

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 December 12, 2022.

PASSED AND APPROVED


_____, December 1, 2022

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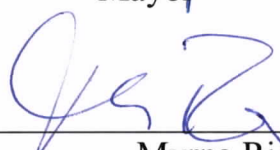
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

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.



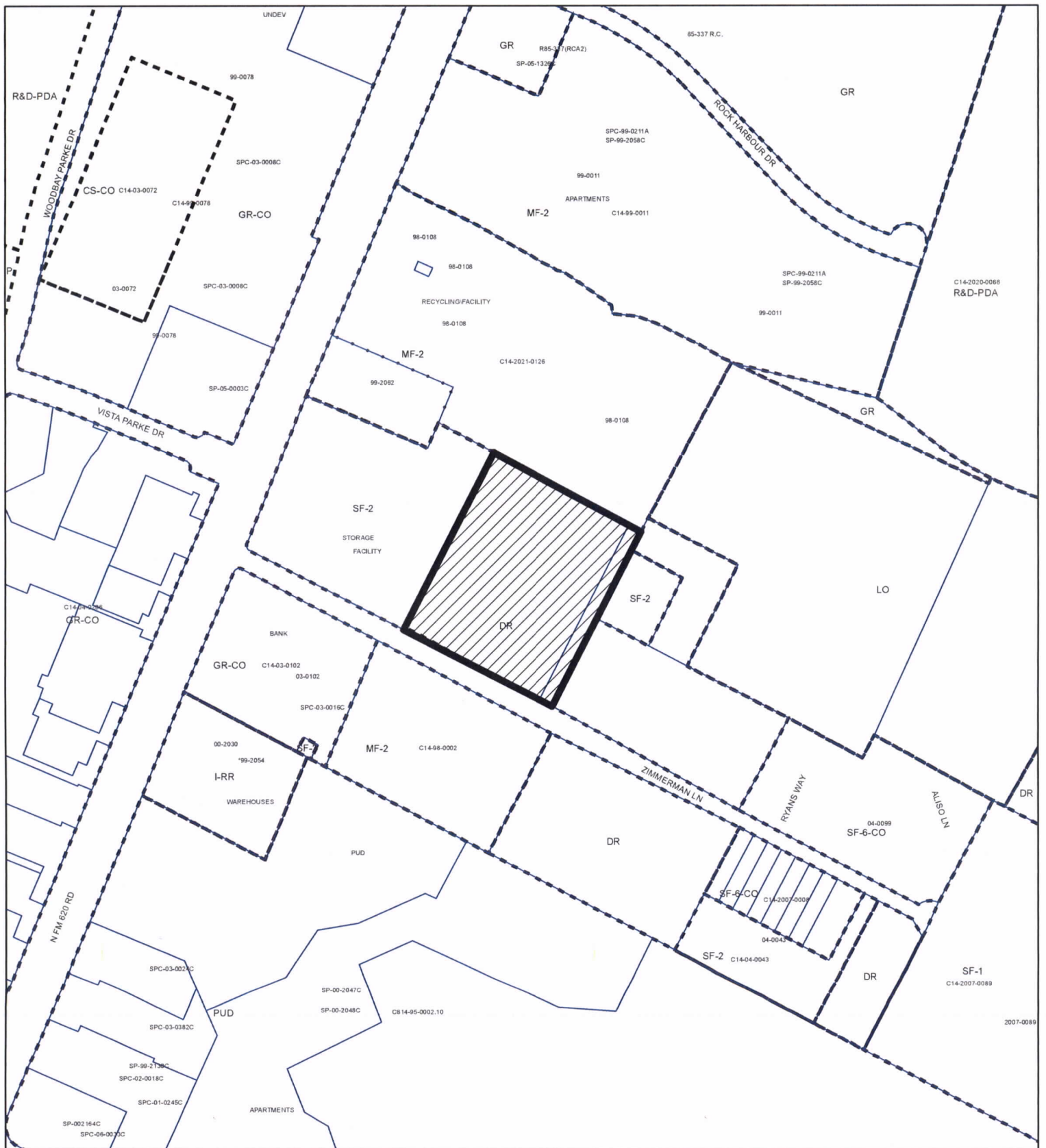
03/31/2022

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



ZONING

EXHIBIT B

ZONING CASE#: C14-2022-0044



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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

This product has been produced by the 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