

CITY PLANNING COMMISSION
Austin, Texas
Special Called Meeting -- August 2, 1978

The Special Called meeting of the Planning Commission was called to order at 5:50 PM in the Auditorium of the Electric Building, 301 West Avenue.

Present

Miguel Guerrero, Chairman
Leo Danze
Freddie Dixon
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
Jim Vier

Also Present

Evelyn Butler, Supervising Planner
Marie Gaines, Planner
Betty Baker, Planner
John Meinrath, Legal Dept.
Ouida W. Glass, Senior Secretary

Absent

Sid Jagger

ZONING

The following cases were heard on a consent motion: Staff Recommendation

C14-78-130	Leonard Passmore and J.H. Connolly, Trustee (by Jeff E. Geeslin) 12555-12563 U.S. 183	From Interim "AA", 1st H & A to "GR", 1st H & A. RECOMMENDED.
C14-78-131	Kaufman & Broad Multi-Family, Inc. (by John T. Jones) 601-839 Hwy. 71	From "GR" and "B", 1st H & A to "DL", 1st H & A. RECOMMENDED.
C14-78-134	Milner S. Thorne (by Tom Curtis) 11508 Hwy. 183 11363 Jollyville Road	From "GR", 1st H & A to "C" 1st H & A, RECOMMENDED.
C14-78-138	Austin Hotel Limited Partnership (by James L. Morris, Esq.) 6000 Middle Fiskville Road	From "C", 3rd H & A to "C-1", 3rd H & A. RECOMMENDED.
C14-78-139	Fidel U. Estrada, Jr. 5105-5111 Custer Road	"A", 1st H & A to "C", 1st H & A. RECOMMENDED.

COMMISSION VOTE

Mrs. Schechter moved to approve the requests listed above in accordance with staff recommendations. Mr. Stoll seconded the motion.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder and Stoll.
ABSENT: Dixon, Jagger and Vier.

THE MOTION PASSED BY A VOTE OF 6-0.

C14-78-127 BENNIE FOJTIK
(by Richard F. Mathys)
113 - 115 Stassney Lane
114 - 118 Sandra Lane

"GR" General Retail and "A"
Residence, 1st H & A to "C-1"
Commercial, 1st H & A

Marie Gaines presented the staff report.

Subject tract fronts both Stassney Lane, a major arterial and Sandra Drive, a minor residential collector in South Austin. To the north of this property are mini-warehouses and two-lots in "C" Commercial and "O" Office. Also north is a junk yard in Interim "A" Residence. To the east adjacent to subject tract is recently approved "C-1" zoning. Immediately south of subject tract is Sandra Street with two non-conforming uses on residentially-platted lots, and a day-care center. West of subject tract is the Sweetbriar residential neighborhood and undeveloped land fronting on Stassney Lane in Interim "A".

In a previous zoning case "GR" General Retail was approved with a five-foot strip of "A" on the southernmost boundary of subject tract. This five-foot buffer strip should remain. The buffer will discourage commercial vehicular traffic onto Sandra Street which is at best a minor residential collector. In addition it will continue to serve as a buffer to residential development south of Sandra Street.

The requested zoning change is for an extension of a liquor warehouse which will be developed in conjunction with the recently approved "C-1" zoning to the east. This request is consistent with the zoning pattern for this area.

The staff recommends to grant C-1 zoning on subject tract save and except the southernmost five feet which should remain "A" residential.

PERSONS APPEARING IN FAVOR: Richard Mathys, for applicant

PERSONS APPEARING IN OPPOSITION: None

COMMISSION ACTION:

Applicant explained the proposed use for the property and also that in order to have a wholesale liquor license in Texas it was necessary to have a retail license as well. He discussed the placement of the driveway stating the flow of trucks would be away from the busy intersection and pointed out that medians will block both Stassney Lane and South Congress Avenue. Mrs. Shipman felt that the driveway would be a problem. She felt it would be an intrusion into the neighborhood and pointed out there is a day care center in the immediate area. Mr. Guerrero stated there are commercial uses up to where the applicant proposes the driveway.

C14-78-127 Bennie Fojtik (cont'd)

COMMISSION VOTE

Mr. Stoll moved to grant "C-1" Commercial, 1st H & A. Mrs. Shipman seconded the motion. Mr. Guerrero offered a substitute motion to grant "C-1" save and except for a 59.68 x 5' rectangle on the southwesternmost corner (along Sandra Street) to remain "A". Mr. Danze offered a friendly amendment to the substitute motion that would include a sign "No Trucks Allowed and No Right Turn" at the driveway and a letter by the applicant that he would not request removal of "A" Residence to the west of subject tract.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman and Snyder.

NAY: Stoll.

ABSENT: Jagger and Vier

THE SUBSTITUTE MOTION PASSED BY A VOTE OF 6-1.

C14-78-128 SAMUEL E. DUNNAM IV
(by Sandy Nichols)
700 West Martin Luther King Blvd.

"B" Residence, 2nd H & A to
"O" Office, 2nd H & A (as amended)

Marie Gaines presented the staff report.

Subject tract consists of the Goodall-Wooten house with two duplexes and a house located at the northwest corner of Rio Grande and Martin Luther King Boulevard, both major arterial streets in central Austin.

Surrounding zoning and land uses are apartments in "B" Residence to the north. To the south are various professional and semi-professional offices in the "O" Office district. To the east is a gasoline station and restaurant in "C" Commercial, and an apartment and single-family residence in "B" Residence. To the west is a medical center in "O" Office.

An established transition zone of the "O" Office district exists along this portion of MLK Blvd. The "O" Office district on the north side of MLK Blvd. serves as a transition zone to the adjacent "B" Residence district. The request for "O" Office is consistent with the established "O" Office district.

The staff recommends to grant "O" Office, 2nd H & A.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR: Sam Dunnam, applicant
Richard Hardin

PERSONS APPEARING IN OPPOSITION:

Betty Phillips, Save University Neighborhood Association
Peter Flaggs Maxson, 713 Graham Place
Paul Colbert, 2000 Pearl

C14-78-128 SAMUEL E. DUNNAM IV (cont'd.)

John C.R. Taylor, III, 713 Graham Place
Robert L. Russell, 2000 Pearl
Howard L. Lenett, 510 West 23rd
Brad Grant, 1111 West 22½
Steven Deutchman, 2208 Pearl
Pat Arnold, 2100 Rio Grande
Sharon Rose Slater, 906 21st
Deborah Turner, 908-D West 21st
Beverly Sensiba, 906 West 21st
Florita Sheppard, 2000 Pearl Street
Sheree Scarborough, 1904 Nueces
John Patrick Ogden, 1906 Pearl
James R. Jones, 911 West 22nd St.

WRITTEN COMMENTS IN FAVOR

Sam E. Dunnam, 1711 Esperson Building, Houston

WRITTEN COMMENTS IN OPPOSITION

Wm. Meacham, Executive Secretary, Inter-Coop, Inc., 510 W. 23rd St.
Petition - 168 signatures

COMMISSION ACTION

Sam Dunnam explained he had withdrawn the request for "GR-H" zoning and was now requesting "O" Office in order that the building could be renovated and used as a professional building. He stated they had no intention of tearing it down or materially altering the structure, explaining that more space would be added at the back. He felt the "H" zoning was premature at this time. Richard Hardin stated that restoration would be the greatest blessing that could be given to this house. Speaking in opposition, Betty Phillips, representing Save University Neighborhood Association, requested postponement until a decision had been made on three areas of concern to the neighborhood: a preservation plan, a site plan, and parking and traffic plan that would keep traffic out of the residential area. She expressed concern for the increased office and commercial businesses in the neighborhood. She stated she would like to see the fine homes in the neighborhood remain residential, explained that many were owned by senior citizens and there is no guarantee that owners and uses will not change. Mr Snyder asked how long it had been since the house had been used as a private residence. Mr. Danze felt it to be a question of "guarantee" rather than zoning. He thought perhaps a possibility might be to have "O" zoning on Tract 1 with a restrictive covenant against demolition off the house and to zone Tract 2 "BB". Mr. Dunnam explained that this has not been considered and stated he did want "O" zoning because of the parking requirements. Peter Maxim gave a

C14-78-128 SAMUEL E. DUNNAM IV (cont'd.)

background of the Goodall-Wooten house, explaining that it was built in 1899. Paul Colvert expressed concern for preservation of the structure, stating that this is the most significant landmark in the neighborhood. He pointed out there is a battle to preserve the neighborhood and presented a study showing that at one time a high-rise apartment was considered for building on the property. John Taylor expressed concern for the preservation of the Goodall-Wooten house, stated that if the "O" zoning is granted before plans are definite, it is open to any number of things and there is no assurance that the house will be preserved. He requested postponement until a plan of what is proposed has been submitted. Brad Grant expressed opposition to further commercial development in the area, opposition to "O" zoning, and expressed the desire to see the house preserved, requested that the neighborhood not be downgraded. Mr. Stoll discussed the combination of "O" zoning with Historic, so that all historic work would have to be approved by the Commission unless the entire concept was approved. There then was discussion that the building met requirements for historic designation. Steve Doetschman stated that the house was last used as a residence in 1943 by the Wootens, that it would possibly meet 11 of the 13 criteria for historic zoning, and expressed opposition unless he could be assured the house would remain. James Jones expressed concern for what will happen if the structure is not designated historic, pointed out that it has a tremendous visual impact and the character of the neighborhood would be changed without it. He stated there is no guarantee and felt this was a case of the "cart before the horse." Mr. Dunnam stated that historic zoning is premature at this time, but might be desirable at a later date, pointed out that this is in the National Register District. He requested the "O" zoning on the entire property now. Mr. Stoll stated the National Register District does not give protection unless federal funds are used. Mrs. Shipman asked if he had met with the neighborhood group, questioned parking requirements, and the possibility of historic zoning on the structure only and not on the land. Mr. Vier asked if applicant would be willing to amend the application to zone the back portion "O" with "B" on the balance of the tract and come back through the special permit process for "O" uses on "B". James Amos stated it would be a mistake to tie it up at this point; not appropriate to split in that way. Mr. Snyder felt it to be a matter of intent and discussed the tax advantages in the National Register District. Mr. Dunnam then agreed to amend his request to "O" zoning with a restrictive covenant with a site plan required.

COMMISSION VOTE

Mr. Vier moved to grant "O" zoning subject to applicant offering a site plan and that prior to any construction or demolition the applicant meet with the neighborhood group prior to bringing the site plan to the Planning Commission. Mr. Snyder seconded the motion. Mr. Stoll offered a substitute motion that because of the great historic significance of the

C14-78-128 SAMUEL E. DUNNAM IV (cont'd.)

structure, to postpone the request pending looking into historic zoning and making the appropriate recommendation on this to the Planning Commission. Mr. Dixon seconded the substitute motion. The substitute motion failed and the Commission then voted on the original motion by Mr. Vier to grant "O" zoning and to require approval of a site plan prior to any construction or demolition on the front three-fourths of the tract (excluding the back portion where the old houses are located) and also applicant meet with the neighborhood prior to bringing it back to the Planning Commission.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder and Vier.
NAY: Stoll.
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 7-1.

<u>C14-78-129</u>	<u>WILLIAMS INSULATION COMPANY OF TEXAS, INC.</u>	<u>Interim "AA" Residence,</u>
	(by C. Robert Dorsett)	<u>1st H & A to "DL" Light</u>
	4300-4312 Nixon Lane	<u>Industrial, 1st H & A</u>

Marie Gaines presented the staff report.

Subject tract is an existing legal non-conforming use located on Nixon Lane, a collector street, in far east Austin. The existing use is an insulation company.

Land use and zoning in this outlying area is as follows: to the north is undeveloped land and the City of Austin Walnut Creek Wastewater Treatment Plant in Interim "A" Residence. To the south is undeveloped land and stables in Interim "A" Residence. To the northeast is a mixture of uses, which include single-family residences, a farm, mobile home park, and dog kennel in Interim "AA".

This area has been designated as industrial in the Master Plan. The applicant's request for industrial zoning is consistent with the Master Plan land use designation. It is also consistent with the policy to zone legal non-conforming uses their required appropriate use district. In industrial-designated areas, the standard street width is for 80 feet of right-of-way to accommodate the increase in traffic generated by industrial uses.

If the applicant is willing to dedicate ten feet of right-of-way on Nixon Lane to help accommodate intensified usage permitted by a zoning change, the staff will recommend that "DL" Light Industrial, 1st H & A be granted.

PERSONS APPEARING IN FAVOR: Robert Dorsett, representing applicant
John W. Sabo, 4300 Nixon Lane

PERSONS APPEARING IN OPPOSITON: Alex Cortex, 4208 Nixon Lane
Henry Gray, 4613 Nixon Lane
Douglas A. Forister, 4505 Nixon Lane
Craig P. Forister, 4513 Nixon Lane

C14-78-129 WILLIAMS INSULATION (cont'd.)

COMMISSION ACTION

Robert Dorsett, representing applicant, stated he would be willing to grant ten feet of right-of-way and explained the need for storage space due to a major shortage of insulation. Area residents explained this is a residential neighborhood and they do not want any more truck traffic. In rebuttal, applicant explained that to increase the facilities would not increase the traffic. He felt that much of the traffic was caused by another business. Mrs. Shipman felt that the Urban Transportation Department should respond to the question of traffic and how it would be accommodated, the street width, etc., before the case goes to the City Council.

COMMISSION VOTE

Mrs. Shipman moved to grant "DL", 1st H & A with a report from the Urban Transportation Department to the City Council on accommodating street traffic and dedication of 10 feet of right-of-way to help accommodate intensified usage permitted by the zoning change. Mr. Dixon seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C14-78-132 FARM AND HOME SAVINGS ASSOCIATION
(by Charles Lambert, Jr.)
2000 Block of Teri Road

"LR" Local Retail, 1st H & A,
to "GR" General Retail, 1st
H & A

Marie Gaines presented the staff report.

Subject tract is undeveloped and located on Teri Road in southeast Austin. Land uses and zoning include undeveloped land in Interim "A" Residence to the northwest and south. To the east is a convenience store in "LR" Local Retail and a Planned Unit Development called Pepper Tree Park. Zoning to the south is undeveloped Interim "A" Residence.

This is a sparsely developed area which is developing with single-family uses as noted by the P.U.D. and subdivision to the southeast. Property to the north is still outside the city limits and basically is undeveloped.

The staff recommends that this case be denied as an intrusion into a residentially developed area. Retail zoning should be encouraged at major intersections to promote compatibility with residential development. The "LR" Local Retail district is designated to allow various local retail uses supplying the everyday shopping needs of the neighborhood. Establishment of a more intense use district would be an undesirable precedent for a large number of the undeveloped tracts and may lead to premature

C14-78-132 FARM & HOME SAVINGS (cont'd)

deterioration of residential developments.

PERSONS APPEARING IN FAVOR: Charlie Lambert, agent

PERSONS APPEARING IN OPPOSITION: None

COMMISSION ACTION:

Charlie Lambert explained this was to be a small car wash facility. He stated he had met with the homeowners association and there was no opposition to this project. He did not feel it would be an intrusion into the neighborhood. He indicated a willingness to a restrictive covenant on the zoning subject to final plan being approved by the neighborhood association. Mrs. Schechter felt that it would not be an intrusion into the neighborhood, and Mr. Guerrero was of the opinion that it would be an intrusion.

COMMISSION VOTE

Mrs. Schechter moved to grant "GR" General Retail, 1st H & A subject to final approval of site plan by the neighborhood association and Planning Commission. Mr. Dixon seconded the motion.

AYE: Danze, Dixon, Schechter, Shipman, Snyder and Vier.
NAY: Guerrero and Stoll
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 6-2.

C14-78-133 DEBORAH A. THREADGILL
 (by Don McElwreath)
 4314-4404 Nixon Lane

Interim "AA" Residence, 1st
H & A to "D" Industrial, 2nd
H & A

Marie Gaines presented the staff report.

Subject tract is 3.98 acres of undeveloped land in far east Austin on Nixon Lane, a collector street. Subject tract is located in an industrially designated area in the Master Plan.

Land uses are mixed with the majority of the surrounding area undeveloped in Interim "A" or "AA" Residence. Single-family residences, a farm, mobile home park and dog kennel are to the north of the subject tract. To the

C14-78-133 DEBORAH THREADGILL (cont'd.)

south is an insulation company, stables and undeveloped land. To the west is the City of Austin Walnut Creek wastewater treatment plant. To the east is undeveloped land.

Because of the proximity to single-family residences and the lack of precedence for 2nd H & A, "DL" Light Industrial, 1st H & A is considered to be the maximum use districts for an industrial designated area which has a mixture of existing residential and light industrial land uses.

The staff recommends to deny "D" Industrial 2nd H & A. If the applicant is willing to dedicate ten (10) feet of right-of-way on Nixon Lane to help accommodate intensified usage permitted by a zoning change, the staff will recommend that "DL" Light Industrial, 1st H & A be granted. She stated that the agent was unable to attend the meeting.

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION:

Alex Cortez, 4208 Nixon Lane
Robert Dorsett, 1108 Lavaca
Craig P. Forister, 4513 Nixon Lane
Douglas A. Forister, 4505 Nixon Lane
Henry Gray, 4613 Nixon Lane

COMMISSION ACTION

Henry Gray expressed opposition to any change of zoning. Mr. Dorsett expressed opposition to "D", but stated he would be agreeable to "DL" or anything lesser, but nothing greater.

COMMISSION VOTE:

Mr. Stoll moved to deny "D" Industrial, 2nd H & A but to grant "DL", 1st H & A subject to 10 feet of right of way to help accommodate intensified usage permitted by the zoning change.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C14h-76-010 Jacob Larmour House: "B-H", 2nd H & A to "B", 2nd H & A
(by Austin National Bank Trust Department)
1909 Whitis

Betty Baker reviewed the history of this structure and stated that two structures were originally considered for historic zoning, 1907 and 1909 Whitis. In April of 1976 the Landmark Commission removed 1907 Whitis from its agenda and supported the request of the Austin National Bank Trust Department for rezoning of that location from "B" to "GR". In Mr. Creer's letter for the Commission he felt that the structure at 1909 Whitis Avenue has architectural and historical significance, and its preservation is contingent on the owners of the properties being able to utilize it more economically and to provide off-street parking for its determined use. The structure at 1907 Whites was demolished; that lot is now a parking lot. In August and September of 1976 this structure was reviewed by the Landmark Commission and in November of 1976 the Jacob Larmour House was zoned historic by the City Council. Theoretically, the Landmark Commission and the bank traded out another house to save this one. The applicant requested an inspection of this property in June of this year, which was made on June 27. As a result of that inspection the applicant was advised that the structure is substandard and was instructed to secure a permit within 14 days from July 3 to correct the substandard condition which exists. Procedurally, a permit should be secured within 14 days. At the end of that time the applicant is again notified of the violation and given an additional 10 days to secure the permit or appeal to the Building Standards Commission. In this instance, the 14-day period has elapsed but the Building Inspection Department failed to contact the applicant. The applicant is to be notified on August 3 and given a 10-day notice in which to secure a permit or to file an appeal. A local architect references this structure as now being unique. There is no other like it in Austin, though in the past there were many. The Landmark Commission recommended that the historic zoning not be removed. The Commission also reviewed a request for Certificate of Demolition, which was denied. This ruling has been appealed to the City Council.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

R. Alan Haywood, Attorney for Trust
Paul Wendler, Austin National Bank

PERSONS APPEARING IN OPPOSITION

Sam Houston Clinton
Mary Ellen Hester

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Eden Van Zandt Box
Dianne L. Grandstrom, 802-B Christopher Street

COMMISSION ACTION

Mr. Snyder discussed a request from Mrs. Harold Box for 120 days in which to make the necessary arrangements for relocation possibilities of this structure. Betty Baker stated she felt certain the Landmark Commission would recommend that no action be taken by the Building Standards Commission if arrangements were made for the structure to be moved. Mrs. Shipman asked and Betty Baker explained that the

C14h-76-010 Jacob Larmour House--Cont'd

applicant had asked for an inspection by the Building Inspection Department. Allan Haywood, speaking on behalf of Chrys Dougherty and the Austin National Bank Trustees, Trustees of the Graves Family Trust, who are the owners of this property, explained the primary purpose was to request a demolition permit, that the land itself is zoned Historic, and that to remove the building would not remove the historic zoning, therefore, this request is now being presented. He explained the intent is to remove and to demolish the building; pointed out that the required preservation of this structure will cause undue economic hardship on the owner and that the cost to repair as noted on the Building Inspection report is not economically feasible and would generate no economic return on behalf of the Trust. The land was acquired as an investment in 1976 and they were not aware at that time that they were dealing with an historic structure. He discussed deterioration of the property and that it had been operated as rental property and has been vacant for approximately the last 18 months as a result of deterioration and vandalism. He stated the property was zoned historic in 1976, not by the desire of the owner, but basically the result of a request to get "GR" zoning on the adjoining property, which is now parking facilities for the Steadman complex on the corner of Martin Luther King and Whitis. The structure has not been ruled to be unsound, but has been found to be substandard. He discussed cost estimates to fix the property and showed it would be economically unfeasible to do that and obtain any kind of return on the investment. Mrs. Schechter asked if the property is now in Trust by the Austin National Bank and questioned why it reached this deterioration. Mr. Haywood explained that it was acquired for the land as investment purposes and not for the property. Mr. Stoll explained this was one of the first cases he remembered when he was appointed to the Planning Commission in 1976, and that the Planning Commission action then was to allow the structure to be torn down with the idea at that time for 1909 to be zoned historic, hoping that would be a compromise situation. The Bank did not object at that time to that situation and he felt that to come in now with this request "backtracks" the agreement that was reached in 1976. He did not feel this to be an appropriate request, pointed out that it was incumbent on applicant to see if the structure could be moved. He did not feel it appropriate to grant zoning that would allow the structure to be torn down. Mr. Haywood again stated that the historic zoning was not requested by applicant and it had been hoped for this property to be incorporated into a general development plan. Mr. Wendler explained that the economics for the Trust simply are not there, pointed out that single-family use, duplex use and conversion into office had been considered. He stated they had worked with a number of individuals, a number of financial institutions, and architects to some extent, and stated they would be greatly in favor of the structure being moved, and possibly would participate in some way in removal of the structure from the lot, but economics forbid going on. Mrs. Shipman explained the alternatives of the Planning Commission to uphold the historic designation, or to withhold any action for 120 days, and asked if he would be willing to allow Mrs. Box time to find a suitable location for the structure. He again stated they would be more than willing to work with anybody interested, but something must be done. Mrs. Shipman felt that now this

C14h-76-010 Jacob Larmour House--Cont'd

is a matter of public information, more and more people would be getting involved. Mr. Wendler expressed a desire to be as reasonable as possible up to some feasible limitation. Speaking in opposition, Mary Ellen Hester explained that she and her husband were interested in moving the house to a lot; need more time to work out all details. She requested time to find a lot, get the necessary estimates to get the house moved and put back together.

COMMISSION VOTE

Mrs. Shipman moved to postpone action up to 120 days maximum time. Mr. Stoll seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C14h-78-016 Seekatz-Gardner House: "A", 1st H & A to "A-H", 1st H & A
(by City of Austin)
1101 West 31st Street

COMMISSION VOTE

Mr. Dixon moved to grant "A-H", 1st H & A, since the structure had been found to have met Items (a), (c), (h), (i), (l), and (m) of the criteria for historic zoning. Mrs. Shipman yielded the second to Mr. Snyder.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C14h-78-019 Rather House: "A", 1st H & A to "A-H", 1st H & A
(by City of Austin)
3501 Duval

Betty Baker explained that Dean Gordon T. Charlton, Jr., of The Episcopal Theological Seminary had requested this be postponed until January of 1979 since he will be on sabbatical leave. The Landmark Commission has no problem with the request because it remains on the agenda and no permits can be secured.

COMMISSION VOTE

Mr. Dixon moved to postpone the request until January of 1979.

Mrs. Schechter seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C14h-78-020 Coon-Gilbert-Doggett: "A", 1st H & A to "A-H", 1st H & A
 (by City of Austin)
 1402 West Avenue

COMMISSION VOTE

Mr. Dixon moved to grant "A-H", 1st H & A, since the structure has been found to meet items (a), (c), (h), (i), (l), and (m) of the criteria for historic zoning. Mrs. Schechter seconded the motion

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
 ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C14h-78-024 Southgate-Lewis House: "B", 2nd H & A to "B-H", 2nd H & A
 (by W. H. Passon Historical Society)
 1501 East 12th Street

Betty Baker stated this was originally requested by the W. H. Passon Historical Society. She explained that Dr. Lovelady, who is an heir to the property, was at one time opposed to the zoning. The will provides that this structure be sold and proceeds given to Huston-Tillotson College. He is checking with his attorney to determine if other property in the estate can be sold, and proceeds conveyed, so the house can be given to the college. Dr. Lovelady has no opposition to the zoning. If the will prohibits this and the property must be sold, he will file a petition with the City Council, which will then require six votes.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Ada Simond

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There was discussion of postponing the request in order to allow time for the problems to be resolved. Ada Simond stated they were interested in the house for a number of reasons, stated that it is one of the last homes east of East Avenue having historical significance. She felt they needed something historical for their children as well as for their community. She explained that the Lewis family has a great impact on this community and is a noteworthy family. She agreed with the postponement.

COMMISSION VOTE

Mr. Dixon moved to postpone the request to August 22. Mrs. Schechter seconded the motion.

C14h-78-024 Southgate-Lewis House--Cont'd

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C14h-78-029 Weisiger-White House: "A", 1st H & A to "A-H", 1st H & A
(by John C. Evins)
4104 Avenue F

Betty Baker explained this house was built in Hyde Park in 1892 for S. P. Weisiger. A subsequent owner and occupant was Robert Emmett White, who was sheriff of Travis County, mayor of Austin in 1901 and reelected in 1903, but was defeated in 1905 by less than 100 votes. He served as a county judge and was then appointed a county commissioner. The historic zoning was requested by the owners and it meets six of the 13 criteria. The owners do propose to restore the house.

COMMISSION VOTE

Mr. Stoll moved to grant "A-H", 1st H & A, since the structure has been found to meet items (a), (h), (i), (k), (l), and (m) of the criteria for historic zoning. Mrs. Shipman seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
ABSENT: Jagger.

THE MOTON PASSED BY A VOTE OF 8-0.

C14h-78-030 Risher-Nicholas Building: "C-2", 4th H & A to
(by Bob Nicholas) "C-2-H", 4th H & A
422-424 East 6th Street

Betty Baker explained this building was built in 1873. Of the many historic structures researched by the staff, B.A. Risher was the first stage-coach operator found to be connected with such a structure. The request is owner-initiated.

COMMISSION VOTE

Mr. Vier moved to approve "C-2-H", 4th H & A, since the structure has been found to have met criteria Items (a), (f), (g), (h), (i), (k), (l), and (m) for historic zoning. Mr. Dixon seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C14h-78-031 Willis-Anderson House: "B", 2nd H & A to "B-H", 2nd H & A
(by Ada Simond)
1014 Olive Street

Mr. Guerrero explained that applicant has requested this application be withdrawn.

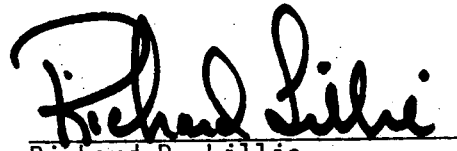
COMMISSION VOTE

Mr. Danze moved to withdraw this zoning request. Mr. Snyder seconded the motion.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
ABSENT: Dixon and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

The meeting adourned at 8:30 PM.


Richard R. Lillie
Executive Secretary