

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7306 ALBERT ROAD, FROM DEVELOPMENT RESERVE (DR) BASE 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) base district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2023-0014, on file at the Planning Department, as follows:

2.995 acres of land, being a portion of LOT 1 of the J.G. AND HENRY FITZHUGH SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 1, Page 57, of the Plat Records of Travis County, Texas, and being that 2.995 acre tract of land described by deed recorded in Document No. 2018058165, Official Public Records of Travis County, Texas, said 2.995 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7306 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 7 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) base district and other applicable requirements of the City Code.

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

PASSED AND APPROVED

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§
§

_____, 2023

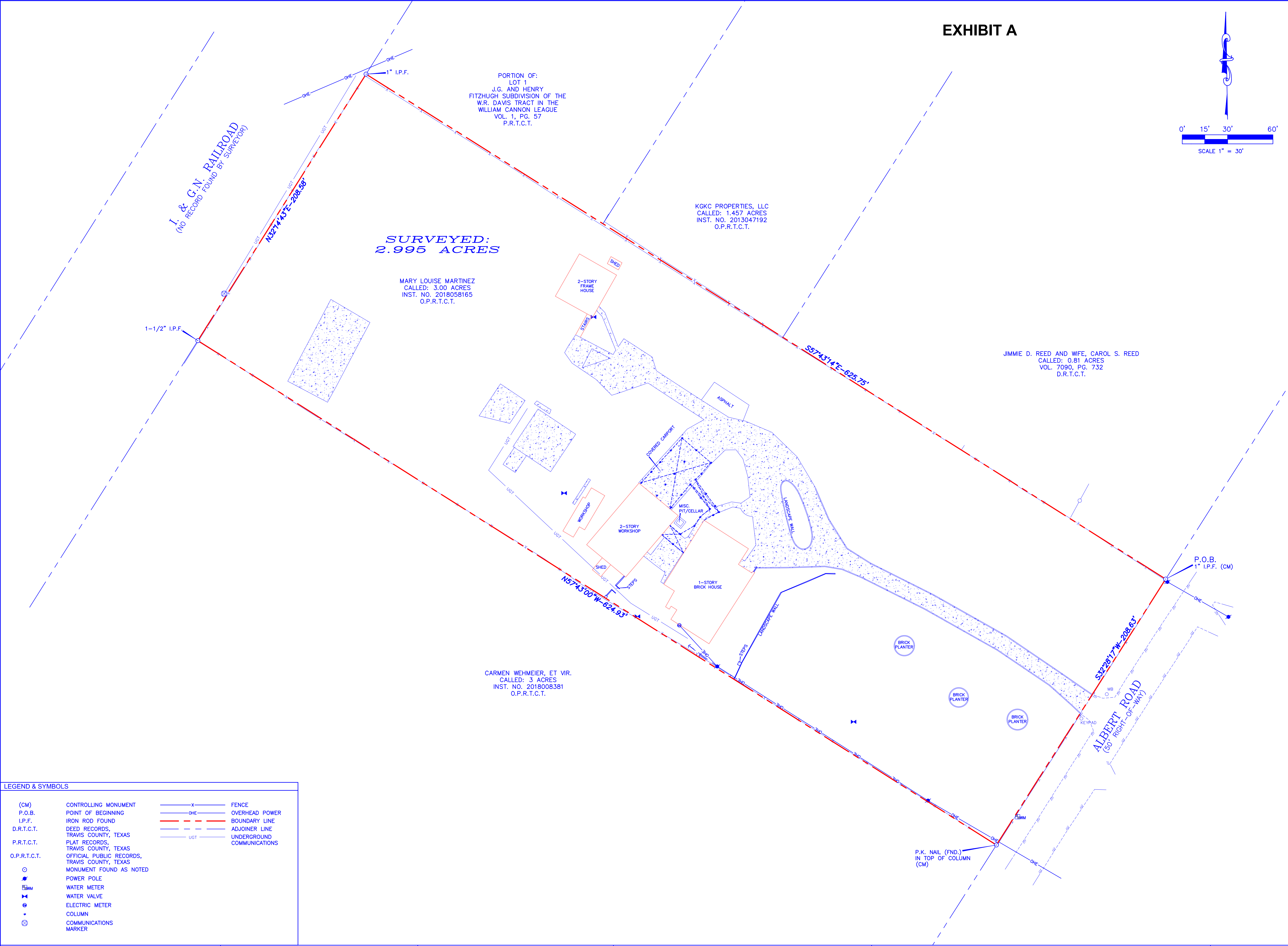
Kirk Watson
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

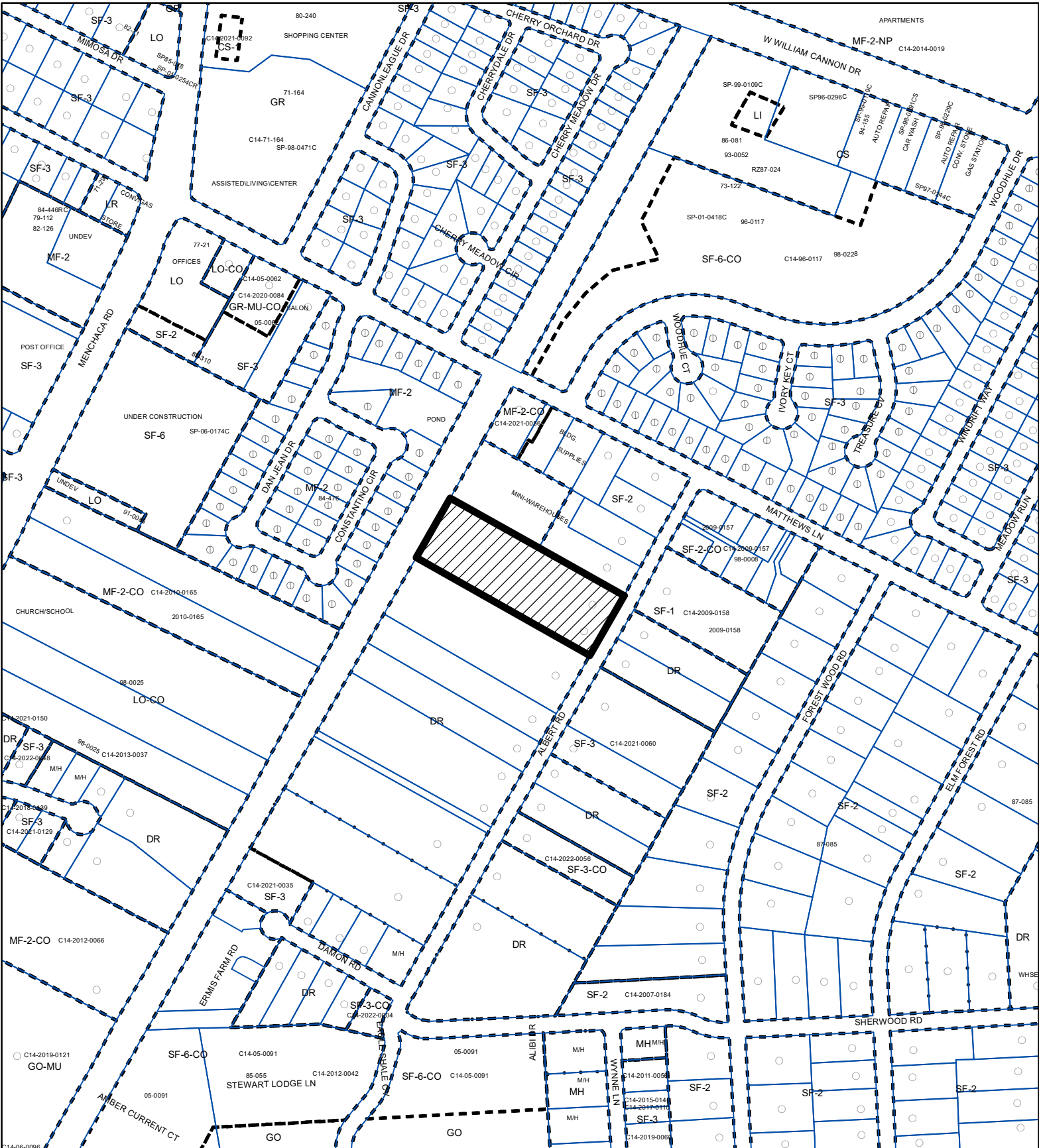
Myrna Rios
City Clerk




METES AND BOUNDS DESCRIPTION
BEING 2.995 ACRES OF LAND, BEING A PORTION OF LOT 1 OF THE J.G. AND HENRY FITZHUGH SUBDIVISION OF THE W.R. DAVIS TRACT IN THE WILLIAM CANNON LEAGUE AS SHOWN IN PLAT THEREOF RECORDED IN VOLUME 1, PAGE 57, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING ALL OF THE MARY LOUISE MARTINEZ CALLED 3.00 ACRES AS DESCRIBED IN INSTRUMENT NUMBER 2018058165, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1" IRON PIPE FOUND IN THE NORTHWEST LINE OF ALBERT ROAD AT THE EAST CORNER OF SAID 3.00 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE JIMMIE D. REED, ET UX CALLED 0.81 ACRE TRACT AS DESCRIBED IN VOLUME 7090, PAGE 732, DEED RECORDS, TRAVIS COUNTY, TEXAS (D.R.T.C.T.); THENCE SOUTH 32 DEGREES 28 MINUTES 17 SECONDS WEST, ALONG THE NORTHWEST LINE OF ALBERT ROAD, A DISTANCE OF 208.63 FEET TO A P.K. NAIL FOUND IN TOP OF COLUMN AT THE SOUTH CORNER OF SAID 3.00 ACRE TRACT, SAME BEING THE EAST CORNER OF THE CARMEN WEHMEIER, ET VIR. CALLED 3 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2018008381, (O.P.R.T.C.T.); THENCE NORTH 57 DEGREES 43 MINUTES 00 SECONDS WEST, LEAVING THE NORTHWEST LINE OF ALBERT ROAD, A DISTANCE OF 624.93 FEET TO A 1-1/2" IRON PIPE FOUND IN THE SOUTHEAST LINE OF THE I. & G.N. RAILROAD AT THE WEST CORNER OF SAID 3.00 ACRE TRACT AND THE NORTH COMMON CORNER OF SAID 3 ACRE TRACT; THENCE NORTH 32 DEGREES 14 MINUTES 43 SECONDS EAST, ALONG THE SOUTHEAST LINE OF I. & G.N. RAILROAD, A DISTANCE OF 208.58 FEET TO A 1" IRON PIPE FOUND AT THE NORTH CORNER OF SAID 3.00 ACRE TRACT; THENCE SOUTH 57 DEGREES 43 MINUTES 14 SECONDS EAST, A DISTANCE OF 625.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.995 ACRES OF LAND, MORE OR LESS.
SCHEDULE B ITEMS FROM TITLE COMMITMENT
Items corresponding to the commitment for title insurance issued November 29, 2021 by Chicago Title Insurance Company bearing an effective date of November 15, 2021, GF number: CTA2106040
10g: Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Austin Purpose: As provided in said instrument. Recording No: Volume 2680, Page 514, Deed Records of Travis County, Texas Document not provided, unable to obtain copy at time of survey
10h: Easement awarded to Qwest Communications LLC fka Qwest Communications Corporation et al as set out in judgement in Cause # 1:99-CV-415, as recorded in Document No. 2015120009, Official Public Records of Travis County, Texas. Describes surveyed property


SURVEYOR'S NOTES:
1. FIELD WORK COMPLETED 06/15/2022 2. SURVEY COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE 3. SURVEYED PROPERTY APPEARS TO HAVE ACCESS TO ALBERT ROAD
SURVEYOR'S CERTIFICATE
TO: BLUE DIAMOND BUILDERS LLC; CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 14, 16, 17 and 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 7, 2022.
BY: DANIEL CHASE O'NEAL REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6570 daniel.oneal@onealsurveying.com
O'NEAL SURVEYING CO. 205 WINDCO, STE. 100 WYLIE, TX 75098 TBPLS FIRM # 10194132 WWW.ONEALSURVEYING.COM
REVISIONS


<p>BEFORE YOU DIG</p> <p></p>	<p>PROPERTY ADDRESS:</p> <p>7306 ALBERT RD., AUSTIN, TX 78745 (PER TRAVIS COUNTY APPRAISAL DISTRICT)</p> <p>ZONING</p> <p>ZONING REPORT OR LETTER NOT PROVIDED.</p> <p>SETBACK REQUIREMENTS: NOT PROVIDED BY INSURER</p> <p>HEIGHT AND FLOOR SPACE AREA RESTRICTIONS: NOT PROVIDED BY INSURER</p>	<p>FLOOD ZONE CLASSIFICATION</p> <p>ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 48453C0585H, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES WITHIN FLOOD ZONE X</p> <p>THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.</p>	<p>EARTH MOVING STATEMENT</p> <p>NO ACTIVE EXCAVATION OBSERVED</p> <p>PROPOSED CHANGE IN RIGHT-OF-WAY STATEMENT</p> <p>THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.</p> <p>BEARING BASIS</p> <p>ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWEST LINE OF SUBJECT PROPERTY HAVING A BEARING OF N57°43'00"W</p>	<p>UTILITIES NOTE:</p> <p>WARNING! UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BY MARKINGS MADE BY OTHERS AND MAPS PROVIDED. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. BEFORE ANY EXCAVATION OR CONSTRUCTION OPERATIONS BEGIN THE CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION.</p>	<p>LAND TITLE SURVEY SHOWING A PORTION OF THE J.G. AND HENRY FITZHUGH SUBDIVISION OF THE W.R. DAVIS TRACT IN THE WILLIAM CANNON LEAGUE TRAVIS COUNTY, TEXAS</p>	<p>PROJECT NO. 21082.01 DRAWN BY: DCO CHECKED BY: DCO SCALE: 1"=30' DATE: JUNE 22, 2022 SHEET NO.</p> <p>1 of 1</p>
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 **SUBJECT TRACT**

 **PENDING CASE**

 **ZONING BOUNDARY**

ZONING

EXHIBIT B

ZONING CASE#: C14-2023-0014



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

1" = 400'

Created: 2/13/2023