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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2416 EAST 6<sup>TH</sup> STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-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 limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0041, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, East Sixth Village subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 201400224 of the Official Public Records of Travis County, Texas (the "Property"),

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

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses of the Property:

Campground  
Convenience storage  
Service station  
Pawn shop services  
Bail bond services

Kennels  
Vehicle storage  
Exterminating services  
Alternative financial services  
Commercial blood plasma center

35 B. The following uses are conditional uses of the Property:

36 Automotive washing (of any type)

37  
38 C. Vehicular access to the Property from East Sixth Street is limited to the  
39 driveway easement shown in Exhibit "A".  
40

41 Except as specifically restricted under this ordinance, the Property may be developed and  
42 used in accordance with the regulations established for the general commercial services  
43 (CS) district and other applicable requirements of the City Code.  
44

45 **PART 3.** The Property is subject to Ordinance No. 011213-44 that established zoning for  
46 the Holly Neighborhood Plan.  
47

48 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2016.  
49

50  
51 **PASSED AND APPROVED**

52  
53 §  
54 §  
55 \_\_\_\_\_, 2016 § \_\_\_\_\_  
56 Steve Adler  
57 Mayor  
58  
59

60 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
61 Anne L. Morgan Jannette S. Goodall  
62 City Attorney City Clerk  
63

## Exhibit "A"

### Easement Area

Exhibit "A"  
Page 1 of 2  
J13532DE  
SP-2014-0380C

DRIVEWAY EASEMENT  
2416 EAST SIXTH STREET, L.P.

#### FIELD NOTES

BEING A 0.1983 ACRE DRIVEWAY EASEMENT OUT OF LOT 1 AND LOT 2, BLOCK A, EAST SIXTH VILLAGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201400221, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO 2416 EAST SIXTH STREET, L.P., BY DEED RECORDED IN DOCUMENT NO. 2012160248, OFFICIAL PUBLIC RECORDS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a drill hole found in the NE line of E 6<sup>th</sup> Street, also being in the NW line of Pedernales Street, and being the existing SE corner of Lot 1, Outlot 10, Division "A" in the City of Austin, according to the map or plat thereof recorded in Volume 2, Page 188, Plat Records, from which point, a 1/2" iron rod found with cap labeled "West" at the NE corner of said Lot 1, Outlot 10, bears N22°55'47"E at a distance of 287.98 feet;

THENCE the following two (2) courses and distances along said NE line of E. 6<sup>th</sup> Street:

1. N66°57'00"W, for a distance of 20.04 feet to a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the SE corner of Lot 1, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201400221, Official Public Records;
2. N66°57'00"W for a distance of 246.96 feet to a point in the SW line of said Lot 1, Block A, for the SE corner and POINT OF BEGINNING of this driveway easement;


THENCE N66°57'00"W, at a distance of 15.00 feet pass a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the SE corner of said Lot 1, Block A, for a total of 30.00 feet to a point in the SW line of Lot 2, Block A, from which point, a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the SW corner of Lot 2, Block A bears N66°57'00"W at a distance of 322.42 feet;

THENCE N23°06'27"E crossing through said Lot 2 for a distance of 287.98 feet to a point in the SW line of Hidalgo Street, for the NW corner hereof, from which point a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the NW corner of said Lot 2 bears N66°57'00"W at a distance of 296.88 feet;;

THENCE S66°57'00"E along the SW line of Hidalgo Street, at a distance of 15.00 feet pass a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the NE corner of Lot 2, for a total of 30.00 feet to a point in the NE line of Lot 1, for the NE corner hereof;

THENCE S23°06'27"W, crossing through said Lot 1, Block A, for a distance of 287.98 feet to the POINT OF BEGINNING, of this driveway easement containing 0.1983 acre of land, more or less.

BEARING BASE: DOC#2012160248 OPRTCT

  
Thomas P. Dixon R.P.L.S. 4324  
Waterloo Surveyors, Inc.  
P.O. Box 160176  
Austin, Tx 78716  
(512) 481-9602

11/5/14  
Date



REFERENCES  
TCAD Parcel No. 192043  
AUSTIN GRID 615 MK-21

**SP-2014-03BQC**

**LEGAL DESCRIPTION:**

**LEGAL DESCRIPTION:**  
0.1983 ACRE DRIVEWAY EASEMENT OUT OF LOT 1 AND LOT 2, BLOCK A, EAST SIXTH VILLAGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201400224, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

## LEGEND

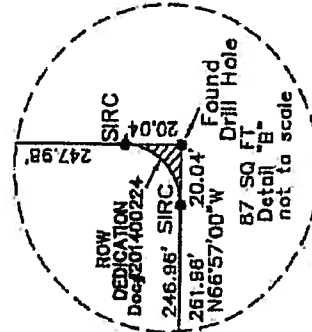
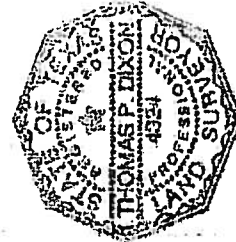
FOUND 1 1/2" IRON ROD	W/CAP	FIRC
FOUND IRON ROD		FIR
SET 1 1/2" IRON ROD	W/CAP	SIRC
BEGINNING FOR REFERENCE		BFR
POINT OF BEGINNING		POB
BEARING BASE-DOC#2012180248		

LINE TABLE	
L1	N66°57'00"W 15.00'
L2	N66°57'00"W 15.00'
L3	S68°57'00"E 15.00'
L4	S86°57'00"E 15.00'

The undersigned surveyor hereby certifies that this sketch, and the accompanying field notes were made from an actual and accurate survey made by me or under my direct supervision.

Waterloo Surveyors, Inc.  
P.O. Box 160176  
Austin, Texas 78716-0176  
Ph. (512) 481-9602  
J13532DE

Thomas P. Dixon R.P.L.S. 4324



**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**