

ORDINANCE NO. 20240118-063

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7606 ALBERT ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 (SF-6) district on the property described in Zoning Case No. C14-2022-0100, on file at the Planning Department, as follows:

3.00 acres tract of land, out of LOT 1, J. G. HENRY FITZHUGH SUBDIVISION of the W.R. Davis Tract in the William Cannon League in Travis County, Texas, according to map or plat thereof recorded in Volume 1, Page 57, of the Plat Records of Travis County, Texas, also being that certain 3.00 acre tract described in a document recorded in Document No. 2000171491, Official Public Records of Travis County, Texas, and being further described by deed recorded in Volume 2507, Page 144, Deed Records of Travis County, Texas, the 3.00 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

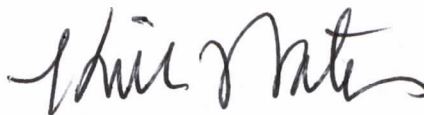
locally known as 7606 Albert Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on January 29, 2024.

PASSED AND APPROVED

_____, January 18, 2024

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Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

EXHIBIT "A" LEGAL DESCRIPTION

BEING 3.00 ACRES OF LAND, OUT OF LOT 1, OF THE J. G. HENRY FITZHUGH SUBDIVISION OF THE W. R. DAVIS TRACT IN THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, ACCORDING THE PLAT RECORDED IN VOLUME 1, PAGE 57, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN VALENTINA T. MOEHLE 3.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2000171491, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2507, PAGE 144, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pipe found in the westerly right-of-way line of Albert lane, at the southeast corner of that certain Troy Smith 2.784 acre tract recorded in Document Number 2007072835, Official Public Records, said county, same being the northeast corner of said 3.00 acre tract, for the northeast corner hereof;


THENCE South 32 degrees 17 minutes 26 seconds West, along said right-of-way line and the easterly line of said 3.00 acre tract, 208.65 feet to an iron pipe found in said line, at the northeast corner of the Damon Subdivision, recorded in Volume 6, Page 31, Plat Records, said county, same being the southeast corner of said 3.00 acre tract, for the southeast corner hereof;

THENCE North 57 degrees 43 minutes 15 seconds West, along the northerly line of said Damon Subdivision, the northerly line of the T. C. W. Addition, a subdivision recorded in Volume 53, Page 75, Plat Records, said county, the northerly line of that certain Danny Williams 0.79 acre tract recorded in Volume 11191, Page 130, Real Property Records, said county, along the southerly line of said 3.00 acre tract, 624.27 feet to an iron rod found in the easterly right-of-way line of the I & GN Railroad, at the northwest corner of said 0.79 acre tract, same being the southwest corner of said 3.00 acre tract, for the southwest corner hereof;

THENCE North 32 degrees 12 minutes 01 seconds East, along said railroad and the westerly line of said 3.00 acre tract, 208.70 feet to an iron pipe found in said line, at the southwest corner of said 2.784 acre tract, same being the northwest corner of said 3.00 acre tract, for the northwest corner hereof;

THENCE South 57 degrees 43 minutes 00 seconds East, along the southerly line of said 2.784 acre tract and the northerly line of said 3.00 acre tract, 625.60 feet to the POINT OF BEGINNING.

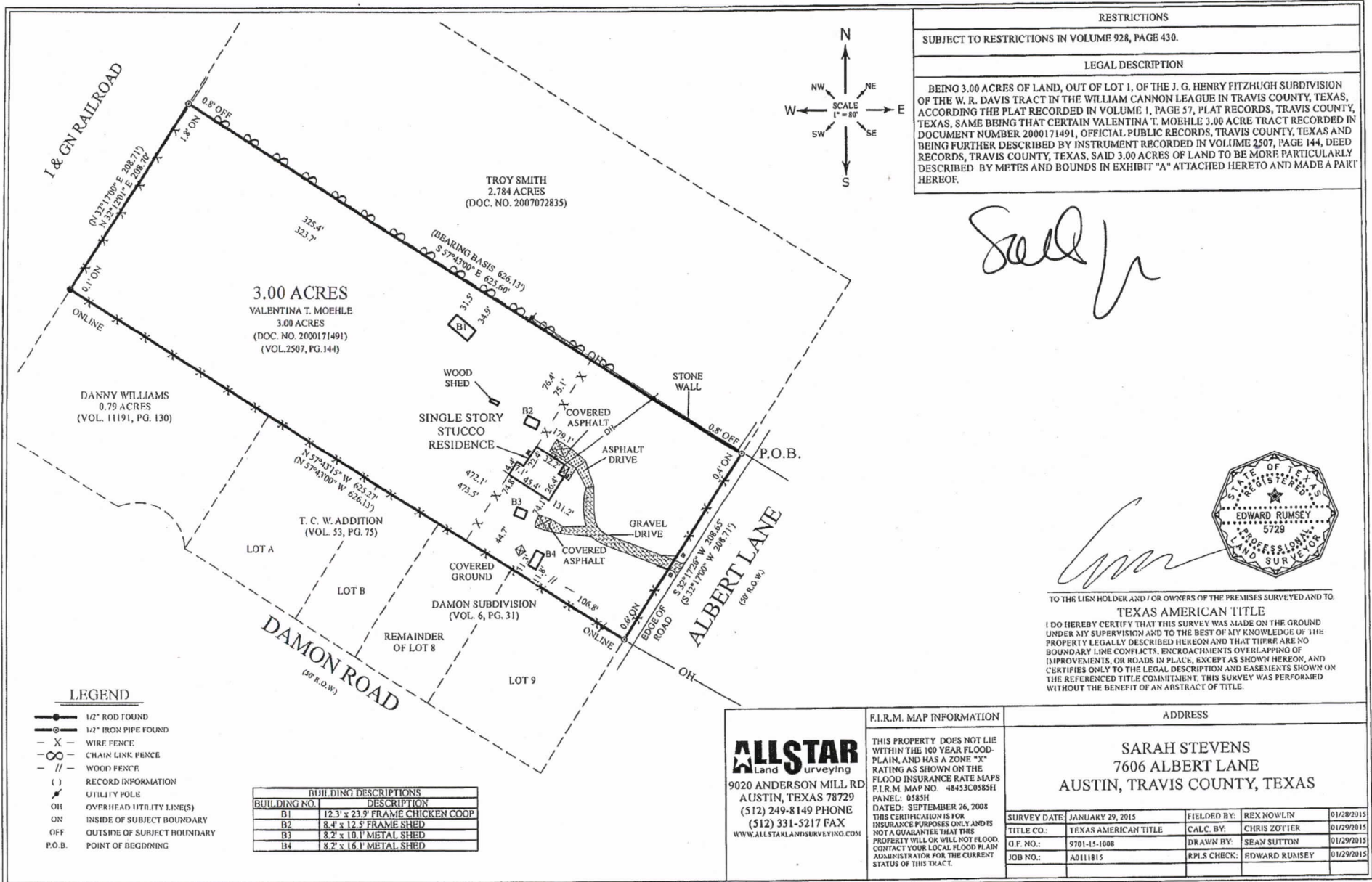
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

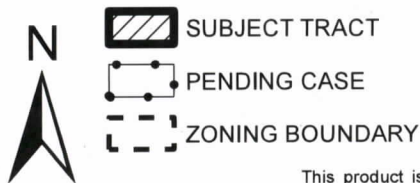
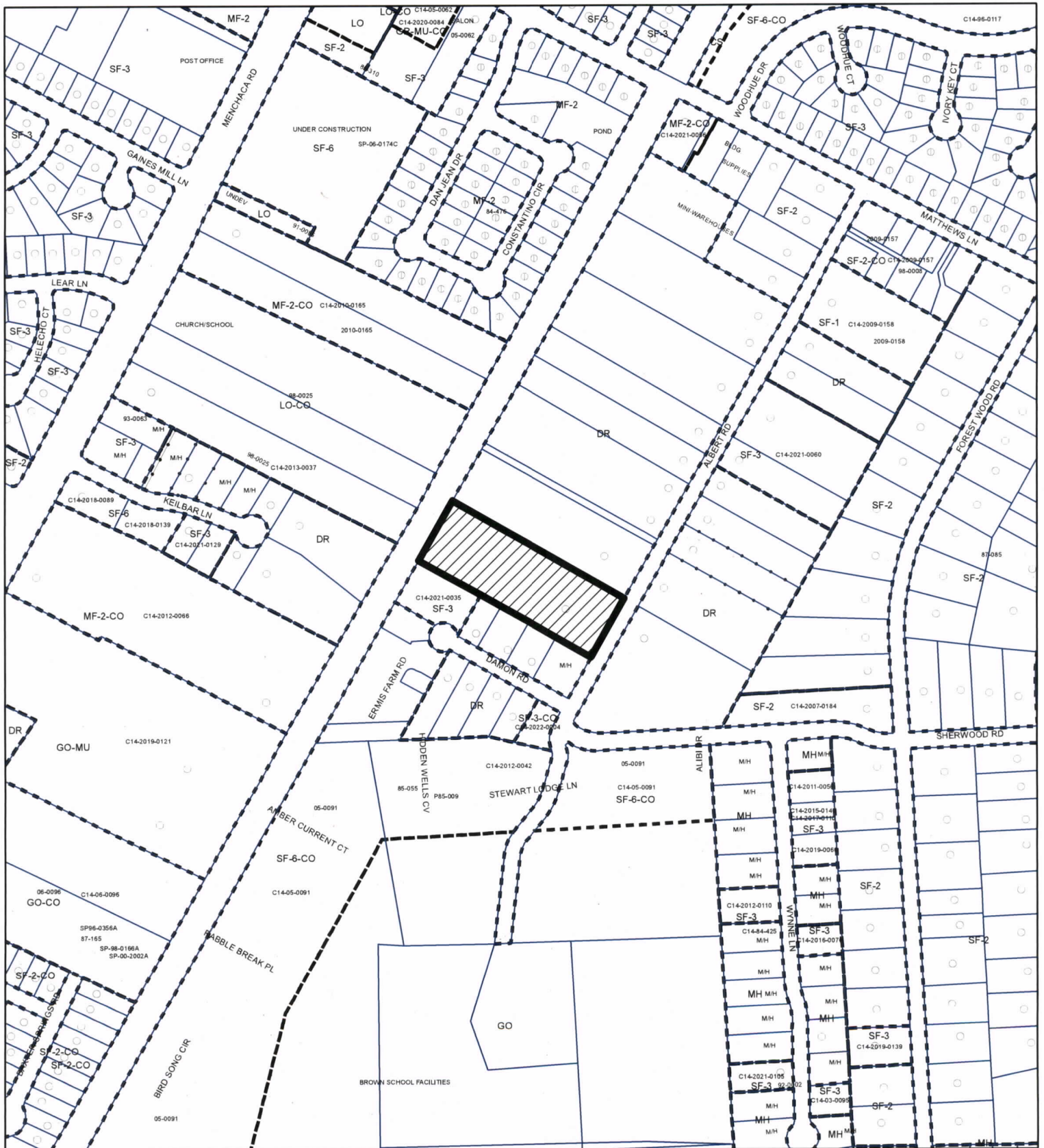

Edward Rumsey
TX R.P.L.S #5729
Job # A0111815



01/29/2015

Date





1" = 400'

ZONING
ZONING CASE#: C14-2022-0100

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: 7/14/2022