

ORDINANCE NO. 20240718-162

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2700 AND 2702 DEL CURTO ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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) base district to townhouse and condominium residence (SF-6) base district on the property described in Zoning Case No. C14-2024-0022, on file at the Planning Department, as follows:

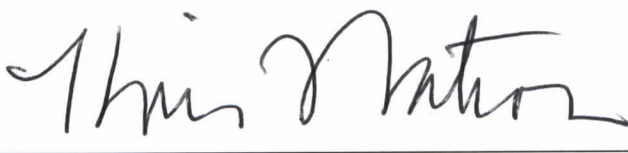
A 0.9949 acre tract of land, being out of and a part of BLOCK 8, THEODORE LOW HEIGHTS, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 445, Page 582, of the Deed Records of Travis County, Texas, said 0.9949 acre tract of land being that certain called 0.986 acre tract of land conveyed by deed recorded in Volume 11762, Page 1715, of the Deed Records of Travis County, Texas, said 0.9949 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2700 and 2702 Del Curto Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on July 29, 2024.

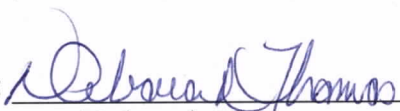
PASSED AND APPROVED

_____, July 18, 2024

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Kirk Watson
Mayor

APPROVED:


Deborah Thomas
Acting City Attorney

ATTEST:

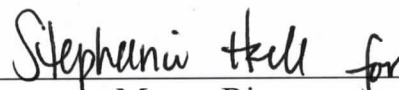

Myrna Rios
City Clerk

EXHIBIT "A"

STATE OF TEXAS

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COUNTY OF TRAVIS

A TRACT OR PARCEL OF LAND CONTAINING 0.9949 ACRES, (43,336 SQUARE FEET), BEING OUT OF AND A PART OF BLOCK 8, 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, SAID 0.9949 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.986 ACRE TRACT OF LAND AS CONVEYED TO MILES EARNEY BY INSTRUMENT RECORDED IN VOLUME 11762, PAGE 1715, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 11762, PAGE 1715, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS).

BEGINNING at a 1" iron rod found on the northwesterly right-of-way line of Del Curto Road, (right-of-way varies per Document No. 2005154591 of the Official Public Records of Travis County, Texas), for the east corner of that certain called 0.953 acre tract of land as conveyed to Steven Mark Lucas by instrument recorded in Volume 12680, Page 1855, of the Deed Records of Travis County, Texas, same being the southeasterly common corner of said Block 8 and Block 10, of said Theodore Low Heights, same being the south corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 60°14'00" W, along the common line of said 0.953 Acre Tract, a distance of 202.51 feet to a point for corner;

Thence, S 62°23'00" W, along the common line of said 0.953 Acre Tract, a distance of 28.40 feet to a point for corner;

Thence, N 59°39'00" W, along the common line of said 0.953 Acre Tract, a distance of 383.00 feet, (Call 374.03 feet), to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 2.24 acre tract of land as conveyed to Ray Turner, Et Al, Trustees, Faith Methodist Church, by instrument recorded in Volume 1272, Page 89, of the Deed Records of Travis County, Texas, for the west corner of the herein described tract;

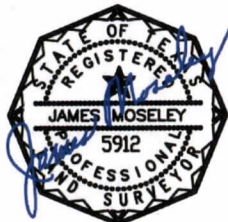
Thence, N 32°04'00" E, along the common line of said 2.24 Acre Tract, a distance of 71.00 feet, (Call 71.13 feet), to a capped, (Precision Surveyors), iron rod set for a corner of Del Curto Condominiums, as recorded by instrument in Document No. 2005154591 of the Official Public Records of Harris County, Texas, same being the north corner of the herein described tract;

Thence, S 59°42'00" E, along the common line of said Del Curto Condominiums, a distance of 410.60 feet to a point for corner;

Thence, S 60°40'00" E, along the common line of said Del Curto Condominiums, a distance of 67.20 feet to a point for corner;

Thence, S 59°45'00" E, along the common line of said Del Curto Condominiums, a distance of 133.53 feet to a capped, (Precision Surveyors), iron rod set on the northwesterly right-of-way line of Del Curto Road for the south corner of said Del Curto Condominiums, same being the east corner of the herein described tract;

Thence, S 30°00'00" W, along the northwesterly right-of-way line of Del Curto Road, a distance of 69.34 feet to the POINT OF BEGINNING and containing 0.9949 acres or 43,336 square feet of land, more or less.



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. SA2023-01992
October 5, 2023

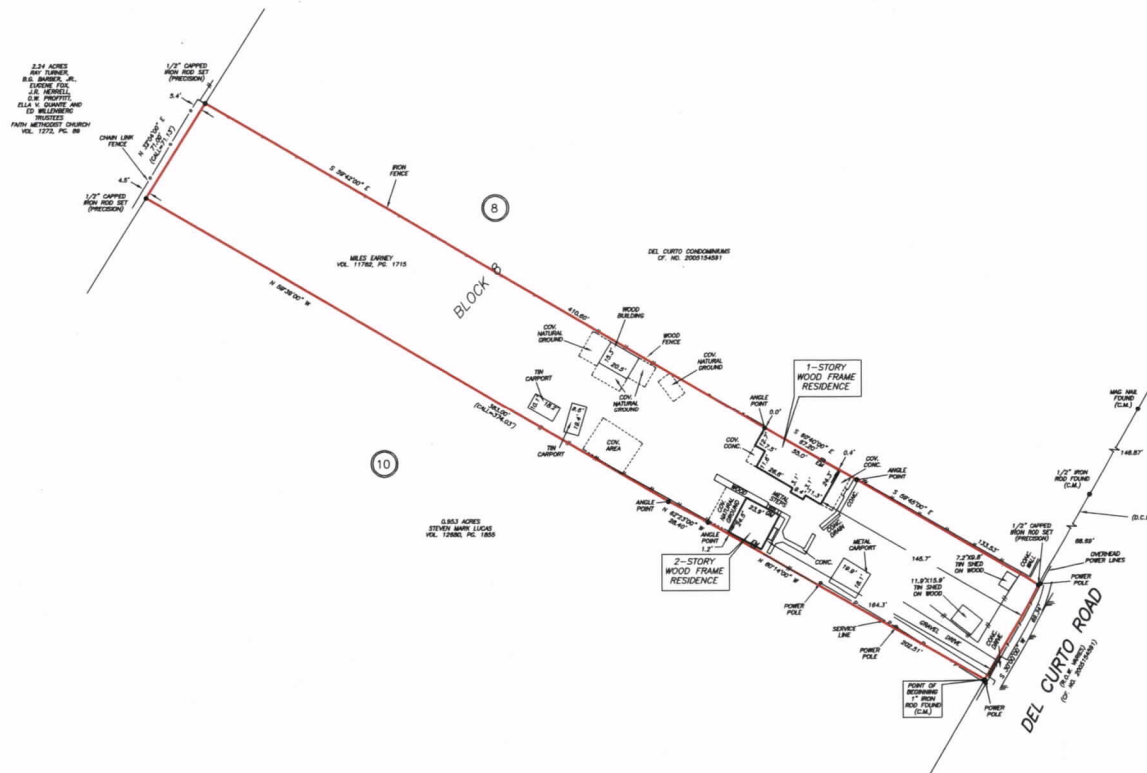
GF NO. 2336265-ILF MIDTOWN TITLE
ADDRESS: 2700 DEL CURTO ROAD
AUSTIN, TEXAS 78704
BORROWER: MILES EARNLEY

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT
COMMUNITY/PANEL NO. 48453C 0585 H
MAP REVISION: 09/26/2008
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: TEXAS POWER AND LIGHT COMPANY EASEMENT PER
VOL. 454 PG. 372 VOL. 454 PG. 374 VOL. 570 PG. 347,
VOL. 570 PG. 353 VOL. 622 PG. 349 AND VOL. 629 PG. 47.

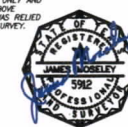


0.9949 ACRES
OUT OF BLOCK 8
THEODORE LOW HEIGHTS

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
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING INCREASED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
DRAWING NO. SA2023-01992
OCTOBER 5, 2023



S.L.L.-ORIENTED CONTROL LINE
RECORD BEARING VOL. 1716, PG. 1718, T.C.R.

DRAWN BY: RE

PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYORS
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www.precisionlandsurvey.com
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800 INDEPENDENCE STREET SUITE 100 HOUSTON, TEXAS 77059
210-829-4941 FAX 210-829-1555
1777 WE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
FIRM NO. 10850000

