

FOR SALE

11601 Jollyville Road, Austin, Texas 78759



**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road - Austin, Texas 78704
(512)472-2100 FAX (512)472-2905
www.matexas.com

PRICE \$2,250,000.00

CONTACT

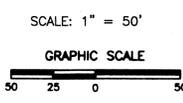
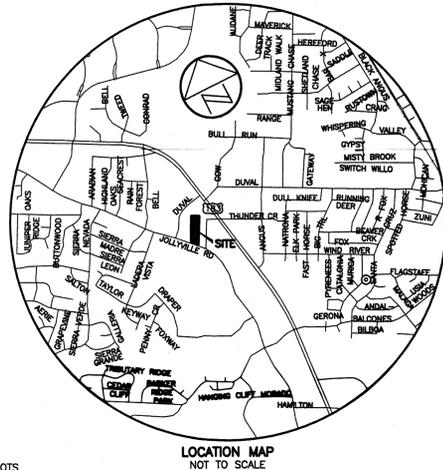
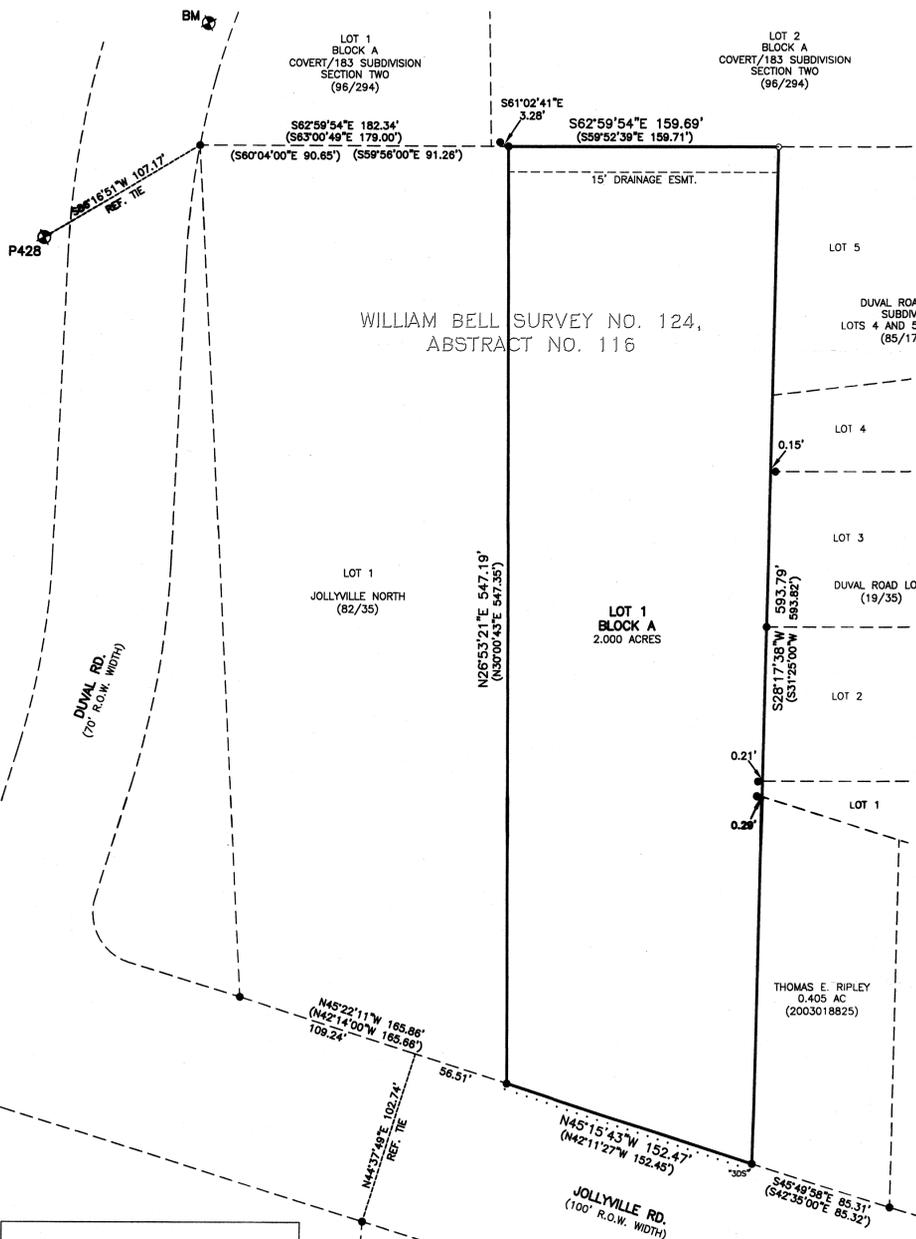
Dani Tristan

**Office (512)472-2100 Fax (512)472-2905
Cell 512-560-8314 Email dani@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Land Area	+/- 87,120 SF (+/- 2.00 Acres)
Zoning	LO, GR-MU-CO
Occupancy	Parking Lot Lease thru 12/31/2026*
Annual Taxes	2024 +/- \$54,809.05
Flood Plain	No
Utilities	All to Site
Income	Monthly: \$7,411.00, plus \$2,428.00 for Taxes
*	Lease may terminate in 2025

JV ROAD



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION
- PROPOSED SIDEWALK

THIS IS A SURFACE DRAWING.
 CHAPARRAL CONTROL POINT "P428"
 4" ALUMINUM DISK SET IN CONCRETE
 TEXAS CENTRAL ZONE STATE
 PLANE COORDINATES:
 N 10126393.90
 E 3111318.83
 SURFACE COORDINATES:
 N 10127454.24
 E 3111644.62
 COMBINED SCALE FACTOR = 0.99998530
 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.00010471096
 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 TEXAS CENTRAL ZONE 4203
 THETA ANGLE: 1°19'51"
 BENCHMARK:
 BM: SQUARE CUT ON BACK OF CURB EAST SIDE
 OF DUVAL ROAD APPROXIMATELY 538 FEET
 NORTHEAST OF NORTHEAST ROW LINE OF
 JOLLYVILLE ROAD
 ELEVATION = 870.96'
 VERTICAL DATUM: NAVD 88 (GEOID 09)
 BEARING BASIS:
 GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE
 PLANE COORDINATES, 1983/93 HARN, BASED ON
 GPS SOLUTIONS FROM THE NATIONAL GEODETIC
 SURVEY (NGS) ON-LINE POSITIONING USER
 SERVICE (OPUS).

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

PROJECT NO.: 797-001
 DRAWING NO.: 797-001-PL1
 PLOT DATE: 04/11/11
 PLOT SCALE: 1"=50'
 DRAWN BY: CWW

SHEET 01 OF 02

JV ROAD

STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT JV ROAD, LTD. A TEXAS LIMITED PARTNERSHIP, BEING OWNER OF 2.000 ACRES IN THE WILLIAM BELL SURVEY NO. 124, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006114016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 2.000 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS JV ROAD

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____
 MIKE YOUNG
 JV ROAD, LTD.
 1623 TOOMEY ROAD
 AUSTIN, TEXAS 78704
 512-699-4034

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE YOUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MARCH 31, 2011.

Robert C. Watts, Jr.
 ROBERT C. WATTS, JR., R.P.L.S. 4995

SURVEYING BY:
 CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
 3500 MCCALL LANE
 AUSTIN, TEXAS 78744
 (512) 443-1724

ENGINEER'S CERTIFICATION:

I, ALEX G. CLARKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Alex G. Clarke
 ALEX G. CLARKE, P.E.

ENGINEERING BY:
 ALEX G. CLARKE, P.E. 65100
 LONGARO & CLARKE, L.P.
 7501 NORTH CAPITAL OF TEXAS HIGHWAY
 BLDG. A, SUITE 250
 AUSTIN, TEXAS 78731
 (512) 306-0228
 FIRM NO. F-544

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4845300285H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Alex G. Clarke
 ALEX G. CLARKE, P.E.

ENGINEERING BY:
 ALEX G. CLARKE, P.E. 65100
 LONGARO & CLARKE, L.P.
 7501 NORTH CAPITAL OF TEXAS HIGHWAY
 BLDG. A, SUITE 250
 AUSTIN, TEXAS 78731
 (512) 306-0228
 FIRM NO. F-544

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__.

ZONING AND PLATTING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__ A.D.

CHAIRPERSON _____ SECRETARY _____

APPROVED FOR ACCEPTANCE:

THIS THE ____ DAY OF _____, 20__ A.D.

GREG GUERNSEY, DIRECTOR
 PLANNING & DEVELOPMENT REVIEW

THE STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
 DEPUTY

1. WATERSHED STATUS - A PORTION OF THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED AND IS CLASSIFIED AS SUBURBAN. A PORTION OF THIS PLAT IS LOCATED IN THE BULL CREEK WATERSHED WHICH IS CLASSIFIED AS WATER SUPPLY SUBURBAN.
2. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
3. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
4. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONNECTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: JOLLYVILLE ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. THERE ARE NO SLOPES IN EXCESS OF 15% LOCATED ON THE PROPERTY.
13. THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
14. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO LAND DEVELOPMENT CODE SECTION 25-8-8-181.
15. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF AUSTIN LAND DEVELOPMENT CODE, THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
16. OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
17. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE (CHAPTER 13-2, ARTICLE VII).
18. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
19. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OR HIS/HER ASSIGNS.
20. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
21. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
22. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
23. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
24. PARKLAND FEES ARE REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

PROJECT NO.: 797-001
 DRAWING NO.: 797-001-PL1
 PLOT DATE: 04/11/11
 PLOT SCALE: 1"=50'
 DRAWN BY: CWW

SHEET 02 OF 02

ORDINANCE NO. 20070125-041

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11601 JOLLYVILLE ROAD FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 district on the property described in Zoning Case No. C14-06-0172, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited office (LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 1.576 acre tract of land, more or less, out of the William Bell Survey Abstract No. 116, Travis County, the tract of land being more particularly described by an on the ground survey in Exhibit "A" incorporated into this ordinance; and

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

A 0.424 acre tract of land, more or less, out of the William Bell Survey Abstract No. 116, Travis County, the tract of land being more particularly described by an on the ground survey in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11601 Jollyville Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

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, a site plan or building permit for the Property may not be approved,

released, or issued, until a traffic impact analysis ("TIA") is submitted to and approved by the Watershed Protection and Development Review Department.

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

PART 3. This ordinance takes effect on February 5, 2007.

PASSED AND APPROVED

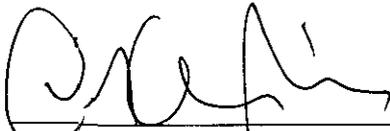
January 25, 2007

§
§
§



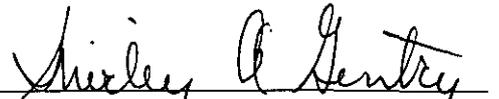
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

PROPOSED GR-MU-CO TRACT DESCRIPTION

COMMENCING for POINT OF REFERENCE at a point on the north right-of-way line of Jollyville Road, said point also being the southeast corner of the proposed LO-CO tract; THENCE N 31°25'00" E a distance of 125.08 feet to the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE N 42°11'27" W a distance of 155.69 feet to a point for the southwest corner of this tract;

THENCE N 30°00'43" E a distance of 421.32 feet to a point for the northwest corner of this tract;

THENCE S 59°52'39" E a distance of 159.71 feet to a point for the northeast corner of this tract;

THENCE S 31°25'00" W a distance of 468.74 feet to the POINT OF BEGINNING.



Tract 1
Proposed
GR-MU-CO
1.576 ac.

PROPOSED LO-CO TRACT DESCRIPTION

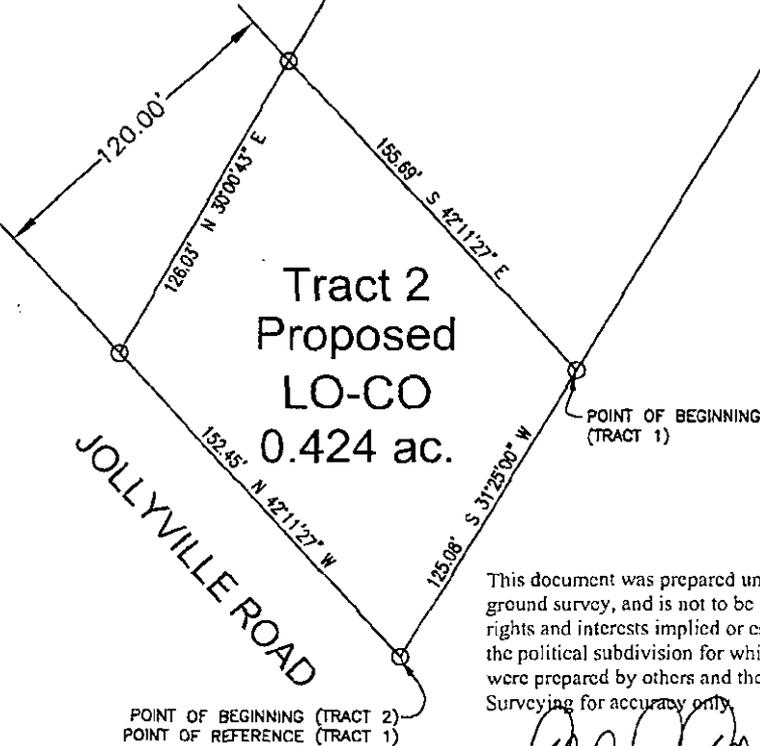
BEGINNING at a point on the north right-of-way line of Jollyville Road for the southeast corner and POINT OF BEGINNING of this tract;

THENCE, with the north right-of-way line of said Jollyville Road, N 42°11'27" W a distance of 152.45 feet to a point for the southwest corner of this tract;

THENCE N 30°00'43" E a distance of 126.03 feet to a point for the northwest corner of this tract;

THENCE S 42°11'27" E a distance of 155.69 feet to a point for the northeast corner of this tract;

THENCE S 31°25'00" W a distance of 125.08 feet to the POINT OF BEGINNING.

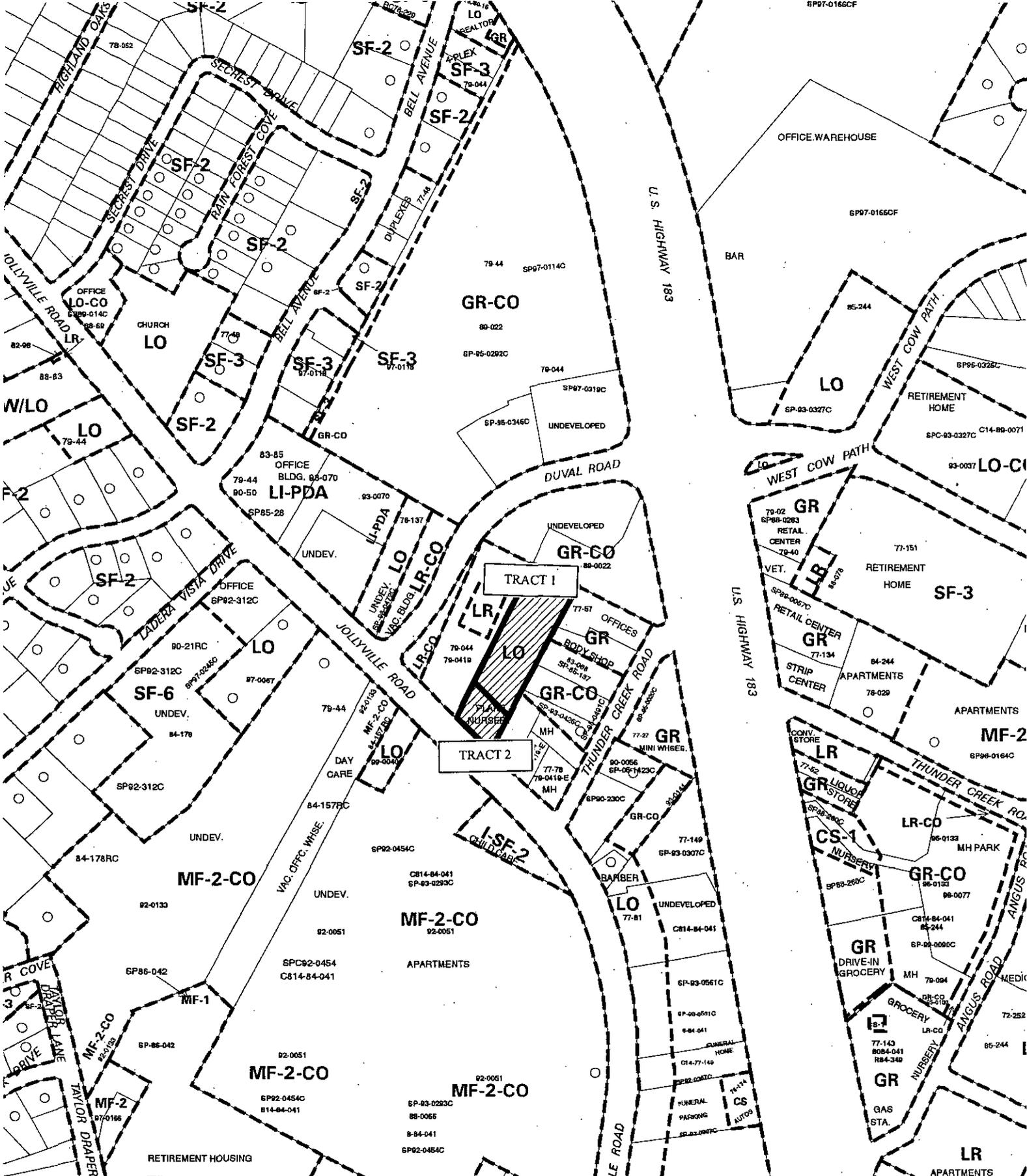


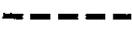
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it is prepared. The calculations and graphics shown hereon were prepared by others and their mathematical verification was reviewed by Terra Firma Land Surveying for accuracy only.



Craig C. Cregar
Craig C. Cregar
Registered Professional Land Surveyor No. 3936

Date



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

CASE #: C14-06-0172
 ADDRESS: 11601 JOLLYVILLE RD
 SUBJECT AREA (acres): 2

ZONING

Exhibit B

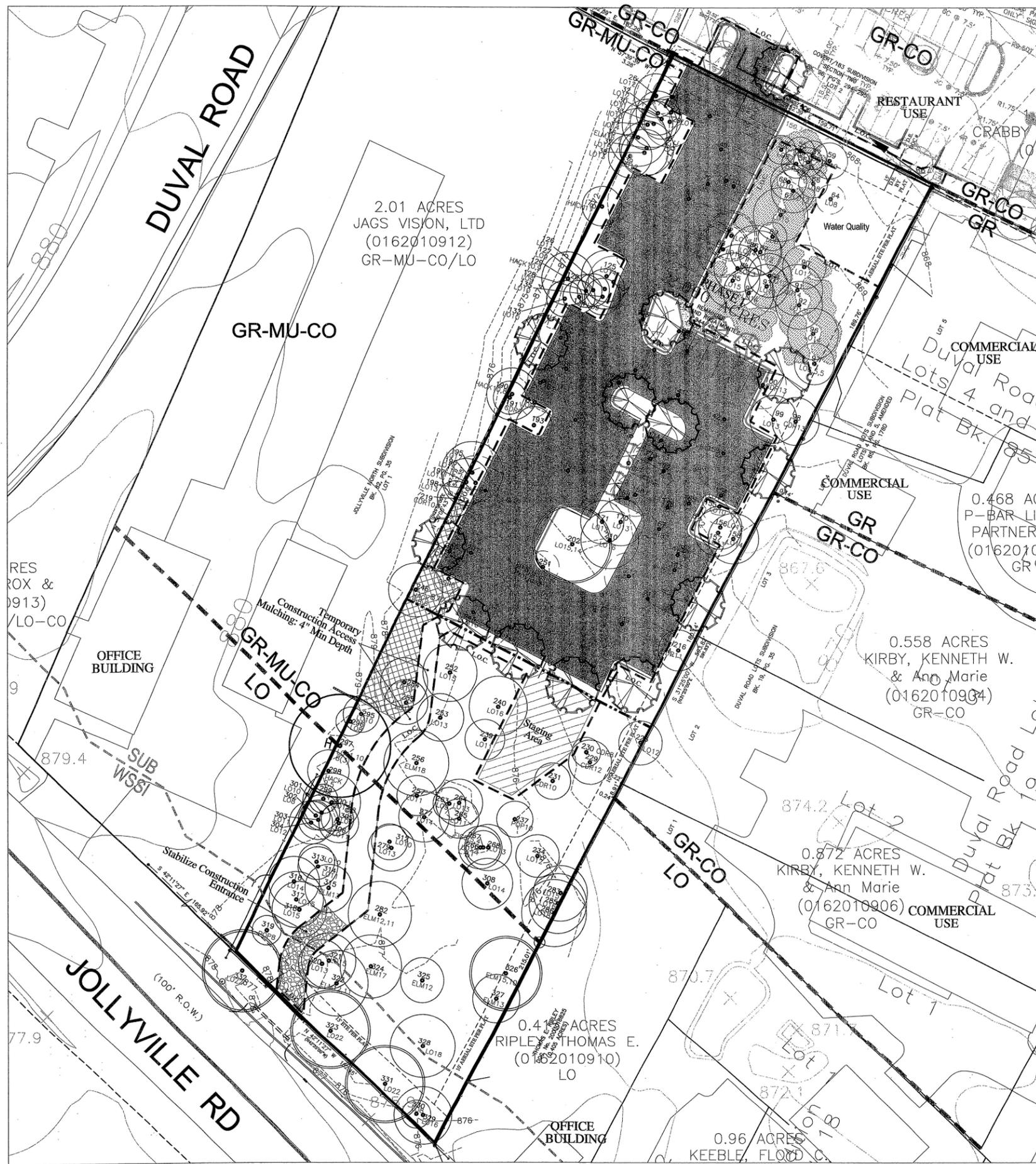
DATE: 07-01

INTLS: SM

CITY GRID REFERENCE NUMBER

J35

MF-2



Developed Area		
Total Area	1.165 ac.	
Impervious Cover		
Summary by Type		
Building	0.000 ac.	0 s.f. = 0.0%
Parking & Circ.	0.638 ac.	27,771 s.f. = 54.8%
Walkways	0.000 ac.	0 s.f. = 0.0%
Total	0.638 ac.	27,771 s.f. = 54.8%
Overall	0.638 ac. = 54.8%	
F.A.R.		
Building Floor Area	0 s.f.	0.00 FAR
Parking		
Required for This Phase		
Office	0 s.f. @1: 275	0 spaces
Accessory Parking	Not Applicable	0 spaces
Total		0 spaces
Provided		
Surface - Standard	80 spaces	
Surface - Compact	0 spaces	
Surface - Handicap	0 spaces	
Total	80 spaces	
Van Accessible	0 spaces	
Bicycle Parking 5% Required		
Required	0 spaces	
Provided	0 spaces	
Remainder		
Total Area	0.835 ac.	

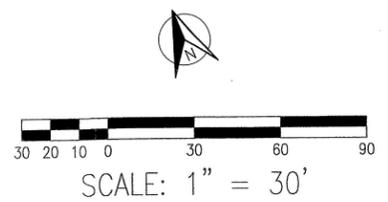
EXISTING TREE LEGEND

- HERITAGE TREE (24"+ CALIPER)
- PROTECTED TREE (19"+ CALIPER)
- NON-PROTECTED TREE (8" - 18.9")
- DEAD TREE
- TREE TO POSSIBLY BE REMOVED FOR CONSTRUCTION
- TREE TO BE REMOVED FOR CONSTRUCTION
- STAND OF SMALL YAUPONS (AVERAGE 3/4" CALIPER) TO BE SAVED (THOSE OUTSIDE PAVED AREAS)

All landscaped areas are to be protected by six-inch wheel curbs, wheelstops, or other approved barriers as per ECM 2.4.7.

LANDSCAPE PLAN LEGEND

QTY	SYMBOL	CANOPY TREES (2")
12		THE REQUIRED TREES TO BE FROM THE CITY OF AUSTIN PREFERRED PLANT LIST, SUCH AS CEDAR ELM, MONTERREY OAK, CHINQUAPIN OAK. NO MORE THAN 50% TO BE OF ONE SPECIES. TREES TO BE SPACED MIN. 30' O.C. TREES TO BE A MIN. 6' HT. AND HAVE MIN. CONTAINER SIZE OF 8 GAL.
4		ORNAMENTAL TREES (2") THE REQUIRED TREES TO BE FROM THE CITY OF AUSTIN PREFERRED PLANT LIST, SUCH AS YAUPON HOLLY, POSSUMHAW, RED BUD, GRAPE MYRTLE. NO MORE THAN 50% TO BE OF ONE SPECIES. TREES TO BE SPACED MIN. 15' O.C. TREES TO HAVE MIN. CONTAINER SIZE OF 8 GAL.
16	32-cal-in	TOTAL PROPOSED TREES



This plan meets the requirements of Chapter 25-2, Article 9 of the Land Development Code.

APPROVED AND RELEASED
SEP 12 2011
CITY OF AUSTIN

LANDSCAPE PLAN

SP-2011-0121D

REVISION BLOCK:

NO.	DATE	EMPL.	COMMENTS

OWNER INFORMATION:
MIKE YOUNG
CHUY'S COMIDA DELUXE
1623 TOOMEY ROAD
AUSTIN, TEXAS, 78704
PHONE#, 512 473-2783

JV Road
11680 1/2 Research Blvd. SB
Landscape Plan

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78748
PH.: (512) 328-6050
FAX: (512) 328-6172
LSI@landstrat.com

LAND STRATEGIES INC.
PAUL LINEHAN & ASSOCIATES

SHEET
13 OF 15

June, 2011
LS# 1314.02

General Information

Location: **11601 JOLLYVILLE RD**
 Parcel ID: **0162010911**
 Grid: **MJ35**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **GR-MU-CO, LO-CO**

Zoning Cases: **None:**

Zoning Ordinances: [19990225-070b](#)
[20070125-041](#)
[20070823-051](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **No**

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

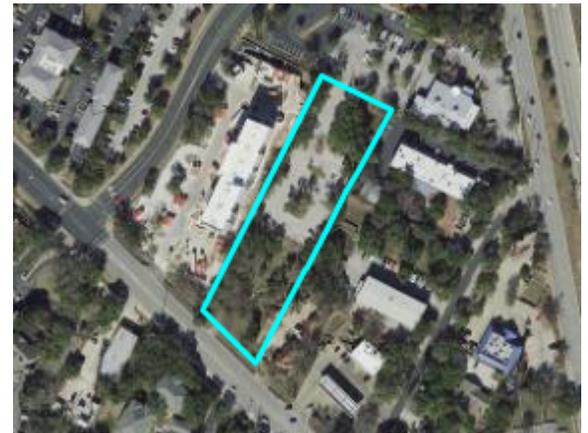
Fully Developed Floodplain: **No**
 FEMA Floodplain: **No**
 Austin Watershed Regulation Areas: **WATER SUPPLY SUBURBAN, SUBURBAN**
 Watershed Boundaries: **Bull Creek, Walnut Creek**
 Creek Buffers: **No**
 Edwards Aquifer Recharge Zone: **NORTH**
 Edwards Aquifer Recharge Verification Zone: **No**
 Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

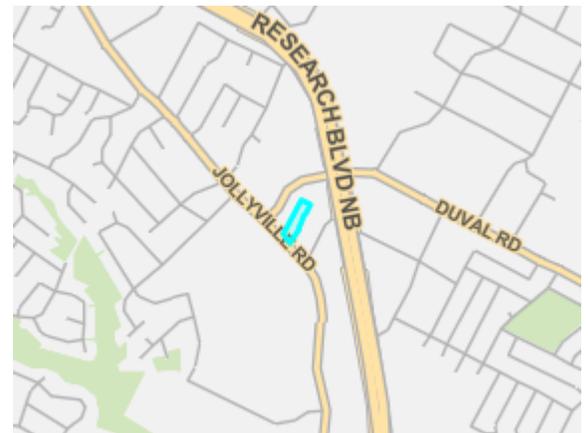
Jurisdiction: **AUSTIN FULL PURPOSE**
 Council District: **10**
 County: **TRAVIS**
 School District: **Austin ISD**
 Community Registry: **Austin Lost and Found Pets, Bull Creek Foundation, Friends of Austin Neighborhoods, Long Canyon Homeowners Assn., Mountain Neighborhood Association (MNA), Neighborhood Empowerment Foundation, North Oaks Neighborhood Assn., SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources**



Zoning Map



Imagery Map



Vicinity Map