

# **FOR SALE**

**11601 Jollyville Road, Austin, Texas 78759**



**PRICE \$2,950,000.00**

## **CONTACT**

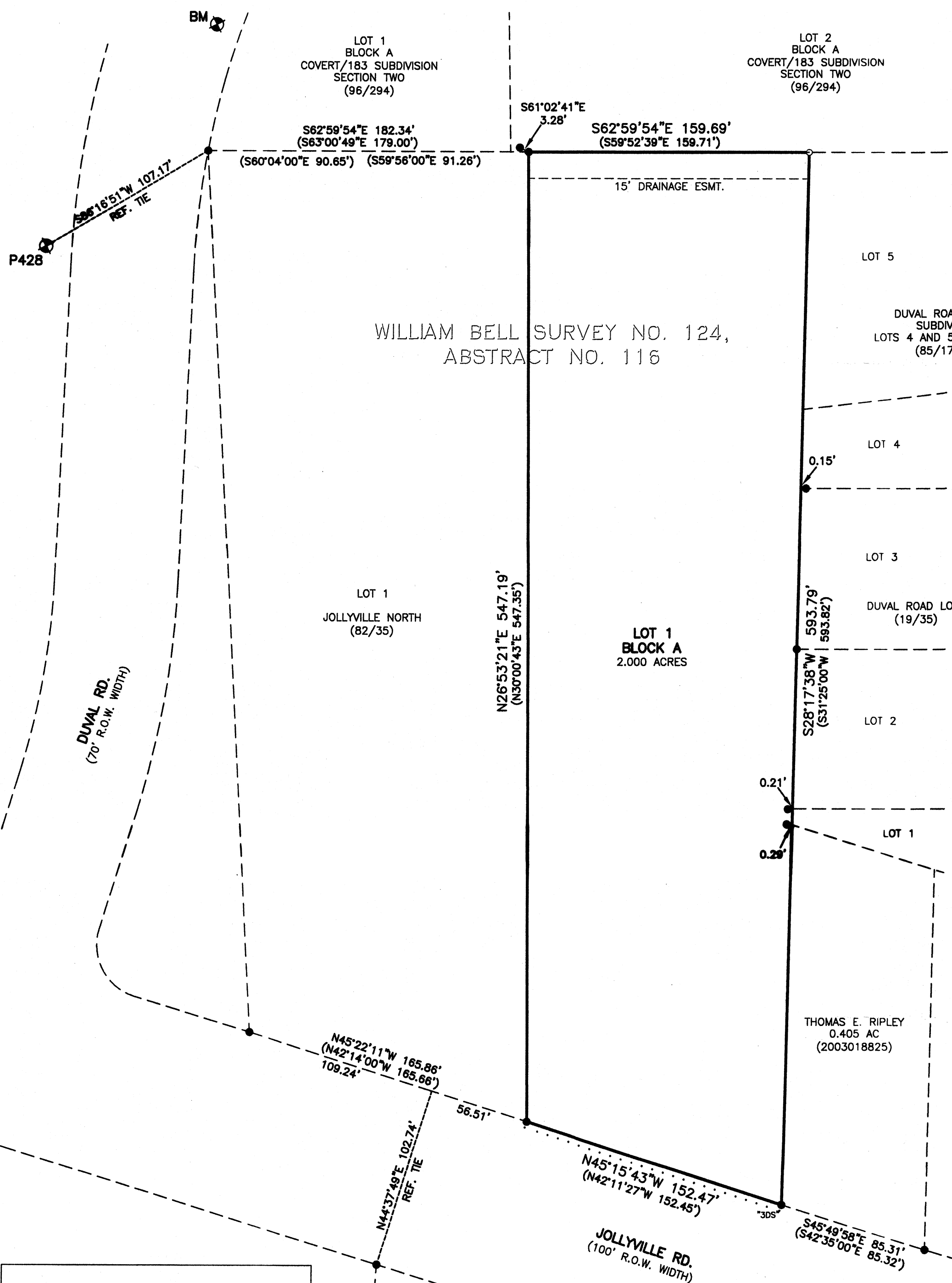
**Dani Tristan**

**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.

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

# JV ROAD



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.

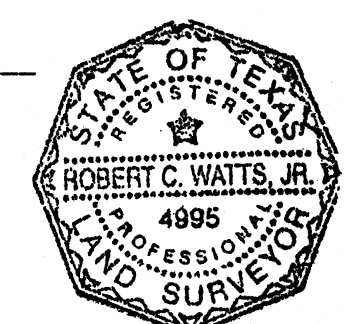
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

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.

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, 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



2.01 ACRES  
 JAGS VISION, LTD  
 (0162010912)  
 GR-MU-CO/LO

Tract 1  
 GR-MU-CO  
 1.576 ac.

COMMERCIAL  
 USE  
 Duval Road Lots 4 and 5, Am  
 Plat Bk. 85 Pg. 77

0.468 ACRES  
 P-BAR LIMITED  
 PARTNERSHIP  
 (0162010903)  
 Grot 4

0.558 ACRES  
 KIRBY, KENNETH W.  
 & Ann Marie  
 (0162010934)  
 GR-CO

Centerline Curve Data						Line Data		
Call	Direction	Chord	Curve Length	Radius	Delta	Call	Direction	Length
C1	S 7°53' W	6.90'	6.91'	50.00'	7°53' W	L1	S 19°43' W	12.20'
C2	S 23°28' W	6.90'	6.91'	50.00'	50.00'			

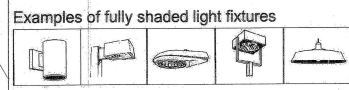
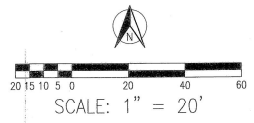
**Site Plan Notes**

1. All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E.
2. All landscaped areas are to be protected by six-inch wheel curbs, wheelstops or other approved barriers as per ECOM 2.4.7.
3. 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 Planning and Development Review Department. (Ord. No. 20070126-041).
4. Access from the accessory parking lot on this site shall be prohibited onto Jollyville Road.
5. Fiscal surety has been posted, and remains on-file with the City of Austin, for future construction of a sidewalk along Jollyville Road for the future construction phase of the JV Road site plan, SP-2011-0121D.
6. In the event that access from the parking lot associated with SP-95-0345D (Chuy's/Shady Grove) and SP-2011-0121D (JV Road, off-site accessory parking lot) should be barred or removed, the parking spaces removed to provide the drive aisle between the lots will be replaced on SP-95-0345D.

APPROVED AND RELEASED  
 SEP 12 2011  
 CITY OF AUSTIN

**TREE LIST**

No.	SIZE	DESCRIPTION	No.	SIZE	DESCRIPTION
166	4"	HACKBERRY	166	12"	LIVE OAK
167	4"	LIVE OAK	167	10"	LIVE OAK
168	4"	LIVE OAK	168	10"	LIVE OAK
169	4"	LIVE OAK	169	10"	LIVE OAK
170	4"	HACKBERRY	170	12"	LIVE OAK
171	4"	LIVE OAK	171	12"	LIVE OAK
172	4"	LIVE OAK	172	12"	LIVE OAK
173	4"	LIVE OAK	173	12"	LIVE OAK
174	4"	LIVE OAK	174	12"	LIVE OAK
175	4"	LIVE OAK	175	12"	LIVE OAK
176	4"	LIVE OAK	176	12"	LIVE OAK
177	4"	LIVE OAK	177	12"	LIVE OAK
178	4"	ELM	178	12"	LIVE OAK
179	4"	LIVE OAK	179	12"	LIVE OAK
180	4"	LIVE OAK	180	12"	LIVE OAK
181	4"	HACKBERRY	181	12"	LIVE OAK
182	4"	LIVE OAK	182	12"	LIVE OAK
183	4"	LIVE OAK	183	12"	LIVE OAK
184	4"	LIVE OAK	184	12"	LIVE OAK
185	4"	LIVE OAK	185	12"	LIVE OAK
186	4"	LIVE OAK	186	12"	LIVE OAK
187	4"	LIVE OAK	187	12"	LIVE OAK
188	4"	LIVE OAK	188	12"	LIVE OAK
189	4"	LIVE OAK	189	12"	LIVE OAK
190	4"	HACKBERRY	190	12"	LIVE OAK
191	4"	LIVE OAK	191	12"	LIVE OAK
192	4"	LIVE OAK	192	12"	LIVE OAK
193	4"	LIVE OAK	193	12"	LIVE OAK
194	4"	LIVE OAK	194	12"	LIVE OAK
195	4"	LIVE OAK	195	12"	LIVE OAK
196	4"	LIVE OAK	196	12"	LIVE OAK
197	4"	LIVE OAK	197	12"	LIVE OAK
198	4"	LIVE OAK	198	12"	LIVE OAK
199	4"	LIVE OAK	199	12"	LIVE OAK
200	4"	LIVE OAK	200	12"	LIVE OAK
201	4"	LIVE OAK	201	12"	LIVE OAK
202	4"	LIVE OAK	202	12"	LIVE OAK
203	4"	LIVE OAK	203	12"	LIVE OAK
204	4"	LIVE OAK	204	12"	LIVE OAK
205	4"	LIVE OAK	205	12"	LIVE OAK
206	4"	LIVE OAK	206	12"	LIVE OAK
207	4"	LIVE OAK	207	12"	LIVE OAK
208	4"	LIVE OAK	208	12"	LIVE OAK
209	4"	LIVE OAK	209	12"	LIVE OAK
210	4"	LIVE OAK	210	12"	LIVE OAK
211	4"	LIVE OAK	211	12"	LIVE OAK
212	4"	LIVE OAK	212	12"	LIVE OAK
213	4"	LIVE OAK	213	12"	LIVE OAK
214	4"	LIVE OAK	214	12"	LIVE OAK
215	4"	LIVE OAK	215	12"	LIVE OAK
216	4"	LIVE OAK	216	12"	LIVE OAK
217	4"	LIVE OAK	217	12"	LIVE OAK
218	4"	LIVE OAK	218	12"	LIVE OAK
219	4"	LIVE OAK	219	12"	LIVE OAK
220	4"	LIVE OAK	220	12"	LIVE OAK
221	4"	LIVE OAK	221	12"	LIVE OAK
222	4"	LIVE OAK	222	12"	LIVE OAK
223	4"	LIVE OAK	223	12"	LIVE OAK
224	4"	LIVE OAK	224	12"	LIVE OAK
225	4"	LIVE OAK	225	12"	LIVE OAK
226	4"	LIVE OAK	226	12"	LIVE OAK
227	4"	LIVE OAK	227	12"	LIVE OAK
228	4"	LIVE OAK	228	12"	LIVE OAK
229	4"	LIVE OAK	229	12"	LIVE OAK
230	4"	LIVE OAK	230	12"	LIVE OAK
231	4"	LIVE OAK	231	12"	LIVE OAK
232	4"	LIVE OAK	232	12"	LIVE OAK
233	4"	LIVE OAK	233	12"	LIVE OAK
234	4"	LIVE OAK	234	12"	LIVE OAK
235	4"	LIVE OAK	235	12"	LIVE OAK
236	4"	LIVE OAK	236	12"	LIVE OAK
237	4"	LIVE OAK	237	12"	LIVE OAK
238	4"	LIVE OAK	238	12"	LIVE OAK
239	4"	LIVE OAK	239	12"	LIVE OAK
240	4"	LIVE OAK	240	12"	LIVE OAK
241	4"	LIVE OAK	241	12"	LIVE OAK
242	4"	LIVE OAK	242	12"	LIVE OAK
243	4"	LIVE OAK	243	12"	LIVE OAK
244	4"	LIVE OAK	244	12"	LIVE OAK
245	4"	LIVE OAK	245	12"	LIVE OAK
246	4"	LIVE OAK	246	12"	LIVE OAK
247	4"	LIVE OAK	247	12"	LIVE OAK
248	4"	LIVE OAK	248	12"	LIVE OAK
249	4"	LIVE OAK	249	12"	LIVE OAK
250	4"	LIVE OAK	250	12"	LIVE OAK
251	4"	LIVE OAK	251	12"	LIVE OAK
252	4"	LIVE OAK	252	12"	LIVE OAK
253	4"	LIVE OAK	253	12"	LIVE OAK
254	4"	LIVE OAK	254	12"	LIVE OAK
255	4"	LIVE OAK	255	12"	LIVE OAK
256	4"	LIVE OAK	256	12"	LIVE OAK
257	4"	LIVE OAK	257	12"	LIVE OAK
258	4"	LIVE OAK	258	12"	LIVE OAK
259	4"	LIVE OAK	259	12"	LIVE OAK
260	4"	LIVE OAK	260	12"	LIVE OAK
261	4"	LIVE OAK	261	12"	LIVE OAK
262	4"	LIVE OAK	262	12"	LIVE OAK
263	4"	LIVE OAK	263	12"	LIVE OAK
264	4"	LIVE OAK	264	12"	LIVE OAK
265	4"	LIVE OAK	265	12"	LIVE OAK
266	4"	LIVE OAK	266	12"	LIVE OAK
267	4"	LIVE OAK	267	12"	LIVE OAK
268	4"	LIVE OAK	268	12"	LIVE OAK
269	4"	LIVE OAK	269	12"	LIVE OAK
270	4"	LIVE OAK	270	12"	LIVE OAK
271	4"	LIVE OAK	271	12"	LIVE OAK
272	4"	LIVE OAK	272	12"	LIVE OAK
273	4"	LIVE OAK	273	12"	LIVE OAK
274	4"	LIVE OAK	274	12"	LIVE OAK
275	4"	LIVE OAK	275	12"	LIVE OAK
276	4"	LIVE OAK	276	12"	LIVE OAK
277	4"	LIVE OAK	277	12"	LIVE OAK
278	4"	LIVE OAK	278	12"	LIVE OAK
279	4"	LIVE OAK	279	12"	LIVE OAK
280	4"	LIVE OAK	280	12"	LIVE OAK
281	4"	LIVE OAK	281	12"	LIVE OAK
282	4"	LIVE OAK	282	12"	LIVE OAK
283	4"	LIVE OAK	283	12"	LIVE OAK
284	4"	LIVE OAK	284	12"	LIVE OAK
285	4"	LIVE OAK	285	12"	LIVE OAK
286	4"	LIVE OAK	286	12"	LIVE OAK
287	4"	LIVE OAK	287	12"	LIVE OAK
288	4"	LIVE OAK	288	12"	LIVE OAK
289	4"	LIVE OAK	289	12"	LIVE OAK
290	4"	LIVE OAK	290	12"	LIVE OAK
291	4"	LIVE OAK	291	12"	LIVE OAK
292	4"	LIVE OAK	292	12"	LIVE OAK
293	4"	LIVE OAK	293	12"	LIVE OAK
294	4"	LIVE OAK	294	12"	LIVE OAK
295	4"	LIVE OAK	295	12"	LIVE OAK
296	4"	LIVE OAK	296	12"	LIVE OAK
297	4"	LIVE OAK	297	12"	LIVE OAK
298	4"	LIVE OAK	298	12"	LIVE OAK
299	4"	LIVE OAK	299	12"	LIVE OAK
300	4"	LIVE OAK	300	12"	LIVE OAK
301	4"	LIVE OAK	301	12"	LIVE OAK
302	4"	LIVE OAK	302	12"	LIVE OAK
303	4"	LIVE OAK	303	12"	LIVE OAK
304	4"	LIVE OAK	304	12"	LIVE OAK
305	4"	LIVE OAK	305	12"	LIVE OAK
306	4"	LIVE OAK	306	12"	LIVE OAK
307	4"	LIVE OAK	307	12"	LIVE OAK
308	4"	LIVE OAK	308	12"	LIVE OAK
309	4"	LIVE OAK	309	12"	LIVE OAK
310	4"	LIVE OAK	310	12"	LIVE OAK
311	4"	LIVE OAK	311	12"	LIVE OAK
312	4"	LIVE OAK	312	12"	LIVE OAK
313	4"	LIVE OAK	313	12"	LIVE OAK
314	4"	LIVE OAK	314	12"	LIVE OAK
315	4"	LIVE OAK	315	12"	LIVE OAK
316	4"	LIVE OAK	316	12"	LIVE OAK
317	4"	LIVE OAK	317	12"	LIVE OAK
318	4"	LIVE OAK	318	12"	LIVE OAK
319	4"	LIVE OAK	319	12"	LIVE OAK
320	4"	LIVE OAK	320	12"	LIVE OAK
321	4"	LIVE OAK	321	12"	LIVE OAK
322	4"	LIVE OAK	322	12"	LIVE OAK
323	4"	LIVE OAK	323	12"	LIVE OAK
324	4"	LIVE OAK	324	12"	LIVE OAK
325	4"	LIVE OAK	325	12"	LIVE OAK
326	4"	LIVE OAK	326	12"	LIVE OAK
327	4"	LIVE OAK	327	12"	LIVE OAK
328	4"	LIVE OAK	328	12"	LIVE OAK
329	4"	LIVE OAK	329	12"	LIVE OAK
330	4"	LIVE OAK	330	12"	LIVE OAK
331	4"	LIVE OAK	331	12"	LIVE OAK
332	4"	LIVE OAK	332	12"	LIVE OAK
333	4"	LIVE OAK	333	12"	LIVE OAK
334	4"	LIVE OAK	334	12"	LIVE OAK
335	4"	LIVE OAK	335	12"	LIVE OAK
336	4"	LIVE OAK	336	12"	LIVE OAK
337	4"	LIVE OAK	337	12"	LIVE OAK
338	4"	LIVE OAK	338	12"	LIVE OAK
339	4"	LIVE OAK	339	12"	LIVE OAK
340	4"	LIVE OAK	340	12"	LIVE OAK
341	4"	LIVE OAK	341	12"	LIVE OAK
342	4"	LIVE OAK	342	12"	LIVE OAK
343	4"	LIVE OAK	343	12"	LIVE OAK
344	4"	LIVE OAK	344	12"	LIVE OAK
345	4"	LIVE OAK	345	12"	LIVE OAK
346	4"	LIVE OAK	346	12"	LIVE OAK
347	4"	LIVE OAK	347	12"	LIVE OAK
348	4"	LIVE OAK	348	12"	LIVE OAK
349	4"	LIVE OAK	349	12"	LIVE OAK
350	4"	LIVE OAK	350	12"	LIVE OAK



GR-MU-CO Zoning Calculations			L-O-CO Zoning Calculations		
Total Area in District	1,576 ac.	68,651 s.f.	Total Area in District	0.424 ac.	18,469 s.f.
Total Impervious Cover Allowable @ 40.5%	1,418 ac.	61,788 s.f.	Total Impervious Cover Allowable @ 70%	0.297 ac.	12,828 s.f.
Proposed @ 40.5%	0.638 ac.	27,271 s.f.	Proposed @ 0.6%	0.003 ac.	0 s.f.
Building Impervious Cover Allowable @ 70%	1,182 ac.	41,486 s.f.	Building Impervious Cover Allowable @ 0.6%	0.003 ac.	0 s.f.
Proposed @ 0.6%	0.003 ac.	0 s.f.	Proposed @ 0.6%	0.003 ac.	0 s.f.
Building Square Footage Allowable @ 1.00 F.A.R.	68,651 s.f.		Building Square Footage Allowable @ 0.70 F.A.R.	12,928 s.f.	
Proposed @ None Proposed	0 s.f.		Proposed @ 0.00 F.A.R.	0 s.f.	

SP-2011-0121D

REVISION BLOCK:  
 NO. DATE: (DATE COMMENTS)

OWNER INFORMATION:  
 MIKE VOLINE  
 CHUY'S COMIDA DELUXE  
 1623 TOOMEY ROAD  
 AUSTIN, TEXAS 78704  
 PHONE: 512-475-2705

JV Road  
 116801/2 Research Blvd. SB  
 Site Plan and Dimension Controls

1010 LAND CREEK CV.  
 SUITE 100  
 AUSTIN, TX 78745  
 PH: (512) 358-0050  
 FAX: (512) 358-0772  
 LS@landstrategies.com

LAND STRATEGIES INC.  
 PAUL LINEHAN & ASSOCIATES

SHEET  
 6 OF 15

**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.

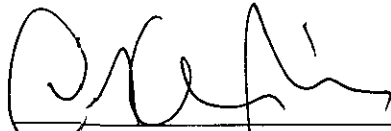
**PASSED AND APPROVED**

\_\_\_\_\_  
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

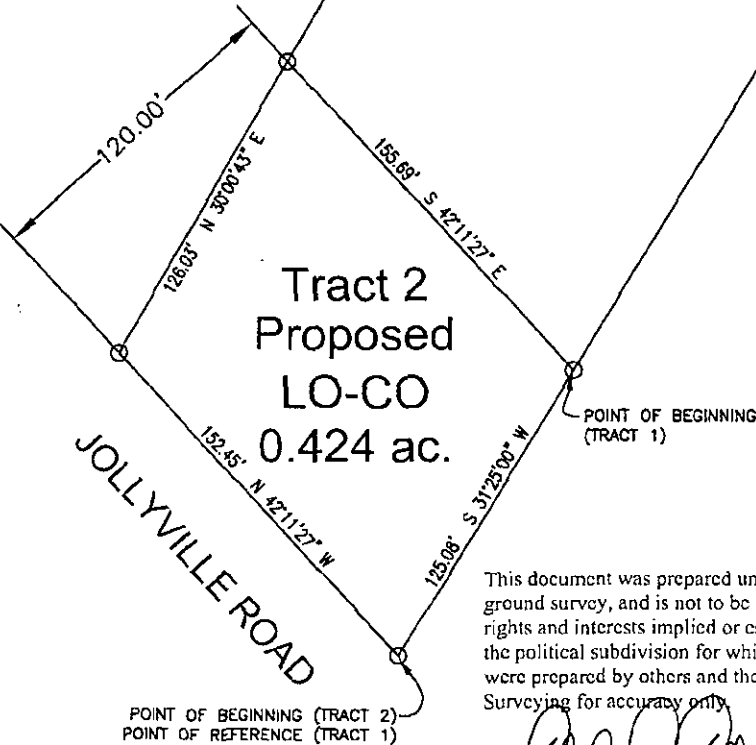
BEGINNING at a point on the north right-of-way line of Jollyville Road for the southeast corner and POINT OF BEGINNING of this tract;

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.



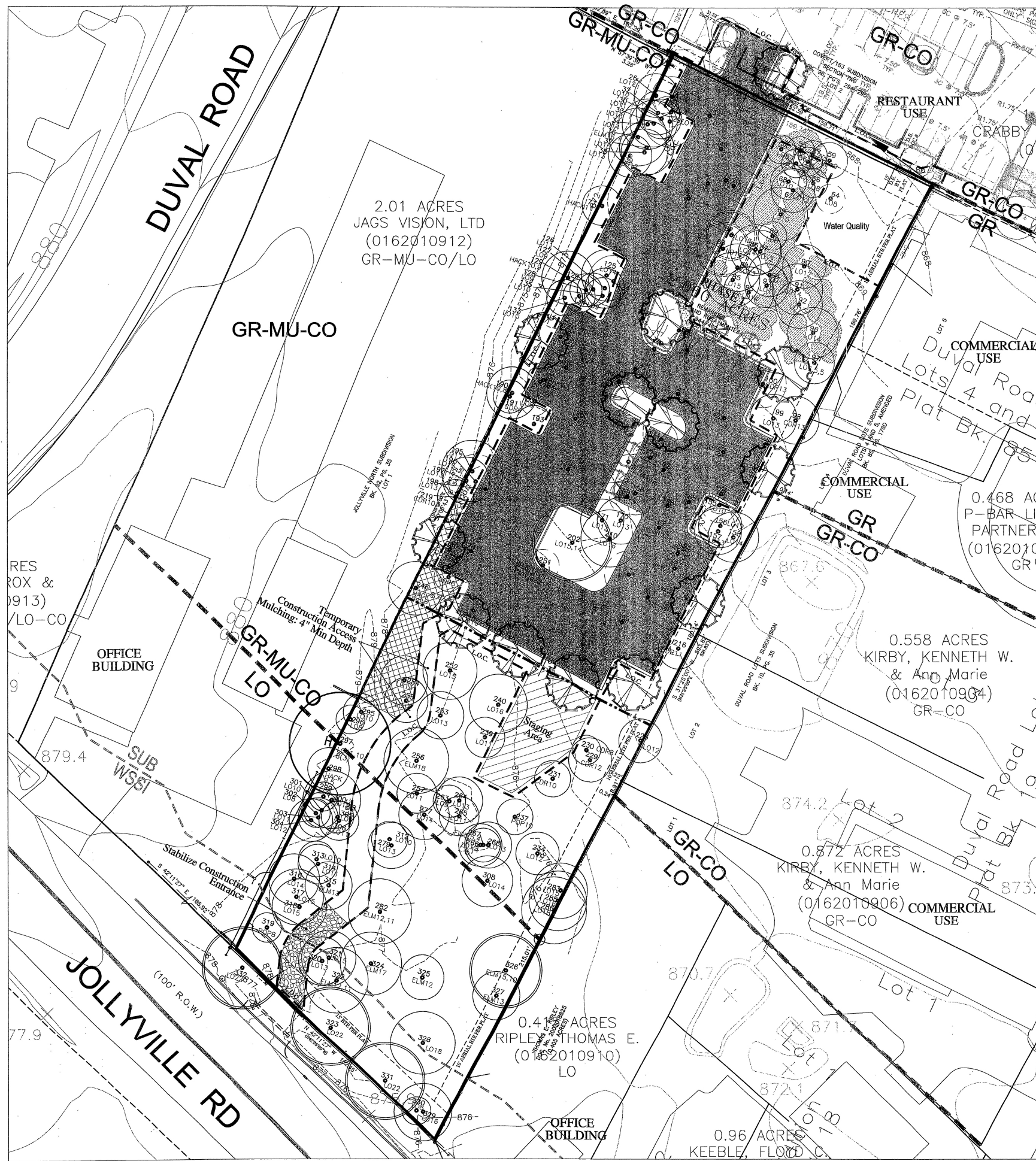
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political 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





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

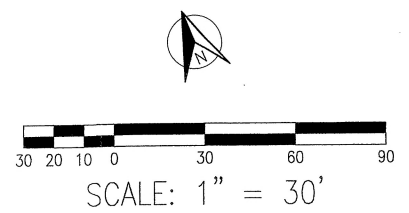
**EXISTING TREE LEGEND**

- 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.
<b>16</b>	<b>32-cal-in</b>	<b>TOTAL PROPOSED TREES</b>



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

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

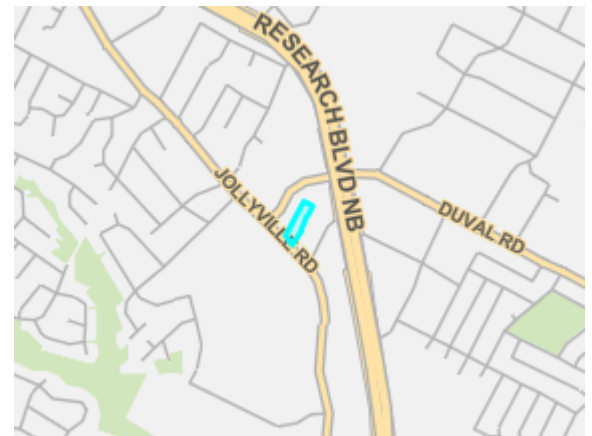
Jurisdiction: **AUSTIN FULL PURPOSE**  
 Council District: **10**  
 County: **TRAVIS**  
 School District: **Austin ISD**  
 Community Registry: **Austin Lost and Found Pets, Bull Creek Foundation, Friends of Austin Neighborhoods, Long Canyon Homeowners Assn., Mountain Neighborhood Association (MNA), 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