

11/30/06  
#56

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2608 DEL CURTO ROAD FROM FAMILY  
3 RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-  
4 CONDITIONAL OVERLAY (SF-5-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 urban family residence-  
10 conditional overlay (SF-5-CO) combining district on the property described in Zoning  
11 Case No C14-06-0189, on file at the Neighborhood Planning and Zoning Department, as  
12 follows:

13  
14 Lot 2, Block A, Resubdivision of a portion of Lot 8, Theodore Low Heights  
15 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according  
16 to the map or plat of record in Document No 200500324 of the Official Public  
17 Records of Travis County, Texas (the "Property"),

18  
19 locally known as 2608 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 Development of the Property may not exceed a density of four residential units

26  
27 Except as specifically restricted under this ordinance, the Property may be developed and  
28 used in accordance with the regulations established for the urban family (SF-5) base  
29 district and other applicable requirements of the City Code  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006

**PASSED AND APPROVED**

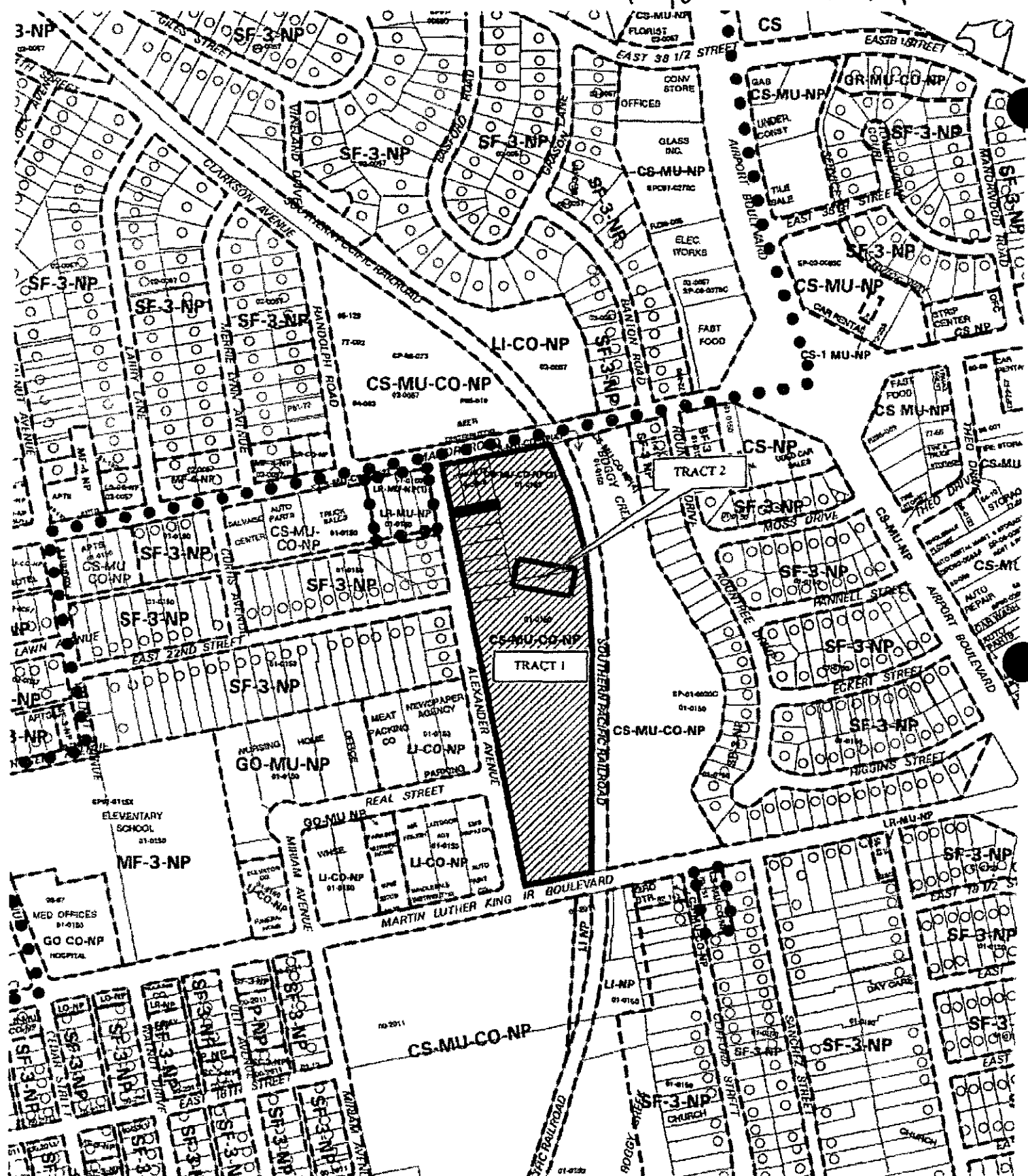
\_\_\_\_\_, 2006      §  
                                 §  
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Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith                      Shirley A. Gentry  
City Attorney                              City Clerk

11/30/06

#69



 1" = 400'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER K23
	PENDING CASE		CASE # C14-05-0145		
	ZONING BOUNDARY		ADDRESS 2105 ALEXANDER AVE		
	CASE MGR R HEIL		DATE 06-11		
			SUBJECT AREA (acres) 11.055		
			INTLS SM		



Professional Land Surveying, Inc.  
Surveying and Mapping

Office 512-443-1724  
Fax 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

C14-05  
0145

**0.423 ACRES  
ZONING DESCRIPTION**

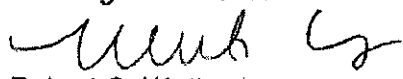
A DESCRIPTION OF 0.423 ACRES (APPROXIMATELY 18,432 SQ.FT.) OF LAND, BEING A PORTION OF A 11.055 ACRE TRACT OF LAND CONVEYED TO REDEEMER PRESBYTERIAN CHURCH IN A WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 04, 2004 AND RECORDED IN DOCUMENT NO. 2004209626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.423 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

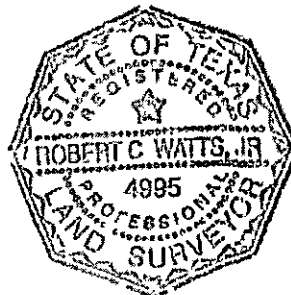
**BEGINNING** at a calculated point, from which a 1/2" Iron pipe found in the apparent west right-of-way line of the A. & N. W. Railroad (right-of-way width varies) being conveyed to the City of Austin in a Quitclaim Deed dated August 14, 1986 and appearing of record in Volume 9837, Page 414 of the Real Property Records of Travis County, Texas, being in the south right-of-way line of Manor Road (right-of-way width varies), being also the northeast corner of the said 11.055 acre tract, bears North 14°25'13" East, a distance of 384.53 feet,

**THENCE** over and across the said 11.055 acre tract, the following four (4) courses:

- 1 South 80°00'00" East, a distance of 192.00 feet to a calculated point,
- 2 South 10°00'00" West, a distance of 96.00 feet to a calculated point, from which a 1/2" iron pipe found in the apparent west right-of-way line of the A. & N. W. Railroad, being in the east line of the said 11.055 acre tract, bears South 42°59'33" East, a distance of 99.01 feet,
- 3 North 80°00'00" West, a distance of 192.00 feet to a calculated point,
- 4 North 10°00'00" East, a distance of 96.00 feet to the **POINT OF BEGINNING**, containing 0.423 acres of land, more or less

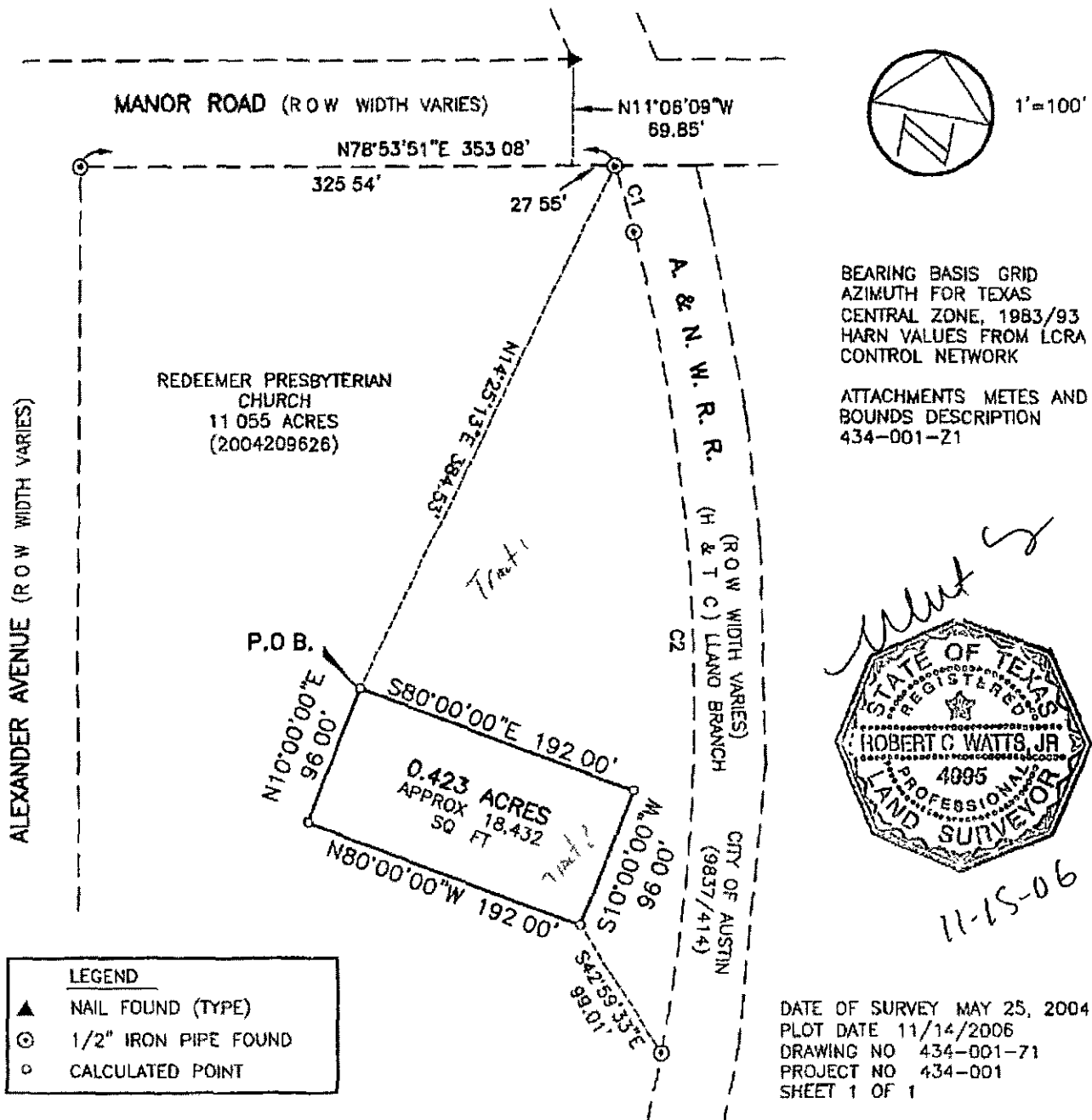
Surveyed on the ground May 25, 2004 Bearing Basis Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network Attachments Drawing 434-001-Z1

  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



11-15-06

A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.423 ACRES (APPROXIMATELY 18,432 SQ.FT.) OF LAND, BEING A PORTION OF A 11.055 ACRE TRACT OF LAND CONVEYED TO REDEEMER PRESBYTERIAN CHURCH IN A WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 04, 2004 AND RECORDED IN DOCUMENT NO. 2004209626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



CURVE TABLE

NO	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	2°50'16"	930.37'	23.04'	46.08'	46.07'	S27°25'47"E	(S24°39'10"E 46.04')
C2	25°15'09"	1248.57'	279.69'	550.29'	545.85'	S13°01'00"E	(S10°36'30"E 545.80')

Chaparra