

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2712 AND 2800 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
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from family residence (SF-3) district to townhouse and
11 condominium residence-conditional overlay (SF-6-CO) combining district on the property
12 described in Zoning Case No. C14-2014-0165, on file at the Planning and Zoning
13 Department, as follows:
14

15 Lot 1, Block 10, A Resubdivision of Block 10, Theodore Low Heights
16 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
17 to the map or plat of record in Plat Book 17, Page 92 of the Plat Records of Travis
18 County, Texas (the "Property"),
19

20 locally known as 2712 and 2800 Del Curto Road in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 A. Development of the Property may not exceed 15 residential units.
27
28 B. Development of the Property may not exceed 7.212 residential units per acre.
29
30 C. The maximum height, as defined by City Code, of a building or structure on the
31 portion of the Property identified on Exhibit "B", may not exceed 32 feet or 2
32 stories.
33
34 D. Tandem parking spaces may not be counted to meet the minimum parking
35 requirement on the Property.

- 1 E. Existing peak flow rate on the Property shall be reduced by at least 10.01
2 percent for proposed development or redevelopment that would exceed 45
3 percent impervious cover, as calculated on gross site area.
- 4
- 5 F. The minimum parking requirement on the Property shall be 0.5 spaces per unit
6 above the minimum code requirement.
- 7
- 8 G. In addition to the parking required under subsection F of this ordinance:
- 9
- 10 1. if impervious cover on the Property is above 47 percent and less than or
11 equal to 53 percent, additional required parking for the Property shall be
12 calculated as 1 additional space for each 1 percent increase in impervious
13 cover;
- 14
- 15 2. if impervious cover on the Property is greater than 53 percent and less
16 than 55 percent, additional required parking for the Property shall be
17 calculated as 1.5 additional spaces for each 1 percent increase in
18 impervious cover.
- 19

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

23

24 **PART 3.** This ordinance takes effect on _____, 2015.

25

26

27 **PASSED AND APPROVED**

28

29 §
30 §
31 _____, 2015 § _____

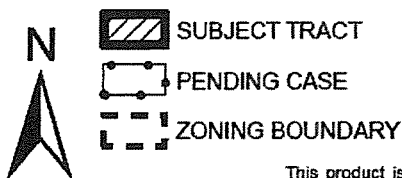
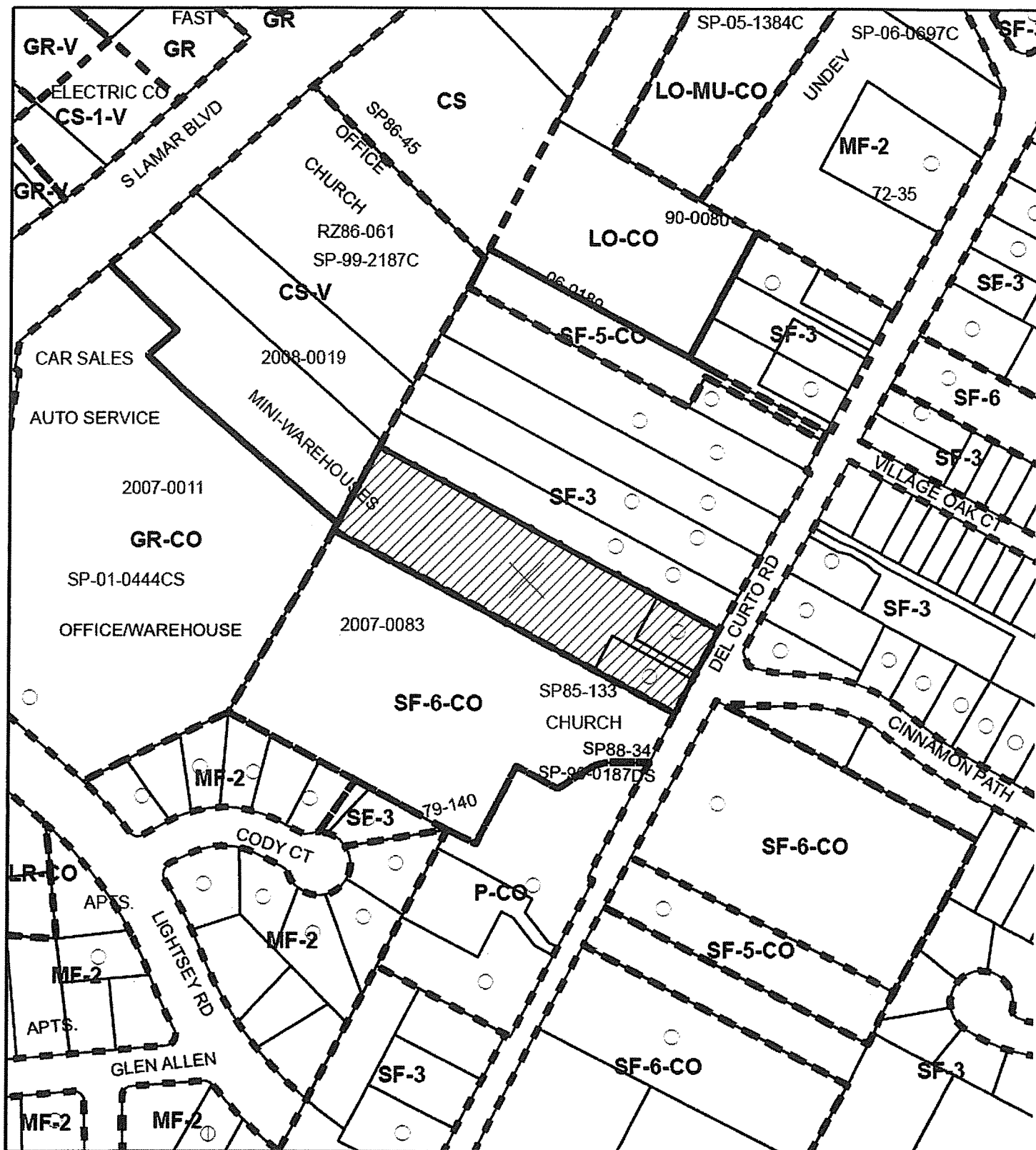
32 Steve Adler
33 Mayor

34

35

36 **APPROVED:** _____ **ATTEST:** _____

37 Anne L. Morgan Jannette S. Goodall
38 Interim City Attorney City Clerk



ZONING CASE
C14-2014-0165

1" = 200'

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 CTM for the sole purpose of geographic by the City of Austin regarding specific accuracy or completeness.





Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**1.040 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.040 ACRES (APPROXIMATELY 45,316 SQ. FT.), BEING A PORTION OF LOT 1, A RESUBDIVISION OF BLOCK 10, THEODOR LOW HEIGHTS, A SUBDIVISION OF RECORD IN BOOK 17, PAGE 92, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT B, JIMMY BROOKES ADDITION, A SUBDIVISION OF RECORD IN BOOK 66, PAGE 15, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.040 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northeast corner of said Lot 1, same being in the south line of a 1.119 acre tract described in a deed of record in Volume 788, Page 533 of the Deed Records of Travis County, Texas, also being an angle point in the west right-of-way line of Del Curto Road (right-of-way width varies), from which a 1/2" rebar found for the southeast corner of said 1.119 acre tract bears South 61°40'00" East, a distance of 10.70 feet;

THENCE South 28°13'19" West, with the east line of Lot 1, same being the west right-of-way line of Del Curto Road, a distance of 73.85 feet to a calculated point, from which a 1/2" rebar found for the southeast corner of Lot 1, same being a northeast corner of said Lot B, bears South 28°13'19" West, a distance of 0.82 feet;

THENCE North 61°45'17" West, over and across Lot 1 and Lot B, a distance of 609.38 feet to a 1/2" rebar with "Waterloo" cap found for an angle point in the west line of Lot B, same being an angle point in the east line of Lot 1, Nunzie Campion Subdivision, a subdivision of record in Volume 14, Page 23 of the Plat Records of Travis County, Texas;

THENCE North 27°38'51" East, with the common line of Lot B and Lot 1, Nunzie Campion Subdivision, a distance of 74.79 feet to a 1/2" rebar found for the northwest corner of Lot B, being the southwest corner of the 1.119 acre tract;

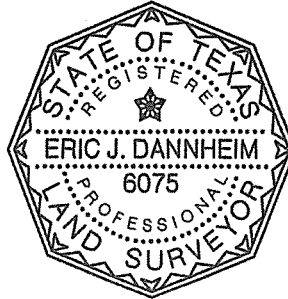
THENCE South 61°40'00" East, with the common line of Lot B and the 1.119 acre tract, at a distance of 341.25 feet passing 0.64 feet left of a 1/2" rebar with "Waterloo" cap found, at a distance of 500.62 feet passing a 1/2" rebar with "Waterloo" cap found for a northeast corner of Lot B, same being the northwest corner of Lot 1, A Resubdivision of Block 10 Theodor Low Heights, and continuing with the common line of said Lot 1 and the 1.119 acre tract, for a total distance of 610.14 feet to the **POINT OF BEGINNING**, containing 1.040 acres of land, more or less.

Surveyed on the ground March 17, 2015. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA control network. Attachments: Drawing 040-103-ZN1.

En

4/30/2015

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500

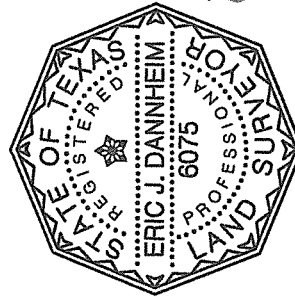


SKETCH TO ACCOMPANY A DESCRIPTION OF 1.040 ACRES (APPROXIMATELY 45,316 SQ. FT.), BEING A PORTION OF LOT 1, A RESUBDIVISION OF BLOCK 10, THEODOR LOW HEIGHTS, A SUBDIVISION OF RECORD IN BOOK 17, PAGE 92, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT B, JIMMY BROOKES ADDITION, A SUBDIVISION OF RECORD IN BOOK 66, PAGE 15, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- * COTTON SPINDLE FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ^{WA} 1/2" REBAR WITH "WATERLOO" CAP FOUND
- () RECORD INFORMATION
- [] RECORD CALL 200800209
- { } RECORD CALL 778/533

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD LINE
L1	N29°03'49"E	12.05'	(N29°21"E 12.04')
L2	S18°44'03"E	1.34'	
L3	S05°43'08"E	1.36'	
L4	S25°09'28"E	1.01'	
L5	S20°54'27"E	1.43'	



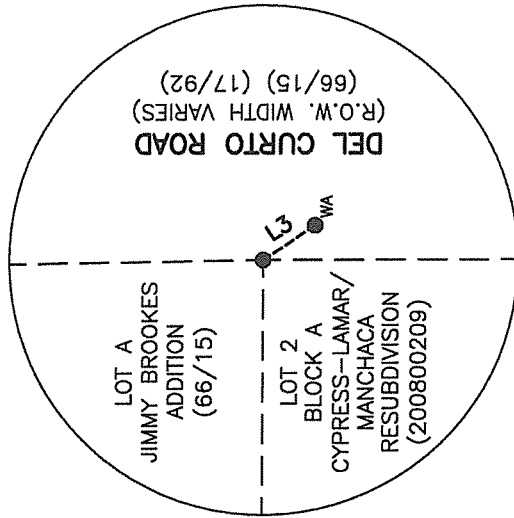
EW
4/30/2015

DATE OF SURVEY: 3/17/15
 PLOT DATE: 4/30/15
 DRAWING NO.: 040-103-ZN1
 PROJECT NO.: 040-103
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: EJD
 SHEET 1 OF 4

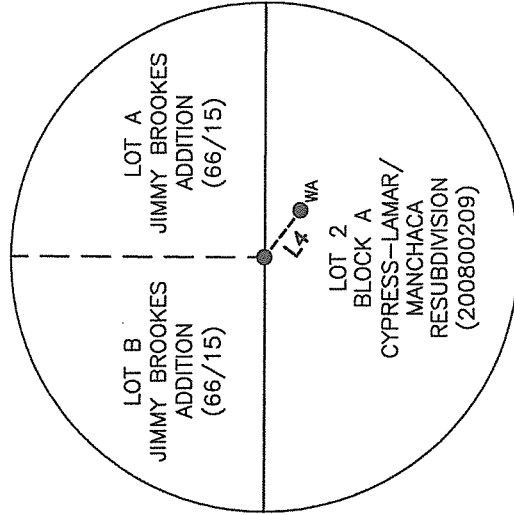
Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

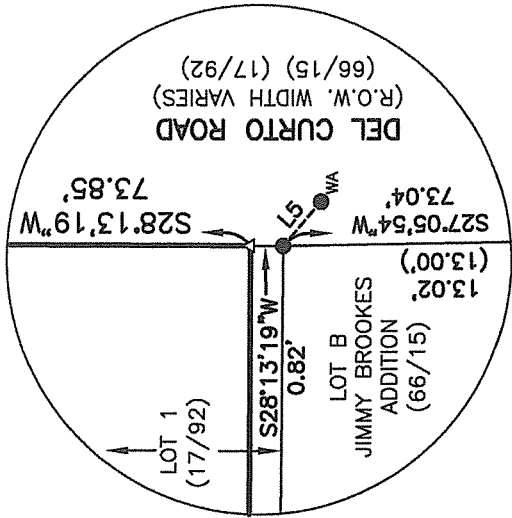
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-103-ZN1



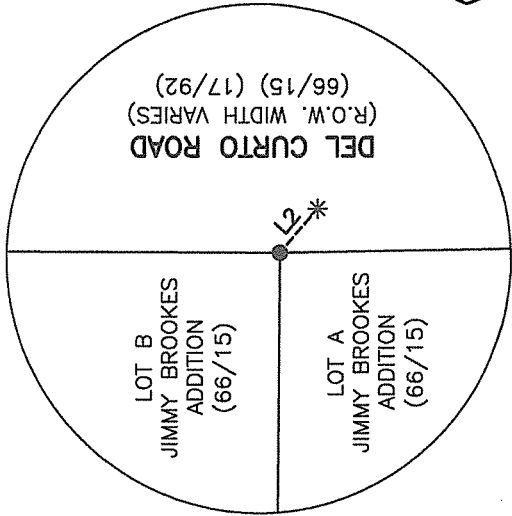
DETAIL A
NOT TO SCALE



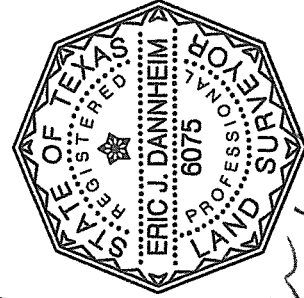
DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



DETAIL D
NOT TO SCALE



EW 4/30/2015

Chaparral

BRIGITTE EDERY
1.119 ACRES
(2009141984)
DESCRIBED (788/533)

S61°40'00"E 610.14'
{S60°00'E 625.15'}

0.64'

159.37'
(S60°13'E 159.66')

1.040 ACRES
APPROX. 45,316 SQ. FT.

N61°45'17"W 609.38'

LOT B
JIMMY BROOKES ADDITION
(66/15)

1/2" 65.62'
(65.95')

1/2"

83.92'
(83.87')

0.15'

N61°50'48"W 292.01'
(N60°02'W)
[N61°54'18"W 292.05']

SEE
DETAIL B

N28°23'15"E 60.92'

(N30°08'E 60.95')

S61°28'42"E 141.12'
(S59°42'00"E 141.11')

LOT A
JIMMY BROOKES ADDITION
(66/15)

13.02'

(13.00')

S27°05'54"W
(60.07')
73.04'
(S28°55'W)
(72.85')

SEE
DETAIL A

S28°13'19"W
73.85'
(S29°30'W)
(75.00')

SEE
DETAIL C

SEE
DETAIL D

DEL CURTO ROAD
(R.O.W. WIDTH VARIES)
(66/15) (17/92)

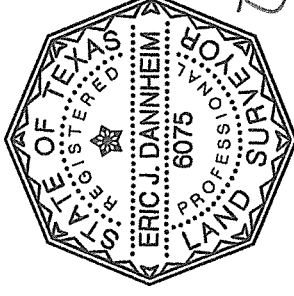
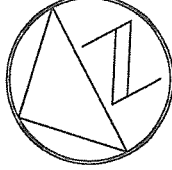
P.O.B.
S61°40'00"E
10.70'
(10.00')

S61°40'00"E 109.52'
(S60°00'E 110.00')

LOT 1
A RESUBDIVISION OF BLOCK 10
THEODOR LOW HEIGHTS
(17/92)

S61°28'42"E 109.96'
(S60°00'E 110.00')

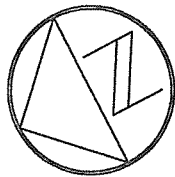
1" = 50'



LOT 2
BLOCK A
CYPRESS-LAMAR/MANCHACA
RESUBDIVISION
(200800209)

EW
4/30/2015

Chaparral



1" = 50'

BRIGITTE EDERY
1.119 ACRES
(2009141984)
DESCRIBED (788/533)

S61°40'00"E 610.14'
{S60°00'E 625.15'}

0.64' WA

341.25'
(S59°56'E 340.92')

1.040 ACRES
APPROX. 45,316 SQ. FT.

LOT 1
NUNZIE CAMPION
SUBDIVISION
(14/23)

N27°38'51"E 74.79'
(N29°30'E 75.00')

WA

S29°38'55"W
62.80'
(S32°32'W 62.69')

N61°45'17"W 609.38'

LOT B
JIMMY BROOKES ADDITION
(66/15)

WA

N61°43'27"W 149.48'
(N60°03'W 149.30')
[N61°52'14"W 148.91']

N61°57'19"W 171.07'
(N60°06'W 171.44')
[N61°58'14"W 171.41']

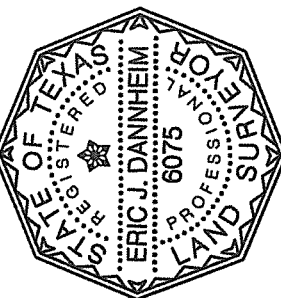
65.62'
(65.95')

1/2"

1/2"

1/2"

LOT 1
BLOCK A
CYPRESS-
LAMAR/MANCHACA
RESUBDIVISION
(200800209)



LOT 2
BLOCK A
CYPRESS-LAMAR/MANCHACA
RESUBDIVISION
(200800209)

EW
4/30/2015

Chaparral