

ORDINANCE NO. _____

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 _____, 2021.

PASSED AND APPROVED

§§§

_____, 2021

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
earlysurveying.com
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.

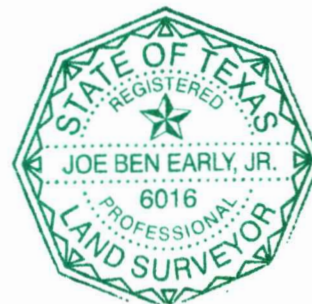
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-016-BASE

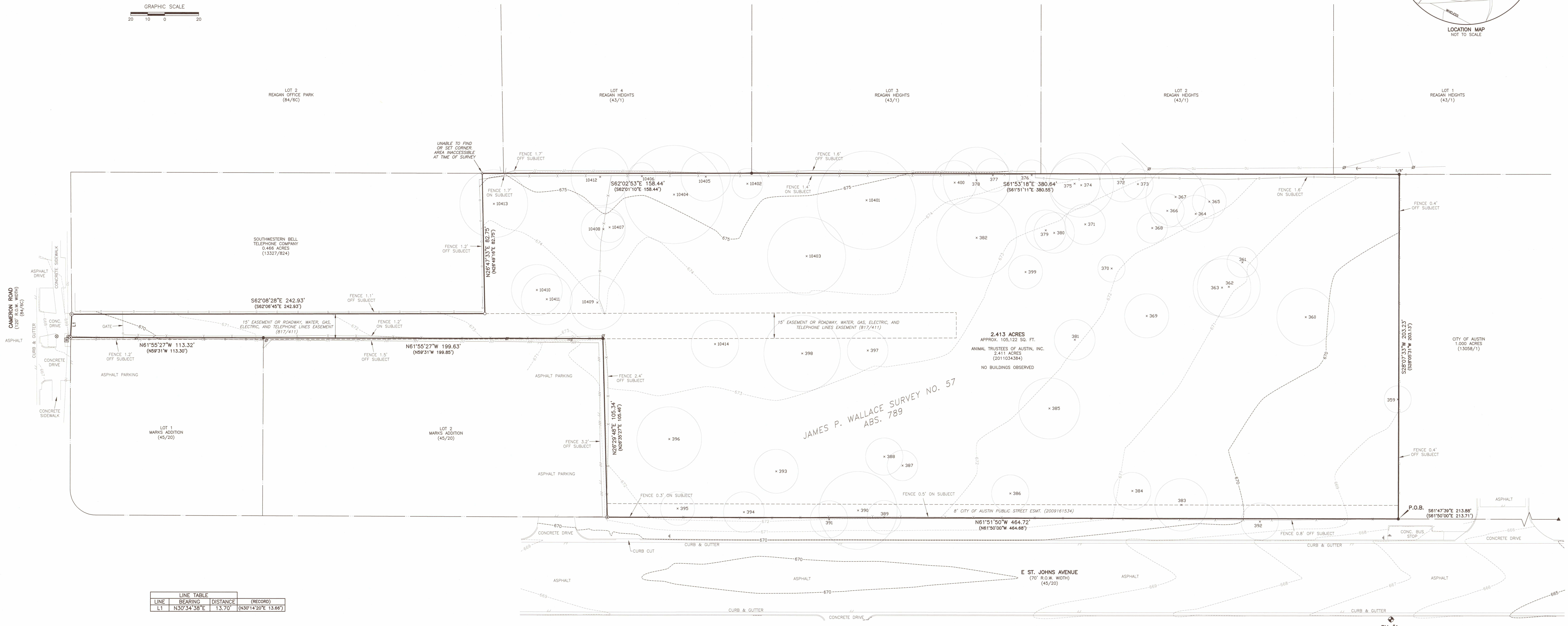
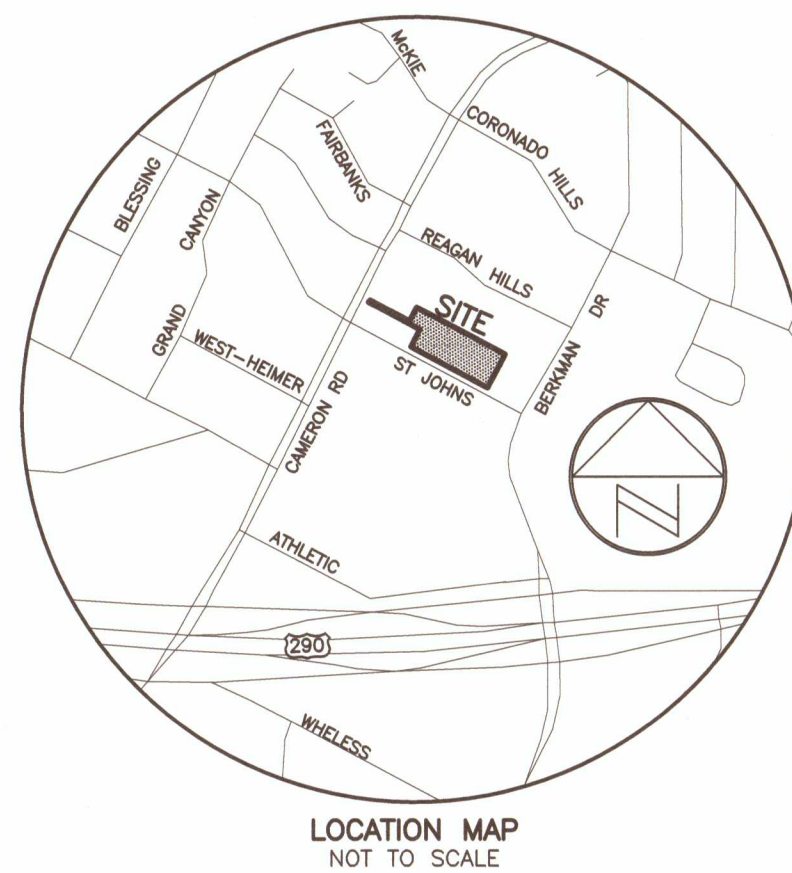


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

6/22/2020
Date



A LAND TITLE, TOPOGRAPHIC AND TREE SURVEY 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.



359	HB 8
360	WNT 17
361	CDR 9
362	WNT 13 11 (18.5)
363	WNT 17 DEAD
364	LG 11
365	LG 10
366	BLM 10
367	CB 12 11 (17.5)
368	HSDH 9
369	LG 13
370	LG 8
371	RO 12 DING
372	CB 9 8 (13.5)
373	CB 9
374	WNT 11 8 8 DEAD (19)
375	WNT 15 DEAD
376	HB 9
377	AE 10
378	LG 12 8 7 (19.5)
379	RO 12
380	RO 12
381	CDR 12
382	CDR 11 9 8 8 (23.5)
383	CDR 11 9 (15.5)
384	MSQ 8 6 (11)
385	HB 18
386	LG 11
387	HB 9
388	CDR 11
389	HB 10
390	LG 10 9 9 8 (23)
391	HB 11
392	HB 11
393	HB 13
394	LG 12
395	HB 10
396	LG 12 12 (19)
397	RO 12
398	LG 12 11 10 (22.5)
399	LG 10
10400	CDR 8
10401	LG 9
10402	HB 13
10403	RO 23 SICK
10404	RO 28
10405	LG 10 9 (14.5)
10406	CDR 8
10407	LG 9
10408	HB 13
10409	HB 16
10410	LG 15
10411	HB 15 SICK
10412	LG 12 10 SICK (17)
10413	RO 16 8 (20)
10414	LG 14

TREE INDEX		
TAG NO.	TYPE	INDICATES MULTI TRUNK
514	LO	17 14 11 (29.5)
INDIVIDUAL TRUNK DIA. (IN INCHES)		
TOTAL (ROOT ZONE)		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
AE = AMERICAN ELM		
BLM = BUNNELIA		
CB = CHAGBERRY		
CDR = CEDAR		
HB = HACKBERRY		
HSDH = HUISACHE		
LG = LIGUSTRUM		
LO = LIVE OAK		
MSQ = MESQUITE		
RO = RED OAK		
WNT = WALNUT		
NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD THEN IT HAS BEEN NOTED AS DEAD. HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.		

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
○	1/2" IRON PIPE FOUND (OR AS NOTED)
▲	PK NAIL FOUND IN CONCRETE
⊕	TXDOT TYPE II DISK FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
⊕	⊕ CALCULATED POINT
⊕	⊕ WATER METER
⊕	⊕ WATER VALVE
⊕	⊕ UTILITY POLE
⊕	⊕ GUY WIRE
⊕	⊕ SIGN
⊕	⊕ EDGE OF ASPHALT PAVEMENT
⊕	⊕ OVERHEAD UTILITIES
⊕	⊕ BARR WIRE FENCE
⊕	⊕ CHAIN LINK FENCE
⊕	⊕ WROUGHT IRON FENCE
⊕	⊕ WOOD FENCE
()	RECORD INFORMATION

BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK, SOUTH SIDE OF E ST. JOHNS AVE., ± 60' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AND 1.9' OFF OF THE BACK OF CURB .

ELEVATION = 666.88'

VERTICAL DATUM: NAVD 88 (GEOID 128)

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Chicago Title Insurance Company

G.F. No.: CTA-09-CTA20006108 Effective Date: 6/7/20 Issued: 6/18/20

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained herein and re-listed below were considered:

1) Restrictive Covenants: Volume 681, Page 259; Volume 691, Page 260; Volume 692, Page 196 and Volume 793, Page 146 of the Deed Records of Travis County, Texas. --- Subject to.

10) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to Texas Power & Light Company Purpose: As provided in said instrument Recording No: Volume 622, Page 325, Deed Records of Travis County, Texas --- Does not affect

10a) That portion of the subject property that was designated as a public road with rights of reversion as set forth in Volume 681, Page 259 and Volume 793, Page 146 of the Deed Records of Travis County, Texas. --- No longer affects, public roadway canceled and replaced in Volume 817, Page 411

10b) Terms, conditions and provisions contained and set forth in that certain easement agreement dated November 27, 1946, recorded in Volume 817, Page 411 of the Deed Records of Travis County, Texas --- Subject to, as shown

10) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to City of Austin Purpose: As provided in said instrument Recording No: Document No. 2009161534, Official Public Records of Travis County, Texas. --- Subject to, as shown

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C4555, dated January 6, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

BEARING BASIS:

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

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Animal Trustees of Austin, Inc.
Coven Copeland
Independent Financial
Chicago Title Insurance Company
Chicago Title of Texas, LLC

PROPERTY ADDRESS: 7205 Cameron Rd., Austin, TX 78752

DATE OF SURVEY: 6/18/20

ATTACHMENTS: Metes and Bounds Description

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, false utility lines or roots in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

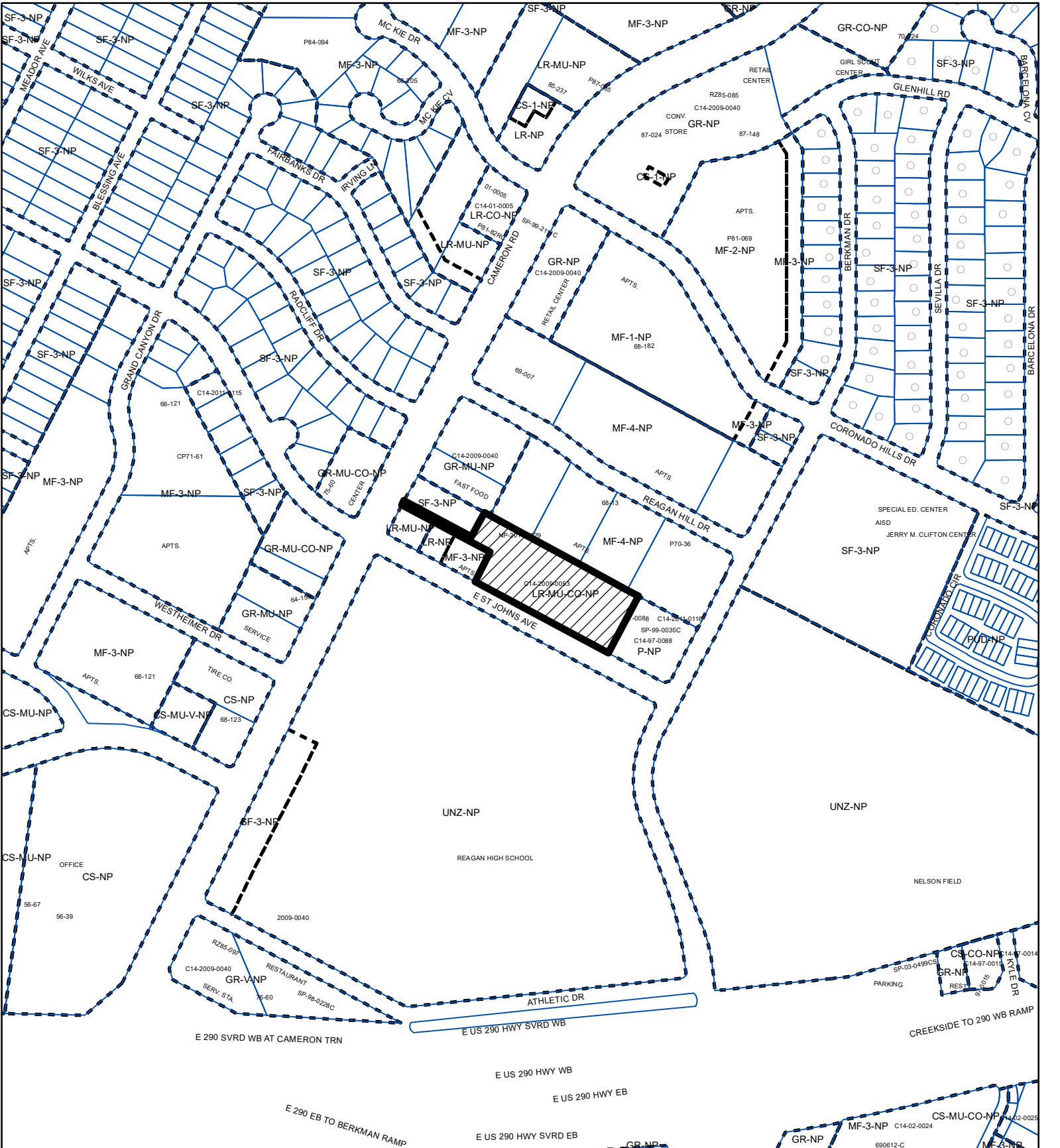
The survey was made substantially in accordance with the standards and conditions set forth for a Category "A" Condition "A" TSPS Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2013 Revised Thirteenth Edition, prepared by the Texas Society of Professional Surveyors.

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
jben@earlysurveying.com

PROJECT NO.: 1001-016
DRAWING NO.: 1001-016-BASE
PLOT DATE: 6/22/20
PLOT SCALE: 1" = 20'
DRAWN BY: BBP & JBE
SHEET 01 OF 01

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 9298
AUSTIN, TX 78709
512-202-8631
TPELS FIRM NO. 10194487

JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6016



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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