

ORDINANCE NO. _____

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 7400 ALBERT ROAD FROM DEVELOPMENT
RESERVE (DR) DISTRICT TO FAMILY RESIDENCE (SF-3) 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 family residence (SF-3) base district on the property described in Zoning Case No. C14-2025-0075, on file at the Planning Department, as follows:

2.9991 acres of land, being a portion of LOT 1, THE J.G. AND HENRY FITZHUGH SUBDIVISION OF THE W.R. DAVIS TRACT IN THE WILLIAM CANNON LEAGUE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 57, of the Plat Records of Travis County, Texas, and being the same property described in Document No. 2018008381 of the Official Public Records of Travis County, Texas, said 2.9991 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7400 Albert Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025

§
§
§

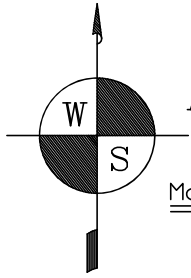
Kirk Watson
Mayor

APPROVED: _____

Deborah Thomas
City Attorney

ATTEST: _____

Erika Brady
City Clerk



Field Notes to Accompany Sketch

May 30, 2025

WATERLOO SURVEYORS
15511 HWY 71 W STE 110 PMB#1118
AUSTIN, TEXAS 78738
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
A3986-ZO
DRAWN BY: BOBO

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BEING 2.9991 (CALLED THREE (3) ACRES), BEING A PORTION OF LOT 1, THE J.G. AND HENRY FITZHUGH SUBDIVISION OF THE W.R. DAVIS TRACT IN THE WILLIAM CANNON LEAGUE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 57, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, IN DOCUMENT NUMBER 2018008381, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.9991 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at a 1 inch iron pipe found in the SE line of the I. & G.N.R.R. R.O.W., being the West corner of that certain called 2.995 acre tract conveyed to BDB Albert, LLC., by deed recorded in Doc No. 2024106980, Official Public Records, Travis County, Texas, and being the North corner hereof, from which a 1 inch found iron pipe for the North corner of said BDB tract bears N29°28'40"E, a distance of 208.60 feet;

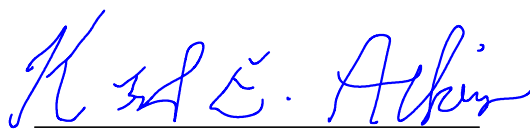
THENCE with the SW line of said BDB tract S60°28'21"E (S57°43'00"E), passing a distance of 625.02 feet a MAG nail found in a stone wall and continuing 0.89 feet for a total distance of 625.91 feet to a capped iron rod stamped "Waterloo Surveyors" set in the NW R.O.W. of Albert Road, same being the South corner of said BDB tract and East corner hereof, from which a 1 in iron pipe found for the East corner of said BDB tract bears N29°31'15"E a distance of 208.76 feet;

THENCE with the NW R.O.W. of Albert Road, S2°31'15"W (S32°17'00"W) a distance of 208.83 feet to a capped iron rod stamped "Waterloo Surveyors" for the East corner of that called 1.502 acre tract conveyed to Brian L Freedman by deed recorded in Doc No. 2021206995, Official Public Records, Travis County, Texas, and being the South corner hereof;

THENCE with the NE line of said Freedman tract N60°27'26"W (N57°43'00"W), passing a distance of 0.92 feet a MAG nail found in a cedar post, and continuing 624.83 feet for a total distance of 625.75 feet to a capped iron rod stamped "Waterloo Surveyors" set in the SE line of said I. & G.N.R.R. R.O.W. for the North corner of said Freedman tract and the West corner hereof;

THENCE with the SE line of said I. & G.N.R.R. R.O.W. N29°28'40"E (N32°17'00"E) a distance of 208.66 feet to the POINT OF BEGINNING and containing 2.995 acres, more or less.

I, KARL E. ATKINS, DO HEREBY CERTIFY THAT THE HEREON DEPICTED PLAT AND FIELD NOTES REPRESENT AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION ON November 21, OF 2024, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Karl E Atkins, RPLS 4618



Waterloo Surveyors

Sketch to Accompany Field Notes

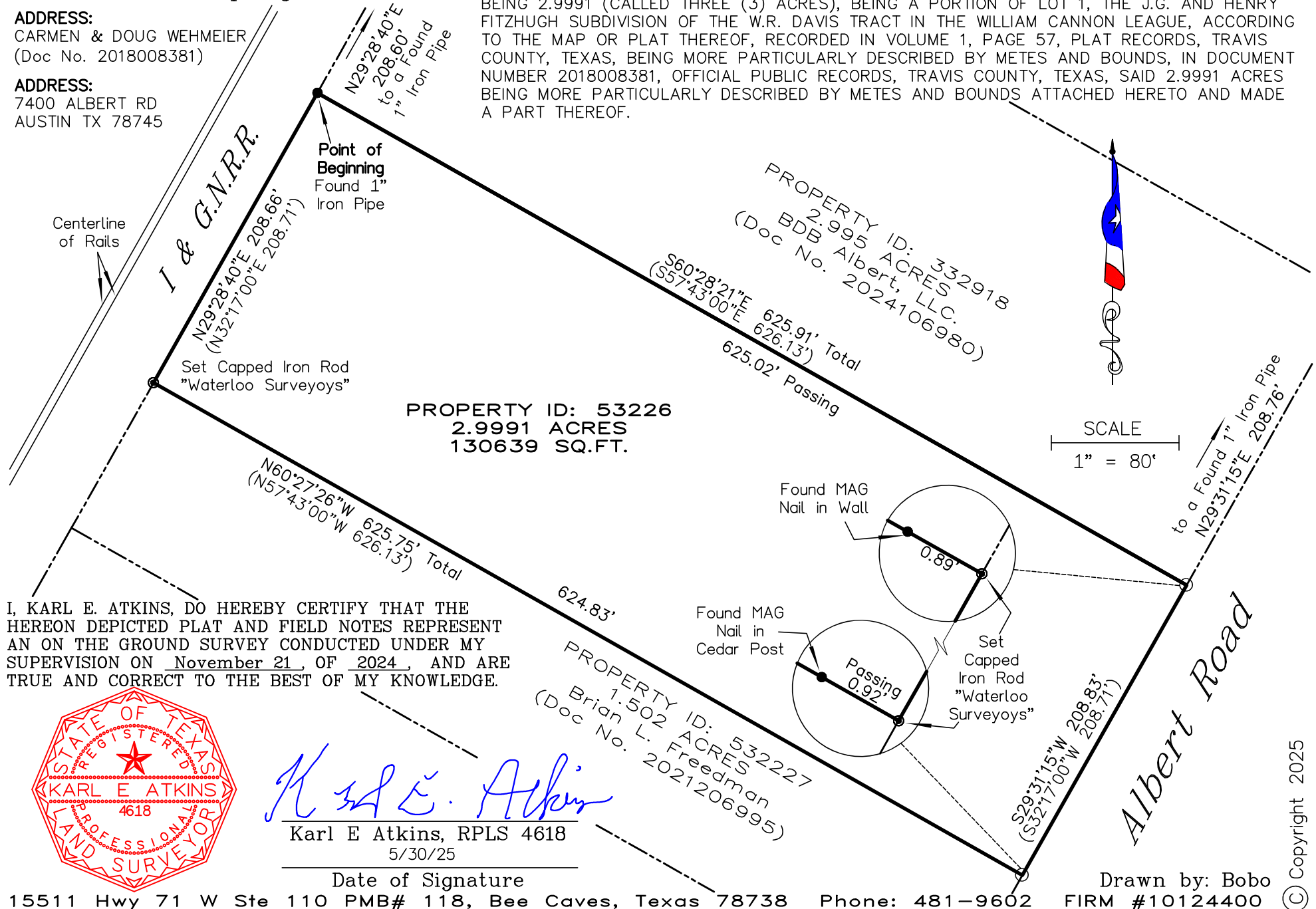
ADDRESS:
CARMEN & DOUG WEHMEIER
(Doc No. 2018008381)

ADDRESS:
7400 ALBERT RD
AUSTIN TX 78745

GENERAL DESCRIPTION:

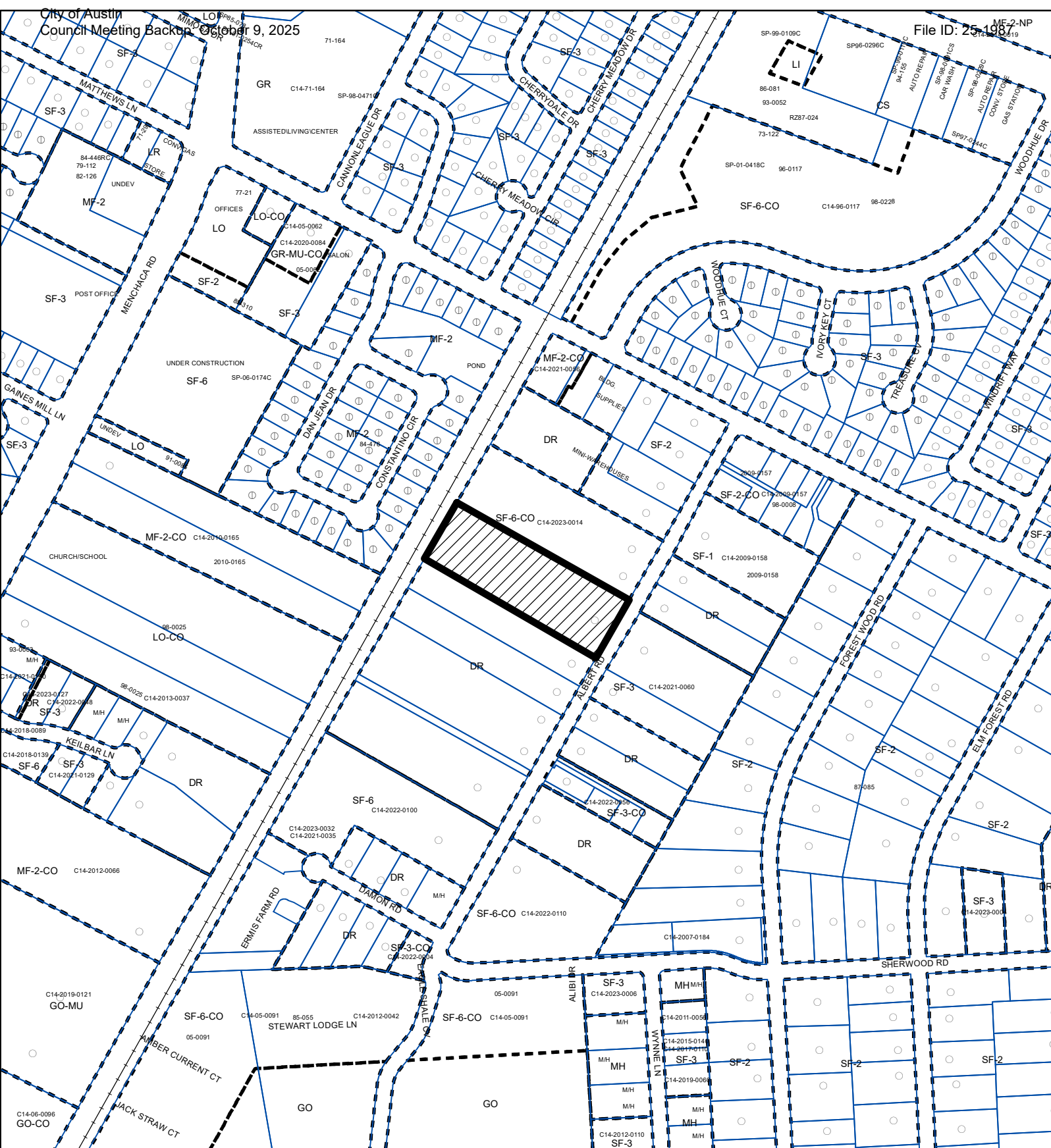
BEING 2.9991 (CALLED THREE (3) ACRES), BEING A PORTION OF LOT 1, THE J.G. AND HENRY FITZHUGH SUBDIVISION OF THE W.R. DAVIS TRACT IN THE WILLIAM CANNON LEAGUE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 57, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, IN DOCUMENT NUMBER 2018008381, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.9991 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.




A3986-ZO
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I, KARL E. ATKINS, DO HEREBY CERTIFY THAT THE HEREON DEPICTED PLAT AND FIELD NOTES REPRESENT AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION ON November 21, OF 2024, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0075

1" = 400'

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/8/2025