

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.

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PASSED AND APPROVED

_____, 2025

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§
§

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
Interim City Attorney

ATTEST: _____
Myrna Rios
City Clerk

DRAFT

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)

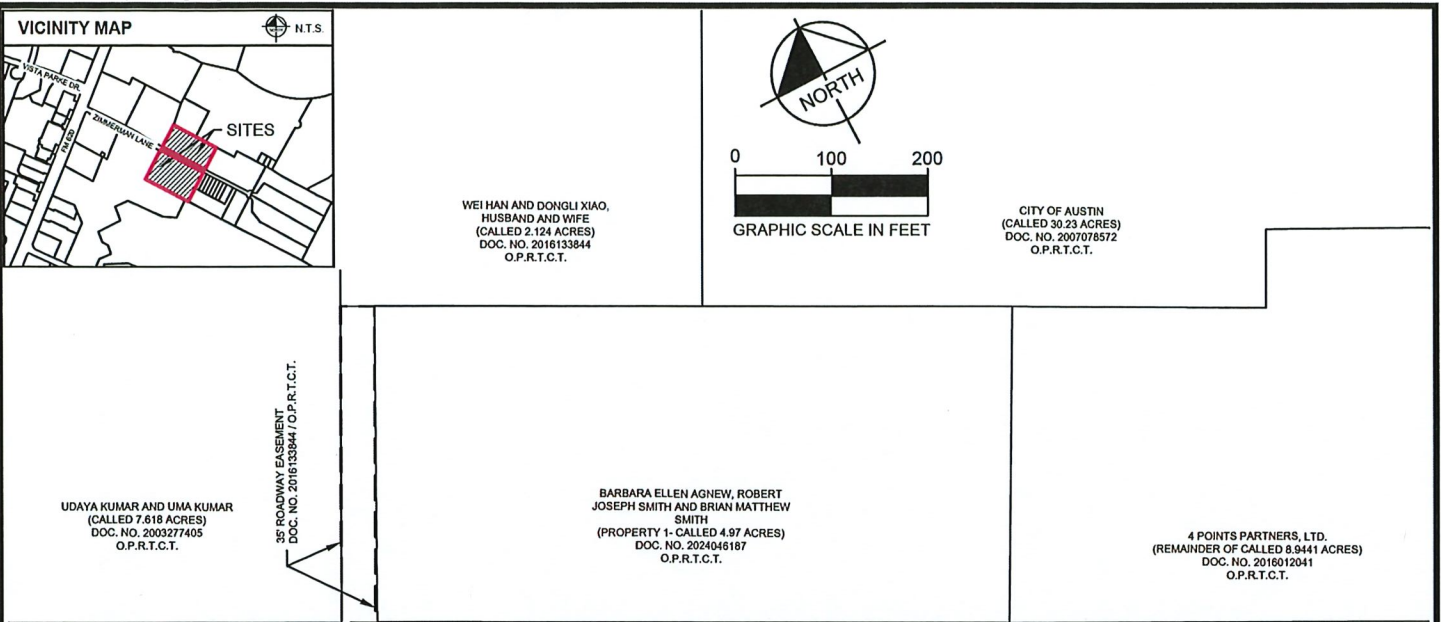
**BOUNDARY EXHIBIT
6.62 ACRES
ALEXANDER DUNLAP SURVEY,
ABSTRACT NO. 224
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

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



WEI HAN AND DONGLI XIAO,
HUSBAND AND WIFE
(CALLED 2.124 ACRES)
DOC. NO. 2016133844
O.P.R.T.C.T.

CITY OF AUSTIN
(CALLED 30.23 ACRES)
DOC. NO. 2007078572
O.P.R.T.C.T.

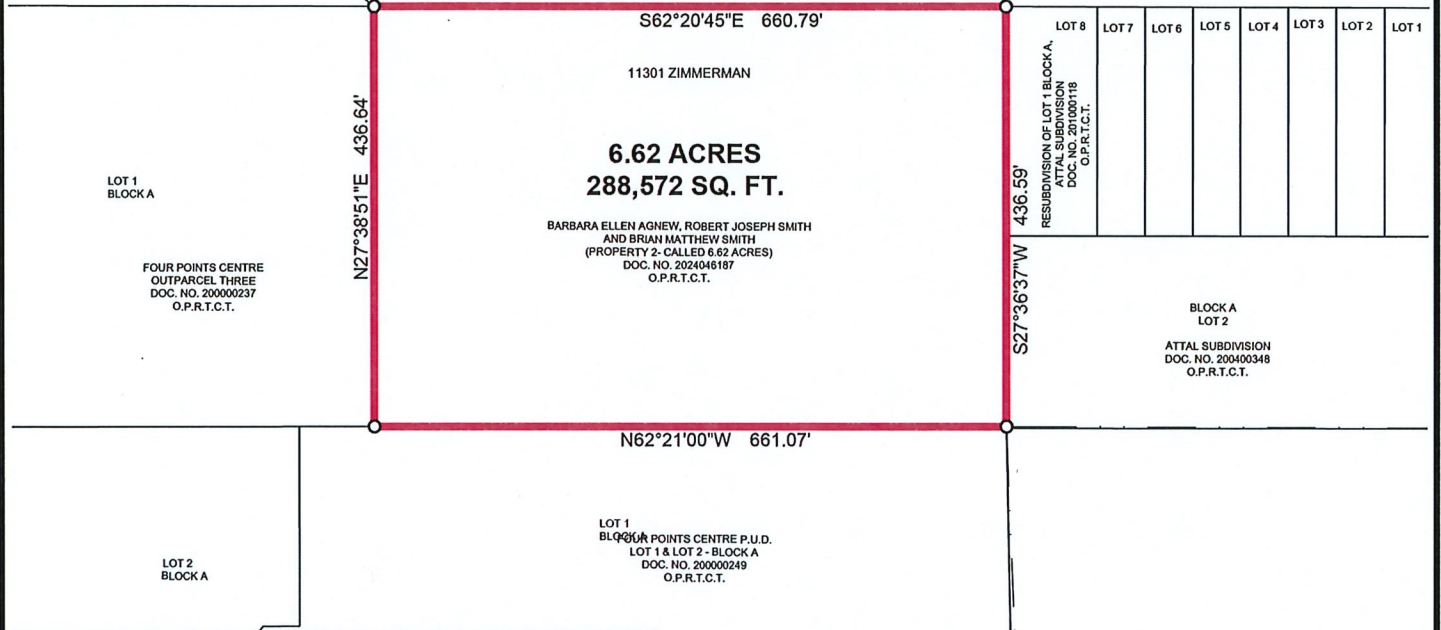
UDAYA KUMAR AND UMA KUMAR
(CALLED 7.618 ACRES)
DOC. NO. 2003277405
O.P.R.T.C.T.

35' ROADWAY EASEMENT
DOC. NO. 2016133844 / O.P.R.T.C.T.

BARBARA ELLEN AGNEW, ROBERT
JOSEPH SMITH AND BRIAN MATTHEW
SMITH
(PROPERTY 1- CALLED 4.97 ACRES)
DOC. NO. 2024046187
O.P.R.T.C.T.

4 POINTS PARTNERS, LTD.
(REMAINDER OF CALLED 8.0441 ACRES)
DOC. NO. 2016012041
O.P.R.T.C.T.

P.O.B. ZIMMERMAN LANE (50' R.O.W.)



LINE TYPE LEGEND	
	APPROXIMATE BOUNDARY LINE
	APPROXIMATE ADJACENT PROP. LINE
	SURVEY ABSTRACT LINE
	EASEMENT LINE

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- Bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD 83)

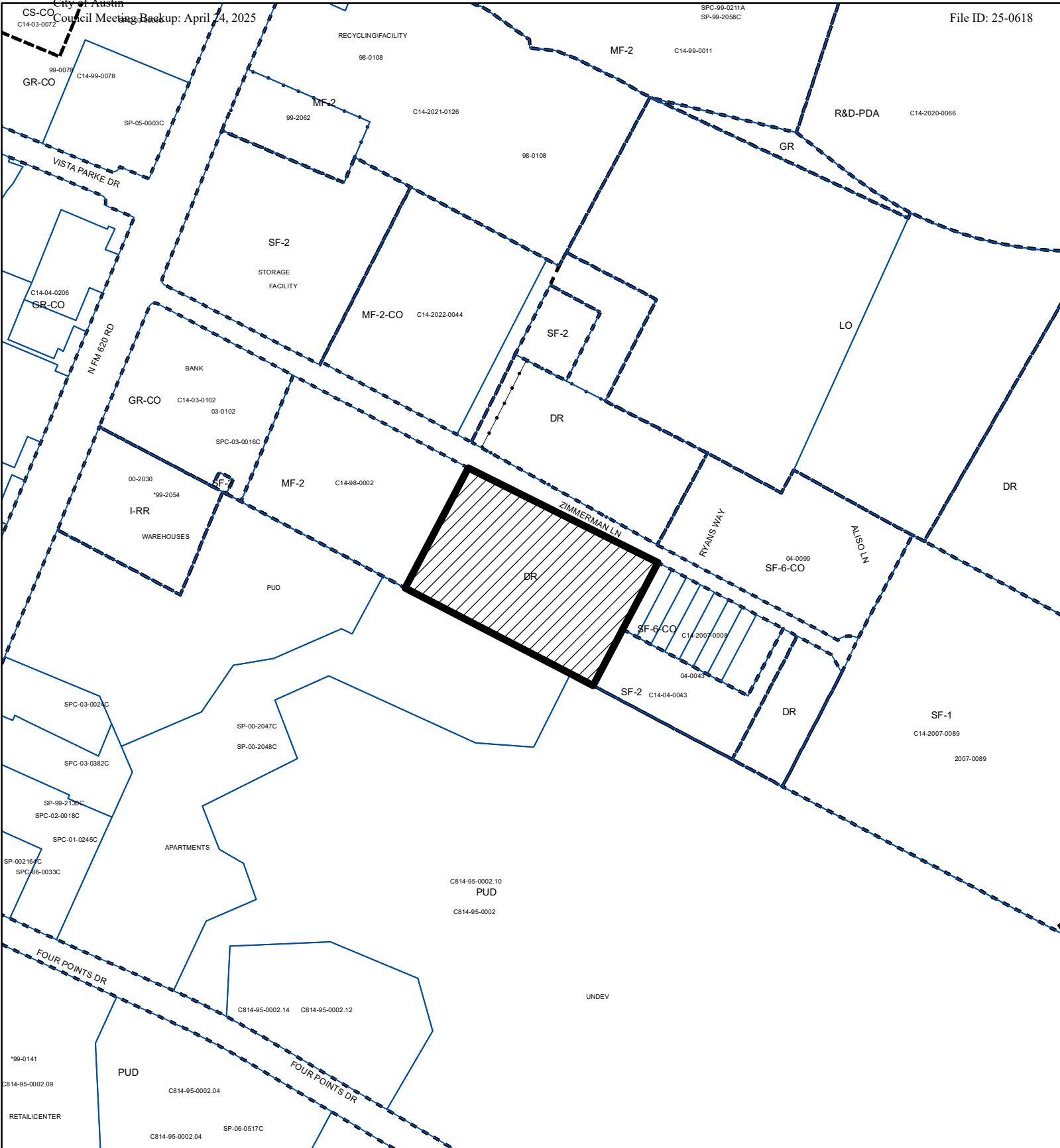
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

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Scale 1" = 200'	Drawn by MJS	Checked by DRA	Date Oct. 2024	Project No. Zimmerman	Sheet No. 2 OF 3
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0165

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