

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 2.032 ACRE TRACT OF LAND, FROM "DMU" DOWNTOWN MIXED USE DISTRICT AND "MF-4" MULTIFAMILY RESIDENCE (MODERATE-HIGH DENSITY) DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 900-912 WEST 6TH STREET; AND, 601-631 NORTH LAMAR BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "DMU" Downtown Mixed Use district and "MF-4" Multifamily Residence (Moderate-High Density) district to "CS-CO" General Commercial Services district-Conditional Overlay combining district on all of the property described in File C14-93-0106, as follows:

2.032 acre tract of land, as more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,

locally known as 900-912 West 6th Street; and, 601-631 North Lamar Boulevard, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses shall be prohibited on the Property: (a) Automotive repair services, (b) Commercial blood plasma center, (c) Construction sales and services, (d) Convenience storage, (e) Equipment repair services, (f) Equipment sales, (g) Monument retail sales, (h) Vehicle storage, and (i) Veterinary services.
2. On site water quality controls are required on the Property and shall be constructed in accordance with the Environmental Criteria Manual. Optional payment in lieu of the required structural controls shall not be permitted.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "CS" General Commercial Services base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

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Bruce Toth

**Bruce Todd  
Mayor**

APPROVED:

ED: Diana L. Granger  
Diana L. Granger

Diana L. Granger  
City Attorney

ATTEST:

James E. Aldridge  
James E. Aldridge  
City Clerk

James E. Aldridge  
City Clerk

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**METES AND BOUNDS  
FOR RE-ZONING**

Being a tract of land containing 2.032 acres. Said tract being all of Lots 16 and 25 through 32 of Block E in The Raymond Subdivision of Part of Outlot 2, Division Z, an addition in the City of Austin, Travis County, Texas, recorded in Volume 2, Page 129, of the Travis County Plat Records, and a 20 foot wide alley closed and recorded in Volume 174, Page 617, of the Travis County Real Property Records. Said 2.032 acres being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in concrete marking the intersection of the Northerly right-of-way line of West 6<sup>th</sup> Street (based on a width of 80 feet) with the Westerly right-of-way line of Henderson Street (based on a width of 50 feet), same being the Southeast corner of Lot 32;

THENCE North 64° 50' 49" West, along said Northerly right-of-way line, 300.17 feet to a 1/2 inch iron pin found for corner, marking the Southwest corner of Lot 27, and being on the easterly right-of-way line of Lamar Boulevard (based on a width of 70 feet);

THENCE North 25° 07' 48" East, along said Easterly right-of-way line, 270.00 feet to a 1/2 inch iron pipe found for corner, same being the Northwest corner of a 20 foot wide Public Utility and Drainage Easement recorded in Volume 11226, Page 512 of the Travis County Real Property Records;

THENCE South 64° 48' 42" East, along the Northerly line of said Easement, 149.98 feet to a point in telephone pole for corner;

THENCE North 25° 08' 37" East, 50.00 feet to a 1/2 inch iron pipe found for corner marking the Northwest corner of Lot 25;

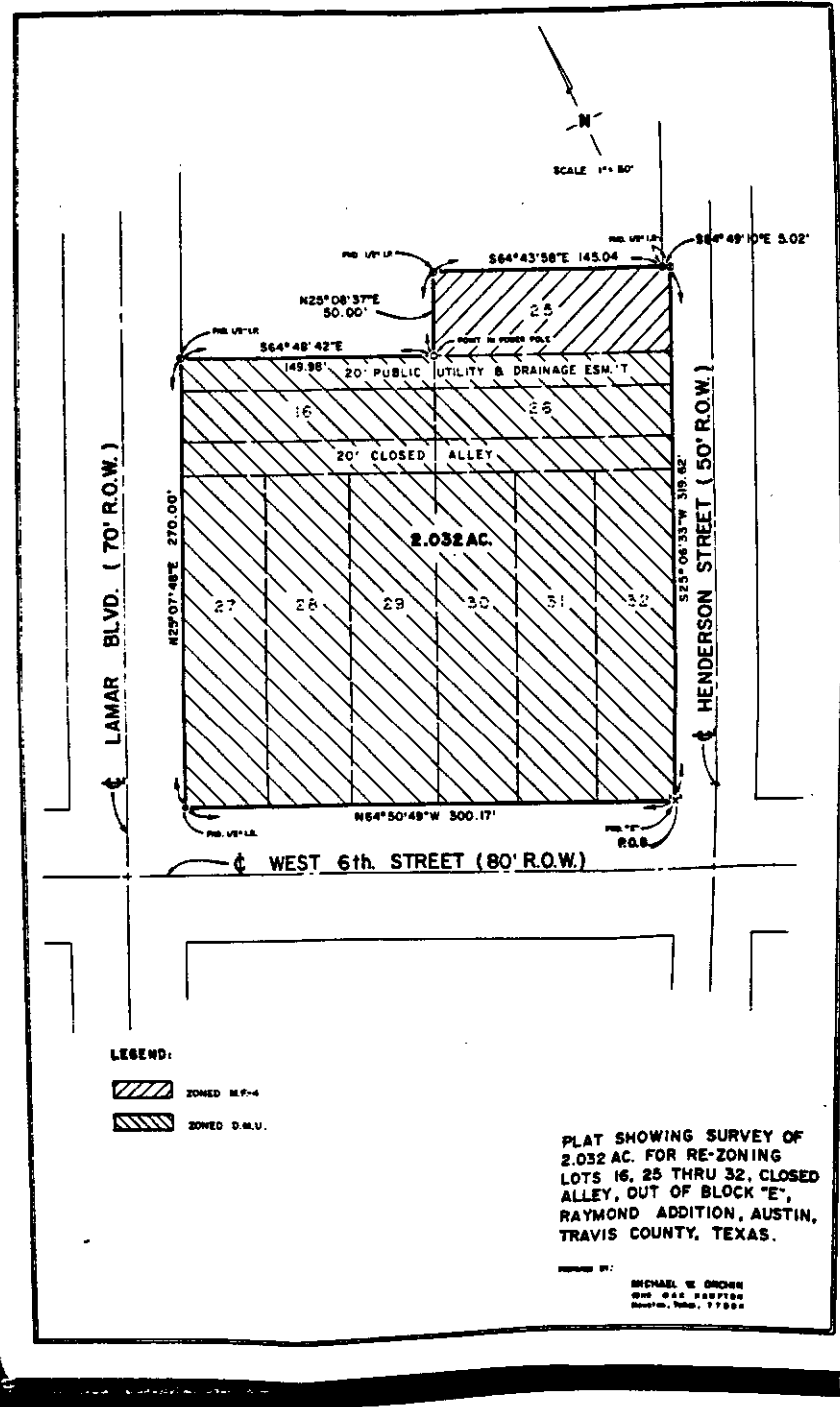
THENCE South 64° 43' 58" East, 145.04 feet to a 1/2 inch iron pipe found for corner;

THENCE South 64° 49' 10" East, 5.02 feet to a 1/2 inch iron pipe found for corner, marking the Northeast corner of said Lot 25, and being on the aforementioned Westerly right-of-way line of Henderson Street;

THENCE South 25° 06' 33" West, along said Westerly right-of-way line, 319.62 feet to the POINT OF BEGINNING, and containing 2.032 acres of land, more or less.

Michael W. Orchin  
Michael W. Orchin  
R.P.L.S. No. 3966





PO#: 931021-H

Ad ID#: B8M601900

Acct #: 4992499

● **Austin American-Statesman**

Acct. Name: City Clerk's Office

**AFFIDAVIT OF PUBLICATION**

**THE STATE OF TEXAS  
COUNTY OF TRAVIS**

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Nancy Christofferson

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

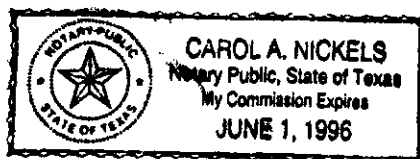
Date (s): November 9<sup>th</sup>, 1993

Class: 9980 Lines: 20 Cost: 39.20

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 10<sup>th</sup> day of Nov., 1993.



Carol A. Nickels  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Carol A. Nickels  
(Type or Print Name of Notary)

My Commission Expires: 6/1/96