

**ORDINANCE NO. 20150416-011**

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

Tract 1:

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

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

Tract 2:

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

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

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

**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. Drive-in service use is prohibited as an accessory use to a restaurant (general) use and restaurant (limited) use.
- C. The following uses are not permitted uses of the Property:

|  |  |
|--|--|
| Agricultural sales and services          | Alternative financial services         |
| Automotive rentals                       | Automotive washing (of any type)       |
| Automotive repair services               | Automotive sales                       |
| Business or trade school                 | Business support services              |
| Campground                               | Commercial blood plasma center         |
| Commercial off-street parking            | Drop-off recycling collection facility |
| Electric prototype assembly              | Electronic testing                     |
| Equipment repair services                | Equipment sales                        |
| Exterminating services                   | Financial services                     |
| Food preparation                         | Food sales                             |
| Funeral services                         | General retail sales (general)         |
| Hotel-motel                              | Indoor entertainment                   |
| Indoor sports and recreation             | Laundry services                       |
| Kennels                                  | Monument retail sales                  |
| Off-site accessory parking               | Outdoor sports and recreation          |
| Pawn shop services                       | Personal improvement services          |
| Plant nursery                            | Research services                      |
| Service station                          | Theater                                |
| Veterinary services                      | Custom manufacturing                   |
| Indoor crop production                   | College and university facilities      |
| Community recreation (private)           | Community recreation (public)          |
| Congregate living                        | Guidance services                      |
| Hospital services (limited)              | Maintenance and service facilities     |
| Private secondary educational facilities | Residential treatment                  |
| Adult oriented businesses                | Pet services                           |

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





**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  $63^{\circ}50'52''$  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  $63^{\circ}50'52''$  East, a distance of 460.54 feet;

**THENCE** South  $18^{\circ}18'44''$  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.

*Eric J. Dannheim* 4/08/2015

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

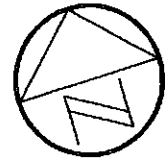


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.392 ACRES (APPROXIMATELY 17,057 SQ. FT.), BEING A PORTION OF LOT 2, RESUB. LOT 6, FRANK STARK SUB., A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED 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)
- <sup>P</sup> 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)

S63°50'52"E 110.40'  
(S61°35'E 570.94')

12.34' 1/2" STEEL  
ROD FOUND

N16°29'36"E 91.20'  
(N18°44'E 91.20')

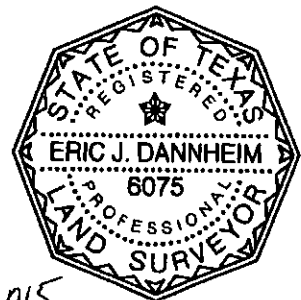
15' DRAINAGE ESMT. (51/88)

**0.392 ACRES**  
APPROX. 17,057  
SQ. FT.

S63°50'52"E 460.54'

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

SHEAHAN  
(12237/1290)



4/08/2015

49.86' P 42.52'  
N63°49'24"W 92.39'  
(N61°35'W 738.20')

P.O.B.

S63°49'24"E 635.72'

LOT 7  
FRANK STARK  
SUBDIVISION  
(4/199)

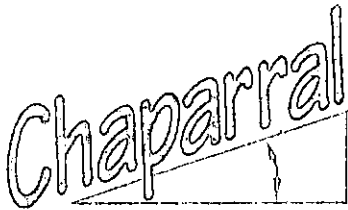
| LINE TABLE |             |          |                   |
|------------|-------------|----------|-------------------|
| LINE       | BEARING     | DISTANCE | RECORD LINE       |
| L1         | N20°19'36"E | 17.70'   | (N22°34'E 17.70') |
| L2         | N04°05'24"W | 48.00'   | (N01°51'W 48.00') |
|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

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.  
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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;

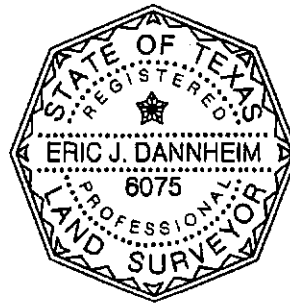
**THENCE** South 18°18'44" West, crossing Lot 1 and Lot 2, a distance of 175.22 feet to the **POINT OF BEGINNING**, containing 2.495 acres of land, more or less.

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.

*Eric J. Dannheim* 4/08/2015

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

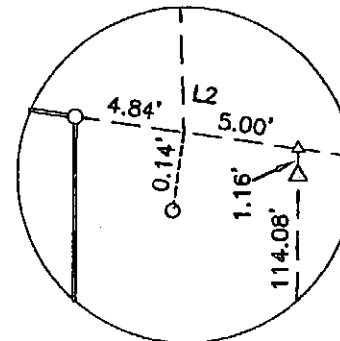




SKETCH TO ACCOMPANY A DESCRIPTION OF 2.495 ACRES (APPROXIMATELY 108,694 SQ. FT.), BEING A PORTION OF LOTS 1 AND 2, RESUB. LOT 6, FRANK STARK SUB., A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED 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.

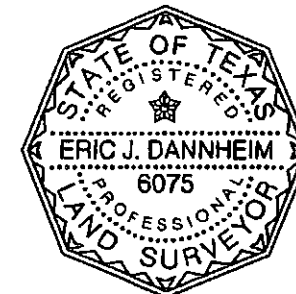
LEGEND

- ⊙ 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙<sup>CAP</sup> 1/2" REBAR WITH ILLEGIBLE CAP FOUND
- ⊙<sup>L</sup> 1/2" REBAR WITH "LANDMARK" CAP FOUND
- ⊙<sup>P</sup> 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'   |



*Eric J. Dannheim*  
4/08/2015

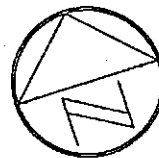
DATE OF SURVEY: 3/27/15  
PLOT DATE: 4/08/15  
DRAWING NO.: 040-104-ZN1  
PROJECT NO.: 040-104  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: EJD  
SHEET 1 OF 3

*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)



1" = 50'

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)

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')

0.209 ACRES  
(12733/1162)

SEE  
DETAIL

70.00'

S18°18'44"W 175.22'

114.08'

(S20°35'W 115.20')

S18°18'44"W 175.21'

59.97'

(S20°35'W 60.00')

P.O.B.

CAP

50.22'

N LAMAR BLVD.  
(R.O.W. WIDTH VARIES)  
(630/614) (51/88)

CENTERLINE N LAMAR BLVD.

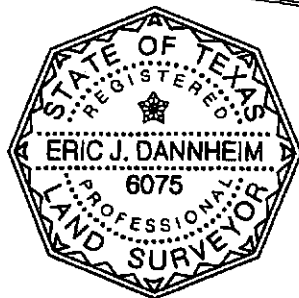
N18°18'44"E

N18°18'44"E 170.41'

S18°18'44"W  
44.62'

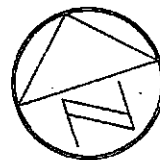
N63°49'24"W 625.89'  
(N61°35'W 738.20')

LOT 7  
FRANK STARK  
SUBDIVISION  
(4/199)



*Ch*  
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)

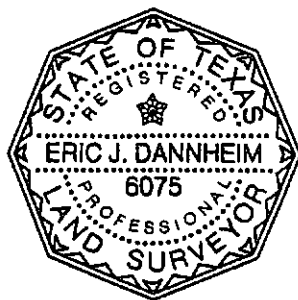
N63°50'52"W 98.06'

1/2" STEEL  
ROD FOUND

15' DRAINAGE ESMT. (51/88)

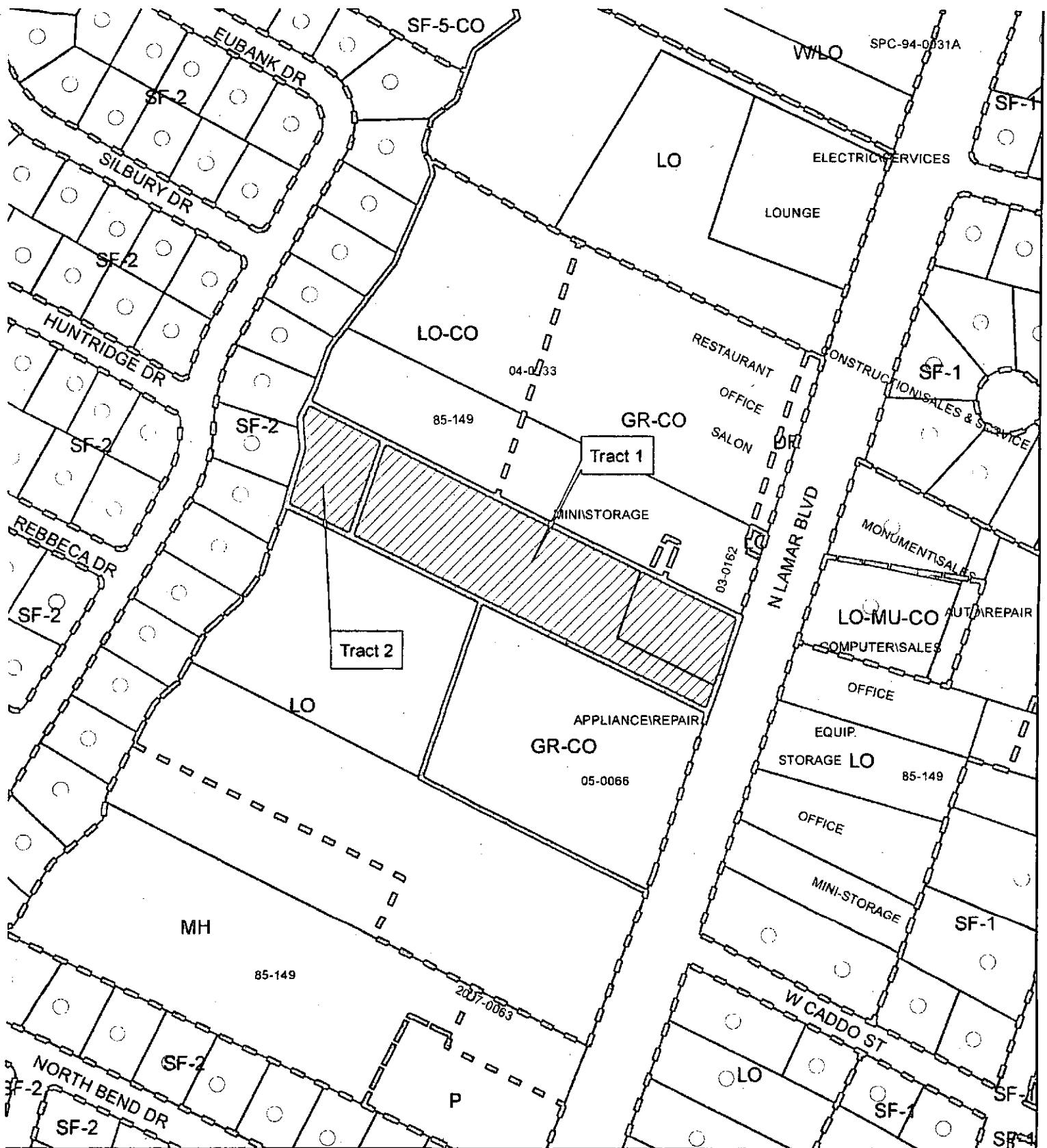
N18°18'44"E 175.21'




N63°49'24"W 42.52'



*En*  
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 by the City of Austin regarding specific accuracy or completeness.

