

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

_____, 2023 § _____
 § _____
 § _____

Kirk Watson
Mayor

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

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: CTA2106B40

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

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

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.

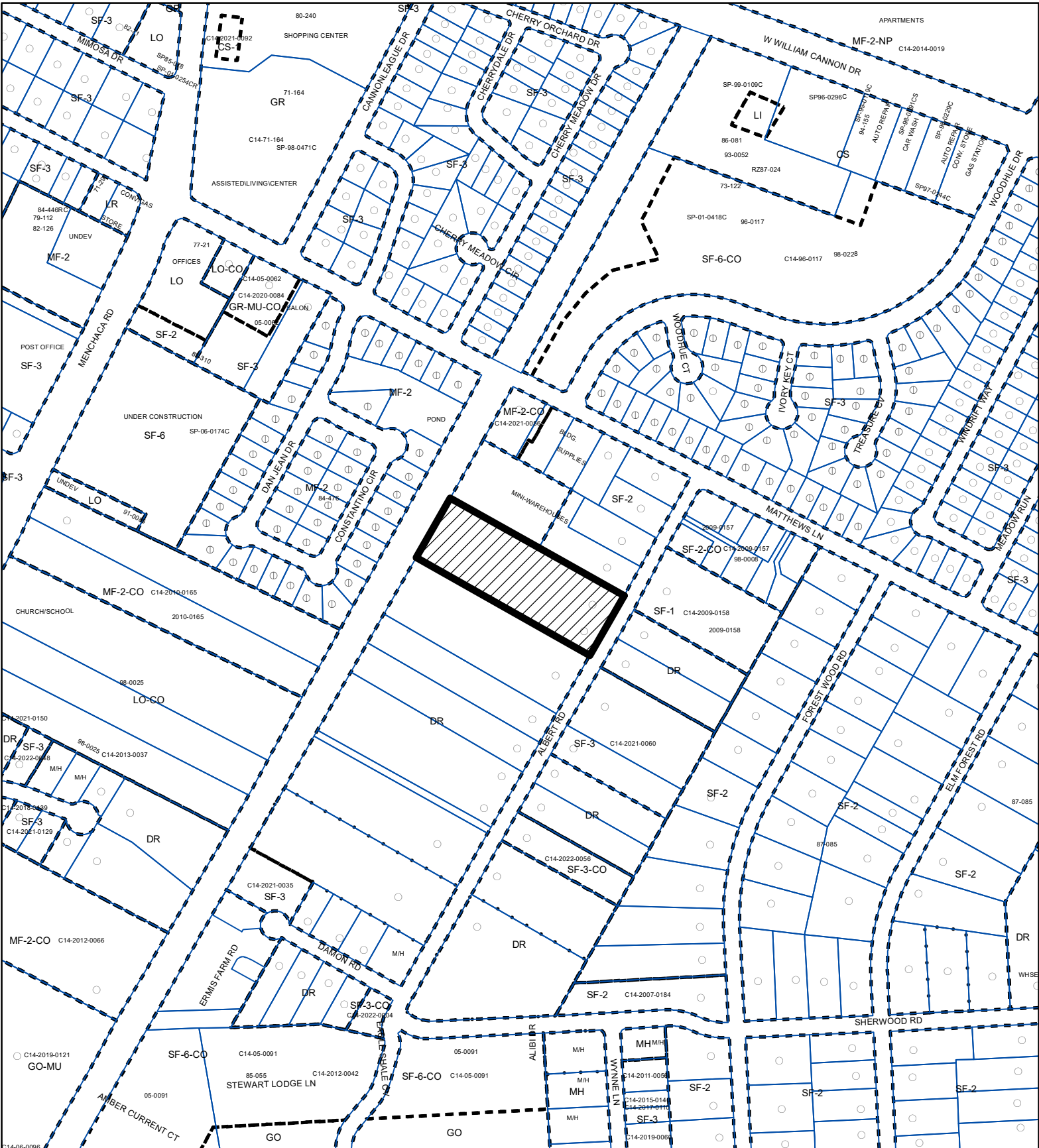
STATE OF TEXAS
REGISTERED
★
DANIEL CHASE O'REAL
6674
PROFESSIONAL
LAND SURVEYOR
EXPIRATION DATE 12/31/2018



PROJECT NO. 21082.01
DRAWN BY: DCO
CHECKED BY: DCO
SCALE: 1"=30'
DATE: JUNE 22, 2022
SHEET NO. 1 of 1

BEFORE YOU DIG
Texas 811.com

BENCHMARKS AND VERTICAL DATUM	PROPERTY ADDRESS:	FLOOD ZONE CLASSIFICATION	EARTH MOVING STATEMENT	UTILITIES NOTE:		PROJECT NO. 21082.01 DRAWN BY: DCO CHECKED BY: DCO SCALE: 1"=30' DATE: JUNE 22, 2022 SHEET NO.
NOT APPLICABLE	7306 ALBERT RD., AUSTIN, TX 78745 (PER TRAVIS COUNTY APPRAISAL DISTRICT)	ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 48453C0585H, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES WITHIN FLOOD ZONE X	NO ACTIVE EXCAVATION OBSERVED			
	ZONING	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.	PROPOSED CHANGE IN RIGHT-OF-WAY STATEMENT			
	ZONING REPORT OR LETTER NOT PROVIDED.		THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.			
	SETBACK REQUIREMENTS: NOT PROVIDED BY INSURER		BEARING BASIS			
	HEIGHT AND FLOOR SPACE AREA RESTRICTIONS: NOT PROVIDED BY INSURER		ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWEST LINE OF SUBJECT PROPERTY HAVING A BEARING OF N57°43'00"W			
				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.		
					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	
						1 of 1



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

Created: 2/13/2023