

**ORDINANCE NO. 20221013-070**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7415 ALBERT ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-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 family residence-conditional overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-2022-0056, on file at the Planning and Development Review Department, as follows:

LOT 2, LAURENCE CHRISTIAN SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat as recorded in Book 8, Page 104, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7415 Albert Road 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:

Development of the property is limited to seven dwelling units maximum and subject to limitations established by existing setbacks and one shared driveway until such time as roadway improvements can be made and the City of Austin requires alternate driveway configuration.

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

**PART 4.** This ordinance takes effect on October 24, 2022.


**PASSED AND APPROVED**

October 13

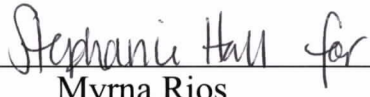
, 2022

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Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Myrna Rios  
City Clerk

