ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0044 (The Zimmerman) DISTRICT: 10

ADDRESS: 11400 Zimmerman Lane

ZONING FROM: DR TO: MF-3

SITE AREA: 7.63 acres (332,319.24 sq. ft.)

PROPERTY OWNER: Udaya and Uma Kumar

AGENT: Alice Glasco Consulting (Alice Glasco)

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

STAFF RECOMMENDATION:
Staff recommends SF-6, Townhouse and Condominium Residence district, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
June 7, 2022: Postponed to June 21, 2022 at the applicant's request by consent (9-0, N. Barrera-Ramirez and L. Stern-absent); H. Smith-1st, B. Greenberg-2nd.

June 21, 2022: 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.

CITY COUNCIL ACTION:
July 28, 2022: Postponed to September 1, 2022 by consent (10-0, V. Fuentes-absent); A. Kitchen-1st, M. Kelly-2nd.

September 1, 2022: Postponed to September 29, 2022 by consent (11-0); A. Alter-1st, K. Tovo-2nd.

September 29, 2022: Postponed to October 13, 2022 by the City Council on consent (9-0, N. Harper-Madison and V. Fuentes-off dais); L. Pool-1st, P. Ellis-2nd.

October 13, 2022: Postponed to October 27, 2022 by the City Council on consent (9-0 vote, N. Harper-Madison and V. Fuentes - off the dais).

October 27, 2022

ORDINANCE NUMBER:

ISSUES:

This property is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI).

There are karst points to the west of this location and upon discussions with the Environmental review staff, the applicant will probably need to conduct an ERI for this site.

The property will be subject to Hill Country Roadway and Compatibility Standards setbacks at the time of site plan review. If the site is developed under SF-6 zoning and it is a true townhouse/condominium development with over 3 residential units, it would require a commercial site plan that would be subject to Hill Country Roadway regulations in the Code and would go before the Land Use Commission for approval.

CASE MANAGER COMMENTS:

The property in question is a 7.63 acre undeveloped tract of land that takes access to Zimmerman Lane. The area to the north is undeveloped. To the south, across Zimmerman Lane there is an undeveloped tract of land zoned MF-2 and an apartment complex that was zoned PUD as part of the Four Points Centre Planned Unit Development that takes access to North FM 620 Road. To the east, along Zimmerman Lane, there are single family residences zoned DR and townhouse/condominium residences zoned SF-6-CO at the end of Zimmerman Lane. The property to the west, at the northeast corner of N. FM 620 Road, is developed with 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 MF-3, Multifamily Residence-Medium Density district, zoning to construct a 150-unit multifamily use at this location. 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 Vista Parke Drive and F.M. 620, to the north. Vista 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 SF-6 zoning is consistent with the previous City Council approved SF-6-CO zoning along Zimmerman Lane to the east. There is SF-2 zoning and the existing single-family homes located to the south and east of this site. While there is undeveloped MF-2 zoning to the north of this tract, that property fronts onto and takes access to FM 620 Road. 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 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 south and east along Zimmerman Lane and the existing single-family homes 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 20-25 foot wide 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
Site	DR	Undeveloped
North	MF-2	Undeveloped
South	MF-2, PUD	Undeveloped, Multifamily (Elwood at Lake Travis)
East	SF-2, DR	Single Family Residences
West	SF-2	Convenience Storage/Vehicle Storage use (Longhorn Boat & Camper Storage)

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Not Required

WATERSHED: Bull Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
Bull Creek Foundation
Canyon Creek HOA

Leander ISD Population and Survey Analysts
Long Canyon Phase II & III Homeowners Association Inc.
Long Canyon Homeowners Association
Neighborhood Empowerment Foundation
Mountain Neighborhood Association (MNA)
River Place HOA
SELTEXAS
Sierra Club, Austin Regional Group
TNR BCP – Travis County Natural Resources
2222 Coalition of Neighborhood Associations, Inc.

SCHOOLS: Leander I.S.D.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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	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.

	facilities) or university housing, including but not limited to student, faculty or administrative housing."		
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, J. Martinez-absent); J. Gohil-1st, S. Hale-2nd.	9/27/07: Approved SF-1 zoning (6-0); all 3 readings
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-1st, M. Hawthorne-2nd.	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); 1st reading 11/4/04: Approved SF-6-CO (7-0); 2nd/3rd 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); 1st 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); 2nd reading 3/30/00: Approved 3rd 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); 1st 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); 2nd reading 3/2/00: Approved 3rd 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); 1st reading 9/30/00: Approved W/LO-CO, LR-MU-CO, and CS-CO; 2nd/3rd 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); 1st reading 4/24/03: Approved PUD (6-0-1, Garcia-absent)

RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

Name	Classification	Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Zimmerman Lane	Level 2	80'	86'	25'	No	No	No

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 11400 ZIMMERMAN LANE. C14-2022-0044. The Zimmerman. Undeveloped to 150 Multifamily. Units. 7.629 acres from DR to MF-3.

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:**
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	**Connectivity and Education**: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.

	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
Y	**Housing Choice**: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
3	**Total Number of "Yes's"**

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:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*
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 at the time of subdivision or site plan application for new residential units proposed by this rezoning, multifamily with MF-3, per City Code § 25-1-601, as amended. The site is currently park deficient and poses additional connectivity opportunities for future parkland. As such, land dedication may be required, unless the land available for dedication does not comply with the standards for dedication. Any remaining fees in-lieu after dedication shall also be required.

If the land available for dedication complies with the parks standards, the Parks and Recreation Department (PARD) would consider a small park and/or trail connectivity toward satisfying the requirement at time of permitting (whether subdivision or site plan). The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The dedication would satisfy the need for additional parks in park deficient areas of West Austin, a specific recommendation in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining fees in-lieu, 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 § 25-1-607 (B)(1) & (2). If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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. Along the eastern 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.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property. Additional design regulations will be enforced at the time a site plan is submitted.

Hill Country Roadway

Slope	Maximum FAR
0-15%	0.25
15-25%	0.10
25-35%	0.05

A portion of the site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of RM 620. The site may be developed with the following maximum floor-to-area ratio (FAR):

At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: 40 feet in height for buildings in a moderate intensity zone.

Prior to the issuance of a of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

Wildland Urban Interface

This site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI).

Please see this website for more information about construction in the WUI: http://www.austintexas.gov/department/wildland-urban-interface-code

Transportation

ASMP Assessment

Zimmerman Lane is currently a substandard two lane road. Though identified in the ASMP as a Level 2 roadway, it is not currently included in the City's Roadway Capacity Plan. No further right of way is required and ATD has no plans to increase the capacity of Zimmerman Lane over its current two-lane configuration.

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6- 113.

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 Ln.	Level 2	80’	86’	25’	No	No	No

Water Utility

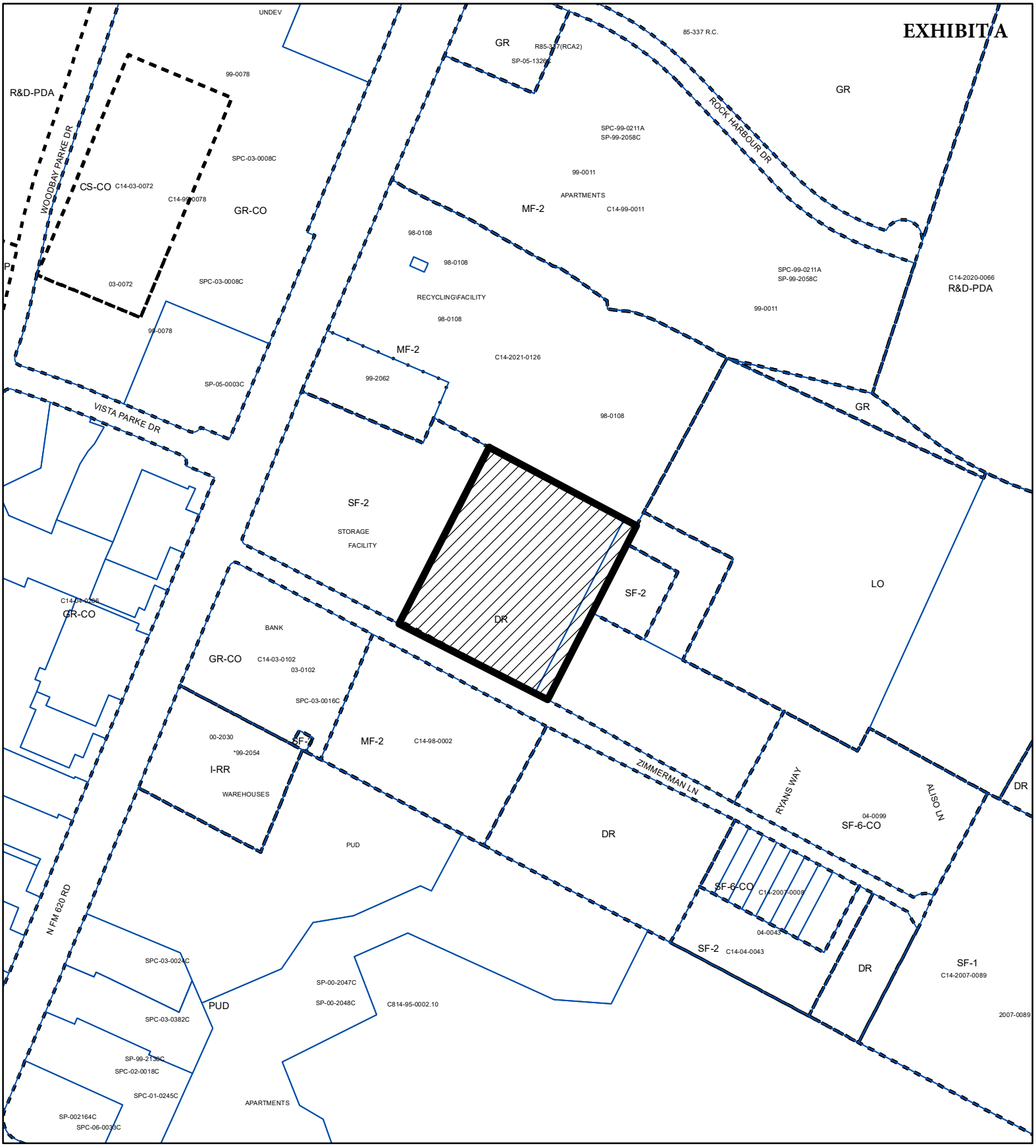
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water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

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.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map
C. Correspondence Received



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2022-0044

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 3/28/2022



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

The Zimmerman

ZONING CASE#:	C14-2022-0044
LOCATION:	11400 Zimmerman Lane
SUBJECT AREA:	7.629 Acres
GRID:	D34
MANAGER:	SHERRI SIRWAITIS

1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT C

From:	Larry Haworth
To:	Sirwaitis, Sherri
Cc:	abe; shawn few; Randy Lawson
Subject:	RE: Regarding Case # C14-2022-0044 (The Zimmerman) - additional HOAs opposing the rezoning
Date:	Sunday, August 7, 2022 3:59:55 PM

*** External Email - Exercise Caution ***
Please note the corrected opposition email below. I had some typos in the original one that I sent.

From: Larry Haworth
Sent: Sunday, August 7, 2022 1:13 PM
To: sherri.sirwaitis@austintexas.gov
Cc: abe; shawn few ; Randy Lawson

Subject: Regarding Case # C14-2022-0044 (The Zimmerman) - additional HOAs opposing the rezoning

Ms. Sirwaitis,

Please add The Ridge at Grandview Hills HOA, The Estates HOA, and The Parke HOA to the opposition of the proposed rezoning of the tract at 11400 Zimmerman Lane referenced in the case number above.

Our HOA's agree with the points presented by the 2222 CONA and others opposing the rezoning. While we understand the need for additional housing in the city of Austin, the infrastructure (roads, sewers, schools, etc.) surrounding this tract does not support such high density development.

If any consideration is given to the rezoning request in spite of all the opposition, we would ask that the builder/investor fund substantial improvements to the roads (Zimmerman and FM 620) near the tract, the waste water system, and provide additional funds to support the local school systems that will be negatively impacted by the addition of a larger number of students. Any such high density development should carry the requirements of a significant investment in local infrastructure where such infrastructure improvements should be completed prior to any building or release of the high density units.

That being said, we do not want the rezoning to be approved and prefer single family housing. Please keep us informed as this case progresses.

I have included the presidents of each of the Associations in the Cc: above as well as Randy Lawson who is president of Canyon Creek HOA.

The presidents are:
The Estates Abe Oeltjen
The Parke Shawn Few
The Ridge Larry Haworth
Canyon Creek Randy Lawson

Thank you.

Larry Haworth
President
The Ridge at Grandview Hills HOA
858.625.2912
CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

July 21, 2022

To: City of Austin

Attn: Ms Sherri Sirwaitis

RE: Case # C14-2022-0044 (The Zimmerman)

Dear Ms Sirwaitis:

The Canyon Creek HOA board opposes the proposed rezoning of this tract at 11400 Zimmerman Lane from DR to MF-3 with the planned future development of 150 multi-family units. Our HOA is not opposed to the future development of the subject property because we do support the city staff recommendation of SF-6 zoning instead of the applicant proposed MF-3 zoning. We also support the Zoning and Platting Commission recommendation that a cap of 32 units be imposed via a conditional overlay rather than the applicant request for 150 multi-family units.

There are several reasons why we oppose the proposed rezoning from DR to MF-3 and the development of 150 multi-family units. The following summarizes some of our concerns:

1) Zimmerman Lane as it now exists is a narrow 20-25 foot wide city street with no shoulders or curbs that dead ends into a cul-de-sac. The only access to Zimmerman Lane is from FM 620. The Zimmerman Lane and FM 620 intersection is an uncontrolled intersection with only a stop sign. As a reasonably close neighborhood to the Zimmerman Lane neighborhood, we feel that there is a significant safety risk for vehicles turning from Zimmerman Lane onto FM 620, particularly at peak traffic hours. Since there are no planned city improvements to Zimmerman Lane in the future and since there will be no traffic light installed at the FM 620 and Zimmerman Lane intersection because a traffic light already exists within 300 feet of this intersection at RM 620 and Vista Parke Drive, we feel that this safety concern should prevent the rezoning that will allow the addition of another 150 residential units.

2) We believe that the proposed MF-3 zoning on this tract is not compatible with the other existing zoning on Zimmerman Lane. Most of the other properties on this street currently having zoning of DR, SF-2, or MF-2 which represent significantly lower housing density applications than the proposed MF-3 zoning. Since there is no connectivity with other city streets, this proposed MF-3 zoning lacks the connectivity vision of "Imagine Austin".

3) The incremental vehicular traffic associated with an additional 150 housing units will be approximately 1037 "Vehicular Trips per Day" (VTD) according to the preliminary TIA on file with the city on this case. Since this incremental vehicular count is in addition to the existing traffic count from the existing residences on Zimmerman Lane, there will undoubtedly be a significant vehicle "stacking" and waiting time issue for vehicles attempting to turn onto FM 620. SF-6 zoning with a cap of 32 units max will alleviate much of that safety concern and is a good compromise to the proposed MF-3 zoning.

In summary, we do not believe that relatively dense housing developments are appropriate for dead end streets without connectivity that pose a safety risk both to Zimmerman Lane residents as well as other motorists traveling on FM 620 . We ask that you post this opposition letter from our HOA as backup material to the scheduled July 28, 2022 City Council hearing. We thank you in advance for taking our concerns into consideration.

Sincerely,



Randy Lawson – Director of Canyon Creek HOA and Chair of the Canyon Creek Traffic and Safety Committee

2222 Coalition of Neighborhood Associations, Inc.
PO Box 28397
Austin, TX 78755

July 19, 2022

To: City of Austin

Attn: Ms. Sherri Sirwaitis (email: sherri.sirwaitis@austintexas.gov)

RE: Letter of Opposition - Case # C14-2022-0044 (The Zimmerman)

Dear Ms. Sirwaitis:

The 2222 CONA (Coalition of Neighborhood Associations) Board opposes the rezoning of this tract at 11400 Zimmerman Lane from DR to MF-3 with the planned future development of 150 multi-family units. 2222 CONA is not against the future development of the subject property. Quite the contrary, we support the current staff recommendation of SF-6 zoning rather than MF-3. In addition, we support the Zoning and Platting Commission vote to recommend townhomes or condos (under SF-6 zoning) in addition to a conditional overlay with a cap of 32 units.

There are several reasons why we oppose the proposed rezoning from DR to MF-3 and the development of 150 multi-family units. The following summarizes few of those reasons:

1) Zimmerman Lane is a 20-25 foot wide sub-standard dead end street with no shoulders or curbs that ends in a cul-de-sac. The only access to Zimmerman Lane is from FM 620. The FM 620 and Zimmerman Lane intersection is an uncontrolled intersection with only a stop sign. There is a significant safety risk for vehicles turning from Zimmerman Lane onto FM 620, particularly at peak traffic hours. Furthermore, there are no planned improvements to Zimmerman Lane and there will be no traffic light installed at the FM 620 and Zimmerman Lane intersection because a traffic light already exists within 300 feet of this intersection at RM 620 and Vista Parke Drive. Zimmerman Lane will never be connected to Vista Parke Drive.

2) In addition to the above traffic congestion and safety issue, the <u>incremental</u> vehicular traffic associated with an additional 150 housing units will be 1037 VTD from the preliminary TIA. This incremental vehicular count is in addition to the existing traffic count from the existing residences on Zimmerman Lane. The vehicle "stacking" and

2222 Coalition of Neighborhood Associations, Inc.
PO Box 28397
Austin, TX 78755

waiting time to safely make a turn onto FM 620 at this uncontrolled intersection with only a stop sign will only get considerably worse.

3) The proposed MF-3 zoning lacks compatibility with other existing zoning on Zimmerman Lane and represents a higher density development than currently exists. The following comment is directly taken from your published case manager comments: "The staff recommends SF-6 zoning for the property in question because it is consistent with the previous City Council approved SF-6-CO zoning along Zimmerman Lane to the east. There is SF-2 zoning and the existing single-family homes located to the south and east of this site. While there is undeveloped MF-2 zoning to the north of this tract, that property fronts onto and takes access to FM 620 Road. 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, not Zimmerman Lane." We firmly believe that relatively dense housing developments such as the one proposed do not belong on dead-end, narrow, sub-standard streets such as Zimmerman Lane and are not consistent with the connectivity vision of Imagine Austin.

We ask that you have this opposition letter posted as backup to the scheduled July 28, 2022 City Council hearing. We thank you in advance for your consideration of our concerns.

Sincerely,

Tom R. Smith

Tom R. Smith, President
2222 Coalition of Neighborhood Associations (2222 CONA)
president@2222cona.org
www.2222cona.org

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