

## ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2807 DEL CURTO ROAD FROM FAMILY**  
3 **RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM**  
4 **RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) district to townhouse and  
10 condominium residence-conditional overlay (SF-6-CO) combining district on the property  
11 described in Zoning Case No. C14-2009-0159, on file at the Planning and Development  
12 Review Department, as follows:

13  
14 A 2.78 acre tract of land, more or less, out of Block 7 of Theodor Low Heights  
15 Subdivision in Travis County, the tract of land being more particularly described  
16 by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
17 "Property"),

18  
19 locally known as 2807 Del Curto Road, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "B".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 A. A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 2,000 trips per day.

29  
30 B. The Property shall comply with the following family residence (SF-3)  
31 development standards:

- 32  
33 1. The minimum lot size is 5,750 square feet.  
34 2. The maximum height is 35 feet.  
35 3. The maximum building coverage is 40 percent.  
36 4. The maximum impervious cover is 45 percent.  
37 5. The maximum density is 7.2 residential units per acre.  
38 6. The maximum density is 20 residential units.

1  
2 Except as specifically restricted under this ordinance, the Property may be used in  
3 accordance with the regulations established for the townhouse and condominium residence  
4 (SF-6) base district, and other applicable requirements of the City Code.  
5

6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.  
7

8  
9 **PASSED AND APPROVED**

10  
11 §  
12 §  
13 \_\_\_\_\_, 2010 § \_\_\_\_\_  
14 Lee Leffingwell  
15 Mayor  
16

17  
18 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
19 Karen M. Kennard Shirley A. Gentry  
20 Acting City Attorney City Clerk