

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- June 13, 1972

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

Present

Jean Mather, Chairwoman  
Sonia Ashworth  
David Barrow, Jr.  
Charles Betts  
O. P. "Bob" Bobbitt  
Royce Faulkner  
C. W. Hetherly

Absent

William Milstead  
Buford Stewart

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 June 5 and 6, 1972.

Present

Alan Taniguchi, Chairman  
\*Charles Betts  
David Barrow, Jr.  
\*\*Walter Chamberlain  
Royce Faulkner  
C. W. Hetherly

Also Present

Jack Alesander, Assistant Director of Planning  
Al Baker, Zoning Administrator  
\*Larry Newman, Planning Intern  
\*\*H. L. Peterson, Assistant Power Distribution Superintendent  
Caroline Schreffler, Administrative Secretary

\*Present only on June 5, 1972.

\*\*Present only on June 6, 1972.

C14-72-080      Austex Development Company, Ltd.: Int. A, Int. 1st to GR, 1st  
Intersection of Stassney Lane, Cherry Creek Drive and  
Westgate Boulevard

STAFF REPORT: This property totaling 13.12 acres is located at the four corners of the intersection of Stassney Lane and Westgate Boulevard. These streets are classified as major arterials. This acreage is surrounded by Interim "A" Residence zoning with considerable development of recently completed single-family homes; a number of these residences abut the tracts in question. The staff notes that this intersection is approximately three quarters of a mile from Manchaca Road into this residential area. A review of the close general area reflects retail-commercial zoning at the Stassney Lane and Manchaca Road intersection and the Stassney Lane and South First Street intersection. There is considerable General Retail zoning on the north side of Stassney Lane between Manchaca Road and South First Street with local retail uses on Manchaca Road, about three blocks north of Crockett High School. In addition, there is the large amount of retail-commercial zoning and use on Ben White Boulevard, which has served this area for sometime.

The staff recommends that this case be denied. The staff recognizes this property is at the intersection of two streets classified as major arterials, one of the primary requirements for retail zoning. However, its location deep within an "A" Residence area, with substantial single-family development, makes for an awkward situation. This was recognized when the subdivision was acted upon by the Planning Commission. The Commission did not approve retail-commercial use for this property, but requested the developer to submit an application for rezoning to determine if retail-commercial use was appropriate for this area. Since this earlier review of the subdivision plat, this area has developed as single-family and the staff feels that non-residential zoning is inappropriate. It is felt that there is sufficient retail zoning in close proximity for servicing the needs of this area.

#### TESTIMONY

##### WRITTEN COMMENT

Mrs. Ralph A. Weraringen: 5814 Gateshead Drive	AGAINST
Mr. and Mrs. Jerold Pyle: 5805 Burrough Drive	AGAINST
Mr. and Mrs. James L. Ward: 5604 Cherry Creek Drive	AGAINST
Winfred Fuselier: 5812 Gateshead Drive	AGAINST
Mr. and Mrs. Robert G. Pope, Jr.: 5906 Burnhill Drive	AGAINST
Mr. John K. Botter: 5902 Burrough Drive	AGAINST
50 Petitions bearing 50 signatures representing more than 20% of the 200 foot radius area	AGAINST
71 statements of opposition	

##### PERSONS APPEARING

Tom Curtis: representing the applicant	
Mr. and Mrs. Donald R. Johnson: 5908 Burrough Drive	AGAINST
Mr. Gerald L. Dickerson: 5901 Gateshead Drive	AGAINST
Mr. Richard K. McLeroy: 5601 Buffalo Pass	AGAINST
Mrs. J. M. Diaz: 5806 Cherry Creek Drive	AGAINST
Mr. Richard Spiro: 5900 Burrough Drive	AGAINST
Mr and Mrs. Ernest P. Abeita: 5810 Burnhill Drive	AGAINST
Mr. Buddie C. Ballard: 5906 Burrough Drive	AGAINST
Mr. Horace Mahan: 5808 Burrough Drive	AGAINST
Mr. John Burrows: 5904 Burrough Drive	AGAINST

C14-72-080 Austex Development Company, Ltd. - Contd.

Mr. and Mrs. R. K. Wall: 5900 Burnhill Drive	AGAINST
Mrs. Don E. Post: 5807 Burrough Drive	AGAINST
Mr. J. H. Aldridge: 5903 Burnhill Drive	AGAINST
Charles P. Stroble: 5806 Burnhill Drive	AGAINST
Mr. Paul Ondrias: 2611 Coatbridge Drive	AGAINST
Albino Gonzales: 2703 Coatbridge Drive	AGAINST
Alice Barrera: 2703 Coatbridge Drive	AGAINST
Robert L. Singhams: 5711 Cherry Creek Drive	AGAINST
Eugene L. Langenfeld: 5703 Burrough Drive	AGAINST
Mr. and Mrs. S. R. Jones: 5908 Burnhill Drive	AGAINST
Mrs. M. P. Machado: 5701 Burnhill Drive	AGAINST
J. Frank Solis: 5808 Burnhill Drive	AGAINST
R. D. Shankle, Jr.: 5907 Burnhill Drive	AGAINST
Mrs. William J. Gross: 5802 Burrough Drive	AGAINST
Mrs. Lewis R. McCarrol: 5800 Burrough Drive	AGAINST
Sharon Adams: 2617 Coatbridge Drive	AGAINST
Benjamin A. Reed, Jr.: 2608 Coatbridge Drive	AGAINST
Harold Brown: 2610 Coatbridge Drive	AGAINST
Mr. and Mrs. R. P. Moore, Jr.: 2613 Coatbridge Drive	AGAINST
Mel Clanton: 2621 Baxter	AGAINST
Mr. and Mrs. R. L. Gaddy: 5703 Burnhill Drive	AGAINST
Mr. and Mrs. M. A. Pankratz: 2612 Coatbridge Drive	AGAINST
Mr. and Mrs. R. S. Flowers: 2615 Coatbridge Drive	AGAINST
Mr. and Mrs. W. A. Hedgepeth: 5603 Stoutwood Circle	AGAINST
Mr. and Mrs. J. M. Hefley: 5803 Cherry Creek Drive	AGAINST
Mr. and Mrs. J. J. Snyder: 5804 Burnhill Drive	AGAINST
Mr. and Mrs. J. C. Varnell: 5911 Burrough Drive	AGAINST
Mr. and Mrs. J. L. Ward: 5704 Cherry Creek Drive	AGAINST
Mr. and Mrs. Tom Penick: 5803 Burnhill Drive	AGAINST
Mr. and Mrs. J. R. Ballard: 5704 Burnhill Drive	AGAINST
Mr. and Mrs. K. M. Rider: 6001 Westgate Boulevard	AGAINST
Mr. and Mrs. J. W. McCoy: 5903 Burnhill Drive	AGAINST
Mr. and Mrs. E. R. Woodward, Jr.: 5600 Buffalo Pass	AGAINST
Mr. and Mrs. M. J. Dretzchmar: 5804 Burrough Drive	AGAINST
Mr. and Mrs. R. W. Hewgley: 2620 Baxter Drive	AGAINST
Mr. and Mrs. J. L. O'Rourke: 5805 Burnhill Drive	AGAINST
Mr. and Mrs. J. L. Davis: 2609 Coatbridge Drive	AGAINST
Mr. and Mrs. Carlton A. Hanson: 5803 Burrough Drive	AGAINST
Mr. and Mrs. Jerod Pyle: 5805 Burrough Drive	AGAINST
Mr. and Mrs. Sheldon Sheveland: 5801 Burnhill Drive	AGAINST
Mr. and Mrs. Carlton Becker: 5802 Burnhill Drive	AGAINST
Mr. and Mrs. W. J. Arellando: 5702 Cherry Creek Drive	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information. Mr. Barrow pointed out that developers find taxes prohibitive when zoning large tracts well in advance of planned development. Mr. Taniguchi stated that if this land was comprehensively planned, as in a Planned Unit Development, the uses would possibly be compatible with the adjoining development. The development of the area to the north may create heavy traffic at this intersection in the future, making it unsuitable for single-family homes. He strongly suggested that the applicants work with representatives of the neighborhood for a planned use for the area. Mr. Barrow stated that Tracts A, B and C are unsuitable for commercial uses, as they are adjacent to single-family homes and should be developed as duplexes, Planned Unit Developments or

C14-72-080 Austex Development Company, Ltd. - Contd.

townhouses; however, Tract D is suitable for local retail uses. The members felt that high-density apartment use would be unsuitable for these tracts. After further discussion, a majority of the members concluded that this request should be denied, but recommended that "LR" Local Retail, First Height and Area zoning be granted on Tract D only.

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

At the Commission meeting the staff reported that the applicant has requested **postponement** of this application until August, to allow revision of this plan and discussion with the area residents. Mr. Hetherly stated that a master plan for the development would be helpful for all concerned. The Commission then

VOTED: To recommend that the request of Austex Development Company for a change of zoning from Interim "A", Interim First Height and Area to "GR" General Retail, First Height and Area for property located at the intersection of Stassney Lane, Cherry Creek Drive and Westgate Boulevard be POSTPONED until August, 1972.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather  
ABSENT: Messrs. Milstead and Stewart

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

STAFF REPORT: This case was heard last month by the Zoning Committee, but action was postponed to allow the staff to make an area study north of 42nd Street. The Committee felt a study of the area bounded by West 42nd Street, Medical Parkway, West 45th Street and Lamar Boulevard was necessary to determine if the subject area is in transition to office and apartment use similar to the area south of West 42nd Street or if the area was a sound residential neighborhood closely related to the Rosedale neighborhood.

The study area contains approximately 24.7 acres and is residential in character except for the tracts that front on the two major arterial streets of Medical Parkway and Lamar Boulevard. Over ninety percent of the ~~internal~~ tracts are still zoned "A" Residence and are developed with well-maintained single-family dwellings. In addition to the single-family dwellings two lots are vacant and one lot near Lamar Boulevard is being developed as an office.

The condition of the neighborhood is clearly evidenced, by the freshly painted homes and well-kept yards. There are three active churches in this neighborhood, which links the subject area and the Rosedale area into one neighborhood, as noted by the good condition and somewhat similar appearance of both areas.

The social characteristics of the area only strengthen the recommendation to retain this area as "A" Residence. Approximately fifty-five percent of the single-family dwelling units are owner-occupied and over fifty percent of the residents in this neighborhood fall within ~~the age-brackets of~~ under eighteen or over sixty-two. This suggests a neighborhood composed of younger couples with growing families and older established couples.

C14-72-092 Bruno Milburn - Contd.

The streets in this area are predominately fifty feet of right-of-way with thirty feet of paving, and are adequate for single-family dwellings and duplex development only. There are no plans for widening of these streets. The availability of land south of 42nd Street for office and apartment development is considered to be more than sufficient to meet the needs of the overall area, without further premature encroachments into the area north of 42nd Street. Protection of this area from further rezoning would be a strong means of encouraging the owners to perpetuate the excellent condition of the property in this area. Rezoning would create incompatibility and cause deterioration of this needed area. There is a decided need in the City for pleasant homes which are low to moderately priced for both renters and owners, and very little of this type of property remains. It is interesting to note that four out of the six properties in this area which are for sale have already been rezoned. These lots are also the only area showing deterioration. The staff recommends that this request be denied.

## TESTIMONY

## WRITTEN COMMENT

C. M. Erickson: 308 South Akard, Room 1416, Dallas, Texas	FOR
Paul A. Hohertz: 4404 Marathon Boulevard	FOR
Ernst E. Lauterbach: 4401 Marathon Boulevard	FOR
Mrs. Frieda A. Neff: 4311 Marathon Boulevard	FOR
J. L. Munson: 4405 Bellevue Avenue	FOR
One petition bearing 22 signatures	FOR

## PERSONS APPEARING

Bruno Milburn: applicant	
Frank R. Rundell; P. O. Box 455	FOR
John E. Hunt, Jr.: 4406 Marathon Boulevard	AGAINST
Barbara Hunt: 4406 Marathon Boulevard	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

Mr. Barrow stated that residential areas near the center of the City should be maintained where possible. He stated that he had visited this area and it is well-maintained. A majority of the Committee concluded that this request should be denied.

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

The Commission reviewed the Committee recommendation, and a majority concurred. They then

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 DENIED.

AYE: Messrs. Barrow, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather  
NAY: Mr. Betts  
ABSENT: Messrs. Milstead and Stewart

C14-72-101      David B. Barrow: Interim A, Interim 1st to GR, 1st  
3800-3836 Far West Boulevard

STAFF REPORT: This property totals 4.31 acres and is located on a major arterial with ninety to one hundred feet of right-of-way. The north side of Far West Boulevard, from Balcones Drive to approximately Northledge Drive, is planned for General Retail uses. The property to the immediate east and west of the subject tract, is already zoned "GR" General Retail. Murchison Junior High School is directly across Far West Boulevard from the subject tract. The staff recommends that this case be granted, subject to subdivision. The requested zoning is consistent with the plans for this area.

TESTIMONY

WRITTEN COMMENT.

Tom W. Bradfield: 3400 Northland Drive FOR  
Donald H. Cummings: 3400 Northland Drive FOR

PERSONS APPEARING

Charles F. Stahl: 3637 Far West Boulevard FOR  
James M. Perdue, Jr.: 4016 Greystone Drive FOR  
David B. Barrow: 4101 Edgemont Drive FOR

## COMMENTS AND ACTION BY THE COMMITTEE

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

YAYE: Messrs. Taniguchi, Betts, Faulkner and Hetherly  
ABSTAIN: Mr. Barrow

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of David B. Barrow for a change of zoning from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area for property located at 3800-3836 Far West Boulevard be GRANTED, subject to subdivision.

AYE: Messrs. Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather  
 ABSTAIN: Mr. Barrow  
 ABSENT: Messrs. Milstead and Stewart

C14-72-103      S & R Construction Company (as amended)  
4314 Avenue F (as amended)

STAFF REPORT: One of the applicants of this request has submitted a letter of withdrawal to the Planning Commission; this amendment reduces the area to 6,250 square feet. The site in question falls in an area of well-maintained, established homes within the Hyde Park area, oriented around Shipe Park and the Elizabet Ney Museum. This older area has few zoning encroachments within the internal area. After deducting the land area on the east side of Speedway and the west side of Duval Street, ninety per cent of the internal area is zoned "A" Residence. The pending "B" Residence zoning on the property to the south of subject tract was recommended only for use as a halfway house, and provides for rollback of zoning to "A" Residence if this use changes.

The Planning Commission and the City Council stated in 1967 that the section of Hyde Park bounded by 38th Street, 45th Street, Guadalupe Street and Speedway was appropriate for multi-family zoning. Based on an area study, "B" Residence, Second Height and Area was recommended for this section of Hyde Park; however, only fifteen per cent of this property has been rezoned, with even less developed for that use. There are still 146 acres available for rezoning.

The staff recommends that this case be denied as an unnecessary intrusion into a well-maintained residential area. The easy availability of multi-family zoning in the area bounded by 38th Street, 45th Street, Guadalupe Street, and Speedway is felt to be more than sufficient to meet the needs for this general area. The majority of the streets in this section have a surfaced width of thirty feet, which is sufficient only for single-family and duplex development. There are no plans to widen the streets in this area. It is felt that this area is deserving of protection from further rezoning and should remain "A" Residence. The housing needs of the north Austin and University communities call for more than multi-family housing, as there is a need for single-family and duplex housing in a reasonable price range.

#### TESTIMONY

##### WRITTEN COMMENT

Mrs. Doris M. Ebner: 4309 Speedway	FOR
Mrs. Lou Sweet: 8111-A Exmoor	AGAINST
Mrs. Audrey Miller: 4313 Avenue F	AGAINST
Mrs. P. J. Phillips: 4312 Avenue F	AGAINST
Mrs. Elena P. McKesson: 4300 Avenue F	AGAINST
Clark C. Gill: 4102-B Avenue H	AGAINST
Don J. Jackson: 4413 Speedway	AGAINST

##### PERSONS APPEARING

Jack Snyder (applicant)	
Bill Dikes: 4311 Avenue F	AGAINST
Anthony Collenta: 4302 Avenue F	AGAINST
David Phillips: 4312 Avenue F	AGAINST
Emma Davis: 4308 Avenue F	AGAINST

C14-72-103 S & R Construction Company (as amended) - Contd.

## COMMENTS AND ACTION BY THE COMMITTEE

Mr. Hetherly stated that this is a changing area; however, the tract as amended is not large enough to merit the change in zoning. Mr. Taniguchi was of the opinion that this area should be studied, as some areas around the University are showing a trend to return to single-family use. Mr. Faulkner stated that the majority of the residents of the area are opposed to this change. A majority of the members concluded that this request should be denied.

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

The Commission reviewed the Committee recommendation. Mr. Betts stated that this area is obviously in a state of transition to a higher density of use. The majority of the Commission concurred with the Committee recommendation. They then

VOTED: To recommend that the request of S & R Construction Company (as amended) for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4314 Avenue F (as amended), be DENIED.

AYE: Messrs. Barrow, Faulkner and Hetherly. Mmes Ashworth and Mather  
NAY: Messrs. Betts and Bobbitt  
ABSENT: Messrs. Milstead and Stewart

C14-72-105 Walter Carrington Builder, Inc.: GR, 1st to GR, 2nd  
700-714 Stassney Lane  
5520-5546 South First Street

STAFF REPORT: This property is located at the northwest corner of Stassney Lane and South First Street in south Austin. The applicant is requesting a height and area change to accommodate signs, each to be approximately fifty feet in height. Except for the retail zoning at the corners of this intersection, this area is residential with recent single-family dwellings in the subdivisions of Fairview, Salem Walk, Sweet Briar and Turtle Creek. Fairview Baptist Church is located on South First Street approximately one block from the subject tract.

The staff recommends that this request be denied. Height and area changes for signs are felt to be more appropriate for locations in highly commercial areas. The Planning Commission agreed to the above thoughts and recommended for denial of a somewhat similar case at the intersection of Wheless Lane. The Commission stated the requested zoning should be denied and the granting of a greater height for a sign would set a precedent and encourage other businesses to increase the height of their signs unnecessarily. It is felt that the first height and area of thirty-five feet is adequate for this area.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

None



C14-72-105      Walter Carrington Builder, Inc. - Contd..

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, as too intense use for the tract.

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

The Commission concurred with the Committee recommendation and

VOTED:      To recommend that the request of Walter Carrington Builder, Inc. for a change of zoning from "GR" General Retail, First Height and Area to "GR" General Retail, Second Height and Area for property located at 700-714 Stassney Lane and 5520-5546 South First Street be DENIED.

AYE:      Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly.    Mmes Ashworth and Mather

ABSENT:    Messrs. Milstead and Stewart

C14-72-106      Mrs. Mary E. McKinney: A to B  
2700-2702 Enfield Road  
1500 Exposition Boulevard

STAFF REPORT: This property, totaling 12,250 square feet, is located at the northwest corner of Enfield Road and Exposition Boulevard. "A" Residence zoning and development exists to the north and northwest, and along Enfield Road. The Municipal Golf Course tract, zoned "A" Residence, is across Enfield Road from the subject tract. The northeast and southeast corners of Enfield Road and Exposition Boulevard are zoned "B" Residence and developed with apartments. This particular site has been the subject of a zoning case four times in the past, going as far back as 1953. The Planning Commission recommended denial of any change in zoning for this tract as late as 1969. The City Council has denied a change in zoning for this tract three times, and twice has physically inspected the area and site before rendering this decision. Review reflects very strong neighborhood opposition to zoning changes in this area west of Exposition Boulevard. A request for "BB" Residence zoning approximately one block to the west on Enfield Road (northeast corner of Hopi Trail and Enfield Road) was denied in 1970 as an intrusion into a single-family area. Also a change in zoning was denied in 1964 for the property to the immediate north and west of this tract.

The staff recommends that this case be denied. This request would be an unnecessary intrusion into a single-family area which shows no meaningful change in character or condition since rezoning was last denied on this tract. The apartment zoning on the northeast and southeast corners of Enfield Road and Exposition Boulevard should not be used as a precedent for a change in zoning on this tract. Exposition Boulevard is considered to be a natural and effective buffer between this "A" Residence area and the apartment development on the east side of Exposition Boulevard. Any rezoning would be an intrusion rather than an extension of zoning. The subject tract can be developed as a duplex, as it contains the necessary square footage.

C14-72-106 Mrs. Mary E. McKinney - Contd.

TESTIMONY

WRITTEN COMMENT

Mrs. Ora Gilbert: 1509 Exposition Boulevard  
Thelma Mauldin: Rt. 1, Box 156B, Round Rock, Texas  
Mrs. Robert Ogden: 2604 Bridle Path

FOR  
FOR  
AGAINST

PERSONS APPEARING

Herman McKinney: applicant  
A. S. Duncan

AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and noted that while the high traffic count at this location makes this tract unsuitable for a single-family residence, the neighborhood is well-maintained, with no intrusions. They suggested that the applicant could develop townhouses on the tract under the present zoning. The members concluded that this request should be denied.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Mrs. Mary E. McKinney for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 2700-2702 Enfield Road and 1500 Exposition Boulevard be DENIED.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-107 Joe L. Smith, et ux: A to B  
1605 West 39 1/2 Street

STAFF REPORT: This property totals 14,507 square feet, and is located on a minor residential street with thirty feet of surfacing. This area is in transition, as noted by the number of "B" Residence zoning cases granted along 39 1/2 Street and the existing apartment development from Shoal Creek Boulevard to Peterson Avenue. Geographical termination of rezoning in this area is of concern to the staff, and members of the Planning Commission recently implied that there is a need for a point of termination to preserve the single-family character of the areas to the north and south of 39 1/2 Street. The staff encourages the Planning Commission to establish the policy of rezoning only those lots presently fronting on West 39 1/2 Street.

The staff recommends that this case be granted, subject to a short form subdivision combining the two parcels into one, and five feet of right-of-way on West 39 1/2 Street for future widening. The requested zoning is consistent with Planning Commission recommendations.

C14-72-107 Joe L. Smith, et ux - Contd.

## TESTIMONY

## WRITTEN COMMENT

John Breckenridge: 1117 W. 42nd Street FOR  
George S. Shining: 3605-C Las Colinas Drive FOR  
Frances Ellen McInnis: 3605 Las Colinas Dr. FOR

## PERSONS APPEARING

None

## 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 subdivision and 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 Joe L. Smith, et ux, for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 1605 West 39 1/2 Street be GRANTED, subject to subdivision and five feet of right-of-way on West 39 1/2 Street.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-108 W. H. Bullard: A to B  
616-618 Franklin Boulevard  
613-615 Nelray Boulevard

STAFF REPORT: This property totals 32,000 square feet and is located in equal tracts on Nelray Boulevard and Franklin Boulevard. Both streets have fifty feet of right-of-way with thirty feet of surfacing. Tract No. 1 has "BB" Residence zoning to the immediate east for five contiguous lots. Adjacent properties in the other directions are zoned "A" Residence. "B" Residence, First Height and Area was granted during 1971, for the southwest corner of Franklin Boulevard and Guadalupe Street; the Planning Commission recommended "B" Residence rather than "BB" Residence due to its siding on Guadalupe Street, which is a major arterial street. In the vicinity of Tract 2 are two cases of "B" Residence zoning on Nelray Boulevard between Lamar Boulevard and Guadalupe Street, which were granted in 1958 and 1954. Property across Nelray Boulevard is zoned "A" Residence, and is undeveloped. Further north, property is zoned "C" Commercial and is proposed for a drive-in theater.

C14-72-108 W. H. Bullard - Contd.

The staff recommends that this case be denied, but recommends that "BB" Residence, First Height and Area be granted, subject to a short form subdivision combining the two lots in each tract into one, and dedication of five feet of right-of-way on Franklin Boulevard and five feet of right-of-way on Nelray Boulevard. The lower density of "BB" Residence zoning is more appropriate as the tracts are located in the middle of a single-family block. The Planning Commission recommended "BB" Residence in lieu of "B" Residence zoning on the tract to the east of the subject property, stating that the requested zoning was too intense use for the interior lots. The earlier cases of "B" Residence zoning, not located on a major arterial, were granted during 1950, when intensity problems were not as prominent as today.

## TESTIMONY

## WRITTEN COMMENT

San Andres Investments: 4314 Medical Parkway FOR

## PERSONS APPEARING

George Lange (~~representing~~ the applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and were of the opinion that the requested zoning does not constitute an intrusion because of its proximity to Lamar Boulevard; they concluded that this request should be granted, subject to subdivision and five feet of right-of-way on both Franklin Boulevard and Nelray Boulevard.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of W. H. Bullard for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 616-618 Franklin Boulevard and 613-615 Nelray Boulevard be GRANTED, subject to subdivision on both tracts, and five feet of right-of-way on Franklin Boulevard and five feet of right-of-way on Nelray Boulevard.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-109 Lloyd C. Smith: A to LR  
210-212 West Oltorf Street  
2317-2319 Wilson Street

STAFF REPORT: This property totals 10,375 square feet, and is bounded by Oltorf Street, Wilson Street, and Forest Avenue. Oltorf Street is a major arterial planned to go to eighty feet of right-of-way, but is not planned for widening between South Lamar Boulevard and South Congress Avenue. Both Wilson Street and Forest Avenue are minor residential streets with thirty feet of surfaced width. The land to the immediate north, east and south of the subject tract is zoned "A" Residence and developed primarily single-family homes. There is a vacant lot directly across Forest Avenue. The homes to the north on Forest Avenue are excellently preserved and those on the west side of this street back up to Wilson Street. The single-family area further to the north and northeast is well-maintained and shows no

CL4-72-109      Lloyd C. Smith - Contd.

characteristics of an area in transition. "B" Residence zoning exists to the northwest and across Wilson Street, which is developed with a large apartment complex. One block to the east is another large tract zoned "B" Residence, but developed as a parochial school-church site.

Gillis Park lies to the southwest and serves this general area. There are non-residential zonings and uses to the west and oriented with the South First Street and Oltorf Street intersection. These are approximately one and one-half blocks from the subject tract. It is recognized that problems may exist with the development of this tract, as it fronts or sides on Oltorf Street, which carried over 10,000 cars per day as far back as 1969. However, there is a need to preserve the single-family character of the interior single-family developments between Wilson Street and Euclid Avenue, and non-residential zoning is incompatible with this purpose.

The staff recommends that this case be denied, but recommends that "BB" Residence, First Height and Area be granted, subject to ten feet of right-of-way on Oltorf Street and a six-foot privacy fence on the north property line. The requested zoning is considered too intense and is incompatible with the existing well-maintained residential area, especially to the north on Forest Avenue. The staff prefers to recommend non-residential use, and especially retail-commercial zoning when the site is located at the intersection of two major arterial streets. A fourplex or possible five apartment units could be constructed on this site under "B" Residence zoning. The requested zoning would set a precedent for the vacant tract which lies across Forest Avenue. It is felt that existing non-residential zoning and development on South First Street and Congress Avenue is sufficient to serve this area; the proposed development would further increase the existing heavy traffic load. In addition, Oltorf Street is surfaced to a width of forty to forty-four feet and is not planned for widening under any program.

The staff reported that a letter of withdrawal has been received from the applicant.

#### TESTIMONY

##### WRITTEN COMMENT

Carol T. Widen: 305 West 13th Street	FOR
Mrs. Tony H. Guerra	FOR
Standard Manufacturing Co.: P. O. Box 1987	FOR
Carol McKeever: P. O. Box 313	AGAINST
John F. Glosson: 2401 Forest Avenue	AGAINST
Mr. & Mrs. Emmett H. Morriss: 2400 Euclid Avenue	AGAINST
Mr. William Bruns: 2315 Forest Avenue	AGAINST
Mrs. Q. C. Boatman: 7450 Albert Road	AGAINST
Petition bearing 34 signatures	AGAINST

##### PERSONS APPEARING

Mr. & Mrs. R. V. Durden: 2305 Forest Avenue	AGAINST
Violet R. Diercks: 2306 Forest Avenue	AGAINST
Mrs. E. H. Morris: 2400 Euclid Avenue	AGAINST
Carol McKeever: 2310 Euclid Avenue	AGAINST
Earl E. Griffin: 2404 Forest Avenue	AGAINST
Mr. & Mrs. Gerald M. Clopton: 2310 Forest Avenue	AGAINST
Mrs. Aif Butler: 2309 Forest Avenue	AGAINST

C14-72-109 Lloyd C. Smith - Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this application should be withdrawn.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Lloyd C. Smith for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 210-212 West Oltorf Street and 2317-2319 Wilson Street be WITHDRAWN.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-110 A. S. Duncan: A to O  
3712 Manchaca Road

STAFF REPORT: This property totals 11,780 square feet of land located on Manchaca Road, which is a major arterial with eighty feet of right-of-way surfaced to forty-four feet. The staff and the Planning Commission have recommended that office development be the most permissive land use on Manchaca Road between Highway 290 and Fort View Road, except for retail-commercial zoning alignments involving the intersection of Fort View Road and Manchaca Road. The staff recommends that this case be granted, as the requested zoning is consistent with past recommendations of the Planning Commission.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

A. S. Duncan (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 site.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of A. S. Duncan for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 3712 Manchaca Road be GRANTED.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-111      W. L. Mayfield: Int. A, Int. 1st to O  
3900 Spicewood Springs Road

STAFF REPORT: This property covers .935 acres of land, and is located on Spicewood Springs Road, which is a planned major arterial street with a varying right-of-way. The subject tract is surrounded by Interim "A" Residence zoning, with recently developed single-family neighborhoods to the north and northeast. A five-acre tract to the southeast of the subject site between Baywood Drive and Ceberry Drive is zoned "LR" Local Retail on the southern portion; "BB" Residence for low-density apartment development was placed on the northern part of this tract by the Planning Commission to act as a buffer between the non-residential zoning and the single-family neighborhood. The recommendation for any change in zoning for that property was based on the difficulty of developing the site as single-family residential, due to its abrupt changes in topography.

An application for "O" Office zoning in the 3500 block of Spicewood Springs Road was heard in February of this year by the Planning Commission and denied. There is a ten to twenty-foot bluff causing this tract to look down on the single-family developments to the north across Spicewood Springs Road. Development subsequent to the "BB" Residence and "LR" Local Retail zoning cases cited has been single-family residence along Spicewood Springs Road. It has been the policy of the Planning Commission that land use along Spicewood Springs Road, except at the intersection of major arterial streets, be reserved for single-family and duplex developments. Another exception to this restriction is a strip approximately 1500 feet west of Balcones Drive, the westerly part of which was recommended for low-density apartment development.

The staff recommends that this case be denied, as there have been no changes in the area contradictory to recent recommendations. Single-family development has been taking place as anticipated and supported by the staff and the Planning Commission. The requested zoning would be an intrusion into the single-family area, particularly to the north and northeast of subject tract. A change in the overall plan for this area cannot be justified for what amounts to a spot zoning, and the precedent which would be established. Any change in zoning on this tract would dilute the purpose of the creation of a "BB" Residence buffer zone on the five-acre tract located between Baywood Drive and Ceberry Drive.

#### TESTIMONY

##### WRITTEN COMMENT

Ronald E. Win: 8003 Baywood Drive

AGAINST

##### PERSONS APPEARING

Glen Cortez (representing applicant)

Jack Harditson (representing applicant)

W. L. Mayfield (applicant)

Frank C. Milstead: 8004 Baywood Drive

AGAINST

James M. Perdue, Jr.: 4016 Greystone Drive

AGAINST

C14-72-111 W. L. Mayfield - Contd.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as the proposed use for the tract is not considered an intrusion at this location.

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

The Commission members reviewed the information and discussed the area. Mr. Betts stated that the proposed development would up-grade this area, with its present non-conforming uses. The Commission then

VOTED: To recommend that the request of W. L. Mayfield for a change of zoning from Interim "A", Interim First Height and Area to "O" Office, First Height and Area for property located at 3900 Spicewood Springs Road be GRANTED.

AYE: Messrs. Betts, Bobbitt, Faulkner and Hetherly. Mrs. Ashworth  
ABSTAIN: Mr. Barrow and Mrs. Mather  
ABSENT: Messrs. Milstead and Stewart

C14-72-112 O. C. Hardin: BB to LR  
3606 Clawson Road

STAFF REPORT: This property covers almost one acre of land and is located on Clawson Road, which is a minor collector with forty feet of right-of-way, and is surfaced to twenty-two feet, with no curb or gutter. This street is planned to go to sixty feet of right-of-way, but there is no schedule for widening. This area is primarily zoned "A" Residence and developed with single-family homes on large lots. There is substantial duplex development on South Ridge Drive to the east of Clawson Road, north of South Ridge Drive. The subject tract was granted "BB" Residence zoning in 1970, at which time the Planning Commission vote was five to four. The minority vote stressed concern over the intrusion into a single-family area, the traffic hazards due to the topographical changes on Clawson Road, the narrow right-of-way and surfacing on Clawson Road, and that the proposed density was too intense for the area.

A subsequent case in 1971 requesting "BB" Residence zoning on a 3.12 acre tract across Clawson Road, 175 feet south of the subject tract, was recommended for denial by the Planning Commission on a five to two vote. The Commission recommended duplex development for this area and stated a precedent should be set to discourage intense use.

The staff recommends that this case be denied. The requested zoning is inconsistent with the Planning Commission recommendations for this area. The proposed development would be an intrusion into an "A" Residence area, which is served by streets inadequate for higher use. The extreme topography and narrow surfacing of Clawson Road does not warrant increased density or non-residential development. Traffic hazards would be intensified; the Traffic and Transportation Department recommends against increased density in this area, due to the hilly character of this street. The staff prefers to recommend retail uses at the intersection of two major arterial streets.



C14-72-112 O. C. Hardin - Contd.

The uniqueness of this area along Clawson Road with large lots is recognized. It is felt that combining two or more tracts for a Planned Unit Development would enable a project which would be more compatible with this area. Local retail uses, if not exceeding five per cent of the gross of five acres, could be permissible under a Planned Unit Development without a change in zoning.

## TESTIMONY

## WRITTEN COMMENT

Jerry Saathoff: R. 1, Box 305, Marble Falls, Texas	FOR
M. M. Casey: One Chevy Chase	FOR
Mrs. Bertha Mitchell: 3508 Clawson Road	AGAINST
F. D. Badger: 3608 Clawson Road	AGAINST
Jorge A. Escudero: 3606 Clawson Road	AGAINST
Carl W. Cole: 3504 Clawson Road	AGAINST
Barnett Lew: 3613 Winfield Cove	AGAINST
Petition bearing 12 signatures	AGAINST

## PERSONS APPEARING

O. C. Hardin (applicant)	
A. M. Fleming: 3800 Clawson Road	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the development in this area. Mr. Barrow stated that this tract lies at the foot of a hill to the south, and is very dangerous from the standpoint of traffic. Mr. Betts stated that he wished to visit this site. A majority of the Committee concluded that this request should be denied as an intrusion into a residential area, and due to the dangerous street condition at this location.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of O. C. Hardin for a change of zoning from "BB" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 3606 Clawson Road be DENIED.

AYE: Messrs. Barrow, Betts, Bobbitt and Hetherly. Mmes Ashworth and Mather  
ABSTAIN: Mr. Faulkner  
ABSENT: Messrs. Milstead and Stewart

C14-72-113      Acme Brick Company: Int. A, Int. 1st to C  
9058 Research Boulevard

STAFF REPORT: This property totals 0.9 acre and is located at the northeast corner of Burnet Road and Research Boulevard, a major intersection with right-of-way from 120 to 200 feet. The Master Plan for this area calls for industrial-commercial services. There is "DL" Light Industrial zoning south and west of the subject tract. The land to the northeast is outside the City limits. "C" Commercial zoning exists diagonally across from the subject tract. The staff recommends that this case be granted, subject to subdivision, as the requested zoning is consistent with the existing zoning and plans for this area. It is noted that a substantial portion of the property will be needed for the proposed interchange of F. M. 1325, U. S. Highway 183 and the railroad overpass.

#### TESTIMONY

#### WRITTEN COMMENT

Economy Realty Company: P. O. Box 9788

FOR

#### PERSONS APPEARING

Chris Crow (representing applicant)

#### 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, subject to subdivision.

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

The Commission concurred with the Committee recommendation and

VOTED:        To recommend that the request of the Acme Brick Company for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area for property located at 9058 Research Boulevard be GRANTED, subject to subdivision.

AYE:            Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:        Messrs. Milstead and Stewart

C14-72-114      Mrs. M. D. Steussy: A to O  
4901 Woodrow Avenue

STAFF REPORT: This property totals 7,006 square feet of land and is located at the northwest corner of Woodrow Avenue, which is a major arterial street with forty feet of surfacing, and Oran Street, which is a minor residential street with fifty feet of right-of-way, with approximately thirty feet of surfacing. This tract lies very close to the Burnet Road/49th Street intersection, and is the only property at the intersection of Woodrow Avenue and Oran Street which is still zoned "A" Residence. The staff recommends that this case be granted, subject to fifteen feet of right-of-way on Woodrow Avenue and five feet of right-of-way on Oran Street for future widening, and a 25-foot radius on the corner. The requested zoning is compatible with the zoning and development in this area.

C14-72-114 Mrs. M. D. Steussy - Contd.

TESTIMONY

WRITTEN COMMENT

Jesse G. Lehman Estate:	1306 West 49th Street	FOR
Edmund J. Fleming, Jr.:	5050 Biscayne Boulevard	FOR
Charles P. Davis Hardware:	49th & Burnet Road	NO OBJECTION

PERSONS APPEARING

Harry E. Montandon (representing applicant)		
D. D. Johnson:	5407 Shoal Creek Boulevard	FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted in conformance with the area, subject to the conditions as outlined in the staff recommendations.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Mrs. M. D. Steussy for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 4901 Woodrow Avenue be GRANTED, subject to fifteen feet of right-of-way on Woodrow Avenue, five feet of right-of-way on Oran Street and right-of-way to provide a twenty-five foot radius at the northeast corner of Woodrow Avenue and Oran Street.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-115 Kay Means Murchison Trust: A to GR  
3509 Lawton Street

The staff reported that this application has been withdrawn, and notification of this postponement has been sent to all adjoining property owners.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The members were in agreement with this postponement.

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

C14-72-115 Kay Means Murchison Trust - Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of the Kay Means Murchison Trust for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 3509 Lawton Street be POSTPONED.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner, and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-116 Wheless Lane Baptist Church: A to BB  
2700-2704 Wheless Lane

STAFF REPORT: This property totals four acres of land and is located on Wheless Lane, which is classified as a neighborhood collector street, but has a surfaced width of thirty feet with no curb or gutter and is not planned for widening at this time. This application is adjacent to a tract to the west which is being reviewed for "BB" Residence zoning at this time. This section of Wheless Lane is zoned "A" Residence, with the exception of a recent case of "BB" Residence zoning to the west of this tract, and an older case of "C" Commercial zoning to the southeast. The homes along Wheless Lane are well-maintained and enhanced by large trees. An existing subdivision to the immediate north is presently undeveloped.

The staff recognizes that the large tracts in this area are difficult for standard single-family residential development. During the review of the zoning established on the tract to the west, the Planning Commission mentioned the Planned Unit Development approach to this area, but eventually recommended lower density "BB" Residence zoning, rather than the requested "B" Residence zoning.

The staff recommends that this case be denied, as Wheless Lane is inadequate for higher densities. This street is not scheduled for widening at this time. A development of approximately eighty units on this tract would generate an additional 1,000 vehicular trips per day. Any further rezoning will encourage additional cases on other tracts, creating an area of substantially higher density. It is felt that the Planned Unit Development approach would be more appropriate for this area, allowing flexibility of use and reasonable density controls.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

S. R. Sheppard, Jr. (representing applicant)	
Mr. & Mrs. Frank C. Gantz: 3803-G Simpson	FOR
Mr. & Mrs. Eugen A. Gantz: 3803-G Simpson	FOR
Mr. & Mrs. Thomason: 1702 Cannonwood Lane	FOR
Mr. & Mrs. Bruce Reagan: 4205 Speedway	FOR
Rev. J. B. Reagan: 4205 Speedway	FOR
Mr. & Mrs. A. Tom Larson: 5207 Halmark Drive	FOR

C14-72-116      Wheless Lane Baptist Church - Contd.

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information. They approved of the applicant's plan for development, which stresses the conservation of the many trees on the tract. They were of the opinion that the right-of-way requirements will insure the widening of this street, and felt that no access should be allowed on Bristol Drive. They concluded that this request should be granted, subject to no access to Bristol Drive, screening such as a hedge or trees on the north and east boundaries where adjacent to "A" Residence zoning.

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

The Commission concurred with the Committee recommendation and

VOTED:        To recommend that the request of the Wheless Lane Baptist Church for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 2700-2704 Wheless Lane be GRANTED, subject to no access on Bristol Drive, and screening on the north and east boundaries where property is adjacent to "A" Residence zoning.

AYE:            Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:        Messrs. Milstead and Stewart

C14-72-117      Logan Sellers: A to BB  
2612 Wheless Lane

STAFF REPORT: This property totals 1.5 acres of land and is located on Wheless Lane, which is classified as a neighborhood collector street, but has a surfaced width of thirty feet with no curb or gutter. This street is not planned for widening at this time. An application for "BB" Residence zoning on the tract adjacent to the east is being considered at this time. This section of Wheless Lane is zoned "A" Residence with the exception of a recent case of "BB" Residence zoning to the immediate west of the subject tract, and an older case of "C" Commercial to the southeast. The homes along Wheless Lane are well maintained and are enhanced by large trees. A subdivision to the north is not developed at this time.

The large tracts in this area present a problem for development of standard single-family residences; the Planning Commission has suggested that Planned Unit Developments would be suitable for this area.

The staff recommends that this case be denied. The street is inadequate and the proposed development would generate an additional 250 vehicular trips per day. Further rezoning will encourage additional zoning in this area; it is felt that a Planned Unit Development would be more suitable.

C14-72-117 Logan Sellers - Contd.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

S. R. Sheppard, Jr. (representing the applicant)	
Mr. & Mrs. Frank C. Gantz: 3803-G Simpson	FOR
Mr. & Mrs. Eugene A. Gantz: 3803-G Simpson	FOR
Mr. & Mrs. Thomason: 1705 Cannonwood Lane	FOR
Mr. & Mrs. Bruce Reagan: 4205 Speedway	FOR
Rev. J. B. Reagan: 4205 Speedway	FOR
Mr. & Mrs. A. Tom Larson: 5207 Halmark Drive	FOR

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information; they approved of the applicant's plan for development, which will incorporate as many trees as possible. They concluded that this request should be granted, subject to subdivision and right-of-way on Wheless Lane to be determined by the Department of Public Works.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Logan Sellers for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 2612 Wheless Lane be GRANTED, subject to subdivision and right-of-way on Wheless Lane to be determined by the Department of Public Works.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-118 Jerry Bob Kirkland: A, 1st to B, 2nd  
1901 Brentwood Street

STAFF REPORT: The property under consideration totals 11,700 square feet of land, and is located at the corner of two minor residential streets with fifty feet of right-of-way and surfacing of thirty feet. The tract is surrounded for some distance in all directions by "A" Residence zoning and development. This is a well-maintained area of single-family homes and duplexes. There is a duplex to the immediate south and also across Brentwood Street. An elementary school is located across the street from this tract.

The staff recommends that this case be denied as an intrusion into a single-family and duplex neighborhood, with streets inadequate to serve higher density of use. The staff reported that the applicant has indicated that this case may be withdrawn, but no letter of withdrawal has been received.

C14-72-118 Jerry Bob Kirkland - Contd.

## TESTIMONY

## WRITTEN COMMENT

Mr. & Mrs. Ronald Hays: 1905 Brentwood Street	AGAINST
George H. Roberts: 1800 Burbank Street	AGAINST
Mr. & Mrs. Dale Swaim: 1908 Brentwood Street	AGAINST
Mr. & Mrs. Perry H. Goble: 1906 Brentwood Street	AGAINST
Mr. & Mrs. Dexter L. Simons: 1910 Brentwood	AGAINST
Norman V. Suarez: 8700 Oakmountain Circle	AGAINST
Norma H. Gray: Rt. 6, Box 78-M	AGAINST
Mr. & Mrs. Leroy Mullinix: 1911 Brentwood Street	AGAINST
Mr. & Mrs. Douglas Best: 1913 Brentwood Street	AGAINST
3 petitions bearing 103 signatures	AGAINST

## PERSONS APPEARING

Mr. & Mrs. Eugene A. Malish: 1909 Brentwood Street	AGAINST
Ron Hays: 1905 Brentwood Street	AGAINST
James L. Wykes: 1905 Karen Avenue	AGAINST
Dale K. Swaim: 1908 Brentwood Street	AGAINST
Ralph O. Nisula: 1907 Brentwood Street	AGAINST
E. Dale Proffitt: 1904 Brentwood Street	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 single-family and duplex 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 Jerry Bob Kirkland for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for proeprty located at 1901 Brentwood Street be DENIED.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-119 James Raper: A, 1st to B, 2nd  
4206-4208 Avenue A

STAFF REPORT: This property consists of four substandard lots, each with twenty-five feet of frontage on Avenue A, which is a residential street with sixty feet of right-of-way. This property is in the area study of Hyde Park south of 45th Street, in which "B" Residence, Second Height and Area has been recommended by the Planning Commission. There are several lots to the immediate south which have been rezoned "B" Residence, Second Height and Area. The staff recommends that this case be granted subject to short form subdivision combining all tracts into one. The requested zoning is consistent with past recommendations for this area; the subdivision will eliminate the substandard lots and enable reasonable control of curb cuts.

C14-72-119 James Raper -- Contd.

TESTIMONY

WRITTEN COMMENT

Mrs. Lela M. Atchison: 4207 Avenue A  
Earl E. Simms Estate: P. O. Box 1987

FOR  
NO OBJECTION

PERSONS APPEARING

James Raper (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the application and concluded that this request should be granted, subject to short form subdivision combining all the tracts into one.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of James Raper for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4206-4208 Avenue A be GRANTED, subject to subdivision.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-120 Vance Fox: A to O  
4403 Red River Street

STAFF REPORT: This property covers 5,000 square feet of land located on Red River Street, which is a major arterial planned to go to seventy feet of right-of-way. The tract is approximately two blocks north of Hancock Center, which is zoned "GR" General Retail. "O" Office zoning exists to the immediate north across the street and to the south on Red River Street. North of Ellingson Lane is a church and a nursing/convalescent home, constructed under "LR" Local Retail and "B" Residence zoning. The subject tract was part of a zoning application made in 1966 for "O" Office zoning; the tract was withdrawn, as the owner was unable to dedicate the right-of-way.

The requested zoning is not objectionable for this area; however, the zoning of individual tracts may present a problem, with curb cuts every fifty feet. The required dedication of ten feet of right-of-way from this tract reduces the property to 4,500 square feet. The off-street parking requirements will further reduce the site to a questionable size for development. The staff recommends that this case be granted, subject to ten feet of right-of-way on Red River Street, a short form subdivision and a five-foot sidewalk easement on Red River Street.

TESTIMONY

WRITTEN COMMENT

Robert D. Jones: 805 Capital Natl. Bank Bldg.  
W. Swenson: 807 East 44th Street

FOR  
AGAINST



C14-72-120 Vance Fox -- Contd.

## PERSONS APPEARING

Vance Fox (applicant)

Leroy Kunshick: 904 East 44th Street

AGAINST

## 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, subject to a short form subdivision, ten feet of right-of-way and a five-foot sidewalk easement on Red River Street.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Vance Fox for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 4403 Red River Street be GRANTED, subject to a short form subdivision, ten feet of right-of-way on Red River Street, and a five-foot sidewalk easement on Red River Street.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-121 Don Seward: et al: A to MH  
5612-5910 Nancy Drive  
5703-5905 Nancy Drive (as amended)

STAFF REPORT: This application has been made on twenty-three lots, which includes all but two of the lots of the resubdivision of a portion of Windswept Acres, Section 2. All of these lots front on Nancy Drive, a residential street with sixty feet of right-of-way. The staff reported that a request has been received for the removal of one of the lots from this application, the southernmost lot the east side of Nancy Drive.

This property has been developed with mobile homes for several years. The area to the east, south and approximate north of this subdivision is zoned and developed "A" Residence. There is a pending case of "BB" Residence on the tract to the west. It is recommended that this case be granted, subject to the removal of the one lot. This property reflects an orderly, compact development of mobile homes, and meets the recommendation that "MH" Mobile Home subdivisions contain a minimum of twenty lots. This request is consistent with the intent of the Mobile Home Ordinance.

## TESTIMONY

## WRITTEN COMMENT

Dovie Elberta Allen: 5614 Nancy Drive

Henry F. Pinchin: 5904 Nancy Drive

Mr. &amp; Mrs. Benton LeWellen: 5710-5712 Nancy Drive

Richard D. Evilsizer: 5706 Nancy Drive

FOR

FOR

AGAINST

AGAINST

C14-72-121 Don Seward - Contd.

## PERSONS APPEARING

Don Seward (applicant)  
Lawrence Breck  
G. E. Lanehill  
Jim McMann

FOR  
FOR  
NO OBJECTION

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as a proper use for these tracts, subject to the removal of the one tract requested by the owner.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Don Seward, et al, for a change of zoning from "A" Residence, First Height and Area to "MH" Mobile Home, First Height and Area for property located at 5612-5910 Nancy Drive 5703-5905 Nancy Drive (as amended) be GRANTED.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-122 Don Woody, Trustee: A to BB  
2401-2415 Parker Lane

STAFF REPORT: This property totals 1.33 acres and is located on Parker Lane, which is a neighborhood collector street. Directly to the west of this tract, across Parker Lane, is a relatively new "A" Residence area developed with single-family homes. There are duplexes to the immediate south and on the north side of Rockridge Terrace, acting as a buffer between the "GR" General Retail zoning on Oltorf Street and the single-family development to the south. This site was part of a ten-acre tract for which "GR" General Retail zoning was requested in 1968; recommended for denial by the Planning Commission and withdrawn prior to the City Council hearing. There was neighborhood opposition to the rezoning. Another case involving this tract was heard in 1969, and a combination of zoning was granted on the ten-acre tract. At that time it was recommended that the subject tract remain "A" Residence in deference to the single-family developments, and for zoning compatibility. During 1970, "BB" Residence zoning was requested for the tract to the immediate south. The Planning Commission recommended denial, and the case was withdrawn. The subject tract poses an additional problem to the single-family dwellings, as it is several feet higher than the homes to the west across Parker Lane and overlooks them.

The staff recommends that this case be denied, as the requested zoning would be incompatible with the single-family area, and would dilute the existing duplex developments which were encouraged as buffers. The Planning Commission has twice recommended that this tract remain "A" Residence for compatibility with the surrounding development. This tract can be developed with townhouses, single-family homes, or duplexes under the present zoning.

C14-72-122 Don Woody, Trustee - Contd.

The staff reported that the applicant has requested the postponement of this case for one month.

## TESTIMONY

## WRITTEN COMMENT

Mrs. Virginia L. Ginn: 2503 Biggs Drive	AGAINST
Mr. & Mrs. F. M. Robinson: 2406 Parker Lane	AGAINST
Pearl Hokanson: 2401 Braxton Cove	AGAINST

## PERSONS APPEARING

Steve Harris (representing applicant)	
F. M. Robinson: 2406 Parker Lane	AGAINST
Roger Bengston: 2511 Glen Springs Way	AGAINST
Michael E. Stork: 2409 Braxton Cove	AGAINST
Cyrus W. Palmore: 2402 Parker Lane	AGAINST
Robert Franzeth: 2507 Parker Lane	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be postponed for one month.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Don Woody, Trustee, for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 2401-2415 Parker Lane be POSTPONED for one month.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-123 Balcones Associates, Ltd.: LR, 1st to LR, 2nd  
3301-3303 Northland Drive

STAFF REPORT: This property totals 8.45 acres of land and is located at Northland Drive and the planned MoPac Expressway. There is substantial non-residential zoning and development to the west; the property adjacent to the south is zoned "A" Residence. The Building Inspection Department has advised that a variance in Height and Area for this tract was granted last month by the Board of Adjustment without qualification, but the Board requested that the applicant process a zoning case requesting the same change.

The staff recommends that this case be denied, but recommends that Second Height and Area be granted on all but the south 100 feet of the subject tract, and that the applicant withdraw his case with the Board of Adjustment. The proximity of MoPac Expressway and the existence of extensive retail development to the west justifies this zoning.

C14-72-123 Balcones Associates, Ltd. - Contd.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

James M. Perdue, Jr.: 4016 Greystone Drive

FOR

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommend that "LR" Local Retail, Second Height and Area be granted, except for the south 100 feet of this tract, subject to the withdrawal of this case with the Board of Adjustment.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Balcones Associates, Ltd., for a change of zoning from "LR" Local Retail, First Height and Area to "LR" Local Retail, Second Height and Area for property located at 3301-3303 Northland Drive be DENIED, but recommend that "LR" Local Retail, Second Height and Area be GRANTED on this tract, except for the south 100 feet, subject to the withdrawal of the case pertaining to this tract before the Board of Adjustment.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-124 Community Transport, Inc., et al: 0 to LR  
1640-1738 East Live Oak Street

STAFF REPORT: This property totals 6.8 acres of land and is located at the northwest corner of Parker Lane and East Live Oak Street. Parker Lane is a neighborhood collector street, and East Live Oak Street is planned as a major arterial street. This tract was part of a zoning case heard several years ago, at which time "O" Office zoning was established to allow reasonable flexibility in the use of the land and yet provide protection for the very nice single-family developments to the north. A church is established under "A" Residence zoning directly across Parker Lane. The other three corners of this intersection are zoned "GR" General Retail. There are approximately 65 to 70 acres of retail zoning within the equivalent of four blocks from this intersection. In addition, a very heavy concentration of retail-commercial zoning and development exists along Riverside Drive.

The staff recommends that this case be denied, as the request zoning is inconsistent with the Planning Commission recommendation in the past, and would be incompatible with the single-family development to the north and northeast. Retail zoning is recommended at the intersection of two major arterial streets; Parker Lane is only a neighborhood collector. It is felt that the existing retail zoning is sufficient to serve this area.

C14-72-124 Community Transport, Inc., et al - Contd.

## TESTIMONY

## WRITTEN COMMENT

Andrew P. Mihalik: 1708 Windoak Drive	AGAINST
J. Manley Head: 1706 Windoak Drive	AGAINST
S. P. Jones: 1704 Sindoak Drive	AGAINST

## PERSONS APPEARING

Douglas Hearne (representing applicant)	
Mr. & Mrs. J. Manley Head: 1706 Windoak Drive	AGAINST
C. L. Reeves: 2700 Pegram	AGAINST
S. P. Jones: 1704 Windoak Drive	AGAINST
George R. Haberlin: 2105 Parker Lane	AGAINST
Wayne Berry: 1700 Windoak Drive	AGAINST
Phil Mockford: 605 West 14th Street	AGAINST
Andrew P. Mihalik: 1708 Windoak Drive	AGAINST
Carl Lind: 1702 Windoak Drive	AGAINST
Jack Andrewartha: 2100 Parker Lane	AGAINST
Gary Robinson	AGAINST
Rex Arnett	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information. Mr. Hetherly stated that a Planned Unit Development or an office complex would be a more desirable use, rather than the proposed "LR" Local Retail zoning adjacent to residential uses. Mr. Barrow suggested that a Special Permit be required on the tract, for review of the site plan of the proposed development. After reviewing the area and the proposed development plan, a majority of members felt that too much constraint should not be placed upon the development of this tract, but that protection should be afforded the adjacent residential development. A majority of the Committee concluded that this request should be denied, but recommend that "LR" Local Retail, First Height and Area zoning should be granted, except for a fifty-foot greenbelt and a fifty-foot strip of "B" Residence, First Height and Area zoning (total 100 feet) along the north property line.

AYE: Messrs. Taniguchi, Chamberlain and Faulkner  
 NAY: Messrs. Barrow and Hetherly

The Commission members reviewed and discussed this application. Mr. Barrow stated that while the proposed development is appropriate for this site, a special permit site plan should be required to insure proper controls. Mrs. Mather stated that there has been some indication that portions of this area may be developed with apartments; it would seem that sufficient commercial zoning exists to adequately serve the area at this time. A majority of the members were of the opinion that the requested zoning is proper for this site, in view of the adjacent zoning and the restrictive covenant as proposed by the applicant. The Commission then

VOTED: To recommend that the request of Community Transport, Inc. et al, for a change of zoning from "O" Office, First Height and Area to "LR" Local Retail, First Height and Area for property located at 1640-1738 East Live Oak Street be DENIED, but recommend that "LR" Local Retail, First Height and Area be GRANTED on this tract, except for a strip of approximately one hundred feet on the north property line, to be defined by metes and bounds, which is recommended to be GRANTED "B" Residence, First Height and Area.

C14-72-124      Community Transport, Inc., et al - Contd.

AYE:        Messrs. Betts, Faulkner and Hetherly  
NAY:        Mr. Barrow and Mrs. Mather  
ABSTAIN:   Mr. Bobbitt and Mrs. Ashworth  
ABSENT:    Messrs. Milstead and Stewart

The Commission then

VOTED:    To recommend to the City Council that the following restrictions as listed below be ACCEPTED for placement on the plat of the development for property located at 1640-1738 East Live Oak Street.

(1) The present Greenbelt shall be extended westward to the present eastern boundary line of the "LR" Local Retail zoned area.

(2) A strip of land, one hundred (100) feet in width shall be rezoned to "B" Residence along and parallel to the north boundary of the subject tract (including the greenbelt), for a distance of approximately 450 feet west of Parker Lane, from which point it shall taper to the intersection of the southwest corner of the Greenbelt with the present eastern boundary line of the "LR" zoned area.

The only use permitted upon the above "B" Residence area shall be for one or more of the following:

- (a) Parking spaces; or
- (b) Driveway areas; or
- (c) An extension of the Greenbelt.

(3) All buildings constructed adjacent to the "B" Residence strip shall have no service areas on the north face of such buildings.

(4) The rezoning of the tract shall be rolled back, or revert to, its present "O" Office zoning in the event of (a) the failure of the commencement of construction thereon compatible with the proposed shopping center within three (3) years from the date of the ordinance approving such rezoning from "O" Office to "LR" Local Retail, or (b) a change of the present ownership of the rezoned area, whichever event shall occur earlier.

(5) No building shall be placed within the area encompassed by a line 120 feet south and 150 feet west of the southeast corner of the Greenbelt.

AYE:        Messrs. Barrow, Betts, Faulkner, Hetherly and Mrs. Mather  
ABSTAIN:   Mr. Bobbitt and Mrs. Ashworth  
ABSENT:    Messrs. Milstead and Stewart

C14-72-125 Francis Ellen McInnis and George S. Slining: A, 1st to B, 2nd  
1509 West 39 1/2 Street  
3903 Seiders Avenue

STAFF REPORT: This property totals 16,000 square feet of land, and is located on two streets which have fifty feet of right-of-way, with surfacing of thirty feet. These streets are not planned for widening at this time. West 39 1/2 Street, between Shoal Creek and North Lamar Boulevard, has been recommended by the Planning Commission for "B" Residence, First Height and Area zoning. Although it is in transition, the predominate land use on 39 1/2 Street is still "A" Residence. There are two cases of Second Height and Area in this vicinity, one to the immediate east of the subject tract, the other tract further east with frontage on Peterson Avenue. The case on Peterson Avenue was recommended by the Planning Commission during 1966 for "B" Residence, First Height and Area zoning. As a quorum was not present, the case was referred to the City Council, where the Second Height and Area was granted with a restriction of twelve units on the tract. Since 1966 the square footage requirements have been modified from 2,000 square feet to 950 square feet per unit.

The staff recommended the "B" Residence, Second Height and Area in 1970 as an extension of the zoning granted on the case in 1966, on the tract to the immediate east. In recommending this extension of zoning, it appears that consideration was not given to the fact that beginning in 1969 the Height and Area requirements offered a much higher density than the previous ordinance.

The staff recommends that this case be denied, but recommends that "B" Residence, First Height and Area be granted, subject to five feet of right-of-way on West 39 1/2 Street and a short form subdivision combining the two tracts into one.

#### TESTIMONY

##### WRITTEN COMMENT

None

##### PERSONS APPEARING

John Selman (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 site, subject to subdivision and five feet of right-of-way on West 39 1/2 Street.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Francis Ellen McInnis and George S. Slining for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 1509 West 39 1/2 Street and 3903 Seiders Avenue be GRANTED, subject to a short form subdivision and five feet of right-of-way on West 39 1/2 Street.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C14-72-126      Henry Wendlandt, Jr. and E. E. Naumann: B, 1st to O, 1st (as amended)  
1001-1005 Shoal Creek Boulevard  
824 West 10th Street

STAFF REPORT: This property consists of approximately 9,000 square feet of land located on the northeast corner of Shoal Creek Boulevard and West 10th Street. Although dedicated as a street, Shoal Creek Boulevard does not exist between 10th and 11th Streets, and is not planned to be developed. West 10th Street is planned to be developed to eighty feet of right-of-way, but presently has forty feet of surfaced width. This area is principally zoned "B" Residence, with some scattered "O" Office zoning. The staff reported that the applicants have requested the amendment of this application of this request from Second Height and Area to First Height and Area. This zoning is recommended, as amended, as a suitable use for this area.

#### TESTIMONY

##### WRITTEN COMMENT

Agnes and Bess Sheldon: 821 West 11th Street

AGAINST

##### 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 amended, as suitable use for this area, and subject to subdivision.

AYE:        Messrs. Taniguchi, Barrow, Chamberlain, 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 "B" Residence, First Height and Area to "O" Office, First Height and Area, as amended, for property located at 1001-1005 Shoal Creek Boulevard and 824 West 10th Street be GRANTED, as amended, subject to subdivision.

AYE:        Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:    Messrs. Milstead and Stewart

C14-72-127      A. R. McTee: B, 2nd to O, 2nd (Tract 1), B, 1st to O, 1st (Tract 2)  
710 West Avenue

STAFF REPORT: This property covers an area of 27,500 square feet of land. The area along West Avenue is in transition to "O" Office zoning and use, although there is also a significant amount of apartment zoning. The staff recommends that this case be granted, subject to short form subdivision combining the two tracts into one. The requested zoning is consistent with existing zoning and use.



C14-72-127      A. R. McTee - Contd.

## TESTIMONY

## WRITTEN COMMENT

Albina Pajestka: 807 West Avenue  
Roy Butler: 900 West 6th Street

FOR

FOR

## PERSONS APPEARING

James Coleman (representing 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, subject to subdivision combining the two tracts into one.

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

The Commission concurred with the Committee recommendation and

VOTED:        To recommend that the request of A. R. McTee for a change of zoning from "B" Residence, Second Height and Area to "O" Office, Second Height and Area, Tract 1, and from "B" Residence, First Height and Area to "O" Office, First Height and Area Tract 2, for property located at 710 West Avenue be GRANTED, subject to subdivision.

AYE:            Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:        Messrs. Milstead and Stewart

C14-72-128      W. N. McElroy Estate, et al: A to GR (Tr. 1) and O (Tr. 2)  
Intersection of Balcones Drive and Spicewood Springs Road

STAFF REPORT: Office development is proposed for this property covering 52.17 acres of land; Tract 1 totals 27.65 acres, and Tract 2 covers 24.57 acres. "BB" Residence zoning exists to the immediate north on one acre of land and Interim "A" Residence zoning developed with single-family dwellings exists north of Spicewood Springs Road. "BB" Residence, existing and pending, is located to the south, with Interim "A" Residence zoning to the west. Single-family development is planned to the southwest along both sides of Hart Lane. The only non-residential zoning in the immediate vicinity of this area is "LR" Local Retail zoning at the northwest corner of Ceberry Drive and Spicewood Springs Road; this zoning was granted on the basis of topography problems, thought to be too extreme for single-family or duplex development.

The "BB" Residence zoning to the north of these tracts was heard as a request for "O" Office zoning, which was denied by the Planning Commission and the City Council due to its high elevation relative to the single-family development to the north across Spicewood Springs Road, and the precedent which could be set for strip zoning along this street. The subject tracts, if dealt with properly, especially in the area of building setbacks, control of access, and shielding requirements, could be developed in a manner compatible with the plans for this area, and will provide protection for the existing and planned residential development.

C14-72-128 W. N. McElroy Estate, et al - Contd.

Extensive discussion has been held by the staff with the future developers of this area. The proposed office park is to be developed with emphasis on preservation of the natural vegetation, convenient access to buildings and parking areas, and natural screening on the boundaries. A large percentage of open space will be provided throughout the tracts. The applicants propose the submission of a letter stating that the property will revert to "BB" Residence zoning, if the development as presented has not been completed in eighteen months, and are in agreement with the staff on the departmental requirements. The staff recommends that this request be denied, but recommends "GR" General Retail, First Height and Area be granted on Tract 1 east of the right-of-way line of the street which will replace Shadow Park Drive; "O" Office, First Height and Area on the area west of the replacement street for Shadow Park Drive, and a minimum of 120 feet east of the continuation of Hart Lane to Spicewood Springs Road. It is recommended that the rest of the land in Tract 2 remain Interim "A" Residence. Only one street access from Tract 2 is recommended onto Hart Lane, to be located no further than approximately 200 to 400 feet from Spicewood Springs Road. "O" Office, First Height and Area, is recommended for Tract 2, subject to provision for the development of a compatible office park development. Subdivision is required for both tracts.

## TESTIMONY

## WRITTEN COMMENT

Golda F. Zinzer: 3511 Starline Drive	FOR
L. B. Griffith: 7000 Ceberry Drive	AGAINST
William H. Jackson, Jr.: 3517 Starline Drive	AGAINST
Leon Whitney: 3909 Rockledge	AGAINST
Robert Kerr Wall: 5900 Burnhill	AGAINST

## PERSONS APPEARING

Robert Sneed (representing applicant)	
Wallace Keinast (applicant)	
Robert Bridger (applicant)	
James Perdue: 4016 Greystone Drive	FOR
C. L. Reeves: 2700 Pegrarn	FOR
Leon Whitney: 3909 Rockledge	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the staff information and the development plan as presented by the applicants. They approved of the basic concept of the development, but felt that requirements should be made to insure that other development will not take place, as the requested zoning would allow uses not desirable for this property. They requested that the applicants meet with the staff and present a letter to this effect, to include the amount of the area within the tract which will be open space. The members concluded that this request should be denied, but recommend that "GR" General Retail, First Height and Area be granted on Tract 1, and "O" Office, First Height and Area be granted on Tract 2, subject to the following requirements. A twenty-five foot strip of "A" Residence, First Height and Area zoning along and east of Hart Lane, with the remainder of Tract 2 to be zoned "O" Office. One access only from the tract to Hart Lane, to be a maximum of 400 feet from Spicewood Springs Road. Approval of a preliminary plan by the Subdivision Committee. Submission of a letter agreeing to all fiscal arrangements

C14-72-128      W. N. McElroy Estate, et al - Contd.

for required subdivision improvements, such as streets, utilities, drainage, sidewalks, etc. Approval of a final subdivision plat; and a commitment by the applicants to the office park plan as presented to the Planning Commission.

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

At the Commission meeting, the staff reported that the applicant has met with the staff and has submitted a letter outlining the requirements in detail which fulfills the intent of the Committee recommendations. The Commission then

VOTED:        To recommend that the request of the W. N. McElroy Estate, et al, for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail (Tract 1) and from "A" Residence, First Height and Area to "O" Office, First Height and Area (Tract 2) for property located at the intersection of Balcones Drive and Spicewood Springs Road be DENIED, but recommend that "GR" General Retail, First Height and Area be granted on the portion of Tract 1 that is east of the right-of-way line of the street that will replace Shadow Park Drive, and "O" Office, First Height and Area be GRANTED on the area west of the street to replace Shadow Park Drive and to a line twenty-five (25) feet east and parallel to the east right-of-way line of proposed Hart Lane. Said twenty-five (25) foot strip to remain "A" Residence, First Height and Area, subject to the following requirements. Only one access from the tract to Hart Lane, to be a maximum of 400 feet from Spicewood Springs Road; approval of a preliminary plan by the Subdivision Committee; submission of a letter agreeing to all fiscal arrangements for required subdivision improvements, such as streets, utilities, drainage, sidewalks, etc.; approval of a final subdivision plat, within eighteen (18) months, and a commitment by the applicants to provide greenbelt areas in the office park plan similar to those presented to the Planning Commission. Such a letter will serve as an application to amend the zoning classification of the tract zoned "O" Office classification to "BB" Residence classification.

AYE:            Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:        Messrs. Milstead and Stewart

C14-72-129      City of Austin: A to C-2  
Rear of 210-216 South Lamar Boulevard

STAFF REPORT: The property under this application is owned by the City of Austin and is being used as the site for the Zachary Scott Theatre. The management of the theatre is requesting "C-2" Commercial zoning on approximately 9,000 square feet, for the purpose of selling alcoholic beverages on the premises. All adjoining property, except that to the southeast of the subject tract, is zoned "A" Residence and developed as a park, which is owned and maintained by the City of Austin; the property to the southeast is zoned "C" Commercial, and developed with a grocery store. Property across South Lamar Boulevard is also zoned "C" Commercial, and developed with commercial-retail uses. The staff has no objection to the requested zoning, as it is consistent with development in the area, and the site is not near churches, schools, or hospitals.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

Alvin Golden: 711 West 7th Street

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 site.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of the City of Austin for a change of zoning from "A" Residence, First Height and Area to "C-2" Commercial, First Height and Area for approximately 9,000 square feet of land located at the rear of 210-216 South Lamar Boulevard be GRANTED.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

## PLANNED UNIT DEVELOPMENTS

C814-72-05      Walter R. Carrington: The Park at Battle Bend  
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, according to the procedures as specified in the Zoning Ordinance of the City of Austin. This application is on 8.26 acres of land located south of the City, and between two collector streets; Battle Bend Boulevard to the south and Fort Clark Drive, which crosses the site on the northwest. When the original subdivision was filed this site called for single-family lots within an L-shaped street, Spanish Bluff Drive, bisecting the tract and running east from Presidio Road and then running north to Fort Clark Drive. The plan reviewed last month would have permitted 8.21 units per acre, served by one small residential street (Spanish Bluff Drive), to carry the traffic to Presidio Road, which is a minor residential street, and to Fort Clark Drive, which is a neighborhood collector street.

The developer is 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, as the two lots which are adjacent to it front on Presidio Road. 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 Boulevard. It is recommended that a thirty-foot strip be provided between these lots to allow direct access from the subject property to Battle Bend Boulevard, 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.

C814-72-05      Walter R. Carrington: The Park at Battle Bend - Contd.

The subject tract is surrounded by Interim "A" Residence zoning; no recent zoning cases have been filed in this vicinity. Sixty-eight dwelling units are proposed on 8.26 acres, a density of 8.25 units per acre. Building coverage proposed is 11.8 per cent, with paving coverage of 36.64 per cent total. Parking provided will be 2.1 spaces per unit, with 68 garages and 75 uncovered spaces. Access to this development will be by public roads. Amenities include a pool and a recreation building; all open area not paved 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:

- Advanced Planning      -      1. It is recommended that the applicant initiate a street vacation request jointly with the adjacent property owners for Spanish Bluff Drive, with the west end to be curbed by the applicant and the east end to have a six-foot privacy fence. 2. Twenty-one additional parking spaces should be incorporated into the plan. 3. The plan should be subject to review by the Subdivision Committee.
- Building Inspector      -      1. Subdivision of land is required. Location of units must conform to subdivision. 2. Present zoning is "A" Residence. 3. Does not include Building Code approval. 4. Solid fencing should be provided along driveway and parking areas which border adjoining property.
- Dir. of Public Works      -      Driveway locations meet with approvals. Will need request for, and approval of same before construction begins. Would recommend minimum driveway return radius of five feet.
- Traffic Engineer      -      1. Cul-de-sac required on Spanish Bluff Drive. 2. Drive ways must be 25 feet wide or greater.
- Fire Prevention      -      Install required fire extinguishers when buildings are ready for occupancy.
- Office Engineer      -      O.K.
- Water and Wastewater      -      Water and wastewater service is available from existing mains in adjacent streets. One additional 6-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 fire main.
- 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 to be eighteen inches from the center of the four-inch opening to the finished 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.

C814-72-05      Walter R. Carrington: The Park at Battle Bend - Contd.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

Brady Barnes (representing applicant)	
Richard H. Hughes: 5317 Presidio Road	NO OPINION
John C. Reynolds: 5314 Presidio Road	FOR
Mr. & Mrs. Wesley Shirley: 606 Fort Drum	AGAINST
Mrs. E. J. Walker: 707 Newcastle Drive	AGAINST
Willard J. Heth: 5319 Presidio Road	AGAINST
Larry A. Pyke: 4917 Fort Clark Drive	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information. They requested that future site plans include details of development, such as topography, drainage, etc. Mr. Taniguchi stated that this site plan would be reviewed again by the Subdivision Committee. The members concluded that this request should be granted, subject to departmental requirements, except to allow retention of the portion of paving of Spanish Bluff Drive for the use of the neighborhood, to be fenced at the east end and properly terminated.

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

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 on property located at Fort Clark Drive and Spanish Bluff Drive be GRANTED, subject to departmental requirements, and the proper termination of Spanish Bluff Drive allowing the retention of a portion of the paving to be fenced at the east end.

AYE:           Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:       Messrs. Milstead and Stewart

C814-72-06      Walter R. Carrington: The Park at Fairview

Area bounded by 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, and according to the procedures as specified in the Zoning Ordinance of the City of Austin. This project covers 4.93 acres of land located west of South Congress Avenue and north of Ramble Lane. Access into the project will be by two private drives off Ramble Lane, which is a sixty-foot neighborhood collector street running from South First Street to South Congress Avenue. The subject property was granted "GR" General Retail and "C" Commercial zoning by the City Council on Case No. C14-70-037; however, the writing of the ordinance is pending corrected field notes.

C814-72-06      Walter R. Carrington: The Park at Fairview - Contd.

"C" Commercial zoning exists across Ramble Lane, with "A" Residence zoning to the north, and Interim "A" Residence zoning surrounding the area. The site slopes to the south, and has a deep ravine on the north property line.

Fifty-two units are proposed on 4.93 acres, a density of thirteen units per acre. The parking will be one garage and 1.2 uncovered spaces per unit, totaling 62 spaces. Buildings will cover 15.2 per cent of the area, and paving 17.4 per cent, with the gross total coverage 32.6 per cent. Access will be by public road. All open areas not paved will be landscaped with grass, shrubs and trees.

A barrier fence should be provided along the north property line to prevent accidents without obstructing the view. Privacy fencing is recommended along South Congress Avenue, and wherever the property abutts "A" Residence zoning. Privacy fencing is also required on the south boundary line. Townhouse units have been added south of Ramble Lane; however, there is no increase in density as area has been added to offset these additional units. Private drives should have a five-foot curb return radii and appropriate turnaround space at the deadends. No access should be allowed to South Congress Avenue. Short form subdivision is required, and zoning ordinance is required due to the proposed density. Statistical table should be revised for the various categories. 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 the townhouse proposal. |
| Dir. of Public Works | - | Driveway locations meet with our approval. Will need request for, and approval of same before construction begins. Would recommend minimum driveway return radius of five feet.  |
| Traffic Engineer     | - | 1.Curb and gutter must be provided on South Congress Avenue adjacent to this development at time of construction. 2. Driveways must be minimum of 25 feet wide. 3.Ramble Lane to have 44 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 should be approximately 18 inches from the center of the 4-inch opening to the finished grade.  |
| Fire Prevention      | - | Install required fire extinguishers when ready for occupancy.  |

C814-72-06 Walter R. Carrington: The Park at Fairview - Contd.

Water and Wastewater - 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.

The staff recommends approval of this Planned Unit Development, subject to departmental requirements.

#### TESTIMONY

##### WRITTEN COMMENT

None

##### PERSONS APPEARING

Brady Barnes (representing applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed and discussed the information. They requested that applicants be required to submit more detailed site plans in the future. They concluded that this request should be granted, subject to departmental requirements.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Walter R. Carrington for a Planned Unit Development to be constructed on property bounded by South Congress Avenue, Ramble Lane, Baywood Street, and Williamson Creek be GRANTED, subject to departmental requirements.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

#### SPECIAL PERMITS

CP14-72-018 Robert S. Adair: 16-Unit Condominium Apartment Project  
Corner of Rundberg Lane and Northgate Boulevard

STAFF REPORT: This request has been filed under Section 5, Sub-Section 8, Paragraph E of the Zoning Ordinance of the City of Austin, Texas, and is for a 16-unit condominium apartment project on 1.45 acres of land. The site is within a "B" Residence zoned area, and is the first phase of three to be developed, with additional physical amenities being built in the next two phases. The development plan shows good usable open space, and a 19 per cent parking excess for guests; each unit will have an attached double carport. As this is a condominium, the tract will be one lot under the ownership of the Homeowners Association, with only the individual structures being sold. The site plan has been circulated to the various City Departments and the comments are as follows:



CP14-72-018     Robert S. Adair-Contd.

- Advanced Planning                    -     Correct site plan to show only one lot; otherwise, plat would have to satisfy the Townhouse Ordinance, which would require redesign.
- Traffic Engineer                    -     Curb on Rundberg Lane to be placed 31 feet from center line. Curb on Northgate Boulevard to be placed 22 feet from center line.
- Building Inspector                  -     1. The proposed apartment project has been checked as an apartment dwelling group and considered to be one lot or site (site plan shows individual lots for each unit). In the event the proposal is not an apartment dwelling group, additional checking will be necessary. 2. The carports for the units along Northgate Boulevard are 86 feet; 90 feet is required. 3. a four-foot solid fence is required where any parking area is adjacent to property developed for a residential use. 4. Does not include Building Code approval.
- Electric Department                -     Customer's pole light cannot be located in a public utility easement.
- Public Works (Dir.)                -     Driveway location meets with approval. Will need request for and approval of same before construction begins.
- Office Engineer                    -     OK
- Water and Wastewater               -     Water and wastewater service available from existing mains in adjacent streets. No additional fire protection will be necessary.
- Fire Protection                    -     Existing facilities are adequate.
- Health Department                -     No objections. Wastewater system to be available.
- Fire Prevention                    -     Install one 2 and 1/2 pound ABC-type fire extinguisher in each kitchen.
- Storm Sewer                        -     Plan complies.

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

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

None

CP14-72-018 Robert S. Adair - Contd.

## COMMENTS AND ACTION BY THE COMMITTEE

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

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of Robert S. Adair for a special permit for the development of a 16-unit condominium apartment project on property located at the corner of Rundberg Lane and Northgate Boulevard, subject to departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

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.

CP14-72-019 E. W. Wupperman: Veterinary Clinic  
5916 North Lamar Boulevard

STAFF REPORT: This application has been filed as required under Section 6, Sub-Section.75, Paragraph B, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The property covers 17,500 square feet of land located in a "C-2" Commercial district. A drive-in restaurant is established to the south, with an automotive garage on the north, and a warehouse on the west. The applicant has operated a veterinary clinic on this site since 1940. He proposes to build a new facility behind the existing building and to transfer his operation, removing the old building when this is completed. The site plan has been circulated to the various City departments and the comments are as follows:

- |                    |   |  |
|--------------------|---|--|
| Advanced Planning  | - | Relocate access ramps five feet from property line. Area shown as animal cages to be used for holding animals in relation to treatment, not for kennel or boarding use.  |
| Storm Sewer        | - | Plan complies.   |
| Building Inspector | - | 1.A 4-foot fence is required where any parking area is adjacent to property developed for a residential use. 2.The Arterial Plan shows an eventual width of 120 feet for Lamar Boulevard at the subject property. Present right-of-way width is 80 feet. 3.Does not include Building Code approval. 4.Application is for a veterinary clinic; the plan indicates an animal cage area, suggesting kennel use. If boarding or keeping dogs is to be included, the application should include kennel usage. |

CP14-72-019 E. W. Wupperman - Contd.

- Health Department - No objections. Wastewater system to be available.
- Office Engineer - Driveways should be moved in from property corners 5 feet.
- Director of Public Works - Driveway locations do not meet with approval. Need to relocate so that driveway returns on south side are not on adjoining property.
- Fire Protection - Existing facilities are adequate.
- Fire Prevention - Install required fire extinguishers as building is completed.
- Water and Wastewater - Water and wastewater service is available from existing mains in adjacent streets. No additional fire protection will be necessary.
- Electric Department - 5-foot public utility easement required as indicated parallel to the northwest property line.
- Traffic Engineer - Curb radii on driveways must be 10 feet on North Lamar Blvd. Driveway approach cannot be closer than 5 feet to property line on north and south sides.

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

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

E. W. Wupperman (applicant)	
H. M. Spangler: 5916 North Lamar Boulevard	FOR
Henry Tischler: 4206 Medical Parkway	FOR
Harold Bonnet: Pflugerville, Texas	FOR

## COMMENTS AND ACTION BY THE COMMITTEE

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

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

CP14-72-019 E. W. Wupperman - Contd.

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of E. W. Wupperman for a special permit for the operation of a veterinary clinic on property located at 5916 North Lamar Boulevard, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

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.

CP14-72-020 E. Linn Draper, Jr. and Mary Deborah Draper: Kindergarten for 27 Children  
5421 Montview Street

STAFF REPORT: This application has been filed as required under Section 4, Sub-Section 8, Paragraph B, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The application is on a tract containing 10,450 square feet of land, which is located within a mixed use district, with "O" Office, "LR" Local, and "C" Commercial zoning to the north and east, and "A" Residence zoning to the south and west. This lot has an existing house, which will be used for the school building. The applicant proposes to have pre-school children only during the morning hours. Under this program, they will not require a license from the Welfare Department. The Ordinance will allow up to 27 children on this size lot. There will be three staff members at the center, therefore three off-street parking spaces will be needed on the site. The site plan has been circulated to the various City departments and comments are as follows:

Advanced Planning	-	Three off-street parking spaces for the staff. Six-foot privacy fence along south property line where play yard is adjacent to a residential lot.
Storm Sewer	-	Plat complies.
Health Department	-	No objections. Wastewater system available.
Water and Wastewater	-	Water and wastewater service is available from existing mains in adjacent streets. No additional fire protection necessary.
Electric Department	-	Plat complies.

CP14-72-020 E. Linn Draper, Jr. and Mary Deborah Draper - Contd.

- Building Inspector - 1.The land area provided is 85 square feet short of the area required area for 28 children. 2.Loading and unloading of children would apparently be from the street right-of-way. 3.One off-street parking space per each employee is recommended. Parking spaces as shown, one behind the other, are not acceptable. 4.A 4-foot solid fence is required where any parking parking area is adjacent to property developed for residential use. 5.Does not include Building Code approval.
- Fire Portection - Existing facilities are adequate.
- Office Engineer - Parking lot must be designed so that each parking space has free accessibility. Recommend redesign.
- Fire Prevention - Building is approved for a kindergarten for 28 persons.
- Public Works (Dir.) - Need to redesign off-street parking.
- Welfare Department - Not subject to license requirements.
- Traffic Engineer - Redesign driveway and parking to provide four head-in parking spaces with 40-foot driveway from Montview Street. Parking as shown is unsatisfactory.

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

#### TESTIMONY

#### WRITTEN COMMENT

Mrs. Fred P. Savage: P. O. Box 404

AGAINST

#### PERSONS APPEARING

E. Linn Draper, Jr. (applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information; they were of the opinion that the parking as proposed by the applicant is satisfactory, in view of the use only during morning hours and the wide driveway. They concluded that this request should be approved as a suitable use for this area, subject to departmental requirements, except not requiring a change in the parking space layout.

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

CP14-72-020 E. Linn Draper, Jr. and Mary Deborah Draper - Contd.

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of E. Linn Draper, Jr. and Mary Deborah Draper for a special permit for the operation of a day care center allowing twenty-seven children on property located at 5421 Montview Street, subject to departmental requirements, except waiving the proposed change in parking area, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes. Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

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.

CP14-72-021 G. H. Brush, et al: 201-Unit Apartment Complex  
3401-3519 South Congress Avenue

STAFF REPORT: It was requested that this hearing be postponed to the full Commission meeting, to allow the applicant sufficient time to modify the site plan at the request of the staff.

## TESTIMONY

## WRITTEN COMMENT

Ester A Burkhardt: 3314 South Congress Avenue  
Mrs. Boyd Schieffer: Route 1, Kyle, Texas

AGAINST  
AGAINST

## PERSONS APPEARING

None

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee concluded that this request should be referred to the full Commission

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

At the Commission meeting, the staff gave the following report. This application has been filed as required under Sections 5 and 9, Sub-Sections 8 and 53, Paragraph E, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This tract contains approximately six acres of land to be developed with 201 units, or a density of thirty-three units per acre, to be a combination of one and two-bedroom units. This tract is located south of St. Edwards University and west of a single-family residential subdivision. In the mid-fifties the area along the right-of-way of South Congress Avenue was strip zoned for commercial and industrial use in 1963, the owner applied for an extension of the zoning to permit a parking lot on the east half of this tract to serve the industrial development which was expected at that time. This request was denied, but "B" Residence, First Height and Area was granted, to allow the proposed parking. No access would have been permitted to Woodleigh Street, and the "B" Residence zoning would serve as a buffer to the residential area.

CP14-72-021 G. H. Brush, et al - Contd.

This application was referred to the full Planning Commission due to the number of critical design problems caused by the location of the tract and its topography. After several meetings with the staff the applicant redesigned the project and all of the original problems have been resolved; these include internal traffic flow, accessibility to buildings, access to a minor residential street and the dangerous access to South Congress Avenue. The applicant has also agreed to a four-foot hedge along Woodleigh Street to block out headlights from the homes across the street.

Due to the complete redesign of this project, the site plan should be redistributed for final approval to the concerned City Departments. A copy of these recommendations and comments will be on file with the City Planning Department. The revised plan is greatly improved; a skirted ramp, forty feet by one hundred fifty feet, will be at the southwest corner of the tract, away from the major intersection. There will be full traffic circulation within the project, enabling residents to ingress/egress conveniently. There will be two access points at Woodward Street to balance the access at South Congress Avenue. These two ramps could be made one-way; however, they are wide enough for two-way traffic. In order to resolve the access problems some interior open space was sacrificed. By relocating the buildings and making two three-story buildings, the size of the usable open space was increased. There will be no access to Woodleigh Street which will protect this residential area from the apartment development traffic. The staff recommends approval of this request, subject to final departmental requirements.

#### TESTIMONY

##### WRITTEN COMMENT

None

##### PERSONS APPEARING

Ray McClure (representing the applicant)

#### COMMENTS AND ACTION BY THE COMMISSION

The Commission reviewed the information and were in agreement with the plan and the departmental comments as presented. They then

**VOTED:** To APPROVE the request of G. H. Brush, et al, for a special permit for the development of a 201-unit apartment complex on property located at 3401-3519 South Congress Avenue, subject to final departmental requirements (on file with the Planning Department) and authorized the Chairman to sign the necessary resolution upon completion.

**AYE:** Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

**ABSENT:** Messrs. Milstead and Stewart

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.

CP14-72-022      City of Austin: Electric Utility Substation to serve Brackenridge  
Interregional Highway 35      Hospital and Downtown Area  
East Thirteenth Street

STAFF REPORT: This application has been filed as required under Section 10, Sub-Section A, Paragraph 3 and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This application is on 37,000 square feet of land, which is located within the Brackenridge Urban Renewal Project area. This application covers a redesign of a special permit approved in 1971, subject to the vacation of Sabine and East 13th Streets. Due to the location of utilities and the adjacent property owners, the project was abandoned and the site relocated one hundred feet to the east on the same block. As now proposed, the facilities abut I. H. 35 and encroach on the right-of-way on East 13th Street, which is not a developed street. The property adjacent to this right-of-way is owned in deed by the City of Austin; vacating a portion of the right-of-way would be a simple matter and a benefit to the community.

The design of this substation will be compatible with the Brackenridge Hospital expansion. The facade will be a 8-foot masonry wall simulating a building, and will repeat the architectural theme of the hospital complex. The only clue to the use of the structure will be the high tension wires entering through the top. Two twenty-foot French gates will face I. H. 35, and the interior will be all-weather surfaced to facilitate installation and maintenance of the transformers and switching gears. No personnel will be in attendance except for the field crews when scheduled. The site plan has been circulated to the various City departments and the comments are as follows:

- |                      |   |   |
|----------------------|---|---|
| Advanced Planning    | - | 1. Subject to vacation of the 700 block of East 13th Street from the east right-of-way line of Sabine Street to the west right-of-way line of I.H. 35.<br>2. Subdivision required. 3. Pending withdrawal of Case CP14-71-010. 4. Two 25-foot access ramps on the east side, with 10-foot curb return radii, and 5 feet in from the north and south walls. |
| Fire Protection      | - | Existing facilities adequate  |
| Health Department    | - | No objections. Wastewater system to be available.   |
| Office Engineer      | - | Recommend driveway approach off IH 35 be 25 feet.   |
| Public Works (Dir)   | - | No objections.  |
| Electric Department  | - | Plat complies.  |
| Fire Prevention      | - | OK  |
| Traffic Engineer     | - | OK  |
| Water and Wastewater | - | Water and wastewater service is available from existing mains in adjacent streets. No additional fire protection required.  |
| Storm Sewer          | - | Plan complies.  |



CP14-72-022 City of Austin -- Contd.

Building Inspector - 1. Property is presently zoned "B" Residence, Second Height and Area. 2. Recommend that one off-street parking space be provided per each employee at this location. 3. Does not include Building Code approval. 4. Request Planning Department to determine if proposal conflicts with Brackenridge Urban Renewal Plan.

The staff recommends approval of this special permit subject to departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

H. L. Peterson, Electric Department (representing applicant)

Mrs. Ethel V. Davis: Box 3075

NO OBJECTION

COMMENTS AND ACTION BY THE COMMITTEE

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

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

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 an electric utility substation on property located at East 13th Street and Interregional Highway 35, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

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 MASTER PLAN COMMITTEE

The Committee Chairman reported action taken on Austin Development Plan changes at the meeting of May 17, 1972 and requested that this action be made a part of the minutes of the Planning Commission.

C2-72-1(a) Roland Tynes; Amendment to the Austin Development Plan

From Manufacturing and Related Uses to Medium Density Residential on approximately thirty acres on Rutland Drive, east of the H & T C railroad.

The Commission reviewed the Committee recommendation and

VOTED: To recommend that the request of Roland Tynes for a change in the land use designation from Manufacturing and Related Uses to Medium Density Residential, on an area of approximately thirty acres located in north Austin on Rutland Drive, east of the H & T C railroad, be APPROVED, subject to fencing and a fifty-foot building setback along the north and west property lines, and requiring that a statement be placed on the plat stating that this property is adjacent to industrial property.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C2-72-1(g) Texas Readymix: Amendment to the Austin Development Plan

From Undesignated to Manufacturing and Related Uses on approximately 2.0 acres of land in south Austin, near the intersection of Boston Lane and U. S. 290.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Texas Readymix for a change in the land use designation from Undesignated to Manufacturing and Related Uses on approximately two acres near the intersection of Boston Lane and U. S. 290 be WITHDRAWN.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C2-72-1(k) Jacquelyne Tiemann: Amendment to the Austin Development Plan

From Low Density Residential to Manufacturing and Related Uses on approximately ten acres on Ed Bluestein Boulevard, south of Tracor Lane and north of the proposed extension of Sam Huston Avenue.

The Commission concurred with the Committee recommendation and

VOTED: To POSTPONE action on the request of Jacquelyne Tiemann for a change in the land use designation from Low Density Residential to Manufacturing and Related Uses on approximately ten acres located on Ed Bluestein Boulevard south of Tracor Lane and north of the proposed extension of Sam Huston Avenue

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart



## FINAL SUBDIVISIONS - FILED AND CONSIDERED - Contd.

Approved - Contd.

C8-71-184 Valley View Acres Revised  
Highway 71 and Silvermine Drive  
C8-72-1 Vista West III  
Greystone Drive and Downridge Drive  
C8-72-11 Bluestein Shopping Center  
Ed Bluestein Boulevard and Springdale Road  
C8-72-12 Redistribution of Valley View Estates  
Parmer Lane and Running Bird Lane  
C8-72-29 Great Hills, Section 1-A  
Carsonhill Drive  
C8-72-30 Lakeway Boulevard Street Dedication  
Lakeway Boulevard and Lohman Crossing  
C8-72-31 Great Hills III  
Adirondock Trail and Andreas Cove  
C8-72-35 Elmhurst Oaks  
Oak Heights  
C8-72-40 Lakeway, Section 16-B  
Kite and Lido  
C8-72-44 Balcones Woods No. 1, Lot 20, Block 15  
Welland Circle  
C8-72-53 Village Oaks, Section 2  
Shasta Lane and Newberry Drive

C8-71-71 Mesa Drive Street Dedication 2  
Spicewood Springs Road and Mesa Drive

This final street dedication 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 MESA DRIVE STREET DEDICATION 2.

AYE: Messrs. Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSTAIN: Mr. Barrow

ABSENT: Messrs. Milstead and Stewart

C8-69-112 Parker Heights, Section 3  
Burleson Road and East Oltorf Street  
C8-70-67 Burton Terrace, Section 2  
Burton Drive

The staff reported that these final plats are to be considered for a variance on sidewalk requirements. These are adjacent developments. The developments in this area are platted, with the streets paved, curbed and guttered. The Subdivision Committee minutes on this case reflect that sidewalks were required along the east side of Burton Drive from Woodland Avenue to Oltorf Street. The applicant states that sidewalks were not required along this street due to severe topographical changes. The Public Works Department has suggested that sidewalks be placed on the west side of this street.

C8-69-112      Parker Heights, Section 3  
C8-70-67      Burton Terrace, Section 2 - Contd.

Mr. C. L. Reeves, the applicant, stated that the plats do not reflect the Subdivision Committee's action. It was agreed that no sidewalks would be required along Burton Drive, but that sidewalks would be constructed adjacent to all property zoned "GR" General Retail, and on Riverside Drive, which is not shown on the plat. The sidewalk construction along Burton Drive was not mentioned in the usual letter from the City, which covers estimates of construction. The topography of this area prohibits sidewalks, which would ruin the slope and necessitate retaining walls; this was considered by the Subdivision Committee in their decision not to require sidewalks in this area. The west side of the street is no better than the east side. The applicant did not realize that this problem existed until an occupancy permit was requested, and this requirement will pose a severe hardship at this time.

Mr. Tom Watts, representing a nearby property owner stated that adjoining property has been platted with no arrangements for sidewalks.

The staff recommended that this plat be approved, subject to the placement of sidewalks on the west side of the street. This would allow the applicant to obtain the requested occupancy permit. The staff will check the records, and resolve this problem. The Commission then

VOTED:      To APPROVE the subdivision plats of PARKER HEIGHTS, SECTION 3 and BURTON TERRACE, SECTION 2, subject to the sidewalks being constructed on the west side of Burton Drive

AYE:          Messrs. Barrow, Betts, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSTAIN:      Mr. Bobbitt

ABSENT:      Messrs. Milstead and Stewart

The staff reported that three final subdivision plats are lacking departmental requirements. In each case, the Health Department has recommended disapproval; however, it is felt that this will be worked out, as the Health Department approved of the preliminary plans. It is recommended that these plats be accepted for filing and disapproved, pending departmental requirements. The Commission then unanimously

VOTED:      To ACCEPT FOR FILING and DISAPPROVE the following final subdivision plats, pending departmental requirements:

<u>C8-71-110</u>	<u>Four Seasons, Fall Section</u>
	<u>Braker Lane and June Drive</u>
<u>C8-72-55</u>	<u>North Oaks Hillside - Section 2-A</u>
	<u>Wedgewood Drive and Spring Circle Drive</u>

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

The staff reported that extensive revision of this plan has occurred, which should be reviewed by the Subdivision Committee and that the previous action of the Subdivision Committee should be rescinded. The Commission then unanimously

VOTED:      To RECIND the previous action of the Subdivision Committee and REFER TO THE SUBDIVISION COMMITTEE the preliminary plan of SHADOW PARK REVISED.

The Commission then unanimously

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

C8-72-03      Hillcrest Mesa Townhouse Subdivision  
Greenslope Drive and Steck Avenue  
C8-72-59      Willow Creek, Section 4  
Oltorf Street and Willow Circle Drive

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

C8-72-26      Britt Kennard Subdivision  
Blueberry Trail  
C8-72-32      Carrell Oaks, Section 1  
Mathews Lane and Cooper Lane  
C8-72-58      The Village, Section 6  
Cockburn Drive and Berkley Drive  
C8-72-63      Quail Creek, Phase III, Section IV  
Mearns Meadow Boulevard and Neans Drive  
C8-72-70      Castelwood Forest, Section 7  
Camberg Castle Way and Camberg Drive

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

C8-72-34      Westview Estates, Section 2  
Circle Drive and Pitter Pat Lane  
C8-72-54      Crockett Heights, Section 2  
Stassney Lane and Cougar Drive  
C8-72-64      Oak Forest, Section 2  
Oak Knoll Drive and Meadow Drive  
C8-72-74      Timber Creek, Section 7  
Timber Creek Drive and Hedgerow Place

VOTED:      To ACCEPT FOR FILING and DISAPPROVE C8-72-13 TANGLEWOOD ESTATES, pending compliance with departmental requirements, and provision for easements to Walnut Creek, which is part of the A.D.P., and provision for conservation easements for Walnut Creek, to be common walkway for pedestrians.

VOTED: To ACCEPT FOR FILING and DISAPPROVE C8-72-36 CROWN RIDGE VILLAGE, SECTION 1, pending compliance with departmental requirements, required easements, current tax certificates and redesign of Collingsworth Drive and Crown Ridge Road.

VOTED: To ACCEPT FOR FILING and DISAPPROVE C8-72-56 NORTH OAKS HILLSIDE, SECTION 2-B, pending required fiscal arrangements, compliance with departmental requirements, required easements, and a pedestrian easement inside the north property line of Lot 6, Block L, for access to Walnut Creek, which is part of the A.D.P.

VOTED: To ACCEPT FOR FILING and DISAPPROVE C8-72-69 ROSEWOOD VILLAGE, SECTION 9, pending compliance with departmental requirements and current tax certificates.

C8-72-47 Colony Park, Section 1, Phase 2  
Decker Lake Road and H & T C Railroad

The staff reported that this final plat is lacking required fiscal arrangements, compliance with departmental requirements and easements. In addition, it is recommended that an additional easement should be provided for dense planting to reduce the noise generated by trains.

Mr. Tom Watts, representing the applicant, stated that this additional easement should have been required on the preliminary plan. It is felt that an additional easement is not necessary, as the railroad has a 100-foot easement, which has trees and shrubs growing in it. The Commission then unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE C8-72-47 COLONY PARK, SECTION 1, PHASE 2, pending compliance with departmental requirements, current tax certificates, and required easements to exclude an additional easement adjacent to the railroad.

#### SHORT FORM SUBDIVISIONS

Fourteen 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:

C8s-71-20 Huntland Heights Commercial

Huntland Drive

C8s-72-1 Vista West III - Resubdivision

Greystone Drive and Downridge Drive

C8s-72-94 Coronado East, Phase 3

Creekside Drive and Coronado Hills Drive

C8s-72-115 Resubdivision of Lot 2 - Westchester

Quail Boulevard

C8s-72-127 Woodberry Plaza

Woodburn Drive and East Ben White Boulevard

C8s-72-134 Brush Addition

South Congress Avenue and Woodward Street

C8s-72-147 Spring Hill Village Resubdivision, Lots 16, 17, Block 4

Delahunty Lane

## SHORT FORM SUBDIVISIONS - Contd.

## APPROVED - Contd.

<u>C8s-72-148</u>	<u>Troutmans Addition</u>
	Middle Fiskville Road and North Cape Drive
<u>C8s-72-149</u>	<u>The 3.78 Subdivision</u>
	U. S. Highway 290 East and Charlton Drive
<u>C8s-72-153</u>	<u>Ridgetop Addition, Block J, Lots 19,20,21,22,23, and 24</u>
	East 51st Street and Bennett Avenue
<u>C8s-72-156</u>	<u>Chem Products Addition</u>
	FM 1325 and Rutland Drive
<u>C8s-72-159</u>	<u>Rogers Wilson Subdivision No. 2</u>
	U. S. 290 and Geneva Drive
<u>C8s-72-162</u>	<u>Wesleyan Church</u>
	South First Street and Turtle Creek Boulevard
<u>C8s-72-167</u>	<u>Lot 13, Walnut Hills, Section 5 - Resubdivision</u>
	Northeast Drive and Jack Cook Drive

Four 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-72-164</u>	<u>2nd Resubdivision of Wooten Village, Section 8</u>
	Ohlen Road
<u>C8s-72-165</u>	<u>Resubdivision Crest Hills, Section 1</u>
	Carsonhills Drive and Seabrook Street
<u>C8s-72-167</u>	<u>Resubdivision of Lot 13, Walnut Hills, Section 5</u>
	Northeast Drive and Jack Cook Drive
<u>C8s-72-170</u>	<u>Resubdivision of Lots 1 and 2, St. Anthony Village,</u>
	Georgina Drive and East Powell Lane <u>Section 3</u>

Eight short form subdivisions are appearing before the Commission for the first time and are lacking compliance with departmental requirements; the staff recommends that they be accepted for filing and disapproved, pending this requirement. The Commission then unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision plats, pending compliance with departmental requirements;

<u>C8s-72-172</u>	<u>A. R. Richey Subdivision</u>
	South 2nd Street and Bannister Lane
<u>C8s-72-173</u>	<u>Penn Estates</u>
	Burnett Lane and Whatley Road
<u>C8s-72-174</u>	<u>Plaza Ventura</u>
	Mission Hill Drive and Burleson Road
<u>C8s-72-175</u>	<u>Wheless Addition</u>
	Wheless Lane and North Hampton Drive
<u>C8s-72-177</u>	<u>Timbercreek Addition</u>
	South First Street at Post Oak Street
<u>C8s-72-178</u>	<u>Jim and Mike Subdivision</u>
	Riverside Drive
<u>C8s-72-181</u>	<u>Resubdivision No. 1 of Radian Subdivision</u>
	Shoal Creek Boulevard
<u>C8s-72-184</u>	<u>Pyles' Point</u>
	West 38th Street and Crawford Avenue



## SHORT FORM SUBDIVISIONS - Contd.

Four short form subdivisions are appearing before the Commission for the first time and are lacking compliance with departmental requirements and current tax certificates; the staff recommends that they be accepted for filing and disapproved, pending these requirements. The Commission then unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision plats, pending compliance with departmental requirements and current tax certificates.

<u>C8s-72-179</u>	<u>Travis Heights Matlock Resubdivision</u> Bonham Terrace
<u>C8s-72-182</u>	<u>Burton Terrace, Section 1-C</u> Burton Drive
<u>C8s-72-183</u>	<u>Lot 3-A and 3-B Resubdivision of Lot 3, Block B,</u> <u>Burton Terrace, Section 2</u> Burton Drive
<u>C8s-72-186</u>	<u>Resubdivision of Lot 1, Burton Terrace, Section 2</u> Burton Drive and East Oltorf Street

Five short form subdivisions are appearing before the Commission and have met all departmental requirements. A variance is requested on each of these subdivisions on the signature of the adjoining owner or owners; an effort has been made to obtain these signatures and the staff recommends that the variance be granted. The Commission then unanimously

VOTED: To ACCEPT FOR FILING and APPROVE the following short form subdivision plats, GRANTING the requested variance on the signature of the adjoining owner.

<u>C8s-72-117</u>	<u>Hyde Park Annex, Resubdivision</u> 45th Street and Speedway
<u>C8s-72-128</u>	<u>Stokes Addition</u> South Congress Avenue and St. Elmo Road
<u>C8s-72-166</u>	<u>Nichols Addition</u> Prairie Lane
<u>C8s-72-168</u>	<u>L. V. Subdivision</u> Harold Court
<u>C8s-72-171</u>	<u>Cedar Oaks Subdivision</u> South U. S. Highway 71

Two short form subdivision plats are before the Commission and are lacking compliance with departmental requirements. A variance is requested on each plat to waive the requirement of the signature of the adjoining owner; this variance is recommended. The Commission then unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision plats, pending compliance with departmental requirements, GRANTING the requested variance on the signature of the adjoining owner.

<u>C8s-72-180</u>	<u>Doering-Gault Subdivision</u> Blue Goose Road
<u>C8s-72-185</u>	<u>Bellvue - Forty-Second</u> Medical Parkway and West 42nd Street

## SHORT FORM SUBDIVISIONS - Contd.

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

The staff reported that this plat has met all requirements. A variance is requested to exclude the balance of the tract; this variance is recommended. The Commission then unanimously

VOTED:      To ACCEPT FOR FILING and APPROVE the short form subdivision MORGAN CORNER, GRANTING the variance to exclude the balance of the tract.

C8s-72-154      Del Bosques Addition  
St. Elmo Road and Industrial

The staff reported that this plat has complied with all departmental requirements. A variance is requested to exclude the signature of an adjoining owner who refuses to participate in this plat. Approval of this subdivision would leave the adjoining owner's tract land-locked, and it is the opinion of the Legal Department that this plat cannot be approved. The Commission then unanimously

VOTED:      To DISAPPROVE the short form subdivision plat of DEL BOSQUES ADDITION.

C8s-72-169      Resubdivision of North Portion of Lots 33 and 34, Block 15, Crestview Addition  
Cullen Avenue and Hardy Drive

The staff reported that this subdivision plat has met all requirements. A variance is requested on the width of a corner lot; the Ordinance required no less than 60 square feet, this tract is 59.75 square feet. This variance is recommended. The Commission then unanimously

VOTED:      To ACCEPT FOR FILING and APPROVE the short form subdivision plat of RESUB. OF A PORTION OF CRESTVIEW ADDITION, GRANTING a variance on the width of the corner lot.

C8s-72-176      Part of Block 14, Lot 7, MAAS Addition  
Waterson Street and Woodlawn Boulevard

The staff reported that this subdivision is lacking compliance with departmental requirements. A variance is requested to exclude the balance of the tract; this variance is recommended. The Commission then unanimously

VOTED:      To ACCEPT FOR FILING and DISAPPROVE the short form subdivision plat of A PART OF BLOCK 14, LOT 7, MAAS ADDITION, pending compliance with departmental requirements and GRANTING the requested variance to exclude the balance of the tract.

## STREET VACATIONS

C10-72-114      Texas Department of Mental Health and Mental Retardation  
That portion of Exposition Boulevard east of Carlton Road.

The staff reported that this application is requested by the City to be postponed one month. The Commission then

VOTED:      To POSTPONE for one month the request for street vacation by the Texas Department of Mental Health and Mental Retardation.

AYE:          Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:      Messrs. Milstead and Stewart

C10-72-116      Mr. Phil Miller and Ramada Inns, Inc.  
Edgecliff Street west of Manlove Street

The staff reported that this application is requested by the applicant to be postponed for one month. The Commission then

VOTED:      To POSTPONE for one month the request for street vacation by Mr. Phil Miller and Ramada Inns, Inc.

AYE:          Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:      Messrs. Milstead and Stewart

C10-72-117      The Southland Corporation  
9th Street Alley, between Red River Street and Sabine Street

The staff reviewed this area and pointed out that Waller Creek, which abuts this property on the east is planned as a greenbelt area in conjunction with the Brackenridge Urban Renewal Project and is anticipated by the City, to be extended to Town Lake. It is recommended that the western one-half of this alley, affecting Lots 1, 2, 7 and 8 be vacated, subject to retention of utility easements, and that the eastern portion of the alley, affecting Lots 3, 4, 5 and 6 be retained as public right-of-way. The Commission then

VOTED:      To recommend the APPROVAL of the vacation of the western one-half of the 9th Street Alley, between Red River Street and Sabine Street, subject to the retention of utility easements, with the retention of the eastern one-half of this alley as public right-of-way.

AYE:          Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:      Messrs. Milstead and Stewart

## STREET VACATIONS - Contd.

C10-72-118 University East Urban Renewal Project

Swisher Street, between Manor Road and proposed west line of I. H. 35

The staff reported that efforts have been underway to design the intersections of the local street system and the new construction of I. H. 35. It is recommended that this street not be vacated until the street design south of Manor Road is determined by the City of Austin, the University of Texas and the State Highway Department. It is also recommended that a definite time period be established for determination of the street design, suggest thirty days, to provide to the Urban Renewal Agency and the Highway Department the information necessary to proceed on their programs. Finally, if the Commission agrees with these recommendations, this request for street vacation will be submitted to the City Council for public hearing in July rather than June to permit completion of work by the various public agencies. The Commission then

VOTED: To recommend that the vacation of Swisher Street be DISAPPROVED at this time between Manor Road and the proposed west line of I. H. 35, subject to the determination of intersection design of local streets with the I. H. 35 project, within thirty days. They further recommended that the portion of Swisher Street not needed for this project be vacated, subject to the retention of easements.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

## OTHER BUSINESS

C1-72-3 MINUTES

The members voted to accept the Planning Commission Meeting minutes for May 1972, and the minutes for the Master Plan Committee meeting for May 1972.

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

ABSTAIN: Mr. Bobbitt and Mrs. Ashworth

ABSENT: Messrs. Milstead and Stewart

C2-72-1 AUSTIN DEVELOPMENT PLAN

701 Planning Grant Application

The staff reported that the Department of Housing and Urban Development has encouraged State and local governments to plan for their growth by providing financial assistance for master planning programs. This year they have made these funds available to cities of over 50,000 population and during the last part of May, Congress approved supplemental funds to finance master planning programs for these activities.

C2-72-1 Austin Development Plan - Contd.

The City of Austin's application is for \$112,500, of which \$75,000 will be a Federal grant, and \$37,500 will be local funds. The program is consistent with the publication, Proposed Program Review and Evaluation, which was recently submitted to the Planning Commission for their information. A brief summary of the contents of the application is as follows:

- I Program Design - To establish a set of job descriptions, task assignments and overall flow chart for the Master Plan Program.
- II Goals Program - Citizen involvement and support of local development policies have become increasingly important for local governments to carry out their activities. Not only is public awareness important, but the public wants to become involved in establishing general public policies. Citizen involvement will be the purpose of this activity.
- III Planning Elements - Preparing the Inventory and Analysis part of the planning program for the following elements:
  - Economic Base Study
  - Land Use
  - Population
  - Housing
  - Transportation
  - Environment
  - Central Business District
- IV Information Management - The coordination of the data collection, evaluation and dissemination effort is necessary in order to reduce duplication and omissions of effort, thereby increasing the overall efficiency of information processing and utilization in management.

The Commission members reviewed the information concerning this 701 Planning Grant Application and concluded that this application is consistent with the City's overall Master Plan Program presently being updated by the staff.

AYE: Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT: Messrs. Milstead and Stewart

C9-72-4 PARK PLANNINGLegacy of Parks Application - Green Belts

STAFF REPORT: The objective of the Department of Housing and Urban Development's Legacy of Parks Program is to supplement local efforts in providing recreation, conservation, scenic and historic areas.

This Legacy of Parks application is for \$1,570,000, of which \$785,000 will be a Federal grant and \$785,000 will be local funds. The project will be limited to land acquisition. The sites listed below are in order of priority, and if sufficient funds are not available in the application the list will be used to determine which site will be purchased.

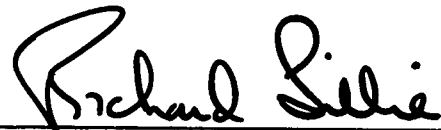
C9-72-4      Park Planning - Contd.

1. Neighborhood Parks (8-10 acre sites)
  - a. Municipal Golf Course Area
  - b. South First Street and Williamson Creek Area
2. District Parks (50 + acre sites)
  - a. Cameron Road and Little Walnut Creek Area
  - b. Barton Creek Area
  - c. Ben White Boulevard and Woodward Drive Area
3. Green Belts
  - a. Barton Creek Area
  - b. Bull Creek Area

The Commission members reviewed the presentation and concluded that these plans are not inconsistent with the City's Master Plan.

AYE:      Messrs. Barrow, Betts, Bobbitt, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSENT:   Messrs. Milstead and Stewart



Richard R. Lillie  
Executive Secretary