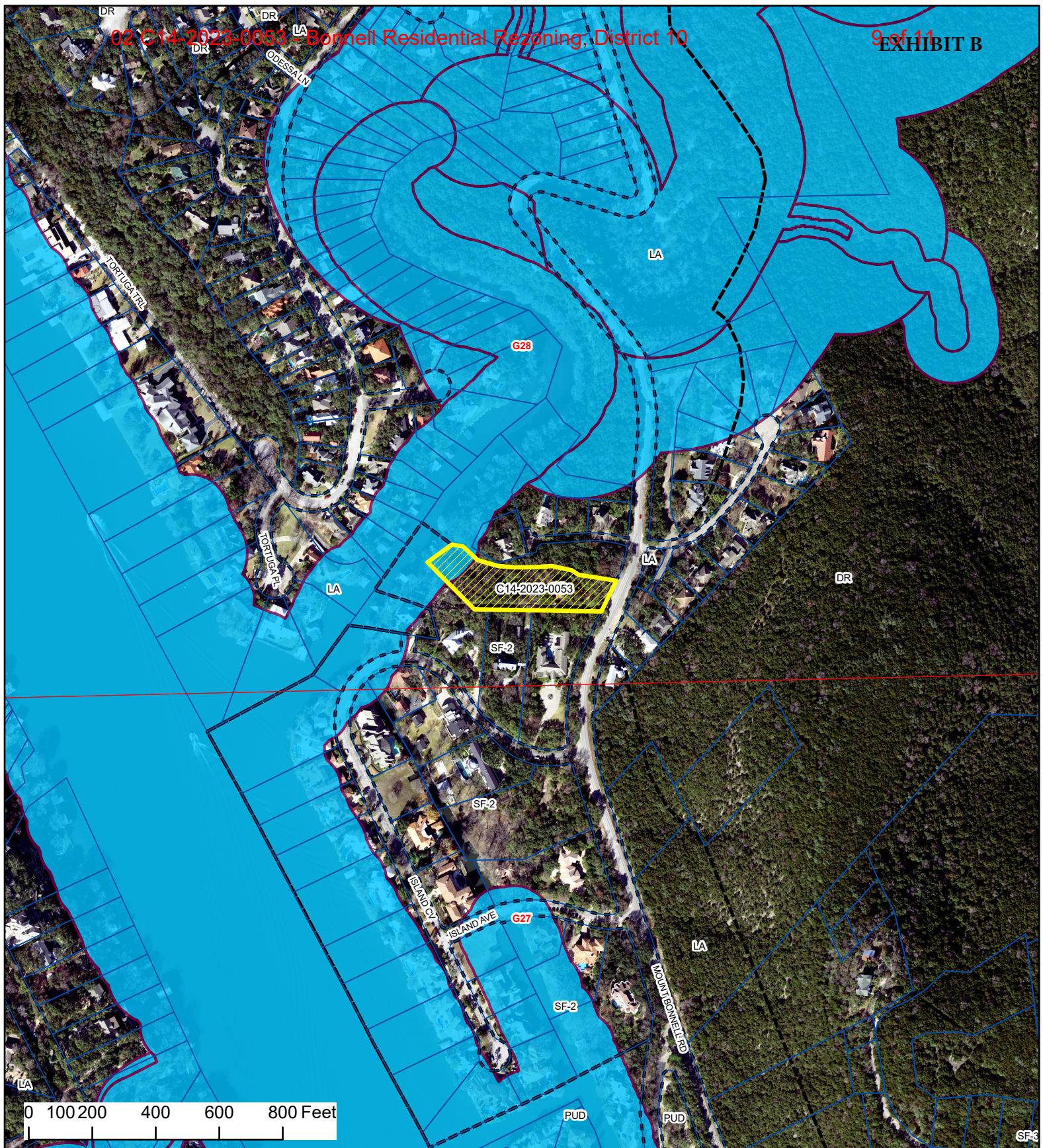
1" = 400'

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 be "Victoria Haase". The signature is stylized with large, overlapping loops and a wavy line at the end.

Victoria Haase