

**ORDINANCE NO. 041104-42**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11108 ZIMMERMAN LANE FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No.C14-04-0099, on file at the Neighborhood Planning and Zoning Department, as follows:

Two tracts of land being a 3.950 acre tract of land, more or less, out of the John Linn Survey No. 492 and a 1.993 acre tract of land, more or less, out of the Alex Dunlap Survey No. 805, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" incorporated into this ordinance, (the "Property")

locally known as 11108 Zimmerman Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

1. The maximum number of residential units on the Property is 25 units.
2. The maximum number of residential units per acre is 0.25 units.
3. Except as provided in Subsection 4, the maximum impervious cover on the Property is 30 percent.
4. 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 November 15, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_, November 4 \_\_\_\_\_, 2004

§  
§  
§



Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

*EXHIBIT A*

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

A DESCRIPTION OF 3.950 ACRES OF LAND, BEING OUT OF THE JOHN LINN SURVEY NO. 492, ABSTRACT NO. 804, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO ROGER GERALD THOMAS AND WIFE DIANNE THOMAS BY WARRANTY DEED DATED JULY 6, 1976 IN VOLUME 5492, PAGE 292 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.950 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" rebar with cap set in the north right-of-way line of Zimmerman Lane (apparent 50' right-of-way width), for the apparent southwest corner of the said Thomas tract, being also the southeast corner of a 1.993 acre tract described in Document No. 1999162895 of the Official Public Records of Travis County, Texas, from which a ½" rebar found for the southwest corner of the 1.993 acre tract bears North 62°17'38" West, a distance of 265.00 feet;

**THENCE** North 28°24'47" East, with the apparent common line of the Thomas tract and the 1.993 acre tract, a distance of 326.42 feet to a ½" rebar found at the northeast corner of the 1.993 acre tract, being also the most southern southeast corner of a 30.23 acre tract described in Volume 12847, Page 378 of the Real Property Records of Travis County, Texas, being an angle point in the west line of the Thomas tract;

**THENCE** with the south line of the 30.23 acre tract, the following three (3) courses:

1. North 27°46'28" East, a distance of 81.64 feet to a 60d nail found;
2. South 62°42'56" East, a distance of 164.99 feet to a ½" rebar with cap set;
3. South 59°40'34" East, a distance of 190.63 feet to a 60d nail found in the south line of a 0.228 acre tract described in Volume 12770, Page 46 of the Real Property Records of Travis County, Texas;

**THENCE** South 62°03'29" East, with the south line of the 0.228 acre tract, and continuing with the south line of a 0.180 acre tract described in Volume 12770, Page 37 of the Real Property Records of Travis County, Texas, a distance of 70.49 feet to a ½" rebar with cap set for the apparent northeast corner of the Thomas tract, being also the northwest corner of a 20.22 acre tract described in Volume 12773, Page 274 of the Real Property Records of Travis County, Texas;

**THENCE** South 27°45'01" West, with the apparent common line of the Thomas tract and the 20.22 acre tract, a distance of 366.29 feet to a ½" rebar with cap set in the curving north line of Zimmerman Lane, from which a ½" rebar found for the southwest corner of the 20.22 acre tract bears South 27°45'01" West, a distance of 524.32 feet;

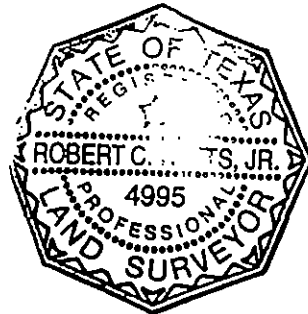
**THENCE** with the north line of Zimmerman Lane, being also the apparent south line of the Thomas tract, the following two (2) courses:

1. Along a curve to the left, with an arc length of 67.41 feet, a radius of 60.00 feet, and a chord which bears South 85°36'41" West, a distance of 63.92 feet to a ½" rebar found;
2. North 62°17'38" West, a distance of 375.59 feet to the **POINT OF BEGINNING**, containing 3.950 acres of land, more or less.

Surveyed on the ground May 20, 2004 under my direction and supervision. The record deed description for this tract does not for a closed figure (5.82'). The boundaries of this tract were determined using the deed calls for the adjoining properties. Bearing basis is Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN from the L.C.R.A. survey control grid. Attachments: Survey Drawing 024-023-TL1.



Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



6.2.04



**Professional Land Surveying, Inc.  
Surveying and Mapping**

*EXHIBIT B*

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**1.993 ACRES (86,823 SQ. FT.)  
ZIMMERMAN LANE**

A DESCRIPTION OF 1.993 ACRES (86,823 SQUARE FEET) IN THE ALEX DUNLAP SURVEY NO. 805, ABSTRACT NO. 224, TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.993 ACRE TRACT OF LAND CONVEYED TO HAMID ZARAFSHANI AND VICKIE L. CLARK IN A GENERAL WARRANTY DEED DATED DECEMBER 14, 1999 AND RECORDED IN DOCUMENT NO. 1999162895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.993 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap found in the north right-of-way line of Zimmerman Lane (apparent 50' right-of-way width), being the southeast corner of the said 1.993 acre tract, being also the southwest corner of a 3.950 acre tract of land described in Volume 5492, Page 292 of the Deed Records of Travis County, Texas;

**THENCE** North 62°17'38" West with the north right-of way line of Zimmerman Lane and the south line of the said 1.993 acre tract, a distance of 265.00 feet to a 1/2" rebar found for the southwest corner of the said 1.993 acre tract, being the southeast corner of a 4.97 acre tract of land described in Volume 3512, Page 2253 of the Deed Records of Travis County, Texas;

**THENCE** North 28°21'29" East with the west line of the said 1.993 acre tract and the east line of the said 4.97 acre tract, a distance of 328.50 feet to a 5/8" rebar found for the northwest corner of the said 1.993 acre tract, being the northeast corner of the said 4.97 acre tract, being also in the south line of a 30.23 acre tract of land described in Volume 12847, Page 378 of the Real Property Records of Travis County, Texas;

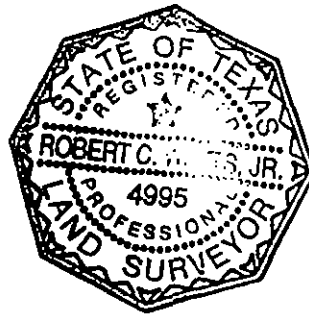
**THENCE** South 61°50'42" East with the north line of the said 1.993 acre tract and the south line of the said 30.23 acre tract, a distance of 265.30 feet to a 1/2" rebar found for the northeast corner of the said 1.993 acre tract, being an angle point in the south line of the said 30.23 acre tract, being also an angle point in the west line of the said 3.950 acre tract, from which a nail found for the northwest corner of the said 3.950 acre tract bears North 27°46'28" East, a distance of 81.64 feet;

**THENCE** South 28°24'47" West with the east line of the said 1.993 acre tract and the west line of the said 3.950 acre tract, a distance of 326.42 feet to the **POINT OF BEGINNING**, and containing 1.993 acres of land, more or less.

Surveyed on the ground May 20, 2004. Bearing basis is Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN from the L.C.R.A. survey control grid.  
Attachments: Survey Drawing 024-023-ZN1.



Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995.



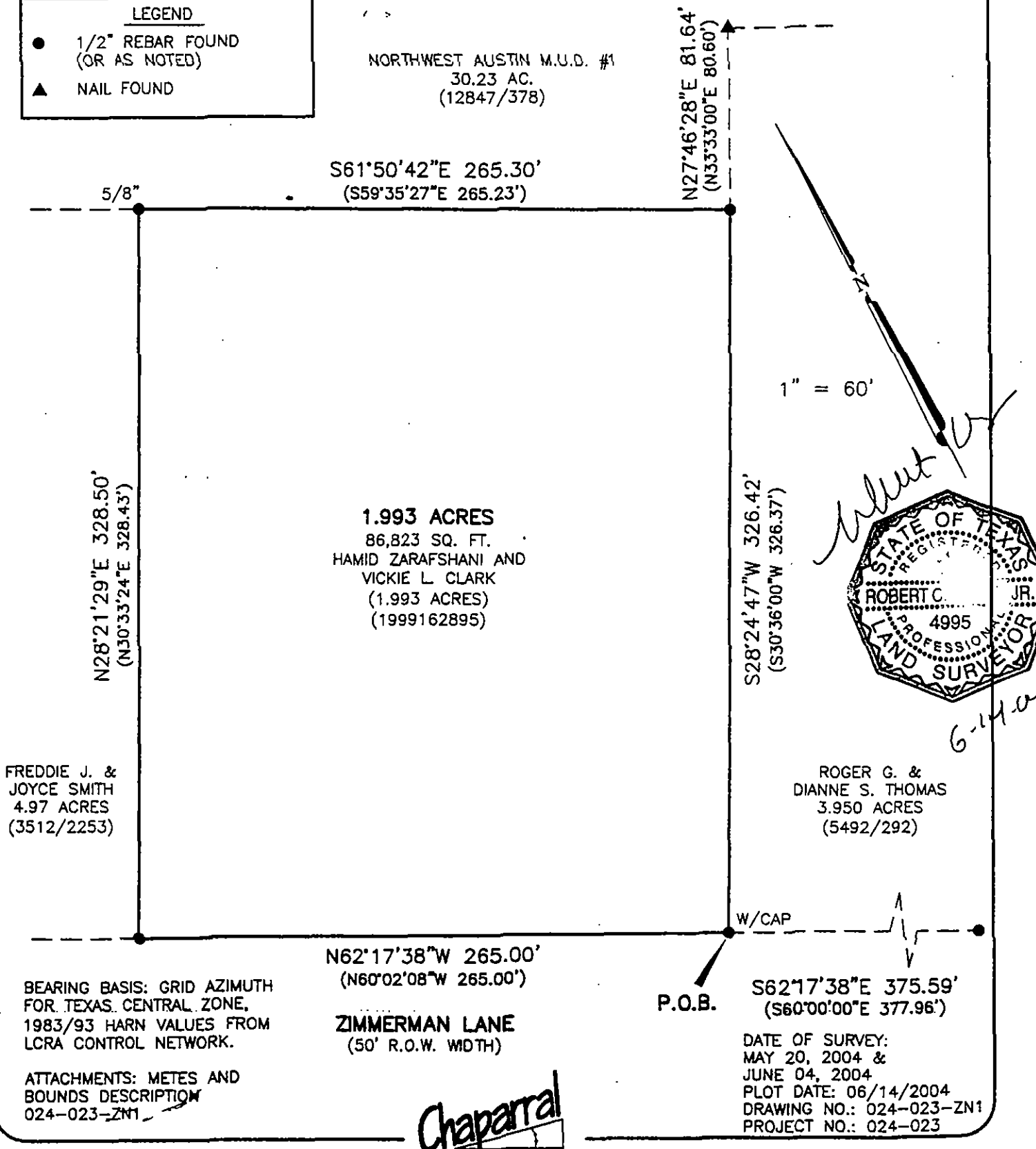
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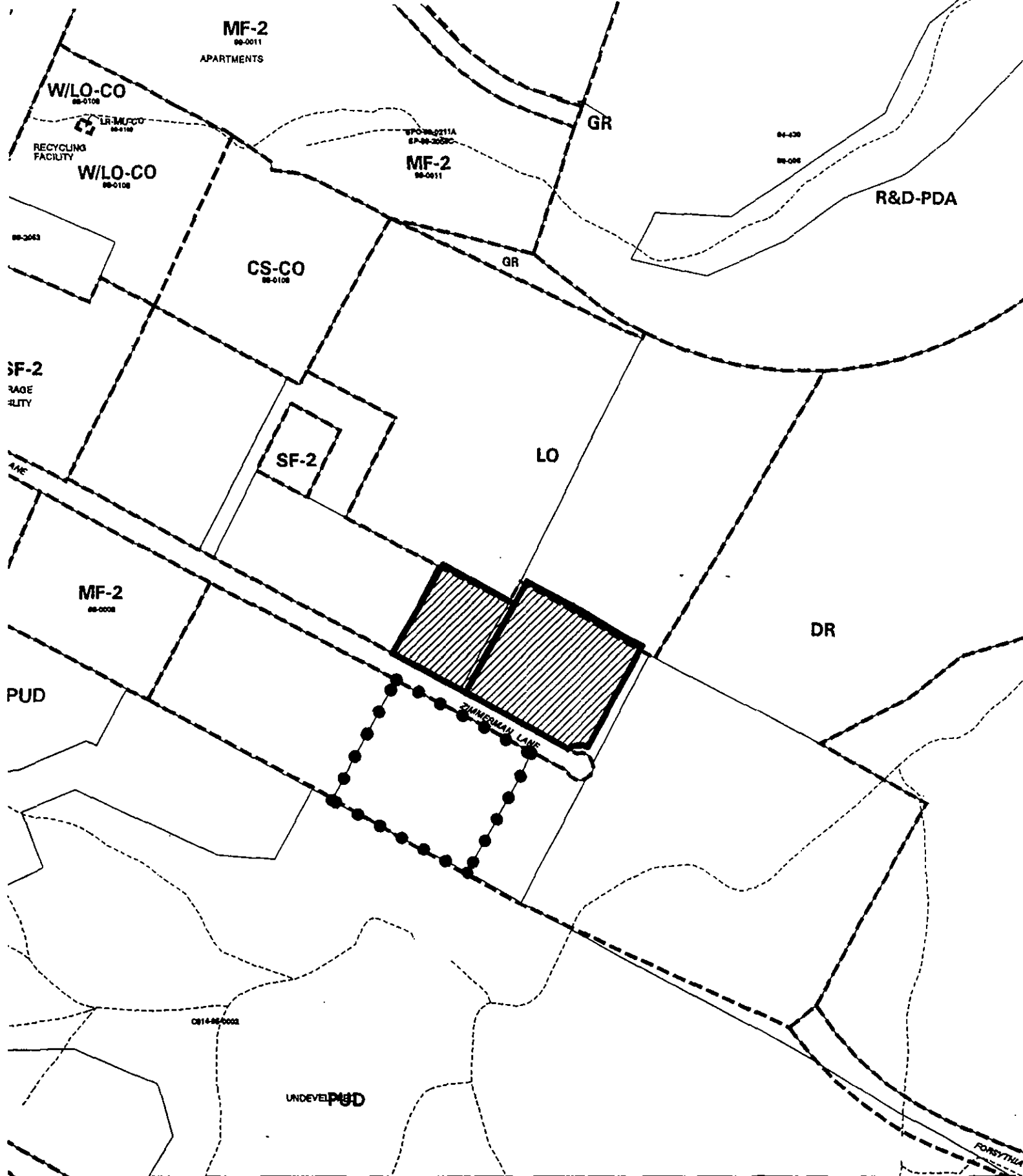
SKETCH TO ACCOMPANY A DESCRIPTION OF 1.993 ACRES (86,823 SQUARE FEET) IN THE ALEX DUNLAP SURVEY NO. 805, ABSTRACT NO. 224, TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.993 ACRE TRACT OF LAND CONVEYED TO HAMID ZARAFSHANI AND VICKIE L. CLARK IN A GENERAL WARRANTY DEED DATED DECEMBER 14, 1999 AND RECORDED IN DOCUMENT NO. 1999162895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**LEGEND**

- 1/2" REBAR FOUND  
(OR AS NOTED)
- ▲ NAIL FOUND

NORTHWEST AUSTIN M.U.D. #1  
30.23 AC.  
(12847/378)





 1" = 400'	SUBJECT TRACT		ZONING <i>EXHIBIT C</i>  CASE #: C14-04-0099 ADDRESS: 11108 ZIMMERMAN LANE SUBJECT AREA (acres): 5.943	DATE: 04-06  INTLS: SM	CITY GRID REFERENCE NUMBER  D34
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. GAGER				