

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

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 423 THOMPSON LANE AND CHANGING THE  
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO  
4 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)  
5 COMBINING DISTRICT.  
6

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

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim rural residence (I-RR) district to general commercial  
11 services-conditional overlay (CS-CO) combining district on the property described in  
12 Zoning Case No. C14-2007-0112, on file at the Neighborhood Planning and Zoning  
13 Department, as follows:  
14

15 A 11.019 acre tract of land, more or less, out of the Santiago Del Valle Ten League  
16 Grant Abstract No. 24 in Travis County, the tract of land being more particularly  
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
18 "Property"),  
19

20 locally known as 423 Thompson Lane, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "B".  
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:  
25

26 1. A site plan or building permit for the Property may not be approved, released,  
27 or issued, if the completed development or uses of the Property, considered  
28 cumulatively with all existing or previously authorized development and uses,  
29 generate traffic that exceeds 2,000 trips per day.  
30

31 2. The following uses are prohibited uses of the Property:  
32

33 Equipment repair services  
34 Kennels  
35 Vehicle storage  
36 Adult oriented businesses  
37

Equipment sales  
Laundry service  
Transportation terminal

1  
2  
3 Except as specifically restricted under this ordinance, the Property may be developed and  
4 used in accordance with the regulations established for the general commercial services  
5 (CS) base district, and other applicable requirements of the City Code.  
6

7 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
8  
9

10 **PASSED AND APPROVED**

11  
12 §  
13 §  
14 \_\_\_\_\_, 2007 § \_\_\_\_\_  
15 Will Wynn  
16 Mayor  
17  
18

19 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
20 David Allan Smith Shirley A. Gentry  
21 City Attorney City Clerk

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE: (512) 442-0990

FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 11.019 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (11 ACRE) TRACT OF LAND AS CONVEYED TO LILLIAN N. WALLACE, TRUSTEE OF THE WALLACE FAMILY TRUST BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12097 PAGE 421 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN DEED TO LACY L. WALLACE AND LILLIAN NESBIT WALLACE AS RECORDED IN VOLUME 880 PAGE 620 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the Southeast line of that certain (44 acre) tract of land as conveyed to Curtis L. Mosteller and A.P. Kennedy by deed recorded in Volume 712 Page 587 of the Deed Records of Travis County, Texas, and in the Northwest line of that certain (21.233 acre) tract of land as conveyed to Bruce Anton by Warranty Deed recorded in Volume 13071 Page 1645 of the Real Property Records of Travis County, Texas, for the East corner of that certain (5.00 acre) tract of land as conveyed to Jon D. Zarsky by General Warranty Deed recorded in Document No. 1999006510 of the Official Public Records of Travis County, Texas, and for the East corner of that certain (5.00 acre) tract of land as conveyed to Tempie Woods by deed recorded in Volume 2985 Page 427 of the Deed Records of Travis County, Texas, and for the South corner of that certain (11 acre) tract of land as conveyed to Lillian N. Wallace, Trustee of The Wallace Family Trust by Special Warranty Deed recorded in Volume 12097 Page 421 of the Real Property Records of Travis County, Texas, and for the South corner of (11.0 acre) tract of land as conveyed to Lacy L. Wallace and Lillian Nesbit Wallace by deed recorded in Volume 880 Page 620 of the Deed Records of Travis County, Texas, and being the South corner and **PLACE OF BEGINNING** of the herein described tract, and from which a metal stake found next to a large set stone for the South corner of said Mosteller and Kennedy (44 acre) tract and for the South corner of that certain (5 acre) tract of land as conveyed to I. Arvol Smith by Warranty Deed recorded in Volume 939 Page 254 of the Deed Records of Travis County, Texas, and for the East corner of Lot D, Commerce Square Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 78 Pages 262-263 of the Plat Records of Travis County, Texas, bears S 45 deg. 19' 08" W 270.84 ft.;

THENCE with the common line of said Wallace (11.0 acre) tract and said Woods (5.00 acre) tract, N 44 deg. 52' 48" W 1613.56 ft. to a 1" iron pipe found in the Southeast line of Thompson Lane for the West corner of said Wallace (11.0 acre) tract and for the North corner of said Woods (5.00 acre) tract, and being the West corner of this tract;

end of Page 1

*EXHIBIT A*

THENCE with the Southeast line of Thompson Lane and the Northwest line of said Wallace (11.0 acre) tract, N 45 deg. 30' 47" E 297.53 ft. to a 1" axle-type iron rod found for the North corner of said Wallace (11.0 acre) tract and for the called most Northwesterly corner of that certain (20.56 acre) tract of land as conveyed to Fred W. Hoskins by Warranty Deed recorded in Volume 8622 Page 742 of the Deed Records of Travis County, Texas, and being the North corner of this tract, and from which a 1/2" iron pipe found in the Southeast line of Thompson Lane for the North corner of said Mosteller and Kennedy (44 acre) tract and for the most Northerly corner of said Hoskins (20.56 acre) tract bears N 45 deg. 28' 34" E 622.61 ft.;

THENCE leaving the Southeast line of Thompson Lane with the common line of said Wallace (11.0 acre) tract and said Hoskins (20.56 acre) tract, S 44 deg. 52' 54" E 1612.71 ft. to a 3/4" iron rod found in the Northwest line of said Anton (21.233 acre) tract and in the Southeast line of said Mosteller and Kennedy (44 acre) tract for the East corner of said Wallace (11.0 acre) tract and for the most Southerly corner of said Hoskins (20.56 acre) tract and being the East corner of this tract, and from which a 1/2" iron pipe found for the East corner of said Mosteller and Kennedy (44 acre) tract and the most Easterly corner of said Hoskins (20.56 acre) tract bears N 45 deg. 19' 54" E 622.68 ft.;

THENCE with the common line of said Wallace (11.0 acre) tract and said Anton (21.233 acre) tract, S 45 deg. 20' 58" W 297.58 ft. to the **PLACE OF BEGINNING**, containing 11.019 acres of land.

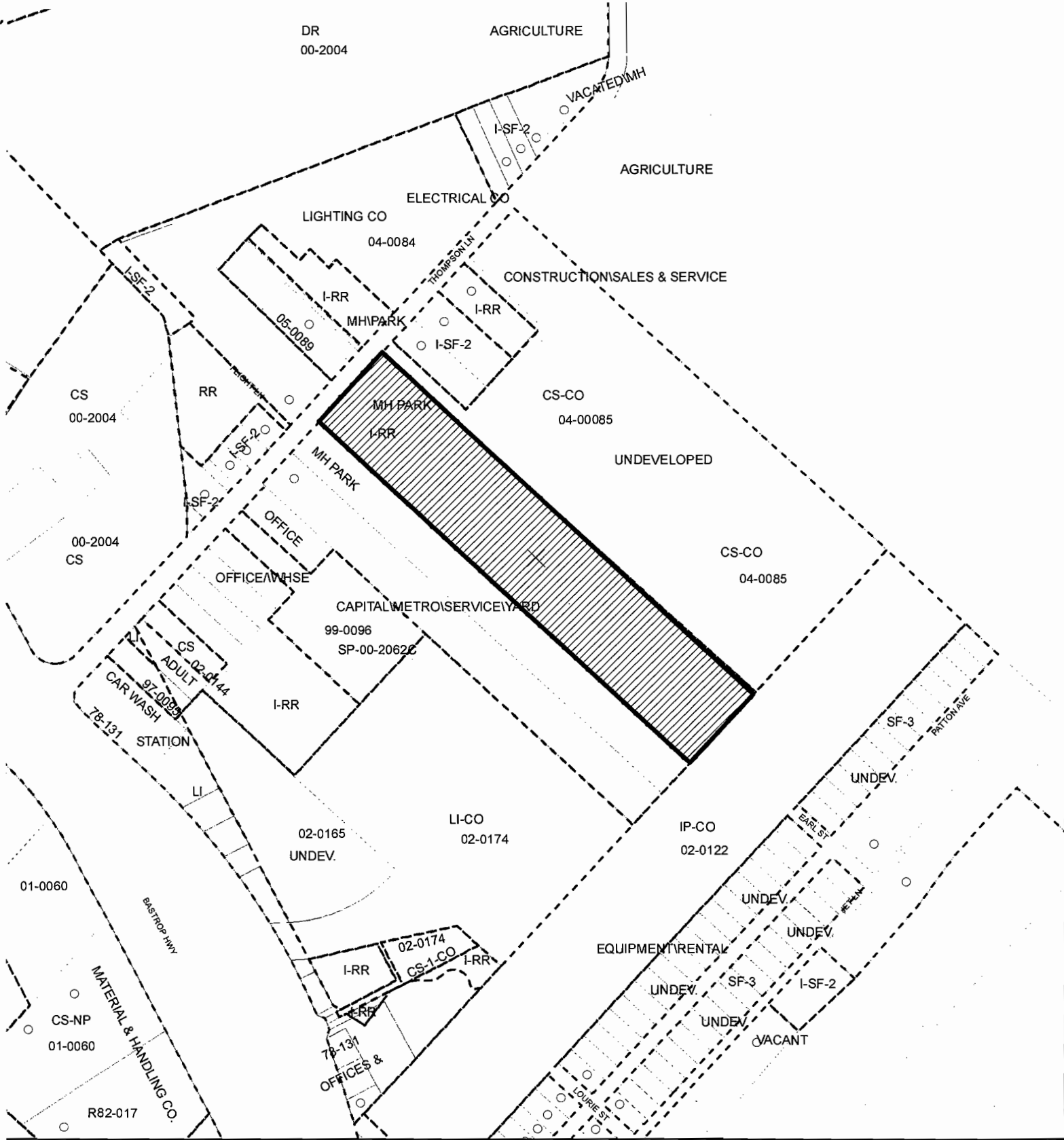
SURVEYED: December, 2006.







Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying map: B 785052



**ZONING EXHIBIT B**

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

**ZONING CASE#:** C14-2007-0112  
**ADDRESS:** 423 THOMPSON LANE  
**SUBJECT AREA:** 11.01 ACRES  
**GRID:** M19  
**MANAGER:** W. WALSH



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.