

AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 AND THE EAST RIVERSIDE CORRIDOR REGULATING PLAN TO ADD A PROPERTY AS AN EXISTING DRIVE-THROUGH FACILITY.

PART 1. Figure 1-15 (*Map of Properties with Drive-Through Facilities*) of the East Riverside Corridor Regulating Plan, as adopted by Ordinance No. 20130509-039 (Exhibit A), and last amended by Ordinance No. 20141106-084, is amended to add the property at 1701 East Riverside Drive, with Property ID 808927.

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

_____, 2015

§
§
§

Steve Adler
Mayor

ATTEST: _____
Jannette S. Goodall
City Clerk

Figure 1-15: Map of Properties with Drive-Through Facilities

Map of properties to which Subsection 2.3.5.B (Drive-Through Facilities) and Subsection 4.5 (Drive-Through Facilities) applies.

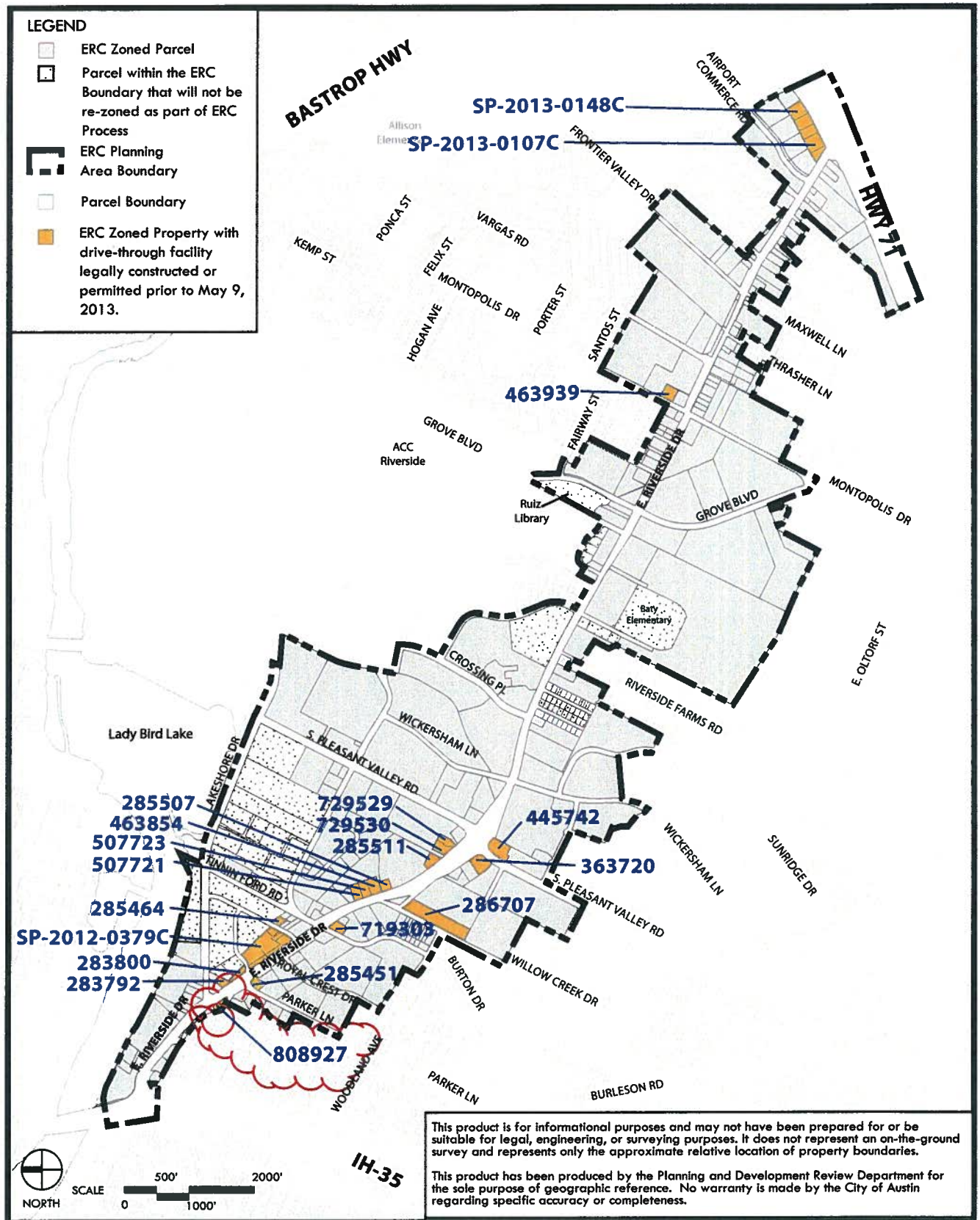


Figure 1-16: Table of Properties with Drive-Through Facilities

List of properties to which Subsection 2.3.5.B (Drive-Through Facilities) and Subsection 4.5 (Drive-Through Facilities) applies.

Property ID	Address	Number of drive-through lanes as of May 9, 2013.
283792	1712 E RIVERSIDE DR	1
283800	1806 E RIVERSIDE DR	1
283881, 285457, 285458, 285459, & 285460	1818 TO 1928 E RIVERSIDE DR	3 PROPOSED IN SP-2012-0379C*
285451	1801 E RIVERSIDE DR	1
285464	1501 TOWN CREEK DR	1
285507	2320 E RIVERSIDE DR	1
285511	2426 E RIVERSIDE DR	2
286707	2301 E RIVERSIDE DR	3
363720	2507 E RIVERSIDE DR	1
445742	4405 E RIVERSIDE DR	1
463854	2308 E RIVERSIDE DR	1
463939	1901 MONTOPOLIS DR	1
483326, 483327, & 483328	7600, 7700, & 7706 E BEN WHITE BLVD	1 PROPOSED IN SP-2013-0107C**
483338 & 483339	7708 & 7714 E BEN WHITE BLVD	1 PROPOSED IN SP-2013-0148C ***
507721	2224 E RIVERSIDE DR	1
507723	2224 E RIVERSIDE DR	1
719303	2109 E RIVERSIDE DR	1
729529	2504 E RIVERSIDE DR	1
729530	2500 E RIVERSIDE DR	1
808927	1701 E RIVERSIDE DR	1
<p>* Drive-through facilities proposed in SP-2012-0379C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties.</p> <p>** Drive-through facilities proposed in SP-2013-0107C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties.</p> <p>*** Drive-through facilities proposed in SP-2013-0148C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties.</p>		

AFFIDAVIT

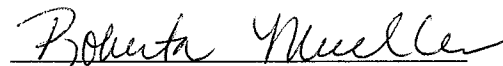
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Roberta Mueller, who, being by me first duly sworn, upon her oath deposes and says:

My name is Roberta Mueller. I am over eighteen years of age and my business address is PO Box 2716, Georgetown, TX 78627. I have never been convicted of a crime, and I am fully competent to make this affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

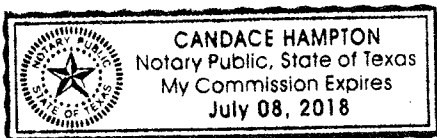
The real property located at 1701 E. Riverside Dr., Austin, Texas (the "Property"), has been owned since at least 1996 by Mueller Family Partnership #1, Harold E. Mueller and Robert B. Mueller. I am president of Austin Real Estate Corporation, General Partner of the Mueller Family Partnership #1. In 1973, Hixon Development Company, as landlord and then owner of the Property, entered into a lease agreement with Ralston Purina Company as tenant for the Property. Ralston Purina Company built a Jack in the Box restaurant on the site. In 1975, members of the Mueller family acquired the Property and the rights and interest of Hixon Development Company as landlord under the lease with Ralston Purina Company. During the course of the lease, Ralston Purina Company assigned its rights and interest in the lease to Foodmaker, Inc. which continued to operate a Jack in the Box restaurant on the site. The lease with Foodmaker, Inc. was extended various times through March 31, 2014. The Jack in the Box was in continuous operation at the Property through February 21, 2011, when the Property was subleased to Adolfo Rendon doing business as Marisco Grill. While operated by Jack in the Box, the restaurant had a functioning drive-through window in continuous operation. From February 21, 2011, when Marisco Grill took over the Property, through the present time, to the best of my knowledge the restaurant has had a functioning drive-through window in continuous operation, including on the date of adoption of the East Riverside Corridor Regulating Plan adoption on or about May 20, 2013. The lease with Adolfo Rendon has been extended and Marisco Grill continues to operate its restaurant at the Property with the drive-through window in continuous operation.

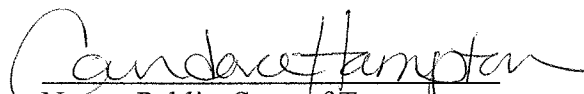
WITNESS MY HAND this the 27 day of March, 2015.

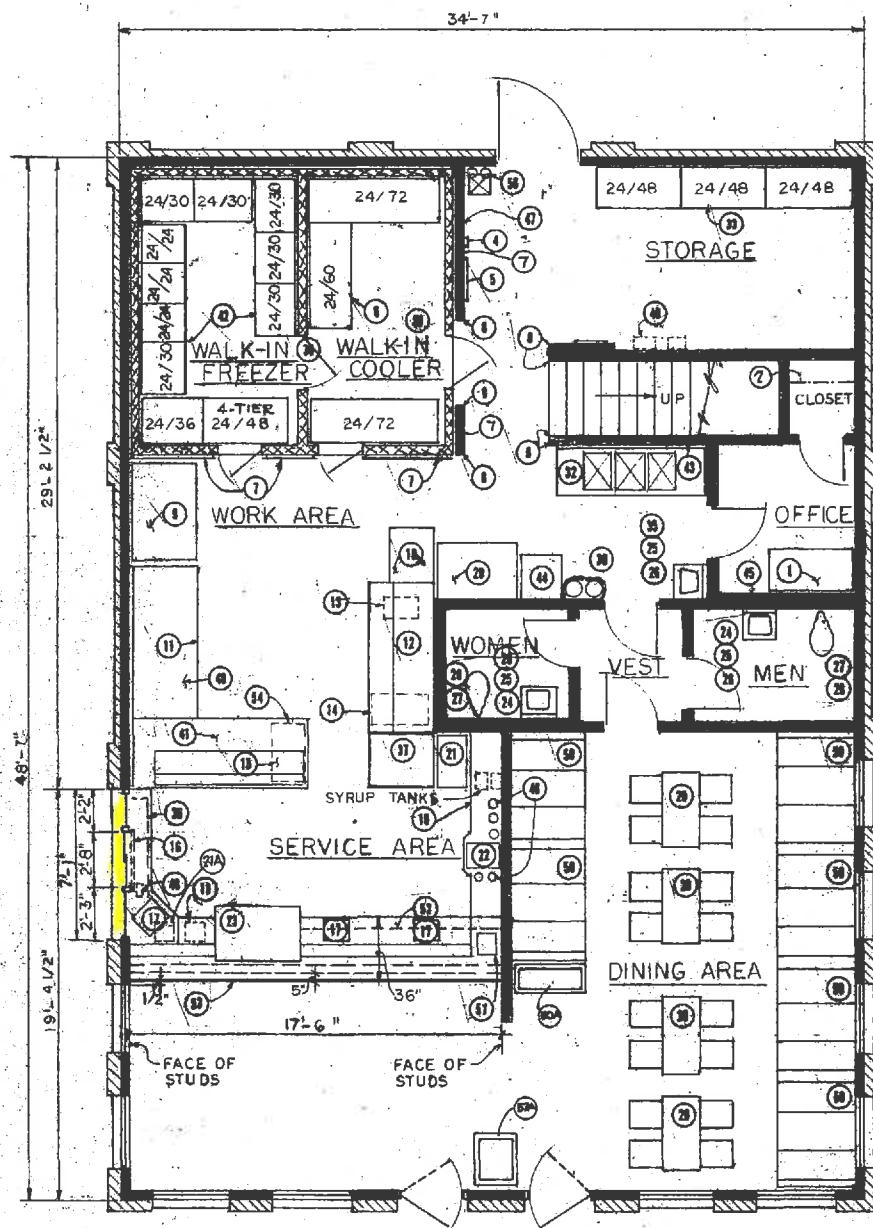

Roberta Mueller

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

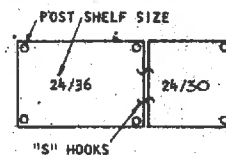
This instrument was acknowledged before me on the 27 day of March, 2015, by Roberta Mueller.




Notary Public, State of Texas



FIRST FLOOR PLAN



SHELF SYMBOLS
NO SCALE

SHELVING SCHEDULE

FREEZER

- 4 EA.-NO. 662P POST
- 4 EA.-NO. DN24-482P SHELVES
- 1 EA.-NO. DNFF-24-362P PLATFORM
- 6 EA.-NO. DNFF-24-302P PLATFORM
- 3 EA.-NO. DNFF-24-242P PLATFORM
- 9 FR JOINER CLIPS

COOLER
10 EA. NO. A86ZP POST
8 EA. NO. DN24-72ZP SHELVES
4 EA. NO. DN24-60ZP
4 PR. CORNER BRACES

DRY STORAGE DOWNSTAIRS
12 EA. NO. AB6ZP POST
12 EA. NO. DN24- 48ZP SHELVES

DRY STORAGE UPSTAIRS
32 EA. NO. A86ZP POSTS
32 EA. NO. DN24-46ZP SHELVES
8 EA. NO. DN24-60ZP SHELVES
16 PR. CORNER BRACES
16 PR. JOINER CLIPS

SYRUP SHELVING UNIT
4 EA. NO. ABQZP POSTS
4 EA. NO. DN24-30ZP SHELVES.

ITEM	SHT.	QUANTITY	DESCRIPTION	REMARKS	MANUFACTURER	MODEL NUMBER	STATUS
1		1	DESK & CHAIR		SEARS	EC 3048 SP K 230	A
2	(A) 3		CLOTHING RODS/OFFICE DRESSING LOCKERS	SEE SHEET 7			C
3							A
4		1	TIME CARD RACK	SEE SHEET 7 FOR LOCATION			B
5		1	TACK BOARD	SEE SHEET 7			B
6		1 LOT	WALK-IN-COOLER SHELVING	ZINC PROTOXY	AMCO	SEE SCHEDULE AT LEFT	B
7		4	BUMPER GUARDS	MOUNT 48" ABOVE FLOOR	SHEET METAL	BB-11	B
8		7	CORNER GUARDS		SHEET METAL	CPR-10	B
9		2	BUN STORAGE RACK	FURNISHED BY BUN SUPPLIER			A
10		1	FREEZER/COOLER		TRAUlsen	ADT-1-26 WUT	B
11		1	GRILL STAND AND HOOD		SHEET METAL	GS-75	B
12		1	FRYER STAND AND HOOD		SHEET METAL	PS-75	B
13		1	TACO FRYER	BUILT INTO FRYER STAND	G E	CKB11	B
14		2	FRENCH FRYER	BUILT INTO FRYER STAND	G E	CK 831	B
15		1	PRODUCT DISPLAY UNIT		SHEET METAL	PD-8418-10	B
16		1	ORDER BOARD		SHEET METAL	WOB 3311	B
17		3	CASH REGISTER		SWEDA		A
18		1	COFFEE COUNTER		SHEET METAL		B
19		1	SAFE		MOSLER	NK. 4 STYLE	B
20		1 LOT	SEATING	FREESTANDING (NOTE 2)	BUCHBINDER	SS-14 SERIES	B
21		1	MALT MACHINE	500W/20V 18 INJECTOR	TAYLOR	441	B
21A		1	SAFE	FREE-STANDING	MOSLER	1-S	B
22		1	COFFEE MAKER		BUNN-O-MATIC	OT	B
23		1	DRINK DISPENSER	CO2 SERVICE LINE UNDERD.	CONCESSION SERVICE	PKR-2 (4 FLAVOR)	B
24		2	MIRRORS	SEE SHEET 7 FOR LOCATION	16"x28" W/ALUMINUM FRAMES		C
25		3	SOAP DISPENSER	SEE SHEET 7			B
26		3	TOWEL DISPENSER	SEE SHEET 7			B
27		2	TISSUE DISPENSER	SEE SHEET 7			B
28		2	SEAT COVER DISPENSER	SEE SHEET 7			B
29		1	ICE MACHINE	CONTROL CKT. 120V 18 15P	WHIRL POOL	CHE 12-RC REMOTE	B
30		2	CO2 TANKS	9 1/2 X 61 O.A HEIGHT	PROVIDE CHAIN KEEPER		A
30A		1	REFUSE CONTAINER	18" x 48" x 18" MIGHT BE PLACED OUTSIDE OR INSIDE DEPENDING ON LOWER SECTION'S DESIGN PLANTING & UPPER SECTION			B
31		4	SYRUP TANKS	5 GALLON CAPACITY			A
32		1	SINK W/ FAUCET & DRAIN		SHEET METAL	SF 8424-12	B
33	AS REQUIRED		STORAGE SHELVING/CONTAINERS	ZINC PROTOXY	AMCO	SEE SCHEDULE AT LEFT	B
34		1	WATER HEATER	GLASS LINED 75 GALLON	DAY & NIGHT	75 J-1	C
35		1	SERVICE SINK & HAND LAVATORY	SEE PLUMBING PLAN			C
36		2	S/S UNDER COUNTER SHELF	SEE SHEET K8	SHEET METAL		B
37		1	HEATED DISPLAY	ONIONINGS	SHEET METAL	HD 3040-36	B
37A		1	REFUSE CONTAINED	14" x 60" MATCH DESCRIPTION PER ITEM 30A			B
38		1	WALK-IN-COOLER	CONST. TO NSF STANDARDS		6'-8" X 13'-6"	B
39		1	WALK-IN-FREEZER	CONST. TO NSF STANDARDS		8'-4" X 13'-6"	B
40		1	GRIDOLE		U.S. RANGE	RSTA 2684	B
41		1	WRAPPING COUNTER	W/INFINITE HEAT SEL SWITCH	SHEET METAL	WC-2940-36	B
42		1 LOT	FREEZER PLATFORMS	ZINC PROTOXY	AMCO	SEE SCHEDULE AT LEFT	B
43		2	WALL CABINETS INSTALLER END ABOVE SINK	BOTTOM 52" ABOVE F.F.	SEARS	6565454 N	B
44		1	SYRUP SHELVING UNIT	ZINC PROTOXY	AMCO	SEE SCHEDULE AT LEFT	B
45		1	PENCIL SHARPENER	MOUNT ON WALL			B
46	(A) 3		DIXIE CUP DISPENSERS				B
47		1	KITCHEN CLOCK	BATTERY OPERATED INCLUDING AUTO ALERT BELL AND KNOB SWITCH			A
48			SPEAKER SYSTEM		RAYTRONICS	6' BELOW CEILING 6" SPACE BETWEEN	B
49		2	TANKS FOR AUTOMATIC FIRE	EXTINGUISHER @ HOOD / NOTE 5			C
50		1 LOT	SEATING	BOOTHES (NOTE 2)	BUCHBINDER		B
51			STANDARD SIGN PACKAGE	PER LOCAL SIGN ORDINANCE	CAL NEON PRODUCTS		A
52		1	SHELF	SEE SHEET K-6	SHEET METAL		B
53		1	SERVING COUNTER		SHEET METAL		B
54		1	PORTABLE WORKTABLE	STORES UNDER WRAPPING CT	SHEET METAL		B
55		1	MENU BOARD	SEE K-7			B
56		2	2A 10 BC DRY CHEM. PORT.	6 LBS. ONE 1ST FL. ONE 2ND FL.			B
57		1	TURNOVER DISPLAY		FASTRON		A

GENERAL NOTES

ALL CUSTOM FABRICATED EQUIPMENT TO HAVE N.S.F. APPROVED
SEAL ON EACH PIECE OF EQUIPMENT.

2. SEATING: BUCKBINDER, 21" x 47" TABLE TOPS
SEATS & BACKS: ORANGE FIBER-GLASS
TABLE TOP: WORMY CHESTNUT (830-64)
FIZAMES: " " " "

8. AUTOMATIC FIRE EXT. SYSTEMS
ONE IN FRYER STAND.
ONE IN GRILL STAND.
FURNISHED & INSTALLED PER NFPA, PARAGRAPH NO. 94.
COMPLETE WITH FUEL CUT OFF.
CONTRACTOR FURNISH & INSTALL.

STATUS 'A'
FOODMAKER FURNISH AND
INSTALLED.

STATUS 'B'
FOODMAKER FURNISH AND
CONTRACTOR INSTALLED.

STATUS 'C'
CONTRACTOR FURNISH AND
INSTALLED

MARK V B 40 WOOD

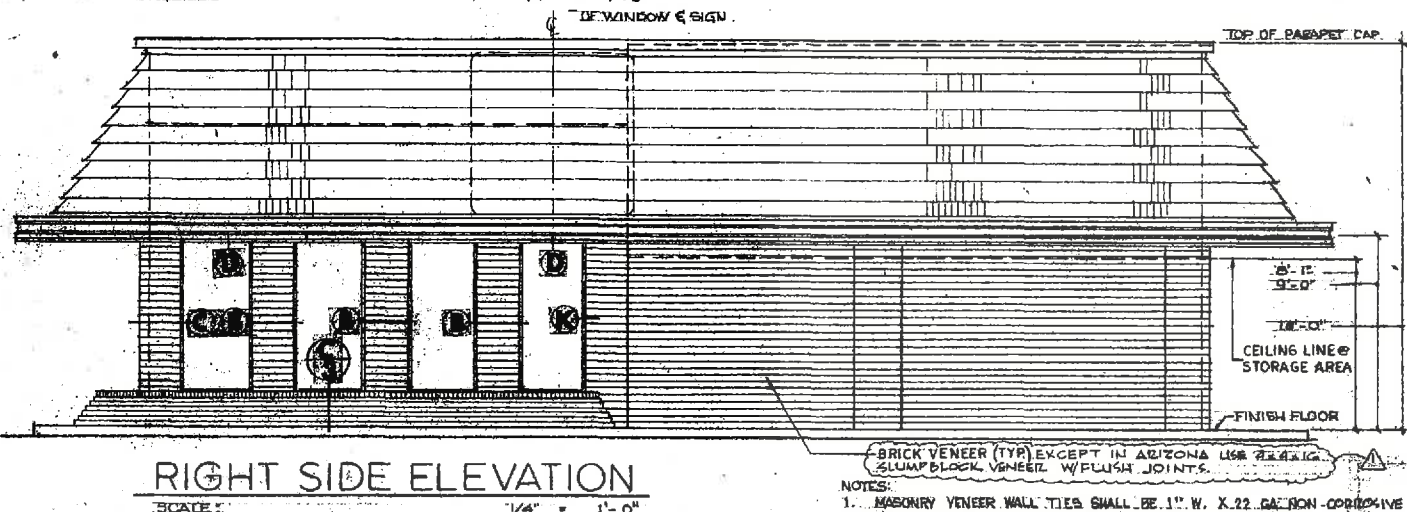
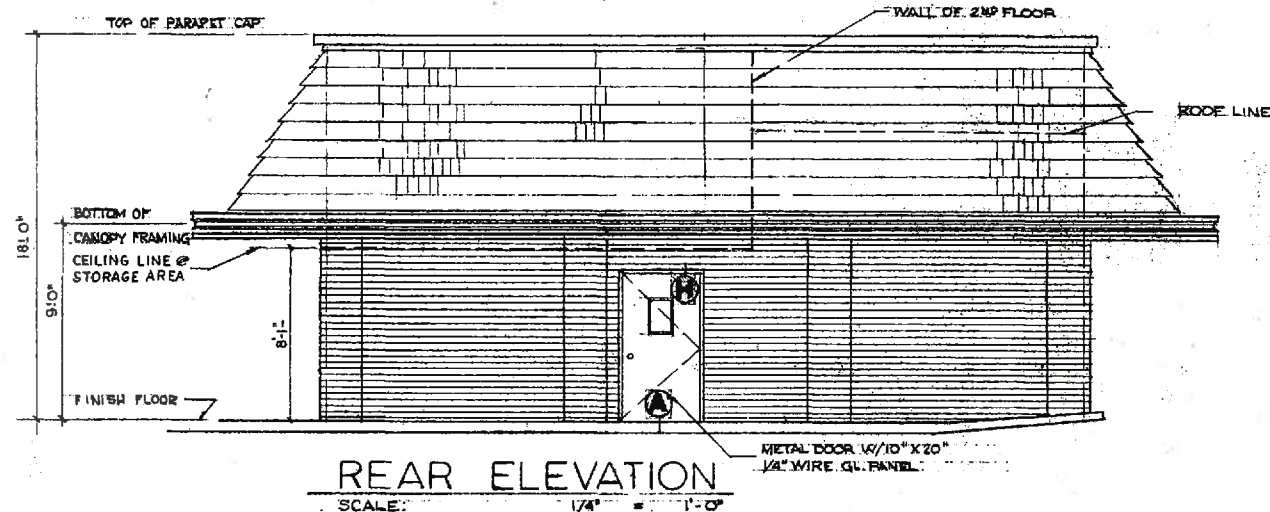
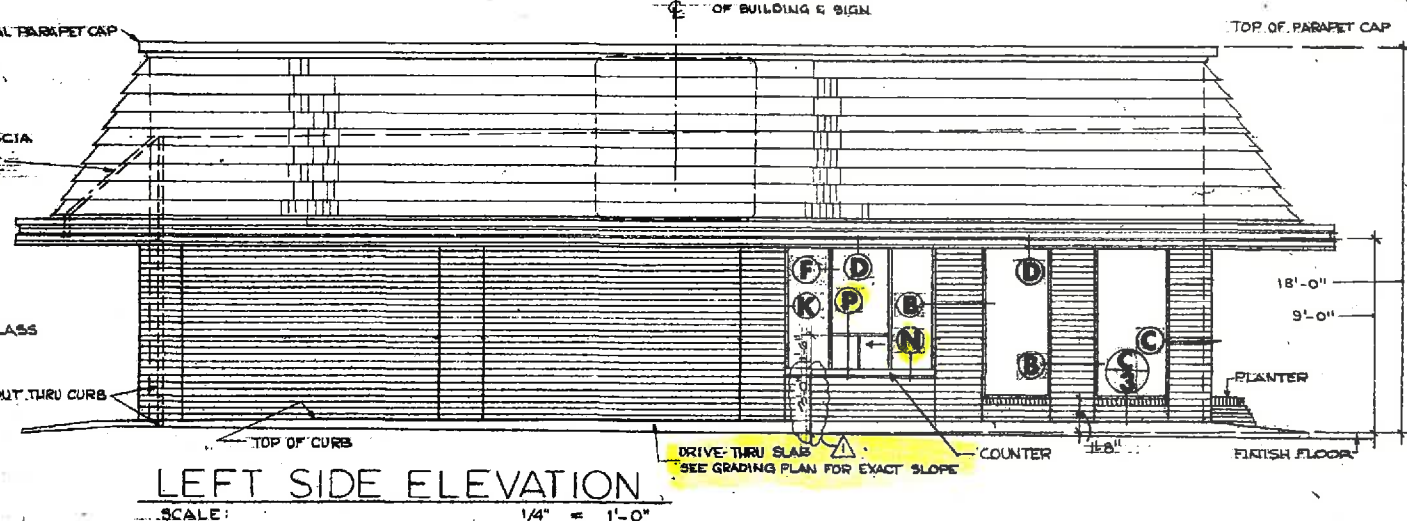
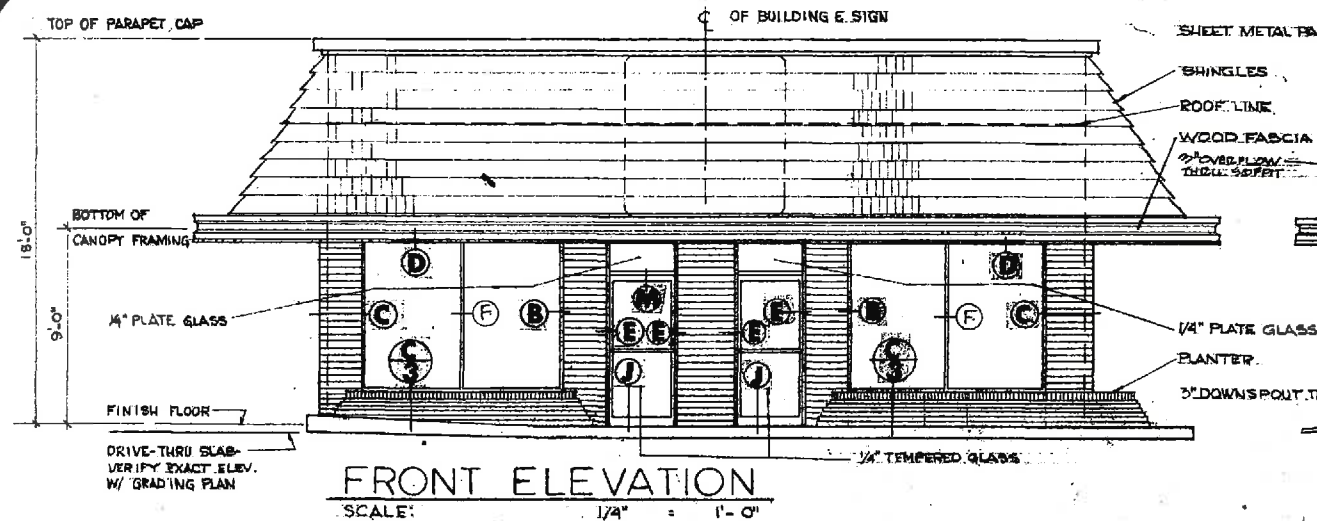
MARK V B 41
77-87-77-334

ORIGINAL DATE: 8-24-73 LAST REVISION: 11-7-73

Foodmaker, Inc.
P.O. BOX 783, SAN DIEGO CALIF. 92112

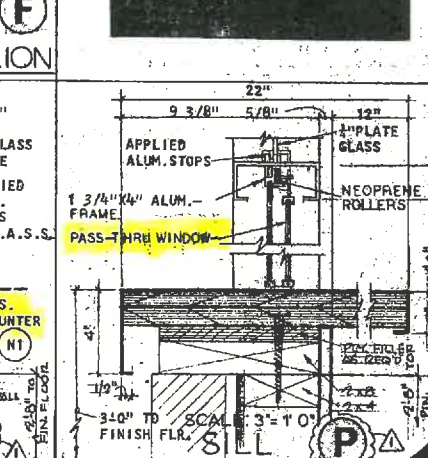
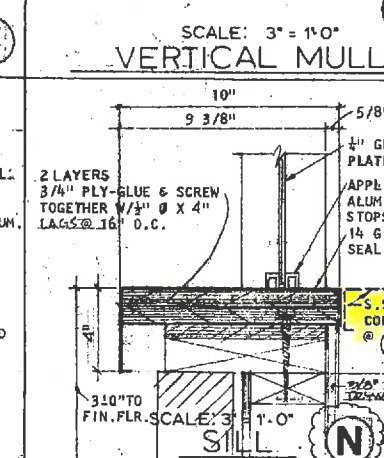
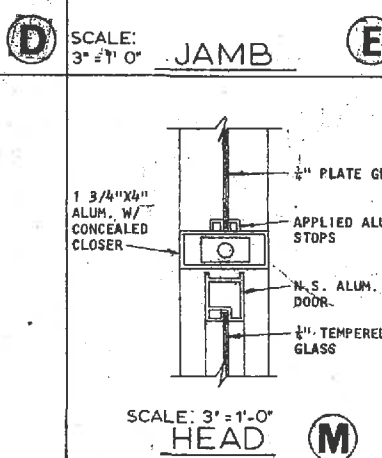
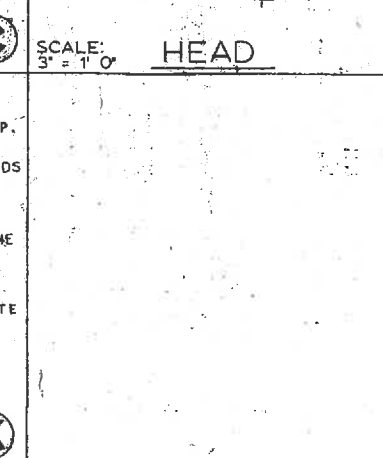
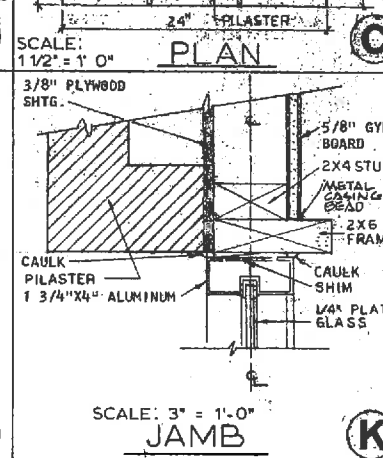
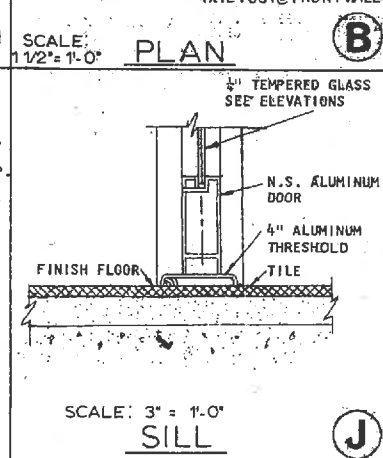
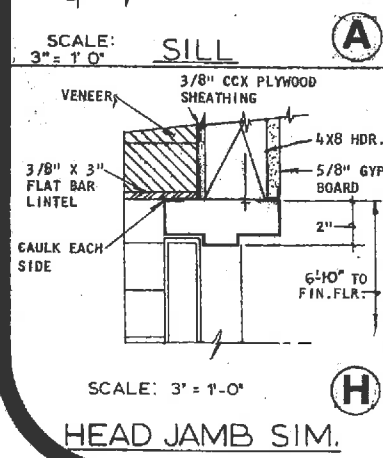
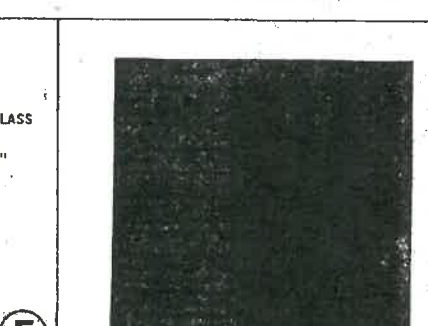
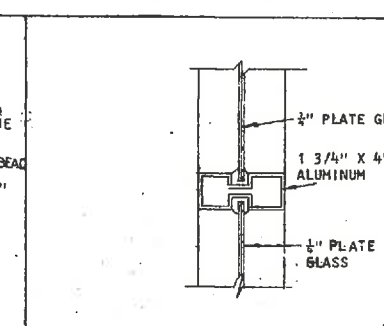
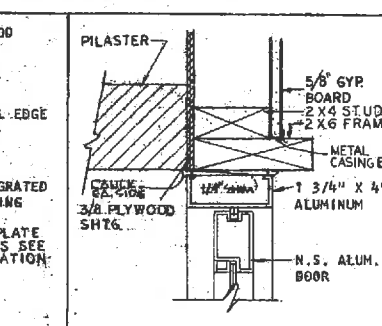
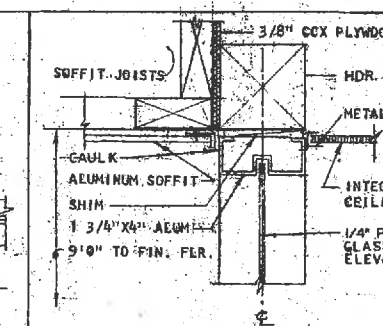
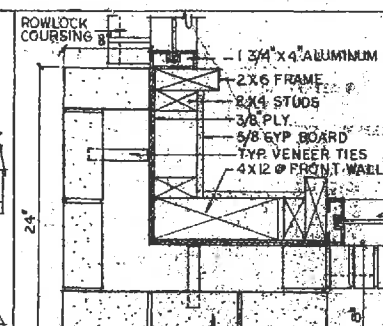
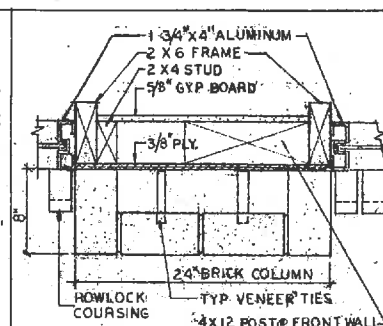
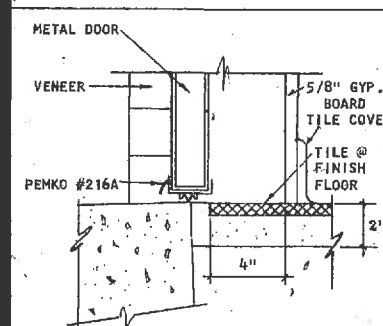
Jack-in-the-Box

0288000



C.M.U./BRICK VENEER
- FIELD VERIFIED
B. SLATTON 1991

NOTES:
1. BRICK VENEER (TYP) EXCEPT IN ARIZONA USE BRICK SLUMP BLOCK VENEER W/ FLUSH JOINTS.
2. MASONRY VENEER WALL TIES SHALL BE 1\"/>



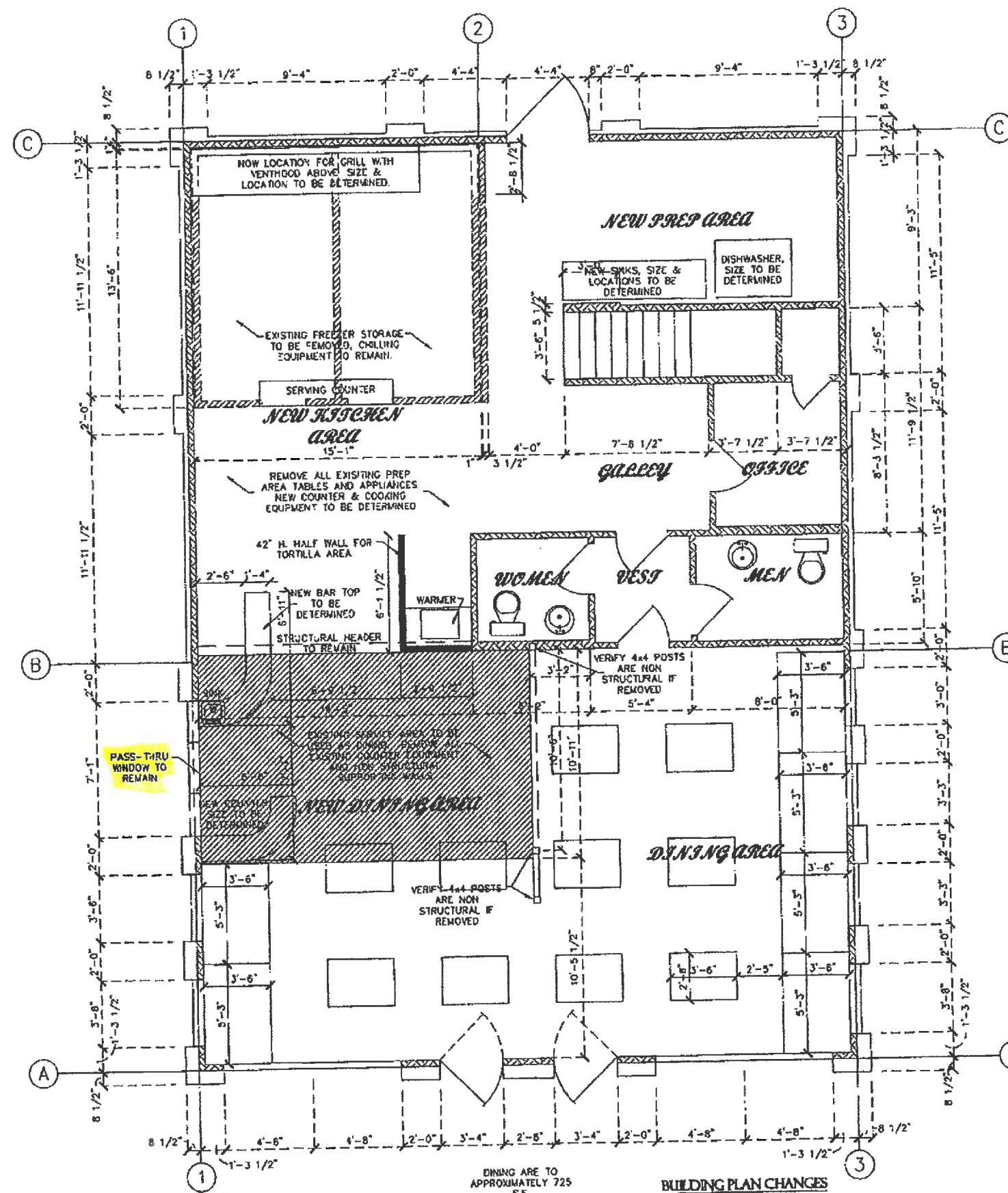
ORIGINAL DATE: 8-24-73 LAST REVISION: 1-7-73

Jack-in-the-Box
DONALD B. GRASER, ARCHITECT

Foodmaker, Inc.
P.O. BOX 783, SAN DIEGO, CALIF. 92112

5

MARK 5B40 WOOD
LOCATION: 47-03-0824





3) West side and north side view from right-of-way, looking southeast



4) Rear drive-through area (not operational)

Subject Photographs
1701 East Riverside Drive
Austin, Texas 78741

Drive
Through
Window



1) Front view and east-side view looking west from right-of-way



2) East side and south side view, looking northwest

CAR
AT
Drive Through
Window

E Riverside Dr

Austin, Texas

Street View - Oct 2007



Image capture - Oct 2007 © 2015 Google

E Riverside Dr

Austin, Texas

Street View · Nov 2007



Image capture: Nov 2007 © 2015 Google

E Riverside Dr

Austin, Texas

Street View - Apr 2009



Image capture: Apr 2009 © 2015 Google

E Riverside Dr

Austin, Texas

Street View - Apr 2014



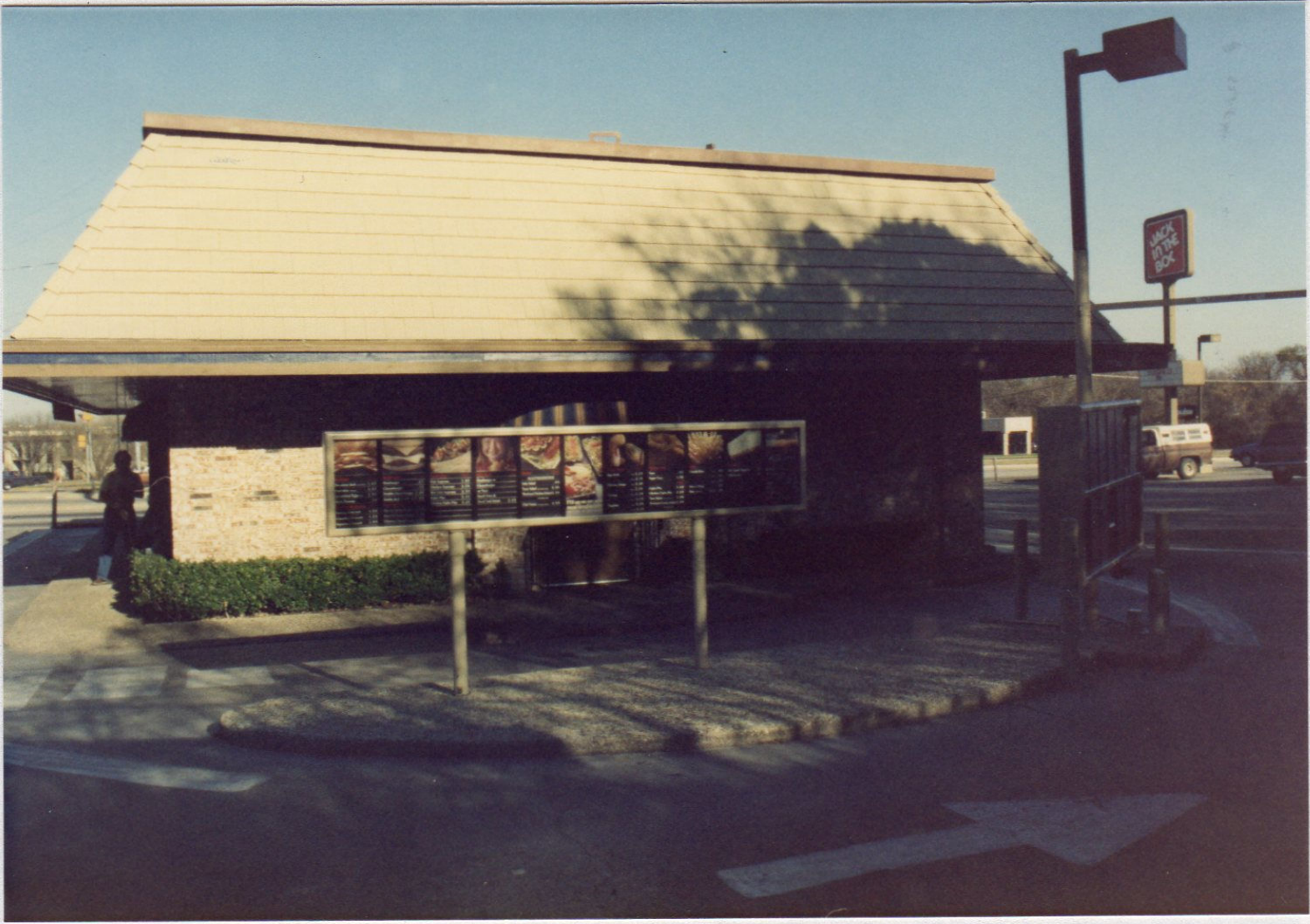
Image capture: Apr 2014 © 2015 Google



LOOKING WEST AT FRONT OF BUILDING.



LOOKING AT NORTH SIDE OF BUILDING FROM NORTH PROPERTY LINE.



LOOKING AT REAR OF BUILDING.



LOOKING AT SOUTH SIDE OF BUILDING FROM SOUTH PROPERTY LINE.

APPRAISAL
of
REAL PROPERTY
located at
1701 E. RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS
as of
JUNE 7, 1988

PREPARED FOR

MR. JOHN P. BENDER
MUELLER & VACEK, ATTYS.
P. O. BOX 1845
AUSTIN, TEXAS 78767

PREPARED BY

KAISER & ASSOCIATES
REAL ESTATE APPRAISERS & ANALYSTS
901 S. MOPAC - SUITE 480
AUSTIN, TEXAS 78746-5747

1701 E. RIVERSIDE DRIVE

Gross Building Area

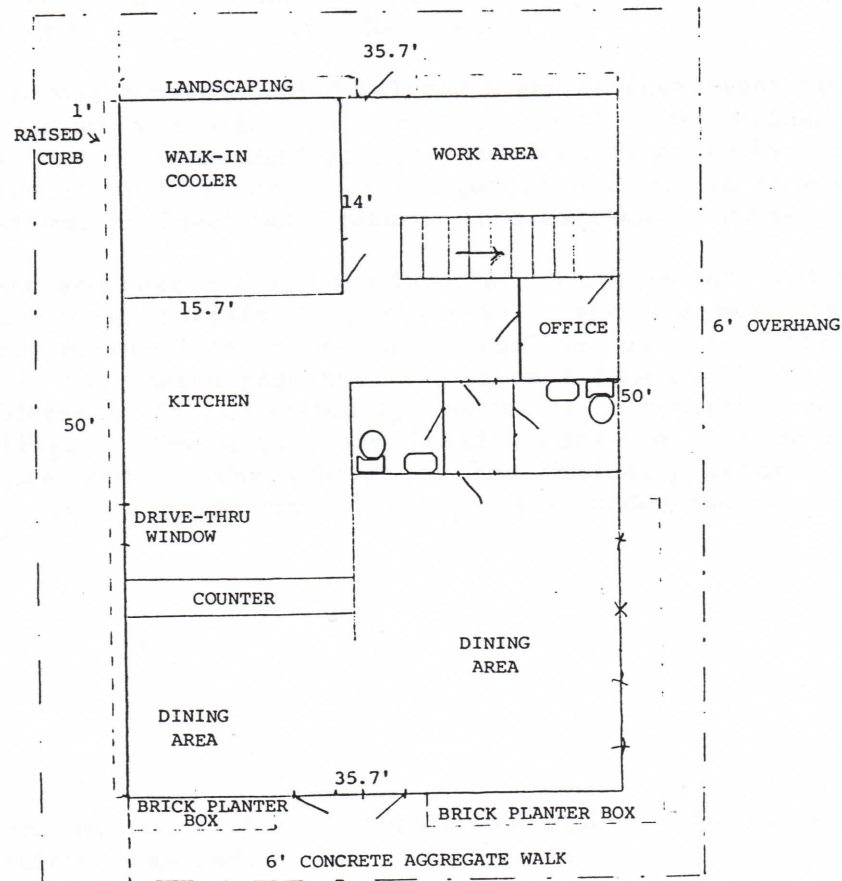
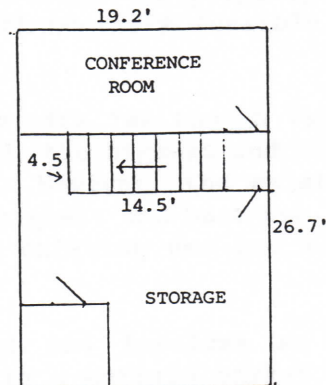
1st Level:

$$35.7' \times 50.0' = 1,785.00 \text{ SF}$$

2nd Level:

$$\begin{array}{r} 26.7' \times 19.2' = 512.64 \\ - 4.5' \times 14.5' = - 65.25 \\ \hline 447.39 \text{ SF} \end{array}$$

1st Level = 1,785.00
2nd Level = 447.39
Total = 2,232.39 SF



DESCRIPTION OF IMPROVEMENTS

The improvements consist of a 2,232 square foot fast-food building constructed in 1974. There are 1,785 square feet on the first level containing the sales counter, the dining area, the kitchen, a walk-in cooler, an office, and two restrooms. The second level has 447 square feet containing a storage room and a conference room. The foundation is poured concrete with concrete beams, and the exterior walls are wood frame and brick veneer. There is a flat built-up roof on the structure and it has a metal mansard canopy, cedar trim and strip fluorescent fixtures along the exterior edge. The canopy serves to provide a six-foot overhang on all sides of the building. Interior partitions are wood frame with drywall, wallpaper, and panel coverings. First level floors are carpet and pad or ceramic tile on concrete. Second level floors are wood frame with vinyl asbestos tile covering. The stairway to the second level has the dimensions of 4.5' x 14.5'. The building is in good condition and has remaining economic life. The building has been occupied by the same tenant since its construction.

The site improvements include 13,800 square feet of concrete paving surrounding the building, and 3,100 square feet of asphalt pavement on the south end of the site. There are 15 striped parking spaces on the concrete portion and 10 unmarked spaces on the asphalt portion. The building has a six-foot raised concrete aggregate sidewalk on three sides. On the side next to the drive-through lane, there is a one-foot raised curb. Behind the building is a 120 square foot raised concrete aggregate island which holds the menu and ordering intercom. There are 109 square feet of brick planter boxes along the front and one side. A 53.5 square foot strip of landscaping follows the rear wall. The parking lot is lighted with five mercury vapor lamps on single metal poles. There is one double sided translucent sign with fluorescent lights mounted on a single metal pylon. A 7.5 foot concrete retaining wall runs for 200 linear feet along the rear of the site. The concrete retaining walls gradually slope down at each end of the rear wall. A brick wall runs 95 linear feet along the north property line.

BUILDING CLASSIFICATION :	Fast-Food Restaurant
DATE CONSTRUCTED :	1974
GROSS BUILDING AREA :	2,232 SF
GROSS LEASABLE AREA :	2,232 SF
1st Level :	1,785 SF
2nd Level :	447 SF
BUILDING HEIGHT :	18'
CEILING HEIGHT :	8'
FOUNDATION :	Concrete Slab
EXTERIOR WALLS :	Wood frame; brick veneer.
ROOF STRUCTURE :	Wood frame; built-up gravel cover.

