

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14H-2022-0176
Contact: Kalan Contreras, 512-974-2727
Public Hearings: March 28, 2023, Planning Commission
April 20, 2023, City Council

Robin Cooper

Your Name (please print)

☒ I am in favor
☐ I object

3506 Manchaca Rd Apt. 2B Atx 78704

Your address(es) affected by this application (optional)

[Signature]

Signature

4/13/23

Date

Daytime Telephone (opt.):

Comments:

The Broken Spoke is an Austin treasure and should be ~~protected~~ preserved. Over the past 10 years I've seen people come & go through Austin's "the Spoke" is always a pit stop. It truly is a piece of Austin history and it would be a shame if not treated as such by the planning commission & city council.

If you use this form to comment, it may be returned to:
City of Austin Housing & Planning Department
Kalan Contreras
P. O. Box 1088, Austin, TX 78767
Or email to:
Kalan.contreras@austintexas.gov



Photo by Angi English

Historic Landmark Commission votes to keep the party going at legacy venue the Broken Spoke

WEDNESDAY, MARCH 8, 2023 BY KALI BRAMBLE

The Broken Spoke will keep its doors open to honky-tonk enthusiasts for the foreseeable future, after a move to grant the venue [a historic zoning designation](#) made its way through the Historic Landmark Commission last week.

Now 59 years old, the Broken Spoke is one of few remaining vestiges of Austin's star-studded musical legacy, boasting a history that includes acts from Bob Wills, Willie Nelson, Jerry Jeff Walker, Dale Watson and George Strait. While the venue was officially recognized by the Texas Historic Commission in 2021, the new historic zoning would provide additional preservation tools, including a property tax exemption and protection against future alteration.

Known for its memorabilia-filled interior and dance hall, the Broken Spoke has stood largely unaltered since former owner James White leased the land from former City Council Member Jay Johnson in 1964. By the 1970s, the venue had become a staple of Austin's [progressive country scene](#), alongside now-raised counterculture hot spots like [the Skyline](#) and [Armadillo World Headquarters](#).

Nowadays, the venue stands enclosed by towering mixed-use developments on increasingly dense South Lamar Boulevard, with the land underneath owned by California-based CWS Capital Partners. Since [White's death](#) in 2021, his wife and business partner Annetta White has kept the business afloat, hosting local country acts and dancing lessons with the help of their two daughters, Ginny and Terri.

The Broken Spoke's case is unusual by the commission's standards, with historic zoning typically entailing a lengthy review process before requiring supermajority approval by the City Council. This time, however, the case came to the commission [via Council action](#) last November, after Council recommended that the case be considered before placement of a state historic marker in April.

Council has also issued a \$175,000 grant for repairs on the venue's nearly 60-year-old roof as part of the Economic Development Department's [Heritage Preservation Grant program](#).

"We really do see that the Broken Spoke draws tourism to Austin," said family friend and author Donna Marie Miller. "They'll take roll call (for lessons) from the stage and these people say outlandish places like Romania, Germany, Italy, South Korea. Every weekend there are people all over the world there, and from across the states ... because of the people who started their career there."

While the commission unanimously voted to recommend historic zoning, Commissioner Blake Tollett was troubled by the absence of the property's landowners, noting that preservation could prove challenging down the line without their cooperation. Commission staff said CWS Capital Partners had been properly notified of the rezoning application, though they have yet to respond.

"They're a little hard to get ahold of," Annetta White said.

If all goes as planned, the case will coast through the Planning Commission before returning to Council for takeoff. Until then, those interested in a taste of honky-tonk history can check out the Broken Spoke's [live music roster](#), running Tuesday through Saturday nights.

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