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There will be another hearing on the Lost Canyon Condos, to be located just west of the Shamrock station at Barton Springs Road and Kinney Avenue. At the 4 p.m. meeting today in the City Council chambers, the developer is again requesting permission for an entrance/exit to the site via Kinney Avenue, approximately 100 feet up the hill.

Members of the Zilker Neighborhood Association will be at the hearing to oppose the request.

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1/31/85

# Condo driveway plan to be opposed anew 2-5-85

**By Marcia Bowman**

American-Statesman Staff

The Zilker Neighborhood Association plans this week to tell the City Council for the third time that a driveway to Kinney Avenue from the planned 50-unit Lost Canyon condominiums would be a traffic hazard.

Plans call for Lost Canyon to be constructed in a valley of limestone hills behind the Sigmor gasoline station at 1525 Barton Springs Road. A driveway to a mobile home park that formerly occupied the site exits onto Barton Springs Road east of Kinney Avenue.

**GLENNA BALCH**, a spokesman for the neighborhood association

and president of United South Austin, said new traffic on Kinney Avenue could cause serious accidents and traffic delays on the steep road.

Another member of the Zilker Neighborhood Association, Karen Pope, said: "There is a blind turn at the top of the (Kinney Avenue) hill, and that would make it impossible for a driver to see someone leaving the driveway."

The City Council has twice rejected the driveway proposal by the developer for safety reasons. The council last month recommended a driveway to Barton Springs Road for the Lost Canyon condominiums.

The developer, Southwest Classics Building Co., has asked for another chance to present the plan to the council.

Vernon Baker, executive vice president of Southwest Classic Properties, said he is convinced that the driveway should be built onto Kinney Avenue "for the safety of everybody that would be concerned with that intersection."

Baker said the company commissioned a traffic analysis by the engineering firm of Freese and Nichols Inc.

**"WE HAVE** statements from public engineers that they would not put their seal on a driveway from the property onto Barton

Springs," he said. He said engineers have said that unsafe conditions would result from the driveway being beside the service station.

The study by the firm indicated that the proposed Kinney Avenue driveway would be more suitable and would comply with a city traffic ordinance that requires driveways to be at least 100 feet from an intersection. The driveway used by the trailer park was 22 feet from the Kinney Avenue intersection, Baker said.

# Group fights permit <sup>2/28/82</sup>

In a hearing before the City Council three weeks ago, the council decided to review the special permit request by Southwest Classic Properties which asks that the access to Lost Canyon Condos at Kinney Avenue and Barton Springs Road be allowed via Kinney Avenue.

Southwest Classic Properties has brought the request before the council three separate times.

The Zilker Neighborhood Association will be at tonight's hearing at 5:30 in the City Council chambers to speak against the Kinney Avenue access to the condos. Says Richard Gravois, president of the group, "The association is concerned that the driveway would be dangerous as it would be half way up the steep and curving Kinney Avenue hill."

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# **In other council action**

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3/1/85

In other action Thursday, the City Council:

- Heard a request and scheduled a vote next week on whether to ask voters April 6 to approve a lease for 130 acres in Lake Walter E. Long Park for the annual Austin Aqua Festival, now held at Auditorium Shores.

- Learned that a developer has withdrawn a request for a driveway to Kinney Avenue from the planned 50-unit Lost Canyon condominiums.

# Request dropped

In a surprise move at last week's City Council hearing, the developers of the Los Canyon Condos, to be located at Barton Spring Road and Kinney Avenue, withdrew their request for a permit which would have allowed entry to and exit from the development via Kinney Avenue.

3-7-85



# Candidate forum

The Zilker Neighborhood Association and the Zilker Elementary School PTA are co-sponsoring a forum for all of the city council candidates Tuesday at Zilker School from 7-9 p.m. Cicely Simms, a former member of the Planning Commission, will moderate the event.

Candidates will be allowed a brief time to introduce themselves and to discuss their platforms. There will also be time for questions from the audience.

3/14/85

3/28/85  
City Council elections are on April 6 — just a little over a week away.

If you aren't sure about whom you are going to vote for, take some time to come to the Barton Hills-Horseshoe Bend Neighborhood Association's informal meeting Saturday from 2 until 5 p.m. in the parish hall of St. Mark's Episcopal Church, 2128 Barton Hills Drive.

Candidates will be there to talk with area residents about their concerns and the issues of the campaign.

Eighteen of 28 council candidates came to the combined Zilker Neighborhood Association and PTA candidate forum last week and were greeted by a large and attentive audience.

If you were unable to attend that meeting or have more questions you would like to ask, take time to come to the Barton Hills-Horseshoe Bend Association meeting Saturday. Don't feel shy if you aren't a member of the association — come anyway.

# Group protest

Between 15 and 20 members of the Zilker Neighborhood Association attended the Planning Commission meeting May 28. They were there to protest the request by Southwest Classic Properties to build three office buildings at the Lost Canyon site at Barton Springs Road and Kinney Avenue.

The group protested the request for two driveway entrance/exits on Kinney Avenue hill, one about 230 feet up the hill and another about 100 feet up.

The neighborhood group is standing firm on its position that access to the Lost Canyon site should only be from Barton Springs Road.

The Planning Commission voted against the request of Southwest Classic Properties. The neighborhood association will be notified if the group decides to appeal the ruling to the city council.

6/6/85



# Nineteenth century

Folks in the neighborhood may tend to think of older homes here as having been built in the 1930s or 1940s. There are many homes which were built then, but not many which were built before 1900.

One home which just about was the neighborhood was built during the past century — in 1875 — at 1810 Virginia, just up Kinney Avenue hill from Barton Springs Road.

It is listed in the National Register of Historic Places and the Texas State Register.

The historic homestead of about 500 acres was granted in 1835 just before the Texas Revolution. It was owned by Col. Sterling W. Goodrich of the Confederate States of America. Goodrich's daughter Lucy married Isaac Van Zandt Davis in 1867. They became the owners and had their home built by A.W. Bunsen in 1875.

The masonry walls are 22 inches thick and the nails and spikes used are square. The original cost of the house, as listed in the Austin History Center, was \$1,155.

In 1893 the property was purchased by Edmond Griffin, a stockman from England. His widow sold the property in 1916 to George P. Kinney.

Kinney extensively remodeled and expanded the house, including building a two-story Greek Revival addition at the front of the house. The cistern in the back, which had been the sole water supply for the house, was enclosed in a porch.

A smokehouse which had been on the corner of the lot was demolished then, too. In 1918 there is the first mention of Kinney Avenue in the Austin City Directory — which is housed at the Austin History Center — and the Kinneys are listed as living on Kinney Avenue, "south one block from Barton Springs Road." There was no street number.

Until about 1940, the house fronted on Kinney Avenue, but then Lloyd Payne bought his lot from the Kinneys and built his home at the corner of Kinney and Virginia Avenue.

Virginia Avenue was put through to Cliff Drive as development began in earnest in the area. So the house, which had been in the same place for about 65 years, had a new address.



PAT  
OAKES

## Barton Creek

Kinney's widow Carrie transferred the homestead to their son Girard in 1946. In 1950, Girard Kinney turned the back porch into a playroom for his growing family. The cistern was incorporated into a dining table.

Wally Kinney, one of the four children and two stepchildren of Girard Kinney, grew up in the old

home. Wally Kinney is with Texas Commerce Bank.

"It was the most rewarding part of my whole life, and it was a wonderful place to grow up. I really believe that the house is solid. When I was small we were having a terrible storm. I looked out the window and saw a funnel cloud come down and just bounce off one of the house walls. It continued across the yard and went back up into the sky before it got to the Payne's home."

In 1966, Cater Joseph, the owner of The Import House at 2928 Guadalupe, bought the house and extensively remodeled it. Among the remodeling projects Joseph undertook when he bought the house was the taking down of a low brick wall which had been the yard boundary.

Joseph used the bricks from the wall to fill in the cistern, which is no more. Joseph also painted the house white; until that time it had



# home anchors neighborhood



Photo by Pat Oakes

The historic I.V. Davis house, now known as the Cater Joseph house, at 1610 Virginia, is one of the oldest houses in the neighborhood.

been unpainted masonry and stone.

"I was looking for a home to buy in West Austin and I never

dreamed about living in South Austin. My real estate agent took me to the house and I bought it right on the spot," Joseph said.

In an odd coincidence, the street just a block away is named Cater Drive, but the name has no relationship to Joseph. When asked if he thought there were any ghosts occupying his old home, Joseph replied, "I hear strange noises ever now and then, but I have never seen any ghosts." Perhaps everyone who once lived there is happy to see that the home is still grand and still loved.



# Zilker association

The Zilker Neighborhood Association will have its fall meeting Monday at 7 p.m. upstairs at the new Young's Texicalli Grille at 2111 Dickson, just off South Lamar and around the corner from their former site.

Among the topics to be discussed will be a new proposal for the Lost Canyon site, a zoning change requested by Southwest Body and Paint Inc. which would affect the zoning of four lots facing Kinney Avenue, the recent Austin transportation study and ideas for the improvements to the Zilker School park.

9/12/85

9/17/85

# Limits urged on commercial growth at hearing of Town Lake task force

By Bob Banta

American-Statesman Staff

Speakers at the final public hearing of the Town Lake task force urged Monday that the group recommendations to the City Council center on restricting commercial growth along the lake.

Ray Reece, chairman of the 10-member panel, said the group will file suggestions with the council Oct. 10 on how land along the lake should be used.

Larry Akers of the Zilker Neighborhood Association said his group voted to ask the task force to recommend that the 54 acres of city

property including Palmer Auditorium, City Coliseum, Dougherty Arts Center, and the Pitch & Putt golf course on Barton Springs Road be dedicated as public parkland.

He said the group is against selling the golf course to raise money for "funding facilities for the homeless, or for any other purpose."

The group was referring to a recent suggestion by City Manager Jorge Carrasco that the golf course be sold to help purchase downtown property for the Salvation Army.

Akers said the neighborhood group, which he said represents 1,200 households, is against build-

ing a convention center along Town Lake, which stretches from Tom Miller Dam to Longhorn Dam.

Other speakers asked the task force to set specific distances from the lake within which no construction would be allowed.

Robert McCurdy of the Clean, Clear Colorado River Association said the task force should recommend to the council that non-permeable cover like rooftops or asphalt parking lots be restricted along Town Lake so rainfall will soak into the ground and not carry runoff pollution into the lake.



## Zilker report

The Zilker Neighborhood Association met Sept. 16 with about 40 people attending at Young's Texicalli Grille.

Early in the meeting the group sent a resolution to the Town Lake Task Force which was meeting at the same time at the Austin Public Library.

The resolution supported the use of the Town Lake area as a great park and also expressed continued support for the Pitch and Putt Golf Driving Range.

Also under discussion was a proposal put forth by Southwest Body and Painting at 1804 S. Lamar. The firm owns property which fronts on Kinney Avenue just south of Kinney Ave. Baptist Church. Currently the land is zoned SF3, or duplex.

Southwest Body is proposing it divide the lot into five pieces — four lots of about 50 feet by 150 feet which front on Kinney Avenue which would be zoned for single-family dwellings (SF2) and a 50-foot wide strip behind the four lots adjacent to the currently developed Southwest Body which would then be zoned CS (commercial).

The association passed a resolution in support of the request.

The group voted to oppose the latest site plan proposal for Lost Canyon, located at 1531 Barton Springs Road.

Carolyn Kelly from the Parks and Recreation planning department talked about the possibilities for the Zilker School playground and listened to suggestions for improvements.

Neighborhood association member and host Lu Young wants to remind folks that she has a 'Dillo reserved Sunday evening, Dec. 22 for neighbors to go caroling. She asks that you let her know if you know someone in the neighborhood who is ill or a shut-in who

9-26-85  
would enjoy the music. Those of you who like caroling, mark your calendars now.

To help Pat keep up with activities in the Barton Creek area, call her at 442-0521.



# Lost Canyon hearing

10-17-85

Another in the series of hearings on the future of Lost Canyon, 1531 Barton Springs Road at Kinney Ave., will be held Tuesday before the Planning Commission in the Council Chambers at 302 W. 2nd. St.

Representatives from the Zilker Neighborhood Association will attend.

10-31-85

# Zilker association wins appeal decision

City Planning Commission upholds ruling  
requiring review of site plan, special permit

Richard Gravois, president of the Zilker Neighborhood Association, informs area residents that the association received some welcome news at the Planning Commission meeting Oct. 22.

The City of Austin Planning Commission voted 6-2 to uphold the association's appeal of the special permit and site plan review which had originally been approved in favor of the developer of the Lost Canyon property.

The Zilker association had a good turnout for City meeting and members were pleased the appeal was upheld.

At the Barton Hills/Horseshoe Bend Neighborhood Association meeting Oct. 24, the slate of officers was approved as nominated. Elected were: Connie Johnson, president; Howard Robinson, vice president; Forest Gober, recording secretary; Ray Bauer, communications secretary; Vaudeth Horner, treasurer; and Jane Anderson, representative for both the Austin Neighborhoods Council and the Sector Council.

The association also voted to retain membership in the Austin Neighborhoods Council.

Both Gravois and Johnson remind us that the Sector 12 meetings are at 7 p.m. the second Wednesday of each month at Becker Community School.

The City of Austin set up the sector system so that residents and neighborhood councils for a given area could give their input as the city forms its comprehensive master plan.

The Sector Council gives residents an opportunity to discuss and recommend their priorities for facilities and services, and to collaborate with city employees for the resolution of problems in the city and in their sector.

Sector 12 covers the area from Barton Creek to Interstate 35 and from Town Lake to Ben White Boulevard.

You may want to take advantage of this opportunity to discuss your neighborhood priorities and better understand the planning process from the city's point of view, by attending the next Sector 12 meeting Nov. 13.



PAT  
OAKES

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## Barton Creek

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# Meeting set

The Zilker Neighborhood Association will meet Monday at 7 p.m. at the Texicalli Grille on Dickson Drive, just off of South Lamar. There will be an election of officers during the business meeting.

The speaker for the evening will be Councilman Smoot Carl-Mitchell who will talk about the upcoming Dec. 14 bond issue. Items to be considered will include water-wastewater bonds, utility bonds and park bonds.

Members of the Zilker Neighborhood Association will be at the City Council Chambers today. They and several area neighborhood associations are protesting Planning Commission approval of the Campanile del Mar, a project larger than One American Center to be located at South Congress Avenue and Riverside Drive, just east of the Congress Avenue bridge.

11-14-85

ready.

11-21-85

## Lost Canyon again

The developer for Lost Canyon will appeal today the Planning Commission's decision to deny a permit for a office building with access from Kinney Avenue. The meeting is set for 4:30 p.m. in Council Chambers at 301 W. 2nd St.

The Lost Canyon site is located on the south side of Barton Springs Road between the Shamrock gas station and the corner of Kinney Avenue.

The members of the Zilker Neighborhood Association will be there to show their support of the Planning Commission's decision.



# 12-5-85 Lost Canyon hearing

There will be another hearing before the City Council on the Lost Canyon site tonight in council chambers at 7 p.m.

Lost Canyon is on Barton Springs Road in between Kinney Avenue and the Shamrock gas station. The meeting of two weeks ago had to be rescheduled since the city failed to send out the hearing notices to the residents around the proposed site.

The developers are appealing a decision made in October by the Planning Commission which denied them a permit for a large two-story office building with an exit onto Kinney Avenue hill. Members of the Zilker Neighborhood Association will be there in support of the decision made by the Planning Commission.



# Lost Canyon

12-12-85

The City Council voted 6-0 late last Thursday evening to deny the developer's appeal on Lost Canyon. The council decided to uphold the Planning Commission's decision which was to deny a special permit request for a 40,000-square-foot office building which would exit onto the Kinney Avenue hill.