

10. The following use is a conditional use on Tracts 5, 25 through 27, 31, 33 through 43, 45 through 57, 67, and 69 through 89:

A general retail sales (general) use that exceeds 20,000 square feet in gross floor area

11. The following use is a conditional use on Tracts 12, 14 through 18 and 59 through 64:

Drive-in services as an accessory use to commercial uses.

12. The following use is a conditional use on Tracts 11, 14 through 18, and 60 through 63:

Service station

13. The following uses are conditional uses on Tracts 15, 16, 60 and 61:

Adult oriented businesses

Building maintenance services

Equipment repair services

Limited warehousing and distribution

Maintenance and service facilities

14. The following use is a conditional use on Tracts 22 and 23:

Medical offices (exceeding 5,000 square feet of gross floor area)

15. The following use is a prohibited use on Tracts 5, 13, 22 through 27 and 89a:

Drive-in services as an accessory use to commercial uses.

16. The following use is a prohibited use on Tracts 5, 13, 15, 16, 22, 23, 25, 26, 27, 60, 61, 62, and 89a:

Pawn shop services

17. The following uses are prohibited uses on Tracts 5, 13, 15, 16, 22, 23, 25, 26, 27 and 89a:

Automotive rentals

Automotive sales

18. The following uses are prohibited uses on Tracts 5, 13, 22, 23, 25, 26, 27 and 89a:

Automotive repair services	Automotive washing (of any type)
Commercial off-street parking	Communications services
Drop-off recycling collection facility	Exterminating services
Funeral services	Service stations

19. The following use is a prohibited use on Tracts 5, 15, and 16:

Vehicle storage

20. The following uses are prohibited uses on Tracts 22 and 23:

Hospital services (general)	General retail sales (general)
-----------------------------	--------------------------------

21. The following uses are prohibited uses on Tract 5:

Agricultural sales and services	Building maintenance services
Campground	Construction sales and services
Convenience storage	Electronic prototype assemble
Equipment repair services	Equipment sales
Kennels	Laundry services
Limited warehousing and distribution	Maintenance and service facilities
Monument retail sales	

22. The following uses are prohibited on Tract 24:

Administrative and business office	Art and craft studio (limited)
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Business or trade school	Business support services
Consumer convenience services	Drop-off recycling facility
Exterminating services	Financial services
Food sales	Funeral services
General retail sales (general)	General retail sales (convenience)
Indoor entertainment	Indoor sports and recreation
Medical offices (any size)	Off-site accessory parking
Personal services	Pet services

Plant nursery
 Research services
 Restaurant (general)
 Service station
 Theater
 Congregate living
 Guidance services
 Hospital services (limited)
 Bed and breakfast (Group II)
 Group residential
 Townhouse residential
 Communication services
 Outdoor entertainment
 Pawn shop services
 Urban farm

Professional office
 Restaurant (drive-in, fast food)
 Restaurant (limited)
 Software development
 Custom manufacturing
 Counseling services
 Hospital services (general)
 Residential treatment
 Condominium residential
 Multifamily residential
 Commercial off-street parking
 Consumer repair services
 Outdoor sports and recreation
 Personal improvement services

23. The following uses are conditional uses on Tract 24:

College and university facilities	Community recreation (private)
Community recreation (public)	Cultural services
Day care services (commercial)	Day care services (general)
Local utility services	Private primary educational facilities
Private secondary educational facilities	Safety services

24. For a hotel-motel use on Tract 24:

- a. Except as shown in subsection b the setback for structures, parking areas, and driveways on Lot 9, Abe Williams Subdivision is 200 feet from the west property line. (900 West 2nd Street).
- b. On Lot 9 the setback is 150 feet from the west property line for a detention pond or a drainage facility.
- c. The setback for structures, parking areas, driveways, detention ponds, or drainage facilities on Lot 10, Abe Williams Subdivision is 200 feet from the west property line. (904 West 2nd Street)

PART 5. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base district and other applicable requirements of the City Code.

PART 6. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 7. This ordinance takes effect on June 3, 2002.

PASSED AND APPROVED

_____, May 23, 2002

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED: _____

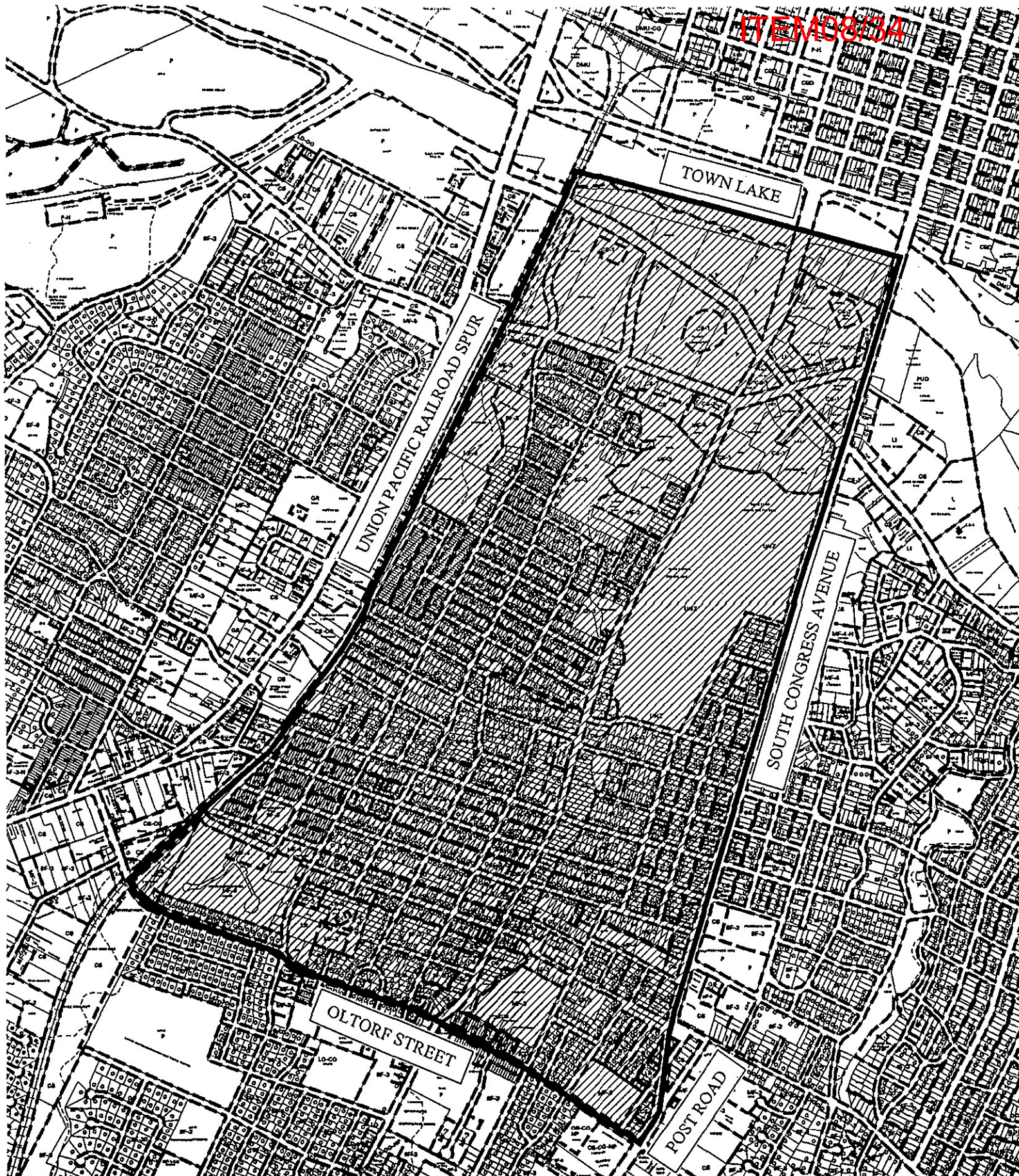
Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST: _____

Shirley A. Brown

Shirley A. Brown
City Clerk

ITEM 08/34



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH

CASE #: C14-02-0031
ADDRESS: BOULDIN CREEK
NEIGHBORHOOD PLANNING AREA
SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 02-03
INTLS: SM

CITY GRID
REFERENCE
NUMBER
J20-22,H20-2
2



Exhibit 3 - Plat



State of Texas } Know all men by these presents, That the HOME
County of Travis } BUILDERS ASSOCIATION, a corporation existing under
and by virtue of the laws of the State of Texas, hereby dedicates to the
free use and benefit of the public, the streets and alleys exhibited on the a-
bove plat; it being a division into lots and blocks of forty-four acres of land
out of the Isaac Lecker L. Co. in Travis County, Texas, it being the forty-
four acres of land out of block 'C' of the partition of the Jas. E. Bouldin es-
tate, sold to Jas. E. Bouldin, Jr., by J. H. Bouldin and wife Della Bouldin, and P. W.
Bouldin and wife Lue Bouldin, by and claimed of, of date October 7th 1890,
recorded in Volume 100, page 12 of the Records of Travis County, which
deed is hereby referred to for a more accurate description.

The HOME BUILDERS ASSOCIATION =
By, N. A. Dawson, - Pres.

Attested by }
{ J. B. George, Secy.

Filed Nov 7, 1894 And recorded same
day, Frank Brown, Ck. C. C. S. C.
By Frank Brown, J. Clerk

South Heights an addition to the City of Austin

State of Texas } Before me, a Notary Public in and for Travis
County of Travis } County Texas, on this day personally appear-
ed N. A. Dawson as President, and J. B. George as Secretary
of the HOME BUILDERS ASSOCIATION, a corporation exist-
ing under and by virtue of the laws of the State of Texas, both
know to me like the persons whose names are subscribed to the fore-
going instrument, and acknowledged to me that they execut-
ed the foregoing instrument for the purposes and considera-
tions therein expressed as such President and Secretary,
as the act and deed of said corporation.

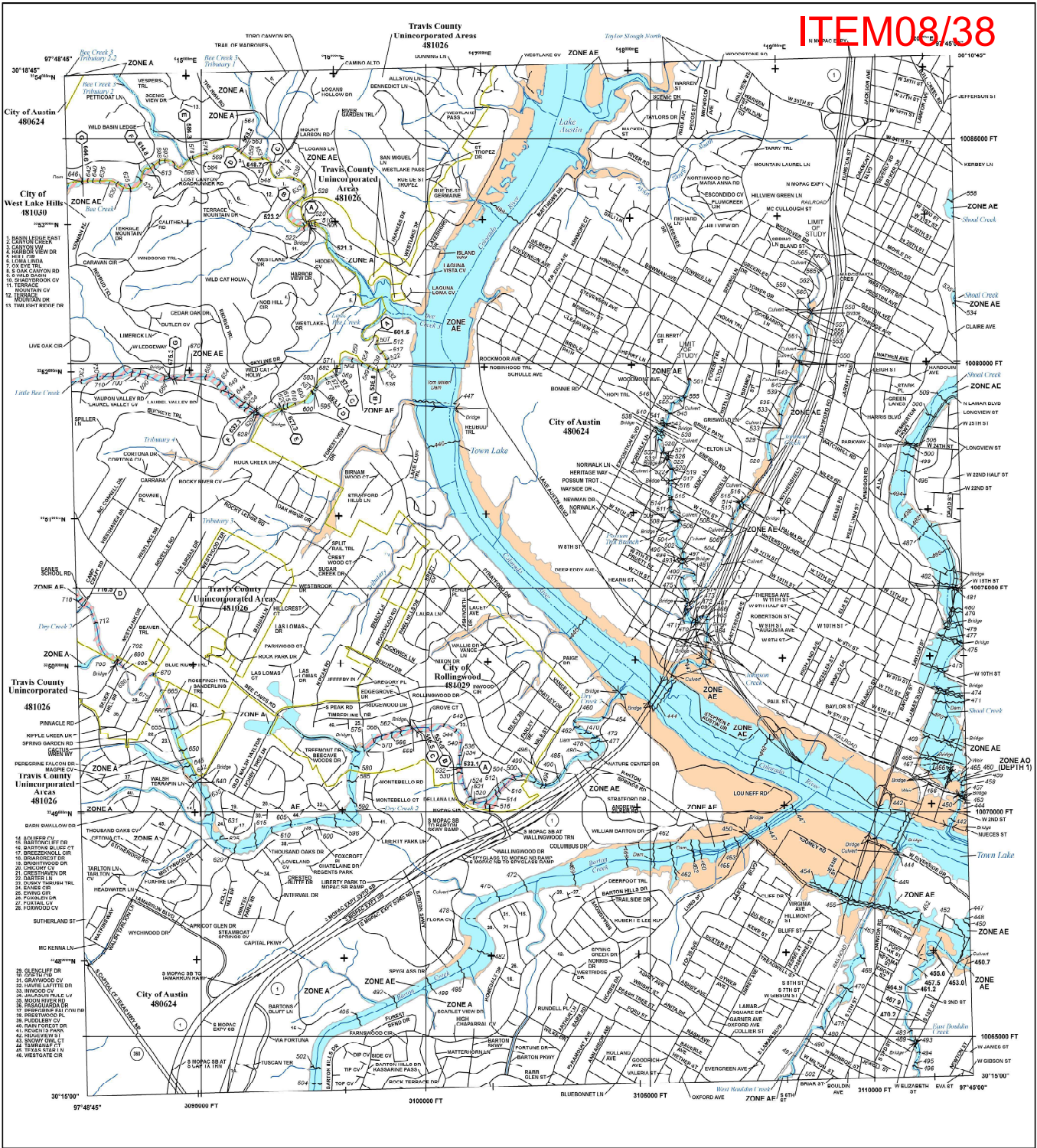
Given under my hand and seal of office of Austin Texas, this
the second day of November, A.D. 1894.



Frederick C. Van Rosenberg,
Notary Public, Travis County
State of Texas.

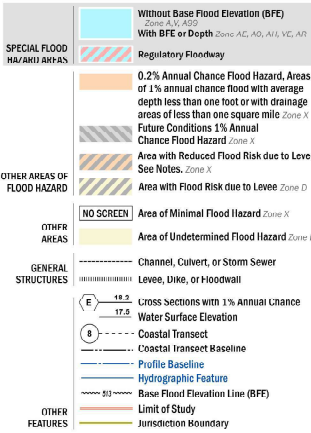


Exhibit 4 – FEMA Firm Panel



FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://WWW.FEMA.GOV](https://www.fema.gov)



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-HELP (1-877-369-5847) or visit the FEMA Flood Data Service Center website at <https://www.fema.gov>.
Flood insurance products may include privately issued flood coverage. Flood insurance does not cover flood damage or other damage to property.

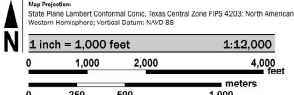
Communities receiving land use adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be obtained directly from the Flood Map Service Center at the number listed below.

For community and countywide map data refer to the Flood Insurance Study Report for the jurisdiction.

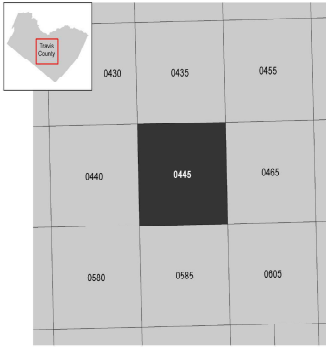
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-426-8620.

Base map information shown on this FIRM was derived from digital data obtained from City of Austin dated 2016, NHD, dated 2014, and CAPOCS dated 2014 and 2016.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TRAVIS COUNTY, TEXAS
and surrounding areas
Panel 445 of 730

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN, CITY OF	480024	0445	K
ROLLINGWOOD, CITY OF	480028	0445	K
TRAVIS COUNTY	480028	0445	K
WEST LAKE HILLS, CITY OF	480028	0445	K

VERSION NUMBER
2.3.3.3
MAP NUMBER
484530445K
MAP REVISED
JANUARY 22, 2020

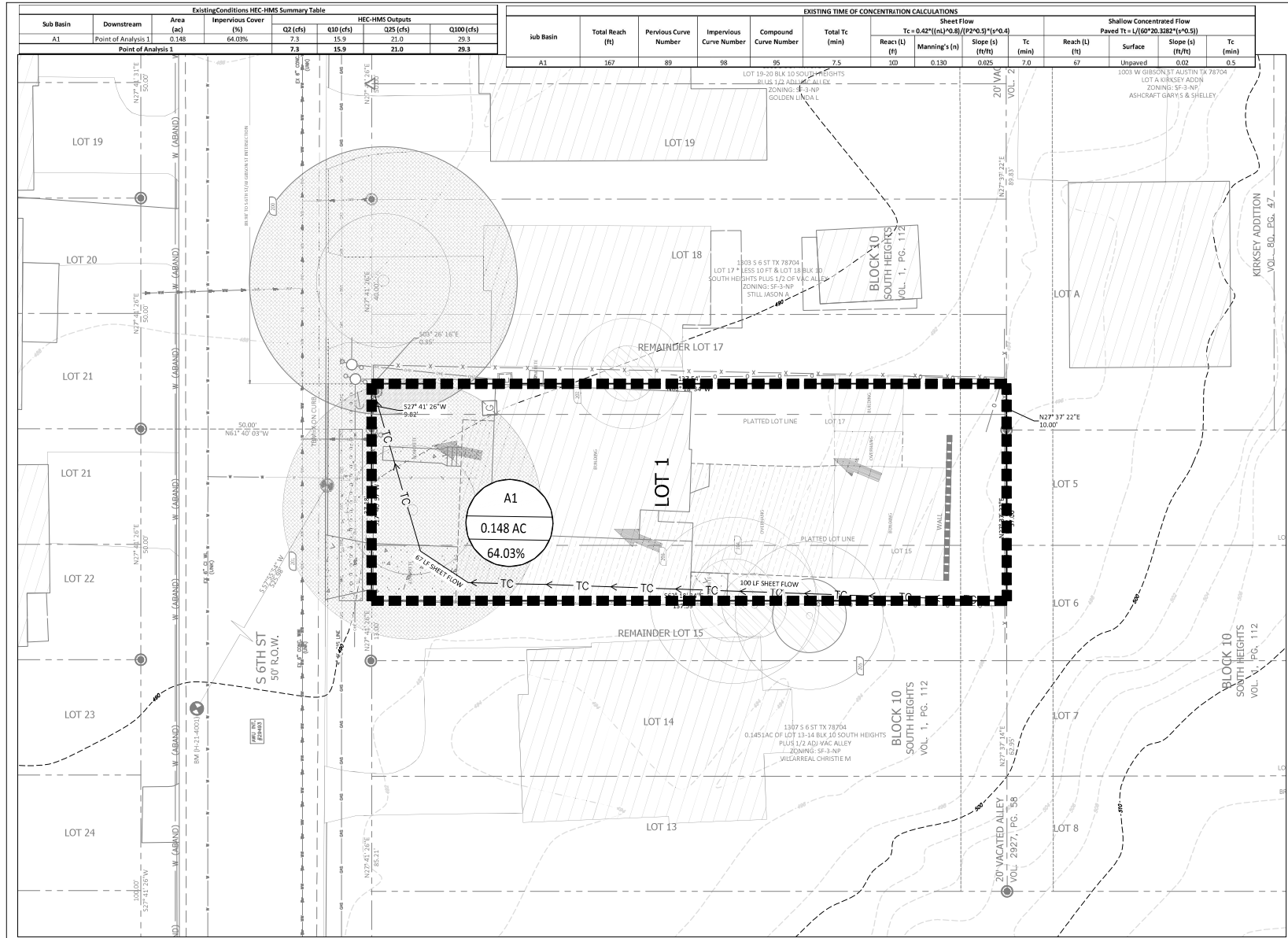


Exhibit 5 – Existing and Proposed Drainage
Area Maps

Plot Date: 09/05/2023 @ 8:27 AM



D:\Projects\A130 - 1305 S 6th St Plot\Construction Drawings\Sheets\EXISTING DRAINAGE AREA MAP.dwg



FLOODPLAIN NOTE:
ACCORDING TO CITY AND FEMA FLOODPLAIN MAPS, 100- OR 24- YEAR FLOODPLAIN IS NOT PRESENT WITHIN THE PROJECT BOUNDARY.

ATTENTION:
THE EXISTING UTILITIES INDICATED ON THESE PLANS ARE SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES WERE LOCATED, IN PART, BASED ON RECORD DRAWINGS, WHICH MAY BE INACCURATE OR INCOMPLETE.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. SHOULD THERE BE ANY DISCREPANCY BETWEEN UTILITY LOCATIONS IN THE FIELD, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY.

AT LEAST 48 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY TO REQUEST EXACT FIELD LOCATIONS AS REQUIRED. CONTRACTOR SHALL CONTACT THE TEXAS UTILITY SAFETY CENTER AT 800-844-8377 AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY EXCAVATION OR UTILITY WORK.

DRAINAGE NOTES:

1. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-844-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.I.G.W.

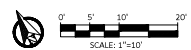
EXISTING TIME OF CONCENTRATION CALCULATIONS					
Sub Basin	Total Reach (ft)	Pervious Curve Number	Impervious Curve Number	Compound Curve Number	Total Tc (min)
A1	167	89	98	95	7.5

Shallow Concentrated Flow					
Paved Tc = $L / (60 * 20.382 * (1 + 0.5))$					
Reach (ft)	Slope (ft/ft)	Tc (min)	Reach (ft)	Surface	Tc (min)
67	0.02	7.0	67	Unpaved	0.02

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EXISTING CONTOUR LINE
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING
- STORM DRAIN LINE
- WATER LINE
- WASTEWATER LINE
- OVERHEAD ELECTRIC
- GAS LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BACKFLOW PREVENTER
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN AREA INLET
- TRANSFORMER
- AIR CONDITIONER UNIT
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- SIGN
- SURVEY ROD/NAI
- BENCHMARK
- TREE W/ TAG
- TREE - REMOVE
- DRAINAGE AREA
- DRAINAGE AREA NAME
- AREA/AC %
- FLOW DIRECTION

A1
0.148 AC
64.03%



NEILAS RESUBDIVISION
1305 S 6TH STREET
AUSTIN, TRAVIS COUNTY, TEXAS: 78704

EXISTING DRAINAGE AREA MAP

FORM NO. 1-2004
WWW.RADIUSCIVIL.COM

RADIUS
CIVIL ENGINEERING

STATE OF TEXAS
SULLIVAN
REGISTERED PROFESSIONAL ENGINEER
15121 A-1-8510

SHEET
06
OF 10

C81-2023-XXXX.OA