

ORDINANCE NO. 20250130-108

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 4007 BUNNY RUN AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) base district to single family residence large lot (SF-1) base district on the property described in Zoning Case No. C14-2024-0148, on file at the Planning Department, as follows:

1.029 acres of land, being a portion of LOT 36, LAKE SIDE ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 66, of the Plat Records of Travis County, Texas, being all of that tract of land conveyed by deed recorded in Volume 13077, Page 1674, of the Real Property Records of Travis County, Texas, said 1.029 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),


locally known as 4007 Bunny Run in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on February 10, 2025.

PASSED AND APPROVED

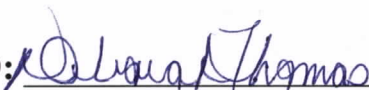
_____, January 30, 2025

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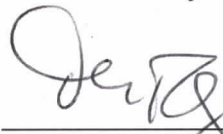
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

"EXHIBIT ____"

FIELD NOTE DESCRIPTION OF 1.029 ACRES OF LAND, BEING A PORTION OF LOT 36, LAKE SIDE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 66 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN (1.032 ACRE) TRACT OF LAND AS CONVEYED TO JAMES H. JOHNSTONE AND WIFE, KATHY A. JOHNSTONE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13077, PAGE 1674 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found at a point in the interior of Lot 36, Lake Side Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 66 of the Plat Records of Travis County, Texas, same being a point in the East right-of-way line of Bunny Run, also being the Northwest corner of that certain (1.032 acre) tract of land as conveyed to James H. Johnstone and wife, Kathy A. Johnstone by Warranty Deed with Vendor's Lien recorded in Volume 13077, Page 1674 of the Real Property Records of Travis County, Texas, and also being the Southwest corner of that certain (1.277 acre) tract of land as conveyed to John S. Grosso and Mary Jane Mitchell, Trustees of the John S. Grosso and Mary Jane Mitchell Revocable Trust by deed recorded in Document No. 2017147121 of the Official Public Records of Travis County, Texas and being the Northwest corner and the **PLACE OF BEGINNING** of the herein described tract;

THENCE leaving the East right-of-way line of Bunny Run and continuing through the interior of Lot 36, Lake Side Addition, with the common line of said (1.032 acre) Johnstone tract and said (1.277 acre) Grosso and Mitchell tract, **S 59 deg. 09'17" E 280.20 ft.** to a calculated point at the Northeast corner of said (1.032 acre) Johnstone tract, same being the Southeast corner of said (1.277 acre) Grosso and Mitchell tract, also being a point in the common line of Lot 36 and Lot 37, Lake Side Addition and being the Northeast corner of the herein described tract;

THENCE with the common line of Lot 36 and Lot 37, Lake Side Addition, and with the East line of said (1.032 acre) Johnstone tract, **S 30 deg. 57'30" W 160.00 ft.** to a ½" iron rod found at the Southeast corner of said (1.032 acre) Johnstone tract, same being the Northeast corner of that certain (0.258 acre) tract of land, identified as "Tract 2" as conveyed to Walker Lawrence Molinare and Sandy D. Molinare by deed recorded in Document No. 2021196770 of the Official Public Records of Travis County, Texas and being the Southeast corner of the herein described tract;

1.029 Acres

End of Page 1 of 2

1.029 Acres

Page 2 of 2

THENCE re-entering the interior of Lot 36, Lake Side Addition, with the common line of said (1.032 acre) Johnstone tract and said (0.258 acre) Molinare tract, **N 59 deg. 10'10" W 280.20 ft.** to a ½" iron rod found in the East right-of-way line of Bunny Run, at the Northwest corner of said (0.258 acre) Molinare tract, same being the Southwest corner of said (1.032 acre) Johnstone tract, and being the Southwest corner of the herein described tract;

THENCE with the East right-of-way line of Bunny Run and with the West line of said (1.032 acre) Johnstone tract, **N 30 deg. 57'30" E 160.07 ft.** to the **PLACE OF BEGINNING** and containing **1.029 acres** of land.

SURVEYED: July 18, 2024
PREPARED: September 27, 2024



Holt Carson
Registered Professional Land Surveyor No. 5166
see accompanying map: C1156042



TCAD Parcel: 01_3319_07_05
City of Austin Grid: F-28

Legend

- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- ⊗ Calculated Point
- ⊗ Cut "X" Found
- ◇—◇— Wrought Iron Fence
- x— Wire Fence
- //— Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)

SKETCH TO ACCOMPANY DESCRIPTION OF

1.029 ACRES OF LAND BEING A PORTION OF LOT 36, LAKE SIDE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 66 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT HAVING BEEN CONVEYED TO JAMES H. JOHNSTONE AND WIFE, KATHY A. JOHNSTONE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13077, PAGE 1674 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 4007 BUNNY RUN.

SURVEYED: July 18, 2024.
PREPARED: September 27, 2024.
BY

Holt Carson

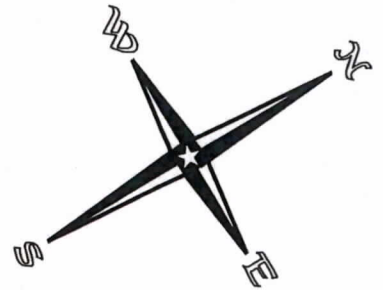


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(512) 442-0990

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Texas Licensed Surveying Firm Registration No. 10050700

SCALE 1" = 40'

BUNNY RUN (60' R.O.W.)
per Volume 2933 Page 102



BEARING BASIS

(N30°57'30"E 160.00')

(N30°57'30"E 160.07')

PLACE OF BEGINNING

Walker Lawrence Molinare and
Sandy D. Molinare
Document No. 2021196770

"Tract 2"
(0.258 Acres)

(1.277 Acres)
John S. Grosso and
Mary Jane Mitchell
Trustees of the John S. Grosso and
Mary Jane Mitchell Revocable Trust
Document No. 2017147121

(N59°10'10"W 280.20'
(N59°05'30"W 280.97')
(N60°16'51"W 280.74' per Doc. 2021196770)

**1.029 ACRE
SURVEYED**

(1.032 Acres)
**JAMES H. JOHNSTONE AND WIFE
KATHY A. JOHNSTONE**
Warranty Deed with Vendor's Lien
Volume 13077 Page 1674

LOT 33
ADDITION
VOLUME 3 PAGE 33

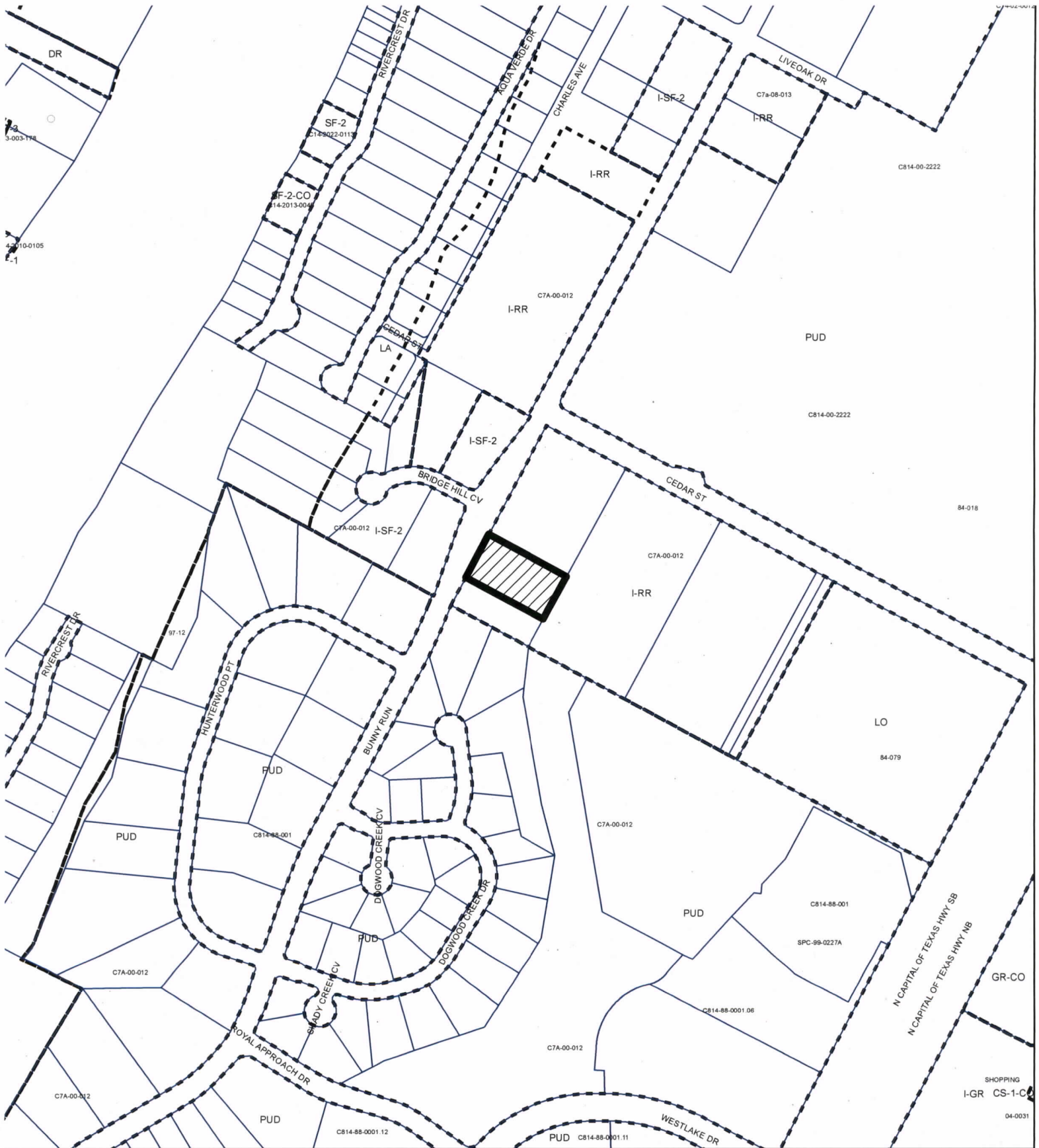
S30°57'30"W 160.00'
(S30°57'30"W 160.00')

(20.936)

Banes Independent School District
Volume 12083 Page 21.92

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ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0148



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.

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