

**ORDINANCE NO. 20240321-059**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 410 AND 412 KENNISTON DRIVE IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-NEIGHBORHOOD PLAN (MF-6-NP) 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 townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to multifamily residence highest density-neighborhood plan (MF-6-NP) combining district on the property described in Zoning Case No. C14-2023-0122, on file at the Planning Department, as follows:

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

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

(collectively, the "Property"),

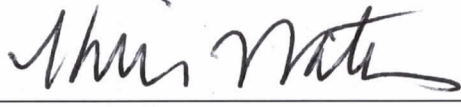
locally known as 410 and 412 Kenniston Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

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

**PART 3.** This ordinance takes effect on April 1, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, March 21, 2024

§  
§  
§   
Kirk Watson  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
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;

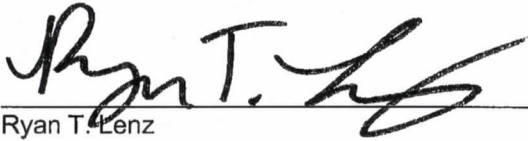
THENCE, S 62°31'52" E, 59.91 feet along the south line of the said The Crestview Condominiums, the same being the north line of the said 0.206 acre Lewgun LLC. tract, to a chain link fence corner at the northeast corner of the said 0.206 acre Lewgun LLC. tract, the same being the northwest corner of 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;

0.206 Ac.  
Page 2 of 2

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



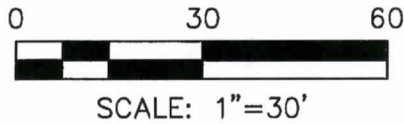
Ryan T. Lenz  
Lenz & Associates, Inc.  
Firm Number 100290-00  
4150 Freidrich Lane, Suite A-1  
Austin, Texas 78744  
(512) 443-1174  
2023-0439 (ZONING 0.206 ac).docx





# 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

LOT 7

0.203 AC  
BETHBY, LLC  
DOCUMENT No. 2016070142  
O.P.R.T.C.Tx

LOT LINE

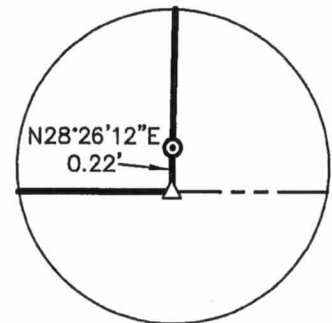
(N30°48'E 150.15')  
**N28°26'25"E 149.70'**

0.206 AC  
LEWGUN LLC  
DOCUMENT No.  
2016209626  
O.P.R.T.C.Tx

**S28°26'12"W 149.42'**  
(S30°48'W 150.12')

MICHAEL McCALISTER  
DOCUMENT No. 2005153387  
O.P.R.T.C.Tx

DETAIL  
(NOT TO SCALE)



N62°47'24"W 58.96'

P.O.B.

**N62°47'24"W 59.93'**  
(N60°32'W 60')

S62°47'24"E 49.96'

**KENNISTON DRIVE**

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;

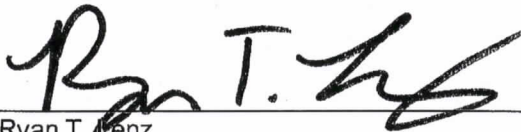
THENCE, S 62°31'52" E, 59.09 feet along the south line of the said The Crestview Condominiums, the same being the north line of the said 0.203 acre Bethby, LLC. tract, to a computed point at the northeast corner of the said 0.203 acre Bethby, LLC. tract, the same being the northwest corner of that certain 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;

0.203 Ac.  
Page 2 of 2

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



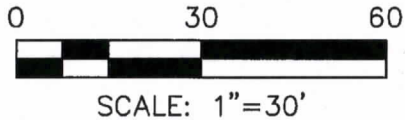
Ryan T. Lenz  
Lenz & Associates, Inc.  
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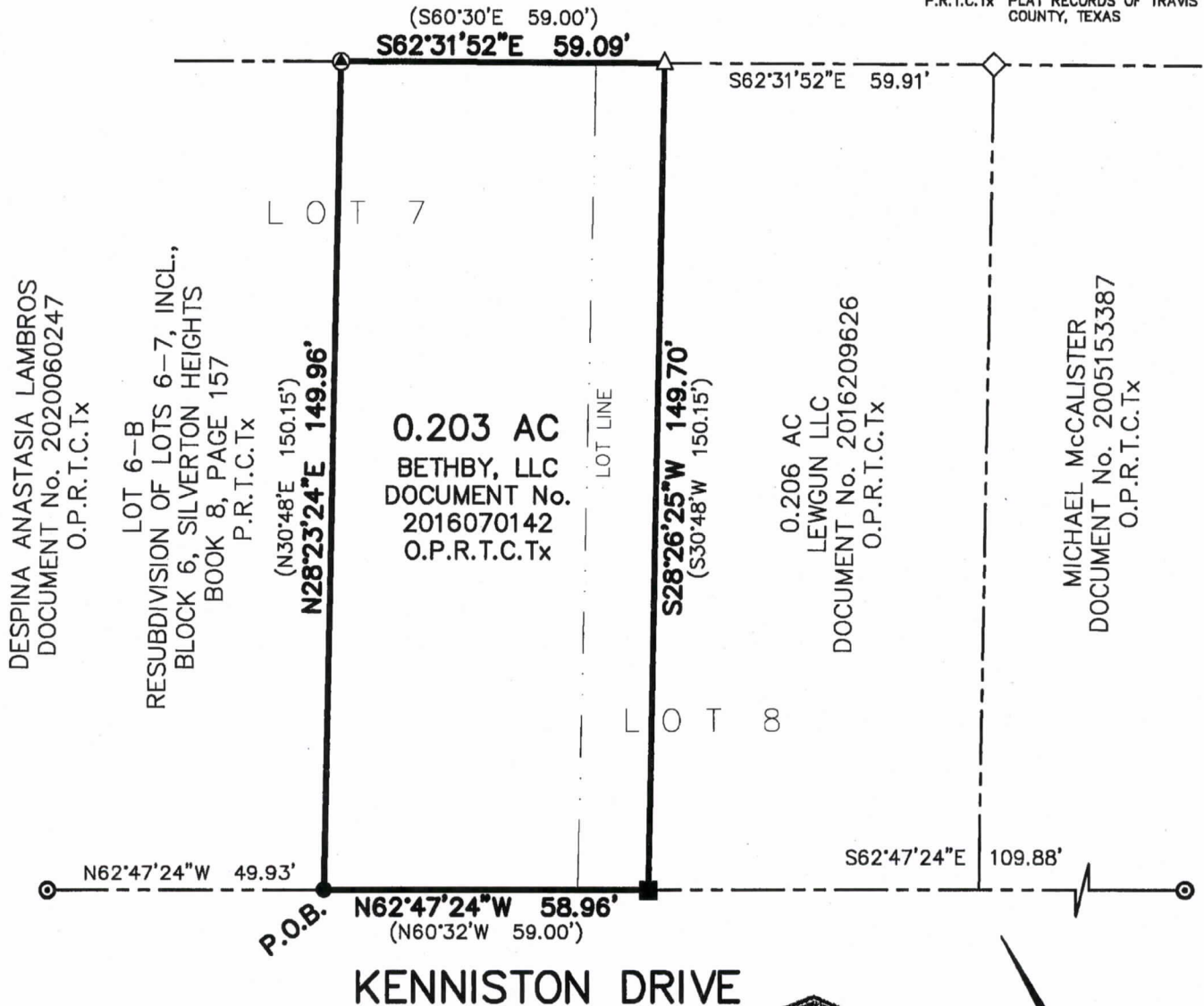
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BOOK 4, PAGE 77, PLAT RECORDS OF TRAVIS COUNTY, TEXAS



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  - O.P.R.T.C.Tx OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - P.R.T.C.Tx PLAT RECORDS OF TRAVIS COUNTY, TEXAS



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

## LENZ & ASSOCIATES, INC.

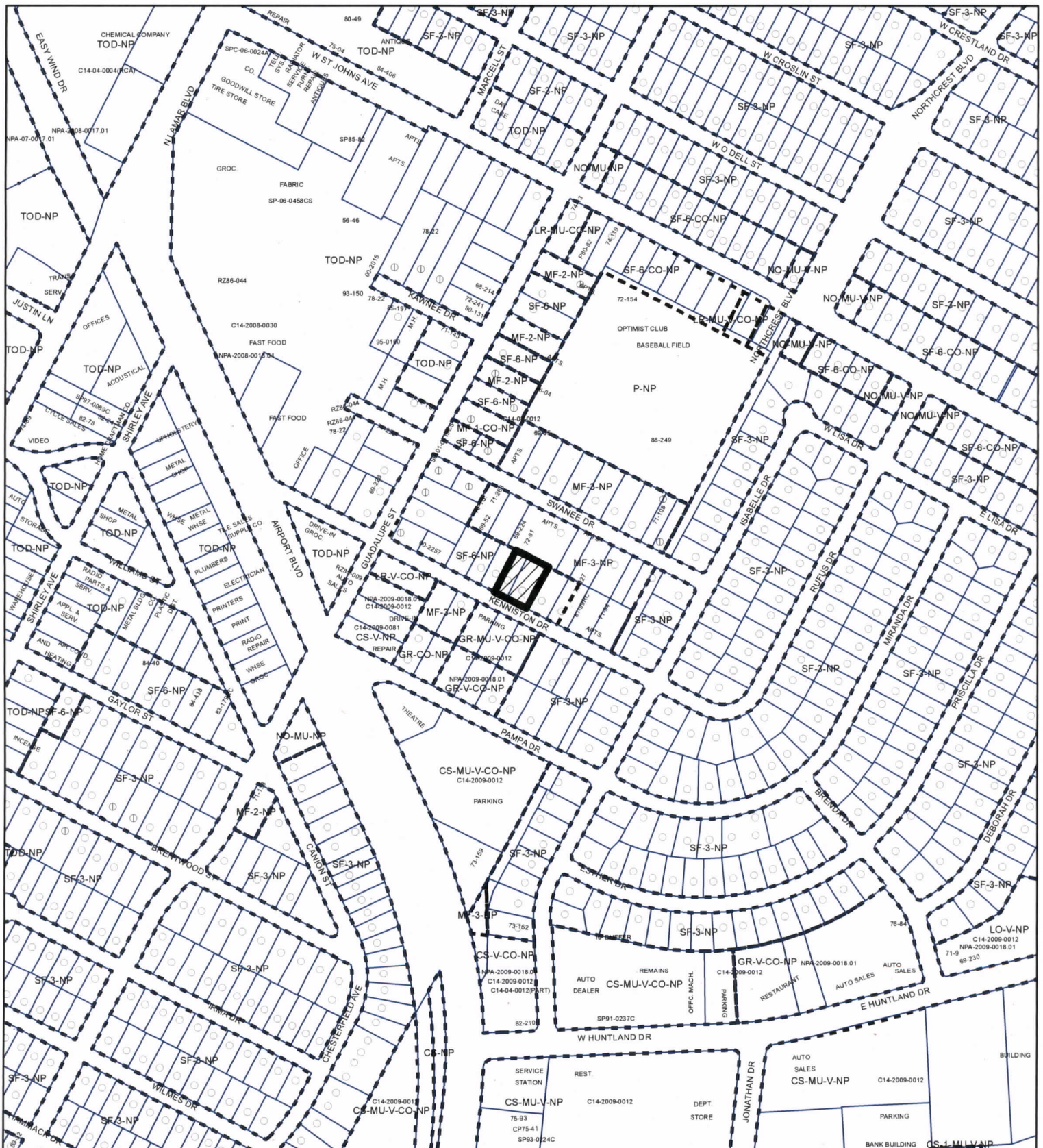
FIRM NO. 100290-00  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
(512) 443-1174






9-22-23

SURVEY No.: 2023-0439





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

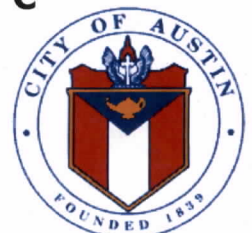
## ZONING

ZONING CASE#: C14-2023-0122

## EXHIBIT "C"

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