
RE: C14-2024-0148 - 4007 Bunny Run; District 10

From McDougal, Mike <Mike.McDougal@austintexas.gov>

Date Mon 11/18/2024 4:28 PM

To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Cc Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>

Cynthia,

LUR EV does not review and permit individual SF construction. LUR EV reviews SF subdivision applications (i.e, subdivision plats); including confirming that each proposed SF lot is buildable in compliance with LDC 25-8. If this property were submitted for a *subdivision application* to LUR EV under current Code, it would not be approved for the following reasons:

1. The property does not comply with LDC 25-8-452(B)(4), which states that duplex or single-family residential lots must have a minimum lot size of two acres. Per COA GIS, the property is about 1 acre in size and therefore does not comply with the minimum lot size requirement.
2. The property does not comply with LDC 25-8-452(C), which states that a lot that lies within a critical water quality zone must also include at least two acres in a water quality transition zone or uplands zone. Per COA GIS, the property is about 1 acre in size and therefore does not comply with the minimum lot size requirement.

The actual review and permitting of the SF construction is done at Residential Review. So I'd have to defer to COA Residential Review on whether they would permit additional SF construction on this lot. I am unable to specify whether Residential Review would allow additional construction on this lot.

Thanks,
Mike



Mike McDougal

Environmental Policy Program Manager
Development Services Department
6310 Wilhelmina Delco Dr., Austin, TX 75752
512-974-6380
mike.mcdougal@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

From: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Sent: Monday, November 18, 2024 3:57 PM
To: McDougal, Mike <Mike.McDougal@austintexas.gov>
Cc: Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>
Subject: Re: C14-2024-0148 - 4007 Bunny Run; District 10

Hi Mike,

Can you please respond to the question below from Commissioner Greenberg?

Best Regards,
Cynthia Hadri
Senior Planner | Current Planning
City of Austin, Planning Department
O: (512) 974-7620

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>
Sent: Monday, November 18, 2024 3:25 PM
To: Land Use Liaison <LandUseLiaison@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc: Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>
Subject: Re: C14-2024-0148 - 4007 Bunny Run; District 10

Ms. Hadri,

The map on page 8 in <https://services.austintexas.gov/edims/document.cfm?id=441157> makes it look like the entire property is in the creek buffer. Could you provide additional information to clarify whether building is even possible on this lot?

Betsy Greenberg

Scheduled Meeting Disclosure Information:

Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey:

<https://www.surveymonkey.com/r/BCVisitorLog>
