ORDINANCE NO. __________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 508 KEMP STREET IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-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 family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2020-0038, on file at the Housing and Planning Department, as follows:

2.158 acres of land out of Santiago Del Valle Grant situated in Travis County, Texas, said 2.158 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 508 Kemp Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.
PART 3. This ordinance takes effect on ______________, 2020.

PASSED AND APPROVED

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________________________ 2020

Steve Adler
Mayor

APPROVED: __________________________ ATTEST: __________________________

Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk
FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE
SANTIAGO DEL VALLE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY
DESCRIPTION AS BEING ALL THAT TRACT OF LAND CONVEYED TO JOHNNY A. STEEN BY DEED
RECORDED IN VOLUME 4989, PAGE 1554, OF THE TRAVIS COUNTY, TEXAS DEED RECORDS;
SAID TRACT BEING 2.158 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING at an iron pin found for the most westerly corner of said Steen tract, same being
the most northerly corner of that certain tract of land conveyed to Home Trees LLC by
deed recorded in Document No. 2014-148998, Official Public Records, Travis County, Texas,
and being in the southeast line of that certain tract of land conveyed to Ecology Action of Texas
by deed recorded in Document No. 2011-19592, Official Public Records, Travis County,
Texas, for the most westerly corner of the herein described tract;

THENCE, with the northwest line of said Steen tract, and the southeast line of said Ecology
Action of Texas tract, the following two (2) courses and distances:
1. N53°30'03"E, 38.97 feet to an iron pin found for an angle point;
2. N54°41'11"E, 174.11 feet to an iron pin set for the most northerly corner of said Steen
tract, same being the most easterly corner of of said Ecology Action of Texas tract and being in
the southwest line of that certain tract of land conveyed to the City of Austin, for the most
northerly corner of the herein described tract;

THENCE, with the northeast line of said Steen tract and the southwest line of said City of Austin
tract, S59°22'00"E, 439.20 feet to an iron pin found in the west right-of-way line of Kemp
Street, same being the most easterly corner of said Steen tract, and the southeast corner of
said City of Austin tract, for the most easterly corner of herein described tract;

THENCE, with the west right-of-way line of said Kemp Street, S30°30'00"W, 194.44 feet to an
iron pin found for the most southerly corner of said Steen tract, same being the most easterly
corner of said Home Trees LLC tract, for the most southerly corner of the herein described
tract;

THENCE, with the southwest line of said Steen tract and the northeast line of said Home Trees
LLC tract, N59°25'00"W, 525.76 feet to the POINT OF BEGINNING containing 2.158 acres of
land.

Dated, this the 24th day of AUGUST, 2018

Exhibit A
Exhibit B

ZONING CASE#: C14-2020-0038

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