

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11301 ZIMMERMAN LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) base district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2024-0165, on file at the Planning Department, as follows:

A 6.62 acre tract of land situated in the Alexander Dunlop Survey, Abstract No. 224, in the City of Austin, Travis County, Texas, being all of a called 6.62 acre tract of land described in Document No. 2024046187 recorded in the Official Public Records of Travis County, Texas, said 6.62 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** (the "Property"),

locally known as 11301 Zimmerman Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property may not exceed 4 dwelling units per acre.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2025

\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:**

\_\_\_\_\_  
Deborah Thomas  
Interim City Attorney

**ATTEST:**

\_\_\_\_\_  
Myrna Rios  
City Clerk

**PROPERTY DESCRIPTION - 6.62 ACRES**

**BEING** a tract of land situated in the Alexander Dunlap Survey, Abstract No. 224, City of Austin, Travis County, Texas and being all of a called 6.62-acre tract of land described in an Affidavit of Heirship to Barbara Ellen Agnew, Robert Joseph Smith and Brian Matthew Smith as recorded in Document Number 2024046187, Official Public Records of Travis County, Texas and being further described as follows:


**BEGINNING** at a point at the north corner of said 6.62-acre tract;

**THENCE** South 62°20'45" East, 660.79 feet along the northeast line of said 6.62-acre tract to a point for the east corner of said 6.62-acre tract;

**THENCE** South 27°36'37" West, 436.59 feet along the southeast line of said 6.62-acre tract to a point for the south corner of said 6.62-acre tract;

**THENCE** North 62°21'00" West, 661.07 feet along the southwest line of said 6.62-acre tract to a point for the west corner of said 6.62-acre tract;

**THENCE** North 27°38'51" East, 436.64 feet along the northwest line of said 6.62-acre tract to the **POINT OF BEGINNING** and containing 288,572 square feet or 6.62 acres of land.

  
DANIEL R. ARTHUR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5933  
400 N. OKLAHOMA DR, SUITE 105  
CELINA, TEXAS 75009  
PH. 469-501-2200  
daniel.arthur@kimley-horn.com



**NOTES:**

1. The purpose of the survey shown hereon is to create/define a political boundary. Properties were not abstracted by this surveyor.
2. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
3. Bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD 83)

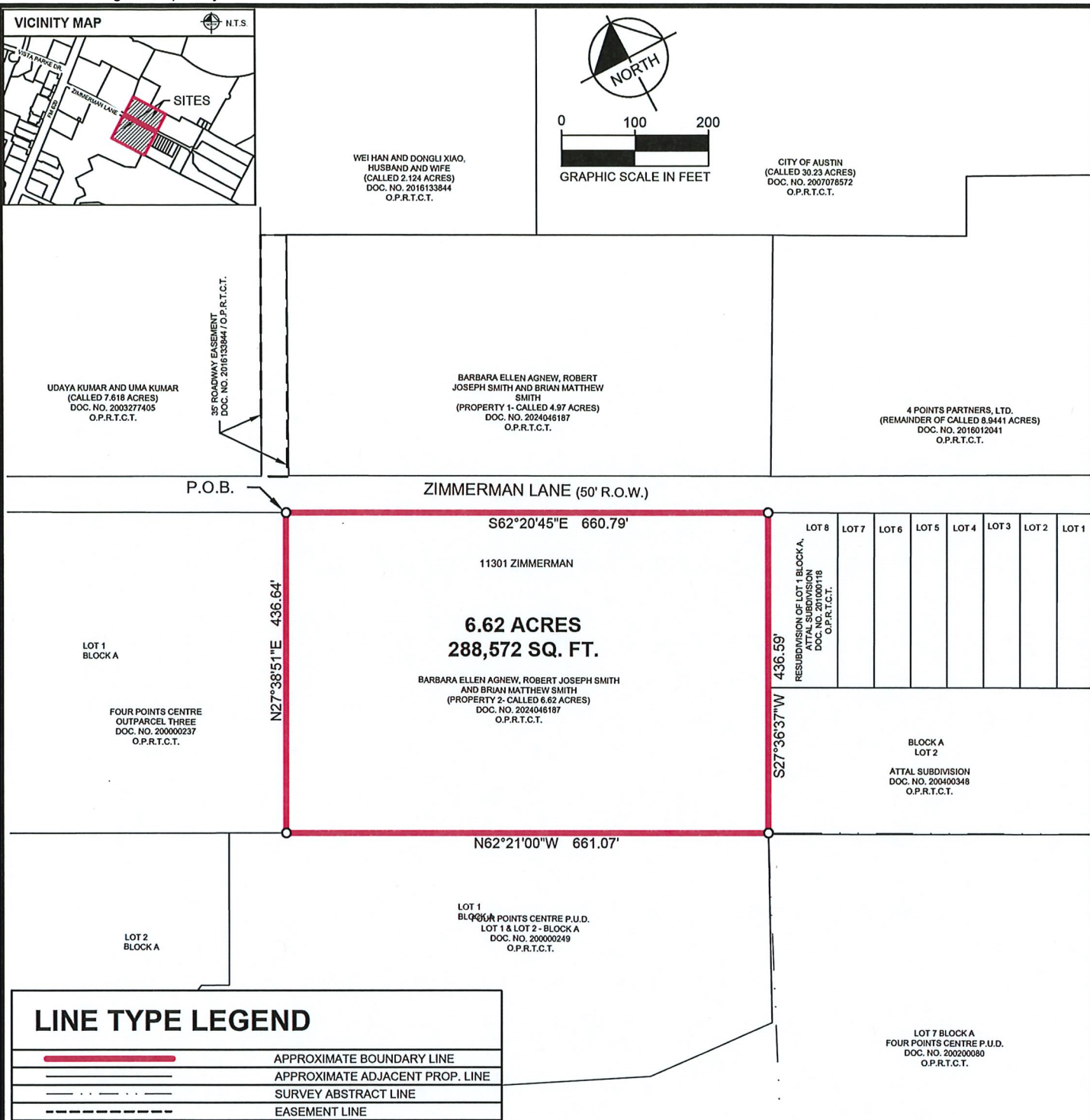
**BOUNDARY EXHIBIT**  
**6.62 ACRES**  
**ALEXANDER DUNLAP SURVEY,**  
**ABSTRACT NO. 224**  
**CITY OF AUSTIN**  
**TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

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| Scale | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | MJS      | DRA        | Oct. 2024 | Zimmerman   | 1 OF 3    |



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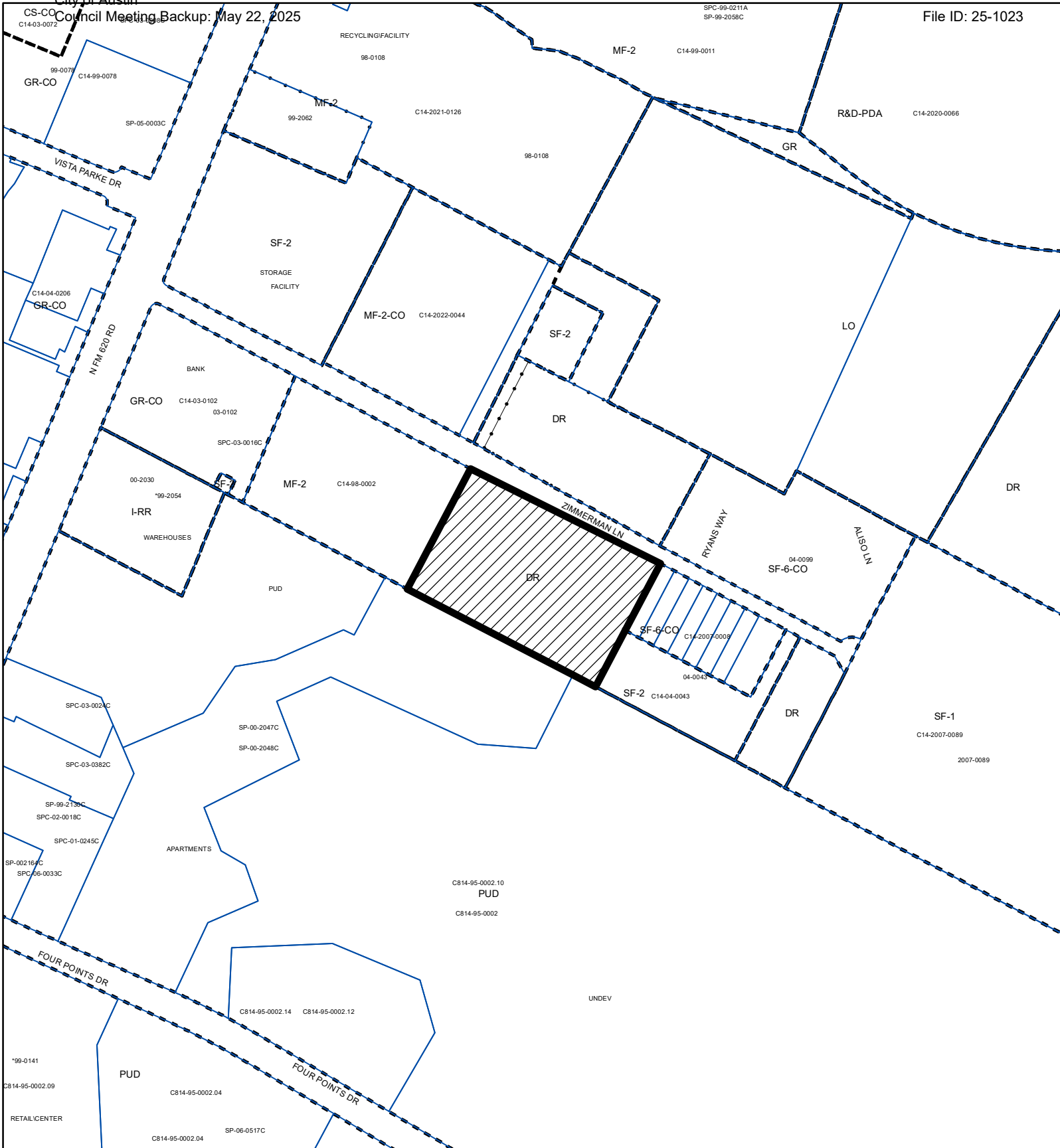
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|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 200' | MJS      | DRA        | Oct. 2024 | Zimmerman   | 2 OF 3    |



## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2024-0165



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 12/9/2024