

## ZONING CHANGE REVIEW SHEET

### Removal of Historic Zoning Incorrectly Designated

**CASE NUMBER:** C14H-1994-0019

**HLC DATE:**

October 28, 2019

**PC DATE:**

November 12, 2019

**APPLICANT:** City of Austin

**HISTORIC NAME:** Steussy-Skinner House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1705 Nueces Street

**COUNCIL DISTRICT:** 9

**ZONING FROM:** GO-H to GO.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the removal of historic zoning from what is now Unit 1705 of the 1701-1705 Nueces Condominium; this is comprised of the north section of the original tract, and should never have been included in the parcel zoned historic. It does not contain any historic-age buildings and has no relation or context with the Steussy Skinner House at 1701 Nueces Street, which will retain its historic zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:** N/A

**HISTORIC LANDMARK COMMISSION ACTION:** **October 28, 2019:** Recommended the removal of historic zoning from the portion of the tract now identified as 1705 Nueces Street. Vote: 10-0 (Reed absent).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The portion of this original parcel proposed for the removal of historic zoning does not contain any historic-age buildings, nor does it have any relation with the Steussy-Skinner House at the south end of the lot, which will retain its historic zoning. The property proposed for the removal of historic zoning now has its own distinct legal description as part of the condominium regime for this parcel, dating from 2010.

The amount of land covered by this application is 2,946.82 square feet.

**CITY COUNCIL DATE:** December 5, 2019

**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:** Downtown Austin Neighborhood Association;  
Historic Austin Neighborhood Association.

**BASIS FOR RECOMMENDATION:**

When the Steussy-Skinner House was zoned historic in 1994, the entire lot was zoned, including the ca. 1951 commercial building that is now proposed for removal from the historically-zoned tract. The commercial building should not have been included in the

historic zoning tract at the time of designation, as it did not contain a historic building, nor did it bear any relation to the Steussy-Skinner House, a historic landmark which will retain its historic zoning. This application is by the City to correct the incorrectly-applied historic zoning to a portion of the original tract. The property proposed for the removal of historic zoning is now defined as Unit 1705 in the 1701-1705 condominium regime. This proposal will not affect the historic zoning of the Steussy-Skinner House, which will retain its designation.

**PARCEL NO.:** 0210023303

**LEGAL DESCRIPTION:** UNT 1705 1701/1705 NUECES CONDOMINIUMS AMENDED PLUS 50.0 % INT IN COM AREA

**ESTIMATED ANNUAL TAX ABATEMENT:** N/A. The owner of the portion of the property proposed for the removal of historic zoning has never received a property tax exemption for a historic landmark.

**APPRAISED VALUE:** \$500,000

**PRESENT USE:** Hair salon

**CONDITION:** Excellent

**PRESENT OWNERS:**

Robin & Roxy, Inc.  
1031 E. 43<sup>rd</sup> Street  
Austin, Texas 78751

**DATE BUILT:** ca. 1951

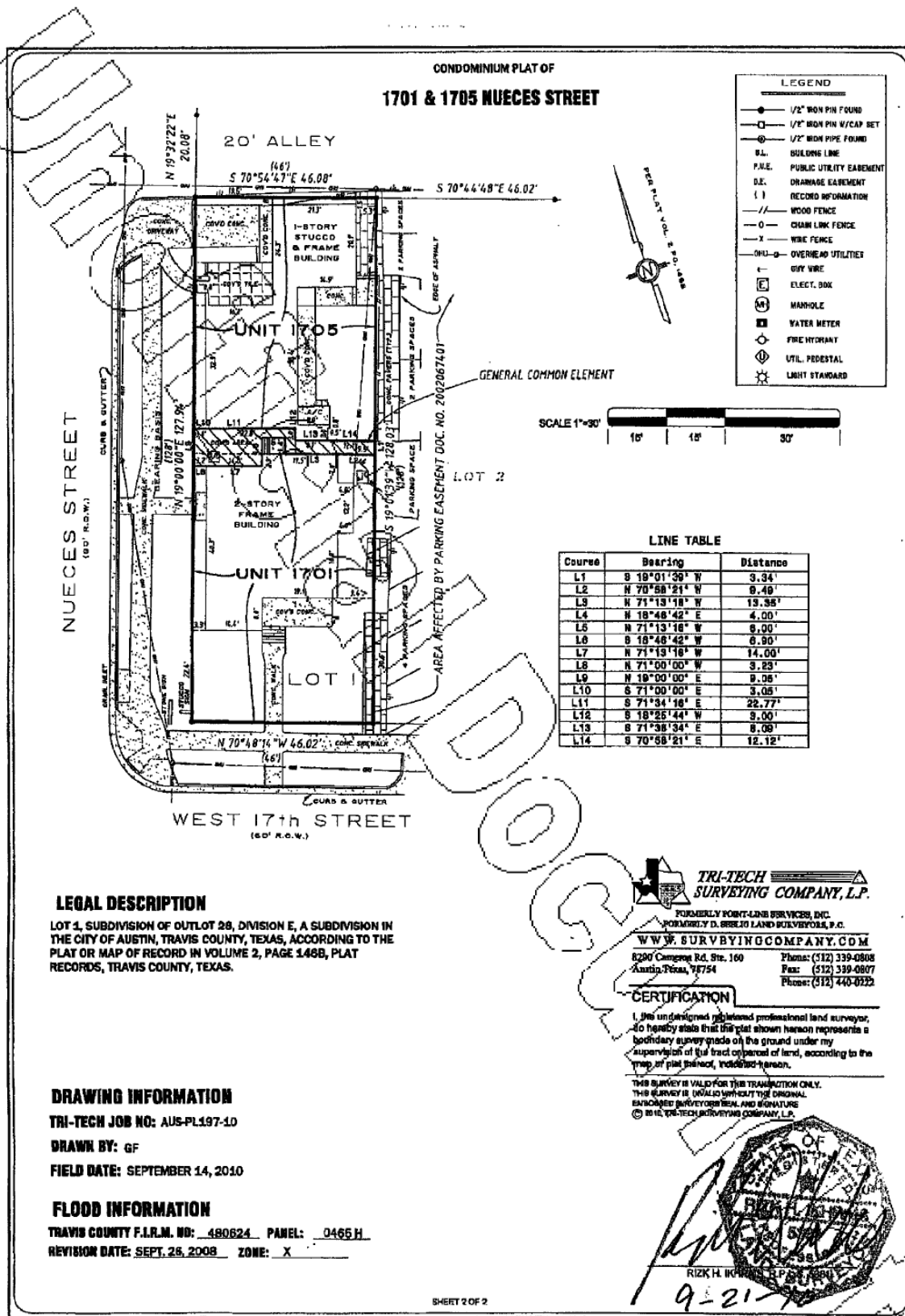
**ALTERATIONS/ADDITIONS:** None apparent

**ORIGINAL OWNER(S):** Robin & Roxy, Inc. (condominium)

**OTHER HISTORICAL DESIGNATIONS:** None.



## LOCATION MAP



11-GF# 92641 BKH  
RETURN TO: HERITAGE TITLE  
401 CONGRESS, SUITE 1500  
AUSTIN, TEXAS 78701



TRV 2010155517  
4 PGS

*Akh*

## SPECIAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DATE: October 14, 2010

GRANTOR: Big Pecan Partners, LLC, a Texas limited liability company

GRANTOR'S MAILING ADDRESS: 1705 Nueces, Austin, TX 78701

GRANTEE: Robin & Roxy, Inc.

GRANTEE'S MAILING ADDRESS: 1031 East 43rd Street  
Austin, TX 78751

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements)

Tract 1: Unit 1705, 1701/1705 NUECES CONDOMINIUMS, a condominium project in Travis County, Texas, according to the Declaration of Condominiums recorded under Document No. 2010151777 of the Official Public Records of Travis County, Texas and amendments thereto, together with an undivided interest in and to the common elements appurtenant thereto.

Tract 2: Easement Estate created by Parking Easement dated April 1, 2002, recorded under Document No. 2002067401 of the Official Public Records of Travis County, Texas, by and between Ronnie Meyeres and Big Pecan Partners, LLC, over and across a portion of Lot 2, of the subdivision of OUTLOT NO. 28, DIVISION "E", in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 146B, of the Plat Records of Travis County, Texas.

### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the items listed on Exhibit "A" attached hereto and made a part hereof to the extent that they are valid, existing, properly of record and affect the property; and, subject, further, to taxes for the year 2010 and subsequent years.

SPECIAL WARRANTY DEED

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Big Pecan Partners, LLC, Texas limited liability company

By: 

Name: Lawrence B. Jolly

Title: Managing Member




## Acknowledgement

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 14<sup>th</sup> day of October, 2010, by Lawrence B. Jolly, Managing Member of Big Pecan Partners, LLC, a Texas limited liability company, on behalf of said company.



  
Notary Public, State of Texas

After Recording Return To:

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\_\_\_\_\_

Do2641-fw

\_\_\_\_\_  
SPECIAL WARRANTY DEED

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**PERMITTED EXCEPTIONS**

1. Restrictive covenants recorded under Document No. 2010151777 and Document No. 2010152317, both of the Official Public Records of Travis County, Texas.
2. The terms, conditions and stipulations set out in that certain Lease as evidenced by Subordination of Lease dated March 29, 2002, recorded under Document No. 2002130490 of the Official Public Records of Travis County, Texas.
3. The terms, conditions and stipulations set out in that certain Parking Easement dated April 1, 2002, recorded under Document No. 2002067401 of the Official Public Records of Travis County, Texas. Said easement modified by Assignment of Parking Easement recorded under Document No. 2010152318 of the Official Public Records of Travis County, Texas.
4. The terms, conditions and stipulations set out in that certain Declaration of Condominiums of 1701/1705 NUECES CONDOMINIUMS dated October 13, 2010, recorded under Document No. 2010151777 of the Official Public Records of Travis County, Texas.
5. Assessments payable to 1701/1705 NUECES CONDOMINIUMS, as set forth and secured by a Vendor's Lien retained in instrument(s) recorded under Document No. 2010151777 and Document No. 2010152317, both of the Official Public Records of Travis County, Texas.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Oct 19, 2010 03:55 PM

2010155517

HAYWOODK: \$28.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS