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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2014-0031.SH (Cardinal Point)

**Z.A.P. DATE:** May 20, 2014  
June 3, 2014

**ADDRESS:** 11108 Zimmerman Lane

**OWNER/APPLICANT:** Vickie Lynn Clark & Sophia's Investments (Vicki Lynn Clark), Sophia's Investments, LLC (Hamid Zarafsham), Freddie J. Smith)

**AGENT:** Civiltude (Fayez Kazi)

**ZONING FROM:** Tract 1: SF-6-CO  
Tract 2: SF-6-CO  
Tract 3: DR

**TO:** MF-1

**AREA:** Tract 1: 3.950 acres  
Tract 2: 1.993 acres  
Tract 3: 3.006 acres  
Total: 8.949 acres  
(389,818.44 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to maintain the existing SF-6-CO zoning for Tracts 1 and 2 and for SF-1, Single Family Residence-Large Lot District, zoning for Tract 3 on this property.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

5/20/14: Postponed to June 3, 2014 at the applicant's request (6-0, R. McDaniel-absent); G. Rojas-1<sup>st</sup>, C. Banks-2<sup>nd</sup>.

### **ISSUES:**

On April 30, 2014, the staff received a petition from adjacent property owners who are opposed to the rezoning of the property to any zoning district designation other than Single Family (Please see Attachment B-Petition). This petition is valid at 22.34%

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

#### ***Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.***

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
  - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
    - (a) included in the proposed change; or*
    - (b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

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**DEPARTMENT COMMENTS:**

The property in question contains a single family residence and two undeveloped tracts of land. The applicant in this case is requesting to rezone this site to MF-1, Multifamily Residence-Limited Density District, zoning because they would like to construct apartments on the property with 125-170 multifamily residential units (Please see S.M.A.R.T. Housing Certification letter – Attachment A).

This approximately 9 acre tract of land is located on Zimmerman Lane, a twenty foot wide residential 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. This street is a county roadway that was annexed by the city of Austin in 1997 and there are no planned improvements for this portion of Zimmerman Lane. In addition, there will not be a traffic light constructed at the intersection of Zimmerman Lane and F.M. 620 because there is already a light located at the intersection of Parke Drive and F.M. 620, just to the north along F.M. 620 Road. Parke Drive and Zimmerman Lane will not be aligned in the future.

The staff's recommendation is to maintain the existing SF-6-CO zoning for Tracts 1 and 2 and for SF-1, Single Family Residence-Large Lot District, zoning for Tract 3 on this property because the proposed zoning is consistent with the existing single-family development located to the south and west of this site on Zimmerman Lane. The intensity of residential development that is allowed by the SF-1 district is appropriate for Zimmerman Lane, an eighteen to twenty foot wide residential street. Access onto N. FM 620 from Zimmerman Lane is very limited. For health and safety reasons and environmental protection concerns, the staff does not recommend anything higher than single-family residential zoning/uses at this location. This site fronts on to a local residential street that dead ends, will not be improved, and has limited access onto a high traffic roadway. The staff does not believe that conditions at this location have changed since the previous zoning approval for Tracts 1 and 2 on this property in case C14-04-0099 and therefore the proposed increase in intensity of zoning is not warranted.

The applicant does not agree with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR, SF-6-CO	Single-Family Residence
<i>North</i>	LO	Undeveloped
<i>South</i>	SF-2	Undeveloped
<i>East</i>	DR	Undeveloped
<i>West</i>	DR	Single-Family Residence

**AREA STUDY:** N/A

**TIA:** Not Required

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** Yes

CA/B

**NEIGHBORHOOD ORGANIZATIONS:**

The Real Estate Council of Austin, Inc.  
 Homeless Neighborhood Association  
 Bull Creek Foundation  
 Austin Monorail Project  
 Austin Heritage Tree Foundation  
 Super Duper Neighborhood Objectors and Appealers Organization  
 Long Canyon Homeowners Association  
 Leander ISD Population and Survey Analysts  
 Long Canyon Phase II & LLL Homeowners Association, Inc.  
 2222 Coalition of Neighborhood Associations, Inc.  
 Bike Austin  
 Sierra Club, Austin Regional Group  
 SELEXAS

**SCHOOLS:** Leander I.S.D.

Riverplace Elementary School  
 Four Points Middle School  
 Vandegrift High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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, J. Martinez-absent); J. Gohil-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .	9/27/07: Approved SF-1 by consent (5-0, B. Dunkerley-absent, J. Kim-off dais); all 3 readings
C14-2007-0008 (Zimmerman Lane Condominiums: 11121 Zimmerman Lane)	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
C14-04-0099 (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
C14-04-0043 (Attal Site: : Zimmerman Lane, east of F.M. 620 Road)	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

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C14-03-0102 (Rudy's Bar-b- que: 7709 F.M. 620 North)	LR to GR	9/23/03: Approved staff's recommendation of GR-CO zoning, with conditions: 1) Limit the development intensity on the site to less than 2,100 vehicle trips per day, 2) Improve Zimmerman Lane through the first driveway on the site for circulation, 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
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**RELATED CASES:** C14-04-0099 (Previous Zoning Case)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
Zimmerman Lane	70'	20'	Collector	No	No	No

**CITY COUNCIL DATE:** June 12, 2014

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

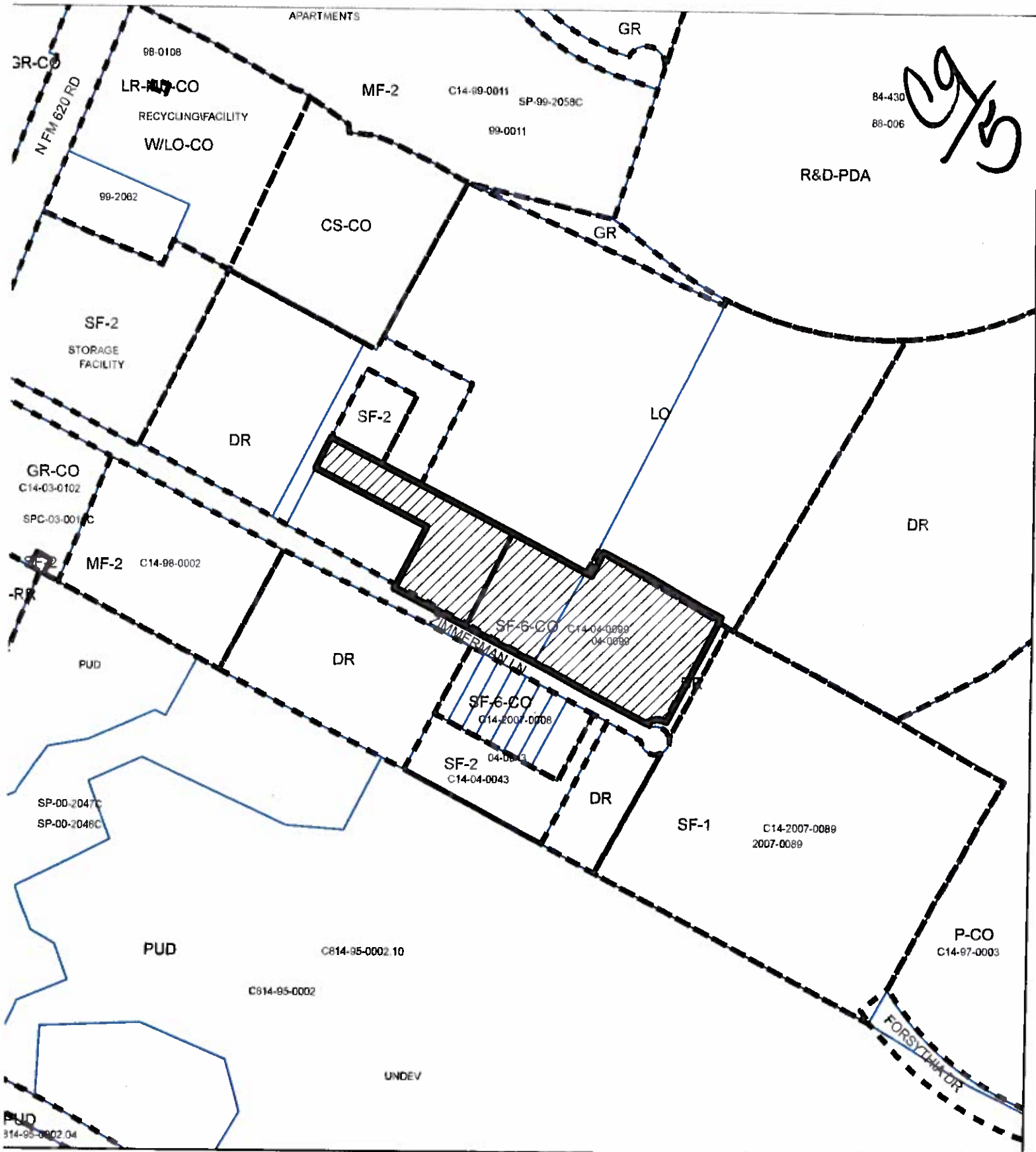
3<sup>rd</sup>

**ORDINANCE NUMBER:**





**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,

[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



G/S

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

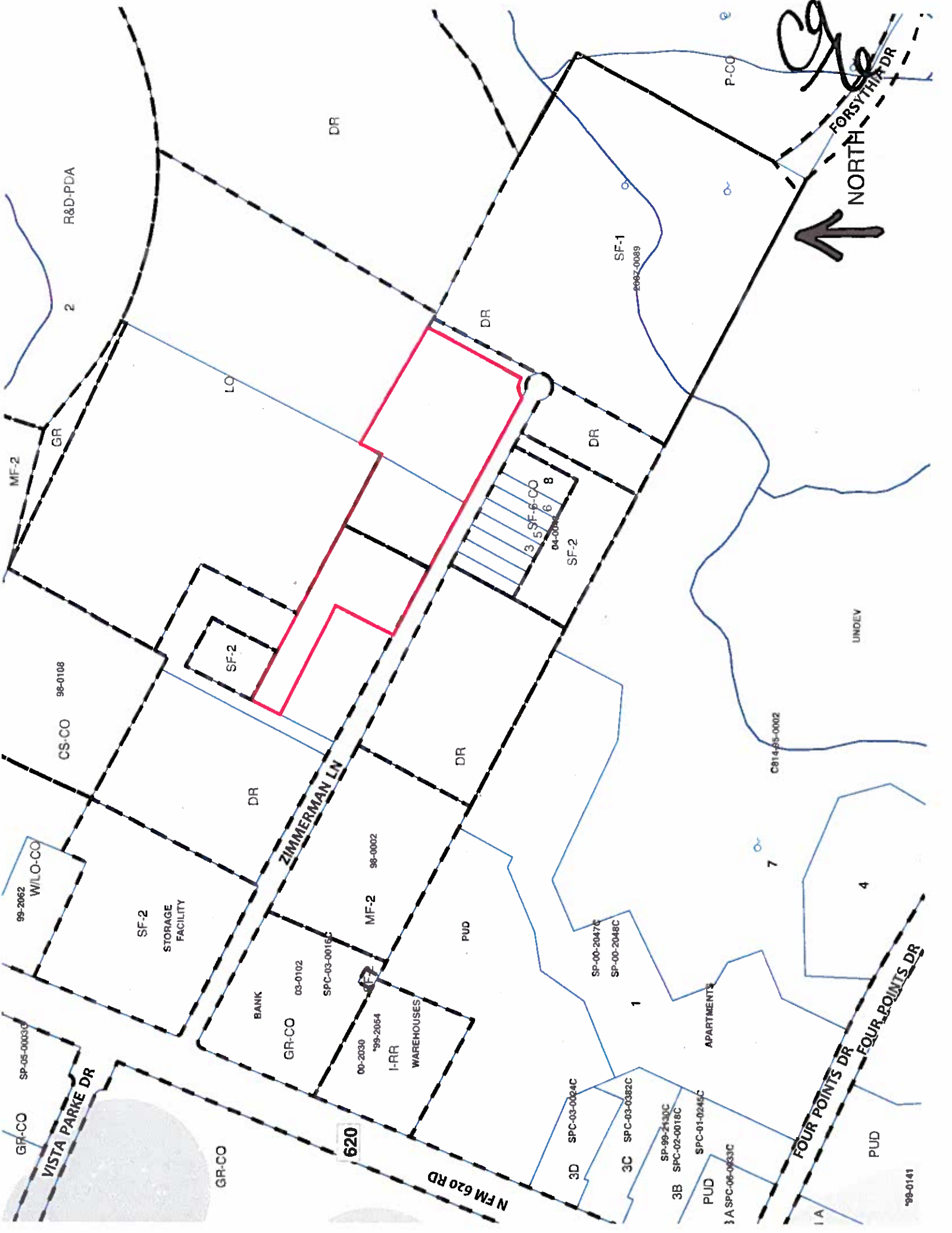
### ZONING CASE#: C14-2014-0031.SH

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







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## STAFF RECOMMENDATION

The staff's recommendation is to maintain the existing SF-6-CO zoning for Tracts 1 and 2 and for SF-1, Single Family Residence-Large Lot District, zoning for Tract 3 on this property.

## BASIS FOR RECOMMENDATION

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

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

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

The proposed rezoning of Tract 3 from DR, Development Reserve to SF-1, Single Family Residence-Large Lot district zoning would be consistent with the existing single-family development located to the east of this site on Zimmerman Lane. The property in this case is adjacent to DR and SF-1 zoning to the east, DR zoning to the west, and DR, SF-6-CO and SF-2 zoning to the south. All of these properties take access to Zimmerman Lane.

The existing MF-2 zoning to the southwest was zoned in 1998 through zoning case C14-98-0002. This land is part of a multifamily complex in the Four Points PUD development to the south that takes access to Four Points Drive and North FM 620 and does not access Zimmerman Lane.

The current SF-6-CO zoning on Tracts 1 & 2 was granted by the City Council in 2004 through zoning case C14-04-0099. The SF-6-CO zoning permits a maximum of 25 residential units on this 5.943 acre property (0.25 units per acre). This would allow for approximately twenty-five 10,000 square foot residential lots to be developed on the 5.943 acre site, which is the equivalent of the minimum lot size permitted in SF-1 zoning.

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

SF-1 zoning will allow for additional residential development in this area without overburdening the existing county roadway. The intensity of residential development that is permitted by the SF-1 district is appropriate for Zimmerman Lane, a roadway that has difficult access onto R.M. 620 and that will never be improved to connect to another roadway to allow for additional access to the proposed site.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration contains a single family residence and undeveloped land. This approximately 9 acre tract is located on the far eastern portion Zimmerman Lane, a twenty foot wide collector street that dead ends into a cul-de-sac.

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## **Comprehensive Planning**

SF-6, DR to MF-1

This zoning case is located on the north side of Zimmerman Lane, which is located off of Ranch Road 620 N. The property contains a ranch house and associated outbuildings; is approximately 8.94 acres in size; and is not located with the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, east and west, and vacant land and a house to the south. The proposed use is a multi-family.

### **Imagine Austin**

The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer. The site is also located approximately 1/3 of a mile northeast of an "Activity Center for Redevelopment in Sensitive Environmental Area."

### **Conclusion**

The comparatively small scale of the site relative to the rest of the residential development in the area falls below the scope of Imagine Austin; consequently, the plan is neutral on the proposed rezoning. However, due to the site's location in an environmentally sensitive area, there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the site. If any are located, mitigation and setbacks necessitated by the land development code will be required.

### **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.

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.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other 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.

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### Impervious Cover

The maximum impervious cover allowed by the MF-1 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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%.

Note: The most restrictive impervious cover limit applies.

### Site Plan

The site is subject to compatibility standards. Along the north property line, the following standards apply:

No structure may be built within 25 feet of the property line.

No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

No parking or driveways are allowed within 25 feet of the property line.

In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

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

### Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

### Transportation

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Zimmerman Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

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A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Zimmerman Lane. However, existing bicycle facilities are identified for North FM 620 Rd. with an 8' wide shoulder as part of Route #401.

Capital Metro bus service is not available within 1/4 mile of this property. However, North FM 620 Rd. is part of the #122 Four Points Limited Flyer.

Except for an existing sidewalk with the Rudy's Country Store & Bar-B-Q property (south side), there are no other existing sidewalks along Zimmerman Lane.

For Information: Zimmerman Lane is a substandard roadway with a pavement width that varies and terminates in a cul-de-sac. Historically, Zimmerman Lane was planned to connect with Forsythia Drive, to the east, as part of the Arterial 8 extension under the Austin Metropolitan Area Transportation Plan (AMATP). Arterial 8 (Forsythia Drive) was planned to be a 90-ft. 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 Balcones Canyonlands Conservation Plan ("BCCP") issues and because of the City's purchase of the Stennis Tract.

Zimmerman Lane was originally maintained by Travis County until it was annexed by the City of Austin in 1997. There are no current C.I.P. plans to upgrade this roadway to City urban standards or for Zimmerman Lane to align with Vista Parke Drive, to the north. It is also unlikely that the intersection of Zimmerman Lane and R.M. 620 Rd. will be signalized because of the proximity to the signalized intersection of Vista Parke Drive and R.M. 620 Rd.

#### **Water and Wastewater**

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 the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.



# City of Austin

P.O. Box 1058, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## Neighborhood Housing and Community Development Department

January 29, 2014

### S.M.A.R.T. Housing Certification

Foundation Communities- Cardinal Point- 11108 & 11300 Zimmerman Lane  
(id #65632)

#### TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Jennifer Hicks: 512-610-4025; [jennifer.hicks@foundcom.org](mailto:jennifer.hicks@foundcom.org)) has submitted a S.M.A.R.T. Housing application for the construction of a 170 unit multi-family unit development at 11108 & 11300 Zimmerman Lane. The project will be known as **Cardinal Point**. The project will be subject to a five (5) year affordability period after issuance of certificate of occupancy.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (170 units) will serve households at or below 60% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees  
Building Permit  
Concrete Permit  
Electrical Permit  
Mechanical Permit  
Plumbing Permit

Site Plan Review  
Misc. Site Plan Fee  
Construction Inspection  
Subdivision Plan Review  
Misc. Subdivision Fee  
Zoning Verification

Land Status Determination  
Building Plan Review  
Parkland Dedication (b)  
separate ordinance)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray at 512-482-5351).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 512-974-3154 if you need additional information.

  
Javier V. Delgado

Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro  
Maurcen Meredith, PDRD  
M. Simmons Smith, PDRD  
Kath. Murry, Austin Energy  
Robby McArthur, AWU

Bryan Bomer, AEGB  
Gina Copic, NIICD  
Chris Yanez, PARD  
Hiedi Kasper, AEGB  
Danny McNabb, WPDR

Alma Molieri, PDRD  
Susan Kinel, NIICD  
Stephen Castleberry, PDRD  
A. Linseisen, PDRD  
Cande Coward, PDRD

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Meredith M. Mills  
Attorney

111 Congress Avenue, Suite 1400  
Austin, TX 78701  
Direct: 512.479.9722  
Fax: 512.479.1101  
meredith.mills@huschblackwell.com

April 29, 2014

Sherri Sirwaitis  
Planning & Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

Re: Valid Petition Against Rezoning of Property at 11108 Zimmerman Lane - Case  
No. C14-2014-0031.SH

Dear Ms. Sirwaitis,

Enclosed please find the valid petition against the rezoning of the property located at 11108 Zimmerman Lane. I have also enclosed a map depicting the properties that signed the petition and oppose the rezoning (indicated in blue) as well as the property that is the subject of the rezoning application (indicated in orange). Additionally, please find a chart linking the street addresses to the property ID numbers on the map.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Meredith M. Mills  
Attorney

Enclosures

cc: Marc Chase, Jeff Arsenault, and Nikelle Meade  
via e-mail

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To:

Greg Guernsey, Director  
Planning and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

Petition Against Rezoning of Property at 11108 Zimmerman Lane  
**Case C14-2014-0031.SH**

We, the owners of property in close proximity to the tracts of land proposed for rezoning in the above-referenced zoning case, hereby oppose and protest the rezoning of the Property to any zoning district designation other than Single Family (SF).

<u>Name</u>	<u>Address of Property Owned</u>
<u>Kailey Development Partners</u> x <u>Marc G. Chase</u>	<u>11115 Zimmerman Ln</u> <u>Austin TX 78726</u>
<u>Kailey Development Partners</u> x <u>Marc G. Chase</u>	<u>11201 Zimmerman Ln.</u> <u>Austin TX. 78726</u>
<u>Kailey Development Partners</u> x <u>Marc G. Chase</u>	<u>11141 Zimmerman Ln.</u> <u>Austin TX. 78726</u>
<u>Kailey Development Partners</u> x <u>Marc G. Chase</u>	<u>11137 Zimmerman Lane</u> <u>Austin TX 78726</u>
<u>Kailey Development Partners</u> x <u>Marc G. Chase</u>	<u>11133 Zimmerman Lane</u> <u>Austin, TX. 78726</u>
<u>Kailey Development Partners</u> x <u>Marc G. Chase</u>	<u>11129 Zimmerman Lane</u> <u>Austin TX. 78726</u>
<u>Kailey Dev. Partners</u> x <u>Marc G. Chase</u>	<u>11125 Zimmerman Lane</u> <u>Austin TX. 78726</u>
<u>Kailey Dev. Partners</u> x <u>Marc G. Chase</u>	<u>11121 Zimmerman Lane</u> <u>Austin TX 78726</u>
<u>Kailey Dev. Partners</u> x <u>Marc G. Chase</u>	<u>11105 Zimmerman Lane</u> <u>Austin TX 78726</u>

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To:

Greg Guernsey, Director  
Planning and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

Petition Against Rezoning of Property at 11108 Zimmerman Lane  
**Case C14-2014-0031.SH**

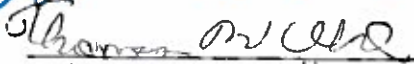
We, the owners of property in close proximity to the tracts of land proposed for rezoning in the above-referenced zoning case, hereby oppose and protest the rezoning of the Property to any zoning district designation other than Single Family (SF).

Name


Address of Property Owned

  
JEFF ARSENAULT

11141 ZIMMERMAN LANE  
AUSTIN, TX 78726

  
THOMAS W. UHL

11109 ZIMMERMAN LANE  
AUSTIN TX 78726

  
LINDA C. UHL

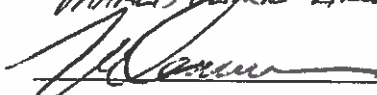
11109 Zimmerman Lane  
Austin TX 78726

  
JAKE LUCAS

8001 7911 FM 620 N and 11101 & 11105  
Austin, TX 78726 Zimmerman

  
MARLIS DWYER - EXECUTIVE DIRECTOR

7709 RR 620 N.  
AUSTIN TX 78726



7807 E. M. 620. N  
AUSTIN, TX 78726

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**Petition Against Rezoning of Property at 11108 Zimmerman Lane**  
**Case C14-2014-0031.SH**

Name

Address of Property Owned

11400 ZIMMER LANE, AUSTIN, TX 78726

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To:

Greg Guernsey, Director  
Planning and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

Petition Against Rezoning of Property at 11108 Zimmerman Lane  
Case C14-2014-0031.SH

We, the owners of property in close proximity to the tracts of land proposed for rezoning in the above-referenced zoning case, hereby oppose and protest the rezoning of the Property to any zoning district designation other than Single Family (SF).

<u>Name</u>	<u>Address of Property Owned</u>
<u>Mark Rahn</u>	<u>4500 Heiner Ranch Blvd</u> <u>Austin, TX 78732</u>
<u>Matthew Danalis</u>	<u>3136 Sun Dandelion Pk</u> <u>Austin TX 78732</u>
<u>Jessica Buchanan</u>	<u>13017 Bloomfield Hills Ln</u> <u>Austin 78732</u>
<u>Christina Felker</u>	<u>12501 Mixson Dr.</u> <u>Austin TX 78732</u>
<u>Daniel Moura</u>	<u>1723 Zimmerman Lane</u> <u>ROUND ROCK TX 78681</u>
<u>Heather Maloy</u>	<u>12500 Rush Creek Ln</u> <u>Austin 78732</u>
<u>Will Calley</u>	<u>1202 E. Lakeland</u> <u>Austin TX 78738</u>
<u>APRIL GARWOOD</u>	<u>8225 N FM 620 #1428</u> <u>Austin, TX 78726</u>
<u>BRIAN MCCALL</u>	<u>10835 CANTON ALPINE CT</u> <u>AUSTIN TX 78752</u>

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To:

Greg Guernsey, Director  
Planning and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

Petition Against Rezoning of Property at 11108 Zimmerman Lane  
Case C14-2014-0031.SH

We, the owners of property in close proximity to the tracts of land proposed for rezoning in the above-referenced zoning case, hereby oppose and protest the rezoning of the Property to any zoning district designation other than Single Family (SF).

Name

Address of Property Owned

US S LAB

4226 Canyon / Glen / Cir 78732

Brett Clayton

17408 Mantelav Blvd 78737

DAVID McAFEE

3421 Mulberry Creek Dr 78732

Charmace

12712 Appaloosa Chase 78732

Kayle McHindman

12313 Capella Tr 78732

AUSTIN QUINN

13001 Brigham Drive  
78732

SCOTT BURTON

11604 Tangleberry Hill Trl  
Austin TX 78750

DAN ANDRADE

3915 John Simpson Trl  
Austin, TX 78732

Tucker Nash

3335 Mulberry Creek Dr.

9/19

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Greg Guernsey, Director  
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Name

Address of Property Owned

Gary West

11809 Granite Bay Pl

Justin Ramsey

Austin, TX 78732  
11821 Granite Bay  
Austin, TX 78732

Ginette Oskoui

11809 Granite Bay Pl  
Austin TX 78732

Rebecca Hebr

11824 Granite Bay Pl  
Austin, TX 78732

Rick Louder

11908 Kristine Ln  
Austin TX 78732

MIKHAIL GABRIELIANIS

1401 Hawks Canyon Cir  
Austin TX 78732

David Martinez

1316 Hawks Canyon Circle  
Austin, TX 78732

Robert Bachman

1312 Hawks Canyon Circle  
Austin, TX 78732

MARJAN CHIZARI

11801 Ranchview Ct, Austin, TX 78732

09/20

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Greg Guernsey, Director  
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Name

Address of Property Owned

Peter Petter

1908 Lakecliff Hills Lane

Guy Beavers

Austin, TX 78732

Jim Palmer

1904 Lakecliff Hills Lane Austin, Texas 78732

Terry Vehring

1816 LAKECLIFF HILLS LN AUSTIN TX 78732

Jennie Hoffer

1812 Lakecliff Hills Ln Austin TX 78732

Dan Van Riper

1709 Lakeliff Hills Ln Austin, TX 78732

Christy Ballow Cramer

1900 Lakeliff Hill Ln Austin TX, 78732

11513 Firethorn Ct Austin TX 78732

3/21

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Name

Address of Property Owned

Rae Lina Dooling

11621 Shadestone Terrace <sup>Austin</sup> 78732

ANGIE SHARMA

608 Calistoga Ct, Austin TX 78722

Ramona Jones

2813 University Circle <sup>Austin</sup> 78732

Melanie O'Rourke

12904 Mesa Major Path 78732

Susana C. Lynch

4410 Sooner St #75 78734

Eleonor Andersen

12904 Little Dipper Path 78732

Rick Jensen

13281 ZENITHS 78732

Kristen Brenna

3700 John Simpson Trail  
Austin 78732

Eric Newman

12103 Estrada St  
Austin, TX 78732

C9  
22

To:

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Name

Address of Property Owned

Brian Sarmen

2708 Rio Mesa Dr  
Austin, TX 78732

STEVEN GANDER

1033 HONSEBACK HWY  
AUSTIN TX 78732

NORMAN BECHER

12405 RUMBOLD #145  
AUSTIN TX 78732

Kasey Tekippe

13521 Country Trails  
Austin TX 78732

Duxant Reddy

12604 Tiesha Grande Trail  
Austin TX 78732

Nicole Dunham

12813 Appaloosa Chase  
Austin TX 78732

VALENTI MASSEY

4500 STEVEN RANCH BLVD #511  
AUSTIN TX 78732

MARIA RAKMAN

4204 Hudson Bend  
AUSTIN, TX 78734

GEORGE LOPEZ

12769 Lee Park Ln  
AUSTIN, TX 78732

09/23

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Greg Guernsey, Director  
Planning and Development Review Department  
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Austin, Texas 78704

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<u>Name</u>	<u>Address of Property Owned</u>
<u>Susan + Joe Ibanez</u>	<u>13600 Flat Top Ranch Rd.</u> <u>Austin 78732</u>
<u>Stacey + Bill Dwyer</u>	<u>1805 Eagle Glen Cove</u> <u>Austin TX</u>
<u>Craig Smyser</u>	<u>1413 Cassin Way</u> <u>Austin TX 78732</u>
<u>Tracy de Haas</u>	<u>516 Dawn River Cove</u> <u>Austin TX 78732</u>
<u>Alvin Alaris</u>	<u>4132 Canyon Glen</u> <u>Austin TX 78732</u>
<u>Husayn Alvarez Gomariz</u>	<u>1826 Grimes Ranch Rd</u> <u>Austin, TX 78722</u>
<u>HEATHER TUAL</u>	<u>4500 STEWART RANCH</u> <u>BLVD. APT 204 AUSTIN TX 78732</u>
<u>Constantin Craus</u>	<u>12708 McNelly Trl Austin TX 78732</u>
<u>Leticia Coto</u>	<u>12816 Texas Sage Ct</u> <u>austin TX 78732</u>

C9  
24

To:

Greg Guernsey, Director  
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Austin, Texas 78704

Petition Against Rezoning of Property at 11108 Zimmerman Lane  
**Case C14-2014-0031.SH**

We, the owners of property in close proximity to the tracts of land proposed for rezoning in the above-referenced zoning case, hereby oppose and protest the rezoning of the Property to any zoning district designation other than Single Family (SF).

<u>Name</u>	<u>Address of Property Owned</u>
<u>Siobhan Savage</u>	<u>12720 Cornberry Cwp</u> <u>Austin 78732</u>
<u>Jennifer Jenkins</u>	<u>34116 Oxshoe Dr</u> <u>Austin, 78732</u>
<u>Melissa Danner</u>	<u>1112 Lakewood Hills Terr.</u> <u>AUSTIN, TX 78732</u>
<u>Melissa Dougan</u>	<u>12105 Horseback Hollow Ct.</u> <u>Austin 78732</u>
<u>Michelle Cnver</u>	<u>1401 Horseback Hollow</u> <u>Austin 78732</u>
<u>Amy Holland</u>	<u>4253 Canyon Glen Cir</u> <u>Austin, TX 78732</u>
<u>Jayne Mish</u>	<u>11804 Eagles Glen Dr.</u> <u>Austin TX 78732</u>
<u>Brian Kruger</u>	<u>2212 Westlawn Tr</u> <u>Austin, TX 78732</u>
<u>Danna Griffith</u>	<u>12825 Shore Vista Dr</u> <u>Austin, TX 78732</u>

C9  
25

To:

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Austin, Texas 78704

Petition Against Rezoning of Property at 11108 Zimmerman Lane  
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Name

Address of Property Owned

CLAUDIO FAYAD

602 EMERALD RIDGE DR  
AUSTIN, TX 78732

Staci Forshee

3607 Sandoval Ct  
Austin 78732

Katherine McLaren

3429 Grimes Ranch Rd  
Austin, TX 78732

Wendy Schorn

2735 Grimes Ranch  
Austin, TX 78732

Richard LaPlace

7212 Summer Canyon Dr  
Austin, TX 78732

[Signature]

4909 Layman Dr

B. O'neal Johnson

12200  
CARROLL SANDOVAL DR  
AUSTIN, TX 78732

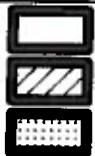
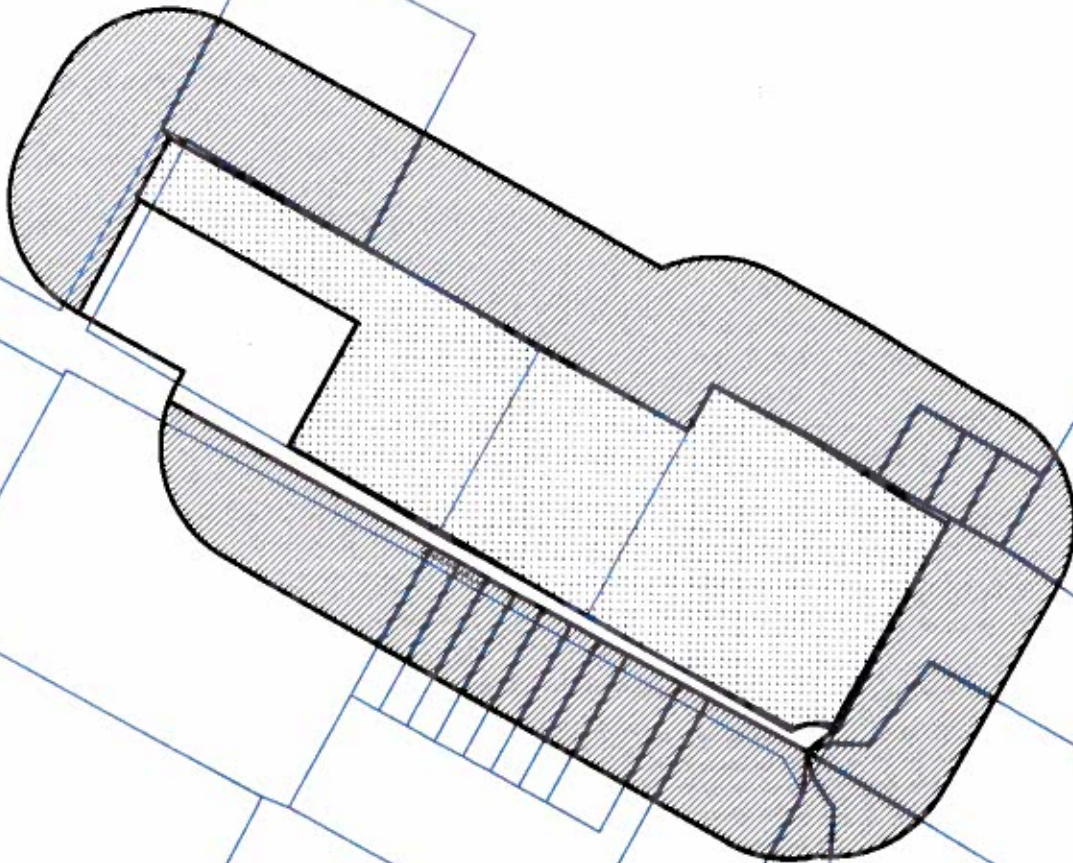
Danielle Brockway

14618 Mansfield Dam Ct. #11  
Austin TX 78734

Anton Blumberg

312 Horseback Hollow  
ATX 78732

C9  
26



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

CASE#: C14-2014-0031.SH



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

= 300'

Case Number:

**PETITION****C14-2014-0031.SH**

Date: 5/22/2014

Total Square Footage of Buffer: 810458.2556

Date:

Total Square Footage of Buffer: 810458.2556

Percentage of Square Footage Owned by Petitioners Within Buffer: 22.34%

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	Percent
0158280102	11115 ZIMMERMAN LN 78726	BANK OF TEXAS	no	9033.03	0.00%
0159370234	N RANCH RD 620 78726	CANYON CREEK OPTION LTD	no	9548.01	0.00%
0159370236	N RANCH RD 620 78726	CANYON CREEK OPTION LTD	no	10971.99	0.00%
0159370235	N RANCH RD 620 78726	CANYON CREEK OPTION LTD	no	8121.15	0.00%
0159370217	N RANCH RD 620 78726	CITY OF AUSTIN	no	197857.21	0.00%
0158280105	11100 ZIMMERMAN LN 78726	CITY OF AUSTIN % ROY GASS	no	31037.76	0.00%
0158280106	11104 ZIMMERMAN LN 78726	CITY OF AUSTIN % ROY GASS	no	52961.84	0.00%
0159370229	N RANCH RD 620 78726	CITY OF AUSTIN ATTN REAL ESTATE DIVISION	no	12681.07	0.00%
0158280110	11137 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT LP	yes	8751.20	1.08%
0158280112	11129 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT LP	yes	8837.44	1.09%
0158280111	11133 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT LP	yes	8795.81	1.09%
0158280108	11201 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT LP	yes	8661.93	1.07%
0158280113	11125 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT LP	yes	8878.53	1.10%
0158280109	11141 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT LP	yes	8706.53	1.07%
0158280114	11121 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT LP	yes	16933.76	2.09%
0158280107	11205 ZIMMERMAN LN 78726	KAILEY DEVELOPMENT PARTNERS LP	yes	8620.11	1.06%
0159370209	11400 ZIMMERMAN LN 78726	KUMAR UDAYA & UMA	yes	82029.54	10.12%
0158280103	11105 ZIMMERMAN LN 78726	LUCAS JOSEPH F	yes	7949.01	0.98%
0158280104	11101 ZIMMERMAN LN 78726	LUCAS JOSEPH F	yes	12894.90	1.59%
0159370224	ZIMMERMAN LN 78726	SMITH FREDDIE J & JOYCE	no	72435.83	0.00%
0159370223	11310 ZIMMERMAN LN 78726	VIRDEN GARLAND G	no	71618.31	0.00%
0159370221	11109 ZIMMERMAN LN 78726	WEAVER ANNE M	no	35524.76	0.00%
<b>Total</b>				<b>692849.76</b>	<b>22.34%</b>

C9  
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## 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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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](http://www.austintexas.gov)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2014-0031.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 20, 2014, Zoning and Platting Commission  
June 12, 2014, City Council

UDAYA KUMAR  
Your Name (please print)

☐ I am in favor  
☒ I object

11400 ZIMMERMAN LANE, 78726

Your address(es) affected by this application

Pudam

5/18/14

Signature

Date

Daytime Telephone: 512 653 5462

Comments: When I approached the city regarding the development of my property for office/condos I was told that there is no plans to expand the road and the area is suitable for single family only. I need to get access to the road to make it a commercial development.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

28

11,000 ZIMMERMAN LANE, AUSTIN, TX  
78726



## Steiner Ranch Neighborhood Association

*A voice for everyone in the "Land Between the Lakes"*

9/19  
CJ

Tuesday, May 20, 2014

City of Austin – Zoning and Platting Commission

RE: Rezoning proposal for 11108 Zimmerman Lane to Multi-Family  
C14-2014-0031.SH - Cardinal Point

---

Honorable Commission & Council Members:

Regarding the proposal to change the zoning of 11108 Zimmerman Lane to MF-1, Steiner Ranch Neighborhood Association would like to raise objection due to the negative impacts such a change may have for traffic and safety in the Four Points area.

RM 620 near FM 2222 has seen a significant rise in congestion in recent years and has become one of the most congested areas in Austin lacking an associated plan for improvement. RM 620 and FM 2222 both serve as critical arterial roadways in west Austin. With no practical means to add additional capacity across the BCCP and through the hills on the west side of Austin, we must treat each of these arterial roadways as a precious resource.

Previous planning efforts by the City have resulted in identifying the Four Points area as a site for future residential growth, and as a consequence we have seen rapid development occur in land already approved for multi-family along with zoning approval in the past decades allowing for such development.

It has become abundantly clear to all those who reside and do business in Four Points, or travel through it, that all the development occurring both in Four Points and along the RM 620 corridor from HWY 71 north to Cedar Park have significantly heightened congestion along the entire corridor and especially at 620/2222 intersection which serves as the major gateway for traffic traveling easterly from western parts of town. Further, additional residential developments are already planned, zoned and/or in progress in the immediate area which will further add to the congestion.

We would ask that before the City zones additional land for multi-family development that a plan of action and associated funding sources be identified to improve the RM 620 corridor traffic and especially the critical intersection of 620/2222 and the interconnected intersection at 2222/Four Points Dr. No such improvements are currently in plan and no funding has yet been identified by the City to contribute to such improvements.

In closing we would ask that this proposal for MF-1 zoning is denied.

Thank you for the attention and concern you give to our community.

Best regards,

Brian Thompto  
Chairman  
Steiner Ranch Neighborhood Association