

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0148 – 4007 Bunny Run

DISTRICT: 10

ZONING FROM: I-RR

ZONING TO: SF-1

ADDRESS: 4007 Bunny Run

SITE AREA: 1.032 acres
(44,953 sq. ft.)

PROPERTY OWNER: James H. & Kathy A. Johnstone

AGENT: Jim Johnstone

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant Single - Family Residence (Large Lot) (SF-1) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

November 19, 2024:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

N/A

CASE MANAGER COMMENTS:

The property in question is 1.032 acres, developed with one single family residence, has access to Bunny Run (level 1), and is designated interim-rural residence (I-RR). The property has single family residences (I-RR & I-SF-2) to the north, south and west, Bridge Point Elementary (I-RR and LO) to the east, commercial office (PUD) to the north, south and west and Lake Austin (LA) to the west. *Please refer to Exhibits A (Zoning Map) and B (Aerial View).*

Staff is recommending single-family residence (large lot) (SF-1) zoning district because it would allow for permanent zoning, the owner is seeking to add more housing to the site in an area characterized as single family.

BASIS OF RECOMMENDATION:

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

The single-family residence (large lot) zoning district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more. Up to three units are permitted under single-family residential development standards.

2. *Zoning should allow for reasonable use of the property.*

Staff is recommending single-family residence (large lot) (SF-1) zoning district because the area is characterized as single family. The applicant is seeking to add more housing to the site and would allow for reasonable use of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Single Family
<i>North</i>	I-RR, I-SF-2 and PUD	Single Family and Church
<i>South</i>	I-RR and PUD	Single Family and Religious Assembly
<i>East</i>	I-RR and LO	Bridge Point Elementary School
<i>West</i>	I-SF-2, PUD and LA	Single Family and Lake Austin

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: St. Stephens Creek (Water Supply Rural)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Eanes Independent School District

Bridge Point Elementary School Hill Country Middle School Westlake High School

COMMUNITY REGISTRY LIST:

Aqua Verde Homeowners Assoc.
 Austin Independent School District
 Austin Lost and Found Pets
 Austin Regional Group
 BRNA ASSOCIATION INC.
 City of Rollingwood
 Davenport West/Hunterwood Owners Association
 Eanes Independent School District
 Friends of Austin Neighborhoods

Glenlake Neighborhood Association
 Neighborhood Empowerment Foundation
 SELTexas
 Save Our Springs Alliance
 Sierra Club
 TNR BCP - Travis County Natural Resources
 The Creek at Riverbend Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
N/A	N/A	N/A	N/A

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 4007 BUNNY RUN. C14-2024-0148. Project: 4007 Bunny Run. 1.032 acres from I-RR to SF-1. Existing: Residential (1 unit). Proposed: Residential (2 units). No demolition is proposed.

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.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.4 miles to Bridge Point Elementary School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.3 miles to Bridge Point Elementary School Playground
	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.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of “Yes’s”

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the St. Stephens Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Rural 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>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

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: There are no comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development 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 § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@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:

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to the proximity/adjacency of SF-2 zoning on the west side of the triggering property.

Reference 25-2-1051, 25-2-1053

Any structure that is located:

- At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet.
- Less than 50 feet from any part of a triggering property may not exceed 40 feet.

Reference 25-2-1061

A 25-foot (15-foot if site is less than 75 feet wide) compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B)

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Bunny Run. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Bunny Run according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

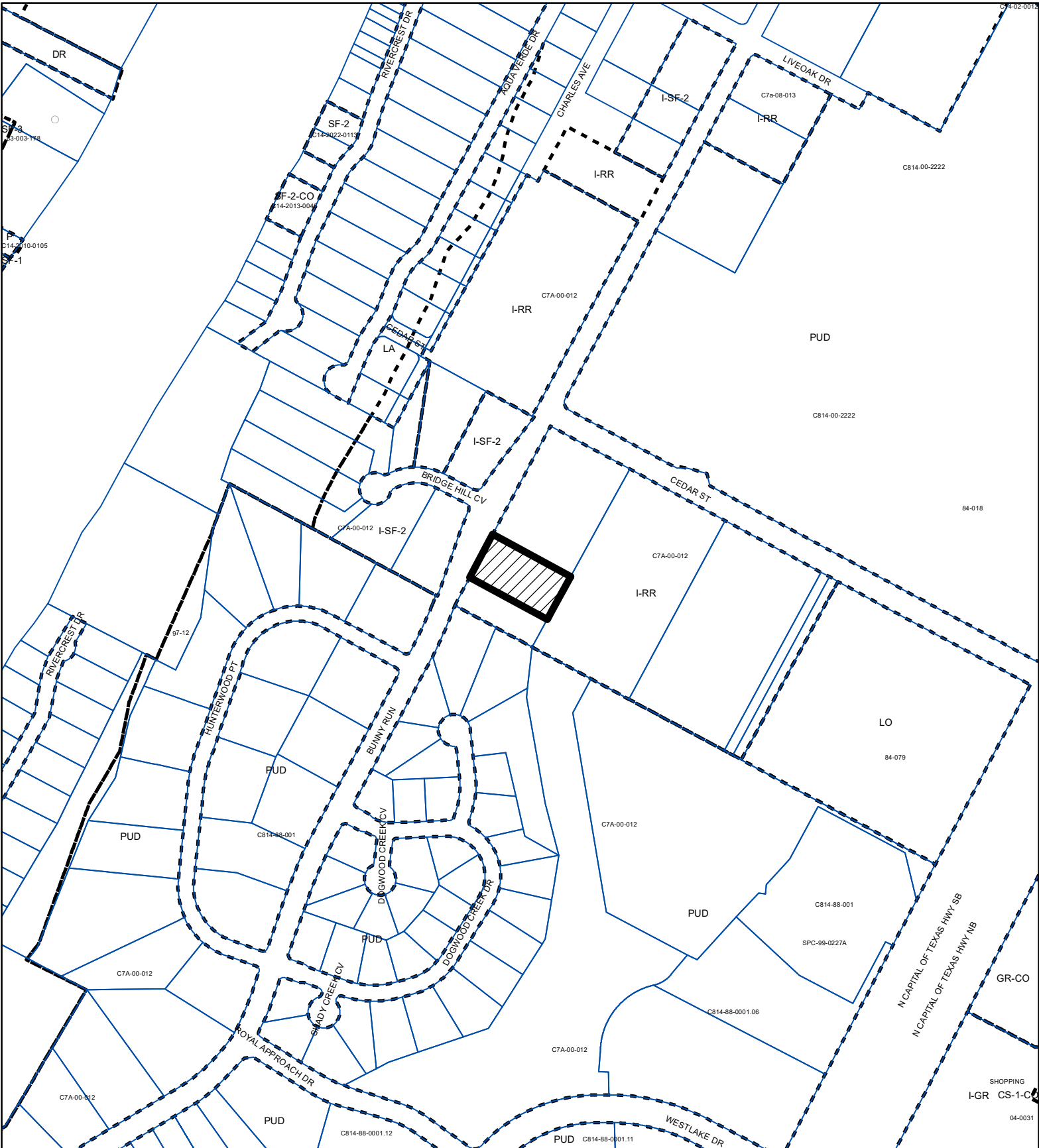
Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bunny Run	Level 1	58 Feet	Approx 85 feet	Approx 21 feet	None	None	None

Austin Water Utility: There are no comments.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2024-0148






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

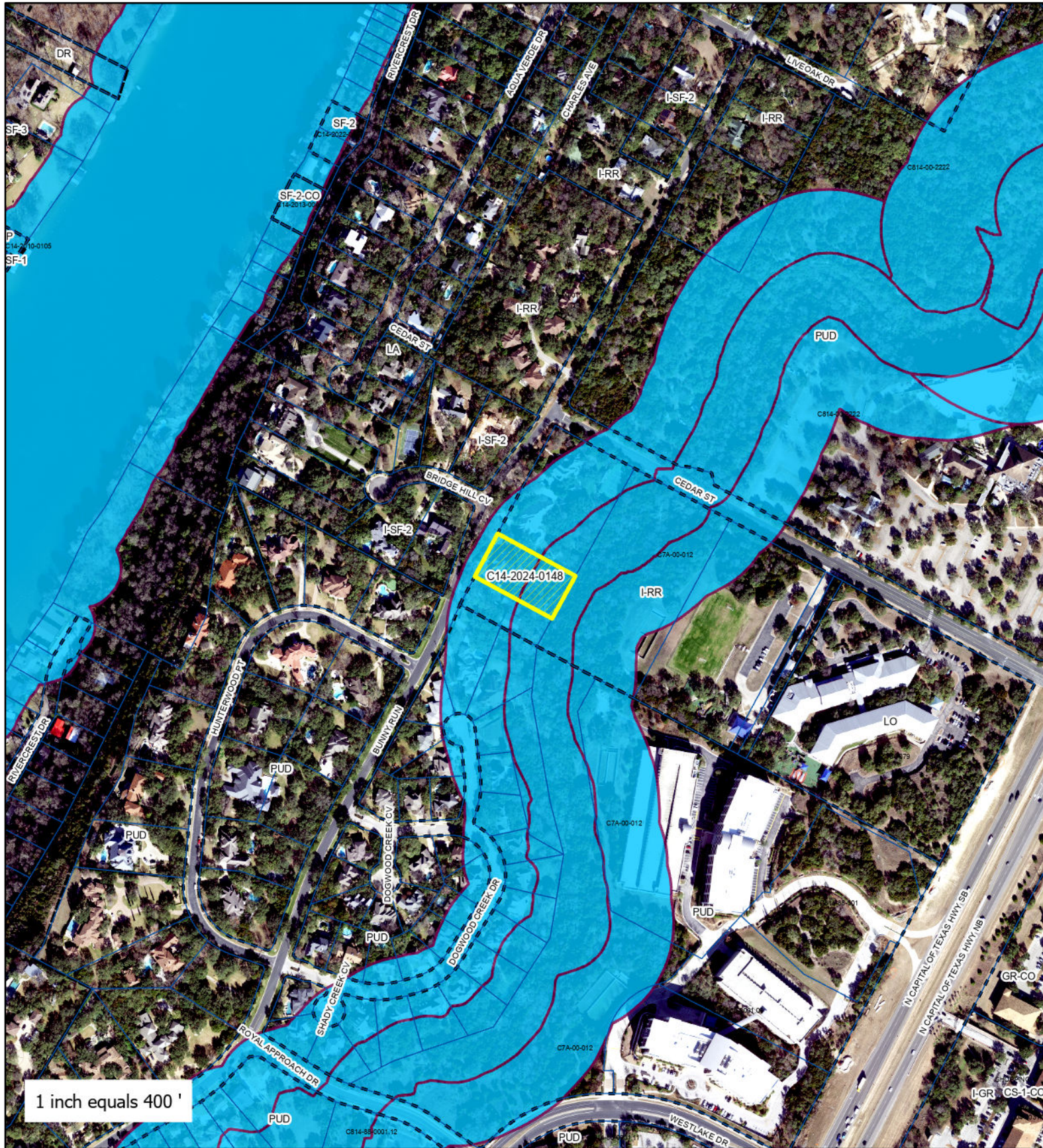
Exhibit A
1" = 400'

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.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







Created: 10/2/2024



1 inch equals 400'

4007 Bunny Run

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

ZONING CASE#: C14-2024-0148
 LOCATION: 4007 Bunny Run
 SUBJECT AREA: 1.3032 Acres
 MANAGER: Cynthia Hadri

