

ORDINANCE NO. 20120524-126

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4807 NORTH QUINLAN PARK ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED-USE-CONDITIONAL OVERLAY (GR-MU-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2012-0026, on file at the Planning and Development Review Department, as follows:

A 10.70 acre tract of land, more or less, out of the D. & W. Railroad Company Survey No. 73 in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4807 North Quinlan Park Road, 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:

- A. 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.
- B. Vehicular access from the Property to FM 620 is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. The maximum number of dwelling units on the Property is 54.
- D. Multifamily residential use of the Property is prohibited.



Base Line Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 10.70 ACRES OF LAND, OUT OF THE D. & W. RAILROAD COMPANY SURVEY NUMBER 73 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 3, BLOCK B, STEINER RANCH PHASE TWO, SECTION 10; A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200600336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with plastic cap, which reads "CFE" for the westernmost northwest corner of said Lot 3, Block B, Steiner Ranch Phase Two, Section 10 and being in the east right-of-way line of Quinlan Park Road North (R.O.W. varies); (Point of Beginning coordinates: Northing= 10113866.8700; Easting= 3069384.5203; combined scale factor= 0.99990522; convergence to grid= 01°15'45")

THENCE North 42°58'29" East (record: North 42°55'58" East); along the west line of said Lot 3, Block B, Steiner Ranch Phase Two, Section 10 and said east right-of-way line of Quinlan Park Road North a distance of 109.42 feet (record: 109.59 feet) to a rebar found with plastic cap, which reads "CFE" for the northwest corner of Lot 3, Block B, Steiner Ranch Phase Two, Section 10 at the intersection of the east right-of-way line of Quinlan Park Road North with the south right-of-way line of R.M. 620 (R.O.W. varies);

THENCE along the north line of Lot 3, Block B, Steiner Ranch Phase Two, Section 10 and said south right-of-way line of R.M. 620 the following seven (7) courses:

1. North 83°05'29" East a distance of 229.47 feet (record: North 83°03'11" East a distance of 229.48 feet) to a TxDOT Type II concrete monument found 105.00 feet left of and perpendicular to Engineer Centerline Station (E.C.S.) 106+00.00;
2. North 71°31'37" East a distance of 220.78 feet (record: North 71°32'00" East a distance of 220.69 feet) to a TxDOT Type II concrete monument found 125.00 feet left of and perpendicular to E.C.S. 104+00.00 for a point of curvature;
3. along a tangential curve to the left, having a radius of 1,270.92 feet (record: 1,270.92 feet); a length of 269.66 feet (record: 270.38 feet), a delta angle of 12°09'25" (record: 12°11'22") and a chord, which bears North 55°18'38" East a distance of 269.16 feet (record: North 55°15'32" East a distance of 269.87 feet) to a TxDOT Type II concrete monument found 125.00 feet left of and perpendicular to E.C.S. 101+56.21 for a point of tangency;

4. North 49°10'58" East a distance of 156.41 feet (record: North 49°09'51" East a distance of 156.21 feet) to a TxDOT Type II concrete monument found 125.00 feet left of and perpendicular to E.C.S. 100+00.00;
5. North 46°01'42" East a distance of 244.79 feet (record: North 45°38'36" East a distance of 244.25 feet) to a TxDOT Type II concrete monument found 110.00 feet left of and perpendicular to E.C.S. 97+56.21;
6. North 50°40'27" East a distance of 247.98 feet (record: North 51°05'09" East a distance of 248.79 feet) to a TxDOT Type II concrete monument found 110.00 feet left of and perpendicular to E.C.S. 95+00.00;
7. North 60°11'01" East (record: North 60°10'32" East) a distance of 0.68 feet to a calculated point for the northwest corner of a Black Capped Vireo Conservation Area dedicated in Volume 13224, Page 190 of the Real Property Records of Travis County, Texas; from which a TxDOT Type II concrete monument found along the north line of Lot 3, Block B, Steiner Ranch Phase Two, Section 10 and the south right-of-way line of R.M. 620, 135.00 feet left of and perpendicular to E.C.S. 92+00.00 bears North 60°11'01" East a distance of 291.40 feet (record: North 60°10'32" East a distance of 291.40 feet);

THENCE crossing through Lot 3, Block B, Steiner Ranch Phase Two, Section 10 the following four (4) courses:

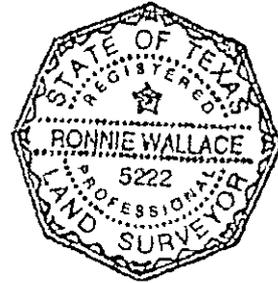
1. South 22°55'04" East (record: South 22°54'44" East), along the west line of said Black Capped Vireo Conservation Area a distance of 380.45 feet to a calculated point;
2. along a non-tangential curve to the right, having a radius of 2,674.72 feet, a length of 633.29 feet, a delta angle of 13°33'57" and a chord, which bears South 55°40'07" West a distance of 631.81 feet to a calculated point for a point of tangency;
3. South 62°31'22" West a distance of 260.10 feet to a calculated point for a point of curvature;
4. along a tangential curve to the right, having a radius of 1,913.76 feet, a length of 655.89 feet, a delta angle of 19°38'11" and a chord, which bears South 72°20'27" West a distance of 652.68 feet to a calculated point in the west line of Lot 3, Block B, Steiner Ranch Phase Two, Section 10 and the east right-of-way line of Quinlan Park Road North; from which a 1/2" rebar found with plastic cap, which reads "CFE" for the southwest corner of Lot 3, Block B, Steiner Ranch Phase Two, Section 10 and the northwest corner of Lot 1, Block A, Replat of Steiner Ranch Commercial Tract 12; a subdivision of record in Document Number 200100150 of the Official Public Records of Travis County, Texas bears South 01°22'56" West (record: South 01°23'19" West) a distance of 588.95 feet;

THENCE North 01°22'56" East (record: North 01°23'19" East), along the west line of Lot 3, Block B, Steiner Ranch Phase Two, Section 10 and the east right-of-way line of Quinlan Park Road North a distance of 264.43 feet to the POINT OF BEGINNING.

This parcel contains 10.70 acres of land, more or less, out of the D. & W. Railroad Company Survey Number 73 in Travis County, Texas.

Bearing Basis: Texas State Plane coordinates, Central Zone, NAD 83 (CORS 96). Combined
Scale Factor: 0.99990522.

Ronnie Wallace 31 January 2011
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



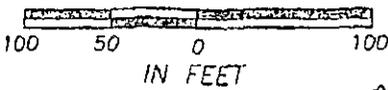
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Dwg: S:\Projects\Steiner Ranch\Dwg\Steiner Zoning Fieldnotes 01.dwg

REFERENCES:

TCAD MAP: 1-5147

AUSTIN GRID: MB-32 & MC-33

GRAPHIC SCALE



IN FEET

D. & W. R.R. Company Survey
Number 73

E.C.S. STA: 104+00.00
OFFSET: 125.00' LT

E.C.S. STA: 106+00.00
OFFSET: 105.00' LT

R.M. 620
(R.O.W. VARIES)

[N71°32'00"E] [220.69']
[N71°31'37"E] 220.78'

[N83°03'11"E] (229.48')
N83°05'29"E 229.47'

MATCHLINE SHEET 5
MATCHLINE SHEET 4

POINT OF BEGINNING

10.70 AC.

POINT OF BEGINNING
NORTHING: 10113866.8700
EASTING: 3069384.5203
CSF: 0.99990522

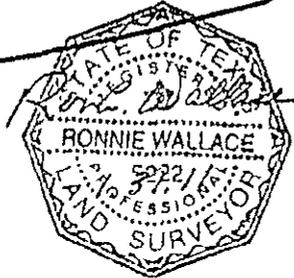
LOT 3
BLOCK B
STEINER RANCH
PHASE TWO SECTION 10
DOC. NO. 200600336
O.P.R.T.C.T.

LOT 3
BLOCK B
STEINER RANCH
PHASE TWO SECTION 10
DOC. NO. 200600336
O.P.R.T.C.T.

QUINLAN PARK ROAD NORTH
(R.O.W. VARIES)

(N01°23'19"E)
N01°22'56"E
264.43'

(S01°23'19"W)
S01°22'56"W
588.95'



SEE SHEET 5 FOR LEGEND

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1270.92'	269.66'	12°08'25"	N55°18'38"E	269.18'
[C1]	1270.92'	270.38'	12°11'22"	N55°15'32"E	269.87'
C2	2674.72'	633.29'	13°33'57"	S55°40'07"W	631.81'
C3	1913.76'	655.89'	19°38'11"	S72°20'27"W	652.68'

LOT 1
BLOCK A
REPLAT OF STEINER RANCH
COMMERCIAL TRACT 12
DOC. NO. 200100150
O.P.R.T.C.T.

BEARING BASIS: TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE; NAD 83 (CORS 96).
COMBINED SCALE FACTOR (CSF): 0.99990522

SKETCH TO ACCOMPANY FIELD NOTES OF 10.70 ACRES OF LAND OUT OF THE D. & W. RAILROAD COMPANY SURVEY NUMBER 73 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, BLOCK B, STEINER RANCH PHASE TWO, SECTION 10; A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200600336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

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ron-baseline@austin.rr.com

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Job No.

Sheet No.

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Scale (Vert.):

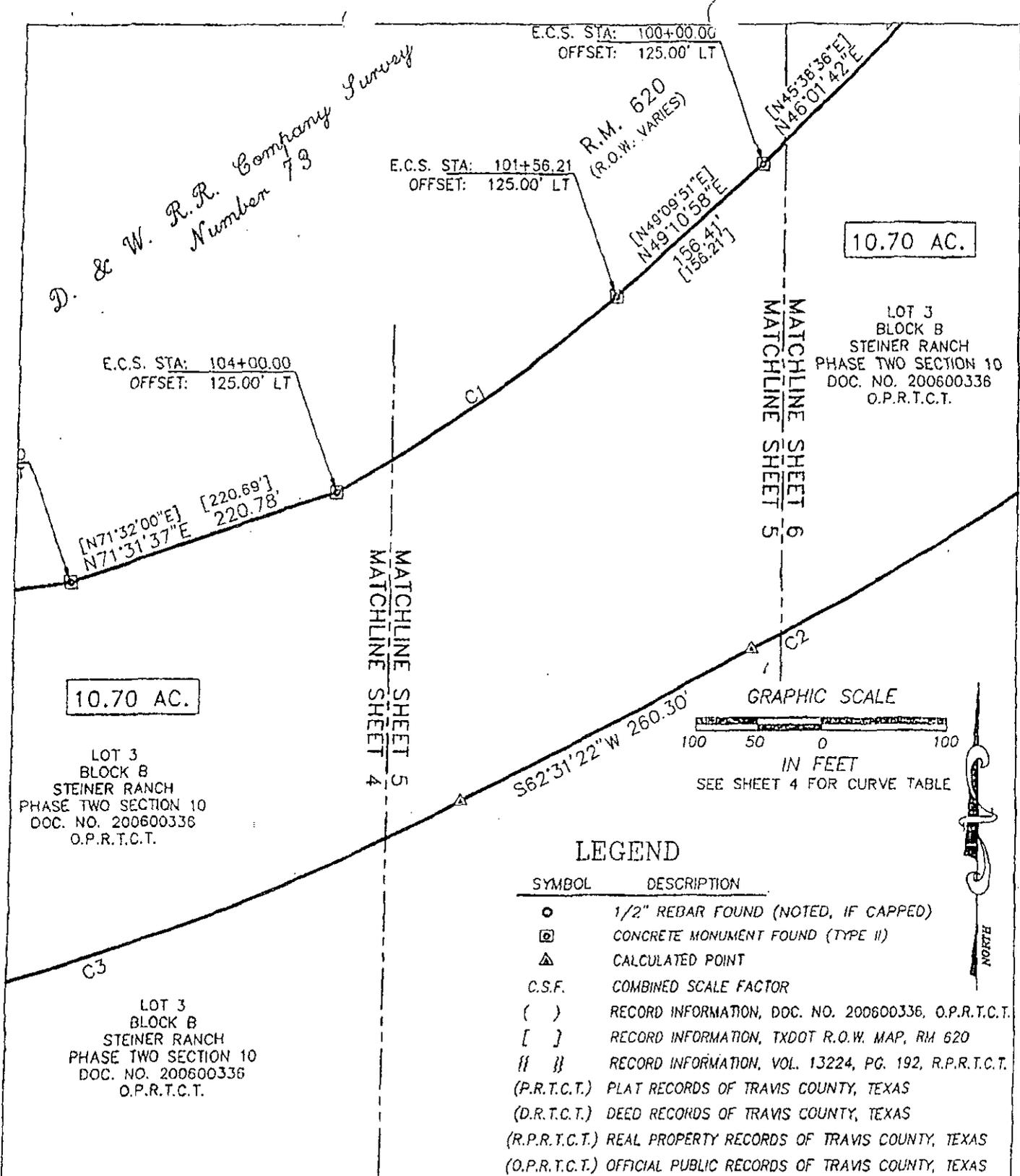
Date: 01/27/11

Checked By: JSL

Drawn By: RLY/g

SHEET

04 of 06



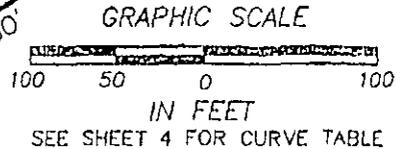
10.70 AC.

10.70 AC.

LOT 3
BLOCK B
STEINER RANCH
PHASE TWO SECTION 10
DOC. NO. 200600336
O.P.R.T.C.T.

LOT 3
BLOCK B
STEINER RANCH
PHASE TWO SECTION 10
DOC. NO. 200600336
O.P.R.T.C.T.

LOT 3
BLOCK B
STEINER RANCH
PHASE TWO SECTION 10
DOC. NO. 200600336
O.P.R.T.C.T.



LEGEND

SYMBOL	DESCRIPTION
○	1/2" REBAR FOUND (NOTED, IF CAPPED)
⊗	CONCRETE MONUMENT FOUND (TYPE II)
△	CALCULATED POINT
C.S.F.	COMBINED SCALE FACTOR
()	RECORD INFORMATION, DOC. NO. 200600336, O.P.R.T.C.T.
[]	RECORD INFORMATION, TXDOT R.O.W. MAP, RM 620
{ }	RECORD INFORMATION, VOL. 13224, PG. 192, R.P.R.T.C.T. (P.R.T.C.T.) PLAT RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.) DEED RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY FIELD NOTES OF 10.70 ACRES OF LAND OUT OF THE D. & W. RAILROAD COMPANY SURVEY NUMBER 73 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, BLOCK B, STEINER RANCH PHASE TWO, SECTION 10; A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200600336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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Job No.:	Scale (Part.):
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 01/27/11	Checked By: JSL
	Drawn By: RLW

SHEET
05 of 06

GRAPHIC SCALE



E.C.S. STA: 92+00.00
OFFSET: 135.00' LT

E.C.S. STA: 95+00.00
OFFSET: 110.00' LT

D. & W. R.R. Company Survey
Number 73

E.C.S. STA: 97+56.21
OFFSET: 110.00' LT

R.M. 620
(R.O.W. VARIES)

SEE DETAIL

LOT 3
BLOCK B
STEINER RANCH
PHASE TWO SECTION 10
DOC. NO. 200600336
O.P.R.T.C.T.

SEE SHEET 4 FOR CURVE TABLE
SEE SHEET 5 FOR LEGEND

BLACK CAPPED VIREO
CONSERVATION AREA
VOL. 13224, PG. 190
R.P.R.T.C.T.

E.C.S. STA: 100+00.00
OFFSET: 125.00' LT

R.M. 620
(R.O.W. VARIES)

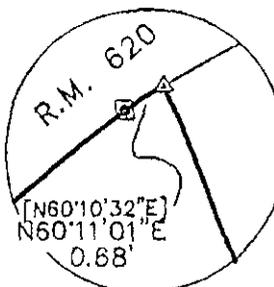
E.C.S. STA: 101+56.21
OFFSET: 125.00' LT

[N49°09'51"E]
[N49°10'58"E]
[156.41']
[156.21']

10.70 AC.

LOT 3
BLOCK B
STEINER RANCH
PHASE TWO SECTION 10
DOC. NO. 200600336
O.P.R.T.C.T.

MATCHLINE SHEET 5
MATCHLINE SHEET 6



DETAIL
(NOT TO SCALE)

SKETCH TO ACCOMPANY FIELD NOTES OF 10.70 ACRES OF LAND OUT OF THE D. & W. RAILROAD COMPANY SURVEY NUMBER 73 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, BLOCK B, STEINER RANCH PHASE TWO, SECTION 10; A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200600336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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File: Projects\Steiner Ranch\Day\Steiner Ranch Zoning 01.dwg	Snapshot:
Job No.:	Scale (Hor.): 1"=100'
Date: 01/27/11	Scale (Vert.):
Checked By: JSL	Drawn By: RLIV

SHEET
06 of 06



SP-01-02630

ZONING

ZONING CASE#: C14-2012-0026

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

