

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- May 9, 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.
Walter Chamberlain
Royce Faulkner
C. W. Hetherly
Jean Mather
Buford Stewart

Absent

Charles Betts
Alan Taniguchi

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
Walter Foxworth, Supervising Planner
Caroline Schreffler, Administrative Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of May 1 and 2, 1972.

Present

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

Also Present

Jack Alexander, Asst. Director of Planning
Al Baker, Zoning Administrator
**Charles Dippel, Asst. City Attorney
Jerry Harris, Asst. City Attorney
Caroline Schreffler, Administrative Secretary

*Present only on May 1, 1972.
**Present only on May 2, 1972.

C14-72-058 Mrs. F. O. Reinke: A, 1st to B, 2nd (as amended)
5214-5220 Jim Hogg Avenue

STAFF REPORT: An apartment development is proposed for this 31,350 square feet of land located on Jim Hogg Avenue, which is a substandard minor residential street with forty feet of right-of-way, and 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 north. 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, but recommends that "B" Residence, First Height and Area be granted, subject to a subdivision combining the two lots into one, terminating Jim Hogg with a sixty-foot radius cul-de-sac, and dedicating ten feet of right-of-way on Jim Hogg Avenue. This area is not adequate to handle Second Height and Area. The right-of-way on Jim Hogg is insufficient for the requested density. Section 23.31 of the Subdivision Ordinance regarding a deadend street requires that said street shall terminate in a cul-de-sac.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information, and were of the opinion that the applicant should not be required to dedicate the total right-of-way required for the street and cul-de-sac; however, this access is greatly needed. The Committee concluded that the requested zoning should be denied but recommends that "B" Residence, First Height and Area be granted, subject to subdivision combining the two lots into one, ten feet of right-of-way on Jim Hogg Avenue, and proper termination of Jim Hogg Avenue with a 50-foot cul-de-sac.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Mrs. F. O. Reinke for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area (as amended) for property located at 5214-5220 Jim Hogg Avenue be DENIED, but recommend that "B" Residence, First Height and Area be GRANTED, subject to subdivision combining the two lots into one, ten feet of right-of-way on Jim Hogg Avenue, and proper termination of Jim Hogg Avenue with a 50-foot cul-de-sac.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-071 James W. Brown and Shirley M. Brown: A and B to B
1601-1603 West 39 1/2 Street

STAFF REPORT: The construction of multi-residential housing is proposed for this 18,550 square foot tract. Although this area is primarily "A" Residence and developed with single-family dwellings and duplexes, it is in transition to multi-family zoning and use. This may be noted by the apartments beginning at Shoal Creek Boulevard and extending along 39 1/2 Street to Peterson Street. A recent request for "B" Residence, First Height and Area at the southeast corner of 39 1/2 Street and Peterson Street was recommended by the staff and the Planning Commission. The staff 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 past recommendations of the Planning Commission for this section of West 39 1/2 Street.

TESTIMONY

WRITTEN COMMENT

Charles Goldman: 3200 Guadalupe	FOR
George S. Slining: 400 Chippendale Avenue	FOR
Amanda Moberg: 1511 West 40th Street	AGAINST
Mrs. Frieda Gest: 1509 West 40th Street	AGAINST

PERSONS APPEARING

J. Will Campbell (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that the requested zoning should be granted, subject to five feet of right-of-way on West 39 1/2 Street.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of James W. Brown and Shirley M. Brown for a change of zoning from "A" Residence, First Height and "B" Residence, First Height and Area, for property located at 1601-1603 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, Chamberlain, Faulkner, Hetherly, Stewart and Mrs. Mather

ABSENT: Messrs. Betts and Taniguchi

C14-72-072 Pat Carlisle: A to BB
3535-3613 Cima Serena

STAFF REPORT: This property totals five acres and is located at 3535-3613 Cima Serena, which is a residential street with a proposed right-of-way of sixty feet. The land in all directions, with the exception of frontage on Balcones Drive, is classified as Interim "A" Residence. A section of Westover Hills is to the immediate north developed with single-family dwellings. South is a tract pending "BB" Residence zoning which is restricted to twelve units per acre with no access to Cima Serena. Normally "BB" Residence zoning will

C14-72-072 Pat Carlisle: A to BB--Contd.

accomodate twenty units per acre. This reduction of density was imposed to promote compatibility with the existing single-family development as well as that planned north of Cima Serena. The south boundary line of Cima Serena was construed to be and is planned as the termination of multi-family zoning. This is evidenced by denying access to Cima Serena and a decreased density to twelve units per acre. Willowick Drive and Camelia Lane, both minor residential streets with fifty feet of right-of-way, are planned to terminate at Cima Serena.

The staff recommends that this case be denied. The requested zoning is inconsistent with the plans for the area north of Cima Serena and would tend to dilute the low density and no access requirements placed on the property on the south side of Cima Serena. Willowick Drive and Camelia Lane are insufficient to handle the additional traffic which would be generated through the area to the north if this rezoning is granted.

TESTIMONY

WRITTEN COMMENT

Robert V. Hicks: 8613 Willowick Drive	AGAINST
John M. Hardage: 8607 Azalea Trail	AGAINST
Joe Frost: 8609 Willowick	AGAINST
Warren Matney: 8609 Honeysuckle	AGAINST
Donald M. Carlton: 8612 Willowick	AGAINST
Frank D. Muphy: 8611 Camelia Lane	AGAINST
Jerry J. Dow: 8710 Camelia Lane	AGAINST
R. M. Schmitt: 8707 Camelia Lane	AGAINST
J. Glen and Sharlene E. Sandquist: 8610 Camelia	AGAINST
Mr. & Mrs. Woodrow Schumacher: 8608 Camelia Lane	AGAINST
Mr. & Mrs. E. W. Luedtke: 8609 Camelia Lane	AGAINST
Harold E. Wettig: 8707 Willowick Drive	AGAINST
Mrs. Harold Wettig: 8707 Willowick Drive	AGAINST
J. H. Schlueter: 8608 Willowick Drive	AGAINST
S. Garry Roberts: 8613 Honeysuckle Trail	AGAINST

PERSONS APPEARING

John B. Selman (representing applicant)	
Hoyle Osborne (representing applicant)	
Herbert Hemphill: 1117 West 42nd	FOR
J. H. Schlueter: 8608 Willowick Drive	AGAINST
Mrs. Betty Schlueter: 8608 Willowick Drive	AGAINST
Mrs. J. L. Neathery, Jr.: 8602 Azalia Trail	AGAINST
Mary Ann Werchan: 8616 Willowick	AGAINST
Leroy Werchan: 8616 Willowick	AGAINST
Mrs. W. B. Riley: 8703 Willowick	AGAINST
Dale Bunday: 8704 Willowick Drive	AGAINST
Mrs. Dale Bunday: 8704 Willowick Drive	AGAINST
Mrs. Dennis Bell: 8704 Willowick Drive	AGAINST
Frank D. Murphy: 8611 Camelia Lane	AGAINST
Jane H. Murphy: 8611 Camelia Lane	AGAINST
Mark G. Murphy: 8611 Camelia Lane	AGAINST
W. B. Riley: 8703 Willowick	AGAINST
R. A. Cervenka: 8703 Camelia Lane	AGAINST
Joe Frost: 8609 Willowick	AGAINST
Grace Schumacher: 8608 Camelia Lane	AGAINST
Mrs. E. W. Luedtke: 8609 Camelia Lane	AGAINST

C14-72-072 Pat Carlisle: A to BB--Contd.

Caroline Lashare: 8608 Willowick	AGAINST
David Thompson: 8611 Willowick	AGAINST
Mrs. Warren Matney: 8609 Honeysuckle	AGAINST
Mrs. Maurice E. Graves: 8610 Honeysuckle	AGAINST
Harold Wettig: 8707 Willowick Drive	AGAINST
Woodrow Schumacher: 8608 Camelia Lane	AGAINST
Dr. Sidney White, Jr.: 8601 Azalea	AGAINST
Mrs. Helen F. White: 8601 Azalea Trail	AGAINST
Mrs. J. E. Breen: 8603 Azalea Trail	AGAINST
John E. Breen: 8603 Azalea Trail	AGAINST
J. Glen Sandquist: 8610 Camelia Lane	AGAINST
Sharlene E. Sandquist: 8610 Camelia Lane	AGAINST
Marvin W. Smith: 8600 Azalea Trail	AGAINST
Ruth Anne Smith: 8600 Azalea Trail	AGAINST
Robert V. Hicks: 8613 Willowick Drive	AGAINST
Jerry J. Dow: 8710 Camelia Lane	AGAINST
Tom Cummings: 8708 Camelia Lane	AGAINST
Mrs. Robert Hicks: 8613 Willowick	AGAINST
Ray F. Chester: 8618 Willowick	AGAINST
James C. Chandler: 8612 Honeysuckle Trail	AGAINST
Marvin W. Smith: 8600 Azalea Trail	AGAINST
Mrs. John L. Neathery, Jr.: 8602 Azalea Trail	AGAINST
Mr. & Mrs. Melvin J. Wall: 8705 Camelia Lane	AGAINST
Five petitions bearing a total of 124 signatures	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The members discussed the information and pointed out that duplex development or townhouse development is allowed under the present zoning. A Planned Unit Development might be more suitable for this tract, as intense development will create undesirable traffic flow into the single-family area. The members noted that this tract is not suitable for single-family development, due to the traffic flow on Cima Serena and the existing "BB" Residence zoning across the street. As there is strong neighborhood opposition, the Committee requested that the applicant meet with a neighborhood representative to work out problems on the proposed development. The Committee concluded that this hearing should be continued to the full Planning Commission.

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

At the Planning Commission meeting, Mr. Hoyle Osborne, Planning Consultant, reported that he had met with representatives twice during the past week to discuss the planned development. He presented four plans for the tract, covering duplex, apartment development, and a Planned Unit Development. The applicants have agreed to limit the number of units to sixty; provide a setback from the adjacent residential area; provide for one-half of each of the cul-de-sacs needed for Willowick Drive and Camelia Lane; prohibit access to these residential streets; provide additional right-of-way for Cima Serena; and to submit a site plan designating landscaping and screening. The proposed development has been carefully considered, and it is felt that agreement can be reached for the proper utilization of this tract.

C14-72-072 Pat Carlisle: A to BB--Contd.

Approximately forty-five area residents were present in opposition to this request; they presented a petition with 124 signatures. The residents strongly oppose a change of zoning on this tract as an intrusion upon the existing residences. A carefully planned Planned Unit Development with a maximum density of seven units per acre may be the best utilization of the tract.

The members reviewed the information and were of the opinion that this tract could be adequately developed under the present zoning; the tract should be developed with low density and careful attention to buffering the adjoining residential development. The Commission then

VOTED: To recommend that the request of Pat Carlisle for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 3535-3613 Cima Serena be DENIED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-073 John F. Carruthers: C to C-2
3701-3703 North Interregional Highway

STAFF REPORT: A use consistent with the requested zoning is proposed for 2,800 square feet of land. "C" Commercial zoning is predominant from 28th Street to beyond 38 1/2 Street on the east side of the Interregional Highway. There is an existing "C-2" zoning and use five lots to the south of this tract. The staff recommends that this case be granted, as compatible with existing zoning and use in this area.

TESTIMONY

WRITTEN COMMENT

Nathan H. Leistico: 1006 East 39th Street	AGAINST
J. W. Howeth: 3500 Robinson	FOR

PERSONS APPEARING

Paul Jones (representing applicant)	
R. L. Roberts: 3509 East Avenue	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, as proper use for this site. They requested that the staff report to the Building Inspection Department that parking violations are occurring in the area.

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

C14-72-073 John F. Carruthers: C to C-2--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of John F. Carruthers for a change of zoning from "C" Commercial, First Height and Area to "C-2" Commercial, First Height and Area for property located at 3701-3703 North Inter-regional Highway be GRANTED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-075 Hubert L. Childress: Int. A, Int. 1st to C, 1st
6905 Riverside Drive

STAFF REPORT: This property consists of 24,000 square feet and is located on Riverside Drive at a point with less than 30 feet of surfacing and 80 feet of right-of-way. Surrounding property is zoned Interim "A" Residential and the Master Plan calls for low-density residential development. Uses in this area are mostly rural residences on large lots. The Model Cities Agency is very interested in this area as it is the only remaining area of sufficient size under their review which could be developed with single-family dwellings. The City has invested a great deal of money developing the general Montopolis area. The staff recommends that this case be denied. It is felt that this request represents a request for spot zoning and at the least is premature due to the lack of development in the area. The staff recommends that the Model Cities group be given a reasonable period of time in their efforts to encourage single-family development in this area.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Hubert L. Childress (applicant)	FOR
Larry Chestone: Riverside Drive	FOR
Orville E. Preston: 2104 Yellow Jacket Lane	AGAINST
Jeanetta Basey: 2111 Yellow Jacket Lane	AGAINST
Reginal Leroy Basey: Yellow Jacket Lane	AGAINST
Flossie Preston: 2104 Yellow Jacket Lane	AGAINST
Petition bearing 56 names	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and requested additional information on the extent of the support of the residents of the area for revitalization as a residential area. They then voted to refer this application to the full Commission.

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

C14-72-075 Hubert L. Childress: Int. A, Int. 1st to C, 1st--Contd.

At the Commission meeting the members were presented two letters, one from the Director of the Model Cities Department, the other from the Director of the Montopolis Neighborhood Center. It is felt that there is a large amount of support from the residents for the improvement of this area, and it is recommended that this request be denied. Copies of these letters are on file with the Planning Department. The members reviewed the information and

VOTED: To recommend that the request of Hubert L. Childress for a change of zoning from Interima "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area for property located at 6905 Riverside Drive be DENIED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-076 Hyman and Ruth Frankel: A to B
 1606 West Avenue
 801-805 West 17th Street

STAFF REPORT: Two previous requests on this 8,625 square foot site for a change in zoning had been recommended by the Commission but were denied by the City Council. "O" Office zoning at the corner of 16th and West Avenue is the only one of six zoning cases on West Avenue since 1967 to be granted. Apparently there was no neighborhood opposition to this particular case. The other five requests for rezoning met with considerable neighborhood opposition. Recent review shows that the area along West Avenue north of 12th Street, and west of West Avenue remains well preserved and has not gone into transition at the rate once anticipated. It is noted that the west side of West Avenue has maintained its single-family character to a greater extent than the east side. The homes bounded by 19th Street, 12th Street, West Avenue and Shoal Creek Boulevard are in one of the very few remaining single-family enclaves of large spacious homes within close proximity to downtown and the University which has not suffered deep zoning encroachments. The past recommendations to rezone in this area, including the west side of West Avenue, have not been accepted by the area residents or by past City Councils. Therefore, it is the recommendation of the Planning Department that the area west of West Avenue including the west side of West Avenue be preserved for single-family use. The staff recommends that this case be denied. It is felt that this current recommendation more appropriately recognizes the uniqueness of this area and that it reflects the view of the people. The requested zoning would be an unnecessary intrusion into this area. The narrow surfacing of less than forty feet on West Avenue is insufficient for additional traffic. There are no present plans to widen West Avenue north of 15th Street.

TESTIMONY

WRITTEN COMMENT

Sam E. Dunnam IV: P. O. Dwr. 5516
W. G. Denham: 805 W. 16th Street
V. A. Kormeier: 3414 Shinoak Drive
Ervin Ahlgrimm: 804 West 17th Street
John M. Power: 107 Red Bud Trail

FOR
FOR
AGAINST
AGAINST
AGAINST

C14-72-076 Hyman and Ruth Frankel: A to B--Contd.

PERSONS APPEARING

Steve Harris (representing applicant)	
R. D. Merritt: 712 W. 16th Street	AGAINST
Robert Wilson: Fifth Floor, Texas State Bank	AGAINST
R. H. Dear: 1707 Pearl Street	AGAINST
George L. Dacy: 4903 Crestway	AGAINST
Charles A. Sumners, Jr.: 1603 Pearl Street	AGAINST
The Rev. C. E. Permenter: 3303 Laguna Drive	AGAINST
George P. Shelley: 1700 West Avenue	AGAINST
Mrs. George E. Shelley: 1700 West Avenue	AGAINST
Thomas M. Sumners: 1605 Pearl Street	AGAINST
Phil Shaw: 1608 West Avenue	AGAINST
Billie S. Shaw: 1608 West Avenue	AGAINST
B. D. Meritt: 712 W. 16th Street	AGAINST
Mrs. Barney Farmer: 1408 Hardouin	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

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

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Hyman and Ruth Frankel for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1606 West Avenue and 801-805 West 17th Street be DENIED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-077 Hyman and Ruth Frankel: A to O
1601 Pearl Street
808-814 West 16th Street

STAFF REPORT: Office use is proposed on this tract of 12,938 square feet of land, which is located in one of the remaining single-family areas within close proximity to the downtown area and the University. The homes in this area are primarily large homes which are extremely well maintained; the area exhibits none of the characteristics of transition. This tract was the subject of an "O" Office zoning application in 1970, which was recommended for denial by the staff and the Planning Commission and denied by the City Council. A change of zoning was denied during 1969 on a tract on the south side of West 17th Street between West Avenue and Pearl Street. The property at the southwest corner of West Avenue and Pearl Street has been denied zoning twice by the Council during the past three years. Five of the last six cases in this area have been rejected by the City Council as the result of neighborhood opposition and Council action. The case granted was the "O" Office zoning at the northwest corner of 16th Street and West Avenue.

C14-72-077 Hyman and Ruth Frankel: A to O--Contd.

The staff recommends that this case be denied, as the requested zoning would be an intrusion into a single-family area, which has narrow streets surfaced to twenty-five and thirty feet insufficient for increased traffic. A study of this area shows it to be strongly intact.

TESTIMONY

WRITTEN COMMENT

W. E. Denham: 805 West 16th Street	FOR
Mrs. A. S. Grenier: 901 West 16th Street	AGAINST
Mrs. Stuart E. Buckley: 901 W. 16 Street	AGAINST
Erwin Ahlgrimm: 804 West 17th Street	AGAINST

PERSONS APPEARING

Steve Harris (representing applicant)	
Thomas Summers: 1605 Pearl Street	AGAINST
Charles Summers	AGAINST
Mrs. Barney Farmer	AGAINST
Phil Shaw	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

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

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Hyman and Ruth Frankel for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1601 Pearl Street and 808-814 West 16th Street be DENIED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-078 Jacob Bauerle: C, 2nd and A, 1st to C, 2nd
2001 South Lamar Boulevard

STAFF REPORT: A multi-family development is proposed for this tract of two acres located in south Austin. The front 150 feet is zoned "C" Commercial, Second Height and Area, and the remainder is zoned "A" Residence. Originally a single-family area of large lots, this area is now primarily commercial in zoning and use. There is very little "A" Residence development remaining in the area. The staff recommends that this request be granted, as consistent with zoning and use in this area. Although this request exceeds the 150-foot depth of commercial zoning normally employed along South Lamar Boulevard, this tract is buffered by the railroad to the southeast. In addition, the property to the immediate east is zoned Second Height and Area in excess of 150 feet in depth.

C14-72-078 Jacob Bauerle: C, 2nd and A, 1st to C, 2nd--Contd.

TESTIMONY

WRITTEN COMMENT

George K. Brooking: Austin Housing Authority FOR

PERSONS APPEARING

Jacob Bauerle (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as consistent with the area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Jacob Bauerle for a change of zoning from "C" Commercial, Second Height and Area and "A" Residence, First Height and Area to "C" Commercial, Second Height and Area for property located at 2001 South Lamar Boulevard be GRANTED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-079 Nelson Puett: Int. A, Int. 1st to C-2, 2nd
8237 Research Boulevard

STAFF REPORT: A club and offices are proposed for this tract of land totaling nearly an acre. The land along Research Boulevard is primarily zoned non-residential with the exception of some classified as Interim "A" Residence. There is "B" Residence property to the immediate north with "C" Commercial directly across this arterial. A pending case (C14-69-304) to the east of subject tract provides for "C" Commercial on that portion south of the proposed extension of Jamestown Drive and "B" and "BB" to the north. It is apparent that the proposed extension of Jamestown will reduce this tract by sixty percent and leave it with little frontage on Research Boulevard. Providing for the extension of Jamestown Drive to Research Boulevard would cause subject tract to front on Jamestown Drive and possibly reduce the tract to a size and shape which could be impractical for the purpose intended. However, the staff recommends that this case be granted, subject to a subdivision. It is also recommended that the Planning Commission propose that the City begin proceedings to acquire all or part of subject tract to enable the extension of Jamestown Drive to Research Boulevard. The requested zoning is consistent with the zoning and development of lots fronting on Research Boulevard.

TESTIMONY

WRITTEN COMMENT

Nelson Puett: (applicant) FOR

Baker-Jones-Crow Co.: 600 Stemmons Tower East FOR
Dallas, Texas

Gordon Dickey: 7803 Lazy Lane FOR

Huffman Baines, Jr.: P. O. Box 42 FOR

C14-72-079 Nelson PUett: Int, A, Int. 1st to C-2, 2nd--Contd.

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, subject to subdivision. It is also recommended that the City acquire all or part of this tract for the extension of Jamestown Drive to Research Boulevard.

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

At the Commission meeting, the staff reported that this tract had once been part of a preliminary plat, but has never been subdivided, therefore it is not a legal lot. The extension of Jamestown Drive to Research Boulevard should be required by subdivision. Since subject tract is a portion of the preliminary plat, the right-of-way should be dedicated to the City and not be purchased by the City as previously set forth in the Subdivision Ordinance. The members reviewed the information and

VOTED: To recommend that the request of Nelson Puett for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C-2" Commercial, Second Height and Area for property located at 8237 Research Boulevard be GRANTED, subject to subdivision requiring the extension of Jamestown Drive.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-081 John Schoedel, Jr.: A to B
407, 409 and 501 Swanee Drive

STAFF REPORT: Apartments are proposed for this 25,950 square feet of land on Swanee Drive, which is classified as a minor residential street with fifty feet of right-of-way. This area is in transition from single-family to multi-family use as evidenced by the apartment zoning and development. The subject tract was recommended by the Planning Commission for "BB" zoning during 1969. This zoning is still pending as conditions for rezoning have not been met. The applicant has advised the staff that he desires "B" Residence in lieu of "BB" Residence and does not wish to finalize his earlier case. The staff recommends that this case be granted, subject to a short form subdivision combining these lots into one, dedication of five feet of right-of-way on Swanee Drive for future widening, and that the earlier case be withdrawn by the applicant. The requested zoning is consistent with recent recommendations and with development taking place in this area.

TESTIMONY

WRITTEN COMMENT

Mary Patzelt: Box 443, Los Resnos, Tx 78566
E. B. Webb: 403 Swanee Drive

AGAINST
AGAINST

C14-72-081 John Schoedel, Jr.: A to B--Contd.

PERSONS APPEARING

John Schoedel (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, subject to subdivision combining the two tracts into one, five feet of right-of-way on Swanee Drive, and withdrawal of the previous zoning application on this tract.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of John Schoedel, Jr. for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 407, 409 and 501 Swanee Drive be GRANTED, subject to subdivision combining the two tracts into one, five feet of right-of-way on Swanee Drive, and withdrawal of the previous zoning application on this tract.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-082 Sidney E. Lanier, et al: A to B
4501-4505 Avenue D
106-110 West 45th Street

STAFF REPORT: Apartment construction is proposed for these three lots totaling 19,650 square feet. Avenue D is a minor residential street with only fifty feet of right-of-way. The area study of 1967 which covered Hyde Park recommended apartment zoning along both sides of 45th Street and the area south of 45th Street; rezoning was not recommended for the area north of 45th Street except for the lots fronting 45th Street. The character of the neighborhood is one of modest homes, generally well maintained. Residents include the elderly and retired, owner and renter, who are on low and moderate incomes. The concern of the staff and Commission was that this area be protected from zoning encroachment, and that if rezoning is granted there is no logical geographical termination point. Rezoning would create a speculative market causing incompatibility between existing low-density residential homes and apartments. In all but one case, recent recommendations by the Commission have been that the rezoning of property north of 45th Street be limited to no more than three lots in depth including the lot on 45th, and that all lots have access only to 45th Street. The staff recommends that this case be granted, subject to access being limited to 45th Street, a short form subdivision combining the three lots into one, a six-foot privacy fence on the north property line, and dedication of five feet of right-of-way on Avenue D. The request for rezoning of the lot fronting 45th Street is consistent with the Area Study of 1967. The request for the additional two lots is in accordance with recent Planning Commission recommendations regarding depth of zoning onto minor residential streets. The three lots maximum is a means of effecting a termination of apartment zoning. The streets north of 45th are inadequate for apartment development.

C14-72-082 Sidney E. Lanier, et al: A to B--Contd.

TESTIMONY

WRITTEN COMMENT

Wilma Mae Florida: 4502 Avenue

FOR

PERSONS APPEARING

Sidney E. Lanier (applicant)

Kirk Williamson

FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and were of the opinion that access should be allowed on Avenue D, and that the applicant should request a variance from the Board of Adjustment to allow a ten-foot building setback from Avenue D, as the applicant has planned this development to preserve the existing trees. They concluded that this request should be granted, subject to subdivision combining the three tracts into one, a six-foot privacy fence on the north property line, and five feet of right-of-way on Avenue D.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Sidney E. Lanier, et al, for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4501-4505 Avenue D, 106-110 West 45th Street be granted, subject to subdivision combining the three tracts into one, a six-foot privacy fence on the north property line, and five feet of right-of-way on Avenue D.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-083 Walter Yates: A, 1st, GR, 6th to B, 2nd
2104 Cullen Avenue
Rear of 2106-2118 Cullen Avenue

STAFF REPORT: Apartment construction is proposed for this property totaling 1.2 acres. Cullen Avenue is a minor residential street with forty feet of right-of-way and less than thirty feet of surfacing. The area to the east of subject tract is developed with single-family residences on large lots. To the east on Cullen Avenue and past Hardy Drive are single-family residences. On the south side of Cullen exist two rest homes and one case of "B" Residence zoning. This is a problem area due to its close proximity to retail operations on Burnet Road and the extremely narrow right-of-way of Cullen Avenue. The rest homes south of subject tract pose a traffic problem, primarily on weekends. Apartments, however, would create unnecessary demands on Cullen Avenue and Hardy Drive seven days a week. The seventy-four apartments which would be permitted under "B" Residence, Second Height and Area would precipitate approximately 444 car trips per day onto the substandard minor residential streets in this area. the fifty-five apartments permitted with "B" First Height and Area would lead to a few less car trips but would be approximately 330 trips daily. This

C14-72-083 Walter Yates: A, 1st, GR, 6th to B, 2nd--Contd.

site due to its peculiar shape would have poor internal circulation and limited access as noted by its sixty-five foot frontage. The staff would recommend a lower density apartment zoning if the site had improved accessibility and better relationship of frontage to land area, if Cullen Avenue were brought up to a sixty-foot right-of-way, and if Cullen Avenue were improved from Hardy Drive to Burnet Road. As the above conditions do not exist, the staff recommends that this case be denied. In addition, there is no Second Height and Area zoning along this section of Burnet Road.

TESTIMONY

WRITTEN COMMENT

Kelly McAdams: 1425 Preston FOR

PERSONS APPEARING

I. A. Sheffield (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and were of the opinion that this area is not suitable for single-family residential development and that higher density of use will provide right-of-way for the necessary street widening. The members concluded that this request should be denied, but that "B" Residence, First Height and Area should be granted, subject to ten feet of right-of-way on Cullen Avenue.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Walter Yates for a change of zoning from "A" Residence, First Height and Area and "GR" General Retail, Sixth Height and Area to "B" Residence, Second Height and Area for property located at 2104 Cullen Avenue and rear of 2106-2118 Cullen Avenue be DENIED, but recommend that "B" Residence, First Height and Area be GRANTED, subject to ten feet of right-of-way on Cullen Avenue.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-084 Henry Wendlandt, Jr. and E. E. Naumann: A to GR
200-210 West Ben White Boulevard

STAFF REPORT: This property, which totals 13,068 square feet, is adjacent to "A" Residence zoning developed with single-family residences. The land to the east and northeast is zoned "C" Commercial and developed with non-residential uses. There is largely undeveloped land zoned "A" Residence a block to the west and northwest. "C" Commercial, Fifth Height and Area zoning exists on the large tract south across Ben White Boulevard from subject tract. The staff recommends that this case be granted, subject to a six-foot privacy fence on the north boundary line and a short form subdivision. The requested zoning is consistent with existing and anticipated developments in this area and along Ben White Boulevard.

Cl4-72-084 Henry Wendlandt, Jr. and E. E. Naumann: A to GR--Contd.

TESTIMONY

WRITTEN COMMENT

Edwin H. Golden: 7303 Shoalcreek Boulevard FOR

PERSONS APPEARING

Henry Wendlandt, Jr. (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as proper use for this tract, subject to subdivision and a six-foot privacy fence on the north boundary line.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Henry Wendlandt, Jr. and E. E. Naumann for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 200-210 West Ben White Boulevard be GRANTED, subject to subdivision and a six-foot privacy fence on the north boundary line.

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

ABSENT: Messrs. Betts and Taniguchi

Cl4-72-085 Gil Stromquist: Int. A, Int. 1st to C, 1st (Tract 1); C-2, 1st (Tract 2)
5500 South Congress Avenue
201-213 Red Bird Lane

STAFF REPORT: A night club with parking is proposed for this 59,678 square feet of land located in south Austin. For Tract 1, which totals 47,985 square feet, the applicant is requesting "C" Commercial, First Height and Area zoning. On Tract 2 the request is for "C-2", First Height and Area zoning, to build a new night club to replace an older night club on this property. The Master Plan for the general area west of South Congress Avenue calls for residential development. Single-family homes exist to the north, northwest, and southwest of subject tract. These homes were developed prior to annexation. There are a number of nonconforming uses along both sides of South Congress Avenue, including night clubs, a salvage yard, and others. The staff recommends that this case be denied, but recommends that "C-2" be granted on Tract 2 as requested and "C" Commercial, First Height and Area be granted on Tract 1, except for the west seventy feet on which "B" Residence, First Height and Area is recommended. These recommendations are subject to a short form subdivision combining all lots into one; dedication of five feet of right-of-way on Red Bird Lane; a 25-foot building setback from Red Bird Lane, and a 6-foot privacy fence along the west boundary line. Separate metes and bounds will be necessary to identify Tract 2. The seventy-foot strip of "B" Residence zoning recommended by the staff can be utilized as a parking lot and also acts as a buffer for the residences.

C14-72-085 Gil Stromquist: Int. A, Int. 1st to C, 1st (Tract 1);
C-2, 1st (Tract 2)--Contd.

TESTIMONY

WRITTEN COMMENT

Simon Cepeda: 2501 Durwood Street	FOR
Fredrick A. Moerbe and Gussie J. Moerbe:	
212 Stassney	AGAINST

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommend the granting of "C-2" Commercial, First Height and Area on Tract 2, and "C" Commercial, First Height and Area be granted on Tract 1, except for the west seventy feet on which "B" Residence, First Height and Area should be granted. This recommendation is subject to subdivision combining all lots into one; a 25-foot building setback from Red Bird Lane; five feet of right-of-way on Red Bird Lane; a six-foot privacy fence along the west boundary line and metes and bounds on Tract 2.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Gil Stromquist for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area, Tract 1, and "C-2" Commercial, be DENIED, but recommend that "C" Commercial, First Height and Area be granted on Tract 1, except for the west seventy feet, on which "B" Residence, First Height and Area is recommended to be GRANTED; and recommend that "C-2" Commercial, First Height and Area be GRANTED on Tract 2. This recommendation is subject to subdivision combining the tracts; a 25-foot building setback from Red Bird Lane; five feet of right-of-way on Red Bird Lane; a six-foot privacy fence along the west boundary line, and metes and bounds on Tract 2.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-086 Grady Hazlewood: C, 1st to C, 3rd
510-602 St. Johns Avenue
7307-7325 Duval Street

STAFF REPORT: A high rise apartment development is proposed for this 6.15 acres located on Duval Street which has a right-of-way of fifty feet and is surfaced to thirty feet; it is not being considered for widening this far north. St. Johns Avenue is a major arterial street with a planned right-of-way of ninety feet, and has a surfaced width of only forty-four feet. Land west of I. H. 35 is zoned First Height and Area due to the preponderance of minor residential streets in this area and its low density design. The limited exceptions are properties fronting on the Interregional Highway. The land to the immediate east and fronting on I. H. 35 is zoned Fifth Height and Area but is developed

C14-72-086 Grady Hazlewood: C, 1st to C, 3rd

with a two-story motel which requires only First Height and Area. Adjacent to the subject tract on the northeast corner of St. Johns Avenue and Duval Street is an established nursing home developed under First Height and Area. Apartments developed under First Height and Area are across Duval Street from the subject tract. To the north is a single-family area. Third Height and Area would permit 1,116 apartment units on this tract which has insufficient access. A development of this density would generate approximately 6,700 automobile trips per day. St. Johns Avenue and especially Duval Street are insufficient to handle this volume of traffic. The staff recommends that this case be denied. The requested height and area is too intense for the area. The property fronts on only one major arterial and to the extent of only 102 feet for six acres; most access would be required on Duval Street, a minor residential street. It is unfeasible to widen Duval Street due to present development. This would be a spot zoning as there is no precedent for Third Height and Area this far removed from a major arterial street and in the center of First Height and Area zoning.

TESTIMONY

WRITTEN COMMENT

Richard H. Einck: 305 West 6th Street	FOR
B. O. Bozeman: 3508 Greenville Ave., Dallas	FOR
Lucinda White: 607 Blackson Avenue	AGAINST
Sam Beulah White: 607 Blackson Avenue	AGAINST

PERSONS APPEARING

Doren Eskew: (representing applicant)	FOR
---------------------------------------	-----

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as proper use for this tract, subject to five feet of right-of-way on Duval Street, limitation of density to "C", Commercial, First Height and Area, and limitation of height to ninety feet or FAA regulations, whichever is less.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Grady Hazlewood for a change of zoning from "C" Commercial, First Height and Area to "C" Commercial, Third Height and Area for property located at 510-602 St. John's Avenue and 7307-7325 Duval Street be GRANTED, subject to five feet of right-of-way on Duval Street, limitation of density to "C" Commercial, First Height and Area, and limitation of height to ninety feet or FAA regulations, whichever is less.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-087 The Hillcrest Baptist Church: A, 1st; A, 5th to B, 2nd
1105-1111 East 29th Street
2800-2806 Robinson Avenue

STAFF REPORT: Apartment house development is proposed for this property, on which a church is situated, totaling approximately 23,500 square feet. Both Robinson Avenue and East 29th Street are 60-foot right-of-way streets with thirty feet of surfaced width. Neither street is scheduled for widening. The subject tract appears to have a good deal of access with its close proximity to I. H. 35; however, the Highway Department has acquired the land between subject tract and I. H. 35 as a one-way access loop between I. H. 35 and the planned 26th Street underpass. As a result no access will be allowed from subject tract except on Robinson Street. Twenty-ninth Street will be closed at I. H. 35 by a curb line and the State Highway Department is encouraging that a cul-de-sac be developed to allow turn-around at this point; the staff concurs with the State Highway Department comments. The only access from subject tract onto Robinson Avenue will be from the north and the east through the existing single-family residential area, with streets inadequate to handle the traffic generated by the requested density. This residential area east of I. H. 35 shows none of the characteristics of an area in transition as it is reasonably well maintained. The only zoning encroachment into this "A" Residence area is represented by the property to the immediate south of subject tract; this property has now been acquired by the State Highway Department for the interchange.

The staff recommends that this case be denied. The site lacks adequate access for other than uses permitted within "A" Residence zoning. Two duplexes could be constructed on this remaining site. This would be an unnecessary intrusion into a single-family area. The streets in this area are inadequate for other than "A" Residence uses as noted by the narrow surfacing. The design of the one-way access lane and the 26th Street underpass calls for a deep cut. As a result subject tract will be considerably higher in elevation than the access loop, and the noise level will be less at this higher level.

TESTIMONY

WRITTEN COMMENT

Mrs. Annie Hehl: 2900 Dancy Street	AGAINST
Julian G. Harris: 2805 Robinson Avenue	AGAINST

PERSONS APPEARING

Doren Eskew: (representing applicant)	
Richard Davis: 4412 Switchwillow	FOR
Doyle Hickerson: 4121 Bellvue Avenue	FOR
J. G. Harris: 2805 Robinson Avenue	AGAINST
A. L. Davis: 2801 Robinson Avenue	AGAINST
Petition bearing 13 signatures	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommend to grant "BB" Residence, First Height and Area, with density limited to six units. "BB" Residence zoning was granted to allow the applicant flexibility in design because of the unusual shape of subject tract, but the density was limited to "A" Residence density to maintain the single-family character of the neighborhood.

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

C14-72-087 The Hillcrest Baptist Church: A, 1st; A, 5th to B, 2nd--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of the Hillcrest Baptist Church for a change of zoning from "A" Residence, First Height and Area and "A" Residence, Fifth Height and Area to "B" Residence, Second Height and Area for proeprty located at 1105-1111 East 29th Street and 2800-2806 Robinson Avenue be DENIED, but that "BB" Residence, First Height and Area be GRANTED, subject to limitation of density to six units.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Hetherly and
 Mrs. Mather

ABSENT: Messrs. Betts and Taniguchi

C14-72-088 T. B. Gunter: O to GR
 2001 Anderson Lane

STAFF REPORT: This property is 145 feet wide by 312 feet deep and consists of approximately one acre of land. Anderson Lane has a planned right-of-way of ninety feet. Zoning along this segment of Anderson Lane is predominantly commercial and has been rapidly developing during the past few years. The tract in question, until it was changed to "O" Office recently, was one of the few remaining "A" Residence lots fronting on Anderson Lane. "GR" General Retail is located to the north fronting on Anderson Lane and extends both east and west. There is additional "GR" General Retail zoning under construction at this time across Hardy Drive from subject tract. There are remaining modest but well maintained single-family residences to the south and east. The staff recommends that this case be denied, but recommends that "GR" General Retail, First Height and Area be granted on the 200 feet from Anderson Lane, thereby creating an alignment of zoning with the "GR" General Retail zoning to the east across Hardy Drive. The requested zoning to a depth of 200 feet is considered to be consistent with existing zoning and use in this area. The planned right-of-way of ninety feet on Anderson Lane is appropriate for the requested zoning.

TESTIMONY

WRITTEN COMMENT

Louise E. Nichols: 7801 Hardy Drive

AGAINST

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommend that "GR" General Retail, First Height and Area be granted to a depth of 200 feet from Anderson Lane, subject to privacy fencing on the south property line.

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

C14-72-088 T. B. Gunter: O to GR--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of T. B. Gunter for a change of zoning from "O" Office, First Height and Area to "GR" General Retail, First Height and Area for property located at 2001 Anderson Lane should be DENIED, but recommend that "GR" General Retail, First Height and Area be GRANTED to a depth of 200 feet from Anderson Lane.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-089 Cinco Investments: A, 1st to B, 2nd
1501-1503 Kinney Avenue

STAFF REPORT: This property consists of 2.31 acres, and is proposed for apartment development. Kinney Avenue is a neighborhood collector street with sixty feet right-of-way, with a surfaced width of thirty-eight feet. The staff and Planning Commission have recommended for apartment zoning, First Height and Area, along this section of Kinney Avenue south of Dexter Street. Requests for Second Height and Area in this vicinity have not been recommended by the staff or Planning Commission except for a limited depth from South Lamar Boulevard with frontage on South Lamar Boulevard. This particular tract is an awkward size, being approximately 925 feet deep and only 100 feet wide with the frontage on Kinney Avenue the only apparent access. A cul-de-sac into subject tract from Kinney Avenue would not be suitable as the Subdivision Ordinance provides for a maximum cul-de-sac of 400 feet. The staff recommends that this case be denied, but recommends that "B" Residence, First Height and Area be granted, subject to a subdivision combining subject tract with property fronting on South Lamar Boulevard and providing access to South Lamar Boulevard. This tract has inadequate access for its relationship of frontage to acreage. There is no precedent or justification for Second Height and Area. Kinney Avenue is a neighborhood collector street and insufficient to service Second Height and Area. There are no plans to widen this street.

TESTIMONY

WRITTEN COMMENT

Nelson Puett: P. O. Box 9038, Northwest Station FOR
Maufrais Brothers, Inc.: P. O. Box 2114 FOR

PERSONS APPEARING

Kirk Williamson (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommend the granting of "B" Residence, First Height and Area, subject to a subdivision which includes subject tract and providing for access to South Lamar Boulevard.

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

C14-72-089 Cinco Investments: A, 1st to B, 2nd--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Cinco Investments for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 1501-1503 Kinney Avenue be DENIED, but recommend that "B" Residence, First Height and Area be GRANTED, subject to a subdivision which includes subject tract providing for access to South Lamar Boulevard.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-090 Leroy Lange: A to BB (as amended)
8401-8403 Bowling Green Drive
2210 Doris Drive

STAFF REPORT: This property consists of 8,991 square feet, with proposed development of apartments. Doris Drive has fifty feet of right-of-way, except for sixty feet in front of subject tract. The surfacing width of Doris Drive is only thirty feet from Burnet Road to a few feet east of subject tract where it narrows to eighteen to twenty-two feet. Bowling Green Drive, which is another minor residential street with fifty feet of right-of-way, is surfaced to thirty feet of width. This property is surrounded by "A" Residence zoning and basically modest to moderate single-family dwellings which are well maintained. There is an elementary school to the immediate east and northeast of subject tract. The non-residential development to the west on Burnet Road is separated from subject tract by single-family dwellings. There are four relatively new duplexes diagonally across from subject tract and south on Bowling Green Drive. These units make a very effective buffer between the retail-commercial operation on Burnet Road and the single-family dwellings in this area. The staff recommends that this case be denied. The requested zoning is too intense for this area serviced by minor residential streets with very narrow surfacing. This lot has sufficient size for duplex development and would be compatible and in keeping with the string of duplexes on Bowling Green Drive to the immediate south. The requested zoning would be an intrusion in this "A" Residence area which has none of the characteristics of an area in transition.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Leroy Lange (applicant)
A. E. Snodgrass
John Parker

AGAINST
AGAINST

C14-72-090 Leroy Lange: A to BB (as amended)--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be denied, as an intrusion into a residential area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Leroy Lange for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area (as amended) for property located at 8401-8403 Bowling Green Drive and 2210 Doris Drive be DENIED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-091 Community Realty, Ltd.: C to C-2
1148 Airport Boulevard

STAFF REPORT: This is a request for rezoning of 1,700 square feet to operate a package liquor store within an existing shopping center. This is basically a non-residential area with "C" Commercial zoning and retail commercial type uses at Airport Boulevard and Oak Springs Drive. There is a public Library located west of subject tract across Tillery Street. The staff recommends that this request be granted. The staff has no objection as the shopping center of which subject tract is a part, faces Airport Boulevard.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Sneed (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, subject to metes and bounds for the area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Community Realty, Ltd. for a change of zoning from "C" Commercial, Sixth Height and Area to "C-2" Commercial Sixth Height and Area for property located at 1148 Airport Boulevard be GRANTED.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Stewart and Mrs. Mather

ABSENT: Messrs. Betts and Taniguchi

C14-72-092 Bruno Milburn: A to O
4312-4314 Marathon Boulevard

STAFF REPORT: This property totals 13,000 square feet and is located at the southwest corner of Marathon Boulevard and West 44th Street. Marathon Boulevard is a minor collector street with fifty feet of right-of-way and only twenty-eight feet of surfaced width. West 44th Street is a minor residential street with fifty feet of right-of-way, surfaced to thirty feet. This area is basically zoned "A" Residence and developed with single-family homes and duplexes. There have been four cases of rezoning granted in this area since 1967, two for "B" Residence and two for "O" Office. The fifth case involving subject tract, which is a pending case, goes back to 1967 at which time "B" Residence was requested. The staff and Planning Commission recommended denial, considering such zoning to be an intrusion into a single-family area with streets sufficient for only "A" Residence purposes. The City Council heard the case and suggested that the owner file a case with the Board of Adjustment, requesting a waiver to develop a duplex on this site. The Council further encouraged duplex development as no right-of-way would be required. The City Council concluded that if granted the variance by the Board of Adjustment, the owner was to withdraw this zoning case. A case was heard by the Board of Adjustment of September 25, 1967, at which time this variance was approved subject to the following conditions: there be a front setback of twenty-five feet from Marathon Boulevard; the proposed structure be moved two feet to the north to provide a side yard of ten feet; the building on the south lot be located within five feet of south property line; the carport be eighteen feet wide; and an 18-foot drive be provided with a minimum of eight feet on either side of property lines. The staff recommends that this case be denied. The streets are narrow and sufficient for only single-family and duplex development. The staff considers duplex development to be appropriate for the property in question.

TESTIMONY

WRITTEN COMMENT

Mr. & Mrs. Jerry E. Schiller: 1205 West 43rd St.	FOR
Mrs. Irene G. Coy: 4308 Bellvue	FOR
Mr. & Mrs. R. T. Spaw: 3608 Jim Hogg Avenue	FOR
Ernst Lauterbach: 4401 Marathon Boulevard	FOR
John E. Hunt Jr.: 4406 Marathon Boulevard	AGAINST
Taft S. and Jeneva E. Kern: 4419 Marathon	AGAINST
Lonnie V. and Mattie M. Scott: 4418 Marathon	AGAINST
Mrs. A. H. Roberts: 4413 Marathon Blvd.	AGAINST

PERSONS APPEARING

Bruno Milburn (applicant)	
Tom Smith (representing applicant)	
Frank R. Rundell: 2602 Wooldridge Drive	FOR
John E. Hunt: 4406 Marathon Boulevard	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and were of the opinion that this request will set a precedent; the stability of this neighborhood should be determined before a decision is made. The members concluded that this case should be postponed for thirty days and requested that a study of this area be made.

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

C14-72-092 Bruno Milburn: A to O--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Bruno Milburn for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 4312-4314 Marathon Boulevard be POSTPONED for thirty days for an area study.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-093 Barry S. Gillingwater: B to O
1000 West Avenue
800-804 West 10th Street

STAFF REPORT: This property consists of 12,151 square feet and is located at the northwest corner of West Avenue and West 10th Street. West Avenue is a collector street with eighty feet of right-of-way and West 10th Street is a major arterial east of subject tract. This area south of 12th Street is in transition to apartments and offices. The staff and Planning Commission have recommended "O" Office, Second Height and Area as the most permissive zoning for this section. The staff recommends that this case be granted, as requested zoning is consistent with existing zoning and development.

TESTIMONY

WRITTEN COMMENT

Mrs. Mary P. Hurst:	3913 Balcones Drive	FOR
Goerge B. Shepherd:	5510 Park Crest Drive	FOR
Robert Gage:	1304 Rio Grande	FOR
Earl Simms, Jr.:	c/o FSP P.O. Box 1987	FOR

PERSONS APPEARING

Robert Davis (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as proper use for this area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Barry S. Gillingwater for a change of zoning from "B" Residence, Second Height and Area to "O" Office, Second Height and Area for property located at 1000 West Avenue and 800-804 West 10th Street be GRANTED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-094 V. E. Grove, Jr.: A to MH
400-404 Kemp Street

STAFF REPORT: This property totaling 1.05 acres is located on Kemp Street which is a substandard minor residential street with forty to forty-five feet of right-of-way which and is unpaved. The area surrounding subject tract is zoned "A" Residence and developed with a few single-family dwellings. Further to the east on Montopolis Drive there is limited non-residential zoning. The land to the west is in the County. There is a church and school across the street to the south of subject tract. The streets do not provide sufficient access, as they have less than fifty feet of right-of-way in most places, have no curb or gutter and are unpaved. The staff recommends that this case be denied. The three lots in question have been platted and may be developed with single-family homes or duplexes.

TESTIMONY

WRITTEN COMMENT

Lula Woods: 410 Kemp

FOR

PERSONS APPEARING

George Brown: 311 Kemp

AGAINST

James Sneed: 4708 Russet Hill

AGAINST

Richard Ella Sneed: 4708 Russet Hill

AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an unsuitable use for this tract.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of V. E. Grove, Jr. for a change of zoning from "A" Residence, First Height and Area to "MH" Mobile Home, First Height and Area for property located at 400-404 Kemp Street be DENIED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-095 Mr. and Mrs. L. W. Carroll: A to O
4409-4413 Merle Drive

STAFF REPORT: This property totaling 37,810 square feet is located on Merle Drive, which is a minor residential street with fifty feet right-of-way and thirty feet of surfacing. The area along Ben White Boulevard both north and south from Pack Saddle Pass to Banister Lane was the subject of a 1961 Area Study (C14-61-134). Consequently, rezoning occurred with "O" Office as a buffer zone for the single-family residences on the streets running perpendicular to Ben White Boulevard. The "O" Office zoning was limited to three lots in depth from Ben White Boulevard, excluding the lot fronting on Ben White Boulevard. A physical review of this area shows that the single-family homes remain on Merle Drive and office development has not occurred. The residences on Merle Drive are very well maintained.

C14-72-095 Mr. and Mrs. L. W. Carroll: A to O--Contd.

The staff recommends that this case be denied. The requested zoning would be an unnecessary intrusion into this single-family neighborhood. Office development has failed to take place on Merle Drive and it is felt there is no justification for "O" zoning under this circumstance, or for any other change in zoning at this time. Merle Drive is insufficient for additional traffic and there are no plans to widen this street.

TESTIMONY

WRITTEN COMMENT

Gene Cullen: 2211 8th Street

AGAINST

PERSONS APPEARING

Cecil Nobles (representing applicant)

Mrs. Carl B. Herron: 4415 Merle Drive

AGAINST

Charles S. Shuberg: 4410 Merle Drive

AGAINST

Vernon L. Huff: 4412 Merle Drive

AGAINST

Mr. & Mrs. Herman Kieke: 4408 Merle Drive

AGAINST

Mrs. Marie Sawyer: 4414 Merle Drive

AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and a majority concluded that this request should be denied as an intrusion into a residential neighborhood.

AYE: Messrs. Taniguchi, Faulkner, Hetherly and Mrs. Mather

NAY: Mr. Betts

At the Commission meeting, Mr. Stewart pointed out the zoning in the area and stated that a pattern for higher intensity of use has been set between Ben White Boulevard and Redd Street. He suggested that apartment development would be a proper use for the tract. The members reviewed the information and

VOTED: To recommend that the request of Mr. and Mrs. L. W. Carroll for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 4409-4413 Merle Drive be DENIED.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Hetherly and Mrs. Mather

NAY: Mr. Stewart

ABSENT: Messrs. Betts and Taniguchi

C14-72-096 C. L. Reeves: Int. A, Int. 1st to LR, 1st (Tr. 1); GR, 1st (Tr. 2)
2225-2257 Riverside Drive
1800-1856 Willow Creek Drive

STAFF REPORT: This property totals 5.66 acres. Riverside Drive is a major arterial and Willow Creek Drive is a neighborhood collector street. There is "GR" General Retail zoning north and northwest of subject tract and "LR" Local Retail zoning at the intersection of Woodland Drive and Burton Drive. "O" Office zoning exists to the immediate west of subject tract. There is also a pending zoning case of "LR" Local Retail almost directly adjacent to the south of the subject

C14-72-096 C. L. Reeves: Int. A, Int. 1st to LR, 1st (Tr. 1);
GR, 1st (Tr. 2)--Contd.

tract. The tract is a part of a six-acre tract which, in the Planning Department's opinion, is illegally subdivided. The City's Plats and Subdivision Ordinance requires a subdivision of any lot or parcel of land be divided into two or more lots or sites.

The staff recommends that this case be granted, subject to a long form subdivision. The requested zoning is consistent with existing zoning. The staff has recommended that this case be granted subject to a long form subdivision because of the many problems that need to be resolved such as utilities, drainage and circulation. This general area is developing with high intensity uses and it is very important that an adequate transportation system be available to the area. One example is Woodland Drive, a very important east-west major collector street. It is important that this street be continued to serve the proposed shopping complex; because of the block length, it would not meet Ordinance requirements if terminated. Riverside Drive needs to be widened and improved because of the increase of density in this area. Willow Creek Drive is of insufficient width to serve the traffic that will be generated by the shopping complex. These decisions are the responsibility of the Subdivision Committee which should make these recommendations to the full Commission.

Mr. Jerry Harris, Assistant City Attorney, reported that it is their opinion that this tract does not require subdivision.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

C. L. Reeves (applicant)
Jerry Harris, City Legal Department

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented, and a majority concluded that this request should be granted, as proper use for this tract. This recommendation is subject to five feet of right-of-way on Willow Creek Drive, and varying right-of-way on Riverside Drive, not to exceed the practice of the Commission on required right-of-way.

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

The Commission reviewed the information and

VOTED: To recommend that this 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, Tract 1, and "GR" General Retail, First Height and Area, Tract 2, for property located at 2225-2257 Riverside Drive and 1800-1856 Willow Creek Drive be GRANTED, subject to five feet of right-of-way on Willow Creek Drive, and varying right-of-way on Riverside Drive, not to exceed Commission policy on required right-of-way.

C14-72-096 Cl. L. Reeves: Int. A, Int. 1st to LR, 1st (Tr. 1);
GR, 1st (Tr. 2)--Contd.

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

C14-72-097 Stephen J. Pyle: B to O
1500-1510 West 38th Street

STAFF REPORT: This tract, totaling 2.32 acres, is located on west 38th Street which is a major arterial with a planned 80-foot right-of-way. Basically, the zoning and use is in transition from "A" Residence to "C" Commercial to the immediate northwest of subject tract, and with local retail use across West 38th Street. There is apartment zoning and development to the north and "O" Office zoning to the south and southeast. In deference to the hospital development in this area, it appears "O" Office zoning may be the most appropriate classification where not in conflict with existing single-family development.

The staff recommends that this case be granted subject to a short form subdivision identifying this parcel and dedicating a varying right-of-way, approximately ten feet on West 38th Street. The "O" Office zoning requested is compatible with this area. The staff reluctantly recommends the Second Height and Area, but does so as the majority of subject property is already zoned Second Height and Area.

TESTIMONY

WRITTEN COMMENT

Stephen J. Pyle III (applicant)
Newton Wilds: 2736 Virginia St., Houston FOR

PERSONS APPEARING

Hal Finch (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as proper use in this area, subject to subdivision and varying right-of-way on West 38th Street of approximately ten feet.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Stephen J. Pyle for a change of zoning from "B" Residence, Second Height and Area to "O" Office, Second Height and Area for property located at 1500-1510 West 38th Street be GRANTED, subject to subdivision and varying right-of-way on 38th Street, of approximately ten feet.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-098 C. C. Cook: A to B

Southwest corner of East 51st Street and Pecan Springs Road

STAFF REPORT: This property consisting of three acres, is located at East 51st Street and Pecan Springs Road. Pecan Springs Road is a minor residential street with fifty feet right-of-way and is unpaved. East 51st Street is a major arterial with seventy feet of right-of-way with forty feet of surfaced width. This area is basically Interim "A" Residence, Interim First Height and Area developed with single-family dwellings to the east and south. There are newer homes to the north and northwest of subject tract. To the west, there is "BB" Residence low-density apartment zoning fronting on 51st Street. This tract is considerably closer to Manor Road than is subject tract, and was a zoning request for "B" Residence moderate density zoning, which was denied by the Planning Commission as being too intense for the area. The "BB" Residence zoning was granted to promote compatibility with existing and planned "A" Residence development in this area. The staff recommends that this case be denied. Any change in zoning would be an intrusion into a single-family area which already has a buffer of "BB" Residence zoning to the west and extending to Manor Road. Pecan Springs Road, with only fifty feet of right-of-way and no paving, is inadequate for uses other than single-family and duplex development. Also, the extension of 51st Street to Ed Bluestein Boulevard is not scheduled for the near future. This tract has sufficient size to be developed as single-family dwellings and/or duplexes.

TESTIMONY

WRITTEN COMMENT

Dimple W. Randerson Trust: P. O. Box 633

FOR

Frank T. Sefcik: 3007 East 51st Street

Midland, Texas

AGAINST

PERSONS APPEARING

Ken Kreitner (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as too intense use for this area, but recommend that "BB" Residence, First Height and Area be granted.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of C. C. Cook for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at the southwest corner of East 51st Street and Pecan Springs Road be DENIED, but recommend that "BB" Residence, First Height and Area be GRANTED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-099 T. A. Ramey: A to LR
4204 Manchaca Road

STAFF REPORT: This property totaling 13,629 square feet is located on Manchaca Road, which is a major arterial with eighty feet of right-of-way surfaced to forty-four feet. Subject tract is one lot removed from the intersection of Manchaca Road and Fort View Road. This intersection has "C" Commercial zoning on three corners and "LR" Local Retail on the other. There is "C" Commercial zoning and use on Manchaca Road across the street from subject tract. The staff and Planning Commission have recommended that office development be the most permissive land use on Manchaca Road between Highway 290 and Fort View Road; subsequently, a number of zoning cases for "O" Office zoning have been granted. The proximity of subject tract to Ben White Boulevard and its non-residential developments places it in a slightly different context. The concern is a matter of where requests for more permissive classifications than "O" Office are to terminate when the tracts in question are adjacent to or across from "LR" or a less restricted district. The staff proposes that retail or more permissive zoning terminate with the north property line of the lot to the immediate north of subject tract. In this way, an alignment would be formed with the commercial zoning across the street on Manchaca Road. The staff recommends that this case be granted. The requested zoning is consistent with the zoning and use in this immediate area with its close proximity to the retail developments on Ben White Boulevard.

TESTIMONY

WRITTEN COMMENT

Joe Gilbreth: 2330 South Lamar Blvd.	FOR
Finis Lyndon Johnson: 2012 Fort View Road	AGAINST

PERSONS APPEARING

Roger A. Hanks (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as a suitable use for this location.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of T. A. Ramey for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 4204 Manchaca Road be GRANTED.

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

ABSENT: Messrs. Betts and Taniguchi

C14-72-100 T. F. Attebury, George F. Miller and Ernie L. Miller: A, 1st to
 GR, 1st to a depth of 150 feet; remainder B, 1st (as amended)
2808, 2900 and 2902 South First Street

STAFF REPORT: This property totals approximately 2.50 acres and is located on South First Street. South First is a major arterial street with eighty feet

C14-72-100 T. F. Attebury, George F. Miller and Ernie L. Miller: A, 1st to
GR, 1st to a depth of 150 feet; remainder B, 1st (as amended)--Contd.

of right-of-way and forty-four feet of surfaced width. There are no plans to widen the surfacing. South First Street, north of Ben White Boulevard, is in transition to an area of basically non-residential zoning and use although some multi-family zoning and development is taking place. "LR" Local Retail zoning and use is located across South First Street and there is undeveloped "GR" General Retail zoning to the immediate south. "C" Commercial zoning exists to the north, particularly at the intersection of South First Street and Oltorf Street. It is noted that with the exception of three small businesses along South First Street between Oltorf Street and Ben White Boulevard, all developments to date require no more than General Retail zoning and in most cases, only Local Retail. "C" Commercial zoning allows semi-industrial uses such as warehouses and contractor's storage yard, which would mean large vehicles competing with local type traffic on a street already busy with 12,000 vehicle trips per day. A case requesting "C" Commercial zoning, four lots north of the intersection of El Paso Street and South First Street, was recommended for denial by the Planning Commission as too intense for the area. There is a pending case of "GR" General Retail zoning to the north of subject tract, which was recommended by the Planning Commission to a limit of 200 feet from South First Street with the rest of the tract to be "B" Residence, First Height and Area. There are only two cases of Second Height and Area on South First Street between Oltorf Street and Ben White Boulevard; these are old cases at the intersection of South First Street and Oltorf Street, both major arterial streets.

The staff recommends that this case be denied, but recommends that "LR" Local Retail, First Height and Area be granted on Tract 1, and "B" Residence, First Height and Area zoning be granted on Tract 2, subject to these properties being combined into one tract by subdivision. A six-foot privacy fence is required along the south boundary line except for the tract zoned "GR" General Retail. It is felt that "LR" Local Retail, which is designed for businesses of a local character, should be the most permissive zoning for this section of South First Street. This request is not considered compatible with the remaining residential development on South First Street, with the multi-family construction underway at this time, and with the residential development which is anticipated. "GR" General Retail zoning, and certainly "C" Commercial zoning, should be in closer proximity to two major arterial streets or a regional type arterial.

TESTIMONY

WRITTEN COMMENT

Dollie M. Haynes: 503 N. Ravinia Dr.
Dallas, Texas

AGAINST

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, as too intense for this tract, but recommend that "LR" Local Retail, First Height and Area be granted to a depth of 150 feet, and "B" Residence, First Height and Area be granted on the remainder of the property. This

C14-72-100 T. F. Attebury, George F. Miller and Ernie L. Miller: A, 1st to GR, 1st to a depth of 150 feet; remainder B, 1st (as amended)--Contd.

recommendation is subject to subdivision combining the two tracts into one and a six-foot privacy fence on the south boundary line, except for the tract zoned "LR" Local Retail.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of T. F. Attebury, George F. Miller and Ernie L. Miller for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area to a depth of 150 feet and "B" Residence, First Height and Area on the remainder of the property (as amended) for property located at 2808, 2900 and 2902 South First Street be DENIED, but recommend that "LR" Local Retail, First Height and Area be GRANTED to a depth of 150 feet, and "B" Residence, First Height and Area be GRANTED on the remainder of the property. This recommendation is subject to subdivision combining the two tracts into one, and a six-foot privacy fence on the south boundary line, except adjacent to the tract zoned "GR" General Retail.

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

ABSENT: Messrs. Betts and Taniguchi

C814-72-003 R. L. Smithers, W. R. Coleman and Larry Nieman: Planned Unit Bounded by West 35th Street, Pecos Street and Maywood Street Development

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, Texas. The site, consisting of 6.465 acres, slopes to the north, and is sparsely wooded. The only public access into this site will be from West 35th by a "Perpetual Access Easement" to be recorded in Travis County Records. On Maywood Street there will be a locked gate for emergency use only. In 1970, a Special Permit (CP14-70-031) and a zoning change request (C14-70-170) were submitted to allow construction of a 96-unit apartment complex. These cases are pending and should be withdrawn by the applicant prior to the release of this P.U.D. The site is surrounded by "A" Residential uses with the exception of a tract zoned "C" Commercial to the north and fronting on West 35th Street. Ten duplexes are located south of the property. The proposed development will consist of 50 dwelling units on 6.465 acres, a density of 8.05 units per acre. Building coverage is 37 percent and there will be one double garage per unit; however, driveways into garages are too short for head-in parking. Access will be by a sixty-foot perpetual access easement to West 35th Street with emergency access to Maywood Street only through a locked gate. The property is fenced with a six-foot cedar fence; all private yards or patios are also fenced. A man-made re-circulating creek will be built on the southern open green area with a "putting green" in the area where the pool is shown. All open areas which are not paved will be landscaped with grass, shrubs and trees to supplement the native vegetation. The site plan has been circulated to the various City Departments and the comments are as follows:

1. Advanced Planning

- 1) Additional right-of-way required off property along West 35th Street.

C814-72-003 R. L. Smithers, W. R. Coleman and Larry Nieman: Planned Unit Development--Contd.

This should be secured at this time from the access easement and from the property of which this easement is a portion (same owner as PUD). 2) Subdivision should include the tract that is granting the easement and notations to that effect.

2. Building Inspector

- 1) Resubdivision of land is required.
- 2) Although the location of proposed parking is not shown or striped, the site plan does not indicate that 100 spaces are to be provided. Under the Zoning Ordinance apartment development requirements, two spaces are required for each two-bedroom unit and two and one-half spaces for each three-bedroom unit (102 bedroom units = 20 spaces; 403 bedroom units = 100 spaces; total required = 120). Parking should be more clearly shown. 3) A four-foot high solid fence should be required where any parking area is adjacent to property developed for residential use.
- 4) West 35th Street needs to be widened. A right-of-way acknowledgement will be necessary at the time of issuance of the building permit. 5) Does not include building code approval. 6) The present zoning is "A" Residence, First Height and Area. If not a Planned Unit Development, at least "BB" zoning would be required. ("B" zoning is pending, C14-70-178). Site plan does not clearly identify as PUD.

3. Office Engineer

- Shown in red on site plan. Note: 40 feet of paving with no median. Move guardhouse to side. Ten-foot return radii on all driveways.

4. Electric Department

- All areas not to be transferred as individual lots are to be dedicated for the use of public utilities.

5. Storm Sewer

- 1) Show existing storm sewer along east boundary. 2) Storm sewer and easement required.

6. Fire Prevention

- Provide required fire extinguishers as buildings are completed.

C814-72-003 R. L. Smithers, W. R. Coleman and Larry Nieman: Planned Unit Development--Contd.

- 7. Director of Public Works
 - Recommend ten-foot radius for curb returns on West 35th Street. Will need request for, and approval of, driveway before construction begins.
- 8. Parks & Recreation Dept.
 - OK.
- 9. Health Department
 - Connect to available sanitary sewer system.
- 10. Fire Protection
 - Recommended fire hydrants are indicated in red on site plan. Recommend that the set fire hydrants be placed in service before framing is started if possible, and that the four-inch opening face the driveway and be approximately eighteen inches from the center of the four-inch opening to the finish elevation.
- 11. Current Planning
 - 1) Because of the insufficient length of of the garage driveways and the design of the common driveways some additional parking spaces should be available for guest parking--about twenty additional spaces could be provided on the ends of the common greens (five each). 2) All driveway turning radii shall maintain a twenty-five foot minimum. 3) Garbage pickup sites need to be located and shown on plat. 4) Dedication of right-of-way on Pecos Street, bring up to sixty feet. 5) Dedication of right-of-way on West 35th Street. 6) Dedicate Maywood Street (full). 7) Subdivision should include area west of 35th Street and north of vacated street. 8) File a perpetual access easement.

The staff recommended that this project be approved subject to departmental requirements and all City Ordinances.

TESTIMONY

WRITTEN COMMENT

Mrs. Bolling Harrison Ferris: 3708 Crawford FOR

PERSONS APPEARING

Larry Niemann. (applicant)
William R. Coleman (applicant)

C814-72-003 R. L. Smithers, W. R. Coleman and Larry Nieman: Planned Unit Development--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed this application. They were of the opinion that right-of-way should not be required on West 35th Street, as the applicant does not own the property; in addition, subdivision should not be required to include the property outside of PUD boundaries. The esplanade entrance was felt to be compatible with this plan. The members concluded that this request should be granted, subject to departmental requirements, except for those listed above.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of R. L. Smithers, W. R. Coleman and Larry Niemann for the development of a Planned Unit Development on property located at West 35th Street on the north, Pecos Street on the west, and Maywood Street on the south be GRANTED, subject to departmental requirements, with the exception of not requiring right-of-way on West 35th Street; not requiring subdivision to include the tracts not within the PUD boundary; and the plan is to include the esplanade entrance.

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

ABSENT: Messrs. Betts and Taniguchi

C814-72-05 Walter R. Carrington: Planned Unit Development
Fort Clark Drive and Spanish Bluff Drive

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, Texas. The site consists of 8.26 acres and is located south of the City. When the original subdivision was filed, this site called for single-family lots with an "L" shaped street, Spanish Bluff, bisecting the tract and running east from Presidio Road and then north to Fort Clark Drive. This plan would have permitted 3.3 units per acre served by one small residential street to carry the traffic to Presidio, also, a small residential street or to Ft. Clark, a neighborhood collector. The developer is now requesting permission to increase to two and one-half times the original density of this tract, but with no changes of the traffic scheme. Only 100 feet of Spanish Bluff Drive has been constructed. This street serves no one because the two lots which are adjacent to it front on Presidio. In effect, this street would become a private drive channeling 1,800 trips per day into a minor residential street. The owner of this development also owns the adjacent lots fronting on Battle Bend. It is recommended that a thirty-foot strip be provided between these lots to allow direct access from the subject property to Battle Bend which is a major collector street. This thirty-foot strip should have twenty-four feet of paving and one sidewalk to permit safe pedestrian access to the site. Spanish Bluff Drive could then be vacated. The subject tract is surrounded by Interim "A" Residential zoning with no recent zoning cases being filed in the vicinity. The proposed development

C814-72-05 Walter R. Carrington: Planned Unit Development--Contd.

consists of 68 dwelling units on 8.26 acres, a density of 8.25 units per acre. Building coverage is 11.8 percent with paving being 36.64 percent. There will be 68 garages, one per unit, and 75 uncovered spaces, totaling 2.1 spaces per unit. The access will be by public roads. Amenities consist of a pool and recreation building, and all open areas are not paved but will be landscaped with grass, shrubs and trees. The site plan has been circulated to the various City Departments and the comments are as follows:

1. Building Inspector
 - 1) Subdivision of land is required. Location of units must conform to subdivision.
 - 2) Present zoning "A" Residence. 3) Does not include Building Code approval. 4) Solid fencing should be provided along driveway and parking areas that border adjoining property.
2. Director of Public Works
 - Driveway locations meet with approval. Will need request for, and approval of same, before construction begins. Would recommend minimum driveway return radius of five feet.
3. Traffic Engineer
 - 1) Cul-de-sac required on Spanish Bluff Drive. 2) Driveways must be twenty-five feet wide or greater.
4. Fire Prevention
 - Install required fire extinguishers when buildings are ready for occupancy.
5. Office Engineer
 - OK.
6. Water and Sewer
 - Water and waste water service is available from existing mains in adjacent streets. One additional six-inch water main with two six-inch gate valves and two fire hydrants will be required as shown on site plan. Fire demand meters will be required, if main is to be used for domestic as well as a fire main.
7. Fire Protection
 - Recommended fire hydrants are indicated in red on site plan. REcommend that these fire hydrants be set with the four-inch opening facing the drive and be eighteen inches from the center of the four-inch opening to the finish elevation. So that better fire protection may be offered, it is suggested that these fire hydrants be in operation before framing is started, if possible.
8. Planning
 - 1) Solid six-foot fence should be provided where driveways and parking are adjacent to other residential properties. 2) Driveways

C814-72-05 Walter R. Carrington: Planned Unit Development--Contd.

should, as on the preliminary plat, be twenty-five feet wide, paved and have five-foot curb return radii to allow easy access to emergency vehicles. 3) Provide access to Battle Bend Drive through private driveway. 4) Initiate a street vacation jointly with the adjacent property owners for Spanish Bluff Drive.

The staff cannot recommend approval of this project unless direct access to Battle Bend Drive is provided.

TESTIMONY

WRITTEN COMMENTS

None

PERSONS APPEARING

Jim Mills: 2501 Biggs Drive	FOR
William D. Sturdevant: 5312 Presidio Road	AGAINST
Richard H. Hughes: 5317 Presidio Road	AGAINST
Virginia Joost: 804 Newcastle Drive	AGAINST
Robert Joost: 804 Newcastle Drive	AGAINST
Larry A. Pyka: 4917 Ft. Clark Drive	AGAINST
Norma Torres: 5313 Presidio Road	AGAINST
Bert Torres: 5313 Presidio Road	AGAINST
Clifford J. Naleski: 5315 Presidio Drive	AGAINST
Charles A. Simpson: 5204 Fort Mason Drive	AGAINST
Mrs. Barrett Trask: 5301 Presidio Road	AGAINST
Mrs. James Koza: 5303 Presidio Road	AGAINST
Nancy Sue Shirley: 606 Fort Drum	AGAINST
Wesley W. Shirley: 606 Fort Drum	AGAINST
Barrett L. Trask: 5301 Presidio Road	AGAINST
Virginia W. Trupin: 5302 Presidio Road	AGAINST
Charles W. Turpin: 5302 Presidio Road	AGAINST
Lucia Sturdevant: 5312 Presidio Road	AGAINST
Eugenia Alba: 5309 Presidio Road	AGAINST
Frank Alba: 5309 Presidio Road	AGAINST
Billy R. Marshall: 5001 Ft. Clark Drive	AGAINST
Marcanna M. Lull: 5307 Presidio Road	AGAINST
Joan Gaffney: 5302 Fort Clark Drive	AGAINST
Robert W. Lull: 5307 Presidio Road	AGAINST
Amando R. Ramos: 5320 Presidio Road	AGAINST
Irma Ramos: 5320 Presidio Road	AGAINST
Petition bearing 100 signatures	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and discussed the application; Mrs. Mather stated that the density should be lowered. Mr. Taniguchi stated that the Planned Unit Development concept implies planning which is responsive to the site and the

C814-72-05 Walter R. Carrington: Planned Unit Development--Contd.

neighborhood, which has not been done for this tract. The members concluded that the plat was insufficient for them to make a recommendation; they then recommended that this application be postponed for thirty days.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Walter R. Carrington for the development of a Planned Unit Development for property located at Fort Clark Drive and Spanish Bluff Drive be POSTPONED for thirty days.

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

ABSENT: Messrs. Betts and Taniguchi

C814-72-06 Walter R. Carrington: Planned Unit Development
South Congress Avenue, Ramble Lane, Baywood Street
and Williamson Creek

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, Texas. The project consists of 4.93 acres with access primarily from two private drives off Ramble Lane. Ramble Lane is a sixty-foot neighborhood collector that runs from South First Street to South Congress Avenue. The subject property was granted "GR" and "C" zoning by the City Council (C14-70-037); however, the writing of the ordinance is pending corrected field notes. There is "C" zoning across Ramble Lane, "A" to the north, and Interim "A" surrounding the area. The site slopes towards the south, and has a deep ravine on the north property line. The proposed development consists of 52 units on 4.93 acres, a density of 13 units per acre. There will be one garage and 1.2 uncovered spaces per unit, totaling 62. Building coverage is 15.2 percent with paving 17.4 percent. Access will be by public road. Open areas not paved will be landscaped with grass, shrubs and trees. The site plan has been circulated to the various City departments and comments are as follows:

- | | | |
|----------------------|---|--|
| Building Inspector | - | 1.Subdivision of land is required. 2.Present zoning is "A" Residence. 3.Does not include Building Code approval. 4.Area south of Ramble Lane designated for townhouse and commercial use is bounded by dimension and bearing as being a part of the plan. Commercial zoning must be obtained for commercial use and a more detailed sight plan is required for townhouse proposal. |
| Dir. of Public Works | - | Driveway locations meet with our approval. Will need request for, and approval of driveways before construction begins. Would recommend minimum driveway return radius of five feet. |
| Traffic Engineer | - | 1.Curb and gutter must be provided on South Congress adjacent to this development at time of construction. |

C814-72-06 Walter R. Carrington--Planned Unit Development--Contd.

- Traffic Engineer--Contd. 2. Driveways must be minimum of twenty-five feet wide.
3. Ramble Lane to have forty-four feet of paving. 4. No access permitted to South Congress.
- Office Engineer - O.K.
- Fire Protection - Recommended fire hydrant is indicated in red on site plan. This fire hydrant should be set with the 4-inch opening facing the street or drive and it should be approximately eighteen inches from the center of the four-inch opening to the finished grade.
- Fire Prevention - Install required fire extinguishers when ready for occupancy.
- Water and Sewer - Water and wastewater service is available from existing mains in adjacent streets. One additional fire hydrant will be required and is to be located as shown on site plan. Reference "The Park at Fairview" subdivision memo.

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

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Jim Mills: 3501 Biggs FOR
Mrs. Ruby D. Crooks: 312 Mockingbird Lane NO OPINION

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information; they felt that more information should be given and that the scale of the plat should be larger. They concluded that this request should be postponed for thirty days, for additional information.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Walter R. Carrington for the development of a Planned Unit Development for property located at South Congress Avenue, Ramble Lane, Baywood Street and Williamson Creek be POSTPONED for thirty days.

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

ABSENT: Messrs. Betts and Taniguchi

SPECIAL PERMITS

CP14-72-014 NPC Realty Company: 66-Unit Apartment Dwelling Group
Creekside Drive and Coronado Hills Drive

STAFF REPORT: This request has been filed under Sections 4-A and 5, Sub-Sections 6 and 8, Paragraphs f and e of the Zoning Ordinance of the City of Austin, Texas, and is for a 66-unit condominium apartment dwelling group on 7.4 acres of land (8.92 units per acre). Surrounding the site there is "A" zoning to the north, "B" and "BB" to the west, and "GR" and "C" to the east and south. Reagan High School is located to the west. The subject property is partially zoned "B" along a 150-foot strip within the west and north boundaries. There is an illegal use on the tract to the south where more than half of the mill building has been built in land zoned "B" and "BB" (see C14-64-68 and C14-68-173). This project shows good usable open space and building distribution. Twenty of the thirty-three extra parking spaces are located adjacent to the recreation building and pool area where they can be most convenient to both residents and guests. The site plan has been circulated to the various City Departments and the comments are as follows:

.. Advanced Planning

- 1) Indicate all interior sidewalks on site plan. 2) Fence around pool; recommend six-foot solid fenceing on street side for privacy, and a three-foot decorative fence with gate on interior side to protect unsupervised children. 3) Verify parking count (in error).

.. Water and Sewer

- Water and waste water service is available from existing mains in adjacent streets. One additional eight-inch water main with three six-inch gate valves and two fire hydrants will be required in the road running between Creekside and Coronado Hills Drive as shown on plat. Fire demand meters may be required if this main is to be used as a domestic as well as a fire main. The existing eight-inch main in Coronado Hills Drive will need to be extended to the east property line and the estimate for this is as follows:

300' - 8-inch water main	
@ \$7.50 per foot	\$2,250.00
1 - 8-inch wet connection	150.00
Total Water	\$2,400.00

.. Building Inspection

- 1) Resubdivision of land is required. Proposed apartment and condominium as shown on site plan does not coincide with existing zoning boundary. Rezoning to increase depth of condominium area would be required. 2) 157 off-street parking spaces are required and 182 are provided by count; however, the parking

Building Inspection - Contd.

- requirement break-down on the site plan indicated 190 spaces are provided. This is apparently an error. 3) Since there is no detail given on the area marked "Commercial" on the site plan it is assumed that this area is not a part of the special permit application. 4) A four-foot high solid fence is required where parking area is adjacent to property developed for a residential use. 5) Does not include Building Code approval. 6) The parking requirements breakdown indicates that 132 of the off-street parking spaces are covered, however, the site plan does not show the carports. The location of such covered parking needs to be shown for purpose of determining compliance of setbacks, lot coverage, etc.

- The recommended fire hydrants are indicated on the site plan in red. Recommend that these fire hydrants be set with the four-inch opening facing the drive or street and that it be approximately 18 inches from the center of the four-inch opening to the finish grade. If possible, install fire hydrants before framing is started so that better and faster fire protection may be furnished.

- OK.

- No objections, waste water system to be available.

- All entrances to be concrete standard City approaches.

- 1) Drainage facilities required - pipe, and improvements to channel. 2) A portion of development should be drained to channel. Some of the existing drainage easements may need releasing.

- Coronado Hills and Creekside to have 44 feet of paving.

- Driveway locations meet with approval. Will need request for, and approval of same, before construction begins. Would recommend minimum driveway return radius of five feet.

CP14-72-014 NPC Realty Company - Contd.

The staff recommends approval of this project subject to department requirements. All interior sidewalks must be indicated on the site plan so that it is self-sufficient. A fence around the pool area is recommended; six-foot solid fence on west side for privacy, three-foot decorative fence with gate on east side to protect unsupervised children. A subdivision is required. Correct parking count and location of carports must be shown on the site plan (must have 90-setback if attached). Drainage facilities, driveways, and building will need departmental approval before construction.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Louis Kirchofer; (representing the applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as proper use for the tract, subject to departmental requirements.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of NPC Realty Company for a special permit for the development of a sixty-six unit condominium apartment group on property located at Creekside Drive and Coronado Hills Drive, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Messrs. Betts and Taniguchi

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.

CP14-72-015 Austin Independent School District: 100-foot Self-supporting Radio
7005 Northledge Drive Tower and Relay Station

STAFF REPORT: This request has been filed under Section 10-A, Sub-section A, Paragraph 5 of the Zoning Ordinance of the City of Austin, Texas and is for a 100-foot self-supporting radio tower and relay station in the rear of the Doss Elementary School site for official business. The area surrounding the site is mainly residential. The tower will be 360 feet from the nearest property line and within a group of trees that will do much to ease the view. The tower should pose no danger to life or property except under extreme weather conditions. The site plan has been circulated to the various City Departments and the comments are as follows:

CP14-72-015 Austin Independent School District -- Contd.

- Advanced Planning - OK
- Water and Sewer - Water and waste water service is available from existing mains in adjacent streets. No additional fire protection will be required.
- Building Inspector - 1) Proposed tower is located under the instrument approach zone of the Municipal Airport. The free standing 100-foot tower is within the limit permitted by the City-County Airport regulations however, FAA approval on height and marking must be obtained prior to final clearance. 2) Request that tower height be shown on the site plan. 3) Request structural detail of the tower.
- Fire Prevention - Install required fire extinguisher when completed.
- Traffic Engineer - OK.
- Storm Sewer - Plat complies.
- Health Department - Waste water system to be available.
- Office Engineer - OK
- Electric Department - Plat complies.
- Fire Protection - Existing fire protection facilities are believed to be adequate.
- Director of Public Works - No objections.

The staff recommends approval subject to departmental requirements. FAA approval for height and markings is required, the height of the tower must be shown on the site plan, and a copy of Engineering Detail must be included with the site plan.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Dr. James Jeffrey: (representing the applicant)

A true and correct copy of the testimony of the applicant is being submitted to the Commission.

The Commission verified the information submitted.

CP14-72-015 Austin Independent School District -- Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as a proper use, subject to departmental requirements.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of the Austin Independent School District for a special permit for the construction of a 100-foot self-supporting radio tower and relay station on property located at 7005 Northledge Drive, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

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.

CP14-72-016 H. Garland Stokes: 42-Unit Apartment Complex with Recreation Building Southridge Drive, Southway Drive and Banister Lane and Pool

STAFF REPORT: This request has been filed under Section 4-A of the Zoning Ordinance of the City of Austin, Texas, and is for a 42-unit apartment complex with recreation building and pool. This site has 76,800 square feet and is zoned "BB" Residence, First Height and Area (C14-68-116). This site plan was revised after submission, in order to satisfy the height and area requirements. Twenty one-bedroom units, fourteen two-bedroom units and eight efficiencies are now proposed. These would have a minimum gross area required of exactly 76,800 square feet. Sixty-six parking spaces are required and sixty-six are provided. A pool with a six-foot privacy fence around it is located at the northeast corner of the lot. The site plan has been circulated to the various City Departments and the comments are as follows:

- | | | |
|--------------------|---|---|
| Advanced Planning | - | Need short form subdivision. |
| Water and Sewer | - | Water and waste water service is available from existing mains in adjacent streets. No additional fire protection will be required. |
| Building Inspector | - | 1) The property is presently subdivided into eight lots with public utility easements along the rear of all lots and on the side property line between lots 6 and 7. In addition, there are also public utility easements of 10'x30' and 10'x40' on some of the other lots. All easements which have proposed construction encroaching into them must be vacated. 2) Request Planning Dept. to determine if short form subdivision is necessary. 3) Present |

CP14-72-016 H. Garland Stokes:- Contd.

Building Inspector - Contd.

zoning of the property is "BB" Residence, First Height and Area. Unless "B" zoning is acquired, recommend disapproval. "BB" requires a total lot area of 82,400 square feet - subject property contains approximately 76,800 square feet.) 4(Does not include Building Code approval.

Director of Public Works

- Hear-in/back-out parking OK, since it is not a through street. Would recommend minimum return radius of five feet. Driveway locations meet with approval. Need request for, and approval of same, before construction begins.

Fire Prevention

- Install required fire extinguishers when ready for occupancy.

Fire Protection

- Existing fire protection facilities are believed to be adequate.

Electric Department

- Plat complies

Office Engineer

- OK. Driveways and ramps approved in file #2-H-3954, Public Works Driveway Plan.

Health Department

- No objections. Waste water system to be available.

Storm Sewer

- Plan complies

Traffic Engineer

- 1) Provide minimum separation of twenty feet between driveways. 2) Provide five-foot radii on driveways.

The staff recommends approval of this project, subject to departmental requirements. A short form subdivision must be submitted and provision for 20-foot separation between head-in parking bays must be made. Also, a 10-foot curb radii on Banister Lane must be provided and all easements that have proposed construction encroaching must be vacated by the City. Finally, the project will require final departmental approval before construction by Public Works and Building Inspector.

TESTIMONY

WRITTEN COMMENTS

None

PERSONS APPEARING

H. Garland Stokes: (applicant)
Jose Mercado: Suite 512 Chevy Chase
Doris Bates

FOR
NO OPINION

CP14-72-016 H. Garland Stokes - Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as proper use for this site, subject to departmental requirements.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of H. Garland Stokes for a special permit for the development of a 42-unit apartment complex with recreation building and pool on property located at Southridge, Drive, Southway Drive and Banister Lane, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Messrs. Betts and Taniguchi

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.

CP14-72-017 City of Austin: Fire Station
6601-6603 Manchaca Road
1937-1943 Miles Avenue

STAFF REPORT: This request has been filed under Section 10, Sub-Section A, Paragraph 3 of the Zoning Ordinance of the City of Austin, Texas, and is for a fire station. The site consists of .472 acres located between Loop 360 and Stassney Lane. There are also two schools nearby, an elementary school to the north, east and south, and has "GR" General Retail zoning across Manchaca Road on the west. At this point, the Arterial Master Plan calls for ninety feet of right-of-way along Manchaca Road. This would require five additional feet to be dedicated along the west property line of the site. The site plan has been circulated to the various City Departments and the comments are as follows:

- | | | |
|--------------------|---|--|
| Advanced Planning | - | 1) Five feet of right-of-way required for Manchaca Road to satisfy the ninety-foot width proposed by the Master Plan. 2) Due to the distance to the residence on the south, a six-foot solid fence is suggested along that property line. |
| Water and Sewer | - | Water and waste water service is available. |
| Building Inspector | - | 1) A four-foot high solid fence is required where any parking area is adjacent to property developed for a residential use. (Site plan indicates this fence will be provided). 2) The number of employees occupying the building at any given time is not specified, however, it is recommended that one paved off-street parking space per employee be provided. (ten off-street spaces |

CP14-72-017 City of Austin - Contd.

- Building Inspector - Contd. - are shown.) 3) The present zoning of the property is "A" Residence, First Height and Area. 4) Does not include Building Code approval.
- Director of Public Works - Driveway locations meet with approval. Need request for and approval of same, before construction begins. Would recommend minimum driveway return radius of ten feet.
- Fire Prevention - None
- Fire Protection - Existing fire protection facilities are believed to be adequate.
- Electric Department - Plat complies
- Office Engineer - OK
- Storm Sewer - Plan complies
- Health Department - No objections. Waste water system to be available.
- Traffic Engineer - OK

The staff recommends approval of this project, subject to departmental requirements. Five feet of right-of-way along Manchaca Road is required and due to the closeness of the residence on the south side, it is suggested that a six-foot instead of a four-foot solid fence be provided on that side.

Mr. Charles Dippel, Assistant City Attorney, stated that this facility is needed for fire protection for this area; the City Council has held a hearing on this location, and no objections were voiced.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Charles Dippel: representing the applicant

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, subject to departmental requirements.

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

CP14-72-017 City of Austin - Contd.

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of the City of Austin for a special permit for the development of a fire station on property located at 6601-6603 Manchaca Road and 1937-1943 Miles Avenue, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Messrs. Betts and Taniguchi

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 April 25, 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 April 25, 1972, a part of the minutes of this meeting of the Planning Commission.

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

ABSENT: Messrs. Betts and Taniguchi

The staff reported that there has been one referral, C814-72-02 The Park at Quail Creek, Section 2, 3 and 4 and one appeal, C8-69-73 Gray and Becker Industrial Subdivision to the Planning Commission.

PRELIMINARY PLANSC8-69-73 Gray and Becker Industrial Subdivision
Saunders Boulevard

The staff reported that this request is an appeal from the Subdivision Committee decision on a requested variance on the width of streets. A request from the applicant is for approval of the width of seventy feet for Saunders Boulevard, due to the restricted access to the area, as the expected occupants will be small businesses not requiring the maneuvering of large vehicles. The depth of the lots is planned for 131 feet, allowing the standard 100-foot buildings to be installed. The Ordinance requires eighty-foot streets in industrial subdivisions, except where buildings are in existence; this is a large undeveloped tract. The staff does not recommend the granting of this variance.

Mr. Fritz Becker was present and spoke in favor of this request; it is felt that the requested street will be sufficient for the planned development.

C8-69-73 Gray and Becker Industrial Subdivision - Contd.

The Commission reviewed the information and a majority were of the opinion that granting this variance would set an undesirable precedent. The Commission then

VOTED: To uphold the action of the Subdivision Committee, to APPROVE the preliminary plat of GRAY AND BECKER INDUSTRIAL SUBDIVISION, subject to Departmental requirements, requiring all streets to be eighty feet in width.

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

NAY: Messrs. Milstead and Chamberlain

ABSENT: Messrs. Betts and Taniguchi

C8-72-37 Shadow Park - Revised
Greystone Drive and Shadow Park Drive

The staff reported that this plat was approved by the Subdivision Committee, subject to departmental requirements, and a legal opinion on the granting of a variance on the length of a cul-de-sac in excess of 400 feet. This legal opinion was read to the Commission. It concluded that such a variance could be granted only when the topography of an area permits no other street layout. The staff requested a thirty-day postponement on this case, to which the applicant has agreed. The Commission then

VOTED: To POSTPONE for thirty days the subdivision plat of SHADOW PARK - REVISED.

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

ABSTAIN: Mr. Barrow

ABSENT: Messrs. Betts and Taniguchi

C814-72-02 The Park at Quail Creek, Sections 2, 3 and 4
Quail Boulevard and Rutland Drive

The staff reported that this subdivision has been referred to the Commission for further consideration, as the action of the Zoning Committee does not agree with the action of the Subdivision Committee. The site plan has now been revised and is in agreement with the Subdivision Ordinance. The existing Quail Boulevard should be vacated for use as a private street, and the proposed Quail Boulevard will be extended to Mearns Meadow Boulevard. It is recommended that the revised preliminary plan and the revised site plan be approved, subject to departmental requirements and the vacation of the existing Quail Boulevard either in its entirety or to a length of 400 feet, which is the Ordinance requirement for a deadend street. After discussion, the Commission

VOTED: To APPROVE the revised preliminary plan and the revised site plan of THE PARK AT QUAIL CREEK, SECTIONS 2, 3 and 4, subject to Departmental requirements and the vacation of Quail Boulevard in the Park at Quail Creek, to Rutland Drive.

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

ABSENT: Messrs. Betts and Taniguchi

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

Fourteen final subdivisions have appeared before the Commission in the past and have now met all Departmental requirements. The staff recommends that they be approved. The Commission then unanimously

VOTED: To APPROVE the following final subdivision plats:

<u>C8-70-42</u>	<u>Pecan Grove</u>
	<u>Jain Lane</u>
<u>C814-71-003</u>	<u>Great Hills "A" PUD No. 1</u>
	<u>Adirondack Trail and Great Hills</u>
<u>C8-71-075</u>	<u>Great Hills II</u>
	<u>Loop 360 and Great Hills Trail</u>
<u>C8-71-140</u>	<u>Green Grove</u>
	<u>Green Grove Drive</u>
<u>C8-71-144</u>	<u>Buckingham Estates Commercial Area</u>
	<u>Cooper Lane and Buckingham Place</u>
<u>C8-71-145</u>	<u>Rosewood Village, Section Eight</u>
	<u>Pleasant Valley Road and Nile Street</u>
<u>C8-71-153</u>	<u>Valley Ridge</u>
	<u>Clawson Road and Valley Ridge</u>
<u>C8-71-156</u>	<u>Windsor Hills, Section Six</u>
	<u>Warrington Drive and Applegate Drive</u>
<u>C8-71-173</u>	<u>Lakeway, Section Twenty-Two (22)</u>
	<u>F. M. 620 and Lakeway Boulevard</u>
<u>C8-71-174</u>	<u>Lakeway, Section Twenty (20)</u>
	<u>Lakeway Boulevard and Flamingo</u>
<u>C8-71-186</u>	<u>Cherry Creek, Phase 2, Section 5</u>
	<u>Borough Cove</u>
<u>C8-72-09</u>	<u>Delaney Subdivision</u>
	<u>Delaney Court and Knollmeyer Drive</u>
<u>C8-72-16</u>	<u>Whispering Oaks III</u>
	<u>Whispering Oaks Drive and Greenland Lane</u>
<u>C8-72-19</u>	<u>Lakeway, Section 16-C</u>
	<u>Lakeway Boulevard and Champion</u>

<u>C8-71-112</u>	<u>Northwest Hills, Section 9-D</u>
	<u>Farwest Boulevard</u>

This final subdivision has appeared before the Commission in the past and has now met all departmental requirements. The staff recommends approval. The Commission then

VOTED: To APPROVE the subdivision plat of NORTHWEST HILLS, SECTION 9-D.

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

ABSTAIN: Mr. Barrow

ABSENT: Messrs. Betts and Taniguchi

<u>C8-70-50</u>	<u>Damon Estates</u>
	<u>Daffon Lane</u>

The staff reported that this plat has been accepted for filing and disapproved pending Departmental requirements. This preliminary was approved in 1970, and was to be served by City sewer facilities; the extension of this service has not been possible. The developer then revised his plan, creating lots of the minimum size for septic tank use; however, the Health Department advised that

C8-70-50 Damon Estates - Contd.

the soil conditions in this area are not suitable for the use of septic tanks, and cannot be approved by them. It is the opinion of the Legal Department that the Planning Commission cannot disapprove this subdivision if it meets all other requirements other than the Health Department recommendation. The Legal Department has recommended a revision to the Septic Tank Note to be placed on this plat, which is more restrictive, as follows:

Occupancy of any lot in this subdivision shall be prohibited until a septic tank with a capacity of not less than 750 gallons and with a drain field of not less than 150 feet is installed on said lot in accordance with the regulations of the City-County Health Officer or until said lot is adequately served by a public sewer system. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the subdivider.

The staff recommends that this plat be accepted for filing and disapproved, pending departmental requirements, with the amended occupancy restriction to be placed on the plat.

The members reviewed the information. Mrs. Mather stated that a purchaser of these lots probably could not build until sewer service is available, which may be as long as two years. Mr. Milstead stated that it is a duty of the Commission to protect the public, who may not be knowledgeable concerning this restriction; the approval by the Commission does not obligate the Health Department to approve individual septic tanks. Mr. Stewart stated that the owner should be responsible for obtaining sewage facilities. Mr. Barrow suggested that the Planning Commission adopt a policy of not approving subdivisions unless sewage problems have been worked out with the Health Department, as the Planning Commission is being used as an appeal board from such decisions. The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the subdivision plat of DAMON ESTATES, subject to compliance with Departmental requirements, including a favorable report from the Health Department.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Hetherly and Mrs. Mather

NAY: Mr. Stewart

ABSENT: Messrs. Betts and Taniguchi

The Commission then unanimously

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

<u>C8-71-185</u>	<u>Spring Willow Subdivision, Section 1</u>
	U. S. 183 and FM 1826
<u>C8-72-8</u>	<u>Valley Oaks</u>
	Black Angus Drive and Bar-X Drive
<u>C8-72-53</u>	<u>Village Oaks, Section Two</u>
	Shasta Lane and Newberry Drive

The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plats, pending compliance with Departmental requirements, required fiscal arrangements and required easements.

C8-71-98	<u>East Rim, Section One</u>
	West Lake Drive and Sparks Drive
C8-71-110	<u>The Four Seasons, Fall Section</u>
	Braker Lane and June Drive
C8-72-12	<u>Valley View Estates</u>
	Parmer Lane and Running Bird Lane
C8-72-55	<u>North Oaks Hillside, Section 2-A</u>
	Wedgewood Drive and Spring Circle Drive
C8-72-57	<u>Mesa Park, Section Five</u>
	Cockburn Drive and Berkley Drive

The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-71-159, WOOD SHADOWS, SECTION FOUR, pending compliance with Departmental requirements, required fiscal arrangements, required easements and the legal opinion required on common areas.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-72-40, LAKEWAY, SECTION 16-B, pending compliance with Departmental requirements, and granting a variance on the radius of the cul-de-sac on Lido.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-72-44, BALCONES WOODS, SECTION 1, RESUBDIVISION, pending compliance with Departmental requirements.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-72-48, GREENWAY PLAZA, SECTION FOUR, pending compliance with Departmental requirements, fiscal arrangements, easements and the alignment of Park Plaza to be shifted northerly at the east property line.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-72-52, GREENBRIAR, SECTION FOUR, pending compliance with Departmental requirements, fiscal arrangements, easements and current tax certificates.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-71-143, BANNOCKBURN, pending compliance with Departmental requirements, required fiscal arrangements and easements.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Hetherly and Mrs. Mather

ABSTAIN: Mr. Stewart

ABSENT: Messrs. Betts and Taniguchi

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-72-51, QUAIL CREEK WEST, SECTION FIVE, pending compliance with Departmental requirements and easements.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Stewart and Mrs. Mather

ABSTAIN: Mr. Hetherly

ABSENT: Messrs. Betts and Taniguchi

C8-71-135 Apache Shores, Section 6
Deer Trail and Red Fox Road

The staff reported that this is the first appearance of this plat before the Commission, and it is lacking Departmental reports. The preliminary plat was approved by the Subdivision Committee, over the Health Department's recommendation against approval (due to the planned use of septic tanks), on the basis of an opinion from the Legal Department that the Planning Commission does not have the authority to disapprove this plat because of this requirement. It is recommended that this plat be accepted for filing and disapproved pending Departmental requirements, excluding the Health Department report.

The members reviewed the information and discussed the problem of septic tank use in this area near the lake. Mr. Milstead stated that a landowner should be allowed to develop his property; however, the buying public should be afforded the protection of being able to build on a purchased lot, which will not be possible in this case until a sewage system is brought to this area. Despite the legal opinion, a majority of the Commission were of the opinion that this plat should not be approved without compliance with the City/County Health Department regulations. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE C8-71-135 APACHE SHORES, SECTION SIX, pending compliance with Departmental requirements, including the requirements of the Health Department.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Hetherly and Mrs. Mather

NAY: Mr. Stewart

ABSENT: Messrs. Betts and Taniguchi

SHORT FORM SUBDIVISIONS

Fifteen short form subdivisions have appeared before the Commission in the past and have now complied with all Departmental requirements; the staff recommends that these be approved. The Commission then unanimously

VOTED: To APPROVE the following short form subdivision plats:

<u>C8s-71-111</u>	<u>Joe Gilbreth Subdivision</u>
	Avenue A and West 46th Street
<u>C8s-71-212</u>	<u>Turtle Creek Estates, Section 2</u>
	South First Street and Turtle Creek Boulevard
<u>C8s-72-44</u>	<u>Robinson's Peyton Gin Road Addition</u>
	Peyton Gin Road
<u>C8s-72-56</u>	<u>Bluffington, Section 2, Resub. Lots 3 and 4, Block E</u>
	Stratford Drive
<u>C8s-72-63</u>	<u>Resub. Lot 2, B. M. Hickman Subdivision</u>
	Wheless Lane

SHORT FORM SUBDIVISIONS - Contd.

Approved short form subdivision plats - Contd.

<u>C8s-72-84</u>	<u>Symank and Wilson Addition</u>
	Hickman Avenue at Peggy Street
<u>C8s-72-85</u>	<u>Resub. Lots 11 through 17, Block 4, Leander Brown Sub.</u>
	West Avenue
<u>C8s-72-90</u>	<u>The Oak</u>
	West 45th Street and Speedway
<u>C8s-72-104</u>	<u>The Park at Quail Creek, Resubdivision</u>
	Quail Boulevard
<u>C8s-72-106</u>	<u>Resub. of Lot 1, Block 1, Bergstrom Downs, #1</u>
	U. S. 183 and Patton Avenue
<u>C8s-72-116</u>	<u>Quail Creek West, Phase II, Section 3-A</u>
	Thornridge and Parkfield
<u>C8s-72-122</u>	<u>Bud Taylor Subdivision</u>
	Old Lockhart Highway
<u>C8s-72-125</u>	<u>Bob Black Addition</u>
	South First Street and Eberhart Lane
<u>C8s-72-126</u>	<u>Tex-Wood Addition</u>
	East First Street and Springdale Road
<u>C8s-72-130</u>	<u>Resub. Lot 3B, Part of the Resub. of Lot 3, Block 14,</u>
	<u>Westfield A</u>
	Woodmont and Sharon Lane

The Commission then

VOTED: To APPROVE the short form subdivision plat C8s-72-129, RESUBDIVISION BLOCK B, FRONTIER VILLAGE, SECTION 2.

AYE: Messrs. Milstead, Barrow, Chamberlain, Faulkner, Hetherly and
Mrs. Mather

ABSTAIN: Mr. Stewart

ABSENT: Messrs. Betts and Taniguchi

Three short form subdivisions are appearing before the Commission for the first time and have complied with all Departmental requirements; the staff recommends approval. The Commission then unanimously

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

<u>C8s-72-133</u>	<u>Snyders Subdivision</u>
	U. S. 183 and Anderson Mill Road
<u>C8s-72-139</u>	<u>Resubdivision Lots 2 and 3, Oasis Village, Section 4</u>
	Gobi Drive and Eureka Drive
<u>C8s-72-146</u>	<u>Resubdivision Lot 1, South Creek, Section 3</u>
	Bluff Springs and North Bluff Drive

Nine short form subdivisions are appearing before the Commission for the first time and have not met all Departmental requirements. The staff recommends that they be accepted for filing and disapproved pending Departmental requirements. The Commission then unanimously

SHORT FORM SUBDIVISIONS - Contd.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision plats, pending compliance with Departmental requirements:

<u>C8s-72-132</u>	<u>A. J. Stewart Subdivision</u> F. M. 969 and Webberville Road
<u>C8s-72-134</u>	<u>Brush Addition</u> South Congress Avenue and Woodward Street
<u>C8s-72-136</u>	<u>Resubdivision Lots 9 and 10, William Thiele Sub.</u> West 35th Street and Mills Avenue
<u>C8s-72-137</u>	<u>Resubdivision Lots 91, 92 and 93, Walnut Forest</u> Pollyana Avenue
<u>C8s-72-138</u>	<u>Resubdivision Lots 8 - 15, Block C, Community of</u> <u>Fairview, Section 6</u> Woodbine Drive
<u>C8s-72-140</u>	<u>Ivory Brantley Subdivision</u> U. S. 183
<u>C8s-72-141</u>	<u>C. F. McKee Subdivision</u> State Highway 71
<u>C8s-72-143</u>	<u>Rolling Hills West Resubdivision Lots A and 5, Block E</u> Moon River Road and Constant Springs Drive
<u>C8s-72-144</u>	<u>K and K Subdivision</u> Woodlawn Boulevard and Windsor Road

C8s-72-118 Tolmay Subdivision
Burnet Road and Buell Avenue

The staff reported that this is the first appearance of this plat before the Commission, and it is lacking Departmental reports. A variance has been requested to exclude the participation of the adjoining owners. A letter is on file stating that they do not wish to join in this application; this variance is recommended. The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of TOLMAY SUBDIVISION, pending Departmental reports, and GRANTING the requested variance on the signatures of the adjoining owners.

C8s-72-131 Kenwood Place, Section 2
Regan Terrace and Kenwood Terrace

The staff reported that this is the first appearance of this plat before the Commission, and it is lacking Departmental reports. A variance is requested to allow irregular lot lines due to the unusual configuration of the existing streets, the numerous large oak trees and the natural slope, which is twenty feet vertical in seventy feet horizontal. This variance is recommended. The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of KENWOOD PLACE, SECTION 2, pending Departmental requirements, and granting a variance allowing irregular lot lines.

SHORT FORM SUBDIVISIONS - Contd.

C8s-72-142 Morgan Corner
Wadford Street and Ben White Boulevard

The staff reported that this is the first appearance of this plat before the Commission and while a variance will be necessary, it has not yet been requested. It is recommended that this plat be postponed to allow this request. The Commission then unanimously

VOTED: To POSTPONE the subdivision plat of MORGAN CORNER.

C8s-72-145 Wedgewood Commercial, Section 1
Hill Oaks Drive and U. S. 290

The staff reported that this is the first appearance of this plat before the Commission and it is lacking Departmental requirements. A variance has been requested to exclude the balance of the tract. This variance is recommended, as it will not affect the remainder of the tract. The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of WEDGEWOOD COMMERCIAL, SECTION 1, subject to Departmental requirements, and GRANTING the requested variance to exclude the balance of the tract.

MASTER PLAN AMENDMENTS

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

Approximately 30 acres of land located in north Austin north of Rutland Drive and east of the H. & T. C. Railroad. The request is by Ronald Tynes for a change in the land use designation from Manufacturing and Related Uses to Medium Density Residential

The staff reported that the applicant requested the placement of this item on the agenda; as he was not present, it was recommended that this application be postponed. The Commission then

VOTED: To POSTPONE C2-72-1(a), Amendment to the Austin Development Plan.

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

ABSENT: Messrs. Betts and Taniguchi

STREET VACATIONS

C10-72-109 Gulf Oil Corporation

The western portion of the Lupine Lane alley, between Inglewood Street and Lupine Lane.

The staff reported that this request has been made by the Gulf Oil Corporation and Messrs. Carl and Ricard Hardin, the abutting property owners. The various City departments have no objections to this request; the Traffic and Transportation Department and the Planning Department recommend that the entire alley be vacated. All departments recommend retention of the alley as a public utility easement.

C10-72-109 Gulf Oil Corporation - Contd.

WRITTEN COMMENT

William R. Coleman and Buford L. Mince:
600 West 28th Street
Ruel E. Snow: 1506 Lupine Lane
Earl Durflinger: 1503 Inglewood Street

FOR
AGAINST
AGAINST

PERSONS APPEARING

Carl Hardin, Jr. (applicant)
Ruel E. Snow: 1506 Lupine Lane

AGAINST

Mr. Carl Hardin, Jr. displayed photographs of this alley, which has been used by the adjoining property owners for many years. The alley is not open at either end, and has many large trees. This is a residential area, and the property will continue to be used for this classification.

Mr. Ruel E. Snow stated that he and his neighbor, Mr. Earl Durflinger, strongly oppose this alley vacation. They feel that it will enable Mr. Hardin to develop his property for high-density residential or commercial use, which would destroy the existing vegetation, create traffic and adversely affect their property. He requested that restrictions be placed upon this vacation to restrict the zoning to "A" Residence, non-removal of poles and utility lines, no alteration of the ground level of more than twelve inches on the first twelve feet from the east property line, and no vehicular traffic from Inglewood Street to Lupine Lane; these restrictions to be for a period of twenty-five years.

The members reviewed the information, and pointed out that a high-density use would require a special permit or a Planned Unit Development, which would be reviewed by the Commission. As this alley is closed, it is unfair to penalize this owner. Mr. Milstead stated that restrictions as requested should be placed upon the request by the City Council. Several members expressed concern for the preservation of this area as residential. The Commission then

VOTED: To recommend the APPROVAL of the request of the Gulf Oil Corporation for the vacation of the western portion of the Lupine Lane alley, between Inglewood Street and Lupine Lane, subject to the retention of the alley as a public utility easement.

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

NAY: Mr. Faulkner

ABSENT: Messrs. Betts and Taniguchi

The motion was made and seconded to recommend to the City Council the placement of restrictions upon this request, limiting its use to "A" Residence development for a period of twenty-five years. This motion failed by the following vote:

AYE: Messrs. Milstead, Faulkner and Mrs. Mather

NAY: Messrs. Barrow, Chamberlain, Hetherly and Stewart

ABSENT: Messrs. Betts and Taniguchi

C10-72-110 The Hillcrest Baptist Church

A portion of the Interregional Highway 35 alley at East 29th Street, between Robinson Street and I. H. 35.

The staff reported that the vacation of this portion of the alley is requested to prohibit access from the property to Interregional Highway 35. There are no departmental objections to this request, and there are no utilities in the alley. There was one reply to notices sent on this application; Arthur Lee Davis, 2801 Robinson Avenue, objects to this vacation.

After consideration, the Commission

VOTED: To recommend the APPROVAL of the request of the Hillcrest Baptist Church for the vacation of a portion of the Interregional Highway 35 alley at East 29th Street, between Robinson Street and I. H. 35.

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

ABSENT: Messrs. Betts and Taniguchi

C10-72-111 Carl R. Smith

An unnamed cul-de-sac on the east side of Shoal Creek Boulevard, north of Crosscreek Drive.

The staff reported that plans for the development of the area adjoining this cul-de-sac have been changed from fourplex lots to an apartment complex, and the cul-de-sac is no longer necessary. Departmental comments are as follows:

- | | | |
|----------------------|---|--|
| Water and Wastewater | - | Omit cost of abandoned lines from refund contract of Allendale Estates, Section 3. |
| Electric Department | - | An existing street light base will be removed; an additional charge may be required. |
| Telephone Company | - | No facilities in area to be vacated. |
| Gas Company | - | Mains retired; no easement required. |
| Public Works | - | No objection provided owner constructs curb and gutter on Shoal Creek Boulevard across cul-de-sac on proper lines and grade, and to City specifications. |

After consideration the members

VOTED: To recommend the APPROVAL of the request of Carl R. Smith for the vacation of an unnamed cul-de-sac on the east side of Shoal Creek Boulevard, north of Crosscreek Drive, subject to subdivision and departmental requirements.

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

ABSENT: Messrs. Betts and Taniguchi

C10-72-112 Harvey H. Lane

A portion of San Gabriel Street between Poplar Street and North Lamar Boulevard

The staff reported that the area under consideration is an extension of San Gabriel Street, which is dedicated but not open. This area is used by the public as access to the greenbelt area along Lamar Boulevard and is recommended for retention for this use.

Six replies were received from notices of this request, all against. Three area residents were present at this hearing in opposition to this request, stating that this access is needed to the park area.

The Commission then

VOTED: To recommends the DISAPPROVAL of the request of Harvey H. Lane for the vacation of a portion of San Gabriel Street between Poplar Street and North Lamar Boulevard.

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

ABSENT: Messrs. Betts and Taniguchi

C10-72-113 W. T. Ward, Chief Property Agent, City of Austin

Realignment of 317 square feet of Deen Avenue right-of-way east of Lamar Boulevard.

The staff reported that this area is excess right-of-way, deeded to the City in error. There are no objections to this request. The Commission then

VOTED: To recommend the APPROVAL of the request of W. T. Ward, City of Austin, for the vacation for the purpose of realignment of 317 square feet of Deen Avenue right-of-way east of Lamar Boulevard.

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

ABSENT: Messrs. Betts and Taniguchi

OTHER BUSINESS

C8-72-9 SUBDIVISION ORDINANCE AMENDMENT

Septic tank requirements where Municipal system not available.

The staff requested postponement of this item to allow additional consideration by the Legal Department staff. The Commission then

VOTED: To POSTPONE consideration of C8-72-9, Subdivision Ordinance Amendment.

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

ABSENT: Messrs. Betts and Taniguchi

C2-72-5

SPECIAL ZONING DISTRICTS

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

The staff requested postponement of this item for further study. The Commission then

VOTED: To POSTPONE consideration of C2-72-5, SPECIAL ZONING DISTRICTS.

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

ABSENT: Messrs. Betts and Taniguchi

Richard Lillie

Richard R. Lillie
Executive Secretary