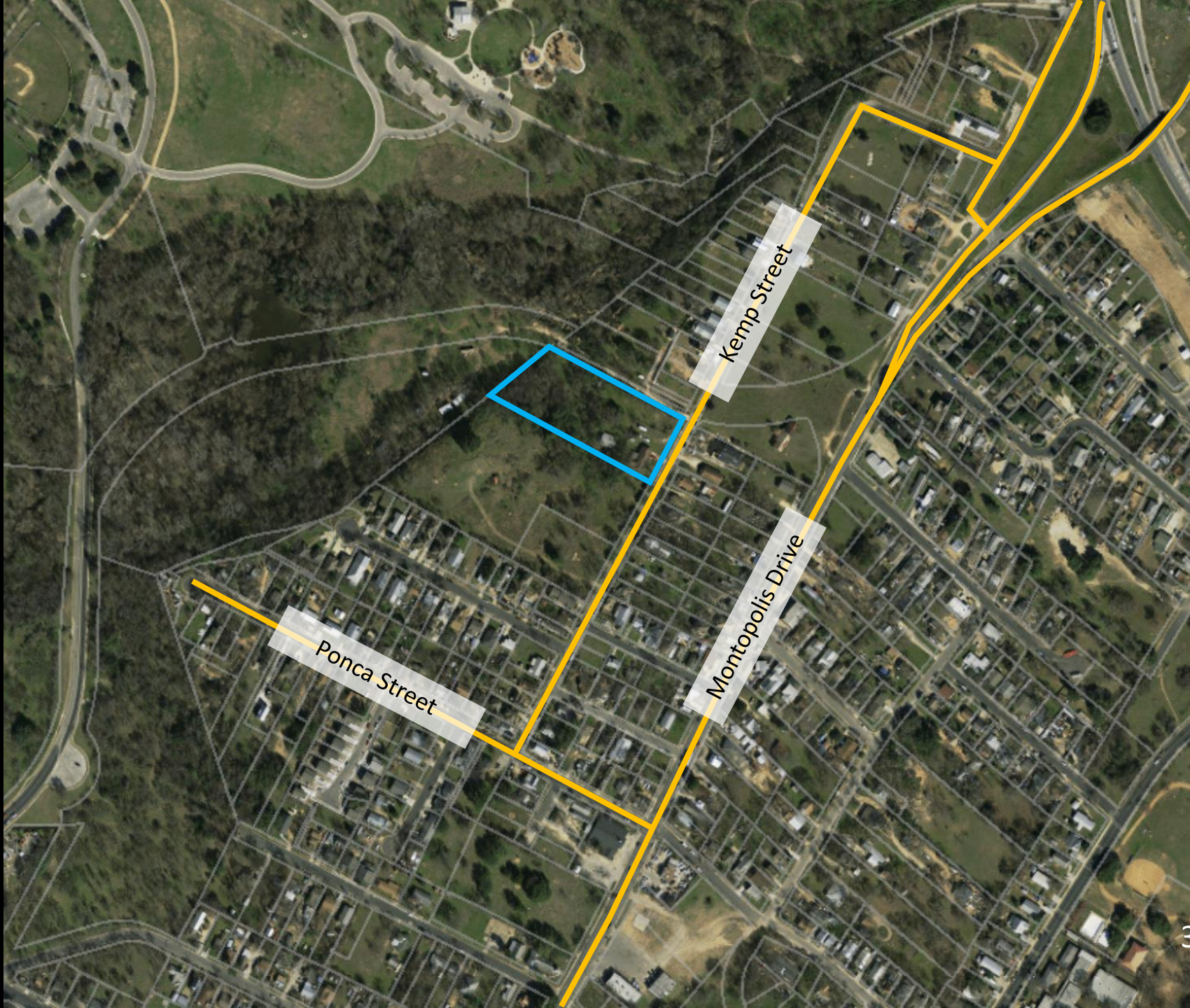


508 Kemp Street

C14-2020-0038

Current/Request Entitlements

- 2.16 acres
- Montopolis Neighborhood Planning Area
 - FLUM: Single-Family
- Current Zoning:
 - SF-3-NP: Family Residence – Neighborhood Plan
- Requested Zoning:
 - SF-6-NP: Townhouse and Condominium Residence – Neighborhood Plan







P-NP

SF-3-NP

SF-3-NP

GR-CO-NP

SF-3-NP

LO-NP

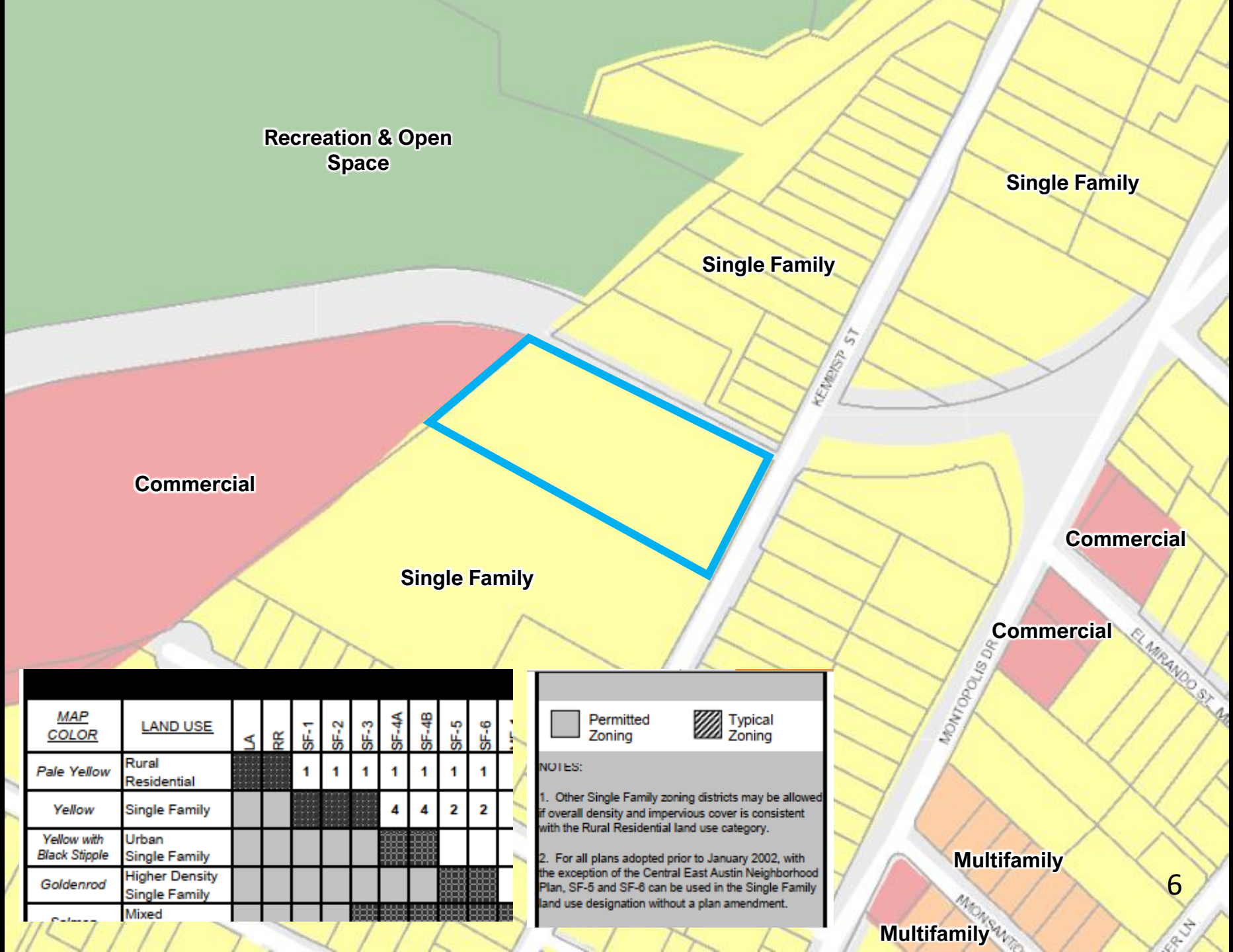
GR-NP

SF-3-NP

SF-3-NP

MF-2-NP

5



Recreation & Open
Space

Single Family

Single Family

Commercial

Single Family

Commercial

Commercial

Multifamily

6

Multifamily

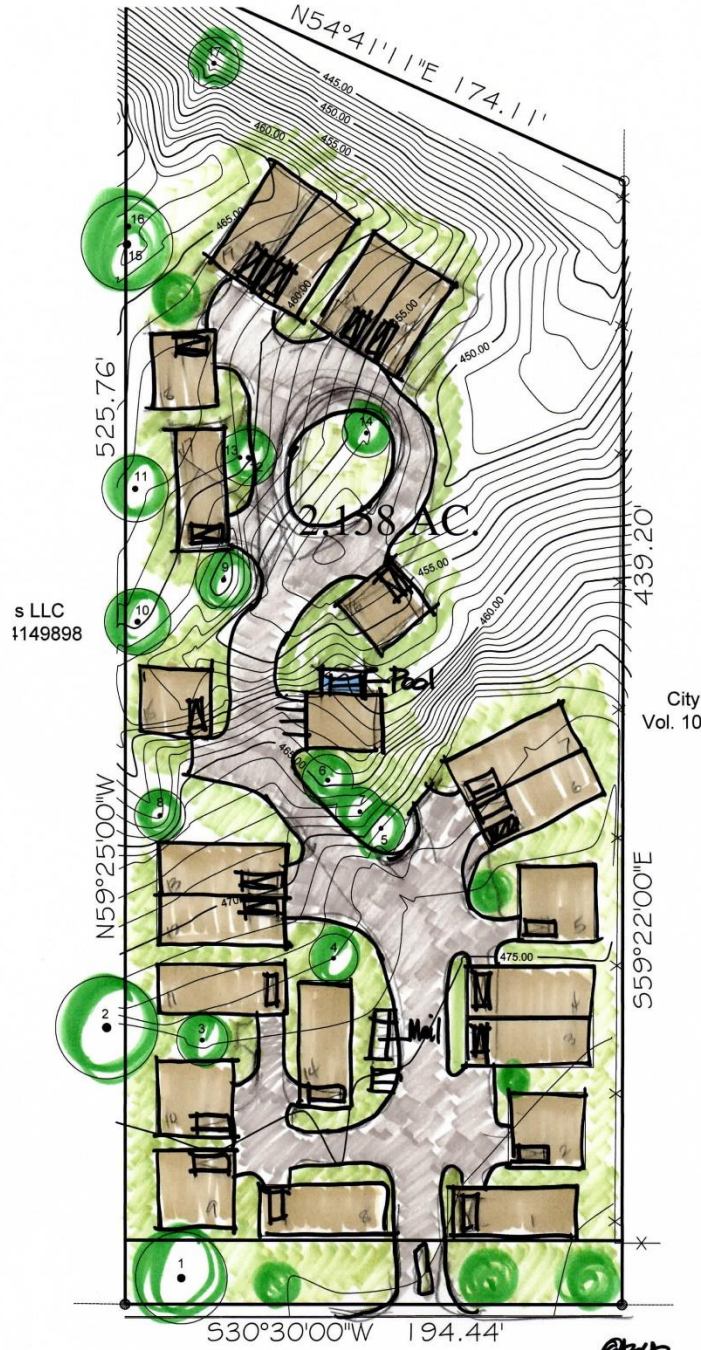
MAP COLOR	LAND USE	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6
Pale Yellow	Rural Residential			1	1	1	1	1	1	1
Yellow	Single Family						4	4	2	2
Yellow with Black Stipple	Urban Single Family									
Goldenrod	Higher Density Single Family									
Salmon	Mixed									

Permitted
Zoning

Typical
Zoning

NOTES:

- Other Single Family zoning districts may be allowed if overall density and impervious cover is consistent with the Rural Residential land use category.
- For all plans adopted prior to January 2002, with the exception of the Central East Austin Neighborhood Plan, SF-5 and SF-6 can be used in the Single Family land use designation without a plan amendment.



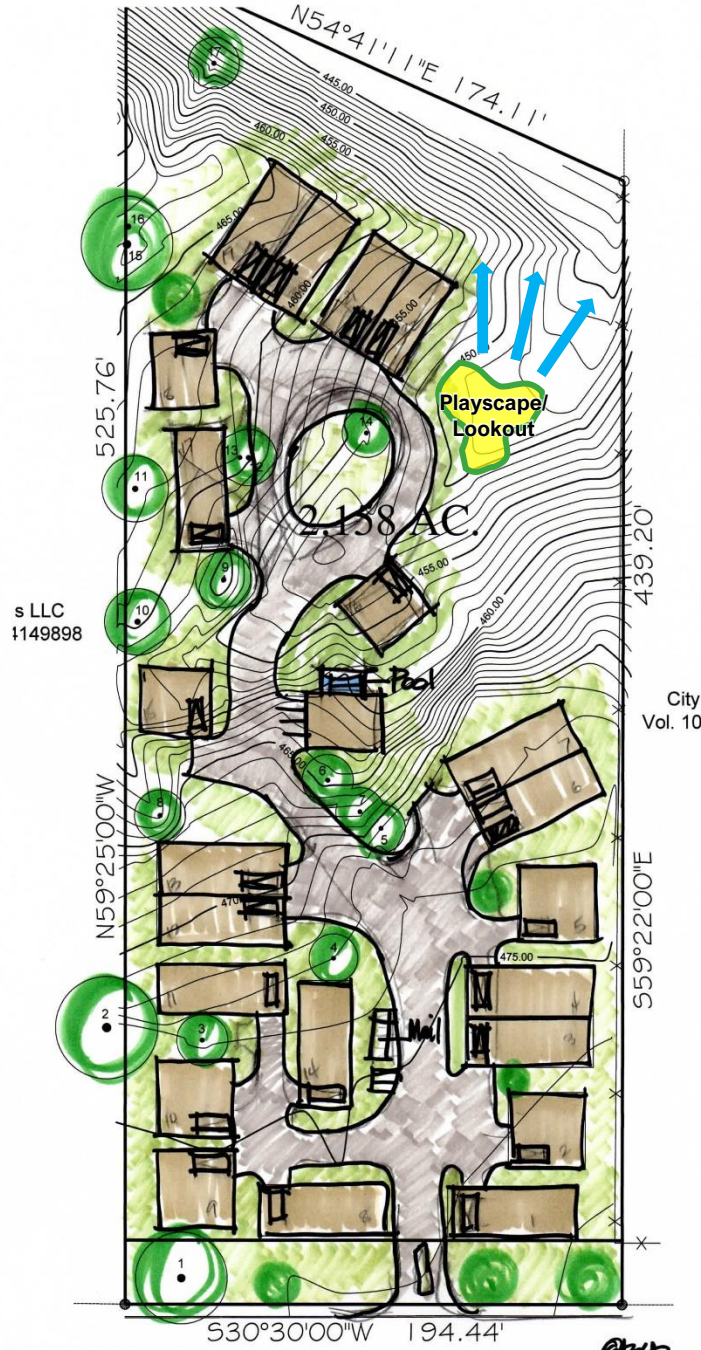
s LLC
1149898

City
Vol. 10

508 KEMP STREET *excl* City View Cottages

Community Benefits

- 1 unit to be affordable at 80% MFI
- Public access to playscape and lookout



1508 KEMP STREET



Dear Sir / Madam,

We the undersigned, as long-time residents of the Old Montopolis neighborhood community, endorse the re-zoning of *508 Kemp St, Austin, TX, 78741* from SF-3 to SF-6.

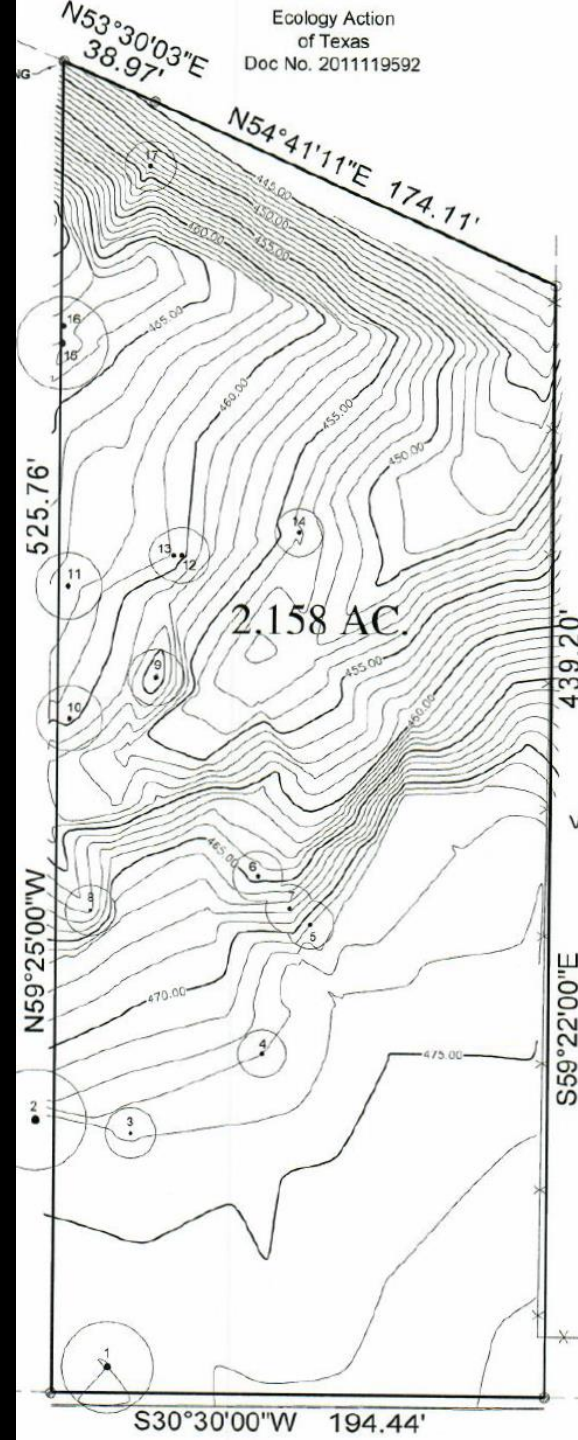
The petitioners, BlackDot, have discussed their development plan with us. We believe that their plan is in the best interests of our community and encourage you to approve this re-zoning petition.

Kindly,

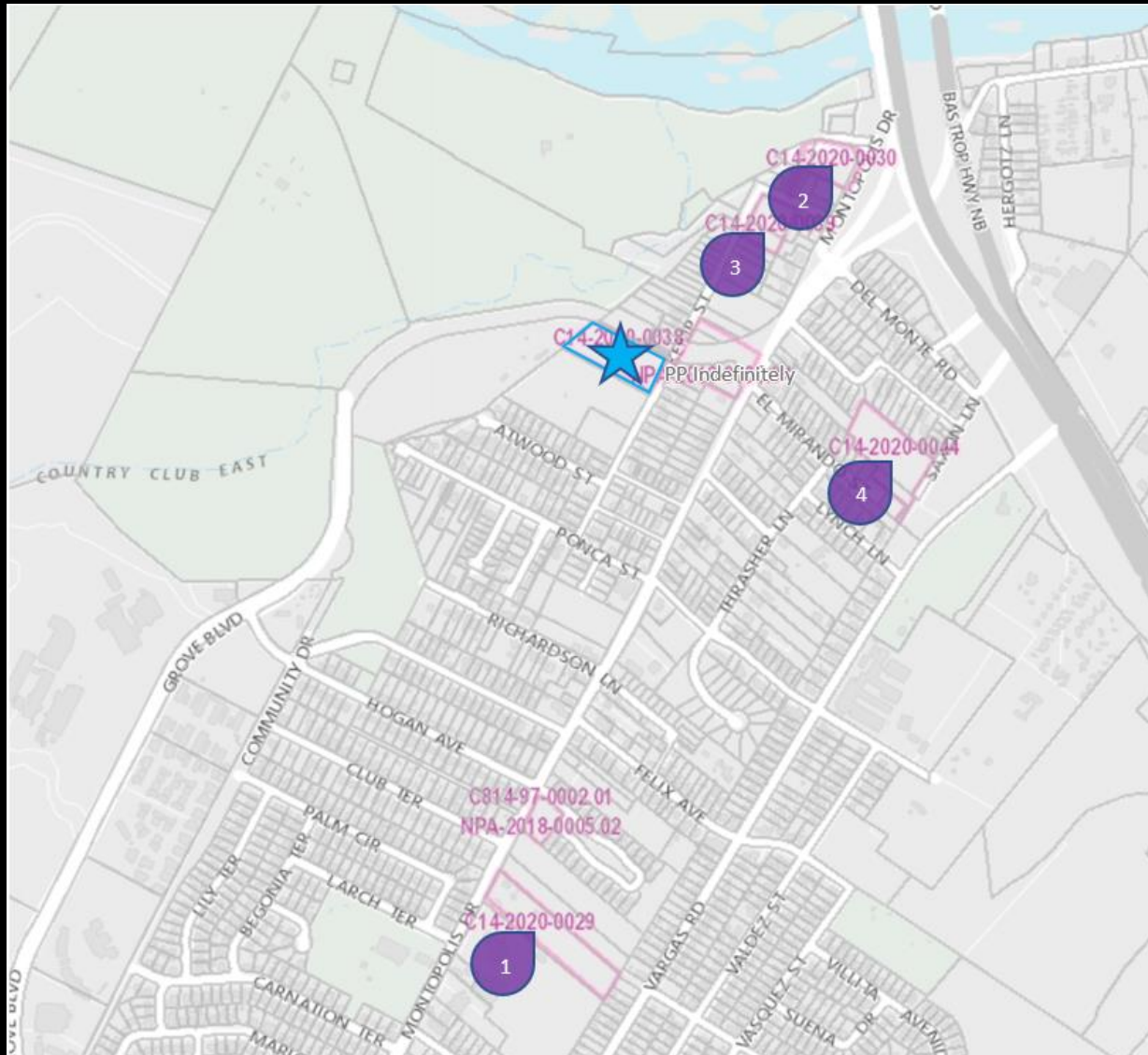
Florence Ponziano

Request

We respectfully request your support to rezone the property from SF-3-NP to SF-6-NP.



Surrounding SF-3 to SF-6 Cases





§ 25-1-84 - APPLICATIONS RELATING TO A CLOSED MUNICIPAL SOLID WASTE LANDFILL.

(A) In this section:

(1) CMSWL means an area defined as a closed municipal solid waste landfill in Texas Administrative Code, Title 30, Section 330.951.

(2) LANDFILL AREA means an area marked on a map created by the City and maintained in the Watershed Protection and Development Review Department showing all known CMSWL and including property within:

(a) the known boundary of a CMSWL;

(b) 200 feet around the estimated boundary of a CMSWL if the boundary is not known; or

(c) 1500 feet from the estimated center of the CMSWL if neither a known boundary nor an estimated boundary is known.

(B) Except as provided in Subsection (C), this section applies to development of a residential, commercial, or public enclosed structure that is designed for use by humans and that is located on:

(1) a site over 1 acre in size; or

(2) a site located within a landfill area.

(C) This section does not apply to the remodel of or addition to a single family or duplex residential use permitted in a single family residential small lot (SF-4A) or more restrictive zoning district.

(D) The responsible director or building official may not approve an application for subdivision, site plan, or building permit unless the applicant has delivered to the responsible director or building official:

(1) certification from a licensed professional engineer that the site does not overlie a CMSWL; or

(2) if the site overlies a CMSWL:

(a) a development permit from the Texas Commission on Environmental Quality;

(b) written notification from the Texas Commission on Environmental Quality that a development permit is not required; or

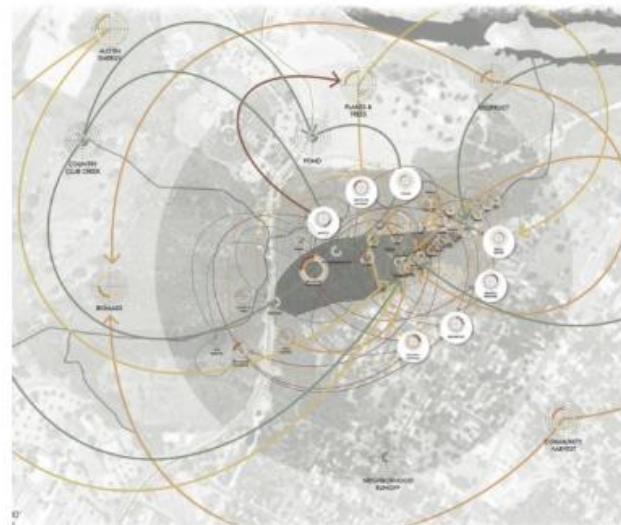
(3) certification from a licensed professional engineer that the applicant will conduct soil testing under the requirements of the Texas Commission on Environmental Quality during construction of the foundation to determine whether the site overlies a CMSWL.

[+ ABOUT US](#) [CIRCLE ACRES](#) [VOLUNTEER & EVENT CALENDAR](#) [MEMBERSHIP](#)
[FIELD TRIPS & TOURS](#) [BLOG & SOCIAL MEDIA](#) [RECYCLING RESOURCES](#)

OUR VISION COME TO LIFE

CIRCLE ACRES IS LOCATED ON ROUGHLY 9.7 ACRES IN THE MONTOPOLIS NEIGHBORHOOD OF SOUTH EAST AUSTIN. AS A FORMER LANDFILL AND BROWNFIELD, THE SITE HAS SUFFERED THROUGH A PATTERN OF DESTRUCTIVE USES BUT NONETHELESS BEARS A STRIKING RANGE OF FOREST, WETLAND, AND GRASSLAND ENVIRONMENTS WITHIN AN OVERWHELMINGLY URBAN CONTEXT.

Ecology Action continues to steward this natural urban amenity, cultivating a haven for wildlife and human visitors alike and re-envisioning this underutilized resource as an educational and recreational destination. In September of 2013, Ecology Action partnered with the Center for Maximum Potential Building Systems to develop a comprehensive master plan for the site. This plan outlines the vision for Circle Acres' future and serves as a model for how to conceptualize the reuse of wasted spaces. Our work in the coming years involves implementing and evolving that plan - turning theory into practice, while also evolving the plan itself to respond to changing natural conditions and the needs of the surrounding neighborhood.



3.8 #8, GROVE

Location: The Grove landfill is owned by a non-profit agency, and is located in south Austin, at 500 Kemp Street.

Extent/Prior Use: The landfill surface is hummocky, indicative of differential settlement typical of landfills. The landfill surface is grass covered with a few small trees. The land immediately surrounding the landfill is heavily wooded. The land on the east side of the landfill slopes steeply upward, 15 to 20 feet, to residential properties. This slope between the residences and the landfill is covered with construction debris, tires, appliance, house hold trash, etc. that appear to be long term and on-going illegal dumping.

The land on the west side of the landfill slopes steeply downward to Country Club Creek. The slopes and heavily wooded nature of the creek channel make the creek bottom inaccessible to vehicles. Large blocks of concrete rubble lie half buried in the creek bottom below the landfill. Large sections of concrete pipe lie half buried in the southwestern end of the landfill.

Groundwater: Soil borings advanced in 1984 indicated the depth of landfill material to be as much as 16.5 feet, and groundwater ranged in depth from 6 feet to approximately 25 feet below ground surface. Three monitoring wells installed in 2001 detected 1,4 dichlorobenzene, chlorobenzene, naphthalene, and barium in the groundwater at concentrations less than the TRRP Residential Tier 1 Groundwater PCLs.

Remediation: The Grove Landfill site was entered in the VCP program.

Current Conditions: Current conditions associated with this site may pose a current or future material concern to human health or the environment, based on the following factors:

- proximity of structures adjacent to the landfill,
- presence of surface water bodies within the landfill,
- presence of exposed landfill materials in streambed below the landfill,
- presence of seeps/ leachate from the landfill, and
- unrestricted public access.

Reference: Information in this fact sheet comes from the following:

1. Geomatrix Consultants. November 2004. *2004 Supplemental Assessment to Landfills in the Vicinity of Austin, TX*. Prepared for City of Austin Public Works Department.
2. Underground Resource Management, Inc. November 1984. *Landfills in the Vicinity of Austin, TX*. Prepared for the City of Austin.





LADYBIRD
LAKE

LONGHORN
DAM

KRIFG FIELDS

ROY G. GUERRERO
PARK

MONTOPOLIS
YOUTH SPORTS COMPLEX

RIVERSIDE
GOLF COURSE

AUSTIN COMMUNITY
COLLEGE-RIVERSIDE CAMPUS

COLORADO RIVER
WILDLIFE SANCTUARY

PLEASANT VALLEY ROAD

2mi

1.5 mi

1mi

0.5 mi

GROVE BLVD

MONTOPOLIS DRIVE

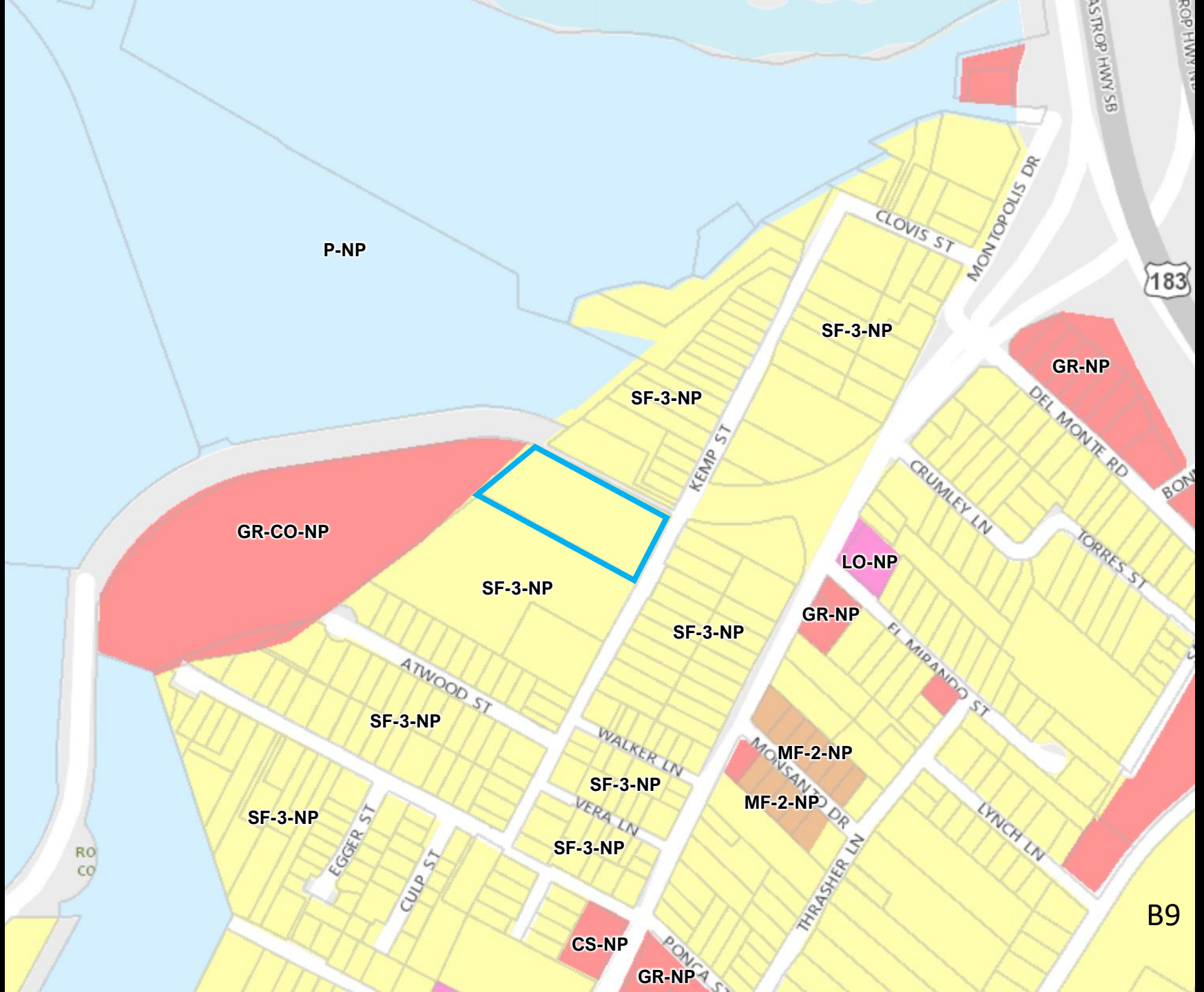
CIVITAN PARK

TX-183

TX-183

Country Club Creek
Country Club Creek watershed

1000'



Austin Area 2020 FY MFI Rates

For Sale	1 Person	2 Person	3 Person	4 Person
80% MFI	\$164,160	\$187,440	\$210,960	\$234,240