

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

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 §
19 §
20 _____, 2011 § _____
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°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:

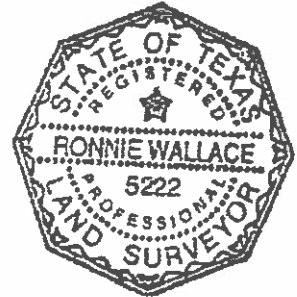
1. South 22°55'04" East (record: South 22°54'44" East), along the west line of said Black Capped Vireo Conservation Area a distance of 380.45 feet to a calculated point;
2. along a non-tangential curve to the right, having a radius of 2,674.72 feet, a length of 633.29 feet, a delta angle of 13°33'57" 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 260.30 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°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.

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

100 50 0 100
IN FEET

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'

POINT OF BEGINNING

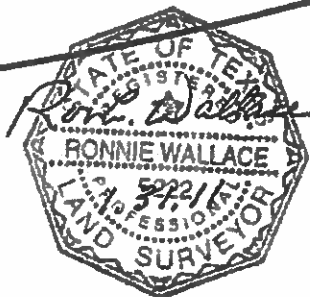
(N42°55'58"E)
N42°58'29"E
109.42'
(109.59')

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. 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'

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

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'

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

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: Projects\Steiner Ranch\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

04 of 06

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

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']

[N45°38'38"E]
N46°01'42"E

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: 104+00.00
OFFSET: 125.00' LT

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

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

GRAPHIC SCALE

100 50 0 100

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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8333 CROSS PARK DRIVE

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ron-baseline@austin.tx.us

File: Projects\Steiner Ranch\Orig\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

100 50 0 100
IN FEET

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

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

SEE SHEET 4 FOR CURVE TABLE
SEE SHEET 5 FOR LEGEND

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

STA: 101+56.21
ET: 125.00' LT

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

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

[N45°38'36"E]
N46°01'42"E

[244.25']
244.79

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

[N51°05'09"E]
N50°40'27"E

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

SEE DETAIL

[248.79']
247.98

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

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

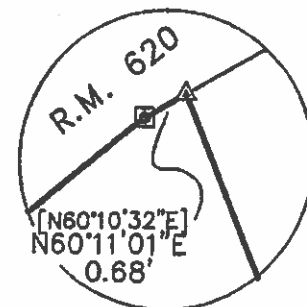
{322.54'±E}
S22°53'04"E

380.45'

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
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
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File: Projects\Steiner Ranch\Drawings\Steiner Ranch Zoning 01.dwg

Job No.

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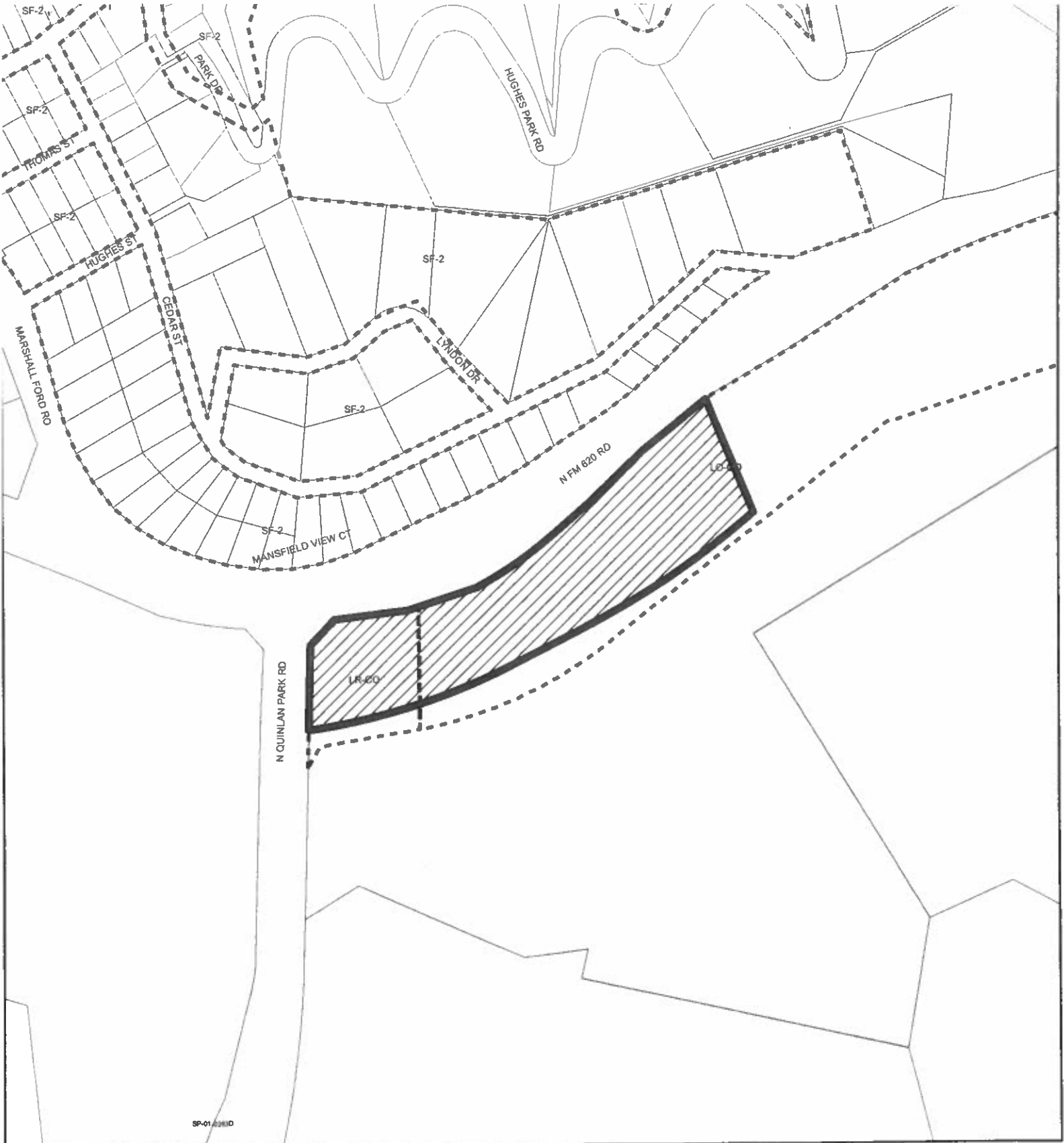
Date: 01/27/11

Checked By: JSL





Drawn By: RLW

SHEET

06 of 06



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.