

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7605 ALBERT ROAD, 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. C14-2022-0110, on file at the Planning Department, as follows:

Being a 3.07 acre tract of land out of the William Cannon Survey No. 19, Abstract No. 6, Travis County, Texas, being all of that 3.108 acre tract of land conveyed by deed recorded in Document No. 2012183463, Deed Records of Travis County, Texas, said 3.07 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7605 Albert Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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 may not exceed 9 dwelling units per acre.

PART 3. 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) and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§

§

_____, 2023 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

BEING 3.07 ACRES OF LAND OUT OF THE WILLIAM CANNON SURVEY NUMBER 19, ABSTRACT NUMBER 6, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN MARK LYNN HENSON 3.108 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2012183463, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.07 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pipe found, in the easterly right-of-way line of Albert Road, at the southwest corner of that certain Billie Green and Annie Green 2.0 Acre Tract, recorded in Volume 1165, Page 514, Deed Records, Travis County, Texas, same being the northwest corner of said 3.108 Acre Tract, for the northwest corner hereof;

THENCE South 60 degrees 28 minutes 18 seconds East, along the southerly line of said 2.0 Acre Tract, along the northerly line of said 3.108 Acre Tract, 417.46 feet to an iron pipe found, in the westerly line of Lot 11, Elmwood Estates, a subdivision in Travis County, Texas, recorded in Volume 6, Page 140, Plat Records, Travis County, Texas, at the southeast corner of said 2.0 Acre Tract, same being the northeast corner of said 3.108 Acre Tract, for the northeast corner hereof;

THENCE South 29 degrees 32 minutes 47 seconds West, along the westerly lines of Lots 11 & 12, said elmwood Estates, along the easterly line of said 3.108 Acre Tract, 192.50 feet to an iron pipe found, in the northerly right-of-way line of Sherwood Road, at the southwest corner of said Lot 12, said subdivision, same being the southeast corner of said 3.108 Acre Tract, for the southeast corner hereof;

THENCE South 87 degrees 28 minutes 24 seconds West, along the northerly right-of-way line of said Sherwood Road, along the southerly line of said 3.108 Acre Tract, 429.19 feet to an iron rod found, in said line, at the intersection of the easterly right-of-way line of said Albert Road and the northerly right-of-way line of said Sherwood Road, same being the southwest corner of said 3.108 Acre Tract, for the southwest corner hereof, beginning a curve to the right having a Radius of 35.00 feet,

THENCE along said intersection, along the said curve to the right whose chord bears, North 30 degrees 37 minutes 57 seconds West, 61.25 feet to an iron rod found, at the end of said curve, in the easterly right-of-way line of said Albert Road, same being in the westerly line of said 3.108 Acre Tract, for a point in the westerly line hereof;

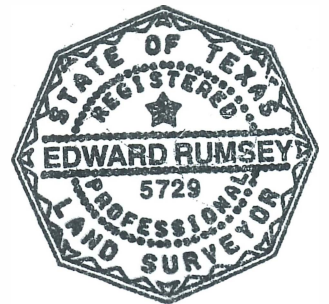
THENCE North 29 degrees 27 minutes 10 seconds East, along the easterly right-of-way line of said Albert Road, along the westerly line of said 3.108 Acre Tract, 389.81 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.



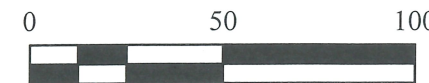
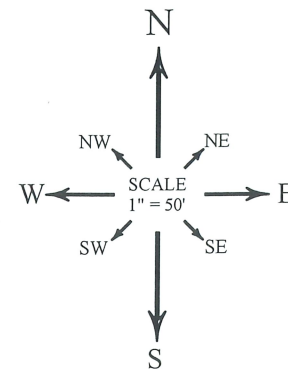
Edward Rumsey
TX R.P.L.S. NO.5729
Job No. A0701322

07-26-2022



LEGEND

- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- WIRE FENCE
- WOOD FENCE
- RECORD INFORMATION
- AIR CONDITIONER
- WATER VALVE
- STREET SIGN
- SEWER TAP MANHOLE
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINE(S)
- ELECTRIC METER
- GAS WARNING SIGN
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- POINT OF BEGINNING
- POSSIBLE SCRIVENERS ERROR
- CONCRETE
- GRAVEL/DIRT
- STONE



RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 1, PG. 57, VOL. 895, PG. 176.
SUBJECT TO RIGHT OF WAY EASEMENT IN VOL. 3234, PG. 1934.

LEGAL DESCRIPTION

BEING 3.07 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 3.07 ACRE TRACT OF LAND CONVEYED TO MARK LYNN HENSON IN DEED RECORDED IN DOCUMENT NUMBER 2006064520, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	35.00'	61.25'	N 30°37'57" W	74.31'
(C1)	(35.00')	(61.12')	(N 29°06'51" W)	-

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

NORTH AMERICAN TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION



9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

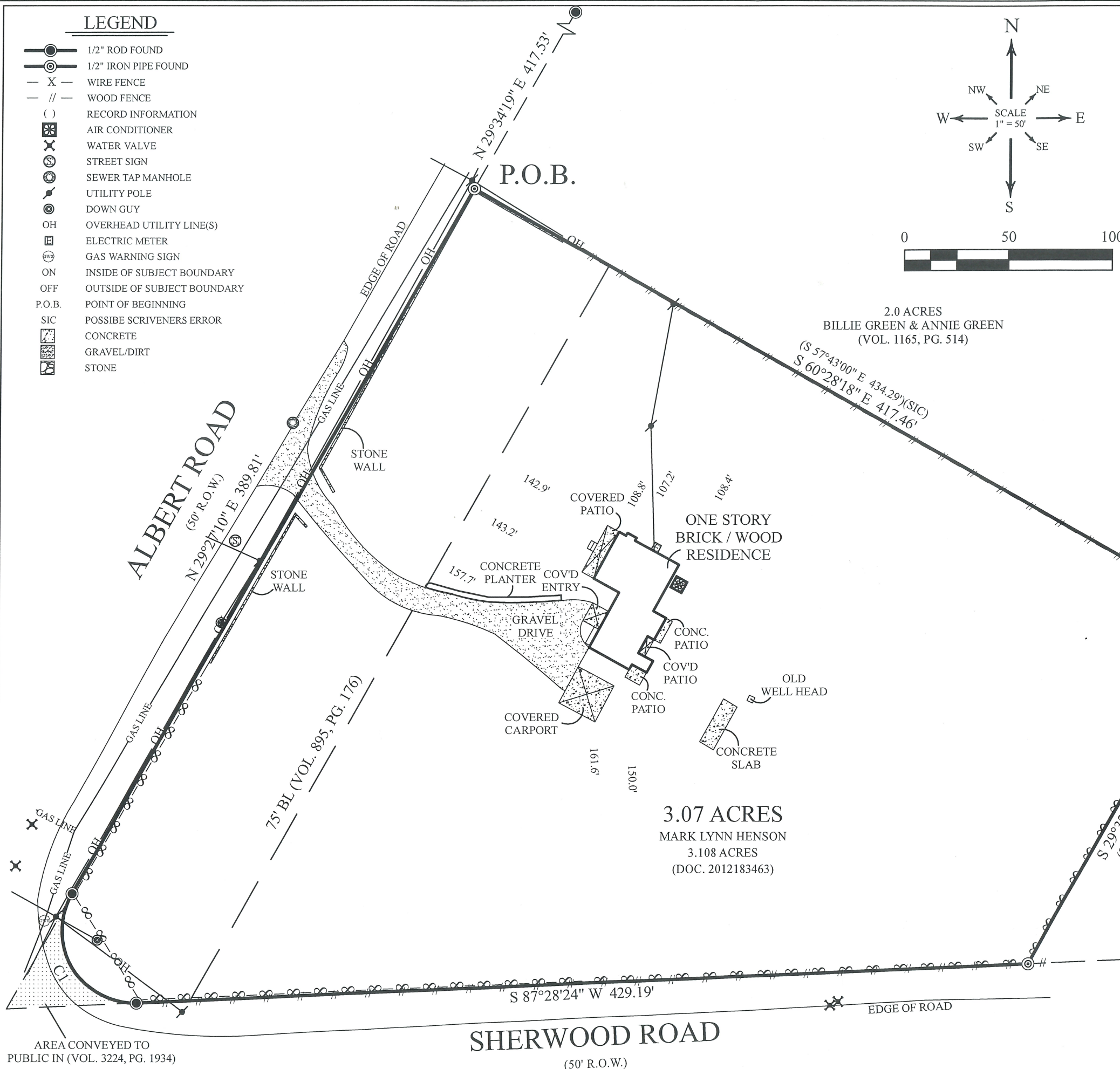
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0585H PANEL: 0585H DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

PLEASANT HILL HOMES, LLC.
7605 ALBERT ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JULY 26, 2022	FIELD BY:	JACOB BROWN	07/14/2022
TITLE CO.:	NORTH AMERICAN TITLE	CALC. BY:	CHRIS ZOTTER	07/15/2022
G.F. NO.:	14665-22-04996	DRAWN BY:	DAVID BAK	07/18/2022
JOB NO.:	A0701322	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	07/26/2022




$$1'' = 400'$$