

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A**  
2 **PORTION OF THE PROPERTY LOCATED AT 7611 JESTER BOULEVARD**  
3 **FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO**  
4 **URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-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 urban  
11 family residence-conditional overlay (SF-5-CO) combining district on the property  
12 described in Zoning Case No. C14-2022-0143, on file at the Planning Department, as  
13 follows:

14  
15 0.8647 acres situated in the ALEX E. PATTON (Heirs of), ABSTRACT NO. 600,  
16 SURVEY NO. 541, Travis County, Texas, being a portion of LOT 1, VALLE  
17 ESCONDIDO, a subdivision in Travis County, Texas, according to the map or plat  
18 thereof as recorded in Document No. 200500243, Official Public Records of Travis  
19 County, Texas, as described in a deed recorded in Document No. 20022070823,  
20 Official Public Records of Travis County, Texas, said 0.8647 acre tract being more  
21 particularly described by metes and bounds in **Exhibit “A”** incorporated into this  
22 ordinance (the “Property”),

23  
24 locally known as 7611 Jester Boulevard in the City of Austin, Travis County, Texas, and  
25 generally identified in the map attached as **Exhibit “B”**.

26  
27 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
28 established by this ordinance is subject to the following condition:

29  
30 Development of the Property is limited to two dwelling units.

31  
32 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
33 developed and used in accordance with the regulations established for the urban family  
34 residence (SF-5) base district and other applicable requirements of the City Code.  
35  
36  
37  
38  
39

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, 2023      §  
   §  
   §

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Myrna Rios  
City Attorney                      City Clerk

# EXHIBIT "A"

0.8647 Acres

Page 1 of 7

Alex E. Patton (Heirs of), Abstract No. 600, Survey No. 541

March 6, 2023

22516.30

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

DESCRIPTION, based on record information, of a tract or parcel of land containing 0.8647 acres situated in the Alex E. Patton (Heirs of), Abstract No. 600, Survey No. 541, Travis County, Texas, being a portion of Lot 1, Valle Escondido subdivision recorded in Document No. 200500243 of the Official Public Records of Travis County, Texas as conveyed to Aman Bandali recorded in Document No. 20022070823 of the said Official Public Records; the herein described 0.8647 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at the calculated north corner of the said Lot 1, being on a southerly line of that certain Tract 1 conveyed to the City of Austin by deed recorded in Volume 1327, Page 878 of the Real Property Records of Travis County, Texas, for the north corner of the herein described tract;

THENCE, S56°54'00"E, with the common northerly line of the said Lot 1 and southerly line of the said Tract 1, for a distance of 317.13 feet to a calculated point for the northwest corner of the Drainage and Conservation Easement as recorded in said Valle Escondido subdivision and the east corner of the herein described tract;

THENCE, leaving the southerly line of the said Tract 1 and across the said Lot 1, being the westerly line of the said Drainage and Conservation Easement for the following two (2) courses:

- 1) S52°55'12"W, 60.63 feet to a calculated point for corner;
- 2) S20°55'03"W, 65.12 feet to a calculated point for the south corner of the herein described tract;

THENCE, N58°36'38"W, leaving the westerly line of the said Drainage and Conservation Easement, a distance of 301.38 feet to a calculated point for a corner of the northwesterly line the said Lot 1, same being the easterly corner of Lot 58, Block D, Jester Point 2, Section 4 as recorded in Book 84, Page 45C-46B of the Plat Records of Travis County, Texas, a corner on the aforesaid Tract 1 and the west corner of the herein described tract;

THENCE, N29°06'00"E, with the common northerly line of the said Lot 1 and the southerly line of the said Tract 1, for a distance of 130.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.8647 acres of land area.

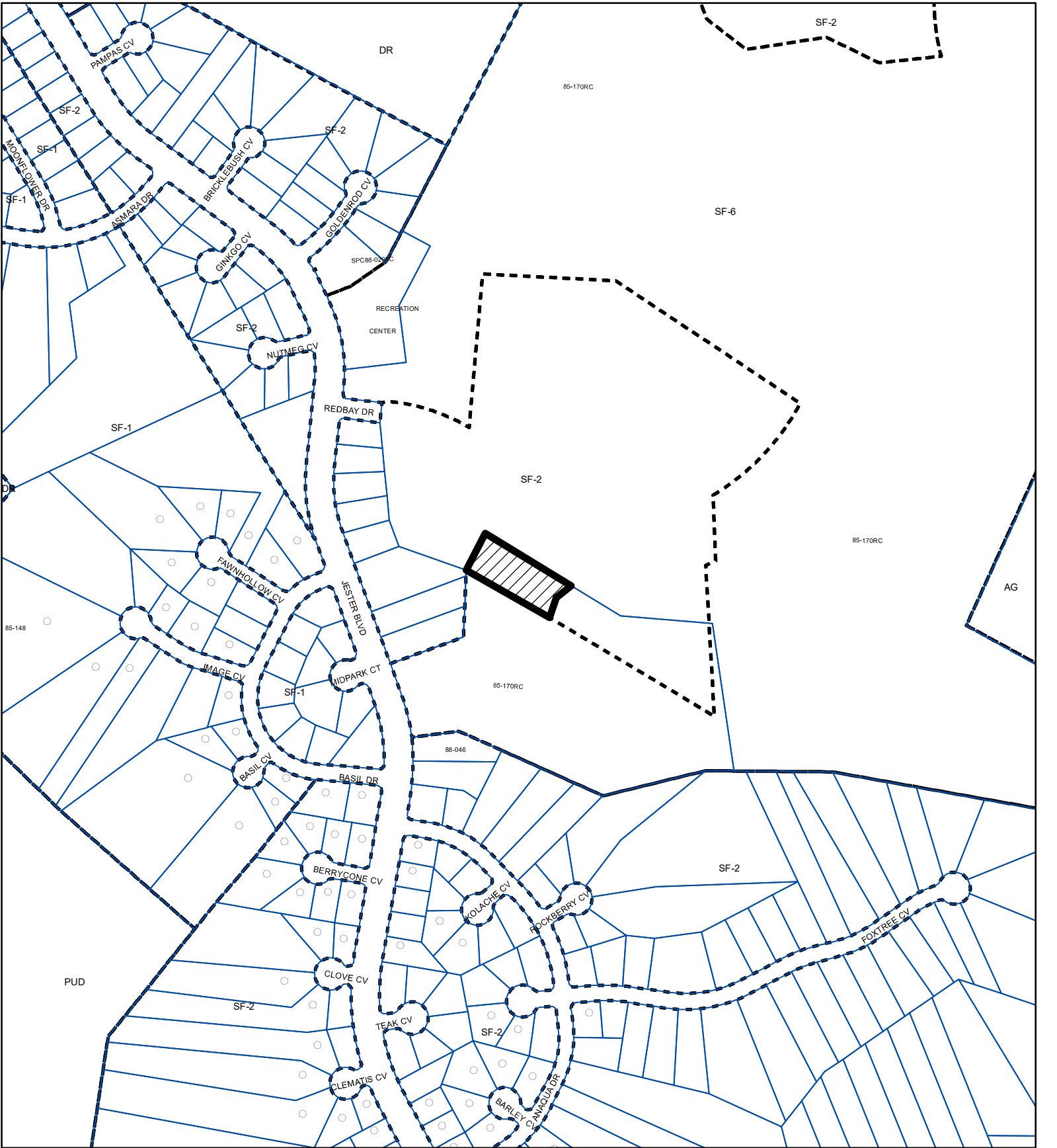
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established to create or reconfiguration of the boundary of the political subdivision for which it was prepared.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 6th day of March, 2023.






*Blaine J. Miller*

Blaine J. Miller  
Registered Professional Land Surveyor  
No. 5121 - State of Texas



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2022-0143**

**EXHIBIT "B"**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

**Created: 3/9/2023**