

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2416 EAST 6<sup>TH</sup> STREET IN THE HOLLY  
3 NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-  
4 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING  
5 DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE  
6 BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP)  
7 COMBINING DISTRICT.

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

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district limited industrial service-conditional overlay-neighborhood plan  
13 (LI-CO-NP) combining district to general commercial services-vertical mixed use  
14 building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district on the  
15 property described in Zoning Case No. C14-2013-0083, on file at the Planning and  
16 Development Review Department, as follows:

17  
18 4.06 acre tract of land, more or less, out of Lot 1 and a portion of Lot 2, Outlot 10,  
19 Division A, the tract of land being more particularly described by metes and  
20 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

21  
22 locally known as 2416 East 6<sup>th</sup> Street in the City of Austin, Travis County, Texas, and  
23 generally identified in the map attached as Exhibit "B".

24  
25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
26 Property may be developed and used in accordance with the regulations established for the  
27 general commercial services (CS) base district and other applicable requirements of the  
28 City Code.

29  
30 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
31 established by this ordinance is subject to the following conditions:

- 32  
33 A. Automotive washing (of any type) use is a conditional use on the Property.  
34  
35 B. The following uses are prohibited uses of the Property:

36  
Campground

Kennels

Convenience storage  
Service station  
Exterminating services  
Alternative financial services  
Commercial blood plasma center

Vehicle storage  
Adult oriented businesses  
Pawn shop services  
Bail bond services

1  
2 Except as specifically restricted under this ordinance, the Property may be developed and  
3 used in accordance with the regulations established for the general commercial services  
4 (CS) base district and other applicable requirements of the City Code.

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6 **PART 4.** The Property is subject to Ordinance No. 011213-44 that established the Holly  
7 neighborhood plan combining district.

8  
9 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2014.

10  
11  
12 **PASSED AND APPROVED**

13  
14 §  
15 §  
16 §

\_\_\_\_\_ , 2014

\_\_\_\_\_  
Lee Leffingwell  
Mayor

17  
18  
19  
20  
21 **APPROVED:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk

8405 Delavan Ave  
Austin, Tx. 78717



Off: (512) 258-6842  
Cell: (512) 669-4266

**\*westsurveyors@austin.rr.com\***  
**FIELD NOTE DESCRIPTION**

4.061 Acres  
2416 East 6<sup>th</sup> Street  
Austin, Travis County, Texas

BEING A 4.061 ACRE TRACT OF LAND, BEING ALL OF LOT 1 AND A PORTION OF LOT 2, OUTLOT 10, DIVISION "A" OF H. & T.C.R.R. ADDITION, AN ADDITION TO THE CITY OF AUSTIN AND RECORDED IN VOLUME 2, PAGE 188 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED AS 4.0612 ACRES DESCRIBED IN VOLUME 4094, PAGE 1776 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ¼ inch diameter drill hole set in a concrete walk at the intersection of the West Right-of-Way line of Pedernales Street ( 60 foot wide R.O.W.) and the North Right-of-Way line of East 6<sup>th</sup> Street ( 60 foot wide R.O.W.) for the Southeast corner of the tract herein described and from which a City of Austin Monument at the centerline intersection of East 6<sup>th</sup> Street and Pedernales Street bears South 22d 55' 47" West, 30.00 feet and South 66d 57' 00" East, a distance of 30.00 feet;

**THENCE** North 66d 57' 00" West, with the said, North R.O.W. line of East 6<sup>th</sup> Street, also being the South line of the tract herein described, a distance of 619.42 feet to a ½ inch iron rod SET for corner in the curving East R.O.W. line of the Southern Pacific Railroad for the Southwest corner of the tract herein described and from which a City of Austin monument at the centerline of East 6<sup>th</sup> Street and Robert Martinez Street bears South 23d 03' 00" West, a distance of 30.00 feet and North 66d 57' 00" West, a distance of 694.25 feet;

**THENCE** with said curve to the right being the East R.O.W. line of said Southern Pacific Railroad, also being the West line of the tract herein described whose elements are Delta = 18d 39' 29", Radius = 891.80 feet, Arc length = 290.41 feet and whose Chord bears North 28d 07' 00" East, a chord distance of 289.13 feet to a ½ inch iron rod FOUND in the South R.O.W. line of Hidalgo Street for the Northwest corner of the tract herein described;

**THENCE** South 66d 57' 00" East with the South R.O.W. line of Hidalgo Street, also being the North line of the herein described tract, a distance of 593.28 feet to a ½ inch iron rod SET at the intersection of the West R.O.W. line of Pedernales Street and the South R.O.W. line of Hidalgo Street for the Northeast corner of the tract herein described;

**THENCE** South 22d 55' 47" West with the West R.O.W. line of Pedernales Street also being the East line of the tract herein described, a distance of 288.00 feet to the **POINT OF BEGINNING** and containing a calculated area of 4.061 Acres of land, subject to easements, conditions or restrictions of record, if any.

I hereby certify that the foregoing Field Notes were prepared from a survey on-the-ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 30<sup>th</sup> day of April 2012.

Gregory E. West, R.P.L.S. # 4188  
WEST SURVEYORS, INC.  
8405 Delavan Avenue  
Austin, Texas 78717  
Project No. M038-04



SCANNED



