

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0165 (Zimmerman SF South) DISTRICT: 10

ADDRESS: 11301 Zimmerman Lane

ZONING FROM: DR

TO: SF-6

SITE AREA: 6.62 acres

PROPERTY OWNER: Barbara Allen Agnew and Brian Matthew Smith

AGENT: Jackson Walker LLP (Pamela Madere)

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:

February 18, 2025

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 6.62 acre vacant tract of land that takes access to Zimmerman Lane. The area to the north, across Zimmerman Lane, is developed with a single-family residence zoned DR. To the south there is 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, there are single family residences along the southern side of Zimmerman Lane and townhouse/condominium residences along the northern side of Zimmerman Lane that are zoned SF-6-CO. Toward the terminus of Zimmerman Lane, there is a single-family residence zoned DR and an undeveloped area zoned SF-1. The property to the west, is zoned MF-2 and is undeveloped. There is also undeveloped land on the northern side of Zimmerman Lane zoned MF-2-CO. The lot 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. In addition, the lot at the southeast corner of Zimmerman Lane and N. FM 620 Road, is developed with a service station (Shell) and a restaurant use (Rudy's Country Store and Bar-B-Que).

The applicant in this case is requesting to rezone this site from DR zoning to SF-6 zoning to develop the property for single-family/condominium use. 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 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 Parke Drive and F.M. 620, to the north. 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 are existing single-family homes and townhomes located to the east of this site. While there is undeveloped MF-2 zoning to the west of this tract, that 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/Level 2 designated 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 east along Zimmerman Lane and the existing single-family homes and townhomes 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
<i>Site</i>	DR	Vacant
<i>North</i>	DR	Single-Family Residence
<i>South</i>	PUD	Multifamily (Ellwood at Lake Travis)
<i>East</i>	SF-6-CO, SF-2	Single-Family Residences
<i>West</i>	MF-2	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Bull Creek

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.,
Austin Lost and Found Pets, Bull Creek Foundation,
Canyon Creek H.O.A.,
Friends of Austin Neighborhoods,
Leander ISD Population and Survey Analysts,

Long Canyon Homeowners Assn.,
 Long Canyon Phase II & III Homeowners Assn Inc.,
 Mountain Neighborhood Association (MNA),
 Neighborhood Empowerment Foundation,
 River Place HOA,
 SELTexas,
 Save Our Springs Alliance,
 Sierra Club, Austin Regional Group,
 TNR BCP - Travis County Natural Resources

SCHOOLS: Leander I.S.D.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0044 (The Zimmerman: 11400 Zimmerman Lane)	DR to MF-3	6/21/22: 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.	12/01/22: Approved MF-2-CO zoning by consent on 3rd reading (11-0); L. Pool-1st, P. Renteria-2nd. 11/15/22: Approved MF-2-CO district by consent on 2nd reading (Vote: 7-0, K. Tovo, P. Renteria-off the dais and S. Adler and M. Kelly-absent); L. Pool-1st, P. Ellis-2nd. 11/03/22: To approve MF-2-CO district by consent on 1st reading, and to amend Part 2 of the ordinance to add the following language to the conditional overlay: 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 TxDOT 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. Vote: (11-0)

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 facilities) or university housing, including but not limited to student, faculty or administrative housing."	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.
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,	9/27/07: Approved SF-1 zoning 6-0); all 3 readings

		J. Martinez-absent); J. Gohil-1 st , S. Hale-2 nd .	
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-1 st , M. Hawthorne-2 nd .	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); 1 st reading 11/4/04: Approved SF-6-CO (7-0); 2 nd /3 rd 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); 1 st 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); 2 nd reading 3/30/00: Approved 3 rd 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); 1 st 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); 2 nd reading 3/2/00: Approved 3 rd 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); 1 st reading 9/30/00: Approved W/LO-CO, LR-MU-CO, and CS-CO; 2 nd /3 rd 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); 1 st reading 4/24/03: Approved PUD (6-0-1, Garcia-absent)

RELATED CASES:

C14-2024-0169 (Zimmerman SF North)

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 11301 ZIMMERMAN LANE. C14-2024-0165. Project: Zimmerman SF South. 9.12-acre tract from DR & SF-2 to SF-6. Existing: vacant. Proposed: 32 units of single-family/condominium.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.12 miles from the Four Points Activity Center for Redevelopment in Sensitive Environmental Areas
	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. <ul style="list-style-type: none"> • Goods and Services available along N FM 620
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: 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 recreation area, park 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, and/or specialized outpatient care.)
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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of “Yes’s”

Environmental

The site is located over the Edwards Aquifer Recharge Zone.

This 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. This portion is in the Drinking Water Protection Zone, which is not included in the Desired Development zone.

Under the current watershed regulations, development or redevelopment on the Water Supply Suburban portion of 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%.

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, per City Code § 25-1-601, as amended. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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 § 25-1-609, as amended.

Note that residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Site plans will be required for any new development other residential only project with up to 4 units.

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

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Zimmerman Ln. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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 Lane	Level 2	80	Varies	20'	No	No	No

Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

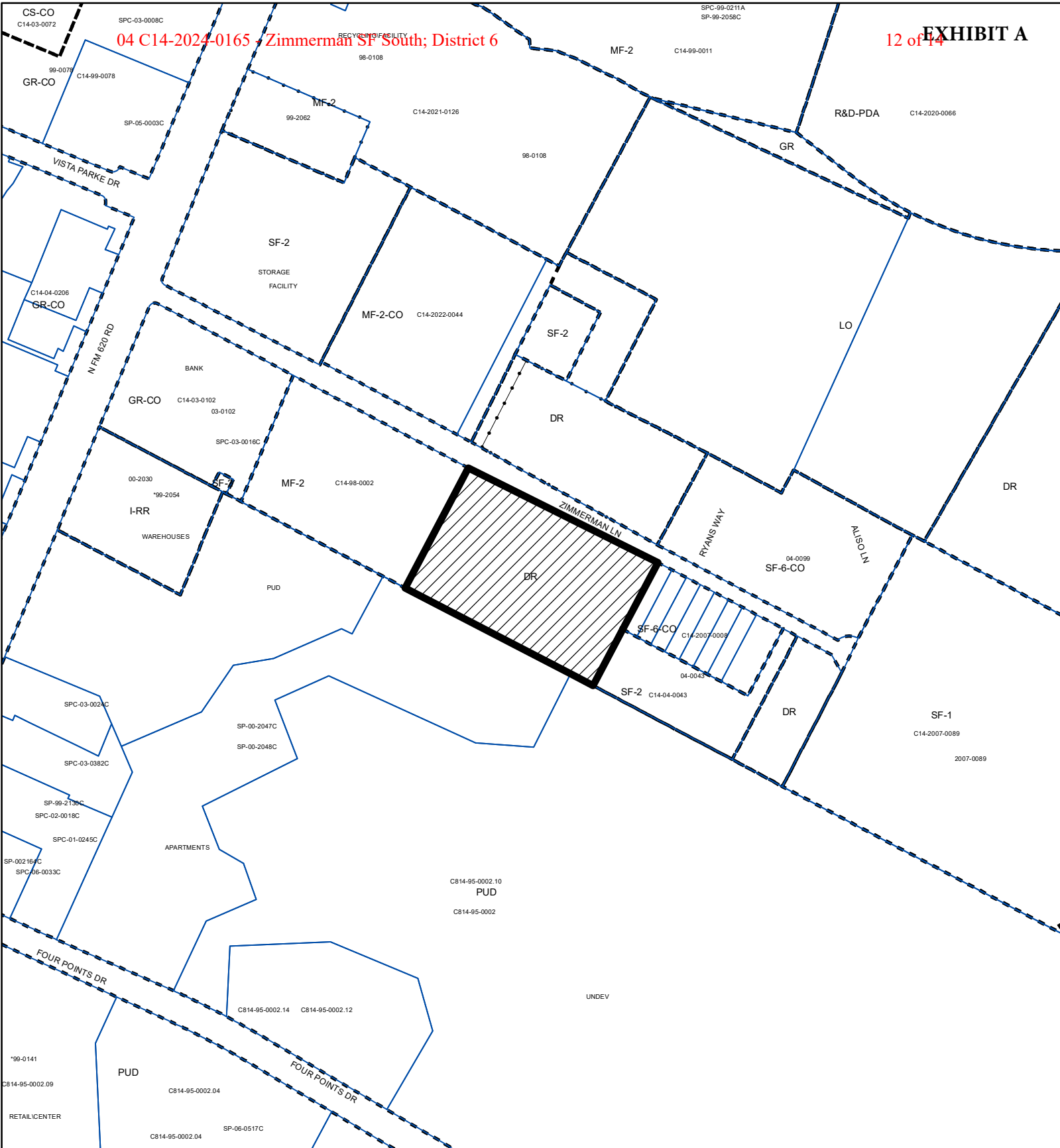
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the

City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter




04 C14-2024-0165 - Zimmerman SF South; District 6



ZONING

ZONING CASE#: C14-2024-0165



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

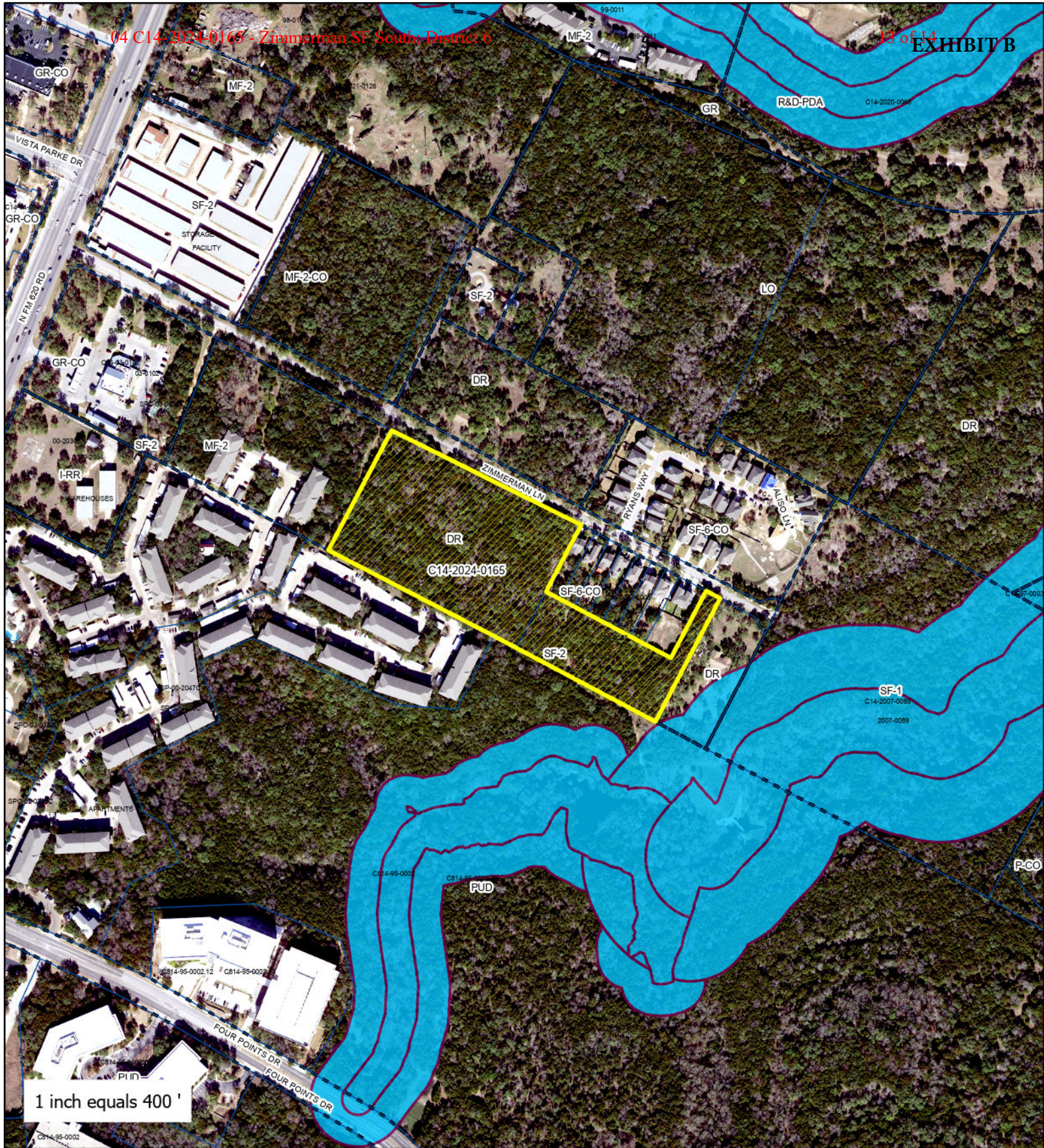
1" = 400'

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.

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Created: 12/9/2024







1 inch equals 400'

Zimmerman SF South

ZONING CASE#: C14-2024-0165
 LOCATION: 11301 & 11115 Zimmerman Ln.
 SUBJECT AREA: 9.12 Acres
 MANAGER: Sherri Sirwaitis



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER



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Pamela Madere
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November 21, 2024

Joi Harden
Zoning Officer
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Revised Rezoning application- 11301 Zimmerman Lane, Austin, Texas 78726 -
Zimmerman SF South (“**Property**”)

Dear Ms. Harden:

As the authorized agent of the owners, Barbara Ellen Agnew and Brian Matthew Smith individually and collectively (“**Owner**”), I am submitting this zoning application to rezone the 6.62 acre Property from “DR” Development Reserve to “SF-6” Townhouse & Condominium Residence order to develop the Property for single-family/condominium use.

The Property is not within a neighborhood plan. “DR” zoning is north of Zimmerman Lane which is also proposed to be rezoned to “SF-6” under a separate zoning application (11300 Zimmerman Lane) which we have also filed. “SF-2” zoning is adjacent to the Property on the east, developed with single-family residences adjacent to a conservation lot; “MF-2” zoning along the west developed with apartments and “PUD” zoning along the southern Property boundary which is undeveloped.

We have been in contact with the representative of the HOA from the Woods at Four Points neighborhood adjacent to the 11300 Zimmerman property directly north of this Property.

We look forward to working with you on this zoning application.

Sincerely,



Pamela Madere