

ORDINANCE NO. 20070607-081

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11121 ZIMMERMAN LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 single family residence standard lot (SF-2) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2007-0008, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

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

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

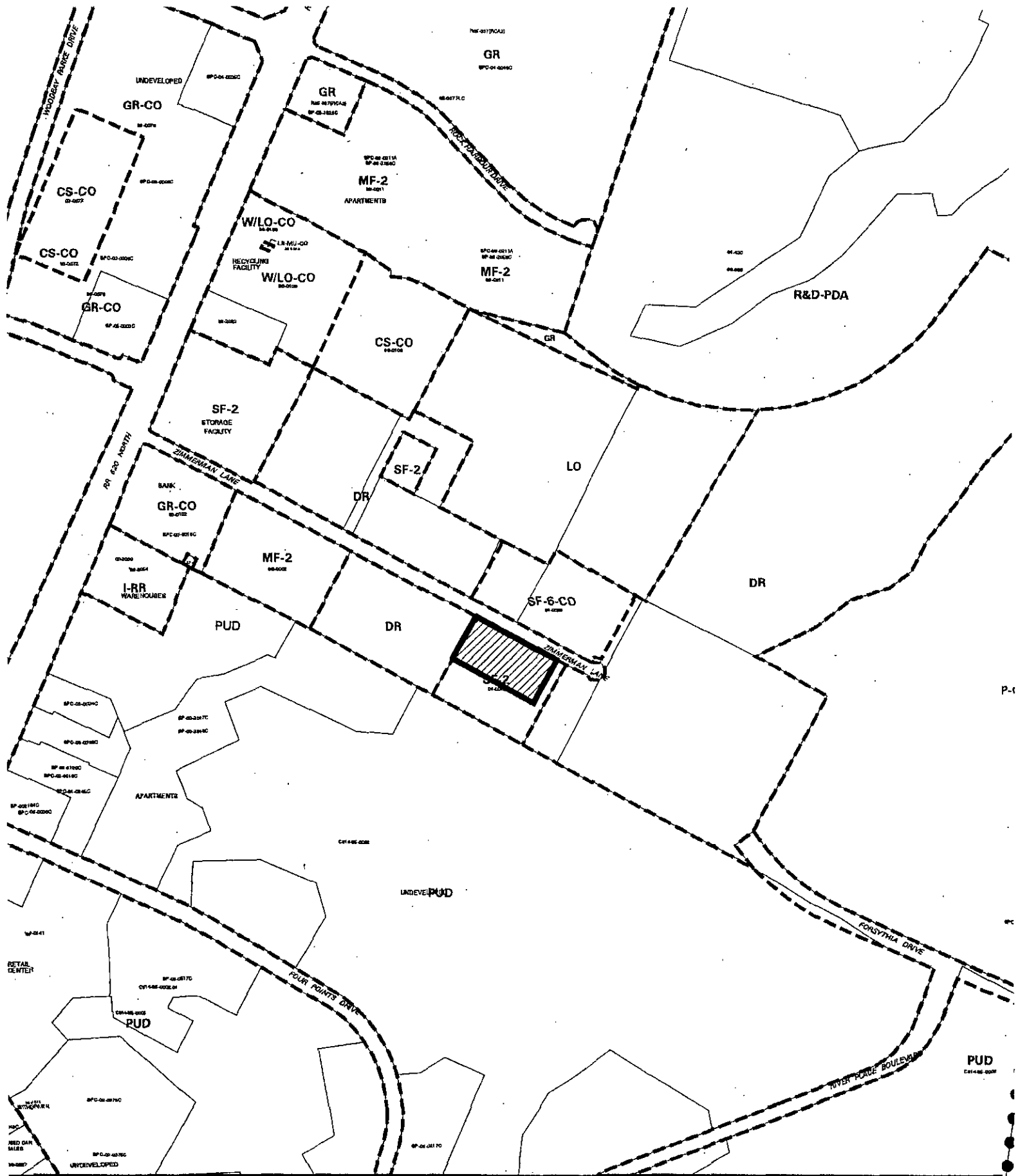
PART 3. This ordinance takes effect on June 18, 2007.




PASSED AND APPROVED

_____, June 7 _____, 2007 §
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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



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