

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 05/27/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0001 – Driver-Metcalf House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1204 Travis Heights Boulevard from family residence (SF-3) district to family residence-historic (SF-3-H) combining district. Historic Landmark Commission Recommendation: To grant family residence-historic (SF-3-H) combining district. Planning Commission Recommendation: To deny family residence-historic (SF-3-H) combining district. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

REQUESTING Transportation, Planning
DEPARTMENT: and Sustainability

DIRECTOR'S
AUTHORIZATION: Austan Librach

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0001

H.L.C. DATE:

January 26, 2004

P.C. DATE:

February 24, 2004

AREA: 12,580 square feet (Lots 3 and 4, Block 27, Travis Heights)

APPLICANT: Historic Landmark Commission

AGENT: NA

HISTORIC NAME: Driver-Metcalf House

WATERSHED: Town Lake; Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1204 Travis Heights Boulevard

ZONING FROM: SF-3

ZONING TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff does not recommend the proposed zoning change from family residence (SF-3) district, to family residence – historic (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence-historic (SF-3-H) combining district zoning. Vote: 5-3 (Bunton, Hansen, and Leary opposed; Hooper and West absent).

PLANNING COMMISSION ACTION: Did not recommend the proposed zoning change from family residence (SF-3) district to family residence-historic (SF-3-H) combining district zoning. Vote: 7-0.

DEPARTMENT COMMENTS:

The Driver-Metcalf House is listed as a Priority 2 for preservation in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: March 11, 2004

April 1, 2004

April 22, 2004

May 27, 2004

ACTION: Postponed to April 1, 2004 at neighborhood's request.

Postponed to April 22, 2004 at the neighborhood's request.

Postponed to May 27, 2004 by Council.

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

South River City Neighborhood Association

BASIS FOR RECOMMENDATION:

The house is a ca. 1921 frame bungalow. Deed records show that James O. Driver bought the property from the Austin Real Estate and Abstract Company in August, 1921. It is unclear if the house was already built when Driver purchased the property. Driver and his wife Mary appear as the first listed occupants of the house in the 1921 City Directory. He was a dispatcher for the Southern Pacific Railroad; his wife had no occupation listed.

Driver sold the property in November, 1923 to W.P. Rylander, a principal in the Rylander Company, which manufactured machinery. Rylander and his wife Ada are shown as the occupants of the house in the 1924 City Directory. Rylander sold the property in June, 1925.

The next known owner/occupant of the property was Orin E. Metcalfe, the City Engineer. He purchased the property in November, 1926, and sold it to P.B. Wells in March, 1933. Metcalfe and his family were the last owner/occupants of the house. Wells sold the property in 1933 to Jonathan Gracy, who maintained it as a rental unit. Gracy sold the property in 1938 to Clarence Fagan, who was listed as living in Fort Worth at the time he sold it to Herman Bohn in October, 1943. City directories confirm that from 1933 to the present, the house has been occupied by a series of renters, none of whom resided there for more than 4 years. Testimony at the Historic Landmark Commission hearing indicated that Mr. and Mrs. Bohn maintained this property carefully. Herman Bohn and his wife Esther lived up the street at 1419 Travis Heights Boulevard. He was a civil engineer for most of his professional life, and owned this property as a rental.

The house was converted to a duplex in 1949. City building permit records do not reflect any other alterations to the structure, although it appears that a small gabled porch on the north side of the house is of more modern construction than the rest of the structure.

Staff evaluated the property for historic landmark designation and determined that the house met Historic Landmark Designation Criteria 1, 3, and 6. The Historic Landmark Commission added Criteria 7 and 12:

(1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States. (Staff)

The house represents early construction in Travis Heights. It was owned by a series of middle-class families until the mid-1930s. Several investors purchased the property in the 1930s and 1940s; the renters included middle-class families, military personnel, and students.

(3) Embodiment of distinguishing characteristics of an architectural type or specimen. (Staff)

The false half-timbering in the tympanum of the north gable displays Tudor Revival details on this ca. 1921 frame bungalow.

(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif. (Staff)

The house is located on Travis Heights Boulevard, across the street from the Stacy House, a city historic landmark, and within a possible Travis Heights historic district.

(7) Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style. (Historic Landmark Commission)

The house represents middle class housing in Austin in the early 20th century. It was first purchased by a dispatcher for the Southern Pacific Railroad, then by a principal in a local manufacturing concern, then by the City Engineer. After 1933, the house was used as a rental, and in 1949, it was converted to a duplex. Renters included middle-class families, military personnel, and students.

The house is a frame bungalow, which was a common middle-class housing type in the early 20th century. The Tudor Revival details reveal a higher degree of ornamentation than on many bungalows of the era, implying a higher quality of construction, design, and finishes.

(12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city. (Historic Landmark Commission)

The house is located on Travis Heights Boulevard, in an area which has great potential for designation as a historic district. Neighbors testified at the Historic Landmark Commission hearing that the house is an integral part of the fabric of their historic neighborhood.

PARCEL NO.: 03010406080000

DEED RECORD: Docket No. 2003235495

ANNUAL TAX ABATEMENT: \$1,400 (total – all taxing authorities) – non-owner-occupied rate. City property tax exemption: \$368.

APPRAISED VALUE: \$232,947

PRESENT USE: Residential

CONSTRUCTION/DESCRIPTION: One-story rectangular-plan side-gabled frame bungalow with Tudor Revival half-timbering in the tympanum of the gable; partial width inset porch on a stuccoed brick pier; stuccoed foundation skirt; shed dormer pierces the east roof.

CONDITION: Fair

PRESENT OWNERS

RB Custom Homes, Ltd.
23 Ehrich Road
Austin, Texas 78746

DATE BUILT: ca. 1921

ALTERATIONS/ADDITIONS: Modern gabled addition at northwest corner.

ORIGINAL OWNER(S): James O. Driver (1921)

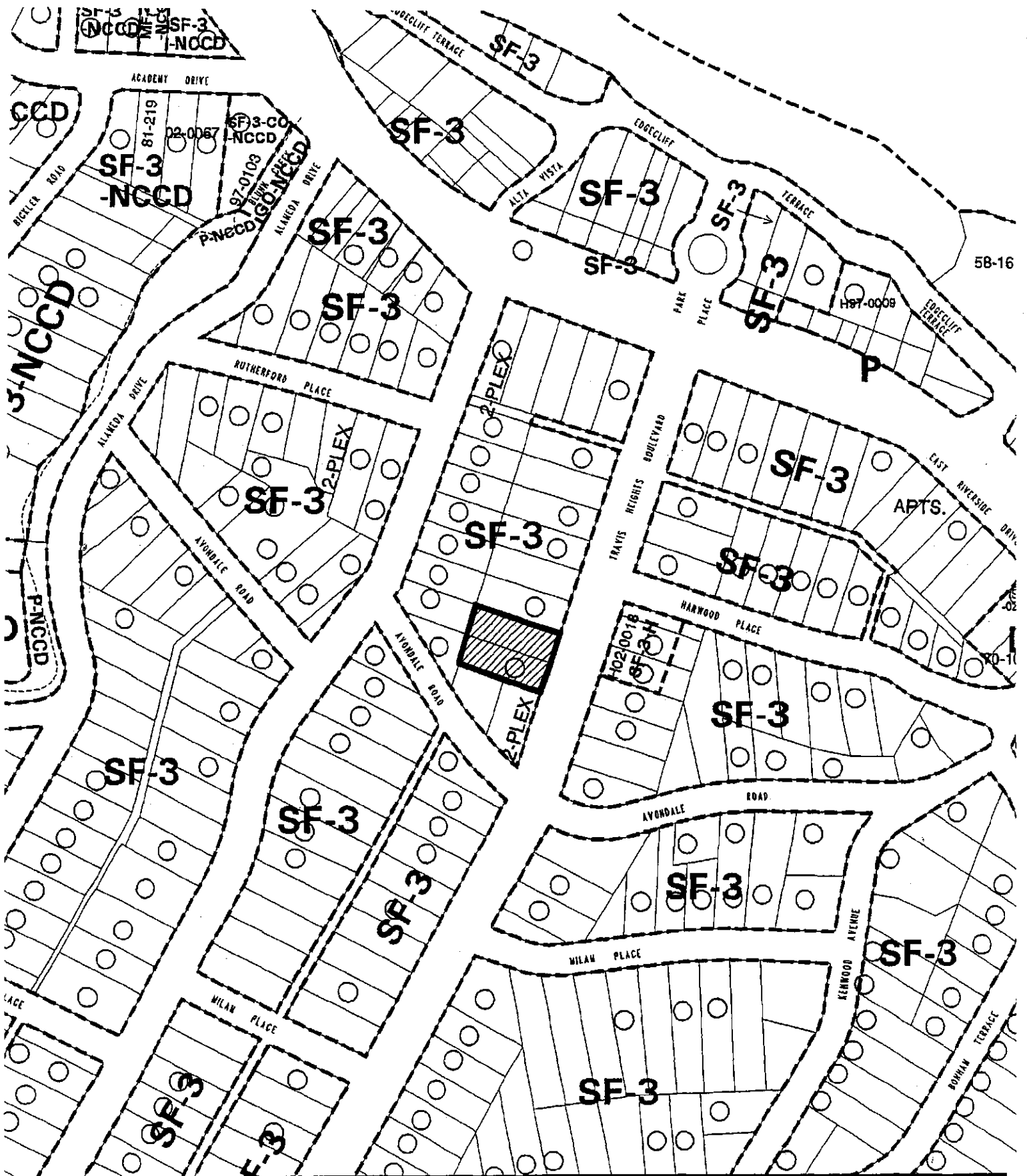
OTHER HISTORICAL DESIGNATIONS:


NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the house is listed as a Priority 2 for preservation in the Comprehensive Cultural Resources Survey (1984).



 SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. SADOWSKY	HISTORIC ZONING CASE #: C14H-04-0001 ADDRESS: 1204 TRAVIS HEIGHTS RIVD SUBJECT AREA (acres): N/A	CITY GRID REFERENCE NUMBER J20
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DATE: 04-02

INTLS: SM



1204 TRAVIS HEIGHTS BOULEVARD

OWNERSHIP HISTORY

1204 Travis Heights Boulevard

Lots 3 and 4, Block 27, Travis Heights

James O. Driver bought the property from the Austin Real Estate and Abstract Company on August 26, 1921. (Volume 330, page 592, Travis County Deed Records).

W.P. Rylander bought the property from James O. Driver on November 30, 1923. (Volume 354, page 261, Travis County Deed Records).

Lillian Steussy bought the property from W.P. Rylander on June 20, 1925. (Volume 374, page 568, Travis County Deed Records).

Lillian Steussy sold the property to R.C. Stovall in 1925 or 1926. R.C. Stovall sold the property to O.E. Metcalfe on November 15, 1926.

O.E. Metcalfe sold the property to P.B. Wells on March 17, 1933. (Volume 488, page 446, Travis County Deed Records).

P.B. Wells sold the property to Jonathan Gracy on November 3, 1933. (Volume 496, page 500, Travis County Deed Records).

Jonathan Gracy sold the property to Clarence Fagan on May 5, 1938. (Volume 586, page 514, Travis County Deed Records).

Clarence Fagan sold the property to Herman Bohn on October 14, 1943. (Volume 724, page 209, Travis County Deed Records). NOTE: Fagan, a single man living in Fort Worth, Texas, sold the property to Bohn furnished.

Herman Bohn is the last recorded owner of the property.

OCCUPANCY HISTORY

1204 TRAVIS HEIGHTS BOULEVARD

From City Directories at the Austin History Center

Prepared by Historic Preservation Office, November, 2003

- | | |
|---------|--|
| 1963 | Charles F. and Dixie Tabor (renters). Charles was an agent at Met Life; Dixie was the office secretary at the U.S. Brewers Association. |
| 1959 | Roy T. and Stella Burke (renters)
Manager, Hunter-Hayes Elevator Company |
| 1955 | James F. and Marilyn Skeeler (renters)
U.S. Air Force |
| 1949 | Robert D. and Elizabeth Hejl (renters)
Student, University of Texas |
| 1944-45 | Roy C. and Lorine Womack (renters)
U.S. Army |
| 1940 | Horace C. and Allyne Sheppeard (renters)
Inspector, State Railroad Commission |
| 1935 | James J. and Berta Biffle (renters)
Lawyer |
| 1930-31 | Orin E. and Clara M. Metcalfe (owners)
City Engineer
Also: Marlton O. Metcalfe, Land Surveyor
Loitney C. Metcalfe, PBX Operator, Texas Public Service Company
Charlie B. Metcalfe, Salesman, Beacon Shoe Store |
| 1927 | Orin E. and Clara Metcalfe (owners)
City Engineer
Also: Marlton and Loitney Metcalfe, no occupations given. |
| 1924 | William P. and Ada Rylander (owners)
Rylander Company (machinery) |
| 1922 | James O. and Mary K. Driver (owners)
Dispatcher, Southern Pacific Lines |
| 1920 | Address not listed in City Directories; Driver is not listed in the City Directory. |

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU 5. USGS Quad No. 3097-242 Site No. J-20-212
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1925
 Address 1204 Travis Hts. Blvd. 7. Architect/Builder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 10. Description 1 1/2 story frame residence

11. Present Condition _____
 12. Significance _____

13. Relation to Site: Moved Date _____ or Original Site (describe) _____

14. Bibliography _____ 15. Informant _____
 16. Recorder HMM Date Jan-Mar 84

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) ☐ TEX _____
 NR: ☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name _____
 Other _____

PHOTO DATA

B&W 4x5s _____ Slides _____
 35mm Negs. _____

YEAR	DRWR	ROLL	FRME
		3	35

ROLL	FRME

to
to
to

Tax Parcel # _____
 Original Owner _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

_____ City Zoning
2 Priority Research

COMMENTS:

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

(Photo)

H. M. Bohn

134

1204

Travis Heights Bvd

~~3~~ 3

~~27~~ 27

Travis Heights

Convert residence into duplex.

40867 4-30-49

\$500.00

Owner

B. PUBLIC HEARING AND ACTION TO INITIATE A HISTORIC ZONING CASE OR TO GRANT AN APPLICATION FOR A DEMOLITION/RELOCATION PERMIT

1. IHZ-04-0001
1204 Travis Heights Boulevard
Initiation of Historic Zoning Case
By: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Mr. Steve Sadowsky, of the Historic Preservation Office, summarized the facts of the historic zoning case: The Commission initiated a historic zoning case on this property at its December 15, 2003 regular meeting. The case came before the Commission upon an application for a relocation permit.

The house is a ca. 1921 frame bungalow. It is listed as a Priority 2 in the Comprehensive Cultural Resources Survey (1984) but is not located within the bounds of a National Register Historic District. The house is in fair condition and has suffered various alterations and modifications, including conversion to a duplex in 1949. City building permit records do not reflect any other alterations to the structure, although it appears that a small gabled porch on the north side of the house is of more modern construction than the rest of the structure. Deed records show that James O. Driver bought the property from the Austin Real Estate and Abstract Company in August, 1921. It is unclear if the house was already built when Driver purchased the property. Driver and his wife Mary appear as the first listed occupants of the house in the 1921 City Directory. He was a dispatcher for the Southern Pacific Railroad; his wife had no occupation listed.

Driver sold the property in November, 1923 to W.P. Rylander, a principal in the Rylander Company, which manufactured machinery. Rylander and his wife Ada are shown as the occupants of the house in the 1924 City Directory. Rylander sold the property in June, 1925.

The next known owner/occupant of the property was Orin E. Metcalfe, the City Engineer. He purchased the property in November, 1926, and sold it to P.B. Wells in March, 1933. Metcalfe and his family were the last owner/occupants of the house. Wells sold the property in 1933 to Jonathan Gracy, who maintained it as a rental unit. Gracy sold the property in 1938 to Clarence Fagan, who was listed as living in Fort Worth at the time he sold it Herman Bohn in October, 1943. City directories confirm that from 1933 to the present, the house has been occupied by a series of renters, none of whom resided there for more than 4 years.

Staff recommended releasing the application for a relocation permit. While the house appeared to qualify for landmark designation under three criteria, research into the history of the house

and its occupants, as well as an evaluation of its architectural significance do not support individual designation as a city historic landmark.

Commissioner Laky questioned staff about the history of Herman Bohn.

Mr. Sadowsky stated that he had not researched the Bohn family. However, he stated that the family lived in a home located at Shoal Creek on 29th Street.

Commissioner Laky stated that they were her neighbors on Travis Heights and they owned Bohn Brothers Dry Goods on Congress Avenue.

Barbara Cilley, a resident of Travis Heights, spoke in favor of historic zoning. She stated that the house reflects middle class structures, which are important to the character of the neighborhood since Travis Heights was historically a middle-class bungalow community. The bungalow in question is part of that original fabric of the community. The Bohn family, who owned the house, was very prominent in the community; thus, she would like to see an adaptive reuse of this house.

Richard Cilley, a resident of Travis Heights, spoke in favor of historic zoning. He said that the Bohn Brothers Dry Goods business was very prominent in its time. Thus, the family is tied to the history of Austin. This house, which the Bohn family owned, is part of a larger fabric of craftsman style houses that were built between 1918-1932. That period of construction established the character seen today throughout the neighborhood.

Rusty Bannerman, the property owner, spoke in opposition to historic zoning. He stated that he was requesting a relocation permit. So, it was never his intention to demolish the house. He asked that the Commission reconsider staff's recommendation to release the permit because the architecture and ownership are not significant. While he agreed that Mr. Bohn was an important figure in Austin history, he pointed out that this house was only one of many that Mr. Bohn owned and rented. He stated that a renovation would be very expensive so he would like to relocate the house and construct a new home on this site.

Commissioner Leary asked Mr. Bannerman how long he has owned the house.

Mr. Bannerman responded that he bought the house in October of 2003.

Commissioner Leary questioned Mr. Bannerman about the square footage of the house.

Mr. Bannerman said it was about 3,000 square feet.

Commissioner Limbacher asked Mr. Bannerman if he had chosen a relocation site.

Mr. Bannerman stated that he was working with DAR Construction, a relocation company. So, to his knowledge, a relocation site had not been chosen.

David Rodewald, the applicant, spoke in opposition to historic zoning. He stated that he was considering a relocation site in East Austin on MLK Drive. He didn't feel that the house was significant to the neighborhood.

Commissioner Mather asked Mr. Rodewald why, if the house were in such bad condition, would he bother to move it.

Mr. Rodewald explained that he appreciates old houses and thinks the house is repairable.

Commissioner Bunton asked where on MLK he planned to relocate the house.

Mr. Rodewald replied that he was not sure if he would relocate the house to his lot on MLK. However, he stated that the lot is located at 2923 MLK.

Commissioner Bunton explained that there are many properties in East Austin with very strict deed restrictions prohibiting prefabricated structures.

Mr. Rodewald stated that he has never had a problem relocating his houses.

Barbara Cilley addressed Mr. Bannerman's reference to new construction in the area. She clarified that the lots he referenced were vacant before construction. She stated that she has lived in the area for 30 years and has never seen a house torn down on Travis Heights Boulevard.

Public hearing closed. Bunton/Hansen

Commissioner Mather expressed her feeling that if the house is strong enough to be moved and restored then it is strong enough to be restored in the current location. She felt that removal of

this house would lessen the possibility of designating a historic district in this neighborhood. She would like to see the house preserved.

Commissioner Laky asked staff if he would, given the information he heard regarding the Bohn Family, agree that this house meets historic landmark designation criteria 7 and 11.

Mr. Sadowsky stated that he felt uncomfortable qualifying the property under historic landmark designation criteria 7 and 11.

Commissioner Laky asked staff, based on the information he heard, if there were any other historic landmark designation criteria that would apply.

Mr. Sadowsky stated that he felt the house would qualify under historic landmark designation criteria 12.

Commissioner Laky asked staff to clarify whether he would add historic landmark designation criteria 7 and 12 to his staff report.

Mr. Sadowsky said he would agree that the house qualifies for historic landmark designation under criteria 7 and 12.

Commissioner Mather made a motion to recommend historic zoning based on staff's recommended criteria 1, 3, 6, 7 and 12.

Commissioner Fowler seconded the motion.

Commissioner Laky asked if there was any discussion.

Commissioner Hansen stated that she could not vote in favor of this motion because she felt the Commission was using a house to further the neighborhood cause, which is in opposition to the way in which the Historic Preservation Ordinance was written.

Commissioner Laky disagreed with Commissioner Hansen's statement.

Commissioner Leary agreed with Commissioner Hansen's statement. He said that he did not feel the house met enough of the historic landmark designation criteria to warrant a recommendation for historic zoning.

**HISTORIC LANDMARK COMMISSION
IHZ-04-0001**

**JANUARY 26, 2004
1204 Travis Heights Boulevard**

Commissioner Fowler expressed his concern regarding discussion of the condition of the structure. He felt that the present condition of the building was not relevant because he has seen so many buildings restored.

Commissioner Rabago stated that, although restoration would be expensive, removal of the house would undermine the neighborhood's efforts to preserve its historic integrity. She felt that the house merits historic landmark designation.

Commissioner Laký called the vote.

COMMISSION ACTION: MATHER/FOWLER
MOTION: RECOMMEND HISTORIC ZONING BASED ON STAFF
RECOMMENDED CRITERIA OF 1,3,6,7 AND 12.
AYES: LAKY, LIMBACHER, MATHER, FOWLER AND RABAGO
NAYES: HANSEN, BUNTON AND LEARY
ABSENT: HOOPER AND WEST
MOTION CARRIED BY A VOTE OF 5-3.

9. **AMATP** **C2-03-07 Escarpment Blvd.**
Amendments **C2-04-02 North Lake Creek Parkway**
C2-04-03 Manor Road
Staff: Allan Purcell, 974-6442, allan.purcell@ci.austin.tx.us, and Teri McManus, 974-6447, teri.mcmanus@ci.austin.tx.us

MOTION: APPROVE AMENDMENTS C2-03-07 AND C2-04-03

VOTE: 7-0 (NS-1ST, DS-2ND)

MOTION: POSTPONE C2-04-02 (NORTH LAKE CREEK PARKWAY) TO MARCH 23, 2004

VOTE: 7-0 (CR-1ST, NS-2ND)

10. **Zoning:** **C14H-03-0024 - Harris-Carter House**
Location: 603 Carolyn Avenue, Waller Creek Watershed, CENTRAL AUSTIN COMBINED NPA
Owner/Applicant: Edward Lindlof, Jr. and Cynthia Lindlof
Agent: None
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Transportation, Planning and Sustainability

MOTION: APPROVE HISTORIC ZONING BY CONSENT

VOTE: 7-0 (NS-1ST, DS-2ND)

11. **Zoning:** **C14H-04-0001 - Driver-Metcalf House**
Location: 1204 Travis Heights Boulevard, Town Lake Watershed, SOUTH RIVER CITY NPA
Owner/Applicant: Historic Landmark Commission
Agent: None
Request: SF-3 to SF-3-H
Staff Rec.: **Not Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Transportation, Planning and Sustainability

Steve Sadowsky explained the staff recommendation. The HLC initiated the zoning case. The HLC vote for historic zoning was 5-3.

AGAINST

Rusty Bannerman, the owner of 1204 Travis Heights. He purchased the property 5 months ago. The realtor that sold him the house, who also lives in the neighborhood, said that she did not think there would be a problem. After purchasing the house, she contracted a guy to have the house moved. The house is in total decay. The porch is completely rotten. The house is built too close to the street and to the other house. The house has been a rental for 70 years. In the Smart Growth initiative, his property falls into the Desired Development Zone, and he wants to enhance the local tax base by hiring local contractors to build the house.

Commissioner Riley said that one concern raised at the Historic Landmark Commission is that if the house is removed from the neighborhood, that would affect the designation of the neighborhood as a historic district. Mr. Banderman said he has a friend two blocks away that recommended an architect that would design the house to fit in with the neighborhood. There are new houses along Alameda that blend in with the neighborhood.

Commissioner Medlin noticed that the property consists of two lots. The house that will be moved is on one lot.

MOTION: CLOSE PUBLIC HEARING

VOTE: 6-0 (NS-1ST, CM-2ND; MM-LEFT EARLY)

MOTION: APPROVE STAFF RECOMMENDATION TO DENY HISTORIC ZONING

VOTE: 6-0 (NS-1ST, CM-2ND; MM- LEFT EARLY)

Commissioner Riley said he has not seen an outpouring of support for the preservation of this house.

Commissioner Sullivan said he tries to support the Historic Landmark Commission, but in this case the neighborhood has not indicated a strong desire to preserve the house. He resents the use of historic zoning to prevent new development.

Commissioner Ortiz said she finds it difficult to support historic zoning if the staff does not support historic zoning.

- 12. Zoning:** **C14H-04-0003 - Un-named houses**
Location: 802, 804 and 806 West Lynn Street, Town Lake Watershed, OLD WEST AUSTIN NPA
Owner/Applicant: Historic Landmark Commission
Agent: None
Request: MF-4-NP to MF-4-H-Np
Staff Rec.: **Not Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Transportation, Planning and Sustainability

Commissioner Sullivan abstained from item 12 because he signed a petition regarding these properties.

Linda MacNeilage said that the properties at 802, 804 and 806 West Lynn Street are three railway section bunkhouses. The HLC recommend H zoning. Dr. Robert Shone with the Austin Steam Train Association requests a postponement to do more research. The neighborhood would like him to perform do some research.

My name is Rusty Bannerman. I am the owner of 1204 Travis Heights. I purchased the property in October 2003. The realtor that represented the property to me lives 2 blocks away at 905 Avondale. Her name is Carrie Bills. She could not be here tonight due to being out of town, however she sold me the property with the understood intent that I would redevelop the property. My next door neighbor, Jeff Drewett also could not be here tonight but indicated to me that he would write a letter to Mr Steve Sadowsky in favor of my removing the existing structure and replacing it with a new house. Prior to my purchase, I contacted Sylvia Rodriguez at the City of Austin Development Department. I asked her if this particular property was zoned historic. She informed me that it was not.

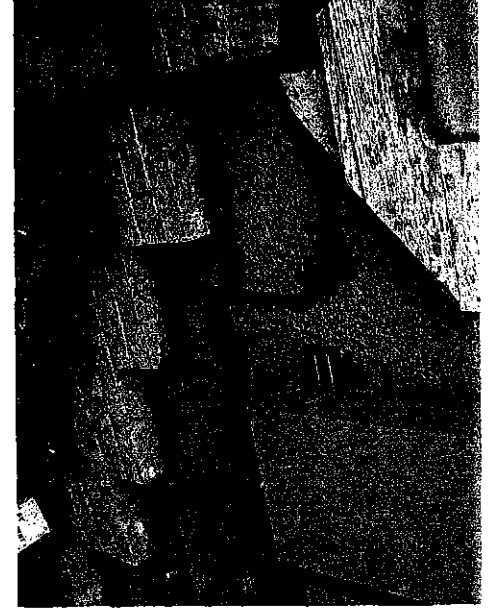
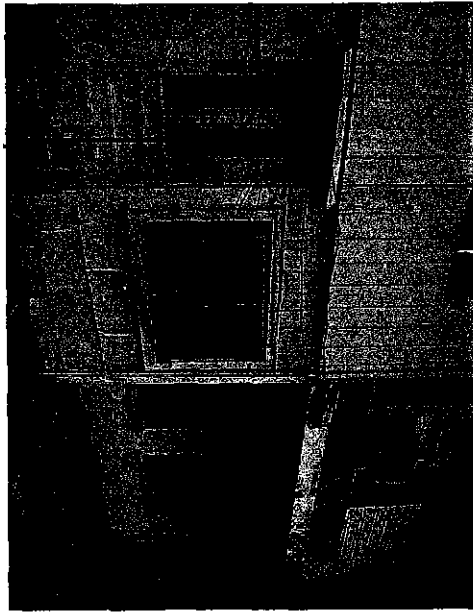
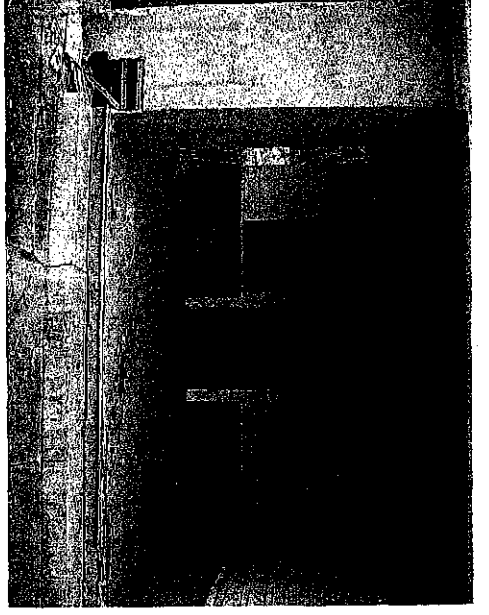
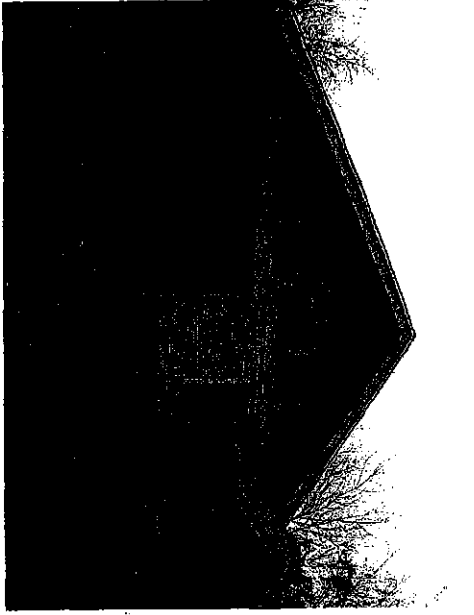
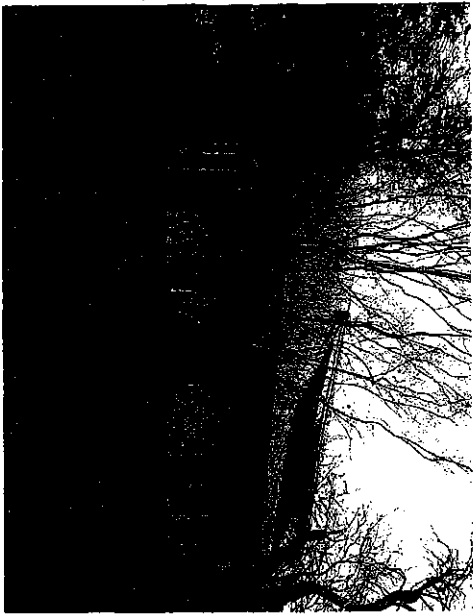
Much to my dismay, I applied for a relocation permit (a house mover is to move the structure) and immediately the permit generated a landmark historic zoning case. At that meeting last month, one husband and wife spoke against my being issued the permit to relocate the house.

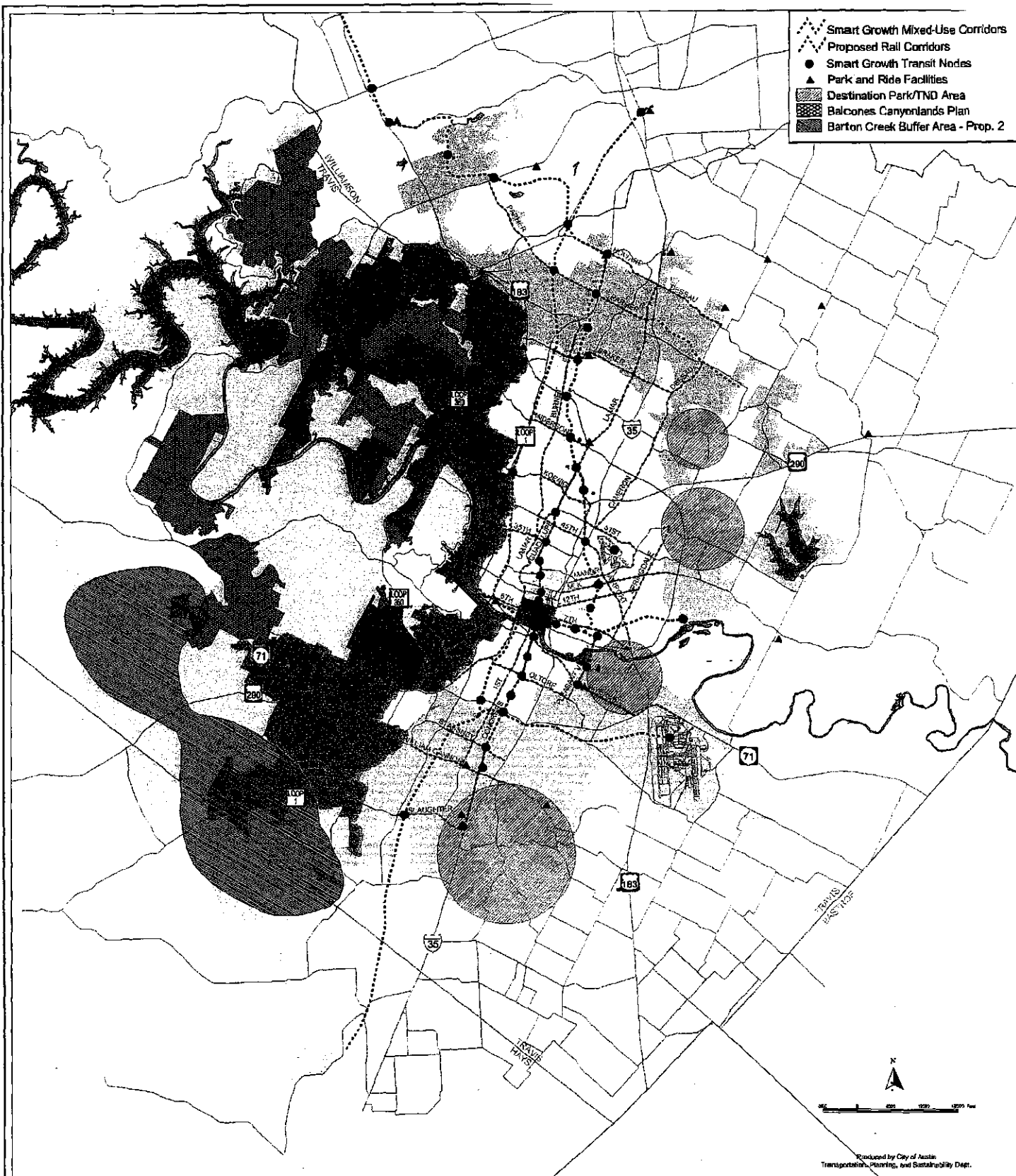
The house is in a steep sense of decay. The foundation is unstable, noted in the photos by the cracked masonry, and asphalt patches to the side. The framing which is exposed appears to be rotten. The floors are unlevel. The interior walls are cracked and deteriorated. The plumbing, electrical, and mechanical systems are all in need of repair. There are setback violations from the street and to the next door neighbor. There are no rails on the steps, and they are buckled and unstable. It is not economically feasible to repair this house.

The home was built 80 years ago, and has been a rental property for the last 70 years. It was converted to a duplex at some point in the past. Needless to say, a homeowner would have cared for the property differently. As stated by Mr Sadowsky, the home does not represent enough of the criteria to justify historic zoning.

I am requesting that the Planning Commission deny the historic zoning on this house for the above reasons. Further, in keeping with the City of Austin's Smart Growth Initiative I ask the Commission to consider the following. 1) The redevelopment of this property is in the designated area called "Desired Development Zone" indicating where the city wants to see growth. 2) The redevelopment improves the quality of life by preserving and enhancing the neighborhood, and strengthening our economy. 3) This project will enhance our tax base, employ Austin citizens, and material purchased will benefit Austin businesses. These are the goals of the Smart Growth Initiative.

I thank you for your time and ask that you vote against the historic zoning.





Austin Smart Growth Zones



<http://www.ci.austin.tx.us/smartgrowth>

Desired Development Zone

- Central Business District
- University of Texas, CURE
- Inside Urban Watersheds
- Inside Full Purpose Jurisdiction
- Outside Full Purpose Jurisdiction

Drinking Water Protection Zone

- Inside Full Purpose Jurisdiction
- Outside Full Purpose Jurisdiction

DRAFT - December 2003

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SMART GROWTH INITIATIVE

The Smart Growth Initiative is the City of Austin's plan to preserve and enhance the livability of Austin by managing our future growth.

Introduction and Overview

"Smart Growth" is a term that describes the efforts of communities across the United States to manage and direct growth in a way that minimizes damage to the environment and builds livable towns and cities. Our current pattern of growth--sometimes known as "sprawl"--has a number of negative cultural, economic, environmental, and social consequences. In central cities and older suburbs these include deteriorating infrastructure, poor schools, and a shortage of affordable, quality housing. In newer suburban areas problems may include increased traffic congestion and declining air quality, the absence of a sense of place, and the loss of open space. Smart Growth argues that these problems are two sides of the same coin, with the neglect of our central cities fueling the growth and related problems of the suburbs.

Smart Growth addresses problems caused by sprawl by emphasizing the concept of developing "livable" cities and towns. Livability suggests, among other things, that the quality of our built environment and how well we preserve the natural environment directly affect our quality of life. Smart Growth calls for the investment of time, attention, and resources in central cities and older suburbs to restore community and vitality. Smart Growth advocates patterns for newly developing areas that promote a both a balanced mix of land uses and a transportation system that accomodates pedestrians, bicycles, transit and automobiles.

Why is Smart Growth Important to Austin?

Austin and the surrounding Central Texas region is experiencing rapid growth in population, employment, and land area affected by development. The City of Austin has grown from a population of 465,000 in 1990 to over 650,000 people by 2000. By 2010 Austin's population is projected to reach 800,000 (an increase of almost 19,000 people annually!). Regional projections are even more dramatic; Hays, Travis and Williamson Counties' combined 2000 population of 1.16 million is projected to increase to over 1.4 million by 2010. This increase in population will inevitably change Austin and central Texas; however, we can guide and shape this future growth to both minimize the negative environmental, economic, and social impacts and to preserve the best aspects of life in our region.

Goals of the Smart Growth Initiative

There are three major goals of the Smart Growth Initiative:

- **Determine How and Where We Grow**

The foundation of the Smart Growth Initiative is the identification of the **Desired Development Zone (DDZ)** and the **Drinking Water Protection Zone (DWPZ)** as shown on the Smart Growth Map. As the name suggests, the Desired Development Zone defines where we want to grow. *How* we want to grow is defined by the emerging models of Traditional Neighborhood Development (TND), Transit-Oriented Development (TOD).

- **Improve Our Quality of Life**

Smart Growth programs focus on improving our quality of life by preserving and enhancing neighborhoods, protecting environmental quality, improving accessibility and mobility, and strengthening our economy.

- **Enhance Our Tax Base**

Smart Growth seeks to build and enhance our tax base through strategic investments, efficient use of public funds, and regional partnerships.

The City of Austin encourages Smart Growth in a variety of ways. Follow the links to the left to learn more about the various work programs, fiscal incentives, and land development code amendments (infill amendments and Traditional Neighborhood/Transit-Oriented Development) that help preserve and enhance the livability of Austin.



Austin City Connection - The Official Web site of the City of Austin

Contact Us: George.Adams@ci.austin.tx.us or 512-974-2146.

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The City of Austin Smart Growth Map

The foundation of the Smart Growth Initiative is the identification of the **Desired Development Zone (DDZ)** and the **Drinking Water Protection Zone (DWPZ)** as shown on the Smart Growth Map (.pdf format, 473kb - the free Adobe Acrobat Reader is needed to view this map).

The **Desired Development Zone** is shown in orange and yellow on the Smart Growth map. This area encompasses roughly the eastern two-thirds of Austin including the most highly urbanized areas of the city such as downtown and the University of Texas.

The Desired Development Zone is where the city wants to direct future growth. However, the DDZ should not be seen as uniformly suitable for development. The Smart Growth Initiative proposes a hierarchy of zones and priority areas within the DDZ. In order of importance, the hierarchy for future growth in the DDZ is as follows:

- Downtown (shown in dark purple);
- Areas with significant opportunities for redevelopment such as the former site of Robert Mueller Municipal Airport (RMMA);
- Appropriate corridors and transit centers as identified in the Corridor and Light Rail Planning process (potential corridors are shown as dashed red lines, potential transit stations are shown as black dots);
- Infill and redevelopment opportunities within the Urban Core as established in the Neighborhood Planning process;
- Traditional Neighborhood District Zones near Destination Parks (shown as shaded circles along the eastern edge of Austin) .

Other features shown on the Map include:

- Proposed Capital Metropolitan Transportation Authority (CMTA) light rail system (shown as black dashed lines running from northwest to southeast Austin), and;
 - Proposed Georgetown to San Antonio Commuter Rail line (shown as a black dashed line running along Loop 1 near the western edge of the DDZ).
-

The **Drinking Water Protection Zone (DWPZ)** is shown in green on the Smart Growth map. The DWPZ is significant because it includes the following:

- Watersheds that supply a portion of Austin's drinking water;
- Endangered species habitat (shown in cross hatch);
- A portion of the Edwards Aquifer that feeds Barton Springs (shown as shaded hourglass shaped area);
- Steep slopes and shallow soils of the hill country that are not well suited for intensive development.

The Smart Growth Initiative discourages additional development in the Drinking Water Protection Zone due to the environmental constraints found in this area.



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Infill and Redevelopment Amendments



Recent infill



Infill from 5 years ago



Existing housing stock

One goal of the Neighborhood Plans is to identify opportunities for new infill development that is compatible with the character of existing neighborhoods. The term infill refers to "filling in" vacant parcels of land in existing developed areas. Redevelopment refers to constructing new development on previously developed parcels of land.

By focusing on opportunities for infill and redevelopment we can make more efficient use of existing infrastructure such as streets and water and sewer lines, provide affordable housing within the city, minimize traffic congestion by reducing commuting distances, and relieve some of the pressure for suburban sprawl.

To help with the task of fitting new development into existing neighborhoods the City created a number of amendments to the Land Development Code. These are known as the Infill and Redevelopment Amendments. They consist of 8 separate options which are available only when approved as part of a Neighborhood Plan. The Infill and Redevelopment amendments are listed below:

- 1. Cottage Lot Single family
- 2. Urban Home Single Family
- 3. Small Lot Amnesty
- 4. Secondary Apartment

- 5. Residential Infill
- 6. Mixed Use Building
- 7. Neighborhood Corner Store
- 8. Neighborhood Urban Center

For more information, please refer to the Infill Special Use Options booklet (.pdf, 1.75 MB).



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