



Thursday, September 28, 2006

Back Print

**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 83

Subject: C14-06-0129 - Pavilion Park and Ride Expansion - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11979 Research Boulevard and 11933 Jollyville Road (Walnut Creek Watershed) from public (P) district zoning; limited office (LO) district zoning and community commercial (GR) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning for Tract 1, and limited office-conditional overlay (LO-CO) combining district zoning for Tract 2. First reading approved on August 31, 2006. Vote: 7-0. Applicant: Capital Metro (John Hodges); Compass Properties (Mitchell Wong). Agent: Doucet & Associates (Ted McConaghy). City Staff: Sherri Sirwaitis, 974-3057.

**Additional Backup
Material**

(click to open)

- Staff Report**
- Ordinance**

For More Information: Sherri Sirwaitis, 974-3057.

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0129

Z.A.P. DATE: August 15, 2006

ADDRESS: 11979 Research Boulevard and 11933 Jollyville Road

OWNER/APPLICANT: Capital Metropolitan (John E. Hodges),
Compass Properties (Mitchell Wong)

AGENT: Doucet & Associates (Ted McConaghy)

ZONING FROM: P, LO, GR **TO:** CS **AREA:** 7.190 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay District, zoning for Tract 1 and LO-CO, Limited Office-Conditional Overlay District, zoning for Tract 2 (an area measured 120-feet from the property line along Jollyville Road – see Attachment A). The conditional overlay would limit the development intensity on the entire property to less than 2,000 vehicle trips per day. In addition, the conditional overlay will restrict Tract 1 to the following: allow Transportation Terminal as the only 'CS' permitted use, allow for all 'GR' permitted uses, and prohibit Pawn Shop Services use on the site.

ZONING AND PLATTING COMMISSION:

8/15/06: Approved the staff's recommendation of CS-CO zoning for Tract 1 and LO-CO zoning for Tract 2 (8-0, K. Jackson-absent); J. Martinez-1st, S. Hale-2nd.

DEPARTMENT COMMENTS:

The portion of the property in question zoned LO and P is currently developed with a Capital Metro park and ride facility. The area at the northeastern corner of the site is zoned GR and is currently undeveloped. The applicant is requesting to rezone this tract of land to expand the existing transportation terminal use.

The staff recommends CS-CO zoning for Tract 1 and LO-CO zoning for Tract 2 (an area measured 120-feet from the property line along Jollyville Road). The proposed CS-CO zoning for Tract 1 will allow the applicant to expand the existing Capital Metro transportation terminal use on this property along a major arterial roadway, U.S. Highway 183 North. The staff is recommending a 120-foot buffer of LO-CO zoning along Jollyville Road (Tract 2) in accordance with the intent of the U.S. 183/Jollyville Road Area Study. The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date to maintain a setback from the residential and office uses to the west.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO, P, GR	Transportation Terminal (Capital Metro Park & Ride), Undeveloped Area
<i>North</i>	LI	Manufacturing Company
<i>South</i>	SF-6, GO	Townhouse/Condominiums, Office Park
<i>East</i>	GR, LO	Office (Austin Eye Center), Retail Sales (Academy)
<i>West</i>	GR, LO	Hotel

AREA STUDY: U.S. 183/Jollyville Road Area Study

(This Area Study designates the property in question for commercial/GR district uses. The U.S. 183 Study was approved by the City Council in November of 1978. The Area Study recommended that a 120-foot deep strip of land along Jollyville Road be zoned "O" Office zoning (which was converted to LO, Limited Office, in 1985) and that a 200 foot strip of land along the west side of Jollyville Road be zoned "A" Residence (which was converted to SF-3, Family Residence, in 1985). The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date. The policy of SF-3 on the west side of Jollyville Road was never approved or implemented, and today the west side of Jollyville Road is primarily zoned office and multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

TIA: Not required**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- 46 - North Oaks Neighborhood Association
- 157 - Courtyard Homeowners Association
- 426 - River Place Residential Community Association, Inc.
- 475 - Bull Creek Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0013	GR, SF-2 to MF-6	5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent) Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent)	6/22/06: Case withdrawn by applicant.

		Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent)	
C14-02-0088	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services(7-0); all 3 readings
C14-01-0160	LO to GO	Withdrawn by applicant on 12/14/01	N/A
C14-89-0024	SF-2, GO to GR	Approved GR & SF-2 on 5/23/89	Approved GR & SF-2 (6-0); 1 st reading on 6/29/89 Approved GR & SF-2 (7-0); 2 nd / 3 rd readings on 10/04/90

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Pavilion Blvd.	70'	40'	Collector	No	No	Yes

CITY COUNCIL DATE: August 31, 2006

ACTION: Approved CS-CO zoning for Tract 1 and LO-CO zoning for Tract 2 by consent (7-0)

September 28, 2006

ACTION:

ORDINANCE READINGS: 1st 8/31/06

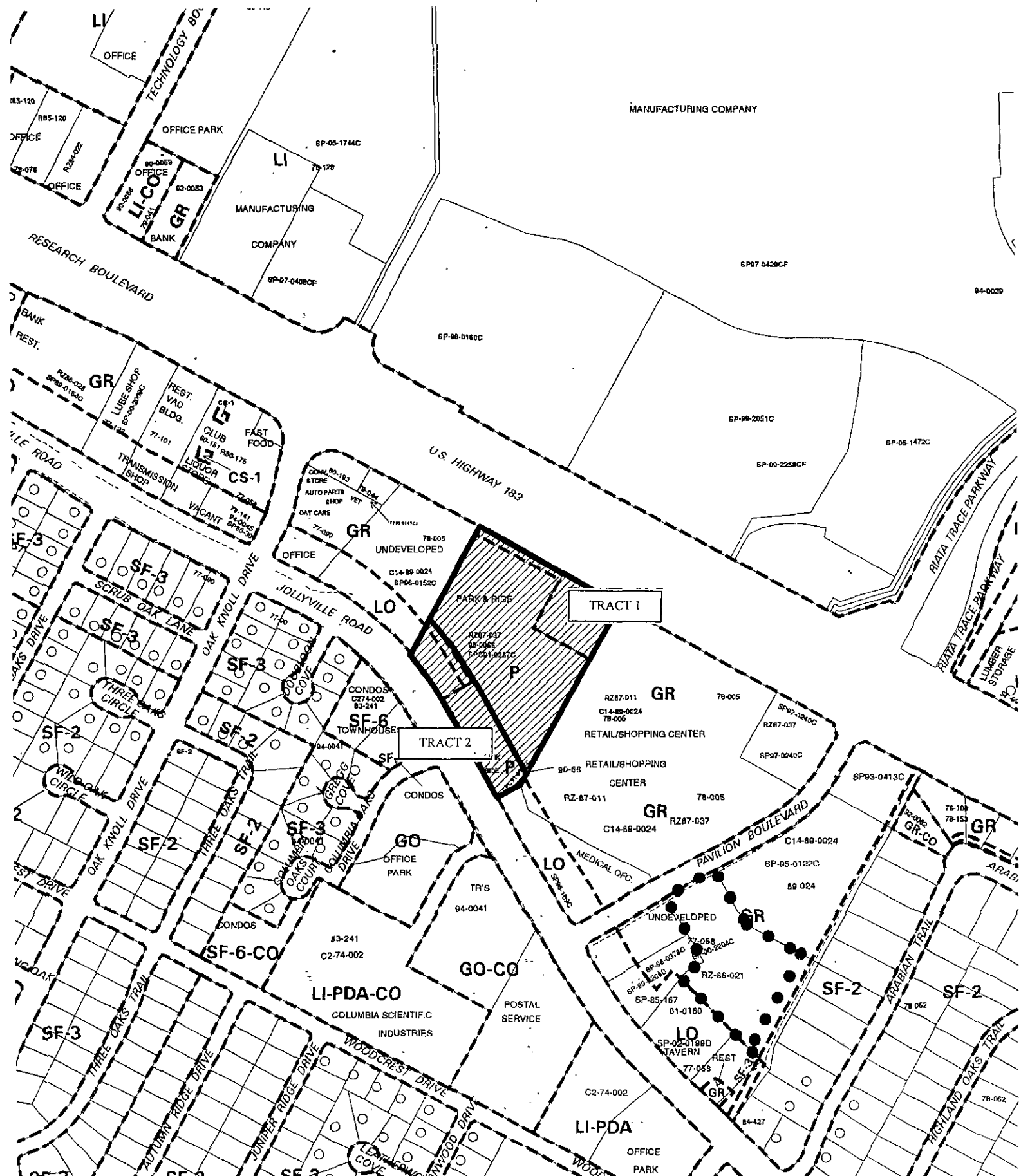
2nd


3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us





1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S. SIRWAITIS

ZONING

CASE #: C14-06-0129

ADDRESS: RESEARCH BLVD AT JOLLYVILLE RD

SUBJECT AREA (acres): 7.190

DATE: 06-09

INTLS: SM

CITY GRID REFERENCE NUMBER

H36

SP-00-22

SP-00-22

SP-00-22

RETAIL/SHOP CENTER.

RZ-87-011

GR-87-011

C14-89-002

SP-00-22

SP-00-22

SP-00-22

SP-00-22

SP-00-22

EAST

FOOD

LIQUOR

STORE

VACANT

SE

85-30

78-56

78-56

78-56

78-56

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STAFF RECOMMENDATION

Staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay District, zoning for Tract 1 and LO-CO, Limited Office-Conditional Overlay District, zoning for Tract 2 (an area measured 120-feet from the property line along Jollyville Road – see Attachment A). The conditional overlay would limit the development intensity on the entire property to less than 2,000 vehicle trips per day. In addition, the conditional overlay will restrict Tract 1 to the following: allow Transportation Terminal as the only 'CS' permitted use, allow for all 'GR' permitted uses, and prohibit Pawn Shop Services use on the site.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed CS-CO zoning for Tract 1 will allow the applicant to expand the existing transportation terminal facility in this area. The staff is recommending 'GR' uses for this site to promote consistency with the permitted uses developed adjacent to this tract in the existing Community Commercial zoning located to the east and west.

In addition, the staff is recommending a 120-foot buffer of LO-CO zoning along Jollyville Road (Tract 2) in accordance with the intent of the U.S. 183/Jollyville Road Area Study. The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date to maintain a setback from the residential and office uses to the west.

EXISTING CONDITIONS

Site Characteristics

The site under consideration contains an undeveloped tract of land (zoned 'GR') at the northeast corner of the property fronting Research Boulevard/U.S. Highway 183 North, a transportation terminal facility (Capital Metro Park & Ride – zoned 'P'), and a tree shaded parking area (zoned 'LO' and 'P'). The property to the north of the proposed rezoning area, on the other side of U.S. Highway 183 North, is developed as a manufacturing facility (zoned 'LI'). To the east, there is a retail shopping center containing an Academy store (zoned GR) and a medical office (Austin Eye Center – zoned LO). Along the west side of the property in question, there is a hotel (zoned 'GR') and office uses (zoned 'LO').

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 22,381 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC; 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
US 183	300'	Varies	Arterial	No	Yes	No
Jollyville Road	130'	60'	Arterial	Yes	Yes	Priority 2

Water and Wastewater

The landowner intends to serve the site with City of water and wastewater utilities. The landowner, at their own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

Any new development for a Transportation Terminal will require a conditional use permit.

The site is subject to compatibility standards. Along the south property line, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11979 RESEARCH BOULEVARD AND 11933 JOLLYVILLE ROAD FROM LIMITED OFFICE (LO) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT AND PUBLIC (P) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-06-0129, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From community commercial (GR) district and public (P) district to general commercial services-conditional overlay (CS-CO) combining district.

A 5.6028 acre (244,058 square feet) tract of land, more or less, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From limited office (LO) district, and public (P) district to limited office-conditional overlay (LO-CO) combining district.

A 1.5910 acre (69,302 square feet) tract of land, more or less, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 11979 Research Boulevard and 11933 Jollyville Road, 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:

1. 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

1 with all existing or previously authorized development and uses generate traffic that
2 exceeds 2,000 trips per day.

3
4 2. The following uses are prohibited uses of Tract One:

5
6 Agricultural sales and services

7 Campground

8 Construction sales and services

9 Electronic prototype assembly

10 Equipment repair services

11 Food preparation

12 Laundry services

13 Pawn shop services

14 Vehicle storage

15 Custom manufacturing

16 Maintenance and service facilities

Building maintenance services

Commercial blood plasma center

Convenience storage

Electronic testing

Equipment sales

Kennels

Monument retail sales

Plant nursery

Veterinary services

Limited warehousing and distribution

Transitional housing

17
18 Except as specifically restricted under this ordinance, the Property may be developed and
19 used in accordance with the regulations established for the respective base districts and
20 other applicable requirements of the City Code.

21
22 **PART 3.** This ordinance takes effect on _____, 2006.

23
24
25 **PASSED AND APPROVED**

26
27
28
29 _____, 2006.

30 Will Wynn
31 Mayor

32
33
34 **APPROVED:** _____

35 David Allan Smith
36 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

EXHIBIT "A"

Tract 1
For Zoning Purposes

Legal Description

LEGAL DESCRIPTION OF A 5.6028 ACRE (244,058 SQUARE FEET) TRACT OF LAND BEING A PORTION OF LOT 5, BLOCK A, AS SHOWN ON THE MAP OR PLAT OF THE PAVILION SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 89, PAGE 179 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), A PORTION OF LOT 1, BLOCK A, AS SHOWN ON THE MAP OR PLAT OF TYLER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200300248 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 0.95 ACRE TRACT, (TRACT B), OUT OF THE JAMES D. GOODE SURVEY, NUMBER 30, DESCRIBED IN A DEED TO MITCHEL AND ROSE T. WONG RECORDED IN VOLUME 12071, PAGE 2427, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.6028 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type II Right-of-Way (R.O.W.) Monument found 163.00 feet right of centerline station 30+95.89 for a point of curvature at the intersection of the south R.O.W. line of U.S. Highway 183 (326' R.O.W.) and the east R.O.W. line of Oak Knoll Drive, from which a Texas Department of Transportation Type II R.O.W. Monument found 163.00 feet right of centerline station 46+00.00 bears S61°46'57"E, a distance of 1504.07 feet, same being the **Bearing Basis** for this survey;

THENCE, with the south R.O.W. line of said U.S. Highway 183, S61°46'57"E, a distance of 502.92 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof, also being the northwest corner of said Lot 5, the northeast corner of Lot 1, Block "A", Inn Home Jollyville, a subdivision of record in Volume 98, Page 33 of the P.R.T.C.T., and a point in said south R.O.W. line of U.S. Highway 183;

THENCE, continuing along said south R.O.W. of said U.S. Highway 183, S61°46'57"E, a distance of 518.91 feet to a calculated point for the northeast corner hereof, same being the northeast corner of Lot 7, Block "A", The Pavilion Subdivision, a subdivision of record in Volume 87, Page 155A of the P.R.T.C.T., and being the northeast corner of said Wong Tract;

THENCE, with the west line of said Lot 7 and the east line of said Wong Tract, S28°12'12"W, at 0.87 feet passing a 1/2" iron rod found and continuing for a total distance of 197.78 feet to a 5/8" iron rod found for an angle point hereof, same being the southeast corner of said Wong Tract and a northeast corner of said Lot 5, from which a "PK" nail found at the southwest corner of said Wong Tract, and being an interior ell corner of said Lot 5 bears, N61°50'35"W, a distance of 209.88 feet;

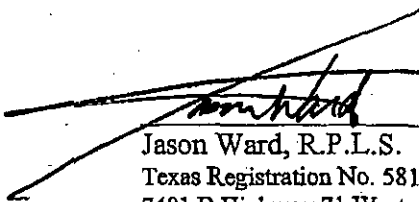
THENCE, along the east line of said Lot 5 and the west line of said Lot 7, S28°08'52"W, a distance of 424.89 feet to a calculated point for the southeast corner hereof;

THENCE, over and across said Lot 1 of the Tyler Subdivision and said Lot 5, the following two (2) courses:

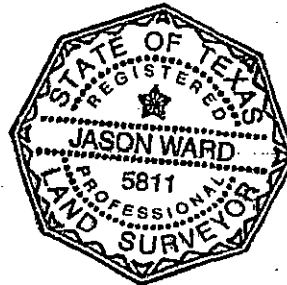
- 1) **THENCE**, N30°35'46"W, a distance of 347.14 feet to a calculated point for a point of curvature hereof;
- 2) **THENCE**, 246.82 feet along a curve to the left, whose delta is 12°34'00", whose radius is 1125.32 feet, and whose chord bears N36°48'14"W, a distance of 246.32 feet to a calculated point for the southwest corner hereof, said point being on the west line of said Lot 1, Tyler Subdivision and the east line of said Lot 1, Inn Home Jollyville Subdivision, from which a 1/2" iron rod found capped "4995", at the southwest corner of said Lot 1, Tyler Subdivision, the southeast corner of said Lot 1, Inn Home Subdivision and being a point on the north R.O.W. of Jollyville Road (100' R.O.W.) bears S28°09'41"W, 127.61 feet;

THENCE, along said west line of Lot 1, Tyler Subdivision and the east line of Lot 1, Inn Home Subdivision, N28°09'41"E, a distance of 12.96 feet to a 1/2" iron rod found capped "4995" for an angle point hereof, same being the northwest corner of said Lot 1, Tyler Subdivision, a point on said east line of Lot 1, Inn Home Jollyville Subdivision and being the southwest corner of said Lot 5;

THENCE, along said east line of Lot 1, Inn Home Jollyville Subdivision and the west line of said Lot 5, N28°21'21"E, a distance of 325.94 feet to the **POINT OF BEGINNING** and containing 5.6028 Acres (244,058 Square feet) of land more or less


Jason Ward, R.P.L.S.
Texas Registration No. 5811
7401 B Highway 71 West
Austin, Texas 78735

8-30-06
Date



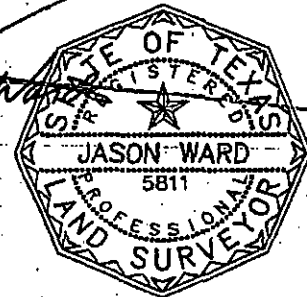
REFERENCE:

TCAD Parcel No. 01-6403-1402
TCAD Parcel No. 01-6630-0407
TCAD Parcel No. 01-6630-0406
Austin Grid G-36, H-36

S60°46'57"E 1504.07
BEARING BASIS FOR SURVEY

SURVEY NO. 30

●	1/2" IRON ROD FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊗	"PK" NAIL FOUND
⊙	TXDOT TYPE II MONUMENT FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.Q.W.	RIGHT-OF-WAY
(.....)	RECORD INFORMATION VOL. 89, PG. 179
DOC. NO.	DOCUMENT NUMBER
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



A ZONING DESCRIPTION FOR A PORTION OF LOT 5, BLK A, THE PAVILION SUBDIVISION, A SUBDIVISION OF RECORD IN VOL. 89, PG. 179 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT 1, BLK A, TYLER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300248 AND ALL OF THAT 0.95 ACRE TRACT (TRACT B) OUT OF THE JAMES D. GOODE SURVEY NO. 30 RECORDED IN VOL. 12071, PG. 2427 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

Date:	30 AUG 06
Scale:	AS SHOWN
Drawn by:	SHR
Reviewer:	JW
Project:	525-017
Sheet:	1 OF 1
Field Book:	151
Party Chief:	J. LOPEZ
Survey Date:	8/23/06

Tract 2

EXHIBIT B

For Zoning Purposes

Legal Description

LEGAL DESCRIPTION OF A 1.5910 ACRE (69,302 SQUARE FEET) TRACT OF LAND BEING A PORTION OF LOT 5, BLOCK A, AS SHOWN ON THE MAP OR PLAT OF THE PAVILION SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 89, PAGE 179 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) AND BEING A PORTION OF LOT 1, BLOCK A, AS SHOWN ON THE MAP OR PLAT OF TYLER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200300248 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.5910 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type II Right-of-Way (R.O.W) Monument found 163.00 feet right of centerline station 30+95.89 for a point of curvature at the intersection of the south R.O.W. line of U.S. Highway 183 (326' R.O.W.) and the east R.O.W. line of Oak Knoll Drive, from which a Texas Department of Transportation Type II R.O.W. Monument found 163.00 feet right of centerline station 46+00.00 bears S61°46'57"E, a distance of 1504.07 feet, same being the **Bearing Basis** for this survey;

THENCE, with the south R.O.W. of said U.S. Highway 183, S61°46'57"E, a distance of 502.92 feet to a calculated point for the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block "A", Inn Home Jollyville, a subdivision of record in Volume 98, Page 33 of the P.R.T.C.T. and a point in said south R.O.W. of U.S. Highway 183;

THENCE, along the west line of said Lot 5 and the east line of said Lot 1, Inn Home Jollyville subdivision, S28°21'21"W, a distance of 325.94 feet to a 1/2" iron rod found capped "4995" for the southwest corner of said Lot 5, also being a point on said east line of Lot 1, Inn Home Jollyville subdivision and the northwest corner of Lot 1, of said Tyler Subdivision;

THENCE, along the east line of said Lot 1, Inn Home Jollyville Subdivision and the west line of Lot 1, of said Tyler Subdivision, S28°09'41"W, a distance of 12.96 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, over and across said Lot 1, Tyler Subdivision and said Lot 5, the following two (2) courses:

- 1) **THENCE**, 246.82 feet along a curve to the right, whose delta is 12°34'00", whose radius is 1125.32 feet, and whose chord bears S36°48'14"E, a distance of 246.32 feet to a calculated point for a point of tangency hereof;
- 2) **THENCE**, S30°35'46"E, a distance of 347.14 feet to a calculated point for the northeast corner hereof and being on the east line of said Lot 5, and being a point on the west line of Lot 7, Block "A", The Pavilion Subdivision, a subdivision of record in Volume 87, Page 155A of the P.R.T.C.T.;

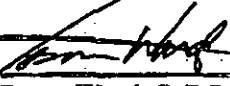
THENCE, along said east line of Lot 5 and the west line of said Lot 7, S28°08'52"W, a distance of 38.16 feet to a calculated point for an angle point hereof, same being the southwest corner of said Lot 7, Block "A", The Pavilion Subdivision and the northwest corner of Lot 1, Block "A", Laser Subdivision, a subdivision of record in Volume 97, Page 32 of the P.R.T.C.T. and being an angle point in the east line of said Lot 5;

THENCE, continuing along said east line of Lot 5 with the west line of Lot 1, of said Laser Subdivision, S59°24'12"W, a distance of 87.38 feet to a 5/8" iron rod found for the southeast corner hereof, said point being on the north R.O.W. line of Jollyville Road (100' R.O.W.) and the southwest corner of Lot 1, of said Laser Subdivision;

THENCE, along the south line of said Lot 5 and said north R.O.W. of Jollyville Road, N30°35'46"W, a distance of 366.63 feet to a broken type I concrete marker for a point of curvature hereof, same being an exterior ell corner of said Lot 5 and being the southeast corner of said Lot 1, Block "A", Tyler Subdivision;

THENCE, continuing along said north R.O.W. of Jollyville Road with the south line of said Lot 1, 179.93 feet along a curve to the left, whose delta is 10°15'17", whose radius is 1005.32 feet, and whose chord bears N35°37'17"W, a distance of 179.69 feet to a 1/2" iron rod found capped "4995" for the southwest corner hereof, same being the southwest corner of said Lot 1, Tyler Subdivision and the southeast corner of said Lot 1, Block "A", Inn Home Jollyville;

THENCE, along the west line of said Lot 1, Tyler Subdivision and the east line of said Lot 1, Block "A", Inn Home Jollyville, N28°09'41"E, a distance of 127.61 feet to the POINT OF BEGINNING and containing 1.5910 Acres (69,302 Square feet) of land more or less.


Jason Ward, R.P.L.S.
Texas Registration No. 5811
7401 B Highway 71 West
Austin, Texas 78735

8-30-06
Date

REFERENCE:

TCAD Parcel No. 01-6403-1402
TCAD Parcel No. 01-6630-0407
Austin Grid G-36, H-36

U.S. HIGHWAY 183 (326' R.O.W.)

S61°46'57"E 1504.07'
BEARING BASIS FOR SURVEY

OAK KNOLL
DRIVE

P.O.C.
STA: 30+95.89
RIGHT 183.00'
LOT 1, BLOCK A
INN HOME JOLLYVILLE
VOL. 88, PG. 33
P.R.T.C.T.

(S28°16'18"W)
S28°09'41"E
12.96'

P.O.B.
(N28°16'18"E)
N28°09'41"E
127.61'

JAMES D. GOODE

LOT 5, BLOCK A
THE PAVILION SUBDIVISION
VOL. 89, PG. 179
P.R.T.C.T.

SURVEY NO. 30

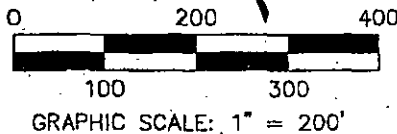
MITCHELL WONG
0.95 AC. (TRACT B)
VOL. 12071, PG. 2427
R.P.R.T.C.T.

LOT 7, BLOCK A
THE PAVILION SUBDIVISION
VOL. 87, PG. 155A
P.R.T.C.T.

STA: 46+00.00
RIGHT 163.00'

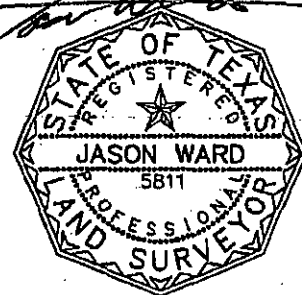
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- TXDOT TYPE I MONUMENT FOUND
- ⊙ TXDOT TYPE II MONUMENT FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- (.....) RECORD INFORMATION
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	246.82'	1125.32'	12°34'00"	S38°48'14"E	246.32'
C2	179.93'	1005.32'	10°15'17"	N35°37'17"W	179.69'
(C2)	(179.70')		(10°14'30")	(N35°37'02"W)	(179.47')

(C2 RECORD INFORMATION FROM DOC. NO. 200300248)



SKETCH TO ACCOMPANY DESCRIPTION

A ZONING DESCRIPTION FOR A PORTION OF LOT 5, BLK A, THE PAVILION SUBDIVISION, A SUBDIVISION OF RECORD IN VOL. 89, PG. 179 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT 1, BLK A, TYLER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300248 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

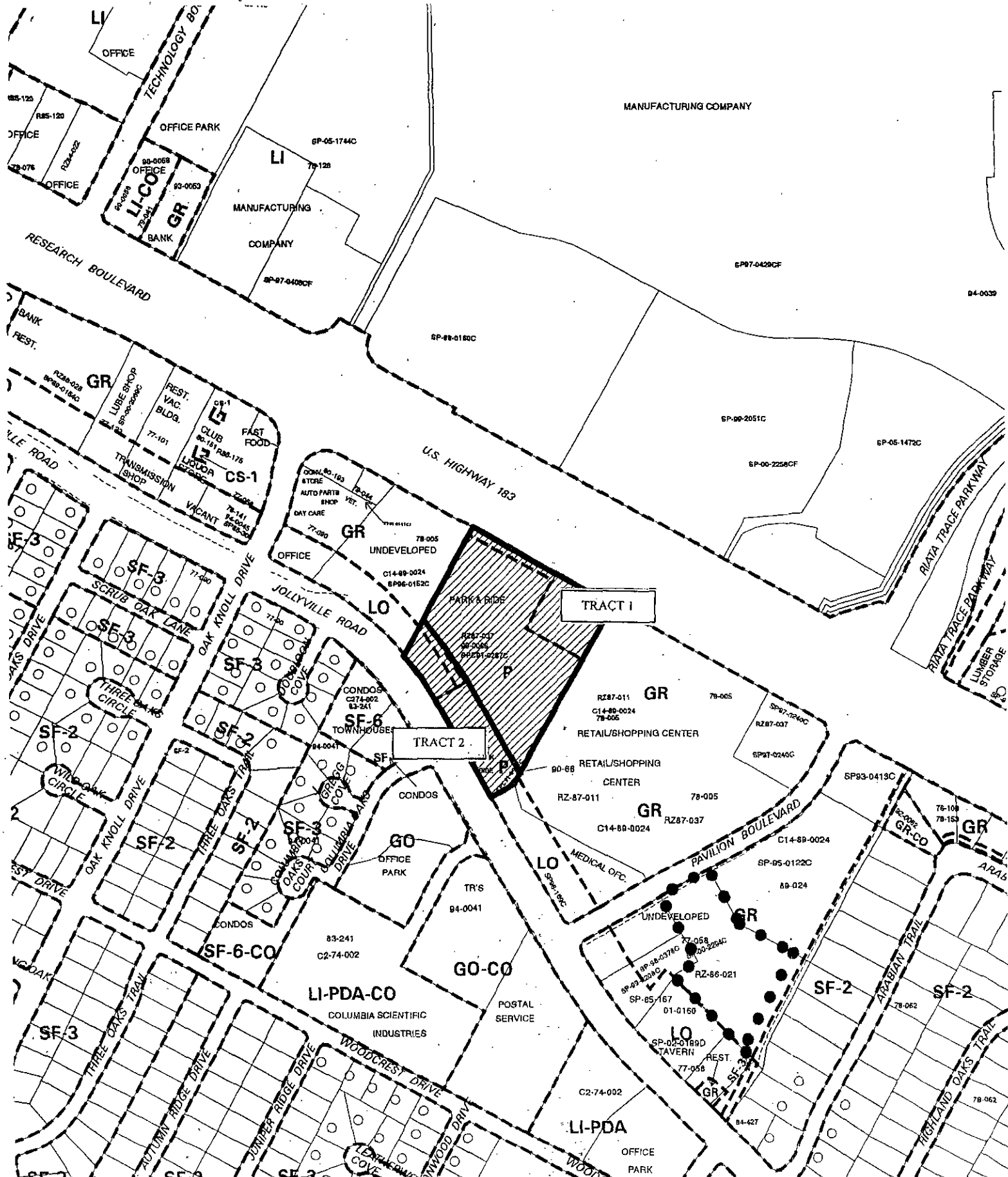
1.5910 ACRE TRACT
FOR ZONING PURPOSE
CITY OF AUSTIN,
TRAVIS COUNTY
TEXAS



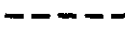
D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601

AUSTIN, TEXAS - EASTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA

www.doucetandassociates.com

Date: 30 AUG 06
Scale: AS SHOWN
Drawn by: SHR
Reviewer: JW
Project: 525-017
Sheet: 1 OF 1
Field Book: 151
Party Chief: J. LOPEZ
Survey Date: 8/23/05



SUBJECT TRACT. 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: S. SIRWAITIS

CASE #: C14-06-0129
ADDRESS: RESEARCH BLVD AT JOLLYVILLE RD
SUBJECT AREA (acres): 7.190

ZONING EXHIBIT C
DATE: 06-09
INTLS: SM

CITY GRID REFERENCE NUMBER
 H36