

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- April 11, 1972

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

Present

William Milstead, Chairman
David Barrow, Jr.
Charles Betts
Walter Chamberlain
Royce Faulkner
C. W. Hetherly
Jean Mather
Buford Stewart
Alan Taniguchi

Absent

None

Also Present

Richard Lillie, Director of Planning
Jack Alexander Assistant Director of Planning
Walter Foxworth, Supervising Planner
Curtis E. Johnson, Director, Water and Wastewater Department
Glenn D. Pierce, Civil Engineer
W. M. Breneman, Chief Engineer
John German, Associate Director, Traffic and Transportation Department
C. Charles Dippel, Assistant City Attorney
Jerry Harris, Assistant City Attorney
Donald Lee Wolf, Assistant City Attorney
Andrea Winchester, Secretary II

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of April 3 and 4, 1972.

Present

David Barrow, Jr., Chairman
**Alan Taniguchi, Chairman
Charles Betts
Royce Faulkner
C. W. Hetherly
*Jean Mather

Also Present

Jack Alexander, Assistant Director of Planning
Al Baker, Zoning Administrator
Andrea Winchester, Secretary II
**Tracy Watson, Planner II
**Curtis Johnson, Dir., Water & Wastewater Dept.
**W. M. Breneman, Chief Engineer
**Glen D. Pierce, Civil Engineer
**C. Charles Dippel, Assistant City Attorney

*Present only on April 3, 1972.

**Present only on April 4, 1972.

PUBLIC HEARINGS

C14-72-032 James K. Eichelberger, Jr.: A to O (as amended)
Rear of 7107-7203 Burnet Road

STAFF REPORT: The construction of a shopping center is proposed for this tract containing 48,638 square feet of land. This application is a rehearing of a request for "GR" General Retail zoning heard last month and subsequently amended by the applicant to a request for "O" Office zoning. It is the understanding of the staff that if this request is granted, the applicant would develop this tract with local retail type uses under the special permit procedure.

The land to the northeast and south is zoned "A" Residence and developed with single-family residences. The property to the west is zoned "GR" General Retail. The single-family dwellings to the north (Hardy Circle) would be particularly affected by any change in zoning as four lots developed with single-family homes abut this tract. The tract to the northwest of the subject tract is zoned "C" Commercial and "GR" General Retail; it is developed as Gibson's Discount Store. This development has approximately a 200-foot building setback from the east boundary and the homes on Hardy Circle. There are several undeveloped and/or partially undeveloped tracts south and southwest of these tracts which are leftovers from past developments and subdivisions. On-site inspection reveals a rural type environment to the immediate south of this tract, in the form of a horse lot, etc.

The staff recommends that this case be denied. The present depth of "GR" General Retail zoning of approximately 700 feet is felt to be more than sufficient for any reasonable development purposes. Under the proposed zoning there is no way to establish a reasonable buffer for the surrounding "A" Residence area, particularly the dwellings on Hardy Circle. Any further rezoning would be an unwarranted intrusion into a single-family residential area.

TESTIMONY

WRITTEN COMMENT

Kelly E. McAdams:	1425 Preston Avenue	FOR
Joe Edward Reyes:	1913 W. St. Johns Avenue	FOR
Shaderic L. Luttrell:	2011 Hardy Circle	AGAINST
Charles L. Dildine:	2005 Hardy Circle	AGAINST
Samuel J. Pearson:	2004 Hardy Circle	AGAINST
Mrs. Ella Louise Barnett:	1917 W. St. Johns Ave.	AGAINST

PERSONS APPEARING

James Eichelberger (applicant)		
Forest S. Pearson:	P. O. Box 1987	FOR
Charles Dildine:	2005 Hardy Circle	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

Some members of the Committee were concerned with the proximity of an office building to residential homes. Mr. Eichelberger stated that a fifty foot area would be provided along the property line abutting residential property, thirty feet of which would be for parking with twenty feet set aside for the planting of trees and landscaping. Mr. Faulkner pointed out that quite a few homes in the area back up to General Retail zoning and even if this property was developed with residential uses some of the homes would have to back up to

C14-72-032 James K. Eichelberger, Jr.--Contd.

General Retail. Mr. Betts stated that in his opinion the "GR" General Retail zoning should not come back any further into the block and what is proposed is much less objectionable than what the area residents have to look at now. Mr. Hetherly stated that the area residents are enjoying the vacant land and this would be an intrusion but there is not much else that can be done with the property. Mrs. Mather stated that she voted against this case last time it was before the Commission but that an office would be better here than duplexes, if adequate screening is provided.

The Committee then concluded that this request should be granted as a logical use for the property, subject to a twenty foot building setback along the north property line.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of James K. Eichelberger, Jr. for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area (as amended) for property located at the rear of 71077203 Burnet Road be GRANTED, subject to a twenty foot building setback along the north property line.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart and Taniguchi. Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-041 Carpenter & Associates: C, GR and A to C
1819-1919 U. S. Highway 290

STAFF REPORT: This application is on a tract totaling 1.768 acres of land, and the proposed development will be facilities for a national moving van company. The existing development in this area would not require the intensive zoning available, as evidenced by the apartments constructed on the "LR" Local Retail zoning on the west corner of Highway 290 and Enterprise Cove, and the drive-in grocery store requiring "LR" Local Retail zoning, but constructed under "C" Commercial zoning at the west corner of Mira Loma Lane and Highway 290. South and southeast of the subject tract there is "A" Residence zoning and development of single-family dwellings and duplexes of good quality.

The staff recommends that this case be denied, but recommend that "GR" General Retail, 1st Height and Area zoning be granted, subject to a short form subdivision combining all tracts into one, and a restrictive covenant providing for both a 10-foot building setback and a 6-foot privacy fence where the tract adjoins residential property to the east and south. "GR" General Retail zoning provides a wide variety of uses, essentially excluding wholesale, warehousing, contractors' operations, and semi-industrial uses, which are not considered compatible with the existing development in this area.

C14-72-041 Carpenter & Associates--Contd.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

C. B. Carpenter (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as a logical extension of zoning in the area and land use along U. S. Highway 290, subject to a ten foot building setback and a six foot privacy fence on the east and south property lines.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Carpenter and Associates for a change of zoning from "C" Commercial, First Height and Area; "GR" General Retail, First Height and Area and "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 1819-1919 U. S. Highway 290 be GRANTED, subject to a ten foot building setback and a six foot privacy fence on the east and south property lines.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-042 Robert C. Noren: A to C
4614-4616 Glissman Road

STAFF REPORT: This tract covers 19,200 square feet of land and is located on a minor residential street, which is basically fifty feet of right-of-way. The applicant plans to develop this tract for additional facilities for the adjacent bakery operation. The plan for this area calls for industrial type development, and this is evidenced by the "D" Industrial zoning along Springdale Road; however, the area, especially east of Springdale Road, is still predominately "A" Residence, and is developed as such. Allandale Junior High School is located to the east. Although there is not a bridge at the east end of Glissman Road, there is considerable foot traffic over this route to the school.

The property abutting this tract on the west was rezoned from "A" Residence to "C" Commercial zoning during 1967 to enable expansion of the bakery at the northeast corner of Glissman Road and Springdale Road. During the previous rezoning case, it was reported that all but one lot on the north side of Glissman Road were under the ownership of the baker operation. This past case was passed by the City Council, but was denied unanimously by the Planning Commission due to the inadequacy of Glissman Road. The Planning Commission recognized that the expansion of the existing use was not inconsistent with the plans for the area.

C14-72-042 Robert C. Noren--Contd.

The applicant has met with the staff, and it is felt that a recommendation has been reached which is consistent with the previous policy established by the Planning Commission in 1967, providing sufficient building setback and privacy fencing. The staff recommends that this case be granted, subject to short form subdivision combining all tracts under the bakery operation, and the dedication of five feet of right-of-way for Glissman Road and fifteen feet of right-of-way on Springdale Road. In addition, six-foot privacy fencing is required where property adjoins residential use, and a twenty-five foot building setback line between Lots 5 and 6.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Tom Curtis (representing applicant)

Robert Noren (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as being consistent with previous policy in the area, subject to a short form subdivision combining the contiguous bakery property, five feet of right-of-way on Glissman Street, except for Lot 3 where right-of-way has already been dedicated, fifteen feet of right-of-way or to the face of the existing building, whichever is less on Springdale Road, a six foot privacy fence and a twenty-five foot building setback on the east property line.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Robert C. Noren for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 4614-4616 Glissman Road be GRANTED, subject to a short form subdivision combining the contiguous bakery property, five feet of right-of-way on Glissman Street except for Lot 3 where right-of-way has already been dedicated, fifteen feet of right-of-way or to the face of the existing building, whichever is less, on Springdale Road, a six foot privacy fence and a twenty-five foot building setback on the east property line.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-043

Odas Jung: C, 2nd and A, 1st to C-2, 2nd and C, 2nd
Rear of 2251-2257 Post Road

STAFF REPORT: The tract under consideration contains 0.049 acres, Tract 1 and 3.98 acres, Tract 2. It is located on Post Road, which has sixty feet of right-of-way. The proposed use is to build a shopping center, and to enlarge the Twin Oaks Shopping Center. The applicant is requesting "C-2", Commercial zoning for 2,125 square feet, for the purpose of selling liquor. This tract is already zoned "C" Commercial, as is the property to the west, north and south. There is "A" Residence zoning remaining to the northeast. "C" Commercial zoning is requested for Tract 2. There is commercial zoning existing to the south, which is developed as The Twin Oaks Shopping Center, and to the west fronting on Post Road. There is "A" Residence zoning, developed with single-family homes to the immediate east.

The staff recommends that "C-2" Commercial, Second Height and Area on Tract 1 be granted, and recommends that the zoning on Tract 2 be denied, but that "GR" General Retail, First Height and Area be granted for Tract 2, subject to a 20-foot building setback from the "A" Residence area to the east, and six-foot privacy fencing on this east boundary line. The requested "C-2" Commercial zoning appears to be compatible with the non-residential zoning and use along Post Road and South Congress Avenue. This is a general retail area in existing development, and it is felt that "GR" General Retail zoning is sufficiently wide in its range of uses. The basic difference between "GR" General Retail and "C" Commercial zoning is the exclusion of wholesale, semi-industrial and second hand uses under the general retail classification.

TESTIMONY

WRITTEN COMMENT

W. R. Smith (by R. W. Smith): 9126 Jollyville Road FOR

PERSONS APPEARING

Joe Jung: 1500 Summit Street FOR

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Barrow asked why the staff was against the "C" Commercial zoning. Mr. Baker stated that with this type of zoning a possible undesirable use might be developed on the property next to "A" Residence property. Mrs. Mather stated that she was suprised that the residents from Sunrise Circle had not come in opposition to this request. Mr. Betts stated that this is a good residential area. Mr. Hetherly pointed out that the shopping center at Oltorf Street and South Congress Avenue was in existence before homes were constructed in the area. Mrs. Mather stated that if this zoning is to be approved a decent buffer between the homes and the commercial uses should be provided. The Committee then concluded that this request should be granted as a logical extension of zoning and land use in the area, subject to a twenty foot building setback and a six foot privacy fence on the east property line.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

C14-72-043 Odas Jung--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Odas Jung for a change of zoning from "C" Commercial, Second Height and Area (Tract 1) and "A" Residence, First Height and Area (Tract 2) to "C-2" Commercial, Second Height and Area (Tract 1) and "C" Commercial, Second Height and Area (Tract 2) for property located at 2251-2257 Post Road be GRANTED, subject to a twenty foot building setback and a six foot privacy fence on the east property line.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-044 Emily S. West Trust: A and C to C
2501-2507 South First Street

STAFF REPORT: The area of this tract is 28,600 square feet, and is located on South First Street with primarily eighty feet of right-of-way. Uses as permitted by "C" Commercial zoning are proposed for this tract. The southwest portion of the tract is already zoned "C" Commercial, with the remainder zoned "A" Residence which was originally a part of Gillis Park to the immediate north. Directly across the street on South First Street is remaining "A" Residence zoning, which is largely undeveloped. Additional "C" Commercial zoning exists adjacent to the south and extending for more than one block.

The staff recommends that this case be granted. Part of the subject tract is already zoned "C" Commercial, is developed as a nursery and is under common ownership with the portion of the tract zoned "A" Residence. The requested zoning is consistent with past Planning Commission recommendations in the immediate area. If this tract was not adjacent to this degree of "C" Commercial zoning, the staff would normally recommend a zoning district less permissive.

TESTIMONY

WRITTEN COMMENT

Harry E. Montandon: 2412 North Interregional Highway FOR

PERSONS APPEARING

Byron Kidd (representing the Trust of Emily S. West)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as being consistent with surrounding zoning and land use.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

C14-70-044 Emily S. West Trust--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Emily S. West Trust for a change of zoning from "A" Residence, First Height and Area and "C" Commercial, First Height and Area to "C" Commercial, First Height and Area for property located at 2501-2507 South First Street be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-045 Francis Karber: C to C-2
8312-8316 North Lamar Boulevard

STAFF REPORT: This application is on an area of 2,520 square feet for use as a retail liquor store. The area along North Lamar Boulevard is zoned Commercial and Semi-Industrial, and primarily developed along these lines. "C-2" Commercial zoning was granted on a portion of this tract during 1970. The staff recommends that this case be granted, as the requested zoning is a logical extension of current zoning and is compatible with the area.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Ed Vollin (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as a logical extension of current zoning in the area.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Francis Karber for a change of zoning from "C" Commercial, Sixth Height and Area to "C-2" Commercial, Sixth Height and Area for property located at 8312-8316 North Lamar Boulevard be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-046 Douglas R. Day: A to B
2832 Salado Street

STAFF REPORT: This tract contains 6,650 square feet of land and is located on a minor residential street with fifty feet of right-of-way. The proposed development will be uses allowed by this zoning classification. "A" Residence zoning and development exist to the immediate north, west, and south of this tract, with "C" Commercial zoning across the street on Salado Street, extending three lots to the north fronting on West 29th Street. A wider view reflects much apartment zoning north of 29th Street and south of 28 and 1/2 Street. The staff recommends that this case be granted, subject to five feet of right-of-way on Salado Street. The requested change is consistent with the trend to apartment development in this area, which has been taking place for a number of years.

TESTIMONY

WRITTEN COMMENT

Brown & Elliott, One Hour Martinizing: 615 West 19th St.	FOR
Hofheinz Estate (Forest Pearson): P. O. Box 1987	FOR
Truman H. Montandon: 2412 N. Interregional Highway	FOR
Dr. Louis E. Buck: 3116 Wheeler Street.	FOR
John A. Focht: 2823 Salado Street	FOR
O. A. Tiroff: 2819 Salado Street	AGAINST
Mrs. Clark C. Campbell: 101 West 33rd Street	AGAINST
Ben Whitley: 6275 Mercedes Street, Dallas, Texas	NO COMMENT

PERSONS APPEARING

Martin H. Boozer, Jr. (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as being consistent with the development in the area, subject to five feet of right-of-way on Salado Street.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Douglas R. Day for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 2832 Salado Street be GRANTED, subject to five feet of right-of-way on Salado Street.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-047 Q. S. Franks: A to MH
1702-1726 Tannehill Street

STAFF REPORT: This property consists of seven acres of land located on Tannehill Street, a minor collector street with a right-of-way of less than fifty feet. A mobile home park is proposed for this tract, where there is only thirty feet of right-of-way on Tannehill Street. This is a heavily wooded tract with many large trees. To the east across Tannehill Street is the Norman School. The land to the north and west is zoned "A" Residence. The property to the south is zoned "A" Residence and is partially developed. It is noted that Tannehill Street is unpaved from approximately the middle of the subject tract southward. The staff has no inherent objection to Mobile Home zoning for this area, but feels the subject tract should be developed as "A" Residence. On more than one occasion parties have investigated developing the area as "A" Residence and have apparently considered the drainage expense to be prohibitive.

The staff recommends that this case be denied. Tannehill Street is substandard and is only partially paved in front of this tract. The Department of Public Works reflects no plans in the near future to surface or improve this street.

TESTIMONY

WRITTEN COMMENT

Milton House: 1723 Hillcrest Lane	AGAINST
Sam & Ruth Johnson: 1725 Hillcrest Lane	AGAINST

PERSONS APPEARING

Rev. G. M. Relford: 3004 Glen Rae	AGAINST
Elsie West: 1715 Hillcrest Lane	AGAINST
Sam & Ruth Johnson: 1725 Hillcrest Lane	AGAINST
Mr. & Mrs. Milton House: 1723 Hillcrest Lane	AGAINST
Mr. & Mrs. R. H. Harris: 1719 Hillcrest Lane	AGAINST
Mrs. Barbara Russ: 5204 Downs Drive	AGAINST
Petition bearing 68 signatures	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be denied as an intrusion into the neighborhood and the traffic generated on Tannehill Street would be too great for the present surfacing and right-of-way.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Q. S. Franks for a change of zoning from "A" Residence, First Height and Area to "MH" Mobile Home, First Height and Area for property located at 1702-1726 Tannehill Street be DENIED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-048 E. W. Cullers: A to B
3907-3909 Peterson Avenue
1407 West 39 1/2 Street

STAFF REPORT: The subject tract covers 8,050 square feet of land, adjoining two minor residential streets with fifty feet of right-of-way and narrow surfacing. Eight apartment units are proposed for this tract. This is a well-designed area for single-family dwellings and duplexes. The apartment zoning fronting Shoal Creek Boulevard has merit and was recommended by the staff and the Planning Commission. The last three cases in this area, one on Seiders Avenue, one on West 39 1/2 Street, and the other dead-ending on Peterson Avenue, were either reluctantly recommended by the Planning Commission, or denied and subsequently granted by the City Council.

With regard to this application, the staff still feels that duplex development is the most appropriate use of this area with its narrow streets and poor access over minor residential streets. However, in deference to existing zoning previously granted and right-of-way requirements reducing this property below the required area for "BB" Residence zoning, the staff reluctantly recommends that this case be granted, subject to five feet of right-of-way on West 39 1/2 Street. The requested zoning is consistent with recent Planning Commission recommendations for this area.

TESTIMONY

WRITTEN COMMENT

George S. Slining: 400 Chippendale Avenue	FOR
Frances Ellen McInnis	FOR

PERSONS APPEARING

A. S. Duncan: 3411 Clearview	FOR
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COMMENTS AND ACTION BY THE COMMITTEE

Mr. Faulkner stated that if "B" Residence zoning is allowed here it will continue down West 39 1/2 Street. Other members of the Committee were of the opinion that this is a good location for apartment zoning and the trend toward this type of use along West 39 1/2 Street already exists. The Committee concluded that this request should be granted subject to five feet of right-of-way on West 39 1/2 Street.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of E. W. Cullers for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 3907-3909 Peterson Avenue and 1407 West 39 1/2 Street be GRANTED, subject to five feet of right-of-way on West 39 1/2 Street.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-049 H. I. Gallaway, W. H. White & Wayland Gallaway: A to LR
5211-5215 Duval Street

STAFF REPORT: This application is on a tract of 25,000 square feet of land, located on Duval Street, with sixty feet of right-of-way, to go to seventy feet of right-of-way, and East 53rd Street, with fifty feet of right-of-way, to go to eighty feet of right-of-way. Constructing and operating a retail business or apartment dwellings is the proposed use. There is non-residential zoning along East 53rd Street, ranging from "LR" Local Retail to "C" Commercial. The intent has been to limit retail zoning along this street to the intersections and no more than two lots in depth. However, as all right-of-way is being taken from the south side of 53rd Street, the amount of dedicated right-of-way is being limited to twenty feet in lieu of the indicated thirty feet. The additional ten feet would be purchased by the City at some time in the future. Also, due to the substantial right-of-way involved, consideration of more than two lots for rezoning should be made.

The staff recommends that this case be denied, but recommends that "LR" Local Retail zoning be granted on Lots 11 through 16, subject to twenty feet of right-of-way on East 53rd Street, a thirty-five foot building setback from the new right-of-way line (to allow the City to purchase ten feet of additional right-of-way at a future date), five feet of right-of-way and a five foot sidewalk easement on Duval Street, a ten foot setback and a six foot privacy fence on the south property line. Except for the depth of the lots from 53rd Street, the requested zoning is in accordance with Planning Commission recommendations.

TESTIMONY

WRITTEN COMMENT

Hazel Line Lowery: 7103 Riverside Drive	AGAINST
Mr. Carlton Howell: 5112 Duval Street	AGAINST
Truman H. Montandon: 2412 N. Inter. Hwy.	FOR
Henry Hoes: 5304 Evans Street	FOR
H. I. Gallaway: 5213 Duval Street	FOR

PERSONS APPEARING

John A. Mercado: 2003 East 1st Street	FOR
James D. Hayes: 5206 Evans Street	AGAINST
Douglas Eastman: 5214 Duval Street	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Betts pointed out that this is a changing neighborhood and this intersection is a busy corner. Mr. Barrow stated that he agreed but that someone in the past has tried to set up a holding line for intensive zoning and in his opinion this Committee should try to go along with that plan. The Committee concluded that this request should be denied as requested, but that "LR" Local Retail zoning should be granted on Lots 11 through 16, subject to recommendations as outlined above in the staff report.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

C14-72-049 H. I. Gallaway, W. H. White & Wayland Gallaway--Contd.

VOTED: To recommend that the request of H. I. Gallaway, W. H. White and Wayland Gallaway for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 5211-5215 Duval Street be DENIED, but recommend that "LR" Local Retail zoning be GRANTED on Lots 11 through 16, subject to twenty feet of right-of-way on East 53rd Street, a thirty-five foot building setback from the new right-of-way line (to allow the City to purchase ten feet of additional right-of-way at a future date), five feet of right-of-way and a five foot sidewalk easement on Duval Street, a ten foot setback and a six foot privacy fence on the south property line.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-050 John J. Stokes: DL and A to C
4510-4528 South Congress Avenue
125-209 St. Elmo Road

STAFF REPORT: This property totals 10.08 acres of land and is located on South Congress Avenue, which has 100 feet of right-of-way and St. Elmo Road, which has a varying right-of-way. The proposed development is for apartments. To the east of this tract and along South Congress Avenue, the property is zoned "C" Commercial on both sides of the street. To the immediate north is "A" Residence zoning, largely undeveloped. To the west is the Oldham Subdivision which has been developed with single-family homes for approximately twenty years. The Master Plan proposes Commercial Service and Semi-industrial Uses for the area between South Congress Avenue and the west boundary of the subject property.

The staff recommends that this case be denied, but recommends that "C" Commercial, First Height and Area be granted on all of Tracts 1 and 2, excluding the west 100 feet of both tracts. This excluded area is recommended for "B" Residence, First Height and Area zoning. Part of this property is already zoned "DL" Light Industrial, a more permissive classification than that requested. The requested zoning falls in that category proposed by the Master Plan, and it is felt that the 100-foot strip of "B" Residence zoning will provide a reasonable buffer for the "A" Residence development to the west.

TESTIMONY

WRITTEN COMMENT

August P. Bisson: 1106 Gobi Drive

AGAINST

PERSONS APPEARING

Edgar James (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be denied as request but granted as in conformance with the staff report recommendations as outlined above.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

C14-72-050 John J. Stokes--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of John J. Stokes for a change of zoning from "DL" Light Industrial, First Height and Area and "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 4510-4528 South Congress Avenue and 125-209 St. Elmo Road be DENIED as requested, but GRANT "C" Commercial, First Height and Area on all of Tracts 1 and 2, excluding the west 100 feet of both tracts which will be zoned "B" Residence, First Height and Area.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-051 West Building & Development, Inc.: Interim A, Interim 1st to BB, 1st
6808-6900 South First Street (as amended)

STAFF REPORT: This tract contains 32,100 square feet of land and is located on a major arterial street with eighty feet of right-of-way. Construction of fourplex apartments is proposed for the tract. To the immediate north as well as to the northwest and southwest, the land is zoned "A" Residence with several homes completed to date and others under construction. Across South First Street to the east is a Junior High School under construction and scheduled for use this September. Approximately two to three blocks to the north of the subject tract is a pending case of "GR" General Retail zoning on the south side of the planned William Cannon Drive, which will have 120 feet of right-of-way, extending from South First Street westward to Cooper Lane. There is "BB" Residence zoning, developed with fourplexes, approximately three blocks to the north on South First Street, which was granted in deference to a drainage ditch condition separating the tract from "A" Residence zoned property to the west.

During the preliminary subdivision stage the plan was approved, widening the lots in question to provide a turn around drive for each lot, which were anticipated as no more than duplex lots. The final subdivision was approved as being in conformity with the preliminary plan, without consideration of zoning other than Interim "A" Residence, implying still that the use for such lots would be single-family or duplexes.

The staff at the final subdivision meeting reiterated its objection to strip zoning along South First Street and lots fronting thereon. Subsequent references were again made to duplex plans for these lots rather than apartments. It is recommended that this request be denied, as the requested zoning would be strip zoning with its accompanying problem of curb cuts. This request is not in conformity with the plans for this area as formulated and covered at the subdivision stage.

TESTIMONY

WRITTEN COMMENT

None

C14-72-051 West Building & Development, Inc.--Contd.

PERSONS APPEARING

Don West (applicant)

John F. Campbell: 305 E. 7th Street

FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as amended, these tracts with fourplexes on them would provide a good buffer between South First Street and the "A" Residence neighborhood to the west, subject to ten feet of right-of-way on Buckingham Place from South First Street to Castlekeep Way.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of West Building and Development, Inc., Donald West, President 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 6808-6900 South First Street be GRANTED, subject to ten feet of right-of-way on Buckingham Place from South First Street to Castlekeep Way.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-052 Calvin A. Bragg: A, 1st to C, 2nd
Rear of 2539-2601 South Congress Avenue

STAFF REPORT: This tract is located on South Congress Avenue, which is a major arterial street with 100 feet of right-of-way. It covers 27,500 square feet of land, and the proposed development is for the enlargement of the Ace Motel. This area along South Congress on both sides is predominately zoned "C" Commercial a minimum of 150 feet from the right-of-way line. To the immediate north is the Travis County Juvenile Home which is zoned "A" Residence. Otherwise, the area is commercial in zoning and use.

The staff recommends that this case be granted as an extension of current zoning and use. The tract is a part of property already zoned "C" Commercial, 2nd Height and Area.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

None

C14-72-052 Calvin A. Bragg--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as an extension of existing zoning and land use in the area.

AYE: Messrs. Barrow, Betts, Faulkner, Hethery and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Calvin A. Bragg for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, Second Height and Area for property located at the rear of 2539-2601 South Congress Avenue be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-053 Don J. Jackson: A to B
2005-2201 Ohlen Road

STAFF REPORT: This property consists of seven lots developed with reasonably new duplexes. The applicant is requesting apartment zoning in order to incorporate additional units on these lots. The tract contains 1.23 acres of land. This is a well-maintained "A" Residence area predominately developed with medium-priced single-family homes and some duplexes. There is one case of "O" Office zoning on the southwest corner of Ohlen Road and Bowling Green Drive which could be considered a buffer between the "A" Residence area and the non-residential zoning and use on Burnet Road.

The staff recommends that this case be denied, as the requested zoning would be an intrusion into an established, well-maintained residential neighborhood. Ohlen Road was created to act as a collector street for the existing development in this immediate area, and it is recommended that it not be looked upon for accommodating higher densities with the accompanying increase in traffic.

TESTIMONY

WRITTEN COMMENT

June E. Richardson: 511 W. 15th Street
Robert L. Hanna: 2110 Kenbridge
Eugene Urban: 2116 Lanier

FOR
AGAINST
AGAINST

PERSONS APPEARING

Don J. Jackson: (applicant)
Thomas Guentzel: 8300 Reeda Lane
William J. Benesch: 2115 Lanier Drive

AGAINST
AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and agreed that this request is an obvious intrusion into an "A" Residence neighborhood, but with the existing

C14-72-053 Don J. Jackson--Contd.

problem of parking and backing out into traffic along Ohlen Road the Committee was divided as to the best solution to the problem. Mr. Betts stated that this is an obvious intrusion into an "A" Residence area, but that the development might be better off with off-street parking at this point. Mr. Faulkner stated that the four-plexes would only double the parking problem. Mr. Hetherly stated that he could see nothing wrong with allowing four-plexes along Ohlen Road at this point due to the situation as it exists. The Committee concluded that this request should be denied as an intrusion into a residential neighborhood.

AYE: Messrs. Betts, Faulkner and Mrs. Mather

NAY: Messrs. Barrow and Hetherly

Mr. Hetherly stated that he still feels that off-street parking with fourplexes would be better than the parking situation along Ohlen Road. The fact that people have to back out onto Ohlen Road is not good. Mr. Faulkner pointed out that this request is well within an "A" Residence zoned area, if "B" Residence is granted here it will continue on down the street. Fourplexes will only double the cars coming out on to Ohlen Road. The members reviewed the information presented and concluded that this request should be denied, as an intrusion into a residential neighborhood. The Commission then

VOTED: To recommend that the request of Don J. Jackson for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 2005-2201 Ohlen Road be DENIED.

AYE: Messrs. Milstead, Betts, Faulkner, Taniguchi and Mrs. Mather

NAY: Messrs. Barrow, Hetherly and Stewart

ABSENT: Mr. Chamberlain

C14-72-054 Don J. Jackson: A, 1st to B, 2nd
8016 Gault Street

STAFF REPORT: This application is on a tract located on the southwest corner of Gault Street and Wooten Drive, which are minor residential streets with fifty feet of right-of-way surfaced to thirty feet. It covers 9,648 square feet of land, and the proposed use is additional density of units. Zoning to the east, south, and west is "A" Residence predominately developed with single-family residences and duplexes, which are approximately twelve years old. Existing development on this tract is a duplex. To the north across Wooten Drive there is "B" Residence, First Height and Area zoning which is developed with apartments and shielded from the subject property by six-foot privacy fencing.

The staff recommends that this case be denied as an intrusion into a well cared for single-family residential area. The area is not in transition to higher density use; in addition, the streets are strictly minor residential in right-of-way and amount of surfacing, and are inadequate for more intensive zoning.

C14-72-054 Don J. Jackson--Contd.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Don J. Jackson (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Hetherly pointed out that this property is surrounded by "C" Commercial zoning. Mr. Faulkner stated that to grant this zoning would be jumping an entire block from the commercial property, there is nothing but "A" Residence zoning in this block. Mr. Hetherly stated that he would be in favor of "B" Residence zoning along Gault Street but perhaps not along Tisdale Drive. Mrs. Mather stated that if that one corner is zoned "B" Residence then the Commission is saying that the whole block should be "B" Residence. Mrs. Mather was interested in whether or not the homes were rental. Mr. Al Baker, Zoning Administrator, stated that they did not appear to be rental property. The Committee concluded that this request should be granted subject to five feet of right-of-way on Gault Street and five feet of right-of-way on Wooten Drive.

AYE: Messrs. Barrow, Betts and Hetherly

NAY: Mr. Faulkner and Mrs. Mather

Mr. Hetherly pointed out that there had been no opposition from the area residents and this area is probably going to go to "B" Residence zoning in the future. Mrs. Mather stated that she did not believe the Commission should rely too heavily on replies from the area residents but do what is best for the area. Mr. Milstead stated that this is an obvious intrusion and he could not support it. Mr. Betts stated that although the area is surrounded by commercial and apartment uses this block has no intrusions. He further stated that his previous vote had been based partially on the fact that there had been no opposition in the area. Mr. Milstead pointed out that these streets are narrow and high density use would overload them. Whether or not there are replies to notices the Commission has a responsibility to the people who live in this area. A motion to grant this request failed by the following vote.

AYE: Messrs. Barrow and Hetherly

NAY: Messrs. Milstead, Betts, Faulkner, Stewart, Taniguchi and
 Mrs. Mather

ABSENT: Mr. Chamberlain

The Commission then

VOTED: To recommend that the request of Don J. Jackson for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 8016 Gault Street be DENIED.

AYE: Messrs. Milstead, Betts, Faulkner, Stewart, Taniguchi and
 Mrs. Mather NAY: Messrs. Barrow and Hetherly

ABSENT: Mr. Chamberlain

C14-72-055 Don J. Jackson: A, 1st to B, 2nd
4310-4312 Eilers Avenue

STAFF REPORT: This property contains 7,200 square feet of land, located on a minor residential street, which is unpaved and has less than fifty feet of right-of-way. This area is zoned "A" Residence and developed with single-family dwellings and duplexes in all directions. More intensive zoning has been limited to properties fronting on 45th Street or Duval Street. The area was designed for this use only, evidenced by the very narrow streets reduced to twenty feet of right-of-way on the south end of Eilers Avenue. Eilers Avenue terminates at Keasbey Street and does not extend to 45th Street. Higher density use in this area would move traffic eastward on Keasbey Street and East 45th Streets, which are minor residential streets.

The staff recommends that this case be denied. This area is not adequate for more intensive zoning due to its overall design, narrow rights-of-way, unpaved streets, and the lack of direct access to 45th Street or any collector street.

TESTIMONY

WRITTEN COMMENT

Werner G. Keilers: 4308 Eilers	AGAINST
Jack R. & Mary E. Williams: 4300 Caswell	AGAINST
D. B. Taylor: 700 E. 43rd	AGAINST

PERSONS APPEARING

Clara A. Eckert: 701 E. 44th Street	AGAINST
John C. Eckert: 701 #. 44th Street	AGAINST
Leland T. Lindsey: 4400 Eilers Avenue	AGAINST
Ben W. Spaeth, Jr.: 1805 Vallejo	AGAINST
H. M. Burlage: 702 E. 43rd Street	AGAINST
D. B. Taylor: 700 E. 43rd Street	AGAINST
Jacob Isaac: 705 E. 44th Street	AGAINST

Don J. Jackson (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Hetherly stated that he agreed with the applicant that this area should be rezoned and it will eventually be changed, however at this time, due to the condition of Eilers Avenue and the problems of the surrounding area this case should be denied. The Committee reviewed the information and concluded that this request should be denied.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Don J. Jackson for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4310-4312 Eilers Avenue be DENIED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-056 Conrad Blevins: A to O
6901-6903 Bennett Avenue
924-928 Atkinson Road

STAFF REPORT: A small office building is proposed for this tract containing 16,400 square feet of land. The tract abuts Atkinson Road which is classified as a neighborhood collector street with forty-five feet of right-of-way and Bennett Avenue, a minor residential street with fifty feet of right-of-way, both these streets are unpaved. This area is zoned and developed as "A" Residence north of Atkinson Road. A few scattered cases of non-residential zoning exist between Booker Avenue and St. Johns Avenue, which were granted several years ago in recognition of non-conforming uses. The area north of Atkinson Road and east of the commercial-industrial development on Interstate Highway 35 is under the attention of the Community Development Corporation and there are several cases of new residential dwellings under construction at this time. To the south across Atkinson Road there is existing "C" Commercial zoning with no development.

The staff recommends that this case be denied. The requested zoning would be an intrusion into an "A" Residence zoned neighborhood not designed for more intensive use. Most of the streets are unpaved, and it is felt that a change in zoning would not contribute to or supplement the progress being made to revitalize this area.

TESTIMONY

WRITTEN COMMENT

Robert Watrous: 2518 Rose Wood Avenue FOR

PERSONS APPEARING

Conrad Blevins: applicant

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted, as an improvement to the area, subject to ten feet of right-of-way on Atkinson Road and five feet of right-of-way on Bennett Avenue.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Conrad Blevins for a change of zoning from "A" Residence, First Height and Area to "O" Office First Height and Area for property located at 6901-6903 Bennett Avenue and 924-928 Atkinson Road be GRANTED, subject to ten feet of right-of-way on Atkinson Road and five feet of right-of-way on Bennett Avenue.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-057 R. H. Swenson: B to O
2821-2825 Rio Grande Street

The proposed use for this property is the rental of office spaces; the tract covers 29,250 square feet of land and is located on a major arterial street, which presently has sixty feet of right-of-way and will be developed with seventy feet of right-of-way from 19th Street to 29th Street. The land to the immediate north and east is zoned "C" Commercial and developed as commercial or non-residential. Across Rio Grande Street from the subject tract and extending south to West 28th Street is apartment zoning. To the south of the subject tract there is "O" Office zoning extending to 28th Street. Second height and area prevails from the subject tract southward along Rio Grande Street to 7th Street. There are plans for Guadalupe Street to be cut through to Rio Grande Street to channel southbound traffic. The staff recommends that this case be granted, subject to five feet of right-of-way on Rio Grande Street, as this request is compatible with existing zoning and usage in this area.

TESTIMONY

WRITTEN COMMENT

John A. Focht: 2823 Salado	NO OPINION
Truman H. Montandon: 2412 N. Interregional Hwy.	FOR
Mrs. Daniel Ward Estate: 2902 Kerbey Lane	FOR
Hofheinz Estate: P. O. Box 1987	FOR
Educational Development Corp.: 2813 Rio Grande	FOR

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as being compatible with existing zoning and usage in the area.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of R. H. Swenson for a change of zoning from "B" Residence, Second Height and Area to "O" Office, Second Height and Area for property located at 2821-2825 Rio Grande Street be GRANTED, subject to five of right-of-way on Rio Grande Street.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-058 Mrs. F. O. Reinke: A, 1st & C, 2nd to B, 2nd
 5214-5220 Jim Hogg Avenue

STAFF REPORT: Apartment development is proposed for this tract covering 31,350 square feet of land. Jim Hogg Avenue is a substandard minor residential street, with forty feet of right-of-way at this location, surfaced to thirty feet. This is a changing area as evidenced by the mixed zoning ranging from "A" Residence to "C" Commercial. There is "LR" Local Retail zoning to the immediate north. A pending case of "BB" Residence, First Height and Area exists across the street, which was the result of a request for "B" Residence, Second Height and Area zoning. Other than the large acreage tract north of North Loop, no second height and area has been recommended in a number of years. The staff recommends that this case be denied, as this area is not adequate to handle second height and area density. It is recommended that "B" Residence, First Height and Area be granted, subject to a short form subdivision combining the two lots into one, termination of Jim Hogg Avenue with a 60-foot radius cul-de-sac, and dedication of ten feet of right-of-way on Jim Hogg Avenue.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information. Mr. Hetherly stated that he could understand the staff recommendation but would be in agreement with the applicant's request due to the amount of land that he is giving up for the cul-de-sac and easement at the rear of the property. Mr. Barrow asked whether or not the applicant could obtain the density required by using a composite of the existing "C" Commercial, Second Height and Area and "B" Residence, First Height and Area on the remainder of the tract. Mr. Baker reported that in his opinion this can be done but it would be better for the applicant to check this matter out with the Building Inspection Department to be sure that this can be done. The Committee then concluded that this request should be referred to the full Commission.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

Mr. Alexander, Assistant Director of Planning, reported that an agreement with the applicant has not been reached at this time. The Planning Department is willing to reduce the cul-de-sac on Jim Hogg Avenue to fifty feet of right-of-way with forty feet of paving and require the owner to bring Jim Hogg Avenue up to fifty feet of right-of-way, if the owner is willing to limit the density for the entire tract to "B" Residence, First Height and Area. The differences in right-of-way would allow the owner to put fourteen units on the property but he is not sure that he can physically construct these units on the property. By using the combination of the zonings he could get twenty-seven, two-bedroom

C14-72-058 Mrs. F. O. Reinke--Contd..

units on the property according to calculations from Building Inspection. The Department suggests that rather than setting up a restrictive covenant, if this method is used, for the number of units, more parking should be required. The staff recommendation is that this tract be granted "B" Residence, First Height and Area with the revised right-of-way requirements.

The Commission reviewed the information presented and

VOTED: To REFER the request of Mrs. F. O. Reinke back to the Zoning Committee for further consideration.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain.

C14-72-059 Mary E. Bayless: A to B
901-903 Taulbee Lane

STAFF REPORT: This tract covers 21,800 square feet of land and is located on a street with fifty feet of right-of-way. Apartment development is the proposed use.

Directly across Taulbee Lane is "B" Residence, First Height and Area zoning on which apartments are under construction. To the east and northeast of this tract the property is zoned "C" Commercial and is still developed with single-family dwellings. The property across the street, zoned "B" Residence, provides a buffer between the "C" Commercial zoning on Lamar Boulevard and the single-family dwellings on Taulbee Lane. It is felt that the requested "B" Residence zoning would provide a buffer which is lacking at this time, and it is recommended that rezoning on Taulbee Lane be terminated with the subject tract. It is recommended that this request be granted, subject to five feet of right-of-way on Taulbee Lane.

TESTIMONY

WRITTEN COMMENT

Mrs. Katie R. Walenta: 907 Taulbee Lane
Aaron Lee Gill: 1710 Richcreek Road
Kelly E. McAdams: 1425 Preston

FOR
FOR
FOR

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted, as it would provide a good buffer from the commercial property to the east, subject to requirements as outlined in the staff report.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather

C14-72-059 Mary E. Bayless--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Mary E. Bayless for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 901-903 Taulbee Lane be GRANTED, subject to five feet of right of way on Taulbee Lane.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-060 M. J. Kouri: A to B
5701 Woodrow Avenue

STAFF REPORT: This property covers 6,400 square feet of land and is located on Woodrow Avenue, which has eighty feet of right-of-way at the present time and is scheduled to go to eighty feet of right-of-way from Burnet Road to Anderson Lane. Construction of apartments is proposed for the tract. Although the majority of land along Woodrow Avenue is zoned "A" Residence and developed with single-family dwellings, this area is changing to apartment development, as evidenced by the zoning and use south of Theckla Terrace extending almost to Houston Street. The "O" Office zoning south and two lots removed from the intersection of Woodrow Avenue and Theckla Terrace is developed with apartments. The staff recommends that this case be granted. The requested zoning is consistent with recent recommendations by the Planning Commission. Woodrow Avenue at this location has better than average right-of-way for the anticipated traffic.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

M. J. Kouri (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as being consistent with zoning actions in the past for this area.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of M. J. Kouri for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 5701 Woodrow Avenue be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

Cl4-72-061 Conway Taylor: A to O
1509 West North Loop

STAFF REPORT: The subject tract contains 8,220 square feet of land and is located on North Loop Boulevard, which is a major arterial planned for eighty feet of right-of-way. The property directly across the street from this tract is zoned "LR" Local Retail, and there is a pending case of local retail zoning to the immediate west and south. Apartment zoning and office zoning exist to the east of the subject property along North Loop Boulevard. The staff recommends that this case be granted, subject to fifteen feet of right-of-way on North Loop Boulevard, as compatible zoning for the area.

TESTIMONY

WRITTEN COMMENT

None.

PERSONS APPEARING

Milton Morse, Jr. (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as being compatible with existing zoning in the area and subject to requirements as set forth in the staff report above.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Conway Taylor for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1509 West North Loop be GRANTED, subject to fifteen feet of right-of-way on North Loop Boulevard.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather.

ABSENT: Mr. Chamberlain

Cl4-72-062 C. L. Reeves: A to LR
Rear of 3442-3512 Greystone Drive

STAFF REPORT: Retail development is the proposed use for this tract covering 5.3 acres of land. To the north is Interim "A" Residence zoning, and to the west the land is zoned "BB" Residence. The intersection of Shadow Park Drive and Greystone Drive to the south is zoned "LR" Local Retail. The staff recommends that this case be granted, subject to the vacation of Shadow Park Drive north of Greystone Drive and the provision for a neighborhood collector street to serve the apartment developments in lieu of Shadow Park Drive. The requested zoning is consistent with plans recommended by the staff and the Planning Commission for this area.

C14-72-062 C. L. Reeves--Contd.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Richard Baker (representing applicant)

C. L. Reeves (applicant)

Chuck Stahl (representing David Barrow, Sr.) FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and there was a lengthy discussion concerning the requirement of a street to the north being tied to this zoning request. Mr. Hetherly stated that he did not think the vacation of a street should be tied to a zoning change request. The Committee then concluded that this request should be granted, subject to the proper termination of Shadow Park Drive north of Greystone Drive.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner, and Hetherly

Mr. Richard Lillie, Director of Planning, stated that the street vacation process would hold up the progress on this tract by possibly two weeks, providing Mr. Reeves comes in with an application for street vacation within the next few days. The Planning Commission will make the final recommendation to the City Council concerning the vacation of the street. The Commission reviewed the information and

VOTED: To recommend that the request of C. L. Reeves for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at the rear of 3442-3512 Greystone Drive be GRANTED, subject to the proper termination of Shadow Park Drive north of Greystone Drive.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-063 C. L. Reeves: Interim A, Interim 1st to LR, 1st (as amended)
3501-3503 Westchester Avenue
324 Balcones Drive

STAFF REPORT: Uses consistent with the requested zoning are proposed for this tract of 14,375 square feet. It is located on Westchester Avenue, a residential street with sixty feet of right-of-way, and Balcones Drive, which is a major arterial street. To the south and southwest of the subject tract the property is zoned Interim "A" Residence and is developed with single-family dwellings. To the west there is a row of duplexes on Westchester Avenue continuing on to Sonnet Avenue; there is "BB" Residence zoning developed with apartments immediately to the north of the subject tract. The subdivision of which this land is a part was designed with the intent that the lots along Westchester Avenue, including the subject tract, would be used for duplexes to provide a buffer between the single-family dwellings and the apartments to the north. The fenced cul-de-sac on Northforest Drive was another condition to subdivision approval and a need to provide a buffer for the single-family development.

C14-72-063 C. L. Reeves--Contd.

The staff recommends that this case be denied, and that "BB" Residence, First Height and Area be granted. The requested change is not in conformity with the plans for this area and the subdivision approval. This change would violate past agreements and obligations which were to be accomplished by the construction of duplexes, to the west of the subject property.

TESTIMONY

WRITTEN COMMENT

Mr. & Mrs. Alf Morris: 8001 Lawndale Drive

AGAINST

PERSONS APPEARING

Richard Baker (representing applicant)

C. L. Reeves (applicant)

Marie Trump: 8007 Northforest Drive

AGAINST

Mr. & Mrs. Donald P. Bynum: 8005 Northforest Drive

AGAINST

Richard W. McEnally: 8004 Northforest Drive

AGAINST

Mr. & Mrs. E. P. Walters: 8001 Northforest Drive

AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Hetherly stated that he could sympathize with the home owners in the area but when they bought their homes they must have realized that something other than a single-family residence would go on this property. He stated that he is in favor of the zoning as amended. Mr. Barrow stated that in his opinion a duplex could go on this property but that would not help Mr. Reeves, perhaps "BB" Residence or "O" Office zoning would be appropriate. The type of development allowed with "LR" Local Retail zoning can be very unpleasant for the neighbors. The Committee concluded that the request for "LR" Local Retail zoning as amended should be denied and recommended that "O" Office, First Height and Area be granted.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of C. L. Reeves for a change of zoning from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area for property located at 3501-3503 Westchester Avenue and 824 Balcones Drive be DENIED as amended and that "O" Office, First Height and Area be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-064 Mrs. Stuart Long: A to BB (as amended)
707-709 Peacock Lane

STAFF REPORT: This tract of land contains 20,400 square feet and is located on a substandard minor residential street, which has forty feet of right-of-way surfaced to thirty feet. This area is designed for single-family and duplex development, as evidenced by the privacy and the controlled traffic conditions into the western portion and the generally limited access into the area. It is a reasonably well-maintained area and improves to the west along Oak Crest Drive and Terrell Hill Drive. Peacock Lane has substandard right-of-way even for a minor residential street.

The staff recommends that this case be denied. The requested zoning would be an intrusion into an "A" Residence area which is well-designed and suited for that use. The streets, particularly Peacock Drive, are inadequate for more intensive zoning and there is very limited access. This requested zoning would be a strong intrusion and a spot zoning in a single-family area. Zoning changes in this area should be limited to tracts fronting South First Street. It should be noted that four duplexes or five townhouse units may be developed on this property under existing zoning.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Mrs. Stuart Long: 813 Park Boulevard
Sheldon Wilson: 3012 Oak Crest Avenue

FOR
FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, as an intrusion into the neighborhood and spot zoning. The area is run down and if an application for these lots which could include the other lots down to South First Street the Commission might be able to see merit in the request.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Mrs. Stuart Long for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 707-709 Peacock Lane be DENIED as amended.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-065 Wilburn E. Vasquez: A to B
4608-4610 Bennett Avenue

STAFF REPORT: The proposed use for this tract containing 10,400 square feet of land is apartment development. Bennett Avenue has fifty feet of right-of-way. This area bordered by 51st Street, 45th Street, Red River Street and Airport Boulevard has been recommended for apartment development as the result of an area study. There are some remaining single-family dwellings, but on the whole this area has been in transition for the last few years, primarily due to the increased traffic along the major arterial streets. Practically the entire block on Bennett Avenue between 45th and 46th Streets has been formally rezoned to "B" Residence, First Height and Area.

The staff recommends that this case be granted, subject to five feet of right-of-way on Bennett Avenue. This request is compatible with the area study.

TESTIMONY

WRITTEN COMMENT

Mr. & Mrs. L. A. Lundblad: 4618 Bennett Avenue FOR

PERSONS APPEARING

Wilburn E. Vasquez (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted, subject to requirements set forth in the staff report.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Wilburn E. Vasquez for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 4608-4610 Bennett Avenue be GRANTED, subject to five feet of right-of-way on Bennett Avenue.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-066 Robert F. Higginbotham: A, 1st to C, 2nd
6935 Highway 290 East

STAFF REPORT: Uses as permitted by such zoning are proposed for this tract, which covers .078 acres of land. This is the only remaining "A" Residence zoned property for some distance along Highway 290 East. To the east the zoning is "GR" General Retail developed with offices, and "C" Commercial. The nearest commercial use is at the corner of 2904 Mira Loma, developed with a drive-in grocery which only requires "LR" Local Retail zoning. The lot to the immediate east is zoned "LR" Local Retail, but is developed with apartments. The staff recommends that this case be denied, but recommends that "GR" General Retail, First Height and Area be granted. It is felt that the land usage in this area would be more compatible with general retail zoning, as "C" Commercial zoning

C14-72-066 Robert F. Higginbotham--Contd.

is too permissive for the type of development existing in this area. There is no record of any second height and area in the close vicinity, and that the requested height and area would be too intensive for this area.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied but that "C" Commercial, First Height and Area should be granted.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Robert F. Higginbotham for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, Second Height and Area for property located at 6935 Highway 290 East be DENIED, but that "C" Commercial, First Height and Area be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-067 Clear Creek Properties, Inc.: A to MH
1700-2216 Bitter Creek Drive
1701-2217 Bitter Creek Drive
6619-6717 Old Lockhart Highway

STAFF REPORT: This property totals 20.99 acres known as South Creek, Section 1, and is a proposed subdivision for mobile home owners. The area to the immediate south, as well as to the west across Old Lockhart Highway, is in the County. The tract to the immediate north was recommended for "MH" Mobile Home zoning last month; all indications point to this general area developing with mobile homes. The staff recommends that this case be granted, as the requested zoning conforms with existing development and planned usage of the area.

TESTIMONY

WRITTEN COMMENT

R. Odell Charles: 2011 Bitter Creek Drive

FOR

PERSONS APPEARING

Carl Morris (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as the planned use conforms with land usage in the area.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

C14-72-067 Clear Creek Properties, Inc.--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Clear Creek Properties, Inc. for a change of zoning from "A" Residence, First Height and Area to "MH" Mobile Home, First Height and Area for property located at 1700-2216 Bitter Creek Drive, 1701-2217 Bitter Creek Drive and 6619-6717 Old Lockhart Highway be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-068 Clear Creek Properties, Inc.: A to LR
6601-6619 Old Lockhart Highway
1801-1807 North Bluff Drive (Chunn Lane)

STAFF REPORT: This application is on a tract covering 2.716 acres of land, located at the intersection of two major arterial streets. The area to the north and the west is in the County. The proposed use is for retail stores and a service station. The tract to the immediate east is a pending case of "MH" Mobile Home zoning which was recommended by the Planning Commission last month. To the immediate south and trailing southeastward is a case of requested "MH" Mobile Home zoning to be heard this month. From recent and current cases, as well as conversations with the landowners, it appears this area will be oriented around mobile home parks and subdivisions. The staff recommends that this case be granted. The subject tract is at the intersection of two major arterial streets, which is a basic criteria preferred by the staff for retail zoning.

TESTIMONY

WRITTEN COMMENT

Mrs. Virginia Lo Cage: 1702 N. Bluff Drive

AGAINST

PERSONS APPEARING

Carl Morris (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted in conformance with land use in the area.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Clear Creek Properties, Inc. and Jean Holloway for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 6601-6619 Old Lockhart Highway and 1801-1807 North Bluff Drive be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-069 Clear Creek Properties, Inc.: A to C
1809-2001 North Bluff Drive

STAFF REPORT: The construction of a shopping center is proposed for this tract covering 9.795 acres of land. North Bluff Drive is a major arterial street. The area to the north is in the County, as is the land west of Old Lockhart Highway. In this month's zoning cycle this applicant is requesting "LR" Local Retail zoning for the tract adjacent to the west, and "MH" Mobile Home zoning for an area one tract removed to the south. The subject tract is a part of a pending case of "MH" Mobile Home zoning, which was recommended by the Planning Commission last month. The staff recommends that this case be denied. It is felt that the "LR" Local Retail zoning requested on the adjacent tract to the west is sufficient to serve the needs of this area. Uses such as a contractor's storage yard, lumber yard, and wholesale uses permitted in "C" Commercial zoning which would be incompatible with a family area.

TESTIMONY

WRITTEN COMMENT

Mrs. Virginia Lo Cage: 1702 N. Bluff Drive

AGAINST

PERSONS APPEARING

Carl Morris (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, subject to a restrictive covenant stating that should this property be used for other than Mobile Home Sales it will revert to "GR" General Retail, First Height and Area.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Clear Creek Properties, Inc. for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 1809-2001 North Bluff Drive be GRANTED, subject to a restrictive covenant stating that should this property be used for other than Mobile Home Sales it will revert to "GR" General Retail, First Height and Area.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C14-72-070 J. C. Peterson: GR to C-2
Rear of 2100 East Riverside Drive

STAFF REPORT: This application is on an area of 7,185 square feet to be developed as a package liquor store and facilities for sale of liquor by the drink. It is located at Riverside Drive, which has 120 feet of right-of-way, and Tinnin Ford Drive, which has eighty feet of right-of-way. This intersection is zoned general retail and local retail, with apartment zoning to the north and northeast. There are no schools or churches in close proximity. Records indicate a pending case of "C-2" Commercial zoning at the northeast corner of this intersection. The staff recommends that this case be granted, as compatible with the commercial zoning and character of this area.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be granted as being compatible with zoning in the area.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of J. C. Peterson for a change of zoning from "GR" General Retail, First Height and Area to "C-2" Commercial, First Height and Area for property located at the rear of 2100 East Riverside Drive be GRANTED.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

PLANNED UNIT DEVELOPMENTS

C814-72-02 Walter Carrington: Planned Unit Development
North end of Quail Boulevard, and west of property
between 9726-9800 North Lamar Boulevard.

STAFF REPORT: This application has been filed as required under Section 10-A, Sub-section A, Paragraph 12 of the Zoning Ordinance of the City of Austin. The subject property consists of approximately twenty-six acres adjacent to and north of the Park at Quail Creek, Section 1, and is presently zoned "BB" Residence. Townhouse development is proposed for this site, consisting of 272 units, with a density of approximately 10.4 units per acre. The site lies north of Rutland Drive and is bounded on the west and south sides by large tracts of "BB" Residence zoning. There is "GR" General Retail zoning to the east of the tract which abuts North Lamar Boulevard and the subject property from Rutland Drive north for about 1,000 feet. The remainder of the adjoining property to the east and north is presently out of the City. The adjacent

C814-72-02 Walter Carrington--Contd.

area to the north is planned for single-family development under an approved preliminary plan. All land adjacent to this site is presently undeveloped.

To the west the Westchester Subdivision has been recorded, which dedicates a portion of Mearns Meadow Boulevard and Quail Boulevard, based on the location at Quail Boulevard through the PUD site, from Mearns Meadow Boulevard to the PUD site at its northwesternmost property line. Mearns Meadow Boulevard and Neatherby Circle are located as shown in an approved preliminary subdivision plan.

The following comments are items previously required that have not been met by this site plan or are specific reviews of the submitted site plan.

1. The continuation of Quail Boulevard as a dedicated public street through the tract is not provided for as was required in connection with Section 1. It was to have connected Quail Boulevard in Section 1 to the northwestern property line to connect with that street now dedicated in Westchester Subdivision.
2. A second dedicated street was required to be tied into Quail Boulevard in Section 2, to provide access to the west (Neatherby Circle). This also is not provided for.
3. The interior circulation pattern as indicated is devious and awkward. The plan as proposed provides only two points of access to the PUD: Quail Boulevard at Rutland Drive, and the Westchester Subdivision portion of Quail Boulevard at the northwestern boundary.

The present 108 dwelling units in Section 1 will generate approximately 648 vehicular trips per day at the Quail Boulevard - Rutland Drive intersection. With no alternate western route for access, an additional 132 dwelling units from Section 2 and part of Section 3 will probably use this access route, which would bring the traffic count up to 2,160 trips per day (10% of which can be expected to occur at any peak period).

Section 4 and the remainder of Section 3 (140 dwelling units) would generate 840 trips per day onto Quail Boulevard at the northwesternmost property line. Where Quail Boulevard (NW) intersects Mearns Meadow Boulevard, the additional "BB" Residence zoning density (about 310 dwelling units) would put a total of 4,050 trips per day at the intersection (10% of which can be expected to occur at any peak period).

By not continuing Quail Boulevard as originally planned, two cul-de-sacs result. From Rutland Drive, Quail Boulevard (as a cul-de-sac) would be 900 feet long; the section of Quail Boulevard in Westchester Subdivision would be approximately 1,000 feet long. The Subdivision Ordinance establishes the maximum length of a cul-de-sac at 400 feet unless there are topographic problems warranting a variance; this usually serves about twenty-five dwelling units.

C814-72-02 Walter Carrington--Contd.

4. The second overlay on the presentation map indicates a planning staff proposed solution that would be acceptable. The proposal was reviewed in conference with the staff, the applicant's representative, and Mr. Wallace, at which time Mr. Wallace agreed to the proposed modification.
5. Recreation facilities for the proposed second phase of the PUD consists of only two tennis courts. This means that there is one recreation building, one small swimming pool with wading pool, and two tennis courts provided for the entire project to serve 416 dwelling units, with 1,000-1,200 probable residents.

The staff feels that this is inadequate to serve the project. One of the precepts of the Planned Unit Development is to provide design flexibility so that more amenities such as recreation facilities can be provided. This plan does not provide these additional amenities. Discussions with the staff and before the Commission during Section 1 hearings indicated that at least one additional recreation building and pool, plus other facilities, would be provided in subsequent sections.

6. The parking facilities for the recreation building in Section 1 were based upon use and need by Section 1 residents only. The ten parking spaces allocated for the recreation building are inadequate to serve all 416 dwelling units of the entire project.

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

- | | | |
|--------------------|---|---|
| Office Engineer | - | O.K. |
| Fire Protection | - | So that better fire protection might be offered, recommend that one additional fire hydrant as indicated on site plan. Recommend that these fire hydrants be put into operation before framing is started if possible. The 4-inch opening should face the driveway and should be approximately 18 inches from the center of the 4-inch opening to the finish elevation. |
| Storm Sewer | - | Drainage facilities and easement required. |
| Water and Sewer | - | Water and wastewater service available. Estimate will be sent in with final plat. |
| Fire Prevention | - | Install required fire extinguishers as buildings are completed. |
| Building Inspector | - | 1.Subdivision of land is required. 2.The site plan indicates a total of 597 off-street parking spaces to be provided. If the project was not a PUD, 612 off-street parking spaces would be required as an apartment project with the bedroom breakdown as shown on site plan. 3.Some of the units along the most southerly property line appear to be closer than five feet. 4.Does not |

C814-72-02 Walter Carrington--Contd.

include Building Code approval.

- Dir. of Public Works - No objections.
- Health - Connect to available sanitary sewer system.
- Traffic Engineer - 1.Quail Boulevard must be extended through Sections 2, 3 and 4 and connected with the existing section of Quail Boulevard west of this tract. 2.The proposed development will generate 1,500-1,750 automobile trips per day, 200 of which will occur in any one peak hour. Such volumes can only be handled on a dedicated street 44 feet wide, not on 28-foot private drives. 3.Driveways should be at least 25 feet wide.

The staff recommends that this site plan be modified to provide for an acceptable solution of the street needs, to include Quail Boulevard, Neatherby Circle and interior circulation patterns; and provision of additional recreation facilities. Based upon the above problems, the staff cannot recommend approval of this site plan and recommends disapproval of this site plan, if the above conditions are not adequately satisfied.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Brady Bearns (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

Discussion was held as to the necessity of designating a specific type of recreational facility at this time. The Committee agreed that some other facility is needed but it would be unfair to the developer and potential purchasers to provide something that he is not sure the people will want or use. There was also concern that people would park along the peripheral drives, thus obstructing the flow of traffic (this is in regard to the street design as presented by the developer). The Committee agreed that the developer's plan provided more flexibility and is more conducive of Planned Unit Development living. The Committee felt the traffic problem at the cul-de-sac should be worked out to some degree with Traffic and Transportation. Mr. Barrow stated that although it is undesirable to have Quail Boulevard end in this manner, the traffic plan of The Park at Quail Creek, Sections 2, 3 and 4 is better than continuing a large street through the Planned Unit Development. The Committee then concluded that Section Two of The Park at Quail Creek should be approved providing more head-in parking along the drives and subject to departmental requirements with the exception of requiring Quail Boulevard to extend through Sections 2, 3 and 4.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

C814-72-02 Walter Carrington--Contd.

At the Commission meeting Mr. Richard Lillie, Director of Planning, stated that the action taken on this PUD was premature due to the fact that it has not gone to the Subdivision Committee as yet and will be acted on at the meeting of April 25, 1972. He suggested that the Commission postpone any further action on this until the May 9th, Planning Commission meeting; this postponement will not extend the time element in any way.

The Commission then

VOTED: To POSTPONE the request of Walter Carrington for a Planned Unit Development located at the north end of Quail Boulevard and west of property between 9726-9800 North Lamar Boulevard to the next meeting of the full Planning Commission.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C814-72-004 Buckingham Place Development, Inc.: Planned Unit Development
 South First Street and Turtle Creek Boulevard

STAFF REPORT: This application has been filed as required under Section 10-A, Sub-section A, Paragraph 12 of the Zoning Ordinance of the City of Austin. The site is a 5.36 acre tract abutting South First Street, which has eighty feet of right-of-way, and Turtle Creek Boulevard, which has sixty feet of right-of-way. There will be fifty lots, with a density of approximately ten units per acre, plus a recreation building, a swimming pool, and one tennis court. This site is covered by a pending zoning case (C14-69-029) to "BB" Residence; the zoning is not needed for the planned unit development and the staff recommends the withdrawal of the zoning case. There were two conditions to the zoning; limited driveway access to South First Street, which has been accomplished on the revised site plan; and fencing or screening along the South First Street property line. The staff feels that the screening need not be required with the submitted site plan.

North and south along South First Street, there are some large, generally undeveloped tracts. A tract to the north is occupied by Fairview Baptist Church. Across South First Street to the east and adjacent to the site to the west, the land is platted and developed for single-family use. The area surrounding the site is all "A" or "1-A" Residence zoning classification. There is a small creek along the west rproperty line of the site. The site plan has been circulated to the various City departments and the comments are as follows:

- | | | |
|------------------|---|---|
| Traffic Engineer | - | 1.All radii minimum of ten feet. 2.Minimum separation between driveway twenty feet. 3.Parking required for clubhouse and pool. 4.Driveways should be minimized as much as possible. |
| Fire Protection | - | Recommend fire hydrant as indicated on site plan. |
| Fire Prevention | - | Provide required fire extinguishers as buildings are completed. |

C814-72-004 Buckingham Place Development, Inc.--Contd.

- Storm Sewer - Layout should indicate all existing or proposed drainage easements, pipe, channels and culverts. Proposed buildings along north boundary may extend into channel.
- Water & Sewer - Water and sewer service is available. Estimate will be sent in with final plat.
- Building Inspector - 1. Resubdivision of land is required. 2. Present zoning of the property is "A" Residence, 1st Height and Area. If not a PUD at least "BB" Residence zoning would be required; site plan does not identify project as a PUD. 3. One of the units along South First Street shows a front setback of 24 feet (a 25-foot front setback is normally required). 4. If the building designated on site plan as "Club House" is not such as defined by the Ordinance, it should be relabeled recreation or other. 5. A 4-foot high solid fence is required where any parking area is adjacent to property developed for a residential use. 6. Does not include Building Code Approval.
- Office Engineer - No head-in/back-out parking on Turtle Creek Boulevard or South First Street.
- Electric - Easements required at a later date.
- Health - Connect to available sanitary sewer system.
- Director of Public Works - Driveway locations meet with our approval. Recommend 10-foot curb return radius where possible. Will need request for and approval of driveways before construction begins.

The staff has no objection to the development concept proposed by this site plan, and recommends that this site plan be approved, subject to compliance with departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

W. R. Coleman (developer)

Don West (developer)

Helen Bever: 5703 South First Street

Mrs. Jimmy A. King: 6004 Leisure Run Road

AGAINST

AGAINST

Petitions bearing 47 signatures.

AGAINST

C814-72-004 Buckingham Place Development, Inc.--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and concluded that this request should be approved not requiring the applicant to withdraw his request for a zoning change, C14-69-029.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Buckingham Place Development, Inc. for a Planned Unit Development for property located at South First Street and Turtle Creek Boulevard be APPROVED, subject to departmental requirements with the exception of requiring the applicant to withdraw his request for a zoning change on the property (C14-69-029).

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

SPECIAL PERMITS

CP14-72-008 Sheron R. Sheppard, Jr. and Benny Turner: 70-Unit Apartment Project
 2610 Wheless Lane

STAFF REPORT: This application has been filed as required under Section 5, Sub-Section E, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. A special permit is requested for the construction of a 70-unit apartment project on a tract containing 3.16 acres of land, to include a swimming pool and some usable open space. This parcel was granted "BB" Residence zoning as requested on Case No.C14-71-264, subject to additional right-of-way on Wheless Lane; this was deeded to the City and the Ordinance recorded on February 29, 1972. This site is partially wooded, and the architect indicates that much of the native flora is being preserved. The site plan has been circulated to the various City departments and the comments are as follows:

- | | | |
|------------------|---|--|
| Fire Protection | - | Recommend fire hydrants as indicated on map. Recommend that these fire hydrants be in operation before framing is started so that adequate fire protection may be offered. Fire hydrants should be installed with the 4-inch opening facing the driveway and that it be approximately 18 inches from the center of the 4-inch opening to the finished elevation. |
| Traffic Engineer | - | Wheless Lane to have 44 feet of paving and driveway to have ten-foot radius at Wheless Lane. |
| Fire Prevention | - | Install required fire extinguishers as buildings are ready for occupancy. |
| Storm Sewer | - | Surface flow, draining off of the northeast side of the development, should be held to the minimum possible. |

CP14-72-008 Sheron R. Sheppard, Jr. and Benny Turner--Contd.

- Building Inspector - 1. Resubdivision of land is required. 2. 4-foot high solid fence is required where any parking area is adjacent to property developed for residential use. 3. Present zoning shows to be "A" Residence, First Height and Area. Unless at least "BB" Residence zoning is approved, recommend disapproval. 4. Does not include Building Code approval.
- Director of Public Works - Driveway location meets with our approval. Would recommend 10-foot radius for curb returns, and will need request for, and approval of, driveways before construction begins.
- Health - Connect to available sanitary sewer system.
- Electric - Plat complies.
- Water and Sewer - Water and waste water service is available. One 6-inch water line will be required to extend down the main drive almost to the rear. Two fire hydrants and two 6-inch gate valves will be required as shown on plat. A fire demand meter may be required.

Because of the open land surrounding the project, the staff recommends fencing to prevent trespassing. Also, the concrete pad around the pool should be fenced to protect unsupervised children. The staff recommends approval of this request, subject to departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

S. R. Sheppard, Jr. (applicant)

Wheless Lane Baptist Church: 2702 Wheless Lane

FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and site plan presented and concluded that this request should be approved, subject to departmental requirements as outlined above.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

CP14-72-008 Sheron R. Sheppard, Jr. and Benny Turner--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of Sheron R. Sheppard, Jr. and Benny Turner for a special permit for the construction of a seventy unit apartment project on property located at 2610 Wheless Lane, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

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 ten days following the decision of the Planning Commission.

CP14-72-009 John J. Stokes: Apartment Subdivision
 125-209 St. Elmo Road
 4510-4528 South Congress Avenue

STAFF REPORT: This application has been filed as required under Section 8 and according to the procedures as specified in Section 10-B, Sub-Section 3 of the zoning Ordinance of the City of Austin. This application is on a tract of 5.227 acres of land which is "DL" Light Industrial zoning classification, and there is rezoning requested at this time for "C" Commercial. This area is designated by the Master Plan for Commercial Service and Light Industrial use. The proposed development is 148 apartment units in four buildings, with open space and a swimming pool. As the land is flat and bare, landscaping is needed. The site plan has been circulated to the various City departments and the comments are as follows:

- | | | |
|-------------------|---|---|
| Advanced Planning | - | 1.Parking spaces must be 9 feet by 20 feet.
2.Interior drives 25 feet wide with 10-foot radii.
3.Need subdivision and zoning. 4.Four foot fence along west property line. |
| Fire Protection | - | Recommend fire hydrant as indicated on site plan. |
| Traffic Engineer | - | 1.St. Elmo Road to have 44 feet of paving adjacent to this development. 2.No access permitted to South Congress Avenue. 3.Driveways to be 25 feet wide with 15-foot radii. |
| Water and Sewer | - | Water and wastewater service is available. One additional fire hydrant will be required and is to be located on St. Elmo Road on the north corner of the plat. 18 foot-6 inch CIP - \$108.00, One 5 1/4 fire hydrant \$325.00. (Total \$433.00) |

CP14-72-009 John J. Stokes--Contd.

- Storm Sewer - Plan complies.
- Building Inspector - 1.Unless pending zoning case is approved, proposed use will not conform to use provision of Ordinance. 2.Resubdivision of land is required. 3.A 4-foot solid fence is required where any parking area is adjacent to property developed for a residential use. 4.No bedroom breakdown is shown; however, project breakdown insert on site plan indicates need for 272 parking spaces. If this breakdown is correct, parking is adequate with 273 spaces provided. Bedroom schedule is required. 5.Does not include Building Code approval.
- Fire Prevention - Provide required fire extinguishers as buildings are ready for occupancy.
- Dir. of Public Works - Driveway locations meet with our approval. Would recommend 10-foot radius for all curb returns, and will need a request for, and approval of, driveways before construction begins.
- Health - Connect to available sanitary sewer system.
- Electric - Five-foot public utility easement required as indicated.

The staff recommends approval of this application, subject to departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

John Finch (representing applicant)

Emmett Shelton, Sr.: 908 Capital National Bank Building FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and site plan presented and concluded that this request should be approved, subject to departmental requirements as outlined in the staff report.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

CP14-72-009 John J. Stokes--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of John J. Stokes for a special permit for an apartment subdivision on property located at 125-209 West St. Elmo Road and 4510-4528 South Congress Avenue, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

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 ten days following the decision of the Planning Commission.

CP14-72-010 Hudson Matlock: Townhouse Project
1331-1333 Bonham Terrace

STAFF REPORT: This application has been filed as required under Section 4, Sub-Section A, Paragraph 8K, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The proposed development on this tract covering 0.681 acres of land is six townhouse units with a common driveway. This site is heavily wooded, with very rugged topography; these two conditions are the controlling factors of the design and have created discrepancies which will have to be resolved by the Board of Adjustment. The Townhouse Ordinance states that not more than fifty per cent of the front of a townhouse lot shall be covered by driveway; the front of Lot No.2 is occupied by more than fifty per cent in this manner. The rear and side setbacks have also been indicated by topography and soil conditions of the site. Both of these points of design will require a variance. Overall, the design is quite satisfactory. The units will be cantilevered at the rear overlooking the creek. At this time, the property between the creek and this site has no owner and is unclaimed, so the applicant is trying to obtain legal possession; this will take two or three years. The site plan has been circulated to the various City departments and the comments are as follows:

Advanced Planning	-	1.Need subdivision. Show driveway easement. 2.Need variances from Board of Adjustment. 3.Drive- way needs ten-foot curb return radii. 4.Fences to be five feet high and opaque. 5.Join carports Nos.1 and 2 over property line to provide more open space.
Fire Protection	-	Recommend fire hydrant as indicated on site plan.
Traffic Engineer	-	O.K.
Water and Sewer	-	Water and wastewater service is available. One additional fire hydrant will be required and is to be located on the northwest corner of the plat. 42 foot-6 inch CIP - \$252.00, one 5 1/4 fire hydrant - \$325.00. (Total \$577.00).

CP14-72-010 Hudson Matlock--Contd.

- Electric - Plat complies.
- Storm Sewer - Plat complies.
- Fire Prevention - Recommend installation of one 2 3/4 lb. ABC fire extinguisher for each unit.
- Building Inspector - 1. Resubdivision of land is required. 2. The plat records do not indicate a drainage easement at the rear of the property adjacent to the creek; however, because of the close proximity of the proposed construction along the rear property line, it is suggested that the site plan be reviewed by Public Works. 3. The Ordinance requires that all townhouses set back from the rear lot line at least ten feet and that at least ten feet of sideyard be provided at the side property line of any townhouse project. As this proposal is five feet both at the rear and side property lines, a variance will have to be granted by the Board of Adjustment. 4. The site plan shows an area proposed to be resubdivided into the adjoining lot No. 5, which does not meet Ordinance requirements unless used for townhouse purposes. 5. The site plan indicates fences around each private yard; the height is not specified. The Ordinance requires a solid fence five feet in height. 6. The Ordinance requires that no driveway located in the front yard of a townhouse lot shall exceed fifty per cent of the lot width. This applies to all units except No. 1 and 6. 7. The site plan indicates a perpetual easement for ingress/egress across the lots; this easement is required to be recorded prior to issuance of building permit. 8. Does not include Building Code approval.
- Dir. of Public Works - Driveway location meets with our approval. Recommend ten-foot radius for curb returns. Will need a request for, and approval of, driveways before construction begins.
- Health - Connect to available sanitary sewer system.

The staff recommends approval of this project, subject to departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Hudson Matlock (applicant)
John Van Winkle (representing applicant)
Clifford Smith: 1319 Bonham Terrace
Ernest Adams
Tommy Thomson: 8300 Research Boulevard

FOR
FOR
AGAINST

CP14-72-010 Hudson Matlock--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and site plan presented and concluded that this request should be approved, subject to departmental requirements with the exception of requiring that carports 1 and 2 be tied together and granting the variances as stated in the staff report.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of Hudson Matlock for a special permit for the construction of a townhouse project on property located at 1331-1333 Bonham Terrace, subject to departmental requirements with the exception of requiring that carports 1 and 2 be tied together and granting variances on the percent of coverage by the driveway at the front of the tract and on the rear and side set-backs and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

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 ten days following the decision of the Planning Commission.

CP14-72-011 John D. Byram: 40-Unit Apartment Complex
6800-6804 Burnet Lane

STAFF REPORT: This application has been filed as required under Section 6A, Sub-Section B, Paragraph 75.e and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The tract covers 1.09 acres of land, and the proposed development is a 40-unit apartment complex in three structures, with swimming pool and laundry facilities. The site is relatively flat and barren. The architect is proposing a medium density use which would be compatible with the commercial uses in the area. There will be no usable open space except the pool area. The site plan has been circulated to the various City departments and the comments are as follows:

- | | | |
|-------------------|---|--|
| Advanced Planning | - | 1.Six-foot privacy fence on the west property line to prevent trespassing from the adjacent parking lot. 2.South entrance to parking should be at ninety degrees to Burnet Road right-of-way. 3.May need subdivision; property lines on site plan do not match Plat of Record. |
| Electric | - | Existing public utility easement along north property line not shown. |
| Traffic Engineer | - | O.K. |

CP14-72-011 John D. Byram--Contd.

- Fire Protection - Existing fire protection facilities are believed to be adequate.
- Water and Wastewater - Water and wastewater service is available.
- Storm Sewer - Plat Complies.
- Fire Prevention - Provide fire extinguishers as required as buildings are ready for occupancy. Three story buildings need fire escape as required by Texas Fire Escape Law.
- Building Inspector - 1.Shortform subdivision is required; dimensions on site plan do not match plat records. 2.A 4 foot high solid fence is required where any parking area is adjacent to property developed for residential use. 3.Does not include Building Code approval.
- Dir. of Public Works - Driveway locations meet with our approval. Would recommend ten foot radius for all curb returns. Will need request for and approval of driveways before construction begins.
- Health - Connect to available sanitary sewer system.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Al Baker, Zoning Administrator, reported that the applicant has requested that this special permit be withdrawn. The Committee concluded that this request should be withdrawn as per the applicant's request.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE THE WITHDRAWAL of this request by John D. Byram for a special permit for the construction of a forty unit apartment complex on property located at 6800-6804 Burnet Lane.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

CP14-72-011 John D. Byram--Contd.

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 ten days following the decision of the Planning Commission.

CP14-72-012 W. L. Mayfield: Townhouse Development

Southwest corner of the intersection of proposed Steck Avenue and proposed Greenslope Drive.

STAFF REPORT: This application has been filed as required under Section 4, Sub-Section A, Paragraph 8K and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This tract containing 3.22 acres of land is in an Interim "A" Residence district. The applicant plans the development of twenty townhouse units with common open space, a recreation building, swimming pool, and twenty-three extra parking spaces. This is a sloping wooded tract and the designer is committed to preserving as much of the natural environment as possible. The site has been encumbered with a twenty-five foot setback on both sides, which has made design difficult. The architect has consulted the staff several times during the preliminary planning. When the final site plan was submitted, the Building Inspector found several unintentional errors in the setbacks and spacing of the buildings which must be corrected to satisfy the Ordinance. The site plan has been circulated to the various City departments and the comments are as follows:

- Fire Protection - Recommend fire hydrants as indicated on site plan. Recommend that these fire hydrants be placed with the 4 inch opening facing the street or the driveway and that it be approximately 18 inches from the center of the 4 inch opening to the finished elevation.
- Traffic Engineer - Greenslope Drive must have 44 feet of paving, transition from 40 feet to 44 feet in 50 feet of length. Two way drives should be at least 25 feet wide.
- Fire Prevention - Install one 2 3/4 lb. ABC fire extinguisher in each living unit.
- Storm Sewer - Plat complies.
- Health - Connect to available sanitary sewer system.
- Dir. of Public Works - Driveway locations meet with our approval. Would recommend 10 foot radius for all curb returns. Will need request for and approval of driveways before construction begins.
- Building Inspector - 1. Resubdivision of land is required. 2. The Ordinance requires that each townhouse group shall have not less than four adjoining units; however, the Commission may approve up to 20 per cent of said units in two or three-unit groups when

CP14-72-012 W. L. Mayfield--Contd.

Building Inspector--Contd. - the project contains 12 or more units. This project contains 20 units. 3. This site plan indicates a fence around all required private yards; the height is not specified. This fence must be a solid fence not less than five feet in height. 4. Ordinance requires that all townhouses shall set back from the rear lot line at least 10 feet. Townhouse units Nos. 5, 7, 10, and 11 are in violation of this requirement; however, the Ordinance states that Commission may waive or reduce the required rear yard requirements where a common area of at least 15 feet in width is provided and there is provision for pedestrian and vehicular safety, utility service and privacy. This would mean that townhouse units Nos. 5 and 10 could be waived, but the common area between units Nos. 7 and 11 is not 15 feet wide as required. (The main portion of units No. 7 is 10 feet from the property line; however, the small offset is not identified. If this is a porch it would be acceptable.) It should also be noted that some of the patios are located on the rear property lines. It is assumed that these are not covered patios, if so, they would be in violation of the Ordinance. 6. The required 15 feet of separation or combined sideyards between units Nos. 6 and 7 and units Nos. 15 and 16 are occupied with private yards, fences, and a patio. Sideyard is defined as an open, unoccupied space.

The staff recommends approval of this request, subject to departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

John Fitzpatrick: 3904 Bowhill

FOR

Allen R. Rundell: P. O. Box 459

FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and site plan presented and concluded that this request should be approved, subject to departmental requirements and waiving the ten foot requirement between buildings 7 and 11.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

CP14-72-012 W. L. Mayfield--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of W. L. Mayfield for a special permit for a townhouse development on property located at the southwest corner of the intersection of the proposed Steck Avenue and proposed Greenslope Drive, subject to departmental requirements and waiving the ten foot requirement between buildings 7 and 11 and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

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 ten days following the decision of the Planning Commission.

CP14-72-013 City of Austin, Water and Wastewater Department
South of FM 969 (Webberville Road) between M K & T and
T & N O Railroad rights-of-way.

STAFF REPORT: This application has been filed as required under Section 10-B, Sub-Section 3, and according to the procedures as specified in the Zoning Ordinance of the City of Austin. This application is for the purpose of allowing expansion and improvement of the existing facilities of the Walnut Creek Sewer Treatment Plant. The site plan has been circulated to the various City departments and the comments are as follows:

Advanced Planning	-	No additional requirements.
Fire Prevention	-	No objections.
Office Engineer	-	Returns on 30-foot driveways should be 10 foot radii.
Director of Public Works	-	No objections.
Electric	-	Plat complies.
Health	-	No objections.
Water and Sewer	-	No comment.
Parks & Recreation Dept.	-	No comment.
Fire Protection	-	Existing fire protection facilities are believed to be adequate.
Storm Sewer	-	Plat complies.
Traffic Engineer	-	Must review final plans for parking, driveways, and circulation.

CP14-72-013 City of Austin, Water and Wastewater Department--Contd.

Building Inspector

-

1. The site plan indicates off-street parking to be provided will consist of 10 visitor spaces and 30 spaces for employees. The Ordinance does not list a parking ratio for this specific use; however, it is recommended that at least 1 space be provided for each employee and a sufficient number to accomodate visitors. 2. Does not include Building Code approval.

The applicant has satisfified all requirements. The staff recommends approval of this project.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Curtis Johnson: Director of Water and Waste Water
 Mike Breneman: Chief Engineer with Water and Waste Water
 Glen Pierce: Civil Engineer with Water and Waste Water
 Henry Benjes: 500 South Evary Room 4106
 S. A. Garza: 503 Scarbrough Building
 Cooper H. Wayman, Regional General Counsel, Region VI
 Environmental Protection Agency
 1600 Patterson, Dallas, Texas 75201
 Dan Sherwood, Sanitary Engineer, EPA, Dallas
 Mrs. B. Jacob: Rt. 1, Box 240
 Cleve Moten: 4907 York Hill Drive
 Ursula A. Brown: 5308 Northdale Drive
 Bill W. Ellis: 7703 Delwan Lane
 Sgt. Jones
 R. L. Duke
 Harold Darby
 Lewis Huff
 Thirty other area residents

FOR
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SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. Breneman, Chief Engineer with the Water and Waste Water Department, stated that this property was purchased during the time from 1962 to 1964. There has been a temporary treatment plant there since the end of 1965. The proposed plant will preclude many of the alleged faults of the present one. This new plant will serve the Crosstown Tunnel, but would be necessary even without the tunnel. In case of power failure the sewage coming in would be stored; however, two sources of energy are proposed in order to reduce the chance of a power failure. He further stated that due to new processes for the proposed plant, the possibility of odor is substantially reduced. With the Crosstown Tunnel facilities, the sewage will be kept fresh and should not become septic.

CP14-72-013 City of Austin, Water and Wastewater Department--Contd.

There will be no sludge handling facilities at this plant and no trees or vegetation will be destroyed during construction. A more detailed report from the Water and Waste Water Department is on file with the Zoning Clerk in the Planning Department.

Two representatives from the Environmental Protection Agency addressed the Committee, setting forth the government's position at this time. A statement given by Mr. Cooper H. Wayman, Regional General Counsel, Region VI, is on file with the Zoning Clerk in the Department of Planning, stating a favorable report and position on the site and its effect on environment, in accord with the preliminary environmental impact statement.

Arguments Presented AGAINST:

Thirty to forty area residents were present in opposition to the Special Permit request. Mr. Cleve Moten was spokesman for the majority of the residents; his statement is on file with the Zoning Clerk in the Department of Planning. Eight other area residents spoke in opposition to this case. They were mainly objecting to the possibility of odor, alleged fouling of their water wells by the present plant, and the effect the plant has had and will have on their property value, as well as the fact that the City has allowed residential development so close to this proposed site for a major Waste Water Treatment plant.

Arguments Presented in REBUTTAL:

Mr. Curtis Johnson, Director of Water and Waste Water, replied to comments made by property owners present, stating that during the last eighteen months this waste water treatment plant has been the concern of numerous public hearings by the City Council, Capital Improvements Program Committee, Capital Area Planning Council (Environmental Impact Statement), and the Texas Water Quality Board. The purpose of the plant and the Crosstown Tunnel have been made quite clear and there was a full page ad in the newspaper in regard to this matter. City wells on the site have been monitored and have shown no underground water pollution. This tunnel and waste water treatment plant will serve areas of Austin north of the tunnel. The process to be used at the new plant and the process presently used are entirely different, and the possibility of odor will be drastically reduced. It was well publicized when this property was purchased from 1962 through 1964, that a major waste water treatment plant was planned for this site.

COMMENTS AND ACTION BY THE COMMITTEE

In response to questions from the Committee, Mr. Johnson stated that the location five miles further down the creek is an arbitrary figure set up by someone in opposition to this site, and no such relocation has been considered. The Department would not suggest moving the plant that distance. The plant now in existence is only designed for use as a temporary facility.

CP14-72-013 City of Austin, Water and Wastewater Department--Contd.

Mr. Jack Alexander, Assistant Director of Planning, reported that in 1966 two Master Plan changes were granted in the area, one for Tracor and a rollback change for the developers of Craigwood, the latter change being done against the recommendation of the Planning Commission and the Planning Department.

Mr. Taniguchi stated that he did not think that this Committee would take any action on the special permit request at this time but will hear the testimony, summarize it, and present it to the full Commission. He stated that a full hearing at the Planning Commission would not be necessary but that a representative of the residents and a representative of the Water and Waste Water Department should be on hand to answer any questions the Commission members might have. A report on the area subdivision activity was requested for the Planning Commission meeting. The Committee concluded that this request should be referred to the full Planning Commission for action.

AYE: Messrs. Taniguchi, Barrow, Betts, Faulkner and Hetherly

Mr. Jack Alexander gave a summary report on the case and reported on information requested by the Zoning Committee. This special permit application is to construct a new Wastewater Treatment plant at the existing Walnut Treatment Plant site. The proposed facility is designed to handle wastewater from the proposed Crosstown Tunnel and from Big and Little Walnut Creek Drainage basins. Timing on this project is critical because of the following reasons; it is important that the proposed treatment facility be completed at the same time the Crosstown Tunnel is completed. The existing treatment facility is approaching full capacity and the new facility is needed to provide continuing quality wastewater treatment for anticipated growth in the Big and Little Walnut Creek areas.

In the original Austin Development Plan adopted June 8, 1961, the following areas were designated for the stated uses.

- 1) The area east of the Missouri, Kansas and Texas Railroad; west of Nixon Lane; and south of 19th Street delineated as Manufacturing and Related Uses. (Site of existing Walnut Creek Treatment Plant.)
- 2) The area west of the Missouri, Kansas and Texas Railroad; and south of 19th Street delineated as Suburban Residential (0.5 dwelling units per acre).
- 3) The area east of the Missouri, Kansas and Texas Railroad; and north of 19th Street delineated as Suburban Residential.
- 4) The area west of the Missouri, Kansas and Texas Railroad; and north of 19th Street delineated Low Density Residential (3.0 dwelling units per acre).

Amendments to this plan were made in following years. On March 7, 1963, 160 acres located south of 19th Street and between Ed Bluestein Boulevard and the Missouri, Kansas and Texas Railroad was changed from Residential to Industrial. On November 3, 1966, approximately 95 acres south of 19th Street and west of

CP14-72-013 City of Austin, Water and Wastewater Department--Contd.

the MK and T Railroad was changed from Industrial to Residential. Also on November 3, 1966, approximately 200 acres located east of Ed Bluestein Boulevard; west of the MK and T Railroad; and approximately 2,400 feet south of 19th Street was changed from Residential to Industrial. The recommendations of the Planning Commission for the two Master Plan changes on November 3, 1966, were to retain the Industrial designation of the 80 acre tract; change the 200 acre tract to Manufacturing and Related Uses and 100 acres south of the 200 acre tract should be designated as "future" industrial. In September of 1969, fifty-eight acres were changed from Low Density Residential to Manufacturing and Related Uses, south of 19th Street and west of the MK and T Railroad to the east boundary of Craigwood Subdivision.

The Austin Plan dated March, 1958, which was not adopted by the City Council, stated that "In addition to the present plant, two additional plants be built as required during planning period, one on Williamson Creek, and the other in the Walnut Creek area." (page 65 Section on Sanitary Sewers.) The Austin Development Plan adopted by the City Council June 8, 1961, stated "... a long-range plan has been developed and detail studies are being made for the extension of sewers into the Walnut Creek areas...a third treatment plant will be developed to serve the Big and Little Walnut Creek areas." (page 25 Section on Sanitary Sewers). In the Capital Improvements Program adopted by the City Council in October, 1961, the purchase of land for the Walnut Creek Wastewater Treatment plant was authorized during the 1961-1962 fiscal year. The City purchased the land for the site between 1962 and 1964. The present treatment facilities were put into operation during December, 1965.

The following information on subdivisions in the area was provided from Subdivision files in the Planning Department and the Building Inspection office.

Springdale Hills - First Section -- the plat was recorded October 1, 1962, and the first building permit issued in August of 1965.

Cavalier Park - First Section -- the plat was recorded May 8, 1968, and the first building permit was issued in February of 1969.

Craigwood - First Section -- the plat was recorded March 14, 1969, and the first building permit was issued in June of 1969.

Stone Ridge Section One (C8s-72-21) the plat was recorded January 24, 1972.

Mr. Alexander reported that if the plant is moved about three miles to the east it will cost approximately \$8,900,000 extra. (\$8,500,00 for the extension of the Crosstown Tunnel and \$400,000 for the land acquisition.) These figures would be in addition to slightly over \$11,000,000 for the treatment plant itself.

The Planning Department recommends approval of this application as the departmental requirements have been met, the project needs to expedited for the City to continue to provide wastewater service to the Walnut Creek area and the proposed facility should improve the environmental quality of the surrounding area as compared with the existing facility.

CP14-72-013 City of Austin, Water and Wastewater Department--Contd.

Mr. Taniguchi pointed out that there had been quite a bit of emotion displayed by the area residents in opposition to this request. The Commission was in agreement that a serious situation has been allowed to develop by the granting of a Master Plan change for Residential use within an Industrial area. Mr. Taniguchi pointed out that Craigwood developed about the time people were being displaced by the Kealing Urban Renewal program. He also stated that he is not against the proposed plant as it was intended to go in this location, but an injustice has been done in the past through no fault of the Planning Commission and in his opinion this should be left up to the City Council, therefore he cast his vote against the request. The Commission then

VOTED: To APPROVE the request of the City of Austin Water and Waste Water Department for a special permit for the expansion and improvement of existing facilities at the Walnut Creek Sewer Treatment Plant on property located south of FM 969 between MK and T and the N.O Railroad rights-of-way, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly and Stewart
NAY: Mr. Taniguchi and Mrs. Mather
ABSENT: Mr. Chamberlain

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 ten days following the decision of the Planning Commission.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of March 28, 1972, and requested that this action be made a part of the minutes of this meeting of the Planning Commission. The Commission then

VOTED: To ACCEPT the attached report and make the action of the Subdivision Committee of March 28, 1972, a part of the minutes of this meeting of the Planning Commission.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather
ABSENT: Mr. Chamberlain

PRELIMINARIESC8-72-24 Dove Springs Revised
Pepper Tree Drive and Dove Springs Drive

The staff recommended that this preliminary subdivision be approved subject to departmental requirements. The Commission then

VOTED: To APPROVE the preliminary subdivision of DOVE SPRINGS REVISED, subject to departmental requirements.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather
ABSENT: Mr. Chamberlain

FINALS

C8-69-74 Northwest Hills, Section 4-A
Highland Hills Drive

The staff reported that this final has appeared before the Commission in the past and has met all departmental requirements. The staff recommends that it be approved. The Commission then

VOTED: To APPROVE the final subdivision plat of NORTHWEST HILLS, SECTION 4-A.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSTAIN: Mr. Barrow

ABSENT: Mr. Chamberlain

The staff reported that the following final subdivision plats have appeared before the Commission in the past and have met all departmental requirements. The staff recommends that they be approved. The Commission then

VOTED: To APPROVE the following final subdivision plats

C8-69-100 Brookwood

Brookwood Drive and Alf Avenue

C8-70-78 Allandale North, Section Eight (8)

Brockman Street and Pompton Drive

C8-71-85 Crest Hills, Section One (1)

Springdale Road and East 19th Street

C8-71-132 The Village (Partial Revision)

Blarwood Drive and Berkett Drive

C8-71-141 Johnston Terrace, Section Eight (8)

U. S. 183 and Thurgood Avenue

C8-71-147 Scenic View West, Section Four (4)

The High Road and Scenic View Drive

C8-71-150 Cherry Creek Commercial II

Westgate Boulevard and Stassney Lane

C8-71-151 Lakeway, Section Sixteen - A

Lakeway Boulevard

C8-71-157 Lakeway, Section Nineteen (19)

Lakeway

C8-71-161 Flournoy's Sweetbriar, Section Ten

Idlewood Cove and Flournoy Drive

C8-71-163 Creek Bend, Section Four (4)

Cleekwood Drive and Creekbend Drive

C8-71-180 Forest North Estates

Shady Oaks Drive and Rockingham

C8-72-4 Timber Creek, Section Four (4)

Pearce Road and F. M. 973

C8-72-7 Garden of Hope

Memory Lane

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C8-71-75 Great Hills A-1
Loop 360 and Great Hills Trail

The staff reported that a request has been filed to change the subdivision name to Great Hills II and recommended that the request be granted.

VOTED: To APPROVE the name change from Great Hills A-1 to GREAT HILLS II.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

The staff reported that the following final plats are before the Commission for the first time and have complied with all departmental requirements. The staff recommends that they be accepted for filing and approved. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following final plats;
 C8-71-162 Twin Creek Park
 Old Manchaca Road and Ridge Road
 C8-72-28 Timber Creek, Section Five
 Pimlico Drive and Whirlaway Drive

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

The staff reported that the following final plats are appearing before the Commission for the first time and have not complied with all departmental requirements. The staff recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final plats
 pending compliance with departmental requirements.
 C8-70-50 Damon Estates
 Daffon Lane
 C8-71-184 Valley View Acres, Revised
 Highway 71 and Silvermine Drive
 C8-71-187 Colony Park, Section 1, Phase 1 and 2
 Johnny Morris Lane and Barrington Lane
 C8-72-11 Bluestein Shopping Center
 Bluestein and Springdale Road
 C8-71-30 Lakeway Boulevard - Street Dedication
 Lakeway Boulevard and Lohman Crossing

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C8-72-29 Great Hills, Section One - A
Carsonhill Drive

The staff reported that this final plat is appearing before the Commission for the first time and has not complied with all departmental requirements. The staff recommends that it be accepted for filing and disapproved, pending compliance with departmental requirements and fiscal arrangements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat of GREAT HILLS, SECTION ONE - A, pending compliance with departmental requirements and fiscal arrangements.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C8-72-31 Great Hills A - III
Adirondack Trail and Andreas Cove

The staff reported that this final plat is appearing before the Commission for the first time and has not complied with all departmental requirements. The owner is requesting a name change to GREAT HILLS III. The staff recommends that this plat be accepted for filing and disapproved, pending compliance with departmental requirements and fiscal arrangements and granting the request for a name change to GREAT HILLS III. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat of GREAT HILLS A - III, pending compliance with departmental requirements and fiscal arrangements and granting the request for a name change to GREAT HILLS III.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

The staff reported that these final plats are appearing before the Commission for the first time and have not complied with all departmental requirements. The staff recommends that they be accepted for filing and disapproved, pending compliance with departmental requirements, fiscal arrangements and easements as required. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final plats, pending compliance with departmental requirements, fiscal arrangements and easements;

C8-71-115 Travis Country

Country Circle and Travis Country

C8-72-35 Elmhurst Oaks

Oak Heights

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C8-72-41 Battle Bend Springs, Section Four
 Suburban Drive and Battle Bend Drive

The staff reported that this final plat is appearing before the Commission for the first time and has not complied with all departmental requirements. The staff recommends that this plat be accepted for filing and disapproved, pending compliance with departmental requirements, easements and that the balance of the tract along Williamson Creek be included on this plat or another plat complying with ordinance requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat of BATTLE BEND SPRINGS, SECTI ON FOUR, pending compliance with departmental requirements, easements and including the balance of ~~the~~ tract along Williamson Creek in this plat or another plat complying with ordinance requirements.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C8-72-44 Balcones Woods #1, Lot 20, Block 15
Welland Circle

The staff reported that this final plat is appearing before the Commission for the first time and has not complied with all departmental requirements. The staff recommends that this plat be accepted for filing and disapproved, pending compliance with departmental requirements and easements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat of BALCONES WOODS #1, LOT 20, BLOCK 15, pending compliance with departmental requirements and easements.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

SHORT FORM SUBDIVISIONS

The staff reported that the following short form subdivisions have appeared before the Commission in the past and have complied with all departmental requirements. The staff recommends that they be approved. The Commission then

VOTED: To APPROVE the following short form plats;

<u>C8s-70-110</u>	<u>L. G. Dement Subdivision</u>
	<u>Interstate Highway 35</u>
<u>C8s-72-16</u>	<u>Resub. Lot 1, Block A and B, Farmer Lane Heights Section 1</u>
	<u>Lovell Drive and John T. Jones</u>
<u>C8s-72-34</u>	<u>Balcones Village, Section 1-B</u>
	<u>Balcones Club Drive</u>
<u>C8s-72-43</u>	<u>"Another World"</u>
	<u>West 39th Street</u>
<u>C8s-72-71</u>	<u>John Felter Subdivision</u>
	<u>Interstate Highway 35</u>
<u>C8s-72-73</u>	<u>Rosenfield Brothers Addition</u>
	<u>Airport Boulevard and East 53rd Street</u>

Short Form Subdivisions - Contd.

<u>C8s-72-75</u>	<u>Resub. Lots 1 and 4, Samon Addition</u>
	Manchaca Road
<u>C8s-72-79</u>	<u>N. W. Hills Ranch Resub. C-4, E-1, and E-3</u>
	Yucca Drive and Texas Plum
<u>C8s-72-82</u>	<u>Resub. of Fort View Subdivision</u>
	Pecan Springs Road

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi,
and Mrs. Mather.

ABSENT: Mr. Chamberlain

The staff reported that these short form subdivisions are appearing before the Commission for the first time and have met all departmental requirements. The staff recommended that they be accepted for filing and approved. The Commission then:

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision plats;

<u>C8s-72-86</u>	<u>A. W. Bryant Addition</u>
	Sweeney Lane
<u>C8s-72-87</u>	<u>J. T. Jones</u>
	New Manor Road and Lovell Drive
<u>C8s-72-89</u>	<u>Resub. #2, Part of Block A, Rivercrest, Section 2</u>
	Rivercrest Drive
<u>C8s-72-92</u>	<u>Robinson's Highway 183 Addition</u>
	U. S. Highway 183 and Loop 360
<u>C8s-72-95</u>	<u>Holy Cross South</u>
	Ben White and Interstate Highway 35
<u>C8s-72-96</u>	<u>Ray Shaw Subdivision</u>
	Thrasher Lane
<u>C8s-72-101</u>	<u>Lots 19, 20 and 21, Westwood Villa, Section 3-A</u>
	Blueberry Trail and Rock Park Drive

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi,
and Mrs. Mather

ABSENT: Mr. Chamberlain

The staff reported that the following short form subdivisions are appearing before the Commission for the first time and have not met all departmental requirements. The staff recommended that they be accepted for filing and disapproved, pending compliance with departmental requirements. The Commission then:

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision plats;

<u>C8s-72-85</u>	<u>Lots 11 through 17, Block 4, Leander Brown Addition</u>
	West Avenue and West 29th Street
<u>C8s-72-88</u>	<u>Resub. Lots 1 and 2, Lamar Place</u>
	Lamar Boulevard and Lamar Place
<u>C8s-72-93</u>	<u>J. D. T. Addition</u>
	Sprinkle Cut-off Road
<u>C8s-72-94</u>	<u>Coronado East, Phase 3</u>
	Creekside Drive and Coronado Hills
<u>C8s-72-97</u>	<u>H. J. Subdivision</u>
	East 51st Street
<u>C8s-72-98</u>	<u>Resub. Lot A and B, Burton Terrace, Section 1</u>
	Burton Drive and Woodland Avenue

Short Form Subdivision - Contd.

<u>C8s-72-99</u>	<u>Resub. Lot 3 and B, Burton Terrace, Section 2</u>
	Burton Drive and Woodland Avenue
<u>C8s-72-100</u>	<u>Votaw Subdivision</u>
	Fawnridge Drive and East Drive
<u>C8s-72-103</u>	<u>Ventura Oaks</u>
	West 38th Street
<u>C8s-72-104</u>	<u>First Resub. of The Park at Quail Creek Amended</u>
	Quail Boulevard

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi,
and Mrs. Mather

ABSENT: Mr. Chamberlain

C8s-72-76 Hillview Terrace Subdivision
Old Elroy Road

The staff reported that this short form subdivision plat has not been returned to the office and requests that it be rejected for filing pending the return of the subdivision plat. The Commission then

VOTED: To REJECT FOR FILING the short form plat of HILLVIEW TERRACE SUBDIVISION pending the return of the subdivision plat.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi,
and Mrs. Mather

ABSENT: Mr. Chamberlain

C8s-72-90 The Oak
West 45th Street and Speedway

The staff reported that this short form subdivision plat is appearing before the Commission for the first time and the staff recommends that it be rejected for filing pending a zoning consideration on the lot. The Commission then

VOTED: To REJECT FOR FILING the short form plat of THE OAK, pending a zoning consideration on the lot.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi,
and Mrs. Mather

ABSENT: Mr. Chamberlain

C8s-72-91 N. W. Hills Ranch Resub. Lot G4
D-K Ranch Road

The staff reported that this short form plat is appearing before the Commission for the first time and has complied with all departmental requirements and the owner is requesting a variance on the balance of the tract. The staff recommends that this plat be accepted for filing and approved granting the variance as requested. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the short form subdivision plat of N.W. HILLS RANCH RESUB. LOT G4, granting a variance on the balance of the tract.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi,
and Mrs. Mather

ABSENT: Mr. Chamberlain

C8s-72-102 Medical Park Subdivision
East 38th Street

The staff reported that this short form plat is appearing before the Commission for the first time and has not complied with all departmental requirements and the owner is requesting a variance on the balance of the tract. The staff recommends that this plat be accepted for filing and disapproved granting the variance as requested by the owner. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form subdivision plat of MEDICAL PARK SUBDIVISION, granting a variance on the balance of the tract, subject to departmental requirements.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi, and Mrs. Mather

ABSENT: Mr. Chamberlain

R146 MASTER PLAN COMMITTEE

The Committee Chairman reported action taken on Austin Development Plan amendments at the meeting of March 22, 1972, and requested that this action be made a part of the minutes of this meeting of the Planning Commission. The Commission then

VOTED: To ACCEPT the attached report and make the action of the Master Plan Committee of March 22, 1972, a part of the minutes of this meeting of the Planning Commission.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C2-72-1(e) AMENDMENT TO THE AUSTIN DEVELOPMENT PLAN

This request is by Mr. V. D. Sylvester, Mr. Loftin and others for a change in the land use designation from Low Density Residential to Commercial Service and Semi-Industrial on sixty-four acres plus an additional 100 acres located approximately 1800 feet north of and parallel to Dungan Lane.

STAFF RECOMMENDATION: Mr. Richard Lillie, Director of Planning, presented the recommendation which had not been submitted to the Committee at the meeting of March 22, 1972. The staff recommends that the development of this area as Commercial Service and Semi-Industrial should require that the following improvements be made;

1. Provision be made for the extension of Rundberg Lane, a major arterial street, from Cameron Road to Old Cameron Road. This would provide the major arterial street needed to service the Commercial Service development. The existing streets should be widened to a minimum of seventy feet in right-of-way for adequate internal circulation. In addition there may be a need for other access streets to properly serve the area.
2. That an over-all plan, i.e., a street and land use plan be developed.
3. Screening and proper setbacks for the protection of commercial and adjoining residential areas should be provided.

C2-72-1(e) Amendment to the Austin Development Plan -- Contd.

4. That the owners agree to subdivide and restrict the development in accordance with the approved plan.
5. Appropriate utility services for this type of development be provided.

The staff is opposed to this type of combined use and recommends that this request be denied.

COMMENTS AND ACTION BY THE COMMISSION

Mr. Milstead stated that he could see the staff's point of view that it is not wise to mix these types of uses. He pointed out that some people would like to live close to their place of business but there is no provision for this type of use within the Master Plan. The only choice the Commission has is to approve this for either Commercial or Residential use. The best thing to do is to leave it residential, if Commercial or Industrial is approved then no further residential development can take place.

Mr. Lillie suggested that the applicants might come in with a Planned Development Area, but that this would be hard to do due to the number of property owners and the sizes of the tracts.

Mr. Stewart stated that he would be opposed to making any type of change on property that had been added by the staff without the consent or knowledge of the property owner.

The Commission then

VOTED: To recommend that the request of V. D. Sylvester, et al, for a change in the Austin Development Plan from Low Density Residential to Commercial Service and Semi-Industrial on approximately 164 acres located approximately 1800 feet north of and parallel to Dungan Lane, be DENIED, suggesting that the applicants come in with a Planned Development Area.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C2-72-1(f) AMENDMENT TO THE AUSTIN DEVELOPMENT PLAN

This request is by Mr. Richard E. Chalmers, Trustee, by Mr. Steve Siddons for a change in the land use designation from undesignated (generally considered suburban residential) to Manufacturing and Related Uses, that is, industrial uses on 41 acres located at the intersection of McNeil Road and FM 1325.

Mr. Richard Lillie, Director of Planning, reported on information requested by the Committee. As the Llano Branch of the Southern Pacific Railroad is active, it is hopeful that this area will provide additional customers to serve in the near future. A 125 acre subdivision is planned across from IBM. At this time there are four trains a day along FM 1325. The Austin White Lime Company is presently in the process of preparing plans for their 7,000 acres in this area. At this time there are no east-west arterials designated for this area north of Austin. It is obvious Howard Lane will be a high volume street in the future, but there is some question on the future of McNeil Road as an arterial street. The access to this site, if approved, should be directly from FM 1325 for high volume truck traffic. The hearing on this case was continued to the full Commission meeting.

C2-72-1(f) Amendment to the Austin Development Plan

The applicant has submitted a letter requesting a postponement to allow this case to come back to the Commission with other tracts in the area.

The Department's long range plans for this area have been residential with multi-family and light retail. The Commission should keep in mind the uses allowed, should this property be designated for industrial use.

TESTIMONY

Persons Appearing:

Edgar Jackson:	applicant	
Steve Siddons:	representing the applicant	
Dick Baker:	representing Austin White Lime Company	AGAINST
Dr. James Fricke:	13106 FM 1325	AGAINST
Marion Wilson		AGAINST
Kenneth Ragsdale:	2906 Del Robles	AGAINST
Mr. and Mrs. Robert Chilton:	3600 McNeil Drive	AGAINST
Mr. and Mrs. Frank W. Taylor:	Route 2, Box 22A, Round Rock	AGAINST
Mr. and Mrs. E. M. Jenkins:	3700 McNeil Drive	AGAINST
Mr. and Mrs. J. B. Rea:	13205 F.M. 1325	AGAINST
Petition bearing 110 signatures		AGAINST
Approximately sixty other persons		AGAINST

SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. Edgar Jackson addressed the Commission, stating that possibly the pollution problem could be taken care of and he requested that this case be postponed until the department has had an opportunity to study the area more thoroughly and return to the Committee with other tracts in the area. He stated that in his opinion this is a good use for the property. Mr. Jackson further stated that he is willing to go along with the departmental requirements. The Austin Bridge Company is also willing to work with the neighbors and requests that the Commission consider this request as land designation rather than a particular use.

Arguments Presented AGAINST:

Dick Baker, representing Mr. George Robinson and Mr. Al Robinson of Austin White Lime Company owners of 7,000 acres in the area, stated that the addition of the Austin White Lime Company quarry to this application was done by the department without notification of the owners. The owners of these 7,000 acres are presently having a study made of the area and they would not like to see the land use designation changed until they are sure just what their land use plan will recommend for the quarry area. There are residential subdivisions in this area and it is the owners feeling that once this area is designated for industrial it will effect their property to the north and west. Mr. Baker suggested that there is a need for a light industrial classification within the Master Plan. Austin White Lime wishes to be withdrawn from this application in order to allow them to come in at a later time with a study of the area. Mr. Baker asked that until a more comprehensive plan has been worked out on

C2-72-1(f) Amendment to the Austin Development Plan--Contd.

this acreage that the Commission not take any further action. There has been a complaint filed against the applicant for pollution at the present site at the airport.

Dr. James Fricke stated that the area property owners feel that this type of manufacturing is certainly a detriment to the value of residential property. The traffic increase in this area would present a problem. An access road across FM 1325 would be in a blind spot just as the entrance to McNeil Road. Dr. Fricke presented a petition in opposition to this request and stated that the applicant has not contacted any of the area residents to try to work something out as requested by the Master Plan Committee.

Mr. Marion Wilson represented Northwood Subdivision to the south, which is as yet undeveloped. He stated that this subdivision has recently been approved by the Planning Commission and any action to change the land designation in this area would affect the development of this approved subdivision. This subdivision is about 1,000 feet from the proposed asphalt plant. The homes in this subdivision will be from \$28,000 to \$40,000 and will add approximately 502 families to the opposition of this request. The approval of Northwood was taken as a trust that the type of land change proposed would not take place.

Arguments Presented in REBUTTAL:

Mr. Jackson pointed out that the only designation open to them is Manufacturing and Related Uses.

Mr. Steve Siddons stated that this is not an asphalt manufacturing plant but a hot mix plant where materials for hot mix are combined. The plant and yard would consist of about ten acres, not the entire 41 acres. The plant would be back from the property lines and hidden by trees. This site was chosen due to the proximity of the railroad.

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Milstead pointed out the lack of communication between the home owners and the applicant.

Mr. Lillie presented alternatives now before the Commission in the handling of this case.

1. To consider the total area as a proper designation; if this is done, conditions for proper use should also be considered. A Planned Development Area could be required on this tract. The Commission can agree that this is not a proper designation for the total area submitted.
2. If the Commission decides that the additional area should not be included, then this application should be denied as it is a small tract surrounded by residentially designated land.
3. To postpone action on this application and allow it to come in with others in June.

Mr. Milstead stated that this particular location does not seem to be the best location for the type of use proposed, but it might be a good location for some type of industrial use if properly planned.

C2-72-1(f) Amendment to the Austin Development Plan--Contd.

Mr. Taniguchi stated that there is clearly a trend toward residential use in the area. The proposed change would be in conflict with the trend of the area and he recommended that this request be denied.

Mr. Barrow stated that in his opinion there is nothing wrong with the postponement to see the area more clearly.

Mr. Milstead stated that he could not support the applicant's proposed use for this property. The Commission then

VOTED: To POSTPONE action on the request of Mr. Richard E. Chalmers for a change in the land use designation from undesignated to manufacturing and related uses on forty-one acres located at the intersection of McNeil Road and FM 1325.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Stewart

NAY: Messrs. Milstead, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

STREET VACATIONSC10-72-107 University East Urban Renewal Project III

Oldham Street (Manor Road to proposed west right-of-way line of IH 35), Sabine Street (Manor Road to East 19th Street), East 20th Street (Sabine Street to proposed west right-of-way line of IH 35), alley between Sabine Street and Oldham Street (East 20th Street to East 19 1/2 Street), alley between Red River Street and Sabine Street (East 19 1/2 Street to East 19th Street).

STAFF REPORT: Mr. Richard Lillie, Director of Planning, stated that these street and alley vacation requests are within the Urban Renewal project and are in conformance with City Council and Planning Commission action in the area in the past. The staff recommendation is that these vacation requests be granted subject to the retention of easements.

Mr. Paul Jones, representing Urban Renewal, stated that the Urban Renewal Agency owns all the property on all sides of the streets and alleys.

The Commission then

VOTED: To recommend APPROVAL of the request of the University East Urban Renewal Project III for the vacation of Oldham Street from Manor Road to the proposed west right-of-way line of IH 35; Sabine Street from Manor Road to East 19th Street; East 20th Street from Sabine Street to the proposed west right-of-way line of IH 35; the alley between Sabine Street and Oldham Street from East 20th Street to East 19 1/2 Street; and the alley between Red River and Sabine Street from East 19 1/2 Street to East 19th Street, subject to the retention of all easements.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C2-72-1(f) Amendment to the Austin Development Plan--Contd.C10-72-108 Glen Oaks Urban Renewal Project

Alley between Glen Rae Street and Webberville Road (Neal Street to Stokes Drive), alley between Glen Rae Street and Webberville Road (Stokes Drive to Pleasant Valley Road), Stokes Drive (Kuhlman Avenue to Webberville Road), alley between Kuhlman Avenue and Glen Rae Street (Stokes Drive to Neal Street), alley between Kuhlman Avenue and Glen Rae Street (Pleasant Valley Road to Stokes Drive).

STAFF REPORT: Mr. Richard Lillie, Director of Planning, stated that **these street** and alley vacation requests are within the Urban Renewal project and are in conformance with City Council and Planning Commission action in the area in the past. The staff recommendation is that these vacation requests be **granted** subject to the retention of easements.

Mr. Paul Jones, representing the Urban Renewal Agency, stated that the agency owns all the property on all sides of the street and alleys.

The Commission then

VOTED: To recommend APPROVAL of the request of the Glen Oaks Urban Renewal Project for the vacation of the alley between Glen Rae Street and Webberville Road from Neal Street to Stokes Drive; the alley between Glen Rae Street and Webberville Road from Stokes Drive to Pleasant Valley Road; Stokes Drive from Kuhlman Avenue to Webberville Road; the alley between Kuhlman Avenue and Glen Rae Street from Stokes Drive to Neal Street; the alley between Kuhlman Avenue and Glen Rae Street from Pleasant Valley Road to Stokes Drive, subject to the retention of all easements.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

OTHER BUSINESS

C1-72-1 BUDGET

Proposed 1972-1973 Planning Department Budget

Mr. Lillie stated that this is an information item which has been distributed by mail to the Commission.

C2-72-1 AUSTIN DEVELOPMENT PLAN

Mr. Lillie reported that this is a preliminary identification of major work items for the Department. This also is an information item for Commission members' files.

Mr. Milstead requested that this be reviewed with the Master Plan Committee.

C2-72-2 AUSTIN DEVELOPMENT PLAN: EXPRESSWAY AND MAJOR ARTERIAL PLAN

Preliminary report on the Crosstown Expressway

Mr. Lillie stated that this item has been postponed as necessary information has not been submitted to the Planning Department from Traffic and Transportation.

C2-72-5SPECIAL ZONING DISTRICTS

Review of the "L" Lake Development District, proposed regulations.

Mr. Lillie stated that the City Council has directed the City Attorney and Director of Planning to draft a new section to the Zoning Ordinance which would regulate land use along the lake shores within the City limits, but directed primarily to Town Lake. The draft of this ordinance was presented to the City Council on March 29, 1972, at their work session. The Council referred the draft to the Planning Commission for a review and recommendation. The Council would like to act on this ordinance at the earliest date.

This Ordinance would involve approximately 4,800 feet along the south bank of Town Lake; other properties along the lake are already developed or publicly owned.

Concerned property owners and representatives were present requesting that a review of this ordinance be made and any action be delayed until after this review.

The Commission expressed concern as to the rush action requested on this ordinance. It was a general feeling that this ordinance and its effects should be studied more closely. The Commission then

VOTED: To set up a working Committee to work with the department and property owners and come up with an ordinance to be submitted to the City Council.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

C2-72-9POLICY STUDIES

Special Permits, comments on site design.

Mr. Lillie reported that this item has been postponed.

C9-72-4PARK PLANNING

Legacy of Parks application

STAFF REPORT: Mr. Jack Alexander reported that the City of Austin's Legacy of Parks application is for \$622,000 of which \$311,000 will be a federal grant. He gave a brief summary of the application as follows:

1. Neighborhood Playground Development - \$20,300. This includes play apparatus and landscaping for Doss, Pillows, Hill and Norman Parks.
2. Improvements to Neighborhood Parks - \$189,000. This work element is for extensive renovations to Gillis, Eastwoods, Govalle, Stacy, West Austin, Patterson, Bailey, West Enfield, Shipe, Zaragosa and Oak Springs Parks.
3. Grounds and Facilities Improvements for District Parks - \$254,510. Grounds and facilities improvements are proposed for Givens, Bartholomew, Garrison and Pease Parks.

C9-72-4 Park Planning - Contd.

4. Ground Facilities Improvements for Metropolitan Parks - \$113,050. Grounds and facilities improvements for Fiesta Gardens and Zilker Park.
5. Greenbelt Development - \$44,000. This is an extension of Shoal Creek Hike and Bike Trail.

Mr. Alexander stated that a statement that this plan is not inconsistent with the Master Plan is needed from the Commission in order for this application to be filed.

The Commission reviewed the presentation and concluded that this development plan is not inconsistent with the Master Plan.

AYE: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly, Stewart,
 Taniguchi and Mrs. Mather.

ABSENT: Mr. Chamberlain

C10-72-3 POLICY STUDIES

Right-of-way policies and practices, review memorandum of May 3, 1969.

Mr. Lillie reported that this item has been postponed until a later date in order to allow additional information to come before the Commission at the same time.

C14-71-021 Robert H. Nutter, 3717-3811 Manchaca Road

Request to review restrictions on property.

Mr. Lillie stated that Mr. Nutter is requesting a review of the density restrictions on the back five acres of this tract of land.

Mr. Nutter explained that this request is due to the location of clusters of trees that might be destroyed should the original density requirement be enforced. He pointed out that at the time of the hearing the area residents were afraid that the trees would be completely cut down, but that is not the case.

Mr. Lillie stated that there is no objection from the Department to Mr. Nutter's request.

The Commission then

VOTED: To REFER Mr. Nutter's request for a review in restrictions on C14-71-021 to the City Council, subject to a meeting with area residents.

AYE: Messrs. Milstead, Betts, Barrow, Hetherly, Stewart, Taniguchi,
 and Mrs. Mather

ABSTAIN: Mr. Faulkner

ABSENT: Mr. Chamberlain

C2-72-8 SUBDIVISION ORDINANCE AMENDMENT

STAFF REPORT: These amendments are based on the Legal Department and Planning Department review of the ordinance with respect to septic tanks. On the request of the City Attorney's office the owners of Apache Shores have revised their preliminary and it will be coming before the Subdivision Committee as a revised preliminary on the 25th of April, for 1/2 acre lots.

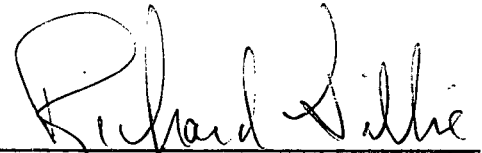
Mr. Milstead pointed out that this disregards the Commission recommendation of the plat being subject to departmental requirements, in respect to the package plant.

Mrs. Mather stated that this size lot still does not comply with the Health Department requirements.

Mr. Foxworth, a member of the Planning Department staff, stated that this is correct and the preliminary will probably return from the Health Department with an unfavorable report.

Mr. Milstead stated that this was an information item to bring everyone up to date on the Apache Shores subdivision.

The meeting was ADJOURNED at 1:15 a.m.



Richard R. Lillie
Executive Secretary