

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7600, 7602, 7604, 7608, 7610, 7614, AND 7616 BENNETT AVENUE IN THE ST. JOHN'S NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE - NEIGHBORHOOD PLAN (LR-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 family residence-neighborhood plan (SF-3-NP) combining district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district on the property described in Zoning Case No. C14-2017-0086, on file at the Planning and Zoning Department, as follows:

A 0.4807 acre (20,938 square feet), being a portion of Lots 1-9, Block 25 of St. John's College Addition, a subdivision recorded in Volume 4, Page 71, of the Plat Records of Travis County, Texas, said Lots 1-9 having been conveyed to Victory Christian Center of Austin, Inc., in Document Nos. 2006104852, 2006220474, 2007101311, 2007213004, 2009062444, 2010043725 and 2010098560, all of the Official Public Records of Travis County, Texas, said 0.4807 acre being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue 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. 20120426-101 that established zoning for the St. John's Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, 2018      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk

**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.4807 ACRE (20,938 SQUARE FEET), BEING A PORTION OF LOTS 1-9, BLOCK 25 OF ST. JOHN'S COLLEGE ADDITION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 71 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOTS 1-9 HAVING BEEN CONVEYED TO VICTORY CHRISTIAN CENTER OF AUSTIN, INC., IN DOCUMENT NOS. 2006104852, 2006220474, 2007101311, 2007213004, 2009062444, 2010043725 AND 2010098560, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 0.4807 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

COMMENCING, at a 1/2-inch iron rod found at the intersection of the east right-of-way line of Bennett Avenue (right-of-way varies) with the south right-of-way line of U.S. Highway 183 (right-of-way varies), and being the northwest corner of Lot 9, Block 26 of said St. John's College Addition;

THENCE, with the south right-of-way line of said U.S. Highway 183, in part over and across said Bennett Avenue, and in part with the north line of Lot 9 of said Block 25 of St. John's College Addition, N62°40'08"W, a distance of 180.34 feet to a calculated point for the northeast corner and POINT OF BEGINNING hereof;

THENCE, leaving the south right-of-way line of said U.S. Highway 183 and the north line of Lot 9 of said Block 25 of St. John's College Addition, over and across Lot 9 of said Block 25 of St. John's College Addition, S27°22'54"W, a distance of 47.53 feet to a calculated point for an interior ell-corner hereof, said point being in the common line of Lots 8 and 9 of said Block 25 of St. John's College Addition;

THENCE, with the common line of Lots 8 and 9 of said Block 25 of St. John's College Addition, S62°40'08"E, a distance of 10.89 feet to a calculated point for an exterior ell-corner hereof, from which a 1/2-inch iron rod found at the common east corner of Lots 8 and 9 of said Block 25 of St. John's College Addition, and being in the east line of a called 655 square foot tract dedicated for right-of-way purposes to the City of Austin in Volume 5052, Page 2375 of the Deed Records of Travis County, Texas (D.R.T.C.T.) bears, S62°40'08"E, a distance of 119.30 feet;

THENCE, leaving the common line of Lots 8 and 9 of said Block 25 of St. John's College Addition, over and across Lot 8 of said Block 25 of St. John's College Addition, S27°22'54"W, a distance of 49.98 feet to a calculated point for an interior ell-corner hereof, said point being in the common line of Lots 7 and 8 of said Block 25 of St. John's College Addition;

THENCE, with the common line of Lots 7 and 8 of said Block 25 of St. John's College Addition, S62°40'08"E, a distance of 4.20 feet to a calculated point for an exterior ell-corner hereof;

THENCE, leaving the common line of Lots 7 and 8 of said Block 25 of St. John's College Addition, over and across Lots 1-7 of said Block 25 of St. John's College Addition, S27°22'54"W, a distance of 349.87 feet to a calculated point for the southeast corner hereof, said point being in the north right-of-way of Wheatley Avenue (50' right-of-way), and being in the south line of said Lot 1, from which a 1/2-inch iron rod with "McGray" cap found at the intersection of the north right-of-way line of said Wheatley Avenue with the west right-of-way line of said Bennett Avenue, and being the southeast corner of said Lot 1 bears, S62°40'08"E, a distance of 115.14 feet;

**Exhibit A**

**THENCE**, with the north right-of-way line of said Wheatley Avenue and the south line of said Lot 1, N62°40'08"W, a distance of 48.87 feet to a calculated point for the southwest corner hereof, said point being in the east line of Lot 1 of Bridge Creek Section III-A, a subdivision recorded in Volume 87, Page 198C (P.R.T.C.T.), and being at the northwest terminus of said Wheatley Avenue, and being the southwest corner of Lot 1 of said Block 25 of St. John's College Addition;

**THENCE**, with the east line of Lot 1 of said Bridge Creek Section III-A and the west line of said Block 25 of St. John's College Addition, N27°22'54"E, a distance of 447.37 feet to a TxDot Type II brass disc found for the northwest corner hereof, said point being in the south right-of-way line of said U.S. Highway 183, and being the northeast corner of Lot 1 of said Bridge Creek Section III-A, and being the northwest corner of Lot 9 of said Block 25 of St. John's College Addition, from which a TxDot Type III aluminum cap found at a corner in the south right-of-way line of said U.S. Highway 183, and being a corner in the north line of Lot 1 of said Bridge Creek Section III-A bears, N62°31'07"W, a distance of 388.58 feet;

**THENCE**, with the south right-of-way line of said U.S. Highway 183 and north line of Lot 9 of said Block 25 of St. John's College Addition, S62°40'08"E, a distance of 33.78 feet to the **POINT OF BEGINNING** and containing 0.4807 Acre (20,938 Square Feet) more or less.

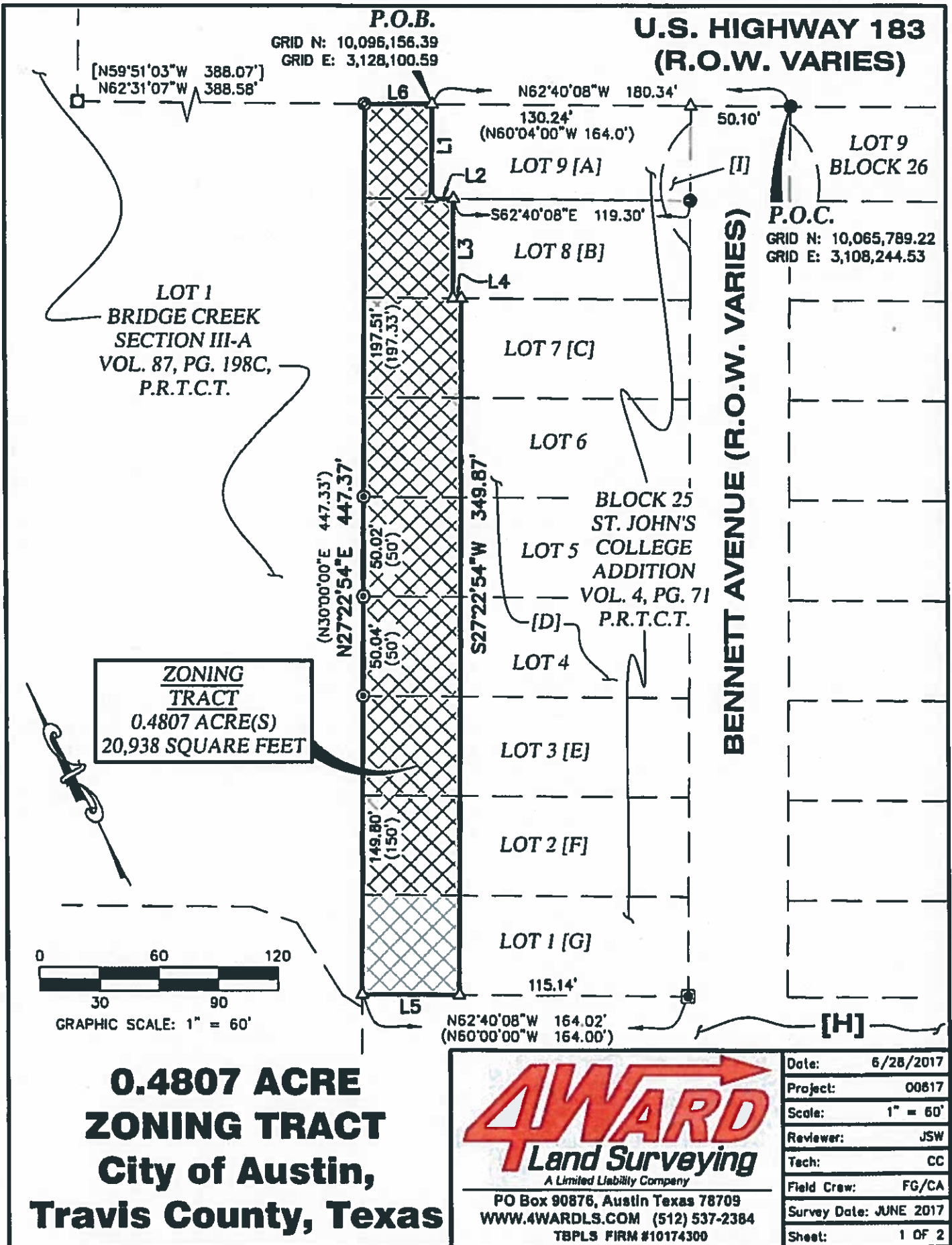
**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000083787030. See attached sketch (reference drawing: 00617\_zoning overall.dwg.)

  
6/28/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



**REFERENCES:**  
TCAD #s 234112-234118  
COA GRID L28



[A]  
VICTORY CHRISTIAN  
CENTER OF AUSTIN, INC.  
DOC. NO. 2010098560  
O.P.R.T.C.T.

[F]  
VICTORY CHRISTIAN  
CENTER OF AUSTIN, INC.  
DOC. NO. 2007213004  
O.P.R.T.C.T.

[B]  
VICTORY CHRISTIAN  
CENTER OF AUSTIN, INC.  
DOC. NO. 2009062444  
O.P.R.T.C.T.

[G]  
VICTORY CHRISTIAN  
CENTER OF AUSTIN, INC.  
DOC. NO. 2006220474  
O.P.R.T.C.T.

[C]  
VICTORY CHRISTIAN  
CENTER OF AUSTIN, INC.  
DOC. NO. 2007101311  
O.P.R.T.C.T.

[H]  
WHEATLEY AVENUE  
(50' R.O.W.)

[D]  
VICTORY CHRISTIAN  
CENTER OF AUSTIN, INC.  
DOC. NO. 2006104852  
O.P.R.T.C.T.

[I]  
CALLED 655 SQ. FT.  
R.O.W. DEDICATION  
VOL. 5052, PG. 2375  
D.R.T.C.T.

[E]  
VICTORY CHRISTIAN  
CENTER OF AUSTIN, INC.  
DOC. NO. 2010043725  
O.P.R.T.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27°22'54"W	47.53'
L2	S62°40'08"E	10.89'
L3	S27°22'54"W	49.98'
L4	S62°40'08"E	4.20'
L5	N62°40'08"W	48.87'
L6	S62°40'08"E	33.78'



*[Signature]* 6/28/2017

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - - - -	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND
⊙	1/2" IRON PIPE FOUND
⊗	IRON ROD WITH "MCGRAY" CAP FOUND
□	TXDOT TYPE III ALUMINUM CAP FOUND
⊙	TXDOT TYPE II BRASS DISC FOUND
△	CALCULATED POINT
⊙	BOLT FOUND
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 4, PG. 71
[.....]	RECORD INFORMATION PER PLAT VOL. 87, PG. 198C

**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000083787030.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

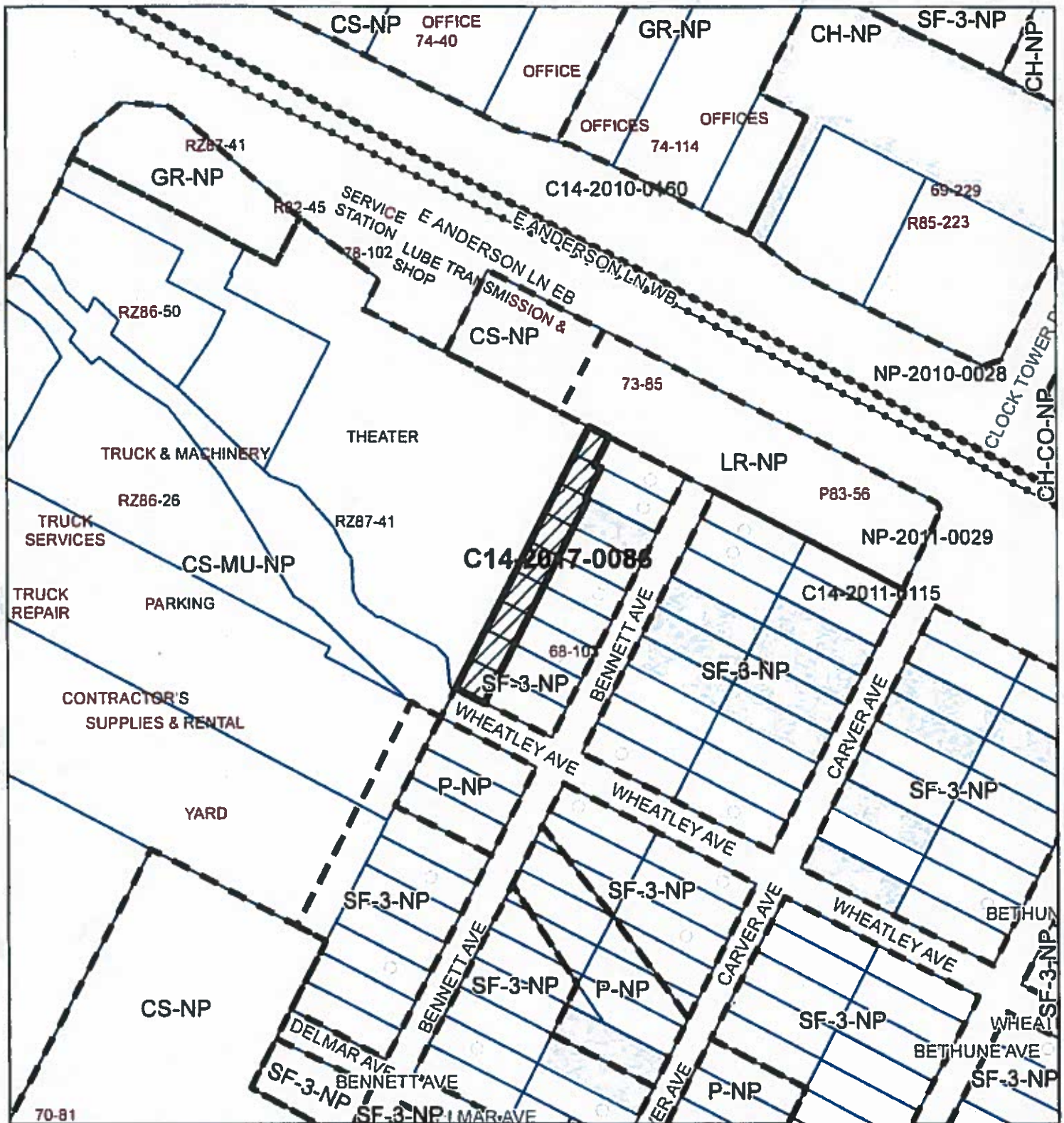
COA GRID #L28  
TCAD PARCEL #234112-234118

**0.4807 ACRE  
ZONING TRACT  
City of Austin,  
Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

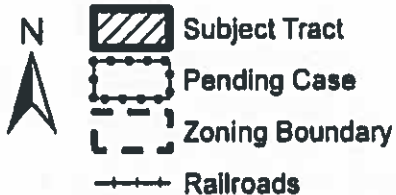
Date:	6/28/2017
Project:	00817
Scale:	1" = 60'
Reviewer:	JSW
Tech:	CC
Field Crew:	FG/CA
Survey Date:	JUNE 2017
Sheet:	2 OF 2



## ZONING

Case#: C14-2017-0086

## EXHIBIT B



0 100 200 Feet

1" = 200'

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 Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/18/2017