

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2018-0082

**HLC DATE:**

August 27, 2018

**PC DATE:**

October 23, 2018

**APPLICANT:** Amanda Swor, Drenner Group

**HISTORIC NAME:** Dabney-Horne House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 901 Shoal Cliff Court

**ZONING FROM:** MF-4-CO-NP to MF-4-H-CO-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change, adding the historic landmark designation to the house at its new site.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

N/A. The house was designated as a historic landmark on its original site.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from MF-4-CO-NP to MF-4-H-CO-NP for the house in its new location. Vote: 6-0 (Reed, Papavasiliou, Tollett, and Valenzuela absent).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The Dabney Horne House, a historic landmark, was moved from 23<sup>rd</sup> and Nueces Street to the current location at the corner of Shoal Cliff Court and San Pedro Street pursuant to a Certificate of Appropriateness granted by the Commission in September, 2015. The current case is to attach historic zoning to the house at its new site, pursuant to the agreements reached for the relocation of the house.

**CITY COUNCIL DATE:** November 1, 2018

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** University Area Partners

**BASIS FOR RECOMMENDATION:**

**Architecture:**

The Dabney-Horne House was moved in 2017 from its original location at 23<sup>rd</sup> and Nueces Streets to its current location at Shoal Cliff Court and San Pedro Street. Non-historic additions to the house were removed for the relocation of the structure, and new windows, matching those on the house (not original) were installed. The house retains all of the features and integrity it had at its original site.

**Historical Associations:**

N/A – The house was already designated a historic landmark.

**PARCEL NO.:** 0214000305

**LEGAL DESCRIPTION:** Lot 1, Outlot 59, Division D.

**ESTIMATED ANNUAL TAX ABATEMENT:** \$3,731 (income-producing); city portion: \$1,042 (no cap).

**APPRAISED VALUE:** \$648,895

**PRESENT USE:** Vacant

**CONDITION:** Excellent

**PRESENT OWNERS:**

Austin City Realty Sales, LLC  
2501 N. Lamar Boulevard  
Austin, Texas, 78705

**DATE BUILT:** ca. 1883

**ALTERATIONS/ADDITIONS:** Non-historic additions were removed pursuant to a Certificate of Appropriateness granted in 2015 in preparation for the relocation of the house to this site.

**ORIGINAL OWNER(S):** N/A

**OTHER HISTORICAL DESIGNATIONS:** Designated historic landmark (1989).

# LOCATION MAP



1" = 250'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C14H-2018-0082

LOCATION: 901 SHOAL CLIFF COURT

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



OK to go  
1/22/18

City of Austin - Historic Preservation Office  
Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

11984191

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Austin City Realty Sales LLC</u>	
2. PROJECT NAME: <u>Dabney-Horne House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>901 Shoal Cliff Court</u>	
ZIP <u>78705</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF	
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
INTERSECTION WITH _____ DISTANCE FROM ITS	
CROSS STREET.	

AREA TO BE REZONED:

4. ACRES <u>0.1343</u>	(OR)	SQ.FT. _____			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>MF-4-CO-NP</u>	<u>Single-Family</u>	_____	<u>0.1343</u>	<u>Single-Family</u>	<u>MF-4-H-CO-NP</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES/NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT?	(YES/NO)	FILE NUMBER: <u>C14-91-0038(RCA)</u>
8. SUBDIVISION?	(YES/NO)	FILE NUMBER: _____
9. SITE PLAN?	(YES/NO)	FILE NUMBER: _____

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Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Shoal Cliff Place

Block(s) \_\_\_\_\_ Lot(s) 1 \_\_\_\_\_ Outlot(s) 59, Division D \_\_\_\_\_

Plat Book: 340 \_\_\_\_\_ Page \_\_\_\_\_

Number: 315 \_\_\_\_\_

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 2015183312 PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. 0214000305

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) UNO

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES NO

14. IS A TIA REQUIRED? YES NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: \_\_\_\_\_

TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

OWNERSHIP TYPE:

15. \_\_\_SOLE \_\_\_COMMUNITY PROPERTY \_\_\_PARTNERSHIP ☒CORPORATION \_\_\_TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: see agent authorization

NAME: David Kanne

FIRM NAME: Austin City Realty LLC

TELEPHONE NUMBER: (512) 804-9100

STREET ADDRESS: 2501 N. Lamar Blvd., Ste. 300

CITY: Austin

STATE: TX

ZIP CODE: 78705

EMAIL ADDRESS: \_\_\_\_\_

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: \_\_\_\_\_

NAME: Amanda Swor

FIRM NAME: Drenner Group, PC

TELEPHONE NUMBER: (512) 807-2904

STREET ADDRESS: 200 Lee Barton Drive, Ste. 100

CITY: Austin

STATE: TX

ZIP CODE: 78704

CONTACT PERSON: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

EMAIL ADDRESS: aswor@drennergrouppc.com

City of Austin - Historic Preservation Office  
Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION  
AND INSPECTION AUTHORIZATION**

**SUBMITTAL VERIFICATION**

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Amanda Swor 7/16/18  
Signature Date

Amanda Swor

**Name (Typed or Printed)**

Drenner Group, PC

**Firm (If applicable)**

**INSPECTION AUTHORIZATION**

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Amanda Swor 7/16/18  
Signature Date

Amanda Swor

**Name (Typed or Printed)**

Drenner Group, PC

**Firm (If applicable)**

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City of Austin - Historic Preservation Office  
Historic Zoning Application Packet

**E. ACKNOWLEDGMENT FORM**

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, Amanda Swor have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

901 Shoal Cliff Ct., Austin, TX 78705  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Amanda Swor  
(Applicant's signature)

7/16/18  
(Date)

# DRENNER GROUP

July 16, 2018

Mr. Greg Guernsey  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

*Via Hand Delivery*

Re: Dabney-Horne House – Historic zoning application for the 0.1343 acre property located at 901 Shoal Cliff Ct., in the City of Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we hereby submit the enclosed zoning application and all supporting materials for your consideration. With this application, we respectfully request that a historic designation be added to the Property, changing the zoning from MF-4-CO-NP, Multifamily Residence Moderate-High Density-Conditional Overlay-Neighborhood Plan Combining District, to MF-4-H-CO-NP, Multifamily Residence Moderate-High Density-Historic-Conditional Overlay-Neighborhood Plan Combining District.

Built circa 1883, the Dabney-Horne house is considered to be of significant cultural and architectural value to the local community. The home was previously the residence of various Austin luminaries, including the eponymous Robert L. Dabney (1820-1898) and Stewart W. Horne (1890-1940), both instructors at UT Austin. In 2016, the existing structure on the Property, known as the Dabney-Horne House, was relocated from 507 W. 23<sup>rd</sup> Street.

On August 1, 1991, 507 W. 23<sup>rd</sup> Street was rezoned from MF-4, Multifamily Residence Moderate-High Density, to GO-CO, General Office-Conditional Overlay (Ordinance 910801-C). As a condition of this rezoning, the then-owner entered into a restrictive covenant with the City of Austin agreeing to retain the Dabney-Horne house on the site. Later, 507 W. 23<sup>rd</sup> Street was rezoned to GO-CO-H (Ordinance 920402-F).

On September 28, 2015, now under the ownership, a Certificate of Appropriateness was approved by the Historic Landmark Commission to remove the non-original additions to the house and to relocate the Dabney-Horne House to 901 Shoal Cliff Court. While the HLC had opposed relocation of the Dabney-Horne House in prior years, a compromise was negotiated whereby the historic structure at 903 Shoal Cliff Court would be preserved as well. The house at 903 Shoal Cliff Court was subsequently determined to be historically significant and appropriate for Historic Landmark designation as the Clyde & Henrietta Littlefield House and rezoned from MF-4-CO-NP to MF-4-H-CO-NP (Ordinance 20160616-042). On April 7, 2016, Austin City Council approved an amendment to the restrictive covenant associated with zoning case C14-91-0038, allowing the Dabney-Horne House to be relocated to 901 Shoal Cliff Court (Document No. 2016059474).

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July 16, 2018  
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Pursuant to the terms of the new restrictive covenant associated with the Property, the owners are requesting the addition of an historic zoning designation for the Dabney-Horne House.

The Property is located in City Council District 9, in the Full Purpose Jurisdiction of the City of Austin, and currently receives utilities from the City of Austin. The Property currently takes access off of Shoal Cliff Court. The Property is located within the Central West Austin Combined Neighborhood Planning Area and the Shoal Creek urban watershed. The proposed development does not meet the 2,000 trip threshold to trigger a TIA.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Amanda Swor  
*Director of Entitlements and Policy*

cc: Jerry Rusthoven, Planning and Zoning Department *(via electronic delivery)*  
Scott Grantham, Planning and Zoning Department *(via electronic delivery)*  
Steve Sadowsky, Planning and Zoning Department *(via electronic delivery)*

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Zoning Case No. C14-91-0038

**EXHIBIT "A"**

**LOCATION OF DABNEY-HORNE HOUSE ON SHOAL CLIFF COURT PROPERTY**





