

ORDINANCE NO. 20241212-092

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1403 WEST 10TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (SF-3-H-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 family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district on the property described in Zoning Case No. C14H-2024-0098, on file at the Planning Department, as follows:

The east 72.5 feet of LOTS 3 AND 4, and the north 12.1 feet of LOT 2, BLOCK 1, MRS. C.C. BOOTH'S SUBDIVISION OUT OF OUTLOT 4, DIVISION Z, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 139, of the Plat Records of Travis County, Texas, being the same tract conveyed by deed of record in Volume 11827, Page 2024, of the Real Property Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

generally known as the Maufrais House, locally known as 1403 West 10th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

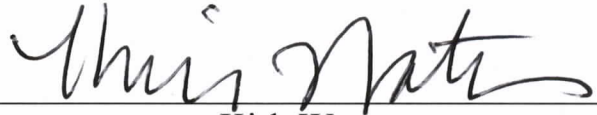
PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 3. This ordinance takes effect on December 23, 2024.

PASSED AND APPROVED

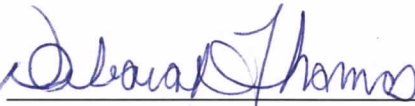
December 12, 2024

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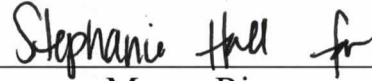
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

FIELD NOTES

ALL THAT CERTAIN TRACT OR PARCEL OF THAT BEING THE EAST 72.5 FEET OF LOTS 3 AND 4 AND THE NORTH 12.1 FEET OF LOT 2, BLOCK 1, MRS. C.C. BOOTH'S SUBDIVISION OUT OF OUTLOT 4, DIVISION Z, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 139, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT DEDICATED BY WARRANTY DEED TO MARK JOSEPH STINE AND CLEMMIE S. CUMMINS IN VOLUME 11827, PAGE 2024, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO WIT;

COMMENCING at a found 1" iron pipe at the northeast corner of herein described tract, being on the south right-of-way line of West 10th street and the west right-of-way line of Maufrais street;

THENCE following the east line of herein described and the west right-of-way line of Maufrais street South 27 degrees 46 minutes 09 seconds West a distance of 126.28 feet to a found 3/8" iron rod at the southeast corner of herein described tract and a tract of land dedicated by warranty deed to Michael Thomas Purdy in Volume 7675, Page 61 of the Deed Records of Travis County, Texas;

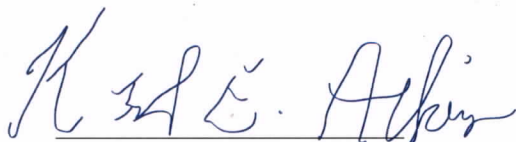
THENCE following the south line of herein described tract of land and the north line of said Purdy tract North 63 degrees 05 minutes 28 seconds West a distance of 72.84 feet to a set iron rod with cap stamped "Waterloo Surveyors" being the southwest corner of herein described tract and the northwest corner of said Purdy tract and on the east line of a tract dedicated by warranty deed to Teresa M. O'Connell in Volume 12156, Page 951 of said records;

THENCE following the west line of herein described tract and the east line of said O'Connell tract North 27 degrees 46 minutes 09 seconds East a distance of 126.28 feet to a found 1/2" iron rod being the northwest corner of herein described tract and the northeast corner of said O'Connell tract and being on the south right-of-way line of West 10th street from which North 60 degrees 35 minutes 04 seconds East a distance of 36.82 feet to a found spike being the northwest corner of said O'Connell tract and a tract dedicated by special warranty deed to Colleen M. Connolly in Document No. 2004226969 of said records;

THENCE following the north line of herein described tract and the south right-of-way line of West 10th street South 63 degrees 05 minutes 28 seconds East a distance of 72.84 feet to the **POINT OF BEGINNING** and containing 0.2111 acres (9,198 sq.ft.), more or less.

Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local GPS observations.

I, Karl E. Atkins, licensed to practice Land Surveying in the State of Texas, hereby certify that the forgoing metes and bounds description and the sketch were based on an on-the-ground survey, that all protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.



Karl E. Atkins R.P.L.S. 4618
Waterloo Surveyors, LLC.
15511 Hwy 71 West, Suite 110
Bee Caves, Texas 78738
TBPLS FIRM# 10124400



As-Built, Topographic, Tree & McMansion

ADDRESS:
1403 West 10th Street
Austin, Texas 78703

LEGAL DESCRIPTION:

THE EAST 72.5 feet of Lots 3 & 4 and the North 12.1 feet of Lot 2, Block 1, Mrs. C.C. Booth's Subdivision out of Outlot 4, Division Z, according to the map or plat there of recorded in Volume 2, Page 139, Plat Records of Travis County, Texas, with said tract being more particularly described by meets and bounds in Volume 11827, Page 2025 of the Real Property Records of Travis County, Texas.

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT
FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR
RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH
WAS DONE FOR THE PURPOSE OF THIS SURVEY.

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)
CENTRAL TEXAS ZONE. BASED ON LOCAL GPS OBSERVATIONS.

TREE NOTE:

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

906 MAUFRAIS LLC
LOT 1, BLOCK 1
MRS. C.C. BOOTH'S SUBDIVISION
OF OUTLOT 4, DIVISION Z
(DOC NO. 2019030372)

SCALE
1" = 20'

TREE LIST:

#	TYPE	SIZE
171	PECAN	22
191	PECAN	18
192	PECAN	14
193	CREPE MYRTLE	11
194	CREPE MYRTLE	11
214	BUR OAK	34
215	BUR OAK	27
219	PECAN	17
240	PECAN	22

MICHAEL THOMAS PURDY
S43 $\frac{1}{2}$ FT OF THE E $\frac{1}{2}$ OF LOT 2,
BLOCK 1
MRS. C.C. BOOTH'S SUBDIVISION
OF OUTLOT 4, DIVISION Z
(V12156, P951)

TERESA M. O'CONNELL
E $\frac{1}{2}$ OF THE W $\frac{1}{2}$ OF LOTS 2, 3 & 4
AND THE S30 FT OF THE W $\frac{1}{2}$ OF
THE W $\frac{1}{2}$ OF LOTS 2
BLOCK 1
MRS. C.C. BOOTH'S SUBDIVISION
OF OUTLOT 4, DIVISION Z
(V12156, P951)

LEGEND

PLAT RECORD CALLS ()
DEED DESCRIPTION (V11827, P2025) []
DEED DESCRIPTION (V12156, P952) ()
DEED DESCRIPTION (DOC 204226969) [()]
BUILDING SETBACK LINE BL
SET IRON ROD
SET IRON ROD WITH CAP FIR
FOUND IRON PIPE FIR
CITY OF AUSTIN ZONING FP
WATER VALVE (V) COA
GAS METER (G)
ELECTRIC METER (E)
WASTE WATER MANHOLE (WW)
UTILITY POLE
POWER LINE — P — P — P — P —
WOOD FENCE — □ — □ — □ —
CHAIN LINK FENCE — ○ — ○ — ○ —
FINISHED FLOOR ELEVATION FF ⊗
TREE, DRIPLINE & NUMBER

BENCHMARK:

SET MAG NAIL "⊕" IN R.O.W.
NAVD88 ELEVATION: 531.6'

COLLEEN M. CONNOLLY
W₁ OF THE W₂ OF LOTS 3
AND 4 AND THE N27 FT OF
THE W36.2 FT OF LOT 2,
BLOCK 1
MRS. C.C. BOOTH'S
SUBDIVISION OF OUTLOT 4
DIVISION 2
(DOC NO. 2004226969)

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, 3 & 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445K, Zone: X, Dated: 1/21/2020

Dated this the 20th day of December, 2021.

Thomas P. Dixon R.P.L.S. 4324

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

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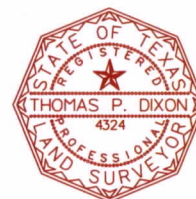


EXHIBIT "B"

LOCATION MAP

