

CITY PLANNING COMMISSION  
AUSTIN, TEXAS

Regular Meeting -- August 2, 1977

The meeting of the Commission was called to order at 5:35 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman  
Freddie Dixon\*  
Gabriel Gutierrez  
Mary Ethel Schechter  
Sally Shipman  
Bernard Snyder\*\*  
James G. Vier

Also Present

Brian Schuller, Planner  
Betty Baker, Planning Technician  
Jim Gotcher, Building Inspection  
Bill Lowery, Urban Transportation  
Evelyn Butler, Supervisor Current Planning  
Ouida W. Glass, Senior Secretary

Absent

Sid Jagger  
Bill Stoll

\* Arrived at 5:45 p.m.

\*\* Arrived at 5:40 p.m.

ZONING

C14-76-078 Joe Gilbreth and Co., Inc., et al: Interim AA, 1st  
(by Phil Mockford) to GR, 1st

Mr. Brian Schuller, of the Planning staff, presented the staff report. He explained that the subject property is an undeveloped tract facing U.S. 183 in a recently annexed area of far northwest Austin. The tract is almost surrounded by streets, including an 80-foot collector street on the south side and a neighborhood collector street on the west. This zoning request is consistent with the "GR" zoning policy along U.S. 183. Subject case was first heard by the Planning Commission in September of 1976. It was postponed indefinitely pending consideration of an amendment to the zoning ordinance requiring landscaping along major arterial streets. A consensus has not yet been reached by the staff and the Planning Commission on the advisability of such an amendment. The applicant has requested review of this zoning application. The staff recommends that "GR" General Retail, 1st H & A be granted.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Phil Mockford, representing applicant

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

Mr. Gutierrez explained that he is chairman of a committee appointed to consider the feasibility of a zoning ordinance requiring landscaping along major arterial streets and the legal staff is working with the proposed ordinance at this time, trying to determine a way whereby the ordinance can legally be enforced. Applicant is opposed to picking out specific tracts and making special requirements on them. He pointed out this was purchased before it was annexed and they have worked with the Planning Department throughout development.

## COMMISSION VOTE

Mrs. Schechter moved approval that "GR" General Retail, 1st H & A be granted. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Gutierrez, Snyder and Vier. Mmes. Shipman and Schechter.

ABSENT: Messrs. Jagger and Stoll.

OUT OF THE ROOM: Mr. Guerrero.

THE MOTION PASSED BY A 6-0 VOTE.

C14-77-083 T. C. (Buck) Steiner, et al: Interim AA, 1st to DL, 1st (Tract 1)  
 (by Phil Mockford) and "O" Office (Tract 2) (Amended)  
 826-836 U.S. Highway 183 (south)

Mr. Brian Schuller, of the Planning staff, presented the staff report and stated that the subject tract is an interior tract with a long 120-foot wide corridor leading to U.S. Highway 183 in southeast Austin. A large vacant metal building, originally designed for rodeos or livestock shows exists on the tract. This tract falls within an area of relatively high aircraft noise from Bergstrom Air Force Base. According to the AICUZ study, residential uses are strongly discouraged. The requested zoning is the only zoning district which actually prohibits residential land uses. The "DL" Light Industrial also provides buffering for adjacent residential land use. The staff recommends that "DL" Light Industrial, 1st H & A be granted.

#### CITIZEN COMMUNICATION

##### WRITTEN COMMENTS IN FAVOR

None

##### WRITTEN COMMENTS IN OPPOSITION

NONE

##### PERSONS APPEARING IN FAVOR

Phil Mockford, representing applicant

##### PERSONS APPEARING IN OPPOSITION

John Stinson

#### COMMISSION ACTION

The Commission heard testimony to the effect that due to the noise from Bergstrom, light industrial is the only appropriate zoning for this tract. Mr. Stinson is the owner of a mobile home park in the area and wanted to know what type of business would be conducted in the building. Applicant agreed to amend the application for the long narrow tract to be used as a road only.

#### COMMISSION VOTE

Mr. Vier moved that "DL" 1st and "O" Office, 1st H & A be granted on Tracts 1 and 2 respectively (as amended). Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Vier. Mmes. Shipman and Schechter.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C14-77-087     Edward J. Petrus: O, 1st to LR, 1st  
                   (by Leopold P. Danze)  
                   1110 William Cannon Drive

Mrs. Evelyn Butler, of the Planning staff, presented the staff report and stated that the subject tract is a small 10' by 10' tract fronting William Cannon Drive in south Austin. The tract is located at the entrance to a medical clinic which was approved by special permit in "A" Residence. The "O" Office zoning which exists on and around subject tract was approved for a prescription pharmacy. The stated purpose of the application is to identify the clinic and its emergency medical services. The zoning policy along this segment of William Cannon Drive is to encourage low-intensity development under "A" Residence. The "O" Office at subject location was recommended, as it was surrounded by the clinic, and the uses permitted in this district are the most compatible with residential development of any business district. The Office district also permits low-key signs, as they must be placed flat-wise against the building. Free standing signs are not permitted in any district short of "LR" Local Retail. In the staff's opinion, the "LR" district deviates from the zoning policy for this area, and the applicant is encouraged to pursue other options. Accessory free standing signs, no larger than six square feet, are permitted in "A" or "O", and variances can be requested dealing with placement and size of such signs. The staff feels that this case could set an undesirable precedent which may erode the zoning policy in this area, where a commitment to "A" residential development has been made, therefore, the staff recommends that "LR" Local Retail be denied.

#### CITIZEN COMMUNICATION

##### WRITTEN COMMENTS IN FAVOR

None

##### WRITTEN COMMENTS IN OPPOSITION

None

##### PERSONS APPEARING IN FAVOR

Dick Rathgaber, representing applicant  
 Edward J. Petrus, applicant  
 Leopold P. Danze, architects for the project  
 Martha Simmons

##### PERSONS APPEARING IN OPPOSITION

Ron Alonso, 1012 Echo Lane

#### COMMISSION ACTION

Applicant stated he is not asking for a zoning change; is trying to get around a Building Inspection requirement. This is an emergency medical center to serve the south Austin area and it is necessary to let people know it is available and that it must be visible from the road. Mr. Alonso stated he did not object to the sign, but did object to the change in zoning, fearing that one change might lead to another. Mr. Gutierrez amended the motion that staff be instructed that the granting of this application is not to be construed by the citizens and especially by the Planning Department as setting any precedent in the area. This is a unique situation. Because of that, and because of the inadequacy of the sign ordinance, we are approving it because of the unique situation and that staff be directed that any future applicants for zoning changes in this area be apprised that this is a unique situation. Mrs. Schechter seconded the motion.

C14-77-087 Edward J. Petrus (continued)

COMMISSION VOTE:

Mr. Snyder moved that "LR", 1st H & A be granted. Mrs. Shipman seconded the motion.

AYE: Messrs. Dixon, Gutierrez, Snyder and Vier; Mmes. Shipman and Schechter.  
 NAY: Mr. Guerrero.  
 ABSENT: Messrs. Jagger and Stoll

THE MOTION PASSED BY A 6-1 VOTE.

CL4-77-095 Richard Daywood: Interim AA, 1st to LR, 1st  
 (by Katherine Ammer)  
 7701 East M.L.K. Boulevard

Mr. Brian Schuller, of the Planning staff presented the staff report, and indicated that this tract fronts F.M. 969 (East M.L.K. Boulevard), a major arterial in east Austin. "LR" Local retail and "C" Commercial was recently approved for an auto service station a short distance to the southeast. Requested zoning is consistent with the general character of development in this area. The staff recommends that "LR" Local Retail, 1st H & A be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Richard Daywood, Applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

The Commission heard testimony as presented.

COMMISSION VOTE:

Mr. Dixon moved "LR" Local Retail, 1st H & A be granted. Mr. Vier seconded the motion.

AYE: Messrs. Dixon Gutierrez, Snyder, and Vier; Mmes. Shipman and Schechter.  
 ABSENT: Messrs. Jagger and Stoll.  
 OUT OF ROOM: Mr. Guerrero.

THE MOTION PASSED BY A 6-0 VOTE.

THE MOTION PASSED BY A 5-0 VOTE.

C14p-75-024     Bob R. Howerton: Travis General Hospital (Consider  
4018-4200 Victory Drive                      one-year extension)

Mr. Brian Schuller of the Planning staff presented the staff report and explained this is an application for a one-year extension to the Special Permit approved on June 10, 1975. As provided in the Zoning Ordinance, construction must begin within two years of approval by the Planning Commission. The Planning Commission may grant a one-year extension if construction has not started and the applicant has requested the one-year extension prior to the expiration of the two-year time period. Reference was made to the staff report and departmental comments as originally reviewed by the Planning Commission, the letter from the applicant requesting one-year extension and minutes of the Planning Commission approving the Special Permit subject to compliance with ordinance requirements, departmental recommendations and receipt of a certificate of need or certificate of exemption from the Texas Health Facilities Commission. The original certificate of exemption and a copy of the denial for an extension of that certificate of exemption by the Texas Health Facilities Commission was also submitted. The staff recommends approval subject to the same conditions as originally approved by the Planning Commission.

#### CITIZEN COMMUNICATION

##### WRITTEN COMMENTS IN FAVOR

None

##### WRITTEN COMMENTS IN OPPOSITION

None

##### PERSONS APPEARING IN FAVOR

Bob Howerton, applicant

##### PERSONS APPEARING IN OPPOSITION

None

#### COMMISSION ACTION

Applicant explained the permit was issued approximately two years ago and the certificate of exemption was obtained, however, there was difficulty with financing until it was too late to meet the project construction requirements. A request was submitted for any extension of the certificate, which he failed to get; now the request for a certificate of need is being processed. The project is now well documented and is prepared to proceed once the certificate of need is again obtained and a one-year extension from the Planning Commission granted. Applicant explained the need for hospital facilities in the South Austin area. It is intended to be a general hospital; acute care including emergency room and will be the only hospital in Austin other than Brackenridge that will have this kind of facility. It is intended to be a 100-bed capacity. There was also discussion regarding the fact that there are already some hospitals in the city which are not operating at 100 percent capacity and what this would do to Brackenridge in particular. Applicant feels there will be very serious problems from the standpoint of medical facilities in south

C14p-75-024     Bob R. Howerton (continued)

Austin due to growth, the possibility of Congress Avenue bridge being torn out and they hope to alleviate that. Mr. Gutierrez asked, based on the CAPCO Health Facilities Plan, if the facility is needed and falls within the plan. Mr. Schuller responded that the original recommendation based on that plan was that the facility was not needed according to the figures gathered for that plan. And the figures at that point were a year old. There are no up-dated figures at this point. The recommendation at that time was approval subject to certificate of need or an exemption certificate by the Texas Health Facilities Commission. Mr. Dixon questioned whether or not health care can be differentiated from profit making.

#### COMMISSION VOTE

Mr. Vier moved approval as per staff recommendations. Mr. Dixon seconded the motion.

AYE:        Messrs. Dixon, Vier.    Mmes. Schechter and Shipman.

NAY:        Messrs. Guerrero and Gutierrez.

ABSTAIN:   Mr. Snyder.

ABSENT:    Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 4-0 VOTE.

C14p-77-026     Dorothy A. Johnson: Day Care Center for 63 children  
5305 Grover Avenue

Mr. Brian Schuller of the Planning staff presented the staff report and explained this is an application for a special permit to increase the capacity of an existing day care facility from 43 children to 63 children at the northeast corner of Grover Avenue and North Loop. Because this is a large tract and is located on a major street, the staff recommends approval subject to ordinance requirements and departmental recommendations. The Urban Transportation Department requested the driveway be circular or 20 feet wide or designated as a one-way drive.

#### CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

#### COMMISSION ACTION

The Commission heard testimony as presented.



Planning Commission--Austin, Texas

Reg. Mtg. 8-2-77

C14p-77-026 Dorothy A. Johnson (continued)

COMMISSION VOTE

Mr. Snyder moved approval according to staff recommendations and departmental requirements. Mrs. Shipman seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, and Vier. Mrs. Shipman.

ABSTAIN: Mrs. Schechter.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14p-77-028 Edward Witkowski: Request to reduce number of billiard tables and add 1502 Fortview Road food service including sale of alcoholic beverages.

Mr. Brian Schuller of the Planning Department, presented the staff report. He stated this is an application for a revision to a Special Permit approved in 1974 for a commercial recreation use (billiard parlor) in "GR" General Retail use district. At this time the owner wishes to reduce the number of billiard tables to six and add food service with the sale of alcoholic beverages incidental to the sale of food. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Edward Witkowski, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony as presented. Mr. Dixon questioned whether or not this would change the conduct in the place of business; whether or not the sale of alcoholic beverages would create a problem. Applicant indicated that it would not create any problems.

COMMISSION VOTE

Mr. Dixon moved approval subject to compliance with ordinance requirements and departmental recommendations. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Snyder and Vier. Mmes. Schechter and Shipman.

OUT OF THE ROOM: Mr. Guerrero.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

Planning Commission--Austin, Texas

Reg. Mtg. 8-2-77

C14p-77-029	Lee, Jackson, Turner, Inc.: (by Bert Pence) 3616 Manchaca Road	<u>Housing Project for City of Austin Housing Authority with 33 duplex apartment units.</u>
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Mr. Brian Schuller of the Planning staff presented the staff report. He explained the factors listed in the zoning Ordinance to be considered by the Planning Commission is granting or denying the application for a special permit. The special permit application is an application for the City of Austin Housing Authority with 33 duplex apartment units. This is an application for a special permit to allow a 33-unit apartment project on 6.08 acres of land zoned "LR" Local Retail for a density of 5 units per acre. The project is designed with 16 separate buildings containing two units each and one building containing a single unit. Driveway access is proposed from Manchaca Road and Keats Drive. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations. Regarding Building No. 4 the applicant has made application to the Board of Adjustment concerning this particular unit. In addition, the Planning Department requested that the driveway be broken in the middle to allow access from both streets (Manchaca Road and Keats Drive) with no vehicle connection between the two driveways, or preferably be terminated at the west end prohibiting vehicular access to Keats Drive. The applicant has a revised plan showing this driveway would terminate in a cul-de-sac. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Bill Jackson, for applicant

## PERSONS APPEARING ON OPPOSITION

None

## COMMISSION ACTION

The Commission heard the testimony as presented. Mr. Vier asked the applicant if he had any objection to the staff recommendations and he replied that he did not.

## COMMISSION VOTE

Mr. Dixon moved approval subject to staff recommendations. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Gutierrez, Snyder and Vier. Mmes. Schechter and Shipman.

OUT OF THE ROOM: Mr. Guerrero.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14p-77-030 Margaret L. Conway (by A. L. Moyer): Day Care Center for 17 children  
4210 Avenue H called "Conway Day Care."

Mr. Brian Schuller of the Planning staff presented the staff report. He stated that this is an application to allow a day care facility in the existing residence at 4210 Avenue H, zoned "A" Residence. "B-B" Residence 1st Height and Area exists on a small area immediately west of the subject tract and "GR" General Retail and "B" Residence 1st Height and Area exists across Avenue H to the east. The application is for 17 children which is the maximum allowed by ordinance. Due to the more permissive zoning in the area, the staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

#### CITIZEN COMMUNICATION

##### WRITTEN COMMENTS IN FAVOR

None

##### WRITTEN COMMENTS IN OPPOSITION

None

##### PERSONS APPEARING IN FAVOR

Margaret Conway, applicant

##### PERSONS APPEARING IN OPPOSITION

None

#### COMMISSION ACTION

The Commission heard testimony as presented. Applicant indicated the landlord had some objections and requested postponement of the application.

#### COMMISSION VOTE

Mrs. Shipman moved continuance to 6 p.m., September 6. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C14p-77-031 Bi-Centennial Joint Venture: A 208-unit apartment  
(by Louis Kirchofer, Jr.) and condominium pro-  
ject called, "Cima  
Serena Village."

Mr. Guerrero explained the developer had requested postponement in order to get together with the community group and go over all plans.

#### COMMISSION ACTION

The Commission heard the request as presented.

#### COMMISSION VOTE

Mr. Vier moved postponement of this hearing until the September 6 meeting. Mrs. Shipman seconded the motion.

C14p-77-031 Bi-Centennial Joint Venture (continued)

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, and Vier. Mmes. Shipman and Schechter.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C14p-77-032 Northcross Associates, Ltd. (By Sam Dunnam): Retail doughnut, coffee and bake shop called "Krispy Kreme Doughnuts."

Mr. Brian Schuller of the Planning staff presented the staff report and stated this is an application for a Special Permit to allow a doughnut and coffee shop to include wholesale baking activity which is a "C" Commercial use proposed in the existing "GR" General Retail District. "C" Commercial zoning exists across Burnet Road to the east. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Bill Barton

Frank Neindorf, for applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony indicating that the applicant and a business adjacent will share a common driveway and a curb cut through driveway into Northcross Mall primarily for tractor-trailer deliveries to accommodate both businesses.

COMMISSION VOTE

Mr. Dixon moved approval in accordance with ordinance requirements and departmental recommendations. Mr. Snyder seconded the motion.

AYE: Messrs. Dixon, Guerrero, Snyder and Vier. Mmes. Schechter and Shipman.

OUT OF THE ROOM: Mr. Gutierrez

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14p-77-033 City of Austin (by Ed S. Kirkham and Benny Hawkins): South Austin  
5811 Nuckols Crossing Road Fire Station C.I.P. Project No. 8314 0

Mr. Brin Schuller of the Planning Staff presented the staff report and stated this is an application for a special permit to allow a fire station on Nuckols Crossing Road at the intersection of Village Square Drive. This use is allowed in any use district subject to Special Permit approval. The fire station is included in the current 1975-1980 C.I.P. program and will house one engine company, one ladder company, one squad car and provide space for further expansion. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

The Commission heard testimony as presented.

## COMMISSION VOTE

Mrs. Shipman moved approval subject to compliance with ordinance requirements and departmental recommendations. Mr. Dixon seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C14p-77-034 Lowell Lebermann (By Edgar James): A 147-unit apartment dwelling  
Woodhollow and Group called "French Quarter  
North Hills Drive North."

Mr. Brian Schuller of the Planning staff presented the staff report. He stated this is an application for a Special Permit to allow a 147-unit apartment complex on a 5.3-acre tract zoned "B" 1st Height and Area. Eightyone, one-bedroom units, 57 two-bedroom units and nine three-bedroom units are proposed for a density of 27.7 units per acre. Access is proposed only to Woodhollow Drive, a street under construction. A swimming pool and recreation building are proposed as shown on the site plan. The staff recommends approval subject to ordinance requirements and departmental recommendations.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

C14p-77-034 Lowell Lebermann (continued)

PERSONS APPEARING IN FAVOR

Edgar James, architect, representing applicant

PERSONS APPEARING IN OPPOSITION

Jim Gotcher, Building Inspection Department

COMMISSION ACTION

There was considerable discussion regarding the "bonus" room, its meaning, and what it would be used for. Applicant requested a special waiver to some of the requirements, especially parking, due to the size of the bonus room. The Building Inspection Department was of the opinion that the room be considered a bedroom and the parking requirement was necessary. They are not concerned with the square footage; but whether or not it will be used as a bedroom. Applicant agreed to amend the application to show that one-half of the bonus rooms would be used as bedrooms and amend the parking spaces accordingly.

COMMISSION VOTE

Mr. Gutierrez moved that the application be approved subject to all zoning requirements and departmental recommendations and specifically as to parking spaces that because the building code defines a bed room as being 82 square feet and because the zoning ordinance does not give such a definition and in order to protect the general welfare of the people occupying this apartment complex, that we require 270 parking spaces in this application. Mrs. Schechter requested also that sidewalks will remain. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

HISTORICC14h-77-016 Bertram Store Building: C, 3rd to C-H, 3rd

Taylor Gaines, owner  
1601 Guadalupe Street

Betty Baker, of the Planning staff, presented the staff report. The Bertram Store was built around 1860 for Rudolph Bertram. Bertram was a pioneer resident of Austin, having arrived in 1853. With John Doeher, this building continued as a neighborhood grocery during his ownership and utilized in the same manner by subsequent lessees. Bertram, Texas, was named for Rudolph Bertram. It is alleged that the records of the Treasury of the State of Texas were located in the basement of this building during the 1880's. The Bertram Store Building meets Items (A), (G), (H), (I), (K), (L), and (M) of the criteria and is recommended for historic zoning:

CITIZEN COMMUNICATIONWRITTEN COMMENTS IN FAVOR

Betty Phillips, Save University Neighborhoods

WRITTEN COMMENTS IN FAVOR

None

PERSONS APPEARING IN FAVOR

Steven Doetchman, Save University Neighborhoods

PERSONS APPEARING IN OPPOSITION

Don Dumas, representing Taylor Gaines, the owner

COMMISSION ACTION

The Commission heard testimony presented. The owner of the property requested the property not be zoned historic due to hardship.

COMMISSION VOTE

Mr. Dixon moved the building not be granted H zoning due to hardship for Mr. Gaines. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, and Vier. Mrs. Schechter.

NAY: Mrs. Shipman.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 6-1 VOTE.

C14h-77-017 Smith-Smith House: O, 2nd to O-H, 2nd

Homer D. Smith, Jr., owner  
504 West 14th Street

Betty Baker, of the Planning staff, stated that the Landmark Commission requested postponement and the owner concurred with the request.

C14h-77-017 Smith-Smith House (continued)

## COMMISSION ACTION

The Commission heard the request for postponement.

## COMMISSION VOTE

Mrs. Schechter moved to postpone the request. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, and Vier. Mmes. Shipman and Schechter.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C14h-77-021 Swedish Log Cabin: Interim A, 1st to A-H, 1st

City of Austin, owner  
Zilker Park Garden Center

Betty Baker of the Planning staff presented the staff report. She stated the Swedish Log Cabin was built around 1838 on land locally known as Govalle. The builder, J. J. Grumbles, was a ferry operator on the Colorado River. This is the third location for this cabin where it presently is in the Garden Center of Zilker Park. This style of construction was introduced by Swedish Colonists in Delaware as early as 1638. It was determined that the Swedish Log Cabin meets Items (A), (B), (E), (F), (G), (L), and (M) of the criteria and is recommended by the Landmark Commission for historic zoning.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

## COMMISSION ACTION

The Commission heard the testimony presented.

## COMMISSION VOTE:

Mr. Dixon moved approval of historic zoning. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, and Vier. Mmes. Shipman and Schechter.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.



Planning Commission--Austin, Texas

Reg. Mtg. 8-2-77

C14h-77-022 Esperanza School: Interim A, 1st to A-H, 1stCity of Austin, owner  
Zilker Park Garden Center

Betty Baker, of the Planning staff presented the staff report. The Esperanza School was built in 1866 near Spicewood Springs Road and the proposed route of MoPac. The structure was named by its original teacher with the meaning "Good Hope." Many central Texas residents began their education in this one-room school house. Through the efforts of Mrs. F. E. Ingerson with her purchase of the structure and its subsequent gift to the City, this structure has been preserved. The marker on the school house simply reads "Dedicated in memory and in honor of Texas educators." The Landmark Commission determined that the Esperanza School House meets Items (A), (B), (E), (F), (G), (I), (L), and (M) of the criteria and recommends it for historic zoning.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

The Commission heard the testimony presented.

## COMMISSION VOTE

Mr. Dixon moved approval of historic zoning. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, and Vier. Mmes. Shipman and Schechter.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED by a 7-0 VOTE.

C14h-77-024 Millbrook: B, 1st to B-H, 1stErnest R. Hardin and  
Kenneth Newell, owners  
1803 Evergreen Avenue

Betty Baker, of the Planning staff, presented the staff report and stated that this structure was built around 1850 from rock on the site, and its original owner was James E. Bouldin. Synonymous with South Austin is the

Planning Commission--Austin, Texas

Reg. Mtg. 8-2-77

C14h-77-024 Millbrook (continued)

name Bouldin, and the old Bouldin home site was where Becker School presently is. This structure was built for the purpose of a mill, but there is no indication that it functioned to an economic advantage in this regard. Its present owner, Ernest R. Hardin, restored the structure after acquiring it in 1940. Millbrook meets Items (A), (B), (H), (I), (K), (L), and (M) of the criteria and is recommended for historic zoning. The area to be zoned has been amended to contain only the south 107 feet of Lot One and the south 92 feet of Lot Two. These reductions in area are in accordance with wishes of the Landmark Commission and the owner.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

## COMMISSION ACTION

The Commission heard the testimony presented. The owner, the attorney and the co-owner endorse the zoning.

## COMMISSION VOTE

Mr. Dixon moved that B Historic, 1st H & A be granted according to staff recommendations. Mrs. Shipman seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, and Vier. Mmes. Shipman and Schechter.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C14h-77-026 TMI CASTLE: B, 2nd to B-H, 2nd

Rosa Kunz, et al, owners

1111 West 11th Street

Betty Baker, of the Planning Staff, presented the staff report. Texas Military Institute began in its Austin location in 1870 under the direction of Colonel John G. James, a graduate of Virginia Military Institute. The School initially was located in Bastrop. Economics and the public school system contributed to the closing of the school, and in 1879 Colonel James, with several of his instructors, went to Bryan to teach at Texas A & M. This building was utilized as a school by Jacob Bickler for approximately one year. Among its several owners was Diana Brockenbrow, who was described in a September 1903 American-Statesman story as an aged Hollander

C14h-77-026 TMI Castle (continued)

who wished to give the structure, grounds and furnishings as a home for aged women. This wish was never fulfilled. This structure meets Items (A), (B), (C), (E), (F), (H), (I), (K), (L), and (M) of the criteria and is recommended for historic zoning.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

Mrs. James G. Lancaster, 1106 West 10th Street

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Elizabeth Hamilton, 1002 Baylor

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

The Commission heard testimony that Rosa Kunz is now the surviving beneficiary is the sole owner of this property. She does not wish the property zoned historic.

## COMMISSION VOTE

Mrs. Shipman moved this school be designated Historic Zoning as recommended.

Mrs. Schechter seconded the motion.

AYE: Messrs. Snyder and Gutierrez. Mmes. Schechter and Shipman.

NAY: Messrs. Guerrero and Vier.

ABSTAIN: Mr. Dixon.

THE MOTION PASSED BY A 4-2-1 VOTE.

C14h-77-027 CRUCHON HOME: B, 1st to B-H, 1st  
Lou Nora Spiller, owner  
1200 Windsor Road

Betty Baker, of the Planning staff, presented the staff report. This structure was built prior to 1887 as it is shown on a map of Austin drawn in that year. William N. Cruchon was the original owner whose occupation was that of a stone cutter and contractor. Subsequent additions to the structure were completed during the ownership of C. J. Martin more than 50 years ago. Martin owned and operated a seed and feed business in Austin for more than 50 years. To quote a local architectural historian, this home was described as "almost a steamboat with its frosting of brackets and galleries." The recommendation of the Landmark Commission was not to zone this structure historic. The owner is opposed to the zoning.

C14h-77-027      Cruchon Home (Continued)

CITIZEN COMMUNICATIONS

WRITTEN COMMENTS IN FAVOR

Mr. and Mrs. Paul H. Brown, Jr., 1210 West 13th Street  
Don J. Jackson, 1113 West 10th Street  
Eva Currie, 1811 Alameda

WRITTEN COMMENTS OPPOSITION

None

PERSONS APPEARING IN FAVOR

Ina Smith, 1122 Colorado

PERSONS APPEARING IN OPPOSITION

Lou Nora Spiller, 1200 Windsor Road

COMMISSION ACTION

Testimony was presented indicated that the structure had been restored and maintained in as near its original manner as possible, and if not zoned historic, all this will be lost. This home does beautifully show a portion of our past and duplication of the original construction in additions. The owner of the home stated she intended to use the structure and did not wish to have it zoned a historical monument.

COMMISSION VOTE:

Mr. Vier moved to deny the H zoning as recommended. Mr. Dixon seconded the motion.

AYE:            Messrs. Dixon, Guerrero, Gutierrez, Snyder, Vier and Ms. Schechter.  
NAY:            Ms. Shipman  
ABSEST:        Messrs. Jagger and Stoll

THE MOTION PASSED BY A 6-1 VOTE.

Planning Commission--Austin, Texas

Reg. Mtg. 8-2-77

SUBDIVISIONS

R105-77

SUBDIVISION MEMORANDUM

Short Form and Final Subdivisions as listed on the  
Subdivision Memorandum. Action taken at the meeting.

PLANNED UNIT DEVELOPMENT - OLD

The following Old Planned Unit Development has appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval. The Commission then

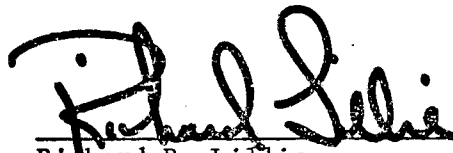
VOTED: To APPROVE the following Planned Unit Development:

C814-77-002      Summerwood II (PUD)  
3731 Steck Avenue

AYE: Messrs. Guerrero, Gutierrez and Vier. Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon, Jagger, Snyder and Stoll.

The meeting adjourned at 9:20 p.m.



Richard R. Lillie  
Executive Secretary