

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
PROPERTY LOCATED AT 2901 DEL CURTO ROAD FROM FAMILY  
RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM  
RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2023-0098, on file at the Planning Department, as follows:

0.751 acre of land out of BLOCK 7, THEODORE LOW HEIGHTS, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 445, Page 582, Official Public Records of Travis County, Texas, and being all of that certain tract conveyed in document recorded in Volume 680, Page 474, Official Public Records of Travis County, Texas, the 0.751 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2901 Del Curto Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

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

Development of the Property is limited to ten dwelling units.

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

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

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§  
§

\_\_\_\_\_, 2023

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

# EXHIBIT "A"

## HOLT CARSON, INC.

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
(512) 442-0990

Texas Licensed Survey Firm No. 10050700  
October 13, 2022

**FIELD NOTE DESCRIPTION OF 0.751 ACRE OF LAND OUT OF BLOCK 7, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 445 PAGE 582 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO JOSEPH D. CASTLE AND FLORENCE CASTLE BY DEED RECORDED IN VOLUME 680 PAGE 474 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½ inch iron pipe found in the east right-of-way line of Del Curto Road, and being at the west common corner of Blocks 7 and 9, Theodore Low Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 445 Page 582 of the Deed Records of Travis County, Texas, and being at the southwest corner of that certain tract conveyed to Joseph D. Castle and Florence Castle by deed recorded in Volume 680 Page 474 of the Deed Records of Travis County, Texas, and being at the northwest corner of Canopy Condominiums, a condominium regime in Travis County, Texas, according to the Declaration recorded in Document No. 2014082770 of the Official Public Records of Travis County, Texas, and being at the southwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the east right-of-way line of Del Curto Road, N 30 deg. 45' 15" E 70.00 ft. to a ½ inch iron rod set with cap marked "Holt Carson, Inc." at the northwest corner of said Castle tract and being at the northwest corner of this tract, and from which a 1/2" iron rod found with cap marked "ATS" at the southwest corner of The Park at Del Curto Condominiums, a condominium regime in Travis County, Texas, according to the Declaration recorded in Document No. 2013054886 of the Official Public Records of Travis County, Texas, bears N 38 deg. 10' W 0.43 ft., and also from which a ½ inch iron pipe found bears N 30 deg. 46' 35" E 508.15 ft.;

THENCE leaving the east right-of-way line of Del Curto Road and crossing the interior of said Block 9 with the north line of said Castle tract, S 59 deg. 45' 48" E 468.94 ft. to a ½ inch iron rod set with plastic cap marked "Holt Carson, Inc." in the west line of that certain portion of Block 11 of said Theodore Low Heights which was conveyed to Krista Kaye Umscheid-Mt. Joy and Greg Mt. Joy by deed recorded in Volume 13198 Page 2190 of the Travis County Real Property Records, and being at the northeast corner of said Castle tract and being at the northeast corner of this tract, and from which a 1/2" iron rod found with cap marked "ATS" at the southeast corner of said The Park at Del Curto Condominium bears S 75 deg. 37' E 0.66 ft.; and also from which a ½ inch iron pipe found at the northwest corner of said Block 11, being the southwest corner of Lot 14, Block D, Cinnamon Ridge, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 80 Pages 155-156 of the Travis County Plat Records bears N 32 deg. 34' 57" E 14.57 ft.;

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0.751 Acre

THENCE with the east line of said Castle tract, S 32 deg. 34' 57" W 70.00 ft. to a ½ inch iron rod found with cap marked "Holt Carson, Inc." and the east common corner of said Blocks 7 and 9, and being at the southeast corner of said Castle tract, and being at the northeast corner of said Canopy Condominiums, and being at the southeast corner of this tract;

THENCE with the common line of said Block 7 and 9, N 59 deg. 46' 12" W 466.69 ft. to the Place of Beginning, containing 0.751 Acre of land.

Surveyed: October 13, 2022

BY:



Anne Thayer  
Registered Professional Land Surveyor No. 5850  
See accompanying map 1124086







**Created: 8/22/2023**