

**ORDINANCE NO. 20150212-076**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 502 THOMPSON LANE AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 interim-single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2014-0174, on file at the Planning and Development Review Department, as follows:

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

locally known as 502 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 condition:

The following uses are prohibited uses of the Property:

Adult-oriented businesses	Equipment repair services
Equipment sales	Kennels
Laundry services	Transportation terminal
Vehicle storage	

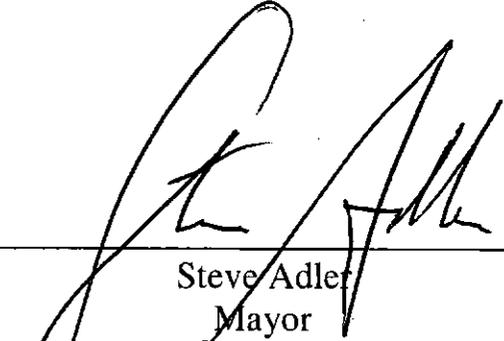
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 23, 2015.

**PASSED AND APPROVED**

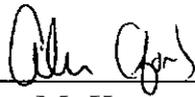
February 12, 2015

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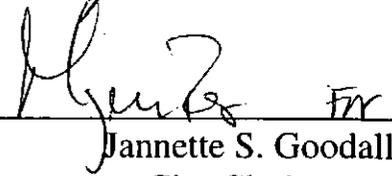
Steve Adler  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

**HOLT CARSON, INC.****PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
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FIELD NOTE DESCRIPTION OF 0.234 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (0.23 ACRE) TRACT OF LAND AS CONVEYED TO THOMAS LYNN COOK AND WIFE, JANA MARIE COOK BY WARRANTY DEED RECORDED IN VOLUME 8986 PAGE 637 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS SURVEYED BY CLAUDE F. BUSH, JR. IN SEPTEMBER OF 1947, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found in the Northwest right-of-way line of Thompson Lane for the East corner of that certain (0.23 acre) tract of land as conveyed to Thomas Lynn Cook and wife, Jana Marie Cook by Warranty Deed recorded in Volume 8986 Page 637 of the Real Property Records of Travis County, Texas, and for the South corner of that certain (0.231 acre) tract of land as conveyed to Fred W. Hoskins by Special Warranty Deed recorded in Document No. 2005086465 of the Official Public Records of Travis County, Texas, and being the East corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the Northwest right-of-way line of Thompson Lane and with the Southeast line of said Cook (0.23 acre) tract, S 44 deg. 56' 31" W 80.95 ft. to a drill hole found in the top of a wall for the South corner of said Cook (0.23 acre) tract and for the East corner of that certain (0.23 acre) tract of land described as "Tract 1" and as conveyed to Robert Morales and Alice Morales by General Warranty Deed recorded in Document No. 2001167560 of the Official Public Records of Travis County, Texas, and being the South corner of this tract;

THENCE leaving the Northwest right-of-way line of Thompson Lane with the common line of said Cook (0.23 acre) tract and said Morales (0.23 acre) tract, N 44 deg. 38' 09" W 125.87 ft. to a ½" iron pipe found for the West corner of said Cook (0.23 acre) tract and for the North corner of said Morales (0.23 acre) tract and being the West corner of this tract;

THENCE with the Northwest line of said Cook (0.23 acre) tract, N 45 deg. 29' 06" E 81.42 ft. to a capped iron rod found (marked "SNS") for the North corner of said Cook (0.23 acre) tract and for the West corner of said Hoskins (0.231 acre) tract and being the North corner of this tract;

end of Page 1

Page 2 of 2  
0.234 ACRE

THENCE with the common line of said Cook (0.23 acre) tract and said Hoskins (0.231 acre) tract, S 44 deg. 25' 08" E 125.11 ft. to the **PLACE OF BEGINNING**, containing 0.234 acre of land.

**SURVEYED:** April 28, 2014



Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying map: A 929122



**SURVEY MAP OF**

0.234 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (0.23 ACRE) TRACT OF LAND AS CONVEYED TO THOMAS LYNN COOK AND WIFE, JANA MARIE COOK BY WARRANTY DEED RECORDED IN VOLUME 8986 PAGE 637 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND AS SURVEYED BY CLAUDE F. BUSH, JR. IN SEPTEMBER OF 1947. LOCATED AT 502 THOMPSON LANE.

**SCALE: 1" = 20'**

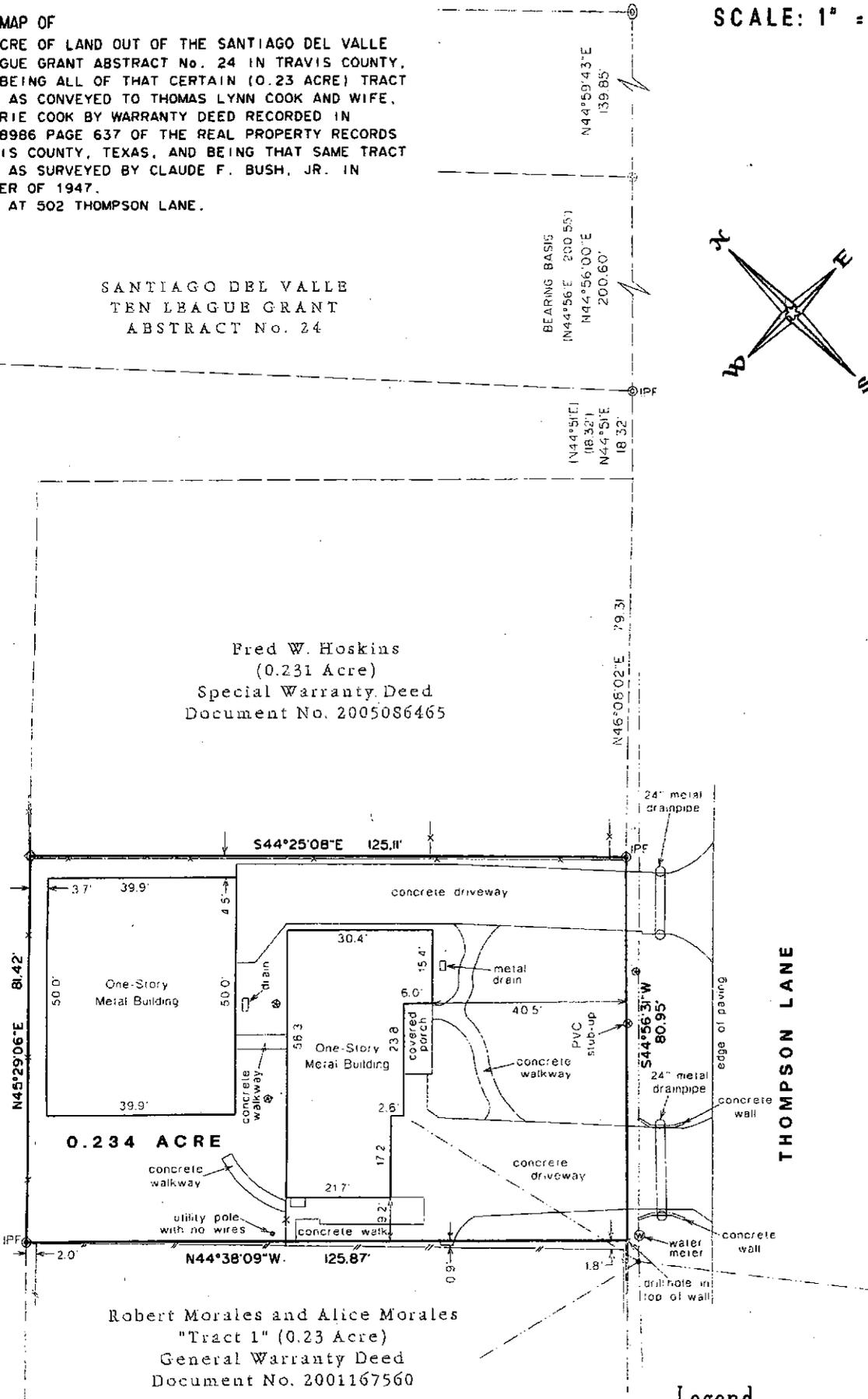
SANTIAGO DEL VALLE  
TEN LEAGUE GRANT  
ABSTRACT No. 24

Fred W. Hoskins  
(0.231 Acre)  
Special Warranty Deed  
Document No. 2005086465

**0.234 ACRE**

Robert Morales and Alice Morales  
"Tract 1" (0.23 Acre)  
General Warranty Deed  
Document No. 2001167560

David T. Gray, II (1.73 Acres) Warranty Deed Volume 7438 Page 32



**Legend**

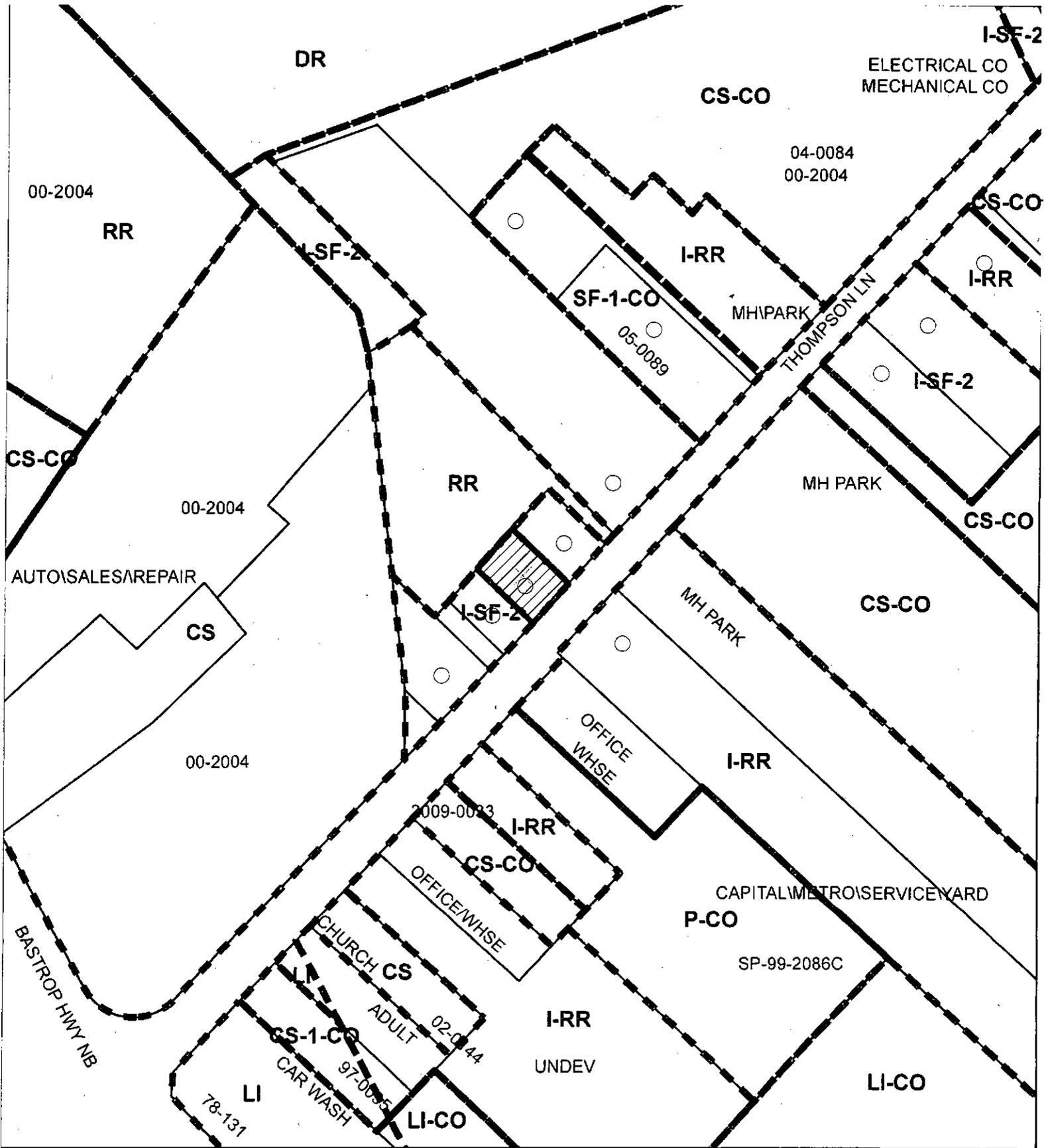
- ⊙ ½" Iron Rod Found
- IPF ⊙ ½" Iron Pipe Found
- ⊠ Capped Iron Rod Found (marked SNS)
- ▼ 60D Nail Found
- ⊙ Clean-out
- x- Wire Fence
- // Wood Board Fence
- - - Overhead Utility Line
- (Record Bearing and Distance)

PREPARED: April 28, 2014

BY:

*Holt Carson*

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
C14-2014-0174



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference by the City of Austin regarding specific accuracy or completeness.

Exhibit B