

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- September 12, 1972

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

Present

William Milstead, Chairman
Sonia Ashworth
David Barrow, Jr.
Charles Betts
O. P. "Bob" Bobbitt
Royce Faulkner
C. W. Hetherly
Jean Mather
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 September 5 and 6, 1972.

Present

C. W. Hetherly, Chairman
Sonia Ashworth
David Barrow, Jr.
Charles Betts
Royce Faulkner

Also Present

Jack Alexander, Assistant Director of Planning
Al Baker, Zoning Administrator
**Brian Schuller, Planner
*Gerardette McFadden, Administrative Secretary
**Caroline Schreffler, Administrative Secretary

*Present only on September 5, 1972.

**Present only on September 6, 1972.

C14-72-145 Fred C. Morse: Int. A, Int. 1st to GR (Tract 1) and BB (Tract 2) (as amended)
6902-6926 Ed Bluestein Boulevard (U.S. Highway 183)

STAFF REPORT: This 24.34 acre tract has a 600-foot frontage on Ed Bluestein Boulevard and is 2,000 feet in depth. On Tract 1, the applicant is requesting "GR" General Retail to a depth of 600 feet or 8.25 acres. "BB" Residence is requested on Tract 2, totaling 16.09 acres. The overall area east of Ed Bluestein Boulevard is zoned Interim "A" Residence and planned for single-family/duplex development in deference to the school site north of Purple Sage Drive. Some retail-commercial zoning is anticipated when tracts have frontage on this boulevard. There is "GR" General Retail zoning across Ed Bluestein Boulevard from subject tract, a pending case of "GR" General Retail zoning beginning at the north corner of Purple Sage Drive and Ed Bluestein Boulevard. The case north of Purple Sage Drive has a varying depth to the east, allowing for compatibility with the single-family development.

The staff recommends that this case be denied, but recommends that "GR" General Retail zoning be granted on the westernmost 500 feet of Tract 1 in accordance with the recent recommendation of the Planning Commission. It is recommended that the remainder of Tract 1 and all of Tract 2 remain Interim "A" Residence zoning and that there be a six-foot privacy fence along the east boundary line of the area to be zoned "GR" General Retail. The staff suggests that a Planned Unit Development may be the approach to the remainder of this tract. Any change in zoning on Tract 2 would provide a strong precedent for the rezoning of the remaining property southward to Decker Lake Road. This would amount to approximately 100 acres being rezoned and generate a possible density of 2,600 units under "BB" Residence zoning and twice that amount under "B" Residence zoning.

TESTIMONY

WRITTEN COMMENT

Walt Schieffer: 1011 E. 40th Street

FOR

PERSONS APPEARING

Richard Baker (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information. Mrs. Ashworth stated her objection to zoning the entire area of Tract 2 to "BB" Residence First Height and Area due to the density of the area. Mr. Hetherly stated it would be premature to zone all of Tract 2 to "BB" Residence First Height and Area since the developers have no definite plans for this area. A majority of the Committee concluded that this request should be denied, but that "GR" General Retail should be granted on the westernmost 500 feet leaving the remainder zoned "A" Residence, with a six-foot privacy fence required along the east boundary line of the area to be zoned "GR" General Retail.

AYE: Messrs. Hetherly, Betts, Faulkner. Mrs. Ashworth

NAY: Mr. Barrow

At the Commission meeting, the staff reported that the applicant wishes to present new evidence on this application, and requests that the case be referred

C14-72-145 Fred C. Morse--Contd.

back to the Zoning Committee. The Commission then

VOTED: To recommend that the request of Fred C. Morse for a change of zoning from Interim "A", Interim First Height and Area to "GR" General Retail First Height and Area (Tract 1) and "BB" Residence, First Height and Area (Tract 2), as amended, for property located at 6902-6926 Ed Bluestein Boulevard (U.S. Highway 183) be REFERRED TO THE ZONING COMMITTEE.

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

C14-72-150 Emile Jamail: A to B
4402-4410 Barrow Avenue

STAFF REPORT: This property consists of 30,960 square feet and is located near the south end of Barrow Avenue, a one block stub street with only fifty feet of right-of-way. A drainage problem exists, caused by the tract and this block being divided by Waller Creek. There are modest homes on both sides of this street extending southward approximately one block from East 45th Street. There is a substantial amount of apartment and retail-commercial zoning on the perimeter of this rather isolated area.

At the applicant's request, the staff recommends that this case be withdrawn.

TESTIMONY

WRITTEN COMMENT

Petition bearing 11 names

AGAINST

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be withdrawn as requested by the applicant.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Emile Jamail for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 4402-4410 Barrow Avenue be WITHDRAWN.

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

C14-72-173 Joe C. Saldana: A and O to GR
501-503 West Oltorf Street (as amended)
2400 Durwood Street

STAFF REPORT: This property consists of 10,000 square feet of land and is divided into four tracts. Oltorf Street is planned for eighty feet of right-of-way with forty-four feet of surfacing. Durwood Street is a minor residential street with fifty feet of right-of-way. Subject tract is located one block from the intersection of Oltorf Street and South First Street, where the four corners are zoned "C" Commercial and developed with "LR" Local Retail and "GR" General Retail type uses. The property adjoining to the west is zoned "GR" General Retail and the property immediately across Oltorf Street was recommended for "O" Office zoning last month. The property to the east is zoned and developed "A" Residence. Gillis Park adjoins subject tract to the south. The northwest corner of West Oltorf Street and Wilson Street was denied "LR" Local Retail zoning during 1969, with the Planning Commission stating that retail zoning was too intense.

The staff recommends that this case be denied, but recommends that "O" Office, First Height and Area be granted, subject to a subdivision combining these properties into one and dedication of ten feet of right-of-way on Oltorf Street and five feet of right-of-way on Durwood Street. It is the staff's recommendation that "O" Office zoning should be the most permissive zoning this far east of South First Street and that Durwood Street should be the point of termination for rezoning. There are single-family developments along Oltorf Street to the east, which are deserving of protection and buffering. The staff considers "O" Office zoning to be an extension of the office zoning in this area. Durwood Street is an entrance to Gillis Park, an active playground. The staff prefers recommending retail zoning at the intersection of two major arterial streets and to preclude strip zoning.

TESTIMONY

WRITTEN COMMENT

H. Slodek: 2602 Wilson Street	FOR
Carl T. Widen: 305 W. 13th Street	FOR
Harry E. Montandon	FOR

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as amended, subject to requirements as outlined in the staff report.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Joe C. Saldana for a change of zoning from "A" Residence, First Height and Area and "O" Office, First Height and Area to "GR" General Retail, First Height and Area for property located at 501-503 West Oltorf Street and 2400 Durwood

C14-72-173 Joe C. Saldana--Contd.

Street be GRANTED, as amended, subject to subdivision, ten feet of right-of-way on Oltorf Street, and five feet of right-of-way on Durwood Street.

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

C14-72-181 Douglas Duwe: A, 1st to C, 6th (Tract 1), B, 1st (Tract 2) and
8515-8525 North Lamar Boulevard BB, 1st (Tract 3)
200-500 San Jose Street (Rear of southside)

STAFF REPORT: This property consists of three tracts, one fronting on Lamar Boulevard and two others which lie between Lamar Boulevard and Georgian Drive. There is a pending case of "MH" Mobile Home zoning on an existing development east of Tract 1, and north of Tracts 2 and 3, which was recommended by the Planning Commission. Tract 1 consists of 2.01 acres with over 150 feet of frontage on Lamar Boulevard. A single-family area developed with mobile home subdivision adjoins subject tract to the east. There is "C" Commercial, Sixth Height and Area zoning to the north and south of this tract. Tract 2 consists of 2.262 acres and adjoins commercial zoning to the west, the above-mentioned mobile home development to the north, and "A" Residence zoning to the east. To the south is "B" Residence zoning to be developed as a Federal Turn-Key duplex project with a density of only 9.4 units per acre. Tract 3 totaling 1.466 acres is to the immediate west of Tract 2 and has the same mobile home development to the north and east. The plan for this area calls for Guadalupe Street to extend through Tracts 2 and 3 to connect with Guadalupe Street to the north and through the existing mobile home area.

The staff recommends that this case be denied, but recommends that "C" Commercial, Sixth Height and Area be granted for Tract 1, except for the east twenty-five feet which is to remain "A" Residence, subject to a subdivision identifying this tract and a six-foot privacy fence where adjoining residential or mobile home property to the east.

The staff feels that apartment zoning is inappropriate as it would fall between the mobile home development with less than eight units per acre, and the duplex project to the south with 9.4 units per acre. The proposed zoning would generate a significant increase in traffic through these low-density areas and create incompatibility. Approximately fifteen duplexes could be developed on this acreage after street dedication, amounting to a density of 10.87 units per acre which would be compatible with the development to the north and south.

TESTIMONY

WRITTEN COMMENT

Roy Dale Pursley: 104 Walnut Drive

AGAINST

PERSONS APPEARING

Floyd Hill (representing applicant)

C14-72-181 Douglas Duwe--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommended granting "C" Commercial, Sixth Height and Area on Tract 1, except for a twenty-five foot strip of "B" Residence First Height and Area on the east boundary line subject to a six-foot privacy fence where adjoining residential or mobile home development to the east; "BB" Residence First Height and Area on Tracts 2 and 3, subject to a six-foot privacy fence on the north and east boundaries of Tract 2, and on the north and east boundaries of Tract 3; a subdivision identifying Tract 1; and a subdivision for Tracts 2 and 3 providing for the dedication and improvement of Guadalupe Street through Tracts 2 and 3.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Douglas Duwe for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, Sixth Height and Area (Tract 1), "B" Residence, First Height and Area (Tract 2), and "BB" Residence, First Height and Area (Tract 3), for property located at 8515-8525 North Lamar Boulevard, and the rear of the south side of 200-500 block of San Jose Street be DENIED, but recommend to GRANT the following:

"C" Commercial, Sixth Height and Area (Tract 1), except for a twenty-five foot strip of "B" Residence, First Height and Area on the east boundary line, subject to a six-foot privacy fence where property adjoins residential or mobile home development to the east and a subdivision identifying Tract 1; "BB" Residence, First Height and Area (Tracts 2 and 3), subject to a six-foot privacy fence on the north and east boundaries of Tract 2, and a six-foot privacy fence on the north and east boundaries of Tract 3 and subdivision for Tracts 2 and 3 providing for the dedication and improvement of Guadalupe Street through Tracts 2 and 3.

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

C14-72-185 Thomas J. Gentry: A to MH
1507-1509 Austin - Del Valle Road

STAFF REPORT: This application covers a two-acre tract located in an area with zoning and development ranging from "A" Residence to "C" Commercial, including a significant number of mobile homes. This general area is surrounded by major arterials and highways. The thirty-three acres to the southeast, although zoned Interim "A" Residence, Interim First Height and Area, adjoins Bergstrom Field and records indicate that a military easement exists on this tract.

C14-72-185 Thomas J. Gentry--Contd.

The staff recommends that this case be granted, subject to one-half of the right-of-way necessary to bring the street to sixty-foot standards. The staff suggests that the usual "MH" Mobile Home zoning standard of 2.33 acres be waived as the design and existing usage restraints of this area do not indicate a negative precedent for the surrounding area.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Mrs. Thomas Gentry (applicant)

Charlie Mae Gentry (representing applicant)

Joseph P. Witherspoon, III: 1108 Nueces

AGAINST

C. N. Disney, Sr.

AGAINST

C. N. Disney, Jr.

AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, subject to one-half the right-of-way necessary to bring the street to sixty-foot standards.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Thomas J. Gentry for a change of zoning from "A" Residence, First Height and Area to "MH" Mobile Home, First Height and Area for property located at 1507-1509 Austin-Del Valle Road be GRANTED, subject to one-half the right-of-way needed to bring the Austin-Del Valle Road to sixty-foot standards.

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

C14-72-186 Carlton E. Buske: GR, 1st to C-2, 2nd

1300-1302 West 34th Street
3400 Bailey Lane

STAFF REPORT: This property totaling 8000 square feet is located at the northwest corner of West 34th Street and Bailey Lane. Bailey Lane is vacated along the north boundary line of subject tract. West 34th Street is classified as a major arterial and has sixty feet of right-of-way and is surfaced to only thirty feet. This is a request for subject property to be rezoned to enable land to be used for serving liquor by the drink. This property adjoins the Austin Doctors Corporation development planned to the north. "O" Office and "C" Commercial zoning are established in this area. Several single-family homes exist along West 34th Street and throughout the neighborhood. Although it is obvious that the area is in transition to office and modified commercial use, the requested

C14-72-186 Carlton E. Buske--Contd.

zoning for a tavern would not be conducive or compatible with the planned hospital complex to the north, the existing City park to the south and the remaining single-family homes along 34th Street and throughout the neighborhood.

The staff recommends that this case be denied. The staff feels that with the planned hospital development in this area as well as the remaining single-family homes, the "C-2" Commercial zoning is too permissive. Under "C-2" Commercial zoning, wholesale and semi-industrial uses could be developed, and this tract is too far removed from Lamar Boulevard for these uses.

TESTIMONY

WRITTEN COMMENT

Daughters of Charity of St. Vincent de Paul,	
Sister Jueia, D.C.: 600 W. 26th Street	AGAINST
Claude G. Rainey: 600 W. 26th Street	AGAINST
John C. Buckley, MD: 1301 W. 38th Street	AGAINST
C. Ben Hibbetts: 1201 W. 34th Street	AGAINST
Mary Joann Dickey: 1609 Mohle Drive	AGAINST
M. K. Hage, Jr.: 1301 W. 38th Street	AGAINST
James T. Robinson, MD: 205 Medical Park Tower	AGAINST
R. F. Ellzey, MD: 113 Medical Park Tower	AGAINST
E. K. Poole, MD: Medical Park Tower	AGAINST
John J. Whitaker, MD: Medical Park Tower	AGAINST
Grover L. Bryan, MD: Medical Park Tower	AGAINST
F. M. Pearce, MD: 601 Medical Park Tower	AGAINST
Howard A. Buell, MD: 113 Medical Park Tower	AGAINST
R. N. Snider, MD: 113 Medical Park Tower	AGAINST
J. A. Cungus, MD: 113 Medical Park Tower	AGAINST
William L. DeGiuder, MD: 113 Medical Park Tower	AGAINST

PERSONS APPEARING

E. H. Smartt (representing applicant)	
Donald A. Schlicke: 5111 Greenheart Drive	FOR
M. K. Hage: 206 Medical Park Tower	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and the majority concluded that this request should be denied as an improper use for this location.

AYE: Messrs. Hetherly, Barrow, Faulkner. Mrs. Ashworth
NAY: Mr. Betts

At the Commission meeting the members reviewed the information and

VOTED: To recommend that the request of Carlton E. Buske for a change of zoning from "GR" General Retail, First Height and Area to "C-2" Commercial, Second Height and Area for property located at 3400 Bailey Lane and 1300-1302 West 34th Street be DENIED.

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

C14-72-187 Mrs. Mamie Lindsey: A to C
4807-4809 Red Bluff Road

STAFF REPORT: This property totaling 23,000 square feet is located on a sixty-foot collector street. The subject tract appears to be developed with some type of mechanical repair-welding operation housed in a metal structure. Most of the property on the south side of this largely undeveloped block is zoned "A" Residence. The triangular-shaped block across Red Bluff Road from subject tract is zoned "D" Industrial. "C" Commercial zoning begins about one-half block to the west of subject tract and continues further west along East First Street. There is one small tract on the south side of Red Bluff Road zoned "D" Industrial. There are some small homes or apartments located next door to subject tract. These apartments are developed one behind the other with only one fronting on Red Bluff Road.

The staff recommends that this case be granted, subject to a subdivision and a six-foot privacy fence along the west boundary line.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as compatible with the area, subject to requirements as outlined in the staff report.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Mrs. Mamie Lindsey for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 4807-4809 Red Bluff Road be GRANTED, subject to subdivision and a six-foot privacy fence along the west boundary line.

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

C14-72-188 Morey, Sterzing & Walker, Inc.: A to B
4510 Avenue G

STAFF REPORT: This property totaling 7,800 square feet is located on a minor residential street with only thirty feet of surfaced width. Subject tract is located within the interior of an "A" Residence area which is well maintained. Zoning changes north of 45th Street have been limited to no more than three lots in depth. There are four lots developed with single-family homes between the subject tract and 45th Street.

C14-72-188 Morey, Sterzing & Walker, Inc.--Contd.

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

The staff recommends that this case be denied. The easy availability of multi-family zoning in the area bounded by 38th, 45th, Guadalupe, and Speedway Streets is more than sufficient to meet the needs for this area. The majority of the streets in this section have a surfaced width of only thirty feet, which is sufficient for only single-family and duplex developments. There are no plans to widen the streets in this area. The housing needs of the North Austin-University community call for more than just multi-family housing. Professors, teachers, young married students, and young couples with children have a need for single-family and duplex housing in a reasonable price range.

TESTIMONY

WRITTEN COMMENT

Truman H. Montandon: 2412 N. Interregional Hwy FOR

PERSONS APPEARING

Phil Sterzing (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Morey, Sterzing & Walker, Inc., for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 4510 Avenue G be DENIED.

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

C14-72-189 Charles M. Miles: A to BB
4811-4813 Prock Lane
11400-11440 Don Ann Street

STAFF REPORT: This property totaling 20,000 square feet is located at the southwest corner of Prock Lane and Don Ann Street, both minor residential streets with only thirty feet of surfaced width. Subject tract is located within an "A" Residence neighborhood one to two blocks east of Springdale Road. Prock Lane deadends to the east less than one-half block from subject tract. The staff recommends that this case be denied. The requested zoning would be an intrusion into a low density single-family area with narrow streets.

C14-72-189 Charles M. Miles--Contd.

TESTIMONY

WRITTEN COMMENT

Mr. and Mrs. Earl McCarty: 4711 Prock Lane
Joe L. Jenkins: 4803 Prock Lane

AGAINST
AGAINST

PERSONS APPEARING

Edward L. Hill (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Charles M. Miles for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 4811-4313 Prock Lane and 11400-11440 Don Ann Street be DENIED.

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

C14-72-190 Morey, Sterzing & Walker, Inc.: LR to GR
1001-1003 East 16th Street

STAFF REPORT: This property totaling 12,000 square feet is located on a minor residential street with only thirty feet of surfaced width. The subject tract falls within the right-of-way of the planned Crosstown Expressway/I.H. 35 interchange. Neither the purchase of right-of-way nor the construction for this facility have been programmed to start within the next five years. The predominant zoning in this area is "A" Residence and the land is developed with older single-family homes and several two-family structures. Single-family dwellings exist directly across the street from the subject tract. Adjoining to the east is a nonconforming monument manufacturing operation. To the immediate west is a tract changed to "LR" Local Retail in 1971. Apartment zoning exists farther to the west. The subject tract was zoned "LR" Local Retail in 1965 in recognition of the nonconforming flower shop and greenhouse operation existing on this tract for many years. The Planning Commission recommended for denial, pointing to the residential character of the neighborhood and the inadequacy of the streets to service intense uses. "GR" General Retail zoning was granted for the southwest corner of 15th Street and Waller Street during 1970. The staff recommends that this case be denied. The staff does not feel the design and access of this area is sufficient for intense uses such as "GR" General Retail which permits garages and other permissive uses, since subject tract is located within the interior of a single-family development and the only access would be through this single-family area. The additional uses permitted in "GR" General Retail zoning, as compared with "LR" Local Retail zoning, would generate traffic which would be incompatible with the residential development in the area.

C14-72-190 Morey, Sterzing & Walker, Inc.--Contd.

TESTIMONY

WRITTEN COMMENT

Walter A. Rosanky: P. O. Box 5091
Mrs. Anton Stasswender: 811 E. 16th Street

FOR
AGAINST

PERSONS APPEARING

Phil Sterzing (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Morey, Sterzing & Walker, Inc. for a change of zoning from "LR" Local Retail, First Height and Area to "GR" General Retail, First Height and Area for property located at 1001-1003 East 16th Street be DENIED.

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

C14-72-191 Morey, Sterzing & Walker, Inc.: B, 1st to B, 2nd
1100 and 1106 West 22nd Street

STAFF REPORT: This application covers a tract at the northwest corner of West 22nd Street and Leon Street and a tract at 1106 West 22nd Street; each tract contains 7,638 square feet. Both Leon Street and West 22nd Street are minor streets with only twenty-two to thirty feet of surfaced width. These tracts have been reviewed by the staff within the framework of the overall area bounded by 19th, 24th, Leon and Robbins Streets and North Lamar Boulevard. A high percentage of the interior lots are zoned "A" Residence and are well maintained. There is no second height and area zoning on any of the internal lots west of Leon Street. West 22nd and West 22 1/2 Streets deadend to the west. The Planning Commission recommended against second height and area for these tracts during 1963, at which time they were zoned "B" Residence, First Height and Area. The staff recommends that this case be denied. A greater density should not be allowed due to the inadequacy of the streets. There is a need for development in this general area other than apartment and the requested zoning would be incompatible with the residences in this immediate area.

TESTIMONY

WRITTEN COMMENT

Joe R. Long: P. O. Box 222
Fannye N. Cherry: 1915 David Street
Mrs. Hettie R. Baldwin: 1104 W. 22nd Street
A. Wilson Nolle: 1910 David Street
Don R. Schoolfield: 926 Sam Hill, Irving, Texas

FOR
AGAINST
AGAINST
AGAINST
AGAINST

C14-72-191 Morey, Sterzing & Walker, Inc.--Contd.

PERSONS APPEARING

Phil Sterzing (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information. Mr. Betts stated that the existing uses in this area justify this height and area. Mr. Barrow stated that additional traffic would be detrimental. A majority of the Committee concluded that this request should be denied as too intense a use for the area.

AYE: Messrs. Hetherly, Barrow, Faulkner. Mrs. Ashworth

NAY: Mr. Betts

At the Commission meeting, the members reviewed the information. They were of the opinion that the increased density would be undesirable. Mr. Betts stated that one parking space is not sufficient for an efficiency unit. The members then

VOTED: To recommend that the request of Morey, Sterzing & Walker, Inc., for a change of zoning from "B" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 1100 and 1106 West 22nd Street be DENIED.

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

C14-72-192 L. D. Wilson: A to BB
510-514 East 38th Street
3800-3802 Peck Avenue

STAFF REPORT: This property is located at the northwest corner of Peck Avenue, a minor residential street, and East 38th Street, a major arterial planned to have eighty feet of right-of-way. The area, bounded by Avenue F, Peck Avenue, 38th Street and 40th Street including lots fronting the north side of East 38th Street, is one of the few areas north of the University that remains "A" Residence. Two recent cases in this area have been denied by the City Council--the northeast corner of Duval Street and 38th Street which adjoins subject tract, and the two-acre tract on the west side of Duval Street between 39 1/2 and 40th Streets. The staff recommends that this case be denied. This area north of 38th Street consists of several fine older homes owned by retired people who show great pride in this neighborhood. The staff feels this area should remain "A" Residence in deference to the sentiment of the neighbors and the need for good, solid, older homes in close proximity to the University and downtown areas.

TESTIMONY

WRITTEN COMMENT

Elizabeth M. Johnson: 3307 Tom Green Street
Mrs. L. D. Wilson: 2833 Shoal Crest Avenue
Bryan Bell: 605 E. 38th Street
Lulu M. Goines: 601 E. 38th Street
Edwin G. Kilian: 509 East 38th Street
Mrs. Marion Ross: 211 Littlefield Building
Genice M. Kennedy: 509 E. 38 1/2 Street
Petitions bearing 24 names

FOR
FOR
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

C14-72-192 L. D. Wilson--Contd.~~PERSONS~~ APPEARING

L. D. Wilson (applicant)
Paul Jones (representing applicant)
Dr. W. R. Bodine: 3809 Duval Street

AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information. Mr. Betts pointed out the heavy traffic on East 38th Street. A majority of the Committee concluded that this request should be denied as an intrusion into an "A" Residence area.

AYE: Messrs. Hetherly, Barrow, Faulkner. Mrs. Ashworth
NAY: Mr. Betts

The members reviewed the information and

VOTED: To recommend that the request of L. D. Wilson for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 510-514 East 38th Street and 3800-3802 Peck Avenue be DENIED.

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

C14-72-193 Mary Lou Shirer: A to O (as amended)
918 and 1010 Stobaugh Street

STAFF REPORT: This application covers two lots which total 43,650 square feet on Stobaugh Street, a minor residential street with only fifty feet of right-of-way and thirty feet of surfaced width. Subject tracts are within the interior of an "A" Residence area. This area is bounded by Anderson Lane to the north, Morrow Street to the south, Lamar Boulevard to the east and railroad tracks to the west. The narrow streets throughout and the railroad tracks to the west are not criteria for intense zoning. Any intense development would generate heavy, commercial type traffic (trucks, etc.). The rezoning on the minor residential streets of this area began during 1969 when "C" Commercial was requested for a tract to the east with frontage on Anderson Lane and Stobaugh Street which was combined with property fronting on Anderson Lane. The Planning Commission recommended the "C" Commercial zoning on Anderson Lane but recommended that the property on Stobaugh Street remain "A" Residence. The City Council approved the zoning as requested. The tract rezoned by the City Council is substantially closer to Lamar Boulevard than the subject tracts under consideration. "C" Commercial zoning was granted to recognize a nonconforming pest control operation on Stobaugh Street. The staff recommends that this case be denied.

TESTIMONY

WRITTEN COMMENT

B. E. Breeland: 919 Anderson Lane	FOR
Mrs. Opal Moore: Route Box 477, Round Rock	FOR
Kenneth E. Rogers: 917 Stobaugh Street	AGAINST
Earl Rogers: 1001 Stobaugh Street	AGAINST
Willie A. Janecka: 917 Stobaugh Street	AGAINST

C14-72-193 Mary Lou Shirer--Contd.

PERSONS APPEARING

Mary Lou Shirer (applicant)

Paul Jones (representing applicant)

Mrs. Earl Rogers: 1001 Stobaugh Street

AGAINST

Kenneth Rogers: 1001 Stobaugh 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 area.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Mary Lou Shirer for a change of zoning from "A" Residence, First Hight and Area to "O" Office, First Height and Area, as amended, for property located at 918 and 1010 Stobaugh Street be DENIED.

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

C14-72-194 Talitha May Miles and Douglas R. Day: A, 1st to B, 2nd
4207-4211 Avenue B

STAFF REPORT: This property consists of four substandard lots, each with twenty-five feet of frontage on Avenue B, a residential street with sixty feet of right-of-way.

The property in question falls within 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. The staff recommends that this case be granted, subject to a short form subdivision combining all tracts into one. The requested zoning is consistent with the Planning Commission's recommendations for this area.

TESTIMONY

WRITTEN COMMENT

R. B. Burns: Box 510, Giddings, Texas

FOR

Mrs. Myrtle T. Luedecke: 2704 Allandale Rd.

FOR

Lizzie Waechter: 4113 Avenue B

FOR

Mary S. Riggs: 4206 Avenue B

AGAINST

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

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

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

C14-72-194 Talitha May Miles and Douglas R. Day--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Talitha May Miles and Douglas R. Day for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4207-4211 Avenue B be GRANTED, subject to a short form subdivision combining the four tracts into one.

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

C14-72-195 Lawson Boothe: A to GR
 4322-4324 Gillis Street
 1400-1404 Casey Street

STAFF REPORT: This property totals 13,500 square feet and is located at the northwest corner of Gillis and Casey Streets, one block south of Ben White Boulevard. Both Gillis and Casey Streets are residential streets with only thirty feet of surfaced width. The southeast and southwest corners of Ben White Boulevard and Gillis Street, as well as the Southwood Mall Shopping Center and Southwood Theatre to the west, are zoned and developed "GR" General Retail as recommended by an area study made several years ago. In subsequent years, the zoning southward on Gillis Street has been changed to "GR" General Retail on a lot by lot basis. The property adjoining and wrapping around the subject tract to the north and west was recommended for "GR" General Retail by the Planning Commission. The Commission designated the north right-of-way line of Casey Street as the termination of further zoning into the residential area. The staff reluctantly recommends that this case be granted, subject to five feet of right-of-way on Gillis Street. The requested zoning is consistent with recent Planning Commission recommendations for this block.

TESTIMONY

WRITTEN COMMENT

Mrs. Lela P. Mills: 4517 Merle Drive

FOR

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

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

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Lawson Boothe for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 4322-4324 Gillis Street

C14-72-195 Lawson Boothe--Contd.

and 1400-1404 Casey Street be GRANTED, subject to five feet of right-of-way on Gillis Street.

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

C14-72-196 B & C Investments: Int. A, Int. 1st to GR
9401-9413 Middle Fiskville Road
826-904 Rundberg Lane

STAFF REPORT: This property consisting of 1.6 acres is located at the northeast corner of East Rundberg Lane and Middle Fiskville Road. This tract adjoins "C" Commercial zoning to the west and "GR" General Retail to the south across Rundberg Lane. A church developed under "A" Residence zoning adjoins to the east and a nonconforming dairy plant operation to the north. The staff recommends that this case be granted. The requested zoning is compatible with the surrounding zoning and development.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

James Crow (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of B & C Investments 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 9401-9413 Middle Fiskville Road and 826-904 Rundberg Lane be GRANTED.

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

C14-72-197 Walter Raymond Ramsey: C to C-2
1000-1004 West 12th Street
1200-1202 Lamar Boulevard (Northwest corner)

STAFF REPORT: This property totaling 7,056 square feet is located at the northwest corner of 12th Street and Lamar Boulevard, both major arterials. Twelfth Street, which currently has sixty feet of right-of-way, is planned to go to seventy feet. This entire intersection is zoned "C" Commercial and developed with commercial and/or intense retail uses. There is presently a nonconforming

C14-72-197 Walter Raymond Ramsey--Contd.

tavern at the northeast corner of this intersection. The staff recommends that this case be granted, subject to dedication of five feet of right-of-way on 12th Street. The requested zoning is considered to be compatible with the development in this area.

TESTIMONY

WRITTEN COMMENT

Dr. Paul Jungerman: 1220 Parkway
C. W. Cleveland, MD: 1209 Parkway
Mrs. M. K. McAngus: 2610 Wooldridge Drive

FOR
AGAINST
AGAINST

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as compatible with the area, subject to requirements as outlined in the staff report.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Walter Raymond Ramsey for a change of zoning from "C" Commercial, Second Height and Area to "C-2" Commercial Second Height and Area for property located at 1000-1004 West 12th Street and 1200-1202 Lamar Boulevard be GRANTED, subject to five feet of right-of-way on 12th Street.

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

C14-72-198 Gordan Dickey: A to C-2 and C (as amended)
8247-8311 Research Boulevard

STAFF REPORT: This property totaling 30,000 square feet is located on Research Boulevard, a major arterial and primary highway. This application has been amended to request a reduced area of 200 square feet for "C-2" Commercial zoning with "C" Commercial zoning for the remainder. This area along Research Boulevard is basically planned for commercial services and semi-industrial uses and there is already significant "C" Commercial zoning to the north of subject tract and across the street. There is a pending case of "C-2" Commercial zoning one lot removed to the south of subject tract. "B" Residence apartment zoning adjoins to the east of subject tract. The staff recommends that this case be granted, subject to subdivision of all tracts into one. Also, it is recommended that the Commission consider a six-foot privacy fence along the east boundary line. "C" Commercial zoning with a limitation of "C-2" Commercial zoning is compatible with the plans and development of this area. Subdivision is required as the tracts are currently illegal tracts under the Subdivision Ordinance.

C14-72-198 Gordan Dickey--Contd.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, subject to subdivision of all tracts into one and a six-foot privacy fence along the east property line.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Gordan Dickey for a change of zoning from "A" Residence, First Height and Area to "C-2" Commercial, First Height and Area and "C" Commercial, First Height and Area, as amended, for property located at 8247-8311 Research Boulevard be GRANTED, as amended, subject to subdivision, and a six-foot privacy fence along the east property line.

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

<u>C14-72-199</u>	<u>Urban Renewal Agency of the City of Austin:</u>	<u>A, 1st (Tract 1);</u>
	Subject tracts located on Webberville	<u>C, 1st (Tracts 2 and 3);</u>
	Road, Pleasant Valley Road and	<u>C, 2nd (Tract 4);</u>
	Nile Street	<u>B, 1st (Tracts 5, 6 and 7) to</u>
		<u>B, 2nd (Tract 1);</u>
		<u>B, 1st (Tracts 2 and 3);</u>
		<u>A, 1st (Tracts 4, 5, 6 and 7)</u>

STAFF REPORT: This application covers a number of properties in East Austin within the area bounded by Webberville Road, Pleasant Valley Road and Nile Street. On all tracts, except the tract to the rear of Webberville Road, the Urban Renewal Agency is requesting a rollback of zoning. The staff recommends that this request be granted, subject to dedication of right-of-way and subdivision as tracts are affected. Also, field notes are required for any tract not identified as a lot within a subdivision. The zoning requested is considered compatible. This property and rezoning has already been the subject of a hearing under the Urban Renewal program.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Clifford Coffman (representing applicant)

C14-72-199 Urban Renewal Agency of the City of Austin--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as in conformance with the Urban Renewal Plan, subject to requirements as outlined in the staff report.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of the Urban Renewal Agency of the City of Austin for a change of zoning from "A" Residence, First Height and Area, (Tract 1); "C" Commercial, First Height and Area (Tracts 2 and 3); "C" Commercial, Second Height and Area (Tract 4); and "B" Residence, First Height and Area (Tracts 5, 6, and 7) to "B" Residence, Second Height and Area (Tract 1); "B" Residence, First Height and Area (Tracts 2 and 3); and "A" Residence, First Height and Area (Tracts 4, 5, 6, and 7) on property located on Webberville Road, Pleasant Valley Road and Nile Street be GRANTED, subject to dedication of right-of-way as needed; subdivision as tracts are affected; and field notes for any tract not identified as a lot within a subdivision.

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

C14-72-200 J. H. Hamilton Estate: A and C to C
2305-2401 Bluebonnet Lane

STAFF REPORT: This property totaling 37,248 square feet is located on a neighborhood collector street, with sixty feet of right-of-way. Subject tract is approximately one block from South Lamar Boulevard which is basically strip zoned "C" Commercial for 150 feet in depth. The area to the north on Bluebonnet Lane, particularly on the west side, is developed with single-family homes which are well maintained. "B" Residence zoning was granted in early 1969 on the east side of Bluebonnet Lane between De Verne Street and Frazier Avenue with strong neighborhood objection. In the latter part of 1969 a rezoning was denied for the lot adjoining subject tract. The Planning Commission recommended "B" Residence zoning in lieu of the "O" Office zoning requested. The staff recommends that this case be denied, but recommends that "B" Residence, First Height and Area be granted, subject to subdivision. The staff feels that "C" Commercial, an intense zoning allowing wholesale and semi-industrial type uses, would be incompatible with the significant "A" Residence development along Bluebonnet Lane and particularly to the west on Arpdale, De Verne, and Rabb Glen Streets. Bluebonnet Lane is used for school traffic to and from Zilker School and the different character of retail-commercial could pose a safety problem. In addition, retail-commercial zoning could well lead to an accelerated deterioration of the single-family housing along this street as has taken place on Goodrich Avenue to the east. Under "B" Residence zoning this tract could be used for parking or developed with apartments.

C14-72-200 J. H. Hamilton Estate--Contd.

TESTIMONY

WRITTEN COMMENT

Max N. Hoppe: 2010 Arpdale Street

AGAINST

PERSONS APPEARING

Phil Mockford (representing applicant)

Catherine Smothers: 2300 and 2302 Bluebonnet Lane. AGAINST

Barry Vance: 2305 Bluebonnet Lane AGAINST

Albert C. Addcox: 2215 Bluebonnet Lane AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommended granting "O" Office First Height and Area as the highest and best use of the land, subject to subdivision and a six-foot privacy fence on the north boundary line.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of the J. H. Hamilton Estate for a change of zoning from "A" Residence, First Height and Area and "C" Commerical, First Height and Area to "C" Commercial, First Height and Area for property located at 2305-2401 Bluebonnet Lane be DENIED, but recommend that "O" Office, First Height and Area be GRANTED on that portion presently zoned "A" Residence, subject to subdivision and a six-foot privacy fence on the north boundary line.

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

C14-72-201 Janie M. German: A to GR
3802-3806 Manchaca Road

STAFF REPORT: This property totaling 1.13 acres is located on a major arterial street with only forty-four feet of surfacing and planned for no further widening. Properties along Manchaca Road between Lamar Boulevard and Ben White Boulevard have consistently been recommended for "O" Office zoning. The exceptions have been those tracts considered an extension of zoning oriented to an intersection. Property three lots removed to the north of the intersection of Fort View and Manchaca Road has been established by the Planning Commission as the northernmost lot to be recommended for higher than "O" Office zoning. In this way, an alignment would be formed with the commercial zoning across Manchaca Road.

A number of properties have recently been changed to "O" Office zoning. Apartment dwelling groups are being developed directly across the street as well as farther north. The only significant retail zoning is the "LR" Local Retail zoning granted in 1967 on the tract to the north on Manchaca Road one block south of Larchmont Drive. A special permit for a mobile home park was approved for this same tract and has since expired. The staff recommends that this case be

C14-72-201 Janie M. German--Contd.

denied, but recommends that "O" Office, First Height and Area be granted, subject to a short form subdivision identifying this tract. It is felt that this area with its deep, country type lots is conducive to the development of offices and apartments. The staff would also recommend against any form of retail zoning for subject tract, as it would constitute strip zoning and an undesirable precedent.

TESTIMONY

WRITTEN COMMENT

W. B. Sharp

Floyd A. Dodson: 3802 Manchaca Road

James A. Hearn: P. O. Box 3868

AGAINST

AGAINST

AGAINST

PERSONS APPEARING

Janie M. German (applicant)

Glen Cortez (representing applicant)

James A. Hearn: 1906 Glenclyff Drive

AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommended granting "O" Office, First Height and Area with a limited area of one foot by eight feet to be granted "GR" General Retail, First Height and Area for use of sign only, subject to short-form subdivision, and field notes for the area of the sign.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Janie M. German for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 3802-3806 Manchaca Road be DENIED, but recommend that "O" Office, First Height and Area be GRANTED, and that "GR" General Retail, First Height and Area be GRANTED for an area one foot by eight feet for use of a sign only, subject to short form subdivision, and field notes for the area of the sign.

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

C14-72-202 Jacquelyne Tiemann: Int. A, Int. 1st to C, 5th
4100-4232 Ed Bluestein Boulevard

STAFF REPORT: This property totaling 9.77 acres is located on the west side of Ed Bluestein Boulevard. The properties along Ed Bluestein Boulevard are largely undeveloped. The staff recommends that this case be granted, subject to a subdivision combining two tracts into one. This request does not intrude into the residential developments to the west.

C14-72-202 Jacquelyne Tiemann--Contd.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Richard Baker (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted, as compatible with the area, subject to a subdivision combining two tracts into one.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Jacquelyne Tiemann for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, Fifth Height and Area, for property located at 4100-4232 Ed Bluestein Boulevard be GRANTED, subject to subdivision combining the two tracts into one.

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

C14-72-203 Edward G. Siegmund and Mrs. John A. Sherrill: A to A,B,LR & GR (as amended)
4234-4418 Ed Bluestein Boulevard
4100-4232 Ed Bluestein Boulevard (rear)
4101-4427 Tannehill Lane

STAFF REPORT: This property totaling 44.56 acres is located on the west side of Ed Bluestein Boulevard. The staff could not recommend "GR" General Retail for the entire tract, but has met with the applicant and worked out an amended request for zoning which offers reasonable flexibility of use and provides for compatibility with development to the west. The staff recommends that this case be granted as amended.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Sneed (representing applicant)

C14-72-203 Edward G. Siegmund and Mrs. John A. Sherrill--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as amended, subject to subdivision and one-half of a varying right-of-way on Tannehill Lane to bring it to sixty feet, plus sufficient right-of-way from the subject tract to bring Tracor Lane to sixty feet.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Edward G. Siegmund and Mrs. John A. Sherrill for a change of zoning from "A" Residence, First Height and Area to "A" Residence, First Height and Area, "B" Residence, First Height and Area, "LR" Local Retail, First Height and Area, and "GR" General Retail, First Height and Area, as amended, for property located at 4234-4418 Ed Bluestein Boulevard; 4100-4232 Ed Bluestein Boulevard (rear); and 4101-4427 Tannehill Lane be GRANTED, as amended, subject to subdivision of these tracts and one-half of a varying right-of-way on Tannehill Lane to bring it to sixty feet, and sufficient right-of-way from the subject tract to bring Tracor Lane to sixty feet.

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

<u>C14-72-204</u>	<u>Dickson Properties, Inc. and Roberta P. Dickson: Int. A, Int. 1st to</u>	
	Approximately 497 acres of land out	<u>B, 3rd (Tract A);</u>
	of the Santiago Del Valle Grant,	<u>BB, 2nd (Tract B);</u>
	bounded on the north by the Colorado	<u>BB, 1st (Tracts C,D,E,F and G);</u>
	River, on the west by Pleasant Valley	<u>LR, 1st (Neighborhood Commercial);</u>
	Road and on the south by East River-	<u>GR, 1st (Activity Center)</u>
	side Drive	

STAFF REPORT: This property totaling approximately 497 acres is located in southeast Austin near the Longhorn Dam. The staff recommends that this case be granted, subject to restrictive covenants limiting the development to those densities and uses proposed on the annexation plan approved by the Planning Commission. These same restrictions are to be placed on the subdivision plats which are a requirement of the rezoning. Right-of-way will be determined in the subdivision review.

TESTIMONY

WRITTEN COMMENT

Mr. and Mrs. Earl Podolnick: 2211 Handcock Drive FOR

PERSONS APPEARING

Fagan Dickson (applicant)

C14-72-204

Dickson Properties, Inc. and Roberta P. Dickson--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

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

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Dickson Properties, Inc. and Roberta P. Dickson for a change of zoning from Interim "A" Residence, Interim First Height and Area to "B" Residence, Third Height and Area (Tract A); "BB" Residence, Second Height and Area (Tract B); "BB" Residence, First Height and Area (Tracts C, D, E, F and G); "LR" Local Retail, First Height and Area (Neighborhood Commercial); "GR" General Retail, First Height and Area (Activity Center) for property located on approximately 497 acres of land out of the Santiago Del Valle Grant, bounded on the north by the Colorado River, on the west by Pleasant Valley Road, and on the south by East Riverside Drive be GRANTED, subject to restrictive covenants limiting the development to those densities and uses proposed on the annexation plan as approved by the Planning Commission. These same restrictions are to be placed on the subdivision plats, which are a requirement of the rezoning. Required right-of-way will be determined in the subdivision review.

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

C14-72-205

Leonard N. and Norma W. Bagelman: A to O
5706-5906 Balcones Drive

STAFF REPORT: This property consists of 2.44 acres and is surrounded by "A" Residence and Interim "A" Residence zoning. It is located approximately one block from the intersection of Balcones Drive and Northland Drive which is basically zoned and developed with local retail uses. The property across Balcones Drive from subject tract is owned by the City of Austin and will be partially taken for the right-of-way for MoPac Expressway. This City-owned property will be retained for some time as indicated by the Property Management Department. There is a cluster of retail development at Northland Drive and Balcones Drive and one anticipated at North Hills Drive and Balcones Drive. The staff recommends that this case be denied, but recommends that "BB" Residence, First Height and Area be granted, subject to a subdivision. Balcones Drive along this stretch will remain a two-way street and traffic will decrease after completion of the MoPac Expressway. Although there is no basic objection to "O" Office development along this particular sector, there is concern over the density of apartments which could be developed under the requested zoning and the precedent for other tracts to the north. "BB" Residence zoning provides for approximately one-half the apartment density of "B" Residence and "O" Office zoning. The subject tract is approximately twenty feet lower than the residentially-developed property to the west along Trailridge Drive and Trailridge Circle. It would be desirable that the development along Balcones Drive not look down upon these homes.

C14-72-205 Leonard N. and Norma W. Bagelman--Contd.

TESTIMONY

WRITTEN COMMENT

Mr. and Mrs. Joe C. Carrien: 5901 Overlook Drive	AGAINST
Robert V. Morgan, Sr.: 5625 Shoal Creek Blvd.	AGAINST
Mr. and Mrs. J. Davis Hill: 5800 Trailridge Drive	AGAINST
Dr. D. N. Curry: 5705 Trailridge Drive	AGAINST

PERSONS APPEARING

John Selman (representing applicant)	
Irwin Salmanson	FOR
Charles H. Roth, Jr.: 5711 Trailridge Drive	FOR
Kay Lehmkuhl Roth: 5711 Trailridge Drive	FOR
Robert V. Morgan: 5706 Trailridge Drive	FOR
Mr. and Mrs. M. C. Moffatt: 5708 Trailridge Drive	FOR
Frank Collins: 5709 Trailridge Drive	FOR
Chuck McLeary: 1406 Greenwich Drive	FOR
Mr. and Mrs. D. N. Curry: 5705 Trailridge Drive	FOR
Mrs. B. J. Crafton: 5801 Trailridge Drive	FOR
Sal Levatino: 5705 Highland Hills Drive	FOR
Mr. and Mrs. Rudolph Beck: 5803 Trailridge Circle	FOR
Lucy Burnham: 5804 Timber Trail	FOR
C. L. Zeiglers: 5702 Trailridge Drive	FOR
Mrs. Lucile Marek: 5707 Highland Hills Drive	FOR
Tom W. Bradfield: 3400 Northland Drive	FOR
Mr. and Mrs. M. E. Gres: 5802 Trailridge Drive	FOR
Mr. and Mrs. Joe M. Evans: 5807 Trailridge Drive	FOR
Mrs. Alfred Castaneda: 5811 Trailridge Circle	FOR
Ruth Collins: 5709 Trailridge Drive	FOR
Don Pannell	FOR
Mr. and Mrs. Paul T. Gillett: 5803 Trailridge Drive	FOR
Mr. and Mrs. James W. Reynolds: 5805 Trailridge Dr.	FOR
Dr. and Mrs. B. Brooks Goldsmith: 5701 Trailridge Dr.	FOR
Mrs. Fred W. Hansen: 5816 Trailridge Drive	FOR

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and a majority concluded that this request should be granted as proper use for this site, subject to subdivision and restrictive covenant as submitted by the applicant.

AYE: Messrs. Hetherly, Betts, Faulkner. Mrs. Ashworth

ABSTAIN: Mr. Barrow

C14-72-205 Leonard N. and Norma W. Bagelman--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Leonard N. and Norma W. Bagelman for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 5706-5906 Balcones Drive be GRANTED, subject to subdivision and restrictive covenant as submitted by the applicant.

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

ABSTAIN: Mr. Barrow

C14-72-206 Davis & Danze, Inc.: C, 1st, A, 1st and GR, 1st to C, 2nd (as amended)
 1100-1104 West 38th Street
 3800 Medical Parkway

STAFF REPORT: This property is located at the northwest corner of West 38th Street and Medical Parkway, both classified as major arterial streets. This tract falls within an area of existing office and planned hospital-oriented developments. There is very limited height and area zoning north of 38th Street. Even Lamar Boulevard in this area is zoned to thirty-five foot height. South across 38th Street from subject tract there is third height and area zoning with the height required only for the location of the building which falls in the middle of this large tract according to the special permit site plan. The additional second and third height and area to the south and further west applies to large tracts also, and the basic intention was for height purposes rather than intensity. The staff recommends that this case be denied, but recommends that "O" Office, First Height and Area be granted on that small portion of this property which represents a vacated alley still zoned "A" Residence, subject to right-of-way on West 38th Street to be determined by the State Highway Department; right-of-way on Medical Parkway to bring it up to seventy feet; and a five-foot sidewalk easement on Medical Parkway and subdivision. The requested zoning is too intense for this area north of 38th Street which is basically composed of small lots formerly single-family properties. If granted the requested change, this case would be a precedent for many other properties in this area and much resulting congestion.

TESTIMONY

WRITTEN COMMENT

Robert L. Tucker

Claude G. Rainey: Seton Hospital

Dan J. Jackson: 3810 Medical Parkway

FOR

FOR

AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)

Claude G. Rainey: Seton Hospital

FOR

C14-72-206 Davis & Danze, Inc.--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and a majority concluded that this request should be granted as amended to "C" Commercial, Second Height and Area, subject to right-of-way on Medical Parkway to bring it to seventy feet; a five-foot sidewalk easement on Medical Parkway; right-of-way on West 38th Street to be determined by the State Highway Department; and subdivision.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

NAY: Mrs. Ashworth

At the Commission meeting, the members reviewed the information. Mrs. Ashworth stated her objection to the proposed density of zoning, in view of the heavy traffic in this area. The members then

VOTED: To recommend that the request of Davis & Danze, Inc. for a change of zoning from "A" Residence, First Height and Area; "GR" General Retail, First Height and Area; and "C" Commercial, First Height and Area to "C" Commercial, Second Height and Area, as amended, for property located at 1100-1104 West 38th Street and 3800 Medical Parkway be GRANTED, as amended, subject to right-of-way on Medical Parkway to bring it to seventy feet; a five-foot sidewalk easement on Medical Parkway; right-of-way on West 38th Street to be determined by the State Highway Department; and subdivision.

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

NAY: Mmes Ashworth and Mather

C14-72-207 Jamail Properties, et al: B, 1st and A, 1st to B, 2nd
802-808 South First Street
900-912 South Second Street
700-710 Christopher Street

STAFF REPORT: This property totaling 6.19 acres is bounded by South First Street, South Second Street and Christopher Street. The west boundary of subject tract, except for a limited portion, abuts East Bouldin Creek. The area along South First Street has been in transition for several years. Recently, apartments have developed on tracts along the west side of South First Street from the Texas School for the Deaf to Barton Springs Road. There are a number of single-family homes remaining along South First Street to the north and south of subject tract. Land to the south and west of subject tract is zoned "A" Residence. Subject tract has very definite topographic problems compounded by inadequate streets, except for South First Street. The frontage on South First Street is substantially higher than the roadbed, and the property is relatively level for approximately 100 feet from the right-of-way and continues level for approximately eighty feet westward. At this point, the property drops appreciably and continues downward to Bouldin Creek. This type of elevation change also occurs from north to south, although to a lesser degree.

The staff recommends that this case be denied, but recommends that "B" Residence, First Height and Area or "BB" Residence, Second Height and Area be granted to the

C14-72-207 Jamail Properties, et al--Contd.

centerline of Bouldin Creek, subject to subdivision and access limited to South First Street. This property, with its potential flood plain problems and abrupt change in topography, does not lend itself to anything but a minimal change in zoning. South Second Street has only eighteen feet of right-of-way where it intersects with South First Street. The remainder of South Second Street is thirty to forty feet. In addition, Christopher Street has only thirty feet of right-of-way. Both Christopher Street and South Second Street are unpaved. Considering the gross acreage of this tract, which is 6.19 acres, the following density could conceivably be developed on this tract: "BB" Residence, Second Height and Area--196 units (1 bedroom); "B" Residence, First Height and Area--279 units (1 bedroom); "B" Residence, Second Height and Area--379 units (1 bedroom). If access is allowed to South Second Street and Christopher Street, right-of-way will be necessary for these streets.

TESTIMONY

WRITTEN COMMENT

Mrs. Helen Whiteley: 1449 Heights, #2, Houston, Tex.	FOR
E. D. Bohl: 201 First Federal Savings Bldg.	FOR
T. E. Fisher: 1006 South First Street	AGAINST
Andrew Hibbert, MD: 4210 Medical Parkway	AGAINST
Louis J. Priest: 915 South Second Street	AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)	
Harry A. Williams: 1100 South First Street	FOR
Mr. Frank Horsfall: 705 Christopher Street	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied, but recommended granting "B" Residence Second Height and Area to the middle of East Bouldin Creek, with density limited to "B" Residence First Height and Area, subject to no access from subject tract except to South First Street.

AYE: Messrs. Hetherly, Barrow, Betts, Faulkner. Mrs. Ashworth

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Jamail Properties, et al, for a change of zoning from "A" Residence, First Height and Area and "B" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 802-808 South First Street, 900-912 South Second Street, and 700-710 Christopher Street be DENIED, but recommend that "B" Residence, Second Height and Area be GRANTED to the middle of East Bouldin Creek, with limitation of density to "B" Residence, First Height and Area, subject to subdivision and limitation of access to South First Street.

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

PLANNED UNIT DEVELOPMENT

C814-72-08 Carl F. Noack, Marie Noack Neff and Marie Alff Noack: Creekside Oaks
2609 Pecos Street
2612 Hillview Road

STAFF REPORT: Creekside Oaks is a 5.044 acre tract zoned "A" Residence, located between Pecos Street and Hillview Road. This application was originally submitted approximately two months ago with a total of forty-four units, a density too high for compatibility with the surrounding area. Since that original submission, the applicant has worked with the Planning Staff and has lowered the total units to thirty, a density of 5.94 units per acre which is more acceptable, although not as low as is felt should be used in this area. Access is to Westover Road, and access to Pecos Street from this site is to be prohibited except for emergency access. The staff recommends approval of this Planned Unit Development, subject to departmental requirements as on file with the Planning Department.

TESTIMONY

WRITTEN COMMENT

James R. McDonald, Jr.: 2604 Thomas Drive	AGAINST
Robert H. Bowman: 702 Scarbrough Building	AGAINST
Janet D. Shelton: 2618 Pecos Street	AGAINST
Major Jack Mason, Jr.: 2608 Thomas Drive	AGAINST

PERSONS APPEARING

W. R. Coleman (applicant)	
Fermin Giocoechea (representing applicant)	
Mrs. John Scott	FOR
George Covert: 2607 Maria Ann Road	AGAINST
Malcom Milburn: 2606 Pecos Street	AGAINST

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and discussed the proposed development and the area. Mr. Barrow stated that while he approves of the general plan of development, in view of the quality of the homes in this area and the extremely low density, the proposed development should be limited to four units per acre. Mr. Betts stated that a lower density would be appropriate for this development due to the surrounding area. The members concluded that this request should be referred to the full Commission for a policy decision on lowering the density to below seven units per acre.

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

At the Commission meeting, the staff recommended that the Commission consider approving this Planned Unit Development for this tract to be developed with four units per acre as considered by the Zoning Committee. The applicant could be requested to work with the the Planning Department and the neighborhood on an agreeable site plan to be submitted at the public hearing before the City Council.

The Commission members reviewed and discussed the information. They were of the opinion that a density of four units per acre would be suitable development

C814-72-08. Carl F. Noack, Marie Noack Neff and Marie Alff Noack--Contd.

for this tract. They noted that the area residents would have an opportunity to comment on the site plan at the City Council hearing, and that the petition on file against this application will require six affirmative votes of the Council for approval of the application. The members then

VOTED: To recommend that the request of Carl F. Noack, Marie Noack Neff and Marie Alff Noack for a Planned Unit Development on property located at 2609 Pecos Street and 2612 Hillview Road be APPROVED, subject to the submission of a revised site plan prior to the City Council hearing and coordinated with the Planning Department Staff and the area residents, limiting the density to twenty units, and subject to departmental requirements, to include limitation of access to Westover Road.

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

NAY: Mr. Hetherly

ABSTAIN: Mr. Milstead

C814-72-09 S. W. Gaylord, Jr. and Joel M. Cummings: Point Venture III
Venture Boulevard

STAFF REPORT: Point Venture III consists of 10.4 acres outside the City of Austin, located at Point Venture, abutting Venture Drive on the north and Venture Boulevard on the west, with undeveloped land to the east and south of this tract. The proposed development will be fifty dwelling units on 10.4 acres with a density of 4.8 units per acre. The building coverage is twelve percent, parking area is 5.8 percent, and drives are 5.0 percent. The staff recommends approval of this Planned Unit Development, subject to departmental requirements as on file with the Planning Department.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Ted Hendricks (representing applicant)

B. L. Turlington (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of S. W. Gaylord, Jr. and Joel M. Cummings for a Planned Unit Development on property located on Venture Boulevard be APPROVED, subject to departmental requirements.

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

C814-72-10 Point Vista Link, Inc.: 400 Dwelling Units
Rundberg Lane (west of Cameron Road)

STAFF REPORT: Point Vista is a 46.963 acre site in northeast Austin bordered by Rundberg Lane and Rundberg Lane Junior High School to the south, Crown Ridge Village and Northcape to the west, Windsor Village and Windsor Hills to the north, and Windsor Hills to the east. Four hundred dwelling units on 46.963 acres with a density of 8.5 units per acre are planned. The plan also includes two tennis courts, a swimming pool and recreational building, four tot lots, and a commercial area. All open areas not paved will be landscaped with grass, shrubs and trees. Access to this tract is gained through the following existing public streets: two 60-foot streets perpendicular to Rundberg Lane bordering the existing school site; the proposed extension of Crown Ridge Path (a fifty-foot street) and North Cape Drive (a sixty-foot street on the west), Taunton Drive (a sixty-foot street on the north), and two additional sixty-foot streets within the site. In addition to these public streets, further circulation is achieved through the use of private drives. The existing zoning of this tract is "A" Residence First Height and Area. The proposed use is residential with the exception of a proposed commercial site at the southeastern corner of the tract. Although the staff feels this Planned Unit Development would be more compatible with the surrounding neighborhood with a density of seven units per acre, it is recommended for approval, subject to departmental requirements as on file with the City Planning Department.

TESTIMONY

WRITTEN COMMENT

Petition bearing 107 names

AGAINST

PERSONS APPEARING

Lawrence E. Clark (applicant)	
S. A. Garza: 503 Scarbrough Building	FOR
George E. Moniot: 9804 Halifax Drive	AGAINST
Howard C. Cochran, Jr.: 9803 Halifax Drive	AGAINST
Mr. and Mrs. Gary L. Crocker: 9900 Cottle Drive	AGAINST
Mr. & Mrs. Thos. N. Cumming, Jr.: 9607 Marlborough Dr.	AGAINST
Mrs. Nima Beth Jessen: 9702 Marlborough Drive	AGAINST
Ann E. Wheeler: 9705 Marlborough Drive	AGAINST
Mrs. Ronnie Sullivan: 9707 Cottle Drive	AGAINST
Mr. and Mrs. M. C. Taylor: 9710 Halifax Drive	AGAINST
Mrs. Burge Smith: 9802 Halifax Drive	AGAINST
Vonda Rae: 9709 Cottle Drive	AGAINST
Mr. and Mrs. Ronald G. Thomas: 9711 Halifax Drive	AGAINST
Mr. and Mrs. Alvin C. Ashorn: 9703 Marlborough Dr.	AGAINST
Kathleen Silva: 9711 Cottle Drive	AGAINST
Mrs. James M. Wheeler: 9701 Marlborough Drive	AGAINST
Mr. and Mrs. Marvin Moos: 9858 Childress Drive	AGAINST
Mr. and Mrs. John L. Parks: 9712 Marlborough Drive	AGAINST
Bruce E. Fullerton: 9811 Cottle Drive	AGAINST
Mrs. Dennis E. Dobson: 9803 Marlborough Drive	AGAINST
Darrell E. Hall: 9802 Marlborough Drive	AGAINST
Benjamin H. Courtney: 9860 Childress Drive	AGAINST
Leonor L. Myers: 1405 Brighton Circle	AGAINST

C814-72-10 Point Vista Link, Inc.--Contd.

Mr. and Mrs. Nelson F. Donahoo: 1404 Brighton Circle	AGAINST
Robert Hopper: 1402 Brighton Circle	AGAINST
Mr. and Mrs. David N. Counts: 9801 Cottle Drive	AGAINST
Anna Thomas: 9713 Cottle Drive	AGAINST
Mr. and Mrs. Joe Morton: 9810 Cottle Drive	AGAINST
Merel R. Casoway: 9707 Marlborough Drive	AGAINST
Robert L. Howard: 9700 Cottle Drive	AGAINST
Kenneth L. Patterson: 9701 Cottle Drive	AGAINST
Ronnie Sullivan: 9707 Cottle Drive	AGAINST
Nicholas Dyhe: 9802 Cottle Drive	AGAINST
Paul W. Campbell: 9800 Cottle Drive	AGAINST
Charles A. Branding: 9803 Cottle Drive	AGAINST
Mr. and Mrs. Arthur L. Mosely: 1402 Marston Circle	AGAINST
Mr. and Mrs. Wm. P. Simms: 9706 Marlborough Drive	AGAINST
Mr. and Mrs. Earl D. Roberts: 9806 Marlborough Drive	AGAINST
Chiyoko Wilson: 9901 Woodglen Drive	AGAINST
Glenn O. Wilson: 9901 Woodglen Drive	AGAINST
Mr. and Mrs. Bryan E. Curtis: 9864 Childress Drive	AGAINST
Mr. and Mrs. D. W. Thomas: 9801 Halifax Drive	AGAINST
Gilbert M. Criswell: 9905 Woodstock Drive	NO OPINION
Jerry W. Shelton: 9866 Childress Drive	NO OPINION
D. Wheeler: 9705 Marlborough Drive	NO OPINION
Ronald Boyers: 9900 Childress Drive	NO OPINION

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed this application. Mr. Hetherly stated that the basic plan is not objectionable, but in view of the surrounding development the density should be lowered. Mrs. Ashworth stated that the drainage problem should be clarified; this easement is not designated on the site plan submitted. The members concluded that this request should be postponed for one month to allow redesign of the development.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Point Vista Link, Inc., for a Planned Unit Development on property located on Rundberg Lane, west of Cameron Road, be POSTPONED for one month.

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

SPECIAL PERMITS

CP14-72-033 Sid Jagger: Office Building
1828 South Interstate Highway 35

STAFF REPORT: This special permit was required by the Planning Commission as a special condition of zoning. (See Case Nos. C14-71-170 and CP14-71-046.) Part of the area included in this site plan is also included in Special Permit CP14-71-046. The applicant has indicated that he could eliminate this conflict with the appropriate City departments. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. The staff recommends approval, subject to departmental requirements to include administrative revision to Special Permit CP14-71-046, excluding the area included in this special permit application; short form subdivision; and a perpetual access easement from the owners of The Brook apartment complex for access to parking spaces.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Scudder (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of Sid Jagger for a special permit for the development of an office building on property located at 1828 South Interstate Highway 35, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-72-040 Jerry D. Angerman and Dennis Bolding: 114 Unit Apartment Dwelling Group
3600-3612 Manchaca Road

STAFF REPORT: This application has been filed as required under Section 5-B, Subsection 22, Paragraph G and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. Subject tract contains approximately four acres of land and the proposed development would

CP14-72-040 Jerry D. Angerman and Dennis Bolding--Contd.

be 28.5 units per acre. The tract is zoned "LR" Local Retail. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. The staff recommends that this case be approved, subject to departmental requirements to include subdivision and submission of supplemental information resolving the terrain and drainage problem between buildings numbered 9 and 18.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Jerry Angerman (applicant)

Dennis Bolding (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information. At the request of the applicant, this application was referred to the full Commission, to allow additional work on the site plan.

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

At the Commission meeting, the staff reported that the applicant is working with the staff and will submit a plat to meet all requirements. The members reviewed the information and

VOTED: To APPROVE the request of Jerry D. Angerman and Dennis Bolding for a special permit to develop a 114-unit apartment dwelling group on property located at 3600-3612 Manchaca Road, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-72-041 Crockett Heights, Inc.: Condominium Project
Stassney Lane at Salem Walk

STAFF REPORT: This application has been filed as required under Section 4-A, Subsection A, Paragraph 1 and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This application is to construct 184 condominium units along Stassney Lane and west of South First Street. Subject tract contains approximately 15.7 acres of land and is zoned "GR" General Retail and "BB" Residence (Case C14-71-191). The proposed development would be 11.7 units per acre. The site plan has been circulated to the various City departments and the comments are on file at the City

CP14-72-041 Crockett Heights, Inc.--Contd.

Planning Department. The staff recommends that this case be approved, subject to departmental requirements, and a statement on the site plan that the existing garage, house and driveway will be eliminated when the tract is developed. Privacy fencing is not required as special permit is developed only slightly greater than allowed under "A" Residence zoning, and buildings, driveways and parking areas are not constructed adjacent to property lines.

TESTIMONY

WRITTEN COMMENT

Dovie Elberta Allen: 5614 Nancy Drive

AGAINST

PERSONS APPEARING

Buford Stewart (applicant)

John Keller (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of Crockett Heights, Inc., for a special permit for the development of a condominium project on property located at Stassney Lane at Salem Walk, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSTAIN: Mr. 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.

CP14-72-042 C. L. Reeves: 194-Unit Apartment Complex
1901 Burton Drive

STAFF REPORT: This application has been filed as required under Section 5, Subsection 8, Paragraph E and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This application is to construct a 194-unit apartment complex along Burton Drive between Woodland Avenue and Oltorf Street. Subject tract is zoned "B" Residence and "BB" Residence and located between two approved special permits for apartment complexes. This tract contains approximately 5.9 acres of land and the proposed development would be at a density of thirty-three units per acre. This site plan would provide two entrances to the apartment project to the south. This would remove

CP14-72-042 C. L. Reeves--Contd.

several of the parking spaces and modify an approved special permit. The staff does not object to this modification--it is mentioned for informational purposes only. Because the site plan as submitted is unacceptable, the staff would request the applicant to submit a revised site plan to meet the departmental requirements. It appears that these changes can be made without affecting the general design of the project. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. The staff recommends that this case be approved, subject to departmental requirements to include a revised site plan.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

C. L. Reeves (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The members discussed this application, and concluded that this request should be approved, subject to revised departmental requirements. They were of the opinion that a shrubbery screening would be as desirable as a wooden fence on this tract.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of C. L. Reeves for a special permit for the construction of a 194-unit apartment complex on property located at 1901 Burton Drive, subject to revised departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSTAIN: Mr. Bobbitt

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.

CP14-72-043 C. L. Reeves: 40-Unit Apartment Complex
2201 Burton Drive

STAFF REPORT: This application has been filed as required under Section 5-C, Subsection 39, Paragraph F and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This application is to construct a 40-unit apartment complex along Burton Drive between Woodland

CP14-72-043 C. L. Reeves--Contd.

Avenue and Oltorf Street. Subject tract contains approximately 1.4 acres of land and is presently zoned "GR" General Retail. The proposed development would be at a density of twenty-eight units per acre. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. The major problem with the site plan is parking. The staff recommends that this case be approved, subject to departmental requirements to include a revised site plan which will meet the departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

C. L. Reeves (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be approved, subject to departmental requirements and a revised site plan. They were of the opinion that a shrubbery screening would be as desirable as a wooden fence on this tract.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of C. L. Reeves for a special permit for the construction of a 40-unit apartment complex on property located at 2201 Burton Drive, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSTAIN: Mr. Bobbitt

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.

CP14-72-044 Redman Development Corporation: 192-Unit Apartment Project
8940-9030 North Lamar Boulevard

STAFF REPORT: This application has been filed as required under Sections 5 and 6, Subsections 8 and 75, Paragraphs e and e, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This application is to construct a 192-unit apartment complex along North Lamar Boulevard and north of Peyton Gin Road. Subject tract contains approximately 7.7 acres of land and will be developed at a density of 24.8 units per acre. The land is presently zoned "GR" General Retail and "B" Residence. The staff's primary objection to this special permit request is the use of the creek area for parking and a driveway, as it would be more appropriate to redesign the

CP14-72-044 Redman Development Corporation--Contd.

project to take advantage of the creek area. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. The staff recommends that this case be approved subject to departmental requirements to include a six-foot privacy fence along the west property line and a modified site plan to preserve the creek area.

TESTIMONY

WRITTEN COMMENT

Jack G. Taylor: 1326 Bank of Southwest Bldg, Houston FOR
Robert C. Ammann: 1326 Bank of Southwest Bldg, Houston FOR
James N. Stone: 8910-B Little Walnut AGAINST

PERSONS APPEARING

Bruce Hillis (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concurred with the staff regarding the protection for the creek area. The members concluded that this request should be approved, subject to departmental requirements.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of the Redman Development Corporation for a special permit for the development of a 192-unit apartment project on property located at 8940-9030 North Lamar Boulevard, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-72-045 Sid Jagger: 174-Apartment Complex
Burton Drive, north of Woodland Avenue

STAFF REPORT: This application has been filed as required under Sections 5-A and 5-B, Subsections 17 and 22, Paragraphs G and G and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This application is to construct a 174-unit apartment complex along Burton Drive between Woodland Avenue and Riverside Drive. Subject tract contains approximately 5.1 acres of land and would be developed at 34 units per acre. This tract is zoned "O" Office and "LR" Local Retail. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. The staff recommends that this case be approved

CP14-72-045 Sid Jagger--Contd.

subject to departmental requirements to include a six-foot privacy fence on the west property line where abutting "A" Residence development; twenty-five foot driveway entrances on Woodland Avenue; parking areas indicated on the staff map should have a turn-around area.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Scudder (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be approved, subject to departmental requirements, but requiring only a five-foot privacy fence on the west property line where abutting "A" Residence development.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of Sid Jagger for a special permit for the construction of a 174-unit apartment complex on property located on Burton Drive, north of Woodland Avenue, subject to departmental requirements, but requiring only a five-foot privacy fence on the west property line where abutting "A" Residence development, and the Commission authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-72-046(L) John D. Byram: 100-Unit Apartment Complex and Office Building
176-218 East Riverside Drive

STAFF REPORT: This application has been filed as required under Section 45-22.5, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant has worked with the Planning Department staff since the appearance of this special permit before the Zoning Committee and has revised the site plan. The apartment units in the central portion of the site have been moved toward Town Lake, which provides more parking area between the apartments and the office building. The total number of apartments has been reduced to 100 units, and 459 off-street parking spaces are provided. In addition, the applicant has provided a 5.0-foot strip along East Riverside Drive for street widening purposes. The requirements for right-of-way for

CP14-72-046(L) John D. Byram--Contd.

Trinity Street extension and the objection to a parking variance by Traffic and Transportation have been deleted by the Planning staff and Traffic and Transportation. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. The staff recommends that this case be approved subject to departmental requirements to include five feet of right-of-way required along East Riverside Drive.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Sneed (representing applicant)

Garland Evans (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information; Mr. Faulkner stated that the 25-foot easement recommended by the Parks and Recreation Department was not required in the "L" Lake District Ordinance. The members concluded that this hearing should be continued to the full Commission for additional information and comments from the Parks Board and the Environmental Board.

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

At the Commission meeting the members reviewed and discussed the information. They expressed concern that no comments were received from the Parks Board or the Environmental Board on this proposed development. They discussed the "L" Lake Ordinance, which does not require an easement along the lake, but rather a provision for a pedestrian easement through the property for future use as a public hike and bike trail when the area is fully developed and the trail is coordinated along the lake with existing recreational areas. They noted that the proposed development has no development along the edge of the lake which would obstruct any future trail. The members then

VOTED: To APPROVE the request of John D. Byram for a special permit for the construction of a 100-unit apartment complex and office building on property located at 176-218 East Riverside Drive, subject to departmental requirements, with the exception of the 25-foot easement along the lake, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

OTHER BUSINESS

C2-71-1 Austin Development Plan

At the request of the staff, this item was postponed for one month for additional information.

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

C2-72-9 Policy Studies
 Procedures on new evidence policy

The members reviewed and discussed No. XVI Testimony Before Planning Commission On Matters Heard At A Public Hearing Before A Committee of the Planning Commission Rules and Regulations, as adopted on September 14, 1971. They requested the addition of information for clarification of this rule as stated below. The members then

VOTED: To ADOPT XVI, TESTIMONY BEFORE PLANNING COMMISSION ON MATTERS
 HEARD AT A PUBLIC HEARING BEFORE A COMMITTEE, as revised,
 to be added to the Planning Commission's Rules and Regulations.

At the time the Planning Commission is to decide any matter that a Committee of the Planning Commission has decided after having conducted a public hearing thereon, the Planning Commission may vote to hear additional testimony on the matter. If it is determined by a majority of the members of the Planning Commission Committee before which the public hearing was held, that the additional testimony is new evidence and material to a correct decision of the matter, the Planning Commission shall refer the matter back to the Committee for a new public hearing. If a majority of the members of the Committee determine that the additional testimony is not new evidence that is material to a correct decision on the matter, the Planning Commission shall take final action on the matter or forward the matter to the City Council without any testimony being taken.

In the case of a unanimous recommendation for approval or denial from the Committee, any Planning Commission member may request further discussion on that particular case. If any member of the Committee wishes to change his vote, he may do so, which will automatically refer the case back to the Committee for re-hearing. In the case of a split decision from the Committee, any member of the Committee may change his vote at the Planning Commission meeting. This rule shall apply to any Committee which constitutes a majority of the Planning Commission.

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

C2-72-9 Policy Studies
 Planned Unit Development Density

The members discussed the Planned Unit Development Guidelines as related to the applications received during the past year. They were of the opinion that clarification is needed on density for compatibility with surrounding development. They requested that the staff present detailed information on the previous applications at the October Planning Commission meeting for consideration.

C5-72-4 Neighborhood Development Program (NDP)
 St. John's Area

At the request of Dr. Reynell Parkins, the members voted to postpone this item until October 10th.

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

C1-72-3 Minutes

The Commission members

VOTED: To APPROVE the June, 1972 Subdivision Committee minutes and the
 June, 1972 Planning Commission minutes.

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

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of August 22, 1972, and requested that this action be made a part of the minutes of the Planning Commission meeting.

C8-72-86 Bluebonnet Estates (Preliminary)
 U. S. 290 and Hennies Drive

The staff reported that this subdivision plat was approved, subject to conditions, at the July, 1972 Subdivision Committee meeting. Of primary concern is safe access to U. S. Highway 290, with a collector street through the development intersecting at a point away from the existing crossover on U. S. Highway 290. In the interim period the developer has attempted to purchase or trade land from the adjoining owner to line up this street and has not been successful. The developer has met with the State Highway Department, and has a letter from them approving an additional left-turn storage lane for vehicles feeding into the development, which would prevent interference with the highway traffic. This would be constructed either by the developer, or the State Highway Department would construct the lane, if traffic warrants. It is recommended that this plat be reapproved with conditions as required by the Committee, except to require a letter from the State Highway Department stating that construction of the left-turn lane will be permitted.

The members reviewed the information, noting that visibility is good at this location. Mr. Stewart suggested that an acceleration and storage lane be provided for traffic turning right and feeding onto U. S. Highway 290, as an additional safety factor. The applicant was present and was in agreement with this proposal.

C8-72-86 Bluebonnet Estates (Preliminary)--Contd.

The Commission then

VOTED: To APPROVE the preliminary plat C8-72-86 Bluebonnet Estates, subject to departmental requirements, and a letter from the State Highway Department allowing the construction of a left-turn storage lane, and a right-turn acceleration lane at this location.

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

C8-72-104 Timberline (Preliminary)
Wallington Drive

This subdivision plat was approved by the Committee, and referred to the Commission for consideration of fiscal requirements for the construction of a bridge across Barton Creek at Barton Skyway. The staff reviewed the past history of the City's participation with the developers on the construction of bridges. During the past few years, the City has paid fifty per cent of the cost of large bridges. However, the preliminary estimate of the cost of a bridge at this location is \$350,000.00, which is the highest cost to date. The City's policy on the construction of bridges is presently being reviewed by the various departments, and a revised policy recommendation will be forwarded to the City Council for consideration. Barton Skyway is proposed as a major east/west arterial street; this bridge could be placed within the Capital Improvements Program for the next five-year period. This bridge would affect the Zilker Park greenbelt, and will be reviewed by the various environmental groups. The staff recommends that this subdivision be reapproved by the Planning Commission, requiring fiscal arrangements for the applicant's portion of the cost of the bridge, subject to review by the City Council of the revised policy on bridge participation by the City.

Mr. Sid Jagger, the applicant, stated that this particular development does not abut the proposed bridge area. Further, his development will not use this bridge for access, and the need for this bridge is questionable, particularly in view of its impact on the environment of the park area. He agreed to the staff recommendation, in order that his development could be continued.

The members reviewed the information and were of the opinion that the decision on the size of this bridge and the cost participation should be a decision of the City Council. They then

VOTED: To APPROVE the preliminary plat C8-72-104 Timberline, subject to departmental requirements, requiring fiscal arrangements for the proposed bridge over Barton Creek, subject to review by the City Council of the revised policy on bridge participation by the City.

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

C8s-72-140 Ivory Brantley Subdivision
Old U. S. Highway 183

Mr. Walter Foxworth of the staff presented information on this request for short form subdivision. The applicant proposes the creation of two lots, one of which would be entirely encumbered with easements for an LCRA power line, which would preclude construction on that lot. While a building presently exists on the proposed Lot No. 1, the LCRA will not submit a letter approving a building within the easement, and it is possible that the removal of the existing building may be required. The creation by subdivision of an unbuildable lot is not in compliance with the Ordinance or State statutes.

Mr. Ivory Brantley, the applicant, was present and stated that the existing building on the proposed Lot No. 1 was constructed in 1959. The LCRA has stated that while they will not submit written permission for the existing building, they will not request the removal of the existing building until it is necessary, as long as the easements exist for servicing the power line. The applicant wishes to sell the proposed Lot No. 2, and use Lot No. 1 for parking.

The members reviewed the information and discussed possible redesign of the subdivision plat to create a buildable lot. The applicant requested that this request be postponed. The Commission then

VOTED: To POSTPONE the subdivision plat C8s-72-140 Ivory Brantley Subdivision.

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

C8s-72-258 Resubdivision of Lots 38, 39 & 40, Block L, Quail Creek West, Section 4
Rutland Drive

The staff reported that a variance is requested on this subdivision on lot lines, which have been redrawn due to existing development. This subdivision contains three lots developed with duplexes; additional duplex development abuts this property on each side. The buildings have been constructed over the lot lines. The Subdivision Committee postponed this request, suggesting that the applicant request a variance from the Board of Adjustment; however, the Board of Adjustment did not want to hear this case if the site plan could be redrawn and approved by the Planning Commission.

Mr. Ralph Harris represented the applicant; he stated that errors were made when the buildings were constructed. A building permit was issued for the development.

The members discussed the information and

VOTED: To APPROVE the subdivision plat C8s-72-258 Resubdivision of Lots 38, 39 & 40, Block L, Quail Creek West, Section 4, GRANTING the variance from Section 23.34 of the Subdivision Ordinance.

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

C8-72-77 Western Hills Subdivision
Brodie Lane and Rustlers Ridge

The staff reported that this final subdivision plat has appeared before the Committee, and was disapproved pending compliance with departmental requirements. The revised site plan was not received in time for review, and it is requested that this plat be referred back to the Subdivision Committee, with authorization for final action by the Committee. The Commission then

VOTED: To REFER TO COMMITTEE the subdivision plat C8-72-77 Western Hills Subdivision, authorizing the Committee to take final action on this plat.

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

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivision plats:

<u>C8-71-135</u>	<u>Apache Shores, Section Six</u>
	<u>Deer Trail & Red Fox Road</u>
<u>C8-71-183</u>	<u>Joseph Clayton Subdivision</u>
	<u>I. H. 35 & Braker Lane</u>
<u>C8-71-185</u>	<u>Spring Willow Subdivision, Section One</u>
	<u>U. S. Highway 81 & F. M. 1825</u>
<u>C814-72-02</u>	<u>The Park at Quail Creek, Section Two (PUD)</u>
	<u>Rutland Drive</u>
<u>C8-72-46</u>	<u>Knollwood "C"</u>
	<u>Forest Hills Drive & Castle Ridge Road</u>
<u>C8-72-50</u>	<u>Southwest Park</u>
	<u>Emerald Forest Drive & Turtle Creek Boulevard</u>
<u>C8-72-57</u>	<u>Mesa Park, Section Five</u>
	<u>Angus Road & Wind River</u>
<u>C8-72-68</u>	<u>Loyola Center</u>
	<u>Bluestein Boulevard & Loyola Drive</u>
<u>C8-72-80</u>	<u>Village Oaks, Section Three</u>
	<u>Shady Oaks Drive & Springdale Drive</u>

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

The Commission then

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

<u>C8-71-124</u>	<u>Chevy Chase South, Section One</u>
	<u>Wickersham Lane & Sheringham Drive</u>
<u>C8-72-24</u>	<u>Dove Springs, Section One</u>
	<u>Dove Drive & Pino Lane</u>
<u>C8-72-61</u>	<u>H. S. R. Subdivision, Lot No. One</u>
	<u>Spicewood Springs Road & Mesa Drive</u>

Final Subdivision Plats--Contd.:

C8-72-84 Koger Executive Center
Balcones Drive & Spicewood Springs Road
C8-72-94 Gillis Heights
Durwood Street
C8-72-103 Dove Springs, Section Two
Dove Springs Drive & Pino Lane
C8-72-116 Wood Shadows, Section Five
Baywood Drive
C8-72-119 Cima Serena, Tallwood Drive & Robbie Drive Street Dedication
Cima Serena & Tallwood Drive

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

C8-72-71 Barrington Oaks, Section One
Indian Springs Drive & U. S. 183
C8-72-105 Quail Creek, Phase IV, Section II
Ken Street & Cripple Creek Drive

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following final subdivision plat, pending compliance with departmental requirements, required fiscal arrangements, and availability of a wastewater treatment plant.

C8-71-175 Lost Creek, Section One
Lost Creek Boulevard

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

C814-72-01 Forest Mesa - PUD
Greenslope Drive & Steck Avenue

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plat, pending compliance with departmental requirements, required fiscal arrangements, availability of a wastewater treatment plant, and required easements.

C8-72-38 Spicewood at Balcones Village, Section One
Spicewood Parkway

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plat, pending compliance with departmental requirements, availability of a wastewater treatment plant, required easements, and a 400-foot radius on Lohman Ford at Point Venture Boulevard.

C8-72-92 Point Venture, Section Three-Two
Point Venture Boulevard & Lohman's Crossing Road

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

C8-72-109 Shepard Lane Street Dedication
Shepard Lane & State Highway 71

Final Subdivision Plats--Contd.

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

SHORT FORM SUBDIVISIONS

Sixteen 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

VOTED: To APPROVE the following short form subdivision plats:

<u>C8s-71-277</u>	<u>Resub. Lot 1, Block A, Windsor Park Commercial</u> <u>Cameron Road & Broadmoor Drive</u>
<u>C8s-72-65</u>	<u>Shoal Creek North</u> <u>Shoal Creek Boulevard & Creekside Drive</u>
<u>C8s-72-93</u>	<u>J. D. T. Addition</u> <u>Sprinkle Cutoff Road</u>
<u>C8s-72-161</u>	<u>Resub. Lots 1-8, Block D, Southridge, Section Two</u> <u>Banister Lane & Southridge Drive</u>
<u>C8s-72-218</u>	<u>Resub. Lots 15 & 16, Block C, Cherry Creek East</u> <u>Cherry Loop</u>
<u>C8s-72-220</u>	<u>Resub. Lots 47, 49, 52 & 54, Northfield Addition</u> <u>Nelray Boulevard & Franklin Boulevard</u>
<u>C8s-72-225</u>	<u>Resub. Block 41-C & 41-D, Fairview Park</u> <u>Newning Avenue</u>
<u>C8s-72-231</u>	<u>Three Point Acres, Section Two - Revised</u> <u>U.S. Highway 81 and McCoy Street</u>
<u>C8s-72-250</u>	<u>Spence Addition</u> <u>The High Road</u>
<u>C8s-72-255</u>	<u>Resub. Lot A, Manchaca Road Addition</u> <u>Manchaca Road & Fort View Road</u>
<u>C8s-72-256</u>	<u>The Sunset Estates</u> <u>Longview Road</u>
<u>C8s-72-259</u>	<u>Village South, Phase One, Section One</u> <u>Teri Road</u>
<u>C8s-72-260</u>	<u>Resub. 132 & 133, Granada Hills Amended</u> <u>Espanol Trail</u>
<u>C8s-72-265</u>	<u>Resubdivision Lot 10, Cameron Acres</u> <u>Future Drive</u>
<u>C8s-72-267</u>	<u>Junker Addition</u> <u>D-K Ranch Road</u>
<u>C8s-72-270</u>	<u>Pecan Park Addition</u> <u>Avenue D & West 45th Street</u>

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

Four short form subdivisions are appearing before the Commission for the first time, and have met all requirements. It is recommended that these plats be accepted for filing and approved. The Commission then

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

<u>C8s-72-276</u>	<u>Resub. of Lots 1 & 2, Balcones Village, Section 1-B</u> <u>Balcones Club Drive</u>
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Short Form Subdivisions--Contd.

<u>C8s-72-278</u>	<u>Mr. M. - Austin</u> <u>Duval Street & East 45th Street</u>
<u>C8s-72-282</u>	<u>Wiley Pope Subdivision</u> <u>Manchaca Road</u>
<u>C8s-72-285</u>	<u>Trinity Subdivision</u> <u>East 19th Street & Tillery Street</u>

Seventeen short form subdivisions are appearing before the Commission for the first time and have not met all departmental requirements. The staff recommends that these plats be accepted for filing and disapproved pending requirements. The Commission then

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

<u>C8s-72-271</u>	<u>Resub. Lots 1 & 2, Manor Estates</u> <u>Manor Road & Sweeney Lane</u>
<u>C8s-72-272</u>	<u>Steck Addition, No. Two</u> <u>Shoal Creek Boulevard</u>
<u>C8s-72-274</u>	<u>Vista Del Rey</u> <u>Larson Road</u>
<u>C8s-72-279</u>	<u>W. O. Beall Addition</u> <u>Oak Plaza & Pecan Drive</u>
<u>C8s-72-280</u>	<u>Sloan and Limon Addition</u> <u>Airport Boulevard & East 38th Street</u>
<u>C8s-72-283</u>	<u>Pecan Gardens Addition</u> <u>East 53rd Street & Duval Street</u>
<u>C8s-72-289</u>	<u>Evelyn Sankey</u> <u>Clark Street & South 1st Street</u>
<u>C8s-72-290</u>	<u>Parker Heights, Section 2-A</u> <u>East Oltorf Street & Burton Drive</u>
<u>C8s-72-291</u>	<u>Burton Terrace, Section 1-A</u> <u>Riverside Drive & Burton Drive</u>
<u>C8s-72-292</u>	<u>Resub. Lots 16 & 16A, N.W. Hills Cat Mountain</u> ^{Section} South <u>Cat Mountain Cove</u>

ABSTAIN: Mr. Barrow

<u>C8s-72-293</u>	<u>Resub. Lots 7-A, 21 & 22, First Resub. V. T. Crow</u> <u>Highway 183 & Colton Road</u>
<u>C8s-72-294</u>	<u>N. W. Hills, Section 9-E</u> <u>Far West Boulevard off Hart Lane</u>

ABSTAIN: Mr. Barrow

<u>C8s-72-295</u>	<u>Resub. Lot D, Chevy Chase Center/Austin</u> <u>Chevy Chase Drive</u>
<u>C8s-72-296</u>	<u>Resub. of Lot 1 & 2, Mimosa Manor, Section Four</u> <u>Matthews Lane & Manchaca Road</u>
<u>C8s-72-297</u>	<u>Spring Hill Village, Resub. Lot 5, Block C</u> <u>Delahunty Lane & Pflugerville Road</u>
<u>C8s-72-299</u>	<u>Charles Goldman Subdivision</u> <u>Shoal Creek Boulevard & West 39 1/2 Street</u>
<u>C8s-72-300</u>	<u>1st Resub. Lot D, Quail Creek, Section Six</u> <u>Galewood Drive & Colony Creek Drive</u>

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

ABSTAIN: As noted above

Short Form Subdivisions--Contd.

Three short form subdivision plats have requested consideration of a variance on the signature of the adjoining owner; this variance is recommended. The staff recommends that these plats be accepted for filing and disapproved, pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plats, granting the variance on signature of the adjoining owner.

<u>C8s-72-286</u>	<u>Ferris and Saad Addition</u>
	Barton Springs Road & Sterzing Street
<u>C8s-72-287</u>	<u>Hacienda Pequena</u>
	Eck Lane
<u>C8s-72-298</u>	<u>Resub. Lots 5 & 6, Block 2, Fredericksburg Road Acres</u>
	South Lamar Boulevard

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

Three short form subdivision plats have requested consideration of a variance on the signature of the adjoining owner, which is recommended. The staff recommends that these plats be accepted for filing and approved, as all requirements have been met. The Commission then

VOTED: To ACCEPT FOR FILING and APPROVE the following short form subdivisions, granting the variance on the signature of the adjoining owner.

<u>C8s-72-275</u>	<u>Champion Subdivision</u>
	Highway 290
<u>C8s-72-284</u>	<u>Starline Addition</u>
	Starline Drive
<u>C8s-72-288</u>	<u>Harry K. Thornton Subdivision</u>
	Reynolds Road

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

The staff reported that the short form subdivision plat C8s-72-252 is to be considered for a variance on the width of the corner lot. This variance is recommended as the lot is legal under the Grandfather clause. It is recommended that this plat be approved. The Commission then

VOTED: To APPROVE the subdivision plat C8s-72-252 Resubdivision of Lot 8, Block 4, Banister Acres, granting the variance on the width of the corner lot.

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

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the short form subdivision plat C8s-72-273 Anne E. Shackelford Subdivision, pending compliance with departmental requirements and fiscal arrangements.

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

Short Form Subdivisions--Contd.

The staff reported that short form subdivision plat C8s-72-277 is to be considered for a variance on the width of East 1st Street; this variance is recommended due to the location of an existing building. It is recommended that this plat be accepted for filing and disapproved, pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE short form subdivision plat C8s-72-277 Sun Tex Subdivision Amended, pending compliance with departmental requirements, granting the requested variance on the width of East 1st Street.

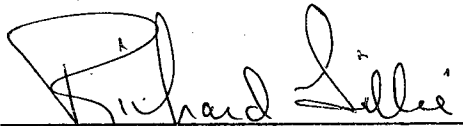
AYE: Messrs. Milstead, Barrow, Betts, Bobbitt, Faulkner, Hetherly and Stewart. Mmes Ashworth and Mather

The staff reported that short form subdivision plat C8s-72-281 is to be considered for a variance to exclude the balance of the tract. This variance is recommended, and it is recommended that the plat be accepted for filing and approved, as all requirements have been met. The Commission then

VOTED: To ACCEPT FOR FILING and APPROVE the subdivision plat C8s-72-281 Air Control Addition, granting the variance to exclude the balance of the tract.

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

The meeting was adjourned at 10:45 p.m.


Richard Lillie
Executive Secretary