

ORDINANCE NO. 040902-Z-4

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 412, 414, 426, AND 428 THOMPSON LANE FROM RURAL RESIDENCE (RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 rural residence (RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0084, on file at the Neighborhood Planning and Zoning Department, as follows:

A 10.32 acre tract of land, more or less, out of the Santiago Del Valle Ten League Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 412, 414, 426, and 428 Thompson Lane, in the City of Austin, Travis County, Texas, and 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:

1. The following uses are prohibited uses of the Property:

Equipment repair services
Kennels
Vehicle storage
Transportation terminal

Equipment sales
Laundry services
Adult-oriented businesses

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

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

PART 3. This ordinance takes effect on September 13, 2004.

PASSED AND APPROVED

_____, September 2, 2004

§
§
§

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk

FIELD NOTES
FOR
HOSKINS ELECTRIC

EXHIBIT A

10.320 ACRES

PAGE 1 OF 3

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, ABSTRACT NO. 24, BEING THAT CERTAIN 3.17 ACRE TRACT OF LAND AS CONVEYED TO FRED W. HOSKINS BY DEED RECORDED IN DOCUMENT #2001025678, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 7.16 ACRE TRACT OF LAND AS CONVEYED TO FRED W. HOSKINS BY DEED RECORDED IN VOLUME 6184, PAGE 1302, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch I.D. iron pipe found at the Southwest corner of the said 3.17 acre tract of land as conveyed to Fred W. Hoskins by deed recorded in Document #2001025678, Official Public Records, Travis County, Texas, being the Southeast corner of that certain 1.73 acre tract of land as conveyed to HRG Inc., Trustee by deed recorded in Volume 11048, Page 1135, Real Property Records, Travis County, Texas, being in the Northwest corner of Thompson Lane, for the Southwest corner hereof;

THENCE N 42°21'08" W for a distance of 462.32 feet to a 60-d nail found at a corner of the said 3.17 acre Hoskins tract, being the Northeast corner of the said HRG Inc., Trustee tract, for a corner hereof;

THENCE N 56°09'49" E for a distance of 27.16 feet to a 60-d nail found at an inside corner of the said 3.17 acre Hoskins tract, being the Southeast corner of that certain 0.57 acre tract of land as conveyed to Capitol Feed & Milling Company, Inc. by deed recorded in Volume 6129, Page 1995, Deed Records, Travis County, Texas, for an inside corner hereof;

THENCE N 41°30'11" W for a distance of 338.97 feet to a 3/4 inch I.D. iron pipe found at the Northwest corner of the said 3.17 acre Hoskins tract, being the most Southerly Northwest corner of that certain 7.16 acre tract of land as conveyed to Fred W. Hoskins by deed recorded in Volume 6184, Page 1302, Deed Records, Travis County, Texas, for an angle point hereof;

THENCE N 40°44'43" W for a distance of 14.76 feet to a 1/2 inch iron rod found at the Northwest corner of the said 7.16 acre Hoskins tract, for the Northwest corner hereof;

THENCE N 71°54'43" E for a distance of 596.00 feet to a 1/2 inch iron rod set at an angle point in the North line of the said 7.16 acre Hoskins tract, for an angle point hereof;

FIELD NOTES
FOR
HOSKINS ELECTRIC

10.320 ACRES

PAGE 2 OF 3

THENCE N 71°38'34" E for a distance of 547.14 feet to a 1/2 iron rod found at the Northeast corner of the said 7.16 acre Hoskins tract, for the Northeast corner hereof;

THENCE S 23°52'41" E for a distance of 317.98 feet to a 1/2 inch iron rod found at the Southeast corner of the said 7.16 acre Hoskins tract, being the Southwest corner of that certain tract of land as conveyed to Joyce Limuel and husband, Johnny Limuel by deed recorded in Volume 3638, Page 532, Deed Records, Travis County, Texas, being in the Northwest r.o.w. line of Thompson Lane, for the Southeast corner hereof;

THENCE, with the Northwest r.o.w. line of Thompson Lane, the following courses:

S 45°03'45" W for a distance of 360.00 feet to a metal fence post found, for an angle point hereof;

S 45°12'13" W for a distance of 109.30 feet to a mag nail set, for an angle point hereof;

S 44°56'00" W for a distance of 10.98 feet to a metal fence post found at the most Southerly corner of the said 7.16 acre Hoskins tract, being the Southeast corner of that certain 1.39 acre tract of land as conveyed to Joaquinna Flores Crist by deed recorded in Volume 10817, Page 880, Real Property Records, Travis County, Texas, for a corner hereof;

THENCE, with the common line of the said 7.16 acre Hoskins tract and the said 1.39 acre Crist tract, the following courses:

N 45°46'48" W for a distance of 252.03 feet to a 60-d nail set in a cedar post found, for a corner hereof;

S 47°36'00" W for a distance of 30.00 feet to a mag nail set, for a corner hereof;

N 45°26'00" W for a distance of 87.50 feet to a mag nail set, for a corner hereof;

S 45°18'00" W for a distance of 49.50 feet to a 1/2 inch iron rod set, for a corner hereof;

N 44°17'10" W for a distance of 169.67 feet to a 1/2 inch iron rod set at the most Northerly corner of the said 1.39 acre Crist tract, for a corner hereof;

FIELD NOTES
FOR
HOSKINS ELECTRIC

10.320 ACRES

PAGE 3 OF 3

THENCE S 44°11'52" W for a distance of 196.43 feet to a 3/4 inch iron pipe found at a corner of the said 7.16 acre Hoskins tract, being in the East line of the said 3.17 acre Hoskins tract, being the Northwest corner of that certain 0.569 acre tract of land as conveyed to James A. Crist by deed recorded in Volume 11173, Page 1120, Real Property Records, Travis County, Texas, for a corner hereof;

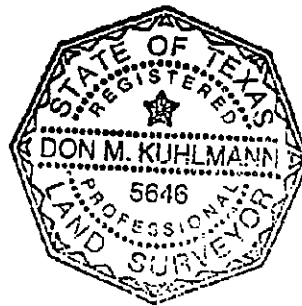
THENCE S 43°05'16" E for a distance of 506.74 feet to a 1/2 inch iron rod found at the Southeast corner of the said 3.17 acre Hoskins tract, being the Southwest corner of that certain 1.00 acre tract of land as conveyed to James A. Crist, Jr. by deed recorded in Volume 13133, Page 56, Real Property Records, Travis County, Texas, being the Southeast corner of the said 3.17 acre Hoskins tract, being in the Northwest r.o.w. line of Thompson Lane, for a corner hereof;

THENCE, with the Northwest r.o.w. line of Thompson Lane, S 44°56'00" W for a distance of 200.64 feet to the PLACE OF BEGINNING, and containing 10.320 acres of land, more or less.

AS SURVEYED BY
DOUG SEELIG LAND SURVEYORS P.C.

Don M. Kuhlmann

DON M. KUHLMANN
Registered Professional Land Surveyor No. 5646
3802 Manchaca Road
Austin, Texas 78704
February 27, 2004
Work Order No. 21360A



SCALE

1"=200'

Arlene Dalm Fitzpatrick
(46.85 Acres)
Vol. 5000, Pg. 2364

Joyce Limuel
and husband,
Johnny Limuel
Vol. 3638, Pg. 532

Fred W. Hoskins
(7.16 Acres)
Vol. 6184, Pg. 1302

10.320
ACRES

Metal Fence
Post Found

(N 46°15'W
252.0')

N 45°46'48"W
252.03'

Mag Nail Set

Metal Post Found

LINE	BEARING	DISTANCE
L 1	S 45°12'13"W	109.30'
L 2	S 44°56'00"W	10.98'
L 3	S 47°36'00"W	30.00'
L 4	N 45°26'00"W	87.50'
L 5	S 45°18'00"W	49.50'
L 6	N 44°17'10"W	169.67'
L 7	N 40°44'43"W	14.76'

RECORD INFORMATION

L1	(S 44°42'W 109.35')
L2	(S 44°56'W 10.98')
L3	(S 47°36'W 30.0')
L4	(N 45°26'W 87.50')
L5	(S 45°18'W 49.50')
L6	(N 44°58'W 169.0')
L7	(N 49°19'W 14.2')

Note: There are improvements on
this tract that are not shown
on this map.

(N 71°07'E 600.04')
N 71°54'43"E 596.00'

(S 43°56'W 196.50')
S 44°11'52"W 196.43'

James A. Griss
(0.569 Acres)
Vol. 11173,
Pg. 1120

James A. Griss, Jr.
(1.00 Acre)
Vol. 13133, Pg. 56

Fred W. Hoskins
(3.17 Acres)
Doc. #2001025676

N 56°09'49"E 27.16'
(N 56°49'E 27.13')

(N 49°19'W 339.15')
N 41°30'11"W 338.97'

N 42°21'08"W 462.32'
(N 42°20'W 462.31')

HRG Inc., Trustee
(1.73 Acre)
Vol. 11048, Pg. 1135

THOMPSON LANE
Asphalt Pavement

PLACE OF
BEGINNING

LEGEND

- ⊙ Iron Pipe Found
- Iron Rod Found (Unless
Otherwise Noted)
- Iron Rod Set
- ▲ 60-d Nail Found
- △ Nail Set

() Record Information per
Vol. 6184, Pg. 1302

[] Record Information per
Vol. 3009, Pg. 2374

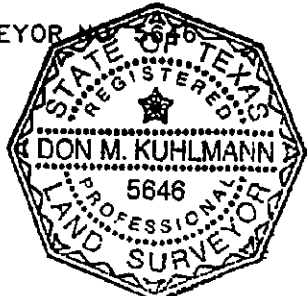
Invoice No. 21360

Work Order No. 21360

Don M. Kuhlmann

DON M. KUHLMANN
REGISTERED PROFESSIONAL LAND SURVEYOR
FEBRUARY 27, 2004

MAP TO ACCOMPANY
FIELD NOTES



DOUG SEELIG LAND SURVEYORS, P.C.

3802 Manchaca Road - Austin, Texas 78704 - Ph. (512) 440-0222

