

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 11121 ZIMMERMAN LANE FROM SINGLE**
3 **FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO TOWNHOUSE**
4 **AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO)**
5 **COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from single family residence standard lot (SF-2) district to
11 townhouse and condominium residence-conditional overlay (SF-6-CO) combining district
12 on the property described in Zoning Case No. C14-2007-0008, on file at the Neighborhood
13 Planning and Zoning Department, as follows:

14
15 Lot 1, Block A, Attal Subdivision, a subdivision in the City of Austin, Travis
16 County, Texas, more particularly described in and conveyed by a deed of record
17 under Document No. 2006183743, of the Official Public Records of Travis
18 County, Texas (the "Property"),

19
20 locally known as 11121 Zimmerman Lane, in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "A".

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

- 25
26 A. The maximum number of dwelling units on the Property is nine units.
27
28 B. Development of the Property may not exceed a maximum of 3.70 dwelling units per
29 acre.
30
31 C. Except as otherwise provided in Subsection C, the maximum impervious cover is 30
32 percent.
33
34 D. If development intensity is transferred under Section 25-8-425 (*Transfer of*
35 *Development Intensity*), the maximum impervious cover is 40 percent.
36

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the townhouse and condominium
3 residence (SF-6) base district and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2007.
6

7
8 **PASSED AND APPROVED**
9

10 §
11 §
12 _____, 2007 § _____
13 Will Wynn
14 Mayor
15

16
17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk



 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. SIRWAITIS	 	ZONING Exhibit A CASE #: C14-2007-0008 ADDRESS: 11121 ZIMMERMAN LANE SUBJECT AREA (acres): 2.430	DATE: 07-03 INTLS: SM	CITY GRID REFERENCE NUMBER D34
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