ORDINANCE NO. 20221201-082

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11400 ZIMMERMAN LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE-LOW DENSITY-CONDITIONAL OVERLAY (MF-2-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) district to multifamily residence-low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2022-0044, on file at the Housing and Planning Department, as follows:

Being 7.609 acres of land, situated in the Alexander Dunlap Survey No. 805, Abstract No. 224, in the City of Austin, Travis County, Texas, and being all of the 7.629 acres of land described by warranty deed with vendor's lien in Document No. 2003277405 in the Deed Records of Travis County, Texas, said 7.609 acres of land being more particularly described by metes and bounds in **Exhibit** "A" incorporated into this ordinance (the "Property"),

locally known as 11400 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 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, with access to Zimmerman Lane prohibited except for emergency vehicle access if required by the City of Austin.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence-low density (MF-2) base district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on PASSED AND APPROVED December 1 , 2022 APPROVED: Anne L. Morgan City Attorney	Steve Adler Mayor ATTEST: Myrna Rios City Clerk



10090 W Highway 29 | Liberty Hill, Texas 78642 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION

BEING 7.609 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.629 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO UDAYA KUMAR AND UMA KUMAR, RECORDED IN DOCUMENT NO. 2003277405 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the existing Northerly right-of-way line of Zimmerman Lane (50' R.O.W. – Volume 3556, Page 1443, Deed Records of Travis County, Texas (D.R.T.C.T.)) for the Southerly common corner of said 7.629 acre tract and of Lot 1, LONGHORN BOAT AND CAMPER STORAGE INC SUBDIVISION, a subdivision of record in Vol. 77, Pg. 365, of the Plat Records of Travis County, Texas (P.R.T.C.T.);

THENCE **North 27°33'52" East** with the Westerly line of said 7.629 acre tract and the common Easterly line of said Lot 1, a distance of **627.21** feet to a 1/2" rebar found in the Southerly line of Lot 1, 620 COMMERCIAL SUBDIVISION, a subdivision of record in Doc. No. 199900329 of said O.P.R.T.C.T., for the Northerly common corner of said 7.629 acre tract and of said Lot 1, of said Vol. 77, Pg. 365;

THENCE **South 62°13'26"** East with the Northerly line of said 7.629 acre tract and the common Southerly line of said Lot 1, of said Doc. No. 199900329, a distance of **528.73** feet to a 1/2" rebar found in the Westerly line of an apparent 5 foot strip of land owned by Arthur L. Zimmerman, recorded in Vol. 3590, Pg. 81, of the Deed Record of Travis County, Texas (D.R.T.C.T.), for the Easterly common corner of said 7.629 acre tract and of said Lot 1, of said Doc. No. 199900329;

THENCE South 27°36'47" West with the Easterly line of said 7.629 acre tract and the common Westerly line of said 5 foot strip of land, a distance of 627.10 feet to a 1/2" rebar with cap stamped "LSI SURVEY" set in the existing Northerly right-of-way line of said Zimmerman Lane, for the common Southerly corner of said 7.629 acre tract and of said 5 foot strip of land;



THENCE North 62°14'10" West with the Southerly line of said 7.629 acre tract and the common existing Northerly right-of-way line of said Zimmerman Lane, a distance of 528.20 feet to the POINT OF BEGINNING and containing 7.609 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000651300.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on March 28, 2022.

Frank W. Funk

Registered Professional Land Surveyor

State of Texas No. 6803

Job Number: 22-015

Attachments: K:\22018 - JCI 11400 Zimmerman\CAD\DWGs\JCI 11400 ZIMMERMAN ALTA.dwg

BENG 7.609 ADRES OF LIAM, SURVEYED BY LANGESON SERVICES, INC., STUATED IN THE ALEXANDER DURLAY SURVEY NO.
ARSTRACT NO. 224 IN TRAVES COUNTY, TEXAS, AND BENG ALL, OF A CALLED 7.829 ACRE, TRACT OF LIAM DESCRIBED
WERNARTH DEED MIN HENDORES LIDE LOUGHAY ALMAR AND UNA RUBLAY, RECORDED IN DOCUMENT, AND COUSTAFTON OF OWNER AND THE ALEXANDRES OF THE ALEXANDRES

LANDESIGN *
SERVICES, INC. S

SCHEDULE IL EXCEPTIONS

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMZED BELOW.

VOLUME 3551, PAGE 627, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

QUETTING MAY CONSMANTS ON RESTRICTIONS, EF ANY INCLUDING BUT NOT LIMITED TO THOSE BASED LIMPS BASED, COLDING BUSINESS AND RESIDENCE SETS, COLDING PROFILED FROM A PROBLEM, THROUGH CONSMANT AND AND ADMINISTRATION OR SOURCE OF INCOME, OR SET FORTH IN APPLICABLE STATE OF FIDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID CONSMANT OR RESIDENCE ON SERVICE AND BY APPLICABLE LAW.

- $\left\langle 10 \right\rangle$ c. THOSE LIENS CREATED AT CLOSING, IF ANY, PURSUANT TO LENDER INSTRUCTIONS, (NOT A SURVEY MATTER)
- b. RIGHTS OF PARTIES IN POSSESSION (NOT A SURVEY MATTER)
- d. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-TR RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE AND THE T-28 SHORT-FORM RESIDENTIAL LOAN POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PROBE TO CLOSING.

ANY ENGROACHMENT, ENCUMBRANCE VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND (UNITED LIBERAL).

e. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS. THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATES:

IN FAVOR OF PEDERNALES ELECTRIC COOPERATIVE, INC.
PURPOSE: CONSTRUCTION AND MAINTENANCE OF ELECTRIC POWER UNES
RECORDING NO DOLMENT NO COOMITORIS OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
AFFECTS: AS TO THAT PORTION WITHIN THE SO FOOT PUBLIC ROAD (NOTED HEREON)

RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS. (NOT A SURVEY MATTER)

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM. NORTH AMERICAN DATUM OF 1983 (NADBS - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CRITIENT TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON CONTRACTORS SHALL CONTRACT APPROPRIATE UTILITY COMPANIES AND TEXAS BY PRORI TO EXCLAND.

S OF LAND, SITUATED IN THE CT NO. 224 TRAVIS COUNTY, 9 ACRE TRACT OF LAND FFICIAL PUBLIC RECORD OF ALTA/NSPS LA ALEXANDER TEXAS, AI DESCRIBED II

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRO-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1,0000651300.

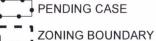




SUBJECT TRACT

ZONING

EXHIBIT B



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.

1 " = 400 '

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