

ORDINANCE NO. 20061130-056

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

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

locally known as 2608 Del Curto Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

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

- 1 Development of the Property may not exceed a density of four residential units
- 2 The maximum impervious cover on the Property is 50 percent

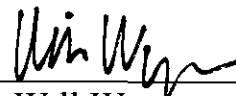
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family (SF-5) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on December 11, 2006

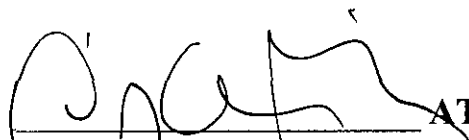
PASSED AND APPROVED

November 30, 2006

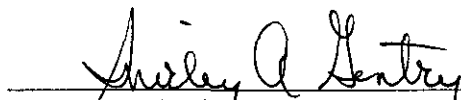
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

ZONING EXHIBIT A

CITY GRID REFERENCE NUMBER
G20

CASE # C14-06-0189
ADDRESS DEL CURTO RD
SUBJECT AREA (acres) 0.700

DATE 06-09
INTLS SM

LEGEND:
 SUBJECT TRACT (Hatched pattern)
 PENDING CASE (Dotted line)
 ZONING BOUNDARY (Dashed line)
 CASE MGR R HEIL (Solid line)

SCALE: 1" = 400'