

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0041 (Olafsson Rezone)

DISTRICT: 6

ADDRESS: 12015 Buckner Road

ZONING FROM: DR

TO: MF-1

SITE AREA: 2.54 acres

PROPERTY OWNER: Hallur Olafsson & Lisa Feierstein

AGENT: Land Answers Inc. (Tamara Mitchell)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommendation is to grant MF-1, Multifamily Residence (Limited Density) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

June 3, 2025: Approved MF-1-CO zoning, with a conditional overlay to limit the property to two residential units (10-0, F. De Portu-absent); L. Stern-1st, B. Greenberg-2nd.

CITY COUNCIL ACTION:

July 24, 2025

ORDINANCE NUMBER:

ISSUES:

The day after the Zoning and Platting Commission meeting, the applicant e-mailed the staff to request that the City Council consider a change to the proposed conditional overlay to limit the property to a maximum of four (4) residential units, instead of the limit of two (2) residential units in the ZAP Commission's recommendation (*please see Exhibit E*).

A notice of a Code Violation for this property was sent certified mail to the owner on September 24, 2024. Case Number CV-2024-129660 concerns the following issues:

- 1) Austin City Code Section: Accessory Structures (§302.7) Description of Violation: I observed the wooden fence on the front of the property to be falling and leaning. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- 2) Austin City Code Section: Building Permit Requirement (§25-12-241 [2021 IRC R105.1]) Description of Violation: Observed the entire property to be demolished without a permit. Residential construction performed without required permit(s).
- 3) Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21) Description of Violation: I observed tall grass and weeds above 12 inches in height in the right of way as well as illegal dumping at the entrance of the property. An owner, tenant, resident or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly or unsanitary matter.

These violations are currently active (*please see Exhibit C*).

CASE MANAGER COMMENTS:

The property in question is a vacant 2.54 acre tract of land that is located on Buckner Road, a Level 1/Residential Collector or Local roadway. The property to the north is undeveloped and zoned DR, Development Reserve. The lots to the south are zoned DR and contain single-family residences. To the west, there is undeveloped land. The tracts of land to the east are zoned DR and LO-MU-CO and contain a single family residence, undeveloped land and a detention pond. Across Buckner Road to the southeast, there is a vacant lot that currently has vehicle storage zoned GR that contains a for sale sign. In this request, the applicant is asking to rezone the site under consideration to the MF-1 district to redevelop this lot with four residences due to watershed regulations. This property is located in the Lake Travis watershed and is classified as Water Supply Rural. According to the applicant, the gross area of this property is 2.5389 acres, but the net site area is only approximately 57,000 square feet. The city code states that for a one-family residential use you can only build one unit per 2 acres of net site area. This site only has approximately 1.31 acres of net site area. However, if the property is zoned MF-1, the Code allows for a build on 20% of the net site area, or approximately 11,400 square feet of impervious cover. If the zoning of this property is anything less than the MF-1 district, a variance will be required to build even one home on the property.

The staff recommends MF-1, Multifamily Residence-Limited Density district, zoning. The property meets the intent of the MF-1 designation as this district is appropriate for residential neighborhoods and will act as a buffer between single-family neighborhoods and higher

intensity uses and zoning to the east along Buckner Road. There is currently a transition from the commercial zoning at the intersection of FM 620 Road and Buckner Road, to the office zoning and the residential zoning located along Buckner Road as it nears a terminus to the west.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

- 1. The proposed zoning is consistent with the purpose statement of the district sought.*

Multifamily Residence (Limited Density) district is intended to accommodate multifamily use with a maximum density of up to 17 units per acre, depending on unit size. This district is appropriate for residential neighborhoods having a mixture of single-family and multifamily uses, as a buffer between single-family neighborhoods and higher intensity uses, and in selected areas where limited density multifamily use is desirable.

- 2. The proposed zoning should promote consistency and orderly planning.*

Buckner Road has a mixture of uses, from single-family, office, warehousing, storage automotive sales and automotive repair. The staff recommends MF-1 zoning to provide for a transition down in the intensity of uses permitted along Buckner Road to the west. MF-1 zoning will allow for housing options at this location.

- 3. The proposed zoning should allow for a reasonable use of the property.*

Given the mixed character of the area and the watershed regulations, the staff believes that MF-1 zoning will allow for a fair and reasonable use of the site. The properties to the north, west and east are zoned DR and LO-MU-CO respectively, which permit residential uses. There are established single family residential homes (verified by TCAD property records) to the east and south on Buckner Road as it nears a terminus to the west. These uses were developed prior to annexation in 1986.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Vacant
<i>North</i>	DR, County	Undeveloped Area
<i>South</i>	DR	Single Family Residences, Undeveloped
<i>East</i>	County, LO-MU-CO, GR	Undeveloped, Single-Family Residence, Detention, Undeveloped Area, Auto Sales (Volvo)
<i>West</i>	DR	Undeveloped

WATERSHED: Lake Travis

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
Leander ISD Population and Survey Analysts
TNR BCP – Travis County Natural Resources

SCHOOLS: Leander I.S.D.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0040 (New Lot: 11833 Buckner Road)	SF-3 to GR	6/02/2020: Approved staff's recommendation to deny the rezoning (8-2, H. Smith, B. Evans-No); A. Aguirre-1st, D. King-2nd.	7/30/2020: Approved GR zoning by consent on 1st reading only (11-0) 8/27/2020: Approved GR zoning by consent on 2nd/3rd readings (11-0); D. Garza-1st, L.Pool-2nd.
C14-2018-0092 (11900 Buckner Road)	GR-MU-CO, SF-6-CO to GR-MU-CO, LO-MU-CO	11/20/18: Approved staff's recommendation of GR-MU-CO zoning for Tract 1 and LO-MU-CO zoning for Tract 2, with NTA conditions, by consent (8-0; D. Breithaupt, J. Kiolbasa and A. Tatkow-absent); B. Evans-1 st , D. King-2 nd .	12/13/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20181213-075 for GR-MU-CO zoning for Tract 1 and LO-MU-CO zoning for Tract 2, with conditions was approved on Council Member Alter's motion, Council Member Casar's second on a 9-0 vote. Mayor Adler was off the dais. Council Member Renteria was absent.
C14-2018-0076 (Sam's Auto Shop, Part 2: 11815 Buckner Road)	SF-2, GR to GR	8/07/18: Approved the staff's recommendation for GR zoning by consent (8-0, D. Breithaupt-arrived late, B. Evans-absent); S. Lavani-1 st , A. Denkler-2 nd .	8/30/18: Approved GR zoning on all 3 readings by consent (11-0); L. Pool-1 st . P. Renteria-2 nd .
C14-2017-0041 (Sam's Auto Shop: 11815 Buckner Road)	SF-2 to GR	6/06/17: Approved staff's recommendation of GR zoning on consent (10-0, D. Breithaupt-absent); Aguirre-1 st , S. Lavani-2 nd .	8/03/17: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20170803-106 for community commercial (GR) district zoning was approved on Council Member Garza's motion, Council Member Casar's second on an 11-0 vote.
C14-2014-0082 (Stokes Ranch:	Tract 1: SF-2 to GR-MU and	7/15/14: Approved staff's recommendation of GR-MU-CO zoning for Tract 1 and SF-6-CO	8/07/14: Approved CS-CO zoning by consent on 1 st reading only (7-0); B. Spelman-1 st ,

11900 Buckner Road)	Tract 2: DR to SF-6	zoning for Tract 2, with a CO to limit the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 25 feet of right-of-way from the existing centerline of Buckner Road, by consent (5-0, C. Banks & S. Compton-absent); P. Seeger-1 st , R. McDaniel-2 nd .	M. Martinez-2 nd . 10/16/14: Approved GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2 on consent on Mayor Pro Tem Cole's motion, Council Member Morrison's second on a 7-0 vote.
C14-2010-0152 M&S Project #2: 10601 N. FM 620 Road)	LR-CO to CS-1	10/05/10: Approved the CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day per Ordinance No. 010125-14; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses (7-0); S. Baldrige-1 st , P. Seeger-2 nd .	10/28/10: Approved CS-1-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2008-0199 (Time Warner 620 HUB: 11827 Buckner Road)	DR to LO-CO	10/31/08: Approved staff rec. of LO-CO zoning by consent (4-0)	12/02/08: Approved LO-CO zoning (6-0); all 3 readings
C14-04-0207 (ECO Resources: 9511 North FM 620 Road)	I-RR to Tract 1: P and Tract 2: GO	2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to: 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles), 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1 st , J. Gohil-2 nd .	3/03/05: Approved P-CO for Tract 1, GO-CO for Tract 2, and RR-CO for Tract 3(7-0); all 3 readings
C14-04-0197 (Buckner: 11833 Buckner Road)	DR to CS* * Amended request to SF-3 on 1/03/05	3/29/05: Approved staff rec. of SF-3 zoning by consent (7-0)	5/12/05: Approved SF-3 zoning (7-0); 1 st reading 6/23/05: Approved SF-3 zoning; 2 nd /3 rd readings
C14-04-0183 (Escalon at Canyon Creek Apartments: 9715 North FM 620 Road)	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings

		additional condition for a 568 unit limit for the site (9-0)	
C14-04-0137 (Estates at Canyon Creek: 9501 North FM 620 Road)	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035 (Eppright 12-Acre Tract: 9300-9800 Block of North FM 620 Road)	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003 (Canyon Creek West Section Three: 9800-9920 Block of Savannah Ridge Drive)	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002 (Canyon Creek West Section One: 10012-10129 Braybrook Drive)	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-02-0154 (McDougal 620 Property: Windy Ridge Road at North FM 620 Road)	SF-2, DR to CS-CO	1/28/03: Approved W/LO-CO zoning with conditions of: • Limiting trips to 2,000 per day; • 50' vegetative buffer along the western property line; • 20' buffer along the southern property line; • Prohibit access on the western property line, with the exception of emergency access; • Only 2 access points on the southern property line; • Restrict semi-trucks, 3 axles or more to Windy Ridge entrance. Vote: (7-1, J.P.-Nay, J.D.-absent); K.J.-1 st , M.W.-2 nd .	3/20/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 1 st reading only 3/25/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 2 nd reading 1/27/05: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 3 rd reading
C14-00-2122 (M & S Corner: North FM 620 Road)	RR to CS-1-CO for Tract 1 and LR-CO for Tracts 2 & 3	9/12/00: Approved LR-CO zoning for Tracts 1, 2, & 3 with following conditions: 1) Limit vehicle trips to 2,000 per day for Tracts 1&2; 2) Limit vehicle trips to 3,223 per day for Tract 3; 3) Property owner shall have a 10-foot setback with a	10/12/00: Approved Planning Commission rec. of LR-CO, with conditions (7-0); 1 st reading 11/30/00: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, prohibiting cocktail

		vegetative buffer and hooded lights; 4) Garbage pickup shall be from 6-10 p.m.; 5) Construct an 8 foot fence (7-0, B.B. & S.A.-absent); S.L.-1 st , B.H.-2 nd .	lounge use (7-0); 2 nd reading 1/25/01: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, with the following conditions: 1) A 10-foot building setback along the east property line; 2) Limit vehicle trips to 2,000 per day for Tracts 1&2; 3) Limit vehicle trips to 3,223 per day for Tract 3; 4) Prohibit the following uses on Tract 1: Adult Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Business or Trade School, Business Support Services, Campground, Cocktail Lounge, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communication Services, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Services, Monument Retail Sales, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Research Services, Restaurant (General), Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Limited Warehousing and Distribution, Maintenance and Service Facilities (7-0); 3 rd reading
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RELATED CASES:

Annexation Ordinance No. 860109-C

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 12015 BUCKNER ROAD. C14-2025-0041. Project: Olaffson Rezone. 2.54 acres from DR to MF-1. Existing: vacant. Proposed: single family residential (1 unit).

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.
	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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
0	Number of "Yes's"

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis 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

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development with MF-1 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 § 25-1-609, 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 except for residential only projects with up to 4 units.

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

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 58 feet of right-of-way for Buckner Road. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Buckner Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Buckner Road	Level 1	58 feet	N/A TBD Currently private Rd	Approx 21 feet	No	No	No

Water Utility

No comments on zoning change.

FYI: The property is in the City's service area for water and wastewater; however, service is not to the site. If City water and wastewater service is desired or required, the landowner must obtain approval of a Service Extension Request to obtain service from the City. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov. Austin Water

reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

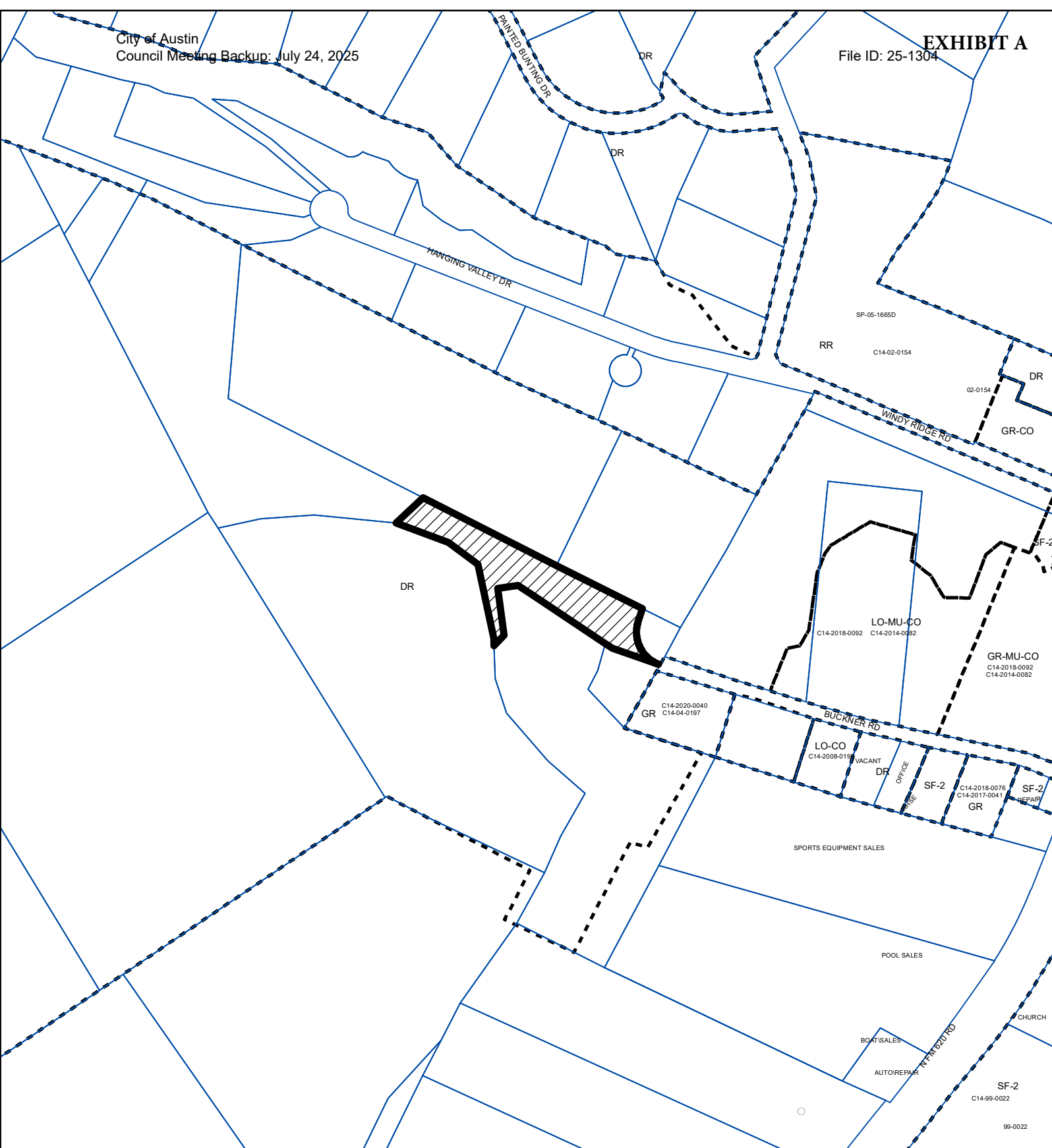
Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required. City Council approval of the SER is required due to the property's location within the Drinking Water Protection Zone and outside the full purpose corporate limits (LDC 25-9-35). For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.




If City water and wastewater service is utilized, all new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

If City water and wastewater service is utilized, all water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Code Violation Information
- D. Property Survey
- E. Applicant's Request for a Change to the Proposed Conditional Overlay



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

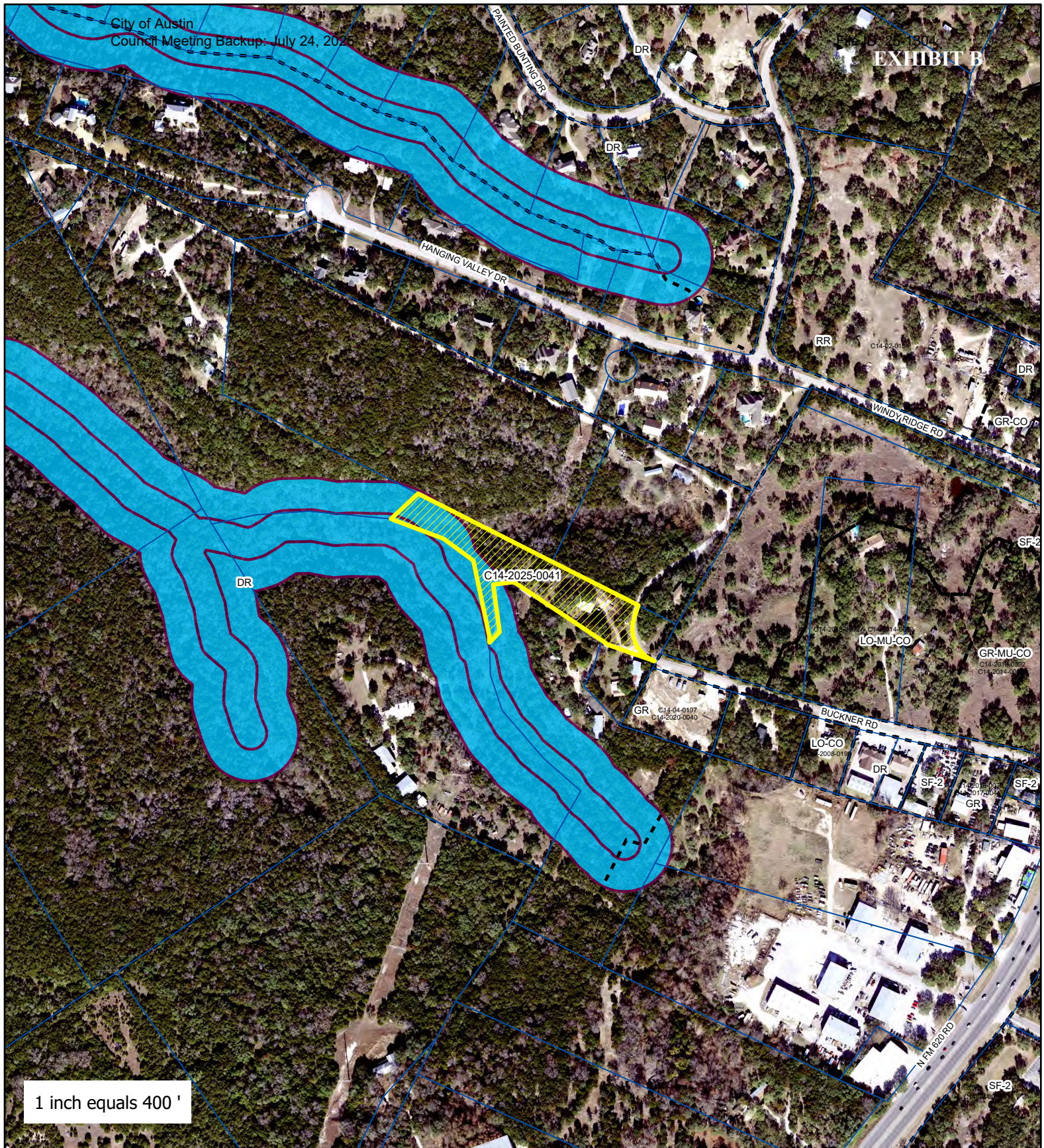
ZONING

ZONING CASE#: C14-2025-0041

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.





Olaffson Rezone



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

ZONING CASE#: C14-2025-0041
LOCATION: 12015 Buckner Rd
SUBJECT AREA: 2.54 Acres
MANAGER: Sherri Sirwaitis





NOTICE OF VIOLATION

Case Number: CV-2024-129660
via Certified Mail #7021 1970 0000 4379 3067

September 24, 2024

FEIERSTEIN LISA & HALLUR OLAFSSON
12015 BUCKNER ROAD
AUSTIN TX 78726 1720

RE: 12015 BUCKNER RD AUSTIN TX 78726
Locally known as 12015 BUCKNER RD AUSTIN TX 78726
Legally described as ABS 467 SUR 540 KING W A ACR 2.505
Zoned as DR
Parcel Number 0172280120

Dear FEIERSTEIN LISA & HALLUR OLAFSSON:

The City of Austin Development Services Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512) 949-0966 or gabriel.martinez@austintexas.gov. Please reference **case number** CV-2024-129660. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact DSD Code Connect line at (512) 974-CODE (2633) or DSDCodeConnect@austintexas.gov.

Para obtener más información, llame al (512) 949-0966 o enviar un correo electrónico a gabriel.martinez@austintexas.gov. Por favor, consulte **caso número** CV-2024-129660. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con DSD Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico DSDCodeConnect@austintexas.gov.

Sincerely,

Gabriel Martinez, Code Inspector B City of Austin Development Services Department



For assistance, contact:
512-974-CODE (2633)
DSDCodeConnect@austintexas.gov

Date of Notice: September 24, 2024

Code Officer: Gabriel Martinez

Case Number: CV-2024-129660

Property Address: 12015 BUCKNER RD AUSTIN TX 78726
Locally known as 12015 BUCKNER RD AUSTIN TX 78726
Zoned as DR

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: STRUCTURE MAINTENANCE

Austin City Code Section: Accessory Structures (§302.7)

Description of Violation: I observed the wooden fence on the front of the property to be falling and leaning. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Date Observed: 09/24/2024

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Remove or repair the fence so that it is structurally sound and not falling or leaning.

Notes: If the corrective action requires a permit the permit is issued by the Development Services Department. For resources and contact information, please visit www.austintexas.gov/dsd or call 311.

An inspection on any required permits will need to be conducted before the above code violation(s) can be closed. Please visit www.austintexas.gov/page/building-inspections or call 311 for information on how to schedule an inspection.

Appeal: Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain **all** of the following information:

- a brief statement as to why the violation is being appealed
- any facts that support the appeal
- a description of the relief sought
- the reasons why the appealed notice or action should be reversed, changed, or set aside
- the name and address of the appellant

An appeal may be delivered in person to our office located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **Building and Standards Commission, c/o Development Services Department Code Compliance, P.O. Box 1088 Austin, Texas 78767.**

Violation Type: LAND USE

Austin City Code Section: Building Permit Requirement (§25-12-241 [2021 IRC R105.1])

Description of Violation: Observed the entire property to be demolished without a permit. Residential construction performed without required permit(s).

Date Observed: 09/24/2024

Timeframe to Comply: 14 Day(s)

Recommended Resolution: Obtain all required permits and submit plan review for demolished vacant lot.

Notes: For permit violations, if the corrective action requires a permit, the permit is issued by the Development Services Department. For resources and contact information, please visit www.austintexas.gov/dsd or call 311.

Violation Type: PROPERTY ABATEMENT

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)

Description of Violation: I observed tall grass and weeds above 12 inches in height in the right of way as well as illegal dumping at the entrance of the property. An owner, tenant, resident or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly or unsanitary matter.

Date Observed: 09/24/2024

Timeframe to Comply: 7 Day(s)

Recommended Resolution: Mow the right of way to below 12 inches in height and maintain thereafter. Remove all trash and debris being dumped on the entrance of the property.

Notes: Failure to correct this condition by the above deadline may result in City action to clean the property at your expense. **Should another violation occur within one year of the date of this notice, the City may take action to clean the property without further notice to you and at your expense.**

Appeal: An owner may appeal a notice of violation issued under this article by filing a written statement with the director of the designated department not later than the seventh day after the notice is given. An owner may only appeal on the following grounds:

- (1) The notice was not properly served; or
- (2) A violation did not exist on the property on the date the notice was issued.

An appeal may be delivered in person to the Development Services Department Code Compliance located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

IMPORTANT INFORMATION

Failure to Correct

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.
- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

Ownership Information

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Development Services Department office no later than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at www.austintexas.gov/code-resources, or at the office at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752. The completed affidavit should be mailed to: **City of Austin Development Services Department, P.O. Box 1088, Austin, Texas 78767.**

Complaints

You may file a written complaint or commendation regarding a Development Services Department Code Compliance Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

Language Access
















Free language assistance services are available to you. Call 1-512-974-2633.

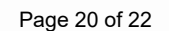
<p>Español (Spanish)</p>	<p>ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-512-974-2633.</p>
<p>한국어 (Korean)</p>	<p>주의: 한국어를 사용하시는 경우, 언어 지원 서비스를 무료로 이용하실 수 있습니다. 1-512-974-2633 번으로 전화해 주십시오.</p>
<p>中文 (Chinese)</p>	<p>注意：如果您使用繁體中文，您可以免費獲得語言援助服務。請致電 1-512-974-2633。</p>
<p>中文 (Simplified Chinese)</p>	<p>注意：如果您讲中文，则可以免费使用语言帮助服务。拨打1-512-974-2633.</p>
<p>Tiếng Việt (Vietnamese)</p>	<p>CHÚ Ý: Nếu bạn nói Tiếng Việt, có các dịch vụ hỗ trợ ngôn ngữ miễn phí dành cho bạn. Gọi số 1-512-974-2633.</p>
<p>اردو (Urdu)</p>	<p>خبردار: اگر آپ اردو بولتے ہیں، تو آپ کو زبان کی مدد کی خدمات مفت میں دستیاب ہیں۔ 1-512-974-2633. کال کریں</p>
<p>العربية (Arabic)</p>	<p>ملحوظة: إذا كنت تتحدث اذكر اللغة، فإن خدمات المساعدة اللغوية تتوافر لك بالمجان. اتصل 1-512-974-2633 برقم</p>
<p>မြန်မာ (Burmese)</p>	<p>သတိပြုရန် - အကယ်၍ သင်သည် မြန်မာစကားကို ပြောပါက၊ ဘာသာစကား အကူအညီ၊ အခမဲ့၊ သင်အတွက် စီစဉ်ဆောင်ရွက်ပေးပါမည့်။ ဖုန်းနံပါတ် 1-512-974-2633 သို့မူ ခေါ်ဆိုပါ။</p>
<p>Français (French)</p>	<p>ATTENTION : Si vous parlez français, des services d'aide linguistique vous sont proposés gratuitement. Appelez le 1-512-974-2633.</p>
<p>हिंदी (Hindi)</p>	<p>ध्यान दें: यदि आप हिंदी बोलते हैं तो आपके लिए मुफ्त में भाषा सहायता सेवाएं उपलब्ध हैं। 1-512-974-2633 पर कॉल करें।</p>

Community Resources | Recursos Comunitarios

The Development Services Department Code Compliance aims to bring our communities to a safe standard for Austin residents and visitors. The following resources are available to help Austin residents resolve potential hazards.

La Unidad de Cumplimiento de Códigos del Departamento de Servicios de Desarrollo tiene como objetivo llevar a nuestras comunidades un estándar seguro para los que viven y visitan Austin. Los siguientes recursos están disponibles para ayudar a los residentes de Austin a resolver posibles peligros

General Information Información General		
Austin 3-1-1  3-1-1  austintexas.gov/department/311	A single point of contact for every City department 24 hours a day, 7 days a week	<i>Un punto de contacto para cada departamento de la ciudad disponible 24 horas del día, 7 días de la semana</i>
Austin 2-1-1  2-1-1  877-541-7905  www.211texas.org	Information from state and local health and human services programs, 24 hours a day 7 days a week.	<i>Información de programas estatales y locales de salud y servicios humanos, 24 horas del día los 7 días de la semana</i>
United Way / Connect ATX  www.unitedwayaustin.org/connectatx	Free or reduced cost services like medical care, food, job training and more	<i>Servicios gratuitos o de costo reducido como atención médica, alimentos, capacitación laboral y más</i>
Housing Vivienda		
Housing Department Departamento de Vivienda  512-974-3100  austintexas.gov/department/housing	Housing and community development services to eligible residents	<i>Servicios de vivienda y desarrollo comunitario a personas elegibles</i>
Building and Strengthening Tenant Action (BASTA) Buscando Acción y Solidaridad que Transforme el Arrendamiento  512-522-9984  bastaaustin.com/	Helps renters work with neighbors to improve living conditions via tenant organizing	<i>Ayuda a los inquilinos a trabajar con los vecinos para mejorar las condiciones de vida a través de la organización de inquilinos</i>
Texas RioGrande Legal Aid (TRLA)  833-329-8752  trla.org Austin Tenants Council Project Proyecto del Consejo de Inquilinos de Austin  512-474-6000  512-474-1961  trla.org/atc	<u>TRLA:</u> Free civil legal services for residents and migrant/seasonal workers. TRLA public defender programs represent low-income and indigent people in various areas of the law. <u>Austin Tenants Council Project:</u> Protects tenant's rights and educates the community on fair, decent housing.	<u>TRLA:</u> Servicios legales civiles gratuitos a los residentes y a trabajadores migrantes/estacionales. Programas de defensa pública de TRLA representan a personas indigentes y de bajos ingresos en una variedad de áreas de la ley. <u>El Proyecto del Consejo de Inquilinos de Austin:</u> Protege los derechos de inquilinos y educa a la comunidad sobre la vivienda justa y decente.



From: [Land Answers](#)
To: [Sirwaitis, Sherri](#)
Subject: Buckner Rezoning - CO limits
Date: Wednesday, June 4, 2025 2:04:36 PM

External Email - Exercise Caution

Sherri,

Following the Zoning and Platting Commission's recommendation to limit this property to two residences, the property owners met with me to express their concerns.

I want to remind you that this is a 2.54 acre tract located adjacent to multiple tracts that are zoned GR, and the site development will be limited to 11,400 square feet of impervious cover by the Comprehensive Watersheds Ordinance.

The property owners are a married couple. Hallur is from Iceland, and has extended family there. Lisa is from New Jersey, and also has extended family there. They have always proposed two small main residences, one for Hallur and Lisa, one for Hallur's father, and two smaller guest homes. When relatives visit, it will be many people at once, and they will likely stay for 2 to 3 months on each visit. The limitation of two units will create a hardship for this family.

With only 11,400 square feet of impervious cover to work with, they were assuming that 5,700 square feet would be designated for driveways and patios, and the combined house footprints would utilize the remaining 5,700 square feet. This equates to two houses with 2,000 square foot footprints, and two guest houses with 850 square foot footprints. This is not an "empire" on 2.54 acres!

These folks understand the necessity for long-term guests to have their own independent space, so long-term stays do not turn into nightmares.

Therefore, please note that we are requesting the City Council to adjust the conditional overlay limit from 2 residences to 4 residences.

Thank you,

Jim Wittliff
President

Land Answers, Inc.

3809 S Congress, Suite 123
Austin, TX 78704
512-228-6022

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please

report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at
"cybersecurity@austintexas.gov".