

ORDINANCE NO. 20230831-123

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7306 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) 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.

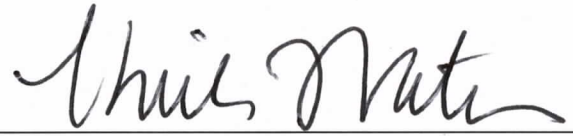
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 11, 2023.

PASSED AND APPROVED

_____, August 31, 2023

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Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk



SUBJECT TRACT

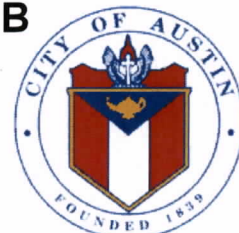
PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0014

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

1" = 400'

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