

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 11712 NORTH LAMAR BOULEVARD FROM
3 LIMITED OFFICE (LO) DISTRICT TO GENERAL COMMERCIAL SERVICES-
4 CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND LIMITED
5 OFFICE-CONDITIONAL OVERLAY (LO-CO) 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 on the property (the "Property") described in Zoning Case No.
11 C14-2014-0114, on file at the Planning and Zoning Department, as follows:
12

13 Tract 1:

14 from limited office (LO) district to general commercial services-conditional
15 overlay (CS-CO) combining district
16

17 0.392 acre tract of land, more or less, being a portion of Lot 2, Resubdivision of
18 Lot 6, Frank Stark Subdivision the tract of land being more particularly described
19 by metes and bounds in Exhibit "A" incorporated into this ordinance
20

21 Tract 2:

22 From limited office (LO) district to limited office-conditional overlay (LO-CO)
23 combining district
24

25 2.495 acre tract of land, more or less, being a portion of Lots 1 and 2,
26 Resubdivision of Lot 6, Frank Stark Subdivision the tract of land being more
27 particularly described by metes and bounds in Exhibit "B" incorporated into this
28 ordinance
29

30 locally known as 11712 North Lamar Boulevard in the City of Austin, Travis County,
31 Texas, and generally identified in the map attached as Exhibit "C".
32

33 **PART 2.** The Property within the boundaries of the conditional overlay combining district
34 established by this ordinance is subject to the following conditions:
35

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

6
7 B. Drive-in service use is prohibited as an accessory use to a restaurant (general)
8 use and restaurant (limited) use.

9
10 C. The following uses are not permitted uses of the Property:
11

Agricultural sales and services

Automotive rentals

Automotive repair services

Business or trade school

Campground

Commercial off-street parking

Electric prototype assembly

Equipment repair services

Exterminating services

Food preparation

Funeral services

Hotel-motel

Indoor sports and recreation

Kennels

Off-site accessory parking

Pawn shop services

Plant nursery

Service station

Veterinary services

Indoor crop production

Community recreation (private)

Congregate living

Hospital services (limited)

Private secondary educational
facilities

Adult oriented businesses

Alternative financial services

Automotive washing (of any type)

Automotive sales

Business support services

Commercial blood plasma center

Drop-off recycling collection facility

Electronic testing

Equipment sales

Financial services

Food sales

General retail sales (general)

Indoor entertainment

Laundry services

Monument retail sales

Outdoor sports and recreation

Personal improvement services

Research services

Theater

Custom manufacturing

College and university facilities

Community recreation (public)

Guidance services

Maintenance and service facilities

Residential treatment

Pet services

12
13 Except as specifically restricted under this ordinance, the Property may be developed and
14 used in accordance with the regulations established for the limited office (LO) base district

1 and general commercial services (CS) base district and other applicable requirements of
2 the City Code.

3
4 **PART 3.** This ordinance takes effect on _____, 2015.

5
6
7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2015 § _____

12 Steve Adler
13 Mayor

14
15
16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 Interim City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.392 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.392 ACRES (APPROXIMATELY 17,057 SQ. FT.), BEING A PORTION OF LOT 2, RESUB. LOT 6, FRANK STARK SUB., A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO DENNIS W. SHEAHAN AND WIFE, MARILYN J. SHEAHAN BY DEEDS RECORDED IN VOLUME 12482, PAGE 1499 AND VOLUME 12237, PAGE 1290, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.392 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said Lot 2, same being the north line of Lot 7, Frank Stark Subdivision, a subdivision recorded in Volume 4, Page 199 of the Plat Records of Travis County, Texas, from which a 1/2" rebar with "Precise" cap found for the southeast corner of said Lot 2, same being an angle point in the west right-of-way line of N Lamar Boulevard (right-of-way width varies), also being in the north line of said Lot 7, bears South 63°49'24" East, a distance of 635.72 feet;

THENCE North 63°49'24" West, with the common line of Lot 2 and Lot 7, at a distance of 42.52 feet passing a 1/2" rebar with "Precise" cap found, and continuing, for a total distance of 92.39 feet to a calculated point for the southwest corner of Lot 2, same being the northwest corner of Lot 7, also being in the east line of Lot 23, Block A, Gracywood Section Two, a subdivision recorded in Volume 75, Page 93 of the Plat Records of Travis County, Texas;

THENCE with the west line of Lot 2, same being the east line of Lots 23, 22 and 21, Block A, Gracywood Section Two, the following four (4) courses and distances:

1. North 20°19'36" East, a distance of 17.70 feet to a calculated point;
2. North 16°29'36" East, a distance of 91.20 feet to a calculated point;
3. North 04°05'24" West, a distance of 48.00 feet to a calculated point;
4. North 24°39'04" East, a distance of 24.56 feet to a calculated point in the east line of said Lot 21, for the northwest corner of Lot 2, same being the southwest corner of a portion of Lot 6 of said Frank Stark Subdivision conveyed to Steven Tong in a deed recorded in Document No. 2005002336 of the Official Public Records of Travis County, Texas;

THENCE South 63°50'52" East, with the common line of Lot 2 and said Tong tract, at a distance of 12.34 feet passing a 1/2" steel rod found, and continuing, for a total distance of 110.40 feet to a calculated point, from which a 1/2" rebar found for a northeast corner of Lot 2, same being the northwest corner of Lot 1, Resub. Lot 6, Frank Stark Sub., bears South 63°50'52" East, a distance of 460.54 feet;

THENCE South 18°18'44" West, crossing Lot 2, a distance of 175.21 feet to the **POINT OF BEGINNING**, containing 0.392 acres of land, more or less.

Surveyed on the ground March 27, 2015. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 040-104-ZN2.

Er 4/08/2015
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500

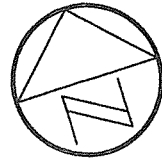


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.392 ACRES (APPROXIMATELY 17,057 SQ. FT.), BEING A PORTION OF LOT 2, RESUB. LOT 6, FRANK STARK SUB., A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO DENNIS W. SHEAHAN AND WIFE, MARILYN J. SHEAHAN BY DEEDS RECORDED IN VOLUME 12482, PAGE 1499 AND VOLUME 12237, PAGE 1290, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^P 1/2" REBAR WITH "PRECISE" CAP FOUND
- △ CALCULATED POINT

PORTION OF LOT 6,
FRANK STARK
SUBDIVISION
(4/199)
STEVEN TONG
(2005002336)



1" = 50'

LOT 21
BLOCK A
GRACYWOOD SECTION TWO
(75/93)

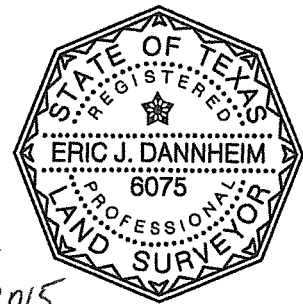
LOT 22
BLOCK A
GRACYWOOD SECTION TWO
(75/93)

LOT 23
BLOCK A
GRACYWOOD SECTION TWO
(75/93)

0.392 ACRES
APPROX. 17,057
SQ. FT.

LOT 2
RESUB. LOT 6,
FRANK STARK SUB.
(51/88)

SHEAHAN
(12237/1290)



4/08/2015

P.O.B.

LINE TABLE

LINE	BEARING	DISTANCE	RECORD LINE
L1	N20°19'36"E	17.70'	(N22°34'E 17.70')
L2	N04°05'24"W	48.00'	(N01°51'W 48.00')
L3	N24°39'04"E	24.56'	(N27°19'E 24.77')

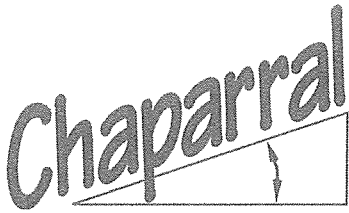
LOT 7
FRANK STARK
SUBDIVISION
(4/199)

DATE OF SURVEY: 3/27/15
PLOT DATE: 4/08/15
DRAWING NO.: 040-104-ZN2
PROJECT NO.: 040-104
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: EJD
SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 040-104-ZN2

Chaparral



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**2.495 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 2.495 ACRES (APPROXIMATELY 108,694 SQ. FT.), BEING A PORTION OF LOTS 1 AND 2, RESUB. LOT 6, FRANK STARK SUB., A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO DENNIS W. SHEAHAN AND WIFE, MARILYN J. SHEAHAN BY DEEDS RECORDED IN VOLUME 12482, PAGE 1499 AND VOLUME 12237, PAGE 1290, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the south line of said Lot 2, same being the north line of Lot 7, Frank Stark Subdivision, a subdivision recorded in Volume 4, Page 199 of the Plat Records of Travis County, Texas, from which a 1/2" rebar with "Precise" cap found for the southeast corner of said Lot 2, same being an angle point in the west right-of-way line of N Lamar Boulevard (right-of-way width varies), also being in the north line of said Lot 7, bears South 63°49'24" East, a distance of 9.84 feet;

THENCE North 63°49'24" West, with the common line of Lot 2 and Lot 7, a distance of 625.89 feet to a calculated point, from which a 1/2" rebar with "Precise" cap found in the common line of Lots 2 and 7 bears North 63°49'24" West a distance of 42.52 feet;

THENCE North 18°18'44" East, crossing Lot 2, a distance of 175.21 feet to a calculated point in the north line of Lot 2, same being the south line of a portion of Lot 6 of said Frank Stark Subdivision conveyed to Steven Tong in a deed recorded in Document No. 2005002336 of the Official Public Records of Travis County, Texas, from which a 1/2" steel rod found in the common line of Lot 2 said Tong tract bears North 63°50'52" West, a distance of 98.06 feet;

THENCE South 63°50'52" East, with the common line of Lot 2 and the Tong tract, a distance of 460.54 feet to a 1/2" rebar found for a northeast corner of Lot 2, same being the northwest corner of said Lot 1;

THENCE South 63°45'25" East, with the common line of Lot 1 and the Tong tract, a distance of 165.35 feet to a 1/2" rebar with "Chaparral" cap set, from which a calculated point for the northeast corner of Lot 1, being an angle point in the west right-of-way line of N Lamar Boulevard, bears South 63°45'25" East, at a distance of 4.84 feet passing 0.14 feet left of a 1/2" rebar found for the called southeast corner of the Tong tract, same being the southwest corner of a 0.209 acre tract described in a quitclaim deed

recorded in Volume 12733, Page 1162 of the Real Property Records of Travis County, Texas, and continuing with the common line of Lot 1 and said 0.209 acre tract, for a total distance of 9.84 feet;

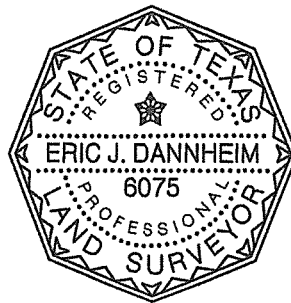
THENCE South $18^{\circ}18'44''$ West, crossing Lot 1 and Lot 2, a distance of 175.22 feet to the **POINT OF BEGINNING**, containing 2.495 acres of land, more or less.

Surveyed on the ground March 27, 2015. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 040-104-ZN1.

Er 4/09/2015

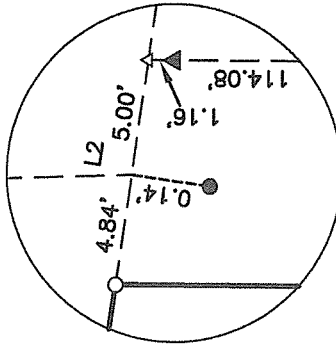
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 2.495 ACRES (APPROXIMATELY 108,694 SQ. FT.), BEING A PORTION OF LOTS 1 AND 2, RESUB. LOT 6, FRANK STARK SUB., A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO DENNIS W. SHEAHAN AND WIFE, MARILYN J. SHEAHAN BY DEEDS RECORDED IN VOLUME 12482, PAGE 1499 AND VOLUME 12237, PAGE 1290, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ^{CAP} 1/2" REBAR WITH ILLEGIBLE CAP FOUND
- ^L 1/2" REBAR WITH "LANDMARK" CAP FOUND
- ^P 1/2" REBAR WITH "PRECISE" CAP FOUND
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT



DETAIL
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°49'24"E	9.84'
L2	S63°45'25"E	9.84'
L3	S63°49'24"E	10.13'



EJ
4/08/2015

DATE OF SURVEY: 3/27/15
PLOT DATE: 4/08/15
DRAWING NO.: 040-104-ZN1
PROJECT NO.: 040-104
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: EJD
SHEET 1 OF 3

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

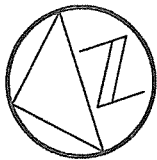
ATTACHMENTS: METES AND BOUNDS DESCRIPTION
040-104-ZN1

PORTION OF LOT 6,
FRANK STARK
SUBDIVISION
(4/199)
STEVEN TONG
(2005002336)

S63°50'52"E 460.54'
(S61°35'E 570.94')

2.495 ACRES
APPROX. 108,694 SQ. FT.

LOT 2
RESUB. LOT 6,
FRANK STARK SUB.
(51/88)
SHEAHAN
(12237/1290)



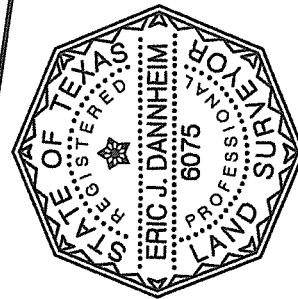
1" = 50'

S63°45'25"E 165.35'
(S61°35'E 175.00')

LOT 1
RESUB. LOT 6,
FRANK STARK SUB.
(51/88)
SHEAHAN
(12482/1499)

(N20°35'E 115.20')

(N61°35'W 175.00')

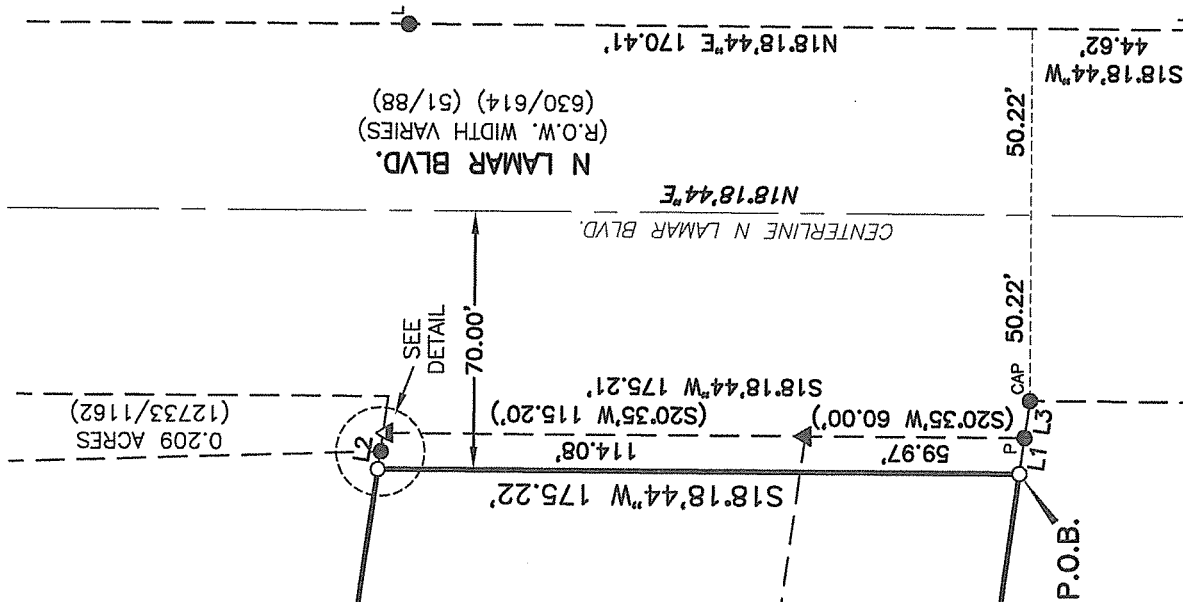


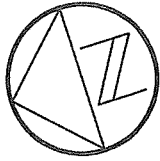
LOT 7
FRANK STARK
SUBDIVISION
(4/199)

N63°49'24"W 625.89'
(N61°35'W 738.20')

Handwritten signature
4/08/2015

Chaparral





1" = 50'

PORTION OF LOT 6,
FRANK STARK
SUBDIVISION
(4/199)
STEVEN TONG
(2005002336)

S63°50'52"E 460.54'
(S61°35'E 570.94')

2.495 ACRES

APPROX. 108,694 SQ. FT.

LOT 2
RESUB. LOT 6,
FRANK STARK SUB.
(51/88)

SHEAHAN
(12237/1290)

N63°49'24"W 625.89'
(N61°35'W 738.20')

LOT 7
FRANK STARK
SUBDIVISION
(4/199)

N63°50'52"W 98.06'

1/2" STEEL
ROD FOUND

N18°18'44"E 175.21'

N63°49'24"W
42.52'

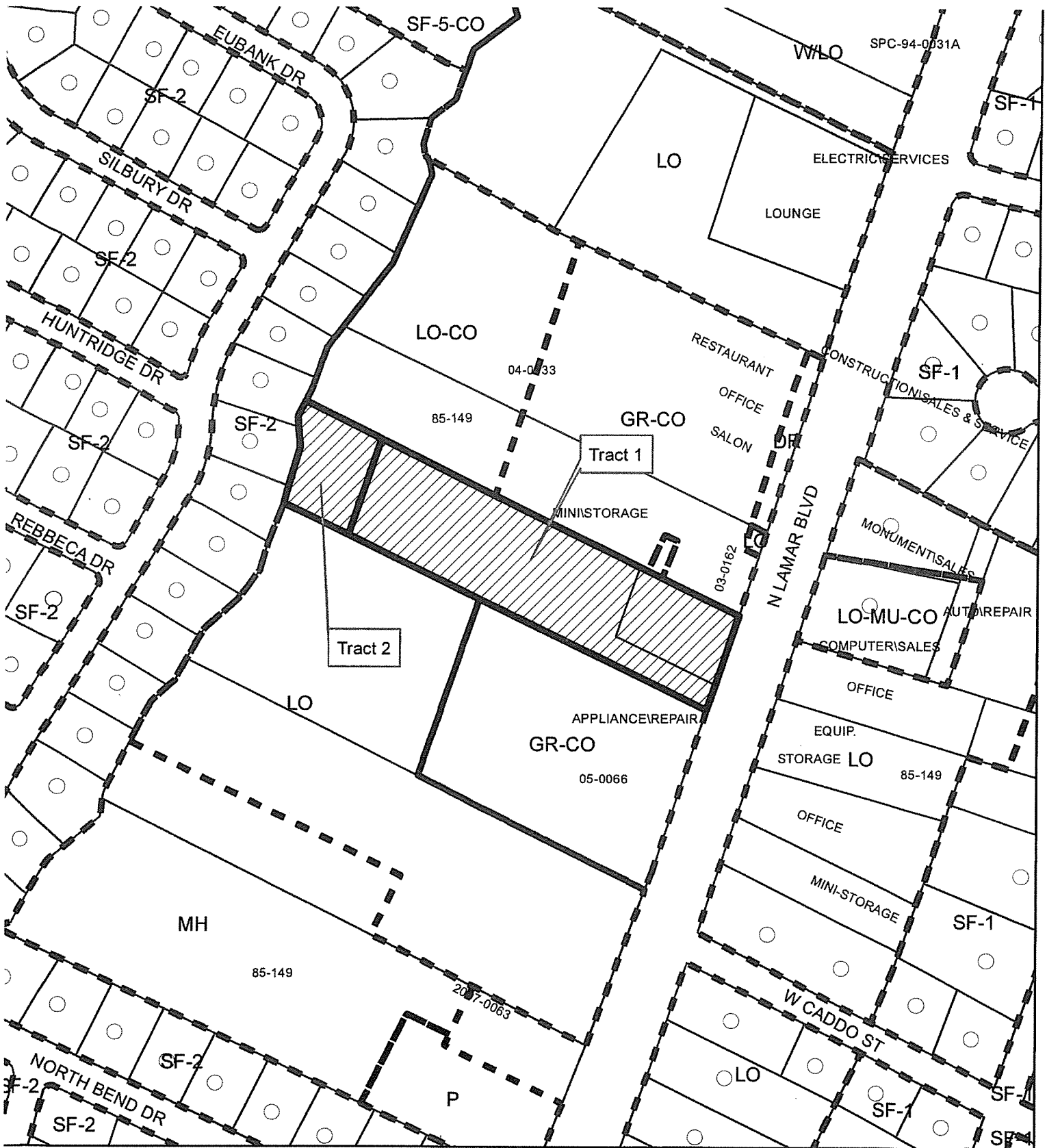
P




15' DRAINAGE ESMT. (51/88)



EW
4/08/2015

Chaparral



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#:C14-2014-0114

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. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

