

KENNEY HOUSE  
SUPPLEMENTAL INFORMATION PACKAGE  
FOR 8/27/18 – HLC MEETING

611 W. 22<sup>ND</sup> STREET  
AUSTIN, TEXAS 78705

PACKAGE CONTAINS:  
TAX HISTORY INFORMATION  
HISTORIC PRECEDENTS

Bruce Elfant  
Tax Assessor - Collector  
P.O. BOX 149328  
Austin, TX 78714-9328  
(512) 854-9473 SE HABLA ESPAÑOL



Travis County Tax Office  
5501 Airport Blvd.  
Austin, TX 78751-1410  
Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)

10/17/2017

TRAVIS COUNTY TAX BILL

Taxes for the current year (2017) are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees. Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:

February	7%	May	13%	August	19%	November	22%
March	9%	June	15%	September	20%	December	23%
April	11%	July	18%	October	21%	January	24%

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.



Electronic Payment Options

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2017 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: 982,495

EXEMPTIONS:



1 TAXES DUE TAXING UNIT	2 EXEMPTION AMOUNTS	3 NET TAXABLE VALUE	4 TAX RATE PER \$100	5 TAX AMOUNT	6 BILLING NO
AUSTIN ISD		982,495	1.192000	11,711.34	083902
CITY OF AUSTIN (TRAV)		982,495	.444800	4,370.14	
TRAVIS COUNTY		982,495	.369000	3,625.41	7 PROPERTY REAL PERS
TRAVIS CENTRAL HEALTH		982,495	.107385	1,055.05	
ACC (TRAVIS)		982,495	.100800	990.35	
					X

8 PROPERTY DESCRIPTION
611 W 22 ST
LOT 1-2 & N7.5FT OF LOT 3 OLT 231/2 DIV
D HORSTS LOUIS SUBD
ACRES: .2812

ZCAS1 15 805 60  
MACKEY CHRISTOPHER & SYLVIA  
611 W 22ND ST  
AUSTIN TX 78705-5115

9		REF ID 2					
02-1201-1011-0000							
10		DUE DATE		11		TOTAL DUE	
		1/31/2018				21,752.29	

DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

\*YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\*

MACKEY CHRISTOPHER & SYLVIA  
611 W 22ND ST  
AUSTIN TX 78705-5115

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P.O. BOX 149328  
Austin, TX 78714-9328

Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)



NEW ADDRESS

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\_\_\_\_\_  
\_\_\_\_\_

12 BILLING NO.	13 DUE DATE	14 TOTAL DUE
083902	1/31/2018	21,752.29
PAY the TOTAL DUE by the above DUE DATE to avoid added penalty & interest charges. Checks MUST be in U.S. funds.		
15 AMOUNT ENCLOSED		
16 23,274.94	IF THIS PAYMENT IS NOT RECEIVED BY DUE DATE, PAY THIS AMOUNT IN FEB 2018	



2017 083902 0002175229 1

**TRAVIS COUNTY TAX OFFICE**  
(512) 854-9473 [www.traviscountytax.org](http://www.traviscountytax.org)  
**Contact the Tax Office for questions about:**

- Tax Amounts
- Tax Bills
- Tax Rates
- Due Dates

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
(512) 834-9138 [www.traviscad.org](http://www.traviscad.org)

**Contact the Appraisal District for questions about:**

- Address Corrections
- Exemptions
- Ownership
- Property Value

## LIABILITY

- By state law, failure to receive a tax bill does not relieve the property owner of the tax, penalty or interest liability.
- The Tax Office has no legal authority to waive penalty or interest.
- Taxes not paid in full by January 31 are charged penalty and interest by state law. Unpaid accounts run a high risk of legal action being taken.
- On REAL PROPERTY (land and buildings), the owner on January 1 of the tax year, and the current owner, can be held liable for any unpaid taxes on the property.
- On PERSONAL PROPERTY (business inventory, equipment, etc.), the person who owned the property on January 1 of the tax year is personally liable for the entire year's amount due, even if the property is sold.
- The assessment ratio for the taxing units on this tax bill is 100%.

## FIVE YEAR TAX HISTORY

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House Bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

2017							2016								
Tax Year	Tax Unit	Assessed Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Assessed Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year		
2017	IAU	982,495	982,495	1.192000	11,711.34	22.57 %	2016	IAU	981,296	801,597	1.192000	9,555.04	13.90 %		
	CAT	982,495	982,495	.444800	4,370.14	59.06 %		CAT	981,296	621,898	.441800	2,747.55	10.30 %		
	TCO	982,495	982,495	.369000	3,625.41	51.89 %		TCO	981,296	621,898	.383800	2,386.84	5.48 %		
	THD	982,495	982,495	.107385	1,055.05	53.47 %		THD	981,296	621,898	.110541	687.45	7.53 %		
	ACT	982,495	982,495	.100800	990.35	1.06-%		ACT	981,296	981,296	.102000	1,000.92	133.49 %		
Total						21,752.29	32.82 %	Total						16,377.80	15.25 %
2015							2014								
2015	IAU	853,087	697,940	1.202000	8,389.24	1.41 %	2014	IAU	809,316	676,987	1.222000	8,272.78	23.76-%		
	CAT	853,087	542,793	.458900	2,490.88	4.90-%		CAT	809,316	544,658	.480900	2,619.26	24.11-%		
	TCO	853,087	542,793	.416900	2,262.90	8.95-%		TCO	809,316	544,658	.456300	2,485.27	26.81-%		
	THD	853,087	542,793	.117781	639.31	7.14-%		THD	809,316	544,658	.126400	688.45	22.27-%		
	ACT	853,087	426,543	.100500	428.68	4.78 %		ACT	809,316	434,316	.094200	409.13	59.36-%		
Total						14,211.01	1.82-%	Total						14,474.89	26.11-%
2013							2012								
2013	IAU	1,060,778	873,677	1.242000	10,851.07	13.19 %	2012	IAU	925,000	771,843	1.242000	9,586.29			
	CAT	1,060,778	686,576	.502700	3,451.42	10.93 %		CAT	925,000	618,687	.502900	3,111.38			
	TCO	1,060,778	686,576	.494600	3,395.80	9.75 %		TCO	925,000	618,687	.500100	3,094.05			
	THD	1,060,778	686,576	.129000	885.68	81.33 %		THD	925,000	618,687	.078946	488.43			
	ACT	1,060,778	1,060,778	.094900	1,006.68	84.09 %		ACT	925,000	575,000	.095100	546.83			
Total						19,590.65	16.42 %	Total						16,826.98	
Tax Unit	2017 Assessed Value	2012 Assessed Value	2017 Taxable Value	2012 Taxable Value	2017 Tax Rate	2012 Tax Rate	2017 Tax Imposed	2012 Tax Imposed	Five Year % of Change						
									Assessed Value	Taxable Value	Tax Rate	Tax Imposed			
IAU	982,495	925,000	982,495	771,843	1.192000	1.242000	11,711.34	9,586.29	6.22 %	27.29 %	4.03-%	22.17 %			
CAT	982,495	925,000	982,495	618,687	.444800	.502900	4,370.14	3,111.38	6.22 %	58.80 %	11.55-%	40.46 %			
TCO	982,495	925,000	982,495	618,687	.369000	.500100	3,625.41	3,094.05	6.22 %	58.80 %	26.21-%	17.17 %			
THD	982,495	925,000	982,495	618,687	.107385	.078946	1,055.05	488.43	6.22 %	58.80 %	36.02 %	116.01 %			
ACT	982,495	925,000	982,495	575,000	.100800	.095100	990.35	546.83	6.22 %	70.87 %	5.99 %	81.11 %			
Total									21,752.29	16,826.98	29.27 %				

Taxing Unit Code and Description:		
IAU	- AUSTIN ISD	THD - TRAVIS CENTRAL HEALTH
CAT	- CITY OF AUSTIN (TRAV)	ACT - ACC (TRAVIS)
TCO	- TRAVIS COUNTY	

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION				
TAXING			2017	2016
UNIT	M&O	DEBT	M&O	DEBT
IAU	1.079000	.113000	1.079000	.113000

**Make payments payable to TRAVIS COUNTY TAX OFFICE**  
**The mailing address is P.O. BOX 149328, AUSTIN, TEXAS 78714-9328.**

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Call (512) 854-9473 if you have questions about paying property taxes. **SE HABLA ESPAÑOL.**

**Bruce Elfant**  
Tax Assessor - Collector  
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Austin, TX 78714-9328  
(512) 854-9473 SE HABLA ESPAÑOL



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10/14/2016

**TRAVIS COUNTY TAX BILL**

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March	9%	June	15%	September	20%	December	23%
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2016 PROPERTY TAX NOTICE. THE APPRAISED VALUE IS: **981,296**

EXEMPTIONS: **HISTORICAL EXEMPTION**



1	TAXES DUE TAXING UNIT	2	EXEMPTION AMOUNTS	3	NET TAXABLE VALUE	4	TAX RATE PER \$100	5	TAX AMOUNT	6	BILLING NO
	AUSTIN ISD		179,699		801,597		1.192000		9,555.04		083902
	CITY OF AUSTIN (TRAV)		359,398		621,898		.441800		2,747.55		
	TRAVIS COUNTY		359,398		621,898		.383800		2,386.84		
	TRAVIS CENTRAL HEALTH ACC (TRAVIS)		359,398		621,898		.110541		687.45	7	PROPERTY
					981,296		.102000		1,000.92		REAL PERS
											X

8	PROPERTY DESCRIPTION 611 W 22 ST LOT 1-2 & N7.5FT OF LOT 3 OLT 231/2 DIV D HORSTS LOUIS SUBD  ACRES: .2812
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|||||  
MACKEY CHRISTOPHER & SYLVIA  
611 W 22ND ST  
AUSTIN TX 78705-5115

9	REF ID 2 02-1201-1011-0000
10	DUE DATE 1/31/2017
11	TOTAL DUE 16,377.80

DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

\*YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\*

MACKEY CHRISTOPHER & SYLVIA  
611 W 22ND ST  
AUSTIN TX 78705-5115

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P.O. BOX 149328  
Austin, TX 78714-9328

Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)



NEW ADDRESS

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12	BILLING NO. 083902	13	DUE DATE 1/31/2017	14	TOTAL DUE 16,377.80
PAY the TOTAL DUE by the above DUE DATE to avoid added penalty & interest charges. Checks MUST be in U.S. funds.					
15	AMOUNT ENCLOSED				
16	17,524.24				
IF THIS PAYMENT IS NOT RECEIVED BY DUE DATE, PAY THIS AMOUNT IN FEB 2017					



TRAVIS COUNTY TAX OFFICE  
(512) 854-9473    www.traviscountytax.org

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- Tax Bills
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TRAVIS CENTRAL APPRAISAL DISTRICT  
(512) 834-9138    www.traviscad.org

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- Ownership
- Property Value

LIABILITY

- By state law, failure to receive a tax bill does not relieve the property owner of the tax, penalty or interest liability.
- The Tax Office has no legal authority to waive penalty or interest.
- Taxes not paid in full by January 31 are charged penalty and interest by state law. Unpaid accounts run a high risk of legal action being taken.
- On REAL PROPERTY (land and buildings), the owner on January 1 of the tax year, and the current owner, can be held liable for any unpaid taxes on the property.
- On PERSONAL PROPERTY (business inventory, equipment, etc.), the person who owned the property on January 1 of the tax year is personally liable for the entire year's amount due, even if the property is sold.
- The assessment ratio for the taxing units on this tax bill is 100%.

FIVE YEAR TAX HISTORY    Parcel ID: 02-1201-1011-0000

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House Bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year
2016	IAU	981,296	801,597	1.192000	9,555.04	13.90 %	2015	IAU	853,087	697,940	1.202000	8,389.24	1.41 %
	CAT	981,296	621,898	.441800	2,747.55	10.30 %		CAT	853,087	542,793	.458900	2,490.88	4.90 %
	TCO	981,296	621,898	.383800	2,386.84	5.48 %		TCO	853,087	542,793	.416900	2,262.90	8.95 %
	THD	981,296	621,898	.110541	687.45	7.53 %		THD	853,087	542,793	.117781	639.31	7.14 %
	ACT	981,296	981,296	.102000	1,000.92	133.49 %		ACT	853,087	426,543	.100500	428.68	4.78 %
Total						16,377.80 15.25 %	Total						14,211.01 1.82 %
2014	IAU	809,316	676,987	1.222000	8,272.78	23.76 %	2013	IAU	1,060,778	873,677	1.242000	10,851.07	13.19 %
	CAT	809,316	544,658	.480900	2,619.26	24.11 %		CAT	1,060,778	686,576	.502700	3,451.42	10.93 %
	TCO	809,316	544,658	.456300	2,485.27	26.81 %		TCO	1,060,778	686,576	.494600	3,395.80	9.75 %
	THD	809,316	544,658	.126400	688.45	22.27 %		THD	1,060,778	686,576	.129000	885.68	81.33 %
	ACT	809,316	434,316	.094200	409.13	59.36 %		ACT	1,060,778	1,060,778	.094900	1,006.68	84.09 %
Total						14,474.89 26.11 %	Total						19,590.65 16.42 %
2012	IAU	925,000	771,843	1.242000	9,586.29	39.19 %	2011	IAU	1,269,268	1,269,268	1.242000	15,764.31	
	CAT	925,000	618,687	.502900	3,111.38	18.22 %		CAT	1,269,268	790,821	.481100	3,804.64	
	TCO	925,000	618,687	.500100	3,094.05	19.41 %		TCO	1,269,268	790,821	.485500	3,839.44	
	THD	925,000	618,687	.078946	488.43	21.72 %		THD	1,269,268	790,821	.078900	623.96	
	ACT	925,000	575,000	.095100	546.83	54.55 %		ACT	1,269,268	1,269,268	.094800	1,203.27	
Total						16,826.98 33.32 %	Total						25,235.62
Tax Unit	2016 Appraised Value	2011 Appraised Value	2016 Taxable Value	2011 Taxable Value	2016 Tax Rate	2011 Tax Rate	2016 Tax Imposed	2011 Tax Imposed	Five Year % of Change				
IAU	981,296	1,269,268	801,597	1,269,268	1.192000	1.242000	9,555.04	15,764.31	22.69 %	36.85 %	4.03 %	39.39 %	
CAT	981,296	1,269,268	621,898	790,821	.441800	.481100	2,747.55	3,804.64	22.69 %	21.36 %	8.17 %	27.78 %	
TCO	981,296	1,269,268	621,898	790,821	.383800	.485500	2,386.84	3,839.44	22.69 %	21.36 %	20.95 %	37.83 %	
THD	981,296	1,269,268	621,898	790,821	.110541	.078900	687.45	623.96	22.69 %	21.36 %	40.10 %	10.18 %	
ACT	981,296	1,269,268	981,296	1,269,268	.102000	.094800	1,000.92	1,203.27	22.69 %	22.69 %	7.59 %	16.82 %	
Total								16,377.80 25,235.62	35.10 %				

Taxing Unit Code and Description:

IAU - AUSTIN ISD

CAT - CITY OF AUSTIN (TRAV)

TCO - TRAVIS COUNTY

THD - TRAVIS CENTRAL HEALTH

ACT - ACC (TRAVIS)

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION

TAXING UNIT	2016 M&O	2016 DEBT	2015 M&O	2015 DEBT
IAU	1.079000	.113000	1.079000	.123000

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Call (512) 854-9473 if you have questions about paying property taxes.    **SE HABLA ESPAÑOL.**

TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2266995

ACCOUNT NUMBER: 02-1201-1011-0000

PROPERTY OWNER:

MACKEY CHRISTOPHER & SYLVIA  
611 W 22ND ST  
AUSTIN, TX 78705-5115

PROPERTY DESCRIPTION:

LOT 1-2 & N7.5FT OF LOT 3 OLT 231/  
2 DIV D HORSTS LOUIS SUBD

ACRES .2812 MIN% .000000000000 TYPE

SITUS INFORMATION: 611 W 22 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2017	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2017 \$21,752.29

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2017 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/09/2018

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 



## Historic Precedent Narrative 8-16-2018

1. Rutherford House; 2105 Nueces (adjacent to Hill House 2107 Nueces C14H-1981-0002); This historically zoned house had the H overlay removed and the house was relocated out of the COA at the request of the owner who was a descendent of Rutherford.
2. Beriah-Graham House; 2605 Salado (C14H-1977-0028); Professor Naismith who owned the house did research that revealed the house was designed and built by Abner Cook and had been moved to this location by previous owners. The House was zoned "H".
3. White-Springfield; 2112 Rio Grande (C14H-1980-0019); Property was subdivided and north portion with the House was rezoned to office and mixed use and "H" overlay. The south half with the garage and rose garden was later redeveloped as a condominium project.
4. Kuehne-Moore House; 2303 Rio Grande (C14H-2000-2268); porches removed and the house moved from its original location at 23<sup>rd</sup> Street where Pearl Street dead ends. House was rezoned to office mixed use and "H".
5. Burt House; 612 W. 22<sup>nd</sup> (C14H-1981-0017); Land added by subdivision to the site from the rear of 608 W. 22<sup>nd</sup> (Mc Sween House not considered to be historic). Site was rezoned to office mixed use and "H".
6. Roy Thomas House; 1510 San Antonio St. (C14H-2001-0015); House moved from 2700 Blk. of Hemphill Street to San Antonio. House was restored and rezoned to office and "H". this effort received award from historical society.

## RECENT HISTORICAL COMMISSON PRECEDENTS

1. Dabney-Horne House; 507 W. 23<sup>rd</sup> (C14H-1989-0010) In 2015 and continuing into 2016 this House was moved to 901 Shoal Cliff and the H was removed from the original site.
2. Pompee-Clark-Cook House; 506 W 22<sup>nd</sup> (C14H-2000-2051); This house was originally located adjacent to the alley and in 1999 it was moved to the west where a former house had been removed which the located this structure on the NE corner of 22<sup>nd</sup> and Nueces. It was zoned office mixed use and by metes and bounds granted "H". The 1<sup>st</sup> Villas on Nueces were built around the house. In 2017 the site area zoned H was reduced to allow for the current under construction Villas on Nueces.
3. Franzetti Store; 2402 San Gabriel (C14H-1977-0015); In 2017 the rear portion of the historic site had the H removed for the Hilltop UNO project which includes the property to the north and south.

Please see attached exhibits:



**BERIAH - GRAHAM HOUSE**  
**2605 SALADO**





# WHITE-SPRINGFIELD HOUSE

## 2112 RIO GRANDE





# Dr. Robert Lee Moore

## “R.L. Moore House”





# Historic House Rescued From Demolition

R.L. Moore House – Moved in 2000

900 W. 23<sup>rd</sup> Street

**Original Location**



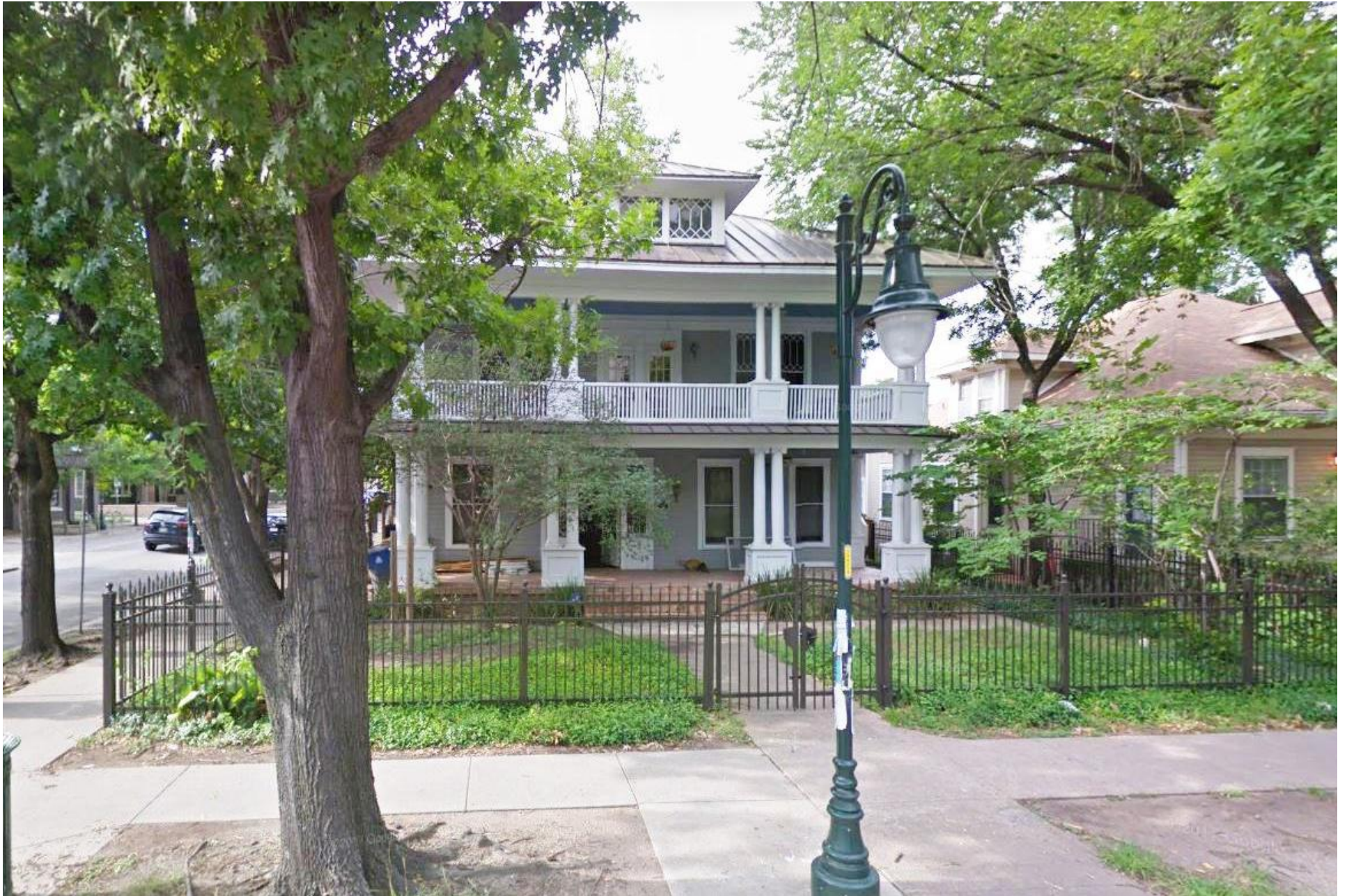
2303 Rio Grande Street

**Current Location**





**BURT HOUSE**  
**612 W. 22ND STREET**





# Roy L. Thomas House

Historic Landmark House



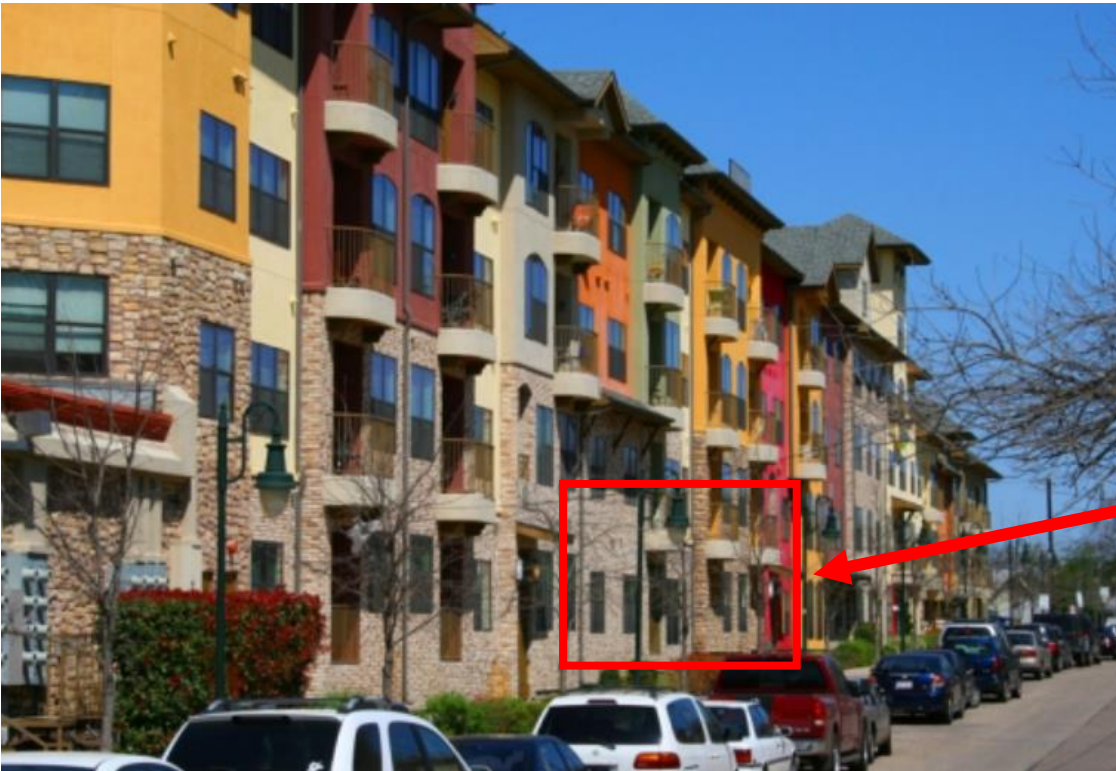


# Historic House Rescued From Demolition

## Roy L. Thomas House Move

2812 Hemphill Park

**Original Location**



1510 San Antonio Street

**Current Location**

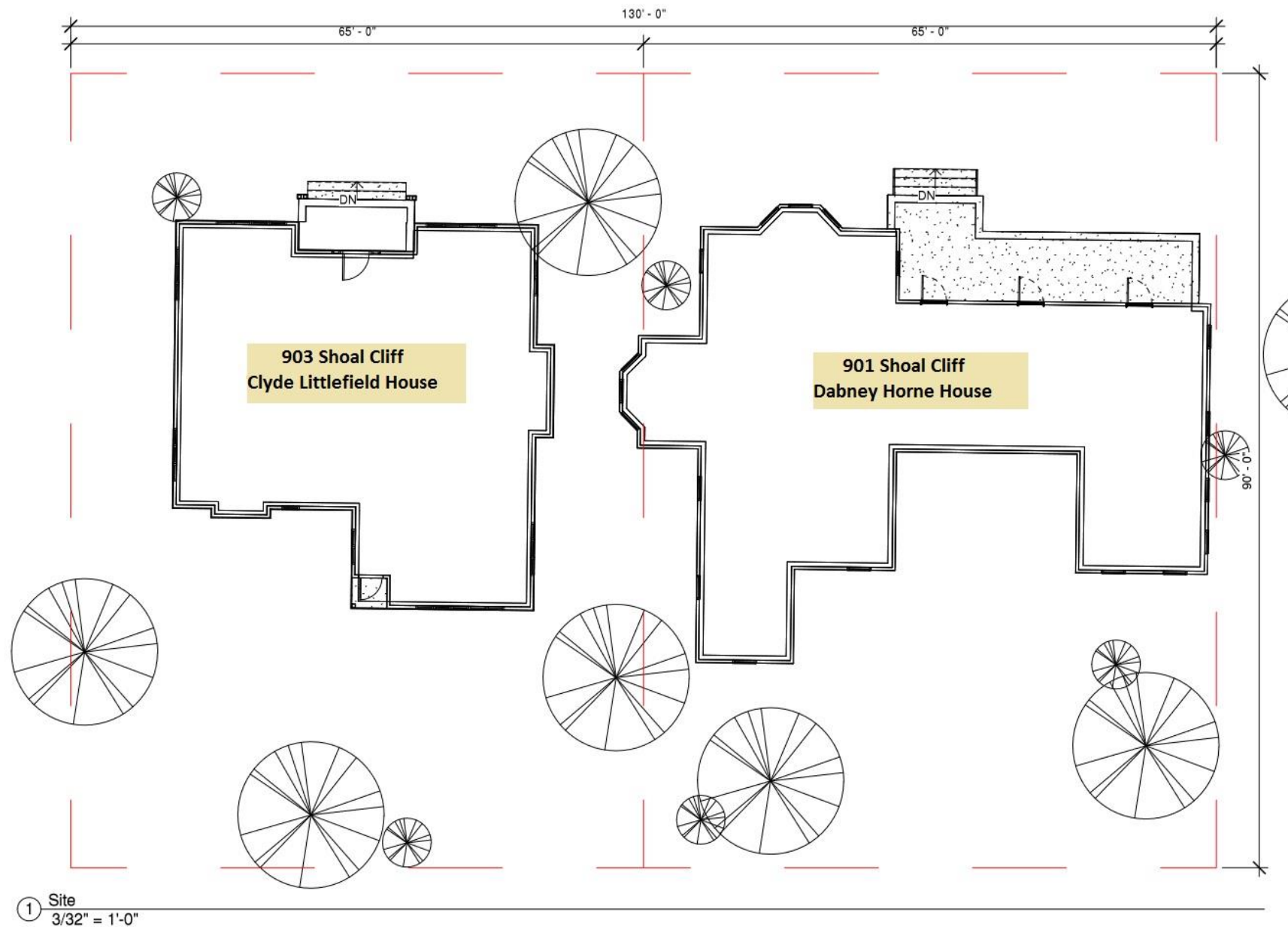




# Moving Dabney Horne House

Moving from 507 W. 23<sup>rd</sup> St to 903 Shoal Cliff







# Proposed Plan to Save Littlefield House

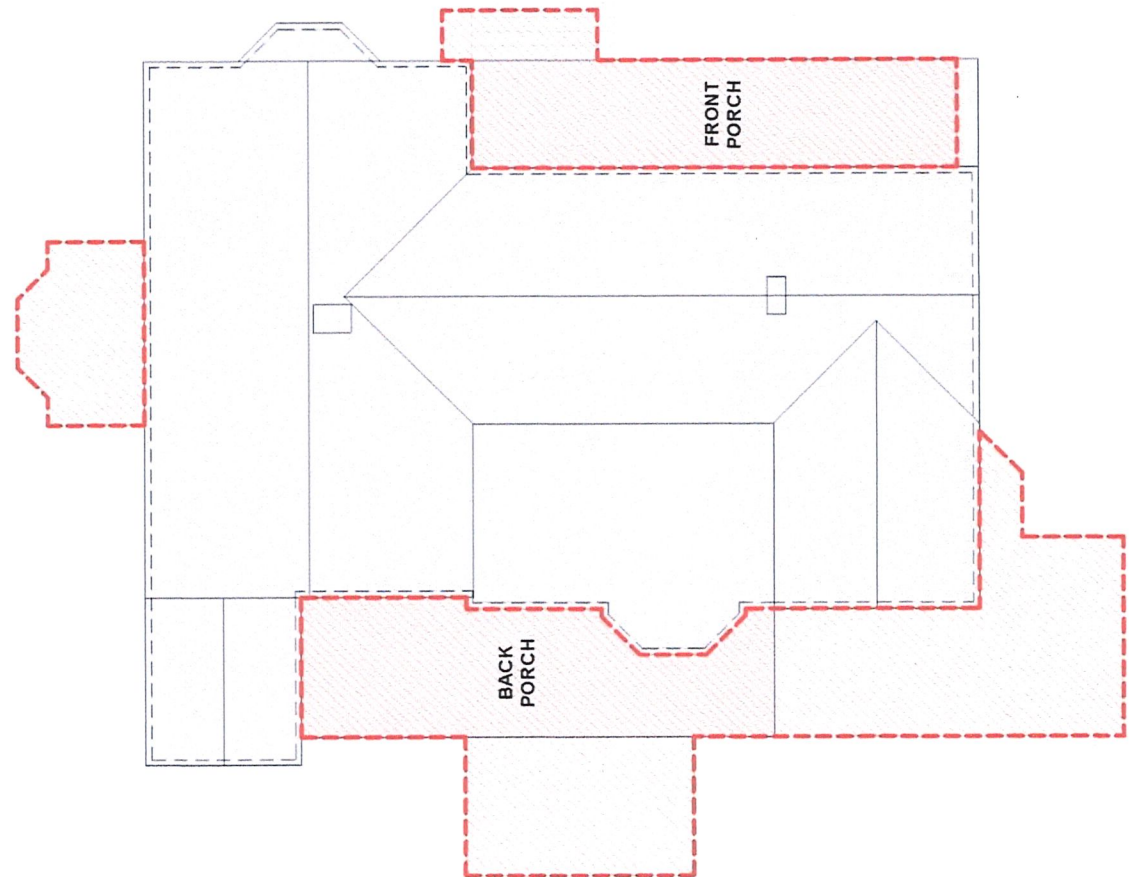
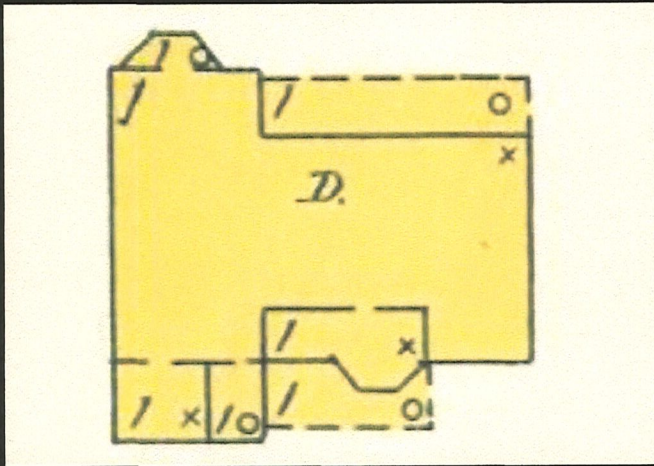
Preserving Historic Context of  
Dabney Horne House & Clyde Littlefield House

Dabney Horne House  
901 Shoal Cliff

Littlefield House  
903 Shoal Cliff

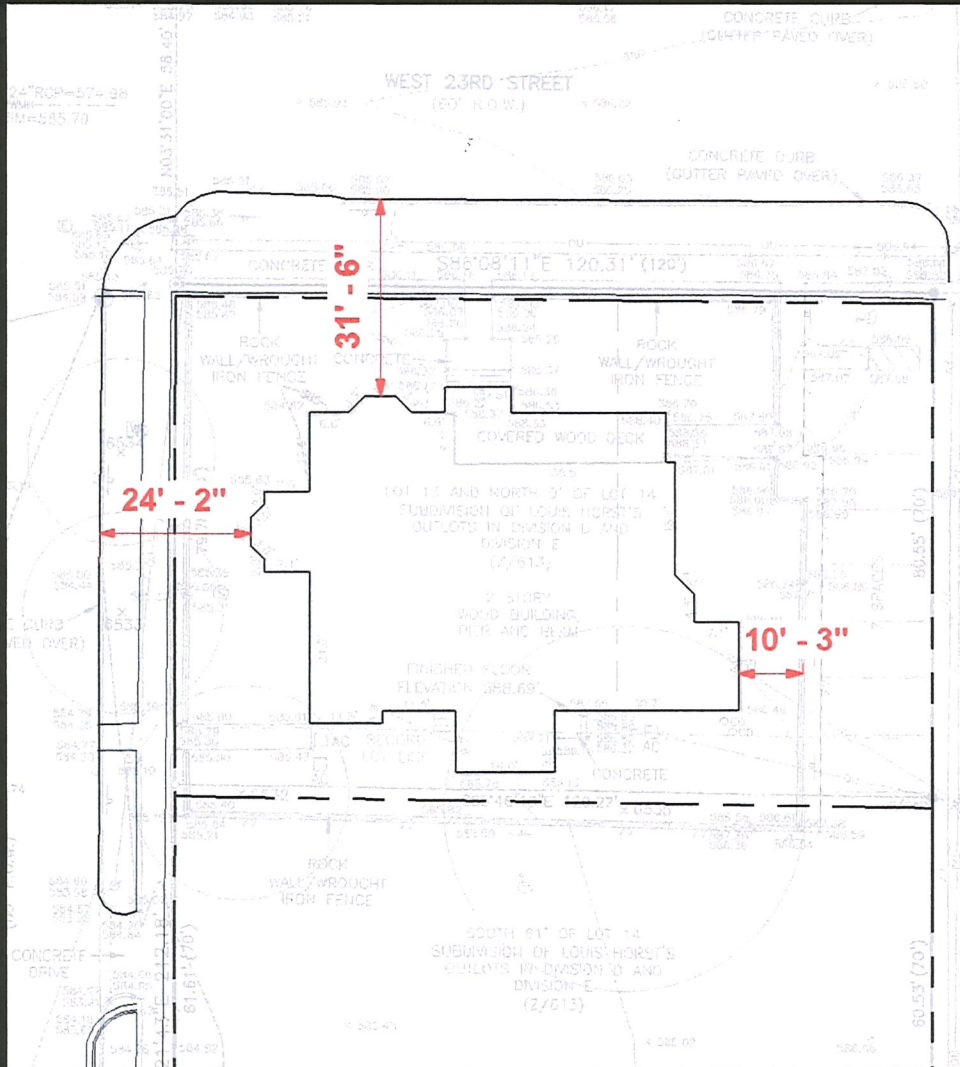


# Item 2: Period of Significance 1900

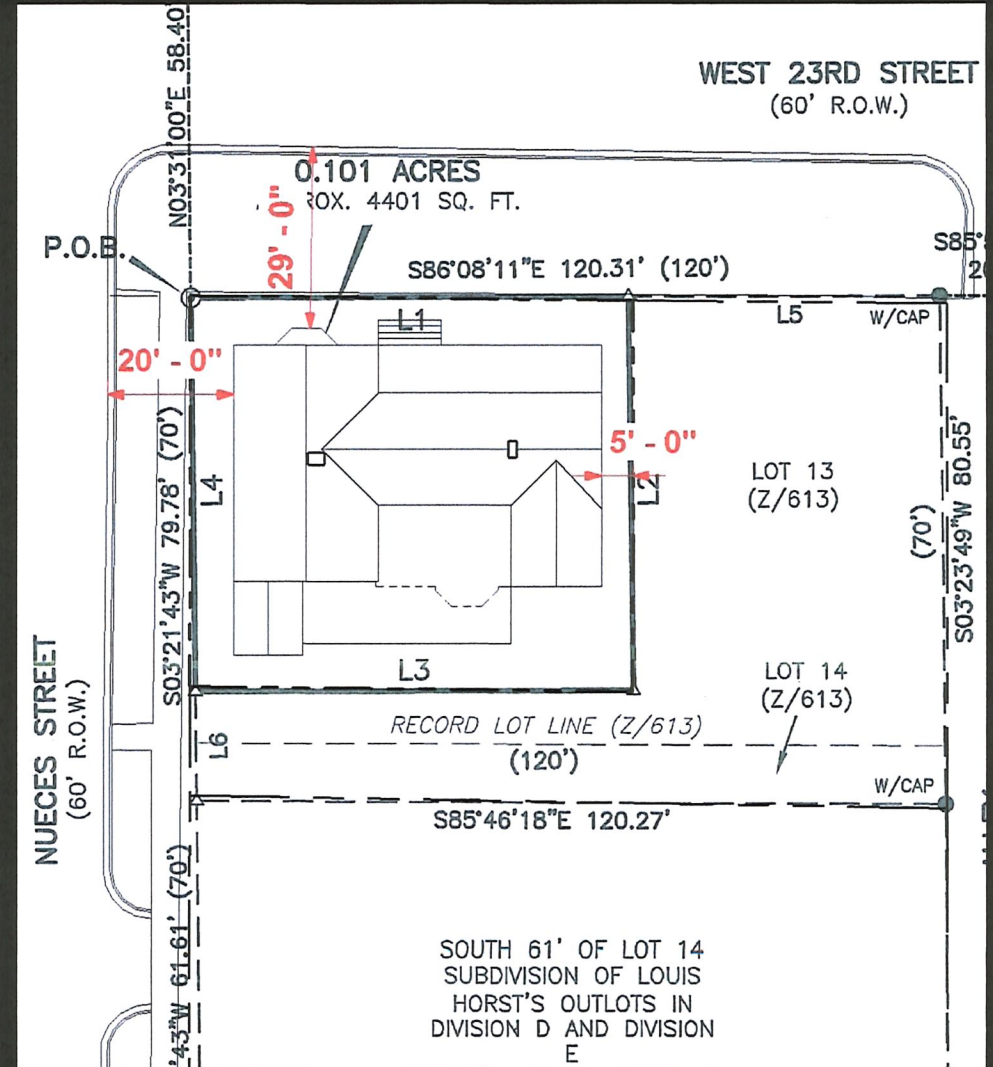




# Item 3: Relocation within Site



HISTORICALLY ZONED LOCATION



PROPOSED LOCATION



# POMPEE CLARK COOK HOUSE

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2017-0025 – Pompee-Clarke-Cook House

**H.L.C. DATE:** May 22, 2017

**P.C. DATE:** May 23, 2017

**ADDRESS:** 2203 Nueces Street

**DISTRICT AREA:** 9

**OWNER/APPLICANT:** 2203 Nueces, L.P. (Brad Zucker)

**AGENT:** Mike McHone Real Estate (Mike McHone)

**ZONING FROM:** GR-MU-H-CO-NP      **TO:** GR-MU-CO-NP

**TOTAL AREA:** 0.030 acres (1,307 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends Community Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (GR-MU-CO-NP) combining district zoning. The Conditional Overlay is existing and not proposed to change; and prohibits certain uses as referenced in Exhibit C.

### **HISTORIC LANDMARK COMMISSION ACTION:**

April 24, 2017      *Postponed to 5/22/17*

May 22, 2017      *Scheduled for Historic Landmark Commission*

### **PLANNING COMMISSION ACTION:**

April 25, 2017      *Postponed to 5/23/17*

May 23, 2017      *Scheduled for Planning Commission*

### **ISSUES:**

The Central Austin Neighborhood Plan Advisory Committee (CANPAC) requested a postponement to May 22, 2017 for Historic Landmark Commission and to May 23, 2017 for Planning Commission (see Exhibit F). CANPAC has now met with the applicant, and voted to not oppose the proposed zoning change (see exhibit G).

### **DEPARTMENT COMMENTS:**

The subject tract is a 0.03 acre (1,307 square foot) site, a portion of two lots which are located on the northeast corner of West 22nd Street and Nueces Street in the West University Neighborhood Planning Area. The tract is part of a zoning district which contains the Pompee-Clarke-Cook House, a historic wood frame house that now serves as a bed and breakfast.

This house was originally located approximately 45 feet northeast. In 2000, the single owner of the lots on the east side of Nueces Street, including the subject tract, the historic house, and two other lots to the north, obtained a certificate of appropriateness to relocate the house to its present location, applied to rezone the tract around the house as historic, and submitted a site plan for a 3-story apartment complex to the east of the house.

The applicant is requesting removal of the Historic (H) designation from the driveway and parking lot – located behind the historic house, and the sidewalk which is located between the historic house and the apartment complex. This rezoning would allow the applicant, at the time of site plan submittal, to go through a review process without a visit to Historic Landmark Commission. The applicant has a basic concept to remove the existing 3-story apartment and construct a mid-rise apartment building, within the standards of the University Neighborhood Overlay (UNO).

The tract proposed for rezoning is currently used as a driveway and parking lot for an apartment complex to the east, and for the bed and breakfast. The tract is situated to the rear (north) of the historic building, approximately 20 feet from the building; the tract is situated in front (west) of a 3-story apartment complex. The tract also includes a 2-foot wide strip of sidewalk which runs north-south between the historic building and the apartment complex (see Exhibit E – photos). At the time of site plan, fire codes will require a 10-foot spacing between the historic building and any future structure. Although no structures will be permitted in this strip, this area may be within the limits of construction of a future site plan.

The tract is now zoned Community Commercial – Mixed Use – Historic – Conditional Overlay – Neighborhood Plan (GR-MU-H-CO-NP); the Conditional Overlay limits certain uses on the tract. The NP was applied via the West University Neighborhood Plan Ordinance adopted in 2004, which lays out general standards for the neighborhood plan, but does not refer to this tract specifically.

The tract is designated as High Density Mixed Use on the West University future land use map. The tract is within the University Neighborhood Overlay (UNO). UNO is intended to “promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district.”

Staff recommends GR-MU-CO-NP (removal of the H), because the driveway, parking lot, and sidewalk on the tract are not historic in character; any proposed future site plan would need to abide by all applicable sections of the Land Development Code – e.g. fire code setbacks; and the rezoning will reduce administrative resources at such a time that the tract is proposed for redevelopment.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU-H-CO-NP	Driveway and parking area; Bed and Breakfast
<i>North</i>	MF-4-NP / GO-NP	Multifamily
<i>South</i>	MF-4-NP	W 22 <sup>nd</sup> St, then Multifamily
<i>East</i>	MF-4-NP / GO-NP	Multifamily, then Meeting and Assembly
<i>West</i>	MF-4-NP	Nueces St, then Multifamily

**NEIGHBORHOOD PLANNING AREA:** West University

**TIA:** No, however a TIA may be required at the time of site plan.

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

<i>Community Registry Name</i>	<i>ID</i>
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
CANPAC (Central Austin Neigh Plan Area)	754
Central Austin Community Development	1391
Friends Of Austin Neighborhoods	1530
Homeless Neighborhood Association	1550
My Guadalupe	1510
Preservation Austin	1424
Seltexas	1363
Shoal Creek Conservancy	1497
Sierra Club, Austin Regional Group	1228
University Area Partners	69

**SCHOOLS:** Bryker Woods Elementary, O Henry Middle School, Austin High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0021 Central Austin Combined NP (West University)	Central Austin Combined NP (West University)	5/25/04 – Apvd Staff Rec	Approved tracts separately between 6/10/04 and 5/19/05
C14-85-002(RCT) 2202 Nueces Street	Terminate a Restrictive Covenant	11/08/16 – Apvd Termination of the RC	12/08/16 - Apvd Termination of the RC, as PC rec
C14-91-0038(RCA) 507 W 23rd Street	Amend Restrictive Covenant	01/12/16 – Approved the amendment to the Restrictive Covenant, as requested by the applicant.	04/07/16 - Approved

C14-91-0038(RCT) 507 W 23rd Street	Restrictive covenant termination	1/28/14 – Apvd Staff rec to terminate the RC	2/13/14 - Withdrawn
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**RELATED CASES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14H-00-2051 506 W 22nd St	MF4 to GR-MU-H-CO	5/2/00 – Apvd Staff Rec of GR-MU-CO-H	4/26/01 – Apvd GR- MU-H-CO (6-0); 2ND/3RD RDGS

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Nueces Street	60'	36'	Collector	Yes	Yes, bike lane	Yes

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Additional right-of-way may be required at the time of subdivision and/or site plan.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a shared lane is recommended for Nueces Street.

Per the UNO ordinance off-street parking on a surface lot is prohibited. All UNO regulations shall be reviewed at the time of Site Plan Application.

**CITY COUNCIL DATE: June 15, 2017**

**ACTION:**

**ORDINANCE READINGS: 1st**

**2<sup>nd</sup>**

**3<sup>rd</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER: Scott Grantham**

**PHONE: 512-974-3574**

**EMAIL: [scott.grantham@austintexas.gov](mailto:scott.grantham@austintexas.gov)**

## **BASIS FOR RECOMMENDATION**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning should allow for reasonable use of the property*
3. *Zoning changes should promote compatibility with adjacent and nearby uses*
4. *The request should serve to protect and preserve places and areas of historical and cultural significance*

The tract in question does not include the historic portion of the property – the house. The tract proposed for rezoning is currently used as a driveway, parking lot, and sidewalk – areas which are not historic in character. Staff recommends removal of the H from the tract to allow the applicant reasonable use of the portion of his property that is not historic. This rezoning will also enable any future site plans involving the tract to move forward without a Historic review or requests to the Historic Landmark Commission.

## **EXISTING CONDITIONS**

### ***Site Characteristics***

There is a very slight elevation change on the site, rising from west to east, entering the driveway from Nueces. The tract is comprised of a driveway, and is the only driveway access to the two lots on which it is situated.

### ***Impervious Cover***

The tract is located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. The GR zoning district allows up to 90% impervious cover. In scenarios where conflicting regulations are presented, the most restrictive impervious cover limit applies.

### ***Comprehensive Planning***

The property is located in the Central Austin Combined Neighborhood Planning Area in the West University NP.

### **Central Austin Combined Neighborhood Planning Area (CACNP)**

The Central Austin Combined Neighborhood Plan Future Land Use Map identifies the subject area as being classified as “Mixed Use.” Mixed Use is meant to encourage more retail and commercial services within walking distance of residents. The subject property is also located in the University Area Overlay (UNO) District, which allows for denser, pedestrian oriented, commercial and multi-family development.

The CACNP supports historic zoning where appropriate. The plan also supports high density student housing in the designated UNO area where this tract is located.

### ***Site Plan - Ramon Rezvanipour - 512-974-9148***

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.

- SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

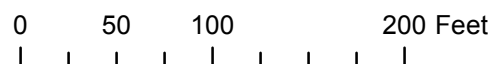
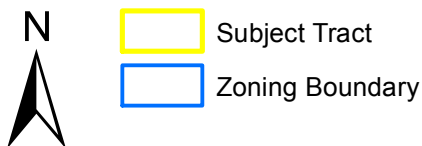
***Environmental - Mike McDougal - 512-974-6380***

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

***Water Utility – Neil Kepple – 512-972-0077***

FYI: The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.





## ZONING & VICINITY - EXHIBIT A

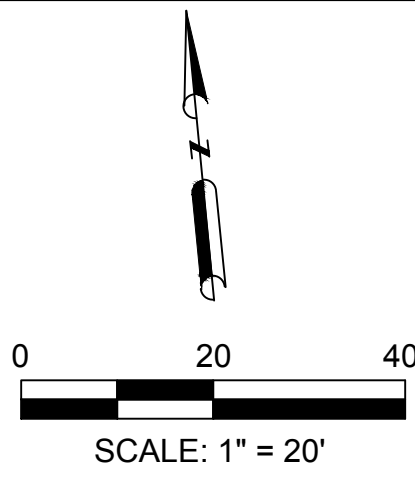
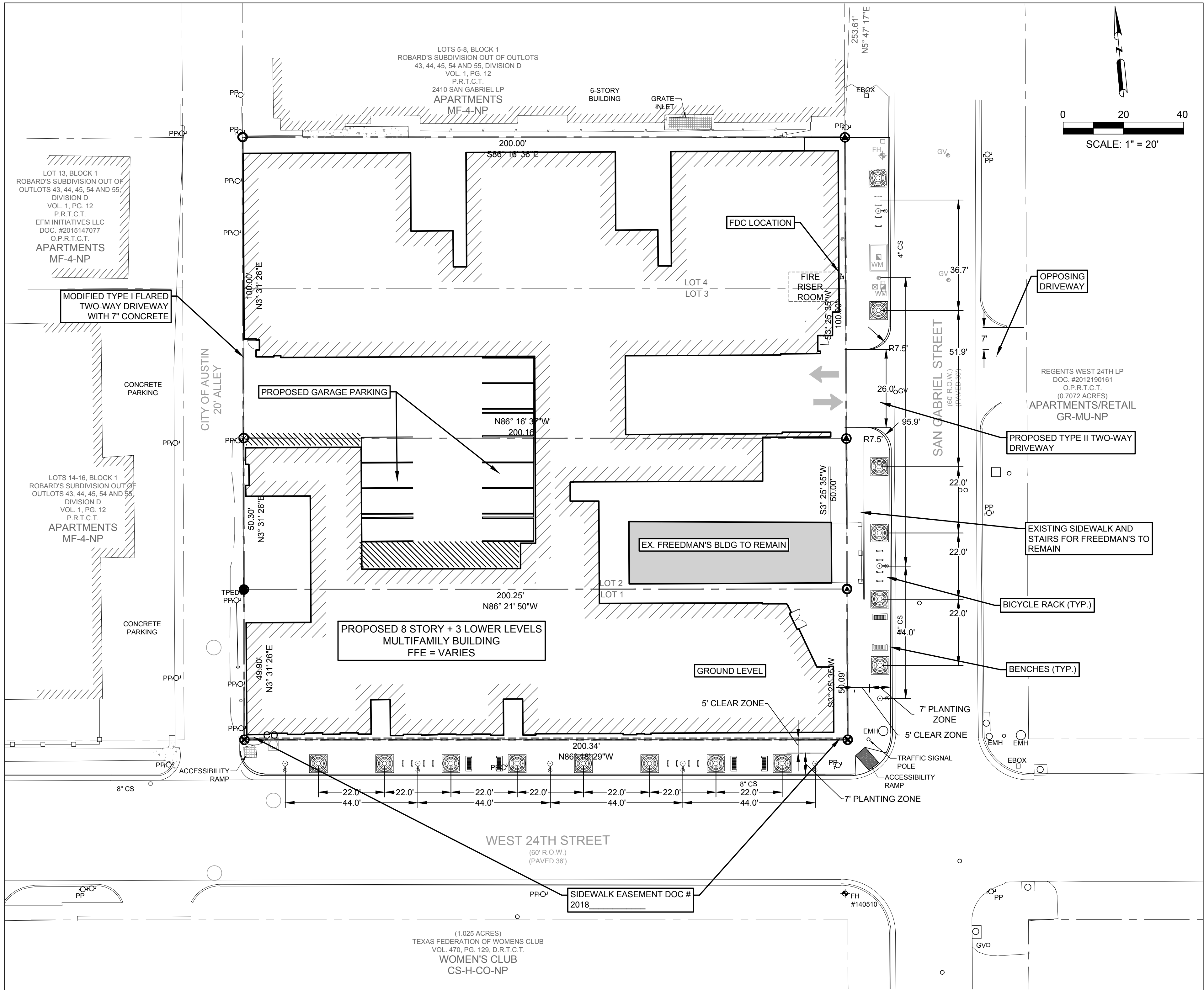
Zoning Case#: C14-2017-0025  
 Address: 2203 Nueces Street  
 Subject Area: 0.03 Acres  
 Case Manager: Scott Grantham



This map has been produced for 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.



FRANZETTI STORE DEVELOPMENT



LEGEND	
	CURB AND GUTTER
	UNO SIDEWALK
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	ACCESSIBLE ROUTE
	SITE WALL
	UNO BENCHES
	BICYCLE RACK
	AUSTIN ENERGY PECAN STYLE STREET LIGHT
	EXISTING BUILDING TO REMAIN
	PROPOSED BUILDING

HILLTOP		
AUGUST 2018		
WG PROJECT NO. 0007-004		
NO.	DATE	REVISION

INTERIM REVIEW ONLY  
Document incomplete; not intended for regulatory approval, permit or construction.  
SCOTT WUEST  
39412  
08/08/18  
DWG

SITE & ACCESS PLAN

HILLTOP  
2408 SAN GABRIEL ST.



ENGINEERING & DESIGN

FIRM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512) 394-1900

SHEET

# OF 17

SP-2018-0162C.SH.F1

SITE TABLE
NET SITE AREA (=GROSS SITE AREA): 40,063 S.F. (0.92 AC)
ZONING = LR-NP, CS-MU-H-NP, CS-1-NP

SITE PLAN RELEASE  
SITE PLAN APPROVAL SHEET # OF 17  
FILE NUMBER SP-2018-0162C.SH.F1 APPLICATION DATE APRIL 12, 2018  
APPROVED BY COMMISSION ON UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER CLARISSA E DAVIS  
PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ

DEVELOPMENT SERVICES DEPARTMENT  
RELEASE FOR GENERAL COMPLIANCE: ZONING LR-NP, CS-MU-H-NP, CS-1-NP  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

