

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0169 (Zimmerman SF North) DISTRICT: 10

ADDRESS: 11300 Zimmerman Lane

ZONING FROM: DR

TO: SF-6

SITE AREA: 4.97 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 4.97 acre tract of land that is developed with a single-family residence, with a separate garage structure, that takes access to Zimmerman Lane. The properties to the north are developed with a single-family residence and undeveloped land and are zoned SF-2, DR and LO respectively. To the south, across Zimmerman Lane there is an undeveloped tract of land zoned DR. To the east, along Zimmerman Lane, there are townhouse/condominium residences and single-family residences zoned SF-6-CO. At the terminus of Zimmerman Lane, there is undeveloped property zoning SF-1. The property to the west, was zoned MF-2-CO through zoning case C14-2022-0044 and is currently undeveloped. At the northeast corner of N. FM 620 Road, there is 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 SF-6, Townhouse and Condominium Residence district, zoning to redevelop the property with single-family/condominium uses. 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 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 zoning is consistent with the previous City Council approved SF-6-CO zoning along Zimmerman Lane to the east. There are existing townhouse residences located to the south and east of this site. While there is undeveloped MF-2-CO zoning to the west of this tract, that 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. 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 Level 2/ 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 east along Zimmerman Lane and the existing townhouse development 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 Level 2 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	Single-Family Residence
<i>North</i>	SF-2, DR and LO	Single-Family Residence, Undeveloped
<i>South</i>	DR	Undeveloped
<i>East</i>	SF-6-CO	Townhouses (The Woods at Four Points), Single-Family Residences
<i>West</i>	MF-2-CO	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:

C14-2024-0165 (Zimmerman SF South)

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 11300 ZIMMERMAN LANE. C14-2024-0169. Project: Zimmerman SF North. 4.97-acre tract from DR to SF-6. Existing: vacant. Proposed: 18 units single-family/condo.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	<p>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 *:</p> <ul style="list-style-type: none"> • 0.22 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	<p>Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p> <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. 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:

<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 for the new applicable uses proposed by this development, condo and single family, at the time of subdivision or site plan, per City Code § 25-1-601. 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.

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

Zoning Cases

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.

Compatibility Standards

The site is subject to compatibility standards due to the adjacency of the SF-2 parcel along the northeast side (i.e., the triggering property).

Reference 25-2-1051, 25-2-1053

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

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

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Water Utility

No comments on zoning change.

FYI: 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.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide suitable and sufficient service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

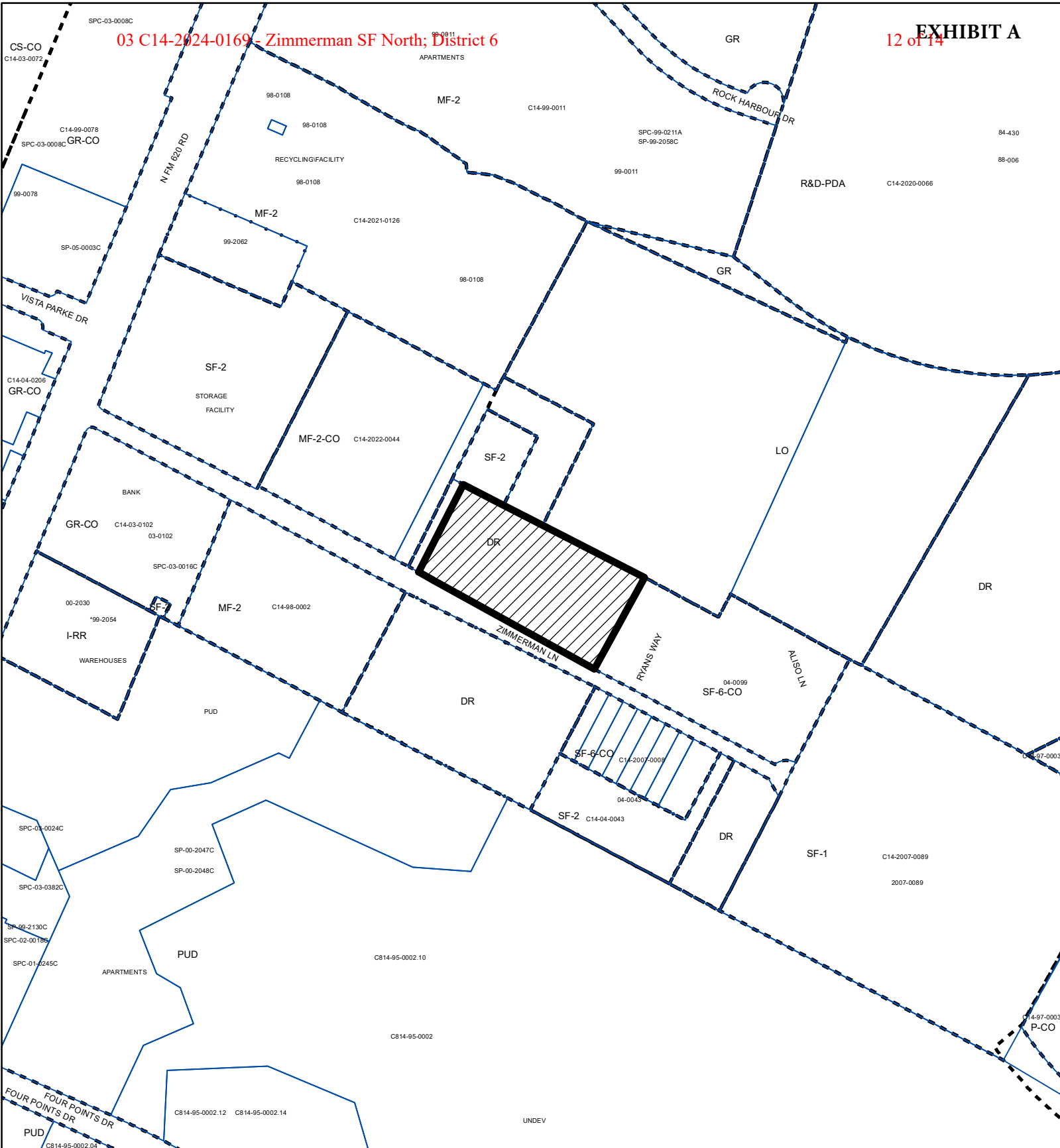
All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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. Applicant's Request Letter




03 C14-2024-0169 - Zimmerman SF North; District 6



ZONING

ZONING CASE#: C14-2024-0169



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

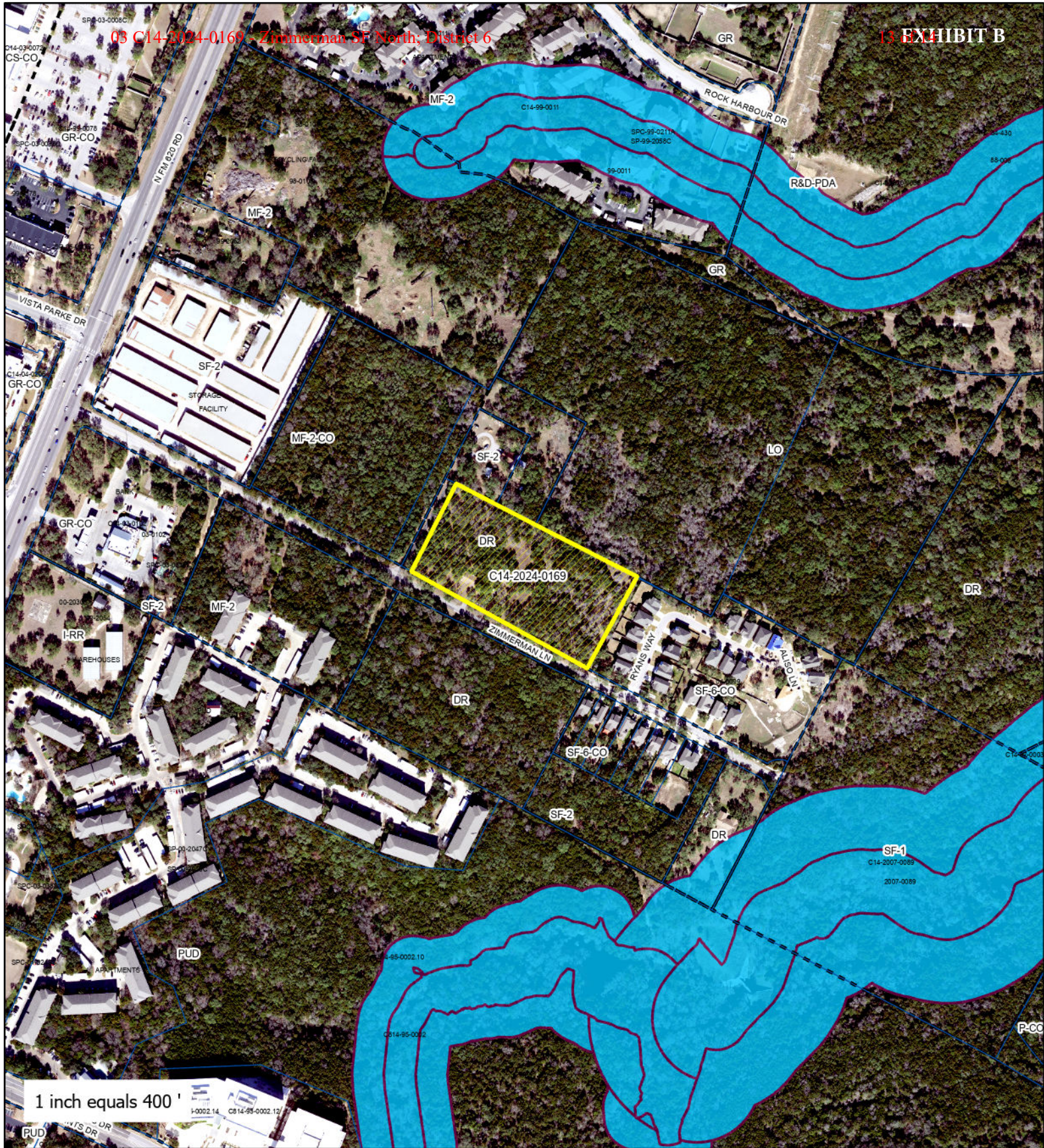
1" = 400'

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: 11/19/2024



Zimmerman SF North

ZONING CASE#: C14-2024-0169
 LOCATION: 11300 Zimmerman Ln.
 SUBJECT AREA: 4.97 Acres
 MANAGER: Sherri Sirwaitis



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



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Pamela Madere
(512) 236-2048 (Direct Dial)
(512) 236-2002 (Direct Fax)
pmadere@jw.com

October 16, 2024

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

Re: Rezoning application- 11300 Zimmerman Lane, Austin, Texas 78726
("Property")

Dear Ms. Harden:

As the authorized agent of the owner, Barbara Ellen Agnew and Brian Matthew Smith ("Owner"), I am submitting this zoning application to rezone the 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. It is adjacent to SF-6 zoning on the east, "LO" Limited Office and "SF-2" Single-Family Residence on the north and "MF-2" Multi-family zoning along the west Property boundary.

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

Sincerely,



Pamela Madere