

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1700 AND 1704 LIGHTSEY ROAD FROM FAMILY**  
3 **RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM**  
4 **RESIDENCE (SF-6) 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) base district to townhouse and  
10 condominium residence (SF-6) base district on the property described in Zoning Case No.  
11 C14-2025-0108, on file at the Planning Department, as follows:

12  
13 1.99 acres of land out of BLOCK 11, THEODORE LOW HEIGHTS, a subdivision  
14 in Travis County, Texas, according to the map or plat of record in Volume 445,  
15 Page 581, of the Deed Records of Travis County, Texas, being all of that tract  
16 conveyed by deed recorded in Volume 783, Page 516, of the Deed Records of  
17 Travis County, Texas, and being more particularly described by metes and bounds  
18 in **Exhibit “A”** incorporated into this ordinance, and

19  
20 0.99 acres of land out of BLOCK 11, THEODORE LOW HEIGHTS, a subdivision  
21 in Travis County, Texas, according to the map or plat of record in Volume 445,  
22 Page 581, of the Deed Records of Travis County, Texas, being all of that tract  
23 conveyed by deed recorded in Volume 722, Page 208, of the Deed Records of  
24 Travis County, Texas, and being more particularly described by metes and bounds  
25 in **Exhibit “B”** incorporated into this ordinance

26  
27 (collectively, the “Property”),

28  
29 locally known as 1700 and 1704 Lightsey Road in the City of Austin, Travis County,  
30 Texas, generally identified in the map attached as **Exhibit “C”**.

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**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

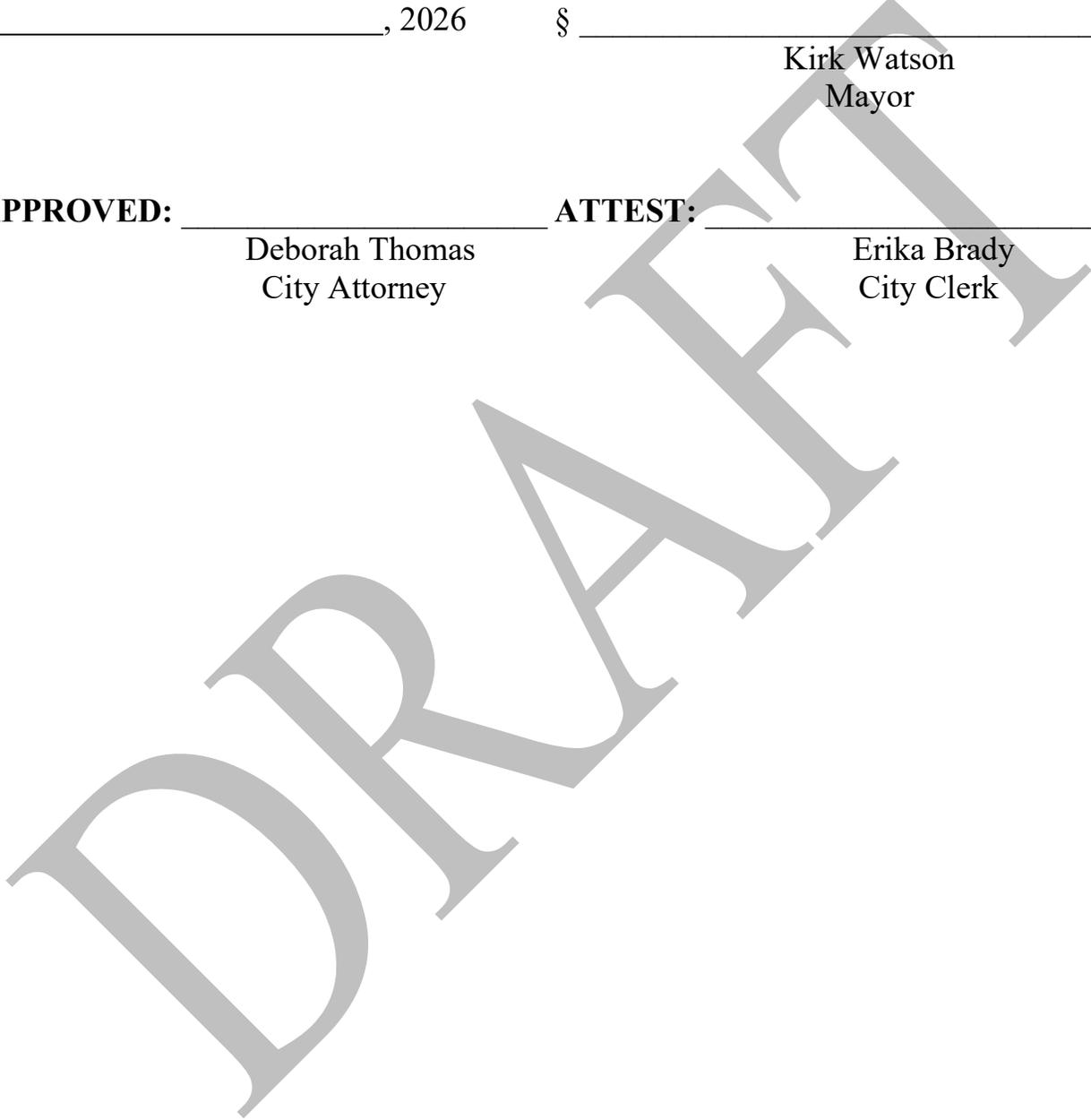
\_\_\_\_\_, 2026

§  
§  
§

\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk



## EXHIBIT "A"

### HOLT CARSON, INC.

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
Survey@hciaustin.com  
Texas Licensed Surveying Firm NO. 10050700

April 30, 2025

**FIELD NOTE DESCRIPTION OF 1.99 ACRES OF LAND OUT OF BLOCK 11, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 445 PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT CONVEYED BY EINER JUUL TO JESSE C. WILLIAMS AND IRIS M. WILLIAMS BY DEED RECORDED IN VOLUME 783 PAGE 516 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:**

Beginning at a  $\frac{3}{4}$  inch iron pipe found in the north right-of way line of Lightsey Road, being the south line of Block 11, Theodore Low Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 445 Page 581 of the Travis County Deed Records, and being at the southwest corner of that certain tract conveyed by Einer Juul to Jesse C. Williams and Iris M. Williams by deed recorded in Volume 783 Page 516 of the Deed Records of Travis County, Texas, and being at the southwest corner and PLACE OF BEGINNING of the herein described tract of land, and from which a  $\frac{1}{2}$  inch iron rod found with plastic cap marked "Holt Carson, Inc." at the southwest corner of said Block 11 bears N 59 deg. 59' 30" W 160.16 ft.;

THENCE leaving the north right-of-way line of Lightsey Road with the west line of said Williams tract, N 32 deg. 41' 02" E 540.39 ft. to a  $\frac{1}{2}$  inch iron pipe found in the north line of said Block 11, and being at the northwest corner of said Williams tract, and being at the northwest corner of this tract, and from which a  $\frac{1}{2}$  inch iron pipe found at the northwest corner of said Block 11 bears N 60 deg. 17' 57" W 161.00 ft.;

THENCE with the north line of Block 11, S 60 deg. 25' 53" E 160.44 ft. to a  $\frac{1}{2}$  inch iron rod found with plastic cap marked "Holt Carson, Inc." at the northeast corner of said Williams tract, and being at the northeast corner of this tract;

THENCE crossing the interior of said Block 11 with the east line of said Williams tract, S 32 deg. 41' 36" W 541.51 ft. to a  $\frac{1}{2}$  inch iron rod found with plastic cap marked "Holt Carson, Inc." in the north right-of-way line of Lightsey Road at the southeast corner of said Williams tract, and being at the southeast corner of this tract.

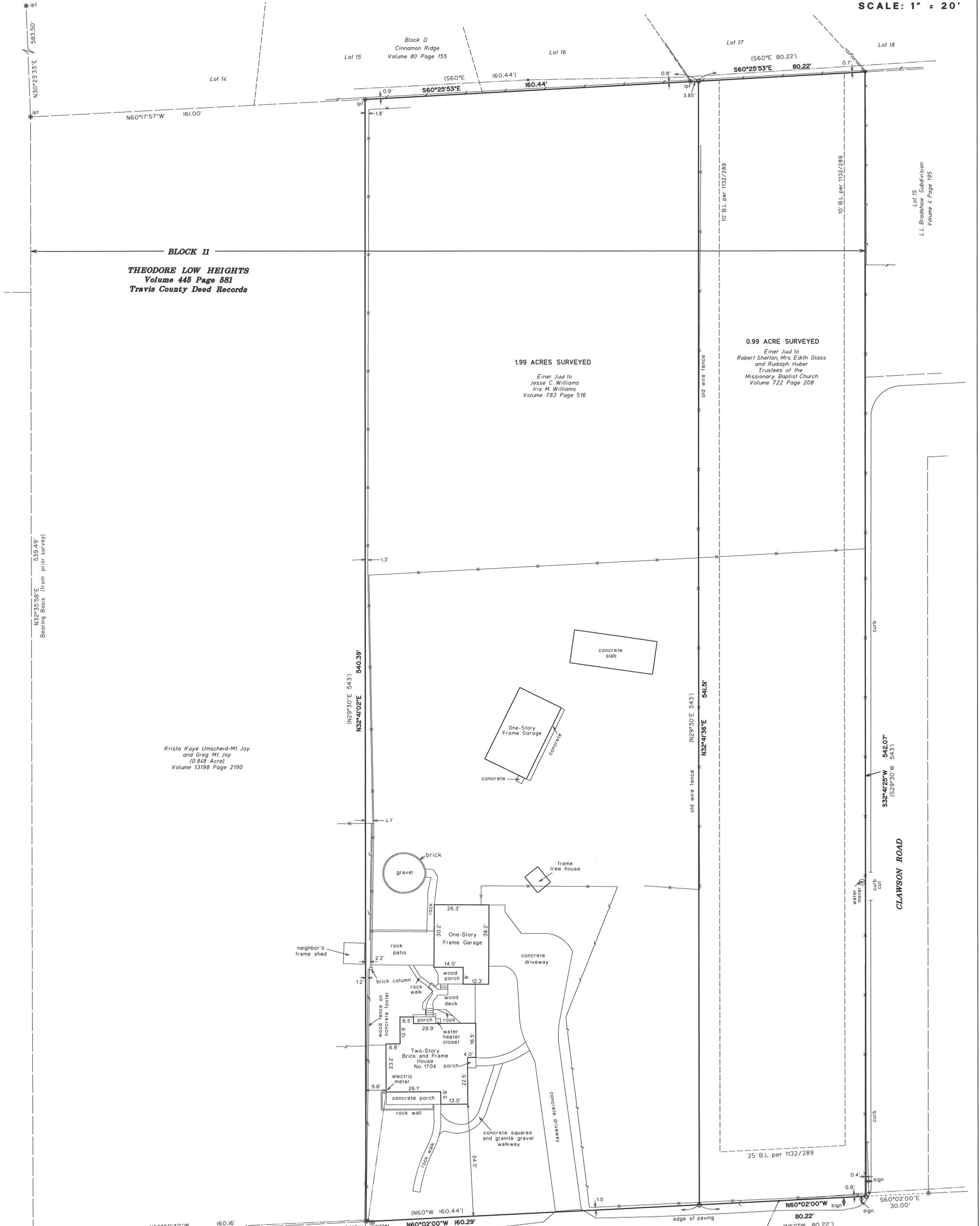
THENCE with the north right-of-way line of Lightsey Road, N 60 deg. 02' 00" W 160.29 ft. to the place of BEGINNING, containing 1.99 Acres of land.

SURVEYED: April 30, 2025

BY:

Anne Thayer  
Registered Professional Land Surveyor No. 5850  
see survey 942092





**BLOCK II**  
**THEODORE LOW HEIGHTS**  
 Volume 445 Page 581  
 Travis County Deed Records

**1.99 ACRES SURVEYED**  
 Einer Juul to  
 Jesse C. Williams  
 Iris M. Williams  
 Volume 783 Page 516

**0.99 ACRE SURVEYED**  
 Einer Juul to  
 Robert Shelton, Mrs. Edith Glass  
 and Rudolph Huber  
 Trustees of the  
 Missionary Baptist Church  
 Volume 722 Page 208

Krista Kaye Umscheid-Mi Joy  
 and Greg Mi Joy  
 10.848 Acres  
 Volume 13198 Page 2190

**SURVEY MAP OF**  
**TRACT 1:**  
 1.99 ACRES OF LAND OUT OF BLOCK 11, THEODORE LOW HEIGHTS,  
 A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP  
 OR PLAT THEREOF RECORDED IN VOLUME 445 PAGE 581 OF THE DEED  
 RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT  
 TRACT CONVEYED BY EINER JUUL TO JESSE C. WILLIAMS AND IRIS M. WILLIAMS  
 BY DEED RECORDED IN VOLUME 783 PAGE 516 OF THE DEED RECORDS OF  
 TRAVIS COUNTY, TEXAS, LOCATED AT 1704 LIGHTSEY ROAD.

**TRACT 2:**  
 0.99 ACRES OF LAND OUT OF BLOCK 11, 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  
 TRACT CONVEYED BY EINER JUUL TO ROBERT SHELTON, MRS. EDITH GLASS  
 AND RUDOLPH HUBER, TRUSTEES OF THE MISSIONARY BAPTIST CHURCH,  
 BY DEED RECORDED IN VOLUME 722 PAGE 208 OF THE DEED RECORDS OF  
 TRAVIS COUNTY, TEXAS, LOCATED AT 1700 LIGHTSEY ROAD.

STATE OF TEXAS  
 COUNTY OF TRAVIS  
 The undersigned does hereby certify that a survey was this  
 day made on the ground of the property legally described hereon  
 and is correct and that there are no boundary line conflicts,  
 encroachments, shortages in area, overlapping of improvements,  
 visible utility lines, or roads in place, except as shown hereon,  
 and said property abuts a dedicated road. This property lies within  
 Zone X (areas determined to be outside the 100 year flood plain)  
 according to Federal Emergency Management Agency Flood  
 Insurance Rate Map Panel No. 480524\_0585 H, dated September 26, 2008.  
 THIS THE 30th day of April, A.D., 2025.  
 revised September 23, 2025 to address title commitment  
 BY

Anne Thayer  
 Registered Professional Land Surveyor No. 5850



- Legend**
- ⊙ 1/2" Iron Rod Found
  - ipf 1/2" Iron Pipe Found
  - ⊠ 1/2" Iron Rod Found with Plastic Cap Marked "Holt Carson, Inc."
  - ⊠ 60D Nail Found
  - Wire Fence
  - Wood Board Fence
  - Overhead Utility Line (Record Bearing and Distance)

**HOLT CARSON, INC.**  
 1904 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0990

These tracts are subject to restrictions recorded in Volume 722 Page 208, Volume 737 Page 198, Volume 783 Page 216, Volume 783 Page 516, Volume 1131 Page 45 and Volume 1132 Page 289 of the Travis County Deed Records.

## EXHIBIT "B"

### HOLT CARSON, INC.

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
Survey@hciaustin.com  
Texas Licensed Surveying Firm NO. 10050700

April 30, 2025

**FIELD NOTE DESCRIPTION OF 0.99 ACRES OF LAND OUT OF BLOCK 11, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 445 PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT CONVEYED BY EINER JUUL TO ROBERT SHELTON, MRS. EDITH GLASS AND RUDOLPH HUBER, TRUSTEES OF THE MISSIONARY BAPTIST CHURCH, BY DEED RECORDED IN VOLUME 722 PAGE 208 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:**

Beginning at a ½ inch iron rod found with plastic cap marked "Holt Carson, Inc." at the intersection of the north right-of-way line of Lightsey Road and the west right-of-way of Clawson Road, and being in the south line of Block 11, Theodore Low Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 445 Page 581 of the Travis County Deed Records, and being at the southeast corner of that certain tract conveyed by Einer Juul to Robert Shelton, Mrs. Edith Glass and Rudolph Huber, Trustees of the Missionary Baptist Church, by deed recorded in Volume 722 Page 208 of the Deed Records of Travis County, Texas, and being at the southeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the north right-of-way line of Lightsey Road, N 60 deg. 02' 00" W 80.22 ft. to a ½ inch iron rod found with plastic cap marked "Holt Carson, Inc." at the southeast corner of said Shelton et Al. tract, and being at the southwest corner of this tract, and from which a ¾ inch iron pipe found bears N 60 deg. 02' 00" W 160.29 ft.;

THENCE leaving the north right-of-way line of Lightsey Road with the west line of said Shelton et Al. tract, N 32 deg. 41' 36" E 541.51 ft. to a ½ inch iron rod found with plastic cap marked "Holt Carson, Inc." in the north line of said Block 11, and being at the northwest corner of said Shelton et Al. tract, and being at the northwest corner of this tract, and from which a ½ inch iron pipe found bears N 60 deg. 25' 53" W 160.44 ft.;

THENCE with the north line of Block 11, S 60 deg. 25' 53" E 80.22 ft. to a ½ inch 60D nail found in the west right-of-way line of Clawson Road, and being at the northeast corner of said Shelton et Al. tract, and being at the northeast corner of this tract;

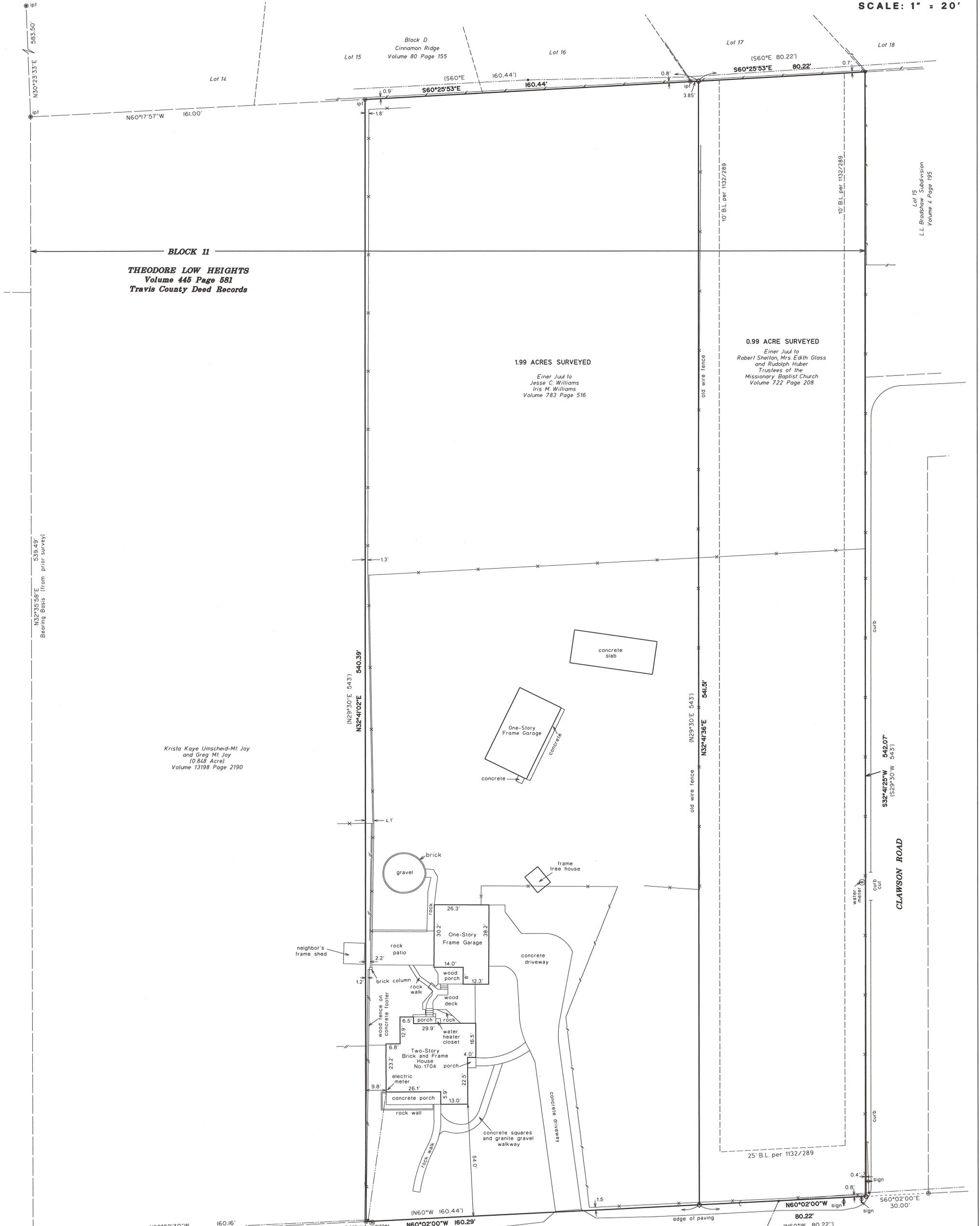
THENCE crossing the interior of said Block 11 with the east line of said Shelton et Al. tract, S 32 deg. 41' 25" W 542.07 ft. to the PLACE OF BEGINNING, containing 0.99 Acres of land.

SURVEYED: April 30, 2025

BY:

Anne Thayer  
Registered Professional Land Surveyor No. 5850  
see survey 942092





**BLOCK II**  
**THEODORE LOW HEIGHTS**  
 Volume 445 Page 581  
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 AND RUDOLPH HUBER, TRUSTEES OF THE MISSIONARY BAPTIST CHURCH,  
 BY DEED RECORDED IN VOLUME 722 PAGE 208 OF THE DEED RECORDS OF  
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STATE OF TEXAS  
 COUNTY OF TRAVIS  
 The undersigned does hereby certify that a survey was this  
 day made on the ground of the property legally described hereon  
 and is correct and that there are no boundary line conflicts,  
 encroachments, shortages in area, overlapping of improvements,  
 visible utility lines, or roads in place, except as shown hereon,  
 and said property abuts a dedicated road. This property lies within  
 Zone X (areas determined to be outside the 100 year flood plain)  
 according to Federal Emergency Management Agency Flood  
 Insurance Rate Map Panel No. 480524-0585 H, dated September 26, 2008.  
 THIS THE 30th day of April, A.D., 2025.  
 revised September 23, 2025 to address title commitment  
 BY

Anne Thayer  
 Registered Professional Land Surveyor No. 5850

TO: Redbud Development LLC  
 Title Resources Guaranty Company  
 Independence Title  
 GF No. 2529330-ILF

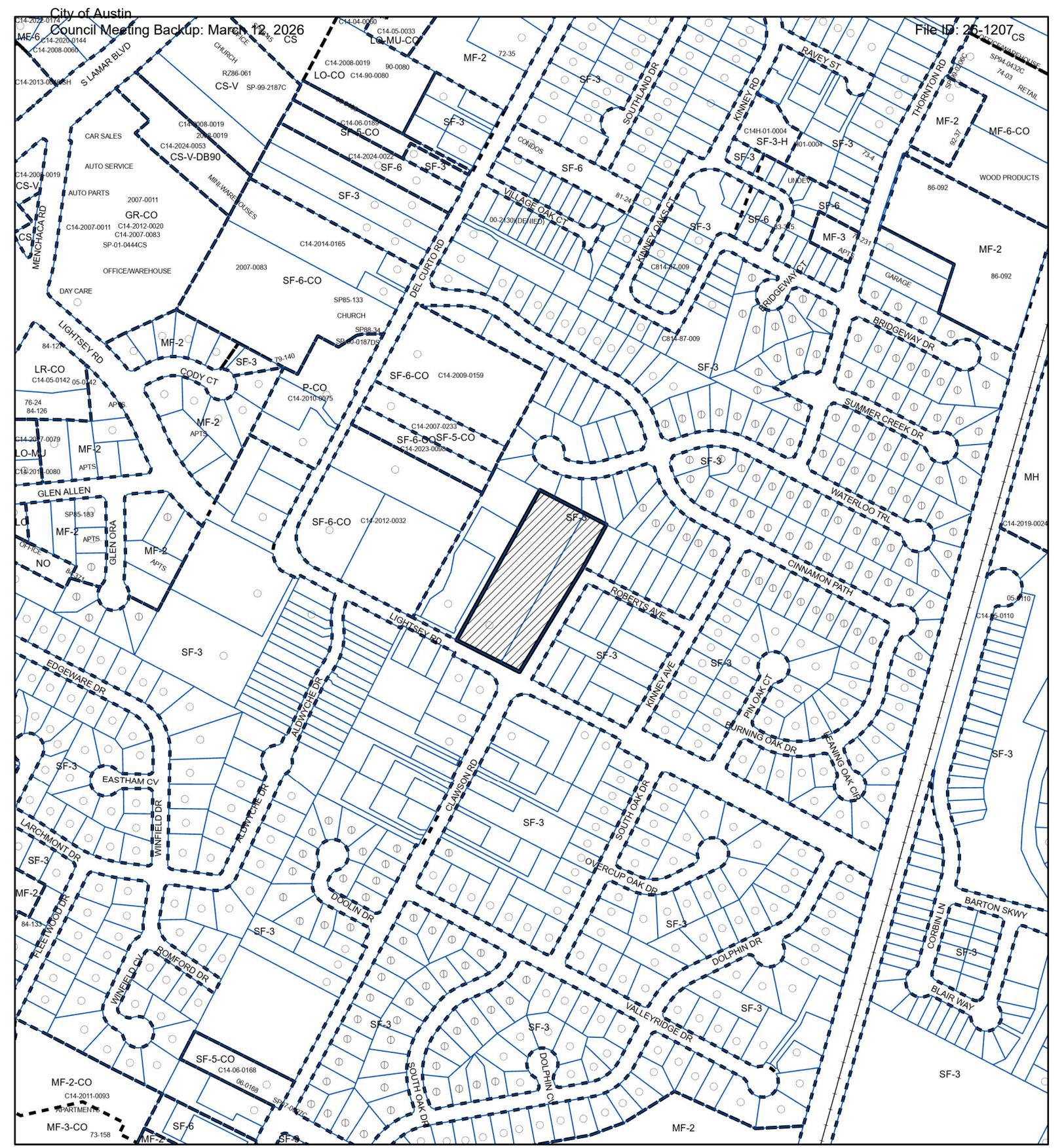
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**HOLT CARSON, INC.**  
 1904 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0990

942142  
 Texas Licensed Surveying Firm No. 10050700

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 Volume 783 Page 216, Volume 783 Page 516, Volume 1131 Page 45 and Volume 1132 Page 289  
 of the Travis County Deed Records.



**ZONING**

**EXHIBIT "C"**

ZONING CASE#: C14-2025-0108

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

