

## 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](mailto: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: APPROVED THE APPLICANT'S REQUEST FOR SF-1.**  
*[R. PUZYCKI; F. DE PORTU - 2<sup>ND</sup>] (9-0) A. FLORES, L. STERN – ABSENT*

CITY COUNCIL ACTION:

**January 30, 2024:**

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  |
|-----|---|
|     | <b>Complete Community Measures *</b>  |
|     | <b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b>  |
|     | <b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.   |
|     | <b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.  |
|     | <b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.   |
|     | <b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.  |
| Y   | <b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Bridge Point Elementary School</b></li> </ul>   |
| Y   | <b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.3 miles to Bridge Point Elementary School Playground</b></li> </ul>   |
|     | <b>Connectivity and Health *:</b> 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.)   |
|     | <b>Housing Choice *:</b> 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. |
|     | <b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.   |
|     | <b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.  |

|   |  |
|---|--|
|   | <b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).  |
|   | <b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.   |
|   | <b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)   |
|   | <b>Workforce Development, the Economy and Education:</b> 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. |
|   | <b>Industrial Land:</b> Preserves or enhances industrial land.   |
| Y | <b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>   |
| 3 | <b>Number of “Yes’s”</b>   |

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](mailto: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].

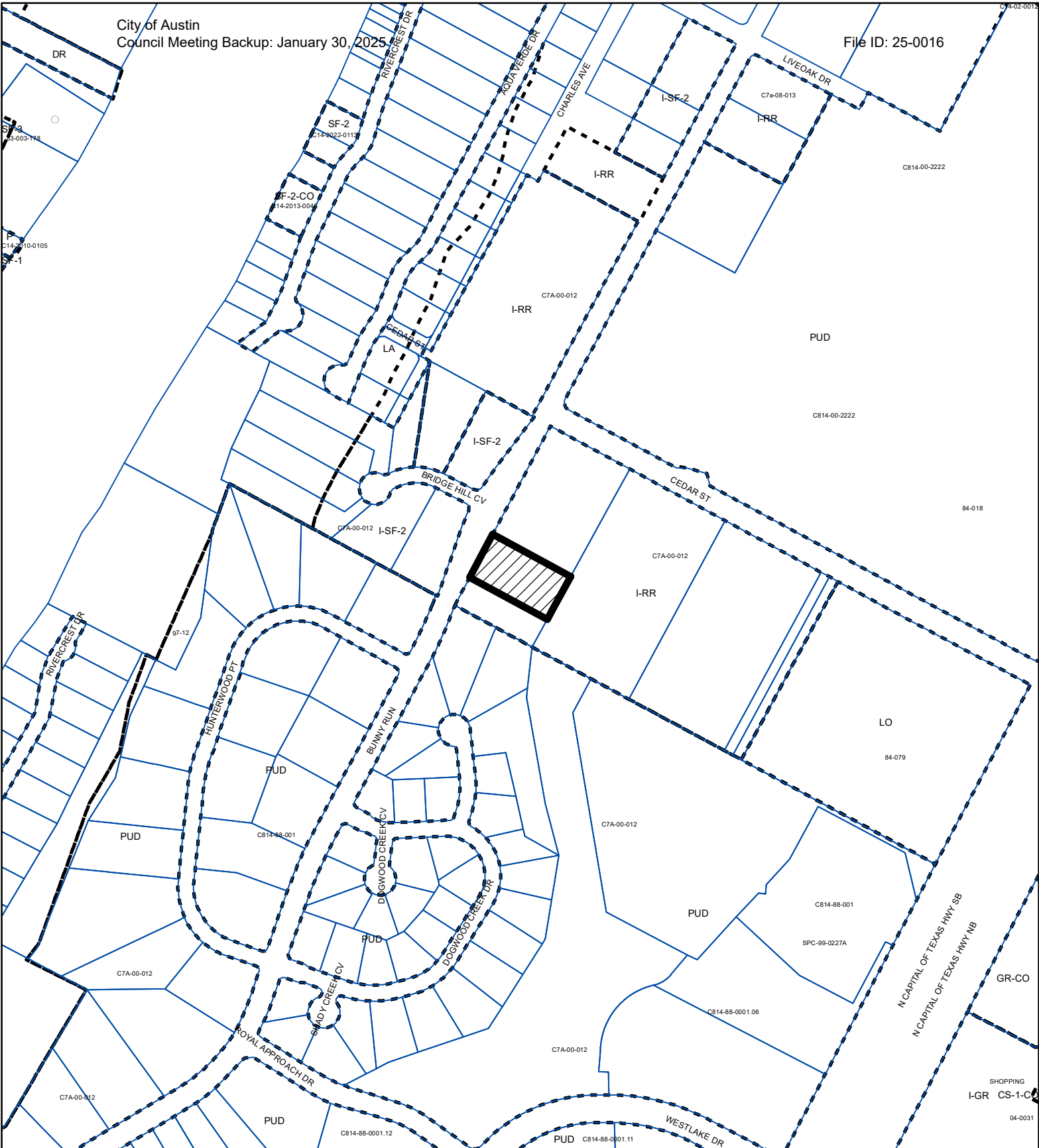
Existing Street Characteristics:

| 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
- C. Applicant’s Summary Letter
- Correspondence from Interested Parties



**ZONING**

ZONING CASE#: C14-2024-0148






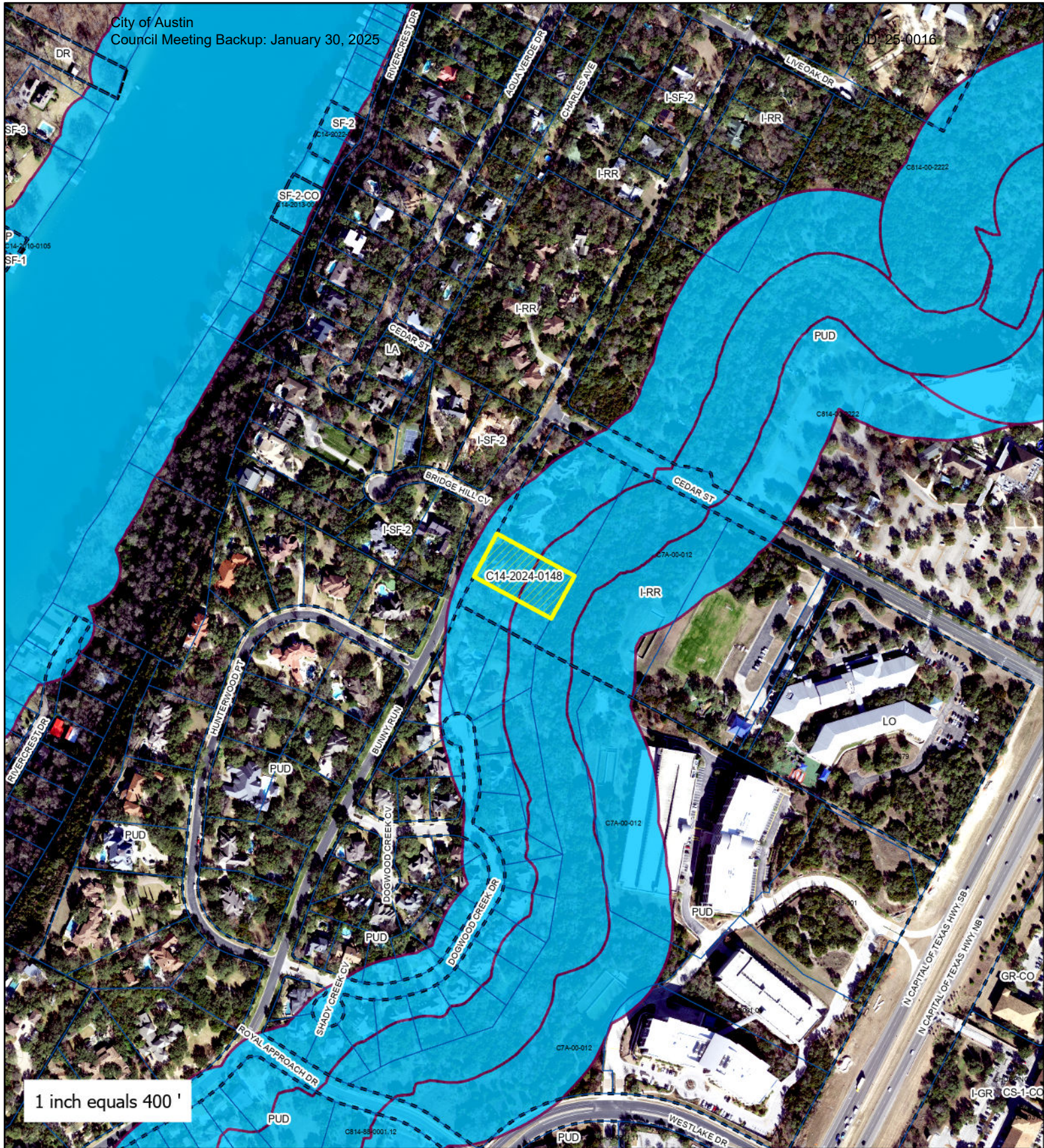
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

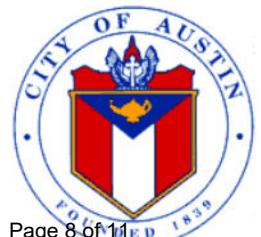




### 4007 Bunny Run

-  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







Outlook

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

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**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](mailto: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.*

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**From:** Greenberg, Betsy - BC <[bc-Betsy.Greenberg@austintexas.gov](mailto:bc-Betsy.Greenberg@austintexas.gov)>

**Sent:** Monday, November 18, 2024 3:25 PM

**To:** Land Use Liaison <[LandUseLiaison@austintexas.gov](mailto:LandUseLiaison@austintexas.gov)>; Smith, Hank - BC <[bc-Hank.Smith@austintexas.gov](mailto:bc-Hank.Smith@austintexas.gov)>;

Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)>

**Cc:** Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>; Thomas, Eric <[Eric.Thomas@austintexas.gov](mailto: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>

### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2024-0148  
Contact: Cynthia Hadri, 512-974-7620  
Public Hearing: November 19, 2024, Zoning and Platting Commission

Christy May  
Your Name (please print)

I am in favor  
 I object

6708 Bridge Hill Cove  
Your address(es) affected by this application (optional)

CSS  
Signature

11-18-24  
Date

Daytime Telephone (Optional): 512-567-4984

Comments: I am in support of this zoning change.

If you use this form to comment, it may be returned to:  
City of Austin, Planning Department  
Cynthia Hadri  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)