

**ORDINANCE NO. 20230209-073**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7601 AND 7601 1/2 CAMERON ROAD IN THE ST. JOHN-CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-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 community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0094, on file at the Housing and Planning Department, as follows:

Being a 1.595 acre tract of land, out of the WILLIS AVERY SURVEY ABSTRACT NO. 39 and the JAMES P. WALLACE SURVEY ABSTRACT NO. 789 in Travis County, Texas, being all of that certain 1.600 acre tract of land described in special warranty deed recorded in Document No. 2018178753, Deed Records of Travis County, Texas, being all of that certain 1.935 acre tract of land described in a deed recorded in Volume 1471, Page 72, Deed Records of Travis County, Texas, less that certain 0.329 acre tract of land conveyed to the state of Texas by deed recorded in Volume 3453, Page 1010, Deed Records of Travis County, Texas, said 1.595 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7601 and 7601 1/2 Cameron 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:

- (A) A 25-foot wide vegetative buffer shall be provided and maintained along the eastern property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility

improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

- (B) The owner of the Property, or the owner's successors and assigns, shall work with Austin Transportation Department at the time of site plan to determine the extent grade separation is required along the west property line adjacent to Cameron Road.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20120426-102 that established zoning for the Coronado Hills Neighborhood Plan.

**PART 5.** This ordinance takes effect on February 20, 2023.

**PASSED AND APPROVED**

February 9, 2023 §  
§  
§  
Kirk Watson  
Mayor  
APPROVED: Anne L. Morgan City Attorney ATTEST: Myrna Rios City Clerk



## EXHIBIT "A"

FIELD NOTE DESCRIPTION OF 1.595 ACRES OF LAND OUT OF THE WILLIS A VERY SURVEY ABSTRACT NO. 39 AND THE JAMES P. WALLACE SURVEY ABSTRACT NO. 789 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (1.600 ACRE) TRACT OF LAND AS CONVEYED TO AREA 51ST LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2018178753 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN (1.935 ACRE) TRACT OF LAND AS CONVEYED TO GEORGE MONROE HAUSMAN AND WIFE, MATTIE LOUISE HAUSMAN BY DEED RECORDED IN VOLUME 1471 PAGE 72 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, LESS THAT CERTAIN (0.329 ACRE) TRACT OF LAND AS CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 3453 PAGE 1010 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the North line of that certain (1.935 acre) tract of land as conveyed to George Monroe Hausman and wife, Mattie Louise Hausman by deed recorded in Volume 1471 Page 72 of the Deed Records of Travis County, Texas, and in the East right-of-way line of Cameron Road (formerly known as F.M. Highway No. 3015) for the Southeast corner of that certain (0.329 acre) tract of land as conveyed to the State of Texas by Deed recorded in Volume 3453 Page 1010 of the Deed Records of Travis County, Texas, and for the Northwest corner of that certain (1.600 acre) tract of land as conveyed to Area 51st, LLC by Special Warranty Deed recorded in Document No. 2018178753 of the Official Public Records of Travis County, Texas, and for the Southwest corner of Lot 2, Pecan Creek, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 97 Page 148 of the Plat Records of Travis County, Texas, and being the Northwest corner and PLACE OF BEGINNING of the herein described tract of land, and from which a chiseled X mark found in a concrete driveway apron for an angle corner in the East right-of-way line of Cameron Road (at 60.00 ft. left of centerline HWY Station 4+00) bears N 31 deg. 12' 25" E 287.39 ft.;

THENCE leaving the East right-of-way line of Cameron Road with the North line of said Hausman (1.935 acre) tract and with the common line of said Area 51st (1.600 acre) tract and said Lot 2, Pecan Creek, S 64 deg. 39' 45" E 281.36 ft. to a 1/2" iron rod found for the West common corner of Lot 37 and Lot 38, Coronado Hills, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 48 Page 60 of the Plat Records of Travis County, Texas, and for the Southeast corner of said Lot 2, Pecan Creek, and for the Northeast corner of said Area 51st (1.600 acre) tract, same being the Northeast corner of this tract of land;

THENCE with the common line of said Area 51st (1.600 acre) tract and said Coronado Hills, S 32 deg. 18' 14" W 249.72 ft. to a 1/2" iron rod found for an angle corner of Lot 39, of said Coronado Hills, and for the Southeast corner of said Area 51st (1.600 acre) tract and for the Southeast corner of said Hausman (1.935 acre) tract and for an angle corner in the North line of Lot 1, Coronado Terrace, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84 Page 95B of the Plat Records of Travis County, Texas, and being the Southeast corner of this tract of land, and from which a 1/2" iron rod found for the Southwest corner of said Lot 39, Coronado Hills, and for the Southeast corner of said Lot 1, Coronado Terrace, bears S 34 deg. 34' 21" E 17.13 ft.;

THENCE with the South line of said Hausman (1.935 acre) tract, N 61 deg. 46' 38" W 312.11 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the curving East right-of-way line of Cameron Road for the Southeast corner of said State of Texas (0.329 acre) tract and for the Northeast corner of that certain (0.128 acre) tract of land as conveyed to the State of Texas by Deed recorded in Volume 3412 Page 130 of the Deed Records of Travis County, Texas, for the Southwest corner of this tract of land, and from which a 5/8" iron rod found bears S 04 deg. 30' E 3.09 ft.;

THENCE with the East right-of-way line of Cameron Road and with the East line of said State of Texas (0.329 acre) tract, the following two (2) courses;

1) along a curve to the left with a radius of 786.20 ft. for an arc length of 147.95 ft. and which chord bears N 45 deg. 35' 10" E 147.73 ft. to a 1/2" iron rod found for a point of non-tangency;

2) N 31 deg. 08' 46" E 94.05 ft. to the PLACE OF BEGINNING, containing 1.595 acres of land.

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF  
1.595 ACRES OF LAND OUT OF THE WILLIS AVERY SURVEY  
ABSTRACT No. 39 AND THE JAMES P. WALLACE SURVEY  
ABSTRACT No. 789 IN TRAVIS COUNTY, TEXAS, TO BE  
RE-ZONED, AND BEING ALL OF THAT CERTAIN TRACT OF  
LAND AS CONVEYED TO WOLFE CAPITAL INVESTMENTS, LLC,  
BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS  
RECORDED IN DOCUMENT No. 2022098080 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ORIENTATION NOTE:  
Orientation for this survey was based upon the  
State Plane Coordinate System.  
(4203 -- Texas Central Zone)

**CAMERON ROAD**  
N33°56'06"E 94.08'  
N3°08'46"E 94.05'

PLACE OF  
BEGINNING

Lot 1  
Pecan Creek  
Volume 97 Page 148

Lot 2

156°49'00"E 281.39'  
S64°39'45"E 281.36'

**1.595 ACRES**  
to be re-zoned

Wolfe Capital Investments, LLC  
(1.595 Acres)  
Special Warranty Deed with  
Vendor's Lien  
Document No. 2022098080

LOT 1  
Coronado Terrace  
Volume S4 Page 95B  
312.11'  
310.35'

formerly  
The Lone Star Girl Scouts Council  
(1.190 Acres)  
Volume 8394 Page 617

JAMES P. WALLACE SURVEY  
ABSTRACT NO. 789  
WILLIS AVERY SURVEY  
ABSTRACT NO. 39  
approximate patented survey line

State of Texas  
(0.329 Acre)  
Volume 3453 Page 1010  
N47°28'27"E 64.49.59'  
N45°35'10"E 61.147.73'  
A:147.95' R:786.20'

State of Texas  
(0.128 Acre)  
Volume 3412 Page 130

chiseled X mark found  
in concrete driveway apron

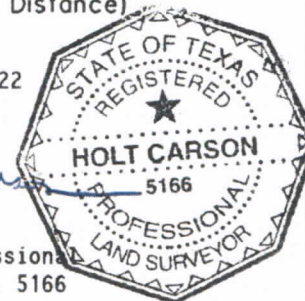
## Legend

- ⊙ ½" Iron Rod Found (unless noted)
- ⬠ ½" Iron Rod Set with plastic cap  
imprinted with "Holt Carson, Inc."  
(Record Bearing and Distance)

PREPARED: July 7, 2022

BY:

*Holt Carson*  
Holt Carson  
Registered Professional  
Land Surveyor No. 5166  
HOLT CARSON, INC.  
www.hciaustin.com  
FIRM 10050700



LOT 37

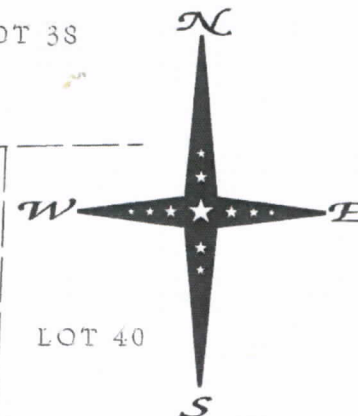
Coronado Hills  
Section Three  
Volume 48 Page 60

LOT 38

S32°18'14"W 249.72'  
S35°07'22"W 249.62'

LOT 39

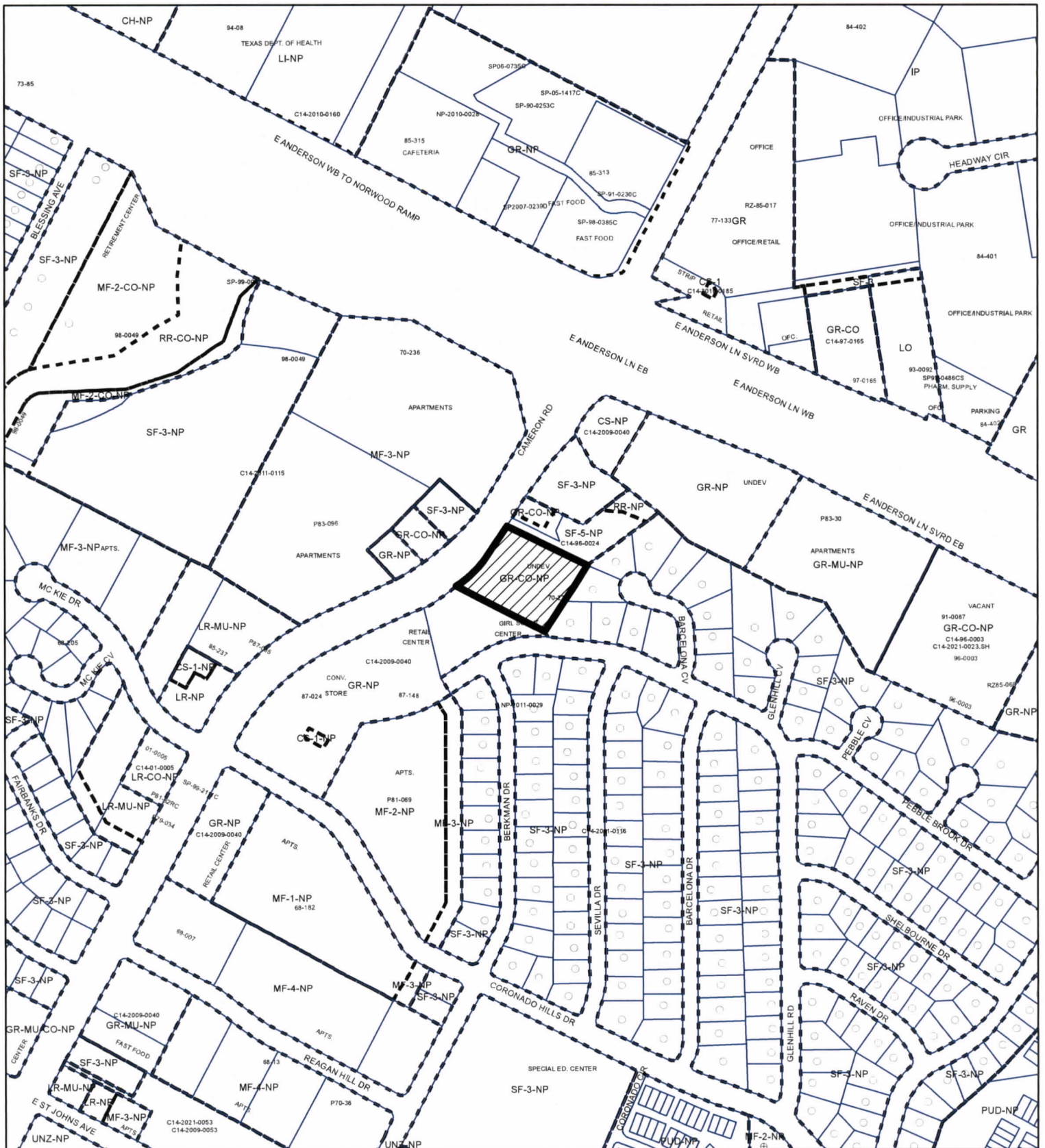
LOT 40



**SCALE: 1" = 60'**

C 1107098





## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2022-0094



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: 7/14/2022