

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 410 AND 412 KENNISTON DRIVE IN THE**
3 **BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM**
4 **TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN**
5 **(SF-6-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST**
6 **DENSITY-NEIGHBORHOOD PLAN (MF-6-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from townhouse and condominium residence-neighborhood plan
12 (SF-6-NP) combining district to multifamily residence highest density-neighborhood plan
13 (MF-6-NP) combining district on the property described in Zoning Case No. C14-2023-
14 0122, on file at the Planning Department, as follows:
15

16 0.206 acres of land, being a portion of LOT 8, BLOCK 6, SILVERTON
17 HEIGHTS, a subdivision in the City of Austin, Travis County, Texas, according to
18 the map or plat of record in Book 4, Page 77, of the Plat Records of Travis County,
19 Texas, being that certain tract conveyed by deed recorded in Document No.
20 2016209626 of the Official Public Records of Travis County, Texas, said 0.206
21 acres being more particularly described by metes and bounds in **Exhibit “A”**
22 incorporated into this ordinance; and
23

24 0.203 acres of land, being a portion of LOTS 7 & 8, BLOCK 6, SILVERTON
25 HEIGHTS, A SUBDIVISION in the City of Austin, Travis County, Texas,
26 according to the map or plat of record in Book 4, Page 77 of the Plat Records of
27 Travis County, Texas, being that certain tract conveyed by deed recorded in
28 Document No. 2016070142 of the Official Public Records of Travis County,
29 Texas, said 0.203 acres being more particularly described by metes and bounds in
30 **Exhibit “B”** incorporated into this ordinance,
31

32 (collectively, the “Property”),
33

34 locally known as 410 and 412 Kenniston Drive in the City of Austin, Travis County,
35 Texas, generally identified in the map attached as **Exhibit “C”**.
36

37 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to
38 Ordinance No. 040513-33B that established zoning for the Highland Neighborhood Plan.
39

PART 3. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

§§§

_____, 2024

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT "A"

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.206 AC.
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.206 ACRES OF LAND, BEING A PORTION OF LOT 8, BLOCK 6, SILVERTON HEIGHTS, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT CONVEYED TO LEWGUN LLC IN A DEED RECORDED IN DOCUMENT NUMBER 2016209626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.206 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. This description was prepared for zoning purposes.

BEGINNING at a 1 inch square head bolt found on the north line of Kenniston Drive, at the southeast corner of that certain 0.203 acre tract conveyed to Bethby, LLC. in a deed recorded in Document Number 2016070142 of the Official Public Records of Travis County, Texas, the same being the southwest corner of the said 0.206 acre Lewgun LLC. tract, from which a ½ inch steel pin found at the southwest corner of the said 0.203 acre Bethby, LLC. tract bears N 62°47'24" W, 58.96 feet;

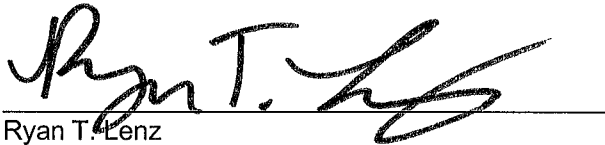
THENCE, N 28°26'25" E, 149.70 feet along the common line of the said 0.206 acre Lewgun LLC. tract and the said 0.203 acre Bethby, LLC. tract to a computed point on the south line of The Crestview Condominiums, a condominium regime recorded in Document No. 2010119932 of the Official Public Records of Travis County, Texas, at the northeast corner of the said 0.203 acre Bethby, LLC. tract, the same being the northwest corner of the said 0.206 acre Lewgun LLC. tract, from which a mag nail found on the south line of the said The Crestview Condominiums, at the northwest corner of the said 0.203 acre Bethby tract bears N 62°31'52" W, 59.09 feet;

THENCE, S 62°31'52" E, 59.91 feet along the south line of the said The Crestview Condominiums, the same being the north line of the said 0.206 acre Lewgun LLC. tract, to a chain link fence corner at the northeast corner of the said 0.206 acre Lewgun LLC. tract, the same being the northwest corner of that certain tract of land conveyed to Michael McAlister in a deed recorded in Document No. 2005153387 of the Official Public Records of Travis County, Texas;

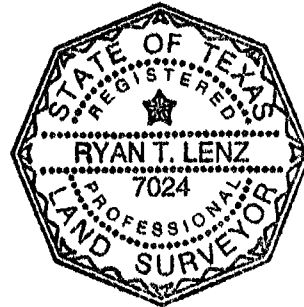
THENCE, S 28°26'12" W, 149.42 feet along the common line of the said 0.206 acre Lewgun LLC. tract and the said Michael McAllister tract to a computed point on the north line of Kenniston Drive, at the southeast corner of the said 0.206 acre Lewgun LLC. tract, the same being the southwest corner of the said Michael McAllister tract, from which a ¾ inch pipe bears N 62°26'12" E, 0.22 feet, also from the computed point, a 3/8 inch pipe found on the north line of Kenniston Drive, at the southeast corner of the said Michael McAlister tract bears S 62°47'24" E, 49.96 feet;

THENCE, N 62°47'24" W, 59.93 feet along the north line of Kenniston Drive, the same being the south line of the said 0.206 acre Lewgun LLC. tract, to the **PLACE OF BEGINNING**, containing 0.206 acres of land, more or less.

SEPTEMBER 22, 2023

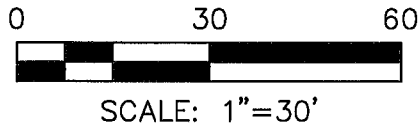


Ryan T. Lenz
Lenz & Associates, Inc.
Firm Number 100290-00
4150 Freidrich Lane, Suite A-1
Austin, Texas 78744
(512) 443-1174
2023-0439 (ZONING 0.206 ac).docx



MAP TO ACCOMPANY FIELD NOTE DESCRIPTION

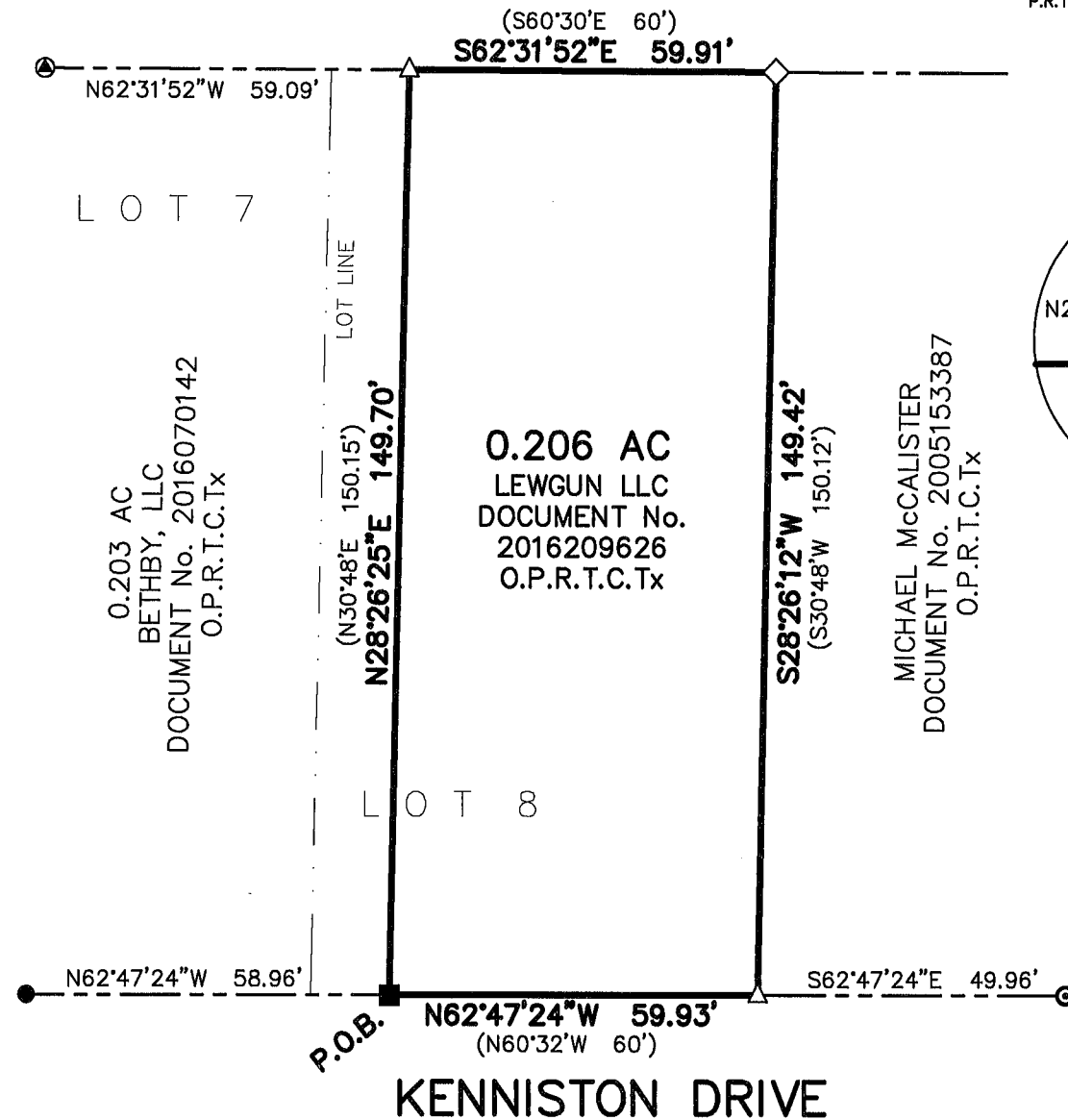
BEING A PORTION OF LOT 8, BLOCK 6, SILVERTON HEIGHTS
BOOK 4, PAGE 77, PLAT RECORDS OF TRAVIS COUNTY, TEXAS



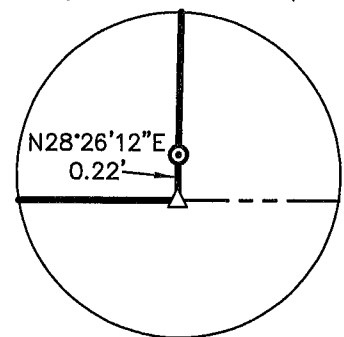
THE CRESTVIEW CONDOMINIUMS
DOCUMENT No. 2010119932
O.P.R.T.C.Tx

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- PIPE FOUND
- △ COMPUTED POINT
- ⊙ MAG NAIL FOUND
- ◇ CHAIN LINK FENCE CORNER
- SQUARE HEAD BOLT FOUND
- P.O.B. PLACE OF BEGINNING
- O.P.R.T.C.Tx OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx PLAT RECORDS OF TRAVIS COUNTY, TEXAS



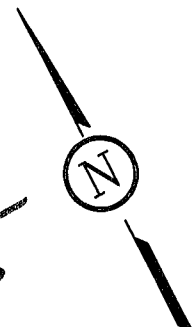
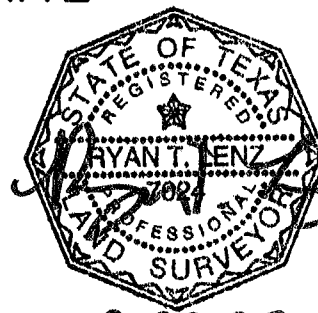
DETAIL
(NOT TO SCALE)



BEARINGS ARE BASED ON THE TEXAS
COORDINATE SYSTEM OF 1983 (NAD83)
CENTRAL ZONE

LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
(512) 443-1174



9-22-23

SURVEY No.: 2023-0439

EXHIBIT "B"

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.203 AC.
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 0.203 ACRES OF LAND, BEING A PORTION OF LOTS 7 & 8, BLOCK 6, SILVERTON HEIGHTS, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT CONVEYED TO BETHBY, LLC IN A DEED RECORDED IN DOCUMENT NUMBER 2016070142 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.203 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. This description was prepared for zoning purposes.

BEGINNING at a ½ inch steel pin found on the north line of Kenniston Drive, at the southeast corner of Lot 6-B, Resubdivision of Lots 6-7 Incl., Block 6, Silverton Heights, a subdivision of record in Book 8, Page 157 of the Plat Records of Travis County, Texas, the same being the southwest corner of the said 0.203 acre Bethby, LLC. tract, from which a ¾ inch pipe found at the southwest corner of the said Lot 6-B bears N 62°47'24" W, 49.93 feet;

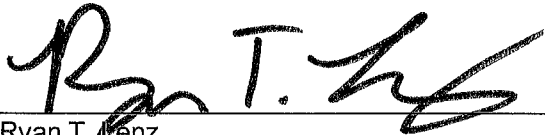
THENCE, N 28°23'24" E, 149.96 feet along the common line of the said 0.203 acre Bethby, LLC. tract and the said Lot 6-B to a mag nail found on the south line of The Crestview Condominiums, a condominium regime recorded in Document No. 2010119932 of the Official Public Records of Travis County, Texas, at the northeast corner of the said Lot 6-B, the same being the northwest corner of the said Bethby, LLC. tract;

THENCE, S 62°31'52" E, 59.09 feet along the south line of the said The Crestview Condominiums, the same being the north line of the said 0.203 acre Bethby, LLC. tract, to a computed point at the northeast corner of the said 0.203 acre Bethby, LLC. tract, the same being the northwest corner of that certain 0.206 acres of land conveyed to Lewgun LLC. in a deed recorded in Document No. 2016209626 of the Official Public Records of Travis County, Texas, from which a chain link fence corner at the northeast corner of the said 0.206 acre Lewgun, LLC. tract bears S 62°31'52" E, 59.91 feet;

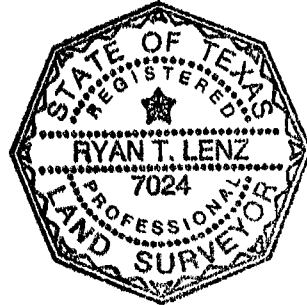
THENCE, S 28°26'25" W, 149.70 feet along the common line of the said 0.203 acre Bethby, LLC. tract and the said 0.206 acre Lewgun LLC, tract to a square head bolt found on the north line of Kenniston Drive, at the southeast corner of the said 0.203 acre Bethby, LLC. tract, the same being the southwest corner of the said 0.206 acre Lewgun LLC. tract, from which a 3/8 inch pipe found on the north line of Kenniston Drive, at the southeast corner of that certain tract of land conveyed in a deed to Michael McCalister recorded in Document No. 2005153387 of the Official Public Records of Travis County, Texas bears S 62°47'24" E, 109.88 feet;

THENCE, N 62°47'24" W, 58.96 feet along the north line of Kenniston Drive, the same being the south line of the said 0.203 acre Bethby, LLC. tract, to the **PLACE OF BEGINNING**, containing 0.203 acres of land, more or less.

SEPTEMBER 22, 2023



Ryan T. Lenz
Lenz & Associates, Inc.
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2023-0439 (ZONING 0.203 ac).docx



MAP TO ACCOMPANY FIELD NOTE DESCRIPTION

BEING A PORTION OF LOTS 7 & 8, BLOCK 6, SILVERTON HEIGHTS
BOOK 4, PAGE 77, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

0 30 60

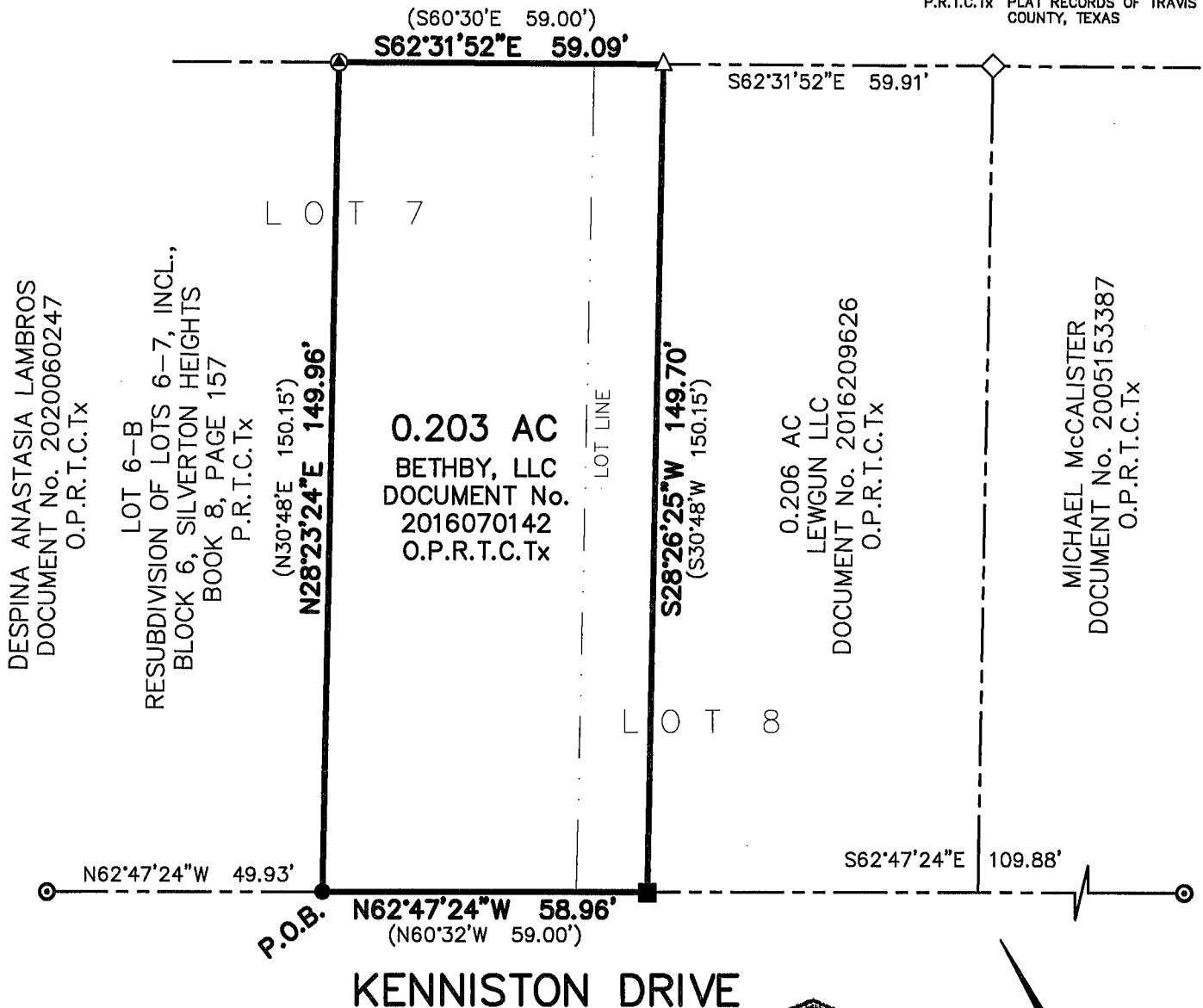


SCALE: 1"=30'

THE CRESTVIEW CONDOMINIUMS
DOCUMENT No. 2010119932
O.P.R.T.C.Tx

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- ⊙ PIPE FOUND
- △ COMPUTED POINT
- ⊗ MAG NAIL FOUND
- ◇ CHAIN LINK FENCE CORNER
- SQUARE HEAD BOLT FOUND
- P.O.B. PLACE OF BEGINNING
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BEARINGS ARE BASED ON THE TEXAS
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CENTRAL ZONE

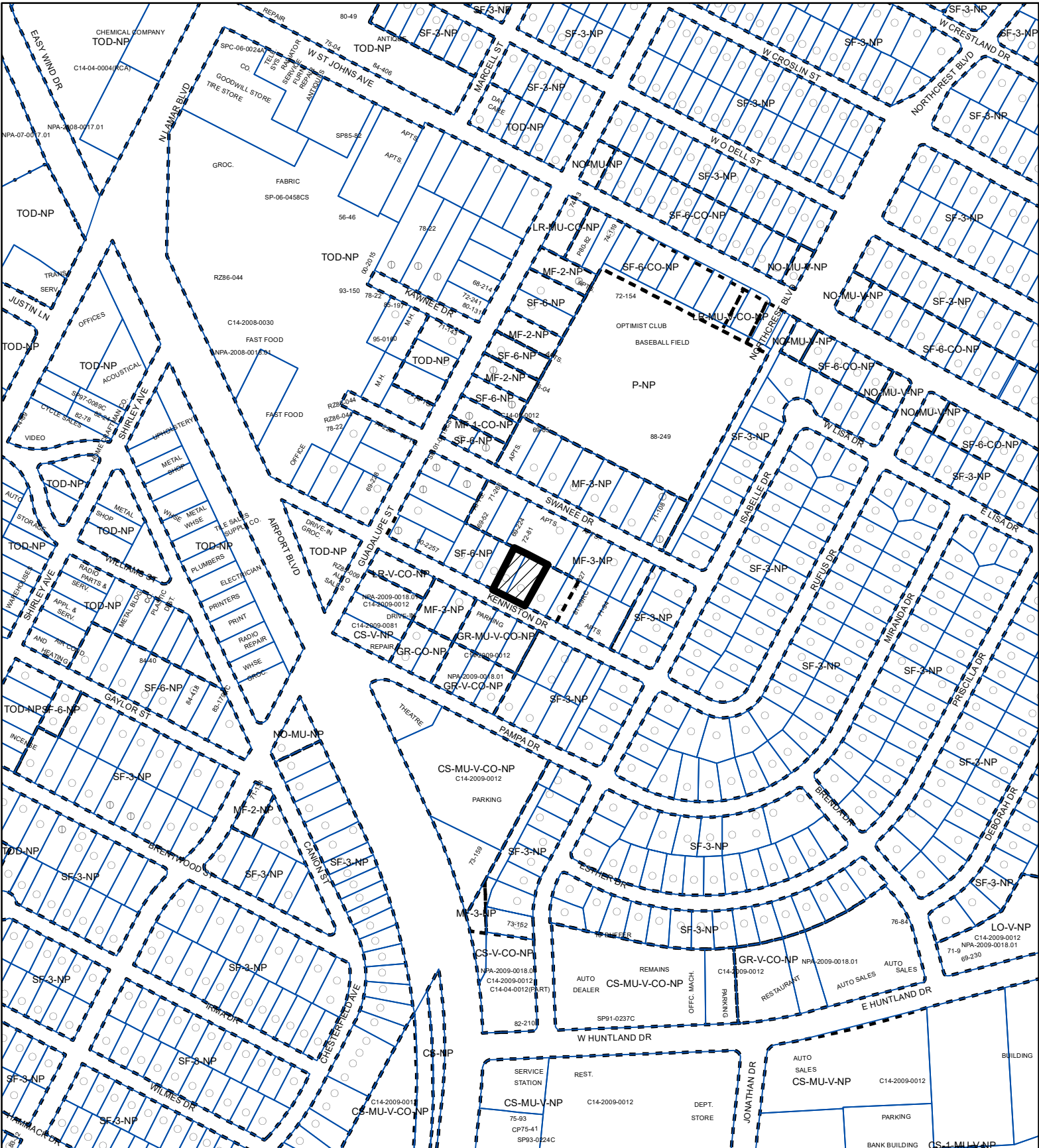
LENZ & ASSOCIATES, INC.




FIRM NO. 100290-00
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9-22-23

SURVEY No.: 2023-0439



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0122

EXHIBIT "C"



1" = 400'

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

Created: 10/18/2023