

**ORDINANCE NO. 20191205-092**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1205 SHELDON COVE, BUILDING TWO, UNITS A-H IN THE HERITAGE HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-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 limited industrial services-neighborhood plan (LI-NP) combining district to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district on the property described in Zoning Case No. C14-2019-0102, on file at the Planning and Zoning Department, as follows:

A 0.404 acre (approximately 17,576 square feet), being all of Units A-H, Building 2, Ambition Park 1 Condominiums, a Condominium Regime recorded in Document No. 2015076682 and located on Lot 5, Block A, Cameron Road Corporate Park Phase II, a subdivision of record in Document No. 200000145, both of the Official Public Records of Travis County, Texas, said 0.404 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1205 Sheldon Cove, Building 2, Units A-H in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

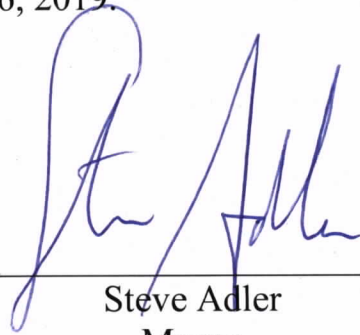
**PART 2.** The Property is subject to Ordinance No. 20110113-060 that established zoning for the Heritage Hills Neighborhood Plan.

**PART 3.** This ordinance takes effect on December 16, 2019.

**PASSED AND APPROVED**

December 5, 2019

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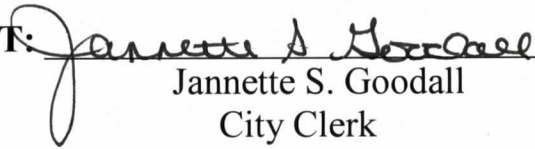
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

# EARLY LAND SURVEYING, LLC

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

## 0.404 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.404 ACRES (APPROXIMATELY 17,576 SQ. FT.), BEING ALL OF UNITS A-H, BUILDING 2, AMBITION PARK 1 CONDOMINIUMS, A CONDOMINIUM REGIME RECORDED IN DOCUMENT NO. 2015076682 AND LOCATED ON LOT 5, BLOCK A, CAMERON ROAD CORPORATE PARK PHASE II, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000145, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.404 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the northwest building corner of said Building 2, from which a 1/2" rebar found in the cul-de-sac right-of-way line of Sheldon Cove (70' right-of-way width) as shown on said Cameron Road Corporate Park Phase II and being the eastern common corner of Lots 6 and 7, Block A, of said Cameron Road Corporate Park Phase II, bears North 02°20'12" West, a distance of 356.55 feet;

**THENCE** crossing said Lot 5, the following four (4) courses and distances:

1. South 62°35'10" East with the north face of said Building 2, a distance of 241.00 feet to a point for the northeast corner of said Unit H, being the northwest corner of Unit I, of said Building 2, from which a 1/2" rebar with "Survcon" cap found in the east right-of-way line of Connor Lane (90' right-of-way width) as shown on said Cameron Road Corporate Park Phase II, being the southwest corner of Lot 11, Block A, of said Cameron Road Corporate Park Phase II, being also the northwest corner of Lot 5, Block B, Cameron Road Corporate Park Phase I, a subdivision of record in Volume 100, Page 303 of the Plat Records of Travis County, Texas, bears North 78°51'36" East, a distance of 377.74 feet;
2. South 27°24'50" West with the center of the wall dividing said Unit H and said Unit I, a distance of 72.93 feet to a point for the southeast corner of said Unit H, being the southwest corner of said Unit I;
3. North 62°35'10" West with the south face of said Building 2, a distance of 241.00 feet to the southwest building corner of said Building 2;

**EXHIBIT "A"**

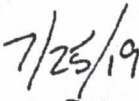
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4. North  $27^{\circ}24'50''$  East with the west face of said Building 2, a distance of 72.93 feet to the **POINT OF BEGINNING**, containing 0.404 acres of land, more or less.

Surveyed on the ground on July 22, 2019.

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

Attachments: Survey Drawing No. 1012-001-LOT 5-UNITS A-H



Joe Ben Early, Jr.                      Date  
Registered Professional Land Surveyor  
State of Texas No. 6016  
TBPLS Firm No. 10194487



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.404 ACRES (APPROXIMATELY 17,576 SQ. FT.),  
BEING ALL OF UNITS A-H, BUILDING 2, AMBITION PARK 1 CONDOMINIUMS, A CONDOMINIUM  
REGIME RECORDED IN DOCUMENT NO. 2015076682 AND LOCATED ON LOT 5, BLOCK A,  
CAMERON ROAD CORPORATE PARK PHASE II, A SUBDIVISION OF RECORD IN DOCUMENT NO.  
200000145, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>S</sup> 1/2" REBAR WITH "SURVCON" CAP FOUND
- ☒ BUILDING CORNER
- △ CALCULATED POINT
- ( ) RECORD INFORMATION



*8/7/25/19*

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°24'50"W	72.93'
L2	N27°24'50"E	72.93'

DATE OF SURVEY: 7/22/19  
PLOT DATE: 7/25/19  
DRAWING NO.: 1012-001-LOT 5-UNITS A-H  
DRAWN BY: JBE  
SHEET 1 OF 2

**EARLY LAND SURVEYING, LLC**

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO. 10194487

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF  
1983 (NAD83), CENTRAL ZONE, UTILIZING THE  
SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
1012-001-LOT 5-UNITS A-H

LOT 7  
BLOCK A  
CAMERON ROAD  
CORPORATE  
PARK PHASE II  
(200000145)

LOT 8  
BLOCK A  
CAMERON ROAD CORPORATE  
PARK PHASE II  
(200000145)

LOT 11  
BLOCK A  
CAMERON ROAD  
CORPORATE  
PARK PHASE II  
(200000145)

SHELDON COVE  
(70' R.O.W. WIDTH)  
(200000145)

LOT 5  
BLOCK A  
CAMERON ROAD CORPORATE  
PARK PHASE II  
(200000145)

0.404 ACRES  
APPROX. 17,576 SQ. FT.

UNITS A-H  
AMBITION PARK 1  
CONDOMINIUMS  
BUILDING 2  
(2015076682)

UNITS I-K  
BUILDING 2  
(2015076682)

LOT 5  
BLOCK B  
CAMERON ROAD  
CORPORATE  
PARK PHASE I  
(100/303)

CONNOR LANE  
(90' R.O.W. WIDTH)  
(200000145)



1" = 100'

LOT 6  
BLOCK A  
CAMERON ROAD  
CORPORATE  
PARK PHASE II  
(200000145)



8/25/19

LOT 4  
BLOCK A  
CAMERON ROAD CORPORATE  
PARK PHASE I  
(100/303)

EARLY LAND SURVEYING, LLC

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FIRM NO.10194487

DRAWING NO.: 1012-001-LOT 5-UNITS A-H  
SHEET 2 OF 2



1 - 1

$$1'' = 400'$$