

ORDINANCE NO. 20100225-075

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7211 ALBERT ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) 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 single family residence large lot (SF-1) district on the property described in Zoning Case No. C14-2009-0158, on file at the Planning and Development Review Department, as follows:

A 2.0016 acre tract of land, more or less, out of Lot 1, H.A. & J.G. Fitzhugh Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

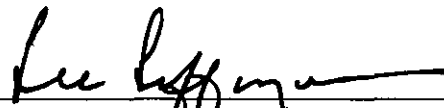
locally known as 7211 Albert Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on March 8, 2010.

PASSED AND APPROVED

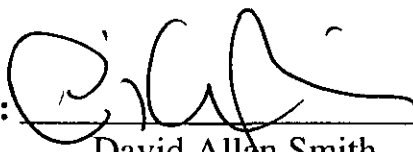
February 25, 2010

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Lee Leffingwell
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:

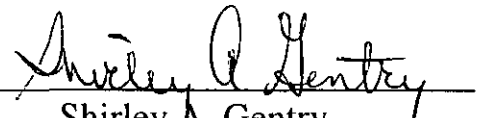

Shirley A. Gentry
City Clerk

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Being all that certain 2.0016 acre tract or parcel of land out of and part of Lot 1, H. A. & J. G. FITZHUGH SUBDIVISION, according to the map or plat thereof recorded in Volume 1, Page 108, Travis County Plat Records (TCPR), and being that same tract called 2.0 acres in Deed recorded in Volume 2040, Page 125, Travis County Deed Records, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pipe found marking the Southwest corner hereof, same being the original Northwest corner of Lot 1, SANDERS SUBDIVISION NO. 2, according to the map or plat thereof recorded in Volume 85, Page 123B, TCPR, same being located in the Easterly right-of-way line of Albert Road (50 feet in width), same being further located North $30^{\circ}16'11''$ East-104.09 feet from an iron rod found marking the Southwest corner of said SANDERS SUBDIVISION NO. 2;

THENCE, North $30^{\circ}19'05''$ East, with the said Easterly right-of-way line of Albert Road, a distance of 208.71 feet to a point for the Northwest corner hereof;

THENCE, South $59^{\circ}43'30''$ East, with the Northerly line hereof, a distance of 417.42 feet to an iron rod found marking the Northeast corner hereof, same being located in the Westerly line of Lot 2, Block A, ELM WOOD ESTATES, according to the map or plat thereof recorded in Volume 6, Page 140, TCPR;

THENCE, South $30^{\circ}18'30''$ West, with the Easterly line hereof and the Westerly line of said ELMWOOD ESTATES, passing at a distance of 2.94 feet an iron rod found marking the common West corner of said Lot 2 and Lot 3, and continuing a total distance of 127.96 feet to an iron rod found marking the common West corner of said Lot 3 and Lot 4;

THENCE, South $30^{\circ}21'05''$ West, with the Westerly line of said Lot 4, ELMWOOD ESTATES, a distance of 81.07 feet to a fence corner found marking the Southeast corner hereof, same being the Northeast corner of said SANDERS SUBDIVISION NO. 2;

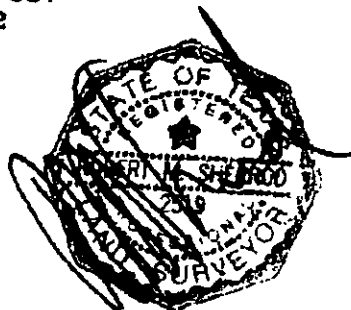
THENCE, North $59^{\circ}40'55''$ West, with the South line hereof and the North line of said SANDERS SUBDIVISION NO. 2, a distance of 417.39 feet to the POINT OF BEGINNING and containing 2.0016 acres of land.

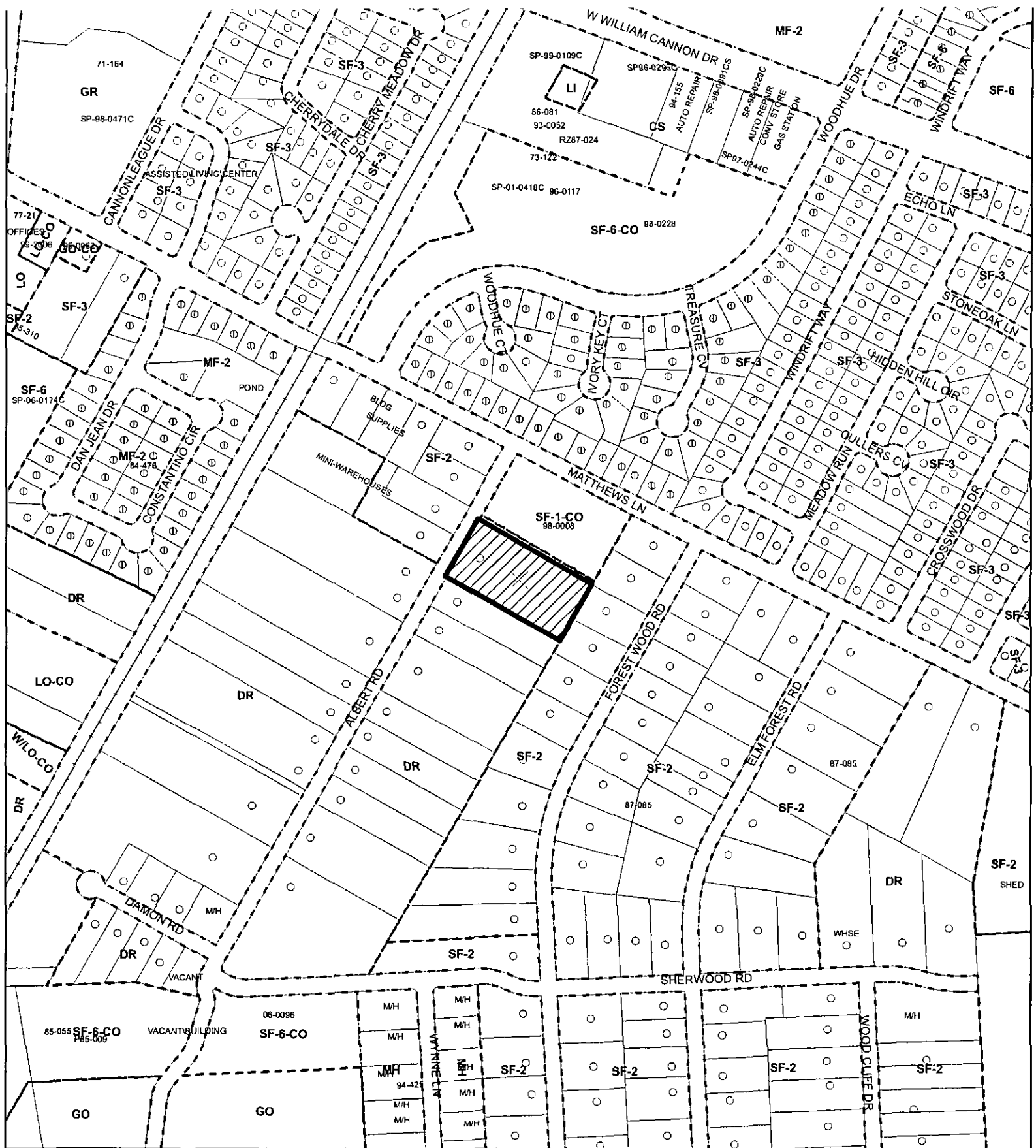
BASIS OF BEARINGS: Vol. 85, Pg. 123B, TCPR

Compiled By:

Robert M. Sherrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
May 16, 2005
GEO Job No. 0511173
North American Title Company
GF No. 056640212

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SUBJECT TRACT



ZONING BOUNDARY

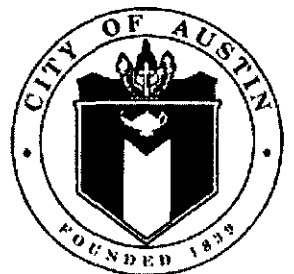


PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT B

ZONING CASE#: C14-2009-0158
 ADDRESS: 7211 ALBERT RD
 SUBJECT AREA: 2.0016 ACRES
 GRID: F16
 MANAGER: W. RHOADES



1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness