

9-2-04
Z-5

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 411 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. C14-04-0085, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 A 20.591 acre tract of land, more or less, out of the Santiago Del Valle Ten League
16 Grant, Travis County, the tract of land being more particularly described by metes
17 and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")
18

19 locally known as 411 Thompson Lane, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "B".
21

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

25 1. The following uses are prohibited uses of the Property:
26

27 Equipment repair services	Equipment sales
28 Kennels	Laundry services
29 Vehicle storage	Adult-oriented businesses
30 Transportation terminal	

31
32 2. A site plan or building permit for the Property may not be approved, released, or issued,
33 if the completed development or uses of the Property, considered cumulatively with all
34 existing or previously authorized development and uses, generate traffic that exceeds
35 2,000 trips per day.
36

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

4
5 **PART 3.** This ordinance takes effect on _____, 2004.

6
7
8 **PASSED AND APPROVED**

9
10
11
12 _____, 2004

§
§
§

13 Will Wynn
14 Mayor

15
16
17 **APPROVED:**

18 David Allan Smith
19 City Attorney

ATTEST:

Shirley A. Brown
City Clerk

FIELD NOTES
FOR
HOSKINS ELECTRIC

EXHIBIT A

20.591 ACRES

PAGE 1 OF 2

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 20.56 ACRE TRACT OF LAND AS CONVEYED TO FRED W. HOSKINS BY DEED RECORDED IN VOLUME 8622, PAGE 742, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4 inch I.D. iron pipe found at the most Northerly corner of the said 20.56 acre tract of land as conveyed to Fred W. Hoskins by deed recorded in Volume 8622, Page 742, Deed Records, Travis County, Texas, being the most Westerly corner of that certain 302.45 acre tract of land as conveyed to Arlene Bolm Fitzpatrick by deed recorded in Volume 5000, Page 2364, Deed Records, Travis County, Texas, being in the Southeast r.o.w. line of Thompson Lane, for the most Northerly corner hereof;

THENCE S 44°56'05" E for a distance of 1611.20 feet to a 1/2 inch I.D. iron pipe found at the most Easterly corner of the said 20.56 acre Hoskins tract, being the most Northerly corner of that certain 20.485 acre tract of land as conveyed to Bruce Anton by deed recorded in Volume 13071, Page 1645, Real Property Records, Travis County, Texas, for the most Easterly corner hereof;

THENCE S 45°12'43" W for a distance of 622.68 feet to a 3/4 inch iron rod found at the most Southerly corner of the said 20.56 acre Hoskins tract, being the most Easterly corner of that certain 11 acre tract of land as conveyed to Lillian N. Wallace, Trustee by deed recorded in Volume 12097, Page 421, Real Property Records, Travis County, Texas, for the most Southerly corner hereof;

THENCE N 45°00'00"W for a distance of 1612.66 feet to a 1 inch iron rod found in concrete at the most Westerly corner of the said 20.56 acre Hoskins tract, being the most Northerly corner of the said 11 acre Wallace tract, being in the Southeast r.o.w. line of Thompson Lane, for the most Westerly corner hereof;

THENCE, with the Southeast r.o.w. line of Thompson Lane N 45°16'40" E for a distance of 50.10 feet to a 3/8 inch iron rod found at a corner of the said 20.56 acre Hoskins tract, being the most Westerly corner of that certain 0.724 acre tract of land as conveyed to Elbert M. Reed and wife, Loretta Hutson Reed by deed recorded in Volume 10612, Page 766, Real Property Records, Travis County, Texas, for a corner hereof;

THENCE S 44°59'01" E for a distance of 320.00 feet to a 3/8 inch iron rod found at an inside corner of the said 20.56 acre Hoskins tract, being the most Southerly corner of the said 0.724 acre Reed tract, for an inside corner hereof;

FIELD NOTES
FOR
HOSKINS ELECTRIC

20.591 ACRES

PAGE 2 OF 2

THENCE N 45°17'06" E for a distance of 338.48 feet to a 1/2 I.D. iron pipe found at an inside corner of the said 20.56 acre Hoskins tract, being the most Easterly corner of the balance of that certain 44 acre tract of land as conveyed to Curtis L. Mosteller by deed recorded in Volume 712, Page 587, Deed Records, Travis County, Texas, for an inside corner hereof;

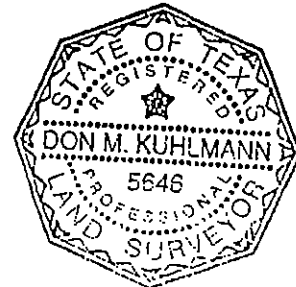
THENCE N 44°58'36" W for a distance of 319.45 feet to a 3/4 inch I.D. iron pipe found at a corner of the said 20.56 acre Hoskins tract, being the most Northerly corner of the said Mosteller tract, for a corner hereof;

THENCE N 45°18'52" E for a distance of 235.90 feet to the PLACE OF BEGINNING, and containing 20.591 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. 21360



THOMPSON LANE

Asphalt Pavement

(N 45°19'25"E 50.00')
N 45°16'40"E 50.10'

(N 45°19'25"E 234.32')
N 45°18'52"E 235.90'

Elbert M. Reed and
wife, Loratta Hutson Reed
(0.724 Acres)
Vol. 10612, Pg. 766

S 44°59'01"E 320.00'
(S 45°00'00"E 319.44')

Curtis L. Mosteller
(Balance of 44 Acres)
Vol. 712, Pg. 567

N 44°58'36"W 319.45'
(N 45°00'50"W 319.72')

PLACE OF
BEGINNING

N 45°17'06"E 338.48'
(N 45°17'10"E 338.50')

Elbert M. Reed and
wife, Loratta Hutson Reed
(0.882 Acres)
Vol. 7819, Pg. 572

SCALE 1"=200'

Lillian N. Wallace, Trustee
(11 Acres)
Vol. 12097, Pg. 421

20.591 ACRES

Fred W. Hopkins
(20.56 Acres)
Vol. 8622, Pg. 742

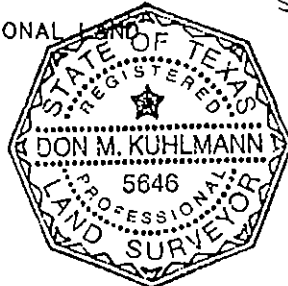
Arlene Dolan
Fitzpatrick
(302.45 Acres)
Vol. 5000,
Pg. 2364

(N 45°00'00"W 1612.62')
N 45°00'00"W 1612.66'

S 44°56'05"E 1611.20'
(S 45°00'00"E 1611.45')

Don M. Kuhlmann

DON M. KUHLMANN
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5646
FEBRUARY 27, 2004



MAP TO ACCOMPANY FIELD NOTES

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

LEGEND

- Monument Found (Iron
Rod in Concrete)
- ⊙ Iron Pipe Found
- Iron Rod Found
- () Record Information

Invoice No. 21360

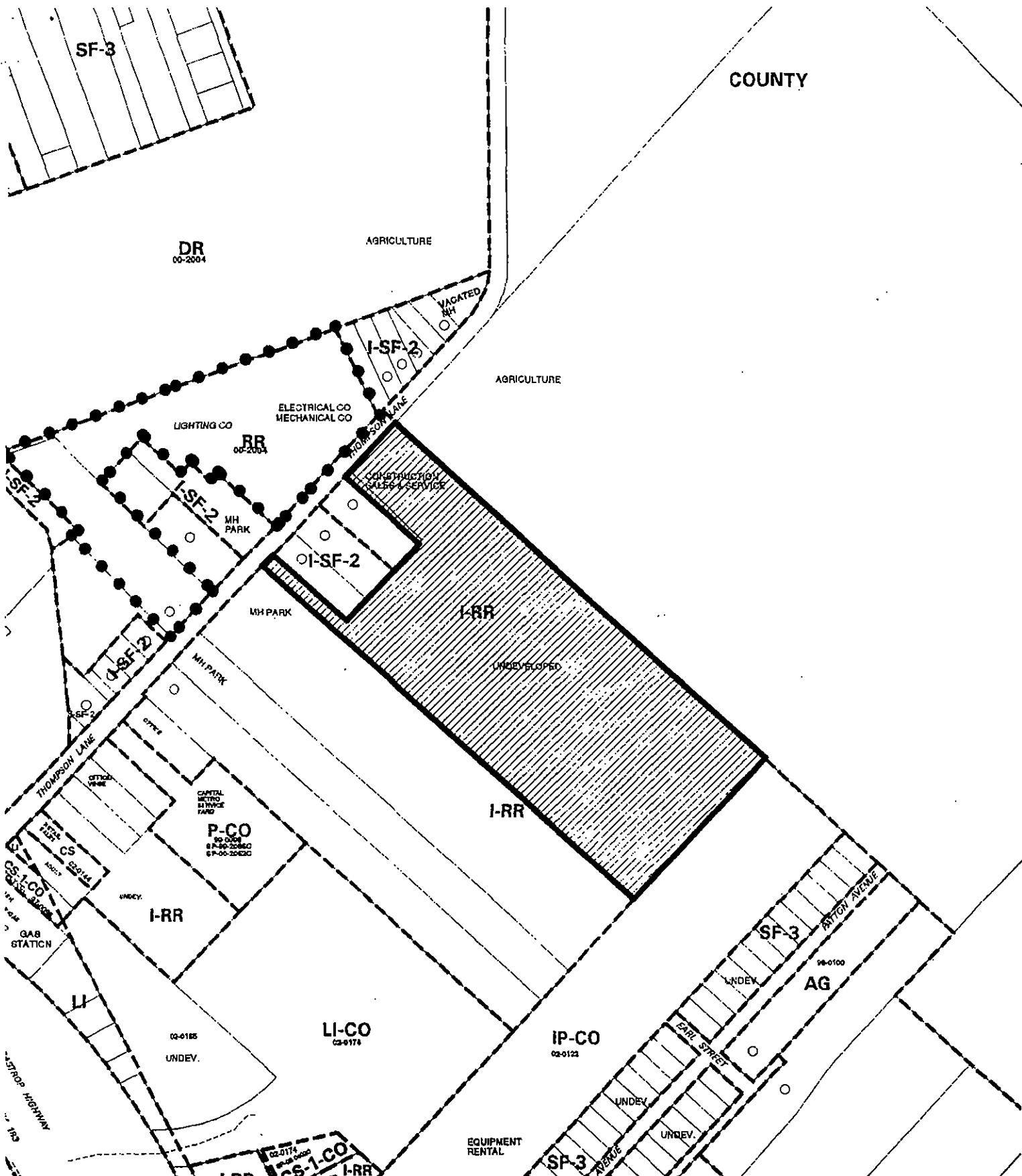
Work Order No. 21360

S 45°12'43"W 622.68'
(S 45°12'50"W 622.74')

Druce Anton
(20.485 Acres)
Vol. 13071, Pg. 1645

DOUG SEELIG LAND SURVEYORS, P.C.

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



COUNTY

DR
00-2004

AGRICULTURE

VACATED
RM

I-SF-2

AGRICULTURE

ELECTRICAL CO
MECHANICAL CO

RR
00-2004

LIGHTING CO

CONSTRUCTION
SALES & SERVICE

MH PARK

I-SF-2

MH PARK

I-RR

UNDEVELOPED

I-RR

P-CO
00-0008
01-00-0000
01-00-0000

I-RR

LI-CO
02-0174

IP-CO
02-0123

SF-3

AG

00-0100

UNDEV.

EARL STREET

UNDEV.

UNDEV.

SF-3

EQUIPMENT
RENTAL

CS-1-CO
02-0174

I-RR

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH

ZONING EXHIBIT B

CASE #: C14-04-0085

ADDRESS: 411 THOMPSON LANE

SUBJECT AREA (acres): 20.591

DATE: 04-06

INTLS: SM

CITY GRID
REFERENCE
NUMBER

M19-20



1" = 400'