

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 4807 NORTH QUINLAN PARK ROAD FROM  
3 LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING  
4 DISTRICT AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY  
5 (LR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-  
6 CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from limited office-conditional overlay (LO-CO) combining  
12 district and neighborhood commercial-conditional overlay (LR-CO) combining district to  
13 community commercial-conditional overlay (GR-CO) combining district on the property  
14 described in Zoning Case No. C14-2011-0013, on file at the Planning and Development  
15 Review Department, as follows:

16  
17 A 10.70 acre tract of land, more or less, out of the D. & W. Railroad Company  
18 Survey No. 73 in Travis County, the tract of land being more particularly described  
19 by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
20 "Property"),

21  
22 locally known as 4807 North Quinlan Park Road, in the City of Austin, Travis County,  
23 Texas, and generally identified in the map attached as Exhibit "B".

24  
25 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
26 established by this ordinance is subject to the following conditions:

- 27  
28 A. A site plan or building permit for the Property may not be approved, released,  
29 or issued, if the completed development or uses of the Property, considered  
30 cumulatively with all existing or previously authorized development and uses,  
31 generate traffic that exceeds 2,000 trips per day.  
32  
33 B. Vehicular access from the Property to North FM 620 Road is prohibited. All  
34 vehicular access to the Property shall be from other adjacent public streets or  
35 through other adjacent property.  
36  
37

1 C. The following uses are prohibited uses of the Property:

2  
3 Art gallery Art workshop  
4 Convalescent services Club or lodge  
5 Communication services Cultural services  
6 Automotive rentals Automotive sales  
7 Automotive repair services Automotive washing (of any type)

8  
9 Except as otherwise specifically restricted under this ordinance, the Property may be  
10 developed and used in accordance with the regulations established for the community  
11 commercial (GR) base district, and other applicable requirements of the City Code.

12  
13 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

14  
15  
16 **PASSED AND APPROVED**

17  
18 \_\_\_\_\_, 2011 §  
19 §  
20 §  
21 \_\_\_\_\_ Lee Leffingwell  
22 Mayor

23  
24  
25 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
26 Karen M. Kennard Shirley A. Gentry  
27 City Attorney City Clerk



*Land Surveyors, Inc.*

8333 Cross Park Drive  
Austin, Texas 78754  
Office: 512.374.9722  
Fax: 512.873.9743

"EXHIBIT A"

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;

SCANNED

4. North  $49^{\circ}10'58''$  East a distance of 156.41 feet (record: North  $49^{\circ}09'51''$  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  $46^{\circ}01'42''$  East a distance of 244.79 feet (record: North  $45^{\circ}38'36''$  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  $50^{\circ}40'27''$  East a distance of 247.98 feet (record: North  $51^{\circ}05'09''$  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  $60^{\circ}11'01''$  East (record: North  $60^{\circ}10'32''$  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  $60^{\circ}11'01''$  East a distance of 291.40 feet (record: North  $60^{\circ}10'32''$  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  $22^{\circ}55'04''$  East (record: South  $22^{\circ}54'44''$  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  $13^{\circ}33'57''$  and a chord, which bears South  $55^{\circ}40'07''$  West a distance of 631.81 feet to a calculated point for a point of tangency;
3. South  $62^{\circ}31'22''$  West a distance of 260.30 feet to a calculated point for a point of curvature;
4. along a tangential curve to the right, having a radius of 1913.76 feet, a length of 655.89 feet, a delta angle of  $19^{\circ}38'11''$  and a chord, which bears South  $72^{\circ}20'27''$  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  $01^{\circ}22'56''$  West (record: South  $01^{\circ}23'19''$  West) a distance of 588.95 feet;

THENCE North  $01^{\circ}22'56''$  East (record: North  $01^{\circ}23'19''$  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.

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



File: S:\Projects\Steiner Ranch\Documents\Fieldnotes\Zoning Fieldnotes 01\_fn.doc  
Dwg: S:\Projects\Steiner Ranch\Dwg\Steiner Zoning Fieldnotes 01.dwg

REFERENCES:

TCAD MAP: 1-5147  
AUSTIN GRID: MB-32 & MC-33

GRAPHIC SCALE



NORTH

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

POINT OF BEGINNING

(N42°55'58"E)  
N42°58'29"E  
109.42'  
(109.59')

(N01°23'19"E)  
N01°22'56"E  
264.43'

(S01°23'19"W)  
S01°22'56"W  
588.95'

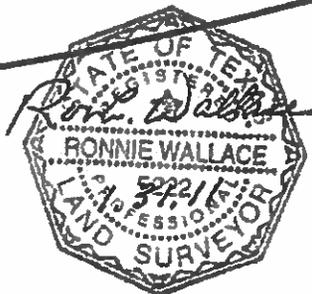
"CFE"

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

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. 200800336  
O.P.R.T.C.T.



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

SEE SHEET 5 FOR LEGEND

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1270.92'	269.66'	12°09'25"	N55°18'38"E	269.16'
[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'

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  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

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

SHEET  
04 of 06

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)

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

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

MATCHLINE SHEET 4  
MATCHLINE SHEET 5

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

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

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

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

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

[N45°38'36"E]  
[N46°01'42"E]

[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.

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.

MATCHLINE SHEET 4  
MATCHLINE SHEET 5

MATCHLINE SHEET 5  
MATCHLINE SHEET 6

C1

C2

S62°31'22"W 260.30'

GRAPHIC SCALE



IN FEET  
SEE SHEET 4 FOR CURVE TABLE



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

SHEET  
05 of 06

GRAPHIC SCALE



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

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

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

{291.40'}  
291.40  
{N60°10'32"E}  
N60°11'01"E

SEE DETAIL

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

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

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

{248.79'}  
247.98

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

{N51°05'09"E}  
N50°40'27"E

{S22°51'44"E}  
S22°51'04"E

380.45'

SEE SHEET 4 FOR CURVE TABLE  
SEE SHEET 5 FOR LEGEND

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

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

{N45°38'36"E}  
N46°01'42"E

{244.25'}  
244.79

10.70 AC.

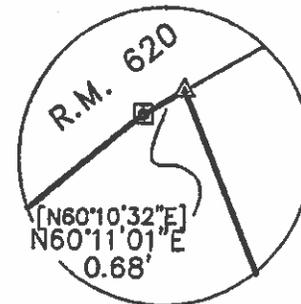
LOT 3  
BLOCK B  
STEINER RANCH  
PHASE TWO SECTION 10  
DOC. NO. 200600336  
O.P.R.T.C.T.

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

{N49°09'51"E}  
N49°10'58"E

{156.41'}  
{158.21'}

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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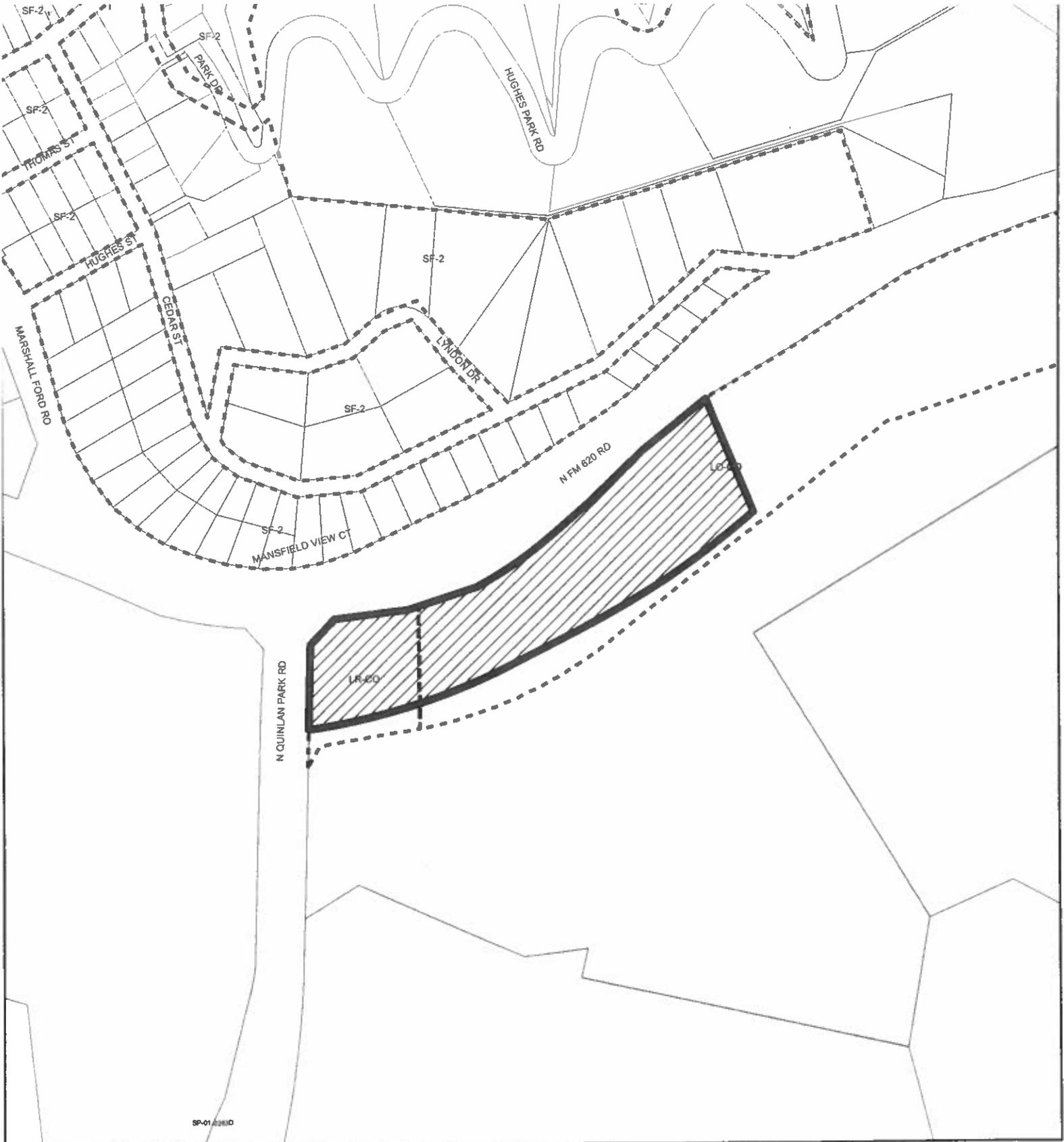
OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.rr.com

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

SHEET  
06 of 06

SCANNED



SP-01-2010

**ZONING** *EXHIBIT B*

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0013  
 LOCATION: 4807 N QUINLAN PARK RD  
 SUBJECT AREA: 10.7 ACRES  
 GRID: B32-33  
 MANAGER: SHERRI SIRWAITIS



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.