

## **SECOND/THIRD READINGS SUMMARY SHEET**

CASE: C14-2024-0169 (Zimmerman SF North)

DISTRICT: 10

ADDRESS: 11300 Zimmerman Lane

APPLICANT: Barbara Allen Agnew and Brian Matthew Smith

AGENT: Jackson Walker LLP (Pamela Madere)

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

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property known as 11300 Zimmerman Lane from development reserve (DR) district zoning to townhouse and condominium residence-conditional overlay combining (SF-6-CO) district zoning.

PREVIOUS CITY COUNCIL ACTION:

May 22, 2025: Approved SF-6-CO by consent on 1st reading only (11-0); Z. Qadri-1st, R. Alter-2nd.

ISSUES: N/A

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2024-0169 (Zimmerman SF North) DISTRICT: 10

ADDRESS: 11300 Zimmerman Lane

ZONING FROM: DR

TO: SF-6

SITE AREA: 4.97 acres

PROPERTY OWNER: Barbara Allen Agnew and Brian Matthew Smith

AGENT: Jackson Walker LLP (Pamela Madere)

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

STAFF RECOMMENDATION:

**Staff recommends SF-6, Townhouse and Condominium Residence district, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 18, 2025: Postponed to March 18, 2025 at the applicant's request by consent (8-0, S. Boone, D. Fouts and T. Major-absent); R. Puzycki-1st, A. Flores-2nd.

**March 18, 2025: Approved SF-6-CO zoning, with conditional overlay to limit the property to a maximum of 4 units per acre (Vote: 6-2-1, F. Portu and L. Stern-No, D. Fouts-abstain, C. Thompson, R. Puzycki and W. Floyd-absent); B. Greenberg-1st, C. Tschoepe-2nd.**

CITY COUNCIL ACTION:

April 24, 2025: Granted neighborhood postponement request to May 8, 2025 on consent (11-0); J. Vela-1st, V. Fuentes-2nd.

May 8, 2025: Postponed to May 22, 2025 at the neighborhood's request by consent (11-0); M. Siegel -1st, P. Ellis-2nd.

**May 22, 2025: Approved SF-6-CO by consent on 1st reading only (11-0); Z. Qadri-1st, R. Alter-2nd.**

**June 5, 2025**

ORDINANCE NUMBER:

## ISSUES:

On May 5, 2025, the neighbors filed a petition in opposition to any category other than DR zoning. The staff reviewed the petition and it is currently invalid at currently stands at 0 % (*please see Petition Information - Exhibit D*).

## CASE MANAGER COMMENTS:

The property in question is a 4.97 acre tract of land that is developed with a single-family residence, with a separate garage structure, that takes access to Zimmerman Lane. The properties to the north are developed with a single-family residence and undeveloped land and are zoned SF-2, DR and LO respectively. To the south, across Zimmerman Lane there is an undeveloped tract of land zoned DR. To the east, along Zimmerman Lane, there are townhouse/condominium residences and single-family residences zoned SF-6-CO. At the terminus of Zimmerman Lane, there is undeveloped property zoning SF-1. The property to the west, was zoned MF-2-CO through zoning case C14-2022-0044 and is currently undeveloped. At the northeast corner of N. FM 620 Road, there is a convenience storage/vehicle storage use (Longhorn Boat & Camper Storage) zoned SF-2 that was constructed prior to annexation by the city.

The applicant in this case is requesting to rezone this site from DR, Development Reserve District, zoning to SF-6, Townhouse and Condominium Residence district, zoning to redevelop the property with single-family/condominium uses. This tract of land fronts onto Zimmerman Lane, a twenty foot wide collector street that dead ends into a cul-de-sac. Originally, Zimmerman Lane was projected to connect with Forsythia Drive, to the east, as part of the Arterial 8 extension. Arterial 8 (Forsythia Drive) was planned to be a ninety-foot arterial roadway that was to connect Loop 360 to Yaupon Drive. The City of Austin has deleted the plans to construct Arterial 8, due in part to BCCP issues and because of the City's purchase of the Stennis Tract. Zimmerman Lane is a county roadway that was annexed by the city of Austin in 1997. There are no planned improvements for this portion of Zimmerman Lane and there will not be a traffic light constructed at the intersection of Zimmerman Lane and F.M. 620 because there is already a light at the intersection of Parke Drive and F.M. 620, to the north. Parke Drive and Zimmerman Lane will not be aligned in the future.

The staff recommends SF-6 zoning for the property in question because the proposed zoning is consistent with the previous City Council approved SF-6-CO zoning along Zimmerman Lane to the east. There are existing townhouse residences located to the south and east of this site. While there is undeveloped MF-2-CO zoning to the west of this tract, that property is limited to 32 dwelling units and the site development regulations for townhouse and condominium residence (SF-6) district shall apply, unless a site plan approved by the City of Austin permits vehicular access from the Property to a Texas Department of Transportation authorized access point on FM 620 through an adjacent property or a connecting street other than Zimmerman Lane. In addition, the multifamily complex to the south (Elwood at Lake Travis) that is zoned MF-2 and PUD also takes access to FM 620 Road, not Zimmerman Lane. SF-6 zoning will permit the addition of moderate density residential units on this Level 2/ 20-25-foot-wide roadway.

BASIS OF RECOMMENDATION:

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

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

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

The proposed SF-6 zoning would be consistent with the SF-6-CO zoning located to the east along Zimmerman Lane and the existing townhouse development located directly to the east of this site.

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

SF-6 zoning will permit the addition of moderate density residential units on this Level 2 roadway. The proposed SF-6 zoning will allow for new housing opportunities in this area of the city near an educational institution, Concordia University, which is located on FM 620 to the north and supporting retail services, Four Points Centre, to the south.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Single-Family Residence
<i>North</i>	SF-2, DR and LO	Single-Family Residence, Undeveloped
<i>South</i>	DR	Undeveloped
<i>East</i>	SF-6-CO	Townhouses (The Woods at Four Points), Single-Family Residences
<i>West</i>	MF-2-CO	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Bull Creek

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.,  
Austin Lost and Found Pets,  
Bull Creek Foundation,  
Canyon Creek H.O.A.,  
Friends of Austin Neighborhoods,

Leander ISD Population and Survey Analysts,  
Long Canyon Homeowners Assn.,  
Long Canyon Phase II & III Homeowners Assn Inc.,  
Mountain Neighborhood Association (MNA),  
Neighborhood Empowerment Foundation,  
River Place HOA,  
SELTexas,  
Save Our Springs Alliance,  
Sierra Club, Austin Regional Group,  
TNR BCP - Travis County Natural Resources

SCHOOLS: Leander I.S.D.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0044 (The Zimmerman: 11400 Zimmerman Lane)	DR to MF-3	6/21/22: Approved SF-6-CO zoning, with a conditional overlay to limit development to a maximum of 32 residential units on the property (7-4, C. Acosta, N. Barrera-Ramirez, L. Stern and H. Smith-no); B. Greenberg-1st, J. Kiolbassa.	12/01/22: Approved MF-2-CO zoning by consent on 3rd reading (11-0); L. Pool-1st, P. Renteria-2nd.  11/15/22: Approved MF-2-CO district by consent on 2nd reading (Vote: 7-0, K. Tovo, P. Renteria-off the dais and S. Adler and M. Kelly-absent); L. Pool-1st, P. Ellis-2nd.  11/03/22: To approve MF-2-CO district by consent on 1st reading, and to amend Part 2 of the ordinance to add the following language to the conditional overlay: Development of the Property is limited to 32 dwelling units and the site development regulations for townhouse and condominium residence (SF-6) district shall apply, unless a site plan approved by the City of Austin permits vehicular access from the Property to a TxDOT authorized access point on FM 620 through an adjacent property or a connecting street other than Zimmerman Lane, with access to Zimmerman Lane prohibited except for emergency vehicle access if required by the City of Austin. Vote: (11-0)

C14-2021-0126 (7911 and 8001 N FM 620 Rd)	W/LO-CO, LR-MU-CO, CS-CO to MF-2	9/21/21: Approved staff's recommendation of MF-2 zoning by consent (11-0); H. Smith-1st, C. Thompson-2nd.	11/21/21: Approved MF-2 zoning by consent on all 3 readings (10-0, G. Casar-off dais); A. Kitchen-1st, M. Kelly-2nd.
C14-2020-0066 (Concordia Residence Hall-PDA Amendment: 11400 Concordia University Drive)	R&D-PDA to R&D-PDA* *The applicant is requesting an amendment to the R&D-PDA zoning to amend conditions in Section 4(B)(1) of Ordinance No.20070215-042, which states, "Any building in excess of forty (40) feet in height shall be at least three hundred (300) feet from the nearest residential unit (other than watchmen or custodial facilities) or university housing, including but not limited to student, faculty or administrative housing."	7/21/20: Approved staff's recommendation of R&D-PDA zoning (10-0); B. Evans-1st, J. Duncan-2nd.	8/27/20: Approved R&D-PDA zoning by consent on all 3 readings (11-0); D. Garza-1st, L.Pool-2nd.
C14-2008-0178 (Canyon Creek Preserve: 13543 ½ N. FM 620 Rd)	SF-2, SF-6, MF-2 to P	9/02/08: Approved staff rec. of P by consent (5-0)	9/25/08: Approved P zoning by Ordinance No. 20080925-116 (7-0); all 3 reading
C14-2007-0089 (11200 Zimmerman Lane)	DR to SF-1	8/07/07: Approved staff's recommendation for SF-1 zoning by consent (6-0, K. Jackson,	9/27/07: Approved SF-1 zoning 6-0); all 3 readings

		J. Martinez-absent); J. Gohil-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .	
C14-2007-0008 (Zimmerman Lane Condominiums: 11121 Zimmerman Ln.)	SF-2 to SF-6-CO	5/01/07: Approved SF-6-CO zoning with conditions of a maximum of nine residential units and 30% impervious cover or 40% impervious cover with transfers (6-1, J. Pinnelli- Nay, J. Martinez-absent, T. Rabago-left early)	6/07/07: Approved ZAP rec. of SF-6-CO zoning by consent (7-0); all 3 readings
C14-06-0021 (Versante: 8804 North R.M. 620)	GO to SF-6	4/18/06: Approved staff's recommendation for SF-6-CO zoning by consent (9-0); J. Martinez-1 <sup>st</sup> , M. Hawthorne-2 <sup>nd</sup> .	5/18/06: Approved SF-6-CO zoning by consent (7-0); all 3 readings
C14-04-0099 (Zimmerman Zoning: 11108 Zimmerman Lane)	DR to SF-6	8/3/04: Approved SF-6-CO zoning with conditions of a maximum of 25 living units, 30% impervious cover or 40% impervious cover with transfers (8-0, J. Pinnelli-absent)	9/2/04: Granted ZAP Commission's recommendation of SF-6-CO (7-0); 1 <sup>st</sup> reading  11/4/04: Approved SF-6-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0141 (Grandview Hills Sec. 11B, Lot 1: N. FM 620 at Wilson Park Ave.)	I-RR to GR	10/05/04: Approved staff rec. of GR-CO (9-0)	11/04/04: Approved GR-CO zoning (7-0); all 3 readings
C14-04-0043(Attal Site: Zimmerman Lane, east of R.R. 620)	DR to SF-6* (Amended to SF-2 by the applicant on April 20, 2004)	4/20/04: Approved staff's recommendation for SF-2 zoning by consent (7-0, B. Baker-absent)	5/27/04: Approved SF-2 (6-0); all 3 readings
C14-03-0102 Rudy's Bar-b-que: 7709 R.R. 620 North)	LR to GR	9/23/03: Approved staff's recommendation of GR-CO zoning, with conditions: Improve Zimmerman Lane through the first driveway on the site, at the time of site plan (9-0)	10/23/03: Granted GR-CO with a restrictive covenant requiring the widening of Zimmerman Lane according to specifications approved by the City of Austin, from the intersection of FM 620 North and Zimmerman Lane, through the first driveway cut on the property (6-0, Dunkerly-absent); all 3 readings
C14-02-0027	I-RR to MF-2	3/26/02: Approved staff rec. of MF-2 by consent (9-0)	5/09/02: Approved MF-2 (7-0); all 3 readings
C14-01-0045	I-GO to GO	5/15/01: Approved staff rec. of GO by consent (6-1, BB-No)	6/14/01: Approved GO (7-0); all 3 Readings
C14-00-2055	R&D to P	5/9/00: Approved staff rec. of 'P' by consent (8-0)	6/8/00: Approved PC rec. of 'P' on all 3 readings (7-0)
C14-99-2062	RR to LI	11/16/99: Approved RR (8-0); (Staff alternate rec. was CS-CO, Applicant's request was for LI)	1/13/00: Approved W/LO, w/ conditions as rec. by staff (6-0, KW-out of room); 1 <sup>st</sup> reading

			2/3/00: Approved W/LO-CO; Limiting vehicle trips to 250 per day & 50 ft reservation of FM 620 to be placed on plat or site plan (5-0); 2 <sup>nd</sup> reading  3/30/00: Approved 3 <sup>rd</sup> reading (6-0)
C14-99-0078	I-RR to GR	10/26/99: Approved 'GR' with 'LR' uses (8-1, RC-Nay); Quality restaurant allowed, prohibit Fast Food Restaurants, Pawn Shops, Automotive Uses, Exterminating Services, permit 'LO' uses, and add conditions as per Neighborhood/Applicant agreement.	12/2/99: Approved PC rec. of GR w/ conditions (6-0, WL-absent); 1 <sup>st</sup> reading  1/13/00: Approved; subject to limitation of 100,000 sq. ft. of retail and 65,000 sq. ft. of office (6-0, KW-out of room); 2 <sup>nd</sup> reading  3/2/00: Approved 3 <sup>rd</sup> reading (5-0)
C14-99-0011	GR to MF-2	3/9/99: Approved staff rec. of MF-2 by consent (6-0)	4/15/99: Approved PC rec. of MF-2 (7-0); all 3 readings
C14-98-0108	I-RR to CS	10/27/98: Approved W/LO for front 615 ft., LR-MU footprint for 1500 ft., remainder of site as CS (6-0)	12/3/98: Approved PC rec. of W/LO-CO, LR-MU-CO, and CS-CO w/conditions (6-0); 1 <sup>st</sup> reading  9/30/00: Approved W/LO-CO, LR-MU-CO, and CS-CO; 2 <sup>nd</sup> /3 <sup>rd</sup> readings.
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings
C14-98-0002	I-SF-2, I-RR to MF-2	2/17/98: Approved MF-2 (7-0)	3/26/98: Approved PC rec. of MF-2 w/ conditions (6-0); all 3 readings
C814-95-0002.04 (Four Points Centre PUD Amend #4)	PUD to PUD	2/4/03: Approved staff rec. of PUD by consent (7-0)	3/6/03: Approved PUD (6-0, Dunkerley-absent); 1 <sup>st</sup> reading  4/24/03: Approved PUD (6-0-1, Garcia-absent)

RELATED CASES:

C14-2024-0165 (Zimmerman SF South)



OTHER STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 11300 ZIMMERMAN LANE. C14-2024-0169. Project: Zimmerman SF North. 4.97-acre tract from DR to SF-6. Existing: vacant. Proposed: 18 units single-family/condo.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<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> <ul style="list-style-type: none"> <li>0.22 miles from the Four Points Activity Center for Redevelopment in Sensitive Environmental Areas</li> </ul>
	<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.
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>Goods and Services available along N FM 620</li> </ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<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.)
Y	<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.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
3	<b>Number of "Yes's"</b>

### Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

According to floodplain maps there is no floodplain within or adjacent to 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, condo and single family, 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

#### Zoning Cases

Site plans will be required for any new development other residential only project with up to 4 units.

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 adjacency of the SF-2 parcel along the northeast side (i.e., the triggering property).

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

Any structure that is located:

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

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*

### Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Zimmerman Ln. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated according to the ASMP 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)
Zimmerman Lane	Level 2	80	Varies	20'	No	No	No

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### Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

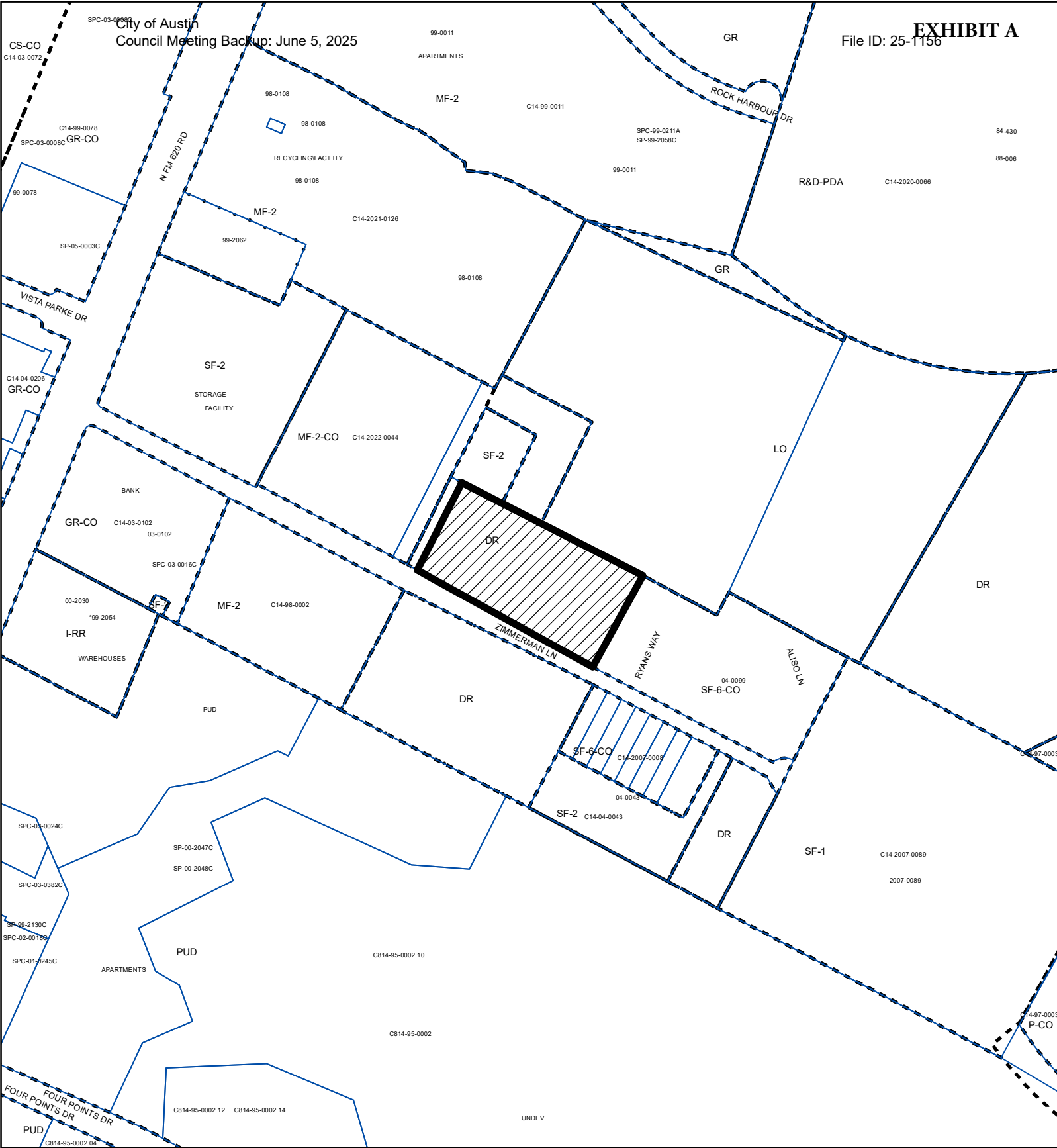
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide suitable and sufficient service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

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.

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. Applicant's Request Letter
- D. Petition Information



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

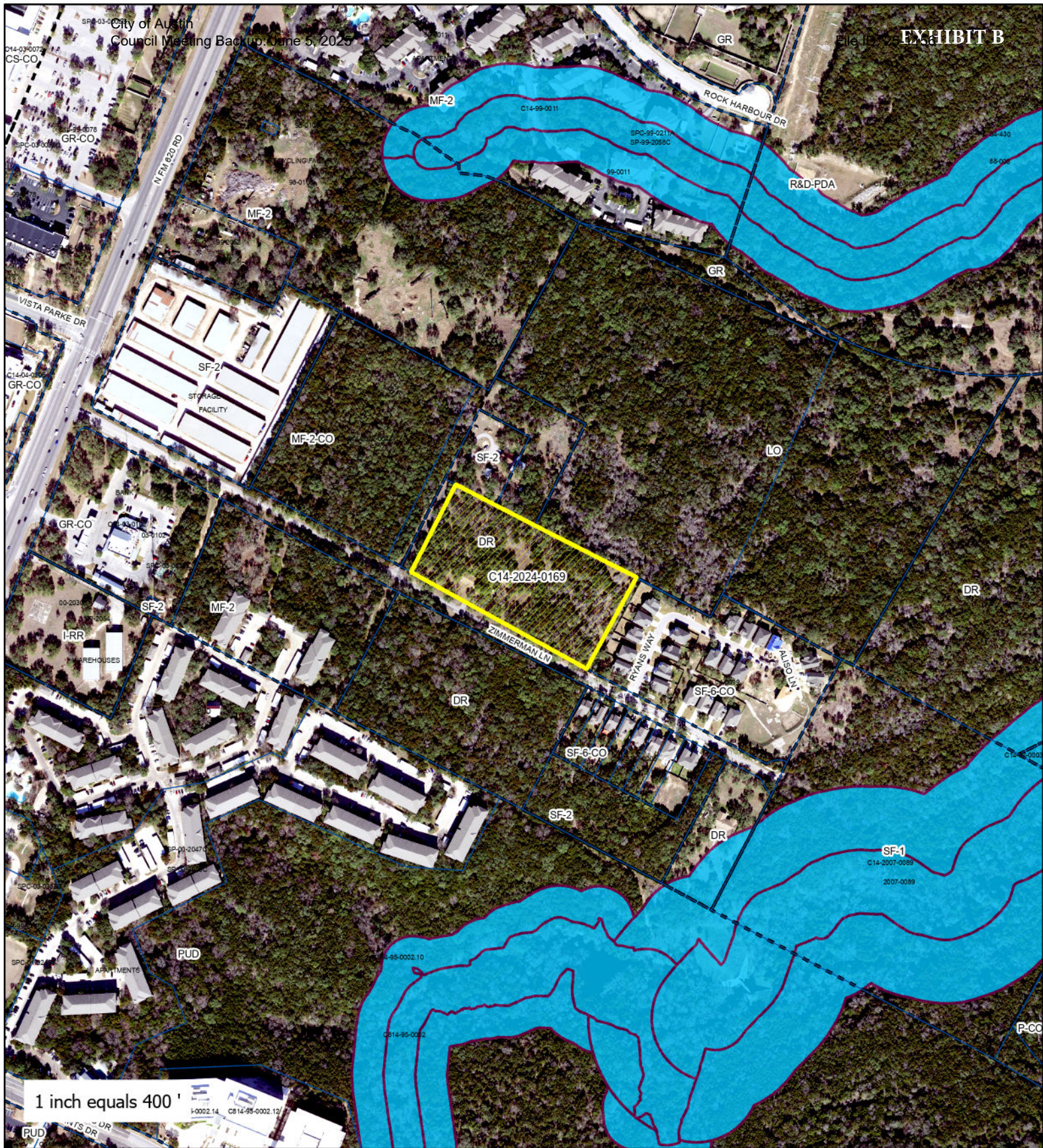
ZONING CASE#: C14-2024-0169

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.



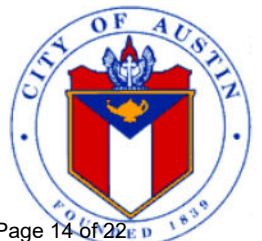




### Zimmerman SF North

ZONING CASE#: C14-2024-0169  
LOCATION: 11300 Zimmerman Ln.  
SUBJECT AREA: 4.97 Acres  
MANAGER: Sherri Sirwaitis

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





Pamela Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

October 16, 2024

Joi Harden  
Zoning Officer  
City of Austin Planning Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

Re: Rezoning application- 11300 Zimmerman Lane, Austin, Texas 78726  
("Property")

Dear Ms. Harden:

As the authorized agent of the owner, Barbara Ellen Agnew and Brian Matthew Smith ("Owner"), I am submitting this zoning application to rezone the Property from "DR" Development Reserve to "SF-6" Townhouse & Condominium Residence order to develop the Property for single-family/condominium use.

The Property is not within a neighborhood plan. It is adjacent to SF-6 zoning on the east, "LO" Limited Office and 'SF-2" Single-Family Residence on the north and "MF-2" Multi-family zoning along the west Property boundary.

We look forward to working with you on this zoning application.

Sincerely,

A handwritten signature in blue ink that reads 'Pam Madere'.

Pamela Madere

Case Number:  
**C14-2024-0169**

## PETITION

Date: 5/7/2025

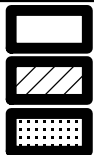
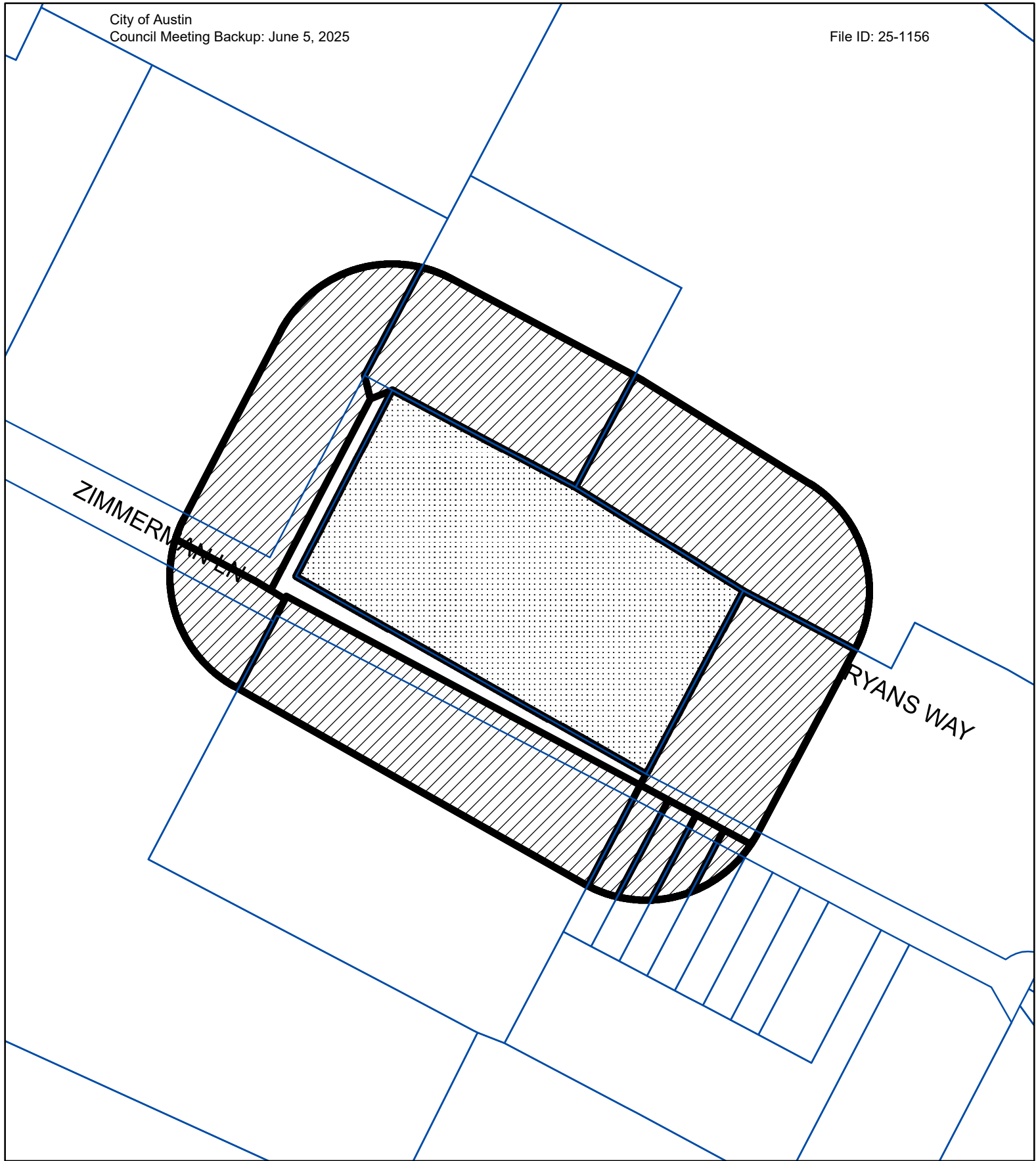
Total Square Footage of Buffer: 513557.3549

Percentage of Square Footage Owned by Petitioners Within Buffer: 0.00%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0159370224	ZIMMERMAN LN 78726	AGNEW BARBARA ELLEN & BRIAN MATTHEW SMITH	no	109878.00	0.00%
0159370217	N RANCH RD 620 78726	CITY OF AUSTIN	no	93773.72	0.00%
0158280109	11141 ZIMMERMAN LN AUSTIN 78726	FELDE ERIK L	no	6702.02	0.00%
0159370223	11310 ZIMMERMAN LN AUSTIN 78726	HAN WEI & DONGLI XIAO	no	76367.82	0.00%
0158280108	11201 ZIMMERMAN LN AUSTIN 78726	KUMAR SANATH & ESHITHA HEMA	no	8214.94	0.00%
0158280107	11205 ZIMMERMAN LN 78726	KUMAR SANATH S & ESHITHA HEMA KUMAR	no	8897.42	0.00%
0159370209	11400 ZIMMERMAN LN 78726	KUMAR UDAYA & UMA	no	85706.34	0.00%
0156300301	11350 FOUR POINTS DR 78726	S2 TINTARA LP	no	24433.04	0.00%
0158280110	11137 ZIMMERMAN LN 78726	WADE JAMES E & CATHERINE JOHNSON WADE	no	3434.05	0.00%
0158280202-0158280209	7800 RYANS WAY 1, 7801 RYANS WAY 2, 7802 RYANS WAY 3, 7803 RYANS WAY 4, 7805 RYANS WAY 6, 7807 RYANS WAY 8, 11116 ZIMMERMAN LN 22, 11114	DAWES ADAM & CONNIE, KOPECKY CRAIG T & JOANNE, NOORMOHAMED ALY, LIVINGSTON MATT REVOCABLE TRUST, HUNG SZU-CHUN & CHING-YE CHEN, SHAH NAYAN CHIMANLAL & PRITI NAYAN, WHITESIDE SAMUEL	no	69831.20	0.00%
	ZIMMERMAN LN 23	ALEXANDER, RAMSEY CLARE & EVAN STEPHAN			
Total				487238.55	0.00%





BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

Case#: C14-2024-0169

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.



1" = 200'

Page 17 of 22

**PETITION**

Date: 4/28/2025

File Number: C14-2024-0169


Address of  
Rezoning Request: 11300 Zimmerman Lane  
Austin, TX 78726

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than DR.

Residents of The Woods at Four Points, the HOA Board, and Zimmerman Lane neighbors oppose the proposed zoning change at 11300 Zimmerman Lane, citing safety and environmental concerns. Zimmerman Lane is just 20 feet wide, with no sidewalks, streetlights, or public transit, and connects to congested FM 620, a frequent site of accidents. The area is also a fire hazard due to dense brush and its proximity to a preserve. Additional concerns include runoff, environmental compliance, and risks to the Edwards Aquifer and Bull Creek Watershed. Our stance is not "No" but "Not Now" until these issues are addressed.

**Signature**

DocuSigned by:  
  
1F38CB7A997A49C...

**Printed Name**

Adam Dawes

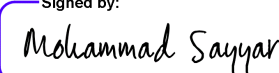
**Address**

7800 Ryans Way Austin, TX 78726

Signed by:  
  
AC98013B1380460...

Aly Noormohamed

7802 Ryans Way Austin, TX 78726

Signed by:  
  
45348E3F4D264F2...

Mohammad Sayyar

7804 Ryans Way Austin Tx 78726


Date: 4/28/2025

Contact Name: **Adam Dawes**  
Phone Number: 512-589-6198

DocuSigned by:  
  
FC5C63162D704E9...


Joanne Kopecky

7801 Ryans  
Way Austin Tx  
78726

Signed by:  
  
D2FFBD5917A5446...

Maricela Esmeralda

7806 Ryans Way, Austin, TX 78726

Signed by:  
  
9CC867B5531B49D...

## 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: C14-2024-0169**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: February 18, 2025, Zoning and Platting Commission**

Linda Uhl

Your Name (please print)

☐ I am in favor  
☒ I object

11109 Zimmermann Lane

Your address(es) affected by this application (optional)

Austin Tx Julie Cliff 2-13-25

Signature

Date

Daytime Telephone (Optional): 512-771 5708

Comments: We are at the dead end on the right of Zimmermann, narrow street, Fire truck have to back out, cannot turn around. Surrounded by Balcones Canyon land (unmanaged land and wild fire risk in our long term drought) No light on 680/cannot take a left, no turn around taking a right/multiple accidents DAILY Ecologically sensitive area to wildlife Golden Chick warbler/Painted Buntings nesting here

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)

Too many wildlife to list  
Hawks, cardinal, finches  
migrating birds

★ light pollution possible



**From:** [Linda Bailey](#)  
**To:** [Adler, Steve](#); [Harper-Madison, Natasha](#); [Ellis, Paige](#); [Fuentes, Vanessa](#); [jose.vela@austintexas.gov](mailto:jose.vela@austintexas.gov); [Velasquez, Jose](#); [Alter, Ryan](#); [Laine, Krista](#); [Siegel, Mike](#); [Duchen, Marc](#); [Qadri, Zo](#); [Sirwaitis, Sherri](#)  
**Cc:** [Grant, William](#); [Johns, Renee](#); [2222 CONA Board Officers & regulars](#); [randylawson](#); [Adam Dawes](#)  
**Subject:** Zimmerman Lane Rezoning Case C14-2024-0169 and Related Cases  
**Date:** Friday, May 2, 2025 3:22:53 PM

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## External Email - Exercise Caution

Dear Mayor Watson, Council Members, and Ms Sherri Sirwaitis:

2222 Coalition of Neighborhood Associations (2222 CONA) has concerns on this rezoning case that we feel should be addressed. While our registered 501(C)(3) non-profit organization agrees with city staff that SF-6 is an appropriate zoning for this tract with at least 37 multifamily units being planned, we believe that this rezoning change poses serious risks to public safety, environmental integrity, and does not reflect the values or long-term planning priorities of this area.

**Zimmerman Lane is a “substandard” city street.** It is a narrow, 20-foot-wide substandard collector street with no sidewalks or curbs. It is a “dead end street” with only one entrance and exit via FM 620. Zimmerman Lane’s intersection with FM 620 is an uncontrolled intersection with no possibility of a future traffic signal at this intersection. This is far below the minimum street standards required by City Code §25-4-51. High-density traffic along this overloaded 620 corridor would compromise safety for residents on Zimmerman Lane, Ryans Way, and adjacent neighborhoods. Significant traffic “queueing” on Zimmerman Lane at the FM 620 intersection can be expected at peak traffic times due to the additional proposed multifamily housing and increased vehicular trips per day, VTD, on top of the vehicular traffic from existing residences on this street. At peak traffic hours unrestricted left turns from Zimmerman Lane onto southbound FM 620 would create a dangerous situation with motorists trying to turn left against significant northbound traffic on 620. We recommend that Zimmerman Lane, a substandard street, be brought up to acceptable standards—including improvements such as roadway widening, proper drainage, pedestrian infrastructure, and safe intersection design at FM 620—and that it be considered for inclusion in the future as a Street Impact Fee (SIF) project. We feel that an NTA to evaluate neighborhood traffic impacts is appropriate before city council reaches a final decision on this rezoning case.

**Environmental protections are equally at stake.** This site is over the Edwards Aquifer Recharge Zone and Bull Creek Watershed—two of Austin’s most environmentally sensitive areas. **It was not flagged in the staff report but it was noted in this Zimmerman link** <https://services.austintexas.gov/edims/document.cfm?id=445742> by Watershed "Environmental - The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. This shows [https://www.austintexas.gov/sites/default/files/files/Watershed/watershed\\_regs\\_summary\\_table.pdf](https://www.austintexas.gov/sites/default/files/files/Watershed/watershed_regs_summary_table.pdf) shows a 30% impervious cover limit for single family zoning. " Under SF-6 zoning, impervious cover could reach 55%, which could exceed the limits typically recommended. These protections exist to prevent contamination of our drinking water and to safeguard the Bull Creek ecosystem, which is already classified as “impacted” due to existing development.

We also note that in 2022, the City made a more balanced decision for a rezoning on Zimmerman Lane (Case C14-2022-0044), applying a Conditional Overlay that capped the development at 32 units and **limited impervious cover to 30%**. That precedent demonstrates a thoughtful path forward—one that this proposed

rezoning ignores.

We respectfully ask City Council to take our traffic, safety, and environmental concerns under consideration and require a Conditional Overlay that imposes a unit cap, reduces impervious cover, ensures full environmental compliance, and imposes a Street Impact Fee (SIF) to bring this substandard street up to acceptable standards. This area deserves careful planning that protects both our neighborhoods and our aquifer.

Thank you for your consideration and continued service.

Sincerely,

**Tom Smith** - President, 2222 CONA

**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".