

ORDINANCE NO. 20210610-119

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7205 CAMERON ROAD IN THE ST. JOHNS/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE- NEIGHBORHOOD PLAN (GR-MU-NP) COMBINING DISTRICT.

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 from neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district to community commercial-mixed use- neighborhood plan (GR-MU-NP) combining district on the property described in Zoning Case No. C14-2021-0053, on file at the Housing and Planning Department, as follows:

2.413 acres (approximately 105,122 square feet) in the James P. Wallace Survey No. 57, Abstract 789 in Travis County, Texas, being all of a 2.411 acre tract conveyed to Animal Trustees of Austin, Inc. in a General Warranty Deed recorded in Document No. 2011034384, Official Public Records of Travis County, Texas, said 2.413 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7205 Cameron Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property is subject to Ordinance No. 20120426-102 that established zoning for the Coronado Hills Neighborhood Plan.

PART 3. This ordinance takes effect on June 21, 2021.

PASSED AND APPROVED

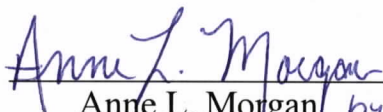
____ June 10 _____, 2021

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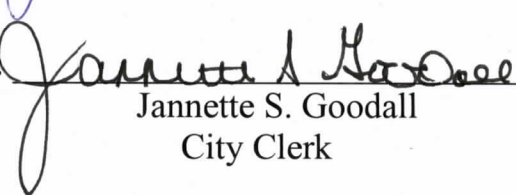
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney *by 27*

ATTEST:



Jannette S. Goodall
City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
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TBPELS Firm No. 10194487

2.413 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 2.413 ACRES (APPROXIMATELY 105,122 SQ. FT.) IN THE JAMES P. WALLACE SURVEY NO. 57, ABS. 789 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 2.411 ACRE TRACT CONVEYED TO ANIMAL TRUSTEES OF AUSTIN, INC. IN A GENERAL WARRANTY DEED DATED JANUARY 4, 2011 AND RECORDED IN DOCUMENT NO. 2011034384 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.413 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the northeast right-of-way line of E St. Johns Avenue (70' right-of-way width) as shown on Marks Addition, a subdivision of record in Volume 45, Page 20 of the Plat Records of Travis County, Texas, being the southernmost corner of the said 2.411 acre tract, being also the westernmost corner of a 1.000 acre tract described in Volume 13058, Page 1 of the Real Property Records of Travis County, Texas, from which a PK nail in concrete found at the intersection of the northeast right-of-way line of E St. Johns Avenue and the northwest right-of-way line of Berkman Drive, being also the southernmost corner of the said 1.000 acre tract, bears South 61°47'39" East, a distance of 213.88 feet;

THENCE North 61°51'50" West with the northeast right-of-way line of E St. Johns Avenue and the southwest line of the said 2.411 acre tract, a distance of 464.72 feet to a 1/2" iron pipe found for the southernmost corner of Lot 2, of said Marks Addition;

THENCE North 26°29'48" East with the northwest line of the said 2.411 acre tract and the southeast line of Lot 2, of said Marks Addition, a distance of 105.34 feet to a 1/2" rebar found for the easternmost corner of Lot 2, of said Marks Addition;

THENCE North 61°55'27" West with the southwest line of the said 2.411 acre tract and the northeast line of Lot 2, of said Marks Addition, a distance of 199.63 feet to a 1/2" rebar found for the northernmost corner of Lot 2, of said Marks Addition, being the easternmost corner of Lot 1, of said Marks Addition;

THENCE North 61°55'27" West with the southwest line of the said 2.411 acre tract and the northeast line of Lot 1, of said Marks Addition, a distance of 113.32 feet to a 1/2" iron pipe found in the southeast right-of-way line of Cameron Road (120' right-of-way width) as shown on Reagan Office Park, a subdivision of record in Volume 84, Page 6C

of the Plat Records of Travis County, Texas, being the westernmost corner of the said 2.411 acre tract, being also the northernmost corner of Lot 1, of said Marks Addition;

THENCE North 30°34'38" East with the southeast right-of-way line of Cameron Road and the northwest line of the said 2.411 acre tract, a distance of 13.70 feet to a TXDOT type II disk found for the northernmost corner of the said 2.411 acre tract, being the westernmost corner of a 0.466 acre tract described in Volume 13327, Page 824 of the Real Property Records of Travis County, Texas;

THENCE with the common line of the said 2.411 acre tract and the said 0.466 acre tract, the following two (2) courses and distances:

1. South 62°08'28" East, a distance of 242.93 feet to a 1/2" rebar with "Early Boundary" cap set for the southernmost corner of the said 0.466 acre tract;
2. North 26°47'33" East, a distance of 82.75 feet to a calculated point in an inaccessible area for the easternmost corner of the said 0.466 acre tract, being in the southwest line of Lot 2, of said Reagan Office Park;

THENCE with the northeast line of the said 2.411 acre tract, the southwest line of Lot 2, of said Reagan Office Park and the southwest line of Lots 1-4, Reagan Heights, a subdivision of record in Volume 43, Page 1 of the Plat Records of Travis County, Texas, the following two (2) courses and distances:

1. South 62°02'53" East, a distance of 158.44 feet to a 1/2" rebar found for the southernmost corner of said Lot 4, being the westernmost corner of said Lot 3;
2. South 61°53'18" East, a distance of 380.64 feet to a 5/8" rebar found for the easternmost corner of the said 2.411 acre tract, being the northernmost corner of the said 1.000 acre tract;

THENCE South 28°07'33" West with the southeast line of the said 2.411 acre tract and the northwest line of the said 1.000 acre tract, a distance of 203.23 feet to the **POINT OF BEGINNING**, containing 2.413 acres of land, more or less.

Surveyed on the ground on June 18, 2020.

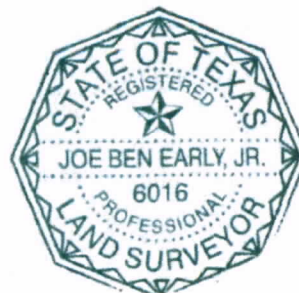
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-016-BASE

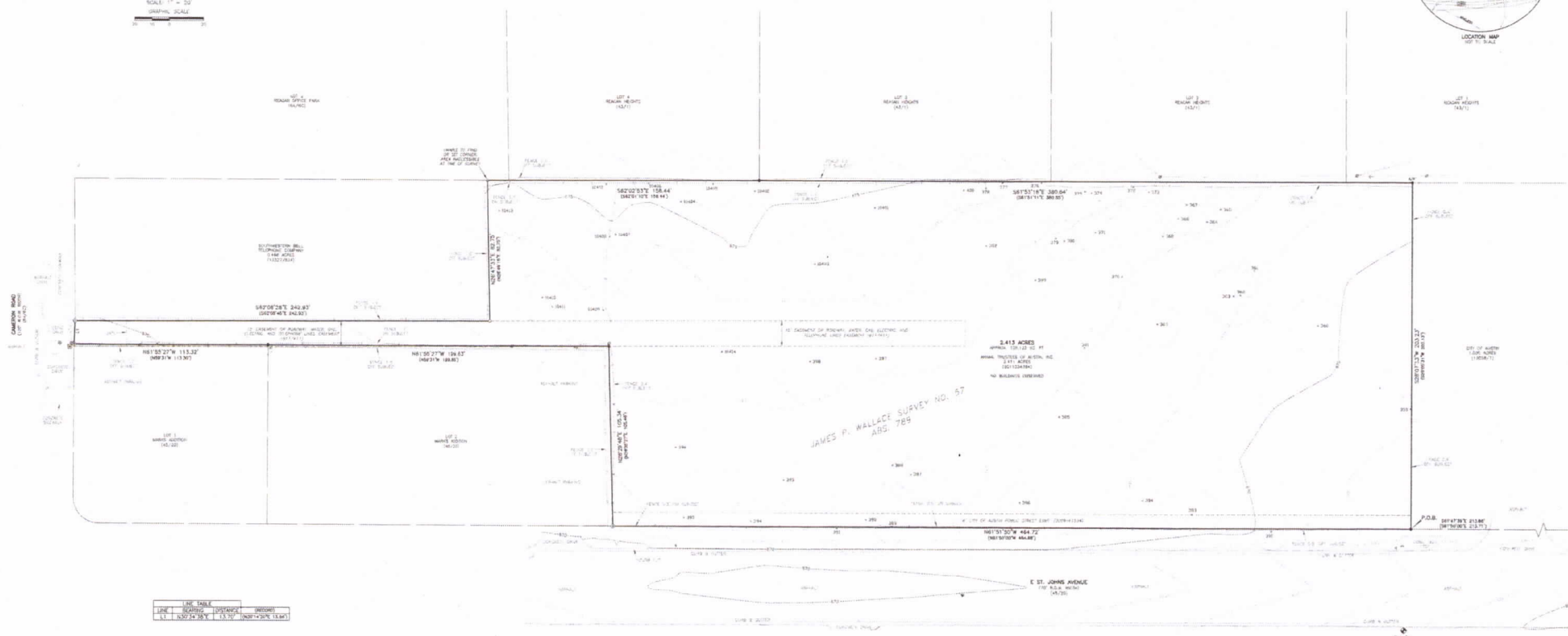
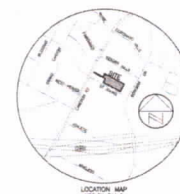


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

6/22/2020
Date



SCALE: 1" = 20"
GRAPHIC SCALE



LINE TABLE			(RECORD)
LINE	BEARING	DISTANCE	
L1	N30°34'38"E	13.70'	(N30°14'20"E 13.64')

TIME INDEX

TAG NO. TIME INDICATES MULTI THRU

214 10 11 12 13 14 15 16 17 18 19 20

HORIZONTAL TRAIL CH. (IN INCHES)

200' (SHORT TIME)

CERTICAL ROAD ZONES (THREE CIRCLES)
ARE SPACED VARIOUS LOG-THINNESS
FOR SHORT AND MULTI THRU TESTS

ALL = AMERICAN ELK
BLN = BLENDA
CEN = CEMENT
COP = COPPER
GSE = GUNSHOOT
HCH = HATCHLING
LCH = LOST
MCH = MOUNTAIN
NCH = NEST
WCH = WIND

HOW ABILITY AND OTHER
THAT APPEARED IN THE OTHER THAN THE
WAS NOTED AND THE NUMBER OF
DETERMINATION IS SUBJECT TO
DISCREPANCY BY A SLIGHT MARGINAL

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251	487 15
252	486 13 (15 18)
253	485 12 (20 24)
254	484 10
255	483 10
256	482 12 (17 21)
257	481 10
258	480 12
259	479 12
260	478 12
261	477 12 (19 23)
262	476 12 (19 23)
263	475 12
264	474 12
265	473 12 (19 23)
266	472 12
267	471 12 (19 23)
268	470 12
269	469 12
270	468 12
271	467 12 (19 23)
272	466 12
273	465 12
274	464 12 (19 23)
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417	321 12
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- 1/2" MESH POUND (100 IS MESH)
- 1/2" MESH WITH TIE-BARS BENCHMARK OR SET
- 1/2" HIGH PIPE POUND (100 IS MESH)
- 1/2" HAW POUND IN CONCRETE
- TROUT TYPE IN HIGH POUND
- CONTROL POINT/BENCHMARK LOCATION
- CALCULATED POINT
- WATCH METER
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- SIGN
- EDGE OF ASPHALT PAVEMENT
- OVERHEAD POWER LINES
- BUILDING NUMBER
- SLASH LINK FENCE
- MAGNETIC IRON FENCE
- MUD FENCE
- RECORD INFORMATION

BENCHMARK INFORMATION:

Box #1, KING TAIL, WITH WALKER SET BY CONCRETE
STATION, SOUTH SIDE OF E. 51. 200th Ave. + RD.
SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT
TRACT, AND 1' 8" OFF OF THE BACK OF CURB.

ELEVATION = 996.85'
VERTICAL DATUM: KING 88 (CODE 128)

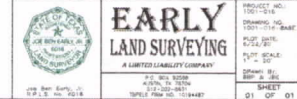
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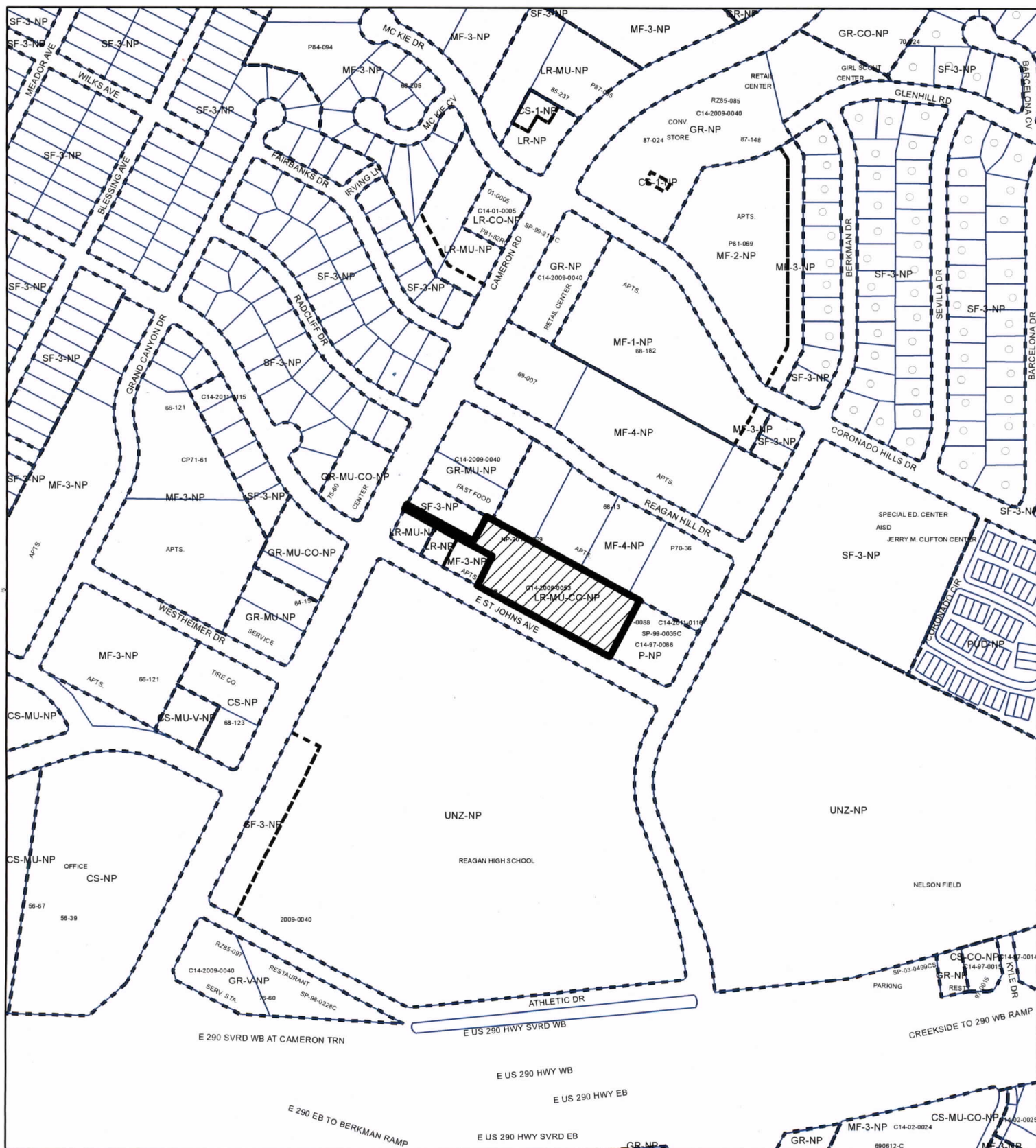
FLOOD-PLAIN NOTE:

The flood shown herein has been given "F" (force determined) by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48463C24105, dated April 9, 2016, for Travis County, Texas and the adjacent area. The map was prepared under contract to FEMA by the Texas Department of Transportation. It is hereby stated that the flood shown on this map does not constitute an official determination of the Federal Emergency Management Agency or the Texas Department of Transportation. This flood statement shall not create liability on the part of the surveyor.

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTURY ZONE, UTILIZING THE "SABINE" NORTH MAGNETIC NETWORK.

[illegible]



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0053

Exhibit B

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 4/5/2021

1" = 400'