

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- April 2, 1968

The meeting of the Commission was called to order at 7:00 p.m. in the Council Room, Municipal Building.

Present

Edgar E. Jackson, Chairman
Barton D. Riley
Samuel E. Dunnam
Robert B. Smith
Mrs. Lynita Naughton
Dr. William Hazard

Absent

Ed Bluestein
Hiram S. Brown

Also Present

Hoyle M. Osborne, Director of Planning
Richard Lillie, Assistant Director of Planning
E. N. Stevens, Chief, Plan Administration
Walter Foxworth, Associate Planner
Bill Burnette, Associate Planner

MINUTES

Minutes of the special meeting of February 20, 1968, were approved.

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of March 25 and 26, 1968.

Present

W. A. Wroe
*Samuel E. Dunnam
Barton D. Riley
Robert B. Smith
Mrs. Lynita Naughton

Also Present

E. N. Stevens, Chief, Plan Administration
Bill Burnette, Associate Planner
Shirley Ralston, Administrative Secretary

*Present only on March 25, 1968.

PUBLIC HEARINGS

C14-68-20 Felix Williams: A, 1st to B, 2nd
 4307-4309 Avenue H

STAFF REPORT: The staff reported that the applicant, due to illness has requested that this application be postponed for 30 days.

The Committee agreed to POSTPONE this request for 30 days.

The staff feels that the property along Foster Lane, included as additional area, should remain residential property. It is realized that there are development problems with regard to the property depth but the property to the south of Foster Lane was approved and subdivided with restrictions for residential purposes with the knowledge that Foster Lane would terminate at the railroad right-of-way. There are two or three residences in this particular block. The staff has reservations about recommending "GR" zoning on Tract 3 and "C" on Tract 4 because of the affect of the proposed grade separation and the probable elimination of access onto Anderson Lane. The most the staff

C14-68-31 Northwest Development Company--contd.

could recommend at the present time without further study and more street access would be "B" Residence, First Height and Area zoning for all of the property with the exception of the northeasterly portion of the property which could possibly be zoned "O" Office.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

	James E. Crozier (representing applicant)	
D	James R. Deily: 3101 Foster Lane	AGAINST
E	Barry F. Snyder: 7716 Shoal Creek Boulevard	AGAINST
L	L. W. Couser: 3300 Whitepine Drive	AGAINST
L	Mrs. L. W. Couser: 3300 Whitepine Drive	AGAINST
?	Leo Schoener: 3303 Whitepine Drive	AGAINST
?	Mrs. Leo Schoener: 3303 Whitepine Drive	AGAINST
?	J. R. Reneau: 3301 Whitepine Drive	AGAINST
?	W. W. McElrath: 3206 Whitepine Drive	AGAINST
?	James H. Kirk, Jr.: 3204 Whitepine Drive	AGAINST

SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. Jim Crozier, one of the owners of the property under consideration stated that the information presented by the staff with regard to the up-grade ramp along Anderson Lane is completely new to him. He explained that this information is not in conformity with plans that have been available in conjunction with Mo-Pac Boulevard. There is a master plan of this area, which the City has a copy of, with Anderson Lane laid out in the manner shown. The reason it is curved is because there is a water line in it. The original layout followed that curve and this is the reason why the street is there now. Also, the embankment from Mo-Pac came almost to the division line between Tracts 3 and 4 before the ramp started the up-grade. It appears that the proposed ramp will be quite extensive; however, it is not known what the schedule will be.

Mr. Stevens explained that the staff does not know the schedule at this time. This is not in the first phase of development and will probably be within the five year schedule. It should be emphasized that this is not a firm plan and is subject to change.

Mr. Crozier stated that under these circumstances he would like to request that this application be considered as one tract of land. It is not known where the street is going to be. He explained that Austin Northwest Development Company anticipated the location of the overpass for Mo-Pac

C14-68-31 Austin Northwest Development Company--contd.

because of terrain problems, and developed Anderson Lane in order to provide for a minimum of change, a minimum of right-of-way and a minimum of expense to everyone concerned at such time the expressway was developed in the area.

It is felt that the requested zoning is the highest and best use for the property. It is recognized that there is a problem with the residential development to the south; however, the staff has recommended that the additional area remain as residential property which offers a buffer. There is also a drainage way that provides a separation along the entire 1,000 feet of the south property line of both tracts.

Mr. Crozier advised the Committee that he would like to amend this application and split tracts 3 and 4 to the east and west rather than north and south and request that the southern 150 feet of the property be zoned "O" Office, First Height and Area and the remaining portion of the tract, fronting onto Anderson Lane be zoned "GR" General Retail, First Height and Area. The "O" Office area would provide enough depth for a very suitable and usable site which could be developed with a row of offices. A street could also be provided through the property to connect with Great Northern Boulevard. The street could be a public dedicated street that would be located on the portion of the property zoned "GR". It is felt that the requested zoning would be a logical gradation in that there would be "A" zoning to the south, "O" Office on 150 feet of the site, "GR" on the northern portion of the site and "D" Industrial on property to the north of Anderson Lane.

Mr. Stevens stated that the staff would be agreeable to the request to amend the application to "O" Office for the south 150 feet, if the street could be developed to provide access and circulation.

Arguments Presented AGAINST:

A number of nearby property owners appeared at the hearing and stated they are opposed to the zoning application as originally filed. They stated that a majority of the property owners would like to see the entire area remain "A" Residence but there is not as much objection to the request as amended, provided a buffer area is provided for the residential property. There would be strong objection to the request if this sets a precedent for apartment or commercial zoning on the property included as additional area as this would be an intrusion into the residential area.

One nearby property owner appeared and stated that he is opposed to the original and amended request. He stated that it would be his preference to have the south 150 foot strip of the subject property zoned "BB" Residence which would entail the development of very nice residential apartments. It is felt that this would be more protection for the residential homeowners.

STAFF REPORT: This application covers two tracts of land totaling 10.6 acres which is presently undeveloped. The stated purpose of the request is for apartment development. The request on Tract 1, containing 5.5 acres, is for a change from Interim "A", Interim First Height and Area to "GR" General Retail, First Height and Area. The portion of Tract 1 which fronts onto the Interregional Highway has been in the City since 1963, and is zoned "GR" First Height and Area. The request on Tract 2, containing 5.1 acres, adjoining Tract 1 to the west, is for a change from Interim "A" Residence, Interim First Height and Area to "BB" Residence, Second Height and Area. This property is part of the preliminary plan of Oltorf Village, Section 2 Subdivision which was approved.

C14-68-43 Bryant-Curington, Inc.--contd.

The section of the subdivision north of St. Edwards Drive has been finaled and a number of lots have been developed with duplex housing. There is undeveloped commercial property existing to the north. The staff feels that the requested zoning would be appropriate if done in conjunction with a revised preliminary plan on the portion of the property not developed. There is a street and a lot plan, but the proposal is a change of use for the property and the street should be widened to 60 feet. There should also be some resolution made of the small triangular portion of the property at the intersection of St. Edwards Drive and the proposed street.

Property to the north of St. Edwards Circle is the Travis High School property and to the west and south is St. Edwards University. The staff recommends that the requested zoning be postponed as it should follow the layout of the land and the preliminary plan should be revised before zoning is granted.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

Thomas Watts (representing applicant)

SUMMARY OF TESTIMONY

Mr. Thomas Watts stated that the applicant is Colorado Hills, Estates, Inc., represented by Bryant-Curington. Mr. Watts stated that the deed is not clear on the small triangular portion of the property located at the intersection of St. Edwards Drive and the proposed Street, as to whether the property has actually been acquired by the applicants or not. If it is determined that the land has been acquired, field notes will be submitted to the staff. The subdivision on property to the north is developed with duplexes. The property along the Interregional Highway in the existing subdivision is vacant and the applicant is requesting this zoning so that the development can be properly planned. The applicants would like to ask that the preliminary which is now in force be vacated so that a revised preliminary plan can be submitted after study. What is in the plan now is not applicable and there is no alternate plan at this time to offer for consideration. There is an existing modified cul-de-sac and if the requested zoning is postponed, the applicants would be forced to put a cul-de-sac in the same location in order to conform to the zoning.

No one appeared in opposition to the request.

C14-68-43 Bryant-Curington, Inc.--contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied pending a revised preliminary plan on the property.

At the Commission meeting, Mr. Stevens reported that the staff recommended that this request be denied or postponed pending a revision to the preliminary plan on the site. Since the Zoning Hearing, the staff has briefly discussed this with Mr. Watts, engineer for the developer, but he has not had an opportunity to revise the plan. The particular problem the staff was concerned with was the access to the back portion of the property. It was not known that the stub street off of St. Edwards Drive was dedicated and that there was street access. The staff recommends that this street terminate either with a turnaround immediately at the end of the stub street or the street be built as originally planned. Mr. Watts has stated that a revision to the preliminary plan will be made. In view of this, the staff feels that the problems are not very severe in nature and recommends that the requested zoning be granted. The requested zoning as such, by St. Edwards on one side, commercial along the front, school property to the north and the duplex development in the existing area is a pocket in which the particular use proposed will be a logical use of the property.

The Commission members agreed that the requested zoning is proper for the site and felt that the request should be granted, provided the applicant revises the preliminary plan on the property prior to the City Council hearing. It was then unanimously

VOTED: To recommend that the request of Bryant-Curington, Inc. for a change of zoning from Interim "A" Residence, Interim First Height and Area and "GR" General Retail, First Height and Area to "GR" General Retail, First Height and Area (Tract 1) and "BB" Residence, Second Height and Area (Tract 2) for property located at (Tract 1) 2900-3016 Interregional Highway, 1401-1443 St. Edwards Drive, 2901 St. Edwards Circle and (Tract 2) rear of 2900-3016 Interregional Highway and 2500 St. Edwards Circle be GRANTED.

C14-68-45 Odas Jung: GR to C-2
 712-720 Ben White Boulevard
 713-721 Banister Lane

STAFF REPORT: This application covers 10,175 square feet of land having frontage onto Ben White Boulevard and Banister Lane. The site is presently developed with a pizza parlor. The stated purpose of the request is for operating a lounge or tavern on the subject property. The applicant is willing to restrict the request to the location of the building; however, he has been unable to obtain field notes, but he will submit field notes before the full Commission meeting. In 1967, "BB" zoning was granted on property to the northwest, having frontage onto Banister Lane. A request for "B" Residence, First Height and Area is pending on property adjoining

C14-68-45 Odas Jung--contd.

the "BB" District. South of Ben White Boulevard is "GR", "C" and "C-2" zoning. A fire station is located on property to the east of the subject site. Ben White Boulevard has 200 feet of right-of-way and Banister Lane has 40 feet of right-of-way. The applicant has dedicated from zero to ten feet from the property he owns along Banister Lane for widening of the street. The staff has no objection to the requested zoning as this is a well-defined commercial area.

TESTIMONY

WRITTEN COMMENT

Code

D

W. H. Bullard: P.O. Box 1908

FOR

PERSONS APPEARING AT HEARING

Code

Tom Thomas (representing applicant)

SUMMARY OF TESTIMONY

Mr. Tom Thomas, representing the applicant, stated that the owner of the property is agreeable to restricting the requested "C-2" zoning to the exact location of the building. The traffic as it is presently laid out will be from Ben White Boulevard. The requested change is compatible with the area in terms of sales of alcoholic beverages in that to the east there is an operating package store.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as this is a well-defined commercial area and conforms to the development in the area.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Odas Jung for a change of zoning from "GR" General Retail, Fifth Height and Area to "C-2" Commercial, Fifth Height and Area for property located at 712-720 Ben White Boulevard and 713-721 Banister Lane be GRANTED.

C14-68-46 Jerry D. Hering and Frank McBee: A, 1st to B, 2nd
909-913 West Mary Street

STAFF REPORT: This application covers two lots totaling 23,490 square feet of land which is presently developed with two single-family dwellings. The stated purpose of the request is for apartment development. The requested zoning would permit a maximum development of 30 apartment hotel units on the

C14-68-46 Jerry D. Hering and Frank McBee--contd.

site. In 1960, a request for a roll back in zoning from "C" Commercial to "A" Residence zoning was granted on property to the east. "B" Residence zoning was granted on property at the intersection of South 4th Street and West Mary in 1960. The subject property and the surrounding area is predominantly residential in character; however, "C" Commercial, Second Height and Area has existed at the intersection of South 5th Street and West Mary Street since 1937, and is presently developed with a grocery store, barber shop and washateria. In 1967, there was a request for "C" Commercial, Second Height and Area zoning on property located to the west along West Mary, at which time the Commission recommended that "B" Residence, First Height and Area be granted. The applicant amended the request to "B" Residence, Second Height and Area which was granted. The staff would prefer that the property be developed as one site and that the zoning be only "B" Residence, First Height and Area; however, because of the existing zoning it is difficult to recommend "B" Residence, First Height and Area.

TESTIMONY

WRITTEN COMMENT

Code

? Calvin I. Lynch: Route 5, Box 386A

FOR

PERSONS APPEARING AT HEARING

Code

Paul Hardy (representing applicant)

SUMMARY OF TESTIMONY

Mr. Paul Hardy, representing the applicant, was present on behalf of this request and stated that he handled the earlier request for "C" Commercial, Second Height and Area zoning on property along West Mary. This application was amended to "B" Residence, Second Height and Area zoning with a restrictive covenant limiting the development on the site to 23 units. This same type of development is contemplated on the subject property and the development will be limited by restrictive covenant, to 22 units.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and a majority of the members concluded that this request should be denied as it is too intensive for the area; however, they stated they would look with favor on a "B" Residence, First Height and Area District as proper zoning for the area.

C14-68-46 Jerry D. Hering and Frank McBee--contd.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Jerry D. Hering and Frank McBee for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 909-913 West Mary Street be DENIED.

ABSTAINED: Messrs. Smith and Dunnam

C14-68-47 Peter Von Wupperfeld: BB, 1st to B, 2nd
 2917-2919 West Avenue
 705-709 West 30th Street

STAFF REPORT: This application contains 10,350 square feet of land which is presently developed with one structure. The stated purpose of the application is for apartment (dormitory) development. The requested zoning would permit a 12 unit apartment hotel on the site or in the case of a dormitory, allow facilities for 30 people. The site fronts onto West Avenue and sides onto West 30th Street. West Avenue, with 60 feet of right-of-way is adequate and the applicant has offered to dedicate five feet of widening for West 30th Street, which is presently 50 feet wide. Property immediately to the south of the site was zoned "B" Residence, Second Height and Area in 1967 for the establishment of a fraternity house. In view of this zoning and development, the staff recommends the request be granted.

TESTIMONY

WRITTEN COMMENT

Code

L	Mr. & Mrs. Allison C. Kistler: 2917 West Avenue	AGAINST
SW	Elizabeth Bauknight: 1305 Alta Vista	FOR
?	Mr. Pearson:	FOR

PERSONS APPEARING AT HEARING

Code

A	Peter von Wupperfeld (applicant)
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SUMMARY OF TESTIMONY

The applicant was present on behalf of this request.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as a logical extension of recently established zoning.

C14-68-47 Peter von Wupperfeld--contd.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Peter von Wupperfeld for a change of zoning from "BB" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 2917-2919 West Avenue and 705-709 West 30th Street be GRANTED.

C14-68-48 Truman H. Montandon: A to LR
 515-603 Montopolis Drive
 518 Thrasher Drive
 Rear of 514-516 Thrasher Drive
 Rear of 520-602 Thrasher Drive

STAFF REPORT: This application covers a large undeveloped tract of land containing 2.78 acres. The stated purpose of the application is for retail development. The subject property fronts onto Montopolis Drive and also has frontage onto Thrasher Lane in the form of a 50 foot neck. This is one of the older areas consisting of single-family homes, rental units, and some non-conforming uses in the form of more than one structure on a lot for residential purposes. There is "C" Commercial zoning established on property south of Ponca Street. In 1960, a request for "LR" Local Retail, First Height and Area zoning was denied on property at the intersection of El Mirando Lane and Montopolis Drive. "GR" zoning was granted on property to the north in 1965.

Montopolis Drive has 40 feet of right-of-way and is planned to be widened to 70 feet. In discussing this with the applicant, the staff advised him that approximately 13 feet of right-of-way would be needed from the subject property. Since that time, it has been found that the center line would have to be established and from the center line, 35 feet of right-of-way is requested on each side of the line. The applicant did state that he is willing to dedicate 13 feet of right-of-way but due to the error by the staff, there may be more than 13 feet needed. This will be determined by the full Commission meeting. The staff also questions the 50 foot neck extending to Thrasher Lane. It is felt that this would be a stronger application if it did not extend onto Thrasher Lane. However, if the zoning as requested is granted on the entire site, approximately five to ten feet of right-of-way would be needed from the site for widening of Thrasher Lane. The staff feels that it is difficult to recommend on this request because of the mixed zoning and development pattern in the immediate vicinity.

TESTIMONY

WRITTEN COMMENT

Code

BD Lois Fisk: 5517 Avenue F

FOR

PERSONS APPEARING AT HEARING

Code

A Truman H. Montandon (applicant)

C14-68-48

Truman H. Montandon--contd.

SUMMARY OF TESTIMONY

Arguments Presented FOR:

The applicant was present on behalf of this request and stated that he would like to have the subject property zoned "LR" as this would be the appropriate zoning for the site. He stated that in his opinion it would be a cleaning up process for this particular area of town. The request has been discussed with several people in the area who are in favor. One of the nearby property owners who did not receive notice of the hearing has submitted, by letter, a waiver of his right to ten days notice. The staff has indicated that approximately 13 feet of right-of-way is needed for Montopolis Drive and this is agreeable. There are no immediate plans for the development of the site.

Arguments Presented AGAINST:

One nearby property owner appeared at the hearing and stated that he is opposed to the requested zoning if it means that additional right-of-way will be required from the property along Montopolis Drive. He stated that he has already given the City right-of-way and if more is required he will not have very much property left.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as the requested zoning is too intensive for this area; however, they stated they would look with favor on granting "BB" Residence, First Height and Area zoning as this is a low density area and there is need for adequate and better housing, providing right-of-way for Montopolis Drive is made adequate.

At the Commission meeting, Mr. Montandon requested that this application be amended to request "LR" zoning on the front 200 feet of the property, fronting onto Montopolis Drive and "BB" zoning on the remaining portion as the staff has indicated that Thrasher Lane is not wide enough for "LR" zoning and development.

Mr. Stevens reported that the applicant has filed a letter offering to dedicate 13 feet of right-of-way for Montopolis Drive. Based on the existing zoning pattern in the area, the staff raised the question of strip zoning but does not strongly object to the request being granted.

Mr. Riley stated that the property under consideration is one parcel of land and splitting the zoning will not change it. He felt that careful consideration should be given to establishing "LR" on the front portion and apartments on the rear opening onto Thrasher Lane which is only a 50 foot street.

C14-68-48 Truman H. Montandon--contd.

Mr. Montandon stated that he is not concerned about the neck onto Thrasher Lane and would not object to it being left as residential. A drive from Montopolis through the commercial property would give access to the apartment area.

Mr. Jackson suggested that the applicant request a postponement to amend the application so that something can be worked out on the tract for access other than Thrasher Lane. Mr. Montandon requested a 30 day postponement.

The Commission unanimously

VOTED: To recommend that the request of Truman H. Montandon for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 515-603 Montopolis Drive and the rear of 514-516 and 520-602 Thrasher Lane be POSTPONED.

C14-68-49 W. H. Bullard: A to GR
 Rear of 8436-8602 Lamar Boulevard
 800-936 Thurmond Drive

STAFF REPORT: This application covers 13.95 acres of undeveloped land which is proposed to be used for a shopping center. To the north of the property is "GR" zoning and development which was established in 1963. There is commercial development to the east and south of Lamar Boulevard. Directly south of the subject property is Interim "A", Interim First Height and Area zoning and to the west is a fairly new residential subdivision. At the rear of the subject property there is a 40 foot drainage easement. The staff feels this easement would be an appropriate buffer for the residential development to the west along Jamestown Drive. Thurmond Street has been dedicated and is under construction, including a bridge over the easement area. The applicant also owns the property fronting onto Lamar Boulevard which is presently zoned commercial. Lamar Boulevard with a present right-of-way of 100 feet is scheduled to be widened to 120 feet and it is the staff's understanding that this is being worked out in connection with the Subdivision plan on the applicant's property. The staff recommends the change be granted as it does conform with the surrounding zoning pattern.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

A W. H. Bullard (applicant)

C14-68-49 W. H. Bullard--contd.

SUMMARY OF TESTIMONY

The applicant was present and stated that the 20 feet of right-of-way needed for Lamar Boulevard will be acquired by the City under the purchase program as the right-of-way needed is in excess of the minimum. This property was purposely annexed in December, 1967. The 40 foot easement on the back of the property will be a very deep drainage structure as there are two creeks that come together. Thurmond Street has been deeded to the City for right-of-way purposes and it is under construction. The front portion of the property was zoned "C" Commercial when it was annexed to the City. After the 20 feet of right-of-way is taken for Lamar Boulevard, there will be 130 feet of "C" Commercial property and it is requested that "GR" zoning be granted on the remaining portion of the site. There is no objection to the requested zoning from the nearby property owners.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as a logical extension of the existing zoning pattern.

At the Commission meeting, Mr. Stevens reported that the staff advised the Zoning Committee that the applicant is in the process of negotiating with the City on the 20 feet of right of-way needed for Lamar Boulevard.

The Commission concurred with the Committee recommendation to grant this request as a logical extension of the existing zoning pattern, with the understanding that the City is negotiating for the right-of-way needed for Lamar Boulevard. It was then

VOTED: To recommend that the request of W. H. Bullard for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at the rear of 8436-8602 Lamar Boulevard and 800-936 Thurmond Drive be GRANTED.

C14-68-50 W. D. McGraw, Sr.: A to B
3003-3009 Cherrywood Road

STAFF REPORT: This application consists of 28,800 square feet of land which is presently undeveloped. The stated purpose of the request is for apartment development. The requested zoning would permit the development of a 19 unit apartment hotel or 14 regular units on the site. The area to the south, having frontage along Manor Road, is developed with various commercial facilities and apartments. There is residential development along Breeze Terrace, French Drive, and Cherrywood Road. The subject property backs up to a "B" Residence District which is developed with a nursing home having frontage onto Manor Road. Cherrywood Road, with 60 feet of right-of-way, is classified as an arterial street which is proposed to be widened to 70 feet which would require five feet of right-of-way from the subject property.

C14-68-50 W. D. McGraw, Sr.--contd.

A major concern of the staff is the effect of "B" Residence zoning on the residential property immediately across from the site and on the balance of the block to the north. It is felt that "BB" Residence, First Height and Area, which would permit 14 units, would be more appropriate than the requested zoning if any change is to be made.

TESTIMONY

WRITTEN COMMENT

Code

P	Dorothy F. Glass: 2408 Manor Road	FOR
AR	Vane C. & Ruth E. Burnett: 3002 Cherrywood Road	AGAINST
E	Vida M. Wright: 3011 Cherrywood Road	AGAINST
X	W. L. Wilson: 2101 Rogge Lane	AGAINST

PERSONS APPEARING AT HEARING

Code

A	W. D. McGraw, Sr. (applicant)	
F	A. A. Bebee: 3101 Cherrywood	AGAINST
AP	Mrs. Delores Duffie: 3004 Cherrywood Road	AGAINST
AS	C. L. Snowden: 3000 Cherrywood Road	AGAINST
B	Alfred Carlson: 3001 Cherrywood Road	FOR
H	A. Rudolph Sandstrom: 3105 Cherrywood Road	AGAINST
E	Vida M. Wright: 3011 Cherrywood Road	AGAINST
G	Mr. & Mrs. E. J. Pollard: 3103 Cherrywood Road	AGAINST

SUMMARY OF TESTIMONY

Arguments Presented FOR:

The applicant was present on behalf of this request and stated that he would like to have the property zoned "B" Residence, First Height and Area as the site adjoins commercial property on the south side and backs up to "B" zoning on the east. All of the property along Manor Road is commercial property. It is felt that in the future plans for the overall transportation system that eventually 24th Street or some street in the University area will be coming into this area and joining Breeze Terrace. Apartments are proposed on the subject site in order to provide housing for some of the University students that will be moving out of areas which are being taken by Urban Renewal. If the requested zoning is granted, there will be cooperation with the City on the widening that is needed for Cherrywood Road. It is felt that "BB" zoning as recommended by the staff would not allow a sufficient number of units to be developed on the site to be economically feasible. The proposed project will be a very attractive apartment that will improve the area and not be detrimental to nearby property.

Mr. Alfred Carlson appeared at the hearing and stated that he owns the "C" Commercial property adjoining the site on the south and proposes to join with the applicant on the proposed development. If "B" Residence, First

C14-68-50 W. D. McGraw, Sr.--contd.

Height and Area zoning is granted as requested, it will allow the proposed development to be built in such a way as to provide the required off-street parking under the building. It is felt that the requested zoning is logical as the property does join "C" Commercial property.

Arguments Presented AGAINST:

A number of nearby property owners appeared in opposition to the request. They stated they are opposed to the request as it would be an intrusion into a well developed residential area and would be detrimental to the existing development. A major objection is the creation of additional traffic on the residential streets and the hazard that would be caused by cars parked along both sides of the streets.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a well-developed single-family neighborhood.

The staff reported a letter from the applicant requesting that this application be withdrawn.

The Commission ACCEPTED the withdrawal of this request.

C14-68-51 William M. Bostic: Int. A, Int. 1st to B, 1st
2908 Rogge Lane

STAFF REPORT: This application covers an odd shaped parcel of land containing 15,517 square feet which is presently undeveloped. The stated purpose of the request is for apartment development. The requested zoning would permit the site to be developed with seven apartment units under the existing Ordinance, but under the proposed amendment to the Ordinance, this number would be increased to 14 or 15 units. A request for "B" Residence, First Height and Area zoning was recently made on property adjoining the site to the north which was granted, although the Ordinance is still pending. "GR" First Height and Area zoning was recently requested on property to the north, along Manor Road, at which time the Commission recommended that "B" Residence, First Height and Area zoning be granted. This request is still pending. There is one lot, separating the subject site from Manor Road, the staff feels that consideration should be given to both parcels of land instead of piece-meal zoning. The staff is concerned with the tier of residential lots south of Rogge Lane and the possible affects the proposed development will have on those single-family houses.

The staff is concerned about the traffic flowing from the site onto Rogge Lane and feels that if the property could be developed in conjunction with the adjoining property owned by the applicant, the access could be from Manor Road. The staff feels that "BB" or "B" Residence, First Height and Area zoning would be appropriate in terms of the recent zoning to the north of this application, if all of the applicants property is considered.

C14-68-51 William M. Bostic--contd.

Rogge Lane, a neighborhood collector street with 60 feet of right-of-way, should be widened to 70 feet which will effect the subject property by approximately eight feet.

TESTIMONY

WRITTEN COMMENT

Code

N Lillian G. Selvaggi: 603-B 7th Street, Maxwell, AFB, Alabama
AGAINST

PERSONS APPEARING AT HEARING

Code

None

SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a residential area with an inadequate street.

The staff reported a letter from the applicant requesting that this application be withdrawn.

The Commission ACCEPTED the withdrawal of the request.

C14-68-52 John D. Byram and William Day: C, 3rd to C, 4th
301-307 West 12th Street
1112-1122 Lavaca Street

STAFF REPORT: This site consists of 16,980 square feet of land which is presently developed with an office building. The stated purpose of the request is for an office building site. Property across the street to the east was zoned "C" Commercial, Fourth Height and Area in 1962 and is developed with the Westgate high-rise building. There is Fourth Height and Area zoning existing to the south of 11th Street and also between 16th and 17th streets north of Guadalupe Street. Third Height and Area zoning is established in this immediate vicinity. In this particular area and some parts of the University area, the staff, Commission, and Council has considered Fourth Height and Area zoning on property in conjunction with a particular development plan. The requested zoning would permit an increase in height from 90 feet to 200 feet but the density provision of the Ordinance is the same for Third and Fourth Height and Area. In terms of the existing zoning pattern, the staff recommends that the request be granted.

C14-68-52 John D. Byram and William Day--contd.

TESTIMONY

WRITTEN COMMENT

Code

E	W. D. Hornaday: 404 Perry-Brooks Building	FOR
S	Lumbermen's Investment Company: P.O. Box 40	FOR
J	Texas AFL-CIO: 308 West 11th Street	FOR
T	Richard Hodges: 1011 Guadalupe	FOR
M	Mr. & Mrs. Dean Johnston: 2500 Hatley Drive	FOR

PERSONS APPEARING AT HEARING

Code

Edmund Fleming, Jr. (representing applicant)

SUMMARY OF TESTIMONY

Mr. Ed Fleming, representing the applicant, stated that it is felt that with the zoning as requested, the property can be developed to its highest and best use which is a high-rise office building. The proposed off-street parking will more than meet the requirements by the City.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as a logical extension of existing development and zoning pattern.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of John D. Byram and William Day for a change of zoning from "C" Commercial, Third Height and Area to "C" Commercial, Fourth Height and Area for property located at 301-307 West 12th Street and 1112-1122 Lavaca Street be GRANTED.

ABSTAINED: Mrs. Naughton and Mr. Jackson

C14-68-53 A. E. Rhodes: A to B
306-312 West 34th Street

STAFF REPORT: This application, covering four lots, consists of 27,798 square feet of land. Three of the lots in question are developed with a single-family structure on each lot and the fourth lot is developed with two residential structures which is a non-conforming use. The requested zoning would permit a maximum development of 18 apartment units on the site. This is predominantly an area developed with single-family homes, duplexes, and several non-conforming uses. The non-conforming uses being more than one residential structure on a site and lots that are smaller than required by the Subdivision Ordinance. To the south, across West 34th Street, is Aldrich

C14-68-53

A. E. Rhodes--contd.

Place Subdivision which is a residential area developed with very sound homes. The homes located on property between 34th and 33rd Streets actually face onto 33rd Street and not 34th Street. The subject property was part of a Commission Area Study in 1966, which resulted in a recommendation of "B" Residence, First Height and Area zoning provided the streets are adequate, for the property located within an area bounded by Guadalupe, Duval, West 30th and West 38th Streets, excluding the Aldrich Place Subdivision. A request for "B" Residence, First Height and Area zoning is pending right-of-way on property located to the north on West 35th Street.

The staff recommends that the requested zoning be granted as the request conforms to previous recommendations and findings of Planning Commission Area Study and because West 34th Street with 60 feet of right-of-way is adequate to serve the proposed density.

TESTIMONY

WRITTEN COMMENT

Code

X	Miss Grace Edman: 3412 Cedar Street	AGAINST
F	Eberhard Proske: 401 West 35th Street	FOR
G	Mrs. T. R. Cooke: 317 West 35th Street	FOR
U	Mr. & Mrs. Richard Mathews: 406 West 34th Street	FOR
V	O. N. Bruck: 4803 Valley Oak Drive	FOR

PERSONS APPEARING AT HEARING

Code

None

SUMMARY OF TESTIMONY

Arguments Presented FOR:

No one appeared to represent the applicant. One nearby property owner appeared in favor of this request and stated that most of the homes along this street are old rental homes that need to be repaired. It is felt that the requested zoning would be a benefit to the area.

Arguments Presented AGAINST:

One nearby property owner appeared in opposition to the request and stated that even though 34th Street has 60 feet of right-of-way, the paving is only 30 feet which is very narrow. The street is not wide enough at the present time to handle the existing traffic and the granting of the requested zoning will only increase this situation as there will be cars parked along both sides of the street. The requested zoning would be detrimental to the property owners who live in Aldrich Place.

C14-68-53 A. E. Rhodes--contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as the requested zoning conforms to previous recommendations in this area as a result of an area study and because West 34th Street with 60 feet of right-of-way is adequate.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of A. E. Rhodes for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 306-312 West 34th Street be GRANTED.

C14-68-54 Terrell Timmermann: A to B
113-201 Franklin Boulevard

STAFF REPORT: This application covers two lots totaling 20,000 square feet of land. The stated purpose of the request is for apartment development. The requested zoning would permit a maximum development of 13 units on the site. This area is predominantly single-family in character although there is a large percentage of the homes that are rental homes. If the property is zoned as requested, the two lots under consideration would have to be consolidated in order to have an apartment site.

There have been recent zoning changes in this area. "B" Residence, First Height and Area zoning was granted in 1967 on property at the northwest and southwest intersection of Chesterfield Avenue and Franklin Boulevard. "B" Residence, First Height and Area zoning was established on property at the northwest intersection of Chesterfield Avenue and North Loop Boulevard in 1964. The applicant recently requested this same zoning on property to the east which has been granted. He then applied for a variance from the Board of Adjustment to erect a 12 unit apartment which was granted.

Franklin Boulevard, with a present right-of-way of 50 feet, should be widened to 60 feet if apartment zoning is granted, which would require five feet from the site. The staff recommends that the request be denied as being an intrusion into this neighborhood, but if the Planning Commission feels the area is changing that the change be limited to "BB" Residence, First Height and Area.

TESTIMONY

WRITTEN COMMENT

Code

AY	Erna Jansen: 202 Franklin Boulevard	AGAINST
AU	Leon G. Rachui: 104 Franklin Boulevard	AGAINST
X	Mr. Henry E. Fuchs: 109 Franklin Boulevard	AGAINST

C14-68-54 Terrell Timmermann--contd.

AV	George E. Thames: 108 Franklin Boulevard	AGAINST
AT	Edwin L. Ihlenfeldt: 102 Franklin Boulevard	AGAINST
AS	Togie Baylor: 110 Franklin Boulevard	FOR

PERSONS APPEARING AT HEARING

Code

A	Terrell Timmermann (applicant)	
X	Henry E. Fuchs: 109 Franklin Boulevard	AGAINST
AU	Leon Rachui: 104 Franklin Boulevard	AGAINST

SUMMARY OF TESTIMONY

Arguments Presented FOR:

The applicant was present on behalf of this request and stated that the subject property is presently developed with an old house and the plans are to replace the structure with apartments. The application was filed for "B" Residence, First Height and Area but "BB" Residence, First Height and Area zoning would be agreeable: "BB" zoning would be the least zone that would make the proposal financially possible. Mr. Timmermann further explained that he has a number of apartments in this area and presented photographs of the developments. He stated that he would be willing to dedicate five feet of right-of-way in order to widen Franklin Boulevard. There will be at least two off-street parking spaces provided for each unit if the requested zoning is granted.

Arguments Presented AGAINST:

Two nearby property owners appeared in opposition to the request as they felt this would be an intrusion into a residential area. They stated that if the proposal is allowed, there will be cars parking along both sides of the street which is already too narrow. They further stated that there would be no opposition to duplex development.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a residential neighborhood and because Franklin Boulevard has inadequate right-of-way.

At the Commission meeting, the staff reported a letter from the applicant requesting that this application be amended to "BB" Residence, First Height and Area and also offering to dedicate five feet of right-of-way for the widening of Franklin Boulevard.

C14-68-54 Terrell Timmermann-contd.

The Commission accepted the amendment. They reviewed the information and concurred with the Committee recommendation that apartment zoning would be an intrusion into a residential neighborhood. It was then

VOTED: To recommend that the request of Terrell Timmermann for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area (as amended) for property located at 113-201 Franklin Boulevard be DENIED.

AYE: Mrs. Naughton and Messrs. Jackson, Riley, Hazard and Smith
 NAY: Mr. Dunnam
 ABSENT: Messrs. Bluestein and Brown

C14-68-55 Mace Thurman: C to C-2
 802-810 East 16th Street
 1601-1609 Interregional Highway (East Avenue)

STAFF REPORT: This site consists of 12,240 square feet of land which is presently developed with a non-conforming use. The stated purpose of the request is for the sale of beer and wine without the sale of food. This area is developed with a mixed zoning pattern consisting of "C" Commercial surrounding the site; "B" zoning to the west of the Interregional Highway and "A" Residence zoning south of East 16th Street. Brackenridge Hospital which is unzoned, is located on East 15th Street, west of the Interregional Highway. The staff feels that the applicant should be made aware of the fact that the right-of-way for the Interregional expansion will consume a portion or all of the applicant's property. It is recommended that this request be granted as this is a well-defined and well-developed commercial area.

TESTIMONY

WRITTEN COMMENT

Code

T	Lewis Lett: 902 East 15th Street	FOR
AU	Ralph Keller: 3925 Balcones	FOR
S	James E. Patterson: 1404 Lavaca Street	FOR
?	Bowie, Inc.: P.O. Box 1988	FOR

PERSONS APPEARING AT HEARING

Code

None

SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

C14-68-55 Mace Thurman--contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as this is a well-defined and well-developed commercial area.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Mace Thurman for a change of zoning from "C" Commercial, Second Height and Area to "C-2" Commercial, Second Height and Area for property located at 802-810 East 16th Street and 1601-1609 Interregional Highway (East Avenue) be GRANTED.

C14-68-56 H. H. Watson: A to LR
 35 Chalmers Avenue
 1623 Willow Street

STAFF REPORT: This application covers a small site consisting of 3,472 square feet. The stated purpose of the request is for retail development. The property is surrounded by "A" Residence zoning and development. There is "C-2" and "C" Commercial zoning located on property to the north along East First Street but the property in question does not relate to that area. The streets in the area are adequate, but the staff feels the requested zoning would be an intrusion into a residential area. Because of the size and shape of the site, it would be very difficult to develop and would be inconsistent with the uses established. The staff recommends that the request be denied.

TESTIMONY

WRITTEN COMMENT

Code

?

Mr. Pearson

AGAINST

PERSONS APPEARING AT HEARING

Code

John B. Selman (representing applicant)

SUMMARY OF TESTIMONY

Mr. John Selman, representing the applicant, presented photographs of the area and stated that the subject property is one of the many non-conforming uses in the City of Austin. The site is developed with a small grocery store which is not uncommon for this particular area. The store has been in existence for approximately 25 years, and the applicant needs the requested zoning for the sale of beer and wine to go, in order to compete with an existing Seven-Eleven Store on East First Street and other similar type businesses in the near vicinity. The requested zoning would be beneficial to the applicant's business and would not be detrimental to the surrounding area.

C14-68-56 H. H. Watson--contd.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be referred to the full Commission pending determination of whether or not the use as proposed would be allowed in a non-conforming grocery store.

At the Commission meeting, Mr. Stevens reported that there is an existing grocery store established on the subject property. A grocery store requires "LR" zoning. If the grocery store is non-conforming, any other use permitted in the "LR" district would be permitted including the sale of beer without a zoning change. Mr. Selman, representing the applicant is in the process of establishing, to the Building Inspector's satisfaction, that this is a non-conforming use.

The Commission members felt that the requested zoning would be contrary to the established development and not related to the commercial area established along East First Street. It was then unanimously

VOTED: To recommend that the request of H. H. Watson for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 35 Chalmers Avenue and 1623 Willow Street be DENIED.

C14-68-57 Arnold Bengston: A to LR
6715-6727 U.S. Highway 290

STAFF REPORT: This application covers an undeveloped parcel of land consisting of 33,106 square feet. The stated purpose of the application is for retail development. This area has been before the Commission for consideration before. There was a request for "B" zoning on property to the south last month, at which time, "BB" zoning was granted for the portion of the site having frontage onto Wheless Lane and "B" zoning was granted for the portion of the property having frontage onto Berkman Drive. There is a pending request for "O" Office, Second Height and Area zoning on property to the east along Berkman Drive. To the west, at the end of Wheless Lane, is a "GR" district which is developed with Reagan Square commercial area. The only concern by the staff is the establishment of an "LR" district along a major thoroughfare, for it is felt that "GR" zoning would be more appropriate; however, the application was advertised as a request for "LR" zoning and a heavier classification cannot be granted under this application.

TESTIMONY

WRITTEN COMMENT

Code

C Mrs. George Olander: 6701 U.S. Highway 290

AGAINST

PERSONS APPEARING AT HEARING

Code

John B. Selman (representing applicant)

C14-68-57 Arnold Bengston--contd.

SUMMARY OF TESTIMONY

Mr. John Selman, representing the applicant, stated that Mr. Bengston has made a contract to sell the subject property subject to the requested zoning. U.S. Highway 290 is being widened and it is obvious that this request is logical because of the development taking place. The traffic in this area is tremendous because of the near proximity to Reagan High School which has 2,100 students. It is felt that the requested zoning is appropriate for this area.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as the requested zoning is in keeping with the existing development along U.S. Highway 290.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Arnold Bengston for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 6715-6727 U.S. Highway 290 be GRANTED.

C14-68-58 R. W. Smith: A to BB
 1600 Houston Street
 5500-5602 Jim Hogg Avenue

STAFF REPORT: There are ten parcels of land totaling 115,660 square feet involved in this request. The stated purpose of the application is for an apartment dwelling group. The subject property fronts along Jim Hogg Avenue and one of the lots is located at the intersection of Jim Hogg Avenue and Houston Street. If the lots in question are developed as one site, the requested zoning would permit 57 apartment units. The area is predominantly residential in character and some of the homes are in need of repair. Burnet Road, developed with various commercial facilities is located to the west, and McCallum High School is established on property east of Grover Avenue. The staff feels it is difficult to support the requested zoning in the midst of a residential area of this size without some consideration to the balance of the area. The area may develop into low density apartments in time, but if this does occur, it should start on the periphery of the area where there is a more adequate street situation.

If the requested zoning is granted, right-of-way would be needed for Houston Street and Jim Hogg Avenue. Houston Street with 50 feet of right-of-way should be widened to 60 feet which would require five feet from the subject site. Jim Hogg Avenue, with a present right-of-way of 40 feet should be widened to 60 feet which will require ten feet of right-of-way from the site.

C14-68-58 R. W. Smith--contd.

TESTIMONY

WRITTEN COMMENT

Code

BP	Paul G. Lundgren: 5003 North Fresco Drive	FOR
BM	Silas J. Maxwell: 5609 Jim Hogg Avenue	AGAINST
K	Perry Coghlan: 1600 Houston Street	FOR
CJ	Harvey B. Witcher: 5502 Joe Sayers Avenue	FOR
?	Mrs. Margaret Towngate: 1504 Alegria Road	FOR
AF	R. T. Spaw: 5608 Jim Hogg Avenue	AGAINST
A	Frien E. Gatliff: Route 4 Box 288C	FOR
AJ	Rollie Siler: 5612 Jeff Davis	FOR
CL	Mrs. Rubie C. Horton: 105 Vista Avenue, Round Rock	FOR
CR	Austin National Bank, Trustee: P.O.Box 908	FOR
BV	Richard F. Lannert & William J. Scudder: 5511 Jim Hogg Avenue	FOR
BT	O. R. Heryford: 5515 Jim Hogg Avenue	AGAINST
V	Bill Farmer: 5513 Jeff Davis	AGAINST
AL	Mrs. Will Arnold: 5608 Jeff Davis	FOR
Z	Mr. & Mrs. R. W. Mitchell: 5607 Jeff Davis	FOR
AE	Aaron R. Turner: 5610 Jim Hogg Avenue	FOR
H	Tom P. Kameron: 8336 Hammerly, Houston, Texas	FOR
BY	Nelson Puett: 5425 Burnet Road	FOR
BU	A. J. Kahanek: 5513 Jim Hogg	FOR
W	Ed H. Wagner: 6503 Northeast Drive	FOR
BQ	Ella T. Royce: 5605 Jim Hogg	FOR
B	Alvin C. Clendennen: 5600 Jim Hogg	FOR
G	Mrs. Blanche Hinson: 1105 Kramer Lane	FOR
CN	Gilbert Boatright: 5505 Jim Hogg	FOR
BD	John C. McIntyre: 1609 Houston	FOR
BF	Della Denson: 1605 Houston	FOR
BS	Mr. & Mrs. Lee Turner: 5601 Jim Hogg Avenue	FOR
C	O. B. Stobaugh: 934 East 54th Street	FOR
AV	Albert A. Huber: 5508 Jeff Davis	FOR
AQ	Cecil Lee Briggs: 1809 Alguno Road	FOR
AH	Richard J. Regnier: 5604 Jim Hogg Avenue	FOR
AU	M. B. Hastings: 5512 Jeff Davis	AGAINST

PERSONS APPEARING AT HEARING

Code

	John B. Selman (representing applicant)	
AF	R. T. Spaw: 5608 Jim Hogg	AGAINST
AF	Nellie Spaw Hill: 5608 Jim Hogg	AGAINST
AF	Bessie Spaw: 5608 Jim Hogg	AGAINST
BM	Silas J. Maxwell: 709 Harris Avenue	AGAINST

C14-68-58 R. W. Smith--contd.

SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. John Selman, representing the applicants, stated that the subject zoning application was filed because at the end of Jim Hogg Avenue there is a zoning application for commercial zoning that was filed today which includes approximately four or five acres of land fronting onto North Loop Boulevard extending to Houston Street. If that request is granted, there will be commercial or "LR" zoning fronting onto North Loop Boulevard. It would have been easier if the zoning application had followed that request, but one of the applicants has made a contract to buy several of the lots on Jim Hogg Avenue. The development on this street is mixed. There are two or three very nice homes, several new duplexes and several duplexes that have been moved in. There is probably 40 to 50 percent rental property along this street. There are approximately eight to nine houses on this block that are considerably below standards established in most areas of North Austin. Mr. Selman explained that he advised the applicant the only way he could consider this request would be by a joint effort by the property owners in the area. If the applicant puts a few units on a lot and other units are constructed on the other lots, it will not materially effect the other property in the area. This entire area is changing because of the tremendous growth of Burnet Road. There is considerable amount of vacant property in this area and because of the location, the use of the land as rental property is economically feasible. There is some privacy fencing between the rear of the houses on Jim Hogg Avenue and Jeff Davis Street. Most of the lots under consideration contain approximately 14,000 square feet and under the requested zoning, approximately seven units could be developed on each lot. This will probably not be an immediate development of 50 or 75 units, but it will be a gradual development starting with the lots in the middle. This will blend in with the area and will offer a gradation of zoning between the commercial development that is requested on property to the south and the residential property to the north. It is felt that the proposed development will be the best development that can occur in the area as it will offer a slow and gradual change. The requested zoning is the lowest type of zoning that will easily blend in with the residential property. The proposed development will increase the value of the entire area and will give the people in the area an opportunity to change if they so desire.

Arguments Presented AGAINST:

Four nearby property owners appeared in opposition to this request. They stated that the proposed development would overcrowd the residential area and bring noise and disturbance to the adjacent residential property owners. Jim Hogg Avenue is presently a narrow quiet residential street that cannot handle the traffic that would be created by the proposed development. Many of the homeowners along this street are older people who have invested their life's savings in their home and they cannot afford to move to another area.

C14-68-58 R. W. Smith--contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied for the following reasons:

1. The street system in the area is inadequate to handle the increased traffic.
2. The requested zoning would be an intrusion into a residential area.
3. The requested zoning would have a detrimental effect on the existing residential development.

At the Commission meeting, the staff reported a letter from Mr. John Selman, attorney for the applicant, requesting that this application be postponed until next month when the case of the Austin National Bank for the zoning of the adjacent property at Houston Street will be heard.

The Commission members then

VOTED: To POSTPONE this request until the next regular Planning Commission meeting.

C14-68-59 Morey, Sterzing & Walker, Inc. & Louis Buck: BB, 1st to B, 2nd
808-812 West 29th Street

STAFF REPORT: This application covers three lots totaling 17,550 square feet of land having 135 feet of frontage along West 29th Street. The stated purpose of the request is for apartment development. If zoned as requested, 22 apartment units would be permitted. The subject property is served by West 29th Street which is too narrow to serve an increased density. It is felt that West 29th Street with only 50 feet of right-of-way, could be overburdened if "B" Residence, Second Height and Area was extended westerly towards Lamar Boulevard. The Master Plan calls for 29th Street to be a major arterial street with 80 feet of right-of-way. All of the right-of-way for the street is to come from the south side of the street, the bulk of which is zoned Residential "A". The staff recommends that the property be zoned "BB" Residence, Second Height and Area which would allow a density in the area of 1,500 square feet per unit under the existing Ordinance. The staff feels that in time, with an improved street pattern, the area will support a "B" Residence, Second Height and Area district; however, until the streets are made adequate, the staff recommends that the request be denied.

TESTIMONY

WRITTEN COMMENT

Code

M	Elizabeth Bauknight: 1305 Alta Vista
AX	Ben A. Whitley: 6275 Mercedes
BE	Bard A. Logan: 4519 Rimrock

FOR
FOR
FOR

C14-68-59 Morey, Sterzing, & Walker, Inc. & Louis Buck--contd.

PERSONS APPEARING AT HEARING

Code

 John B. Selman (representing applicant)
L Preston Hutchinson: 3316 Perry Lane

NO OPINION

SUMMARY OF TESTIMONY

Mr. John Selman, representing the applicants, stated that this area is adjacent to the University of Texas. There is a grocery store, cleaners and drive-in grocery in close proximity. Mr. Selman stated that he cannot understand how the staff can say that the proposed development will overburden the street when there is existing commercial development from West Avenue to the University. It is difficult to understand the staff recommendation because the right-of-way needed does not effect the subject property. If enough development is allowed, the street will have to be widened. It is unfair to the applicants to say that they cannot use their property in the manner other property is being used in this area when the right-of-way needed for the street does not effect their site. There are two alleys serving the site and the applicants are going to spend approximately \$4,000 for widening. They will have sufficient parking on the site to build the proposed 21 units. The proposed development will provide housing for students from areas which are being acquired by the University for expansion. The applicants are willing to place a restrictive covenant on the property to limit the development to 21 units.

Mr. Phil Sterzing, one of the applicants, stated that he is familiar with planning in the City of Austin. As far back as 1929, it has been recommended that 29th Street be widened and everyone knew that eventually the street would be widened. It is wrong to penalize a particular piece of property that is ready for development according to all other characteristics except the traffic flow which in this area is to a great extent a through flow of traffic that has nothing to do with the residents along this street.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied because of the inadequate street system; however, they stated they would look with favor on the requested zoning if the streets are made adequate.

At the Commission meeting, Mr. Stevens stated that the staff reported to the Zoning Committee that 29th Street with only 50 feet of right-of-way is inadequate; however, the applicants cannot solve the street problem inasmuch as the widening is to come from the other side of the street.

C14-68-59 Morey, Sterzing & Walker, Inc. & Louis Buck--contd.

The following letter has been received from Mr. John Selman, attorney for the applicant:

"As attorneys for Morey, Sterzing and Walker, Inc. and Louis E. Buck in the above referenced zoning case, we hereby agree to pay for our proportionate share of the paving of 29th Street and will so sign a petition or a letter to the Director of Public Works and will so pay our share of the paving cost when requested."

Mr. Riley stated that he is not opposed to the requested zoning but feels that because of the street situation, the request should be denied and sent to the City Council with a strong recommendation that they do something about getting the street widened.

Mr. Dunnam stated that in his opinion the street situation is beyond the control of the property owners who have done everything they can. It would not be inconsistent for the Commission to recommend the granting of this request as the right-of-way needed for the street does not affect the applicants' property. An inequity results for the property owner in that there is commercial development to the east and west. Mr. Jackson stated that approximately one year ago, the Commission approved "GR" zoning on 29th and the alley east of San Gabriel. There is not very much difference in that request and the zoning requested on the subject property as there is commercial zoning in this area. The requested apartment zoning is much more desirable along the interior street.

Mr. Riley explained that zoning and safety of people are tied in with street widening. The street is inadequate and the request should not be approved until the street is adequate.

Dr. Hazard stated that 29th Street is a major east-west arterial street which carries a great deal of traffic. If the requested zoning is granted, development will start before the street can handle the increased traffic. After further discussion, the Commission

VOTED: To recommend that the request of Morey, Sterzing and Walker, Inc. and Louis Buck for a change of zoning from "BB" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 808-812 West 29th Street be DENIED.

AYE: Mrs. Naughton and Messrs. Riley, Smith and Hazard

NAY: Messrs. Dunnam and Jackson

ABSENT: Messrs. Brown and Bluestein

The Commission members unanimously recommended that the City Council determine what can be done to improve West 29th Street.

C14-68-61 Pringle Real Estate, Inc.: Int. A, Int. 1st to B, 1st
8620-8626 and 8617-8627 Fireside Drive

STAFF REPORT: This application involves seven lots totaling 2.06 acres of land which is undeveloped. The stated purpose of the request is for quadriplex housing. The applicant requested "BB" zoning last month on property to the southeast, between Fireside Drive and Putnam Drive. The staff recommended in favor of the request provided the applicant filed a zoning request on the subject property in order to provide consistent use and development within this subdivision. The request was granted. This application is Phase 2 of the proposed development. The application on the adjoining property was made for "BB" zoning which the staff was in favor of; however, this request is for "B" zoning which would be too intensive for the development in the area. The staff feels that the "BB" district should be continued in order to provide a consistent pattern. To the west there is a baseball field, recreation area, and a junior high school. "D" Industrial development is proposed by the Master Plan for the property located to the north.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

None

SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as it is too intensive for the area; however, they stated they would look with favor on granting "BB" Residence, First Height and Area zoning as this would be consistent with the recently established pattern.

The staff reported a letter from Mr. Oscar Holmes, representing the applicant, requesting that this application be amended to "BB" Residence, First Height and Area.

The Commission accepted the request to amend the application and concurred with the Committee recommendation that "BB" First Height and Area zoning would be consistent with the recently established pattern. It was then unanimously

VOTED: To recommend that the request of Pringle Real Estate, Inc. for a change of zoning from Interim "A" Residence, Interim First Height and Area to "BB" Residence, First Height and Area (as amended) for property located at 8620-8626 and 8617-8627 Fireside Drive be GRANTED.

C14-68-62 Jack Andrewartha: GR to B
Rear of 2212-2300 Barton Skyway

STAFF REPORT: The property under consideration contains 2.99 acres of land which is presently undeveloped. The stated purpose of the request is for quadriplex apartment development. This request is for a roll back in zoning from "GR" to "B" Residence, First Height and Area district. If zoned as requested, 86 apartment hotel units could be established on the site; however, if developed as proposed with quadriplexes, 40 units would be permitted. The subject property is part of Barton Hills Subdivision, Section 3, which is a final plat that was disapproved subject to the necessary zoning change, fiscal arrangements, and completion of departmental reports. The area is one of a mixed zoning pattern consisting of "A", "B", "C" and "GR" districts. Barton Skyway is developed with single-family homes and duplex development whereas South Lamar Boulevard is developed with various commercial uses. The staff recommends that the requested zoning be granted.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

None

SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as the requested zoning is appropriate for the area and is consistent with the proposed plan of development.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Jack Andrewartha for a change of zoning from "GR" General Retail, First Height and Area to "B" Residence, First Height and Area for property located at the rear of 2212-2300 Barton Skyway be GRANTED.

C14-68-63 Dr. Lee Scarbrough, et al: A to O
3407-3411 West Avenue

STAFF REPORT: This application covers 17,732 square feet of land which is developed with a single-family structure. The stated purpose of the request is for the extension and expansion of a doctors office located on adjoining property at the intersection of West 34th Street and West Avenue. Property

C14-68-63 Dr. Lee Scarbrough, et al--contd.

along West 34th Street is predominantly zoned "O" Office and "C" Commercial and is developed with a beauty shop, doctors clinic, and a photographic studio. The staff recommends in favor of the requested zoning inasmuch as it is to be used in conjunction with "O" Office property adjoining to the south. It should be pointed out that the Camp Mabry Expressway, as designated in the Master Plan, is proposed through this area and as now planned will cut through the site. Construction of the expressway is not scheduled and the staff does not know when the expressway will be developed. It is recommended that the request be granted.

TESTIMONY

WRITTEN COMMENT

Code

AQ	Trigg Twichell: 1317 Ardenwood	FOR
AB	Mary Stone Harper: 3415 West Avenue	FOR
J	Curtis W. Goodwin: 717 West 35th Street	AGAINST
H	Mrs. Robert Farmer: 716 West 35th Street	AGAINST

PERSONS APPEARING AT HEARING

Code

Jack Goodman (representing applicant)

SUMMARY OF TESTIMONY

Mr. Jack Goodman, representing the applicant, stated that he is cognizant of the fact that the expressway will someday be developed in this area and the applicant is prepared to vacate the property at such time. The owner of the site desires to expand the doctors clinic onto the subject property. There is an existing house on the site and the present plans include the conversion and rehabilitation of that building. The property is surrounded by mixed zoning consisting of "A", "O" and "BB" districts. It is felt that the requested zoning will allow a logical expansion and development of the site. West Avenue and West 34th Streets are both adequate.

One nearby property owner appeared in favor of this request and stated that this entire area is a rental area and the requested zoning would be beneficial.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and noted that West Avenue, with 60 feet of right-of-way is adequate and that West 34th Street is developed commercially. They felt that the request should be granted as a logical extension of existing zoning and development pattern in the area.

C14-68-63 Dr. Lee Scarbrough, et al--contd.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Dr. Lee Scarbrough, et al for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 3407-3411 West Avenue be GRANTED.

C14-68-64 B. T. Webb, et al: A & GR, 1st to B, 1st (Tr.1) & GR, 2nd (Tr.2)
 Tract 1: 1601-1603 Kinney Avenue
 Tract 2: Rear of 1430-1530 South Lamar Boulevard

STAFF REPORT: This application, covering two tracts of undeveloped land, contains 229,289 square feet. The stated purpose of the application is for apartment development. The request on Tract 2 is for a change of zoning from "GR" General Retail, First Height and Area to "GR" General Retail, Second Height and Area. When the zoning of the existing "GR" district was established, the portion of the property effected by the Collier Street extension was omitted and is presently zoned "A" Residence, First Height and Area. The same owner has the property between the "GR" district and South Lamar Boulevard which is presently zoned "C" Commercial, Second Height and Area. The staff feels that the requested zoning is a logical change for the property; however, there are street needs to be considered. South Lamar Boulevard, as designated in the Master Plan, is a major arterial street with a proposed right-of-way of 100 feet. Ten feet is needed to bring the street to planned standards. The triangular shaped portion of the property under consideration is needed for the extension of Collier Street. That portion of Collier Street from the subject property out to South Lamar Boulevard was purchased by the City from Mr. Don Howard when the adjoining property was recently zoned "C" Commercial. Collier Street is proposed as a 70 foot major arterial street. The tract adjoining Tract 1, having frontage onto Kinney Avenue, is City owned property which is developed with a fire station. With resolution of the street problems, the staff would recommend granting of the change which would permit 248 units to be developed on Tract 2 and 28 units on Tract 1. There were two attempts to utilize Tract 2 by special permit within the last two years. The special permit is still pending for apartment purposes. When the special permit on Tract 2 was before the Commission, Mr. Casey, the developer and not the owner, offered the right-of-way needed for South Lamar Boulevard and the Collier Street extension.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

None

C14-68-64 B. T. Webb, et al--contd.

SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that the requested "B" Residence, First Height and Area for Tract 1 should be granted as a logical extension of existing zoning but that the requested "GR" General Retail, Second Height and Area zoning as requested on Tract 2 be denied because of inadequate access.

At the Commission meeting, the staff reported a letter from Mr. B. T. Webb, stating that he is in agreement with the Committee's recommendation.

The Commission concurred with the Committee recommendation and unanimously

VOTED: To recommend that the request of B. T. Webb, et al for a change of zoning from "A" Residence, First Height and Area and "GR" General Retail, First Height and Area to "B" Residence, First Height and Area (Tract 1) located at 1601-1603 Kinney Avenue be GRANTED but that "GR" General Retail, Second Height and Area (Tract 2) located at the rear of 1430-1530 South Lamar Boulevard be DENIED.

C14-68-65 J. Douglas Harrell and Thomas H. Barnett: Int. A, Int. 1st to C, 1st
8413-8417 U. S. Highway 183
8406 Beech Drive

STAFF REPORT: This is a large through lot containing 19,602 square feet. The zoning is requested for a commercial building and apartment development. This is an area in which the Commission has considered a number of cases during the past four months. There was a request for "B" Residence, Second Height and Area zoning on property to the north, at which time the Commission recommended denial, but the City Council granted "B" Residence, First Height and Area. Also to the north, there was a recent request for "B" Residence, First Height and Area zoning on property which was granted. In February there was a request for "B" Residence, First Height and Area zoning on property to the south at the intersection of Beech Drive and Clearfield Drive which was granted, but the Ordinance is pending right-of-way provisions. Beech Drive with a present right-of-way of 50 feet is inadequate to serve the proposed density. Five feet of right-of-way will be needed from the subject property for future widening. Right-of-way has been obtained with the previous zoning requests along Beech Drive. The staff feels that "C" Commercial zoning as requested would be logical zoning for the front 175 feet of the site, fronting onto U. S. Highway 183, as this would give adequate depth for a commercial building; however, it is felt that the remaining 125 feet, fronting onto Beech Drive, should be zoned "B" Residence, First Height and Area instead of "C" Commercial. It is felt that the "C" Commercial would be an intrusion into a recently established and developed "B" Residence district. It is recommended that the request be denied until Beech Drive is made adequate.

C14-68-65 J. Douglas Harrell and Thomas H. Barnett--contd.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

None

SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that the zoning as requested should be denied as an intrusion into a recently established apartment district which is served by an inadequate street; however, they stated they would look with favor on granting "B" Residence, First Height and Area zoning for the northern 125 feet, fronting onto Beech Drive, and "C" Commercial, First Height and Area for the south 175 feet, fronting onto U.S. Highway 183, at such time as Beech Drive is made adequate, as a logical extension of development along Beech Drive and U.S. Highway 183.

At the Commission meeting, the staff reported a letter from B. T. Webb, representing the applicant, stating that the recommended zoning change for the subject property is acceptable to the applicant. There is not a written offer of right-of-way at this time.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of J. Douglas Harrell and Thomas H. Barnett for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area for property located at 8413-8415 U.S. Highway 183 and 8406 Beech Drive be DENIED.

C14-68-67 Arthur W. Cain: BB to B
 300 East 35th Street
 3501-3505 Grooms Street

STAFF REPORT: This site contains 8,250 square feet of land which is undeveloped. The stated purpose of the request is for apartment development. This area is predominantly a single-family residential and rental area. This is also the area which the Commission studied in 1966 and recommended that "B" Residence, First Height and Area zoning be established provided the streets were made adequate. "B" First Height and Area zoning was recently granted on property to the north between Grooms and Griffith Streets.

C14-68-67 Arthur W. Cain--contd.

A request for "BB" First Height and Area zoning was made on the subject property in 1967, at which time the Commission felt the requested zoning was appropriate as it was in conformance with the overall development in the area. The applicant now feels that a "B" district would be the appropriate zoning for his development. Grooms Street has 60 feet of right-of-way which is adequate; however, East 35th Street has only 55 feet of right-of-way and the staff will have to check to see if additional right-of-way is needed from the site.

TESTIMONY

WRITTEN COMMENT

Code

T	Mrs. Bettie Leigh Deen: 307 East 35th Street	AGAINST
Z	Mrs. Velma O. Marton: 308 East 34th Street	FOR
B	Truman H. Montandon: 2412 N. Interregional Highway	FOR
AX	Mr. & Mrs. Allison C. Kistler: 1816 Richwood	FOR
E	Mrs. Daisy Carrington: 2401 Bowman	FOR
AD	Richard F. Lannert & William J. Scudder: 5124 Burnet Road	AGAINST

PERSONS APPEARING AT HEARING

Code

None

SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be referred to the full Commission pending determination of the right-of-way for East 35th Street.

At the Commission meeting, the staff reported that the right-of-way needed for East 35th Street as determined by the Director of Public Works is five feet. A letter has been received from the applicant offering to dedicate the two and a half feet which is his share of the widening needed for the street.

In view of the applicant's offer to dedicate the necessary right-of-way for the widening of East 35th Street, the Commission felt that this request should be granted as it conforms to previous recommendations by the Commission in this area as a result of an area study. It was then unanimously

VOTED: To recommend that the request of Arthur W. Cain for a change of zoning from "BB" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 300 East 35th Street and 3501-3505 Grooms Street be GRANTED.

A Leon Whitney (applicant)
G Manuel G. Vega: 2404 Ventura Drive AGAINST

C14-68-68 Leon A. Whitney--contd.

SUMMARY OF TESTIMONY

Arguments Presented FOR:

The applicant was present on behalf of this request and stated that he and Mr. Schmidt have agreed to trade property as indicated by the staff. Mr. Schmidt will have the portion of the property to the west, adjacent to the existing "GR" and the balance of the triangular piece of property will be included in the proposed development of the subject property.

"A" Residence, First Height and Area zoning has been requested for Tract 1 as this tract will be developed with duplexes and will serve as a buffer. "B" Residence, First Height and Area has been requested for Tract 2 and "LR" Local Retail, First Height and Area for Tract 3. There is a slight difference in the proposed right-of-way of Pleasant Valley Road as the City has revised the plans so that the road will come into Burleson Road and intersect Mission Hill Drive. This will mean that the proposed development on Tract 3 will be located at a major intersection.

Arguments Presented AGAINST:

One nearby property owner appeared at the hearing and stated that he is concerned with Tract 1 which is on the north side of Ventura Drive as this tract abuts the existing residential property. There is concern about the type of dwellings that will be developed.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that the requested "A" Residence, First Height and Area (Tract 1) and "B" Residence, First Height and Area (Tract 2) should be granted as a logical extension of existing zoning; however, the Committee felt that the requested "LR" Local Retail, First Height and Area zoning (Tract 3) should be denied, and that "B" Residence, First Height and Area zoning should be granted for Tracts A and B which are included as additional area.

At the Commission meeting, Mr. Jackson advised the members that there is a service station existing on Tract B, included as part of the additional area, and the owner of that tract does not want zoning and she did not want to be annexed to the City. The Commission should not recommend "B" Residence zoning on the property when there is an existing use that was operating before the property was annexed. If the property is zoned, it should be zoned "LR" Local Retail or "GR" General Retail so that the owner can get a building permit for further improvements if needed. The Commission members agreed that Tract B should be zoned "GR" General Retail, First Height and Area.

C14-68-68 Leon A. Whitney--contd.

After further discussion, the Commission unanimously

VOTED: To recommend that the request of Leon A. Whitney for a change of zoning from Interim "A" Residence, Interim First Height and Area to "A" Residence, First Height and Area (Tract 1) and "B" Residence, First Height and Area (Tract 2) be GRANTED and the requested "LR" Local Retail, First Height and Area (Tract 3) be DENIED but that "B" Residence, First Height and Area be GRANTED for Tract 3 and Tract A and that "GR" General Retail, First Height and Area be GRANTED for Tract B of the additional area for property located at (Tract 1) 2406-2407 Ventura Drive, (Tract 2) 2508-2512 East Ben White Boulevard and 3504-3508 Burleson Road (Tract 3) 3600-3604 Burleson Road and the additional area located at (Tract A) 2414-2506 East Ben White Boulevard and (Tract B) 2514-2528 East Ben White Boulevard and 3606-3620 Burleson Road.

C14-68-69 Austex LTd.: BB, 1st to B, 2nd
 5801-5805 Belmoor Drive
 2000-2010 Cheshire Drive
 5800-5806 Wellington Drive
 2001-2007 Dexmoor Drive

STAFF REPORT: The staff reported a request to withdraw this application.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee ACCEPTED the withdrawal of this request.

C14-68-70 Austin Northwest Development Company: Int. A, Int. 1st to GR & O
 2952-3028 Anderson Lane 1st (as amended)
 3103-3131 Steck Avenue

STAFF REPORT: This application covers a large undeveloped tract of land containing 23.02 acres. The stated purpose of the request is for general retail development. However, the area is designated as "D" Industrial in the Master Plan and this is the only type application the staff felt that could be accepted as it does conform to the designation. The subject property is located in the area of the proposed grade separation for Mo-Pac Boulevard and Anderson Lane. There is also a problem with the continuation of Shoal Creek Boulevard (Grist Boulevard) through the site. The original plan proposed that Grist Boulevard serve as a link between Shoal Creek Boulevard which exists north of Steck Avenue and south of Anderson Lane. With the problems of grade separation and the type of intersection that would be created, the staff feels that there should be consideration for realigning Grist Boulevard toward the eastern boundary of the subject property and away from the intersection, and gradually angling it back to where it would meet the existing Shoal Creek Boulevard north of Steck Avenue. The request complies with the Development Plan and the change is recommended; however, it would be preferable if the street alignment could be worked out with or in advance of the use on the site.

C14-68-70 Austin Northwest Development Company--contd.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

James Crozier (representing applicants)

SUMMARY OF TESTIMONY

Mr. Jim Crozier, representing the applicant, stated that the staff's information concerning Grist Boulevard and the Mo-Pac Boulevard interchange is new to him; however, it should be pointed out that the request is in complete agreement in that the property lines will line up with Shoal Creek Boulevard on the south. The intersection of Shoal Creek will extend across and the property line will be right with the east boundary of Shoal Creek Boulevard to where Grist Boulevard would line up. Shoal Creek Boulevard at the north end was lined up so that it could be run straight through the subject property. As far as the intersection is concerned, if this does materialize, the subject property will have to be short formed before it can be used as it contains 23 acres and the Commission will still have complete control over the development. It is felt that the property should be used for "GR" and "O" Office development. The proposed usage is not for anything other than general retail.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be referred to the full Commission.

At the Commission meeting, Mr. Stevens reported that the Committee referred this request to the full Commission because this area is designated in the Master Plan as industrial property and it was felt that this should be reviewed with the Director of Planning.

Mr. Osborne, Director of Planning, stated that as a general zoning change in this area he would recommend "DL" Light Industrial rather than "D" Industrial. There is the issue of the creek or drainage ditch at the southern end at Anderson Lane which is approximately 80 feet wide and at the northern end the creek is approximately 60 feet wide. The property line extends to the east side of the drainage ditch which is adjacent to the western boundary of a residential area. It is felt that the drainage ditch itself should be protected and form a partial buffer which should in effect be left as an "A" Residence district. The second problem involves adequate screening from the proposed development. In this particular case, the problem is visual

C14-68-70 Austin Northwest Development Company--contd.

as the land is flat with the drainage ditch through it. The designation of this area as industrial was principally caused by the original development and presence of the Steck plant which owns a substantial amount of the area on the west side of Grist Boulevard which is intended for industrial use. This was a fact that had to be recognized. Subsequently, there has been some modification in the Master Plan in the form of a change from residential to industrial on property north of Steck Avenue. It is felt that this is a valid area for restricted or conditional industrial development. The problem is how to decide what those conditions should be. The only two conditions available at this point is to keep the drainage ditch in its "A" Residence classification and second, a provision for visual screening. Technically under the "DL" classification this is required.

Mr. Crozier asked if apartments or office development would be allowed under the "DL" district. Mr. Osborne explained that the way the Ordinance was written, "DL" does prohibit residential use.

Mr. Crozier asked if a change in the Master Plan would be necessary if the property is developed with apartments in the future.

Mr. Dunnam stated that in his opinion, in view of the recent zoning changes granted in this area, that perhaps it would be appropriate to keep the property on the north side of Anderson Lane to a point in line with existing "GR" property on the east in the category of "GR" as this would permit apartments or office use and would serve as a buffer.

Mr. Crozier stated that he would like to have the southern 635 feet of the tract zoned "GR" and the northern portion zoned "O" Office, but it was his understanding that would not conform to the Master Plan.

Mr. Osborne stated that from the standpoint of the property being used for a commercial use rather than an industrial use there would be no conflict; however, technically, the property could not be developed residentially without a change in the Master Plan. There is nothing to prohibit the Planning Commission from recommending "GR" on the southern portion and "O" Office on the northern portion which would allow the development of the property for any office use. Mr. Crozier stated that when the change in the Master Plan on the property to the north came up, it was thought that this was a fine area for residential development and the Plan was changed to that classification. Following that, industrial development came into the area and it was found that because of the planned Mo-Pac Boulevard there was only one railroad team track in this vicinity and so the property was changed back to industrial. It is anticipated that apartments, office and some industrial type development may occur if this is agreeable. Mr. Crozier requested that this application be amended to request "GR" General Retail, First Height and Area zoning on the southern portion of the property and "O" Office, First Height and Area on the remaining portion of the tract.

C14-68-70 Austin Northwest Development Company--contd.

Mr. Osborne advised the Commission that there is a problem with the proposed Grist Boulevard and the intersection of Anderson Lane. The crossover was changed and whether or not there can be a direct tie in with Shoal Creek Boulevard is questionable as it will depend on where the overpass starts. Mr. Crozier stated that he recognizes that this will be a problem.

The Commission members agreed to accept the amended application and to recommend that the request as amended be granted as the appropriate zoning for the area. It was then unanimously

VOTED: To recommend that the request of Austin Northwest Development Company for a change of zoning from Interim "A" Residence, Interim First Height and Area to "GR" General Retail for the south 635 feet of the site located at 2952-3028 Anderson Lane and "O" Office, First Height and Area for the north 1352 feet located at 3103-3131 Steck Avenue (as amended) be GRANTED.

C14-68-71 Wayne T. Dayton: Int. A, Int. 1st to B, 1st
1404 Clearfield Drive

STAFF REPORT: This application covers 7,500 square feet of land which is presently undeveloped. The stated purpose of the request is for multi-family apartment development. This area has been before the Commission a number of times in the recent past for "B" Residence zoning which has been granted. The only objection by the staff, in view of the zoning pattern recently established, is the right-of-way for Clearfield Drive. Clearfield Drive, with a present right-of-way of 50 feet should be widened to 60 feet which will require 5 feet from the subject property.

TESTIMONY

WRITTEN COMMENT
Code

None

PERSONS APPEARING AT HEARING
Code

Richard Baker (representing the applicant)

SUMMARY OF TESTIMONY

Mr. Richard Baker, representing the applicant, stated that the Commission and the Council has recently granted "B" Residence zoning on property in this area. The Ordinance has not been passed in all instances because of right-of-way. The effect of the recent zoning changes is that all of the area east of Beech Drive, with the exception of three lots, has been changed to the requested classification. The applicant is willing to make satisfactory arrangements for the 5 feet of right-of-way needed for Clearfield Drive.

No one appeared in opposition to the request.

C14-68-71 Wayne T. Dayton--contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied because of the inadequate right-of-way of Clearfield Drive; however, they stated they would look with favor on the requested zoning, provided the street is made adequate, as a logical extension of recently established zoning.

At the Commission meeting, the staff reported a letter offering to dedicate five feet of right-of-way for the widening of Clearfield Drive.

In view of the offer to dedicate right-of-way, the Commission unanimously

VOTED: To recommend that the request of Wayne T. Dayton for a change of zoning from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area for property located at 1404 Clearfield Drive be GRANTED.

C14-68-72 Settlement Club's Home of Austin: A, 1st & C, 2nd to C, 2nd
3701-3709 Guadalupe Street
 500-516 West 37th Street

STAFF REPORT: This application is for a change of zoning from "C" Commercial, Second Height and Area and "A" Residence, First Height and Area to "C" Commercial, Second Height and Area for the entire tract of land which consists of 6 lots covering an area of 37,800 square feet. The stated purpose of the request is for apartment use. This is an older area and the Commission in 1966, after an area study, recommended "B" Residence, First Height and Area zoning for the area provided the streets were adequate. With past cases, the recommendation has been upheld in accordance with the area study. In the later part of 1967, there was a request for "B" Residence, Second Height and Area zoning on property to the south. When the request was before the Commission, the applicant amended the request to "B" Residence, First Height and Area which was granted, although the Ordinance is pending right-of-way for 35th Street. A request for "B" Residence, First Height and Area zoning on property to the south, on West 34th Street was before the Zoning Committee last night at which time the Committee did recommend that the request be granted as the streets were adequate and it was in accordance with the area study. This area is predominantly a single-family residential area.

West 37th Street has 40 feet of right-of-way and should be widened to 60 feet if apartment development is permitted on the site. Even though the request is for "C" Commercial, Second Height and Area zoning, the proposed use is for apartment development. At the moment, the commercial development extends back to approximately the middle of Lot 23 or the third lot from Guadalupe Street. If the front portion is to be used for commercial facilities, then the staff could recommend that the request be granted on the first four lots to provide a better depth for commercial development; however, if the property is to be used for apartment development, it is felt that "B" Residence, First Height and Area should be granted on the property

C14-68-72 Settlement Club's Homes of Austin--contd.

not now zoned commercially as recommended by the Commission in 1966. It is also felt that the right-of-way for 37th Street should be made adequate which will require 10 feet from the subject site. If the requested zoning is granted, approximately 75 units would be permitted on the site. Should the first three lots be zoned "C" Commercial, Second Height and Area approximately 37 units would be permitted and approximately 13 apartment hotel units would be permitted on the remaining 3 lots of the site, making a total of 50 units. The staff recommends that the zoning on the first three lots be "C" Commercial, Second Height and Area and that the zoning on the remaining three lots be "B" Residence, First Height and Area.

TESTIMONY

WRITTEN COMMENT

Code

AV	Bert D. Burnes: 209 East 34th Street	AGAINST
H	Fannie M. Holder: 505 West 37th Street	AGAINST
BC	Mrs. Ruth Crane: 411 West 37th Street	AGAINST
BG	David A. Carlson: 315 West 37th Street	AGAINST
AW	Ray Pine: 209 East 34th Street	AGAINST

PERSONS APPEARING AT HEARING

Code

AV	Bert D. Burnes: 209 East 34th Street	AGAINST
AW	Ray Pine: 209 East 34th Street	AGAINST
BC	Mrs. Ruth Crane: 411 West 37th Street	AGAINST
BE	Mrs. W. F. Michael: 405 West 37th Street	AGAINST
BF	Paul J. Schmidt: 403 West 37th Street	AGAINST
	C. C. Cook (representing applicant)	
	M. B. Braswell (representing applicant)	

SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. C. C. Cook, representing the applicants, stated that if the staff recommendation is followed, it will make a differential of 12 to 20 units if apartments are developed. The location of this property with respect to the need for apartments should be pointed out. The property is in close proximity to the Austin State Hospital and will be close to the new Medical Park Tower and Seton Hospital as well as the University of Texas. With regard to the right-of-way of 37th Street, the street virtually dead-ends to the east and there is no reason why it should be widened to 60 feet. The owners of the property have indicated a desire to give their portion of the right-of-way but it was their understanding that the street would be only 50 feet wide. The application is for apartment development; however, it is possible that a portion of the property will be used for commercial facilities. The site lends itself to apartment development and the requested zoning is reasonable and justified.

C14-68-72 Settlement Club's Home of Austin--contd.

Mr. Marvin Braswell was also present to represent the applicants and stated that the purpose of the requested zoning is solely for apartment use. There is now a little less than 150 feet on the front which is zoned "C" Commercial, Second Height and Area which can be used for business purposes. Mr. Braswell stated that as a commercial real estate man, he feels that the highest and best use for this property is apartments and the ladies of the Settlement Club will give a letter stating that they will deed restrict this land to commercial use on only the front 150 feet. It is felt that the 50 feet of right-of-way for 37th Street, access from Guadalupe Street and an open alley, will not necessarily load traffic onto 37th Street. The applicants have requested an extension of existing zoning so that they can have more units and realize as much as they can from the property to apply it to the building they are building elsewhere.

Arguments Presented AGAINST:

Several nearby property owners appeared in opposition to this request and stated that 37th Street is a residential street that cannot handle the traffic that would be generated from commercial development. The requested zoning would be an intrusion into a residential area and set a precedent.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a well-defined residential area which is served by an inadequate street; however, the Committee stated they would look with favor on granting "C" Commercial, Second Height and Area zoning on the westerly 150 feet of the site and "B" Residence, First Height and Area on the easterly 150 feet of the site, provided the street is made adequate.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of the Settlement Club's Home of Austin for a change of zoning from "A" Residence, First Height and Area and "C" Commercial, Second Height and Area to "C" Commercial, Second Height and Area for property located at 500-516 West 37th Street and 3701-3809 Guadalupe Street be DENIED.

ABSTAINED: Mr. Riley

SPECIAL PERMITS

CPI4-68-4 Harold L. Knop: 111 unit apartment dwelling group
2212-2214 San Gabriel Street
1015 West 23rd Street
2211-2223 Leon Street

STAFF REPORT: This application has been filed as required under Section 5 and according to the procedures as specified in Section 10-A of the Zoning Ordinance of the City of Austin, Texas. The property is zoned "B" Residence, Second Height and Area and is presently developed with a dormitory and apartments. Proposed on the site is an addition to and remodeling of existing development into 111 apartment units, 161 off-street parking spaces, laundry, and storage facilities. The proposal is to convert the existing 48 unit dormitory, located near San Gabriel into a 24 unit apartment house by connecting it to a new structure and another existing structure having frontage onto Leon Street. There will be 14 apartments in the new structure.

Building "A", located near San Gabriel, is an existing two story dormitory which will be created into 24 units. Building "B", a proposed new structure, will connect Building "A" to Building "C" which is existing, making one structure. Building "D" the center structure is existing and contains 40 units. Building "E", at the corner of Leon and West 23rd Streets, is an existing 5 unit apartment. The proposed parking is the exact amount that is required by the Ordinance for the development. At the present time there is a swimming pool existing on the site but the plans are to remove the pool so that the area can be utilized for the required parking. Head-in parking is proposed on West 23rd, Leon, and San Gabriel Streets. West 23rd Street has a right-of-way width of only 30 feet and Leon Street has 60 feet of right-of-way in front of the corner building, but the balance of the street in front of the property has only 50 feet of right-of-way. The site plan has been circulated to the various City Departments and the comments received are as follows:

Tax Assessor
Office Engineer
Fire Prevention
Building Inspector

- Taxes are paid through 1967.
- Same as director of Public Works.
- O.K.
- Suggest this proposed area be subdivided into one tract of ground. Head-in parking in front of Building "C" is only twenty feet in depth. However, since this is an existing structure I see no way to improve on this twenty foot parking. Applicant specifies quite a number of existing efficiency apartment units. Acceptance of these units as efficiency apartments will be determined by requiring a floor plan and lay-out of the units to determine compliance with the

CPI4-68-4 Harold L. Knop--contd

Storm Sewer
Electric
Traffic Engineer

Health

Fire Protection
Advanced Planning

Director of Public Works

definition of an efficiency-apartment. This includes no approvals from the building code standpoint.

- Layout complies with requirements.
 - O.K.
 - Do not approve head-in parking spaces along San Gabriel, Leon Street and 23rd Street. Spaces affected 1-12, 40-46, 98-102, and 157-161.
 - Approved: Sanitary sewer line available.
 - Turn radius to be inserted.
 - Recommend against adding any additional head-in parking. West 23rd Street does not have adequate right-of-way as it is only 30 feet in width. Streets serving multi-family development should have a minimum right-of-way of 60 feet. No open space other than parking is provided.
 - Parking spaces 13 to 18 are not satisfactory as maneuvering area is not adequate.
 - Driveway locations as shown meet with our approval, however, we will need requests and approved plans before construction begins on them.
- In the case of "head-in" parking on San Gabriel Street, Leon Street, and 23rd Street, we would recommend against it due to the 30 foot streets and increase in traffic in the U.T. area. The last "head-in" parking in this general area was approved in 1963.

The staff is concerned with the need for 10 feet of right-of-way for Leon Street. The needed right-of-way will eliminate several of the proposed head-in parking spaces which will leave the development short of the required spaces. It is felt that the density proposed and the amount of parking is the maximum which could be put on the site. With the recommendations of the Traffic and Public Works Department contrary to head-in parking, it is recommended that this site plan be disapproved and revised, or that it be referred to the full Commission pending departmental comments which are still lacking.

CP14-68-4 Harold L. Knop--contd.

TESTIMONY

WRITTEN COMMENT

Code

BY Mrs. O. B. Douglas: 1101 West 22nd Street AGAINST

PERSONS APPEARING AT HEARING

Code

A Bill Coleman: (representing applicant)
? Josephine W. Schmied: 1013 West 23rd Street NO OPINION

SUMMARY OF TESTIMONY

Mr. Bill Coleman was present on behalf of this request and stated that they propose to remove one of the structures which is an old dormitory. The plans are to actually lower the density and develop the property in conformance with City requirements. The attempt is being made to clean up a group of apartment projects that were built sometime ago. Everything possible has been done so that the parking will comply with the Ordinance. There will be a through traffic pattern for the site which does not presently exist. The applicant would like to have the required number of parking spaces reduced so that the swimming pool would not have to be removed and more open space could be provided. Mr. Coleman stated that the subject site is within walking distance of the University of Texas, and it is felt that there should be a waiver on the parking requirements. An application for a variance can be made to the Board of Adjustment.

Mr. Riley stated that he is not opposed to the proposed density in this area but he is opposed to the fact that all of the open space area will be covered with asphalt for a parking area. There is not sufficient usable open space and a reduction in the density and parking requirements should be considered.

Arguments Presented AGAINST:

One nearby property owner appeared and stated that when the apartments in the rear were built, the lots were excavated quite deep. The natural slope of the houses facing West 23rd Street is to the south and west and a retaining wall has been built. Mr. Schmied stated that he would not like a retaining wall built that would let the water from this whole block go through his yard.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be referred to the full Commission pending completion and compliance with departmental reports.

CP14-68-4 Harold L. Knop--contd.

At the Commission meeting, the staff reported that at the Zoning hearing there were a number of recommendations against the granting of this special permit as the site plan proposed considerable head-in parking along Leon Street. The staff reported that Mr. Coleman has spent considerable time circulating the site plan and getting the approval or agreement from the various City Departments since the Zoning hearing. Water and Sewer, Public Works, Director of Public Works and Traffic and Transportation have all reported that they are in agreement with the revised site plan, which proposes only five head-in parking spaces off of San Gabriel. The Building Inspector has reviewed the parking in regards to the Zoning Ordinance and has recommended approval. It is felt that the applicant should comply with the Fire Department comment in that they have requested a 25 foot turning radius. The Building Inspector has also requested that the property be shortformed into one site rather than having two separate parcels of land.

The Planning Department commented that there was very little usable open space; however, Mr. Coleman explained that within the limits of the Ordinance the design of the site plan was dictated by the parking requirements. In high-density areas such as this, all streets should have 60 feet of right-of-way. If the right-of-way is required for Leon Street, the parking provided will be reduced. It is felt that there would be no particular benefit served at this time by the widening of Leon Street. West 23rd Street has only 30 feet of right-of-way and the staff feels that acquisition of additional right-of-way should be started at this point. It is recommended that the site plan be approved subject to compliance with departmental reports.

Mr. Coleman was present and stated that this would be agreeable.

Mr. Riley stated that Mr. Coleman has complied with the various departmental reports; however, it should be pointed out that the applicants are removing a swimming pool which would provide open space in order to have the required parking.

Mr. Coleman stated that he would like to request a variance from the Zoning Ordinance parking requirements from the Board of Adjustment so that the swimming pool would not have to be removed.

The Commission members were aware of the fact that the site plan complies with the technical requirements of the Ordinance; however, they felt that the removal of the swimming pool to provide for parking would be detrimental as there is a need for open space that can be used for recreational purposes. They felt that the Board of Adjustment should be advised that the Commission would be in favor of a variance to reduce the parking requirements so that the swimming pool could remain on the site and requested that the minutes of this request be forwarded to the Board.

CP14-68-4 Harold L. Knop--contd

After further discussion, it was unanimously

VOTED: To APPROVE the request of Harold L. Knop for a special permit for the erection of 111 unit apartment dwelling group on property located at 2212-2214 San Gabriel Street, 1015 West 23rd Street and 2211-2223 Leon Street, subject to compliance with departmental reports, and authorized the Chairman to sign the necessary resolution upon completion.

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within 10 days following the decision of the Planning Commission.

CP14-68-5 Trafalgar Square: 237 unit apartment dwelling group
404-408 Anderson Lane
7908-8014 Purnell Drive

STAFF REPORT: This application has been filed as required under Section 6 and according to the procedures as specified in Section 10-A of the Zoning Ordinance of the City of Austin, Texas. Proposed is an apartment dwelling group containing 237 units, 437 off-street parking spaces, 3 swimming pools, and 1 wading pool. The subject property is zoned "C" Commercial, First Height and Area and is located adjacent to the Santa Maria Apartments which is a large apartment complex. There is a high school and a church in the immediate area. Property to the north of the site was zoned for the Red Arrow Freight Company and the site work is underway for development of the property. They also own one lot at the corner of West Wonsley Drive and Purnell Drive which will be one of the entrances and exits into the site.

The site plan has been circulated to the various City Departments and the comments are as follows:

Tax Assessor

- 2-3413-0201 Taxes are not paid for 1967.
- 0203 Taxes are paid through 1967.
- 2-3514-0202 Taxes are paid through 1967.

Office Engineer

- The name will need to be changed because there is a street by the same name.

Fire Prevention

- The 3-story units be equipped with a standard fire escape.

CP14-68-5 Trafalgar Square--contd

Building Inspector

Storm Sewer
Traffic Engineer
Electric

Water and Sewer

Advance Planning

Health

Fire Protection

- Assuming that there is no contemplated re-subdividing of this property at this time, plot plan complies with Zoning Ordinance. This includes no approval from the Building Code standpoint.
- Layout complies with requirements.
- O.K.
- Additional easements will be required along the route of the underground electric facilities. Exact route has not been determined at this time.
- A six inch water main will be required within the apartment complex along the proposed private drives to serve the two fire hydrants shown. Two fire demand water meters will be required, one at the private drive and Anderson Lane and one at the private drive and Purnell Drive. A six inch water main will be required in Anderson Lane from approximately 150 feet west of the west property line of the tract to Purnell Drive and in Purnell Drive from Anderson Lane to the existing 6 inch water main in Dyess Street.
- Sanitary sewer service is available from the existing sewer main in Anderson Lane.
- Need 5 feet of right-of-way to bring Purnell Drive up to 60 feet.
- Approved: Subject to sanitary sewer line being available.
- Fire hydrants as proposed are satisfactory.

The staff recommends approval of the Special Permit pending compliance and completion of departmental reports.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

Sam Perry: (representing applicant)

CP14-68-5 Trafalgar Square--contd

SUMMARY OF TESTIMONY

Arguments Presented FOR:

The engineer for the applicants presented a site plan of the area. He advised the Committee that there will be through traffic into this area. The entrance into the property was originally 50 feet wide but the plans are now for 60 feet of right-of-way.

Mr. Stevens stated that if the property is separated as shown, a short form subdivision would be required as a condition of approval. He stated that there appears to be small areas of open space, but with the individual court yards proposed, the open space would be sufficient.

Mr. Sam Perry, attorney for the applicants, stated that all of the departmental comments can be worked out. With regard to the widening of Purnell Drive, because of the permanent loan commitment made prior to this requirement, it may have to be worked out by way of a utility easement rather than the actual dedication of right-of-way. This has been discussed with the staff.

Mr. Stevens stated that the staff questioned the right-of-way and the head-in parking. At the same time, dedication of 5 feet would eliminate the head-in parking and they have arrived at a way to parallel park rather than have head-in parking. This is agreeable to the staff but the Director of Public Works would have to concur.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be referred to the full Commission pending completion and compliance with departmental reports.

At the Commission meeting, the staff reported that a revised site plan has been filed which has not been reviewed by the Building Inspector. This is not the fault of the applicant as the staff has not had sufficient time to have the revision redistributed in time for the applicant to comply with all requirements. The applicants have solved most of the problems they can at this point and there has been an agreement on the development problems concerning head-in parking. The staff recommends approval of the site plan subject to review by the Building Inspector of the revised parking and subject to a short form subdivision of the site.

CP14-68-5 Trafalgar Square--contd

After further discussion, the Commission unanimously

VOTED: To APPROVE the request of Trafalgar Square for a Special Permit for the erection of a 237 unit apartment dwelling group to be located at 404-408 Anderson Lane and 7908-8014 Purnell Drive, pending compliance with departmental reports and authorized the Chairman to sign the necessary resolution upon completion.

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within 10 days following the decision of the Planning Commission.

CP14-68-6 Vernon and James Smith: 200 unit apartment dwelling group
915-1201 East Live Oak Street
912-1210 East Oltorf Street

STAFF REPORT: This application has been filed as required under Section 5 and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin, Texas. Proposed is an apartment dwelling group containing 200 units, 392 off street parking spaces, office, recreation building, and a combination laundry, mechanical and storage building. The property is presently zoned "B" Residence, First Height and Area which was granted in 1962. The site contains 13.9 acres of land and the staff feels that the density proposed for the development is appropriate as it provides usable open space in addition to the parking building coverage. The site plan has been circulated to the various City departments and comments are as follows:

Office Engineer
 Traffic Engineer
 Electric

Water & Sewer

Advance Planning

Director of Public Works

- Same as Director of Public Works.
- O.K.
- O.K. Electrical easements to be gotten at later date.
- Three fire hydrants will be required on East Oltorf Street in order to have adequate fire protection.
- Sanitary Sewer service available on East Oltorf Street at Southwest corner of tract and along East Live Oak Street.
- Oltorf Street is classified as a major arterial with a recommended right-of-way of 90 feet.
- Driveways as shown meet with our approval, however, we will need requests and an approved plan before construction begins on them.

CPI4-68-6 Vernon and James Smith--contd

Director of Public Works

Tax Assessor
Health

Fire Prevention
Fire Protection

- The Austin Transportation Plan shows that Oltorf Street should have 90 feet right-of-way at this location which means we will need five feet off of subject property.
- Taxes are paid through 1967.
- Approved: Subject to sanitary sewer line being available.
- O.K.
- Proposed hydrants are shown in red. Driveways are to have turning radius as per enclosed drawing. Lack of access roads necessitates dragging of fire hose long distances.

Some of the reports are lacking and the staff recommends that the request be referred to the full Commission pending completion and compliance with departmental reports.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

H	John T. Carr, Jr.: 904 Chatsworth Circle	AGAINST
Z	Emil H. Spillmann: 2110 Travis Heights Blvd.	NO OPINION
AV	Dwain Manske: 1110 East Live Oak	AGAINST

SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. Leo Danze, representing the applicants, stated that they concur with the staff and their presentation of this project. It should be pointed out that the 200 unit apartment project is a very low density for an area containing 13.9 acres of land. The site could be developed with approximately 400 units and still meet all of the city's requirements. The owner of the property specifically requested a plan for good family living. It was deemed that the streets should not penetrate through the site; therefore, children playing in the area could circulate through the property and not have to cross a paved street. The owner of the site will comply with all departmental comments.

CP14-68-6 Vernon and James Smith--contd.

Mr. Emil Spillman, a nearby property owner, appeared at the hearing and stated that in his opinion the subject property is a very valuable piece of property and he feels that the proposed development is appropriate; however, he stated that he is interested in having Live Oak Street paved as it is a very rough street that carries a great deal of traffic. The owner of the subject property has never agreed to participate in paving costs which is the reason the street has not been paved. There is no objection to the request but the traffic pattern is of concern and the streets need to be taken care of prior to approval.

Arguments Presented AGAINST:

Mr. John Karr, one of the adjacent property owners stated that his concern is the drainage problem which exists on the site in that there is a slope that drops down to the creek. As long as this is not covered by paving, apartments or parking, the water soaks into the ground; however, if this problem is not considered, it will cause a great deal of water to drain off onto the adjoining lots. Mr. Karr further explained that he saw a plan where the proposed developers are planning to have a parking area and plan to terrace it so that the water would run to the north and south and would not run onto adjacent property. He asked the staff if the City could force the applicants to provide some type of drainage facility so that a problem will not be created. Another point of consideration is traffic. The people in the area primarily use Oltorf Street which is already a heavily traveled street. The site distance on this street is not very good and if there is an entrance into the property on the rear along Oltorf, this would be extremely hazardous. The entrance should be on Live Oak or on the flat portion of the site. There is no doubt that the development is increasing the density in this area in that they are proposing 200 units whereas if the site was developed with single-family dwellings, approximately 30 units could be established. There is also concern in this area about privacy. Another nearby property owner stated that in his opinion the applicant has shown no necessity for development of a 200 unit project in the residential area.

Mr. Stevens advised the Committee that the City will either agree or disagree with the drainage plan presented by the applicants who must comply with the requirements. The Director of Public Works has indicated that additional easements maybe required on the site to take care of the drainage in that they have anticipated the increase in the run off of water. There is 60 feet of difference between the east and west boundary of the property along Oltorf. The information about the site distance will be checked before the full Commission meeting as the staff was under the impression that there was a gradual slope and the site distance was not critical except at the east.

CP14-68-6 Vernon and James Smith--contd.

Mr. Danze explained that the drainage is critical in that there is a 60 foot drop off between the extreme east end of the site and the west end of the site. To attempt to show the drainage, the buildings and the walks on one plan was complicated so it was requested that two separate plans be submitted, one for drainage and the other for the proposed development. In every case, the parking runs parallel to the contour lines. The cars will be turned perpendicular to the slope so that no car parked will have to have the brakes set. The development on the site will be engineered to take care of all of the problems.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted pending completion and compliance with departmental reports. At the Commission meeting, the staff reported a memorandum from the Director of Public Works which is as follows:

"At your request we have checked the sight distance at the three driveways on East Oltorf Street at the aforementioned apartment house development. The most westerly driveway and the middle driveway east have 300 feet or better sight distance both to the east and west. The most easterly driveway needs to be shifted about 60 feet to the east as indicated on the plan in order to provide the necessary sight distance to the east over the high point of the street.

Mr. Leo Danze was in my office this afternoon and has agreed to the change as indicated on the plan. You will also note that by making this change, they will be able to gain about five more off-street parking spaces."

The staff recommends approval of the special permit subject to resolution of the right-of-way problem.

Mr. Danze asked if an easement would be acceptable. Mr. Stevens explained that this would not work although there are several ways that the right-of-way can be worked out. The staff feels that this should be resolved prior to the issuance of the permit, but this will not effect the site plan as there is ample distance to provide the right-of-way without effecting the layout. There will be some cost involved in providing drainage pipe. The staff recommends approval subject to compliance with departmental reports and with the condition that the right-of-way problem be resolved before issuance of the Special Permit.

CP14-68-6 Vernon and James Smith--contd

The Commission then

VOTED: To APPROVE the request of Vernon and James Smith for a special permit for the erection of a 200 unit apartment dwelling group to be located at 915-1201 East Live Oak Street and 912-1210 East Oltorf Street, subject to compliance with department reports and with the condition that the right-of-way problem be resolved, and authorized the Chairman to sign the necessary resolution upon completion.

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within 10 days following the decision of the Planning Commission.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivision at the meetings of March 18 and 19, 1968, and requested that this action be spread on the minutes of this meeting of the Planning Commission. The staff reported that no appeals have been filed from the decision of the Subdivision Committee and that the following subdivisions were referred to the Commission without action:

C8-68-21 Westover Hills, Section 5
C8-68-22 Allen Place
C8-68-25 Balcones Village, Section 3
C8-68-69 Highland Hills, Northwest, Section 5

It was then

VOTED: To ACCEPT the attached report and to spread the action of the Subdivision Committee of March 18 and 19, 1968, on the minutes of this meeting.

PRELIMINARY PLANS

C8-67-69 Highland Hills, Northwest, Section 5, Revised
Running Rope and Lamplight Lane

The staff presented a revised plat of the preliminary plan of this proposed subdivision which was presented to the Subdivision Committee at its last meeting. This plan was referred to the Commission pending the subdivider and adjoining property owners reaching an agreement on the collector street through the property and the adjoining property north and south. Mr. Foxworth outlined the north-south collector street, Rockcliff Lane. Rockcliff Lane runs north off of Far West Boulevard intersecting Running Rope, extending easterly out of the subdivision. The layout of Rockcliff Lane as approved on the original preliminary was at a slight angle extending through the subject property to the narrow strip of the Knox property

C8-67-69 Highland Hills, Northwest, Section 5, Revised--contd

and ties in to the Barrow property in a northerly direction toward Graystone Drive and Rockcliff Lane. This layout has been approved by the Subdivision Committee in preliminary form with further consideration to be given the alignment of Rockcliff Lane and compliance with all departmental reports.

The staff met with the developers regarding modification of the original plan in the design and location of Rockcliff Drive. The original location of the street extended Rockcliff Lane to the eastern edge of Mr. Knox's property. There was some concern as to the participation of Mr. Knox for street right-of-way. The street has now been relocated to skirt Mr. Knox's property to the east in view of his objection to locating the street on his property. The street has been redesigned for better curve and maneuverability and includes the southerly extension of Rockcliff Lane to Far West Boulevard. Mr. Foxworth noted concern by the Planning Department for the extension of this street through adjoining commercial property to serve the residential property.

The Director of Planning reviewed aspects of the problems involved in development of a collector street for the area. He noted the three ownerships involved and the concern for access to these properties with a limited number of intersections. In relation to the subject area there is a high school and a proposed elementary school in an adjoining area west. He recommended that only one street join the major thoroughfare within the immediate vicinity as the streets ultimately would only be 150 feet or so apart. An alternative solution would be to bring the street straight through and have a sub-street come through of one lot depth. He emphasized the need for access into the Hart property.

Mr. Dunnam stated this arrangement seemed satisfactory and was discussed at the Subdivision meeting.

Mr. Tom Bradfield stated the revised plan is acceptable to the developers but he raised the question of access into the Knox and Hart property.

Mr. Osborne noted a substantial bluff in relation to the property involved, located about 100 feet east of the right of way line. Mr. Bradfield explained the bluff line is about 35 feet behind the proposed curb line and is not at an intersection which he feels would be dangerous. He reviewed the original plan and area zoned General Retail and access to Far West Boulevard.

Mr. Dunnam stated it was reasonable to assume that whatever problems currently exist in the development of property in the area, some sort of workable street solution must be resolved in the interest of future development and public interest. The street must be put in a more rational plan to the Hart property. Mr. Dunnam felt the alternative plan with a street stub going east would serve the public interest.

C8-67-69 Highland Hills, Northwest, Section 5, Revised--contd.

Mr. Riley inquired as to the school parking area and was advised by Mr. Osborne that parking was not located in relation to the school area at the present time. The elementary school is to face west with a 40 foot street. He did not consider parking critical at this time.

Mr. David Barrow stated he had no objection to either plan but there should be some street connection and he would participate in street dedication.

Mr. Landon Bradfield outlined the apartment area and objected to the loss of parking area under the proposed Planning Department plan.

Mr. Jackson suggested that alternative plans be worked out in the Subdivision Committee meeting in the future. He inquired if the stub-street plan would be acceptable to the Planning Department.

Mr. Osborne questioned the developers on their preference for the location of a stub-street. He suggested anywhere between the residential lot located adjoining the Bradfield commercial area and the south property line of the Hart property.

The Commission members discussed accepting the plan submitted by the developers showing a straight alignment of Rockcliff Lane as opposed to the plan recommended by the Planning Department. The majority of the members felt the straight alignment of Rockcliff Lane would be acceptable as recommended by Tom Bradfield. They were concerned with provision for access to the adjacent Hart property.

After further discussion, the Commission

VOTED: To APPROVE the revised preliminary plan of HIGHLAND HILLS NORTHWEST, Section 5, Revised, subject to compliance with departmental reports, and providing access to the adjacent Hart property with a stub street.

C8-68-1 Shadow Park Subdivision
Balcones Drive South of Spicewood

The subdivision consists of approximately 80 acres to be developed for apartments along with office and local shopping facilities. The suggested zoning is BB, First Height and Area for low density apartment development.

Mr. Osborne outlined the subdivision and the adjacent five acre tract owned by the City of Austin. He noted outlying areas to the west and southwest which are reserved for further study. Shadow Park Drive is the proposed two-way collector street running from Far West Boulevard north to Spicewood Springs Road. The staff recommended the plan as submitted by the developers be approved subject to compliance with all departmental reports and recommended zoning.

C8-68-1 Shadow Park Subdivision--contd

Mr. Dunnam recommended that all curb breaks be disallowed except at intersections along the access roads to Missouri-Pacific Boulevard. If there is commercial property on the access road, it should face into Shadow Park and not into the access road. He was concerned with strip commercial development along Missouri-Pacific Boulevard. He stated the future development of Missouri-Pacific Boulevard should avoid the undesirable strip zoning as is developed along the Interregional Highway.

Mr. Osborne commented that certain limitation could be installed in connection with the final subdivision. This limitation should not restrict access into the parking areas. One problem in the area is the severe grade and the problem of providing access either below or above this grade. He suggested a study of the access problems along Missouri-Pacific Boulevard be recommended to the City Council.

Mr. David Barrow stated he owned approximately 3,680 feet adjoining to the south. He expressed concern for limiting all access to this property. He felt 2,000 foot intervals for access would be excessive.

After further Discussion, the Commission

VOTED: To APPROVE the preliminary plan of SHADOW PARK Subdivision, subject to the recommended zoning, annexation, and compliance with all departmental reports.

Mr. Dunnam recommended that an anti-billboard ordinance be maintained along Missouri-Pacific Boulevard. He recognized this could be a controversial issue but emphasized the need for prevention of unsightly development along highways in the future. After further discussion, it was therefore

VOTED: To recommend that the City Council consider an anti-billboard Ordinance along Missouri-Pacific Boulevard.

C8-67-21 Westover Hills, Section 5
Currywood Drive

The staff reported this subdivision was referred from the last Subdivision Committee meeting because of the proposed use of townhouses. The developers now proposes single-family residences. The staff recommended acceptance of the plan as amended with provision for connection of the street to the west. The proposed street will eventually tie-in to the preliminary plan of North West Estates and Bluff Ridge Drive to the west. This adjoining subdivision to the west has been approved with this stub street requirement. It was further recommended that Currywood Drive, the northwest street running into the subdivision, be extended to the Norwood property to the north in order to provide access to the Norwood property. West Loop and 183 to the north provides only limited access to the Norwood property. Adequate circulation to all properties in the area and the prevention of a long cul-de-sac are the reasons that Currywood Drive should be extended to the north property line.

C8-67-21 Westover Hills, Section 5--contd

Mr. Thomas Watts, engineer for the developer, was opposed to a street extending north into the Norwood tract. He felt Mesa Drive could provide adequate access and circulation, along with the West Loop to the north, south and west. He stated a sanitary sewer could not be provided for the surrounding area at this time. Since the subdivision would be developed with single family units, Mr. Watts stated 50 foot streets would be adequate.

Mr. Dunnam commented the location of a stub street would be to serve the Norwood property although they have some street service off U. S. Highway 183. He suggested the consent of the owners of the Norwood property for location of the stub street into their property might be obtained for their future use.

Mr. Watts commented that in the event the Norwood property was sold and developed for possible commercial uses at some time in the future, Westover Hills subdivision would have no protection. He suggested that in the event the Norwood property is developed for non-residential use, the stub street could be vacated.

The majority of the Commission members felt the stub street should not be required. After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section 5, without requiring provision for connection of a street to the north, subject to compliance with departmental requirements.

C8-68-22 Allen Place
 North Hills Drive

The staff reported this preliminary plan was referred from the last Subdivision Committee meeting for modification of a cul-de-sac extending westerly off the north-south collector street. A cul-de-sac is needed to eliminate the double frontage lots (Lots 3 and 4) across Rockledge Drive. Double frontage lots would be contrary to good planning in residential use. It was also requested that a schematic plan of the adjoining property be submitted in order to give indication of access to the W. H. Campbell property.

Mr. David Barrow stated the subdivision is to be developed with fourplex apartment units instead of single-family residences. He agreed to provide the cul-de-sac for greater access if necessary.

The staff called the Commission's attention to the fact that notices sent to adjoining property owners stated the use of the subject property was for single-family use. It was suggested an amended notification be sent to the adjoining property owners so they will be advised that the property is to be used for fourplex development.

C8-68-22 Allen Place--contd

The Subdivision Ordinance requires the preliminary plan to identify the intended use of the property if not for single-family use.

Mr. Riley stated that the adjoining property owners would be notified of the use of the property at the time the zoning change was requested. The Commission agreed the zoning notice would give adequate notification. The Commission therefore

VOTED: To APPROVE the preliminary plan of ALLEN PLACE subject to all departmental requirements.

C8-68-25 Balcones Village, Section 3
U. S. 183 and Balcones Club Drive

The staff reported this preliminary plan is a combination of a residential and golf course subdivision. The Subdivision Committee referred the plan for further consideration of the relationship to adjoining residential lots backing onto the fairways of the golf course.

The staff reported its investigation of golf course standards revealed that no specific standards can be related in all instances. Suggested widths ranged from 180 feet to 350 feet from rear property line to rear property line with width determined by tree coverage, topography and length of golf course. Aerial photographs of Austin's Municipal and Morris William courses range from 150 feet to 250 feet; however, these courses have no houses bordering the fairways. Lots bordering fairways with residences are 140 feet deep in most instances.

The staff suggested a minimum of 250 feet from rear property line to rear property line because of the planned residential development bordering the fairways. Where an elbow is reached on the fairway, the width should be broadened to 300 feet. Consideration of 40 foot setback for structures at strategic locations along the fairways is recommended. This would mean a 40 foot setback from the rear lot line on a 140 foot deep lot with a 25 foot setback on the front. The proposed lots are 100 feet by 140 feet.

Mr. Jackson inquired if the Commission had the power to determine the width of fairways. Mr. Osborne stated the Commission has the right to exercise reasonable judgment and to recognize the public interest with respect to the subdivision. He stated the standards are not clear or uniform, and gave a brief review of publications received by the Planning Department.

The developer stated he had designed the lots of 140 foot depth for adequate protection of the residential property owners. Most of the 350 families that will buy in the subdivision will be using the golf course and all will be aware before they buy their residences that there is the golf course adjoining their property. The area is heavily wooded and some of the lots are 50 feet above the fairway. Safety requirements have been given every consideration in the design and planning.

C8-68-25 Balcones Village, Section 3--contd

Mr. Jackson compared the plan with other courses with which he was familiar and recommended a minimum of 200 feet for fairways in Austin. Mr. Riley commented on the hazard to children in the area and questioned the adequacy of 200 feet from a safety standpoint.

The subdivider felt a 35 foot setback was adequate and noted the large lots were designed for consideration of the children and families in the area.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of BALCONES VILLAGE, Section 3, requiring a 35 foot setback for residences along the fairways from rear property line, subject to compliance with departmental requirements.

C8-68-20 Delwood Terrace Resub.
Wellington Drive and Dexmoor Drive

The staff reported the subdivider had requested withdrawal of this preliminary plan. The Commission therefore

VOTED: To WITHDRAW the preliminary plan of DELWOOD TERRACE, Revised Subdivision.

SUBDIVISION PLATS - FILED

C8-68-14 Greenwood Hills, Revised
Suburban Drive

The staff reported that no departmental reports have been received and recommended that this final plat be accepted for filing only with the notation that there is a dead-end street as shown on the plat which will require a cul-de-sac at the east end, or will require additional fiscal arrangements in lieu thereof.

The Commission then

VOTED: To ACCEPT for filing the final plat of GREENWOOD HILLS, Revised, pending the item as noted.

SUBDIVISION PLATS - CONSIDERED

The staff reported that all requirements of the Ordinance have been met and recommended that the following final plats be approved. The Commission then

VOTED: To APPROVE the following final plats:

C8-68-3 V. E. Smith Subdivision
Gunter Street and Abbate Circle
C8-68-17 Barton Village, Section 3
Rae Del Avenue and Barton Skyway

C8-68-24 Woodland Memorial Estates
U. S. 290 West

The staff recommended disapproval of this final plat pending completion of departmental reports. The Commission then

VOTED: To DISAPPROVE the final plat of WOODLAND MEMORIAL ESTATES, pending completion of departmental reports.

C8-67-82 Southridge, Section 1
Clawson Road and Southridge Road

The staff recommended disapproval of this final plat pending completion of departmental reports and approval of the revised preliminary. The Commission then

VOTED: To DISAPPROVE the final plat of SOUTHRIDGE, Section 1, pending the items as noted.

C8-68-27 Palomino Park, Section 5
Brodie Lane and Dobbin Circle

The staff recommended disapproval of this final plat pending the required fiscal arrangements and completion of departmental reports. The Commission then

VOTED: To DISAPPROVE the final plat of PALOMINO PARK, Section 5, pending the requirements as noted.

C8-67-83 North Park Estates, Section 2
North Bend Drive north of U. S. Highway 81

The staff recommended that this final plat be disapproved pending completion of departmental reports and acceptance of dedication for street along west boundary of the subdivision.

C8-67-83 North Park Estates, Section 2--contd.

The Commission then

VOTED: To DISAPPROVE the final plat of NORTH PARK ESTATES, Section 2, pending the requirements as noted.

C8-67-71 Balcones Village, Section 2
U. S. 183 and Spicewood

The staff recommended that this final plat be disapproved pending completion of department reports and pending Commission consideration on width of fairways. Mr. Foxworth explained that the staff's concern on the preliminary plan which is being considered at this time is the width of the fairways as submitted on the plan. The final plat reduces the width of the fairways some 50 feet over and above what is shown on the preliminary plan. It is felt the further reduction as proposed is very critical.

One of the developers advised the Commission that the reduction of the fairways in this section is caused by the extreme rough topography in this area.

Mr. Thomas Watts, engineer for the developer, stated that this is a very narrow area. The "tee-box" is where the plan originally had three lots. When the area was staked, it was found that there was not enough room and the three lots were combined in order to make only two very large lots which are very heavily wooded.

After further consideration, the Commission

VOTED: To DISAPPROVE the final plat of BALCONES VILLAGE, Section 2, pending completion of departmental reports and subject to a 35 foot setback line from the rear property line adjacent to the fairways, being shown on the plat.

SHORT FORM PLATS - FILED

The staff reported that the departmental reports have not been completed and recommended that the following short form plats be accepted for filing only. The Commission then

VOTED: To ACCEPT for filing the following short form plats:

C8s-68-44 Walnut Hills, Section 4, Lot 38
Walnut Hills Drive and Emory Lane
C8s-68-45 Gray & Becker Addition
Interstate Hwy. 35 and East Live Oak Street
C8s-68-52 Eastover Subdivision, Resub.
Gunter Street and Munson Street

C8s-68-48 Johnson Resub. Lots 43-46
Valley View Road

The staff reported that the right-of-way for Valley View Road is inadequate and this subdivision is providing its portion of the right-of-way which is needed in order to bring the street to standard. In view of this, the staff recommends that this short form plat be accepted for filing and the variance on the width of Valley View Road be granted. The Commission then

VOTED: To ACCEPT for filing the short form plat of JOHNSON RESUB.,
 Lots 43-46, GRANTING a variance on the width of Valley View
 Road.

C8s-68-50 E. E. Dudley No. 2
Airport Boulevard and Glissman Road

The staff reported that all departmental reports have not been received and recommended that this plat be accepted for filing; however, there is a variance involved in that Glissman Road has inadequate right-of-way. This subdivision is providing its portion of the right-of-way needed to bring the street to standard and the staff recommends that the variance be granted. It was then

VOTED: To ACCEPT for filing the short form plat of E. E. DUDLEY, No. 2,
 GRANTING a variance on the width of Glissman Road.

C8s-68-30 Byram Addition, amended
Anderson Lane and Northcrest

The staff reported that all departmental reports have not been received. The engineer for the owner is in the process of walking the plat around for departmental clearance. The staff recommends that the final plat be accepted for filing only and requests authorization to give administrative approval upon completion of departmental reports. The Commission then

VOTED: To ACCEPT for filing the short form plat of BYRAM ADDITION,
 AMENDED, authorizing the staff to give administrative approval
 upon completion of departmental reports.

The staff reported that the tracings of two short form plats have not been returned and recommended that the following short form plats be rejected for filing at this time. The Commission then

VOTED: To REJECT for filing the following short form plats:

C8s-68-47 Cecil Ray Loftin Subdivision
 Brown Lane

C8s-68-51 Wupperman Addition, Section 2
 Koenig Lane and Lamar Boulevard

SHORT FORM PLATS - CONSIDERED

C8s-68-20 E. C. Caruthers, Section 2
 South Congress Avenue

The staff reported that this short form plat was postponed in order to determine if the County would accept the 50 foot strip of land extending into the property as a street. Mr. Foxworth explained that he has discussed this with Mr. Bob Baker, County Commissioner, and they will not accept the street in its present form. It is the staff's understanding that the owner is not willing to do anything to the street to bring it to acceptable standards so that the County can accept it. Because of the problems involved, the staff recommends that this short form plat be disapproved and recommended that the owner go to the Commissioner's Court and request vacation and upon vacation, that he deed the 50 foot strip of land to the property owner in the rear so that he will have access to South Congress Avenue. The Commission then

VOTED: To DISAPPROVE the short form plat of E. C. CARUTHERS, Section 2.

C8s-68-46 Oertli Addition, Resub. 3 and 4
 Oertli Lane

The staff reported that this short form plat has met all requirements of the Ordinance; however, Oertli Lane has only 40 feet of right-of-way which is inadequate. This subdivision is providing 5 feet of right-of-way which is its portion in order to bring the street to standard and the staff recommends that a variance on the width of the street be granted. It was then

VOTED: To APPROVE the short form plat of OERTLI ADDITION, Resub. 3 & 4, granting a variance on the width of Oertli Lane.

C8s-68-54 Los Paseos
 Pecos Street and Maywood Avenue

The staff recommended that this short form plat be approved, pending clearance from the gas company, as all requirements of the Ordinance have been met. Additional right-of-way required to widen Pecos Street is being provided by separate instrument. The Commission then

VOTED: To APPROVE the short form plat of LOS PASEOS, pending clearance from the Gas Company.

C8s-68-24 Elmo Pearson
 McCarty Road

The staff recommended that this short form plat be disapproved pending the required additional easements, and completion of departmental reports.

C8s-68-24 Elmo Pearson--contd

The Commission then

VOTED: To DISAPPROVE the short form plat of ELMO PEARSON, pending the requirements as noted.

C8s-68-28 Keller Addition
U. S. Highway 81 and Tedford Street

The staff recommended disapproval of this short form plat pending completion of departmental reports. The Commission then

VOTED: To DISAPPROVE the short form plat of KELLER ADDITION, pending completion of departmental reports.

C8s-68-34 Beatrice Wright Subdivision
North Lamar and Stark Street

The staff recommended that this plat be disapproved pending completion of departmental reports. The Commission then

VOTED: To DISAPPROVE the short form plat of BEATRICE WRIGHT SUBDIVISION, pending completion of departmental reports.

ADMINISTRATIVE APPROVAL

The staff reported that six short form plats have received administrative approval under the Commission's rules. The Commission then

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following short form plats:

- C8s-68-33 Oak Ridge, Section 1, Resub. 15 & 16
Jetta Court and Tedford
- C8s-68-39 Allandale Park, Section 5, Resub.
Richcreek and Burnet Road
- C8s-68-49 South Lamar Square, Resub.
South Lamar & Lamar Square Drive
- C8s-68-43 Johns-Brawner Subdivision
Parker Lane
- C8s-68-53 K & W Subdivision
Manor Road and Redwood Avenue
- C8s-68-32 Professional Square Addition
Airport Boulevard and 53rd Street

OTHER BUSINESS

R1410 ZONING ORDINANCE

Request for amendment to text of the Zoning Ordinance to permit a beauty school in an "LR" Local Retail Use District.

The staff read a letter from Mr. Henry Z. Krause requesting amendment to the Zoning Ordinance to reclassify beauty schools from "C" Commercial to an "LR" Local Retail Use District. Mr. Krause feels that since the present Ordinance permits the use of a beauty salon in an "LR" Local Retail District, a use for a beauty school would be no basic difference.

The staff commented that a business or commercial school could be located in the "CR" General Retail District but not in the "LR" Local Retail District. The nature of the operations of a beauty school with "peaks" of traffic, nighttime activity and the city-wide service area conflicts with the purpose of the "LR" Local Retail District and the common situation where "LR" Local Retail adjoins residential development.

The Commission discussed the proposed amendment and felt that "LR" Local Retail zoning was not the proper Use District for a beauty school. It was therefore

VOTED: To DENY the request for an amendment to the Zoning Ordinance from "C" Commercial to "LR" Local Retail to permit beauty schools.

R1410 ZONING ORDINANCE

Establishment of four additional districts:

The staff requested that the Commission review proposals and suggest any modifications or additions for the establishment of the following zoning districts:

- (a) A suburban single-family residential district with a minimum lot area of 15,000 to 18,000 square feet. A cluster provision would permit the individual lots to be reduced to 12,000 square feet with the remaining area in common open space.
- (b) A single-family residential district with a minimum lot area of from 6,900 square feet to 8,000 square feet. This would become the single-family residential district for Austin. Townhouses and other forms of development would not be permitted except through a "Planned Development Provision" where the initial subdivision plan provided for such uses and was approved by the Planning Commission.

R1410

ZONING ORDINANCE--contd.

- (c) A multi-family district requiring approximately 3000 square feet of lot area per unit. This would recognize the need for low-density, multi-family zoning, particularly on hill-side locations where public street development is difficult and low density is desired.
- (d) A "General Office District" which could distinguish more clearly between office centers and retail/service centers. Also, the present "O" Office District could be utilized more effectively for small scale "professional" offices.

The Commission commented that these proposals were in the interest of good planning. They wished to review the proposals before the next Planning Commission meeting and postponed action until that time.

ADJOURNMENT: The meeting was adjourned at 12:00 P.M.

Hoyle M. Osborne
Executive Secretary